



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

**MICHAEL F. GLAVIN**  
**EXECUTIVE DIRECTOR**

**PLANNING DIVISION STAFF**

GEORGE PROAKIS, *DIRECTOR OF PLANNING*  
LORI MASSA, SENIOR PLANNER  
DAN BARTMAN, SENIOR PLANNER  
AMIE HAYES, PLANNER  
DAWN PEREIRA, ADMINISTRATIVE ASSISTANT

**MEMBERS**

KEVIN PRIOR, *CHAIR*  
MICHAEL A. CAPUANO, ESQ.  
JOSEPH FAVALORO  
JAMES KIRYLO  
ELIZABETH MORONEY

January 24, 2013

The Honorable Board of Aldermen  
City Hall  
93 Highland Avenue  
Somerville, MA 02143

Re: An ordinance amending the Somerville Zoning Ordinance (SZO) to allow ground floor supermarket that exceeds the ground level retail size cap in the Assembly Square Mixed-Use District.

Dear Honorable Board of Aldermen:

In keeping with its lawful responsibilities, the Planning Board submits to your Honorable Board its recommendation on an ordinance to allow one ground floor supermarket that exceeds the ground level retail size cap in the Assembly Square Mixed-Use District.

On January 24, 2013, at 6:00 p.m. the Planning Board and Land Use Committee of the Board of Aldermen jointly held a duly advertised public hearing in the Aldermanic Chambers in City Hall. The purpose of the hearing was to solicit public comments on the proposed amendments and to evaluate the amendments in the context of testimony received and the findings and analysis of the Planning Staff. The Land Use Committee kept the written record open until February 1, 2013. The Planning Board continued to deliberate on the matter at their public meeting on the third floor of City Hall following the joint public hearing. Following due consideration, the Planning Board voted 4-0, with Elizabeth Moroney absent, to recommend **APPROVAL** of the proposed amendment as recommended by Planning Staff.

**FORMAT OF REPORTS**

These amendments were addressed in an initial staff report provided to your honorable board on January 17, 2013 (see Attachment I). Planning Staff also submitted this initial staff report to the Planning Board.



The report provided a background of how the regulation of limiting ground floor retailers to less than 50,000 square feet prevented big box stores from locating on the ground level in Assembly Square. The zoning was successful and the mixed-use, walkable transit oriented development at Assembly Square is coming to fruition. Now that IKEA is no longer building in the area, Federal Realty Investment Trust (FRIT), owner of much of the land at Assembly Square, has requested this amendment to potentially build new residential and commercial buildings as well as a supermarket. A large scale supermarket will be an amenity that will serve the new neighborhood and surrounding areas of Somerville.

The remainder of this report from the Planning Board to the Board of Aldermen will focus on the discussion at the January 24, 2013 meetings of the Planning Board and its final recommendation. For your reference, a copy of the proposed rezoning ordinance, as recommended by the Planning Board, is also attached to this report as Attachment II. Written comments that were submitted by the public before the Board of Aldermen's closing of the written record on February 1, 2013 are also included as Attachment III.

### PLANNING BOARD DISCUSSION

At the public hearing on January 24, 2013, FRIT gave a presentation of the preliminary plan for development of the IKEA parcel. The plan is to develop 400,000 square feet of building on this 12 acre parcel with a multilevel parking deck that would be shared amongst several users. The Boards discussed a number of issues related to the impact of property taxes of the new proposal versus IKEA, timing of development versus land banking the site, the market feasibility of building on a one-story grocery store, and the ability to redevelop the site in the future. It should be noted here that ten members of the public spoke about this amendment at this particular meeting. Comments included that the amendment is detrimental to the long-term vision for the area and not consistent with SomerVision, that there is a desire for biotechnology or research and development at this site, grocery stores are a good use for the neighborhood, the need for the creation of jobs, the ability to put solar panels on a one-story building, the potential waste of the transit capacity and the desire for upper level stories above a grocery store.

At the Planning Board meeting that followed the public hearing the Board continued their discussion on the supermarket amendment.

Kevin Prior stated that a zoning amendment as opposed to a specific proposal is before the Board. He also mentioned that the local hiring discussion does not relate to zoning approval findings. The amendment would not allow for some of the largest superstores. FRIT's preliminary development proposal is preferable over IKEA. The footprint of IKEA with parking was 240,000 square feet and a grocery store would be 80,000 to 100,000 square feet. There is potential for a medical office and other uses as well as a grocery store, which would increase the tax revenue for the City from what was expected with IKEA.

Joseph Favaloro indicated that the decreased footprint of a grocery store versus IKEA, increased taxes and the potential for this site to remain vacant should be considered. A new developer coming in may wait for FRIT to finish their work before developing the IKEA property and we would be rolling the dice for the future. All the amendment is allowing for is a grocery story on the ground floor. The Planning Board will have to approve the design and potential for additional stories.

James Kirylo stated that we cannot wait another ten years for the site to be developed. Kendall Square started development in 1978 and took time to become what it is today.

Michael A. Capuano indicated that a larger development should happen on this property. For now he thinks the proposal is short sighted but he wants the option to vote for the development in the future and for the Board of Aldermen to further review the language of the amendment.

The Board also talked about how SomerVision included IKEA and staff will take a closer look at how the change in the proposal for this site impacts the goals of the Plan.

