



SOMERNOVA

Community Master Plan

Executive Summary

July 2023

DRAFT

THANK YOU & WELCOME

Dear Somerville -

Welcome to the Community Master Plan for Somernova.

Over the past 5 years, we've actively listened to and learned from the Somerville community while observing development projects in the city. We've come to understand that simply constructing buildings and creating empty spaces for community use is not sufficient. True value lies in co-creating meaningful places rooted in authentic community values, with a shared purpose for sustainable and direct future use. We have been collaborating with you to develop a comprehensive approach that promotes equity for our youth, our planet, and for Somerville. Community benefits encompass more than physical structures; they include partnerships, mentor programs, access to education and resources, and pathways to future employment.

At the current rate of human consumption and growth, achieving net zero alone falls short of what is necessary. Our imperative is to assist scientists in addressing the climate crisis by fostering an environment that encourages companies to develop technologies that heal and regenerate our planet. We are dedicated to constructing resilient spaces tailored to accommodate Tough Tech and Climate Tech enterprises. Unfortunately, several companies affiliated with the Greentown Labs or MIT's Engine community have begun to outgrow the Somernova campus, exploring opportunities elsewhere. We cannot allow this trend to persist. These companies play a vital role in climate action while supporting local businesses, generating employment, and offering mentorship opportunities to our residents and youth. It is these compelling factors that drive our imperative to expand the Somernova ecosystem.

Over the next 10 years, we are embarking on an ambitious expansion plan for the Somernova campus, encompassing an additional 1.6 million square feet of industrial research and development (R&D) as well as creative office space. The total cost of this comprehensive Campus Expansion project is estimated at \$3,300,000,000. Our proposal integrates a diverse range of uses, financial models, and strategic alignments carefully crafted to cater to your specific requirements, while simultaneously fostering the growth of startups and the broader innovation economy in the region.

In harnessing the momentum of climate innovation, our vision extends beyond the expansion of physical infrastructure. We are committed to establishing a youth-driven, multi-generational Community Center that will be owned and programmed by you, the esteemed members of our community. As part of our commitment, Somernova will provide ongoing support to ensure the success of this Community Center. Our aspiration is for this facility to serve as a pioneering model, inspiring the creation of similar centers throughout the city.

In addition to youth-oriented events, this versatile space will be open to various community groups, offering a platform for hosting a wide array of engaging activities. Imagine community dinners that bring neighbors together, vibrant cultural festivals that celebrate diversity, thrilling eSports competitions that foster camaraderie, captivating open mic nights showcasing local talent, and invaluable mental health workshops that promote overall well-being. We warmly invite you to actively participate in shaping the programming of this Community Center, ensuring it truly reflects the aspirations and needs of our community. Together, we can make it a vibrant hub that enriches the lives of residents of all ages.

As part of our comprehensive approach, we are dedicated to establishing the Somernova Social Impact Fund. This fund will leverage the growing climate economy to directly benefit the most vulnerable families and residents of Somerville. Collaborating closely with community experts and leaders, our objective is to generate measurable social and environmental impact, while simultaneously fostering community wealth.

To ensure equitable distribution of these funds, we actively seek input and advocacy from all stakeholders involved. By engaging experts from various fields and actively involving all relevant parties, we can prioritize the allocation of these funds to address the needs of the most vulnerable communities in Somerville. Our goal is to provide crucial support and uplift those who are facing the greatest challenges within our community.

The community benefits we offer have been carefully crafted through extensive engagement with the Somerville community. Thousands of conversations with residents, youth, local business owners, non-profit leaders, elected officials, and members of the innovation community have informed our approach. Together, we are committed to co-designing a future that is more equitable for our youth, our planet, and the entire Somerville community. I express my gratitude to all who have actively engaged with us, contributing to the co-creation of this shared vision for the future of Somernova via a Climate and Equity overlay.

On behalf of Rafi Properties and the Somernova team, thank you for your time, for sharing your knowledge, experiences, and ideas.

Sincerely,

Collin Yip
Managing Director, Rafi

CO-CREATING THE FUTURE

Co-creating a more equitable future for our youth, our planet and for Somerville

8000+ CONVERSATIONS IN 5 YEARS

with Somerville residents, business owners, entrepreneurs, local youth, parents, grandparents, non profit organizations, climate activists, elected officials and more.

KEY VALUES

YOUTH IS THE PRIORITY

COMMUNITY IS FAMILY

FUTURE MUST BE EQUITABLE

Somerville is a city defined by its values, its goals and its history. The city is known for its culture of invention, creative economy and the region's rapidly growing climate tech industry. As a result, the leading climate tech innovators have chosen to call Somerville home.

From American Tube Works, Ames Safety Envelope to today's cluster of digital manufacturing, battery storage, climate solutions and other tough tech companies - the spirit of American innovation and manufacturing continues to permeate Somerville's Innovation Hub aka SOMERNOVA.

Deeply rooted in the neighborly vibe of Somerville's Union Square, SOMERNOVA is a 7.4 acre campus, a rapidly growing ecosystem of innovation and community where today's workforce and tomorrow's talent are collaborating to disrupt industries, solve big problems and co-design a better future for all.

Somerville is one of the most rapidly gentrifying cities in the nation, falling just short of the Bay Area who remains at the top. In Somerville, inequity is rampant. Somerville Public Schools' students are a majority-minority population with over 60% identifying as low income, while Somerville's population is 76.05% white with a median income of \$117,000. Only a third of the graduates of Somerville High School will complete a post-secondary degree within six years.



If we are true innovators, we must co-create, we must pioneer radical agency, equity must be at the forefront of opportunity, people and community must be at the center of it all.

While many Somerville scientists and tech wizards are benefiting from the city's rapid growth and biotech boom, this does not hold true for most Somervillians - in particular the youth and other underserved communities.

SOMERNOVA has been working to better understand the Somerville community, specifically their values and most urgent needs. In particular, what are the current attitudes around development, developers & why: what's working, what's not and what could be done better? Informed by 8000+ conversations, we believe the expansion of the Somernova campus will make an impactful contribution to addressing Somerville's most urgent needs.



First Meeting with the Union Square Neighborhood Council

Rafi

We listen.

We ask questions.

We take action.

We're fueled by the power of people.

We invest in those who inspire us.

We support community, youth, and learning.

We demand a more sustainable future.

We believe in self-expression,

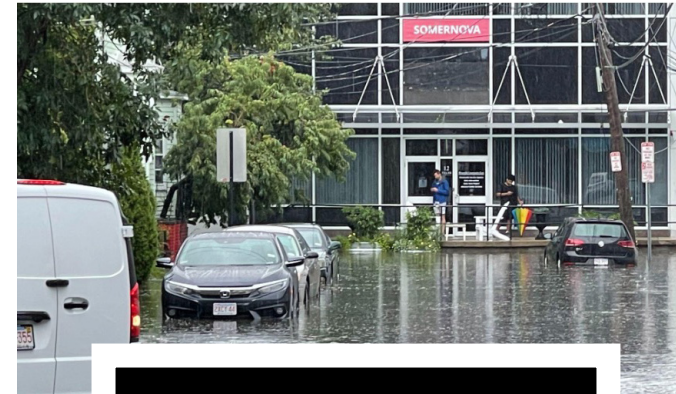
and in unicorns.

Rafi acquired the Ames Business Park in 2018. We were attracted to the community we saw here, and everything that's going on in Union Square. People are looking for authentic, human interaction, and this is the sort of place where that happens. We set out to co-create and scale an innovation ecosystem to help these brilliant people & companies/entrepreneurs iterate and grow faster; and we did. Ever since, Rafi has worked with these rapidly growing early stage companies to ensure their home remains in the industrial/commercial space in Somernova.

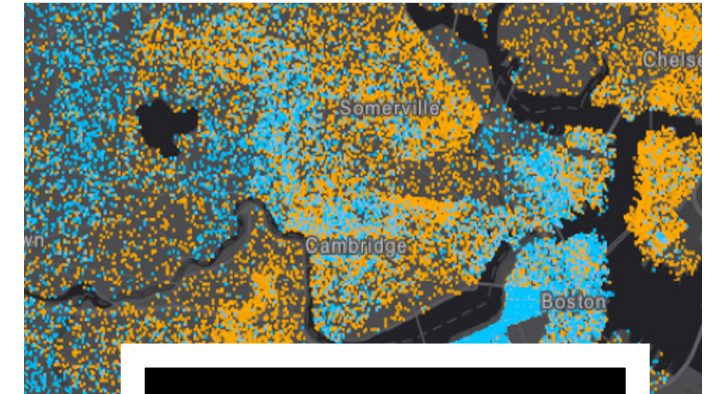
We've hit a tipping point. Somernova is out of space. Furthermore, the current Fabrication zoning was written to preserve an area for manufacturing and fabrication uses yet these industries have evolved, the policy no longer works for its initially intended purpose. The needs of yesterday's industry are drastically different from those of today, never mind tomorrow.

