



2024 MAY -1 P 3: 07

CITY OF SOMERVILLE, MASSACHUSETTS
ELECTION DEPARTMENT
KATJANA BALLANTYNE
MAYOR

CITY CLERK'S OFFICE
SOMERVILLE, MA

May 1, 2024

Kimberley Wells
City Clerk
Somerville City Hall
93 Highland Avenue
Somerville, Ma 02143

Dear Ms. Wells:

We hereby certify that the Two (2) pages of the petition ("Zoning Map Amendment – Application Form") given to us by your office contains the names of Fourteen (14) registered Somerville voters designated as such by a red check mark to the left of the name.

✓ against the name of each qualified voter certified.

N - no such registered voter at that address, or address is illegible.

S - unable to identify signature as that of voter because of form of signature, or signature is illegible.

T - already signed

BOARD OF ELECTION COMMISSIONERS



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 4200 • FAX: (617) 625-5643
EMAIL: ELECTIONS@somervillema.gov • www.somervillema.gov



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2024 MAY -1 P 1:14

ZONING MAP AMENDMENT • APPLICATION FORM

CITY CLERK'S OFFICE
SOMERVILLE, MA

Per Article 15.6.2 of the Somerville Zoning Ordinance (SZO), an individual property owner or ten (10) registered voters of the City of Somerville may petition the Somerville City Council to change the maps of the Somerville Zoning Atlas in response to changes in City policy or real-world conditions. To submit a map amendment petition to the City Council, the following must be provided:

1. A completed Zoning Map Amendment Application Form.
2. A copy of the appropriate Zoning Atlas map(s) with the proposed change(s) clearly noted.
3. A letter addressed to the City Council including a description of the proposed changes and the purpose for the petition.

Submit all required documents to:

City Clerk's Office
1st Floor, City Hall
93 Highland Avenue
Somerville, MA 02143

Property to be changed

Property Address:	136 School Street	
Map: 50	Block: F	Lot: 20
Property Address:	95 Highland Avenue	
Map: 50	Block: F	Lot: 21
Property Address:	97 Highland Avenue	
Map: 50	Block: F	Lot: 22
Property Address:	99-99A Highland Avenue	
Map: 50	Block: F	Lot: 23
Property Address:	101-103 Highland Avenue	
Map: 50	Block: F	Lot: 24
Property Address:	107 Highland Avenue	
Map: 50	Block: F	Lot: 25
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:

VER: July 13, 2020

Wahneema Lubiano

Property Owner:
Somerville Young Men's Christian Association

Wahneema Lubiano

Property Owner:
Highland Ave Y 101 Properties LLC

For ten (10) registered voters:

✓ Name: Pamela Gerbrands
Address: 19 COLUMBUS AVE
Signature: Pamela Gerbrands
2024 MAY -1 PM 3: 03

✓ Name: Sheila A. Howe
Address: 8 Windsor Rd. 02144
Signature: Sheila A. Howe

✓ Name: JOSEPH H ROYF
Address: 28 ILLIAS AVE
Signature: [Signature]

✓ Name: John Blake
Address: 26 Hamilton
Signature: John Blake

✓ Name: Rob Odilon
Address: 84 Newton St
Signature: R. Odilon

✓ Name: DAVID B. GOODRIDGE
Address: 24 MALVERN AVE
Signature: [Signature]

✓ Name: Gustavo Lazo
Address: 187 Broadway
Signature: [Signature]

N ✓ Name: James Cavoie-Nutt
Address: 19 Delaware
Signature: James Cavoie-Nutt

✓ Name: John J McHugh
Address: 23 WOODBINE STREET
SOMERVILLE MASS 02143
Signature: [Signature]

✓ Name: SALVATORE LARICCIA
Address: 22 PENNSYLVANIA AVE
Signature: Salvatore Lariccia

For ten (10) registered voters:

2024 MAY -1 PM 3:03

✓ Name: Nancy A Trane	Signature: Nancy A Trane
Address: 17 Russell Rd.	

