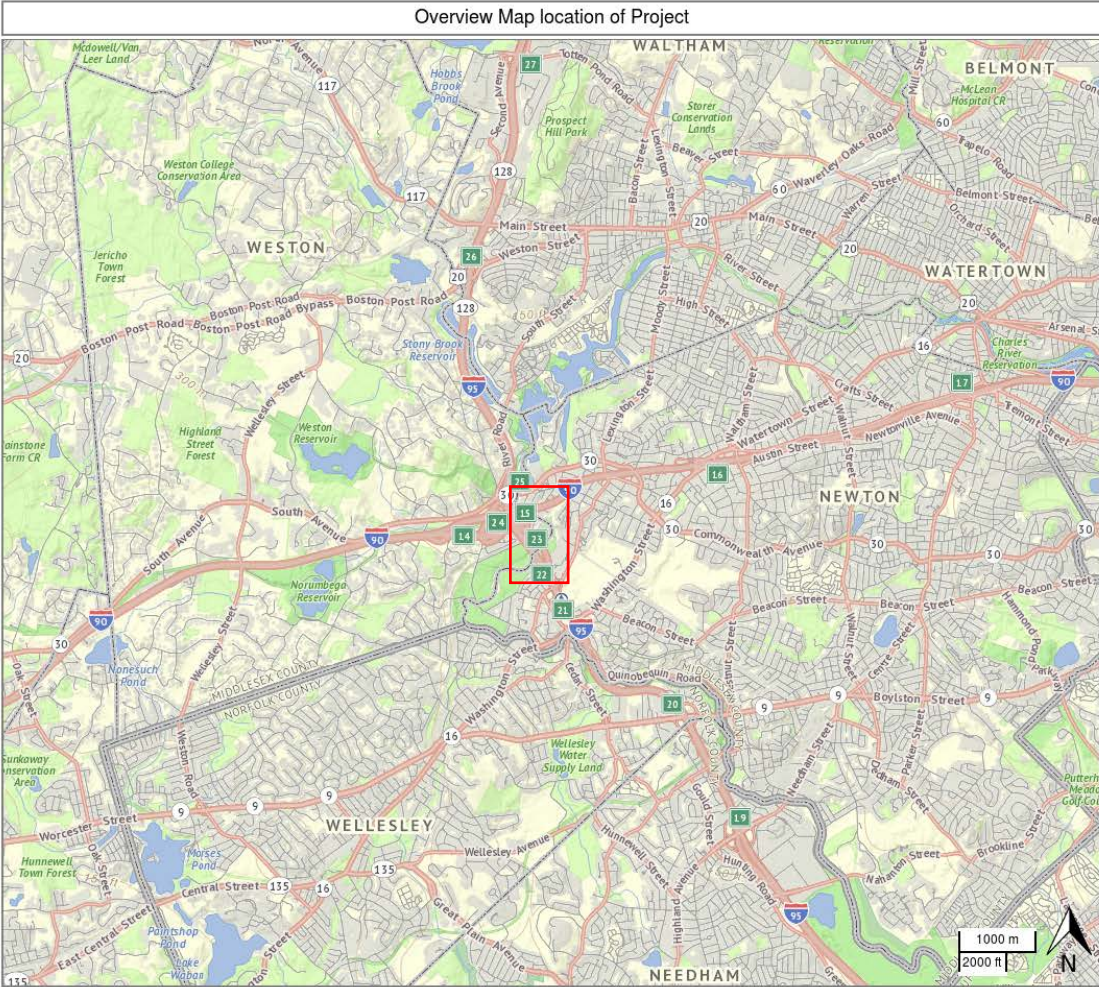


Attachments struck out here are posted separately on the Newton CPC website.

