



# City of Somerville Zoning Amendment

## Union Square Zoning Amendment

Meeting #5

12.13.16

# Presentation Topics

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1. Website information
2. List of outstanding items/topics for January meetings
3. Updated maps
4. Presentation on open space

# Printed Document Package

1. Website information
2. List of outstanding items/topics for January meetings
3. Updated maps
4. Presentation on open space
5. Updated fiscal impact analysis
6. Updated slides on old/new Zoning from 11.29, with corrections and cross references
7. Identification of items changed between July draft and November draft that were requested by Aldermen
8. Setback for sites abutting residential neighborhoods
9. Topographic Illustration from the Neighborhood Plan, showing views from Prospect Hill
10. Information regarding infrastructure/DIF and zoning



# City of Somerville Zoning Amendment

## 1. Website Information



# City of Somerville Zoning Amendment

All Union Square Zoning  
information is now available at:

<http://www.somervillema.gov/unionsquarezoning>



# City of Somerville Zoning Amendment

## 2. Topics For January Meetings

# Meeting Topics & Pending Items for January

## 1. Items for further discussion/presentations:

- Community Benefits Strategy
- Off-site compliance for affordable housing
- Incorporating all D-parcels in the Neighborhood Development SP
- Family housing units
- Fiscal impacts/MMUR

## 2. Items for further drafting/development by staff:

- Formula business special permit
- Illustration of buildout under current and proposed zoning

## 3. Items for legal review:

- Affordable commercial space (legal review)
- Collecting and enforcing developer contributions



# City of Somerville Zoning Amendment

## 3. Updated Maps

# Updated maps

Handout maps have been provided to you tonight, as follows:

## 1. Current Zoning

- Base zoning map
- Map with landmarks (buildings and D parcels)

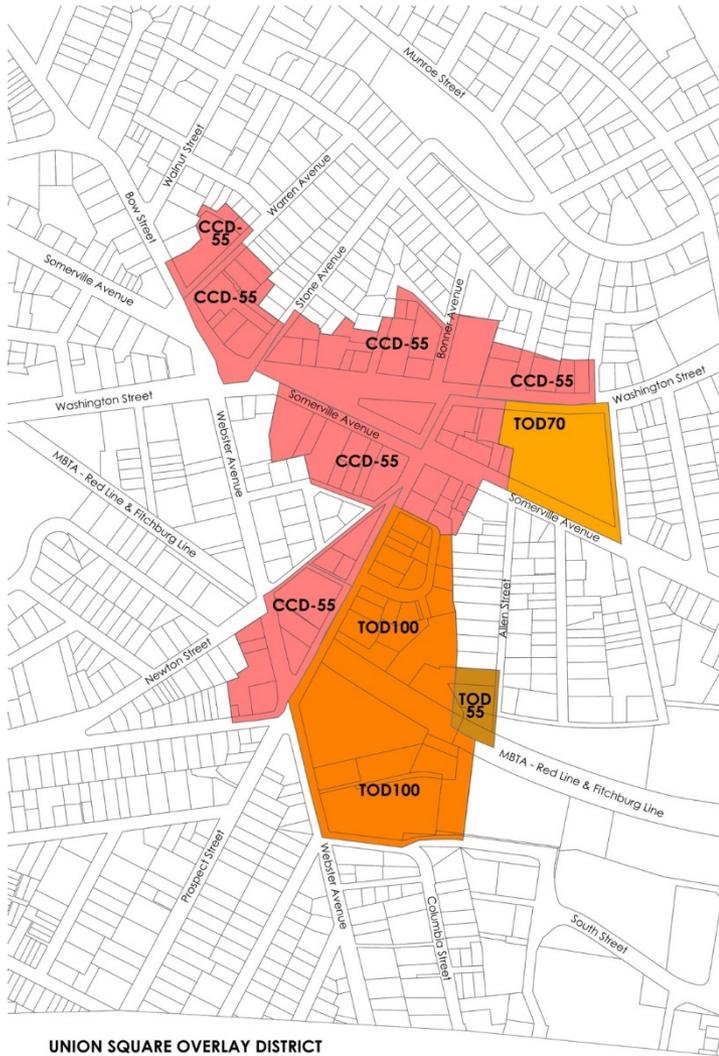
## 2. Proposed Underlying Zoning

- Base zoning map
- Map with landmarks (buildings and D parcels)

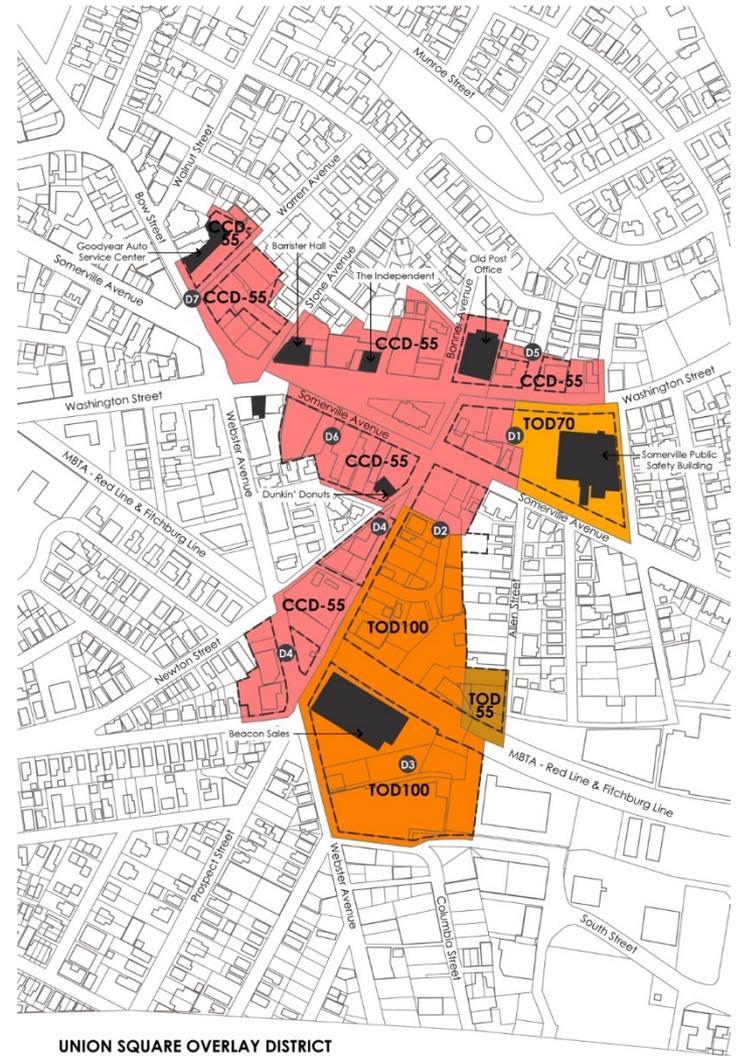
## 3. Proposed Overlay

- Base zoning map
- Map with landmarks (buildings and D parcels)

