

# CLARENDON HILL REDEVELOPMENT

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## **PRESENTATION TO THE SOMERVILLE ZONING BOARD OF APPEALS**

January 22, 2020

# Agenda

- 1) Introduction (Joe Macaluso, SHA)
- 2) Process to date (Cory Mian, POAH)
- 3) 40B Overview (Yareni Sanchez, Goulston & Storrs)
- 4) Proposed project (Nancy Ludwig,  
ICON Architecture)
- 5) Q & A

# INTRODUCTION

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# Who We Are



Somerville Housing Authority



REDGATE™

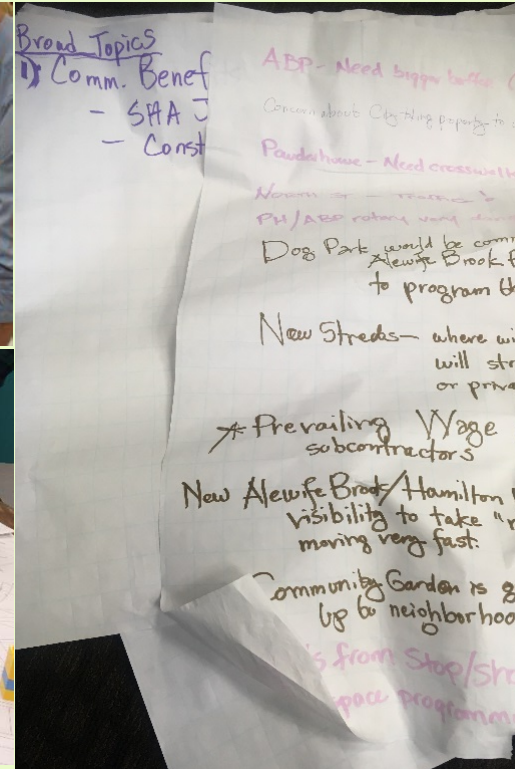


# PROCESS TO DATE

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# Community Process

- Started process in mid-2016



# ***Community-Wide Meetings to date:***

**Meetings coordinated and hosted by Councilor Katjana Ballantyne:**

Sept 14, 2016: Information gathering

Oct 19, 2016: Response to concerns, more information gathering

Nov 14, 2016: Presentation of preferred alternative, topic groups

Jan 18, 2017: Community Meeting

Feb 8, 2017: Traffic Meeting

March 6, 2017: Urban Design and Open Space

March 13, 2017: Other Impacts (Transit, Construction, Stormwater Management, Fiscal)

March 29, 2017: Urban Design Feedback

January 29, 2018: Site Plan and Urban Design Community Meeting

February 5, 2018: Labor Forum

July 10, 2019: Post-Home Rule Petition Revised Site Plan



# ***Regular Meetings with Clarendon Residents***





# ***Relocation Agreement Negotiated and Signed***

- All families have the right to return
- Families will be temporarily relocated, with moving costs & rent paid for by the development team

