# Appendix A

Draft UCH-TIF Zone & Plan

# WINTER HILL UCH-TIF ZONE AND PLAN

Submitted to DHCD: January 10, 2023

Additional Information Submitted to DHCD: January 23, 2023

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The City of Somerville, MA
Mayor's Office of Strategic Planning and Community Development
Katjana Ballantyne, Mayor

Submitted to:
The Commonwealth of Massachusetts
Department of Housing and Community Development
under M.G.L. c. 40 § 60
as an "UCH-TIF Zone and Plan"

| | |
|---|---|
| **UCH-TIF Plan Name** | Winter Hill UCH-TIF Plan |
| **UCH-TIF Plan Zone Designation** | Winter Hill UCH-TIF Zone |
| **Applicant Municipality** | City of Somerville, MA |
| **Official Authorized to Execute UCH-TIF Agreements** | Katjana Ballantyne<br>Mayor<br>Somerville City Hall<br>93 Highland Avenue<br>Somerville, MA 02143<br>Attention: Mayor<br>mayor@somervillema.gov<br>t: (617) 625-6600 x2100<br>f: (617) 625-3434 |
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| **Included Properties** | Parcels: 70-D-5, 70-D-10 (which was consumed by parcel 70-D-27 but still appears separately on some parcel maps), and 70-D-27, as they are to be subdivided in the Project plans. |

The City of Somerville designated an area as the Winter Hill UCH-TIF Zone which qualifies as a Commercial Center under Massachusetts General Laws Chapter 40 Section 60(a)(i). The proposed Winter Hill UCH-TIF Plan, form of UCH-TIF Agreement, and any negotiated agreements meet the requirements of 760 CMR 58.00. Municipal authorization of this UCH-TIF Zone and Plan can be found in Appendix A.

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# SECTION 1: EXECUTIVE SUMMARY

This proposed Winter Hill Urban Center Housing Tax Increment Financing (UCH-TIF) Zone and Plan provides an additional financing tool to facilitate the redevelopment of Temple Square (referred to in this UCH-TIF Plan as the "UCH-TIF Zone"), a key portion of the overall plan to restore the Winter Hill commercial corridor as a main street destination that is safe and inviting for bikers and pedestrians and is supported by mixed-use development. Temple Square, a 2.8-acre area has been one of the major obstacles to the realization of the Winter Hill Neighborhood Plan adopted in November 2016. It is an underutilized area that includes a Star Market that has been vacant since 2007 and two decrepit, vacant parking lots, in addition to three other buildings and a private right of way.

Somerville, much like the Greater Boston region, continues to face a housing crisis as rents rise and families must crowd into small units or else be displaced entirely. As of the 2021 Housing Needs Assessment, sixty-nine percent (69%) of low-income renters in Somerville were housing cost burdened, spending more than thirty percent (30%) of their gross monthly income on housing costs. Further, thirty-four percent (34%) of Somerville's low-income renters are severely housing cost burdened, spending more than fifty percent (50%) of their gross monthly income on housing costs. The 2021 Housing Needs Assessment estimates that Somerville needs approximately 13,000 additional units affordable at or below eighty percent (80%) of the Area Median Income (AMI) to meet the current demand and alleviate these housing cost burdens. The redevelopment of Temple Square into a mixed-use project with hundreds of housing units – and forty-five percent (45%) of these affordable at or below eighty percent (80%) AMI – will provide much-needed housing and meet the goals of the Winter Hill Neighborhood Plan, Winter Hill Urban Renewal Plan, and SomerVision 2040, the City's Comprehensive Plan.

The Winter Hill community has envisioned the restoration of Winter Hill as neighborhood-oriented commercial district since the adoption of the Winter Hill Neighborhood Plan. Historically, auto-centric development resulted in redevelopment that reduced both commercial and residential space by removing stories or replacing entire buildings with parking lots. This also resulted in multiple vehicular entrances and parking on the street frontage instead of active uses, which degraded the pedestrian experience and Winter Hill's neighborhood-oriented character. Since 2007, the neighborhood has been plagued by the vacant and neglected Star Market property at 299 Broadway which has been a magnet for crime. As of 2016, eighteen percent (18%) of retail space in Winter Hill was vacant owing both to landlords of properties adjacent to the vacant Star Market struggling to attract quality commercial tenants and rising rents which push out small, independent businesses that Winter Hill's smaller commercial spaces cater to. Commercial growth in the area is crucial to attracting independent businesses, alleviating commercial rent pressures, and ultimately restoring the neighborhood-oriented commercial district.

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This Plan outlines the proposed development of two hundred eighty-eight (288) rental dwelling units, six (6) retail spaces, an arts and creative enterprise space, a community room, civic plaza, and public park within Temple Square. This development will include one hundred thirty-two (132) units of housing affordable to households at or below eighty percent (80%) of the Area Median Income, as defined by the U.S. Department of Housing and Urban Development (HUD). It is anticipated the retail spaces will create thirty (30) new jobs for the neighborhood. The City plans to support the development through public construction projects described in Section 8 of this Plan that will occur concurrently with the development. In total, the project is estimated to cost approximately $150 million and will be funded through a combination of public and private sources, including Federal Low Income Housing Tax Credits, State Low Income Housing Tax Credits, Affordable Housing Trust Fund, Housing Innovation Fund, and HOME Investment Partnership Program funding from the Department of Housing and Community Development, developer equity, deferred developer's fees, and private permanent debt.

The developer is expected to wrap up the Chapter 40B permitting process in March 2023. Thereafter, the development team will acquire the parcels they have under agreement in April 2023 and apply for additional funding sources in Summer 2023, with a construction closing anticipated in Fall 2024. Construction is anticipated to commence shortly after the construction closing and continue through Fall 2026. Project stabilization is anticipated in Fall 2027.

The City is negotiating an UCH-TIF Agreement for two parcels which are owned by Cohen H.A. Trustee and are under agreement with Mark Development LLC, or its nominee: Parcel 70-D-27 and 70-D-5, 299 Broadway and 15 Temple Street, Somerville, MA. The UCH-TIF Agreement will be between the City of Somerville and 299 Broadway Property Owner LLC, the entity Mark Development LLC has nominated to purchase the parcels.

## SECTION 2: LOCAL APPROVAL PROCESS - 58.04

A public hearing was held on [DATE] to take public comment on the proposed UCH-TIF Zone, Plan, and form of Agreement. Notice of the public hearing was published in [NEWSPAPERS & DATES] and posted on the City website on [DATE]. Copies of the proposed UCH-TIF Zone, Plan, and form of Agreement were made available electronically at [CITY WEBSITE?] and hard copies were available [UPON REQUEST?]. The public hearing notices and minutes can be reviewed in Appendix B.

On [DATE], the City Council approved the UCH-TIF Zone, Plan, and form of Agreement and imbued the [Mayor of Somerville] with the authority to sign UCH-TIF Agreements. [The approval of the UCH-TIF Zone/Plan/form of Agreement was made with the following amendments…].

## SECTION 3: THE UCH-TIF ZONE - 58.05

As provided for in the UCH-TIF Guidelines distributed by the Department of Housing and Community Development (DHCD) in August 2018, the requirements for defining and describing the UCH-TIF Zone may be included in the UCH-TIF Plan. The proposed Winter Hill UCH-TIF Zone is described in the UCH-TIF Plan, which begins with Section 4.

## SECTION 4: OBJECTIVES - 58.06(1)

The objectives of this Plan are consistent with those of the Winter Hill Urban Renewal Plan and Winter Hill Neighborhood Plan. The Winter Hill Urban Renewal Plan has six objectives which are drawn from the Winter Hill Neighborhood Plan and carried forward in this Winter Hill UCH-TIF Zone and Plan:

**Improve Winter Hill's identity as a neighborhood-oriented main street commercial district.** Although the neighborhood currently boasts fantastic independent businesses, these establishments face rising rents and struggle to attract customers from beyond the neighborhood. Since the grocery store closed, the business offerings in the neighborhood area are not a diverse enough mix to meet all a household's needs, which increases the chances of residents spending their money in other districts instead. Bringing in additional commercial development, residents, and an improved streetscape will support existing businesses and reestablish Winter Hill as a main street commercial district.

**Create green and open gathering spaces to support community life and the environment.** Winter Hill has a dearth of green and open space, particularly in the heart of the Broadway commercial district. Massive parking lots take up much of the acreage, contributing to urban heat island effect, stormwater management issues, and the continued over reliance on cars. Establishing a green space in the heart of the district at Temple Square will not only mitigate these environmental issues but generate welcoming space for the neighborhood's residents to gather within their neighborhood.

**Ensure a pedestrian- and bike-friendly experience.** Although progress has been made in improving the walkability and bikeability of this neighborhood since the adoption of the Neighborhood Plan, additional and more transformative work must be done to create a safe and inviting space for all modes of transit. Redevelopment that minimizes curb cuts and an improved streetscape will be essential to meet the Neighborhood Plan's vision. This is particularly important given the MBTA Green Line Extension service to Gilman Square in December 2022, wherein the district will likely see more visitors arriving on foot or bike from the transit station.

**Minimize displacement by building additional affordable housing.** Somerville, much like the Greater Boston region, continues to face a housing crisis as rents rise and families must crowd

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into small units or else be displaced entirely. The redevelopment of Temple Square into a mixed-use project with hundreds of housing units – and forty-five percent (45%) of these affordable – will provide much-needed housing. An added bonus is the proximity of this housing to the Gilman Square Green Line Station, which can provide affordable transportation access throughout Somerville and into downtown Boston. Infill projects such as this are essential in promoting the Commonwealth's Sustainable Development goals to expand housing opportunities to meet the needs of people of all abilities, income levels, and household types.

**Pursue redevelopment that produces equitable outcomes in the neighborhood.** Winter Hill is a diverse neighborhood that many people of different incomes, races, ethnicities, and national origins call home. The arrival of the Green Line station, while increasing the transportation opportunities for the neighborhood, will also likely raise rents and housing prices beyond the reach of many current residents. Businesses may also see changing tastes in the neighborhood, increased rents, and, in some cases, their buildings sold. Creating additional housing and commercial supply can, if done carefully, work as an anti-displacement strategy. Continued data analysis to determine the effect of development described in this Plan should explore how this project ultimately benefits or burdens different communities within the neighborhood.

**Redevelop vacant and underutilized properties into uses that better meet community needs.** Right now, the center of the Broadway commercial district is a vacant, decrepit site that contributes little to the surrounding community. Redeveloping the site will transform this dilapidated site into one that supports important community goals relating to housing, green space, and jobs.

Implementation of this Plan will enable the City to move forward in achieving the above goals, including increased residential growth, affordable housing, and commercial growth.

# SECTION 5: PARCEL DESCRIPTION, COVERAGE, AND ZONING– 58.06

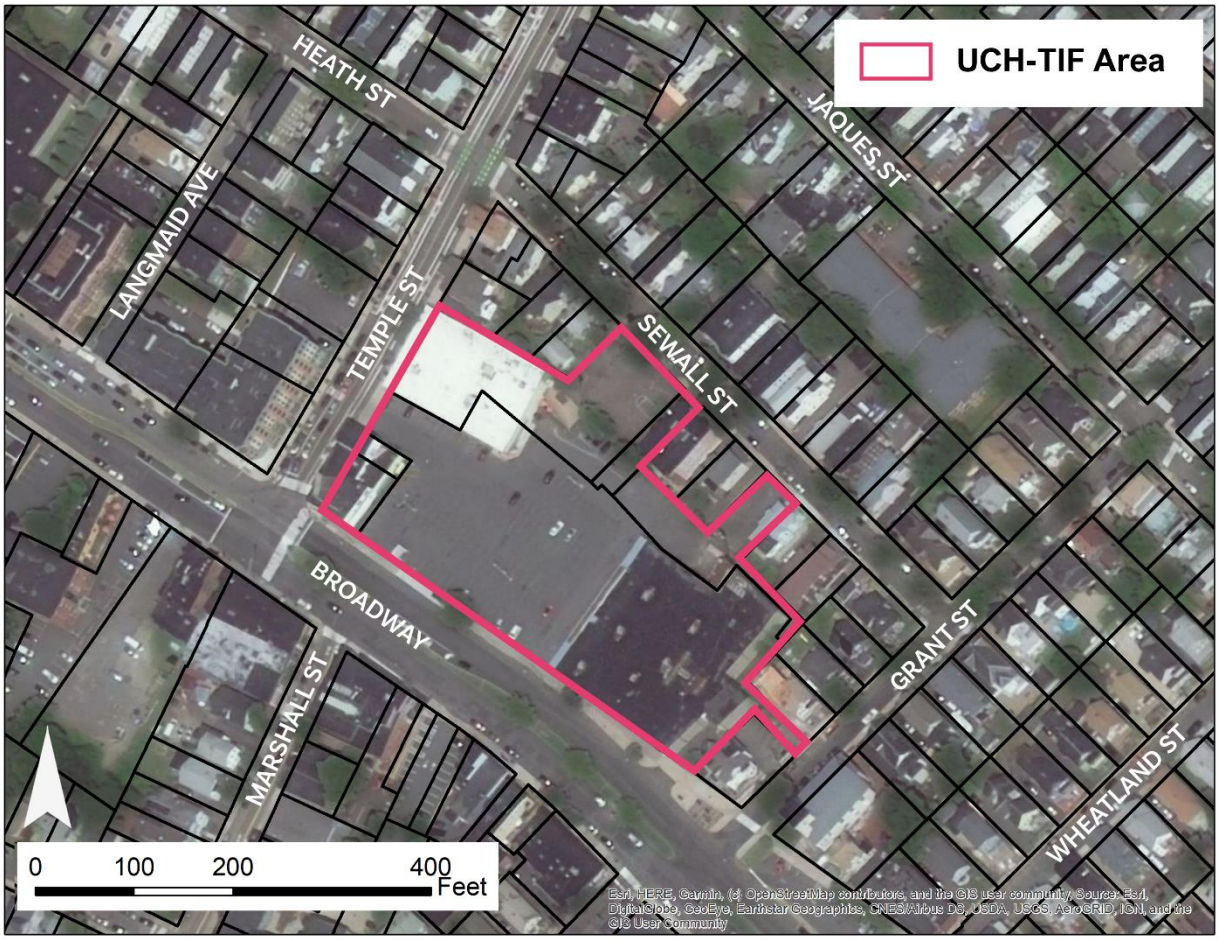
## 5.1 Description of the UCH-TIF Zone Boundary

The UCH-TIF Zone is one site known as Temple Square, consisting of five parcels and a private right of way, totaling 2.8 acres. The UCH-TIF Zone mirrors the Project Area delineated in the Winter Hill Urban Renewal Plan. It is a pivotal site identified in the Winter Hill Neighborhood Plan and encompasses a Star Market building that has been vacant since 2007, two decrepit parking lots on Sewall Street, a private right of way called Sewall Court, the existing Walgreens building, and two buildings at the corner of Temple Street and Broadway. The UCH-TIF Zone is depicted in Map A and includes in the following parcels:

- 70-D-5

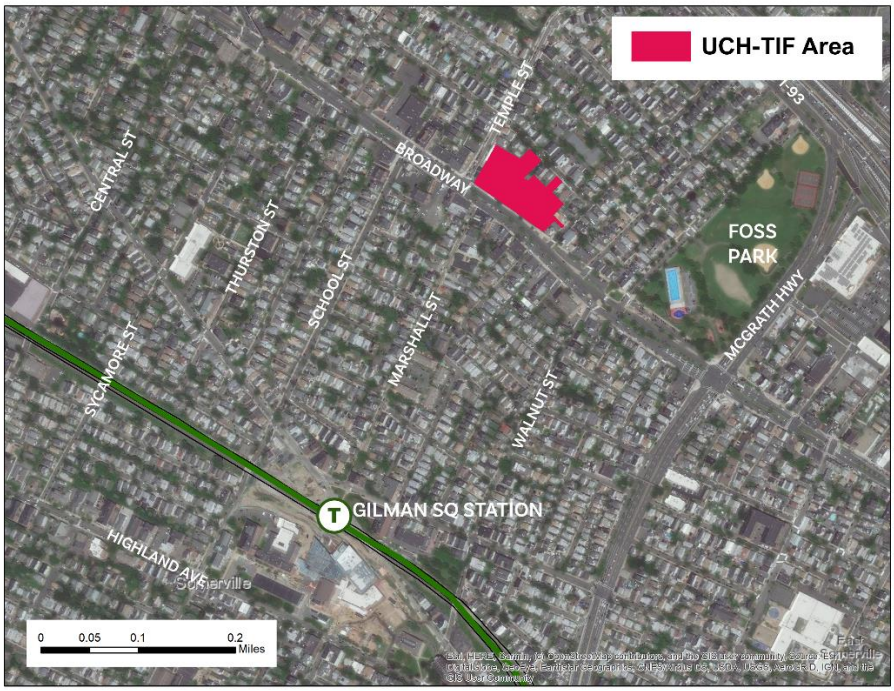
- Sewall Court (which does not have an assessor's number associated with it)
- 70-D-10 (which was consumed by parcel 70-D-27, but still appears separately on some parcel maps)
- 70-D-27
- 70-D-24
- 70-D-25

### *Map A. UCH-TIF Zone Boundaries*

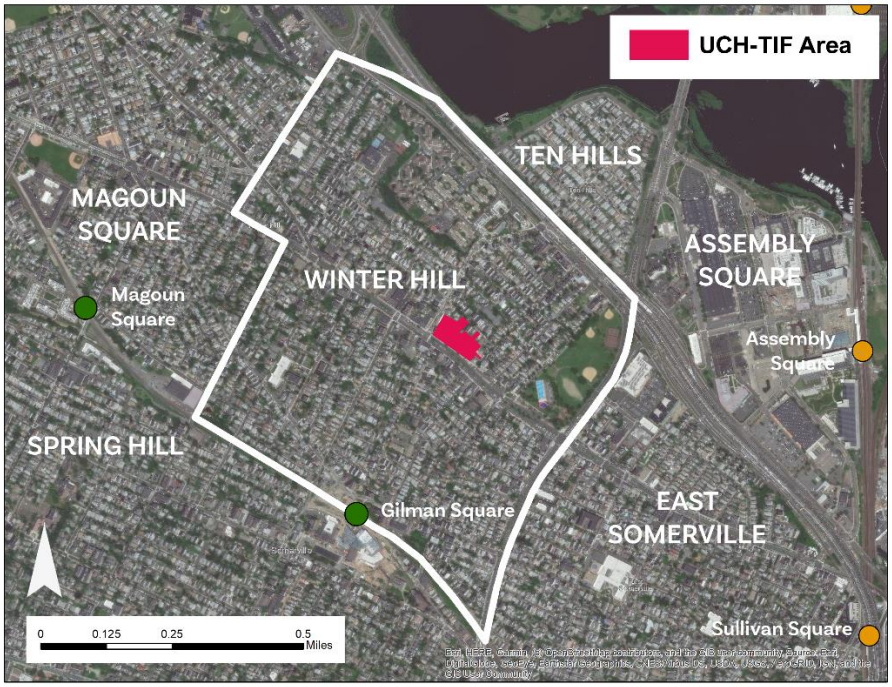



The UCH-TIF Zone is a short walk – less than half a mile – to the site of the future Gilman Square station, which opened in December 2022 (see Maps B and C). It is situated between the commercial district along Broadway, a major thoroughfare along Temple Street, and the residential fabric of the neighborhood.

## *Map B. Neighborhood Context*




## *Map C. Broader Neighborhood Context*



## 5.2 Designation of the UCH-TIF Zone as a Commercial Center

The UCH-TIF Zone is a commercial center located within an area of concentrated development as defined in M.G.L. Chapter 40 § 60(a)(i). All buildings located within the UCH-TIF Zone are commercial buildings, except for 9 Temple Street which is mixed-use with commercial space on the ground floor and two residential units above. The southern border of the UCH-TIF Zone runs along the Broadway commercial district and the Winter Hill Neighborhood Plan and Winter Hill Urban Renewal Plan have sought to redevelop the underutilized Temple Square site as part of the overall plan to restore Winter Hill's identity as a neighborhood-oriented main street commercial district.

## 5.3 Ownership of Parcels & Existing Conditions Within the UCH-TIF Zone

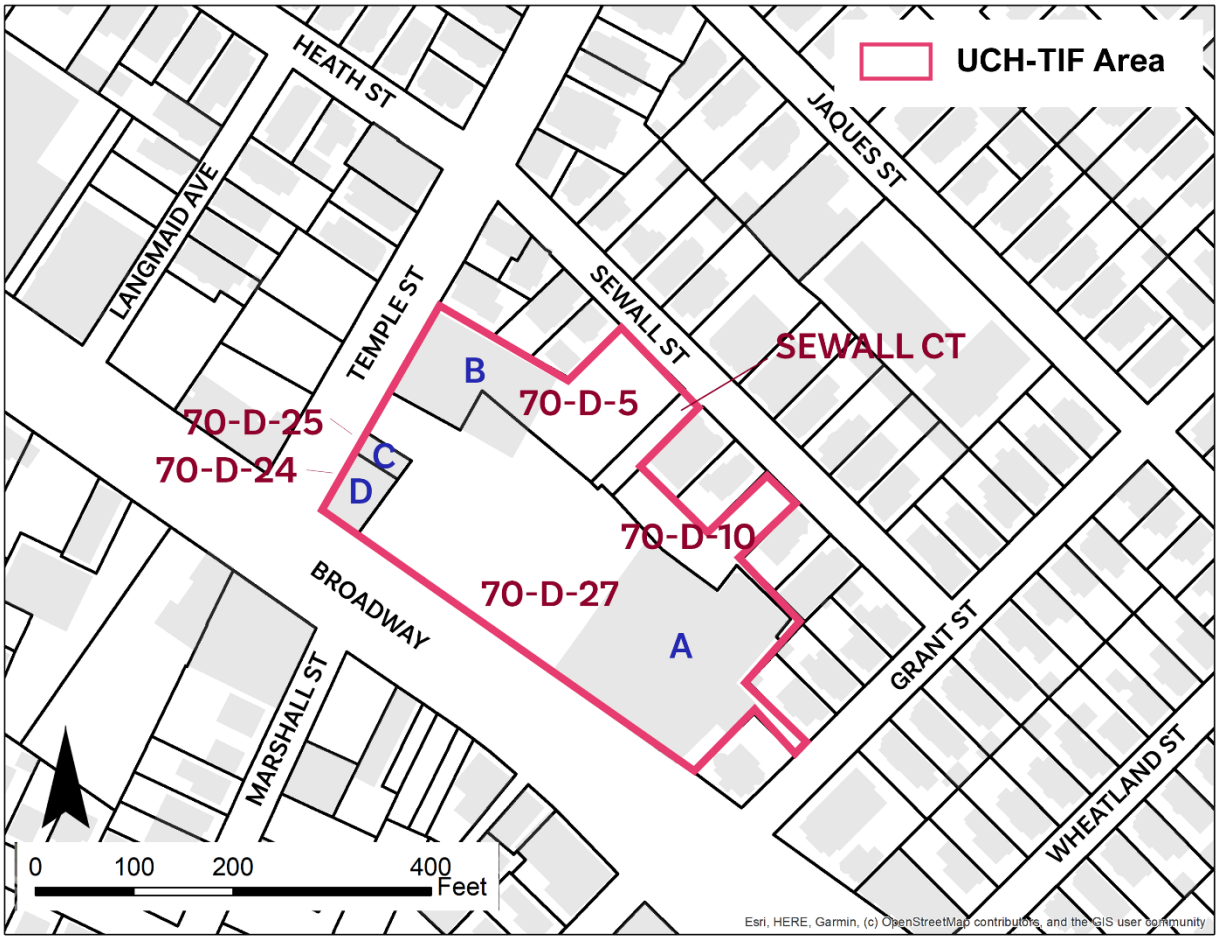
The UCH-TIF Zone includes five parcels and a private way, which contain four existing buildings, described in Table 1, and depicted in Map D. One parcel visible in Map D, 70-D-10, has been consumed by 70-D-27; although these parcels are separated in some maps, they are legally the same parcel. Sewall Court is a private right-of-way; it is currently used for parking.

***Table 1. Existing Parcels in UCH-TIF Zone***

| Map D Legend | Address-Map-Block-Lot | Owner | Existing Use (Current Tenants) | Year Built | Building Area (in Sq Ft) |
|---|---|---|---|---|---|
| **A** | 299 Broadway 70-D-27 | COHEN JAMES ET AL TRUSTEES and COMAR R E TRUST | Vacant Commercial None | 1967 | 31,482 |
| **B** | 15 Temple St 70-D-5 | COHEN H A TRUSTEE and C/O WALGREEN CO. | Commercial and Residential (Walgreens) | 1970 | 16,800 |
| **C** | 9 Temple St 70-D-25 | PRIVITERA PHILLIP J TRUSTEE and 9 TEMPLE ST REALTY TRUST | Commercial/ Residential (Elegancia Salon, 2 residential units) | 1940[1] | 3,772 |
| **D** | 313 Broadway 70-D-24 | HOWARD J W TRUSTEE and 313 BROADWAY REALTY TRUST | Commercial (Winter Hill Liquors, Brazilian Times) | 1910 | 10,703 |

[1] City of Somerville staff suspects that, based on architectural details, the building may be older.

### *Map D. Existing Property Lines and Buildings*




Map E depicts the existing uses on the site. The overwhelming majority of the land area in the UCH-TIF Zone is currently pavement and parking. Three commercial buildings sit in the area – the Walgreens, Winter Hill Liquors and Brazilian Times Office, and the vacant Star Market site – and one mixed-use building, which houses the Elegancia Salon on the bottom floor and two residential units on the second floor.

### *Map E. Existing Uses*

Much of the existing property in the UCH-TIF Zone is out of repair, owing to the long-term vacancy in the Star Market building. Although the other buildings have remained occupied, this positive presence has not done enough to combat the general decadence and deterioration of the UCH-TIF Zone as a whole.

In June 2020, City of Somerville staff conducted a survey to assess the state of the properties in the UCH-TIF Zone, including the four buildings, two vacant lots, and Sewall Court. These ground observations were supplemented by drone footage to better determine the condition of roofs. Each building or lot was rated along three categories: Roof and Exterior; Entrances, Doors, and Windows; and Yard, Parking, and Surrounding Areas. The possible ratings were:

- **GOOD –** The buildings in this category appeared to be in a structurally stable condition. In some cases, there were clear signs of building maintenance or recent rehabilitation such as new paint, new doors, and windows.
- **SATISFACTORY –** Buildings in this category exhibited stable conditions and required minor rehabilitation such as new paint and window replacements. In some cases,

exterior features (such as the entrance ways) required improvements to make them code compliant.

- **MODERATE DISREPAIR -** This category included buildings in need of minor structural repairs, porch or roof replacements or siding replacement. Certain buildings components appeared to be reaching the end of their useful lives. Some of the buildings required considerable maintenance on the overall structure.
- **SEVERE DISREPAIR –** This category included buildings that were visually dilapidated and needed extensive repairs. Most of these buildings required major investments in façade improvements, storefronts, walls and/or other architectural features.

The vacant lots along Sewall Street and 299 Broadway (the vacant Star Market) were in severe disrepair. The remaining buildings and Sewall Court were considered satisfactory, except for the Walgreens buildings, which appeared to have a roof in disrepair in the footage captured by the drone.

***Table 2. Summary of Survey Results by Share of Land Area***

| | Roof, Exterior | Entrances, Doors, Windows | Yard, Parking, Surrounding Areas |
|---|---|---|---|
| **Good** | 0% | 0% | 0% |
| **Satisfactory** | 8% | 40% | 35% |
| **Moderate Disrepair** | 32% | 0% | 0% |
| **Severe Disrepair** | 60% | 60% | 65% |

*Table 2 describes the survey results in terms of the proportion of land area. Though only one building's roof and exterior were considered in severe disrepair, this building represents 60% of the land area in the UCH-TIF Zone.*

Detailed information about the survey results by property, including site photos, can be found in Appendix C.

## 5.4 Finding of Public Benefit

The UCH-TIF Zone is a detriment to the Winter Hill Neighborhood and negatively impacts the quality of life for its residents. The vacancy on the Sewall Street lots and the Star Market building has been a magnet for crime, and the sheer amount of pavement causes problems with stormwater management and heat island effect. The visual impact of such a decrepit property in the heart of the Winter Hill commercial district has been a barrier to sound growth by making it difficult for the landlords of adjacent properties to attract quality commercial tenants and for existing businesses to draw patrons into the neighborhood. All these aspects of

the UCH-TIF Zone are detrimental to the health and welfare of the businesses and residents of Winter Hill.

Addressing the high commercial vacancy rate in the UCH-TIF Zone is a priority of this UCH-TIF Plan. The vacancy of Star Market has created a 20% vacancy rate of the five commercial businesses located within the Zone – Star Market, Winter Hill Liquors, The Brazilian Times, Walgreens, and Elegancia Salon. Gross commercial space within the zone is approximately 60,181 square feet. The Star Market building is approximately 31,482 square feet. Therefore, approximately 52% of the commercial space within the zone has been vacant since 2007. This has been a long-term detriment to the neighbors and residents of Winter Hill.

In accordance with M.G.L. Chapter 121B, § 46, the Somerville Redevelopment Authority determined that the Winter Hill Urban Renewal Area – which mirrors the UCH-TIF Zone – as described in the Winer Hill Urban Renewal Plan is a "Decadent Area" as defined in M.G.L Chapter 121B, § 1. See Appendix D for a copy of the decadence resolution passed by the Somerville Redevelopment Authority. The Winter Hill Urban Renewal Plan was subsequently approved by the Department of Housing and Community Development on June 29, 2021. See Appendix E for the copy of the Winter Hill Urban Renewal Plan and its approval by the Department of Housing and Community Development, including the Department's findings that the Winter Hill Urban Renewal Area is a "decadent, substandard, or blighted open area."

Redevelopment within the UCH-TIF Zone would primarily benefit the neighborhood's low-income residents. The UCH-TIF Zone is in Census Tract 3501.09 which, according to the American Community Survey 2021 5-Year Estimates, has a median income of $80,761. The 2022 median family income for the City of Somerville as posted by the U.S. Department of Housing and Urban Development is $140,200. Based on this median family income for a household of four, 115% of the area median income for various household sizes is as follows:

*Table 3. 115% Area Median Income Limits for Somerville, MA (2022)*

| Area Median Income | 1-Person Household | 2-Person Household | 3-Person Household | 4-Person Household |
|---|---|---|---|---|
| **100% AMI** | $98,140 | $112,160 | $126,180 | $140,200 |
| **115% AMI** | $112,861 | $128,984 | $145,107 | $161,230 |

The median household income of the Census tract where the UCH-TIF Zone is located ($80,761) is less than 115% AMI for all household sizes.

Residential and commercial growth within the UCH-TIF Zone would constitute a finding of public benefit and meet several of the public benefit thresholds required by the UCH-TIF Program.

*Table 4. Qualification of the Area as an UCH-TIF Zone - Public Benefit Thresholds*

| At least one of the following conditions must be met – (i); (ii) or (iii). | | |
|---|---|---|
| | (i) | The UCH-TIF Zone has either: |
| | ☐ | an unemployment rate that exceeds the statewide average by at least 25 percent; OR |
| | ☒ | a commercial vacancy rate of 15 percent or more; OR |
| | ☒ | an average household income below 115% of the Area Median Income; OR |
| | (ii) | |
| | ☐ | At least 51 percent of the land area within the UCH-TIF Zone is located within a qualified census tract, as defined in Section 42(d)(5) of the Internal Revenue Code; OR |
| | (iii) | At least 51 percent of the land area within the UCH-TIF Zone constitutes a: |
| | ☐ | Blighted open area; OR |
| | ☒ | Decadent area; OR |
| | ☐ | Sub-standard area, as defined in Section 1 of Chapter 121A. |

## 5.5 Existing Zoning in UCH-TIF Zone

Map F illustrates the current zoning for the UCH-TIF Zone. The City of Somerville zoning code adopted in December 2019, as amended, allows for Mid-Rise 6 (MR6) along Broadway, then drops down to Mid-Rise 4 (MR4) and ultimately Neighborhood Residential (NR) along Sewall Street. The Mid-Rise districts of Somerville are characterized by a variety of moderate floor plate buildings, with Mid-Rise 4 allowing up to four stories and Mid-Rise 6 allowing up to six stories. The Zoning Code further characterizes the Mid-Rise districts in the following manner: "Buildings are set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. The district is primarily commercial, with ground story uses that typically address the needs of residents and employees in the immediate neighborhood." Mid-Rise 6 districts can have moderate to large floor plates and its ground story uses may address the needs of visitors from the greater Boston area in addition to the Somerville community and neighborhood residents. Neighborhood Residential, meanwhile, is characterized by small and moderate floor plates with one-,two-, and three-unit principal buildings. The buildings are almost entirely residential, with occasional neighborhood stores, schools, places of worship and arts-related uses.

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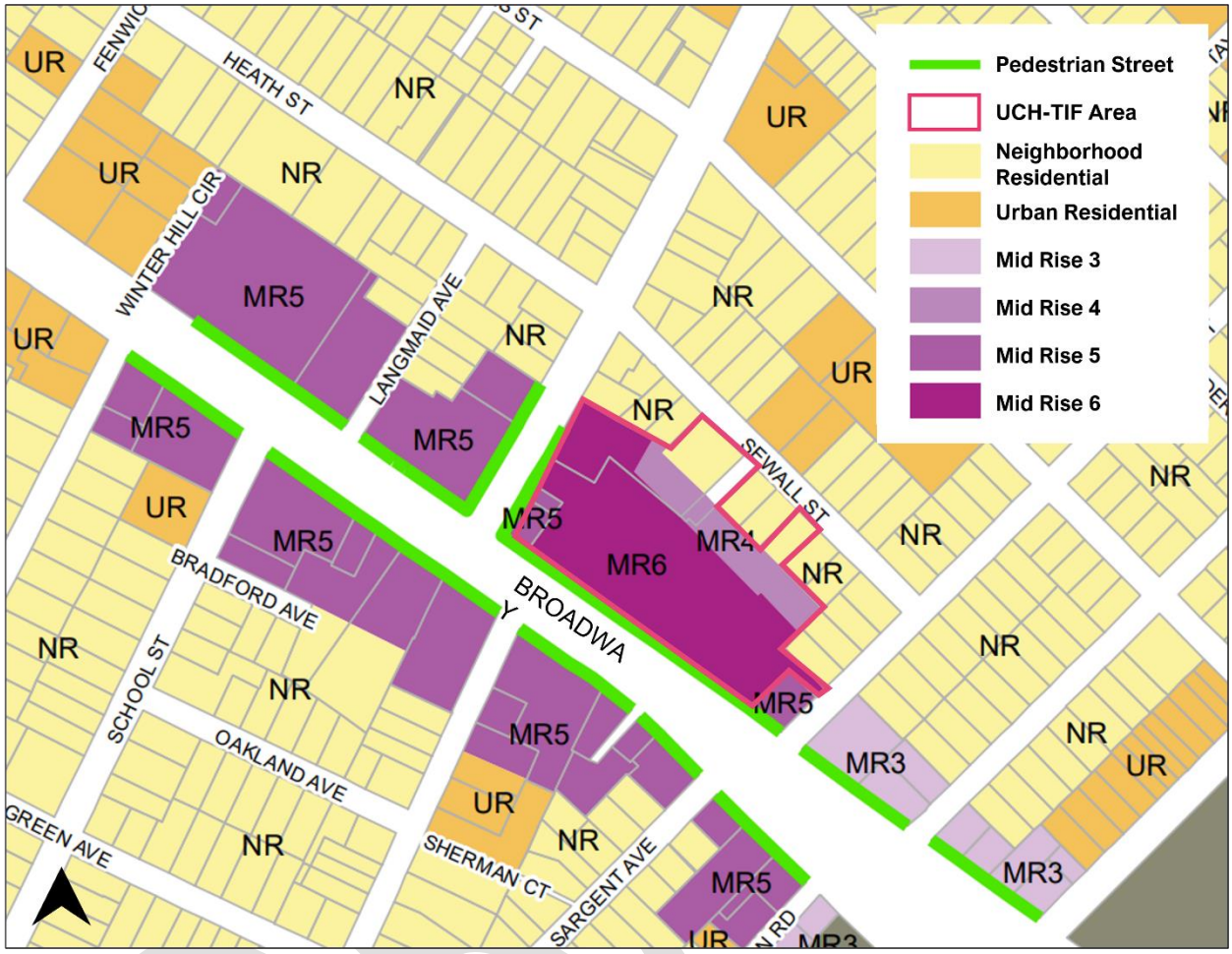
### *Map F. Current Zoning*




Map F also depicts the portion of the Somerville Zoning Ordinance which identifies Pedestrian Streets. Both Broadway and Temple Street, which are boundaries of the UCH-TIF Zone, are designated Pedestrian Streets. Such a designation requires that development meet additional standards to make the street more pedestrian friendly. These requirements include ground story commercial space for the total width of the buildings (excluding lobbies for upper stories, means of egress, and any building system rooms), no curb cuts, and uses that activate the streetscape. Furthermore, the only allowed uses in ground floor commercial space lining a pedestrian street are Arts & Creative Enterprise, Food & Beverage Service, Retail, and Civic & Institutional. Any development in the UCH-TIF Zone will need to take into account these requirements for buildings that front along these streets.

## 5.6 UCH-TIF Zone Infrastructure, Capacity, and Conditions

Several public improvements regarding infrastructure, open space, transportation, and streetscape must be made in concert with the proposed development to achieve all of this Plan's objectives. Much of the infrastructure and associated public improvements described in this section are adjacent to the UCH-TIF Zone, not within it, but nonetheless play and important role in supporting the Plan's outcomes. Investments in transportation and the streetscape of the Broadway corridor will impact how pedestrian- and bike-friendly the neighborhood is for residents and business patrons. The creation of new open space will provide green gathering spaces that support the surrounding community and local businesses. Finally, major infrastructure investments in the subsurface water and sewer systems are essential to adequately serve existing residents and to add any more housing units in Winter Hill. Each of these public improvements to the infrastructure will assist in making Winter Hill the welcoming, comfortable main street destination the community envisions.

### 5.6.1 Stormwater and Sewer Infrastructure

The Broadway corridor along Winter Hill needs substantial water and sewer improvements. Any new development in the neighborhood would likely require a major sewer separation project to meet Massachusetts Department of Environmental Protection (DEP) and Massachusetts Water Resources Authority (MWRA) regulations. In addition, as development of new housing occurs in Somerville, the City must offset new sanitary flows to the sewer system by removing stormwater from the system. Therefore, the proposed redevelopment in the UCH-TIF Zone cannot occur without these improvements. The existing water and sewer infrastructure surrounding the UCH-TIF Zone are shown on Map H.

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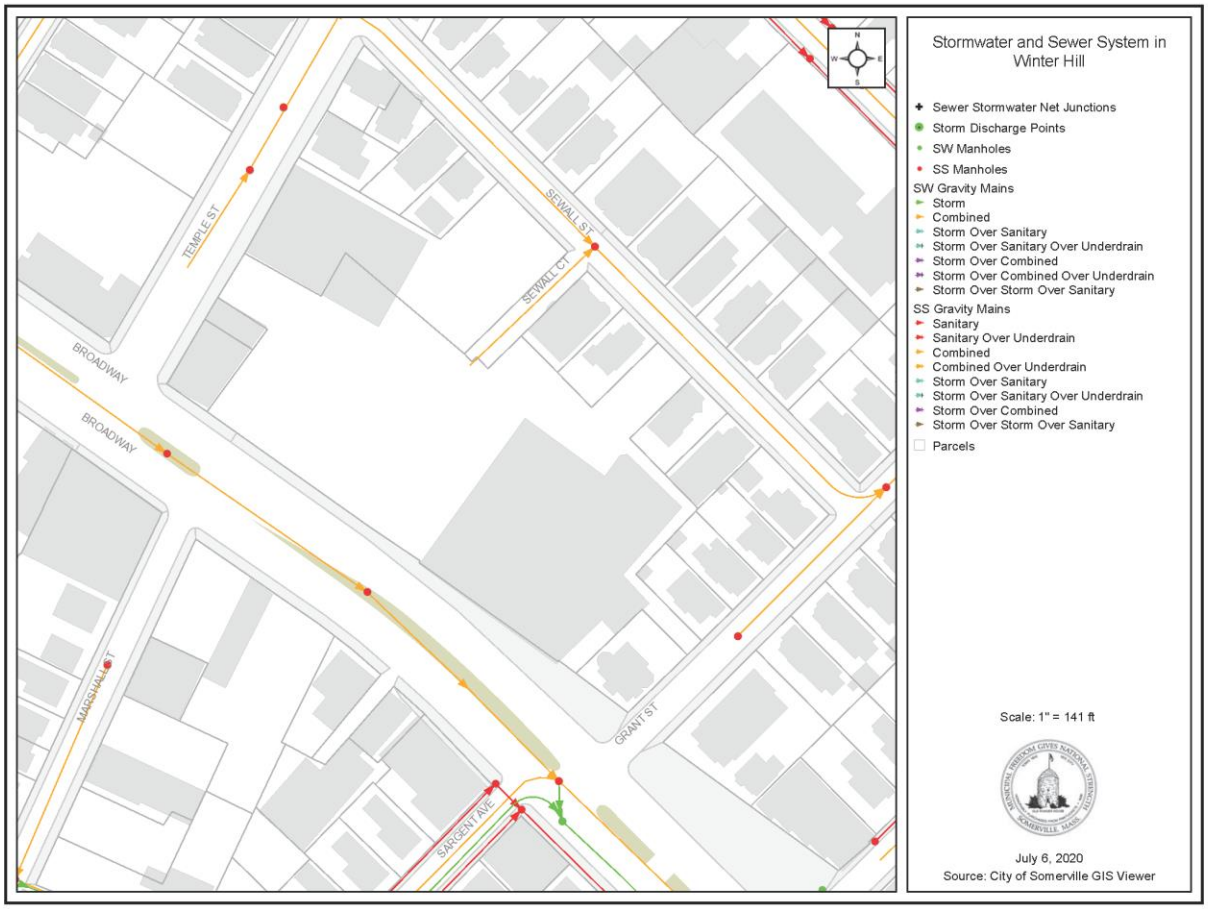
### *Map H. Stormwater and Sewer Infrastructure*




Separating the sewer and stormwater system will meet this requirement, as well as providing additional benefits. First, such an effort provides the opportunity to replace aging infrastructure; significant portions of the subsurface infrastructure in Winter Hill are currently at risk of failure, so this is particularly important for this neighborhood. In addition, separated sewer separation systems help to mitigate flooding during major rain events by increasing stormwater capacity. They also reduce the risk of contaminating natural water bodies in the area. These benefits are not only for new residents living in the proposed redevelopment, but also the existing residents and businesses of Winter Hill who rely on the current system.

Fortunately, high-level planning is already underway for these necessary investments. In November 2022, the City finalized a Citywide Flood Mitigation and Water Quality Master Plan which identifies existing and projected sewer system needs throughout the City. Pipe work along Sewall Street to separate combined flows from the stormwater flows of Winter Hill, Mystic Ave, and I-93 is part of the overall Master Plan. This project area is a high priority, and the expectation is that the sewer separation project will begin in 1-1.5 years and be completed by 2026-2027. The sewer separation work would be occurring concurrently with the

redevelopment of the Temple Square site to provide adequate sewer and stormwater management for the proposed redevelopment at its completion.

### 5.6.2 Open Space

Although Winter Hill is home to the largest park in Somerville, Foss Park, it lacks a small, intimate community gathering space where people can gather and relax. Foss Park is owned, operated, and maintained by the State Department of Conservation and Recreation, giving residents little agency over its maintenance and use. It lacks quality upkeep and is surrounded by McGrath Highway, Broadway, and Mystic Avenue which are more conducive to travel and create an unwelcoming location for pedestrians, cyclists, or motorists to stop and relax. The community needs additional greenspace and the development of a public park on one of the vacant Sewall lots, coupled with significant landscaping throughout the development area is key to meeting this need. In addition to serving as important gathering space, the increased landscaping can assist with stormwater management, mitigating heat island effect, and supporting local wildlife. Section 6 describes the open space to be created as part of the development which later may be deeded to and maintained by the City in further detail.

### 5.6.3 Transportation & Streetscape

For years, the extreme width of Broadway, the suburban designs of many commercial properties, and antiquated streetscape infrastructure contributed to a sense of danger to people walking, biking, or using bus transit in the commercial district. The City has made many necessary transportation improvements near the UCH-TIF Zone since the adoption of the Winter Hill Neighborhood Plan in 2016.

The Winter Hill in Motion project transitioned a vehicular travel lane in each direction on Broadway into a priority bus and bike lane. As a result, the MBTA added bus trips to weekday, Saturday, and Sunday schedules, resulting in more frequent service to the 89 and 101 lines, which provide access to Davis Square, Sullivan Square, Medford, and Malden. This increase in service caused daily ridership to increase substantially, with hundreds more riders taking advantage of the improved bus system. Furthermore, the changes resulted in an average of thirty to sixty second travel time improvement for buses headed east, and the travel times and total volume of vehicle traffic has also declined. This has helped bring more visitors to the Winter Hill commercial district and make it a more welcoming and pedestrian- and bike-friendly environment.

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In addition to the Winter Hill in Motion project, the City undertook several activities in pursuit of the transportation-related goals identified in the Neighborhood Plan.

- Designation of all residential streets in Winter Hill as safety zones, reducing the posted speed limit to 20 mph in the neighborhood. In addition, the City lowered the posted speed limit on Broadway from 30 mph to 25 mph.
- Installation of bike lanes on Temple Street and protected bike lanes on Broadway between Magoun Square and McGrath Highway.
- Optimization of bus service by consolidating bus stops along Broadway from 10 eastbound stops and 11 westbound stops between Medford Street and McGrath Highway to 7 eastbound stops and 7 westbound stops.
- Implementation of a citywide Complete Streets ordinance.

Although many of these improvements were focused beyond the UCH-TIF Zone, they have helped to support a better pedestrian experience in the Winter Hill commercial district, which the redevelopment of Temple Square will both benefit from and build upon.

Once the subsurface work described in the stormwater and sewer infrastructure section is complete, a new streetscape will be essential to create the pedestrian-friendly, main streets environment this Plan and others envision. In addition to all the transportation improvements previously identified, a successful streetscape project will also include new trees and vegetation and wide, attractive sidewalks. This added greenery and more inviting pedestrian experience will provide health and environmental benefits to both existing and new residents.

# SECTION 6: SPECIFICATION OF DEVELOPMENT AND USEFUL LIFE OF HOUSING– 58.06(3)

## 6.1 Description of Development Parcels

The Project Area consists of two underutilized, adjacent parcels of land – parcels 70-D-27 and 70-D-5 – containing 2.05 acres and 0.59 acres, respectively. The Project Area, located at 299 Broadway and 15 Temple Street, is bounded on its southerly side by Broadway, its easterly side by Grant Street, its northerly side by Sewall Street, and its westerly side by Temple Street. It contains an existing 1-story, approximately 16,800 square foot, commercial building that is current leased by Walgreens Pharmacy; a 1-story, approximately 31,482 square foot commercial building that is currently vacant but was formerly occupied by Star Market, and a 104-space surface parking lot. The parcels are owned by Cohen H.A. Trustee and are under agreement with Mark Development LLC and are to be sold to 299 Broadway Property Owner LLC, a nominee of Mark Development LLC. The Project Area constitutes the majority of the UCH-TIF Zone. Map I depicts the Project Area with a basic site plan.

*Map I. Basic Project Area Site Plan*

## 6.2 Description of Development

299 Broadway Property Owner LLC or its affiliates or assigns plan to construct two buildings ("Building A" and "Building B") totaling approximately three-hundred thirty thousand (330,000) gross square feet, consisting of two-hundred eighty-eight (288) total rental dwelling units (see Table 4). Building A will be 100% affordable income-restricted rental dwelling units with a family-oriented mix of predominately two-bedroom and three-bedroom units. Building B will be 10% affordable income-restricted rental dwelling units to households earning no more than eighty percent (80%) of the AMI. The remaining units in Building B will be unrestricted market rate units. Of the 288 total units, one-hundred thirty-two (132) units (45.8% of the total number of residential units) will be income and rent-restricted to various AMI tiers. Seventeen (17) units will be affordable to households earning no more than eighty (80%) of AMI, ninety-nine (99) units to households earning no more than sixty percent (60%) of AMI, and sixteen (16) to households earning no more than thirty percent (30%) of AMI. In addition to the residential units, the development will include approximately 13,643 square feet of retail space, 3,001 square feet of community space, and 766 square feet of arts and creative enterprise space (collectively, the "Project").

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*Table 5. Unit Mix and Affordability*

| | TOTAL | BUILDING A | BUILDING B |
|---|---|---|---|
| **Developer/Owner:** | | **Beacon Communities** | **Mark Development** |
| **Project Net Square Feet:** | **214,573** | 103,262 | 111,311 |
| **% of NSF:** | **100%** | 48% | 52% |

| **Unit Mix** | **Total** | **60% AMI** | **30% AMI** | **Unrestricted** | **80% AMI** |
|---|---|---|---|---|---|
| **Studio:** | **24** | 0 | 0 | 22 | 2 |
| **1-Bed:** | **139** | 33 | 4 | 92 | 10 |
| **2-Bed:** | **96** | 46 | 8 | 38 | 4 |
| **3-Bed:** | **29** | 20 | 4 | 4 | 1 |
| **Total:** | **288** | **99** | **16** | **156** | **17** |

The proposed development will transform a long-neglected stretch of Broadway in the Winter Hill neighborhood into a vibrant block providing residential housing units, retail space, a community room, arts and creative enterprise space, and significant improvements to the public realm. The Project is inspired by the SomerVision 2040 Strategic Plan and seeks to address many of the goals outlined within that Plan, and subsequently outlined in the Winter Hill Neighborhood and Winter Hill Urban Renewal Plans. The Project is anchored by two mixed-use buildings that repair a gap in the existing Broadway streetscape and define a new civic pocket plaza along Broadway that artfully combines built-in seating, retail café zones, and trees and plantings that work collectively to define circulation and gathering spaces, provide shade, contribute to stormwater management, and promote habitats. The plaza is flanked on three sides by retail spaces that have been thoughtfully designed to protect and promote an interesting mix of small-scale businesses and local job creation.

The two buildings that define the public realm have been designed to resemble a collection of eight buildings of different sizes and architectural expressions to complement the diverse buildings that border the site. Building heights will transition from six stories along Broadway and Temple Street to four stories adjacent to the abutting residential neighborhood. The four-story building components have been thoughtfully arranged to create a variegated condition along this edge to mimic the smaller neighborhood residential scale along Sewall Street.

The Project also includes a new neighborhood pocket park on Sewall Street connected to the civic pocket plaza on Broadway via a landscaped pedestrian mews which will be publicly accessible 24/7. The pocket plaza on Broadway will bring a much-needed civic space identity to the community by providing a safe and active pedestrian space surrounded by retail café zones. The plaza will include planting, permeable paving, trees, catenary lighting, public art, and wayfinding signage that contribute to the overall quality and legibility of the space. The blighted parking lot along Sewall Street will be transformed into a welcoming neighborhood pocket park, named Sewall Park, with informal seating areas, sustainable trees and planting, and intuitive play areas. A lower lawn area will offer a place for picnics, interpretive play, rest, and

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community fitness classes. Together, the plaza, mews, and park have been configured to provide a fully accessible, stair-free path between Broadway and Sewall Street as desired within the Winter Hill Neighborhood Plan and Winter Hill Urban Renewal Plan. This would replace the current informal pedestrian cut-through that contains stairs at the 10-foot-high retailing wall on the northern side of the property. This mid-block connection improves the quality of experience for pedestrians desiring a path between the Broadway bus stop and pedestrian destinations on Sewall and Temple Streets.

The conceptual plans and specifications for all construction, reconstruction, rehabilitation, remodeling, and any related activities can be found in Appendix F. The current Project financials can be found in Appendix G.

### 6.3 Useful Life of the Development

The residential development proposed at 299 Broadway and 15 Temple Street will consist of newly constructed buildings. The useful life of these buildings, or the period over which a structure may reasonably be expected to perform the function for which it was designed, extends beyond the minimum 30-year UCH-TIF affordability requirement.

## SECTION 7: COMPLIANCE WITH ZONING – 58.06(4)

The Project is a "friendly 40B" project. A 40B Project Eligibility Application was submitted to DHCD on July 8, 2022. Both the Mayor of Somerville and Director of the Office of Strategic Planning and Community Development provided letters to DHCD in support of the Project as designed. On November 8, 2022, DHCD issued a Project Eligibility Letter dated November 7, 2022, under the Low-Income Housing Tax Credit Program. A copy of the Project Eligibility Letter is in Appendix H.

Through the Comprehensive Permit (40B) application process, the developers are applying for waivers from multiple aspects of local zoning and ordinances. The Zoning Board of Appeals began review of schematic plans, elevations, and site/landscaping plans on December 14th. It is anticipated this process will conclude in March 2023 with the issuance of the Comprehensive Permit. Any noncompliance will be addressed with waivers through the Comprehensive Permit (40B) process.

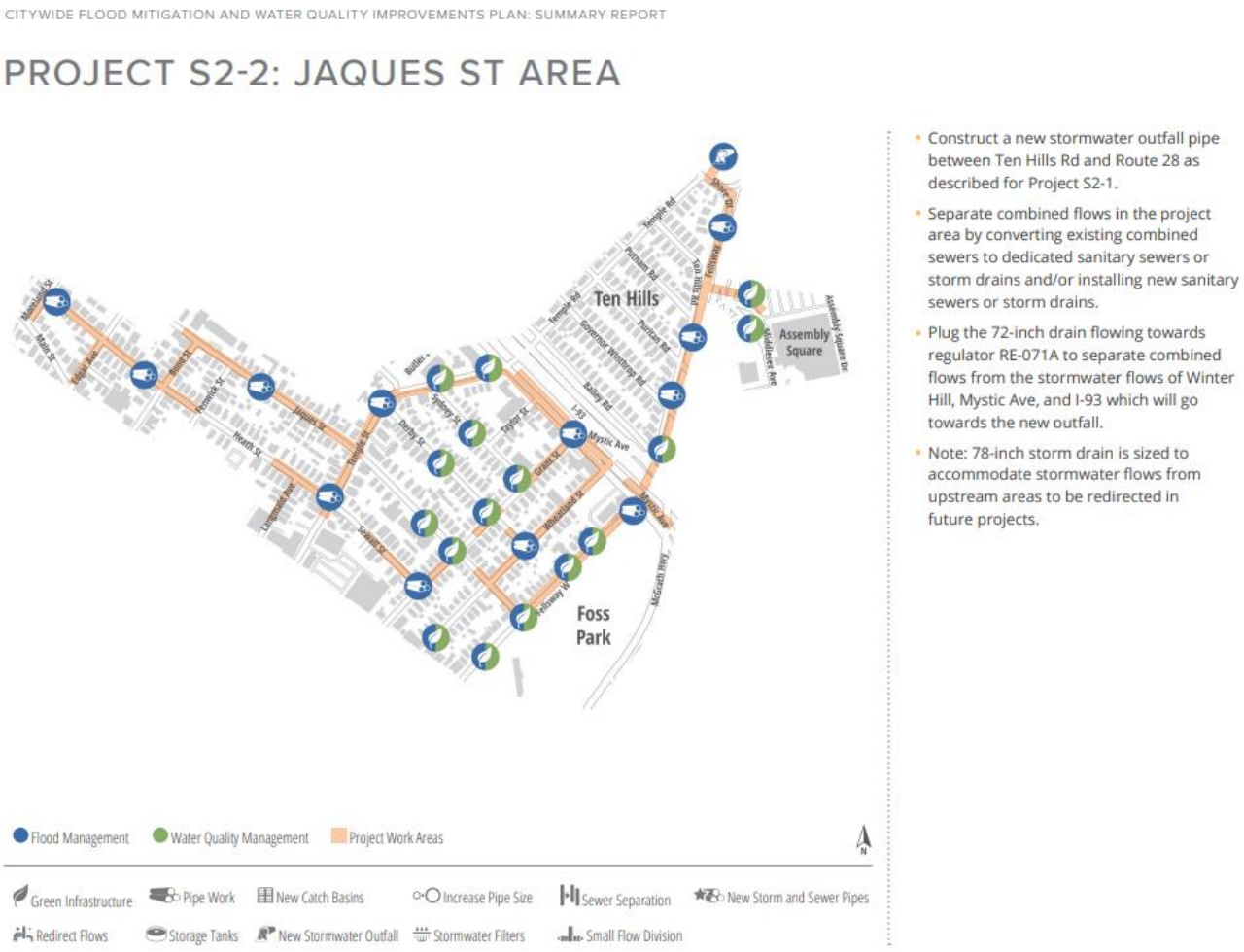
## SECTION 8: SCHEDULE AND COST OF PUBLIC CONSTRUCTION– 58.06(5)

### 8.1 Public Construction Projects Planned in UCH-TIF Zone

Although the City of Somerville does not have any public construction projects planned in the UCH-TIF Zone, there are some public construction projects planned around the UCH-TIF Zone that will support the Project and this Plan's outcomes.

The City of Somerville has invested and continues to invest significant resources into sewer separation projects throughout the City. The Citywide Flood Mitigation and Water Quality Master Plan identifies the Jacques Street area as a high priority project. The Jacques Street area project includes pipe work along Sewall Street to separate combined flows from the stormwater flows of Winter Hill, Mystic Ave, and I-93. The sewer separation project will help offset new sanitary flows from the Project. The expectation is that the project will be designed throughout the next year and a half and be completed by 2026-2027. Below is an image of the current conceptual plans which includes green infrastructure, new catch basins, increased pipe sizes, sewer separation, new pipes, and new outfalls.

***Figure 1. Jacques Street Area Sewer Separation Concept Plan***




Several streetscape and transportation improvements have been made around the Project area since the adoption of the Winter Hill Neighborhood Plan. Additional streetscape improvements are planned for the surrounding area after the completion of subsurface work. These improvements will include new trees, vegetation, and wide sidewalks to improve the pedestrian experience. All streetscape improvements will follow the vision of the Winter Hill Neighborhood Plan. Below are the concept plans for streetscape improvements near the Project area from that Plan.

*Figure 2. Broadway and Temple Street Streetscape Concept Plans*

Above: Broadway at Temple Street, the new Temple Square.
Bottom: The Broadway streetscape facing east towards East Somerville.
Temple Street is on the left, Marshall Street is on the right.

## 8.2 Special Assessments

The City of Somerville will not initiate Special Assessments in the UCH-TIF Zone to pay all or part of the cost of public infrastructure necessary for the development of the Project.

# SECTION 9: AFFORDABLE HOUSING – 58.06(6)

Mark Development and Beacon Communities, members of 299 Broadway Property Owner LLC, have proposed to subdivide parcels 70-D-27 and 70-D-5 into four parcels. Lot 1 will contain Building A and Sewall Park. Lot 2 will contain Building B and the civic plaza. Lot 3 will be paved parking that provides fire access to the site and Lot 4 will remain vacant. Figure 3 illustrates the subdivision plan.

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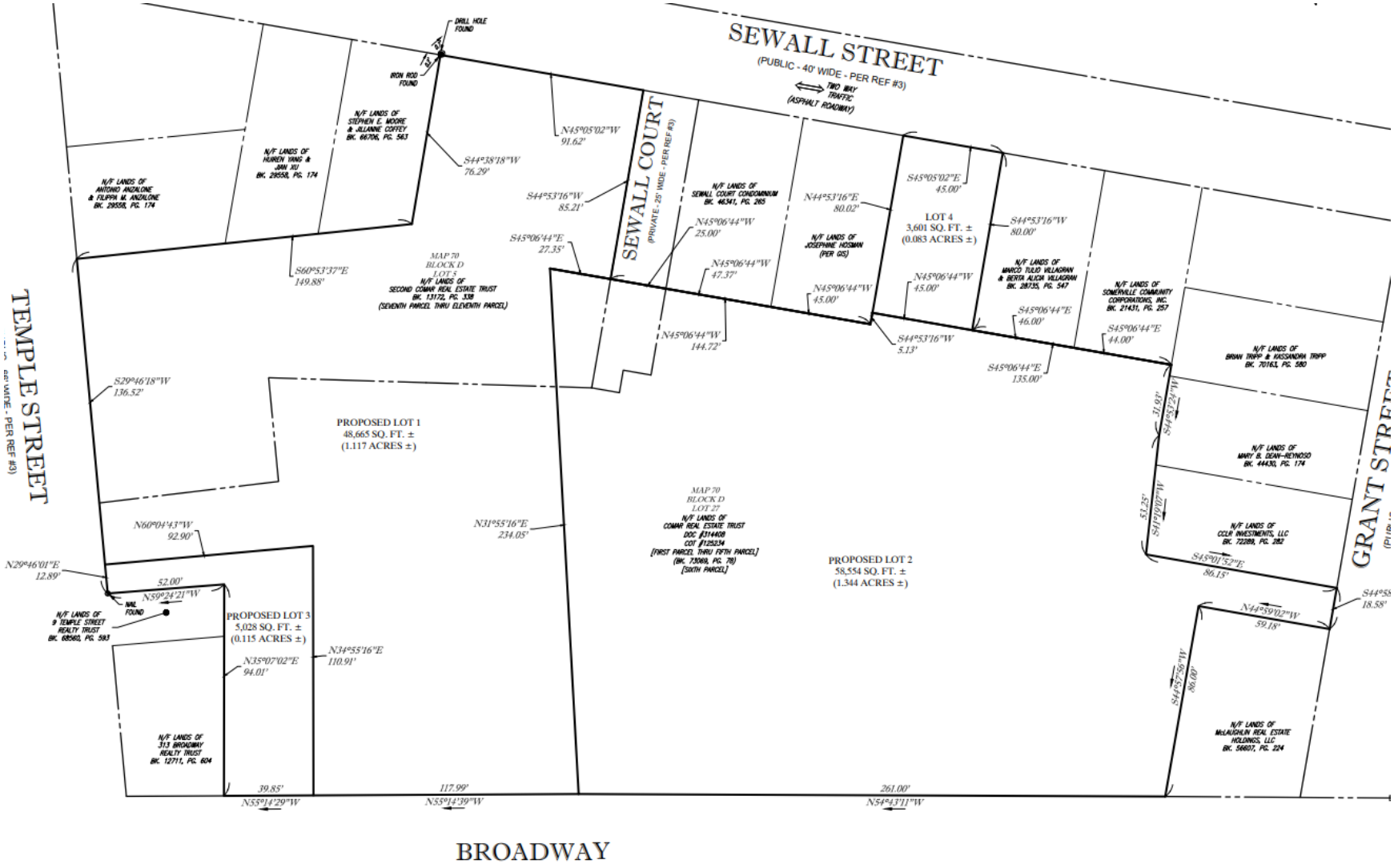
***Figure 3. Subdivision Plan***



Building A is a mid-rise building consisting of two retail units facing Broadway, a third retail space facing Temple Street, a community space near Sewall Park, and one-hundred fifteen (115) units of rental housing affordable to households at or below sixty percent (60%) AMI. The building is 100% affordable. Sixteen (16) of the one-hundred fifteen (115) units will be affordable to households at or below thirty percent (30%) AMI, including four (4) one-bedroom, eight (8) two-bedroom, and four (4) three-bedroom units. In total, the building will contain thirty-seven (37) one-bedroom, fifty-four (54) two-bedroom, and twenty-four (24) three-bedroom units.

Building B is a mid-rise building consisting of four retail units facing Broadway and the civic plaza, various amenity spaces, and one-hundred seventy-three (173) residential units. Seventeen (17) of the one-hundred seventy-three (173) units (or 10% of the total units) will be affordable to households at or below eighty percent (80%) AMI, including two (2) studio, ten (10) one-bedroom, four (4) two-bedroom, and one (1) three-bedroom units. The remaining units will be market rate. In total, the building will contain twenty-four (24) studio, one-hundred two (102) one-bedroom, forty-two (42) two-bedroom, and five (5) three-bedroom units.

This development is being permitted as a single Project and will be managed as a single Project. The buildings will be tied together in perpetuity through a Reciprocal Easement Agreement (REA). The REA will outline shared management of the two buildings and grant residents access to amenities in either building. Together, this Project meets the affordability threshold required by the UCH-TIF Program with forty-five percent (45%) of the two-hundred eighty-eight (288) units in the two buildings affordable to households at or below eighty percent (80%) AMI. The units will remain affordable in perpetuity through an Affordable Housing Restriction recorded with the Middlesex County Registry of Deeds in a form consistent with Appendix I or MassDocs.

*Table 6. Eligibility of Project for UCH-TIF - Affordability Thresholds*

| At least one of the following conditions must be met – (i); (ii) or (iii). | | |
|---|---|---|
| ☒ | (i) | At least 15% of housing units shall be affordable to occupants or families with incomes at or below 80% of area median income (AMI) where the city or town is located as defined by HUD; OR |
| ☒ | (ii) | At least 25% of housing units assisted by UCH-TIF shall be affordable to occupants or families with incomes at or below 110 percent of AMI; OR |
| ☐ | (iii) | Property shall satisfy requirements of existing inclusionary zoning ordinance or by-law in city or town, which property owner is required to make a portion of housing units assisted by UCH-TIF agreements affordable to low-and-moderate income households. |

# SECTION 10: UCH-TIF AGREEMENTS – 58.06(7)

The form of the UCH-TIF Agreement was approved by the City Council on [DATE] and is in Appendix J.

## SECTION 11: MUNICIPAL SIGNATORY POWER – 58.06(8)

The Mayor of Somerville, Katjana Ballantyne, is the Chief Executive authorized to execute UCH-TIF Agreements. See the resolution from the City Council authorizing the Mayor of Somerville to execute UCH-TIF Agreements in Appendix K.

## SECTION 12: OTHER MATERIALS – 58.06(9)

None.

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# APPENDIX A:

## Authorization of UCH-TIF Zone & Plan

Katjana Ballantyne, as the Mayor of Somerville and the Chief Executive authorized to execute UCH-TIF Agreements hereby:

1. Designates Temple Square, a qualifying Commercial Center as further described throughout the Winter Hill UCH-TIF Zone and Plan, an UCH-TIF Zone, and
2. Certifies that the proposed UCH-TIF Plan meets the requirements of 760 CMR § 58.06, and
3. Certifies that the form of the UCH-TIF Agreement and any negotiated UCH-TIF Agreements meet the requirements of 760 CMR § 58.07.

SIGNATURE BLOCK

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# APPENDIX B:

## Public Hearing Notices & Minutes

[Insert Public Hearing Notices & Minutes here]

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# APPENDIX C:

## Detailed Survey Results of Existing Building Conditions

**WALGREENS | 15 TEMPLE STREET**

| Label on Map [X] | Use | Tenants | Date Built | Gross Area (in Sq Ft) |
|---|---|---|---|---|
| **1** | **Commercial** | **Walgreens** | **1970** | **16,800** |

The existing Walgreens building provides a needed use and convenience to the neighborhood as the only pharmacy in the area. Since it has been consistently tenanted, the building remains mostly in satisfactory condition. The building appears to be structurally sound, although drone footage suggests some degree of roof disrepair. The store is only accessible from the parking lot, and the face along the sidewalk is just a beige wall, offering no activation of the street front. The parking area surrounding the immediate store is rundown, but functional.

Survey Assessment:

- Roof and Exterior: Moderate Disrepair
- Entrances, Doors, and Windows: Satisfactory
- Yard, Parking, and Surrounding Areas: Satisfactory

View of Walgreens from Temple St

View of Walgreens from Star Market

Entrance of Walgreens

Aerial view of Walgreens

**SEWALL COMMONS | BETWEEN 22 AND 36 SEWALL STREET**

| Label on Map [X] | Use | Tenants | Date Built | Gross Area (in Sq Ft) |
|---|---|---|---|---|
| **2** | **Parking Lot** | **N/A** | **N/A** | **7,000** |

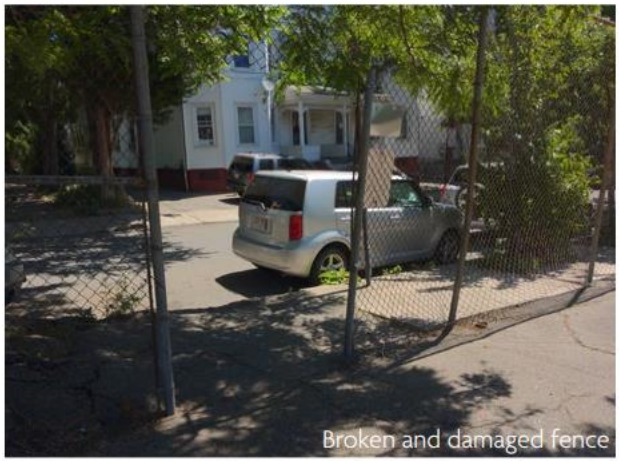
Sewall Commons, which sites between 22 and 36 Sewall Street, is a vacant parking lot, surrounded by a decrepit fence which has been locked in some places and broken apart in others. The neighbor's efforts to put in a basketball court remain. The pavement is uneven and showing severe damage, and the retaining wall and steps are also in a state of disrepair. There are signs of graffiti, previously painted over.

Survey Assessment:

- Roof and Exterior: N/A
- Entrances, Doors, and Windows: N/A
- Yard, Parking, and Surrounding Areas: Severe Disrepair

Basketball court neighbors painted on pavement

Damaged pavement


Broken and damaged fence

Rusted fence

**SEWALL COURT**

| Label on Map [X] | Use | Tenants | Date Built | Gross Area (in Sq Ft) |
|---|---|---|---|---|
| **3** | **Parking Lot** | **N/A** | **N/A** | **1,800** |

Sewall Court is a private right of way between 22 Sewall Street and the Sewall Street Commons, which is separated by a fence. Sewall Court is currently used as parking.

Survey Assessment:

- Roof and Exterior: N/A
- Entrances, Doors, and Windows: N/A
- Yard, Parking, and Surrounding Areas: Satisfactory

View from Sewall St

View from Sewall Street Lot

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**SEWALL STREET LOT | BETWEEN 22 AND 18 SEWALL STREET**

| Label on Map [X] | Use | Tenants | Date Built | Gross Area (in Sq Ft) |
|---|---|---|---|---|
| **4** | **Parking Lot** | **N/A** | **N/A** | **3,000** |

The vacant Sewall lot further south on Heath Street is smaller, but also is surrounded by a decrepit chain-link fence. While the area is closed to vehicles, the fence is open to let pedestrians through. The pavement is in poor conditions, as is the retaining wall that sits along the back of the property.

Survey Assessment:

- Roof and Exterior: N/A
- Entrances, Doors, and Windows: N/A
- Yard, Parking, and Surrounding Areas: Severe Disrepair

View from Star Market

View from Sewall St

Access to Sewall St

View from steps

**STAR MARKET | 299 BROADWAY**

| Label on Map [X] | Use | Tenants | Date Built | Gross Area (in Sq Ft) |
|---|---|---|---|---|
| **5** | **Commercial** | **Vacant** | **1967** | **31,482** |

More than a decade of abandonment has left this building in a dire condition. The property is covered in graffiti, littered with empty bottles and trash, and breaking down visibly. The entrance area has peeling paint. Viewed from the outside, it is evident that the inside has not been maintained and appears to have standing water on the floor. While the parking lot is functional, fences and guardrails are in disrepair. Pedestrians walking along Broadway must endure a long, blank brick wall, with no sense of activation or street presence.

Survey Assessment:

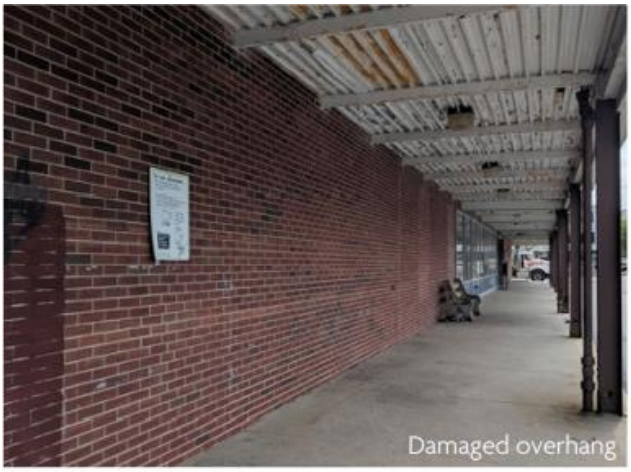
- Roof and Exterior: Severe Disrepair
- Entrances, Doors, and Windows: Severe Disrepair
- Yard, Parking, and Surrounding Areas: Severe Disrepair

Star Market building

Loading dock for Star Market

Damaged fencing and guardrail

Interior of Star Market from outside

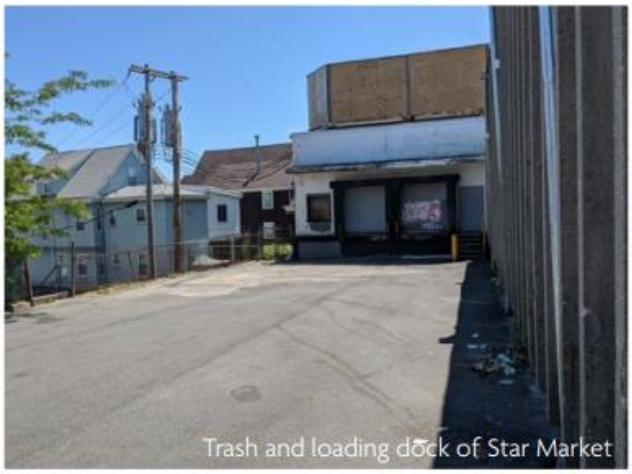

Damaged overhang

Explicit graffiti over a piece that had already appears to have been painted over

Trash along entrance

Graffiti on windows

Roof of Star Market


Trash and loading dock of Star Market

299 Broadway Continued

**313 BROADWAY**

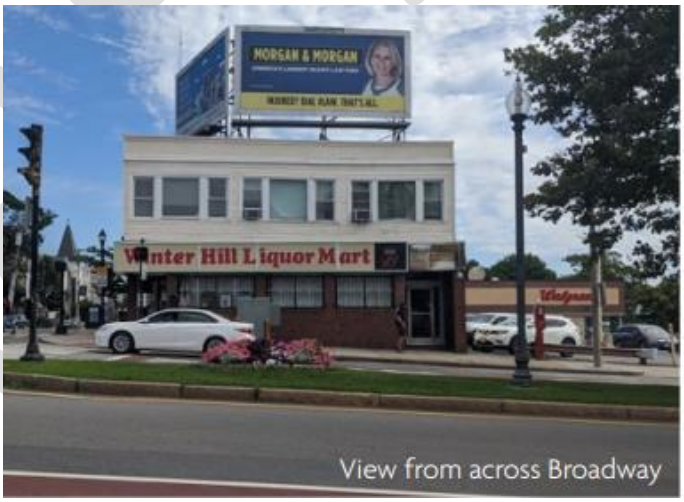
| Label on Map [X] | Use | Tenants | Date Built | Gross Area (in Sq Ft) |
|---|---|---|---|---|
| **6** | **Commercial** | **Winter Hill Liquors, Brazilian Times** | **1967** | **31,482** |

313 Broadway is the oldest building included in the UCH-TIF Zone, and its design saw it through Winter Hill's tougher years – metal bars protect the windows, and grates cover the entrances when it's closed. A large double billboard sits atop the building. The brickwork appears to have been repaired over the years, although it also appears that graffiti has been dealt with in the past. There does not appear to be any major issues with the roof or general exterior, although the Temple Street side of the building is not ideal for the streetscape.

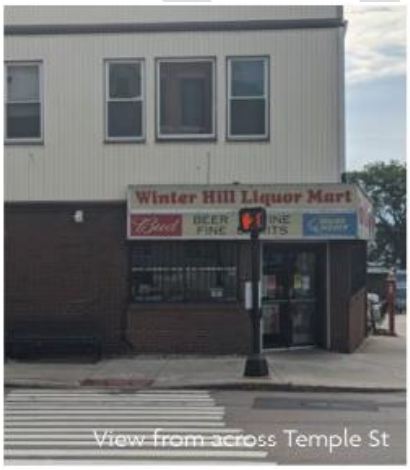
Two commercial tenants currently cure the building. Winter Hill Liquor Store is an independent, locally-owned package store that services the surrounding neighborhood, and the Brazilian Times is a beloved Portuguese-language newspaper serving much of the east coast. The proprietors also manage a nonprofit Brazilian cultural center from this office.

Survey Assessment:

- Roof and Exterior: Satisfactory
- Entrances, Doors, and Windows: Satisfactory
- Yard, Parking, and Surrounding Areas: Satisfactory



View from across Broadway



View from across Temple St

Entrance to liquor store

Bars over liquor store windows

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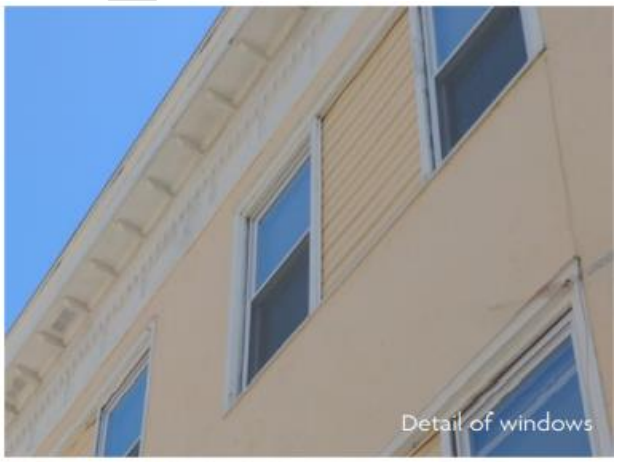
**9 TEMPLE STREET**

| Label on Map [X] | Use | Tenants | Date Built | Gross Area (in Sq Ft) |
|---|---|---|---|---|
| **7** | **Mixed-Use** | **Elegancia Salon; 2 residential units** | **1940 (possibly earlier)** | **3,722** |

9 Temple Street is a three-story building that houses two residences and an independently-owned barbershop. The building was recently renovated and is in satisfactory condition. This building has been well-maintained, and its architectural details preserved over the years. The windows appear to be older, but not damaged, and there are no visible problems with the roof.

Survey Assessment:

- Roof and Exterior: Satisfactory
- Entrances, Doors, and Windows: Satisfactory
- Yard, Parking, and Surrounding Areas: Satisfactory



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# APPENDIX D:

## Decadence Resolution Passed by the SRA

CITY OF SOMERVILLE, MASSACHUSETTS
REDEVELOPMENT AUTHORITY

CERTIFICATE OF VOTE

At a duly noticed, regular meeting of the Somerville Redevelopment Authority, held on May 19, 2021, at which a quorum of members was present and voting, it was moved seconded, and unanimously voted by all members present, that

WHEREAS, the Project Area contains buildings which are out of repair, physically deteriorated, and unfit for human habitation;

WHEREAS, the Project Area contains buildings which are obsolete and do not meet current community standards;

WHEREAS, the Project Area is served by an obsolete street pattern;

WHEREAS, the Project Area is unable to adjust to changing business and economic conditions;

WHEREAS, the Project Area is entirely impervious surfaces, constituting excessive lot coverage;

WHEREAS, diversity in parcel ownership and irregular lot sizes make appropriate redevelopment difficult for private parties

WHEREAS, no significant private investment has occurred in much of the Project Area for years; and

WHEREAS, private enterprise, acting alone, would not reverse these conditions;

Therefore, it is

VOTED: that the Project Area as bounded in the Winter Hill Urban Renewal Plan dated April 22, 2021 be and hereby is declared a "Decadent Area" as defined in G.L. c. 121B, §1;

And it is further

VOTED: that the Winter Hill Urban Renewal Plan, as approved by vote of the Somerville City Council on April 22, 2021, be and hereby is approved;

And it is further

VOTED: that the Winter Hill Urban Renewal Plan dated April 22, 2021 be submitted to the Massachusetts Department of Housing and Community Development for review and approval in accordance with G.L. c. 121B, §48.

A TRUE COPY:

ATTEST: _____
Iwona Bonney, Clerk

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# APPENDIX E:

## Winter Hill Urban Renewal Plan & DHCD Approval Letter

Commonwealth of Massachusetts
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Charles D. Baker, Governor ◆ Karyn E. Polito, Lt. Governor ◆ Jennifer D. Maddox, Undersecretary

June 29, 2021

Hon. Joseph A. Curtatone, Mayor
City of Somerville
City Hall, 93 Highland Avenue
Somerville, MA 02143

Philip Ercolini, Chair
Somerville Redevelopment Authority
City Hall, 93 Highland Avenue
Somerville, MA 02143

**RE: Winter Hill Urban Renewal Plan – Approved**

Dear Mayor Curtatone and Mr. Ercolini:

On May 27, 2021, the Department of Housing and Community Development (Department) received the City of Somerville's Urban Renewal Plan entitled *Winter Hill Urban Renewal Plan* (Plan) which was approved by the City Council on April 22, 2021. This 10-year plan envisions redevelopment in an urban renewal area that encompasses five parcels and a private right-of-way totaling approximately 2.8 acres. The Somerville Redevelopment Authority (SRA) will acquire, assemble, and dispose of properties within the project area in order to redevelop decadent land into green open space, commercial, and residential uses that will bring the community's vision to life.

The objectives of the Plan include improving Winter Hill's identity as a neighborhood-oriented main street commercial district; creating green and open gathering spaces to support community life and the environment; ensuring a pedestrian- and bike-friendly experience; minimizing displacement by building additional affordable housing; pursuing redevelopment that produces equitable outcomes in the neighborhood; and redeveloping vacant and underutilized properties into uses that better meet community needs.

Pursuant to M.G.L. Chapter 121B, § 48 the Department has reviewed the Urban Renewal Plan submission and makes the following findings:

- The project area would not by private enterprise alone and without either government subsidy or the exercise of governmental powers be made available for urban renewal.

- The proposed land uses and building requirements in the project area will afford maximum opportunity to privately financed urban renewal consistent with the sound needs of the City as a whole.
- The financial plan is sound.
- The project area qualifies as a decadent, substandard or blighted open area.
- The Urban Renewal Plan is sufficiently complete.
- The Somerville Redevelopment Authority must request designation of a Relocation Advisory Agency and submit a Relocation Plan for approval to the Bureau of Relocation prior to the commencement of any relocation activities pursuant to M.G.L. Chapter 79A and 760 CMR 27.00.

The Department concurs with the finding of the City's Planning Board that the Urban Renewal Plan is based upon a local survey and conforms to existing planning documents covering the urban renewal area as a whole, including, but not limited to, a comprehensive plan for the locality.

Please be advised that, except as set out in 760 CMR 12.04 (3), pursuant to 760 CMR 12.04, Land Acquisition, two recent, independent appraisals must be submitted to the Department prior to actual land acquisitions.

The Department approves the *Winter Hill Urban Renewal Plan*. On behalf of Governor Baker, the Department looks forward to working with the City of Somerville and the Somerville Redevelopment Authority in the future on the successful implementation of this urban renewal plan.

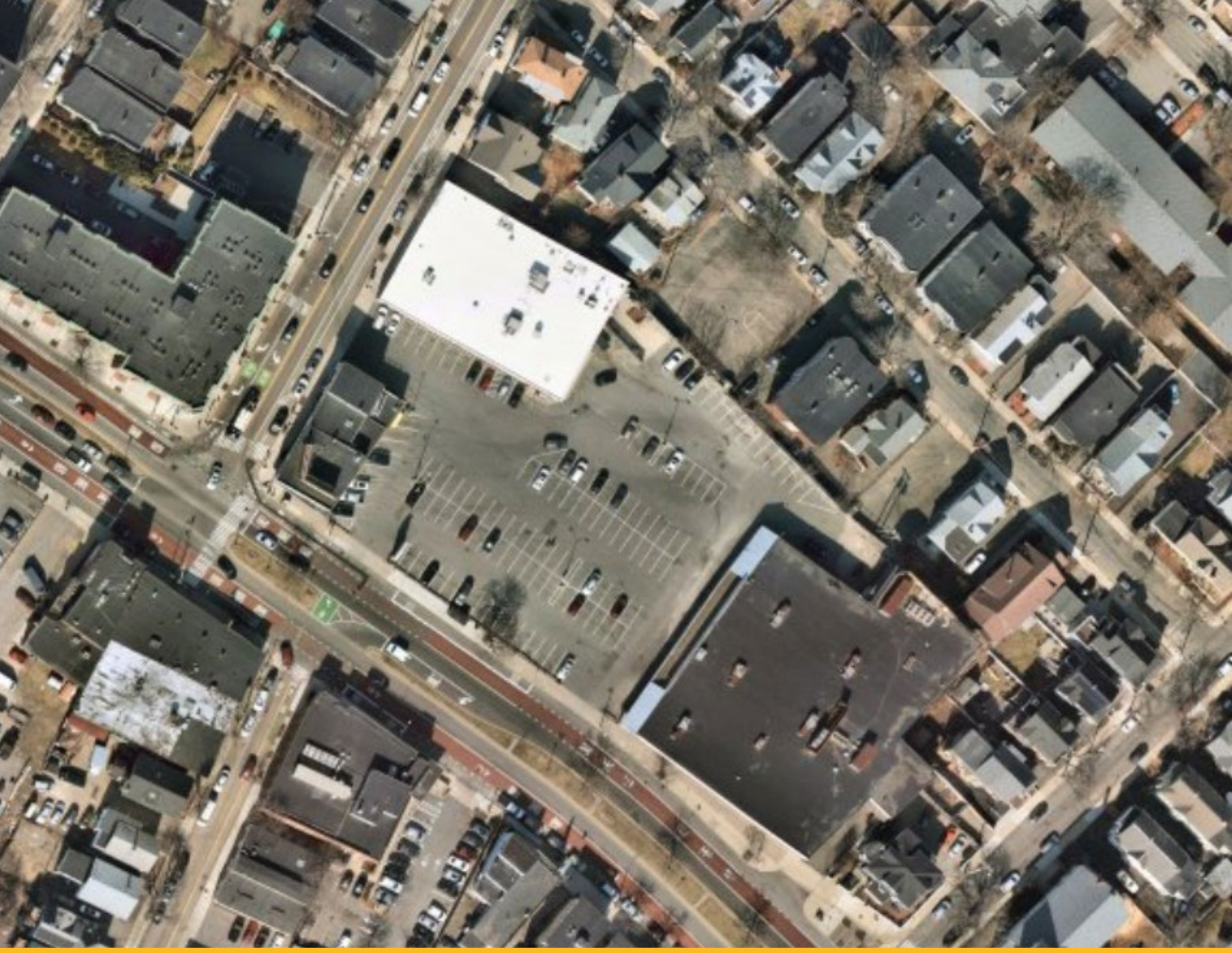
If you have any questions, please contact Maggie Schmitt, Urban Renewal and Relocation Coordinator, at 617-573-1408 or Maggie.Schmitt@mass.gov.

Sincerely,

Louis Martin, Director
Division of Community Services

cc: (by email)

Eileen M. McGettigan, Special Counsel, Somerville Law Department
George Proakis, Executive Director, Somerville Office of Strategic Planning & Community Development
Rachel Nadkarni, Urban Revitalization Specialist, Somerville Office of Strategic Planning & Community Development



# WINTER HILL
## URBAN RENEWAL PLAN

The City of Somerville
April 2021

The City of Somerville, MA
Mayor's Office of Strategic Planning and Community Development
Joseph A. Curtatone, Mayor

Submitted to:
The Commonwealth of Massachusetts
Department of Housing and Community Development
under M.G.L. Chapter 121B
as an "Urban Renewal Plan"

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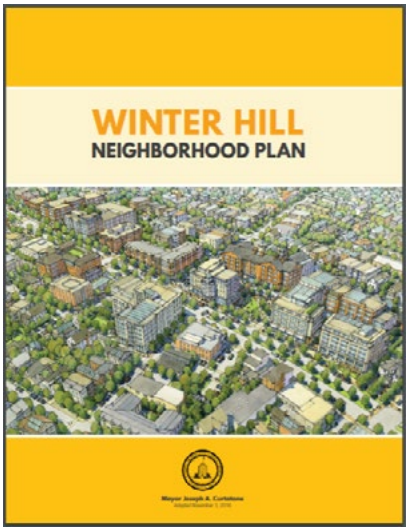
# 12.02(1) Executive Summary

## PROJECT BACKGROUND

In November 2016, the City of Somerville Planning Board adopted the Winter Hill Neighborhood Plan ("Neighborhood Plan"), which laid out the community's vision for the Winter Hill neighborhood. The Neighborhood Plan envisions a commercial corridor that is restored as a main street destination, one that is safe and inviting for pedestrians and bikers and supported by mixed-use development. It calls for increasing access to fresh produce, improving the public realm, reclaiming wasted space, and exploring models of district management. Ultimately, the Winter Hill commercial corridor will be an area known for its convenient and independent businesses, storied history, and easy access by any transit mode; it will build on its existing identity as a place where people of all kinds feel welcome and comfortable to gather, shop, and live.

Today there remain several major obstacles to the realization of this vision. The heart of the neighborhood is extremely auto-dependent, with the corridor dominated by wide swaths of asphalt, curb cuts, and a pedestrian experience that leaves much to be desired. One of the biggest frustrations, however, is the Temple Square site, a 2.8 acre area that is the Project Area for this Plan. The Project Area includes a Star Market that has been vacant since 2007 and two decrepit, vacant parking lots, in addition to three other buildings and a private right of way. For over ten years, the Winter Hill community has had to contend with this underutilized property at the heart of their neighborhood, as well as the trash and crime it has invited.



The Winter Hill Neighborhood Plan was adopted in November 2016.

The continued neglect of this property represents a major disservice to the neighborhood. Despite the Neighborhood Plan's clear vision for the Project Area, and despite the area's location in one of the strongest real estate markets in the region, the property sits underutilized, year after year. Over ten years of the status quo has demonstrated that private action is not sufficient to redevelop the Project Area, and that without public intervention the property will continue to languish in its current format. Winter Hill's residents, a diverse population, deserve better.

This Winter Hill Urban Renewal Plan ("Plan" or "Urban Renewal Plan") intends to implement a portion of the Winter Hill Neighborhood Plan and help make the community vision a reality. The authorizing statute for the Winter Hill Urban

A photo of the vacant Star Market taken in July 2020.

Renewal Plan is Massachusetts General Laws Chapter 121B, which empowers the Somerville Redevelopment Authority ("SRA") to characterize the Project Area as a "Decadent Area" and prepare an Urban Renewal Plan for its redevelopment. A renewal plan under Chapter 121B provides certain powers to local communities, acting through their redevelopment authority, including the ability to acquire and dispose of designated properties. Over the course of several community meetings in 2019 and 2020, the community has made clear that they would like the City to use these powers in order to resolve these long-standing issues in the neighborhood. This planning tool—which has been successful in transforming Assembly Square and laying the foundation for future development in Union Square—is a necessary strategy for implementing key portions of the Winter Hill Neighborhood Plan. The SRA will acquire, assemble, and dispose of properties within the Project Area in order to redevelop decadent land into green open space, commercial, and residential uses that will bring the community's vision to life.

In addition to supporting the needs of the surrounding neighborhood, the Winter Hill Urban Renewal Plan also supports the goals of Somerville and the Commonwealth. This Plan conforms not only to the goals of the City's Comprehensive Plan, SomerVision, but also to its values of protecting diversity, fostering the unique character of Temple Square, bringing more jobs to the neighborhood, supporting a better streetscape for all transit modes, and creating more housing within walking distance of transit. Furthermore, the Plan also conforms to and promotes all ten of the Commonwealth's Sustainable Development principles by promoting pedestrian-oriented, multimodal, mixed-use development and increasing green space.

The chapters in this Plan are organized to follow the sections in the Housing and Urban Renewal regulations set forth in 760 CMR 12.02(1) through 12.02(15).

## PROJECT OBJECTIVES

This Plan has six Objectives, which are drawn from the Winter Hill Neighborhood Plan and detailed more fully in the Objectives chapter.

**Improve Winter Hill's identity as a neighborhood-oriented main street commercial district.** Although the neighborhood currently boasts fantastic independent businesses, these establishments face rising rents and struggle to attract customers from beyond the neighborhood. Since the grocery store closed, the business offerings in the neighborhood are not a diverse enough mix to meet all of a household's needs, which increases the chances of residents spending their money in other districts instead. Bringing in additional commercial development, residents, and an improved streetscape will support existing businesses and re-establish Winter Hill as a main street commercial district.

**Create green and open gathering spaces to support community life and the environment.** Winter Hill has a dearth of green and open space, particularly in the heart of the Broadway commercial district. Massive parking lots take up much of the acreage instead, contributing to urban heat island effect, stormwater management issues, and the continued over reliance on cars. Establishing a green space in the heart of the district at Temple Square will not only mitigate these environmental issues, but generate welcoming space for the neighborhood's residents to gather within their neighborhood.

**Ensure a pedestrian- and bike-friendly experience.** Although progress has been made in improving the walkability and bikeability of this neighborhood since the adoption of the Neighborhood Plan, additional and more transformative work must be done to create a safe and inviting space for all modes of transit. Redevelopment that minimizes curb cuts and an improved streetscape will be essential to meet the Neighborhood Plan's vision. This is particularly important given the MBTA Green Line Extension service to Gilman Square in late 2021, wherein the district will likely see more visitors arriving on foot or bike from the transit station.

**Minimize displacement by building additional affordable housing.** Somerville, much like the Greater Boston region, continues to face a housing crisis as rents rise and families must crowd into small units or else be displaced entirely. The redevelopment of Temple Square into a mixed-use project with hundreds of housing units—and at least 20% of these affordable—will provide much-needed housing. An added bonus is the proximity of this housing to the Gilman Square Green Line Station, which can provide affordable transportation access throughout Somerville and into downtown Boston. Infill projects such as

this are essential in promoting the Commonwealth's Sustainable Development goals to expand housing opportunities to meet the needs of people of all abilities, income levels, and household types.

**Pursue redevelopment that produces equitable outcomes in the neighborhood.** Winter Hill is a diverse neighborhood that many people of different incomes, races, ethnicities, and national origins call home. The arrival of the Green Line station, while increasing the transportation opportunities for the neighborhoods, will also likely raise rents and housing prices beyond the reach of many current residents. Businesses may also see changing tastes in the neighborhoods, increased rents, and, in some cases, their buildings sold. Creating additional housing and commercial supply can, if done carefully, work as an anti-displacement strategy. However, this goal must be part of the vision from the outset. Continued data analysis to determine the effects of development described in this Plan should explore how this project ultimately benefits or burdens different communities within the neighborhood.

**Redevelop vacant and underutilized properties into uses that better meet community needs.** Right now, the center of the Broadway commercial district is a vacant, decrepit site that contributes little to the surrounding community. Winter Hill residents deserve better. Redeveloping the site will transform this dilapidated site into one that supports important community goals relating to housing, green space, and jobs.

## PROJECT AREA

The urban renewal area ("Project Area") is one site, consisting of five parcels and a private right of way known as Temple Square and totaling 2.8 acres. This site was identified in the Neighborhood Plan as a pivotal one and encompasses the vacant Star Market building, two decrepit lots on Sewall Street, a private right of way called Sewall Court, the existing Walgreens building, and two buildings at the corner of Temple St and Broadway.

An aerial image of the Project Area

The SRA proposes these parcels as the urban renewal area because they represent some of the most decadent and hazardous conditions in the city. Furthermore, after thirteen years of the Star Market's vacancy, despite its location in one of the hottest real estate markets in New England, the community is frustrated. Ninety percent of the residents surveyed supported taking the Star Market property.

The Neighborhood Plan identifies additional properties that the SRA and City staff considered for inclusion in the plan: Whitcomb Place (which houses a CareWell Urgent Care and the Winter Hill Bank Loan Center, as well as a vacant

former pharmacy) and Brewery Block (parcels of parking alongside Winter Hill Brewery). However, the SRA decided to focus its efforts on Temple Square for now because it has represented such an egregious example of decadence in the neighborhood and the community has requested immediate action.

## IMPLEMENTATION

This Plan will have a duration of 10 years upon the City Council's approval of the Plan.

**Table 1:1 - Implementation Time Frame**

| D1: Sewall Commons | D2: Sewall Lot | D3: Temple Square | Other |
|---|---|---|---|
| | | Short Term Tasks (1-3 Years) | |
| SRA acquires the portion of the Project Area designated as D1.<br>SRA conveys the site to the City of Somerville for development into a park.<br>Funding sources located.<br>Project permitting begins. | SRA acquires the portion of the Project Area designated as D2.<br>SRA conveys the site to a mission-driven affordable housing developer to develop the site into affordable housing.<br>Project permitting begins. | The Citizen Advisory Committee (CAC) is established.<br>Community meetings about the redevelopment of Temple Square are held.<br>Shortlist of preferred developers identified through Request for Qualifications process.<br>Developer selected through Request for Proposals process.<br>Exclusive negotiation and development of a land disposition agreement begin. | |
| | | Mid-Term Tasks (3-7 Years) | |
| | Possible construction completion. | Developer acquires portion of Project Area identified as D3; project permitting begins.<br>Construction begins. | City completes the design of subsurface infrastructure. |
| | | Long-Term Tasks (7-10 Years) | |
| Possible construction completion. | | Possible construction completion. | City's subsurface infrastructure work is complete.<br>City's streetscape improvements begin. |

# 12.02(2) Characteristics

## A: PROJECT AREA BOUNDARIES

The area designated for renewal under this Plan (the "Project Area") encompasses the Temple Square site as originally imagined in the Neighborhood Plan. The area is five parcels and one private way, approximately 2.8 acres in total, and encompasses four buildings, one of which is vacant. The entire Project Area, depicted in Map A:1, is located within the Winter Hill neighborhood, abutting its central thoroughfare, Broadway. Specifically, the Project Area includes the following:

- 70-D-5
- Sewall Court (which does not have an assessor's number associated with it)
- 70-D-10 (which was consumed by parcel 70-D-27, but still appears separately on some parcel maps)
- 70-D-27
- 70-D-24
- 70-D-25

The Project Area is a short walk—less than a half mile—to the site of the future Gilman Square station, which is scheduled to open at the end of 2021 (see Maps A:2 and A:3). It is situated between the commercial district along Broadway, a major thoroughfare in Temple St, and the residential fabric of the neighborhood.

## B: EXISTING PROPERTY LINES AND THE FOOTPRINT OF BUILDINGS, EXISTING AND PROPOSED

The Project Area includes five parcels and a private way, which contain four existing buildings, described in Table 2:1 and depicted in Map B:1. One parcel visible in Map B:1, 70-D-10, has been consumed by 70-D-27; although these parcels are separated in some maps, they are legally the same parcel. Sewall Court is a private right-of-way; it is currently used for parking.

The SRA intends to redivide the parcels and create three disposition lots, as depicted in Map B:2. In the proposed reuse of the property, the two lots along Sewall St and Sewall Ct will be subdivided at the point of their retaining walls into two new parcels, D1 and D2, and the remaining Project Area will be consolidated into what is described in Map B:2 as D3. D1 will become a public open space, with the expectation that a future redevelopment on D3 would create a throughway

between the public open space and Broadway. D2 will become a new housing development matching the scale of the buildings already situated on Sewall St. The SRA intends to work with local mission-driven affordable housing developers.

The remainder of the project area, D3, will be redeveloped in conjunction with a private developer. The redevelopment will include housing, including affordable units, ground floor commercial space, and publicly accessible green open space, but the exact building footprints and design would be dependent on the community-driven developer selection process (see Citizen Participation chapter). However, a version adapted from the Neighborhood Plan, which provided an estimated 200 housing units and 28,000 square feet of commercial space, is depicted in Map B:2 to demonstrate one possible layout.

**Table 2:1 - Existing Buildings**

| Map B:1 Legend | Address Map-Block-Lot | Owner | Existing Use (Current Tenants) | Year Built | Building Area (in Sq Ft) |
|---|---|---|---|---|---|
| A | 299 Broadway 70-D-27 | COHEN H A TRUSTEE C/O SHAWS and COMAR R E TRUST - JIM COHEN | Vacant Commercial (None) | 1967 | 31,482 |
| B | 15 Temple St 70-D-5 | COHEN H A TRUSTEE | Commercial and Residential (Walgreens) | 1970 | 16,800 |
| C | 9 Temple St 70-D-25 | PRIVITERA PHILLIP J TRUSTEE and 9 TEMPLE ST REALTY TRUST | Commercial / Residential (Elegancia Salon, 2 residential units) | 1940[1] | 3,772 |
| D | 313 Broadway 70-D-24 | HOWARD J W TRUSTEE and 313 BROADWAY REALTY TRUST | Commercial (Winter Hill Liquors, Brazilian Times) | 1910 | 10,703 |

1 Staff suspects that, based on architectural details, the building may be older.

## C: EXISTING USES AND CURRENT ZONING

Map C:1 depicts the existing uses on the site. The overwhelming majority of the land area in the Project Area is currently pavement and parking. Three commercial buildings sit in the area—the Walgreens, the Winter Hill Liquors and Brazilian Times Office, and the vacant Star Market site—and one mixed-use building, which houses the Elegancia Salon on the bottom floor and two residential units on the second floor.

Map C:2 illustrates the current zoning for the site. As described further in Objectives, the City of Somerville City Council voted to adopt a zoning code overhaul in December 2019. This zoning code allows for Mid-Rise 5 along Broadway, then drops down to Mid-Rise 3 and ultimately Neighborhood Residential along Sewall Street. The Mid-Rise districts of Somerville are characterized by a variety of moderate floor plate buildings, with Mid-Rise 3 allowing up to three stories and Mid-Rise 5 allowing up to five stories. The Zoning Code further characterizes the Mid-Rise districts: "Buildings are set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. The district is primarily commercial, with ground story uses that typically address the needs of residents and employees in the immediate neighborhood." Neighborhood Residential, meanwhile, is characterized by small and moderate floor plates with one-, two-, and three-unit principal buildings. These buildings are almost entirely residential, with occasional neighborhood stores, schools, places of worship and arts-related uses.

Map C:3 is the portion of the Somerville Zoning Ordinance which identifies Pedestrian Streets. Both Broadway and Temple St, which are boundaries of the Project Area, are designated Pedestrian Streets. Such a designation requires that development meet additional standards to make the street more pedestrian friendly. These requirements include ground story commercial space for the total width of the building (excluding lobbies for upper stories, means of egress, and any building system rooms), no curb cuts, and uses that activate the streetscape. Furthermore, the only allowed uses in ground floor commercial space lining a pedestrian street are Arts & Creative Enterprise, Food & Beverage Service, Retail, and Civic & Institutional. Any development in the Project Area will need to take into account these requirements for buildings that front along these streets.

## D: PROPOSED LAND USES, PUBLIC IMPROVEMENTS AND OTHER ACTIVITIES

Map D:1 illustrates the proposed land uses in the Project Area. This Plan calls for the creation of a public open space on D1 and a neighborhood-scale affordable

housing development on D2. The rest of the Project Area, D3, is proposed to be redeveloped into several buildings with commercial on the ground floor, residential above, and a publicly accessible thoroughfare from the Sewall Street public open space to Broadway.

Map D:2 displays the sewer and stormwater system in the immediate vicinity. The combined sewer and stormwater system along Broadway requires substantial improvements, including separating the stormwater from the sewer system. Such an improvement is required before development can be completed (see Public Improvements for details). The exact geographic scope of this work will be determined following additional research and planning.

Once the improvements of the subsurface infrastructure are complete, the City will also pursue streetscape improvements along Broadway from McGrath Highway to Magoun Square, as depicted in Map D:3.

## E: ALL THOROUGHFARES, PUBLIC RIGHTS OF WAY AND EASEMENTS, EXISTING AND PROPOSED

Map E:1 depicts the existing thoroughfares and public rights of way surrounding the Project Area. Sewall Ct is a paper street, a private right of way that is currently used for parking. The only proposed change is that, once the Sewall Commons lot becomes a public open space and the D3 parcel is developed, there would be a path from Sewall St to Broadway accessible to pedestrians and bikers. The design of this private way within the disposition parcel would be dependent on final development concepts.

## F: PARCELS TO BE ACQUIRED

Map F:1 displays the parcels to be acquired. In total, there are five in addition to Sewall Court, described in detail in the Acquisitions chapter.

## G: LOTS TO BE CREATED FOR DISPOSITION

Map G:1 illustrates the three parcels to be created for disposition. D3 will be the site of a  development project featuring commercial, residential, and green open space, subject to the community process described in the Citizen Participation section. D1 will be conveyed to the City to turn it into a public open space, and D2 will be conveyed to a mission-driven developer for development into affordable housing.

## H: BUILDINGS TO BE DEMOLISHED

Map H:1 illustrates the four buildings to be demolished as a part of this Plan.

