



## ARLINGTON REDEVELOPMENT BOARD

TOWN HALL ARLINGTON, MASSACHUSETTS 02476  
TELEPHONE 781-316-3090

August 11, 2015

Kevin F. Greeley, Chair  
Board of Selectmen  
Town Hall  
730 Massachusetts Avenue,  
Arlington MA 02476

RE: Site approval application for Thorndike Place, Mugar land

Dear Mr. Greeley and Members of the Board:

The Redevelopment Board (ARB) urges the Board of Selectmen to request that Mass Housing deny the application for Project Eligibility for Oaktree Development's proposed development at the Mugar Land. The Comprehensive Permit law should not be allowed to overturn years of accomplishments and progress by both the Commonwealth and the Town in housing production, planning, and conservation of the floodplain, and to repudiate the consistent voice of Town Meeting. Arlington developed densely prior to the adoption of the 40B statute, and as a result, less than 10% of its housing is subsidized. However the ARB believes the Town will demonstrate that 1.5% of the Town's land area is used for subsidized affordable housing. In addition, the ARB urges the Selectmen to press Mass Housing for denial based on the following:

- I. **The planning policies of the Commonwealth's own Department of Conservation and Recreation identify the Mugar land as a high priority for acquisition for conservation.**
  - a) The parcel is almost entirely in the Alewife floodplain. The Department of Conservation and Recreation ranks the Mugar Land as among the highest-priority parcels for protection in metropolitan Boston. See attached excerpt showing the highest overall numerically ranked projects, out of approximately 250 sites rated. The page headed "Short-term Acquisitions", organized by watershed, lists those projects the Massachusetts MDC/DCR considers most important for prompt attention. It appears that of the five in the Alewife subwatershed, the Mugar land is the only piece that remains unprotected.
  - b) The Commonwealth's Alewife Master Plan highlights the site as a key hydrological connection in the watershed.
  
- II. **The Mugar land has consistently been a top conservation priority of the Town.**
  - a) The Town reached an agreement with the owner in 2010 to acquire the land for conservation, but the owner then failed to execute. In December 2014, soon after adopting the Community Preservation Act, the Town wrote to the landowner seeking to re-enter negotiations for acquisition. The owner was not responsive.
  - b) Arlington Town Meeting voted three times, in 2000, 2001, and 2015 to negotiate with the property owner to acquire the site for flood control and conservation. The Selectmen wrote to

David Mugar and Peter Mugar in 2000 to inform them that the Selectmen had designated the Trust for Public Land to negotiate acquisition with the owners. The owners were nonresponsive following the first meeting, despite repeated attempts by the Town to continue talks.

- c) In February 2015, the Town of Arlington formally adopted a master plan that includes protection and acquisition of the property as a high priority. Protection and conservation of the subject property has been a formal priority of the Town since 1973.

### **III. The Town has a strong record of supporting the production of new deed-restricted affordable housing units**

- a) Since 2000, the Town of Arlington has invested \$5.75 million of its Community Development Block Grant dollars in producing affordable housing units. This represents 29% of the total CDBG allocation.
- b) Arlington is part of the North Suburban HOME Consortium. The Consortium has invested \$6.4 million in HOME funds for affordable housing in Arlington since 2001.
- c) Housing Corporation of Arlington (HCA) is a non-profit community development corporation that works in partnership with the Town to increase the supply of affordable housing. The Town created a staff position of Housing Director in 2000 to help steer HCA into producing new affordable housing. The Town's efforts led to HCA purchasing its first two-family house in 2001 with CDBG, HOME and private bank financing. With Town support, HCA now owns 90 units, plus 67 new units expected now through the next four years. The Town is also partnering with HCA on a 40B project (see "Arlington's Affordable Housing Accomplishments" attached.)
- d) Arlington's Master Plan recommendations include creating a Housing Production Plan that will update our 2004 Housing Plan. The Town received a grant from the Department of Housing and Community Development in June 2015 to assist with this Housing Production Plan.
- e) The Master Plan further recommends amending Arlington's zoning to provide incentives for mixed use, which is already allowed, to increase residential density in commercial districts, and to reduce parking requirements for residential and mixed use properties.
- f) Arlington voters adopted the Community Preservation Act (CPA) in 2014 which may now assist in both the potential acquisition of the Mugar land, and the creation of more affordable housing units in appropriate locations near services in Arlington.
- g) In 2000, the Town added a new position of Director of Housing in the Planning Department with the goal to increase affordable housing production. This was part of an increased commitment by the Town to develop affordable housing. In 2001, Arlington had 892 units on its Subsidized Housing Inventory. Today it has 1,121, an increase of 229 affordable units.
- h) Inclusionary Zoning. In 2001, Town Meeting adopted Inclusionary Zoning, requiring 15% affordable units in projects of 6 or more units. Inclusionary Units added to date: 53.
- i) Homelessness Prevention Fund. This was created in 2001 by the Housing Corporation of Arlington, with 100% private donations solicited from Town residents. First year donations came in at \$30,000. Through 2014, donations have totaled \$597,000. The number of households assisted is 472. HCA also administered the Homelessness Prevention and Rapid Rehousing Program, a HUD ARRA program, for Arlington and surrounding towns. HCA has also used these funds for emergency assistance to low income renters recently displaced by a fire.

