



CLARENDON HILL REDEVELOPMENT

COMMUNITY MEETING

September 11, 2019

Who We Are



Somerville Housing Authority

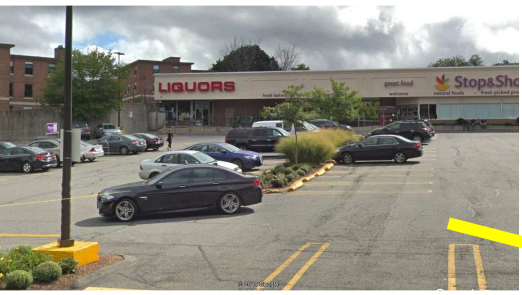
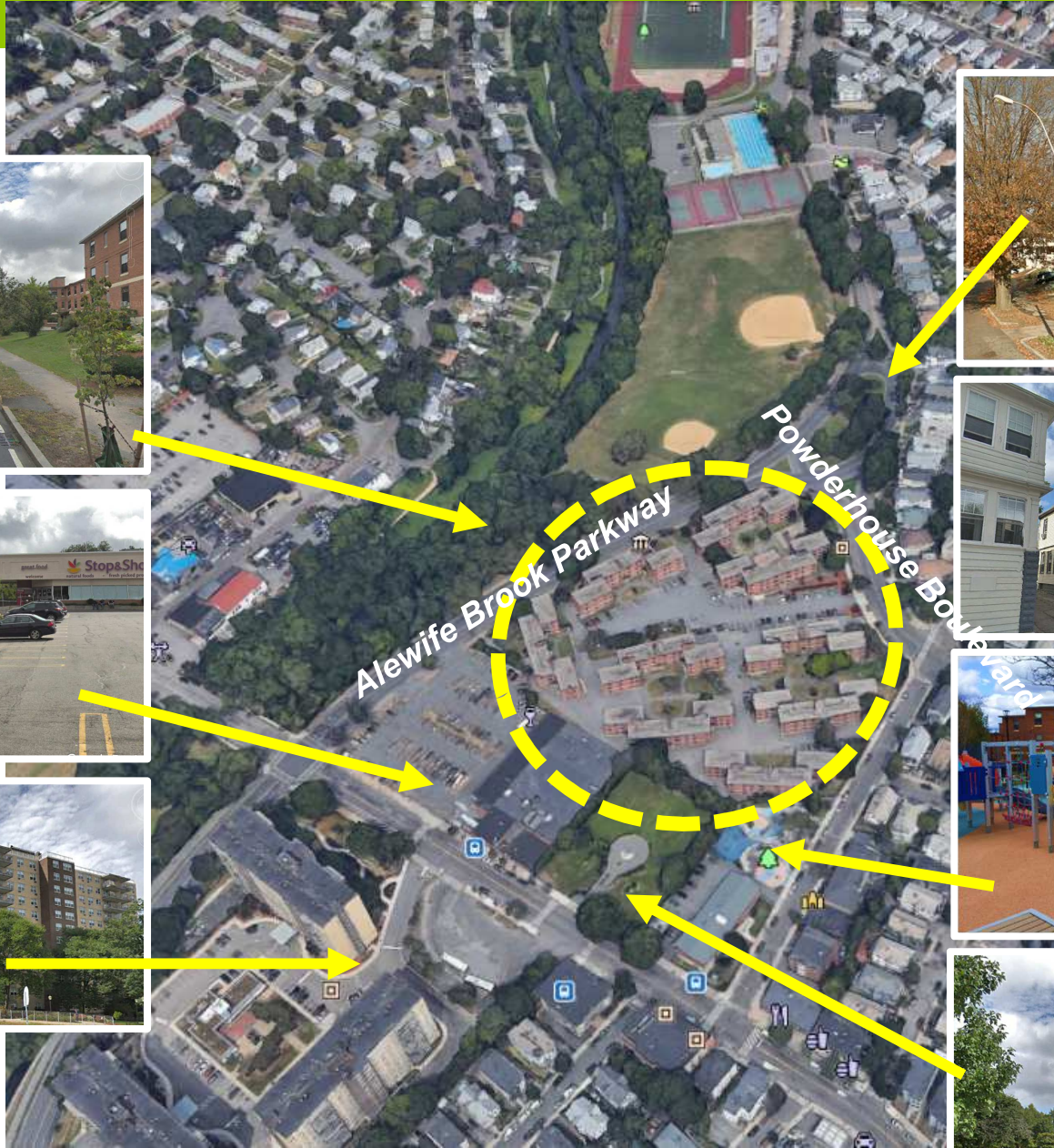