We are looking to expand the Somernova campus with an additional 1.6m SF of industrial R&D & creative office space over the next 10 years. This expansion will necessitate amendments to zoning policies. By supporting and allowing Somernova's already burgeoning innovation ecosystem to grow physically, we, as a community, have the potential to make real, impactful strides in improving access to the resources that Somerville's most vulnerable communities need to surmount challenges faced today.

To solve the two most urgent problems facing Somerville today...

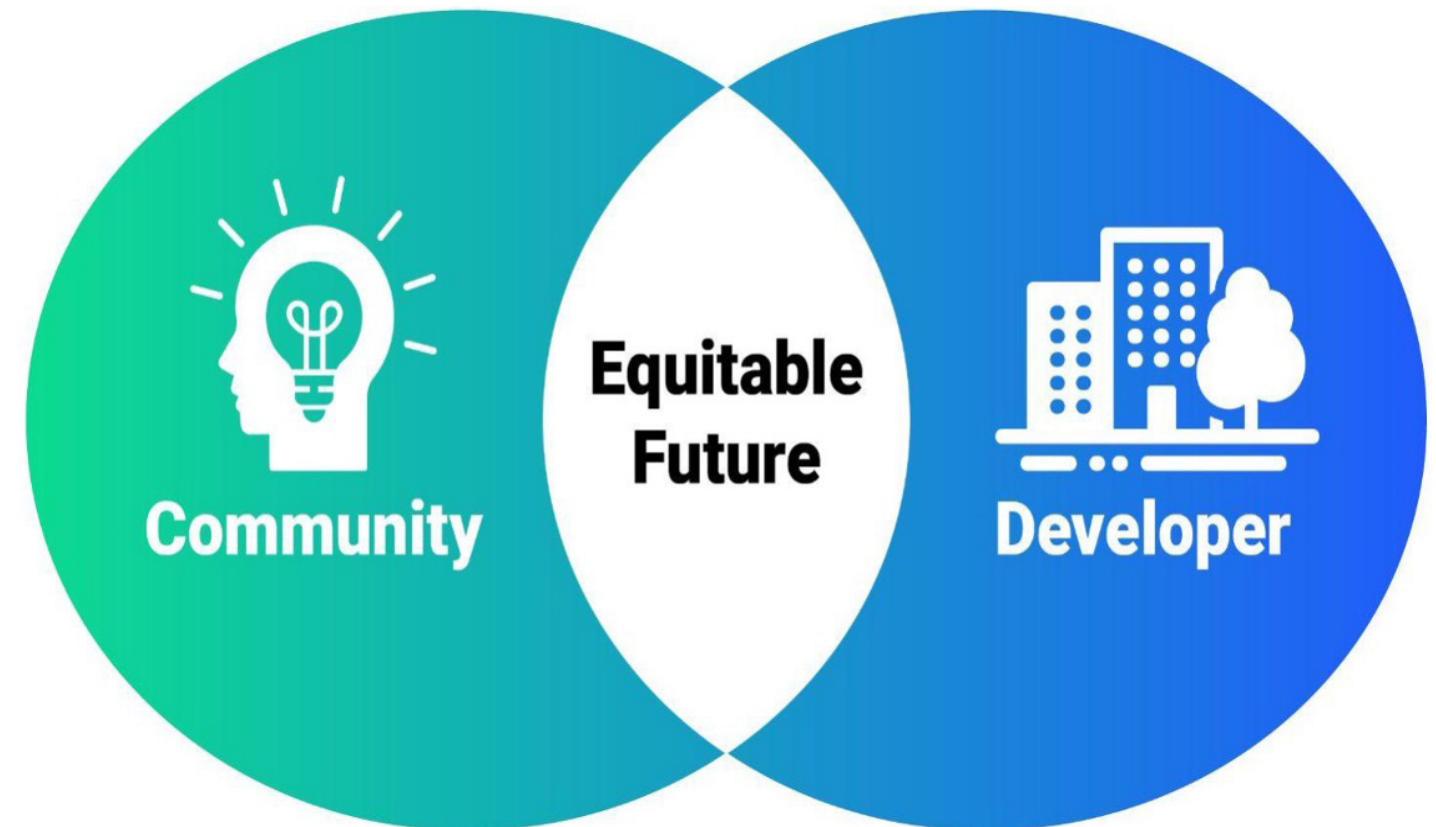


Climate Crisis



Social Welfare

we need a new approach



WHAT WE'VE DONE

Each conversation, every pilot, each event taught us something, and defined the next steps of our co-creating process, culminating in a robust understanding of the community's priorities.

Co-creation is a collaborative process in which individuals or groups with diverse backgrounds and perspectives come together to collectively generate, develop, and implement ideas or solutions. It involves active participation, shared responsibility, and mutual influence among all participants. In co-creation, the traditional boundaries between experts and non-experts are intentionally blurred, as everyone involved contributes their unique insights, knowledge, and experiences.

The aim is to leverage the collective intelligence and creativity of the participants to achieve innovative and relevant outcomes that meet the needs and desires of the intended users or beneficiaries. Co-creation often involves iterative cycles of idea generation, feedback, and refinement, with ongoing collaboration and interaction among the participants.

The stages of our process included listening to three cohorts :

1. On Campus Entrepreneurs and Neighbors.
2. Makers and Inventors
3. Community in Somerville

This chapter outlines our collaborative journey that informed the vision for Somernova's campus expansion.



01

- 01 Battlebot Lunch & Learn
- 02 Boulderling Project @ Somernova
- 03 Hope Shadows, a Community-driven art project @Somernova
- 04 Chalk mural Celebrating Somernovians



03



02



04

The Dojo @ SOMERNOVA

Based on the recommendations received from the community, SOMERNOVA worked to DELIVER The Dojo, a temporary community space

The Dojo @ Somernova is a place and platform where community, culture and industry intersect. A youth-driven multi-generational community space connecting people of all ages, backgrounds through immersive learning, cultural experiences and fun. Working in partnership in Somerville Education Foundation (SEF), Somernova is committed to empowering young people with the resources and tools they need to thrive.

Whatever you do, whoever you are, we invite you to join us to co-create and test the boundaries of what is possible. Together, we can co-design a more equitable future for our youth, our planet, and for Somerville.

A youth-driven community space pilot, welcome to all. whatever you do, whoever you are, cocreate with us!

#beYOUTHFUL

01 Poster for the Dojo Block Party in 2023

02 First Dojo activities in 2021

03 Financial Literacy 101 Session



01



02



03



04



06



08

04

Teen night at The Dojo

05

Gaming area at The Dojo

06

Battle-bot for Adults with employees from Form Energy

07

Team Empowerment having a conversation with the Mayor of Somerville

08

Kids and teens at The Dojo during the Robotics Playground Event with the Highlander Robotics Team from Somerville High School



05



07



01



02



03



04



05



06



07

05
Somerville Youth Workers
Network Lunch and Learn
with City Councilor JT Scott

06
Grafitti Night with local
artists

07
Idea Jam with The Dojo
partners

08
Teen Nights at The Dojo



Books of Hope Presents

TEEN NIGHT

OPEN MIC, GAMES, FREE FOOD & MUSIC

6PM-9PM, EVERY 2ND WEDNESDAY

THE DOJO AT SOMERNOVA, 15 PROPERZI WAY, SOMERVILLE, MA

tinyurl.com/DiscordYS booksofhopemlc@gmail.com

09

8000+ CONVERSATIONS IN 5 YEARS

With Somerville residents, business owners, entrepreneurs, local youth, parents, grandparents, non profit organizations, climate activists. elected officials and more.



KEY VALUES

YOUTH IS THE PRIORITY

Somerville young people are by far the poorest and most impoverished segment of the City with the greatest needs and least power.

Somerville young people suffer from widespread mental health issues and interrupted learning losses directly caused by the pandemic.¹

COMMUNITY IS FAMILY

We must emphasize the significance of strong social bonds and support networks in our day-to-day lives. Community members have made concerted efforts to create spaces that foster connection, trust, and a sense of belonging. Somernova will continue to organize gatherings and local festivals to support community gardens and volunteer programs. These endeavors aim to strengthen the ties that bind us together.

FUTURE MUST BE EQUITABLE

We need to address systemic inequalities and promote social justice for all members of society. To create a more equitable future, community members have advocated for policies and initiatives targeting disparities in education, access, and housing. Additionally, local organizations have been working to amplify underrepresented voices and foster greater diversity and inclusion in all aspects of community life.

¹ According to Somerville’s 2021 Youth Risk Behavior Survey:

- 1 in 3 Somerville teens reports overwhelming stress.
- 1 in 8 reports seriously considering suicide.
- Teen violence is rising in the community again.
- Only a third of the graduates of Somerville High School will complete a post-secondary degree within six years.