✓ Name: Christine Carlino	Signature: Christine Carlino
Address: 378 Medford St #1	

✓ Name: Matt Carlino	Signature: Matt C
Address: 378 Medford St #1	

✓ Name: Steven Nutter	Signature: _____
Address: 24 MAPLE AVE	

✓ Name: Scott Farrell	Signature: Scott Farrell
Address: 13 Maple Ave	

Name: _____	Signature: _____
Address: _____	

Name: _____	Signature: _____
Address: _____	

Name: _____	Signature: _____
Address: _____	

Name: _____	Signature: _____
Address: _____	

Name: _____	Signature: _____
Address: _____	

ADAM DASH & ASSOCIATES
ATTORNEYS AT LAW

48 GROVE STREET, SUITE 304
DAVIS SQUARE
SOMERVILLE, MA 02144

TELEPHONE (617) 625-7373
FAX (617) 625-9452
www.adamdashlaw.com

2024 MAY -1 P 1:13

CITY CLERK'S OFFICE
SOMERVILLE, MA

ADAM DASH
PAUL METSCHER
MARK SHEEHAN

VIA HAND DELIVERY

May 1, 2024

Clerk's Office
1st Floor, City Hall
93 Highland Avenue
Somerville, MA 02143

RE: 136 School Street
95 Highland Avenue
97 Highland Avenue
99-99A Highland Avenue
101-103 Highland Avenue
107 Highland Avenue

Dear Clerk's Office:

Enclosed please find the Zoning Map Amendment Application regarding the above-referenced properties.

Please let me know when this matter will be heard.

If you have any questions, please feel free to contact me.

Thank you.

Very truly yours,



Adam Dash

Cc: Hon. Matthew McLaughlin, via email only
Hon. Ben Ewen-Campen, via email only
Sarah Lewis, Planning Director, via email only

ZONING MAP AMENDMENT APPLICATION

Properties:

136 School Street, 50/F/20
95 Highland Avenue, 50/F/21
97 Highland Avenue, 50/F/22
99-99A Highland Avenue, 50/F/23
101-103 Highland Avenue, 50/F/24
107 Highland Avenue, 50/F/25

Owners: **Somerville Young Men's Christian Association (see list below)**
Highland Ave Y 101 Properties LLC (136 School Street)
Angela Terzides, as Trustee of Four Sisters Family Trust (95 Highland Avenue)

Applicants: **Somerville Young Men's Christian Association**
Highland Ave Y 101 Properties LLC
Pamela Gerbrands
Sheila A. Howe
Joseph H. Rossi
John Blake
Rob Odilon
David B. Goodridge
Gustavo Lazo
James Lavoie-Nutt
John J. McHugh
Salvatore LaRiccica
Nancy A. Trane
Christine Carlino
Matt Carlino
Steven Nutter
Scott Farrell

Agent for Applicants Somerville Young Men's Christian Association and Highland Ave Y 101 Properties LLC: Adam Dash, Esq.

To: Hon. Matthew McLaughlin, Chair of the Land Use Committee
Hon. Ben Ewen-Campen, Ward 3 Councilor
Kimberly Wells, City Clerk
Sarah Lewis, Planning Director

May 1, 2024

SUMMARY

The above-referenced Applicant, Somerville Young Men's Christian Association ("YMCA") owns the properties located at the following Assessors Map, Lot and Block numbers and addresses which are all currently zoned as Mid-Rise 5 (MR5"):

97 Highland Avenue, 50/F/22
99-99A Highland Avenue, 50/F/23
101-103 Highland Avenue, 50/F/24
107 Highland Avenue, 50/F/25

Said properties consist of two buildings and two parking lots, which are used by the YMCA.

The above-referenced Applicant, Highland Ave Y 101 Properties LLC ("101 Y") owns the property located at 136 School Street, which is currently zoned as Urban Residence ("UR"). Said property consists of an apartment building.

Angela Terzides, as Trustee of Four Sisters Family Trust ("Trust"), owns the property located at 95 Highland Avenue, which is currently zoned as Neighborhood Residence ("NR"). Said property consists of a multi-family house. The Trust is not an Applicant in this zoning map amendment application.

All of the Properties for which this zoning map amendment is being sought are located in the one-half mile Transit Area, are not in a Pedestrian Street District, and are in the Affordable Housing Overlay.

The Applicants, being the YMCA, 101 Y, and more than ten (10) registered voters in the City of Somerville as identified above, hereby seek to amend the Somerville zoning map for all of said Properties owned by the YMCA, 101 Y, and the Trust, by changing the zoning map designation of all said properties to be Mid-Rise 6 ("MR6").

The existing Transit Area, Pedestrian Street District, and Affordable Housing Overlay designations for said properties are not being changed by this Application.

