



Setti D. Warren
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

(For staff use)
date rec'd:

Form last updated April 2013.

For full instructions, see www.newtonma.gov/cpa or contact:

Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Environmental Resource Planning for the Needham Street Corridor			
Project LOCATION	Needham Street from the Charles River to Winchester Street Winchester Street from Needham Street to the Route 9 underpass			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	James Freas, AICP Chief Planner for Long-Range Planning	jfreas@newtonma.gov	617-796-1131	1000 Commonwealth Ave Newton, MA 02459
Other Contacts				
Project FUNDING	CPA funds requested: \$70,000	Other funds to be used: \$0	Total project cost:\$70,000	
Project SUMMARY	Summarize the project's main tasks, components or features, and explain why it is eligible for CPA funds. You may provide more information in attachments, but your SUMMARY MUST FIT IN THE SPACE BELOW.			
<p>The project would develop a plan for environmental and open space resources for the Needham Street Corridor. This plan would build on the work of MIT graduate students completed in 2010 as part of the "Envisioning Needham Street" and turn their initial ideas into a plan of action that will be folded into the Planning and Development Department's current work on a Master Plan for the Needham Street Corridor.</p> <p>Despite its feel as a built-out, asphalt-covered commercial corridor, the Needham Street study area is located in an area with a dynamic open space network and rich ecological resources. These resources are currently underutilized, underappreciated, and exist in a degraded condition. The City seeks to improve access to these environmental resources to improve the quality of life in this corridor and to preserve and rehabilitate the natural systems as part of a comprehensive approach to sustainable design and development.</p> <p>Project components include:</p> <ul style="list-style-type: none"> • Identification of infrastructure and open space improvements that would enhance environmental benefits and passive recreational opportunities for public property in the study area, including opportunities for "daylighting" streams, re-creating wetlands, and creating pocket parks; • Recommendations for improvements to private property, including stormwater infrastructure, bioswales, and methods for increasing permeable surfaces within development projects, that the City can suggest to property owners as these sites redevelop in the future; • Suggestions for connecting to the proposed recreational greenway on the rail right-of-way parallel to Needham Street, both as a means of enhancing trail resources and creating green paths for wildlife; • Identification of sites for potential future public parks and open space that might be acquired with CPA funds or protected by public easement, such as daylighting South Meadow Brook and creating publicly accessible riparian resources. 				

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE		Environmental Resource Planning for the Needham Street Corridor				
USE of CPA FUNDS		HISTORIC RESOURCES	OPEN SPACE	or	RECREATION LAND	COMMUNITY HOUSING Contact
Check all that apply.	acquire					
	create	not allowed	X			
	preserve		X			
	rehabilitate/restore		Consult staff			
COMMUNITY NEEDS	From at least 2 of the community-wide plans linked to <i>Guidelines & Forms</i> from www.newtonma.gov/cpa , provide the plan title, year, page number and a brief quote showing how this project meets needs already recognized in these plans. You may also list other community benefits not mentioned in any plan.					
Newton Comprehensive Plan (2007) “In the planning and permitting process encourage the use of natural and permeable ground cover to minimize runoff in developed areas, rather than structural solutions.” (7-6) “Where feasible, require that open space for active or passive recreation be created in new developments, especially in the underserved portions of the City.” (7-7) “The network of smaller waterways that once criss-crossed the Newton landscape, have been largely reconfigured to make way for development... The long term impact of burying the streams has been loss of an ecosystem and a limit on capacity which is extremely difficult to repair or expand. As a result, due to repair needs or capacity demands, periodic flooding of some areas of the city currently occurs and may well increase.” (8-13)						
City of Newton Recreation and Open Space Plan Update, 2013-2019 (2012) “Follow up potential opportunity to reuse railroad spur line from Newton Highlands to Upper Falls and the Charles River, investigating feasibility of shared use configuration as a recreational corridor suitable for pedestrian walkway and other passive uses while not precluding public transportation options, including light rail.” (section 7, page 12) “Explore possibilities for new pedestrian pathway links between the Needham St. corridor and Charles River pathway segments, including investigating old spur line and bridge over the Charles River south of Needham St.” (section 7, page 12)						
COMMUNITY CONTACTS	List 3 Newton residents or organizations that can comment on the project and its manager’s qualifications. No more than 1 of these contacts should be a Board member, supervisor, employee or current work colleague of the project manager. Formal letters of support may also be attached but are not required.					
Name & title or organization		Email		Phone	Mailing address	
Peter Smith, Chair of Environment Committee, Newton Needham Chamber of Commerce and Member of Green Decade Newton		psmith@igc.org		617-233-6071		
Alan Schlesinger, Schlesinger & Buchbinder, LLP, member of Recreation & Open Space Plan Update Advisory Committee		aschlesinger@sab-law.com		617-965-3500		
Guy Compagnone, Chapman Construction		GuyC@chap-con.com		617-630-8408		
NON-CPA FUNDING	Source of funds			Amount requested	Date of funding decision (confirmed or expected)	

