



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
KATJANA BALLANTYNE
MAYOR

THOMAS GALLIGANI
ACTING EXECUTIVE DIRECTOR

MEMO

To: Somerville Redevelopment Authority
From: Ted Fields, Senior Economic Development Planner,
OSPCD – Economic Development Division
Date: February 9th, 2023
RE: 90 Washington Street– Developer Selection Phase I: Revised Request for Qualifications

Subsequent to the Somerville Redevelopment Authority's approval of the 90 Washington Street Request for Qualifications (RFQ) notice on January 25th, the City Council reviewed the document as required by the Memoranda of Understanding regarding Property Dispositions executed between the SRA and the City Council in 2019 and 2021. Councilor McLaughlin provided feedback, which City staff has incorporated into the document through new language additions in three sections on pages 13, 17 and 8 of the document (new language in red):

‡ **P. 13 – Community Engagement and Priorities:**

- Development Concerns:
Noise impacts, short and long term

CHANGE TO:

- Development Concerns:
Construction impacts (noise, dust, disruption, etc.)
Noise related to public safety vehicles accessing site

‡ **P. 17 - Sustainable Construction and Construction Costs:**

- IV. How viable would it be to redevelop the 90 Washington St. site without disruption to the berm or the trees?

CHANGE TO:

- IV. How viable would it be to redevelop the 90 Washington St. site without disruption to the berm or the trees *(including trees on parcels A, B, and D – see Figure 4)?*

‡ **P. 18 - Integrating the Public Safety Building into a Public Private Partnership / Part 3:**

- The City is interested in seeing both the private development and the Public Safety Building proceed to construction in as smooth and quick a timeframe as possible. Understanding that each scenario has its own pros and cons with respect to phasing construction, the City would like respondents' opinions with regards to the following.
 - I. Would you be open to an arrangement in which the respondent is compensated to manage construction and/or operations of the Public Safety Building? Would you respond to the RFP if that was a requirement?
 - II. Please describe any key interdependencies and sequencing considerations. Are there phasing priorities that the City should consider for the RFP? Do any of the product types have a particular implementation timeline that should be considered when phasing with the Public Safety Building construction?

CHANGE TO:

- The City is interested in seeing both the private development and the Public Safety Building proceed to construction in as smooth and quick a timeframe as possible, **and with impacts to abutters and the surrounding area minimized to the greatest extent possible**. Understanding that each scenario has its own pros and cons with respect to phasing construction, the City would like respondents' opinions with regards to the following.
 - I. Would you be open to an arrangement in which the respondent is compensated to manage construction and/or operations of the Public Safety Building? Would you respond to the RFP if that was a requirement?
 - II. Please describe any key interdependencies and sequencing considerations. Are there phasing priorities that the City should consider for the RFP? Do any of the product types have a particular implementation timeline that should be considered when phasing with the Public Safety Building construction?
 - III. **Please describe techniques for minimizing disruption from construction impacts (from noise, dust, vibration, traffic, etc.) on urban sites— can these be leveraged at 90 Washington Street?**

‡ **Page 18 - Ground Floor Uses:**

- The types of public-facing ground floor uses were a theme during the community engagement. Residents expressed a strong desire to see neighborhood retailers - convenience stores, laundromat, coffee shops and accessibly priced food businesses, as well as community-oriented services including recreation centers, health clinics, and food pantries on the site.

CHANGE TO:

- The types of public-facing ground floor uses were a theme during the community engagement. Residents expressed a strong desire to see neighborhood retailers - convenience stores/**small market, grocery or similar food establishments**, laundromat, coffee shops and accessibly priced food businesses, as well as community-oriented services including recreation centers, health clinics, and food pantries on the site.

The additional SRA review and approval process will prolong the release date by fifteen days, but will not materially affect the selection process.