# Current Zoning



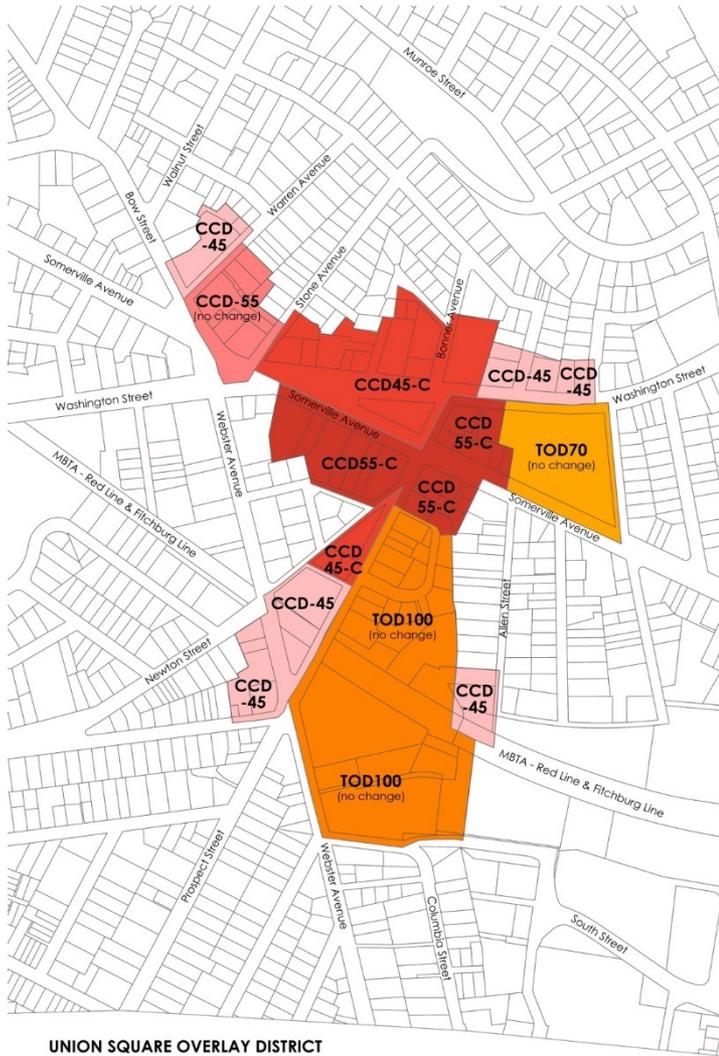
**UNION SQUARE OVERLAY DISTRICT**  
Existing Zoning



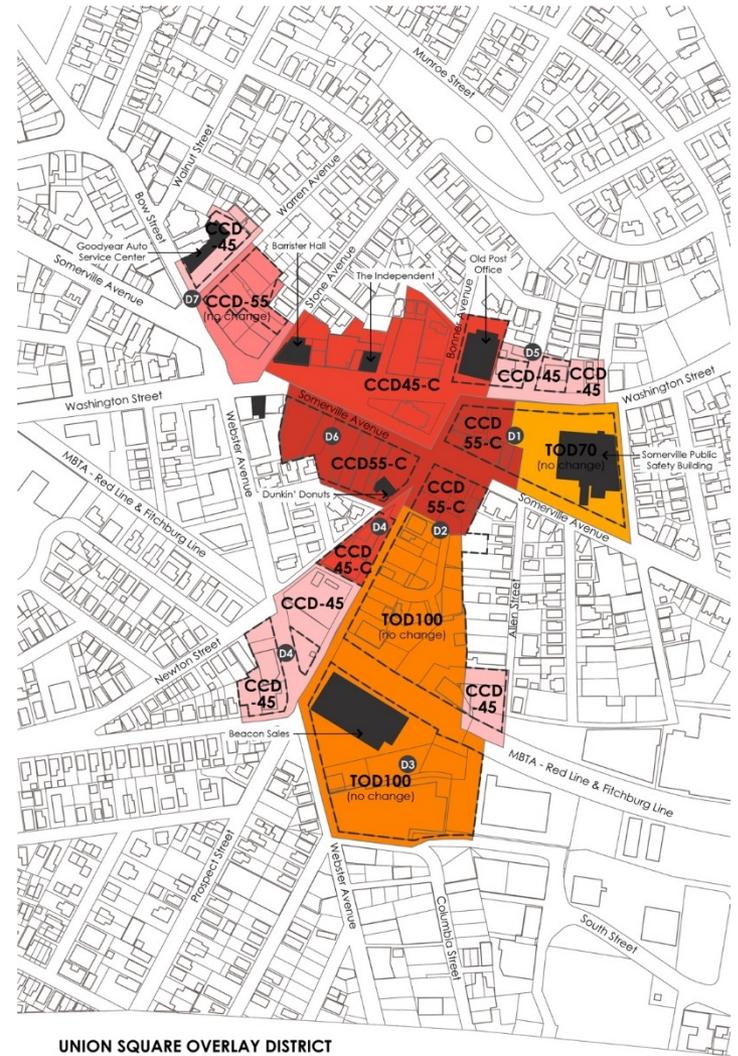
**UNION SQUARE OVERLAY DISTRICT**  
Existing Zoning