## I: BUILDINGS TO BE REHABILITATED

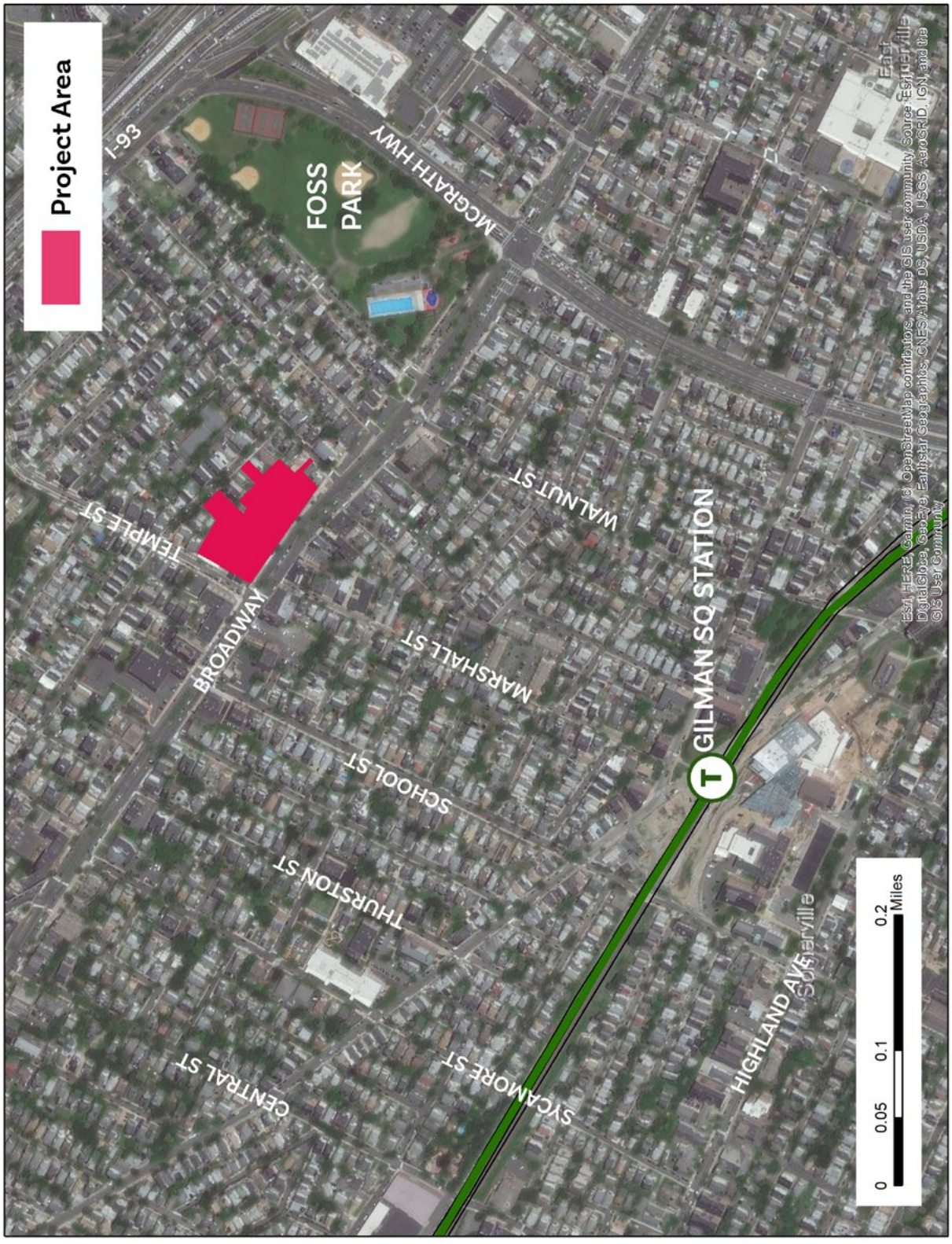
Map I:1 illustrates the existing buildings in the Project Area, but none will be rehabilitated as all will be demolished.

## J: BUILDINGS TO BE CONSTRUCTED

Map J:1 provides possible footprints for the proposed new buildings to be constructed as a part of this Plan. The SRA will convey D2 to a mission-driven affordable housing developer for the purpose of building affordable housing consistent with the surrounding residences. D3 will be conveyed to a developer subject to the community process identified in the Citizen Participation section, but the Neighborhood Plan calls for a commercial and residential development broken into several buildings and a site plan that provides a substantial amount of public open space for the use of the community. The site will also include an access from Sewall Street to Broadway for pedestrians and bikers through D1, which will be conveyed to the City for creating into open space.

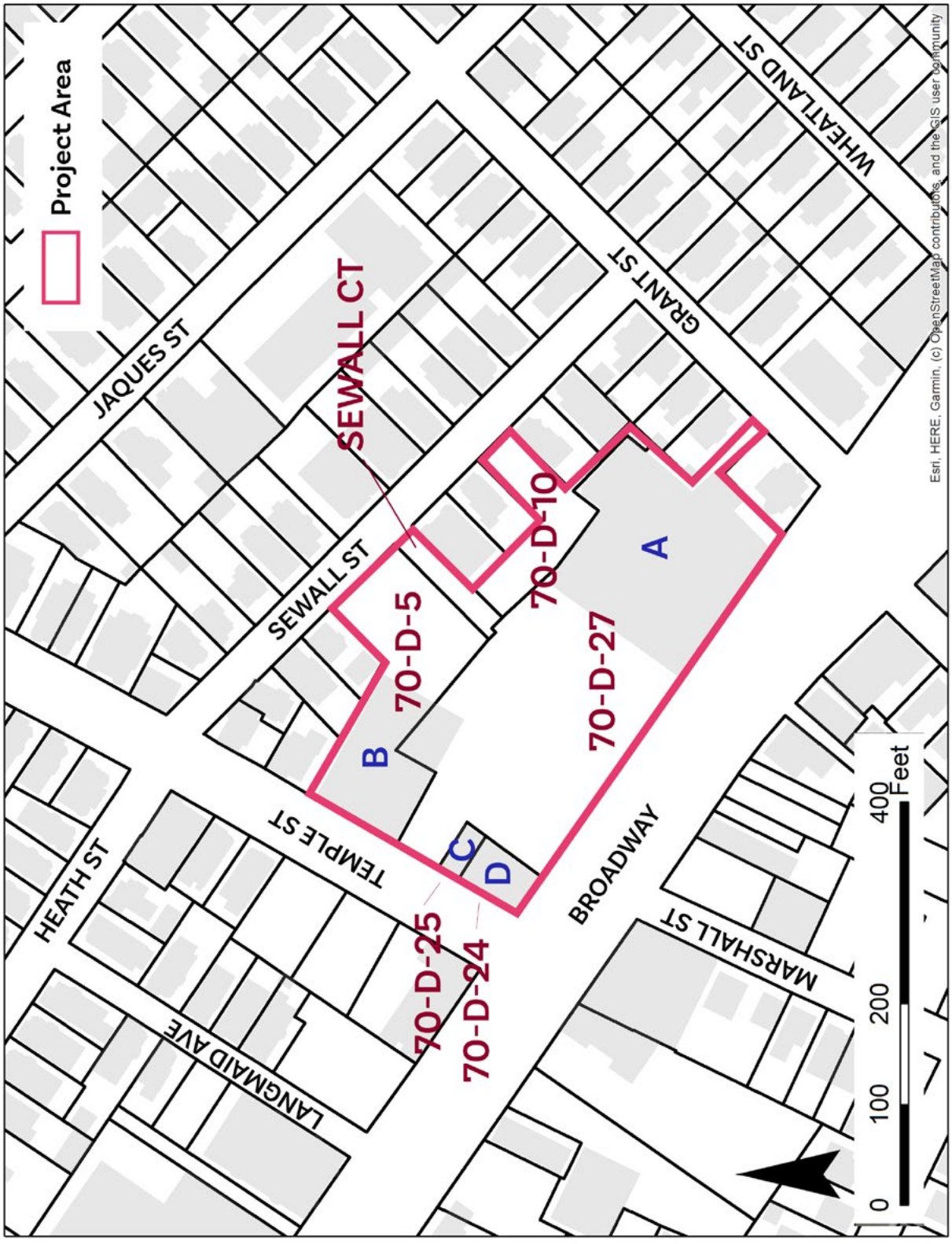
## MAP A:1 - PROJECT AREA BOUNDARIES

## MAP A:2 - NEIGHBORHOOD CONTEXT



## MAP A:3 -NEIGHBORHOOD CONTEXT

## MAP B:1 - EXISTING PROPERTY LINES AND BUILDINGS

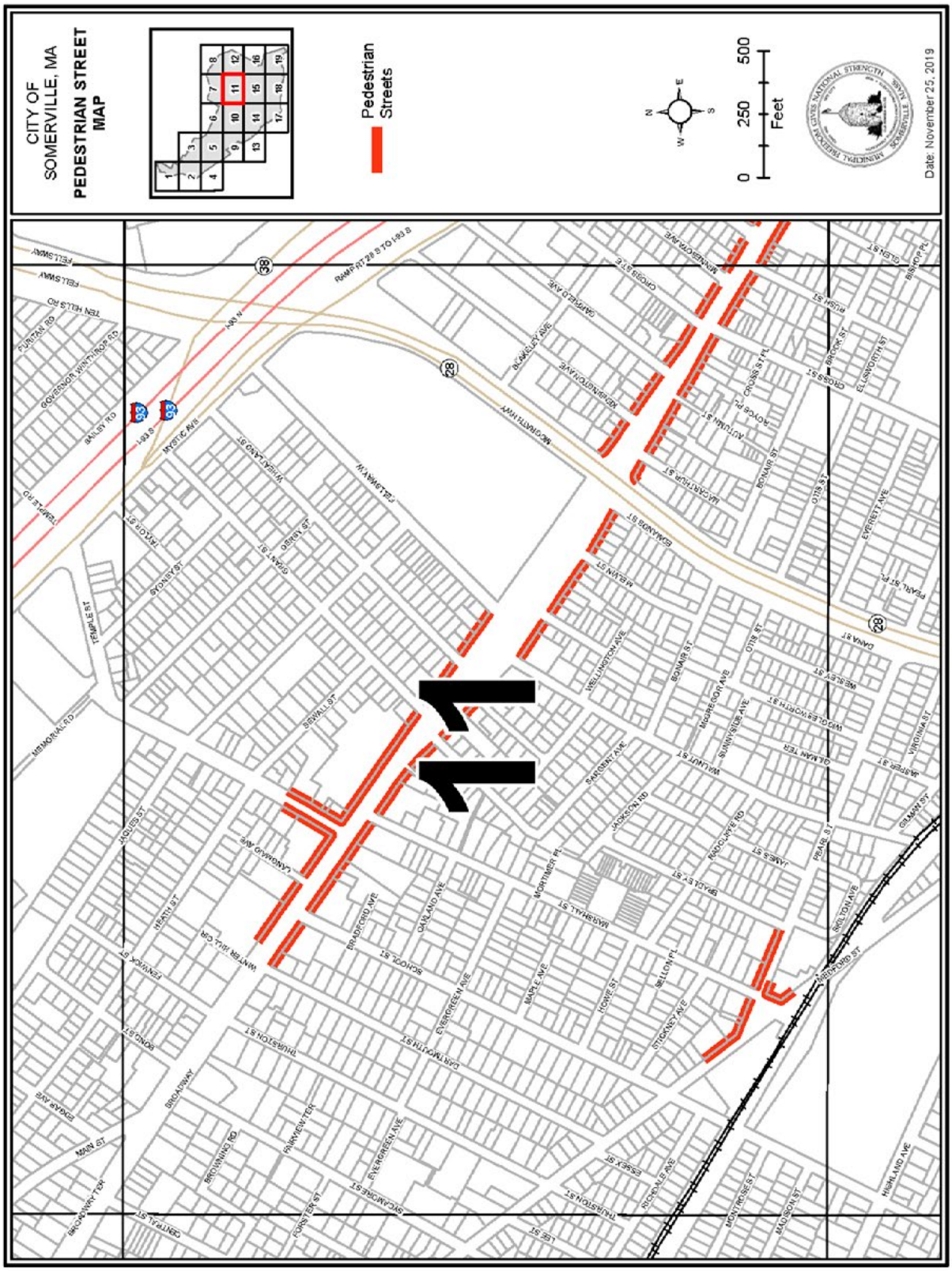


## MAP B-2: PROPOSED PROPERTY LINES & BUILDINGS

## MAP C:1 - EXISTING USES

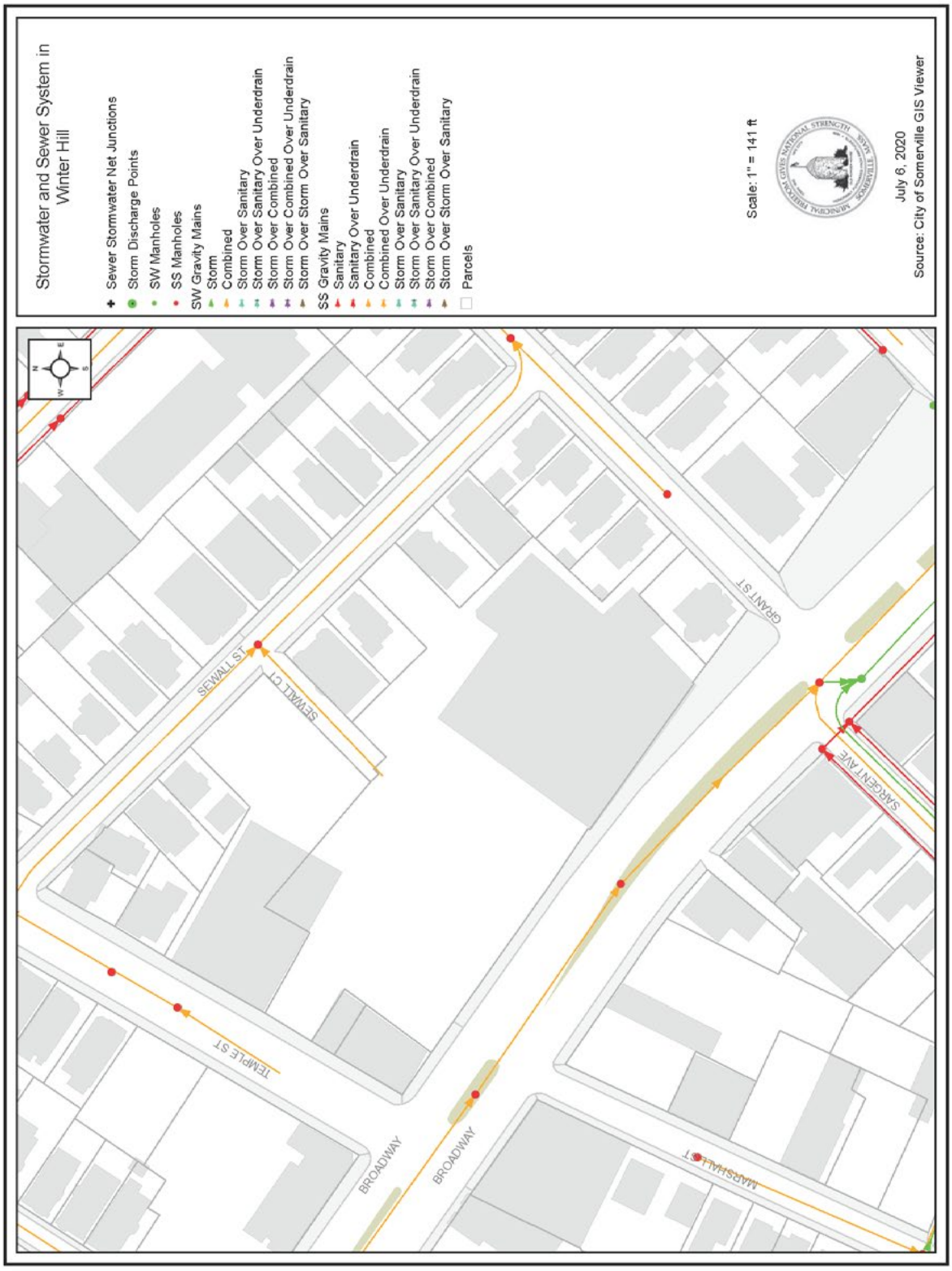
## MAP C:2 - CURRENT ZONING

# MAP C:3 - PEDESTRIAN STREET DESIGNATIONS



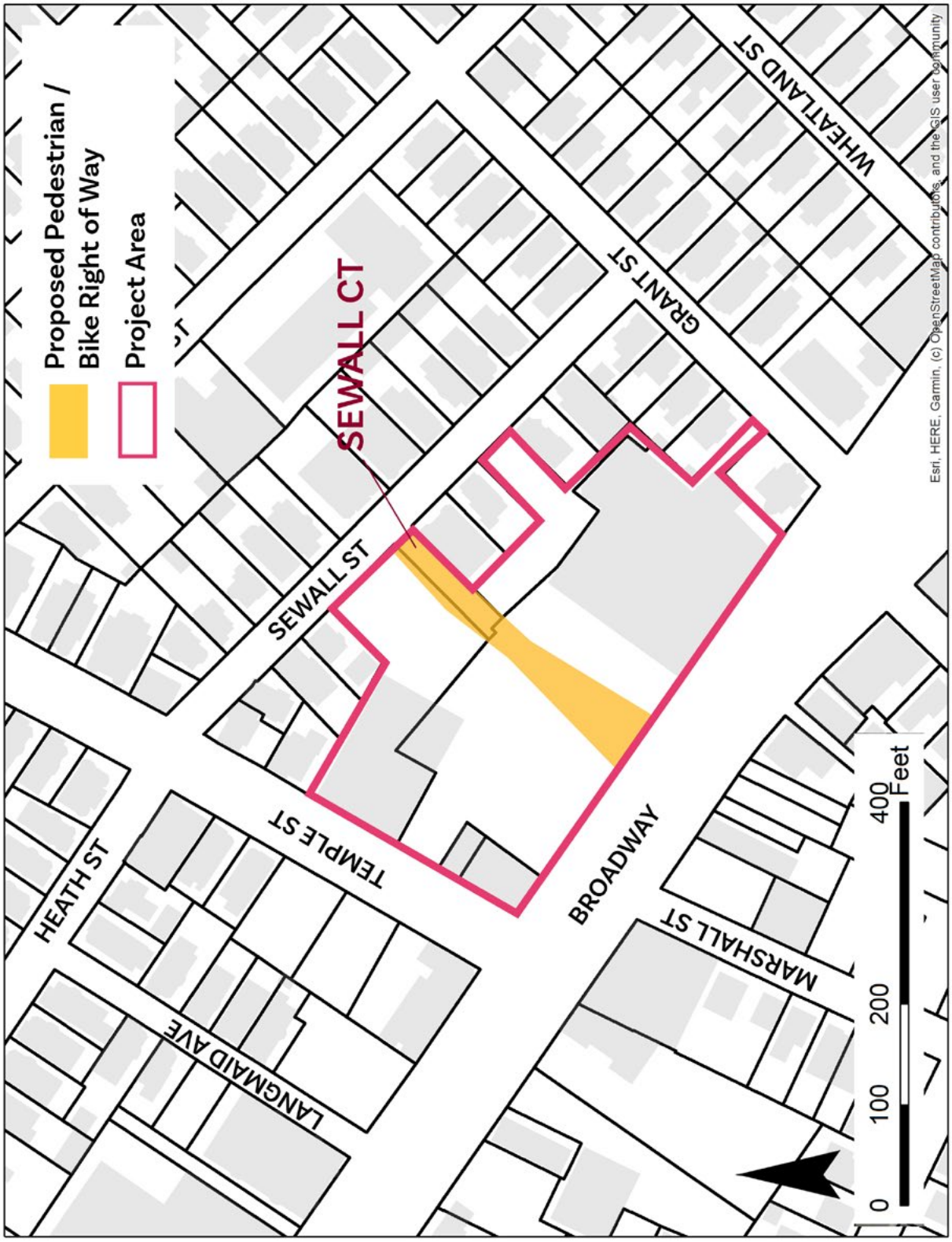
## MAP D:1 - PROPOSED LAND USES

# MAP D:2 - STORMWATER AND SEWER SYSTEM

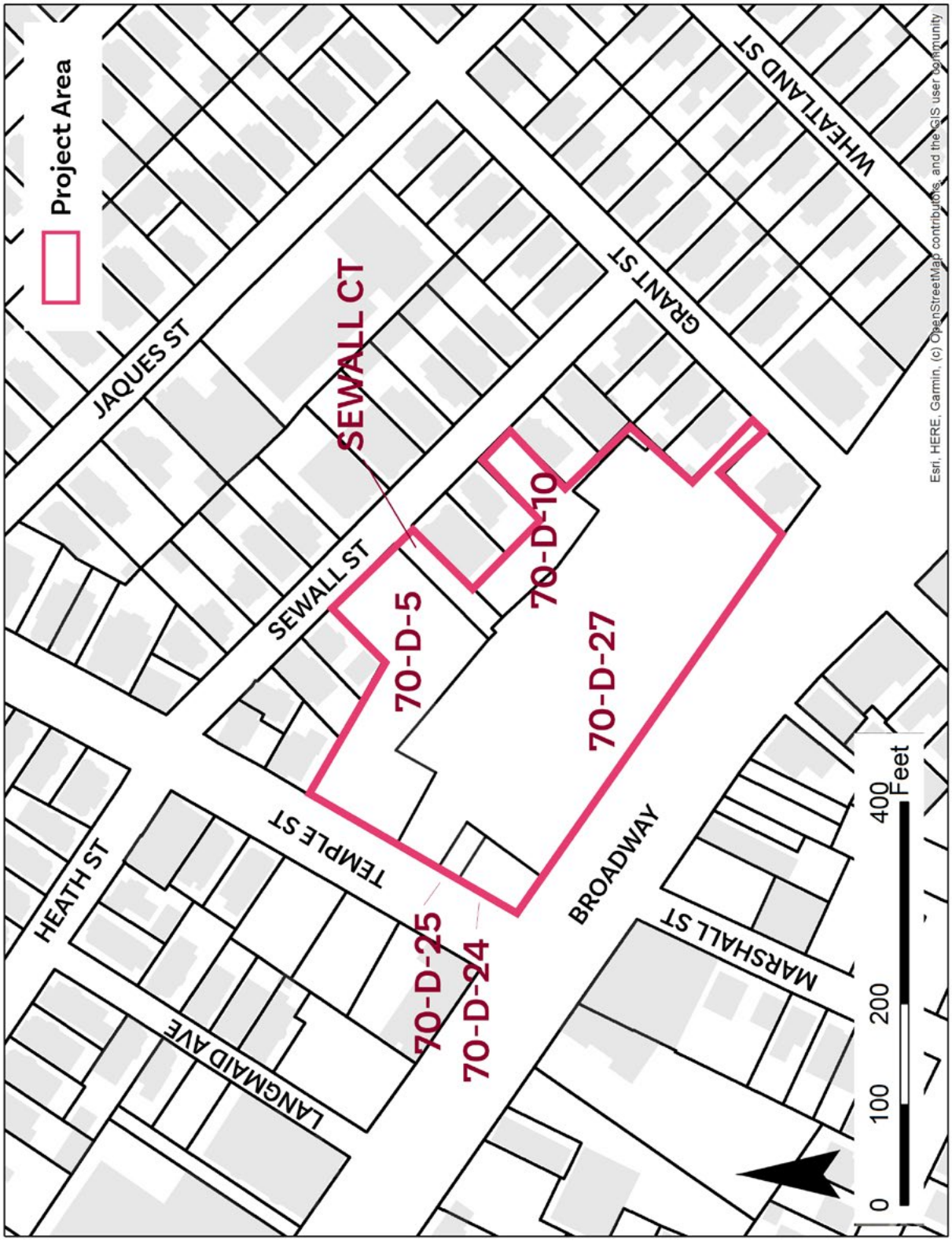


## MAP D:3 - STREETSCAPE IMPROVEMENT AREA

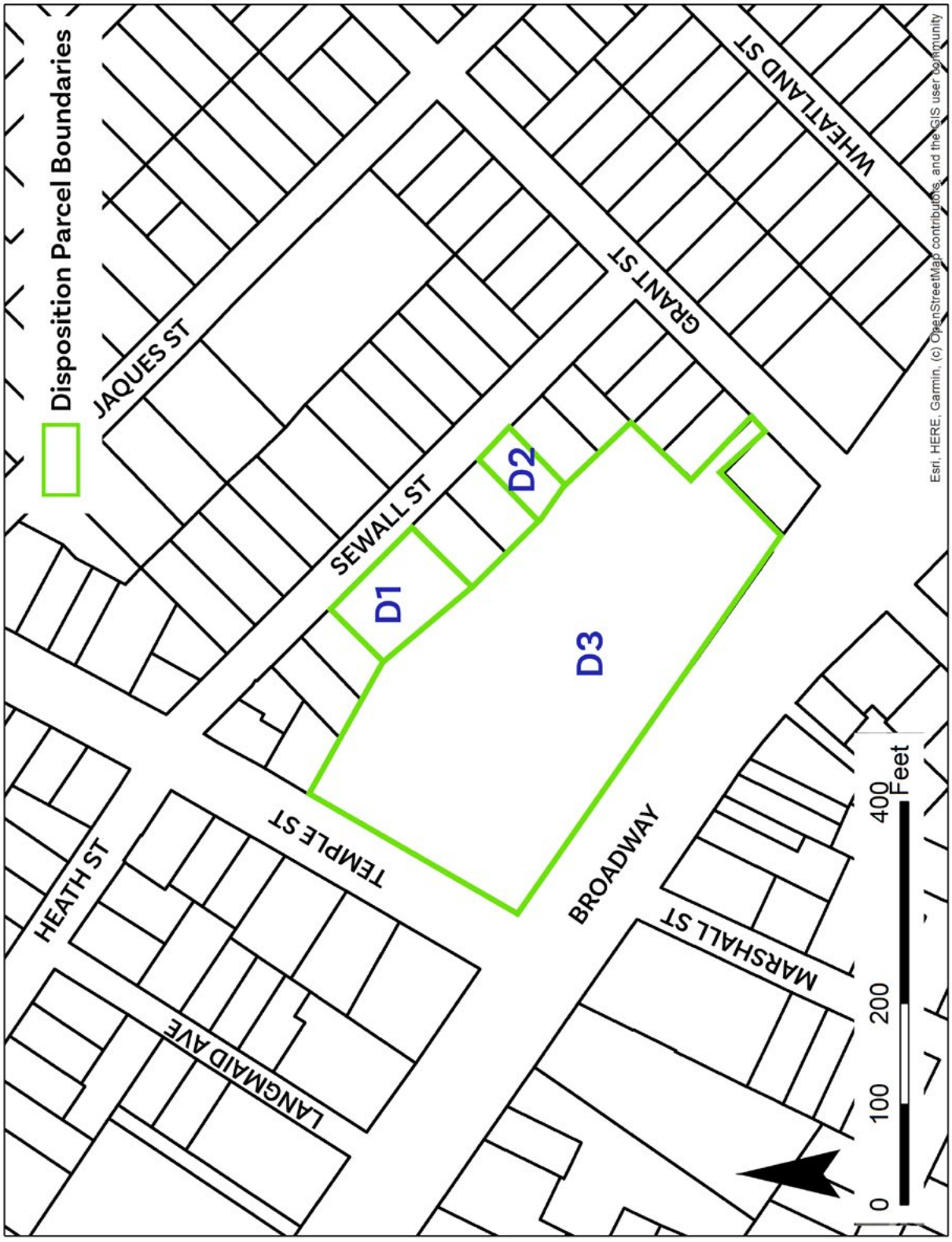
## MAP E:1 - EXISTING AND PROPOSED RIGHTS OF WAY



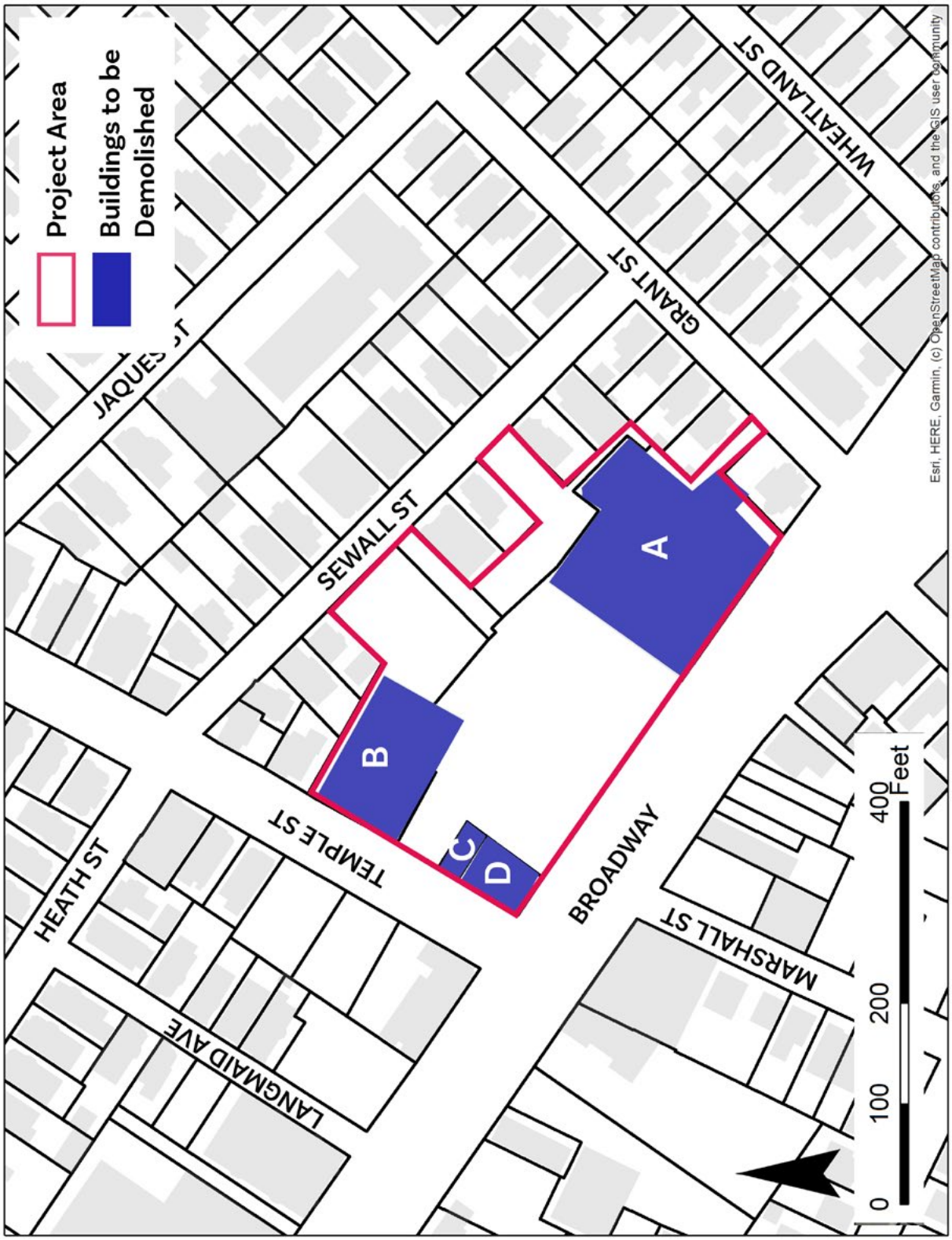
## MAP F:1 - PARCELS TO BE ACQUIRED



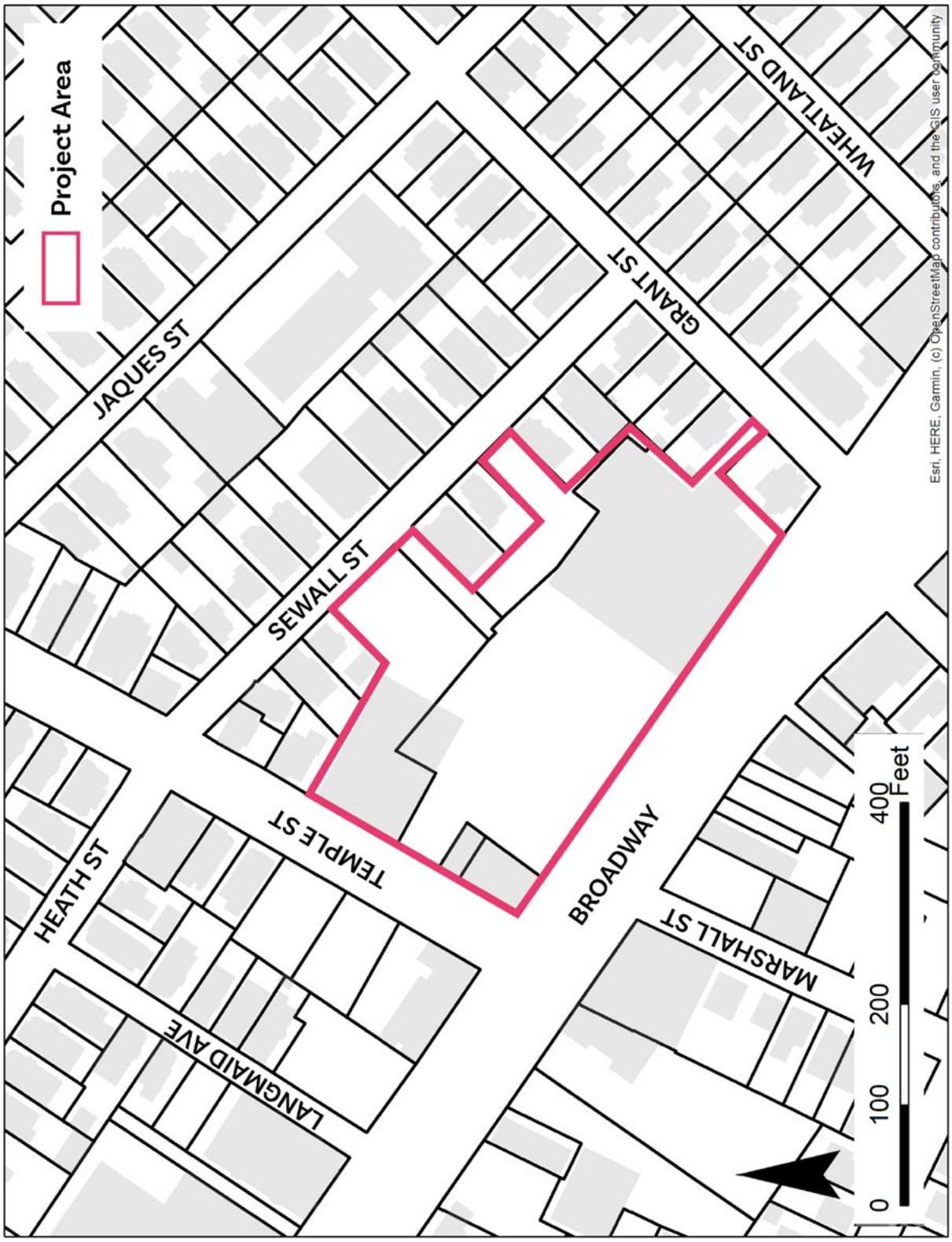
## MAP G:1 - LOTS TO BE CREATED FOR DISPOSITION



## MAP H:1 - BUILDINGS TO BE DEMOLISHED



## MAP I:1 - BUILDINGS TO BE REHABILITATED



## MAP J:1 - BUILDINGS TO BE CONSTRUCTED

# 12.02(3) Eligibility

## INTRODUCTION

This section of the Plan provides both general information about the Project Area, the Winter Hill neighborhood, and planning efforts in Somerville as well as specific information about the eligibility of the Project Area for urban renewal. To approve a proposed urban renewal plan, DHCD must make the following six findings:

- Without public involvement, the area would not be (re)developed;
- The proposed projects will enhance/promote private reinvestment;
- The plan for financing the project is sound;
- The designated project area is a decadent, substandard or blighted open area;
- The Urban Revitalization Plan is complete; and
- The Relocation Plan is approved under M.G.L. c. 79A.

This chapter demonstrates through data and photographic evidence that the Project Area meets the eligibility criteria to be categorized as decadent within the definitions of M.G.L. c. 121B, section 1.

## HISTORY OF WINTER HILL

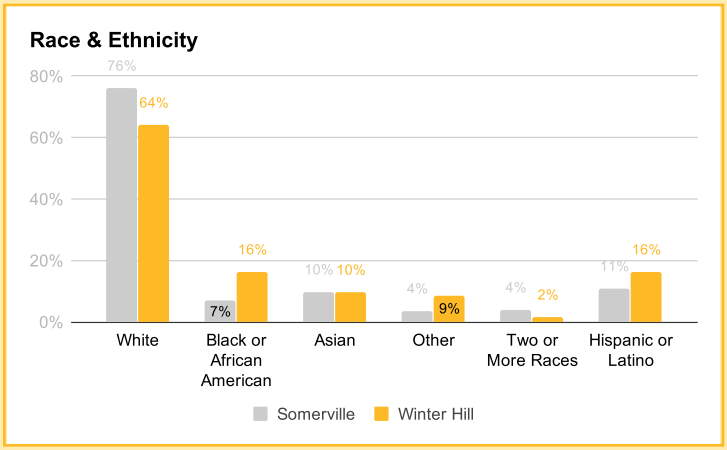
Somerville is a small city with a land area of 4.1 square miles. It is located in the Boston metropolitan core and shares boundaries with Boston, Cambridge, Arlington, and Medford. Somerville has approximately 81,000 residents, 2,000 businesses, and 35,000 jobs. It is a city with many squares and commercial districts, including the Winter Hill Broadway district.

The land now known as Somerville was purchased by the English in 1639 from a Pawtucket Confederation chief known as Squaw Sachem. Her people had been decimated by European diseases, encroachment of Puritans onto her people's land, and hostile tribes throughout New England.

An 1829 Map by John G. Hales with Winter Hill labeled, prior to the formation of Somerville.

# DEMOGRAPHICS OF WINTER HILL

## A DIVERSE NEIGHBORHOOD




- 37% of Winter Hill residents were born outside of the US, compared to 27% of Somerville residents. Foreign-born residents in the neighborhood are predominantly from Central America, Asia, South America, and the Caribbean.
- Winter Hill has a higher share of Black and Latinx residents than Somerville as a whole.
- In the Winter Hill neighborhood, households on the northeastern side of Broadway have a median income of $58,298, while those on the southwestern side have a median income of $94,907. Somerville as a whole has a median income of $91,168.

## A FAMILY-ORIENTED NEIGHBORHOOD

- Nearly 60% of Winter Hill households are family-based, compared to 41% in Somerville.
- A higher share of Winter Hill households are owner-occupied, 39% compared to 34% citywide.
- Winter Hill has a higher share of children under 18 (17% of population) than Somerville as a whole (11%) and fewer young adults between the ages of 18 and 24 (10% in Winter Hill, 14% in Somerville).

## OUTREACH CONSIDERATIONS

- 10% of households in Winter Hill do not speak English very well. Of these households, 17% speak Spanish, 63% speak another Indo-European language besides Spanish, and 20% speak an Asian and Pacific Islander language.
- 11% of Winter Hill residents do not have access to the Internet at home.

Note: For the purposes of these statistics, Winter Hill is defined as two census tracts that roughly match the City's neighborhood boundary: 3501.04 and 3502. The source of the data is the American Community Survey 2018, 5-Year Estimates. There are limitations to this data: the U.S. Census Bureau tends to undercount communities of color, immigrants, and people who do not speak English fluently. In addition, the small geographic size of the census tracts used in this analysis means that possible error in the data is higher.

1932 photography of Broadway. The Capitol Theater sign in the center is approximately the site of the Project Area.

She allied with the English in exchange for protection and sold a portion of her territory, which included Somerville. It was during this time period of the 1630s that Broadway, the central corridor through the Urban Renewal Area, was first established as Winter Hill Road. The surrounding area housed dairy farms throughout the 1700s and early 1800s, and is one of the first named neighborhoods in Somerville, even predating Somerville becoming its own entity.

Winter Hill's evolution as a neighborhood has been largely affected by transportation modes. In 1841, the Boston and Lowell Railroad brought rail service through the neighborhood. In 1858, a horse car line was established that linked Winter Hill to Charlestown and Boston, which encouraged additional residential development. Soon after, gas and water infrastructure would arrive to service this residential development. By 1895 there were numerous residences, churches, civic buildings, and even a Pickle Works. At around this time, passenger rail and electric trolley service began serving the area.

The turn of the century would ultimately lead to more auto-centric planning, however. In 1925, the completion of McGrath Highway established a permanent barrier between Winter Hill and East Somerville. By the World War II era, nearly all planning was focused on moving cars efficiently. Trolley service was suspended in 1958 and Broadway was dedicated solely to cars. A few years later, in 1965, construction started on Interstate 93, which makes the northeastern border of the Winter Hill neighborhood. These changes coincided with the decline of many of the local businesses. Whereas Broadway had historically supported shoe stores, luxury movie theaters, car dealerships, grocers, an ice cream shop, and many other businesses, many of these disappeared as the neighborhood evolved.

Furthermore, this style of auto-centric planning has contributed to a wide range of health problems. Vehicular emissions, particularly from high-volume routes like I-93 and Broadway, release ultrafine particulates (UFP) into the atmosphere.

Research links UFP with an increased risk for diseases caused by inflammation like heart disease, respiratory disease, and neurological health conditions. This is of particular concern for the Project Area since it is only a quarter-mile away from I-93 and directly abuts Broadway, which sees well over 19,000 vehicle trips per day on average. Many of its buildings are old enough that they may not have the mechanical ventilation systems necessary to filter out air pollution. In addition to pollution, auto-centric planning discourages residents and workers to travel by active modes like walking or bike riding, which can confer the health benefits of exercise as people go about their days.

## WINTER HILL TODAY

Winter Hill is poised to return to its transit-oriented heyday with the arrival of a new Green Line Station in Gilman Square, at the intersection of Medford Street and Pearl Street. The Gilman Square station will be an 8-minute walk and only four-tenths of a mile from Broadway and the heart of Winter Hill. This station will improve the connections between Winter Hill and other Somerville neighborhoods, as well as the broader MBTA network. So far, however, the promise of this future station has not been enough to spur the kind of economic activity necessary to support a bustling main streets district. Winter Hill has not been able to achieve its potential as a commercial district since its pivot towards car-centric development, and it will need support in order to take full advantage of the new transportation.

There are many historic independent businesses as well as a few more recent establishments lining the Broadway corridor, but these are also accompanied by visible storefront vacancies. A report prepared by Urban Advisors in 2014 highlighted numerous barriers for retailer success in Winter Hill. A key take away from this research is that the area has poor retail aggregation; businesses do not necessarily complement each other in uses, and the experience for a shopper to patronize multiple destinations in one trip is unwelcoming. For example, someone running an errand at a pharmacy might choose to swing by a bakery that is nearby or is a pleasant walk away, but probably won't if the journey feels perilous or inconvenient. A person who lives within walking distance of the business district might also opt to drive to a district with more options rather than brave the unfriendly pedestrian environment at all.

In addition, residents have articulated an interest in bringing a grocery use back to the neighborhood. The Star Market site has remained vacant for thirteen years, and residents feel that fresh produce is not immediately convenient. Unfortunately, the size and state of the vacant Star Market is unlikely to attract another grocery tenant. According to market analysis cited in the Neighborhood Plan, the neighborhood is "saturated" by groceries already, since there are two others within a half-mile. However, the addition of new housing units in the district may be enough to compel the return of a grocery use to the district if the potential

demand is great enough for a store to compete.

Another key shortcoming in Winter Hill is the quality and availability of public open space. Winter Hill does house Foss Park, the biggest open space in Somerville. Its pool and recreational fields are important gathering spaces for the community, including for the Central and South American soccer league that plays there regularly. However, this space is owned and managed by the Massachusetts Department of Conservation and Recreation (DCR), which limits the community's ability to control the park. There are other small playgrounds and parks throughout the neighborhood, but in the heart of the Winter Hill commercial district there are no publicly-accessible gathering spaces. This contributes to a sense of unfriendliness in the district towards visitors, but it also affects the quality of life for residents in the neighborhood.

The pedestrian experience alongside the Project Area.

The challenges identified in the Neighborhood Plan regarding connectivity between Winter Hill and the rest of Somerville, particularly for pedestrians and bicyclists, remain. Some progress has been made. The Winter Hill in Motion project (described further in Public Improvements) provided dedicated bus lanes and bike lanes along Broadway and other street layout changes that have improved the transit experience for bus riders, bike riders, and pedestrians without sacrificing vehicular convenience. However, the numerous curb cuts, lack of shade or street trees, and steep hills still make the neighborhood daunting for visitors and residents.

The most substantial challenge to face Winter Hill, however, is one that is shared by many communities in the metro Boston area: housing affordability. Over a third of Somerville households, both renters and owners, are already cost-burdened by their housing, meaning they are paying over 30% of their income on housing costs (2012-2016 American Community Survey 5-Year Estimates). According to the City's 2015 Housing Needs Assessment, an income of over $95,000 is needed to afford the average monthly rent in Somerville, but the median income for renter households in Somerville is just $58,510. This financial tension seems poised to only worsen; the 2014 Dimensions of Displacement report from the Metropolitan Area Planning Council (MAPC) projected that Somerville could need as many as 9,000 new housing units by 2030 to meet demand and maintain affordability. Of those 9,000 new units, MAPC estimated that 35% would be needed for low-income households. As of 2020, less than one-third of the 9,000 new units have been built, and fewer than a fifth of these units are affordable.

For Winter Hill, the situation is dire. While the Green Line Extension will allow more households to function without vehicular expenses and expand transit accessibility, this amenity will likely attract even more demand in the neighborhood. Of course, these burdens won't be distributed equally. According to the Dimensions of Displacement Report, households making less than $10,000 a year will see their rents increase by 17-20%, while higher income

households will see their rent increase to a lesser extent. In the last two years alone, 14% of the condo conversions in Somerville have occurred in the Winter Hill neighborhood, many of which are located near the Project Area (see Figure 3:1). Condo conversions can modernize and rehabilitate old properties, but they typically require the transformation of comparatively low-cost rental units into higher-end ownership properties accessible only to those making a higher income. Over time, hundreds of condo conversions throughout the city drive up housing prices as the rental supply diminishes. Somerville's Office of Housing Stability has worked with numerous clients facing eviction in this neighborhood, more than any other neighborhood in Somerville.

Despite these frustrations and deep-seeded economic challenges, there is a lot of wonderful energy in Winter Hill: residents gather to chat in one of the many historic pizza shops; neighbors meet up and plan events for their community at Winter Hill Brewing Company; abutters invest their time and money in an effort to turn vacant property into a community asset; families and students enjoy the soon-to-be-renovated Healey schoolyard. The neighborhood is diverse, and serves as a home to both long-term residents and new Americans. A successful Urban Renewal Plan will build on these treasured assets and improve the amenities the neighborhood can benefit from without transforming Winter Hill into an entirely new place.

**Figure 3:1 - Condo Conversions in Winter Hill**

Condo Conversions in Winter Hill, 2017-2019

## PLANNING HISTORY

Winter Hill's major planning effort was completed in November 2016, with the Planning Board's adoption of the Winter Hill Neighborhood Plan. The plan emphasizes three core principles:

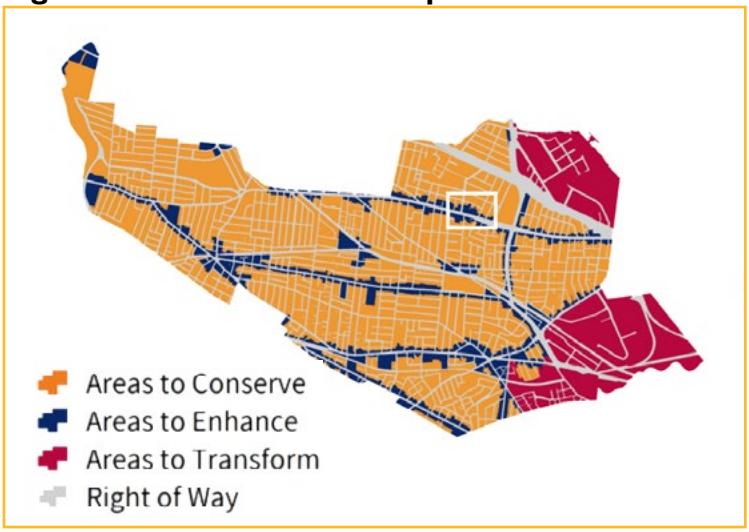
- Prioritize interaction and involvement with community members;
- Develop pro-business environment and rejuvenate the Broadway commercial main street;
- Reconnect Winter Hill to the rest of the city, both physically and culturally.

The plan envisions a commercial corridor that is restored as a main street destination, one with useful amenities, independent businesses, public gathering spaces, and an environment that is friendly to shoppers, diners, and visitors as well as residents. Complementing this is the vision for a more connected neighborhood; by improving the bike network, creating new and safer street crossings, and implementing policy decisions that protect all road users, Winter Hill will be more effectively tied into the surrounding community.

The plan also recommends the creation of an Urban Renewal Plan to help reclaim wasted space, redevelop key properties to support the business district, and create more housing in the neighborhood. The Neighborhood Plan identifies Winter Hill as a main street place type, so the imagined redevelopment opportunities emphasize mixed-use buildings that reinforce this identity. A main street place type is characterized by local economic and community activity, access to multiple transit modes, and a moderately dense mix of residential, commercial, employment, and civic or cultural uses. The retail in a main street district is locally-serving primarily, and residential development is low- to mid-rise on the corridor, and single-family off the corridor. Examples include Mass Avenue in Cambridge, Broadway in South Boston, Cambridge Street in Cambridge, and Main Street in Melrose.

The Neighborhood Plan was conducted in the context of SomerVision 2030, the City's Comprehensive Plan that was adopted in 2012. One of the key components of SomerVision is the map (Figure 3:2), which highlights which portions of the city are to be transformed, enhanced, or conserved. The properties along Broadway in Winter Hill are in the "enhance" zone, which calls for strategic updates to existing buildings and infill development of gaps to reinforce a sense of place and the main street identity in Winter Hill. SomerVision 2030 also calls for the kind of mixed-use, transit-oriented development that is proposed in this Plan.

**Figure 3:2 - SomerVision Map**




White rectangle denotes project area location.

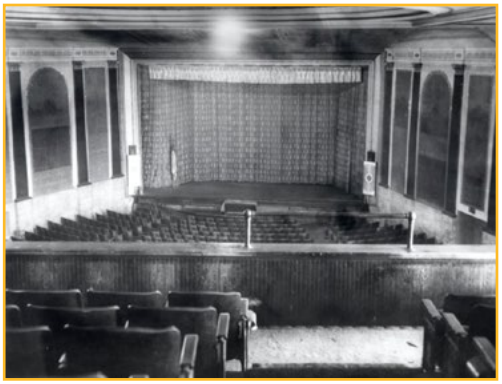
# PROJECT AREA

## OVERVIEW

The Project Area for this Plan encompasses five parcels in the heart of the Winter Hill commercial district at the corner of Broadway and Temple St. Historically, the site was the home of the Capitol Theater, the city's largest and most luxurious theater when it opened in 1927. The enormous theater boasted 1,732 seats, its own orchestra, art deco murals and a new-at-the-time sound technology from Warner Brothers called the Vitaphone. Patrons could see vaudeville, news, serials, live music, and films at this theater. The original owner, an Armenian immigrant, went into debt to build the theater and the Union Realty Company foreclosed on the mortgage in 1930. Eventually a theater chain named M&P took it over. The Capitol closed in 1963, but was back in the news as the backdrop of the murder of Buddy McLean of the Winter Hill Gang in 1965. When various proposals for reuse failed, it was ultimately torn down to make way for the supermarket that sits on the site now.

Unfortunately, that supermarket has been vacant since 2007. The owner of the parcel that contains that building, as well as the Walgreens building, explored bringing in an Ocean State Job Lot. However, the Somerville Planning Board found that the proposal was inconsistent with the zoning purpose statements for both the Somerville Zoning code as a whole and its specific zoning district, which was Commercial Core District (CCD-55) at the time. The specific inconsistencies included the use, the building form, and the timing of the proposal, given that it was intended to be a long-term tenant. The owner of these parcels opted to sue the City for the outcome of this decision, and the matter has been in land court ever since.

In the meantime, residents have tried to make the most of the decrepit space. DigBoston profiled an effort in 2017 to turn one of the vacant Sewall lots into "Sewall Commons," a play space for the neighborhood. Neighbors complained about the area being used "for people to defecate, urinate, litter, and consume drugs and alcohol after the grocery store shuttered," and used tactical urbanism in an effort to reclaim the space. A swing set, basketball hoop, sandbox, and plants were all



From Top: Interior of Capitol Theater (1945); Exterior of Capitol Theater (1941); Exterior of Capital Theater after murder of Buddy McLean (1965); Sanborn Map of Project Area (1958).

donated, and neighbors worked to redesign the space and host events there, like a movie night and Halloween party. Abutters reported that litter and other poor behavior decreased after these interventions. However, the property owner soon issued a cease and desist to one of the abutters who had organized the efforts, citing liability concerns. As a result, the two Sewall lots remain vacant and untouched, and neighbors report that crime and litter have returned.

The data from the Somerville Police Department and the City's 311 system support these on-the-ground reports. From 2015-2019, the Somerville Police Department received an average of 135 calls for service per year for the reporting area incorporating the Project Area, which includes the parcels between Broadway, Sewall St, Temple St, and Grant St. These calls for service include calls made to 911, alarms, and radio dispatches, and may relate to anything from a major crime to someone accidentally locking themselves out of an apartment. Interestingly, the number of calls for service declined by 9% in 2017, when the community-led efforts to take back Sewall Commons were happening, although there is not enough information to draw a direct connection. In addition to these calls for service, patrol officers also proactively spend time in locations in hopes to deter problems, often as a response to community concerns. From 2015 through 2019, patrol officers engaged in an average of 200 of these directed patrols.

In addition to these data from the Somerville Police Department, the Constituent Services hotline (311) has also received numerous complaints from residents. Between 2015 and 2019, 311 received 20 reports of graffiti on the project site. In the same time frame, the property owner of the Star Market was ticketed 22 times for failure to remove trash and eleven times for failing to clear snow and ice from the sidewalks, making it one of the most ticketed properties in the city for this violation.

The deterioration of the Project Area is untenable to the residents in the neighborhood, who deserve better than the dilapidated, crime-ridden property that has been a centerpiece of their physical community since 2007. All conceivable approaches to developing the site without urban renewal have been exhausted: the City has adopted a Neighborhood Plan

Assorted photos from neighborhood efforts to activate the Sewall Commons lot.

and new Zoning to support advantageous redevelopment, the community has attempted tactical interventions, and the City has worked enthusiastically with any developer who has demonstrated an interest in the site. Yet, the site remains vacant as successive potential developers abandon their plans.

During the community conversations that preceded this plan, there was discussion about establishing a larger Project Area which would incorporate further opportunity sites as highlighted in the Neighborhood Plan. However, the community priority is so clearly focused on Temple Square, that the SRA has opted for a smaller plan area, while considering the opportunity to expand the Project Area through a major plan amendment in the future if needed.

Example of graffiti photographed by City staff in 2019.

## HISTORIC ASSETS

All of the buildings within the Project Area, because of their age, are subject to the City's Demolition Review Ordinance. As a result, the developer of any of the buildings would need to appear before the Historic Preservation Commission (HPC) so that the HPC could determine first whether the building is "historically significant," and, if it is, whether it is "preferably preserved." A determination that a building would be preferably preserved would require a nine-month demolition delay to provide an opportunity for discussion about how to best preserve the building—whether through salvaging of materials, architectural drawings, photographic documentation, historical interpretive signage on the future development site, etc.

## ENVIRONMENTAL CONCERNS

In 2019, the City utilized its Brownfields Assessment Grant through the United States Environmental Protection Agency (EPA) to conduct a windshield

A photo of the turnout to the June 19, 2019 meeting about the Star Market site. Credit: Steven Nutter.

environmental assessment of possible project sites in the Winter Hill neighborhood. The City's environmental consultant for the EPA grant, TRC Environmental Corporation, reviewed historical and environmental information and conducted a windshield assessment on September 16, 2019. The purpose of this assessment was to determine if environmental concerns exist. TRC reviewed available historic and regulatory data and did not find any reason to suspect any underlying environmental contamination issues.

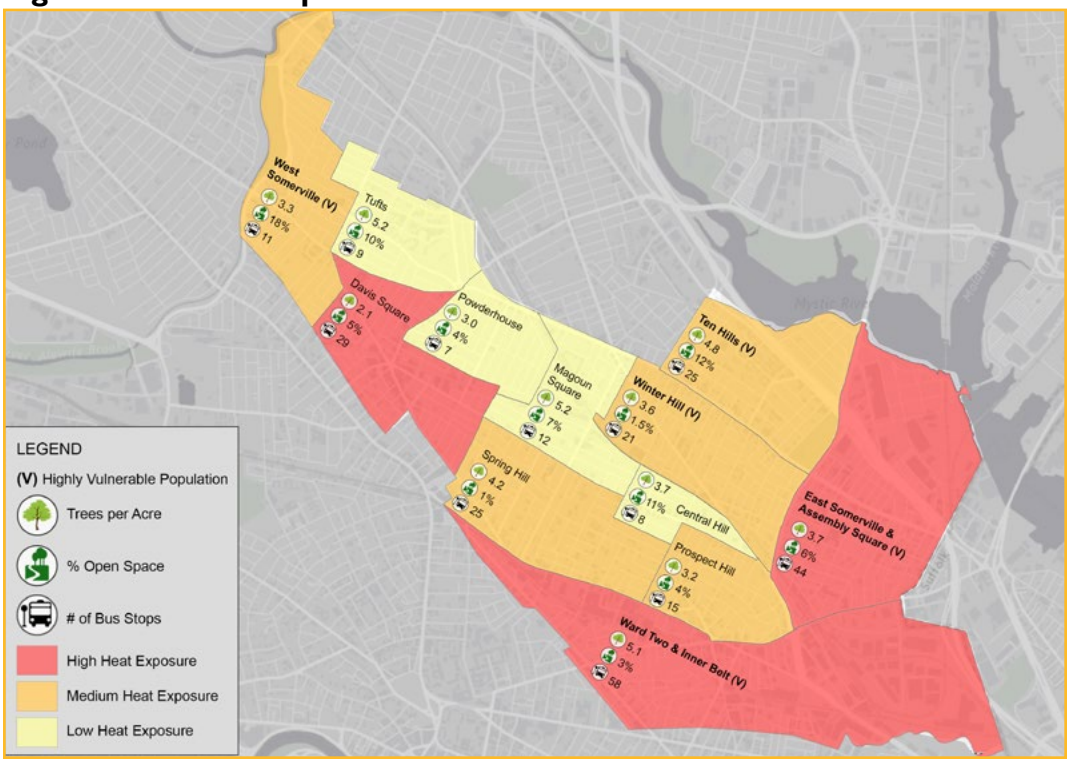
Although soil contamination does not appear to be an issue, indoor air quality may be. The Project Area hosts older buildings that may not have the mechanized ventilation systems required to mitigate air pollution from the ultrafine particles emitted by vehicles traveling along I-93 or Broadway.

An historic photo of 9 Temple St, one of the buildings in the Project Area.

Another major environmental concern in the Project Area is impervious surfaces. Currently, the entire surface of the Project Area is impervious, whether consisting of building rooftops, parking lots, driveways, or concrete. As climate changes cause higher temperatures throughout the city, such a concentration of pavement and hot surfaces contributes to urban heat island effect, which results in even higher temperatures in the vicinity. As depicted in Figure 3:3, Winter Hill is already at a moderate heat exposure, and its exposure is exacerbated by its low share of open space, which can help mitigate heat, and sites like this that further increase temperatures. These factors have major health impacts, including mortality, heat stroke, and heat exhaustion, as well as enabling the increased propagation of vector-borne diseases carried by insects that might not survive in colder environments, and worsening air quality, which can increase respiratory and cardiac health problems. These issues tend to disproportionately affect the young, elderly, and those with pre-existing health conditions. Furthermore, the Somerville Climate Vulnerability Assessment highlights Winter Hill as a neighborhood with a concentration of vulnerable populations who may be more likely to experience negative health effects and less likely to be able to access cooling.

Beyond the heat-related impacts, the high share of impervious surfaces also affects the stormwater management in the neighborhood. As the rate of major rainfall events increases, sites like these can increase the risk of flooding, ultimately deteriorating water quality, which further impacts both human health and ecosystem health.

**Figure 3:3 - Heat Exposure in Somerville**




City of Somerville Climate Change Vulnerability Assessment, June 2017.

# FINDING OF DECADENCE

M.G.L. c.121B, § 1 defines a "Decadent Area" as follows:

> *"Decadent Area", an area which is detrimental to safety, health, morals, welfare or sound growth of a community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, obsolete, or in need of major maintenance or repair, or because much of the real estate in recent years has been sold or taken for nonpayment of taxes or upon foreclosure of mortgages, or because buildings have been torn down and not replaced and under existing conditions it is improbable that the buildings will be replaced, or because of a substantial change in business or economic conditions, or because of inadequate light, air, or open space or because of excessive land coverage or because diversity of ownership, irregular lot sizes or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise, or by reason of any combination of the foregoing conditions.*

2020 photos of the Star Market property.

In accordance with M.G.L. c.121B, § 46, the SRA has determined that the Winter Hill Urban Renewal Area as described in this Renewal Plan is a "Decadent Area" as defined in M.G.L. c.121B, § 1. See Appendix IV for a copy of the decadence resolution passed by the SRA.

# DECADENT CRITERIA

## DETRIMENTAL TO THE COMMUNITY

The Project Area is a detriment to the Winter Hill neighborhood and negatively impacts the quality of life for its residents. The vacancy on the Sewall Street lots and the Star Market building has been a magnet for crime, and the sheer amount of pavement causes problems with stormwater management and heat island effect. The visual impact of such decrepit property in the heart of the Winter Hill commercial district makes it difficult for the landlords of adjacent properties to attract quality commercial tenants and for existing businesses to draw patrons into the neighborhood. All of these aspects of this decadent area are detrimental to the health and welfare of the businesses and residents of Winter Hill.

The Project Area also represents a barrier to sound growth in the neighborhood. The opportunity cost of the Project Area remaining as-is for the last decade is incalculable. The Neighborhood Plan clearly spells out the need for green space and mixed-use, transit-oriented development, and this site's location and size make it a perfect candidate to provide these needed amenities to the

neighborhood. When the neighbors have tried to turn this blight into a resource for their street on their own dime, they were met with the threat of legal action from the property owners. Every year that this decadent area remains in the context of one of the strongest real estate markets in the region is a letdown to the community.

## DETERIORATED & OBSOLETE BUILDINGS

**Finding: The Project Area contains buildings which are out of repair, physically deteriorated, and unfit for human habitation.**

Much of the existing property in the Project Area is out of repair, owing to the long-term vacancy in the Star Market building. Although the other buildings have remained occupied, this positive presence has not done enough to combat the general decadence and deterioration of the Project Area as a whole. There are four existing buildings on the Project Area, labeled along with the vacant lots in Figure 3:4.

City staff conducted a survey to assess the state of the properties in the Project Area including the four buildings, two vacant lots, and Sewall Court. Each building or lot was rated along three categories: Roof and Exterior; Entrances, Doors, and Windows; and Yard, Parking, and Surrounding Areas. The possible ratings were:

- **GOOD** – The buildings in this category appeared to be in a structurally stable condition. In some cases, there were clear signs of building maintenance or recent rehabilitation such as new paint, new doors and windows.
- **SATISFACTORY** – Buildings in this category exhibited stable conditions and required minor rehabilitation such as new paint and window replacements. In some cases, exterior features (such as the entrance ways) required improvements to make them code compliant.
- **MODERATE DISREPAIR** – This category included buildings in need of minor structural repairs, porch or roof replacements or siding replacement. Certain building components appeared to be reaching the end of their useful lives. Some of the buildings required considerable maintenance on the overall structure.
- **SEVERE DISREPAIR** – This category included buildings that were visually dilapidated and needed extensive repairs. Most of these buildings required major investment in façade improvements, storefronts, walls and/or other architectural features.

To supplement observations made on the ground in June 2020, drone footage was used to better determine the condition of roofs. The vacant lots along Sewall Street are in severe disrepair, as is 299 Broadway (the vacant Star Market). The remaining buildings and Sewall Ct were considered satisfactory, with the excep-

tion of the Walgreens building, which appeared to have a roof in disrepair in the footage captured by the drone. The following pages capture the results of the building survey.

**Finding: The Project Area contains buildings which are obsolete and do not meet current community needs.**

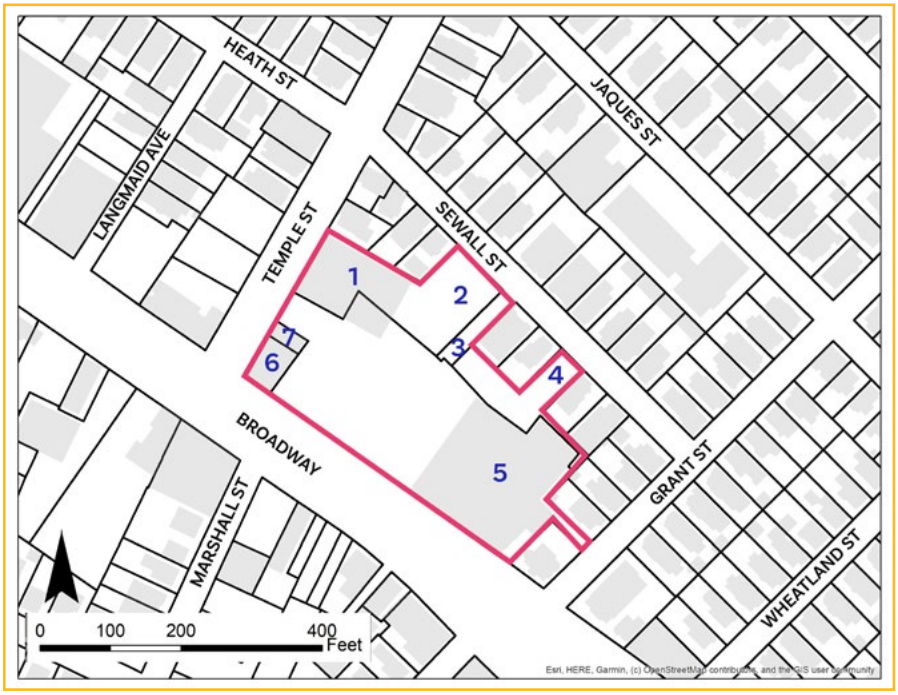
The SRA finds that the Star Market and Walgreens buildings are distinctly auto-centric developments despite the fact that the businesses within the Project Area largely cater to local demand. The Neighborhood Plan clearly articulates a vision for transit-oriented, mixed-use development which, while including parking, also encourages arrivals by bike and foot or wheelchair. The dramatic orientation of the buildings away from the public realm and towards the vehicular parking degrade the character of the neighborhood and the safety of pedestrians on the sidewalk, who are met with large, featureless walls as they pass by the property.

**Table 3:1 - Summary of Survey Results by Share of Land Area**

| | Roof, Exterior | Entrances, Doors, Windows | Yard, Parking, Surrounding Areas |
|---|---|---|---|
| Good | 0% | 0% | 0% |
| Satisfactory | 8% | 40% | 35% |
| Moderate Disrepair | 32% | 0% | 0% |
| Severe Disrepair | 60% | 60% | 65% |

Table 3.1 describes the survey results in terms of the proportion of land area. Although only one building's roof and exterior was considered in severe disrepair, this building represents 60% of the land area in the project area.

**Figure 3:4 - Map of Survey Results**



## WALGREENS | 15 TEMPLE STREET

| Label on Figure 3:4 | Use | Tenants | Date Built | Gross Area (in Sq Ft) |
|---|---|---|---|---|
| **1** | **Commercial** | **Walgreens** | **1970** | **16,800** |

The existing Walgreens building provides a needed use and convenience to the neighborhood as the only pharmacy in the area. Since it has been consistently tenanted, the building remains mostly in satisfactory condition. The building appears to be structurally sound, although drone footage suggests some degree of roof disrepair. The store is only accessible from the parking lot, and the face along the sidewalk is just a beige wall, offering no activation of the street front. The parking area surrounding the immediate store is rundown, but functional.

Survey Assessment:

- Roof and Exterior: Moderate Disrepair
- Entrances Doors and Windows: Satisfactory
- Yard, Parking, and Surrounding Areas: Satisfactory

View of Walgreens from Temple St

View of Walgreens from Star Market

Entrance of Walgreens

Aerial view of Walgreens

## SEWALL COMMONS | BETWEEN 22 AND 36 SEWALL STREET

| Label on Figure 3:4 | Use | Tenants | Date Built | Gross Area (in Sq Ft) |
|---|---|---|---|---|
| **2** | **Parking Lot** | **N/A** | **N/A** | **7,000** |

Sewall Commons, which sits between 22 and 36 Sewall Street, is a vacant parking lot, surrounded by a decrepit fence which has been locked in some places and broken apart in others. The neighbors' efforts to put in a basketball court remain. The pavement is uneven and showing severe damage, and the retaining wall and steps are also in a state of disrepair. There are signs of graffiti, previously painted over.

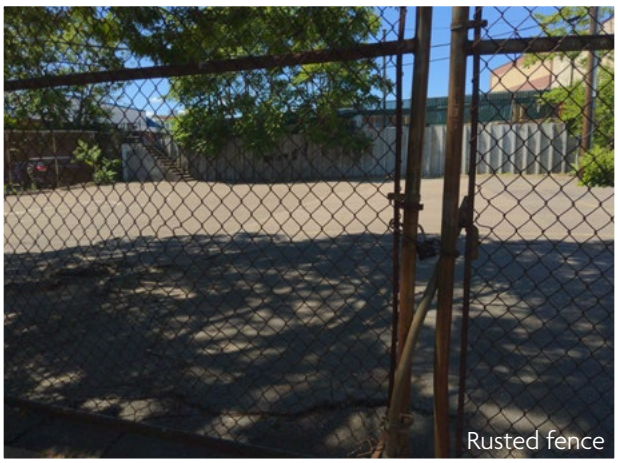
Survey Assessment:

- Roof and Exterior: N/A
- Entrances Doors and Windows: N/A
- Yard, Parking, and Surrounding Areas: Severe Disrepair

Basketball court neighbors painted on pavement

Damaged pavement

Broken and damaged fence


Rusted fence

## SEWALL COURT

| Label on Figure 3:4 | Use | Tenants | Date Built | Gross Area (in Sq Ft) |
|---|---|---|---|---|
| **3** | **Parking Lot** | **N/A** | **N/A** | **1,800** |

Sewall Court is a private right of way between 22 Sewall St and the Sewall St Commons, which is separated by a fence. Sewall Court is currently used as parking.

Survey Assessment:

- Roof and Exterior: N/A
- Entrances Doors and Windows: N/A
- Yard, Parking, and Surrounding Areas: Satisfactory

View from Sewall St

View from Sewall Street Lot

## SEWALL STREET LOT | BETWEEN 12 AND 18 SEWALL STREET

| Label on Figure 3:4 | Use | Tenants | Date Built | Gross Area (in Sq Ft) |
|---|---|---|---|---|
| **4** | **Parking Lot** | **N/A** | **N/A** | **3,000** |

The vacant Sewall lot further south on Heath Street is smaller, but also is surrounded by a decrepit chain-link fence. While the area is closed to vehicles, the fence is open to let pedestrians through. The pavement is in poor condition, as is the retaining wall that sits along the back of the property.

Survey Assessment:

- Roof and Exterior: N/A
- Entrances Doors and Windows: N/A
- Yard, Parking, and Surrounding Areas: Severe Disrepair

View from Star Market

View from Sewall St

Access to Sewall St

View from steps

## STAR MARKET | 299 BROADWAY

| Label on Figure 3:4 | Use | Tenants | Date Built | Gross Area (in Sq Ft) |
|---|---|---|---|---|
| **5** | **Commercial** | **Vacant** | **1967** | **31,482** |

More than a decade of abandonment has left this building in a dire condition. The property is covered in graffiti, littered with empty bottles and trash, and breaking down visibly. The entrance area has peeling paint. Viewed from the outside, it is evident that the inside has not been maintained at all and appears to have standing water on the floor. While the parking lot is functional, fences and guardrails are in disrepair. Pedestrians walking along Broadway must endure a long, blank brick wall, with no sense of activation or street presence.

Survey Assessment:

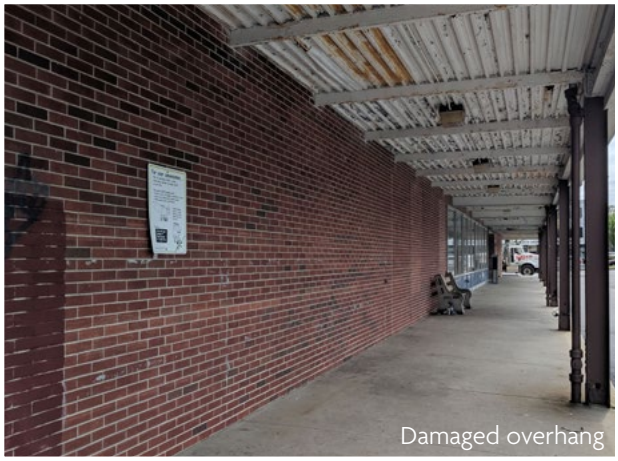
- Roof and Exterior: Severe Disrepair
- Entrances Doors and Windows: Severe Disrepair
- Yard, Parking, and Surrounding Areas: Severe Disrepair

Star Market building

Loading dock for Star Market

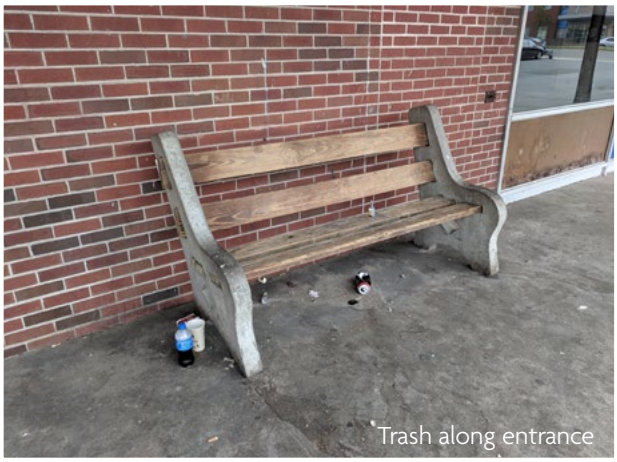
Damaged fencing and guardrail

Interior of Star Market from outside



Damaged overhang

Explicit graffiti over a piece that had already appears to have been painted over



Trash along entrance

Graffiti on windows

Roof of Star Market

Trash and loading dock of Star Market

299 Broadway Continued

## 313 BROADWAY

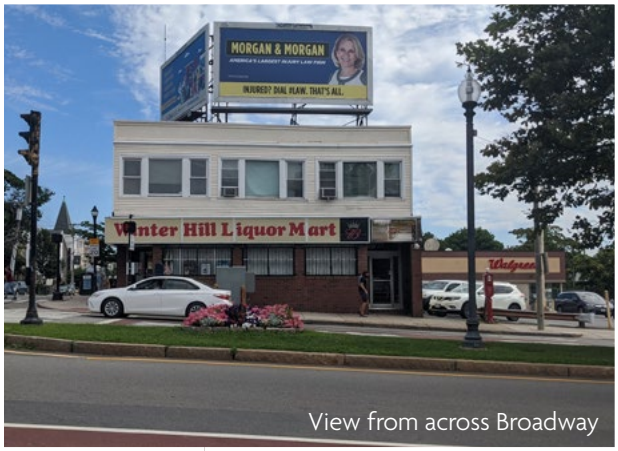
| Label on Figure 3:4 | Use | Tenants | Date Built | Gross Area (in Sq Ft) |
|---|---|---|---|---|
| **6** | **Commercial** | **Winter Hill Liquors, Brazilian Times** | **1910** | **10,703** |

313 Broadway is the oldest building included in the Project Area, and its design saw it through Winter Hill's tougher years—metal bars protect the windows, and grates cover the entrances when it's closed. A large double billboard sits atop the building. The brickwork appears to have been repaired over the years, although it also appears that graffiti has been dealt with in the past. There doesn't appear to be any major issues with the roof or general exterior, although the Temple St side of the building is not ideal for the streetscape.

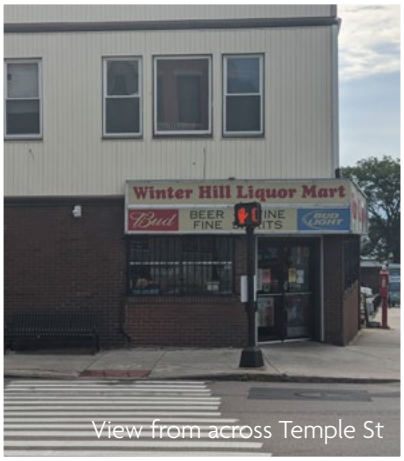
Two commercial tenants currently use the building. Winter Hill Liquor Store is an independent, locally-owned package store that serves the surrounding neighborhood, and the Brazilian Times is a beloved Portuguese-language newspaper serving much of the east coast. The proprietors also manage a nonprofit Brazilian cultural center from this office.

Survey Assessment:

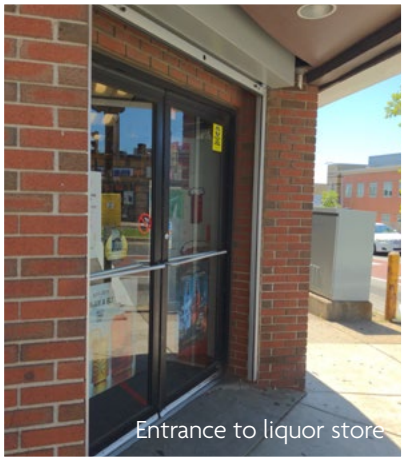
- Roof and Exterior: Satisfactory
- Entrances Doors and Windows: Satisfactory
- Yard, Parking, and Surrounding Areas: Satisfactory

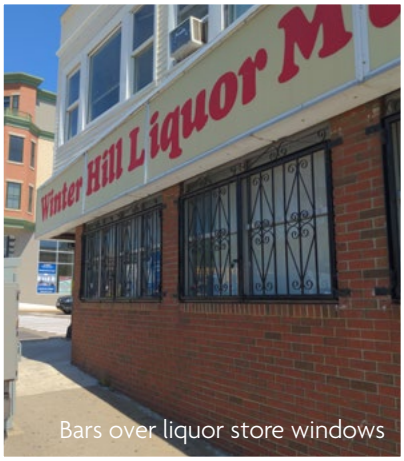


View from across Broadway



View from across Temple St


Entrance to liquor store



Bars over liquor store windows

## 9 TEMPLE STREET

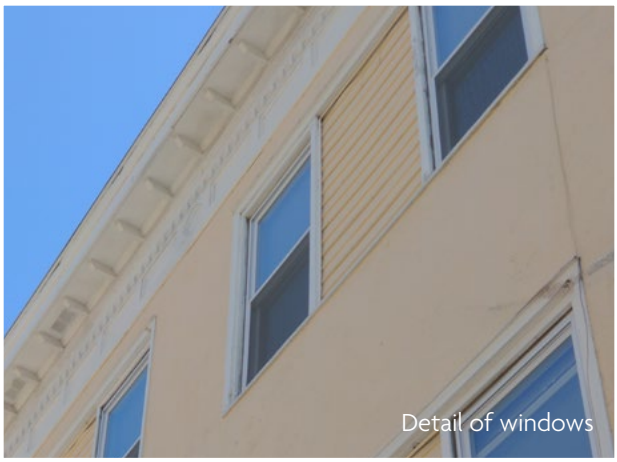
| Label on Figure 3:4 | Use | Tenants | Date Built | Gross Area (in Sq Ft) |
|---|---|---|---|---|
| **7** | **Mixed-Use** | **Elegancia Salon; 2 residential units** | **1940 (possibly earlier)** | **3,772** |

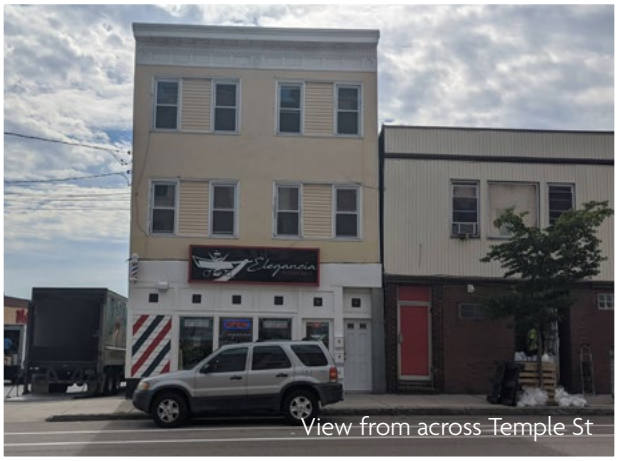
9 Temple Street is a three-story building that houses two residences and an independently-owned barbershop. The building was recently renovated and is in satisfactory condition. This building has been well-maintained and its architectural details preserved over the years. The windows appear to be older, but not damaged, and there are no visible problems with the roof.

Survey Assessment:

- Roof and Exterior: Satisfactory
- Entrances Doors and Windows: Satisfactory
- Yard, Parking, and Surrounding Areas: Satisfactory

View from Temple St


Detail of windows



View from across Temple St

## OBSOLETE STREET PATTERNS

**Finding: The Project Area is served by an obsolete street pattern.**

The Project Area is situated on a block that is too big to provide comfortable walkability for the neighborhood. Urban planners believe that 200 feet to 350 feet is the ideal block size in a dense urban environment to provide a street network that serves all transit users, including vehicles. In its current state, the Project Area has nearly 540 feet between Grant Street and Temple Street. Creating a throughway, even if it's only accessible to pedestrians and bikers, will break up the block and make it easier to get around the neighborhood.

## CHANGES IN BUSINESS AND ECONOMIC CONDITIONS

**Finding: The Project Area is unable to adjust to changing business and economic conditions.**

The Star Market was an important fixture in the neighborhood in the seventies, but research indicates the probability of bringing in a new grocery tenant into the current building is highly unlikely. As summarized in the Neighborhood Plan, there are many barriers. First, the building, at 31,482 square feet, is an odd size by present-day standards. It is not big enough for a big box grocery retailer like Stop & Shop, Market Basket, or Shaw's, but not small enough for boutique grocery retailers like Trader Joe's or Whole Foods.

Secondly, the demographics and demand in the catchment area of the site are not appealing enough to many grocers. The presence of other grocery stores in the area, even if they seem inaccessible to portions of the Winter Hill neighborhood, is a deterrent for a new store moving in. Sometimes increased population density can make a location like the Project Area appealing enough to compete with these nearby grocers; adding units at the site could help attract a grocer.

Finally, even if a grocery or other tenant were interested in leasing the vacant building, so many years of neglect mean that any tenant will require substantial investment to make the building inhabitable again. This presents another barrier to the site ever being used again.

## EXCESSIVE LOT COVERAGE

**Finding: The Project Area is entirely impervious surfaces, constituting excessive lot coverage.**

An estimated 60% of the surface area of the Project Area is pavement. Beyond

aesthetic concerns, having so much pavement contributes to problems with urban heat island effect and stormwater management. These issues, in turn, have substantial effects on human and environmental health. This dynamic is particularly important in a neighborhood like Winter Hill, which is already at a moderate heat exposure category and has one of the smallest shares of open space in the city. Redeveloping the site is necessary to create green open space in the Project Area, not only to provide gathering opportunities for the public, but also to mitigate these major concerns.

## CHALLENGES FOR PRIVATE DEVELOPMENT

### Finding: Diversity in parcel ownership and irregular lot sizes make appropriate redevelopment difficult for private parties.

Many of the parcels in the project area are oddly shaped and situated. For example, the Sewall Street vacant lots are parts of parcels that experience a dramatic and sudden grade change, currently managed through a retaining wall and stairs on each site. A number of "spokes" like these poke out from the main body of the parcels, which may not be large enough to utilize fully as part of an urban development.

Another challenge to the redevelopment of the Project Area is the diversity of ownership. One owner does control the overwhelming majority of the site, but the two corner properties at Broadway and Temple St have two different owners and are equally important to the responsible redevelopment of Temple Square. Although these corner properties are essentially of sound condition, their locations are needed in order to provide the appropriate frontage along Broadway and Temple St. Furthermore, previous attempts at redevelopment have struggled to make a financially feasible deal because of the need to negotiate with three separate property owners, driving the overall price of the land too high for any project to be feasible for a private developer.

## NEED FOR PUBLIC ACTION

Over ten years of the status quo has demonstrated that private action is not sufficient to redevelop the Project Area, and that without public intervention the property will continue to languish in its current format. Meanwhile, the Project Area provides the unique opportunity to meet several key objectives identified by the community in the Neighborhood Plan and adopted as objectives for this Plan. By redeveloping the area into a transit-oriented, commercial and residential development, this area can support Winter Hill's identity as a neighborhood main street commercial district, provide new green space for residents, improve the streetscape experience for bikers and pedestrians, add much needed housing and

affordable housing into a neighborhood experiencing displacement, and ultimately better utilize these sites for the community needs.

To achieve these goals, the minimum public action necessary is to clear the Project Area, including the basically sound properties at the corner of Temple St and Broadway. The inclusion of these buildings will provide a more feasible real estate project that can provide more community benefits compared to a project that would accommodate these lots.

# 12.02(4) Objectives

## THE VISION FOR WINTER HILL

The vision for Winter Hill is not one reliant on radical transformation, but rather of targeted redevelopment to better support the existing neighborhood and bring specific improvements identified in the Winter Hill Neighborhood Plan to Temple Square. Winter Hill is a diverse neighborhood, and any efforts in the neighborhood should ensure that it remains home for households of different races, ethnicities, languages, income levels, and household sizes and maximizes the benefits for the existing and future community.

Change is on the horizon for Winter Hill already; a Green Line Station only a short walk away from the heart of the district is scheduled to open in late 2021, which will make the neighborhood a more convenient destination and a more tempting location for businesses and residents alike. In wielding Urban Renewal as a tool, the SRA can work to ensure that changes preserve Winter Hill's character while making the improvements the community would like to see.

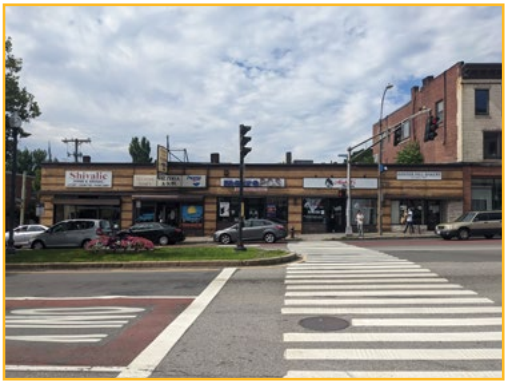
Rendering from the Winter Hill Neighborhood Plan.

The Objectives of this plan are as follows:

- Improve Winter Hill's identity as a neighborhood-oriented main street commercial district.
- Create green and open gathering spaces to support community life and the environment.
- Ensure a pedestrian- and bike-friendly experience.
- Minimize displacement by building additional affordable housing.
- Pursue redevelopment that produces equitable outcomes in the neighborhood.
- Redevelop vacant and underutilized properties into uses that better meet community needs.

## A NEIGHBORHOOD-ORIENTED MAIN STREETS COMMERCIAL DISTRICT

Whereas today many portions of Winter Hill are designed like strip malls with auto-centric commercial development, the vision is to return to the neighborhood's roots as a district catering to pedestrians in the neighborhood and visitors traveling by streetcar. Winter Hill will function as a main street, one with a cluster of businesses that continues to balance affordable convenient uses like pharmacies and one-of-a-kind independent businesses like Winter Hill Bakery and Pikliz, but in an environment that is safer and more welcoming to pedestrians. Development in the Project Area will complement existing historic buildings and provide retail, restaurants, and services on the ground floor and potentially include some small-scale office space that can provide jobs and draw daytime patrons to existing restaurants and retailers, giving them a stronger customer base.



A building with local businesses across the street from the Project Area.

**Key Strategies:**

- Incentivize a business association or other district management entity to facilitate collaboration among local businesses, contribute to the district's sense of identity, and to raise and manage funds that can be spent as the community sees fit on events, promotional endeavors, or items like planters and benches.
- Implement wayfinding to encourage transit riders arriving at the Gilman Square station to visit and shop in the Winter Hill business district.
- Establish more ground-floor retail and restaurant space through targeted redevelopment and, as possible, small-scale office space.
- Continue to provide technical assistance to existing businesses and new businesses in the district, working to ensure a mix of businesses providing different goods and services and representing different cultures and backgrounds. Align technical assistance to tackle the broader challenges local business, and particularly local retail, face in regards to COVID-19 and the rise of e-commerce.
- Work through the development process and the tenant selection process to ensure that business mix meets basic neighborhood needs (like pharmacies and fresh produce) and provides offerings at a variety of price points.
- Monitor commercial rents and keep in close contact with existing business owners to prevent as much as possible the boutiquification or gentrification of existing business offerings in the neighborhood.

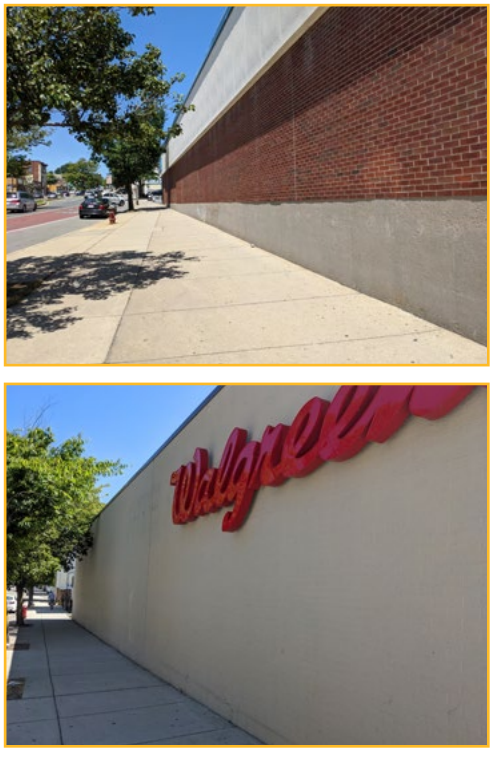
## GREEN AND OPEN GATHERING SPACES TO SUPPORT COMMUNITY LIFE AND THE ENVIRONMENT

Winter Hill does not have enough green space in its neighborhood. Despite having a higher share of families than Somerville as a whole, there are very few parks in the area. Foss Park is down the street at Broadway and McGrath, and is one of the largest parks in the city; however, it is managed by the state, which does not offer much community control over the maintenance and use of the park. The creation of green civic space in the heart of the Broadway commercial district and within the Project Area would provide much-needed "hang out" space in Winter Hill, a place where the community can be outside without paying for the right to outdoor dining tables.

Additional green space will also reap environmental rewards in the neighborhood. Winter Hill is covered with asphalt parking lots and although these spaces are useful for those who drive, the overabundance of parking spaces contributes to heat island effect and stormwater management challenges. Adding additional green space will provide numerous social, health, and environmental benefits to the community.

**Key Strategies:**

- Create a publicly accessible green space at the site of Temple Square.
- Ensure that public green spaces are visible and welcoming to the community and visitors; any privately-owned public space should be designed so as to be obviously available to the use of all.
- To further combat heat island effect and the negative effects of asphalt, future streetscape improvements should seek opportunities to plant trees, stormwater gardens, and other vegetation throughout the area.




Photos of the pedestrian experience along Broadway and Temple St in 2020.

## A PEDESTRIAN- AND BIKE-FRIENDLY EXPERIENCE

At any time of day in Winter Hill, there are shoppers and residents walking along Broadway and running errands or chatting with each other on the street. Implementing more and safer street crossings, minimizing curb cuts, and adding shade with street trees can all make the pedestrian experience more friendly and inviting, and minimize potential conflicts with

vehicular traffic. Recently, the City implemented the Winter Hill in Motion project, which piloted new street lane designs to prioritize bus and bike safety, which has inspired both positive and negative feedback from the community. However, with the Green Line Extension coming, it is likely that many residents will be able to get around on foot or wheelchair, by bike, or by public transit. Ensuring that we have the wide sidewalks, storage for bikes, and a more humane pedestrian experience will help minimize new vehicular traffic and encourage more sustainable modes of transit.

Redeveloping the Project Area into a site that prioritizes a human experience rather than a vehicular one will be a significant contribution to the commercial district as a whole. By developing buildings that respect and orient towards the sidewalks and minimizing curb cuts for cars, Broadway and Temple St will feel more welcoming to residents, workers, and visitors.

**Key Strategies:**

- As possible, reduce the number of vehicular curb cuts throughout the district.
- Create new, raised crossings in strategic locations to keep pedestrians safe.
- Ensure that new residential development includes storage for bikes.
- Implement a streetscape design that ensures accessibility and safety for many travel modes and abilities.

## MINIMIZE DISPLACEMENT BY BUILDING ADDITIONAL AFFORDABLE HOUSING

People want to live in Somerville, and that demand has pushed apartment and house prices up to astronomical heights in recent years while also incentivizing the condo-ization of multifamily apartment buildings. Given that access to transit is an amenity for renters and buyers, the arrival of the Green Line Extension to the Winter Hill neighborhood will likely increase costs in the immediate area even further. By strategically encouraging development on under-utilized parcels, the SRA can add much-needed units to capture some of this demand, minimizing the displacement of other households in the area as a result. Although such development on the Temple Square site will also lead to the displacement of two households, this plan and the state's regulations on relocation benefits will ensure that these households receive technical assistance and financial benefits to find new, suitable housing; such benefits are not a requirement of private developments.

Condo conversions and home renovations raise property values and create safer and healthier properties, but can also turn rental units into ownership units and raise housing costs, creating barriers to accessible housing.

In addition to the general need for market-rate housing, Somerville also needs explicitly affordable housing, and units that meet the needs of a wide variety of

income levels. Inclusionary zoning mandates that any new project with over 18 units will have 20% of them affordable. This is a terrific baseline, but development plans and community benefits should be analyzed for any opportunity to further support affordable housing, either through funding to the Affordable Housing Trust Fund or the construction of purpose-built affordable housing.

New housing in Winter Hill can also provide units with multiple bedrooms. The community currently houses many families, and new development that includes two or three bedrooms can complement this aspect of the neighborhood's character.

**Key Strategies:**

- Build a development that includes housing and, as mandated by Inclusionary Zoning, affordable housing units.
- Explore opportunities to work with mission-driven affordable housing developers to create purpose-built affordable housing, particularly in one of the vacant lots along Sewall Street.
- Explore whether developments can include units with multiple bedrooms to encourage family households as well as studio or one-bedroom dwellers to move into new construction.

## REDEVELOPMENT THAT PURSUES EQUITABLE OUTCOMES IN THE NEIGHBORHOOD

Although not a requirement of urban renewal plans, this plan includes an Equity Analysis (Appendix I), which explicitly considers the racial and socioeconomic equity issues inherent in pursuing redevelopment in the Winter Hill neighborhood. As discussed in the Appendix, Winter Hill has a higher share of Black and Latinx residents than Somerville as a whole. It is imperative that any efforts in the neighborhood take into account historic and systemic inequities and commit fully to community engagement and empowerment.

**Key Strategies:**

- Work closely and in partnership with the community to determine the exact nature of development occurring in the neighborhood and to maximize public benefits in a way that meets the needs and priorities as identified by the community.
- Incorporate the community into the decision-making processes and ensure that all decisions are informed by feedback that comes from as many different perspectives as possible.
- Rethink status quo community engagement techniques to encourage

participation from all races, cultures, and socioeconomic statuses, while ensuring the health and safety of participants in the context of COVID-19.
- Develop a monitoring and evaluation plan to investigate the results of an Urban Renewal Plan in the neighborhood. Although it may be impossible to distinguish results of the Green Line Station's arrival from that of the Urban Renewal Plan, such analysis is imperative to understand the consequences of our project and whether our goals were achieved.

## REDEVELOPMENT OF VACANT AND UNDERUTILIZED SITES

Currently, at the geographic heart of Winter Hill is the most blighted, derelict property in all of Somerville: Temple Square. Neighbors complain about the drug deals they witness in the vacant lots on Sewall Street, which are surrounded by chain link fences which have been damaged to permit access through the site. The vacant Star Market is in dire shape. Even from the outside, one can see graffiti, material falling from the internal ceiling, places where glass windows have been broken, and the dirty exterior of a dilapidated building. This site, despite its location in one of the hottest real estate markets in the country, has remained in this state since 2007.

Winter Hill deserves better. City staff believes that the ideal redevelopment would include the vacant lots along Sewall Street, the Star Market building and parking lot, the Walgreens building, and two buildings—owned by different owners and in satisfactory condition—which sit at the corner of Temple St and Broadway. The two vacant lots along Sewall Street will be developed earlier in the process, with one lot being used for a public open space, and the other being used for a small affordable housing project that would match the residential character of Sewall Street. The remainder of the Project Area will be redeveloped to offer commercial space, residential units, and green open space. The exact design of the project will be informed by the community process described in the Citizen Participation chapter.

Temple Square's continued vacancy over the last thirteen years has demonstrated a likelihood that the site will not be developed without public action. As a result, the SRA will acquire, assemble, and dispose of the properties to catalyze redevelopment of the Project Area. This Plan will ensure that, not only will this decadent area be eliminated, but the redevelopment project will allow the community to play a more active role in determining what project would best suit their needs at the site than would be possible in the event of a private redevelopment effort.

**Key Strategies:**

- Improve subsurface infrastructure to enable redevelopment in the neighborhood (See Public Improvements chapter.).
- Redevelop Temple Square, working with the community to ensure the SRA selects a suitable redevelopment partner and moves forward on projects that best suits the neighborhood's needs.

## THE GOALS

In pursuit of the above objectives and strategies, the SRA has also identified the following goals, which have been inspired by the Neighborhood Plan, more recent community feedback, and the Equity Analysis contained herein (Appendix I).

- Provide at least 40 net new jobs, at least 200 new housing units, including at least 40 new affordable housing units, to provide employment and housing opportunities for Somerville residents of all socio-economic levels and to bring a stronger customer base to existing businesses. The proposed renewal will eliminate two rental housing units and four businesses which employ an estimated thirty jobs total; displaced parties are entitled to relocation assistance and payments established under M.G.L. c. 79A and 760 CMR 27.00.
- Create at least an additional .5 acres of publicly accessible open, green space.
- Ensure that 25% of Temple Square is permeable surface.
- Develop in partnership with the Citizen Advisory Committee a community engagement strategy that will gather feedback from residents, workers, and other stakeholders from different races, cultures, and socioeconomic levels. This strategy will need to contend with the realities of COVID-19 and identify how to measure success.
- Add enough new housing and commercial development into the neighborhood to lessen the increase in rental prices that will likely result from the Green Line station's arrival compared to other station areas.
- Increase the revenues of existing businesses in the Winter Hill commercial district.
- Preserve the pharmacy use in Temple Square and, if possible, provide access to fresh produce in the neighborhood.

## ZONING

The Somerville Zoning Overhaul was adopted in December 2019.

After over seven years of research and analysis, hundreds of community meetings, multiple public hearings and extensive review by the former Board of Aldermen and current City Council, Somerville approved a new zoning ordinance in December 2019. This was the city's first major overhaul of zoning since 1990, and updated some regulatory elements that had existed since zoning was first adopted in 1924. The zoning code is a form-based code that incorporates best practices from performance-based and use-based zoning, and has been designed to support the implementation of objectives identified in SomerVision 2030.

Furthermore, the zoning overhaul also better supports the Commonwealth's Sustainable Development Principles. It encourages mixed uses, particularly by transit areas; articulates the community processes required for different kinds of development; encourages the use of sustainable transit models; provides additional housing choices like backyard cottages and tiny houses; and through its modern, readable, clearly-illustrated format makes the permitting process and regulatory components much easier to understand and more predictable for developers.

This state-of-the-art zoning code will govern density, land coverage, land use, setbacks, off street parking and loading, and the building height and bulk of any redevelopment on Temple Square. Numerous provisions in the code will ensure that, by default, redevelopment in the Project Area will meet many of the goals of this Plan, including: required special permit for any formula business; a Somerville Green Score for environmental sustainability performance (a first in New England); parking maximums in all areas within walking distance to rapid transit stations; robust minimum bicycle parking requirements; and requirements to widen sidewalks.

More specifically, the Project Area is currently zoned for Mid-Rise 5 along Broadway, dropping to Mid-Rise 3 and ultimately Neighborhood Residential along Sewall Street. Each of these zones has policies about facade design, architectural design, use provisions, development standards, parking and mobility, and public realm. These policies differ based on the district. In addition, only specific building types are allowed in each zone; Neighborhood Residential can house cottages, detached houses, semi-detached houses, duplexes, or detached triple deckers, while Mid-Rise districts may house apartment buildings, general buildings, and commercial buildings. Any new buildings would need to meet dimensional requirements and restrictions around allowable building components as outlined in the appropriate zone.

This Plan is based upon a local survey and conforms to any existing planning documents covering the urban renewal area as a whole including SomerVision, the Comprehensive Plan for the City.

## LAND DISPOSITION AGREEMENTS

As is required by the Housing and Urban Renewal regulations of 760 CMR 12.05, DHCD will approve a Land Disposition Agreement (LDA) for each Disposition Parcel. Each LDA will include covenants and safeguards to ensure that the particular Disposition Parcel is redeveloped in accordance with the representations of the redeveloper and the expectations of the City of Somerville and the SRA.

# 12.02(5) Acquisitions

This Plan proposes the acquisition of five parcels and a private right of way, which make up the entirety of the Project Area. The acquisition of these parcels is absolutely necessary in order to meet community objectives as described in the Objectives chapter. By acquiring the Project Area, assembling parcels appropriately, and disposing them to the City and developers, the SRA will catalyze redevelopment that creates additional commercial space, new housing units, and green open space for the community on what is currently a decadent area.

**Table 5:1 - Acquisition Parcels**

| Map-Block-Lot | Address | Current Owner | Current Use | Proposed Use | Land Area (Square Feet) |
|---|---|---|---|---|---|
| 70-D-27 and 70-D-10[1] | 299 Broadway | COHEN H A TRUSTEE C/O SHAWS and COMAR R E TRUST - JIM COHEN | Vacant building and parking | Commercial, residential, and green open space | 89,105 |
| 70-D-5 | 15 Temple St | COHEN H A TRUSTEE | Pharmacy and parking | Commercial, residential, and green open space | 25,493 |
| 70-D-24 | 313 Broadway | HOWARD J W TRUSTEE and 313 BROADWAY REALTY TRUST | Commer-cial | Commercial, residential, and green open space | 3,165 |
| 70-D-25 | 9 Temple St | PRIVITERA PHILLIP J TRUSTEE and 9 TEMPLE ST REALTY TRUST | Housing and com-mercial | Commercial, residential, and green open space | 1,179 |
| N/A | Sewall Court | Private | Parking | Green open space | 1,800 |

1 70-D-10 was subsumed by 70-D-27.

# 12.02(6) Preliminary Relocation Plan

This Plan may involve the displacement of approximately 4 commercial occupants and 2 residential tenants located on 5 parcels of property that may be either acquired in total or in part. The preliminary relocation plan included at Appendix II has been prepared exclusively for this project and outlines the anticipated relocation program and procedures that will be undertaken by the SRA in connection with its assistance to displaced occupants.

The preliminary plan was based on review of existing data contained within the Urban Renewal Plan. In keeping with generally accepted practices, this relocation plan may be amended and modified prior to project commencement. It is understood that the property owners and tenants identified in the Plan may change prior to acquisitions and until the details of the actual properties to be acquired are more defined and the eventual timing of any property acquisitions is established that it is preferable to wait on obtaining information from potentially displaced property owners and site occupants for a later date. Eventual interviews with occupants and the information obtained from such interviews will be added to the relocation plan as an addendum and will subsequently be submitted to the Massachusetts Bureau of Relocation for review, consideration and approval.

All relocation activities will comply with applicable state and federal regulations and will be supported by a relocation plan prepared in accordance with applicable federal and state requirements, including the requirements of 760 CMR 27.00, Relocation Assistance Regulations. No displacement will occur until a relocation plan has been finalized and approved by the Department of Housing and Urban Development (DHCD)'s Bureau of Relocation.

All eligible lawful occupants determined by the SRA to be displaced as a result of the property acquisition for this project will be provided relocation assistance and payments pursuant to the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended; 42 U.S.C. Section 4601 et seq.; and the applicable implementing regulations set forth in Title 49, Part 24 of the Code of Federal Regulations (together the "Uniform Act"). In addition, the SRA will adhere to the requirements of Massachusetts General Laws, Chapter 79A, and 760 Code of Massachusetts Regulations, Part 27.00. In any instances where the SRA determines that there is a conflict between federal or state laws and/or regulations, with respect to relocation payments or benefits to eligible displaced occupants, the SRA will make every effort to apply the requirements of whichever law or regulation provides the greater benefit to the displaced occupant.

During the relocation process, the SRA will provide ongoing information relative to available space, assistance programs including, but not limited to, small business loan programs and other data that may be useful to displaced occupants. A number of businesses may require assistance from the City of Somerville with respect to licenses and other approvals. Historically, municipal agencies are available to assist any business displaced due to public action in this regard. In addition, experienced commercial real estate brokers will be enlisted to be available to any affected occupants in order to assess potentially suitable replacement locations in a timely and cost effective manner.