### **IV. The Town zoning allows, and the Town has permitted, major housing developments.**

Traditionally, Arlington is one of the most densely populated municipalities in the Commonwealth and has several multi-family zoning districts. The Town approved and permitted two market rate multi-family developments in 2013 and 2014 producing 116 and 176 units, respectively. Inclusionary zoning produced 51 affordable units at these projects. These units are

in addition to the 900 units owned by the Arlington Housing Authority and the 90 units owned by the Housing Corporation of Arlington.

#### **V. History of the Parcel**

The Mugar parcel and the Alewife floodplain are critical environmental resources for the Town of Arlington and its neighboring municipalities, serving to help control flooding and to provide a green space habitat in a highly urbanized area. To give some historical perspective, this area was once known as the Great Swamp, and, at its most extensive, it covered much of what are now East Arlington as well as significant acreage in Belmont and Cambridge. The Great Swamp formed an important wetlands area, composed of the brackish water of the Mystic River estuary, the fresh water of Alewife Brook, and the portion of the Mystic River that drains Lower Mystic Lake. The wetlands served as a barrier to stop the brackish water from penetrating further upstream and to prevent runoff from flooding downstream. In addition, they served as an extremely valuable component of the local biological ecosystem.

Beginning in the mid-1800s, the land surrounding the Great Swamp came under increasing developmental interest, and gradually the size of the wetlands was reduced. Most recently, development along the Cambridge side of the Route 2 corridor has replaced wetlands with non-pervious surfaces (e.g., large buildings, surrounded by parking lots and other “hardscaping”), reducing the area’s ability to absorb runoff and contributing to more frequent flooding in residential portions of East Arlington. The Federal Emergency Management Agency or “FEMA” recognized the greater risk of flooding in East Arlington when it redrew its flood maps in 2010. The revised maps significantly expand the reach of Flood Zones AE and X (i.e., the zones in which mortgage lenders require borrowers to purchase flood insurance) in East Arlington.

Since the 1980s, the owners of the Mugar land pursued several development proposals for this site, and received a requested zoning change (see attached time-line). Superior Court and Appeal Court Decisions on flood elevations finding for the Town have led to withdrawal of proposals to build an office park and other developments of the scale of the current proposal.

#### **VI. Alternative Development Locations Suggested to Oaktree Refused**

The applicant, Oaktree Development approached Town officials multiple times, including in 2010, about developing the Mugar site. Each time it was made very clear that the Town had more suitable sites for development, especially the former Symmes Hospital site for which developers were then being actively sought to build an approved, permitted multi-family project. Oaktree would not consider this approved development site. The Town, through the Town Manager, Director of Planning & Community Development, and the Chair of the Board of Selectmen, also repeatedly encouraged Oaktree to consider redeveloping under-utilized sites in Arlington along Massachusetts Avenue or Broadway, close to existing services, shops, and along transit lines, as Oaktree had successfully done in neighboring Cambridge, Lexington and in Reading, Massachusetts. Oaktree Development declined, and continued to focus on developing in the Mugar wetlands and floodplain, an area that requires a vehicle to access grocery stores, shopping and services.

