



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
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Barney S. Heath  
Director

**Community Preservation Committee  
Funding Recommendation for the  
West Newton Armory Affordable Housing Development**

**Date:** April 25, 2022  
**From:** Community Preservation Committee  
**To:** The Honorable City Council

**PROJECT GOALS & ELIGIBILITY** The project team of Metro West Collaborative Development(MWCD) and Civico Development requests \$3,000,000 in CPA funds, under the category of Community Housing, for the construction of 43 units of 100% affordable housing at the former West Newton Armory site. The new units will include 28 units available to households at or below 60% AMI and 15 units to be set aside for households at or below 30% AMI. The City of Newton purchased the site in 2021 for the purpose of constructing a 100% affordable housing development in this location and awarded the project to the applicants after a public RFP process and project review.

This project is eligible for CPA funding under Community Housing as it will be an entirely affordable housing development which was created in part with CPA funding. The requested CPA funding may be used for pre-development, development, and construction costs associated with the project. CPA funding was previously used on this project for pre-development costs associated with the completion of the Phase II Environment Study required before the City purchased the site.

**RECOMMENDED FUNDING** At its monthly meeting on Tuesday, April 12, the Community Preservation Committee unanimously recommended, with a vote of 8 to 0, that \$3,000,000 in Community Preservation Act funding be appropriated, with \$2,373,470.71 to come from the FY22 Unrestricted Funds and the remaining \$626,529.29 to come from Prior Year Undesignated Funds, to the control of the Planning & Development Department for a grant to the project team of Metro West Community Development and Civico Development for the development and construction of 43 units of 100% affordable housing at the former West Newton Armory site.

<b>Proposed CPA Funding Accounts for the West Newton Armory Affordable Housing Project</b>			
<b>Account Name</b>	<b>Account Number</b>	<b>Amount Currently Available</b>	<b>Proposed Amount for West Newton Armory Project</b>
<b>FY22 Unrestricted Funds</b>	<b>#58R10498 579000</b>	<b>\$2,373,470.71</b>	<b>\$2,373,470.71</b>
<b>Prior Year Undesignated Funds</b>	<b>#5800-3599</b>	<b>\$5,359,592.29</b>	<b>\$626,529.29</b>
<b>Total Project Funds</b>			<b>\$3,000,000</b>

[www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)

Lara Kritzer, Community Preservation Program Manager  
[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov) 617.796.1144

### **SPECIAL ISSUES CONSIDERED BY THE CPC**

The CPC recognizes that securing the CPA funding is a critical first step to the overall funding of the 100% affordable housing project. The Committee also recognized the costs associated with the City's goals for this development and appreciated the deeper levels of affordability and intergenerational housing aspects of the project.

**Community Need:** The City has a well-documented need for additional affordable housing at all levels and has spent the last few years considering options for developing affordable housing at this location. This project is a means of significantly contributing to the City's affordable housing inventory and goals and will include a mix of one, two, and three bedroom family units, all of which will be designed to be visitable. In addition, the project includes several fully accessible units, and all residents will have access to supportive services through a Resident Services Coordinator that will be located in MWCD's on-site offices.

In addition, the project meets the goals for diverse housing opportunities with respect to unit type, size, and affordability found in the City of Newton's Comprehensive Plan, the Newton Leads 2040 Strategy, the Economic Development Strategic Plan, the Housing Needs Analysis and Strategic Recommendations, the West Metro HOME Consortium's 2020-2025 Consolidated Plan, and the Washington Street Vision Plan. The project's location between two village centers with access to bus and train service will also meet the Newton Leads 2040 Housing Strategy's goals for locating housing to promote access and choice.

**Funding Leverage and Project Costs:** CPA funding is requested for general pre-development, development, and construction costs associated with the creation of 43 new units of 100% affordable housing at the former West Newton Armory. The requested CPA funding accounts for less than 10% of the cost of the project and will be combined with the City CDBG, Home and Inclusionary Zoning funds requested to show the high level of local support for the project in their state funding applications. Overall, CPA funding is anticipated to leverage approximately \$22 million for the project, \$18 million of which is anticipated to come from State grants, loan and tax credit funds.

**Environmental Efficiency and Sustainability:** The project will incorporate sustainable design elements into both the overall building and unit design which meet the City's climate change and sustainability goals. This includes designing the building with a passive house envelope and all electric utilities and appliances, installing solar panels, and insuring that more than the minimum number of parking spaces are equipped with charging facilities for electric cars.

**Municipal and Institutional Support:** The City awarded this project to the development team based on their response to the City's RFP which required not only that the project be 100% affordable, but that the historic head house be preserved and sustainable materials and design elements incorporated into the overall structure to address the City's climate change goals. The project is supported by the Mayor as well as current and former City Councilors, affordable housing advocates including the Newton Housing Partnership and Engine 6, local environmental nonprofit Green Newton, and Families Organized for Racial Justice (FORJ).

### **ADDITIONAL RECOMMENDATIONS** *(funding conditions)*

1. The CPA funding may be used for any costs associated with the development and construction of 43 new affordable housing units on the West Newton Armory site, including pre-development costs.
2. The CPC shall receive copies of all relevant plans, drawings, schematics, budget and marketing materials, etc. associated with the use of the CPA funding.

3. All recommended CPA funds should be appropriated by the City Council within 6 months and expended within four years of the date of the 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.
4. Any CPA funds appropriated but not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.

### **KEY OUTCOMES**

The Community Preservation Committee will evaluate this project based on its success in using CPA funds to create 43 new units of deeply affordable housing available to households below 30% and 60% AMI at the site of the former West Newton Armory. The project will also be evaluated by its success in using sustainable materials and systems to meet passive house requirements and universal design elements to increase the usability of the units.

### **ATTACHMENTS**

- Proposal and attachments submitted to the CPC for their April 12, 2022 review
- MWCD and Civico's presentation to the April 12 joint public hearing of the CPC and Planning and Development Board

Additional information not attached to this recommendation, including petitions and letters of support, are available on the CPC's website at:

<https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/west-newton-armory>



March 24, 2022

Community Preservation Committee  
City of Newton  
1000 Commonwealth Ave  
Newton, MA 02459

**RE:** West Newton Armory Affordable Housing Development RFP # 21-79

Chairperson Brody and Members of the City of Newton Community Preservation Committee:

Metro West Collaborative Development ("Metro West CD") and Civico Development, LLC ("Civico") are pleased to present this full proposal for Community Preservation, Inclusionary Zoning, CDBG, and HOME Investment Partnerships funds to support the redevelopment of the West Newton Armory (the "Armory") into 43 units of affordable housing for low-income families.

After a competitive public RFP process, Metro West CD and Civico were designated by Mayor Ruthanne Fuller to develop the West Newton Armory into permanently affordable housing.

Metro West CD and Civico are committed to the long-term vitality of Newton. This proposed project advances our commitment to high-quality, accessible housing that improves the lives of low- and moderate-income households in Newton. Our development team brings an exceptional level of experience and applicable expertise to the Armory redevelopment.

**Metro West Collaborative Development**, founded in 1991, is a regional community development corporation serving 22 towns in Greater Boston. Metro West CD supports affordable housing advocates by meeting regularly with Housing Partnerships and Trusts, non-profit organizations, municipal planning and housing staff, and community leaders to identify potential housing development opportunities, programs, and policies that advance our goals. Metro West CD has developed 121 units of affordable housing with an additional 127 units in the construction pipeline. Metro West CD works extensively with private developers and municipalities throughout eastern Massachusetts in their efforts to comply with local and state affordable housing regulations. Metro West CD is a DHCD and MassHousing approved Affordable Housing Monitor and Lottery Agent.

In Newton Metro West CD has most recently:

- Completed the construction of 236 Auburn Street, an 8-unit project built on behalf of the non-profits CAN-DO and The Price Center, and
- Administered nearly \$3 million of emergency housing assistance on behalf of the City of Newton.

**Civico Development**, founded in 2014, is a community-focused real estate investment and development group founded on a commitment to quality design, historic preservation, and neighborhood-oriented infill development. Civico's mission is to design and construct high quality buildings, streetscapes, and neighborhoods that significantly enhance the livability and sustainability of our communities. Civico's work includes projects of all scales, focused on authenticity, walkability, and human-scale development. Civico strives to incorporate innovative design and civic spirit into all its projects.

Civico has developed over 250-units of mixed-income housing in Greater Boston that have leveraged both public and private funding, while working in concert with municipalities, city, and town officials. Civico has an additional 250 units in the permitting and construction pipeline. We pride ourselves on the totality of the





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real estate development process - which includes working with all project stakeholders (the municipality, abutters, lenders, residents) to provide unique housing solutions to serve the needs across various communities within the Commonwealth.

In Newton, Civico has most recently:

- Completed 13-17 Gardner Street, an infill development of four (4) townhomes in Newton Center (an additional 8 units of similar projects have been completed since 2016)
- Acquired site control of five parcels across Newton that are planned to create over 25 units of mixed-income housing and expected to go through permitting in 2022.

We appreciate this opportunity to share our vision with you. Thank you for your consideration of the attached proposal.

Sincerely,

*Caitlin Madden*

Caitlin Madden  
Executive Director  
Metro West Collaborative Development

Metro West Collaborative Development/Civico  
West Newton Armory Full CPC Application

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# CPA Application Form

**Newton, Massachusetts Community Preservation, Inclusionary Zoning, CDBG, and HOME Investment Partnerships Programs  
FUNDING REQUEST**

City of Newton



Ruthanne Fuller  
Mayor

(For staff use)  
date rec'd:

PRE-PROPOSAL

PROPOSAL

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

For full instructions, see [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa) or contact us:

Community Preservation Program Manager,  
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459  
[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov) 617.796.1144

<b>Project TITLE</b>	<b>West Newton Armory Affordable Housing Development</b>					
<b>Project LOCATION</b>	Full street address (with zip code), or other precise location. 1135 Washington Street, Newton, MA 02465					
<b>Project CONTACT(S)</b>	Name & title or organization		Email		Phone	Mailing address
<b>Project Manager</b>	Caitlin Madden, Executive Director of Metro West Collaborative Development		caitlin@metrowestcd.org		617-923-3505 x4	79-B Chapel St Newton, MA 02458
<b>Other Contacts</b>	Claire Comeau, Senior Project Manager, Metro West Collaborative Development		claire@metrowestcd.org		617-932-3505 x3	79-B Chapel St Newton, MA 02458
<b>Co-Applicant (if Any)</b>	Civico Development, LLC		tbearden@civicodevelopment.com		617-249-3807	2 Tammie Rd Hopedale, MA 01747
<b>Project FUNDING</b>	<b>A. CPA funds requested:</b> \$ 3,000,000	<b>B. CDBG funds requested:</b> \$ 930,000	<b>C. HOME funds requested:</b> \$340,000	<b>D. Inclusionary Zoning funds requested:</b> \$ 890,000	<b>E. Other funds to be used:</b> \$ See below	<b>F. Total project cost:</b> \$ 27,844,312
<b>Project SUMMARY</b>	Explain how the project will use the requested CPA, CDBG, and City of Newton HOME 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>The West Newton Armory affordable housing development will create 43 new units of inter-generational affordable rental housing at the former West Newton Armory site located at 1135-1137 Washington Street. The housing will be affordable to a variety of households with incomes up to sixty percent (60%) of the area median income ("AMI"), including a set aside for households with incomes up to thirty percent (30%) AMI. Our proposed design sensitively balances the competing commitments for historic preservation, affordable housing, and sustainability - both within the building envelope and by thoughtfully using open space to match our programmatic goals. The project boasts excellent transit access, with nearby bus stops and the West Newton commuter rail train station within walking distance. The rehabilitation of the historic headhouse of the armory will be coupled with new construction. The headhouse will host a community room, a public gallery showcasing the Armory's history, as well as office space. The new construction portion of the project will house 15 1-bedroom, 21 2-bedroom, and 7 3-bedroom apartments. The project will be 100% visitable and five units will be fully accessible HC units (4 of which will be enhanced CBH unit serving individuals with disabilities). This project meets or exceeds all the development objectives set forth by the City of Newton in its RFP for the development of the armory site, and we are honored and excited to be working with the City to bring this project to fruition.</p>						

<b>Project TITLE</b>		<b>West Newton Armory Affordable Housing Development</b>	
<b>USE of CPA FUNDS</b>		<b>HISTORIC RESOURCES</b>	<b>COMMUNITY HOUSING</b>
Acquire			
Create		Not Allowed	X
Preserve			
Rehabilitate/ Restore			
<b>COMMUNITY NEEDS</b>	<p>From each of at least 2 plans linked to the <a href="#">Guidelines &amp; Forms</a> page of <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a>, 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>The City of Newton’s Comprehensive Plan, the Newton Leads 2040 Strategy, the Economic Development Strategic Plan, Housing Needs Analysis and Strategic Recommendations, and Washington Street Vision Plan all prioritize the production of diverse housing opportunities with respect to unit type, size, and affordability. The West Metro HOME Consortium, of which Newton is the lead administering community, has identified the creation and rehabilitation of safe, decent, and affordable rental and ownership housing throughout the Consortium as the primary goals in its 2020-2025 Consolidated Plan.</p> <p>Newton Comprehensive Plan, 2007</p> <p>“We want our stock of housing to match the social and economic diversity of our population. That requires increasing both rental and home ownership opportunities for the entire range of low, moderate, and middle income families, for starter households as well as for senior citizens.” p. 5-12</p> <p>This project provides valuable opportunities to provide affordable housing for low-income families and helps Newton reach its goal to match its housing stock to the economic diversity of its population.</p> <p>Newton Leads 2040 Housing Strategy, 2016</p> <p>“<b>Locate housing to promote access and choice.</b> The cost of transportation is a significant component of the total cost of living for any given location. When housing is located in walkable, transit-accessible locations, people have more transportation choices and this, in turn, helps to manage the high cost of living in communities like Newton. At the same time, choice also includes providing a mix of housing in all parts of the City. Integrating lower-cost housing into a variety of market areas and neighborhoods across the entire city will help promote a stronger sense of community.” p. 50</p>		
<b>COMMUNITY CONTACTS</b>	<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. For housing projects, at least 2 contacts should reside in or near the project’s neighborhood.</p>		
	<b>Name &amp; title or organization</b>	<b>Email</b>	<b>Phone</b>
	See letters of support attached to this proposal.		

Project TITLE		West Newton Armory Affordable Housing Development	
SUMMARY CAPITAL/DEVELOPMENT BUDGET			
Uses of Funds			(rounded amounts)
Acquisition			\$1
Construction			\$21,113,151
Soft Costs			\$3,837,026
Reserves			\$453,726
Developer Overhead & Fee			\$2,440,408
<b>D. TOTAL USES</b> (should equal C. on page 1 and E. below)			<b>\$27,844,312</b>
Sources of Funds		Status (requested, expected, confirmed)	(rounded amounts)
Newton CPA Funds		Requested	\$3,000,000
Newton CDBG Funds		Requested	\$930,000
Newton HOME Funds		Requested	\$118,000
WestMetro HOME Funds		Expected	\$222,000
Newton Inclusionary Zoning Funds		Requested	\$890,000
LIHTC Equity (Federal 4%)		Expected	\$11,485,627
State LIHTC Equity		Expected	\$2,064,000
State: HSF		Expected	\$1,000,000
State: HIF		Expected	\$500,000
State: CBH		Expected	\$906,253
State: AHTF		Expected	\$1,000,000
State: TOD		Expected	\$886,933
Passive House Incentives		Requested	\$41,500
Permanent Loan		Expected	\$4,800,000
<b>E. TOTAL SOURCES</b> (should equal C. on page 1 and D. above)			<b>\$27,844,312</b>
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)			
Uses of Funds			(rounded amounts)
Management Fee			\$42,820
Administrative (Payroll, Legal, Office, etc.)			\$76,590
Maintenance (Payroll, Trash/Snow Removal, Extermination, etc.)			\$109,042
Resident Services & Security			\$25,800
Utilities			\$52,986
Replacement Reserve			\$13,975
Taxes & Insurance			\$162,988
Debt Service			\$295,751



Repayment Waterfall	\$132,536
<b>F. TOTAL ANNUAL COST</b> (should equal <b>G.</b> below)	<b>\$912,488</b>
<b>Sources of Funds</b>	(rounded amounts)
Rental Income (includes subsidy through MRVP and Section 8 Vouchers)	\$912,488
	\$
	\$
<b>G. TOTAL ANNUAL FUNDING</b> (should equal <b>F.</b> above)	<b>\$912,488</b>

<b>Project TIMELINE</b>	<b>Phase or Task</b>	<b>Season &amp; Year</b>
	Developer designation and execution of MOU / LDA / Agreement to Enter into Lease	December 2021 – January 2022
	Architectural and engineering work commence	December 2021
	Presentation of preliminary plans to City boards and department heads	February 2022
	Comprehensive permit site eligibility requested from DHCD	March 2022
	Submit request to City of Newton for HOME and CPA Funds	March 2022
	Submit Mass. Historical Commission Project Notification Form	March 2022
	Site eligibility letter received	May 2022
	Submit application to Newton ZBA for comprehensive permit	June 2022
	Receive comprehensive permit approval	September 2022
	Prepare DHCD One Stop application (first submission)	October 2022
	Prepare DHCD One Stop application (second submission)	October 2023
	DHCD funding decision announced	June 2024
	Final construction set of drawings and final pricing. Building permit requested.	November 2024
	Construction financing closing and acquisition of site	March 2025
	Construction begins	April 2025
	Marketing begins	January 2026
	Construction substantially complete	April 2026
	Occupancy	June 2026

Project TITLE		West Newton Armory Affordable Housing Development	
↓ Check off submitted attachments here. See also supplemental checklist for housing proposals.			
REQUIRED	X	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
	X	MAP	of site in relation to nearest major roads (omit if project has no site)
Pre-proposals: separate attachments not required, just use page 3 of form.  Full proposals: separate, detailed budget attachments REQUIRED.	<b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds		
	X	<b>Development pro forma/capital budget:</b> include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
	X	<b>Operating/maintenance budget, projected separately for each of the next 10 years</b> (CPA funds may not be used for operations or maintenance)	
	X	<b>Non-CPA, CDBG, and Newton HOME funding:</b> commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
REQUIRED for full proposal.	<b>SPONSOR FINANCES &amp; QUALIFICATIONS, INSTITUTIONAL SUPPORT</b>		
	X	<b>For sponsoring organization, most recent annual operating budget</b> (revenue & expenses) & <b>financial statement</b> (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
	X	<b>For project manager:</b> relevant training & track record of managing similar projects	
REQUIRED for all full proposals involving real estate acquisition, construction or other building/ landscape improvements.	<b>SITE CONTROL, VALUE &amp; DEED RESTRICTIONS</b>		
	X	<b>Owner’s agreement to a permanent deed restriction for affordability</b>	
	<b>ZONING &amp; PERMITTING</b>		
	X	Short email confirming review by the <b>Development Review Team (DRT)</b>	
	X	<b>Brief property history:</b> at least the last 30 years of ownership & use (ask CPC staff for assistance with sources)	
	X	<b>Environmental mitigation plans:</b> incl. lead paint, asbestos, underground tanks	
	X	<b>Zoning relief and permits required:</b> incl. parking waivers, demolition or building permits, comprehensive permit or special permit	
	X	<b>Other approvals required:</b> Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	<b>DESIGN &amp; CONSTRUCTION</b>		
	X	<b>Professional design &amp; cost estimates:</b> include site plan, floor plans & elevations	
X	<b>Materials &amp; finishes;</b> highlight “green” or sustainable features & materials		
OPTIONAL for all proposals.	X	<b>LETTERS of SUPPORT</b>	from Newton residents, organizations, or businesses

<b>Project TITLE</b>		<b>West Newton Armory Affordable Housing Development</b>				
<b>These attachments are required for full proposals only. Electronic attachments may be submitted as PDFs.</b>						
<b>USES OF FUNDS</b> <i>Check all that apply.</i>						
Acquisition	Rehabilitation/ Preservation <b>X</b>	New construction <b>X</b>	Mortgage buydown/ refinance	Site preparation/ remediation		
<b>TARGET POPULATION, TYPE OF HOUSING, SPECIAL FEATURES</b> – <i>Check &amp; describe all that apply.</i>						
Individuals	Families <b>X</b>	Seniors	Homeless/At Risk of Homelessness			
Rental <b>X</b>	Ownership	Condominium	Cooperative	Group/congregate		
Combination or other (identify):						
Special needs/disabilities (identify population & provider of support services, if any): We anticipate producing 4 Community-Based Housing units which support integrated housing for people with disabilities, including elders, with priority for individuals who are in institutions, nursing facilities, or at risk of institutionalization. Supportive services will be available on site, and a needs assessment will be performed at move-in for all residents.						
Special features (historic preservation, sustainability, etc.): (expand description as needed) The project will preserve the historic headhouse of the West Newton Armory, adapting it into office space, a community room, and a public gallery showcasing the history of the Armory. The development will also include amenities for residents, such as a courtyard, patio, and roof deck, as well as covered parking. We have ambitious sustainability plans, including attaining passive house (PHIUS) certification and making the building all-electric, including the inclusion of a rooftop solar array.						
<b>UNIT COMPOSITION</b> <i>List number of units in each category.</i>						
UNIT TYPE	≤ 30% AMI	≤ 50% AMI	≤ 80% AMI	80-100% AMI	Market-rate	TOTAL
SRO	0	0	0	0	0	0
Studio	0	0	0	0	0	0
1 BR	4	0	11	0	0	15
2 BR	8	0	13	0	0	21
3 BR	3	0	4	0	0	7
<b>B. Supplements to PROJECT FINANCES</b>						
always	X	<b>Market analysis:</b> including prevailing/trending rents or prices & target population				
rental only	X	<b>Rental subsidy, if any:</b> sources, commitment letters or application/decision schedules				
ownership only	N/A	<b>Cost of ownership analysis:</b> including proposed sales prices, owners' estimated total housing costs, % interest of affordable units & proposed condominium association budget				
<b>C. Supplements to SPONSOR FINANCES &amp; QUALIFICATIONS</b>						
sponsor: circle all that apply		Non-profit <b>X</b>	Certified CHDO <b>X</b>	Public Agency	Project LLC	Private for-profit
always	X	<b>Organization mission &amp; current housing portfolio,</b> including how this project fits both; summary of previous similar projects completed, with photographs				
nonprofits	X	<b>Board of Directors:</b> including skills, experience, tenure & City board/commission affiliations				
<b>D. Supplement to COMMUNITY OUTREACH</b>						
always	X	<b>Community outreach plan &amp; efforts to date</b>				
<b>E. FAIR HOUSING, ACCESSIBILITY, RELOCATION</b>						
always	X	<b>Affirmative marketing &amp; resident selection plan</b>				

	X	Fair housing: training completed, summary of any past complaints & their resolution
	X	Reasonable accommodation/reasonable modification policy
as needed	N/A	Relocation plans/ budget/ notices

## Photos

(From Phase I conducted by Green Seal Environmental, 8/20/2020)

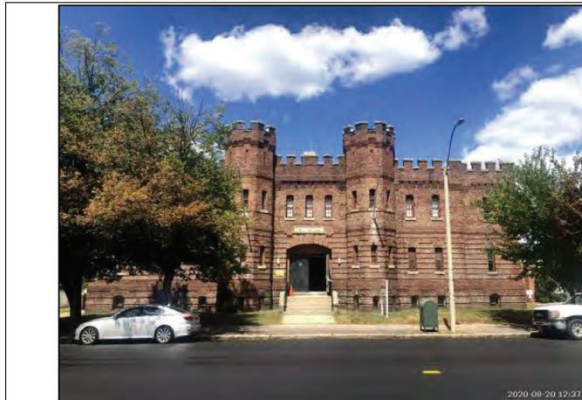


Photo 1: View of the southern exterior (front) of property building, facing south.



Photo 2: View of the western exterior of property building, facing east.



Photo 3: View of northern exterior of property building, facing east.

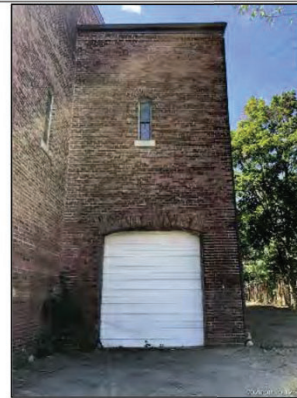


Photo 4: View of entrance to garage, along north of building.

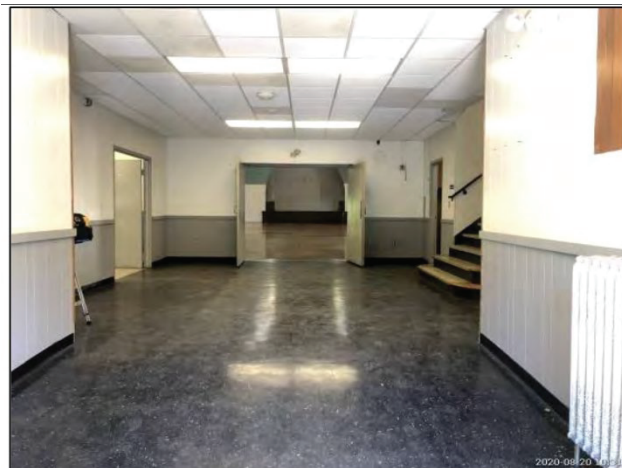


Photo 10: Southern main entrance atrium.

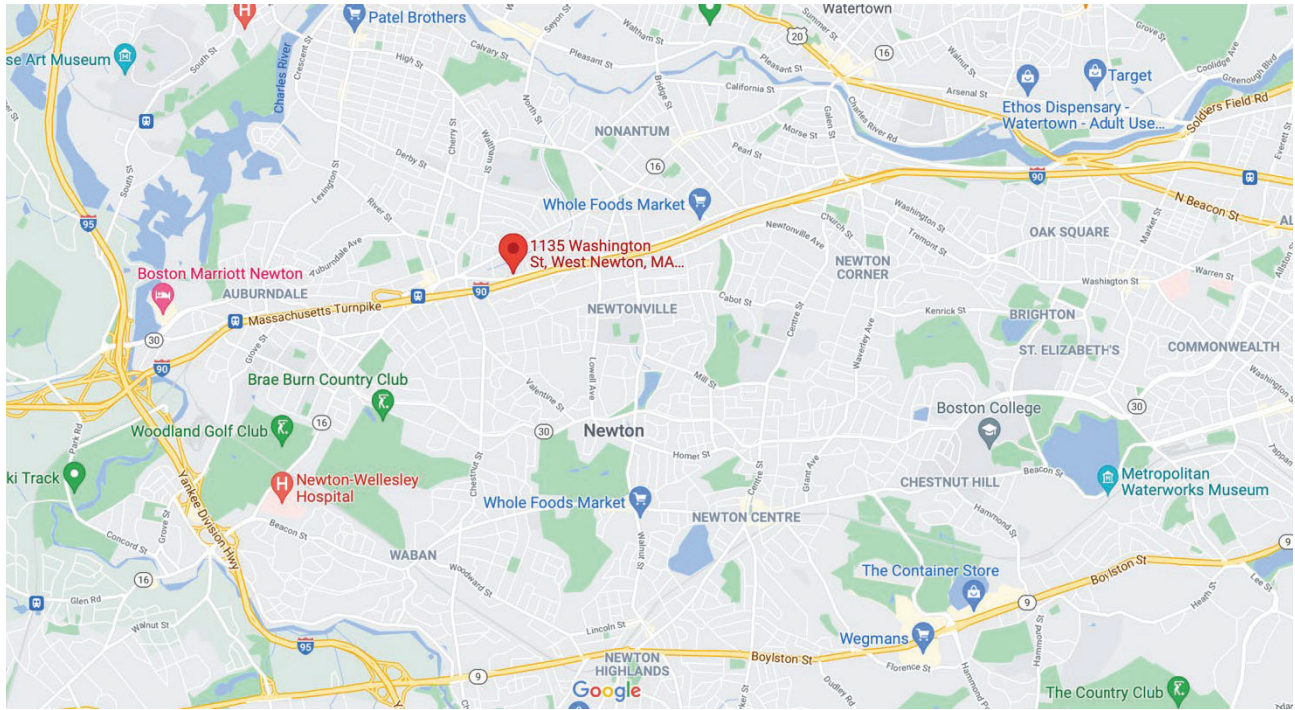


Photo 11: Ground level room, typical.



