

Cultivating Development: Strategies and Tools to Leverage Local Economic Assets



Mayor Joseph A. Curtatone

January 25, 2013

Presented by Steven Azar, LEED AP

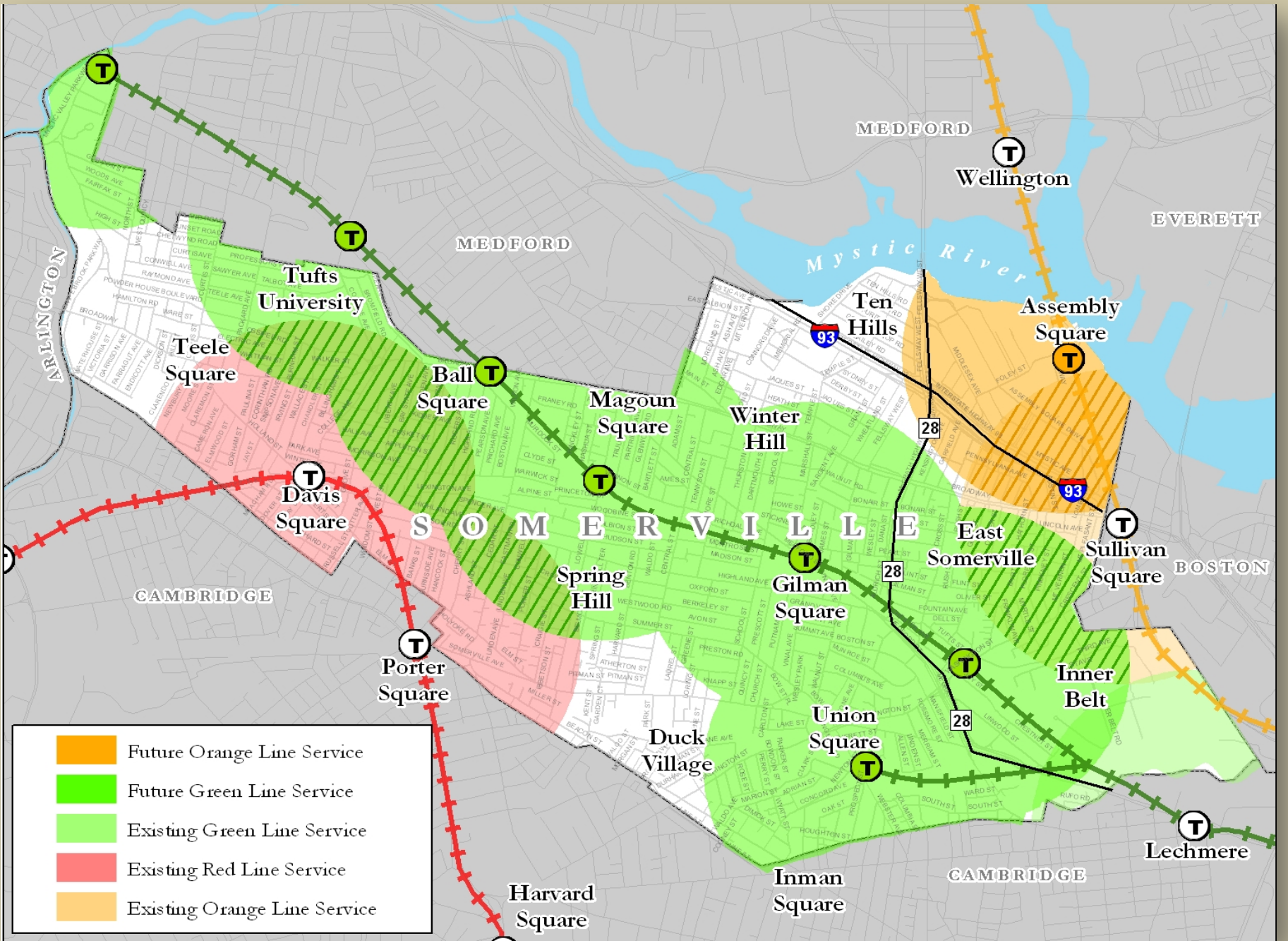
Senior Planner, Economic Development Division

