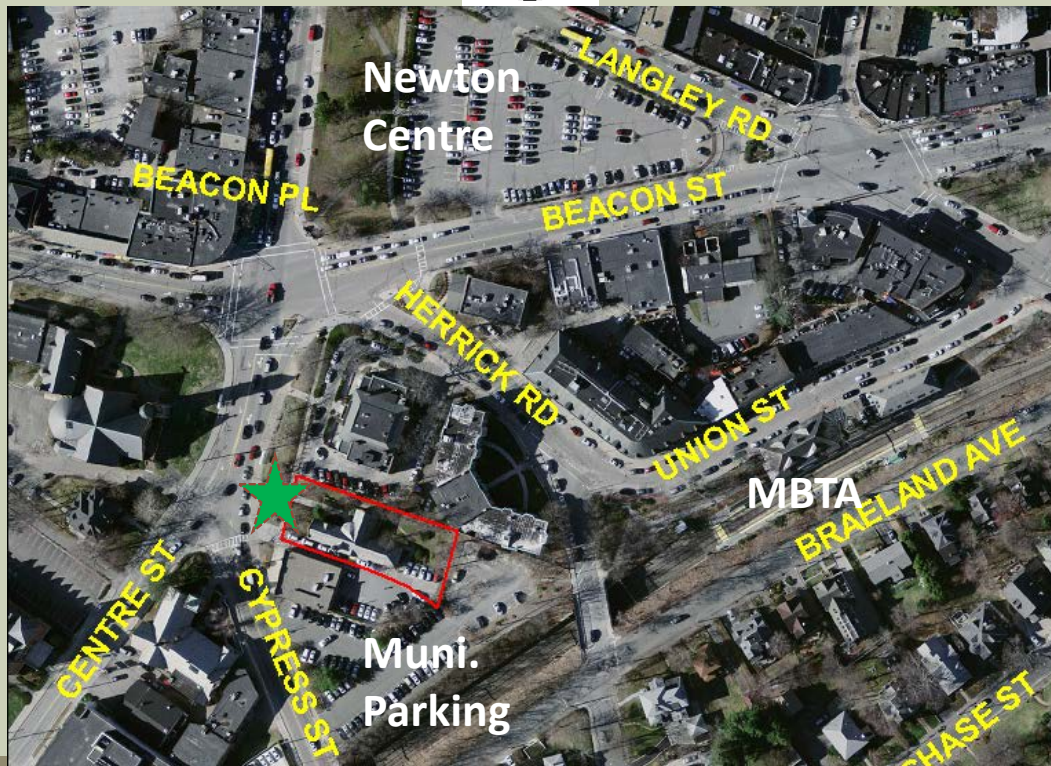


Request for Interest

1294 Centre Street

Newton, MA



Request for Interest Summary

- The City of Newton, through the Real Property Reuse Committee of the Board of Aldermen, is seeking Requests of Interest (RFI) for the reuse of 1294 Centre Street, a former branch library listed on the National Register of Historic Places.
- The Committee will entertain proposals for long-term lease or sale of the building contingent upon restoration of the building and its use for some public purpose or a use that enhances community life in Newton Centre.
- The building is conveniently located at the southern entrance to Newton Centre's Commercial Business District, with proximate access to the Newton Centre Green Line MBTA Station and municipal parking. The site is also accessible via I-95/Route 128, Route 9 and I-90/Mass Pike.
- Surrounding neighborhood convenience, retail and dining options complement many future uses.

Unique
Repositioning
Opportunity

2

Located in the
Heart of Newton
Centre

Property Description

- 16,160 square foot lot.
- The 1-story masonry building was constructed in 1927 in the Tudor Revival style for use as a branch library. It includes a slate roof, copper gutters and downspouts and wood windows, all original to the building. An ornate main entry is located on the north front façade of the building with additional entrances on the south and rear facades.
- The building is set back along a linear greenway.
- Access to the site is via a shared driveway with the abutter to the east, 1296-98 Centre Street. The site includes five (5) off-street parking stalls.
- The site is zoned Public Use but the majority of the commercial village is zoned Business 1.
- The building is located on the National Register of Historic Places.
- Usable 1st floor area is 4,200 square feet with additional square footage in the basement suitable for storage.



16,160 SF lot

5 parking stalls

4,200 SF +
basement

Building History

- The building was erected in 1927 and is significant to the civic history of Newton in that it was constructed with donations from Newton citizens as one of four architecturally similar branches in Newton's then new public library system. While the building use has changed (it was most recently occupied by the City's Health Department) and many interior spaces have been altered, most of the significant interior features remain intact and in decent condition. However, the building has suffered from deferred maintenance and significant investment is necessary to secure the integrity of the building, preserve historic features, and satisfy building code.

