

Star Market/Winter Hill project

Anita Pearson <ampears06@gmail.com>

Tue 8/11/2020 10:22 AM

To: Lauren Drago <ldrago@somervillema.gov>

Just want to put in a word for preservation/inclusion of pharmacy space in the new development. There is nothing else nearby, especially for residents of East Somerville.

Thank you.

Anita Pearson

Support of Winter Hill Urban Renewal

Brendan Boyd <brendanboyd56@gmail.com>

Tue 8/11/2020 7:34 PM

To: Lauren Drago <ldrago@somervillema.gov>

Hi,

I would like to reach out to indicate my support of Somerville's plan for urban renewal in Winter Hill on the old Star Market lot. I think the initiative of developing the abandoned lot to provide affordable housing and retail business potential is worth the investment and cost to relocate affected businesses and the 2 residences.

Best regards,
Brendan Boyd
Prescott St

Comments on Urban Renewal Plan

MrConsumer <mrconsumer@gmail.com>

Tue 8/11/2020 1:18 PM

To: Lauren Drago <ldrago@somervillema.gov>

I have only skimmed the Urban Renewal Plan that was posted last week.

Here are some initial thoughts:

1. I generally have an aversion to plans that involve a "taking" by eminent domain because the government is favoring one type of commercial enterprise over another, rather than taking property for a pure public purpose such as a highway. In this case, just looking at the families who are going to be displaced, what do you know about them? Do you even know their names? I bet you know nothing. These are real people who chose this place to live, and you are going to uproot them and their lives. Similarly, the property owners and retail tenants are going to have their property and businesses taken away from them. Compensation aside, their property rights are being dismissed and deemed not to matter.
2. The Walgreens is a necessary and important drugstore for the community. Any plan needs to have as an integral part of it that Walgreens can continue to operate, and need only vacate when a specific nearby location acceptable to them can be occupied so it can provide uninterrupted service to their customers.
3. The plan is about 110 pages long, but little in it defines what is going to replace the buildings, businesses, and tenants who are being displaced. It frankly is not enough to merely say housing, including affordable housing, retail stores and small offices, and open space. Shouldn't all that be figured out with great specificity and robust community input BEFORE the plan is approved, and BEFORE property and business owners and tenants have their fate sealed?

Thanks for listening...

--

Edgar Dworsky, Founder & Editor

Consumer World

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Trees for Redevelopment

Katherine Ford <k.sullivanford88@gmail.com>

Tue 8/11/2020 9:26 AM

To: Lauren Drago <ldrago@somervillema.gov>

Cc: Katherine Ford <k.sullivanford88@gmail.com>

Good Morning,

I was reading about the redevelopment of the old Star Market lot in the coming years. I recall reading how gingko trees help to absorb pollution out of the air and that trees take in CO2 and provide oxygen. I remember seeing them around Griggs Park in Brookline and in Harvard Square and I believe in the South End of Boston. I know that this area in Somerville is an area with heavily traveled roadways. I hope the affordable housing will include green building materials and be net zero energy with the use of renewables like solar and wind power and use passive house principles that include healthy ventilation that all buildings ideally would have at this time of Covid19.

Thank you for this time.

Sincerely,

Katherine Ford

k.sullivanford88@gmail.com

In favor of plan

Kevin Donovan <kjdonovan@gmail.com>

Mon 8/10/2020 7:50 PM

To: Lauren Drago <ldrago@somervillema.gov>

Hi Lauren, I am writing in favor of the draft urban renewal plan. Though I wish it were broader in the scope of parcels involved, I wholeheartedly support the objectives and proposed actions listed in the document. I live at 42 Marshall St, Somerville.

Let's get going!

Kevin

--

Kevin Donovan

Mobile: 603 703 3057

(No subject)

Margaret Ferreira <ferreiramargaret84@gmail.com>

Mon 8/10/2020 5:13 PM

To: Lauren Drago <ldrago@somervillema.gov>

I have lived in Somerville almost all my life move to Medford and got married I remember when the stock market was there and my opinion I really believe you should be using it for the senior center combined all three sensors into one my mom has been a member of the center for over 20 years and she absolutely loves it

Winter Hill Urban Renewal Plan

Stephanie Galaitsi <stephanie.galaitsi@gmail.com>

Tue 8/11/2020 5:47 PM

To: Lauren Drago <ldrago@somervillema.gov>

Hi Lauren,

I'm a Somerville resident, and I just wanted to send you my comments on the Winter Hill Renewal plan.

