



SOMERVISION2040

Sustainability • Diversity • Opportunity • Connectivity • Community

Next Up: Parameters

This presentation will be posted on www.somervision2040.com



City of Somerville
Mayor Joseph A. Curtatone



SOMERVISION2040

Sustainability • Diversity • Opportunity • Connectivity • Community

Parameters

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Office of Strategic Planning and Community Development



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Community Responsibilities

- Articulate what we believe as a community
- Identify the priorities
- Brainstorm big, bold ideas

City Staff Responsibilities

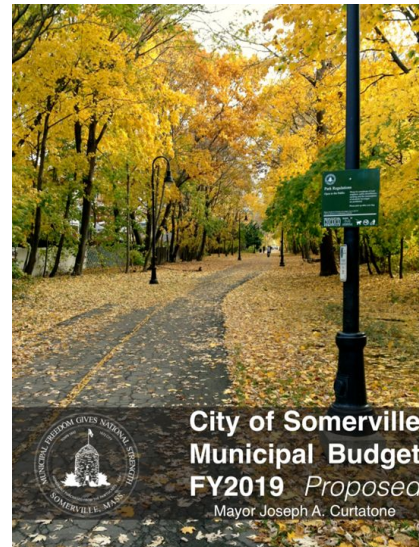
- Maximize the benefits to our community
- Apply our professional expertise to implement ideas or best practices
- Ensure we are operating with fiscal and legal responsibility



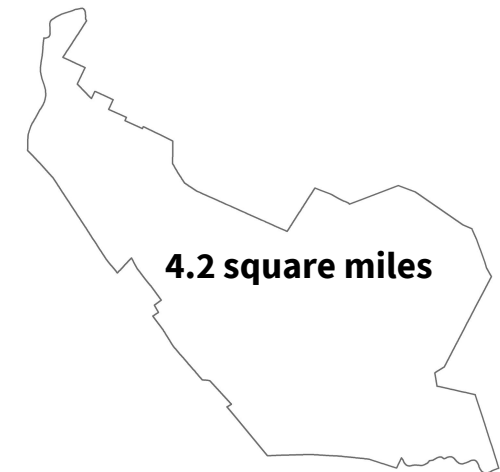
Law



Money



Land



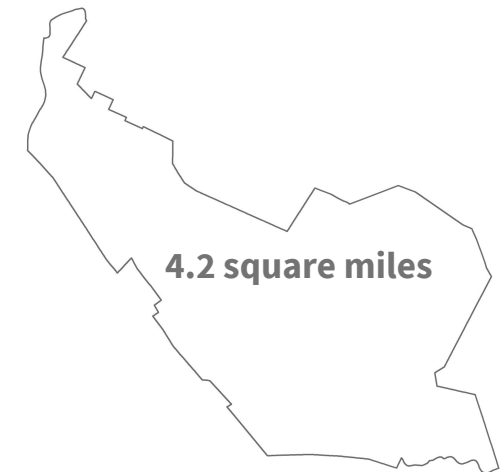
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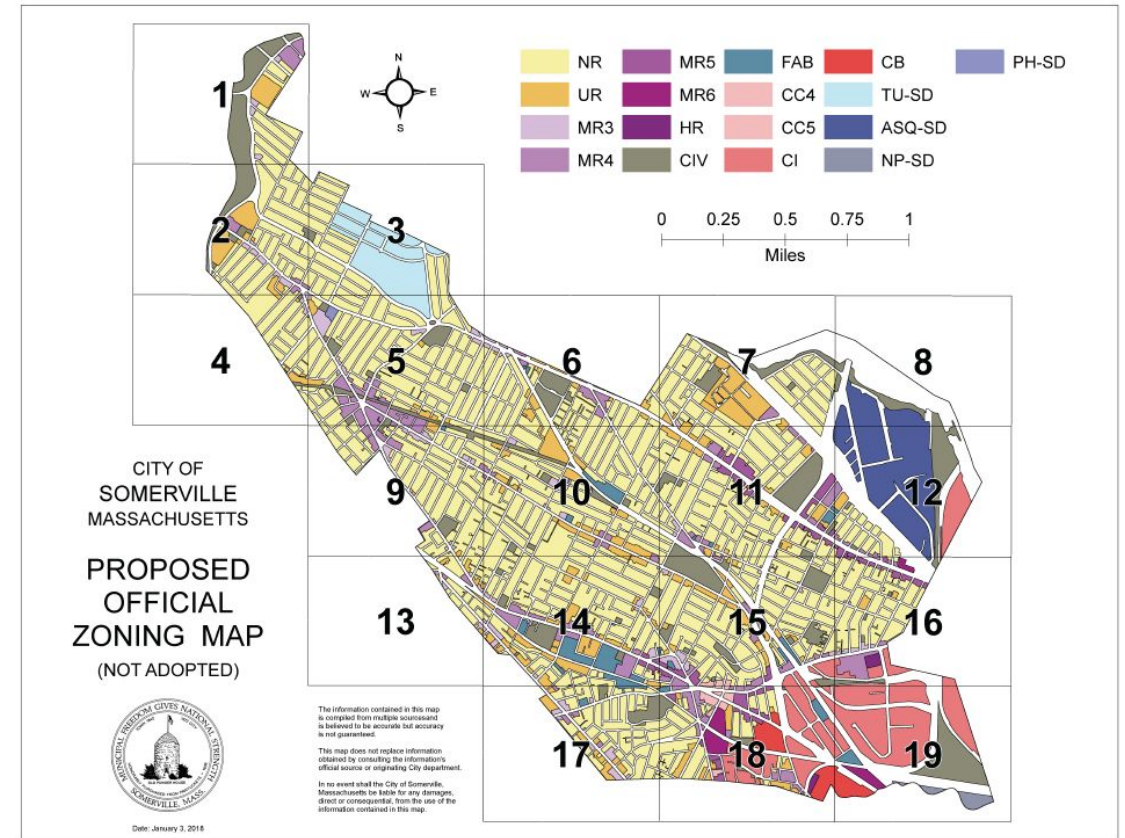
Money