The Properties being placed in MR6 zoning district can also be seen on the existing and proposed Somerville zoning maps filed herewith.

The YMCA's property located at 97 Highland Avenue recently went through the Somerville Demolition Review process with the Somerville Historic Preservation Commission and no demolition delays were imposed.

The YMCA's property located at 101-103 Highland Avenue recently was found to be Preferably Preserved under the Somerville Demolition Review process by the Somerville Historic Preservation Commission, and discussions on a Memorandum of Understanding to allow for the sooner demolition of the structure on that property are ongoing.

The Somerville Demolition Review process does not apply to 101 Y's property at 136 School Street due to the structure's age being under the legal requirement for Demolition Review to apply.

The purpose of this Application is to unify the zoning designations of the Properties to allow for the redevelopment of the YMCA (the "Project"), and to bring zoning map coherence to the corner of Highland Avenue and School Street, which is needed for development at this location near the Gilman Square MBTA station and Somerville High School, and along the Highland Avenue civic corridor.

Of course, even if this zoning map amendment is approved, the Project will still require zoning relief. This map amendment merely allows the YMCA to file a zoning relief application for the Project.

DISCUSSION

The YMCA needs to be redeveloped to attract 21st Century members, to provide additional affordable housing, to provide additional child care services, to provide after-school programming, to provide community space, and to otherwise serve the Somerville community. While the current YMCA provides such services, it is a greatly outdated facility and does not satisfy Somerville's urgent need for them.

Designating the Properties in this Application as being MR6 would allow the YMCA to provide more affordable housing, child care, youth programming, fitness facilities and other public benefits.

As far back as 1963, a review of the current YMCA facilities by an expert found the following, in part:

-“The present building was designed many years ago and was modified for a Y.M.C.A. program which differed greatly in scope and character from the program needs of present day Somerville.”

-“The present program offered by the Somerville Association is limited in its Club, Educational, Social and Physical activities. This is a direct reflection on the present building itself.”

-“The present building, over a half century old, has served its purpose.”

-“Today's public standards for acceptable and attractive buildings are far above those standards of sixty years ago. If the Y.M.C.A. is to meet the intense competition for the attention of Youth and Adults in the community, it must come up to those standards.”

-“The existing Y.M.C.A. building in Somerville is small, worn, and old. It has served its purpose well and has stood the gap for sixty years. In terms of contemporary Y.M.C.A. buildings, however, it is antiquated in almost every respect.”

-“Replanning of interior spaces would provide no more floor area that you have now. It would be most difficult to ‘make a silk purse out of a sow’s ear’”.

And these comments were made about the existing YMCA facility sixty (60) years ago.

The housing being proposed as part of the Project would be 100% affordable and would be created using the existing Affordable Housing Overlay, which allows a seven story structure.

Also filed herewith are massing models outlining how amending the zoning map to place these Properties in the MR6 zoning district would allow for new, mostly separate YMCA and affordable housing structures to be built on the land owned by the YMCA and 101 Y. In this way, most of the child care users and the residents would not have to be in the same building, and the fitness uses can be more logically integrated into the overall plan and in the same building as the child care use.

It is important to keep the YMCA’s activities on their current site due to its proximity to the Somerville High School students and the Somerville Public Library, as well as keeping the YMCA centrally located within the City. The YMCA has long been part of the string of civic uses along this stretch of Highland Avenue.

Increasing the height of the YMCA’s properties from MR5 to MR6 would not have a major impact on the neighborhood.

The property at 95 Highland Avenue is only being included in the proposed MR6 zoning district in case the Trust ever decides to redevelop or sell said property. Merely changing the zoning designation for 95 Highland Avenue does not obligate the Trust to do anything at all, but it does create a unified, contiguous MR6 area at the corner of School Street and Highland Avenue.

Therefore, the YMCA and 101 Y request that the zoning map regarding the Properties be amended to place them all in MR6.