It is anticipated that acquisition of property will occur in 2023. However, the exact timing of displacement is dependent on the urban renewal plan implementation schedule. Possible site plans may allow for phased development, which would allow occupants to remain on site longer. More detail on timing of displacement will be included in the subsequent relocation plan to be prepared as required under G.L. 79A.

Approximately 4 business concerns and 2 residential tenants may be relocated as part of the redevelopment project. An inventory is provided in Table 6:1. The names of all lawful eligible occupants will be confirmed prior to and/or as a part of undertaking tenant interviews. Inclusion of occupants on this list does not establish eligibility for relocation assistance or benefits and is subject to change or review depending upon the eventual accepted plan to acquire property for demolition.

**Table 6:1 - Parties Potentially Requiring Relocation**

| Parcel ID | Address | Name | Type of Business |
|---|---|---|---|
| 70-D-27 and 70-D-5 | 15 Temple St | Walgreens | Pharmacy |
| 70-D-24 | 311-313 Broadway | Brazilian Times | Newspaper |
| 70-D-24 | 311-313 Broadway | Winter Hill Liquors | Liquor Store |
| 70-D-25 | 9 Temple St | Elegancia | Barber Shop |
| 70-D-25 | 9 Temple St #2 | Resident | |
| 70-D-25 | 9 Temple St #3 | Resident | |

# 12.02(7) Site Preparation

## PARCEL ASSEMBLAGE

Once the parcels are acquired, the SRA will re-subdivide the Project Area to create three disposition parcels: Sewall Commons (D1) to become green open space, Sewall Lot (D2) to become affordable housing, and the remainder as D3, to become a mixed-use development featuring commercial, residential, and green open space.

## ENVIRONMENTAL ASSESSMENT & REMEDIATION

According to TRC's Windshield Environmental Survey (Appendix III), the Project Area is not expected to have any significant environmental contamination. However, the City will still conduct Phase I Environmental Site Assessments prior to acquisition by the SRA. Either the City or a developer responsible for demolition will conduct hazardous materials assessments for the four buildings that would be demolished.

## DEMOLITION & CONSTRUCTION

The SRA anticipates that the developers would be responsible for demolition of the existing buildings and retaining walls, and installing fences as needed to secure the property. Developers will also be responsible for project permitting and all pre-construction requirements, including meeting the requirements of the City's Demolition Review Ordinance.

# 12.02(8) Public Improvements

## INTRODUCTION

A number of public improvements regarding infrastructure, open space, transportation, and streetscape are identified in the Objectives section of this Plan and in the Neighborhood Plan. Many of these public improvements will be adjacent to the Project Area site, not within it, but will nonetheless play an important role in supporting this Plan's outcomes. Investments in transportation and the streetscape of the Broadway corridor will make a dramatic impact in how pedestrian- and bike-friendly the neighborhood is for residents and business patrons. The creation of new open space will provide green gathering spaces that support the surrounding community. Finally, major infrastructure investments in the subsurface water and sewer systems are absolutely essential in order to adequately serve existing residents and to add any more housing units in Winter Hill. Each of these different portions will assist in making Winter Hill the welcoming, comfortable main streets district the community envisions.

## INFRASTRUCTURE

The Broadway corridor along Winter Hill is in need of substantial water and sewer improvements. Any new development in the neighborhood would likely require a major sewer separation project to meet Massachusetts Department of Environmental Protection (DEP) and Massachusetts Water Resources Authority (MWRA) regulations. In addition, as development of new housing occurs in Somerville, the City must offset new sanitary flows to the sewer system by removing stormwater from the system. Therefore, the proposed redevelopment in the Urban Renewal area cannot occur without these improvements.

Separating the sewer and stormwater systems will meet this requirement, as well as providing additional benefits. First, such an effort provides the opportunity to replace aging infrastructure; significant portions of the subsurface infrastructure in Winter Hill are currently at risk of failure, so this is particularly important for the neighborhood. In addition, separated sewer systems help to mitigate flooding during major rain events by increasing stormwater capacity. They also reduce the risk of contaminating natural water bodies in the area. These benefits are not only for new residents living in the proposed redevelopments, but also the existing residents and businesses of Winter Hill who rely on the current system.

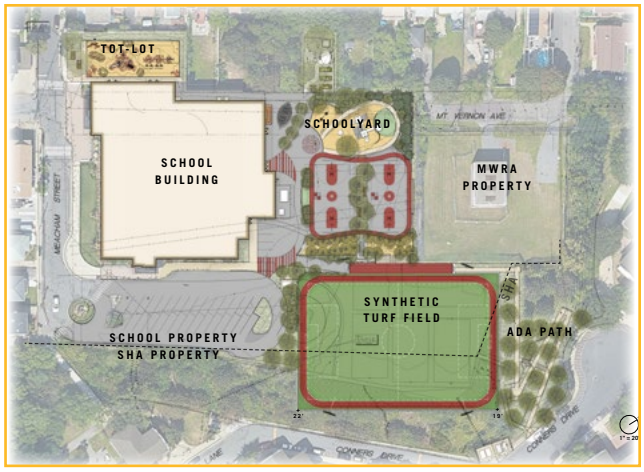
Fortunately, high-level planning is already underway for these necessary investments. The City is creating a Citywide Drainage and Water Quality

Master Plan that will assist in identifying existing and projected sewer system needs throughout the city. Further high-level planning on the Winter Hill sewer separation project will continue through 2021, and the expectation is that the project will be shovel-ready in three to five years (2023-2025), and that the project could be complete by 2026-2027.

Cost is a major obstacle for such a major undertaking, but sewer separation projects like this one are in the City's Water & Sewer Capital Improvements Plan. Furthermore, implementing district improvement financing in the Urban Renewal Area can leverage the value that new development and proximity to the Green Line Extension will create to support this essential public project.

## OPEN SPACE

The creation of new, green gathering spaces for the community is one of the Objectives of this Plan. Improvements to existing spaces nearby are already underway, including a major renovation of the Healey Schoolyard, the design for which recently won an award from the Boston Society of Landscape Architects. Construction is currently on hold due to COVID-19, but the City expects to commence construction as soon as 2021. In addition, the City has also worked with the Department of Conservation and Recreation to improve the management of Foss Park in a way conducive to community needs.



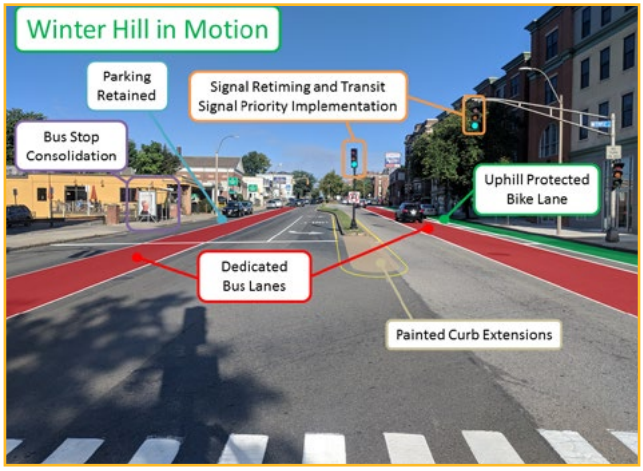
Site Plan for the Healey Schoolyard renovation.

However, even with these incremental improvements, the community needs additional green space. By redeveloping Temple Square through this Plan, the City will create a public open space on one of the vacant Sewall Street lots and a future developer will provide additional green open space within the rest of the development area. The additional open space will provide numerous benefits to the community. In addition to serving as important gathering space, the increased landscaping can assist with stormwater management, mitigating heat island effect, and supporting local wildlife.

## TRANSPORTATION

For years, the extreme width of Broadway, the suburban designs of many commercial properties, and antiquated streetscape infrastructure contributed to a sense of danger to people walking, biking, or using bus transit in the commercial district. The Winter Hill Neighborhood Plan identifies many necessary

transportation improvements, near the Project Area, which the City has made progress on since the plan was adopted.



Winter Hill in Motion street design.

One of the City's most high-profile actions to address these issues was the Winter Hill in Motion project, which transitioned a vehicular travel lane in each direction into a priority bus and bike lane. As a result, the MBTA added bus trips to weekday, Saturday, and Sunday schedules, resulting in more frequent service of the 89 and 101 lines, which provide access to Davis Square, Sullivan Square, Medford, Malden. This increase in service caused daily ridership to increase substantially, with hundreds more riders taking advantage of the improved bus system. Furthermore, the changes resulted in an average of 30-60 second travel time improvement for buses headed east, and the travel times and total volume of vehicle traffic also declined as well.

In addition to the Winter Hill in Motion project, there were a number of activities the City undertook in pursuit of a number of transportation-related goals identified in the Neighborhood Plan.

- **Slowing the unposted speed limit to 25 mph throughout Somerville to ensure a safer environment for pedestrians, bikers, and drivers alike.** Since the Neighborhood Plan was adopted, the City designated all residential streets in Winter Hill as safety zones, reducing the posted speed limit to 20 mph in the neighborhood. In addition, the City lowered the posted speed limit on Broadway from 30mph to 25 mph. These changes were approved in 2020.
- **Providing a more comfortable biking experience in the neighborhood, and improving bike and pedestrian connections to other neighborhoods.** The City installed bike lanes on Temple St in 2019 and a contraflow bike lane on Marshall Street in 2018. The Winter Hill in Motion project installed protected bike lanes on Broadway between Magoun Square and McGrath Highway. In addition, there was also a MassDOT-funded project at the intersection of Temple St and Mystic Ave that widened sidewalks and removed excess vehicle lanes to provide a more comfortable pedestrian crossing. During the COVID-19 outbreak, the City also implemented Shared Streets in Winter Hill to provide more space for pedestrians.
- **Revisiting existing bus routes and frequency given the arrival of the Green Line.** The MBTA is currently engaged in a redesign of its regional bus network. One important idea that has emerged through this

process is the possibility of modifying the existing MBTA Route 85 bus service to serve the Winter Hill neighborhood and connect it to Gilman Square, Spring Hill, Union Square and Kendall Square.

- **Considering optimizing bus service by consolidating stops while ensuring remaining stops are not too far apart.** In partnership with the MBTA, the City consolidated bus stops along Broadway from 10 eastbound stops and 11 westbound stops between Medford St and McGrath Hwy to 7 eastbound stops and 7 westbound stops.
- **Implementing a Complete Streets policy in Winter Hill that prioritizes the needs of pedestrians, transit users, bicyclists, and then cars.** Somerville has a citywide Complete Streets ordinance, and projects in Winter Hill have worked to support these priorities.

Although many of these improvements were focused beyond the Project Area, they have helped to support a better pedestrian experience in the Winter Hill commercial district, which the redevelopment of the Project Area will both benefit from and build upon.

## STREETSCAPE

A streetscape redesign for Central Broadway from McGrath Highway to Magoun Square was initiated in March 2014, but was ultimately put on hold in order to investigate subsurface conditions. Naturally, investing in a new streetscape of the scale deserving of Winter Hill would be fiscally irresponsible if sewers and water lines under the street are at the end of their usable life. As discussed in the Infrastructure portion of this plan, subsequent research has demonstrated that major construction is needed along this stretch of Broadway.

However, once that subsurface work is complete, a new streetscape will be essential to creating the pedestrian-friendly, main streets environment our Neighborhood Plan envisions. In addition to all of the transportation improvements previously identified, a successful streetscape project will also include new trees and vegetation and wide, attractive sidewalks. This added greenery and more inviting pedestrian experience will provide health and environmental benefits to both existing and new residents.

# 12.02(9) Property Disposition

Properties acquired by the SRA for the purposes of this Plan will be assembled for development, and disposition will proceed in accordance with 760 CMR 12.05: Urban Renewal Regulations. This Plan creates three Disposition Parcels, as described in Table 9-1.

**Table 9:1 - Disposition Parcels**

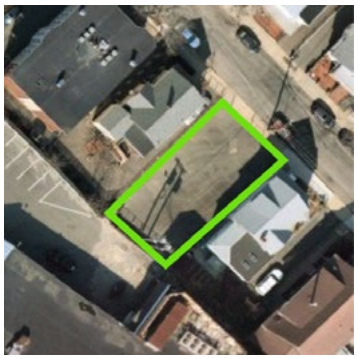
| | Current Parcels | Approx. Area (Square Feet) | Proposed Use |
|---|---|---|---|
| D1: Sewall Commons | Part of 70-D-5 and Sewall Court | 8,800 | Public green open space |
| D2: Sewall Lot | Part of 70-D-27 | 3,000 | Affordable housing |
| D3: Temple Square | Part of 70-D-5, Part of 70-D-27, 70-D-24, and 70-D-25 | 108,050 | Commercial, residential, and green open space |

## D1: SEWALL COMMONS

D1 is known to the neighborhood as the Sewall Commons because of community efforts to activate the site into a neighborhood asset. This site is one of two empty parking lots on Sewall Street; this one sits between 22 and 36 Sewall Street and is the larger of the two lots. Sewall Court, a private way abutting the site, will also be incorporated into D1. D1 will be created by subdividing it along its retaining wall from D3. The SRA intends to convey the parcel to the City of Somerville to develop into a public open space.

## D2: SEWALL LOT

D2 is the smaller of the vacant lots along Sewall, and is situated between 12 and 18 Sewall Street. The SRA intends to convey the property to a mission-driven affordable housing developer to generate an affordable housing project consistent with the scale of the neighborhood.



## D3: TEMPLE SQUARE

The remainder of the Project Area would be consolidated into D3. The specific development concept for this parcel will be determined through a community process as outlined in the Citizen Participation chapter, but the program will involve a mixed-use development with substantial green space, ground-floor retail, and a number of housing units.

# 12.02(10) Redeveloper Obligations

Upon approval of this Plan, the SRA will be responsible for the acquisition and disposition of all acquisition/disposition parcels and expects to work with the City on one disposition site and two developers for the remaining two disposition sites. For each disposition parcel, potential developers shall be required to provide, at minimum:

- A full description of the proposed development
- A narrative connecting the proposed development to the goals outlined in this Plan, the Neighborhood Plan and SomerVision.
- A financial plan that discusses the strength of the developer's financial sources
- A timetable for design, permitting, and construction
- Past experience and references
- Whether the developer is a minority- or women-owned business and whether they will endeavor to contract with minority- or women-owned businesses throughout the development process

The Citizen Advisory Committee or SRA may add further submission requirements to aid in assessing potential redevelopers, particularly for the acquisition and disposition of D3. For D3, the SRA will solicit Requests for Qualifications to identify a shortlist of interested and qualified developers before inviting these developers to respond to a later Request for Proposals for the redevelopment of the parcel. For each of these phases of the process, the Citizen Advisory Committee will assist in determining what information is needed from the developer and assessing the proposals that are submitted. How and to what extent the proposals incorporate the Objectives of this Plan will be a key factor in the evaluation of all proposals.

Selected private developers and the SRA will enter into a Land Disposition Agreement (LDA) for each Disposition Parcel or Disposition Block, the parties to which will be the designated redeveloper and the SRA. The LDA will describe the development to be constructed in detail and will contain safeguards, such as rights of reverter, ensuring that the SRA's and the City of Somerville's expectations as to any proposed project are fully met and that the project is constructed substantially as proposed. Unless otherwise waived pursuant to the urban renewal regulations, the disposition prices and the LDAs will be subject to the approval of the Commonwealth's Department of Housing and Community Development pursuant to the requirements of 760 CMR 12.05, Land Disposition.

# 12.02(11) Time Frame

This section of the Plan identifies a time frame for the implementation of this Plan, which will expire ten years after the date of City Council approval. For a complete description of the community process included in the time frame, see the chapter on Citizen Participation.

**Table 11-1: Implementation Time Frame**

| D1: Sewall Commons | D2: Sewall Lot | D3: Temple Square | Other |
|---|---|---|---|
| | | Short Term Tasks (1-3 Years) | |
| SRA acquires the portion of the Project Area designated as D1.<br><br>SRA conveys the site to the City of Somerville for development into a park.<br><br>Funding sources located.<br><br>Project permitting begins. | SRA acquires the portion of the Project Area designated as D2.<br><br>SRA conveys the site to a mission-driven affordable housing developer to develop the site into affordable housing.<br><br>Project permitting begins. | The Citizen Advisory Committee (CAC) is established.<br><br>Community meetings about the redevelopment of Temple Square are held.<br><br>Shortlist of preferred developers identified through Request for Qualifications process.<br><br>Developer selected through Request for Proposals process.<br><br>Exclusive negotiation and development of a land disposition agreement begin. | |
| | | Mid-Term Tasks (3-7 Years) | |
| | Possible construction completion. | Developer acquires portion of Project Area identified as D3; project permitting begins.<br><br>Construction begins. | City completes the design of subsurface infrastructure. |
| | | Long-Term Tasks (7-10 Years) | |
| Possible construction completion. | | Possible construction completion. | City's subsurface infrastructure work is complete.<br><br>City's streetscape improvements begin. |

## ONGOING TASKS

In addition to the phased redevelopment of the sites outlined above, the SRA and City staff will need to pursue the following activities on an ongoing basis.

- City staff will incentivize the creation of a business association or other district management entity to facilitate collaboration among local businesses, contribute to the district's sense of identity, and to raise and manage funds that can be spent as the community sees fit on events, promotional endeavors, or items like planters and benches.
- City staff will continue to provide technical assistance to existing businesses and new businesses in the district, working to ensure a mix of businesses providing different goods and services and representing different cultures and backgrounds.
- The SRA and City staff will work with developers and existing property owners throughout the tenant selection process to ensure that business mix meets basic neighborhood needs (like pharmacies and grocery stores) and provides offerings at a variety of price points.
- City staff will monitor commercial rents and keep in close contact with existing business owners to prevent as much as possible the boutiquification of existing business offerings in the neighborhood.
- City staff and the SRA will monitor the results of this Plan in the neighborhood to determine how its initiatives affected the neighborhood and whether goals were achieved. This may require additional work beyond the time frame of this plan.

# 12.02(12) Financial Plan

## COSTS

This section provides cost estimates for key components of the Plan. The SRA and the City of Somerville Office of Strategic Planning & Community Development (OSPCD) have a long track record implementing complex and comprehensive urban redevelopment projects utilizing a variety of tested and creative financing mechanisms. Advancing the Winter Hill Urban Renewal Project will require an approach that includes a mix of private developer financing and contributions, Federal & Commonwealth grant sources, district-based public finance tools and municipal debt. This is the same approach that the SRA and the City have used to transform Assembly Square and Union Square, the two most recent urban renewal projects in Somerville.

The SRA intends to take portions of the Project Area to establish Disposition Parcels D1 and D2 in the short-term. The expectation is that the SRA would acquire the land identified as Disposition Parcel D3 until a developer partner is selected. This developer would ideally be able to negotiate a purchase of D3, only requiring the SRA's use of eminent domain if an agreement for private sale is not reached. Such a developer would also be responsible for demolition. Table 12:1 describes the projected plan costs.

In addition to the described resources in Table 12:1, there may be revenues from land sales, particularly of D3, which may contribute to the costs of implementing this Plan.

**Table 12:1 - Projected Plan Costs**

| Action | Estimated Cost | Resources Secured | Possible Funding Sources |
|---|---|---|---|
| **ACQUISITION** | | | |
| Land Acquisition | $6,377,612[1] | | 1, 2c |
| Appraisals | $14,000 | $14,000 | 2b |
| Legal | $500,000 | | 1, 2c |
| *Subtotal:* | *$6,891,612* | | |
| **RELOCATION** | | | |
| Relocation Plan | $25,000 | $25,000 | 2b |
| Relocation Consultant | $100,000 | | 1, 2c |

1 Source: City of Somerville FY2020 Assessed Value

| Action | Estimated Cost | Resources Secured | Possible Funding Sources |
|---|---|---|---|
| Relocation Payments | $1,200,000 | | 1, 2c |
| *Subtotal:* | *$1,325,000* | | |
| **DEMOLITION** | | | |
| Demolition | $600,000 | | 1 |
| *Subtotal:* | *$600,000* | | |
| **PUBLIC IMPROVEMENTS** | | | |
| Sewer Separation | $17,000,000 | | 2d, 4b |
| Broadway Streetscape Improvements | $10,000,000 | | 4b, 4a, 4d, 4c, 3c, 3b |
| Sewall Commons Park Creation | $404,800 | | |
| *Subtotal:* | *$27,404,800* | | |
| **CONSULTANTS** | | | |
| Environmental Assessments | $60,000 | $60,000 | 3a |
| Real Estate Advisors | $100,000 | $100,000 | 2b |
| *Subtotal:* | *$160,000* | | |
| **ADMINISTRATIVE** | | | |
| Legal | $100,000 | | 2a |
| Administration/Staff | $200,000 | | 2a |
| Fees | $100,000 | | 2b |
| *Subtotal:* | *$400,000* | | |
| Contingency (20%) | $7,356,282 | | |
| **Total Estimated Costs:** | **$44,137,694** | **$260,000** | **2b, 3a** |
| **Total Estimated Funding Required:** | **$43,877,694** | | |

**Table 12:2 - Land Acquisition Costs Detailed**

| Land | FY2020 Assessed Value[2] |
|---|---|
| 70-D-27 (and 70-D-10) | $2,009,600 |
| 70-D-5 | $2,520,300 |
| 70-D-25 | $700,400 |
| 70-D-24 | $1,038,800 |
| Sewall Ct | $108,512[3] |
| **Total:** | **$6,377,612** |

2 Source: City of Somerville FY2020 Assessed Value

3 Estimated based on average of value per square foot of 70-D-5 and 70-D-27.

## FINANCING MECHANISMS

There are several financing mechanisms the SRA and the City expects to rely on in the implementation of this Plan:

1. **Private developer financing and contributions:** Some activities, including demolition and redevelopment, are expected to be funded by private developers.

2. **Municipal funding sources**

    a. **In-kind Support:** The City can use existing budget or in-kind funding to support many of the identified public actions. This can include staff support on SRA actions or transfers of funds as allocated by the City Council.

    b. **Winter Hill Stabilization Fund:** The City Council has allocated $200,000 to a fund dedicated for the preparation and administration of this Plan.

    c. **General obligation debt:** The City can use bonds or loans to secure additional funding as needed for the public actions proposed in this plan.

    d. **Water/sewer enterprise debt:** The City's Water & Sewer Enterprise Fund can fund related improvements.

3. Federal

    a. **EPA Brownfields Assessment Grant:** The City of Somerville has managed several Assessment Grants awarded by the EPA, and can use this funding to conduct Phase I Environmental Site Assessments of acquisition parcels to identify any environmental concerns and to conduct hazardous material assessments to ensure demolition handles any lead, asbestos, or other hazardous materials appropriately.

    b. **Community Development Block Grant (CDBG):** This federal program can be used for revitalizing blighted and decadent area or for housing, community, and economic development projects that assist low- and moderate-income residents.

c. **Economic Development Administration Programs:** This federal agency provides assistance through different programs, including the Public Works and Economic Adjustment Assistance Program, which can be used for construction and technical assistance on economic development projects.

4. **State**

a. **MassWorks Infrastructure Financing:** This state program can provide funding to support activities like design, construction, and reconstruction to public infrastructure projects that support and accelerate housing production, spur private development, and create jobs throughout the Commonwealth.

b. **District Improvement Financing (DIF):** Through this program, a city can designate a development district. As the district is developed, its tax revenues are channeled into paying for the infrastructure necessary to support that development.

c. **23L:** Under this system, the Massachusetts Development Finance Agency would issue bonds to fund infrastructure improvements in a defined development zone. These bonds are paid back by assessments on the property within that zone.

d. **Infrastructure Investment Incentive Program (I-Cubed):** Through this program, MassDevelopment issues bonds to invest in a public infrastructure project. The debt service on the bonds is payable from contract assistance payments secured by a general obligation pledge of the Commonwealth. A cost and risk sharing agreement is arranged between the Commonwealth, the Municipality, and the private developer.

In addition, following are other grants, incentives, and programs the SRA, City, and developer partners may explore in order to implement this Plan.

- HUD Section 108 Loan: The Section 108 Loan Guarantee Program (Section 108) provides communities with a source of low-cost, long-term financing for economic and community development projects.
- Federal Highway Administration's Transportation Enhancement Program: This program can be used to pay for provision of pedestrian and bicycle facilities.
- Massachusetts Department of Transportation Chapter 90 Funding: These funds can support roadway construction, preservation and improvement projects.

- The New Markets Tax Credits Program: The Project Area is located in a tract eligible for this tax credit program, which provides a tax credit to investors of projects in low-income areas.
- Massachusetts Parkland Acquisition and Renovations for Communities (PARC) Grant Program: These programs can provide grants up to $400,000 to acquire parkland, build a new park, or to renovate an existing park.
- Land and Water Conservation Fund (LWCF): This fund can provide up to 50% of the total project cost for the acquisition, development, and renovation of parks to eligible communities.

## STATEMENT OF DIRECT/INDIRECT INTEREST

No member of the SRA nor the Somerville Planning Board and no employee or officer of the City of Somerville has, or is believed to have, any direct or indirect interest in any parcel to be acquired under this Winter Hill Urban Renewal Plan.

# 12.02(13) Citizen Participation

## INTRODUCTION

The City of Somerville and the SRA are determined to facilitate meaningful public engagement in the implementation of this Urban Renewal Plan. Staff, SRA members, community members, and elected officials have discussed strengths and weaknesses of previous renewal efforts in an attempt to ensure more effective and meaningful collaboration in the pursuit of our shared vision for Winter Hill. This section of the Plan describes both citizen participation that has already occurred and prescribes the process for the disposition of the D3 site.

## WINTER HILL NEIGHBORHOOD PLAN

The foundation of this Plan is the Winter Hill Neighborhood Plan, which was the culmination of a thorough community engagement process following the City's "Outreach - Dialogue - Decide - Implement" approach, as opposed to the more traditional "Decide - Announce - Defend" model. The planning process for Winter Hill included a project kickoff, visioning meetings, a three-day charette, and an open house showcasing the plan in progress.

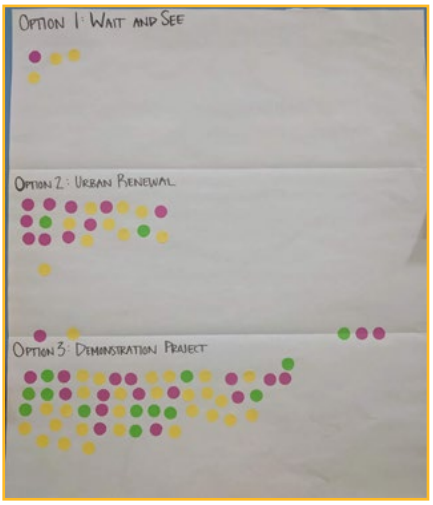
The community involvement did not end in planning, but continued into implementation. During the plan creation process, the City partnered with Team Better Block and many community residents and businesses to host a Winter Festival across the street from the Project Area. Since then, the City has hosted numerous community meetings to discuss plan priorities like the Healey School playground, Foss Park, and business supports.

## EXPLORATION OF URBAN RENEWAL

As the Star Market site remained vacant, the Mayor's Office of Strategic Planning and Community Development (OSPCD), restarted the conversation about urban renewal in the neighborhood. Although this had been a subject of discussion previously, City staff wanted to understand the community appetite for the prospect of using eminent domain on the site and whether there was interest in using urban renewal on other opportunity sites as identified in the Neighborhood Plan. These meetings are summarized in full at SomerVoice.SomervilleMA.gov, but a brief overview follows.

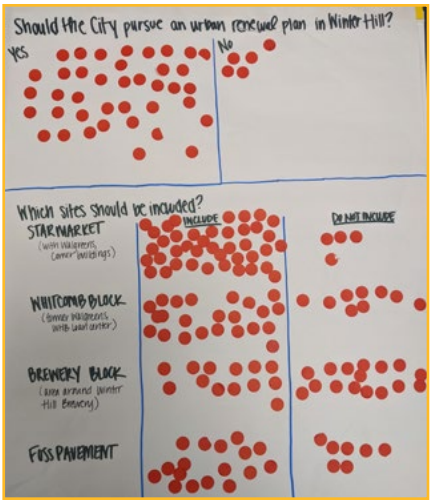
- June 19, 2019 - Community Meeting: OSPCD presented to a room of ninety people a status update of the Star Market site, and explained how urban

renewal and demonstration projects could help with the site. An exit survey asked participants to vote whether they'd prefer to wait for private development, pursue an urban renewal plan, or pursue a demonstration project plan. The overwhelming support was for a demonstration project plan, but further legal research indicates that this tool would ultimately be inadvisable for a site that would require taking multiple parcels.



Results from the June 19, 2019 meeting.

- December 17, 2019 - Community Meeting: OSPCD held another meeting in the neighborhood, which drew out approximately forty-five people. Staff explained why the demonstration project was no longer a viable strategy, and asked if, knowing that, whether community members would prefer urban renewal or not pursuing action on the site. Participants engaged in a lively discussion about different community priorities and the pros and cons of urban renewal in the neighborhood. Staff asked participants to vote on their interest in an urban renewal plan and, if a plan were to be pursued, which sites should be included. Not everyone present voted, but 88% of those who did supported an urban renewal plan. This chart of voting was then used in subsequent meetings to allow others to vote on the same questions.



Results from 2019-2020 meetings regarding which sites to include in an urban renewal plan.

- Community Meetings: Following the December 2019 meeting, OSCPD staff hosted numerous meetings with the same information and voting mechanism in an effort to reach more community meetings. Staff also hosted office hours in the neighborhood, which enabled people to drop in for more low-key, informal conversations about urban renewal and the neighborhood in general. These meetings included the following:

    - December, 19, 2019 - Office Hours in Winter Hill
    - January 6, 2020 - Office Hours in Winter Hill
    - January 13, 2020 - Office Hours in Winter Hill with Haitian-Creole Interpretation
    - January 23, 2020 - Community Meeting with Portuguese Interpretation
    - February 3, 2020 - Community Meeting for Businesses and Property Owners
    - February 13, 2020 - Community Meeting with Spanish Interpretation
    - March 2, 2020 - Councilor Clingan's Community Meeting

In addition to these meetings, participants were invited to submit feedback and fill out a digital version of the survey on SomerVoice.SomervilleMA.gov. Many residents and businesses owners also reached out via email and phone, and the

opinions expressed in these formats were similarly recorded in the survey. City staff also walked through the neighborhood to chat with business owners and workers about the discussion and were invited to join a meeting with the Winter Hill Neighborhood Association to discuss further with residents about the project.

All in all, nearly 96 people participated in the conversation about urban renewal in Winter Hill, and 88% expressed an interest in using the tool. 90% of voters supported the Project Area being in the plan, more than any of the other opportunity sites presented.

Although the quantifiable support for the Plan is informative, the more qualitative feedback gathered over the course of these many meetings were perhaps more helpful in the long term. Below is a brief summary of some of the most salient common discussion points.

- **The scale of the Project Area:** Should the Plan focus on just Star Market? On Temple Square as a whole? On multiple opportunity sites highlighted in the Neighborhood Plan? Residents had different opinions on the matter.
- **The importance of supporting independent and minority-owned businesses:** The Project Area as proposed will disrupt business operations for multiple independent and minority-owned businesses. While Urban Renewal provides relocation benefits that may not exist in a private development, the community wanted to ensure the SRA does what it can to keep these businesses in Somerville.
- **The role of the Walgreens and fresh produce:** The community appreciates having a pharmacy and misses the fresh produce Star Market once provided. If possible, they would like to preserve and bring back these uses.
- **Height, use, and design of a redevelopment:** Since the intent of the community feedback was to determine whether to use urban renewal and not what to build through urban renewal, staff tried to steer away from debates about appropriate heights, exact programs of uses, or particular design considerations for possible redevelopments. However, it was clear that a future community process should take these matters into careful consideration.
- **If the SRA takes property, community uses and benefits are particularly important:** Urban renewal is a serious tool that must be wielded responsibly, and participants talked about the importance of maximizing what the community gets out of redevelopment, especially since public action is required.
- **The need for a good process that builds trust:** All stakeholders,

including community members, businesses, elected officials, and SRA members all agreed that a clear, fair process was needed to ensure continued community engagement in the urban renewal process. The SRA committed to include such a process in this Plan, although not explicitly required to do so by Massachusetts General Law. This process is described later in this chapter.

## COMMUNITY ENGAGEMENT REGARDING THIS PLAN

The robust public process around the discussion of whether urban renewal is suitable in this neighborhood has provided ample insight into community concerns and desires that have influenced this Plan. The community will have further opportunity to weigh in on this Plan during its approval process through the following channels:

- By reviewing the draft Plan online and submitting comments through email.
- By speaking during the public comment period of SRA meetings.
- The City Council has indicated an interest in hosting a Public Meeting about this Plan, which will afford another opportunity for public comment.

Furthermore, the SRA would like to note that there remains an opportunity to expand the Project Area and to this Plan in the future, which would allow the SRA to implement other aspects of the Neighborhood Plan. In order to do this, the SRA would pursue a major plan amendment, which would require the Plan to follow the same approval process needed for its initial acceptance by DHCD. This includes SRA approval, City Council approval, Planning Board approval, and, finally, approval by DHCD. These steps would provide ample opportunity for further discussion on these opportunity sites should the SRA decide to undertake this endeavor.

## COMMUNITY ENGAGEMENT ON TEMPLE SQUARE

As previously stated, the disposition of D3, Temple Square, will be of particular importance to the community. Although the Neighborhood Plan provides some guidance on the general direction of the site, community members will be able to elaborate on this vision through discussions regarding possible site layout, design considerations, and the selection of a development partner.

The process is as follows:

- **Create a Citizen Advisory Committee (CAC).** The purposes of this committee are to make decisions and interpretations regarding community input, to assist in sharing information with elected officials and other

stakeholders, and to provide recommendations to the SRA. The committee will include several community members, a City Councilor, a City staff person, and one or two members of the SRA.

- **Community Meetings:** Once the CAC is established, they will work with staff to organize several community meetings to discuss the Temple Square site. Subject to the land use and other requirements established in this urban renewal plan, the object of these meetings is to develop consensus about the kind of project the community would like to see and the priorities in developer selection. OSPCD has already retained the services of a real estate advisory firm that has worked on similar projects to provide assistance in understanding the financial implications of different community benefits and helping stakeholders come to a vision that is advantageous to the neighborhood but still financially viable. The CAC will assist in strategizing about how to make these community meetings as well-attended as possible, with an emphasis on soliciting input from a diverse range of constituents. The CAC will also help identify when more meetings and outreach is needed, or when enough feedback has been gathered for the project to move forward.
- **Request for Qualifications (RFQ) for Developers:** Once the CAC has identified priorities for a developer partner, OSPCD will prepare and the SRA will release a RFQ to solicit interested developers. The objective of this step is to identify a shortlist of developers who would be a good fit for the project based on community priorities. This could include the prioritization of women- or minority-owned firms, previous experience working in urban settings, and a proven track record of positive community relations. The CAC will assist in vetting possible candidates, and also share their impressions with the City Council to keep them informed of the process. Finally, they will present a recommendation to the SRA of which developers should be considered for the shortlist, and the SRA will make their decision.
- **Request for Proposals (RFP) for Projects:** Once a shortlist of developers is identified, staff will generate a RFP based on the CAC's interpretation of the community's vision for the project. Developers will submit specific, detailed proposals that respond to the community's vision. Similarly to the RFQ, the CAC will assist in vetting the submissions and share their impressions with the City Council. Then, they will present a recommendation to the SRA for their deliberation and final decision. Developers will submit specific, detailed proposals that comply with the requirements and limitations on land use specified in the urban renewal plan and also respond to the community's vision.
- In addition to this process, OSPCD and the SRA will continue working to ensure that relevant materials and information are available and accessible online.

# 12.02(14) Requisite Municipal Approvals

The SRA voted to approve the Winter Hill Urban Renewal Plan and submit it to the Planning Board and City Council, all in accordance with the requirements of G.L. c 121B, sec 48 at a meeting held on October 21, 2020.

The Somerville Planning Board met on November 19, 2020 and made a determination that the Winter Hill Urban Renewal Plan is based on a local survey and conforms to the comprehensive plan for the community (SomerVision 2030).

A public hearing on the Winter Hill Urban Renewal Plan was held on November 18, 2020 at a meeting of the Housing and Community Development Committee, Committee of the Whole of the Somerville City Council. Notice of the public hearing was provided as required by law. Notice of the public hearing and a map indicating the area to be renewed was sent to the Massachusetts Historical Commission.

The City Council voted 10 in favor, 0 opposed, 1 absent to approve the Winter Hill Urban Renewal Plan on April 22, 2021 and the plan was approved by the mayor on April 27, 2021.

The SRA made the determination that the Project Area is a "Decadent Area" within the meaning of G.L. c. 121B, sec. 1, and voted to approve the Winter Hill Urban Renewal Plan as approved by the City Council and to submit said plan to the Massachusetts Department of Housing and Community Development in a meeting held May 19, 2021.

Finally, a certification of the SRA Counsel that this Plan has met all applicable laws was prepared and included (Appendix VII).

# 12.02(15) Massachusetts Environmental Policy Act (MEPA)

*The Commonwealth of Massachusetts*
*Executive Office of Energy and Environmental Affairs*
*100 Cambridge Street, Suite 900*
*Boston, MA 02114*

Charles D. Baker
GOVERNOR

Karyn E. Polito
LIEUTENANT GOVERNOR

Kathleen A. Theoharides
SECRETARY

Tel: (617) 626-1000
Fax: (617) 626-1081
http://www.mass.gov/eea

November 6, 2020

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
ON THE
ENVIRONMENTAL NOTIFICATION FORM

| | |
|---|---|
| PROJECT NAME | : Winter Hill Urban Renewal Plan |
| PROJECT MUNICIPALITY | : Somerville |
| PROJECT WATERSHED | : Mystic River |
| EEA NUMBER | : 16282 |
| PROJECT PROPONENT | : Somerville Redevelopment Authority |
| DATE NOTICED IN MONITOR | : October 7, 2020 |

Pursuant to the Massachusetts Environmental Policy Act (MEPA; M.G. L. c. 30, ss. 61-62I) and Section 11.06 of the MEPA regulations (301 CMR 11.00), I hereby determine that this urban renewal plan **does not require** an Environmental Impact Report (EIR).

MEPA review of this Environmental Notification Form (ENF) has provided an opportunity for State Agency and public comment prior to implementation of the *Winter Hill Urban Renewal Plan* (URP) by the Somerville Redevelopment Authority (SRA). The issues identified and guidance provided in this Certificate should assist the SRA as it advances through State and local approval processes. Future projects proposed within the planning area will be subject to individual MEPA review if they exceed MEPA thresholds and require Agency Actions.

Project Description

As described in the ENF, the URP consists of proposed development in accordance with M.G.L. c. 121B, including key portions of the Winter Hill Neighborhood Plan, which is consistent with SomerVision, the City of Somerville's (City) comprehensive development plan. The URP is a ten-year planning document prepared by SRA. The purpose of the URP is to allow SRA to acquire, assemble, and facilitate development of properties within the project area and define actions that will create incentives for the private market to redevelop decadent land into green open space, commercial, and residential uses. The URP identifies potential development areas, community development goals and

objectives, and conceptual approaches to development. The URP and Neighborhood Plan identify a series of improvements to infrastructure, open space, transportation, and streetscape that will be undertaken by the SRA to support private redevelopment initiatives. Many of these public improvements will be adjacent to the project area and will play an important role in supporting the URP's objectives. Investments in transportation and the streetscape of the Broadway corridor will improve pedestrian and bike travel; creation of new open space will provide green gathering spaces, and major infrastructure investments in the water and sewer systems will serve existing residents and allow the addition of more housing units in Winter Hill.

Specifically, the URP proposes division of the parcels in the project area into three different project areas including public green open space (Parcel D1), affordable housing development that matches the residential scale along that street (i.e., a three-family home) (Parcel D2), and a mixed-use development with ground-floor commercial and residential, including affordable residential and additional green open space (Parcel D3). The development on parcel D3 will be dependent on a community process and proposals submitted by private developers; however, the Winter Hill Neighborhood Plan includes general expectations for this parcel.

URP Planning Area

The Urban Renewal Area (URA) is located in the City's Winter Hill neighborhood and is generally bounded by Broadway to the south, Temple Street to the west, Sewall Street and residential uses to the north, and Grant Street and residential uses to the east. The planning area is comprised of five parcels and a private right-of-way (ROW) that total approximately 2.8 acres (known as Temple Square). The area includes four structures (a vacant Star Market building, a Walgreens building, one residential and commercial building, and one commercial building), two vacant parking lots off Sewall Street, and the private ROW which is called Sewall Court. The Star Market building has been vacant since 2007. The entire site is characterized by developed, impervious areas and was identified in the Neighborhood Plan as including some of the most neglected areas of the City exposed to hazardous conditions. The site is in severe disrepair and neglect, trash, and criminal activity impact the neighborhood. According to the ENF, over ten years of status quo has demonstrated that private action is not sufficient to redevelop the site, and that without public intervention the property will continue to deteriorate in its current condition.

The structures on the site may contain lead paint and asbestos due to their age. The URA is less than one-half mile from the site of the future Massachusetts Bay Transportation Authority (MBTA) Gilman Square Green Line station (scheduled to open at the end of 2021) and located between the commercial district along Broadway and residential uses in the neighborhood. The URA does not contain structures or districts listed in the State and National Registers of Historic Places or the Massachusetts Historical Commission's (MHC) *Inventory of Historic and Archaeological Assets of the Commonwealth* (Inventory). The URA does not contain properties regulated under the Massachusetts Contingency Plan (MCP, 310 CMR 40.0000). The URA does not contain wetland resources, rare species habitat, or Areas of Critical Environmental Concern (ACEC).

Environmental Impacts and Mitigation

The URP does not propose specific development projects; it is a planning document that will guide implementation of the City's redevelopment goals for the area. However, the SRA has proposed a series of public improvements to open space and infrastructure to facilitate implementation of the URP. The environmental impacts associated with these public improvements are expected to be limited in

nature and generally confined to the construction period. MEPA review will be required for individual projects within the URA, if they independently exceed MEPA review thresholds and require Agency Actions.

Measures to avoid, minimize, and mitigate environmental impacts will include reduction of approximately 0.7 acres of impervious area from existing conditions, implementation of construction period erosion and sedimentation controls, creation of landscaped areas and open space, and construction of streetscape improvements. Additionally, the SRA anticipates that future development projects will include construction of stormwater management systems in accordance with State and local requirements, and implement sustainable design and greenhouse gas (GHG) emissions reduction measures consistent with the City of Somerville's Green Community designation.

Jurisdiction and Permitting

The URP is undergoing MEPA review and requires an ENF pursuant to 301 CMR 11.03(1)(b)(7) of the MEPA regulations because it requires an Agency Action and approval in accordance with M.G.L. c. 121B of a new Urban Renewal Plan. The project requires approval of the URP from the Massachusetts Department of Housing and Community Development (DHCD).

Projects in the URP may require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the U.S. Environmental Protection Agency (EPA) for stormwater discharges from a construction site involving land disturbance of over one acre.

The project will be undertaken by a municipal redevelopment authority acting in accordance with M.G.L. c. 121B and may be funded through grants or loans from State Agencies. Therefore, MEPA jurisdiction is broad and extends to all aspects of the project that are likely, directly or indirectly, to cause Damage to the Environment as defined in the MEPA regulations.

Review of the ENF

The ENF includes a description of existing and proposed conditions for the area and existing conditions plans that depict environmental resources, land uses, and areas for public improvements by the SRA. The ENF generally characterizes potential environmental impacts associated with implementation of the URP and provides estimates for a preliminary build-out for parcels that may be developed by private parties. The ENF addresses land ownership, the age and condition of structures, and zoning. The ENF identifies the goals of the URP, including:

- Improve Winter Hill's identity as a neighborhood-oriented main street commercial district
- Create green and open gathering spaces to support community life and the environment
- Ensure a pedestrian- and bike-friendly experience
- Minimize displacement by building additional affordable housing
- Pursue redevelopment that produces equitable outcomes in the neighborhood
- Redevelop vacant and underutilized properties into uses that better meet community needs

The URP indicates the City approved a new zoning ordinance in December 2019. The URA is currently zoned for Mid-Rise 5 (five stories) along Broadway, dropping to Mid-Rise 3 (three stories) and ultimately Neighborhood Residential along Sewall Street. The URP identifies obligations that potential

developers will be required to meet including consistency with goals/objectives outlined in the URP, the Neighborhood Plan and SomerVision. SRA will be responsible for acquisition/disposition of all parcels and will work with the City on Parcel D1 and two developers for Parcels D2 and D3. Development will occur in partnership with a Citizen's Advisory Committee (CAC) to encourage public participation and feedback. The CAC or SRA may require further information to assess potential redevelopers. SRA will solicit Requests for Qualifications to identify a short list of qualified developers before inviting these developers to respond to a Request for Proposals for redevelopment of Parcel D3. Land Disposition Agreements will fully describe the development and contain safeguards, such as rights of reverter, to ensure that the expectations of the SRA and the City are fully met and that the project is constructed substantially as proposed.

Comments from State Agencies do not request additional analysis of alternatives. Comments from the Massachusetts Department of Environmental Protection (MassDEP) and the Massachusetts Water Resources Authority (MWRA) identify issues that the SRA should consider as private or public/private development initiatives are advanced within the URA.

*Buildout Analysis*

The ENF includes a preliminary analysis of buildout based on conceptual planning. The number, size and height of buildings and parking estimates were based on the City's Zoning Bylaw. Traffic generation estimates were calculated using Institute of Transportation Engineers' (ITE) data based on anticipated land uses. Water and wastewater generation rates were estimated based on MassDEP Title 5 data. Estimated overall buildout includes a new development area of 260,807 sf (total of 323,564 sf in the URA when considering existing uses); addition of 133 parking spaces (total of 283 spaces); 570 new average daily vehicle trips (adt) (total of 2,739 adt); 32,957 gallons per day (gpd) of water use (total of 34,914 gpd); and 29,961 gpd of wastewater generation (total of 31,740 gpd). The URP proposes a total of 266 residential units with a maximum building height of 66 feet.

*Land Alteration/Stormwater*

The URA is entirely developed, paved, or occupied by structures. Land disturbance will be limited to demolition or reconstruction of buildings and pavement, or disturbance of areas that were previously developed. According to the ENF, stormwater within the URA is collected by a combined system. I encourage the SRA to incorporate requirements for low impact development (LID) techniques in its Requests for Proposal or Land Disposition Agreements setting forth conditions for development in the URA. Any new development will be required to meet the standards set forth in the MassDEP's Stormwater Management Standards.

The URP will allow the City to create a public open space on one of the vacant Sewall Street lots and a future developer will provide additional green open space within the rest of the URA. This open space will also provide stormwater management to mitigate the heat island effect and support wildlife.

*Water and Wastewater*

Full build-out of the URA is anticipated to increase water demand and wastewater generation by approximately 32,957 gpd and 29,961 gpd (respectively). I encourage the SRA to ensure that future development incorporates water conservation measures and other best management practices (BMPs) to mitigate the additional water demand. I refer SRA to comments from MWRA regarding wastewater,

infiltration/ inflow (I/I) removal and potential requirement for a Temporary Construction Dewatering Permit prior to discharge of groundwater to the sanitary sewer system. MassDEP requires sewer authorities with permitted combined sewer overflows (CSOs), or tributary to such systems, including the City of Somerville, to require removal of four gallons of I/I for each gallon of new wastewater flow generated for any new connection generating greater than 15,000 gpd. MWRA comments request that the SRA update the URP to include a plan to mitigate the total estimated wastewater flow, with implementation either assumed in total by the City or assigned to the individual private projects to provide an assurance for I/I mitigation to avoid increasing wastewater burdens in the area and CSOs to the Mystic River.

The ENF acknowledges that new development in the URA could not occur without a major sewer separation project to meet MassDEP and MWRA regulations because the Broadway corridor in this area requires substantial water and sewer improvements. The City or developer will be required to offset new sanitary flows to the sewer system by removing stormwater from the system. The ENF maintains that separating the sewer and stormwater systems will meet this requirement and provides the opportunity to replace aging and at-risk infrastructure, mitigate flooding during major rain events by increasing stormwater capacity and reduce the risk of contaminating natural water bodies in the area which will benefit future and existing residents and businesses of Winter Hill. The ENF indicates that planning is already underway for these necessary investments. The City is creating a Citywide Drainage and Water Quality Master Plan to identify existing and projected sewer system needs. It is expected that the Winter Hill sewer separation project will begin construction in three to five years (2023-2025), and be completed by 2026-2027. This project is identified in the City's Water and Sewer Capital Improvements Plan.

*Traffic and Transportation*

The Winter Hill Neighborhood Plan identifies a number of transportation improvements near the URA to enhance pedestrian, bicycle, and public transit accommodations, some of which are completed. Improvements include:

- Winter Hill in Motion project, which transitioned a vehicular travel lane in each direction into a priority bus and bike lane, which resulted in an improved bus system that added bus trips to provide more frequent service of the 89 and 101 lines (to Davis Square, Sullivan Square, Medford, Malden) ultimately increasing daily ridership, improving travel time for buses headed east, and improving travel times and total volume of vehicle traffic.
- Slowing the unposted speed limit to 25 mph throughout the City.
- Improving bike accommodations in the neighborhood, and improving bike and pedestrian connections to other neighborhoods including installation of bike lanes on Temple Street, a contraflow bike lane on Marshall Street, protected bike lanes on Broadway between Magoun Square and McGrath Highway, widened sidewalks and removal of excess vehicle lanes at the intersection of Temple Street and Mystic Avenue, and Shared Streets in Winter Hill.
- Revisiting existing bus routes and frequency based on arrival of the Green Line and MBTA redesign of its regional bus network to potentially modify the Route 85 bus to connect Winter Hill neighborhood to Gilman Square, Spring Hill, Union Square and Kendall Square.
- Optimizing bus service by consolidating stops in partnership with the MBTA (from 10 to 7 eastbound stops and 11 to 7 westbound stops along Broadway between Medford Street and McGrath Highway).

- Implementing a Complete Streets policy in Winter Hill that prioritizes the needs of pedestrians, transit users, and bicyclists (citywide Complete Streets ordinance).

A streetscape redesign for Central Broadway from McGrath Highway to Magoun Square was initiated in March 2014, but suspended to investigate subsurface conditions. Subsequent research has demonstrated that major infrastructure improvements are required along this stretch of Broadway. Following completion of subsurface work, a new streetscape will be constructed to create the pedestrian-friendly, main streets environment that is envisioned in the Neighborhood Plan which provides new trees and vegetation and wide sidewalks.

*Historic Resources*

The ENF indicates that the URA does not contain any historic structures or structures within a historic district which are listed in the State Register of Historic Places or the Inventory. The URP proposes demolition of the four buildings on-site. Projects undertaken by the SRA, acting under M.G.L. c. 121B, are subject to review by MHC pursuant to M.G.L. Chapter 9, Sections 26-27c, as amended (950 CMR 71.00). The ENF indicates that SRA will submit a public hearing notice of the Somerville City Council hearing on the URP and a map of the URA as required under M.G.L. c., 121B, sec. 48. The buildings within the URA are subject to the City's Demolition Review Ordinance and any developer would require a determination from the Historic Preservation Commission whether a building is "historically significant," and, if it is, whether it is "preferably preserved", which would require a nine-month demolition delay to provide an opportunity for discussion regarding how to best preserve the building (i.e. salvaging of materials, architectural drawings, photographic documentation, historical interpretive signage on the future development site, etc.).

*Greenhouse Gas (GHG) Emissions*

The City of Somerville is a designated Green Community pursuant to the Green Communities Act of 2008. As a Green Community, the City is eligible for grants and technical assistance to improve energy efficiency and increase the use of renewable energy in public buildings, facilities, and schools. I strongly encourage the City to engage in energy efficiency and climate resilience planning within the URA to consider how design and construction of buildings and development can be achieved in a manner that reduces GHG emissions and provides resiliency to the effects of climate change. This may include requiring developers to incorporate Passivehouse or other equivalent design principles in residential buildings and identifying opportunities to support roof-top solar photovoltaic (PV) systems. I strongly encourage the City to consult with its Green Communities Regional Coordinator from the Massachusetts Department of Energy Resources (DOER) regarding these opportunities. If deemed feasible and appropriate, the City should include conditions in Requests for Proposals or Land Disposition Agreements requiring energy efficiency and climate resilience measures as part of any contract, lease or other legal arrangement with the City for development within the URA.

The URP indicates that it will promote all ten of the Commonwealth's Sustainable Development principles by encouraging pedestrian-oriented, multimodal, mixed-use development and increasing green space. The URP identifies the following strategies to prioritize non-vehicle trips: reduce number of curb cuts; raised crossings to facilitate pedestrian safety; bike storage; and a streetscape design that accommodates all users. The City should consider requiring the implementation of a Transportation Demand Management (TDM) program for the URA to ensure that future developments will reduce

GHG emissions by minimizing project-generated vehicle trips and encouraging alternative modes of travel to and from the project area. The City should consider requiring a minimum installation of electric vehicle (EV) charging infrastructure for any new parking areas proposed for development within the URA. The City should work with private development partners and area employers to adopt measures to encourage employee use of alternate modes of transportation, including public transportation, biking, and walking.

*Climate Change Adaptation and Resiliency*

The City has conducted a Climate Change Vulnerability Assessment (2017), which identifies Winter Hill as an area of moderate heat exposure with a concentration of vulnerable populations who may be more likely to experience negative health effects and less likely to be able to access cooling. The URP provides a brief discussion of the potential effects of climate change on the URA, including increased frequency and intensity of precipitation events, and extreme heat events. The City should evaluate and plan for these expected impacts before this area is redeveloped. I strongly encourage SRA and the City to require that private developers incorporate resiliency measures into future redevelopment. Specific measures that could be considered to address climate resilience include, but are not limited to:

- Ecosystem-based adaptation measures to reduce heat island effect and mitigate stormwater runoff, such as integration of tree canopy cover, rain gardens, and low impact development (LID) stormwater management techniques;
- Stormwater management system design that will accommodate rainfall under projected climate conditions;
- Use of on-site renewable energy systems that may provide added resiliency during periods of power loss during storms;
- Protection of critical infrastructure and emergency generator fuel supplies from effects of extreme weather;
- Elevation of first floor uses and critical infrastructure above designated or projected base flood elevations, based on best available data and modeling;
- Emergency generators to allow for select common areas and other emergency and life safety systems, including water and wastewater pumps, to remain operational in the event of an extended power outage; and
- Construction of residential buildings to Passivehouse standards.

*Hazardous Materials*

The ENF indicates that the URA has not been, or is currently being, regulated under M.G.L. c. 21E or the MCP. An environmental survey conducted for the URA indicated that it is not expected to have any significant environmental contamination. However, the City will conduct Phase I Environmental Site Assessments prior to acquisition by the SRA. Either the City or private developer responsible for demolition will conduct hazardous materials assessments for the four buildings that would be demolished. Remediation activities may be required. If oil and/or hazardous materials are found during construction, the SRA should notify MassDEP in accordance with the MCP. Excavation, removal, and/or disposal of contaminated soil, pumping of contaminated groundwater, or working on contaminated media must be done under the provisions of M.G.L. c. 21E.

*Construction Period*

The public actions undertaken by the SRA to support the URP will result in temporary impacts associated with construction or demolition activity (e.g., noise, fugitive dust, etc.) and minor impacts to traffic and pedestrian flow during streetscape and roadway improvements. The SRA should implement BMPs to reduce construction period impacts (e.g., dust control, signage, detours, etc.). All construction and demolition should be managed in accordance with applicable MassDEP Solid Waste and Air Pollution Control regulations pursuant to M.G.L. c.40, § 54. I encourage the SRA to require contractors to use construction equipment with engines manufactured to Tier 4 federal emissions standards and limit excessive idling during the construction period. If a piece of equipment is not available in the Tier 4 configuration, the SRA should consider use of construction equipment that has been retrofitted with the best available after-engine emissions control technology to reduce exhaust emissions. All construction activities should be undertaken in compliance with the conditions of all State and local permits.

Conclusion

The URP is a planning document. Based on the very conceptual nature of the URP, sufficient information is not available at this time to determine whether potential future projects will be subject to MEPA review. The ENF has sufficiently defined the nature and general elements of the URP for the purposes of MEPA review. Based on review of the ENF and comments received, and in consultation with State Agencies, I have determined that no further MEPA review of the URP is required.

The ENF indicates that implementation of the URP is anticipated to occur in phases over a period of ten years based on priorities and anticipated funding. The URP does not identify partnerships with private entities or projects that are ready to proceed. In determining whether a project is subject to MEPA jurisdiction or meets or exceeds any review thresholds, and during MEPA review, the entirety of the project is considered, including any likely potential expansion, and not separate phases or segments thereof. The following criteria are considered to determine whether the various work or activities constitute one project, including, but not limited to: whether the work or activities, taken together, comprise a common plan or independent undertakings, regardless of whether there is more than one Proponent; any time interval between the work or activities; and whether the environmental impacts caused by the work or activities are separable or cumulative. If build-out activities (other than the public actions described herein) are proposed in the next five years, the SRA, City, and/or future developer should consult with the MEPA Office regarding whether a Notice of Project Change (NPC) or ENF is required.

November 6, 2020
Date

K. Theoharides
Kathleen A. Theoharides

Comments received:

10/27/2020 Massachusetts Department of Environmental Protection (MassDEP) – Northeast Regional Office (NERO)
10/27/2020 Massachusetts Water Resources Authority (MWRA)

KAT/PPP/ppp

Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection
Northeast Regional Office • 205B Lowell Street, Wilmington MA 01887 • 978-694-3200

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Kathleen A. Theoharides
Secretary

Martin Suuberg
Commissioner

October 27, 2020

Kathleen A. Theoharides, Secretary
Executive Office of
Energy & Environmental Affairs
100 Cambridge Street
Boston MA, 02114

Attn: MEPA Unit

RE: Somerville
Winter Hill Urban Renewal Plan
EEA # 16282

Dear Secretary Theoharides:

The Massachusetts Department of Environmental Protection Northeast Regional Office (MassDEP-NERO) has reviewed the Environmental Notification Form (ENF) for the proposed Winter Hill Urban Renewal Plan in Somerville. MassDEP provides the following comments.

**Solid Waste**

MassDEP's current *Massachusetts 2010-2020 Solid Waste Master Plan*[1] *–Pathway to Zero Waste*, issued in April 2013 identifies a key goal to reduce solid waste disposal by 30% by 2020, from 6,550,000 tons of disposal in 2008 to 4,550,000 tons of disposal by 2020. MassDEP encourages the Proponent to review the plan to identify project management and operations practices that will assist the Commonwealth in meeting its material management goals. More information on the *Solid Waste Master Plan* and yearly update reports can be found at: https://www.mass.gov/guides/solid-waste-master-plan.

**Waste Ban**

Section 310 CMR 19.017 *Waste Bans* of the Massachusetts Solid Waste regulations prohibit the disposal of certain construction-related wastes in Massachusetts, including, but not

[1] Note the Draft 2020-2030 Solid Waste Master Plan is in review and may be finalized in late 2020.

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.
TTY# MassRelay Service 1-800-439-2370
MassDEP Website: www.mass.gov/dep
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limited to, metal, wood, asphalt pavement, brick, concrete, clean gypsum wallboard. Further guidance can be found at: https://www.mass.gov/guides/massdep-waste-disposal-bans.

MassDEP regulations also ban disposal of food and other organic wastes from businesses and institutions that dispose of more than one ton of these materials per week. The ban is one of MassDEP's initiatives for diverting at least 35% of all food waste from disposal statewide by 2020. Diverted food waste may be composted, converted to energy (through anaerobic digestion), recycled, or reused. Additional information on the Commercial Food Material Disposal Ban can be found at: https://www.mass.gov/guides/commercial-food-material-disposal-ban.

**C&D Recycling**

Many construction and demolition materials are currently banned from disposal or transfer for disposal in Massachusetts (https://www.mass.gov/guides/massdep-waste-disposal-bans). Therefore, MassDEP encourages the Proponent to make a significant commitment to construction and demolition (C&D) waste recycling activities as a sustainable measure for the project and to assist in complying with waste ban requirements. MassDEP considers an asphalt, brick, and concrete (ABC) rubble processing or recycling facility (pursuant to the provisions of Section (2)(b) under 310 CMR 16.03), the Site Assignment regulations for solid waste management facilities), to be exempt from the site assignment requirements, if the ABC rubble at such facilities is separated from other solid waste materials at the point of generation. In accordance with 310 CMR 16.03(2)(b), ABC can be crushed on-site with a 30-day notification to MassDEP. However, the asphalt is limited to weathered bituminous concrete (no roofing asphalt), and the brick and concrete must be uncoated or not impregnated with materials such as roofing epoxy. If the brick and concrete are not clean, the material is defined as C&D waste and requires either a Beneficial Use Determination (BUD) or a Site Assignment and permit before it can be crushed.

Pursuant to the requirements of 310 CMR 7.02 of the Air Pollution Control regulations, if the ABC crushing activities are projected to result in the emission of one ton or more of particulate matter or other pollutant to the ambient air per year, and/or if the crushing equipment employs a diesel oil fired engine with an energy input capacity of three million or more British thermal units per hour for either mechanical or electrical power which will remain on-site for twelve or more months, then a plan application must be submitted to MassDEP for written approval prior to installation and operation of the crushing equipment.

**Asbestos**

Pursuant to 310 CMR 7.15 the removal of asbestos from the buildings must adhere to the special safeguards defined in the Air Pollution Control regulations. An asbestos survey to identify all asbestos containing materials (ACM) shall be conducted by a Massachusetts Department of Labor Standards certified Asbestos Inspector. All identified ACM shall be abated prior to demolition activities. The Proponent is required to submit to MassDEP an Asbestos Removal Notification (Form AQ04 (ANF-001)) at least 10 working days prior to initiating work for any project involving asbestos abatement, removal, or disposal. If any ACM will need to be abated through non-traditional abatement methods, the Proponent must apply for and obtain

approval from MassDEP, through Application BWP AQ36 - Application for Non-Traditional Asbestos Abatement Work Practice Approval.

Pursuant to 310 CMR 7.09, for any Construction and Demolition, except in a residential building with fewer than 20 units, the Proponent is required to submit to MassDEP a Construction/Demolition Notification (Form BWP AQ06) at least 10 working days prior to initiating work. MassDEP Asbestos, Construction and Demolition Notifications can be found at: https://www.mass.gov/guides/massdep-asbestos-construction-demolition-notifications.

Pursuant to 310 CMR 19.061, disposal of ACWM within the Commonwealth must be at a facility specifically approved by MassDEP. The Proponent is advised that asbestos containing waste materials (ACWM) are a special waste as defined in the Solid Waste Management regulations. There are specific ACWM disposal exceptions for intact vinyl asbestos tile (VAT) and asphaltic-asbestos felt and shingles. The disposal of the ACWM outside the jurisdictional boundaries of the Commonwealth must comply with all the applicable laws and regulations of the state receiving the material. Pursuant to 310 CMR 16.05, ACM including VAT, and/or asphaltic-asbestos felts or shingles may not be disposed of at a facility operating as a recycling facility.

**Recycling Infrastructure**

MassDEP supports voluntary initiatives to institutionalize source reduction and recycling into operations. Adapting the design, infrastructure, and contractual requirements necessary to incorporate reduction, recycling and recycled products into existing large-scale developments has presented significant challenges to recycling proponents. Integrating those components into developments during the planning and design stage enables the project's management and occupants to establish and maintain effective waste diversion programs.

The MassDEP appreciates the opportunity to comment on this proposed project. Please contact Stephen.Johnson@mass.gov at (978) 694-3350 for further information on MCP/21E hazardous waste issues. Please contact John.MacAuley@mass.gov at (978) 694-3262 for further information on solid waste, asbestos or recycling issues. If you have any general questions regarding these comments, please contact me at John.D.Viola@mass.gov or at (978) 694-3304.

Sincerely,

This final document copy is being provided to you electronically by the Department of Environmental Protection. A signed copy of this document is on file at the DEP office listed on the letterhead.

John D. Viola
Deputy Regional Director

cc: Brona Simon, Massachusetts Historical Commission
Eric Worrall, John MacAuley, MassDEP-NERO

**MASSACHUSETTS WATER RESOURCES AUTHORITY**
Charlestown Navy Yard
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Boston, MA 02129

Frederick A. Laskey
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October 27, 2020

Kathleen A. Theoharides, Secretary
Executive Office of Energy and Environmental Affairs
100 Cambridge St, Suite 900
Attn: MEPA Office, Purvi Patel
Boston, MA 02114

**Subject:** EOEEA #16282– Environmental Notification Form
Winter Hill Urban Renewal Plan, Somerville, MA

Dear Secretary Theoharides,

The Massachusetts Water Resources Authority (MWRA) appreciates the opportunity to comment on the Environmental Notification Form (ENF) submitted by Somerville Redevelopment Authority (the "Proponent") for the Winter Hill Urban Renewal Plan (the "Winter Hill URP") in Somerville, Massachusetts. The Winter Hill URP Plan designates an "Urban Renewal Area" in the Winter Hill neighborhood and identifies development objectives for future private development in this area. The Winter Hill URP is a portion of a larger master plan, called the "Winter Hill Neighborhood Plan". MWRA's comments related to wastewater and the need for infiltration and inflow (I/I) removal, as well as discharge permitting from the Toxic Reduction and Control Department (TRAC).

Wastewater

The ENF estimates that future development associated with the Winter Hill URP will increase wastewater flow by 29,961 gallons per day (gpd), from an existing wastewater flow of 1,779 gpd to 31,740 gpd. Sanitary flow from the Project Site can drain to City of Somerville combined sewers in Sewall Street and/or Broadway. In both cases, flows would be conveyed to MWRA's Somerville Medford Branch Sewer, which conveys flows to MWRA's DeLauri Pump Station in Charlestown. Flows are then pumped into MWRA's North Metropolitan sewer system for transport to the Deer Island Treatment Plant. Due to high infiltration and inflow ("I/I") volumes entering upstream community systems, together with stormwater inflow from combined sewer areas of Somerville, wet weather flows can exceed the capacity of the Somerville-Medford Branch Sewer and contribute to system surcharging and overflows, including combined sewer overflows (CSO) to the Mystic River at MWRA's Somerville-Marginal CSO treatment facility. The Winter Hill URP's estimated new wastewater flow may contribute to more frequent and/or larger treated CSO discharges at the Somerville-Marginal facility if the Project's wastewater flows are not offset with I/I removal. To ensure that the Project's new wastewater flow does not increase surcharging and overflows in large storms and does not compromise the environmental benefits of MWRA's recently completed $912 million CSO control program, including water quality

benefits for the Mystic River, the Proponent should fully mitigate the new wastewater flow impacts with I/I removal at a rate of 4 gallons of I/I removed for every gallon of new wastewater flow, in compliance with Massachusetts Department of Environmental Protection regulation and in accordance with City of Somerville I/I policy.

The Winter Hill URP notes that future private development projects in the Urban Renewal Area may exceed MEPA review thresholds and require separate MEPA filings related to those projects. However, MWRA recognizes the possibility that future individual projects may not exceed MEPA thresholds or the 15,000 gpd MassDEP I/I mitigation threshold. MWRA requests that the Proponent include in the Winter Hill URP a plan to mitigate the total estimated wastewater flow, with implementation either assumed in total by the City or assigned to the individual private projects. This will help provide an assurance for I/I mitigation necessary to avoid increasing wastewater burdens in the area and CSOs to the Mystic River.

TRAC Discharge Permitting

An MWRA Temporary Construction Site Dewatering Discharge Permit may be required for future projects associated with the Winter Hill URP. Pursuant to 360 C.M.R. 10.091-10.094, a Temporary Construction Dewatering Permit is required prior to the discharge of groundwater from any construction sites into the sanitary sewer system. For assistance in in obtaining a permit, both the Proponent and the Contractor should contact Stephen Buczko, Industrial Coordinator in the TRAC Department at 1 (617) 305-5619.

On behalf of the MWRA, thank you for the opportunity to provide comments on this Project. Please do not hesitate to contact me at 1 (617) 788-4958 with any questions or concerns.

Sincerely,

Bethany Card
Director
Environmental and Regulatory Affairs

cc: John Viola, MassDEP
Rich Raiche, City of Somerville
Jessica Fosbrook, City of Somerville

# Appendix I: Equity Analysis

One of the implementation priorities of SomerVision 2040, which has been drafted but not yet approved, is to incorporate an equity lens in how the City assesses development proposals. In addition to this mandate, a common theme in the outreach the City conducted regarding this project was to ensure that any urban renewal plan both maximizes the benefit to the community as well as ensures that benefits and burdens are borne equitably. As a result, this section of the plan, although not a requirement of an urban renewal plan, considers the equity impacts of pursuing an urban renewal plan in the Winter Hill neighborhood.

The Racial Equity Toolkit: An Opportunity to Operationalize Equity, developed by the Local and Regional Government Alliance on Race & Equity, provided a framework for this analysis.

## PROPOSAL

As detailed in this Plan, the proposal is to establish an Urban Renewal Area in Winter Hill, focusing specifically on Temple Square. The key strategies in this proposal, as listed in the Objectives Chapter, are:

- Improve Winter Hill's identity as a neighborhood-oriented main street commercial district.
- Create green and open gathering spaces to support community life and the environment.
- Ensure a pedestrian- and bike-friendly experience.
- Minimize displacement by building additional affordable housing.
- Pursue redevelopment that produces equitable outcomes in the neighborhood.
- Redevelop vacant and underutilized properties into uses that better meet community needs.

The goals identified in the Objectives chapter are:

- Provide at least 40 net new jobs, at least 200 new housing units, including at least 40 new affordable housing units, to provide employment and housing opportunities for Somerville residents of all socio-economic levels and to bring a stronger customer base to existing businesses. The proposed renewal will eliminate two rental housing units and four businesses which employ an estimated thirty jobs total; displaced parties are entitled to relocation assistance and payments established under M.G.L. c. 79A and 760

CMR 27.00.

- Create at least an additional .5 acres of publicly accessible open, green space.
- Ensure that 25% of Temple Square is permeable surface.
- Develop in partnership with the Citizen Advisory Committee a community engagement strategy that will gather feedback from residents, workers, and other stakeholders from different races, cultures, and socioeconomic levels. This strategy will need to contend with the realities of COVID-19 and identify how to measure success.
- Add enough new housing and commercial development into the neighborhood to lessen the increase in rental prices that will likely result from the Green Line station's arrival compared to other station areas.
- Increase the revenues of existing businesses in the Winter Hill commercial district.
- Preserve the pharmacy use in Temple Square and, if possible, add fresh produce availability in the neighborhood.

# DATA

## ANTICIPATED IMPACTS

The parties most directly affected by this Plan are the businesses and residential tenants who would be displaced as a result of urban renewal, as well as the property owners of the acquisition parcels. Those displaced will receive relocation benefits, which includes assistance finding a new space and financial support to cover the move, but regardless the displacement is a significant disruption. Low commercial and residential vacancy rates throughout the city make finding a new location, specifically one at an affordable rate for the long-term, a difficult task.

This Plan will also affect the Winter Hill neighborhood more generally, as developing these blighted sites will change the character of the commercial district and may increase the value of adjacent land. The Winter Hill neighborhood is a diverse one, with 37% of residents born outside of the United States, predominantly from Central America, Asia, South America, and the Caribbean. Winter Hill also has a higher share of Black and Latinx residents than Somerville as a whole. Beyond racial, ethnic, and nativity considerations, the residents of Winter Hill are also diverse in terms of class. While households on the southwestern side of Broadway have a median income of $94,907—more than the median income of Somerville as a whole—households on the northeastern side of Broadway have a median income of $58,298. This northeastern tract is also home to the Mystic View, Mystic River, and St. Polycarp affordable housing developments.

More broadly, the Plan will also affect Somerville as a whole. By creating additional housing near a transit stop, this proposal will add much-needed housing supply into the market with a minimum amount of displacement and a new customer base for existing businesses throughout the commercial district. Furthermore, this development will provide residential and commercial tax revenue to make necessary infrastructure improvements in the neighborhood and to support the City's financial health more broadly. Although the exact design of the project is subject to the community process, the Neighborhood Plan calls for a mixed-use, pedestrian-oriented development which meets the goals in the community-written Comprehensive Plan, SomerVision.

## EXISTING INEQUITIES

All of the historic systemic inequities are at play here: residents have faced unequal access to housing and capital over centuries. Racial minorities in America endure a wealth gap and an education gap compared to their white peers, which has lasting, intergenerational effects on health, wealth, and opportunity. Over a third of Winter Hill residents are nonwhite, and thus have dealt with the burden of these unjust systems over generations.

In addition, much of the Winter Hill residents are foreign-born, which brings into play another set of burdens to contend with. Many immigrants face xenophobia, the uncertainty of changes in immigration policies, limited access to social services, and the fear of deportation for themselves or their loved ones. According to Census data, approximately 10% of Winter Hill residents do not speak English well, which can cause additional barriers to accessing social services or participating in civic life regardless of citizenship status.

This neighborhood has also borne the impacts of highways like McGrath and I-93, which emit ultrafine particulates that cause a variety of pulmonary and cardiac illnesses. The routing of 93 in particular cut through existing neighborhoods. Broadly, lower income communities of color tend to bear the brunt of highway-related pollution, and the proximity of significant affordable housing projects to the highway make this inequity particularly apparent in Somerville.

The major action of this proposal is redevelopment of a blighted site in the heart of Winter Hill. On the one hand, the redevelopment of this site will provide numerous benefits to the community—additional green space, new businesses, improved streetscape—and remove existing burdens—a crime-ridden property that exacerbates the heat island effect. However, such "improvement" is subjective, given that redevelopment can raise home values in the surrounding area. This would likely be welcome news for those who own their own homes, which is the case for 39% of Winter Hill households, but is more of a threat to renters. These

renters have already been paying a premium due to their proximity to the coming Green Line Station, according to the 2014 Dimensions of Displacement report. Rents could continue to climb, or some property owners may decide to convert their buildings to condos, allowing them to further cash in on the increase in value while tenants are likely displaced. Many of these dynamics are already in place, and redeveloping a dilapidated property will likely exacerbate them.

However, one benefit of the proposal is that it would likely bring two hundred or so housing units to the area, with 20% being affordable in perpetuity. At a time of gentrification in Winter Hill, this could bring much-needed supply into a high-demand area, which could soften the increase in rents. Although the proposal anticipates the displacement of two households, the net increase in available units may have an appreciable effect on the market in the neighborhood.

The exact plan for the redevelopment will be subject to a community process (described in this Plan under Citizen Participation), which will provide an opportunity to determine how the project can best support the community. For this process to be successful, it must be accessible to all members of the Winter Hill neighborhood. Every effort must be made to reach those who do not speak English, have easy access to the Internet, or who have a schedule that precludes participation in night meetings. No public engagement process is perfect, and not every household will have the interest or capacity to engage deeply in the months-long process, but a carefully designed approach can maximize the diversity of inputs.

## AVAILABLE DATA

To assess the outcomes of this program, the City and the SRA can continue to look toward existing data sources.

Federal data sources include the U.S. Census Bureau, which can provide information about resident demographics, housing costs, and commuter patterns through the American Community Survey and Quarterly Workforce Indicators.

The City also has a number of datasets at its disposal. This includes the City's SomerVision Tracker, which counts new development; aggregated data about the Office of Housing Stability's clientele; and tree canopy data from the Urban Forestry Department. In addition, staff can also use GIS data available at the state and local level to measure changes in permeable surface and open space. To monitor the success of community engagement efforts, the City will need to collect new data about how residents have engaged online and in-person.

### DATA GAPS

One major gap in the data is changes in rent and home values. Although online listings can provide some insight into housing prices, not all units are listed online and accessing and analyzing the data can require expert support. Furthermore, to test the results of whether new development can, in fact, mitigate rises in rental increases will require comparison to other neighborhoods and professional research. Despite these challenges, the data that is available should provide some insight into how the real estate market is changing over time.

Another gap exists in determining the health of surrounding businesses. Business owners tend to prefer not to openly share their revenues with outside parties. Staff can try to implement a survey to provide some insight into how businesses fare over time.

## COMMUNITY ENGAGEMENT

The decision to create this Plan came after several months of community engagement. This process included a variety of methods of engagement:

- **5 Public Meetings:** These included versions in Portuguese, Spanish, and English and were held in different locations and at different times of the day and week to maximize participation. One meeting, thanks to the efforts of community organizations, included activities for children. In general, these meetings included a presentation of relevant information, lengthy question and answer sessions, and an opportunity for dot voting on the key questions.
- **3 Office Hour Sessions:** City staff was available in the Winter Hill neighborhood for constituents to walk in and ask questions. One session was hosted with Haitian-Creole interpretation. These informal sessions gave the opportunity for small group or one-on-one discussions, and were a more comfortable environment for some participants.
- **Meeting with Neighborhood Association:** The Winter Hill Neighborhood Association invited City staff to join their monthly meeting to provide information and answer questions in a small-group format.
- **Ad Hoc Meetings:** City staff also met with business owners and property owners affected by the plan to ensure they were informed.
- **Online Engagement:** The City used the SomerVoice platform at SomerVoice.SomervilleMA.gov to share information and collect additional feedback.

The community engagement process was strong in terms of providing opportunities for engaged residents to participate and provide feedback to City

staff, but it was less effective at connecting with residents who do not already regularly attend community meetings. Staff and community member observation suggests that participants were mostly White, professional, civically-engaged renters and owners in the neighborhood.

There will be additional community engagement when this Plan is approved in order to decide on a developer and a project for the Acquisition Site, as described in the Citizen Participation chapter. The proposed community process aims to cater to two different categories—those who have the interest and capacity to play a large role in the process over the duration of the process, and those who do not, but are still stakeholders in the outcome of the process. Designing events and selecting engagement strategies that cater to the many different kinds of people in the latter category and overcome the barriers to participation they face will be a major challenge in the future community engagement process.

Some of the different constituencies affected by this proposal are described below.

- **Businesses and residents who would be displaced by the proposal.** Staff and elected officials worked with all businesses and residents who may be displaced as a result of this Plan, and some were quite involved with the initial community process. The businesses are mostly independent firms and mostly owned by people of color. As displaced renters, these individuals and entities are most directly affected by this Plan. However, as discussed in the Relocation chapter, displaced parties are entitled by law to relocation benefits. At minimum, these parties receive financial and technical assistance to help them relocate to comparable spaces. City staff and the SRA have already contracted with a relocation specialist to host an info session for potentially displaced entities to provide as much clarity about the process, their rights, and what to expect.
- **Property owners whose parcels would be acquired or otherwise included in the urban renewal plan.** The property owners of acquisition sites must be paid fair market value for their property at the time of taking, as prescribed by Massachusetts General Law. Although these owners will lose their properties, they will be appropriately compensated for their loss.
- **Direct abutters to acquisition sites.** The direct abutters appear to be a mix of renters and owners who will see a drastic change in their neighborhood as a result of this Plan. In some ways, some will benefit when the blighted, vacant property adjacent to them is redeveloped into a community amenity. However, renters may see their monthly housing costs increase, ultimately resulting in their displacement. Unlike those who are located on the acquisition sites, they are not entitled to any benefits. Meanwhile,

homeowners will likely see their housing value rise.

- **Other business owners in the neighborhood.** The businesses owners throughout the commercial district will likely experience benefits as well as burdens. The added customer base that new housing units will provide, combined with the construction workers necessary to build these units, will likely support revenues. However, if redevelopment on the Acquisition Site increases development pressure in the neighborhood, property owners may choose to redevelop or raise their rents. These business owners are racially and ethnically diverse, and cater to an equally diverse clientele, so technical assistance is important to help mitigate the burden and ensure they can make the most of the benefits redevelopment can offer.
- **Other residents in the neighborhood.** The neighborhood at large will benefit from the redevelopment of vacant, blighted land in the heart of the commercial district. However, the same burdens of abutters apply—renters may see their housing costs increase or may be displaced entirely if the owner decides to convert their building to condos. Somerville has strong condo conversion regulations that protect tenants in such situations, but ultimately renters will be more vulnerable to burdens and may not have the opportunity to appreciate the benefits of this Plan.

## ANALYSIS, STRATEGIES, AND IMPLEMENTATION

Ultimately, the effects of this proposal will likely be mixed. Winter Hill is a racially and socioeconomically diverse neighborhood, and residents deserve to see the replacement of a run-down, crime-ridden property with terrific green community space and new commercial amenities that meet community needs. Continuing to wait for private action would be a disservice to the neighborhood, and would prevent it from having a quality of life comparable to other Somerville neighborhoods, including those that are more high-income.

However, with improvement comes real estate values that reflect that improvement. Welcome news for homeowners, certainly, but renters experience this phenomenon differently, in the form of rising housing costs or displacement when an owner converts their unit to a condo. Given that this proposal would see additional housing and commercial units in the neighborhood, there is a chance that rising costs would be tempered by such a significant increase in supply. Those who are interested in moving to Winter Hill will have hundreds of units to select from before that demand spilled over to existing rental units. The exact results will be subject to innumerable market forces, but approaching this proposal with the goal of increasing the benefits to all and minimizing the burdens to vulnerable populations like renters, people of color, and low-income families can move the needle.

The following strategies, incorporated in this Plan, can help increase racial and socioeconomic equity:

- **Keep the anti-displacement goal at the forefront.** The community process should emphasize this as an objective and encourage conversations about how best to wield redevelopment as a strategy towards this end. When a developer is selected, the City and the SRA should reiterate the values-based goals of this Plan and explore opportunities to preserve uses like the pharmacy while bringing in new uses like grocery that complement existing offerings. Developers should be partners in implementing the vision of this plan, not just the construction of a building.
- **Ensure neighborhood businesses and residents have access to information and assistance.** Staff should check in with existing businesses regularly, and promote technical assistance offerings heavily in the neighborhood. The Office of Housing Stability should promote relevant regulations, like the Condo Conversion Ordinance, to ensure residents know their rights and what resources are available to them. All community engagement, whether to businesses, residents, or other stakeholders, should be multilingual.
- **Explore how to best support displaced parties in the Relocation Plan.** As the community discusses community benefits desired as a part of this proposal, the benefits to displaced parties should be a consideration. Although there are state-mandated minimums for relocation benefits, the community could opt to provide additional supports paid for by the developer.
- **Be flexible and committed to high-quality community engagement in the design of the Temple Square project.** Some residents are eager to join a committee and provide their perspective on an ongoing basis throughout the course of the project; other residents may not be able to make it to a single night meeting. The community engagement for this project must cater to both, ensuring that everyone can have a say in the future of their neighborhood, regardless of whether they can or will participate in traditional engagement methods.
- **Build authentic community in the neighborhood.** One of Winter Hill's strengths is that it is an integrated community across racial and socioeconomic divisions. Events and programming—both through the City but also community organizers, churches, and neighborhood associations—can help build bridges among community members and make clear to newcomers that this diversity is an important part of Winter Hill's identity.
- **Approach urban renewal as an intervention.** This means committing to assessing outcomes throughout the process, as best as possible. Staff should not only explore how housing costs are ultimately affected compared to other neighborhoods receiving Green Line Stations, but also who

uses the new green spaces and how the business landscape shifts.

- **Consider future opportunities to test new approaches.** This Plan focuses on Temple Square as a project area, but a future major plan amendment could expand the project area to a larger geographic area. In the event this happens, the SRA should explore how to incorporate more tools to fight displacement. This may include reserving a right of first refusal for some properties, allowing the City's Affordable Housing Trust Fund or mission-driven designee to purchase a property for affordable housing.

## ACCOUNTABILITY AND COMMUNICATION

The City and SRA will continue to strive to provide information and updates regarding this Plan online and through email updates. Once a Citizen Advisory Committee is formed, per the Citizen Participation chapter, the City will work with this committee to create community meetings as well as alternate engagement methods to maximize input into the project across different constituencies in the neighborhood. This Committee will also be tasked with deciding when enough community feedback has been gathered for a decision to be made. The SRA will also rely on this Committee to assist with identifying the most effective communication channels for the community—this may require working with churches, schools, and community leaders to supplement more traditional outreach methods.

In addition, the SRA and City Staff must plan for continued research on the effects of this Plan. Working with real estate experts to gather and analyze the appropriate data to determine the results of this project will require dedicated budget and forethought.

# Appendix II: Preliminary Relocation Plan

## SECTION A - NARRATIVE DESCRIPTION OF THE RELOCATION PROGRAM

The Somerville Redevelopment Authority (SRA) is proposing to undertake the Winter Hill Urban Renewal Plan ("The Plan") to remove decadent conditions on the Project Area, a 2.8 acre area in Somerville's Winter Hill neighborhood. Through this plan, the SRA will acquire, assemble, and convey land to developers for the purposes of creating residential and commercial buildings, as well as green open space.

These public actions will remove a burdensome vacant property, support the Winter Hill commercial district, provide needed housing with access to transit and implement key priorities identified in the Winter Hill Neighborhood Plan.

The Plan as currently proposed may involve the displacement of approximately 4 commercial occupants and 2 residential tenants located on 3 parcels of property that may be either acquired in total or in part. This preliminary relocation plan has been prepared exclusively for this project and outlines the anticipated relocation program and procedures that will be undertaken by the SRA in connection with its assistance to displaced occupants. This preliminary plan was based on review of existing data contained within the Plan. In keeping with generally accepted practices, this relocation plan may be amended and modified prior to project commencement. It is understood that the property owners and tenants identified in the Plan may change prior to acquisitions and until the details of the actual properties to be acquired are more defined and the eventual timing of any property acquisitions is established that it is preferable to wait on obtaining information from potentially displaced property owners and site occupants for a later date. Eventual interviews with occupants and the information obtained from such interviews will be added to the relocation plan as an addendum and will subsequently be submitted to the Massachusetts Bureau of Relocation for review, consideration and approval.

All relocation activities will comply with applicable state and federal regulations and will be supported by a relocation plan prepared in accordance with applicable federal and state requirements, including the requirements of 760 CMR 27.00, Relocation Assistance Regulations. No displacement will occur until a relocation plan has been finalized and approved by the Department of Housing and Urban Development (DHCD)'s Bureau of Relocation.

All eligible lawful occupants determined by the SRA to be displaced as a result of the property acquisition for this project will be provided relocation assistance and payments pursuant to the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended; 42 U.S.C. Section 4601 et seq.; and the applicable implementing regulations set forth in Title 49, Part 24 of the Code of Federal Regulations (together the "Uniform Act"). In addition, the SRA will adhere to the requirements of Massachusetts General Laws, Chapter 79A, and 760 Code of Massachusetts Regulations, Part 27.00. In any instances where the SRA determines that there is a conflict between federal or state laws and/or regulations, with respect to relocation payments or benefits to eligible displaced occupants, the SRA will make every effort to apply the requirements of whichever law or regulation provides the greater benefit to the displaced occupant.

The SRA will seek designation of the relocation advisory agency for this project and will be responsible for providing required relocation assistance and payments to persons displaced due to this project. This designation will be updated in consultation with the Bureau of Relocation. The SRA will retain the services of independent professionals with experience in implementing the Uniform Act to provide comprehensive assistance to displaced persons and businesses. In addition, the SRA will work closely with local real-estate brokers and appraisers, state and local officials to ensure that any adverse impact of displacement on the affected occupants is minimized.

During the relocation process, the SRA will provide ongoing information relative to available space, assistance programs including, but not limited to, small business loan programs and other data that may be useful to displaced occupants. A number of businesses may require assistance from the City of Somerville with respect to licenses and other approvals. Historically, municipal agencies are available to assist any business displaced due to public action in this regard. In addition, experienced commercial real estate brokers will be enlisted to be available to any affected occupants in order to assess potentially suitable replacement locations in a timely and cost effective manner.

The City of Somerville will also be available to work with occupants in an effort to retain displaced businesses in the City. If appropriate, financial incentives will be made available for activities in Community Development Block Grant-eligible areas. There can also be consideration for incentive payments through relocation benefits that may be available and which are discussed further within this plan.

## SECTION B. - DISPLACEMENT NUMBER

Approximately 4 business concerns and 2 residential tenants may be relocated as part of the redevelopment project. An inventory is provided below: The names of all lawful eligible occupants will be confirmed prior to and/or as a part of undertaking tenant interviews.

Inclusion of occupants on this list does not establish eligibility for relocation assistance or benefits and is subject to change or review depending upon the eventual accepted plan to acquire property for demolition.

**Parties Potentially Requiring Relocation**

| Parcel ID | Address | Name | Type |
|---|---|---|---|
| 70-D-5 and 70-D-27 | 15 Temple | Walgreens | Pharmacy |
| 70-D-24 | 311-313 Broadway | Brazilian Times | Newspaper |
| 70-D-24 | 311-313 Broadway | Winter Hill Liquors | Liquor Store |
| 70-D-25 | 9 Temple St | Elegancia | Barber Shop |
| 70-D-25 | 9 Temple St #2 | Resident | |
| 70-D-25 | 9 Temple St #3 | Resident | |

## SECTION C - ESTIMATED DATE OF DISPLACEMENT

It is anticipated that acquisition of property will occur in 2023. However, the exact timing of displacement is dependent on the urban renewal plan implementation schedule. Possible site plans may allow for phased development, which would allow occupants to remain on site longer. More detail on timing of displacement will be included in the subsequent relocation plan to be prepared as required under G.L. 79A. No legal occupant shall be required to move unless the occupant has received a written notice at least four months in advance of the earliest date by which the occupant will be required to move.

## SECTION D - SITE OCCUPANT NEEDS

As noted above, site occupant surveys have not been undertaken at this time due to the fact that site occupants may change between now and the point in the future when acquisition of property and relocation of occupants may occur. In addition, when it is determined when property acquisition may take place, all occupants will be asked to meet with SRA staff or consultants to prepare a site occupant survey. The site occupant survey will determine the needed number

of square feet, space layout, maximum rent, and any specific needs. For business occupants who own real estate, if applicable, would also include the needed number of square feet, space layout, maximum price, maximum carrying cost, and any specific needs. SRA plans to conduct meetings with affected occupants in the fall to provide an overall understanding of the relocation process and will, at that time, obtain some information that will be used within the anticipated amendment to this plan. Outreach to the community, included affected occupants, is of high importance to the SRA and staff and consultants will make themselves available on an on-going basis to address any and all concerns expressed by potentially affected occupants and other stakeholders to ensure that the purposes of the relocation regulations, as specified within 760 CMR 27.00 are followed, such as location and parking requirements.

It is intended that the SRA will continue to meet with site occupants over the course of the relocation process to update information pertaining to their relocation needs. A comprehensive record of each eligible occupant's relocation needs will be maintained within the site occupant record and will be updated as required.

For larger commercial concerns, the SRA will work closely with any corporate entity to assist in following any established procedures they may have in place with respect to opening new locations. Of obvious concern with Walgreens, for example, would be any particular needs and requirements associated with lease obligations and construction of secure pharmacy dispensing facilities.

For the residential tenants to be displaced, of particular importance will be adherence to the requirement that no occupant will be required to vacate until at least one (1) suitable replacement dwelling has been located and provided and that all benefits are calculated with the intent to ensure that any displaced resident is re-housed in accordance with established procedures.

## SECTION E - COMMERCIAL MARKET REVIEW

In order to plan for the proper and successful relocation of potentially affected occupants, SRA staff and its consultants will review commercial real-estate listings throughout Somerville. This review will provide a general overview of the range of properties on the market or available for lease and/or sale.

Commercial properties will be identified through experienced real estate brokers and various real estate publications including on-line advertisements. The SRA and its consultants will work closely with business owners, brokers, landlords and property owners to find suitable replacement locations.

Presently, it is anticipated that commercial occupants identified within this relocation plan will be able to find suitable replacement locations if provided adequate time and resources. Of course, as the relocation efforts come more into focus with respect to timing and phasing of any relocation activities of potentially affected occupants, a detailed review of the commercial market will be reviewed and any findings will be submitted as part of a relocation plan addendum.

## SECTION F - ESTIMATED COST OF RELOCATION

The total cost of relocation for this project is estimated to be between $950,000 and $1,200,000. Actual costs will depend, of course, on many factors unknown at this time, including increases in rental market rates, unforeseen expenses to reconnect personal property and the condition of available suitable replacement locations.

## SECTION G - DESCRIPTION OF FUNDING SOURCES

For determining relocation benefits available to affected occupants, all funding will result in benefits available in accordance with the Uniform Relocation Act and MGL c. 79A.

## SECTION H - ASSURANCE STATEMENT

The relocation assistance program and the relocation payments provided by the SRA will comply with Massachusetts General Laws Chapter 79A of as most recently amended by Chapter 863 of the Acts of 1973, and with the regulations contained in 760 CMR 27.00. A signed assurance statement from the head of the SRA will be forwarded to the Bureau of Relocation with the final relocation plan.

## SECTION I - CONCURRENT PROJECTS

Currently, there are no other land acquisition activities under way or planned by other governmental agencies in the immediate Winter Hill vicinity. Therefore, the SRA does not anticipate the need to coordinate the relocation of occupants for this project with other governmental agencies.

## SECTION J - REAL/PERSONAL PROPERTY REPORT

Real-estate appraisals will be prepared for the properties scheduled for acquisition. The appraisers involved will be notified by the SRA that the appraisals must clearly distinguish items of property that are part of the real estate from items that are personal property and eligible for relocation assistance. Appraisers will be provided with the definition of personal property that is contained

in MGL 79A, Section 1. The SRA will review the appraisals to verify that the personal property is clearly and consistently delineated. If there are discrepancies between the appraisal reports, the SRA will meet with the appraisers in order to clarify these discrepancies. Tenants and/or owners will be involved, as necessary. Furthermore, the relocation plan requires businesses to prepare and submit an inventory of personal property. Unless denied reasonable access to property the displacing agency or the relocation advisory agency shall prepare a real/personal property report before acquisition of the property. The SRA will check the inventory against the real-estate appraisal reports. If there are discrepancies, the SRA will meet with the occupants and/or the appraisers in order to resolve any disputes.

## SECTION K - TEMPORARY MOVES AND OTHER POLICIES

1) Temporary Moves. Temporary moves will be kept to a minimum and will be used only in emergency situations and as a temporary resource for a limited period of time when permanent relocation resources are not immediately available. Temporary relocation costs will include only eligible expenses and will not include rent or real estate improvements at the temporary location. Any temporary move with a duration of six months or more will be considered a permanent move.

2) Use-and-Occupancy Agreement. Any tenant and/or owner occupying acquired property will be required to execute a use-and-occupancy agreement within 45 days of acquisition. The agreement will stipulate the terms and conditions for occupancy.

Use-and-occupancy charges for commercial tenants will be set in relation to fair-market value for such use and occupancy and set no higher than rent paid upon acquisition, except that fees may be increased to cover the cost of providing services rendered plus any municipal taxes and water and sewer bills. Withholding of any past due use and occupancy charges is subject to the provisions of 760 CMR 27.04(4)(p). Other provisions of the agreement will include:

a. Use-and-occupancy fee to be charged

b. Starting date of occupancy

c. Date on which payments will be due

d. Date on which the fee will begin to accrue

e. Identification of utilities or services to be furnished by either party

f. Rights of tenant to pro rata refund of advance use-and-occupancy fees in event of a move before the end of a rental period.

3) Fixed Payment in Lieu of Moving Benefit. The SRA may determine that it would be beneficial to business concerns to be displaced for this project if the SRA made some adjustments and/or clarifications to the Fixed Payment in Lieu of Moving Benefit available to such businesses. To that end, the SRA will apply the following policies: First, all businesses that elect to apply for the benefit will be assumed to meet the requirement that they have experienced a loss of patronage. Secondly, documentation required to support average net earnings will consist of a signed statement from the business certifying earnings. Copies of tax records will not be required. Thirdly, businesses that file for a relocation payment based upon the Fixed Payment in Lieu of Moving benefit will not be prohibited from filing a claim for supplemental incentive payments as determined by the SRA

4) Claim Forms. All displaced occupants will be provided with copies of the required relocation claim forms and will be offered assistance in completing them. All occupants who seek any relocation payment must file the appropriate claim form and will be advised in advance as to the documentation required to support any relocation claims made. Failure to file relocation claim forms with the SRA within the time period specified in the applicable relocation regulations will be grounds for denial of requested relocation payments.

5) Advisory Services. The SRA will be available to provide necessary assistance and advisory services to occupants displaced by this project. These services will include, but not be limited to, referrals to real estate and rental agents, move planners, financial advisors, and suitable government programs. However, with regard to displaced commercial entities, the SRA is not obligated to provide any displaced occupant with a referral to a replacement location that replicates or provides the displaced business with a competitive advantage it may currently have due to the occupancy terms at its present location.

6) Incentive Payments. The SRA may elect to implement a program which provides incentive payments to businesses displaced as part of the Plan but who agree to remain within the City of Somerville and move from acquired property within an expedited period of time. Any such incentive payments will be made available uniformly to all affected occupants and would not otherwise result in a reduction of relocation benefits and assistance that would otherwise be available within proscribed and applicable laws and regulations.

7) Confidentiality. Material and information collected from affected occupants during the relocation process will, to whatever extent is permissible within applicable laws and ordinances, be kept confidential. Files and records prepared by the relocation consultant will be turned over to the displacing agency upon final payment of relocation claims.

## SECTION L. SUMMARY OF APPEAL PROCEDURES

Any claimant aggrieved by a SRA determination as to the amount or eligibility of a relocation payment or the claimant's eligibility to receive a relocation payment may request further SRA review. The request will include the following information: name and address of the displacee; reference to SRA notice and specific amount of claim denied or partially approved; any information and/or documentation that may be pertinent to the claim; and a request for SRA information relative to the claim, if not provided in the determination. This request for further review must be submitted within 60 days from the date the occupant receives written notice of a final determination by the SRA

1) SRA Hearing. The SRA governing board, at one of its regularly scheduled meetings, will schedule a hearing to be conducted by a SRA board member in order to provide an opportunity for the aggrieved claimant and SRA representatives to present oral and/or written arguments.

2) Decision. Within 30 days following the hearing, the SRA will render a written decision as to the amount or eligibility of the claim with an explanation of the reasons supporting the decision. The decision will include information on the claimant's option to request review of the decision by the Bureau of Relocation. The decision will be sent to the claimant by certified mail, return-receipt requested. If the claimant does not request review of the decision by the Bureau of Relocation within 30 days of receipt of the decision, the SRA decision will be final.

3) Review by the Bureau of Relocation. Bureau of Relocation policies and procedures are found in the state Relocation Assistance Regulations, 760 CMR 27.00. Claimants may contact the Relocation Bureau Director, Commonwealth of Massachusetts, Department of Housing and Community Development, 100 Cambridge Street, Boston, MA 02114, (617) 573-1400.

# Appendix III: Additional Reports & Plans

**Winter Hill Windshield Environmental Assessment**

https://voice.somervillema.gov/4007/widgets/13067/documents/13066

**Winter Hill Neighborhood Plan**

https://voice.somervillema.gov/4007/widgets/13067/documents/6060

**SomerVision 2030**

http://www.somervision2040.com/wp-content/uploads/sites/3/2018/11/somervision-comprehensive-plan.pdf

# Appendix IV:
# Somerville Redevelopment Authority Votes

CERTIFICATE OF VOTE

At a duly noticed meeting of the Somerville Redevelopment Authority held on October 21, 2020 at which a quorum of members was present and voting, it was moved, seconded, and unanimously

VOTED: To approve the Winter Hill Urban Renewal Plan Oct. 2020, as amended;

And it is further

VOTED: To submit such approved and amended Plan to the Planning Board and the City Council for review and approval, all in accordance with the requirements of G.L. c. 121B, sec. 48, and if so approved, to submit said Plan to the Massachusetts Department of Housing and Community Development.

ATTEST:

Secretary
Date: October 21, 2020

CITY OF SOMERVILLE, MASSACHUSETTS
REDEVELOPMENT AUTHORITY

CERTIFICATE OF VOTE

At a duly noticed, regular meeting of the Somerville Redevelopment Authority, held on May 19, 2021, at which a quorum of members was present and voting, it was moved seconded, and unanimously voted by all members present, that

WHEREAS, the Project Area contains buildings which are out of repair, physically deteriorated, and unfit for human habitation;

WHEREAS, the Project Area contains buildings which are obsolete and do not meet current community standards;

WHEREAS, the Project Area is served by an obsolete street pattern;

WHEREAS, the Project Area is unable to adjust to changing business and economic conditions;

WHEREAS, the Project Area is entirely impervious surfaces, constituting excessive lot coverage;

WHEREAS, diversity in parcel ownership and irregular lot sizes make appropriate redevelopment difficult for private parties

WHEREAS, no significant private investment has occurred in much of the Project Area for years; and

WHEREAS, private enterprise, acting alone, would not reverse these conditions;

Therefore, it is

VOTED: that the Project Area as bounded in the Winter Hill Urban Renewal Plan dated April 22, 2021 be and hereby is declared a "Decadent Area" as defined in G.L. c. 121B, §1;

And it is further

VOTED: that the Winter Hill Urban Renewal Plan, as approved by vote of the Somerville City Council on April 22, 2021, be and hereby is approved;

And it is further

VOTED: that the Winter Hill Urban Renewal Plan dated April 22, 2021 be submitted to the Massachusetts Department of Housing and Community Development for review and approval in accordance with G.L. c. 121B, §48.

A TRUE COPY:

ATTEST: _____
Iwona Bonney, Clerk

# Appendix V: City Council Vote

CITY OF SOMERVILLE, MASSACHUSETTS
CITY COUNCIL

**Docket # 210787**
Mayor's Request
Miscellaneous Mayor's Request

Regular Meeting, April 22, 2021
Item ID 23613

**SUMMARY: Requesting approval of the Winter Hill Urban Renewal Plan.**

**COMPLETE TEXT:**

To the Honorable Board:

Per the regulations of MGL Section 121B (Housing and Urban Renewal), and 760 CMR 12 (Urban Renewal Regulations) I am submitting for approval to your Honorable Board the Winter Hill Urban Renewal Plan.

The Plan will facilitate the redevelopment of the long-vacant Star Market property on Broadway in the heart of Winter Hill into a mixed-use, transit-oriented development. The plan facilitates the implementation of goals of the 2012 SomerVision and 2016 Winter Hill Neighborhood Plan.

The regulations will require the City Council to schedule a public hearing on this plan.

I look forward to the opportunity to further discuss this plan with the Board.

Respectfully,
Joseph A. Curtatone, Mayor

| | |
|---|---|
| **RESULT:** | **APPROVED. [UNANIMOUS]** |
| **AYES:** | Mbah, Rossetti, Strezo, White Jr., McLaughlin, Scott, Ewen-Campen, Clingan, Niedergang, Ballantyne |
| **ABSENT:** | Davis |

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOMERVILLE, MA, AT A REGULAR MEETING ON THE 22nd DAY OF APRIL, 2021.

APPROVED BY THE MAYOR OF THE CITY OF SOMERVILLE, MA, ON THE 27th DAY OF APRIL, 2021.

ATTEST:

John J. Long, City Clerk

Printed On: April 30, 2021

Page 1 of 1

# Notification Procedure for Public Hearing on November 18, 2020

**Notice of Public Hearing in newspaper of record**

On November 11, 2020 notice of the November 18, 2020 public hearing was published in The Somerville Times, a local newspaper of general circulation.

**Notice of Public Hearing to Massachusetts Historic Commission**

On October 28, 2020, notice of the November 18, 2020 public hearing including a map indicating the area to be renewed was mailed to Massachusetts Historic Commission (MHC).

**Notice of Public Hearing to Property Owners of Acquisition Parcels**

On October 27, 2020, notices of the November 18, 2020 public hearing were sent by certified mail to owners of record of parcels that are identified in the Winter Hill Urban Renewal Plan as parcels to be acquired.

**Notice of Public Hearing on City Web Page**

On November 13, 2020, notice of the November 18, 2020 public hearing was posted on the City's web page calendar of meetings and events. In response to the Covid-19 pandemic, City Hall was closed and the city's website became the notice board of record in lieu of the physical bulletin board at City Hall.

# LEGAL NOTICES

**Legal Notices can also be viewed on our website at www.thesomervilletimes.com**

**INVITATION TO BID**
**SOMERVILLE HOUSING AUTHORITY**
**INVITES PROPOSALS FOR**
**ROOF REPLACEMENT AT THE**
**MYSTIC VIEW APARTMENTS**
**SOMERVILLE, MASSACHUSETTS**

The Somerville Housing Authority (Awarding Authority) will receive bids for Roof Replacement Project at the Mystic View Apartments, located in Somerville, MA. The estimated construction cost of this Project is $165,322 (Base Bid only). Sealed General Bids will be received electronically until **2:00PM** on **November 27, 2020**, at which time they will be publicly opened, forthwith online. **General Bidders shall be DCAMM certified in Roofing.**

All General Bids shall be accompanied by a bid deposit in the form of a certified, cashier's or treasurer's check issued by a responsible bank or trust company made payable to the Somerville Housing Authority or a bid bond, in an amount not less than five percent (5%) of the value of the bid.

The successful bidder will be required to furnish a Performance Bond and a Labor and Material (Payment) Bond each in the amount of one hundred percent (100%) of the contract sum. Bonds shall be obtained from a surety licensed to do business in the Commonwealth of Massachusetts and the form shall be satisfactory to the Somerville Housing Authority. The cost of such bonds shall be included in the bid price.