# Maps

## 1. City-Wide Map



## 2. Assessor's Database

<https://newtonma.mapgeo.io/datasets/properties?abuttersDistance=100&latlng=42.34974%2C-71.219972&previewId=31007%200027&zoom=18>

WASHINGTON ST

View Details

Google Maps Link

City of Newton

City of Newton Assessing Dept.

Frequently Asked Questions

Sketch Codes and Definitions

City of Newton HERS Ratings List (from Newton Energy Commission)

Property	
Property SBL	31007 0027
Address	1135-1137 WASHINGTON ST
Tax Bill Number	2205491
Land Use	9220
Land Use Description	MASS DEPT CORRECT
Lot Size	33,150 sq ft
Frontage	110 ft
Zoning	BU2



### 3. Bird's-Eye View | Close-Up



### 4. Bird's-Eye View | Neighborhood Context





# Project Financing

<b>SOURCES &amp; USES</b>					
<b>Sources of Funds</b>			<b>Uses of Funds</b>		
	<b>Total</b>	<b>Per Unit</b>		<b>Total</b>	<b>Per Unit</b>
<i>Equity</i>			Acquisition	\$ 1	\$ 0.02
Developer's Cash Equity	\$ -	\$ -	Construction	\$ 21,113,151	\$ 491,003.52
Federal LIHTC Equity	<b>0.90</b> \$ 11,485,627	\$ 267,108	Soft Costs	\$ 3,837,026	\$ 89,233.16
State LIHTC Equity	<b>0.80</b> \$ 2,064,000	\$ 48,000	<i>Reserves</i>		
Federal Historic Equity	\$ -	\$ -	Expense Reserve	\$ -	\$ -
State Historic Equity	\$ -	\$ -	Operating Reserve	\$ 393,726	\$ 9,156.42
Developer's Fee/Overhead Contributed	\$ -	\$ -	Replacement Reserve	\$ -	\$ -
Developer's Fee/Overhead Loaned	\$ -	\$ -	Initial Rent-Up Reserves	\$ 60,000	\$ 1,395
Other Source: Excelon (landscape)	\$ -	\$ -	Other Reserves	\$ -	\$ -
Public Equity 1	\$ -	\$ -	Other Reserves:	\$ -	\$ -
Public Equity 2	\$ -	\$ -	Developer OH & Fee	\$ 2,440,408	\$ 56,754
<i>Debt</i>			<b>Total Development Cost</b>	<b>27,844,312</b>	<b>\$ 647,542</b>
First Mortgage	\$ 4,800,000	\$ 111,628	<b>Surplus/(Gap)</b>	<b>\$ 0</b>	<b>\$ 0</b>
<i>Soft Debt</i>					
AHTF	\$ 1,000,000	\$ 23,256			
CATNHP	\$ -	\$ -			
TOD	\$ 886,933	\$ 20,626			
CBH	\$ 906,253	\$ 21,076			
FCF	\$ -	\$ -			
HIF	\$ 500,000	\$ 11,628			
HOME	\$ -	\$ -	<b>Construction Loan Amount</b>	<b>\$ 14,757,320</b>	
HSF	\$ 1,000,000	\$ 23,256			
TOD	\$ -	\$ -			
Passive House	\$ 41,500	\$ 965			
DHCD Other:	\$ -	\$ -			
DHCD Other:	\$ -	\$ -			
<b>Local CPA/HOME/CDBG</b>	<b>\$ 5,160,000</b>	<b>\$ 120,000</b>			
City IDP	\$ -	\$ -			
City NHT	\$ -	\$ -			
<b>TOTAL</b>	<b>\$ 27,844,312</b>	<b>\$ 647,542</b>			

West Newton Armory  
Operating Income and Expenses

Newton Armory		
Operating Expenses		
	BUDGET	
	Total	Per Unit
Management Fee - Contractual	\$ 42,820	\$ 995.82
<b>Total Renting Expenses</b>	<b>\$ 42,820</b>	<b>\$ 996</b>
<b>Administrative Expenses</b>		
Payroll	\$ 10,000	\$ 233
Manager's Payroll	\$ 30,000	\$ 698
Office Expenses	\$ 4,167	\$ 97
Copy Machine	\$ 667	\$ 16
Postage	\$ 417	\$ 10
Training	\$ 417	\$ 10
Legal	\$ 2,917	\$ 68
Audit	\$ 12,500	\$ 291
Marketing	\$ 833	\$ 19
Telephone	\$ 2,083	\$ 48
Office Supplies & Services	\$ 2,542	\$ 59
Accounting Fee	\$ 1,667	\$ 39
Bad Debt expense	\$ 5,842	\$ 136
Bank Charges	\$ 1,250	\$ 29
Misc./Asset Management Fee	\$ 7,500	\$ 174
Miscellaneous - LHTC Monitoring	\$ 1,290	\$ 30
<b>Total Administrative Expenses</b>	<b>\$ 84,090</b>	<b>\$ 1,956</b>
<b>Operating &amp; Maintenance Expense</b>		
Maintenance Payroll	\$ 32,083	\$ 746
Cleaning Payroll or Contract	\$ 8,333	\$ 194
Grounds Contract & Supplies	\$ 8,333	\$ 194
Landscaping	\$ 6,250	\$ 145
Cleaning Supplies	\$ 4,167	\$ 97
Maintenance Supplies	\$ 4,167	\$ 97
Repairs - Contract (General, Electric, HVAC, Plumbing)	\$ 8,333	\$ 194
Maintenance Payroll - Supervisor	\$ 8,333	\$ 194
Decorating (Supplies & Contract)	\$ 2,083	\$ 48
Maintenance Equipment Expense	\$ 2,500	\$ 58
Repairs (Appliance)	\$ 2,083	\$ 48
Elevator Maintenance	\$ 5,000	\$ 116
Lock & Key Expense	\$ 833	\$ 19
Garbage & Trash Removal	\$ 6,250	\$ 145
Security supplies	\$ 1,250	\$ 29
Snow Removal Supplies	\$ 4,167	\$ 97
Exterminating contract	\$ 3,000	\$ 70
Motor Vehicle Expense	\$ 833	\$ 19
Miscellaneous	\$ 1,042	\$ 24
<b>Total Operating &amp; Maintenance Expenses</b>	<b>\$ 109,042</b>	<b>\$ 2,536</b>
<b>Utility Expense</b>		
Electricity	\$ 19,350	\$ 450
Gas	\$ 14,545	\$ 338
Water & Sewer	\$ 19,091	\$ 444
<b>Total Utility Expense</b>	<b>\$ 52,986</b>	<b>\$ 1,232</b>
<b>Resident Services</b>		
Resident Supplies	\$ -	\$ -
Resident Services Contract	\$ 25,800	\$ 600
<b>Total Resident Services</b>	<b>\$ 25,800</b>	<b>\$ 600</b>
<b>Taxes &amp; Insurance</b>		
Taxes - Real Estate	\$ 95,000	\$ 2,209
Health Insurance & other benefits	\$ 29,288	\$ 681
Insurance (property, consultant, vehicle)	\$ 38,700	\$ 900
<b>Total Taxes, Insurance &amp; Interest</b>	<b>\$ 162,988</b>	<b>\$ 3,790</b>
<b>SUBTOTAL</b>	<b>\$ 477,726</b>	<b>\$ 11,110</b>
<b>Other Expenses</b>		
Trustee Fee	\$ -	\$ -
Replacement Reserve	\$ 13,975	\$ 325
<b>TOTAL OPERATING COSTS</b>	<b>\$ 491,701</b>	<b>\$ 11,435</b>

<b>CASH FLOW</b>	
	<b>2022 Budget</b>
Gross Income	\$ 912,488
(Vacancy & Bad Debt)	\$ (56,086)
<b>Effective Gross Income</b>	<b>\$ 856,402</b>
(Operating Expenses)	\$ (491,701)
<b>Net Operating Income</b>	<b>\$ 364,702</b>
Debt Service	(295,751)
<b>Cash Flow</b>	<b>\$ 68,950</b>

Unit Mix	# of Units	Rent/Unit
<b>1 Bedroom</b>		
30% AMI - MRVP	4	\$1,510
60% AMI	11	\$1,435
<b>Subtotal 1 Bedroom Units</b>	<b>15</b>	
<b>2 Bedroom</b>		
30% AMI - S8	6	\$2,570
30% AMI - MRVP	2	\$1,812
60% AMI	13	\$1,721
<b>Subtotal 2 Bedroom Units</b>	<b>21</b>	
<b>3 Bedroom</b>		
30% AMI - S8	2	\$3,197
30% AMI - MRVP	1	\$2,094
60% AMI	4	\$1,989
<b>Subtotal 3 Bedroom Units</b>	<b>7</b>	
<b>Total Units</b>	<b>43</b>	

**Newton Armory  
10-Year Cash Flow**

REVENUE		Escalator	1	2	3	4	5	6	7	8	9	10
Rental Income												
	Gross Rental Income - Vouchers	2.0%	389,410	397,198	405,142	413,245	421,509	429,940	438,538	447,309	456,255	465,381
	Gross Rental Income - Others	2.0%	523,079	533,540	544,211	555,095	566,197	577,521	589,072	600,853	612,870	625,128
	Res Vacancy - MRVP/S8	5%	(19,470)	(19,860)	(20,257)	(20,662)	(21,075)	(21,497)	(21,927)	(22,365)	(22,813)	(23,269)
	Res Vacancy - Others	7%	(36,616)	(37,348)	(38,095)	(38,857)	(39,634)	(40,426)	(41,235)	(42,060)	(42,901)	(43,759)
<b>TOTAL EFFECTIVE INCOME</b>			<b>856,402</b>	<b>873,530</b>	<b>891,001</b>	<b>908,821</b>	<b>926,998</b>	<b>945,537</b>	<b>964,448</b>	<b>983,737</b>	<b>1,003,412</b>	<b>1,023,480</b>
<b>EXPENSES</b>												
<b>Operating Expenses</b>												
	Renting Expenses	3.0%	42,820	43,677	44,550	45,441	46,350	47,277	48,222	49,187	50,171	51,174
	Administrative Expenses	3.0%	76,590	78,888	81,254	83,692	86,203	88,789	91,452	94,196	97,022	99,933
	Operating & Maintenance Expense	3.0%	109,042	112,313	115,682	119,153	122,727	126,409	130,201	134,107	138,131	142,275
	Utility Expense	3.0%	52,986	54,576	56,213	57,900	59,637	61,426	63,268	65,167	67,122	69,135
	Resident Services	3.0%	25,800	26,574	27,371	28,192	29,038	29,909	30,807	31,731	32,683	33,663
	Asset Management Fee	3.0%	7,500	7,725	7,957	8,195	8,441	8,695	8,955	9,224	9,501	9,786
	Property/RE Taxes	3.0%	95,000	97,850	100,786	103,809	106,923	110,131	113,435	116,838	120,343	123,953
	Insurance and Other Taxes	4.0%	67,988	70,707	73,535	76,477	79,536	82,717	86,026	89,467	93,046	96,767
	Replacement Reserves	3.0%	13,975	14,394	14,826	15,271	15,729	16,201	16,687	17,187	17,703	18,234
<b>TOTAL EXPENSES</b>			<b>491,701</b>	<b>506,703</b>	<b>522,175</b>	<b>538,130</b>	<b>554,584</b>	<b>571,553</b>	<b>589,054</b>	<b>607,104</b>	<b>625,720</b>	<b>644,920</b>
<b>NET OPERATING INCOME</b>			<b>364,702</b>	<b>366,827</b>	<b>368,826</b>	<b>370,691</b>	<b>372,413</b>	<b>373,984</b>	<b>375,394</b>	<b>376,633</b>	<b>377,692</b>	<b>378,560</b>
DEBT SERVICE												
	DSCR		1.23	1.24	1.25	1.25	1.26	1.26	1.27	1.27	1.28	1.28
<b>NET CASH FLOW</b>			<b>68,950</b>	<b>71,076</b>	<b>73,075</b>	<b>74,940</b>	<b>76,662</b>	<b>78,232</b>	<b>79,642</b>	<b>80,882</b>	<b>81,940</b>	<b>82,808</b>

### Non-CPA, CDBG, and Newton HOME Funding

We intend to apply for state and federal financing in the Department of Housing and Community Development's (DHCD) Winter 2023 rental funding round. A pre-application is anticipated in Fall 2022.

The sources are expected to include a mix of low-income tax credits (federal and state), several state soft subsidy sources, and rental subsidies as noted below.

We plan to apply to the WestMetro HOME Consortium in the fall of 2022.

<b>Permanent Funding Sources</b>	<b>Status</b>
<b>LIHTC Equity (Federal 4%)</b>	Plan to request credits from DHCD in January 2023 application
<b>State LIHTC Equity</b>	Plan to request credits from DHCD in January 2023 application
<b>State: HOME</b>	Plan to request in DHCD funding round in January 2023
<b>State: HSF</b>	Plan to request in DHCD funding round in January 2023
<b>State: HIF</b>	Plan to request in DHCD funding round in January 2023
<b>State: CBH</b>	Plan to request in DHCD funding round in January 2023
<b>State: AHTF</b>	Plan to request in DHCD funding round in January 2023
<b>HOME Consortium</b>	Plan to apply to the MetroWest HOME Consortium in the fall of 2022
<b>Passive House Rebate Incentives</b>	MassSave incentives, to be applied for during design development and to be committed at Passive House pre-certification.
<b>Permanent Loan</b>	LOI from Massachusetts Housing Partnership
<b>Rental Subsidies</b>	Plan to request Section 8 and MRVP project-based vouchers in DHCD funding round in January 2023
<b>Construction Loan</b>	LOI from Eastern Bank

# Sponsor Finances & Qualifications





# Caitlin Madden

caitlin@metrowestcd.org | 617.923.3505 x4  
Metro West Collaborative Development

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## Current

### **Executive Director | Metro West Collaborative Development**

June 2021 – Current | Newton, MA | Served as Deputy Director through 11/2021

- Create and implement strategic vision of organization, oversee staff, develop and manage corporate budget
- Forge relationships with community, civic, and religious leaders; community advisory board members; other CDCs; and municipal officials
- Initiate real estate development projects and manage related project managers, consultants, and interns
- Work with lenders, investors, and government agencies to secure complex debt and equity project financing including state and federal LIHTCs, state subsidy funds, and state and federal historic tax credits

## Education

University of Michigan | Stephen M. Ross School of Business | MBA | 2015

University of Denver | Bachelor of Arts, Sociology | Magna cum Laude | 2008

## Project Experience

### **Senior Project Manager | Urban Edge**

November 2018 – May 2021 | Boston, MA

- 1599 Columbus Avenue | 65-unit 100% affordable new construction building w/ 3,100 SF of commercial space pursuing Passive House
- Bancroft Dixwell | 78-unit scattered site occupied rehab, including 5 historic buildings

### **Project Manager | Planning Office for Urban Affairs (POUA)**

November 2015 – October 2018 | Boston, MA

- 48 Boylston (Historic Rehabilitation) | 46 units of affordable housing + 10K SF of commercial space. Successfully completed permitting, zoning, DHCD financing application, and construction closing for the adaptive reuse of an individually listed historic building
- 48 Boylston (New Construction) | Managed early schematic, permitting, and financial feasibility for a mixed-income 19-story new construction tower
- Safe Haven | Worked with the Boston Mayor's office, Attorney General's office, and a service provider to acquire and rehabilitate a building as emergency transitional housing for victims of human trafficking

### **Development & Acquisitions Intern | Beacon Communities**

Summer 2014 | Boston, MA

- Performed due diligence for purchase of 204 unit mixed-income multi-family community in Amherst, Massachusetts & worked with management to facilitate acquisition
- Attended new construction + substantial rehab development meetings and site visits for potential acquisitions
- Performed analysis of development costs for 15 most recent development projects to identify trends and more accurately estimate future costs

### **Executive Assistant to the President | Telesis Corporation**

June 2011 – August 2013 | Washington, DC

- Assisted with real estate development acquisition, zoning and permitting, and financing efforts for a private, for-profit affordable housing developer

## Etcetera

- Former youth counselor at co-ed group home for at-risk teenagers
- Lover of running, the outdoors, and historic buildings



# Claire Comeau

[claire@metrowestcd.org](mailto:claire@metrowestcd.org) | 617.923.3505 x3

Metro West Collaborative Development

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## Current

### Senior Project Manager | Metro West Collaborative Development

October 2019 – Current | Newton, MA

- Manage multi-site projects ensuring they are within budget, meet project requirements and are completed on time
- Negotiate, analyze, and prepare agreements, subcontracts, and cost control budgets totaling over \$20M
- Write and submit state and local applications for funding and RFPs
- Oversee and approve submittals, RFIs and change orders
- Demonstrate track record for assembling and managing development teams, including design, construction, and consultants to meet project outcomes

## Education

Simmons University | MBA | 2016

Suffolk University | Bachelor of Science, Management | 2010

## Project Experience

### Project Assistant | Chapman Construction/Design

August 2018 – October 2019 | Newton, MA

- Prepared building permit applications/packages for submission and assisted with the management of submittals, change orders, RFIs, and field coordination
- Assisted project manager in punch list/closeout process by compiling and maintaining comprehensive Closeout O&M Manual materials and CAD As-Builts
- Co-led weekly OAC meetings and created meeting minutes for distribution
- Partnered with leadership team to develop a 1-year strategic plan focused on enhancing recruitment and retention of diverse candidates

### Performance and Development Associate | Wolf & Company, Inc.

September 2017 – August 2018 | Boston, MA

- Created analytical reports using Excel modeling (Linkages and Pivot Tables)
- Implemented paperless CPE tracking and reporting process using GoFileRoom software
- Coordinated calendars, monthly meetings and travel arrangements for senior level executives
- Assisted Performance and Development Senior on special projects, financial inquires, and strategic planning

## Etcetera

### Community Relations Manager | Hamilton Relay | Remote

### Client Relations Manager | Simply Irresistible Cuisine | Boston, MA

- Decreased operating expenses by 28% by renegotiating key account contracts
- Achieved 100% client acquisition for 6 consecutive months by effectively driving brand awareness



# Andrew Consigli

**CIVICO MANAGING PARTNER**

617.646.9020

aconsigli@civicodevelopment.com



## CAREER SUMMARY

Andrew Consigli’s career in the real estate industry spans more than 20-years from architectural design, urban and town center planning, to development and construction of complex mixed-use projects. He founded Civico to provide towns and cities with the collaborative partner they need to create authentic and contextually-sensitive places. Andrew’s background is in commercial construction, having been raised around the family business, Consigli Construction Company. Andrew will be primarily responsible for urban design and the management of the architecture, landscape architecture, and civil engineering consultants. Andrew will manage construction for Beal Commons.

## EDUCATION

Bachelor of Architecture  
Wentworth Institute of Technology  
Bachelor of Building Construction  
Wentworth Institute of Technology  
Certification in Retail Planning  
Harvard Executive Education School

## AFFILIATIONS

Member - Boston Society of Architects  
Member - American Institute of Architects  
Member - Congress for the New Urbanism  
Board Member - Sustainable Comfort, Inc  
LEED AP

## SELECTED EXPERIENCE

Oriole Landing | Lincoln, MA  
2018 - 2020

Project Cost: \$21MM  
Andrew led the permitting, design, and development of a 60-unit mixed income rental community in Lincoln, MA. Oriole Landing was made possible through a public-private partnership with the Town of Lincoln Affordable Housing Trust, having been awarded one million dollars to support 25% affordability. The team also worked extensively with the Town of Lincoln Historical Commission to preserve a historic farmhouse on the property, creating a common garden house for residents.



Abbey Road | Sherborn, MA  
2015 - 2018

Project Cost: \$10MM  
Abbey Road is a pocket neighborhood in the town’s historic center. Andrew led the permitting, design, and development of an 18-unit luxury condominium community in Sherborn, MA. Abbey Road was permitted by passing a zone change at Town Meeting, and involved a land swap with the Town of Sherborn. An award-winning community and a LEED for Homes Certified project, Abbey Road exemplifies Civico’s contextually-sensitive approach to infill development. Civico repurposed two historic buildings on the site, including a historic library and the Peace Abbey, a multi-faith retreat center.



Ace Flats | Reading, MA  
2017 - 2020

Project Cost: \$21MM  
Andrew led the adaptive reuse of a historic turn-of-the-century office building into a 55-unit mixed-use project with 3,500 square feet of retail. Ace Flats was supported by a soft loan from the Department of Housing and Community Development to create affordable units for residents.







# Taylor Bearden

**CIVICO MANAGING PARTNER**

617.646.9020

tbearden@civicodevelopment.com

## CAREER SUMMARY

Taylor Bearden has a diverse background in property management, operations, planning and zoning, and development. His primary responsibilities as Partner are for deal sourcing, partnership outreach, and project development. Taylor was the founder and former president of WalkerThomas, a real estate consulting, management, and brokerage firm that was acquired in 2019. He previously worked as VP of Operations for Sustainable Comfort, Inc. (SCI), where he is now a member of the Board of Directors. SCI is a growing green building consulting, design, and construction management company headquartered in Worcester. Taylor has a comprehensive understanding of the dynamic nature of development and will be responsible for public relations and zoning and permitting Beal Commons.



289-22

## EDUCATION

B.A. Geography | Clark University  
M.A. Community Development & Planning | Clark University ('21)

## AFFILIATIONS

Member- Congress for the New Urbanism  
Board Member- Sustainable Comfort, Inc.  
Fellow- MassDevelopment Emerging Developers Cohort  
Fellow- StartUp Worcester

## SELECTED EXPERIENCE

Bell Hill Opportunity Fund | Worcester, MA  
2017- 2021  
Project Cost: \$14MM

The Bell Hill Opportunity Fund is a progressive renovations-focused community development fund focused on an emerging neighborhood in Worcester. The Fund repositions historic multifamily housing by designing for today's emerging professionals, engineering for energy efficiency, and renovating for longevity. To date the Fund has stabilized over 75 scattered site units in a clustered pocket neighborhood in Bell Hill. Taylor is a General Partner responsible for site selection, deal structure, negotiation, and community engagement.



Kettlebrook Cottages | Worcester, MA  
2018- present  
Project Cost: \$4.5MM

This unique project is a collaboration between Civico and Worcester East Side Community Development Corporation. The Kettlebrook Cottages are a multi-stakeholder project designed to provide perpetually affordable housing for Worcester's chronically homeless. 21 tiny homes will be clustered around a common house in an educational campus abutting conservation land. The project is in pre-development and was recently endorsed by the Department of Mental Health, City of Worcester, and Worcester Housing Authority.



Calvin Coolidge Schoolhouse | Maynard, MA  
2019- present  
Project Cost: \$3.8MM

This 12-unit adaptive reuse project of a historic schoolhouse in Maynard, Massachusetts was awarded to Civico via RFP. The Calvin Coolidge School is a local gem adjacent to the Town's revered public sledding hill. Working with neighbors, a volunteer working group, and Town officials, we devised a strategy to improve the neighboring park, feature the local sledding hill, and provide additional parking for park visitors. Taylor is project manager for the Calvin Coolidge School redevelopment, and is additionally responsible for all outreach and community engagement.



# Site Control, Value, & Deed Restrictions



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

**289-22**

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February 2, 2022

Metro West Collaborative Development/Civico Development  
79-B Chapel Street  
Newton, MA 02458

Re: West Newton Armory Developer Designation

Dear Ms. Madden and Mr. Bearden,

The City of Newton designated the Metro West Collaborative Development/Civico Development partnership as the development team for the transformation of the West Newton Armory into 100% permanent affordable housing.

Your proposal to create 43 units of deeply affordable intergenerational housing buttressed by supportive services in an environmentally sensitive and historically respectful design, ensures the Armory will remain a meaningful and vibrant component of our community.

I'm grateful to have you as our development partner on this endeavor and look forward to the exciting day when the ribbon is cut and the Armory becomes a permanent, affordable home for so many families and individuals.

Respectfully,

Ruthanne Fuller  
Mayor, City of Newton



# Zoning + Permitting

## **Zoning and Permitting**

### **Development Review Team (DRT)**

On February 24, 2022, Metro West CD/Civico participated in a Development Review Team meeting intended to review certain elements of the project and discuss protocols. Participants included the Commission on Disability, Planning Department, Conservation Commission, Land Use Committee, and the project design consultants.

### **Brief property history**

The Armory has long been a fixture at its location on 1135 Washington Street. Built between 1910 – 1912, the Armory housed the Massachusetts State National Guard for over 100 years. Due to the changing needs of the National Guard over the past century, armories of this vintage are obsolete. Following the similar aged armories throughout the Commonwealth, the Massachusetts National Guard has decommissioned the Armory by transferring management control to DCAMM.

Shortly after assuming management responsibilities of the Armory, DCAMM offered the City the right to purchase the Armory under two separate options. First, DCAMM would offer the Armory to the City for nominal consideration if the City restricted its future use to 100% affordable housing. If the City decided against a future housing use, and instead desired the Armory for a municipal use (e.g., municipal library), DCAMM would sell the Armory for a price based upon the Armory's appraised value for that particular use. If the City chooses not to exercise its right to acquire the Armory, DCAMM has the option to sell the Armory via a bid process. The terms of this sale are authorized in Special Legislation passed by the Massachusetts State Legislature and signed by the Governor on August 14, 2020.

To assess the best option for the Armory, the City Council Property Reuse Committee asked Mayor Ruthanne Fuller and the City Council to create a Joint Advisory Planning Group (JAPG) and appoint its nine members. The JAPG, staffed by the City's Planning Department, undertook a critical analysis of the options for development of the site and the needs of the City and recommended that after the City exercises its option to purchase the Armory it lease it for future use as affordable housing.

In November 2020, the JAPG submitted its written report to the Real Property Reuse Committee. Following its review of the report, as well as the feasibility report submitted by the City's housing consultant, the Committee voted in January 2021 to recommend that upon purchase of the Armory from the State for nominal consideration, the City then lease the property to the most advantageous developer for redevelopment into 100% affordable housing. The Mayor had previously indicated her full support for this alternative.

On February 1, 2021, the full City Council voted to affirm this recommendation. This RFP is intended to solicit proposals from qualified affordable housing developers to lease the Armory from the City and develop the property into 100% affordable housing.