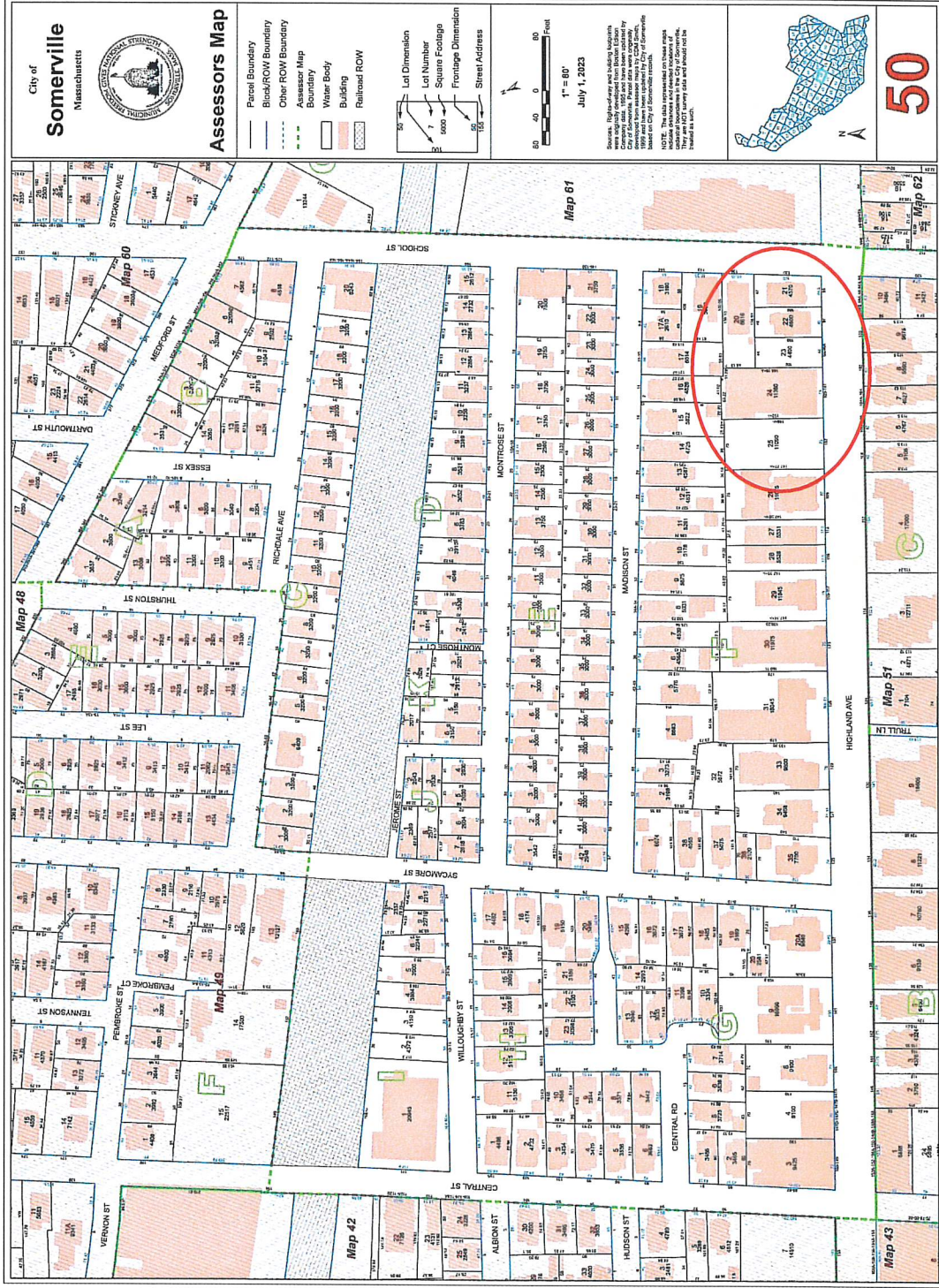
SOMERVILLE PROPOSED RE-ZONING

107 HIGHLAND AVE
103-101 HIGHLAND AVE