#### **VII. Proposal is contrary to Smart Growth and Sustainable Development**

Contrary to Oaktree’s application statements, its proposal is in direct opposition to more than half of the ten Massachusetts Sustainable Development Principles. For example, “Concentrate

Development and Mix Uses”: The proposal does not “revitalize a town center”; it does not propose to “integrate uses”, it does not introduce higher density—the neighborhood is already fully developed at 27 units per acre. (Note, this is higher than the density required by the Commonwealth for designated 40R Smart Growth Districts.) The location is not walkable to grocery stores or services and would therefore require car trips.

**VIII. Proposed access and egress to the site is problematic given the existing volume of traffic during peak hours.**

Rush hour traffic on Lake Street is already known to be one of the Town’s worst bottle necks. Vehicle trips to and from the proposed development will load traffic onto small residential streets in order to access Lake Street, Massachusetts Avenue and Route 2. Lake Street is a heavily used 2 lane road connecting Massachusetts Avenue and Route 2. It is intersected by the busy Minuteman Bikeway (which connects to Alewife Station). It also has an elementary school, adding to traffic volume during the morning peak hour. According to local traffic counts, over 1,000 vehicles use Lake Street in a single hour during the evening commute. This traffic often backs up to Route 2, with Massachusetts Avenue and Route 2 equally congested during morning and evening rush hours. It can sometimes take as long as 25 minutes to travel this ¾ mile stretch of roadway. Of additional concern, the Belmont Uplands project, located on Lake Street just over the border in Belmont, recently received approval from the State and the Town of Belmont, and will be adding 299 residential units, with traffic emptying onto Lake Street. The total daily vehicle trips to and from that project is projected to be 1,800.

**IX. Overbuilding in the Alewife Area and Sea level Rise**

More than 1,000 apartments were built or permitted in the Alewife area in 2014, and at least an additional 1,500 are scheduled to open in 2015 as a result of multiple major projects in Cambridge and Belmont. This development pace has already outpaced the rate that the City of Cambridge had projected for the Alewife Area by 2024. The Urban Land Institute’s 2015 report, “Urban Implications of Living With Water” considers the prospect of more frequent episodes of intense precipitation and the possibility of Alewife Brook backup up from storm surges affecting the Mystic River. Its key strategy recommendations for the Alewife Area urge redistributing development density and creating more contiguous open space (p. 40) for flood storage and for tree-planting in anticipation of flooding from sea level rise affecting this area.

**X. Combined Sewer Overflows**

The Alewife Area and Mugar land in particular are regularly flooded. With climate change, flooding will likely worsen. Overbuilding in the area means there is already little capacity for stormwater to infiltrate. As mentioned above, Cambridge already uses the Alewife floodplain for its own flood control purposes during periods of high rain, when its combined sewer overflows (“CSOs”) release additional water into the Alewife Brook. The Oaktree proposal would add significantly to the over-burdened sewer network, exacerbating the Combined Sewer Overflows. Increased development in the floodplain will most likely cause such releases to occur with more frequency, further overtaxing the wetlands ability to control flooding. Since CSOs combine rainwater runoff, domestic sewage, and industrial wastewater in the same pipe, the surviving wetlands and the wildlife they support will face increasing environmental damage.

**XI. Inundation of Arlington’s Thorndike Field.**

The Town’s high-demand recreation field is adjacent to the Mugar land. The Recreation Commission and the Arlington Soccer Club contend with inundated conditions even under non-

flooding circumstances. With the further displacement of stormwater, Thorndike Field would be even more frequently unavailable for use, costing the community the loss of youth and adult recreational use of the field and significant expense to rent out of town playing fields.

The project proposed by Oaktree is not consistent with state policies for the Alewife Area, nor with Massachusetts' Sustainable Development Principles, nor with decades of local planning and policy measures to conserve this last remaining natural resource tract in this densely settled area, especially given Arlington's exemplary accomplishments and continuing innovative partnerships to produce affordable housing units. Finally, the proposed project is vastly opposed to the wishes of the residents of Arlington, as shown by a number of Town Meeting votes. We urge the Board to request that the Project Eligibility application be denied by Mass Housing.

Thank you for considering the Board's input.

Sincerely,

A handwritten signature in cursive script that reads "Andrew Bunnell".