REDGATE™

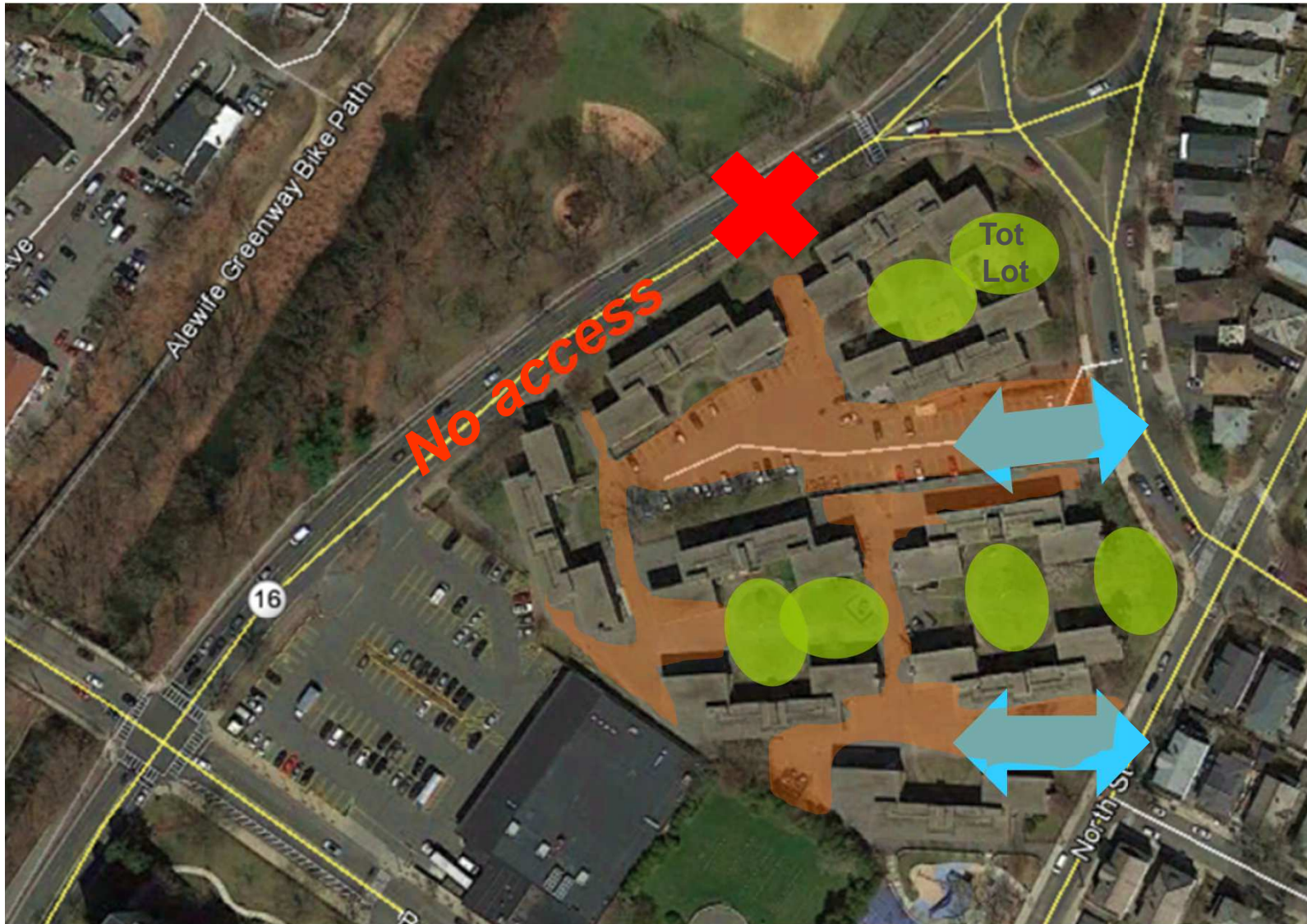
Existing Clarendon Hill



Context



Existing Conditions



Paved Area



Vehicle Access



No Access



Usable Green Space

Program:

591 Mixed-Income Apartments

- 216 Affordable Replacement for current residents
- 80 Units at 80-110% AMI
- 295 Market Rate

New & Realigned Streetgrid

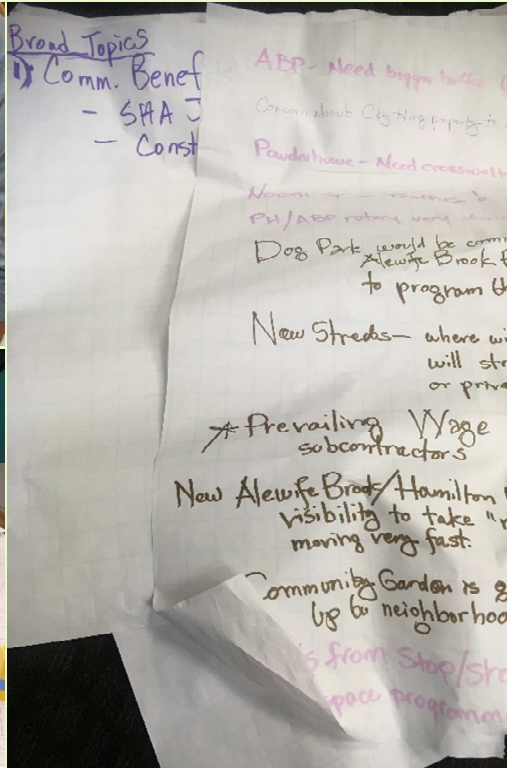
- Re-aligned Powderhouse Blvd / Alewife Intersection
- 387 Parking Spaces – below buildings & on-street
(Increase from the 87 that are there currently)