TEEN EMPOWERMENT THE DOJO & TEEN EMPOWERMENT PRESENTS **The Dojo @ SOMERNOVA**

MAY 5TH
AT 4:30 PM

YOUTH BLOCK PARTY

24 DANE ST / THE ALLEY
SOMERVILLE MA
FOOD - FUN - MUSIC - PRIZES
YOUTH LEAD!

The Dojo @ SOMERNOVA PRESENTS

15 PROPERZI WAY
SOMERVILLE, MA

4PM-6PM
AGES 14-21

Make money work for you!

FINANCIAL LITERACY 101

- Learn cool ways to earn & save money
- Summer Jobs Information
- Raffle Prizes & Games
- Workshops run by (SCC) Somerville community corporation

A WISH FOR YOUR YOUTH CENTER

1. Write it down
2. Hang it on the wishing tree
3. WAIT FOR IT TO COME TRUE!

The Dojo @ SOMERNOVA

holiday NOVA
a Somerville good time & celebration

Wednesday, December 7th
5:30-8PM

29 Properzi Way,
Somerville, MA 02143

SOMERNOVA

RSVP REQUIRED
Link is in the caption

Join us
1st annual Steph Aman Awards

Saturday, September 10, 2022
12pm - 3pm

Stephenson Aman AKA "Hollywood" shared legendary heart and courage through his love and service to the community, with a special focus on young people. He is a source of inspiration to us all.

RSVP here

SOMERNOVA

WOMENS HOUR

March 22, 2023
Time: 4-7pm
Location: "Somernova"
15 Propezi Way, Somerville

MEDITATION
JOURNALING
PRIZES
GIFT BASKET
FOOD

donations will be given to local shelters! (cosmetics, sanitary items, etc.)

TEEN EMPOWERMENT

SOMERBOT LAUNCH

unveiling of FRC 6201's 2020 robot
February 29, 2020 | 12:30pm

The Dojo @ SOMERNOVA

SOMERVILLE PUBLIC SCHOOLS **DEILAB** **Carver's**

come check out all the open teen spaces and find out the fun we have in store

TEEN SPACE TOUR

4 Days
4 Locations

May 1st - May 9th
May 1st - Somerville (15 Properzi Way) 5-8pm
May 2nd - Edgeley (9 Old St) 5-8pm
May 4th - Library (70 Highland Ave) 5-8pm
May 8th - The Dojo (15 Properzi Way) 5-8pm

GRADES 8-12!

REGISTER NOW!

EVERY VISIT EARNS YOU A CHANCE TO WIN A BIG PRIZE OR WIN \$75!

Food Fun Resources Prizes

somerville **The Dojo @ SOMERNOVA**

MLK DAY OF SERVICE

Mayor Katjana Ballantyne is pleased to announce that Somerville's Department of Racial and Social Justice (RSJ) will host an MLK Day of Service Workshop on Monday, January 16, 2023, from 1 to 3 p.m. at The Dojo at Somernova (15 Properzi Way).

The event is free

For more information
Majo Alphonse: majo@teenempowerment.com
Steven Flythe: sflythe@somervillema.gov
Eva Ragnosse: Eva@teenempowerment.org
RSJ Department: 781. 808. 7502
somervillema.gov/rsj

For ADA accommodations, contact 311 at 617-666-3311.

SOMERNOVA presents
MID-DAY MEDITATION
with Tyler Pearce

Tuesdays & Thursdays
12pm - 12:30pm
Somernova, Courtyard
All levels welcome!

RECESS IN JUNGLE NOVA

BRING YOUR SNACK AND LET YOUR INNER CHILD OUT TO PLAY! RETREAT... & ENJOY AND JOIN IN YOUR FAVORITE BOARD GAMES!

WEDNESDAYS FROM 12:30 - 1:30PM
SOMERNOVA COURTYARD
15 PROPERZI WAY, SOMERVILLE, MA 02143

Neighborhood Meeting
Wednesday, January 18, 2023
7:00PM - 8:30PM

Reunión Vecinal
18 de enero de 2023, de 7:00PM a 8:30PM

Reynyon Katye
18 Janrye 2023, de 7e pm a 8e pm

Reunião da Vizinhança
18 de janeiro de 2023, das 7:00pm às 8:30 pm

For more information and to register for the neighborhood conversation, please visit somernova.com/community

Para obtener más información y para inscribirse en la conversación por favor visite somernova.com/community

Para mais informações e para se inscrever na conversa, por favor visite: somernova.com/community

Thanks to the supporters who made Climatetech Summit possible!

Capgemini **Chevron** **enel**

antenna **SOMERNOVA** **AXIOS** **innovationmap** **CANARY**

A Call for Public Art
Meet the Jury
www.somernova.art

Gregory Jackson
Somerville Arts Council

Jessica Motta
Call to Arts

Jillie Casko
Somernova

Meysa Hillberg
GreenTeam Labs

Ryan Friedlander
Aeronaud Brewing

Don Brown
Brooklyn Builders

SOMERNOVA INVITES YOU TO
FLUFF CUP

INNOVATE. COMPETE. EAT. REPEAT.
SEPTEMBER 23, 2021
5:00-7:00 PM
THE ALLEY @ SOMERNOVA

REGISTER
somernova.com/FLUFFCUP

Marshmallow Tower Building Contest
fluffPONG robots
DJ L'duke fluffTOSS live art PRIZES & s'morebot JarJam DJ J-Wall TROPHIES

SOMERNOVA presents
RAIN CLUB MONDAYS

EVERY MONDAY
6:30pm - 7:30pm

MEET IN THE SOMERNOVA COURTYARD
15 PROPERZI WAY, SOMERVILLE, MA 02143

SUMOBOT COMPETITION

YOUR MBOT HERE VS YOUR MBOT HERE

DATE: DECEMBER 11TH 2021
TIME: 1:00PM - 4:00PM
LOCATION: 19 PROPERZI WAY, SOMERVILLE

A sumobot competition is when two robots are placed in the middle of an arena and their goal is to push the other out of the arena. The robot that falls off loses and the robot that is still standing wins. These matches follow a bracket until one robot is the winner!

Participants are given a robot robot kit at the start of the event to assemble. Once assembled, participants can use materials at the event to add their robot to get it ready for the competition!

SIGN UP HERE

FAB 16

Boston Hub Events
August 9-14

A celebration of digital fabrication, STEM education, creativity, entrepreneurship, and community. Events and workshops around the Boston area and online.

<http://fabfoundation.org/fab16bostonhub>

fabfoundation cambridge HACKSPACE BOSTON DRESSMAKING SYSTEMS 3D SOLIDWORKS INDEPENDENT 3D PRINTING CENTER FOR DIS AND ADIDAS GREENWICH COLLEGE

SomEV x SOMERNOVA

book your FREE ride at som-ev.com

e-Scooters
e-Mopeds
e-Bikes
e-Cargo bikes

A lot of its kind, micro-mobility is designed to meet the demand for light electric vehicles.

Scout to a meeting grab lunch with friends, and — good for the planet — good for you.

HI, WE ARE NATIVE PLANTS THIS IS WHAT WE DO:

We provide food and shelter for wildlife. We feed native birds, animals, and insects that evolved alongside us. We feed migratory birds and butterflies/moths that depend on specific plants on their journeys, such as the monarch and swallowtail butterflies. We conserve water and are easier to grow.

People often tell us we are surprisingly beautiful!

We are transforming this alley into a native plant & pollinator corridor thanks to our following partners committed to ecological restoration:

GREENOPEN SOMERNOVA form energy

in THE ALLEY SOMERNOVA

in partnership with **5280 RADIO**

MAY 6TH
3PM - 10PM

light
sound
fire
dance
immersive art

PERFORMING LIVE
Terry Borderline

THE ALLEY @ SOMERNOVA
24 DANE ST
SOMERVILLE, MA 02143

CELEBRATE WOMENS HISTORY MONTH

INVITING ALL WOMXN, NON-BINARY, POLX, AND ALLIES.

SPECIAL GUEST: MAYOR BALLANTYNE

RSVP

Wednesday, March 29th
6:00 TO 8:00 PM

SOMERNOVA
29 PROPERZI WAY
SOMERVILLE, MA

DEPARTMENT OF RACIAL & SOCIAL JUSTICE CITY OF SOMERVILLE, MA

Somerville Human Rights Commission

SOMERVILLE COMMISSION FOR WOMEN

Persons with disabilities who need auxiliary aids and services for effective communication (i.e., CART, ASL), written materials in alternate format, or reasonable modifications in policies and procedures in order to access the program, activities, and meetings of the City of Somerville should please contact Adhera Portney in advance at 617-625-6603 or 2059 or aporney@somervillema.gov.

OPORTUNIDAD DE GANAR \$1000
DEC. 9, 10, 11, 2021

TOMA UNA FOTO EN EL FESTIVUS INFLATABLE TRAIL!