**Environmental mitigation plans**

The City received an environmental review and a hazardous materials survey as part of the feasibility analysis. The City has engaged Green Seal Environmental to complete a Limited Subsurface Investigation to address the Recognized Environmental Conditions noted in the Phase I and Phase II ESA, attached hereto as Appendix B.

The hazardous materials survey tested for asbestos, lead, and radon. Small amounts of asbestos and low levels of lead were found, and radon levels were below the EPA action limit. Note that the HazMat study was limited to visual and physical observations and did not study any areas that required demolition (piping in the walls, beneath the floors, etc.). The contractor will be instructed to include an allowance for more thorough testing and abatement in the construction budget.

**Zoning relief and permits required**

Newton Armory Affordable Housing Development is an affordable housing development proposed on Washington Street in Newton. Because the project is 100% affordable to low and moderate-income households, the project will rely on resources from the Commonwealth of Massachusetts' Department of Housing and Community Development. The current development schedule is based on securing funding through the DHCD "One Stop" process. That schedule has an initial application submission in October 2022 and a possible resubmission in October 2023. This would mean that construction documents are planned to be developed in the Fall of 2024 hopefully allowing for construction to start in the spring of 2025. Given this schedule, there are several things that will be decided later in the process.

A summary of the zoning relief for the proposed project is included in the Zoning Analysis chart included in this section. We plan to pursue a Comprehensive Permit under Chapter 40B for the project. We commit to working collaboratively with the City of Newton to ensure that the Newton Armory meets the spirit and substance of the City's regulations to the fullest extent possible. As we move through the zoning and DHCD funding process we will continue to meet with various City Departments and Committees.

**Other approvals required**

The project will require approval from state agencies, such as the Architectural Access Board and the Mass Historical Commission.

December 15, 2020

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EXHIBIT A

LEGAL DESCRIPTION

A certain parcel of land situated upon the northerly side of Washington Street in that part of the City of Newton known as West Newton and bounded and described as follows:

Southerly by Washington Street one hundred and sixty (160) feet;

Westerly by land of Richard B. Conroy and Frank K. and Wilfred A. Clark two hundred eighteen and eighty-two hundredths (218.82) feet;

thence turning easterly at an angle of  $88^{\circ} 23'$  in a straight line one hundred forty two and seventy two hundredths (142.72) feet along other land of the grantor;

thence turning southerly at an angle of  $97^{\circ} 11' 30''$  along other land of the grantor in a straight line fifty and forty hundredths (50.40) feet;

thence turning an angle of  $178^{\circ} 36' 30''$  in a straight line along other land of the grantor one hundred sixty nine and sixty hundredths (169.60) feet to Washington Street;

containing thirty-three thousand two hundred and eleven (33,211) square feet more or less.

Said parcel being shown upon a blue print entitled "Land conveyed by the Middlesex & Boston Street Railway Co., Washington Street, West Newton, Mass., Scale 1" = 4', dated May 26, 1910, signed Ephraim Harrington & Co., Civil Engineers, Boston, Mass. and numbered 91603" recorded in Book 3529, Page END. Said plan is attached as Exhibit A-1 to this Report.

Epstein  
Civil  
Bos

# EXHIBIT A-1

Land Conveyed by

Middlesex and Boston St. R.

Washington St. - West 1

Scale 1" = 40'

1450

JUN 23 1910  
N. H. A.

PRIVATE WAY

Middlesex and Boston St. Ry. Co.

Middlesex and Boston St. Ry. Co.

97°11'30"  
50.40  
178.36-30

169.69

Area 33211.4 Sq. Ft.

STREET LINE

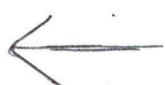
150.00

ST.

WASHINGTON

Frank K. Wilfred A. Clarke

Richard B. Conroy





# EXHIBIT A-2

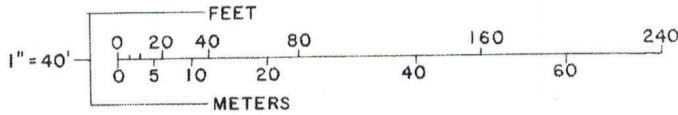
NEWTON ST. RY.  
SKETCH SHOWING LAND OWNED  
IN  
NEWTON  
SCALE 1 IN. = 40 FT.  
H. M. FLANDERS DEL.

Plan Book 190  
289-22

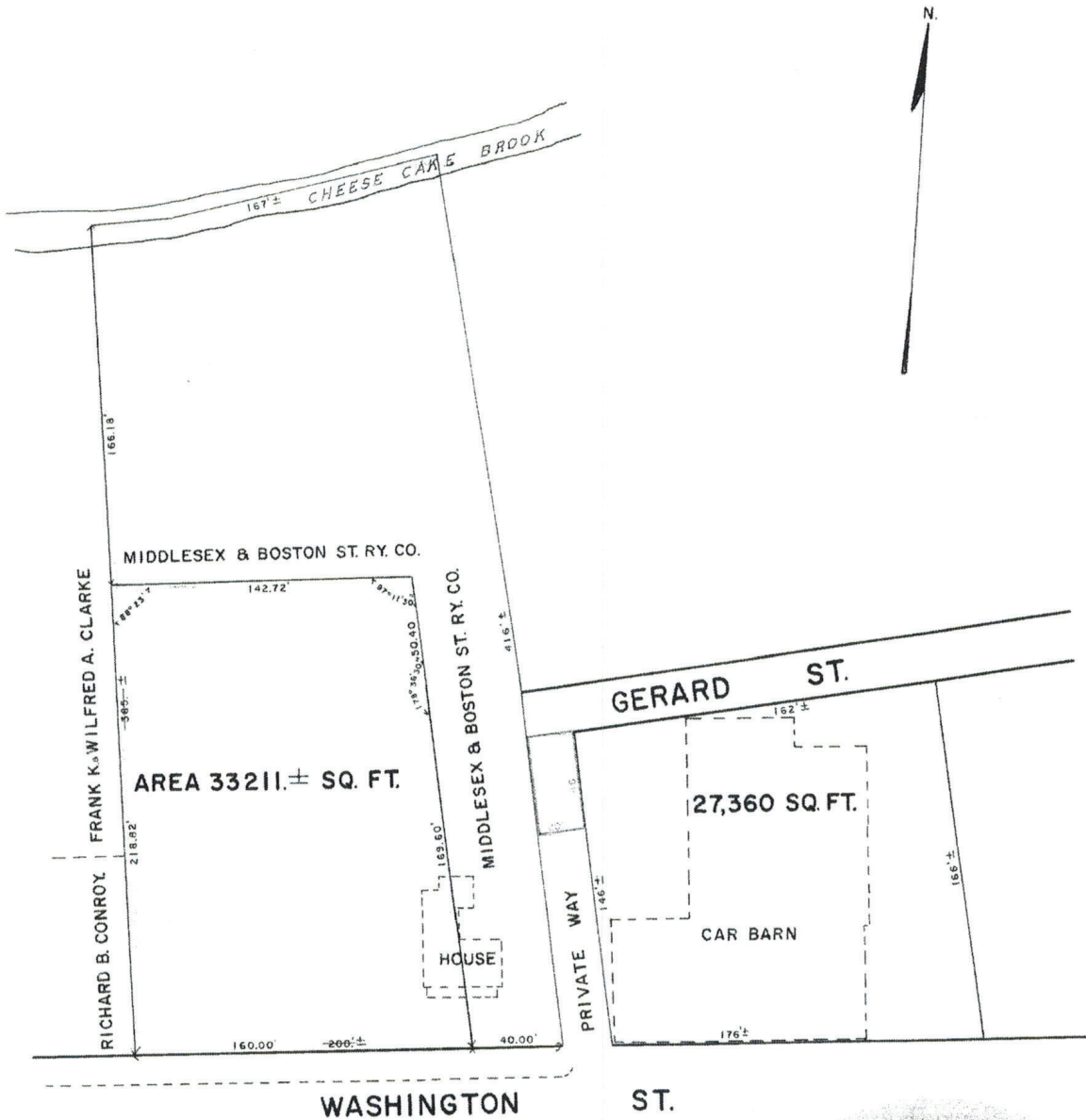
Pln 28

FOR REF

( ORIGINAL ON FILE )



ADDITIONS:  
SHOWING LAND CONVEYED TO CITY OF NEWTON.  
AREA OF ORIGINAL PARCEL 1 ACRE 31,180 SQ. FT.



MIDDLESEX REGISTRY OF DEEDS, SO. DIST.  
CAMBRIDGE, MASS.

COPY OF PLAN

Recorded JAN 4, 1911 at 1:30 P. M.  
in Plan Book 190 Page 28

Attest

*John F. Jay*

Registry

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# Phase I Environmental Site Assessment

1135 – 1137 Washington Street,  
West Newton, Massachusetts

---

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October 15, 2020

**Prepared For:**

Affirmative Investments, Inc.  
33 Union Street, Floor 2, Suite 2  
Boston, Massachusetts 02108

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**Green Seal Environmental, Inc.**

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### **Figures**

Figure 1	Site Location Map
Figure 2	Site Plan
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### **Appendices**

Appendix A	Scope of Services
Appendix B	Service Constraints
Appendix C	User Questionnaire
Appendix D	Environmental Records Search by Environmental Data Resources, Inc.
Appendix E	Supporting Documentation
Appendix F	Site Photographs
Appendix G	Qualifications of Environmental Professionals

Phase I Environmental Site Assessment  
1135 – 1137 Washington Street, West Newton, MA  
October 15, 2020

### CERTIFICATION

Ms. Victoria Costa conducted the site inspection, reviewed the state and local records, and was the primary author of this report. Ms. Costa has a bachelor's degree in marine safety and environmental protection from Massachusetts Maritime Academy and entered the environmental consulting field in 2018.

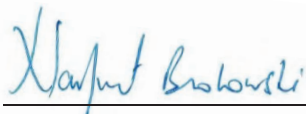


Date: October 15, 2020

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Victoria Costa

The undersigned herein declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional (as defined in §312.10 of 40 CFR§312) and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. I have developed and performed the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Date: October 15, 2020

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Navpreet P. Brolowski, P.E., LSP  
Environmental Professional

## EXECUTIVE SUMMARY

Green Seal Environmental, Inc. (GSE) has completed a Phase I Environmental Site Assessment (ESA) of a vacant, commercially zoned property located at 1135-1137 Washington Street, West Newton, Massachusetts, (the “subject property”), in conformance with the American Society for Testing and Materials (ASTM) Standard E 1527 13. All findings in this report are subject to the scope of services included in **Appendix A** and service constraints presented in **Appendix B**.

The subject property is a 0.76-acre parcel of land identified by the City of Newton as Parcel 31007 0027. The subject property is improved with a two-story brick building with a garage, paved surfaces, and a landscaped front lawn. The property is currently vacant, and was most recently occupied by the Massachusetts National Guard as an armory and training facility. The building contains a subgrade condensate piping system associated with the heating system and several floor drains. A capped floor drain is located in the garage.

Recognized Environmental Conditions (RECs) including Historical Recognized Environmental Conditions (HRECs), and Controlled Recognized Environmental Conditions (CRECs) were evaluated by a site inspection and reconnaissance of the surrounding areas, review of municipal, state, and federal records, and review of historical aerial photographs, Sanborn Fire Insurance Maps, and topographic maps. Other conditions of concern that do not meet the definition of a REC are identified herein as “other environmental concerns.”

The site reconnaissance and records review revealed that the subject property has a history of petroleum storage, and was identified in several of the environmental databases reviewed as part of this investigation. This assessment identified the following findings:

- **Historical storage and use of oil and/or hazardous materials (OHM) at the subject property:** Historically, fuel oil was stored at the subject property; however, it could not be confirmed whether the storage was aboveground or underground. Additionally, unidentified piping and patching were noted in the building, and a documentation of historical practices regarding OHM use/disposal was not available for review. The potential of discharge of OHM to the environmental media is considered a REC with respect to the subject property.
- **Floor drains:** The function of the floor drains in the building could not be ascertained during this assessment. No records were identified regarding the closure of the capped floor drain in the garage, where significant staining was evident on the surrounding concrete flooring. The potential of historical discharges of OHM to the floor drains is considered a REC at the subject property.

### User Reliance

This Report was prepared for the use of and may be relied upon by Affirmative Investments, Inc. No other party is entitled to rely on the conclusions, observations, specifications, or data contained therein without the express written consent of GSE. Use and/or reliance on this report are subject to all limitations specified in ASTM Standard Practice E 1527-13, the project Scope of Services, and/or as specifically noted in the report itself.



Phase I Environmental Site Assessment  
 1135 – 1137 Washington Street, West Newton, MA  
 October 15, 2020

## 1.0 INTRODUCTION

<b>Property Addresses</b>	1135 – 1137 Washington Street, West Newton, Massachusetts
<b>County</b>	Middlesex
<b>Tax Parcel</b>	31007 0027 <i>Source: City of Newton Assessor's Office</i>
<b>User</b>	Affirmative Investments, Inc. 33 Union Street, Floor 2, Suite 2 Boston, Massachusetts 02108 Contact: Adam Goldstein (617) 367-4300
<b>Anticipated Use of the Property</b>	Multi-unit residential housing. <i>Source: Client</i>
<b>Special Terms &amp; Conditions</b>	None.
<b>Scope of Work</b>	See <b>Appendix A</b>
<b>Limitations and Exceptions</b>	See <b>Appendix B</b>

## 2.0 PROPERTY AND VICINITY DESCRIPTION

<b>Property Size</b>	0.76 acres
<b>Property Owner</b>	Commonwealth of Massachusetts c/o The State Quartermaster 50 Maple Street Milford, MA 01757 <i>Source: City of Newton Assessor's Office</i>
<b>Occupant(s)</b>	Vacant.
<b>Legal Reference</b>	3539/504 <i>Source: City of Newton Assessor's Office</i>
<b>Acquisition Date</b>	August 1, 1910 <i>Source: City of Newton Assessor's Office</i>
<b>Improvements</b>	The subject property is improved with a 32,124 square-foot, two-story brick building, with basement. Paved parking and access areas are located to the north, east, and west of the subject property building, and a landscaped lawn and concrete block walkway are present to the south of the building.
<b>Sources of Heating</b>	The subject property building is heated via a forced hot water natural gas fueled system, with supplementary overhead heating units throughout.
<b>Current/Most Recent Use</b>	Massachusetts National Guard Armory
<b>Topography</b>	The topographical gradient is downward from south to north, and the property is situated at an elevation of approximately 49 feet above sea level.  <i>Source: United States Geological Survey (USGS) Topographic Map: Newton Quadrangle, MA, 7.5-minute, 2018, EDR Radius Map Report</i>

<b>Vicinity General Characteristics</b>	<p>The subject property and adjoining properties to the north, east, and west are located in the BU2 business district of the City of Newton. Neighboring properties to the north, and adjoining/neighboring properties to the south beyond Interstate 90 are zoned for residential purposes. See Figures 1 and 2. Adjoining properties are summarized below.</p> <p><i>Source: City of Newton Zoning Map, Newton City Website</i></p>
<b>Adjoining Properties</b>	
<i>North</i>	<b>Parcel 31007 0023</b> (25 Armory Street): Nursing Home
<i>South</i>	<b>Parcel 31001 0012</b> (51 Greenwood Avenue): Multi-family Residential
<i>East</i>	<b>Parcel 31008 0005</b> (1121 Washington Street): Multi-unit Commercial
<i>West</i>	<b>Parcel 31007 0032</b> (18 Kempton Place): Paved Parking <b>Parcel 31007 0028</b> (1149 Washington Street) Commercial Office
<b>Surface Water Bodies</b>	<p>Not present at subject property. Cheese Cake Brook is located approximately 180-feet north of the subject property.</p> <p><i>Source: USGS Topographic Map: Newton Quadrangle, MA, 7.5-minute, 2018</i></p>
<b>Flood Zone</b>	<p>The subject property is located within the <i>Area of Minimal Flood Hazard – Zone X</i>.</p> <p><i>Source: Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map</i></p>
<b>Sensitive Receptors</b>	<p>The Massachusetts Department of Environmental Protection (MassDEP) Phase I Site Assessment Map did not identify any mapped drinking water supplies at the subject property/surrounding areas. Cheese Cake Brook and its associated FEMA 100-year Floodplain are located approximately 150 feet north and downgradient of the subject property.</p> <p><i>Source: MassDEP Phase I Site Assessment Map</i></p>
<b>Geology and Hydrogeology</b>	<p><u>Primary Soil Type(s):</u></p> <ul style="list-style-type: none"> <li>▪ Urban Land, Soil Class and Infiltration Rate Variable</li> </ul> <p><i>Source: EDR Radius Map Report</i></p> <p><u>Inferred Groundwater Flow Direction:</u></p> <p>Based on the topography of the subject property and surrounding area and the proximity of Cheese Cake Brook, groundwater is inferred to flow in a northerly direction.</p> <p><i>Source: USGS Topographic Map: Newton Quadrangle, MA, 7.5-minute, 2018</i></p>
<b>Activity/Use Limitations</b>	<p>None. A formal search of title records for recorded liens and other limitations was not performed as part of this assessment.</p>

Phase I Environmental Site Assessment  
1135 – 1137 Washington Street, West Newton, MA  
October 15, 2020

### 3.0 USER PROVIDED INFORMATION

The Small Business Liability Relief and Brownfield Revitalization Act of 2001 require that the user of the Phase I ESA provide certain information to the Environmental Professional. This information includes a title search for environmental liens or activity and use limitations, specialized knowledge or experience that is material to recognized environmental conditions at the site, relationship to the purchase price of the site to fair market value, commonly known or reasonably ascertainable information that is material to recognized environmental conditions at the site, and the reason for conducting the Phase I ESA. A User Questionnaire completed by Maura MacLeod and Colonel Tim Mullen of the State Quartermaster, is provided in **Appendix C**.

### 4.0 REGULATORY DATABASE REVIEW

Environmental Data Resources, LLC (EDR) Corporation of Shelton, Connecticut, provided environmental regulatory agency database information for the property and surrounding area satisfying the ASTM Phase I Standard Environmental Record Sources inquiry. The EDR Radius Map Report with GeoCheck includes records of hazardous waste permits, state and federal records and reported on-site and/or area contamination. Distances and topographic gradients are based on the database information. A copy of the EDR Radius Map Report, dated July 7, 2020 is provided in **Appendix D**.

<i>Database</i>	<i>Search Distance (Miles)</i>	<i>Target Property</i>	<i>&lt; 1/8</i>	<i>1/8 - 1/4</i>	<i>1/4 - 1/2</i>	<i>1/2 - 1</i>	<i>&gt; 1</i>	<i>Total Plotted</i>
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000	0	0	0	0	0	NR	0
Proposed NPL	1.000	0	0	0	0	0	NR	0
NPL LIENS	1.000	0	0	0	0	0	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000	0	0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
FEDERAL FACILITY	0.500	0	0	0	0	NR	NR	0
SEMS	0.500	0	0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site list</i></b>								
SEMS-ARCHIVE	0.500	0	0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000	0	0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500	0	0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250	0	0	0	NR	NR	NR	0
RCRA-SQG	0.250	0	0	0	NR	NR	NR	0
RCRA-VSQG	0.250	0	1	1	NR	NR	NR	2
<b><i>Federal institutional controls / engineering controls registries</i></b>								
LUCIS	0.500	0	0	0	0	NR	NR	0
US ENG CONTROLS	0.500	0	0	0	0	NR	NR	0
US INST CONTROLS	0.500	0	0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								

Phase I Environmental Site Assessment  
 1135 – 1137 Washington Street, West Newton, MA  
 October 15, 2020

<i>Database</i>	<i>Search Distance (Miles)</i>	<i>Target Property</i>	<i>&lt; 1/8</i>	<i>1/8 - 1/4</i>	<i>1/4 - 1/2</i>	<i>1/2 - 1</i>	<i>&gt; 1</i>	<i>Total Plotted</i>
ERNS	TP	0	NR	NR	NR	NR	NR	0
<b>State- and tribal - equivalent CERCLIS</b>								
MA SHWS	1.000	0	8	8	8	33	NR	57
<b>State and tribal landfill and/or solid waste disposal site lists</b>								
MA SWF/LF	0.500	0	0	0	0	NR	NR	0
<b>State and tribal leaking storage tank lists</b>								
MA LUST	0.500	0	2	8	6	NR	NR	16
MA LAST	0.500	0	0	0	1	NR	NR	1
INDIAN LUST	0.500	0	0	0	0	NR	NR	0
<b>State and tribal registered storage tank lists</b>								
FEMA UST	0.250	0	0	0	NR	NR	NR	0
MA UST	0.250	0	2	3	NR	NR	NR	5
MA AST	0.250	0	2	2	NR	NR	NR	4
INDIAN UST	0.250	0	0	0	NR	NR	NR	0
<b>State and tribal institutional control / engineering control registries</b>								
MA INST CONTROL	0.500	0	0	1	0	NR	NR	1
<b>State and tribal voluntary cleanup sites</b>								
INDIAN VCP	0.500	0	0	0	0	NR	NR	0
<b>State and tribal Brownfields sites</b>								
MA BROWNFIELDS	0.500	0	0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500	0	0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
INDIAN ODI	0.500	0	0	0	0	NR	NR	0
DEBRIS REGION 9	0.500	0	0	0	0	NR	NR	0
ODI	0.500	0	0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500	0	0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US HIST CDL	TP	0	NR	NR	NR	NR	NR	0
US CDL	TP	0	NR	NR	NR	NR	NR	0
MA PFAS	0.500	0	0	0	0	NR	NR	0
<b>Local Land Records</b>								
MA LIENS	TP	0	NR	NR	NR	NR	NR	0
LIENS 2	TP	0	NR	NR	NR	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP	0	NR	NR	NR	NR	NR	0
MA SPILLS	TP	1	NR	NR	NR	NR	NR	1
MA RELEASE	TP	0	NR	NR	NR	NR	NR	0
MA SPILLS 90	TP	0	NR	NR	NR	NR	NR	0
MA SPILLS 80	TP	0	NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250	0	9	2	NR	NR	NR	11
FUDS	1.000	0	0	0	0	0	NR	0
DOD	1.000	0	0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500	0	0	0	0	NR	NR	0
US FIN ASSUR	TP	0	NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP	0	NR	NR	NR	NR	NR	0

Phase I Environmental Site Assessment  
 1135 – 1137 Washington Street, West Newton, MA  
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<i>Database</i>	<i>Search Distance (Miles)</i>	<i>Target Property</i>	<i>&lt; 1/8</i>	<i>1/8 - 1/4</i>	<i>1/4 - 1/2</i>	<i>1/2 - 1</i>	<i>&gt; 1</i>	<i>Total Plotted</i>
2020 COR ACTION	0.250	0	0	0	NR	NR	NR	0
TSCA	TP	0	NR	NR	NR	NR	NR	0
TRIS	TP	0	NR	NR	NR	NR	NR	0
SSTS	TP	0	NR	NR	NR	NR	NR	0
ROD	1.000	0	0	0	0	0	NR	0
RMP	TP	0	NR	NR	NR	NR	NR	0
RAATS	TP	0	NR	NR	NR	NR	NR	0
PRP	TP	0	NR	NR	NR	NR	NR	0
PADS	TP	0	NR	NR	NR	NR	NR	0
ICIS	TP	0	NR	NR	NR	NR	NR	0
FTTS	TP	0	NR	NR	NR	NR	NR	0
MLTS	TP	0	NR	NR	NR	NR	NR	0
COAL ASH DOE	TP	0	NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500	0	0	0	0	NR	NR	0
PCB TRANSFORMER	TP	0	NR	NR	NR	NR	NR	0
RADINFO	TP	0	NR	NR	NR	NR	NR	0
HIST FTTS	TP	0	NR	NR	NR	NR	NR	0
DOT OPS	TP	0	NR	NR	NR	NR	NR	0
CONSENT	1.000	0	0	0	0	0	NR	0
INDIAN RESERV	1.000	0	0	0	0	0	NR	0
FUSRAP	1.000	0	0	0	0	0	NR	0
UMTRA	0.500	0	0	0	0	NR	NR	0
LEAD SMELTERS	TP	0	NR	NR	NR	NR	NR	0
US AIRS	TP	0	NR	NR	NR	NR	NR	0
US MINES	0.250	0	0	0	NR	NR	NR	0
ABANDONED MINES	0.250	0	0	0	NR	NR	NR	0
FINDS	TP	0	NR	NR	NR	NR	NR	0
UXO	1.000	0	0	0	0	0	NR	0
ECHO	TP	0	NR	NR	NR	NR	NR	0
DOCKET HWC	TP	0	NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250	0	0	0	NR	NR	NR	0
MA AIRS	TP	0	NR	NR	NR	NR	NR	0
MA ASBESTOS	TP	3	NR	NR	NR	NR	NR	3
MA DRYCLEANERS	0.250	0	0	0	NR	NR	NR	0
MA ENF	TP	0	NR	NR	NR	NR	NR	0
MA Financial Assurance	TP	0	NR	NR	NR	NR	NR	0
MA GWDP	TP	0	NR	NR	NR	NR	NR	0
MA HW GEN	0.250	0	4	4	NR	NR	NR	8
RI MANIFEST	0.250	0	1	1	NR	NR	NR	2
MA MERCURY	0.500	0	0	0	0	NR	NR	0
MA NPDES	TP	0	NR	NR	NR	NR	NR	0
MA TIER 2	TP	1	NR	NR	NR	NR	NR	1
MA TSD	0.500	0	0	0	0	NR	NR	0
MA UIC	TP	0	NR	NR	NR	NR	NR	0
MINES MRDS	TP	0	NR	NR	NR	NR	NR	0
<b>EDR HIGH RISK HISTORICAL RECORDS</b>								
<b><i>EDR Exclusive Records</i></b>								
EDR MGP	1.000	0	0	0	0	0	NR	0
EDR Hist Auto	0.125	0	2	NR	NR	NR	NR	2
EDR Hist Cleaner	0.125	0	0	NR	NR	NR	NR	0
<b>EDR RECOVERED GOVERNMENT ARCHIVES</b>								



Phase I Environmental Site Assessment  
 1135 – 1137 Washington Street, West Newton, MA  
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Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>Exclusive Recovered Govt. Archives</b>								
MA RGA HWS	TP	0	NR	NR	NR	NR	NR	0
MA RGA LUST	TP	0	NR	NR	NR	NR	NR	0
<b>-- Totals --</b>		<b>5</b>	<b>31</b>	<b>30</b>	<b>15</b>	<b>33</b>	<b>NR</b>	<b>114</b>

NOTES:

- TP - Target Property
- NR - Not Requested at this Search Distance Sites
- CERCLA - Comprehensive Environmental Responsibility, Compensation, & Liability Act
- CERCLIS - Comprehensive Environmental Responsibility, Compensation, & Liability Information System
- DEA - United States Drug Enforcement Agency
- DOD - United States Department of Defense
- DOE - United States Department of Energy
- DOI - United States Department of Interior
- DOT - United States Department of Transportation
- EPA - United States Environmental Protection Agency
- FEMA - Federal Emergency Management Agency
- FIFRA - Federal Insecticide, Fungicide, and Rodenticide Act
- MA - Massachusetts
- MSHA - United States Mine Safety and Health Administration
- NPDES - National Pollutant Discharge Elimination System
- NPL - National Priorities List
- NRC - Nuclear Regulatory Commission
- PCB - Polychlorinated Biphenyl
- RGA - Recovered Government Archive
- RCRA - Resource Conservation and Recovery Act
- TSCA - Toxic Substances Control Act
- USCG - United States Coast Guard

**Regulatory Database Review Discussion**

Subject Property

The subject property was identified in the MA Spills, MA Asbestos (3), and MA Tier 2 databases:

<i>MA SPILLS</i>	A spill of 1 – 10 gallons of diesel fuel originating from a leaking tanker truck occurred in March 1993. The cleanup type and environmental impact are not reported. The case is reported as closed. This spill is assumed to be the same as that described in <b>Section 7.0</b> of this document.
<i>MA ASBESTOS</i>	Three asbestos abatement events were reported occurring in 2002 and 2015.
<i>MA TIER 2</i>	Facility ID FATR2016000000027031. Notes in the filing state “the tank was removed from the site in September 2016”. No other records pertaining to a tank removal at that time were available.