New, high-quality open space

- 0.4 acre New Central Park
- Extension & Improvements to North St Playground

Community Process

- Started process in mid-2016



Community-Wide Meetings to date:

Sept 14, 2016: Information gathering

Oct 19, 2016: Response to concerns, more information gathering

Nov 14, 2016: Presentation of preferred alternative, topic groups

Jan 18, 2017: Community Meeting

Feb 8, 2017: Traffic Meeting

March 6, 2017: Urban Design and Open Space

March 13, 2017: Other Impacts (Transit, Construction, Stormwater Management, Fiscal)

March 29, 2017: Urban Design Feedback

January 29, 2018: Site Plan and Urban Design Community Meeting

February 5, 2018: Labor Forum

July 10, 2019: Post-Home Rule Petition Revised Site Plan

Master Plan Evolution

Options Considered in 2016



Master Plan Evolution

March 2017



Proposed Site Plan



Summary Information

	Replace ment Public Housing Units	Mod Units (80- 110% AMI)	Market Units	Total Units
Building A/B	15	21	295	331
Building E	130	38		168
Building D	45	13		58
Townhouses	26	8		34
	216	80	295	591



REDGATE



External Street Network:

- Simplified Intersection at Alewife & PHB
- Signalized Intersection
- Bike Connections & Blue Bikes
- Improved sidewalks
- Raised Crossings



Internal Street Network:

- *Street Connections*
- *Pedestrian and Bike Connections*
- *New sidewalks*
- *Raised Crosswalks*
- *Below Grade Parking*
- *Woonerf*



Mitigation Strategies

Raised Crosswalks



Speed Table



Bump Outs



ZipCars

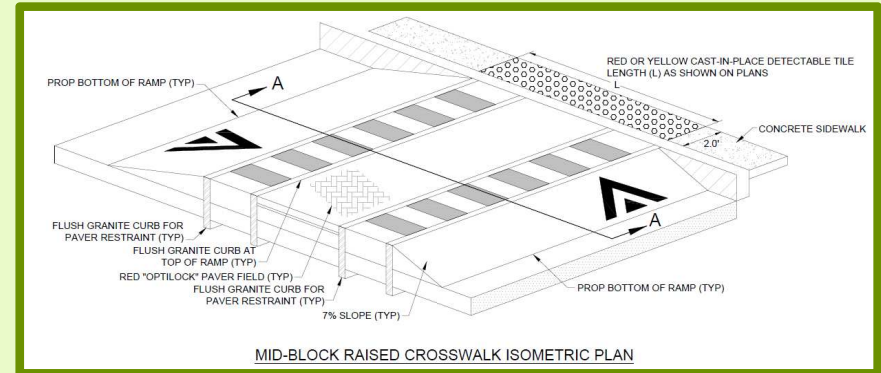


Mitigation Strategies

Rapid Flashing Beacon



Raised Crosswalk detail



Improved Signal Timing and equipment



Improved Signage and restrictions



Public Realm:

- *Street Edge*
- *Building Entries*
- *Common Spaces & Lobbies*
- *Stoops at Townhomes*
- *Woonerf at Buildings D & E*