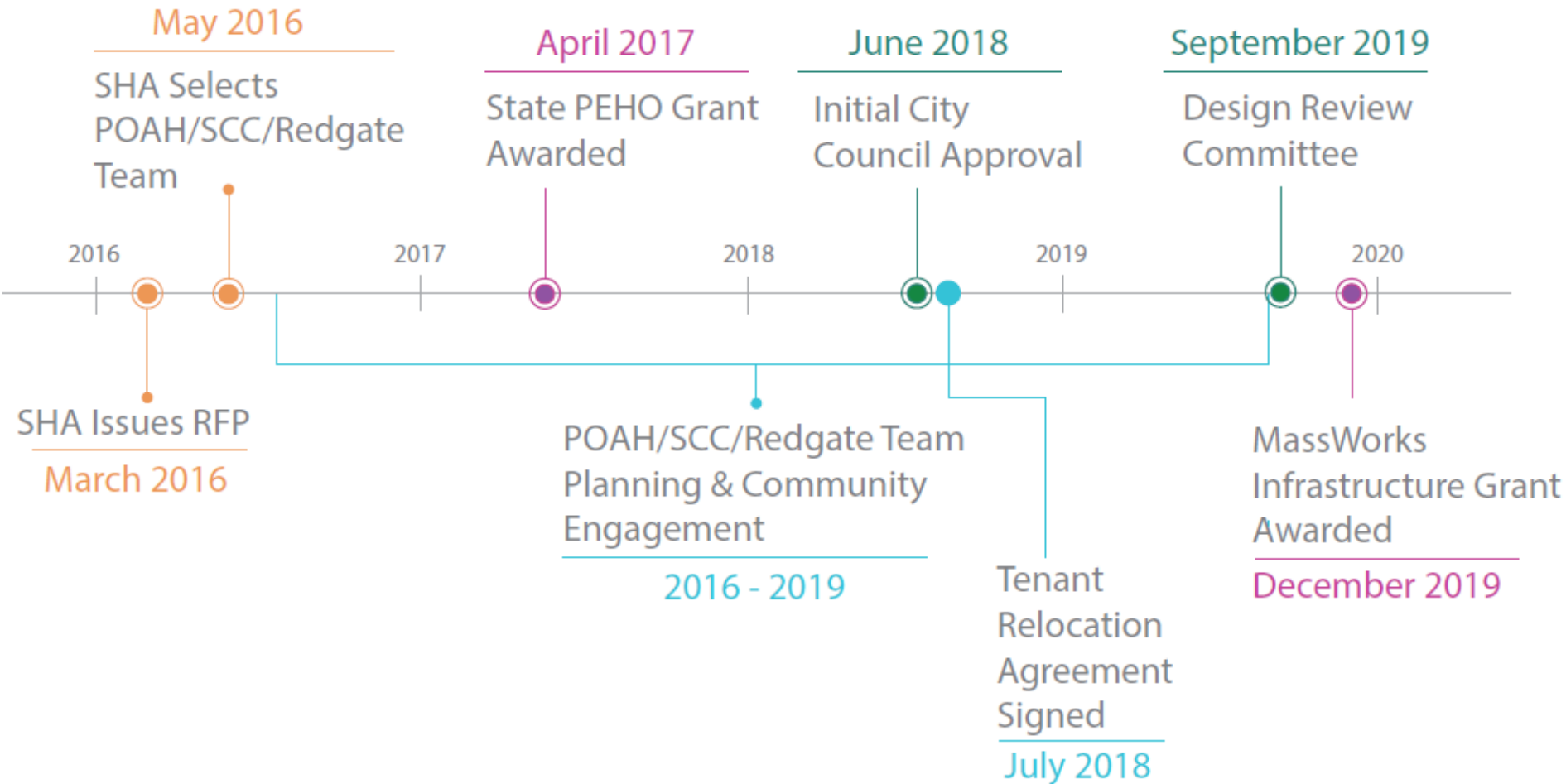


- Coordinating with School Department

## ***City Agencies/Bodies Consulted***

- City Council
- Office of Strategic Planning and Community Development
- Office of Housing Stability
- Affordable Housing Trust Fund
- Design Review Committee
- Somerville Public Schools
- Urban Forestry
- Somerville Bike Coalition

# Timeline



# 40B OVERVIEW

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# Chapter 40B

## Chapter 40B Comprehensive permit:

- MA General Laws 40B, §§ 20-23, and regulations promulgated thereunder, 760 CMR 56.00, provide an **alternative, flexible** zoning and local permitting process for the construction of residential projects containing a minimum percentage of affordable units (depending on level of affordability).
- Project proposes 51% affordable units

# Chapter 40B

## Chapter 40B Comprehensive permit:

- The ZBA stands in the place of other local boards and officials to issue a single “Comprehensive Permit” that covers or waives local bylaw and ordinance requirements, to the extent necessary.