The goal: a "commercial corridor that is restored as a main street destination, one that is safe and inviting for pedestrians and bikers and supported by mixed-use development"

I love this goal. I live quite close to Winter Hill, but am totally oriented towards Davis, Porter and (to a lesser extent) Ball, but having Winter Hill, starting at Magoun feel more accessible and less auto-centric would definitely help me get over in that direction.

The six specific goals are symbiotic, and I think they will work well together to create a great place to live and visit.

Small detail - on page 11 it seems to say that pedestrian friendly streets have "no curb cuts" - won't that make it difficult to get on/off the sidewalk to cross the street? Later in the document it specifies "vehicular curb cuts" - perhaps that is what the text means here? Would be good to clarify.

Map J1 - Buildings to be constructed: There's a lot of open space between the buildings. Will that be parking? Why not make the buildings bigger, and have less parking - it's a major bus route and only 8 minutes to Gilman. More parking means more cars, and there are already enough cars on the roads. Less parking may also offer protection against gentrification. Gentrifiers love to have their cars. Minimizing the parking will make the units in these buildings more affordable because you can have more units in the space (parking takes up so much room!).

The analysis about the aesthetic concerns, as well as heat/impermeable surfaces of these lots is good. It's a rough spot for pedestrians. Glad to hear that trees and gardens are part of the strategy.

Glad to hear that the development will include units with multiple bedrooms for families. Also great that water infrastructure improvements factor in here - as I'm sure they do everywhere in Somerville.

Overall this plan sounds really wonderful! A real boon to Somerville, for the people who live in Winter Hill, and the people for whom it will become a destination. I would just be careful about the parking.

Thank you for this work!

Stephanie Galaitsi
44 Morrison Ave

Winter Hill Urban Renewal Plan

Thomas Mills <thomasemills@gmail.com>

Mon 8/10/2020 4:14 PM

To: Lauren Drago <ldrago@somervillema.gov>

Hello,

I wanted to write about the Winter Hill Urban Renewal Plan that the city recently released. I've been a resident of Somerville for almost 10 years, so I understand what has been happening with the lot on the corner of Broadway and Temple. However, I think I have a unique perspective about the specifics, because for the last two years until July 1, 2020 I was one of the residents the plan talks about displacing.

When I first moved to Winter Hill, I was excited to get involved with the community. I attended a community planning meeting that talked about the site, and after that first experience I felt that if I revealed myself to be one of the tenants of the buildings in question I would have been met with pitchforks and torches. I'd note that I attended this meeting right after signing a lease, not ever being told of this possibility by the company that rented me the apartment.

The communication from the city as well as from the property management team where I lived about what was happening with planning was non-existent. I was a renter, not a property owner, so I understand prioritization of communication. I also understand there were public meetings, but I refer you back to the dynamic I felt at that first meeting I attended.

I lived at the location for two years, so I more than anyone understand why the city wants to re-develop the site. Drunk drivers drove their cars into the building, people apparently so filled with patriotism they needed to light fireworks off in the parking lot in May, and the trash and broken glass that was quite literally, everywhere.

My partner and I prepared to look for a new apartment this spring because we knew living at that location would not be sustainable. Once COVID-19 hit we began to think that regardless of our desires, we would have to stay another year in the unit the city is seeking to redevelop. Luckily we were able to find a unit in Ten Hills that was vacant so we were able to move safely. So while we were not forced from the unit on Temple Street, we knew what we had to do. After paying first, last, security, and a broker fee (something that renters should not be subject to unless they are the party that seeks out a broker), we were out of the building on the corner of Temple and Broadway and in a new apartment in Somerville.

I'm not writing to offer an opinion negative or positive on the plan that was released, just to let the city know that there were people who lived there and it would have been nice to hear from a city official about what was happening during the planning process.

Regardless, good luck with the endeavour. I hope this plan does meet the goals set out to make Winter Hill a more liveable place with reasonable rents for all income levels and healthy public space.

