

Attachments struck out below are posted separately on the Newton CPC website.

Project TITLE		CRESCENT STREET Final Design & Construction – ATTACHMENTS CHECKLIST	
↓ Check off submitted attachments here.			
REQUIRED for pre- & full proposal.	X	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
	X	MAP	of site in relation to nearest major roads
A. PROJECT FINANCES – printed and as computer spreadsheets, with both uses & sources of funds			
REQUIRED for both pre- and full proposal. Please submit separate, detailed budget attachments, both printed and as Excel files.	X	development pro forma/capital budget:	include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)
	X	operating/maintenance budget, projected separately for each of the next 10 years	(CPA funds may not be used for operations or maintenance)
	X	non-CPA funding:	commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions
	X	Market analysis:	including prevailing/trending rents or prices & target population
	None	Rental subsidy, if any:	sources, commitment letters or application/decision schedules
B. SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT			
REQUIRED for full proposal.	X	for sponsoring/owning City departments, most recent annual operating budget summary & org. chart; please highlight staff assigned to this project & budgets that will be available for maintenance upon project completion	
For this project, the next 2 attachments may represent both City staff and contracted project or property managers.			
REQUIRED for full proposal.	X	for project managers: relevant training & track record of managing similar projects	
	X	organization mission & current housing portfolio, including how this project fits both; summary of previous similar projects completed, with photographs	
	X	Capital Improvement Plan	current listing/ranking & risk factors for this project
	X	Custody & Mgmt	long-term custody & management arrangements for the property
C. DEED RESTRICTION			
REQUIRED for full proposal.	X	plan for enforceable deed restriction for permanent affordability	
D. ZONING & PERMITTING			
REQUIRED for full proposal.	X	summary of Development Review Team (DRT) and City site approval process (558 review)	
	X	brief property history	
	X	environmental mitigation: progress report on site cleanup & preparation to date	
	X	zoning relief and permits required	
E. DESIGN & CONSTRUCTION			
REQUIRED.	X	professional design & cost estimates: include site plan, floor plans & elevations	
	X	project features or details, incl. materials & finishes relevant to estimated costs and public benefits; highlight “green” or sustainable features & materials	
F. COMMUNITY OUTREACH & SUPPORT			
REQUIRED for full proposal.	X	Results & Plan	summary of community outreach to date & planned
OPTIONAL.	X	Letters of support	from Newton residents, organizations, or businesses
G. FAIR HOUSING & ACCESSIBILITY - may represent experience of both key City staff and contracted project or property managers.			
REQUIRED for full proposal.	X	Affirmative marketing & resident selection plan	
	X	Fair housing: training completed, summary of any past complaints & their resolution	
	X	Reasonable accommodation/reasonable modification policy.	

**CRESCENT STREET Final Design & Construction
ATTACHMENTS:**

PHOTOS & MAP

Photos of 70 Crescent Street, 2015



Photos of 70 Crescent Street, 2015





70 Crescent Street

*City of Newton,
Massachusetts*



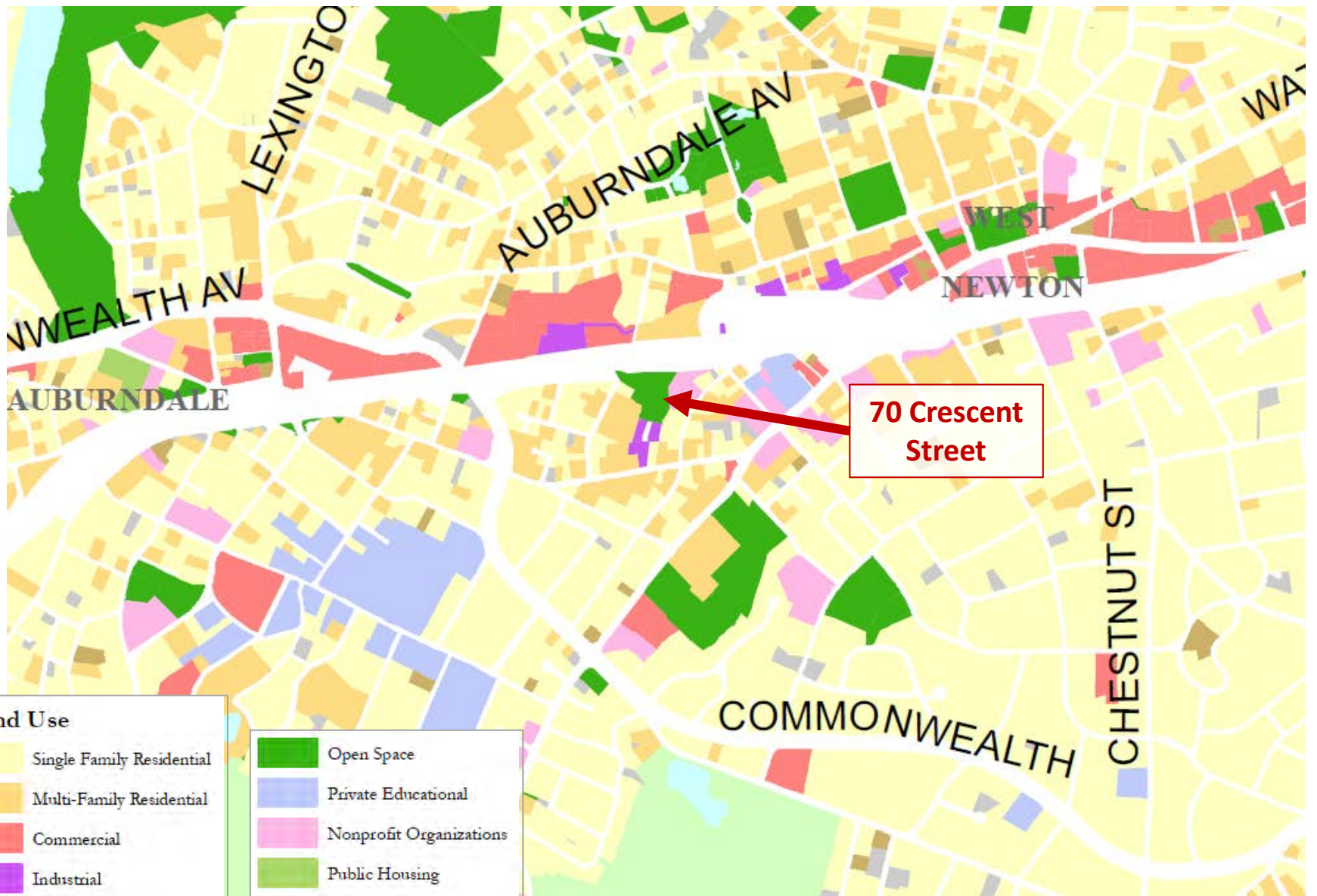
The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Setti D. Warren
GIS Administrator - Douglas Greenfield



