



# Redevelopment in Borough of Somerville

## Borough Profile

- Population doubles during business hours 22,000+ impulse/other Purchases
- Population estimated to grow 12.5% by 2015, without redevelopment
- Center of County Government
- Significant presence of High Tech and Pharma within 5 mile radius
- Regional Medical Center

## Projects

West End – TOD Mixed use retail/commercial/residential above

- 155+ new residential units (walk to Station)

East End - Rehabilitation and “infill” redevelopment with Retail/Commercial/Residential

Kirby Avenue – Redevelop consistent with existing neighborhood

- Open Space/Recreation/Medical Arts
- Up to 250 new residential units

# Redevelopment in Borough of Somerville

## Landfill

The Hub – TOD Mixed use retail/commercial/residential above/public use & spaces

- up to 800+ new residential units (walk to Station)

The Heights – Mixed use Commercial/Residential/some Retail

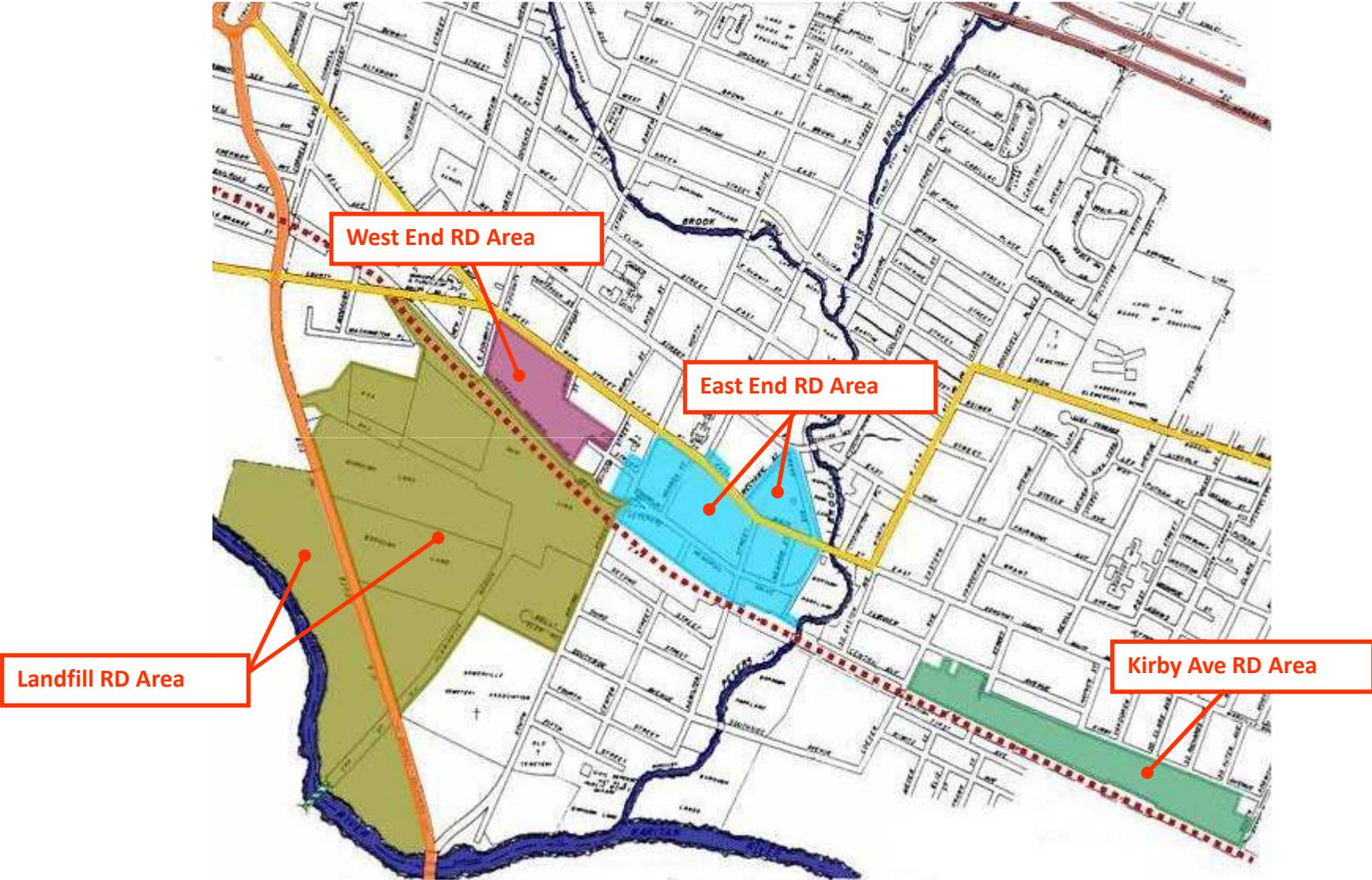
- up to 400+ residential units

The Green Seam – 40 acres of active and passive recreation

- walking trails
- bio-remediation of stormwater
- buffer between development and stream