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Especially for pre-proposals, use only as many lines as needed to give a broad overview of your project.

Full proposals must also include a full, detailed budget in addition to this page.

Project TITLE	Environmental Resource Planning for the Needham Street Corridor		
Project BUDGET	USES of Funds (major expense categories)	SOURCES of Funds (CPA & others)	
CAPITAL/DEVELOPMENT COSTS			
Consultant Services	\$ 70,000	CPA funds	\$ 70,000
	\$ 000		\$ 000
	\$ 000		\$ 000
	\$ 000		\$ 000
	\$ 000		\$ 000
	\$ 000		\$ 000
	\$ 000		\$ 000
	\$ 000		\$ 000
TOTAL	\$ 70,000	TOTAL	\$ 70,000
ANNUAL OPERATIONS & MAINTENANCE (cannot use CPA funds)			
	\$ 000		\$ 000
	\$ 000		\$ 000
TOTAL	\$ 000	TOTAL	\$ 000
Project TIMELINE	Phase or Task	Notes (required fundraising, permits, bidding, etc.)	Season & Year
	Planning staff writes and distributes Request for Proposal (RFP)		Winter 2014
	Planning staff works with Purchasing staff to review qualifications and select consultant team		Winter/Spring 2014
	Consultant team completes study		Spring/Summer 2014
	Consultant team delivers final project report at a public meeting		Fall 2014

Project TITLE	Environmental Resource Planning for the Needham Street Corridor		
Required or Optional?	Check if included	Attachment Title & Description	
REQUIRED for all proposals	X	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
	X	MAP	of site in relation to nearest major roads (omit if project has no site)
		PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds	
		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)	
		10-year annual operating & maintenance budget (CPA funds may not be used here)	
		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	
		purchasing of goods & services: short email or letter summarizing sponsor’s understanding of applicable statutes (MGL ch. 30, 30B and/or 149) and City policies	
		SPONSOR FINANCES & QUALIFICATIONS	
		for sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
		for project manager: relevant training & track record of managing similar projects	
OPTIONAL for all proposals		LETTERS of SUPPORT	from Newton residents, organizations, or businesses
REQUIRED for all proposals that involve City govt., including real estate acquisitions		CAPITAL IMPROVEMENT PLAN	current listing/ranking & factors for this project
		COVER LETTER	from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management
REQUIRED for all historic resources proposals		HISTORIC SIGNIFICANCE	see separate instructions for 3 required attachments analyzing significance and showing how project meets national preservation standards
REQUIRED for all proposals involving real estate acquisition, construction or improvements	SITE CONTROL, VALUE & DEED RESTRICTIONS		
		legally binding option, purchase & sale agreement or deed	
		appraisal by an independent, certified real estate appraiser (the CPC may also commission its own, separate appraisal)	
		owner’s agreement to a permanent deed restriction (for affordability, historic preservation or land conservation)	
	ZONING & PERMITTING		
		short email confirmation of review by the Development Review Team (DRT)	
		brief property history: at least the last 30 years of ownership & use	
		environmental mitigation plans (incl. lead paint, asbestos, underground tanks)	
		zoning relief and permits required (incl. parking waivers, demolition or building permits, comprehensive permit or special permit)	
		other approvals required (Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.)	
	DESIGN & CONSTRUCTION		
		professional design & cost estimates: include site plan, floor plans & elevations	
		materials & finishes; highlight “green” or sustainable features & materials	

Consult staff to confirm requirements for each project.

