

for 16 November 2017  
Newton CPC public meeting

## Crescent Street Affordable Housing & Rev. Ford Playground Expansion



Attached:

- ♦ CPC webpage for this project, including summary of **total funding now envisioned by source**, and links to past submissions and decisions
  
- ♦ Updates from City departments managing this project:
  - **Summary of funding sources, housing unit mix, project timeline**
  - Updated development budget (uses & sources)
  - Updated 10-year operating budget (housing only)
  - Slides from 18 October 2017 presentation to Design Review Committee (slides will also be projected in color at this CPC meeting)
  - Results of Design Review Committee deliberations



## Newton, Massachusetts Community Preservation Program FUNDING REQUEST

✓ **UPDATE to CPC** for 16 November 2017 meeting

Last updated 23 October 2017.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa) or contact us:

Community Preservation Program Manager,  
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459  
[aingerson@newtonma.gov](mailto:aingerson@newtonma.gov) 617.796.1144

(For staff use)  
date rec'd:

27 Oct 2017,  
updated 29  
Oct 2017

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

<b>Project TITLE</b>	<b>CRESCENT STREET Final Design &amp; Construction</b>		
<b>Project LOCATION</b>	Full street address (with zip code), or other precise location. 70 Crescent Street, Auburndale, MA 02466		
<b>Project FUNDING</b>	<p style="text-align: center;"><b>A. CPA funding:</b> \$2,900,000 includes <b>\$2,640,000</b> to be requested, plus <b>\$260,000</b> already appropriated for design &amp; feasibility NOTE: This total excludes \$100,000 appropriated for site assessment, from which unspent \$58,247 was transferred to design &amp; feasibility.</p>	<p style="text-align: center;"><b>B. City non-CPA funding:</b> \$4,084,593</p>	<p style="text-align: center;"><b>C. Total project cost (A+B):</b> \$6,984,593</p>

HOUSING UNIT MIX <i>List number of units in each category.</i>						
UNIT TYPE	≤ 30% AMI	≤ 60% AMI	≤ 80% AMI	≤ 120% AMI	Market-rate	TOTAL
2 BR		1	1	1	1	4
3 BR		1	1	1	1	4

Project TIMELINE	Phase or Task	Season & Year
Site Plan Approval by City Council and signed by Mayor		Dec. 2017
Requested: CPC Public Hearing on Off-cycle Full Proposal (due 11 Dec. 2017)		11 January 2018
Final Design Development, Construction Docs, and Bid Phase		Jan. – Early Fall 2018 (8 months)
Construction		Fall 2018 – 2019 (12 – 15 months)

ATTACHMENTS		
PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
REQUIRED for all full proposals.	X	<b>development pro forma/capital budget:</b> include total cost, hard vs. soft costs and contingencies, and project management (cost of time from contractors or City staff)
	X	<b>operating/maintenance budget, projected separately for each of the next 10 years</b>
DESIGN & CONSTRUCTION		
As presented 18 Oct 2017 to Design Review Committee.	X	<b>professional design &amp; cost estimates:</b> include site plan, floor plans & elevations
	Not yet submitted	<b>project features or details ...</b> relevant to estimated costs and public benefits; highlight “green” or sustainable features & materials

