SITE HISTORY AND CHARACTERISTICS
PROJECT HISTORY: 1975-2018

- SRA sells 84-90 Washington Street to Cobble Hill Associates (CHAS)
- Cobble Hill Apartments built on 84 Washington
- Cobble Hill Plaza built on 90 Washington
- CHAS proposes to redevelop 90 Washington
- Variance granted for mixed-use building @ 90 Washington
- Plaza’s retail tenants evicted
- CHAS litigation halts construction
- Variance granted for mixed-use building @ 90 Washington
- Public safety building site evaluation
- 90 Washington variances lapse

Timeline:
- 1975
- 1977
- 1979
- 1981
- 1983
- 1985
- 1987
- 1989
- 1991
- 1993
- 1995
- 1997
- 1999
- 2001
- 2003
- 2005
- 2007
- 2009
- 2011
- 2013
- 2015
- 2017
- 2019
PROPERTY CHARACTERISTICS

- Midblock street intersection
- Difficult geometry to navigate
- Too close to Tufts/Knowlton Streets

PROPERTY DETAILS:
- 4 Acres
- 580'-1000' of frontage
- Odd geometry
- Helps connect Union and Sullivan Squares
- On edge of industrial area
- Mature tree/lawn areas
- Demolished strip mall

- Signalized intersection opposite Franklin Street
- Breaks site in two
- Create bike/ped facilities
- Maintain access to Oliveira's & MBTA property
SRA approves Demonstration Project Plan
SRA sued by former owners for eminent domain taking
COVID Pandemic starts, halts site clearance
SRA wins takings case in superior court, case appealed
Site demolition complete
SRA acquires 90 Washington by eminent domain
Bond funds approved for design, demolition, legal costs
Meeting - PSB siting
Meeting - Redevelopment layout
MA SJC rules for SRA for in 90 Washington taking
Meeting - Redevelopment uses
Meeting - Redevelopment size/form (est)
City issues redevelopment RFP (est)
Public Safety Building (PSB) Committee formed
PSB design charrette

PROJECT TIMELINE: 2019-2022
PUBLIC OUTREACH AND FEEDBACK

Public Meeting #1 – December 13, 2021
Public Meeting #2 – February 16, 2022
Supplemental Outreach to Area Residents – March 2022
Public Meeting #3 – TBD (Spring 2022)
ADDITIONAL FEEDBACK OPPORTUNITIES

1. Project website: voice.somervillema.gov/90washington_redevelopment
   - FAQ;
   - Polls and surveys;
   - Videos of prior public meetings and associated materials/documents;
   - Email list
2. Washington Street office hours
3. Cobble Hill Apartment outreach events
4. FUTURE COMMUNITY MEETINGS – LATE SPRING 2022 (TBD)
WHAT RESIDENTS WANT TO SEE IN
WASHINGTON STREET REDEVELOPMENT

Residents want to see the following USES in redevelopment on the 2+ acres on 90 Washington Street not used for the new Public Safety Building or roads:

- Community focused spaces (e.g., community center, community pool, etc.)
- Green spaces (e.g., parks, playgrounds, community gardens)
- Community health & safety spaces (e.g., medical clinics (physical & mental), gyms or yoga facilities, farmer’s markets, etc.)
- Commercial space (particularly small retail, dining and service businesses including grocery stores, laundromats & pharmacies)
- Affordable housing
- Civic spaces (e.g., branch library, polling facility, food pantries, etc.)
Residents have the following CONCERNS about redevelopment on the 2+ acres on 90 Washington Street not used for the new Public Safety Building or roads:

• Noise from traffic, both during construction and post-development
• Removal of mature trees
• Making the neighborhood more pedestrian / bike-friendly, via bike lanes and cross walks
• Limit construction of new parking areas
• Soil testing to confirm that any new green space will be safe for the community to use
• Compensation for Cobble Hill residents (e.g., MBTA passes, access to e-bikes, bicycles)
Residents suggested the following CONSIDERATIONS for redeveloping the 2+ acres on 90 Washington Street not used for the new Public Safety Building or roads:

• Supporting multi-modal transit options
• Build taller to take advantage of the nearby new GLX station
• Parking garages are not suitable buffers to Cobble Hill Apartments
• Minimize flooding under the McGrath Highway bridge
HOW RESIDENTS WANT TO SEE WASHINGTON STREET REDEVELOPED

REDEVELOPMENT GOALS

- Enhance public health, safety, and welfare of community
- To support a modern Public Safety Building that can change and adapt over time and is welcoming to all members of the community
- Support the goals of other planning documents including SomerVision 2040, Climate Forward, etc.
- Provide welcoming, multi-functional, and connected community focused space to meet identified community needs
POTENTIAL REDEVELOPMENT ANALYSIS
REDEVELOPMENT LAYOUTS PRESENTED FOR PUBLIC FEEDBACK

1. PSB 2021 Design
2. Washington St. Park
3. Rotated PSB
4. PSB on Parcel C
5. Trees Preservation
6. Parking Preservation

WASHINGTON STREET PUBLIC MEETING, FEBRUARY 16, 2022
And follow up neighborhood outreach and internet polling 2.17.22-3.11.22,
PUBLIC PREFERENCE FOR REDEVELOPMENT LAYOUT

1. PSB 2021 Design: 16% Approval
2. Washington St. Park: 25% Approval
3. Rotated PSB: 11% Approval
4. PSB on Parcel C: 12% Approval
5. Trees Preservation: 17% Approval
6. Parking Preservation: 5% Approval

NONE OF THE ABOVE: 14% Approval

WASHINGTON STREET PUBLIC MEETING, FEBRUARY 16, 2022
And follow up neighborhood outreach and internet polling 2.17.22-3.11.22,
I. Do you want to see a public Community Room in a new Public Safety Building?
   - Yes 61%
   - No 17%
   - Unsure 23%

II. Features you want in a Community Room in a new Public Safety Building?
   - Separate entrance 52%
   - Shared entrance with Fire Department 14%
   - Shared entrance with Police Department 10%
   - None of the above 15%
   - Unsure 8%
NEXT STEPS
PROJECT TIMELINE: 2023+

City selects redeveloper

PSB sitework starts

Redevelopment agreements executed

City amends site zoning

Realignment of New Washington Street starts

Redevelopment permitting starts

PSB construction starts

Redevelopment permitting complete

Redevelopment site work starts

Redevelopment construction starts

Jan’23

Jan’24

Jan’25
THANK YOU

Please contact Ted Fields (tfields@somervillema.gov) with any questions or thoughts on this project