Map Date: December 12, 2016



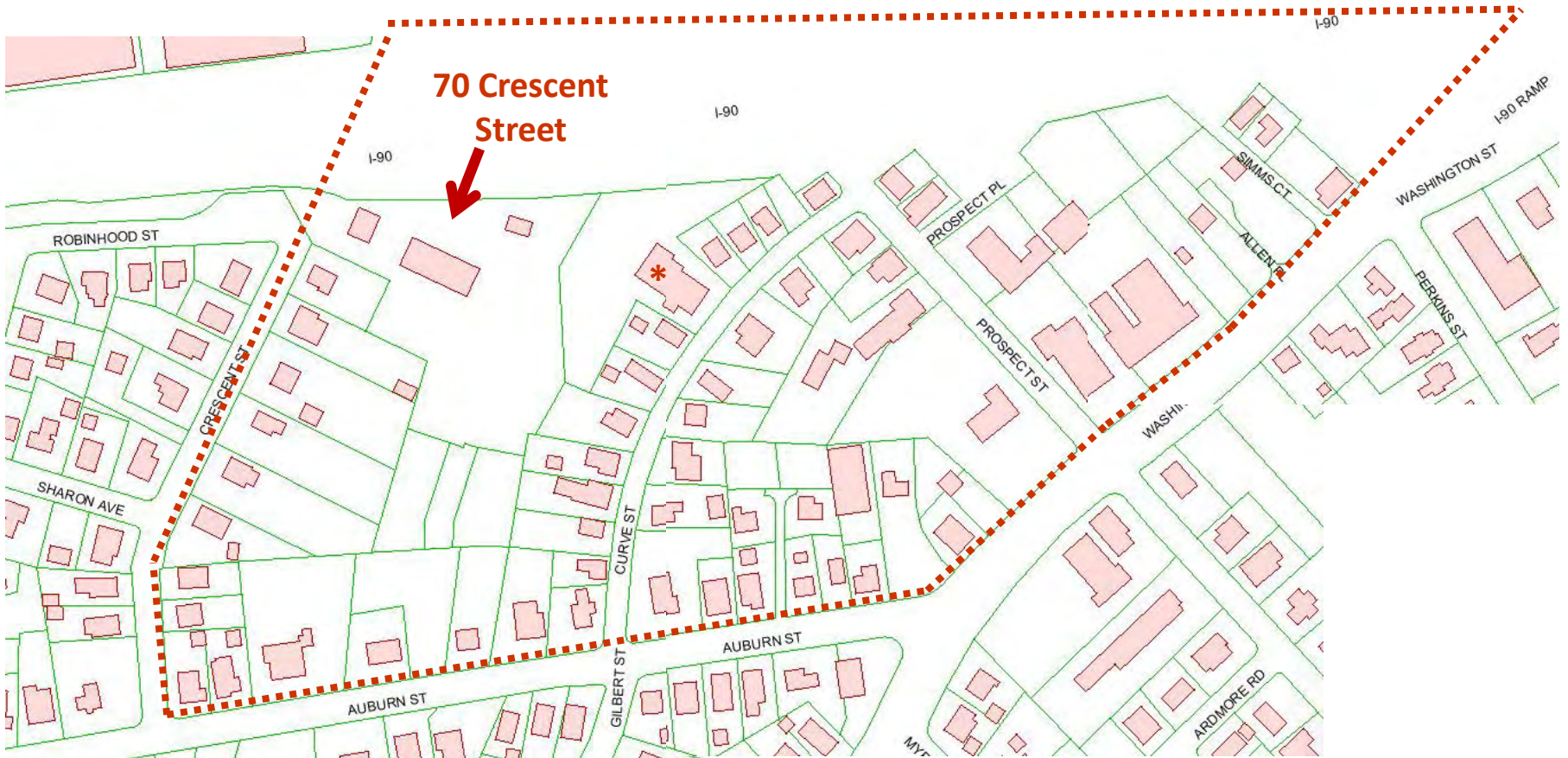


Land Use

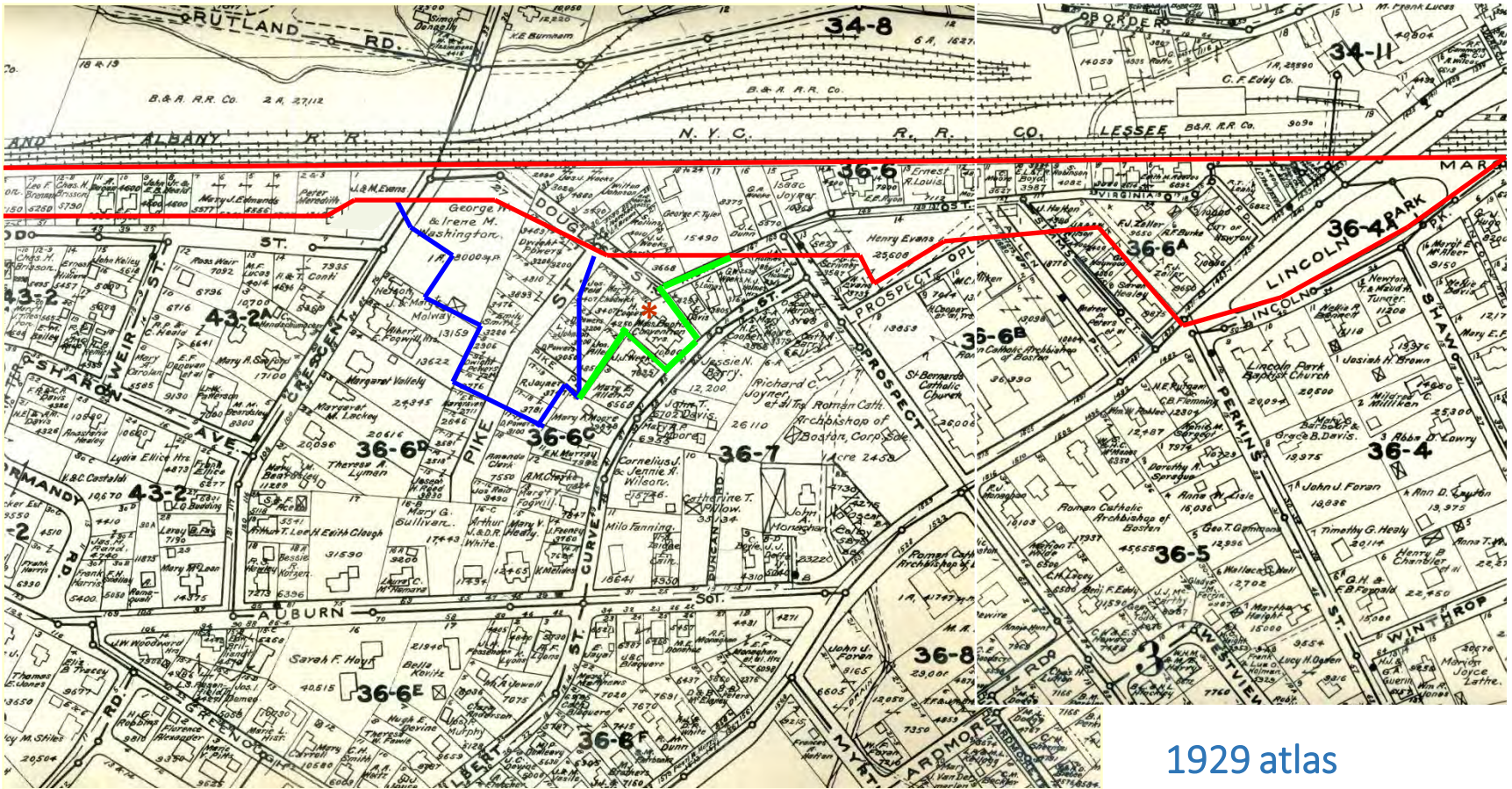
Single Family Residential
Multi-Family Residential
Commercial
Industrial
Mixed Use
Golf Course

Open Space
Private Educational
Nonprofit Organizations
Public Housing
Vacant Land
Tax Exempt
Lakes & Rivers

map provided by CPC staff



“The Village,” West Newton streets & houses taken by eminent domain for the Turnpike Extension, 1962



1929 atlas

post-1962
ownership:

