



**CAPITAL IMPROVEMENT PROJECT (CIP) REQUEST - FY21
FORM A - DESIGN & CONSTRUCTION**

| | | | |
|-------------------------------------|---|---------------|-----------------------------|
| Project Title: | 9-11 Allen St. Acquisition | | |
| Project Address: | 9 & 11 Allen St. (Lots 82-D-10 and 82-D-11) | | |
| Department: | OSPCD- Economic Development | | |
| Project Mgr.: | Thomas Galligani | Email: | tgalligani@somervillema.gov |
| New Project or Modification: | | | |

Department Priority: Urgent First

Rank your project(s) in order of priority from your point of view. If you propose four projects, rank them 1, 2, 3, 4, with 1 being the highest, and so forth.

Project Description/Scope of Work:

The long term plan will be to use this property as affordable housing, either in its current form, or by building a new affordable housing building on this site and adjacent land. Allen Street in Somerville serves as a buffer between high density 10+ story development along Prospect Street in Union Square, and the 2-3 story buildings on streets to its east. Along the west (odd numbered) side of Allen Street are a series of lots zoned Urban Residence. This zone was designed to encourage redevelopment into 4 story apartment buildings. Each of these lots is approximately 150 feet in depth. The city is receiving applications to build apartment buildings on lots on the odd side of Allen

Justification:

Acquiring 9-11 Allen Street makes the whole greater than the sum of the parts. It makes the SRA land far more valuable for redevelopment than as a freestanding alley-loaded lot. Instead, together, the lots permit significant development under the UR zoning. After acquiring this lot, the City and SRA can work together to dispose of these lots to a partner and achieve a public purpose. Most significantly, the combined site can be used either as affordable housing in the existing properties (with an extensive back yard), or – with demolition of the houses – as an affordable apartment building to round out the street with forthcoming market-rate apartment buildings along the west side of Allen

Relationship to Other Projects:

As the city nears the end of the Greenline extension project this acquisition will pave the way to create additional affordable housing in the immediate vicinity of both the new Green Line Transit station and the transformative new development being brought online by US2 Associates. The acquisition would provide a vital piece of developable land dedicated for affordable housing purposes.

Category: Please check all appropriate boxes

- Architectural/Engineering Feasibility Study
- Architectural/Engineering Construction Document Services & Construction Admin
- Building Alteration/Repair/Renovation/Addition/New Construction
- Building Improvements (non-construction)
- Purchase of Equipment (incl. vehicles, office equipment, hardware, etc.)
- Information Technology Systems/Platforms (e.g. cloud based, internet based, etc.)
- Street/Sidewalk/Monument Improvements
- Water Improvements
- Sewer Improvements
- Land Development
- Land Acquisition
- Land Disposition
- Parks and Open Space
- Other:

Operational Impact:

The operational impact of this project is both short and temporary in nature. Upon acquiring the lots the plan would be to dispose of the property via RFP to an affordable housing developer that can meet the stated public need of the city. The only additional cost would be the minor administrative costs of the disposition process.

What impact will this project have on operational costs?

- Reduce Cost (greater than 5%)
- Reduce Cost (less than 5%)
- Cost Unchanged
- Increase Cost (less than 5%)
- Increase Cost (greater than 5%)

Design and Construction Project Funding

| | Total Estimated Cost | Prior Years Funding | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 |
|--|----------------------|---------------------|-------------|---------------------|-------------|-------------|-------------|
| Capital Costs: | | | | | | | |
| Feasibility Study | \$ - | - | - | - | - | - | - |
| Land Acquisition/Appraisal | \$ 1,509,600 | - | - | 1,509,600 | - | - | - |
| Environmental Remediation/LSP | \$ - | - | - | - | - | - | - |
| Demolition & Site Clearance | \$ - | - | - | - | - | - | - |
| Owner's Proj. Mgr./Clerk of the Works | \$ - | - | - | - | - | - | - |
| Designer Services (SD through CA) | \$ - | - | - | - | - | - | - |
| Construction | \$ - | - | - | - | - | - | - |
| Insurance (builder's risk, addtl. Polices) | \$ - | - | - | - | - | - | - |
| Furniture & Equipment (FFE) | \$ - | - | - | - | - | - | - |
| Police Details | \$ - | - | - | - | - | - | - |
| Contingency | \$ - | - | - | - | - | - | - |
| Other: <input type="text"/> | \$ - | - | - | - | - | - | - |
| Other: <input type="text"/> | \$ - | - | - | - | - | - | - |
| Total: | \$ 1,509,600 | \$ - | \$ - | \$ 1,509,600 | \$ - | \$ - | \$ - |

The cost was derived from a professional appraisal of the property plus anticipated recording and closing costs.

Please provide suggested sources. This section will be finalized jointly by Finance and the Department.

| | Total Estimated Cost | Prior Years Funding | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 |
|-----------------------------|----------------------|---------------------|-------------|---------------------|-------------|-------------|-------------|
| Funding Sources: | | | | | | | |
| Stabilization Fund | \$ - | - | - | - | - | - | - |
| GO Bonds | \$ 1,509,600 | - | - | 1,509,600 | - | - | - |
| Retained Earnings | \$ - | - | - | - | - | - | - |
| General Fund | \$ - | - | - | - | - | - | - |
| Special Assmnt. | \$ - | - | - | - | - | - | - |
| Ch. 90 | \$ - | - | - | - | - | - | - |
| Grants | \$ - | - | - | - | - | - | - |
| Receipts Reserved | \$ - | - | - | - | - | - | - |
| Other: <input type="text"/> | \$ - | - | - | - | - | - | - |
| Other: <input type="text"/> | \$ - | - | - | - | - | - | - |
| Total: | \$ 1,509,600 | \$ - | \$ - | \$ 1,509,600 | \$ - | \$ - | \$ - |

Evaluation Committee Use Only:

Reviewed and Approved By:

Requesting Department

Auditing

Purchasing

Date

Date

Date

Final Approval

Version

Draft

Revised

Accepted