**CRESCENT STREET DEVELOPMENT  
DEVELOPMENT BUDGET  
October 27, 2017  
NEWTON, MA**

USES				
Hard Costs		Total	Housing	Park
	Housing/Housing Site Total Costs	\$ 4,255,894	\$ 4,255,894	\$ -
	Park Total Costs	\$ 1,626,200	\$ -	\$ 1,626,200
	Hard Cost Contingency (5.26% PB Budget)	\$ 190,000	\$ 141,550	\$ 48,450
	<b>Total Hard Cost</b>	<b>\$ 5,882,094</b>	<b>\$ 4,255,894</b>	<b>\$ 1,626,200</b>
Soft Costs**				
	OPM	\$ 331,000	\$ 246,595	\$ 84,405
	Architect	\$ 361,000	\$ 268,945	\$ 92,055
	Consultants			
	Civil Engineer	\$ 35,000	\$ 26,075	\$ 8,925
	Landscape	\$ 35,000	\$ 26,075	\$ 8,925
	Traffic	\$ 5,000	\$ 3,725	\$ 1,275
	Geotech	\$ 5,000	\$ 3,725	\$ 1,275
	LSP	\$ 5,000	\$ 3,725	\$ 1,275
	Hazmat	\$ 18,000	\$ 13,410	\$ 4,590
	Structural/Materials Testing	\$ 20,000	\$ 14,900	\$ 5,100
	Commissioning	\$ 15,000	\$ 11,175	\$ 3,825
	Survey, permits	\$ 5,000	\$ 3,725	\$ 1,275
	Other Admin Costs and Printing			
	City Staff Time	\$ 202,499	\$ 101,250	\$ 101,250
	Marketing/Initial Rent-up	\$ 5,000	\$ 5,000	\$ -
	Application fee	\$ -	\$ -	\$ -
	Legal	\$ -	\$ -	\$ -
	Affordable Monitoring Costs	\$ 2,520	\$ 2,520	\$ -
	Printing and Other	\$ 7,480	\$ 7,480	\$ -
	Title & Recording	\$ -	\$ -	\$ -
	Taxes	\$ -	\$ -	\$ -
	Financing Costs			
	Interest on BAN	\$ -	\$ -	\$ -
	Fees-on BAN	\$ -	\$ -	\$ -
	Fees-on GO Bond	\$ -	\$ -	\$ -
	Other Construction Costs			
	Building Permits & Other fees	\$ -	\$ -	\$ -
	Utility Usage	\$ 10,000	\$ 7,450	\$ 2,550
	Builders Risk Insurance	\$ 4,117	\$ 3,068	\$ 1,050
	Soft Cost Contingency (4.22%)	\$ 35,883	\$ 26,732	\$ 9,150
	<b>Total Soft Costs</b>	<b>\$ 1,102,499</b>	<b>\$ 775,575</b>	<b>\$ 326,925</b>
<b>Total</b>		<b>\$ 6,984,593</b>	<b>\$ 5,031,469</b>	<b>\$ 1,953,125</b>
SOURCES				
		Total	Housing	Park
	CPA*	\$ 2,900,000	\$ 1,600,000	\$ 1,300,000
	Newton Staff Time	\$ 202,499	\$ 101,250	\$ 101,250
	Bond	\$ 2,200,000	\$ 2,200,000	\$ -
	Cash	\$ 1,682,094	\$ 1,130,219	\$ 551,875
<b>Total</b>		<b>\$ 6,984,593</b>	<b>\$ 5,031,469</b>	<b>\$ 1,953,125</b>

Notes and Assumptions:

\* CPA funding includes the \$260,000 appropriated for feasibility and design

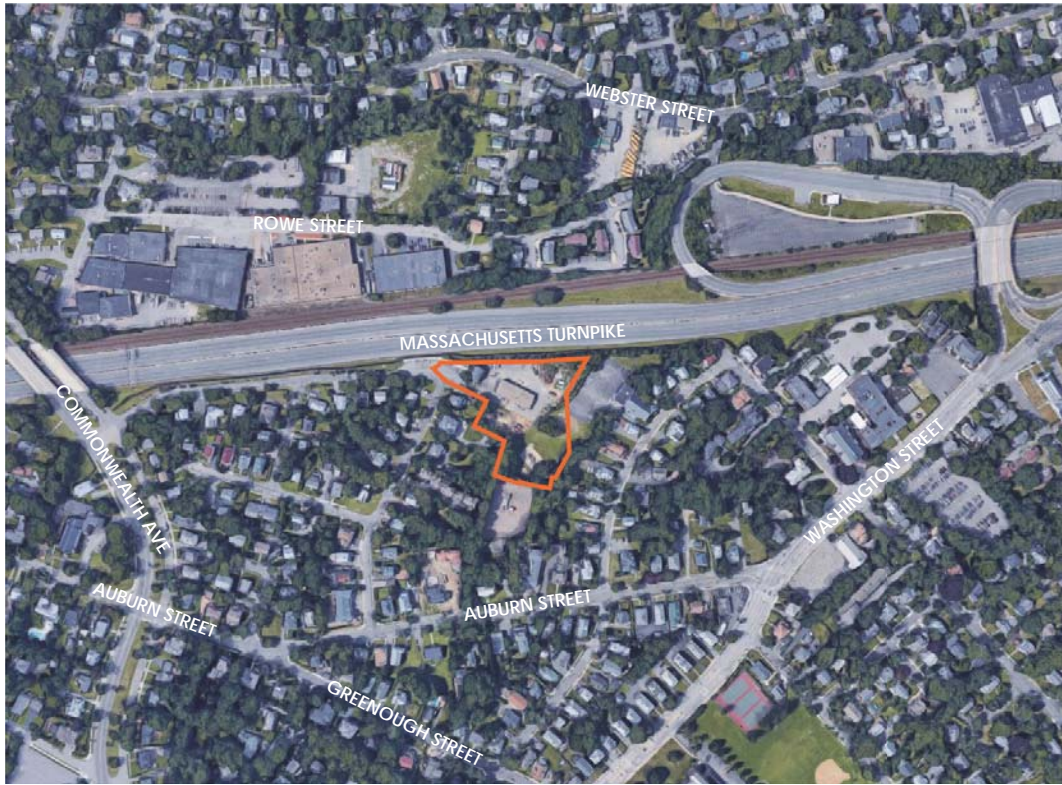
\*\* Soft Costs were allocated using the % of total costs budget by PB Dept. in the March 2017 Budget  
Park: 1,300,000 (25.5%) and Housing \$3,400,000 (74.5%)