# Proposed Underlying Zoning



**UNION SQUARE OVERLAY DISTRICT**  
Underlying Zoning District Changes



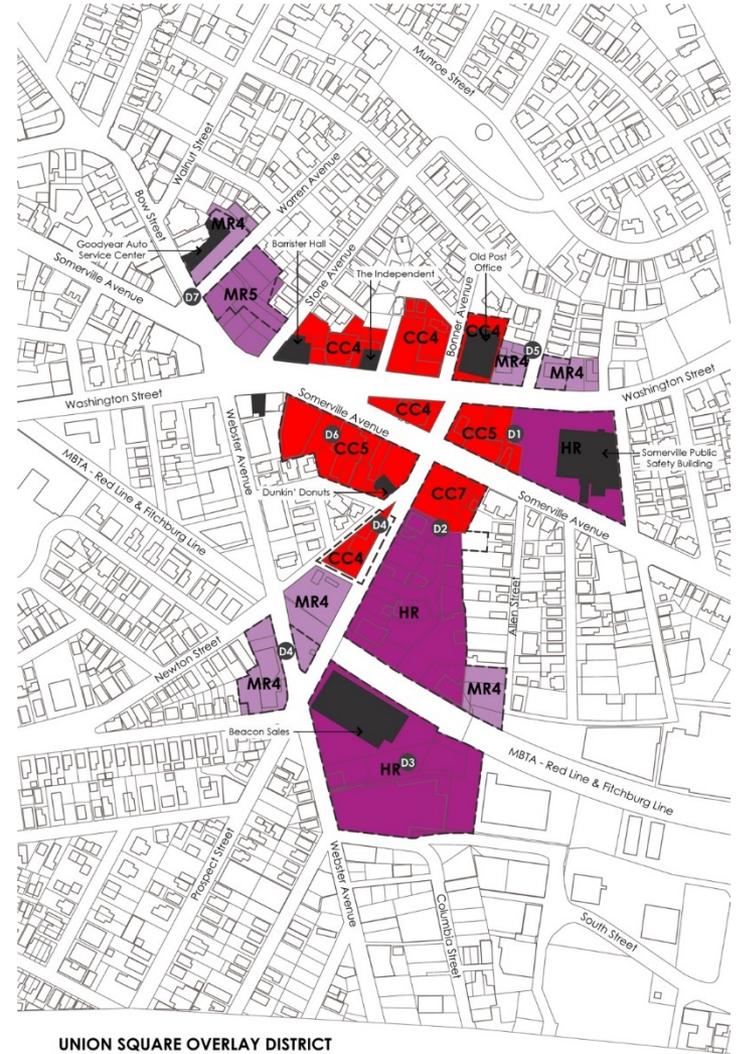
**UNION SQUARE OVERLAY DISTRICT**  
Underlying Zoning District Changes



# Proposed Overlay



**UNION SQUARE OVERLAY DISTRICT**  
Proposed Zoning



**UNION SQUARE OVERLAY DISTRICT**  
Proposed Zoning





# City of Somerville Zoning Amendment

## 4. Open Space

# Open Space

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What's really important?

# Open Space

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What's really important?

A. What makes great urban places

# Open Space

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What's really important?

A. What makes great urban places

AND

B. What achieves our SomerVision goal

# Open Space

What's really important?

A. What makes great urban places

AND

B. What achieves our SomerVision goal

While we also worry about meeting other development goals, including new tax revenue and the GLX payment, this is NOT the primary driver of the Open Space number.

# Open Space

What's really important?

A. What makes great urban places

AND

B. What achieves our SomerVision goal

While we also worry about meeting other development goals, including new tax revenue and the GLX payment, this is NOT the primary driver of the Open Space number.

But...

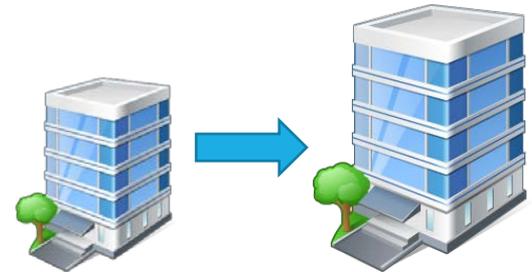
# Open Space

## The Problem with Increasing open space

If we increase open spaces beyond the Neighborhood Plan recommendation, we either need to:

### A. Increase height and bulk of remaining buildings

Add stories to each tower and office/lab building



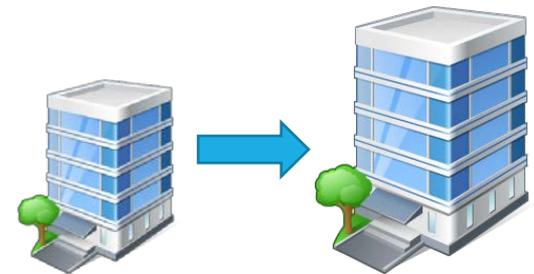
# Open Space

## The Problem with Increasing open space

If we increase open spaces beyond the Neighborhood Plan recommendation, we either need to:

### A. Increase height and bulk of remaining buildings

Add stories to each tower and office/lab building



OR

B. Remove development capacity from the plan, therefore reducing our tax revenue and developer contributions to public benefits



Reduce total development value by some %

# Open Space

## The way we discuss open space

### Open space

As defined in most commercial mixed-use developments includes:

- High quality public spaces
- Landscape areas on site
- Public sidewalks created / improved by developers

In some cases also includes:

- Rooftop gardens
- Green roofs
- Civic buildings
- Bodies of water

# Open Space

## The way we discuss open space

### Civic Space

This is our own creation for high-quality publically accessible spaces:

- Includes a percentage of green area
- Required amount of plantings
- Seating requirements
- Etc.

Nothing like this exists in our code today.

Or, as far as we know, any other code of it's type.

# Example Civic Spaces

## Neighborhood Park

A civic space type designed for active and passive recreation with features and facilities that support the immediate neighborhood.

