

# SOMERVISION GOALS PROGRESS AND PROJECTIONS 2010 - 2030

## SOMERVISION GOALS:



*30,000 New Jobs* as part of a responsible plan to create opportunity for all Somerville workers and entrepreneurs



*125 New Acres of Publicly-Accessible Open Space* as part of our realistic plan to provide high quality and well-programmed community spaces



*6,000 New Housing Units - 1,200 Permanently Affordable* as part of a sensitive plan to attract and retain Somerville's best asset: its people.



*50% of New Trips via Transit, Bike or Walking* as part of an equitable plan for access and circulation to and through the City.



*85% of New Development in Transformative Areas* as part of a predictable land use plan that protects neighborhood character.

The SomerVision Numbers cannot be separated into parts and cannot be separated from the SomerVision Map in order to advocate for a specific action by the City. They must be viewed in the context of entire Comprehensive Plan including the backup information in Appendix 1 and Appendix 2.

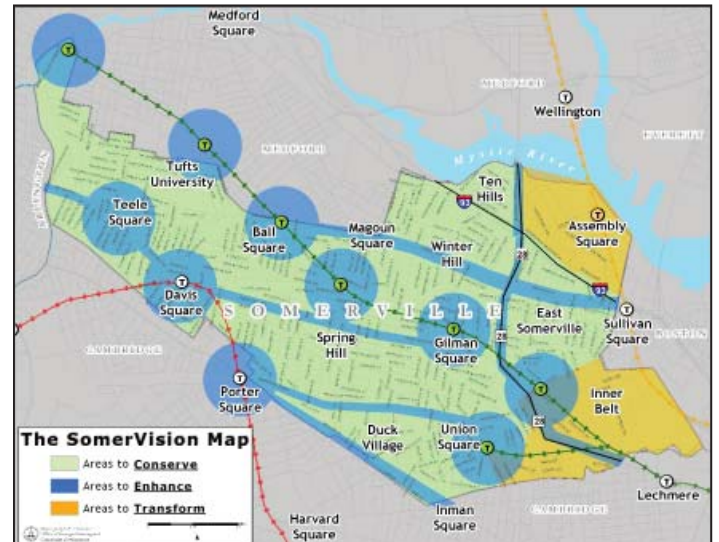
# CITYWIDE PROGRESS

The SomerVision Comprehensive Plan is a smart growth plan for a city of four square miles. It calls for a reduction of infill development in core residential neighborhoods at the same time as it calls for transit-oriented development in squares, commercial corridors and industrial districts. It calls for twice as much commercial growth as residential growth. It anticipates that growth will strengthen municipal finance, helping underwrite major community-based investment in affordable housing, open space improvement, and infrastructure upgrades while reducing tax burdens.