**CRESCENT STREET DEVELOPMENT**  
**OPERATING PROFORMA**  
**OCTOBER 27, 2017**  
**NEWTON, MA**

	Year 1 - Untrended	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Operating Income</b> (Trending 2%)										
Apartment Rental Income	\$ 202,344	\$ 206,390.88	\$ 210,518.70	\$ 214,729.07	\$ 219,023.65	\$ 223,404.13	\$ 227,872.21	\$ 232,429.65	\$ 237,078.25	\$ 241,819.81
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income	\$ 202,344	\$ 206,391	\$ 210,519	\$ 214,729	\$ 219,024	\$ 223,404	\$ 227,872	\$ 232,430	\$ 237,078	\$ 241,820
Less Unit Vacancy (5%)	\$ (10,117)	\$ (10,319.54)	\$ (10,525.93)	\$ (10,736.45)	\$ (10,951.18)	\$ (11,170.21)	\$ (11,393.61)	\$ (11,621.48)	\$ (11,853.91)	\$ (12,090.99)
Effective Gross Income	\$ 192,227	\$ 196,071	\$ 199,993	\$ 203,993	\$ 208,072	\$ 212,234	\$ 216,479	\$ 220,808	\$ 225,224	\$ 229,729
<b>Operating Expenses</b> (Trending 3%)										
Management Fee/Administration	\$ 24,463	\$ 25,196	\$ 25,952	\$ 26,731	\$ 27,533	\$ 28,359	\$ 29,210	\$ 30,086	\$ 30,988	\$ 31,918
Maintenance	\$ 21,812	\$ 22,466	\$ 23,140	\$ 23,834	\$ 24,550	\$ 25,286	\$ 26,045	\$ 26,826	\$ 27,631	\$ 28,460
Utilities (CA)	\$ 7,853	\$ 8,088	\$ 8,331	\$ 8,581	\$ 8,838	\$ 9,104	\$ 9,377	\$ 9,658	\$ 9,948	\$ 10,246
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resident Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 3,607	\$ 3,715	\$ 3,826	\$ 3,941	\$ 4,060	\$ 4,181	\$ 4,307	\$ 4,436	\$ 4,569	\$ 4,706
Monitoring Fee	\$ 1,600	\$ 1,648	\$ 1,697	\$ 1,748	\$ 1,801	\$ 1,855	\$ 1,910	\$ 1,968	\$ 2,027	\$ 2,088
Reserves	\$ 2,400	\$ 2,472	\$ 2,546	\$ 2,623	\$ 2,701	\$ 2,782	\$ 2,866	\$ 2,952	\$ 3,040	\$ 3,131
Elevator	\$ 2,800	\$ 2,884	\$ 2,971	\$ 3,060	\$ 3,151	\$ 3,246	\$ 3,343	\$ 3,444	\$ 3,547	\$ 3,653
Total Operating Expenses	\$ 64,534	\$ 66,470	\$ 68,464	\$ 70,518	\$ 72,634	\$ 74,813	\$ 77,057	\$ 79,369	\$ 81,750	\$ 84,202
<b>Net Operating Income</b>	\$ 127,693	\$ 129,601	\$ 131,529	\$ 133,474	\$ 135,439	\$ 137,421	\$ 139,421	\$ 141,439	\$ 143,474	\$ 145,526
Debt Service (\$2,200,000 @3.75% for 30yrs)	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263	\$ 122,263
<b>Net Cash Flow</b>	\$ 5,430	\$ 7,338	\$ 9,266	\$ 11,211	\$ 13,176	\$ 15,158	\$ 17,158	\$ 19,176	\$ 21,211	\$ 23,263