#### PLANNING BOARD RECOMMENDATION

Following discussion, Kevin Prior made a motion to approve the proposed amendment as laid out in the Planning Staff Report of January 17, 2013. James Kirylo seconded the motion, which carried 4-0, with Elizabeth Moroney absent.

Sincerely,



Kevin Prior  
Chair

#### Attachments

- I – Planning Staff Report dated January 17, 2013
- II – Proposed Ordinance (as approved by the Planning Board) dated January 24, 2013
- III – Public Comments

## Attachment I – Planning Staff Report



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

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

**MEMORANDUM**

TO: Joseph A. Curtatone, Mayor

FROM: Michael F. Glavin, Executive Director

DATE: January 17, 2013

SUBJECT: Review of proposed amendment to the Somerville Zoning Ordinance to allow ground floor supermarket that exceeds the ground level retail size cap in the Assembly Square Mixed-Use District

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The Office of Strategic Planning and Community Development (OSPCD) has analyzed the proposed amendments to the Somerville Zoning Ordinance (SZO) submitted by Federal Realty Investment Trust and sponsored by Alderman Roche and Alderman Connelly. OSPCD respectfully requests that you forward this memo to the Board of Alderman (BOA) for their review and consideration.

The ordinance, as proposed, will allow a supermarket of over 50,000 square feet to locate on the ground floor of a building in the Assembly Square Mixed Use District (ASMD) as part of a Planned Unit Development (PUD). The first floor supermarket would continue to require a Special Permit with Site Plan Review from the Planning Board for a supermarket retailer of this size to establish itself in the district. This would require an exemption from the 50,000 square foot 'Ground Floor Retail Cap' that was placed in the 2004 ASMD zoning.

**BACKGROUND**

The Board of Aldermen adopted the Assembly Square zoning in April of 2004. The goal of the district was to create a walkable, vibrant, mixed use, transit oriented neighborhood. One way of regulating for this type of development was to limit big box stores from locating on the ground level. Free-standing large floor plate stores, outside of the context of a mixed-use project, are suburban in nature, often surrounded by a sea of parking and are designed to conform to a corporate approved building and signage scheme. The zoning limited ground floor retailers to a maximum floor plate of 50,000 square feet to prevent these types of developments and reduce the potential for Assembly Square to become a low-density area that lacks street life.



When the ASMD zoning was developed, there was significant concern of developers building out a big-box power-center (similar to Everett's Gateway Center across the Mystic River), which would underutilize the urban transit-centered intent of the ASMD district. This was not an unreasonable concern. An out-of-context supermarket had been proposed in Assembly Square in the past, and other free-standing big-box retailers have been interested in the location. But, the Ground Floor Retail Cap eliminated the ability for developers to pursue big-box uses in Assembly Square, but also allowed IKEA to operate on top of ground-level parking, thereby using a smaller footprint. Other large-scale retailers are now limited to the existing structures in the neighborhood.

The 2004 rezoning created the regulatory framework to encourage a large scale mixed use development. The Planning Board permitted this type of development through the Assembly Row Planned Unit Development (PUD) in 2006 as amended in 2010. The plan includes approximately 5 million square feet of total development including 1.75 million square feet of commercial space (including but not limited to office, research and development, laboratory, medical office, manufacturing, etc.), 512,000 square feet of retail space including restaurants and cinema, 2,100 residential units, up to a 200-room hotel, the existing Assembly Square Marketplace and approximately 10,066 parking spaces.

It has been almost 9 years since the zoning passed and physical development that satisfies the goals of the zoning are coming to fruition. The PUD established ten development blocks and four of the blocks have been permitted for construction: Block 10 is complete and Blocks 1, 3 and 4 are under construction. The MBTA Orange Line Station is also under construction and the Planning Board will likely review the application for Block 2 within the next few months.

The blueprint for a large portion of Assembly Square had been established but with the recent news that IKEA is not building the 340,000 square foot store, new plans are needed for this site. One potential use is a supermarket that would be designed in connection the mixed-use buildings in close proximity. Because the area has already been permitted with a substantial, walkable, mixed use development that is underway and a large big box store is no longer part of the plan, a large scale supermarket will be an amenity that will serve the new neighborhood and surrounding areas of Somerville. An applicant for a PUD in Assembly Square would, under this ordinance, be allowed to propose a ground-level supermarket by Special Permit with Site Plan Review. Federal Realty Investment Trust, owner of much of the land at Assembly Square, has requested this amendment. They have indicated an interest in purchasing the IKEA site and modifying the 2006/2010 Master Plan to extend the Assembly Row project into the IKEA area, including new residential and commercial buildings as well as a supermarket.

A supermarket would provide access to food within walking distance of the mixed use neighborhood. Newly developed transit oriented neighborhoods are often lacking convenient access to fresh foods and require driving to get to the closest grocery store. Building a supermarket in Assembly Square will make the district more sustainable environmentally and economically in terms of the ability for residents and people working in the neighborhood to walk, as opposed to drive, to meet their daily needs and the desirability that this amenity brings to a neighborhood.

Supermarkets have specific requirements for floor-plates and site design. An effective supermarket at Assembly Square will depend upon the ability to operate with greater than 50,000 square feet on the ground floor. Therefore, a narrow exemption from the original Ground Floor Retail Cap will allow for a supermarket to serve Assembly Square without diluting the intent of the initial strategy behind the cap. The attached ordinance allows for a supermarket to be established on the ground floor at a size that is standard in today's market.