Constructed with public donations as a branch library

Vicinity

- Newton is one of the most affluent communities in the State with an average household income in excess of \$154,000 and average housing value of over \$750,000.¹
- Newton Centre is a village of Newton, Massachusetts. The main commercial center of Newton Centre is a triangular area surrounding the intersections of Beacon Street, Centre Street, and Langley Road. It is the largest downtown area among all the villages of Newton, and serves as an upscale shopping and dining destination for Newton as well as the western suburbs of Boston.



Affluent City

Largest
downtown area
in Newton



City of Newton, MA

Display the progress of ongoing dow

Start New S

Property Viewer

Aerial Photo

Assessing Districts

Parcel Abutters

Neighborhood Sales

GIS Mapping *

[Print Property Record Card](#) | [View Sketch](#)

Property SBL 61035 0003

Address 1294 CENTRE ST

Owner CITY OF NEWTON
HEALTH DEPT

Basic Information

Property SBL 61035 0003

Address 1294 CENTRE ST

Tax Bill Number 2504545

Land Use * 935

Land Use Description * MUNICIPAL IMPROVED
PUBLIC SAFETY

Lot Size 16,160 sq ft

Frontage 0 ft

Zoning ** PUB

Map ID 090SW

FY 2015 \$631,500

*** The land use and description listed here are for Assessing Department purposes based on historical records in the Assessing Department. For an official ruling on the legal use of the property pursuant to the state building code and/or Newton Zoning Ordinances, contact the Inspectional Services Department.**

**** For reference purposes only. Please check with Engineering Department for official zoning designation.**

Ownership

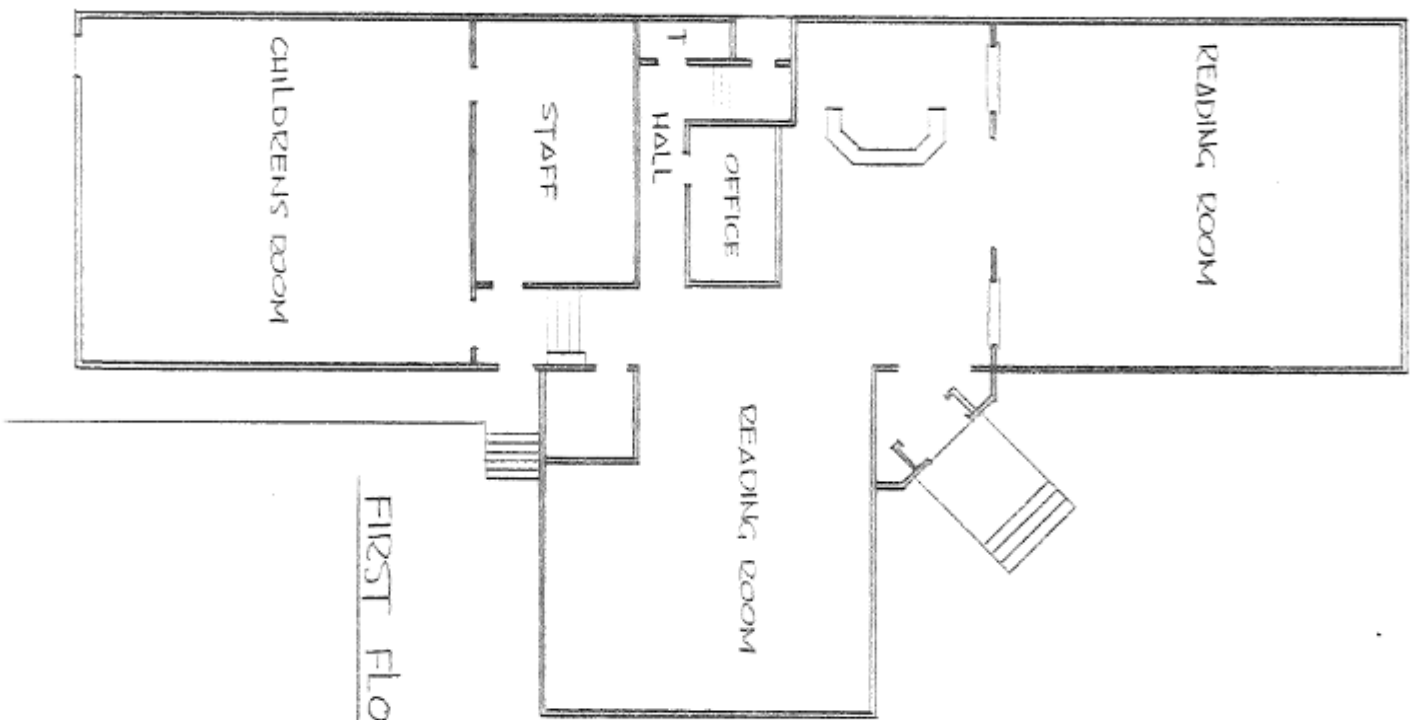
Current Owners CITY OF NEWTON
HEALTH DEPT