Mayor's Office of Strategic Planning and Community Development

Discussion items:

- 1. Local Community Capital and Challenges**
- 2. Planning Strategies**
- 3. Case Studies**





- Future Orange Line Service
- Future Green Line Service
- Existing Green Line Service
- Existing Red Line Service
- Existing Orange Line Service



Intro
Parent Steph
Kid #1 Ezra
Kid #2 Sante
Monsters Rosie, Posie
Jen
Ali
MONKEY BIZ
abel Rosie
mille Liz
dingbat Recca
huck Rafi
virgil Yael

Bulky
Grandmonster Jen
2-headed monster kids BIZ
Zaw
Gobby Uncle Monster S
Scandalous Trunker Franc
Emmonster Brennan
Green monster
Manmonster

CYO
Choice master Leo
Kid 1 Cantwell
2 Rafi
Choice 1 Ali
Chelsea
1
2
NG LZ
Steve-o
B
G
well Ed
Steph



M.I.M.B.Y.

Mayor In My Back Yard



We can't promise Uma, Bill and Brad,* but we can get Joe to your house...

DETAILS: Mayor Curtatone would like to visit your house, if you'll have him. He will even bring the food, as long as you have some food or thought. Do you have a policy question? An opinion on some important issue facing Somerville? Just want to chat? Email resistat@somervillema.gov or call 617-625-6600 ext. 2103 to book a time. Invite your friends; tell your grandma; call Bill and Uma.

ResiStat



ONE CALL to CITY HALL
3 1 1
SOMERVILLE

ONE CALL to CITY HALL

3

1

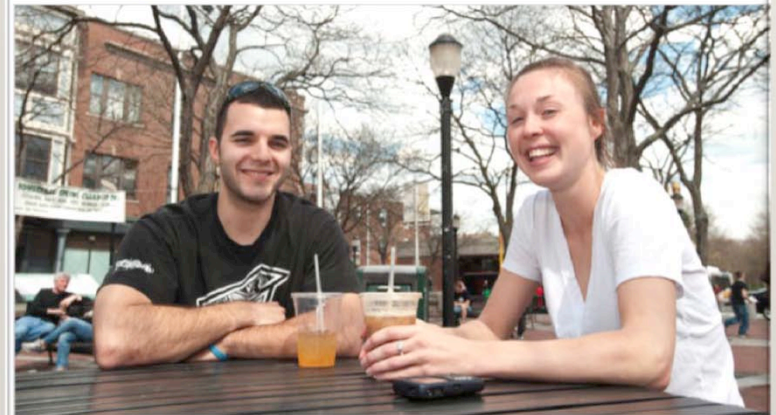
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SOMERVILLE

