

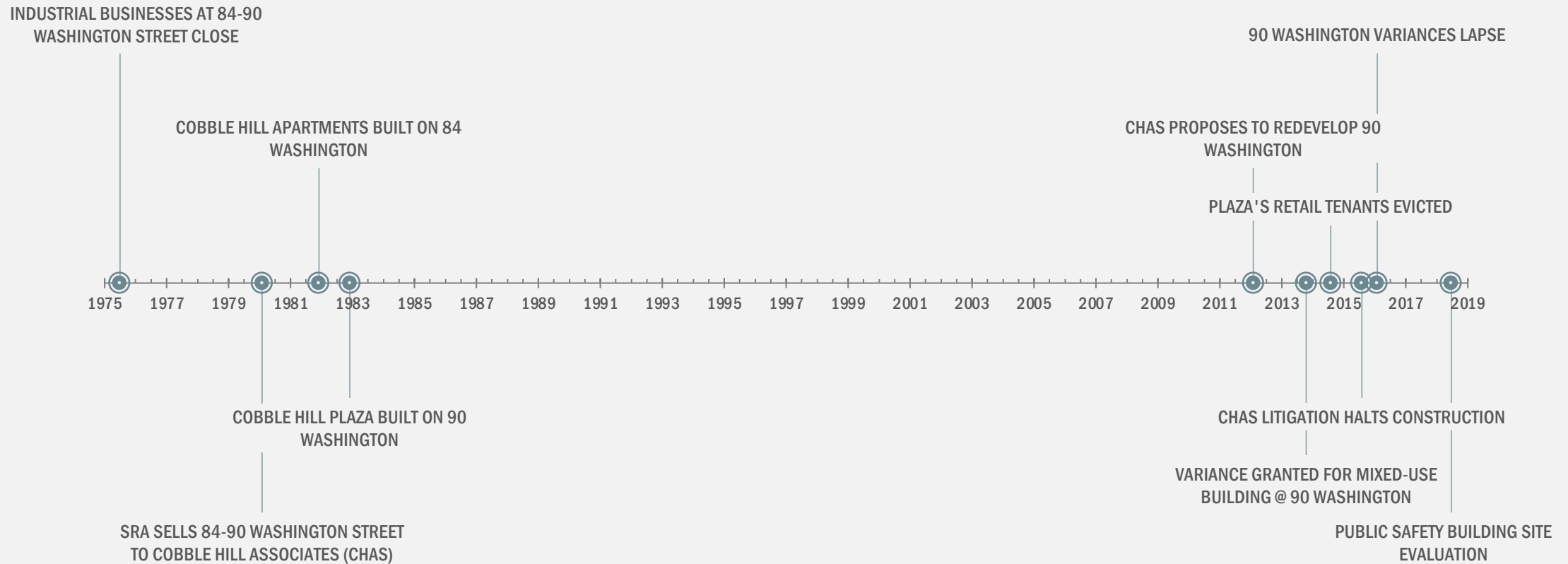
# 90 WASHINGTON STREET REDEVELOPMENT STATUS

