



City of Somerville Zoning Amendment

Commercial & Residential Phasing Tools

Union Square MLDA

5.25.2017



City of Somerville Zoning Amendment

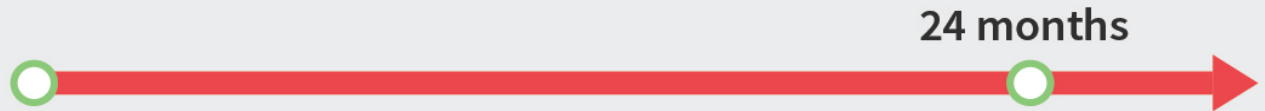
All Union Square Zoning
information is now available at:

<http://www.somervillema.gov/unionsquarezoning>

Reverters Protect City's Interests

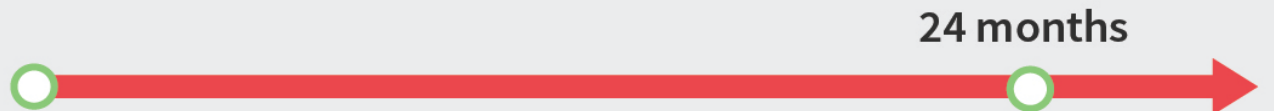
The **reverter** provision gives the redevelopment authority the right to take legal possession of a parcel of property it has sold to the master developer.

The sale of D2 starts the clock on its **residential phase**



The reverter provision may be exercised if US2 does not begin residential construction within 24 months of the sale of the D-2 parcel.

The construction of the USQ station starts the clock on the **office phase**



The reverter provision may be exercised if US2 fails to begin office construction within 24 months of the start of the Union Square GLX station construction, or if there is no GLX, within 60 months of the sale of the D-2 parcel.

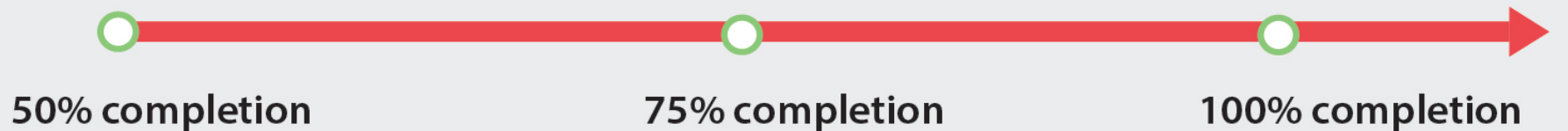
Outside Completion Date for All Parcels

The project must meet the following overall completion benchmarks for the **entire Union Square** development, in order to maintain master developer status:

USQ Station Opening
+ 10 years

USQ Station Opening
+ 15 years

USQ Station Opening
+ 20 years



**Timeline assumes GLX moves forward*

Both parties would like to see the Union Square redevelopment completed well ahead of this schedule and US2 has every incentive to build at a more aggressive pace.

Anticipated Union Square Development



USE MIX:

60% COMMERCIAL
40% RESIDENTIAL

ESTIMATED TAX REVENUE:

75% COMMERCIAL
25% RESIDENTIAL

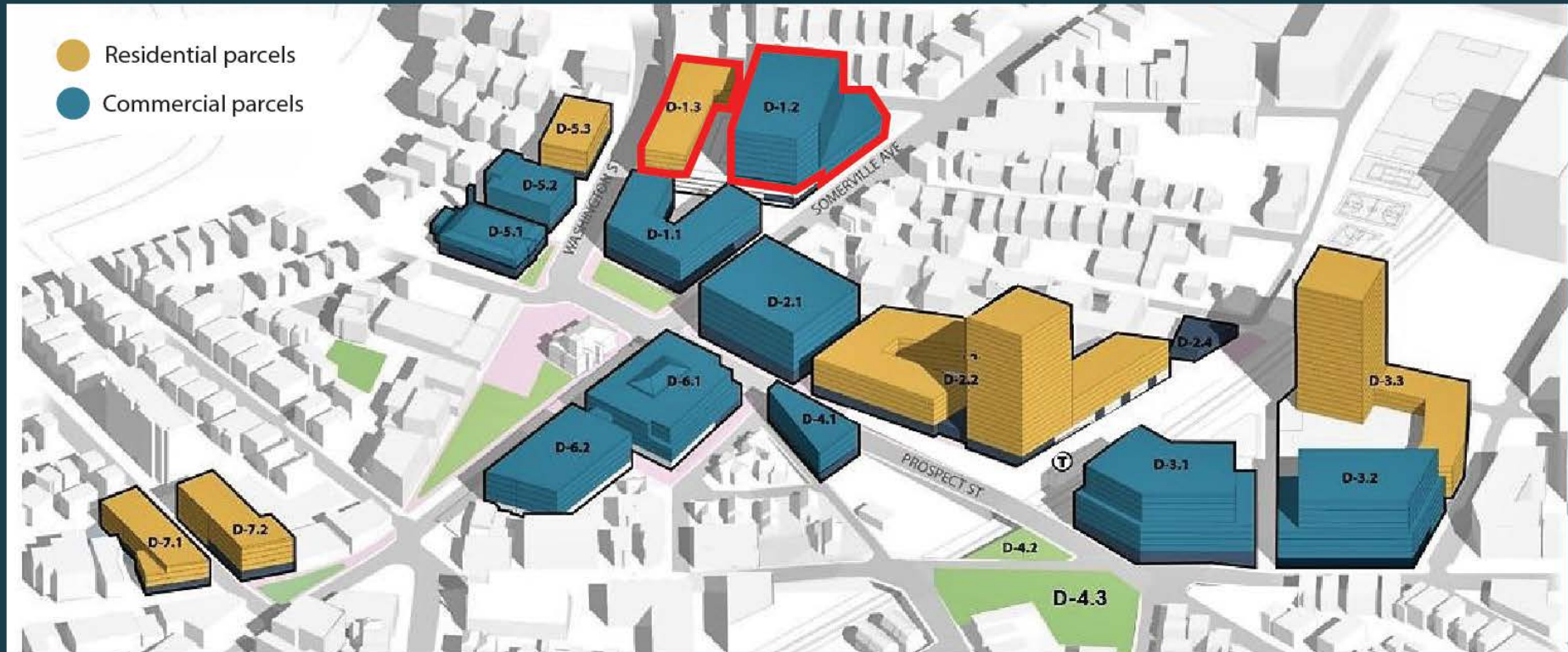
D-2 Residential Collar Tied to Start of Commercial



D-2.2 (yellow outline) residential development will be allowed to happen first in order to unlock increased activity and foot traffic in the area, which will support commercial development interests. D-2.2 includes first floor retail as well as approximately 100 affordable units.

Commercial development in D 2.1 (pink outline) will be required **before** residential development can happen in the other residential lots (red outline).

City Controls Sale of Parcel D-1 Properties



The City currently owns the sites D-1.2 and D-1.3 (red outline), where the public safety building is currently located.

Development on those parcels cannot proceed without approval by the Board of Aldermen and until the City:

1. Identifies a new location for the public safety building;
2. Builds a replacement facility and abandons the current property; and
3. Approves the sale of the property.

D-3 Expiring Certificate of Occupancy



The property located at 520 Columbia Street, also known as development parcels D3.2 and D3.3 (red outline), are currently owned by Royal Hospitality Services.

The City granted the commercial laundry permission to continue to occupy the site until **2024**.

Anticipated development on those parcels will generate over 230,000 square feet of residential space.



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Questions?



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Notes

Reverters Protect City's Interests

Requirements prior to D-2 sale:

- First phase building permit
- MEPA approval
- MBTA easement
- City approval of infrastructure

The reverter provision may also be exercised if US2 fails to complete construction on the D-2 parcel within four (4) years of the start of construction of each separate commercial and residential timeline.

Outside Completion Date for All Parcels

The general performance schedule takes into consideration the complexities of the land assembly process along with other factors including: the anticipated schedule for infrastructure improvements needed to accommodate the development, fluctuations in the economy, competition for commercial development, and the likely rate of new commercial space absorption.

City Controls Sale of Parcel D-1 Properties

It is anticipated these steps will take 3 to 5 years. Approximately 90,000 square feet of residential space is expected for the D-1.3 parcel, which will only be unlocked after those outlined steps.