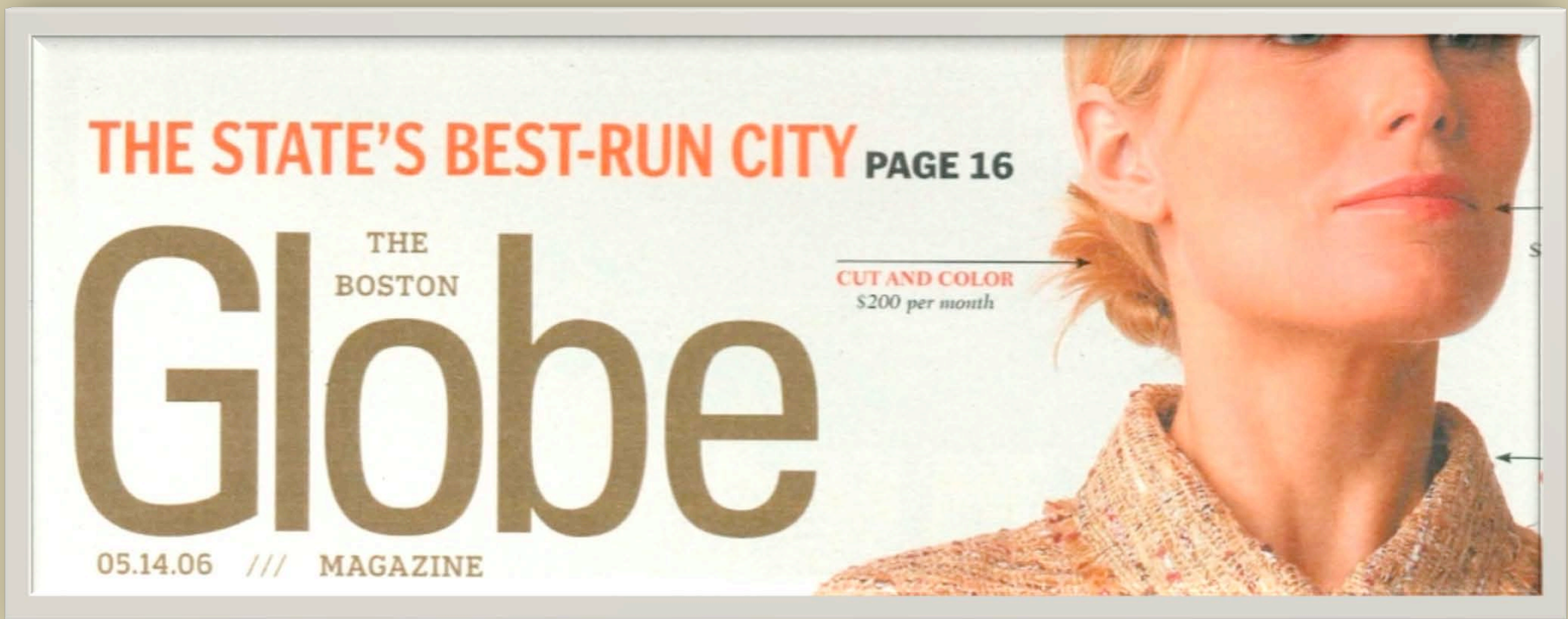


The New York Times

How Happy Are You? A Census Wants to Know



Rick Friedman for The New York Times
Residents of Somerville, Mass., like Jamie Thatcher and Maddie Carlson, are being asked to rate their happiness on a 1-to-4



“Somerville is outperforming its much bigger and wealthier neighbors. What can the Bostons and Wellesleys of the world learn from this little burg that could?”



“There has been a profound structural shift — a reversal of what took place in the 1950s, when drivable suburbs boomed and flourished as center cities emptied and withered.”