Massachusetts
Turnpike
Authority

70 Crescent Street – land
taken by Turnpike Authority,
then transferred to City of Newton

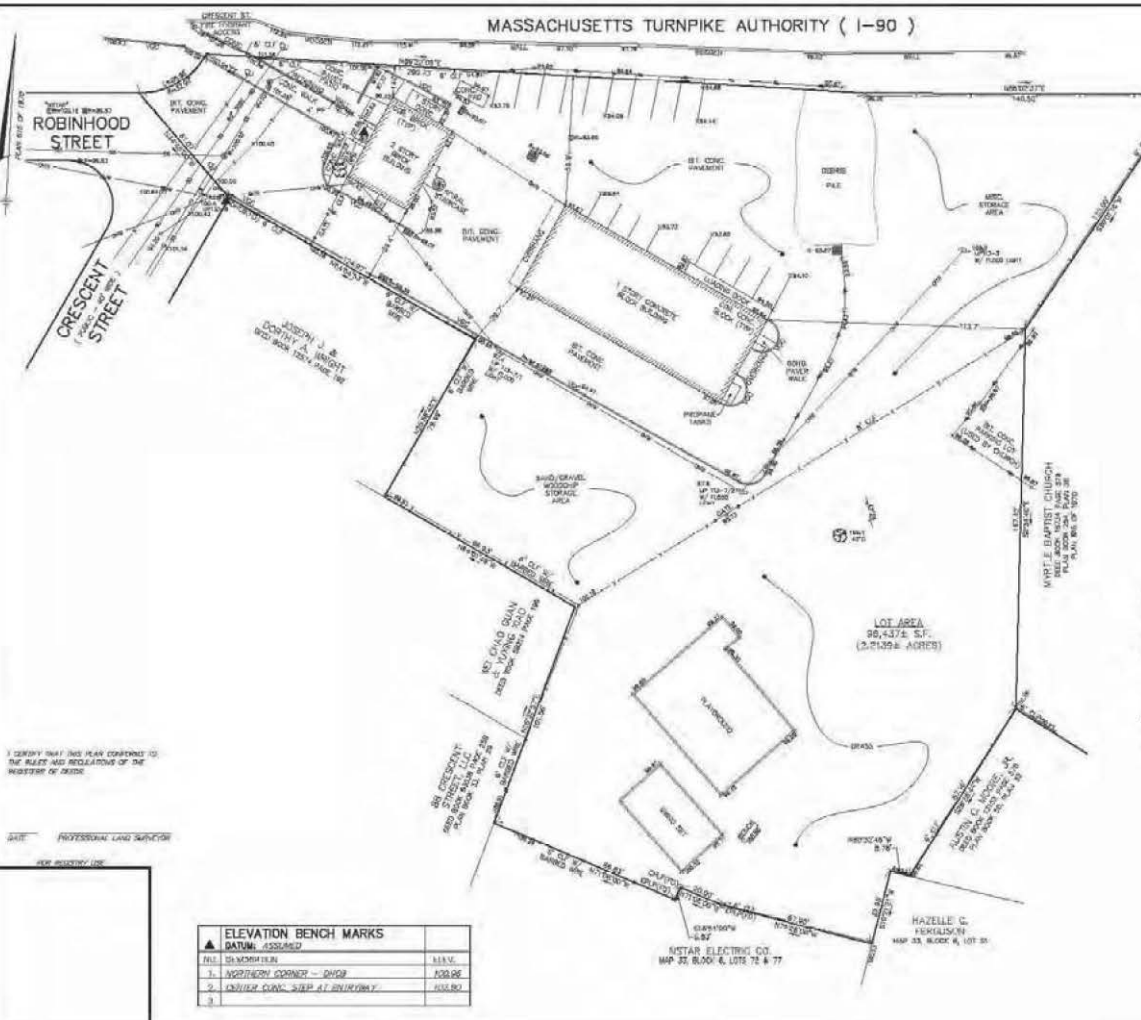
Myrtle
Baptist
Church



MASSACHUSETTS TURNPIKE AUTHORITY (I-90)

70 CRESCENT STREET

Newton, Massachusetts 02465



ASSESSORS:
MAP 25 BLOCK 6, LOT 81

REFERENCES:
2002 BOOK 11849 PAGE 600
2002 BOOK 11849 PAGE 480 (LOT A)
PLAN 918 OF 1970
PLAN 918 OF 1970
PLAN 208 OF 1970 (LOT A)

RECORD OWNER:
CITY OF NEWTON
1000 COMMONWEALTH AVENUE
NEWTON, MASSACHUSETTS 02459

NOTES:

- ELEVATIONS SHOWN HEREIN RELATE TO AN ASSUMED DATUM.
- SITE FEATURES AND ELEVATIONS SHOWN HEREIN ARE FROM AN INSTRUMENT SURVEY PERFORMED ON 03/22/74 & 03/25/74.
- UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS OF SURFACE STRUCTURES. NO UNDERGROUND UTILITIES ARE INCLUDED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & DEPTH OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT 780-2683 AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.

LEGEND

- CRACK OF PAVEMENT
- CURB LOW PROFILE
- CURB HIGH PROFILE
- GUTTER
- DRIVE
- DRIVE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & GROUND COVER
- MANHOLE MANHOLE WITH PIPE SIZE, DATE, VALVE & FIVE FOOTING
- GAS MAIN WITH SIZE & DATE INST.
- WATER MAIN WITH SIZE, DATE INST. & CROSSING UTILITY PIPE WITH DISPOSITION
- ELECTRICAL WIRE AND GUY POLE
- ELECTRIC MANHOLE & UNDERGROUND
- ELECTRIC LINES
- INPUT ELECTRICAL
- MOVEMENT DISCONTINUOUS SURF WITH DIRECTION, SIZE AND SPECIES
- GATEWAY
- DOUBLE GATEWAY
- GATEWAY
- TRAIL
- SMALL HOLE IN CONCRETE SOUND
- SMALL HOLE IN STONE SOUND
- (FOUNDATION ONLY) IN A 17'00" IN DIA
- RETAINMENT
- CONCRETE
- CONCRETE
- CONCRETE
- CHAIN LINK FENCE
- FENCE / FENCE
- CONNECTION (DRAINAGE)

PREPARED FOR
CITY OF NEWTON

1000 Commonwealth Avenue
Newton, Massachusetts 02459

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

100 STATE STREET, SUITE 200, NEWTON, MASSACHUSETTS 02459
TEL: 781-552-3624 FAX: 781-552-3628
WWW.HANCOCKASSOCIATES.COM

EXISTING CONDITIONS PLAN OF LAND IN NEWTON, MA

DATE: 12/28/24 DRAWN BY: JAC
SCALE: 1" = 20' (SEE PLAN SHEET 20/24)
PROJECT NO. 18774

ELEVATION BENCH MARKS	
DATE: 03/28/2024	
1. 10 NORTH PLIN	111.0'
2. NORTHWEST CORNER - DRIVE	130.0'
3. CENTER CURB - 70 CRESCENT ST.	132.0'

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

JAC PROFESSIONAL LAND SURVEYOR
NEW ENGLAND INC.

MASSACHUSETTS TURNPIKE AUTHORITY (I-90)

