

CLARENDON HILL: **COMMUNITY MEETING**

January 29, 2018

Agenda

- **Introduction & Updates**
- **Site Plan / Urban Design**
- **Traffic and Parking**
- **Clarendon Resident Issues**
- **Timeline and Process**

Intro & Update

Urban Design

Traffic/Parking

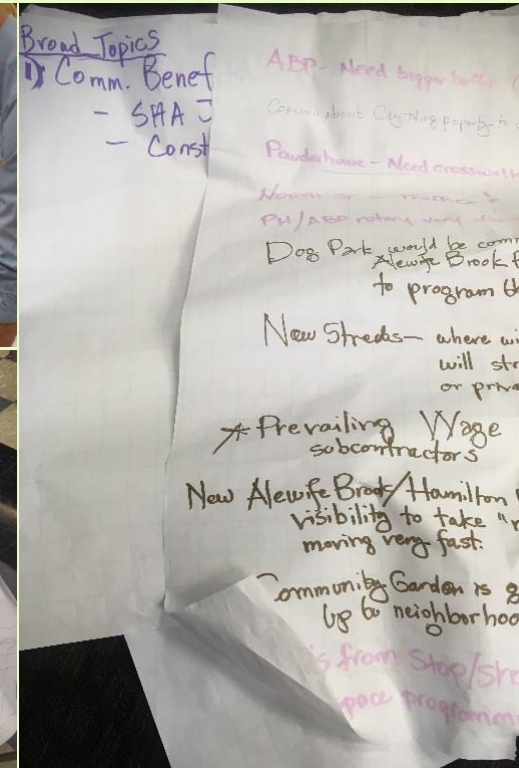
Resident
Concerns

Timeline

INTRODUCTION

Recap

- Started process in mid-2016



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Recap

Who we are

Somerville Housing Authority



Development Team



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Recap

Fundamentals are the same:

- All 216 families have the right to return
- The affordable housing will be affordable in perpetuity
- The new site will be a mixed-income community that creates new affordable units, and will have high-quality community and open space

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Recap

Financing:

\$30.6M from low income housing tax credits

\$17.8M from MA Dept of Housing and Community Development

\$17M from 54 Project Based Vouchers

\$16M from Redgate Residential

\$10M from City of Somerville

\$6M from Workforce Fund

\$4.9M from Massworks for infrastructure

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Recap – updates

Financing

- Received commitments from State and Local sources; AHTF recommended the project.

Urban Design

- Evolved and incorporated many of the ideas from community meetings

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URBAN DESIGN AND SITE PLAN

Site Plan

As exists
today.



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Site Plan

As presented
In May 2017.



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Site Plan

As currently
Proposed.



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Site Plan

Townhouses

- Front doors, stoops
- Affordable/moderate units
- Mostly 3 bedrooms on 2 levels
- Backyards



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Site Plan

Unit Mix

Building	Deeply Affordable	Low Income	Middle-Income	Market	Total Units
A&B	15	10		253	278
C	39		16		55
D	77		24		101
E	58		13		71
Town-houses	27		7		34
Total	216	10	60	253	539

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Site Plan

Views

From
Powder
House /
Alewife



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Views

Driving
up
Powder
House



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Dilbooy



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Views

From
Dilboy



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TRAFFIC

Traffic

SITE ACCESS

Alternative 1 (Preferred)

- One-way from North Street to new internal road across from Hamilton Road - reduces cut through traffic along Hamilton
- Alewife Brook Parkway access is right-turn in/right-turn out
- Two-way access along Powder House Boulevard



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Traffic

SITE ACCESS

Alternative 2

- One-way from North Street to new internal street across from Hamilton Road - reduces cut through traffic along Hamilton
- Alewife Brook Parkway access is right-turn in/right-turn out
- Two-way access along Powder House Boulevard



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SITE ACCESS

Alternative 3

- One-way from North Street to new internal street across from Hamilton Road - reduces cut through traffic along Hamilton
- **NO** Alewife Brook Parkway access
- Two-way access along Powder House Boulevard



