


Winter Hill Neighborhood Plan Implementation

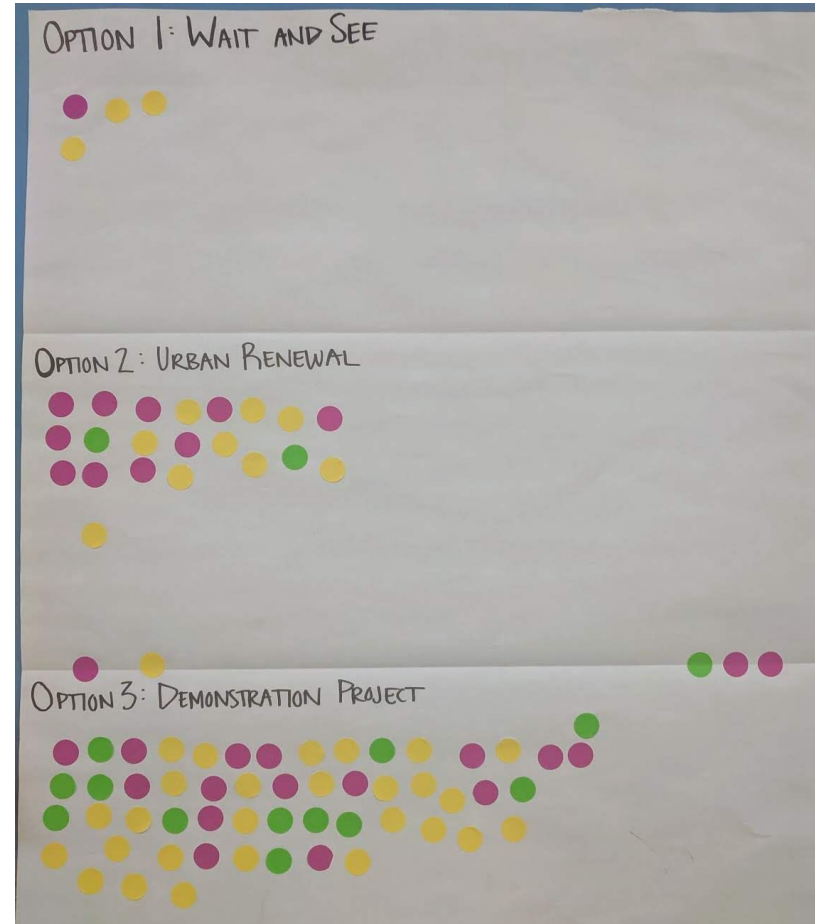
POSSIBLE URBAN RENEWAL PLAN

Somerville Redevelopment Authority Update
January 16, 2020



June 2019 Meeting

Over 90 people weighed in on whether they'd like to **do nothing**, explore **Urban Renewal**, or implement a **Demonstration Project** on the **Star Market site only**.

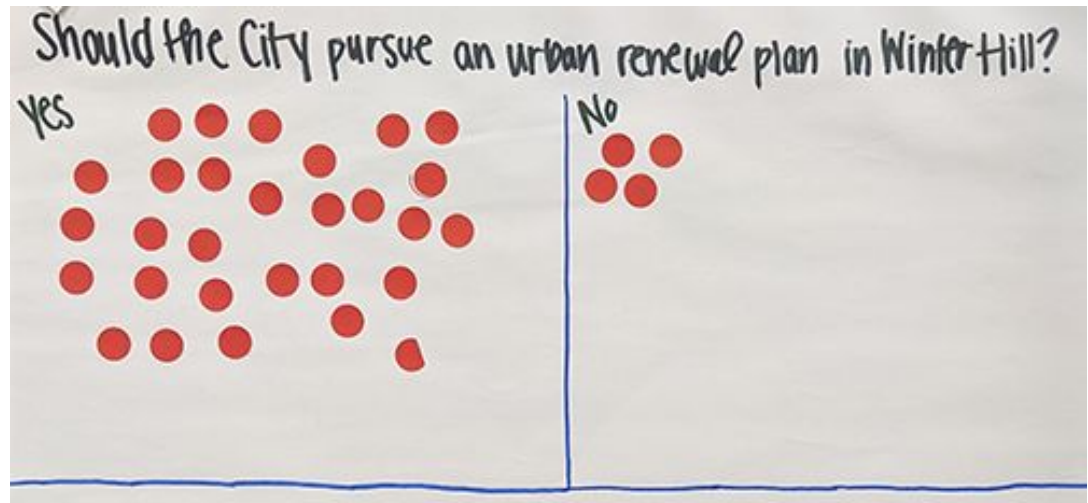


December 2019 Meeting

45 people weighed in on whether an urban renewal plan would be worth pursuing, and were asked to consider whether other sites besides Star Market should be included.