Andrew Bunnell  
Chairman

Attachments: Arlington's Affordable Housing Accomplishments; Mugar Site History: Development and Conservation Time-Line; MDC Land Acquisition Program excerpt

## Arlington's Affordable Housing Accomplishments

### **Long-term Strategic and Financial Support to Nonprofit Housing Corporation of Arlington**

The Housing Corporation of Arlington (HCA) is a non-profit community development corporation incorporated in 1986. After years of providing down-payment assistance, the Town wanted to see an increase in actual affordable units created, and so budgeted a new Town staff position of Housing Director in 2000. An experienced housing professional was recruited for this position to provide technical support and to increase the effectiveness of the Community Development Corporation. Office space for HCA was accommodated in a Town-owned building. This Town commitment yielded results. HCA purchased its first 2 family house in 2001 with Town of Arlington Community Development Block Grant funds (CDBG), HOME funds and private bank financing. This may never have happened without Town of Arlington support. In 2001, Arlington had 892 units on its Subsidized Housing Inventory. Today it has 1,121, an increase of 229 affordable units.

With continued support from the Town, HCA now owns 30 deed-restricted affordable rental units in two-family houses, and 60 affordable rental units in larger structures, for a total of 90 units, all purchased and renovated since 2001.

### **Town Cooperating with HCA on Upcoming Multi-Family and 40B Projects**

The Town continues to partner with HCA as they are working on four properties expected to produce 67 new units, including a 40B.

- In **2016, three new units** of affordable housing are expected to be occupied when HCA completes its restoration of the historic Kimball Farmer House. \$750,000 of CDBG funds from the Town, as well as technical support from staff, helped fund this project.
- In **2017, nine additional** affordable units are expected to be occupied on Westminster Avenue.
- In **2018, 30 affordable units** are in development in a new building to be constructed with a 40B Comprehensive Permit on Broadway.
- In **2019, 25 units** of affordable housing are projected to be under construction when HCA cleans up a Brownfields site at 19R Park Avenue they are acquiring to build an apartment building where the Town had permitted one in 2004 that was never built. Note that HCA will produce more affordable units than the approved market-rate apartment building would have produced with inclusionary zoning.

**Director of Housing.** In 2000, the Town added a new position in the Planning Department, Director of Housing, to increase affordable housing production. This was part of a new and increased commitment to affordable housing. In 2001, Arlington had 892 units on its Subsidized Housing Inventory. Today it has 1,121, an increase of 229 affordable units.

**Inclusionary Zoning.** In 2001, Town Meeting adopted Inclusionary Zoning, requiring 15% affordable units in projects of 6 or more units. 2005 Annual Town Meeting strengthened the bylaw. Inclusionary Units added to date: 53

**Homelessness Prevention Fund.** This was created in 2001 by the Housing Corporation of Arlington, with 100% private donations solicited from Town residents. First year donations

came in at \$30,000. Through 2014, donations have totaled \$597,000. The number of households assisted is 472. HCA also administered the Homelessness Prevention and Rapid Rehousing Program, a HUD ARRA program, for Arlington and surrounding towns. HCA has also used these funds for emergency assistance to low income renters recently displaced by fire.

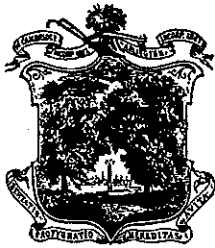
**Housing Plan and Strategy.** In 2004 the Town created its first Housing Plan, adopted by Board of Selectmen and approved by the Commonwealth. The Town just received a state grant to revise and update the Plan and create a Housing Production Plan, in keeping with the Housing Recommendations in the Town's newly adopted Master Plan. That effort will begin in the summer of 2015.

**Continuum of Care.** The Town of Arlington joined with the City of Somerville in 2009 to provide services for homeless Arlington residents, and those at-risk of homelessness.

**Master Plan.** Adopted in 2015, recommendations include creating a Housing Production Plan, amending zoning to promote and create incentives for mixed use development and increased density in commercial districts, and adjusting parking requirements for residential and mixed use properties. The Town has already received commitment for a DHCD grant to help with a Housing Production Plan.

**CDBG Funds.** Since making an increased commitment to affordable housing in 2000 the Town has invested \$5.75 million CDBG dollars in affordable housing. This represents about 29% of the total CDBG allocation.

**HOME Funds.** Arlington is part of the North Suburban HOME Consortium. The Consortium has invested \$6.4 million in HOME funds in affordable housing in Arlington since 2001.