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Traffic – Level of Service

SIGNALIZED INTERSECTION

Level of Service	Experience for Driver
A	Delay < 10 seconds
B	Delay > 10-20 seconds
C	Delay > 20-35 seconds
D	Delay > 35-55 seconds
E	Delay > 55-80 seconds
F	Delay > 80 seconds

UNSIGNALIZED INTERSECTION

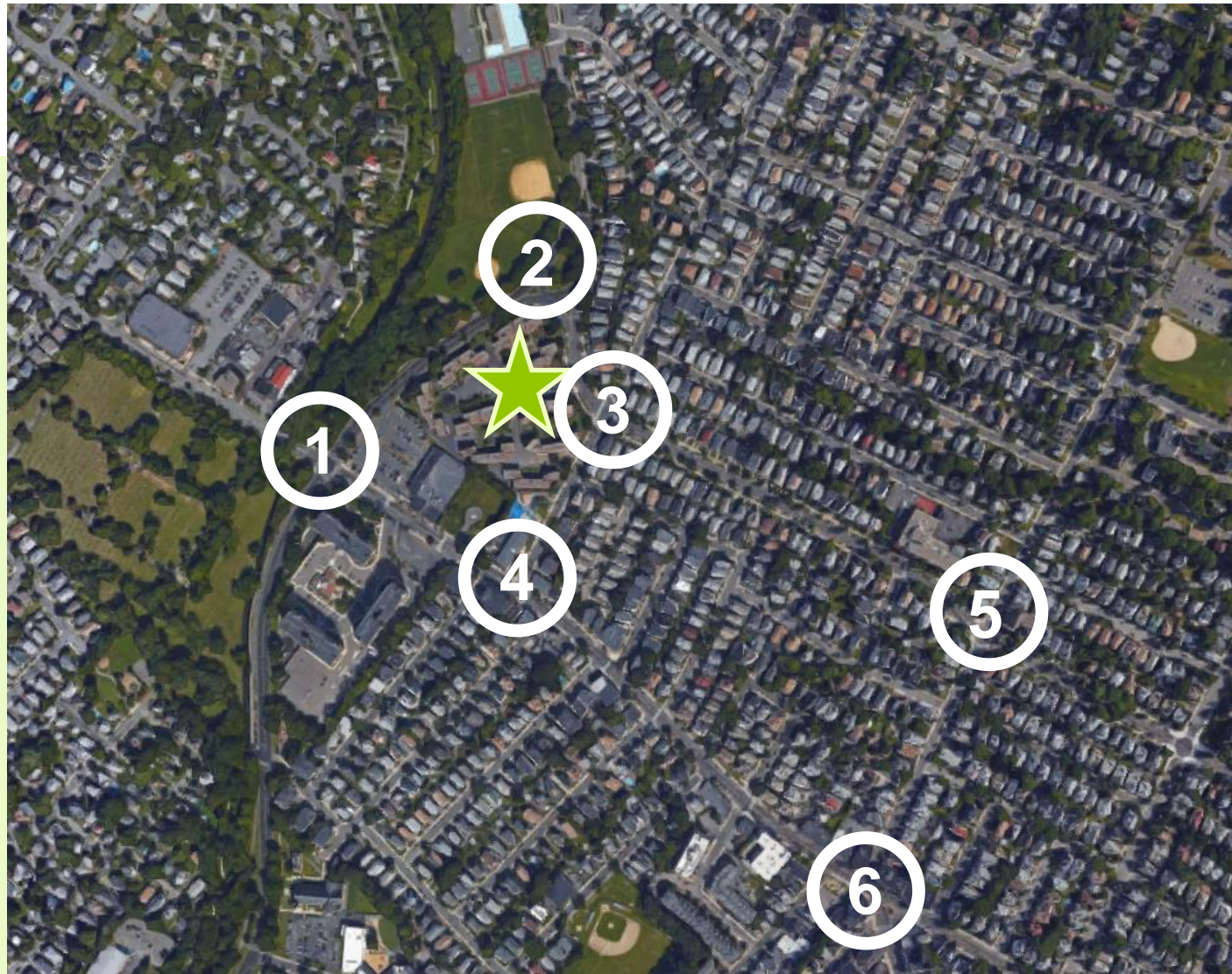
Level of Service	Experience for Driver
A	Delay < 10 seconds
B	Delay > 10-15 seconds
C	Delay > 15-25 seconds
D	Delay > 25-35 seconds
E	Delay > 35-50 seconds
F	Delay > 50 seconds