70 CRESCENT STREET

Newton, Massachusetts 02465

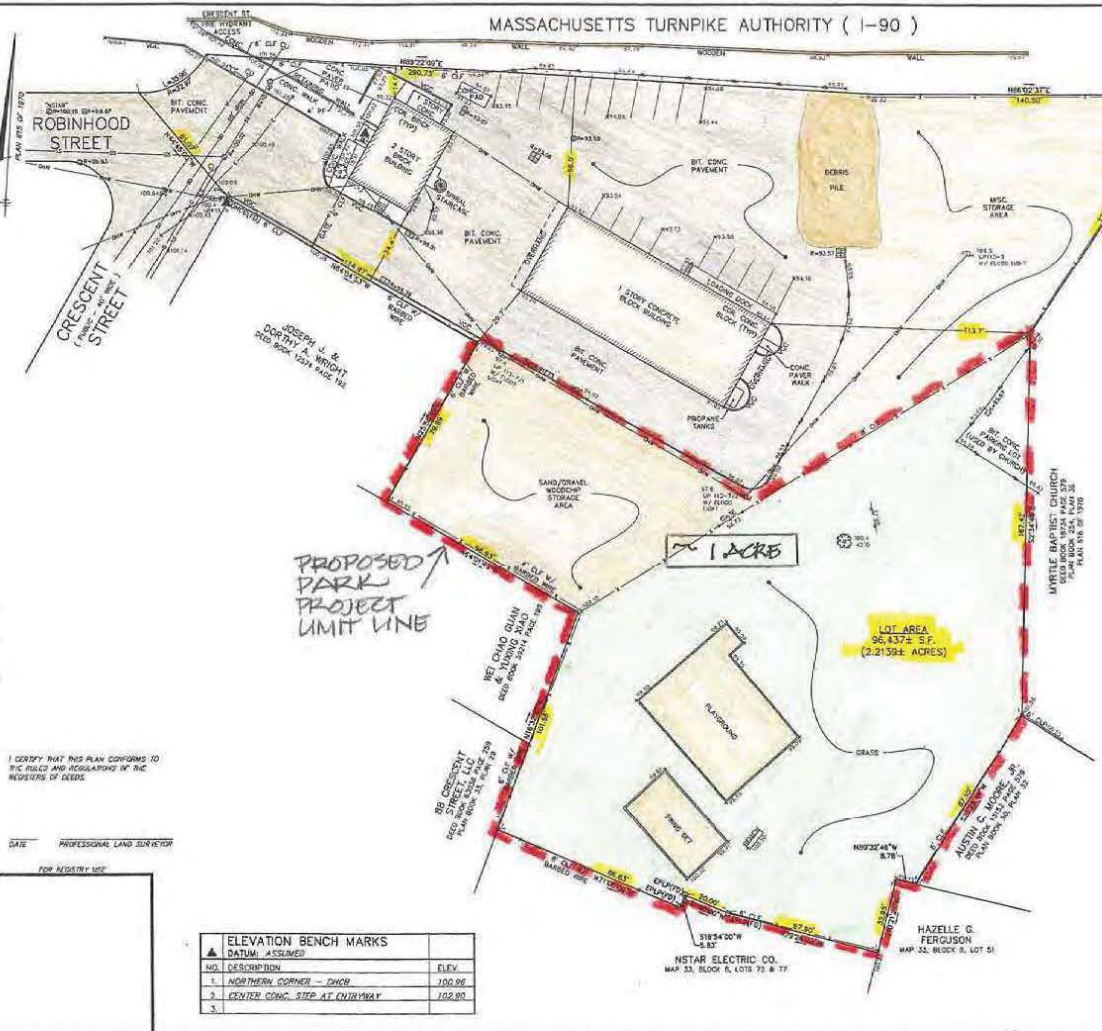
PREPARED FOR:
CITY OF NEWTON

1008 CONSUMERS AVENUE
Newton, Massachusetts 02459

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

300 CENTRE STREET, SUITE 200, NEWTON, MA 02459
TEL: 617-552-1100 FAX: 617-552-1101
WWW.HANCOCKASSOCIATES.COM



ASSESSORS:
MAP 33, BLOCK 6, LOT #1

REFERENCES:
DEED BOOK 11849 PAGE 402
DEED BOOK 11886 PAGE 40 (LOT A)
PLAN 815 OF 1970
PLAN 253 OF 1971 (LOT A)

RECORD OWNER:
CITY OF NEWTON
1000 COMMONWEALTH AVENUE
NEWTON, MASSACHUSETTS 02459

- NOTES:**
- ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM.
 - SITE FEATURES AND ELEVATIONS SHOWN HEREON ARE FROM AN INSTRUMENT SURVEY PERFORMED ON 09/22/14 & 09/23/14.
 - UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS OF SURFACE STRUCTURES AND UNDERGROUND UTILITIES WERE LOCATED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE AND ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-CARE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEVOLUTION OR CONSTRUCTION.

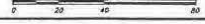
LEGEND

- EDGE OF PAVEMENT
- DOWN LINE FENCE
- CONV WITH BOTTOM CURB ELEVATION
- STEP
- SEWER & MANHOLE WITH REF. SIZE, MATERIAL, & FLOW DIRECTION
- SPRINKLER WITH REF. SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN
- WATER MANHOLE, WATER MAIN, MAIN SIZE, RET. GATE VALVE & FIRE HYDRANT
- GAS MAIN WITH SIZE & GATE VALVE
- EXISTING UTILITY POLE WITH DESIGNATION, OVERHEAD WIRES AND OUT-POLE
- ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
- 9" STY. ELECTRON
- PERMANENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- 5" STY. BASH
- POLE OR GATE CATCHBASIN
- B D GRADE CATCHBASIN
- SDN
- DWG3 DRILL HOLE IN CONCRETE BOARD
- DWG2 DRILL HOLE IN STONE BOARD
- DWLP EXCAVATION FILL IN A LEAD FENCE
- BT BRUNNENUS
- CONC CONCRETE
- CONR CORNER
- CLP CHAIN LINK FENCE
- FF FICKET FENCE
- CU CONNECTION UNKNOWIN

TRUE ABREVIATIONS

- MARK
- O D&E

SCALE: 1" = 20'



ELEVATION BENCH MARKS	
DATUM: ASSUMED	
NO. DESCRIPTION	ELEV.
1. NORTHERN CORNER - DWCP	100.06
2. CENTER CONC. STIP. AT ENTRANCEWAY	102.00
3.	

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS IN THE REGISTERING OF DEEDS.

DATE: PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE

EXISTING CONDITIONS PLAN OF LAND IN NEWTON, MA

DATE: 01/27/14
DWG: 1872.MC.dwg
LAYOUT: EC
SHEET: 1 OF 1
PROJECT NO.: 18774

CRESCENT STREET COMMUNITY PARK - PROPOSED PROJECT AREA (~ 1 ACRE)
JANUARY 27, 2014

**CRESCENT STREET Final Design & Construction
ATTACHMENTS:**

D.ZONING & PERMITTING



City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Setti D. Warren
Mayor

Barney S. Heath
Director

INTER-OFFICE MEMORANDUM

DATE: October 13, 2017

TO: City Council

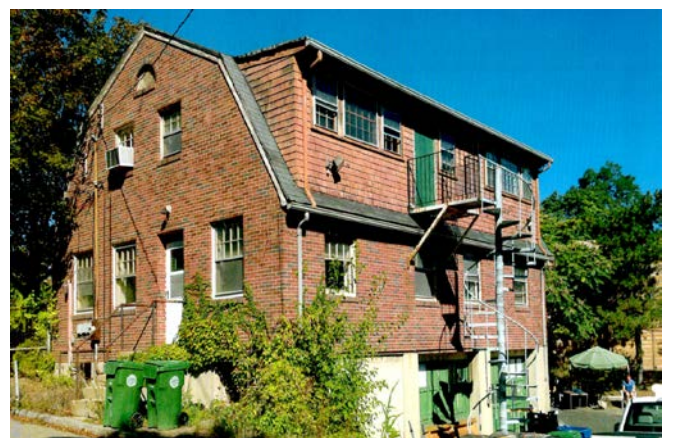
FROM: Barney Heath, Director of Planning and Development
Jennifer Caira, Chief, Current Planning
Katy Hax Holmes, Chief, Preservation Planning

SUBJECT: §5-58 of the City of Newton Ordinances, request for site plan approval to create the Crescent Street Housing and Reverend Ford Playground Redevelopment Project

CC: Joshua Morse, Public Buildings Department
Robert DeRubeis, Parks and Recreation
Design Review Committee
Ouida Young, Law Department

EXECUTIVE SUMMARY

The Planning and Development Department conducted a Section 5-58 review for the redevelopment of a parcel of land on Crescent Street into a mixed-income housing and park expansion project. In accordance with the City of Newton Board Order #384-11(4) dated November 16, 2015, the site will be repurposed to improve and expand the Reverend Ford Playground and create a total of eight new housing units. This work has been proposed by the City in order to address the following two needs: passive recreation space in this Auburndale neighborhood, and more affordable housing units in the city. This project is the result of combined departmental efforts by Public Buildings, Planning and Development, and the Parks and Recreation Departments. This is the City's first housing development.