Unit Mix Summary						
4-Two Bed, 4-Three Bed						
Floor 1						
Unit Type			# of Units	AMI	Monthly/Unit	Annual Total
2 bed, 2 bath			1	80%	\$ 1,514	\$ 18,165
2 bed, 2 bath			1	60%	\$ 1,152	\$ 13,818
3 bed, 2 bath			1	60%	\$ 1,217	\$ 14,604
3 bed, 2 bath			1	80%	\$ 1,620	\$ 19,437
			4			\$ 66,024
Floor 2						
Unit Type			# of Units	AMI	Monthly/Unit	Annual Total
2 bed, 2 bath			1	120%	\$ 2,548	\$ 30,576
2 bed, 2 bath			1	MR	\$ 2,844	\$ 34,128
3 bed, 2 bath			1	120%	\$ 2,768	\$ 33,216
3 bed, 2 bath			1	MR	\$ 3,200	\$ 38,400
			4			\$ 136,320
<b>Total</b>			<b>8</b>			<b>\$ 202,344</b>
*Affordable Unit Rents Decreased by Newton Housing Authority Section Utility Allowances						



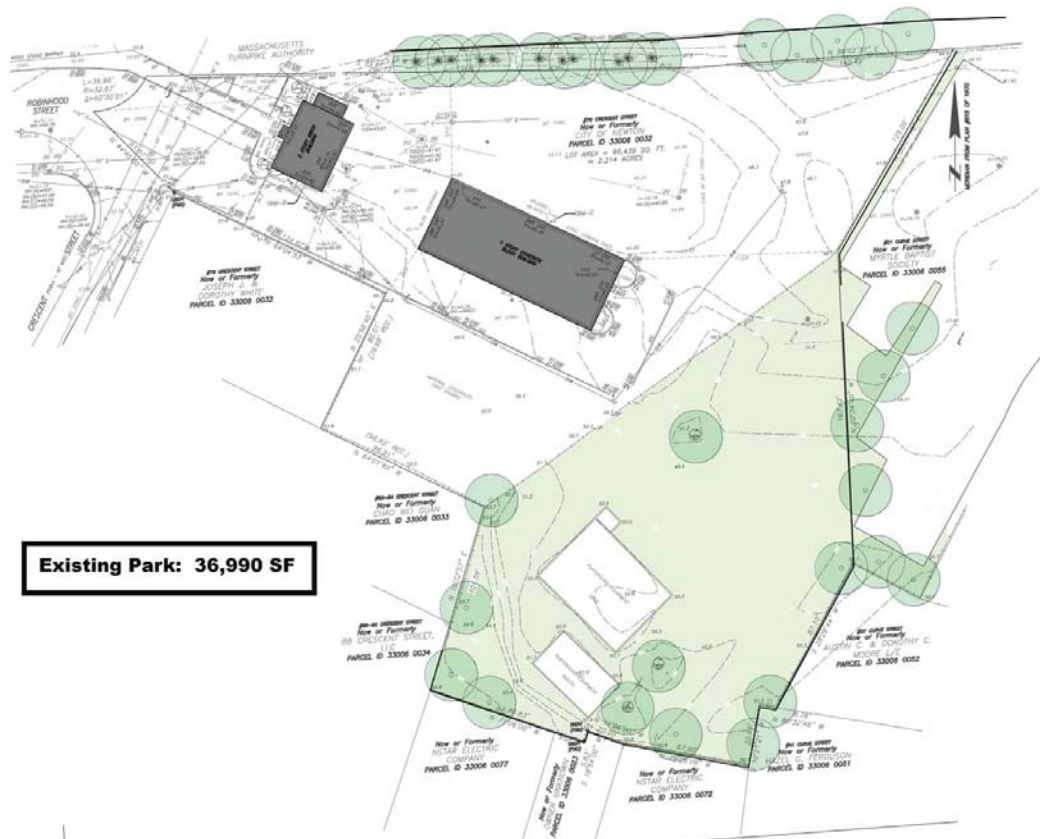


NEIGHBORHOOD CONTEXT