COMPARTE Y ETIQUETA LA FOTO EN LAS REDES SOCIALES @SOMERNOVA @UNIONSQUAREMS

POR CADA PUBLICACION ETIQUETADA,
SOMERNOVA DONARÁ \$25 A UNION SQUARE SNAP MATCH
(COMPLEMENTANDO EL PRESUPUESTO DE ALIMENTOS DE LAS FAMILIAS NECESITADAS)

SOMERNOVA **UNION SQUARE SNAP MATCH**

CAMPUS EXPANSION

Somerville's growth is our growth and we hope that our growth will mean good things for the community.

Marginalized communities bear the brunt of intersecting challenges posed by racial inequity and climate injustice, resulting in disproportionate impacts. These communities, often lacking access to essential resources and political influence, face heightened vulnerability to the adverse effects of climate change and environmental degradation. Factors such as residential location, limited access to resources and infrastructure, and the ability to adapt exacerbate the vulnerability of people of color and low-income communities to climate change impacts. Moreover, they face heightened risks from extreme weather events like floods, hurricanes, and heatwaves, as they may lack the means to evacuate or rebuild in the aftermath. These communities are also disproportionately burdened by environmental health hazards, such as air pollution and toxic waste sites, due to their often-contiguous location to such risks.

These injustices are deeply rooted in historical economic and power imbalances that have persisted since the nation's inception, evident in the persistent racial wealth gap and gender pay gap that persist today. The systemic inequities that have shaped America's socio-economic landscape contribute to the vulnerability of marginalized communities to climate and environmental injustices. Addressing these challenges requires a comprehensive approach that tackles both the immediate impacts of climate change and the underlying social and economic disparities. By centering equity, justice, and inclusivity from Somernova's expansion, we strive to co-create a more resilient and sustainable future for the youth, the planet and for Somerville where all communities have the opportunity to thrive.

In the innovation ecosystem: only 3.5 percent of the 44 billion dollars of U.S. venture capital funds went to women and minorities (1.9 percent to women and 1.6 percent to minorities). These numbers have been stagnant since 2016. In Somerville, inequity is rampant. Somerville Public Schools' students are a majority-minority population with over 60% identifying as low income; while Somerville's population is 76.05% white with a median income of \$117,000. Only a third of the graduates of Somerville High School will complete a post-secondary degree within six years.

Today, there are 1.2 billion young people aged 15 to 24 years, accounting for 16 per cent of the global population. It is our responsibility, as adults, to help guide them by developing their skills, uplifting their spirits, holding them accountable, and believing in them as the future leaders and pioneers of society.

Youth empowerment is important to innovation because it allows young people to actively participate in shaping the future and driving change. When young people are empowered, they have the opportunity to develop the skills, knowledge, and confidence they need to identify and address problems in their communities, and to propose and implement innovative solutions.



Young people are the greatest agents of change in a society. They are the torchbearers of the world.

Youth empowerment is vital innovation:

- Youth bring a fresh perspective to problem-solving: Young people often have unique insights and ideas that can lead to innovative solutions to challenges. They are also more likely to be open to trying new things and taking risks, which can be important in the innovation process.
- Youth are the future leaders and decision-makers: Empowering young people today helps to ensure that they have the skills and confidence they need to lead and drive change in the future.
- Youth are more likely to be affected by the challenges of the future: Many of the challenges that society will face in the coming decades, such as climate change and technological disruption, will disproportionately affect young people, especially the most marginalized.
- Empowering youth to participate in finding solutions to these challenges will ensure that their needs and perspectives are taken into account.
- Youth empowerment can drive social and economic change: When young people are empowered to participate in the innovation process, they can drive social and economic change in their communities and beyond. This can help to create a more equitable and sustainable future for all.

COMMUNITY DEVELOPMENT PRIORITIES

Just as Somerville's youth cannot wait, the climate cannot wait either. We see symptoms all around. Summer weather in the Northeast in November. The entrepreneurial ecosystem doesn't believe in cautiously waiting. We must create a more inclusive environment to provide greater and more opportunities to accelerate commercialization of climate tech solutions, faster.

This is an opportunity for us to do something bigger than us - Economic equity implies access. Economic equity also requires access: access to transit, access to nature, access to jobs, access to education, access to inspiration, access to safe streets, access to childcare, and housing.

By supporting and allowing the already burgeoning innovation economy at Somernova, the campus expansion has the potential to make real impactful strides in creating and improving access to those real life needs that Somerville's most vulnerable populations face today.

We believe that Somernova succeeds when every aspect of the Somerville ecosystem thrives. To achieve that objective, we are proposing five community development priorities. As part of the campus expansion, these priorities will help support the most vulnerable communities in Somerville.

Youth-driven, Multigenerational Community Center

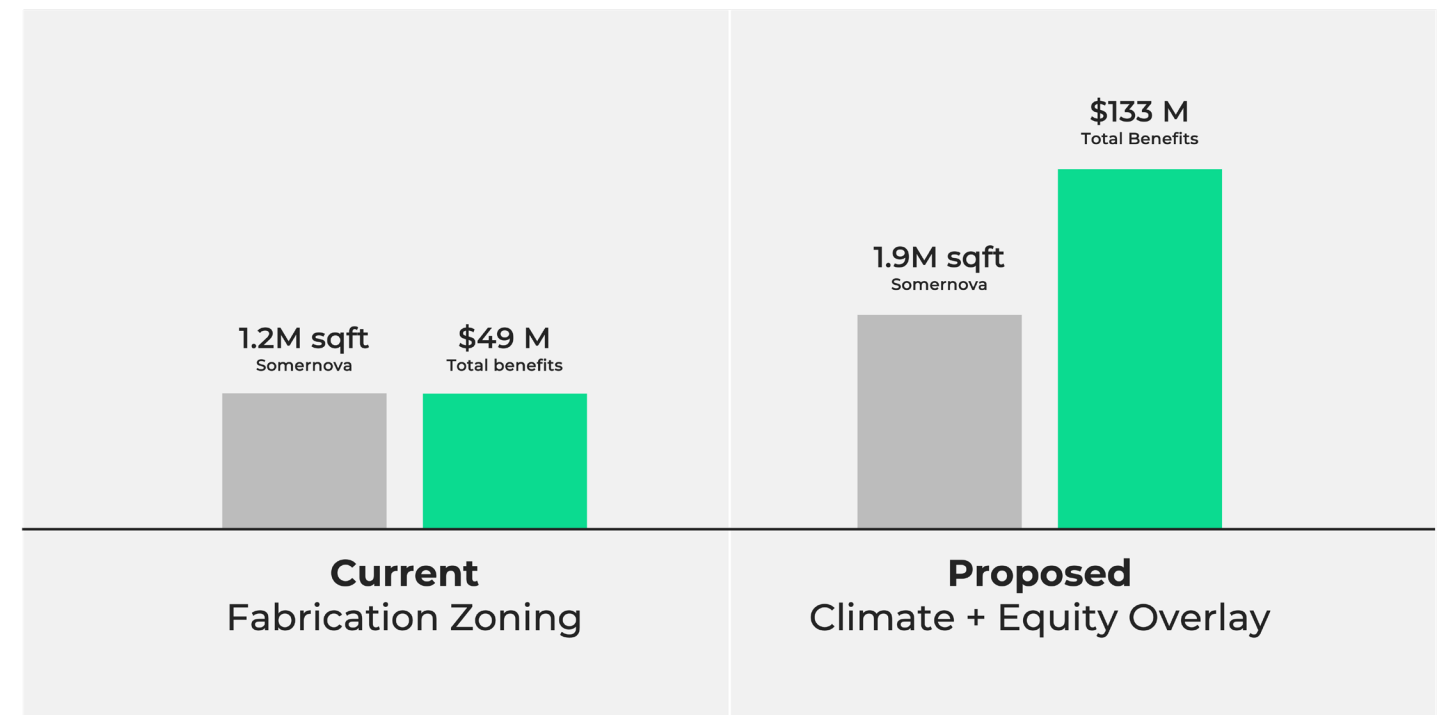
Affordable Housing Trust Contribution

Job Creation

Climate and Equity

Social Impact Fund

COMMUNITY DEVELOPMENT PRIORITIES Benefits & Square Footage



BENEFITS & SQUARE FOOTAGE

To expand the Somernova Campus, the proposed Climate & Equity Innovation Overlay offers a more holistic approach, increasing the area's development potential to 1.9 million square feet, with a total economic benefit of \$133 million. This ambitious plan has the potential for significant economic growth and addresses pressing social and environmental concerns.

The current Fabrication Zoning District allows for the development of 1.2 million square feet at Somernova. If realized, this development has the potential to contribute approximately \$49 million in total economic benefits to the city. Although the Fabrication District has successfully fostered a variety of small businesses, artisan manufacturing facilities, and innovative startups, the full potential of the allowed development has yet to be realized.