Mailing Address 1000 COMM AVE
NEWTON, MA 02459

Latest Sale Date



Scale 1" = 61.10 ft



FIRST FLOOR PLAN

NEWTON CENTRE LIBRARY

1294 CENTRE STREET
 NEWTON CENTRE, MA

SCALE : 1/16" = 1'-0"

OCTOBER 16, 1981

RWO

Purpose

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In order for the City to plan for the reuse of 1294 Centre Street in a way that enhances both the building and its surrounding area, responses to the RFI will provide:

- The level of interest in repurposing this building
- The potential uses respondents may envision for this site
- The preference for lease versus sale of the property
- An indication of how historic elements of the building can be featured

RFI Guidance

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- Proposals should attempt to:
 - Minimize or eliminate any financial burden to the City
 - Keep all of the significant architectural characteristics of the main portion of the building, both inside and out. Any work affecting the historic fabric of the building shall be performed according to the “Rehabilitation” level of treatment, as outlined in the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties
 - Provide a place for public interaction and community use in the tradition of the old library
 - Increase connectivity with nearby open spaces
 - Enliven the site and block with uses that will provide activities during evening and weekend hours, increase pedestrian traffic, and offer attractive outdoor/indoor gathering spaces
 - Build momentum and contribute to Newton Center’s growth as a sustainable, green, vibrant, walkable village

RFI Guidance Cont.

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- Notwithstanding the above restoration requirements, responders may propose to alter the rear wing of the building to create more open space and to enhance pedestrian flow and views through the middle of the block.
- Responders are encouraged to incorporate the entire site, including landscape design, into a comprehensive plan that opens the site on all sides to promote connectivity to the open space in Newton Centre.

Anticipated Process

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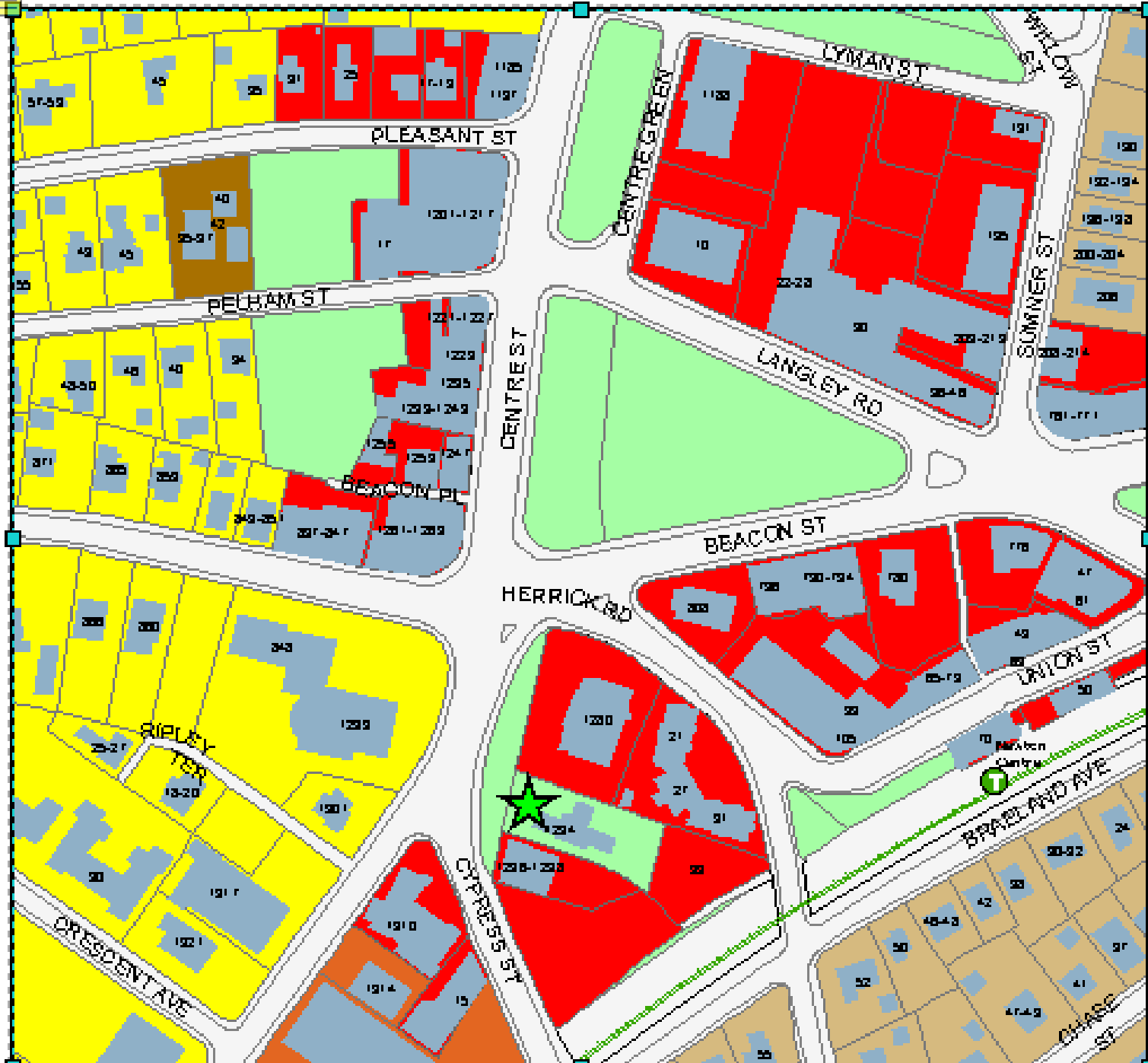
- If the property is approved for redevelopment the Mayor will issue a Request for Proposals and a potential new owner/lessee will be selected.
- The owner/lessee will prepare plans and submit applications to the appropriate Boards/Committees. At a minimum the Board will need to rezone the site and it is likely that any future use would require a special permit from Newton's Board of Aldermen to waive parking requirements and possibly also for the use. Any proposed demolition must be reviewed by the Newton Historical commission.
- It is expected that a Preservation Restriction will be placed on the property to ensure that the restored building is maintained.