– Christopher Leinberger



Leadership



Partnerships

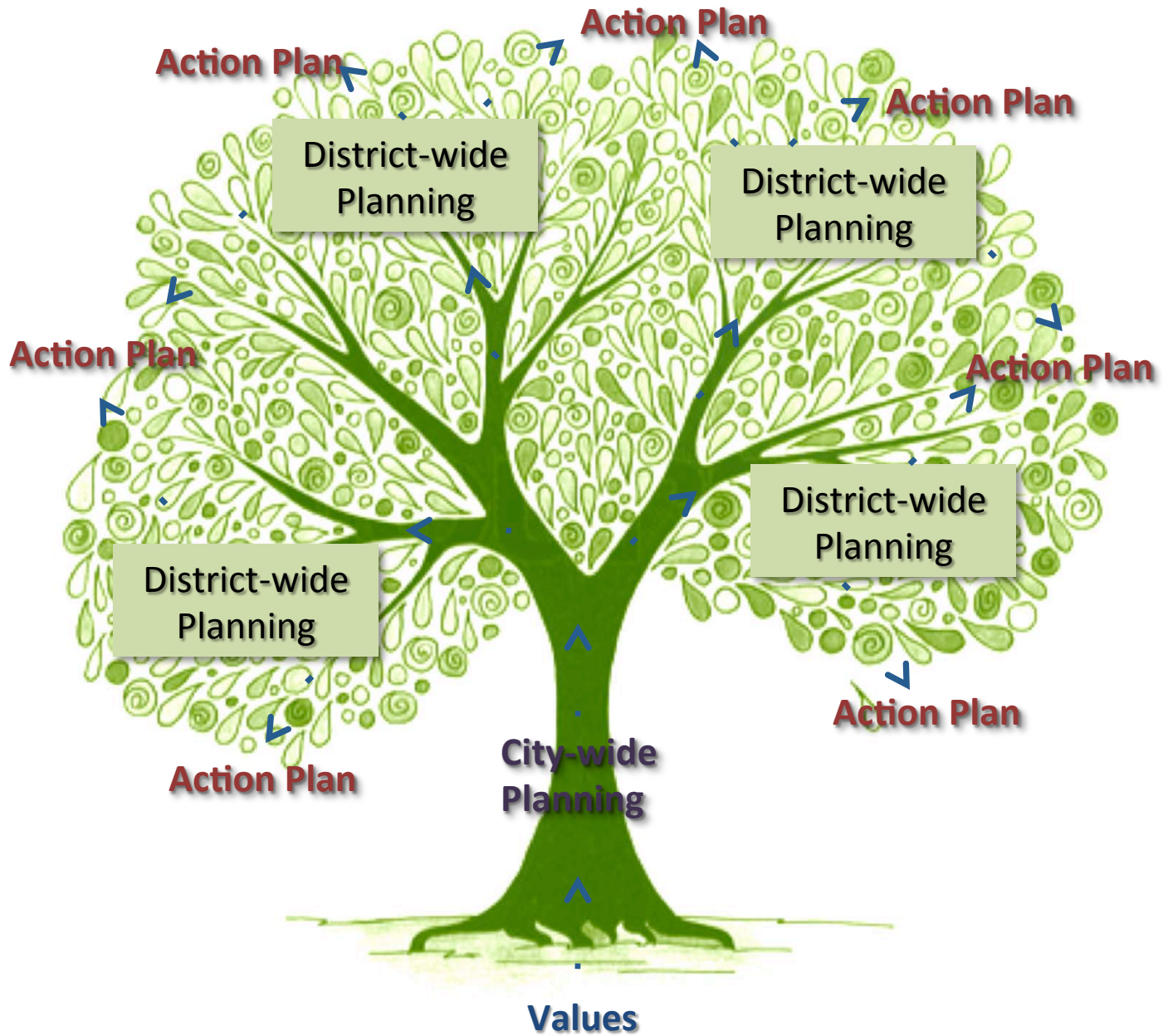


Data



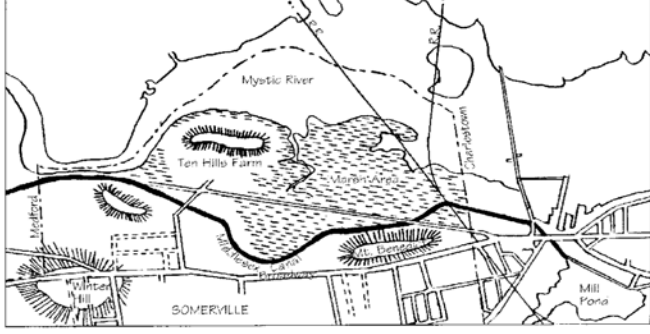
**“Human creativity is the
ultimate economic resource”**