While the current Fabrication District has contributed to the city's economy, it was written to preserve an area for manufacturing and fabrication uses. These industries have evolved, and the policy no longer works for their purpose. Somernova's expansion, envisioned through the Climate & Equity Overlay District, offers a transformative vision for the future, with the potential to create lasting positive impacts on the youth, the planet, and for Somerville.

YOUTH-DRIVEN, MULTI-GENERATIONAL COMMUNITY CENTER

A Place for Community, Culture & Industry

Somernova is committed to developing a 25,000 SF facility and supporting a 10x-year operating budget for the Youth-driven, Multigenerational Community Center. A place where community, culture, and industry intersect. A space for connecting people of all ages and backgrounds through immersive learning, cultural experiences, and fun. Working in partnership with Somerville Education Foundation (SEF), Somernova is committed to empowering young people with the resources and tools they need to thrive.

- Total investment of \$30 Million
- 25,000 SF center delivered as part of Block 1, the first phase of the Campus expansion
- Capital investment in the construction and fit-out of the Center
- 10x years of operating expenses covered = \$372,000/yr (Total = \$4.5m)

**\$30
MILLION**



**Community
Dinner**



**Experiential
Learning**



**Place for Fun &
Friends**

AFFORDABLE HOUSING TRUST

We heard you. One of the biggest challenges facing Somerville's most underserved populations is housing. This is not something we can build, so we focused on affordability. Somernova seeks to be part of the solution with a \$27.9M contribution to the Somerville Affordable Housing Trust.

Through a \$27.9M Housing linkage fee, Somernova's expansion will significantly contribute to the Somerville Community Housing Trust. This significant financial contribution will greatly increase the aid needed for the creation of Affordable Housing throughout the Somerville..

JOB CREATION

The broader impacts of Somernova's campus expansion will also deliver economic benefits through employment equity and job creation. There will be jobs for local people of various education levels and backgrounds on campus. The development has the potential to create up to 11,868 new employment opportunities, including 5,849 permanent and 6,019 construction-related jobs. In addition, the \$5.5 million dollars allocated to the jobs trust will be used to fund workforce development and training programs, with the goal of increasing access to employment opportunities for all residents of Somerville.

Enabled by the Climate & Equity Overlay District, Somernova's expansion will create new jobs at all income and education levels and generate \$5.5 million in resources for Somerville's Jobs Trust. Somernova will continue to be a vital resource for employment and career growth. Since 2018, highlights include:

- 100%-plus on-campus job growth between 2018 and 2022 (278 to 562 positions—not including the 550 members of Greentown Labs)
- 300,000 square feet of fully-leased space (as of 2022), with waitlists from companies seeking to expand
- From September 2021 to September 2022, Form Energy grew by 220%, from 143 to 314 employees.

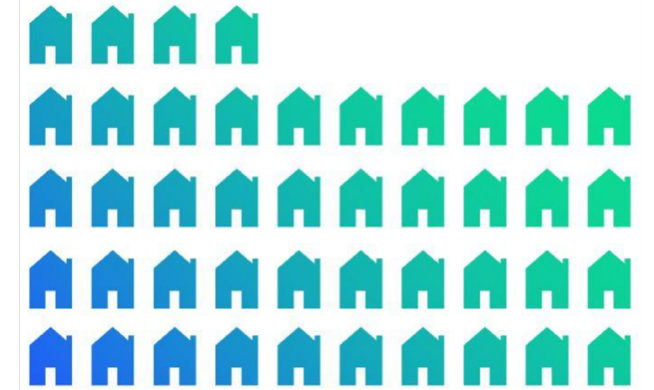
The growing innovation economy at Somernova has the potential to bring broad, mutual benefits to Somerville and the larger community, including as many as 11,868 new local jobs: 5,849 permanent and 6,019 construction-related jobs. The campus expansion will serve as an engine for Somerville employment equity, promising increased opportunity for residents of all backgrounds and education levels.

AFFORDABLE HOUSING TRUST. CURRENT ZONING VS PROPOSED



Current Fabrication Zoning

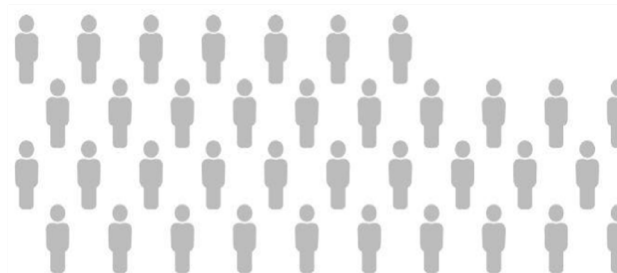
\$ 14.2m Somerville Housing Trust



Proposed Fab Zoning + Climate & Equity Overlay

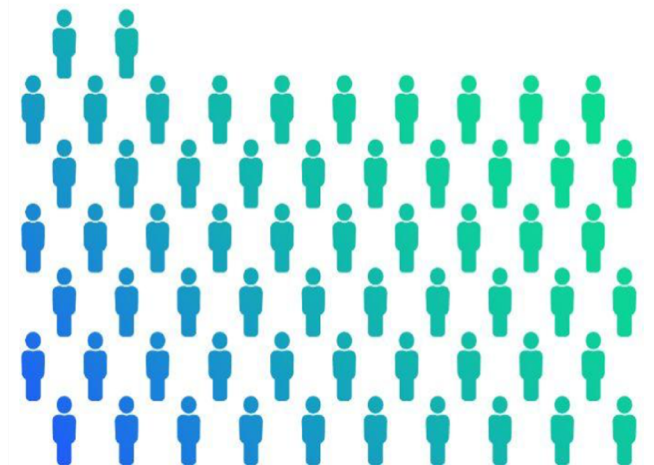
\$27.9m Somerville Housing Trust

JOB CREATION. CURRENT ZONING VS PROPOSED



Current Fabrication Zoning

Estimated 3,600 New Jobs
\$3.1m Somerville Jobs Trust



Proposed Fab Zoning + Climate & Equity Overlay

Estimated 6,000 New Jobs
\$5.5m Somerville Jobs Trust

CLIMATE AND EQUITY PRIORITIES

Somernova's campus expansion will bring innovation and resources to the city's most vulnerable populations through access, opportunity, and job pathways.

Somernova has already started social equity initiatives; Somernova has been equipping students at the Mystic Learning Center and the Argenziano with robotics and coding skills. We have worked with the City's Department of Racial and Social Justice, Somerville Community Corporation, The Robotics Team, and Cambridge Health Alliance, among many other local non-profits. We will continue to do so. The Climate & Equity Overlay District will help Somernova ensure that the most vulnerable populations are not left behind as we transition to a more sustainable future.

The Climate & Equity Overlay District will support Climatetech start-ups and help foster their growth. Somernova is also committed to ensuring that youth, the most vulnerable populations, and the Somerville community at large see this plan's benefits through the various social innovation goals made possible through the campus expansion.

Ecological Benefits

Somernova will design landscapes that seamlessly integrate habitat creation and natural systems into civic spaces, thoroughfares, and open spaces at ground level and above.

Somernova's natural ecosystem will serve as a continuous pollinator corridor and regional link created through the mix of the following ecological benefits:

- Microforest
- Pollinator Gardens
- Rain Gardens
- Seed Corridors

Pollinator Corridor

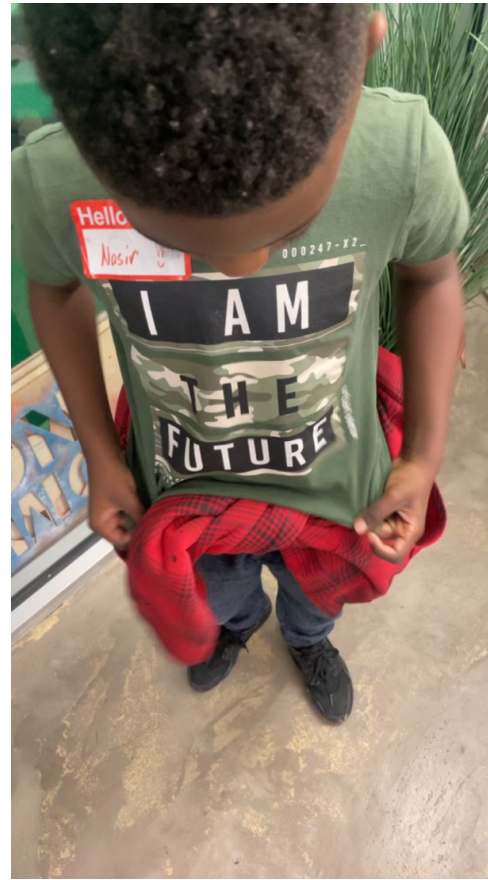
Somernova strives to create urban buildings and native habitats that coexist, piloting the Somerville Regional Pollinator Corridor Action Plan. We want to help the city reach its goal of protecting threatened, and endangered species and native habitats.

