



APPLICATION FOR COMMUNITY PRESERVATION FUNDING

Form CPA-1

Submit to:

Alice Ingerson, Community Preservation Program Manager
Newton Planning and Development Department
1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov
617-796-1144



David B. Cohen
Mayor

Date submitted: 8/1/07

(Orig. submission 7/18/07,

corrections: 7/23/2007, 7/27/2007, 7/31/07)

Name of Applicant¹ Conservation Commission

Name of Co-Applicant, if applicable _____

Contact Name Ann Phelps, Environmental Planner

Mailing Address 1000 Commonwealth Ave. City Newton State MA Zip 02459

Daytime Phone 617-796-1134 Email aphelps@newtonma.gov

Name of Proposal 30 WABASSO STREET OPEN SPACE AQUISITION

Address of Proposal 30 Wabasso Street; Newton, MA 02454

CPA Category (circle all that apply): Open space Historic preservation Recreation Community housing

CPA Funding Requested \$400,300.00 Total Cost of Proposed Project \$400,300.00

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

1. **Goals:** *What are the goals of the proposed project?*

To acquire this privately held parcel of land with direct frontage on Purgatory Cove in the Charles River in Auburndale. The parcel is close to many acres of public open space including the landfill area, Flowed Meadow, Auburndale Park and Forest Gove Park. This parcel is another link in an extensive greenway system along the River. Wabasso Street was identified in the August 2000 report of the City's Flowed Meadow Planning Group as one of the 3 main public entrances to this conservation land.

2. **Community Need:** *Why is this project needed? Does it address needs identified in existing City plans?*

The 2003-2007 City of Newton *Recreation and Open Space Plan* identified the 3 remaining privately held lots on Wabasso Street and Forest Grove abutting the Charles River access and pathway as urgent priorities for City acquisition. The City has already acquired the 2 other parcels, this is the 3rd and last parcel. (See attached p. 94 of Plan and Newton Assessor's Sheet. This is Parcel 9).

The Flowed Meadow path (adjacent to this parcel) is a walkway which continues through Forest Grove Park to Auburndale Park and eventually Commonwealth Avenue.

3. **Community Support:** *What is the nature and level of support for this project? Include letters of support and any petitions.*

¹ If the proposal is on City-owned land, either the applicant or the co-applicant must be the City Board, Commission, or Department that has custody of the land.

As noted above, this acquisition was recommended by the Flowed Meadow Planning Group in 2000, in the Recreation and Open Space Plan. Letters of support date back to 1999.

4. **Timeline:** *What is the schedule for project implementation, including a timeline for all critical milestones?*

Purchase and Sale Agreement—to be signed by August 3, 2007

Board of Aldermen Approval—September 17, 2007

Closing—October 19, 2007

Conservation Restriction—grant of Conservation Restriction by City of Newton to Newton Conservators, Incorporated

Dates for removal of oil storage tank, demolition of the house and any remediation have not been set.

5. **Credentials:** *How will the experience of the applicant contribute to the success of this project?*

The City of Newton has acquired other parcels of land on Wabasso Street (71 Wabasso Street, 1997, and 70 Wabasso Street, 1998) and removed the houses.

6. **Success Factors:** *How will the success of this project will be measured? Be as specific as possible.*

The success will be measured by completion of the acquisition and demolition of the house by January 1, 2008.

7. **Budget:** *What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may NOT be used for maintenance.)*

\$355,000.00	Purchase price
6,000.00	Site investigation
5,000.00	Remediation (estimate)
30,000.00	Demolition (estimate)
700	Additional tax apportionment (if closing delayed past 19 October 2007)
3,600.00	Legal costs
\$400,300.00	Total

Any excess funds will be returned to the Community Preservation Fund

8. **Other Funding:** *What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.*

N/A

9. **Maintenance:** *If ongoing maintenance is required for your project, how will it be funded?*

N/A

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

10. *Documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed.*

The City is negotiating with the owner and expects to have a signed Purchase and Sale Agreement by the first week in August of 2007. The Agreement will be subject to approval of the acquisition by the Community Preservation Committee and the Board of Aldermen.

11. *For projects that include construction or rehabilitation, include the existing and proposed site plan, floor plans, elevations, and any other drawings as necessary to visually describe the proposal.*

N/A

12. *Evidence that the project is in compliance with the zoning ordinance, Architectural Access Board Regulations, or any other laws or regulations. Or, if zoning relief is required, specify what relief is needed and when an application will be made to the City for zoning review.*

The City will make sure that the demolition is conducted in a safe manner. All environmental, zoning and Title V regulations will be followed.