Somerville Redevelopment Authority – 4.20.2022

4.20.22

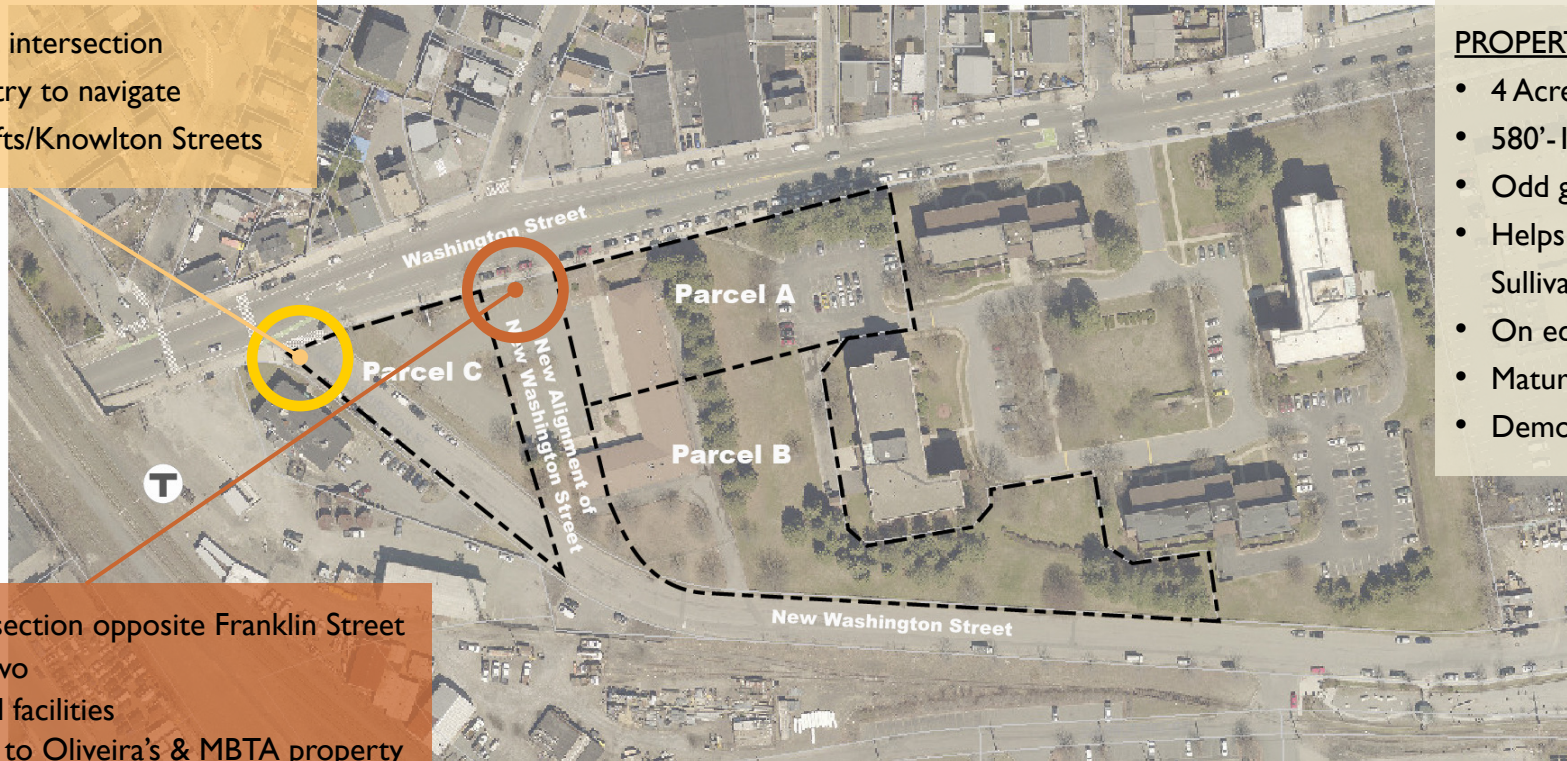
# SITE HISTORY AND CHARACTERISTICS

# PROJECT HISTORY: 1975-2018



# PROPERTY CHARACTERISTICS

- Midblock street intersection
- Difficult geometry to navigate
- Too close to Tufts/Knowlton Streets