### Examples:

Perry Park

Albion Street Park

Walnut Street Park

- Size: 8,000 sf-2 acres



# Example Civic Spaces

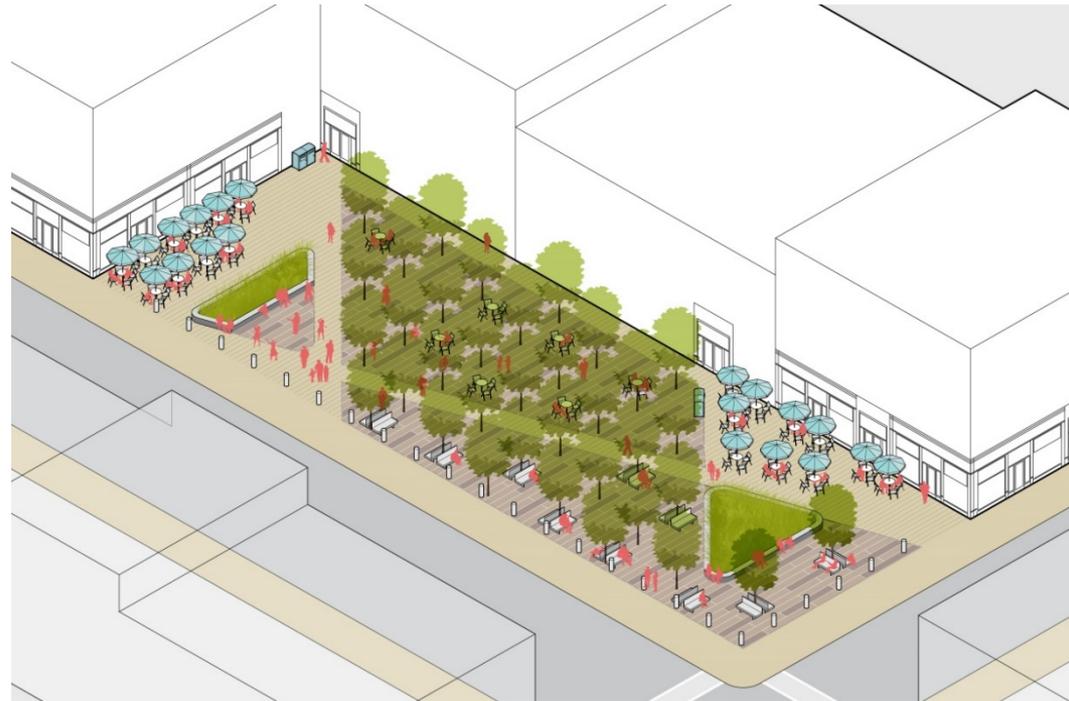
## Plaza

A civic space type designed for passive recreation, civic purposes, and commercial activities, with landscape consisting primarily of hardscape. Plazas are generally located in activity centers or the nexus of major circulation routes.

### Examples:

Statue Park (Davis Sq.) Plaza  
Union Square Plaza

- Size: 8,000 sf-1.5 acres



# Example Civic Spaces

## Pocket Park

A civic space type designed for passive recreation consisting of vegetation and a place to sit outdoors.

### Examples:

Quincy Street Park  
Symphony Park  
Stone Place Park

- Size: 800-10,000sf



# Example Civic Spaces

## Playground

A civic space type primarily designed as a play area for children. Playgrounds may be freestanding or incorporated as a subordinate feature of a regional park, community park, neighborhood park, or public common.

### Examples:

Walnut Street Playground

Grimmons Park

Chuckie Harris Park

- Size: 2,500 sf-25,000 sf



# Open Space

The way we discuss open space:

## Pedestrian circulation space

This is our REQUIRED METRIC in the July 2016 Union Square zoning – as submitted:

- Includes some pedestrian areas on the private lots
- Includes some areas that are landscaped but not necessarily civic spaces
- Includes civic spaces

In the July 2016 draft, this metric was set at 15%

# Open Space

## Three Different Metrics, Equal Area

Civic Space  
(quality public  
spaces only) – 8.2%



# Open Space

## Three Different Metrics, Equal Area

Civic Space  
(quality public  
spaces only) – 8.2%



Equivalent Pedestrian  
Circulation Space  
(when including publicly  
accessible landscape  
areas and sidewalk  
additions) – 15%



# Open Space

## Three Different Metrics, Equal Area

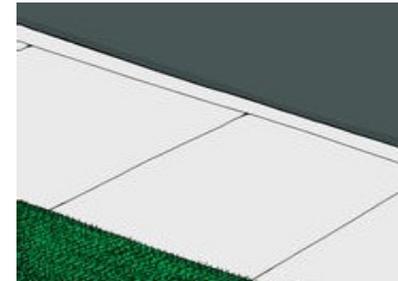
Civic Space  
(quality public  
spaces only) – 8.2%



Equivalent Pedestrian  
Circulation Space  
(when including publicly  
accessible landscape  
areas and sidewalk  
additions) – 15%



Equivalent Open Space  
(when also including  
private landscaping areas  
and full sidewalks) – 30%

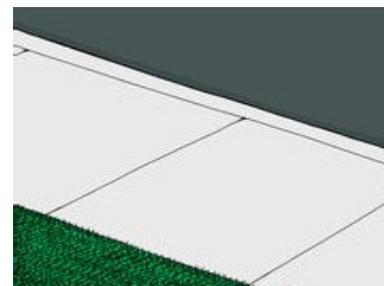


# Open Space

## Increasing Civic Space to 15%

Civic Space (quality public spaces only) – 15%

Equivalent Open Space (when including all landscape areas, sidewalk additions and full sidewalks) – 33%



# Open Space

## Increasing Civic Space to 15%

### Results:

Turn lots 5.2 and 5.3 into open space

- Remove 50k sf commercial space
- Remove 55k sf residential space



**Union Square** development with current Civic Space requirement

- Bright green areas represent Civic Space
- Dark grey and dark green areas show buildings and landscaping/access areas



Same **Union Square** development increasing Civic Space requirement to **15%**

- Areas outlined in red are converted to Civic Space
- Two lots (shown above) at Washington St. need to be converted to Civic Space

# Open Space

## Increasing Civic Space to 15%

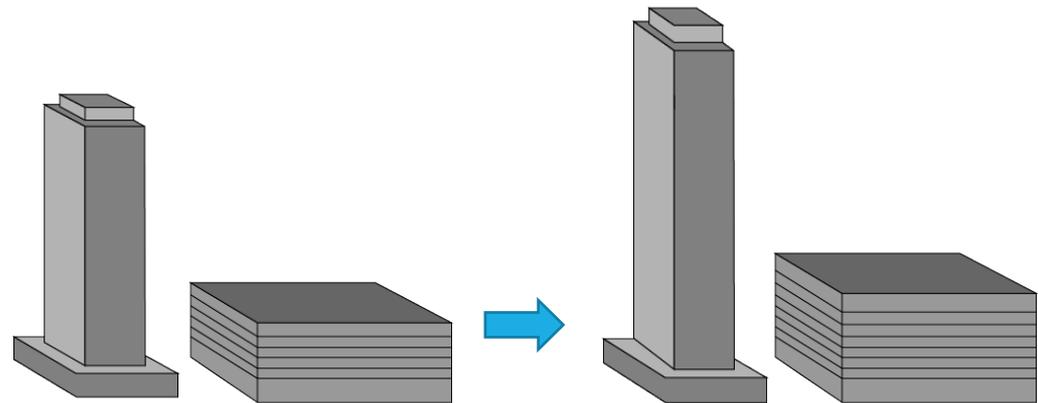
### Results:

Turn lots 5.2 and 5.3 into open space

- Remove 50k sf commercial space
- Remove 55k sf residential space

To make up this space, and pay for it to be created, it would require:

- Adding 8 floors of residential tower (capped at 20 normally)
- Adding 2 floors to D6 office (normally 6)

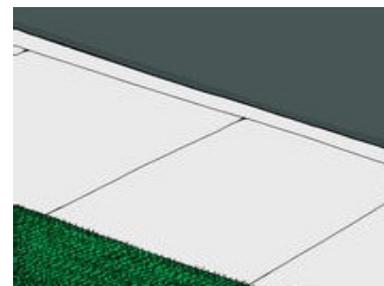


# Open Space

## Increasing Civic Space to 20%

**Civic Space** (quality public spaces only) – 20%

**Equivalent Open Space** (when including all landscape areas, sidewalk additions and full sidewalks) – 37%



# Open Space

## Increasing Civic Space to 20%

### Results:

Turn lots 5.2, 5.3, 4.1 and 4.3 into open space

- Remove 118k sf commercial space
- Remove 137k sf residential space



Union Square development with Civic Space requirement increased to 15%

- Areas outlined in red are converted to Civic Space
- Two lots (shown above) at Washington St. need to be converted to Civic Space



