



Real Property Reuse Committee Agenda

City of Newton

In City Council

Thursday, January 25, 2024

The Real Property Reuse Committee will hold this meeting as a virtual meeting on Thursday, January 25, 2024, at 7:00 pm which the public may access virtually via Zoom. To attend this meeting using Zoom use this link: <https://newtonma.gov.zoom.us/j/84635686338> , or call 1-646-558-8656 and use the following Meeting ID: 846 3568 6338

Item Scheduled for Discussion:

- #36-24 Reuse of parcel of land on Grove and Hancock Street**
DIRECTOR OF PLANNING & DEVELOPMENT submitting on November 3, 2023 a letter stating that the 36,356 sq. ft. City owned parcel of land known as 169 Grove Street and 136 Hancock Street, should be made available for sale or lease, pursuant to the City of Newton Ordinances Section 2-7.

Respectfully submitted,

Vicki Danberg, Chair

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.



Ruthanne Fuller
Mayor

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

Telephone
361-24
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney Heath
Director

MEMORANDUM

To: Carol Moore, City Clerk
Cassidy Flynn, Deputy City Clerk

From: Barney Heath, Director of Planning & Development
Lara Kritzer, Director of Housing and Community Development
Shaylyn Davis-Iannaco, Housing Program Manager

Date: November 3, 2023

Subject: Reuse of Walker Center Property

CC: Mayor Ruthanne Fuller
City Council
Jonathan Yeo, Chief Operating Officer
Alissa Giuliani, City Solicitor
Joshua Morse, Public Building Commissioner

In accordance with the City of Newton's Revised Ordinances, Section 2-7 governing the disposition of interests in city-owned real property, I am providing my recommendation that the City-owned property and buildings located at 169 Grove Street and 136 Hancock Street be declared available for sale or lease and further recommend that a Joint Advisory Planning Group (JAPG) be formed to work in conjunction with the Planning Department to prepare a written report for the City Council Real Property Reuse Committee.

I am attaching for reference:

- The original November 15, 2021 confirmatory taking of the property authorized by the City Council.
- The October 13, 2023 letter from Mayor Fuller and Public Buildings Commissioner Morse releasing the property for the reuse process.



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

36-24

Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

October 13, 2023

Carol Moore, City Clerk
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Dear City Clerk Moore:

I respectfully submit this record of Public Buildings Commissioner Morse's attached decision to declare property available for sale, lease or for a different municipal purpose. As outlined in the Property Reuse procedures of the City, please notify the Director of Planning & Development to begin the reuse process.

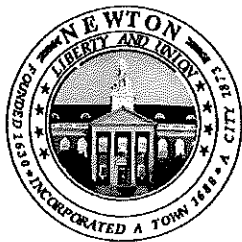
As outlined in Commissioner Morse's letter, the properties at 169 Grove Street and 136 Hancock Street were acquired by the City in December 2021 with the intended use of the buildings for affordable housing and some of the land for future expansion of the Williams Elementary School. Planning staff is ready to begin the process of evaluating affordable housing options for the buildings on the site and engaging with the Real Property Reuse Committee.

Thank you for your consideration of this matter.

Sincerely,

Mayor Ruthanne Fuller

RECEIVED
2023 OCT 13 PM 2:50
CITY CLERK
NEWTON, MA, 02459



CITY OF NEWTON, MASSACHUSETTS

PUBLIC BUILDINGS DEPARTMENT

52 ELLIOT STREET, NEWTON HIGHLANDS, MA 02461

Ruthanne Fuller, Mayor
Josh Morse, Building Commissioner

Telephone (617) 796-1600
Facsimile (617) 796-1601
TDD/tty # (617) 796-1608

September 10, 2023

Ruthanne Fuller, Mayor
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Re: Surplus of property located at 169 Grove Street and 136 Hancock Street

Mayor Fuller,

The properties located at 169 Grove Street and 136 Hancock Street were purchased by the City of Newton in December of 2021. The intended use of these properties was for both affordable housing and for the future expansion of the Williams Elementary School site. The Public Buildings Department was given custody and control of this property at the time of acquisition. The Planning Department is now prepared to begin to work with the Real Property Reuse Committee of the City Council. To that end, and in accordance with Section 2-7 of the Revised City of Newton Ordinances, I am formally declaring a portion of the real property located at 169 Grove Street and 136 Hancock Street for use by another City department. The houses located on these properties and a small portion of the land surrounding these properties will be declared as available for another City department. However, roughly 10,000 square feet of the lawn area directly adjacent to the Williams Elementary School shall remain in the custody and control of the Public Buildings Department. While the exact dimensions of the land to remain in the custody and control of the Public Buildings Department have yet to be determined, a rough conceptual site plan is included in this correspondence.