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Traffic

STUDY AREA

1. Alewife Brook Parkway at Broadway
2. Alewife Brook Parkway at Powder House Boulevard
3. Powder House Boulevard at North Street
4. Broadway at North Street
5. Powder House Boulevard at Curtis Street
6. Broadway at Holland Street and Curtis Street (Teele Square)



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Traffic

AM PEAK HOUR

- Baseline/Build with Mitigation LOS



1	Broadway / Alewife	F → F
2	Powder House / Alewife	F → C
3	Powder House / North	F → E
4	Broadway / North	E → C
5	Powder House / Curtis	D → C
6	Broadway / Curtis	C → B

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Traffic

AM PEAK HOUR

- Four (4) overall intersections have an improvement in level of service after mitigation is applied

1	Alewife / Broadway	--
2	Alewife / Powder House	+1
3	Powder House / North	+1
4	Broadway / North	+1
5	Powder House / Curtis	+1
6	Broadway / Curtis	+1



Improvement is measured from Existing Conditions to Build with Mitigation Conditions

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PM PEAK HOUR

- Baseline/Build with Mitigation LOS



1	Broadway / Alewife	F → F
2	Powder House / Alewife	F → C
3	Powder House / North	F → D
4	Broadway / North	C → B
5	Powder House / Curtis	E → D
6	Broadway / Curtis	E → C

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Traffic

PM PEAK HOUR

- Four (4) overall intersections have an improvement in level of service after mitigation is applied

1	Alewife / Broadway	--
2	Alewife / Powder House	--
3	Powder House / North	+1
4	Broadway / North	+1
5	Powder House / Curtis	+1
6	Broadway / Curtis	+1



Improvement is measured from Existing Conditions to Build with Mitigation Conditions

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Traffic – Proposed “T” Intersection



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Traffic – Proposed Mitigation

