



Setti D. Warren  
Mayor

## Newton, Massachusetts Community Preservation Program FUNDING REQUEST

**PRE-PROPOSAL**

**PROPOSAL**

Form last updated April 2013.

For full instructions, see [www.newtonma.gov/cpa](http://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](mailto:aingerson@newtonma.gov) 617.796.1144

(For staff use)  
date rec'd:

31 May 2013,  
2:45 pm

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

<b>Project TITLE</b>	<b>Waban Hill Reservoir Acquisition</b>		
<b>Project LOCATION</b>	Full street address (with zip code), or other precise location. Ward Street and Manet Road, Chestnut Hill, MA 02467		
<b>Project CONTACTS</b>	Name & title or organization	Email	Phone
<b>Project Manager</b>	Bob DeRubeis, Newton Commissioner of Parks & Recreation	bderubeis@newtonma.gov	(617) 796-1502
<b>Other Contacts</b>	Katy Hax Holmes, Senior Planner, Newton Planning & Development Dept.	kholmes@newtonma.gov	(617) 796-1143
<b>Project FUNDING</b>	<b>CPA funds requested:</b> \$1.5 million	<b>Other funds to be used:</b> \$750,000	<b>Total project cost:</b> \$2,250,000
<b>Project SUMMARY</b>	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 purpose of this project is to acquire the 5-acre parcel known as the Waban Hill Reservoir for ownership by the City of Newton and used as open space. Built in 1877, the City owned and operated this water repository until it was sold to the Massachusetts Water Board in 1900. At that time, the reservoir served to regulate water pressure during periods of high use and as a backup water supply during times of emergency. The reservoir stores water off-stream and has no watershed area, and does not store water for human consumption. A brick gatehouse currently standing at the south end of the reservoir was built c.1890 and replaced an earlier frame structure at this location. Now known as the Massachusetts Water Resources Authority, this agency is seeking to decommission this parcel and sell it. The City of Newton has formally expressed its interest in purchasing this parcel. As part of this effort, the City organized an advisory group comprised of Chestnut Hill and greater Newton residents to develop their vision for future uses of the property. This group has met bi-monthly since February 2013 and their efforts will culminate in a report and presentation to the Mayor, Board of Aldermen, and interested citizens.</p> <p>The Waban Hill Reservoir Dam is a 1,100 feet long earthenware embankment dam. The dam is 22 feet tall at its highest point and a crest width of about 15 feet. The large embankment surrounds approximately three quarters of the total site. This dam is located in a residential neighborhood and has been rendered inaccessible to pedestrian traffic by a tall protective fence.</p> <p>Under the established CPC guidelines for 'Allowable Spending Purposes,' this project is eligible for CPA funds under three of the four established categories. The funds will be used to acquire this open space for the purposes of creating recreational use, protecting pond frontage (albeit man-made), and scenic vistas on the uppermost rim of the dam. Protection of the historic gatehouse on this site also qualifies for funding under the CPC category for historic resources, though the dam and gatehouse have not been formally determined eligible for listing on the National Register of Historic Places. Lastly, this parcel qualifies for funding under the category of creating recreation land, active and passive. The Waban Hill Advisory Group is in the process of identifying both types of proposed uses for this site including a playground, walking paths, benches, a farming plot, exercise equipment, and public art displays.</p>			

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Project TITLE		Waban Hill Reservoir Acquisition				
USE of CPA FUNDS		HISTORIC RESOURCES	OPEN SPACE	or	RECREATION LAND	COMMUNITY HOUSING  Contact staff for separate form.
	acquire	X	X		X	
	create	not allowed	X		X	
	preserve	X	X			
Check all that apply.	rehabilitate/restore	X	Consult staff.		X	
COMMUNITY NEEDS	From at least 2 of the community-wide plans linked to <i>Guidelines &amp; Forms</i> from <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a> , 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.					
<p><u>NEWTON'S HERITAGE LANDSCAPES: A COMMUNITY-BASED RECONNAISSANCE REPORT, page 7:</u>            "The priority landscapes identified at the individual meetings were also compiled into a single list. Those with the broadest support city-wide fall into three major landscape themes, which have become a major organizing feature of this report.</p> <ul style="list-style-type: none"> <li>• Waterways and their associated landscapes;</li> <li>• Village centers and their defining features;</li> <li>• Community spaces outside village centers;"</li> </ul> <p><u>Statement of Open Space and Recreation Goals, Section 6, page 2 of 10</u>            "From the outset of the process, Newton's Open Space Goals were directed towards two basic concerns:</p> <ul style="list-style-type: none"> <li>•The identification of land to be acquired or otherwise preserved as open space; and</li> <li>•The identification of the best potential use of such land (whether it is most suitable for conservation, for active or passive recreation, and/or for integrated use)."</li> </ul>						
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		
	Gail Silberstein, Co-Chair, Waban Hill Reservoir Advisory Group	<a href="mailto:gail@silblaw.com">gail@silblaw.com</a>	617.527.3617	55 Woodlawn Drive, Chestnut Hill, MA 02467		
	Peter Clote, Co-Chair, Waban Hill Reservoir Advisory Group	<a href="mailto:pclote@bc.edu">pclote@bc.edu</a>	857-636-8988	173 Waban Hill Road North, Chestnut Hill, MA 02467		
	Ted Kuklinski, Newton Open Space Plan Committee	<a href="mailto:tkuklinski@aol.com">tkuklinski@aol.com</a>	617.763.3470	24 Henshaw Terrace, West Newton, MA 02465		
NON-CPA FUNDING	Source of funds		Amount requested	Date of funding decision (confirmed or expected)		
	Additional sources dependent on Board-approved uses		\$750,000	TBD		