Gateway Area – Signature entrance area fronting Rt 206

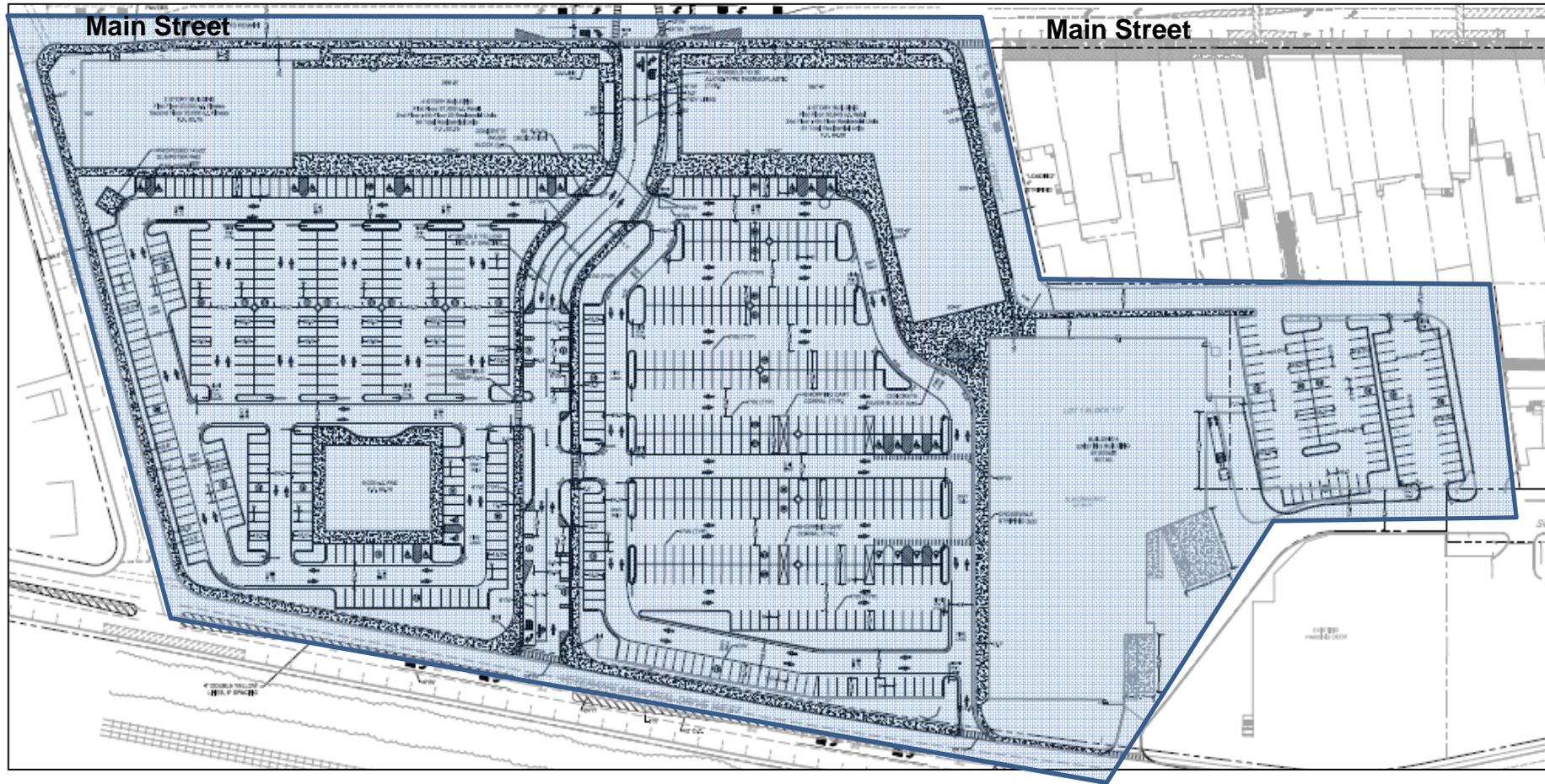
# Redevelopment Area Locations



# A Vibrant Downtown



# West End Redevelopment Area



# West End Redevelopment Area



# West End Redevelopment Area



# West End Redevelopment Estimated Outcomes

## Benefits to Community

- Rehabilitates empty eye-sore to productivity
- Creates new jobs
- Adds new destinations to “West End” of Main Street

## Construction

- Jobs (3 years) >500
- Payroll (3 years) \$19 million
- Construction Materials Purchased \$23 million

## Post Construction

- Create new jobs >500
- Post Tax Payroll \$12 million
- New households created 159
- New Consumer expenditure created \$18 million