**TOWN OF ARLINGTON**  
MASSACHUSETTS 02476  
781 - 316 - 3090

DEPARTMENT OF PLANNING and  
COMMUNITY DEVELOPMENT

**Mugar Site History: Development and Conservation Time-line**

1951 Mugar acquires option to purchase land on Route 2 contingent on zoning change from Residential B to Business A. Mugar's counsel assures the Town that access will not be from neighborhood streets. Town Meeting adopts the zoning amendment, and S. Mugar exercises option; intends to build a Star Market. Development never commences.

1962 Mugar asks for rezoning of <5 acres to add to business zone. Concurrently, the state announces reconstruction of Route 2. The state makes land takings and Town Meeting article is withdrawn.

1970 Mugar proposes to build a 20-story apartment building and 5-story office building. Town votes to rezone to Planned Unit Development, again contingent on Mugar's counsel affirming no access would be from the neighborhood streets, only via Route 2. The re-zoning effectively increases the land value, but development never takes place.

1978 Residents request to rezone from Planned Unit Development back to Residence 2.

1983 owner proposes 325,000 square feet of office space in two buildings with 829 parking spaces; applies for Special Permits from Zoning Board of Appeals and Arlington Redevelopment Board (ARB).

1983 ARB grants special permit contingent on Route 2 access (Docket #2449) 6/29/83. Decision is appealed.

1983 Massachusetts EOTC denies Finard/Mugar 7/14/83 application for a curb-cut on Route 2 between Alewife Brook Parkway and Lake Street, noting the state's plan to acquire land and re-configure Route 2 near Alewife and access roads.

1983 Mass DPW begins Environmental Impact Report for Alewife station access roads.

1988 judgment of dismissal of abutter's appeals 11/23/88.

1990 IEP Inc. prepares a 17-lot single-family residential concept plan for the Mugar Group/Goulston & Storrs based on Arlington's R1 by-right zoning of the site, avoiding resource areas, and assumes >50% of the lot could be deeded to the town for conservation. The owners do not pursue this plan.

1990 ARB Special Permit granted in 1983 expires.

1992 Metropolitan District Commission (MDC) Land Acquisition Program ranks Mugar site 12<sup>th</sup> highest priority acquisition target for conservation in its 37-municipality service area.



1999 Mugar files Environmental Notification Form.

1999 Town Meeting warrant article is filed to acquire the Mugar Site.

2000 In January, Mugar Enterprises proposes two 5-story office buildings totaling 300,000 square feet of space.

2000 Town Meeting votes to direct the Town to negotiate to acquire the site for conservation and open space.

July 11, 2000 Finard & Co. for Mugar files with the Arlington Conservation Commission an Abbreviated Notice of Resource Area Delineation seeking confirmation of boundaries for wetlands and for the 100-year floodplain.

July 14, 2000 The Town engages the Trust for Public Land to negotiate acquisition/protection of the site with the owner.

August 2000 Finard files an Environmental Notification Form with the state.

October 19, 2000 the MDC--today's Department of Conservation and Recreation-- writes to EOE's MEPA office emphasizing the MDC's high ranking of the Mugar Land among the highest priority unprotected open spaces remaining in the metropolitan region. The state agency ranks Mugar 12<sup>th</sup> of 205 priority parcels for acquisition.

2000 MEPA certificate directs proponent to conduct analysis for full Environmental Impact Report, including "no-build" scenario, directing proponent to meet performance standards of "no-build" conditions.

2001 Finard submits additional material to the Conservation Commission supporting Finard's proposed determination of the 100 year flood elevation at the property location. The Conservation Commission in July 2001 issues a decision that does not accept the Mugar determination of the floodplain boundary, but accepts delineation of wetlands. Mugar appeals the Conservation Commission's decision to Superior Court. Superior Court in September 2002 agrees with the Conservation Commission. Mugar's appeal Superior Court decision to the Massachusetts Appeals Court.

2001 Town Meeting again votes to protect the site.

2002 Army Corps of Engineers includes Mugar parcel in proposed feasibility study of restoration of degraded wetlands.

2002 Selectmen's committee meets with David Mugar, Peter Mugar and David Ting regarding the Town's interest in acquiring the site. Selectmen then write Aug 14, 2002 to David Mugar suggesting a joint appraisal. A written offer with a specific dollar amount is made, which is declined by the Mugar's.

