

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

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

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

**F. COMMUNITY OUTREACH & SUPPORT**

# *Newton* Massachusetts

THE OFFICIAL CITY WEBSITE

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## Crescent Street

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### Project Background

The City of Newton is in the process of repurposing the former Parks and Recreation Department administrative offices and maintenance facility at 70 Crescent Street as a mixed-use property, which will include the expansion of the existing Reverend Ford Playground and the development of eight units of mixed-income housing. The project is being led the Crescent Street Working Group, which is comprised neighborhood residents, City Council members, and City staff from the Public Buildings Department, Parks and Recreation Department, and the Planning and Development Department.

Since the Board Order for the reuse of the property was approved by the City Council in November of 2015, the Crescent Street Working Group has been working to move the project forward. This has included site remediation work and a successful application to Newton's Community Preservation Committee for funding to support the design phase of the project. In winter of 2017 an Owner's Project Manager (City Point Partners and the Ciccolo Group )was hired by the City of Newton to manage the project. A design team comprised of **Abacus Architects + Planners** and **Crosby | Schlesinger | Smallridge** was hired in spring of 2017 to begin the schematic design phase of the project.

Additional information about the project, including the application to the CPC for design funds, can be accessed on the **Crescent Street project page** on the CPC website.

## **Master Schedule for Site Plan Approval**

### **Updated Site Plans, as of November 21, 2017**

- **Updated Interior View, as of November 21, 2017**
- **Update Plans, as of October 18, 2017**

### **Preliminary Plans July 21, 2017**

### **Preliminary Views July 21, 2017**

## **Sign Up for Project Updates!**

**Sign up** to receive email updates on the project-related events and information.

## **Contact Us!**

**Email:** **CrescentStreet@newtonma.gov**

**Phone:** 617-796-1120 or call Rafik Ayoub with the Public Buildings Department at 617-796-1600.

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### **Future Meetings:**

Stay tuned...

### **Past Meetings:**

**November 29, 2017, Public Facilities Committee Meeting**

**November 28, 2017, Community Preservation Committee Meeting, Click here to view presentation**

**October 18, 2017, Design Review Committee Meeting Presentation, Click here**

**September 26, 2017, Community Meeting Presentation, Click here**

**August 22, 2017, Presentation, [Click here](#)**

**July 25, 2017, Working Group Presentation. [Click here](#)**

**June 15, 2017, Crescent Street Housing and Reverence Ford Playground Expansion Project - Schematic Design Concepts. [Click here](#) to view presentation**

**Pre-Design Project Update and Public Input Meeting May 11, 2017!**

The Crescent Street Working Group will be hosting an Open House and Presentation with the public on May 11, 2017 to kick-off the schematic design phase of the Crescent Street Housing and Reverend Ford Playground Expansion project. Members of the community are encouraged to attend this meeting to learn more about project and provide input to the project team.

**Reverend Ford Playground Site Visit and Discussion May 13, 2017!**

A site visit to the Reverend Ford Playground will be held from 10:00 a.m. – 11:30 a.m. on Saturday, May 13, 2017. The site visit will allow members of the community to tour the site with members of the design team in an informal setting and share their perspective on the project.



12/8/2017

Dear Members of the Community Preservation Committee,

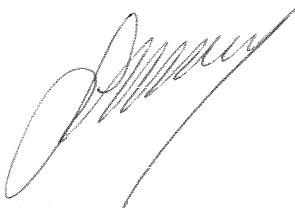
As a Newton resident living on Crescent St, I've been involved in the 70 Crescent Project from the start and would like to re-iterate my support for the current project. The current compromise of "maximum of 8 units" with "at least 20K square feet open space" was reached through years of public discussions and it presents a balanced approach to the City's housing and open space needs. It's a great example of how the City could work with the community to accomplish public projects.

I urge you to vote in favor of the project for multiple reasons:

- The newly-extended park will not only provide a space for the kids in our neighborhood, but it will also be a valuable resource for all of Newton families to enjoy.
- We, as neighbors, believe the size of the project is big enough to make a meaningful impact on the City's affordable housing stock while not drastically changing the existing neighborhood make-up.
- We are excited to explore how we can bring the historic significance of this area to forefront through the park design.
- We look forward to having multiple access points to the park so more people can enjoy this space.

There are many aspects of the project that we, as the 70 Crescent Working Group, are still working on and, we strive to create the best project for the City of Newton and its residents. I hope you vote in favor of the requested funding so we can incorporate all the feedback we received through this process and move the project further to its next phase.

Best regards,



Shule Aksan Kapanci

98 Crescent St

Auburndale MA 02466

Alice Ingerson  
Community Preservation Program Manager

December 8, 2017

Dear Alice,

I am writing in support of the housing and park project proposed for 70 Crescent St. I am a neighborhood resident and have been involved with the project for more than 4 years. As a member of the Crescent St. Working Group I am knowledgeable about and had the opportunity for input on nearly every detail. As a neighborhood representative, I can attest that the neighborhood consensus is in favor of this model that includes 8 units, at least half affordable and the increase of park space by at least 20,000 sq. ft.

For much of its history, our neighborhood has been one of the more diverse and affordable in the city. However, in the last 10 years, many modest homes have been demolished and replaced by townhouses priced over \$1m. Neighbors and I welcome the opportunity for affordable units in order to keep the neighborhood fabric we found so appealing when we first purchased our home 20 years ago.

Another effect of all of the demolished homes has been the loss of green space. Hundreds of trees and significant acreage of backyard gardens and grass have been replaced by driveways and massive buildings stretching to each end of the property lines. In addition, this precinct of Newton has one of the lowest ratios of open space to population in the city. For these reasons, I support the park and playground aspect of this project.

I believe that the proposed use of this city-owned land is the best way to meet many needs for the city, create a project that brings many communities and opinions together, and will be a wonderful opportunity to educate and preserve the historical significance of this neighborhood. The additional access to the playground and park will increase its usage tremendously by many more residents from a variety of neighborhoods across the city.

I hope that you will vote in favor of the requested funding in order to bring this project to fruition. I believe it is a model for use of city property in the future and am proud to be a part of it.

Best regards,



Elaine Rush Arruda  
1921 Commonwealth Ave.  
Auburndale, MA 02466