Richard Florida, *The Rise of The Creative Class*



ASSEMBLY SQUARE

1800's – Tidal Land



1950 – Industrial



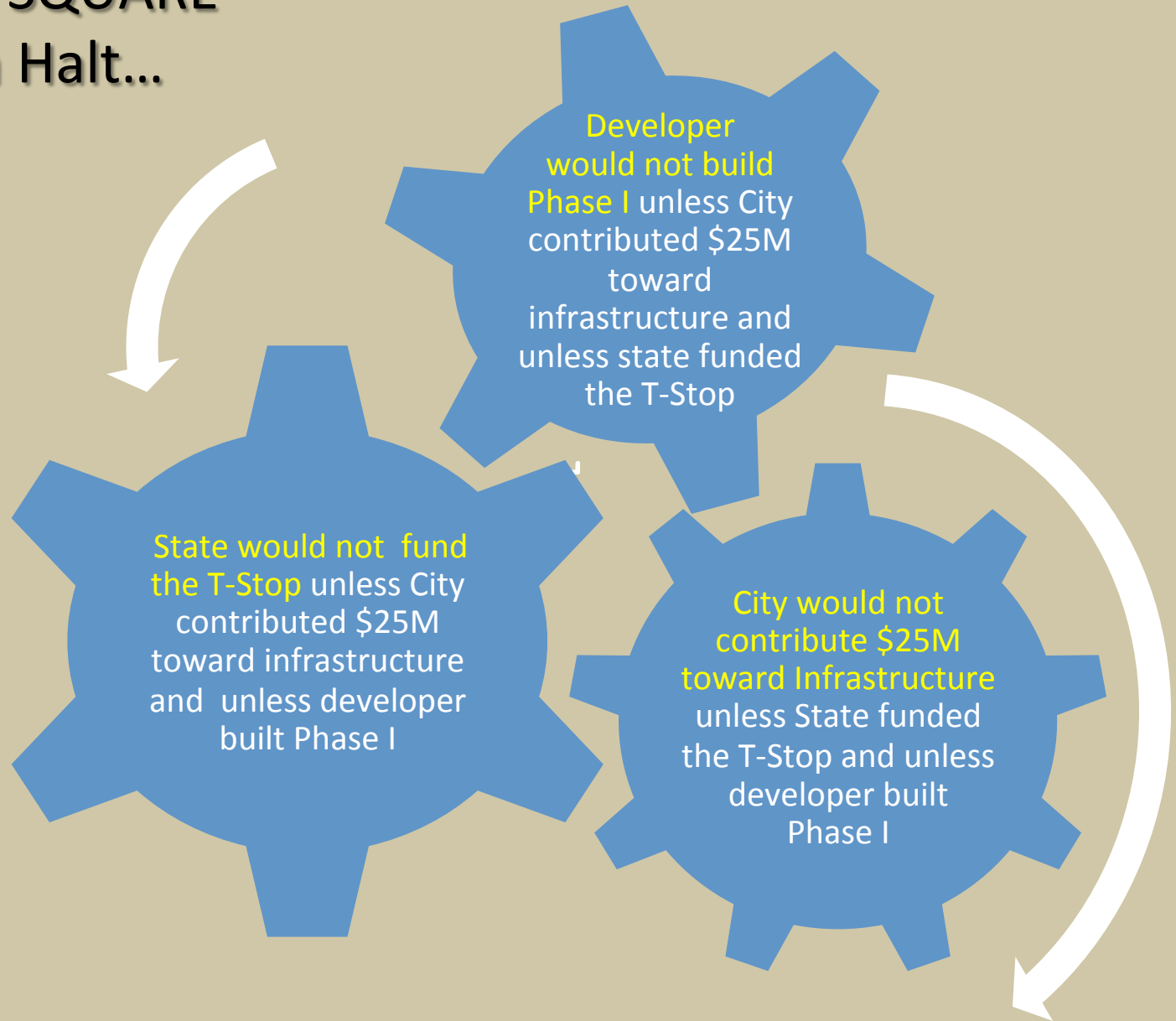
2009 - Blight



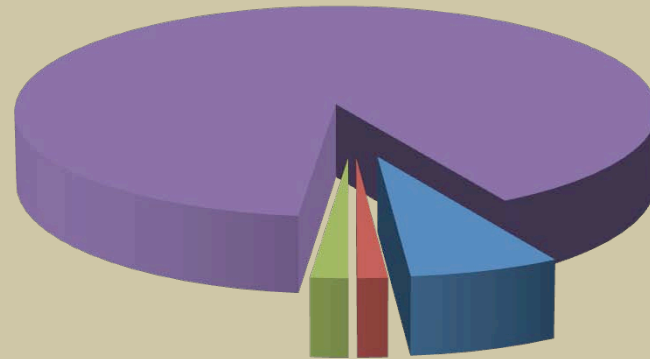
Rendering of Permitted Built Environment



ASSEMBLY SQUARE Grinds to a Halt...