2002 DCR Alewife Reservation/Alewife Brook Master Plan cites hydrological connection of the Mugar parcel to the Reservation.

2003-2009 The Town, the Arlington Land Trust, and the Trust for Public Land continue to reach out to the Mugar's with offers to acquire the land.

2004 Appeals Court upholds Conservation Commission determination that Finard/Mugar's proposed floodplain boundary/elevation was inaccurate.

2009 – Oaktree Development principle Gwendolen Noyes contacts new Director of Planning & Community Development seeking to develop apartments at the Mugar land. The Director explains the Town's long-standing plan and policies to acquire the site for conservation, and instead suggests other Arlington locations better-suited for redevelopment on Massachusetts Avenue, Broadway, and especially the former Symmes Hospital site, which is already permitted for apartments.

2010 David Ting, Financial Officer for Mugar Enterprises, agrees to a price for the Town to acquire the site, and the Town is a candidate for a major wetlands protection grant to pay for it. A written agreement is ready for signature in October. In November 2010 the ballot initiative to repeal MGL Ch 40B is rejected by voters, and the property owner then declines to execute the agreement.

2010 Oaktree Development asks to meet with the Town, during which the Town Manager, Chair of the Board of Selectmen, Director of Planning & Community Development and others clearly repeat the Town's position and decades-long Open Space Plan priority to conserve the flood-prone land. The Town officials encourage Oaktree to instead look at other sites to redevelop in Arlington, especially the former Symmes Hospital site which was fully permitted and available by the bank who held the financing on the project.

2014 Arlington voters adopt the Community Preservation Act (CPA).

2014 Director of Planning & Community Development writes to Mugar Enterprises seeking to discuss acquisition.

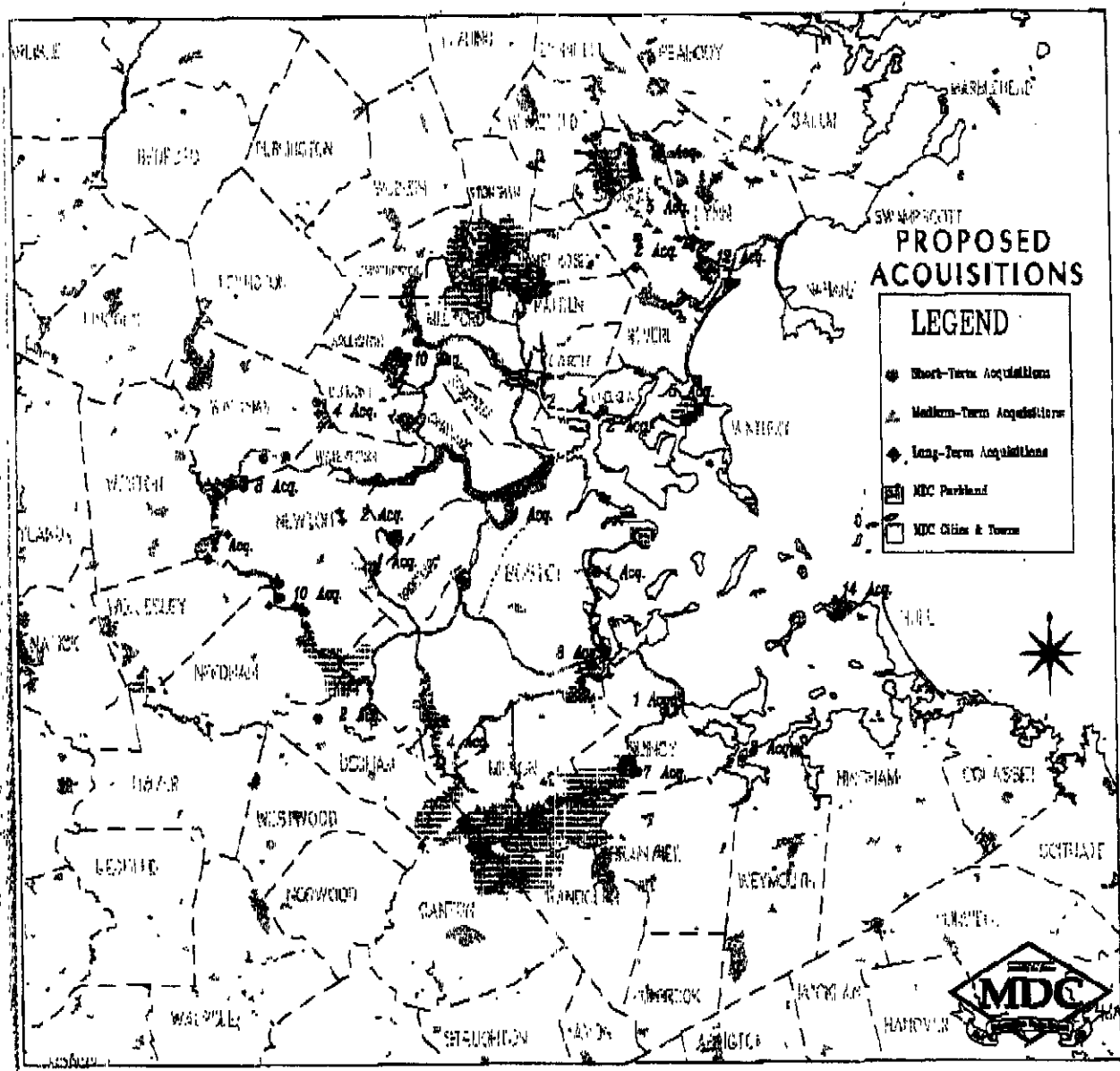
February 2015 ARB Adopts Master Plan, including protection of Mugar land.

