

John Long

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Sent: Wednesday, June 07, 2017 3:59 PM
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Subject: No Zoning without a CBA

To the Honorable Board,

We understand it has been a busy few weeks, to say the least! We are writing to you with one request:

Please do not vote on Zoning until US2 has negotiated a binding CBA with the Union Square Neighborhood Council.

From seizing the land by eminent domain, to ignoring the community's choice of developer, transferring the land at below-market prices, and negotiating a Covenant behind closed doors, the City administration has proven time and again that it *prefers to work with US2 over the residents, workers, and business owners of Union Square.*

So far, we have no assurances that US2 will meet directly with the community. The one thing they *have* publicly stated is that *they will not commit any further resources to Community Benefits beyond what is negotiated in the Covenant.*

Direct payments by US2 into a Community Benefits Fund are \$3.7M over 30 years, which seems—frankly—a lowball offer, negotiated as an afterthought. It is just 10% of what SAGE, a small business in Davis Square, is contributing on a per-sq foot basis. Other negotiable Community Benefits include: inclusionary housing, commercial and arts spaces, reinstalling businesses, new and expanded parks, preserving community gardens, a community center, traffic calming, carbon-neutral green buildings, flood mitigation, local union hires, and job training.

The Neighborhood Council will have elections on July 22, and members of the Working Group are prepared to meet with the developer in advance of those elections.

Somerville residents, workers, and business owners built this community. US2 stands to make billions from developing over what we have today. The impact of unmitigated development has not been fully analyzed, but *if trends continue, it will mean rising costs and more displacement.*

As your constituents, we ask you to *put the brakes on this out-of-control process.* Let the Zoning Overlay expire. Let the Covenant expire. Give US2 the time and space to meet directly with the community to negotiate a Community Benefits Agreement. Then, revisit the Covenant and Zoning Overlay, so that development can proceed in harmony

with the existing Union Square community. *A few weeks may feel long right now, but your decision will impact the next 30 years.*

In closing, we strongly urge you not to pass any Zoning until US2 has successfully negotiated a CBA with the Union Square Neighborhood Council.

Sincerely,

The undersigned:

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