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February 18, 2009

REPORT OF THE COMMITTEE ON LAND USE
MEETING AS A COMMITTEE OF THE WHOLE

The Committee on Land Use held a meeting on February 18, 2009, with Chairman Sean O'Donovan presiding and Committee Members Aldermen Maryann Heuston, John Connolly, Bruce Desmond, Rebekah Gewirtz, Walter Pero, William Roche, Dennis Sullivan and William White also present and voting. Also present were Mayor Joseph Curtatone, Administrative Assistant Jesse Baker, School Committeeman Mark Niedergang and Monica Lamboy, Madeleine Masters and Rob May from SPCD.

Alderman Heuston's motion to cancel the February 25th meeting of the Land Use Committee and reschedule it for end of March so that Alderman Taylor might be in attendance, was approved. Alderman Heuston also requested that any material distributed at this meeting also be forwarded to Alderman Taylor.

Mayor Curtatone addressed the members and said that now is the time to start planning the redevelopment of Union Square, so that the city's vision is in place and ready to go forward when the recession is over and the Green line extension into Somerville is here.

Ms. Lamboy discussed the challenges of parking and dealing with an old infrastructure in Union Square, the rezoning study, expedited permitting, the Green Line extension and community outreach efforts. Ms. Lamboy also told the members that although South Street is an interesting area, it is too complicated to be included in the study.

Ms. Masters discussed how zoning would impact the Union Square area, building design standards, green building incentives, the revised FAR, payment in lieu of open space, a parking freeze, payment in lieu of parking, the review process and the Arts Overlay District.

Mr. May discussed Transit Oriented Districts, affordable housing, in-fill development and the visualization from Prospect Hill.

Members posed questions regarding the selection of TOD locations, permitted uses and their neighborhood impacts, the impact on the Cambridge border, parking, transportation, minimum lot sizes and development "by right". Alderman Heuston expressed her desire that funds generated by linkage fees be used in the subject area and not in other parts of the city.

Alderman Heuston's motion **that the Director of Strategic Planning and Community Development provide the Committee on Land Use with an analysis of the potential revenues to the city under both TOD 100 and TOD 85 scenarios** was approved.

No Papers were acted on.

Alderman Sean T. O'Donovan, Chairman
Committee on Land Use