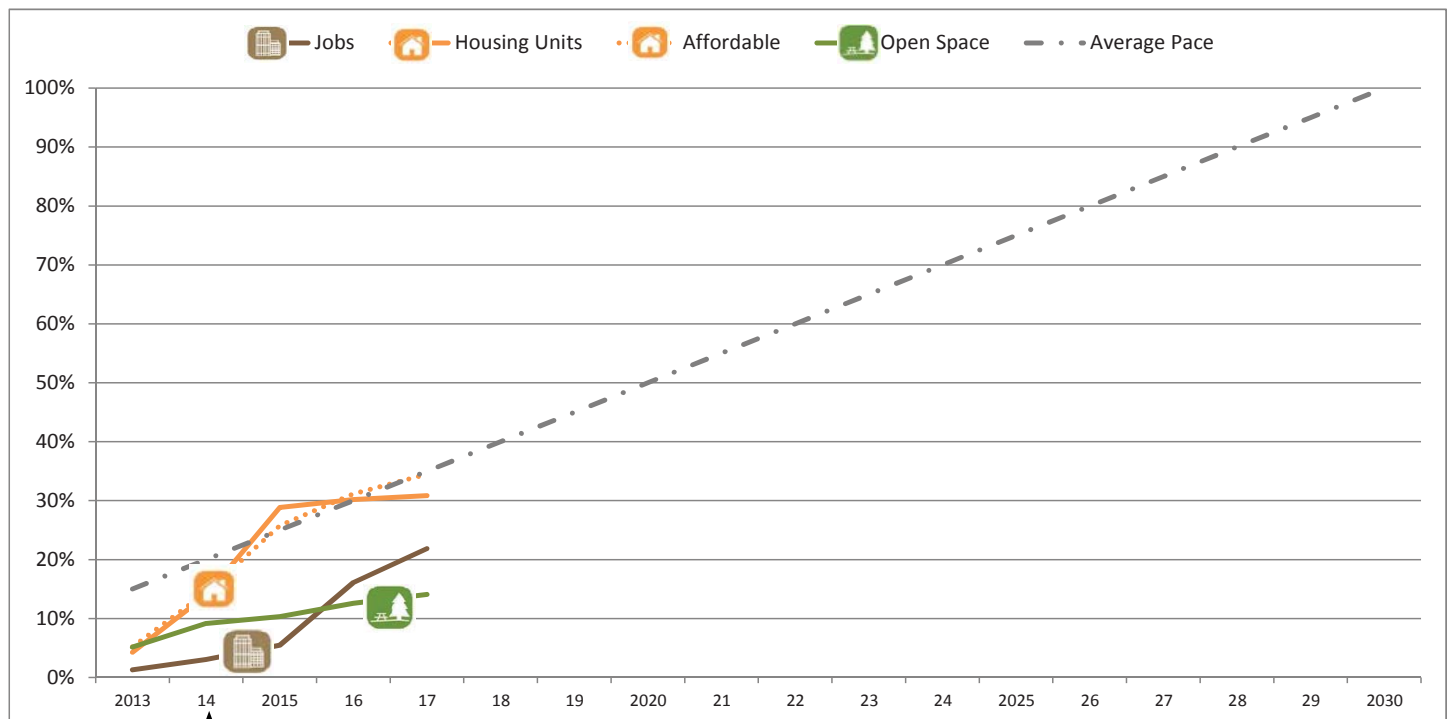
Between 2000 and 2010, Somerville gained roughly 1,500 housing units, but job counts were essentially unchanged. Roughly 250 affordable housing units were added to the City's stock, and roughly 2 acres of new public open space were built. Since 2010, another 250 housing units (60 affordable) have been constructed. Roughly 400 new jobs have been created, and 6 acres of public open space have been added. Using a simplistic straight-line graph to illustrate an average pace of

production, it appears that housing and affordable housing development are occurring on schedule. Job production and open space creation are following a curved trajectory, since in most cases they require extensive transit, sewer and road infrastructure improvements to unlock large-scale development. The major challenge so far is that the growth that has occurred has largely taken place in parts of Somerville identified by the Comprehensive Plan as "Areas to Conserve".

CITYWIDE	Jobs	Housing Units	Affordable	Open Space
Target	30,000	6,000	1,200	125
Complete		390	256	62
Pipeline 2014 (Cumulative)		910	835	173
Pipeline 2015 (Cumulative)		1,640	1,732	309
Pipeline 2016 (Cumulative)		4,823	1,811	374
Pipeline 2017 (Cumulative)		6,564	1,851	414



## CITYWIDE PROGRESS



ASQ BLOCKS 1,3,4

# PROGRESS BY DISTRICT

Participants in the SomerVision process requested that performance metrics be included in the plan. To track progress toward the SomerVision goal set, databases of completed and proposed projects have been assembled. Individual projects are coded according to address, SomerVision district, and projected completion date. The SomerVision “Areas to Transform” are expected to handle roughly 85% of new development, while “Areas to Enhance” are expected to handle roughly 15% of new growth. Little growth is desired in “Areas to Conserve”.