Land



- Somerville Zoning Overhaul - a law we can control, within certain limits
- Development Processes - controlled at the state level
- Home Rule Petitions



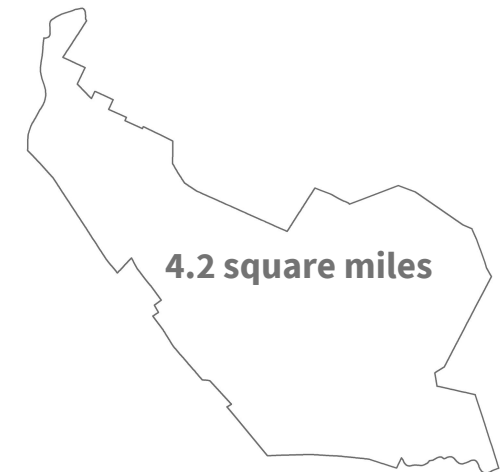
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Money

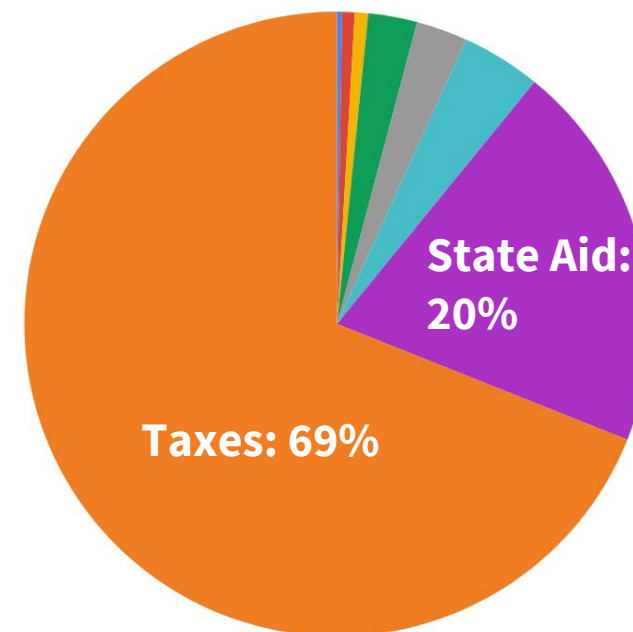


Land



Our budget is primarily funded through property taxes.