# Chapter 40B

Applicants must satisfy the following jurisdictional criteria in order to be eligible for a Comprehensive Permit:

1. The applicant is a public agency, a non-profit organization, or a limited dividend entity;
2. The project is “fundable” by a subsidizing agency under a low and moderate income housing subsidy program; and
3. The applicant controls the site.

# PROPOSED PROJECT

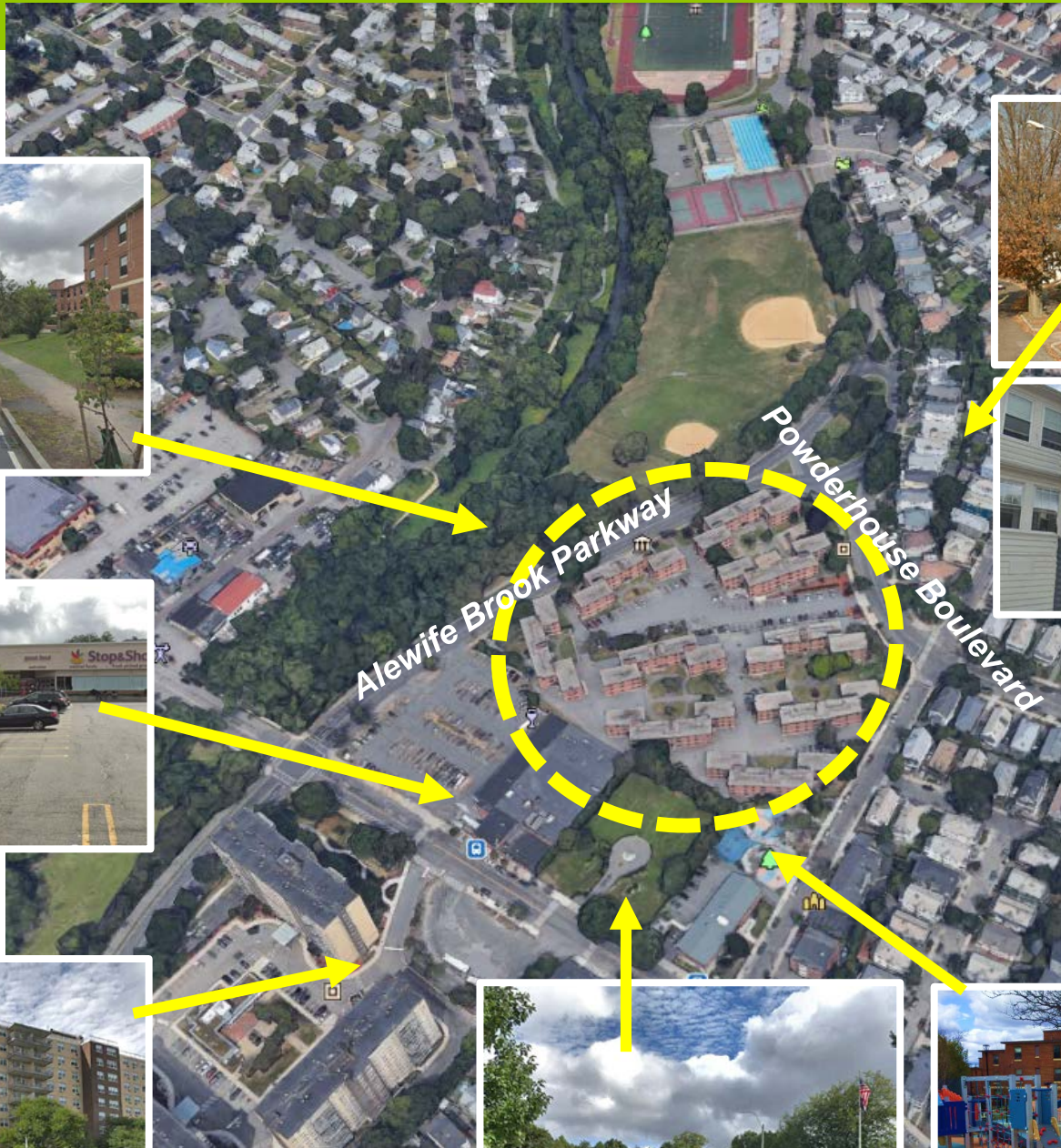
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# *Existing Clarendon Hill*





