



**CITY OF SOMERVILLE, MASSACHUSETTS  
SOMERVILLE REDEVELOPMENT AUTHORITY**

**JOSEPH A. CURTATONE  
MAYOR**

*PHIL ERCOLINI  
CHAIR*

**MINUTES**

Somerville Redevelopment Authority  
Thursday, May 23, 2019 at 5:30 p.m.  
Somerville High School Cafeteria  
81 Highland Ave, Somerville

Present from the Somerville Redevelopment Authority (SRA): Phil Ercolini (Chair), Iwona Bonney (Secretary), William Gage, Ben Ewen-Campen, and Emily Hedeman, Also present were Eileen McGettigan as Special Counsel, Tom Galligani as Director of Economic Development, and Sunayana Thomas as Senior Economic Development Planner.

Phil Ercolini, Chair, called the meeting to order at 5:30PM. Open session commenced. A quorum was present.

**Documents and Other Exhibits Used at the Meeting**

- i. Notice of Meeting and Meeting Agenda
- ii. Draft April 25, 2019 Minutes
- iii. Presentation Materials of DLJ Capital Partners, LLC: Boynton Yards Master Plan (2 Earle Street); Google Maps showing Windsor Place; Plan detailing curb cut work; Traffic Management Plan

**Discussion and Actions Taken**

**1. Approval of April Minutes:**

- Motion by Ben Ewen-Campen, seconded by Iwona Bonney
- Page 3 – top of the page, should read 275,000 square feet
- Page 4 – 4<sup>th</sup> bullet, sub bullet under questions and answers says under ground vs above ground.
- Page 5 – 1<sup>st</sup> bullet, “complaint” should be “compliant”.
- Page 5 – 7<sup>th</sup> bullet, clarify that City Council refers to Somerville City Council and Cambridge provided \$25 million instead of \$50 million towards the GLX project.
- Motion to approve with noted corrections by Iwona Bonney, seconded by William Gage

- Unanimously approved

## **2. Assembly Square Update**

Sunayana Thomas provided the update for Assembly Square.

- Assembly Row Update
  - Block 11
    - AR Nails – open
    - Parrelli Optical – June
    - Ruth’s Chris – November
  - Block 3
    - Levi’s - open
  - Block 1
    - Temporary Tenants – Thrive Exchange and New Age Astrology – open
  - Block 4
    - VOX POP – pop up for Somerville Media Center – open
  - Marketing
    - Silent Disco to celebrate Pride Month will be on Friday June 7, 6-9pm.
    - City of Somerville Memorial Day event with fireworks at Baxter Park on Monday, May 27 at 7:30 pm.

## **3. Union Square Update:**

Sunayana Thomas provided the update for Union Square.

- US2 responded to Mr. Gage’s questions and submitted the Final Environmental Impact Report (FEIR) to MEPA. Comment period ends on June 21.
- GLX Elevator – the cost of the elevator to access the station may be split between US2, Boynton Yards and Cambridge.
- Design Site Plan Review process continues. Next meeting will be on June 6 and the parking analysis memo will be provided by city staff to the Planning Board.
- US2 and the City continue to explore the Alternate 2 open space options provided by the community.

## **4. Development Update – 101 South Street**

- Ms. McGettigan stated that the SRA previously granted an easement over Windsor Place and that representatives from DLJ Capital Partners are present to inform the SRA that they will be performing work on the easement to widen the sidewalk and curb cut. The easement language gives them the right to do this work but they are also here to provide a development update on their proposed project on the site.
- John Fenton and Kevin Murphy presented to the board and the community regarding their project:
  - Will begin construction in 3-4 weeks
  - Need to widen curb cut for access for Gentle Giant.

- DLJ will be developing a 9-story 270,000 square feet lab building and a 10-story 140,000 square foot building.
- DLJ proposal included underground parking to compete with Cambridge tenant needs. Potential tenants include biomedical, technology, research and development, or corporate office.
- They were not eligible for opportunity zone benefits because they acquired the property prior to the passing of the initiative.
- The water table is very high and influenced the type of 3 wall construction for the project.
- It is a brownfields site and was cleaned when the previous owners bought it from the SRA. DLJ plans to apply for Brownfields tax credits.
- The project is not within the MEPA jurisdiction, confirmed by a letter from the MEPA office which Mr. Fenton agreed to provide to the SRA members.
- Mr. Galligani informed the board that exactions will be negotiated for all large scale commercial projects for housing and jobs linkage. Projects in close proximity to transit will provide contributions towards GLX, infrastructure and community benefits.

#### **5. Public Comment Period**

- David Dahlbacca – We’ve had developers say they were not subject to MEPA and want to make sure those statements are correct. Ms. McGettigan replied that Mr. Fenton had promised to provide the letter from MEPA officials to the SRA members.
- Councilor Niedergang - Supportive of the Boynton Yards development but advocated for the continued operation of the South Street Farm on SRA property in Boynton Yards.
  - Would like to see SRA meetings posted on the City website at least 1-2 weeks in advance.

#### **6. Other Business Not Reasonably Anticipated by the Chair**

- None

#### **7. Selection of Date for Next Meeting:**

- Next regular meeting will be Thursday, June 20, 2019 at 5:00 pm.
- Regular meeting in July will be on Thursday, July 25, 2019 at 5:30 pm.

#### **8. Adjournment**

- Motion to adjourn made by Iwona Bonney and seconded by Emily Hedeman at 6:25 pm.