Zoning

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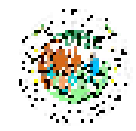
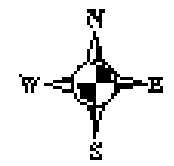
- The property is currently zoned Public Use
- Any development/reuse will require a re-zoning
- Business 1 is likely to be the most appropriate zoning classification for the property
- Allowed uses in the Business 1 zone include but are not limited to:
 - Office
 - Retail
 - Library or museum
 - Bank
 - Theatre
 - Hall or club
 - Service establishment
 - Restaurants with not more than 50 seats,
 - Dwelling units above the first floor
- Uses permitted by special permit include multi-family dwelling, restaurants with more than 50 seats, and open air businesses
- A request for a special permit and to rezone the site may be made concurrently

Zoning Map Newton Centre



Legend

- Existing Outlines
- Single Residence 2
- Single Residence 3
- Multi-Residence 1
- Multi-Residence 2
- Business 1
- Business 2
- Open Space/Recreation
- Public Use
- Property Boundaries
- Street Number



All information on this map is for informational purposes only. It is not intended to be used as a legal document. The City of Newton reserves the right to change the zoning map at any time without notice. The City of Newton is not responsible for any errors or omissions on this map. The City of Newton is not responsible for any damages or losses resulting from the use of this map. The City of Newton is not responsible for any actions taken based on this map.

CITY OF NEWTON, MASSACHUSETTS
 Mayor - Eric Blodgett
 City Manager - Douglas Crawford

Scale: 1" = 100 feet

Responses

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- Responses are requested by 5PM on June 17, 2015.
- Responses should include a narrative description of your proposal and how it meets the City's vision for the site, concept drawings if changes to the site are necessary, a description of how you anticipate managing parking and access for the site, your interest in the property for sale or for lease, proposed financial terms, and proposed source of funds.
- 10 copies should be submitted to the Planning Department on the 2nd floor in Newton City Hall.
- Submissions will be reviewed by the Real Property Reuse Committee and some responders may be invited to present their vision for the property to the Committee.
- If the Committee and Executive Department decide to move forward an RFP may be released later this year.

Open Hours

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- The building will be open for viewing at the following times:
 - Friday May 15th from 8-9 a.m.
 - Monday June 1st from 6:30-7:30 p.m.
- Please check the following website for any modifications to this RFI:
 - <http://www.newtonma.gov/gov/planning/current/devrev/hip/centre/default.asp>

Studies Undertaken

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- In 2012 local citizen experts appointed to a Joint Advisory Planning Group studied the site and made recommendations for the highest and best use of the property. Their report, as well as a report from the City's Planning and Development Department can be found here:
 - <http://www.newtonma.gov/gov/planning/current/devrev/hip/centre/japg.asp>
- A key finding is “the site is small but its location is a key-stone within the center and the right use could instill a new kind of energy in the village.”