April 2015 ARB adopts updated Open Space & Recreation Plan re-stating the Mugar acquisition priority.

May 11, 2015 Town Meeting endorses Master Plan and specifically directs efforts to conserve the Mugar Land. Town Meeting also acts to create the Community Preservation Act Committee to implement the recently-adopted CPA.

May 28, 2015 Oaktree Development files notice with the Arlington Board of Selectmen of Oaktree's application to Mass Housing seeking to develop 219 units in 8 buildings under MGL Chapter 40B.

# Metropolitan District Commission LAND ACQUISITION PROGRAM



Metropolitan District Commission  
20 Commerce Street  
Boston, MA 02106

Julia O'Brien  
Director, Office of Planning

Daniel O'Rourke, Principal Author  
MDC Office of Planning

Thomas J. Gray  
Director, Real Property Office

✓ - MDC has acquired  
 X - PROTECTED BY OTHERS  
 O - NOT NEEDED

3 PER DAN DRISCOLL  
 7 MAR 00

## APPENDIX G - FINAL PROJECT POINT RATINGS

<u>PROJECT NAME</u>	<u>PARCEL</u>	<u>MDC SCORE</u>	<u>SCORP SCORE</u>	<u>TOTAL SCORE</u>
X Duval Property	1 of 1	70	35	131
✓ Zoppo	2 of 4	60	43	127
✓ Zoppo	4 of 4	60	43	127
✓ Zoppo	3 of 4	60	43	127
✓ Zoppo	1 of 4	60	43	127
✓ Zoppo	1 of 4	60	33	117
✓ Sunnyside Ave.	1 of 1	60	25	113
✓ Bloom Parcel	1 of 1	50	39	108
O Longview Fibre Company	1 of 1	60	19	105
X Cedar Glen Golf Course	multiple	40	44	104
Marginal Street	1-6 of 6	50	33	104
✓ Armenian Benevolent Union	1-3 of 3	50	28	104
✓ Zayre Parking Lot	1 of 1	40	43	103
✓ Pinnacle Rock	4 of 14	50	39	103
Elizabeth Island	1 of 1	50	39	100
Mugar	1-7 of 7	60	26	100
✓ Duans Parcel	1 of 1	60	24	99
✓ Blair Pond	1-2 of 2	30	43	99
✓ Bonacorso	2 of 4	40	43	97
✓ Pinnacle Rock	1-2 of 2	40	43	97
✓ Pinnacle Rock	12 of 14	40	43	97
✓ Pinnacle Rock	3 of 14	40	43	97
✓ Pinnacle Rock	10 of 14	40	43	97
✓ Pinnacle Rock	2 of 14	40	43	97
✓ Pinnacle Rock	8 of 14	40	43	97
✓ Pinnacle Rock	1 of 14	40	43	97
✓ Pinnacle Rock	14 of 14	40	43	97
✓ Pinnacle Rock	13 of 14	40	43	97
✓ Pinnacle Rock	11 of 14	40	43	97
✓ Pinnacle Rock	5 of 14	40	43	97
✓ Pinnacle Rock	6 of 14	40	43	97
✓ Pinnacle Rock	7 of 14	40	43	97
✓ Pinnacle Rock	9 of 14	40	42	96
X Mt. Gilboa	1-2 of 2	40	33	94
Waltham Watch Factory	1 of 1	40	34	94
Pine Hill Cemetary Parcel	1 of 1	60	24	94
✓ Wilson Mtn - Barletta Co.	1, 2, 3 of 4	60	19	93
Campo Marieuse	1 of 1	60	19	93
✓ Route 1 Access	2 of 2	50	33	93
✓ Fein	1 of 1	60	19	93
✓ Shaffner Parcel	1 of 1	40	28	92
✓ Weerd Ave. - Nichols	1 of 1	50	32	92
DFW Funded Bikeway	1 of 1	30	35	91
✓ Bonacorso	1 of 4	30	35	91
✓ Bonacorso	3 of 4	40	26	90
C.R. Reservation WHDM	1 of 1	50	24	90
✓ Cutler	1 of 3			