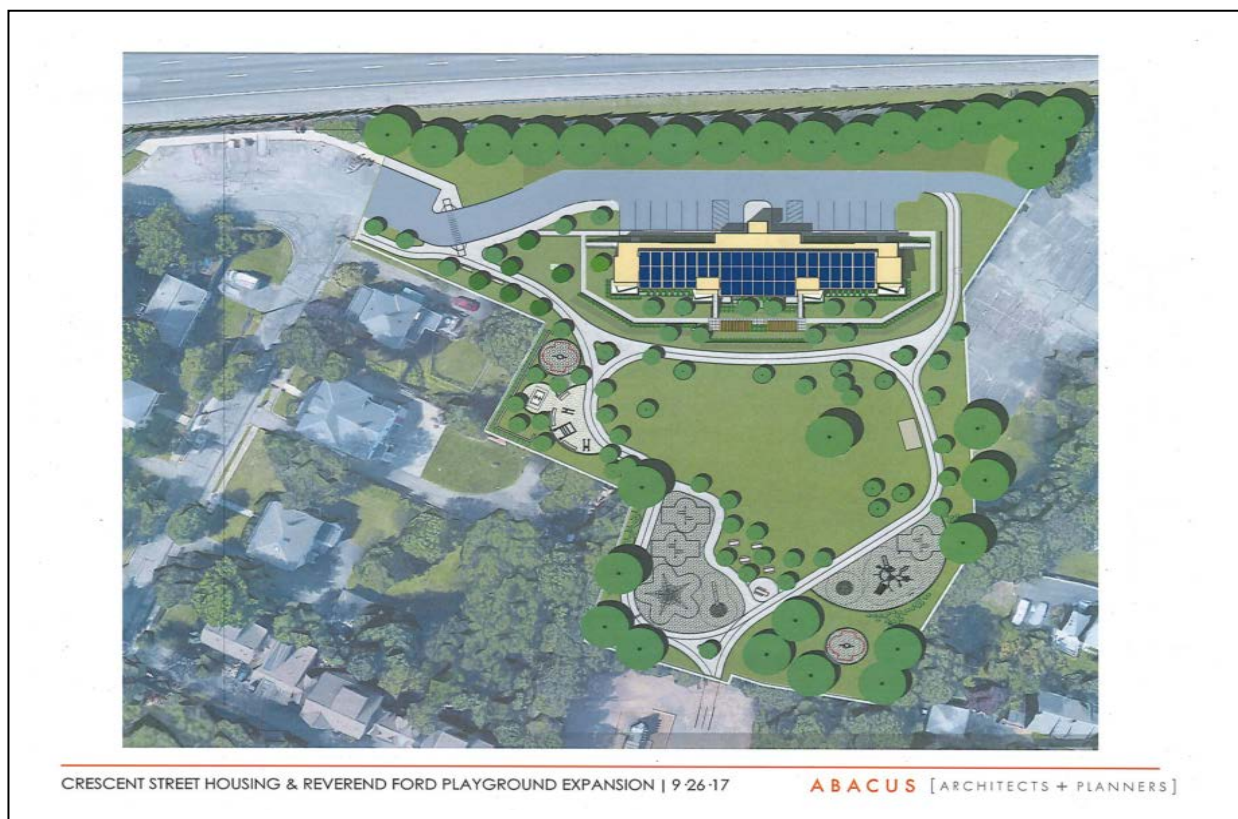
70 Crescent Street, Auburndale

A comprehensive analysis of this site was conducted. After input was solicited from the neighborhood, immediate abutters, Myrtle Baptist Church, the Design Review Committee and city staff, an option was selected that set aside 39,147 square feet of land for a single building containing eight residential units and associated parking, and allocated 57,290 square feet of the site as open space.

The designated option for housing on this site includes four two-bedroom apartments and four three-bedroom apartments to accommodate families on a site adjacent to a neighborhood park. In accordance with the City of Newton Board Order #384-11(4), the housing project will have a minimum of 50% affordable units, representing a range of affordability. At the time of this writing, the unit breakdown is two units at 60% AMI, two units at 80% AMI, two units at 120% AMI and two market rate units. The current park and playground area will be increased in size and enhanced, and will be maintained by the Parks and Recreation Department.

The Newton Historical Commission reviewed an application submitted by Public Buildings in time for the October 27, 2016 hearing to demolish the structures on the current site. By a unanimous vote, the Commission determined that the historic house and ancillary buildings on the site were Not Preferably Preserved. This decision was recorded in a Record of Action dated November 4, 2016 (Attachment A).

The Planning Department agrees with the Public Buildings Department that the existing buildings and use of the site are not conducive to continued use by the City. Additionally, the Public Use zoning designation is suited to this site's reuse for affordable and market-rate housing and adjoining designated open space. The Planning Department also believes that the proposed new building is sensitively designed to emulate the massing, scale, and heights of the surrounding residential buildings, and will be enhanced by a historically appropriate pocket-park setting.



Proposed site plan

SITE PLAN APPROVAL PROCESS

Prior to the construction of any municipal building, Section 5-58 of the Newton City Code requires reviews of associated plans by the following:

- The Director of Planning and Development for consistency and compatibility with the *Newton Comprehensive Plan* and other applicable planning and analytical studies;
- The Design Review Committee for layout, construction, and relationship to surroundings;
- The Public Facilities Committee to provide a forum for public comments and discussion about proposed buildings and their locations, followed by City Council action.

Once the site plans are formally approved by these bodies, they become the schematic design upon which the final set of project plans and construction drawings are based. Significant changes to the schematic design or to the structural and programmatic plans of the new building must be resubmitted to the Design Review Committee and to the City Council. After the requirements of §5-58(a)(1) through (a)(6) have been satisfied, the City Council can appropriate funds for preparation of detailed construction drawings.

All work, including the interior utility work, will be addressed in one phase. Plans submitted by the Public Buildings Department were prepared by Abacus Architects and Planners dated September 26, 2017. These are the plans that have been reviewed by Planning Department staff.

I. **PROPOSED SITE IMPROVEMENTS**

The 96,437 square-foot parcel currently contains the former Parks and Recreation administrative offices and maintenance facility, and the Reverend Ford playground. Sixty-thousand square feet will be available for reuse as the new apartment building. The existing buildings will be removed in preparation for constructing a mixed-income apartment building and enlarging the adjacent Reverend Ford Playground.



Proposed new 8-unit apartment building

Vehicular access and parking for approximately 12 cars will be provided in off-street parking stalls located on the north side of the site in a parking lot. On-street parking spaces located on Robinhood Street will provide parking for the park. Pedestrian circulation on the site will be limited to south of the building and in the park, with emergency vehicle access provided on a widened path immediately to the south of the

apartment building (see graphic on page 2). The site will have vehicular access from Robinhood and Crescent Streets located on the west side of the parcel. Pedestrian access to the site will be from Crescent Street. It is hoped that pedestrian access may also be planned from the south via the Eversource property on Auburn Street.

II. TECHNICAL REVIEW OF SITE PLANS UNDER SECTION 5-58

1. Location and Existing Site Conditions

The Crescent Street site is located in Auburndale on a parcel bordered to the south by an Eversource electric substation; to the north by the Massachusetts Turnpike and fencing; to the west by residential properties on Crescent Street, and immediately to the east by property owned by Myrtle Baptist Church. The site is adjoined by Multi-Residence 1 zoning on the south, west and east sides, and by the Massachusetts Turnpike to the north. Properties that abut the parcel on the east side are listed on the National Register of Historic Places as part of the Myrtle Baptist Village Historic District (2007). The parcel consists of 98,088 square feet of land improved with the current park and former Parks and Recreation buildings.

This parcel is adjacent to the historically African–American village surrounding Myrtle Baptist Church, founded c. 1874. In 1963, approximately half of the original neighborhood was destroyed in preparation for the Massachusetts Turnpike project.

