


Community Preservation Committee
Town of Belmont
Off-Cycle Request
CPA Funding – Final Application

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ADMINISTRATION
BELMONT, MA
DATE: January 31, 2024
TIME: 1:29 PM

A printed copy of the completed Final Application must be submitted to the following address by no later than 7:00 pm on Monday, December 4, 2023:

Community Preservation Committee
Matthew Haskell, CPA Administrator
Office of the Select Board
Belmont Town Hall
455 Concord Avenue
Belmont, MA 02478

Unless an applicant can demonstrate that a significant opportunity would otherwise be lost, final applications will not be accepted after the submission deadline. In order for the CPC to consider a project proposal that cannot adhere to the deadlines as outlined in the **Standard Application Process**, the project must meet the additional selection criteria as outlined in the **Special Application Process**.

Project Title Belmont Community Path Phase 1 – Right of Way Acquisition
Project Location MBTA Railroad – Brighton Street to Clark Street Bridge
Applicant/Contact Person Glenn Clancy – Town Engineer
Organization Town of Belmont - Department of Public Works
Mailing Address 19 Moore Street, Belmont, MA 02478
Telephone 617-993-2659 E-mail gclancy@belmont-ma.gov
Signature  Date 1/31/24

CPA Category (check only one, in consultation with the CPC):

- Community Housing
- Historic Preservation
- Open Space
- Recreation

Amount Requested \$160,000

Total Project Cost \$635,000

The CPC will review the Final Applications. Applicants will be contacted if additional information or an interview is required. The CPC may also request to visit the site of the proposed project. Applicants will be notified by mid-January whether the CPC plans to recommend their project at the next Annual Town Meeting.

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?

The goal of this request is to provide funds to secure temporarily or permanently easements require to construct the Belmont Community - Path Phase 1. The path is programmed for construction in FY 26 and will be paid for under the state and federal Transportation Improvement Program (TIP). Though construction costs are covered, any cost to acquire the use of private property, both temporarily or permanently, is the responsibility of the municipality receiving the TIP funding.

- **Community Need:** Why is the project needed? Does it address needs identified in existing Town plans?

As the Town of Belmont considers alternative modes of transportation, a pedestrian and bicycle connection along the MBTA rail corridor would serve as a vital connector to walking and biking routes in Town. The Alexander Avenue Underpass will provide a connection to and from the Community Path to the Winn Brook neighborhood and will serve middle and high school students looking to walk to campus.

Additionally, an underpass at this location will offer Winn Brook residents a more direct option to walk and bike to the Underwood Pool, Belmont Memorial Library, US Post Office, and the Intergenerational Path at Clay Pit Pond. The addition of a bicycle and pedestrian rail crossing at this location will help reduce parking along Concord Avenue and, more importantly, traffic at the historical bridge in Belmont Center.

Finally, construction of a pedestrian and bicycle connection near Alexander Avenue and Belmont High School was also identified as a specific recommendation in the 2010-2020 Belmont Comprehensive Plan.

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

On the community level, the Belmont Select Board, School Committee, the Belmont High School Building Committee, Town Meeting by virtue of several funding requests they have overwhelmingly supported, and the Belmont Citizens Forum all support the construction of a community path.

On the state level, the Massachusetts Department of Transportation (Mass DOT) and the Massachusetts Bay Transit Authority (MBTA) recognize the regional significance of the proposed Belmont community path that will ultimately link commercial districts and transportation hubs in Belmont and Cambridge.

- **Project Documentation:** Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.

Plans showing the properties with temporary and/or permanent easements have been included. Please note: The entire project plan set is not included; only plans showing properties with temporary and/or permanent easements have been included.

- **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?

On January 3, 2024 Mass DOT confirmed the date of March 7, 2024 for the 25% Design Public Hearing. With the setting of this date the anticipated date for completing the 75% design phase was set at June 30, 2024. This then begins the Right of Way process which includes the appraisal of properties with temporary and/or permanent easements and compensation to property owners if required. The Right of Way process takes a year to complete. Mass DOT would like to finalize design and bid documents by the fall of 2025 which means all Right of Way work will need to be completed by the end of summer 2025.

- **Credentials:** How will the experience of the applicant contribute to the success of this project? What prior municipal procurement experience does the applicant have? If the applicant has no prior procurement experience, what member of the project's working team or Town of Belmont Department Head mentor will be responsible for ensuring the project adheres to the necessary procurement laws?

As the Town Engineer I have experience on two prior projects that required Right of Way appraisal, temporary and/or permanent easements acquisition, and compensation payout. Most recently the Wellington Elementary School Safe Routes to School project required Right of Way acquisition.

- **Success Factors:** How will the success of this project be measured?

