CLAREN DON HILL REDEVELOPMENT

PRESENTATION TO THE SOMERVILLE ZONING BOARD OF APPEALS

January 22, 2020
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
PROCESS TO DATE
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

- **May 2016**: SHA Selects POAH/SCC/Redgate Team
- **March 2016**: SHA Issues RFP
- **April 2017**: POAH/SCC/Redgate Team Planning & Community Engagement
  - **2016 - 2019**
- **April 2017**: State PEHO Grant Awarded
- **June 2018**: Initial City Council Approval
- **September 2019**: Design Review Committee
- **December 2019**: MassWorks Infrastructure Grant Awarded
  - **Tenant Relocation Agreement Signed**: July 2018
40B OVERVIEW
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 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
New 10,000 SF Somerville City Club

120-Room Home2 Suites by Hilton

205-Apartments--20% (41) Permanently Affordable

427-Space Shared Parking Garage

Existing Clarendon Hill
Existing Conditions

- Paved Area
- Vehicle Access
- No Access
- Usable Green Space

No access

Tot Lot
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

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<th>Replacement Public Housing Units</th>
<th>Mod Units (80-110% AMI)</th>
<th>Market Units</th>
<th>Total Units</th>
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<tr>
<td>Building E</td>
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<tr>
<td>Building D</td>
<td>45</td>
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<td>Townhouses</td>
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<td>34</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>216</strong></td>
<td><strong>80</strong></td>
<td><strong>295</strong></td>
<td><strong>591</strong></td>
</tr>
</tbody>
</table>
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:
Building Scale

9-Story Volumes
Edge broad Parkway
at lowest site level

6/7-Story Midrise allows transition

Site Slopes 25 Feet

3-Story TH
Brings scale of neighborhood

6/7-Story Midrise allows transition
Open Space

- Courtyard
- Courtyard/Connector
- Common
- TH Yards
- Gardens + Path
- North St Park Extension
- North St Park Extension
Open Space: Clarendon Common
Clarendon Common

- Raised crossings with special paving
- Curb extensions
- Catenary light structure
- Rain garden / pollinator garden
- Active green space
- Birch walk
- Stone bleacher seating
- Play + Discover space
- Overlook plaza

- Bike share station
- Benches
- Event plaza
- Shared street
- Bike racks

- Shade plaza
- Lawn
- Grade transition/native plant walk
- Tot lot
- Senior ‘overlook’ space

Concept section
Clarendon Common

- Raised crossings with special paving
- Curb extensions
- Catenary light structure
- Rain garden / pollinator garden
- Active green space
- Birch walk
- Stone bleacher seating
- Play + discover space
- Overlook plaza

Images of the park and its features.
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
New 10,000 SF Somerville City Club

120-Room Home2 Suites by Hilton

205-Apartments -- 20% (41) Permanently Affordable

427-Space Shared Parking Garage

Volumes Step into Landscape

Townhouses Step Along Powderhouse

6/7 Story Volume Steps Up at Intersection
Expressive Volumes / Playful Patterning

North Street Park

D

E

Alewife Parkway
Applied Grid Weaves Across Facades
New 10,000 SF Somerville City Club

120-Room Home2 Suites by Hilton

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Foreground Separated into Distinct Volumes
• New 10,000 SF Somerville City Club
• 120-Room Home2 Suites by Hilton
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• 427-Space Shared Parking Garage

Alewife Brook Parkway
View onto Hamilton Extension
• New 10,000 SF Somerville City Club
• 120-Room Home2 Suites by Hilton
• 205-Apartments--20% (41) Permanently Affordable
• 427-Space Shared Parking Garage

Townhouses along Powderhouse
New Street off Powderhouse
New Street off Powderhouse
View from A/B Courtyard to Clarendon Common
New 10,000 SF Somerville City Club
120-Room Home2 Suites by Hilton
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View across Clarendon Common
Looking into A/B Courtyard in front of Townhouses
Stair to Alewife
Clarendon Common

- New 10,000 SF Somerville City Club
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- 427-Space Shared Parking Garage
Materials:

- COMPOSITE PANEL
- SQUARE CHANNEL SIDING 9"
- LAP SIDING 7” EXPOSURE
- SHIP LAP/ WOOD LOOK
Site Parcels/ Lots

- Block C1
- Street 2
- Block D1
- Street 3
- Block E1
- Block E2
- Block B1
- Street 1
- Block B2
THANK YOU!
QUESTIONS?