# Context





# Existing Conditions



Paved  
Area



Vehicle  
Access



No  
Access



Usable  
Green  
Space

# ***Program:***

## **591 mixed-income apartments**

- 216 Affordable Replacement for current residents
- 80 Units at 80-110% AMI
- 295 Market Rate

## **New & realigned street grid**

- Re-aligned Powderhouse Blvd / Alewife Intersection
- New Streets on site
- 368 Parking Spaces – below buildings & on-street  
*(Increase from the 87 that are there currently)*

## **New, high-quality open space**

- 0.4 acre New Central Park
- Extension & Improvements to North St Playground



# *Summary Information*

	Replacement Public Housing Units	Mod Units (80- 110% AMI)	Market Units	Total Units
Building A/B	15	21	295	331
Building E	130	38		168
Building D	45	13		58
Townhouses	26	8		34
	<b>216</b>	<b>80</b>	<b>295</b>	<b>591</b>

# Master Plan Evolution

Options Considered in 2016



March 2017

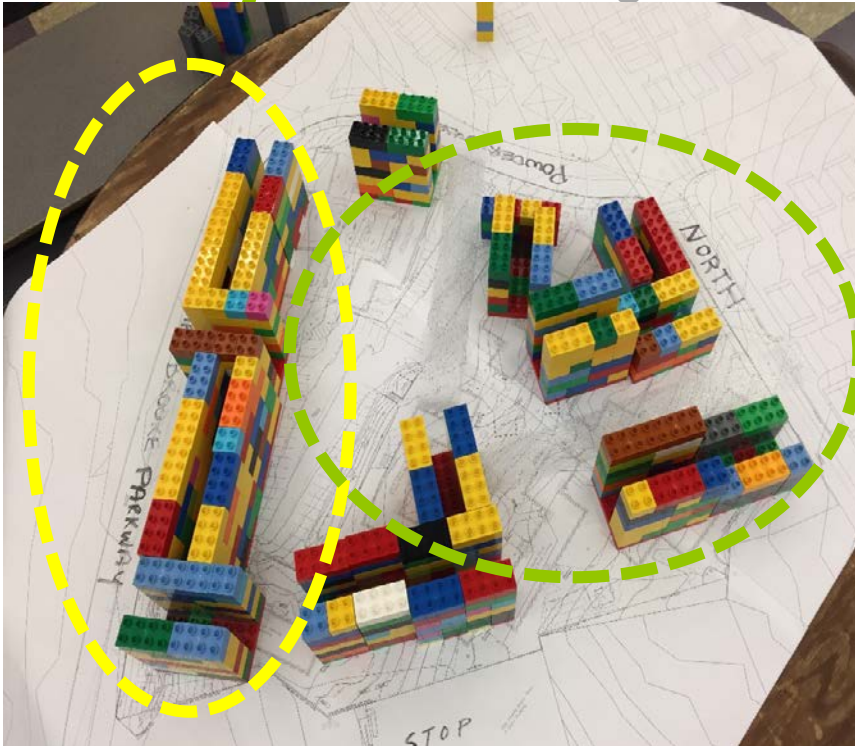




# Community Design Input

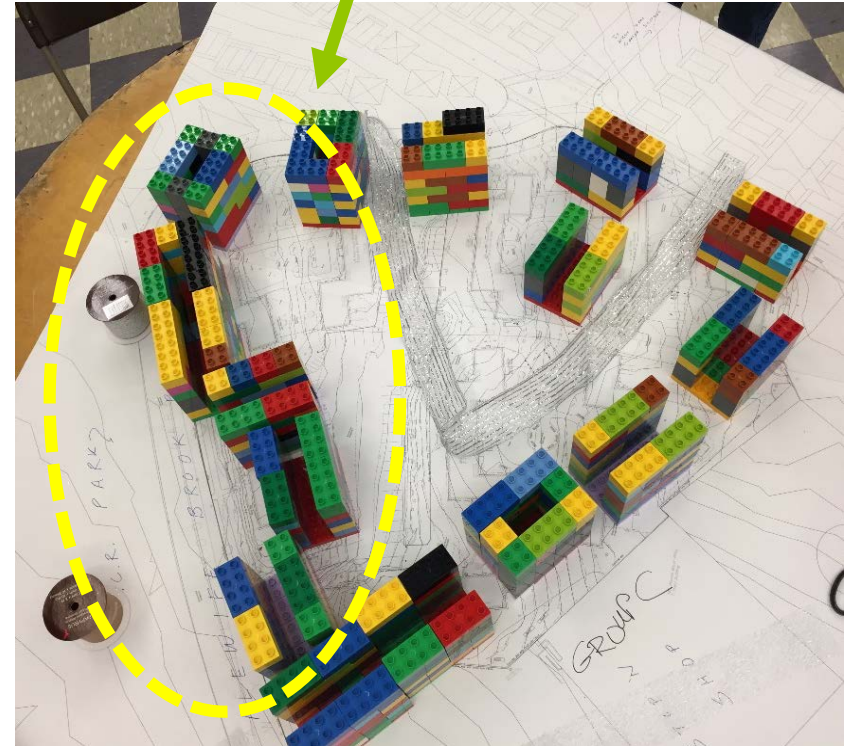
## Group B:

- **Density along Alewife**
- Blend neighborhood height & scale along North St & Hamilton extension.
- Either open space / public art or a signature move at the corner of PHB and ABP
- No vehicular access through to ABP



## Group C:

- **Height and Mass along Alewife**
- Connect to existing roads and curb cuts on PHB and North St.
- Connection at corner to the park
- Openings all along the edges (except ABP) to let light in





# Proposed Site Plan





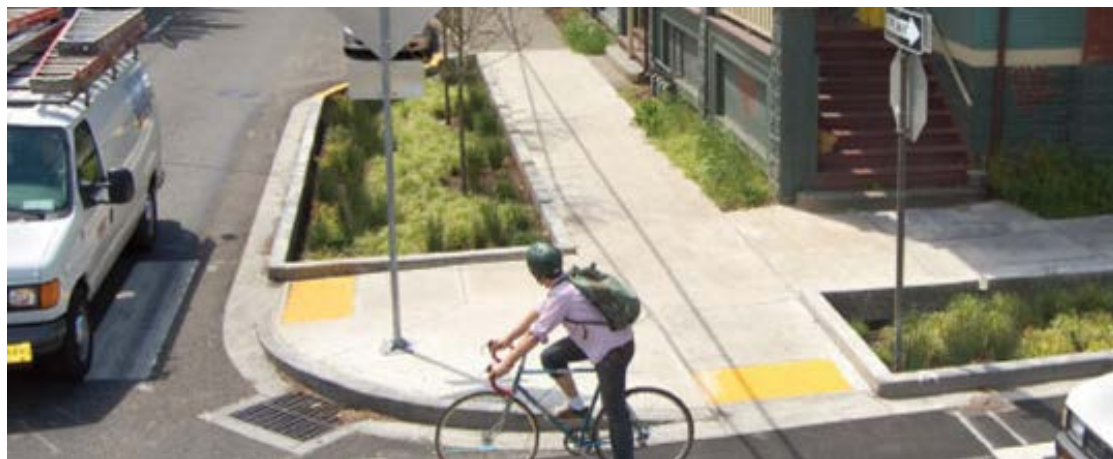
# Street Network

Woonerf: Shared paved area where pedestrians have priority & traffic slowed by design