Same Union Square development with Civic Space requirement increased to 20%

- Two additional lots (shown above) at Prospect St. and Webster Ave. need to be converted to Civic Space

# Open Space

## Increasing Civic Space to 20%

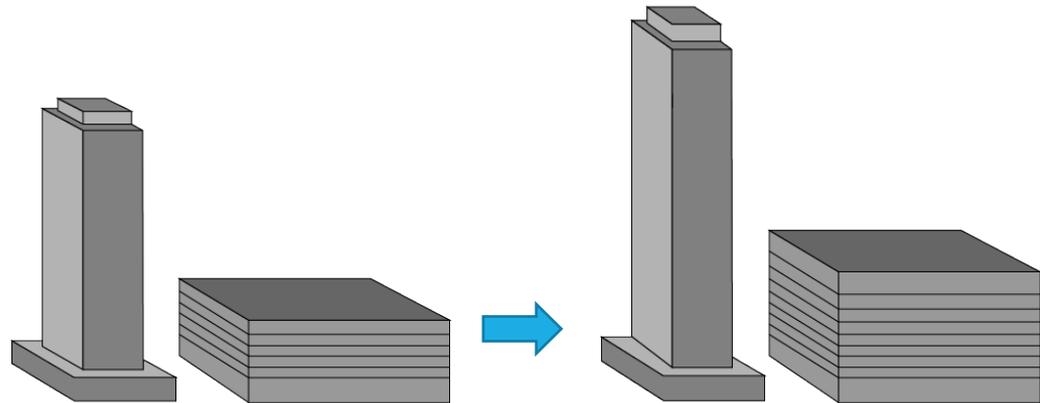
### Results:

Turn lots 5.2, 5.3, 4.1 and 4.3 into open space

- Remove 118k sf commercial space
- Remove 137k sf residential space

To make up this space, and pay for it to be created, it would require:

- Adding 8 floors to EACH residential tower
- Adding 3 floors to D6 office



# Open Space

## Updates

### Questions to answer:

1. What metric(s) do we want to use?
2. What is the number we want to achieve?
3. Does it help us reach our objectives:
  - Making Great Urban Places
  - Meeting SomerVision Goals

# Open Space

## Updates

### Tools to address these answers:

1. Maps and information about existing places
2. Maps with information about the impacts of the different options in Union Square
3. Information about the impacts of the trade-offs of different open space metrics



# City of Somerville Zoning Amendment

## 5. Updated Fiscal Impact Analysis

# Fiscal Impact Analysis Update

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**Request:** Develop new fiscal impact graphs that show the impact of a greater commercial development percentage

# Fiscal Impact Analysis Update

Original graphs:

## 1. Expenses:

- Based upon actual city expenses in real current dollars
- Includes costs for all city departments and functions
- Incorporates Union Square infrastructure as a single bond in year 1
  - Water/sewer work that needs to be done
  - Streetscape that supports a future Union Square

Does not incorporate:

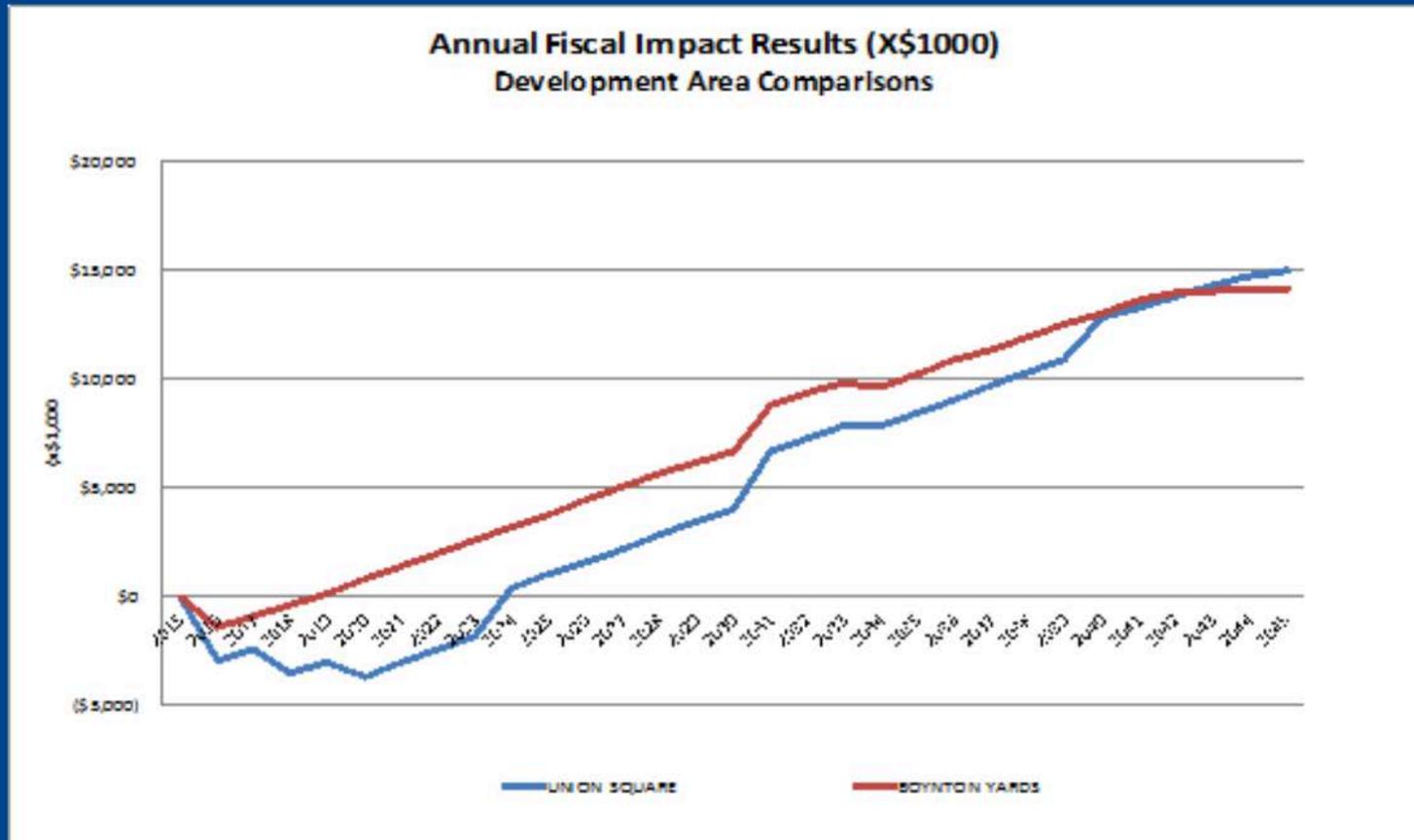
- DIF borrowing schedule
- Direct developer contributions
- Massworks grant