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.

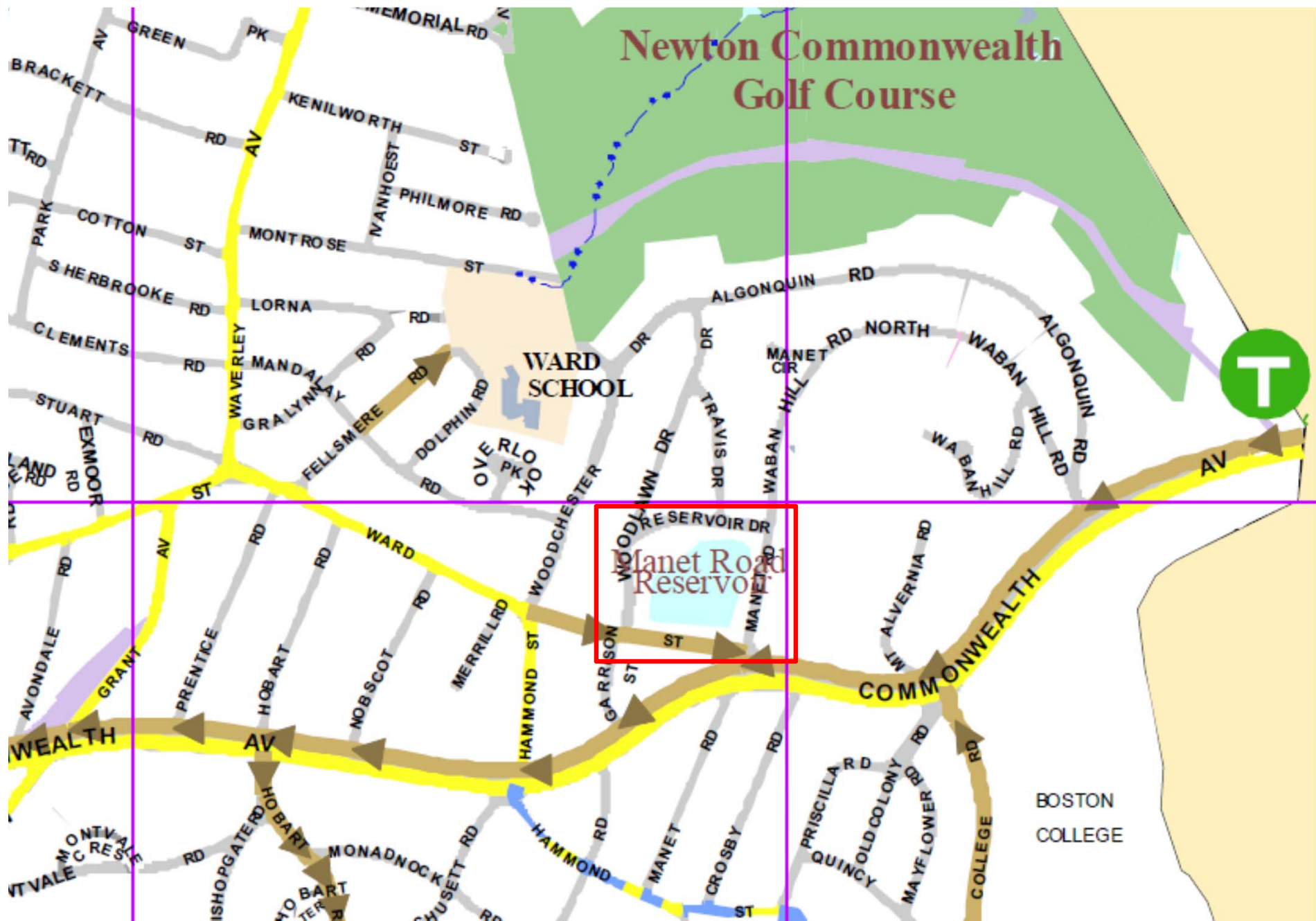
Full proposals must also include a full, detailed budget in addition to this page.