The Somernova Community Master Plan will build on the requirements put forth in Somerville's Native Planting Ordinance and Somerville Regional Pollinator Corridor Action Plan by committing to a set of guiding principles designed around:

- Promoting Native Plan Ecologies
- Adaptability
- Bridging the gap between resources, habitat, and humans
- Designing for the site
- Supporting Biodiversity and Endangered Species



Somernova's campus expansion is designed to bring innovation and resources to people and people to innovation through access, opportunity, and pathways to jobs.



SOCIAL IMPACT FUND

The Fund will leverage the growing climate economy to benefit Somerville's most vulnerable families and residents. Together with community leaders and industry experts, we will generate measurable social and environmental impact while building community wealth.

We will be inviting experts and advocacy from every stakeholder to prioritize the distribution of funds. These funds will help support the most vulnerable communities in Somerville.

- \$5.5 Million in seed funding investment
- Designed through an equity lens to serve as a funding vehicle providing opportunities to those marginalized and unserved populations in Somerville regarding entrepreneurship and innovation.
- Establish a working group that shall comprise members of the Somerville community.
- Establish, with the community and working group, a minimum percentage of the annual funding allocated to address the needs of women and minority independent business owners, climate-tech founders, and change agents.
- Somernova commits the total seed funding over ten years.
- Through reinvestment in local enterprises, we expect the Fund's impact to grow annually and, over time, become a self-sustaining source of funds creating a new generational cycle of opportunity.

**\$5.5
MILLION**

PROPOSED DEVELOPMENT

Somernova's campus expansion will create an equitable, welcoming, genuine, public-facing, shared neighborhood campus. The design for the proposed project will support the needs of the youth and the greater community, scaling Tough Tech and Climate-tech startups and Somerville's growing innovation economy.

The project will introduce new building types designed for Tough Tech activities and higher density as part of a multi-phase development consisting of four blocks and four phases. The proposed program includes the following:

- 1.4 M SF of commercial space to support various aspects of the innovation ecosystem,
- 68,000 SF of neighborhood retail,
- 25,000 SF for the youth-driven, multigenerational community center and an additional 11,000 SF of community services,
- 25,000 SF of dedicated Early Stage Incubator space,
- 4,400 SF of artist studios, and
- 64,180 SSF of public space, with over 3 acres of new habitat creation to protect Somerville's threatened and endangered pollinating species

Public right of way and thoroughfare enhancements will include:

- 400 LF of new sidewalks,
- 580 LF of new dedicated bike lanes, and
- 50 street trees - a 142% increase in the tree canopy around on campus.

Somernova will also create a centralized, district-serving public parking facility designed to serve the market demand of future tenants, the enhancement of Somerville Avenue as a neighborhood retail destination, and the future transit potential of the site. The future campus will accommodate the following:

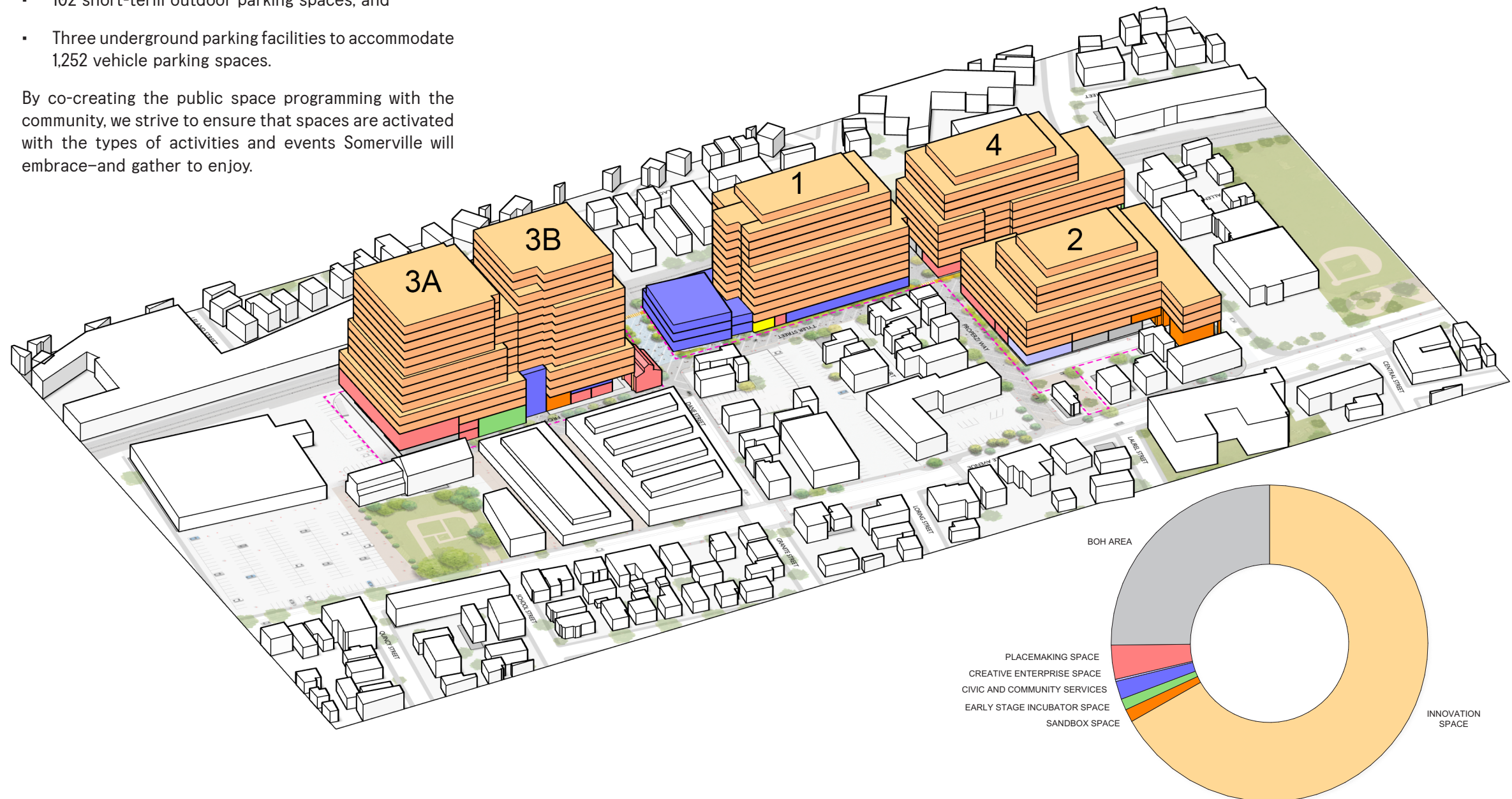
- 296 long-term indoor bicycle parking spaces,
- 102 short-term outdoor parking spaces, and
- Three underground parking facilities to accommodate 1,252 vehicle parking spaces.