Once the Town responds to all requests for compensation the project will move ahead to final design and bid advertising.

- **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for ongoing maintenance expenses.)

The best estimate for compensation of the 11 property owners is \$635,000.

- **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.

An application has been submitted to the MassTrails Grant program in the amount of \$475,000. The program limits awards to \$500,000 and requires a minimum community match of 20%. I am seeking CPA funds in the amount of \$160,000 (25% of the total amount).

- **Town Properties:** All CPA applications filed by a private person or entity for a CPA project either located on, or which involves, public land, structures, personal property or amenities shall be co-sponsored by a committee(s), board(s), commission(s), department(s) or other entity or entities of the Town of Belmont which have control of, or jurisdiction over, said

land, structure, personal property or amenity. The committee(s), board(s), commission(s), department(s) or other entity or entities of the Town of Belmont which have control of, or jurisdiction over, said land, structure, personal property or amenity may set guidelines, standards and rules for, or make revisions to a CPA project either located on, or which involves, public land, structures, personal property or amenities.

N/A

- **Private Entity as a Private Project Sponsor:** Private entities sponsoring CPA projects on private property, not town-owned, are required to be nonprofit 501(c) (3) organizations and provide a copy of their IRS determination letter as part of their application.

N/A

- **Maintenance:** If ongoing maintenance is required for your project, how will it be funded? Maintenance will be the responsibility of the Department of Public Works (DPW). The extent of this required maintenance and the impact on resources has yet to be determined.
- **Impact on Town Budget:** What, if any, potential secondary effects will your proposed project have on the Town’s Operating Budget? Are there any capital projects that rely on the successful completion of your project?
 - There will be required maintenance by DPW. Any impact on the operating budget has yet to be determined. There are no capital projects relying on the community path project.

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

1. **Control of Site:** Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain how public benefits will be protected in perpetuity.

The MBTA will provide the necessary easements During the Right of Way process. Other property is Town owned.

The Belmont Citizen’s Forum own a tract of land which will be donated o the Town.

2. **Deed Restrictions:** In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPC. Provide a copy of the actual or proposed restrictions that will apply to this project.

N/A

3. **Acquisitions:** For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.

Appraisals will not be available until late summer 2024. Please note: CPA funds have been previously awarded to cover the cost of appraisals and other administrative costs related to Right of Way acquisition, including legal fees.

4. **Feasibility:** Provide a list of all further actions or steps that will be required for completion

of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.

N/A

- 5. Hazardous Materials:** Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.

There is no evidence that hazardous materials are present along the path location.

- 6. Permitting:** Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already acquired.

All permitting, if required, will be managed by Mass DOT who is responsible for the construction of the path.

- 7. Environmental Concerns:** Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission.

Small amount of bordering vegetated wetland near the Belmont Lion's Club. A small portion of the path falls within the 100 foot buffer zone requiring an Order of Conditions from the Belmont Conservation Commission.

- 8. Professional Standards:** Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant has the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to technical expertise.

The project is being design by Nitsch Engineering, a Registered Professional Designer.

- 9. Fundraising:** Private persons who wish to contribute to a particular CPA project have the following fundraising options: A) Establish a 501 (c) (3) organization and set up a separate bank account in its name. This requires IRS filings on the part of the entity that sets it up. Collect and deposit all funds into the bank account you set up. B) Work with the Treasurer's Office to set up an account in the name of the CPA Project. Define the purpose of the fund raising and what the money will be used for.

N/A

- 10. Further Attachments:** Assessor's map showing location of the project.

Please see attached.