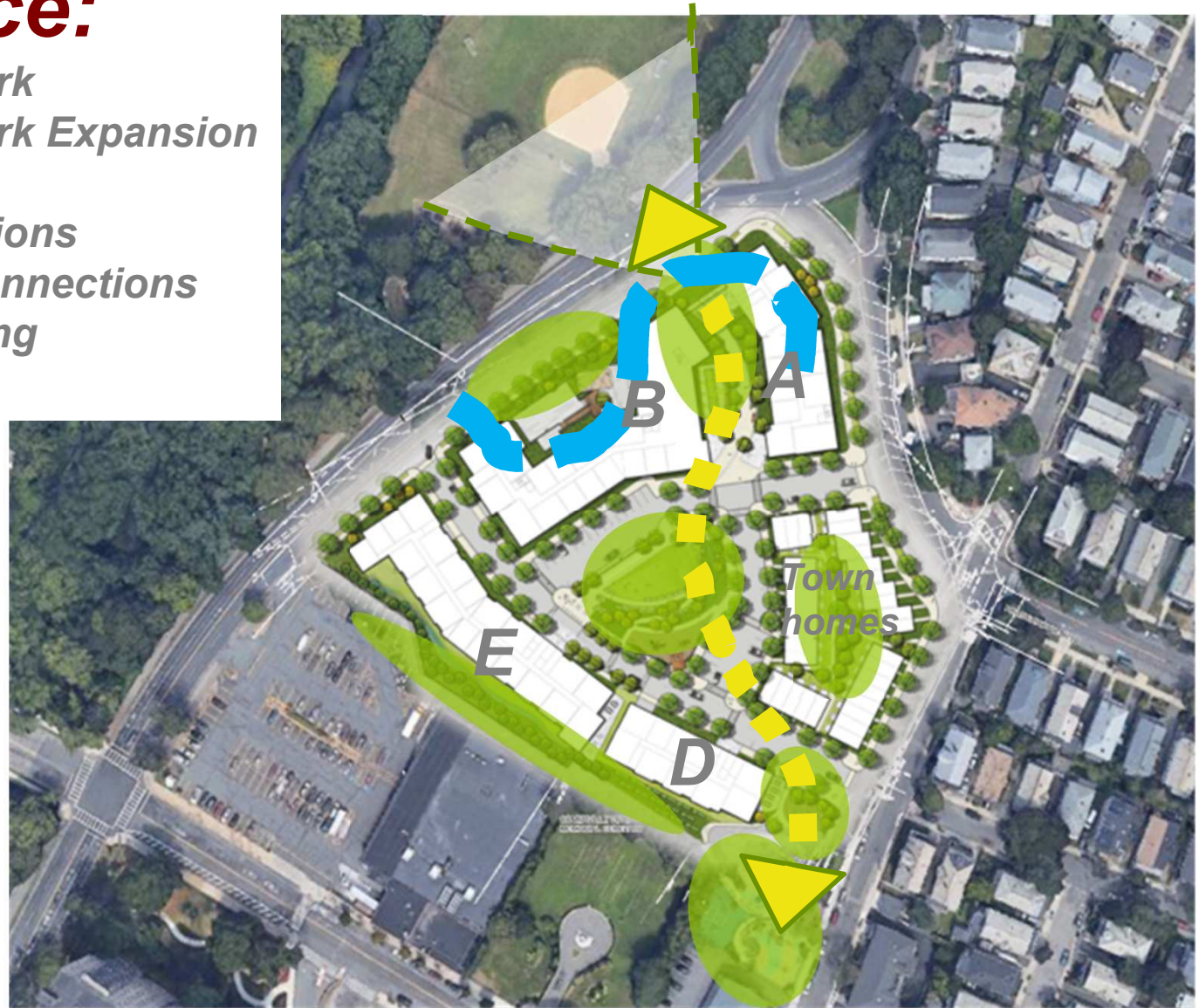
Parking:

- Under Buildings A&B
- Under Buildings D & E
- Surface Parking



Open Space:

- *New Central Park*
- *North Street Park Expansion*
- *Podium Parks*
- *Visual Connections*
- *Open Space Connections*
- *S-Shape Building*
- *Bridge*



Sun Study

3pm Spring



3pm Summer



3pm Fall



“Small to Big”

**9-Story Volumes
Edge broad Parkway
At lowest site level**

**6/7-Story
Midrise
allows transition**



**6/7-Story
Midrise
allows transition**

**3-Story
Townhouses
replicate
neighborhood scale**

Proposed Site Plan



Aerial View along Powderhouse



Aerial View from Hamilton Extension



Hamilton Extension



REDGATE™



Powderhouse



New Street



Clarendon Common



Clarendon Common



Clarendon Common



Clarendon Common



Alewife Brook



Alewife Brook



Powderhouse



Materials:



COMPOSITE PANEL



SQUARE CHANNEL SIDING 9"