Regards,
Thomas Mills
Governor Winthrop Road

Winter Hill Urban Renewal Plan Comments

Victor Kogan <vkogan16@gmail.com>

Wed 8/12/2020 8:27 PM

To: Lauren Drago <ldrago@somervillema.gov>

Cc: Jesse Clingan <aldermanclingan@gmail.com>

 1 attachments (65 KB)

Residential Loan and Assitance Programs (Detroit).pdf;

Ms. Drago and Councilor Clingan,

First of all I would like to say that I love the draft Urban Renewal Plan thus far. The subjects that most concern me about our neighborhood that could be addressed through this development were for the most part discussed. I love the prioritization on the topic of public green space at the Temple St & Broadway intersection to address lack of permeable land and the issue of urban heat islands (the thought of which is especially lovely during this heat wave we've had this week). Making a pedestrian through way to Sewall Street is also a great addition that will serve Winter Hill well. I think it is an excellent starting point and has set up our neighborhood for a successful community engagement process to bring that plot of land back to life.

That being said, I had several questions that I felt were unanswered in the plan though. Most notably, although I appreciate the mention of housing affordability in the area I am concerned that combined with the Gilman Square GLX there were no concrete actions mentioned to truly address renters being driven out of our neighborhood due to these changes in Winter Hill.

Attached I have an excellent homeownership incentive compilations from the city of Detroit and below I have a link for a similar list from the city of Baltimore, both of which have several excellent model programs for the purpose of incentivizing home ownership in our area to combat the issue of renters in our area being driven out by rising rents.

<https://dhcd.baltimorecity.gov/hho/homeownership-incentives>

There could also be programs for alternative sources of mortgage worthiness through the city to allow residents who are traditionally unable to access a mortgage from a bank due to a troubled credit history to prove their abilities to pay off the bank. I do like the idea of leveraging the Affordable Housing Trust Fund but frankly that Fund has limited capability to enable the amount of affordable housing units needed in the city in the next decade which at last glance was about 2500 units given recent construction I think. I am also unsure as to the state of right of first refusal policies in Somerville but that is naturally a great policy to help enable home ownership. I would simply like to see more concrete steps being taken in this vein to preserve the makeup of our community as much as possible.

Now on the subject of the preservation of existing local businesses such as my personal favorite pizza spot, Mamma Lisa's. I think there should absolutely be programs that provide assistance to these businesses to keep them competitive when new retail locations in this development open up. Whether that be financial assistance that long-standing or POC-owned business can apply for through the city or programs that train in leveraging e-commerce, better financial practices, etc. Again I would like to see more concrete steps from the city to address the potential driving out of businesses that are beloved in our neighborhood.

And finally, with regard to the retail portion of mixed use developments. Given our current state of retail and dining crises during the COVID-19 pandemic I think it is immensely difficult to justify building retail space given that existing businesses are struggling to stay open. That being said I of course know that this pandemic will (hopefully) be long gone by the time this development will be finished and ready for businesses to move in. It does however raise the question of the viability of retail space and the role it will play in a post-COVID-19 world. I

8/17/2020

Mail - Lauren Drago - Outlook

obviously would love to see businesses lining both sides of Broadway but there absolutely needs to be consideration lent to the idea that retail as a concept will be drastically different in the coming years.

Thank you for reading and I look forward to the coming months and years in collaboration to make Winter Hill a better place to live, for everyone.