Project TITLE	<b>Waban Hill Reservoir Acquisition</b>		
Project BUDGET	<b>USES of Funds</b> (major expense categories)	<b>SOURCES of Funds</b> (CPA & others)	
<b>CAPITAL/DEVELOPMENT COSTS</b>			
Purchase from MWRA	\$ 1,500,000	CPA	\$1,500,000
Site improvements	\$750,000	CDBG/Public and Private \$\$	\$750,000
	\$ 000		\$ 000
	\$ 000		\$ 000
	\$ 000		\$ 000
	\$ 000		\$ 000
	\$ 000		\$ 000
	\$ 000		\$ 000
<b>TOTAL</b>	<b>\$ 2,250,000</b>	<b>TOTAL</b>	<b>\$ 2,250,000</b>
<b>ANNUAL OPERATIONS &amp; MAINTENANCE</b> (cannot use CPA funds)			
TBD	\$ 000	TBD	\$ 000
	\$ 000		\$ 000
<b>TOTAL</b>	<b>\$ 000</b>	<b>TOTAL</b>	<b>\$2,250,000</b>
Project TIMELINE	Phase or Task	Notes (required fundraising, permits, bidding, etc.)	Season & Year
	Selection of City of Newton as buyer	Not yet assured; may require competitive bidding	Fall/Winter 2013
	Negotiation of sale price between City of Newton and MWRA	Aldermanic review and approval	Spring 2014
	Purchase from MWRA	DCAM review of proposed sale required	Spring 2014
	Adapt site for recreational, historical and open space uses	Aldermanic review and approval	Spring 2015

Pre-proposals may OMIT this page & all attachments except those in **red**.

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

Photos & maps on following pages supplied by CPC staff.