LAP SIDING 7" EXPOSURE



SHIP LAP/ WOOD LOOK

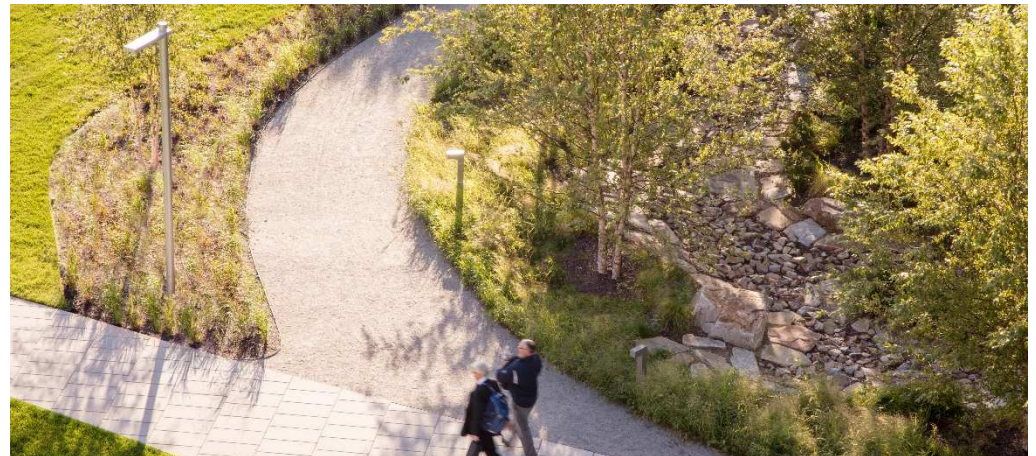


OPEN SPACE DESIGN

Proposed Site Plan



Clarendon Common



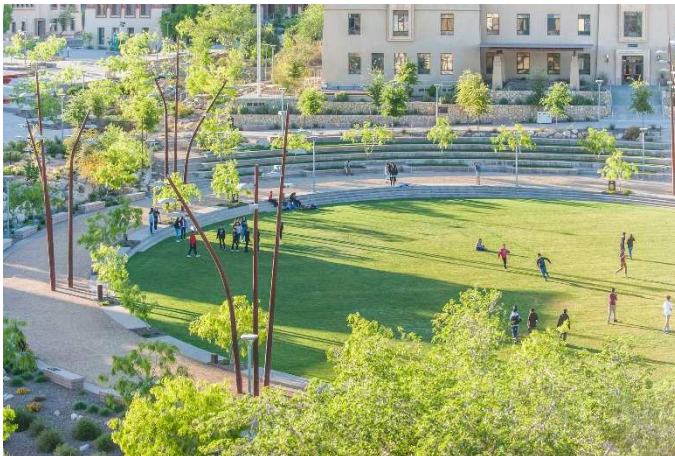
Clarendon Common



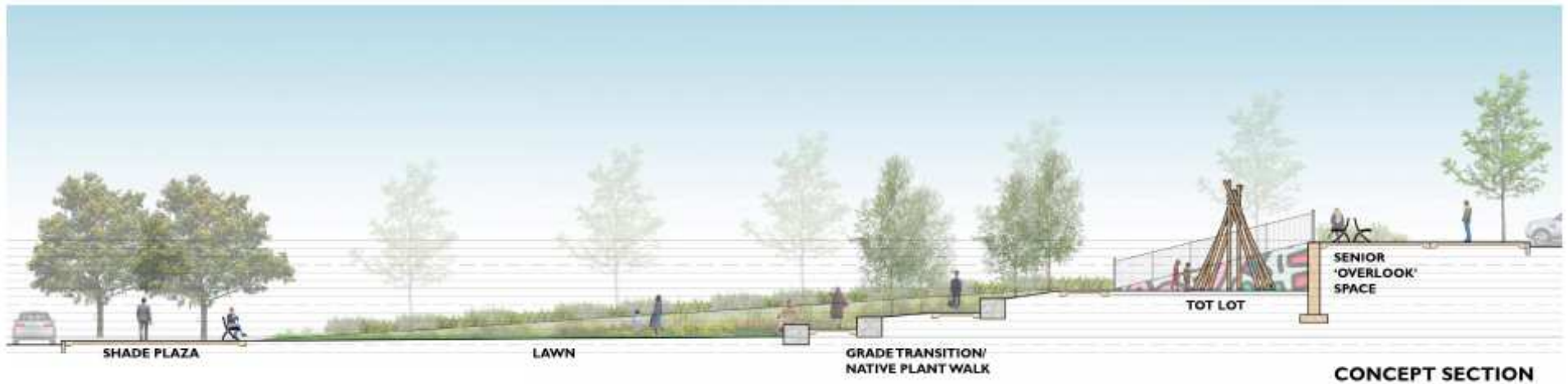
Clarendon Common



Clarendon Common



