



CLARENDON HILL:  
**COMMUNITY MEETING #2**

---

October 19, 2016

# Agenda

- **Welcome & Introduction**
- **Site Plan Overview & Analysis**
- **Shift to Breakout Groups**
- **Breakout Discussion**

# INTRODUCTION

---

# Key Factors

## **Goal:**

**First and foremost,  
provide the existing  
Clarendon Hills residents  
with better quality housing.**

# ***How?***

- ***Cross-subsidy***
- ***The right to return – legally***
- ***All residents will be rehoused***
- ***All 216 units will remain permanently affordable!***
- ***Relocation consultant will meet with each tenant***

# Team

## Development:

- Preservation of Affordable Housing
- Somerville Community Corporation
- Gate Residential
- Somerville Housing Authority

## Design:

- ICON Architecture
- Davis Square Architects
- DREAM Collaborative
- Copley Wolff



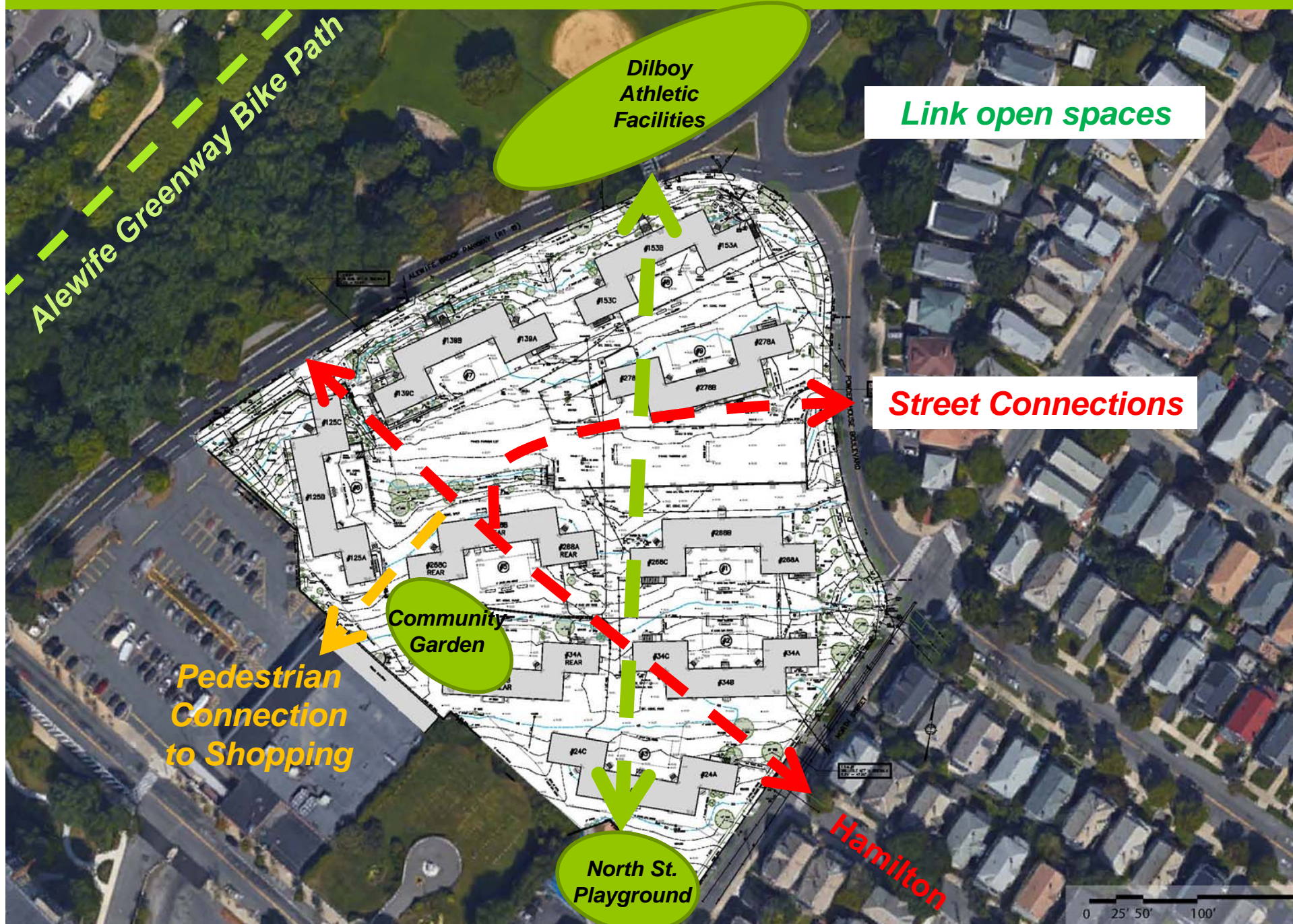
# SITE PLAN OVERVIEW

---

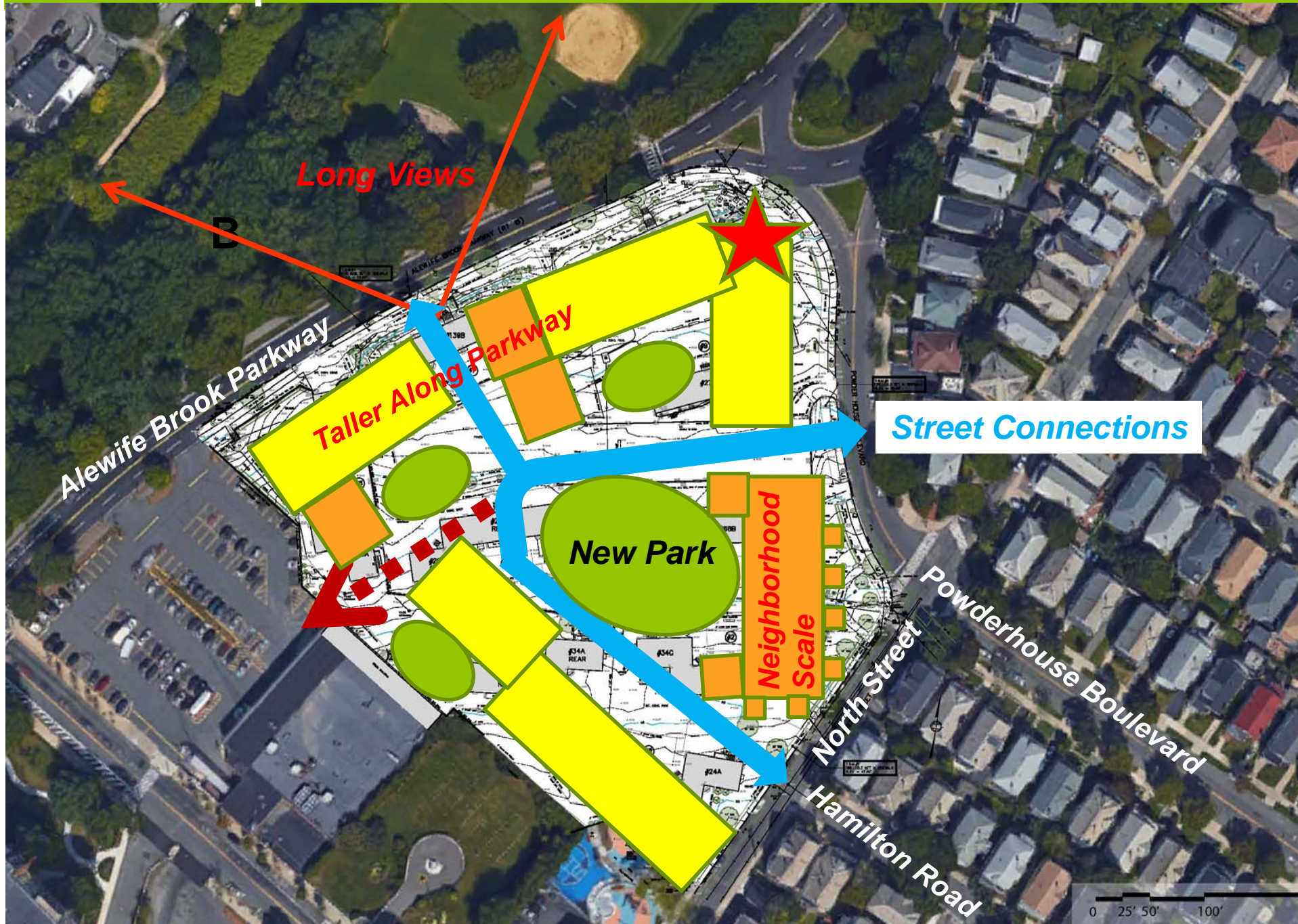


## What is the big plan for Clarendon Hill?

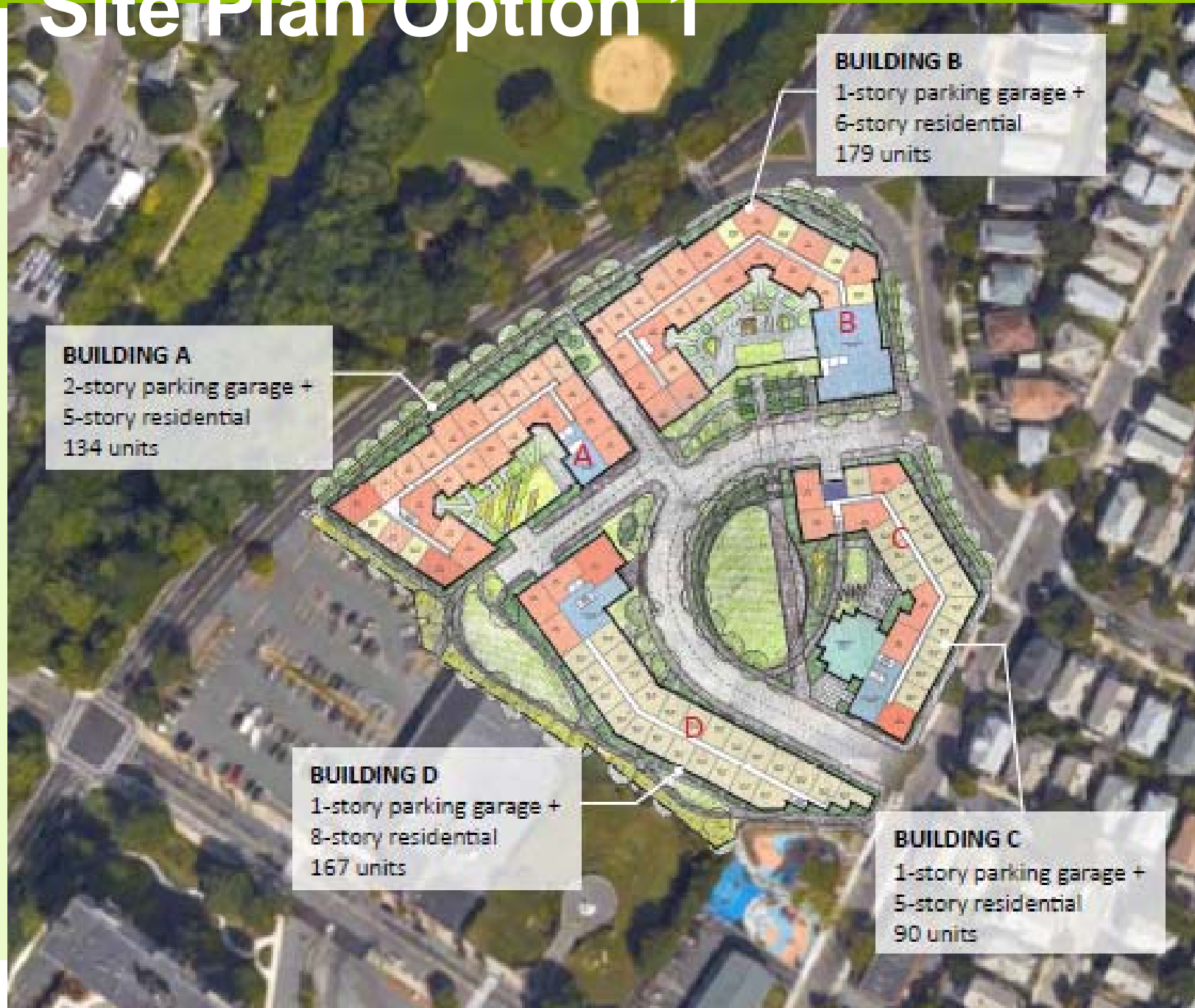
- Recreation of the 216 Deeply Affordable Units with new housing
- New Construction of another 350 New Units
- Approximately 46% of site will be affordable
- Create a true mixed-income community for residents at ALL income levels
- Multiple buildings to extend the feel of the neighborhood onto this site