13. *Evidence that the appropriate City Boards and Commissions have approved the project (for example, proposed new uses on Parks & Recreation land requires approval from the Parks and Recreation Commission)*

Once the City has acquired the property, it will be held by the Conservation Commission. As required by the Community Preservation Act, the Commission will then convey a conservation restriction to the Newton Conservators, a registered nonprofit organization that holds similar restrictions on other public open space around the City.

14. *Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.*

A site investigation is being conducted by Lord Associates. The budget includes an allowance for remediation if necessary. Any excess funds will be returned to the Community Preservation Fund.

15. *Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.*

See question #12 above.

16. *Information indicating how this project can be used to achieve additional community benefits.*

A Conservation Restriction is proposed to be held by the Newton Conservators.

NOTE: If the requested funds are for a real estate acquisition, an independent appraisal will be required which the applicant will be required to fund initially. No funding decisions will be made without an independent appraisal.

Summaries of two appraisals are attached: they value the property respectively at

\$360,000

Joseph Cornette
MA Certification Res. R.E. App. #1078
Cornette Appraisal Services

\$300,000

David Velluti & James Shaughnessy
MA Lic #70245 MA Lic #75105
City of Newton Assessing Dept.

Refer to the City web site (ci.newton.ma.us/cpa) for further information.
Form CPA-1 (Revised 9/11/03)

Location & Parcel Maps in Support of Proposal to the CPC for Acquisition & Demolition at 30 Wabasso Street

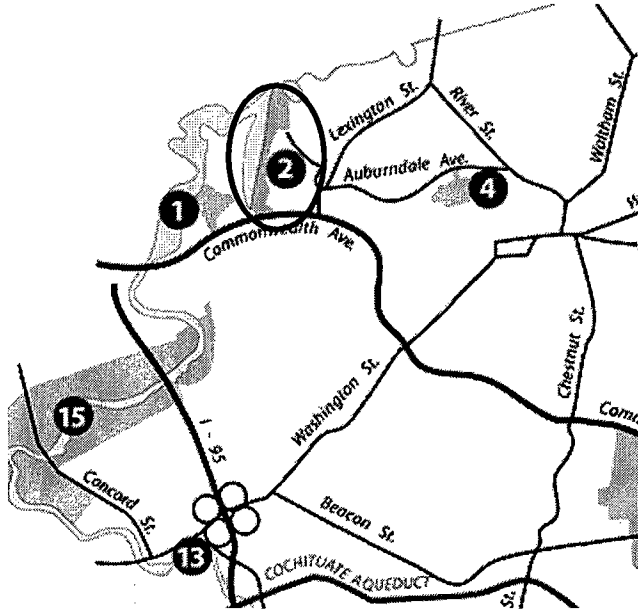
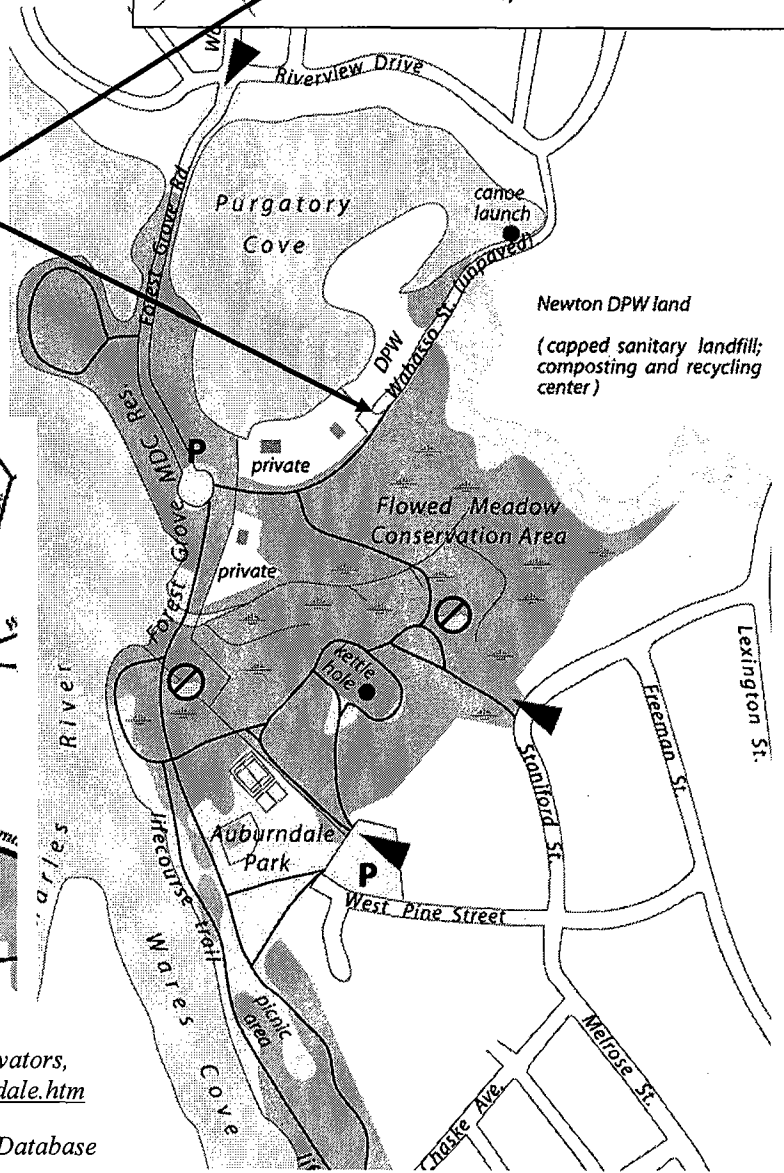
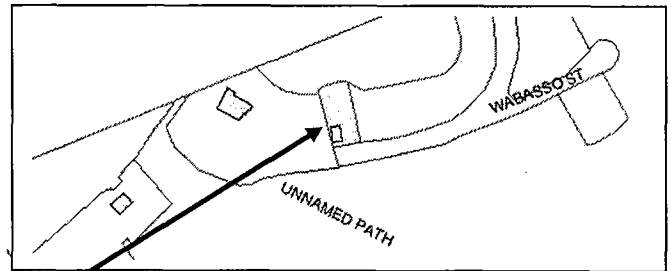
30 Wabasso St.
Auburndale, MA 02466