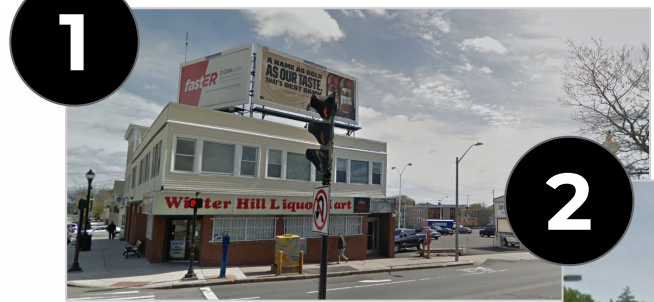
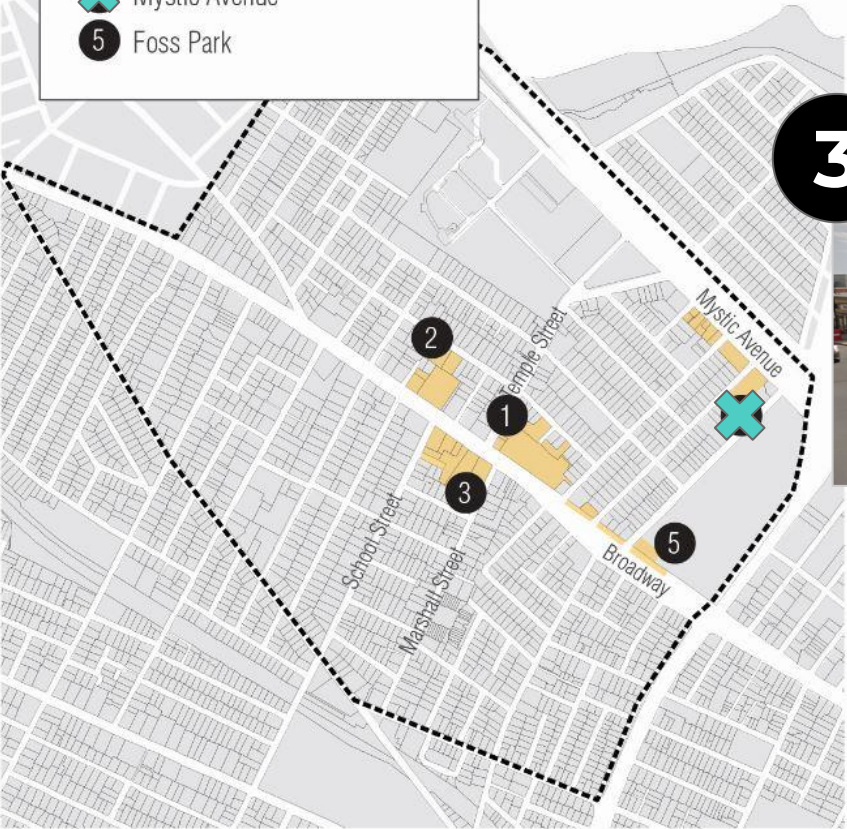
88%

of voters supported an urban renewal plan



OPPORTUNITY AREAS

- 1 Temple Square
- 2 Whitcomb Place
- 3 Brewery Block
- 4 Mystic Avenue
- 5 Foss Park



Opportunity Areas Identified in Neighborhood Plan

Star Market - Current Conditions



Star Market - Future Opportunities



Neighborhood Plan calls for 5 stories, 200 housing units, 28k sf retail, .5 acres open space.

A 2018 proposal suggested 6 stories, 310 housing units, 25k sf retail, 1 acre open space.



Whitcomb PI - Current Conditions



Whitcomb PI - Future Opportunities



Neighborhood Plan calls for four stories, 130 housing units, 8.7K of retail, and .4 acres of open space.

Brewery Block - Current Conditions



Brewery Block - Future Opportunities

Four to five stories, 81 housing units, .2 acres open space.

Patchwork of ownership makes it difficult to fix street network.

Brewery, post office building, and multi-story residential building would remain as-is.



INCLUDE

EXCLUDE



Foss Parking - Current Conditions



Foss Parking - Future Opportunities

If this site becomes a part of a Winter Hill Urban Renewal Plan, the existing community process to rethink Foss Park would play a big role in determining how to use this potential extra space.

INCLUDE

EXCLUDE



Next Steps

Additional Community Feedback

- **SomerVoice**
- **Public Meeting in Portuguese** on 1/23 from 5-7pm @ Brazilian Times
- **Public Meeting** for businesses and property owners on 2/3 from 4-6pm @ Winter Hill Brewery
- **Targeted Outreach**

Start Drafting

If there is substantial support for urban renewal, staff will be drafting a plan for review.