## PROPOSED ORDINANCE

In order to allow for a supermarket on the ground floor in the Assembly Square PUD, section 6.4.8.D is proposed to be amended to add an exception to the limit of 50,000 square feet for a single retailer on the ground floor. The Planning Board would have to approve the use through the Special Permit with Site Plan Review process in which the design and impacts of the use are evaluated.

## RECOMMENDATION

It is recommended that the Board of Aldermen adopt the ordinance amending Section 6.4.8.D to allow a supermarket of over 50,000 square feet to locate on the ground floor of a building in the Assembly Square Mixed Use District (ASMD) as part of a Planned Unit Development (PUD). Planning Staff recommends that the language be modified to cap the size of this supermarket, so that it cannot exceed 130,000 square feet. This will ensure that, while a large supermarket will be allowed, it will not expand its activities and size beyond those allowed in a typical supermarket.

A modified ordinance, addressing this recommended change, is attached to this staff report.

Attachment II – Proposed Ordinance  
(as approved by the Planning Board)



**CITY OF SOMERVILLE**  
**ORDINANCE NO. \_\_\_\_\_**  
**IN THE BOARD OF ALDERMEN: \_\_\_\_\_**

**AN ORDINANCE AMENDING THE SOMERVILLE ZONING ORDINANCE SECTION 6.4.8.D(2)(b) TO PERMIT A GROUND FLOOR SUPERMARKET THAT EXCEEDS THE GROUND LEVEL RETAIL SIZE CAP IN THE ASSEMBLY SQUARE MIXED-USE DISTRICT.**

Be it ordained by the Board of Aldermen, in session assembled, that the Somerville Zoning Ordinance be amended as follows:

1. Article 6: Section 6.4.8.D(2)(b) is hereby amended as follows (additions are underlined and deletions are ~~struck~~):
  - b) *Ground Level Retail Size Cap.* In a Large Retail Project, not more than fifty thousand (50,000) square feet of Gross Floor Area of any single Retail Use shall be located on the Ground Floor of any Building included in the PUD-A except that a PUD-A may contain a single supermarket use, not to exceed 130,000 square feet, on the Ground Floor of a building that exceeds the Ground Level Retail Size Cap.

## Attachment III – Public Comments

Wig Zamore  
13 Highland Ave #3  
Somerville MA 02143

Urban Ring CAC (for STEP)  
Logan Airport CAC (Noise Study)  
Logan Health Study CAC (MA DPH)  
MAPC MetroFuture Steering Com. (to 2008)  
Ethanol Train Technical Advisory Committee  
Somerville Transportation Equity Partnership  
MBTA Rider Oversight Committee  
Mystic View Task Force

617-625-5630

[wigzamore@gmail.com](mailto:wigzamore@gmail.com)

February 1, 2013

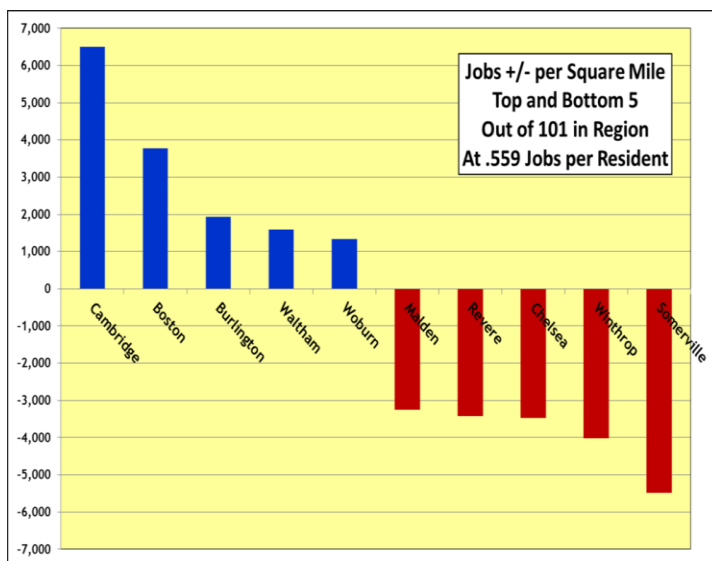
Alderman Thomas F. Taylor, Chair  
City of Somerville Board of Aldermen Land Use Committee  
Somerville City Hall, 93 Highland Avenue, Somerville MA 02143

Via Email: [forcellese@verizon.net](mailto:forcellese@verizon.net)

**Re: An amendment to Zoning Ordinance 6.4.8.D(2)(b) to permit a ground floor supermarket that exceeds the Ground Level Retail Size Cap in the Assembly Square Mixed-Use District as proposed by Federal Realty Investment Trust December 10, 2012**

Dear Alderman Taylor, Members of the Land Use Committee and Board of Aldermen,

As you know, Somerville is a terrific place to live work and play, with a diverse and interesting citizenry. Because of our population density and our current mix of land uses - largely residential, retail and shrinking light industrial - we are also among the 10 neediest cities and towns out of 351 for annual state aid per square mile. Our long term and deep local fiscal problem is simple. We do not have a commercial tax and job base which comes close to matching our population density.



We have more than 5,000 jobs per square mile less than we need to match our local work force population - the greatest municipal jobs deficit in the Commonwealth. Cambridge has the greatest jobs excess in Massachusetts, at over 6,000 jobs per square mile more than they have local workers. Cambridge's jobs excess is proportional to its annual non-residential taxes collected of almost \$200,000,000 (for fiscal 2012) while Somerville's local jobs deficit is proportional to our non-residential taxes collected of under \$30,000,000 (for fiscal 2012).

