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CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



COMMUNITY PRESERVATION COMMITTEE FY18 FUNDING RECOMMENDATION FOR *ACQUISITION OF 5 PALMER AVENUE, CITY OF SOMERVILLE ECONOMIC DEVELOPMENT DIVISION*

PROJECT DESCRIPTION

The City of Somerville will acquire the property at 5 Palmer Avenue to become perpetually preserved open space. The property at 5 Palmer Ave. is surrounded on three sides by the Capuano Early Childhood Education Center, with the Community Garden at Glen Park along the eastern border. By acquiring the land at 5 Palmer Ave, the City will be able to create a larger, contiguous, and higher quality open space within the boundaries of the Capuano School. This open space will be used by members of the school, as well as members of the surrounding neighborhood.

ELIGIBILITY

Open space/recreation land: CPA funds can be used for the acquisition of open space and recreational land.

RECOMMENDED FUNDING

On September 27, 2017 by a vote of 8-0 the Community Preservation Committee recommended appropriating \$500,000 for this project, \$409,055 from the undesignated fund balance and \$90,945 from the open space reserve budget, to the control of the City of Somerville Economic Development Division for the overall purposes summarized in this document.

Project Budget

Expenses	Amount
Study	\$0
Acquisition	\$500,000
Soft costs	\$0
Construction	\$0
Total	\$500,000
Sources	
CPA open space/recreation land funds- requested	\$500,000
Other sources	\$0
Total	\$500,000

ALIGNMENT WITH FY18 COMMUNITY PRESERVATION PLAN

It is a priority of the CPC to support the acquisition of land in support of SomerVision's goal to create 125 new acres of open space in Somerville. The land at 5 Palmer Ave. is a total of 0.04 acres.

FUNDING CONDITIONS

1. A perpetual conservation restriction will be recorded on the property per the requirement of the CPA enabling legislation.
2. The Community Preservation Committee understands the City of Somerville intends to demolish or move the home currently at 5 Palmer Ave. in order to use the space as recreational land. If necessary in order to uphold the legal requirements of the Community Preservation Act:
 - a. If the house is moved, it must be used to increase the supply of affordable housing in Somerville beyond what would otherwise be required by inclusionary zoning; or
 - b. If the house is relocated and sold to be used for market rate housing, then any revenue received by the City of Somerville from the sale of the building shall be contributed to the Somerville Affordable Housing Trust Fund.

MEASURES OF SUCCESS

- Completion of the acquisition of the property
- Reuse of the space as recreational land to the benefit of the Capuano School and surrounding community

The full proposal is available at: <https://www.somervillema.gov/departments/community-preservation-act/2018-cpa-projects>