Victor Kogan
Ward 4

Potential Incentives Available to New or Current Homeowners in Detroit

RESIDENTIAL LOANS AND ASSISTANCE PROGRAMS

PROGRAM	OVERVIEW	ELIGIBILITY	CONTACT
Detroit 0% Interest Home Repair Loan	0% Loans in amounts of \$5,000 to \$25,000 are available to cover home repair work.	Primary residence, credit score > 560, low income or in priority area	Multiple Intake Centers www.detroithome loans.org
Detroit Home Mortgage	Mortgages large enough to cover the full cost of homes in Detroit, including the cost of any necessary renovations, are available with multiple banks through the Detroit Home Mortgage partnership.	Primary residence, credit score > 640, adequate down payment and income	Multiple Participating Banks www.detroithome mortgage.org
Detroit Neighborhood Initiative	Mortgages with no down payment, no closing costs or fees, below market fixed rates, and that include renovation funding are available for up to 110% of a regular home's or 150% of a Land Bank purchased home's loan-to-value ratio (up to \$200,000).	Only residence, stable income, able to afford mortgage payment (no income or credit score restrictions)	NACA Detroit (281)204-6222 brittanymayle@naca.com
MSHDA's MI Home Loan and MI Home Loan Flex	Mortgages with down payment assistance loans up to \$7,500 are available for both first time and repeat homebuyers.	Income limit, credit score > 640 for Home Loan and > 660 for Home Loan Flex, house price < \$224,500	MSHDA Homeownership Division (517) 373-6840
Southwest Solutions' Portfolio Loans	Mortgage loans of at least \$70k for borrowers that are over in ratios but otherwise qualify for a traditional mortgage.	Only residence, employed, credit score >580	Todd Burk tburk@swsol.org (313) 297-1368
Liberty Bank's Home Restoration and Acquisition Program	Mortgages with interest only payments through construction/renovations and down payment assistance up to \$15,000 are available for the purchase and renovation of Land Bank auction homes and other homes in priority neighborhoods.	Primary residence once renovated, follow Land Bank renovation rules, take homebuyer course	Liberty Bank (313) 818-0232
MSHDA's Property Improvement Program (PIP)	Loans up to \$25,000 are available for home improvements including major systems repairs, replacement and energy efficiency updates in single-family, owner-occupied homes.	Income < \$105,700, credit score > 620, equity in the home	MSHDA Homeownership Division (517) 373-6840
Federal Home Loan Neighborhood Impact Program (NIP)	Grants/forgivable loans up to \$10,000 are available for repair/replacement of several utility systems and energy conservation improvements of several external elements.	Primary residence for > 18 months, income < 80% AMI, not able to sell for 60 months	housing@fhlbi.com (800) 688-6697
Step Forward Michigan	Grants/forgivable loans up to \$30,000 are available to assist with delinquent mortgage and property tax payments.	Primary residence, must have had an involuntary qualifying hardship that caused delinquency (job loss, medical event, death, divorce, one-time critical housing repair)	Step Forward Michigan StepForward@michigan.gov (866)946-7432
THAW DTE Low-income Self-sufficiency Program (LSP)	Reduced monthly payment for DTE bill based on income. Eventual past due balance forgiveness. No future late fees and protection from shutoff when enrolled.	Must have active residential utility account open in applicant's name with a past due balance, household income must be at or below 150% of the Federal Poverty Line	THAW (800) 866-8429

Potential Incentives Available to New or Current Homeowners in Detroit

PROPERTY TAX ASSISTANCE	PROGRAM	OVERVIEW	ELIGIBILITY	CONTACT
	Headlee Amendment and Proposal A	Laws that limit increases in property taxes in a given year to the lesser of 5% or the rate of inflation.	Only applies until property is sold or transferred, at which point taxes are reset to reflect current property value.	Assessor's Office, CAYMC Room 804 (313) 224-3011
	Mathieu-Gast Home Improvement Act	Law protecting homeowners from increases in property tax assessments as a result of normal repairs and maintenance on their property.	Applies to owner-occupied and investment properties, does not apply to structural additions.	Assessor's Office, CAYMC Room 804 (313) 224-3011
	Neighborhood Enterprise Zone (NEZ)	Provides an 18-35 percent reduction in property taxes for 6-15 years for properties in an established NEZ.	Home purchased after 1997, owner occupant, minimum investment of \$500 in property in past three years	Assessor's Office, CAYMC Room 804 (313) 224-3011
	Principal Residence Exemption (PRE)	Makes property exempt from a portion of local school operating taxes.	Owner occupied as principal residence, address must show up on driver's license or voter registration card.	Assessor's Office, CAYMC Room 804 (313) 224-3011
	Poverty Exemption	Makes Property exempt for all property taxes for a year but is not retroactive.	Owner occupied with a PRE, claim must be filed on time each year exemption is sought, provide income tax returns for all occupants, must meet federal poverty income standards.	Assessor's Office, CAYMC Room 804 (313) 224-3011
	Disabled Veteran's Exemption	Makes property exempt from all property taxes for a year but is not retroactive.	Owner occupied with a PRE, must be honorably discharged veteran or non-remarried surviving spouse, must have been determined as totally disabled or individually unemployable.	State-Tax-Commission@michigan.gov (517) 335-3429
	Senior Citizen or Permanently Disabled Deferment	Defers payment of any special assessments on a property until the property is sold or the owner passes away.	Owner occupied for at least five years, over 65 or permanently disabled, must meet income standard, must have special assessment of \$300 or more.	PTE-section@michigan.gov (517) 335-4410
	Appeal of Property Tax Assessment	Has potential to lower property's State Equalized Value (SEV) which can lead to lower property taxes if taxable value then exceeds SEV.	Must file appeal with Property Assessment Board of Review during period of February 1-15, if not satisfied with decision can appear before Board and then contact Michigan Tax Tribunal	Assessor's Office, CAYMC Room 804 (313) 224-3011
	Distressed Owner Occupancy Extension	Removes property from foreclosure and gives owner until end of calendar year to pay most delinquent taxes	Owner occupied, undergoing hardship (loosely defined), cannot have delinquent taxes more than three years old.	taxinfo@waynecounty.com (313) 224-6106
	Interest Reduction Special Payments Agreement	Reduces Interest on delinquent taxes from 18% to 6% and sets up payment plan with 10% of base tax owed down and monthly payments of around 3% of that same base tax.	Owner occupied with PRE, must stay current with future taxes and agreed payments to stay in long term payment plan	taxinfo@waynecounty.com (313) 224-6106

