

Development Mitigation Funds

Projects	Project Address	Mitigation	Amount Promised	Avail.Balance	End Date	Conditions
Arborpoint, Woodland Station LLC (Comp Permit)	1940 Washington St	Storm drainage inflow and infiltration		\$85,380	negotiating an extension of end date	Owner paid City to defray costs of storm drainage inflow and infiltration. To be returned 5 years from date of payment if not used. 4/10/06 check deposited by City. 4/20/2006 (Bldg permit issued)
Cherry Street	1347-1349 Washington St	Traffic signalization		\$2,000		To purchase and install pedestrian countdown signal heads on existing traffic signal at Cherry and Washington Street intersection.
Kessler Development LLC	Kessler Way	Mitigation (City Engineer)		\$73,750		This payment represents 29.5% of total payment of \$250,000 proposed by applicant in letters dated June 2nd and 3rd, 2004 to seed a capital improvement plan to mitigate infiltration/inflow for sewer basin area C, in which this subdivision is located. Project completed and closed out. Engineering returning \$26,000.
Kessler Development LLC	Kessler Woods	I&I	\$286,473*	\$286,473		BO #102-06(12) Condition 30. requires Chestnut Hill Realty to pay half of projected I&I fee of \$286,473 at time of first utility payment. At 95% occupancy CHR to work with City Engineer to determine actual flow per bedroom and adjust fee accordingly and pay remainder. Project has not yet reached 95% occupancy.
		Intersection design Pedestrian signal and crosswalk	\$340,000	\$0		BO #102-06(12) Condition 35 requires CHR to prepare design plans for intersection improvements at Lagrange/Vine/Cory, total cost of design and construction not to exceed \$340,000. CHR has paid entire \$340,000 to a consultant for 100% design plans. CHR to install pedestrian signal and crosswalk at entrance to project. Crosswalk installed, ped signal installed.
Marriott - Commonwealth Crosswalk	2345 Commonwealth Ave	Norumbega	\$ 20,000	\$0		Signal across Comm Ave contingent not warranted \$20,000 paid by petitioner to Con Comm to improve rec opportunities at Norumbega. Funds will be used over next 2 years for fencing and asphalt removal and for river bank stabilization. Funds used in FY13.
Needham St. Village Shops, LLC	49, 55 and 71 Needham St	Undergrounding of utilities; not mitigation	\$19,200		12/1/24	Funds to be collected if City or Commonwealth undergrounds utilities on Needham St in next 12 years.
Newton Centre	54-57 Union St	Maintenance to Union Path		5000	43411	\$1000/year for 5 years, for as long as owner continues to exercise special permit or whichever occurs first. Money to be used by city for pedestrian and/or landscaping improvements to Union Path, e.g. snow removal. Pd 2013, 2014.
NW Hospital	2014 Washington St	Drainage Mitigation Fund		\$20,362		Money to assist the City in its program to reduce inflow infiltration of sewage in the area of the Hospital. \$16,000 + interest
O'Hara's Restaurant	1185 Walnut St	Pedestrian or access improvements		\$2,500		Pedestrian, biking and vehicular safety improvements within Newton Highlands Village Center; (Paid)
Riverside - Jordan Marsh	275 Grove Street	Traffic Mitigation Fund	\$249,000	\$40,152		Traffic Mitigation Fund of \$249,000 required by Condition #24 and to be paid prior to Certificate of Occupancy. Traffic Mitigation Fund Agreement signed by Mayor on October 6, 1998 and requires a special revenue fund (Traffic Mitigation Fund) to be used to mitigate potential impacts of the project on the City or improve traffic safety and flow in other locations of Lower Falls and Auburndale. Requires Mayor make an appropriate request of the Board of Alderman from the fund for any authorized improvements.
		Traffic Engineering Assistance	\$75,000			Technical traffic engineering assistance to City Traffic Engineer by Sam Park & Assoc., upon request, and at a cost not to exceed \$75,000 to assist with the study and implementation of traffic
		Long-range regional access study	Cost not to exceed \$50,000		W/in 1 yr. of CO	Petitioner to conduct study on long range improvements for regional access to Grove Street area. Appears to have expired. No evidence this study was done (re: David K.)
		Inter-village bus service	\$25,000 annually			Petitioner to contribute \$25,000 annually to City's "operational inter-village bus service." Nexus stopped running in Newton c.2000. therefore no contributions made in recent years.