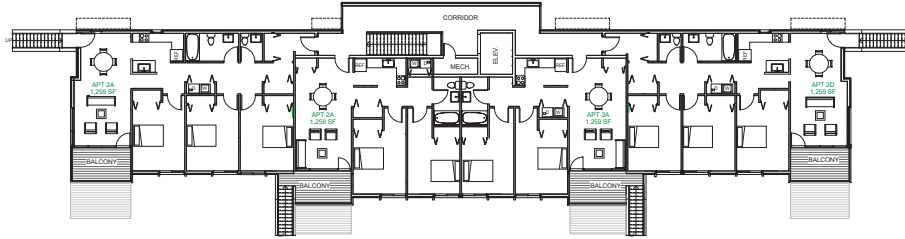


EXISTING CONDITIONS

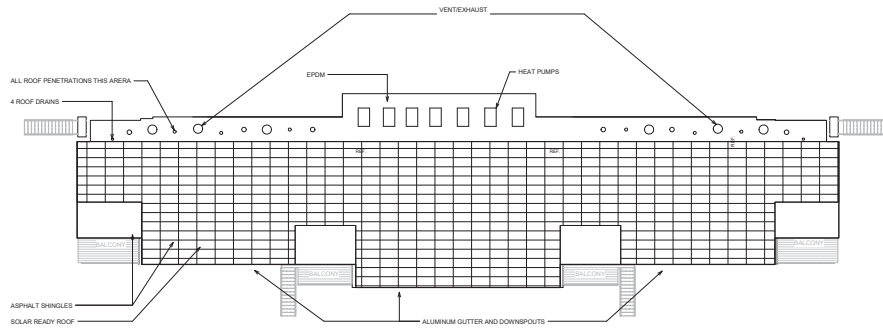








1 SECOND FLOOR PLAN  
1/8" = 1'-0"



1 Roof Plan  
1/8" = 1'-0"

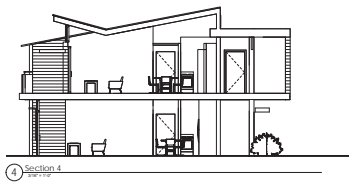




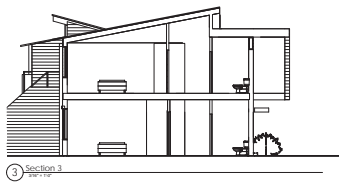
1 NORTH ELEVATION  
1/8" = 1'-0"



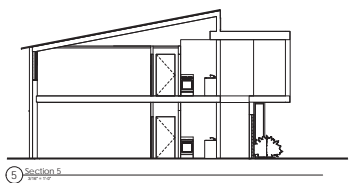
2 SOUTH ELEVATION  
1/8" = 1'-0"



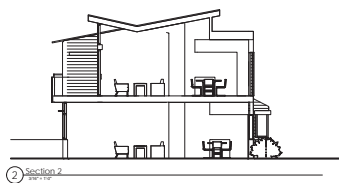
4 Section 4



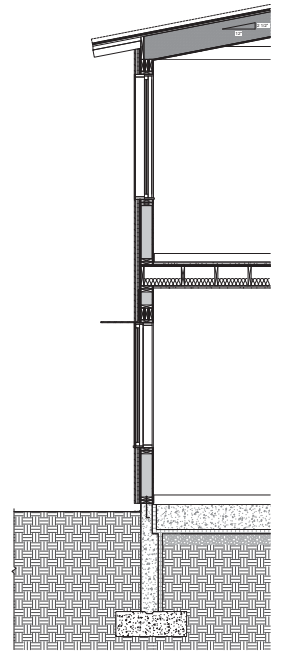
3 Section 3



5 Section 5



2 Section 2



1 Wall Section 1



CRESCENT STREET HOUSING & REVEREND FORD PLAYGROUND EXPANSION | 10 . 18 .17

ABACUS [ARCHITECTS + PLANNERS]



CRESCENT STREET HOUSING & REVEREND FORD PLAYGROUND EXPANSION | 10 . 18 .17

ABACUS [ARCHITECTS + PLANNERS]