ASSEMBLY Square

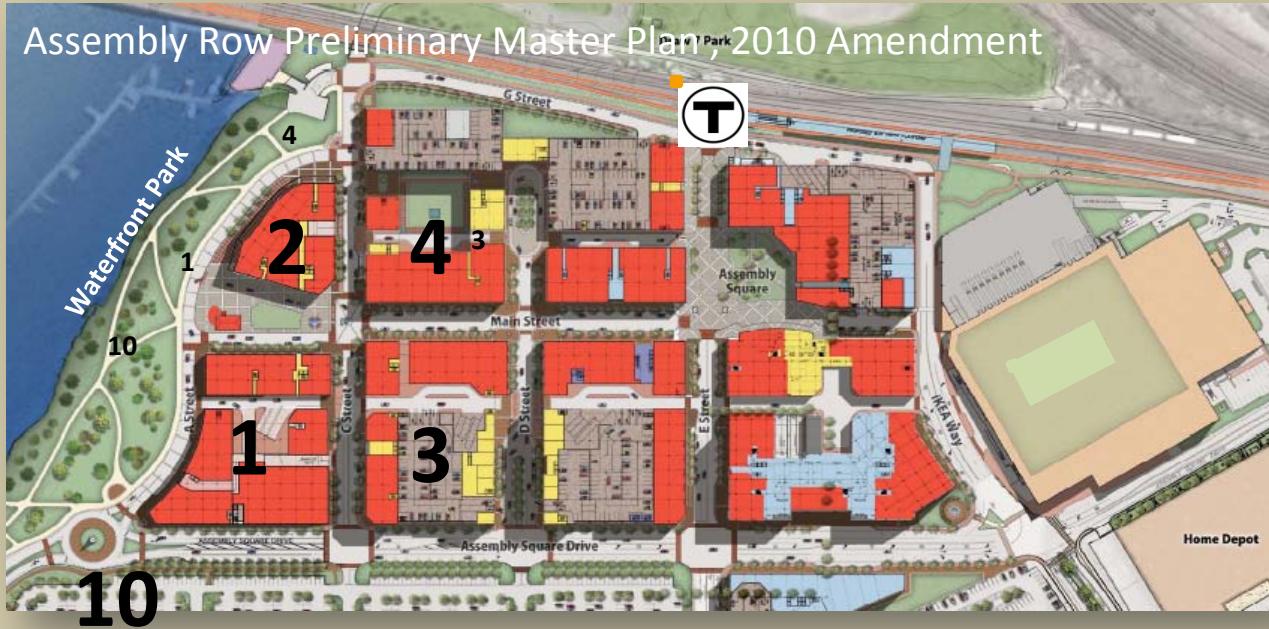


Funding Breakdown: **90% Private**, **10% Public**

- ✓ ■ City: \$25M District Improvement Financing
- ✓ ■ Federal: \$5M Congressional Earmark (T- Stop)
\$15M ARRA Federal Stimulus
- ✓ ■ State: \$58M Investment Incentive Initiative
\$2M Growth District Initiative
\$40M Multiple Sources (T-Stop)
- ✓ ■ Private: \$15M (T-Stop)
\$1.4B Other

ASSEMBLY SQUARE

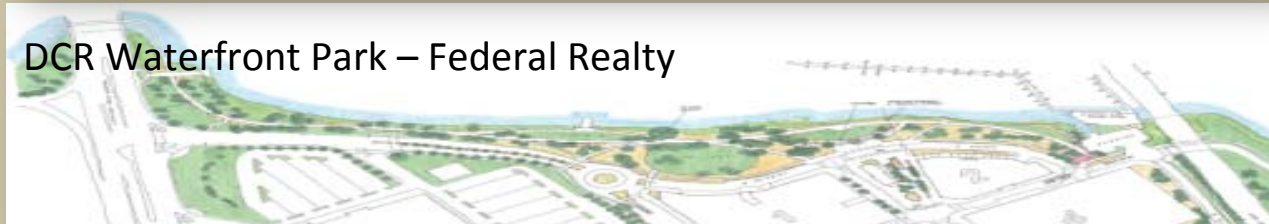
Assembly Row Preliminary Master Plan, 2010 Amendment