Between 2010 and 2014, new housing development in Somerville’s “Areas to Conserve” has far outpaced the

SomerVision targets. Part of the problem is regional: an exceptionally strong demand for new housing exists in the walkable core of metro Boston. Another part of the problem is local: deficiencies in the Somerville Zoning Ordinance make it easy to build apartment buildings in our core residential neighborhoods. In total, roughly 250 housing units have been completed or are under construction in these “Areas to Conserve” since 2010.

SomerVision’s “Areas to Enhance” are more of a mixed bag. Housing growth is well above the average pace line. Affordable housing production paralleled the market-rate housing trend line, since projects like Maxwell’s Green are triggering the City’s Inclusionary Housing Ordinance. Jobs and open space are increasing, but slowly.

Variation among SomerVision’s “Areas to Transform” is also evident. In Assembly Square, where infrastructure improvements have been made over the past ten years, all four metrics are tracking with a straight-line average pace. In Union Square, infrastructure needs suggest more of a curved line for pacing, and development projects are in the pipeline that should track well with that goal. In Brickbottom, Boynton Yards and Inner Belt, a longer lead time must be expected, since major infrastructure overhauls are needed to unlock private investment.

## BACKGROUND DATABASE

DISTRICTS	PROJECT	COMPLETION DATE	STAGE (Complete or Pending)	STAGE (Planned or Not)	General Enhance or Transform District	Source
Assembly Square	Block B	2016	P		Transform	
Assembly Square	Palmer / B2A Phase 1	2016	P	Planning	Transform	Staff Report
Ball Square	Sons of Italy - 503/505 Broadway	2015	P	Planning	Enhance	Staff Report
East Somerville	2-6 Broadway	2015	P	Planning	Enhance	
East Somerville	182 Broadway (Patty's)	2015	P	Planning	Enhance	
Garner Square	82 Highland	2016	P	Planning	Enhance	Application
Inner Belt	55 Washington		P	Planned	Transform	Staff Report
Lowell Street	231 Lowell	2015	P	Pre-permitting	Enhance	Drawings
Lowell Street	235 Lowell	2016	P	Pre-permitting	Enhance	Drawings
McCauley Highway	434 McCauley (Sunoco)		P	Planning	Enhance	Questionnaire
Mystic Valley	295 Waterworks Phase 1 - 405 Mystic Valley	2015	P	Planning	Enhance	Drawings
Placer Square	310 Beacon Street	2016	P	Planning	Enhance	Application
Somerville Ave	45 Placer	2016	P	Planning	Enhance	Application
Somerville Ave	138 Somerville Ave	2016	P	Planning	Enhance	Application
Somerville Ave	110 Somerville Ave	2016	P	Planning	Enhance	Application
Tauck Square	1115-1123 Broadway @ Catz		P	Planning	Enhance	Plans
Tauck Square	1154 Broadway	2016	P	Pre-Planning	Enhance	CRF Presentation
Union Square	181-187 Washington	2016	P	Planning	Enhance	Decision
Boynton Yards	47 Hunting	2015	P	Planning	Transform	Staff Report