This information was assembled by the City of Detroit's Housing and Revitalization Department – if you see anything that needs to be updated please call (313) 224-6380

Winter Hill Revitalization Plan

Aaron Weber <aaron.s.weber@gmail.com>

Tue 9/8/2020 12:13 PM

To: Lauren Drago <ldrago@somervillema.gov>

Lauren,

I am writing to support the Winter Hill Revitalization plan. The empty Star Market lot has been a blight on the community for far too long, and the neighborhood badly needs the open space, businesses, and homes that the new plan provides. I am especially encouraged by the city's engagement with neighborhood groups, which has led to the open space and the emphasis on creating moderately priced & subsidized homes to counterbalance the increased demand brought on by the Green Line Extension.

Thank you for your work on this project.

Best,

Aaron Weber

32 Summit Ave, Somerville, MA 02143

feedback on Winter Hill plan

Catarina H <hendrsnka@gmail.com>

Mon 9/14/2020 1:25 PM

To: Lauren Drago <ldrago@somervillema.gov>

Hello,

I am unable to attend the upcoming SRA meeting to discuss the Winter Hill development plan. I've lived on Winter Hill for 7 years now and am very excited at the prospect that something will be done to address the huge, untapped opportunity that is the Star Market site.

My two biggest priorities are the sections that refer to "Minimize displacement by building additional affordable housing" and "Pursue redevelopment that produces equitable outcomes in the neighborhood."

There are such important lessons to be learned from development of Harvard Square, Davis Square and Union Square where small businesses owned by local residents and immigrant communities get lost, more chains arrive who can afford rising rents, etc. I just want to echo the intention I read in the draft plan to lesson displacement and ensure there is a range of businesses - meeting the needs of people of various means.

In addition to affordable units, what can be done to address the lack of housing for the middle? 7 years ago, my street was a mix of incomes, with lots of apartments housing students, young couples and immigrant families. The majority of lower rent units on my street have gone, sold and renovated into condos and some have been replaced with 1 million + units. Where do the middle go?

Thank you,
Kathryn

comment on Winter Hill Renewal Plan

Robert, Dana L <drobdan@bu.edu>

Sun 9/13/2020 9:26 PM

To: Lauren Drago <ldrago@somervillema.gov>

Thanks for compiling responses to the urban renewal plan.

I have lived in this part of town for over 30 years. The drug store is essential to the safety and health of the neighborhood. It used to be an Osco, a Brooks, a Rite Aid, and now Walgreens. Each change has been inconvenient to the neighborhood, but the overall need to have a drug store within walking distance has not changed. We really need this drug store. Not only does it provide the medicine for seniors, but it is the only place where one can get emergency supplies without having to cross a major highway. Please preserve the drugstore.

