



COMMUNITY PRESERVATION COMMITTEE AGENDA

May 10, 2022 at 7:00 P.M.

The Community Preservation Committee (CPC) will hold this meeting as a virtual meeting. No in-person meeting will take place at City Hall.

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: **86009141928**

Ruthanne Fuller
Mayor

Barney S. Heath
Director of Planning and
Development

To join this meeting on your computer, go to:

<https://us02web.zoom.us/j/86009141928>

One tap mobile: **+13017158592,,86009141928#**

At the start of the meeting, CPC members will designate a member to be responsible for reviewing the draft minutes for this meeting.

COMMUNITY PRESERVATION COMMITTEE

Dan Brody, Chair
Jennifer Molinsky, Vice Chair
Mark Armstrong
Eliza Datta
Byron Dunker
Susan Lunin
Robert Maloney
Martin Smargiassi
Judy Weber

PROPOSALS AND PROJECTS

7:00 P.M. – Public Hearing on Proposal for Commonwealth Avenue Carriageway Redesign Additional Funding (\$133,002 in CPA Recreation Funding)

www.newtonma.gov/cpa

Program Staff

Lara Kritzer
Community Preservation
Program Manager
lkritzer@newtonma.gov
617-796-1144

OTHER BUSINESS

- 1) Review of Updated Logo Design
- 2) Review of Project Review Materials and Spreadsheets
- 3) Review of Current Finances
- 4) Approval of April 12 Minutes
- 5) Other

Please note that the times noted above are approximate and discussions may happen earlier or later in the meeting as needed. Pre meeting packets with additional information on each agenda item are posted on the website before each meeting.

1000 Commonwealth Ave
Newton, MA 02459
T 617.796.1120
www.newtonma.gov

The location of this meeting/event is wheelchair 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/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: 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.

Newton

Community Preservation Program

Meeting Materials



Proposals and Project Reviews

Public Hearing on Proposal for [Commonwealth Avenue Carriageway Redesign Additional Funding](#)

The City is requesting an additional \$133,002 in CPA Recreation Funding to complete the 100% design for the Commonwealth Avenue Carriageway Redesign. While the CPA funding received in November 2020 was originally intended to cover the full cost of the final design, the project ran into some additional design expenses concerning the need to remove/reconfigure the light at Ash Street and Commonwealth Avenue which were not anticipated in the original budget. This project is located in Auburndale between the Newton/Weston line and Charles River Bridge and Lyons Field. The new proposal and Reader's Guide are attached and the original proposal and attachments are available at the link above.

OTHER BUSINESS

Review of Updated Logo Design (Page)

This was rescheduled from the last meeting – included in this packet are the proposed logo design revisions from Mark Armstrong as well as the previously reviewed draft revised logo designs from the Newton North Graphic Design Program. Ideally I would like to have enough of a finalized design following this meeting to send the information back to Newton North to be finalized. If anyone needs any additional information for this discussion, please let me know.

Review of Project Review Materials and Spreadsheets

This was also left on from last month. In February, the Committee, reviewed the affordable housing projects spreadsheets but no decisions were made about whether or not the information should be added to the website. I would like to take a minute at this meeting to discuss that question and whether there are any other tools or materials that would be helpful to have for the project reviews.

For CPC public meeting on May 10, 2022

3) Review of Current Finances (Page 17)

The At A Glance spreadsheet has been updated to show that the New Art Center project has been approved by City Council and to include the new full and pre-proposals submitted for this month. Otherwise, there are no significant changes to the financial information

I've also updated the spreadsheet on current projects and attached it here for the Committee's review.

4) Approval April 12 Minutes (Page 22)

I am including the original set of draft minutes here in the packet but expect to send out the ones reviewed by Martin S. prior to the meeting. If anyone would prefer to have a separate copy to review and edit, please let me know.

5) Other - Just in case.

City of Newton



Ruthanne Fuller
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

Last updated February 2020.

Please submit this completed file directly – do not convert to PDF or other formats.

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

Lara Kritzer, Community Preservation Program Manager

City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459

lkritzer@newtonma.gov 617.796.1144

(For staff use)
date rec'd:

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	Commonwealth Avenue Carriageway Redesign Additional Funding		
Project LOCATION	Full street address (with zip code), or other precise location. Commonwealth Avenue (Lyons Field to Charles River Bridge)		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Nicole Freedman Director of Transp. Planning, City of Newton	nfreedman@newtonma.gov	617-879-8148
Other Contacts	Barney Heath, Director of Planning & Development, City of Newton	bheath@newtonma.gov	617-796-1131
Project FUNDING	A. CPA funds requested: \$ 133,002	B. Other funds to be used: \$ 5,928,000	C. Total project cost (A+B): \$ 6,061,002
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.		
<p>Funding Request - The CPA recently provided the Commonwealth Avenue Carriageway Redesign Project \$390,000 for design, to take the project from 25% design to final design. The City respectfully requests an additional \$133,002 in design funding to complete the design process. Since submission of the 25% design, there has been additional coordination required due to a scope change at Ash Street where the existing signal was deemed to be unwarranted by MassDOT. In working with the residents and MassDOT, the City needed to design a new alternative for Ash Street, as well as carry two alternatives through the 25% design process. This has been important, but unexpected work that is critical to maintaining and ensuring community support for the project. The requested additional funding will cover services required to perform the out-of-scope work performed on the additional alternatives and will enable the City to finish the design process and be constructed on time. The project is currently scheduled to start construction in Spring 2023.</p> <p>Project Summary - The project will redesign a critical compromised segment of the Commonwealth Avenue Carriageway from Lyons Field to the Marriot driveway. The project will create new green space and add a continuous walking and bicycle path where the roadway currently exists by rerouting vehicular traffic from north of the median to the south. Project benefits include: a) increase the overall amount of green space b) link myriad trail networks including the Charles River Path, the Riverside Greenway trail network and Weston's planned shared use path on Commonwealth Ave from Newton to Natick, c) increase visibility and access to the Charles River at the historic boathouse d) improve transit access in the area by upgrading bus stops.</p> <p>The Commonwealth Avenue Carriageway, the crown jewel of Newton, provides a nearly continuous east to west linear park, and walking and bicycling route for the expanse of Newton. Between Lyons Field and the Charles River bridge, however, the Carriageway assumes a compromised form, carrying the westbound vehicular traffic as it approaches Highway I95 and I90. The project will reroute the westbound vehicular traffic south of the median, allowing the Carriageway to again support biking and walking.</p> <p>MassDOT has fully funded construction of this project with \$5,900,000. Construction has been moved up to FY23 from FY25 with construction planned to start in spring 2023. The project will be constructed in coordination with MassDOT's \$23.8M Project 110980 Newton-Weston-Bridge Rehabilitation South Avenue (Rt. 30) over the Charles River which abuts our project. Both share a project limit of the Marriot Driveway. Constructing these projects in tandem means the Carriageway bike and pedestrian facilities and green space will be carried from Lyons Field, past our project limit at the Marriott, to the bridge over the Charles River. MassDOT has also initiated a new project to look at continuing the bike and pedestrian west beyond the Charles River over I95.</p>			

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	Commonwealth Avenue Carriageway Redesign Additional Funding																		
USE of CPA FUNDS	RECREATION																		
	create	x																	
	rehabilitate/ restore																		
COMMUNITY NEEDS	<p>From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.</p> <p>This project restores a critical gap of the Commonwealth Avenue Carriageway to its preferred form of a linear parkway and pathway for people recreating on foot and on bicycle. Numerous plans recognize the need for this project. More importantly, both the City of Newton and MassDOT have committed financially to this project: A) Newton’s Capital Improvement Plan has committed \$200,000 to 25% design in FY21. The City has contracted with Howard Stein Hudson and has completed 25% design. The City had previously committed \$24,000 for concept design, which has since been completed. B) MassDOT has committed more than \$5,900,000 to construction in FY2023 through their Bicycle and Pedestrian Projects budget, to coincide with the construction of MassDOT’s previously mentioned bridge project.</p> <p>Current plans which reference this project are as follows:</p> <ol style="list-style-type: none"> 1. Newton Capital Improvement Plan, 2020, page 6, “Two new Complete Streets projects were approved in the spring of 2019. The second project is the Commonwealth Avenue Carriageway improvements. This Auburndale project will complete MassDOT’s work on the Charles River Bridge. The segment along Comm Ave will be a shared use path for pedestrians and bicycles on the Charles River Trail from Lyons Field to the Auburn Street intersection then connecting to walkable streets over Pigeon Hill to trails along the river” 2. MassDOT State Prioritized Bicycle and Pedestrian Projects, FY 2025, Project construction funded. Project ID 610674. (To be posted shortly on MassDOT/MPO website. Project approved by vote at MPO meeting on 5/25) 3. Metropolitan Area Planning Council Landline Vision Plan, 2018, Shown on map. https://trailmap.mapc.org/ The LandLine is a vision for a continuous trail network throughout the metro-Boston area. 4. Newton Open Space and Recreation Plan 2020-2027, 2020, page 153, “81. Create a safe, low-stress bike lane on Commonwealth Avenue Carriage Lane.” 																		
COMMUNITY CONTACTS	<p>List at least 3 Newton residents or organizations willing and able to comment on the project and its manager’s qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Name & title or organization</th> <th style="background-color: #d3d3d3;">Email</th> <th style="background-color: #d3d3d3;">Phone</th> <th style="background-color: #d3d3d3;">Mailing address</th> </tr> </thead> <tbody> <tr> <td>Mayor Ruthanne Fuller City of Newton</td> <td>rfuller@newtonma.gov</td> <td>617-796-1108</td> <td>1000 Commonwealth Avenue Newton, MA 02459</td> </tr> <tr> <td>Herb Nolan Founder Solomon Foundation</td> <td>herbnolan@solomonfoundation.org</td> <td>617-875-6861</td> <td>10 Laurel Ave, Wellesley, MA 02481</td> </tr> <tr> <td>Mike Halle Transportation Advisory Group</td> <td>m@halle.us</td> <td>617-721-8585</td> <td>N/A</td> </tr> </tbody> </table>			Name & title or organization	Email	Phone	Mailing address	Mayor Ruthanne Fuller City of Newton	rfuller@newtonma.gov	617-796-1108	1000 Commonwealth Avenue Newton, MA 02459	Herb Nolan Founder Solomon Foundation	herbnolan@solomonfoundation.org	617-875-6861	10 Laurel Ave, Wellesley, MA 02481	Mike Halle Transportation Advisory Group	m@halle.us	617-721-8585	N/A
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You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE	Commonwealth Avenue Carriageway Redesign Additional Funding	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
Concept Design – Complete. 50% paid for by City of Newton. 50% paid for by Solomon Foundation		\$47,900
25% Design – Complete. Paid for by City of Newton. City is under contract with HSH.		\$200,000
Final Design – In Process with CPA funding.		\$390,000
Final Design Amendment – Request of CPA		\$133,002
Construction – Assigned MassDOT construction funds, FFY2025 via MassDOT’s Bike/Ped program		\$5,900,000
		\${amount}
D. TOTAL USES (should equal C. on page 1 and E. below)		\$6,670,902
Sources of Funds	Status (requested, expected, confirmed)	
City of Newton & Solomon Foundation (Concept Design)	Confirmed	\$47,900
City of Newton (25% Design)	Confirmed	\$200,000
CPA Funding (Final Design)	Confirmed	\$390,000
CPA Funding (Amendment)	Request	\$133,002
MassDOT Bicycle and Pedestrian Program (Construction)	Confirmed	\$5,900,000
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$6,670,902
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
		\${amount}
		\${amount}
		\${amount}
		\${amount}
F. TOTAL ANNUAL COST (should equal G. below)		\${amount}
Sources of Funds		
		\${amount}
		\${amount}
G. TOTAL ANNUAL FUNDING (should equal F. above)		\${amount}
Project TIMELINE	Phase or Task	Season & Year
	Concept Design	Complete
	25% Design	Complete
	Final Design	In Process
	Construction	2023