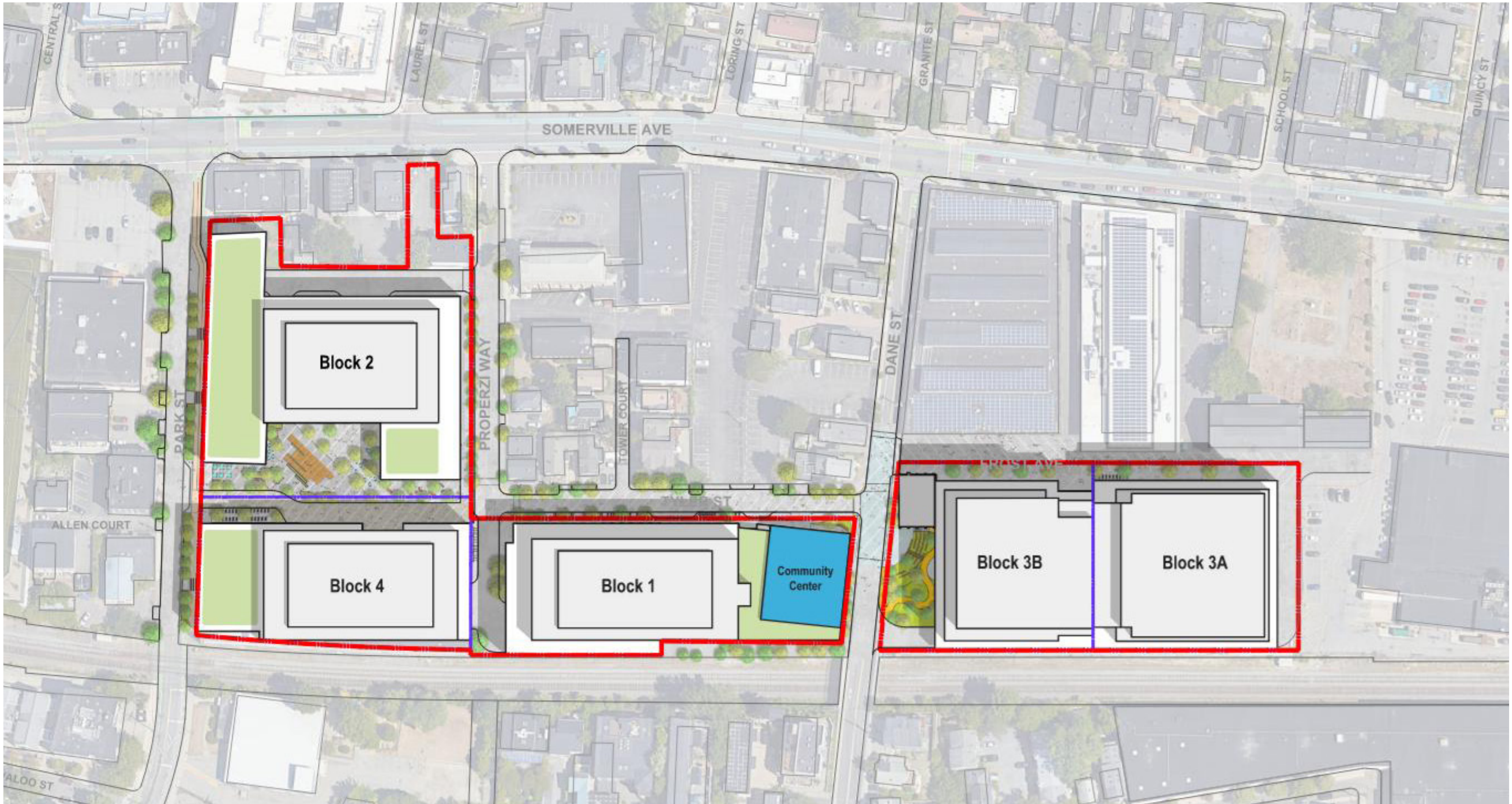
By co-creating the public space programming with the community, we strive to ensure that spaces are activated with the types of activities and events Somerville will embrace—and gather to enjoy.

PROGRAM SUMMARY

BLOCK 1	TOUGH TECH	12 levels	770	8,368	399,122
COMMUNITY CENTER	CIVIC	2 levels		23,700	8,170
BLOCK 2	TOUGH TECH	9 levels	16,137		26,679
BLOCK 3A	TOUGH TECH	15 levels	28,876		4,096
BLOCK 3B	TOUGH TECH	16 levels	13,930		17,835
BLOCK 4	TOUGH TECH	10 levels	8,383		13,660

COMMERCIAL	1,355,698	
RETAIL	68,096	
COMMUNITY SERVICES	36,200	
CREATIVE	4,424	
TOTAL AREAS		1,957,289



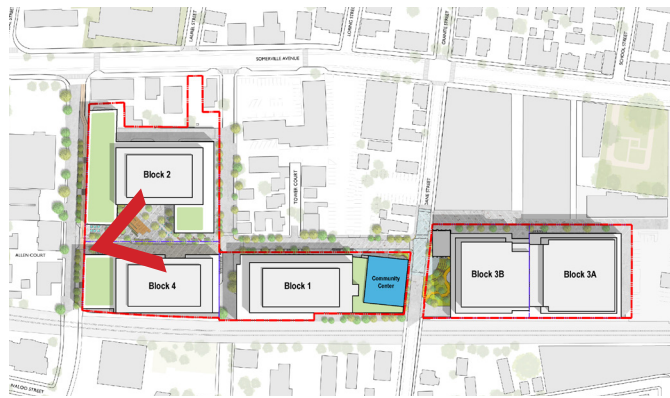


Site Plan: Somernova Campus Expansion Vision

LEGEND

- - - - - PROPERTY LINE
- - - - - NEW LOT LINES

BLOCK 2 - THE COURTYARD



When Rafi acquired Somernova, we were committed to improving its sense of place. After several tactical urbanism and local artists interventions we transformed a parking area into a lively courtyard that has become Somernova's most active space ever since. Today's Courtyard continues to be a successful pilot in tactical urbanism, proving that a dynamic mix of ground-floor uses and flexible space is a recipe for a well-loved public space.



The vision for the new Courtyard applies what Somernova has learned with the existing space while improving its access and visibility, and expanding its greenery and overall area. The future Courtyard will function as a fully pedestrianized central plaza that will serve as a connection through the block between Tyler and Park Street. The Courtyard will include the most commercial and public-facing ground floor uses of the campus, making it an active

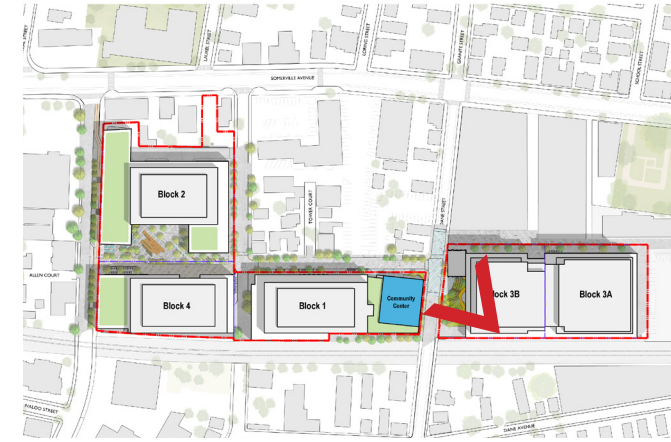
place to be. It will include multiple types of seatings, not just for commercial activities; our vision is a truly public plaza that welcomes everyone. The landscape design will include gathering nooks nested within flush planting beds with native pollinator plants and tree groves. The Courtyard's ample size can support a variety of public gatherings, making it ideal for community events as well as day-to-day leisure and informal uses.

BLOCK 3 - MICROFOREST

The eastern side building of Somernova along Dane Street today has a parking deck on its roof, creating a harsh and unattractive experience for pedestrians walking down the street. This structure also hides most of the building volume of the old pump-house, with just the top floor of the building peaking out to the street.

The vision for this area is a lush landscaped green space. The new Dane Street Green at Somernova will feature

an urban Microforest, pollinator gardens with native plants, serving as as both an ecosystem and an educational hub for the community. The Microforest will seamlessly blend into Dane Street and the nearby historic 24 Dane building, incorporating an intimate, storytelling amphitheater suitable for diverse Campus and youth-driven programs. the Dane Street plaza will offer a sheltered space for connecting with neighbors, bumping into colleagues, or finding a moment of quiet.

