



David B. Cohen
Mayor

City of Newton, Massachusetts
Community Preservation Committee

**REQUEST FOR
QUOTATIONS & QUALIFICATIONS**

Kessler Woods

Kessler Woods is a 42+ acre property in the southeast corner of Newton (on the Brookline and West Roxbury borders) with long frontage on LaGrange and Vine streets. Vine Street separates the property into parcels referred to as north and south parcels. This land is a conservation priority identified in the City's *Recreation and Open Space Plan* due to its environmentally sensitive features which include: a substantial amount of wetland; Saw Mill Brook with Riverfront Area designation; a locally-rare vegetative community; and a significant amount of diverse wildlife habitat. In addition, these parcels are located adjacent to two existing Conservation Areas owned by the Newton Conservation Commission. Acquisition of Kessler Woods could substantially further the objectives of the Community Preservation Act.

The owner of this land, Nstar, originally issued a request for bids for these parcels with a submission deadline of February 21. This week, at the City's request, the Attorney General's office extended that deadline by four months (into June). The City is preparing to proactively solicit and facilitate creative proposals (possibly including CPA funding) that will maximize opportunities for open space conservation on the site. It is recognized that because the cost of acquisition will likely make conservation of the full site cost prohibitive, creative proposals that sensitively integrated other CPA goals, such as affordable housing and recreation, into a portion of the plan would be encouraged.

The City will issue a request for proposals in late-March to search for private partners to help realize the City's vision for Kessler Woods. To prepare for the release of this RFP, the City is searching for a planning consultant to complete the following scope of work **prior to March 17th**. It is expected that an initial meeting with staff/other city officials, a mid-point review meeting with staff/other city officials, and a final meeting to present findings with staff/other city officials will be required (three meetings total). One neighborhood meeting may also be required (please price this separately).

Design Services Scope of Work

The design services should include, at a minimum:

- Identify priority areas for maximum open space protection based on environmental features (e.g., wetland, locally rare vegetative community, and wildlife habitat) and spatial relationship to existing conservation areas to improve public access, where appropriate.
- Identify potential passive and/or active recreation opportunities.
- Identify areas appropriate for residential development that would have minimum drainage and environmental impacts, and preserve valued viewsheds.
- Identify a range of densities and housing types that the developable areas could support based on environmental constraints and neighborhood character.
- Create three conceptual development schemes that meet City goals of maximizing open space conservation, creating a mix of market and affordable housing, as well as enhancing and preserving neighborhood character and quality of life.

**PLEASE SUBMIT A WRITTEN QUOTATION AND QUALIFICATIONS NO LATER THAN
5PM, WEDNESDAY, FEBRUARY 12TH TO:**

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