Adjoining Properties

**25 Armory Street** was identified in the RCRA NonGen/NLR, FINDS, and ECHO databases:

<i>RCRA NonGen/NLR</i>	Identified as a non-generating handler of unspecified waste. No violations were found.
<i>FINDS</i>	Registry ID 110006502016. The linked “FRS Facility Detail Report” lists the property as part of the EPICS Hazardous Waste Program. The FRS Facility Detail Report is included in <b>Appendix E</b> .
<i>ECHO</i>	Registry ID 110006502016. The linked “Detailed Facility Report” identifies the property under the RCRA statute. No violation identified. The Detailed Facility Report is included in <b>Appendix E</b> .

Phase I Environmental Site Assessment  
 1135 – 1137 Washington Street, West Newton, MA  
 October 15, 2020

**1121 Washington Street** was identified in the MA SHWS, MA LUST, and MA RELEASE databases:

<i>MA LUST</i>	A release of gasoline and No. 2 fuel oil originating from a commercial UST was reported on 03/01/1996. Release tracking number (RTN): 3-0013517. Regulatory Status: Response action outcome (RAO) Class A2 - a permanent solution has been achieved; contamination has not been reduced to background
<i>MA SHWS</i>	Facility ID 3-0013986. A release of oil reported on 7/12/1996. Regulatory status: RAO, Class A2.
<i>MA RELEASE</i>	A release of gasoline originating from a UST was reported on 03/01/1996. RTN: 3-0013517. Regulatory status: RAO, Class A2. A release of no. 2 fuel oil was reported on 7/12/1996. RTN: 3-0013986. Regulatory status: RAO, Class A2.

Additional information regarding the EDR listings for 1121 Washington Street is provided below.

### **MassDEP Waste Site/Reportable Release Database**

#### Subject Property

The subject was not identified within the MassDEP Waste Site/ Reportable Release Database.

#### Adjoining Properties

Two releases were identified at the eastern adjoining property located at 1121 Washington Street, and assigned release tracking numbers (RTNs) 3-13517 and 3-13986.

#### *RTN 3-13517*

A release of gasoline from a leaking 4,000-gallon UST to environmental media in the northwest portion of the property was discovered during UST removal on March 1, 1996. 77 cubic yards of soil were removed from the tank grave for offsite disposal. Remaining soil and groundwater impacts were not considered to pose a risk to human health, safety, public welfare, or the environment. The release achieved regulatory closure through the filing of a Class A-2 RAO by TGG Environmental Inc. (TGGE) on May 7, 1996.

#### *RTN 3-13986*

A release of fuel oil from a leaking 1,500-gallon UST to soils in the southeast portion of the property was discovered during UST removal on March 1, 1996. 55 cubic yards of soil were removed under a limited removal action for offsite disposal. Remaining soil impacts were not considered to pose a risk to human health, safety, public welfare, or the environment. The release achieved regulatory closure through the filing of a Class A-2 RAO by TGGE on July 12, 1996.

Due to the age, regulatory status, and inferred direction of groundwater flow at the subject and adjoining property, GSE does not consider the releases at 1121 Washington Street to pose a significant environmental risk to the subject property.

### MassDEP UST Database

Neither the subject nor any adjoining properties were identified within the MassDEP UST Database.

### 5.0 HISTORICAL USES

Information regarding the historical use of subject property and adjoining properties is based upon review of the EDR Aerial Photo Decade Package, Sanborn Map, and Historical Topo Map Reports dated July 7, 2020 are included in **Appendix D**. Municipal documents and other historical documents which are provided in **Appendix E**. No title records were provided by the user/client of this report. A formal title search was not performed as part of this Phase I ESA. The property owner information provided herein was obtained from the available records at the local assessor or clerk office.

According to the reviewed resources, the property building was constructed in 1910, and utilized from that point forward as an armory and training facility for the Massachusetts military.

<b>Subject Property (Aerial Photographs and/or Topographic Maps)</b>
<p>1893 – 1910: Subject property developed with dwelling.            1931: Subject property redeveloped, identified as “MVM” (Massachusetts Volunteer Militia) Armory.            1950: Property identified as NG (National Guard) Armory building, no evident change to building.            1960 – 2008: No significant change evident.            2012: Roof repair/ replacement evident.            2016: Developed to current conditions.</p> <p><i>Sources: EDR Aerial Photo Decade Package, Sanborn Maps Report, and Historic Topographic Map Report, Google Earth Application</i></p>
<b>Adjoining Properties (Aerial Photographs, Sanborn Maps, and/or Topographic Maps)</b>
<p>1903: Eastern adjoining property developed with commercial building; northeastern adjoining property developed with dwellings; north, south, and west not developed or not depicted in 1903 Sanborn Map.            1910: Minor changes to eastern adjoining properties; southern and western adjoining properties developed with dwellings; northern and northwestern adjoining properties undeveloped. Four-line railroad developed to the south of Washington Street.            1931: Minor changes to eastern adjoining properties; development of dwelling at northern adjoining property; no significant changes to adjoining properties to the south or west.            1950: No significant change to adjoining properties.            1960: Conversion of western adjoining property to commercial/medical use, development of automotive repair shop to the west, development of commercial warehouse property to northwest. No significant changes to northern, eastern, or southern adjoining properties.            1963: A gasoline tank and gasoline pump house installed at the northwest corner of the eastern adjoining property, 1121 Washington Street. Development of Massachusetts Turnpike (Interstate 90) south of the subject property eliminates portion of railway and some southern dwellings. No significant change to other adjoining properties.            1969: Dwellings to the north and northeast demolished. Foundation laid for new development at north/northeastern adjoining property.            1970: North/northeastern adjoining property (25 Armory Street) developed to current conditions.            1978 – 1995: No significant change evident at adjoining properties.</p>

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2008: Previous building at eastern adjoining 1121 Washington Street demolished, property improved to current conditions.  
 2012: Previous building at western adjoining 1149 Washington Street demolished, property improved to current conditions. Paving evident at northwestern neighboring property.  
 2016: Adjoining properties developed to current conditions.

*Sources: EDR Aerial Photo Decade Package, Sanborn Maps Report, and Historic Topographic Map Report, Google Earth Application*

## 6.0 SITE RECONNAISSANCE

GSE observed all interior and exterior portions of the subject property during site reconnaissance on August 20, 2020. A photo log of site reconnaissance photos is included as **Appendix F**.

<b>Inspection Date</b>	August 20, 2020
<b>Weather</b>	Sunny, 85°F
<b>Access Restrictions</b>	None.
<b>Hazardous Substances</b>	Hazardous substances such as household cleaning products and paints were observed in small volumes.
<b>Petroleum Products</b>	None.
<b>Underground Storage Tanks (USTs)</b>	None. Unidentified patching and piping in the garage area and an incomplete historical record of tank storage may indicate the potential for unidentified UST(s) at the subject property.
<b>ASTs</b>	None. GSE observed the former bunkered AST storage area located in the southeast region of the basement.
<b>Other Suspect Containers/Drums</b>	None.
<b>Equipment Likely to Contain Polychlorinated Biphenyls (PCBs)</b>	None.
<b>Staining/Corrosion</b>	Staining of the concrete flooring was evident throughout the garage area.
<b>Wastewater or Stormwater Discharge/Disposal</b>	One stormwater catch basin was observed in the northwest corner of the subject property.
<b>Pits, Ponds and Lagoons</b>	None.
<b>Solid Waste Dumping/Landfills</b>	None.
<b>Stained Soil and/or Pavement and Stressed Vegetation</b>	None.
<b>Water Supply Wells</b>	None.
<b>Septic Systems, Drywells and/or Cesspools</b>	The subject property is served by City of Newton municipal sewer.  A sump pump trench was observed in the basement utility area. The trench was dry at the time of inspection, and is assumed to discharge via the drainage system to the municipal sewer or stormwater system.

	<p>A covered piping trench was observed in the southeast portion of the basement which is reportedly associated with the return and feed lines for the heating system.</p> <p>Several manhole covers were observed in the southeast portion of the basement which are reportedly associated with the main drainage system for the property building.</p> <p><i>Sources: GSE Site Inspection, Massachusetts National Guard/Military Division response to Photo Log Questionnaire</i></p>
<b>Floor Drains</b>	<p>Several floor drains were observed at the subject property, including in the women's lavatory, in the garage, and in the exterior basement stairwells. In addition, a pipe reported to be a wall drain was observed entering into the wall of the western exterior basement stairwell from the west.</p> <p>The floor drain located in the approximate center of the garage area is plugged with cement. No documents were provided to GSE regarding the discharge, outlet, or closure of the floor drains.</p> <p><i>Sources: GSE Site Inspection, Massachusetts National Guard/Military Division response to Photo Log Questionnaire</i></p>
<b>Other Suspect Observations</b>	<p>A piece of piping was observed protruding from the concrete floor in the southeast corner of the garage area.</p> <p>A rectangular patch was observed in the concrete flooring in the southwest corner of the garage area.</p> <p>GSE was unable to identify the pipe or the patch observed in the garage area through the records review, or interview with the Massachusetts National Guard/Military Division.</p>
<b>Vapor Intrusion</b>	<p>Based on the potential for unidentified current or former USTs and the historical discharge of oil and/or hazardous materials to floor drains, vapor intrusion assessment is recommended.</p>



## 7.0 INTERVIEWS

<b>Owner/Site Manager</b>	<p>GSE interviewed Mr. Roland Holmes of the State Quartermaster’s Office – Military Division during the site inspection.</p> <p>Mr. Holmes reported to GSE that the covered piping trench system in the basement is related to the condensate piping, and that the manhole covers are not associated with the covered piping trench. The manhole covers reportedly access a drainage system which discharges to the stormwater system east of the building on Armory Road.</p> <p>Mr. Holmes identified the former bunkered AST storage area in the southeastern interior of the basement, as well as the former fill pipe outlet on the eastern exterior of the property building.</p> <p>Mr. Holmes stated during the site inspection that the lead contamination in the indoor firing range has been corrected in recent years.</p> <p>Fire Evacuation Route floor plans provided to GSE by Mr. Holmes during the site inspection are included in <b>Appendix E</b>.</p>
<b>User</b>	None.
<b>Occupant</b>	None.
<b>Others</b>	<p>GSE interviewed Mr. Eamon Bencivengo of the City of Newton Planning and Development Department in an attempt to access records on the unidentified pipes, manholes, etc., observed during the site inspection. Mr. Bencivengo forwarded the “Photo Log Questionnaire” prepared by GSE to the Massachusetts National Guard/ Military Division for response.</p> <p>The Military Division provided a response to the Photo Log Questionnaire, which is included in <b>Appendix E</b>. The Military Division responses did not provide any significant additional information.</p> <p>Mr. Bencivengo also accepted the User Questionnaire per the client’s request, and forwarded that document to the Massachusetts State Quartermaster for completion. The User Questionnaire was completed by Maura MacLeod and Colonel Tim Mullen and returned to GSE on October 7, 2020. A summary of the relevant information provided is as follows:</p> <p>The respondents reported that the subject property was occupied by the Massachusetts Army National Guard for use in general training since its construction in 1910. The facility was also utilized</p>

	<p>for public events and as a temporary homeless shelter.</p> <p>No chemicals are currently stored at the subject property; however, the respondents confirmed that the property was previously heated by a 2,000-gallon fuel oil tank stored in an aboveground bunker which was removed within the past five years. There were no indications of a release from that tank.</p> <p>The respondents reported that industrial hygiene reports from 2010 and 2013 indicate the improper storage of OHM in the east storage area of the basement; however, there is no indication of a release in that storage area.</p> <p>The respondents acknowledged the staining which is evident in the garage area, but assert that no maintenance or servicing of vehicles was reportedly conducted there.</p> <p>The respondents report that no recognized environmental conditions are present at the subject property, but state that historic practices related to OHM are unknown, and that lead and asbestos relating to building materials may be present.</p> <p>The completed User Questionnaire is included in <b>Appendix C</b>.</p>
<p><b>Municipal Sources</b></p>	<ul style="list-style-type: none"> <li>▪ City of Newton Assessors Department</li> <li>▪ City of Newton Board of Health</li> <li>▪ City of Newton Fire Department</li> <li>▪ City of Newton Building Department</li> </ul> <p>GSE obtained the Newton Assessors Department property record card for the subject property parcel from the City of Newton’s online database.</p> <p>The Newton Fire Department provided three permits for the subject property:</p> <ul style="list-style-type: none"> <li>• 1963 permit to install a burner for an existing 3,000-gallon AST located in the basement.             <ul style="list-style-type: none"> <li>○ Notes, “State property, no permit needed”.</li> </ul> </li> <li>• 1989 permit to install a burner on an existing 3,000-gallon AST located in the basement.</li> <li>• July 2020 permit to remove a 2,000-gallon AST from the subject property.</li> </ul> <p>GSE requested documents on file for the subject property from the Newton Board of Health. The Board of Health returned newspaper clippings and a health inspection report circa 1989, regarding the use of the Armory as a temporary homeless shelter. No other</p>

	<p>documents were provided by the Board of Health.</p> <p>GSE requested documents on file for the subject property from the Newton Inspectional Services Department. The department reported that no documents responsive to the request made by GSE were available.</p> <p>The review of the municipal documents provided to GSE for the subject property did not present evidence of any significant environmental risks to the subject property. The documents provided by the City of Newton are included in <b>Appendix E</b>.</p>
<p><b>Previous Environmental Reports</b></p>	<p>GSE was provided a number of previous reports by the client. In summary:</p> <p>Several reports were provided regarding the assessment of asbestos containing building materials, and industrial hygiene; in particular, hazardous levels of lead dust in the subject property building. GSE does not believe these items pose a REC to the subject property; however, assessment of these items are outside of the Scope of Services included in <b>Appendix A</b>.</p> <p>A report describing a fuel spill which occurred on March 13, 1993 details the release of 3 to 5 gallons of diesel fuel onto the hardtop exterior surface at the subject/adjoining property as a result of refueling vehicles from a 1,200-gallon tanker. Sand and Speedi Dry absorbent were deployed, and contaminated absorbents were containerized in 55-gallon drums for relocation off-site. This release is believed to be the same as that reported by EDR in the MA LUST, MA SHWS, and MA RELEASE Databases. Based on the size, age, and limited impact of the release, GSE does not consider it to pose a significant environmental risk to the subject property.</p> <p>A January 2002 “<i>Bunkered Tank Inspection Report</i>” describes a 2,000-gallon AST located at the subject property, which was buried in sand prior to being contained in a brick bunker. The AST was found to be in noncompliance with applicable regulations due to the AST gauge being broken and needing repair, and less than 15-inches of clearance around the sidewalls and/or top of the AST which prevented inspection and repair. Because of the lack of visibility around the AST, the tank condition at the time of the inspection is unknown.</p> <p>A 2013 “<i>Industrial Hygiene Survey Report</i>” identifies a hazard communication failure due to oil and chemicals which were improperly labeled and stored in the basement east storage area. The report stated each container of hazardous chemicals in the work place must be labeled with the identity of the chemical and</p>

	appropriate hazard warnings. The report did not indicate a release of oil or chemicals and therefore, GSE does not consider this finding to pose a significant environmental risk to the subject property.
--	--

## 8.0 NON-SCOPE CONSIDERATIONS

<b>Radon</b>	According to the information provided by the EPA Map of Federal Radon Zones, the property is located in the Federal EPA Radon Zone 1 for Middlesex County with average indoor air screening levels of radon ranging between 2 to 4 picocuries per liter of air.
<b>Asbestos</b>	Not evaluated.
<b>PCBs in Building Materials</b>	Not evaluated.
<b>Lead-based Paint</b>	Not evaluated.
<b>Mold</b>	Not evaluated.

## 9.0 DATA GAPS

No significant data gaps were identified.

## 10.0 FINDINGS & CONCLUSIONS

GSE has completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 1135 – 1137 Washington Street, West Newton Massachusetts; the subject property. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property, except for the following:

- **Historical storage and use of OHM at the subject property:** Historically, fuel oil was stored at the subject property; however, it could not be confirmed whether the storage was aboveground or underground. Additionally, unidentified piping and patching were noted in the building, and a documentation of historical practices regarding OHM use/disposal was not available for review. The potential of discharge of OHM to the environmental media is considered a REC with respect to the subject property.
- **Floor drains:** The function of the floor drains in the building could not be ascertained during this assessment. No records were identified regarding the closure of the capped floor drain in the garage, where significant staining was evident on the surrounding concrete flooring. The potential of historical discharges of OHM to the floor drains is considered a REC at the subject property.

## 11.0 RECOMMENDATIONS

GSE recommends a vapor intrusion assessment, and a subsurface investigation to assess potential environmental impacts associated with the closed floor drain, piping, and patching in the garage.

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## 12.0 REFERENCES

1. Environmental Data Resources, Inc. (EDR):
  - a. The EDR Radius Map™ Report with GeoCheck®, Inquiry Number: 6113498.2s, dated July 7, 2020.
  - b. Certified Sanborn® Map Report, Inquiry Number: 6113498.3, dated July 7, 2020.
  - c. The EDR Historical Topo Map Report with QuadMatch™, Inquiry Number: 6113498.4, dated July 7, 2020.
  - d. The EDR City Directory Image Report, Inquiry Number: 6113498.5, dated July 9, 2020.
  - e. The EDR Aerial Photo Decade Package, Inquiry Number: 6113498.8, dated July 7, 2020.
2. City of Newton Assessors Department, Health Department, Fire Department, and Building Department
3. City of Newton – GIS Mapper
4. MassDEP Waste Site/Reportable Release Database Search (September 2020)
5. MassDEP UST Database Search (September 2020)
6. MassDEP Well Database Search (September 2020)
7. FEMA Flood Insurance Maps
8. Google Earth Imagery
9. MassGIS's Online Mapping Tool OLIVER

## 13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Please see **Appendix G** for copies of GSE's resumes.



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1135 – 1137 Washington Street, West Newton, MA  
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**FIGURES**

Phase I Environmental Site Assessment  
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**APPENDIX A**

SCOPE OF SERVICES

Phase I Environmental Site Assessment  
1135 – 1137 Washington Street, West Newton, MA  
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### **SCOPE OF SERVICES**

The purpose of this Phase I ESA was to determine if Recognized Environmental Conditions (RECs) exist at the subject property as defined by E 1527-13. The term **recognized environmental conditions** means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The Scope of Services included the following tasks: 1.) A visual inspection of the property, 2.) An interview with the property owner and/or occupants regarding the history of the property and environmental issues, 3.) A review of environmental regulatory agency database information as outlined by ASTM 4.) Research conducted at municipal/local offices regarding the development history of the property, and 5.) The preparation of this report.

ASTM non-scope items including, but not limited to, evaluating asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, endangered species, indoor air quality and mold were not included in this assessment. No soil, water, air, building material or waste sampling was performed.

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October 15, 2020

**APPENDIX B**

SERVICE CONSTRAINTS

## SERVICE CONSTRAINTS

### 1. Service

The purpose of this Environmental Site Assessment is to provide an environmental assessment, which meets ASTM Standard E 1527-13. This report included the following tasks:

- A. Identifies and describes the presence of recognized environmental conditions (RECs).
- B. Where RECs were identified, as reasonably possible, estimated the scope of remediation of the subject site.

### 2. Limitations

#### A. Preliminary Findings

The following limitation is applicable if the report is stamped “DRAFT” or otherwise identified as draft: Green Seal Environmental Inc. has prepared this Report at the specific request of the client. Due to Client imposed time, information, and financial restrictions, Green Seal Environmental, Inc. has not performed the services necessary for it to render any opinions or reach any conclusions. Accordingly, the studies, data, information, and findings contained in this Preliminary Report are not the final conclusions of Green Seal Environmental, Inc., but merely basic information requested by the client upon which the Client may draw its own conclusions. Client agrees that Green Seal Environmental, Inc. shall not be liable for any claims, loss, damage, or expenses incurred by the Client or others arising out of the use of, or reliance on, any information contained in this Report.

#### B. General

- i. This Report was prepared for the exclusive use of Affirmative Investments, Inc. No other party is entitled to rely on the conclusions, observations, specifications, or data contained therein without the express written consent of Green Seal Environmental, Inc.
- ii. This Report was prepared pursuant to an Agreement between the Client and Green Seal Environmental, Inc. All uses of this Report are subject to, and deemed acceptance of, the conditions and restrictions contained therein.
- iii. The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of Green Seal Environmental, Inc. based on the data obtained from the work. Due to the nature of investigation and the limited data available, Green Seal Environmental, Inc. cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

C. Purpose of Report

It is Green Seal Environmental, Inc.'s understanding that this report is to be used for the purpose described in the introduction of the Report. This stated purpose has been a significant factor in determining the scope and level of services provided for in the Agreement. Should the purpose for which the Report is to be used, or the proposed use of the site(s) change, this Report is no longer valid, and use of this Report by Client or others without Green Seal Environmental, Inc. review and written authorization shall be at the user's sole risk. Should Green Seal Environmental, Inc. be required to review the Report after its date of submission, Green Seal Environmental, Inc. shall be entitled to additional compensation at then existing rates or such other terms as agreed between Green Seal Environmental, Inc. and the Client.

D. Scope of Services

The observations and conclusions described in this Report are based solely on the Scope of Services provided pursuant to the Agreement between Client and Green Seal Environmental, Inc. and summarized in the introduction of this Report. Green Seal Environmental, Inc. has not performed any additional observations, investigations, studies, or testing not specifically stated therein. Green Seal Environmental, Inc. shall not be liable for the existence of any condition, the discovery of which required the performance of services not authorized under the Agreement. Unless otherwise specified in the introduction of this Report, Green Seal Environmental, Inc. did not evaluate the presence of electromagnetic fields, lead paint, lead or copper in water, radon gas, asbestos or other radioactive or infectious materials.

E. Time

The passage of time may result in changes in technology, economic conditions, property variations, or regulatory provisions, which would render the Report inaccurate. Accordingly, neither the Client, nor any other party, shall rely on the information or conclusions contained in this Report after three (3) months from its date of submission without the express written consent of Green Seal Environmental, Inc. Reliance on the Report after such period of time shall be at the user's sole risk. Should Green Seal Environmental, Inc. be required to review the Report after three (3) months from its date of submission, Green Seal Environmental, Inc. shall be entitled to additional compensation at then existing rates or such other terms as may be agreed upon between Green Seal Environmental, Inc. and the Client.

F. Conclusions

The conclusions stated in this Report are based upon: observations of existing physical and/or economic conditions; our interpretation of property history and property usage information; information provided by the Client; and information and/or analyses provided by independent testing and information services or laboratories upon which Green Seal Environmental, Inc. is entitled to reasonably rely. Green Seal Environmental, Inc. was not authorized and did not attempt to independently verify the accuracy or completeness of information or materials received from third parties during the performance of its services. Green Seal Environmental, Inc. shall not be liable for any conditions, information, or conclusion, the discovery of which required information not available or independent investigation of information provided to



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Green Seal Environmental, Inc. unless otherwise indicated. Any property drawing(s) provided within this Report is not meant to be an accurate base plan, but is used to present the general, relative locations of features on, and surrounding, the property.

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**APPENDIX C**

USER QUESTIONNAIRE

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**APPENDIX D**

ENVIRONMENTAL RECORDS SEARCH BY ENVIRONMENTAL DATA RESOURCES, INC.