2. Proposed Improvements

New infrastructure systems are proposed for the new building and park. The apartment building will be two stories in height, with an asymmetrically gabled roof pitched toward the south. The south facing roof will be solar-ready, with asphalt shingles and aluminum gutters and downspouts. The roof will be vented on the north side, where clerestory windows will also be installed to allow light into the corridors. Operable casement vinyl windows will be symmetrically installed on the south facade. Stairwells will buttress the building on the east, south and west sides of the building and an elevator shaft will be installed at the center of the new complex near the lobby of the building. Mechanical equipment for the building will be housed in conjunction with this shaft. The four housing units with the highest square footage will be located at the west and east ends of both floors. Storage is planned beneath stairwells at the west, east and south sides of the building. Both cement-board and cedar shingles are under consideration for the sheathing.

All units will have south-facing balconies that overlook greenspace, with shrubs or hedges forming a physical barrier between lawn and the public park. Lawn adjacent to each unit will be provided for possible use as private garden space. Residential yards that back up to the proposed park space are, with few exceptions, fenced. There are no plans to install additional fencing around the proposed park space.

The accessible and residential parking will be provided in a small dedicated parking lot immediately to the north of the new building. A narrow bio-swale/rain garden will line the highway fencing located just to the north of this parking area. Pathways installed in the dedicated park space are serpentine and follow the general boundary of the proposed park. Eight laps around the park pathway will equal one mile. Passive recreation features are intended for daytime use only and will include benches, tables and shade trees. Playground equipment is planned for locations on the south and southeast sides of the park.

III. OTHER REVIEWS

- **Associate City Engineer.** The proposed work will not result in a net increase in the amount of impervious surface on the site, as the current Parks and Rec maintenance site is fully paved.

Though project designers met with Engineering Division staff, final plans have not been submitted for review. Plans must be reviewed during the design development phase, and all work must follow city standards for the water main and service, fire flow service, the sewer main and service, and the on-site storm water management requirements. The Engineering Division has determined that the rubber surfacing around the playground equipment may be considered pervious surface. The Engineering Division must review the proposed plans to ensure that drainage infrastructure is constructed according to City standards. The Engineering Division will also review soil testing and evaluations prior to the issuance of a building permit.

- **City Traffic Engineer.** There will be parking provided on-site for residents. The Public Buildings Department should continue to work with the Traffic Engineer to manage vehicular circulation on-site should there be unanticipated effects on the neighborhood as the site reaches the projected capacity.
- **Fire Department.** A fire suppression system will be installed in the newly constructed building. The Public Buildings Department should continue to coordinate with the Assistant Fire Chief and Fire Prevention to meet all applicable safety codes. A paved path located to the south of the new building will be 10 feet wide in order to accommodate emergency vehicle access.
- **Conservation Commission.** A Phase I Environmental Site Assessment was completed on the site on April 10, 2014, which identified one underground fuel oil storage tank (UST) on site and two others that were removed in 1990. Resulting soil testing was conducted in the spring of 2016 and a Release Abatement Measure (RAM) Plan was developed. The site will be remediated in accordance with this plan.
- **Newton Historical Commission.** This house and an outbuilding first appeared on atlases and directories in 1948 as a brick gambrel Dutch Colonial house and outbuilding. The first owner of record was Richard White of his eponymous general contracting firm, and was listed in directories as owner through at least 1963. The City of Newton came into possession of this property in the late 1960s by eminent domain in preparation for construction of an interchange for the Massachusetts Turnpike. Occupied by the State Police until 1967 and then Turnpike Maintenance until 1969, the Parks and Recreation Department moved here from City Hall in 1970, making steady use of the garages and outbuildings on site. Additional land once associated with this property to the north side was taken by eminent domain when the Mass. Pike came through in the 1960s.

The current buildings were Not Preferably Preserved during a regularly scheduled hearing of the Newton Historical Commission (NHC) on October 27, 2016 due to the building's and site's loss of architectural integrity and historic context. The NHC decision was unanimous and is reported on a Record of Action dated November 7, 2016.

IV. CONSISTENCY WITH NEWTON COMPREHENSIVE PLAN AND OTHER PLANS/STUDIES

The *Newton Comprehensive Plan*, dated November 19, 2007, notes that Newton residents have made affordable housing and the creation of more open space strong social values and a community priority. By providing eight additional units of housing, the *Plan's* goal of "maintaining access to Newton housing for a broad range of households" will be incrementally met (Section 3, Land Use, p.3-17). The Housing section of the *Plan* also states the City's intention to accommodate a responsible share of the region's overall housing need without overdevelopment (p.5-13). Lastly, the *Recreation and Open Space Plan Update: 2013-2019* cites the city's ongoing need to preserve and add more pocket parks in the most densely developed parts of the city (Section 1, Plan Summary, p.1-2).

V. SITE PLAN REVIEW CRITERIA

In accordance with Section 5-58, the Design Review Committee has filed plans for Site Plan Approval. These are to be reviewed in accordance with the procedure outlined in Section 30-23 of the Revised Ordinances. The following is a review of the submitted plans against the relevant criteria established in Section 30-23.

A. Convenience and safety of vehicular and pedestrian movement within the site and in relation to the adjacent streets, properties or improvements

Short-term and accessible vehicular parking for residents will be available immediately to the north of the apartment building. Sidewalks and wayfinding signage throughout the site will enhance the safety of pedestrian circulation. The Planning Department believes that the on-site vehicular and pedestrian circulation plan as proposed will be a marked improvement over existing conditions and will accommodate the anticipated increase in the need for parking and walking.

Emergency vehicular access to the site will encircle the new apartment building. Access to the park will be provided along a widened path along the southern perimeter of the building.

New directional signage to the parking lot and accessible parking, and parking signs along the road are recommended. This parking arrangement will be in place after construction, since neither the housing units nor the park are projected to be in use for the duration of the project. Accommodations for bike parking will also be provided on-site.

An elevator will be installed at the center of the building near the central lobby of the building, and accessed by a ramp for residents and visitors. Four housing units will be located on each of the two floors.

With the exception of considerations that are needed for on-street parking for park patrons, the Planning Department has no concerns with the vehicular and pedestrian movement on site.

B. Adequacy of the methods for regulating surface water drainage

The overall impervious coverage on site will be lessened. The Public Buildings Department will coordinate with the Engineering Division of the Department of Public Works to ensure that all surface water is adequately managed on-site.

C. Screening of parking areas and structures from adjoining premises. Location of parking between the street and existing or proposed structures shall be discouraged.

The parking configuration on-site will be improved by constructing new parking spaces immediately to the north of the new building, lessening the amount of impervious surface currently found on the site. Houses located on the western and southern perimeter of the site will be screened from parking areas by the proposed expanded park.

On-street parking will be visible on Robinhood Street. The new building will sit no closer than the current house to abutting residences, but the massing of the new building will be visible to residential properties on Crescent Street. The redesign of the site should not have any significant effect on abutting properties from a visual perspective and will likely improve the views from neighboring properties. The apartment building will be larger than any single current structures

onsite, but will be designed to be architecturally complimentary to the neighborhood and will be screened from the neighborhood by trees and plantings.

Out of respect for the residential abutters, new lighting fixtures that are proposed for the perimeter of the new building should have shields to direct light onto the building site. No lights are planned for the park, as its use will be limited to daytime.

D. Avoidance of topographic changes; tree and soil removal shall be minimized.

The existing site is largely paved and is not anticipated to involve tree removal for the new apartment building. Parking spaces constructed to the north of the new housing building will be restricted to residential use by the building occupants. Any proposed site work will come under the Tree Preservation Ordinance requirements and should be monitored by the Director of Urban Forestry with respect to possible mitigation.

E. Consideration of site design including relationship to nearby structures.

The project site is located in a densely developed residential neighborhood in Auburndale. The scale and design of this project will be in keeping with the massing and scale of the existing building and park site, and portions of the project will be more contemporary than the existing configuration. The historic building on site will be removed as part of the project. Though over 50 years old, the building was determined not to be preferably preserved in accordance with the City's Demolition Delay ordinance. The architectural design of the proposed building is minimalist and modular in its presentation, with careful consideration paid to allowing as much natural light into each living unit as possible. The Planning Department believes that the proposed horizontal design emphasis successfully integrates onto the proposed park site, and lessens the overall effect of the larger building.