## 2. Revenue:

- Assumed buildout from the neighborhood plan (60/40 split)
- Assumed straight-line growth over 30 years
- Incorporates property taxes, and fees (conservative estimates)



# Annual Fiscal Results



BLUE LINE=Union Square Net Fiscal Impact over 30 years  
RED LINE=Boynton Yards (which is not discussed further in this analysis)

# Fiscal Impact Analysis Update

Updated graphs:

## 1. Expenses:

- Based upon actual city expenses in real current dollars
- Includes costs for all city departments and functions
- Incorporates Union Square infrastructure payments as anticipated in an updated bond schedule
  - Water/sewer work that needs to be done
  - Streetscape that supports a future Union Square
- Incorporates Massworks grant
- Incorporates DIF borrowing schedule

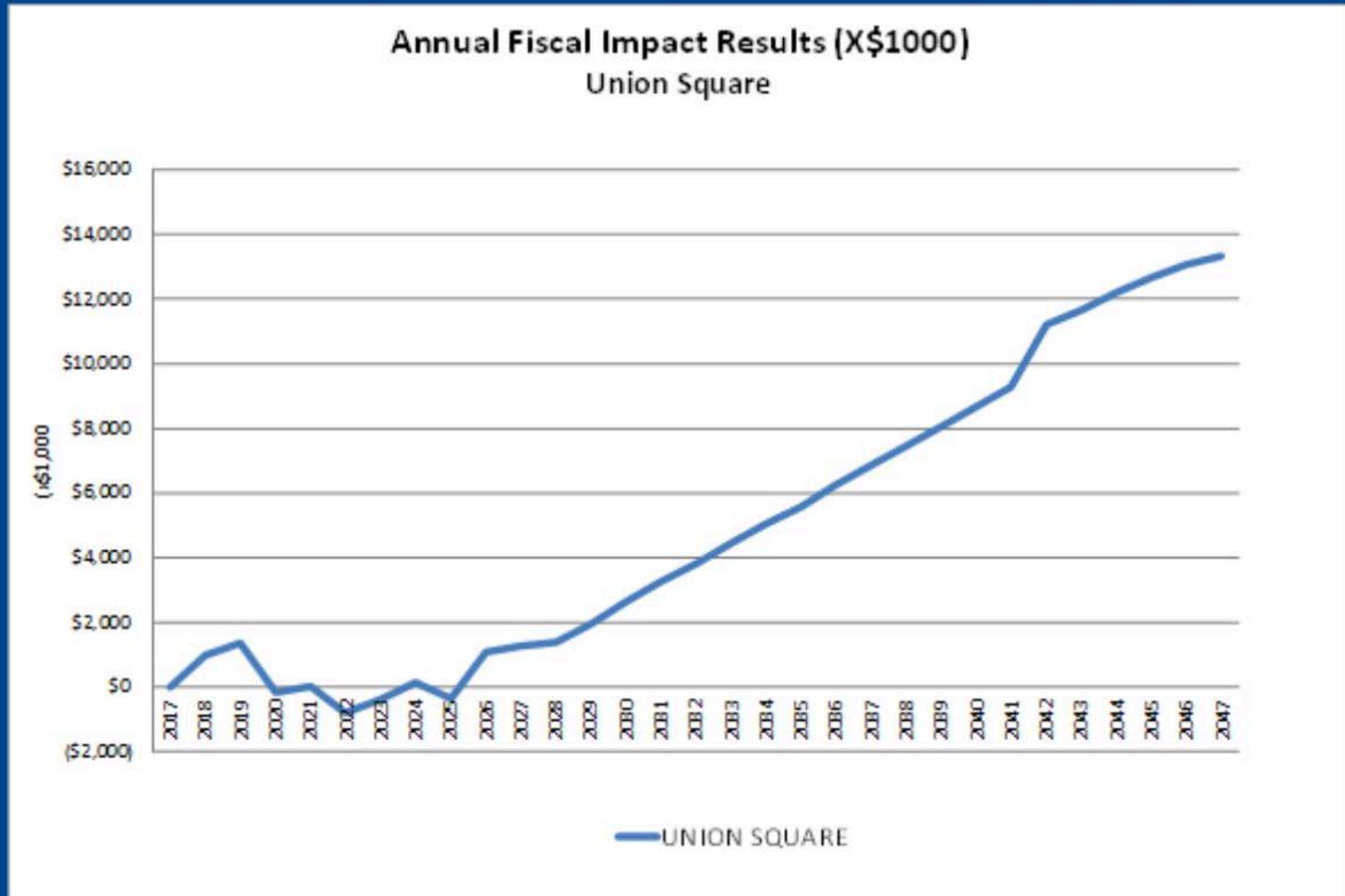
Does not incorporate:

- Direct developer contributions

## 2. Revenue:

- Assumed buildout from the neighborhood plan (60/40 split)
- Assumed straight-line growth over 30 years
- Incorporates property taxes, and fees (conservative estimates)

# Annual Fiscal Results



BLUE LINE=Updated BASELINE Union Square Net Fiscal Impact over 30 years  
This serves as the baseline for all future graphs in this analysis.

# Fiscal Impact Analysis Update

## Baseline Scenario:

### Does it help?

- The scenario creates long term fiscal growth and stability.
- The scenario has some early year losses, that can likely be addressed with developer contributions or by returning early earnings.

### Is it realistic?

- Planning and Economic Development staff believe that, while this scenario depends upon commercial market growth. It is aggressive but achievable.

### Does it meet SomerVision values?

- The project balances SomerVision goals for commercial and residential uses

# Fiscal Impact Analysis Update

## Some background on commercial growth:

- Residential markets are proven throughout Somerville and robust in Union Square
- Commercial markets need to be cultivated—early interest is emerging
- Fiscal analysis assumes that commercial development in first four years will be generated on the D2 parcel

## What we know:

- Citywide zoning market study (RCLCO)
- Regional commercial market analyses (CBRE)
- The Assembly Square experience
- Current development timeline

## Premium development costs in Union Square

- We are seeking to collect **six** fees and contributions from commercial development (housing linkage, jobs linkage, I&I, GLX, USQ infrastructure, community benefits)

# Fiscal Impact Analysis Update

What does changing the mixed use percentage mean for the estimates?