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**APPENDIX E**

SUPPORTING DOCUMENTATION

Phase I Environmental Site Assessment  
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**APPENDIX F**

SITE PHOTOGRAPHS

Phase I Environmental Site Assessment  
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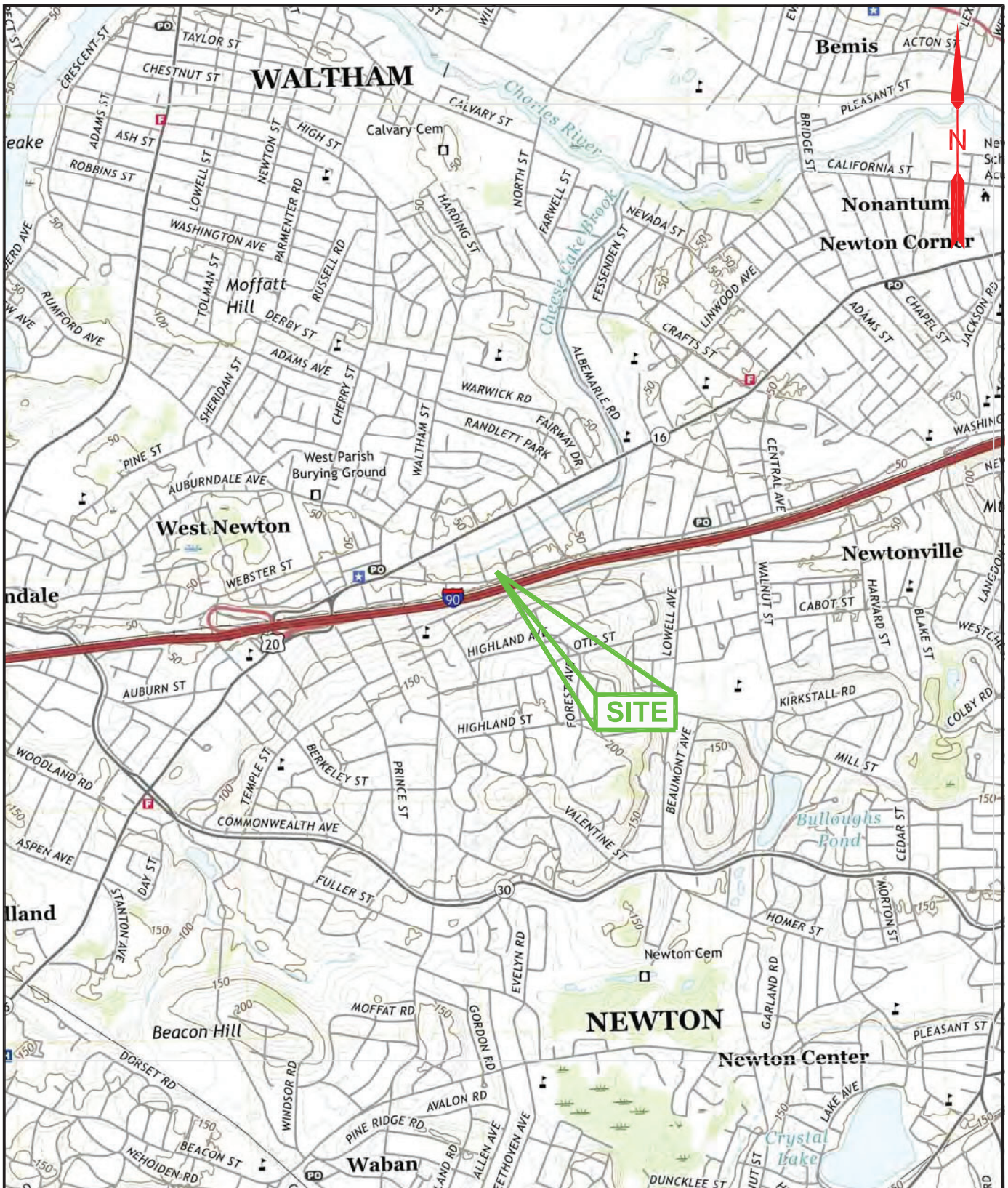
**APPENDIX G**


QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS



Phase I Environmental Site Assessment  
1135 – 1137 Washington Street, West Newton, MA  
October 14, 2020

**FIGURES**



MAP SOURCE:  NEWTON, MA USGS QUADRANGLE 2018		DRAWING TITLE:  SITE LOCUS MAP		PREPARED FOR:  <b>Affirmative Investments, Inc.</b> 33 Union Street, Floor 2, Suite 2 Boston, MA 02108		 Green Seal Environmental, Inc. 114 State Road, Building B Sagamore Beach, MA 02562 Tel: (508) 888-6034 Fax: (508) 888-1506 www.gseenv.com	
REVISIONS		CAD TECH: V. COSTA	CHECKED BY: N. BROLOWSKI	LOCUS:  1135 - 1137 Washington Street Newton, MA 02465		SCALE:  1" = 2,000'	PROJECT ID:  AFF1-2020-0001
		ENGINEER: V. COSTA	DATE: 9/15/2020				






**LEGEND**

- Subject Property Boundary: 1135 - 1137 Washington Street
- Property Boundary: Adjoining Properties

**NOTES**

- The locations and dimensions are approximate. This plan is not meant to provide survey information.
- This plan is based on City of Newton GIS Browser Maps



Green Seal Environmental, Inc.  
 114 State Road, Building B  
 Sagamore Beach, MA 02562  
 Tel: (508) 888-4034  
 Fax: (508) 888-1506  
 www.gseenv.com

REVISIONS		
NO.	DATE	COMMENTS

**PROJECT:**  
 Affirmative Investments, Inc.  
 Phase I Environmental Site Assessment

**SITE ADDRESS:**  
 1135 - 1137 Washington Street  
 Newton, MA 02465

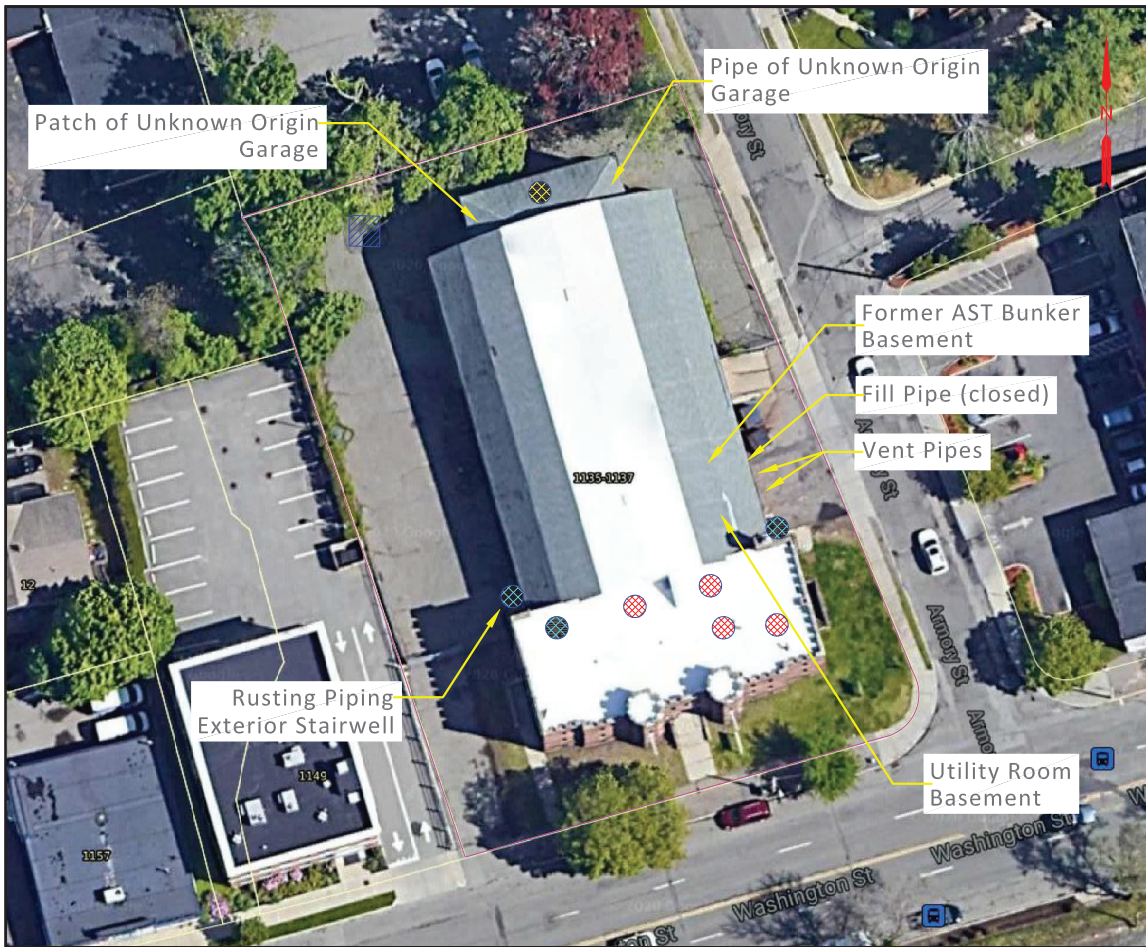
**PREPARED FOR:**  
 Affirmative Investments, Inc.  
 33 Union Street, Floor 2, Suite 2  
 Boston, MA 02108

**DRAWING TITLE:**  
 Figure 2  
 Site and Vicinity Plan

**ENGINEER:** V.F.C.  
**CAD TECH:** V.F.C.  
**CHECKED BY:** N.P.B.

**SCALE:**  
 0 150  
 1 inch = 125 feet

**DATE:** 09/25/2020 **SHEET:** 1 OF 1




**LEGEND**

- Subject Property Boundary: 1135 - 1137 Washington Street
- [Blue Hatched Box] Catch Basin
- [Green Circle with X] Floor Drain
- [Green Circle with Dot] Closed Floor Drain
- [Red Circle with X] Manhole Cover
- AST Aboveground Storage Tank

**NOTES**

- The locations and dimensions are approximate. This plan is not meant to provide survey information.
- This plan is based on City of Newton GIS Browser maps.



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REVISIONS	
NO.	DATE

**PROJECT:**  
Affirmative Investments, Inc.  
Phase I Environmental Site Assessment

**SITE ADDRESS:**  
1135 - 1137 Washington Street,  
Newton, MA 02465

**PREPARED FOR:**  
Affirmative Investments, Inc.  
33 Union Street, Floor 2, Suite 2  
Boston, MA 02106

**DRAWING TITLE:** Figure 3  
Site Plan - 1135-1137 Washington Street

**ENGINEER:** V.F.C.

**CAD TECH:** V.F.C.

**CHECKED BY:** N.P.B.

**SCALE:** 0 25  
1 inch = 18 feet

<b>DATE:</b> 09/15/2020	<b>SHEET:</b> 1 OF 1
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**APPENDIX A**

SCOPE OF SERVICES

Phase I Environmental Site Assessment  
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October 14, 2020

### **SCOPE OF SERVICES**

The purpose of this Phase I ESA was to determine if Recognized Environmental Conditions (RECs) exist at the subject property as defined by E 1527-13. The term **recognized environmental conditions** means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The Scope of Services included the following tasks: 1.) A visual inspection of the property, 2.) An interview with the property owner and/or occupants regarding the history of the property and environmental issues, 3.) A review of environmental regulatory agency database information as outlined by ASTM 4.) Research conducted at municipal/local offices regarding the development history of the property, and 5.) The preparation of this report.

ASTM non-scope items including, but not limited to, evaluating asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, endangered species, indoor air quality and mold were not included in this assessment. No soil, water, air, building material or waste sampling was performed.



Phase I Environmental Site Assessment  
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**APPENDIX B**

SERVICE CONSTRAINTS

## SERVICE CONSTRAINTS

### 1. Service

The purpose of this Environmental Site Assessment is to provide an environmental assessment, which meets ASTM Standard E 1527-13. This report included the following tasks:

- A. Identifies and describes the presence of recognized environmental conditions (RECs).
- B. Where RECs were identified, as reasonably possible, estimated the scope of remediation of the subject site.

### 2. Limitations

#### A. Preliminary Findings

The following limitation is applicable if the report is stamped “DRAFT” or otherwise identified as draft: Green Seal Environmental Inc. has prepared this Report at the specific request of the client. Due to Client imposed time, information, and financial restrictions, Green Seal Environmental, Inc. has not performed the services necessary for it to render any opinions or reach any conclusions. Accordingly, the studies, data, information, and findings contained in this Preliminary Report are not the final conclusions of Green Seal Environmental, Inc., but merely basic information requested by the client upon which the Client may draw its own conclusions. Client agrees that Green Seal Environmental, Inc. shall not be liable for any claims, loss, damage, or expenses incurred by the Client or others arising out of the use of, or reliance on, any information contained in this Report.

#### B. General

- i. This Report was prepared for the exclusive use of Affirmative Investments, Inc. No other party is entitled to rely on the conclusions, observations, specifications, or data contained therein without the express written consent of Green Seal Environmental, Inc.
- ii. This Report was prepared pursuant to an Agreement between the Client and Green Seal Environmental, Inc. All uses of this Report are subject to, and deemed acceptance of, the conditions and restrictions contained therein.
- iii. The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of Green Seal Environmental, Inc. based on the data obtained from the work. Due to the nature of investigation and the limited data available, Green Seal Environmental, Inc. cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

C. Purpose of Report

It is Green Seal Environmental, Inc.'s understanding that this report is to be used for the purpose described in the introduction of the Report. This stated purpose has been a significant factor in determining the scope and level of services provided for in the Agreement. Should the purpose for which the Report is to be used, or the proposed use of the site(s) change, this Report is no longer valid, and use of this Report by Client or others without Green Seal Environmental, Inc. review and written authorization shall be at the user's sole risk. Should Green Seal Environmental, Inc. be required to review the Report after its date of submission, Green Seal Environmental, Inc. shall be entitled to additional compensation at then existing rates or such other terms as agreed between Green Seal Environmental, Inc. and the Client.

D. Scope of Services

The observations and conclusions described in this Report are based solely on the Scope of Services provided pursuant to the Agreement between Client and Green Seal Environmental, Inc. and summarized in the introduction of this Report. Green Seal Environmental, Inc. has not performed any additional observations, investigations, studies, or testing not specifically stated therein. Green Seal Environmental, Inc. shall not be liable for the existence of any condition, the discovery of which required the performance of services not authorized under the Agreement. Unless otherwise specified in the introduction of this Report, Green Seal Environmental, Inc. did not evaluate the presence of electromagnetic fields, lead paint, lead or copper in water, radon gas, asbestos or other radioactive or infectious materials.

E. Time

The passage of time may result in changes in technology, economic conditions, property variations, or regulatory provisions, which would render the Report inaccurate. Accordingly, neither the Client, nor any other party, shall rely on the information or conclusions contained in this Report after three (3) months from its date of submission without the express written consent of Green Seal Environmental, Inc. Reliance on the Report after such period of time shall be at the user's sole risk. Should Green Seal Environmental, Inc. be required to review the Report after three (3) months from its date of submission, Green Seal Environmental, Inc. shall be entitled to additional compensation at then existing rates or such other terms as may be agreed upon between Green Seal Environmental, Inc. and the Client.

F. Conclusions

The conclusions stated in this Report are based upon: observations of existing physical and/or economic conditions; our interpretation of property history and property usage information; information provided by the Client; and information and/or analyses provided by independent testing and information services or laboratories upon which Green Seal Environmental, Inc. is entitled to reasonably rely. Green Seal Environmental, Inc. was not authorized and did not attempt to independently verify the accuracy or completeness of information or materials received from third parties during the performance of its services. Green Seal Environmental, Inc. shall not be liable for any conditions, information, or conclusion, the discovery of which required information not available or independent investigation of information provided to

Phase I Environmental Site Assessment  
1135 – 1137 Washington Street, West Newton, MA  
October 14, 2020

Green Seal Environmental, Inc. unless otherwise indicated. Any property drawing(s) provided within this Report is not meant to be an accurate base plan, but is used to present the general, relative locations of features on, and surrounding, the property.

Phase I Environmental Site Assessment  
1135 – 1137 Washington Street, West Newton, MA  
October 14, 2020

**APPENDIX C**

USER QUESTIONNAIRE

**Affirmative Investments, Inc.**

Phase I Environmental Site Assessment

Commercial Property at 1135-1137 Washington St, Newton, MA 02465 (Parcel IDs: 042NE-31007 0027)

**Questionnaire Completed By: Maura MacLeod and Colonel Tim Mullen, State Quartermaster****Date: October 6, 2020****ASTM E 1527-13 User Questionnaire**

As specified in American Society for Testing and Materials (ASTM) E 1527-13 (*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*), in order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user of the Phase I report must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that “all appropriate inquiry” is not complete.

*Question 1: Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? Note 1. In certain jurisdictions, federal, tribal, state or local statute, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.*

**Response to Question 1:**

**No environmental liens filed or recorded against the property under federal, tribal, state or local law have been identified at the property.**

*Question 2: Did a search of recorded land title records (or judicial records where appropriate, see Note 1 above) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?*

**Response to Question 2:**

**No AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law have been identified at the property.**

*Question 3: Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?*

**Response to Question 3:**



**Yes, the Army National Guard has specialized knowledge and experience related to the property. The Army National Guard has occupied the armory since it was constructed.**

*Question 4: Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?*

**Response to Question 4:**

**The Military Division has no knowledge or information responsive to this question.**

*Question 5: Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:*

*a) Do you know the past uses of the property?*

**Response to Question 5a:**

**The armory was constructed in 1910 and has been occupied by the Massachusetts Army National Guard since construction. The armory has been primarily used for general training activities for the National Guard as well as for social functions and gatherings for the public. Parts of the armory were used by a homeless shelter for an unknown period of time.**

*b) Do you know of specific chemicals that are present or once were present at the property?*

**Response to Question 5b:**

**There are no chemicals that are currently stored on the property with the exception of a small amount of cleaning products. In the past, the armory was heated by a 2,000-gallon fuel oil tank that was stored in an above ground bunker. The tank was removed within the past five years and replaced with natural gas boilers. There are no indications of a fuel oil release from the tank.**

**Industrial hygiene reports from 2010 and 2013 indicate that oil and chemicals were improperly stored in the basement of the east storage area of the armory. There are no indications of an oil or chemical release in the east storage area.**

*c) Do you know of spills or other chemical releases that have taken place at the property?*

**Response to Question 5c:**

**In 1993, approximately three to five gallons of fuel oil were reportedly released from a fuel tanker truck onto the pavement outside of the armory. The oil spill was cleaned up with sand**

and Speedi Dry and removed from the property. Other reports indicate that the release occurred in the parking lot of the adjacent insurance company.

Oil stains currently exist on the garage floor of the armory. No maintenance or servicing of vehicles was reportedly conducted in the garage. There are no other indications of an oil or chemical release in the garage; however, there is a concrete-filled floor drain on the garage floor.

Lead and asbestos have been identified inside of the armory related to building materials.

*d) Do you know of any environmental cleanups that have taken place at the property?*

**Response to Question 5d:**

Three to five gallons of fuel oil were released and cleaned up from the property or adjacent property with absorbent materials in 1993. The oil waste and cleanup materials were disposed of in a 55-gallon drum and removed from the site. The oil spill has been resolved.

*Question 6: Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?*

**Response to Question 6:**

There are currently no recognized environmental conditions at the property; however, due to the age of the armory, historic practices related to oil and hazardous materials are not known. Lead and asbestos may be present at the property.

Phase I Environmental Site Assessment  
1135 – 1137 Washington Street, West Newton, MA  
October 14, 2020

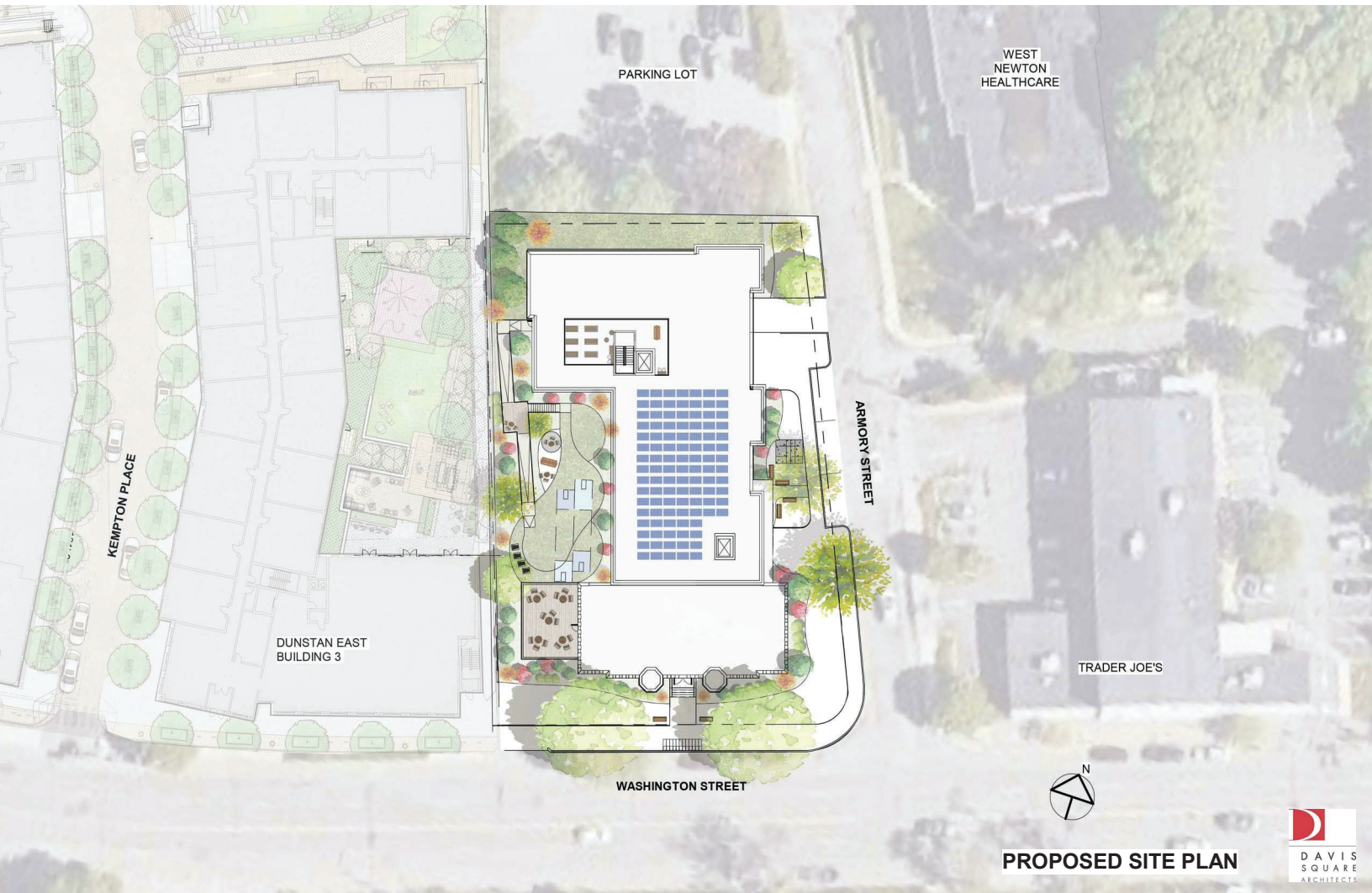
**APPENDIX D**

ENVIRONMENTAL RECORDS SEARCH BY ENVIRONMENTAL DATA RESOURCES, INC.

# ZONING ANALYSIS

ZONING CATEGORY	REQUIRED/ALLOWED	EXISTING	PROPOSED	WAIVER (Y/N)
Minimum Lot Area	10,000 sf	33,150 sf	33,150 sf	N
Lot Frontage (Washington St)	N/A	110'	No change	N
Lot Frontage (Armory St)	N/A	16.06'	No change	N
Lot Coverage	N/A	-	-	N
Front Setback	Lesser of 1/2 building height or average	14.98'	No change	Y
Side Yard Building Setback	Lesser of 1/2 building height or	36.48'	No change	N
Street/Side Yard Parking Setback	Lesser of 1/2 Building height or	N/A	-	N
Rear Yard Building Setback	None	21.10'	No change	N
Building Parking Setback	5.0'	0'	-	N
Building Height	24'	~33'	49'6 / 56'	Y
Maximum Number of Stories	2	2	4	Y
Floor Area Ratio	1	0.56	1.44	Y
Minimum Open Space	N/A	-	-	N
Lot Area per Unit (Square	1,200 sf	-	753 sf	Y