Clarendon Common

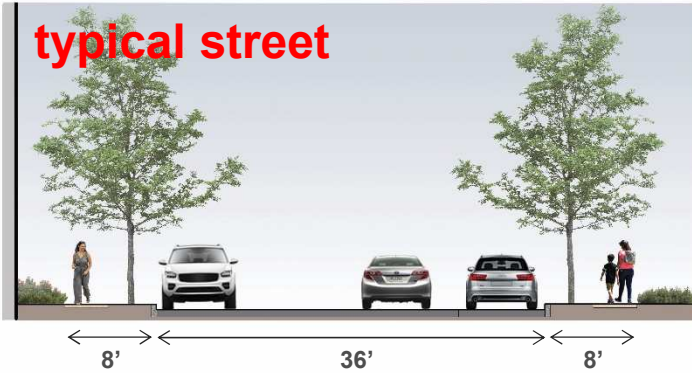


Complete Streets

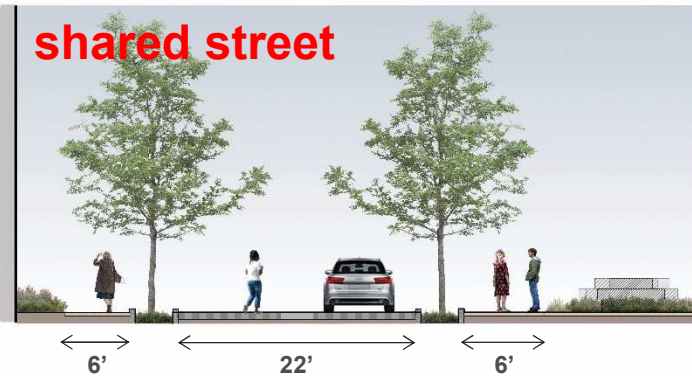


Shared Street

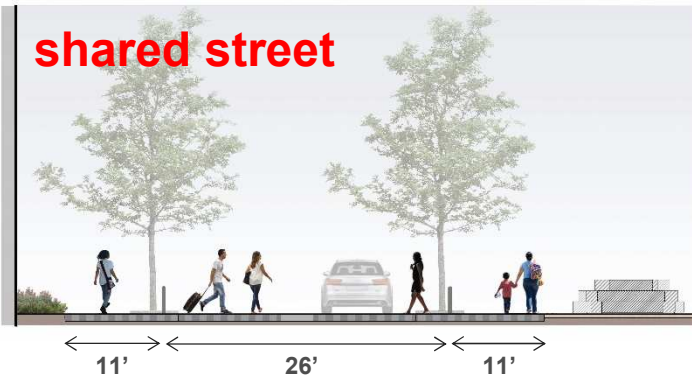
a typical street



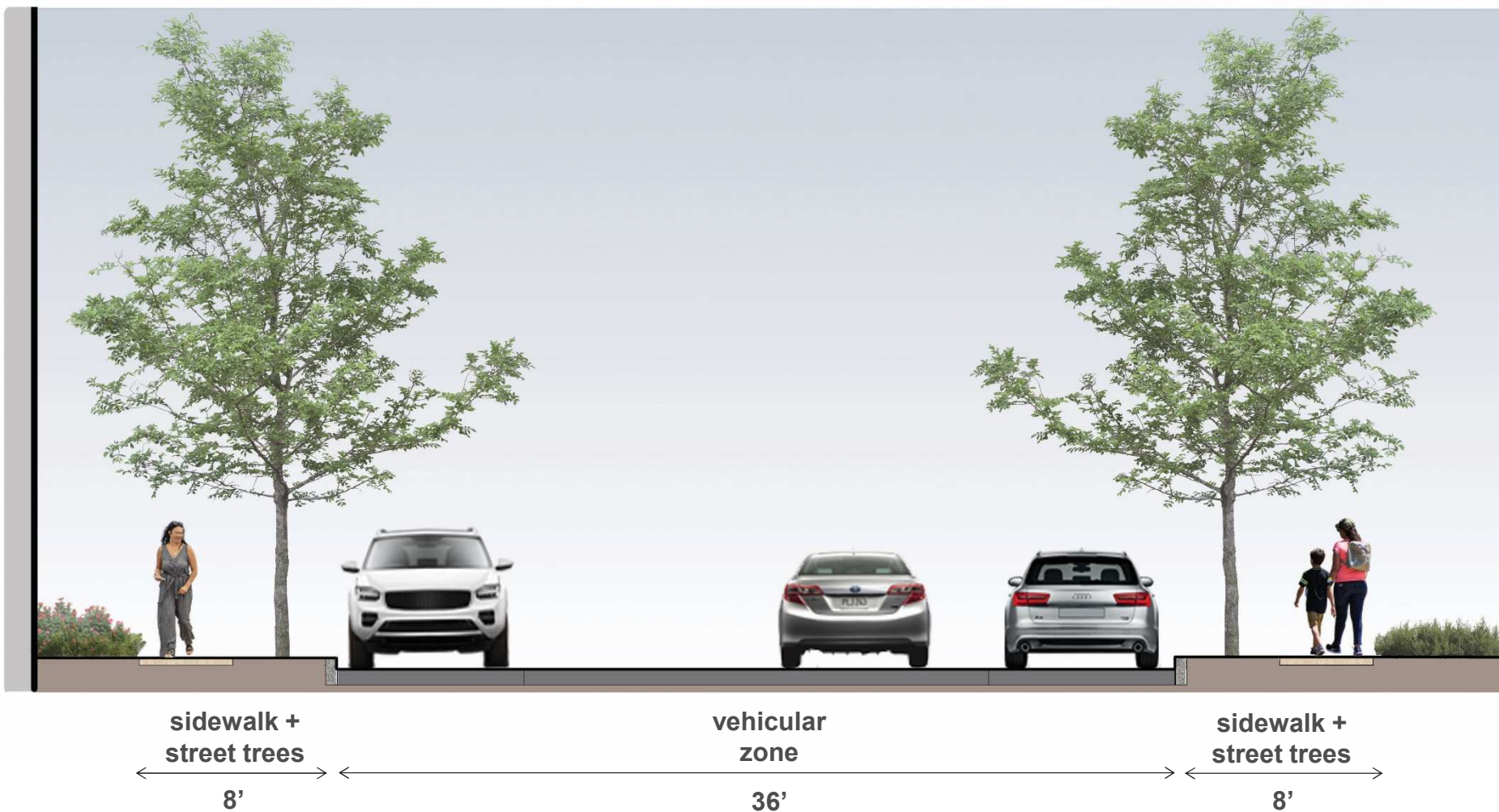
b shared street



c shared street

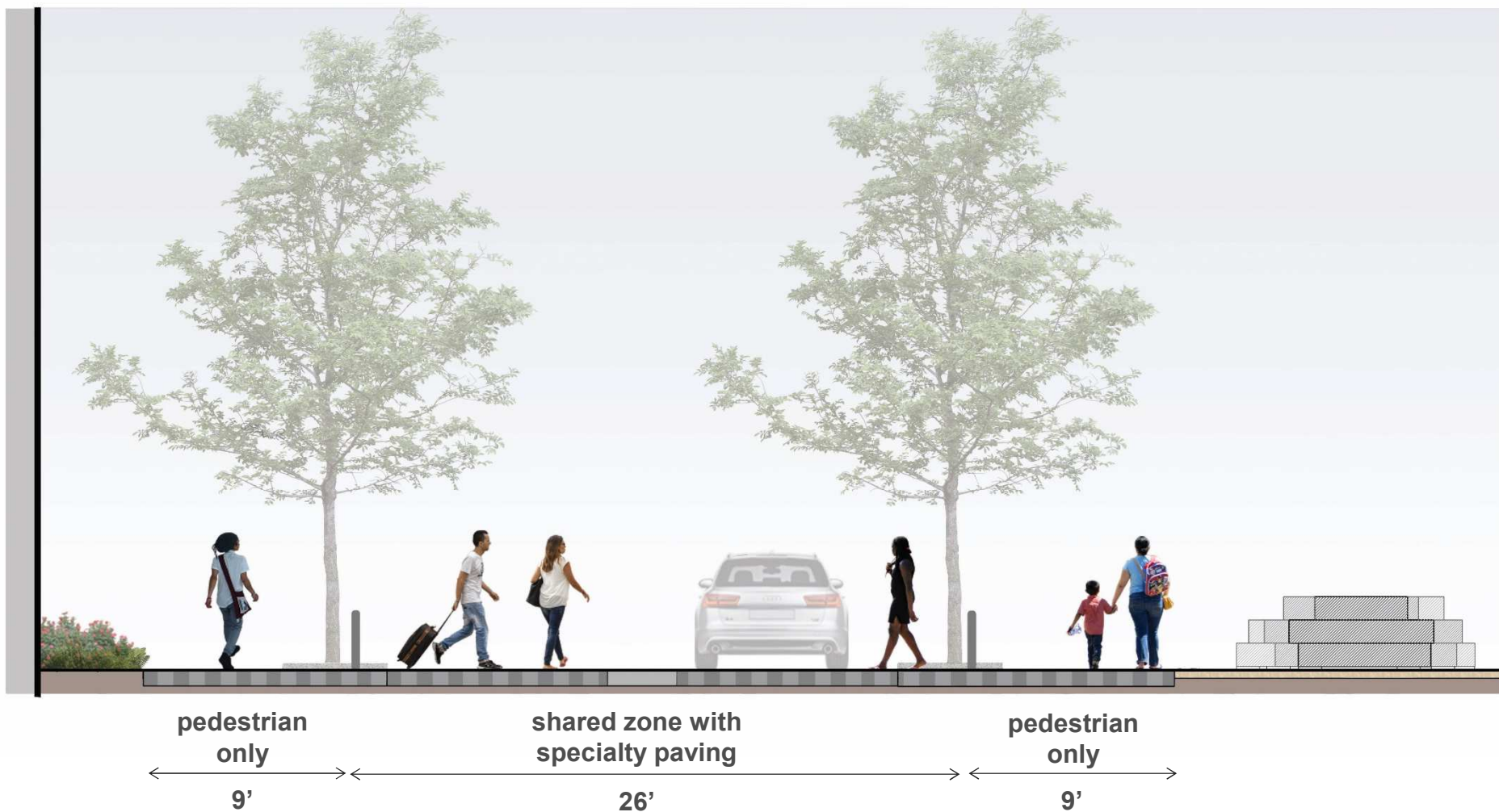