Regards,

Sincerely,

Josh Morse
Public Buildings Commissioner

cc: Maureen Lemieux, Chief Financial Officer
Jonathan Yeo, Chief Operating Officer
Alex Valcarce, Deputy Buildings Commissioner



#392-21

CITY OF NEWTON

IN CITY COUNCIL

November 15, 2021



2022 00002381

Bk: 79487 Pg: 93 Doc: CONF
Page: 1 of 2 01/05/2022 02:14 PM

CONFIRMATORY ORDER OF TAKING*

WHEREAS, in the opinion of the City Council of the City of Newton, the public necessity and convenience require the acquisition by eminent domain of approximately 36,356 square feet of land, together with improvements thereon (the "Parcel"); and

WHEREAS, the Parcel is comprised of portions of the properties known as and numbered 136-144 Hancock Street, Newton, MA (SBL 43031 0001) and 169 Grove Street, Newton, MA (SBL 43031 0016), respectively, which properties are described in a deed from The American Board of Commissioners for Foreign Missions to the Walker Missionary Homes, Inc. n/k/a The Walker Center for Ecumenical Exchange, Inc. dated October 13, 1931 and recorded with the Middlesex South District Registry of Deeds in Book 5599, Page 293;

WHEREAS, the Parcel is shown as lot labeled "TO BE TAKEN BY CITY OF NEWTON" on the plan of land titled "Plan of Land Newton, Massachusetts, Showing Area Taking by City at #144 Hancock Street" dated November 18, 2021, and prepared by VTP Associates, Inc.; and

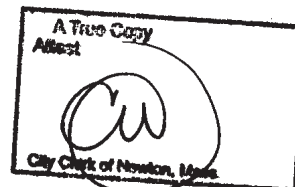
WHEREAS, the City authorized and received an independent professional appraisal of the value of the Parcel.

THEREFORE, by vote of the City Council, acting on behalf of the City of Newton under Chapter 79 of the Massachusetts General Laws, it is hereby

ORDERED: That the Parcel be and hereby is taken in fee, together with all rights, title and interest in the Parcel. So far as is known to the City Council, the owner and mortgagee for the Parcel are as follows:

Record Owner: The Walker Center for Ecumenical Exchange, Inc.
Book 5599, Page 293

Mortgagee: The Village Bank
Book 54888, Page 450
Book 66913, Page 185
Book 67918, Page 76



In accordance with General Laws Chapter 79, it is further

ORDERED: That the award of damages in the amount of Two Million Four Hundred Fifty Thousand Dollars (\$2,450,000.00) is hereby made as a result of this eminent domain taking, to be paid to the persons entitled thereto; and it is further

ORDERED: That in accordance with General Laws Chapter 79, Section 1, the trees upon and structures affixed to said Parcel are hereby included as part of this taking; and it is further

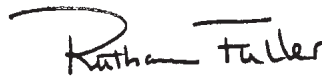
ORDERED: That the Parcel is taken for school and/or affordable housing purposes; and that custody and management of the Parcel is hereby assigned to the Public Building Department.

*This Confirmatory Order of Taking is being recorded to confirm the prior Order of Taking recorded with the Middlesex South Registry of Deeds in Book 79348, Page 97, and to correct the following two (2) scrivener's errors: 1. In the first paragraph, replace "36,360" with "36,356"; and 2. In the third paragraph, replace "Lots A and B" with "lot labeled 'TO BE TAKEN BY CITY OF NEWTON'".