The Planning Department received conceptual elevations and material specifications, which are subject to change during the design process. Final specifications of materials, colors, and landscaping should be submitted to the Planning Department for review prior to issuance of a building permit only if substantive changes have been made to the originally approved schematic design.

VI. CONSTRUCTION MANAGEMENT

The contractor should submit a Construction Management Plan ("CMP") to the Director of Planning and Development, the City Engineer, the City Traffic Engineer, and the Commissioner of Inspectional Services for review and approval before any construction activities related to this project are commenced on the site.

This plan should identify hours of construction, expected length of construction, location of proposed on-site contractor parking, and material storage and staging areas. This plan should also incorporate preferences and input from neighbors, and the telephone number for the contractor's primary contact person. Copies of the final approved CMP should be submitted to the Executive Office and each of the Ward 3 Councilors.

VII. CONCLUSION AND RECOMMENDATIONS

The Director of Planning and Development has determined that the site plans for a new apartment building and expanded park are consistent with the *Newton Comprehensive Plan* and any other relevant plans and studies,

including the site plan review criteria listed in Section 30-23. It appears that the Public Buildings Department, Planning and Development, Parks and Recreation, and Newton Community Developments have given serious consideration to creating more affordable housing in Newton with adjoining open space, while respecting the immediate neighborhood of homes and Myrtle Baptist Church. The Planning and Development Department also recommends that the City Council approve the plans based on the quality of project and its success in addressing the identified needs for both affordable housing and open space in Newton. Also, this project is one of the ten priority actions identified in the Housing Strategy.

With that in mind, the Planning Department wishes to offer the following items for consideration:

- In accordance with City of Newton Board Order #384-11, the City shall continue to pursue the acquisition of the adjacent Eversource property for additional expansion or access to the expanded Reverend Ford Park. The Planning Department recognizes the benefit of adding pedestrian access to the park from Austin Street.
- In accordance with City of Newton Board Order #384-11, the City shall also continue to work with Myrtle Baptist Church regarding providing additional parking, as well as additional egress and ingress to the church property. The Planning Department recognizes the Church community as an important contributor and neighbor to this project and looks forward to the congregation's continued active involvement in this project.
- Newton was the first municipality to pass the Massachusetts Stretch Energy Code in 2009 and has several LEED-certified buildings, including Newton North High School. The Planning Department supports any measures to conserve energy and natural resources in the construction of the new apartment building.

If the Council, Executive Office and Department of Parks and Recreation choose to approve these plans, prior to applying for Building Permits the Public Buildings Department should submit:

- 1) The most current plans showing any alterations to proposed access to the site or landscaping to the Planning, Public Buildings, Engineering, Parks and Recreation, and Fire Departments;
- 2) Final material samples to the Public Buildings and Planning Department, where warranted;
- 3) A construction management plan to the Public Buildings Planning, ISD and Engineering Departments and Ward 3 Councilors.

Attachment A: NHC Record of Action dated November 4, 2016



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

Newton Historical Commission Demolition Review Decision

Date: 11/7/16 Zoning & Dev. Review Project# 16100028

Address of structure: 70 Crescent Street

Type of building: House

If partial demolition, feature to be demolished is _____

The building or structure:

- Is _____ is not In a National Register or local historic district not visible from a public way.
- Is _____ is not on the National Register or eligible for listing.
- Is _____ is not importantly associated with historic person(s), events, or architectural or social history
- Is is not _____ historically or architecturally important for period, style, architect, builder, or context.
- Is _____ is not located within 150 feet of a historic district and contextually similar.

Is _____ NOT HISTORICALLY SIGNIFICANT as defined by the Newton Demolition Delay Ordinance.
Demolition is not delayed and no further review is required.

Is HISTORICALLY SIGNIFICANT as defined by the Newton Demolition Delay Ordinance (See below).

The Newton Historical Commission staff:

_____ APPROVES the proposed project based upon materials submitted see below for conditions (if any).
Demolition is not delayed, further staff review may be required.

DOES NOT APPROVE and the project requires
Newton Historical Commission review (See below).

The Newton Historical Commission finds the building or structure:

Is NOT PREFERABLY PRESERVED
Demolition is not delayed and no further review is required.

Owner of Record:
City of Newton

Is _____ PREFERABLY PRESERVED -- (SEE BELOW).

Delay of Demolition:

_____ is in effect until _____

_____ has been waived - see attached for conditions

Please Note: if demolition does not occur within two years of the date of expiration of the demolition delay, the demolition will require a resubmittal to the Historical Commission for review and may result in another demolition delay.

Determination made by: City of Newton



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

RECORD OF ACTION:

DATE: November 4, 2016

SUBJECT: 70 Crescent Road

At a scheduled meeting and public hearing on October 27, 2016, the Newton Historical Commission, by a vote of 4-0:

RESOLVED to find the property at 70 Crescent Street not preferably preserved.

<u>Voting in the Affirmative:</u>	<u>Voting in the Negative:</u>	<u>Abstained:</u>
Nancy Grissom, Member		
Laura Fitzmaurice, Member		
Jean Fulkerson, Member		
Len Sherman, Alternate		

Title Reference: Owner of Property:

City of Newton

Deed recorded at:

Middlesex (South) Registry of Deeds
Book _____, Page ____
Date _____

Katy Hax Holmes
Katy Hax Holmes
Staff

Newton Historical Commission
1000 Commonwealth Avenue, Newton, Massachusetts 02459
Email: kholmes@newtonma.gov
www.ci.newton.ma.us

DRC recommendations regarding Crescent St project Results of DRC meeting Sept 13, 2017

Site:

- general agreement with overall site layout
- obtain local neighborhood access to park, particularly access from the east
- provide private garden space for each unit, or community gardening for the housing unit separate from the park
- provide bicycle and other outdoor storage space for each unit
- consider moving building 10 feet towards north to provide more private outdoor space and patio at the south
- continue to plan for remediation to highway pollutants: including plantings and rain garden at the buffer, apartment fenestration on the north façade, and mechanical filter systems.

Building:

- strive for equity among first floor and second floor units (identical amenities not necessary, but do want equivalent overall value)
- keep elevator – investigate cost savings features (eg., slower speed, basic finishes)
- improve first floor patio space to minimize shading - possibly relocate balconies and patios so they do not stack
- re-evaluate outdoor stairways from second floor apartments

Energy:

- no fossil fuel burned on site
- engage HERS consultant as soon as possible, as part of schematic design
- target HERS rating of 0, including PV (although PV will be provided by separate contract- this project will be PV-ready)
- design to air infiltration standard of 0.6 ach at 50 pascals pressure (Passive Building Standard)
- guideline for insulation values
 - roof R60
 - walls R40
 - below grade R20
 - under slab R10
 - glazing R5
- communicate with Jonathan Kantar regarding his use of building envelope technologies in residential projects

Zoning and Permitting

Environmental Mitigation Plan

The Public Buildings Department commissioned a Phase 1 Environmental Site Assessment that was completed for the City on April 10, 2014.¹ The assessment identified the presence of one fuel oil underground storage tank (UST) on the site and the removal of two additional USTs in 1990. As a result of the Phase 1 assessment, soil testing was done on the site in spring of 2016 and a Release Abatement Measure Plan was developed for the City by Lord and Associates in October 17, 2016. The City of Newton has appropriated \$100,000 for the remediation of the site.

Zoning Relief and Permits Required

The project will be developed through the Section 5-58 Site Plan Review process, with approval required by the Public Facilities Commission of the City Council and the Design Review Commission.. The site plan review will include an interdepartmental Development Team Review and a full analysis by the Planning and Development Department staff.

Other Approvals

On October 27, 2016, the Newton Historical Commission, by a vote of 4-0, found that the buildings at 70 Crescent Street are not preferably preserved. This finding allows for the demolition of the two structures on site.

