



# SOMERVILLE REDEVELOPMENT AUTHORITY

## DRAFT MEETING MINUTES

Location: Virtual meeting via GoToWebinar

Date: June 15, 2022

Time: The Chair convened the meeting at 5.32pm.

### ATTENDANCE:

SRA Members Present: Iwona Bonney, Phillip Ercolini, Ben Ewen-Campen, William Gage, Patrick McCormick, Christine Stone.

SRA Members Absent: None.

Staff Present: Cathy Salchert (Acting Special Counsel), Tom Galligani (Director of Economic Development), Rachel Nadkarni (Senior Planner), Ted Fields (Senior Planner).

### AGENDA ITEMS:

Staff presented virtual meeting house rules to the Board.

1: Approval of minutes for the May 18, 2022 meeting:

Mr. Ercolini had a minor edit for a misspelling of Ms. Bonney's name on the last page.

Ms. Bonney moved approval, as amended. Seconded by Mr. McCormick. Unanimously approved 5-0-0 by roll call vote.

2: Public Comment:

None.

4. Boynton Yards /Union Square Update:

Mr. Fields virtually shared a draft easement for 101 South Street in the Boynton Yard redevelopment area with the Authority.

#### A. Sidewalk easement approval

- ‡ Ms. Salchert provided an overview of the draft easement at the request of Mr. Ewen-Campen. The draft document is a standard municipal sidewalk access easement. Mr. Galligani reminded that the SRA owns several small "slivers" of property in the area from past redevelopment projects. This easement will allow the developer to build sidewalks on those remnants of land on behalf of the City.
- ‡ Mr. Ewan-Campen asked who would be responsible for maintaining the sidewalk covered under the easement under consideration. Ms. Salchert answered that Section 4 of the draft stipulates that both the City and the developer are responsible for maintaining the sidewalk.
- ‡ No public comment was received on this item.
- ‡ Ms. Bonney moved approval of the draft easement for 101 South Street. Seconded by Mr. Gage. Unanimously approved 4-0-0 by roll call vote. Ms. Stone recused herself due to her relationship with the developer of 101 South Street.

#### B. Presentation on Boynton Yard South Master Plan by DLJ Real Estate Partners

- ‡ Mr. Fields introduced Nick Barker from DLJ Real Estate Capital Partners, who gave a presentation about the firm's Boynton Yard South development efforts, including 101 South Street Building I (completed at end of 2021) and Building II, (under construction, slated for completion in 2023-4). DLJ has an approved Master Plan for six buildings in Boynton Yards,



# SOMERVILLE REDEVELOPMENT AUTHORITY

## DRAFT MEETING MINUTES

spanning 1.8 million square feet of space, including the 101 South Street complex. DLJ is committed to purchasing the four-acre Nissenbaum Auto site on South Street at the end of 2022. The SRA owns parcels in the vicinity of that property that DLJ wants to use to straighten South Street to accommodate new public space and three additional laboratory buildings in the area. This plan will generate substantial economic, open space and community benefits, including \$20,000,000 in community benefits, \$8,000,000 in annual tax revenues, \$42,000,000 in infrastructure upgrades and 1.8 acres of new green spaces.

- ‡ Mr. McCormack asked for a breakdown the different categories of open and civic space to be provided by Legatt McCall/DLJ. Kevin McCall of Legatt McCall responded that the specified civic space is a defined lot that is deed protected, while “open space” includes green space on public and private property in the Master Plan area.
- ‡ Mr. Gage asked about the total number of parking spaces to be provided in the Boynton Yard developments. 579 parking spaces will be provided for Boynton South in underground parking structures. 1,117 parking spaces are being constructed in the other Boynton Yard master plan site to the north.
- ‡ Mr. Gage also asked about the fate of the Groundwork Somerville's South Street Farm when Boynton Yard South is developed. Legatt McCall/DLJ will relocate the farm facility to the northeast corner of the Boynton Yard area.