# Site Concept



# Site Plan Option 1





***Central Landscaped Green***



***6 Story Buildings Along Alewife Parkway***



***Townhouse Stoops along Powderhouse***



***Buildings Grouped around Courtyards***

## Key Features of Site Plan Option 1

- **Central Landscaped Park** – at the heart of the site
- **New Street** – connects Powderhouse to North
- **5 & 6-Story Buildings along Alewife Brook Parkway** – over a 1.5 story parking podium. Buildings align with street & wrap around courtyards
- **5-Story Building along Powderhouse** – townhouses with stoops along the back of the sidewalk
- **8 & 6-Story Building on New Street** – townhouses along New Street
- **570 Units / 460 Parking Spaces (0.8/unit)**

# Site Plan Option 2



# Key Features of Site Plan Option 2



***Sloping Green***



***6 Story Buildings Set back from Parkway***



***Townhouse Stoops along North & Powderhouse***



## Key Features of Site Plan Option 2

- **Central Landscaped Park** – at the heart of the site
- **New Streets** – connect Alewife, Powderhouse, & North
- **6-Story Buildings set back from Alewife Brook Parkway** – over a 1.5 story parking podium. Buildings align with street & wrap around courtyards
- **4-Story Building along Powderhouse** – townhouses with stoops along the back of the sidewalk
- **6-Story Building on New Street** – townhouses along New Street
- **562 Units / 480 Parking Spaces (0.85/unit)**