99-99A HIGHLAND AVE
97 HIGHLAND AVE
95 HIGHLAND AVE
136 SCHOOL STREET

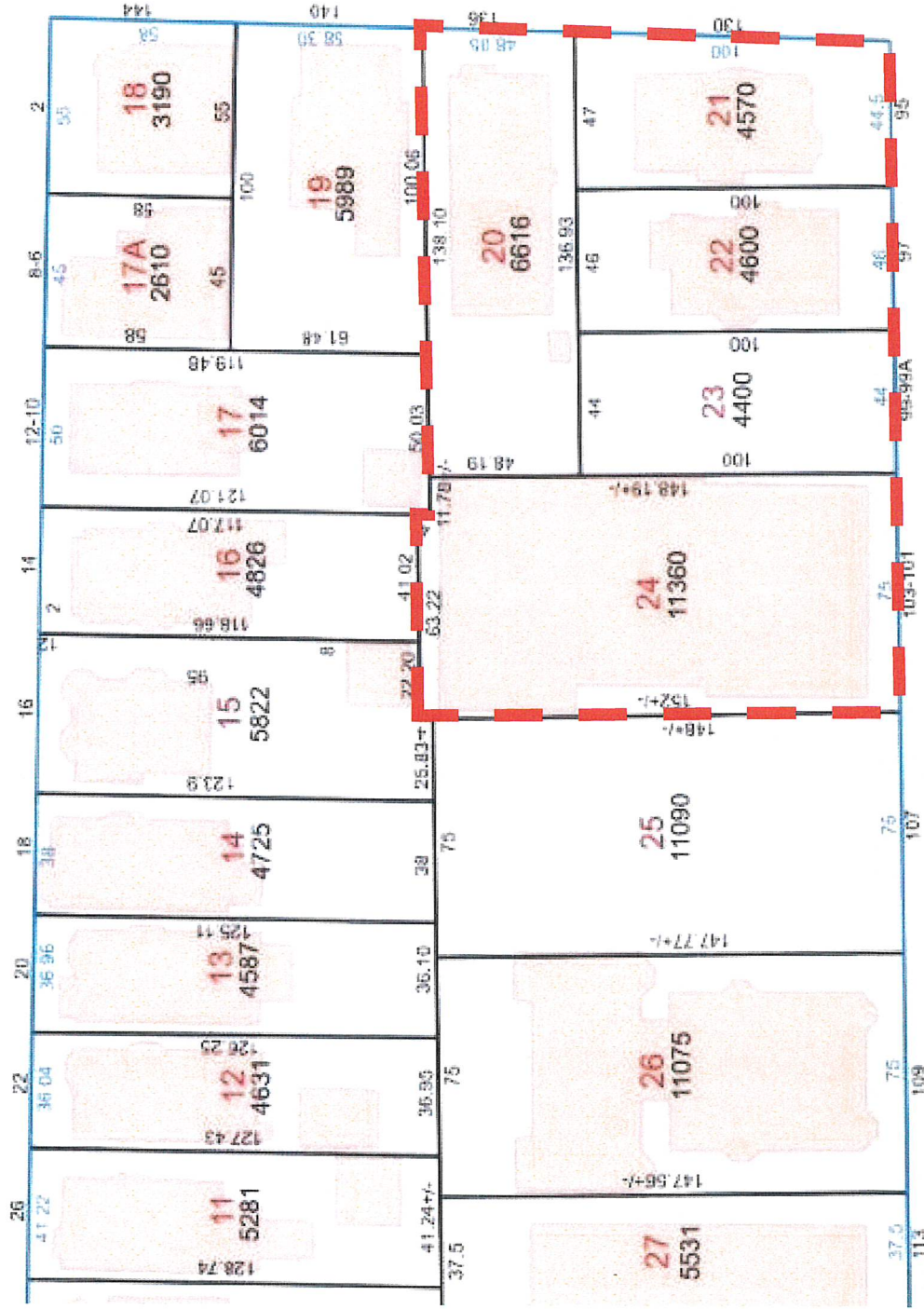