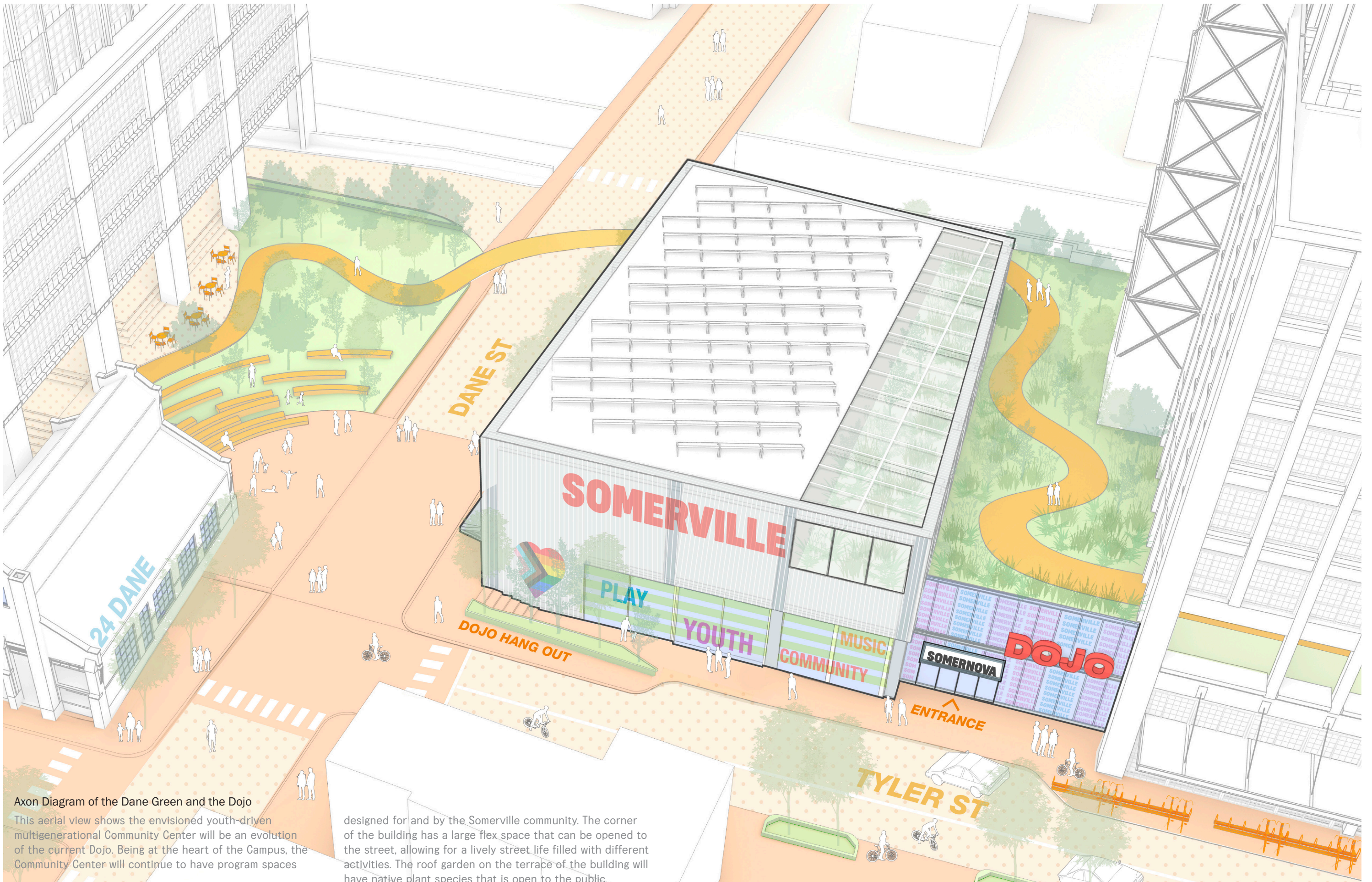




Site Plan Diagram: Campus Corridor

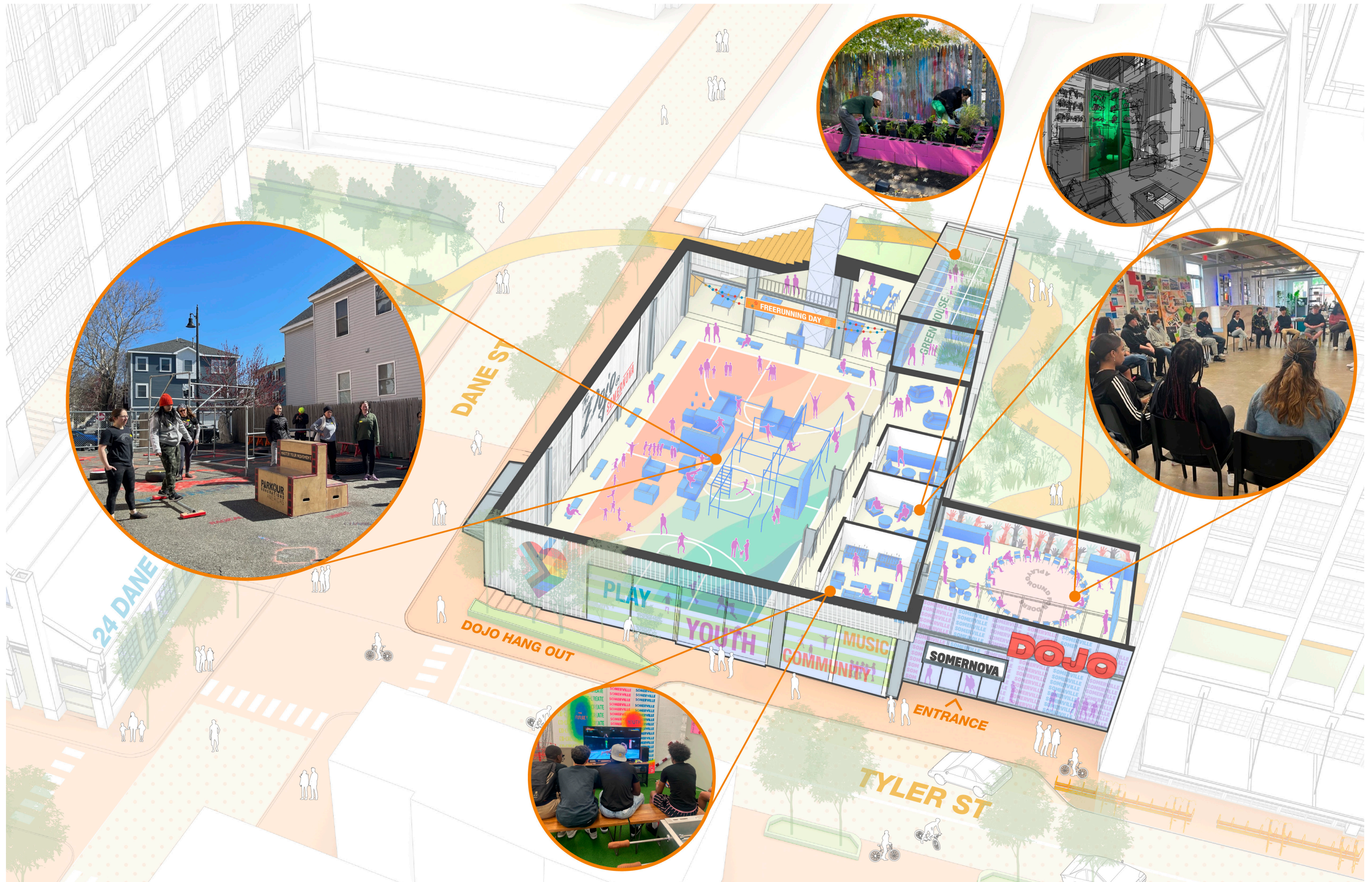
The landscape design at the master planning scale ensures ecological connectivity across the Campus through different interventions. The rain gardens along the streetscape ensure continuity in managing stormwater on the Campus. The Pollinator Corridor carefully considers the movement flow

patterns of birds, bees, and butterflies, which are vital to the functioning of our ecosystem. The microforest near the Community Center ensures that there will be a concentrated system of plant life to balance the development surrounding it.



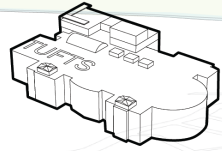
Axon Diagram of the Dane Green and the Dojo
 This aerial view shows the envisioned youth-driven multigenerational Community Center will be an evolution of the current Dojo. Being at the heart of the Campus, the Community Center will continue to have program spaces

designed for and by the Somerville community. The corner of the building has a large flex space that can be opened to the street, allowing for a lively street life filled with different activities. The roof garden on the terrace of the building will have native plant species that is open to the public.



DRAFT

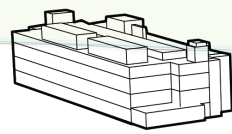
Tufts Pollinator Initiative



Tisch Library
2.3 mi from Somernova

Over 15 species of native perennials on grade and on a productive green roof

Tufts Pollinator Initiative



574/524 Boston Ave
2.3 mi from Somernova

Over 20 species of native perennials provide nourishment and shelter for pollinators

Mystic River State Reservation

3.1 mi from Somernova

Established in 1893, this 329 acre woodland river preserve is an essential stop for migratory animals

Davis Morse Kelley Butterfly Pocket Park
0.6 mi from Somernova

Native plantings support local insect and fauna ecologies

599 Somerville Ave
0.3 mi from Somernova

Native perennial species on grade and roof gardens

Somerville City Hall Pollinator Garden
1 mi from Somernova

Native plantings like Red Columbine, Chokeberry, Ziza, and Black-eyed susans feed pollinators through the year

Migratory Butterflies

Travel distance up to 3,000 mi
120 species in MA



Nunziato Field and Dog Park

Migratory Birds

Travel distance up to 16,000 mi

Train Rail Seed Corridor

Niche plant ecologies grow from transplanted seeds and serve as an uninterrupted urban oasis for pollinators



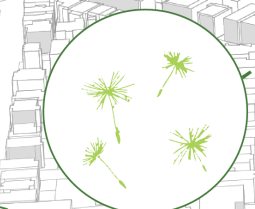
Mason Bee

Travel distance max 0.17-0.5 mi



Bumble Bee

Travel distance max 0.5 mi



Seed Dispersions

A benefit to being along a rail line is that pollinator plant seeds at one location migrate along the corridor

Conway Park

Perry Park

Milk Row Cemetery

Lincoln Park

0.5 mi from Somernova

Renovated in 2018, this park includes pollinator gardens and 1.25 million gallons of underground storm water storage

SOMERVILLE COMMUNITY PATH

SOMERNOVA

Pollinator Corridor Pilot

Starting in 2019, Somernova has worked with a variety of local organizations and partners, such as Green & Open Somerville, to test and pilot a "Pollinator Corridor". Lessons learned from this work has gone on to inform how Somernova is thinking about the Campus design long term.



SOMERNOVA

THANK YOU!

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