		Auburndale improvements		\$135,873		Old Jordan Marsh development mitigation
		Lower Falls		\$369		Old Jordan Marsh development mitigation
		Other improvements		\$15,577		Old Jordan Marsh development mitigation
Shaws	1-27 Boylston St	Hammond Pond Stormwater Mgmt		\$150,000	9/21/14	Help pay for design, purchase, permitting and installation of a Vortecnics unit to treat stormwater from Hammond Pond Pkwy prior to release in Hammond Pond as set forth in Hammond Pond Stormwater Master Plan dated 4-18-2002. Will be implemented after ConCom votes to implement remaining portions of aforementioned plan. Plan in place to be spent by 9/21/14.
Sycamore Restaurant	753-755 Beacon St	Parking and ped access improvements Newton Ctr.		\$2,000		Mitigation for parking affects on Newton Centre neighborhood; (Paid)
Terry O'Reilly's Pub	47-61 Langley Rd	Parking and ped access improvements Newton Ctr.	\$8,000	\$1,000		Mitigation for parking affects on neighborhood 4K at CO (received) 1K annually for 4 years
170 Needham Street	170 Needham St	Undergrounding of utilities; not mitigation	\$7,140		12/1/24	Funds to be collected if City or Commonwealth undergrounds utilities on Needham St in next 11 years.
Core Power Yoga	275 Washington St	Parking and ped access improvements Newton Corner	\$2,500	\$2,500		Parking and ped access improvements Newton Corner
Rox Diner	335 Walnut St	Parking and ped access improvements Newtonville	\$2,500	\$2,500		Mitigation for parking affects on Newtonville neighborhood; (Paid)
429 Cherry St	429 Cherry St	Ped countdown signal @ Cherry & Wash. St	\$3,500			Ped countdown signal @ Cherry & Wash. St; Update 2.25.19:Under Construction
The Village Café	719 Washington St	mitigation related to impacts of parking waiver	\$2,500	\$2,500		Pedestrian improvement to intersection of Washington Street and Harvard Street so pedestrians parking on south side of street can safely cross. Pd.
1247 Centre St	1247 Centre St	mitigation related to impacts of parking waiver	\$1,500.00	\$1,500.00	none	SP #225-14, pd 1/16
Garden Remedies	697 Washington St	Pedestrian improvements	\$15,000			Curb extension or other pedestrian improvement to intersection of Washington Street and Harvard Street so pedestrians parking on south side of street can safely cross. Petitioner also agreed to pay up to an additional \$5,000 in mitigation if warranted. (Paid)

93-105 Union St	Comedor	mitigation related to impacts of parking waiver	\$2,500	\$2,500		Pedestrian Accessibility or circulation improvements in Newton Centre vicinity. Pd.
714 Beacon St	714 Beacon Street		\$10,000	\$10,000		Pedestrian safety improvements @ Beacon and Dalton
Newton Nexus	131-181 Needham Street	Undergrounding of utilities; not mitigation voluntary contribution to promote development of NUFG	\$87,545	\$0	4/21/40	Condition 16 of BO #19-15, funds to be collected if City or Commonwealth undergrounds utilities on Needham St in next 25 years.
Newton Nexus	131-181 Needham Street		\$10,000	\$10,000	4/21/40	Condition #19 of SP # 19-15 requires voluntary contribution to be used by City for the development of the Newton Upper Falls Greenway; (Paid)
2 Wells Avenue	2 Wells Avenue	Traffic Mitigation Fund	\$67,500	\$0	None	Condition #7 of SP 124-15 requires a \$67,500 donation to pay for the cost of traffic and roadway iprovements to mitigate potential impacts of the project at the intersection of Wells Aveneu and Nahanton Street, Nahanton and Winchester intersection, and on Wells Avenue; paid on 2.2.16
180 Wells Ave	180 Wells Ave	Traffic Mitigation Fund	\$80,000			The petitioner is also required to implement a TDM Plan which includes membership in the 128 Business Council. Condition #5 of SP 148-15(2) requires an \$80,000 donation to pay for the cost of traffic and roadway iprovements to mitigate potential impacts of the project at the intersection of Wells Aveneu and Nahanton Street, Nahanton and Winchester intersection, and on Wells Avenue. Have not exercised SP yet.