SOMERVILLE YMCA



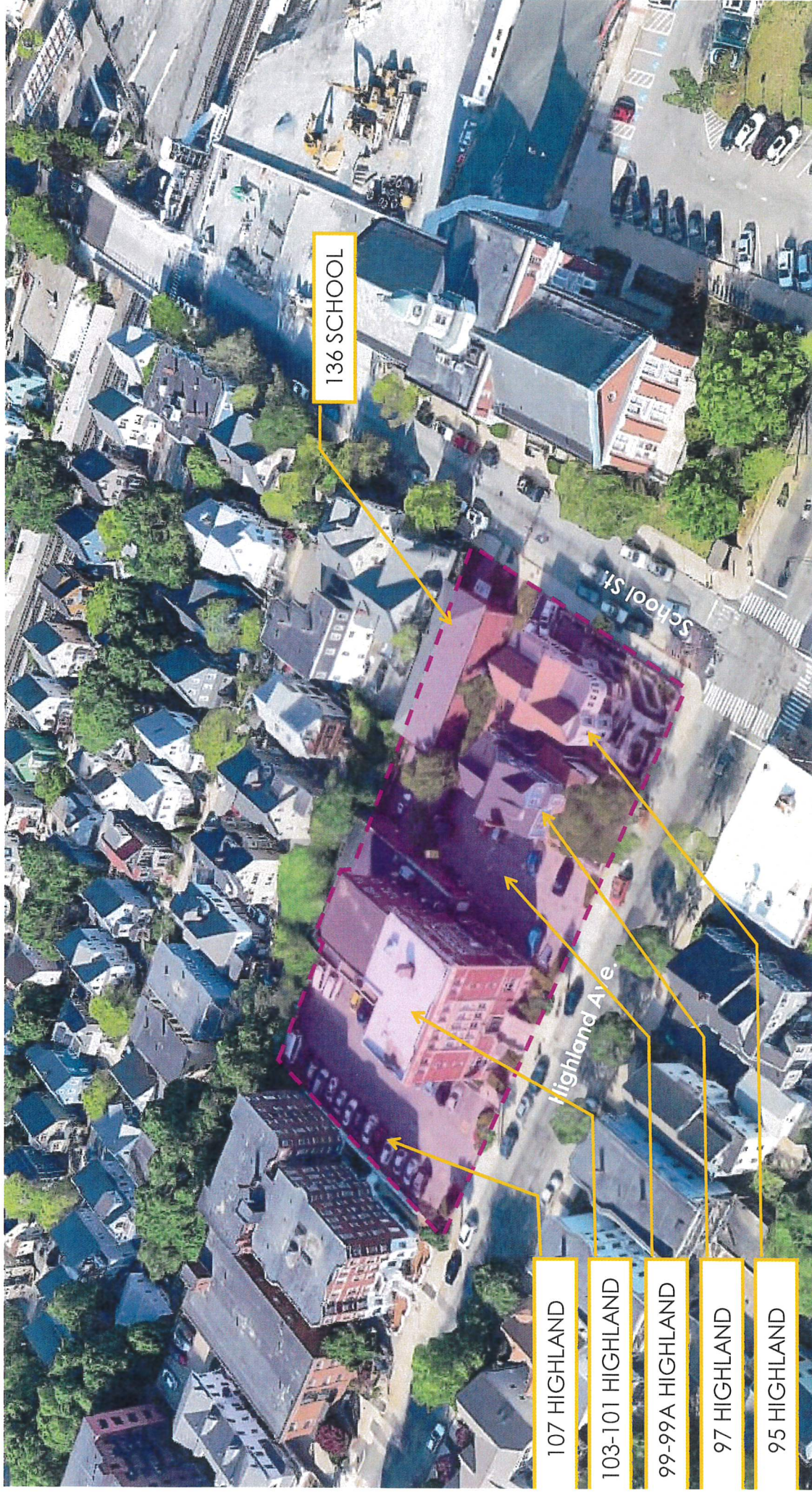
Assessors Map



Assessors Map



Project Site | Aerial