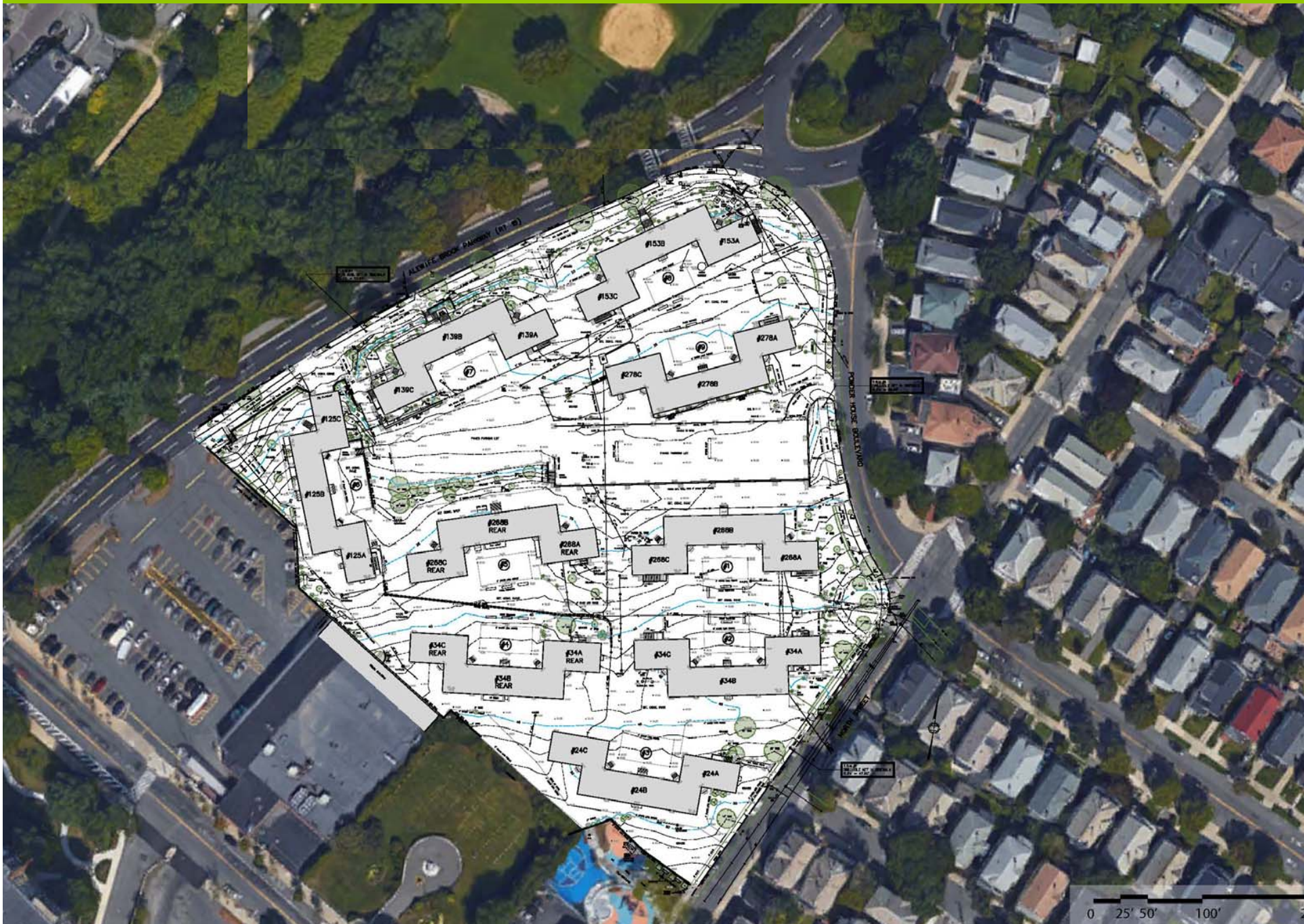
# ***Feedback from Previous Meetings***

## ***Nine Main Topics:***

- ***Traffic***
- ***Parking***
- ***Integrating into the Neighborhood***
- ***Density***
- ***Building Style***
- ***Affordability***
- ***Budget***
- ***Public Impact***
- ***Timeline***

# Concern 1: Traffic

- *How will you make sure traffic doesn't get any worse than it is?*
- *Intersections are already backed up*
- *Cut Through Traffic*

