



**CITY OF SOMERVILLE, MASSACHUSETTS
CLERK OF COMMITTEES**

July 14, 2014

REPORT OF THE HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

Attendee Name	Title	Status	Arrived
Mark Niedergang	Chair	Present	
Tony Lafuente	Vice Chair	Present	
Katjana Ballantyne	Ward Seven Alderman	Present	

Others present: Alderman McLaughlin, Alderman Heuston, Alderman Rossetti, George Proakis, Ed O'Donnell, David Shapiro, Eileen McGettigan, Kelly Donato, Brad Rawson, Sunayana Thomas, Evelyn Persoff, Hayes Morrison

Approval of the Minutes of April 22, 2014

RESULT:	APPROVED
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Approval of the Minutes of April 28, 2014

RESULT:	APPROVED
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Approval of the Minutes of April 28, 2014

RESULT:	APPROVED
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196221 - That the Director of SPCD provide SomerVision updates twice a year, broken down by ward, showing progress made in residential, affordable units, jobs, public space, trips via transit, bike and walking, and development in transformative areas.:

Mr. Proakis distributed and reviewed a draft report of SomerVision's goals, progress and projections and Mr. Glavin requested that the BOA provide feedback on the documents format in the next few weeks so that future reports might better address areas of concern and be more easily interpreted.

RESULT:	KEPT IN COMMITTEE
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196369 - That the Director of SPCD submit a SomerVision implementation and accountability plan as described within.:

RESULT:

KEPT IN COMMITTEE

196368 - That the Director of SPCD submit a plan on the use of city owned properties as it relates to projected growth identified in the SomerVision Plan.:

RESULT:

KEPT IN COMMITTEE

196188 - That the Administration work with this Board to revise the Somervision Plan to provide more detailed goals with regard to affordable housing and the creation of a mix of housing units, especially those with more than 2 bedrooms, for long-term residents of all ages.:

RESULT:

KEPT IN COMMITTEE

195248 - That the Director of SPCD appear before this Board to provide an update on the status of the Union Square renewal plan and any transactions that have taken place.:

Mr. Glavin, Mr. O'Donnell and Ms. McGettigan spoke on this item. US2 has been selected as the master developer and is actively seeking a local address here. US2 has meet with staff from OSCPd engineering firm Parsons Brinckerhoff. A 100 day plan is being developed by US2, which will speak to the activities conducted by the developer and the city, as partners, and will establish a public face through discussions between US2 and business owners, local interest groups, residents., etc. A formal development plan will speak to the actual development of Union Square.

The city has issued an RFP for the demolition of buildings in the D2 site and demolition is expected in the next month or so.

RESULT:

KEPT IN COMMITTEE

195906 - That the Director of SPCD appear at this Board's next meeting on December 12 to explain the Redevelopment Authority's procedure for designating a developer and taking property for the Revitalization Plan for Union Square, and provide the members of this Board with written information about the Plan's costs and funding sources by December 10.:

Ms. McGettigan distributed a data sheet addressing eminent domain relocation costs. The city paid \$4.4 million to purchase properties by eminent domain and has paid an additional \$1.2 million in relocation claims, to date. Relocation costs include the expenses for re-establishing a business in another location.

Mr. Glavin spoke about the cost of redeveloping Union Square and noted that a DIF would be needed.

RESULT:**KEPT IN COMMITTEE****196050 - Director of SPCD responding to #195906 re: the redevelopment of Union Sq.:****RESULT:****WORK COMPLETED****196886 - That the Administration provide this Board with an update, in writing and within 2 weeks, on accessibility and improvements to the West Branch Library.:**

Chairman Niedergang informed the members that Mr. Boukili informed him that the timeline was overly ambitious and would be revised this week.

RESULT:**KEPT IN COMMITTEE****197059 - Director of Capital Projects responding to #196886 re: improvements at the West Branch Library.:****RESULT:****KEPT IN COMMITTEE****196767 - That the Director of SPCD update this Board on the status of the I-93 sound barriers, authorized in a State bond bill in 2012.:**

Ms. Morrison explained that the funds for the sound barriers were an earmark that was added to a previous bond bill passed by the state legislature. Earmarks are included in bills but are not funded, so it's not really an appropriation. The sound barriers for the area in question was, in fact, an unfunded earmark. The city could continue to petition MA DOT and its state delegation to include earmarks for this project to keep the item "active". The state's funding for sound barriers has already been accounted for until 2022.

RESULT:**WORK COMPLETED****197102 - That the Director of SPCD provide to this Board traffic studies around Teele Square submitted by Tufts University for the PHCS project and development project at 1119-33 Broadway, and advise of any plans to alleviate traffic congestion around Teele Square and Broadway from Route 16.:**

Ms. Morrison is not aware of a Tufts plan and she explained how data from past studies might not be useful in later studies.

RESULT:**WORK COMPLETED****197103 - That the Director of SPCD provide this Board with the traffic report for the intersection of Powderhouse Boulevard and Packard Avenue.:**

RESULT:**WORK COMPLETED**

197247 - That the Director of SPCD provide funding to address problems at the Milk Row Cemetery, including cleaning, repairs, resetting fallen obelisks and other cosmetic repairs and maintenance.:

Alderman Heuston spoke of this cemetery's historical importance and asked if there might be ways to secure funds for it maintenance and preservation. Mr. Glavin spoke about the specialized skill that might be necessary to restore headstones, and he suggested that the item remain in Committee so that OSPCD may explore options and obtain an estimate of what is needed.

RESULT:**KEPT IN COMMITTEE**

196370 - That the Director of SPCD and the City Solicitor submit to this Board a proposal to impose institutional master plans.:

Mr. Proakis and Mr. Shapiro spoke on the item. In order for the city to impose an institutional master plan, a special act over riding state zoning would be required. Mr. Glavin believes that the item is worthy of exploration and he would like to come back to the committee with an illustration how this could proceed.

There was a discussion about Tufts' self assessment and it was pointed out that the city had no formal part in it.

Alderman Lafuente requested a list of problem properties owned by Tufts. He also asked what leverage the city has to ensure that Tufts new development happens under its taxable arm, (Walnut Hill). Mr. Glavin said that this is more of a legal question, but noted that if the nature of the property use is for non-profit, then it might be tax exempt.

RESULT:**KEPT IN COMMITTEE**

196900 - That the Administration update the Ward 5 Alderman and this Board in writing within 3 weeks on the plan to use the \$220,000 in traffic mitigation funds paid by Maxwell's Green in 2011 for traffic calming on Lowell Street around the bridge, especially since the extension of the Community Path will be completed in September, generating pedestrian and bicycle activity on the bridge.:

RESULT:**WORK COMPLETED**

194361 - That the Director of SPCD prepare a written analysis for this Board comparing the 2010 federal census with the 2000 census and highlighting the important changes and potential impacts.:

Ms. Thompson explained the changes from earlier data. Members of the committee expressed concern about gentrification, economic diversity and affordable housing.

RESULT:**WORK COMPLETED**

196425 - That the Manager of the US Post Office branch at 237 Washington Street appear before this Board to discuss issues with recent mail delivery in the 02143 zip code.:

RESULT:**WORK COMPLETED**

197231 - That the Director of SPCD (Transportation and Infrastructure) arrange a meeting with Mass DOT and the Ward Two Alderman to discuss noise mitigation during the Green Line Extension project to diminish construction noise in the affected neighborhoods.:

Alderman Heuston explained the reason for the request and requested that Ms. Morrison arrange the meeting.

RESULT:**WORK COMPLETED**