FY19 Revenue Sources



Of FY19 tax revenue, 93% came from property taxes

Need to balance costs of upgrading/maintaining aging infrastructure with cost of needed infrastructure in transform areas.

Water & Sewer System

- 90% of our pipes are 50+ years old
- 70% may be 100+ years old
- \$50M backlog in needed work for water system



The cost of building housing is higher than ever.



It costs \$410,000 to build a 1,500 square foot, 2-bedroom apartment.

Source: Metro Mayors Regional Task Force



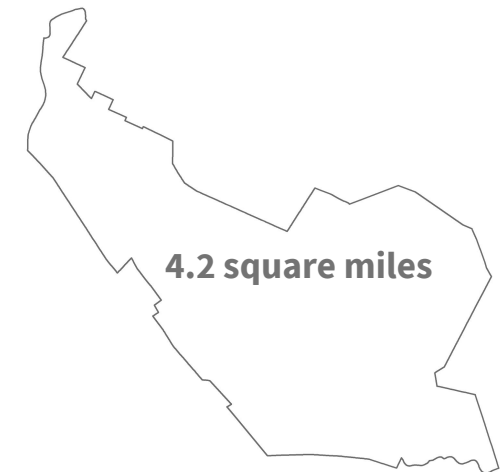
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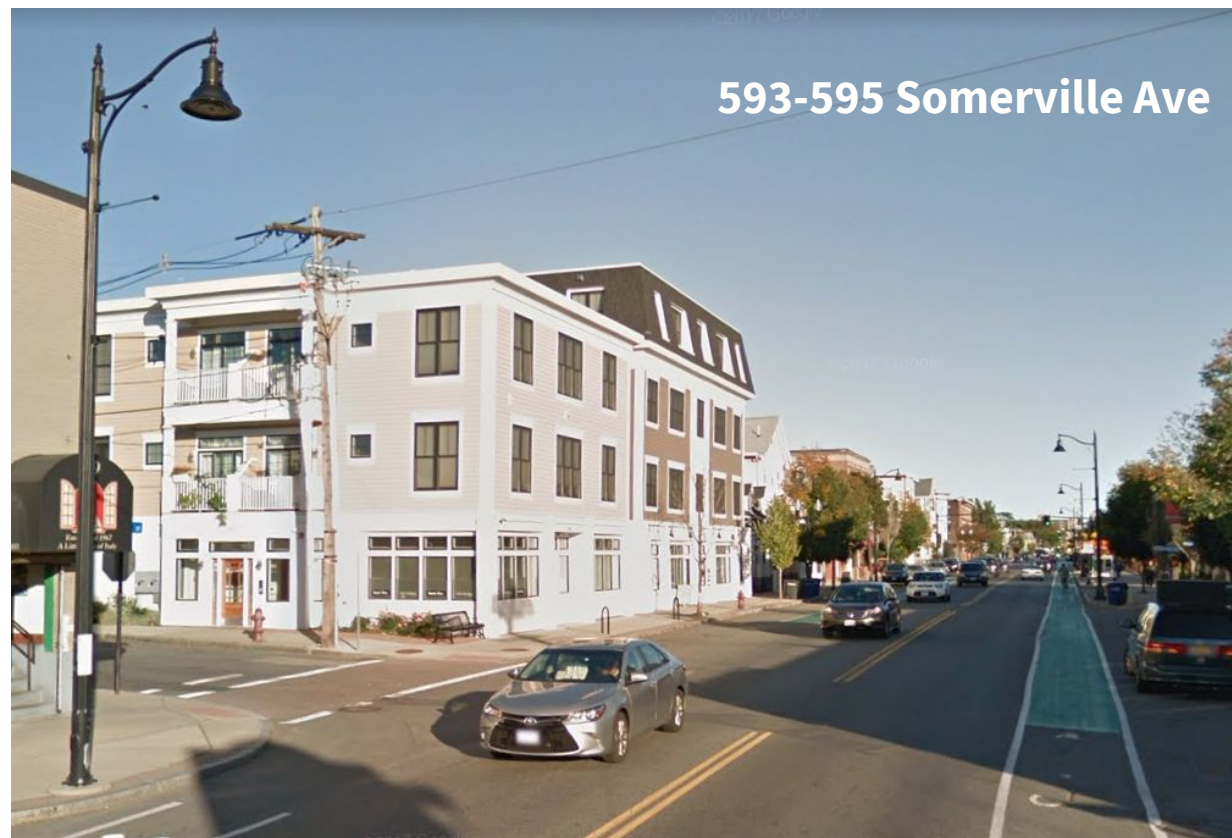
Land



Our City is already built
out into neighborhoods
that we really like.