To deal with Somerville's job and tax deficits the 2012 Comprehensive Plan calls for creation of 30,000 new jobs, with most of the new jobs in the next 10 years (over 60%) at Assembly Square.

To create a dense transit-oriented mixed use environment at Assembly Square, including 200 to 400 jobs per acre in the commercial blocks, we need to focus on multi-story buildings near the new Orange Line T-station, with a compatible walk and bike friendly street grid. Single story grocery stores and big box retail create only 20 to 40 full-time jobs per acre, about 10% of what the Somerville community needs. This is exactly why the Board of Alderman voted to zone the IKEA parcel for buildings up to 250 feet high with a Floor Area Ratio (building square feet divided by land square feet) of 10. Current zoning for the IKEA parcel would allow 5,000,000 square feet of new development. That may be too much.

But a single story grocery store on any portion of the IKEA parcel would be entirely too little realization of Assembly Square's potential. Assembly Square is the third best New England location long term for research and development space related to Boston's unique constellation of universities. Only Kendall Square and the Longwood Medical Area are better, and they are rapidly filling up. We need to insist that Assembly Square realize a potential equal to the local energy we and the state have invested to date. If we put a single story grocer next to the state's first new subway stop in a generation, why would any future governor invest in Somerville? And why should our citizens continue to have faith in their future?

To be clear, I have nothing against a grocery store in Assembly Square, especially if it is a great store and is built within an urban multi-story format as has happened in Cambridge's University Park, in Baltimore, in Portland Oregon, in Seattle, and in many other cities across the United States and Western Europe. I also deeply appreciate Federal Realty's efforts to build mixed use, a great retail street fabric along Assembly Square's new Main Street and a spec office building on the remaining waterfront block.

I just think we need to stick to the vision we all share for Assembly Square and not give up so quickly on its true potential to help us create a balanced future for all of our citizens. Therefore I would urge you to show some fortitude and to insist on zoning at Assembly Square which requires all future retail to be in multi-story blocks with real preservation of job goals for the site and for deserving Somerville citizens.

Thanks very much for your attention.

Sincerely, Wig Zamore

## Lori Massa

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**From:** Webmaster on behalf of dd@whyisthisimportant.net  
**Sent:** Friday, February 01, 2013 7:07 AM  
**To:** John Long  
**Subject:** City of Somerville - Contact Us Submission

Submitted on Friday, February 1, 2013 - 7:06am Submitted values are:

Department to Contact: Board of Aldermen

Name: David

Address:

25 Hancock Street

Somerville MA 02144

Phone: 617-852-3522

Email: dd@whyisthisimportant.net

Question/Comment:

This note is to follow up on my testimony at the 1/24/13 Joint Public Hearing by Planning Board and Land Use Committee.

To summarize that testimony: I generally oppose the change in zoning. There is nothing wrong with a grocery store. It would surely find use by Assembly Square residents. But the form is wrong for the location. The proposed location is right by the new T-stop. Imagine someone who wants to establish a corporate headquarters, right next to a grocery store and a 5-story garage.

These do not make for a very exciting location. In that location, a large grocery store would only make sense as the first floor of a high-rise R&D building.

Jobs like the old Ford plant are gone and they aren't coming back. To replace them, we need more than a grocery store.

I add this: Federal Realty stated that if they did not get what they wanted, they would not buy the IKEA property. If they do, why should Somerville care?

The IKEA site is the closest parcel to the new Orange Line T-Stop. Do you really believe that once the T-Stop goes in, no one will want to buy it?

Highly unlikely. We should not throw away future wealth for nickels and dimes in the present.

## Lori Massa

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**From:** George Proakis  
**Sent:** Wednesday, February 06, 2013 9:28 PM  
**To:** Lori Massa  
**Subject:** FW: My comments on Federal Realty's proposal for single-story standalone grocery store in former IKEA site

fyi

Sent with Good (www.good.com)

-----Original Message-----

**From:** K Molloy [[kmolloy@gmail.com](mailto:kmolloy@gmail.com)]  
**Sent:** Wednesday, February 06, 2013 05:25 PM Eastern Standard Time  
**To:** Joseph Curtatone; George Proakis; Patricia.Jehlen@state.ma.us;  
Rep.CarlSciortino@Hou.State.MA.US; Rep.DeniseProvost@Hou.State.MA.US; Stephen  
Mackey  
**Subject:** My comments on Federal Realty's proposal for single-story standalone grocery store in former IKEA site

Good afternoon all,

Below are comments I sent to the Somerville BOA last week following the public hearing on 24 January regarding Federal Realty's petition to seek zoning changes for the former IKEA site at Assembly Sq so it could build a single story supermarket.

It has been recommended that i should forward my comments to you all as well.