Project TITLE		Commonwealth Avenue Carriageway Redesign Additional Funding	
↓ Check off submitted attachments here.			
REQUIRED.		PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
		MAP	of site in relation to nearest major roads (omit if project has no site)
<p>Pre-proposals: separate attachments not required, just use page 3 of form.</p> <p>Full proposals: separate, detailed budget attachments REQUIRED.</p>	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)	
		Operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
		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: briefly summarize sponsor’s understanding of applicable state statutes and City policies		
REQUIRED for all full proposals.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
		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	
REQUIRED for all full proposals involving City govt., incl. land acquisition.		CAPITAL IMPROVEMENT PLAN	current listing/ranking & risk 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
	DESIGN & CONSTRUCTION		
	X	Professional design & cost estimates: include site plan, floor plans & elevations	
OPTIONAL for all proposals.		LETTERS of SUPPORT	from Newton residents, organizations, or businesses

Newton Community Preservation Program
CPC Staff READER'S GUIDE to New Proposal
Commonwealth Avenue Carriageway Redesign Additional Funding

CPA Funding Request: \$133,002 for creation of Recreation resource
2020 Funding: \$390,000
Total Funding (\$532,002) would be 8.6% of overall project funding

Total Project Cost: \$6,061,002

This proposal is a request for additional funding to complete the project to redesign the Commonwealth Avenue Carriageway from the Charles River Bridge (Newton/Weston line) to Lyons Field in Auburndale. The existing CPA funding was approved in November 2020 and is currently being used to fund consultants Howard Stein Hudson who are completing the 100% design for the new greenway and pedestrian space.

RECOMMENDED QUESTIONS, REQUESTS, OR CPC ACTIONS PRIOR TO FUNDING VOTE:

This project was previously considered to be eligible for CPA funding under Recreation as it is creating a new pedestrian and bike path that will connect to other existing path systems in the area. Below are a few general questions on the changes to the project for consideration at the upcoming public hearing.

- Has the question of the traffic signal at Ash Street been settled? If not, are there any concerns that the additional funding requested will not cover the cost of completing the design?
- Are there additional reviews or approvals/permitting required for the revised design?
- Are there any concerns that the project design cannot be completed on time now that the construction has been moved from FY25 to FY23?

RECOMMENDED FUNDING CONDITIONS:

1. The additional funding will continue to be used to pay for the services of a consultant to complete the 100% design of the redesigned carriageway space.
2. Any interim plans or designs will be shared with the CPC for public posting on the CPC's website.
3. The applicant should also be prepared to update the CPC at regular intervals as requested on the status of the project.
4. The CPC shall receive copies of all relevant plans, drawings, schematics, budget and marketing materials, etc. associated with the use of the CPA funding. The Applicant will also be expected to present these materials at a meeting of the CPC for their review and approval before the final funds are released and/or the project is considered complete.
5. All recommended CPA funds should be appropriated by the City Council within six (6) months and expended within two (2) years of the date of any CPC recommendation. If either deadline cannot be met, the applicant should request a written extension from the CPC, which the CPC may grant at its discretion.
6. Any CPA funds appropriated but not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.

DETAILED NOTES & QUESTIONS

A pre-proposal was not required in this case due to the earlier review and the proposal is considered to be complete. The original proposal and supporting documentation are also available on the website at: <https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/commonwealth-avenue-carriageway-redesign-project>

PROJECT SUMMARY

Project Scope - The Commonwealth Avenue Carriageway Redesign Project requested CPA funding to complete the 100% design for a new green space and continuous pedestrian and bicycle path in place of the north carriageway of Commonwealth Avenue between Lyons Field and the Charles River Bridge in Auburndale. The project's goal is to increase the amount of usable green space in this section of Commonwealth Avenue and to link myriad trail networks including the Charles River Path, the Riverside Greenway trail network (in development), and Weston's planned shared use path (currently at 25% design).

The current request is due to an unexpected design issue surrounding the traffic light at the intersection of Ash Street and Commonwealth Avenue. Addressing this issue required the consultants to attend additional meetings and develop several design alternatives for the intersection for review by the neighborhood, City and MassDOT. As a result, the project is now running short of funding for the consultant and will not be able to complete the 100% design work without the additional funding. In addition, MassDOT moved the project construction from FY25 to FY23, increasing the need for the 100% design work to be completed as scheduled.

Project Outcomes - If successful, the CPA funding will complete the 100% design for the north side of the Commonwealth Avenue carriageway, preparing it for on-time construction of the amenity in FY2023 by MassDOT which is contributing all of the construction funding for this project.

USE(S) OF CPA FUNDS

The additional funding would be used to continue the work of consultants Howard Stein Hudson to complete the 100% design. The consultants previously completed the 25% design of the area and have been working over the last year on the final design. To date, the project has used just short of half of the original \$390,000 in CPA funding allocated to this project.

PROJECT TIMELINE

The City is currently working on the 100% design and plans to have the work completed within the next few months in order to be ready to begin construction in FY23.

COMMUNITY NEEDS

As noted in the original proposal, this project is listed in the Capital Improvement Plan (CIP) as priority #32 with a rating of 53.3. Several state documents also reference this project including MassDOT's State Prioritized Bicycle and Pedestrian Projects, which originally included construction funding for FY25 and has since moved the project to FY23, and the 2018 Metropolitan Area Planning Council Landline Vision Plan (<https://trailmap.mapc.org/>) which considers this work to be in line with their vision for a continuous trail network throughout the metro-Boston area. Lastly, the project is also referenced on Page 153 of the Newton Open Space and Recreation Plan 2020-2027, "81. Create a safe, low-stress bike lane on Commonwealth Avenue Carriage Lane."

PROJECT DEVELOPMENT BUDGET

The current request for additional funding would allow the City to complete what is essentially the third phase of the project's development. Phase I completed the initial, conceptual design with funding split 50/50 between the City of Newton and the Solomon Foundation (\$47,900). Phase 2, the 25%, was funded by the City at a cost of \$200,000. Phase 3, completing the final 100% design, is currently underway and is entirely funded by the original \$390,000 in CPA funding. Phase 4 will be MassDOT's construction of the project using \$5.9 million from their Bicycle and Pedestrian Program. CPA funding, including both the prior recommendation and the current funding requests, is requested to cover only 8.6% of the overall costs. Previously, CPA funding represented 7.5% of the project.

PROJECT OPERATING BUDGET, MAINTENANCE

The new park space and path system will be maintained by the City of Newton, with the Parks, Recreation and Culture Department overseeing the park land maintenance and the Public Works Department's (DPW) Transportation Operations maintaining the pavement. The original 2020 proposal stated that both departments would include this work in their regular operating budget at an estimated annual cost of \$2,500 (\$500 from Parks, Recreation and Culture and \$2,000 from DPW).

SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT

The project is currently managed by Nicole Freeman, Director of Transportation Planning, who will be present at the meeting to explain the need for the additional funds. Both the CPC and City Council expressed their support in 2020 with the original funding allocation. The City had also supported the project in 2019 when they allocated \$200,000 for the initial design. Support for the project can also be seen at the State level in the inclusion of the construction funds in the FY23 MassDOT TIP funding.

SITE CONTROL, DEED RESTRICTIONS

CPC staff requested guidance from the Newton Law Dept. on the need for site use restrictions during the original review in 2020. The Law Department has stated that and no restriction is required as the funding is only for design and not construction. The land in question is included in a public way along a State route and is already maintained by the City and State agencies.

DESIGN & CONSTRUCTION

Both the original and current proposals take the proposed design from 25% to 100% design in readiness for future construction and included public meetings and reviews to reach consensus on specific design elements. CPA funding is proposed to cover design work only and no actual construction will take place at this time.