# Design + Construction



KEMPTON PLACE

PARKING LOT

WEST  
NEWTON  
HEALTHCARE

DUNSTAN EAST  
BUILDING 3

ARMORY STREET

TRADER JOE'S

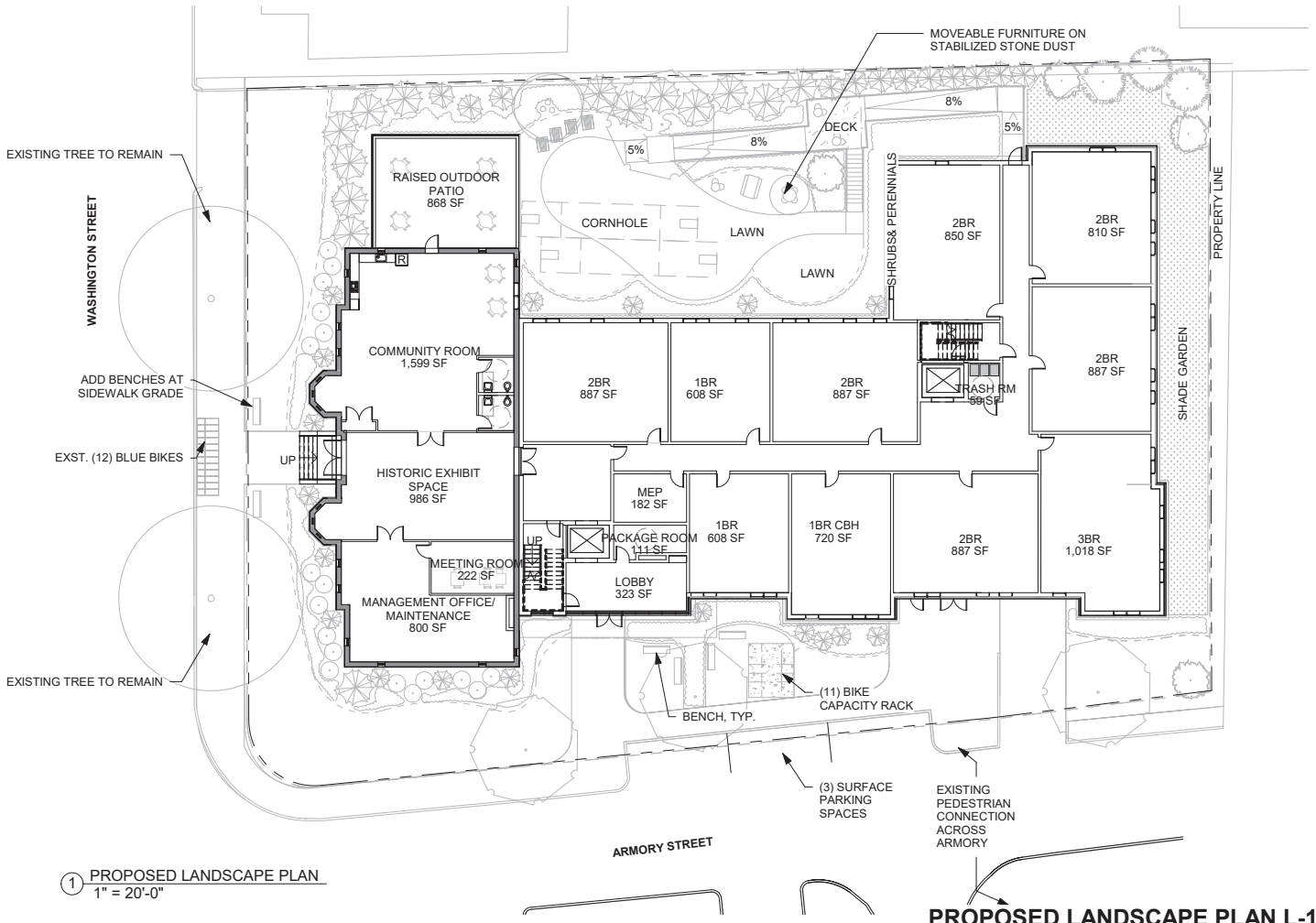
WASHINGTON STREET



**PROPOSED SITE PLAN**

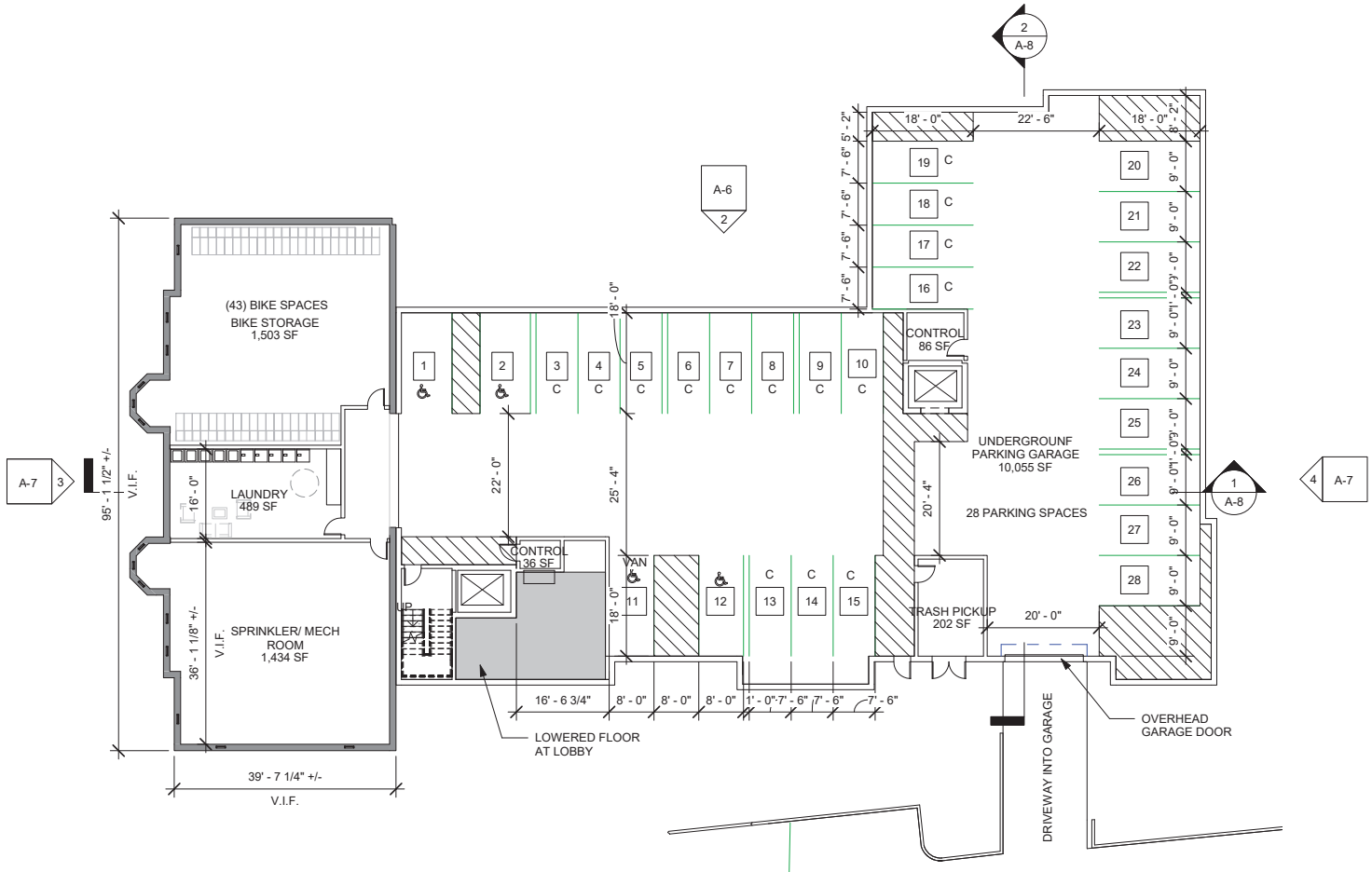






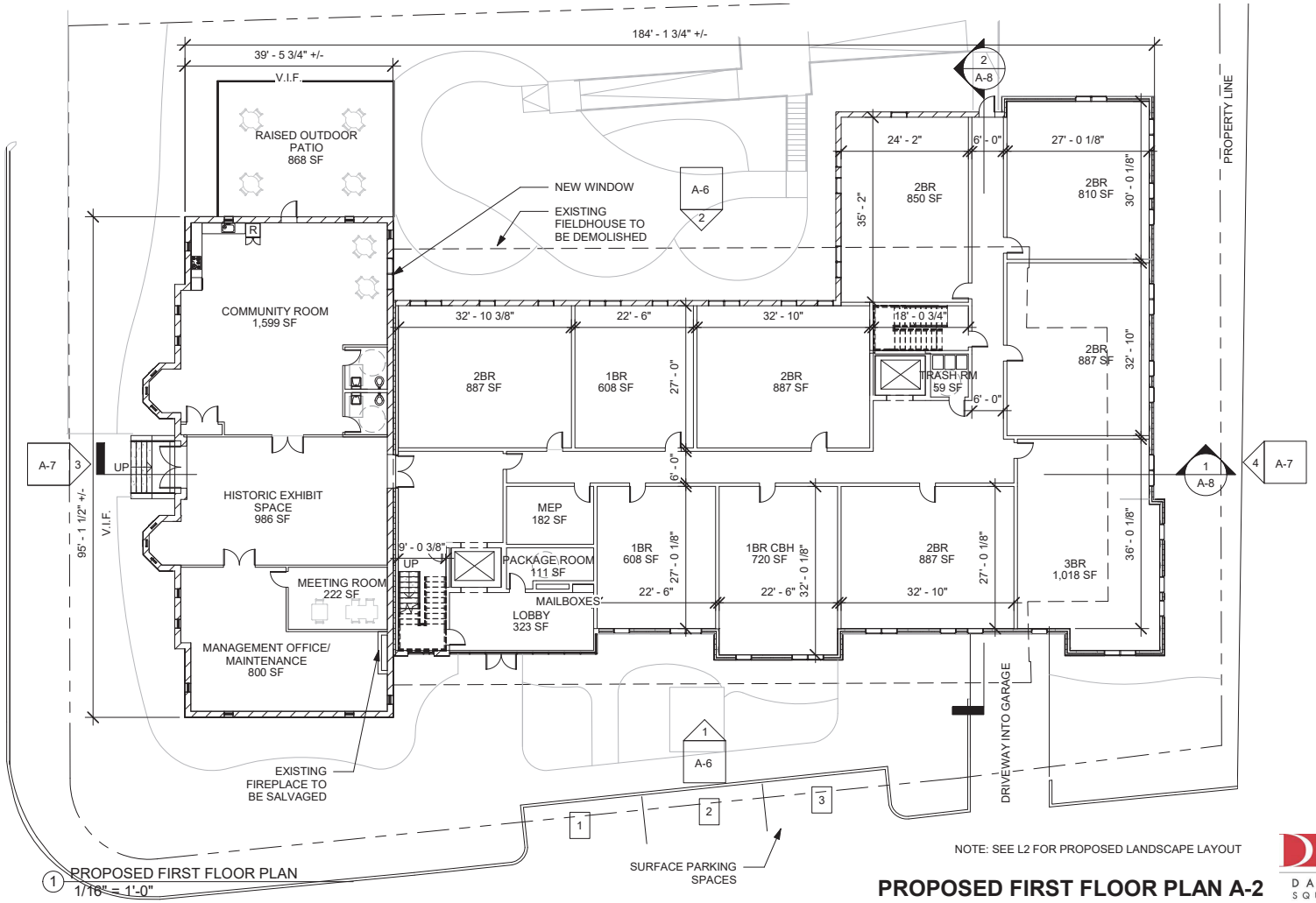
1 PROPOSED LANDSCAPE PLAN  
1" = 20'-0"

PROPOSED LANDSCAPE PLAN L-1

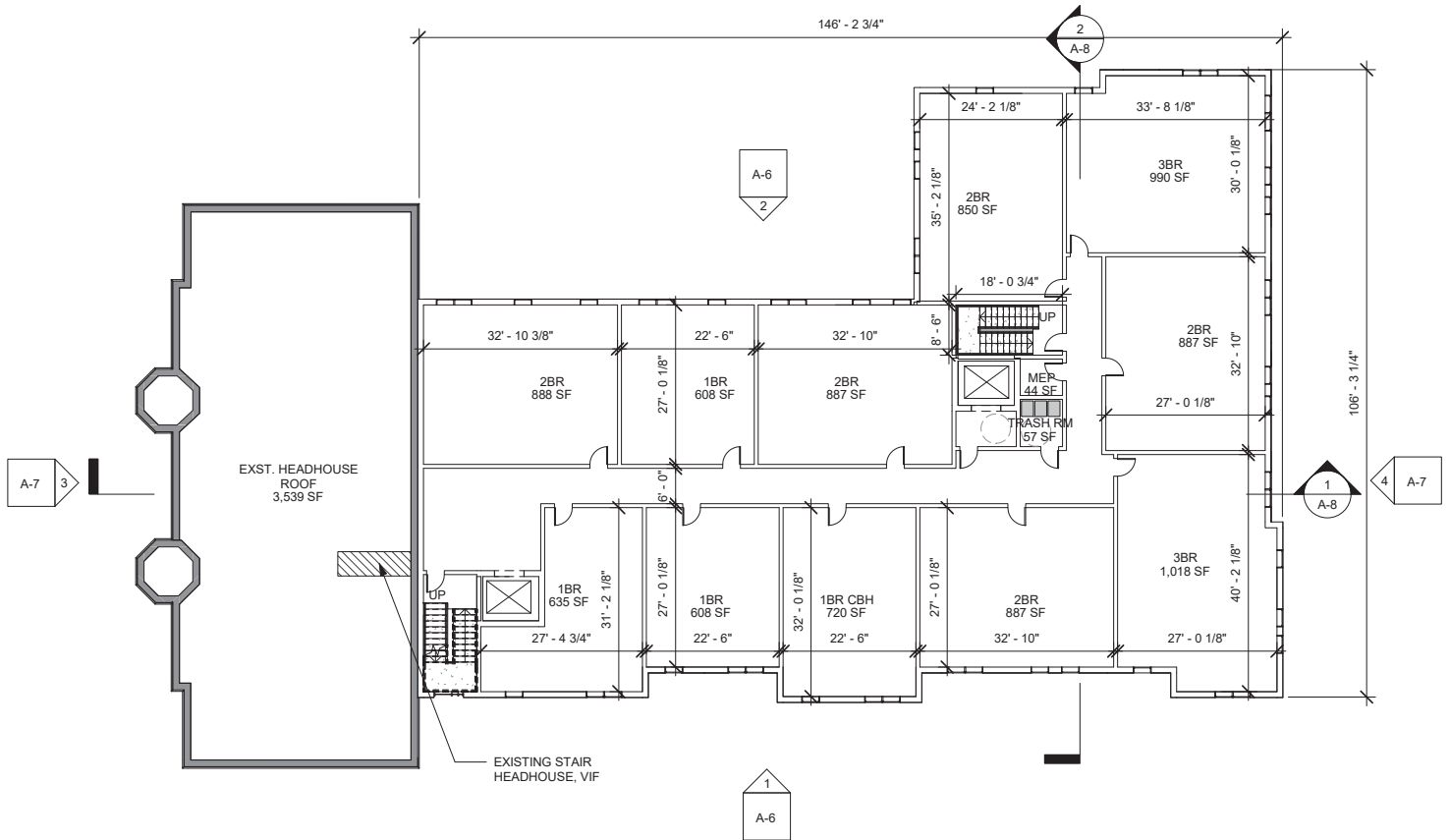


1 PROPOSED BASEMENT PLAN  
1/16" = 1'-0"

PROPOSED BASEMENT PLAN A-1

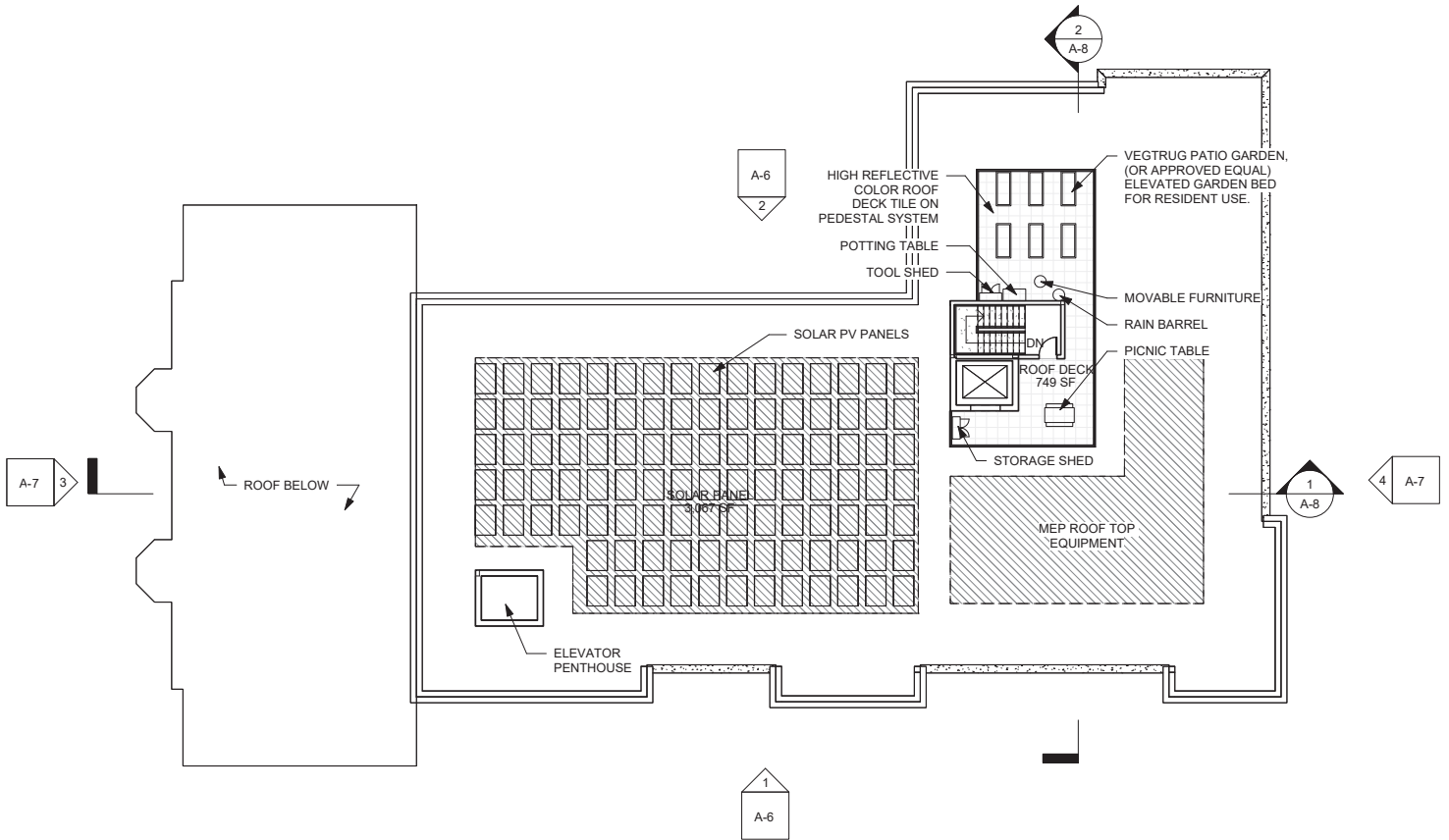






① PROPOSED 3RD/4TH FLOOR PLAN  
1/16" = 1'-0"

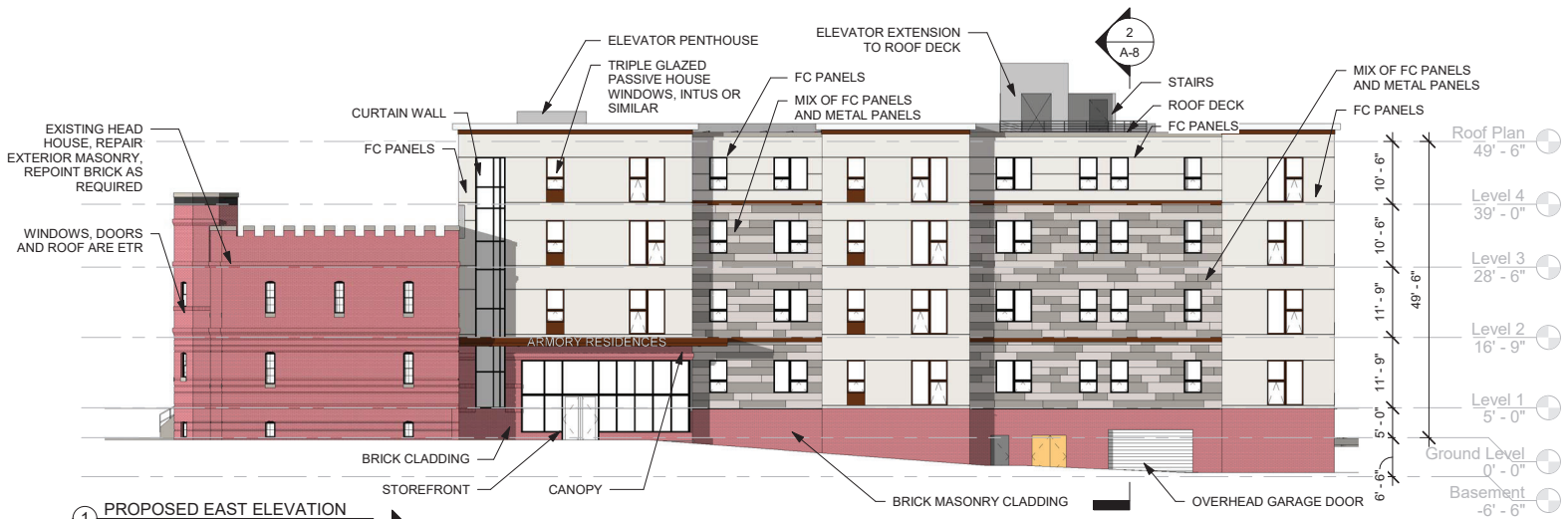
PROPOSED TYP. UPPER FLOOR PLAN A-4



1 PROPOSED ROOF PLAN  
1/16" = 1'-0"

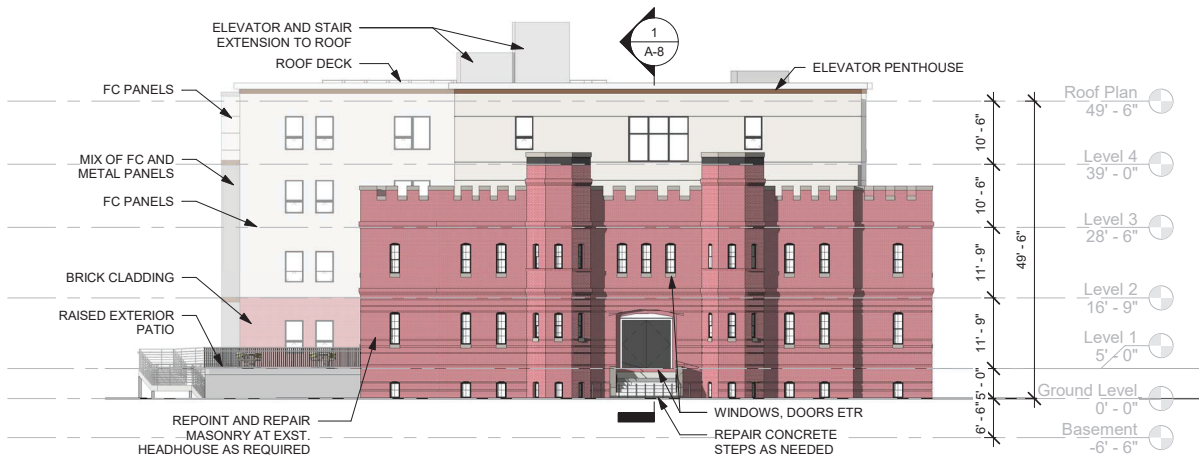
PROPOSED ROOF PLAN A-5



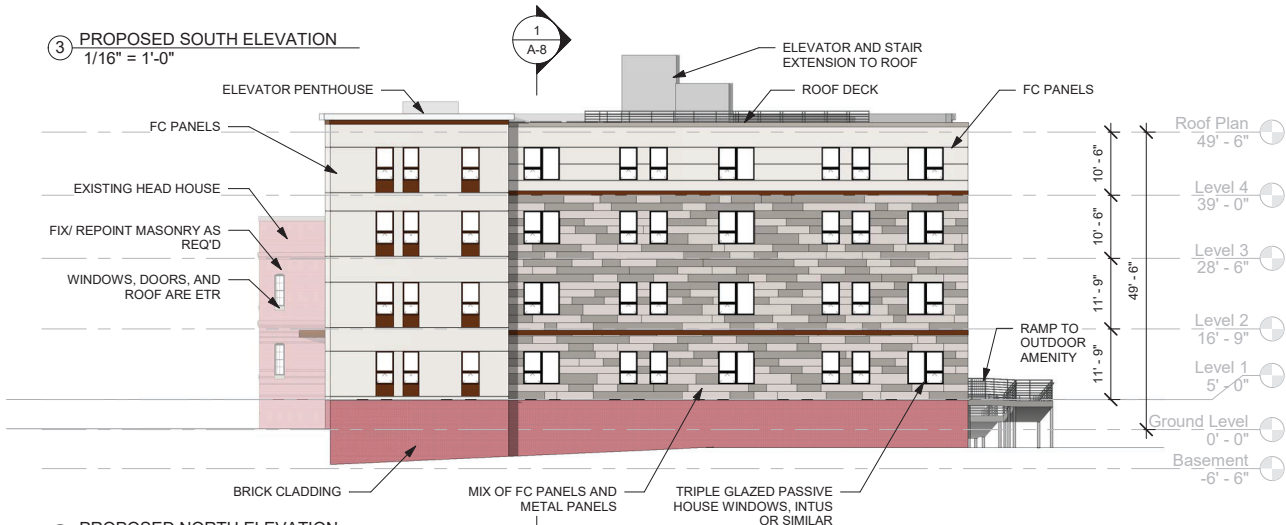


PROPOSED ELEVATIONS A-6



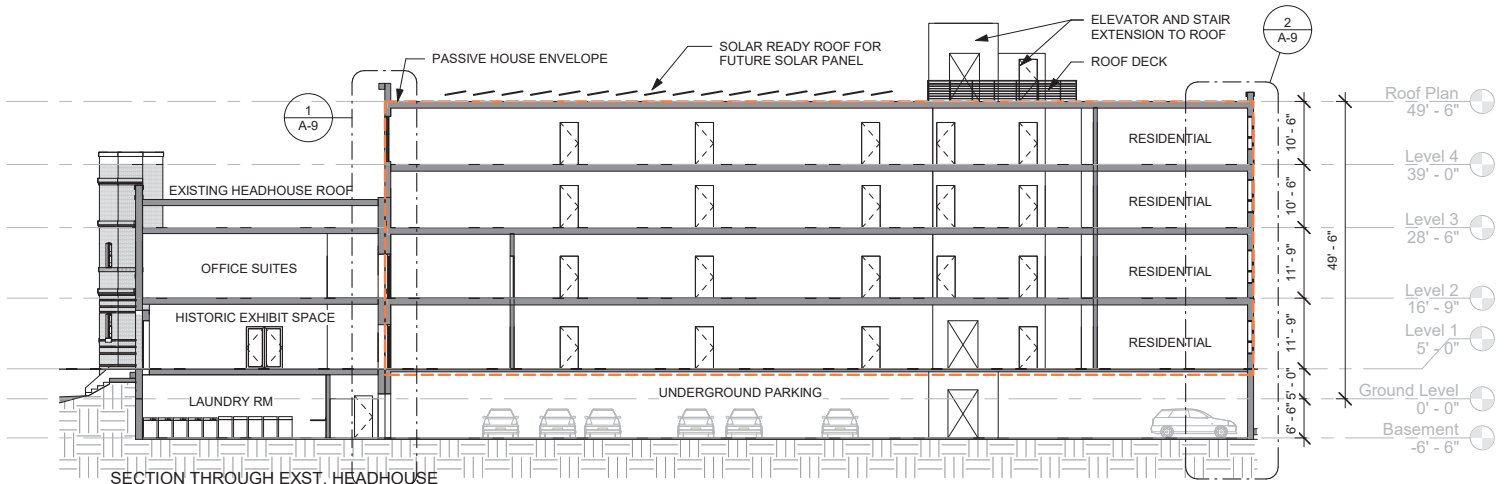


3 PROPOSED SOUTH ELEVATION  
1/16" = 1'-0"

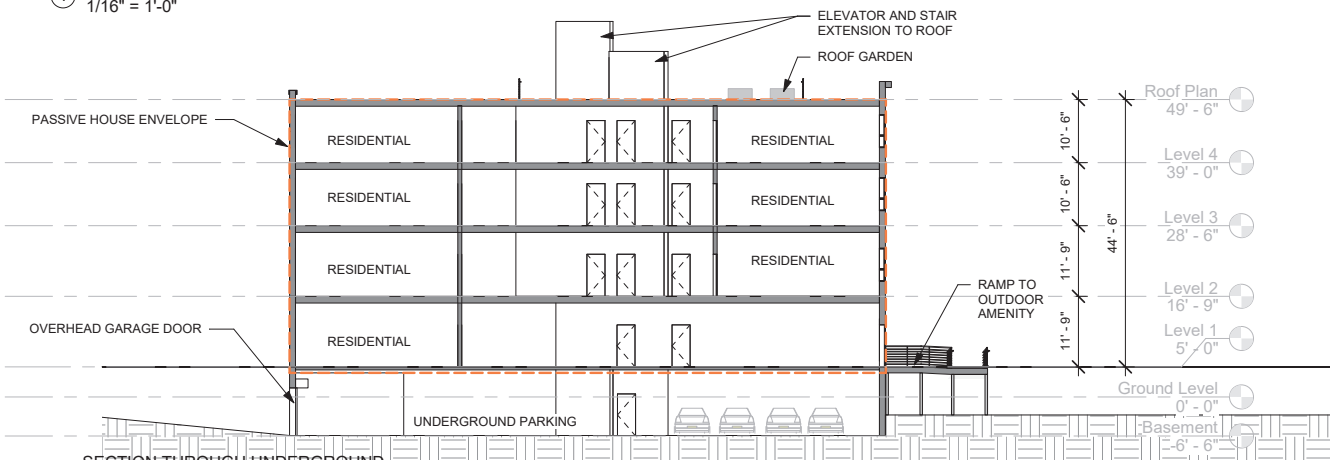


4 PROPOSED NORTH ELEVATION  
1/16" = 1'-0"

PROPOSED ELEVATIONS A-7

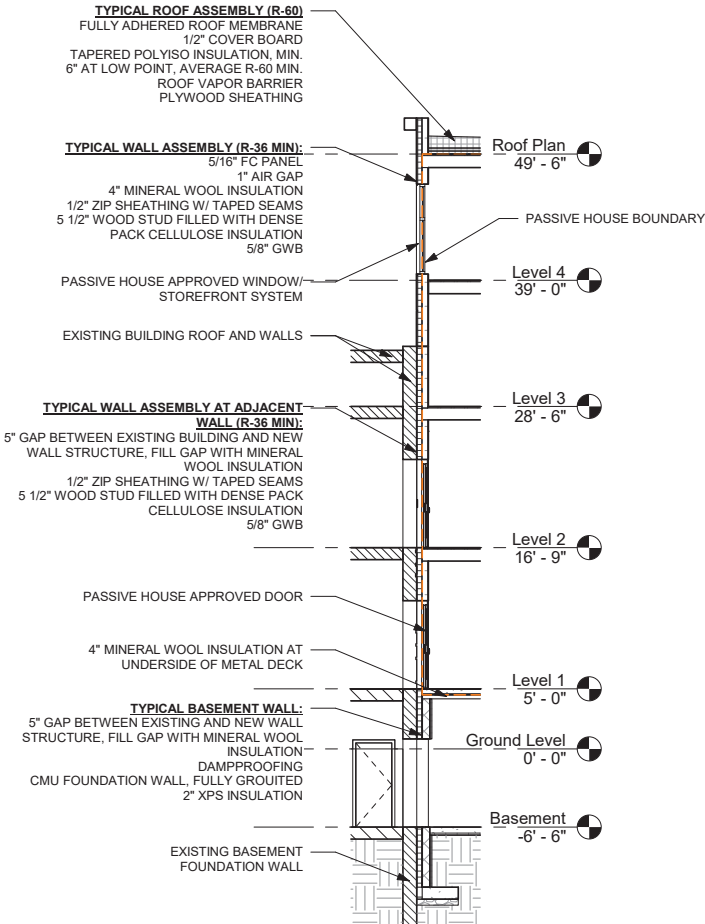


SECTION THROUGH EXST. HEADHOUSE AND NEW ADDITION  
 1/16" = 1'-0"