261 Centre St.	Bertucci's	mitigation related to impacts of parking waiver	\$10,000			Condition #15 of SP 326-15 requires a \$10,000 donation to facilitate pedestrian and vehicular movement in the immediate Newton Corner area/ Have not exercised SP yet.
2 Windsor Rd.	Hardware Store	mitigation related to impacts of parking waiver	\$2,500	\$2,500		Condition #8 of Order 121-15 requires a \$2,500 donation for pedestrian and vehicular safety improvements in immediate area; (Paid)
95 Elm St.	Paddy's	mitigation related to impacts of parking waiver	\$2,500			Condition #4 of Order 40-15 requires a \$2,500 donation for pedestrian and vehicular safety improvements in immediate area. Due at CO; Update 2.25.19: Not Paid, no CO issued
112 Needham St	112 Needham St	Undergrounding of utilities; not mitigation	\$9,081	\$0	3/16/40	Condition 6 of BO #360-14, funds to be collected if City or Commonwealth undergrounds utilities on Needham St in next 25 years.
180 Needham St	180 Needham St	Undergrounding of utilities; not mitigation	\$8,755	\$0	8/10/40	Condition 6 of BO #91-15, funds to be collected if City or Commonwealth undergrounds utilities on Needham St in next 25 years.
255 Newtonville St	255 Newtonville St	traffic study or other neighborhood improvements and improvements to Cabot Park	\$20,000	\$20,000		Condition 5 of BO #48-16, petitioner shall contribute \$10,000 towards the cost of conducting a traffic study of the area at East Side Parkway/Newtonville Avenue/Lewis Terrace or other neighborhood improvements and \$10,000 towards improvements to Cabot Park, subject to the approval of the Parks and Recreation Commissioner; (Paid) Under Construction
28 Austin St	28 Austin St	Muni. Infrastructure Improvements	\$750,000	\$101,283		Condition 2 of BO #119-15, at the time of building permit petitioner pays \$750,000 for I/I. Paid and building permit issued.
		Undergrounding of utilities; not mitigation	\$81,186			Condition 17 petitioner makes payment to City for undergrounding of utilities along the site's Austin Street frontage when City comences undergrounding. Paid.
		Other	\$475,000			Funding for shuttle bus, construction mitigation, shop Newtonville, and contingency fund as required by Condition 21. Ongoing.
77 Court Street	77 Court Street	Sewer I/I mitigation	\$112,728	\$112,728		Condition #3 of Decision #7-14, mitigation payment for sewer infiltration and inflow. (paid)
			\$10,000	\$10,000		Condition #10 of Decision #7-14, contribution for mitigaiton and upgrades to the pedestrian-activated crossing signal at the Washington Street/Harvard Street intersection or for other ped improvements in the immediate area. (paid)
Washington Place	875 Washington Street	off-site improvements	\$700,000	\$ 1,156,880		Condition #6 of Decision #96-17, off-site improvements in the vicinity of the project categorized as (a) streetscape and beautification initiates including the bridge over the turnpike nad MBTA, and (b) transportation enhancements for all travel modes, including, but not limited to, pedestrian, bicycle, and elements related to the Newtonville MBTA commuter rail station. Within 90 days after the issuance of the building permit for vertical construction, the City Council shall identify the specific improvements to be made and direct the petitioner to construct the imprevements for an amount not to exceed \$700,000, or shall direct the petitioner to pay \$700,000.
