



**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 ("SRA")  
From: Ben Demers, Senior Economic Development Planner,  
OSPCD – Economic Development Division  
Date: April 17<sup>th</sup>, 2025  
RE: Activity and Use Limitation for D2 Lot 5 in Union Square Revitalization Plan area

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Union Square Station Associates ("US2"), the Master Developer of the Union Square Revitalization Plan ("USRP"), has requested that the SRA review and approve a draft Activity and Use Limitation ("AUL") for Lot 5 within the D2 parcel of the USRP area. (Lot 5 is outlined in Exhibit A of this memo for reference and is the last portion of the D2 block that remains under SRA ownership.)

AULs outline activities and uses that may and may not be pursued on the lot moving forward, along with other obligations and conditions for maintaining environmental safety. This AUL was prepared by US2's environmental consultants and is standard within the process of redeveloping urban brownfields.

Staff do not have concerns with the content of the AUL. Note that the AUL:

- Does not allow for single-family residential or agricultural uses on Lot 5, or for anything that would disturb the soil below the protective barrier or relocate the soil without approval by a Licensed Site Professional ("LSP"). This is consistent with other AULs that exist on portions of the former D2 parcel.
- Mentions that any portion of a building intended for use as a school, daycare, nursery school, or playground must be located above a lower building level or open air space. This will be a relevant detail when considering site redevelopment.
- Mentions that any future activities at the property including sale, lease, or transfer must be conducted in accordance with the Environmental Protection Agency's PCB Risk-Based Approval for the property.

The SRA does not currently have a redevelopment plan for Lot 5. However, redevelopment of this lot will likely include combined redevelopment with the adjacent City-owned land at 9-11 Allen Street, and potentially other adjacent properties.

The AUL also requires that the SRA name a Project Manager who will ensure compliance with the AUL and with the attached Monitoring and Maintenance Plan (MMP) in the case of redevelopment or anything that would disturb the soil. For the purposes of this AUL, the Project Manager will be a City staff member using the SRA's email address ([sra@somervillema.gov](mailto:sra@somervillema.gov)) to ensure that communication is still received in the case of staff turnover.

At the April 22<sup>nd</sup> general meeting, staff will request that the SRA votes to approve the draft AUL. Staff will then share this feedback with US2. US2 will then need to provide 30 days' notice to record interest holders. Following the end of this 30-day period, US2 will coordinate execution of the document, including receiving a signature from Board Chair Phil Ercolini.

Exhibit A: Map of D2 parcel highlight Lot 5, owned by the Somerville Redevelopment Authority