Thanks for your consideration,

Karen Molloy  
197 Highland Ave.  
Somerville, MA  
02143

----- Forwarded message -----

**From:** K Molloy <[kmolloy@gmail.com](mailto:kmolloy@gmail.com)>  
**Date:** Thu, Jan 31, 2013 at 9:49 AM  
**Subject:** My comments on Federal Realty's proposal for single-story standalone grocery store in former IKEA site  
**To:** [william.a.white@verizon.net](mailto:william.a.white@verizon.net), [TFTAld32@aol.com](mailto:TFTAld32@aol.com),  
[aldermanconnolly@gmail.com](mailto:aldermanconnolly@gmail.com), [brucendesmond@yahoo.com](mailto:brucendesmond@yahoo.com),  
[aldermansullivan@aol.com](mailto:aldermansullivan@aol.com), [sean@odonovanlaw.com](mailto:sean@odonovanlaw.com),  
[rebekah.gewirtz@gmail.com](mailto:rebekah.gewirtz@gmail.com), [aldermanbastardi@comcast.net](mailto:aldermanbastardi@comcast.net),  
[mheuston@hotmail.com](mailto:mheuston@hotmail.com), [RobertTrane@aol.com](mailto:RobertTrane@aol.com), [tony@tonylafuente.com](mailto:tony@tonylafuente.com)

Good morning Somerville Board of Aldermen,

I attended the Joint Public Hearing by Planning Board and Land Use Committee on 24 January regarding Federal Realty's proposal to develop the land that it wants to acquire from IKEA. I do not recommend that

2/7/2013

the zoning change they seek should be changed based on the plan they proposed.

I am dismayed by Federal Realty's lack of vision for the site and proposal for a single-story suburban-style supermarket. As a Somerville resident/taxpayer looking forward to how the site can maximize the City's tax base, the proposed under-utilization of this prime location next to a future T stop and by a waterfront bothers me greatly.

I have no issue with a supermarket in Assembly Sq. -- it will benefit current residents of East Somerville, new residents who will live/work in the Assembly Sq area, and residents of other nearby neighborhoods (including those in the section of Charlestown that recently lost a Johnnie's Foodmaster and gained a pricey Whole Foods).

I would prefer to see what many citizens who attended the hearing spoke about: a multi-story mixed-use structure with a grocery store. I've lived in Somerville nearly 30 years and have seen how the result of lack of long-range vision in development can have on Somerville's tax commercial base -- one only needs to compare Assembly Sq and Kendall Sq from the 1980s onward to understand the difference between short-term and long-term planning.

But now we have the chance to redo Assembly Sq, and the other night Federal Realty seemed unwilling to entertain alternative ideas from the community and seemed to want to stick to its proposal, which they say they can build in a hurry.

It's a real treasure of a location (entrance to the T right there and steps from the waterfront, new office/retail/residential development) and I'd hate to see that site squandered by an unimaginative suburban-sprawl type use that is not all in keeping with the Somervision Plan. I certainly did not advocate for a second head-house for the Assembly T stop a few years ago or support the Assembly Square DIF bond for it all to come down to such a paltry proposal. As was eloquently stated by a few others on the 24th, Assembly Sq. needs to bring a lot of jobs and generate a lot of revenue for the city and Somerville cannot afford to have a developer build a weak link that would underutilize such a valuable parcel of land.

I was disappointed to hear a few folks on the Planning Board express the fear "What if no one else wants this land and this is the only opportunity to get it developed?" This kind of scarcity thinking and impulse to settle for less has contributed to Somerville's poor commercial tax base over time, in my opinion. (I've lived in Somerville nearly 30 years.) The location is prime to all sorts of revenue-generating development and Federal Realty might not be up to the task for this site. What a developer builds there will have a positive or negative impact for a very long time. In these times we see the heated high-tech and bio-tech development in East Cambridge and Central Sq. Cambridge and wonder when Somerville will start to see some of that action at Boynton Yards. And we see the developments planned for Lovejoy Wharf and other areas not far from Assembly (for example where Converse is moving its worldwide headquarters) and wonder when Somerville will start seeing some of that commercial action too. Let's make sure we don't waver in providing a solid development plan for Assembly Sq that attracts really good commercial businesses to Somerville.

Thanks for your consideration.

Karen Molloy  
197 Highland Ave.  
Somerville, MA 02143  
kmolloy@gmail.com  
617-776-3882



Ellin Reisner  
51 Mt. Vernon Street  
Somerville, MA  
Reisnere51@gmail.com

RE: Request for Rezoning of IKEA land at Assembly Square

Somerville Board of Alderman:

I am writing to restate my strong opposition to re-zoning the land Federal Realty Investment Trust (FRIT) proposes to purchase from IKEA to construct a one story supermarket next to the new MBTA station at Assembly Square. I previously stated my opposition at the joint hearing on January 24.

As a resident of East Somerville I would be delighted to have a supermarket built at Assembly Row, however the proposed one story supermarket is a really poor use for this valuable land. The supermarket should occupy the first floor of an office or R&D building at that location. Successful examples already exist in Boston and Cambridge of first floor supermarkets in Back Bay (Shaws) and near MIT in Cambridge (Shaws). Similarly such pairings of uses can be found in other cities across the country.

I participated for 2 ½ years working with fellow Somerville residents and city staff to develop the comprehensive plan Somervision. That plan clearly rejects the type of suburban style building type proposed by FRIT. It is disturbing to me that the premier economic development project in the city with the first new subway station in the MBTA system in over 20 years will reject the goals we have all agreed to.

At the hearing a suggestion was made if permission was granted to FRIT to build a one story supermarket to at least do so in a way that would enable construction of a building over the supermarket could be done. This was rejected by FRIT. Their response to this recommendation was that they would consider demolishing the building in say 10 to 20 years for a higher value use is really not acceptable.