Bid Forms and Contract Documents will be available for pick-up at **www.biddocsonline.com** (may be viewed electronically and hardcopy requested) or at Nashoba Blue, Inc. at 433 Main Street, Hudson, MA 01749 (978-568-1167).

There is a plan deposit of **$50.00** per set (maximum of 2 sets) payable to BidDocs Online Inc.

Deposits may be electronically paid or must be a check. This deposit will be refunded for up to two sets for general bidders and for one set for sub-bidders upon return of the sets in good condition within thirty days of receipt of general bids. Otherwise the deposit shall be the property of the Awarding Authority.

Bidders requesting Contract Documents to be mailed to them shall include a separate check for **$40.00** per set for UPS Ground (or $65.00 per set for UPS overnight), payable to BidDocs ONLINE, Inc., to cover mail handling costs.

**THIS PROJECT IS BEING ELECTRONICALLY BID AND HARD COPY BIDS WILL NOT BE ACCEPTED.** Please review the instructions in the bid documents on how to register as an electronic bidder. The bids are to be prepared and submitted at www.biddocsonline.com. Tutorials and instructions on how to complete the electronic bid documents are available online (click on the "Tutorial" tab at the bottom footer).

Attention is directed to the Davis-Bacon Act Wage Determinations, a copy of which is included in the Contract Documents, and will be made a part of the Contract.

Bidding procedures and award of the Contract and Subcontracts shall be in accordance with the provisions of Chapter 149, Sections 44A through 44J inclusive, of the General Laws of the Commonwealth of Massachusetts, including all current amendments; and the guidelines established by the Deputy Commissioner of the Commonwealth of Massachusetts Division of Capital Assets Management (DCAMM), dated June 30, 1981.

General bidders must be certified by the Division of Capital Asset Management and Maintenance (DCAMM) in the following category of work – Roofing and must submit a current DCAMM Certificate of Eligibility and signed DCAMM Prime Update Statement (Form CQ 3).

**A pre-bid conference** will be held at **2:00 PM**, local legal time, on **November 17, 2020** at the **Mystic View Apartments, 10 Canal Lane, Somerville, MA.** All bidders are invited to attend.

The Awarding Authority is exempt from sales and federal excise tax to the extent permitted under law. Bidders should not include such taxes in figuring or in references to any bid.

Commonwealth of Massachusetts General Laws Section 149, Sections 44A through 44L and Chapter 30, Sections 39F through 39P, are incorporated herein by reference. Any inconsistency between the Invitation to Bid, Instruction to Bidders, Bid Forms, Conditions of the Contract, and any other Contract Documents and these statutes, or any other applicable statutes, bylaws, or regulations existing on the date on which the bids are to be received, shall not be grounds for invalidating the bidding procedures, but, where required by law, such statute, bylaw, or regulation shall be deemed to govern.

The Awarding Authority reserves the right to waive any irregularities in or to reject any and all bids, if it be in the public interest to do so, and to act upon the bids and make its award in any lawful manner.

A brief description of the Project Scope and Schedule is as follows:

PROJECT SCOPE

General Bidders are to be DCAMM certified in Roofing The general scope of the construction work is as follows:

Complete removal and replacement of the existing 3-Tab Asphalt Shingles with Lifetime Laminated Architectural Asphalt Shingles, as indicated on the project drawings.

ANTICIPATED PROJECT MILESTONE SCHEDULE

| | |
|---|---|
| Project out to bid | November 11, 2020 |
| On-site Pre-Bid Meeting | November 17, 2020 at 2:00 p.m. |
| General Bid Questions Due | November 19, 2020 at 5:00 p.m. |
| Response to Questions By | November 20, 2020 at 5:00 p.m. |
| General Bids Due | November 27, 2020 at 2:00 p.m. |

A contract is expected to be promptly awarded to the lowest responsible and eligible bidder. The construction phase is expected to commence upon the completion of the shop drawing phase, with the Base Bid work to be completed 30 days after the Notice to Proceed (weather dependent) and additional 30 days for Alternate I to complete. The work hours shall be as follows: Monday through Friday 8:00 am to 4:00 pm., Saturdays with prior permission.

All bids shall remain in effect for 30 days, Saturdays, Sundays, and legal holidays excluded after opening of General Bids. Successful bidders shall agree to commence work and complete the Work in accordance with the dates set forth in the Bidding Documents.

The Somerville Housing Authority reserves the right to award or not award the project.

"An Equal Opportunity Employer"

11/11/20 The Somerville Times

**City of Somerville**
**ZONING BOARD OF APPEALS**
City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

**PUBLIC HEARING NOTICE**

The **Somerville Zoning Board of Appeals (ZBA)** will hold a public hearing on **Wednesday, November 18, 2020** at 6:00pm. Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, M.G.L. Chapter 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, as well as Mayor Curtatone's Declaration of Emergency, dated March 15, 2020, this public hearing will be conducted via remote participation.

**The meeting will be held using GoToWebinar.**
**TO USE A COMPUTER**
Link: https://attendee.gotowebinar.com/register/5453789190557139214
Webinar ID: 283-484-931

**TO CALL IN**
Phone number: 1 (562) 247-8422
Access code: 707-364-929

The Zoning Board will consider the following pursuant to M.G.L. 40A and the Somerville Zoning Ordinance:

**54 Elm Street** Kon La Yum, LLC seeks a Special Permit to establish a use Special Permit for a restaurant in a Neighborhood Residence district with a Small Business Overlay.

**21 Cherry Street** LaCourt Realty, LLC seeks to revise plans and conditions of a previously-approved Special Permit (ZBA 2016-25). Plan revision requests include the garage, floorplan, one window, exterior stairs, and a door. Condition change requests include a request for ZBA approval of landscape plan and the removal of conditions 21, 23, and 30.

Development review application submittal materials and other documentation may be viewed online at https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions.

Interested persons may provide comments to the Planning Board at the hearing or by submitting written comments by mail to Planning & Zoning Division, 3rd Floor City Hall, 93 Highland Avenue, Somerville, MA 02143; or by email to planning@somervillema.gov.

11/4/20, 11/11/20 The Somerville Times

**CITY OF SOMERVILLE, MASSACHUSETTS**
**OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**
**JOSEPH A. CURTATONE**
**MAYOR**

**GEORGE J. PROAKIS, AICP**
***EXECUTIVE DIRECTOR***

**PUBLIC HEARING NOTICE**

The Somerville City Council's Land Use Committee and the Somerville Planning Board will hold a joint public hearing on **Thursday November 19, 2020** at 6:00pm. Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. C. 30A, s. 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, as well as Mayor Curtatone's Declaration of Emergency, dated March 15, 2020, this public hearing will be conducted via remote participation.

**TO USE A COMPUTER**

Registration URL: https://attendee.gotowebinar.com/register/2417029334256113421

**TO CALL IN**

If you prefer to use your phone, you must register for the webinar at the link above and select "Use Telephone". Then, call in using the numbers below.

United States: +1 (562) 247-8422
Access Code: 332-705-676
Audio PIN: Shown after joining the webinar

The purpose of this public hearing is to receive public comments concerning the following proposed amendments to the Somerville Zoning Ordinance:

**An Amendment to establish an Affordable Housing overlay district and to make associated changes to references for 100% affordable housing throughout the existing ordinance.**

The proposed amendment identified above is posted online at somervillezoning.com. Interested persons may provide comments at the hearing or by submitting written comments by email to planning@somervillema.gov.

11/4/20, 11/11/20 The Somerville Times

**CITY OF SOMERVILLE**
**PURCHASING DEPARTMENT**
**RFP #21-33**

The City of Somerville, through the Purchasing Department, invites proposals for:

**Comprehensive Case Management System**

The City of Somerville is seeking proposals for a comprehensive, cloud-based case management system to provide multiple City departments the capability of effectively collecting and managing information on social services provided by the City.

RFP packages may be obtained online at https://www.somervillema.gov/departments/finance/purchasing and also on www.bidexpress.com, on or after **Thursday, November 12th, 2020**.

Sealed proposals must be submitted to the Purchasing Department, Somerville City Hall, 93 Highland Avenue, Somerville, MA 02143 or on www.bidexpress.com by **2:00 PM, Thursday December 10th, 2020**.

**TO PLACE LEGAL ADVERTISMENTS IN THE SOMERVILLE TIMES, CONTACT US BY 12 PM MONDAY**

**PH: 617.666.4010**

# LEGAL NOTICES

**Legal Notices can also be viewed on our website at www.thesomervilletimes.com**

**Commonwealth of Massachusetts**
**The Trial Court**
**Middlesex Probate and Family Court**
**208 Cambridge Street**
**Cambridge, MA. 02141**
**(617) 768- 5800**

**CITATION**
**G.L.c. 210, §6**

**Docket No. MI20A0298AD**

**In the matter of: Julian Michael Goodridge**

To:

Ashley Newton

and persons interested in a petition for the adoption of said child and to the Department of Children and Families of said Commonwealth.

A petition has been presented to said court by:

**Darryl Brion Goodridge of Somerville, MA**
**Renae Marie Goodridge of Somerville, MA**

requesting for leave to adopt said child and that the name of the child be changed to
**Julian Michael Goodridge**

**If you object to this adoption you are entitled to the appointment of an attorney if you are an indigent person.**
An indigent person is defined by SJC Rule 3:10. The definition includes but is not limited to persons receiving TAFDC, EACDC, poverty related veteran's benefits, Medicaid, and SSI. The court will determine if you are indigent. Contact an Assistant Judicial Case Manager or Adoption Clerk of the Court on or before the date listed below to obtain the necessary forms.

IF YOU DESIRE TO OBJECT THERETO, YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT:
**Cambridge**
ON OR BEFORE TEN O'CLOCK IN THE MORNING (10:00 AM)
**12/17/2020**

**Witness, Hon. Maureen H. Monks, First Justice of this Court.**

Date: October 20, 2020

**Tara E. De Cristofaro**
**Register of Probate**

ORDER OF NOTICE

It is ordered that notice of said proceeding be given by mailing to the Department of Children and Families and by delivering in hand and if in hand service cannot be accomplished then by mailing by certified mail, return receipt requested, a copy of the forgoing citation to said persons **fourteen days** at least before said return date, and if service is by mail, unless it shall appear that all persons interested have received actual notice, by publishing a copy thereof in **The Somerville Times, Somerville** publication to be once in each of three consecutive weeks, the last publication to be seven (7) days at least before said return day.

**Witness, Hon. Maureen H. Monks, First Justice of this Court.**

Date: October 20, 2020

**Tara E. De Cristofaro**
**Register of Probate**

**Darryl Brion Goodridge**
24 Malvern Avenue
Somerville, MA 02144

11/11/20 The Somerville Times

**CITY OF SOMERVILLE**
**CITY COUNCIL**

There will be a Public Hearing before the City Council's Committee on Housing and Community Development, on **Wednesday, November 18, 2020, at 6:00 PM**, on the Order of Councilor Kristen Strezo, Chair of the Committee, for public testimony on the proposed Winter Hill Urban Renewal Plan (#210787).

Because of Governor Baker's and Mayor Curtatone's recent orders limiting the number of people that may gather in one place, this meeting will be conducted via remote participation, online in a webinar hosted on the GoToWebinar platform.

You have two ways to be heard at this meeting:

1. To attend and be heard, enter this link exactly as it appears into your internet browser anytime before the meeting: https://attendee.gotowebinar.com/register/8179575600740006156. You can also find this link on the City website's calendar. You will then be asked to register, and after registering, you will receive an email with instructions to join the webinar.

2. If you are unable to attend but wish to be heard, you may send written comments by US mail to the City Clerk at 93 Highland Avenue, Somerville, MA, 02143, or by email to cityclerk@somervillema.gov. Your comments must arrive no later than 12 Noon on the day of the Hearing, in order to be sure they are conveyed to the Committee.

**THE PUBLIC IS INVITED TO ATTEND AND BE HEARD.**

**JOHN J. LONG**
**CITY CLERK**

11/11/20 The Somerville Times

Legal Notices can be downloaded from our website: www.TheSomervilleTimes.com

# Appendix VI: Planning Board Vote

City of Somerville

# PLANNING BOARD

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

Michael Capuano, Chair
Amelia Aboff, Vice Chair
Sam Dinning, Clerk
Jahan Habib
Rob Buchanon, Alt.

**AGENDA ITEM:** Determination that the Winter Hill Urban Renewal Plan is based on a local survey and conforms to the Comprehensive Plan for the community (SomerVision)

**DECISION:** Approved

**DECISION DATE:** 19 November 2020

## BACKGROUND

Section 48 of Chapter 121B of Massachusetts General Law requires the City, prior to approving the Winter Hill Urban Renewal Plan, to seek and receive certification from the Planning Board that the Plan is:

1. Based on a Local Survey; and,
2. Consistent with the Comprehensive Plan of the Community.

On 19 November 2020, at a scheduled and duly noticed meeting of the Somerville Planning Board, the Board took up the determination of these items. The Board deliberated on these two items and determined that the Plan meets both of the required determinations.

## LOCAL SURVEY

As an initial matter, survey work has been completed by OSPCD staff, to determine if the boundary meets the requirements for a plan under the Urban Renewal regulations. These standards are reviewed in Section 12.02(3) of the Plan (the eligibility section).

More generally, municipal property tax assessments are enabled under Massachusetts General Law, Chapters 58 through 65. Real property assessments rely on assessor's paper maps, which are produced using legal descriptions of surveyed metes and bounds according to registered property deeds. As information technology advanced during the late 1980's, Massachusetts became one of many states to adopt and implement a strategy for creating digital assessor's maps using a Geographic Information System (GIS).

*93 Highland Avenue*
*Somerville, MA 02143*
*(617-625-6600 ext.2500*
*TTY: (617) 666-0001*
*www.somervillema.gov*
*www.somervillezoning.com*

According to the Commonwealth's Administration & Finance Secretariat, GIS refers to "a computer system capable of assembling, storing, manipulating and displaying geographically referenced information". Under regulations promulgated by the Commonwealth Office of Geographic Information, municipal GIS parcel data "must conform to minimum

compilation standards and horizontal accuracy requirements for property boundary locations". Parcel boundaries "must be coincident with the official survey boundary for municipalities" from the Massachusetts Department of Transportation Survey Section.

The City of Somerville converted its assessor's maps from paper format to digital format during the late 1990's. The property metes and bounds on the GIS maps are reflective of the parcel boundaries on assessor data at the time of conversion. As legal boundaries of individual parcels have changed through merger or subdivision, City Assessing staff has recorded these changes and GIS data has been updated accordingly.

The Winter Hill Urban Renewal Plan district boundaries, acquisition parcel boundaries and disposition parcel boundaries are based upon this GIS data, and therefore are based upon the accurate local survey data that was used to develop the GIS maps.

**CONSISTANCY WITH COMPREHENSIVE PLAN**

The Planning Board approved the SomerVision plan, per MGL 41, Section 81D on April 19, 2012. SomerVision includes 587 statements in 5 broad policy areas (Neighborhoods, Corridors / Squares / Growth Districts, Resources, Transportation and Housing) in the form of Goals, Policies and Actions that support the plan. The Winter Hill Urban Renewal Plan contributes to the implementation of 52 of the goals, policies and actions of the SomerVision plan, as follows:

*Neighborhoods*

- Goal A.I: Engage community members in civic life and decision-making, seeking diverse representation and participation.
- Action A.I.A.1: Encourage volunteer neighborhood-level participation across the city, particularly in forums for discussion of local issues and neighborhood impacts.
- Action A.I.A.5: Implement more collaborative processes for engaging neighbors in review of development projects and City priorities.
- Goal A.II: Strengthen and support neighborhood commercial centers that integrate residential uses, offer lively destinations and contribute to Somerville's unique identity.
- Policy A.II.A: The City should establish policies and regulations that support neighborhood development with a strong relationship to transit.
- Policy A.II.B: The City should support neighborhood-center development consistent with existing and future area plans.
- Action A.II.B.1: Support development projects that are consistent with the community vision reflected in the recent zoning amendments adopted for Union Square and the Broadway corridor.
- Action A.II.B.2: As neighborhood planning and visioning is conducted in other neighborhood centers and squares, support future development projects that are consistent with those visions.
- Action A.II.B.3: Encourage construction of mixed-use buildings with an active first floor.
- Goal A.V: Facilitate transit-oriented, neighborhood infill development when it enhances the lively, human-scaled and walkable character of Somerville blocks and neighborhoods.
- Policy A.V.B: The City should adopt policies and regulations for infill development that support continued diversity in its population, income and housing stock.
- Action A.V.B.1: Develop station area plans to focus infill development around neighborhood Green Line stations.

- Action A.V.B.3: Ensure that residential infill development meets or exceeds affordable housing requirements under the Inclusionary Zoning Ordinance.
- Policy A.V.C: Infill development should contribute to the fiscal health of the city.
- Action: A.V.C.1: Encourage mixed-use infill development on busy streets and near transit.
- Goal A.VI: Improve our shared neighborhood environmental quality.
- Policy A.VI.C: The City should protect neighbors from the adverse environmental impacts of decisions made by individual property owners.

*Commercial Corridors, Squares, and Growth Districts*

- Goal B.I: Promote municipal financial self-determination and reduce fiscal dependence on state aid and residential taxes and fees.
- Policy B.I.A: The City should use planning and zoning to increase the commercial tax base.
- Policy B.I.B: The City should leverage creative financing options to foster commercial development.
- Goal B.II: Make Somerville a regional employment center with a mix of diverse and high-quality jobs.
- Goal B.V: Link Somerville's commercial corridors, squares and growth districts to support future development activity.
- Policy B.V.B: The City should provide great streetscapes and wayfinding to connect commercial corridors and squares.
- Action B.V.B.5: Investigate opportunities to build municipal or private garage parking structures that will help address the parking needs of multiple users within a commercial area, thereby making more private land available for revenue-producing development.
- Goal B.VII: Facilitate thoughtfully designed, pedestrian-oriented mixed-use development and re-use opportunities in Commercial Corridors, Squares and around transit stations that are sensitive to neighborhood context, and serve existing and future residents and businesses.

*Resources*

- Goal C.VI: Create and program a network of vibrant public open spaces and shared use paths throughout the city that are multi-purpose, promote healthy living, and reflect changing recreational interests and cultural opportunities.
- Policy: C.VI.B: The City should design new and renovated public open spaces using green technologies and methods that increase permeability, reduce energy costs and conserve public resources.
- Goal: C.VII: Design and maintain a healthy and attractive public realm that fosters community connection, including streets, sidewalks, and other public spaces.
- Policy C.VII.A: The City should plan public realm renovations with attention to energy efficiency, environmental design, visual clarity and ease of maintenance.
- Goal C.VIII: Maximize environmental sustainability in design and implementation of all infrastructure systems and public facilities.
- Policy C.VIII.C: The City and property owners should assist in reducing the urban heat island effect through the use of efficient roofing, reflection and shading choices.
- Action C.VIII.C.3: Increase permeable surfaces (green roofs, gardens, etc.) on public projects.
- Action C.VIII.C.6: Increase the amount of privately maintained greenery in the public realm.
- Goal C.IX. Ensure the infrastructure for all utilities is sufficient in capacity and quality, of the best available technology, redundant, and supportive of the desired level of future growth.

- Policy C.IX.A: The City should identify funding to upgrade utilities in key economic development areas.
- Action C.IX.A.1: Plan for utility infrastructure that can support the density anticipated under the zoning ordinance.

*Transportation & Infrastructure*

- Goal D.III: Expand bike and pedestrian modes by transforming existing infrastructure to accommodate bicyclists and pedestrians, resulting in safe, accessible and well-connected networks.
- Goal D.VI: Connect the city: retrofit, redesign and build, as necessary, roads, bridges, paths and rights-of-way to improve transportation networks and link neighborhoods and commercial centers within Somerville and beyond.
- Policy D.VI.A: The City should improve transportation infrastructure in areas identified for new development, and create inviting streets for all transportation modes.
- Goal D.VII: Provide a safe, high quality, potable water system that is well maintained, financially solvent and accommodates the future growth needs of the city.
- Goal D.VIII: Improve stormwater and wastewater management systems to increasingly separate storm water and sewerage systems and support desired levels of future growth.
- Policy D.VIII.A: The City should provide a stormwater and sewer system that is able to accommodate extreme events without flooding or causing combined sewer overflows (CSOs).
- Action D.VIII.A.1: Continue to separate sewer and storm water drains by working with the Massachusetts Water Resources Authority, the Environmental Protection Agency and others to develop strategies and secure funding.

*Housing*

- Goal E.I: Preserve and expand an integrated, balanced mix of safe, affordable and environmentally sound rental and homeownership units for households of all sizes and types from diverse social and economic groups.
- Policy E.I.A: The City should adopt programs and regulations to increase affordable housing, in part through additional affordable housing creation.
- Policy E.I.C: The City should encourage the development and preservation of rental housing throughout Somerville to maintain a balance between rental and homeownership units tied to the Housing Needs Assessment.
- Action E.I.C.2: Prioritize funding for affordable rental units along transit corridors.
- Policy E.I.E: The City should promote the adoption of housing designs that incorporate green building technologies and amenities that include more open green space.
- Goal E.II: Promote mixed-use, mixed-income transit-oriented development to provide new housing and employment options.
- Policy E.II.A: The City should facilitate the development of additional housing in close proximity to transit stations.
- Action E.II.A.3: Organize and coordinate community stakeholders to promote mixed-use development.
- Policy E.II.B: The City should promote the provision of mixed-use development in commercial districts.

**RECORD OF PROCEEDINGS**

Present and sitting at the meeting on 19 November 2020 were Members Michael Capuano, Amelia Aboff, Sam Dinning, and Jahan Habib.

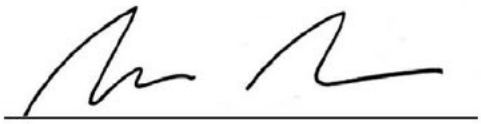
During discussion of the presentation by staff and community testimony, Vice Chair Aboff noted that the Winter Hill Urban Renewal, while being crafted to be in keeping with the Goals, Policies, and Actions of the SomerVision 2030 plan, was also substantially consistent with the vision and goals of the City's SomerVision 2040 Comprehensive Plan. Chair Capuano discussed the many points of consistency noted above and added his agreement to the assessment made by Vice Chair Aboff.

Following due consideration of community testimony and discussion among the Board, Chair Michael Capuano, Esq., made a motion that the Winter Hill Urban Renewal Plan is based on a local survey. Clerk Sam Dinning seconded the motion. Wherefore the Planning Board voted 5-0 to APPROVE the motion.

Following due consideration of community testimony and discussion among the Board, Chair Michael Capuano, Esq., made a motion that the Winter Hill Urban Renewal Plan conforms with the Comprehensive Plan of the City of Somerville (the SomerVision plan, approved April 19, 2012). Clerk Sam Dinning seconded the motion. Wherefore the Planning Board voted 5-0 to APPROVE the motion.

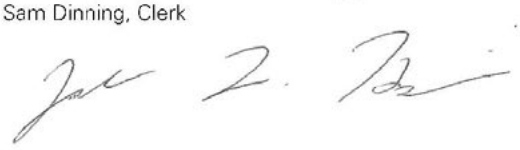
Attest, by the Planning Board:

Michael Capuano, Esq., Chair



Amelia Aboff, Vice Chair

Sam Dinning, Clerk



Jahan Habib

Rob Buchanan, Alternate

Copies of this decision are filed in the Somerville City Clerk's office.
Copies of all plans referred to in this decision and a detailed record of the Planning Board's proceedings are filed with the Planning & Zoning Division.

# Appendix VII: Certification of SRA Counsel

# Somerville Redevelopment Authority

Philip Ercolini, Chair
Iwona Bonney, Secretary
Ben Ewen-Campen
William Gage
Emily Hedeman
Patrick McCormick
Christine Stone

May 21, 2021

Jennifer Maddox, Undersecretary
Mass. Dept. of Housing & Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

RE: Winter Hill Urban Renewal Plan (Somerville)

Dear Undersecretary Maddox:

I am a duly licensed attorney in good standing to practice law in the Commonwealth of Massachusetts and am currently employed as Special Counsel to the City of Somerville Office of Strategic Planning and Community Development ("OSPCD"), in which capacity I also represent the Somerville Redevelopment Authority. I have made an examination and investigation of G.L. c. 121B and regulations at 760 C.M.R. 12.00 et seq., and I am of the opinion that the Winter Hill Urban Renewal Plan dated April 22, 2021 is in compliance with applicable laws. Without limiting the generality of the foregoing, I am of the opinion that the fo11owing requirements set forth in G.L. c. 121B, §48 have been met:

1) The Somerville Redevelopment Authority ("SRA"), at a meeting on October 21, 2020, approved a draft version of the plan, including its findings of decadence, and authorized the draft plan's transmittal to the Somerville Planning Board and to the Somerville City Council for review and approval, as required by G.L. c. 121B, §48.

2) A public hearing on the Winter Hill Urban Renewal Plan was held on November 18, 2020 at Somerville City Hall. Notice of the public hearing was published in the November 11, 2020 edition of The Somerville Times. Notice of the public hearing was also posted on the City's website on November 13, 2020, which was the notice board of record, as City Hall was closed due to the pandemic. Written notice of the public hearing was sent by certified mail on October 27, 2020 to owners of record of properties designated as acquisition parcels, with an additional written notice sent to the owner of the billboard on the roof of one of the properties on November 2, 2020. All persons present at the public hearing were given an opportunity to comment on the Winter Hill Urban Renewal Plan.

3) Notice of the public hearing and a map indicating the area to be renewed was sent to the Massachusetts Historical Commission on October 28, 2020.

4) The Somerville Planning Board met on November 19, 2020 and made a determination that the Winter Hill Urban Renewal Plan is based on a local survey and conforms to a comprehensive plan for the community.

5) The Somerville City Council voted, 10 in favor, none opposed, l absent, to approve the Winter Hill Urban Renewal Plan, as amended, at a meeting on April 22, 2021. It was approved by the Mayor on April 27, 2021.

6) The Somerville Redevelopment Authority ("SRA"), at a meeting on May 19, 2021, made a formal determination that the Project Area delineated in the Winter Hill Urban Renewal Plan was a "Decadent Area" as defined in G.L. c. 121B, § l. The SRA further voted to submit the Plan, as approved by the City Council on April 22, 2021, to the Department of Housing and Community Development for its review and approval in accordance with G.L. c. 121B, §48.

The Winter Hill Urban Renewal Plan has been voted by the Somerville Redevelopment Authority, a public hearing has been held, and all required local approvals have been obtained. When approved by the Department of Housing and Community Development, it will be a valid urban renewal plan meeting all the requirements of Massachusetts law.

Very truly yours,

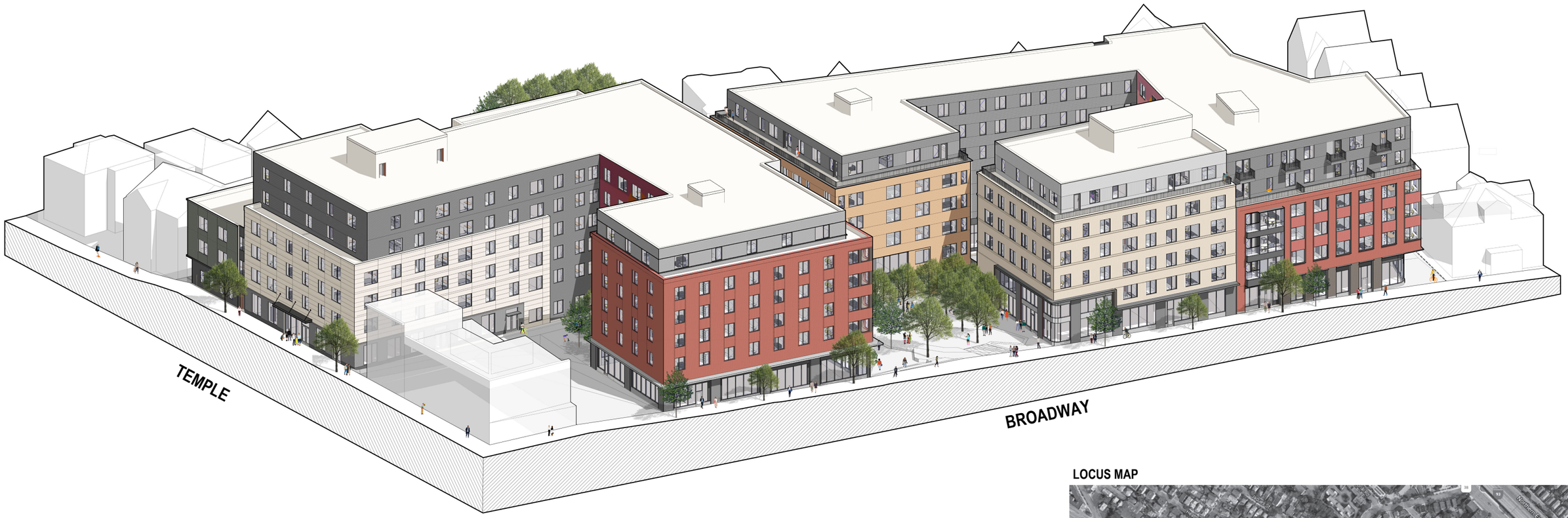
Eileen M. McGettigan
Special Counsel

Cc: Philip Ercolini, Chair, Somerville Redevelopment Authority
George Proakis, Executive Director, OSPCD

DRAFT

# APPENDIX F:

## Project Concept Plans and Specifications




# 299 BROADWAY

**P&Z #22-092**

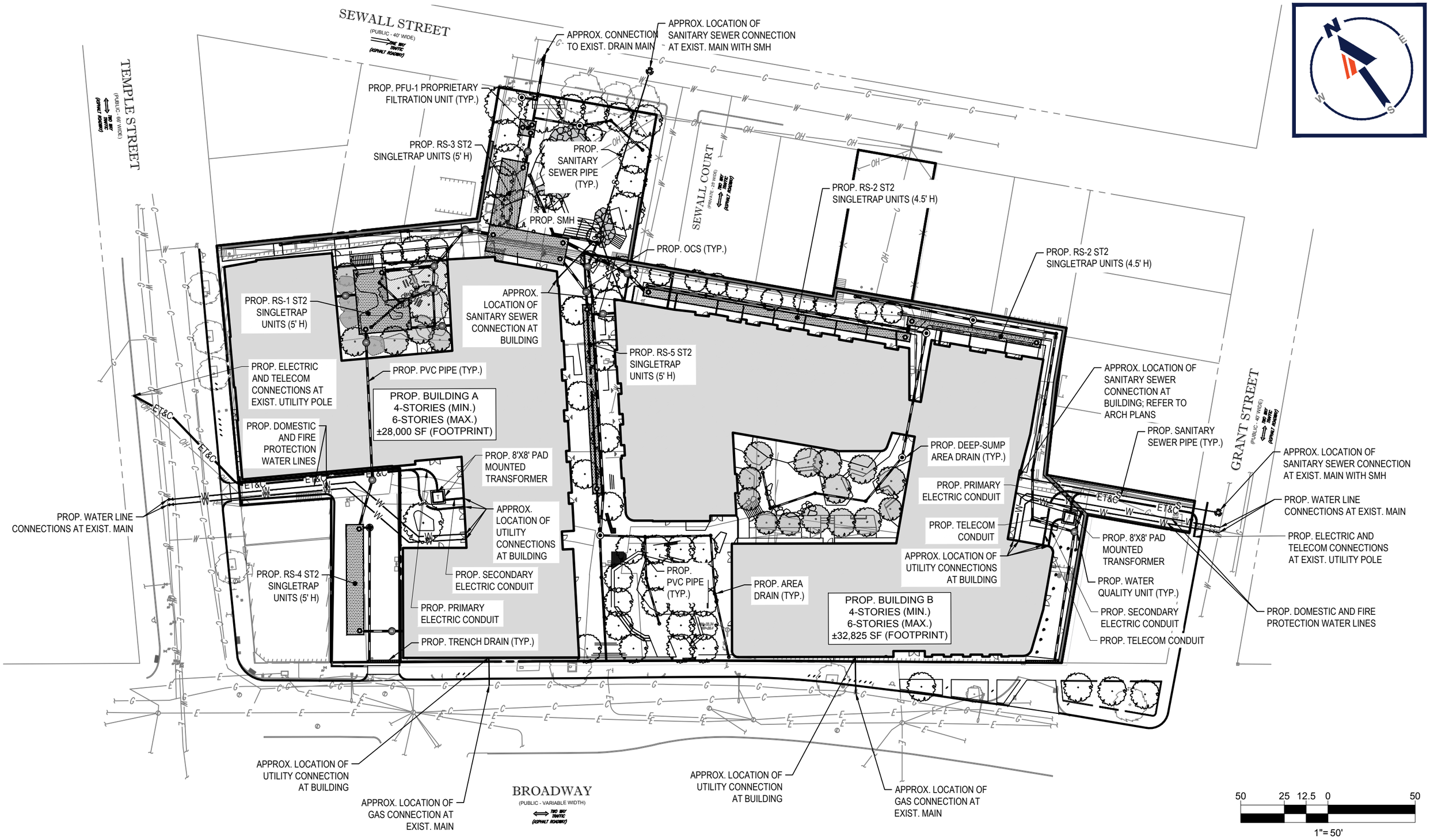
**COMPREHENSIVE PERMIT APPLICATION**
**SITE WIDE DOCUMENTS**

**NOVEMBER 8, 2022**

## COMPREHENSIVE PERMIT APPLICATION DRAWING LIST


| | |
|---|---|
| G000 | COVER SHEET |
| G001 | ILLUSTRATIVE SITE PLAN |
| G002 | SCALED SITE PLAN |
| G003 | UTILITY PLAN |
| G004 | GRADING & DRAINAGE PLAN |
| G005 | PHASING PLAN |
| G006.1 | COMPREHENSIVE SHADOW STUDY - MARCH |
| G006.2 | COMPREHENSIVE SHADOW STUDY - JUNE |
| G006.3 | COMPREHENSIVE SHADOW STUDY - SEPTEMBER |
| G006.4 | COMPREHENSIVE SHADOW STUDY - DECEMBER |
| G006.5 | COMPREHENSIVE SHADOW STUDY - MARCH COMPILED |
| G006.6 | COMPREHENSIVE SHADOW STUDY - JUNE COMPILED |
| G006.7 | COMPREHENSIVE SHADOW STUDY - SEPTEMBER COMPILED |
| G006.8 | COMPREHENSIVE SHADOW STUDY - DECEMBER COMPILED |
| G006.9 | COMPREHENSIVE SHADOW STUDY - ALL COMPILED |


**LOCUS MAP**




299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

G003
DRAINAGE & UTILITY PLAN

DRAFT
NOT FOR CONSTRUCTION

utile
Architecture & Planning

SEWALL STREET
(PUBLIC - 40' WIDE)
TWO WAY TRAFFIC (ASPHALT ROADWAY)

TEMPLE STREET
(PUBLIC - 66' WIDE)
(ASPHALT ROADWAY)
NO WAY TRAFFIC

SEWALL COURT
(PRIVATE - 20' WIDE)
TWO WAY TRAFFIC (ASPHALT ROADWAY)

GRANT STREET
(PUBLIC - 40' WIDE)
TWO WAY TRAFFIC (ASPHALT ROADWAY)

BROADWAY
(PUBLIC - VARIABLE WIDTH)
TWO WAY TRAFFIC (ASPHALT ROADWAY)

LOT 1
PROP. BUILDING A
4-STORIES (MIN.)
6-STORIES (MAX.)
±28,000 SF (FOOTPRINT)

LOT 2
PROP. BUILDING B
4-STORIES (MIN.)
6-STORIES (MAX.)
±32,825 SF (FOOTPRINT)

LOT 3

LOT 4

S45°05'02"E 134.33' (S) 134.34' (R)

S44°53'16"W 134.33' (S) 134.34' (R)

S45°05'02"E 45.00'

S44°53'16"W 80.00'

S45°06'44"E 85.15' (S) 85.13' (R)

S44°53'16"W 38.58'

N44°38'18"E 76.25'

S00°53'37"E 149.88'

N29°46'10"E 212.60'

N55°14'44"W 212.60'

N54°34'44"W 206.25'

S45°01'52"E 86.15'

S44°58'17"W 18.58'

N44°59'02"W 59.18' (S) 59.17' (R)

S44°57'56"W 86.00'

S59°24'21"E 52.00'

N35°02' 94.01'

50 25 12.5 0 50
1"= 50'

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

L001.A1
EXISTING TREE PLAN

DRAFT
NOT FOR CONSTRUCTION

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299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION

P&Z 22-092 November 8, 2022

299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

G001
ILLUSTRATIVE SITE PLAN

NOT FOR CONSTRUCTION

FUTURE | GREEN

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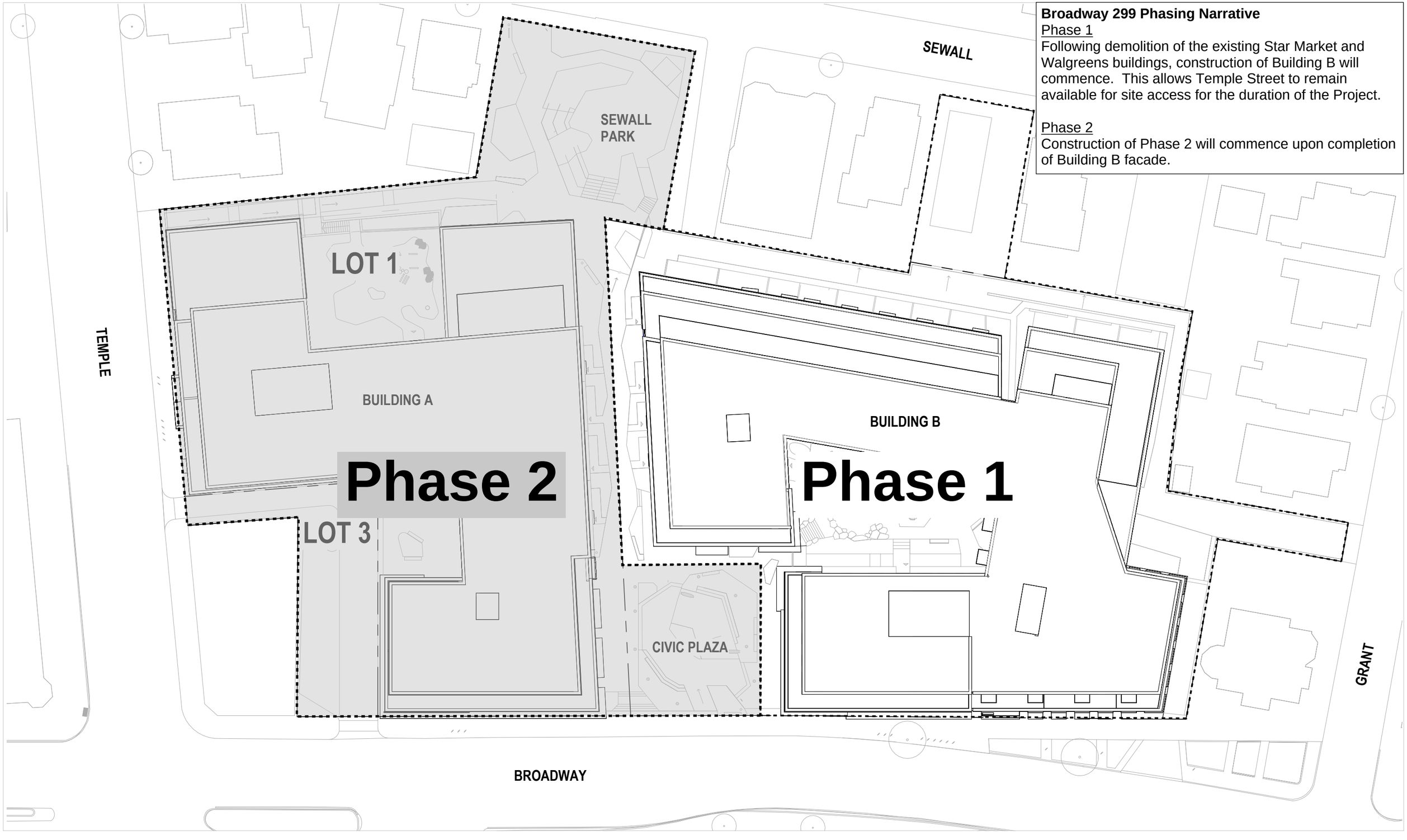
Architecture & Planning




**Broadway 299 Phasing Narrative**

Phase 1

Following demolition of the existing Star Market and Walgreens buildings, construction of Building B will commence. This allows Temple Street to remain available for site access for the duration of the Project.

Phase 2

Construction of Phase 2 will commence upon completion of Building B facade.

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
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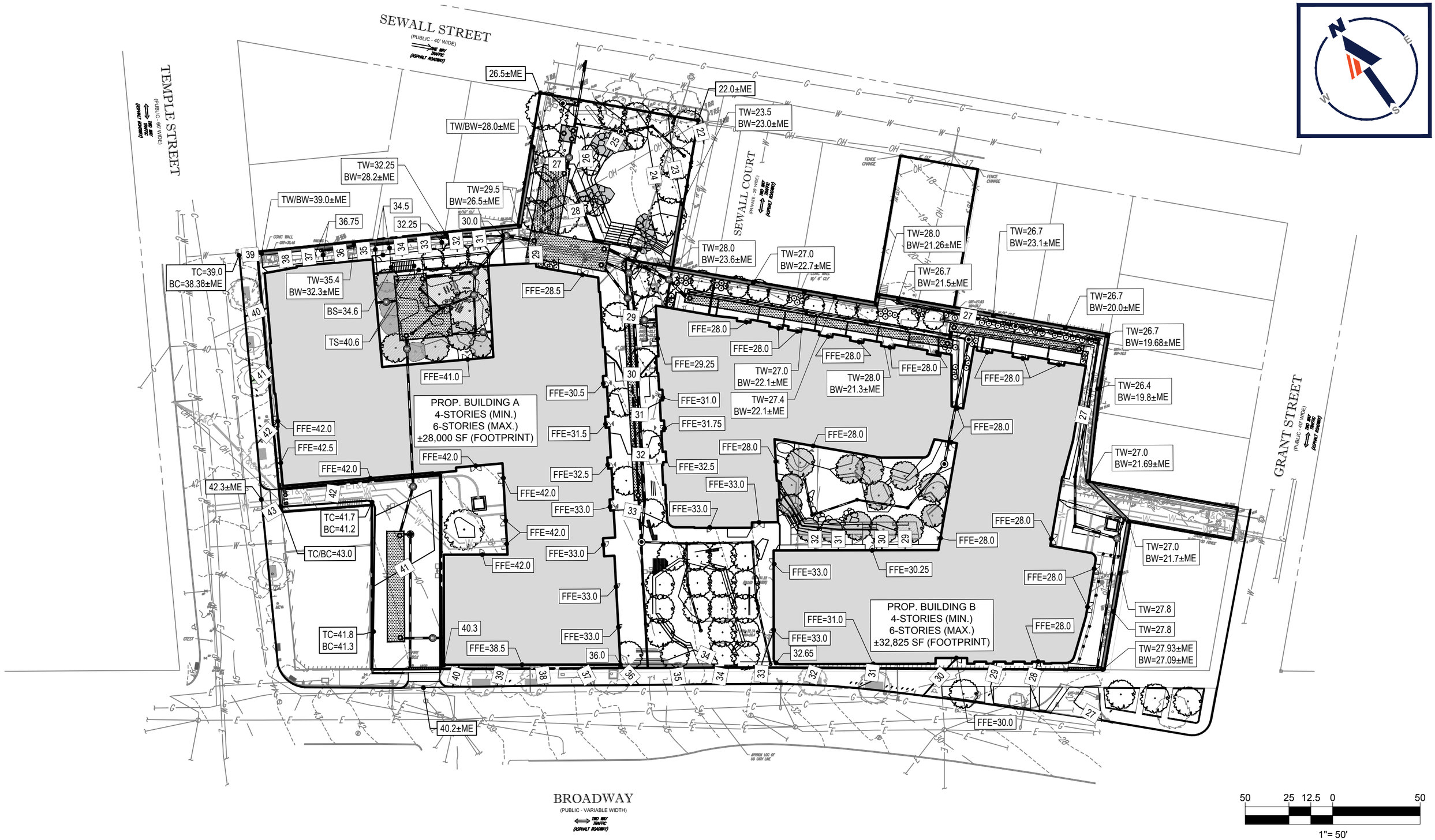
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

G004
PHASING PLAN

DISCLAIMER: These plans are conceptual only. They have not been subject to a comprehensive code and regulatory review, nor have they been tested against any as-built surveys. Discoveries in such an analysis may result in fundamental changes to the original concept. This scheme assumes zoning relief will be required. As with all zoning relief, the architect cannot guarantee zoning relief will be achieved.

0 20' 40' 80'

utile
Architecture & Planning




299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

G004
GRADING PLAN

DRAFT
NOT FOR CONSTRUCTION

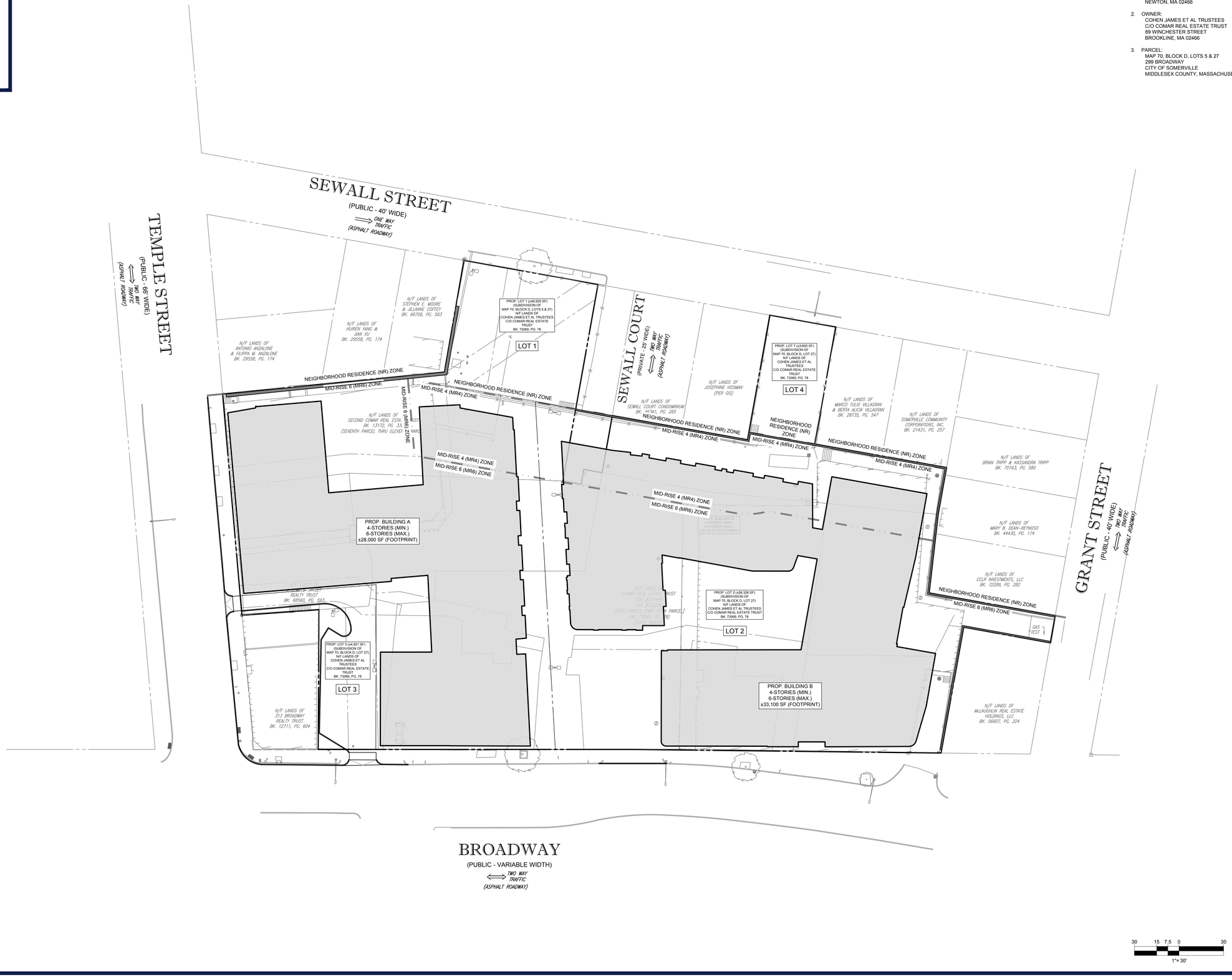
utile
Architecture & Planning

## SITE INFORMATION

1. APPLICANT:
   MARK DEVELOPMENT, LLC
   275 GROVE STREET, SUITE 2-150
   NEWTON, MA 02466

2. OWNER:
   COHEN JAMES ET AL TRUSTEES
   C/O COMAR REAL ESTATE TRUST
   89 WINCHESTER STREET
   BROOKLINE, MA 02466

3. PARCEL:
   MAP 70, BLOCK D, LOTS 5 & 27
   299 BROADWAY
   CITY OF SOMERVILLE
   MIDDLESEX COUNTY, MASSACHUSETTS




30 15 7.5 0 30
1"= 30'

P:\211074\CAD\DRAWINGS\PLAN SETS\SUBDIVISION PLANS\M211074-SUBD-1A-----XLAYOUT C-001-OVERALL-SPLIT
JW

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE IDEAS CIVIL DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE EXPOSED OR USED FOR ANY PURPOSE, WITHOUT THEIR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER

### REVISIONS

| REV | DATE | COMMENT | DRAWN BY / CHECKED BY |
|---|---|---|---|
| | | | |

Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|---|---|
| PROJECT No.: | M211074 |
| DRAWN BY: | JJW |
| CHECKED BY: | SPM |
| DATE: | 10/19/22 |
| CAD I.D.: | M211074-SUBD-1A |

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**MARK DEVELOPMENT, LLC**

**PROPOSED SUBDIVISION PLAN**

**MAP 70, BLOCK D, LOTS 5 & 27**
**299 BROADWAY,**
**CITY OF SOMERVILLE,**
**MIDDLESEX COUNTY, MASSACHUSETTS**

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
www.BohlerEngineering.com

S.P. MARTORANO
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE No. 45942

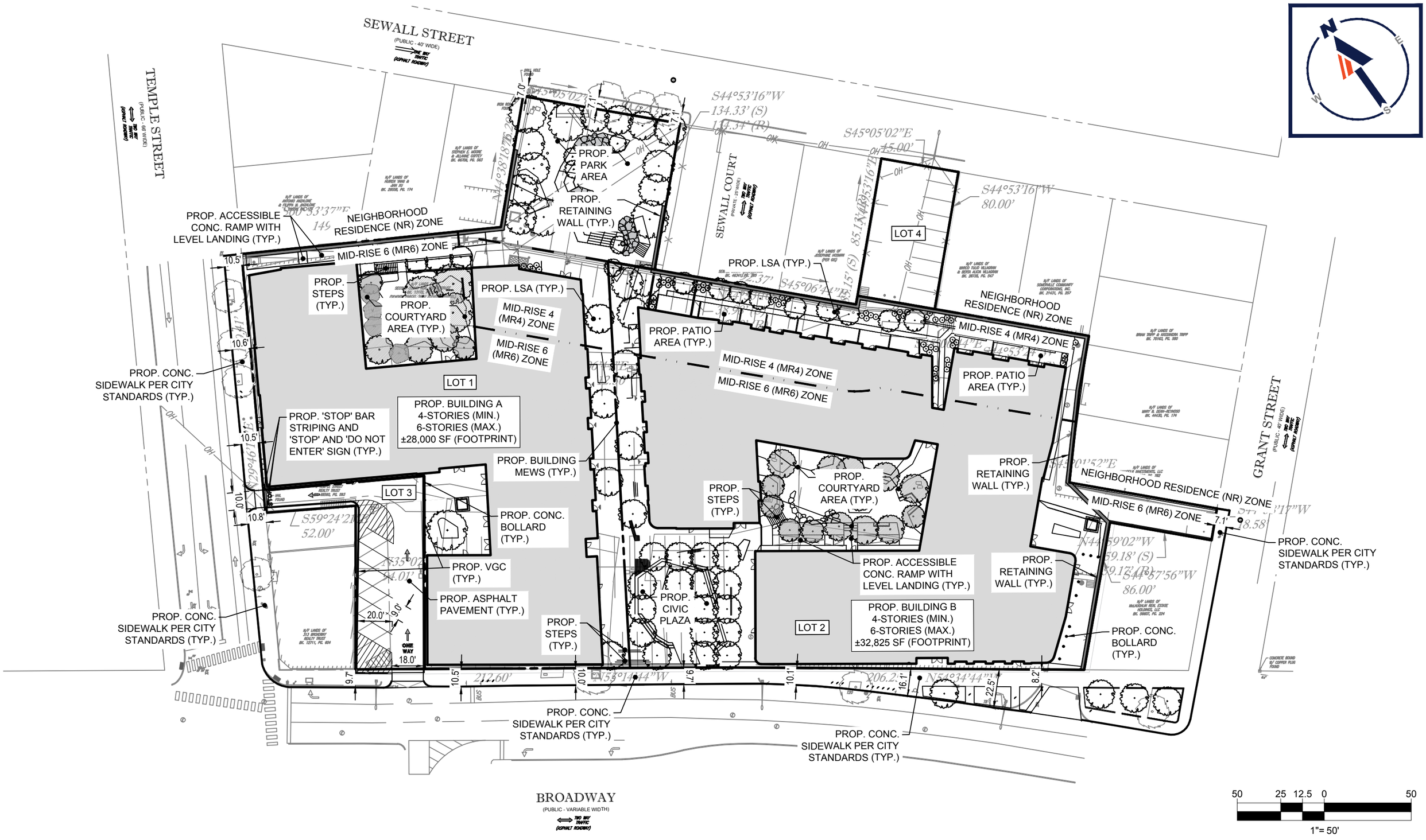
SHEET TITLE:

**OVERALL LOT SPLIT PLAN**

SHEET NUMBER:

**C-001**

ORG. DATE - 10/19/22




299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
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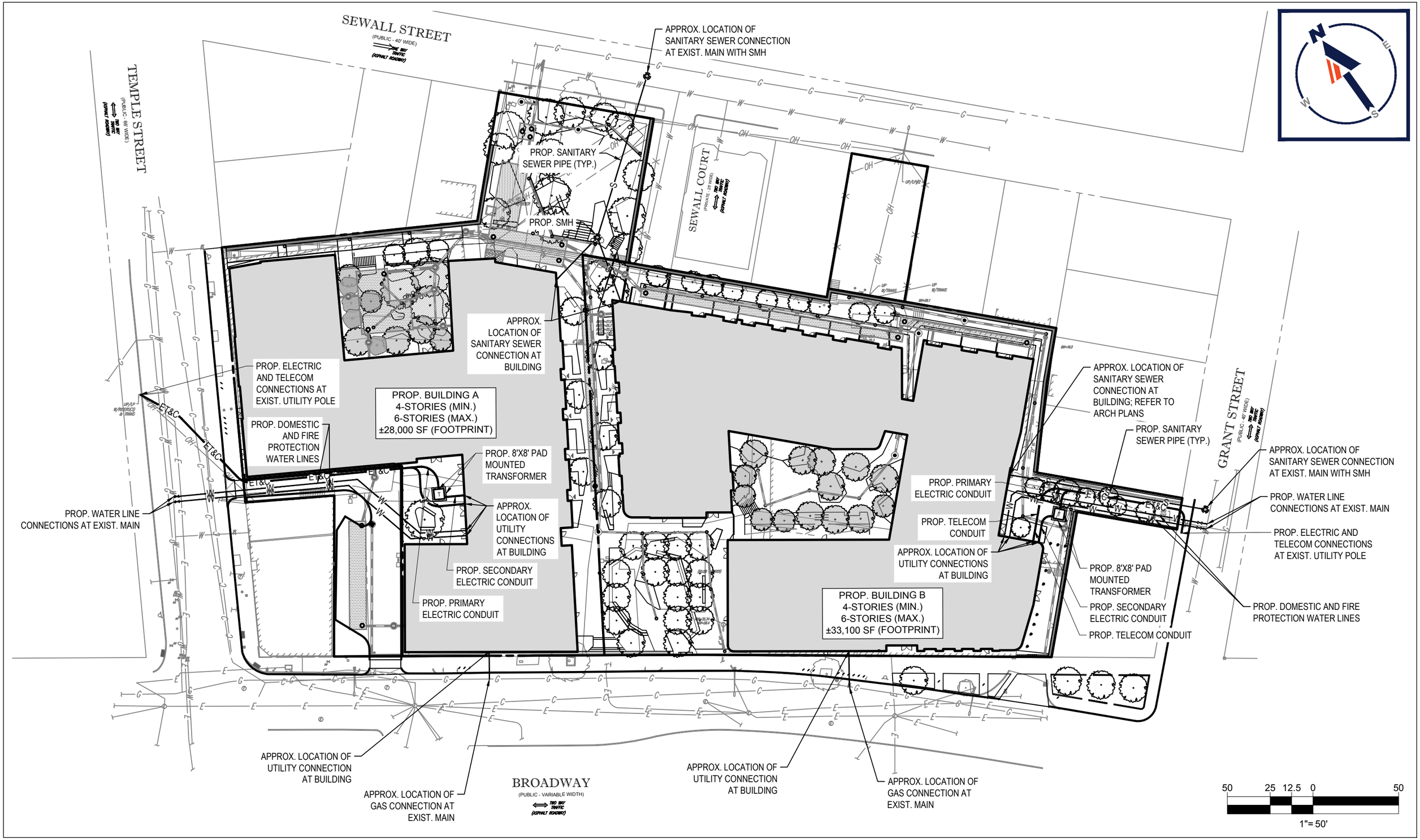
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

G002
SCALED SITE PLAN

DRAFT
NOT FOR CONSTRUCTION

utile
Architecture & Planning




299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
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299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

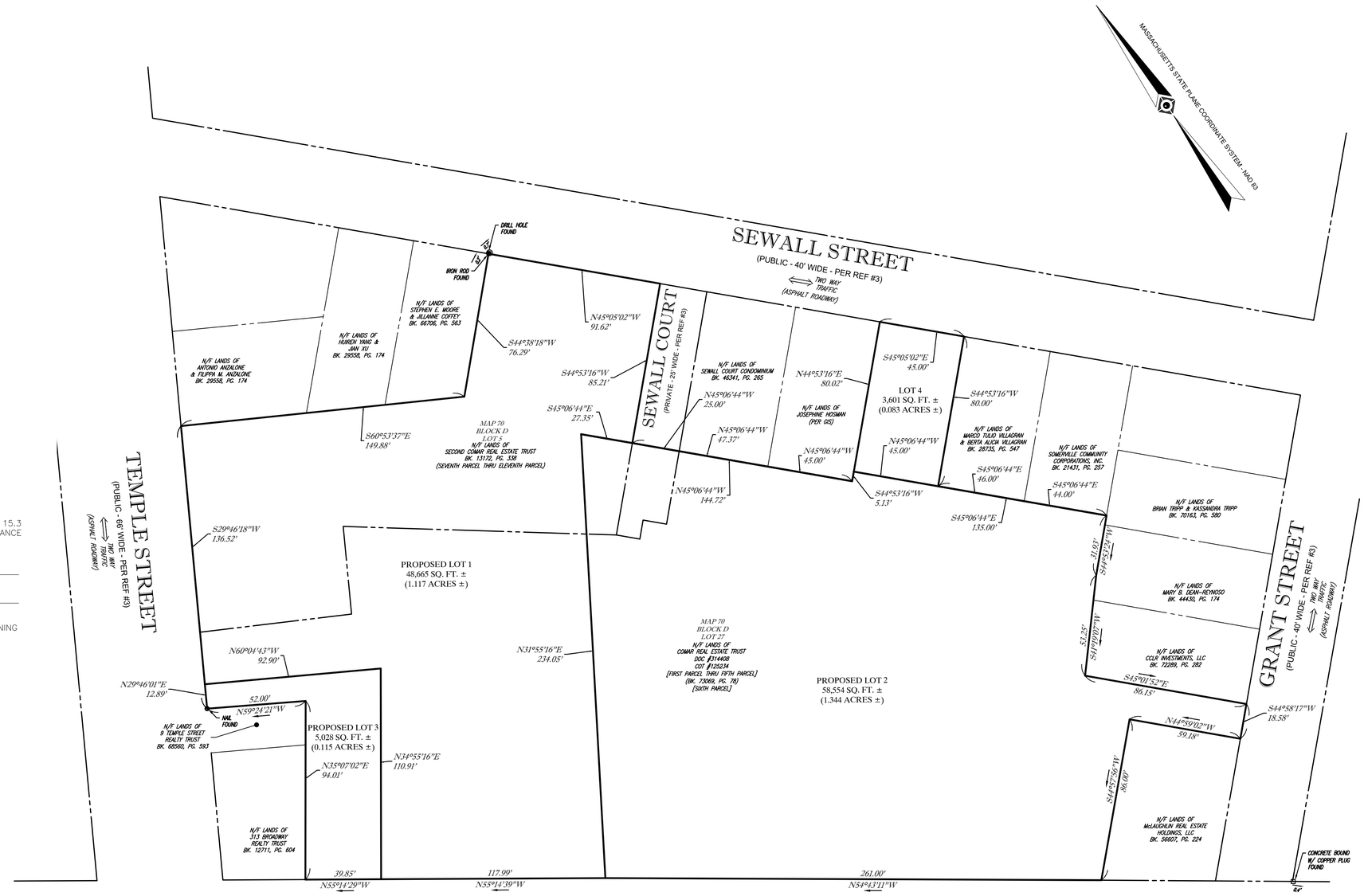
G003
UTILITY PLAN

DRAFT
NOT FOR CONSTRUCTION

utile
Architecture & Planning

FOR REGISTRY USE

LOCUS MAP
NOT TO SCALE




# BROADWAY

(PUBLIC - VARIABLE WIDTH - PER REF #3)
⟺ TWO WAY TRAFFIC
(ASPHALT ROADWAY)

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.

APPROVAL PER SECTION 10.1 AND 15.3 OF THE SOMERVILLE ZONING ORDINANCE

DATE

SARAH A. LEWIS, DIRECTOR OF PLANNING AND ZONING, ON BEHALF OF THE SOMERVILLE PLANNING BOARD

CASE NUMBER: P&Z 22-013

NOTES:

1. PROPERTY KNOWN AS LOTS 5, & 27, BLOCK D, AS SHOWN ON THE CITY OF SOMERVILLE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 70.
2. EXISTING AREA: 112,247 SQ FT OR 2.576 ACRES ±

   PROPOSED LOT 1 AREA: 48,665 SQ FT OR 1.117 ACRES ±
   PROPOSED LOT 2 AREA: 58,544 SQ FT OR 1.344 ACRES ±
   PROPOSED LOT 3 AREA: 5,028 SQ FT OR .115 ACRES ±
   PROPOSED LOT 4 AREA: 3,601 SQ FT OR .083 ACRES ±
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. 2121-0144, WITH AN EFFECTIVE DATE OF JUNE 10, 2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - PART II:
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X-UNSHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF #2.
7. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:


1. THE TAX ASSESSOR'S MAP OF CITY OF SOMERVILLE, MIDDLESEX COUNTY, MAP 70.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 439 OF 656," MAP NUMBER 25017C0439E, EFFECTIVE DATE: JUNE 4, 2010.
3. MAP ENTITLED "PLAN OF LAND IN SOMERVILLE, MASS.", PREPARED BY: SCHOFIELD BROTHERS, INC., DATED: SEPTEMBER 25, 1975, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 622 OF 1976.
4. MAP ENTITLED "SUBDIVISION OF LOTS 1, 2, 3 & 4 SHOWN ON PLAN 11193B FILED WITH CERT. OF TITLE NO. 24301 SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY LAND IN SOMERVILLE", PREPARED BY: WILLIAM S. CROCKER, CIVIL ENGINEER, DATED: APRIL 8, 1946, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN 11193C.
5. MAP ENTITLED "SUBDIVISION OF LAND SHOWN ON PLANS 4706A & 11193A FILED WITH CERT. OF TITLE NOS. 4905 & 23119 SO. REGISTRY DISTRICT OF MIDDLESEX CO. LAND IN SOMERVILLE", PREPARED BY: ALFRED MILLHOUSE, C.E., DATED: NOVEMBER 1925, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN 11193B.
6. MAP ENTITLED "PLAN OF LAND IN SOMERVILLE", PREPARED BY: ALFRED MILLHOUSE, C.E., DATED: NOVEMBER 1925, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN 11193A.
7. MAP ENTITLED "PLAN OF BUILDING LOTS IN SOMERVILLE, MASS. OWNED BY RUFUS B. STICKNEY", PREPARED BY: GEO A. KIMBALL, CIVIL ENGINEER, DATED: FEBRUARY 18, 1888, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 54, PLAN 39.
8. MAP ENTITLED "BUILDING LOTS IN SOMERVILLE, MASS. FORMERLY OWNED BY RUFUS B. STICKNEY", PREPARED BY: GEO A. KIMBALL, CIVIL ENGINEER, DATED: FEBRUARY 28, 1889, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AT THE END OF PLAN BOOK 1900 AS PLAN 32 OF 1889.
9. UNDERGROUND GAS MAPPING PROVIDED BY: NATIONAL GRID, DATED: JUNE 7, 2021, MAP NO. SOM 2056.
10. UNDERGROUND ELECTRIC MAPPING PROVIDED BY: EVERSOURCE, ENTITLED "299-313 BROADWAY SOMERVILLE, MA T-PLAN".
11. UNDERGROUND WATER MAPPING PROVIDED BY THE CITY OF SOMERVILLE ENGINEERING DEPARTMENT, ENTITLED "CITY OF SOMERVILLE WATER WORKS SYSTEM", PREPARED BY: TIMOTHY F. HARRINGTON, WATER COMMISSIONER, DATED: OCTOBER 1937, LAST REVISED: JULY 2005.
12. MAP ENTITLED "SUBDIVISION OF LOTS A & B SHOWN ON PLAN FILED WITH CERT. OF TITLE 17138 SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY LAND IN SOMERVILLE", PREPARED BY: CHAS J. ELLIOT, ENGINEER & SURVEYOR, DATED: FEBRUARY 3, 1926, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN 9976B.
13. MAP OF LAND IN SOMERVILLE ENTITLED "PLAN OF TON HILLS FRAM", PREPARED BY: ALEXANDER WARDSWORTH, DATED: MAY 18, 1942, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1-B, PLAN 48.
14. MAP ENTITLED "PLAN OF LAND IN SOMERVILLE, MASS", PREPARED BY: FRED W. GOULD, SURVEYOR, DATED: JULY 22, 1957, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 1087 OF 1967.



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THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW RIGHT OF WAY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL

COMMONWEALTH OF MASSACHUSETTS · GERRY L. HOLDRIGHT · NO. 49211 · REGISTERED PROFESSIONAL LAND SURVEYOR

10-31-2022
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

| | |
|---|---|
| FIELD DATE | 6-18-2021 |
| FIELD BOOK NO. | 21-01 MA |
| FIELD BOOK PG. | 149-151 |
| FIELD CREW | S.B.H. |
| DRAWN: | B.A.V./C.C |
| REVIEWED: | E-LOC |

LOT SPLIT PLAN OF LAND
# MARK DEVELOPMENT, LLC
299 BROADWAY & 15 TEMPLE STREET
LOT 27, BLOCK D, MAP 70 LOT 5, BLOCK D, MAP 70
CITY OF SOMERVILLE, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS


CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
WWW.CPSURVEY.COM

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099


| APPROVED: | DATE | SCALE | FILE NO. | DWG. NO. |
|---|---|---|---|---|
| G.L.H. | 10-31-2022 | 1" = 30' | 03-210201-00 | 1 OF 1 |

# 299 BROADWAY

**P&Z #22-092**

**COMPREHENSIVE PERMIT APPLICATION**
**BUILDING A**

**NOVEMBER 8, 2022**

## COMPREHENSIVE PERMIT APPLICATION DRAWING LIST


| | | | |
|---|---|---|---|
| A000.A1 | COVER SHEET | A003.A1 | BUILDING A - ELEVATIONS |
| A000.A2 | SCALED SITE PLAN | A003.A2 | BUILDING A - ELEVATIONS |
| A000.A3 | DIMENSIONAL TABLES | A003.A3 | BUILDING A - ELEVATIONS |
| A000.A4 | GROSS FLOOR AREA PLANS | A003.A4 | BUILDING A - ELEVATIONS |
| A000.A5 | FACADE ANALYSIS | A003.A5 | BUILDING A - ELEVATIONS |
| A001.A1 | BUILDING A - LEVEL 1 | A004.A1 | SIGNAGE PLANS |
| A001.A2 | BUILDING A - LEVEL 2 | A004.A2 | SIGNAGE PLANS |
| A001.A3 | BUILDING A - LEVEL 3 | A004.A3 | SIGNAGE PLANS |
| A001.A4 | BUILDING A - LEVEL 4 | A004.A4 | SIGNAGE PLANS |
| A001.A5 | BUILDING A - LEVEL 5 | A005.A1 | LIGHTING PLAN |
| A001.A6 | BUILDING A - LEVEL 6 | L001.A1 | EXISTING TREE PLAN |
| A001.A7 | BUILDING A - ROOF | L001.A2 | LANDSCAPE PLAN |
| A002.A1 | BUILDING A - SECTION 1 | L001.A3 | COURTYARD ENLARGEMENT |
| A002.A2 | BUILDING A - SECTION 2 | | |
| A002.A3 | BUILDING A - SECTION 3 | | |


**LOCUS MAP**

## LOT 1 ZONING AND DEVELOPMENT SUMMARY

| | | | | |
|---|---|---|---|---|
| ZONING DISTRICT | MR4/MR6/NR | | | |
| TRANSIT AREA | YES - INSIDE HALF MILE WALKSHED | | | |
| PEDESTRIAN STREET | YES - BROADWAY & TEMPLE STREET SIDES ONLY | | | |
| PRINCIPAL BUILDING TYPE | GENERAL BUILDING | | | |
| | WHOLE LOT | MR4 | MR6 | NR |
| LOT AREA (SQFT) | ***48,665*** | ***4,328*** | ***36,429*** | ***7,908*** |
| GROSS FLOOR AREA (SQFT) | 155,656 | 10,124 | 145,829 | 0 |
| RETAIL/COMMERCIAL | 9,162 | 2,321 | 6,841 | 0 |
| RESIDENTIAL | 141,632 | 7,803 | 133,829 | 0 |
| MECHANICAL | 4,862 | 0 | 4,862 | 0 |

NOTE: 844 SQFT (5% OF SITE WIDE COMMERCIAL AREA RESERVED FOR ARTS & CREATIVE ENTERPRISE INCLUDED IN AREAS LISTED ABOVE)

## PARKING[1,6]

| | BIKES | | | |
|---|---|---|---|---|
| | SHORT TERM | | LONG TERM | |
| | REQUIRED | AS OF RIGHT | REQUIRED | AS OF RIGHT |
| HOUSEHOLD LIVING | 0.1/DU | | 1.0/DU | |
| | 11.5 | | 115 | |
| COMMERCIAL/RETAIL | 1/2,500 SF | | 1/10,000 SF | |
| | 1 | | 0.25 | |
| FOOD & BEVERAGE | 1/1,000 SF | | 1/5,000 SF | |
| | 2.77 | | 0.55 | |
| ARTS & CREATIVE | 1/10,00 SF | | 1/3,000 SF | |
| | 0.09 | | 0.29 | |
| COMMUNITY CENTER | 1/10,00 SF | | 4/10,000 SF | |
| | 0.30 | | 1.20 | |
| TOTAL REQUIRED | 16 | | 118 | |
| TOTAL PROPOSED | 16 | YES | 118 | YES |

| LONG TERM SPOT - CATEGORIES | | |
|---|---|---|
| TOTAL ALLOWED | TOTAL PROPOSED | AS OF RIGHT |
| 106 | 80 | YES |
| 12 | 12 | YES |
| 15 RACKS (29 BIKES) | 13 RACKS (26 BIKES) | YES |

2FT X 6FT (MAX)
3FT X 8FT (MIN)
RACKS (2 BIKES) (MAX)

**NOTES**

1. PLEASE REFER TO ATTACHED REQUESTED WAIVERS MASTER LIST
2. LOT 1/BUILDING-A SPANS BETWEEN THE MR4, MR6, AND NR DISTRICTS OF THE CITY OF SOMERVILLE OFFICIAL ZONING MAP AND CITY OF SOMERVILLE 2019 ZONING ORDINANCE AND 2021 AMENDMENTS. NOT ALL REGULATED STANDARDS OF THE SZO DIMENSIONAL TABLES OCCUR IN EACH ZONE IN WHICH THE PROJECT OCCURS. N/A DENOTES THAT THE PARTICULAR STANDARD DOES NOT OCCUR IN THAT PARTICULAR ZONE.
3. DURING UDC DESIGN REVIEW IT WAS REQUESTED THAT THE DESIGN TEAM RELOCATE SOME OF THE REQUIRED STEPBACKS ALONG BROADWAY UP TO THE 6TH FLOOR FROM THE 5TH FLOOR. PLEASE REFER TO PLANS AND ELEVATIONS FOR SPECIFIC LOCATIONS. PLEASE REFER TO ATTACHED REQUESTED WAIVERS MASTER LIST FOR ASSOCIATED WAIVER.
4. MEASURED TO GROUND STORY PORTION OF SEWALL STREET FACADE. UPPER STORIES ARE NOT PARALLEL AND THE PROJECT IS SEAKING A WAIVER.
5. REQUIRED OUTDOOR AMENITY SPACE FOR THE ENTIRE LOT IS PROVIDED BY THE BUILDING COURTYARD WHICH PRIMARILY OCCURS IN THE MR6 DISTRICT.
   - 5A. LOT1/BUILDING A CONTAINS 115 DWELLING UNITS. OUTDOOR AMENITY SPACE IS MEASURED AT 24 SQUARE FEET PER A DWELLING UNIT.
   - 5B. 115 DWELLING UNITS X 24 SQFT/DU = 2,760 SQFT MINIMUM
   - 5C. ACTUAL OUTDOOR AMENITY SPACE PROVIDED = 3,466 SQFT. 3,455 SQFT > 2,760 SQFT.
6. PROJECT WILL NOT BE PROVIDING PARKING FOR MOTOR VEHICLES. PLEASE REFER TO ATTACHED REQUESTED WAIVERS MASTER LIST.
7. THE NUMBER OF STORIES INDICATED IS CONTINGENT UPON THE APPROVAL OF TWO WAIVERS.
   - 7A. THE FIRST WAIVER IS FROM SZO 2.4.4.a.viii.a.i SO THAT ANY GROUND STORY THAT IS GREATER IN HEIGHT THAN 25 FEET WILL NOT BE COUNTED AS TWO STORIES.
   - 7B. THE SECOND WAIVER IS FROM 2.4.4.a.viii.iii SO THAT ANY INTERSTITIAL SPACE BETWEEN STORIES ISN'T COUNTED AS AN ADDITIONAL STORY.
8. NO PART OF THE PROPOSED BUILDING IS OPPOSITE THE PROJECT'S ONLY REAR LOT LINE.

## ZONING TABLES

| | ALLOWED MR4 | PROPOSED MR4 | AS OF RIGHT | ALLOWED MR6 | PROPOSED MR6 | AS OF RIGHT |
|---|---|---|---|---|---|---|
| **LOT DIMENSIONS & DEVELOPMENT** | | | | | | |
| LOT WIDTH (MIN) | | | | | | |
| BROADWAY | 30FT | N/A[2] | N/A[2] | 30FT | 118FT | YES |
| TEMPLE | 30FT | N/A[2] | N/A[2] | 30FT | 136FT 6 1/4 INCHES | YES |
| SEWALL | 30FT | 91FT 7 1/2 INCHES | YES | 30FT | N/A[2] | N/A[2] |
| LOT COVERAGE (MAX) | 90% | 60% | YES | 100% | 71% | YES |
| GREEN SCORE | | | | | | |
| MIN/IDEAL | .25/.30 | .69 | YES | .20/.25 | .69 | YES |
| OPEN SPACE (MIN) | 15% | 40% | YES | 15% | 29% | YES |
| **BUILDING SETBACKS** | | | | | | |
| PRIMARY FRONT SETBACK (MIN/MAX) | | | | | | |
| PRIMARY FRONT (BROADWAY) | 2FT \| 15FT | N/A[2] | N/A[2] | 2FT \| 15FT | 2FT | YES |
| PRIMARY FRONT (TEMPLE) | 2FT \| 15FT | N/A[2] | N/A[2] | 2FT \| 15FT | 2FT | YES |
| PRIMARY FRONT (SEWALL) | 2FT \| 15FT | 98FT 3INCHES | NO[1,4] | 2FT \| 15FT | N/A[2] | N/A[2] |
| SECONDARY FRONT SETBACK (MIN/MAX) | 2FT \| 15FT | N/A[2] | N/A[2] | 2FT \| 15FT | 15FT 6INCHES | NO[1] |
| SIDE SETBACK (MIN) | | | | | | |
| ABUTTING ANY NON-NR/LHD | 0FT | 15FT 6INCHES | YES | 0FT | 1FT 6 INCHES | YES |
| 1ST-3RD STORY ABUTTING NR/LHD | 10FT | N/A[2] | N/A[2] | 10FT | 10FT 3 INCHES | YES |
| 4TH-6TH STORY ABUTTING NR/LHD | 30FT | N/A[2] | N/A[2] | 30FT | 47FT 10 1/2 INCHES | YES |
| REAR SETBACK (MIN) | | | | | | |
| ABUTTING ANY NON-NR/LHD | 10FT | N/A[8] | N/A[8] | 10FT | N/A[2,8] | N/A[2,8] |
| 1ST-3RD STORY ABUTTING NR/LHD | 20FT | N/A[8] | N/A[8] | 20FT | N/A[2,8] | N/A[2,8] |
| 4TH-6TH STORY ABUTTING NR/LHD | 30FT | N/A[8] | N/A[8] | 30FT | N/A[2,8] | N/A[2,8] |
| **MAIN MASSING** | | | | | | |
| BUILDING WIDTH (MAX) | | | | | | |
| BROADWAY FACADE | 200FT | N/A[2] | N/A[2] | 200FT | 100FT 11 INCHES | YES |
| TEMPLE FACADE | 200FT | N/A[2] | N/A[2] | 200FT | 124 FT 10 INCHES | YES |
| SEWALL FACADE | 200FT | 48 FT 9INCHES | YES | 200FT | N/A[2] | N/A[2] |
| FACADE BUILD OUT (MIN) | | | | | | |
| PRIMARY FRONT (BROADWAY) | 80% | N/A[2] | N/A[2] | 80% | 86% | YES |
| PRIMARY FRONT (TEMPLE) | 80% | N/A[2] | N/A[2] | 80% | 92% | YES |
| PRIMARY FRONT (SEWALL) | 80% | 54% | NO[1] | 80% | N/A[2] | N/A[2] |
| SECONDARY FRONT | 65% | N/A[2] | N/A[2] | 65% | 100% | YES |
| FLOOR PLATE (MAX) | 15,000 SQFT | 2,601 SQFT | YES | 30,000 SQFT | 25,861 SQFT | YES |
| GROUND STORY HEIGHT (MIN) | 14FT | 26 FT 3 INCHES | YES | 18FT | 13FT 3 INCHES | NO[1] |
| UPPER STORY HEIGHT (MIN) | 10FT | 10 FT 8 INCHES | YES | 10FT | 10FT 8 INCHES | YES |
| NUMBER OF STORIES (MIN/MAX) | 3 \| 4 | 4[1,7] | YES[1,7] | 3 \| 6 | 6[1,7] | YES[1,7] |
| STEP BACK, 5TH-6TH STORY (MIN) | N/A | N/A | N/A | 10FT | 8[1,3] | NO[1] |
| BUILDING HEIGHT, FEET (MAX) | 52FT | 50 FT 9 1/2 INCHES | YES | 80FT | 72FT 1 1/2 INCHES | YES |
| ROOF TYPE | FLAT | FLAT | YES | FLAT | FLAT | YES |
| **FACADE COMPOSITION** | | | | | | |
| GROUND STORY FENESTRATION | | | | | | |
| PRIMARY FACADE (BROADWAY) | 70% | N/A[2] | N/A[2] | 70% | 67.2% | NO |
| PRIMARY FACADE (TEMPLE) | 70% | N/A[2] | N/A[2] | 70% | 37.5% | NO |
| PRIMARY FACADE (SEWALL) | 70% | 71.4% | YES | 70% | N/A[2] | N/A[2] |
| SECONDARY FACADE (MIN/MAX) | 15% \| 70% | N/A[2] | N/A[2] | 15% \| 70% | 69.6% | YES |
| UPPER STORY FENESTRATION | 15% \| 50% | 23.1% | YES | 15% \| 50% | 23.1% | YES |
| BLANK WALL (MAX) | 20FT | | YES | 20FT | | YES |
| **USE & OCCUPANCY** | | | | | | |
| GROUND STORY ENTRY SPACING (MAX) | 30FT | SEE ELEVATIONS[1] | SEE ELEVATIONS[1] | 30FT | SEE ELEVATIONS[1] | SEE ELEVATIONS[1] |
| COMMERCIAL SPACE DEPTH (MIN) | 30FT | 50FT 11INCHES | YES | 30FT | 30FT | YES |
| DENSITY FACTOR (MIN) | SEE GROSS PLANS | SEE GROSS PLANS | YES | SEE GROSS PLANS | SEE GROSS PLANS | YES |
| OUTDOOR AMENITY SPACE (MIN) | 1/DU | N/A[2,5] | YES[5] | 1/DU | 3,466 SQFT[5] | YES |

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

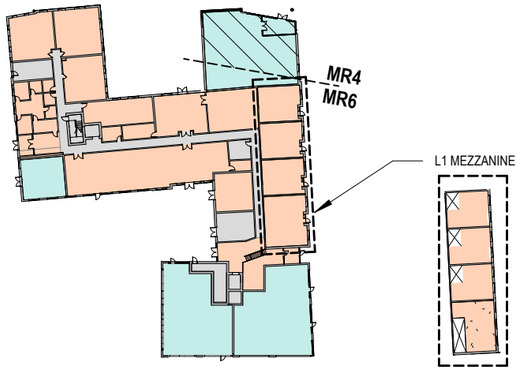
Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

A000.A3
DIMENSIONAL TABLES

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

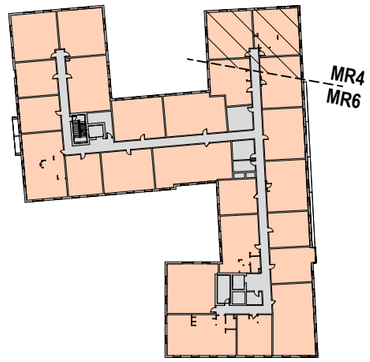
utile
Architecture & Planning




1 A - L1 GROSS AREA PLAN
1" = 100'-0"

| LEVEL 01 | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 2,321 SQFT | 6,841 SQFT |
| RESIDENTIAL AREA | 0 SQFT | 17,684 SQFT |
| MECHANICAL AREA | 0 SQFT | 1,080 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **2,321 SQFT** | **25,605 SQFT** |
| **TOTAL AREA COMBINED** | **27,926 SQFT** | |

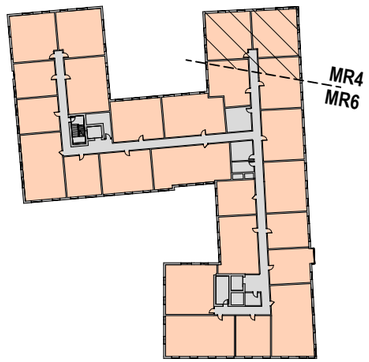
| LEVEL L1M | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 0 SQFT | 0 SQFT |
| RESIDENTIAL AREA | 0 SQFT | 2,379 SQFT |
| MECHANICAL AREA | 0 SQFT | 0 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **0 SQFT** | **2,379 SQFT** |
| **TOTAL AREA COMBINED** | **2,379 SQFT** | |




2 A - L2 GROSS AREA PLAN
1" = 100'-0"

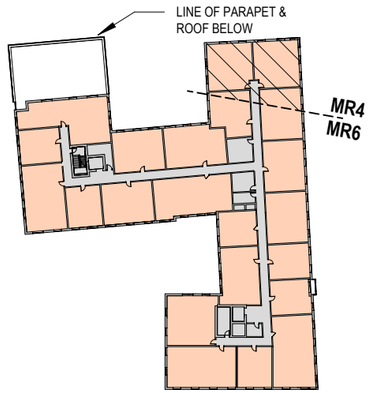
| LEVEL 02 | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 0 SQFT | 0 SQFT |
| RESIDENTIAL AREA | 2,601 SQFT | 24,993 SQFT |
| MECHANICAL AREA | 0 SQFT | 868 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **2,601 SQFT** | **25,861 SQFT** |
| **TOTAL AREA COMBINED** | **28,462 SQFT** | |

| BUILDING A SUMMARY | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 2,321 SQFT | 6,841 SQFT |
| RESIDENTIAL AREA | 7,803 SQFT | 133,829 SQFT |
| MECHANICAL AREA | 0 SQFT | 4,862 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **10,124 SQFT** | **145,532 SQFT** |
| **TOTAL AREA COMBINED** | **155,656 SQFT** | |



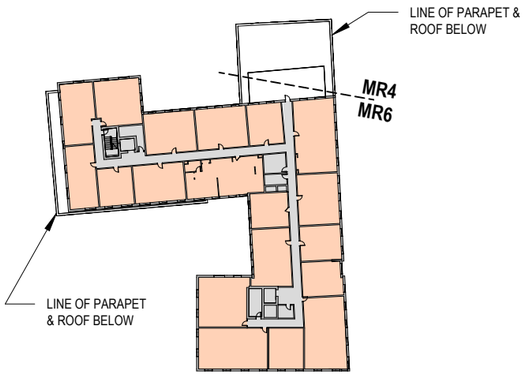

3 A - L3 GROSS AREA PLAN
1" = 100'-0"

| LEVEL 03 | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 0 SQFT | 0 SQFT |
| RESIDENTIAL AREA | 2,601 SQFT | 24,993 SQFT |
| MECHANICAL AREA | 0 SQFT | 868 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **2,601 SQFT** | **25,861 SQFT** |
| **TOTAL AREA COMBINED** | **28,462 SQFT** | |



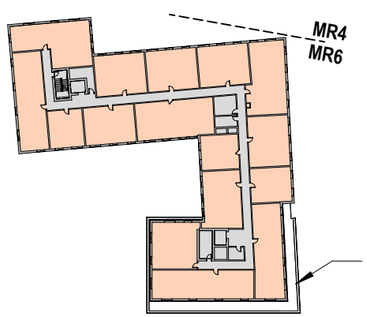

4 A - L4 GROSS AREA PLAN
1" = 100'-0"

| LEVEL 04 | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 0 SQFT | 0 SQFT |
| RESIDENTIAL AREA | 2,601 SQFT | 22,552 SQFT |
| MECHANICAL AREA | 0 SQFT | 868 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **2,601 SQFT** | **25,605 SQFT** |
| **TOTAL AREA COMBINED** | **26,021 SQFT** | |




5 A - L5 GROSS AREA PLAN
1" = 100'-0"

| LEVEL 05 | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 0 SQFT | 0 SQFT |
| RESIDENTIAL AREA | 0 SQFT | 21,354 SQFT |
| MECHANICAL AREA | 0 SQFT | 589 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **0 SQFT** | **21,943 SQFT** |
| **TOTAL AREA COMBINED** | **21,943 SQFT** | |




6 A - L6 GROSS AREA PLAN
1" = 100'-0"

| LEVEL 06 | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 0 SQFT | 0 SQFT |
| RESIDENTIAL AREA | 0 SQFT | 19,874 SQFT |
| MECHANICAL AREA | 0 SQFT | 589 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **0 SQFT** | **20,463 SQFT** |
| **TOTAL AREA COMBINED** | **20,463 SQFT** | |

NOTES:

1. BUILDING A IS LOCATED IN BOTH THE MR4 AND MR6 ZONING DISTRICTS.

2. LOT AREA 48,665 SQFT

3. TOTAL GROSS AREA ALL FLOORS = 155,656 SQFT

   3A. TOTAL GROSS AREA ALL FLOORS IN MR4 = 10,124 SQFT

   3B. TOTAL GROSS AREA ALL FLOORS IN MR6 = 145,532 SQFT

4. DENSITY FACTOR:

   4A. IN MR4 FOR LOTS OVER 5,500 SQFT THE DENSITY FACTOR IS **1,125**.

   10,124 (SQFT IN MR4) / 1,125 = **9 PERMITTED UNITS**

   4B. IN MR6 FOR LOTS OVER 6,500 SQFT THE DENSITY FACTOR IS **850**.

   145,532 (SQFT IN MR6) / 850 = **171 PERMITTED UNITS**

   4C. ACTUAL UNITS PROVIDED = 115

   **115 UNITS < 180 UNITS** (9 MR4 UNITS + 171 MR6 UNITS)

**KEY**

- COMMERCIAL AREAS MR6
- COMMERICAL AREAS MR4
- RESIDENTIAL AREAS MR6
- RESIDENTIAL AREAS MR4
- MECHANICAL AREAS MR6

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Civil Engineer: Bohler
Traffic Engineer: VHB

A000.A4
GROSS FLOOR AREA PLANS

NOT FOR CONSTRUCTION

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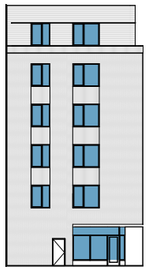
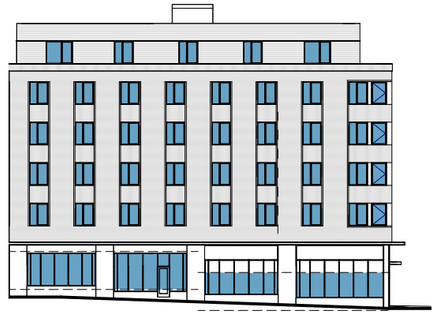


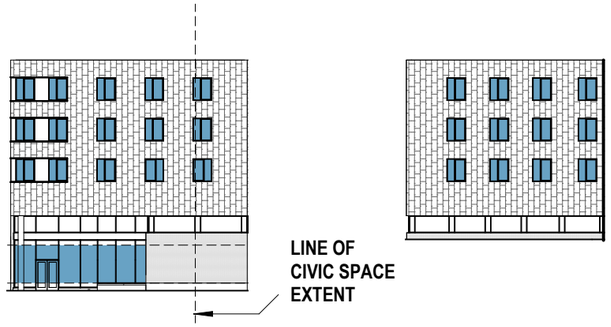
1 ALCOVE SOUTH 1

2 BROADWAY WEST



3 BROADWAY - PRIMARY FACADE

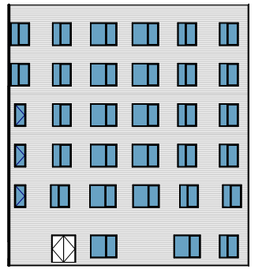
4 CIVIC PLAZA & MEWS - SECONDARY FACADE




5 SEWALL - PRIMARY FACADE



6 COURTYARD EAST



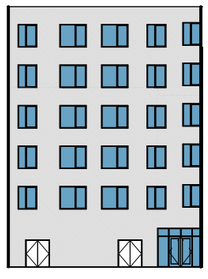
7 COURTYARD SOUTH

8 COURTYARD WEST

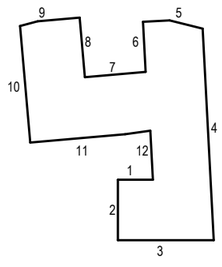
9 SEWALL PASSAGE

10 TEMPLE - PRIMARY FACADE

11 ALCOVE NORTH



12 ALCOVE EAST




**GROUND STORY FENESTRATION**

| FACADE | REQUIRED | PROPOSED |
|---|---|---|
| PRIMARY FACADE (BROADWAY) | 70% | 67.2% |
| PRIMARY FACADE (TEMPLE) | 70% | 37.5%[2] |
| PRIMARY FACADE (SEWALL) | 70% | 71.4% |
| SECONDARY FACADE (MEWS) | 15% \| 70% | 69.6% |

**UPPER STORY FENESTRATION**

| LEVEL | REQUIRED | PROPOSED |
|---|---|---|
| 2 | 15% \| 50% | 23.6% |
| 3 | 15% \| 50% | 23.6% |
| 4 | 15% \| 50% | 23.4% |
| 5 | 15% \| 50% | 23.1% |
| 6 | 15% \| 50% | 21.5% |
| **TOTAL** | **23.1%** | |

**NOTES**

1. LOT 1/BUILDING A HAS MULTIPLE SPACES FOR COMMERCIAL ESTABLISHMENTS. PER SZO 2.4.5.a.i.a.i BUILDINGS WITH GROUND STORY COMMERCIAL SHOULD MEASURE GROUND STORY FENESTRATION BETWEEN TWO FEET AND TWELF FEET ABOVE THE FINISHED FLOOR. NUMBERS INDICATED FOR GROUND STORY FENESTRATION COMPLIANCE MEASURE FENESTRATION BETWEEN TWO FEET AND TWELVE FEET FOR ALL SPACES.
2. PLEASE NOTE THAT THE TEMPLE STREET FACADE ONLY PARTIALLY OVERLAPS THE PEDESTRIAN STREETS DISTRICT. THE GROUND STORY FENESTRATION WITHIN THE PEDESTRIAN DISTRICT IS 47.4% WHILE THE GROUND STORY FENESTRATION OUTSIDE THE DISTRICT IS 18%.
3. PER SZO 2.4.2.a.iii.b ALL FRONT LOT LINES FOR A THROUGH LOT ARE THE PRIMARY FRONT LOT LINES AND PER SZO 2.1.a LOT 1 IS A THROUGH LOT. THOSE FACADES THAT FACE PRIMARY FRONT LOT LINES HAVE BEEN IDENTIFIED ABOVE.
4. PLEASE NOTE THAT FOR THE SECONDARY FACADE CALCULATIONS ONLY THAT PORTION OF THE BUILDING FACING THE CIVIC PLAZA QUALIFIES AS A FACADE PER SZO 2.1.a.
5. PLEASE NOTE THAT ONLY THE PORTION OF THE SEWALL STREET FACADE THAT IS OPPOSITE THE SEWALL STREET PRIMARY FRONT LOT LINE QUALIFIES AS A FACE PER SZO 2.1.a.