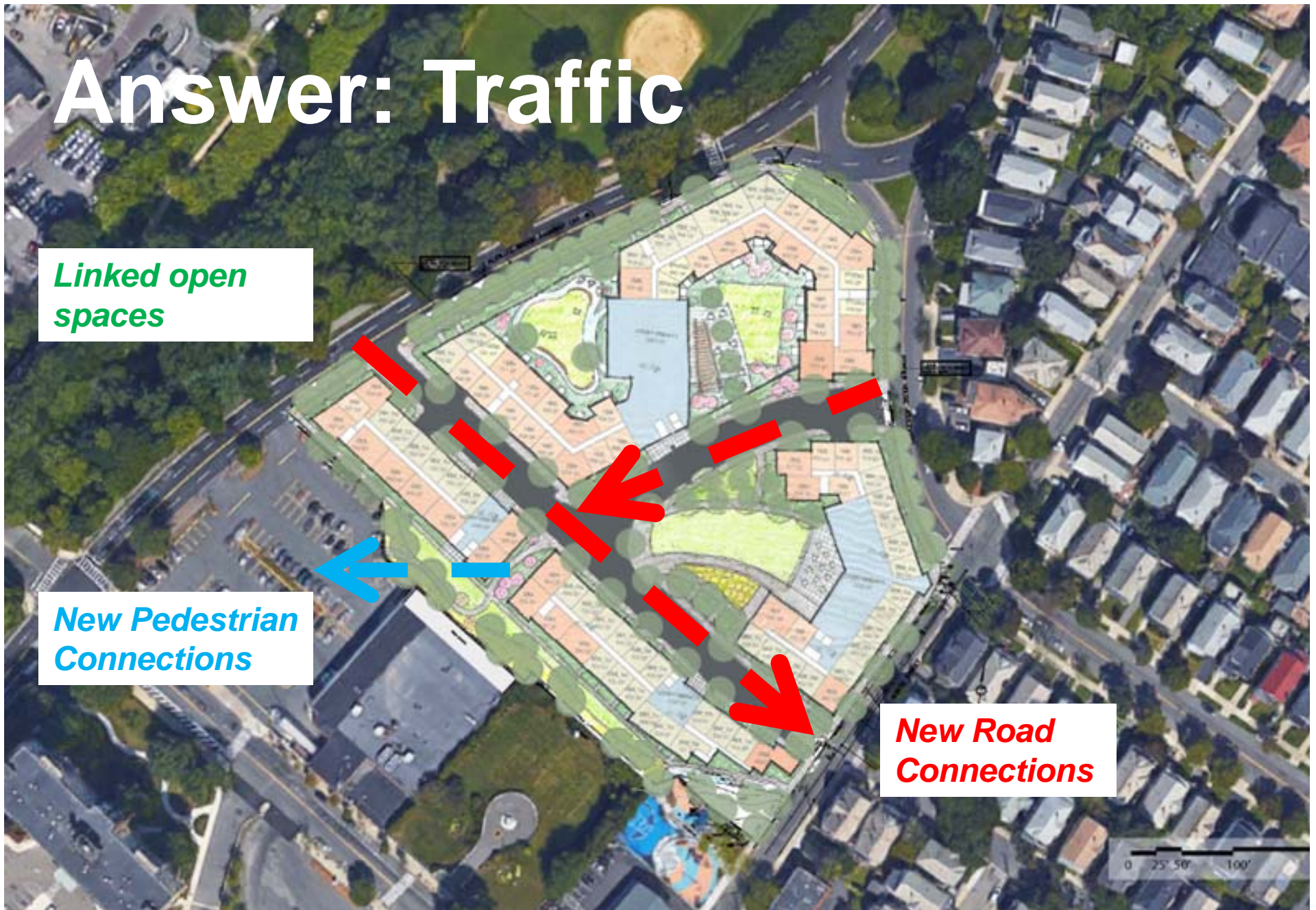


# Answer: Traffic

*Linked open spaces*

*New Pedestrian Connections*

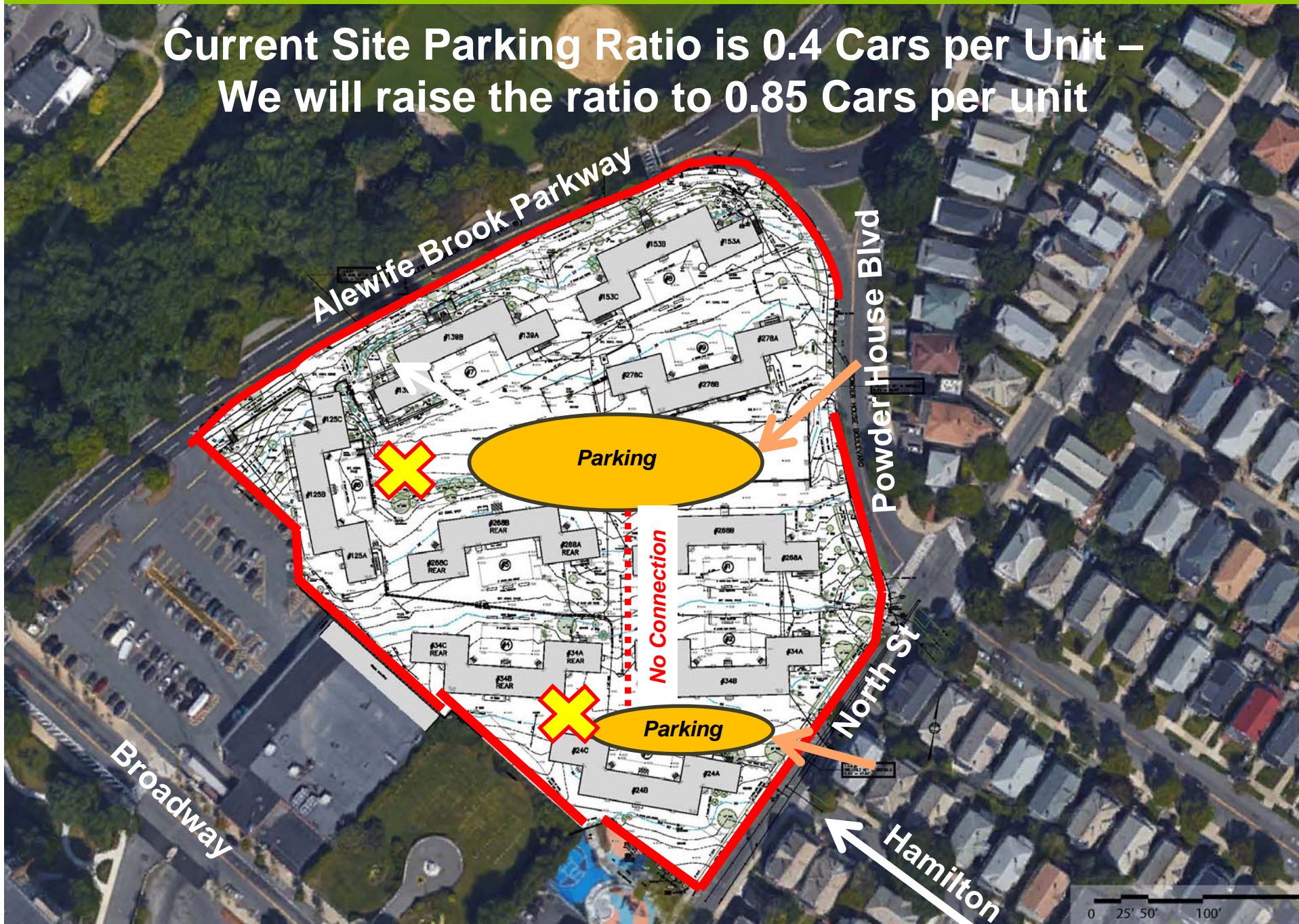
*New Road Connections*



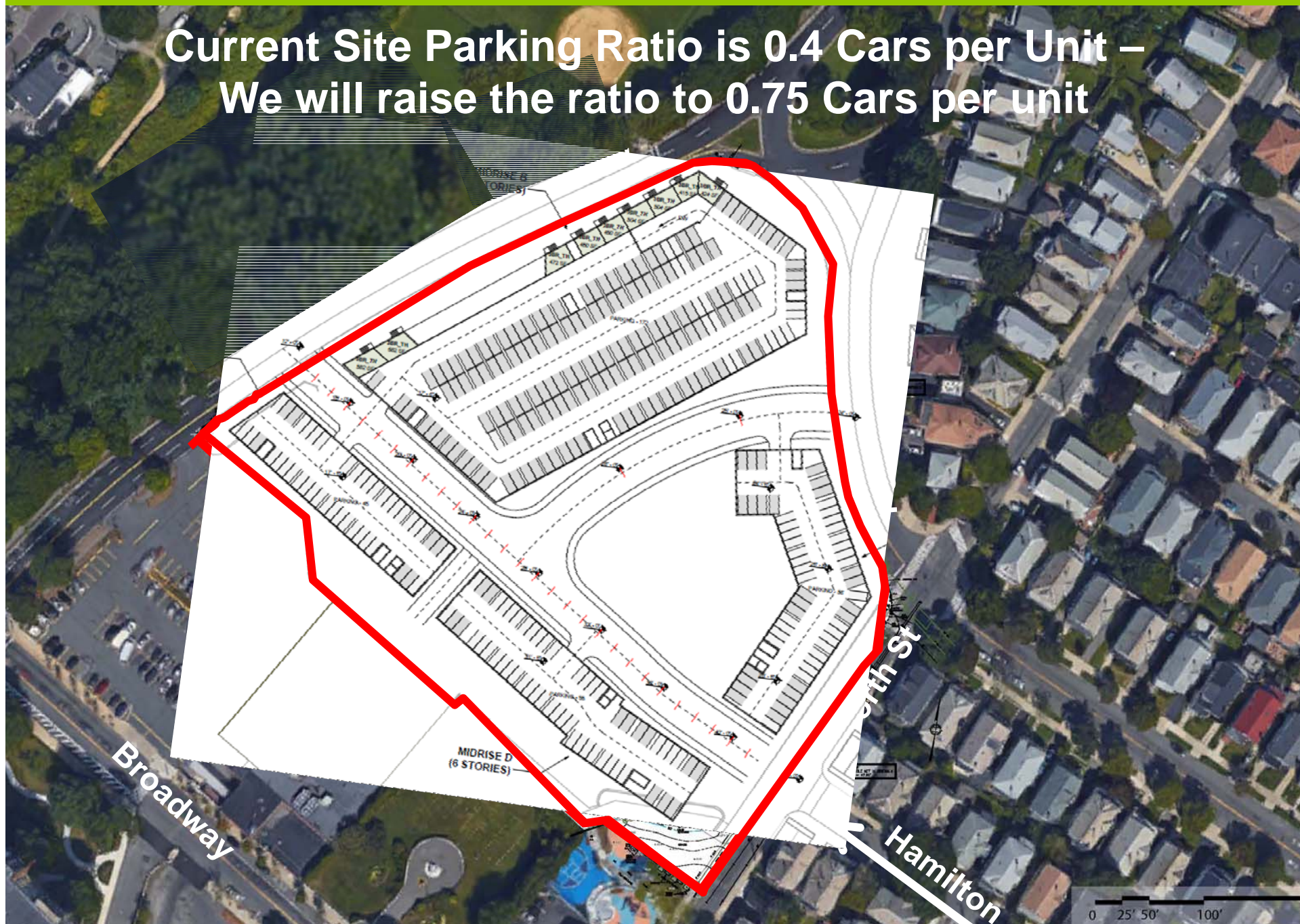
# Concern 2: Parking

- *Where will everyone park?*
- *How many cars per family?*

Current Site Parking Ratio is 0.4 Cars per Unit –  
We will raise the ratio to 0.85 Cars per unit



**Current Site Parking Ratio is 0.4 Cars per Unit –  
We will raise the ratio to 0.75 Cars per unit**