### C. Presentation on 299 Broadway Redevelopment by Mark Development

- ‡ Robert Korff of Mark Development presented a slideshow about his firm's updated proposal to redevelop 299 Broadway in the Winter Hill urban renewal area. This plan has been revised from a version shown earlier with the Authority based on feedback from residents and city staff.
- ‡ Mark Development will partner with Beacon Communities to develop two mixed-use buildings with residential dwellings over ground-floor retail space. Nearly half (45%) of the rentable residential area to be built will meet state affordability standards. No automobile parking will be provided.
- ‡ Ms. Stone asked about width of the mews area between the two buildings. It is planned at thirty feet. Ms. Stone then asked about the unit count in the proposed development. It remains unchanged at approximately 300 dwellings.
- ‡ Mr. Gage asked for proposed loading zones to be pointed out, and for a rationale behind providing no vehicle parking. The loading areas were highlighted on the plan shared with the Authority. Mr. Korff explained that a “no parking” development plan is being proposed because of existing asbestos contamination in the soil under the 299 Broadway site, which makes underground parking construction too expensive. Affordable housing has lower parking demand than market rate housing. The amount of affordable housing in Mark Development's proposal was increased to reduce the amount of parking required.
- ‡ Mr. McCormick praised the revised proposal for its affordability and transit-oriented nature.
- ‡ Mr. Ercolini asked about the unit mix proposed for the development. One, two and three-bedroom units will be provided. Most (more than half) affordable units will be two and three-bedroom dwellings. Mr. Ercolini also asked if neighborhood residents expressed concern about the absence of proposed on-site parking. Mr. Korff responded that some concerns were heard, and that Mark Development had conducted local parking studies and submitted them to the City for review.



# SOMERVILLE REDEVELOPMENT AUTHORITY

## DRAFT MEETING MINUTES

- ‡ Ms. Stone asked whether car-service drop off locations had been considered in the site layout, whether residents of the no-parking development would be prevented from obtaining street parking permits, and whether the affordable units will be focused in one building. Mr. Korff explained that his firm was discussing demand caps for street parking permits with City Staff, based on the parking studies commissioned by the firm. The need to use tax-credits drove the decision to propose separate affordable and market-rate residences. The structures undistinguishable from the outside and amenities provided to each set of residents will be identical.

### 3: Union Square Update

Mr. Galligani had a short update. OSPCD staff is preparing graphics to highlight five years of accomplishments in the Union Square redevelopment area.

### 5. 90 Washington Street Project Plan Update

Mr. Fields provided a short briefing about the Mayor's Project Listening Session held on May 25<sup>th</sup> at the Cobble Hill Apartments. Economic Development staff recorded questions and comments from the audience about the potential redevelopment of the SRA's property at 90 Washington Street. This feedback was uploaded to the project website on SomerVision. Input included a letter from fifty residents who do not speak English fluently, stating that they support construction of a new Public Safety Building (PSB) at 90 Washington Street, because they do not feel safe on the grounds of the Cobble Hill Apartments complex. Several attendees opposed location of a new PSB at 90 Washington Street, due to noise impacts and potential loss of existing trees and landscaping features on the property. Almost all audience members supported development of new retail space on the site. The Mayor has committed to holding additional listening sessions with the neighborhood over the summer, and an additional public meeting will also be held to address building mass and height issues.

- ‡ Ms. Stone asked whether the third meeting will address height and massing issues for redevelopment of the entire 90 Washington Street site, or just the proposed PSB structure.
- ‡ Mr. Gage asked how the Authority can participate in the public outreach process. Debate ensued, particularly about potential conflicts between public objectives and SRA objectives.

### 6. Assembly Square Update:

Mr. Fields provided a short briefing about the Planning Board's approval of Federal Realty's Special Permit application for a seven-story lab building on Block 7A, and the firm's preparations to apply for a Special Permit for Block 7B. BioMed Realty is building Phase I of the Assembly Innovation Park on Block 21 and holding neighborhood meetings for Phases II and III on Blocks 24-26. Greystar will start vertical construction of a lab building at 74 Middlesex Avenue in the next few weeks, and Divco West will appear before the Zoning Board of Appeals in July to apply for a hardship variance from civic space requirements for the Brick Yard project at 120 Middlesex Avenue.

### 7. Unanticipated Business

Mr. Gage suggested that the Authority prepare a citation for former Special Counsel Eileen McGettigan, and present this to her at a later date and acceptable venue.



# SOMERVILLE REDEVELOPMENT AUTHORITY

## DRAFT MEETING MINUTES

### 8. Next Meeting:

The Chair confirmed that no meeting will be held in July, and the next meeting will be held in August, unless staff felt that such a meeting is unnecessary.

### Adjournment:

The Chair requested a motion to adjourn. Mr. McCormick moved to enter Executive Session for said purpose. Ms. Bonney seconded. The motion was unanimously approved 4-0 by roll call vote at 7:41 pm (Mr. Ewen-Campen had to leave earlier) and the meeting ended.