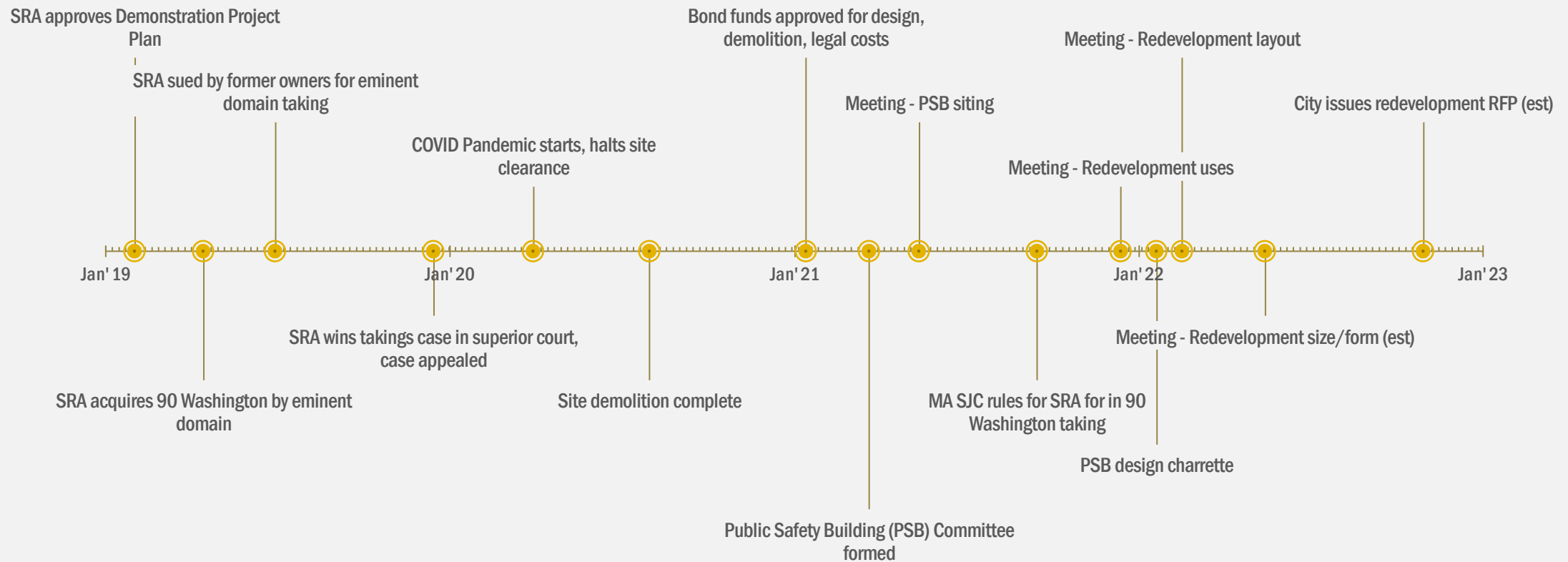


- Signalized intersection opposite Franklin Street
- Breaks site in two
- Create bike/ped facilities
- Maintain access to Oliveira's & MBTA property

## PROPERTY DETAILS:

- 4 Acres
- 580'-1000' of frontage
- Odd geometry
- Helps connect Union and Sullivan Squares
- On edge of industrial area
- Mature tree/lawn areas
- Demolished strip mall

# PROJECT TIMELINE: 2019-2022



# PUBLIC OUTREACH AND FEEDBACK

Public Meeting #1 – December 13, 2021

Public Meeting #2 – February 16, 2022

Supplemental Outreach to Area Residents – March 2022

Public Meeting #3 – TBD (Spring 2022)

## ADDITIONAL FEEDBACK OPPORTUNITIES

1. Project website: [voice.somervillema.gov/90washington\\_redevelopment](https://voice.somervillema.gov/90washington_redevelopment)
  - FAQ;
  - Polls and surveys;
  - Videos of prior public meetings and associated materials/documents;
  - Email list
2. Washington Street office hours
3. Cobble Hill Apartment outreach events
4. FUTURE COMMUNITY MEETINGS – LATE SPRING 2022 (TBD)

# WHAT RESIDENTS WANT TO SEE IN WASHINGTON STREET REDEVELOPMENT

Residents want to see the following USES in redevelopment on the 2+ acres on 90 Washington Street not used for the new Public Safety Building or roads:

- Community focused spaces (e.g., community center, community pool, etc.)
- Green spaces (e.g., parks, playgrounds, community gardens)
- Community health & safety spaces (e.g., medical clinics (physical & mental), gyms or yoga facilities, farmer's markets, etc.)
- Commercial space (particularly small retail, dining and service businesses including grocery stores, laundromats & pharmacies)
- Affordable housing
- Civic spaces (e.g., branch library, polling facility, food pantries, etc.)



## WHAT RESIDENTS ARE CONCERNED ABOUT ON WASHINGTON STREET

Residents have the following CONCERNS about redevelopment on the 2+ acres on 90 Washington Street not used for the new Public Safety Building or roads:

- Noise from traffic, both during construction and post-development
- Removal of mature trees
- Making the neighborhood more pedestrian / bike-friendly, via bike lanes and cross walks
- Limit construction of new parking areas
- Soil testing to confirm that any new green space will be safe for the community to use
- Compensation for Cobble Hill residents (e.g., MBTA passes, access to e-bikes, bicycles)

## WHAT RESIDENTS SUGGEST FOR REDEVELOPING 90 WASHINGTON

Residents suggested the following CONSIDERATIONS for redeveloping the 2+ acres on 90 Washington Street not used for the new Public Safety Building or roads:

- Supporting multi-modal transit options
- Build taller to take advantage of the nearby new GLX station
- Parking garages are not suitable buffers to Cobble Hill Apartments
- Minimize flooding under the McGrath Highway bridge

# HOW RESIDENTS WANT TO SEE WASHINGTON STREET REDEVELOPED

## REDEVELOPMENT GOALS



Enhance public health, safety, and welfare of community



To support a modern Public Safety Building that can change and adapt over time and is welcoming to all members of the community



Support the goals of other planning documents including SomerVision 2040, Climate Forward, etc.