COMMUNITY OUTREACH & LETTERS OF SUPPORT

The original proposal included a cover letter from Mayor Fuller and letters of support from the Lawrence and Lillian Solomon Foundation and the Riverside Greenway Working Group, which is currently working to complete the Pigeon Hill Trail nearby. These letters are available on the website for review.



Ruthanne Fuller,
Mayor

Newton, Massachusetts
Community Preservation Committee
COMMUNITY PRESERVATION PLAN
 Revised December 14, 2021

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Barney S. Heath
 Director of Planning
 & Development

Massachusetts' [Community Preservation Act](#) (CPA) provides local and state funds for projects in community housing (affordable housing), historic resources, open space, and recreation, within certain constraints:

ALLOWABLE SPENDING PURPOSES under the Community Preservation Act				
	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
ACQUIRE	YES	YES	YES	YES
CREATE	YES	NO	YES	YES
PRESERVE	YES	YES	YES	YES
SUPPORT	YES	NO	NO	NO
REHABILITATE / RESTORE	YES, IF acquired or created with CPA funds	YES	YES, IF acquired or created with CPA funds	YES

The [About the CPA](#) page in Newton's CPA program website includes a more detailed [Allowable Uses of Funds](#) chart, including the full definition of each eligible resource and its CPA fundable activities. On the website's [CPA Funding Process and Materials](#) page there is Newton-specific information on the project proposal process, proposal instructions and upcoming deadlines. The CPC regularly works with CPA funding applicants to ensure that their proposals meet the requirements and goals of Newton's CPA program.

Like most CPA communities, Newton will not always have enough CPA funding for all of its current and anticipated funding proposals. The Community Preservation Committee (CPC) relies on the following guidelines in determining which project proposals to recommend to the City Council for funding.

1. Project is drawn from or guided by Newton's regularly updated community-wide plans

The CPC relies on Newton's *Comprehensive Plan* and other regularly updated community-wide plans to prioritize Newton's CPA-eligible needs. Each funding proposal must cite at least two of these plans, most of which can be found on the [CPA Funding Process and Materials](#) page on the City of Newton's website.

2. Project helps to balance funding across all of the eligible CPA funding categories

The CPA legislation allows funding to be used for projects in Community Housing, Historic Resources, Open Space, and Recreation. It also requires communities to spend at least 10% of each year's new funds on each of three of those categories – Community Housing, Historic Resources, and Open Space. Funds may be allocated in the year they are received or retained for future projects. Unless exceptional needs require otherwise, Newton's CPC aims to end each year with approximately one year's worth of funds (currently about \$4.5 million) in reserve so that the program can respond quickly to unanticipated future opportunities. Unusually expensive projects, such as land acquisition or major capital

website www.newtonma.gov/cpa
 contact Lara Kritzer, Community Preservation Program Manager
 email lkritzer@newtonma.gov phone 617.796.1144

improvements to public buildings or parks, may also be funded by selling bonds that will be repaid from future local CPA revenue.

Newton's allocation targets for CPA funding in each eligible project category are intended to be flexible guidelines, not rigid quotas. These targets reflect Newton's past funding patterns, available information about possible future proposals, and feedback on the City's priorities received through community surveys and public hearings.

Newton CPA Allocation Targets: Balancing Funds Across Resources	
Community Housing (statutory minimum 10%)	35%
Historic Resources (statutory minimum 10%)	20%
Open Space (statutory minimum 10%)	20%
Recreation	20%
CPA Program Administration	5%

The final two pages of this *Plan* compare the allocation of current and future funding requests to these targets.

3. Projects leverage non-CPA funds to achieve community goals

The CPC prioritizes projects that are not only eligible for CPA funding but which also leverage their CPA funding to achieve the maximum possible funding from other sources. The CPC also recognizes that a project may need a relatively high share of CPA funding in its initial phases (such as design) in order to raise funds primarily from non-CPA sources for its later phases (such as construction). In reviewing the CPA fund's financial contribution to a project, the CPC may choose to look at individual project phases or the project as a whole. The CPC prefers to see a minimum of 50% funding match for all CPA projects whenever possible, but may allow for a lower percentage match depending on the project and its overall benefits to the community. Municipal projects will be given more flexibility and have a lower preferred target match of 30%.

4. Extent to which the Project benefits the Community

The CPC will take into consideration the location of the project and its impact both on its surrounding neighborhood and the City as a whole. Projects which involve publicly (municipal) or privately owned assets that benefit all Newton residents and neighborhoods may be given more weight than projects which will have a more limited impact on the community. Community Housing is generally considered as having a wide public benefit to the City as a whole when it is both deed-restricted to ensure permanent affordability and proactively marketed to all eligible households.

When existing municipal assets, whether it be buildings or landscapes, are considered for CPA funding, the CPC must be careful to distinguish between projects which might be considered general maintenance, and therefore are not eligible for CPA funding, and projects which are capital improvements to the site and may be funded. There is no set definition of general maintenance vs. capital improvement, and the CPC will make decisions on the eligibility of projects on a case by case basis. When appropriate, the CPC may recommend dividing the cost of an improvement so that the CPA funding is used to provide an additional benefit which the City might otherwise not be able to fund. For example, CPA funding could be used to pay the difference between replacing an historically significant slate roof with the more appropriate but more expensive slate rather than a less costly asphalt shingle alternative.

Projects which have a limited or no public benefit to the community are generally considered to not be eligible for CPA funding.

5. Extent to which the Project includes Sustainable Development Design Elements

The CPC supports the City's goal to reach carbon neutrality by 2050 and encourages all applicants to incorporate sustainability into their projects through design decisions such as: eliminating or reducing fossil fuel use; reducing embodied carbon, especially by reusing existing resources, prioritizing energy efficiency through methods like the Passive House standard, incorporating EV charging stations and/or solar panels, etc. CPA funding applicants should also consider that any projects over 20,000 sq. ft of new construction or substantial reconstruction will be expected to meet the City's Sustainable Development Design requirements as outlined in Section 5.13 of the Zoning Ordinance as the project goes through the Special Permit process. Additional information on these requirements is available on the City's website at: <https://www.newtonma.gov/home/showpublisheddocument?id=29553>

The CPC feels strongly that new CPA funded projects should move the City forward in meeting its sustainable energy goals and is aware that by adding in energy-saving measures a project may have higher upfront costs, particularly for renovations. The CPC encourages projects to incorporate all relevant energy efficiency and electrification measures into their proposals to be included in their discussions with the CPC. Any project which does not include these elements will be expected to provide a written explanation as to why they cannot be incorporated into the project with their funding proposal.

6. Project managers have a proven capacity for project management and long-term maintenance

Newton's CPC requires each proposal to identify both a qualified, available project manager and a reliable source of non-CPA funding for future maintenance. The CPC also considers each proposal sponsor's past record of project management and maintenance when reviewing new proposals from that sponsor.

These requirements help Newton to avoid repeating past experiences with projects that took far more time or public funding to complete than originally anticipated or promised, and to comply with the state CPA statute's prohibition on using CPA funds for maintenance and operations.

7. Evaluate completed projects to ensure accountability and improve future projects

Once a project is funded, the CPC requires regular progress reports. For all non-City projects, the final release of CPA funds is contingent on a final in-person presentation and written report to the CPC. City project managers are also expected to provide final reports to the CPC on CPA-funded City projects.