Assessors Parcel ID: 41031 0053
Lot Size: 5,184 sq ft (0.12 acres)
Funds Requested: \$405,100

Current ownership of properties along Wabasso St.

30 WABASSO ST	Thomas Donald Wightman Tr
68 WABASSO ST	CITY OF NEWTON
71 WABASSO ST	CITY OF NEWTON
WABASSO ST OFF	CITY OF NEWTON
WABASSO ST REAR	CITY OF NEWTON

- ◆ acquisition of 3 private lots along Wabasso St. identified as top priority in the City of Newton's 2003-2007 *Recreation and Open Space Plan* (p. 94, "Action Program")
- ◆ since 1998, City has acquired and demolished houses on 2 of these lots (#68 and #71 Wabasso St.)-this is 3rd and last lot mentioned in *Plan*
- ◆ fronts directly on Purgatory Cove in the Charles River
- ◆ connects with path from Auburndale Park (Commonwealth Ave.) to Waltham



Location & trail maps from Newton Conservators, www.newtonconservators.org/map2auburndale.htm

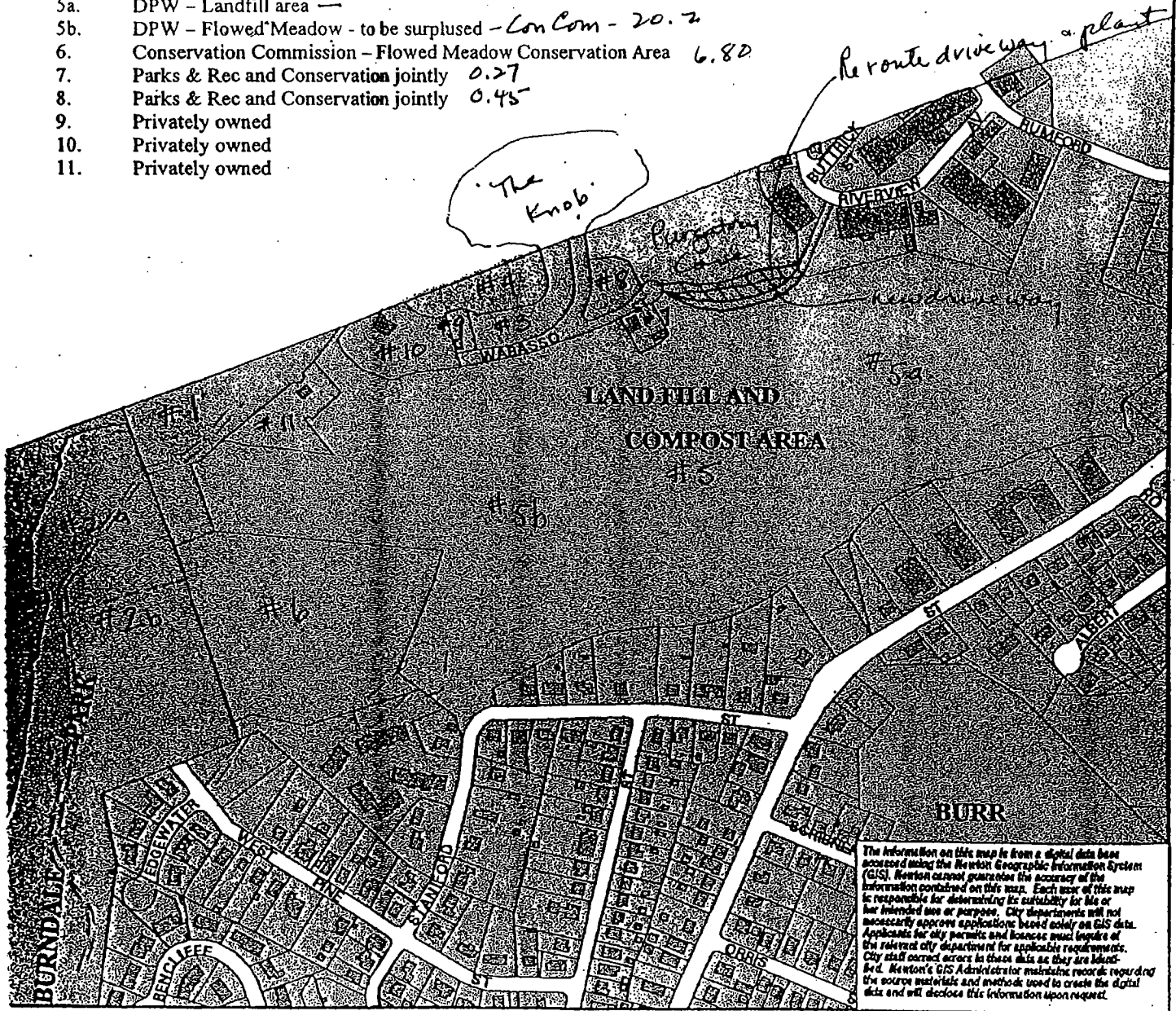
Parcel map from City of Newton Assessors Database

Undeveloped parcels:

MDC	2.6
Parks & Rec	3.33
Con Com	29.57
	<hr/>
	35.5 acres of Open Space

FLOWED MEADOW AREA PROPERTIES:

1. MDC - Forest Grove 2.6 acres
- 2a. Parks & Rec - Auburndale Park - undeveloped portion 3.33
- 2b. Parks & Rec - Auburndale Park - developed portion —
3. DPW Con Com 0.91
4. DPW Con Com 0.94
- 5a. DPW - Landfill area —
- 5b. DPW - Flowed Meadow - to be surplused - Con Com - 20.2
6. Conservation Commission - Flowed Meadow Conservation Area 6.82
7. Parks & Rec and Conservation jointly 0.27
8. Parks & Rec and Conservation jointly 0.45
9. Privately owned
10. Privately owned
11. Privately owned



Newton Assessor's Sheet

Produced on: June 03, 1999 Scale: 1" = 418 ft.