The land next to the MBTA station is NOW highly valuable, developable land. The required infrastructure for development has been put in place with federal and state grants and loans. There is a major push across the region to promote smart growth and transit oriented development. Demographic trends support dense TOD development that enables people to go to work shop and live near public transportation. While FRIT may threaten to walk away from purchasing the IKEA property unless they can proceed with their plan, other developers engaged in the current regional real estate market should very quickly see better uses for the land that will bring needed jobs and tax revenue to our city.

I strongly urge the Board of Aldermen and Planning Board to reject FRIT's request for rezoning and to remain committed to the goals of Somervision.

Sincerely,

A handwritten signature in cursive script that reads "Ellin Reisner". The ink is dark and the signature is fluid, with the first and last names being clearly legible.

Ellin Reisner

Jobs for Somerville  
Somerville Community Corporation  
337 Somerville Avenue, 2<sup>nd</sup> floor  
Somerville, MA 02143

Planning Board Members  
Somerville City Hall  
93 Highland Avenue  
Somerville, MA 02143

CITY CLERK'S OFFICE  
SOMERVILLE, MA

2013 JAN 31 A 8:39

2/1

RE: Zoning change in the Assembly Square district

To the members of the Somerville Planning Board,

Jobs for Somerville was founded by community members in response to the growing need for local jobs. We know that major developments are coming to Somerville and we want to make sure that members of our community get to benefit by having real access to the local jobs that will be created.

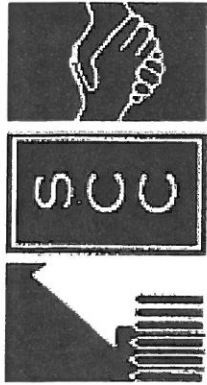
With this letter, we want to take the opportunity to provide written comments regarding Federal Realty Investment Trust's request to change the zoning for the Assembly Square district. The plan contemplates the construction of a 100,000-square foot single-story grocery store and a parking structure on the site currently owned by IKEA. We think that it is too early to make a decision on the zoning change, and we would like the final decision to be postponed until the potential impact of this proposal has been further examined, with substantial community input. As Somerville residents, we want the site to be developed in a way that respects the Somerville Comprehensive Plan, ensures density and mixed use in keeping with an urban environment, and provides good local jobs. We would like the committee to examine the possibility of other uses for the site, including affordable housing and research & development. We also strongly believe that anyone who takes ownership of the IKEA site should honor the community benefit agreement signed by the City of Somerville and IKEA and enhance the local hiring program described in the CBA.

With this letter we are attaching copies of a petition signed by Somerville residents who also believe that moving ahead with the zoning change could negatively impact the community. We provide this recommendation with our best intentions and we urge you to consider our inputs in your final decision.

Sincerely,

Jobs for Somerville

*Mary J. Connelley*  
*Bob Howard*  
*Maria Flores*  
*Deanne Dwoiski-Riggs*  
*Daisy Vasquez*  
*Van H...*  
*Angeli...*  
*Gu...*  
*Julia Elena...*

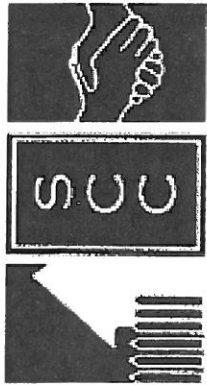


Federal Realty has requested a zoning change on the former IKEA site in Assembly Square, with plans to build a 100,000-square foot single-story grocery store and a parking structure on the site. We would like any decision on the zoning change to be postponed until the potential impact of this proposal has been further examined, with substantial community input. As Somerville residents, we want the site to be developed in a way that respects the Somerville Comprehensive Plan, ensures density and mixed use in keeping with an urban environment, and provides good local jobs. We would like the committee to examine the possibility of other uses for the site, including affordable housing and research & development. We also strongly believe that anyone who takes ownership of the IKEA site should honor the community benefit agreement signed by the City of Somerville and IKEA and enhance the local hiring program described in the CBA.

"X" for more info	Name	Address	City	Zip code	Telephone	Email
	Ellin Reisman	51 Mt. Vernon St.	Somerville	02145	617-776-1987	reismane51@gmail.com
	Ally Friedman	16 Aldersy St.	Somerville	02143	617-628-3769	redheadproductions@verizon.net
	Joe Lynch	10 Henderson St	Somerville	02145	617-633-891	
	Sepp O'Donnell	35 Warren St	Somerville	02145		
	Renato Trombini	236 Bradford St	Everett	02149	781-866-1707	trombiniRenato@hotmail.com
	Natasha Tracy	14 Harvard Ave	Allston	02134	617-783-8001	ED@Prazilinc.com

Please return this petition to Jobs for Somerville, a committee of Somerville Community Corporation, 337 Somerville Ave. Second Floor, Somerville MA 02143; Fax 617-776 0724; phone 617-776 5931 x 226

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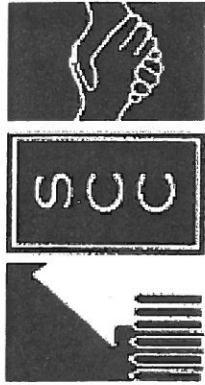