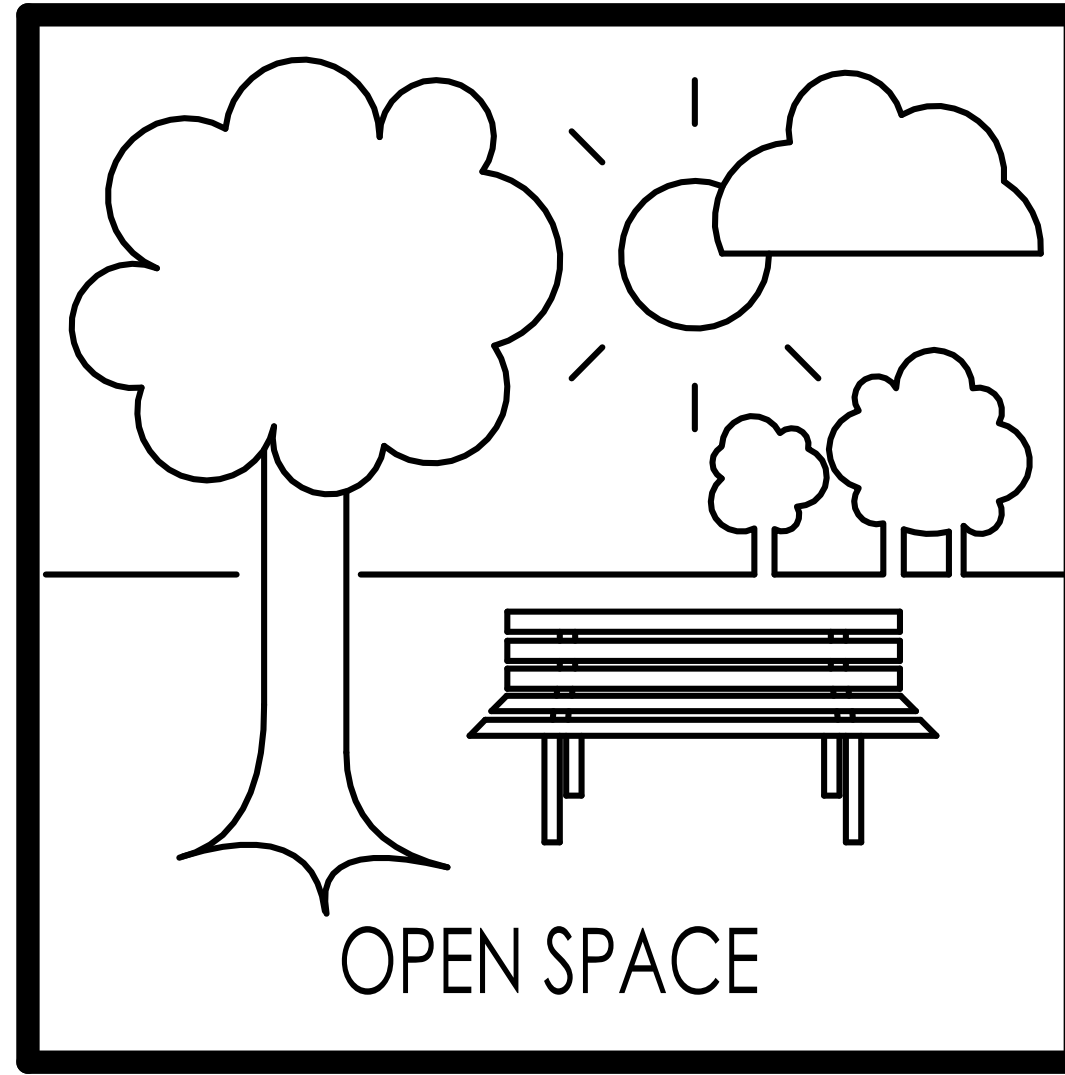
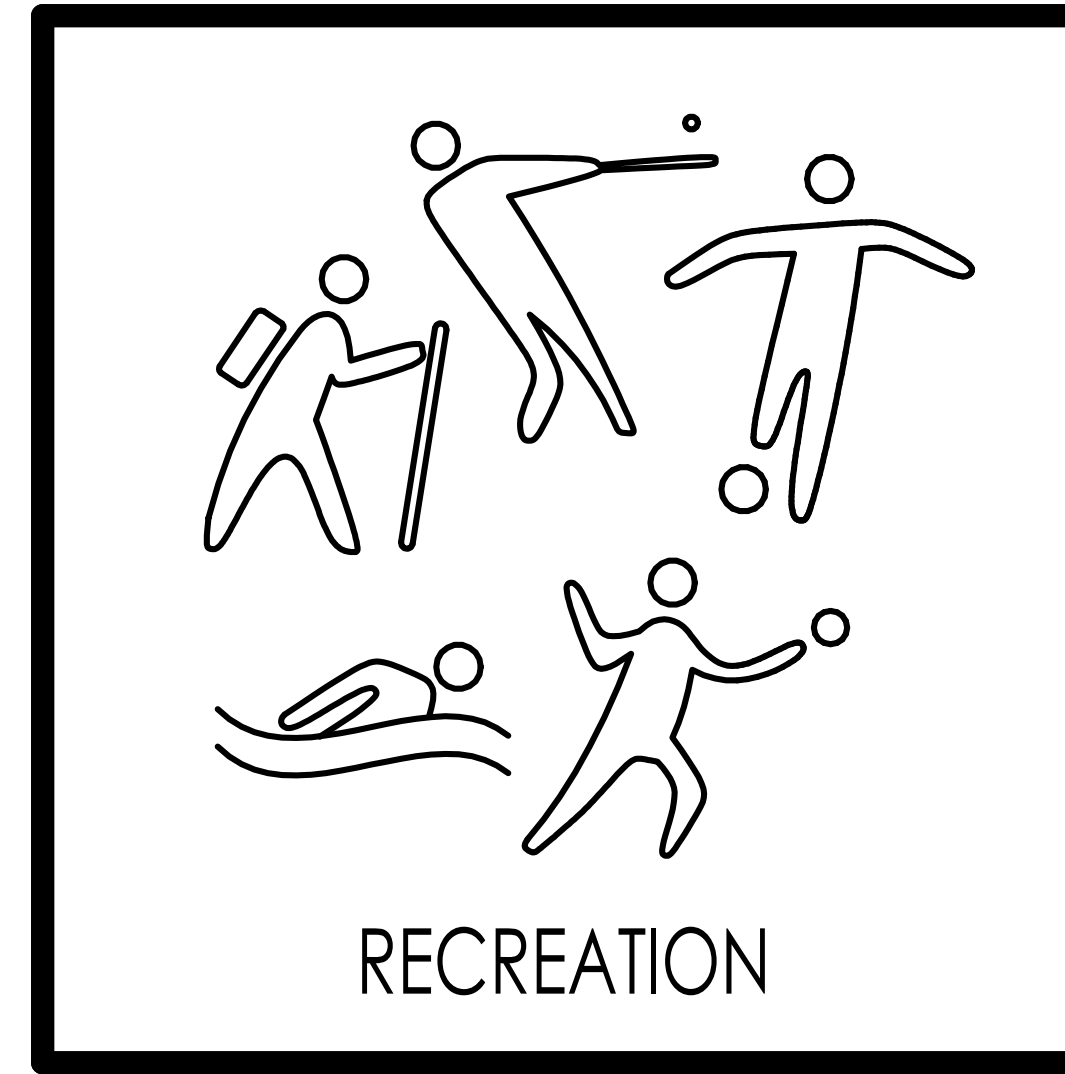
The CPC monitors completed projects indefinitely, to evaluate the community's long-term returns on its CPA investments, and to learn how well – and why – different projects are maintained with non-CPA funds.

Newton Community Preservation Plan

Current & Future Proposals Compared to Available Funds & Allocation Targets					
	Affordable Housing	Historic Resources	Open Space	Recreation	
Total Funded Projects, FY16-FY21 = \$22,641,369	\$15,986,349	\$2,438,874	\$2,253,302	\$1,962,844	
Fy15-Fy20 - Percentage of allocation by resource	68%	10%	10%	8%	
CPC target allocations by resource, ± 5%	35%	20%	20%	20%	
Current Proposals or Pre-proposals, with Related Future Proposals (in order of submission to CPC) ✓ = Fy20 appropriation ? = recommended by CPC but not yet funded * = cost revised or estimated by CPC staff CIP = City of Newton Capital Improvement Plan. In this plan, for "Priority," lower numbers = higher priorities; for "Urgency," 100 = highest, 1 = lowest.					
Sources & CIP Priority October 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 25, 31, 81 (54) 37.2) CPA proposal on hold	70 Crescent Street <i>(in addition to prior CPA funding already incl. in Fy13-18 totals above: \$100,000 for site assessment, Apr. 2016; \$260,000 for feasibility & design, Mar. 2017)</i>				
CIP 90 (35.2) Pre-proposal discussed by CPC	Fy21 City Hall (Front) & War Memorial Exterior Stairs <i>In April 2019 the CPC voted 9-0 to condition any consideration of a full proposal for initial design (\$68,250) on a commitment of matching non-CPA funds. The CPC has not yet agreed to consider a request for final design or construction funding.</i>				
Multiple CIP listing for individual properties included in project	Municipal Historic Exterior Building Envelope Study <i>In September 2021, Public Buildings submitted a pre-proposal to study 15 existing municipal buildings. CPC invited a full proposal at their Oct. meeting.</i>		\$100,000		
CIP 32	Commonwealth Avenue Carriageway Redesign Additional Funding - <i>Request for additional funding submitted April 2022. Pre-Proposal waived due to existing project approval</i>				\$133,002
CIP 198 (19)	Jackson Homestead Basement Rehabilitation <i>Pre-Proposal submitted for April 2022 review. Request for design and construction funds to remediate water issues and create climate controlled gallery space.</i>		\$1,000,000		
NA	Webster Wood Debt Service (FY22 Funds Only)			\$693,103	
Total Requested Funding by Category		\$0	\$1,100,000	\$693,103	\$133,002
Percentage of Allocation by Resource		0%	57%	36%	7%
Future Funding Target Allocations					
FIVE-YEAR FORECAST: Total Available Revenue for FY22-FY26 = \$24,483,113					
Target Allocation over Five Years:		\$8,569,090	\$4,896,623	\$4,896,623	\$4,896,623
TEN-YEAR FORECAST: Total Available Revenue for Fy22-FY31 = \$76,335,984					
Target Allocation over Ten Years:		\$26,717,594	\$15,267,197	\$15,267,197	\$15,267,197
<i>Cumulative Debt Service for Webster Woods/300 Hammond Pond Parkway land acquisition (30 year debt):</i>					
<i>Next Five Years (FY22-FY26):</i>				\$3,470,513	
<i>Next Ten Years (FY22-FY31):</i>				\$6,947,875	