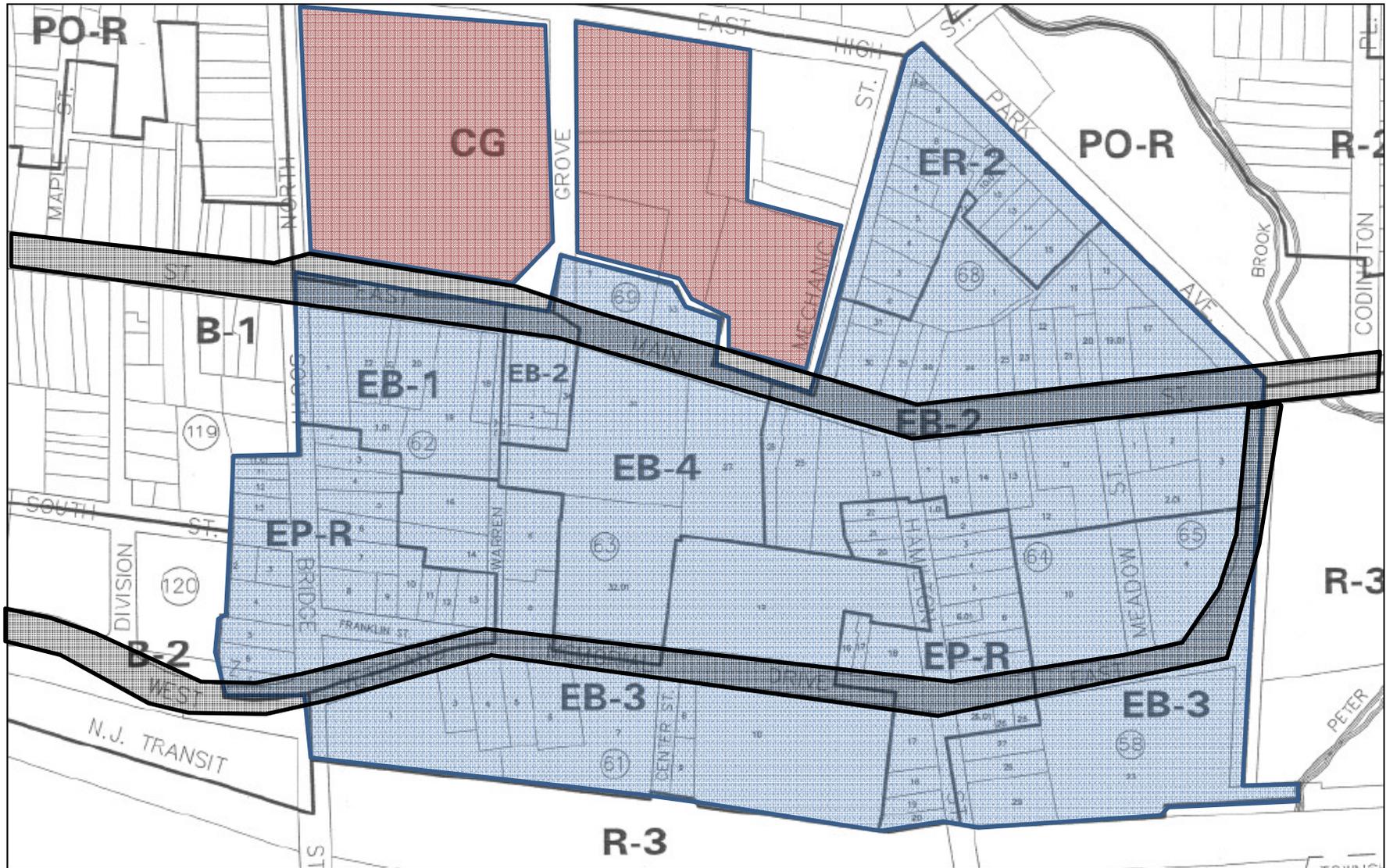
## Fiscal Impacts

- Ordinary Applicable Taxes \$789,000
- Cost of Services increase NA
- Borough Net \$189,000

## With PILOT (may no longer be applicable)

- Annual Fee \$484,000
- Borough Net \$460,000

# East Central Business District Redevelopment Area



# East Central Business District Redevelopment Area



## East Central Business District Redevelopment Area



# East Central Business District Redevelopment Area



# Kirby Avenue Redevelopment Area



# Kirby Avenue Redevelopment Area



# Kirby Avenue Redevelopment Area



# Estimated Redevelopment Outcomes

## East Central Business District

### Benefits to Community

- Revitalizes older portion of Main Street
- Allows mixed use – stores below, residential above
- Incorporates Urban Design Principles
- Create new residential opportunities
- Create new retail/commercial destinations
- Returns unused properties to tax roles