We could get 30 years of growth at the same pace with less residential and more commercial, but a shift to more commercial is more likely to:

- Slow down the speed of growth; while,
- Providing a higher overall growth in the 30-40 year timeframe

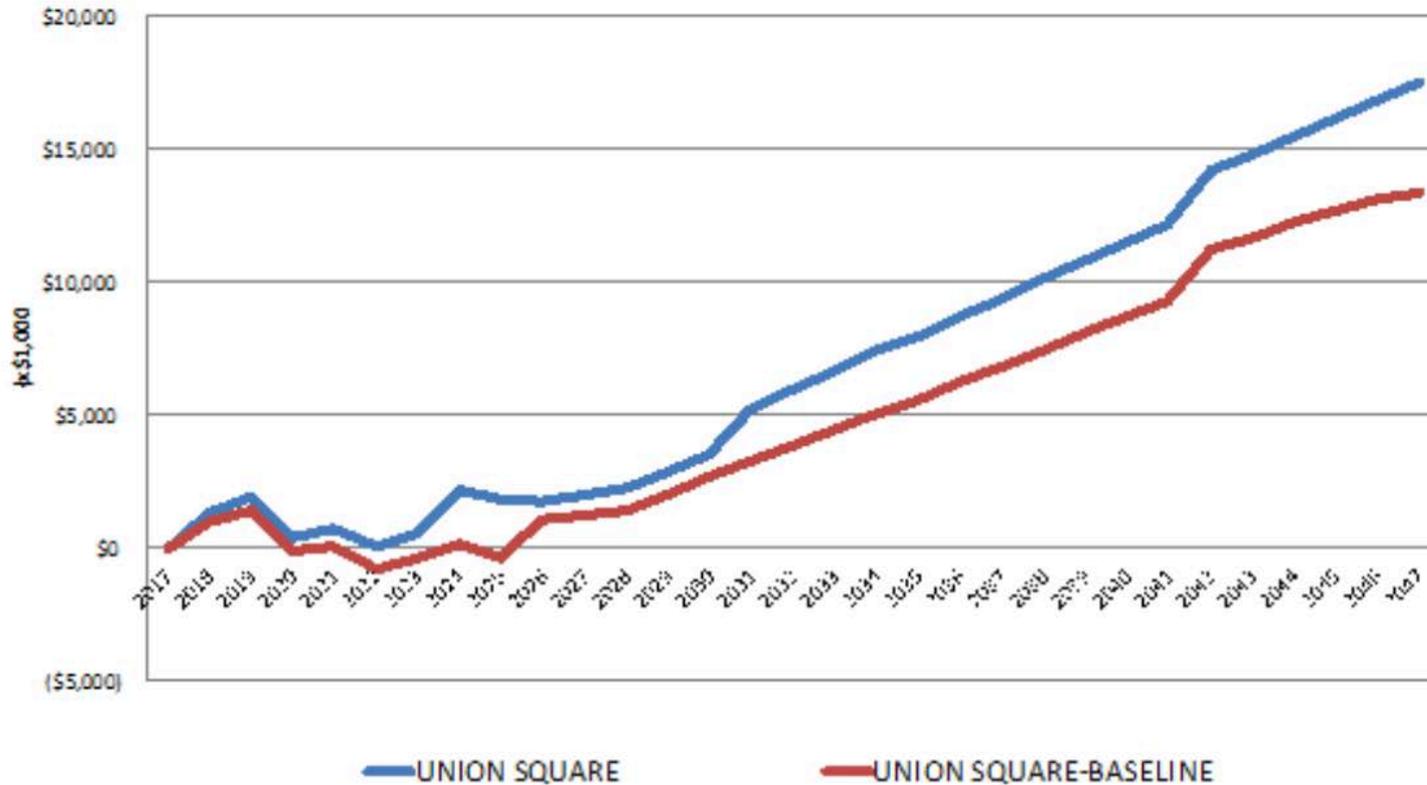
Therefore, we looked at three scenarios with 68% of development of office/lab/hotel.

- Growth at the same level with more commercial / less residential (NOT LIKELY)
- Commercial growth at the same annual level as the baseline proposal (full growth takes 40 years instead of 30)
- Commercial growth at the same pace as residential growth (i.e. commercial only) follows a reasonable amount of residential growth



# Scenario One

**Annual Fiscal Impact Results (X\$1000)**  
Scenario 1 - Adjusted with No Market Impacts



BLUE LINE=Fiscal impact with adjusted MMUR and straight-line growth  
RED LINE= BASELINE Net Fiscal Impact (from previous graph)

# Fiscal Impact Analysis Update

## Scenario 1:

### Does it help?

- The scenario does increase revenue slightly
- Most fiscal benefit is in later years