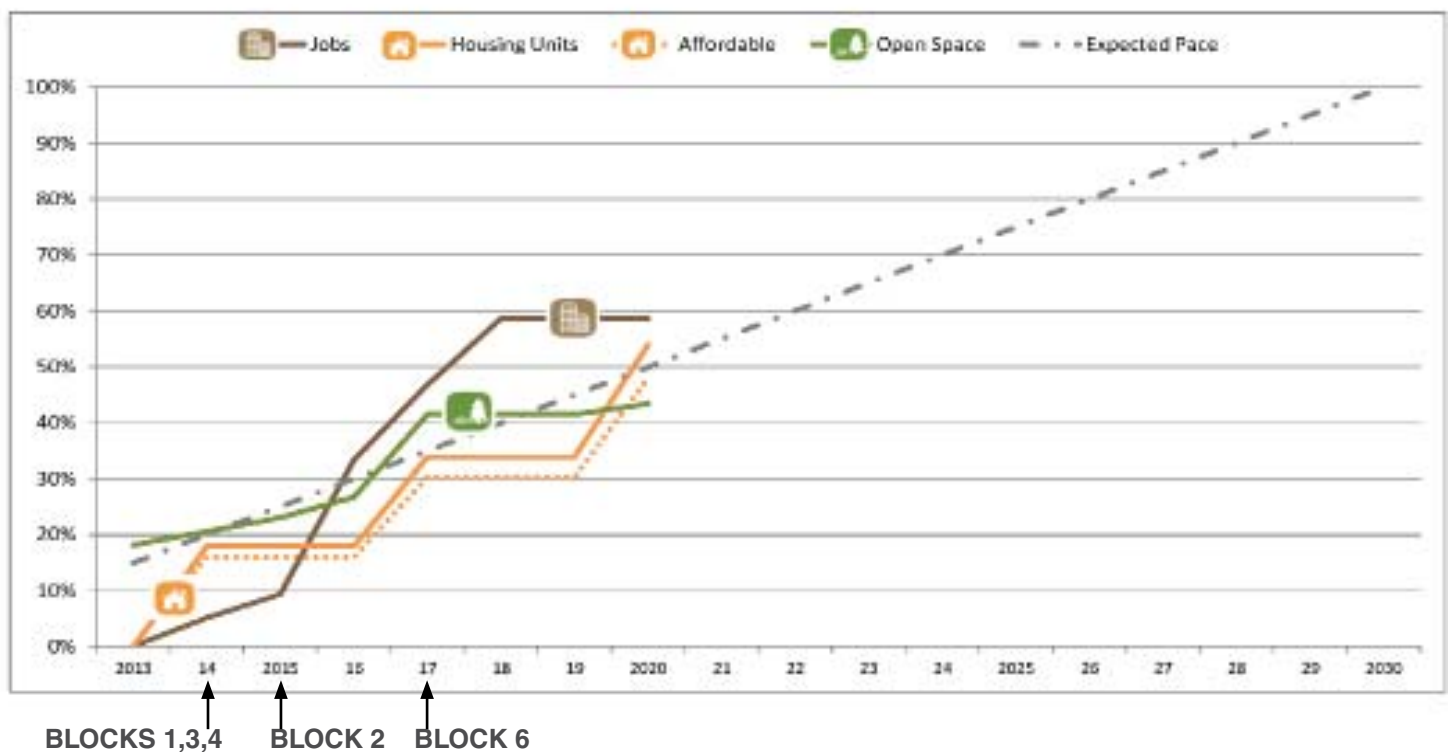
## CONSERVE DISTRICTS



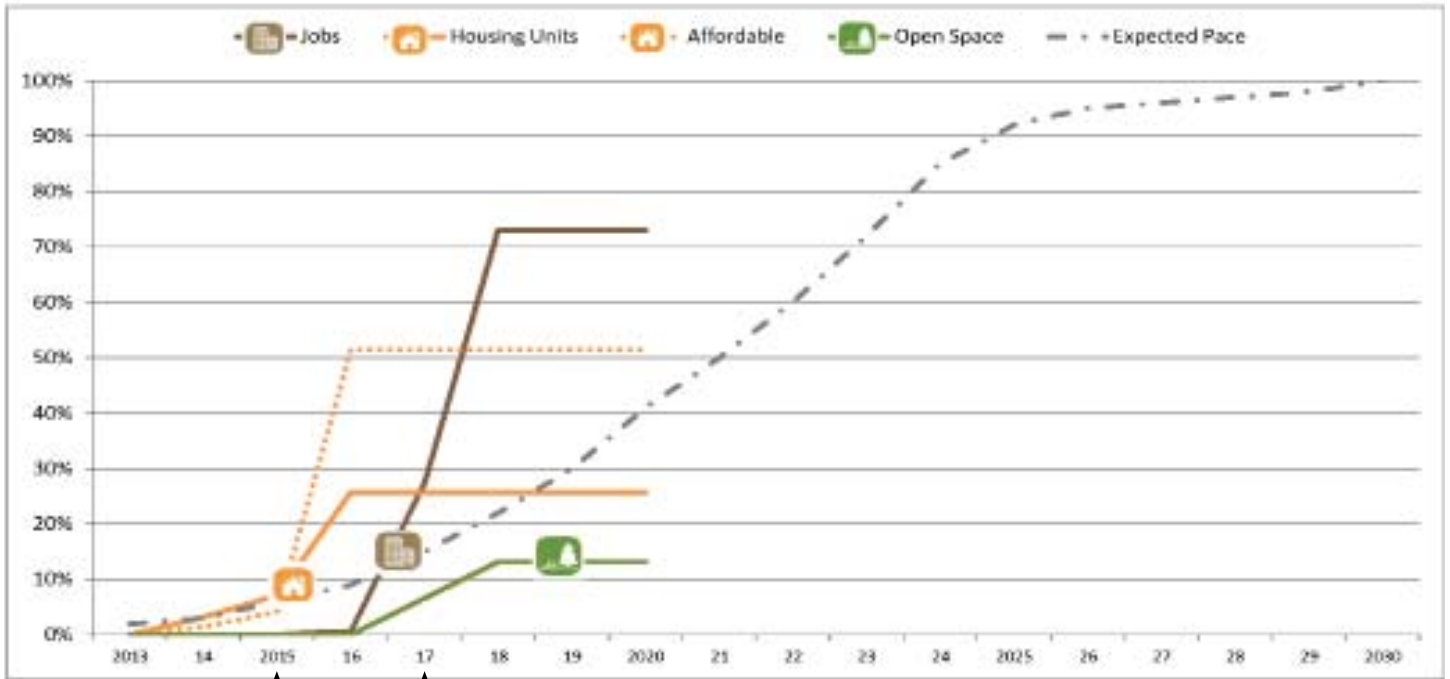
# ENHANCE DISTRICTS



# TRANSFORM DISTRICT: ASSEMBLY SQUARE



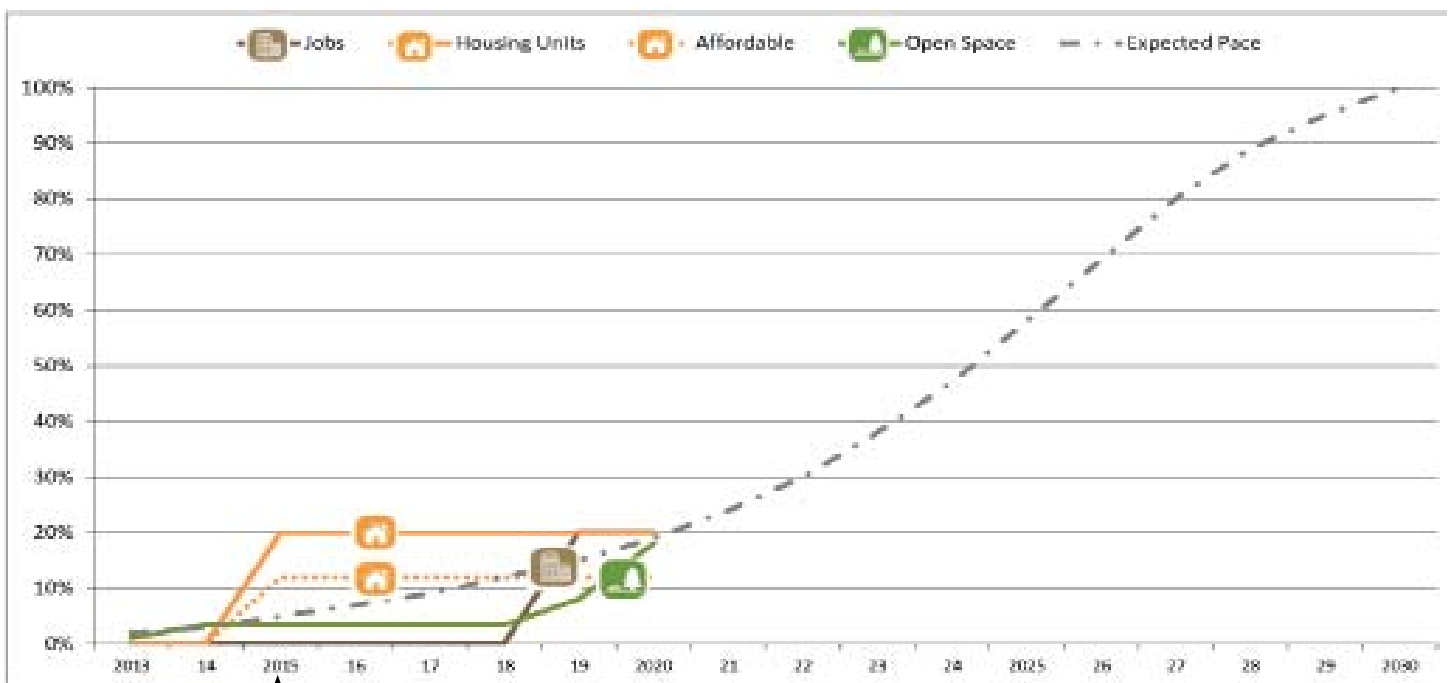
# TRANSFORM DISTRICT: UNION SQUARE



181-197 WASHINGTON

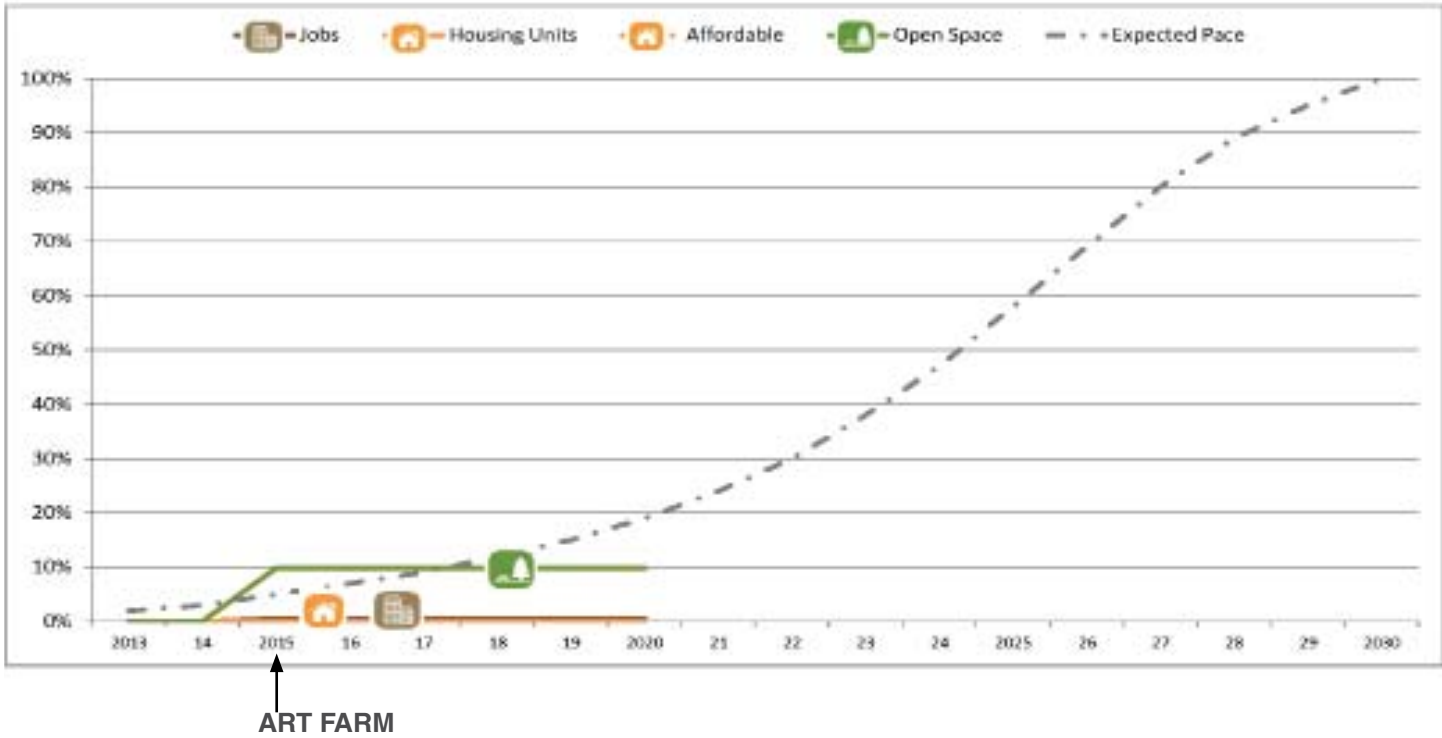
BLOCK D-2

# TRANSFORM DISTRICT: BOYNTON YARDS

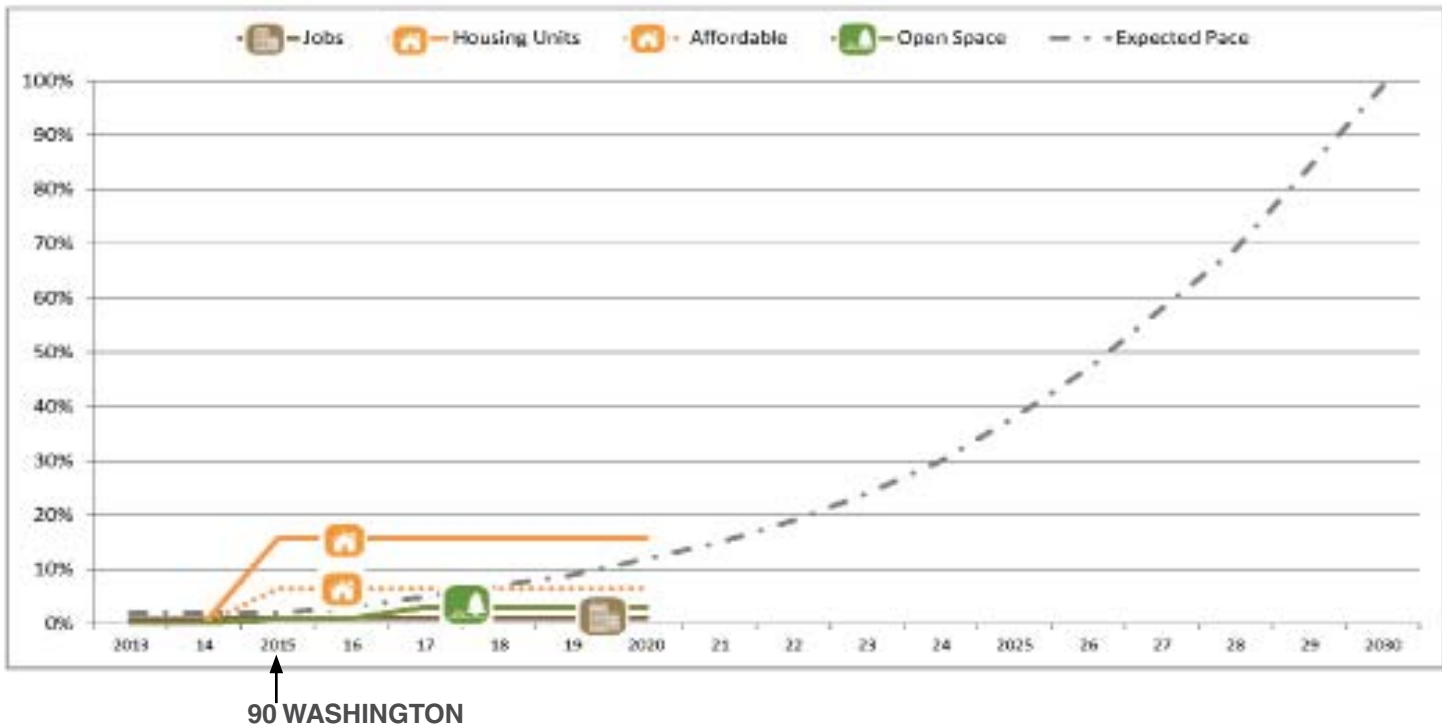


9 MEDFORD

# TRANSFORM DISTRICT: BRICKBOTTOM



# TRANSFORM DISTRICT: INNER BELT



# IMPLEMENTATION STEPS

From Somersvision Appendix 3

