

## Winter Hill Urban Renewal Plan Civic Advisory Committee

**Date & Time:** June 12<sup>th</sup>, 2025

This public meeting of the Winter Hill Urban Renewal Plan Civic Advisory Committee was conducted via remote participation. We will post an audio recording, audio-video recording, transcript, or other comprehensive record of these proceedings as soon as possible after the meeting on the project website: <https://voice.somervillema.gov/winter-hill-plan-implementation>.

The meeting was held using Zoom Webinar. A recording of the meeting can be found here: <https://www.youtube.com/watch?v=NYdhrH4Rc40>

### Meeting notes

#### ***1. Roll call and approval of previous meeting summary.***

The meeting began at 5:33pm.

Roll call vote:

- CAC members present:, Arthur Gonçalves, Breck Bailey, Denise Lauers, Nick Teklits, Renee LeWinter, Raymond Estrella, Councilor Jesse Clingan, Councilor Jake Wilson.
- CAC members absent:, Adrian Roman, Ani Ajemian.
- Staff present: Ben Demers (Senior Planner, Economic Development).

Staff noted that Colby Kyes has since moved out of Somerville so is no longer serving as a CAC member.

CAC approved the previous meeting summary from March 26, 2025.

#### ***2. Development update at 299 Broadway.***

CAC members were joined by Scott Lombardi from Mark Development, which is part of the development partnership at 299 Broadway. S. Lombardi provided a general development update at 299 Broadway. In May, the team returned to the Somerville Zoning Board of Appeals (ZBA) to request updated zoning approvals, which they received. They have since submitted material for building permits for Building A / Building B and site enabling work, which they anticipate will be issued in two months. The development team is currently aiming to break ground in September 2025 when they close on project finances.

A CAC member asked the anticipated timing of groundbreaking between the teams. S. Lombardi explained that the groundbreaking will essentially be simultaneous, but will start in the western portion of the site near Building A because of site grading. There is no longer any anticipated lag between construction start because of financing differences.

A CAC member asked when the Star Market will be demolished and what early sequencing of site preparation work looks like. S. Lombardi explained that the first steps will be to abate the buildings, set erosion control, etc. Demolition of the buildings will likely take about six weeks in. The development team will think about if the demolition could be a more celebrated moment, given the significance of removing the Star Market.

A CAC member asked if there is still a financial short-fall for the project. S. Lombardi explained that when the team went out to capital markets to get investors on board, the response was lukewarm, so they are getting creative with how they approach the structuring of the capital stack. He stressed that they are continuing to spend significant funds on preparing documents / permits.

A CAC member asked if the steel tariffs are impacting the project. S. Lombardi explained that the tariffs on wood have been more impactful for the project, but currently their contractors have not expressed major concerns. Original hard cost pricing has not changed significantly.

A CAC member asked if there had been any additional conversations with the owners of the corner parcel at Temple and Broadway. Staff noted that they have not had capacity to facilitate a conversation about the corner but can return to this once 299 Broadway is further along. A CAC member asked if the 299 Broadway team would be interested in incorporating the corner parcel at Temple/Broadway into the larger site. S. Lombardi noted that he'd want the redevelopment to complement the larger 299 Broadway redevelopment. After looking at initial site plans, they haven't looked much at the corner parcel. Another CAC member noted that it would be helpful to think about what's a complementary design here. S. Lombardi noted he'll talk with his team / the design consultants about this. Staff will try to understand more considerations for why the corner would / would not be excluded. A CAC member noted that many more parcels in the area had been considered early on, and the focus ended up on the Star Market. A CAC member also noted that the various owners had different willingness to sell. A CAC member asked if there was outreach that they might help with related to this redevelopment.

A CAC member noted that the site currently has many weeds, and the Sewall Park lot currently has a gap in the fence that presents a safety issue. There is also graffiti on the Walgreens. S. Lombardi noted that they have security that comes to the site 2-3 times per night to ensure no one is staying overnight. He will also check on the graffiti / fence.

A CAC member asked which trees are being removed. S. Lombardi gave a description.

### ***3. Neighborhood updates from CAC members.***

A CAC member noted that Temple Street has been closed for a few days and was wondering if road closures will be staggered when this project starts. Staff confirmed there is coordination with proximate projects, but acknowledged that there is sometimes significant simultaneous construction throughout the City / a neighborhood.

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A CAC member noted that they continuously hear concern about parking capacity in the area.

A CAC member noted that the SomerStat Happiness Survey has had its deadline extended through June 30<sup>th</sup>.

A CAC member noted that a pothole is opening up at Broadway in front of Foss Park.

A CAC member noted there have been weeds growing near the pear trees next to the large lot along Sewall Street.

***4. Public comment period.***

Mary Mangan asked when staff would anticipate the move-in date for the project. Staff were not sure but would anticipate in 18-24 months from groundbreaking.

***5. Meeting adjournment***

The meeting adjourned at 6:25pm.