A second issue is parking, again from the perspective of elders. I like the new plan as long as potential parking is accommodated. To pretend that young people won't use cars is a pipe dream. On my street, the younger people have two cars per family while we have always made do with one car. I am worried that increased construction of multi-unit buildings without providing parking spaces is short-sighted and forces people to move when their families grow. Already the neighborhood has become over-weighted toward slum lords with renters, and young people who don't have families—and yes, they have “his and her” cars they park on the streets. We need to retain the spaces that allow for visiting nurses, deliveries, and family visits. Please include parking spaces for residents on site, and leave space for transient parking needs for the larger community.

Best wishes,
Dana Daneel

Winter Hill SRA

Daniel Voit <dvoit77@hotmail.com>

Mon 8/17/2020 4:26 PM

To: Lauren Drago <ldrago@somervillema.gov>

Hello,

I'm very happy that something might get done with this. My only comment is that I would like to see the D2 parcel be the one that is transformed into open space. It seems to me that the D1 space is bigger and could accommodate a new building more comfortably. In order to use the D2 parcel for housing, you'd really have to shoehorn it in there.

If you need any clarification, please feel to reach out.

Thanks,

Dan

Winter Hill Urban Renewal Plan

David Hattis <davidwhattis@gmail.com>

Sat 9/5/2020 3:16 PM

To: Lauren Drago <ldrago@somervillema.gov>

Hello,

I wanted to express my support for the winter hill urban renewal plan. The 160 new market rate units and 40 affordable units are badly needed. It seems like a great example of transit oriented development. I appreciate the work that went into this.

Thanks,

David Hattis 63 Hancock St. Somerville MA

THE
KAUTZ LAW OFFICES

September 11, 2020

Lauren Drago, Economic Development Planner
City of Somerville
93 Highland Avenue
Somerville, MA 02143

RE: WINTER HILL PLAN IMPLEMENTATION

Dear Ms. Drago:

I am writing in opposition to the taking of properties at 9 Temple Street and 313 Broadway. I represent the owners of 9 Temple Street. I have been following the process since first receiving notice earlier this year. From the very first meeting I was at, I have questioned why the City of Somerville is even entertaining the idea of taking the property at 9 Temple Street. The property is in good condition, has tenants both living and working in it (it being 2 residential units and one commercial unit), and is completely separate from the old grocery store that is the focus of the Winter Hill Plan. All I have ever been told is that it was necessary to the plan.

At the most recent meeting of the Somerville Redevelopment Authority, I was again told that it was necessary to take this property, to which I asked on what evidence that was based. I was informed that it was anecdotal evidence. Such evidence, by definition, is in the form of stories that people tell about what has happened to them, it is uncorroborated by objective, independent evidence that can be documented or examined. It seems set up to prevent my clients from ever being able to refute that this taking is necessary. Which will leave my clients in the position of losing a property, that when they purchased it was little more than a tumbled down wreck of a building, they spent serious money to fix up and bring up to the standards of the Winter Hill neighborhood. A property that now has a viable barbershop working in the first floor and two nice apartments on the second and third floors. A property that they have been working on condominium documents for so that there is a chance for more resident owners to live in the Winter Hill neighborhood. We must ask, is this fair? Especially when it is not based upon real, provable evidence, but merely on stories.

My clients are long time Somerville property owners, and resided within the City for many years. It seems a real shame that their effort to work on a property, bring it up to code, make it look like it was part of a very historic neighborhood, would go to naught for no other reason than there is a larger, vacant property behind it. Further, given that there are so many

252 Cambridge Road ♦ Woburn, MA 01801-5430
Phone: 781-933-3507 ♦ Fax: 305-425-8510
Internet: Frank@Kautzlaw.com ♦ www.Kautzlaw.com

other properties that seem to be within the same block (on Temple St, Sewall St, and Grant St), but are not being included in the redevelopment zone, it makes one wonder why 9 Temple and 313 Broadway are being singled out. If having a bigger zone, with corners, makes it more attractive, why was 281 Broadway (on the corner of Broadway and Grant) left out of the zone? It seems designed to remove local, long term property owners and replace them with out of state developers.

This taking does not make sense and my clients and I want to be on record opposing it.