## SHORT-TERM ACQUISITIONS

<u>RESERVATION</u>	<u>PROJECT NAME</u>	<u>PARCEL</u>	<u>PRIORITY</u>	<u>TOTAL SCORE</u>
		1 of 1	1	103
Alewife	Elizabeth Island	1 of 1	1	100
Alewife	Mugar	1-7 of 7	1	99
✓Alewife	Blair Pond	1-2 of 2	1	89
Alewife	Jerry's Pond & Babo	1-2 of 2	1	73
✓Alewife	Cattail Marsh	1 of 1	1	
		1-3 of 3	1	90
✓Back River	Cutler	1-3 of 3	1	104
✓Beaver Brook	Armenian benevolent union	1-3 of 3	1	131
		1 of 1	1	127
Belle Isle	Duval Property	1-4 of 4	1	117
✓Belle Isle	Zoppo	1-3 of 3	1	99
✓Belle Isle	Sunnyside Ave.	1-4 of 4	1	
✓Belle Isle	Bonacorso			
		1 of 1	1	100
✓Blue Hills	Duane Parcel	1 of 1	2	94
Blue Hills	Pina Hill Cemetary Parcel	1 of 1	1	88
✓Blue Hills	Colligan Parcel	1 of 1	1	86
✓Blue Hills	Shea Parcel	1-3 of 3	1	83
Blue Hills	Ricciuti Drive	1-2 of 2	1	80
✓Blue Hills	Mullin Avenue	1-2 of 2	1	79
Blue Hills	Flaherty Parcel	1 of 1	1	
		multiple	1	105
Breakheart	Cedar Glen Golf Course	1 of 1	2	93
Breakheart	Campo Marieuse	1 of 1	1	93
✓Breakheart	Shaffner Parcel	1 of 1	1	85
✓Breakheart	555 Broadway, rear	1 of 1	1	85
Breakheart	442 Lynnfields Parkway	1 of 1	1	83
Breakheart	Curley Property	1 of 1	1	80
✓Breakheart	425 Broadway, rear	1 of 1	1	80
Breakheart	Walnut Associates	1 of 1	1	78
Breakheart	Water Mill Site	1 of 1	1	75
Breakheart	Town Landfill	1-2 of 2	1	75
Breakheart	517 Broadway, rear	1-2 of 2	1	75
✓Breakheart	495 Broadway, rear	1 of 1	1	75
✓Breakheart	rear 425 Broadway West	1 of 1	1	73
Breakheart	Water Street Corner	1-3 of 3	1	
		1 of 1	1	108
Charles River	Longview Fibre company	1 of 1	1	104
✓Charles River	Zayre Parking Lot	1 of 1	2	94
Charles River	Waltham Watch Factory	1 of 1	1	94
✓Charles River	Wilson Mtn - Barletta Co.	1, 2, 3 of 4	1	92
✓Charles River	Woerd Ave. - Nichols	1 of 1	1	90
Charles River	C.R. Reservation WHDM	1 of 1	1	87
✓Charles River	Haynes Parcel	1 of 1	1	84
✓Charles River	Wilson Mountain	4 of 4	1	