**CRESCENT STREET HOUSING: PRELIMINARY HERS RATINGS**  
Code Compliant Construction: HERS 55

October 18, 2017

**Building Components**

Slab - R-10 Under, Perimeter

Walls - R20 Cellulose + R5 Exterior Rigid Insulation

Windows - U-value - 0.28, Solar Heat Gain Coefficient - 0.30

Ceiling - R49 High Density Foam

**Mechanicals**

Ductless mini-split - 19 SEER, 10 HSPF

Instantaneous Water Heater

Energy Recovery Ventilation System

**Building Tightness**

Code compliant blower door testing - 3.0 Air Changes per hour at 50 Pascals

**Lights and Appliances**

Energy Star refrigerator

Energy Star dishwasher

Energy Star clothes washer

100% LED or CFL lighting

**HERS Ratings based on the baseline above**

Unit ID	HERS
1A	52
1B	54
1C	54
1D	52
2A	52
2B	55
2C	55
2D	52



City of Newton



Design Review Committee  
PUBLIC BUILDINGS DEPARTMENT  
Joshua R. Morse, Commissioner  
Telephone (617) 796-1600  
FAX (617) 796-1601  
TTY: (617) 796-1089  
52 Elliot Street  
Newton Highlands, MA 02461-1605

Setti D. Warren  
Mayor

Honorable City Council  
City of Newton  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

1 November 2017

RE: Crescent Street Housing and Reverend Ford Playground Redevelopment Project

SUBJECT: Schematic Design and Site Plan Review

Honorable Council:

On Wednesday, 18 October 2017 the Design Review Committee met and reviewed the Schematic Design and proposed site plans dated 18 October 2017 as presented by Abacus Architects on behalf of the Public Buildings Department and for the above referenced project.

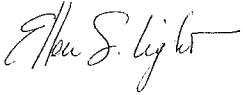
The City of Newton is proposing the design of a new 10,000 s.f. building consisting of no more than 8 units of housing, of which at least 4 units will be affordable. Additionally, the project will redevelop the existing Reverend Ford Playground, and expand the open space by at least 20,000 s.f.

The Design Review Committee determined that the schematic design and site plans are appropriate. The Committee believes that the proposed circulation and placement of building and associated site functions are a good solution to the physically constrained and tight site. The Committee voted unanimously to recommend that the project be presented for site plan approval, but they also felt strongly that the site could support more than 8 housing units, and recommended increasing the number of units to improve marketability and make more housing available in the City. In accordance with Section 5-58 of the Revised Ordinances, this letter is to petition the City Council on behalf of the Planning Department for Site Plan Approval. The DRC identified the following areas of design which should continue to be evaluated through the Design Development Phase.

- The design team should continue to take an integrated design approach to the building design through its envelope, floor to floor heights, ceiling heights and the height and extent of glass and glazing, methods of sun control, day lighting, mechanical systems, electrical lighting and sound control, all to reduce construction cost and promote efficient performance of the building.
- The design team should continue to strive to reduce the overall energy consumption, consistent with both its purpose and context. This should include further study and evaluation of onsite PV, and other methods of driving down our energy use intensity with a goal of net zero. This project should not utilize site based fossil fuel for heating and domestic hot water.

- In addition to the access from Robinhood Street from the west, the City should continue its efforts to improve site access, by working with Eversource and Myrtle Baptist Church to create safe accessible pedestrian routes to Reverend Ford Playground from the south and east. The project team should continue to work with the adjacent community to provide pedestrian access from Curve St.
- Support of the project goal to make each unit handicapped accessible, and recommend an elevator be included provided the budget will allow.

Sincerely,



Ellen Light, AIA, LEED AP BD+C



Peter J. Barrer  
Design Review Committee, Co-Chairs

CC: Joshua R. Morse, Commissioner of Public Buildings  
Dori Zaleznik, Chief Administrative Officer  
Maureen Lemieux, Chief of Staff/CFO  
Barney Heath, Planning Director

**Design Review Committee**  
**Crescent Street Housing and Reverend Ford Playground Project**

Meeting Date: Wednesday, October 18, 2017  
 Meeting Time: 6:00 pm

Minutes Prepared By: Rudy Barajas, City Point Partners (CPP)  
 Meeting Place: Newton Free Library Trustees Meeting Room

Persons in Attendance:

