

City of Waltham Massachusetts  
Community Preservation Act  
Historic, Open Space and Recreation  
Funding Application WCPA-1



**APPLICANT INFORMATION**

Name of Applicant <sup>(1)</sup> CITY OF WALTHAM

Name of Co-Applicant, if applicable <sup>(1)</sup> \_\_\_\_\_

Contact Name Jeannette A. McCarthy, Mayor

Mailing Address 610 Main Street, Waltham, MA 02452

Daytime Phone (i.e. of Proposal Applicant) (781)314-3100

**PROJECT BASICS**

Address of Project (or Assessor's Parcel ID) R045 001 0001

190 Trapelo Road, Waltham, MA

CPA Category (check all that apply):

☒ Open space

☐ Historic preservation

☒ Open space recreation

☐ Community Housing (You must also complete Application WCPA-2)

CPA Funding Requested \$3,000,000.00

Total Cost of Proposed Project \$2,820,000.00 plus \$180,000.00 Contingency

**PROJECT DESCRIPTION**

Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

**GOALS:** What are the goals of the proposed project?

**COMMUNITY NEED:** Why is this project needed? Does it address needs identified in existing City plans?

**COMMUNITY SUPPORT:** What is the nature and level of support for this project? Include letters of support and any petitions.

**TIMELINE:** What is the schedule for project implantation? Include a timeline for all critical items for their

*Jeannette A. McCarthy, Mayor*  
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## PROJECT DESCRIPTION

**Fernald Building Abatement and Demolition Proposal, Phase II.** Phase II consists of the abatement and demolition of four buildings: Shriver, CERC, Kelley Hall and Greene buildings. The Community Preservation Committee (CPC) funded the Phase I Abatement and Demolition which consisted of the demolition of 20 cottages and other buildings and the removal of the associated roadways. CPC also funded the pre-demolition hazardous survey for Kelley Hall, and Shriver and CERC buildings. The City funded the pre-demolition survey of the Greene building. Greene's square footage was exempted from the Community Preservation Act (CPA) purchase since the state still had occupancy of that building. Greene is part of this Phase II funding request (with the other three buildings) because the abatement and demolition of the Greene building is part of the overall open space recreation plan. Further, the entire property (including the land under which the Greene building sits) is zoned Conservation/Recreation.

## HISTORY

The City of Waltham acquired the former Fernald School in December, 2014.

The City used Community Preservation ACT (CPA) funds to acquire approximately 140 acres of the Fernald site. (Map 2, Appendix D2) The property was purchased for open space/recreation and historic purposes. CPA funds can also be used to rehabilitate the land to create usable open space and recreation and to rehabilitate historic buildings. The CPA-acquired property had a number of buildings that were not historic and which needed to be removed to allow for the open space to be usable for passive and active recreation and to create a habitat for fish and wildlife. (Appendix E) Removal of the buildings also eliminated the attractive nuisance and security issues created by these non-historic derelict buildings. As part of the rehabilitation of the open space, the City is planning to daylight the stream to restore it to its historic state. Aside from the recreation and open space values, daylighting the stream that the cottages were built on will help in the reduction of flooding on both the Fernald land and properties downstream on Waverley Oaks Road. The CPC commissioned a wetlands study to understand the implications of restoring the built-upon stream to natural wetlands. The City hired an engineer to design the wetland restoration for bid. The design is pending.

Asbestos abatement of 20 buildings was completed. Then twenty non-contributing buildings were demolished (Malone cottages (4), Cottages (11), Site 5, Site 7, Activity Center, Woodside and Brookside). (Appendix F1) Roadways were removed and the

site was restored to a more natural historic condition. (Phase 1/CPC Application on file with CPC.) In 2017, CPC paid for the pre-demolition hazardous materials survey for Shriver, CERC and Kelley. The City paid for the Greene building. Buildings which remain on Parcel 1 in the attached F1 Map include Cardinal, Baldwin and Trapelo Cottages on Trapelo Road, which were all surveyed and are on the national and state historic registers. An architect was hired to survey all 3 cottages and design Cardinal Cottage. The funding for the reconstruction of the exterior, along with environmental testing and abatement was and remains tabled by the Waltham City Council.

Remaining buildings in Parcel 1 include: Hillside, Administration Building, Howe Hall, Marquadt Building and the Chapel. See attached plan. The proposed demolition of Greene, Cerc, Kelley and Shriver is depicted in Appendix F2.

Environmental testing by a "Licensed Site Professional" was performed on the Sledding Hill, Soccer Field, and Malone Park areas, as well as the Wetland (cottages) and Western Greenway areas. The testing was satisfactory for open space and recreation uses with the exception of an area at the southwest corner of the Western Greenway which was reported to DEP. Further testing was required and abatement will be necessary.

#### GOALS:

See Above.

#### COMMUNITY NEED:

See Above.

#### COMMUNITY SUPPORT:

The Ward 3 and 4 Councillors and other Councillors have advocated for the daylighting of the stream and the alleviation of flooding downstream. Neighbors and various groups and citizens have advocated for preservation of open space and recreation for Fernald.

#### TIMELINE:

Substantial Completion: 240 calendar days not including winter or shutdowns after the date of Notice to Proceed.

## CREDENTIALIALS:

In prior submissions and appearances before the CPC, I outlined my plan for the Fernald School. Phase 1 entailed a wetlands delineation and daylighting of the stream to prevent flooding. In order to do that, the buildings and appurtenances thereto had to be removed first. The ultimate goal is to restore the land to its natural condition, i.e. pond for winter, fall, spring and summer open space and recreational use for the purposes for which CPA money was requested and granted. See also Request For Information Executive Summary attached as an update.

## BUDGET:

Bid award – \$2,820,000.00 (Shriver \$668,000.00, CERC \$674,000.00, Kelley \$608,000.00, Greene \$870,000.00)  
Contingency - \$180,000.00

Total funding request: \$3,000,000.00

OTHER FUNDING: None

## MAINTENANCE:

City is responsible for any maintenance.

## ADDITIONAL INFORMATION

### DOCUMENTATION:

City acquired property December 2014.

### CONSTRUCTION OR REHABILITATION:

See links below.

### ZONING:

Conservation/Recreation

## CITY APPROVALS:

No delineation to date. Buildings are in general inventory. See Building Inspector's surplus letter attached. As this is a demolition project, the Building Inspector will be the primary point of contact. Other Department Heads or Boards and Commissions may be involved with jurisdictional issues. The successful bidder is required to obtain all permits.

## HAZARDOUS MATERIALS:

Please see links below.

## PROFESSIONAL STANDARDS:

Please see links below.

## LEVERAGED ADDITIONAL BENEFITS:

Alleviates long-term neighborhood flooding in the Tip Top Terrace, Shirley Road, Waverley Oaks Road, Beaver Street area. Provides passive and active open space, recreation for public and historic restoration of Fernald lands.

## LINKS:

<https://www.city.waltham.ma.us/purchasing-department/pages/abatement-and-demolition-of-shriver-kelley-cerc-and-greene-buildings>

[http://www.city.waltham.ma.us/sites/walthamma/files/fernald\\_demolition\\_rfb\\_final.pdf](http://www.city.waltham.ma.us/sites/walthamma/files/fernald_demolition_rfb_final.pdf)

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Fernald Master Plan  
- Letter Size.pdf

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## Appendix E



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## Appendix F1



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## Appendix F2



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