New Pedestrian Ramps



New Pedestrian Push Buttons



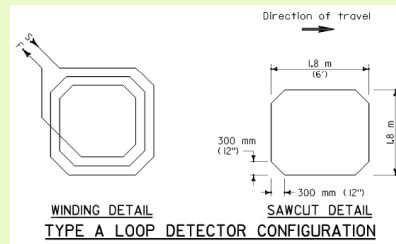
Improved Signage



New Pedestrian Signal Heads



Improved Vehicle Detection



New Traffic Control Cabinets



Intro & Update

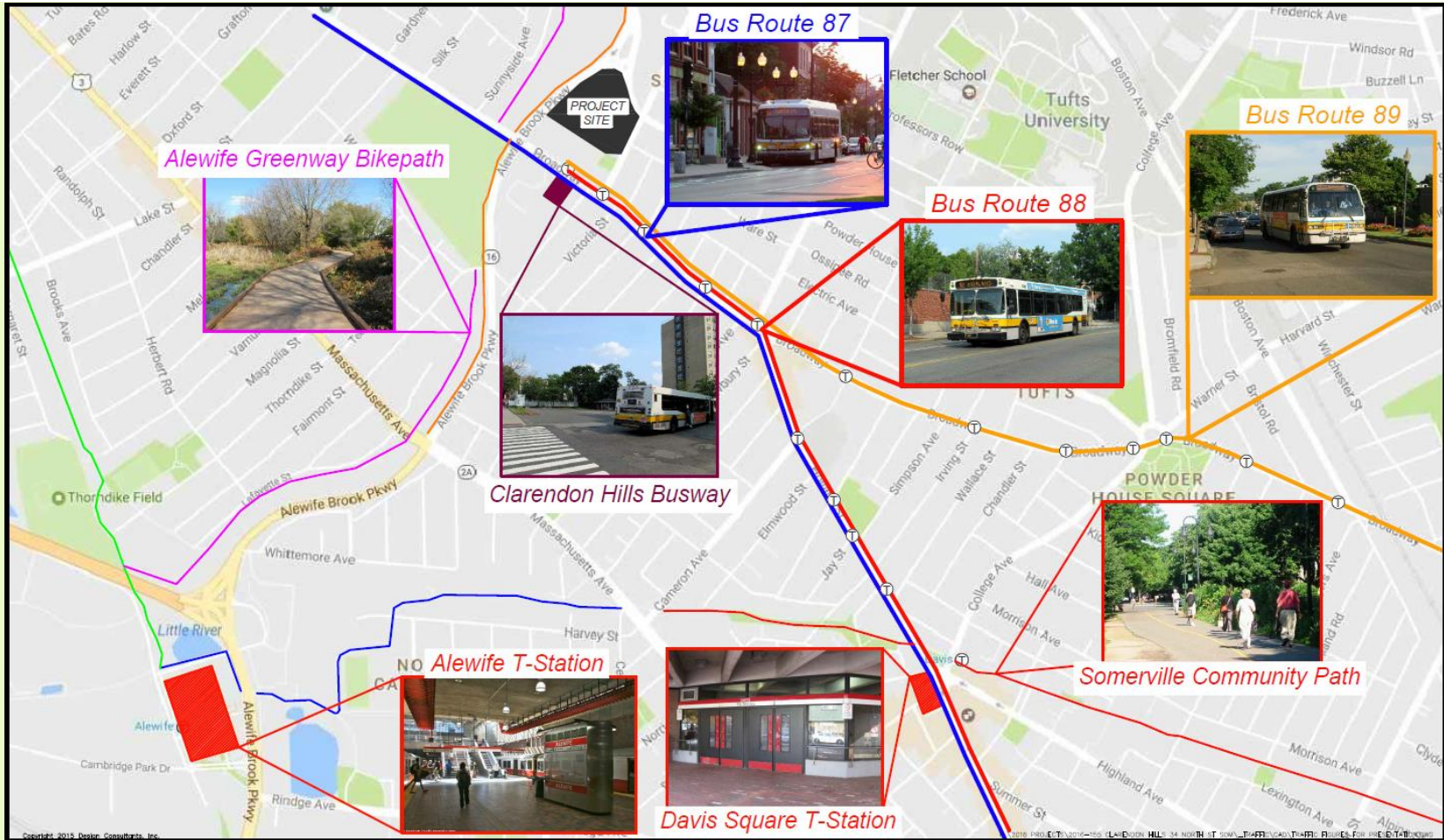
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Bus, Walking, Biking



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Parking

- Structured parking + onstreet parking



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Parking

	Structured	On-Street/ Surface	Total	Apartments	Parking Ratio
Current	0	85	85	216	0.40
Proposed	335	59	394	539	0.74

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Parking

	Structured	On-Street/ Surface	Total	Apartments	Parking Ratio
Current	0	85	85	216	0.40
Proposed	335	59	394	539	0.74

Parking for all 113 registered cars (bringing ~30 cars off residential streets)

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RESIDENT ISSUES

Resident Issues

Project Based Vouchers

- Value to project = \$17M
- Require citizenship for 54 of the units
- **Everyone that lives there now can come back**
- The rent calculation for the 54 units is slightly different, but should be the same or less for most families - in no cases will it be significantly more.
 - (See our handout or talk to Legal Services for any specific questions)

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Resident Issues

Relocation

- Students will be supported and will be allowed to continue in their schools
- Priority households (students in schools or medical needs in the area) will be prioritized to stay onsite or nearby during phased construction
- Rent will stay the same during relocation; cost of moving will be covered.

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Resident Issues

Redeveloped Clarendon Hill

- Washers and Dryers provided in units
- Residents who own pets can keep them at the redeveloped site
- Land continued to be owned by SHA.

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Timeline

Event	Date
Labor Discussion / Forum	TBD, first half of Feb 2018
Home Rule Petition	February/March 2018
Relocation starts	Summer 2018
ZBA Meetings	June 2018
All Financing Secured and in Place	Nov 2018
Phase 1 construction start	Nov 2018

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