Under Suspension of Rules
Readings Waived and Adopted
24 Yeas 0 Nays

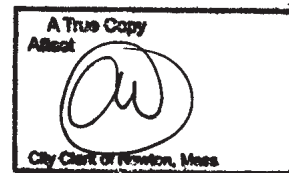

(SGD) CAROL MOORE

City Clerk


(SGD) RUTHANNE FULLER

Mayor

Date: 12/17/2021



NEWTON GROVE LLC
2 TAMMIE RD
HOPEDALE, MA 01747

KELLEY MAUREEN
SMYTH ANDREW
103 HANCOCK ST 107
AUBURNDALE, MA 02466

DAY DAVID & ROSABEL
21 FERN ST
AUBURNDALE, MA 02466

HOWARD DENNIS
29 FERN ST 1
AUBURNDALE, MA 02466

HEIN HILDE
PO BOX 117
WHATELY, MA 01093

HSU MAUREEN YEE MUN TR
113 HANCOCK RLTY TRUST
113 HANCOCK ST
NEWTON, MA 02466

GIESSER JOHN L & ERIN
119 HANCOCK ST
NEWTON, MA 02466

SCHWIRIAN LAWRENCE C &
7 WILLISTON RD
AUBURNDALE, MA 02466

REMIS CHAD & ASHLEY
15 WILLISTON RD
AUBURNDALE, MA 02466

HASHIM BRIAN J & EMILY R
11 LEIGHTON RD
NEWTON, MA 02166

PARASCHOS EMMANUEL E
PARASCHOS JANET NYBERG
1 LEIGHTON RD
AUBURNDALE, MA 02466

HASHIM BRIAN J & EMILY R
11 LEIGHTON RD
AUBURNDALE, MA 02466

ROSENBAUM JESSICA TR
JESSICA ROSENBAUM TRUST
4 LEIGHTON RD
AUBURNDALE, MA 02466

FISHER ROSS S
FISHER KATHERINE L
37 WILLISTON RD
AUBURNDALE, MA 02466

BARRY CHRISTOPHER
NEDELJKOVIC MARINA
43 WILLISTON RD
AUBURNDALE, MA 02466

KATCHER SUSAN G
WHITE BRADFORD E
47 WILLISTON RD
AUBURNDALE, MA 02466

HETTINGER IRENE O &
EDWARD J HETTINGER TRUST
55 WILLISTON RD
AUBURNDALE, MA 02466

HASTEWELL JOHN G & SIAN
60 WILLISTON RD
AUBURNDALE, MA 02466

ROE SIMON
BRADFORD-ROE CAROL
66 WILLISTON RD
AUBURNDALE, MA 02466

MINOCHER NADIR
MAYNARD EVELYN
52 WILLISTON RD
AUBURNDALE, MA 02466

BROOKS DAVID & LAUREN
40 WILLISTON RD
AUBURNDALE, MA 02466

JOSEPH DENISE E TR
DENISE E JOSEPH TRUST
36 WILLISTON RD
AUBURNDALE, MA 02466

DUDEK PAUL H & JANET L
30 WILLISTON RD
AUBURNDALE, MA 02466

MERKOWITZ HOWARD J
SOKOLOFF GAIL LAUREN
16 WILLISTON RD
AUBURNDALE, MA 02466

GOESELT BRIAN
BOWLER-GOESELT NANCY T/C
139 HANCOCK ST
AUBURNDALE, MA 02466

MUSEN FERNANDA M
147 HANCOCK ST
AUBURNDALE, MA 02466

MO CLIFTON CRAIG
KUHN ABIGAIL
153 HANCOCK ST
AUBURNDALE, MA 02466

KRETSCHMAR ERIK S &
KRETSCHMAR REALTY TRUST
191 GROVE ST
AUBURNDALE, MA 02466

MACK TREVOR M
MACK MEGAN
197 GROVE ST
AUBURNDALE, MA 02466

TAFT STEPHEN & FRANCES P
205 GROVE ST
AUBURNDALE, MA 02466

GUO YUNJUN
ZHOU JIANZE
211 GROVE ST
AUBURNDALE, MA 02466

ALVAREZ IRAIDA J
WEISS STEVEN F
210 GROVE ST
AUBURNDALE, MA 02466

TRACHTMAN JOEL & RICHMAN
JOEL PHILLIP TRACHTMAN
204 GROVE ST
AUBURNDALE, MA 02466

GOLDSTEIN AMY B TR
AMY B GOLDSTEIN TRUST
192 GROVE ST
AUBURNDALE, MA 02466

WINNICKI ROBERT
HOLBERGER LAURA
176 GROVE ST
AUBURNDALE, MA 02466

NORTON JOHN G
KEIRSTEAD SUSAN E
162 GROVE ST
NEWTON, MA 02466

LASELL UNIVERSITY
1844 COMMONWEALTH AVE
AUBURNDALE, MA 02466

LASELL UNIVERSITY
1844 COMMONWEALTH AVE
AUBURNDALE, MA 02466

LASELL UNIVERSITY
1844 COMMONWEALTH AVE
AUBURNDALE, MA 02466

LASELL UNIVERSITY
1844 COMMONWEALTH AVE
AUBURNDALE, MA 02466

LASELL UNIVERSITY
1844 COMMONWEALTH AVE
AUBURNDALE, MA 02466

LASELL UNIVERSITY
1844 COMMONWEALTH AVE
AUBURNDALE, MA 02466

LASELL UNIVERSITY
120 SEMINARY AVE
AUBURNDALE, MA 02466

CITY OF NEWTON
1000 COMM AVE
NEWTON, MA 02459

CITY OF NEWTON
SCHOOL DEPT-WILLIAMS
1000 COMM AVE
NEWTON, MA 02459

DESOUZA REGLIO A REGILIO
WIERZBICKI AGNES M
21 LASELL ST
AUBURNDALE, MA 02466

GLENNON JARRAD M
GLENNON JOANNA B
29 LASELL ST
AUBURNDALE, MA 02466

HOMAN QUENTIN L
90 HANCOCK ST
AUBURNDALE, MA 02466

113 GROVE STREET LLC
27 LILL AVE
NEWTON, MA 02465

CITY OF NEWTON
1000 COMMONWEALTH AVE
NEWTON, MA 02459