We like seeing a little
development in Enhance
districts...

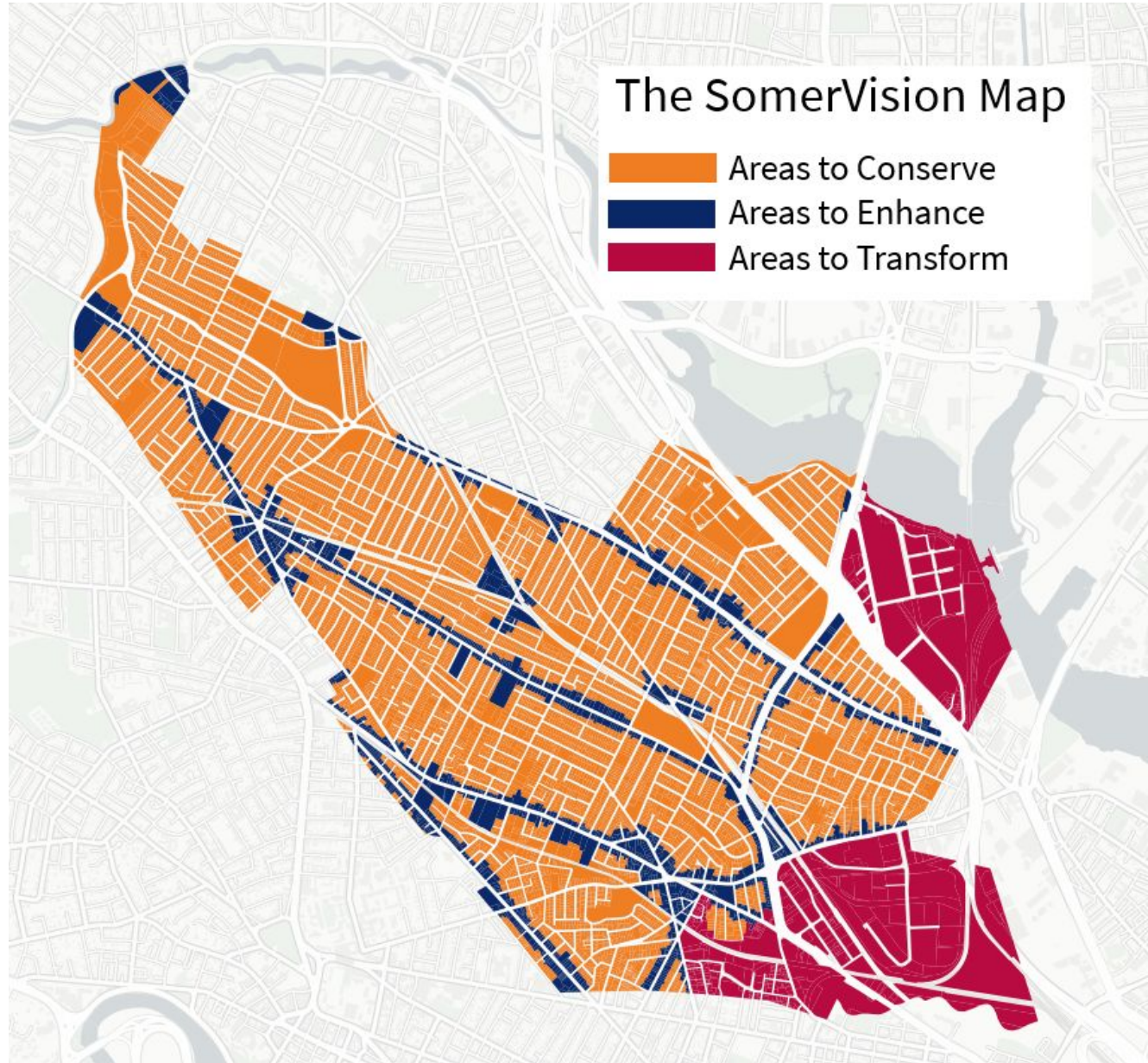


...but Transform areas
are our big opportunity
for redevelopment.