Project TITLE		Riverside Greenway – Pigeon Hill Trail 100% Design		
↓ Check off submitted attachments here.				
<b>REQUIRED.</b>	✓	<b>PHOTOS</b>	of existing site or resource conditions (2-3 photos may be enough)	
	✓	<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			
	✓	<del>development pro forma/capital budget:</del> 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)		
	✓	<del>operating/maintenance budget, projected separately for each of the next 10 years</del> (CPA funds may not be used for operations or maintenance)		
	✓	<del>non-CPA funding:</del> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions		
	✓	<del>purchasing of goods &amp; services:</del> written confirmation from City of Newton Purchasing Dept. that past and proposed procedures meet City requirements		
	<b>SPONSOR FINANCES &amp; QUALIFICATIONS, INSTITUTIONAL SUPPORT</b>			
	✓	<del>for sponsoring organization, most recent annual operating budget</del> (revenue & expenses) & financial statement (assets & liabilities)		
	✓	<del>for project manager: relevant training &amp; track record</del> of managing similar projects		
	✓	<b>CITY LETTER(S)</b>	Letters of support from City staff	
	<b>SITE CONTROL, VALUE &amp; DEED RESTRICTIONS</b>			
	✓	<del>deed or other legal confirmation of ownership</del> (DOT and/or DCR)		
	<del>owner's agreement to a permanent deed restriction</del> for open space conservation or public recreational use (DOT) — A. Ingerson has requested Law Dept. guidance on alternatives to a deed restriction; no response yet rec'd as of the date of application.			
	<b>ZONING &amp; PERMITTING</b>			
	✓	<del>brief property history:</del> at least the last 30 years of ownership & use		
	NA yet	<del>environmental mitigation plans:</del> incl. lead paint, asbestos, underground tanks		
	NA yet	<del>other approvals required:</del> Newton Conservation Commission, Newton Commission on Disabilities, Massachusetts Architectural Access Board, etc.		
	<b>DESIGN &amp; CONSTRUCTION</b>			
	✓	<del>professional design &amp; cost estimates:</del> include site plan, floor plans & elevations — See Halvorson proposal for scope of work, schedule and fee.		
NA yet	<del>materials &amp; finishes;</del> highlight “green” or sustainable features & materials			
<b>OP-TIONAL.</b>	✓	<b>LETTERS of SUPPORT</b>	from Newton residents, organizations, or businesses	



Overview Map location of Project

Detailed Features  
MassGIS Statewide Basemap  
MassGIS Topographic Features Basemap

**Pigeon Hill Trail**

Recreation Rd  
Bridge

MWRA

Riverside  
Park

**Riverside Depot  
Tunnel**

Pony-truss Bridge

**Pony-truss Trail**

Connector Rd

spillway

**Two Bridges Trail**

Riverside  
MBTA Station





Pigeon Hill Trail -  
and underpass  
below the MassPike

Oakland Ave

Evergreen Ave

90

Charles St.

Riverside Rd.