107 HIGHLAND

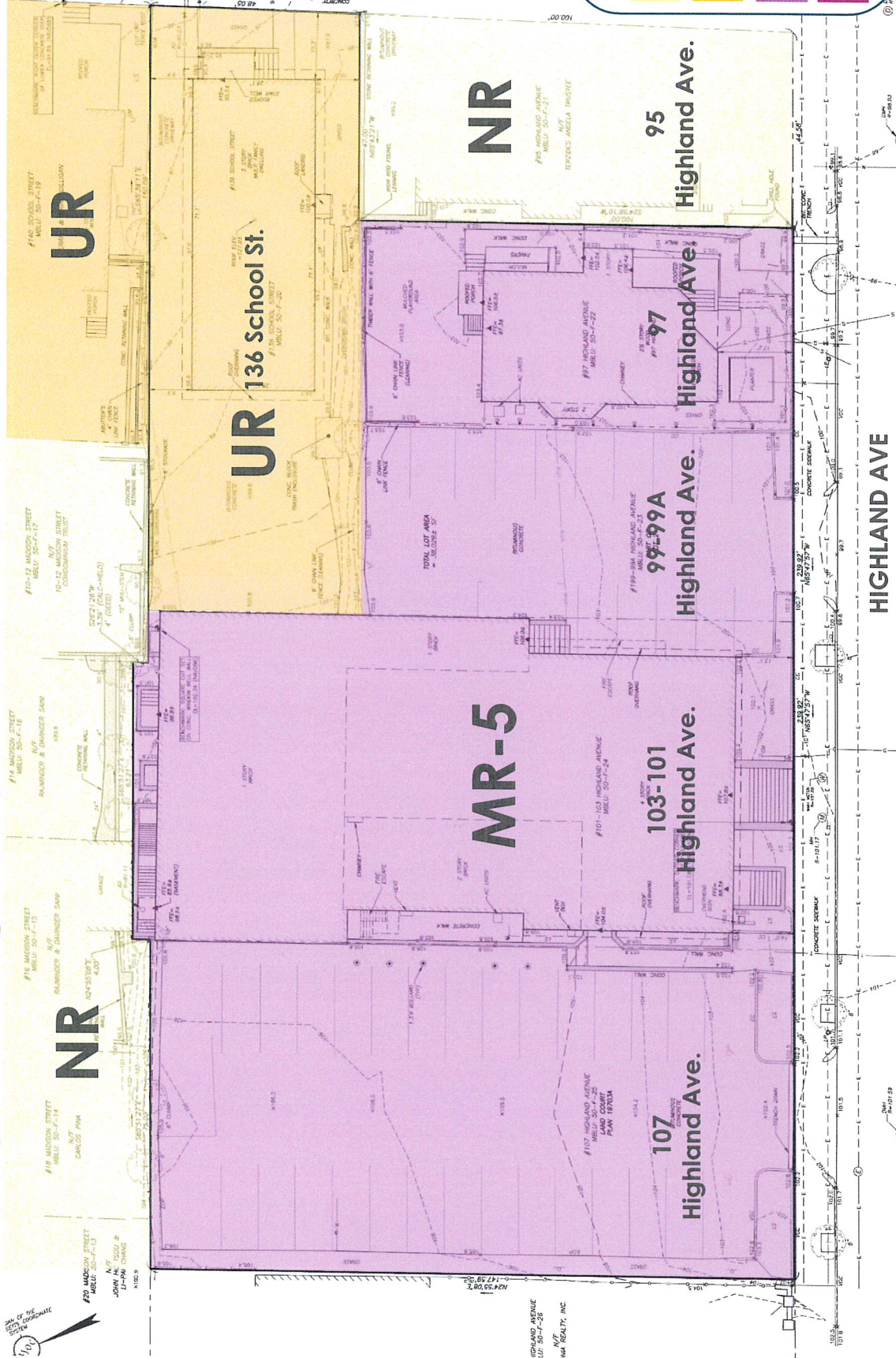
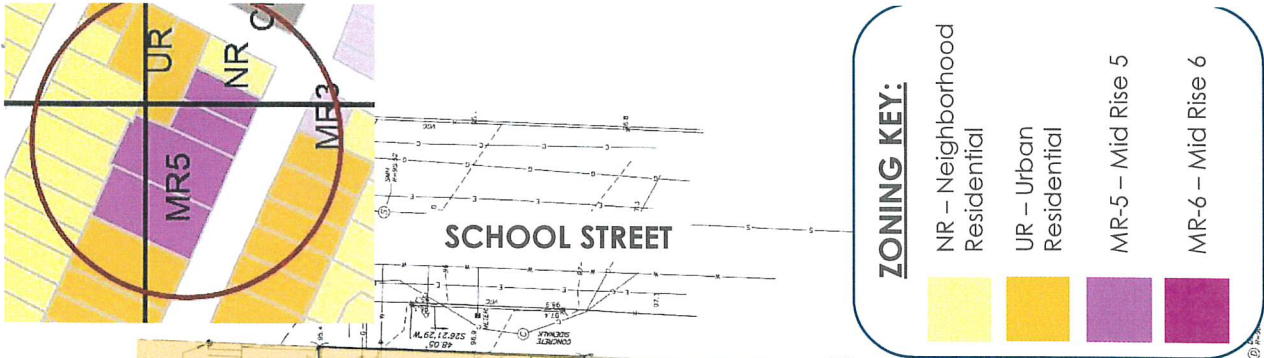
103-101 HIGHLAND