Shared Street



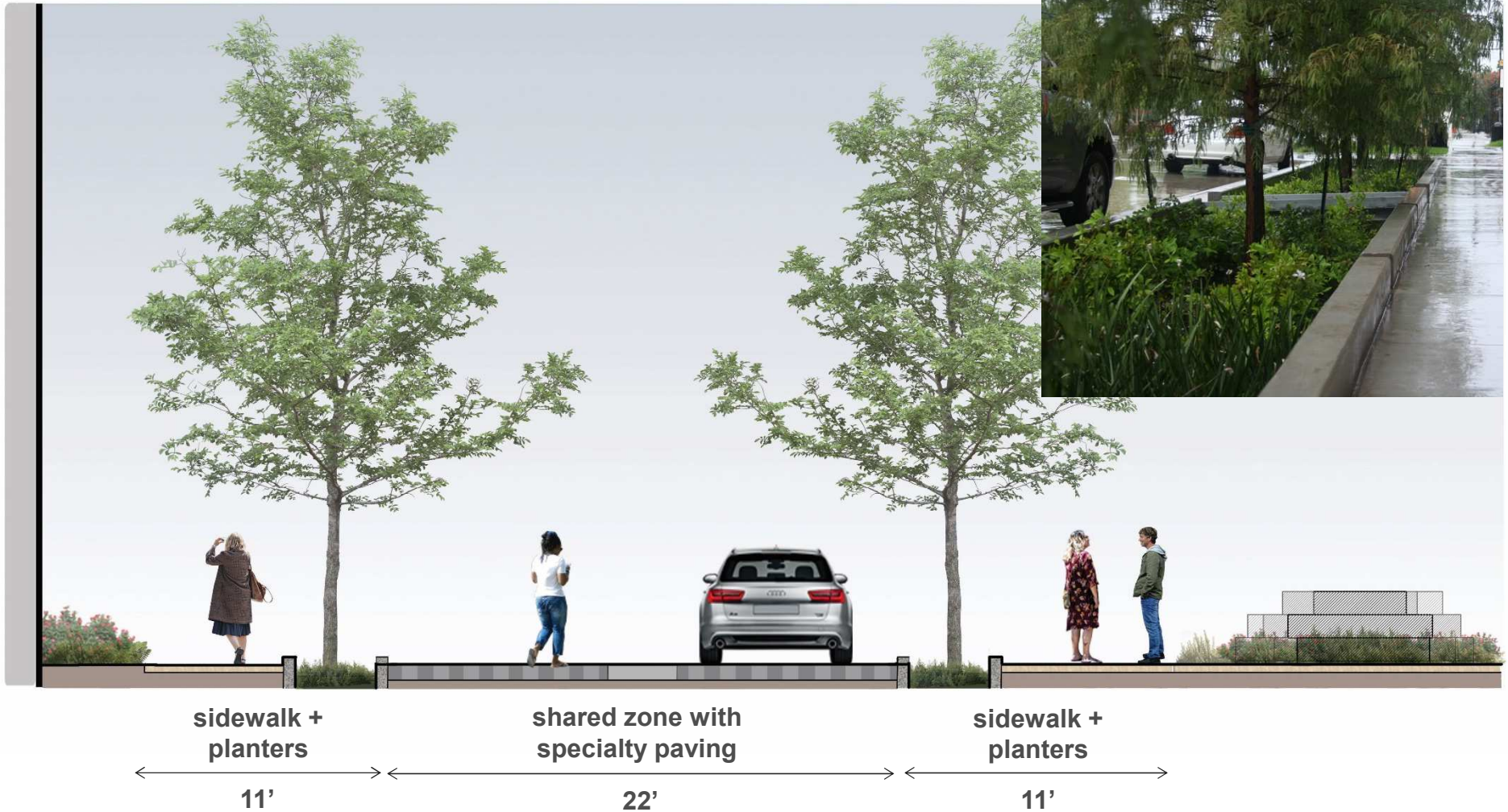
typical street

Shared Street



shared street at crossing

Shared Street



shared street at biofiltration planters

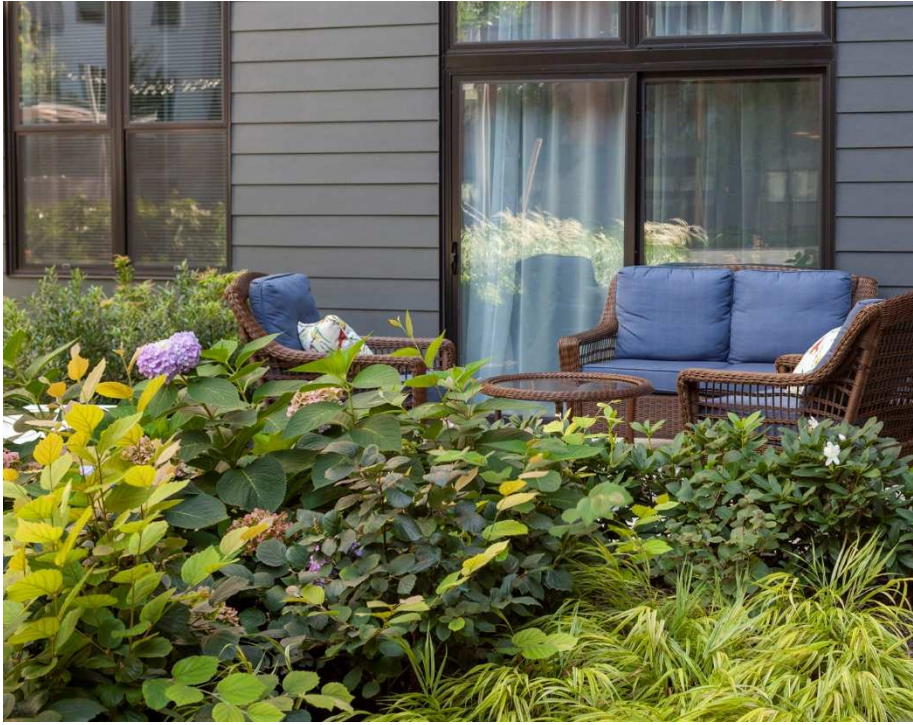
Learning Garden



Community Garden



Townhome Backyards



NEXT STEPS + TIMELINE

Timeline

Event	Date
Zoning filing	Late September 2019
City Council Hearings	October 2019
Zoning hearings	November 2019
Zoning approval	December 2019
Relocation begins	Early 2020
Closing for First Phase	Summer 2020
Occupancy for First Phase	Early 2022

THANK YOU!

QUESTIONS?