Newton Community Preservation Plan

Other Potential Future Proposals (in order by highest CIP ranking for each site)					
CIP Priority (Urgency) Oct. 2021	Project Title	Affordable Housing	Historic Resources	Open Space	Recreation
CIP 33 (53.3)	Pellegrini Park Field House Exterior Impmts		\$200,000		<i>could also be listed here</i>
CIP 38 (52.9)	New Park at 150 Jackson Road				TBD
CIP 40 (52.7)	Gath Memorial Pool Project (<i>replacement</i>)				\$5,060,000
CIP 44 (51.9)	Brown/Oak Hill Middle Schools Fields Development				\$1,000,000
CIP 45 (49.8)	Burr Elementary School Fields Development				\$1,000,000
CIP 46 (48.3)	McGrath Park Fields Redesign and Development				\$1,000,000
CIP 47 (47.9)	Marty Sender path Phase 2 - Boardwalk and Trail Improvements				\$150,000
CIP 51 (46.9)	Halloran Field Lights and Field Reconfiguration Phase I (at Albemarle)				\$3,270,000
CIP 76 (37.9)	Crystal Lake Beach Improvements				\$500,000
CIP 1717 (30.3)	Jeanetter Curtis West Rec Ctr (The Hut)		<i>Could also be listed here</i>		\$2,500,000
CIP 122 (29.7)	Waban Library Accessibility Upgrades		\$150,000		
CIP 123 (29.7)	Old Cold Spring Field				\$350,000
CIP 132 (28.9)	Burr Park Fieldhouse Accessibility/Site Upgrades		\$250,000		<i>could also be</i>
CIP 134 (28.6)	Forte Park Lighting and Accessibility (<i>including synthetic turf, which cannot be purchased with CPA funds</i>)				\$2,000,000
CIP 140 (28.1)	Kennard Estate Accessibility, gutters, plumbing and		\$500,000		
CIP 142 (28.1)	Crafts Street Stable (<i>DPW</i>)		\$3,000,000		
CIP 144 (27.8)	Auburndale Library - Windows and Doors		\$200,000		
CIP 151(29.6)	West Newton Police Annex Building Envelope, Windows, Doors		\$200,000		
CIP 151 (26.9)	Police Annex - Exterior Windows and Doors, Building Envelope		\$200,000		
CIP 153 (27.5)	Crystal Lake Bathhouse		<i>could also be listed here</i>		\$5,000,000
CIP 154 (26.8)	City Hall - Clerks OfficeArchives (<i>facilities</i>)		\$100,000		
CIP 155 (26.4)	Vernon Street Building - Building Envelope		\$335,850		
CIP 160 (25.6)	Burr Park Fieldhouse Building Envelope and Window Restoration		\$313,500		<i>could also be listed here</i>
CIP 163 (25.6)	West Newton Police Annex Roof Restoration/Repair		\$255,825		
CIP 167	City Hall Exterior Restoration		\$3,000,000		
CIP 168 (24.7)	Pellegrini Field Lights				\$250,000
CIP 172 (23.7)	Upper Falls/Braceland Playground				\$1,675,000
CIP 176 (22.7)	Former Newton Centre Library Building Envelope		\$1,500,000		
CIP 178 (22.2)	Auburndale Library - Accessibility and Site Upgrades		\$265,000		
CIP 180 (21.4)	Newton Corner Library - Exterior Windows and Doors		\$217,000		
CIP 185 (20.8)	Nonantum Library - Accessibility/Site		\$204,000		
CIP 188 (20.7)	Kennard Estate Building Envelope, Windows and Doors		\$240,000		
CIP 189 (20.7)	City Hall Historic Landscape		\$1,500,000		
CIP 190 (20.7)	Chaffin Park Wall (Fy21) (<i>abutting Farlow Park</i>)		\$200,000		
CIP 194 (20.0)	Crafts Street Stable Building Envelope Restoration, Windows, Roof		\$2,000,000		
CIP 199 (17.9)	Waban Library Building Envelope and Entrance		\$325,000		
CIP 204 (15.1)	Jackson Homestead Doors & Windows		\$250,000		
CIP 207 (9.6)	Nahanton Park Accessibility (<i>renovate parking areas, path to Nature Center</i>)				\$150,000
CIP 209 (9.4)	City Hall Doors & Windows		\$3,125,000		
CIP 213 (9.0)	Waban Library Exterior Windows and Doors		\$118,500		
CIP 214 (8.0)	City Hall Cupola/Roof Repair/Replacement		\$1,700,000		
CIP 215 (8.7)	Auburndale Library Building Envelope and Roof		\$260,900		
Other Potential Projects Total By Category		\$0	\$20,610,575	\$0	\$23,905,000
% Allocation by Resource		0%	46%	0%	54%
CPA Target Allocations by Resource		35%	20%	20%	20%



City of Newton Community Preservation Committee

Finances At a Glance

As of May 5, 2022

Fiscal Year 2022

Revenue

Beginning balance	6,530,519
Local CPA surcharge	3,826,366
State match	
Budget for this FY	731,629
Additional from prior FY	295,422
Total Available Resources	11,383,936

Expenses

Bond repayment obligations	693,103
New funding authorizations	6,102,753
Administrative costs	180,910
Total Expenses	6,976,766

Current Fund Balance 4,407,170

Fiscal Year 2023

Revenue

Beginning balance	4,407,170
Local CPA surcharge	3,922,024
State match	
Budget for this FY	765,273
Additional from prior FY	878,578
Total Available Resources	9,973,045

Expenses

Bond repayment obligations	694,353
New funding authorizations	-
Administrative costs	179,376
Total Expenses	873,729

Projected Fund Balance 9,099,317

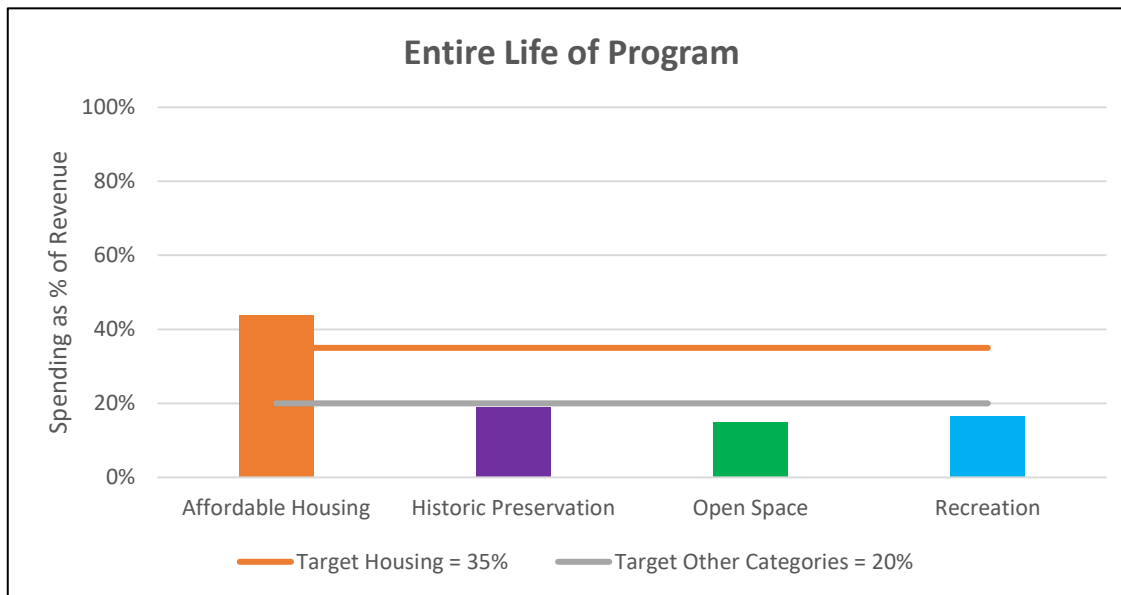
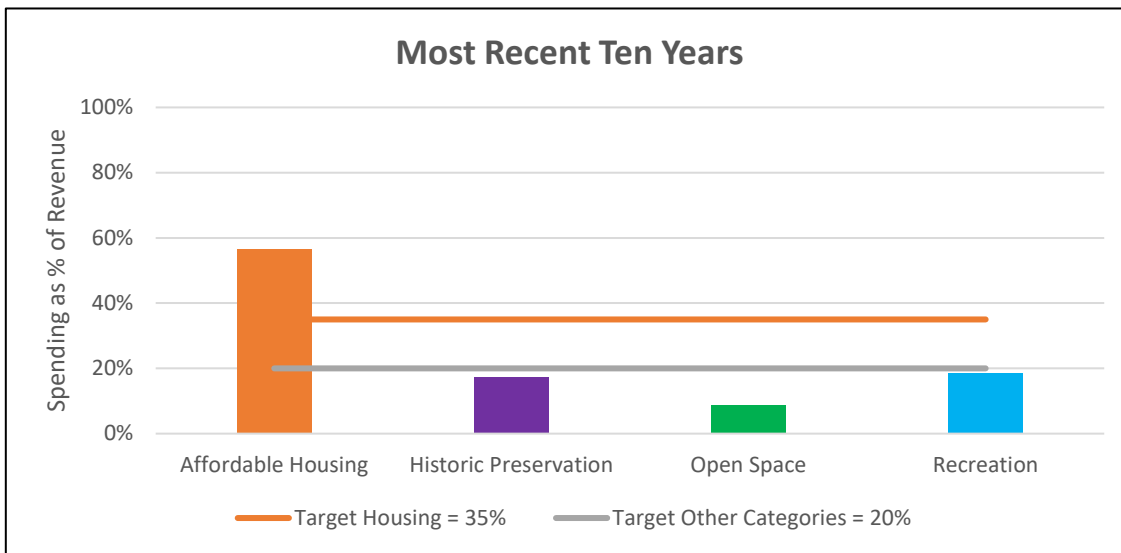
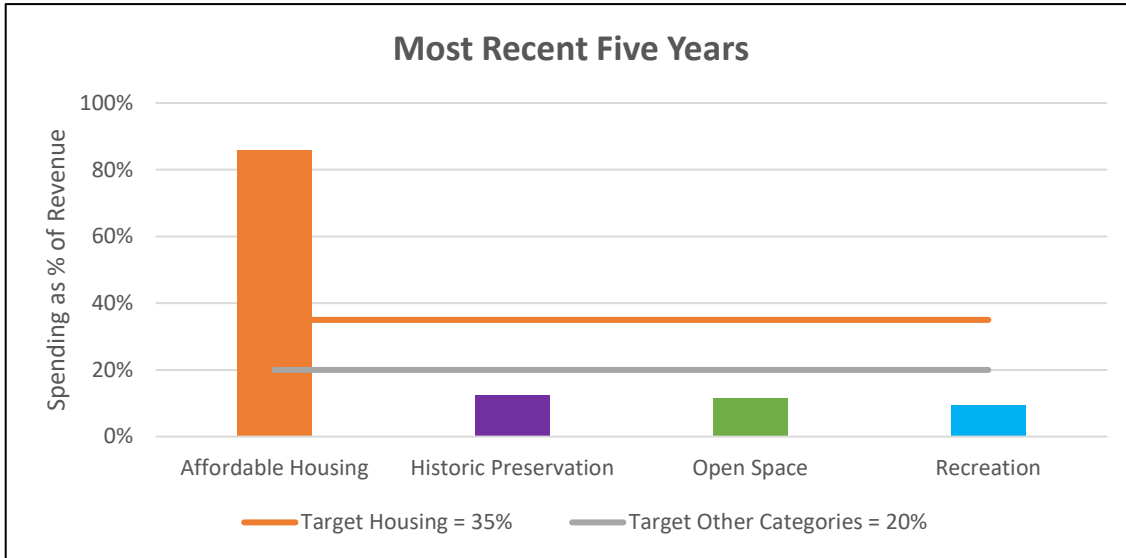
Spending Compared to Program Area Targets

