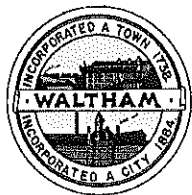


*City of Waltham
Office of the City Clerk*

*Rosario C. Malone,
City Clerk, CMC
Clerk of the City Council
Email
rmalone@city.waltham.ma.us*



*Thomas J. Curtin
Assistant City Clerk
Clerk of the Committees
Email
tcurtin@city.waltham.ma.us*

Date: June 11, 2015

To: Bill Durkee
CPC Department

From: Kara Wilson

RE: 67 Crescent Street

Dear Bill:

Enclosed please find the signed application and request for the proposed open space/recreation area at 67 Crescent Street.

Please let me know if you have any further questions.

Thank you.

Kara Wilson
Assistant to the City Clerk

RECEIVED

JUN 15 2015
@ CPC Planning Mailbox
BY: WWD

City of Waltham
Community Preservation Committee
Waltham Community Preservation Funding Application Form WCPA -1

Name of Applicant: **City of Waltham / Waltham City Council**

Name of Co-Applicant, if applicable: **Robert G. Logan, Councillor Ward 9 (Co-Sponsor)**
Stephen F. Rourke, Councillor Ward 8 (Co-Sponsor)

Contact Name: **Russ Malone, City Clerk**

Mailing Address: **610 Main Street, Waltham, MA 02452**

Daytime Phone (i.e. of Proposal Applicant): **(781)314-3120**

Address of Proposal (or Assessor's Parcel ID): **67 Crescent Street / Parcel ID R069 001 0004**

CPA Category (circle all that apply): **Open space / Recreation**

CPA Funding Requested: **To be determined after appraisal.**

Total Cost of Proposed Project: **To be determined after appraisal.**

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?

- 1.) **To provide additional open space in an area of the city, the South Side, where open space is very scarce, especially in comparison to other parts of the city.**
- 2.) **To provide additional opportunities for passive recreation by creating open public space.**
- 3.) **To provide increased public access to already existing public open space along the Charles River. (The subject parcel directly abuts the Riverwalk.)**
- 4.) **To reduce blight and increase public safety in the surrounding neighborhood by rehabilitating a vacant lot that has become a dumping ground for trash and refuse.**

Community Need: Why is this project needed? Does it address needs identified in existing City plans? **This project is needed to address the shortage of open space on the South Side, to provide increased opportunities for passive recreation, and to enhance public access to the Riverwalk. The acquisition of this parcel for open space was identified as a goal in the City of Waltham Master Plan as amended by the Waltham City Council.**

Community Support: What is the nature and level of support for this project?
Include letters of support and any petitions.

There is a very high level of public support for creating and maintaining open space in the City of Waltham. In addition, this proposal is sponsored and supported by the Ward

Councillors representing the surrounding neighborhood. Moreover, the acquisition of this parcel is specifically recommended in the City of Waltham's Master Plan.

Timeline: What is the schedule for project implantation? Include a timeline for all critical items for their completion. **The City of Waltham Planning Department will be requested to develop a timeline as soon as funding is approved by CPA and the City Council.**

Credentials: How will the experiences of the Applicant(s) contribute to the success of this project? **The City of Waltham has extensive experience in the acquisition and preservation of open space and recreational facilities.**

Success Factors: How will the success of this project be measured? Be specific. **The acquisition of this property and its conversion to open public space will constitute success for this project.**

Budget: What is the total budget for this project? How will the CPA funds portion be spent? All items of expenditure must be clearly identified and justified. Detail the hard and soft costs. Identify contingencies.

The following is a preliminary budget based on the current assessed value of the land based on the records of the City Assessors Office:

Appraisal of property	\$6,000
Purchase of Land	\$198,600
Soil Testing	\$10,000
Build park	\$200,000
Subtotal	\$414,600
15% Contingency	\$62,190
TOTAL	\$476,790

The budget will be finalized when the appraisal is done.

Other Funding: What additional funding sources are available, committed, or under consideration? Include commitment letters if available. Identify all sources of other funding which have been sought for this project and the status of the requests. **None.**

Maintenance: If ongoing maintenance is required for your project, how will it be funded? **The Consolidated Public Works Department (CPW) will be fully responsible for the maintenance of this park, as is the case with all other city owned parks.**

(Note that CPA Funds may not be used for maintenance, but maintenance is an important consideration for all projects.)

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

Documentation: Provide written documentation that you have control over the site, such as Purchase and Sale Agreement, option, or deed. **The proposal is to have the City of Waltham, by a vote of the Waltham City Council, take the subject land by eminent domain.**

Construction or Rehabilitation: ⁽²⁾ For projects with construction or rehabilitation, provide floor plans, elevations including the existing and proposed site plan(s), and any additional drawings or photographs which visually describe the project. N/A

Zoning: Provide evidence that the project is in compliance with the current City Zoning Ordinance as Amended, as well as all other laws and regulations. If zoning relief is required, note the parts of the proposal not in compliance with the Zoning Ordinance, and when an application will be made to the Zoning Board of Appeals. **Municipal facilities are exempted from zoning regulation, as applies to use, pursuant to Section 3.87 of the Zoning Ordinances of the City of Waltham. No building or structure is proposed for this site.**

City Approvals: Provide evidence that the appropriate City Boards and Commissions approve of the project. As an example, a project in a City park would require that the Recreation Board accept the project. **Since this involves the acquisition of real property, the City Council would be the appropriate board. However, the City Council cannot vote to take the land until there is funding available. Moreover, since the City Council must vote to approve this proposed use of CPA funds, there will be two votes required by the City Council. However, the appropriate first step would be for the CPA Committee to recommend this proposed expenditure of CPA funds to the City Council.**

Hazardous Materials: Provide evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place. **The subject property is a vacant lot on which once stood a residential dwelling. Based on the history of this parcel there is no reason to believe that there is any contamination on site. However, a line item has been included in the budget for this project to provide for environmental testing of the site.**

Professional Standards: Provide evidence that appropriate professional standards will be followed if construction, restoration, or rehabilitation is proposed. **The City of Waltham is required by state law to comply with all applicable laws, regulations and standards, including public bidding laws which require all work to be awarded to the lowest qualified bidder.**

Leveraged Additional Benefits: Provide information indicating how this project can be used to achieve additional community benefits. **In addition to increasing open space and recreational opportunities, this project will enhance the aesthetic character of the surrounding neighborhood, assist in the revitalization of the downtown area, and increase property values in the general vicinity.**

Superscripted Notes:

(1) **City Property:** If the proposal is located on City-owned land, either the Applicant or Co-Applicant must be the City Board, Commission or Department that has custody of the land.

(2) **Appraisals:** If the requested funds are for a real estate acquisition, an independent appraisal will be required which the Applicant will be required to fund. No funding decisions will be made without an independent appraisal. Additional appraisals may be required for final approval.

NOTE: *Since this is a proposal for a City of Waltham park, and CPA funds are city funds, using CPA funds for the appraisal would satisfy the requirement that the "applicant" fund the appraisal.*

Read and adopted by the City Council: 5/26/15

Gary J. M...
City Council President

Request . . .

The Waltham City Council respectfully requests . . .

That the Community Preservation Committee obtain an appraisal on the property located at 67 Crescent Street in Waltham. The appraisal is to be used in conjunction with a request to the Community Preservation Committee for funding for the acquisition of this property for recreational and open space purposes.

Respectfully submitted:

1-1 Robert G. Logan

Robert G. Logan, Councillor Ward 9

Read and adopted by the City Council

5/26/15

Gary J. [Signature]
City Council President
Gary J. [Signature]