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"X" for more info	Name	Address	City	Zip code	Telephone	Email
	ERIK Buck	8 Carlton St #2	Somerville	02143	857-523 9533	
X	Benny Wheat	102 Morrison Ave.	Somerville	02144	206-227-9190	bennywheat@gmail.com
	Libby Mahaffey	44 Paulina St. Apt. 7	Somerville	02144	231-350-3732	
	Ross Hoffman	72 Bay State Ave #2	Somerville	02144	585-944- 7800	
X	Edda Seitz	72 Bay State #2	Somerville	02144	413-687-8492	edda.seitz@ymail.com
X	Darryl Tatum	8 Carlton St #3	Somerville	02143	617 749-8376	DarrylTatum@ymail.com

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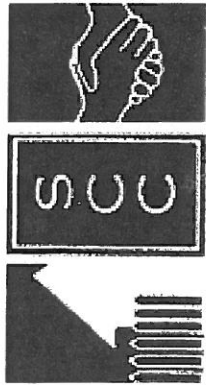




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"X" for more info	Name	Address	City	Zip code	Telephone	Email
	<i>Janetha Cerna</i>	<i>208 Powderhouse Blvd</i>	<i>Somerville</i>	<i>02144</i>	<i>617-623-2874</i>	
	<i>Janine Lotti</i>	<i>26 Estman Rd #2</i>	<i>Somerville</i>	<i>02143</i>	<i>617-733-2219</i>	<i>jandjoe@ren.com</i>
	<i>Joe Lotti</i>	<i>//</i>	<i>//</i>	<i>//</i>	<i>//</i>	
	<i>Deanne Dworski-Riggs</i>	<i>53 Weygant St</i>	<i>Cambridge</i>	<i>02140</i>	<i>860-655-1880</i>	<i>deanned@optnet.com</i>
	<i>Tulia Flanagan</i>	<i>52 Medford St. #1</i>	<i>Somerville</i>	<i>02143</i>	<i>857 204 9340</i>	<i>shakelate@icloud.com</i>

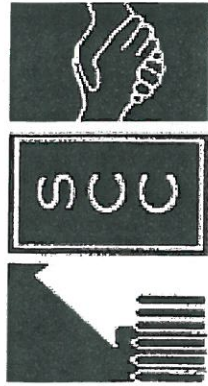
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"X" for more info	Name	Address	City	Zip code	Telephone	Email
X	Ellora Derencourt	16 Leland St Somerville, MA 02143	Somerville	02143	310-987-0719	ellora.derencourt@gmail.com
X	Margaret Kent	16 Leland St Somerville, MA	Somerville	02143		margaret.kent@gmail.com
	Alexis Lopez	37 Jones St	Somerville	02145	857-255-3874	
	Jaime Lederer	106 Oxford St. #3 Cambridge, MA		02138	617-823-9999	jaime@teen-empowerment.org
	Danny McLuslin	184 Broadway Somerville	Somerville			
	Kalika Barnett	29 Convery St. #3	Roslindale	02131	617-442-3343 X224	Kalika@ace-ej.org

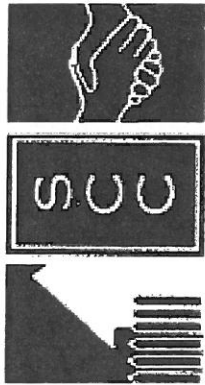
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Federal Realty solicitou uma mudança de zoneamento no antigo local de IKEA na Assembly Square, com planos para construir um supermercado de 100.000 pés quadrados de único andar e uma estrutura de estacionamento no local. Queremos que qualquer decisão sobre a mudança de zoneamento seja adiada até que o potencial impacto desta proposta terá sido prosseguido, com a entrada substancial da comunidade. Como moradores de Somerville, queremos que o local seja desenvolvido de uma forma que respeite o Plano Compreensivo de Somerville, assegure densidade e uso misto em harmonia com um ambiente urbano, e ofereça bons empregos locais. Queremos que a comissão examine a possibilidade de outros usos para o local, incluindo a habitação acessível e pesquisa e desenvolvimento. Nós também acreditamos que qualquer companhia que toma posse do local deve honrar o acordo de benefício da comunidade assinado pela cidade de Somerville e IKEA e melhorar o programa de contratação local descrito no acordo.

"X" para mais informação	Nome	Endereço	Cidade	Código postal	Telefone	Email
	Antônio de Aguiar	99 Franklin St	Somerville	02145	973-474-8357	
	Tim Sieber	17 Harvest St	Boston	02125	617-287-6653	tim.sieber@comcast.net
	John Weissman	112 Belmont St	Somerville	02143	617-776-7679	

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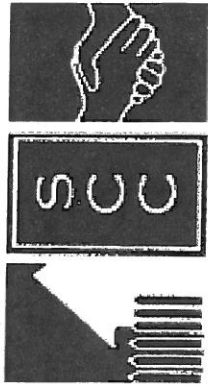


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"X" for more info	Name	Address	City	Zip code	Telephone	Email
	Courtney Keshu	9A Chest	Somerville	02145	617-608-7015	Courtney.Keshu@gmail.com
	Tibisay Cabrera	21A Cross St Apt 4	Somerville	02145	857-2433026	T.C. Cabrera@hotmail.com
	Estela Calzada	50-A Memorial rd Apt 21	Somerville	02145	617-308-0226	

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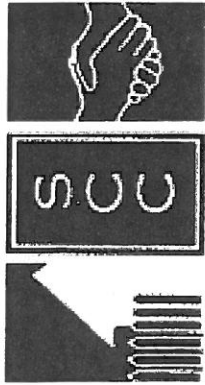




