

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



APPLICANT INFORMATION

Name of Applicant ⁽¹⁾ City of Waltham

Name of Co-Applicant, if applicable ⁽¹⁾ _____

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) 200 Trapelo Road, Waltham, MA - Fernald, CERC and Shriver parcels
(With the exception of the Power Plant and adjacent area which is not subject to this funding request.)

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 \$3,630,000

Total Cost of Proposed Project \$3,730,000

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

CITY OF WALTHAM
COMMUNITY PRESERVATION ACT
HISTORIC, OPEN SPACE AND RECREATION
FUNDING APPLICATION WCPA -1
FOR FERNALD, CERC AND SHRIVER PARCELS

PROJECT DESCRIPTION

GOALS

To purchase Fernald parcels including the CERC and Shriver parcels from Commonwealth of Massachusetts.

To delineate and replicate any wetlands on site to reduce/prevent flooding in the Tip Top Terrace/Shirley Road neighborhoods and downstream, i.e. Waverley Oaks Road and Beaver Brook.

To demolish any surplus buildings and excess pavement to accomplish the above.

See Attached Scope of Work. Planning Map A dated October 20, 2009 is available to the Committee if desired.

COMMUNITY NEED

The Fernald, CERC and Shriver parcels have long been sought after and identified in the City's Plans. Trapelo Road is a densely populated area, and overdevelopment of the parcels by third parties would negatively impact North Waltham and the entire City of Waltham.

COMMUNITY SUPPORT

The Waltham City Council, Mayor and various community groups/individuals have supported acquisition of these parcels.

TIME LINE: ASAP

According to DCAMM, our Legislative Delegation must file the legislation by June 30, 2014, and hopefully it will be approved before the end of the current State Legislative Session, which ends July 31, 2014. The price of \$3,700,000.00 is contingent upon a closing on the properties prior to December 31, 2014.

CREDENTIALS

The City of Waltham has successfully acquired the former Met State parcel, the former Gaebler Hospital parcel and the former Lot 1 parcel from the Commonwealth and has successfully worked with DCAMM to get the Fernald acquisition to this point.

BUDGET

Acquisition Cost (includes 3% Commonwealth Fee \$111,000.00)	\$3,700,000.00
Associated Closing Costs	<u>30,000.00</u>
Total	\$3,730,000.00
Less City Contribution	<u>100,000.00</u>
Balance of amount requested from CPA	\$3,630,000.00

OTHER FUNDING

\$100,000.00 City contribution pending City Council approval.
City also paid for title search.

MAINTENANCE

Land and buildings will be in the City's General Inventory.

DOCUMENTATION

Please see DCAMM letter and City Council Order #___.

CONSTRUCTION OR REHABILITATION

None.

ZONING

Conservation/Recreation District.

CITY APPROVALS

See City Council Order #___.
Special Act of the Legislature and Governor required.

HAZARDOUS MATERIALS

TechLaw Inc. Draft Environmental Assessment Report dated October 22, 2009 and GZA GeoEnvironmental, Inc. draft Evaluation of Environmental Conditions report dated July 2010 are available if desired.

PROFESSIONAL STANDARDS

Although the buildings selected for demolition are not on the National Historic Register, Fernald itself has been designated as an Historic District and many of the buildings are on the National Historic Register and will require compliance with the same by hiring of environmental, architectural and/or historic experts. National Historic Register documents regarding Fernald are available to the Committee if desired.

LEVERAGED ADDITIONAL BENEFITS

Reduction/prevention of neighborhood and downstream flooding.

Proposed state legislation is determining the value of the property for acquisition purposes.



City of Waltham

Jeannette A. McCarthy
Mayor

SCOPE OF WORK

If the City Council authorizes me to sign DCAMM's letter of May 1, 2014 and legislation is passed by the State Legislature and Governor, I will undertake the following steps:

INITIAL SCOPE OF WORK:

1. Purchase the property;
2. Hire a security company (by appropriate process) to patrol the approximate 200 acres;
3. Take necessary steps to secure the buildings. (In anticipation of closing on the parcels, I will obtain from MIIA and the City's Purchasing Agent recommendations regarding insuring any buildings);

SUBSEQUENT SCOPE OF WORK:

(An additional CPA Application will be filed.)

4. Hire an expert (by appropriate process) to delineate the wetlands (mapping etc.) and identify which buildings should be demolished and which roadway and parking lot pavings should be removed to reduce/prevent the flooding in the Tip Top Terrace/ Shirley Road neighborhoods and downstream, i.e. Waverley Oaks Road and Beaver Brook. These buildings were previously identified as "the 11 cottages" and Site 5 in the northwest section of the property, the "Nurse's Hall" in the northeast section of the property and possibly the CERC building in the northern section of the property. See Map A. Upon receipt of said report, it will be forwarded to the Waltham City Council, and appropriate petitions with ConCom, DEP and Army Corps of Engineers will be made, where necessary;
5. Seek declaration of surplus from the Waltham City Council and then put a bid out to demolish any surplus buildings. Attached is a 2010 memo regarding the cost of demolition of other state buildings at Gaebler and Met State;
6. Put a bid out to reconstruct the wetlands and remove any unnecessary roadway and parking lot pavings; and
7. Simultaneously conduct the next planning steps with the Waltham City Council and Mayor through public processes including meetings involving the abutting neighborhoods, the general public and city departments.