Newton Commonwealth  
Golf Course

WARD  
SCHOOL

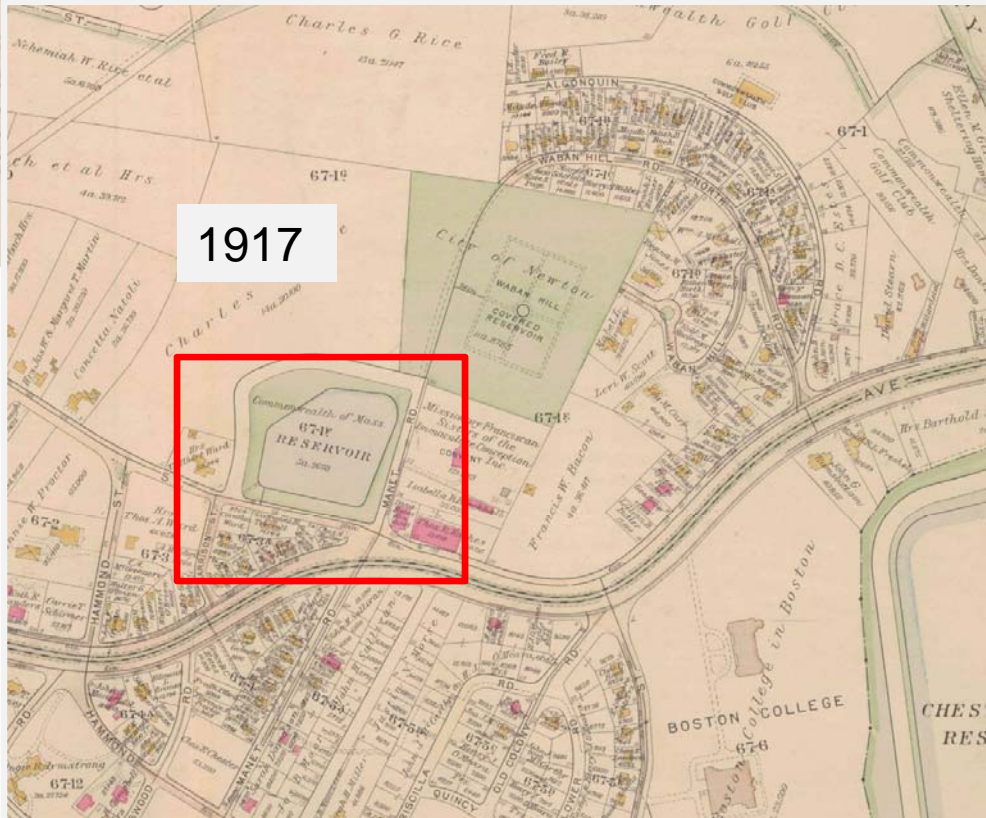
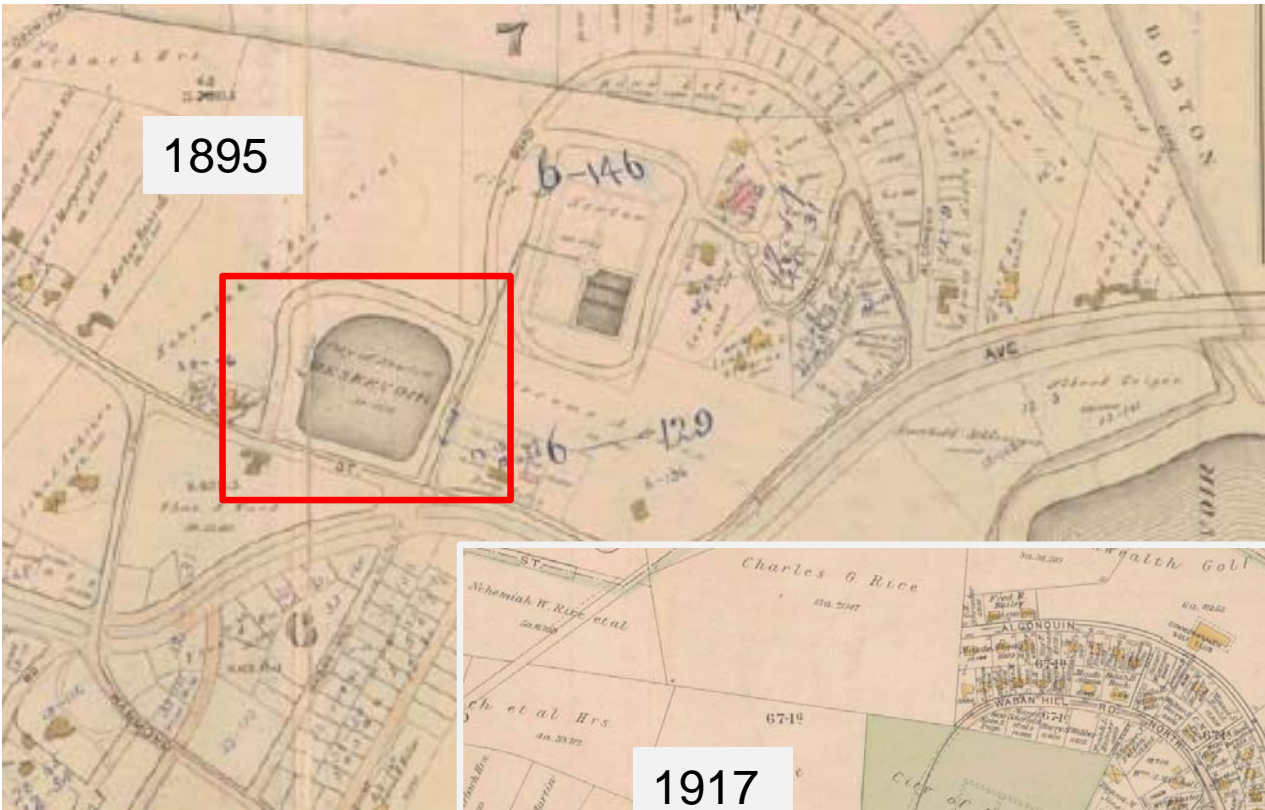
Manet Road  
Reservoir

COMMONWEALTH

BOSTON  
COLLEGE







**MWRA HISTORY**

<http://www.mwra.state.ma.us/04water/html/hist1.htm>

**Sudbury and Chestnut Hill**  
(1875-1878)

Boston Water Board (active 1875-1895)

- Framingham Reservoirs
- Sudbury Aqueduct
- Chestnut Hill Reservoir
- Beacon Street Mains
- Chestnut Hill Pump Stations
- Waban Hill Reservoir
- Fisher Hill Reservoir

**CURRENT STATUS**

- Off-line
- Emergency
- Emergency
- In service
- Off-line
- Emergency
- Emergency