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A000.A5
FACADE ANALYSIS

NOT FOR CONSTRUCTION

0 20' 40' 80'

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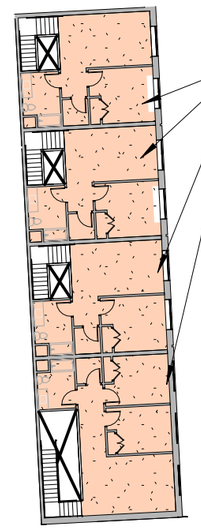
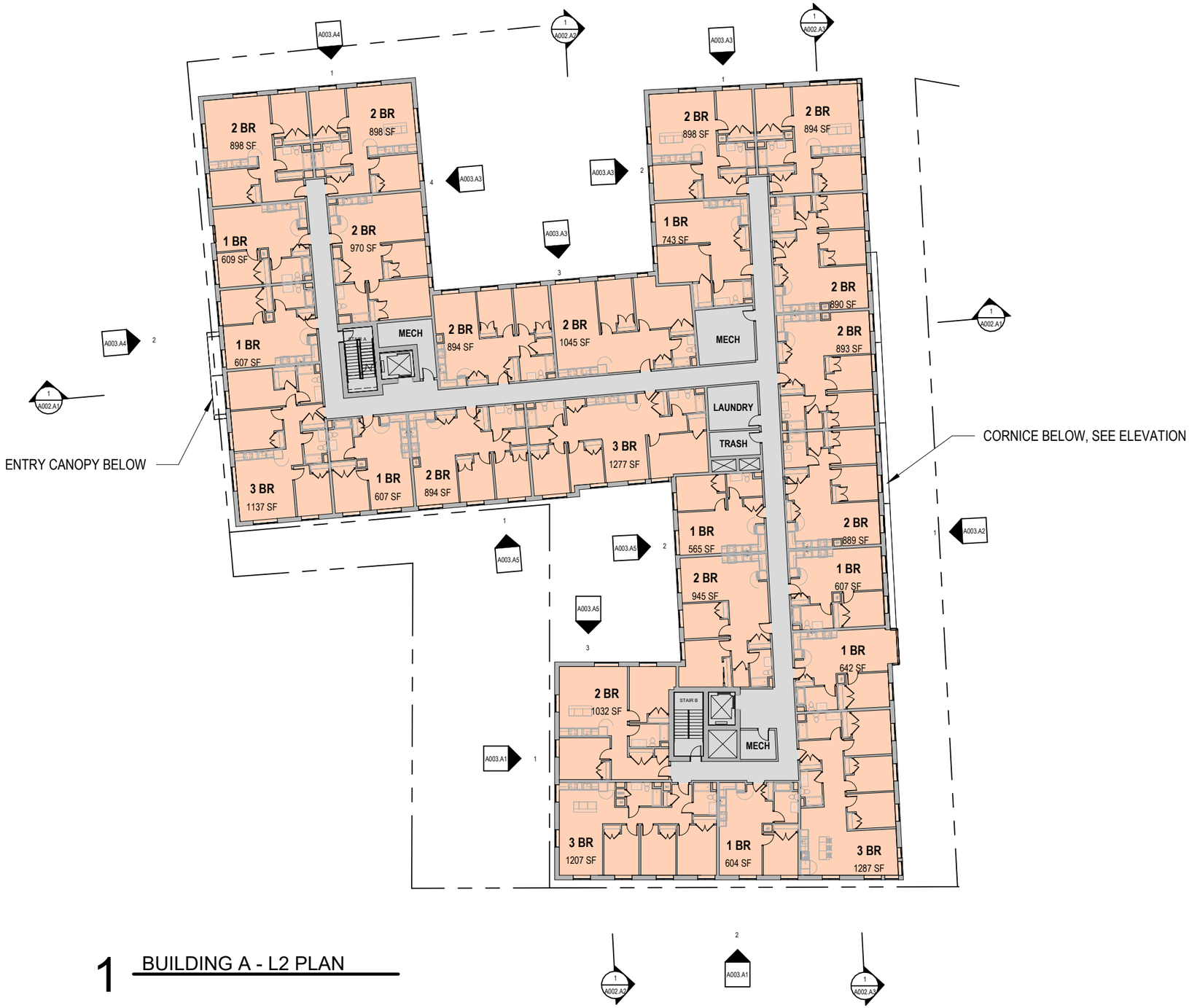
1 BUILDING A - L1 PLAN
1/32" = 1'-0"




2 BUILDING A - MEZZANINE PLAN
1/32" = 1'-0"




1 BUILDING A - L2 PLAN

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A001.A2
BUILDING A - LEVEL 2

NOT FOR CONSTRUCTION

0' 16' 32' 64'

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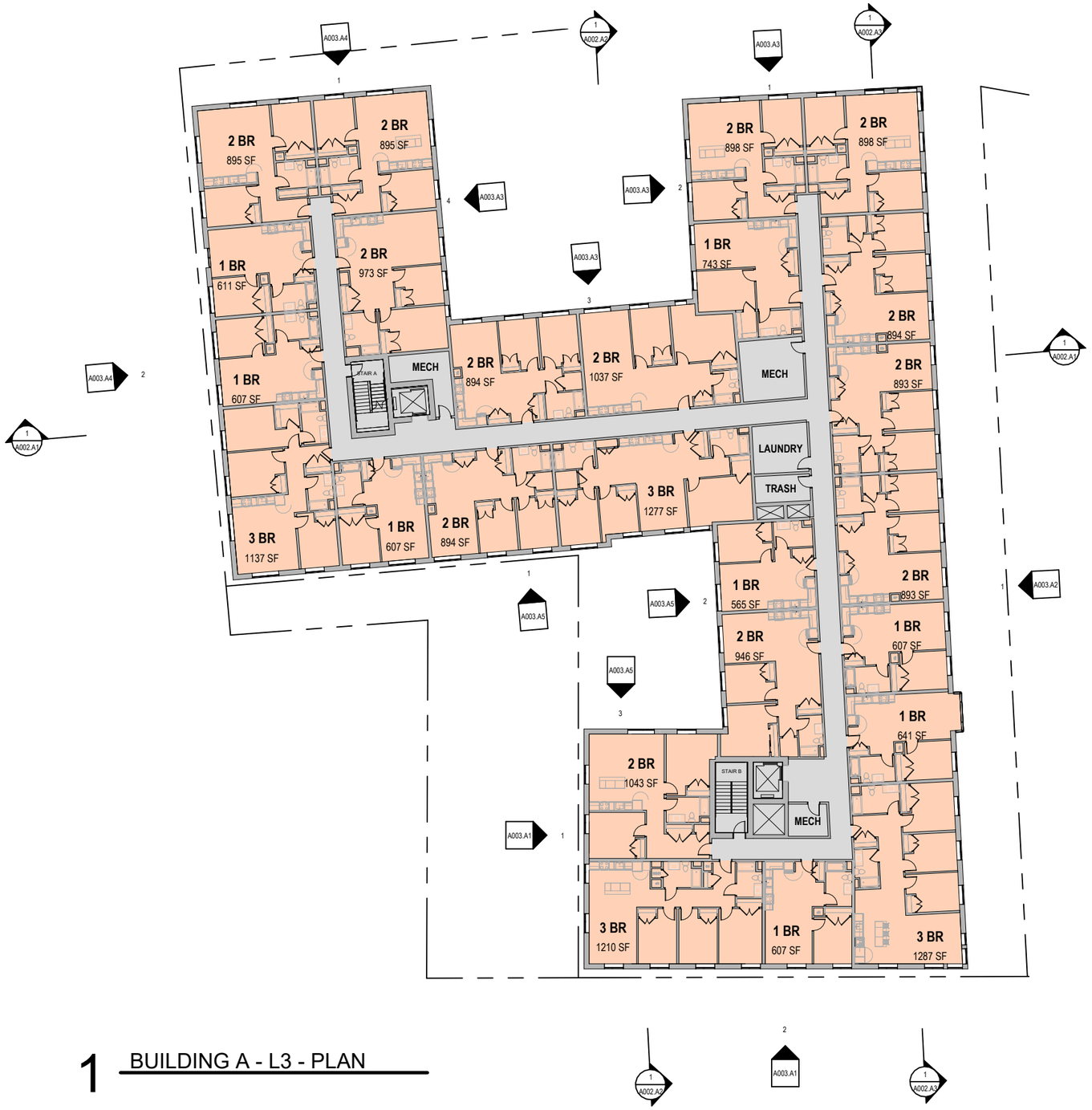


1 BUILDING A - L3 - PLAN

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Traffic Engineer: VHB

A001.A3
BUILDING A - LEVEL 3

NOT FOR CONSTRUCTION

0' 16' 32' 64'

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1 BUILDING A - L4 PLAN

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A001.A4
BUILDING A - LEVEL 4

NOT FOR CONSTRUCTION

0' 16' 32' 64'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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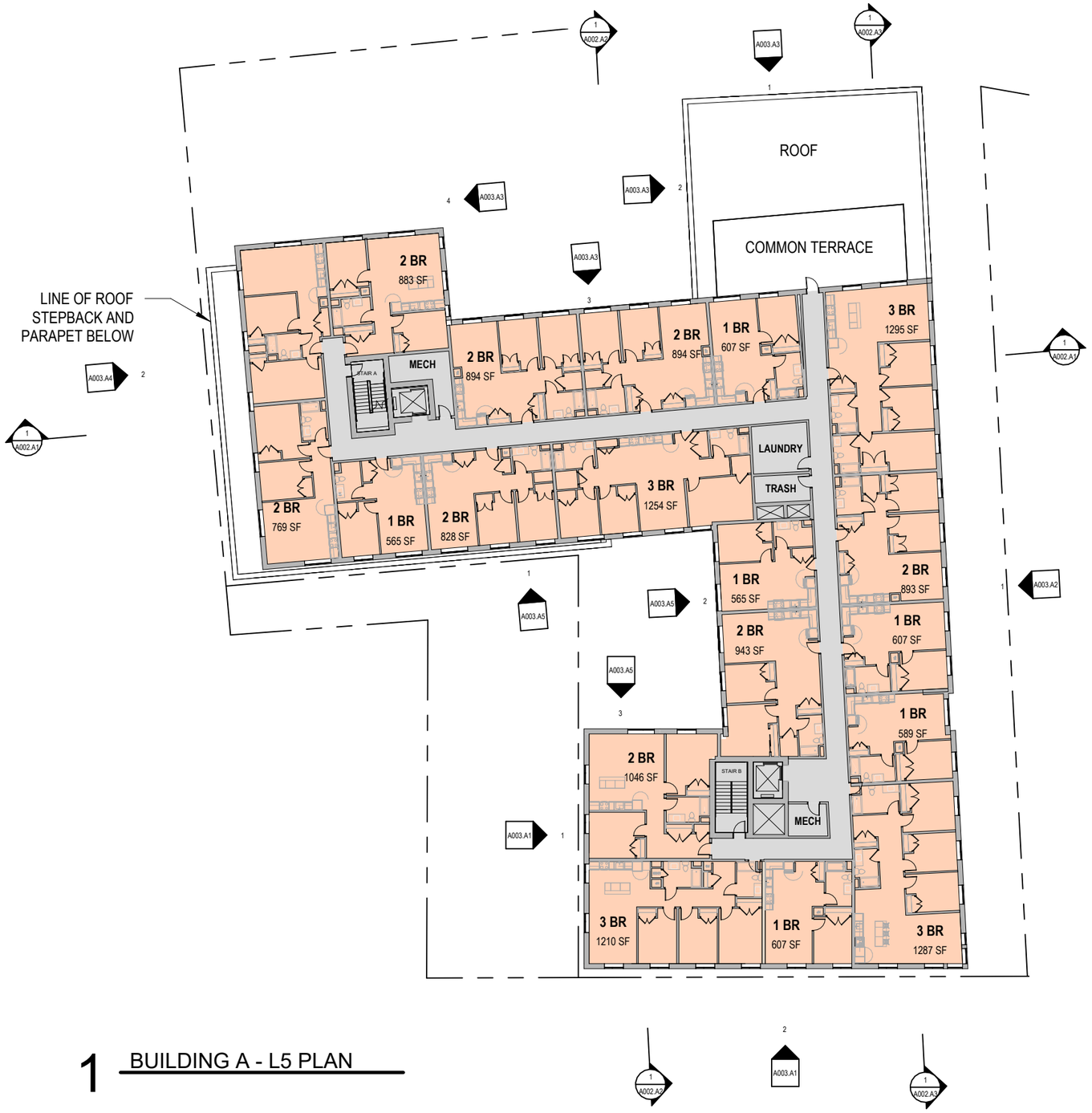


1 BUILDING A - L5 PLAN

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Traffic Engineer: VHB

A001.A5
BUILDING A - LEVEL 5

NOT FOR CONSTRUCTION

0' 16' 32' 64'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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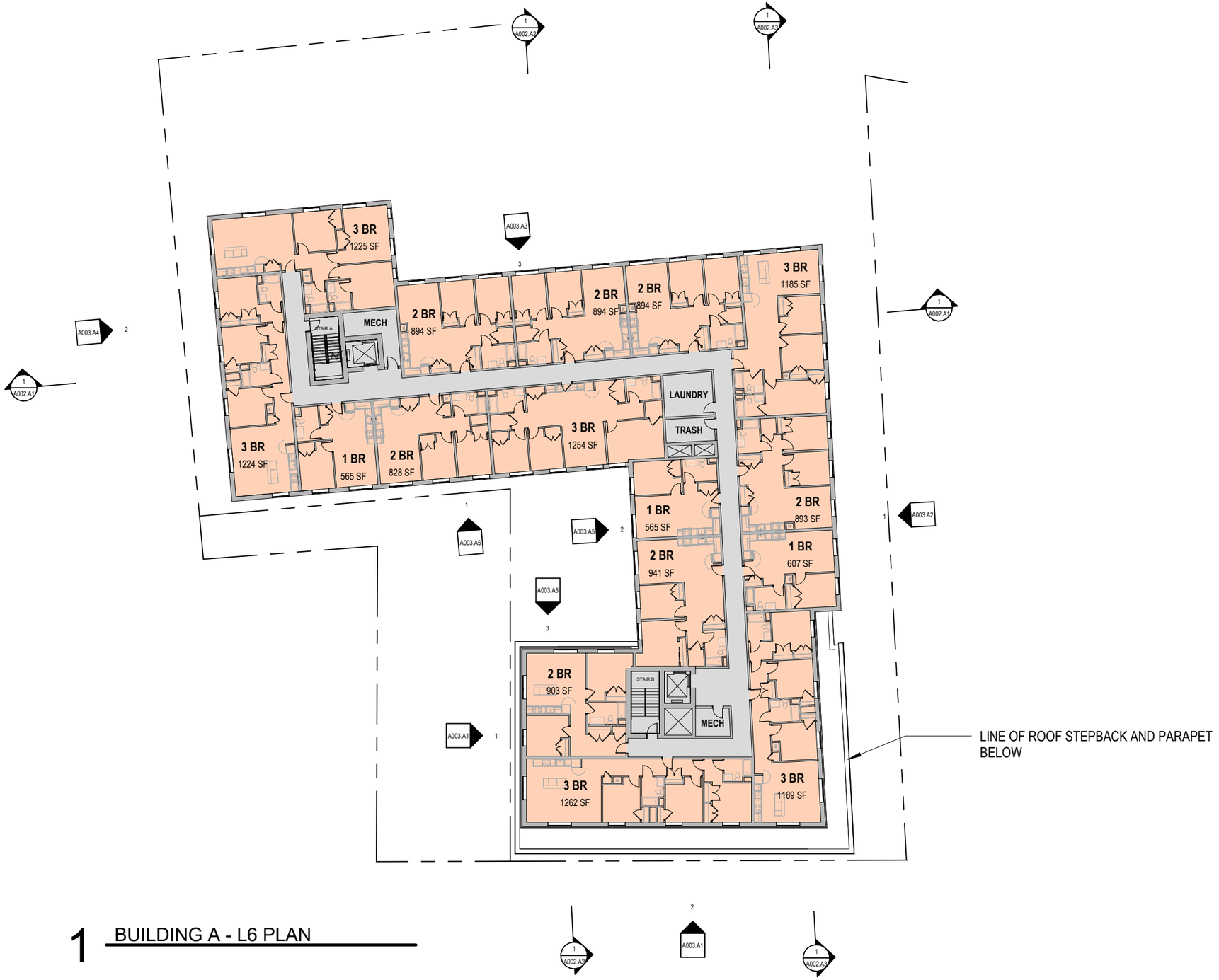


1 BUILDING A - L6 PLAN

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Traffic Engineer: VHB

A001.A6
BUILDING A - LEVEL 6

NOT FOR CONSTRUCTION

0' 16' 32' 64'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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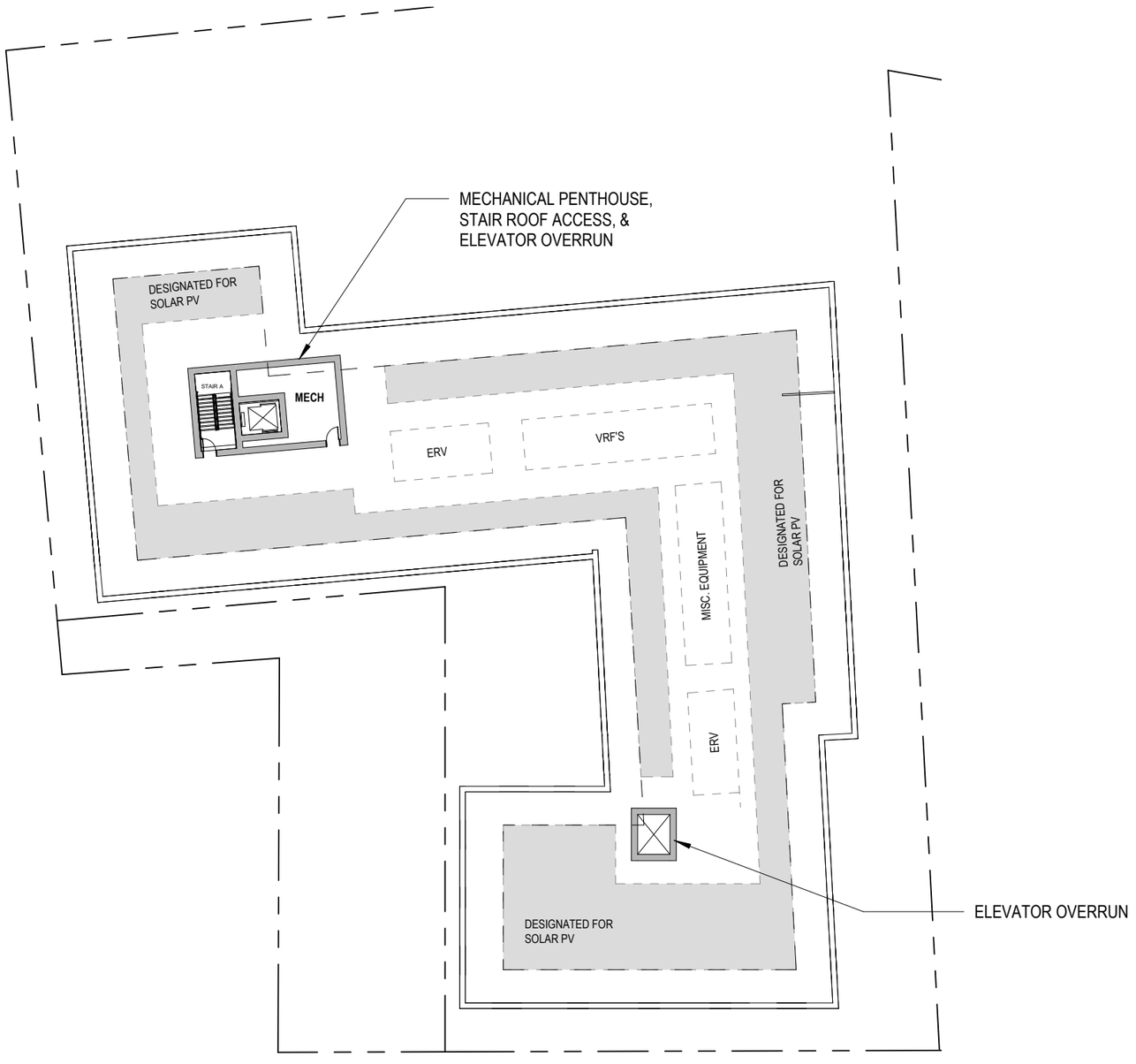
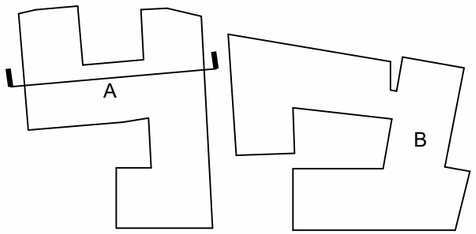
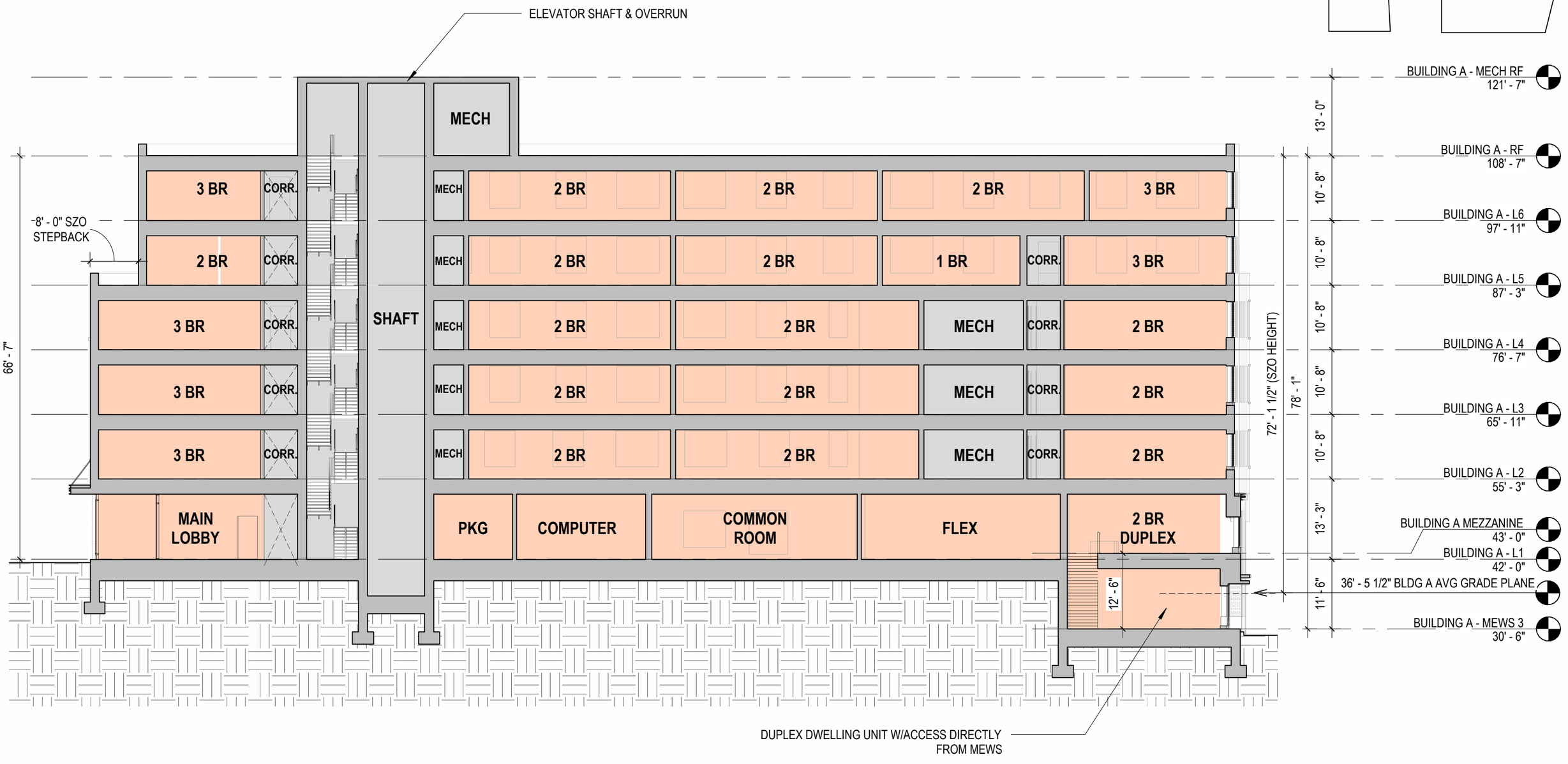



1 BUILDING A - RF PLAN




1 BUILDING A - SECTION 1

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Civil Engineer: Bohler
Traffic Engineer: VHB

A002.A1
BUILDING A - SECTION 1

NOT FOR CONSTRUCTION

0' 8' 16' 32'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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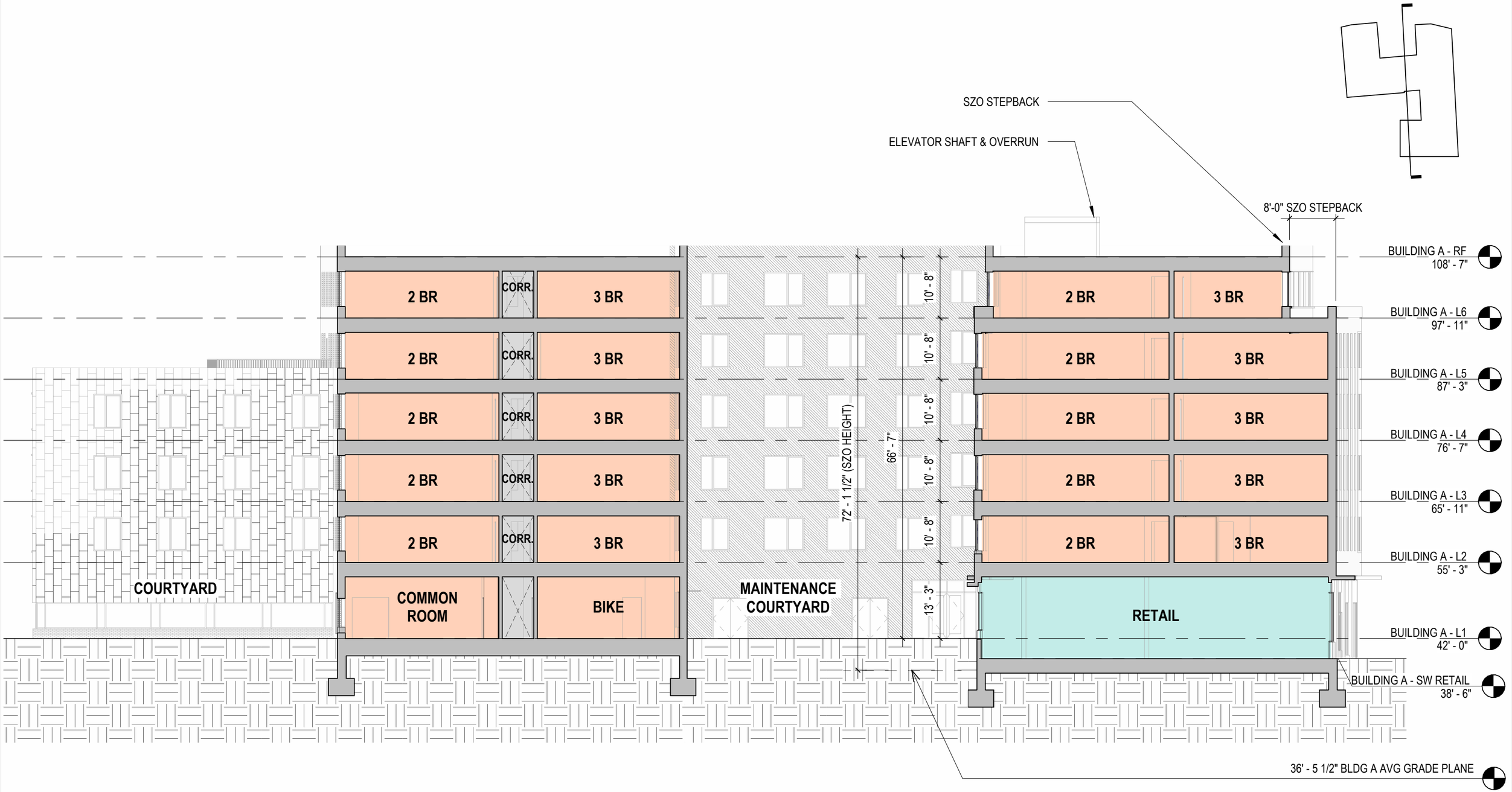


1 BUILDING A - SECTION 2

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
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Traffic Engineer: VHB

A002.A2
BUILDING A - SECTION 2

NOT FOR CONSTRUCTION

0' 1' 2' 4'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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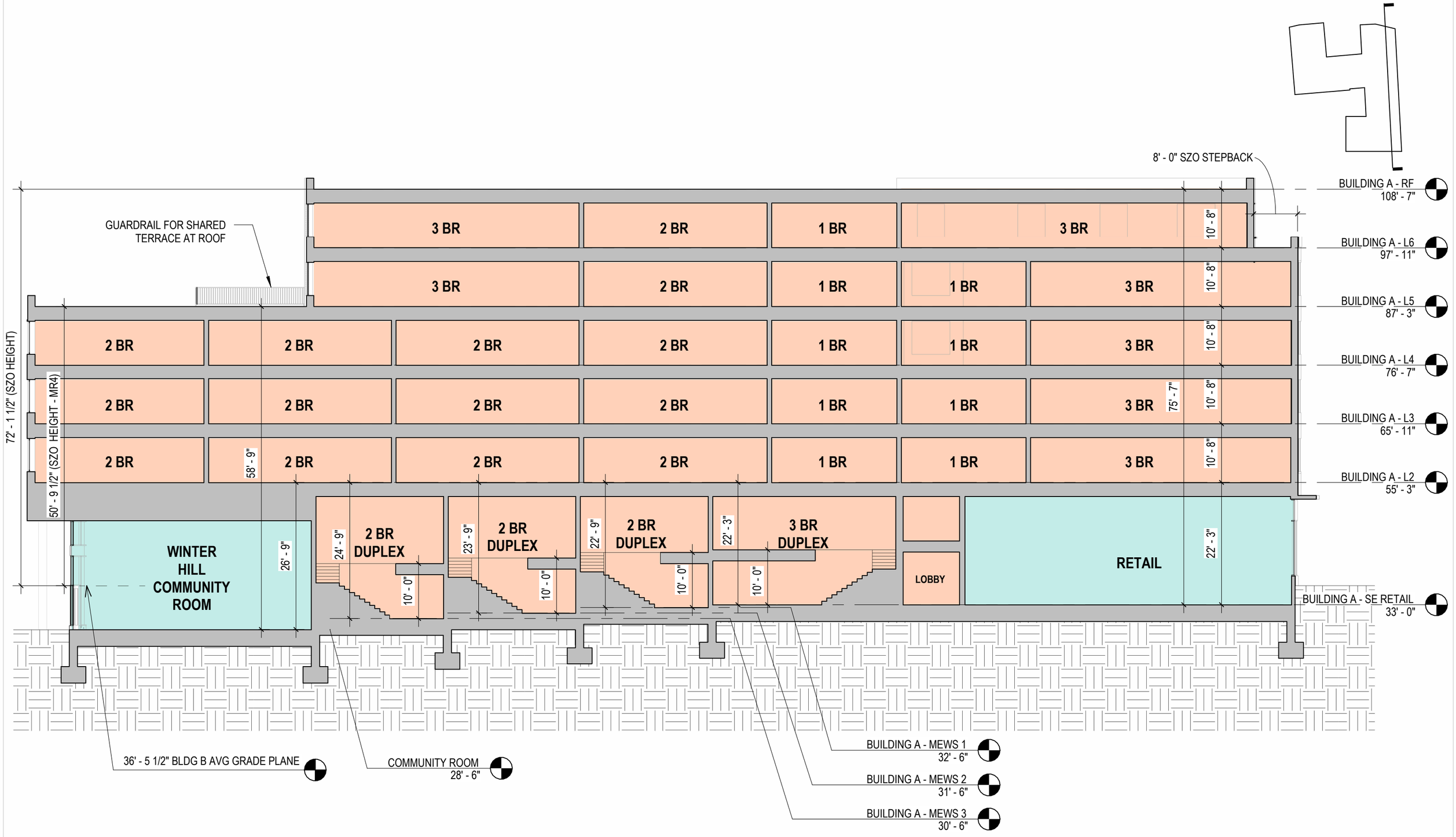


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A002.A3
BUILDING A - SECTION 3

NOT FOR CONSTRUCTION

0' 8' 16' 32'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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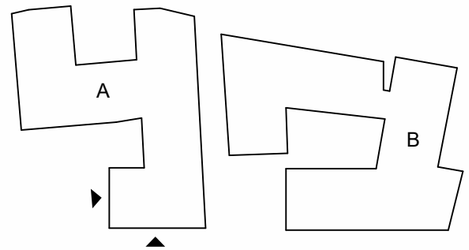


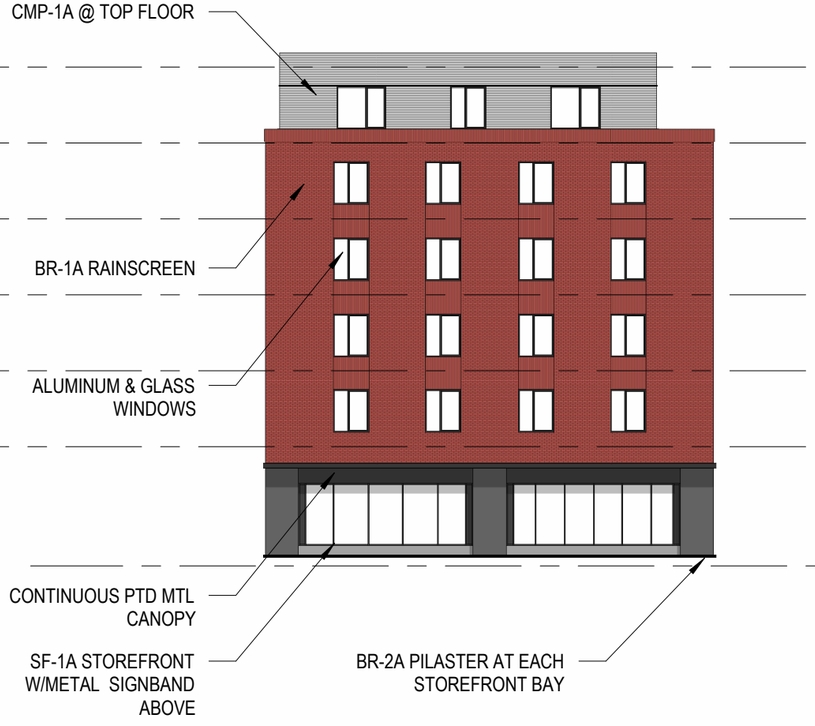


1 BUILDING A - BROADWAY WEST ELEVATION
3/64" = 1'-0"

2 BUILDING A - BROADWAY ELEVATION
3/64" = 1'-0"

NOTE: THE BROADWAY ELEVATION IS A PRIMARY FACADE PER ARTICLE 2 OF THE SZO.

**BUILDING A MATERIAL LEGEND**

**BR-1A:** Dark Red Brick (multiple coursing styles)
**BR-2A:** Dark Grey / Black Brick (multiple coursing styles)
**SF-1A :** Aluminum and Glass Storefront
**CMP-1A:** Corrugated Metal Panel
**FC-1A:** Fiber Cement Siding 01
**FC-2A**: Fiber Cement Siding 02
**FC-3A:** Fiber Cement Panel 01
**FC-4A**: Fiber Cement Panel 02
**FC-5A:** Fiber Cement Shingle
**WD-1A:** Wood-look Panel Siding

1 BUILDING A -MEWS ELEVATION
3/64" = 1'-0"

**BUILDING A MATERIAL LEGEND**

**BR-1A:** Dark Red Brick (multiple coursing styles)
**BR-2A:** Dark Grey / Black Brick (multiple coursing styles)
**SF-1A :** Aluminum and Glass Storefront
**CMP-1A:** Corrugated Metal Panel
**FC-1A:** Fiber Cement Siding 01
**FC-2A**: Fiber Cement Siding 02
**FC-3A:** Fiber Cement Panel 01
**FC-4A**: Fiber Cement Panel 02
**FC-5A:** Fiber Cement Shingle
**WD-1A:** Wood-look Panel Siding

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A003.A2
BUILDING A - ELEVATIONS

NOT FOR CONSTRUCTION

0' 8' 16' 32'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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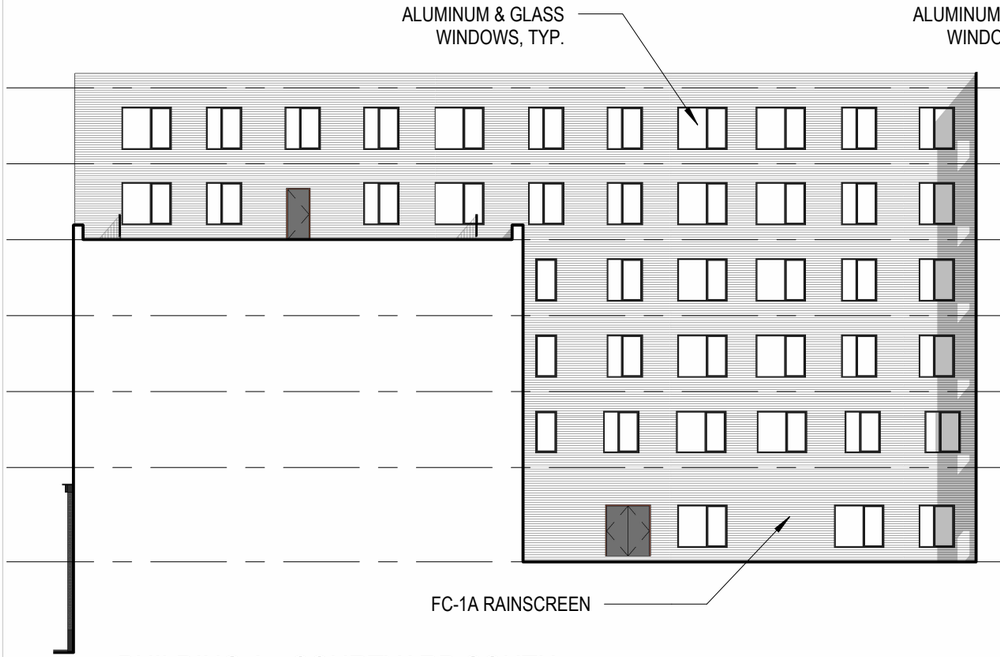
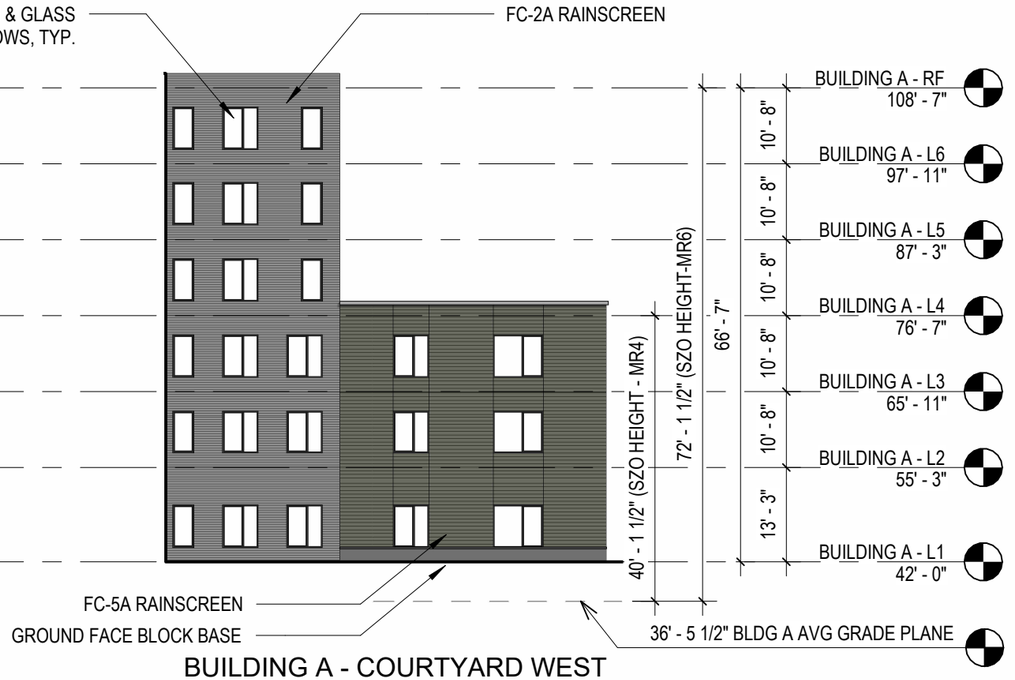


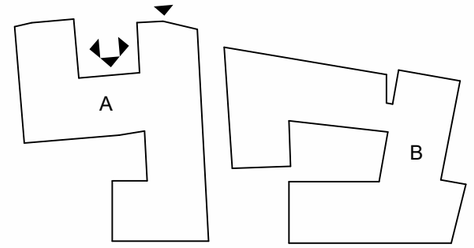

## 3 BUILDING A - COURTYARD SOUTH ELEVATION

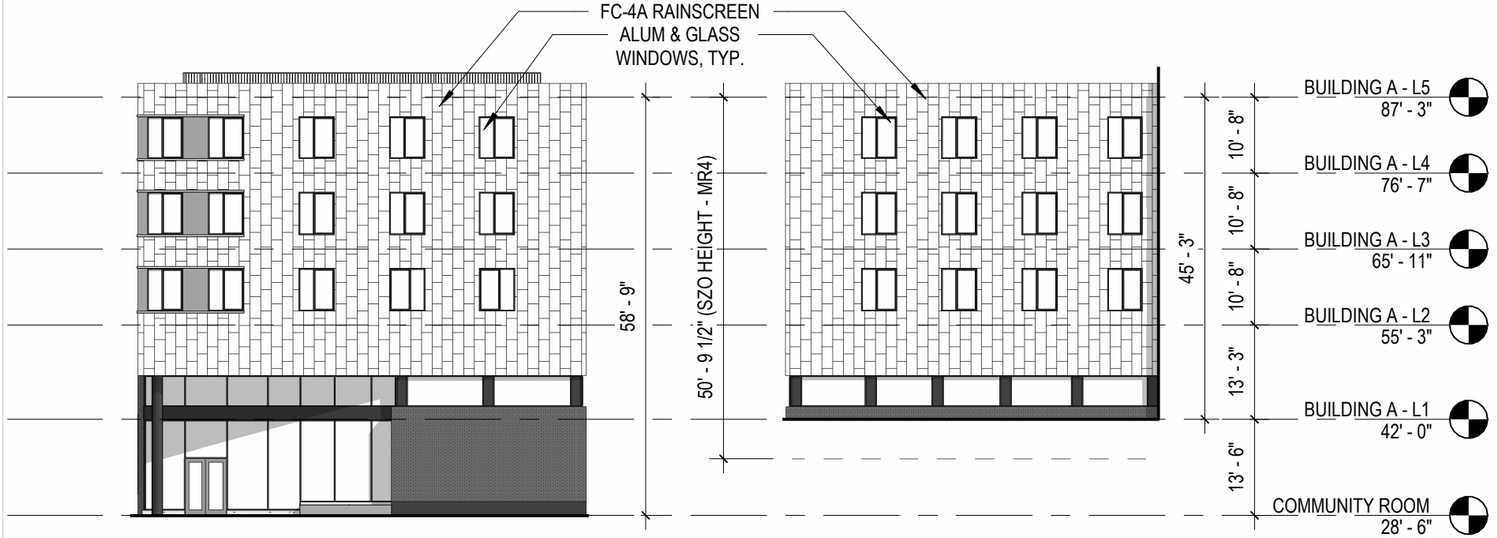
3/64" = 1'-0"




## 4 BUILDING A - COURTYARD WEST ELEVATION

3/64" = 1'-0"




NOTE: THE COMMUNITY ROOM SOUTH ELEVATION IS A PRIMARY FACADE PER ARTICLE 2 OF THE SZO.

## 1 BUILDING A - COMMUNITY ROOM SOUTH ELEVATION

3/64" = 1'-0"

## 2 BUILDING A - COURTYARD EAST ELEVATION

3/64" = 1'-0"

### BUILDING A MATERIAL LEGEND

**BR-1A:** Dark Red Brick (multiple coursing styles)
**BR-2A:** Dark Grey / Black Brick (multiple coursing styles)
**SF-1A :** Aluminum and Glass Storefront
**CMP-1A:** Corrugated Metal Panel
**FC-1A:** Fiber Cement Siding 01
**FC-2A**: Fiber Cement Siding 02
**FC-3A:** Fiber Cement Panel 01
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**FC-5A:** Fiber Cement Shingle
**WD-1A:** Wood-look Panel Siding

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Civil Engineer: Bohler
Traffic Engineer: VHB

A003.A3
BUILDING A - ELEVATIONS

NOT FOR CONSTRUCTION

0' 8' 16' 32'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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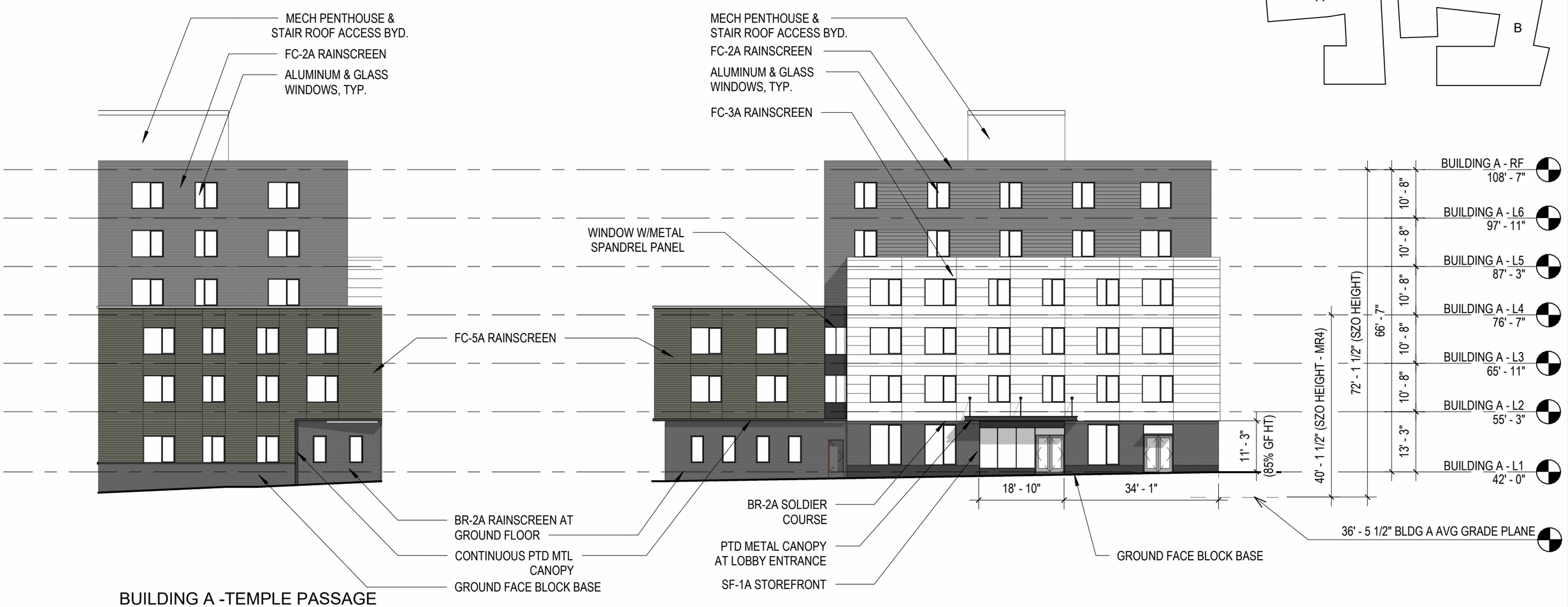
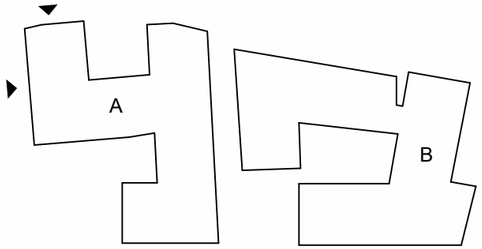



1 BUILDING A -TEMPLE PASSAGE ELEVATION
3/64" = 1'-0"

2 BUILDING A - TEMPLE ELEVATION
3/64" = 1'-0"

NOTE: THE TEMPLE ELEVATION IS IS A PRIMARY FACADE PER ARTICLE 2 OF THE SZO.




**BUILDING A MATERIAL LEGEND**

**BR-1A:** Dark Red Brick (multiple coursing styles)
**BR-2A:** Dark Grey / Black Brick (multiple coursing styles)
**SF-1A :** Aluminum and Glass Storefront
**CMP-1A:** Corrugated Metal Panel
**FC-1A:** Fiber Cement Siding 01
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**FC-3A:** Fiber Cement Panel 01
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**FC-5A:** Fiber Cement Shingle
**WD-1A:** Wood-look Panel Siding

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A003.A4
BUILDING A - ELEVATIONS

NOT FOR CONSTRUCTION

0' 8' 16' 32'

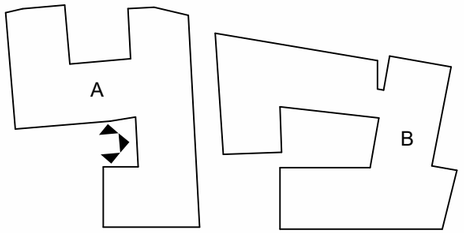
REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

utile
Architecture & Planning

1 BUILDING A - ALCOVE NORTH ELEVATION
3/64" = 1'-0"

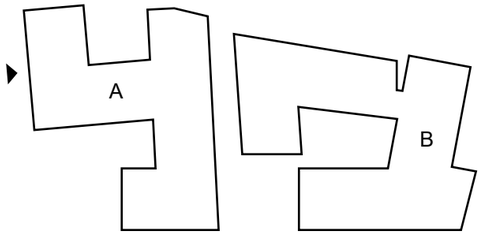
2 BUILDING A - ALCOVE EAST ELEVATION
3/64" = 1'-0"

3 BUILDING A - ALCOVE SOUTH ELEVATION
3/64" = 1'-0"




**BUILDING A MATERIAL LEGEND**

**BR-1A:** Dark Red Brick (multiple coursing styles)
**BR-2A:** Dark Grey / Black Brick (multiple coursing styles)
**SF-1A :** Aluminum and Glass Storefront
**CMP-1A:** Corrugated Metal Panel
**FC-1A:** Fiber Cement Siding 01
**FC-2A**: Fiber Cement Siding 02
**FC-3A:** Fiber Cement Panel 01
**FC-4A**: Fiber Cement Panel 02
**FC-5A:** Fiber Cement Shingle
**WD-1A:** Wood-look Panel Siding



## 1 TEMPLE ST ELEVATION

3⁄32" = 1' – 0"

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

A004.A1
SIGNAGE PLANS

0' 4' 8' 16'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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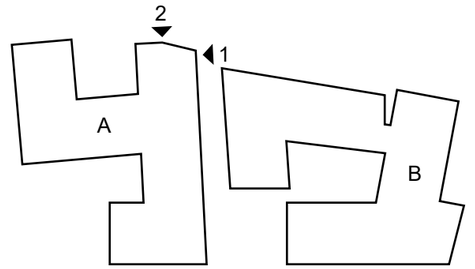
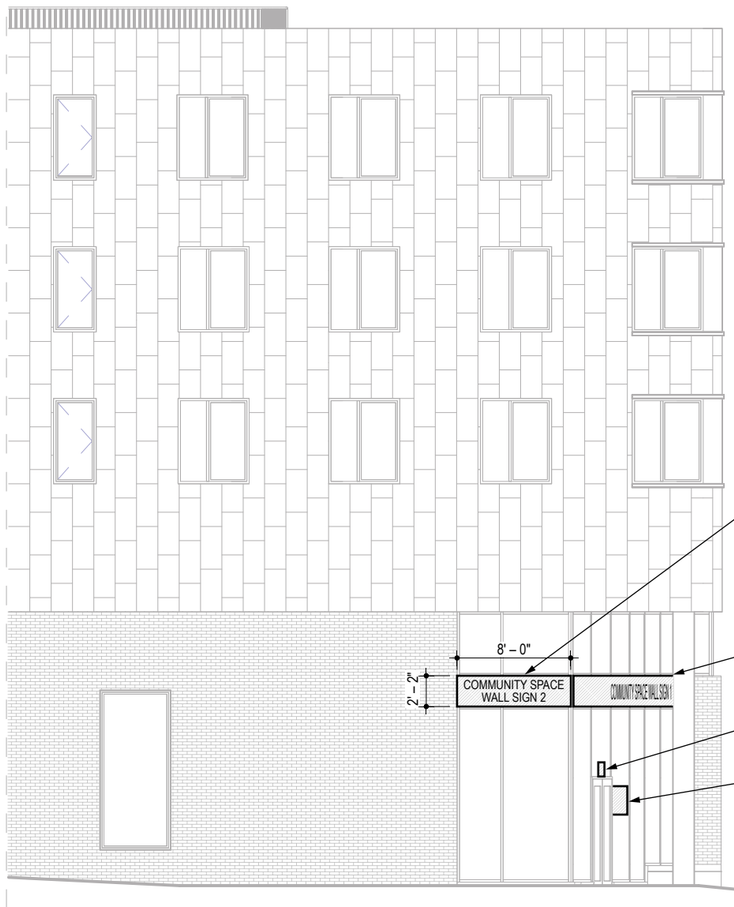
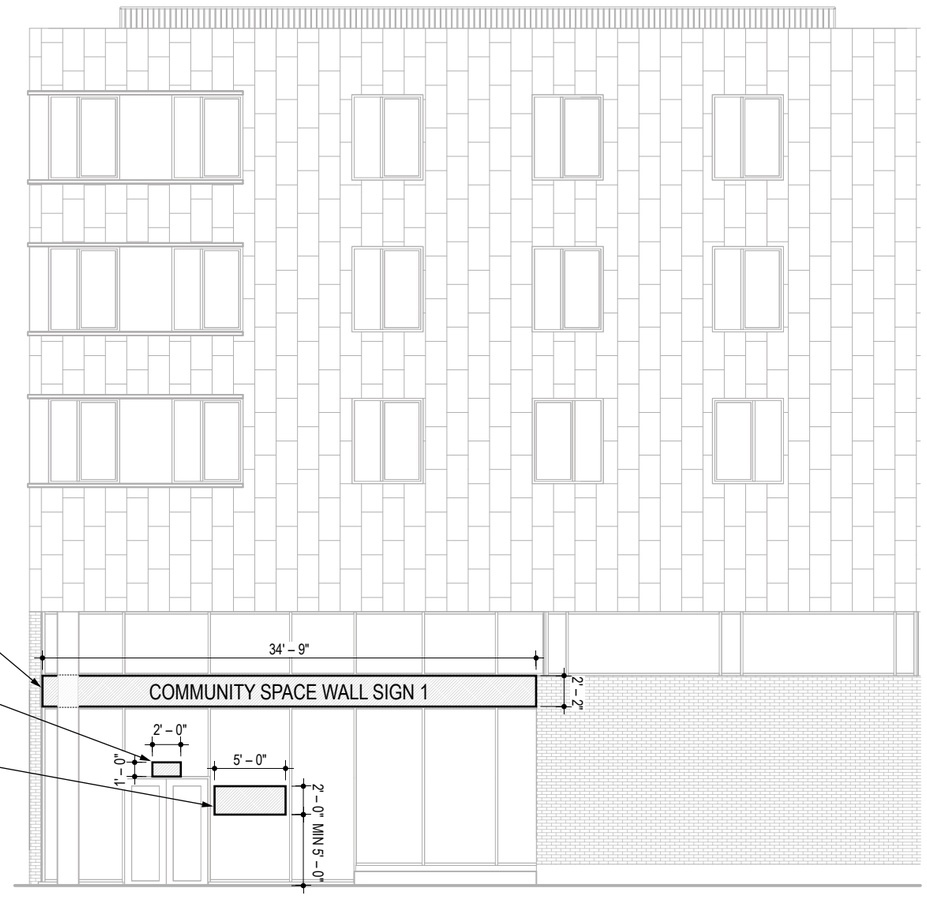



1 COMMUNITY ROOM EAST ELEVATION

3/32" = 1' – 0"




2 COMMUNITY ROOM NORTH ELEVATION

3/32" = 1' – 0"

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

A004.A2
SIGNAGE PLANS

0' 4' 8' 16'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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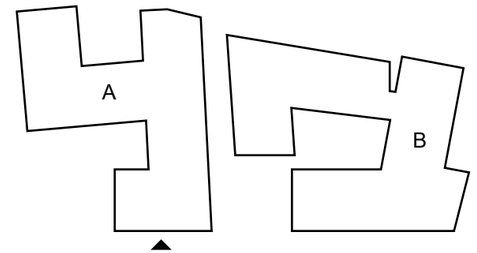


## 1 BUILDING A BROADWAY ELEVATION

3/32" = 1' – 0"

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

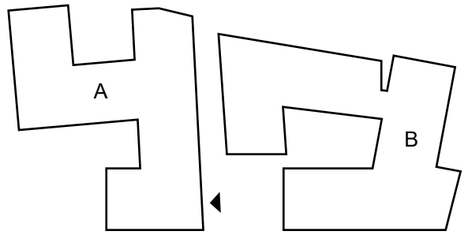
Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

A004.A3
SIGNAGE PLANS

0' 4' 8' 16'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

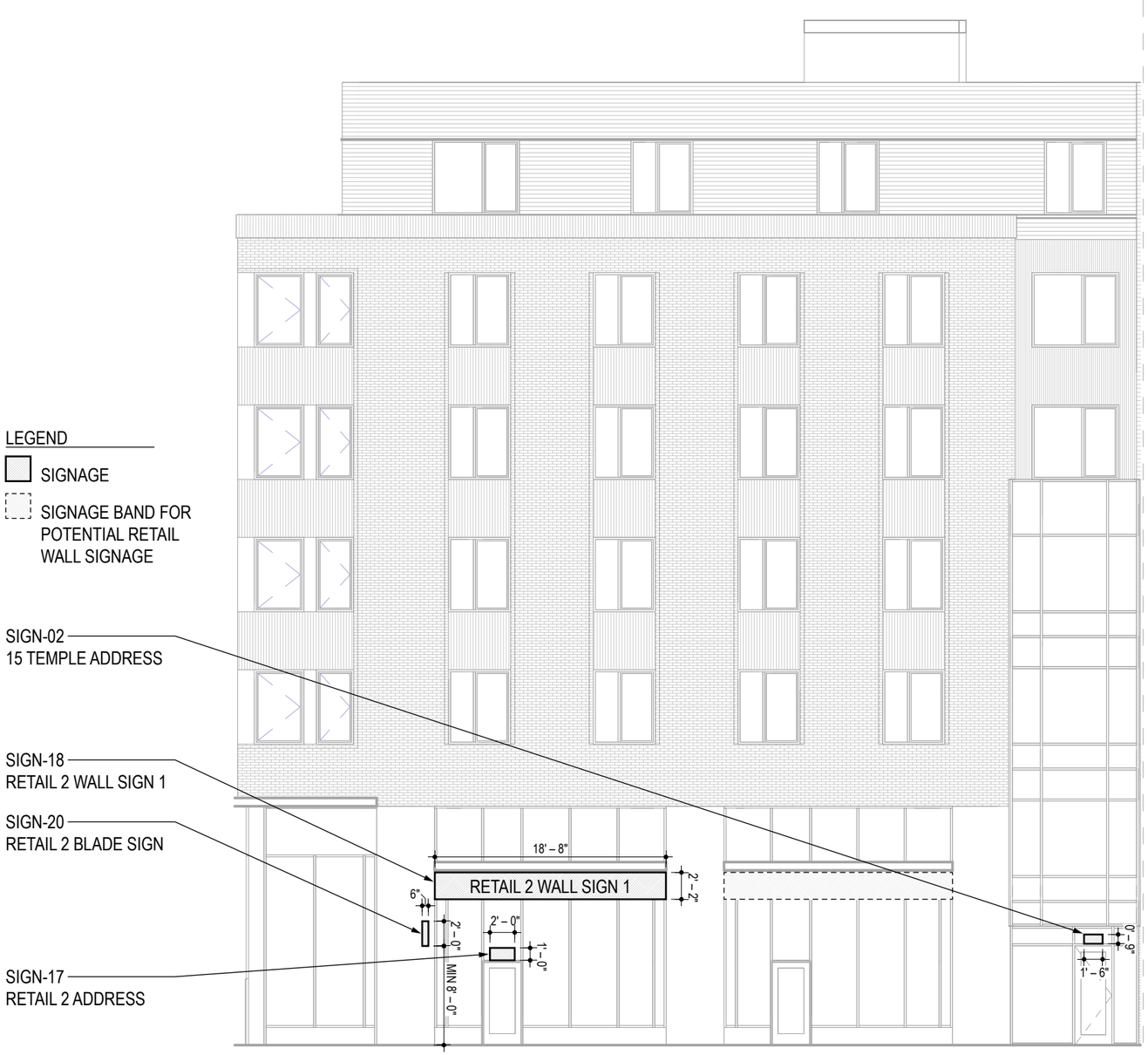
utile
Architecture & Planning




LEGEND

SIGNAGE

SIGNAGE BAND FOR POTENTIAL RETAIL WALL SIGNAGE




## 1 MEWS SOUTH ELEVATION

3/32" = 1' – 0"

| Sign ID | Sign Description | | Sign Type | Dimensions (max) |
|---|---|---|---|---|
| Sign–01 | Address sign at 15 Temple St primary residential entrance | Dimensional letters on glass w vinyl backer | Address Sign | 2' – 0" × 1' – 0" |
| Sign–02 | Address sign at 15 Temple St secondary residential entrance | Vinyl letters on glass, 2nd surface mounted | Window Sign | 1' – 6" × 0' – 9" |
| Sign–03 | 15 Temple name sign | Dimensional letters mounted to top of canopy | Canopy Sign | 10' – 0" × 1' – 0" |
| Sign–04 | Address sign at A.C.E. entrance | Dimensional letters on glass w vinyl backer | Address Sign | 2' – 0" × 1' – 0" |
| Sign–05 | A.C.E. name window sign | Vinyl letters on glass, 2nd surface mounted | Window Sign | 2' – 0" × 1' – 0" |
| Sign–06 | A.C.E. name blade sign | Blade sign mounted to brick | Blade sign | 3' – 0" × 1' – 6" × 0' – 6" |
| Sign–07 | Address sign at Winter Hill Community Space | Dimensional letters on glass w vinyl backer | Address Sign | 2' – 0" × 1' – 0" |
| Sign–08 | Winter Hill Community Space name wall sign 1 | Dimensional, pin mounted letters on metal signage band | Wall Sign | 34' – 9" × 2' – 2" |
| Sign–09 | Winter Hill Community Space name wall sign 1 | Dimensional, pin mounted letters on metal signage band | Wall Sign | 8' – 9" × 2' – 2" |
| Sign–10 | Winter Hill Community Space name window sign | Vinyl letters on glass, 2nd surface mounted | Window Sign | 5' – 0" × 2' – 0" |
| Sign–14 | Address sign at Retail 1 Entrance | Dimensional letters on glass w vinyl backer | Address Sign | 2' – 0" × 1' – 0" |
| Sign–15 | Retail 1 name wall sign | Dimensional, pin mounted letters on metal signage band | Wall Sign | 19' – 4" × 2' – 2" |
| Sign–16 | Retail 1 name blade sign | Blade sign mounted to metal | Blade sign | 3' – 0" × 2' – 0" × 0' – 6" |
| Sign–17 | Address sign at Retail 2 Entrance | Dimensional letters on glass w vinyl backer | Address Sign | 2' – 0" × 1' – 0" |
| Sign–18 | Retail 2 name wall sign (1 of 2) | Dimensional, pin mounted letters on metal signage band | Wall Sign | 18' – 8" × 2' – 2" |
| Sign–19 | Retail 2 name wall sign (2 of 2) | Dimensional, pin mounted letters on metal signage band | Wall Sign | 22' – 10" × 2' – 2" |
| Sign–20 | Retail 2 name blade sign | Blade sign mounted to metal | Blade Sign | 3' – 0" × 2' – 0" × 0' – 6" |

## 2 BUILDING A SIGNAGE PLAN SCHEDULE

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

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Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

A004.A4
SIGNAGE PLANS

0' 4' 8' 16'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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Architecture & Planning

| Luminaire Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Description | Arrangement | LLF | Referenece Lumens | Luminaire Watts | Mounting Height | BUG Rating |
| | 61 | RC1 | ALW:CRM4 WL-13-83-60-DIRECT-83CR | Single | 0.900 | 958 | 11.7 | 13 | B1-U1-G0 |
| | 23 | E8 | NLS: TBL-T2-16L-175-30K7-UN-AB-[FINISH] | Single | 0.900 | 1069 | 10 | 3, 5.653, 7.716, 16 | B0-U0-G0 |
| | 12 | E7 | HEPER: LL2028_694-US-MN-700-830-[TBD]-UNV-C1-[FINISH] | Single | 0.900 | 2403 | 26 | 14, 16, 18 | B2-U1-G0 |
| | 10 | E6B | HEPER: LW6048_585-US-SLSW-700-830-[TBD]-UNV-C1-[FINISH] | Single | 0.900 | 994 | 10 | 13, 23 | B0-U0-G0 |
| | 17 | E6A | HEPER: LW6048_575-US-SLFW-700-830-[TBD]-UNV-C1-[FINISH] | Single | 0.900 | 986 | 16 | 13, 26 | B0-U0-G1 |
| | 18 | E2 | HEPER: LF8030_693-US-M-700-830-UNV-FS-C1-[FINISH] | Single | 0.900 | 700 | 10 | 7, 9, 11, 13 | B1-U1-G0 |
| | 16 | E12-A | VISTAPRO: 1501-[FINISH]-30-MV-TBD0-CP | Single | 0.900 | 184 | 5.75 | 2.5 | B0-U2-G1 |
| | 2 | E11B | NLS: NV-1-T2-16L-35-30K-UNV | Single | 0.900 | 2209 | 18.91 | 14 | B1-U0-G1 |
| | 2 | E11A | NLS: NV-1-T4-16L-35-30K-UNV | Single | 0.900 | 2187 | 18.87 | 14 | B1-U0-G1 |
| | 30 | E1 | BRUCK: EXT-SKY-D-SW-10LM-40K-80-20D-24-BK-BK-WAND | Single | 0.900 | 709 | 12.5 | 10 | B1-U2-G0 |

| Calculation Summary | | | | | | |
|---|---|---|---|---|---|---|
| Label | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Building A - Courtyard | Fc | 3.80 | 36.9 | 0.1 | 38.00 | 369.00 |
| Lower Park | Fc | 1.11 | 2.9 | 0.3 | 3.70 | 9.67 |
| Site (Beyond 20') | Fc | 0.01 | 0.3 | 0.0 | N.A. | N.A. |
| Site_General | Fc | 0.90 | 41.9 | 0.0 | N.A. | N.A. |
| Sloped Grade_Side_1 | Fc | 0.50 | 5.1 | 0.0 | N.A. | N.A. |
| Building A - Back of House | Fc | 2.82 | 13.2 | 0.3 | 9.40 | 44.00 |
| Building B - Back of House | Fc | 1.84 | 7.8 | 0.0 | N.A. | N.A. |
| Civic Plaza | Fc | 4.66 | 41.9 | 1.1 | 4.24 | 38.09 |
| Elevated Walkway | Fc | 1.75 | 10.8 | 0.3 | 5.83 | 36.00 |
| Mews | Fc | 3.15 | 29.6 | 0.4 | 7.88 | 74.00 |
| Sewell Street Park | Fc | 1.82 | 7.6 | 0.0 | N.A. | N.A. |

REFLEX LIGHTING
7 THDE ST. BOSTON, MA 02210
1 CHESTNUT ST. NEW MILFORD, CT 06776
386 FORE ST. PORTLAND, ME 04101

www.reflexlighting.com

DISCLAIMER: CALCULATIONS SHOULD BE USED AS A GUIDE ONLY.
LIGHT LEVELS ARE SUBJECT TO CONDITIONS IN THE FIELD.

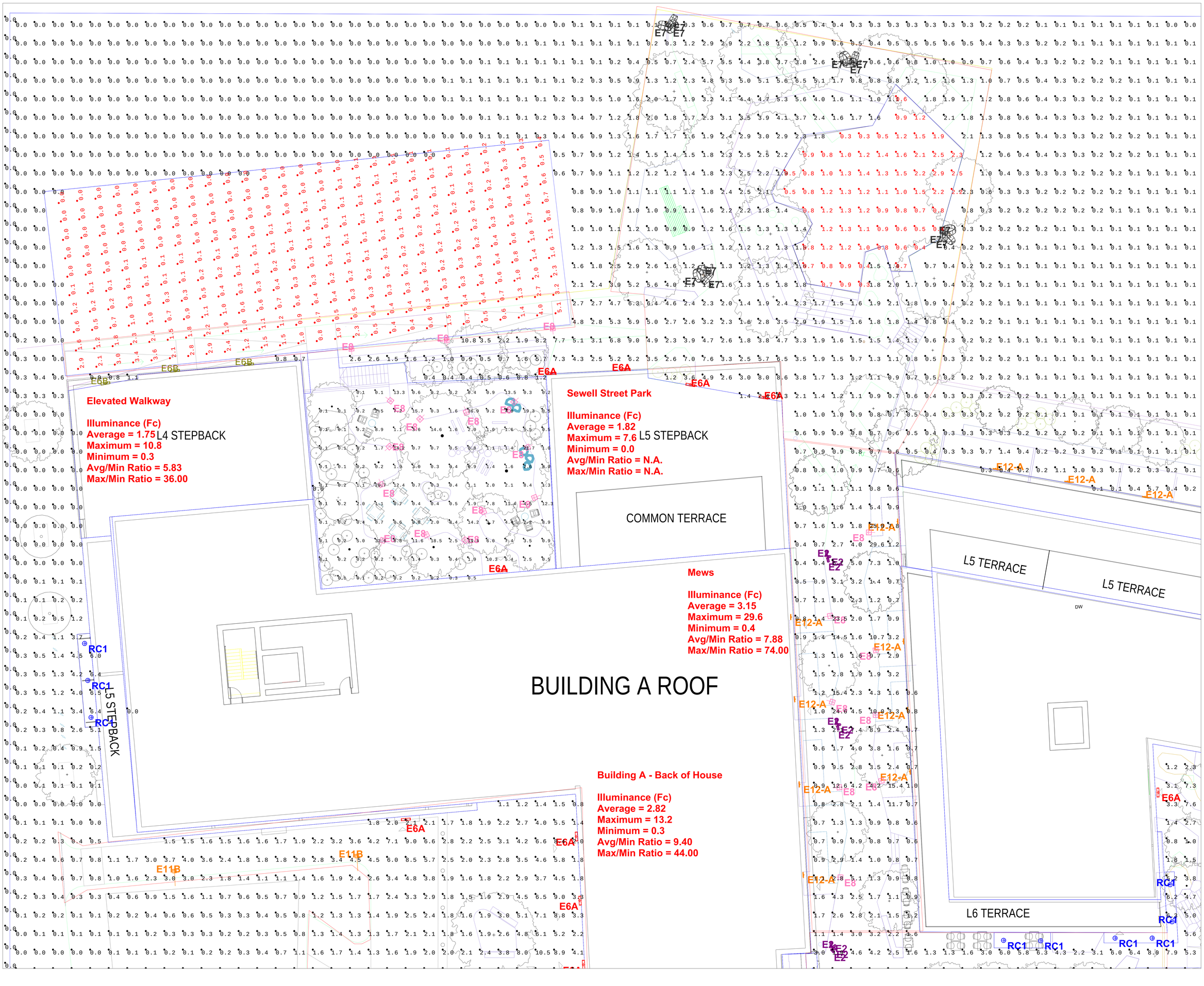
specifications@reflexlighting.com

Drawn By: IF
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

**299 Broadway**
Somerville, MA

A005.01




REFLEX LIGHTING
7 THOE ST. BOSTON, MA 02210
1 SCHOOL STREET, WESTFIELD, CT 06199
380 FORE ST., PORTLAND, ME 04101
www.reflexlighting.com
specifications@reflexlighting.com

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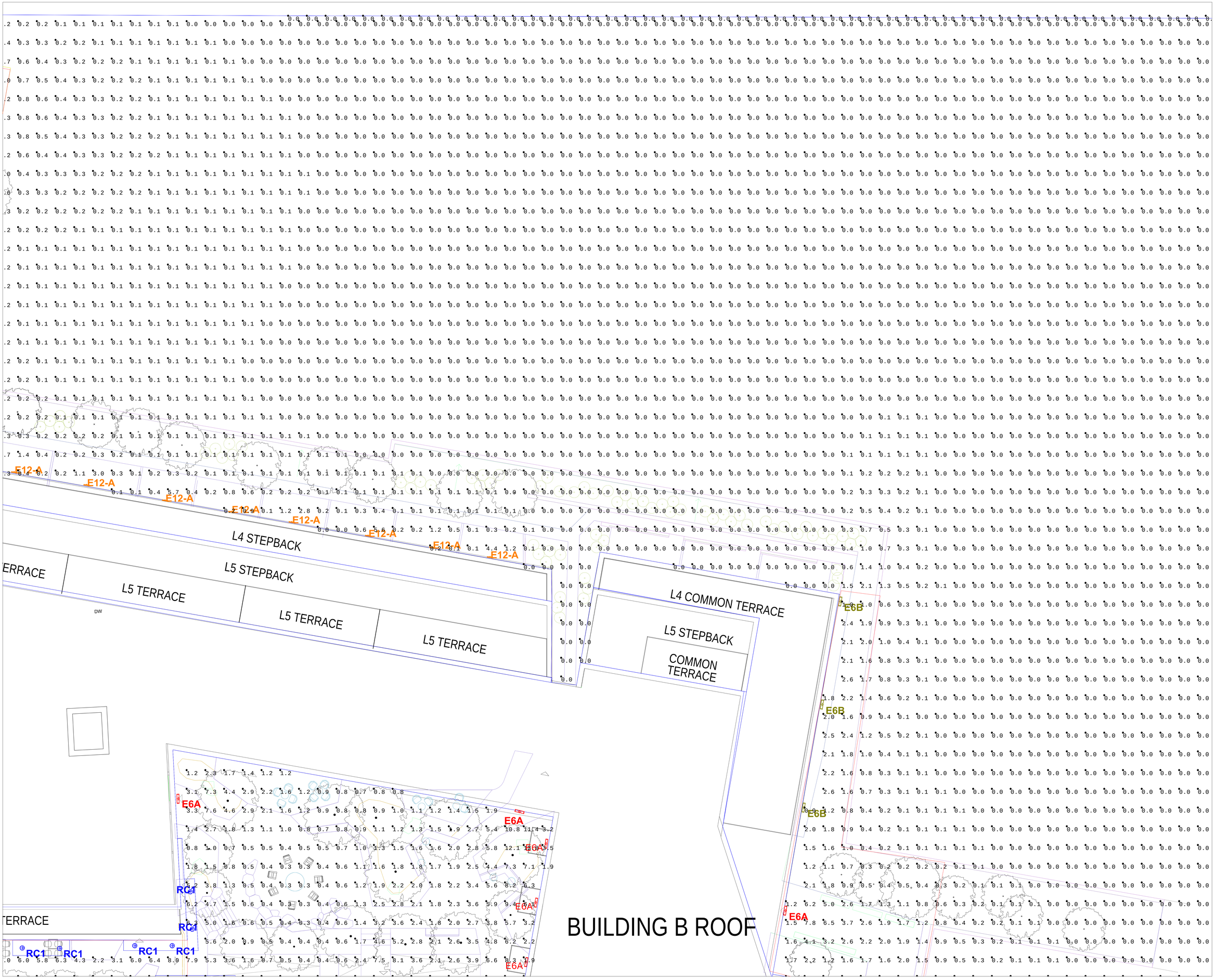
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

**299 Broadway**
Sommerville, MA

A005.02




REFLEX LIGHTING
7 THDE ST. BOSTON, MA 02210
1 SUNNEN DRIVE, SUITE 100, MERIDEN, CT 06450
386 FORE ST. PORTLAND, ME 04101

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specifications@reflexlighting.com

Drawn By: IF
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

**299 Broadway**
Sommerville, MA

L4 STEPBACK

L5 STEPBACK

L5 TERRACE

L5 TERRACE

L5 TERRACE

L4 COMMON TERRACE

L5 STEPBACK

COMMON TERRACE

TERRACE

DW

E12-A

E12-A

E12-A

E12-A

E12-A

E12-A

E12-A

E6A

E6A

E6A

E6A

E6A

E6A

E6A

E6B

E6B

E6B

E6B

E6B

E6B

E6B

RC1

RC1

RC1

Elevated Walkway

Illuminance (Fc)
Average = 1.75
Maximum = 10.8
Minimum = 0.3
Avg/Min Ratio = 5.83
Max/Min Ratio = 36.00

L4 STEPBACK

Illuminance (Fc)
Average = 1.82
Maximum = 7.6
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

L5 STEPBACK

COMMON TERRACE

Mews

Illuminance (Fc)
Average = 3.15
Maximum = 29.6
Minimum = 0.4
Avg/Min Ratio = 7.88
Max/Min Ratio = 74.00

L5 TERRACE

L5 TERRACE

DW

# BUILDING A ROOF

Building A - Back of House

Illuminance (Fc)
Average = 2.82
Maximum = 13.2
Minimum = 0.3
Avg/Min Ratio = 9.40
Max/Min Ratio = 44.00

L6 TERRACE

L6 STEPBACK

RC1 E8 E6A E11B E11A E12-A E2 E1


REFLEX LIGHTING
7 THOMAS ST. BOSTON, MA 02210
1 SCHOOL STREET, WORCESTER, MA 01608
386 FORE ST., PORTLAND, ME 04101
www.reflexlighting.com
specifications@reflexlighting.com



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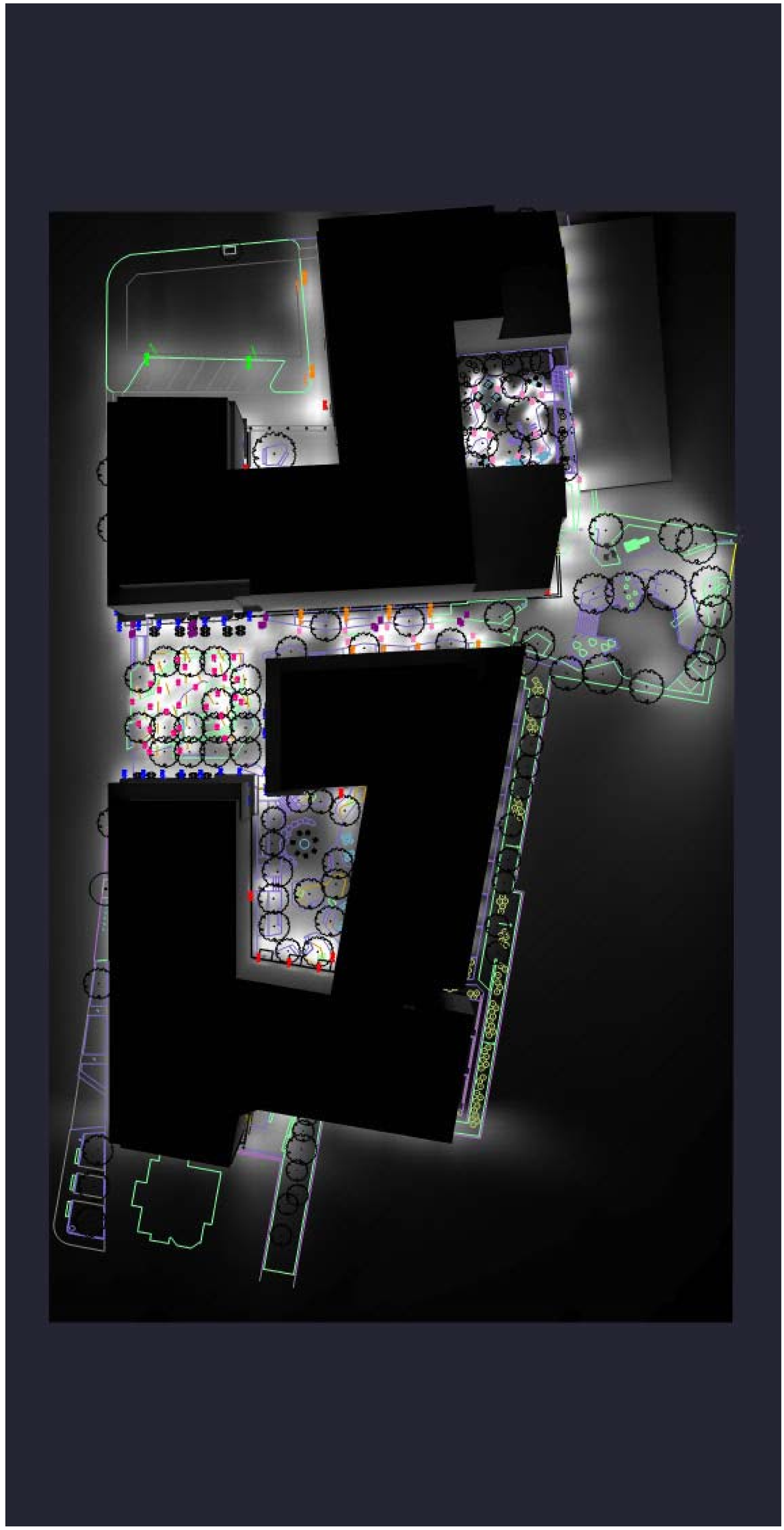
Drawn By: IF
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

**299 Broadway**
Sommerville, MA



AV05.06

**299 Broadway**

Sommerville, MA

Drawn By: IF
Date:11/8/2022

Specifier:
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Scale: Not to Scale

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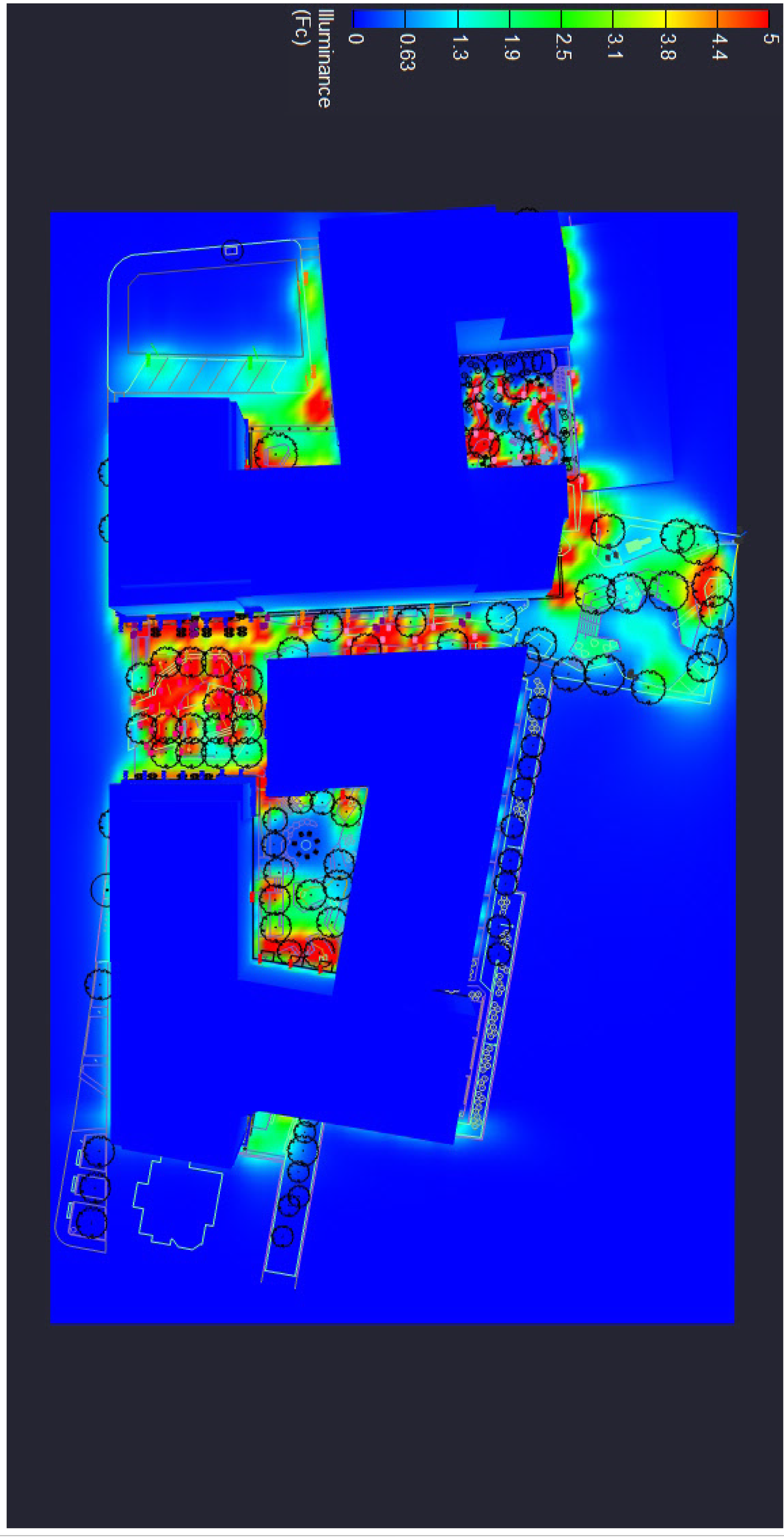
specifications@reflexlighting.com

REFLEX LIGHTING
7 TIDE ST. BOSTON, MA 02210
1290 SILAS DEANE HWY. WETHERSFIELD, CT 06109
386 FORE ST. PORTLAND, ME 04101




A005.07

**299 Broadway**

Sommerville, MA

Drawn By: IF
Date:11/8/2022

Specifier:
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Scale: Not to Scale

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7 TIDE ST. BOSTON, MA 02210
1290 SILAS DEANE HWY. WETHERSFIELD, CT 06109
386 FORE ST. PORTLAND, ME 04101

REFLEXLIGHTING

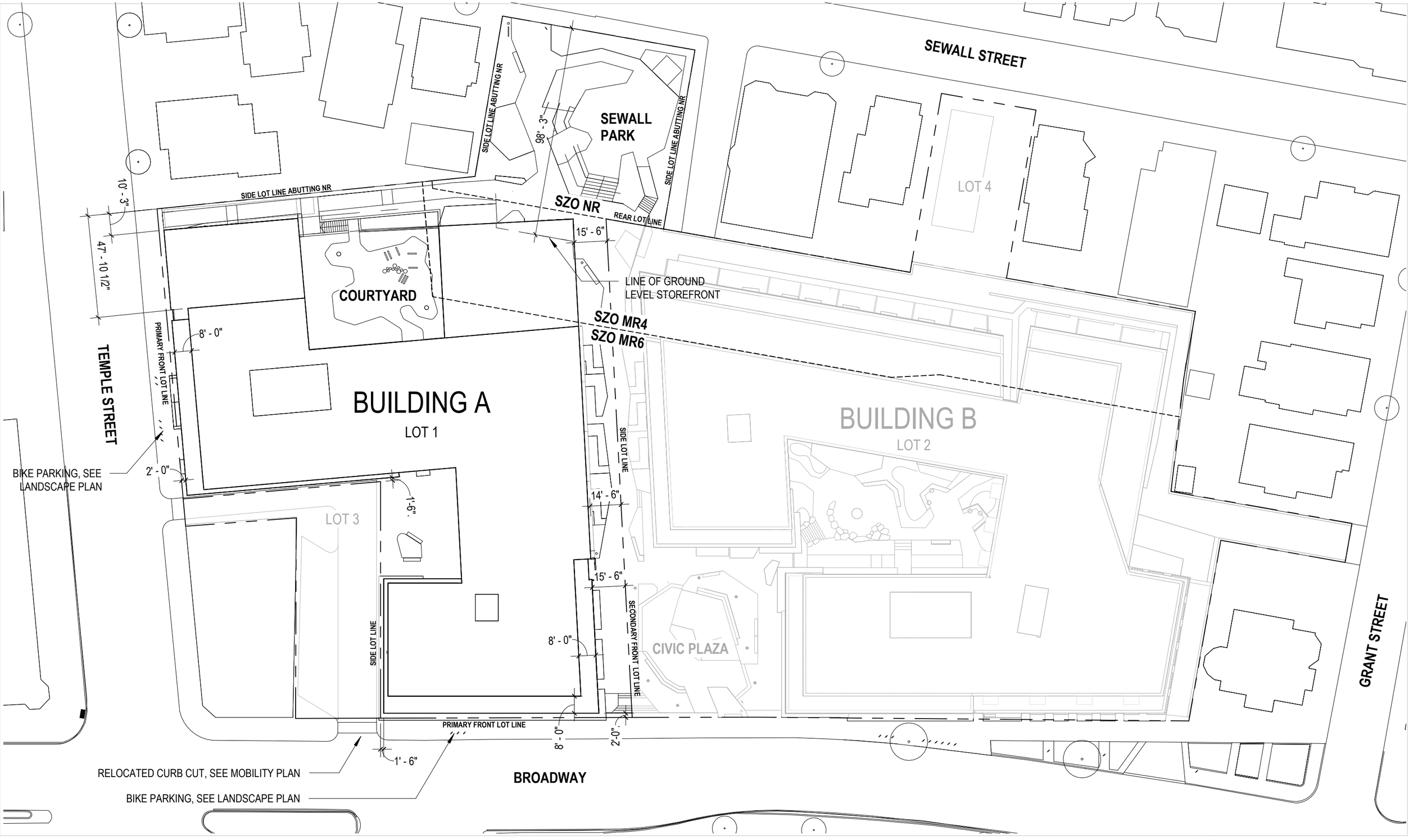
7 Tide Street, Boston MA, 02210
C: 781-690-4765
specifications@reflexlighting.com;
calonso-niemeyer@reflexligting.com;

**PROJECT:** 299 Broadway
**LOCATION:** Sommerville, MA

www.reflexlighting.com

**CONSULTANT:** Utile
**ENGINEER:** TBD
**DATE:** 11/07/22

| TYPE | MANUFACTURER | CATALOG NUMBER | FIXTURE TYPE | MOUNTING | CCT | WATTAGE | DELIVERED LUMENS | CONTROL PROTOCOL | LOCATION | NOTES/REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| E1 | BRUCK | ext-sky-D-10LM-30K-88-40D-24-BK-BK | Sky catenary - small cylinder - Black - full cut off. Requires mounting outdoor wiring system and remote driver. | Catenary | 3000 | | 700 | TBD | Civic Plaza | Requires remote power supply |
| E2 | HAPER<br>NLS | LF8030.693-US-700-830-UNV-FS-C1-[FINISH]<br>RSAP-14-4R-120-120-9BC-NLS-[MOD-POLE]-[FINISH]-3430-[OPTIONS] | Single pole with 4 heads (off set) 14ft high. Finish TBD -RLA finish.<br>60 deg optic heads to be installed in pole (pre-drilled locations). | Pole | 3000 | | 700 | TBD | Civic Plaza | Units to be aimed on site. |
| E3 | Not used | | | | | | | | | |
| E4 | Aluz | A1-ZAKY-F-4-30-TBD CONTROLS]-WET-NA | Corner profile Full Frosted LED channel. Requires remote transformer, mounting clips, and hardware (TBD). | Under bench | 3000 | | 400/lf | TBD | Civic Plaza | |
| E5 | Heper | LB6048.575.US-SLFB-700-830-[UNV]-C1-[FINISH-TBD]-H0.80 | Bollard type T2/T3 distribution. Finish TBD | Ground | 3000 | | | | | |
| E6 | Heper | Lw6048.575.us-slfw-700-8300-[tbd]-unv-c1-[finish] | Full cut off wall mount light unit - dark sky - with forward throw distribution | Wall | 3000 | | 700 | TBD | BACK OF HOUSE | |
| E7 | Heper<br>NLS | LL2028.690.US-MN-700-830-[TBD]-UNV-C1-[FINISH]<br>RSAP-20-5R-120-9bc | Medium Narrow - optics- flood unit to be mounted in 3-cluster setting on 20ft pole. Unit with glare snoot. Aimable units. Side mount bracket | Single pole | 3000 | 20 | 1200 | TBD | Seawall Park | |
| E8 | NLS | TBL-36-T2-16-175--30K7-UN-AB-[FINISH]- | 36" High Bollard with cut off and T2 light distribution. Finish to be determined | Ground | 3000 | 10 | 830 | TBD | Temple Street | |
| E9 | VISTA PRO | 1045-[FINISH]-MF-30-A-MV-[TBD]-FS | Uplight and landscape flood units with medium flood optics. Using full shield. | Ground | 3000 | 16 | 1200 | TBD | Courtyard | |
| E10 | Not used | | | | | | | | | |
| E11<br>(11-07-22) | NLS<br>NLS | NV-1-T2-16L-35-30K7-UNV-ASA-[FINISH]-[OPTIONS]/<br>SSSP-14FT-4S-11G-9BC-SGL-[FINISH]-3430-[OPTIONS] | Small Site unit with T2 distribution B1=U0=G1-4" steel straight pole mounted unit. 14ft pole. | Pole | 3000 | 18 | 2000 | TBD | BACK OF HOUSE | |
| E12 | WAC | ws-w2605-3000-16-[finish]- | 5" diameter wall mounted cylinder exterior downlight. | Wall | 3000 | 16 | 800 | TBD | Front of units | |
| E12-A | VISTA PRO | 1501-[FINISH]-30-MV-[TBD0-CP- | Wall recessed low mount rectangular unit with glare shield. Adjustable optics | Wall | 3000 | 5 | 200 | TBD | Top roof | Mounted on side of doors at Roof tops |
| R1C | ALW | csm4/wl-13-83-30-60-n-[tbd]-l-[finish] | surface mounted 4" square canopy unit with 60 degree optics (regressed) 12" high housing. | Canopy | 3000 | 13 | 1200 | TBD | Exterior canopies | |

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Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

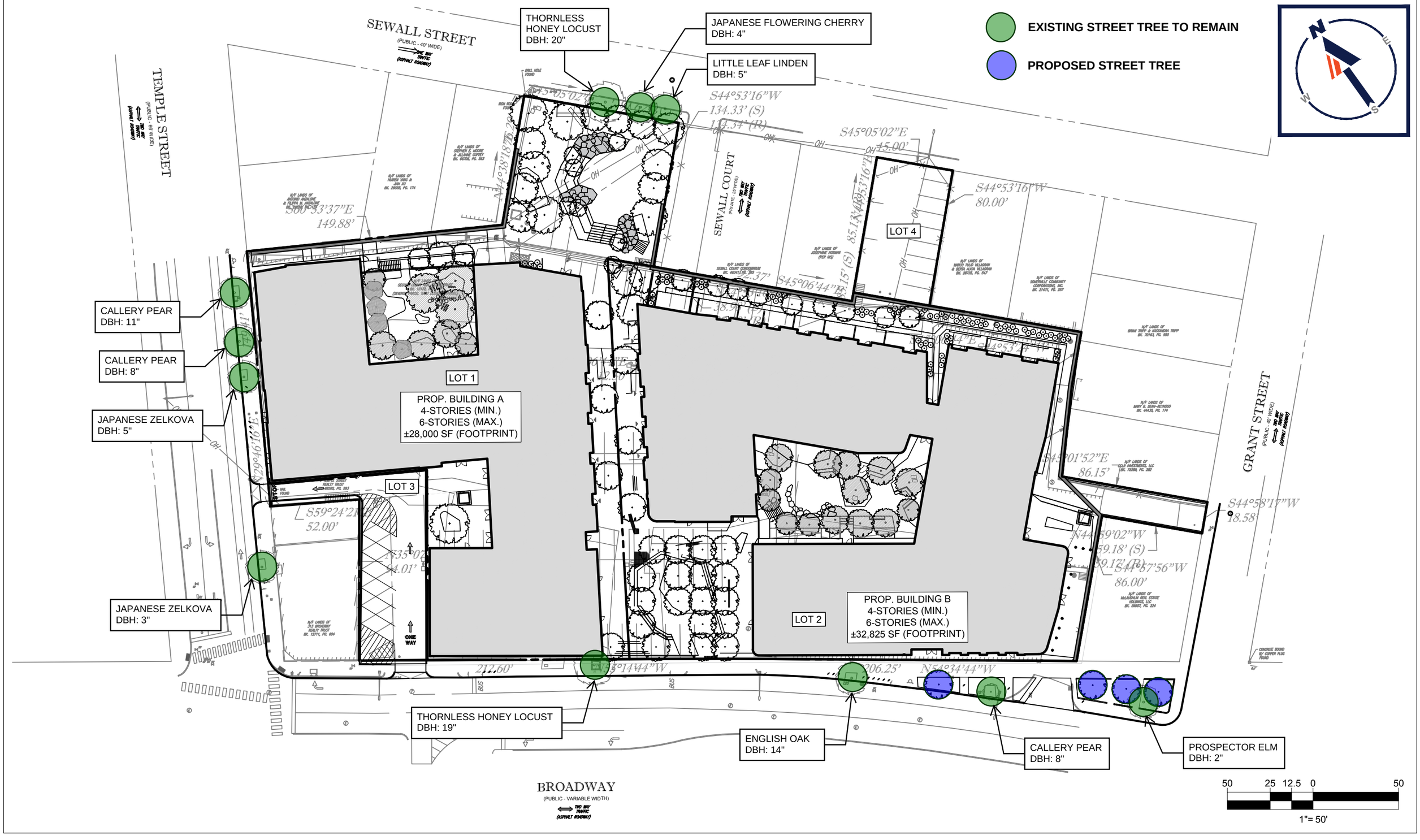
# A000.A2
SCALED SITE PLAN

NOT FOR CONSTRUCTION

0 20' 40' 80'

REGISTERED ARCHITECT TIMOTHY D. LOPEZ No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

utile
Architecture & Planning




299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION

P&Z 22-092 November 8, 2022

299 Broadway
Somerville, MA, 02145

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Civil Engineer: Bohler
Traffic Engineer: VHB

L001.A1
EXISTING TREE PLAN

DRAFT
NOT FOR CONSTRUCTION

utile
Architecture & Planning

# 299 BROADWAY

**P&Z #21-068**

**COMPREHENSIVE PERMIT APPLICATION**
**LOT 01 BUILDING A LANDSCAPE**

**NOVEMBER 1, 2022**

## COMPREHENSIVE PERMIT APPLICATION DRAWING LIST


L.001.A1 COVER SHEET
L.001.A2 BUILDING A LANDSCAPE PLAN
L.001.A3 BUILDING A LANDSCAPE PLAN

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L001.A1
COVER SHEET

NOT FOR CONSTRUCTION

FUTURE GREEN

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LEGEND

- PROPERTY LINE
- LOT LINE
- PLANTING BED
- PROPOSED TREE
- LIGHT POLE
- BIKE RACK

## Somerville Green Score - LOT 1

| | Area or Number | Sq Ft Credit | Multiplier | Weighted Area | Score Value |
|---|---|---|---|---|---|
| | 48,935 | | | | |
| **Soils** | | | | | |
| Landscaped area with a soil depth less than 24 inches | 0 | actual sq ft | **0.3** | 0 | **0.000** |
| Landscaped area with a soil depth equal to or greater than 24 inches | 6,495 | actual sq ft | **0.6** | 3897 | **0.080** |
| Pervious Paving with 6 to 24 inches of subsurface soil or gravel | 0 | actual sq ft | **0.2** | 0 | **0.000** |
| Pervious Paving with more than 24 inches of subsurface soil or gravel | 1,165 | actual sq ft | **0.5** | 582.5 | **0.012** |
| **Groundcovers** | | | | | |
| Turf grass, mulch, and inorganic surfacing materials | 2,745 | actual sq ft | **0.1** | 274.5 | **0.006** |
| **Plants** | | | | | |
| Vegetation less than two (2) feet tall at maturity | 2,273 | actual sq ft | **0.2** | 454.6 | **0.009** |
| Vegetation at least two (2) feet tall at maturity | 5,826 | 12 | **0.3** | 20973.6 | **0.429** |
| **Trees** | | | | | |
| Small Tree | 18 | 50 | **0.6** | 540 | **0.011** |
| Large Tree | 26 | 450 | **0.6** | 7020 | **0.143** |
| Preserved Tree | 0 | 65 | **0.8** | 0 | **0.000** |
| **Engineered Landscape** | | | | | |
| Vegetated Wall | 0 | actual sq ft | **0.1** | 0 | **0.000** |
| Rain gardens, bioswales, and stormwater planters | 0 | actual sq ft | **1.0** | 0 | **0.000** |
| Green Roof with up to 6" of growth medium | 0 | actual sq ft | **0.1** | 0 | **0.000** |
| Green Roof with 6"-10" of growth medium | 0 | actual sq ft | **0.4** | 0 | **0.000** |
| Green Roof of 10"-24" growth medium | 0 | actual sq ft | **0.6** | 0 | **0.000** |
| Green Roof of over 24" growth medium | N/A | Calculate as if soils, groundcovers, plants, and trees | | | |

Weighted Score Subtotal= 0.690

| **Possible Bonuses** | | | | | |
|---|---|---|---|---|---|
| Publicly Visible Landscape | 5795 | actual sq ft | **0.1** | 579.5 | **0.012** |
| Native Species | 6494 | actual sq ft | **0.1** | 649.4 | **0.013** |
| High Value Species | 3,900 | actual sq ft | **0.1** | 390 | **0.008** |
| 50% Irrigation from storm water | 0 | actual sq ft | **0.1** | 0 | **0.000** |
| Food cultivation | 0 | actual sq ft | **0.1** | 0 | **0.000** |
| De-paved lot area | | actual sq ft | **0.1** | 0 | **0.000** |

| Green Score District Requirements | | | |
|---|---|---|---|
| **NR & UR** | **MR3 & MR4** | **MR5, MR6, & HR** | **FAB, CC, CB, CI** |
| Required Score: 0.35 | 0.25 | 0.20 | 0.20 |
| Target Score: 0.40 | 0.3 | 0.25 | - |
| Actual Green Score: 0.690 | 0.690 | 0.690 | 0.723 |

N

Scale: 1/32" = 1'

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

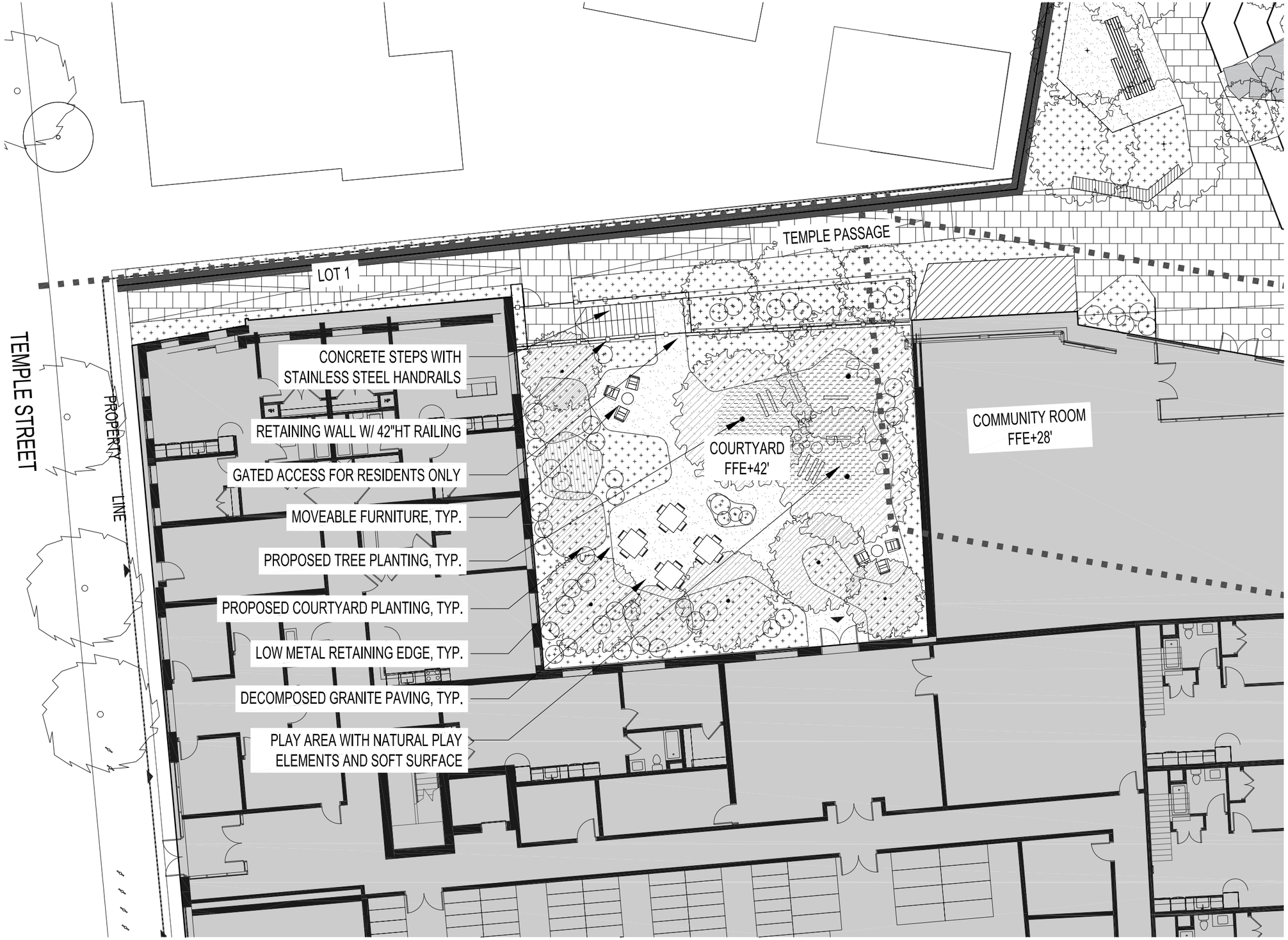
Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

L001.A2
LANDSCAPE PLAN

NOT FOR CONSTRUCTION

FUTURE GREEN

utile
Architecture & Planning




LEGEND

- PROPERTY LINE
- LOT LINE
- PLANTING BED
- PROPOSED TREE
- LIGHT POLE
- BIKE RACK
- RAILING
- GATE

FURNITURE SCHEDULE

| SYMB | ITEM | QTY |
|---|---|---|
| | LOUNGE CHAIRS | 6 |
| | COFFEE TABLE | 2 |
| | DINING TABLES & CHAIRS | 4 |
| | PLAY EQUIPMENT | 19 |

PAVING SCHEDULE

| | TYPE | QTY |
|---|---|---|
| | COURTYARD PLANTING | 1985 SQ FT |
| | DECOMPOSED GRANITE PAVING | 1173 SQ FT |
| | SOFT PLAY SURFACE | 474 SQ FT |

N

Scale: 1/16” = 1’

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION

P&Z 22-092 November 8, 2022

299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

L001.A3
COURTYARD ENLARGEMENT

NOT FOR CONSTRUCTION

FUTURE GREEN

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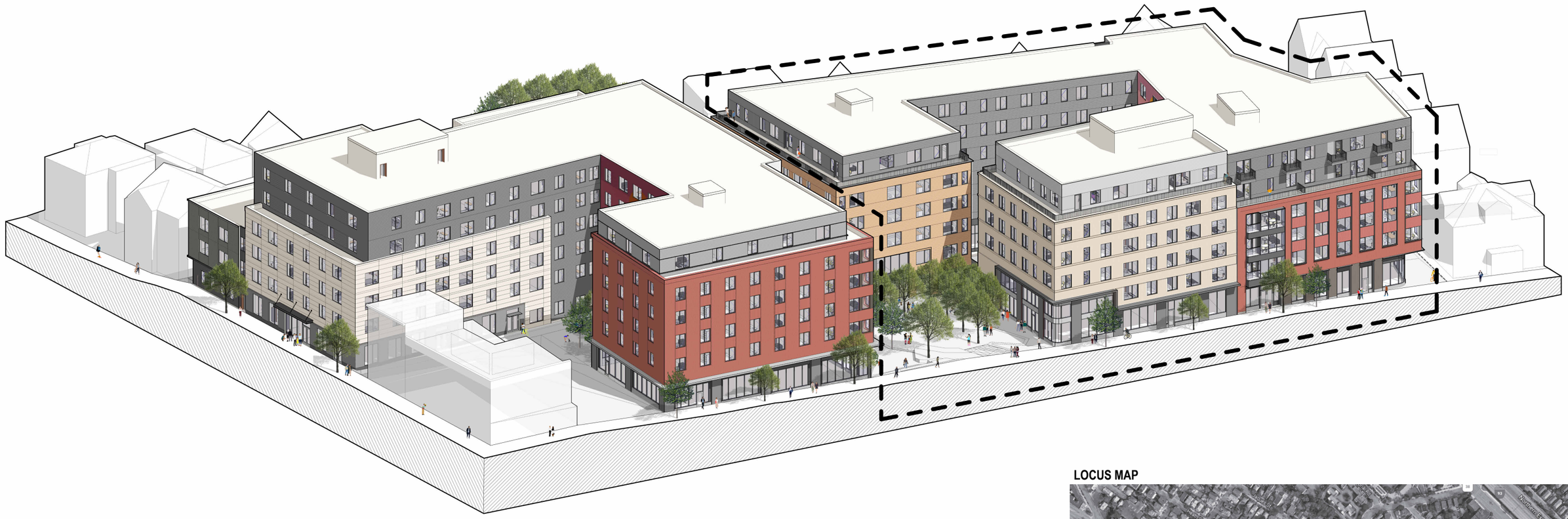


# 299 BROADWAY

**P&Z #22-092**

**COMPREHENSIVE PERMIT APPLICATION**
**BUILDING B**

**NOVEMBER 8, 2022**

## COMPREHENSIVE PERMIT APPLICATION DRAWING LIST


| | | | |
|---|---|---|---|
| A000.B1 | COVER SHEET | A003.B1 | BUILDING B - ELEVATIONS |
| A000.B2 | SCALED SITE PLAN | A003.B2 | BUILDING B - ELEVATIONS |
| A000.B3 | DIMENSIONAL TABLES | A003.B3 | BUILDING B - ELEVATIONS |
| A000.B4 | GROSS FLOOR AREA PLANS | A003.B4 | BUILDING B - ELEVATIONS |
| A000.B5 | FACADE ANALYSIS | A003.B5 | BUILDING B - ELEVATIONS |
| A001.B1 | BUILDING B - LEVEL 1 | A003.B6 | BUILDING B - ELEVATIONS |
| A001.B2 | BUILDING B - LEVEL 2 | A003.B7 | BUILDING B - ELEVATIONS |
| A001.B3 | BUILDING B - LEVEL 3 | A004.B1 | SIGNAGE PLANS |
| A001.B4 | BUILDING B - LEVEL 4 | A004.B2 | SIGNAGE PLANS |
| A001.B5 | BUILDING B - LEVEL 5 | A004.B3 | SIGNAGE PLANS |
| A001.B6 | BUILDING B - LEVEL 6 | A004.B4 | SIGNAGE PLANS |
| A001.B7 | BUILDING B - ROOF | A005.B1 | LIGHTING PLAN |
| A002.B1 | BUILDING B - SECTION 1 | L001.B1 | EXISTING TREE PLAN |
| A002.B2 | BUILDING B - SECTION 2 | L001.B2 | LANDSCAPE PLAN |
| A002.B3 | BUILDING B - SECTION 3 | L001.B3 | COURTYARD ENLARGEMENT |


**LOCUS MAP**

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

A000.B1
COVER SHEET

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

utile
Architecture & Planning

## LOT 2 ZONING AND DEVELOPMENT SUMMARY

| | | | |
|---|---|---|---|
| ZONING DISTRICT | MR4/MR6 | | |
| TRANSIT AREA | YES - INSIDE HALF MILE WALKSHED | | |
| PEDESTRIAN STREET | YES - BROADWAY | | |
| PRINCIPAL BUILDING TYPE | GENERAL BUILDING | | |
| | WHOLE LOT | MR4 | MR6 |
| LOT AREA (SQFT) | 58,554 | 13,759 | 44,795 |
| GROSS FLOOR AREA (SQFT) | 176,429 | 24,628 | 151,801 |
| RETAIL/COMMERCIAL | 8,346 | 0 | 8,346 |
| RESIDENTIAL | 162,832 | 24,628 | 138,204 |
| MECHANICAL | 5,251 | 0 | 5,251 |

NOTE: 844 SQFT (5% OF SITE WIDE COMMERCIAL AREA) RESERVED FOR ARTS & CREATIVE ENTERPRISE IS PROVIDED IN LOT 1. PLEASE SEE A000.A3 AND A001.A1 FOR MORE INFORMATION.

## PARKING

| | BIKES | | | |
|---|---|---|---|---|
| | SHORT TERM | | LONG TERM | |
| | REQUIRED | AS OF RIGHT | REQUIRED | AS OF RIGHT |
| HOUSEHOLD LIVING | 0.1/DU | | 1.0/DU | |
| | 17.3 | | 173.0 | |
| COMMERCIAL/RETAIL | 1/2,500 SF | | 1/10,000 SF | |
| | 1.34 | | 0.33 | |
| FOOD & BEVERAGE | 1/1,000 SF | | 1/5,000 SF | |
| | 5.1 | | 1.0 | |
| ARTS & CREATIVE | 1/10,00 SF | | 1/3,000 SF | |
| | 0 | | 0 | |
| COMMUNITY CENTER | 1/10,00 SF | | 4/10,000 SF | |
| | 0 | | 0 | |
| TOTAL REQUIRED | 24 | | 175 | |
| TOTAL PROPOSED | 24 | YES | 175 | YES |

| | LONG TERM SPOT - CATEGORIES | | |
|---|---|---|---|
| | TOTAL ALLOWED | TOTAL PROPOSED | AS OF RIGHT |
| 2FT X 6FT (MAX) | 157 | 115 | YES |
| 3FT X 8FT (MIN) | 18 | 18 | YES |
| RACKS (2 BIKES) (MAX) | 22 RACKS (43 BIKES) | 21 RACKS (42 BIKES) | YES |

**NOTES**

1. PLEASE REFER TO ATTACHED REQUESTED WAIVERS MASTER LIST
2. LOT 2/BUILDING-B SPANS BETWEEN THE MR4 AND MR6 DISTRICTS OF THE CITY OF SOMERVILLE OFFICIAL ZONING MAP AND CITY OF SOMERVILLE 2019 ZONING ORDINANCE AND 2021 AMENDMENTS. NOT ALL REGULATED STANDARDS OF THE SZO DIMENSIONAL TABLES OCCUR IN EACH ZONE IN WHICH THE PROJECT OCCURS. N/A DENOTES THAT THE PARTICULAR STANDARD DOES NOT OCCUR IN THAT PARTICULAR ZONE.
3. DURING UDC DESIGN REVIEW IT WAS REQUESTED THAT THE DESIGN TEAM RELOCATE SOME OF THE REQUIRED STEPBACKS ALONG BROADWAY UP TO THE 6TH FLOOR FROM THE 5TH FLOOR. PLEASE REFER TO PLANS AND ELEVATIONS FOR SPECIFIC LOCATIONS. PLEASE REFER TO ATTACHED REQUESTED WAIVERS MASTER LIST FOR ASSOCAITED WAIVER.
4. THE BROADAY FACADE AND CIVIC PLAZA FACE OF LOT 2/BUILDING B FACE THE SAME FRONT LOT LINE ALONG BROADWAY. IF COUNTED TOGETHER THE FACADE BUILD OUT FOR THIS LOT LINE IS GREATER THAN 80%. PLEASE NOTE THAT THE STEPBACK AT THE CIVIC PLAZA FACADE IS GREATER THAN 15FT AND IS LISTED ON THE ATTACHED REQUESTED WAIVERS MASTER LIST.
5. REQUIRED OUTDOOR AMENITY SPACE FOR THE ENTIRE LOT IS PROVIDED BY THE BUILDING COURTYARD WHICH OCCURS SOLELY WITHIN THE MR6 DISTRICT.