Provide welcoming, multi-functional, and connected community focused space to meet identified community needs

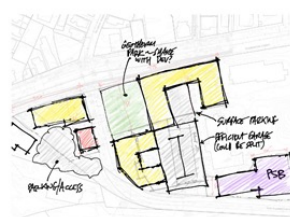
# POTENTIAL REDEVELOPMENT ANALYSIS



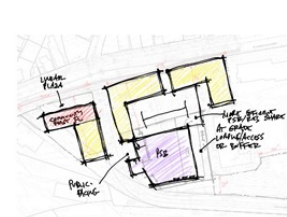
Option 1



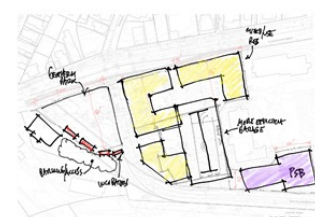
Option 2



Option 3



Option 4



Option 5



Option 6



Option 7



Option 8



Option 9



Option 10



Option 11



Option 12



Option 13

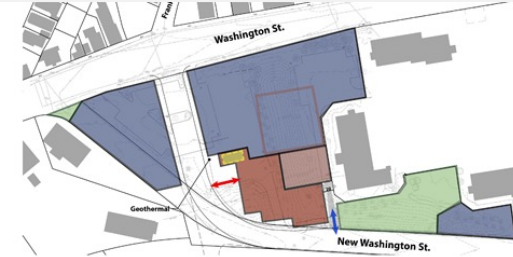
# REDEVELOPMENT LAYOUTS PRESENTED FOR PUBLIC FEEDBACK



**1. PSB 2021 Design**



**2. Washington St. Park**



**3. Rotated PSB**



**4. PSB on Parcel C**



**5. Trees Preservation**



**6. Parking Preservation**

WASHINGTON STREET PUBLIC MEETING, FEBRUARY 16, 2022  
And follow up neighborhood outreach and internet polling 2.17.22-3.11.22,