No metrics developed to date

## Kirby Avenue

### Benefits to Community

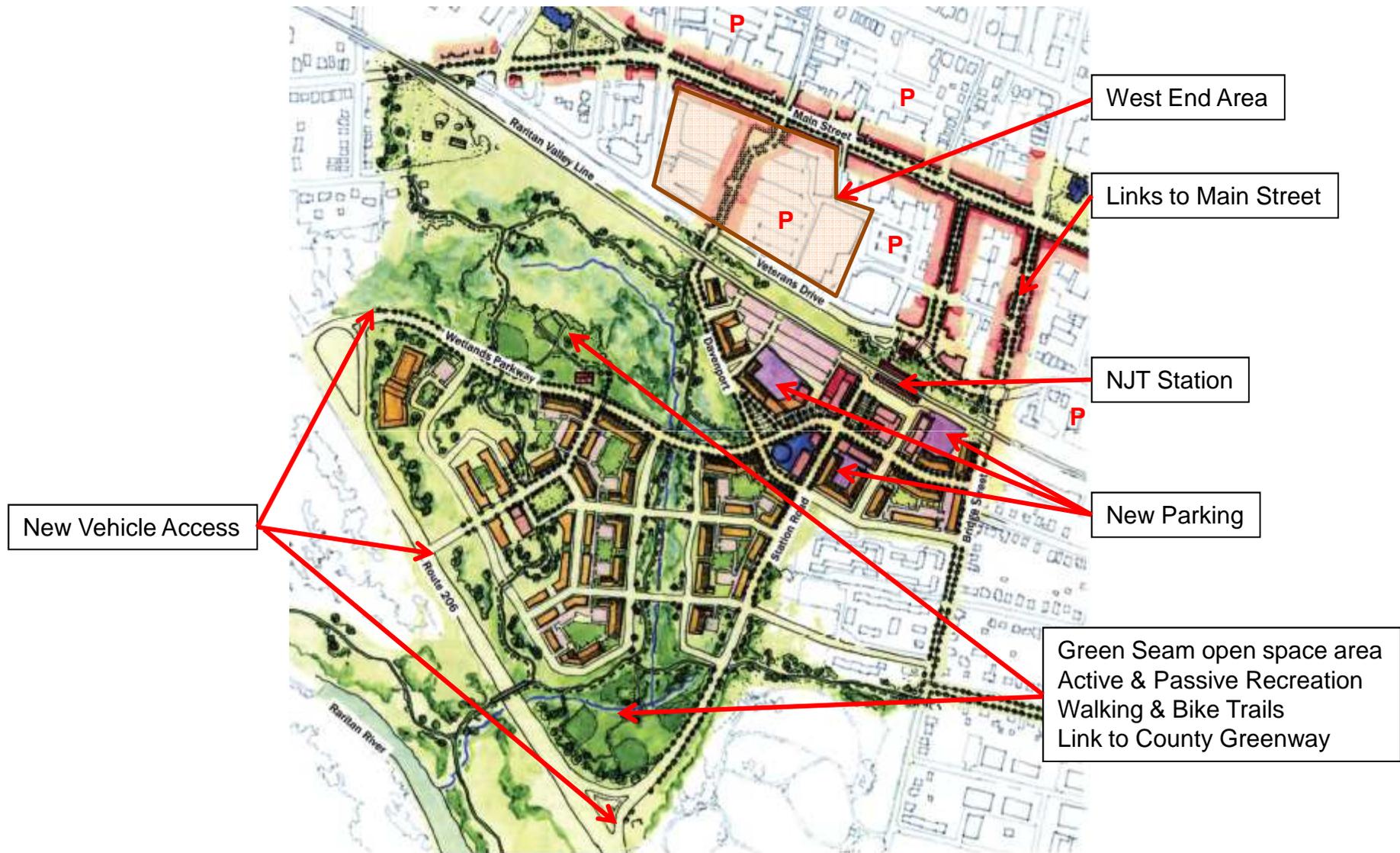
- Rehabilitates older (mainly) industrial area
- Allows some mixed use – office's below, residential above
- Incorporates Urban surrounding areas street grid into area
- Returns unused properties to tax roles

No metrics developed to date

# Landfill Redevelopment Area



# Landfill Redevelopment Area Linkages



# Landfill Redevelopment Area



09/23/2009 03:13 PM



09/28/2009 02:38 PM



09/23/2009 05:05 PM



09/23/2009 10:55 AM

## Landfill Redevelopment Area



## Landfill Redevelopment Area



## Landfill Redevelopment Area



# Estimated Landfill Redevelopment Outcomes

## Benefits to Community

- Rehabilitation and return of contaminated properties to tax roles
- Creation of environmentally safe site for construction and recreation uses
- Creation of green infrastructure throughout project

## Construction

- Jobs=2,502
- Pay-role=\$140 million
- Construction materials purchased=\$101 million

## Post Construction

- Create 460 new jobs
- Post tax pay-role=\$20.4 million
- Creation of up to 1,200 new residential units
- Will generate new consumer spending=\$88.7 million

## Fiscal Impacts (estimated)

- Property Ordinary Applicable Taxes (OAT) = \$9.1 million annually
- Cost of services increase = \$2.5 million annually
- Borough Net = \$1.6 million annually

## If Payment In Lieu of Taxes (PILOT) offered

- Borough net = \$3.3 million annually after expenses

## What can you really expect from Redevelopment ?

- Frustration
- Delays
- Unbelievable regulatory hurdles
- Lawyers
- More Lawyers
- Disbelief from all sides

But in the end you will get:

A completed Redevelopment project delivering what was planned!

Somerville

Downtown Somerset County

Celebrating 100 Years of Sustainability