# Complete Streets





# Intersection:





# Public Realm





# Building Scale

**9-Story Volumes**  
**Edge broad Parkway**  
**at lowest site level**

**6/7-Story**  
**Midrise allows**  
**transition**

**A/B**

**B**

**A**

**E**

**E**

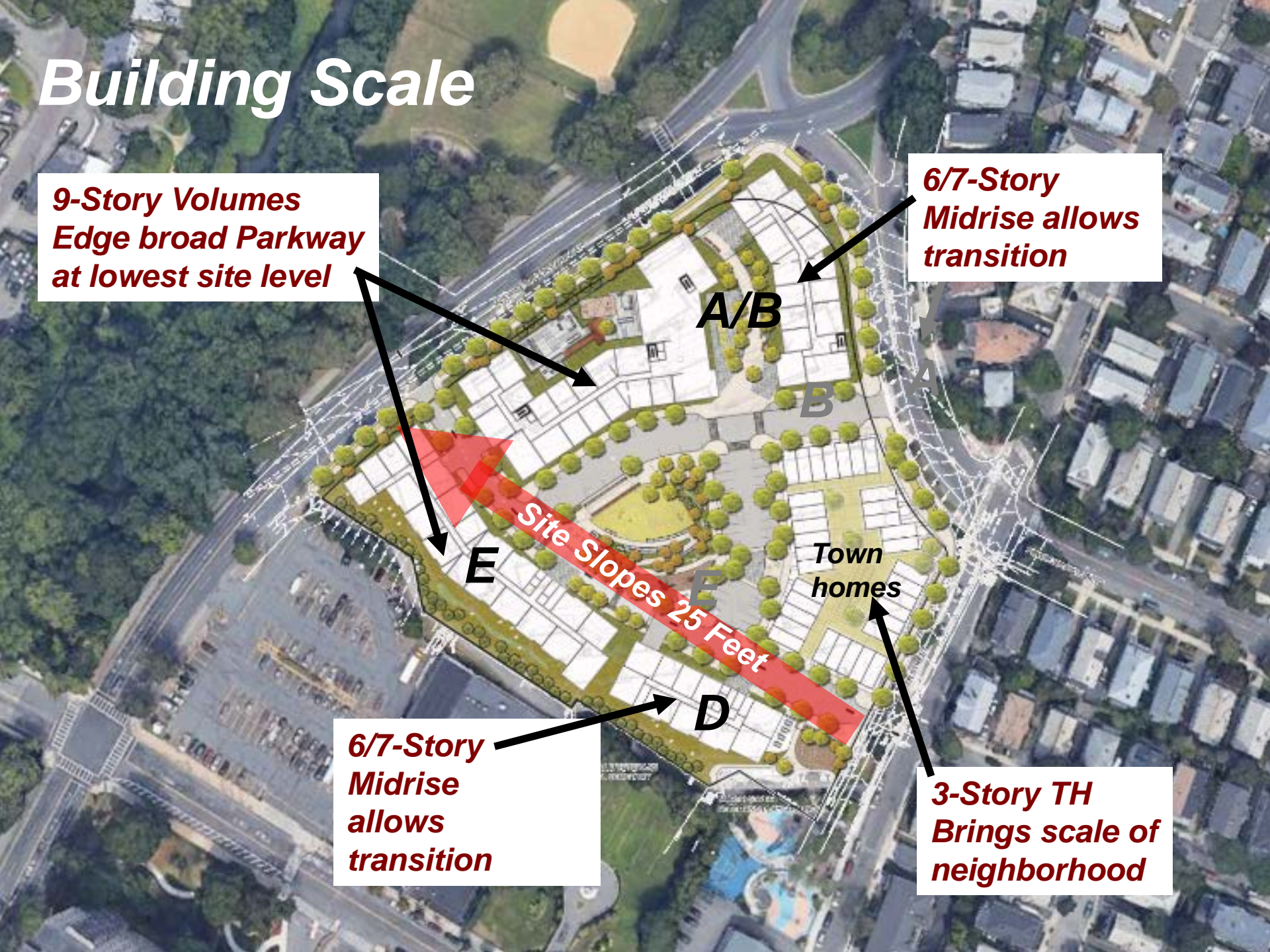
**D**

Town  
homes

**6/7-Story**  
**Midrise**  
**allows**  
**transition**

**3-Story TH**  
**Brings scale of**  
**neighborhood**

**Site Slopes 25 Feet**





# ***Parking Plan***

**208**

**67 Surface**

**62**

**31**



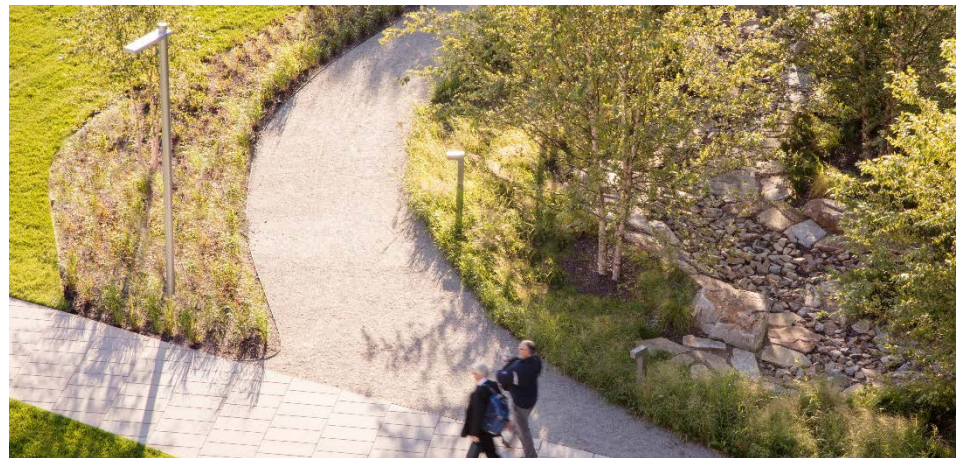


# Open Space





# Open Space: Clarendon Common

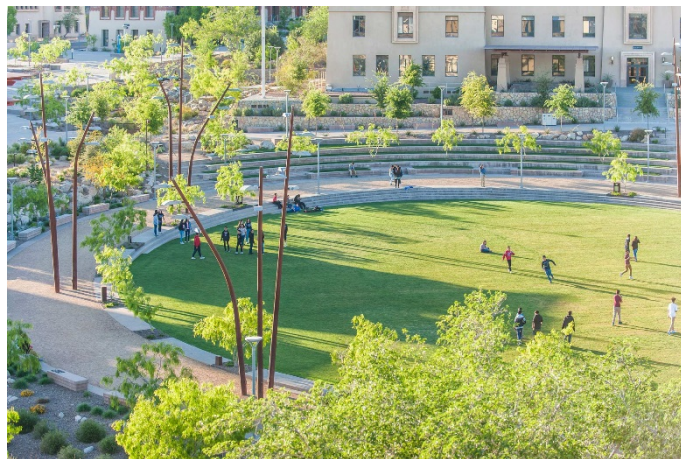