As of May 5, 2022

Note: spending on projects funded through bond issues is recorded as a series of annual debt service payments

	Program Area					Total Spending	Total Current Revenue
	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration		
Most Recent Five Years							
Spending	19,010,473	2,739,528	2,541,370	2,094,775	728,150	27,114,297	22,134,531
% of Total Current Revenue	86%	12%	11%	9%	3%		122%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	51%	-8%	-9%	-11%	-2%		
Most Recent Ten Years							
Spending	22,904,748	6,984,367	3,574,995	7,543,272	1,294,302	42,301,685	40,496,724
% of Total Current Revenue	57%	17%	9%	19%	3%		104%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	22%	-3%	-11%	-1%	-2%		
Entire Life of Program							
Spending	34,031,827	14,785,781	11,653,248	12,758,517	2,346,754	75,576,128	77,471,811
% of Total Current Revenue	44%	19%	15%	16%	3%		98%
Target %	35%	20%	20%	20%	5%		100%
Percentage Point Difference Between Actual and Target	9%	-1%	-5%	-4%	-2%		

Spending as % of Revenue, Compared to Guidelines



Spending History

Note: for projects funded by bond issues, list only the annual debt service payments on this sheet

Fiscal Year	Project	Phase	Debt Service Payment?	Affordable Housing	Historic Preservation	Open Space	Recreation	Administration	Total	Status
2023	Administration							179,376	179,376	Approved
2023	Webster Woods		Debt			694,353			694,353	Approved
2022	Administration							180,910	180,910	Approved
2022	Webster Woods	Bond Payment	Debt			693,103			693,103	Approved
2022	Grace Church Tower Restoration	Stone tower stabilization and restoration			441,755				441,755	Approved
2022	Levingston Cove Improvements Project	Construction of open space/recreation amenities				288,069	1,152,275		1,440,344	Approved
2022	Athletic Fields Improvements	Design through construction of six sites					420,000		420,000	Approved
2022	Nonantum Village Place Affordable Housing	Roof, Siding and HVAC Repair/Replacement		500,000					500,000	Approved
2022	New Art Center/Church of the Open Word Restoration	Feasibility and Design			94,600				94,600	Approved
2022	Newton Architectural Survey 1940-1972	140 Inventory Forms			17,500				17,500	Approved
2022	West Newton Armory Affordable Housing	Construction of 43 Affordable Housing Units		3,000,000					3,000,000	Rec'd by CPC
2022	Newton Community (Angino) Farm Farmhouse Rehabilitation and Restoration Project				88,554				88,554	Approved
2022	Jackson Homestead Basement Rehabilitation				1,000,000				1,000,000	Funds requested
2022	Commonwealth Ave Carriageway Redesign	Additional Funding to Complete Final Design					133,002		133,002	Funds requested
2022	Municipal Historic Exterior Building Envelope Study	15 exterior envelope assessments			100,000				100,000	WhatIf
2021	Administration							125,572	125,572	Actual admin
2021	Coleman House Preservation			4,214,622					4,214,622	Approved
2021	Commonwealth Ave Carriageway	Initial Funding for Redesign					390,000		390,000	Approved
2021	COVID-19 Emergency Housing Assistance	Phase 2		724,124					724,124	Approved
2021	Durant-Kenrick Homestead	4 Gutter and Window Repair			16,884				16,884	Approved

**Community Preservation Act Funds
Current Status of Active Funded Projects**

Fiscal Year	Project Title	Address	Funding Category	CPA Funding Appropriated	Total Expended to Date	CPA Funds Remaining	Notes on Progress
FY22	Athletic Fields Improvements	Four to Six Sites (See Project Website)	Recreation	\$420,000	\$0	\$420,000	Parks and Rec working on contracts with two consulting firms who will share the design work
FY18	AUBURN STREET (affordable housing & historic preservation)	236 Auburn Street, Auburndale, MA 02466	Community Housing/Historic Preservation (\$677,700/\$300,000)	\$977,700	\$977,700	\$0	Preservation Restriction signed and sent to MHC for final signatures
FY21	Coleman House Senior Housing Preservation	677 Winchester Street, Newton Highlands	Community Housing	\$4,214,622	\$2,899,827	\$1,314,795	In Progress
FY21	Commonwealth Avenue Carriageway Redesign	Auburndale - Charles River to Lyons Field	Recreation	\$390,000	\$193,724	\$196,276	Design work in progress - Addnl Funding requested May 2022
FY16, FY17	Crescent Street Site Assessment, Feasibility and Design	70 Crescent Street, Auburndale	Community Housing/Recreation	\$360,000	\$225,403.00	\$134,597.00	Project on hold since 2018.
FY21	Gath Memorial Pool Feasibility Study	256 Albemarle Road Newtonville	Recreation	\$60,000	\$32,700	\$27,300	Project Underway - Bargmann Hendrie + Archetype chosen to complete work.
FY19, FY21	Golda Meir House Senior Housing Expansion (Stanton Avenue)	160 Stanton Ave, Auburndale, MA 02466	Community Housing	\$4,494,857	\$4,045,371	\$449,486	Project underway - Four requisitions to date and have used all funding except 10% retainage
FY21	Grace Episcopal Church Tower Restoration	70-76 Eldredge Street, Newton Corner	Historic Resources	\$1,433,000	\$224,345	\$1,208,655	Scaffolding and building protection elements are in place and beginning interior work - First Requisition made
FY19, FY21	Haywood House Senior Housing Development	Jackson Road (behind 83-127 Kennedy Circle), Newton Corner, MA 02458	Community Housing	\$3,077,900	\$2,761,180	\$316,720	Project 25% complete - have used all funding except 10% holdback to date
Multiple	HISTORIC BURYING GROUNDS 3, East Parish Burying Ground	Newton Corner, MA 02458	Historic Resources	\$208,700	\$132,502	\$76,198	CPC approved the reallocation of funds to the South Burying Ground fence replacement project in Oct. 2020.
FY21	Jackson Homestead Fence Replacement	537 Washington Street, -2458	Historic Resources	\$28,990	\$0	\$28,990	Project delayed to 2022 - contractor unable to get adequate materials to complete custom job
FY22	Levingston Cove Improvements Project	Crystal Lake, Lake Avenue, Newton Highlands	Open Space/Recreation	\$1,440,344	\$0	\$1,440,344	Funding Approved Oct. 2021
FY14	Myrtle Village Affordable Housing Development	12 and 18-20 Curve Street, West Newton, MA 02465	Community Housing	\$910,179	\$910,179	\$0	Waiting for Final Report - Reached out to Applicants Spring 2020
FY22	New Art Center/Church of the Open Word Restoration	19 Highland Avenue, Newtonville	Historic Resources	\$94,600	\$0	\$94,600	Funding Approved Oct. 2021
FY22	Newton Architectural Survey, 1940-1972	Various	Historic Resources	\$17,500	\$0	\$17,500	Grant funding received from Mass. Historical Commission - March 25, 2022
FY18	NEWTON CEMETERY Whipple-Beal Cast Iron Fence	791 Walnut Street, Newton Center, MA 02459	Historic Resources	\$60,000	\$54,000	\$6,000	Final Report Approved; Preservation Restriction under review with MHC as of 9/13/21
FY20	NEWTON CONSERVATORS, Conservation Restrictions (Kessler Woods)	200 Vine Street (bordered by La Grange St.), Chestnut Hill, MA 02467	Open Space	\$15,000	\$0	\$15,000	On hold pending completion of Conservation Restriction
FY04, FY06, FY09, FY14, FY15	Newton HOMEBUYER ASSISTANCE Program, Phases 1-5	Citywide	Community Housing	\$3,209,050	\$2,584,958	\$624,092	Two resales - 250 California Street and 74A Webster Place have been processed in the last month
FY22	Nonantum Village Senior Housing Preservation	241 Watertown Street	Community Housing	\$500,000	\$0	\$500,000	Grant Agreement finalized and ready to be signed
FY20	PIGEON HILL TRAIL (Riverside Greenway) Design	Connecting Evergreen Street to Lasell Boathouse to Charles Street in Auburndale, including two underpasses under Interstate 90	Recreation	\$50,000	\$3,737.93	\$46,262	Design work complete and working with DCR on design and future maintenance responsibility for pathway. Expect to be back to CPC in future to reallocate funding to construction work
FY20	Webster Woods/ 300 Hammond Pond Parkway (Land Acquisition)	300 Hammond Pond Parkway, Chestnut Hill, MA 02467	Open Space	\$15,740,000	\$15,219,426	\$520,574	Includes both purchase funds and legal fees. Remaining funds include legal fees and discount received from bond sale; Conservation Restriction in Progress.
Project Totals				\$37,702,442.00	\$30,265,053.18	\$7,437,388.82	

City of Newton



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Community Preservation Committee

DRAFT MINUTES

April 12, 2022

Barney S. Heath
Director

The virtual meeting was held online on Tuesday, April 12, 2022, beginning at 7:00 P.M. Community Preservation Committee (CPC) members present included Mark Armstrong, Dan Brody, Eliza Datta, Byron Dunker, Susan Lunin, Robert Maloney, Jennifer Molinsky, and Martin Smargiassi. Committee member Judy Weber was not present for this meeting. Community Preservation Program Manager Lara Kritzer was also present and served as recorder.

Present for the Planning Board were Peter Doeringer, Kelley Brown, Barney Heath, Kevin McCormick, Jennifer Molinsky, and Sudha Maheshwari.