¹ Phase I Environmental Assessment Available on the City of Newton Community Preservation Program Website: <http://www.newtonma.gov/civicax/filebank/documents/76809>

PROPERTY INQUIRY TRACKING FORM

DATE OF INQUIRY: 10.2.17

PROPERTY ADDRESS: 70 Crescent Street

PROPERTY OWNER City of Newton Recreation Dept. APPLICANT _____

APPLICANT'S PHONE/E-MAIL _____

ATTENDANCE (ATTACH SIGN-IN SHEET IF NECESSARY)

CITY STAFF Beraman, Cronin, Cairra, Heath, Holmes, Gleba, Santasusso

REPRESENTING PETITIONER _____

ZONING DISTRICT PUB EXISTING USE Municipal

SUMMARY OF PROPOSAL AND ISSUES IDENTIFIED _____

- Two-story apartment building w/ 8 units: 4 two-bedrooms and 4 three-bedrooms
- 12 parking stalls, four of which are accessible; solar-ready roof
- MA Turnpike Authority is ok w/ any site changes on the city side of the fence
- All bedrooms and living space will be south-facing; building w/ have an elevator
- Project will require CR, DR, and Public Facilities approval
- Project is required to have four accessible units, but the proponent is trying to add more

HANDOUTS GIVEN/INFORMATION PROVIDED _____

- Project will provide a lighting plan for the site
- Question of whether bike racks will be added
- Path around the building will be 10' for AFD

PROPERTY INQUIRY TRACKING FORM

DATE OF INQUIRY: 6.7.17

PROPERTY ADDRESS: 70 Crescent Street

PROPERTY OWNER City of Newton APPLICANT _____

APPLICANT'S PHONE/E-MAIL _____

ATTENDENCE (ATTACH SIGN-IN SHEET IF NECESSARY)

CITY STAFF Cronin, Gleba, Santosuosso, Sikka, McCully (NFD), ~~Ingerson~~, Fairley

REPRESENTING PETITIONER Rudolph Barajas (Citypoint Partners LLC) 617-315-7882

ZONING DISTRICT PUB EXISTING USE Municipal Land

SUMMARY OF PROPOSAL AND ISSUES IDENTIFIED _____

· Seeking to demolish the two existing structures to construct 8 units and 20,000 s.f. of park space

· The structure will either be 2 or 3 stories and consist of either flat or townhouse units

· Parking will be about the turnpike, the units will face the park w/ an area for the tenants

HANDOUTS GIVEN/INFORMATION PROVIDED _____

Baptist church would like access through the site to access Crescent Street as the existing driveway and parking area is insufficient

· ADA Coordinator believes the units should be accessed by an elevator

· ~~staff encouraged~~ Petitioner will appear in front of the Design Review committee

HISTORY OF NEWTON RECREATION DEPARTMENT BUILDING LOCATED AT

70 Crescent Street, Auburndale

The Newton Recreation Department moved from the Newton City Hall to the present brick, Dutch Colonial building located at 70 Crescent Street in the Auburndale section of Newton during February of 1970; after minor renovations were completed. The maintenance division of the department moved shortly thereafter, to this same location behind the office building.

On or about August 1969, the Board of Aldermen voted to purchase the land and building from the Massachusetts Turnpike Authority. The final purchase was not completed until 1970 and 1971. According to the City of Newton Assessor's records, 2 parcels of land were purchased. The first with an area of 103,363 square feet at a cost of \$77,500.00 on June 23, 1970, and the second area of 24,137 square feet, at a cost of \$1,600.00, on March 17, 1971, for a total cost of \$79,100.00. Of interest is the fact that the Assessor's record does not show that the area contained a building.

The building was constructed by the Richard White Construction Company, for their own use in 1947 and continued to be occupied by them until March 1963, when it was taken by the Turnpike Authority through Eminent Domain (price still restricted information at this present time) Originally they had planned to construct an interchange in this general area - finally constructed just East of this area. White's building was not completed and it is believed that they were allowed to remain until 1964 when it was completed almost diagonally across the "pike".

At this time, State Police "Troop E" (uniquely supported entirely by the Mass. Turnpike Authority) moved into this building, where they remained until 1967. At this point they were able to move into brand new quarters which had been specially constructed for them at the Brighton/Allston interchange. Turnpike maintenance then moved into both building in 1967 and remained until August 1969. Direct access onto the "Pike" was available for Police & maintenance, was cut off after Recreation moved in to prevent unauthorized travel from this area (motorists were aware of this access from here and would drive down beside the building and through the yard - in fact, many still try after 7 years) A fence was constructed by the Turnpike Authority.

Information obtained from:
Richard White Construction
Jack Francis of Mass. Turnpike Authority
Assessor's office of Newton
& my own knowledge - M. Lesbirel

**Crescent Street – Progress Report on Site Cleanup and Preparation
As of 12/15/17**

We conducted the latest injection of chemical oxidants in August 2017. Since then, we sampled groundwater in October 2017. Groundwater VPH concentrations are all below applicable standards (GW-2/3). We will need to conduct one more groundwater sampling round this winter (January). We will also need to conduct a round of post-remedial soil sampling with a drill rig, also in January. Assuming favorable soil data, we will be able to close the Site with DEP by the end of March 2018. Please let me know if you have any questions or concerns.

Regards,
Oliver

Oliver P. Leek, Project Manager

Lord Associates, Inc.

Corporate Headquarters
1506 Providence Hwy-Suite 30
Norwood, MA 02062
v 781.255.5554 Ext 1003
f 781.255.5535

CRESCENT STREET Final Design & Construction ATTACHMENTS:

G. FAIR HOUSING & ACCESSIBILITY

Affirmative Marketing & Resident Selection Plan and Fair Housing:

Included within Attachment B. is a Request for Proposals for Residential Property Management Services for the housing development at 70 Crescent Street. As detailed in the Scope of Services of this RFP, the Property Manager, under the supervision of the City, will be tasked with developing and implementing an affirmative marketing and resident selection plan for the four affordable units that is consistent with the City of Newton and the Massachusetts Department of Housing and Community Development (DHCD) requirements. This plan must be approved by the City and DHCD before the marketing of the affordable units can take place. Additionally, the Property Manager will be responsible for complying with all Fair Housing laws, under the oversight of the City of Newton.

Reasonable Accommodation / Reasonable Modification Policy:

While the City's current Reasonable Accommodation and Reasonable Modification Policy for employees and visitors does not necessarily cover the kinds of accommodations / modifications needed in a residential space, the City is committed to developing a policy that is appropriate for the uses at 70 Crescent Street. The City's full-time ADA Coordinator, Jini Fairley will explore modifying this current policy to create one that is more specific to the needs of the Crescent Street housing development. Attached is the City's current Reasonable Modification Policy.



CITY OF NEWTON

REASONABLE ACCOMMODATION REQUEST FORM

To: _____
(ADA Coordinator/Department Head)

From: _____
(Name of person requesting accommodation)

Address: _____
Street Apt. # City State Zip

Telephone: () _____

REQUEST FOR REASONABLE ACCOMMODATION

1. I am requesting accommodation because (circle one): **A** or **B** or **C**
- (A) I am requesting accommodation that will allow me to participate in a City offered program, activity or service.
Activity name: _____
- (B) I am applying for employment. The accommodation requested will allow me to participate in the examination for
(position title): _____
- (C) I am currently employed by the City and request a reasonable accommodation. My current job title is:

2. My specific functional limitation is: _____ The accommodation I am requesting is described below. (Describe the type of accommodation; if it is a purchasable item list model, number, cost, where it can be obtained, etc., suggestions for work site or examination site modifications or specific job duties which may be restructured or shared to facilitate employment, participate in the examination or utilize a City program, activity or service.)

3. Describe how this accommodation will assist you. **Please attach additional sheets as necessary**

CERTIFICATION

I certify that I have a disability or medical condition that requires reasonable accommodation, which will be met by acquiring the equipment, services, or work adjustments described above.

Signature: _____ **Date:** _____