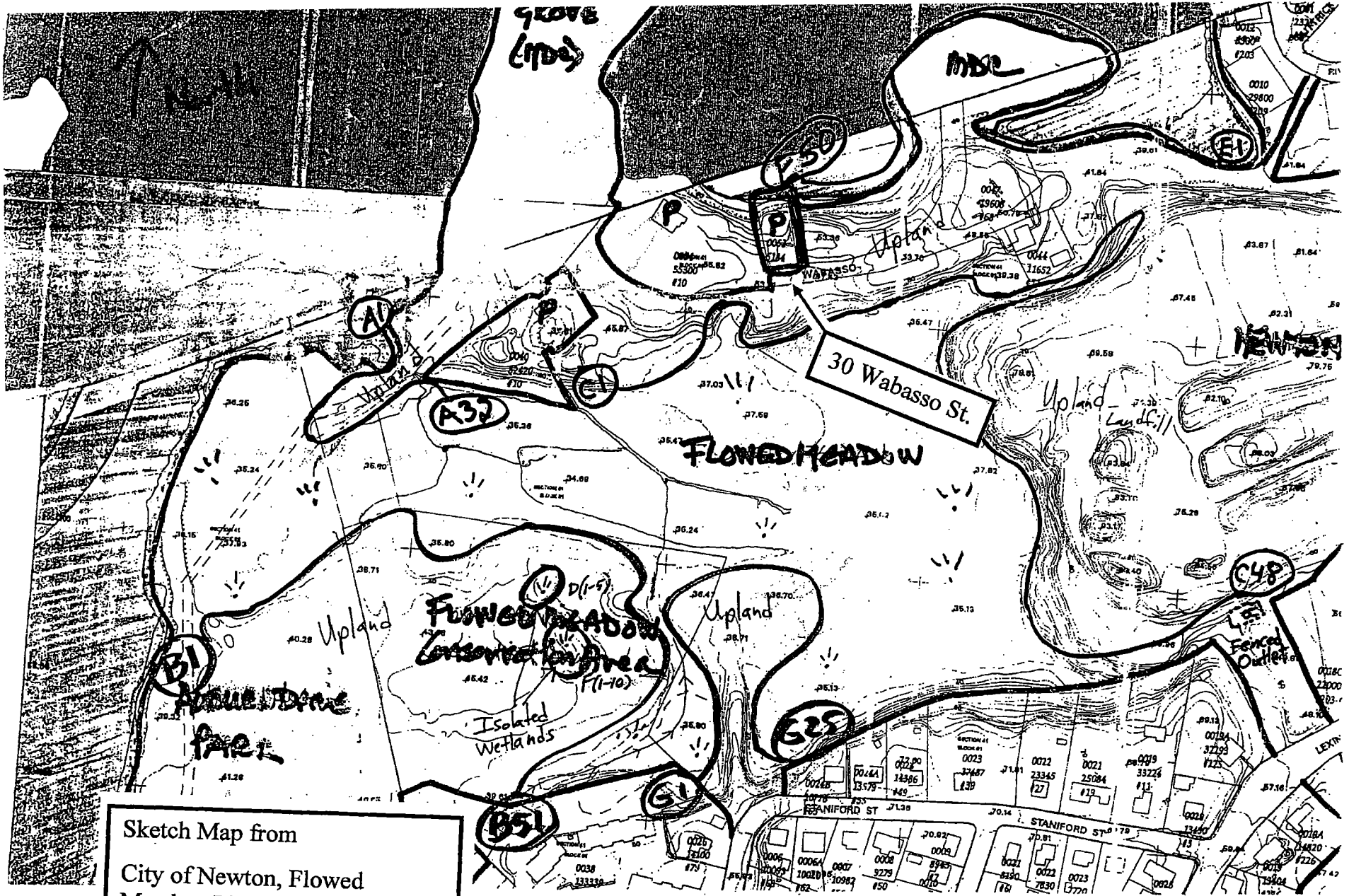
Property boundaries from Newton Assessor's property maps

Projection & coordinate system: Mass. State Plane - NAD83

CITY OF NEWTON
 MASSACHUSETTS
 ENGINEERING DEPARTMENT
 1 COMMONWEALTH AVE.
 NEWTON CENTRE, MA 02459
 PHONE: 617-552-7696

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Board of Assessors to confirm boundaries used at time of assessment.





Sketch Map from
 City of Newton, Flowed
 Meadow Planning Group,
*Recommendations for the
 Future of the Flowed Meadow
 Area*, August 2000.

Field Sketch by EcoTec, Inc.
 10/27/99 Not - to - Scale

LETTERS

A jewel of open space

To the editor:

The site of the former Rumford dump, coupled with newly acquired land along adjacent Wabasso Street, presents a unique opportunity for a new conservation and passive recreational area along the Charles River's Purgatory Cove.

Now that DPW Commissioner Hickey has submitted the final environmental report on the Rumford site to the state Department of Environmental Protection, the mayor is considering the appointment of a select committee to plan for the best use of this property. Newton's environmental planner, Martha Horn, has already submitted a grant proposal to Department of Environmental Management to garner matching funds for an environmental assessment of the area. This is the first step in a planning effort to determine the best use of this land.

Both the Parks and Recreation Department and the Conservation Commission are interested in linking Auburndale Park, the Flower Meadows conservation area, the MDC Grove Park, and local neighborhoods through this uniquely-situated property.

In particular, cooperation between city departments and the MDC will provide that the Charles River Pathway through this area will eventually be constructed in a way that ensures that the river, the wildlife and significant plant species in the area are protected. Close to my own heart is that the area already contains an informal canoe launch, which should be incorporated into the plan.

Parks and Recreation Department is also considering the Wabasso parcel as a possible picnic area. The mayor and his Planning Department are to be commended for developing a comprehensive plan to transform a wasteland into another emerald in the city's open space system.

MICHAEL J. CLARKE
PRES., NEWTON CONSERVATORS