Depot Tunnel

Pigeon Hill Trail

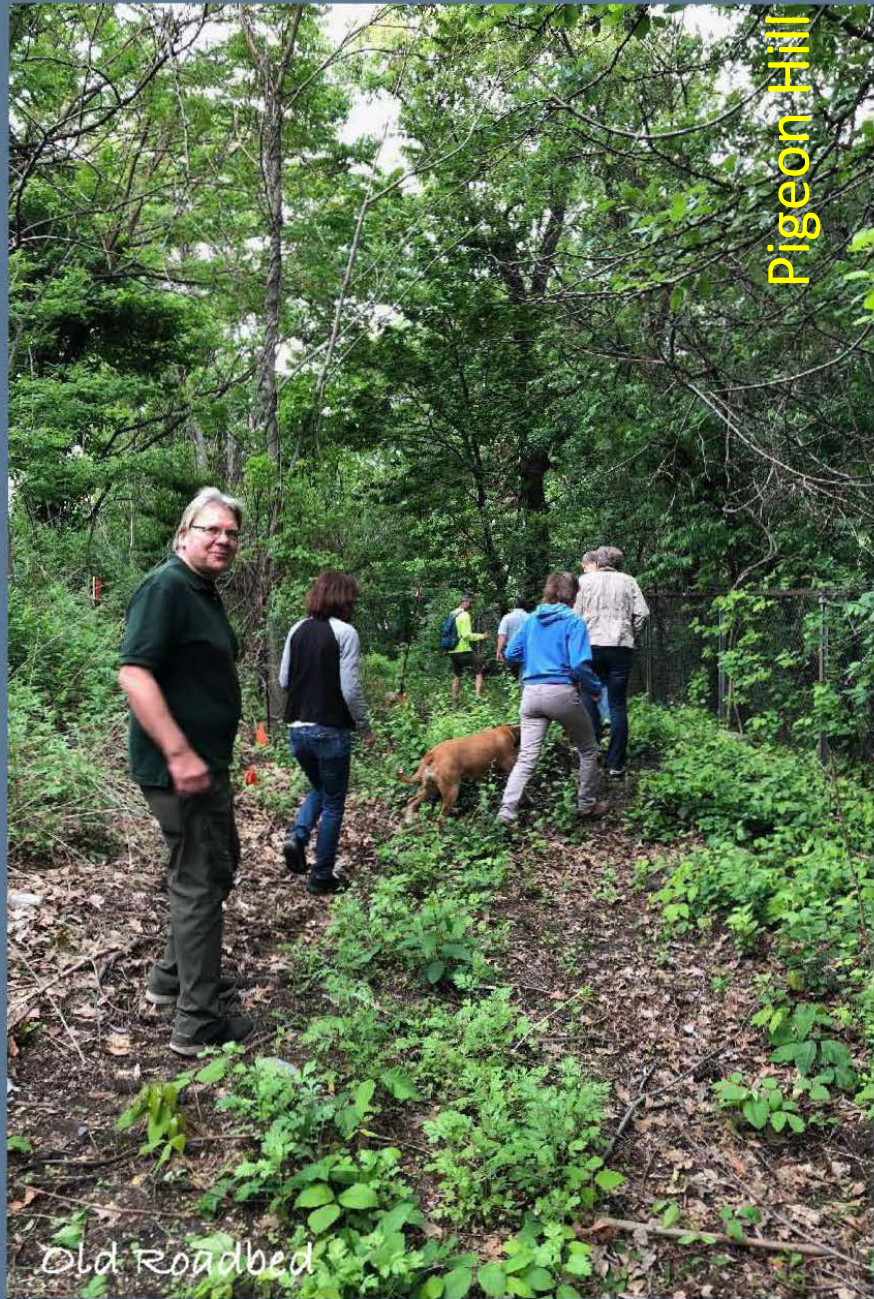
Stringer Bridge

Pony Truss Trail

Pony Truss Bridge

Riverside Park

Pigeon Hill T



Old Roadbed



Evergreen gate



Underpass



Pigeon Hill Trail Concept

## **Properties Associated with Riverside Greenway - Auburndale Links**

### **A Brief Property History**

Charles Eliot, the architect of the Metropolitan Park Commission, now the DCR, called this segment of the Charles River 'one of the most beautiful rivers in the world.' In the late 1890s, there were boat houses where as many as 5000 canoeists would congregate on the river on summer weekends; a park with the largest swimming pool in New England and tennis courts; and Norumbega amusement park with a dance and concert hall. All this disappeared with the advent of the car. The trolley to the Riverside Depot stopped running, and the river was blocked by the construction of highways, first Route 128 and then I-95 and I-90. The river itself was neglected, abused by abutting communities and became little more than sewer.

Beginning in the 1980s billions of dollars were spent restoring the water quality, through the advocacy of groups like the Charles River Watershed Association working with federal, state, and local stakeholders. The DCR owns the land along this part of the Charles. The DCR constructed the Charles River (Blue Heron Trail) from Boston to Lyons field in Auburndale.

The Riverside Greenway Working Group (RGWG) and neighbors have been working to create connections along the Charles River to trails in Wellesley and Weston along the now underutilized banks of the Charles, restoring the legacy that existed 100 years earlier. In 2017, the RGWG was awarded a DCR-RTP grant for the *Newton Lower Falls to Riverside Bridges Design*. In 2018 the Riverside Greenway Working group received a second DCR-RTP grant for the *Pony-truss Trail Restoration and Pigeon Hill Trail / Riverside Depot Conceptual Design*, and a follow up grant in 2019 to bring the design for the *Pigeon Hill Trail* to 100%.

In 2021 MassDOT is planning to replace the Recreation Rd. Footbridge, also known as the Lasell Boathouse Bridge. This bridge will carry an accessible, multiuse path across the Charles River through the MWRA site to Riverside. Construction of the Pigeon Hill Trail and Charles Street Underpass may be included in this bridge project.

