




**CITY OF SOMERVILLE, MASSACHUSETTS**  
**Office of Strategic Planning and Community Development**  
JOSEPH A. CURTATONE, MAYOR

MEMORANDUM

**Office of the Executive Director**

**MEMORANDUM**

**TO:** Mayor Joseph A. Curtatone

**FROM:** Monica R. Lamboy, Executive Director 

**DATE:** August 26, 2010

**SUBJECT:** Appropriation of a \$100,000 IKEA mitigation payment to the Wellington Undercarriage Stabilization Fund for the planning, design, and construction of the Wellington Undercarriage

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The Office of Strategic Planning and Community Development (OSPCD) respectfully requests that you recommend that the Board of Aldermen appropriate a mitigation payment in the amount of \$100,000 from IKEA to fund the planning, design and construction of the Wellington Undercarriage for the Mystic River Reservation Bicycle Path. This long anticipated project will connect the western and eastern sections of paths that end at the Fellsway / Route 28 near the Wellington Bridge that connects Somerville to Medford.

**Background**

Creation of bicycle- and pedestrian- friendly access to Assembly Square via the Wellington/Route 28 Undercarriage is well under way. In December 2009, City staff held a community meeting to solicit public comment into the 75% design of the undercarriage. Reception was positive to the design which now includes significant lighting and a raised cross walk at Shore Drive and Temple Street. Staff are presently working with the consultant to analyze the appropriate construction technology for the under carriage (wood pilings vs helical screws) and expects that the consultant will resolve this technical question in the next month. With adequate funding, design can proceed to 100% some time in 2011.

IKEA has recently provided the City with \$100,000 in satisfaction of its obligation under Article III, Section 8(ii) of the Development Covenant which required the payment to be made prior to issuance of a building permit. IKEA has agreed to make the payment now even though it has not

secured the building permit so that the City can continue to make progress on the project. IKEA covenants that the funds can be used for planning, design or construction of the undercarriage.

### **Funding**

To date, the City has received the following funding for this project:

- As a condition of the Special Permit allowing the re-tenanting of Assembly Square Mall, F.R. Sturtevant provided \$100,000, which was placed in a "Pedestrian Walkway" revolving account to be used for design of the undercarriage and design of improvements under I-93 at Kensington Way (note that FRIT completed the design of it own accord and construction of improvements at Kensington Way is included in the ARRA-funded work that began this spring).
- OSPCD secured a \$19,500 Recreational Trails grant from DCR to design the Wellington Undercarriage.
- In March 2009, the BOA appropriated an additional \$17,500 from FRIT to fill a 100% design funding gap and created a new stabilization fund under guidelines issued by the State Department of Revenue. IKEA's contribution will be added to this fund, the Wellington Undercarriage Stabilization Fund.

### **Recommendation**

It is recommended that the Board of Aldermen appropriate the \$100,000 payment from IKEA for the planning, design and construction of the Wellington Undercarriage between Assembly Square and the Ten Hills neighborhood to the Wellington Undercarriage Stabilization Fund.