Chair Dan Brody opened the Community Preservation Committee's public meeting at 7:00 P.M and introduced the CPC members present at this time. Mr. Doeringer then opened the Planning and Development Board public meeting as well.

Joint Public Hearing with the Planning and Development Board on Proposal for the West Newton Armory Housing Development

Present on behalf of the project were applicants Taylor Bearden and David Oliveri from Civico Development and Caitlin Madden and Claire Comeau from Metro West Community Development (MWCD). The Applicants began their PowerPoint presentation with an introduction to their organizations. MWCD was noted to have previously worked with the CPC on the Auburn Street affordable housing project and to be currently working on a 40 unit affordable housing development in Hudson. Civico had completed projects in Lincoln, Worcester and Reading and was excited to be partnering with MWCD on the West Newton Armory Affordable Housing Development.

The team noted that the City had been working with the State since 2018 on the purchase of the property for use as a 100% affordable housing development. The project team had submitted a proposal in response to the City's RFP in September 2021. Since their proposal was chosen by the City, they have been meeting with numerous groups for feedback and engaging with the community about the project. Their team meets weekly with City staff, including the City's ADA coordinator and others to take the project to another level. They explained that the proposal was to construct 43 units of affordable housing on the site which met universal design principles to meet the needs of residents of all ages and abilities. The project was designed to include pedestrian friendly open spaces as well as private patio and lawn areas for residents. The historic head house of the existing armory building will be preserved and will have publicly accessible meeting space and history exhibits. The

website www.newtonma.gov/cpa

staff contact Lara Kritzer, Community Preservation Program Manager

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team then presented the street view of the project and noted how the head house would work with the proposed new building behind it. It was noted that the main entrance of the building would be located on Armory Street in a shared plaza space and gathering point facing the Trader Joe's building. In the first floor of the head house, about 1/3 of the interior space would be taken up by the management offices with the rest to be used for meeting and community rooms and open patio space. The MWCD offices will be moving into the second floor of the head house and the organization would be the ongoing steward of the property. The team then reviewed the timeline for the project, noting that they were currently working on pre-development and permitting which they anticipated to be complete in the Fall, with construction to begin in 2025.

Ms. Comeau explained that the proposal would include 43 new units of 100% affordable, intergenerational housing. Fifteen of the units would be available to households below 30% AMI and the other 28 would be available to households below 60% AMI. The units would be supported by an operating subsidy so that residents only paid 30% of their current income. She gave examples of the types of households that might live in these units and the supportive services which they planned to have available. MWCD planned to hire an onsite Residential Services Coordinator to oversee these services and felt that they could provide a robust experience for the tenants that included physical, mental, and emotional health resources as needed. Ms. Comeau also noted that the property would be managed by Maloney Properties which was an established property management firm. She noted that they were working with other organizations as well, including Newton Wellesley Hospital which was providing funding for programs to assist with housing security and other services. She ended by stating that the MWCD's physical presence in the building would help them to provide robust services to the tenants.

Ms. Madden next addressed the project funding, explaining that having local funding was necessary to securing state and other funding sources. She reviewed the proposed project budget, noting that the construction was budgeted for \$21 million. With the reserve and soft costs, overhead and development fees, the total project cost was budgeted to be \$27,844,312. Ms. Madden explained that their funding plan was to max out the State funding sources, take advantage of passive house programs, and take out a building loan. The amount of the loan would be based on what the completed project could support. Ms. Madden stated that after assembling all of these sources, the project was left with a \$5 million gap which they were hoping to fill with the CPA and other City funding. This was proposed to include \$3 million in CPA funds, \$930,000 from CDBG funding, \$890,000 from the City's Inclusionary Zoning funds, \$118,000 in City HOME funds, and \$222,000 to come from West Metro HOME Consortium funds. This \$5 million from the City would allow the project to leverage \$22 million in State and other funds to meet the \$27 million project budget. Ms. Madden stated that by approving the City funding at this time, it would allow the project to advance forward through the planning and design process.

Mr. Brody asked Committee and Board members for questions at this time. Kelley Brown, Planning and Development Board, stated that he assumed that all of the capital expense figures were in current dollars and asked why it was not escalated for 2025. He asked how they were planning for future costs. Ms. Madden stated that they were basing their cost estimates on current comparable projects and understood that this was an uncertain market. They hoped that by 2025 some of the current volatility will have settled down. They would also refine the design and do value engineering as the project moved forward to manage the costs. She noted that they were also exploring using 4%

tax credits instead of their original plan for 9% tax credit as the funding amount was not capped for 4% tax credits and they could use those additional funds to offset any cost increases by raising additional tax credit funds. Mr. Brown stated that he understood that the State guidance was to expect to spend \$550,000 per affordable unit but that the proposed project would cost \$650,000 per affordable unit. He asked if this would be an issue for their State funding. Ms. Madden stated that the State has been involved with the project throughout the process and felt that they were in a good place.

Eliza Datta, CPC member, stated that she was also an affordable housing developer and was very excited to see a project with these deeper levels of affordability and intergenerational housing. She noted that both were much needed and was glad to see that services would also be provided. She thanked the City and staff for all their work on this project. She then noted that as a developer, she had been through the State funding process and agreed with the applicants on the importance of showing local support for the process.

Kevin McCormick, Planning and Development Board, asked about whether there were other expected uses coming up for the City's funds as he was concerned with using all of the City's available funding for this project. Amanda Berman, Director of Housing and Community Development, explained that there were no other large projects currently in the pipeline and that the project would use CDBG FY23 funding that was currently uncommitted as well as portions of both FY24 and FY25 anticipated funds. Peter Doeringer, Planning and Development Board, asked how much HOME funding would be allocated to the project. Ms. Berman answered that \$119,000 was the average amount that the City received for entitlement HOME funds and that they were setting aside one year of funding for this project. Eamon Bencivengo, Housing Development Planner, added that HUD required that the funds be used within two years and that 15% of the funding received be set aside for an established Community Housing Development Organization (CHODO) such as MWCD. He explained that the HOME Consortium funds would be allocated through an RFP process in the fall.

Mr. McCormick asked for more information on the resident services to be provided. Ms. Madden answered that a Resident Services Coordinator would be hired to work onsite in the MWCD offices 15 hours a week. Mr. McCormick asked if that number of hours would be enough for the residents living there and whether MWCD would be paying rent for their office spaces. Ms. Comeau answered that they had developed this plan by doing their best to try and assess the anticipated need for services. They were starting with 15 hours a week but since their offices would be onsite, they would be able to analyze the situation the program once it was underway. She noted that they would also work to connect residents to existing organizations in the community when that made sense.

Ms. Madden added that she had worked for other affordable housing development organizations and that 15 hours was the standard and generally seen to be the right amount. The MWCD offices would have an open door policy and hoped to have people come in when they were in need. She noted that they also had case managers on staff and had found that the model of having strong relationships with those other local organizations gave them the flexibility to provide the specific help that the individual resident needed. In terms of the rent, Ms. Madden noted that they were a small organization and that they were still several years away from moving into the new facility. She noted that their funding all went back into their project and development costs.

Mr. Doeringer asked the applicants to comment on the “Housing for Success” model and workforce development assistance that they planned to provide. Ms. Madden stated that “Housing for Success” was an overarching program them and how their intake process looked at household’s financial needs as well as whether job training or financial independence coaching should be part of the support plan that the MWCD provides. They planned to provide residents with access to workforce trainings, resume assistance, etc.

Jennifer Molinsky, CPC Member and Planning and Development Board Member, stated that she was very much in favor of this project and was excited by the mix and different sizes of the units. She asked how they intended to fill the units with a mix of different ages and households. Ms. Molinsky also noted that there were five accessible units and asked if the other units would have universal design elements or be adaptable. Lastly, she also questioned the low number of hours for the resident services coordinator and suggested that they might do some early outreach on this issue as she thought that they might need more time. Mr. Bearden addressed the design components, explaining that they were currently working through the design and programming questions around what an intergenerational community might look like and need. They planned to design a building that was welcoming to residents of all ages and how they interacted and were considering how different elements were used by parents as compared to grandparents with kids or with their peers. They were planning to consider accessibility in the design and confirmed that all of the units would be adaptable and visitable.

Ms. Madden addressed the question of creating an intergenerational community. She explained that they had recently completed a family housing project in Medway and were beginning work on an adjacent senior housing site. By the time the Newton project was complete, they will have had several years of experience working with the two Medway sites to draw from. In terms of the amount of services provided, Ms. Madden stated that initial assessments when residents moved in were not enough and that they planned to use annual income certifications as an opportunity for more formal check-ins with residents on what they might need. She also thought that their Management Agent would play a key element in this process as they were often the first to notice changes in a household’s circumstances.

Martin Smargiassi, CPC Member, stated that he agreed with the comments made by previous CPC members. He asked for information on the total square footage on the project as well as the total unit square footage. He also wondered if there were any restrictions on the funding for the project and asked for more information on the job assistance and training programs. Mr. Bearden stated that the total square footage of the project, including common spaces, was 44,229 sf. This included 35,096 sf. of residential space, 3,525 sf. for the second floor offices, 1,599 sf. for the community room, 1,022 sf. for the management office, 986 sf. for the exhibit space, 500 sf. for the laundry and 1,503 sf. for bike storage. Mr. Bearden stated that there were no restrictions on the funding. Ms. Madden answered that the MWCD was building internal capacity to provide job assistance and training programs as well as working on building connections with organizations in Newton that had similar goals.

Robert Maloney, CPC Member, thanked the applicants for their presentation. He stated that he had looked at the overall capitalization of the project and noted that he had limited experience with affordable housing developments. He noted that the project was requesting \$3 million from CPA

funds and a total of \$5 million from the City and asked how typical it was to request this much funding. He felt that it was a large amount but was not sure based on the type of project, noting that the CPC had provided similar amounts for the Haywood House and Coleman House projects. He noted that this was in addition to the property itself and wondered how often local funding was used for close to 20% of a project and asked CPC members how they felt about this amount.