Thank you for your consideration. Please do not hesitate to contact me if you have any questions.

Sincerely,

Frank J. Kautz, II
Attorney and Counselor at Law

FJK,II/mpc

Winter Hill Urban Renewal Plan

Michael Allen <michael.patrick.allen@gmail.com>

Sun 9/13/2020 3:53 PM

To: Lauren Drago <ldrago@somervillema.gov>

Dear Ms. Drago,

Hello. I'm writing in support of the Winter Hill Urban Renewal Plan. I'm a renter who lives in Winter Hill (on Walnut Street) and my biggest priority is increasing the supply of housing in Somerville. We should be building as many apartments as possible in order to lower the rent burden and allow more people to live, work, and shop without having to drive. It will take a long time to reverse the auto-dependent, strip-mall style development pattern on Broadway but this is a good step. I think the green space will be a nice amenity for the neighborhood.

All best,
Michael

RE: 9 Temple and 313 Broadway should be carved out: ancillary properties, not needed for redevelopment of problem parcel.

Phillip Privitera <p.privitera@verizon.net>

Fri 9/11/2020 7:34 PM

To: p.privitera@verizon.net <p.privitera@verizon.net>; Lauren Drago <ldrago@somervillema.gov>

Cc: p.privitera@verizon.net <p.privitera@verizon.net>

Enclosed please find my opposition to the proposal that keeps 9 Temple and 313 Broadway in the Winter Hill Project. I discovered some typos in the version sent earlier and the ending did not save (and, was therefore, incorrect and incomplete). Please replace with this corrected version

From: p.privitera@verizon.net [mailto:p.privitera@verizon.net]

Sent: Friday, September 11, 2020 3:15 PM

To: LDrago@SomervilleMA.gov; p.privitera@verizon.net

Subject: Opposition to the Proposed Winter Hill Plan/Opposition to Inclusion of unnecessary, fully utilized, ancillary parcels: 9 Temple and 313 Broadway.

9 Temple and 313 Broadway should be carved out: they are ancillary properties, not needed for redevelopment of problem Vacant/Abandoned Star Market parcel.

9-11-20

Lauren,

As horrible of a crime that Eminent Domain is against a City's citizens (especially here in the Boston area),attempting to take 9 Temple and 313 Broadway is unnecessary, unjust, and, makes "no sense."

In addition to being unnecessary, attempting to take 9 Temple and 313 Broadway will expend time and money, and is guaranteed to create local victims, ill-will against the city, and, years (if not decades) of needless litigation. If the retribution of the Boston West End takings showed anything, it was that the Pro Bono Attorneys may (and will) keep litigation going for generations.

In this Somerville case, Somerville is going out of its way to target these two ancillary properties. In doing so, Somerville, will create, by its own doing, no less than, 5 Victim Tenants (5 Plaintiffs), and at least, 2 Victim Owners (5 more Plaintiffs). The costs, in just time and money alone, may outweigh any benefit the attempted taking aims to reap by victimizing Somerville's own citizens and businesses.

The innocent victims in these two ancillary parcels (9 Temple and 313 Broadway) did nothing wrong. They are hardworking, predominantly immigrant, local citizens, who all contribute to the economy, community and fabric of Somerville. In fact, they seem to have done everything that a Municipal Redevelopment Authority would want them to do. They should be commended and praised...NOT punished, persecuted and relocated, They are being treated like "collateral damage" for the mere goal of "making it easier" for a non-local Developer to bid on this project. We're locals and SOMERVILLE lives DO matter too!

The goals of the Redeveloping the large abandoned Star Market lot, can still be accomplished without intentionally and unnecessarily victimizing the Businesses and the Tenants of these two ancillary

properties. "Making it easier" for another "use-our-local-land," "build-it-and-run," Large Out-of-State developer is NOT a justification for unnecessarily taking ancillary parcels.

IF the costs for an Out-of-State Developer to build on the giant vacant/abandoned parcel is slightly more, then the Developer should DO what we locals do! That is: STEP UP, and PAY IT! Tell them to invest MORE in Somerville! If they really care about Somerville, they would. But, they don't...they build, they use OUR land, they make profits, and they leave. They are not locals. It's just math for them.

