Borough Redevelopment Objectives

• In our October update we stated:

Redevelopment must:

1. Offer tangible benefits to Borough

2. Compliment existing retail/commercial/residential structure of Borough

3. Contribute to the long term financial wellbeing of Borough

4. Be community based
The Borough has four designated Redevelopment Areas

- The Station and Landfill Redevelopment Area (Landfill)
- West Main Street Redevelopment Area (West End)
- East Central Business District Redevelopment Area (East End)
- Kirby Avenue Redevelopment Area
Four Redevelopment Areas

Cornell Blvd

West Main Street RD Area

Landfill RD Area

East Central Business District RD Area

Kirby Avenue RD Area
Kirby Avenue

Parkview at Somerville

- The Planning Board reviewed a concept plan for the former Litgo site.
- This location is behind existing residential units along Fairview/Kirby Ave.
- Proposed residential development of 176 units consisting of townhouses, one and two bedroom apartments.
  - Anticipated presentation to Planning Board April/May 2014
- Portion of the site will be donated to the Borough as a dedicated children’s play area.
East Central Business District Redevelopment Area
ECBD An Area of Diverse Uses
East Central Business District Area

• As of September 18th VMD66 received Planning Board approval to construct 117 studio, one and two bedroom apartments on Veterans Memorial Drive.
  • Currently applying for all required approvals
  • Environmental remediation will be part of the site preparation work.
  • Depending on approvals, could start construction March/April 2014

• A concept plan was reviewed by the Planning Board on August 28th for the former Messenger Gazette building and adjacent properties.
  • Demolition of the former Messenger gazette building has commenced
  • Developer is currently revising concept plan
  • Believe the developer will apply for site plan approval will be later this year.
Veterans Memorial Drive – Two Locations

- Warren Street
- 453 space parking deck
- Messenger Gazette Location
- VMD 66 Location
Veterans Memorial Drive – Messenger Gazette Location
West Main Street Redevelopment Area
• First stage completed in 2011 - ShopRite
• Chase Bank Opened July 2013
• Second stage nearing completion along Main Street, 108 residential rental units with retail below, Starbucks & Weight Watchers open,
• Starbucks 09/28/13
• Weight Watchers 12/27/13
• following through 2014.
• Sports Clips 03/13/14
• Yogurtland 06/07/14
• Wine Chateau 08/01/14
• Restaurant 2015
• Retail 2015
• Residential leasing to commence March 2014 – projected to be completely leased by end of year.
• Third stage as approved for 115 residential rental units with 20,000 square feet of retail and 40,000 square feet fitness center.
  • Developer has indicated they wish to modify the plan to, extend the building along S Doughty for the Wellness Center and include a parking structure for tenants and retail
  • This will result in an additional 20,000 of retail space on Main Street and 20 apartments
• Developer wishes to work with Borough to develop a Somerville focused marketing piece that goes beyond the traditional demographic information.
• A parking deck will be constructed on Borough lot 4, details being defined currently
Outstanding Features

Your Prestigious Community
- Just steps away from the Somerville Train Station, downtown shopping and dining destinations.
- Fitness center
- Wheel chair accessible units and features
- Access controlled entry systems
- Trash and recycling chute for convenience
- Elevators

Your Luxurious Interior
- One and two bedroom apartments
- Central air-conditioning
- Large walk-in closets with ventilated shelving
- Luxurious wall-to-wall carpeting
- Pre-wired for cable and telephone Cat 5
- Full size front loading washer and dryer
- Private balconies (select units)
- 9' Ceilings
- Volume ceilings on top floor

Your Energy Conservation
- Efficient, economical gas forced air heating
- Energy-efficient 50 gallon water heater
- Green building practices
- Programmable thermostat
- R-30 ceiling insulation
- R-19 exterior wall insulation

Your Deluxe Kitchen
- Granite countertops
- Stainless steel sink & appliance package
- Multi-cycle dishwasher
- 42" wall cabinets
- Luxury laminate flooring
- Energy-efficient self cleaning oven
- Over-the-range microwave
- Single-lever Moen faucet
- Ventilated to outside

Your Luxurious Bathroom
- Cultured marble vanity tops
- Oversized showers with glass doors
- Porcelain tile flooring
- Spacious master baths with dual vanity sinks (select units)
- Deluxe custom cabinetry
- Upgraded Moen faucets
- Oversized mirror above vanities