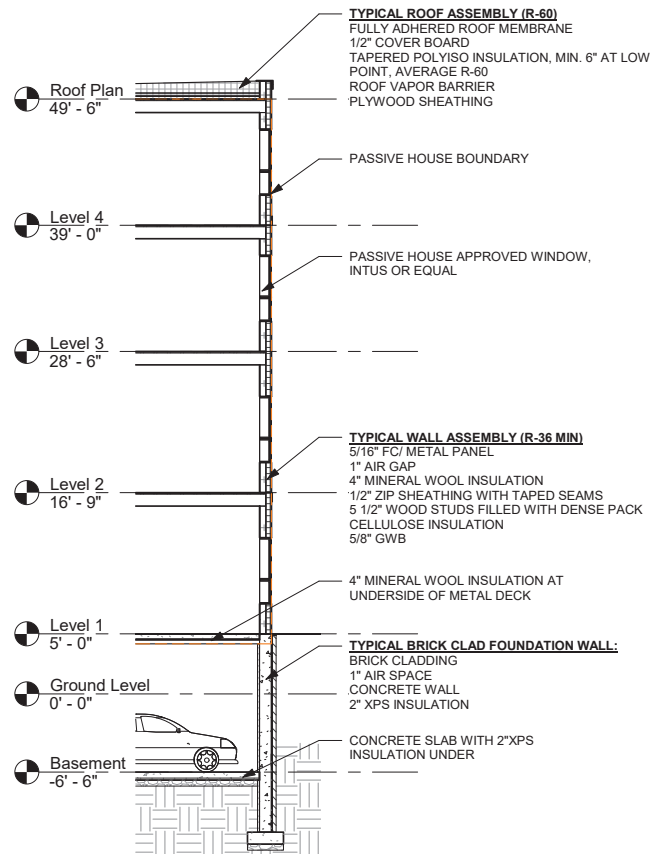


SECTION THROUGH UNDERGROUND PARKING GARAGE  
 1/16" = 1'-0"

**BUILDING SECTION A-8**



① TYPICAL WALL SECTION AT ADJACENT BUILDING  
 1/8" = 1'-0"



② TYPICAL WALL SECTION  
 1/8" = 1'-0"



① STREET ELEVATION- SOUTH  
1" = 30'-0"

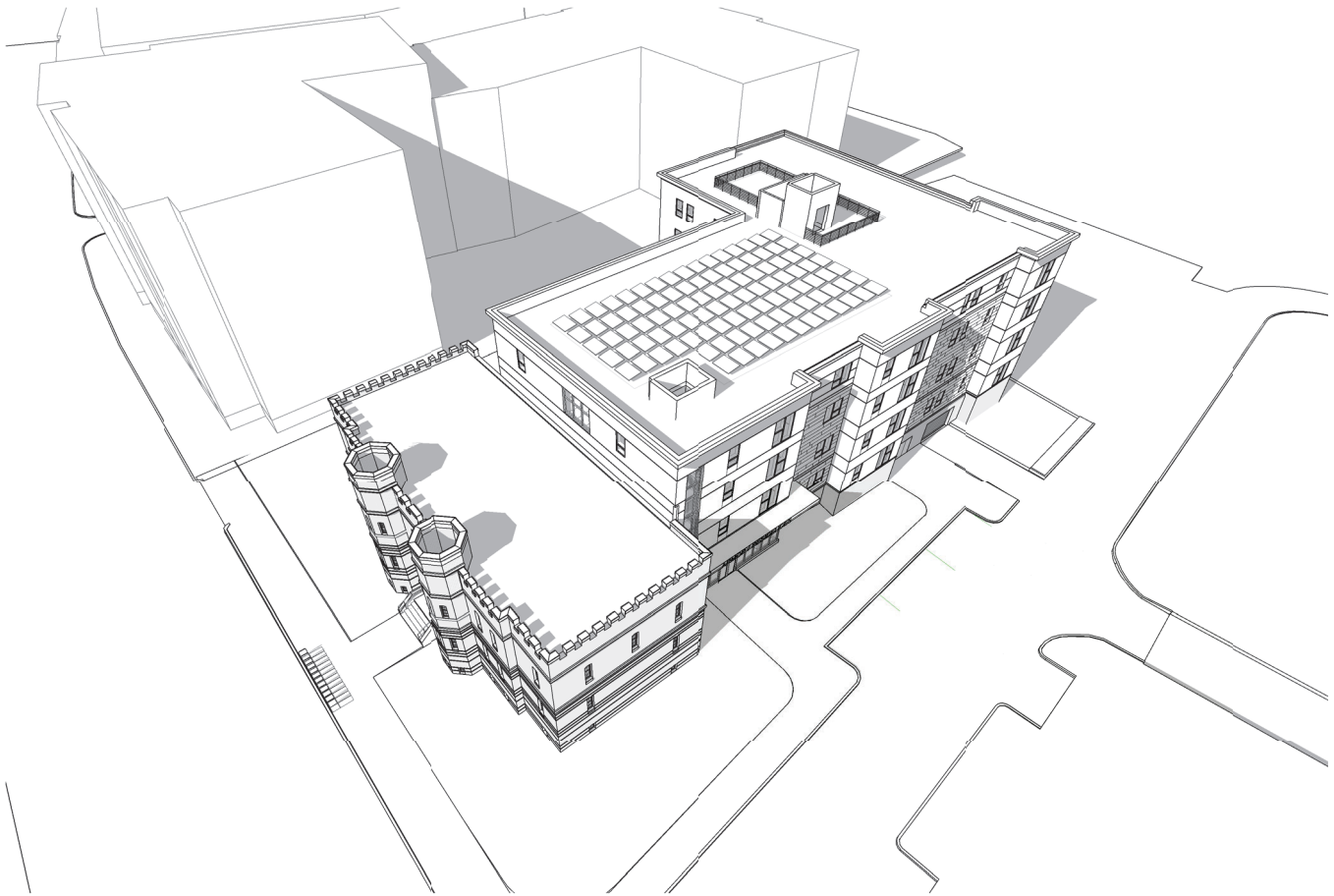


PERSPECTIVE VIEW FROM WASHINGTON STREET A-11



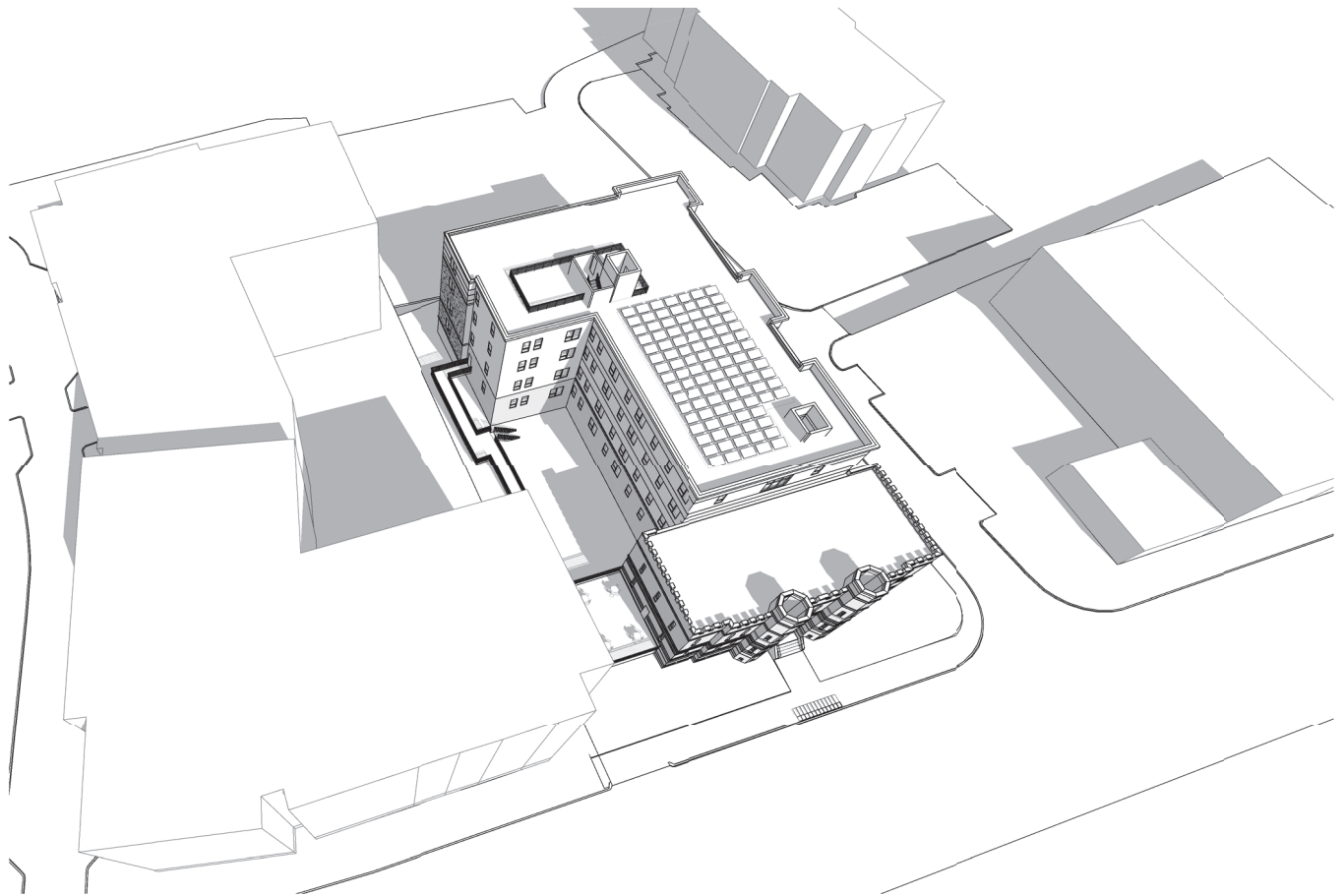


PERSPECTIVE VIEW FROM ARMORY STREET A-12



AERIAL VIEW 1 A-13





# SUSTAINABILITY

The urgency to design and develop innovative solutions to reverse climate change has become even more apparent in recent months, and the built environment has a significant role to play. At the state level, the newly adopted Massachusetts Climate Bill requires a 50% reduction in greenhouse gas emissions by 2030, a 75% emissions reduction by 2040, with a goal to get to net zero by 2050. At the local level, Newton has been an early adopter and advocate for solutions that push the envelope in reducing energy, emissions and a reliance on fossil fuels, and our proposal embraces these goals.

## **Alignment with the Goals of the Washington Street Vision Plan, Section D: Global Climate and Local Environment**

### Goal - Provide Options for Low Carbon Living

The proposed project will promote low carbon living and reduce reliance on fossil fuels through both the building operations and in the transportation options it encourages. The building will achieve a very high level of energy use reduction by designing and constructing to the Passive House standard, and will also be all-electric, including the heating, air conditioning and hot water. The synthesis of these strategies results in a high-performance low carbon building with no fossil fuel-based infrastructure. An all-electric building provides a net zero pathway for the future condition when the electric grid is fully powered by renewable energy sources, bringing the greenhouse gas emissions of the project to zero.

The proposed project also has an opportunity to provide rooftop photovoltaics to potentially generate some renewable electricity on site. The new portion of the building will be constructed as solar-ready and as part of the design process, the team will study the feasibility of and potential funding sources for maximizing the new building roof area for photovoltaic panels.

Low carbon living also relies on the integration of alternative forms of transportation to reduce the use of fossil fuel-based vehicles. The proposed project will embrace this concept by installing secure covered bike storage, encouraging neighborhood connectivity for walkability, bikeability and encouraging the use of public transit options. The proposed project design will reuse a portion of the foundation of the existing building to provide an underground parking structure for 28 vehicles and a bike storage room for 43 bicycles. Additional exterior bike racks will be provided at the ground level for visitors.

In compliance with Newton's Sustainable Development Design Ordinance, the project will install electric vehicle charging stations for 10% of the parking spaces. An additional 10% must be 'EV charging station ready' and have the infrastructure in place for future demand. The proposed project includes 28 parking spaces for residents in a garage underneath the new building, and 3 surface spaces along Armory Street for short-term parking and deliveries, for a total of 31 spaces allocated to the project. Inside the garage, three parking spaces will have EV charging stations installed and an additional three spaces will be EV-ready.

The project is located close to several options for alternative transit including a Blue Bikes station at the site, a bus stop at the corner of Armory Street for two bus routes, and is a 12-minute walk to the West Newton commuter rail station.

### Goal - Improve Climate Resilience

The Washington Street Vision Plan identifies the highest resilience priorities as reducing heat island effect and managing stormwater to reduce flooding. Climate resilience strategies proposed for the project will reduce heat island impacts through the use of landscaping and open green space, as well as highly reflective roof, site and paving materials. The proposed project reduces the amount of paving and hard surface on the site, thereby improving the stormwater runoff and management. The site is further designed to capture and manage some rainwater on site through bioswales and rain gardens to the extent feasible. Ideas to be further studied include permeable paving to allow for infiltration and capturing and reusing rainwater for watering the community garden.



### Alignment with the City of Newton Five-Year Climate Action Plan

The City of Newton published a robust Climate Action Plan in 2019 to guide and reduce climate impacts for the next five years, with the stated long-term goal for Newton to be carbon neutral by 2050. Many of the action items apply to new development projects and the reuse of existing buildings in the City, and in particular the aggressive reduction of greenhouse gas emissions generated by the operations of buildings. As stated above, the use of the Passive House standard coupled with electric-only infrastructure for all HVAC systems will meet this goal.

*Image: Newton Climate Action Plan Pathway to Achieving Carbon Neutral*

### Sustainable Development Requirements per Newton Zoning Ordinance Section 5.13

In parallel with the development of their Climate Action Plan, in December 2019, the City of Newton passed a Sustainable Development Design Zoning Ordinance which includes a number of requirements for projects over 20,000 sf of gross floor area. Projects must either meet a LEED Silver Certifiable rating, a Certifiable level under Enterprise Green Communities or achieve actual Certification under a Passive House Rating System.

Passive House is currently the most stringent building energy design standard available, and our proposed project will seek to achieve that pathway to comply with the ordinance and work towards Newton's goal of net zero carbon. The goal of Passive House design is to attain a quantifiable and rigorous level of energy efficiency while ensuring superior indoor air quality.

In order to achieve the high level of energy performance and air sealing required for Passive House, while also prioritizing the reuse of this historic and culturally significant structure, the team proposes to retain and reuse the head house portion of the building but demolish and rebuild the field house portion. The footprint of the field house will be rebuilt as a new high performance Passive House building which will house all of the residential units. The existing head house will be retained and the envelope will be repaired, but will not be included in the Passive House Certification. This portion of the project contains the community rooms, new offices for MetroWest CDC and the laundry space .

The project design team includes architects, planners and consultants that hold several sustainable design credentials including LEED Accredited Professionals and Certified Passive House Consultants. This expertise will be drawn upon during the entirety of the design and construction process.

### Adaptive Reuse as a Climate Solution

In the last few years, there has been new research and a new understanding that in addition to the operational energy, the embodied energy and the resulting embodied carbon in the building materials is a significant piece of the pie when you look at the climate impacts from buildings. The adaptive reuse of existing buildings and the resulting preservation of the embodied carbon in the building materials is a key tool for reducing the life cycle emissions from new construction. The Newton sustainability ordinance has a placeholder for embodied carbon and the proposed project will address that in several ways. The preservation of the head house portion of the existing building will retain the embodied carbon in the masonry and other materials, and will significantly reduce the embodied carbon of new materials if it had been torn down and replaced. In addition, the team will evaluate lower carbon options for materials in the new construction portion of the project.

# Letters of Support



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

**289-22**  
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(617) 796-1142  
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(617) 796-1089  
[www.newtonma.gov](http://www.newtonma.gov)

Barney S. Heath  
Director

March 23, 2022

Newton Community Preservation Committee

Re: West Newton Armory Developer Designation

Dear Chairman Brody and Members of the CPC,

Please accept this letter as my enthusiastic support for the Metro West Collaborative Development/Civico Development partnership's request for \$3 million in Newton CPA funds towards the transformation of the West Newton Armory into 100% permanent affordable housing.

The investment of these funds by the CPC into the redevelopment of the Armory will produce significant benefits to our community. The proposal fills a critical need with the creation of 43 deeply affordable intergenerational housing units, allowing Newton to house and to serve a diverse group of residents. These apartments will be deeply affordable to individuals and families with incomes ranging between 30% and 60% of our area median income. Furthermore, Metro West Collaborative Development/Civico Development partnership's commitment of offering supportive services ensures the Armory will serve in a meaningful and interactive manner with our community.

The reimagined Armory has many other meaningful design attributes. The historic front of the building will be preserved. The building will be environmentally sensitive, built to "passive house" standards and will be an all electric building with solar on the roof.

Thank you for your consideration.

Respectfully,

Mayor Ruthanne Fuller



Ruthanne Fuller,  
Mayor

Barney Heath,  
Director  
Planning & Development

Members:  
Lizbeth Heyer, Chair  
Mark Caggiano  
Eliza Datta  
Chuck Eisenberg  
Ann Houston  
Josephine McNeil  
Marva Serotkin  
Albert Simmons  
Stephen Tise

1000 Commonwealth Ave.  
Newton, MA 02459  
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F 617/796-1142

[www.newtonma.gov](http://www.newtonma.gov)

## CITY OF NEWTON, MASSACHUSETTS

### Newton Housing Partnership

March 20, 2022

Community Preservation Committee  
Planning and Development Board  
Newton City Hall, Newton, MA  
02459

Dear Chairperson Brody and Chairperson Doeringer,

The Newton Housing Partnership is pleased to support the Metro West Development Collaborative and CIVICO Development's proposal for \$3,000,000 in Community Preservation Act funds and \$2,160,000 in HOME/CDBG to support redevelopment of the West Newton Armory. The 43 units of affordable housing for families and seniors, including 15 dedicated to those with extremely low-incomes, will provide critical support for households experiencing economic insecurity driven by high housing costs.

In addition to the 100% affordable housing, the project has many admirable qualities that make it worthy of CPA funding. The development team has thoughtfully included the cost of 16 hours of resident service coordination in the project budget, making the services more sustainable over time. In addition, MWDC will supplement the services with a 3-year grant from the Newton Wellesley Hospital. The project's transit location and parking plan are consistent with the transit-oriented development goals of the Washington Street corridor and it will be highly sustainable with passive house and fossil-fuel free features and rooftop solar panels.

This project is a rare and important opportunity to provide 100% affordable housing for families and seniors in Newton utilizing public land and we encourage you to award the project \$5,160,000 in CPA, HOME and CDBG funds at your April 12<sup>th</sup> meeting.

On behalf of the Partnership,

*Lizbeth Heyer*

Lizbeth Heyer, Chair

CC:  
Mayor Fuller  
Newton City Council



March 24, 2022

Dear Members of the Community Preservation Committee and the Planning and Development Board:

We've recently had the chance to learn about the plan from Metro West Collaborative Development and Civico Development to redevelop the West Newton Armory.

Since 2016, Families Organizing for Racial Justice (FORJ) has been working towards the goal of an actively antiracist City of Newton where families, schools, community members and city leaders come together for education and systemic reforms.

The history of structural racism in the U.S. has contributed to persistent racial disparities in wealth and housing. We are very concerned that with both the limited stock of housing and increased housing prices, people of all backgrounds – and especially people of color who have been excluded through centuries of discriminatory practices – cannot afford to live in Newton.

The 43 units of affordable housing proposed at the West Newton Armory is very important for the City of Newton, and we support their proposal.

Please feel free to reach out to us with any questions, and we look forward to supporting Metro West and Civico in the permitting and development process.

Sincerely,

Erica Streit-Kaplan

Chair, Families Organizing for Racial Justice

[erica@forj.org](mailto:erica@forj.org)





March 24, 2022

Dear Members of the Community Preservation Committee and the Planning and Development Board:

As advocates for fair and affordable housing, we urge you to approve the entire funding request of \$5.16 million, including \$3 million in CPA funds, for the redevelopment of the West Newton Armory by Metro West Collaborative Development (MWCD) and Civico Development.

This project will create 43 much-needed, truly affordable homes for low-income families, in a location well-served by public transit. We particularly appreciate these project features:

- 28 homes at 60% AMI, 15 at 30% AMI or below
- Intergenerational unit mix—7 3-bedrooms, 7 1-bedrooms, and 21 2-bedrooms—accommodating both families and elders
- High standard of accessibility: all units visitable, 4 fully accessible, 4 accessible parking spaces
- Comprehensive resident services provided by MWCD in conjunction with Maloney Properties, a longtime leader in affordable housing management
- Outdoor recreation areas for residents of all ages
- Superior energy efficiency
  - Passive house design for the new building
  - Fully decarbonized building, all-electric operations
  - Rooftop solar panels
  - Ample electric-vehicle parking
  - Ample interior bicycle storage
- Preservation of the historic headhouse, which will become MWCD's new home and include public community space

This project will be a small but critical step toward increasing the supply of homes in Newton affordable to low-income families. We will all benefit from this opportunity for greater diversity.

We ask that you approve the requested \$5.16 million at your April 12 meeting. Thank you for your consideration.

Sincerely,

David Rockwell, 13 Floral Place  
Sue Parsons, 172 Washington Street  
*Engine 6 Armory Team*

Martha Berardino, 9 Warren Avenue  
Elizabeth Baum, 27 Metacomet Road  
William Berman, 27 Metacomet Road  
John Bliss, 9 Lewis Street

Tamara Bliss, 9 Lewis Street  
Judy Boroschek, 32 Indian Ridge Road  
Mark Brodin, 38 Moreland Avenue  
Nanci Ginty Butler, 38 Wyman Street

Susan Cammer, 329 Waban Avenue  
Mike Champion, 32 Arlington Street  
Ed Dailey, 67 Maplewood Avenue  
Ari Davidow, 26 Dorcar Road  
Regina Eliot-Ramsey, 2320 Commonwealth Avenue  
Tom Gagen, 32 Fern Street  
Ediss Gandelman, 22 Palmer Road  
Laura Gardner, 54 Adella Avenue  
Fran Godine, 19 Crofton Road  
Janet Goldenberg, 159 Nehoiden Road  
Richard Goldenberg, 159 Nehoiden Road  
Jason Harburger, 15 Perkins Street  
Penny Hauser-Cram, 321 Waban Avenue  
Ted Hess-Mahan, 871 Watertown Street  
Brendan Harris, 189 Parmenter Road  
Liz Hiser, 93 Hillside Road  
Kathleen Hobson, 128 Dorset Road  
Susan Heyman, 70 Varick Road  
Abigail Holstein, 173 Auburndale Avenue  
Paul Holtzman, 61 Temple Street  
Alice E. Ingerson, 1923 Beacon Street  
Judy Jacobson, 289 Cypress Street  
Carol Jensen, 125 Webster Street, Unit A  
Rosalind Joffe, 287 Langley Road, #42  
Patricia Leibensperger, 51 Annawan Road  
Leonore Linsky, 99 Walnut Hill Road  
Ellen Lubell, 80 Temple Street

Sarah Luria, 38 Garland Road  
Luke Mann-O'Halloran, 54 Adella Avenue  
Ryan Michney, 9 Elmwood Park  
Nora Lester Murad, 32 Holman Road  
David Nathan, 80 Temple Street  
Judith Norsigian, 43 Waban Hill Rd North  
James C. O'Connell, 5 Fairfield Street  
John Pelletier, 92 Central Avenue  
Arlene Pressman, 129 Plymouth Road  
Greg Reibman, 10 Mayflower Terrace  
Helen Rittenberg, 497 Chestnut Street  
Suzanne Sankar, 11 Phillips Lane  
Carol Ann Shea, 24 Milo Street  
Geoffrey Sherwood, MD, 36 Fairlee Road  
Karen Silverman, 10 Howard Street  
Robert Silverman, 10 Howard Street  
Esther Snyder, 391 Walnut Street, #3  
Bobbie Sproat, 220 Dorset Road  
Erica Streit-Kaplan, 29 Alden Place  
Doris Ann Sweet, 281 Lexington Street  
Martha Sweet, 14 Staniford Street  
Doris Tennant, 14 Churchill Terrace  
(James) Huicheng Wang, 145 Clark Street  
Lynn Weissberg, 5 Alden Street  
Steven P. Willner, 125 Webster Street, Unit A  
Nora Zizlsperger, 164 Linwood Avenue  
Nancy Zollers, 154 Oliver Road

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**From:** Caitlin Madden  
**Sent:** Friday, March 25, 2022 5:53 PM  
**To:** Claire Comeau  
**Subject:** Fwd: West Newton Armory Project

Sent from my iPhone

Begin forwarded message:

**From:** Andrae Downs <[andraedowns@gmail.com](mailto:andraedowns@gmail.com)>  
**Date:** March 25, 2022 at 4:44:03 PM EDT  
**To:** [lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov), Dan Brody <[dbrody@newtonconservators.org](mailto:dbrody@newtonconservators.org)>  
**Subject:** West Newton Armory Project

Chair Dan Brody  
Community Preservation Committee

Via email

Dear Dan:

I write in support of the West Newton Armory development request, for both historic and community housing funds.

As you may be aware, the Boston area is facing a housing crisis, resulting in homelessness and insecurity for many—and this has only been made more acute with the economic effects of COVID. When affordable units become vacant, the waiting lists are long—in some cases 100s of hopeful applicants for less than 10 units.

This project gives us a large infusion of housing (43 units) targeted at the most needy (30% and below 60% AMI) and is possible because Newton acquired the land for \$1. It is a huge opportunity, and if anything is small for the need.

The plans look commendable—highly energy efficient, nicely located near groceries and services, and with amenities and supports for tenants. There's even covered bike parking.

This project meets the Comprehensive Plan goals, the Washington Street Vision, the Climate Action Plan and the 2040 Housing Strategy, among others. It will be a project all of Newton can be proud of in the future.

I am happy to answer any questions you may have on this. I voted for acquisition and will vote to continue work on this project.

Respectfully,

Andreae Downs  
City Councilor-at-large  
Ward 5

# Supplements to Project Finances

# MARKET ANALYSIS

The City of Newton's Comprehensive Plan, the 2040 Housing Leads Strategy, the Economic Development Strategic Plan, Housing Needs Analysis and Strategic Recommendations, and Washington Street Vision Plan all prioritize the production of diverse housing opportunities with respect to unit type, size, and affordability. The West Metro HOME Consortium, of which Newton is the lead administering community, has identified the creation and rehabilitation of safe, decent and affordable rental and ownership housing throughout the Consortium as the primary goals in its 2020-2025 Consolidated Plan. As the Consortium's sole Community Housing Development Organization ("CHDO"), Metro West CD can attest to the very precarious situations in which so many of Newton's, and the region's, low-income residents find themselves.

In 2019, Metro West CD received 152 applications from households interested in living in the three (3) deed-restricted affordable units at 236 Auburn Street, which is one and a half miles (1.5) from the Armory.

In 2020, as the pandemic limited people's employment opportunities, Metro West CD and the City of Newton spearheaded a local Emergency Housing Assistance Program that became a model for dozens of other towns and cities across the Commonwealth. 253 Newton households were awarded approximately \$3.1 million (of local and federal funds) over the 15-month duration of the program. In January 2021, a program participant offered the below:

"This program has helped me and my family so much during this pandemic. I work in a hotel restaurant that has been closed since March with no reopening in sight. I am so grateful to my hometown of Newton for all of the assistance that has been provided to keep us in our home raising our children."