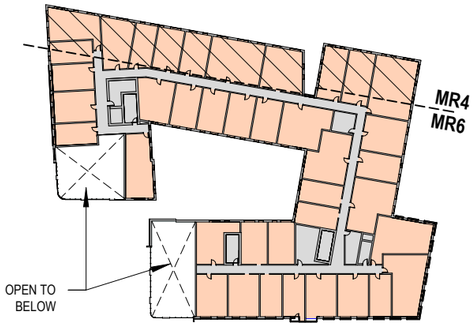
5A. LOT2/BUILDING B CONTAINS 173 DWELLING UNITS. OUTDOOR AMENITY SPACE IS MEASURED AT 24 SQUARE FEET PER A DWELLING UNIT.
5B. 173 DWELLING UNITS X 24 SQFT/DU = 4,152 SQFT MINIMUM
5C. ACTUAL OUTDOOR AMENITY SPACE PROVIDED = 5,580 SQFT.
5,580 SQFT > 4,152 SQFT.

## ZONING TABLES

| | ALLOWED MR4 | PROPOSED MR4 | AS OF RIGHT | ALLOWED MR6 | PROPOSED MR6 | AS OF RIGHT |
|---|---|---|---|---|---|---|
| **LOT DIMENSIONS & DEVELOPMENT** | | | | | | |
| LOT WIDTH (MIN) | | | | | | |
| BROADWAY | 30FT | N/A[2] | N/A[2] | 30FT | 261FT | YES |
| GRANT | 30FT | N/A[2] | N/A[2] | 30FT | 18FT 7 INCHES | NO[1] |
| LOT COVERAGE (MAX) | 90% | 48% | YES | 62% | 71% | YES |
| GREEN SCORE | | | | | | |
| MIN/IDEAL | .25/.30 | .659 | YES | .20/.25 | .659 | YES |
| OPEN SPACE (MIN) | 15% | 52% | YES | 15% | 38% | YES |
| **BUILDING SETBACKS** | | | | | | |
| PRIMARY FRONT SETBACK (MIN/MAX) | | | | | | |
| PRIMARY FRONT (BROADWAY) | 2FT \| 15FT | N/A[2] | N/A[2] | 2FT \| 15FT | 2FT \| 3FT 8 IN | YES |
| PRIMARY FRONT (GRANT) | 2FT \| 15FT | N/A[2] | N/A[2] | 2FT \| 15FT | 99 FT 5 1/2 INCHES | NO[1] |
| SECONDARY FRONT SETBACK (MIN/MAX) | 2FT \| 15FT | 21FT 10 INCHES[1] | NO[1] | 2FT \| 15FT | N/A[2] | N/A[2] |
| SIDE SETBACK (MIN) | | | | | | |
| ABUTTING ANY NON-NR/LHD | 0FT | 14FT 6INCHES | YES | 0FT | 11FT 11 1/2 INCHES | YES |
| 1ST-3RD STORY ABUTTING NR/LHD | 10FT | 10FT | YES | 10FT | 10FT | YES |
| 4TH-6TH STORY ABUTTING NR/LHD | 30FT | 30FT | YES | 30FT | 30FT | YES |
| REAR SETBACK (MIN) | | | | | | |
| ABUTTING ANY NON-NR/LHD | 10FT | N/A[2] | N/A[2] | 10FT | N/A[2] | N/A[2] |
| 1ST-3RD STORY ABUTTING NR/LHD | 20FT | 20FT 2 1/2 INCHES | YES | 20FT | N/A[2] | N/A[2] |
| 4TH-6TH STORY ABUTTING NR/LHD | 30FT | 30FT 2 1/2 INCHES | YES | 30FT | N/A[2] | N/A[2] |
| **MAIN MASSING** | | | | | | |
| BUILDING WIDTH (MAX) | | | | | | |
| BROADWAY FACADE | 200FT | N/A[2] | N/A[2] | 200FT | 178 FT 3 INCHES | YES |
| CIVIC PLAZA FACADE | 200FT | N/A[2] | N/A[2] | 200FT | 66FT 6INCHES | YES |
| GRANT FACADE | 200FT | N/A[2] | N/A[2] | 200FT | 18FT 7INCHES | YES |
| FACADE BUILD OUT (MIN) | | | | | | |
| PRIMARY FRONT (BROADWAY + CIVIC PLAZA)[4] | 80% | N/A[2] | N/A[2] | 80% | 93%[4] | YES[4] |
| PRIMARY FRONT (GRANT) | 80% | N/A[2] | N/A[2] | 80% | 100% | YES |
| SECONDARY FRONT | 65% | 27%[1] | NO[1] | 65% | N/A[2] | N/A[2] |
| | | | | | | |
| FLOOR PLATE (MAX) | 15,000 SQFT | 6,845 SQFT | YES | 30,000 SQFT | 27,368 SQFT | YES |
| | | | | | | |
| GROUND STORY HEIGHT (MIN) | 14FT | 16 FT 9 INCHES | YES | 18FT | 13FT 0 INCHES | NO[1] |
| UPPER STORY HEIGHT (MIN) | 10FT | 10 FT 8 INCHES | YES | 10FT | 10FT 8 INCHES | YES |
| NUMBER OF STORIES (MIN/MAX) | 3 \| 4 | 4 | YES | 3 \| 6 | 6 | YES |
| | | | | | | |
| STEP BACK, 5TH-6TH STORY (MIN) | N/A[2] | N/A[2] | N/A[2] | 10FT | 8[1,3] | NO[1] |
| BUILDING HEIGHT, FEET (MAX) | 52FT | 46 FT 5 INCHES | YES | 80FT | 67FT 9 INCHES | YES |
| ROOF TYPE | FLAT | FLAT | YES | FLAT | FLAT | YES |
| **FACADE COMPOSITION** | | | | | | |
| GROUND STORY FENESTRATION | | | | | | |
| PRIMARY FACADE (BROADWAY) | 70% | N/A[2] | N/A[2] | 70% | 70% | YES |
| PRIMARY FACADE (PLAZA) | 70% | N/A[2] | N/A[2] | 70% | 75.7% | YES |
| PRIMARY FACADE (GRANT) | 70% | N/A[2] | N/A[2] | 70% | 100% | YES |
| SECONDARY FACADE (MIN/MAX) | 15% \| 70% | 32.9 | YES | 15% \| 70% | N/A[2] | N/A[2] |
| UPPER STORY FENESTRATION | 15% \| 50% | 25.5% | YES | 15% \| 50% | 25.5% | YES |
| BLANK WALL (MAX) | 20FT | | YES | 20FT | | YES |
| **USE & OCCUPANCY** | | | | | | |
| GROUND STORY ENTRY SPACING (MAX) | 30FT | SEE ELEVATIONS[1] | SEE ELEVATIONS[1] | 30FT | SEE ELEVATIONS[1] | SEE ELEVATIONS[1] |
| COMMERCIAL SPACE DEPTH (MIN) | 30FT | N/A[2] | YES | 30FT | 30FT 2 INCHES | YES |
| | | | | | | |
| DENSITY FACTOR (MIN) | SEE GROSS PLANS | SEE GROSS PLANS | YES | SEE GROSS PLANS | SEE GROSS PLANS | YES |
| | | | | | | |
| OUTDOOR AMENITY SPACE (MIN) | 1/DU | N/A[2,5] | YES[2,5] | 1/DU | 5,580 SQFT[5] | YES |

| LEVEL 01 | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 0 SQFT | 8,346 SQFT |
| RESIDENTIAL AREA | 6,598 SQFT | 16,548 SQFT |
| MECHANICAL AREA | 0 SQFT | 1,402 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **6,598 SQFT** | **26,296 SQFT** |
| **TOTAL AREA COMBINED** | **32,894 SQFT** | |

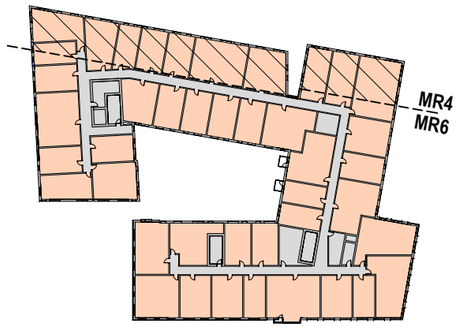
## 1 B - L1 GROSS AREA PLAN




| LEVEL 02 | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 0 SQFT | 0 SQFT |
| RESIDENTIAL AREA | 6,845 SQFT | 22,701 SQFT |
| MECHANICAL AREA | 0 SQFT | 913 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **6,845 SQFT** | **23,614 SQFT** |
| **TOTAL AREA COMBINED** | **30,459 SQFT** | |

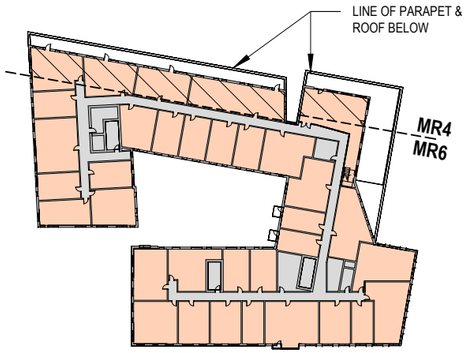
## 2 B - L2 GROSS AREA PLAN

| BUILDING B SUMMARY | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 0 SQFT | 8,346 SQFT |
| RESIDENTIAL AREA | 24,628 SQFT | 138.204 SQFT |
| MECHANICAL AREA | 0 SQFT | 5,251 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **24,628 SQFT** | **151,801 SQFT** |
| **TOTAL AREA COMBINED** | **176,429 SQFT** | |




| LEVEL 03 | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 0 SQFT | 0 SQFT |
| RESIDENTIAL AREA | 6,845 SQFT | 26,455 SQFT |
| MECHANICAL AREA | 0 SQFT | 913 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **6,845 SQFT** | **27,368 SQFT** |
| **TOTAL AREA COMBINED** | **34,213 SQFT** | |

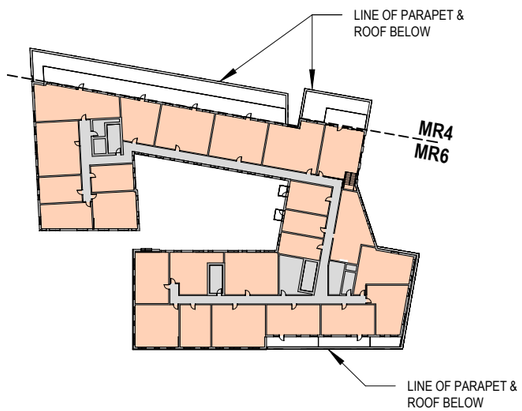
## 3 B - L3 GROSS AREA PLAN




| LEVEL 04 | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 0 SQFT | 0 SQFT |
| RESIDENTIAL AREA | 4,340 SQFT | 25,351 SQFT |
| MECHANICAL AREA | 0 SQFT | 913 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **4,340 SQFT** | **26,264 SQFT** |
| **TOTAL AREA COMBINED** | **30,604 SQFT** | |

## 4 B - L4 GROSS AREA PLAN

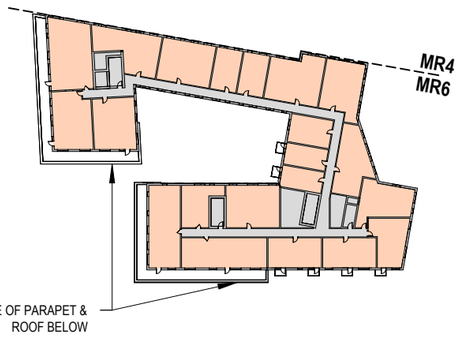
1" = 100'-0"




| LEVEL 05 | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 0 SQFT | 0 SQFT |
| RESIDENTIAL AREA | 0 SQFT | 17,684 SQFT |
| MECHANICAL AREA | 0 SQFT | 555 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **0 SQFT** | **25,337 SQFT** |
| **TOTAL AREA COMBINED** | **25,337 SQFT** | |

## 5 B - L5 GROSS AREA PLAN

1" = 100'-0"




| LEVEL 06 | MR4 | MR6 |
|---|---|---|
| COMMERCIAL AREA | 0 SQFT | 6,841 SQFT |
| RESIDENTIAL AREA | 0 SQFT | 22,367 SQFT |
| MECHANICAL AREA | 0 SQFT | 555 SQFT |
| PARKING AREA | 0 SQFT | 0 SQFT |
| **TOTAL AREA PER ZONE** | **0 SQFT** | **22,922 SQFT** |
| **TOTAL AREA COMBINED** | **22,922 SQFT** | |

## 6 B - L6 GROSS AREA PLAN

1" = 100'-0"

NOTES:

1. BUILDING B IS LOCATED IN BOTH THE MR4 AND MR6 ZONING DISTRICTS.

2. LOT AREA 58,554 SQFT

3. TOTAL GROSS AREA ALL FLOORS = 176,429 SQFT

   3A. TOTAL GROSS AREA ALL FLOORS IN MR4 = 24,628 SQFT

   3B. TOTAL GROSS AREA ALL FLOORS IN MR6 = 151,801 SQFT

4. DENSITY FACTOR:

   4A. IN MR4 FOR LOTS OVER 5,500 SQFT THE DENSITY FACTOR IS **1,125**.

   24,628 (SQFT IN MR4) / 1,125 = **22 PERMITTED UNITS**

   4B. IN MR6 FOR LOTS OVER 6,500 SQFT THE DENSITY FACTOR IS **850**.

   151,801 (SQFT IN MR6) / 850 = **179 PERMITTED UNITS**

   4C. ACTUAL UNITS PROVIDED = 173

   **173 UNITS < 201 UNITS** (22 MR4 UNITS + 179 MR6 UNITS)

**KEY**

- COMMERCIAL AREAS MR6
- COMMERICAL AREAS MR4
- RESIDENTIAL AREAS MR6
- RESIDENTIAL AREAS MR4
- MECHANICAL AREAS MR6

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A000.B4
GROSS FLOOR AREA PLANS

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT TIMOTHY D. LOUX No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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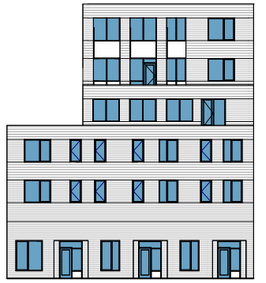
1 PLAZA EAST

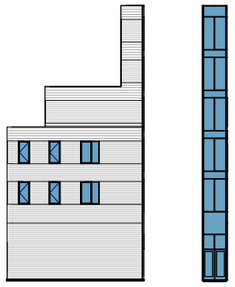
2 BROADWAY - PRIMARY FACADE

3 MEWS

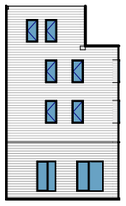
4 PLAZA NORTH - PRIMARY FACADE



5 SEWALL EAST



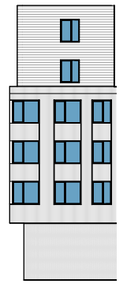
6 RECESS WEST



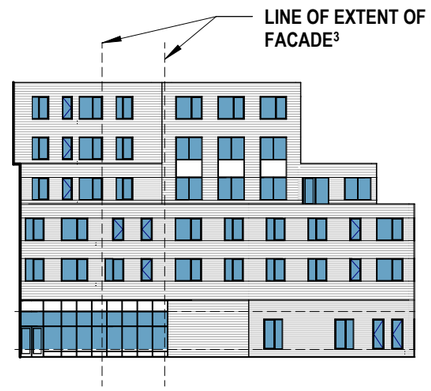
7 RECESS EAST

8 SEWALL

9 GRANT



10 GRANT 2

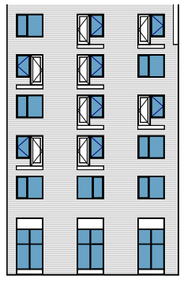



11 GRANT 3 - PRIMARY FACADE

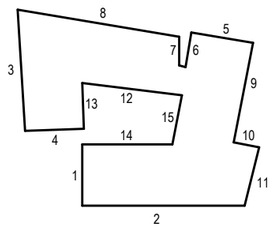
12 COURTYARD NORTH

13 COURTYARD WEST

14 COURTYARD SOUTH



15 COURTYARD EAST




**GROUND STORY FENESTRATION**

| FACADE | REQUIRED | PROPOSED |
|---|---|---|
| PRIMARY FACADE (BROADWAY) | 70% | 70.0% |
| PRIMARY FACADE (PLAZA NORTH) | 70% | 75.7% |
| PRIMARY FACADE (GRANT) | 70% | 100% |
| SECONDARY FACADE (SEWALL) | 15-70% | 32.9% |

**UPPER STORY FENESTRATION**

| LEVEL | REQUIRED | PROPOSED |
|---|---|---|
| 2 | 15% \| 50% | 25.0% |
| 3 | 15% \| 50% | 26.4% |
| 4 | 15% \| 50% | 26.9% |
| 5 | 15% \| 50% | 24.7% |
| 6 | 15% \| 50% | 23.7% |
| TOTAL | 25.5% | |

**NOTES**

1. LOT 2/BUILDING B HAS MULTIPLE SPACES FOR COMMERCIAL ESTABLISHMENTS. PER SZO 2.4.5.a.i.a.i BUILDINGS WITH GROUND STORY COMMERCIAL SHOULD MEASURE GROUND STORY FENESTRATION BETWEEN TWO FEET AND TWELF FEET ABOVE THE FINISHED FLOOR. NUMBERS INDICATED FOR GROUND STORY FENESTRATION COMPLIANCE MEASURE FENESTRATION BETWEEN TWO FEET AND TWELVE FEET FOR ALL SPACES.
2. PER SZO 2.4.2.a.iii.b BOTH FRONT LOT LINES FOR A THROUGH LOT ARE THE PRIMARY FRONT LOT LINES AND PER SZO 2.1.a LOT 1 IS B THROUGH LOT. THOSE FACADES THAT FACE PRIMARY FRONT LOT LINES HAVE BEEN IDENTIFIED ABOVE.
3. ONLY THAT PORTION OF THE GRANT STREET ELEVATION THAT IS DIRECTLY OPPOSITE THE FRONT LOT LINE ON GRANT STREET QUALIFIES AS A PRIMARY FACADE PER SZO 2.1.a.
4. ONLY THAT PORTION OF THE SEWALL STREET ELEVATION WEST OF THE INDICATED LINE QUALIFIES AS A SECONDARY FACADE PER SZO 2.1.A.

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

A000.B5
FACADE ANALYSIS

NOT FOR CONSTRUCTION

0 20' 40' 80'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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1 BUILDING B - L1 PLAN

1/32" = 1'-0"

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A001.B1

BUILDING B - LEVEL 1

NOT FOR CONSTRUCTION

0' 16' 32' 64'

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1 BUILDING B - L2 PLAN
1/32" = 1'-0"

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A001.B2
BUILDING B - LEVEL 2

NOT FOR CONSTRUCTION

0' 16' 32' 64'

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1 BUILDING B - L3 PLAN
1/32" = 1'-0"

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Traffic Engineer: VHB

A001.B3
BUILDING B - LEVEL 3

NOT FOR CONSTRUCTION

0' 16' 32' 64'

REGISTERED ARCHITECT TIMOTHY D. LOPE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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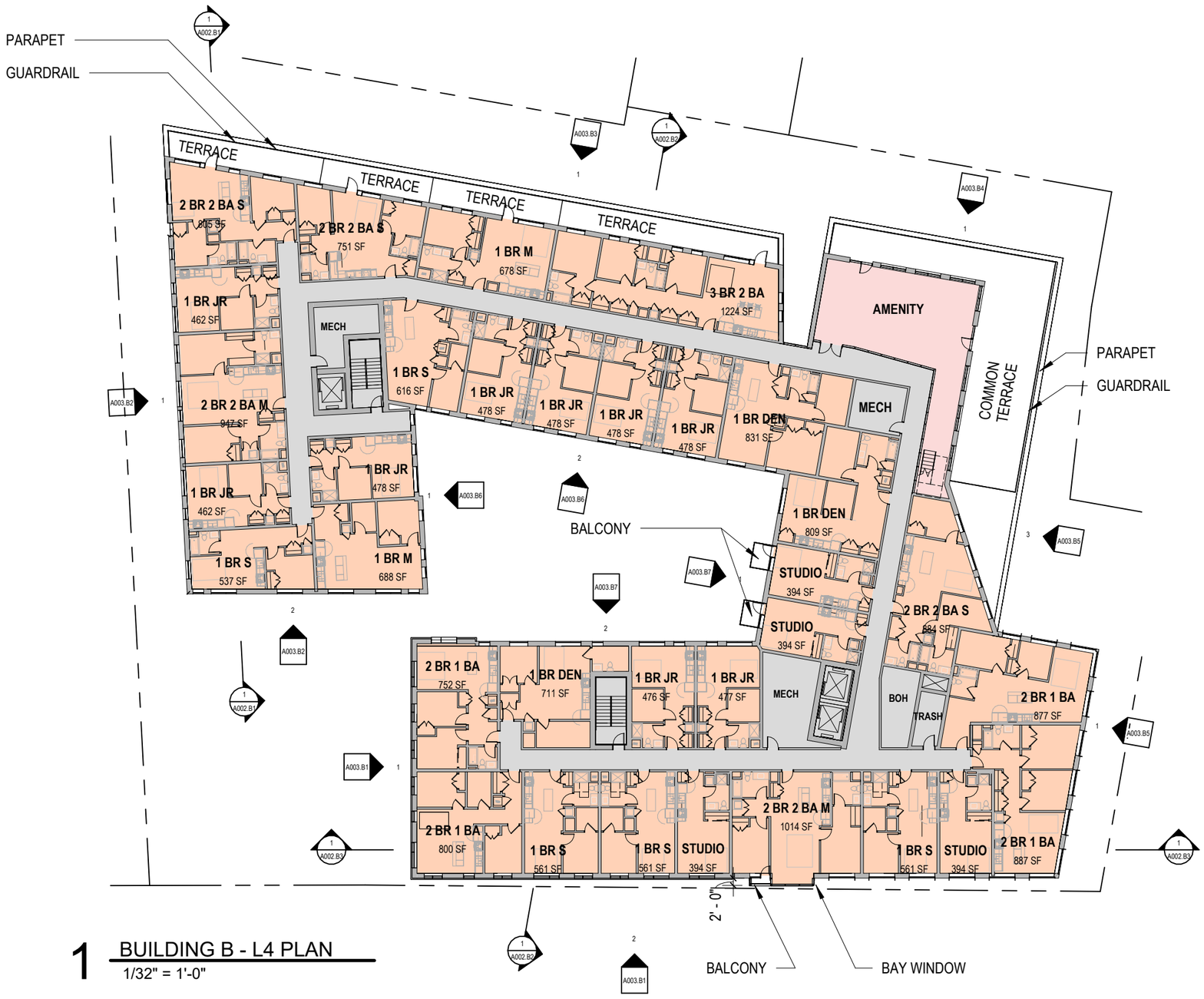


1 BUILDING B - L4 PLAN
1/32" = 1'-0"

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Traffic Engineer: VHB

A001.B4
BUILDING B - LEVEL 4

NOT FOR CONSTRUCTION

0' 16' 32' 64'

REGISTERED ARCHITECT TIMOTHY D. LOPE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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Architecture & Planning

1 BUILDING B - L5 PLAN
1/32" = 1'-0"

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Traffic Engineer: VHB

A001.B5
BUILDING B - LEVEL 5

NOT FOR CONSTRUCTION

0' 16' 32' 64'

REGISTERED ARCHITECT TIMOTHY D. LOPE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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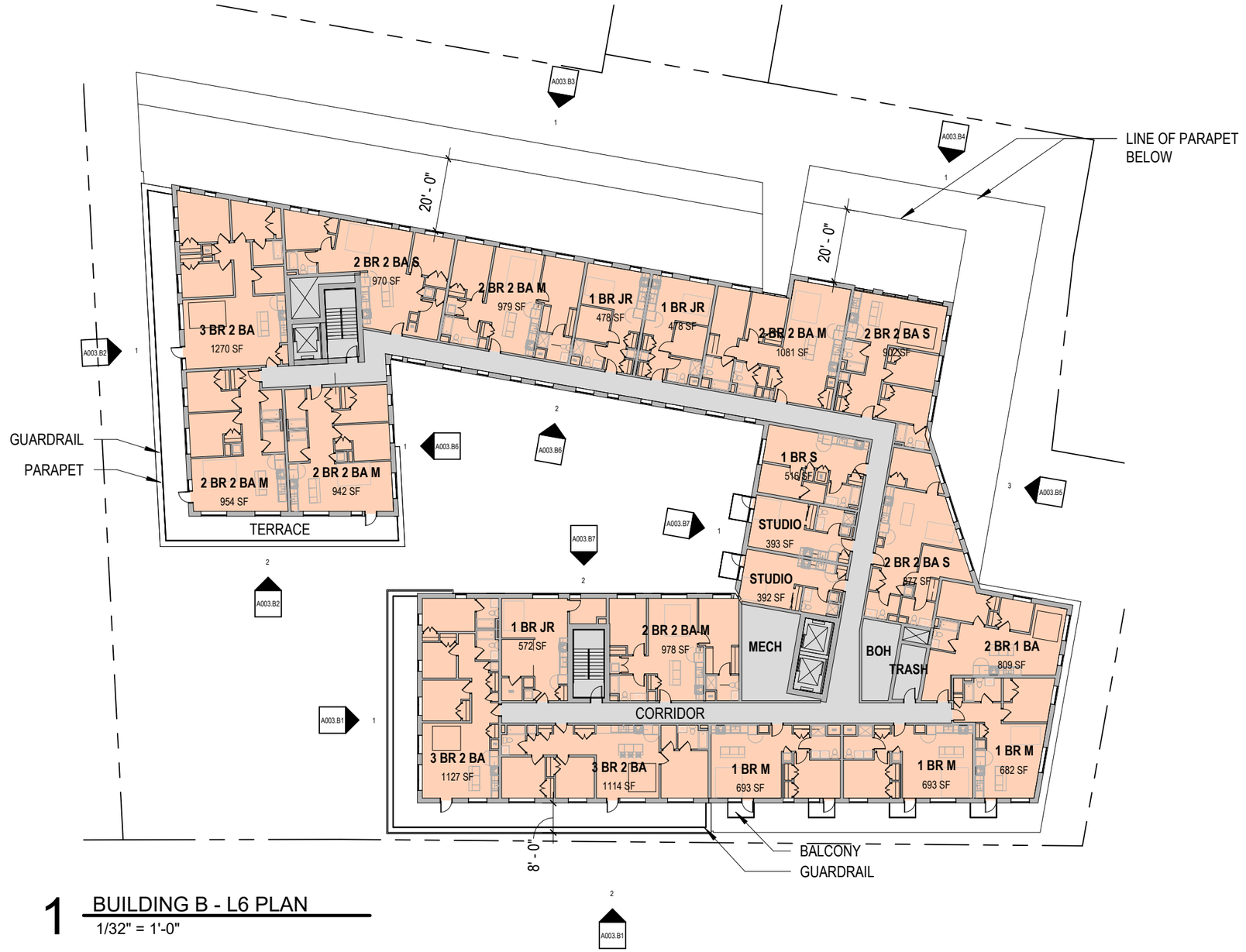
Architecture & Planning




1 BUILDING B - L6 PLAN

1/32" = 1'-0"

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Somerville, MA, 02145

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Traffic Engineer: VHB

A001.B6

BUILDING B - LEVEL 6

NOT FOR CONSTRUCTION

0' 16' 32' 64'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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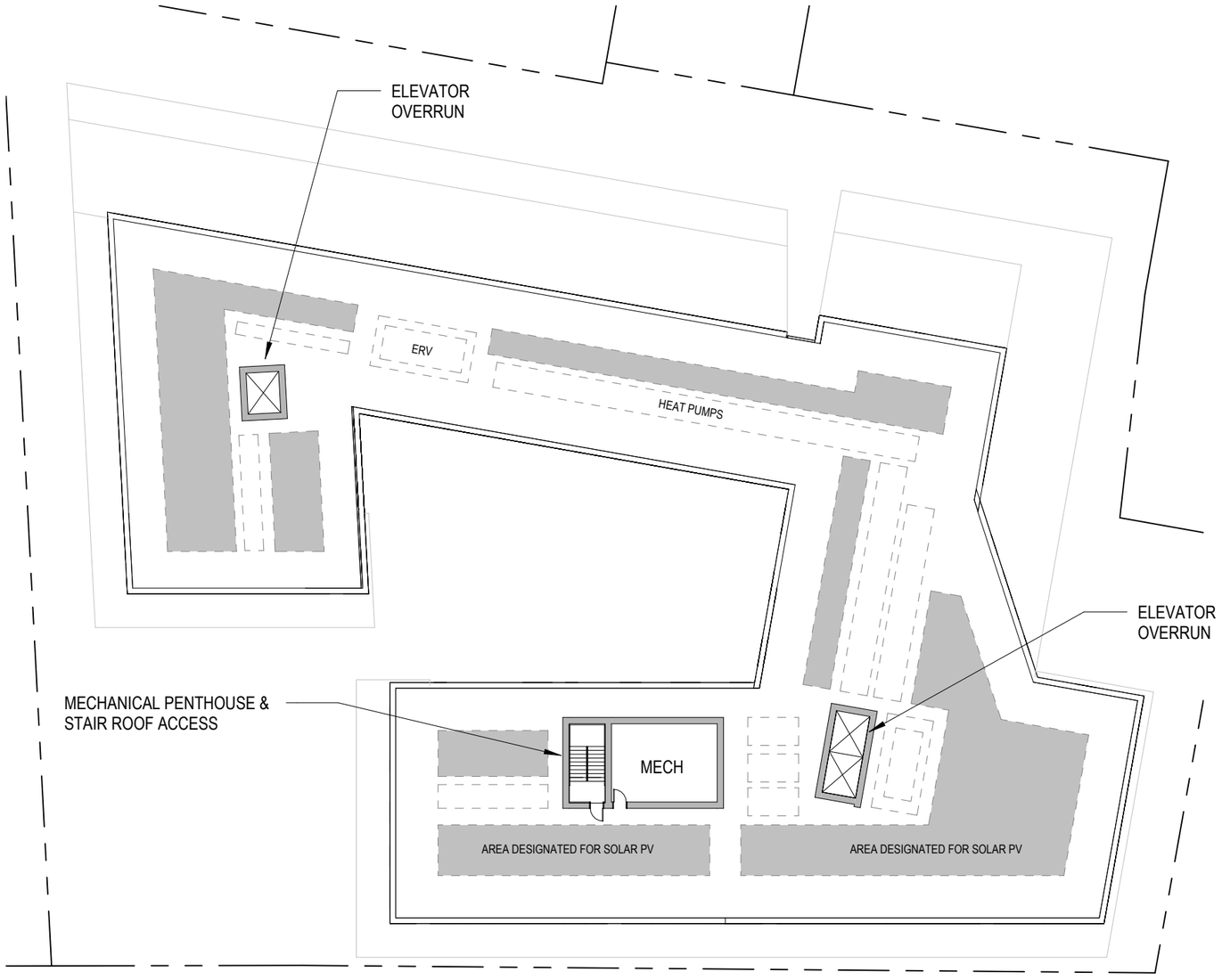
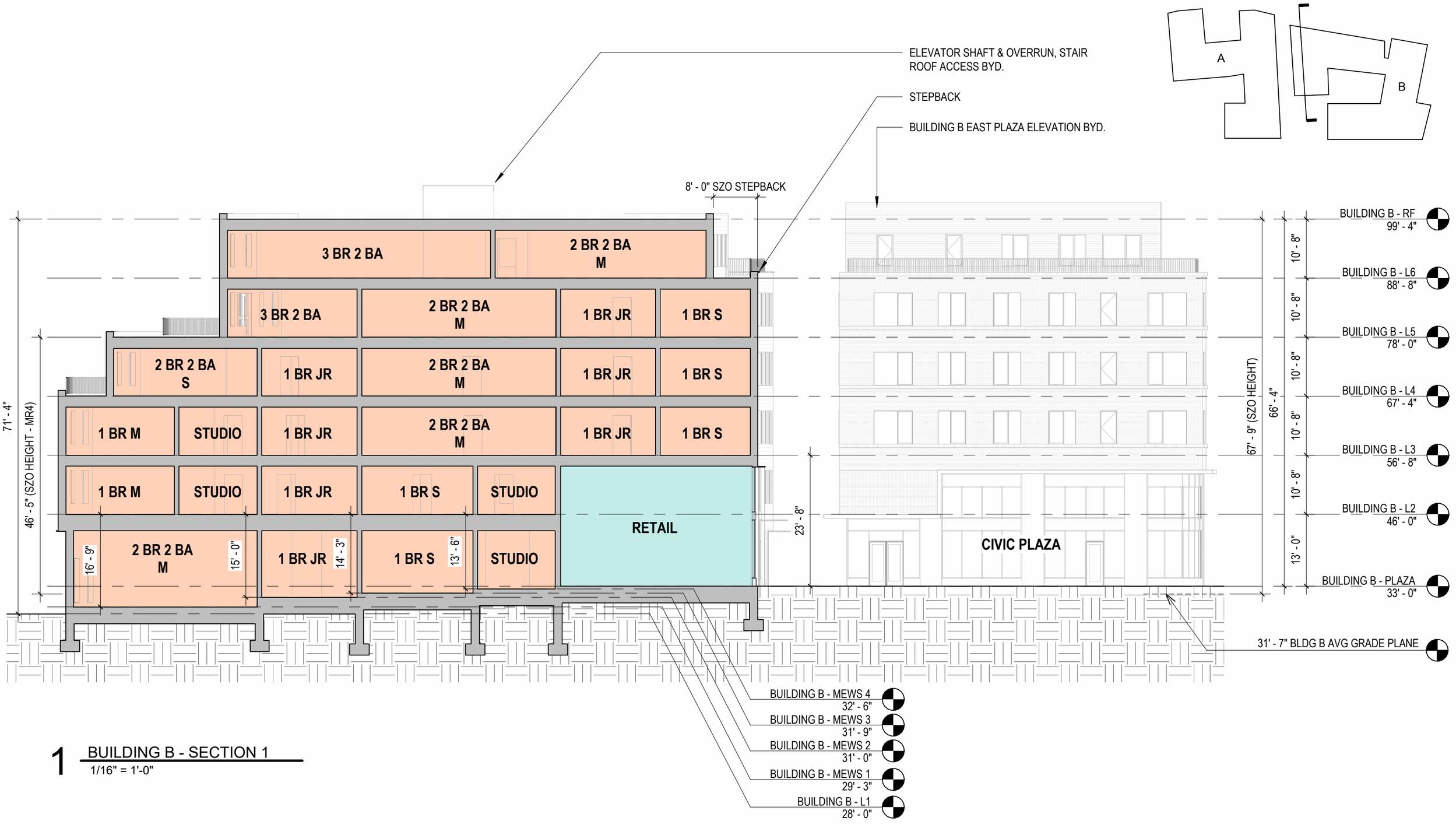
Architecture & Planning




## 2 BUILDING B - RF PLAN

1/32" = 1'-0"




1 BUILDING B - SECTION 1
1/16" = 1'-0"

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Traffic Engineer: VHB

A002.B1
BUILDING B - SECTION 1

NOT FOR CONSTRUCTION

0' 8' 16' 32'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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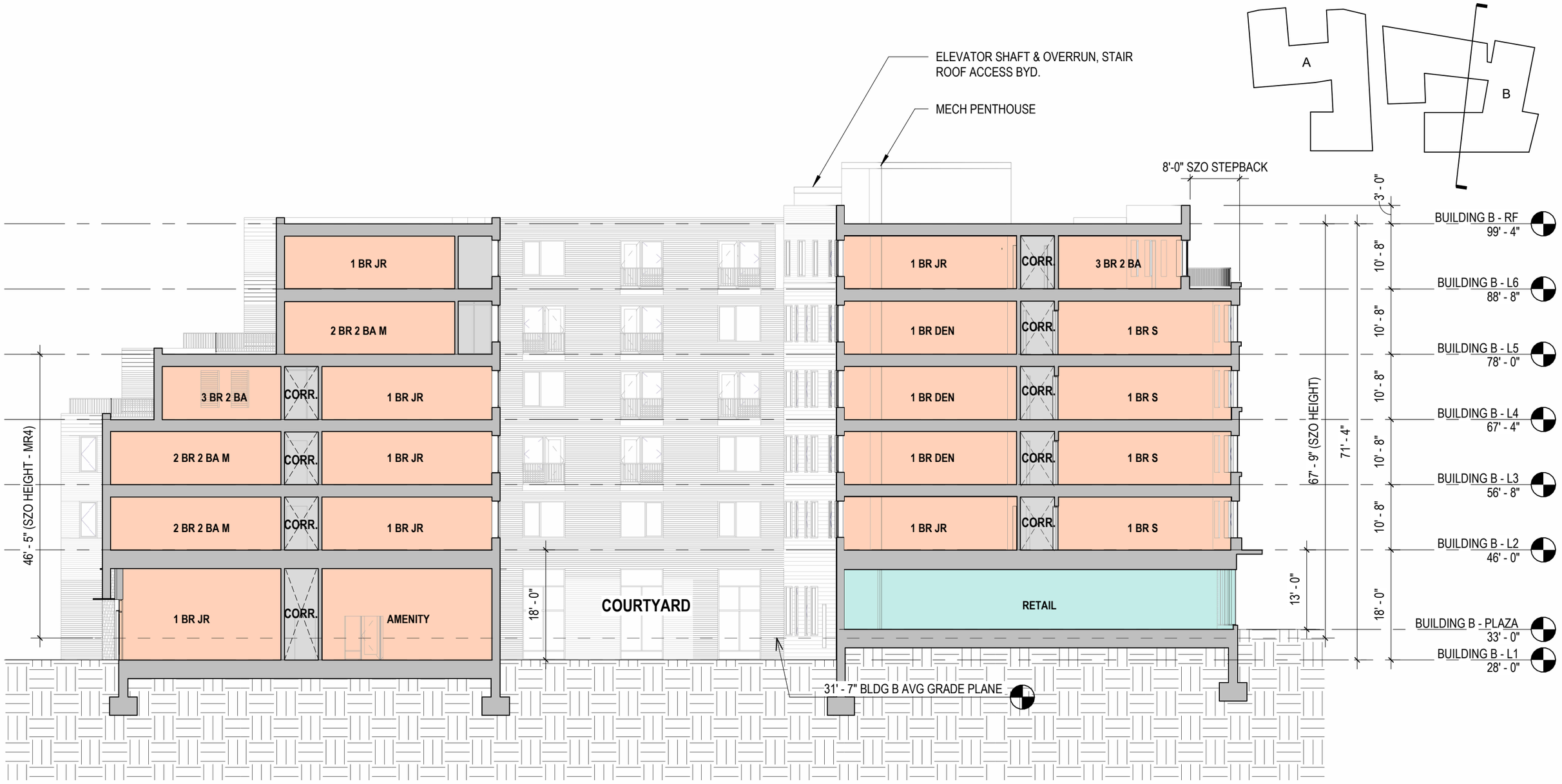


1 BUILDING B - SECTION 2
1/16" = 1'-0"

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Traffic Engineer: VHB

A002.B2
BUILDING B - SECTION 2

NOT FOR CONSTRUCTION

0' 8' 16' 32'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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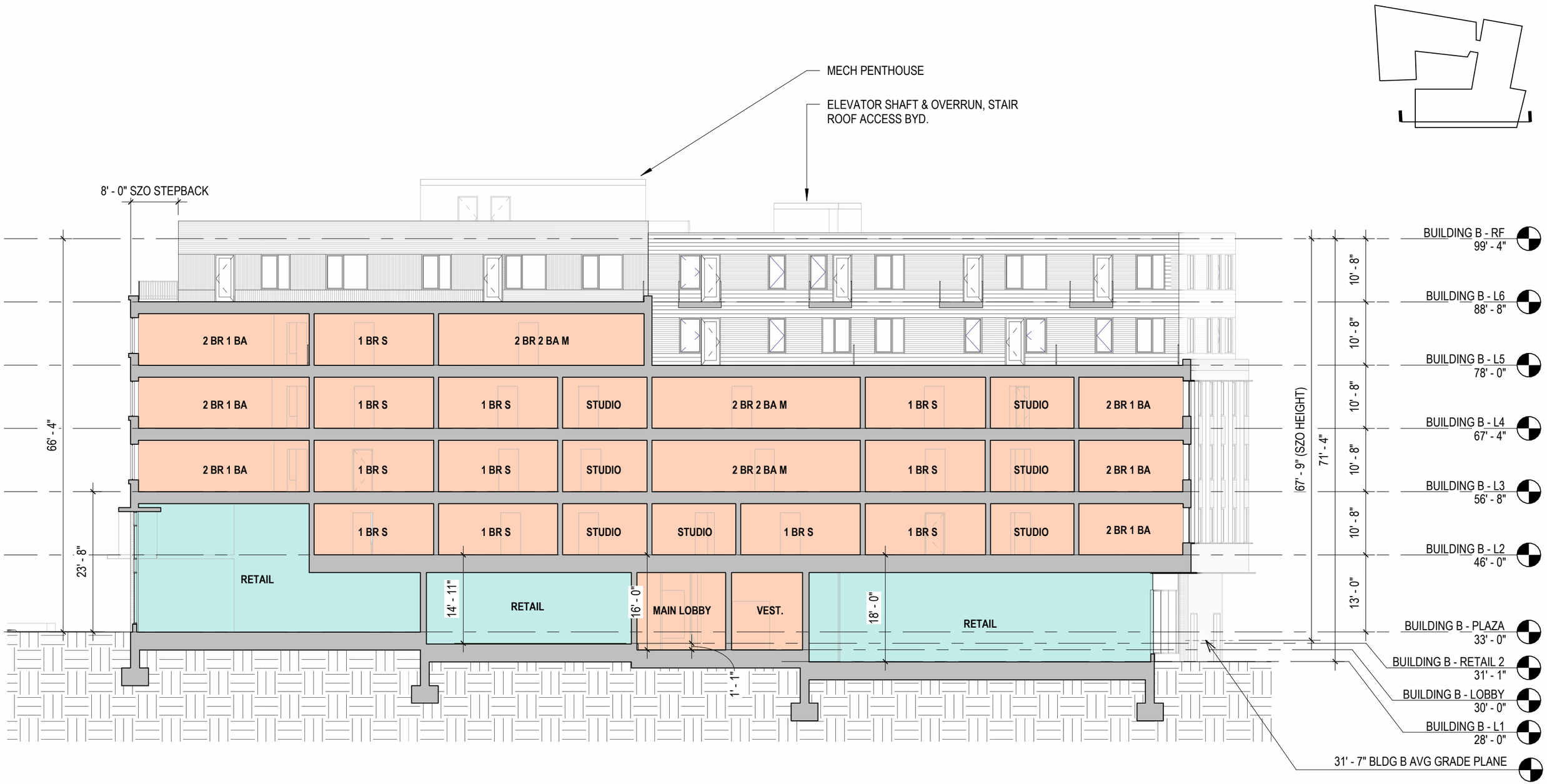


1 BUILDING B - SECTION 3
1/16" = 1'-0"

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Traffic Engineer: VHB

A002.B3
BUILDING B - SECTION 3

NOT FOR CONSTRUCTION

0' 8' 16' 32'

REGISTERED ARCHITECT TIMOTHY D. LOPEZ No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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NOTE: THE PLAZA EAST ELEVATION IS IS A PRIMARY FACADE PER ARTICLE 2 OF THE SZO.

## 1 BUILDING B - PLAZA EAST ELEVATION

3/64" = 1'-0"

## 2 BUILDING B - BROADWAY ELEVATION

3/64" = 1'-0"

NOTE: THE BROADWAY ELEVATION IS IS A PRIMARY FACADE PER ARTICLE 2 OF THE SZO.

### BUILDING B MATERIAL LEGEND

**BR-1B:** Dark Red Brick (multiple coursing styles)
**BR-2B:** Dark Grey / Black Brick (multiple coursing styles)
**BR-3B:** Buff Brick (multiple coursing styles)
**TC-1B:** Terracotta Rainscreen Panel
**SF-1B :** Aluminum and Glass Storefront
**CMP-1B:** Corrugated Metal Panel 01
**CMP-2B:** Corrugated Metal Panel 02
**FC-1B:** Fiber Cement Siding 01
**FC-2B**: Fiber Cement Siding 02
**FC-3**B: Fiber Cement Siding 03
**FC-4B**: Fiber Cement Siding 04
**FC-5B:** Fiber Cement Shingle
**PP-1B:** Porcelain Rainscreen Panel
**WD-1B:** Wood-look Panel Siding

1 BUILDING B - MEWS ELEVATION
3/64" = 1'-0"

2 BUILDING B - PLAZA NORTH ELEVATION
3/64" = 1'-0"

NOTE: THE PLAZA NORTH ELEVATION IS IS A PRIMARY FACADE PER ARTICLE 2 OF THE SZO.

**BUILDING B MATERIAL LEGEND**

**BR-1B:** Dark Red Brick (multiple coursing styles)
**BR-2B:** Dark Grey / Black Brick (multiple coursing styles)
**BR-3B:** Buff Brick (multiple coursing styles)
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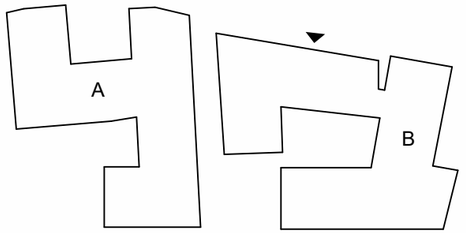

1 BUILDING B - SEWALL STREET ELEVATION
3/64" = 1'-0"

## BUILDING B MATERIAL LEGEND

**BR-1B:** Dark Red Brick (multiple coursing styles)
**BR-2B:** Dark Grey / Black Brick (multiple coursing styles)
**BR-3B:** Buff Brick (multiple coursing styles)
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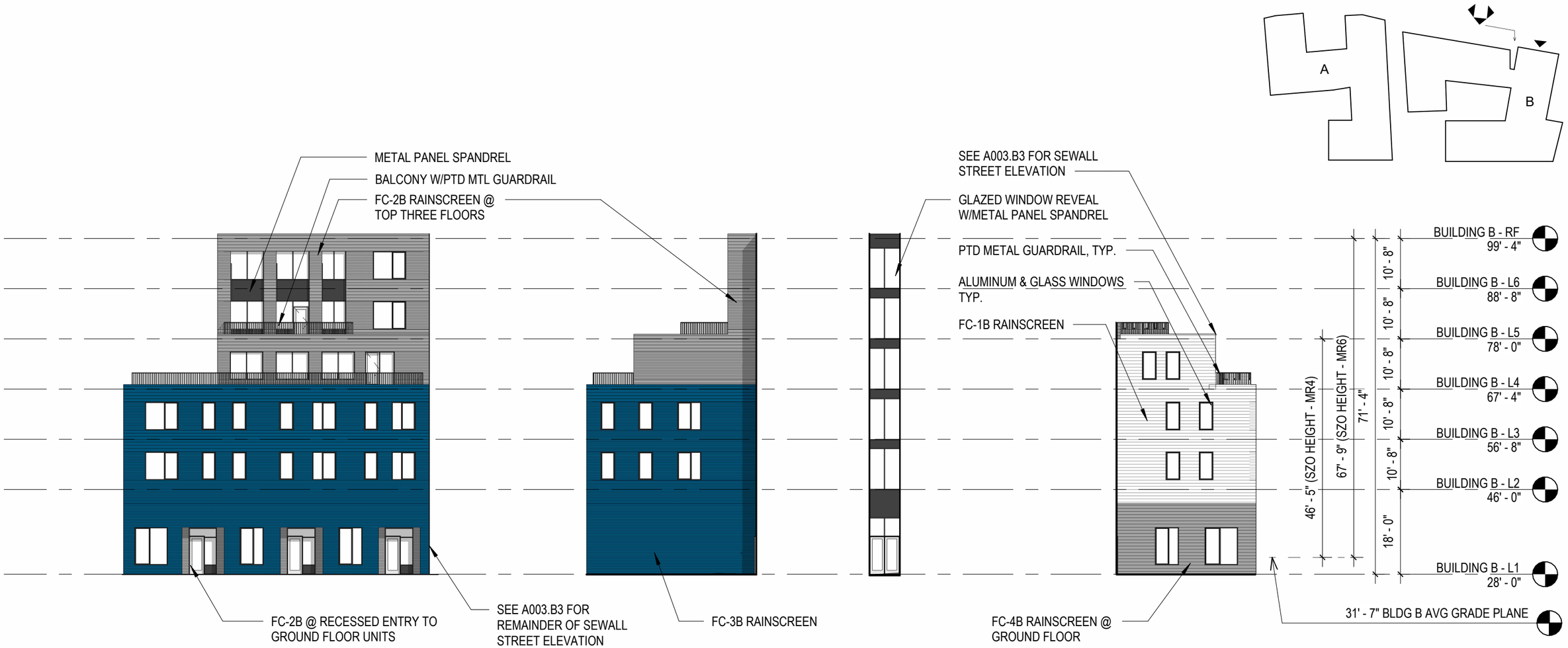
**FC-4B**: Fiber Cement Siding 04
**FC-5B:** Fiber Cement Shingle
**PP-1B:** Porcelain Rainscreen Panel
**WD-1B:** Wood-look Panel Siding




1 BUILDING B - SEWALL EAST ELEVATION
3/64" = 1'-0"

2 BUILDING B - RECESS WEST ELEVATION
3/64" = 1'-0"

3 BUILDING B - RECESS SOUTH ELEVATION
3/64" = 1'-0"

4 BUILDING B - RECESS EAST ELEVATION
3/64" = 1'-0"

## BUILDING B MATERIAL LEGEND

**BR-1B:** Dark Red Brick (multiple coursing styles)
**BR-2B:** Dark Grey / Black Brick (multiple coursing styles)
**BR-3B:** Buff Brick (multiple coursing styles)
**TC-1B:** Terracotta Rainscreen Panel
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**FC-5B:** Fiber Cement Shingle
**PP-1B:** Porcelain Rainscreen Panel
**WD-1B:** Wood-look Panel Siding

1 BUILDING B - GRANT ELEVATION 1
3/64" = 1'-0"

2 BUILDING B - GRANT ELEVATION 2
3/64" = 1'-0"

3 BUILDING B - GRANT ELEVATION 3
3/64" = 1'-0"

**BUILDING B MATERIAL LEGEND**

**BR-1B:** Dark Red Brick (multiple coursing styles)
**BR-2B:** Dark Grey / Black Brick (multiple coursing styles)
**BR-3B:** Buff Brick (multiple coursing styles)
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**FC-4B**: Fiber Cement Siding 04
**FC-5B:** Fiber Cement Shingle
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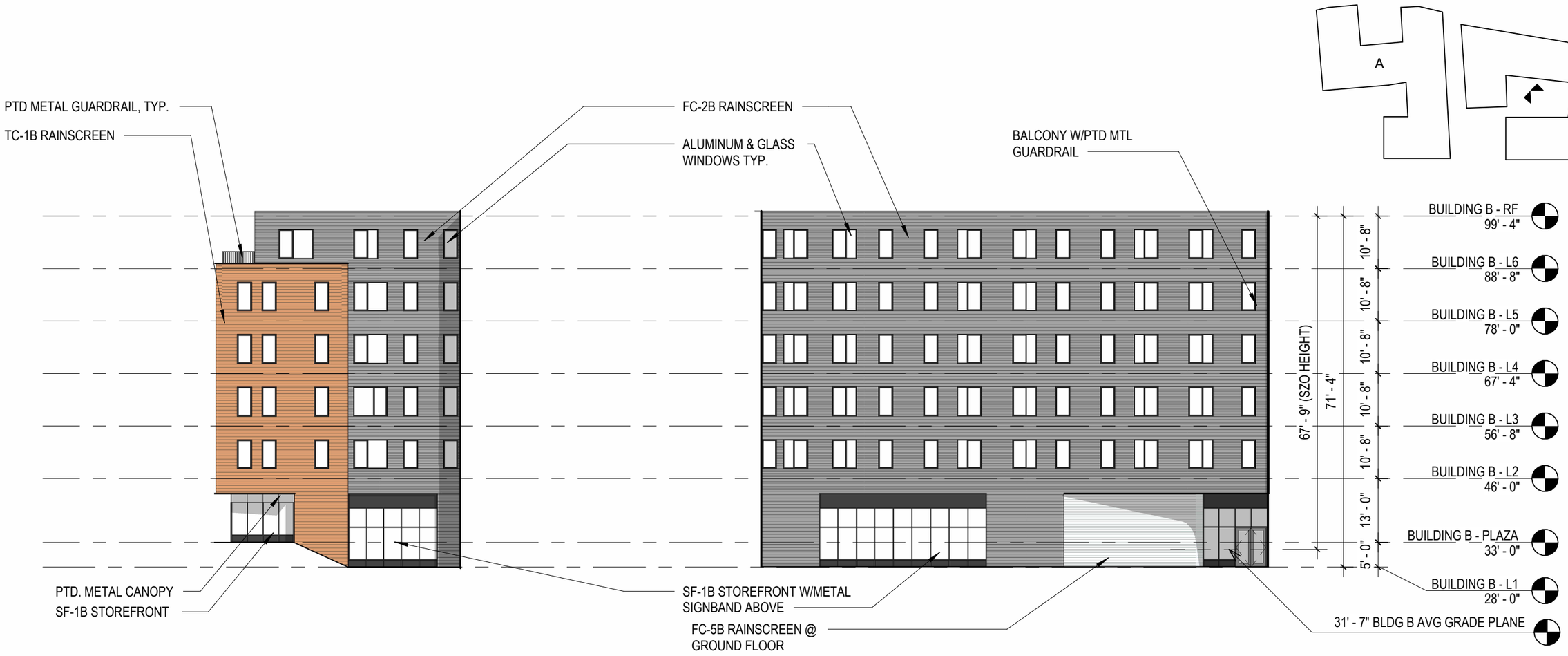


1 BUILDING B - COURTYARD WEST ELEVATION
3/64" = 1'-0"

2 BUILDING B - COURTYARD NORTH ELEVATION
3/64" = 1'-0"

**BUILDING B MATERIAL LEGEND**

**BR-1B:** Dark Red Brick (multiple coursing styles)
**BR-2B:** Dark Grey / Black Brick (multiple coursing styles)
**BR-3B:** Buff Brick (multiple coursing styles)
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**SF-1B :** Aluminum and Glass Storefront
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**CMP-2B:** Corrugated Metal Panel 02
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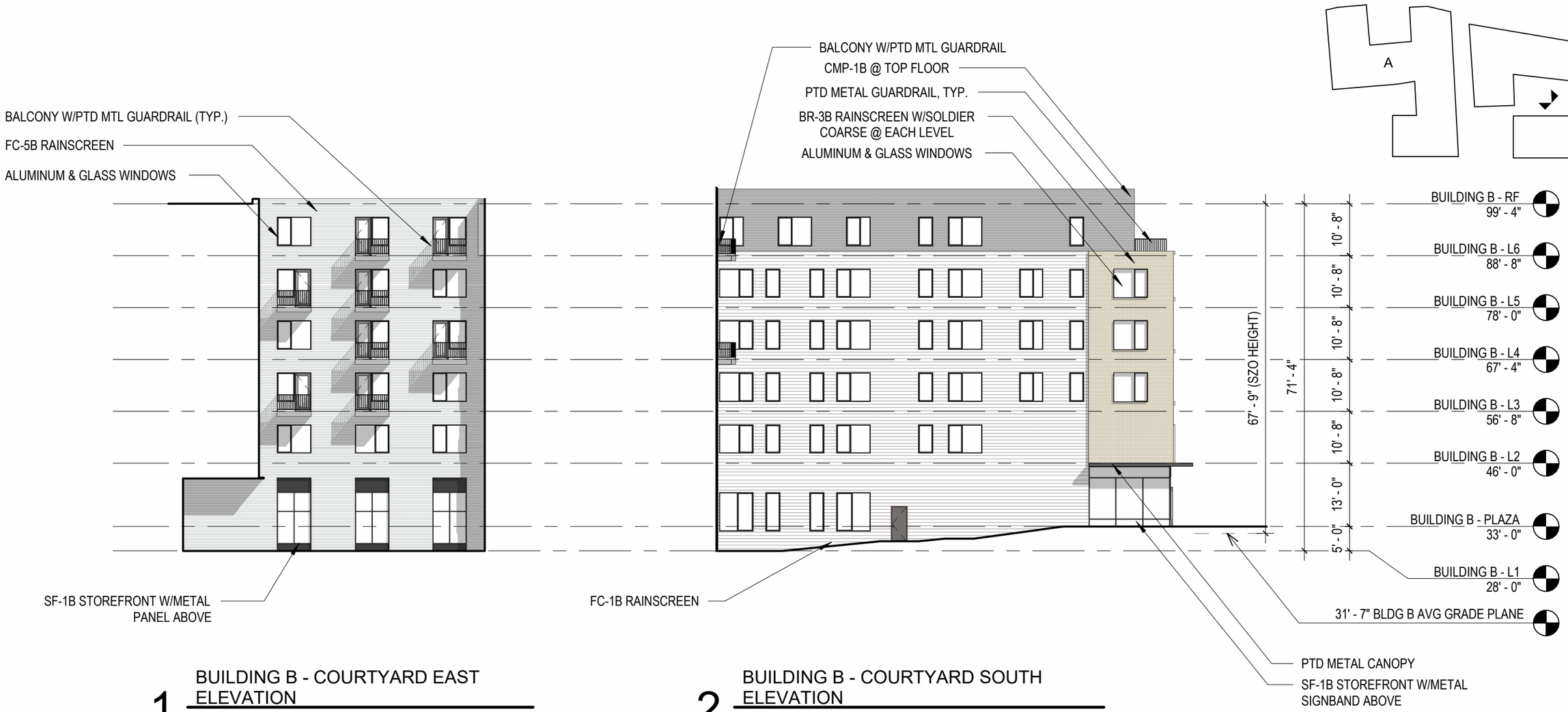


1 BUILDING B - COURTYARD EAST ELEVATION
3/64" = 1'-0"

2 BUILDING B - COURTYARD SOUTH ELEVATION
3/64" = 1'-0"

**BUILDING B MATERIAL LEGEND**

**BR-1B:** Dark Red Brick (multiple coursing styles)
**BR-2B:** Dark Grey / Black Brick (multiple coursing styles)
**BR-3B:** Buff Brick (multiple coursing styles)
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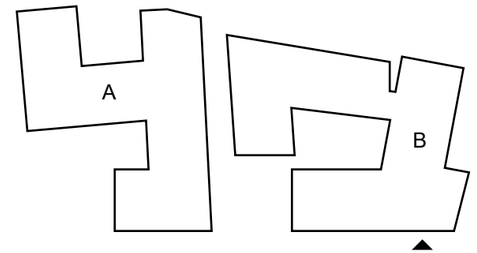


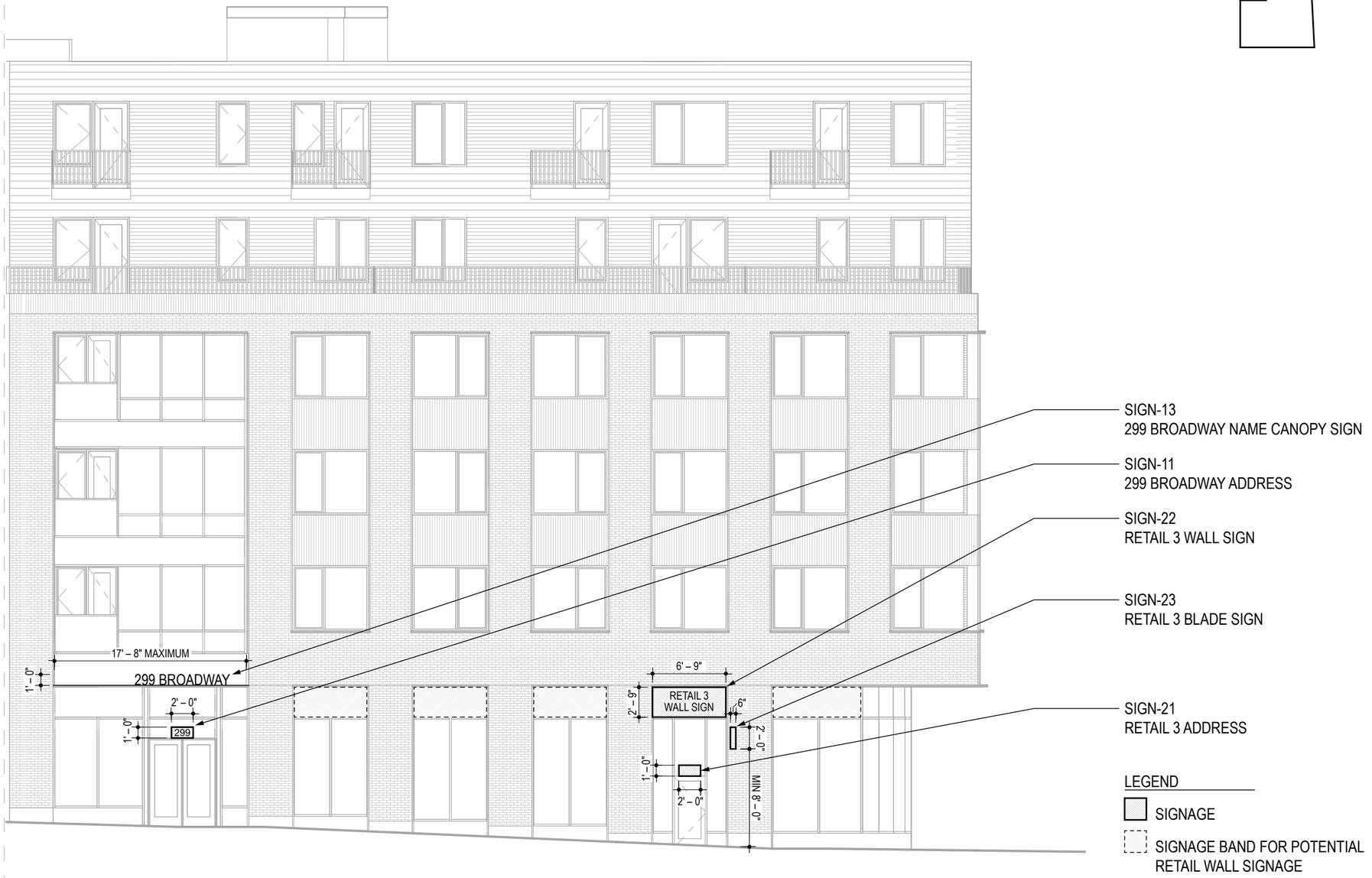


1 BUILDING B BROADWAY ELEVATION

3/32" = 1' – 0"

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A004.B1
SIGNAGE PLANS

0' 4' 8' 16'

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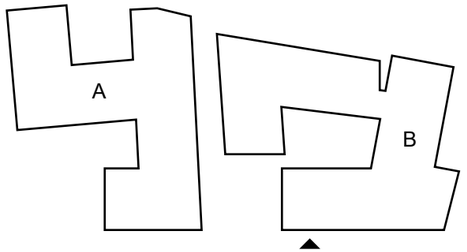


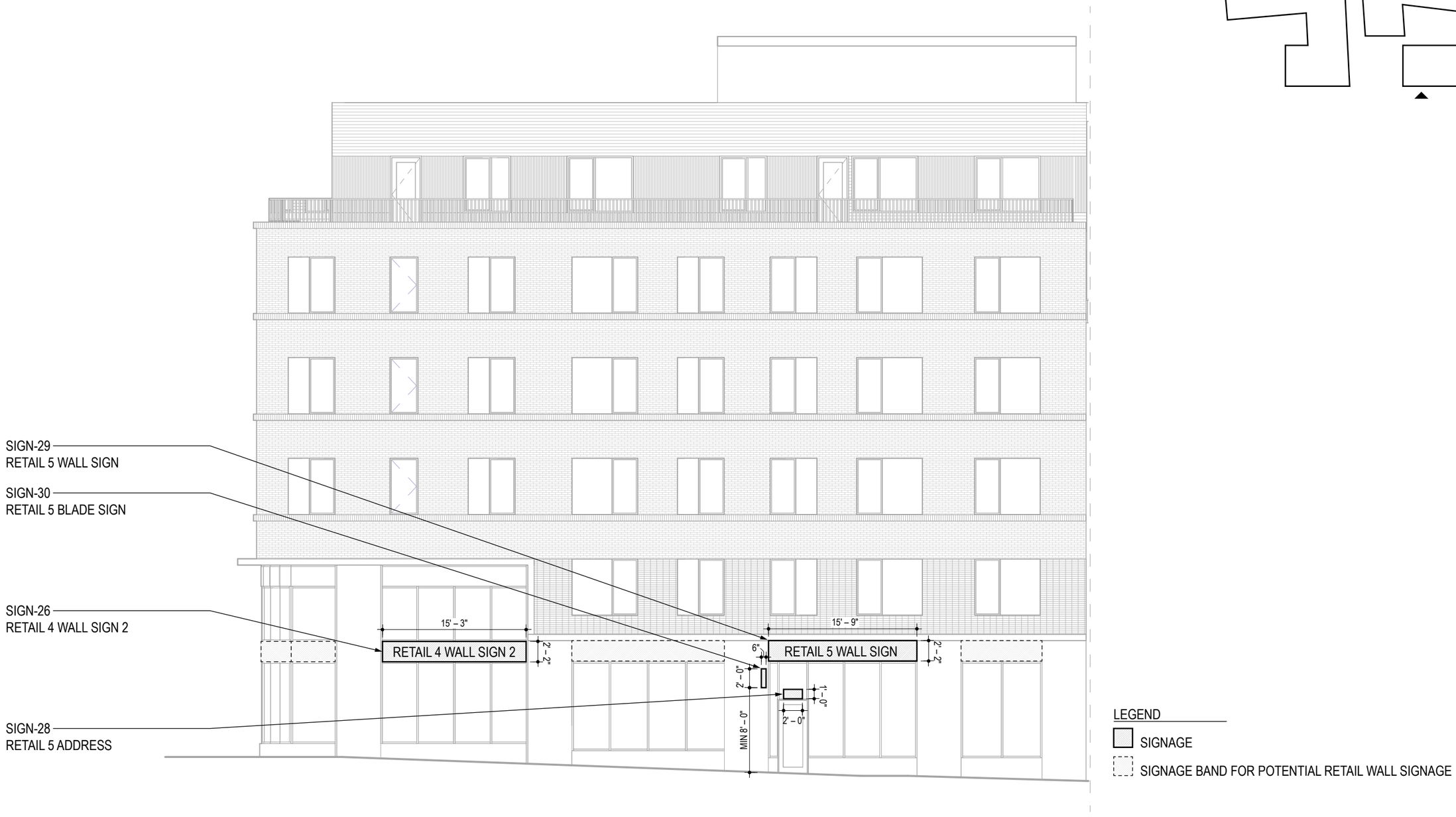


LEGEND

SIGNAGE

SIGNAGE BAND FOR POTENTIAL RETAIL WALL SIGNAGE

## 1 BUILDING B BROADWAY ELEVATION

3/32" = 1' – 0"

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A004.B2
SIGNAGE PLANS

0' 4' 8' 16'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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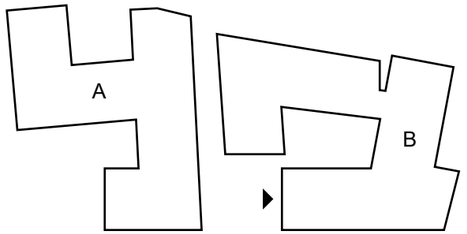
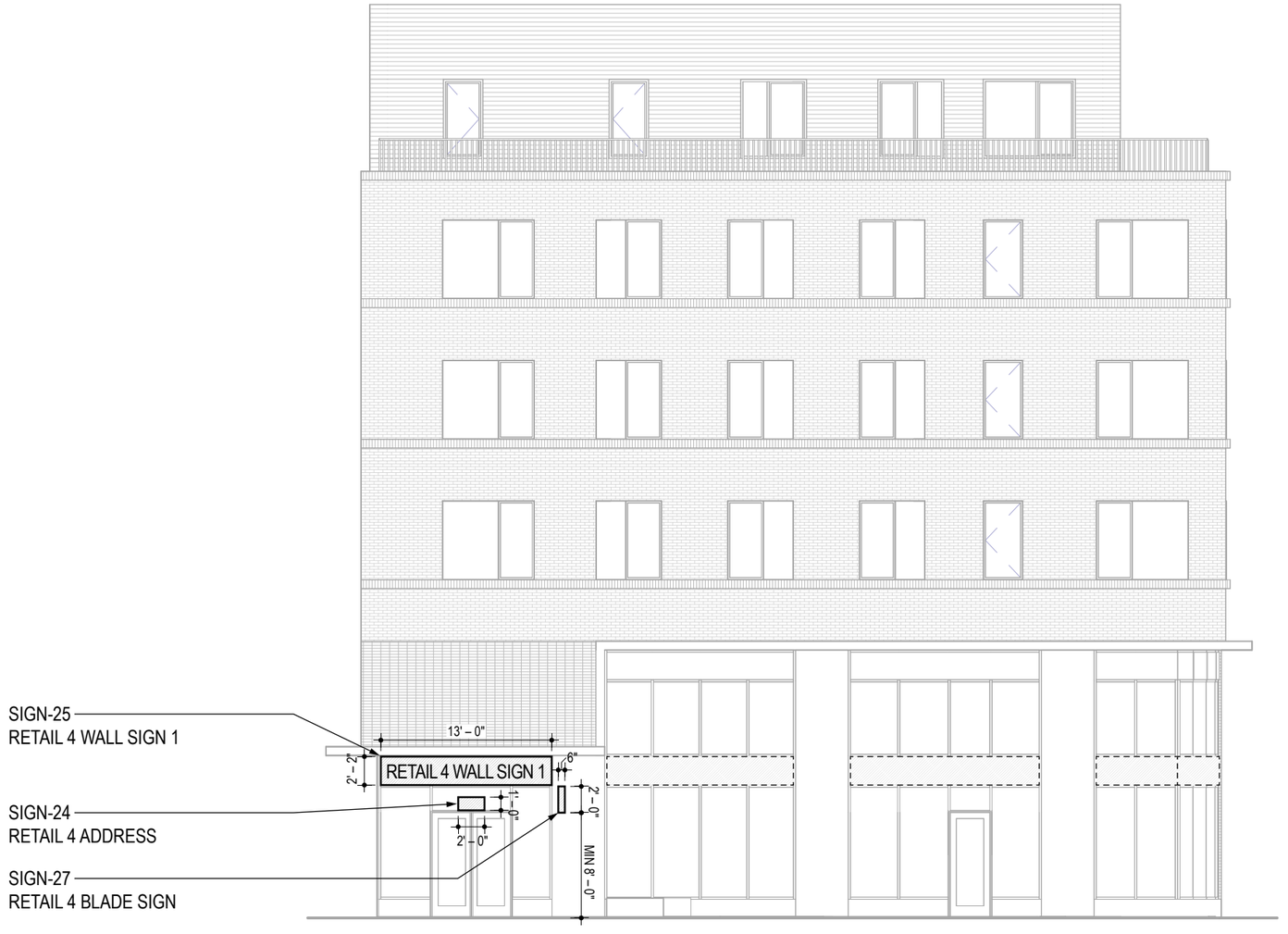
Architecture & Planning



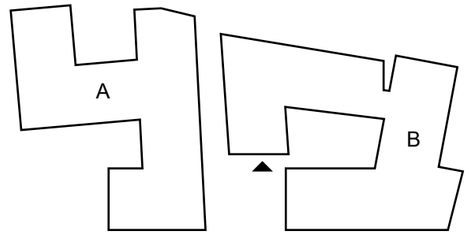



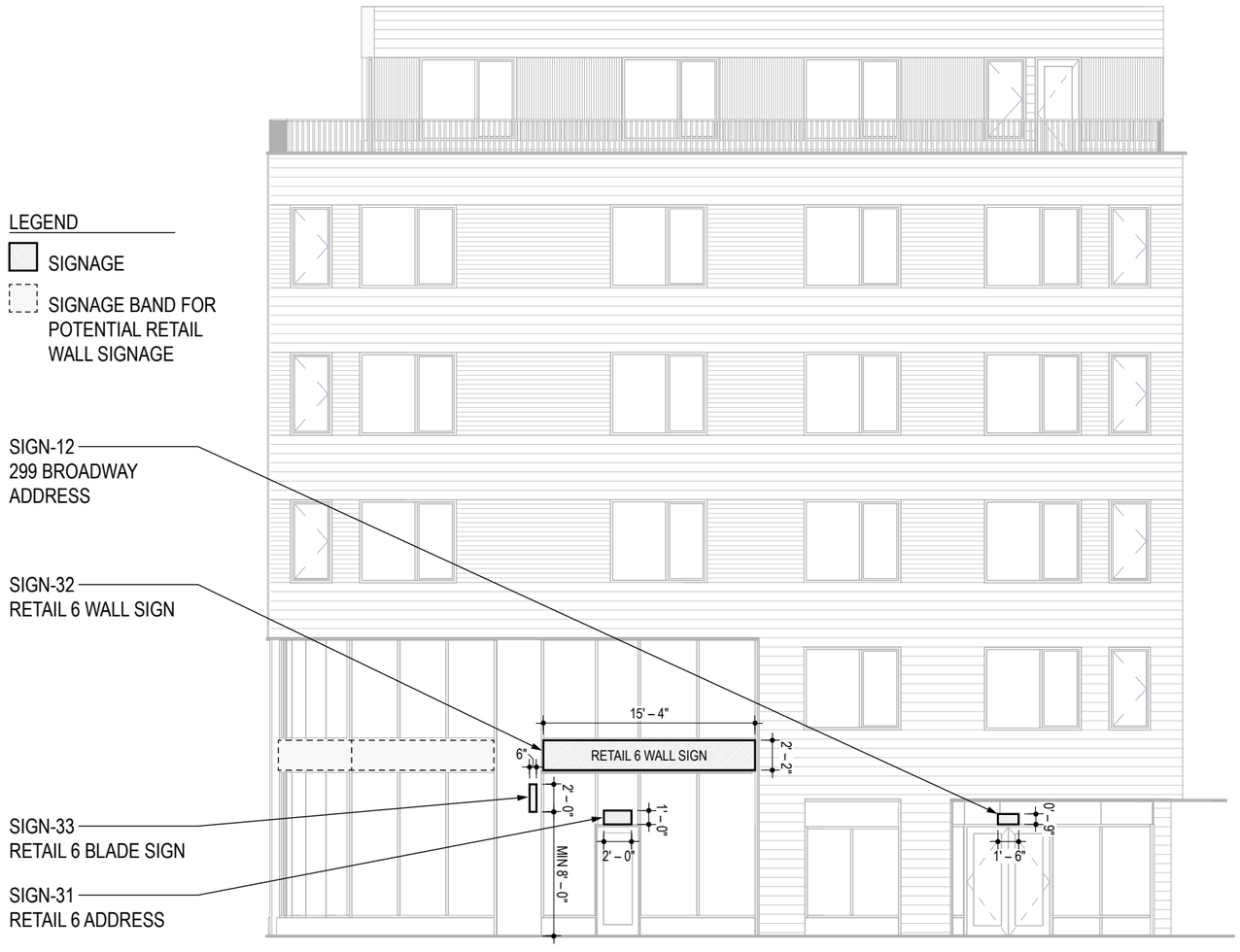

LEGEND

- SIGNAGE
- SIGNAGE BAND FOR POTENTIAL RETAIL WALL SIGNAGE

## 1 PLAZA EAST ELEVATION

3/32" = 1' – 0"




## 1 PLAZA NORTH ELEVATION

3/32" = 1' – 0"

| Sign ID | Sign Description | | Sign Type | Dimensions (max) |
|---|---|---|---|---|
| Sign–11 | Address sign at 299 Broadway primary residential entrance | Dimensional letters on glass w vinyl backer | Address Sign | 2' – 0" × 1' – 0" |
| Sign–12 | Address sign at 299 Broadway secondary residential entrance | Vinyl letters on glass, 2nd surface mounted | Window Sign | 1' – 6" × 0' – 9" |
| Sign–13 | 299 Broadway name sign | Dimensional letters mounted to top of canopy | Canopy Sign | 17' – 8" × 1' – 0" |
| Sign–21 | Address sign at Retail 3 Entrance | Dimensional letters on glass w vinyl backer | Address Sign | 2' – 0" × 1' – 0" |
| Sign–22 | Retail 3 name wall sign | Dimensional, pin mounted letters on metal signage band | Wall Sign | 6' – 9" × 2' – 9" |
| Sign–23 | Retail 3 name blade sign | Blade sign mounted to brick | Blade sign | 3' – 0" × 2' – 0" × 0' – 6" |
| Sign–24 | Address sign at Retail 4 Entrance | Dimensional letters on glass w vinyl backer | Address Sign | 2' – 0" × 1' – 0" |
| Sign–25 | Retail 4 name wall sign (1 of 2) | Dimensional, pin mounted letters on metal signage band | Wall Sign | 14' – 4" × 2' – 2" |
| Sign–26 | Retail 4 name wall sign (2 of 2) | Dimensional, pin mounted letters on metal signage band | Wall Sign | 15' – 3" × 2' – 2" |
| Sign–27 | Retail 4 name blade sign | Blade sign mounted to metal | Blade sign | 3' – 0" × 2' – 0" × 0' – 6" |
| Sign–28 | Address sign at Retail 5 Entrance | Dimensional letters on glass w vinyl backer | Address Sign | 2' – 0" × 1' – 0" |
| Sign–29 | Retail 5 name wall sign | Dimensional, pin mounted letters on metal signage band | Wall Sign | 15' – 9" × 2' – 2" |
| Sign–30 | Retail 5 name blade sign | Blade sign mounted to metal | Blade sign | 3' – 0" × 2' – 0" × 0' – 6" |
| Sign–31 | Address sign at Retail 6 Entrance | Dimensional letters on glass w vinyl backer | Address Sign | 2' – 0" × 1' – 0" |
| Sign–32 | Retail 6 name wall sign | Dimensional, pin mounted letters on metal signage band | Wall Sign | 15' – 4" × 2' – 2" |
| Sign–33 | Retail 6 name blade sign | Blade sign mounted to metal | Blade sign | 3' – 0" × 2' – 0" × 0' – 6" |

## 2 BUILDING B SIGNAGE PLAN SCHEDULE

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

A004.B4
SIGNAGE PLANS

0' 4' 8' 16'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

utile
Architecture & Planning

| Luminaire Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Description | Arrangement | LLF | Referenece Lumens | Luminaire Watts | Mounting Height | BUG Rating |
| | 61 | RC1 | ALW:CRM4 WL-13-83-60-DIRECT-83CR | Single | 0.900 | 958 | 11.7 | 13 | B1-U1-G0 |
| | 23 | E8 | NLS: TBL-T2-16L-175-30K7-UN-AB-[FINISH] | Single | 0.900 | 1069 | 10 | 3, 5.653, 7.716, 16 | B0-U0-G0 |
| | 12 | E7 | HEPER: LL2028_694-US-MN-700-830-[TBD]-UNV-C1-[FINISH] | Single | 0.900 | 2403 | 26 | 14, 16, 18 | B2-U1-G0 |
| | 10 | E6B | HEPER: LW6048_585-US-SLSW-700-830-[TBD]-UNV-C1-[FINISH] | Single | 0.900 | 994 | 10 | 13, 23 | B0-U0-G0 |
| | 17 | E6A | HEPER: LW6048_575-US-SLFW-700-830-[TBD]-UNV-C1-[FINISH] | Single | 0.900 | 986 | 16 | 13, 26 | B0-U0-G1 |
| | 18 | E2 | HEPER: LF8030_693-US-M-700-830-UNV-FS-C1-[FINISH] | Single | 0.900 | 700 | 10 | 7, 9, 11, 13 | B1-U1-G0 |
| | 16 | E12-A | VISTAPRO: 1501-[FINISH]-30-MV-TBD0-CP | Single | 0.900 | 184 | 5.75 | 2.5 | B0-U2-G1 |
| | 2 | E11B | NLS: NV-1-T2-16L-35-30K-UNV | Single | 0.900 | 2209 | 18.91 | 14 | B1-U0-G1 |
| | 2 | E11A | NLS: NV-1-T4-16L-35-30K-UNV | Single | 0.900 | 2187 | 18.87 | 14 | B1-U0-G1 |
| | 30 | E1 | BRUCK: EXT-SKY-D-SW-10LM-40K-80-20D-24-BK-BK-WAND | Single | 0.900 | 709 | 12.5 | 10 | B1-U2-G0 |

| Calculation Summary | | | | | | |
|---|---|---|---|---|---|---|
| Label | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Building A - Courtyard | Fc | 3.80 | 36.9 | 0.1 | 38.00 | 369.00 |
| Lower Park | Fc | 1.11 | 2.9 | 0.3 | 3.70 | 9.67 |
| Site (Beyond 20') | Fc | 0.01 | 0.3 | 0.0 | N.A. | N.A. |
| Site_General | Fc | 0.90 | 41.9 | 0.0 | N.A. | N.A. |
| Sloped Grade_Side_1 | Fc | 0.50 | 5.1 | 0.0 | N.A. | N.A. |
| Building A - Back of House | Fc | 2.82 | 13.2 | 0.3 | 9.40 | 44.00 |
| Building B - Back of House | Fc | 1.84 | 7.8 | 0.0 | N.A. | N.A. |
| Civic Plaza | Fc | 4.66 | 41.9 | 1.1 | 4.24 | 38.09 |
| Elevated Walkway | Fc | 1.75 | 10.8 | 0.3 | 5.83 | 36.00 |
| Mews | Fc | 3.15 | 29.6 | 0.4 | 7.88 | 74.00 |
| Sewell Street Park | Fc | 1.82 | 7.6 | 0.0 | N.A. | N.A. |

REFLEX LIGHTING
7 THDE ST. BOSTON, MA 02210
1 CHESTNUT ST. NEW MILFORD, CT 06776
386 FORE ST. PORTLAND, ME 04101

www.reflexlighting.com

DISCLAIMER: CALCULATIONS SHOULD BE USED AS A GUIDE ONLY.
LIGHT LEVELS ARE SUBJECT TO CONDITIONS IN THE FIELD.

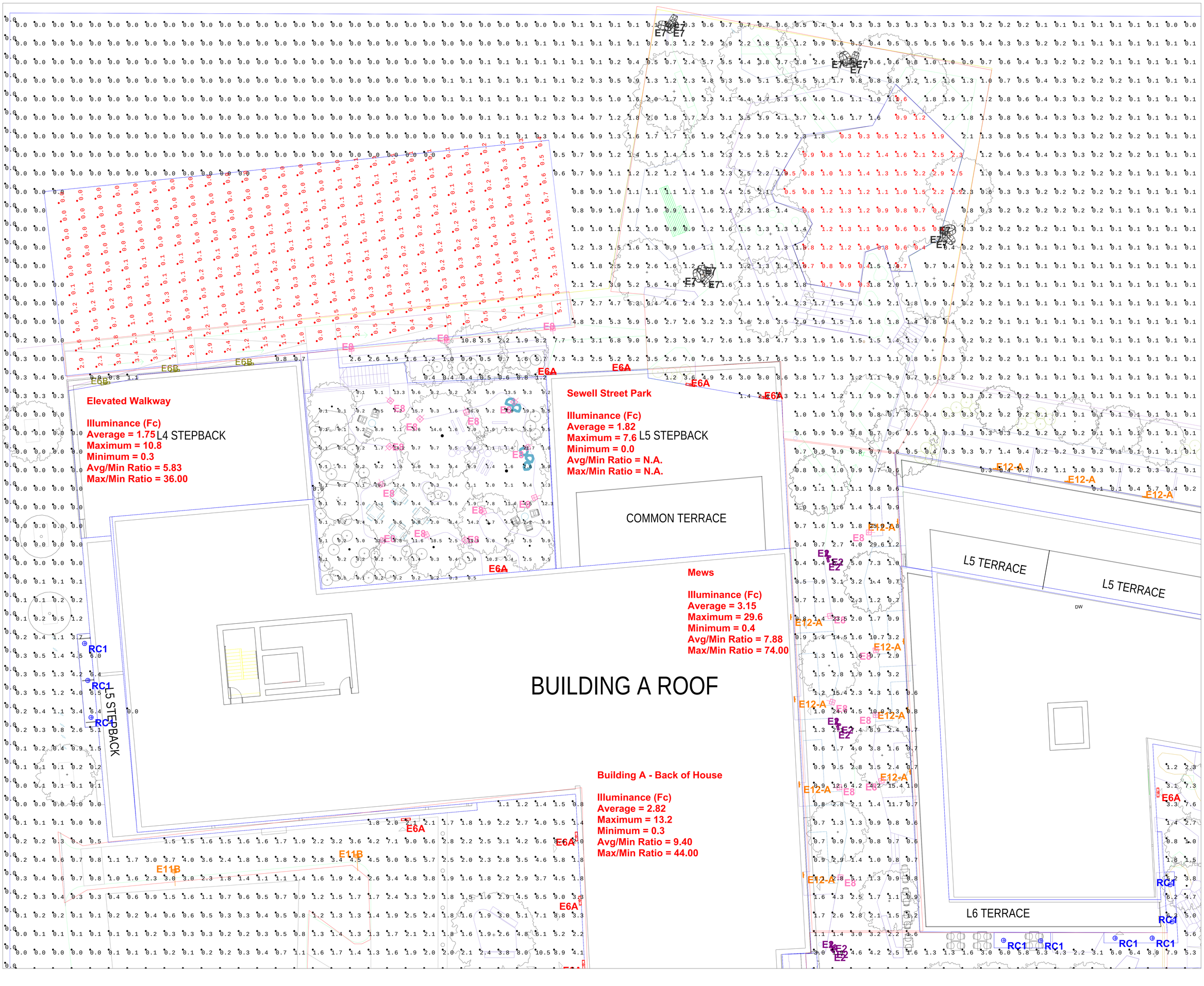
specifications@reflexlighting.com

Drawn By: IF
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

**299 Broadway**
Somerville, MA

A005.01




REFLEX LIGHTING
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1 SCHOOL STREET, WESTFIELD, CT 06199
380 FORE ST., PORTLAND, ME 04101
www.reflexlighting.com
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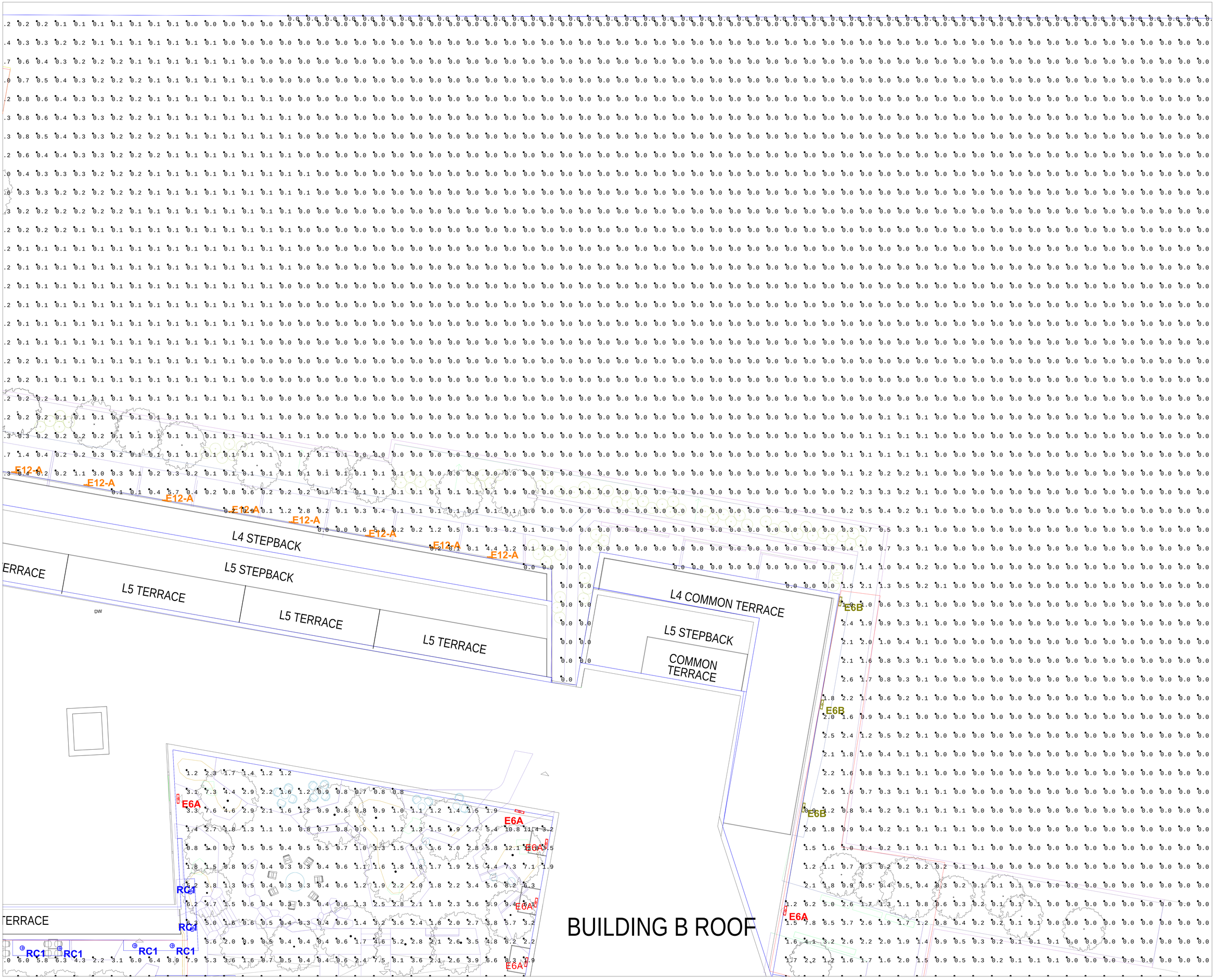
**299 Broadway**
Sommerville, MA

A005.02




REFLEX LIGHTING
7 THDE ST. BOSTON, MA 02210
1 SUNNEN DRIVE, SUITE 100, MERIDEN, CT 06450
386 FORE ST. PORTLAND, ME 04101

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Drawn By: IF
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

**299 Broadway**
Sommerville, MA

L4 STEPBACK

L5 STEPBACK

L5 TERRACE

L5 TERRACE

L5 TERRACE

L4 COMMON TERRACE

L5 STEPBACK

COMMON TERRACE

TERRACE

DW

E12-A

E12-A

E12-A

E12-A

E12-A

E12-A

E12-A

E6A

E6A

E6A

E6A

E6A

E6A

E6A

E6B

E6B

E6B

E6B

E6B

E6B

E6B

RC1

RC1

RC1

Elevated Walkway

Illuminance (Fc)
Average = 1.75
Maximum = 10.8
Minimum = 0.3
Avg/Min Ratio = 5.83
Max/Min Ratio = 36.00

L4 STEPBACK

Illuminance (Fc)
Average = 1.82
Maximum = 7.6
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

L5 STEPBACK

COMMON TERRACE

Mews

Illuminance (Fc)
Average = 3.15
Maximum = 29.6
Minimum = 0.4
Avg/Min Ratio = 7.88
Max/Min Ratio = 74.00

L5 TERRACE

L5 TERRACE

DW

# BUILDING A ROOF

Building A - Back of House

Illuminance (Fc)
Average = 2.82
Maximum = 13.2
Minimum = 0.3
Avg/Min Ratio = 9.40
Max/Min Ratio = 44.00

L6 TERRACE

L6 STEPBACK

RC1 E8 E6A E11B E11A E12-A E2 E1


REFLEX LIGHTING
7 THOMAS ST. BOSTON, MA 02210
1 SCHOOL STREET, WORCESTER, MA 01608
386 FORE ST., PORTLAND, ME 04101
www.reflexlighting.com
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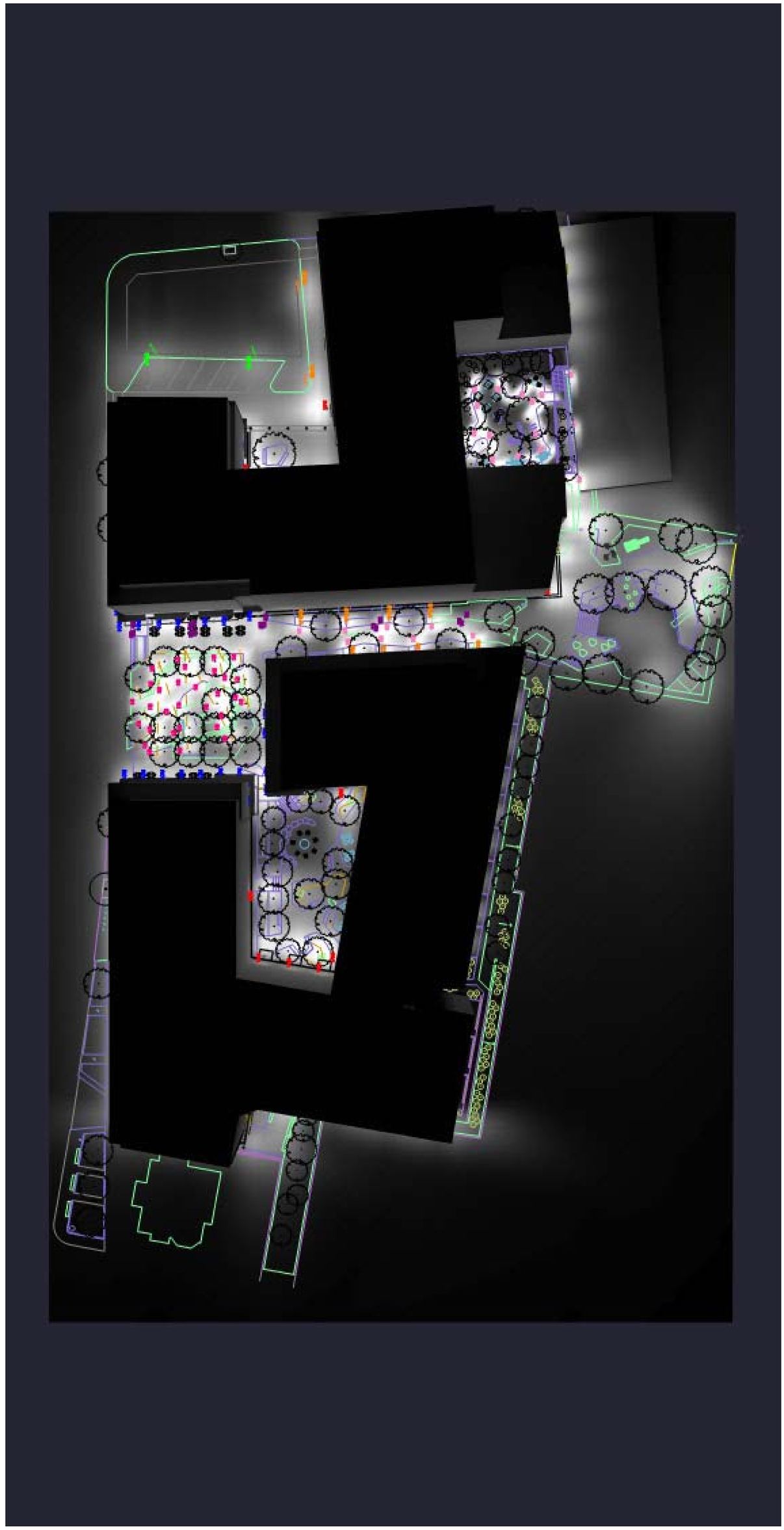
Drawn By: IF
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

**299 Broadway**
Sommerville, MA



AV05.06

**299 Broadway**

Sommerville, MA

Drawn By: IF
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

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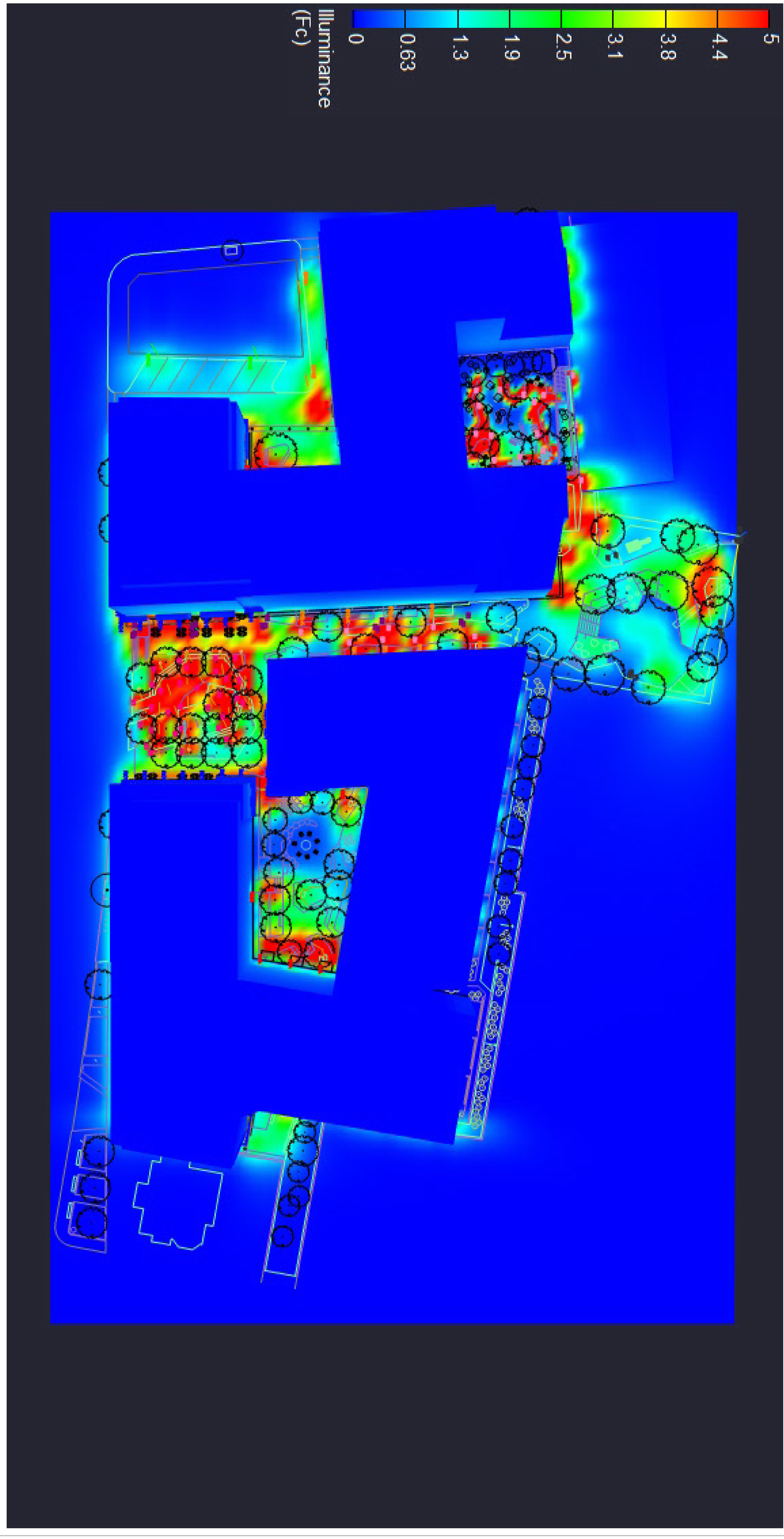
1290 SILAS DEANE HWY. WETHERSFIELD, CT 06109
386 FORE ST. PORTLAND, ME 04101




A005.07

**299 Broadway**

Sommerville, MA

Drawn By: IF
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

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REFLEX LIGHTING
7 TIDE ST. BOSTON, MA 02210
1290 SILAS DEANE HWY. WETHERSFIELD, CT 06109
386 FORE ST. PORTLAND, ME 04101

REFLEXLIGHTING

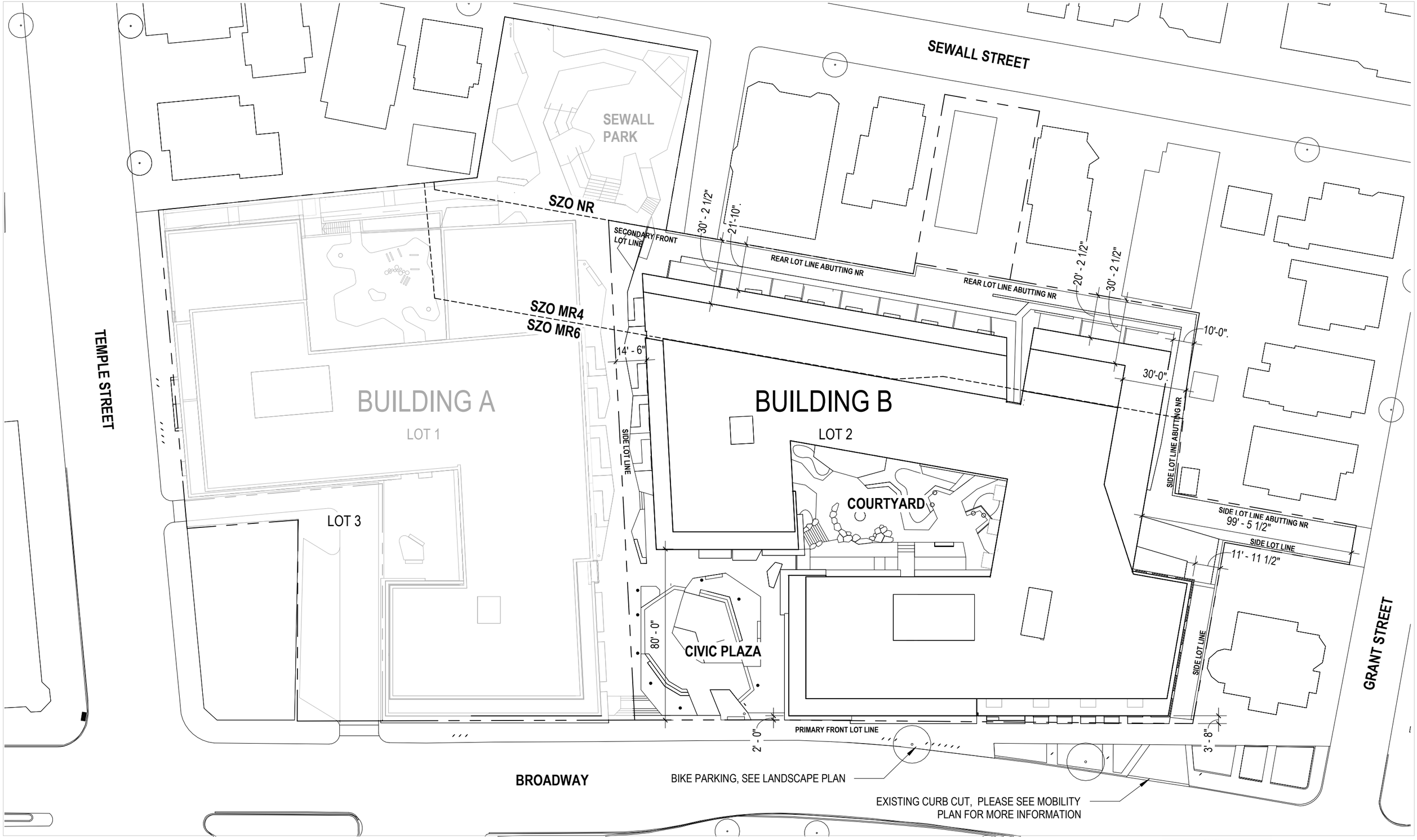
7 Tide Street, Boston MA, 02210
C: 781-690-4765
specifications@reflexlighting.com;
calonso-niemeyer@reflexligting.com;