Simply put: There is NO NEED and NO VIABLE REASON to take the ancillary properties of 9 Temple or 313, in order to redevelop the vacant Star Market lot. If offered a "normal land price," and a binding sale, many local developers would jump and develop those vacant lots. Therefore, we should focus on the MAIN PROBLEM/PARCEL – and getting it into a position that "someone/anyone" can improve/develop them.

THAT problem, however, has nothing to do with 9 Temple and 313 Broadway. And, the City shouldn't make innocent victims bear the burden or the punishment for what has or hasn't happened to that parcel for so long.

Both 9 Temple and 313 Broadway are fully utilized and fully maintained. Neither property is abandoned. .

Even the Strategic Planning Offices rated both 9 Temple and 313 Broadway "satisfactory" in their own reports -- the highest rating that Office could give.

Even during COVID all the businesses in those buildings are open and operational. They are local businesses, not big box out-of-town commercial businesses. More importantly, two of the businesses are minority owned and operated. The third business is, to my knowledge, family owned and operated by a long-standing Somerville Family.

Both properties are owned by life-long Somerville Families, who invested in their City because they believe in it and want to make it better. More importantly, these families are INVESTORS, who have INVESTED their lives "IN SOMERVILLE." These two buildings are not owned by absentee, large "Out-of-State" developers who: build, use your land, sell, and get out with the money. There is a big difference between Local Investors and Out-of-State Developers. It's about time we started protecting "our own" on these decisions, and we start supporting our locals!

Phil Privitera was born in Somerville (Somerville, Hospital). He lived on Somerville Ave, on 64 Liberty Ave, as well as, on Temple. He maintains an office and a business in Union Square to this day...and this is NOT because he "needs to," but because he "wants to."

With regard to 9 Temple, Privitera already performed urban renewal, on the property. He did so, without the need of a Municipal Order, a taking or a law. With the trust from others, Privitera took a derelict building and transformed it into what is now a posh, "mixed use," historic townhouse in Somerville. It should be a model for the Strategic Planning Office to use and to encourage others to emulate (and not punish, take and demolish, so we can make it easier for some Out-of-State Developer to make money off our citizens).

The two apartments above 9 Temple are both two bedrooms and have been completely remodeled (new granite countertops, new fixtures, new baths and new ceramic tile showers, new flooring, new lighting, new finishes and new appliances). Photos of the units are available on [Apartments.com](https://www.apartments.com) and Zillow by googling "9 Temple Street Images." Please take a look and preserve that wonderful work, lest it be vain. Currently, another wonderful, hardworking, immigrant family rents one of the units. The fire escape has been completely rebuilt per engineering plans. The building is brought completely up to code. The storefront was rebuilt, and the Condominium Documents have already been drafted, to enable renters to have First Right of Refusal on homeownership there.

The hair salon is also a immigrant-owned, local family business. In addition to the improvements Privitera made, the Salon owner invested his life savings to renovating the location. Like Privitera, the Salon owner invested in that specific location (i.e. the corner of Broadway and Temple). No relocation or substitute structure could match the value of that street-front/sidewalk front ground level Salon at that intersection in which both the Store Owner and Privitera invested. It is at an intersection that Privitera has known well and pursued his whole life, trusting that if someone "did the right thing" (i.e. improved it -- which he did at great personal cost and risk), it would be one of the most valuable locations in the City Somerville.

Every Municipal Redevelopment Authority that Privitera has ever dealt has congratulated and encouraged this willingness to cooperate, invest, and improve the community. Somerville, you are my home town and place of birth, please do the same!

For all these reasons, the current plan should be rejected. At minimum, the plan should be revised to stay focused on the problem parcel and the goals of redeveloping that vacant/abandoned big Parcel (i.e. Star Market/Pharmacy). I advocate that *a revised plan should be presented which excludes 8 Temple and 313 Broadway*, as these two parcels are ancillary, fully utilized, well maintained and not necessary to cure the redevelopment problem of the Vacant Star Market/Pharmacy lot. In addition, attempting to take these two unneeded parcels may become (in light of the certain litigation), the most time consuming and certainly the most costly (considering the appeal(s)) and time consuming (on a per square foot basis) of the whole project.

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CC separate: ESHC; VR BCLS; MBA RE;