In August 2021, Metro West CD conducted a survey of the Emergency Housing Assistance Program participants and found that:

- 50% of respondents were unemployed for nine (9) months or longer
- 67% stated that their household income was currently less than it was before the pandemic
- 36% feared being evicted in the next few months

In addition to our direct experience in Newton, we know that the housing market in the region remains extremely tight with very low vacancy rates and escalating prices.

"(In Boston) rent prices today are around \$2,500 for a two-bedroom, non-luxury apartment — almost exactly what they were before the pandemic. ...But vacancy rates have started to plunge again, reducing the need to offer incentives. Just 3% of Boston area apartments are available for rent today — even lower than before the pandemic." (WBUR Sept. 17. 2021)

Over the past month, the average rent for a studio apartment in Newton increased by 56% to \$2,868. The average rent for a 1-bedroom apartment remained flat, and the average rent for a 2-bedroom apartment decreased by -1% to \$2,500. (Zumper.com 9/24/21)

Clearly, the need for more affordable rental housing for families continues to grow. With a mix of 1, 2, and 3-bedroom apartments targeting a diversity of income ranges between 30 and 60% AMI, our programmatic and architectural approach to the Armory redevelopment will result in a multi-generational, family-oriented community that will provide new affordable housing to 43 households with few other options in Newton.

UNIT BREAKDOWN
15 One Bedroom Units <ul style="list-style-type: none"> <li>• 4 Rental Assisted</li> <li>• 11 @ 60% AMI</li> </ul>
21 Two Bedroom Units <ul style="list-style-type: none"> <li>• 2 Rental Assisted</li> <li>• 6 @ 30% AMI</li> <li>• 13 @ 60% AM</li> </ul>
7 Three Bedroom Units <ul style="list-style-type: none"> <li>• 1 Rental Assisted</li> <li>• 2 @ 30% AMI</li> <li>• 4 @ 60% AM</li> </ul>
43 Total Units



# Supplements to Sponsor Finances and Qualifications



## Metro West Collaborative Development

Metro West CD, formerly known as Watertown Community Housing, is a private non-profit corporation founded in 1991 to address the shrinking supply of affordable housing in Watertown and now the Metro West region of Boston. The mission of Metro West CD is to organize residents, mobilize resources, and identify ideas that improve the quality of life for resident of Metro West communities. We accomplish this mission by creating and preserving affordable homes; supporting economic development that strengthens neighborhoods, towns, and our region; and by building alliances with partners and constituencies throughout the region in order to increase awareness and build support for community development.

Metro West CD's recent accomplishments include:

- ✓ Beginning construction on Glen Brook Way Phase I in August 2020, a 48- unit family rental development. The two Glen Brook Way phases are the result of significant support from the Town of Medway which provided a comprehensive permit for a total of 92 units as well as \$2 million in local financial support (\$1 million for each phase). Phase II, GBW Senior Apartments, is seeking an allocation of Low Income Housing Tax Credits and other subsidy sources from DHCD.
- ✓ Responding to the Covid-19 crisis by providing program design and implementation services to eight public and private sources of funds to launch Emergency Rental Assistance Programs. Together over \$3.8 million has been pledged to these efforts and have served, to date, 354 households.
- ✓ Winning the competitive bid process to develop 18 units of rental housing for seniors in Norwell, which was awarded its comprehensive permit in July 2017, broke ground in April 2018, and was fully occupied by January 2020.
- ✓ Developing eight units of affordable housing in Newton on behalf of our community partners CAN-DO and the Barry Price Center. This project was complete and occupied in March 2020.
- ✓ Winning a contract to provide affordable housing services to a consortium of five municipalities in the Hudson area, which has grown to include four additional communities.
- ✓ Supporting 3,500 households participating in our Ready Renter Program, which provides regular information on waitlist openings, lottery announcements and other affordable housing opportunities.
- ✓ Providing affirmative marketing and lottery administration to projects in 20+ municipalities in Greater Boston.
- ✓ Offering 55+ and Ready to Move workshops, in partnership with areas Councils on Aging, for seniors who are thinking about downsizing but don't know where to begin.

## Metro West Collaborative Development

### Real Estate Development Experience

#### **Glen Brook Way, Medway – 2017-2021**

Initially conceived as a 48-unit rental development, the Town of Medway encouraged Metro West CD to expand the project and an additional 44 units were added in 2018. The project will utilize \$2 million in local Community Preservation Act funds and has applied for various Dept. of Housing and Community Development subsidy sources. The property will be affordable in perpetuity. It was permitted under Chapter 40B and helped the Town obtain a “Safe Harbor.” Construction began during the pandemic of 2020. Occupancy of Phase I is expected fall of 2021. The total development cost for all 92 units will be \$41.6 million.



#### **236 Auburn St., Newton – 2016-2020**

This circa 1868 house was relocated on the site and behind it were built two duplex units and a 5-bedroom congregate house which was sold to the Price Center. The project was awarded a Chapter 40B comprehensive permit in 2018 and secured all state and local funding to begin construction in early 2019. Total development cost for the 8-unit project was \$4.1 million.



#### **Herring Brook Hill, Norwell – 2016-2019**

This former Town owned Police Station, located in Norwell, is now home to 18 rental units for elderly households. Metro West CD won the development rights to the site through a competitive Request For Proposals process administered by the Norwell Community Housing Trust. The project utilized local Community Preservation Act funds, various Dept. of Housing and Community Development subsidy sources and a private loan from Eastern Bank for a total development cost of \$6.6 million. The property will be affordable

in perpetuity. It was permitted under Chapter 40B. It was occupied in late 2019.

### **St. Joseph Hall, Watertown – 2014**

This former Catholic School was converted into elderly apartments in the 1980s by the Dominican Sisters of Peace. After 25 years, the Sisters could not keep up with the capital repairs needed by the historic building. Also, the property had a Section 8 contract that was nearing its expiration. Metro West CD purchased the property and assembled the financing to undertake a \$5.5 million project that will keep the 25 apartments in top condition and permanently affordable.



### **1060 Belmont Street – 2010**

This blighted 18-unit rental property was purchased by Metro West CD in 2008 for \$2.1 million. Over the next two years \$3.4 million was raised to renovate the apartments and create three handicapped accessible units. Funds used included: Low Income Housing Tax Credits, HOME Program, Federal Home Loan Bank's Affordable Housing Program, Community Based Housing Initiative and a private loan from Watertown Savings Bank.

**Metro West Collaborative Development, Inc. Board Members**  
2022

<b>Name</b>	<b>Last</b>	<b>City</b>	<b>First Elected</b>	<b>Role</b>
Suneeth	John	Newton	2014	President
Robert	Flack	Watertown	2017	Clerk
Cristina	Ayala	Watertown	2019	
Dorena	Wong-Deleon	Newton	2019	
Mike	Sherman	Watertown	2020	Treasurer
Eugenia	Chaparro	Watertown	2021	
Kathleen	Hobson	Newton	2021	
Thelma	Titus	Northborough	2021	



## FIRM PROFILE

Civico is a community-focused real estate investment and development group founded around a commitment to quality design, historic preservation and neighborhood-oriented infill development. Civico, the numerical designation of a built place within our community, strives to create an intriguing blend of innovative design and civic spirit into all of its projects. Our mission is to design and construct high quality buildings, streetscapes, and neighborhoods that significantly enhance the social livability and environmental sustainability of our communities. Our work incorporates projects of all scales, focused on walkability and human scale development.

## FIRM PHILOSOPHY

Civico was founded under the commitment to the principles of Smart Growth and New Urbanism while adhering to the following four core beliefs:

### **Collaboration**

Our projects frequently involve entitlement, regulatory, historic, neighborhood and community issues. This fact alone is one reason we've come to embrace creative collaboration. We genuinely seek, consider and incorporate input from all stakeholders.

### **Design**

We give careful consideration to the design of space and architecture of buildings to create exceptional properties with distinctive character. Our value-based design approach and years of experience in architecture, project management, and construction, able us to deliver high quality designed and sustainable spaces and buildings that endure over time.

### **Build**

Construction today is a both science and craft, in ways that it never has been before. We align ourselves with the most competent and fiscally innovative contractors at the early stages of development process.

### **Invest**

Our investment philosophy is to invest in projects where our strategic and proactive entitlement, design focused development, redevelopment, repositioning, leasing, and management expertise can add value. We seek projects that will enhance, enrich, and enliven the communities where people live, work, and play.



# RELEVANT PROJECTS

ORIOLE LANDING | LINCOLN



## PROJECT DETAILS

LOCATION  
Lincoln, MA

SIZE / UNITS  
60 Residential Units  
72,000 sf GFA

TYPE  
Mixed-Income Rental

COST  
\$21MM

ARCHITECT  
Andrew Consigli, AIA  
Olinger Architects

CONTRACTOR  
Bald Hill Builders

SUSTAINABILITY  
LEED for Homes Certified

INFRASTRUCTURE  
Private Septic

## PROJECT HIGHLIGHTS

- 60 mixed-income rental units
- Historic restoration of existing farmhouse
- Partnership with the Town of Lincoln's Affordable Housing Trust
- Approved at town meeting with extensive neighborhood outreach
- Solar array in permitting

## PROJECT OVERVIEW

Developed by Civico, Oriole Landing is a 60-unit, mixed-income rental community in the Town of Lincoln. Through a creative community outreach effort, the project was approved at Town Meeting within six months of submission.

Through the Commonwealth's Local Initiative Program ("LIP"), Oriole Landing partnered with The Lincoln Affordable Housing Trust and received a \$1MM loan to secure a permanent deed restriction for the affordable units.

Oriole Landing is designed around a central courtyard and community garden that promotes interaction with one's neighbors and fresh, truly local food.

By working with the Lincoln Historical Commission, the \$21MM project included the relocation and restoration of an 1860 Victorian farmhouse.

# RELEVANT PROJECTS

ACE FLATS | READING



## PROJECT DETAILS

LOCATION  
Reading, MA

SIZE / UNITS  
55 Residential Units  
65,000 sf GFA

TYPE  
Rental/Retail

COST  
\$21MM

ARCHITECT  
Andrew Consigli, AIA  
Olinger Architects

CONTRACTOR  
Delphi Construction

SUSTAINABILITY  
LEED Silver Certified

## PROJECT HIGHLIGHTS

- 55 mixed-income multifamily rental units
- Contextual downtown infill development with ground floor retail
- Permitted under Commonwealth's Chapter 40R zoning
- Received \$1.4MM from the Commonwealth's DHCD

## PROJECT OVERVIEW

Ace Flats is a 55-unit, mixed-income, mixed-use rental building in the Town of Reading. Currently leasing, this TOD is located on a major intersection in Reading's central business district steps from the commuter rail station. This project is a partnership with Traggorth Companies and was permitted under Chapter 40R.

The \$21MM development was financed with a \$14.2MM construction loan from Property Casualty Initiatives LLC. An additional \$1.4MM soft subsidy was awarded by DHCD. Total development costs were \$21MM, of which the DHCD soft subsidy supports 25% affordability. Massachusetts Housing Partnership (MHP) is the permanent lender with a \$7.1MM loan.

In addition, the development team utilized MHP's Green Building Certification (GBC) Financing, which encourages developers to design to certain standards such as LEED. This project will be LEED Certified Silver.



# RELEVANT PROJECTS

## TINY HOUSE VILLAGE | WORCESTER



### PROJECT DETAILS

LOCATION  
Worcester, MA

SIZE / UNITS  
21 Residential Units  
3.65-Acre Site

TYPE  
ELI Affordable Rental

COST  
\$4.5MM

ARCHITECT  
Union Studio

ENGINEER  
Bohler Engineering

SUSTAINABILITY  
LEED Certification

### PROJECT HIGHLIGHTS

- 21-units of housing for clients of the Department of Mental Health
- Development consulting team includes Union Studio, Bohler Engineering, and Sustainable Comfort, Inc.
- Partnership between Civico and Worcester East Side CDC
- Pre-development funding from UMass Memorial Health

### PROJECT OVERVIEW

The proposed project is a planned development of twenty one 480 square foot “tiny homes” clustered around a common house. A “pocket neighborhood” is a type of planned community that is designed to encourage community by better integrating greenspace and clustering homes around a shared green amenities.

This collaboration between Civico, Worcester East Side CDC, and Open Sky Community Services, is a housing first approach to chronic homelessness in the City of Worcester.

Individuals who will live in the Village will have the privacy and security of their own home as well as the support of the community and staff team as they recover from the traumas and challenges common to being homeless. The project is in pre-development and is expected to start construction in mid-2022.

# Supplement to Community Outreach

## Community Outreach

Meaningful community engagement is a top priority for our team. Since being selected as developer for the site, Metro West CD/Civico team members have facilitated and/or participated in the following:

- Created a website ([www.newtonarmory.com](http://www.newtonarmory.com)) where members of the community can sign up to receive updates. Upcoming public meetings at which Metro West CD/Civico present are posted to the website.
- Weekly meetings with the City of Newton Planning Department staff.
- Meet the Developer Virtual Community Meeting: On January 26, 2022, Metro West CD/Civico held a virtual community meeting, *Meet the Developer*, to introduce neighbors and other stakeholders to the development team, the design, and program goals. Of 131 registrants, 96 people attended, submitting 41 questions to the development team. Stakeholders were invited to *Meet the Developer* with a multi-lingual direct mail campaign to abutters within 300-feet of the Armory, and abutters within 500-feet to the south of I-90 only. An announcement was posted to the website, and direct outreach was also completed via the mayor's newsletter and other pre-existing communication channels. Additional community meetings will be held as the project progresses.
- Ongoing Design Review: Metro West CD/Civico and our architects meet with the Department of Planning and Development and selected guests on a consistent basis to envision and re-vision the aesthetic of the West Newton Armory. These design review meetings are critical to our team to ensure the project is in alignment with the City's Design Principles. These meetings will continue to happen on an as-needed basis. Guests have included members of the City Council (January 5<sup>th</sup>), the ADA Coordinator (January 26<sup>th</sup>), and members of DPW and representatives of the Fire Department (March 15<sup>th</sup>).
- Community Preservation Committee (CPC): We joined a virtual Community Preservation Committee (CPC) meeting on Tuesday, February 8, 2022. There, we presented our plans for the redevelopment of the West Newton Armory. By unanimous voice vote, we were invited to submit a full proposal that is responsive to the questions and comments heard during the meeting.
- Development Review Team (DRT) Meeting: On February 24, 2022, Metro West CD/Civico participated in a Development Review Team meeting intended to review certain elements of the project and discuss protocols. Participants included the Commission on Disability, Planning Department, Conservation Commission, Land Use Committee, and the project design consultants.
- Newton Housing Partnership Meeting: The Metro West CD/Civico team and consultants presented on February 15, 2022, to the Newton Housing Partnership (NHP). The NHP voted to support the proposal.

- **Newton Historical Commission Meeting:** On February 24, 2022, Metro West CD/Civico made an informational presentation to the Newton Historical Commission (NHC) soliciting feedback about the proposed preservation off the headhouse, the design of the addition, and the historic exhibit space. The NHC provided constructive comments to the design team. Metro West CD/Civico will present to the NHC again with updated designs on April 28, 2022.
- **Newton Council on Aging Presentation:** Metro West CD/Civico made an informational presentation to, and sought feedback from, the Council on Aging on March 22, 2022.
- **Urban Design Commission Meeting:** Metro West CD/Civico will submit a package for review by the Urban Design Commission at a public meeting on April 13, 2022.
- **Targeted Community Outreach:** The Metro West CD/Civico team have contacted all members of the City Council and numerous special-interest groups in the Newton Community, offering to meet, present, or otherwise engage with their organization(s) to discuss the proposed project. Targeted outreach will be ongoing through the permitting process.

# Fair Housing, Accessibility, Relocation

**Fair Housing, Accessibility, Relocation**

**Affirmative marketing & resident selection plan**

An Affirmative Marketing and Resident Selection Plan will be key to ensuring a fair and equitable marketing and lease up process and will be developed in advance of the first DHCD funding application for the project. The AFHMP and TSP will be reviewed and approved by all lenders, including the City of Newton, in advance of closing on the construction financing for the project.

**Fair housing: training completed, summary of any past complaints & their resolution**

Metro West CD has not had any past fair housing complaints.

Our third-party professional property management company for the Armory, Maloney Properties, conducts training on resident selection and fair housing law annually with all employees to ensure that their team is always professional and knowledgeable about compliance.

**Reasonable accommodation/reasonable modification policy**

A reasonable accommodation/reasonable modification policy will be developed in partnership with Maloney Properties and will be reviewed and approved by all project lenders.



# NEWTON ARMORY

COMMUNITY PRESERVATION COMMITTEE +  
PLANNING AND DEVELOPMENT BOARD

APRIL 12, 2022





## METRO WEST CD AND CIVICO

### MEET THE DEVELOPMENT TEAM A PARTNERSHIP FOR NEWTON



**Caitlin Madden**  
Executive Director



**Claire Comeau**  
Senior Project Manager



**Taylor Bearden**  
Partner



**David Oliveri**  
Partner



### OUR PARTNERS

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**Davis Square Architects** - Architect

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**Nitsch Engineering** (WBE) - Civil Engineer

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**RBLA Design** (WBE) - Landscape Architect

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**Lambert Sustainability** (WBE) - Sustainability

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**Public Archaeology Lab** (WBE) - Historic

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**Terry Morris, Esq.** - Permitting Counsel

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**Klein Hornig, LLP** - General Counsel

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**Maloney Properties** (WBE) - Property Manager

## **DEVELOPMENT TEAM BACKGROUND**

### A PARTNERSHIP FOR NEWTON

#### **METRO WEST COLLABORATIVE DEVELOPMENT**

- The Community Housing Development Organization (CHDO) non-profit developer serving Newton and the West Metro HOME Consortium.
- Administered nearly \$3 million in emergency housing assistance on behalf of the City of Newton.
- 236 Auburn St, Newton - 8-unit affordable rental, Chapter 40B
- 62 Packard St, Hudson - 40-unit affordable rental, RFP award

#### **CIVICO DEVELOPMENT**

- Mission-driven development company with forty-eight homeownership units completed, in permitting, or in construction in Newton
- Recently completed two mixed-income housing projects of similar size in Reading and Lincoln.



GLEN BROOK WAY, MEDWAY

## METRO WEST CD AND CIVICO

### **TIMELINE** BACKGROUND

#### **RFP SUBMITTED**

- September 30, 2021

#### **MAYOR'S ANNOUNCEMENT ABOUT DEVELOPER DESIGNATION**

- December 16, 2021

#### **MEET THE DEVELOPER PUBLIC INFORMATION SESSION**

- January 26, 2022

#### **CPC PRE-PROPOSAL MEETING**

- February 8, 2022

#### **NEWTON HOUSING PARTNERSHIP MEETING**

- February 15, 2022

#### **NEWTON HISTORICAL COMMISSION MEETING**

- February 24, 2022

## **OUR PROPOSAL** PROGRAM OVERVIEW

### **100% AFFORDABLE HOUSING**

43-units of affordable family housing at a variety of income levels.

### **INTERGENERATIONAL FAMILY HOUSING**

Universal design with five accessible units.

### **ALL AGES OPEN SPACE**

A shared plaza on Armory St, and a private patio, lawn, and strolling path for residents.

### **PUBLICLY ACCESSIBLE HISTORIC PRESERVATION**

A community room, historic exhibit space, management office, and new offices for Metro West CD in the preserved headhouse.

### **PASSIVE HOUSE**

All electric utilities, Passive House envelope for residential units.

VIEW FROM WASHINGTON STREET TOWARD DUNSTAN EAST



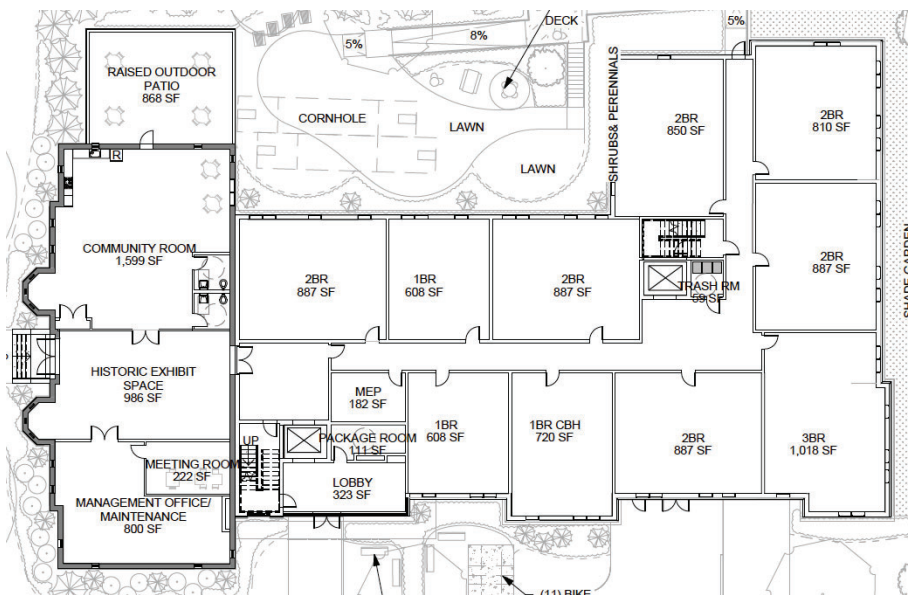




ARMORY STREET ENTRANCE AND SHARED PLAZA

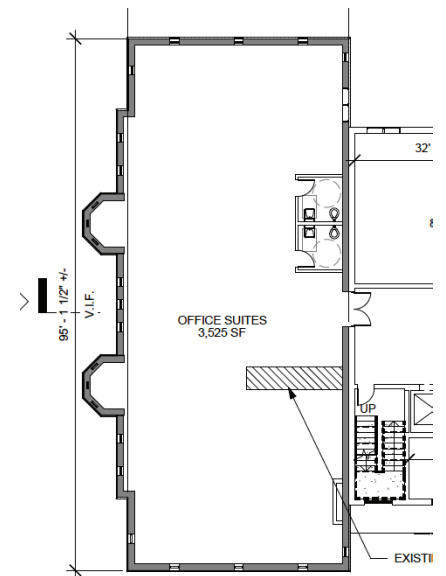


# METRO WEST CD AND CIVICO



FIRST FLOOR PLAN

## SECOND FLOOR HEADHOUSE PLAN



## **TIMELINE**

### ESTIMATING THE TIME TO OCCUPANCY

#### **PRE-DEVELOPMENT AND PERMITTING**

- January 2022 to September 2022

#### **TAX CREDIT AND CONSTRUCTION FINANCING**

- October 2022 to March 2025

#### **CONSTRUCTION PERIOD**

- April 2025 to September 2026

#### **LEASE-UP BEGINS**

- March 2026

#### **INITIAL OCCUPANCY**

- Fall 2026

## METRO WEST CD AND CIVICO

### 100% AFFORDABLE HOUSING SERVING A RANGE OF INCOMES AND NEEDS

#### WHO WILL LIVE AT THE ARMORY?

- An early career public school teacher with a bachelor's degree earning \$54,000/year. | 60% AMI, 1 bedroom
- Two new parents, one who works next door at Trader Joe's full-time at \$16/hour, and the other who is a full-time caretaker for their child, earning \$33,000/year. | 30% AMI, 2 bedroom
- A family of four—one parent lost their job due to the pandemic, the other is a registered nurse at Newton Wellesley Hospital earning \$75,000/year. | 60% AMI, 3 bedroom
- A part-time librarian who also picks up shifts at a local restaurant and makes \$32,000/year. Is the primary caretaker for a teenage daughter. | 30% AMI, 2 bedroom

#### PROPOSED UNIT MIX

	1BR	2BR	3BR	TOTAL
30% AMI*	4	8	3	15
60% AMI	11	13	4	28
<b>TOTAL</b>	15	21	7	<b>43</b>
* Supported by Rental Assistance				

#### INCOME LIMITS

HOUSEHOLD SIZE	30% AMI	60% AMI
HH of 1 earning up to	\$28,200	\$56,400
HH of 2 earning up to	\$32,220	\$64,440
HH of 3 earning up to	\$36,240	\$72,480
HH of 4 earning up to	\$40,260	\$80,520

## **SUPPORTIVE SERVICES**

### SUPPORTING RESIDENTS AT THE WEST NEWTON ARMORY

#### **RESIDENT SERVICES COORDINATOR**

The Resident Services Coordinator ("RSC") is staffed by Metro West CD and coordinates services on behalf of, and advocates for, residents at the West Newton Armory.

#### **EXPERIENCED PROPERTY MANAGEMENT PARTNER**

Maloney Properties provides property management services for over 10,000 units of mixed-use, market rate, and affordable housing in over 100 New England communities. Maloney is women-owned with a diverse staff, 52% of whom are Asian, African American, and Latino, which reduces cultural and linguistic barriers.

#### **HOUSEHOLD NEEDS ASSESSMENT**

Residents will undergo a needs assessment and household services planning process immediately upon move-in.

#### **CONNECTION TO SERVICES**

The Resident Services Coordinator and the property management team will work collaboratively with residents to connect them to services.

## FUNDING OVERVIEW

### SOURCES AND USES TABLES PROFORMA

#### USES

CATEGORY	AMOUNT
ACQUISITION	\$1
CONSTRUCTION	\$21,113,151
SOFT COSTS	\$3,837,026
RESERVES	\$453,726
DEVELOPER FEE + OVERHEAD	\$2,440,408
<b>TOTAL</b>	<b>\$27,844,312</b>

#### SOURCES

CATEGORY	AMOUNT
LIHTC EQUITY	\$11,485,627
STATE LIHTC	\$2,064,000
STATE: HSF	\$1,000,000
STATE: HIF	\$500,000
STATE: CBH	\$906,253
STATE: AHTF	\$1,000,000
STATE: TOD	\$886,933
PASSIVE HOUSE INCENTIVES	\$41,500
PERMANENT LOAN	\$4,800,000
NEWTON FUNDS	\$5,160,000
<b>TOTAL</b>	<b>\$27,844,312</b>

**TOTAL LOCAL SOURCES**

## LOCAL FUNDS BY SOURCE COMPARED TO STATE/FEDERAL/PRIVATE

## SUMMARY OF NEWTON FUNDING SOURCES

SOURCE	LOCAL FUNDING SOURCES
CITY CPA	\$3,000,000
CITY CDBG	\$930,000
CITY INCLUSIONARY ZONING	\$890,000
CITY HOME	\$118,000
<b>TOTAL CPC/P&amp;D REQUEST</b>	<b>\$4,890,000</b>
WESTMETRO HOME CHDO SET-ASIDE*	\$222,000
<b>TOTAL LOCAL SOURCES</b>	<b>\$5,160,000</b>

## NEWTON CONTRIBUTION VS. STATE/FEDERAL/PRIVATE

SOURCE	TOTAL	PERCENT OF TOTAL
NEWTON	\$5,160,000	18.5%
STATE/FEDERAL/PRIVATE	\$22,684,312	81.5%
<b>TOTAL</b>	<b>\$27,844,312</b>	<b>100%</b>

\* To be applied for during annual RFP process in early fall 2022.



# NEWTON ARMORY

COMMUNITY PRESERVATION COMMITTEE +  
PLANNING AND DEVELOPMENT BOARD

APRIL 12, 2022

CONTACT CAITLIN MADDEN, EXECUTIVE DIRECTOR  
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