Cultivating Development: Strategies and Tools to Leverage Local Economic Assets

Mayor Joseph A. Curtatone

January 25, 2013

Presented by Steven Azar, LEED AP
Senior Planner, Economic Development Division
Mayor’s Office of Strategic Planning and Community Development
Discussion items:

1. Local Community Capital and Challenges
2. Planning Strategies
3. Case Studies
We can’t promise Uma, Bill and Brad, *but we can get Joe to your house...*

 DETAILS: Mayor Curtatone would like to visit your house, if you’ll have him. He will even bring the food, as long as you have some food or thought. Do you have a policy question? An opinion on some important issue facing Somerville? Just want to chat? Email resistat@somervillema.gov or call 617-625-6600 ext. 2103 to book a time. Invite your friends; tell your grandma; call Bill and Uma.

ResiStat

ONE CALL to CITY HALL
3 1 1
SOMERVILLE

SHAPE UP SOMERVILLE
APPROVED

The New York Times

How Happy Are You? A Census Wants to Know

Residents of Somerville, Mass., like Jamie Thatcher and Maddie Carlson, are being asked to rate their happiness on a 1-to-
“Somerville is outperforming its much bigger and wealthier neighbors. What can the Bostons and Wellesleys of the world learn from this little burg that could?”
“There has been a profound structural shift — a reversal of what took place in the 1950s, when drivable suburbs boomed and flourished as center cities emptied and withered.”

– Christopher Leinberger
Future Somerville

Leadership
Partnerships
Data

Future Somerville

Economic Development
Zoning and Planning
Permitting
Transit and Infrastructure
Public Services
Education
Open Space
Sustainability
Housing

+ + +
“Human creativity is the ultimate economic resource”

Richard Florida, *The Rise of The Creative Class*
ASSEMBLY SQUARE

1800’s – Tidal Land

1950 – Industrial

2009 - Blight

Rendering of Permitted Built Environment
City would not contribute $25M toward infrastructure unless State funded the T-Stop.

Developer would not build Phase I unless City contributed $25M toward infrastructure and unless state funded the T-Stop.

State would not fund the T-Stop unless City contributed $25M toward infrastructure and unless developer built Phase I.
ASSEMBLY Square

Funding Breakdown: 90% Private, 10% Public

- City: $25M District Improvement Financing
- Federal: $5M Congressional Earmark (T-Stop)
  $15M ARRA Federal Stimulus
- State: $58M Investment Incentive Initiative
  $2M Growth District Initiative
  $40M Multiple Sources (T-Stop)
- Private: $15M (T-Stop)
  $1.4B Other
UNION SQUARE
Request for Proposal Process

Secure Infrastructure funding (DIF, I-Cubed, Growth District, MassWorks, Others)

Municipal acquisition and remediation of “catalyst” sites (Often Brownfields)

Designations and Partnerships (NARSA, Priority Development Site, Brownfield Support Team, etc.)

Master Planning & Infrastructure Analysis

Partnership with the State committing to Train Station Operation

Urban Renewal Adoption

Zoning reform

Revitalized, self-sustaining and self-promoting commercial economy
UNION SQUARE REVITALIZATION PLAN
Disposition Block D-2 (North Prospect Block)

<table>
<thead>
<tr>
<th>Ownership Group</th>
<th>Group and Parcel #</th>
<th>Street Addresses</th>
<th>Owner Name</th>
<th>Land Square Feet</th>
<th>Map Blocks, Lot</th>
<th>Assessed Value</th>
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<td>Francis Falvey</td>
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D-1: Civic Center Block
D-2: North Prospect Block
D-3: Somerville Avenue South
D-4: Prospect West
D-5: Washington Street North
D-6: South Prospect Block
D-7: Proposed MBTA Green Line
D-8: Planned MBTA Green Line

Union Square Station
Somerville’s Brownfield Program: Awarded Over $5M since 2010

Assessment
• $200,000 from the EPA, 2006
• $200,000 from EPA, 2010
• $95,000 from MassDevelopment, 2010
• $297,400 from MassDevelopment, 2011
• $50,000 from DEP, 2011

Cleanup
• $465,628 from EPA (Brownfield Cleanup Revolving Loan Fund), 2004
• $400,000 from EPA (Brownfield Cleanup Revolving Loan Fund), 2010
• $450,000 from EPA (Brownfield Cleanup Revolving Loan Fund), 2012
• $600,000 from EPA (3, $200,000 Grants), 2011
• $600,000 from EPA (3, $200,000 Grants), 2012
• $950,000 from MassDevelopment, 2012

Other
• $100,000 from State (Chapter 43D for Permit Streamlining), 2009
• Millions in the cleanup of the abutting private Allen Street properties from EPA, 2012
Thank you

Contact information:

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