# Clarendon Common

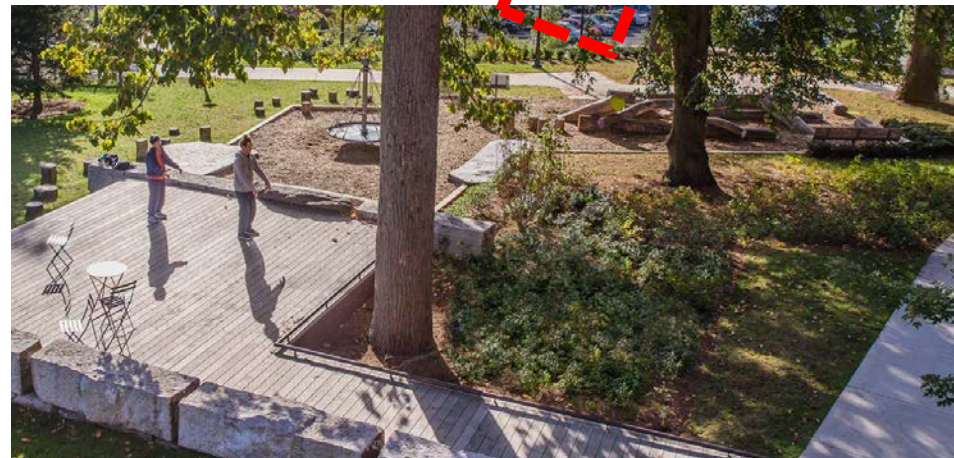


# Clarendon Common





# Nature Play





# Community Garden





# ***Townhome Backyards***



# ***Summary Information***

- *591 homes*
- *368 parking spaces*
- *3 new street connections*
- *16,000 sf New Central Park*
- *241 New Trees*
- *All Native Plantings*





## *Volumes Step into Landscape*



*Townhouses Step  
Along Powderhouse*

*6/7 Story Volume Steps  
Up at Intersection*





# *Expressive Volumes / Playful Patterning*



North Street  
Park

Alewife  
Parkway

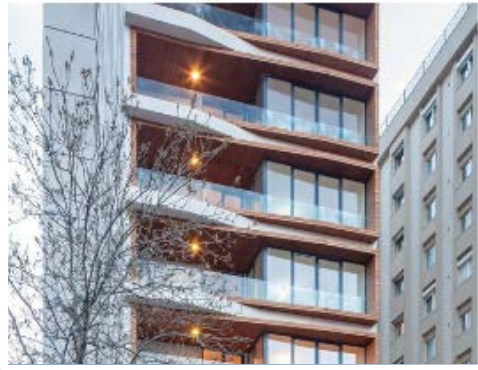
**D**

**E**





# *Applied Grid Weaves Across Facades*



## *Foreground Separated into Distinct Volumes*