Ms. Madden stated that some level of local funding was always required for State funding requests and that this amount was in the range of what they had seen for other similar projects. She understood that this was a significant amount but noted that their aim was to achieve the ambitious goals set by the city for this site which included green technology, historic preservation, and sustainability. All of these were requested by the City and they felt that it was important to put together a realistic request in order to achieve them. Mr. Bearden agreed with Ms. Madden's summary of the need for this amount of local funding.

Barney Heath, Director of Planning and Development and Planning and Development Board member, noted that this was not a typical recent affordable housing project as the aim was to provide family housing at deep subsidy levels. He agreed that the City had asked for a lot in its RFP when it asked to have the head house saved and sustainability considered, and noted that these requests came with a price tag that would be greater than what had been seen elsewhere.

Ms. Datta stated that the City of Somerville was funding about 25% of the project costs for an affordable housing development on a City site. She noted that these funding requests were often based on the community's resources.

Sue Parsons, co-chair of the Joint Advisory Planning Group (JAPG) that had considered the future of the West Newton Armory site and Engine 6 member, stated that she was very pleased to see this project moving forward. She noted the deep level of affordability in the project, with seven units to be available to households below 30% AMI, and that it was significant that the City was developing 43 units of affordable housing on a very public, well known site. She was delighted that this was under consideration and strongly encouraged both groups to consider it.

Mr. Brody closed the public hearing at this time. He stated that he thought this was a great project and confirmed that it would be 100% affordable units. He noted that most buildings had a 50-100 year life span and applauded the energy and sustainability work proposed here. He then asked if it would be possible to make all of the parking spaces electric charger ready. Mr. Bearden stated that it was possible and that the only reason that they had not revised the plans to show this was that they were currently in the middle of the development process. He stated that their team was conceptually in favor of this but needed to look at the revised design and budget before they could make that change. Mr. Smargiassi agreed that they should consider installing conduits for future chargers now so that they would be ready for wiring when funding was available in the future.

Mr. Brown stated that he also agreed with the comments that had been made and had also been part of the JAPG which had been concerned about any risks involved with developing a site with historic preservation issues. He knew that there was always a little confusion on how these risks could be managed and also achieve the required sign off from the Massachusetts Historical Commission (MHC) to move the project forward. He asked how the applicants planned to manage that process. Ms.

Madden stated that they had met with the Newton Historical Commission (NHC), which would be key to their success with the MHC. They were working with a preservation consultant and would be requesting a letter of support for the design of the project from the NHC that could be included with their Project Notification Form to the MHC. They did not anticipate any major issues with this review and noted that they planned to submit the form to the MHC by the end of the month, after which MHC would have 30 days to review it.

CPC members had no further questions at this time. Ms. Datta moved to recommend that the proposal for the construction of 43 units of 100% affordable housing at the former West Newton Armory be approved for full funding as submitted. Mr. Maloney seconded the motion which passed by unanimous voice vote. Ms. Madden thanked the CPC and noted that April was Fair Housing month and that it was great to see the City voting to spend funding for affordable housing at this time.

Mr. Bencivengo gave the Planning and Development Board members a brief presentation summarizing the uses and sources of the requested CDBG, HOME and Inclusionary Zoning funding. He explained that \$1,938,000 was requested from these sources and provided a breakdown for the Board member's review, noting that it represented 7% of the project funding. Mr. Bencivengo explained that the CDBG funding was requested as a pre-approval for future funding years. He reviewed the details and amenities of the project and noted that the project aligned with the goals of the Washington Street Vision Plan. The Newton Housing Partnership had also voted in February to support the full funding of the project and staff recommended its approval.

Mr. Doeringer state that this project would be looked at for its historic as well as its affordable housing goals and suggested that the Board should strongly endorse and consider the approval of the CDBG, HOME and Inclusionary Zoning funds as requested for permanently affordable housing. The motion was made and passed by the Planning and Development Board at this time. Mr. Doeringer recognized and thanked departing member Sudha Maheshwari for her work with the Board before closing their meeting at 8:20 P.M.

Review of Pre-Proposal for Jackson Homestead Basement Rehabilitation

Lisa Dady, Executive Director of Historic Newton, was present on behalf of the proposed project to address water and humidity issues with the basement of the Jackson Homestead. She noted that the Jackson Homestead is the City's museum and that the project was intended to move the building into the 21st century in terms of how they cared for and presented the museum's collections. She also pointed out the important of the project to the preservation of the building itself as well as the artifacts it holds. The project would address long standing moisture issues as well as make the space useable for gallery and workspace.

Ms. Dady explained that the project would focus on the preservation of the building by dealing with water infiltration and humidity issues. They would create a box in the basement that meets museum requirements. She noted that the space has an Historic Newton exhibit that was installed in the 1980s and is missing huge pieces of the City's history. They wanted to expand it and show more than what is there now but needed to deal with the space's existing problems first. Ms. Dady referred to the photos included in the pre-proposal of the existing conditions in the basement and explained that she was working with Building Commissioner Josh Morse as well as architects Larry Bauer and Russ

Feldman to develop the project and initial cost estimates. They planned to use 17% of the overall funding for the design work and to use the rest of the funds for construction. The first step of the project was to hire an engineering consultant to look at the space and access issues and the conditions of the collection storage areas. Ms. Dady referred to photos of the brick foundation and noted that it was damp enough that they could pull away handfuls of dirt and mortar. The basement vents had developed mildew and water condenses on and dripped from the ductwork, making it clear that the space adjacent to the exhibits was too humid. They had previously installed dehumidifiers in the space but these had also failed and begun to drip and were at best a temporary bandage for the humidity problems. CPA funding would be a critical piece of the funding needed to make the building sound.

Mr. Armstrong asked if the basement had ever been a successful space for museum exhibits. He thought that they might be fighting against the New England climate and was not sure how feasible it was to maintain exhibits in the basement area. Ms. Dady stated that this work was meant to be part of a longer range plan for the structure, which was a City landmark and had a preservation restriction on it. She explained that they wanted to improve access and space in the museum while also being careful to try and work with the existing footprint. They had been able to make the space work with a dehumidifier but this proposal was meant to be the more permanent solution to the issue. She thought that the project to both preserve the building and make the space suitable for exhibits could be done successfully and noted that the furnace and other existing equipment could be built into the climate control plan for the structure. The basement level was already accessible while the second floor of the building was not and that this project had the ability to save the City and non-profit a lot if done right.

Mr. Armstrong asked if the existing stone foundation would remain and Ms. Dady answered yes that the new museum space would be built inside the existing foundation. She also noted the design and contraction funding information in the proposal. Mr. Smargiassi stated that he had a history of developing projects in historic buildings and thought the cost for this space was too high. He stated that he would like to take a look at the site and said that he had worked with a few contractors who had experience with this type of project. Ms. Dady welcomed members to visit and suggested that they could arrange a meeting with Commissioner Morse and the project architects to review the proposed work. She noted that City projects were often more expensive because they were required to use the public bidding process and prevailing wage and that materials were more expensive at present. She explained that they had wanted to give the CPC an overall look at the project and to be realistic about the costs but that it was possible that it could be less than the current estimate. Mr. Smargiassi explained that he had installed a 15 millimeter vapor barrier and concrete barrier in an historic structure and that it had cost closer to \$50,000 for a similar 1,400 sf. space. Ms. Dady stated that the work would also include some repairs to the existing foundation and address the specifications for the museum installation but agreed that it was possible that the final project could cost less.

Mr. Brody asked if the building was air conditioned. Ms. Dady stated that they currently used the same system for all three levels of the building which was not ideal. The building had a gas furnace and Ms. Dady noted that they would like to see the building become greener and were open to considering an electric furnace. The proposed study would also consider these existing systems.

Ms. Molinsky stated that she could see that the building had issues and noted that there was a separation between what was needed structurally for the building and for the specific uses of the space. Ms. Dady stated that they had consulted with an exhibit designer, Cambridge 7, to see what would be needed to upgrade the 1980s exhibits as well as there were benefits to planning ahead for any electrical or systems work that might be needed.

Mr. Brody thought that it would be good to have more details on the non-profit side of this project and a sense of the bigger picture for their plans for the museum and building. Mr. Dunker stated that he would like to know what Martin and Mark thought after seeing the space as he believed having new viewers could be helpful to the project. Ms. Dady stated that they did have estimates to do the minimum mitigation possible to preserve the building and that those were lower than what was currently proposed. Mr. Brody noted that from the outside, part of the building appeared to be a garage and wondered how that space was used. Ms. Dady explained that that space housed the archives wing of the building and a small kitchen.

Ms. Molinsky moved to invite the applicants to submit a full proposal for the Jackson Homestead Basement Rehabilitation for review at a public hearing in the future. Mr. Armstrong seconded the motion which passed unanimously by voice vote.

OTHER BUSINESS

Review of Interactive Online Map

Members agreed that this should be added to the Community Preservation Program website. Ms. Lunin moved to add the link to the website and publicize the new resource. Mr. Smargiassi seconded the motion which passed by unanimous voice vote. Members were also encouraged to continue to review the interactive map and to let staff know if there were any suggestions for future changes.

Review of Current Finances

Ms. Kritzer noted the new projects that had been approved and added to the At A Glance report this month. She also briefly reviewed the status of the CPC's ongoing projects.

Approval of March 8 Minutes

Members had reviewed the draft minutes prior to the meeting. Ms. Lunin moved to approve the draft minutes for the March 8 meeting as submitted. Mr. Maloney seconded the motion which passed by unanimous voice vote.

Designate Member for April Minute Review

Mr. Smargiassi volunteered to review the draft minutes for the April 12 meeting.

Mr. Maloney moved to adjourn. Mr. Armstrong seconded the motion which passed by unanimous voice vote. The meeting was adjourned at 8:54 P.M.