Assembly Square Station Plan – MBTA



DCR Waterfront Park – Federal Realty

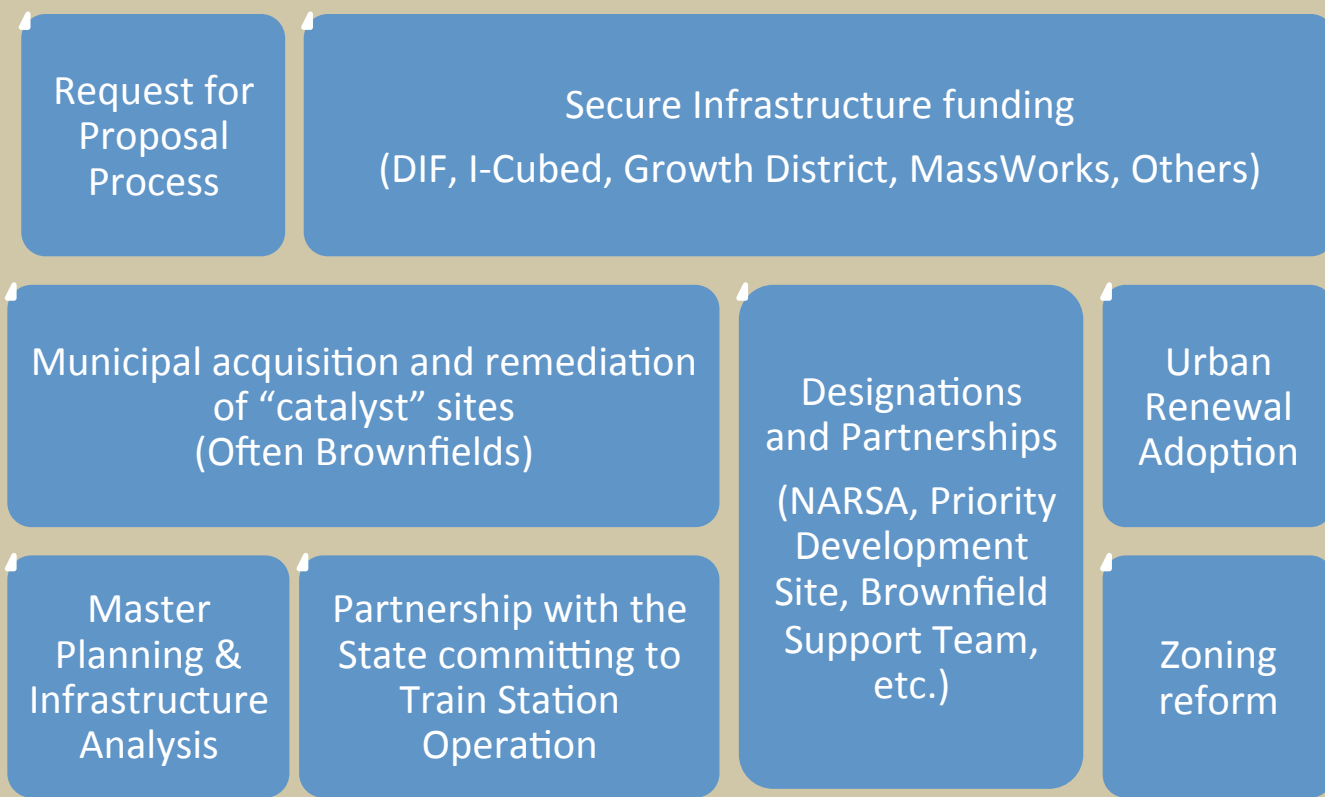


UNION SQUARE



UNION SQUARE

Revitalized, self-sustaining and self-promoting commercial economy

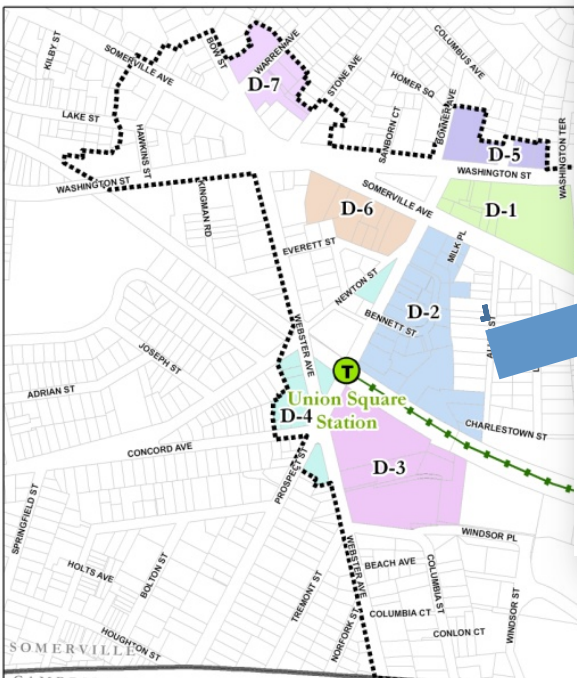


UNION SQUARE

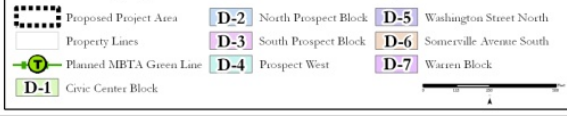
UNION SQUARE REVITALIZATION PLAN Disposition Block D-2 (North Prospect Block)

Parcels Impacted by MBTA MBTA Easement Area

Ownership Group	Group and Parcel #	Street Addresses	Owner Name	Land Square Footage	Map-Block-Lot	Assessed Value
1	A-2-1	26 Prospect	Francis Fahey	5,680	82-1-1	\$333,000
1	A-2-2	30 Prospect	Francis Fahey	2,340	82-1-2	\$325,600
2	A-2-3-1	27 Bennett	Pink MN, Inc. Yellow L, Inc. Blue P, Inc. M&S Bennett Services	30,472	82-1-3	\$836,000
	82-1-4					
	82-1-5					
	82-1-6					
	82-1-7					
	82-D-31					
	82-D-32					
	82-D-33					
2	A-2-4-1	50 Prospect	Green BCD, Inc.	8,517	82-D-26	\$649,600
	A-2-4-2		Prospect Iron & Steel		82-D-27	
2	A-2-5-1	40 Bennett	Prospect Iron & Steel	1,004	82-D-23	\$618,200
	A-2-5-2	41 Bennett			82-D-24	
	A-2-5-3	42 Bennett			82-D-25	
	A-2-5-4				82-D-29	
	A-2-5-5				82-D-30	
2	A-2-6-1	101 Allen Street	Realty Trust	31,761	82-D-20 82-D-21 82-D-38	\$196,900