# *Alewife Brook Parkway*





# *View onto Hamilton Extension*





# *Townhouses along Powderhouse*



# *New Street off Powderhouse*





# *New Street off Powderhouse*





# *View from A/B Courtyard to Clarendon Common*





# *View across Clarendon Common*





# *Looking into A/B Courtyard in front of Townhouses*





# ***Stair to Alewife***





# Clarendon Common

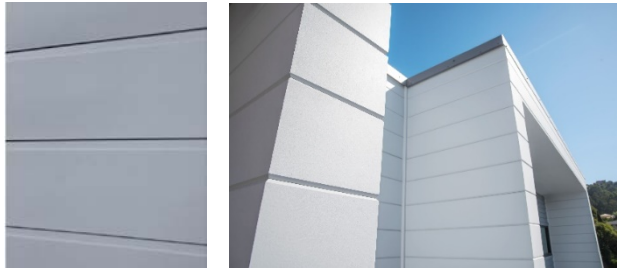




# Materials:



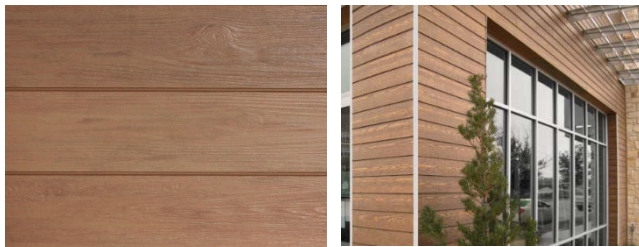
COMPOSITE PANEL



SQUARE CHANNEL SIDING 9"



LAP SIDING 7" EXPOSURE



SHIP LAP/ WOOD LOOK





# Site Parcels/ Lots



THANK YOU!

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QUESTIONS?