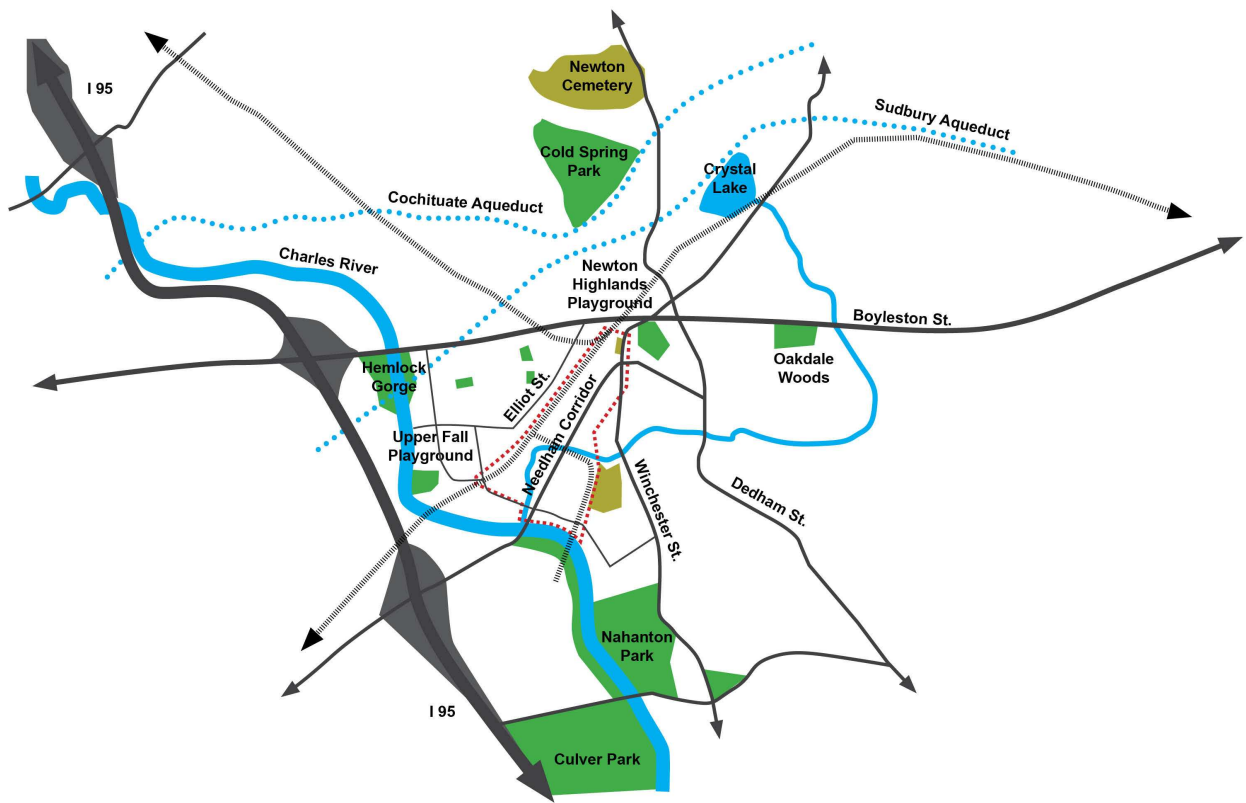


Figure 2: Existing and proposed open space patches. Image from MIT “Envisioning Needham Street” final report (2010).

NEEDHAM CORRIDOR ECOLOGY AND GREEN SPACES FINDINGS



Predominant Plants and Plant Communities:

Characteristic of Southern New England
Lowland wetland vegetation with red maple,
American elm, and ash species.

Successional areas with gray birch, white pine
and red maple, and non native species.

Buttonwood shrub swamps and spruce-tama-
rack wetlands.

Fisheries and Wildlife:

Characteristic of Southern New England

Green Spaces and Recreation on Site:

Larger Patch of wetland on the east side
Linear greens running North – South
Charles River System running East – West

Figure 3: Ecology and Green Space Findings. Image from MIT “Envisioning Needham Street” final report (2010).



Figures 4 and 5: Existing conditions on Needham Street.