

Somerville Redevelopment Authority Meeting

June 10, 2020
5:30 PM

Winter Hill Neighborhood Plan Implementation

POSSIBLE URBAN RENEWAL PLAN

Somerville Redevelopment Authority Update
June 10, 2020



Update on Urban Renewal Plan

- Community outreach
 - Postponed Relocation Workshop
- Writing the Urban Renewal Plan
 - Surveying for eligibility
 - Researching which lots can be included
 - Drafting sections of the plan
- **Designing a community process for Star Market**
 - Talked with Councilors Clingan and White

Community Process Considerations for the Star Market site

- How will we come up with a project on the Star Market site?
- Who has decision making authority?
- How can the community meaningfully participate?
- How can we understand possible tradeoffs among public benefits?
- How can we maximize community benefits?
- How can we keep the project moving forward?

Additional Challenges Identified

- How can City Council stay in the loop?
- Where are the moments where we can “pull the plug” if we don’t want to pursue any more?
- How can we balance the desire for getting as many people involved as possible with the need for in-depth community collaboration?
- Which sites to include in the urban renewal plan?

Proposed Community Process

1
**Urban
Renewal Plan**

2
**Establish
Committee**

3
**Community
Meetings**

4
**RFQ for
Developers**

5
**RFP for
Projects**

6
Selection

Proposed Community Process

1

Urban Renewal Plan

Objective: To establish basic plan and meet state requirements for using urban renewal.

Feedback: Public hearing through City Council and public comment at SRA and Planning Board.

Notes: Breaking apart Sewall St lots from Star Market parcels in the plan. Emphasize single developer.

Star Market - Current Conditions



Proposed Community Process

2

Establish Committee

Objective: To create a mechanism for making decisions about community input and provide recommendations to SRA.

Selection Process: To be decided, but in addition to community members, should include a staff member, councilor, and an SRA member or two.

Proposed Community Process

3

Community Meetings

Objective: To develop consensus about the kind of project the community would like to see and the priorities in developer selection.

Deliverable: Recommendations to SRA for how to move forward with RFQ, RFP.

Committee determines when process concludes and synthesizes what we heard.

Proposed Community Process

3

Community Meetings

Possible Meeting Schedule:

Meeting 1: Wish List

Real estate consultants create a few different scenarios based on the wish list

Meetings 2-5: Assess Individual Scenarios

Meeting 6: Wrap Up

Proposed Community Process

4

RFQ for Developers

Objective: To identify a shortlist of developers who would be a good fit for the project.

This helps separate the conversation about a project from the conversation about the developers.

Committee assists with RFQ, reviews responses, presents to City Council for feedback, and then presents to SRA for action.

Proposed Community Process

5

RFP for Projects

Objective: To solicit proposals for a project and developer with which to move forward.

Allow developers to submit alternates to program, but retain right to say no to all.

Committee assists with RFP, reviews responses, presents to City Council for feedback, and then presents to SRA for action.

Proposed Community Process

6

Selection

Objective: To select a partner developer for the project.

The SRA has the final say legally, but will have received input from Committee and from City Council.

The SRA or City Council can hold public hearings as well.

The SRA can also decline to pursue the project at this juncture.

Questions for the SRA

- ❑ Does this process sound like an appropriate one to you?
- ❑ Is there anything you would change about the proposed process?
- ❑ Do you feel like this process gets you the information about Council and broader community sentiment you need to make your decisions?

Union Square Project Update

Union Square Project Update

GLX: Construction continues; targeting a Q2 2021 USQ Station opening.

Somerville Ave Infrastructure & Streetscape: Resumed May 19, 2020.

Project Schedule: US2 continues its work (permitting, contracting, financing, land closing, MBTA coordination, etc.).



Union Square Project Update

Community Benefits / COVID relief: US2 collaborated with COS and USNC to unlock \$214,000 of pre-paid CBA monies that US2 funded in June 2017.

During the month of May US2 partnered with local Union Square restaurants to provide outstanding food to front line workers in Somerville and Cambridge.



90 Washington Demonstration Project Plan Update

Assembly Square Project Update

Assembly Square Project Update

Businesses

- 25% of retailers open today with more anticipated to open in the next few days.
- Restaurants have applied for outdoor seating and will begin service once their socially distanced layout plans are approved.

Assembly Square Project Update

Planning Board hearings tomorrow on the following:

- 74 Middlesex Ave (EDGE Assembly): Master Plan Special Permit
- 5 Middlesex Ave (XMBLY): PUD-PMP Update
- 133 Middlesex Ave (KMart): Use Special Permit to enable office space within the existing footprint..