# Answer: Parking



***We will provide  
On-Street Parking  
on the new streets  
that are created***

***Parking for new residents will be:***

- ***Tucked under buildings***
- ***Covered by Landscaped courtyards***
- ***Hidden by Unit Stoop Entries and Landscaping***



# Concern 3: Integration

- *How will the site plan ensure integration into the existing community?*



*Disconnected from Abutting Amenities*

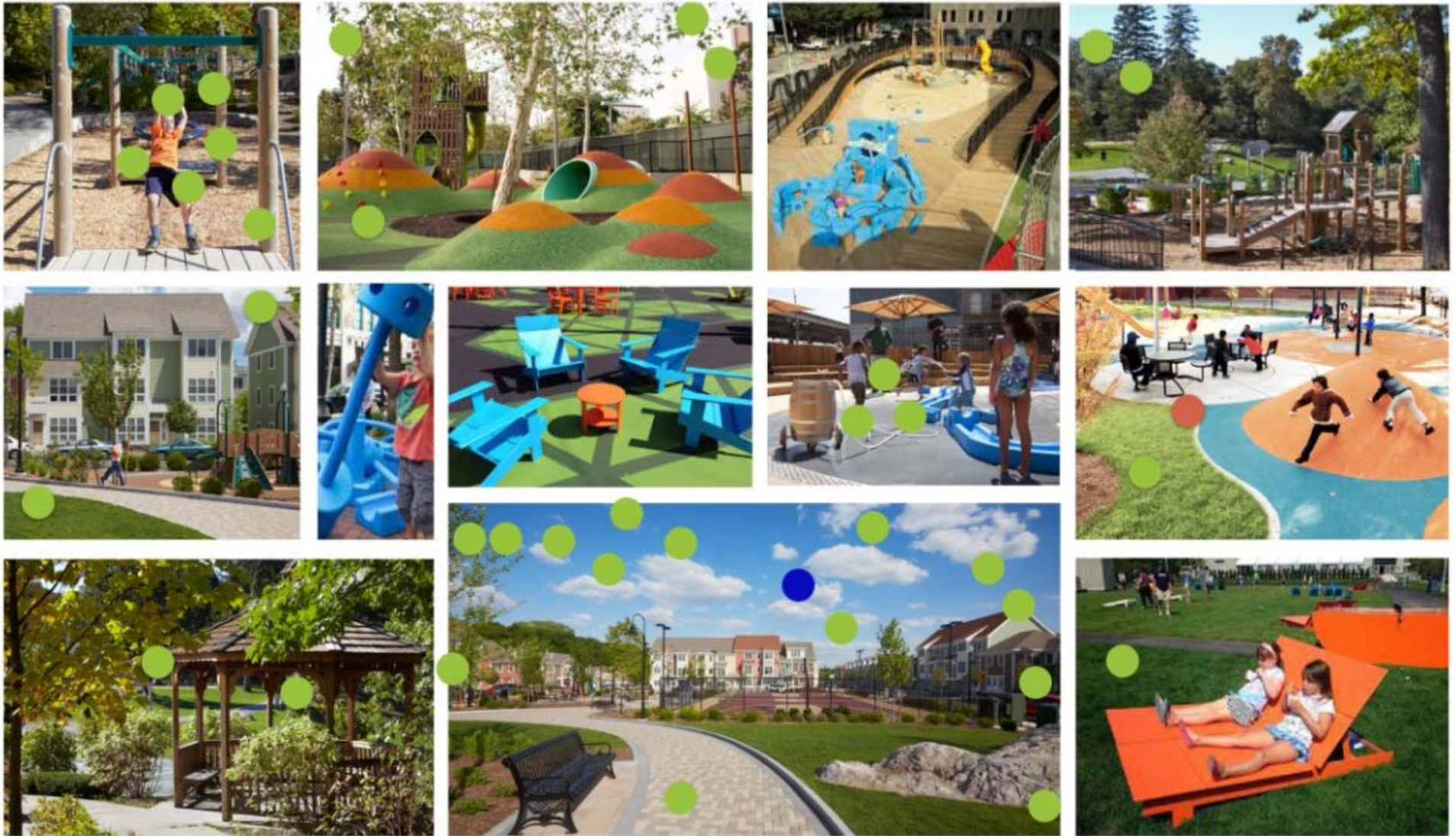
# Existing Conditions – Open Space at Edges