392-404 Langley Road	392-404 Langley Road	Sewer I/I mitigation	\$782,880			Condition #7 of Decision #96-17, I&I payment. 8:1 ratio, but not to exceed \$782,880; Paid
		Shuttle	\$50,000	\$10,000	10/12/27	Conditoin #8 requires the petitioner to contribute \$5,000 a year for a period of ten years (for a total payment of \$50,000) for the initiation and ongoing operations of a shuttle serving the project site. In the event the City determines that a shuttle is infeasible, the funds may be used at any time by the City for any transportation measures in the area which are deemed to affect the Project; under construction 1 payment made of \$5,000 on 6.8.18, 2nd payment 6.3.19
		Speed Feedback Display Signs	\$12,000	\$12,000		Condition #9 the petitioner shall pay the sum of \$12,000 to the City for the cost and installation by the City of two speed feedback display signs on Langley Road. The petitioner shall have no obligation regarding the ongoing maintenance or repair of said speed feedback display signs; Paid on 6.8.18
		Bicycle Racks	\$1,800	\$1,800		Condition #10 requires the petitioner shall pay for not more than three public bicycle racks, at a cost of \$600 each; paid on 6.8.18
		Transportation Improvements	\$25,000	\$25,000		Condition #17 requies the petitioner contribute \$25,000 to the City for any streetscape improvements in the area from which the Project may benefit if utlities were not undergrounded along the Project's frontage; paid on 6.8.18
697 Washington Street	Marijuana Establishment	Transportation Improvements	\$25,000	\$25,000		Condition #19 reuqires the petitioner to pay \$25,000 to the City for the cost and installation by the City of a bus shelter along the Project's Washington Street frontage; (paid)
JFK Circle	Haywood House	Sewer I/I mitigation	\$50,000			Condition #18.e requires the petitioner to pay the initial \$10,000 prior to the issuance of a CO; under construction
160 Stanton Avenue	Golda Meir	Sewer I/I mitigation	\$80,000			Condition #17.f requires the petitioner to pay the full amount prior to the issuance of a CO; approved not under construction
166 & 182-184 California	LA&CA	Transportation Improvements	\$5,000			Condition #7 requires the petitioner to pay the full amount prior to the issauance of a building permit; paid on 8.15.19
157 Herrick Road	Benchmark Senior Living	Sewer I/I mitigation	\$35,660	\$35,660	10/12/27	Condition #3 requires \$35,660 be paid prior to the issuance of a CO
24-26 Elliot Northland	Marijuana Establishment	Inclusionary Zoning	\$1,250,000	\$1,250,000		Condition #4 requires a payment of \$1,250,000 prior to a CO
		Road Safety Audit	\$25,000	\$13,112.98		Paid. BETA is contracted to do the RSA and work is underway.
	Mixed Use project at 156 Oak and 55 Tower Road	Sewer I/I mitigation	\$1,850,000			\$925,000 at first building permit for residential building and \$925,000 at first residential unit occupancy permit.

		Offsite transportation improvements	\$5,000,000			\$2,500,000 at first building permit for residential building and \$2,500,000 at first residential unit occupancy permit
		Countryside School	\$1,500,000			\$1,000,000 at first building permit for residential building and \$500,000 at first residential unit occupancy permit.
		Splash Park	\$1,000,000			Developer to design and construct splash park, no direct payment to City
Riverside		Muni. Infrastructure Improvements (in lieu of I&I)	\$1,400,000			\$700,000 at first building permit for a residential building and \$700,000 at first dwelling unit certificate of occupancy
		Offsite traffic mitigation or other neighborhood improvements	\$1,500,000			\$750,000 at first building permit for a residential building and \$750,000 at first dwelling unit certificate of occupancy
		Williams School	\$1,500,000			\$750,000 at first building permit for a residential building and \$750,000 at first dwelling unit certificate of occupancy
		Offsite trail improvements	\$3,000,000			Developer to design and construct trail improvements. In the event the developer fails to secure all necessary approvals prior to issuance of a certificate of occupancy for the 285th dwelling unit, the developer shall pay the City \$3,000,000 less the Two Bridges DCR payment, for open space/ parks and rec improvements in the project vicinity.
Riverdale	15 Riverdale Ave Comp Permit	I&I	\$446,000			\$223,000 at first building permit and \$223,000 at first residential unit occupancy permit
		Light fixtures at Forte Park	\$200,000			Prior to issuance of any building permit
		Intersection improvements	\$150,000			Developer to construct intersection improvements at Los Angeles and Bridge Streets. Option to pay City \$150,000 instead.
Dunstan East			\$515,510			\$257,755 at first building permit for vertical construction and \$257,755 prior to issuance of first dwelling unit occupancy permit
		I&I Elm St. Park Playground Improvements	\$100,000			Prior to issuance of any certificate of occupancy
1149 Walnut	25 unit multifamily	I&I	\$116,158			Half submitted prior to issuance of any building permit and half prior to issuance of a final certificate of occupancy
280 Newtonville		I&I Cabot Park Improvements	\$40,009 \$120,027			Prior to building permit Prior to certificate of occupancy for first dwelling unit
Haywood House	Comp permit at JFK Circle and Jackson Road	I&I	\$10,000			Prior to certificate of occupancy

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