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Real Property Reuse Committee Agenda

City of Newton

In City Council

Wednesday, January 27, 2021

7:00 PM

The meeting will be held virtually on Wednesday, January 27, 2020 at 7:00 pm.
To view this meeting using Zoom use this link:
<https://us02web.zoom.us/j/84196872686> or call 1-646-558-8656 and use the
following Meeting ID: 841 9687 2686

Item Scheduled for Discussion:

#26-21 Reuse of Newton Highlands Branch Library/Brigham House
DIRECTOR OF PLANNING & DEVELOPMENT submitting on December 24, 2020 a letter recommending that the property located at 20 Hartford Street, on 4,776 sq. ft. of land in Ward 6, Newton Highlands, known as Property ID: 52040 0010 be transferred from the Executive Office to the Public Buildings Department to be used for youth activities and community services.

Referred to the Real Property Reuse Committee

#65-20 Reuse of the West Newton National Guard Armory (295-19)
DIRECTOR OF PLANNING & DEVELOPMENT submitting on August 7, 2016 a letter recommending that the West Newton Armory located at 1135 Washington Street be evaluated for the purpose of leasing the property for redevelopment as 100% affordable housing or for municipal uses pursuant to Ordinance Section 2-7.

#65-20(2) Reuse of the West Newton National Guard Armory (295-19)
JOINT ADVISORY PLANNING GROUP FOR THE WEST NEWTON ARMORY submitting, on November 13, 2020 its recommendations for the use of the West Newton National Guard Armory at 1135 Washington Street, which was declared available for sale or lease on September 17, 2019.

Respectfully submitted,

Victoria Danberg, Chair

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

CITY OF NEWTON

IN IN CITY COUNCIL

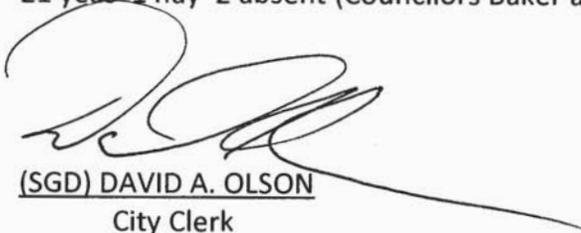
June 17, 2019

ORDERED:

That, in accordance with the recommendation of the Public Facilities and the Finance Committees through their respective Chairs Deborah J. Crossley and Leonard J. Gentile, the authorization to acquire by purchase the West Newton Armory Building and land located at 1135 Washington Street, West Newton for affordable housing or a public use for a price to be determined, be and is hereby approved.

Amendment: The Council requests that the Mayor start the Real Property Reuse process as quickly as possible in order to form a Joint Advisory Planning Group.

Under Suspension of Rules
Readings Waived and Approved
21 yeas 1 nay 2 absent (Councilors Baker and Downs)



(SGD) DAVID A. OLSON
City Clerk



(SGD) RUTHANNE FULLER
Mayor

Date: 6/24/19

CITY OF NEWTON

CITY COUNCIL

February __, 2021

That, pursuant to Section 2-7 of the Revised Ordinances of 2007, as amended, after a public hearing and upon recommendation of the Real Property Reuse Committee, through its Chair Victoria L. Danberg, it is hereby

ORDERED:

That Her Honor the Mayor be and is hereby authorized to lease the land commonly known as the West Newton Armory, located at 1135-1137 Washington Street, containing approximately 33,150 square feet of land, identified as Section 31, Block 7, Lot 21, in West Newton, Ward 3, in a Business 2 zoning district, and,

The property shall be leased, subject to the minimum financial terms and conditions as voted by the Honorable City Council as set forth as follows:

TERMS OF LEASE:

That the price for lease of the property shall be nominal and reflect the use recommendations made below.

FURTHER BE IT RESOLVED:

1. Intended use.

That the site shall be used solely for a 100% permanently affordable housing development, subject to necessary affordability restrictions, in accordance with the terms of the special legislation authorizing the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) to convey the property to the City of Newton.

2. Request for Proposal (RFP).

That an RFP for the lease and development of the property shall be issued seeking proposals from responsible development teams to construct and maintain affordable housing on the property. The terms of the RFP should be broad enough to attract various proposals for development of the property in order to provide flexibility to the City in selecting the proposal that best serves the populations in need of affordable housing. These populations may include, but are not limited to, families, seniors, chronically homeless individuals, veterans, or individuals with special needs.

3. Affordability levels.

That the housing shall be affordable to low- or moderate-income households earning up to 80 percent of the area median income and at a cost that does not exceed 30 percent of monthly gross income, and that opportunities for deeper levels of affordability shall be explored.

4. Comprehensive Plan/Washington Street Vision Plan.

That the development should be consistent with the goals and policies contained in the Newton Comprehensive Plan and the Washington Street Vision Plan including specifically that the City seek affordable housing opportunities, leverage public land, and invest directly in affordable housing. That the architectural design of the development should be both appealing and compatible with the Washington Street Vision Plan.

5. RFP Evaluation.

That the Mayor shall appoint a committee composed of individuals with expertise in fields including but not limited to affordable housing development and finance, supportive services and architecture, and which also shall include representation of the City Council, to consult with the Mayor and assist staff in evaluating the proposals received by the City.

6. Quality of Life

The architectural design of the development shall provide for a highly-livable and comfortable environment for its residents, including sufficient common/recreational space for the populations it serves, to the extent feasible.

7. Funding/Financial Feasibility.

That the development shall be financially feasible and efficiently use all available funding sources, including funding for affordable housing and historical preservation.

8. Historic Preservation.

That the City shall work closely with the Massachusetts Historical Commission and the Newton Historic Commission to develop and agree to a Memorandum of Agreement outlining the process to be followed with respect to future development of the property.

9. Accessibility.

That the development shall be accessible to persons with disabilities, that the design of the buildings and the site plan shall comply with the Americans with Disabilities Act and the rules and regulations of the Massachusetts Architectural Access Board, and that consideration should be given to issues of accessibility, adaptability, visibility, and universal design in development of the site plan.

10. Sustainability.

That the development should utilize sustainable design to reduce the use of energy, water, and other natural resources and minimize adverse environmental impacts in both

construction and long-term operation, including but not limited to installation of solar panels, if feasible.

11. Parking.

That the development should provide sufficient parking to accommodate its residents.

DRAFT