**PROJECT:** 299 Broadway
**LOCATION:** Sommerville, MA

www.reflexlighting.com

**CONSULTANT:** Utile
**ENGINEER:** TBD
**DATE:** 11/07/22

| TYPE | MANUFACTURER | CATALOG NUMBER | FIXTURE TYPE | MOUNTING | CCT | WATTAGE | DELIVERED LUMENS | CONTROL PROTOCOL | LOCATION | NOTES/REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| E1 | BRUCK | ext-sky-D-10LM-30K-88-40D-24-BK-BK | Sky catenary - small cylinder - Black - full cut off. Requires mounting outdoor wiring system and remote driver. | Catenary | 3000 | | 700 | TBD | Civic Plaza | Requires remote power supply |
| E2 | HAPER<br>NLS | LF8030.693-US-700-830-UNV-FS-C1-[FINISH]<br>RSAP-14-4R-120-120-9BC-NLS-[MOD-POLE]-[FINISH]-3430-[OPTIONS] | Single pole with 4 heads (off set) 14ft high. Finish TBD -RLA finish.<br>60 deg optic heads to be installed in pole (pre-drilled locations). | Pole | 3000 | | 700 | TBD | Civic Plaza | Units to be aimed on site. |
| E3 | Not used | | | | | | | | | |
| E4 | Aluz | A1-ZAKY-F-4-30-TBD CONTROLS]-WET-NA | Corner profile Full Frosted LED channel. Requires remote transformer, mounting clips, and hardware (TBD). | Under bench | 3000 | | 400/lf | TBD | Civic Plaza | |
| E5 | Heper | LB6048.575.US-SLFB-700-830-[UNV]-C1-[FINISH-TBD]-H0.80 | Bollard type T2/T3 distribution. Finish TBD | Ground | 3000 | | | | | |
| E6 | Heper | Lw6048.575.us-slfw-700-8300-[tbd]-unv-c1-[finish] | Full cut off wall mount light unit - dark sky - with forward throw distribution | Wall | 3000 | | 700 | TBD | BACK OF HOUSE | |
| E7 | Heper<br>NLS | LL2028.690.US-MN-700-830-[TBD]-UNV-C1-[FINISH]<br>RSAP-20-5R-120-9bc | Medium Narrow - optics- flood unit to be mounted in 3-cluster setting on 20ft pole. Unit with glare snoot. Aimable units. Side mount bracket | Single pole | 3000 | 20 | 1200 | TBD | Seawall Park | |
| E8 | NLS | TBL-36-T2-16-175--30K7-UN-AB-[FINISH]- | 36" High Bollard with cut off and T2 light distribution. Finish to be determined | Ground | 3000 | 10 | 830 | TBD | Temple Street | |
| E9 | VISTA PRO | 1045-[FINISH]-MF-30-A-MV-[TBD]-FS | Uplight and landscape flood units with medium flood optics. Using full shield. | Ground | 3000 | 16 | 1200 | TBD | Courtyard | |
| E10 | Not used | | | | | | | | | |
| E11<br>(11-07-22) | NLS<br>NLS | NV-1-T2-16L-35-30K7-UNV-ASA-[FINISH]-[OPTIONS]/<br>SSSP-14FT-4S-11G-9BC-SGL-[FINISH]-3430-[OPTIONS] | Small Site unit with T2 distribution B1=U0=G1-4" steel straight pole mounted unit. 14ft pole. | Pole | 3000 | 18 | 2000 | TBD | BACK OF HOUSE | |
| E12 | WAC | ws-w2605-3000-16-[finish]- | 5" diameter wall mounted cylinder exterior downlight. | Wall | 3000 | 16 | 800 | TBD | Front of units | |
| E12-A | VISTA PRO | 1501-[FINISH]-30-MV-[TBD0-CP- | Wall recessed low mount rectangular unit with glare shield. Adjustable optics | Wall | 3000 | 5 | 200 | TBD | Top roof | Mounted on side of doors at Roof tops |
| R1C | ALW | csm4/wl-13-83-30-60-n-[tbd]-l-[finish] | surface mounted 4" square canopy unit with 60 degree optics (regressed) 12" high housing. | Canopy | 3000 | 13 | 1200 | TBD | Exterior canopies | |




299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

A000.B2
SCALED SITE PLAN

NOT FOR CONSTRUCTION

0 20' 40' 80'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

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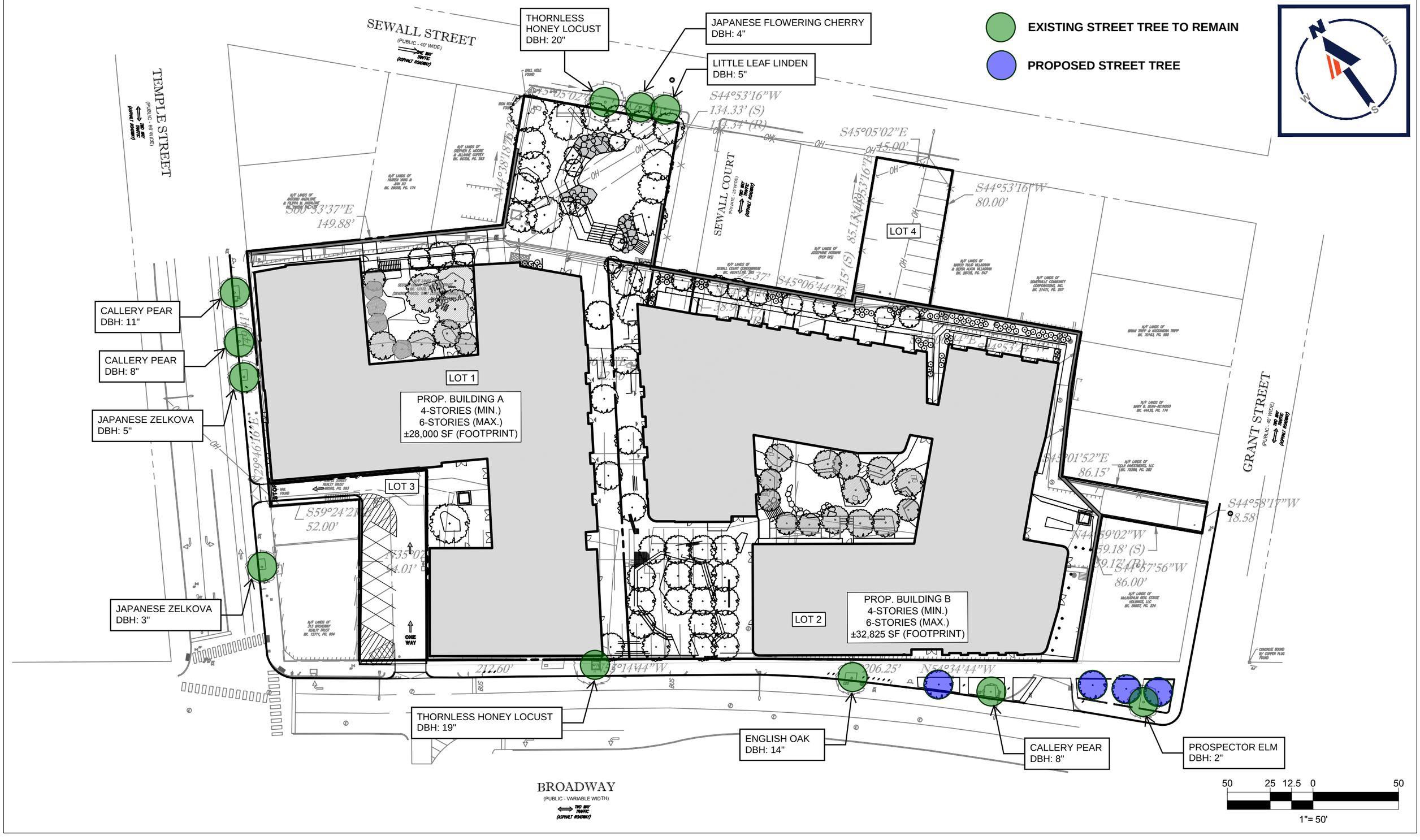


299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION

P&Z 22-092 November 8, 2022

299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

L001.A1
EXISTING TREE PLAN

DRAFT
NOT FOR CONSTRUCTION

utile
Architecture & Planning

# 299 BROADWAY

**P&Z #21-068**

**COMPREHENSIVE PERMIT APPLICATION**
**LOT 02 BUILDING B LANDSCAPE**

**NOVEMBER 1, 2022**

## COMPREHENSIVE PERMIT APPLICATION DRAWING LIST


L.001.B1 COVER SHEET
L.001.B2 BUILDING B LANDSCAPE PLAN
L.001.B3 BUILDING B LANDSCAPE PLAN

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

L.001.B1
COVER SHEET

NOT FOR CONSTRUCTION

FUTURE GREEN

utile
Architecture & Planning

## Somerville Green Score - LOT 2

| | Area or Number | Sq Ft Credit | Multiplier | Weighted Area | Score Value |
|---|---|---|---|---|---|
| | 58,326 | | | | |
| **Soils** | | | | | |
| Landscaped area with a soil depth less than 24 inches | 0 | actual sq ft | **0.3** | 0 | **0.000** |
| Landscaped area with a soil depth equal to or greater than 24 inches | 8,643 | actual sq ft | **0.6** | 5185.8 | **0.089** |
| Pervious Paving with 6 to 24 inches of subsurface soil or gravel | 0 | actual sq ft | **0.2** | 0 | **0.000** |
| Pervious Paving with more than 24 inches of subsurface soil or gravel | 3,106 | actual sq ft | **0.5** | 1553 | **0.027** |
| **Groundcovers** | | | | | |
| Turf grass, mulch, and inorganic surfacing materials | 0 | actual sq ft | **0.1** | 0 | **0.000** |
| **Plants** | | | | | |
| Vegetation less than two (2) feet tall at maturity | 2183 | actual sq ft | **0.2** | 436.6 | **0.007** |
| Vegetation at least two (2) feet tall at maturity | 5614 | 12 | **0.3** | 20210.4 | **0.347** |
| **Trees** | | | | | |
| Small Tree | 18 | 50 | **0.6** | 540 | **0.009** |
| Large Tree | 39 | 450 | **0.6** | 10530 | **0.181** |
| Preserved Tree | 0 | 65 | **0.8** | 0 | **0.000** |
| **Engineered Landscape** | | | | | |
| Vegetated Wall | 0 | actual sq ft | **0.1** | 0 | **0.000** |
| Rain gardens, bioswales, and stormwater planters | 0 | actual sq ft | **1.0** | 0 | **0.000** |
| Green Roof with up to 6" of growth medium | 0 | actual sq ft | **0.1** | 0 | **0.000** |
| Green Roof with 6"-10" of growth medium | 0 | actual sq ft | **0.4** | 0 | **0.000** |
| Green Roof of 10"-24" growth medium | 0 | actual sq ft | **0.6** | 0 | **0.000** |
| Green Roof of over 24" growth medium | N/A | Calculate as if soils, groundcovers, plants, and trees | | | |
| | | | | Green Score = | 0.659 |
| **Possible Bonuses** | | | | | |
| Publicly Visible Landscape | 3,434 | actual sq ft | **0.1** | 343.4 | **0.006** |
| Native Species | 6500 | actual sq ft | **0.1** | 650 | **0.011** |
| High Value Species | 3,900 | actual sq ft | **0.1** | 390 | **0.007** |
| 50% Irrigation from storm water | 0 | actual sq ft | **0.1** | 0 | **0.000** |
| Food cultivation | 0 | actual sq ft | **0.1** | 0 | **0.000** |
| De-paved lot area | 0 | actual sq ft | **0.1** | 0 | **0.000** |

| Green Score District Requirements | | | |
|---|---|---|---|
| NR & UR | MR3 & MR4 | MR5, MR6, & HR | FAB, CC, CB, CI |
| Required Score: 0.35 | 0.25 | 0.20 | 0.20 |
| Target Score: 0.40 | 0.3 | 0.25 | - |
| Actual Green Score: 0.659 | 0.659 | 0.659 | 0.683 |

Scale: 1/32" = 1'

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

L.001.B2
LANDSCAPE PLAN

NOT FOR CONSTRUCTION

FUTURE GREEN

utile
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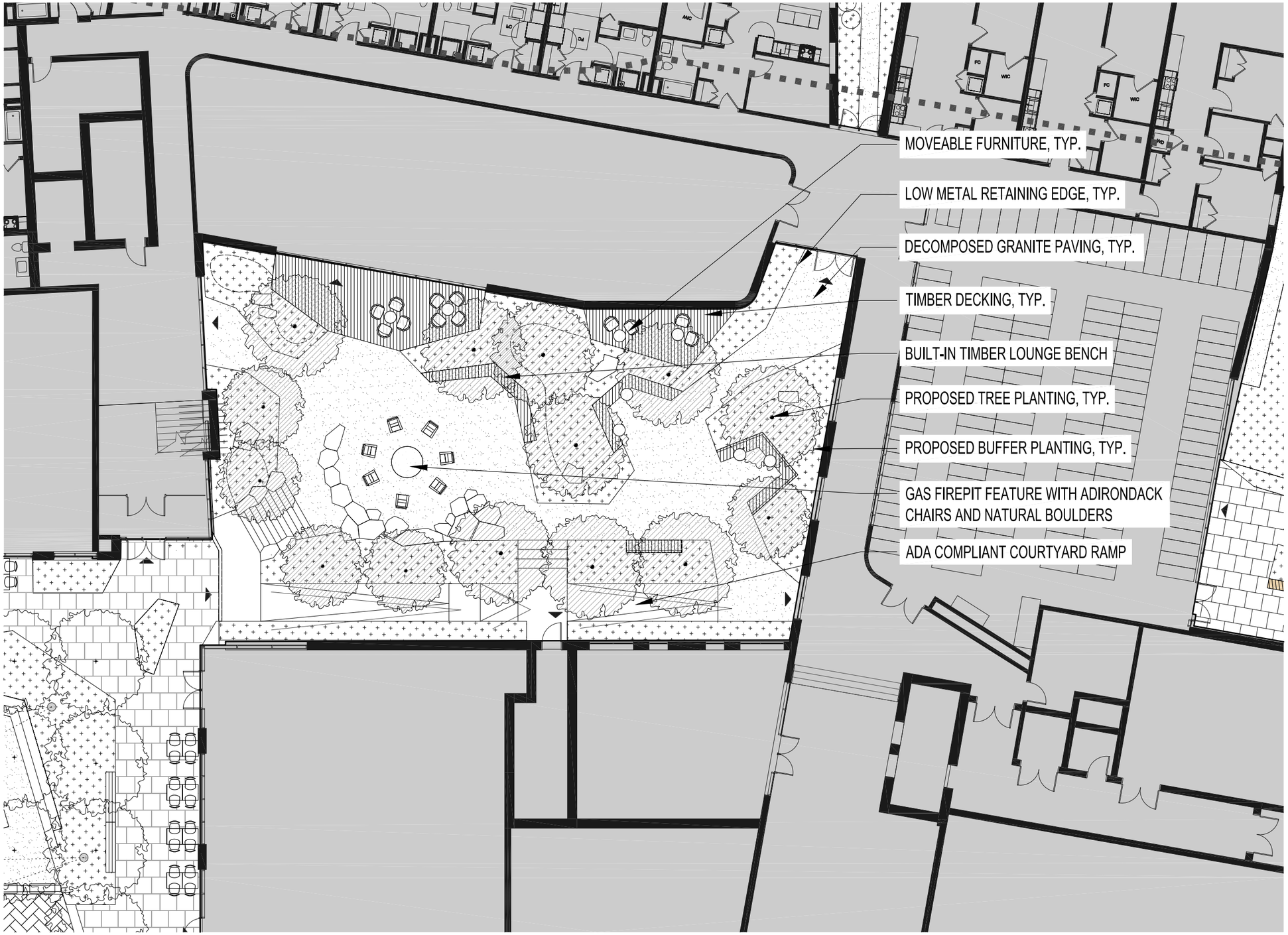


LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | LOT LINE |
| | PLANTING BED |
| | PROPOSED TREE |

FURNITURE SCHEDULE

| SYMB | ITEM | QTY |
|---|---|---|
| | LOUNGE CHAIR | 12 |
| | CAFE TABLE | 4 |
| | GAS FIREPIT | 1 |
| | ADIRONDACK CHAIR | 6 |

PAVING SCHEDULE

| | TYPE | QTY |
|---|---|---|
| | BUFFER PLANTING | 2088 SQ FT |
| | DECOMPOSED GRANITE PAVING | 1966 SQ FT |
| | TIMBER DECKING | 630 SQ FT |

Scale: 1/16” = 1’

299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

L.001.B3
COURTYARD EN-LARGEMENT

NOT FOR CONSTRUCTION

FUTURE GREEN

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Architecture & Planning

# 299 BROADWAY

**P&Z #21-068**

**COMPREHENSIVE PERMIT APPLICATION**
**CIVIC PLAZA**

**NOVEMBER 1, 2022**

## COMPREHENSIVE PERMIT APPLICATION DRAWING LIST


| | |
|---|---|
| L.000.L1 | COVER SHEET |
| L.050.L2 | ILLUSTRATIVE PLAN |
| L.001.01 | EXISTING TREE PLAN |
| G003 | DRAINAGE PLAN |
| G004 | GRADING PLAN |
| L101.L1 | SCALED LAYOUT PLAN |
| L102.L2 | PAVING PLAN |
| L103.L3 | PLANTING PLAN |
| L104.L4 | TREE SOILS PLAN |
| XX | LIGHTING PLAN |
| L106.L6 | SIGNAGE PLAN |
| L400.L1 | ILLUSTRATED PAVING MATERIALS + FURNISHINGS |

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L000.L1
COVER SHEET

NOT FOR CONSTRUCTION

FUTURE | GREEN

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## Somerville Green Score - LOT 2

| | Area or Number | Sq Ft Credit | Multiplier | Weighted Area | Score Value |
|---|---|---|---|---|---|
| **Soils** | | | | | |
| Landscaped area with a soil depth less than 24 inches | 0 | actual sq ft | **0.3** | 0 | **0.000** |
| Landscaped area with a soil depth equal to or greater than 24 inches | 8,643 | actual sq ft | **0.6** | 5185.8 | **0.089** |
| Pervious Paving with 6 to 24 inches of subsurface soil or gravel | 0 | actual sq ft | **0.2** | 0 | **0.000** |
| Pervious Paving with more than 24 inches of subsurface soil or gravel | 3,106 | actual sq ft | **0.5** | 1553 | **0.027** |
| **Groundcovers** | | | | | |
| Turf grass, mulch, and inorganic surfacing materials | 0 | actual sq ft | **0.1** | 0 | **0.000** |
| **Plants** | | | | | |
| Vegetation less than two (2) feet tall at maturity | 2183 | actual sq ft | **0.2** | 436.6 | **0.007** |
| Vegetation at least two (2) feet tall at maturity | 5614 | 12 | **0.3** | 20210.4 | **0.347** |
| **Trees** | | | | | |
| Small Tree | 18 | 50 | **0.6** | 540 | **0.009** |
| Large Tree | 39 | 450 | **0.6** | 10530 | **0.181** |
| Preserved Tree | 0 | 65 | **0.8** | 0 | **0.000** |
| **Engineered Landscape** | | | | | |
| Vegetated Wall | 0 | actual sq ft | **0.1** | 0 | **0.000** |
| Rain gardens, bioswales, and stormwater planters | 0 | actual sq ft | **1.0** | 0 | **0.000** |
| Green Roof with up to 6” of growth medium | 0 | actual sq ft | **0.1** | 0 | **0.000** |
| Green Roof with 6”-10” of growth medium | 0 | actual sq ft | **0.4** | 0 | **0.000** |
| Green Roof of 10”-24” growth medium | 0 | actual sq ft | **0.6** | 0 | **0.000** |
| Green Roof of over 24” growth medium | N/A | Calculate as if soils, groundcovers, plants, and trees | | | |

Green Score = 0.659

| **Possible Bonuses** | | | | | |
|---|---|---|---|---|---|
| Publicly Visible Landscape | 3,434 | actual sq ft | **0.1** | 343.4 | **0.006** |
| Native Species | 6500 | actual sq ft | **0.1** | 650 | **0.011** |
| High Value Species | 3,900 | actual sq ft | **0.1** | 390 | **0.007** |
| 50% Irrigation from storm water | 0 | actual sq ft | **0.1** | 0 | **0.000** |
| Food cultivation | 0 | actual sq ft | **0.1** | 0 | **0.000** |
| De-paved lot area | 0 | actual sq ft | **0.1** | 0 | **0.000** |

| Green Score District Requirements | | | |
|---|---|---|---|
| NR & UR | MR3 & MR4 | MR5, MR6, & HR | FAB, CC, CB, CI |
| Required Score: | 0.35 | 0.25 | 0.20 | 0.20 |
| Target Score: | 0.40 | 0.3 | 0.25 | - |
| Actual Green Score: | 0.659 | 0.659 | 0.659 | 0.683 |

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L050.L1
ILLUSTRATIVE PLAN
WITH GREEN SCORE

NOT FOR CONSTRUCTION

FUTURE GREEN

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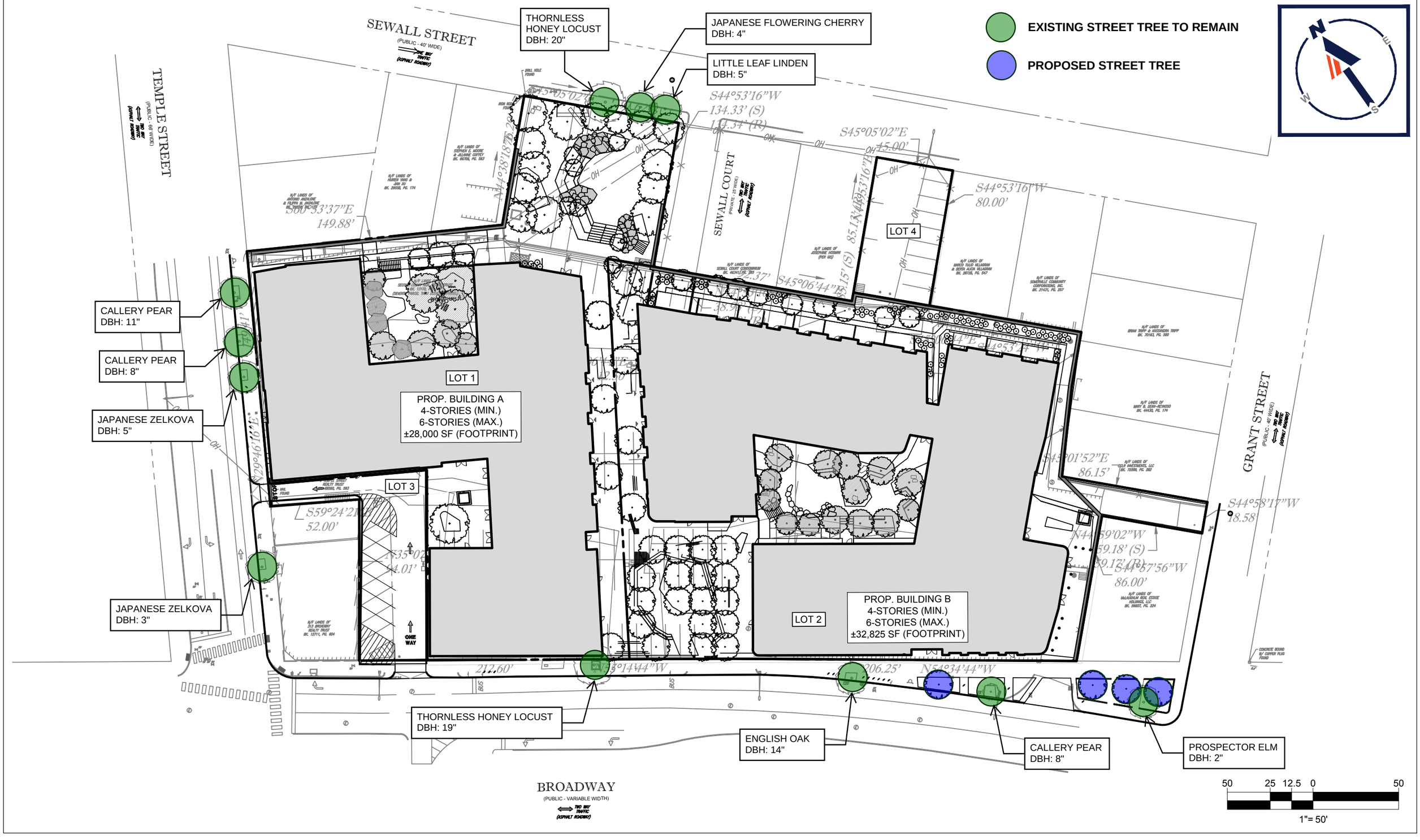


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L001.A1
EXISTING TREE PLAN

DRAFT
NOT FOR CONSTRUCTION

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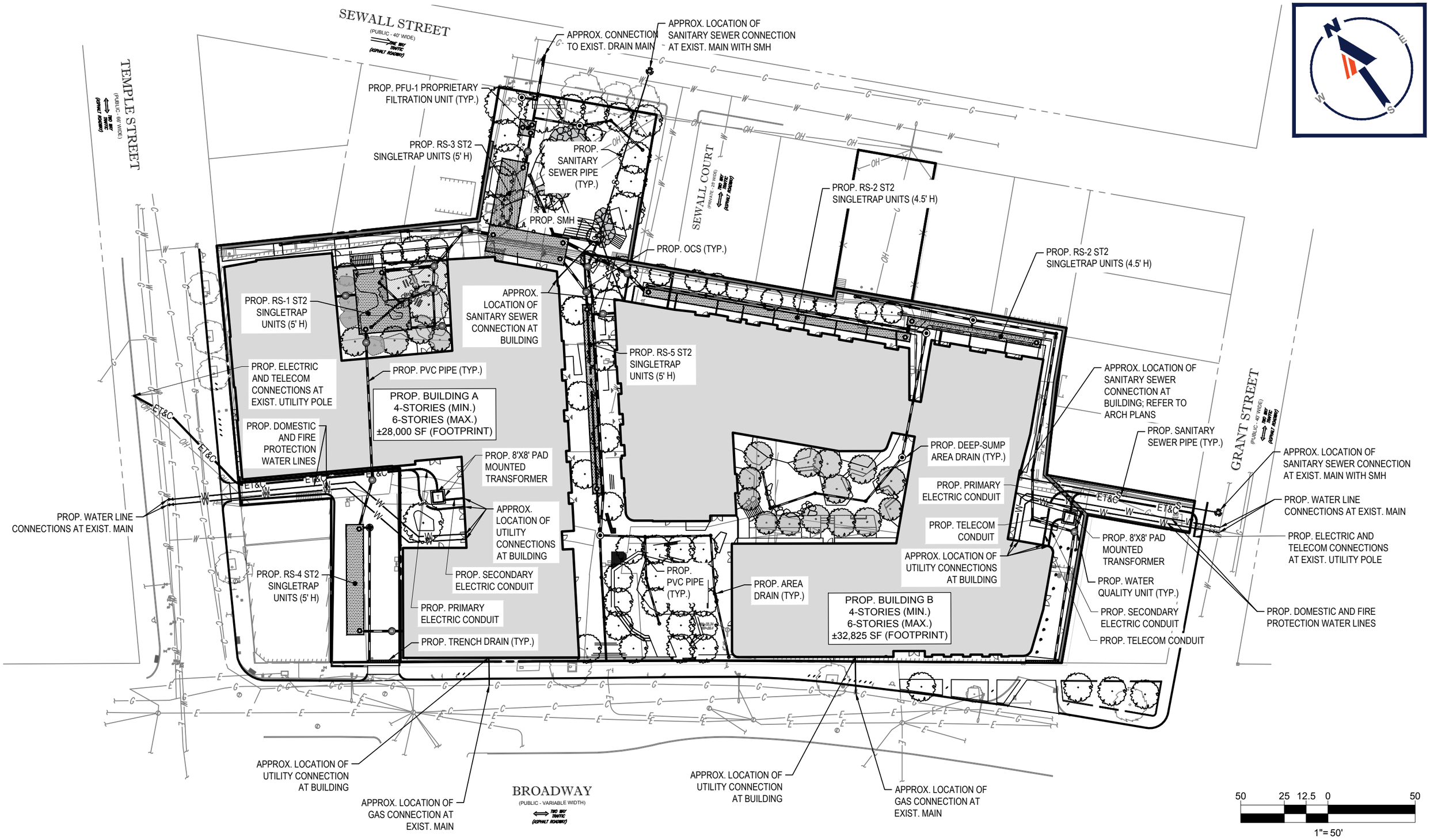


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G003
DRAINAGE & UTILITY PLAN

DRAFT
NOT FOR CONSTRUCTION

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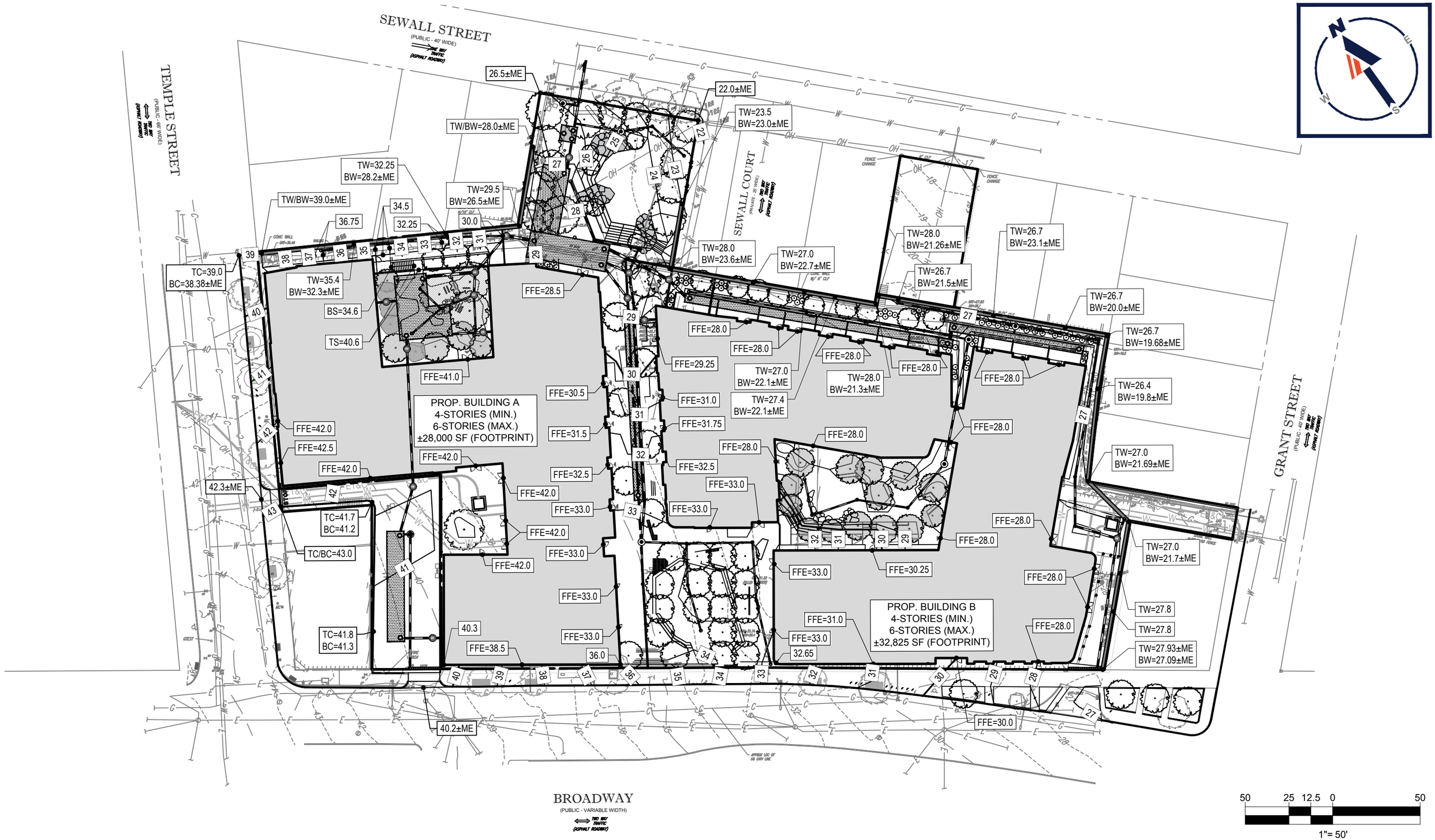


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G004
GRADING PLAN

DRAFT
NOT FOR CONSTRUCTION

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***ZONING DISTRICT:*** MR4/MR6/NR

***POCKET PLAZA:***
TOTAL AREA: 7,254 SQ FT

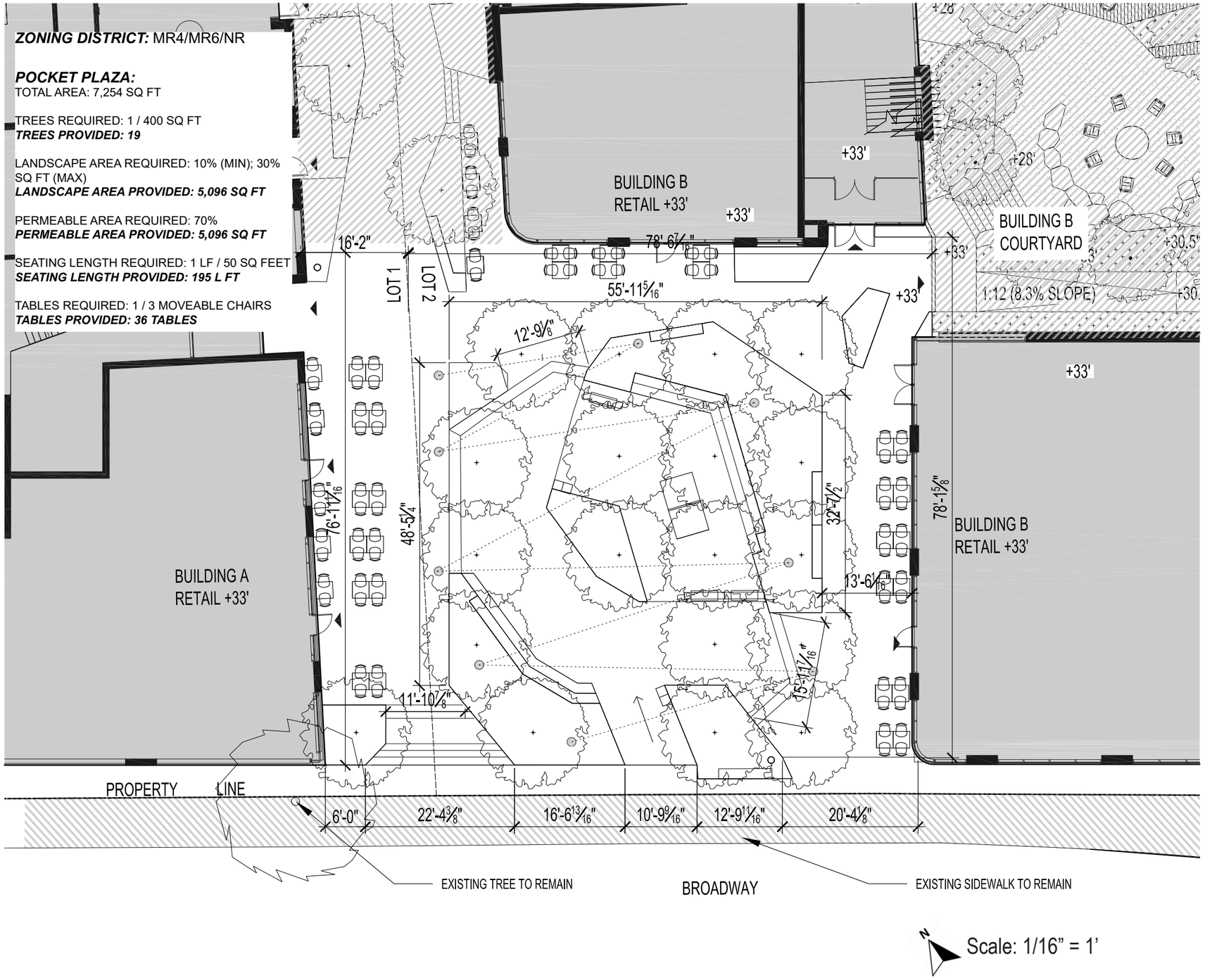
TREES REQUIRED: 1 / 400 SQ FT
***TREES PROVIDED: 19***

LANDSCAPE AREA REQUIRED: 10% (MIN); 30% SQ FT (MAX)
***LANDSCAPE AREA PROVIDED: 5,096 SQ FT***

PERMEABLE AREA REQUIRED: 70%
***PERMEABLE AREA PROVIDED: 5,096 SQ FT***

SEATING LENGTH REQUIRED: 1 LF / 50 SQ FEET
***SEATING LENGTH PROVIDED: 195 L FT***

TABLES REQUIRED: 1 / 3 MOVEABLE CHAIRS
***TABLES PROVIDED: 36 TABLES***




Scale: 1/16" = 1'

LEGEND

- PROPERTY LINE
- LOT LINE
- PLANTING BED
- PROPOSED TREE
- X'-X" SITE DIMENSION

MOVABLE FURNITURE SCHEDULE

| SYMB | ITEM | QTY |
|---|---|---|
| | CAFE TABLE W/ CHAIRS | 16 |

BUILT-IN FURNITURE SCHEDULE

| | | |
|---|---|---|
| | BUILT IN TIMBER BENCH WITH BACK | 4 |
| | CIVIC SWINGS | 3 |
| | TIMBER PLATFORM | 1 |
| | LIGHT POSTS WITH CATENARY LIGHTING | 9 |
| | PING PONG TABLE | 1 |
| | TRASH & RECYCLING RECEPTACLE | 2 |
| | SIGN POST, TYPICAL | 1 |
| | BIKE RACK | 1 |

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L101.L1
SCALED LAYOUT PLAN

NOT FOR CONSTRUCTION

FUTURE GREEN

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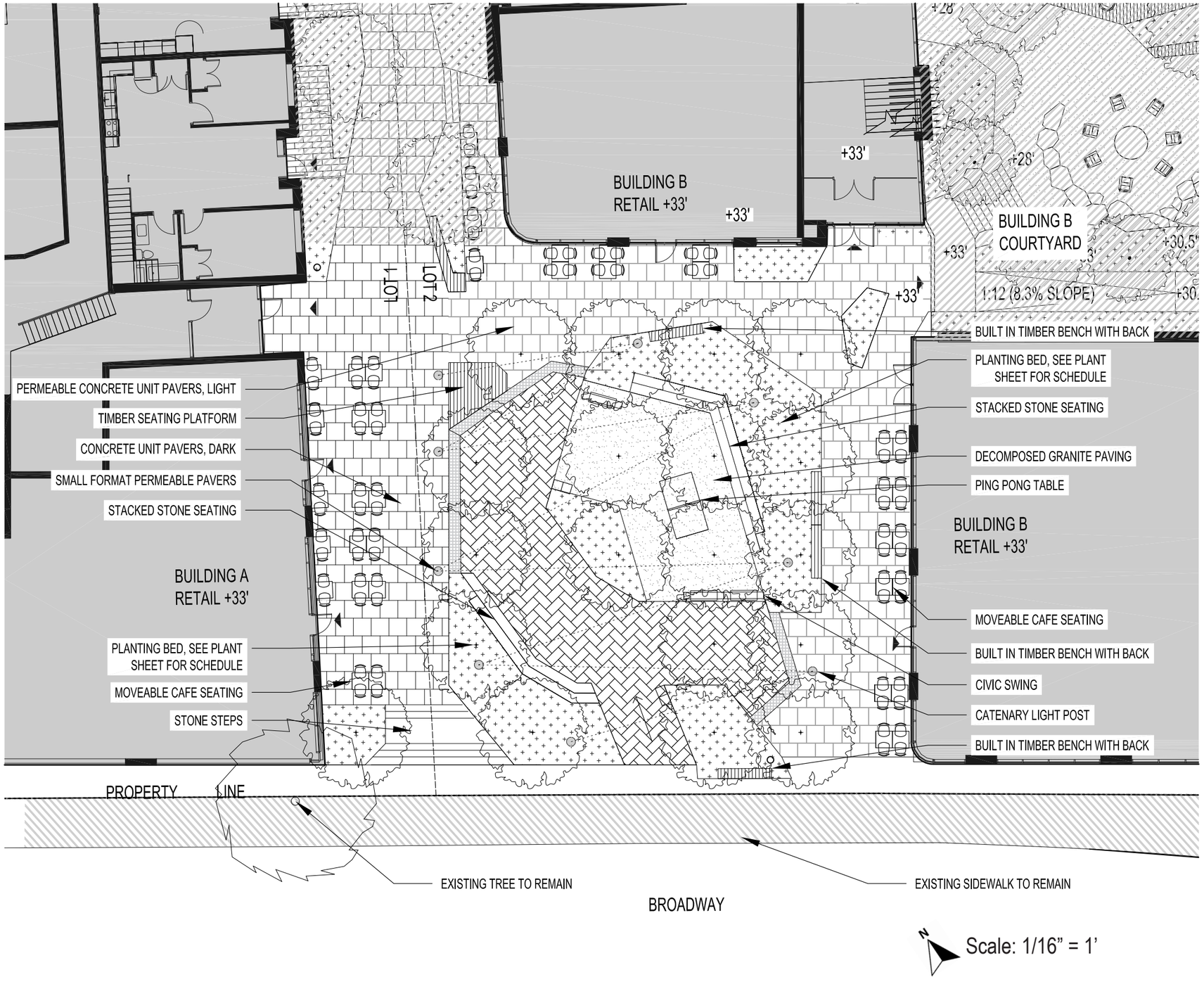
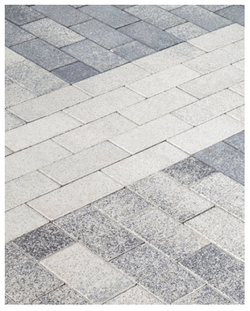



Scale: 1/16" = 1'

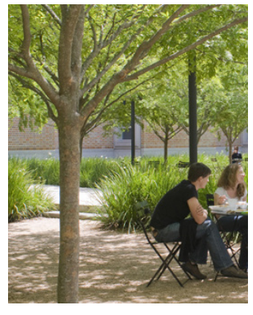
PAVING SCHEDULE

| | TYPE | QTY |
|---|---|---|
| | PERMEABLE CONCRETE UNIT PAVERS, LIGHT | 1985 SQ FT |
| | CONCRETE UNIT PAVERS, DARK | 2231 SQ FT |
| | SMALL FORMAT PERMEABLE PAVERS | 1121 SQ FT |
| | DECOMPOSED GRANITE PAVING | 635 SQ FT |
| | FLUSH STONE BAND | 102 SQ FT |

*Small Format Permeable Pavers*



*Concrete unit pavers*



*Decomposed granite fines*

*Flush stone band / Linear drainage*

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L102.L2
PAVING PLAN

NOT FOR CONSTRUCTION

FUTURE GREEN

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Scale: 1/16" = 1'

PLANTING AREA

| | TYPE | QTY |
|---|---|---|
| | FULL SUN MIX | 1141 SQ FT |
| | PART SHADE MIX | 214 SQ FT |
| | PROPOSED TREE | 16 TREES |

PLANT SCHEDULE

| QTY | CODE | BOTANICAL NAME | COMMON NAME | SIZE | NOTES |
|---|---|---|---|---|---|
| **MEDIUM TO LARGE TREES** | | | | | |
| 8 | GT | *Gleditsia triacanthos* | Honeylocust | 3.5" caliper | B&B Specimen; full, well-branched ; Wide, symmetrical canopy spread; 7'+ lower branch clearance; Hand-dug, drumlaced rootball; Final selection shall be determined by overall quality, character and form as approved by the Landscape Architect. |
| 5 | QP | *Quercus palustris* | Pin Oak | 3.5" caliper | B&B Specimen; full, well-branched ; Wide, symmetrical canopy spread; 7'+ lower branch clearance; Hand-dug, drumlaced rootball; Final selection shall be determined by overall quality, character and form as approved by the Landscape Architect. |
| 1 | AC | *Aesculus x carnea* | Red Horsechestnut | 3.5" caliper | B&B Specimen; full, well-branched ; Wide, symmetrical canopy spread; 7'+ lower branch clearance; Hand-dug, drumlaced rootball; Final selection shall be determined by overall quality, character and form as approved by the Landscape Architect. |
| 1 | QB | *Quercus bicolor* | Swamp White Oak | 3.5" caliper | B&B Specimen; full, well-branched ; Wide, symmetrical canopy spread; 7'+ lower branch clearance; Hand-dug, drumlaced rootball; Final selection shall be determined by overall quality, character and form as approved by the Landscape Architect. |
| 1 | TA | *Tilia americana*ß | Basswood | 3.5" caliper | B&B Specimen; full, well-branched ; Wide, symmetrical canopy spread; 7'+ lower branch clearance; Hand-dug, drumlaced rootball; Final selection shall be determined by overall quality, character and form as approved by the Landscape Architect. |
| 3 | NS | *Nyssa sylvatica* | Black Tupelo | 3.5" caliper | B&B Specimen; full, well-branched ; Wide, symmetrical canopy spread; 7'+ lower branch clearance; Hand-dug, drumlaced rootball; Final selection shall be determined by overall quality, character and form as approved by the Landscape Architect. |
| **PERENNIALS & GRASSES & SHRUBS** | | | | | |
| **PART SUN MIX** | | | | | |
| 42 | | *Thalictrum 'Black Stockings'* | Meadow rue | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 42 | | *Monarda fistulosa* | Bee balm | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 42 | | *Amsonia hubrichtii* | Bluestar | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 42 | | *Rosa virginiana* | Virginiana Rose | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 42 | | *Shizachrium scoparium* | Little bluestem | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 42 | | *Sesleria autumnalis* | Autumn moor grass | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 6 | | *Fothergilla gardenii* | Dwarf Fothergilla | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| **SUN MIX** | | | | | |
| 144 | | *Baptisia australis* | Wild indigo | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 144 | | *Lupinus perennis* | Wild Lupine | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 144 | | *Eurybia spectablis* | Eastern showy aster | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 144 | | *Rosa virginiana* | Virginiana Rose | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 144 | | *Eupatorium hyssopaifolium* | Hyssopleaf thoroughwort | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 144 | | *Deschampsia flexuosa* | Wavy Hairgrass | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 144 | | *Carex Rosea* | Rosy Sedge | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 144 | | *Eragrostis spectabilis* | Purple lovegrass | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 144 | | *Panicum virgatum* | Switchgrass | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 34 | | *Amorpha fruticosa* | False Indigo | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 34 | | *Ilex glabra 'Shamrock'* | Shamrock Inkberry | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 34 | | *Myrica pensylvanica* | Northern Bayberry | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 34 | | *Aronia arbutifolia 'Brilliantissima'* | Brilliantissima Red Chokeberry | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 34 | | *Clethra alnifolia 'Crystalina'* | Crystalina Sweetspire | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 34 | | *Viburnum dentatum* | Arrowwood Viburnum | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| **VINES** | | | | | |
| 20 | | *Parthenocissus quinquefolia* | Virginia creeper | 1 GAL | Full, well-developed roots; interplant as per LA in field |
| 20 | | *Champsis radicans* | Trumpet vine | 1 GAL | Full, well-developed roots; interplant as per LA in field |

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L103.L3
PLANTING PLAN

NOT FOR CONSTRUCTION

FUTURE GREEN

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PLANTING AREA

| | TYPE | QTY |
|---|---|---|
| | 36" SAND BASED STRUCTURAL SOIL | 20,127 CU FT |
| | 36" DEEP PLANTING SOIL | 10,530 CU FT |

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L104.L4
SOILS PLAN

NOT FOR CONSTRUCTION

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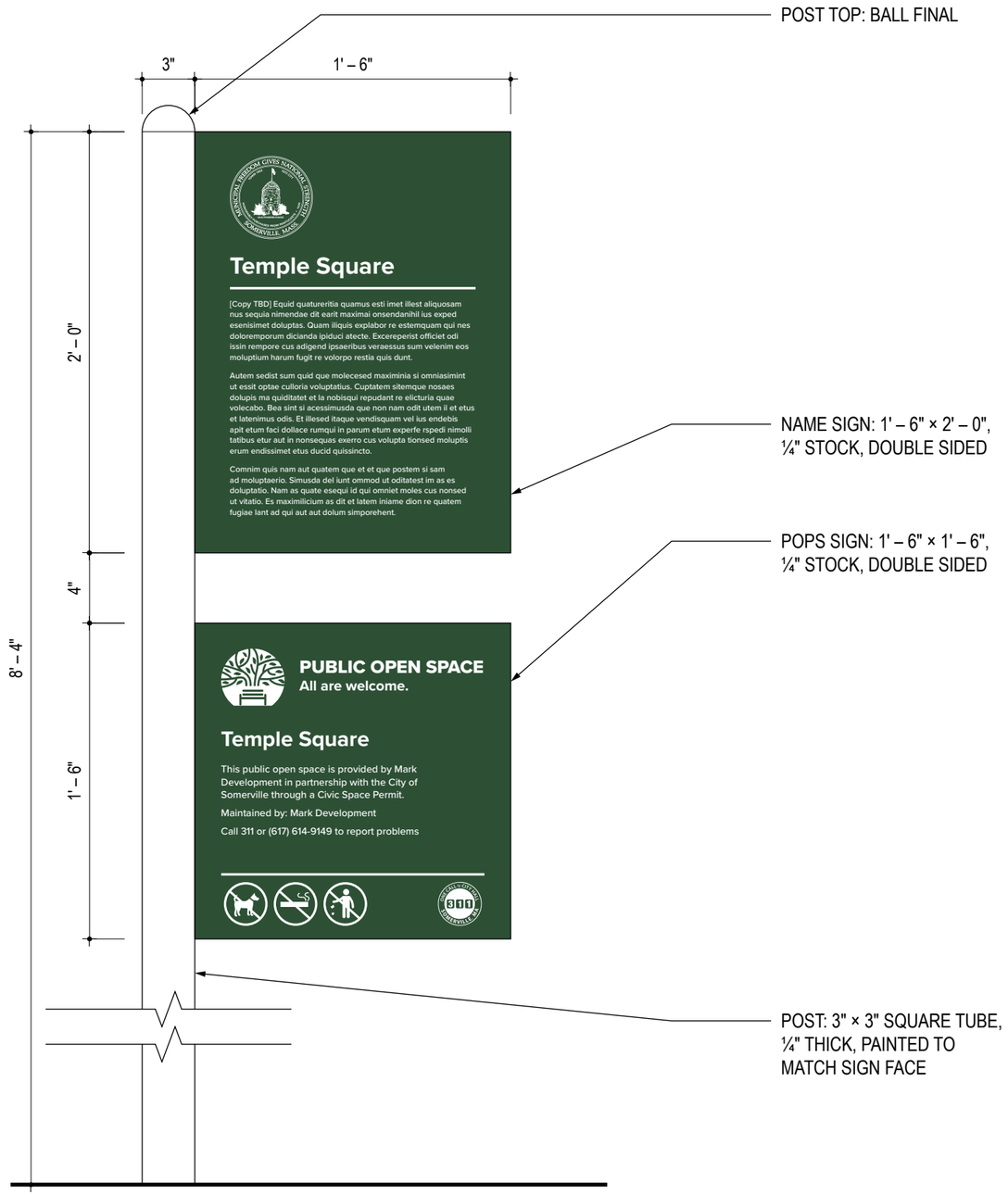
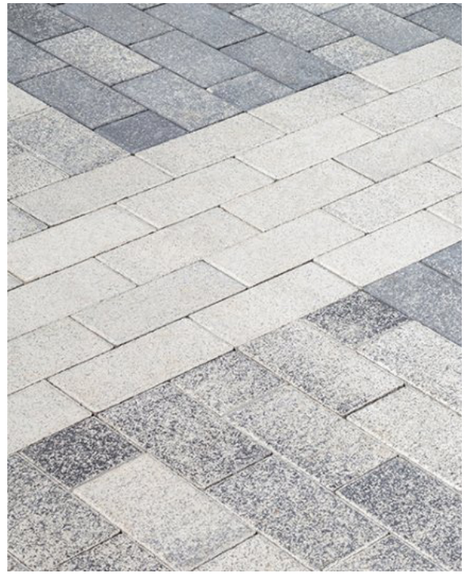
# LIGHTING PLAN
# TO BE ADDED BY REFLEX



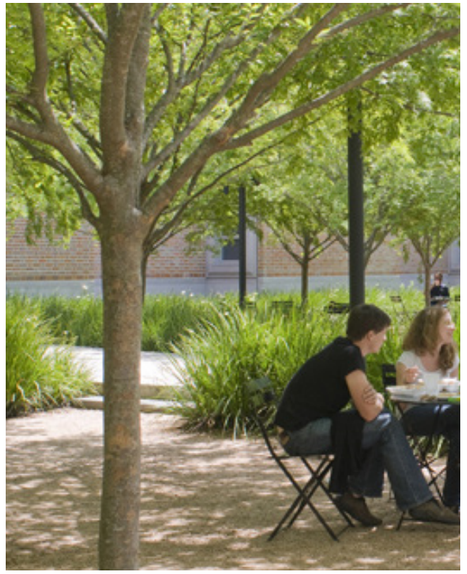

1 TEMPLE SQUARE NAME AND POPS SIGN

1½" = 1' – 0"

*Small Format Permeable Pavers*



*Concrete unit pavers*



*Decomposed granite fines*

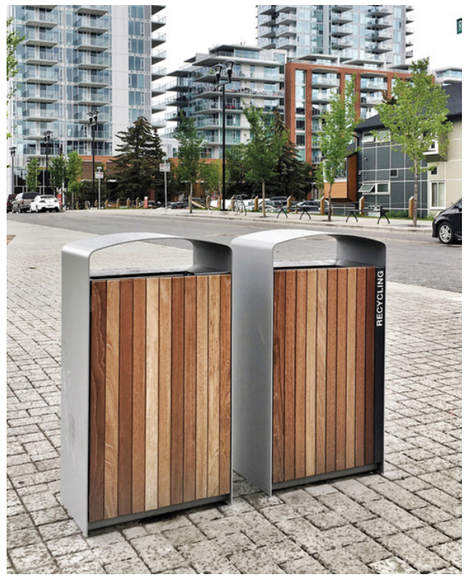
*Flush stone band / Linear drainage*

*Stacked stone seating edges*

*Timber platform*

*Timber bench with back*

*Bike Rack*




*Trash + Recycling Bins*

*Ping Pong + Swings*

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L400.L1
ILLUSTRATED
PAVING MATERIALS +
FURNISHINGS

NOT FOR CONSTRUCTION

FUTURE | GREEN

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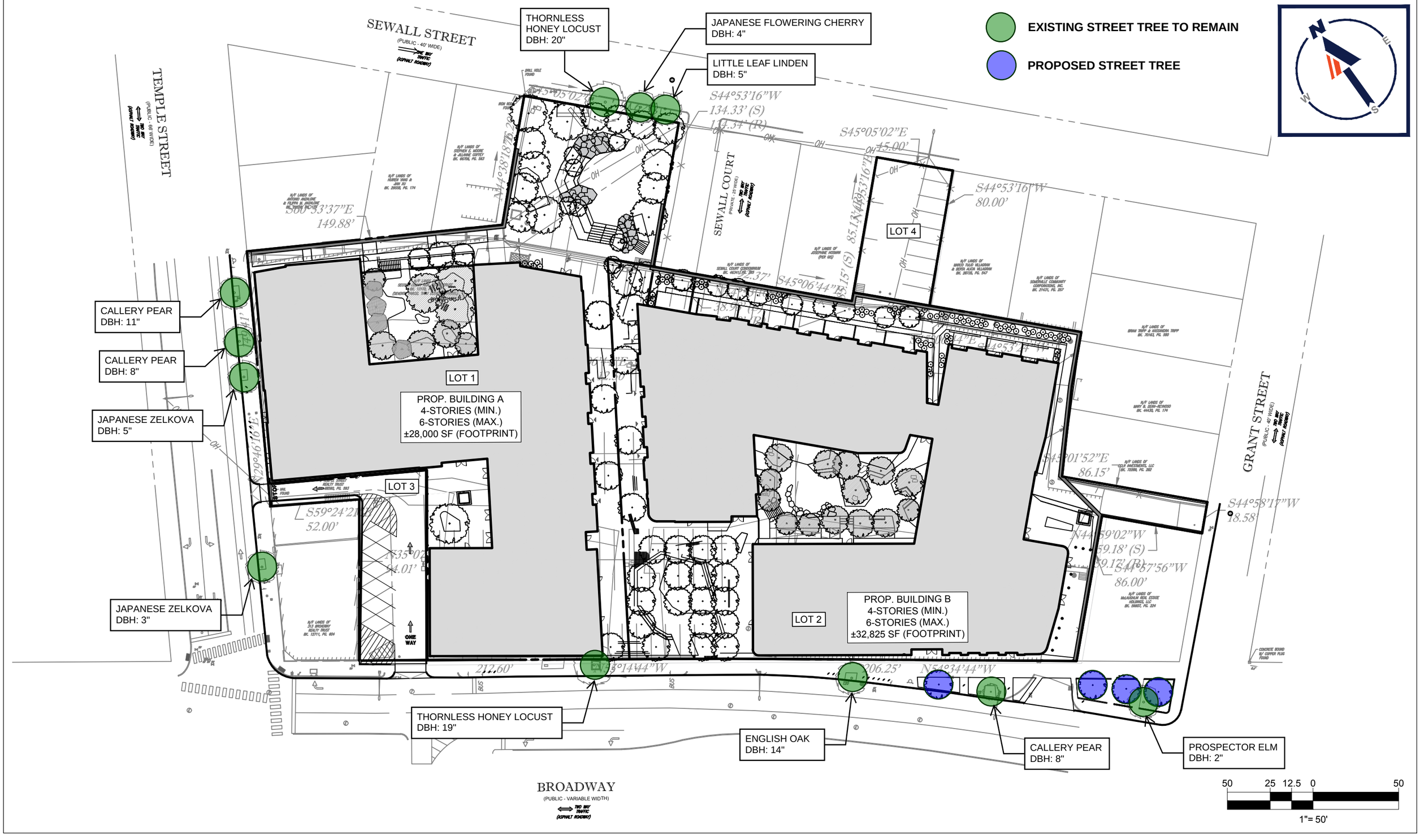


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L001.A1
EXISTING TREE PLAN

DRAFT
NOT FOR CONSTRUCTION

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Architecture & Planning

| Luminaire Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Description | Arrangement | LLF | Referenece Lumens | Luminaire Watts | Mounting Height | BUG Rating |
| | 61 | RC1 | ALW:CRM4 WL-13-83-60-DIRECT-83CR | Single | 0.900 | 958 | 11.7 | 13 | B1-U1-G0 |
| | 23 | E8 | NLS: TBL-T2-16L-175-30K7-UN-AB-[FINISH] | Single | 0.900 | 1069 | 10 | 3, 5.653, 7.716, 16 | B0-U0-G0 |
| | 12 | E7 | HEPER: LL2028_694-US-MN-700-830-[TBD]-UNV-C1-[FINISH] | Single | 0.900 | 2403 | 26 | 14, 16, 18 | B2-U1-G0 |
| | 10 | E6B | HEPER: LW6048_585-US-SLSW-700-830-[TBD]-UNV-C1-[FINISH] | Single | 0.900 | 994 | 10 | 13, 23 | B0-U0-G0 |
| | 17 | E6A | HEPER: LW6048_575-US-SLFW-700-830-[TBD]-UNV-C1-[FINISH] | Single | 0.900 | 986 | 16 | 13, 26 | B0-U0-G1 |
| | 18 | E2 | HEPER: LF8030_693-US-M-700-830-UNV-FS-C1-[FINISH] | Single | 0.900 | 700 | 10 | 7, 9, 11, 13 | B1-U1-G0 |
| | 16 | E12-A | VISTAPRO: 1501-[FINISH]-30-MV-TBD0-CP | Single | 0.900 | 184 | 5.75 | 2.5 | B0-U2-G1 |
| | 2 | E11B | NLS: NV-1-T2-16L-35-30K-UNV | Single | 0.900 | 2209 | 18.91 | 14 | B1-U0-G1 |
| | 2 | E11A | NLS: NV-1-T4-16L-35-30K-UNV | Single | 0.900 | 2187 | 18.87 | 14 | B1-U0-G1 |
| | 30 | E1 | BRUCK: EXT-SKY-D-SW-10LM-40K-80-20D-24-BK-BK-WAND | Single | 0.900 | 709 | 12.5 | 10 | B1-U2-G0 |

| Calculation Summary | | | | | | |
|---|---|---|---|---|---|---|
| Label | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Building A - Courtyard | Fc | 3.80 | 36.9 | 0.1 | 38.00 | 369.00 |
| Lower Park | Fc | 1.11 | 2.9 | 0.3 | 3.70 | 9.67 |
| Site (Beyond 20') | Fc | 0.01 | 0.3 | 0.0 | N.A. | N.A. |
| Site_General | Fc | 0.90 | 41.9 | 0.0 | N.A. | N.A. |
| Sloped Grade_Side_1 | Fc | 0.50 | 5.1 | 0.0 | N.A. | N.A. |
| Building A - Back of House | Fc | 2.82 | 13.2 | 0.3 | 9.40 | 44.00 |
| Building B - Back of House | Fc | 1.84 | 7.8 | 0.0 | N.A. | N.A. |
| Civic Plaza | Fc | 4.66 | 41.9 | 1.1 | 4.24 | 38.09 |
| Elevated Walkway | Fc | 1.75 | 10.8 | 0.3 | 5.83 | 36.00 |
| Mews | Fc | 3.15 | 29.6 | 0.4 | 7.88 | 74.00 |
| Sewell Street Park | Fc | 1.82 | 7.6 | 0.0 | N.A. | N.A. |

REFLEX LIGHTING
7 THDE ST. BOSTON, MA 02210
1 CHESTNUT ST. NEW MILFORD, CT 06776
386 FORE ST. PORTLAND, ME 04101

www.reflexlighting.com

DISCLAIMER: CALCULATIONS SHOULD BE USED AS A GUIDE ONLY.
LIGHT LEVELS ARE SUBJECT TO CONDITIONS IN THE FIELD.

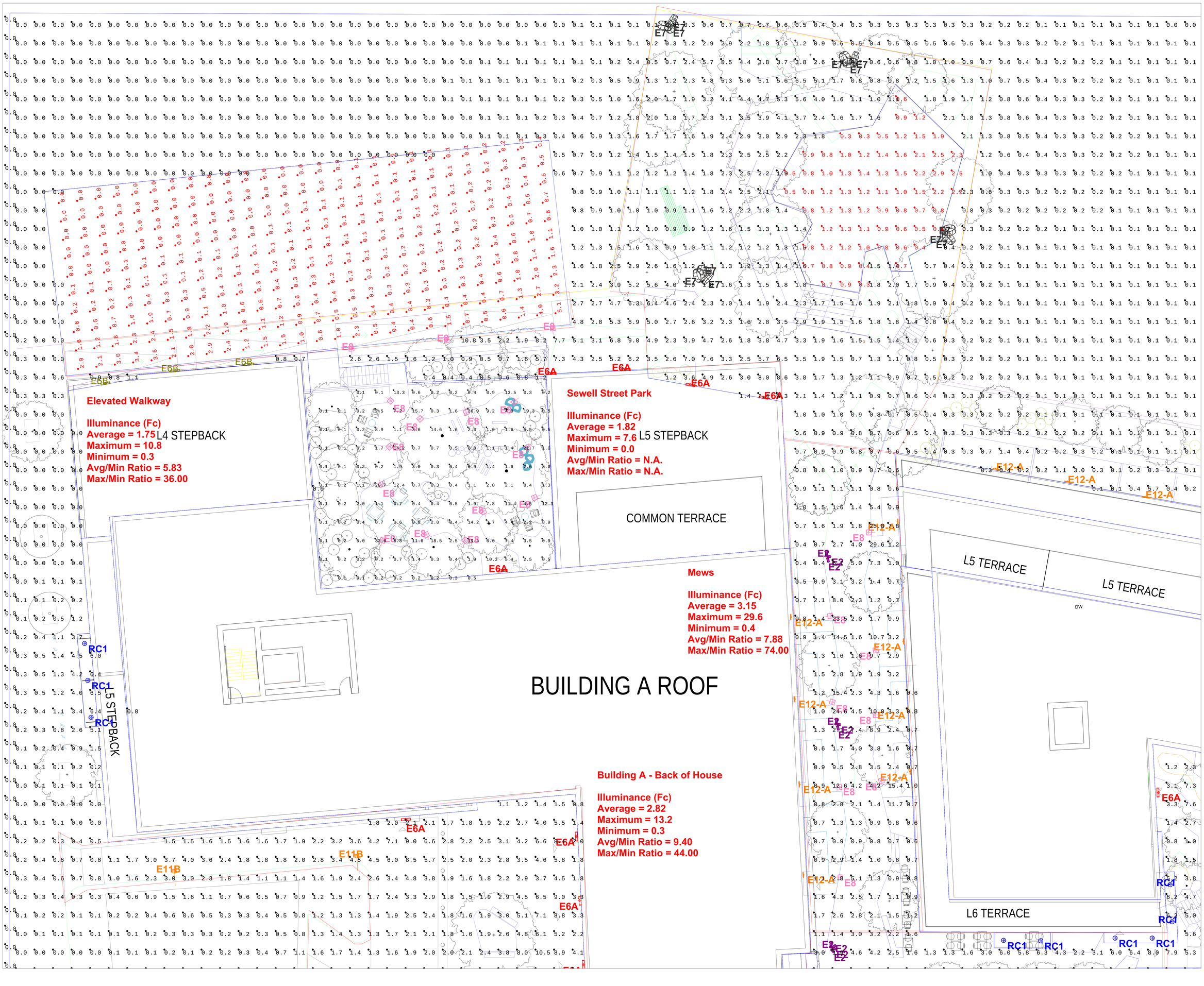
specifications@reflexlighting.com

Drawn By: IF
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

**299 Broadway**
Somerville, MA

A005.01




REFLEX LIGHTING
7 THOE ST. BOSTON, MA 02210
1 SCHOOL STREET, WESTFIELD, CT 06199
380 FORE ST., PORTLAND, ME 04101
www.reflexlighting.com
specifications@reflexlighting.com

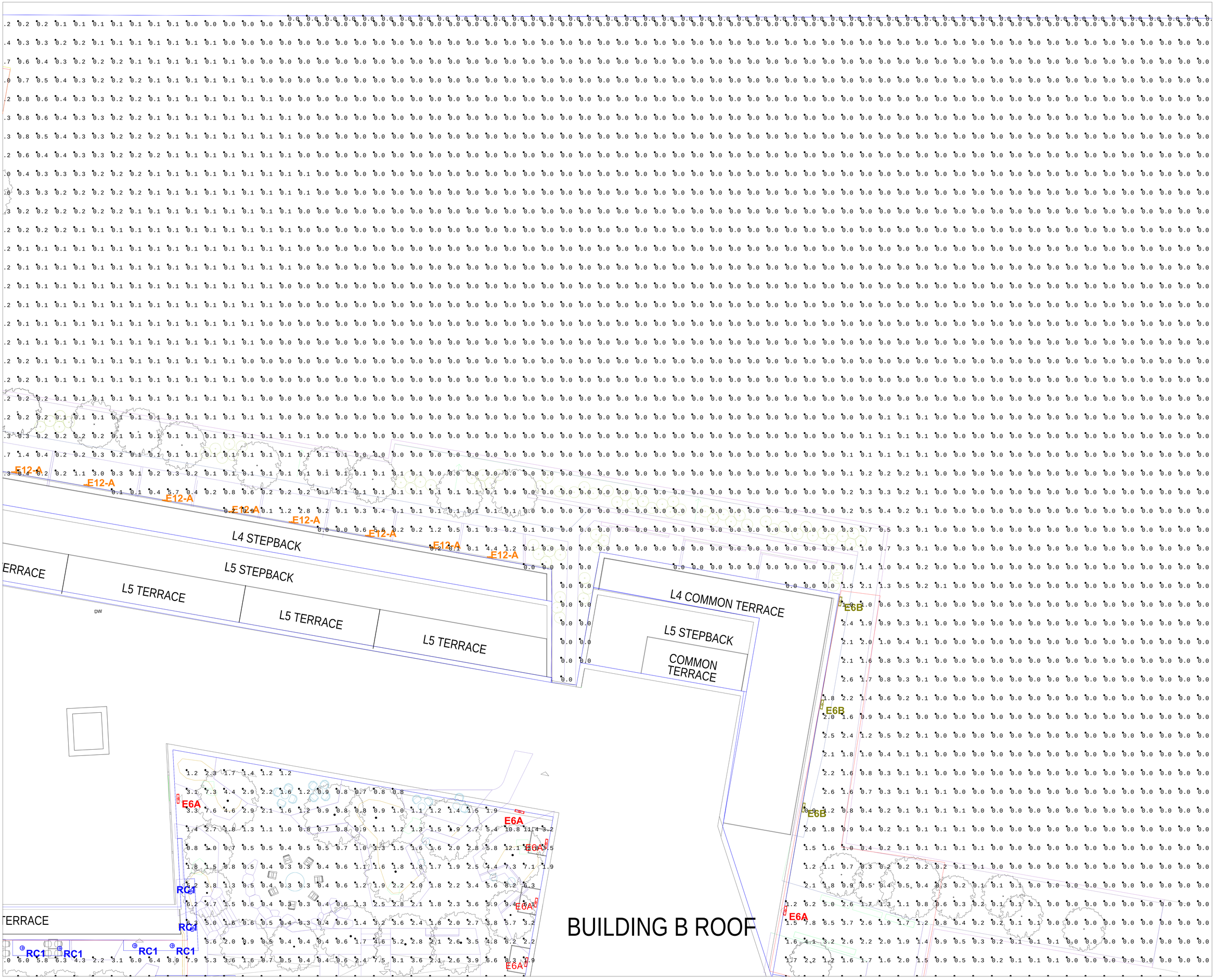
DISCLAIMER: CALCULATIONS SHOULD BE USED AS A GUIDE ONLY.
LIGHT LEVELS ARE SUBJECT TO CONDITIONS IN THE FIELD.

Drawn By: IF
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

**299 Broadway**
Sommerville, MA

A005.02




REFLEX LIGHTING
7 THDE ST. BOSTON, MA 02210
1 SUNNEN DRIVE, SUITE 100, MERIDEN, CT 06450
386 FORE ST. PORTLAND, ME 04101

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specifications@reflexlighting.com

Drawn By: IF
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

**299 Broadway**
Sommerville, MA

L4 STEPBACK

L5 STEPBACK

L5 TERRACE

L5 TERRACE

L5 TERRACE

L4 COMMON TERRACE

L5 STEPBACK

COMMON TERRACE

TERRACE

DW

E12-A

E12-A

E12-A

E12-A

E12-A

E12-A

E12-A

E6A

E6A

E6A

E6A

E6A

E6A

E6A

E6B

E6B

E6B

E6B

E6B

E6B

E6B

RC1

RC1

RC1

Elevated Walkway

Illuminance (Fc)
Average = 1.75
Maximum = 10.8
Minimum = 0.3
Avg/Min Ratio = 5.83
Max/Min Ratio = 36.00

L4 STEPBACK

Illuminance (Fc)
Average = 1.82
Maximum = 7.6
Minimum = 0.0
Avg/Min Ratio = N.A.
Max/Min Ratio = N.A.

L5 STEPBACK

COMMON TERRACE

Mews

Illuminance (Fc)
Average = 3.15
Maximum = 29.6
Minimum = 0.4
Avg/Min Ratio = 7.88
Max/Min Ratio = 74.00

L5 TERRACE

L5 TERRACE

DW

# BUILDING A ROOF

Building A - Back of House

Illuminance (Fc)
Average = 2.82
Maximum = 13.2
Minimum = 0.3
Avg/Min Ratio = 9.40
Max/Min Ratio = 44.00

L6 TERRACE

L6 STEPBACK

RC1 E8 E6A E11B E11A E12-A E2 E1


REFLEX LIGHTING
7 THOMAS ST. BOSTON, MA 02210
1 SCHOOL STREET, WORCESTER, MA 01608
386 FORE ST., PORTLAND, ME 04101
www.reflexlighting.com
specifications@reflexlighting.com



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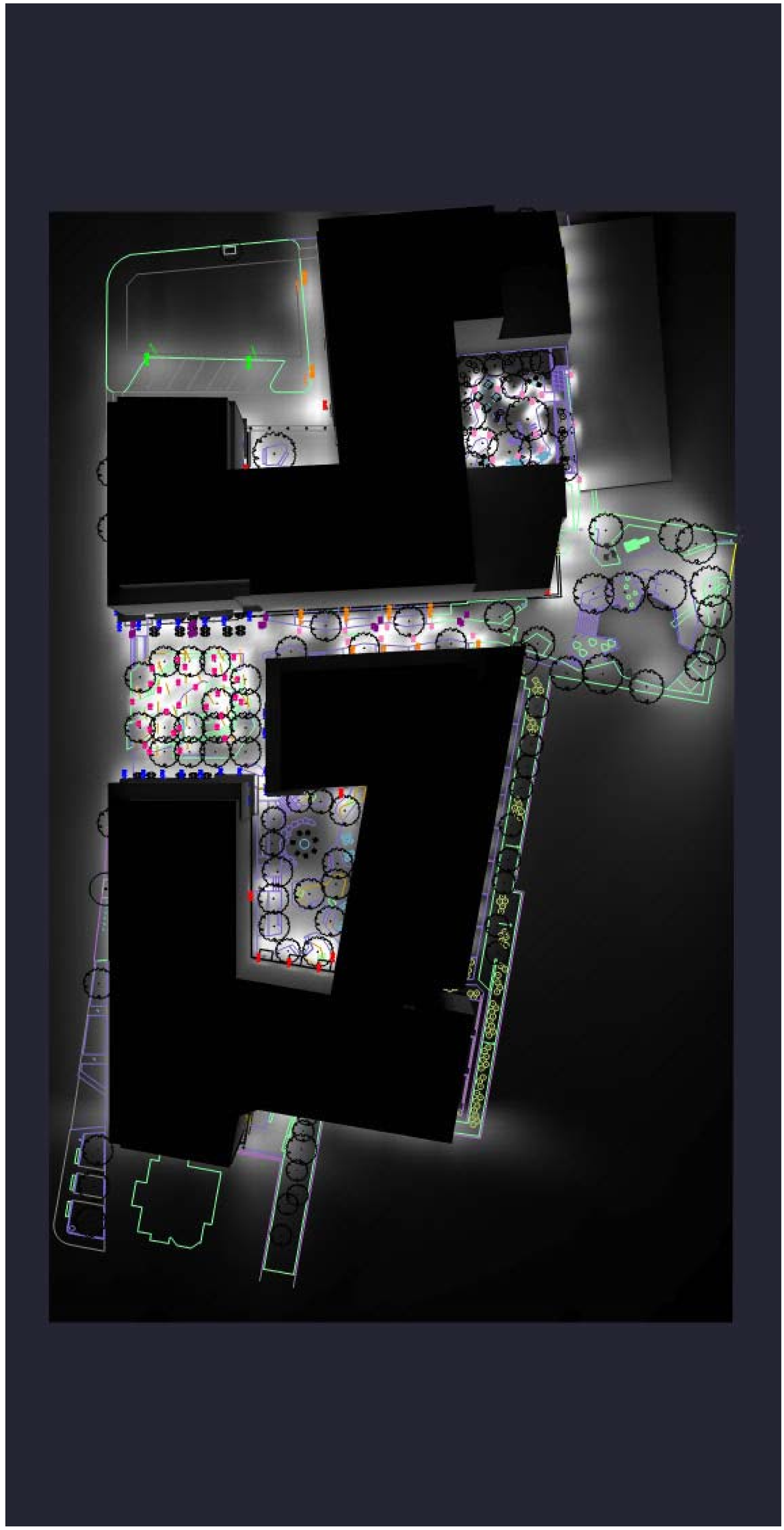
Drawn By: IF
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

**299 Broadway**
Sommerville, MA



AV05.06

**299 Broadway**

Sommerville, MA

Drawn By: IF
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

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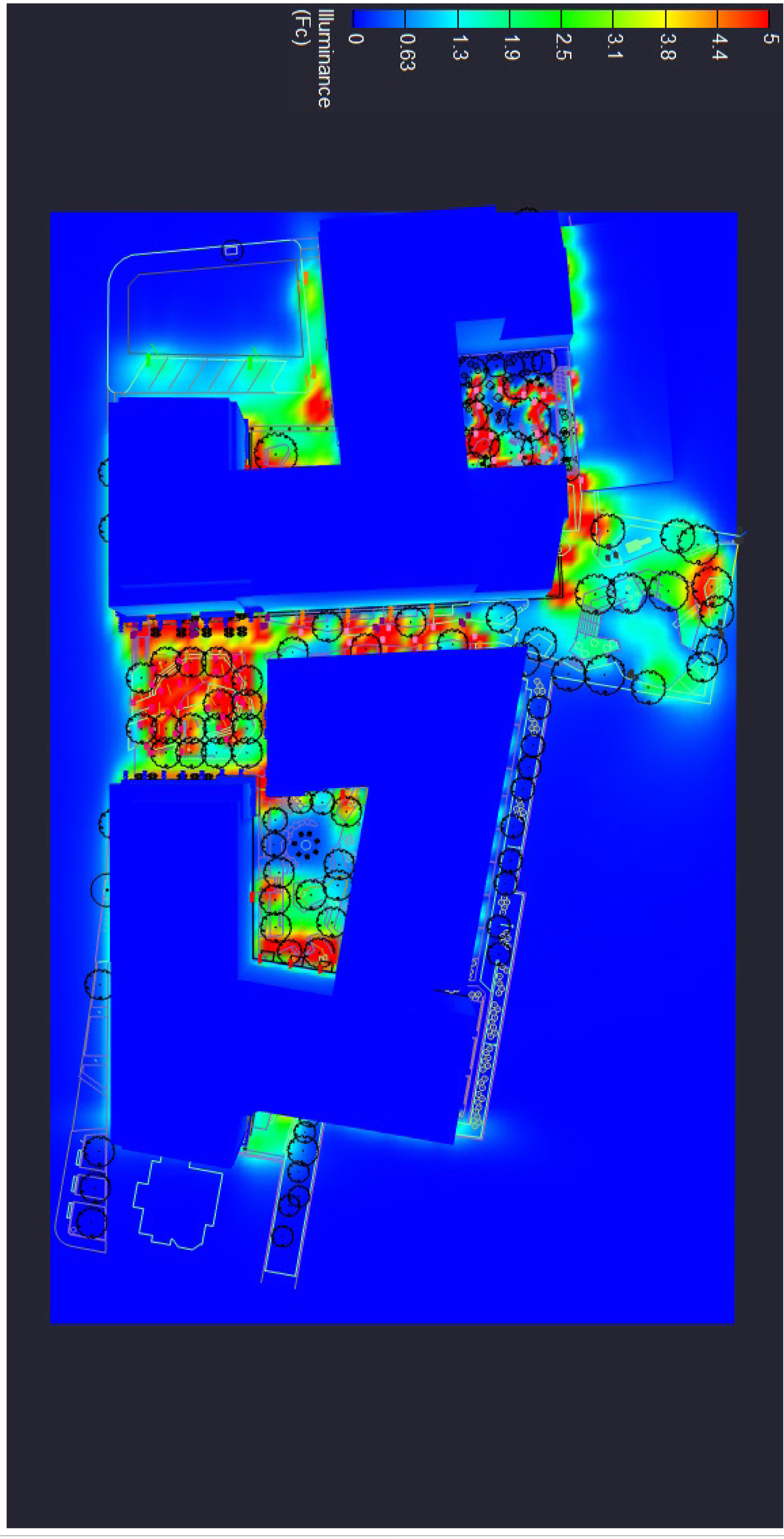
LIGHT LEVELS ARE SUBJECT TO CONDITIONS IN THE FIELD.

specifications@reflexlighting.com

REFLEX LIGHTING
7 TIDE ST. BOSTON, MA 02210
1290 SILAS DEANE HWY. WETHERSFIELD, CT 06109
386 FORE ST. PORTLAND, ME 04101




A005.07

**299 Broadway**

Sommerville, MA

Drawn By: IF
Date:11/8/2022

Specifier:
Salesperson: Carlos Alonso Niemeyer
Scale: Not to Scale

www.reflexlighting.com

DISCLAIMER: CALCULATIONS SHOULD BE USED AS A GUIDE ONLY.
LIGHT LEVELS ARE SUBJECT TO CONDITIONS IN THE FIELD.

specifications@reflexlighting.com

REFLEX LIGHTING
7 TIDE ST. BOSTON, MA 02210
1290 SILAS DEANE HWY. WETHERSFIELD, CT 06109
386 FORE ST. PORTLAND, ME 04101

REFLEXLIGHTING

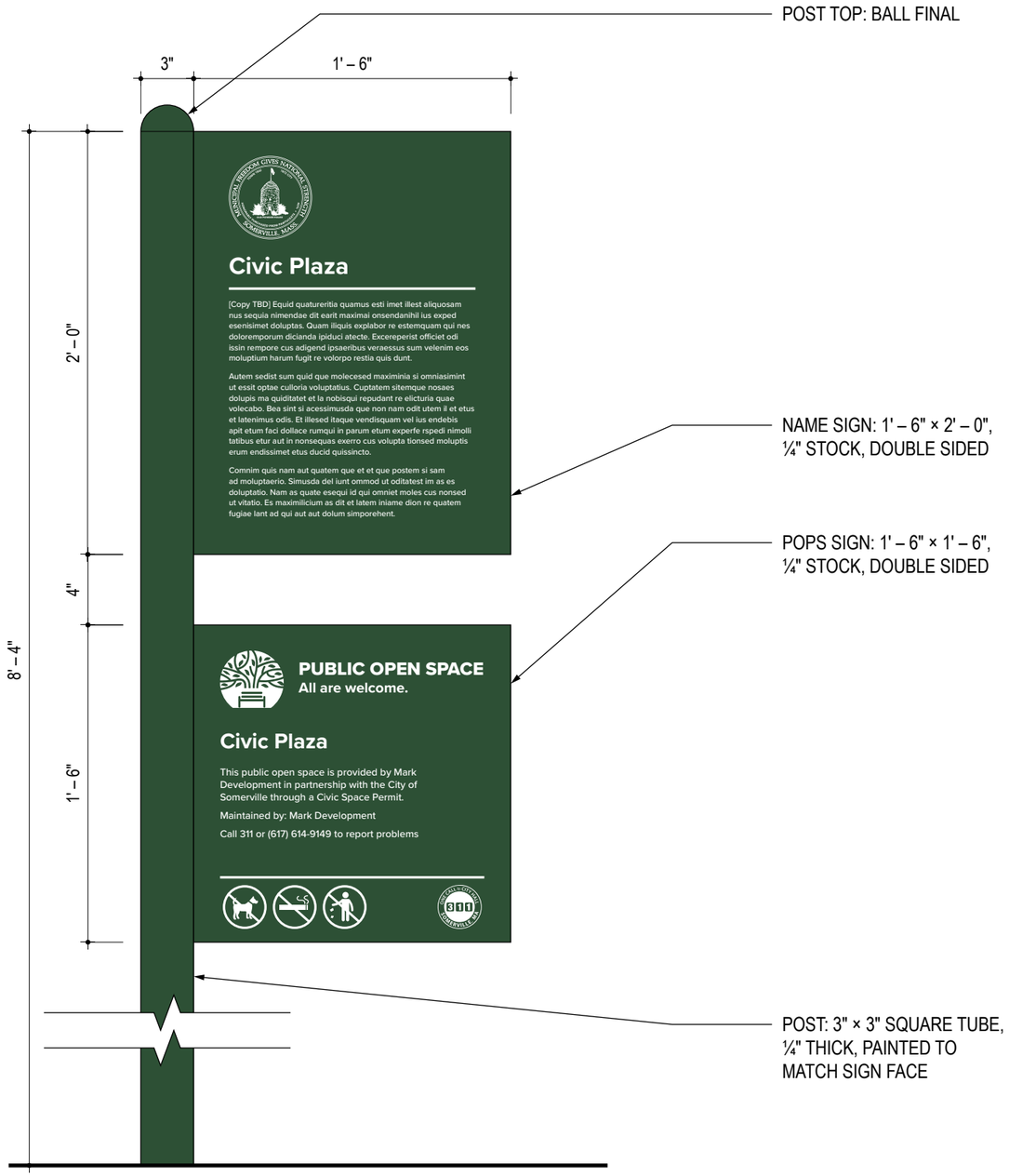
7 Tide Street, Boston MA, 02210
C: 781-690-4765
specifications@reflexlighting.com;
calonso-niemeyer@reflexligting.com;

**PROJECT:** 299 Broadway
**LOCATION:** Sommerville, MA

www.reflexlighting.com

**CONSULTANT:** Utile
**ENGINEER:** TBD
**DATE:** 11/07/22

| TYPE | MANUFACTURER | CATALOG NUMBER | FIXTURE TYPE | MOUNTING | CCT | WATTAGE | DELIVERED LUMENS | CONTROL PROTOCOL | LOCATION | NOTES/REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| E1 | BRUCK | ext-sky-D-10LM-30K-88-40D-24-BK-BK | Sky catenary - small cylinder - Black - full cut off. Requires mounting outdoor wiring system and remote driver. | Catenary | 3000 | | 700 | TBD | Civic Plaza | Requires remote power supply |
| E2 | HAPER<br>NLS | LF8030.693-US-700-830-UNV-FS-C1-[FINISH]<br>RSAP-14-4R-120-120-9BC-NLS-[MOD-POLE]-[FINISH]-3430-[OPTIONS] | Single pole with 4 heads (off set) 14ft high. Finish TBD -RLA finish.<br>60 deg optic heads to be installed in pole (pre-drilled locations). | Pole | 3000 | | 700 | TBD | Civic Plaza | Units to be aimed on site. |
| E3 | Not used | | | | | | | | | |
| E4 | Aluz | A1-ZAKY-F-4-30-TBD CONTROLS]-WET-NA | Corner profile Full Frosted LED channel. Requires remote transformer, mounting clips, and hardware (TBD). | Under bench | 3000 | | 400/lf | TBD | Civic Plaza | |
| E5 | Heper | LB6048.575.US-SLFB-700-830-[UNV]-C1-[FINISH-TBD]-H0.80 | Bollard type T2/T3 distribution. Finish TBD | Ground | 3000 | | | | | |
| E6 | Heper | Lw6048.575.us-slfw-700-8300-[tbd]-unv-c1-[finish] | Full cut off wall mount light unit - dark sky - with forward throw distribution | Wall | 3000 | | 700 | TBD | BACK OF HOUSE | |
| E7 | Heper<br>NLS | LL2028.690.US-MN-700-830-[TBD]-UNV-C1-[FINISH]<br>RSAP-20-5R-120-9bc | Medium Narrow - optics- flood unit to be mounted in 3-cluster setting on 20ft pole. Unit with glare snoot. Aimable units. Side mount bracket | Single pole | 3000 | 20 | 1200 | TBD | Seawall Park | |
| E8 | NLS | TBL-36-T2-16-175--30K7-UN-AB-[FINISH]- | 36" High Bollard with cut off and T2 light distribution. Finish to be determined | Ground | 3000 | 10 | 830 | TBD | Temple Street | |
| E9 | VISTA PRO | 1045-[FINISH]-MF-30-A-MV-[TBD]-FS | Uplight and landscape flood units with medium flood optics. Using full shield. | Ground | 3000 | 16 | 1200 | TBD | Courtyard | |
| E10 | Not used | | | | | | | | | |
| E11<br>(11-07-22) | NLS<br>NLS | NV-1-T2-16L-35-30K7-UNV-ASA-[FINISH]-[OPTIONS]/<br>SSSP-14FT-4S-11G-9BC-SGL-[FINISH]-3430-[OPTIONS] | Small Site unit with T2 distribution B1=U0=G1-4" steel straight pole mounted unit. 14ft pole. | Pole | 3000 | 18 | 2000 | TBD | BACK OF HOUSE | |
| E12 | WAC | ws-w2605-3000-16-[finish]- | 5" diameter wall mounted cylinder exterior downlight. | Wall | 3000 | 16 | 800 | TBD | Front of units | |
| E12-A | VISTA PRO | 1501-[FINISH]-30-MV-[TBD0-CP- | Wall recessed low mount rectangular unit with glare shield. Adjustable optics | Wall | 3000 | 5 | 200 | TBD | Top roof | Mounted on side of doors at Roof tops |
| R1C | ALW | csm4/wl-13-83-30-60-n-[tbd]-l-[finish] | surface mounted 4" square canopy unit with 60 degree optics (regressed) 12" high housing. | Canopy | 3000 | 13 | 1200 | TBD | Exterior canopies | |




## 1 CIVIC PLAZA NAME AND POPS SIGN

1½" = 1' – 0"

# 299 BROADWAY

**P&Z #22-092**

**COMPREHENSIVE PERMIT APPLICATION**
**LOT 03**

**NOVEMBER 8, 2022**

## COMPREHENSIVE PERMIT APPLICATION DRAWING LIST


A000.31 COVER SHEET
A000.32 SCALED SITE PLAN


**LOCUS MAP**

# 299 BROADWAY

**P&Z #22-092**

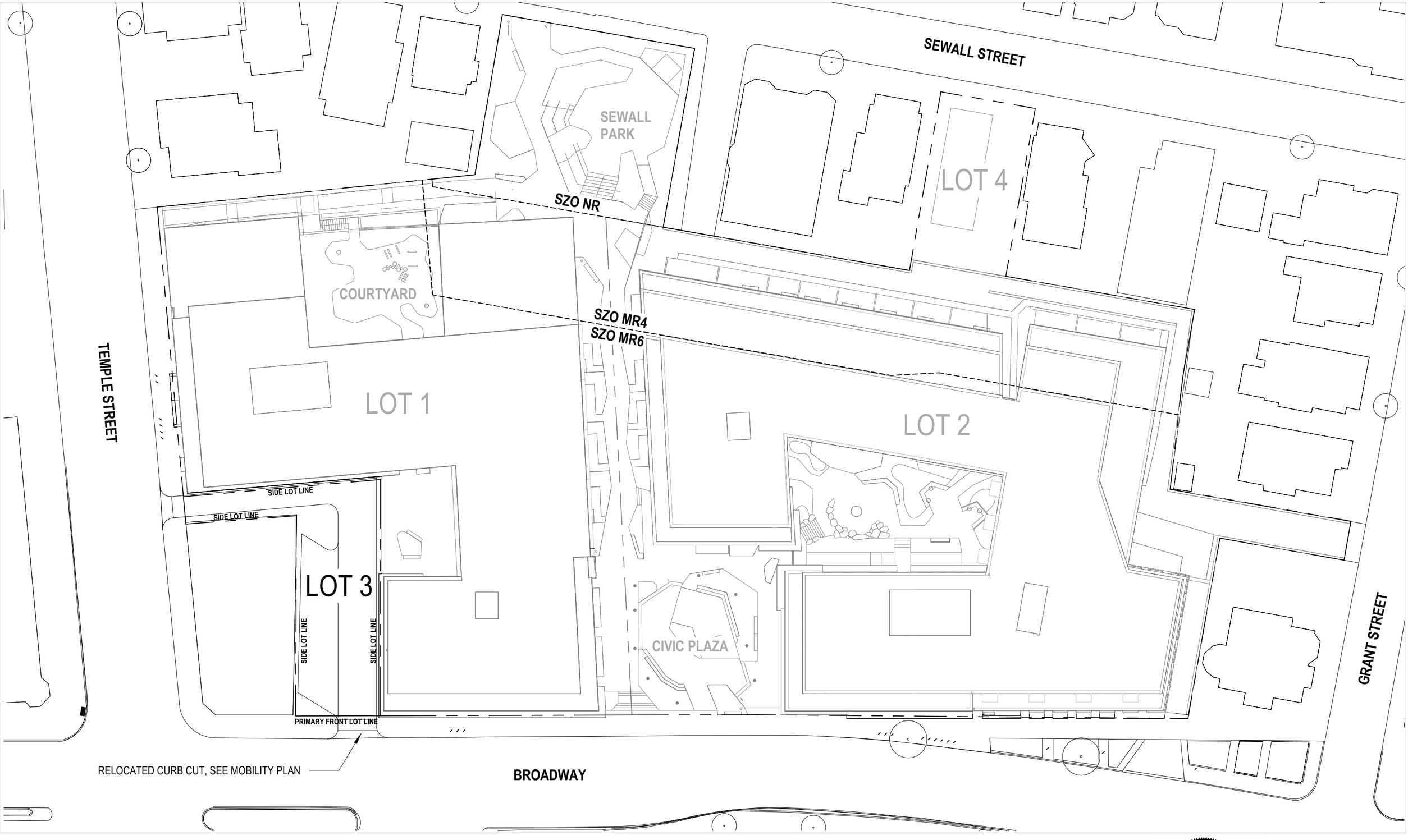
**COMPREHENSIVE PERMIT APPLICATION**
**LOT 03**

**NOVEMBER 8, 2022**

## COMPREHENSIVE PERMIT APPLICATION DRAWING LIST


| | |
|---|---|
| A000.C1 | COVER SHEET |
| A000.C2 | SCALED SITE PLAN |
| A000.C3 | DIMENSIONAL TABLES |


**LOCUS MAP**




299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

A000.C2
SCALED SITE PLAN

NOT FOR CONSTRUCTION

0 20' 40' 80'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

utile
Architecture & Planning

## LOT 3 ZONING AND DEVELOPMENT SUMMARY

| | | |
|---|---|---|
| ZONING DISTRICT | MR6 | |
| TRANSIT AREA | YES - INSIDE HALF MILE WALKSHED | |
| PEDESTRIAN STREET | YES - BROADWAY & TEMPLE | |
| PRINCIPAL BUILDING TYPE | NO BUILDING PROPOSED | |
| | WHOLE LOT | MR6 |
| LOT AREA (SQFT) | 5,028 | 5,028 |
| GROSS FLOOR AREA (SQFT) | 0 | 0 |
| RETAIL/COMMERCIAL | 0 | 0 |
| RESIDENTIAL | 0 | 0 |
| MECHANICAL | 0 | 0 |

## PARKING

| | VEHICLES |
|---|---|
| TOTAL REQUIRED | 0 |
| TOTAL PROPOSED | 6[2] |

## ZONING TABLES

| | ALLOWED MR6 | PROPOSED MR6 | AS OF RIGHT |
|---|---|---|---|
| **LOT DIMENSIONS & DEVELOPMENT** | | | |
| LOT WIDTH (MIN) | | | |
| BROADWAY | 30FT | 39.85FT | YES |
| TEMPLE | 30FT | 12.89FT | NO[1] |
| LOT COVERAGE (MAX) | 90% | 0% | YES |
| GREEN SCORE | | | |
| MIN/IDEAL | .25/.30 | 0[1] | NO[1] |
| OPEN SPACE (MIN) | 15% | 0%[1] | NO[1] |

## NOTES

1. PLEASE REFER TO ATTACHED REQUESTED WAIVERS MASTER LIST
2. SIX (6) VEHICLE PARKING SPACES ARE PROPOSED FOR THE ABUTTING PROPERTY OWNERS PRINCIPAL BUILDING USES CUSTOMER PARKING AREA.

# 299 BROADWAY

**P&Z #22-092**

**COMPREHENSIVE PERMIT APPLICATION**
**LOT 04**

**NOVEMBER 8, 2022**

## COMPREHENSIVE PERMIT APPLICATION DRAWING LIST


A000.41 COVER SHEET
A000.42 SCALED SITE PLAN


**LOCUS MAP**

# 299 BROADWAY

**P&Z #22-092**

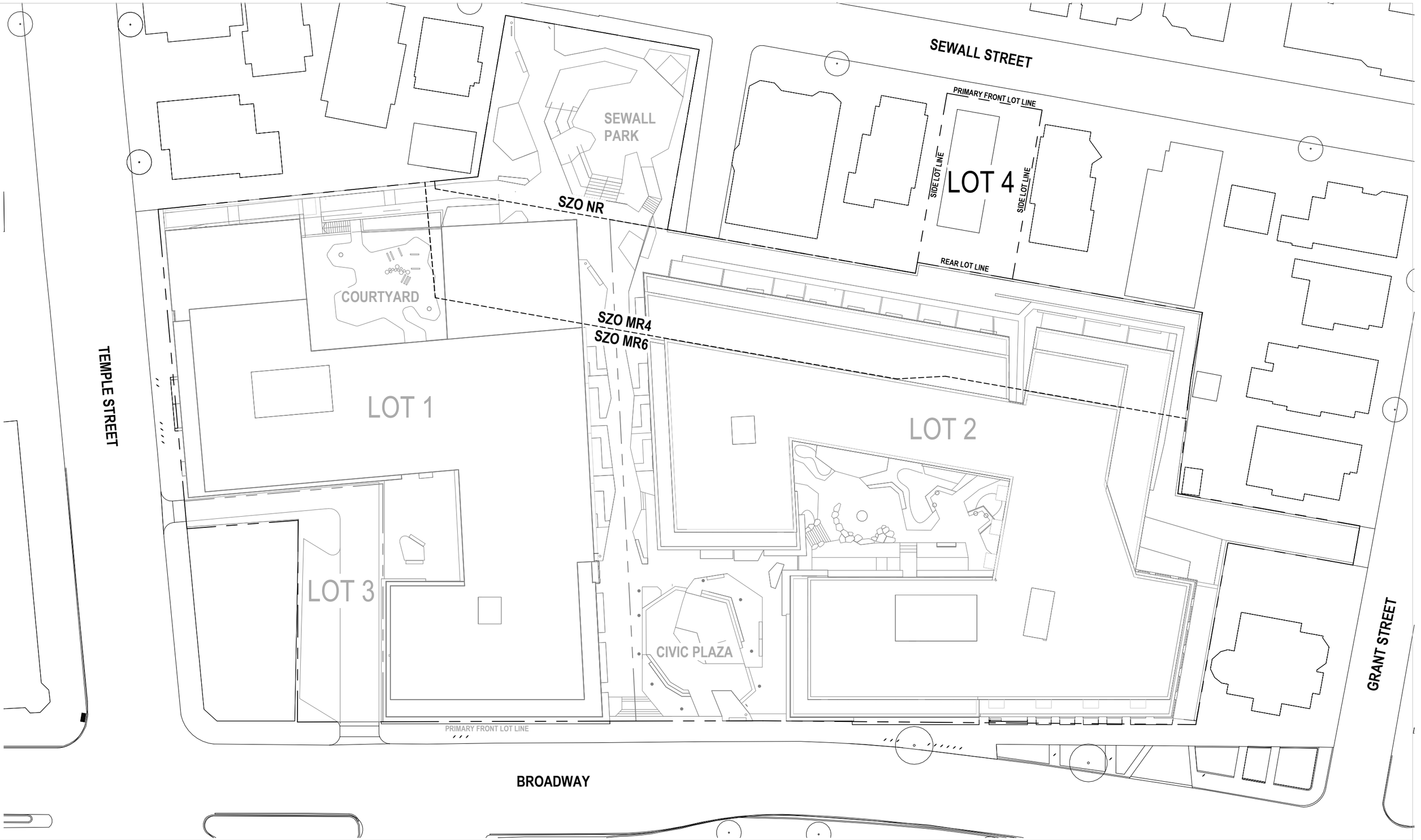
**COMPREHENSIVE PERMIT APPLICATION**
**LOT 04**

**NOVEMBER 8, 2022**

## COMPREHENSIVE PERMIT APPLICATION DRAWING LIST


| | |
|---|---|
| A000.D1 | COVER SHEET |
| A000.D2 | SCALED SITE PLAN |
| A000.D3 | DIMENSIONAL TABLES |


**LOCUS MAP**




299 BROADWAY - COMPREHENSIVE PERMIT APPLICATION
P&Z 22-092 November 8, 2022
299 Broadway
Somerville, MA, 02145

Owner: Mark Development & Beacon Communities
Architect: Utile
Landscape Architect: Future Green
Civil Engineer: Bohler
Traffic Engineer: VHB

A000.D2
SCALED SITE PLAN

NOT FOR CONSTRUCTION

0 20' 40' 80'

REGISTERED ARCHITECT TIMOTHY D. LOVE No. 9916 BOSTON MA COMMONWEALTH OF MASSACHUSETTS

utile
Architecture & Planning

## LOT 4 ZONING AND DEVELOPMENT SUMMARY

| | | |
|---|---|---|
| ZONING DISTRICT | NR | |
| TRANSIT AREA | YES - INSIDE HALF MILE WALKSHED | |
| PEDESTRIAN STREET | NO | |
| PRINCIPAL BUILDING TYPE | NO BUILDING PROPOSED | |
| | WHOLE LOT | NR |
| LOT AREA (SQFT) | 3,601 | 3,601 |
| GROSS FLOOR AREA (SQFT) | 0 | 0 |
| RETAIL/COMMERCIAL | 0 | 0 |
| RESIDENTIAL | 0 | 0 |
| MECHANICAL | 0 | 0 |

## ZONING TABLES

| | ALLOWED NR | PROPOSED NR | AS OF RIGHT |
|---|---|---|---|
| **LOT DIMENSIONS & DEVELOPMENT** | | | |
| LOT WIDTH (MIN) | | | |
| NO DRIVEWAY ACCESS | VARIES[3] | 45FT[2] | YES[3] |
| LOT DEPTH (MIN) | VARIES[3] | 80FT | YES |
| LOT COVERAGE (MAX) | 60% | 0% | YES |
| GREEN SCORE | | | |
| MIN/IDEAL | .35/.40 | 0[1] | NO[1] |

**NOTES**

1. PLEASE REFER TO ATTACHED REQUESTED WAIVERS MASTER LIST
2. MINIMUM LOT WIDTH REQUIREMENT DETERMINED BY ACCESS: NO DRIVEWAY ACCESS - 32FT, SIDE OR REAR DRIVEWAY ACCESS - 32 FT, FRONT DRIVEWAY ACCESS - 34FT. NO DRIVEWAY ACCESS HAS BEEN ASSUMED IN THIS ZONING SUMMARY ASSESSMENT.
3. DIMENSIONAL REQUIREMENTS IN NR DISTRICTS ARE DEPENDANT ON THE TYPE OF BUILDING PROPOSED. PROJECT IS NOT PROPOSING A BUILDING FOR LOT 4.