### **Ownership**

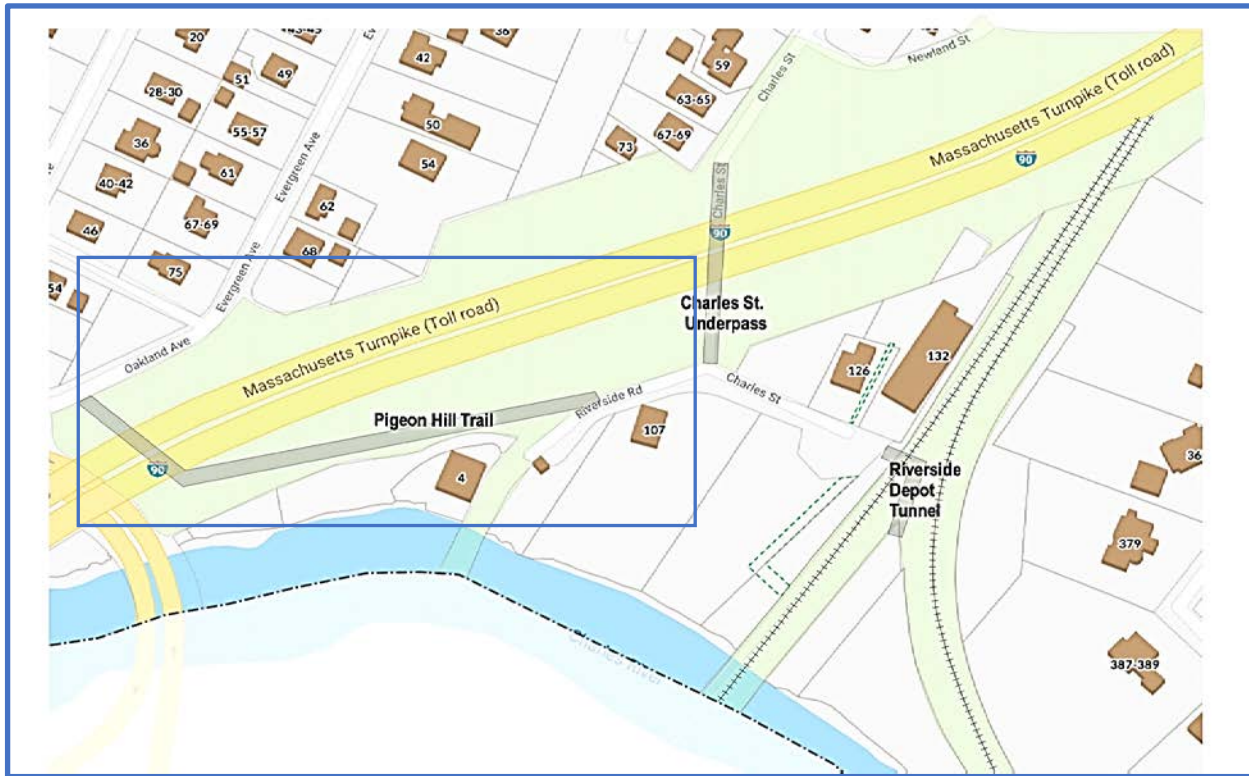
Using current Mass GIS and Newton Assessors Databases we documented that the ownership of all the land involved in this project lies in the hands of the Commonwealth of Massachusetts. The Pigeon Hill Trail lies entirely within the right-of-way of the Mass Pike (I-90) owned by the Mass DOT. The same is true of the Charles St Underpass. The bulk of the Riverside Depot Tunnel project is owned by DOT and MBTA, with DCR owning the connecting Pony Truss Trail. Most abutting properties on the south side of the Turnpike are also owned by the Commonwealth; whereas on the north side all but one property along Evergreen and Oakland Avenues are privately owned.

Once constructed the MassDOT and Mass DCR will negotiate transfer agreements for trail segments, as stated by Paul Jahnige from the DCR Mass Trails Program:

We do intend to negotiate and accept "Care and Control" agreements or transfer of interests in land or easements from MassDOT or MBTA, but until those are negotiated and agreed to by the agencies, I can't describe them in further detail.

(Email 8-9-2019)

Figure 1. The Pigeon Hill Trail lies within the blue rectangle



The Newton Assessors Database maps below show existing ownership.

ID	Site Address
<b>South Side</b>	
41002 0001	81 EVERGREEN AUB
41006 0026	126 CHARLES ST AUB
41001 0002	21 RIVERSIDE RD
41001 0001	11 RIVERSIDE RD
41006 0013	CHARLES ST AUB
41005 0003	139 CHARLES ST AUB
41001 0002A	0 EVERGREEN AVE
41005 0004	149 CHARLES ST AUB
41005 0001	1 RIVERSIDE RD
41006 0014	132 CHARLES ST AUB
<b>North Side</b>	
41005 0002	107 CHARLES ST
41002 0004	54 OAKLAND AVE
41003 0013	40-42 OAKLAND AVE
41003 0011	75 EVERGREEN AVE
41002 0003	58 OAKLAND AVE
41002 0002	64 OAKLAND AVE
41003 0010	67-69 EVERGREEN AVE
41003 0012	46 OAKLAND AVE
41004 0010	EVERGREEN AVE

**Abutters**

Abutters on the **south** side of the Mass Pike are properties owned by the Commonwealth with the exception of #4 (11 Riverside Rd) and 126 and 132 Charles St, which are in private ownership. On the **north** side the lot at 81 Evergreen Ave., directly opposite the Pigeon Hill trailhead, is owned by the Commonwealth; other than this lot all abutting properties are privately owned.

By definition the abutting properties (highlighted outlines) lie within 100 ft (purple band) of the selected property.



Figure 2. Abutters on the north side of the Mass Pike. Note: Pink is the 100ft radius from



selected property. (from the Newton Assessor Database)

Figure 3. Abutters on the south side of the Mass Pike. Pink is the 100ft radius from selected property. (from the Newton Assessor Database)