99-99A HIGHLAND

97 HIGHLAND

95 HIGHLAND

Existing Zoning Map Overlay

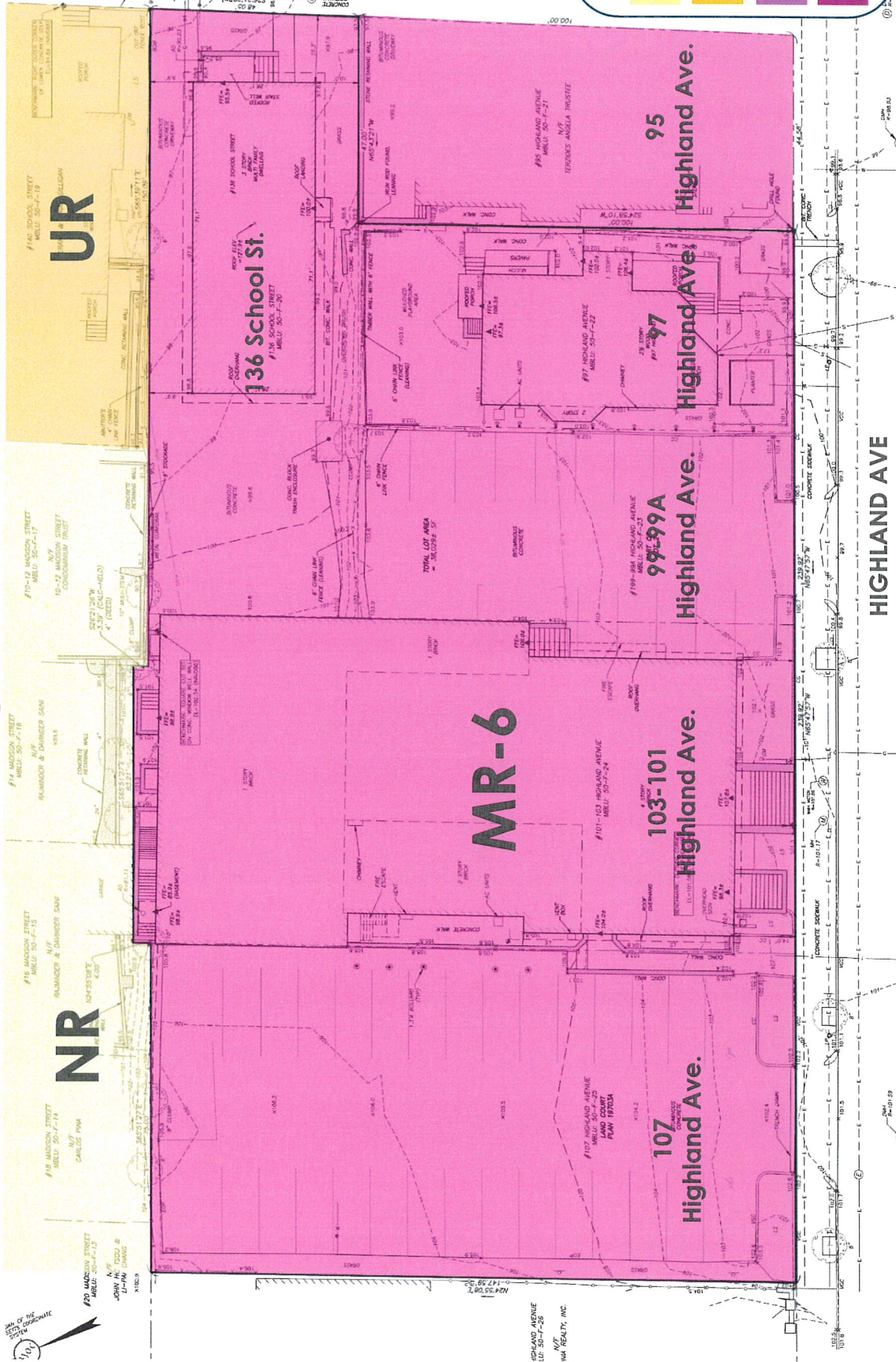


Proposed MR-6 Zoning Overlay



ZONING KEY:

- NR – Neighborhood Residential
- UR – Urban Residential
- MR-5 – Mid Rise 5
- MR-6 – Mid Rise 6



MR-6 | MASSING STUDY

MR-6
YMCA PROPERTY
COMMERCIAL BUILDING
6 STORY | HEIGHT: 85'

RESIDENTIAL PROPERTY
AFFORDABLE HOUSING OVERLAY
GENERAL BUILDING
7 STORY | HEIGHT: 88'