DRAFT

# APPENDIX G:

# Project Financials

**Sources, Construction Estimates**

**Project Name** 299 Broadway

**Version 4** MARK DEVELOPMENT

**Private Equity:**

| | | Equity Applied | Credit Applied |
|---|---|---|---|
| Developer's Cash Equity | | $35,873,938.00 | |
| Federal LIHTC Equity | | | |
| State LIHTC Equity | | | |
| Federal Historic Equity | | | |
| State Historic Equity | | | |
| Developer's Fee/Overhead Contributed | | | |
| Developer's Fee/Overhead Loaned | | | |
| Other Source | | | |
| | **Total Private Equity:** | $35,873,938.00 | |

**Public Equity:**

| | Amount |
|---|---|
| | |
| | |
| | |
| | |
| | |
| **Total Public Equity** | $0.00 |

**Subordinate Debt**

Subordinate DHCD State Debt

| | | Requested Amount | Rate (%) | Term (yrs) | Old Debt Carried Forward Amount | Rate (%) | Term (yrs) |
|---|---|---|---|---|---|---|---|
| AHTF | | | | | | | |
| CATNHP | | | | | | | |
| CIPF | | | | | | | |
| CBH | | | | | | | |
| HPSTF | | | | | | | |
| FCF - DMH | | | | | | | |
| FCF - DDS | | | | | | | |
| HIF | | | | | | | |
| HOME | | | | | | | |
| HSF | | | | | | | |
| NFIT | | | | | | | |
| TOD | | | | | | | |
| TCAP | | | | | | | |
| TCX | | | | | | | |
| DHCD Other: | | | | | | | |
| DHCD Other: | | | | | | | |
| NHTF: | | | | | | | |
| AHPDF: | | | | | | | |
| DHCD Other: | | | | | | | |
| **Total Subordinate DHCD Debt:** | | $0.00 | | | $0.00 | | |

Subordinate Debt Other:

| *Source* | *Amount* | *Rate (%)* | *Term (yrs)* |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| MHOF | | | |

| | |
|---|---|
| **Total Subordinate Other Debt:** | $0.00 |
| **Total Subordinate Debt:** | $0.00 |

**Permanent Debt (Senior):**

| *Source* | *Amount* | *Rate (%)* | *Override* | *Term (yrs)* | *Amortization (yrs)* | *MIP* | *Deferred Payment Loan* | |
|---|---|---|---|---|---|---|---|---|
| MHFA | | | | | | | | |
| MHFA | | | | | | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| MHP Fund Permanent Loan | | | | | | | | | |
| Other | Permanent Lender TBD - Private | $66,623,028.00 | 4.00% | | 30.00 | 30.00 | | | |
| Other | | | | | | | | | |

If yes, put an X in the yellow box to the left
If no, put an X in the yellow box to the right

**Total Permanent Senior Debt:** $66,623,028.00

**Total Permanent Sources:** $102,496,966.00

**Construction Period Financing:**

| | | Amount | Rate(%) | Term (months) |
|---|---|---|---|---|
| Construction Loan | | $66,623,028.00 | 5.33% | 39 |
| Source: | Construction Lender TBD - Private | | | |
| Repaid at: | | *(event)* | | |

| | | Amount | Rate(%) | Term (months) |
|---|---|---|---|---|
| Other Interim Loan | | | | |
| Source: | | | | |
| Repaid at: | | *(event)* | | |

| | | Amount | Rate(%) | Term (months) |
|---|---|---|---|---|
| Syndication Bridge Loan | | | | |
| Source: | | | | |
| Repaid at: | | *(event)* | | |

**Use of Funds**

*The Contractor certifies that, to the best of their knowledge, the construction estimates and trade-item breakdown on this page are complete and accurate.*

**Direct Construction:**

Who prepared the estimates? *PRELIMINARY UNDERWRITING ONLY*

Basis for estimates? Davis Bacon and State Prevailing Wage Not Applicable

What is your basis for construction cost estimates? Ex: 50% Construction drawings? Preliminary

| *DV* | *Trade Item* | *Residential* | *Commercial* | *Total* | *Description* |
|---|---|---|---|---|---|
| 3 | Concrete | | | $0.00 | |
| 4 | Masonry | | | $0.00 | |
| 5 | Metals | | | $0.00 | |
| 6 | Rough Carpentry | | | $0.00 | |
| 7 | Waterproofing | | | $0.00 | |
| 6 | Finish Carpentry | | | $0.00 | |
| 7 | Insulation | | | $0.00 | |
| 7 | Roofing | | | $0.00 | |
| 7 | Sheet Metal and Flashing | | | $0.00 | |
| 7 | Exterior Siding | | | $0.00 | |
| 8 | Doors | | | $0.00 | |
| 8 | Windows | | | $0.00 | |
| 8 | Glass (Glazing & Storefront) | | | $0.00 | |
| 9 | Drywall Gypsum Board Systems | | | $0.00 | |
| 9 | Tile Work | | | $0.00 | |
| 9 | Acoustical | | | $0.00 | |
| 9 | Wood Flooring | | | $0.00 | |
| 9 | Resilient Flooring | | | $0.00 | |
| 9 | Carpet | | | $0.00 | |
| 9 | Paint & Decorating | | | $0.00 | |
| 10 | Specialties | | | $0.00 | |
| 11 | Cabinets | | | $0.00 | |
| 11 | Special Equipment | | | $0.00 | |
| 11 | Appliances | | | $0.00 | |
| 12 | Blinds | | | $0.00 | |
| 13 | Special Construction | | | $0.00 | |
| 14 | Elevator or Conveying system | | | $0.00 | |
| 15 | Plumbing & Hot Water | | | $0.00 | |
| 15 | Heat & Ventilation | | | $0.00 | |
| 15 | Air Conditioning | | | $0.00 | |
| 15 | Fire Protection | | | $0.00 | |
| 16 | Electrical | | | $0.00 | |
| 0 | Maintenance Building | | | $0.00 | |
| 0 | Community Center Building | | | $0.00 | |
| 0 | Other/misc. | | | $0.00 | |
| | **Subtotal Structural** | $0.00 | $0.00 | $0.00 | |
| 2 | Earth Work | | | $0.00 | |
| 2 | Site utilities | | | $0.00 | |
| 2 | Road & Walks | | | $0.00 | |

| | | | | | |
|---|---|---|---|---|---|
| 2 | Site Improvement | | | $0.00 | |
| 2 | Geotechnical Conditions | | | $0.00 | |
| 2 | Landscaping | | | $0.00 | |
| 2 | Environmental Remediation | | | $0.00 | |
| 2 | Demolition | | | $0.00 | |
| 2 | Unusual Site Conitions | | | $0.00 | |
| | **Subtotal Site Work** | $0.00 | $0.00 | $0.00 | |
| | **Total Improvements** | $0.00 | $0.00 | $0.00 | |
| 1 | General Conditions | | | $0.00 | |
| 0 | Payment and Performance Bond | | | $0.00 | |
| | Building Permits | $50,897,761.00 | $6,467,409.00 | $57,365,170.00 | |
| | **Subtotal** | $50,897,761.00 | $6,467,409.00 | $57,365,170.00 | |
| 1 | Builder's Overhead | | | $0.00 | |
| 1 | Builder's Profit/Fee | | | $0.00 | |
| | **Total** | $50,897,761.00 | $6,467,409.00 | $57,365,170.00 | |
| | Total Cost/Square Feet | 291.6559855 | 37.05975486 | 328.7157404 | |

Gross Square Footage 174,513 *This cell will not import into the web form, it is here for Excel calculation purposes only*

Gross Square Footage is the floor area within the inside perimeter of the exterior walls of the building under consideration, including corridors, stairways, closets, the thickness of interior walls, columns, area of basements, enclosed parking garages, or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include vents, shafts with no openings, interior courts, crawl spaces or attics.

Optional User Comments

Please note the construction estimate is a preliminary estimate for early underwriting analysis. This is based on projects of similar size and scope in the marketplace.

**Development Budget, Gross Syndication Investment, Capitalized Reserves, and Debt Service Requirements**

**Development Budget:**

| | | *Residential* | *Commercial* | *Total* | *Comments* |
|---|---|---|---|---|---|
| Acquisition: Land | | $16,342,488.00 | $1,527,512.00 | $17,870,000.00 | |
| Acquisition: Building | | | | $0.00 | |
| **Acquisition: Subtotal** | | $16,342,488.00 | $1,527,512.00 | $17,870,000.00 | |
| | | | | | |
| Direct Construction Budget | | $50,897,761.00 | $6,467,409.00 | $57,365,170.00 | |
| Construction Contingency | | $4,071,821.00 | $517,393.00 | $4,589,214.00 | |
| Percent Construction Contingency | | 8% | 8% | 8% | |
| **Subtotal: Construction** | | $54,969,582.00 | $6,984,802.00 | $61,954,384.00 | |
| **General Development Costs:** | | | | | |
| Architecture and Engineering | | $3,785,831.00 | $353,856.00 | $4,139,687.00 | |
| Survey and Permits | | $720,311.00 | $67,327.00 | $787,638.00 | |
| Clerk of the Works | | | | $0.00 | |
| Environmental Engineer | | | | $0.00 | |
| FF&E | | $1,097,425.00 | $102,575.00 | $1,200,000.00 | |
| Bond Premium | | | | $0.00 | |
| Legal | | $1,359,207.00 | $127,043.00 | $1,486,250.00 | |
| Title and Recording | | $82,307.00 | $7,693.00 | $90,000.00 | |
| Accounting & Cost Cert. | | $30,000.00 | $0.00 | $30,000.00 | |
| Marketing & Rent Up | | $440,808.00 | $34,192.00 | $475,000.00 | |
| Real Estate Taxes | | $338,007.00 | $31,593.00 | $369,600.00 | |
| Insurance | | $823,069.00 | $76,931.00 | $900,000.00 | |
| Relocation | | | | $0.00 | |
| Appraisal | | | | $0.00 | |
| Security | | | | $0.00 | |
| Construction Loan Interest | | $5,246,068.00 | $493,147.00 | $5,739,215.00 | |
| Predevelopment Loan Interest & Fees | | | | $0.00 | |
| Inspecting Engineer | | $57,615.00 | $5,385.00 | $63,000.00 | |
| Fee To: | Construction Lender | | | $0.00 | |
| Fee to: | Perm Lender | $640,165.00 | $59,835.00 | $700,000.00 | |
| LIHTC Fees: | | $0.00 | $0.00 | $0.00 | |
| Mortgage Insurance Premium | | | | $0.00 | |
| Credit Enhancement Fees | | | | $0.00 | |
| Letter of Credit Fees | | | | $0.00 | |
| On-Budget Syndication Costs | | | | $0.00 | |
| Development Consultant | | | | $0.00 | |
| Other Consulting Fees: | | | | $0.00 | |

Are you a for profit or non-profit organization? for-profit

| | | | | | |
|---|---|---|---|---|---|
| Other Consulting Fees: | | | | $0.00 | |
| Other Consulting Fees | | | | $0.00 | |
| Other Consulting Fees | | | | $0.00 | |
| Other Non-Consulting Fees | offsite work/mitigation | $1,417,507.00 | $132,493.00 | $1,550,000.00 | |
| Other Non-Consulting Fees | capitalized personnel costs | $137,178.00 | $12,822.00 | $150,000.00 | |
| Other Non-Consulting Fees | retail broker commission | | $251,928.00 | $251,928.00 | |
| Other Non-Consulting Fees | | | | $0.00 | |
| Soft Contingency | | $745,140.00 | $69,647.00 | $814,787.00 | |
| **Subtotal: Gen. Dev.** | | $16,920,638.00 | $1,826,467.00 | $18,747,105.00 | |
| **Subtotal: Acquis., Const., and Gen. Dev.** | | $88,232,708.00 | $10,338,781.00 | $98,571,489.00 | |
| Capitalized Reserves | | $389,107.00 | $36,369.00 | $425,476.00 | |
| Developer Overhead | | $1,600,411.50 | $149,588.50 | $1,750,000.00 | |
| Developer Fee | | $1,600,411.50 | $149,588.50 | $1,750,000.00 | |

| | | | | | |
|---|---|---|---|---|---|
| **Total Development Cost** | | $91,822,638.00 | $10,674,327.00 | $102,496,965.00 | |
| **TDC per Unit** | | $533,852.55 | $62,060.04 | $595,912.59 | Total Units 172 |
| **TDC Net of Reserves and Contributed/Loaned Developer Fee** | | $102,071,489.00 | $10,630,016.71 | $102,071,489.00 | |
| **TDC Net per Unit** | | $593,438.89 | $61,802.42 | $593,438.89 | |
| **TDC Affordable Units** | | | | | |
| **TDC Net of Reserves Affordable Units** | | | | | |
| **TDC Market Units** | | $91,822,638.00 | | | |
| **TDC Net Market Units** | | $91,433,531.00 | | | |
| **Consultant Fee as % of TDC** | | 0.00% | 0.00% | 0.00% | |

| | |
|---|---|
| Maximum DHCD Soft-Subsidy Developer Fee and Overhead: | |
| Maximum LIHTC Developer Fee and Overhead: | |

Please note that consulting fees are considered as part of your developer fee and overhead.

| Please identify sources paying for commecial costs: | | Amount |
|---|---|---|
| Source #1: | Private Loan | $10,674,327.00 |
| Source #2: | | |
| Source #3: | | |
| Source #4: | | |
| Source #5: | | |

*HOME, Federal LIHTC Equity and State Bonded Fund sources cannot pay for commecial costs*

**Additional Detail on Development Pro-Forma:**

| | | |
|---|---|---|
| Gross Syndication Investment* | | |
| **Off-Budget Syndication Costs:** | | |
| Syndication Legal* | | |
| Syndication Fees* | | |
| Syndication Consultants* | | |
| Bridge Financing Costs* | | |
| Investor Servicing (capitalized)* | | |
| Other Syndication Expenses* | | |
| **Total Off-Budget Syndication Costs** | $0.00 | |
| **net Syndication Investment** | | |

*Value above should match Federal LIHTC Equity LIHTC Equity Figure on Page 1*

Current Reserve Balance

| **Reserves (capitalized)** | Residential | Commercial | Total | | |
|---|---|---|---|---|---|
| Replacement Reserves* | | | $0.00 | | |
| Initial Rent-Up Reserves* | | | $0.00 | | |
| Operating Reserves* | | | $0.00 | | |
| Net Worth Account* | | | $0.00 | | |
| Other Capitalized Reserves* | $389,107.00 | $36,369.00 | $425,476.00 | Type of Reserve(s): | Initial Operating Deficit |
| Other Reserves | | | $0.00 | Type of Reserve(s): | |
| Other Reserves | | | $0.00 | Type of Reserve(s): | |
| **Subtotal: Capitalized Reserves** | $389,107.00 | $36,369.00 | $425,476.00 | | |
| Sponsor Letter of Credit Requirements | | By whom: | | | |
| Sponsor Letter of Credit Requirements | | By whom: | | | |
| **Total of Above** | $389,107.00 | | | | |

| **Who requires the…** | |
|---|---|
| Replacement Reserves? | |
| Initial Rent-Up Reserves? | |
| Operating Reserves? | Investor/Lender |
| Net Worth Account? | |
| Other Capital Reserves? | |

| | |
|---|---|
| Letter of Credit? | |
| Letter of Credit? | |

**Who administers the…**

| | |
|---|---|
| Replacement Reserves? | |
| Initial Rent-Up Reserves? | |
| Operating Reserves? | Lender |
| Net Worth Account? | |
| Other Capital Reserves? | |
| Letter of Credit? | |
| Letter of Credit? | |

**When and how are they used…**

| | |
|---|---|
| Replacement Reserves? | |
| Initial Rent-Up Reserves? | |
| Operating Reserves? | Fund operating deficits as needed |
| Net Worth Account? | |
| Other Capital Reserves? | |
| Letter of Credit? | |
| Letter of Credit? | |

**Under what circumstances can they be released…**

| | |
|---|---|
| Replacement Reserves? | |
| Initial Rent-Up Reserves? | |
| Operating Reserves? | Upon approval by lender/investor to cover ops deficits |
| Net Worth Account? | |
| Other Capital Reserves? | |
| Letter of Credit? | |
| Letter of Credit? | |

**Debt Service requirements**

| | |
|---|---|
| Minimum Debt Service Coverage | 1.15 |
| Who is requiring Minimum Debt Service Coverage? | Lender |

Is this Project subject to HUD Subsidy Layering Rev — Yes [ ] No [X]

If yes, put an X in the yellow box to the left
If no, put an X in the yellow box to the right

Optional User Comments X

**Operating Income**

**Version 4**

BUILDING A/BEACON COMMUNITIES

**Total Gross Rents should be verified against the HUD Rent Limits in the Operating Pro-Forma - Form 4 section**

**Rent Schedule:**

| **Extremely Low-Income Rental Assisted (below 30%):** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | | | $0.00 | |
| 2 Bedrooms | $2,522.00 | $117.00 | $2,639.00 | 4.00 |
| 3 Bedrooms | $3,126.00 | $137.00 | $3,263.00 | 4.00 |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

| **Very Low-Income Rental Assisted (below 50%):** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | | | $0.00 | |
| 2 Bedrooms | | | $0.00 | |
| 3 Bedrooms | | | $0.00 | |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

| **Extremely Low-income Non-Rental Assisted (below 30%):** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | | | $0.00 | |
| 2 Bedrooms | | | $0.00 | |
| 3 Bedrooms | | | $0.00 | |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

| **Very Low-Income Non-Rental Assisted (below 50%)** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | | | $0.00 | |
| 2 Bedrooms | | | $0.00 | |
| 3 Bedrooms | | | $0.00 | |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

| **Low-Income Rental Assisted (below 60%):** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | | | $0.00 | |
| 2 Bedrooms | | | $0.00 | |
| 3 Bedrooms | | | $0.00 | |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

| **Low-Income Non-Rental Assisted (below 60%):** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | $1,402.00 | $97.00 | $1,499.00 | 33.00 |
| 2 Bedrooms | $1,681.00 | $117.00 | $1,798.00 | 46.00 |
| 3 Bedrooms | $1,941.00 | $137.00 | $2,078.00 | 20.00 |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

| **Moderate-Income (below 80%):** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | | | $0.00 | |
| 2 Bedrooms | | | $0.00 | |
| 3 Bedrooms | | | $0.00 | |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

| **Other Income** | 30% AMI MRVP | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|---|
| Group home | | | | $0.00 | |
| Shelter | | | | $0.00 | |
| SRO | | | | $0.00 | |
| 0 Bedroom | | | | $0.00 | |
| 1 Bedroom | | $1,481.00 | $97.00 | $1,578.00 | 4.00 |
| 2 Bedrooms | | $1,776.00 | $117.00 | $1,893.00 | 4.00 |
| 3 Bedrooms | | | | $0.00 | |
| 4 Bedrooms | | | | $0.00 | |
| 5 Bedrooms | | | | $0.00 | |

| **Market Rate (unrestricted occupancy):** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | | | $0.00 | |
| 2 Bedrooms | | | $0.00 | |
| 3 Bedrooms | | | $0.00 | |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

**Utility Allowance Schedule:** **Source:** **Date:**

**Commercial Income:**

| | | | (average) | | |
|---|---|---|---|---|---|
| Square foot: | | @ | | | 0.00 |

**Parking Income:**

| | | | (average) | | |
|---|---|---|---|---|---|
| Residential: | | @ | | /month x 12 = | 0.00 |
| Commercial: | | @ | | /month x 12 = | 0.00 |
| Total Spaces: | | @ | | | 0.00 |

Resident Service Income: Description:

| | | | | |
|---|---|---|---|---|
| Contract Income from Shelter or Group Home: | | | Source: | |

**Other Operating Income Assumptions:**

| | | | |
|---|---|---|---|
| Laundry and Vending Income(annual): | | | |
| Other Income | a. | | |
| Other Income | b. | | |
| Other Income | c. | | |
| Other Income | d. | | |

**Vacancy Allowance:**

| | |
|---|---|
| Extremely Low-Income Rental Assisted (below 30%): | 5.00% |
| Very Low-Income Rental Assisted (below 50%): | 5.00% |
| Extremely Low-Income Non-Rental Assisted (below 30%): | 5.00% |
| Very Low-Income Non-Rental Assisted (below 50%): | 5.00% |
| Low-Income Rental Assisted (below 60%): | 5.00% |
| Low-Income Non-Rental Assisted (below 60%): | 5.00% |
| Moderate-Income (below 80%): | 5.00% |
| Other Income (User-defined): | 5.00% |
| Market Rate | |
| Commercial | |

**Trending Assumptions for Rents:**

| | Year 2 | Year 3 | Year 4-5 | Year 6-20 |
|---|---|---|---|---|
| Extremely Low-Income Rental Assisted (below 30%): | | | | |
| Very Low-Income Rental Assisted (below 50%): | | | | |
| Extremely Low-Income Non-Rental Assisted (below 30%): | | | | |
| Very Low-Income Non-Rental Assisted (below 50%): | | | | |
| Low-Income Rental Assisted (below 60%): | | | | |
| Low-Income Non-Rental Assisted (below 60%): | | | | |
| Moderate-Income (below 80%): | | | | |
| Other Income (User-defined): | | | | |
| Market Rate | | | | |
| Commercial Space Rental | | | | |
| Laundry Income | | | | |
| Resident Service Income | | | | |
| Contract Income from Shelter or Group Home | | | | |
| a. Other Income | | | | |
| b. Other Income | | | | |
| c. Other Income | | | | |
| d. Other Income | | | | |

**Operating Subsidy and Capitalized Operating Reserves:**

| | | | |
|---|---|---|---|
| Total Subsidy Source I | | Source: | |
| Total Subsidy Source II | | Source: | |
| Capitalized Operating Reserve Amount | | Source: | |
| **Total Project Reserve Contribution** | | | |

**Yearly Draws on Subsidies and Reserves:**

| | Subsidy Source I | Subsidy Source II | Draw on Oper. Rese | Total Project Draw on Reserves |
|---|---|---|---|---|
| Year 1 | | | | $0.00 |
| Year 2 | | | | $0.00 |
| Year 3 | | | | $0.00 |

| | | | | |
|---|---|---|---|---|
| Year 4 | | | | $0.00 |
| Year 5 | | | | $0.00 |
| Year 6 | | | | $0.00 |
| Year 7 | | | | $0.00 |
| Year 8 | | | | $0.00 |
| Year 9 | | | | $0.00 |
| Year 10 | | | | $0.00 |
| Year 11 | | | | $0.00 |
| Year 12 | | | | $0.00 |
| Year 13 | | | | $0.00 |
| Year 14 | | | | $0.00 |
| Year 15 | | | | $0.00 |
| Year 16 | | | | $0.00 |
| Year 17 | | | | $0.00 |
| Year 18 | | | | $0.00 |
| Year 19 | | | | $0.00 |
| Year 20 | | | | $0.00 |
| Year 21 | | | | $0.00 |
| **Total Project Daws of Reserves:** | $0.00 | $0.00 | $0.00 | $0.00 |

| | |
|---|---|
| **Annual Operating Income (year 1)** | $2,257,564.80 |
| **Annual Residential Operating Income** | $2,257,564.80 |

| | Commercial | Residential |
|---|---|---|
| Management Fee Percentage | | |

Assumed Property management fee as a percentage of effective gross income.

**Annual Operating Expenses:**

| | Residential | Percentage of Residential Operati | Commercial | Total | Percentage of | Comments |
|---|---|---|---|---|---|---|
| Management Fee | $0.00 | 0.00% | $0.00 | $0.00 | 0.00% | |
| Payroll, Administrative | | 0.00% | | $0.00 | 0.00% | |
| Payroll Taxes & Benefits, Admin. | | 0.00% | | $0.00 | 0.00% | |
| Legal | | 0.00% | | $0.00 | 0.00% | |
| Audit | | 0.00% | | $0.00 | 0.00% | |
| Marketing | | 0.00% | | $0.00 | 0.00% | |
| Telephone | | 0.00% | | $0.00 | 0.00% | |
| Office Supplies | | 0.00% | | $0.00 | 0.00% | |
| Training | | 0.00% | | $0.00 | 0.00% | |
| Accounting & Data Processing | | 0.00% | | $0.00 | 0.00% | |
| Investor Servicing | | 0.00% | | $0.00 | 0.00% | |
| LIHTC Monitoring Fee | $0.00 | 0.00% | $0.00 | $0.00 | 0.00% | |
| HOME Monitoring Fee | | 0.00% | | $0.00 | 0.00% | |
| LIP Monitoring Fee | | 0.00% | | $0.00 | 0.00% | |
| DHCD Capital Subsidy Monitoring Fee | | 0.00% | | $0.00 | 0.00% | |
| | | 0.00% | | $0.00 | 0.00% | |
| | | 0.00% | | $0.00 | 0.00% | |
| | | 0.00% | | $0.00 | 0.00% | |
| **Subtotal: Administrative** | $0.00 | 0.00% | $0.00 | $0.00 | 0.00% | |
| Payroll, Maintenance | | 0.00% | | $0.00 | 0.00% | |
| Payroll Taxes & Benefits, Admin. | | 0.00% | | $0.00 | 0.00% | |
| Janitorial Materials | | 0.00% | | $0.00 | 0.00% | |
| Lock and Key Replacement | | 0.00% | | $0.00 | 0.00% | |
| Landscaping | | 0.00% | | $0.00 | 0.00% | |
| Decorating (inter. Only) | | 0.00% | | $0.00 | 0.00% | |
| Repairs (inter. & ext.) | | 0.00% | | $0.00 | 0.00% | |
| Elevator Mainenance | | 0.00% | | $0.00 | 0.00% | |
| Trash Removal | | 0.00% | | $0.00 | 0.00% | |
| Snow Removal | | 0.00% | | $0.00 | 0.00% | |

# of Tax Credit Units:

| | | | | | | |
|---|---|---|---|---|---|---|
| Extermination | | 0.00% | | $0.00 | 0.00% | |
| Recreation | | 0.00% | | $0.00 | 0.00% | |
| | | 0.00% | | $0.00 | 0.00% | |
| | | 0.00% | | $0.00 | 0.00% | |
| **Subtotal: Maintenance** | $0.00 | 0.00% | $0.00 | $0.00 | 0.00% | |
| **Resident Services** | | 0.00% | | $0.00 | 0.00% | |
| **Security** | | 0.00% | | $0.00 | 0.00% | |
| | | 0.00% | | $0.00 | 0.00% | |
| Electricity | | 0.00% | | $0.00 | 0.00% | |
| Natural Gas | | 0.00% | | $0.00 | 0.00% | |
| Oil | | 0.00% | | $0.00 | 0.00% | |
| Water & Sewer | | 0.00% | | $0.00 | 0.00% | |
| **Subtotal: Utilities** | $0.00 | 0.00% | $0.00 | $0.00 | 0.00% | |
| **Replacement Reserve** | | 0.00% | | $0.00 | 0.00% | |
| **Operating Reserve** | | 0.00% | | $0.00 | 0.00% | |
| Real Estate Taxes | | 0.00% | | $0.00 | 0.00% | |
| Other Taxes | | 0.00% | | $0.00 | 0.00% | |
| Insurance | | 0.00% | | $0.00 | 0.00% | |
| MIP | | 0.00% | | $0.00 | 0.00% | |
| | | 0.00% | | $0.00 | 0.00% | |
| | $1,184,500.00 | 100.00% | | $1,184,500.00 | 100.00% | |
| **Subtotal: Taxes, Insurance** | $1,184,500.00 | 100.00% | $0.00 | $1,184,500.00 | 100.00% | |
| **TOTAL EXPENSES** | $1,184,500.00 | 100.00% | $0.00 | $1,184,500.00 | 100.00% | |

**Other Operating Expense Assumptions**

**Trending Assumptions for Expenses**

| | Year 2 | Year 3 | Year 4-5 | Year 6-20 |
|---|---|---|---|---|
| Sewer & Water | | | | |
| Real Estate Taxes | | | | |
| All Other Operating | | | | |
| Replacement Reserve | | | | |

**Reserve Requirements:**

| | | |
|---|---|---|
| Replacement Reserve Requirement | | per unit per year |
| Operating Reserve Requirement | | per unit per year |

**Debt Service**

| | Annual Payment | |
|---|---|---|
| MHFA: | $936,908.83 | |
| MHFA: | $0.00 | |
| MHP Fund Permanent Loan | $0.00 | |
| Other: | $0.00 | |
| Other: | $0.00 | |
| **Total Debt Service (Annual)** | $936,908.83 | (in year one) |
| **Net Operating Income** | $1,073,064.80 | (in year one) |
| **Debt Service Coverage** | 1.15 | (in year one) |
| **Cash Flow** | $136,155.97 | (in year one) |
| **Cash Flow per Unit** | $1,183.96 | (in year one) |

# of total units: 115

**Affordability: Income Limits and Maximum Allowable Rents**

**County:** **HMFA:**

**Effective Date:**

Maximum Allowed Rents, by Income, by Unit Size: **Income Limits last updated by DHCD on**

These numbers are estimated numbers. Please compare with HUD numbers and change if necessary. The HUD numbers can be obtained at www.huduser.org/datasets/il.html

**Tax Credit Multifamily**

| | Maximum Income | | | Maximum Rent (calculated from HUD income data) | | | |
|---|---|---|---|---|---|---|---|
| | 30% | 50% | 60% | | 30% | 50% | 60% |
| 1 Person | | | | SRO/0 bedroom | | | |
| 2 Person | | | | 1 bedroom | | | |
| 3 Persons | | | | 2 bedrooms | | | |
| 4 Persons | | | | 3 bedrooms | | | |
| 5 Persons | | | | 4 bedrooms | | | |
| 6 Persons | | | | 5 bedrooms | | | |
| 7 Persons | | | | | | | |

**High/Low HOME**

| | Maximum Income | | | Maximum Rent (calculated from HUD income data) | | | |
|---|---|---|---|---|---|---|---|
| | 60%(High) | 50%(Low) | 80% | | High | Low | 80% |
| 1 Person | | | | SRO/0 bedroom | | | |
| 2 Person | | | | 1 bedroom | | | |
| 3 Persons | | | | 2 bedrooms | | | |
| 4 Persons | | | | 3 bedrooms | | | |
| 5 Persons | | | | 4 bedrooms | | | |
| 6 Persons | | | | 5 bedrooms | | | |
| 7 Persons | | | | | | | |

**Effective Date:**

**H.U.D. "Fair Market Rents" (Maximum):** **Home/FMR Information last updated on**

| | |
|---|---|
| 0 bedroom | |
| 1 bedroom | |
| 2 bedrooms | |
| 3 bedrooms | |
| 4 bedrooms | |
| 5 bedrooms | |

**If Preservation With Expiring Use**

**Operation Before This Transaction:**

| Type | Number | Current Rent | Annualized Income | Number | Future Rents | Market Rent GPR |
|---|---|---|---|---|---|---|
| Group Home | | | $0.00 | | | $0.00 |
| Shelter | | | $0.00 | | | $0.00 |
| SRO | | | $0.00 | | | $0.00 |
| 0 bedroom | | | $0.00 | | | $0.00 |
| 1 bedroom | | | $0.00 | | | $0.00 |
| 2 bedrooms | | | $0.00 | | | $0.00 |
| 3 bedrooms | | | $0.00 | | | $0.00 |
| 4 bedrooms | | | $0.00 | | | $0.00 |
| 5 bedrooms | | | $0.00 | | | $0.00 |
| **Gross Potential Rental Income** | | | $0.00 | | | $0.00 |
| Vacancy | | | | Vacancy | | $0.00 |
| Other Income | | | | | | |
| Effective Gross Income | | | $0.00 | | | $0.00 |

**Operating Expenses:**

| | Current Year | If Transaction Does Not Occur | % Change | Reason |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| Management | | | FALSE | |
| Administration | | | FALSE | |
| Maintenance/Operations | | | FALSE | |
| Resident Services | | | FALSE | |
| Security | | | FALSE | |
| Utilities | | | FALSE | |
| Replacement Reserve | | | FALSE | |
| Operating Reserve | | | FALSE | |
| Real Estate | | | FALSE | |
| Insurance | | | FALSE | |
| **Total Expenses** | $0.00 | $0.00 | 0% | |

| | | |
|---|---|---|
| **Net Operating Income** | $0.00 | |

**Proposed Transaction Description:**

| |
|---|
| |

**Operating Income**

**Version 4**

Building B/MARK DEVELOPMENT

**Total Gross Rents should be verified against the HUD Rent Limits in the Operating Pro-Forma - Form 4 section**

**Rent Schedule:**

| **Extremely Low-Income Rental Assisted (below 30%):** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | | | $0.00 | |
| 2 Bedrooms | | | $0.00 | 0.00 |
| 3 Bedrooms | | | $0.00 | 0.00 |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

| **Very Low-Income Rental Assisted (below 50%):** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | | | $0.00 | |
| 2 Bedrooms | | | $0.00 | |
| 3 Bedrooms | | | $0.00 | |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

| **Extremely Low-income Non-Rental Assisted (below 30%):** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | | | $0.00 | |
| 2 Bedrooms | | | $0.00 | |
| 3 Bedrooms | | | $0.00 | |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

| **Very Low-Income Non-Rental Assisted (below 50%)** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | | | $0.00 | |
| 2 Bedrooms | | | $0.00 | |
| 3 Bedrooms | | | $0.00 | |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

| **Low-Income Rental Assisted (below 60%):** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | | | $0.00 | |
| 2 Bedrooms | | | $0.00 | |
| 3 Bedrooms | | | $0.00 | |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

| **Low-Income Non-Rental Assisted (below 60%):** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | | | $0.00 | |
| 2 Bedrooms | | | $0.00 | |
| 3 Bedrooms | | | $0.00 | |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

| **Moderate-Income (below 80%):** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | | | $0.00 | |
| 1 Bedroom | | | $0.00 | |
| 2 Bedrooms | | | $0.00 | |
| 3 Bedrooms | | | $0.00 | |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

| **Other Income** | | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|---|
| Group home | | | | $0.00 | |
| Shelter | | | | $0.00 | |
| SRO | | | | $0.00 | |
| 0 Bedroom | | | | $0.00 | |
| 1 Bedroom | | | | $0.00 | |
| 2 Bedrooms | | | | $0.00 | |
| 3 Bedrooms | | | | $0.00 | |
| 4 Bedrooms | | | | $0.00 | |
| 5 Bedrooms | | | | $0.00 | |

| **Market Rate (unrestricted occupancy):** | Contract Rent | Utility Allowance | Total Gross Rent | No. of Units |
|---|---|---|---|---|
| Group home | | | $0.00 | |
| Shelter | | | $0.00 | |
| SRO | | | $0.00 | |
| 0 Bedroom | $2,467.00 | $0.00 | $2,467.00 | 24.00 |
| 1 Bedroom | $3,107.00 | $0.00 | $3,107.00 | 99.00 |
| 2 Bedrooms | $4,046.00 | $0.00 | $4,046.00 | 44.00 |
| 3 Bedrooms | $5,361.00 | $0.00 | $5,361.00 | 5.00 |
| 4 Bedrooms | | | $0.00 | |
| 5 Bedrooms | | | $0.00 | |

**Utility Allowance Schedule:** **Source:** N/A **Date:**

**Commercial Income:**

| | | | (average) | | |
|---|---|---|---|---|---|
| Square foot: | 13996.00 | @ | 30.00 | | 419880.00 |

**Parking Income:**

| | | | (average) | | |
|---|---|---|---|---|---|
| Residential: | | @ | | /month x 12 = | 0.00 |
| Commercial: | | @ | | /month x 12 = | 0.00 |
| Total Spaces: | | @ | | | 0.00 |

Resident Service Income: Description:

| | | | | |
|---|---|---|---|---|
| Contract Income from Shelter or Group Home: | | | Source: | |

**Other Operating Income Assumptions:**

| | | | |
|---|---|---|---|
| Laundry and Vending Income(annual): | | | |
| Other Income | a. | | $172,000.00 |
| Other Income | b. | | |
| Other Income | c. | | |
| Other Income | d. | | |

**Vacancy Allowance:**

| | |
|---|---|
| Extremely Low-Income Rental Assisted (below 30%): | 0.00% |
| Very Low-Income Rental Assisted (below 50%): | 0.00% |
| Extremely Low-Income Non-Rental Assisted (below 30%): | 0.00% |
| Very Low-Income Non-Rental Assisted (below 50%): | 0.00% |
| Low-Income Rental Assisted (below 60%): | 0.00% |
| Low-Income Non-Rental Assisted (below 60%): | 0.00% |
| Moderate-Income (below 80%): | 0.00% |
| Other Income (User-defined): | 0.00% |
| Market Rate | 5.00% |
| Commercial | 5.00% |

**Trending Assumptions for Rents:**

| | Year 2 | Year 3 | Year 4-5 | Year 6-20 |
|---|---|---|---|---|
| Extremely Low-Income Rental Assisted (below 30%): | | | | |
| Very Low-Income Rental Assisted (below 50%): | | | | |
| Extremely Low-Income Non-Rental Assisted (below 30%): | | | | |
| Very Low-Income Non-Rental Assisted (below 50%): | | | | |
| Low-Income Rental Assisted (below 60%): | | | | |
| Low-Income Non-Rental Assisted (below 60%): | | | | |
| Moderate-Income (below 80%): | | | | |
| Other Income (User-defined): | | | | |
| Market Rate | | | | |
| Commercial Space Rental | | | | |
| Laundry Income | | | | |
| Resident Service Income | | | | |
| Contract Income from Shelter or Group Home | | | | |
| a. Other Income | | | | |
| b. Other Income | | | | |
| c. Other Income | | | | |
| d. Other Income | | | | |

**Operating Subsidy and Capitalized Operating Reserves:**

| | | | |
|---|---|---|---|
| Total Subsidy Source I | | Source: | |
| Total Subsidy Source II | | Source: | |
| Capitalized Operating Reserve Amount | | Source: | |
| **Total Project Reserve Contribution** | | | |

**Yearly Draws on Subsidies and Reserves:**

| | Subsidy Source I | Subsidy Source II | Draw on Oper. Rese | Total Project Draw on Reserves |
|---|---|---|---|---|
| Year 1 | | | | $0.00 |
| Year 2 | | | | $0.00 |
| Year 3 | | | | $0.00 |

| | | | | |
|---|---|---|---|---|
| Year 4 | | | | $0.00 |
| Year 5 | | | | $0.00 |
| Year 6 | | | | $0.00 |
| Year 7 | | | | $0.00 |
| Year 8 | | | | $0.00 |
| Year 9 | | | | $0.00 |
| Year 10 | | | | $0.00 |
| Year 11 | | | | $0.00 |
| Year 12 | | | | $0.00 |
| Year 13 | | | | $0.00 |
| Year 14 | | | | $0.00 |
| Year 15 | | | | $0.00 |
| Year 16 | | | | $0.00 |
| Year 17 | | | | $0.00 |
| Year 18 | | | | $0.00 |
| Year 19 | | | | $0.00 |
| Year 20 | | | | $0.00 |
| Year 21 | | | | $0.00 |
| **Total Project Daws of Reserves:** | $0.00 | $0.00 | $0.00 | $0.00 |

| | |
|---|---|
| **Annual Operating Income (year 1)** | $7,087,468.00 |
| **Annual Residential Operating Income** | $6,688,582.00 |

| | Commercial | Residential |
|---|---|---|
| Management Fee Percentage | | |

Assumed Property management fee as a percentage of effective gross income.

**Annual Operating Expenses:**

| | Residential | Percentage of Residential Operati | Commercial | Total | Percentage of | Comments |
|---|---|---|---|---|---|---|
| Management Fee | $0.00 | 0.00% | $0.00 | $0.00 | 0.00% | |
| Payroll, Administrative | | 0.00% | | $0.00 | 0.00% | |
| Payroll Taxes & Benefits, Admin. | | 0.00% | | $0.00 | 0.00% | |
| Legal | | 0.00% | | $0.00 | 0.00% | |
| Audit | | 0.00% | | $0.00 | 0.00% | |
| Marketing | | 0.00% | | $0.00 | 0.00% | |
| Telephone | | 0.00% | | $0.00 | 0.00% | |
| Office Supplies | | 0.00% | | $0.00 | 0.00% | |
| Training | | 0.00% | | $0.00 | 0.00% | |
| Accounting & Data Processing | | 0.00% | | $0.00 | 0.00% | |
| Investor Servicing | | 0.00% | | $0.00 | 0.00% | |
| LIHTC Monitoring Fee | $0.00 | 0.00% | $0.00 | $0.00 | 0.00% | |
| HOME Monitoring Fee | | 0.00% | | $0.00 | 0.00% | |
| LIP Monitoring Fee | | 0.00% | | $0.00 | 0.00% | |
| DHCD Capital Subsidy Monitoring Fee | | 0.00% | | $0.00 | 0.00% | |
| | | 0.00% | | $0.00 | 0.00% | |
| | | 0.00% | | $0.00 | 0.00% | |
| | | 0.00% | | $0.00 | 0.00% | |
| **Subtotal: Administrative** | $0.00 | 0.00% | $0.00 | $0.00 | 0.00% | |
| Payroll, Maintenance | | 0.00% | | $0.00 | 0.00% | |
| Payroll Taxes & Benefits, Admin. | | 0.00% | | $0.00 | 0.00% | |
| Janitorial Materials | | 0.00% | | $0.00 | 0.00% | |
| Lock and Key Replacement | | 0.00% | | $0.00 | 0.00% | |
| Landscaping | | 0.00% | | $0.00 | 0.00% | |
| Decorating (inter. Only) | | 0.00% | | $0.00 | 0.00% | |
| Repairs (inter. & ext.) | | 0.00% | | $0.00 | 0.00% | |
| Elevator Mainenance | | 0.00% | | $0.00 | 0.00% | |
| Trash Removal | | 0.00% | | $0.00 | 0.00% | |
| Snow Removal | | 0.00% | | $0.00 | 0.00% | |

# of Tax Credit Units: 0

| | | | | | | |
|---|---|---|---|---|---|---|
| Extermination | | 0.00% | | $0.00 | 0.00% | |
| Recreation | | 0.00% | | $0.00 | 0.00% | |
| | | 0.00% | | $0.00 | 0.00% | |
| | | 0.00% | | $0.00 | 0.00% | |
| **Subtotal: Maintenance** | $0.00 | 0.00% | $0.00 | $0.00 | 0.00% | |
| **Resident Services** | | 0.00% | | $0.00 | 0.00% | |
| **Security** | | 0.00% | | $0.00 | 0.00% | |
| | | 0.00% | | $0.00 | 0.00% | |
| Electricity | | 0.00% | | $0.00 | 0.00% | |
| Natural Gas | | 0.00% | | $0.00 | 0.00% | |
| Oil | | 0.00% | | $0.00 | 0.00% | |
| Water & Sewer | | 0.00% | | $0.00 | 0.00% | |
| **Subtotal: Utilities** | $0.00 | 0.00% | $0.00 | $0.00 | 0.00% | |
| **Replacement Reserve** | | 0.00% | | $0.00 | 0.00% | |
| **Operating Reserve** | | 0.00% | | $0.00 | 0.00% | |
| Real Estate Taxes | | 0.00% | | $0.00 | 0.00% | |
| Other Taxes | | 0.00% | | $0.00 | 0.00% | |
| Insurance | | 0.00% | | $0.00 | 0.00% | |
| MIP | | 0.00% | | $0.00 | 0.00% | |
| | | 0.00% | | $0.00 | 0.00% | |
| | $2,234,534.00 | 100.00% | $0.00 | $2,234,534.00 | 100.00% | |
| **Subtotal: Taxes, Insurance** | $2,234,534.00 | 100.00% | $0.00 | $2,234,534.00 | 100.00% | |
| **TOTAL EXPENSES** | $2,234,534.00 | 100.00% | $0.00 | $2,234,534.00 | 100.00% | |

**Other Operating Expense Assumptions**

**Trending Assumptions for Expenses**

| | Year 2 | Year 3 | Year 4-5 | Year 6-20 |
|---|---|---|---|---|
| Sewer & Water | | | | |
| Real Estate Taxes | | | | |
| All Other Operating | | | | |
| Replacement Reserve | | | | |

**Reserve Requirements:**

| | | |
|---|---|---|
| Replacement Reserve Requirement | | per unit per year |
| Operating Reserve Requirement | | per unit per year |

**Debt Service**

| | Annual Payment | |
|---|---|---|
| MHFA: | $0.00 | |
| MHFA: | $0.00 | |
| MHP Fund Permanent Loan | $0.00 | |
| Other: | $3,816,822.31 | |
| Other: | $0.00 | |
| **Total Debt Service (Annual)** | $3,816,822.31 | (in year one) |
| **Net Operating Income** | $4,852,934.00 | (in year one) |
| **Debt Service Coverage** | 1.27 | (in year one) |
| **Cash Flow** | $1,036,111.69 | (in year one) |
| **Cash Flow per Unit** | $6,023.91 | (in year one) |

| | |
|---|---|
| # of total units: | 172 |
| Retail | 13,996 sq. ft. |

**Affordability: Income Limits and Maximum Allowable Rents**

**County:** **HMFA:**

**Effective Date:**

Maximum Allowed Rents, by Income, by Unit Size: **Income Limits last updated by DHCD on**

These numbers are estimated numbers. Please compare with HUD numbers and change if necessary. The HUD numbers can be obtained at www.huduser.org/datasets/il.html

**Tax Credit Multifamily**

| | Maximum Income | | | Maximum Rent (calculated from HUD income data) | | | |
|---|---|---|---|---|---|---|---|
| | 30% | 50% | 60% | | 30% | 50% | 60% |
| 1 Person | | | | SRO/0 bedroom | | | |
| 2 Person | | | | 1 bedroom | | | |
| 3 Persons | | | | 2 bedrooms | | | |
| 4 Persons | | | | 3 bedrooms | | | |
| 5 Persons | | | | 4 bedrooms | | | |
| 6 Persons | | | | 5 bedrooms | | | |
| 7 Persons | | | | | | | |

**High/Low HOME**

| | Maximum Income | | | Maximum Rent (calculated from HUD income data) | | | |
|---|---|---|---|---|---|---|---|
| | 60%(High) | 50%(Low) | 80% | | High | Low | 80% |
| 1 Person | | | | SRO/0 bedroom | | | |
| 2 Person | | | | 1 bedroom | | | |
| 3 Persons | | | | 2 bedrooms | | | |
| 4 Persons | | | | 3 bedrooms | | | |
| 5 Persons | | | | 4 bedrooms | | | |
| 6 Persons | | | | 5 bedrooms | | | |
| 7 Persons | | | | | | | |

**Effective Date:**

**H.U.D. "Fair Market Rents" (Maximum):** **Home/FMR Information last updated on**

| | |
|---|---|
| 0 bedroom | |
| 1 bedroom | |
| 2 bedrooms | |
| 3 bedrooms | |
| 4 bedrooms | |
| 5 bedrooms | |

**If Preservation With Expiring Use**

**Operation Before This Transaction:**

| Type | Number | Current Rent | Annualized Income | Number | Future Rents | Market Rent GPR |
|---|---|---|---|---|---|---|
| Group Home | | | $0.00 | | | $0.00 |
| Shelter | | | $0.00 | | | $0.00 |
| SRO | | | $0.00 | | | $0.00 |
| 0 bedroom | | | $0.00 | | | $0.00 |
| 1 bedroom | | | $0.00 | | | $0.00 |
| 2 bedrooms | | | $0.00 | | | $0.00 |
| 3 bedrooms | | | $0.00 | | | $0.00 |
| 4 bedrooms | | | $0.00 | | | $0.00 |
| 5 bedrooms | | | $0.00 | | | $0.00 |
| **Gross Potential Rental Income** | | | $0.00 | | | $0.00 |
| Vacancy | | | | Vacancy | | $0.00 |
| Other Income | | | | | | |
| Effective Gross Income | | | $0.00 | | | $0.00 |

**Operating Expenses:**

| | Current Year | If Transaction Does Not Occur | % Change | Reason |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| Management | | | FALSE | |
| Administration | | | FALSE | |
| Maintenance/Operations | | | FALSE | |
| Resident Services | | | FALSE | |
| Security | | | FALSE | |
| Utilities | | | FALSE | |
| Replacement Reserve | | | FALSE | |
| Operating Reserve | | | FALSE | |
| Real Estate | | | FALSE | |
| Insurance | | | FALSE | |
| **Total Expenses** | $0.00 | $0.00 | 0% | |

| | | |
|---|---|---|
| **Net Operating Income** | $0.00 | |

**Proposed Transaction Description:**

| |
|---|
| |

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# APPENDIX H:

# Chapter 40B Project Eligibility Letter

Commonwealth of Massachusetts
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Charles D. Baker, Governor ◆ Karyn E. Polito, Lt. Governor ◆ Jennifer D. Maddox, Undersecretary

November 7, 2022

Mr. Damien Chaviano
Mark Development
275 Grove Street Suite 2-150
Newton, MA 02466

Mr. Joshua Cohen
Beacon Communities
2 Center Plaza, Suite 700
Boston, MA 02108

Re: 299 Broadway, Somerville, MA – Project Eligibility Letter

Dear Messrs. Chaviano and Cohen:

We are pleased to inform you that your application for project eligibility determination for the proposed 299 Broadway project located in Somerville, Massachusetts, has been approved under the Low Income Housing Tax Credit (LIHTC) program. The property is located at 299 Broadway in Somerville. This approval indicates that the proposed plan is for 287 units of rental housing for families, 115 (40%) of which will be affordable at no more than 60% of area median income. Additional units will be affordable at no more than 80% of AMI. The proposed development will consist of 23 studios, 137 one-bedroom units, 98 two-bedroom units and 29 three-bedroom units. The rental structure as described in the application is generally consistent with the standards for affordable housing to be included in the community's Chapter 40B affordable housing stock. This approval does not constitute a guarantee that LIHTC funds will be allocated to the 299 Broadway project. It does create a presumption of fundability under 760 CMR 56.04 and allows Mark Development and Beacon Communities to apply to the Somerville Zoning Board of Appeals for a comprehensive permit. Please note that a One Stop + submission for funding for this project must conform to all Department of Housing and Community Development (DHCD) program limits and requirements in effect at the time of submission.

As part of the review process, DHCD has made the following findings:

1. The proposed project appears generally eligible under the requirements of the Low Income Housing Tax Credit program.

2. DHCD has performed an on-site inspection of the proposed 299 Broadway project and has determined that the proposed site is an appropriate location for the project. The project consists of the development of housing on the site of a former

supermarket and a pharmacy that is scheduled for relocation. The site is on a local bus line and a half mile from the new Gilman Square MBTA Green Line station.

3. The proposed housing design is appropriate for the site. The 287 units will be constructed in two buildings. The buildings will be connected by pedestrian walkways, and the site will include a civic plaza and mini park. The buildings will be designed to LEED Platinum standards or to Passive House certification. The ground level of each building will offer various amenities.

4. The proposed project appears financially feasible in the context of the Somerville housing market. The proposal includes 115 units for households earning no more than 60% of AMI, with 16 of those units to be reserved for households earning no more than 30% of AMI.

5. The initial proforma for the project appears financially feasible and consistent with the requirements for cost examination and limitations on profits on the basis of estimated development and operating costs. Please note again that a One Stop+ submission for funding for this project must conform to all DHCD program limits and requirements in effect at the time of submission.

6. An appraisal has been commissioned. The Low-Income Housing Tax Credit Program Guidelines state that the allowable acquisition value of a site with a comprehensive permit must be equal to or less than the value under pre-existing zoning, plus reasonable carrying costs. If this project is submitted for funding under the Low-Income Housing Tax Credit Program, the acquisition price in the proposed budget must reflect these program guidelines.

7. The ownership entities will be single-purpose entities controlled by the applicants and subject to limited dividend requirements. The ownership entities meet the general eligibility standards of the Low Income Housing Tax Credit program and can demonstrate sufficient capacity to successfully develop the project under the Low-Income Housing Tax Credit program.

8. The applicant has a purchase and sale agreement for the site.

9. The city of Somerville has submitted a letter of support for the project.

The proposed 299 Broadway project will have to comply with all state and local codes not specifically exempted by a comprehensive permit. In applying for a comprehensive permit, the project sponsor should identify all aspects of the proposal that will not comply with local requirements.

If a comprehensive permit is granted, construction of this project may not commence without DHCD's issuance of final approval pursuant to 760 CMR 56.04 (7) and an award of LIHTC funds. This project eligibility determination letter is not transferable to any other project sponsor or housing program without the express written consent of DHCD. When construction is complete, a Chapter 40B cost certification and an executed and recorded 40B regulatory agreement in

compliance with DHCD's requirements pertaining to Chapter 40B must be submitted and approved by DHCD prior to the release of a Low-Income Housing Tax Credit form 8609.

This letter shall expire two years from this date, or on November 7, 2024, unless a comprehensive permit has been issued.

We congratulate you on your efforts to work with the city of Somerville to increase its supply of affordable housing. If you have any questions as you proceed with the project, please feel free to call or email Rebecca Frawley Wachtel at 617-573-1318 or at Rebecca.Frawley@mass.gov.

Sincerely,

Catherine Racer
Director

cc: The Honorable Katjana Ballantyne, Mayor of Somerville

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# APPENDIX I:

# Form of Affordable Housing Restriction

**AFFORDABLE HOUSING RESTRICTION**

_____, a _____with a principal place of business at _____ ("Grantor"), owner of real estate located at_____, Somerville, Middlesex South County, Massachusetts and more particularly described in Exhibit A attached hereto (the "Property") and the City of Somerville, a Massachusetts body politic and corporate and a political subdivision of the Commonwealth of Massachusetts, by and through its Office of Strategic Planning and Community Development, with a usual address of 93 Highland Avenue, Somerville, MA 02143 ("City" or "Grantee"), in consideration for certain zoning relief, hereby covenant and agree that the Property shall be subject, in perpetuity, to this Affordable Housing Restriction ("Affordable Housing Restriction" or "Restriction").

**1. Governing Law.**

The Grantor and the City intend and agree that this Affordable Housing Restriction shall be an "affordable housing restriction" as that term is defined in M.G.L. 184, s.31, with the benefit of s. 32, and used in M.G.L. c. 184, ss.26, 31-33. The Grantor and the City hereby covenant that this Affordable Housing Restriction shall run with the land and shall be binding upon and enforceable against the Grantor, its successors and assigns; and notwithstanding the lack of privity of estate, and/or other statutes or rules of law which may impose time limitations on such restrictions, this Affordable Housing Restriction shall inure to the benefit of and be enforceable by a governmental body, the City and its successors and assigns, in perpetuity. Each and every instrument of conveyance subsequent to the date hereof shall expressly state that it is subject to this Affordable Housing Restriction, provided that the absence of such statement shall not affect its validity and enforceability.

**2. Zoning Requirement/Purpose of Restriction.**

The Property is subject to and has the benefit of a comprehensive permit, issued by the City of Somerville, acting by and through its Zoning Board of Appeals pursuant to M.G.L. c. 40B, §§ 20-23 (the "Act") and recorded with the Registry of Deeds in Book ___, Page ____. The Property is also subject to a Chapter 40B Regulatory Agreement and must at a minimum require that at least 25% of the units in the

Property Address:_____, Somerville, MA

project or ____ units (the "Chapter 40B Affordable Units") will remain affordable in perpetuity for households with incomes at or below eighty percent (80%) of the area median income ("AMI") even if the Subsidy defined in 760 CMR 56.02 expires. The Property is also subject to a Regulatory and Operating Agreement between _____and the Grantor, _____, which will govern all _____ affordable housing units and would guarantee affordability in perpetuity for these _____ units.
The purpose of this Affordable Housing Restriction is to ensure that the _____ ( ) units at the Property shall be occupied in perpetuity as affordable housing units ("Affordable Units" or "Restricted Units"). The City declares, and the Grantor, mortgagees, and hereinafter those holding any interest in the Property acknowledge that the grant of restrictions contained herein are for public purposes.

The Housing Division of the Mayor's Office of Strategic Planning and Community Development for the City of Somerville (hereinafter referred to as "the OSPCD Housing Division" and "City" respectively) is responsible for the administration and compliance with respect to the Affordable Housing Restriction, with a usual address as provided in Section 18 herein.

**3. The term of this Restriction.**

Shall be perpetual. Notwithstanding any provision to the contrary herein this Restriction shall remain in full force for the full term set forth herein.

**4. Terms of Affordability.**

Unless otherwise agreed by the City, by a written amendment to this Affordable Housing Restriction recorded with the South Middlesex Registry of Deeds the Affordable Units shall be:

i. rented to an Income Eligible Family as defined below, at a rent no greater than the Maximum Rent defined below; and
ii. occupied by such Income Eligible Family as its principal residence on a year-round basis.

**5. Use Restrictions.**

The Property shall be reserved and used for rent of the Restricted Units to Eligible Families as defined and described herein and any activities and/or services of a nature to benefit the Residents of the Restricted Units.

Throughout the term hereof, the Grantor shall maintain the Affordable Units and the Project as a whole in good repair and maintained in a safe and sanitary condition, in full compliance with state and local law.

In the event of an extreme casualty which makes complete restoration of the Project financially infeasible, the City will consider a request by the Grantor to modify the mix of Restricted Units by converting Extremely Low Income Units to Very Low Income Units or Low Income Units.

These ____ units shall remain rental units in perpetuity, even if any other portion of the project is ever

converted to condominiums.

**6. Income Eligible Family and Designation of Affordable Units.**

A. An Income Eligible Family is defined as follows:

Number of Extremely Low Income Units (30% AMI):____
Extremely Low Income Family shall mean a Family whose Household Income is less than or equal to thirty percent (30%) of the Family-size Adjusted AMI.

Number of Low Income Units (60% AMI): ____
Low Income Family shall mean a Family whose Household Income is less than or equal to sixty percent (60%) of the Family-size Adjusted AMI.

Number of Moderate Income Units (80% AMI): ___
Moderate Income Family shall mean a Family whose Household Income is less than or equal to eighty percent (80%) of the Family-size Adjusted AMI.

Household Income shall mean a Family's adjusted annual income determined in the manner set forth in 24 C.F.R. §5.609 (or any successor regulations).

Family shall have the meaning set forth in 24 C.F.R. §5.403 (or any successor regulation). Notwithstanding the foregoing, a household comprised of a full-time student or students shall not qualify as a Family except as permitted under the federal low-income housing tax credit program pursuant to Section 42(i)(3)(D) of the Internal Revenue Code of 1986, as amended.

Area shall mean Boston-Cambridge-Quincy, MA-NH HMFA.

Bedroom Adjusted AMI applicable to a Unit shall mean the median income for the Area, with adjustments for the number of bedrooms in such Unit, as determined from time to time by HUD pursuant to Section 8 of the United States Housing Act of 1937, as amended. For purposes of adjustments for the number of bedrooms in a Unit, a Unit that does not have a separate bedroom is assumed to be occupied by one individual and a Unit with one or more separate bedrooms is deemed assumed to be occupied by 1.5 individuals for each bedroom (with the total number of individuals rounded up.

B. The Grantor shall ensure a Family occupying a Restricted Unit meets the income requirements set forth herein at the time of leasing of a Restricted Unit and thereafter at least annually on the basis of the current income of such Family. In initially verifying a Family's income, the Grantor shall examine the source documents evidencing annual income for the Family.

C. The Affordable Units are hereby designated as follows:

The _____ Restricted Units shall include at least _____ Studio Units, ____ one-bedroom Units, _____ two-bedroom Units and ____ three-bedroom Units. There shall be _____ accessible to individuals with

mobility impairments (consisting of __ Studio Units, __ one-bedroom Units, __ two-bedroom Units, ___ three-bedroom units and __ four-bedroom Units) and at least four (4) additional Units accessible to individuals with sensory impairments (consisting of ___ Studio Units, ___ one-bedroom Units, ___ two-bedroom Units, ___ three-bedroom units and __ four-bedroom Units). Each Unit shall contain complete facilities for living, sleeping, eating, cooking and sanitation that are to be used on other than a transient basis. Each Unit shall meet the housing quality standards set forth in the regulations of HUD at 24 C.F.R. §982.401 or any successor thereto, the accessibility requirements at 24 C.F.R. Part 8 or any successor thereto.

30% Units:

60% Units:

80% Units:

**7. Affordable Rent.**

A. Extremely Low Income Rent - The monthly rent charged to a Family occupying an Extremely Low Income Unit shall be one-twelfth of thirty percent (30%) of thirty percent (30%) of the Bedroom Adjusted AMI, minus, if applicable, a Somerville Housing Authority Utility Allowance for any utilities and services (excluding telephone) to be paid by the occupying Family (excluding telephone). A Family who resides in a Restricted Unit, who qualified as an Extremely Low Income Family at the time of such Family's initial occupancy at the Property and whose Household Income exceeds thirty percent (30%), but does not exceed fifty percent (50%) of the Family-size Adjusted AMI, shall continue to be treated as an Extremely Low Income Family but, from and after the expiration of the then-current term of such Family's lease, must pay as monthly rent the Over-income Rent. A Family who resides in a Restricted Unit, who qualified as an Extremely Low Income Family at the time of such Family's initial occupancy at the Property and whose Household Income exceeds fifty percent (50%), but does not exceed eighty percent (80%), of the Family-size Adjusted AMI, shall, from and after the expiration of the then-current term of such Family's lease, be treated as a Low Income Family and must pay as monthly rent the lesser (x) of the maximum amount payable by the Family under the laws of the municipality in which the Property is located or of The Commonwealth of Massachusetts, or (y) one-twelfth of thirty percent (30%) of sixty percent (60%) of the Bedroom Adjusted AMI (minus, if applicable, a Somerville Housing Authority Utility Allowance for any utilities and services (excluding telephone) to be paid by the occupying Family (excluding telephone). A Family who resides in a Restricted Unit, who qualified as an Extremely Low Income Family at the time of such Family's initial occupancy at the Property and whose Household Income exceeds eighty percent (80%) of the Family-size Adjusted AMI, shall, from and after the expiration of the then-current term of such Family's lease, no longer be treated as an income-qualified Family and must pay as monthly rent the Over-income Rent.

B. Low Income Rent- The monthly rent charged to a Family occupying such Low Income Unit shall not exceed an amount equal to (x) one-twelfth of thirty percent (30%) of sixty percent (60%) of the Bedroom

Adjusted AMI, minus, if applicable, a Somerville Housing Authority Utility Allowance for any utilities and services (excluding telephone) to be paid by the occupying Family (excluding telephone). A Family who resides in a Restricted Unit, who qualified as a Low Income Family at the time of such Family's initial occupancy at the Property and whose Household Income exceeds sixty percent (60%), but does not exceed eighty percent (80%) of the Family-size Adjusted AMI, shall continue to be treated as a Low Income Family and the foregoing maximum rent shall continue to apply to such Family. A Family who resides in a Restricted Unit, who qualified as a Low Income Family at the time of such Family's initial occupancy at the Property and whose Household Income exceeds eighty percent (80%) of the Family-size Adjusted AMI, shall, from and after the expiration of the then-current term of such Family's lease, no longer be treated as an income-qualified Family and must pay as monthly rent the Over-income Rent.

C. Moderate Income Rent -The monthly rent charged to a Family occupying a Moderate Income Unit shall be one-twelfth of thirty percent (30%) of eighty percent (80%) of the Bedroom Adjusted AMI, minus, if applicable, a Somerville Housing Authority Utility Allowance for any utilities and services (excluding telephone) to be paid by the occupying Family. A Family who resides in a Restricted Unit, who qualified as a Moderate Income Family at the time of such Family's initial occupancy at the Property and whose Household Income exceeds eighty percent (80%) of the Family-size Adjusted AMI, shall, from and after the expiration of the then-current term of such Family's lease, no longer be treated as an income-qualified Family and must pay as monthly rent the Over-income Rent.

D. Over-income Rent - for a particular over-income Family, a monthly rent equal to the lesser of (x) the maximum amount payable by the Family under The Department of Housing and Community Development ("DHCD"), (y) one-twelfth of thirty percent (30%) of the Family's Household Income as recertified annually or (z) the comparable market rent for the Family's Unit, but in no event lower than the rent such Family was paying prior to becoming an over-income Family.

E. Fair Market Rent shall mean the fair market rent in the Area for a comparably-sized dwelling as established by HUD under regulations promulgated at 24 C.F.R. §888.11 (or successor regulations), minus a Somerville Housing Authority Utility Allowance for any utilities and services (excluding telephone) to be paid by the occupying Family.

Rents for Restricted Units shall not be increased above applicable maximums without the City's prior written approval of a specific request by the Grantor for a rent increase, except for increases implemented in accordance with an annual schedule of maximum rents and allowances issued by the Somerville Housing Authority. Notwithstanding the foregoing, rent increases shall be subject to the provisions of outstanding leases and shall not be implemented without at least thirty (30) days' prior written notice by the Grantor to all affected Residents and notwithstanding any provision in a lease or occupancy agreement to the contrary, in the event of any increase in the rent payable by such Residents in connection with an increase in the income of such Residents, consistent with the terms hereof, the Residents shall have the right to terminate their lease or occupancy agreement by written notice to the Grantor delivered within such thirty-day period.

F. The term of the lease or occupancy agreement shall be that of the lease or agreement in effect on the date of the required delivery of the income certification that reflects the applicable increase in such

Family's income.

G. If a Restricted Unit or the Family occupying such Unit receives federal or state rental subsidy, then the Family's contribution towards rent shall be the contribution allowable under the federal or state rental subsidy program and the maximum rent (i.e., tenant contribution plus rental subsidy) shall be the rent allowable under the federal or state rental subsidy program.

H. If at any time fewer than the required number of Units are leased, rented or occupied by Extremely Low Income Families, the next available Units shall all be leased, rented or otherwise made available to Extremely Low Income Families until the required number of Units occupied by Extremely Low Income Families is again obtained. If at any time fewer than the required number of Units are leased, rented or occupied by Low Income Families, the next available Units shall all be leased, rented or otherwise made available to Low Income Families until the required number of Units occupied by Low Income Families is again obtained. If at any time fewer than the required number of Units are leased, rented or occupied by Moderate Income Families, the next available Units shall all be leased, rented or otherwise made available to Moderate Income Families until the required number of Units occupied by Moderate Income Families is again obtained. The foregoing provisions shall be applied so as to maintain a mix of Restricted Units that is comparable in size, features and number of bedrooms to the originally designated Restricted Units (i.e., a Unit will not be considered an available Unit for purposes of this Paragraph if classification of such Unit as a Restricted Unit would cause the then current mix of Restricted Units to no longer be comparable to the original mix of Restricted Units.

**8. Non Discrimination.**

The Grantor shall not discriminate on the basis of race, creed, color, sex, age, handicap, marital status, sexual preference, national origin, source of income, status as a holder of a Section 8 or other voucher or certificate, or any other basis prohibited by law in the marketing, rental, use, or occupancy of any unit at the Property or in connection with the employment or application for employment of persons for maintenance or management of the Property.

**9. Fair Housing.**

The Grantor is subject to and shall comply with all Fair Housing laws and regulations, including but not limited to all federal, state and local laws, regulations and ordinances, as may be expanded or amended from time to time.

**10. Tenant Selection**

The Grantor shall adopt and submit to the City for approval resident selection policies and criteria for the Restricted Units that:

Are consistent with the purpose of providing housing for an Extremely Low Income Family, a Low Income Family and a Moderate Income Family as defined below and required herein;
Are reasonably related to eligibility of prospective tenants under the Restriction and to the

prospective tenants' ability to perform the obligations of the Grantor's form lease; and
Provide for the selection of Residents from a written waiting list in the chronological order of their application, insofar as practicable, and (y) the prompt written notification to any rejected applicant of the grounds for any rejection.

The Grantor shall also provide the City with an affirmative marketing plan acceptable to the City. The affirmative marketing plan must comply with all applicable statutes, regulations and executive orders and with all City affirmative marketing requirements. The approved marketing plan and the approved resident selection policies and criteria shall be adhered to in every respect and any changes thereto shall be subject to the prior written approval of the City. The affirmative fair housing marketing plan shall require the Grantor to create a listing for all Restricted Units with the Housing Navigator (www.housingnavigatorma.org), which listing shall be updated and confirmed prior to holding a tenant-selection lottery for the Restricted Units and shall thereafter be updated at least annually or more frequently if appropriate in DHCD's opinion (e.g. in connection with the re-opening of any waiting list for Restricted Units). The affirmative fair housing marketing plan shall also require the Grantor to notify the Housing Navigator when waiting lists for Restricted Units open and close and whenever there is a Restricted Unit available on a first come, first served basis. The Grantor shall list vacancies in Restricted Units in the MassAccess Housing Registry at http://www.massaccesshousingregistry.org and on the Housing Navigator at http://housingnavigatorma.org.

**11. Lease Provisions.**

The Grantor shall not include in any lease for a Restricted Unit any of the following provisions:

i) Agreement by the tenant to be sued, to admit guilt or to a judgment in favor of the Grantor in a lawsuit brought in connection with the lease.

ii) Agreement by the tenant that the Grantor may take, hold, or sell personal property of household members without notice to the tenant and a court decision on the rights of the parties. This prohibition, however, does not apply to an agreement by the tenant concerning disposition of personal property remaining in the Unit after the tenant has moved out of the Unit. The Grantor may dispose of such personal property in accordance with state law.

iii) Agreement by the tenant not to hold the Grantor or the Grantor's agents legally responsible for any action or failure to act, whether intentional or negligent.

iv) Agreement of the tenant that the Grantor may institute a lawsuit without notice to the tenant.

v) Agreement by the tenant that the Grantor may evict the tenant or household members without instituting a civil court proceeding in which the tenant has the opportunity to present a defense, or before a court decision on the rights of the parties.

vi) Agreement by the tenant to waive any right to a trial by jury.
vii) Agreement by the tenant to waive the tenant's right to appeal, or to otherwise challenge in court, a court decision in connection with the lease.

viii) Agreement by the tenant to pay attorney's fees or other legal costs even if the tenant wins in a court proceeding by the Grantor against the tenant. The tenant, however, may be obligated to pay costs if the tenant loses.

All leases for Restricted Units shall be consistent with the requirements set forth herein, shall be on a form reasonably approved by the City, shall be for terms of not less than one (1) year (unless a shorter term is specified by mutual agreement between the Resident and the Grantor, subject to the City's requirements) and shall require tenants to provide information required for the Grantor to meet its reporting requirements hereunder. The Grantor may not terminate the tenancy except (i) for serious or repeated violation of the terms and conditions of the lease; (ii) for violations of applicable federal, state or local law; (iii) for completion of the tenancy period for transitional housing; or (iv) for other good cause. Any termination or refusal to renew must be preceded by not less than thirty (30) days by the Grantor's service on the tenant of a written notice specifying the grounds for the action.

**12. Monitoring and Records.**

The Grantor hereby agrees to cooperate with the City's annual monitoring process, and will provide responses and documentation as requested in a timely manner. Such documentation will include annual income certifications, monthly gross rents and the Grantor's certification, made to the best knowledge and belief of the officer or individual signing such certification, that: the Property continues to be used for the Permitted Uses and that the Property continues to contain the required number of Low and Moderate Income Units and to comply with the rent and other restrictions applicable to such Restricted Units. Grantor will submit any additional reports/information as any may be deemed necessary to ensure compliance with the requirements of this Restriction.

The Grantor shall maintain as part of its records (i) copies of all leases of Restricted Units; (ii) all initial and annual income certifications by Residents of Restricted Units and (iii) such additional records as City may deem necessary to ensure compliance with the requirements of this Restriction.

**13. Inspection.**

The Grantor hereby grants to the City and its duly authorized representatives the right to enter the Property (a) at reasonable times and in a reasonable manner for the purpose of inspecting the Property to determine compliance with this Restriction or any other agreement between the Grantor and City and (b) after thirty (30) days' prior written notice, to take any reasonable and appropriate action under the circumstances to cure any violation of the provisions of this Restriction.

**14. Changes to Affordable Units or Property.**

The Grantor shall not demolish any part of the existing structure on the Property or reduce the quantity or size of the Affordable Units without the prior written consent of the OSPCD Housing Division.

**15. Senior Lender Foreclosure.**

Notwithstanding anything herein to the contrary, but subject to the provisions of this Section, if the

holder of record of a first mortgage granted to a state or national bank, state or federal savings and loan association, cooperative bank, mortgage company, trust company, insurance company or other institutional or governmental lender shall acquire the Property by reason of foreclosure or similar remedial action under the provisions of such mortgage or upon conveyance of the Property in lieu of foreclosure, and provided that the holder of such mortgage has given the City not less than sixty (60) days' prior written notice of its intention to foreclose upon its mortgage or to accept a conveyance of the Property in lieu of foreclosure to attempt to structure a workout or other arrangement to avoid such foreclosure, conveyance in lieu of foreclosure, or similar remedial action, then except as provided below, the rights and restrictions herein contained shall not apply to such mortgage holder upon such acquisition of the Property or to any purchaser of the Property from such mortgage holder, and such Property shall, subject to Paragraph B. below, thereafter be free from all such rights and restrictions. Notwithstanding the foregoing, the rights and restrictions contained herein shall terminate only to the extent it is financially infeasible to maintain the level of affordability required by this Restriction or some lesser level of affordability (i.e., fewer Restricted Units or Restricted Units affordable to Families with higher Household Incomes than those required by this Restriction). The foregoing provision on financial infeasibility shall not apply at any time when Massachusetts Housing Finance Agency is the holder of the first mortgage on the Property. "Financially infeasible" shall mean (i) with respect to the operation of the Property, that the rent and other income from the Property is, or is reasonably projected to be, less than the reasonable expenses required (or reasonably projected to be required) to maintain and operate the Property and (ii) with respect to a sale of the Property, that the restrictions would prevent (or be reasonably projected to prevent) the senior mortgage holder from recovering all amounts due and owing with respect to its financing of the Property, including without limitation, principal, interest, charges, costs, expenses, late fees and prepayment premiums. Financial infeasibility shall be determined by the senior mortgage holder in its sole discretion after consultation with the City. The senior mortgage holder shall notify the City of the extent to which the rights and restrictions contained herein shall be terminated and the Grantor agrees to execute any documents required to modify this Restriction to conform to the senior mortgage holder's determination. The Grantor hereby irrevocably appoints any senior mortgage holder and the City, its true and lawful attorney-in-fact, with full power of substitution, to execute, acknowledge and deliver any such documents on behalf of the Grantor should the Grantor fail or refuse to do so.

The rights and restrictions contained herein shall not lapse if the Property is acquired through foreclosure or deed in lieu of foreclosure by (i) the Grantor, (ii) any person with a direct or indirect financial interest in the Grantor, (iii) any person related to a person described in clause (ii) by blood, adoption or marriage, (iv) any person who is or at any time was a business associate of a person described in clause (ii), and (v) any entity in which any of the foregoing have a direct or indirect financial interest (each a "Related Party"). Furthermore, if the Property is subsequently acquired by a Related Party during the period in which this Restriction would have remained in effect but for the provisions of this Section, this Restriction shall be revived and shall apply to the Property as though it had never lapsed.

In the event such mortgage holder conducts a foreclosure or other proceeding enforcing its rights under such mortgage and the Property is sold for a price in excess of the sum of the outstanding principal balances of all notes secured by mortgages of the Property plus all future advances, accrued interest and all reasonable costs and expenses which the holders thereof are entitled to recover pursuant to the

terms of such mortgages, such excess shall be paid to the City in consideration of the loss of the value and benefit of the rights and restrictions herein contained and released by the City pursuant to this Section in connection with such proceeding, provided that in the event that such excess shall be so paid to the City by such mortgage holder, the City shall thereafter indemnify such mortgage holder against loss or damage to such mortgage holder resulting from any claim made by the mortgagor of such mortgage to the extent that such claim is based upon payment of such excess by such mortgage holder to the City in accordance herewith, provided that such mortgage holder shall give the prompt notice of any such claim and shall not object to intervention by the City in any proceeding relating thereto. To the extent the Grantor possesses any interest in any amount which would otherwise be payable to the City under this Paragraph, to the full extent permissible by law, the Grantor hereby assigns its interest in such amount to said mortgage holder for payment to the City.

D. Referring specifically to the Units restricted in connection with the Comprehensive Permit (the "40B Units" ), it is hereby agreed that, notwithstanding any provision to the contrary, the rights and restrictions contained herein shall not lapse with respect to the 40B Units if the Grantor's interest in the Property is acquired through foreclosure of similar remedial action under the provisions of any mortgage or upon the conveyance of the Grantor' s interest in lieu of foreclosure (including the senior mortgage or upon the conveyance of the Grantor' s interest in lieu of foreclosure (including the senior mortgage), without regard to whether it is financially infeasible to maintain the level of affordability required by the City of Somerville as set forth herein, it being the intent that said rights and restrictions required by the City of Somerville shall remain in effect in perpetuity or the longest time permitted by law, which shall be no less than Affordability Term.

**16. Enforcement/Effective Date of Restriction.**

The Grantor hereby authorizes the City to file or record any reasonable notices or instruments appropriate to ensure the enforceability of this Affordable Housing Restriction. Without limiting the foregoing, the Grantor agrees to execute any such reasonable instruments upon the reasonable request of the City. This Affordable Housing Restriction shall be effective and shall begin to run as of the date of execution hereof, and to the extent that enforceability depends upon the approval of governmental officials, such approval shall relate back to the date of execution.

**17. Rights and Remedies of the City.**

The City shall have the right to enter upon the Property with reasonable advance notice to the Grantor and/or their Management Company in order to verify compliance with this Affordable Housing Restriction. If the said Grantor and/or their Management Company fails to bring the project into compliance within thirty (30) days, the City shall have the right to bring an action for specific performance to compel such compliance; to bring an action for monetary damages sufficient to compensate the City for the loss of the Affordable Unit; to seek reimbursement for costs and reasonable attorney's fees; and/or to take such other action or actions and seek such other remedy or remedies as may be available to the City. The City may avail itself of any and all of the foregoing remedies and shall be under no obligation to make an election.

**18. Notice.**

Written notices shall be given by certified mail with return receipt or any other nationally recognized overnight delivery service; or by facsimile, provided a copy is also sent by first class mail, postage prepaid,

to the City addressed to:

Housing Director
Housing Division, Office of Strategic Planning and Community Development
City Hall Annex
50 Evergreen Avenue
Somerville, MA 02145
FAX: 617-666-8035 with copies to

City Solicitor
Law Department
City Hall
93 Highland Avenue
Somerville, MA 02143
FAX: 617-776-8847 and

Planning Director
Planning Division, Office of Strategic Planning and Community Development
City Hall
93 Highland Avenue
Somerville, MA 02143
FAX: 617-625-0722; and

To the Grantor addressed to:

_____

or to

Grantor's successors in title.

Any change in the foregoing shall be given by fifteen (15) days prior written notice. Notice shall be deemed to have been given on the earlier of (i) the date of actual receipt; or (ii) the date of tender of delivery by one of the above prescribed methods.

**19. Waiver.**

Nothing contained in this document shall limit the rights of the City to release or waive, from time to time, in whole or in part, any or all of the rights, restrictions, covenants or agreements contained herein

with respect to the Property. Any such release or waiver must be made in writing executed by the Mayor of the City of Somerville.

**20. Severability.**

If any provision of this Affordable Housing Restriction, or its application to any person or circumstance is held to be invalid or unenforceable, the remaining provisions, or the application of such provision to persons or circumstances, other than those as to which it was held invalid or unenforceable, shall not be affected thereby, and every other provision and application shall be valid and enforceable to the fullest extent permitted by law.

**21. Compliance Certification.**

Upon written request therefor, City shall provide a statement in form acceptable for recording certifying that the Grantor is in full compliance with the provisions hereof, provided City believes that the Grantor is so in compliance. Any third party dealing with the Grantor may rely for all purposes on the truth and completeness of such a certification of the City.

**22. Successors and Assigns.**

References to the Grantor and the City shall be deemed to include their successors and/or assigns, as their interest may appear, whether specifically so stated or not. The Grantor shall notify the OSPCD Housing Division upon the transfer of the property.

EXECUTED as a sealed instrument this _____ day of _____, 20__.

Grantor: _____

_____

By:_____, its _____

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this _____ day of ____, 20____, before me, the undersigned notary public, personally appeared_____, proved to me through satisfactory evidence of identification, namely _____, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as _____of _____.

_____

Notary Public:

My Commission Expires: _____

CITY OF SOMERVILLE
ACCEPTANCE AND APPROVAL

The City of Somerville hereby accepts the grant of the foregoing Affordable Housing Restriction and hereby approves this Affordable Housing Restriction as meeting the requirements of the permitting conditions.

GRANTEE: CITY OF SOMERVILLE

_____
_____, Mayor

_____
_____, Executive Director
Mayor's Office of Strategic Planning & Community Development

Approved as to Form: _____
_____,City Solicitor

**EXHIBIT A**
**Property Description**

**EXHIBIT B**
**Initial Median Income Limits, _____**

| | Maximum Gross Annual Income Limits or Ranges (Adjusted by household size and unit) | | |
|---|---|---|---|
| Household Size | Units set at ___% AMI | Units set at ___% AMI | Units set at ____% AMI |
| 1 | $ | $ | $ |
| 2 | $ | $ | $ |
| 3 | $ | $ | $ |
| 4 | $ | $ | $ |

**Exhibit C**
**Initial Maximum Rents, _____**

DRAFT

# APPENDIX J:

# Form of UCH-TIF Agreement

URBAN CENTER HOUSING TAX INCREMENT FINANCING AGREEMENT BY _____AND

THE CITY OF SOMERVILLE

This Urban Center Housing Tax Increment Financing Agreement ("Agreement") is made on this ___ [DATE THE MAYOR SIGNS], 20__ by and between the City of Somerville, a Massachusetts municipal corporation with offices at Somerville City Hall, 93 Highland Avenue MA 02143 (the "City"), and _____a _____with a usual place of business of _____together with its successors and assigns, (the "Developer") (the City and the Developer may be referred to collectively hereafter as the "Parties").

**RECITALS**

1. By vote of the Somerville City Council on_____, taken in accordance with M.G.L. c. 40 §60 and the regulations promulgated thereunder at 760 CMR 58.05-58 .06, the City (i) designated the Winter Hill Urban Renewal Area as its first Urban Center Housing Tax Increment Financing ("UCH-TIF") Zone ("UCH-TIF Zone") and (ii) adopted a plan ("UCH-TIF Plan") for the UCH-TIF Zone.

2. The Massachusetts Department of Housing and Community Development ("DHCD") approved the City's UCH-TIF Zone and UCH-TIF Plan in accordance with M.G.L. c. 40 §60 and 760 CMR 58.12.

3. A Resolution was submitted to Somerville City Council ("City Council") for the City Council meeting on _____through which the City Council considered the following action: (a) approve and adopt the proposed UCH-TIF Zone and the proposed UCH-TIF Plan, as required by DHCD; and (b) approve this Agreement between the Developer and the City of Somerville for the property under agreement by the Developer located at _____y as described in Exhibit A attached hereto (the "Property"); and (c) authorize the Mayor to enter into this Agreement on behalf of the City and take such other and further actions as may be necessary or appropriate to carry out the purposes of such Resolution.

4. The Mayor has proposed that an UCH-TIF Plan for the UCH-TIF Zone be created to meet the requirements of 760 CMR 58.05, which UCH-TIF Plan and Zone includes the Property, as defined hereafter. On _____ the Somerville City Council held a public hearing to determine whether the proposed UCH-TIF Plan and Zone should be approved. Notice of the public hearing regarding the consideration of the UCH-TIF Plan and Zone was published in the Somerville Times, the City's local paper of record that is published and circulated weekly in the City. The notice was published in the Somerville Times in each of two successive weeks, the first appearing on _____ and the second on _____, and the notice was published on the City’s website at least three days prior to the public hearing.

5. The City has a Mayor and City Council form of government that was originally established by Charter in 1871 that was subsequently revised in 1899 by a special vote accepting Chapter 240 of the Acts of

1899. The City Council 's vested powers include, but are not limited to, the power to adopt ordinances, enact policies, and approve tax increment financing agreements. Pursuant to the City Charter, the City Council maintains the authority to adopt the UCH-TIF Plan and UCH-TIF Zone and authorize the Mayor to enter into a UCH-TIF Agreement with the Developer to implement the UCH-TIF Plan.

6. The Developer has signed purchase and sale agreements with the property owners to purchase the Property on or before_____. The Property is further described in the documents attached hereto and incorporated herein as Exhibit A

7. The Developer proposes_____. In accordance with DHCD requirements, _____units (i.e. __%) shall be deed restricted in perpetuity as affordable housing for households with incomes at or below __% of the Area Median Income. The buildings and all related site improvements and amenities located or to be located on the Property are referred to herein as the "Project."

8. The Property and the Project are situated within the Winter Hill Urban Renewal Plan Area which is contiguous with the UCH-TIF Zone. The purpose of the Winter Hill Urban Renewal Plan and UCH-TIF Plan is to restore the Winter Hill commercial corridor as a main street destination supported by mixed-use development.

9. The City endeavors to redevelop vacant and underutilized parcels in the Urban Renewal Plan Area/UCH-TIF Zone to create green and open gathering spaces, streetscape improvements that ensure a pedestrian- and bike-friendly experience, and affordable housing and commercial development to reduce displacement of Winter Hill's low-income residents and small, independent businesses within the UCH-TIF Zone.

10. As evidenced through the adoption of the Winter Hill Urban Renewal Plan as well as through the publication of the Somerville Affordable Housing Trust Fund Strategic Vision Plan (2014), Winter Hill Neighborhood Plan (2016), and SomerVision 2040 (2021), the City's Comprehensive Plan, increasing a diverse array of housing opportunities is an important public policy objective of the City, specifically the creation of housing within comfortable walking distance of retail, public transportation, schools, and open space. The City has prioritized multifamily and mixed-use development, as demonstrated through its Housing Choice Designation.

11. The proposed Project will redevelop the Property to yield a mix of affordable and market rate housing, including units suitable for varying household sizes.

12. The Property and Project are located within the UCH-TIF Zone. The UCH-TIF Zone runs along a portion of the Broadway commercial district which is characterized by a preponderance of commercial land uses and a need for multi-unit residential properties, as described in M.G.L. c. 40 § 60 (a)(i). The Project furthers the mixed-use, commercial, and housing objectives as outlined in the UCH-TIF Plan for Winter Hill. The Project will satisfy the goals of the UCH-TIF Program by creating housing, including affordable housing, and commercial development in commercial centers, including the creation of __ units of affordable housingin the Broadway commercial district which will be deed restricted in perpetuity in accordance with DHCD requirements. At Project completion, the Property will generate more real estate tax revenues than the existing uses in the UCH-TIF Zone.

13. By the vote of the City Council on _____, the City is authorized to enter into this Agreement with the Developer in the form hereof, contingent upon (a) the DHCD's approval of this Agreement; (b) and the DHCD's approval of the City's proposed UCH-TIF Zone and UCH-TIF Plan; and (c) the completion of the purchase of the Property by the Developer expected to occur no later than_____.

**Section 1 - Agreement**

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein and other good and valuable consideration each to the other paid, receipt of which is hereby acknowledged, the parties hereby acknowledge that any agreement herein and all extensions thereof shall become effective only by express written approval by DHCD, the parties hereby agree as follows:

**Section 2 – Effective Date**

The Effective Date of this agreement shall be the date first stated above.

**Section 3 - Definitions**

Unless otherwise stated, terms capitalized but not defined within this Agreement shall have the meanings as set forth in M.G.L c. 40, §60 and c. 59, §5, cl. 51s, (collectively referred to herein as the "Act"), and the regulations found at 760 CMR 58.00 et seq. (referred to herein as the "Regulations"), as of the Effective Date.

Each reference in this Agreement to the following terms shall be deemed to have the following meanings:

Act: M.G.L c. 40 §60;

AHR: Affordable Housing Restriction, as defined in Section 7.1(a) below;

AHU: Affordable Housing Unit, as governed by the Regulatory and Operating Agreement;

AMI: Area Median Income, as defined and published by the U.S. Department of Housing and Urban Development on an annual basis;

Certificate of Approval: Defined herein as DHCD's formal approval of the City's UCH-TIF Zone, UCH-TIF Plan, and UCH-TIF Agreement(s);

City: City of Somerville, a Massachusetts municipality with an address at 93 Highland Avenue, Somerville, MA 02143;

Completion: Certificates of occupancy have been issued for the entire Project from the City's Inspectional Services Department;

Comprehensive Permit: Shall mean the Zoning Board of Appeal's Decision attached as Exhibit B hereto;

Developer: _____

DHCD: Department of Housing and Community Development;

Event of Default: As defined in Section 8 below;

Exemption: The UCH-TIF exemption, as defined in Section 6 below;

Exemption Period: The period defined in Section 6.1 below;

Expiration Date: As defined in Section 6.6 below;

Final Certification: Determination by DHCD that the Developer has completed the substantial redevelopment of the Property, consistent with the UCH-TIF Plan, including the creation of all AHUs;

Fiscal Year: An annual period of July 1st through June 30th;

Increment: The increment for purposes of calculating the exemption in Section 6 shall be as defined in 760 CMR 58.03.

Inflation Factor: Shall have the meaning set forth in M.G.L. c. 40, § 60(a)(iii).

Parties: City and Developer, together with their respective successors and assigns;

Property: The certain parcels of land, comprised of _____

Redevelopment Plan: The mixed-income housing plans put forth by the Developer defining and illustrating the proposed substantial improvements to the Property, as approved by the City's Zoning Board of Appeals and DHCD;

Regulations: UCH-TIF regulations, 760 CMR 58.00 et seq.;

Regulatory and Operating Agreement: that certain Regulatory and Operating Agreement to be entered by and among DHCD and the Developer;

Project: The implementation of the Redevelopment Plan by the Developer;

Projected Assessed Value: As defined in Section 6.5 below;

Secured Creditors: As set forth in Exhibit C attached hereto;

Stabilized Occupancy: 92% occupancy of all residential units in the Project as evidenced by rent rolls submitted to the City of Somerville.

Transfer Notice: As defined in Section 7.4(a) below;

Transfer Notice Period: As defined in Section 7.4(a) below;

UCH-TIF Plan: The City's Urban Center Housing Tax Increment Financing Plan, developed in accordance with the Act and Regulations, adopted by the City Council on_____, and approved by DHCD as evidenced by a Certificate of Approval dated as of or about the date hereof and recorded with the Middlesex County Registry of Deeds;

UCH-TIF Zone: The City's Urban Center Housing Tax Increment Financing Zone, developed in accordance with the Act and Regulations, established and adopted by the City Council on_____, approved by DHCD, as evidenced by a Certificate of Approval dated as of or about the date hereof, and recorded with the UCH-TIF Plan at the Middlesex County Registry of Deeds.

**Section 4 – Description of the Improvement to be Constructed by Developer**

1. The Project will consist of ____ apartments, including ___ AHUs and approximately _____ gross square feet of retail space. The Developer or its successors or assigns will own title to all buildings and appurtenances. Following Completion, the Property will be managed by a management company appointed by the Developer.

2. The Developer seeks a UCH-TIF exemption from property taxes (the "Exemption") from the City to benefit the Project.

3. The Developer shall implement and comply with all permit conditions, pursuant to the Zoning Board of Appeal's Decision, attached hereto as Exhibit B.

**Section 5 – Description of Municipal Improvements and Special Assessments**

1. The Developer shall, at their expense, replace or reconstruct any existing equipment, including, but not limited to street sign poles, signs, traffic signal poles, traffic signal equipment, wheelchair ramps, granite curbing, etc., and the entire sidewalk immediately abutting the subject property if damaged as a result of construction activity due to this project. All new sidewalks and driveways must be constructed to City of Somerville standards.

2. The City is not proposing and will not be providing any municipal improvements as part of the Project. Accordingly, the City will not be imposing any special assessment or betterments to fund municipal improvements; provided, however, this does not preclude the City from making assessments on properties within the UCH-TIF Zone, including the Project, for qualified public construction projects that could not reasonably be anticipated at the time of approval of the UCH-TIF Plan.

**Section 6 - Terms of Tax Increment Financing Exemption**

1. The Exemption requested by the Developer is hereby granted by the City in accordance with the Act for a period of _____ (__) years (the "Exemption Period"), commencing on the beginning of the fiscal year (July 1) following achievement of Stabilized Occupancy and shall provide an exemption from taxation on the value of all improvements on the Property, as and to the extent more specifically provided below. For any partial year between Stabilized Occupancy and the first Fiscal Year of the Exemption Period, the Developer shall pay property taxes due without reducing the term of the Exemption Period.

2. The following Exemption percentage and exemption schedule will apply towards the assessed value of the improvements to the Property as determined by the Board of Assessors in accordance with M.G.L. Chapter 59, Section 21C. The Exemption and Inflation Factor shall be calculated in accordance with M.G.L c. 40, §60(a)(iii)(1)-(2), during the term of this Agreement for each of the years listed below:

| Fiscal Year | Exemption Percentage | Percentage of Real Estate Tax Payable on the Increment |
|---|---|---|
| 1 | To be Determined (TBD) | TBD |
| 2 | TBD | TBD |
| 3 | TBD | TBD |
| 4 | TBD | TBD |

| | | |
|---|---|---|
| 5 | TBD | TBD |
| 6 | TBD | TBD |
| 7 | TBD | TBD |
| 8 | TBD | TBD |
| 9 | TBD | TBD |
| 10 | TBD | TBD |
| 11 | TBD | TBD |
| 12 | TBD | TBD |
| 13 | TBD | TBD |
| 14 | TBD | TBD |
| 15 | TBD | TBD |
| 16 | TBD | TBD |
| 17 | TBD | TBD |
| 18 | TBD | TBD |
| 19 | TBD | TBD |
| 20 | TBD | TBD |

3. For each of the _____ ())) fiscal years listed in Section 6.2, a portion of the assessed value of the Property equal to the (i) Increment times (ii) the Exemption Percentage shall be exempt from taxation, all as more specifically provided in the Act and the Regulations.

4. As provided in the Act and the Regulations, the Base Value shall be the assessed value of the parcel of real property in the fiscal year in which an UCH-TIF Agreement is entered between the Developer and the City with respect to that parcel.

5. The Property's Projected Assessed Value for the Fiscal Year ending _____as shown on the records of the City Assessor, is _____.

6. The Exemption provided by this Agreement shall automatically terminate after the _____ full Fiscal Year following the Effective Date, (the "'Expiration Date"), except for claims related to defaults under this Agreement occurring prior to the Expiration Date, after which time, the Developer or its successor in title shall pay the full amount of real estate taxes assessed on the Property.

7. Notwithstanding the Expiration Date of the Exemption stated herein, the Developer, for itself and its successors and assigns, acknowledges that it shall continue to meet the affordability requirements of the affordable housing restriction. Revocation or termination of this Agreement shall not nullify any of the Developer's obligations under the AHRs.

8. This Agreement does not provide any exemption from personal property taxes with respect to the Property, the Developer, and any tenants.

This Agreement does not waive the Developer's obligations under any special assessment or betterment that has been or may be levied by the City or any constituent entity thereof against the Property.

10. The parties hereby agree that in the event that the Property or any portion of it becomes subdivided, partitioned into multiple parcels, or combined to form new parcels, this Section shall apply only to the parcel(s) on which the residential buildings of the Project are located.

**Section 7 – Developer's Covenants and Agreements**

1. The Exemption granted by the City is in consideration of the Project, all terms and conditions set forth in this Agreement, and the Developer's covenants and agreements herein, by which the Developer hereby affirms that, if it elects to proceed with the Project, it shall:

    a. Prior to issuance of a building permit, execute an Affordable Housing Restriction in a form acceptable to the City and DHCD ("Affordable Housing Restriction" or "AHR") ensuring that the affordable units shall remain affordable in perpetuity;

    b. Pursue completion of the Project in a manner consistent with similar residential developers operating in the Greater Boston area, subject to reasonable delay caused by natural or economic events outside of the Developer's control;

    c. Keep the Project in good order and repair and maintain the Project in a decent, safe, and sanitary condition, all in accordance with applicable laws and ordinances and all rules, regulations and requirements of governmental authorities having jurisdiction;

    d. Create and operate ___ AHUs in accordance with the Regulatory and Operating Agreement and the Affordable Housing Restriction ("AHR") to be executed in connection with the Project and maintain, for the duration of the term of the UCH-TIF Exemption as described in Section 6 of this Agreement, all remaining units as Class A residential rental units rented at market rates and managed by an entity that has developed, owned and/or managed at least 1,000 multifamily units during the past five (5) years;

    e. Ensure that the AHUs are occupied by income-eligible households in accordance with the terms of the Regulatory and Operating Agreement and the AHR executed in connection with the Project;

    f. Comply with applicable fair housing laws in the selection of tenants for the Project, including without limitation, all AHUs;

    g. Comply with all income certification requirements with respect to occupants of the AHUs, as set forth in the Regulatory and Operating Agreement and the AHR executed in connection with the Project;

    h. Cooperate in the City's administration, monitoring, and enforcement of this Agreement, including such access rights to the Property (subject to any applicable leases) as are reasonably necessary to accomplish the same. The provisions of this Agreement shall not operate to circumscribe in any way, the access rights granted to the City by the Developer pursuant to other agreements that may be being entered into between the Parties relating to the Project; and

    i. Comply with the City's occupancy limits, set in the State Building Code as enforced by the City's Inspectional Services Department.

2. The Developer shall certify to the City the incomes of the families or occupants prior to the occupancy of the AHUs designated in this Agreement. The Developer shall provide a copy of such certification to the City. If the Developer fails to provide a copy of the certification or otherwise fails to comply with this Agreement within sixty (60) days of receipt of written notices of default by the City, including failing to maintain the affordability of housing units, the City shall have the authority to place a lien on the property (in accordance with M.G.L c. 40, §60 (f)) in the amount of the real estate tax exemptions granted pursuant to the UCH-TIF Agreement for any year in which the Developer is not in compliance with M.G.L c. 40, §60 (f).

3. If the City determines that the Developer is leasing the AHUs in violation of the affordability requirements of M.G.L c. 40, §60 (f) and M.G.L c. 40, §60 (a)(v)(3), and such violation is a default in accordance with the provisions of Section 8 below, the City shall have the authority to place a lien on the property (in accordance with M.G.L c. 40, §60 (f)) in the amount of the real estate tax exemptions granted pursuant to the UCH-TIF Agreement for such Fiscal Year in which the City and DHCD make such determination, and shall record such lien with the Middlesex County Registry of Deeds or Middlesex County Land Court, as applicable.

4. Conveyance of Interests in the Property or the Project

    a. Developer shall have the right to convey any interest in the Property or the Project; provided that Developer gives the City written notice (the "Transfer Notice") of such conveyance no less than thirty (30) days prior thereto (the "Transfer Notice Period") and such entity assumes the obligations of Developer hereunder in writing prior to the Transfer. This Agreement shall not be transferred to any third party at any time, unless the Mayor approves such action in writing in his or her good faith basis, provided, however, that any written rejection of a proposed transfer of the Agreement be accompanied by an explanation of the reasons for such rejection. Notwithstanding the foregoing, a Transfer Notice to convey any interest in the Property or the Project and (ii) to transfer this Agreement to an entity controlled by the Developer shall be provided in writing to the City no less than ten (10) business days prior to the transfer.

**Section 8 - Default**

1. In addition to any other grounds for default as to other requirements of this Agreement, the Developer will be in default of its obligations under this Agreement if the City in its reasonable discretion determines that Developer fails to meet or comply with any of the requirements of Section 7 above, and the City in its sole discretion further determines that such failure or any other default hereunder continues or remains uncured for sixty (60) days (or such longer time as the City may deem may be reasonably needed to effect such cure, provided that the Developer commences to cure within such sixty (60)-day period and continues to diligently pursue such cure) after the date of written notice, provided by the City to Developer and all Secured Creditors with liens on the Property. Any such Secured Creditor shall have the right to cure any default by the Developer. Upon the City 's determination that any default by the Developer has continued or remained uncured for such period after the date of such written notice, the City may take such action as it deems appropriate to enforce the Developer's obligations under this Agreement, including but not limited to any one or a combination of the following:

a. Revoke its certification of the Project for eligibility for a Tax Increment Financing Exemption.

b. Require that the Developer and/or Secured Creditor having cured a default provide a detailed plan to the City within thirty (30) days of the City 's written request explaining in detail how Developer and/or Secured Creditor will achieve compliance with this Agreement.

c. Require that the Developer reimburse the City the full amount of the Tax Increment Financing Exemption received under this Agreement during the Fiscal Year in which such default occurred. The parties hereby agree that the City shall be entitled to such reimbursement and that such reimbursement shall be made to the City within thirty (30) days of the City's written request. If such payment is not made in full within such thirty (30) day period, interest shall accrue at the rate of 0.5% per month until such repayment is made.

d. If, at any time prior to the expiration of the term on this Agreement, the Developer or its successor or assignee fails to diligently pursue and complete the construction of the Project, subject to reasonable delay caused by natural or economic events outside of the control of the Developer, the City shall be entitled, in the City's total and exclusive discretion, to: (i) terminate this Agreement and all existing and future Exemption benefits; and (ii) revoke the Tax Increment Financing Exemption.

2. The parties further agree that if the Property or any portion thereof shall be subdivided, partitioned into multiple parcels, or combined to form new parcels, the tax abatement prohibition set forth in this paragraph shall apply only to the parcel(s) on which residential buildings are located.

**Section 9 – Affordable Housing**

1. The Project will create ___ AHUs. All AHUs shall be maintained, for the duration of the term of the UCH--TIF Exemption as described in Section 6.1 of this Agreement, as Class A residential rental units that shall be rented at rents governed by the Regulatory and Operating Agreement and the AHR and managed by an entity that has developed, owned, and/or managed at least 1,000 multifamily units during the past five (5) years. The Act, in Section 60(b), requires as a condition of the granting of a UCH-TIF Exemption, that one of the affordability thresholds, as set forth in such Section 60(b), be satisfied at the property for which an exemption is sought. Section 60(b)(__) of the Act provides that one such threshold is that "_____" _____ (or ____%) of the _____ total units in the Project will be affordable to households earning at or below __ percent of the area median income, as defined by the United States Department of Housing and Urban Development, in accordance with the Regulatory and Operating Agreement and AHR executed for the Project.

2. The ___ AHUs shall be deed restricted in-perpetuity through an AHR, and affordable for low- and moderate- income households with annual household incomes no greater than __% of the Area Median Income, as defined by the U.S. Department of Housing and Urban Development's Income Limits for the Boston-Cambridge Quincy MA-NH Fair Market Rent Area, adjusted for utility allowances. HUD Income Limits are subject to change and are periodically updated.

3. All AHUs shall be subject to all applicable federal, state, and local affirmative fair housing regulations.

4. The City may at any time revoke its UCH-TIF Plan. Should the City revoke its UCH-TIF Plan, it shall immediately cease the execution of any additional UCH-TIF Agreements pursuant to 760 CMR 58.07. Such revocation shall not affect existing UCH-TIF Agreements relative to tax increment exemptions, and limitation on special assessments, pursuant to 760 CMR 58.13, provided the UCH-TIF Plan was executed prior to the revocation.

5. This Agreement contemplates that all of the housing created hereunder shall remain rental units. The Developer understands and agrees that it shall enter into an AHR to effectuate the intent of this Agreement which shall be executed by the City, the DHCD, and other necessary parties. The Developer shall record or file, as appropriate, an AHR, with the Middlesex County Registry of Deeds or Registry District of the Land Court, as applicable, and shall provide a recorded copy thereof to the City. The AHR shall be forever senior in lien priority to all financing liens encumbering the Property or any portion thereof. The AHR shall survive foreclosure or sale or transfer of any and all of the Developer's property and development rights as to the Property.

6. In the event of any conflict between the provisions of this Agreement and the AHR, the AHR shall be dispositive.

7. In the event that the City terminates this Agreement for any reason, including without limitation pursuant to Section 8.1(d), or revokes the Exemption, the Developer shall have no further obligations under this Agreement; however, such termination shall have no impact on Developer's obligations pursuant to any other agreements between the Developer and the City, or the DHCD, unless explicitly stated otherwise in a written notice of termination.

**Section 10 - Miscellaneous**

1. Notice. All notices, requests and demands which any party is required or may desire to give to the other party pursuant to this Agreement must be in writing delivered to each party at the addresses set forth below. Secured Creditors entitled to notice are listed on Exhibit C attached hereto and made a part hereof, as the same may be amended from time to time by the Developer's written notice to the City. Any such Secured Creditor shall have the right to cure any default by the Developer.

   As to the City:

   City of Somerville
   93 Highland Avenue
   Somerville, MA 02143
   Attn: Economic Development Director, Mayor's Office of Strategic Planning and Community Development

   With copies to:

   City of Somerville Law Department
   ATTN: City Solicitor
   93 Highland Avenue Somerville, MA 02143

As to the Developer:

_____

Either party may designate a different address where notice may be given to the other parties as provided herein. Each notice, request and demand hereunder shall be deemed given or made as follows: if sent by hand delivery, upon delivery; or if sent by certified mail, return receipt requested, or by nationally recognized overnight delivery service, upon receipt or refusal.

2. Further Assurances. At the request of either party hereto, the other party shall execute, acknowledge and deliver such other documents and/or instruments as may be reasonably required by the requesting party to carry out the purposes of this Agreement, so long as no such document or instrument shall modify the rights and obligations nor increase the liability of the parties set forth herein.

3. Successors and Assigns. Notwithstanding anything contained in this Agreement to the contrary, Developer shall have the right to assign this Agreement to any entity in which_____, has an ownership interest; provided that (a) Developer gives the City written notice of such assignment no less than (i) ten (10) days prior thereto for the construction financing of the Project and (ii) thirty (30) days prior thereto for all other assignments; (b) such entity assumes all obligations of Developer set forth hereunder in writing; and (c) management of the Project remains with an entity that has developed, owned and/or managed at least 1,000 multi-family units during the past five (5) years. Subject to the terms of this paragraph, this Contract shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, administrators and assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the City, and of the Developer, including any Secured Creditor taking title pursuant to foreclosure or deed in lieu thereof. The Developer agrees that it shall provide copies of this Agreement to all Secured Creditors listed on Exhibit C hereto, and as the same may be amended from time to time by the Developer's written notice to the City, and to any successor creditor, and shall provide to the City written acknowledgement executed by each secured creditor that it shall assume all of the Developer's obligations hereunder in the event that it is taking title pursuant to foreclosure or deed in lieu thereof.

4. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts, without regard to principles of conflicts of laws. Any claim or action arising under this Agreement shall be tried in a court of competent jurisdiction sitting in Middlesex County, Massachusetts.

5. Entire Understanding. This Agreement constitutes the entire understanding of the parties with respect to the subject matter hereof, and supersedes all prior and current understandings and agreements with respect to the same, whether written or oral.

6. Headings. Headings are for convenience and reference only and in no way define or limit the provisions of this Agreement.

7. Severability. All provisions contained in this Agreement are severable and the invalidity or unenforceability of any provision shall not affect or impair the validity or enforceability of the remaining provisions of this Agreement. If any provision of this Agreement shall be found invalid for any reason, such invalidity shall be construed as narrowly as possible and the balance of this Agreement shall be deemed to be amended to the minimum extent necessary to provide the parties with the benefits and obligations set forth herein.

8. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but both of which together shall constitute and be construed as one and the same instrument.

9. Recitals. The Recitals set forth on Pages 1-2 hereof are incorporated herein by reference, as if fully re-stated herein.

10. Estoppel Certificates. Upon written request of either party made upon at least ten business days ' notice, the other party shall provide a certificate certifying to the best of its knowledge, that (if true) (i) this Agreement is in full force and effect, (ii) this Agreement has not been amended, except as may be set forth in such certificate, (iii) the requesting party is not in default of this Agreement (or if it is default, specifying the nature of the default), and (iv) such other factual matters as the requesting party may reasonably request.

11. Conflicts. In the event of any conflict between the provisions of this Agreement and the provisions of the UCH-TIF Plan, the provisions of this Agreement shall be dispositive.

[SIGNITURES ON FOLLOWING PAGES]

IN WITNESSES THEREOF, the Developer has caused this Agreement to be duly executed in Its name and behalf and its seal affixed by its duly authorized representative, and the City has

caused this agreement to be executed in its name and behalf and its seal duly affixed by Katjana Ballantyne, Mayor as of the day and the year below written.

ADD IN CITY SIGNATURE BLOCK

DEVELOPER SIGNATURE BLOCK

**Exhibit A**
**Property Description**

**Exhibit B**
**Project Zoning Permit**

**Exhibit C**
**Secured Creditors**

DRAFT

# APPENDIX K:

## City Council Resolution Approving the UCH-TIF Zone and Plan