Ellen Light	DRC
Peter Barrer	DRC
Jonathan Kantar	DRC
Marc Resnick	DRC
Deb Crossley	Councilor
Josh Morse	Commissioner of Public Buildings
Alex Valcarce	Deputy Commissioner of Public Buildings
Rafik Ayoub	Project Manager, Public Buildings
David Eisen	Abacus Architects
Bob DeReubies	Commissioner of Parks & Recreation
Elaine Rush Arruda	CSWG
Susan Albright	Councilor at Large Ward 2
Amanda Berman	Housing Development Planner
Jini Fairley	ADA Coordinator
Alice Ingerson	CPC Staff
William Turner	Curve St. Resident
Howard Haywood	Citizen
Karen Haywood	Myrtle Baptist Church
Breen Galperin	Auburn St. Resident
Barbara Revaleon	Curve St. Resident
Michael Kaufman	Citizen

Absent: None

Call In: None

Purpose: Seek DRC approval

Item No.	Description of Item	Action
10.18.17-01	David Eisen of Abacus Architects presented the latest schematic design revisions for the Crescent Street project. The review included a summary of some of the key decisions that were made in the development of the project from input from the community forums and guidance from the Crescent Street Working Group and the Planning, Public Buildings, Parks and Recreation Departments and the City's ADA Coordinator. The review covered site layout and access and building design. See attached presentation.	
10.18.17-02	David Eisen reviewed general site characteristics and layout including lot size, orientation, fence separating park and housing, yards for residents, building proximity to Turnpike.	
10.18.17-03	DE referenced meeting with Parks & Recreation Department on 10-16-17 noting that the most notable concern was with delineation boundaries between park and housing.	

10.18.17-04	DE discussed access to the property, noting that the main and only City-owned access was via Crescent street and other points of pedestrian access via non-City owned properties were being explored by the City. Among those are an easement through the Eversource property and possibly along the North side of Myrtle Baptist Church, which the Curve Street housing development is using now. A second means of vehicular access for Myrtle Baptist Church is also being considered including options for a gate to the road behind the Crescent Street building that would be opened for limited times such as after church services to allow vehicles to exit Myrtle Baptist or a second entrance off Curve Street through a property recently purchased by a developer, whom the City has been talking with.	
10.18.17-05	<p>DE summarized changes in the building design since the last DRC Meeting on 9-13-17. The changes include the following:</p> <ul style="list-style-type: none"> <li>• Tuck elevator into the building</li> <li>• First vs. 2n floor evened out</li> <li>• Pulled stairs back into the building</li> <li>• Added storage under stairs</li> <li>• Provide more screening between housing and park</li> <li>• LR/DR smaller 2<sup>nd</sup> higher ceilings</li> <li>• LR/DR larger 1<sup>st</sup> floor lower ceilings</li> <li>• Roof pop ups are smaller</li> <li>• Solar panels on south facing roof</li> <li>• Discovered that the project can meet net zero with fewer panels than shown</li> <li>• Mech and vent on a low flat roof</li> <li>• Reduced glass on North side of building</li> <li>• All LR/DR face South</li> <li>• Kitchens face North</li> <li>• Windows positioned so that every interior space has exterior light</li> <li>• Reduced roof overhangs but not eliminated</li> </ul>	
10.18.17-06	DE reviewed the 10-12-17 memo on Cost Estimate and DRC Comments. See attached.	
10.18.17-07	DE reviewed the 10-18-17 memo from CLEAResult. See attached.	



10.18.17-08	The DRC took comment from citizens and others prior to finalizing their recommendation.	
10.18.17-09	<p>The DRC made a recommendation to approve based on the following conditions:</p> <ul style="list-style-type: none"> <li>• Reduce cost</li> <li>• Resolve access from Curve Street</li> <li>• Net zero in plans</li> <li>• # units reconsidered</li> <li>• Assure high degree of accessibility by maintaining a goal that each unit is accessible and provided it can be in budget, add the elevator</li> </ul>	

Meeting Minutes Prepared By: R. Barajas  
Copy To: All attendees

**Next Meeting-**

**The Crescent Street Project will return to the DRC during the design development phase of the project – Winter/Early Spring**

*These meeting minutes are assumed to be a complete and correct account of the items discussed, directions given, and conclusions drawn, unless CPP is notified to the contrary before the next regular meeting. If no notification is received, these meeting minutes will be deemed an accurate account of the meeting.*