# PUBLIC PREFERENCE FOR REDEVELOPMENT LAYOUT

**16% Approval**



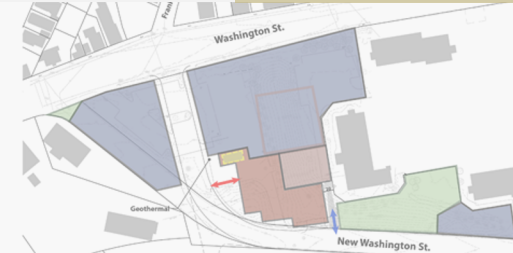
**1. PSB 2021 Design**

**25% Approval**



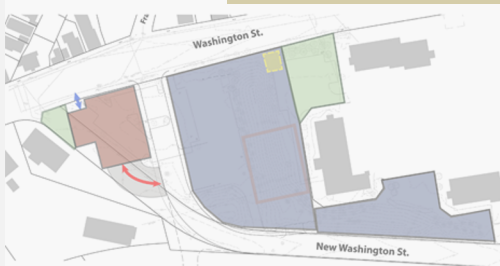
**2. Washington St. Park**

**11% Approval**



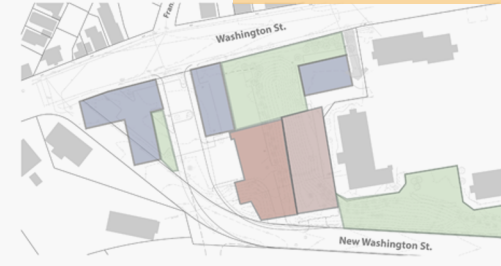
**3. Rotated PSB**

**12% Approval**



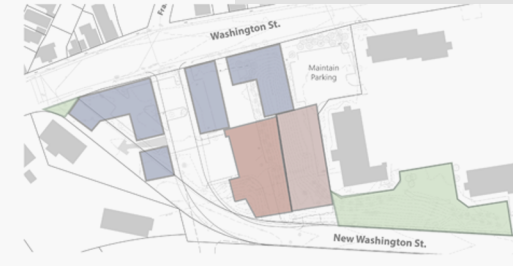
**4. PSB on Parcel C**

**17% Approval**



**5. Trees Preservation**

**5% Approval**



**6. Parking Preservation**

**NONE OF THE ABOVE: 14% Approval**

WASHINGTON STREET PUBLIC MEETING, FEBRUARY 16, 2022  
And follow up neighborhood outreach and internet polling 2.17.22-3.11.22,

# PUBLIC PREFERENCE FOR PUBLIC SAFETY BUILDING FEATURES

I. Do you want to see a public Community Room in a new Public Safety Building?

- Yes 61%
- No 17%
- Unsure 23%

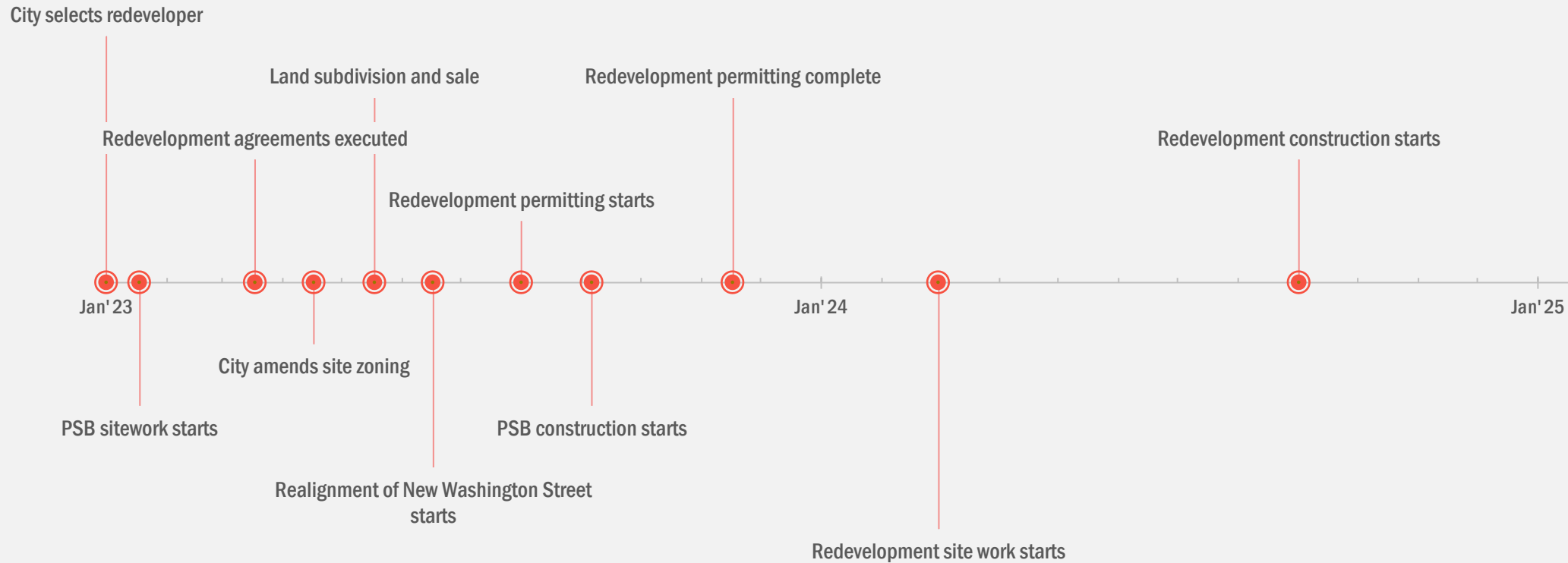
II. Features you want in a Community Room in a new Public Safety Building?

- Separate entrance 52%
- Shared entrance with Fire Department 14%
- Shared entrance with Police Department 10%
- None of the above 15%
- Unsure 8%

NEXT STEPS



# PROJECT TIMELINE: 2023+



# THANK YOU

Please contact Ted Fields ([tfields@somervillema.gov](mailto:tfields@somervillema.gov)) with any questions or thoughts on this project