Station Area Plans	Not Started	In Progress	Completed
Union	→		
IB / BB			✓
Gilman			✓
Lowell			✓
Ball	→		
Route 16			✓
ASQ / Sullivan	→		
Davis	→		
Porter	●		

Infrastructure & Transportation Improvements	Not Started	In Progress	Completed
<b>Transit Service</b> Orange Line Green Line Fare hike advocacy	→		✓
<b>Street Repair</b> NSRP Pothole Blitz	→		✓
<b>Bike &amp; Ped</b> Complete Streets Ord Hubway Accessibility Survey	→		✓
<b>Sewer &amp; Storm</b> East Broadway Union Square	→		
<b>Parking</b> Head-in-angled Zipcar	→		✓
<b>Path Systems</b> Route 28 Undercarriage Community Path	→		✓

Housing Activities	Not Started	In Progress	Completed
<b>Needs Assessment</b>			✓
<b>Assistance</b> Energy Efficiency Program Homeowner Exemption	→		
<b>Homelessness Prev</b> Mayors Challenge Annual Census Mass Bay Veterans Center	→		✓
<b>Development</b> SHA Waterworks Glen Street CPA Land Bank	→		✓

Quality of Life Strategies	Not Started	In Progress	Completed
<b>Public Education</b> Universal Pre-K, El Sistema, Edgerly Farm	→		
<b>Employer Recruitment</b> Greentown Labs, Life Sciences Corridor, Partners	→		✓
<b>Small Business</b> East Somerville assistance Winter Hill NRSA	→		
<b>Open Space &amp; Rec</b> SbD Series, Plan Writing, Parks projects, Rec Task Force	→		
<b>Public Safety</b> Community Policing Secure Communities policy	→		
<b>Civic Engagement</b> ResiStat, SomerViva / Language Liasons, Community Budgeting, SAIL, Open Data Portal	→		✓

Zoning Code Overhaul	Not Started	In Progress	Completed
Zoning Code Overhaul	→		

Sustainability Programs	Not Started	In Progress	Completed
<b>Solid Waste</b> Zero-Sort Recycle Trash Toter Curbside Compost	→		✓
<b>Energy Efficiency</b> Zoning incentives REEP	→		
<b>Stormwater Management</b> Impervious Surfaces Ordinance			✓
<b>Transportation Demand Management</b>			
<b>Air Quality</b> CAFEH study Tree Planting Waste Transfer Closure	→		✓
<b>Fresh Food</b> Urban Agriculture Ordinance Urban Farm Mobile Market Ambassador program	→		✓