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"X" for more info	Name	Address	City	Zip code	Telephone	Email
	MIRIAM COULTER HO	48 OLIVER ST #2	SOMERVILLE	02145	617 308 2448	MIRIAM.COULTER@GMAIL.COM
	Maria Plan	21 Linden St. Som.	Somerville	02143	617 776 3826	<del>617 776 3826</del> 617 776 3826
	Sammie L	483 OLIVER ST 2F	SOMERVILLE	02145	617 501 1155	

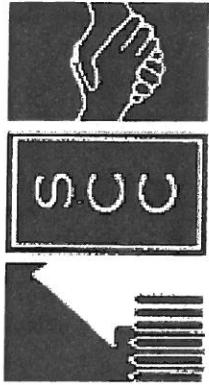
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"X" for more info	Name	Address	City	Zip code	Telephone	Email
X	Mary Jo Condit	36 Marshall St	Somerville	02145	617-666-1744	MJCJCT@comcast.net
X	Candice Gaudin	250 Memorial Rd. Apt 18 Somerville MA 02145	Somerville	02145	857 249 8916	cindygauddin@comcast.net
X	Ronald Leaks	915 River St #2	Hyde Park	02136	617 501 0747	RonaldLeaks@gmail.com

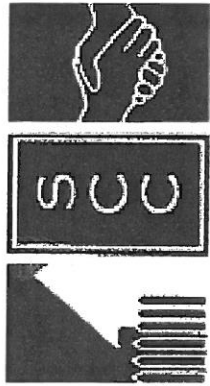
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	Paula Bowze	92 Glen St.	Somerville	02145	617-625-4665	paulabowze@comcast.net
	John Murray	50 Sargent Ave.	Sam	02145	617-625-3727	murray-25@comcast.net
	Harold P. Harsanyi	50 Sargent Ave	SOM-	02145	617-894-1904	

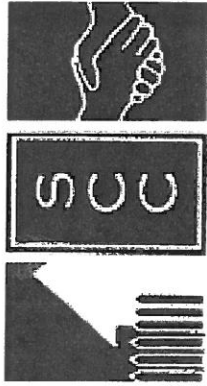
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Federal Realty ha solicitado un cambio de zonificación en el antiguo sitio de IKEA en Assembly Square, con planes de construir un supermercado de 100.000 pies cuadrados de un piso y un estacionamiento en el sitio. Queremos que cualquier decisión sobre el cambio de zonificación sea pospuesta hasta que el impacto potencial de la propuesta haya sido adicionalmente examinada, con el aporte sustancial de la comunidad. Como residentes de Somerville, queremos que el sitio sea desarrollado de una manera que respete el Plan Comprensivo de Somerville, que asegure densidad y uso mixto en armonía con el medio urbano y ofrezca buenos trabajos locales. Nos gustaría que el comité encargado examine la posibilidad de otros usos para el sitio, incluidos la vivienda asequible y la investigación y desarrollo. También creemos firmemente que cualquiera compañía que se tome la propiedad del sitio debe cumplir con el acuerdo de beneficio para la comunidad firmado por la ciudad de Somerville e IKEA y mejorar el programa de contratación local descrito en el acuerdo.

"X" para más información	Nombre	Dirección	Ciudad	Código postal	Teléfono	Email
	Norma Mattos	168 Pearl St.	Somerville	02145	617-645 5468	norma.mattos @netzero.net
	Walter Mattos	168 Pearl St.	Somerville	02145	617-645 5468	norma.mattos @netzero.net
	JOHN MURRAY	50 SARGENT AVE	SOMERVILLE	02145	617-625 3727	MURRAY_25@comcast .net

Retorne esta petición a Trabajos para Somerville, un comité de la Corporación Comunitaria de Somerville.  
337 Somerville Ave. Segundo Piso, Somerville MA 02143; Fax 617-776 0724; teléfono 617-776 5931 x 226

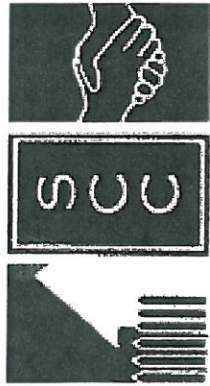


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"X" para más información	Nombre	Dirección	Ciudad	Código postal	Teléfono	Email
	Chris Mancini	5 Evenden Ave.		02145	617 967 6667	Chris.Mancini@somerville.ma.gov
	Abigail Mancini	5 Evenden Ave.		02145	603 951 9224	Abigail.Mancini@somerville.ma.gov

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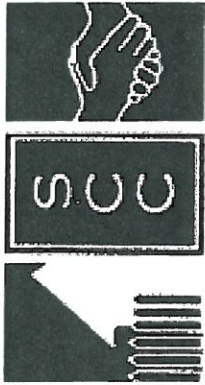




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	Lynn Weissman	112 Belmont St.	Somerville	02143	617.776.7769	
	D. Zame	13 Highland Ave. #2	Somerville	02143		

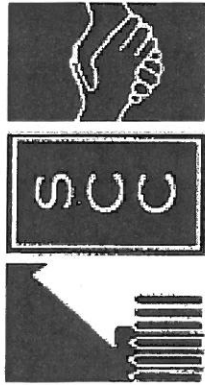
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	Evan Green	8 Hawth St	Somerville	02144		

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"X" for more info	Name	Address	City	Zip code	Telephone	Email
	Régina Guilbello	6 Benwick St.	Somerville	02145	617-718-1594	regina@vandeawarelo.org

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