Your Quality Construction
- Energy-efficient insulated glass windows with screens
- Insulated sliding glass doors
- 100 AMP electric service
- Smoke detectors
- Automatic fire sprinkler system
- Carbon monoxide detectors
- Public water and sewer
- Underground utilities
- Individually metered gas and electric
- Masonry and stone work
- Hardwood flooring
• Currently negotiating an MOU with a developer to redevelop the 34 acres owned by NJT adjacent to the station

• This is for a mixed use Transit Village based project leading into the landfill

• Until the negotiations are complete, we do not know all the details but believe it will follow the Boroughs Redevelopment plan closely

• Could include a public plaza and boutique stores near the station with residential and professional spaces surrounding it

• Will include new housing units of various types

• This will link to the green seam area

• New access will be constructed to South Bridge Street
Applied for and received DEP HDSRF grants totaling $4.0 million to conduct environmental investigation of the site and develop a clean-up plan for the green seam (we have received $4.5 mill in total grants for the site since 2005)

- Clean-up plan approved by DEP in 2011

- Borough applied for a $4.9 million HDSRF remediation (clean up) grant December 2011, approved November 2013

- Borough applied for a further $4.8 million clean-up grant for 2014 round in August 2013.

- We finalized purchase of the Benscoter property (5 acres) for inclusion in the green seam, paid for with grant money from DEP/Green Acres and Somerset County Open Space grants.

- Rutgers Center for Urban Environmental Sustainability has commenced the study of the wetlands – more on this following this presentation
Green Seam

Wetlands

Green Seam Restoration

Flood Plain & County Greenway

Figure 8: Public Realm
We are preparing the Bid documents for the first stage of Green Seam restoration

Activities leading to commencement of rehabilitation

• Work with DEP to apply for and obtain all required permits which may be required as follows:
  • **A Ground Water Remedial Action Permit** from NJDEP in accordance with the for the hydraulic (groundwater) containment and CTW components of the RAW;
  • **A Soil Remedial Action Permit** from NJDEP for the installation of the lining and cover system of the Green Seam;
  • **A Flood Hazard Permit** from NJDEP in accordance with New Jersey Flood Hazard Area Control Act comprising: a flood hazard area verification checklist and LURP2 Form, application report, engineering report, environmental report, documentation of public notice, and individual permit fee of $1,000 for each activity;
  • **A Freshwater Wetland Permit** from NJDEP in accordance with New Jersey Freshwater Wetlands Protection Act (N.J.A.C. 7:7A) comprising: a LURP2 application form and associated filing fee, application report, engineering report, documentation of public notice and permit fee;
  • **A Water Quality Certificate** from NJDEP in accordance with Section 401 Clean Water Act requires: review for consistency with Federal programs;
  • **A NJPDES Discharge Permit** from NJDEP, Division of Water Quality, Bureau of Point Source Permitting in accordance with the Clean Water Enforcement Act, regulates activity in connection with the discharge of treated effluent from various municipal and industrial facilities directly into a river, stream, or the ocean;
  • **Coordination and clearance from the Division of Fish and Wildlife** comprising: coordination of recommendations, and review and documentation of notice required for all NJDEP Permits;
  • **Coordination and clearance from the Historic Preservation Office** comprising: coordination of recommendations, and review and documentation of notice required for all NJDEP Permits;
A Construction General Permit from the USEPA/NJDEP, Bureau of Non Point Pollution Control in accordance with the Clean Water Act and NJPDES Stormwater Construction Permit and Stormwater Discharge Associated with Construction Activity comprising: a File Form 5G3, an SWPPP, and a $650 application fee;

A NJ Soil Erosion and Sedimentation Control Plan Certificate from the Somerset County Soil Conservation District in accordance with the New Jersey Soil Erosion & Sediment Control Act comprising: a soil erosion and sediment control plan filed and reviewed by the Somerset County; and,

NPDES general Discharge to Stormwater (DSW) permit (NJG0088323) for control and management of stormwater run-off from sites undergoing certain construction activities including clearing, grading, and excavation.

In addition, the Clean Water Act, Section 404 Dredge and Fill require that a permit be obtained before dredged or fill material may be discharged into waters of the United States.

- Prior inquiries into the jurisdictional regulation of these requirements have been made with the Army Corps of Engineers who confirmed that the NJDEP LURP will have jurisdiction for the dredging and fill activities associated with this RAW.
- Coordination with the U.S. Fish and Wildlife Service, the U.S. Environmental Protection Agency, the National Marine Fisheries Service and the New Jersey Natural Heritage Program will be conducted consistent with the Section 404 of the Clean Water Act

Provisional Time line

- Distribute Bid package - target end March
- Receive Proposals June
- Select contractor July
- Rehabilitation of Green Seam to start September
- Rutgers Wetlands study report Fall 2014
Thank You