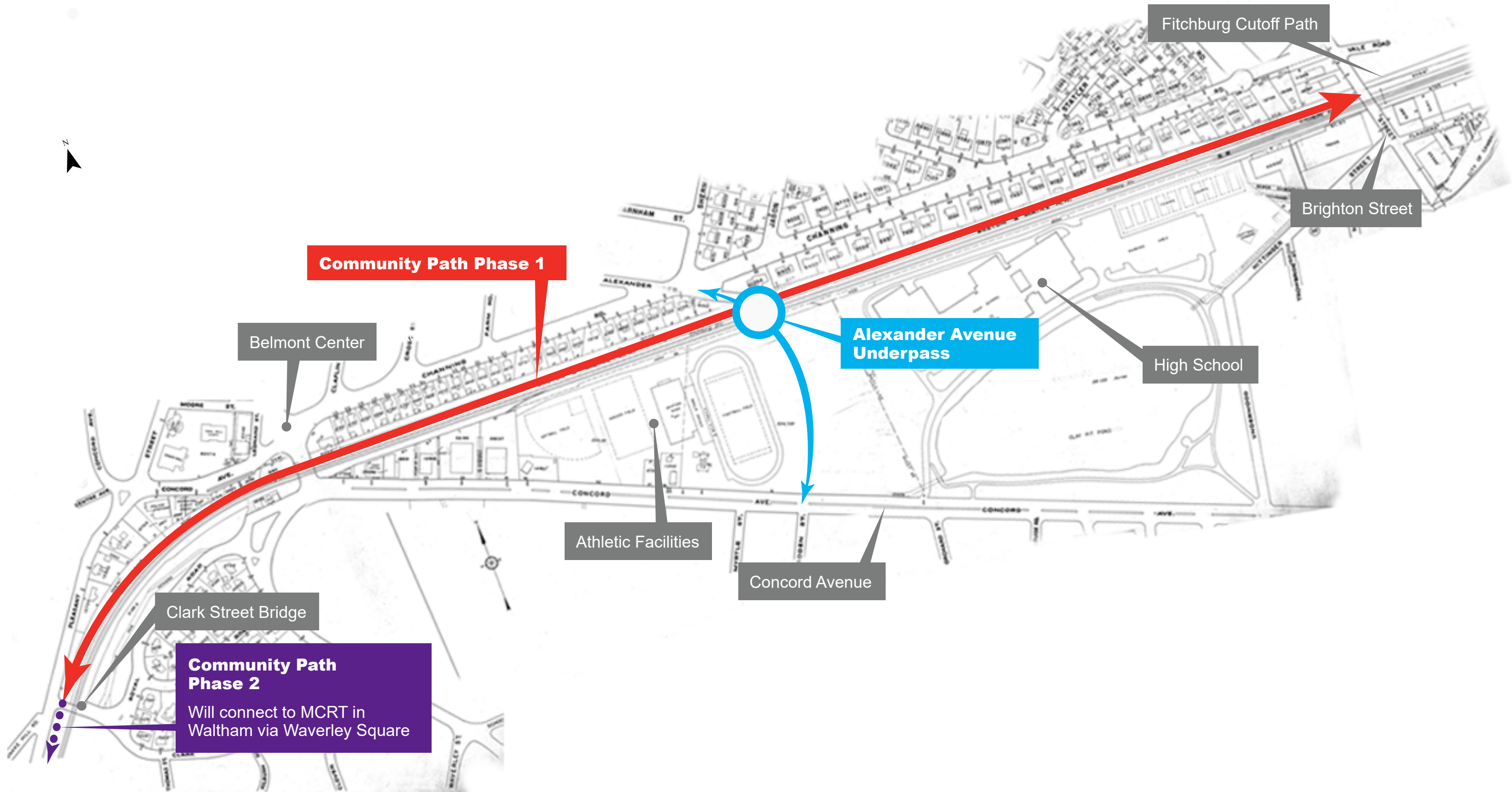
Belmont Community Path Phase 1 (Brighton Street to Clark Street
Bridge)

Right of Way Acquisition

Attachment:

List of Private Property Owners to be contacted for Permission /
Authorization.

Project Map - Belmont Community Path Phase 1



2024 CPA Funding Application

Community Path Phase 1 (Brighton Street to Clark Street Bridge)

Right of Way Acquisition

Attachment 2:

25% Design Plans

2024 CPA Funding Application

Community Path Phase 1 (Brighton Street to Clark Street Bridge)

Right of Way Acquisition

Attachment 3:

Cost Estimate

**Belmont Community Path Phase 1
Estimated ROW Acquisition Cost
MassTrails Grant Application**

Parcel No.	Property Address	Temporary Easement (sf)	Permanent Easement (sf)	Estimated Temporary Cost	Estimated Permanent Cost (\$100/sf)
XX-BP-2	722 Pleasant Street		157		\$15,700
XX-TE-2	722 Pleasant Street	626		\$9,390	
XX-BP-6	7 Channing Road		2,887		\$288,700
XX-TE-8	7 Channing Road	1,137		\$17,055	
XX-TE-9	7 Channing Road	1,788		\$26,820	
XX-TE-10	17-19 Channing Road	659		\$9,885	
XX-TE-11	23-25 Channing Road	219		\$3,285	
XX-TE-12	145 Alexander Avenue	488		\$7,320	
XX-TE-13	159 Alexander Avenue	1,306		\$19,590	
XX-TE-14	145 Channing Road	2,056		\$30,840	
XX-TE-15	153 Channing Road	602		\$9,030	
XX-TE-16	159 Channing Road	396		\$5,940	
XX-TE-21	40-42 Brighton Street	6,905		\$103,575	
XX-TE-23	30 Brighton Street	176		\$2,640	
				\$245,370	\$304,400
				Estimated SubTotal:	\$549,770
				10% contingency:	\$82,466
				Estimated Total:	\$632,236
				Say:	\$635,000