The SomerVision Map

- Areas to Conserve
- Areas to Enhance
- Areas to Transform



Our Transform areas have their own limitations, though:

- Environmental contamination
- Infrastructure needs
- Lack of neighborhood plans



Law

Money

Land

Lately these limitations have been coming up specifically around the **open space** goal.

Total Goal	125 acres
Completed	- 15
In Progress	- 4.9
Remaining	105.1

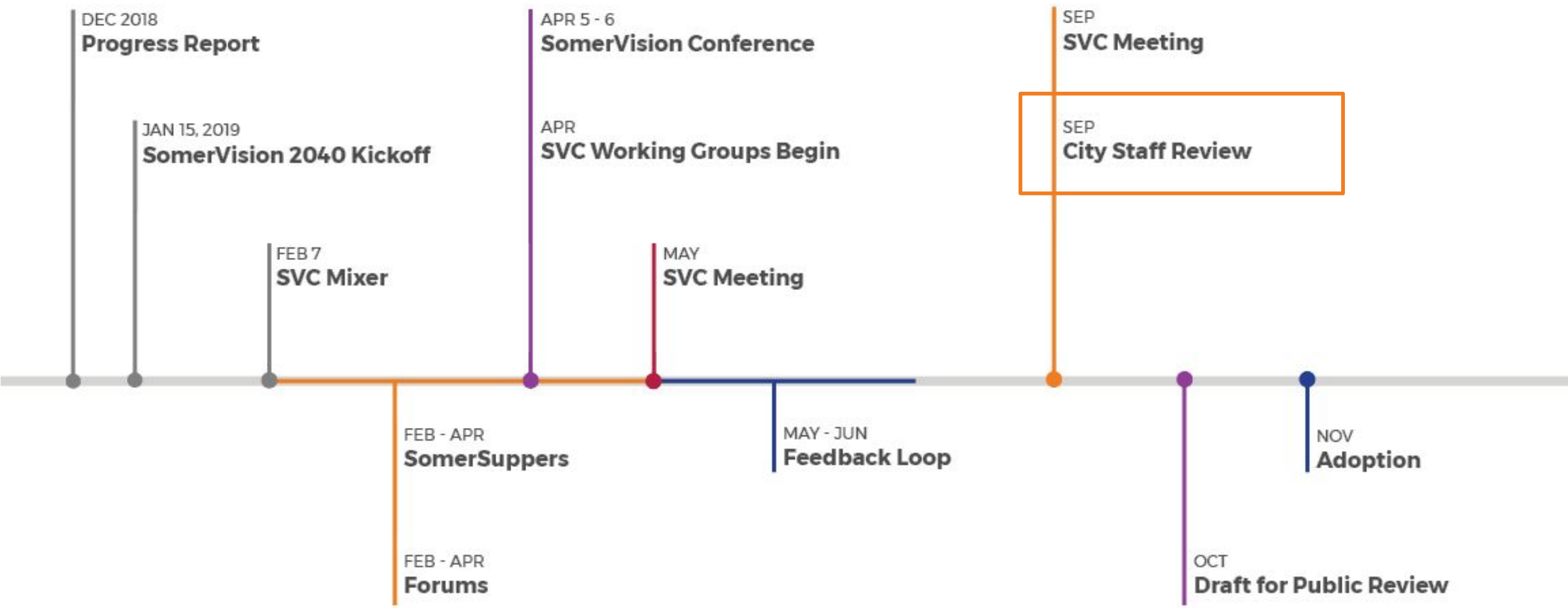
Example: Creating Open Space

Land: We need to create an additional 105.1 acres to meet the 125 acre goal, that would fill 50% of the Transform areas

Money: \$6.2M acre estimate in today's dollars for acquisition, design, and construction of new open space

Law: Developers can provide open space through Privately Owned Public Spaces (POPS), but there legal limits on what the City can require





SomerVision 2030 Numbers: A Starting Point for 2040



6,000
new housing
units



125
new acres of
publicly
accessible open
space



30,000
new jobs



50%
of new trips by
sustainable
modes



85%
of new
development in
transformative
areas

Our goal in day two will be to begin
the process of developing 2040 numbers