4	A-2-7-1	4 Milk	Antonia Shelzi	1,520	82-D-5	\$251,100
5	D-2-8	258 Somerville	S.R.A.	1,499	82-D-5	\$25,800
	D-2-9	20-22 Prospect	S.R.A.	25,391	82-D-37 2, 3, 4, 34, 34A, 36	\$977,800
	A-2-10	0 Prospect	City	7,475	82-D-1	\$250,600
	A-2-11	42 Prospect	City	3,150	82-D-28	\$153,600



UNION SQUARE REVITALIZATION PLAN Map 12.02 (1)(h): Lots to be Created for Disposition



UNION SQUARE

Somerville's Brownfield Program: Awarded Over **\$5M** since 2010



Assessment

- \$200,000 from the EPA, 2006
- \$200,000 from EPA, 2010
- \$95,000 from MassDevelopment, 2010
- \$297,400 from MassDevelopment, 2011
- \$50,000 from DEP, 2011

Cleanup

- \$465,628 from EPA (Brownfield Cleanup Revolving Loan Fund), 2004
- \$400,000 from EPA (Brownfield Cleanup Revolving Loan Fund), 2010
- \$450,000 from EPA (Brownfield Cleanup Revolving Loan Fund), 2012
- \$600,000 from EPA (3, \$200,000 Grants), 2011
- \$600,000 from EPA (3, \$200,000 Grants), 2012
- \$950,000 from MassDevelopment, 2012

Other

- \$100,000 from State (Chapter 43D for Permit Streamlining), 2009
- Millions in the cleanup of the abutting private Allen Street properties from EPA, 2012





Thank you

Contact information:

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