# New Plan— Open Space Throughout



# Answer 3: Integration



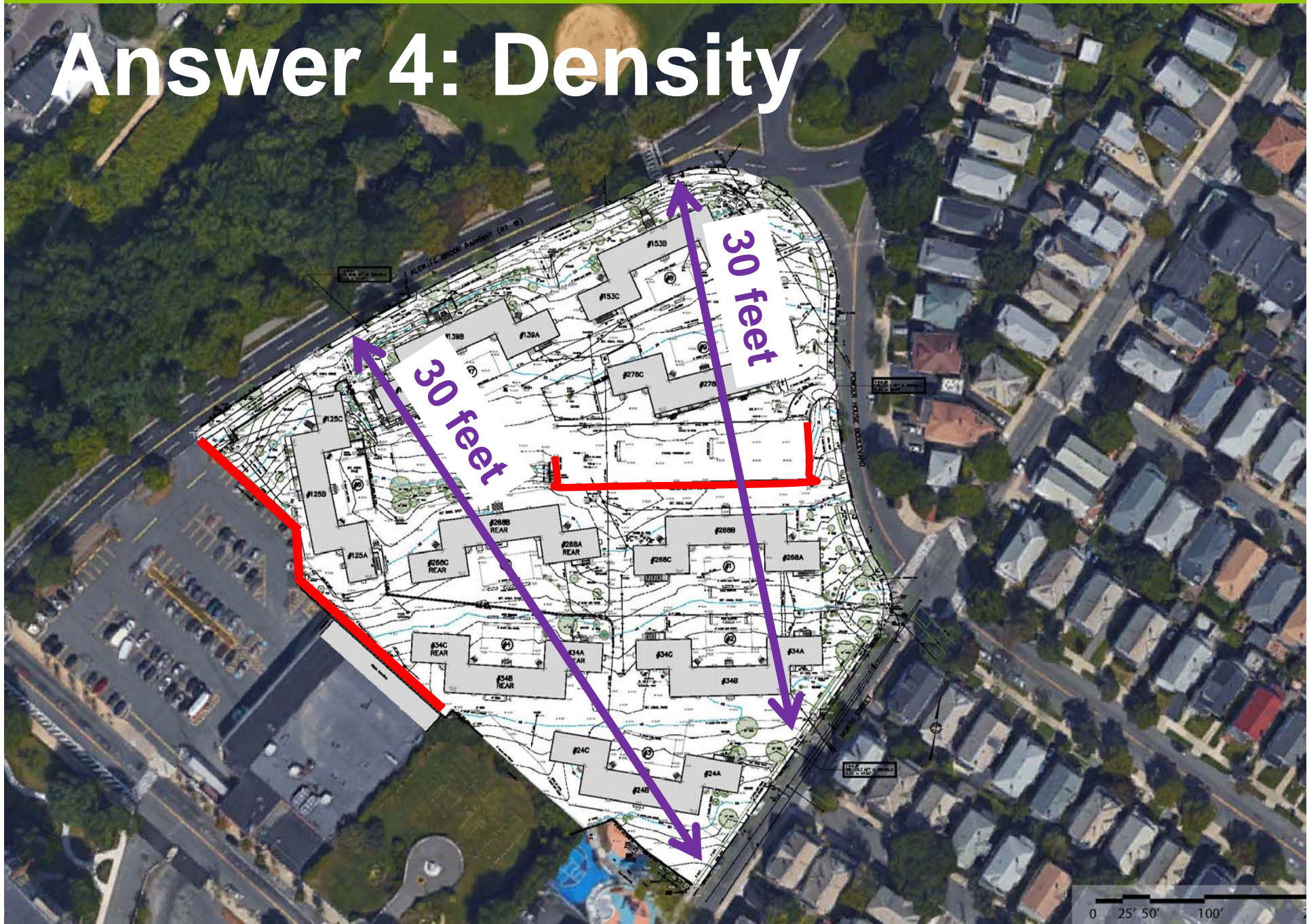
**Green Space, Community Space, Connections**

# Concern 4: Density

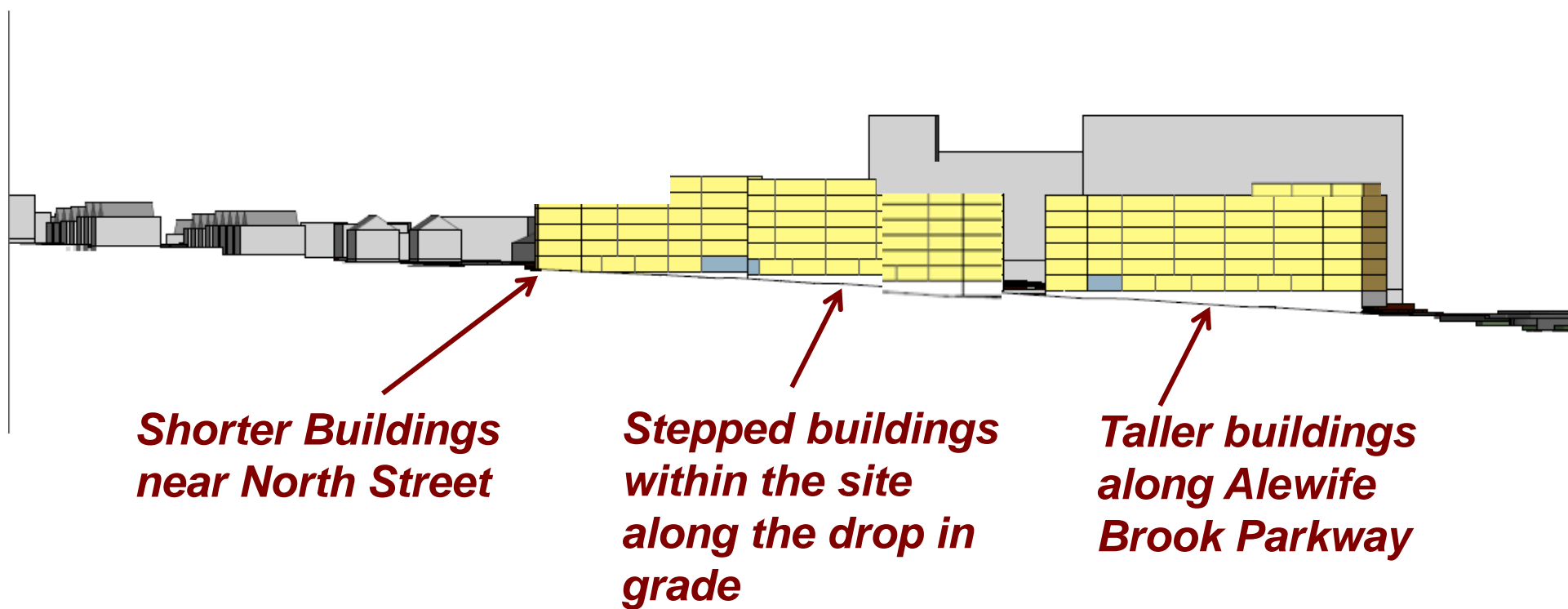
- *Will the new site be too dense and not fit in with the*



# Answer 4: Density



## Buildings Stepped with the Site Grading:





# Concern 5: Building Style

- *What will the new buildings look like?*

# Answer 5: Building Style



# Answer 5: Building Style



# Concern 6: Affordability

- *For how long will the units be affordable?*
- *How many affordable units will there be in the new construction?*

# Answer 6: Affordability

- *All 216 Replacement Units will be affordable for forever*
- *Additional affordable units will be created – 46% of the overall units will be affordable*

# Concern 7: Budget

- *What is the estimated budget of the redevelopment?*

## Answer 7: Budget

- *The overall redevelopment budget is estimated to be \$190 Million, including costs for temporary relocation*

# Concern 8: Public Impact

- *How much will the property generate in taxes?*
- *What will be the impact to public schools?*

# Tenant Demographic Profile of Recent Gate Residential Projects

## Our Residents

	Avg. resident age	Total Units	Total Residents	Total school-aged children
One North of Boston I, Chelsea	33	230	483	1
One North of Boston II, Chelsea	30	222	377	2
West of Chestnut, Quincy	32	169	304	1
Maxwell's Green, Somerville	33	184	349	8



## Fiscal Impact of Additional Residential Units

- Estimated additional property tax revenue:
  - $\$2,700/\text{unit} \times 350 \text{ units} = \$945,000$  per year
- Estimated additional school costs:
  - $10 \text{ additional students} \times \$15,000/\text{student} = \$150,000$  per year
  - $15 \text{ additional students} \times \$15,000/\text{student} = \$225,000$  per year

# Concern 9: Timeline

## Community Meetings Summer/Fall 2016

- At least four public meetings, of which this is the second
- Next two meetings:
  - **Monday, November 14, 2016**
  - **Wednesday, December 7, 2016**

# Concern 9: Timeline

Permitting and Approvals Process to begin **Winter 2016**

- Once we have a plan with community support, move towards refining the details of the plans for an early 2017 submission to the Planning Department
- Under review for 2 months, 60 days
- Hope to go to the **Zoning Board in March & April 2017**

# Concern 9: Timeline

## Construction

- Once we have ZBA approval, we will move towards a closing
- Targeting **Fall 2017 Ground Breaking**

# BREAKOUT SESSIONS

---

# In small groups:

- **More detailed discussion on:**
  - **Site Plan and Connections**
  - **Community Space**
  - **Outdoor Space**
  - **Building Imagery**
- **Look for language-specific groups**
- **Report back at next meeting**