### Is it realistic?

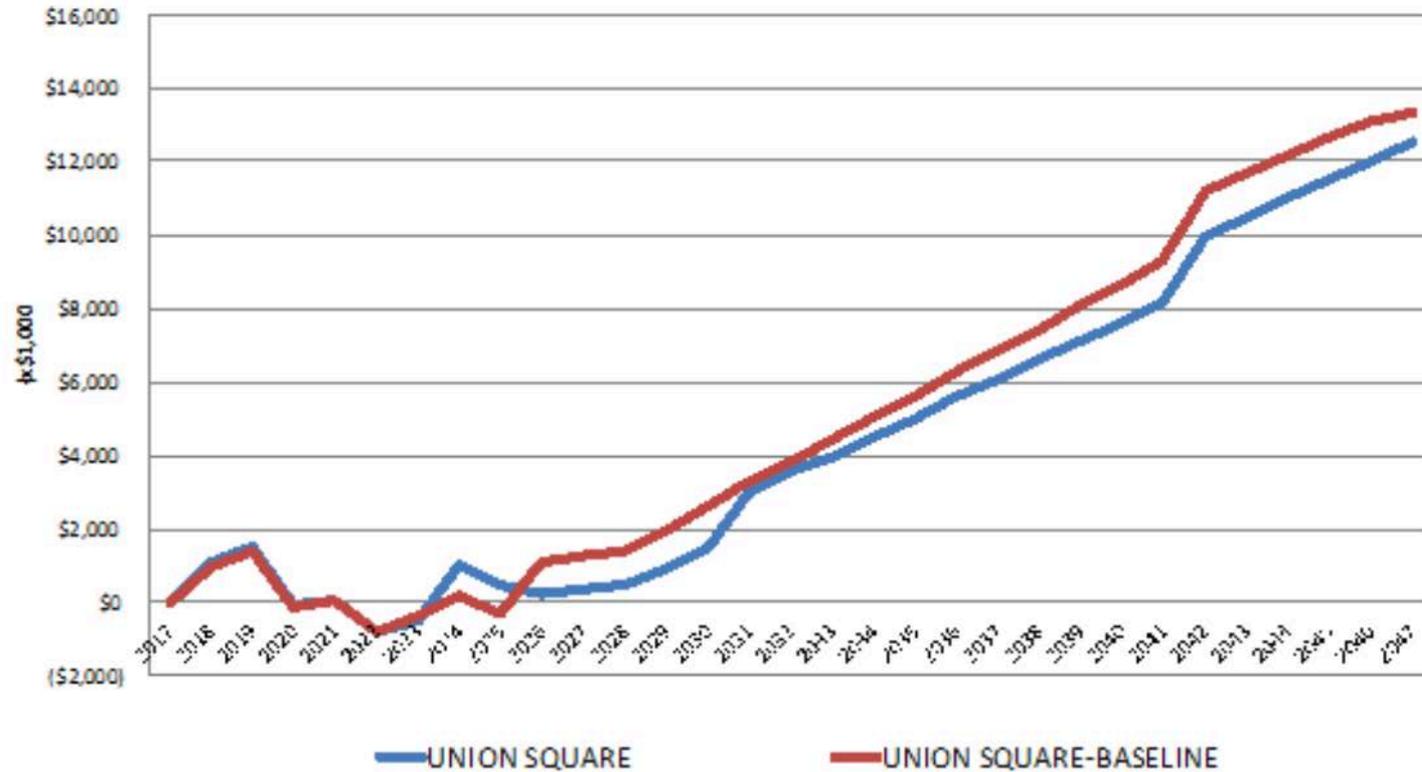
- Planning and Economic Development staff are very worried that this increased commercial growth will not be realized in the 30 year timeframe, due to market absorption

### Does it meet SomerVision values?

- The project does not permit the City to meet SomerVision's residential goals

# Scenario Two

**Annual Fiscal Impact Results (X\$1000)**  
**Scenario 2 - Shift with No Change in Commercial Absorption**



BLUE LINE=Fiscal impact with adjusted MMUR and same absorption as base  
RED LINE= BASELINE Net Fiscal Impact

# Fiscal Impact Analysis Update

## Scenario 2:

### Does it help?

- Revenue benefits are minimal

### Is it realistic?

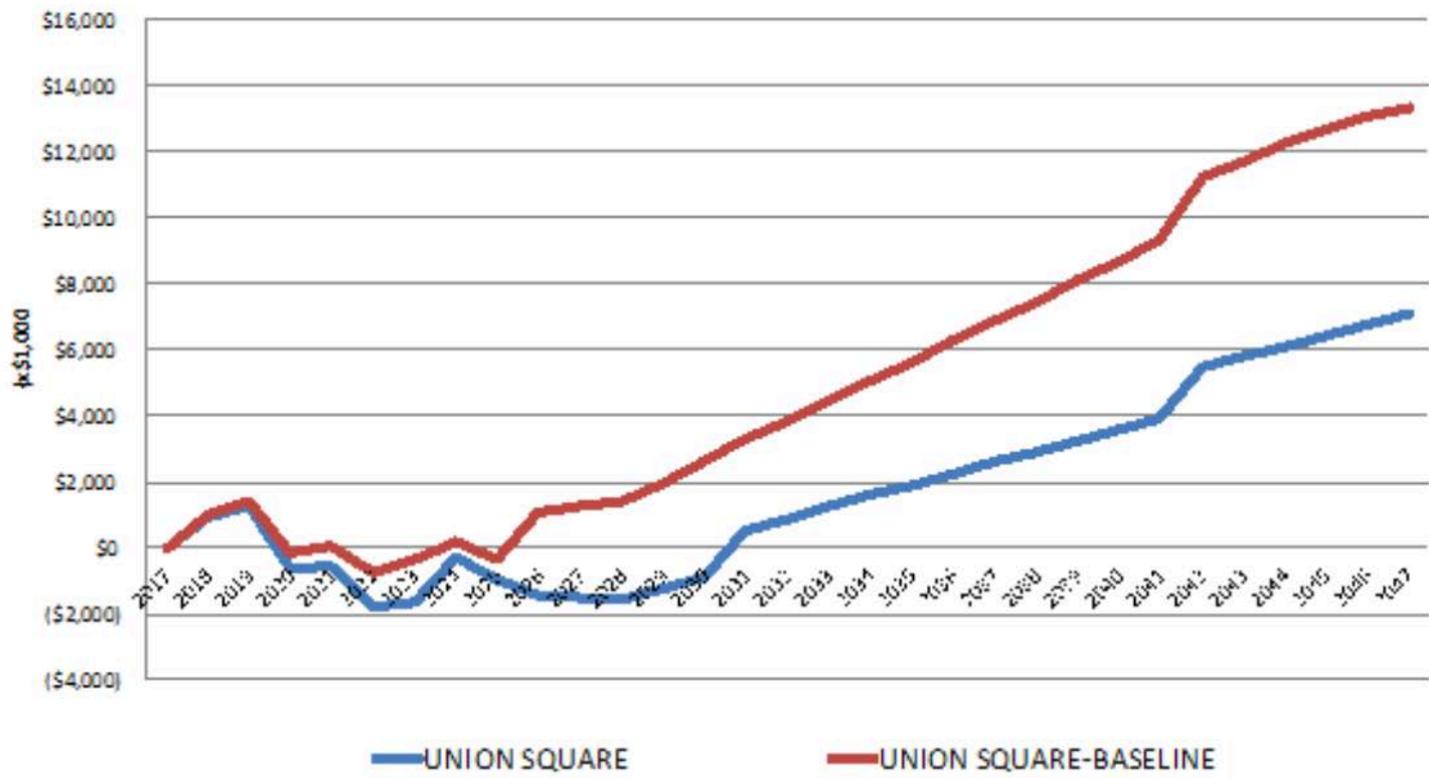
- Planning and Economic Development staff believe that it is still more risky to expect this commercial growth without the same level of residential growth incorporated as a part of the project

### Does it meet SomerVision values?

- The project does not permit the City to meet SomerVision's residential goals

# Scenario Three

Annual Fiscal Impact Results (X\$1000)  
Scenario 3 - Shift with Reduction in Commercial Absorption



BLUE LINE=Fiscal impact with adjusted MMUR and Commercial tracking the speed of residential growth  
RED LINE= BASELINE Net Fiscal Impact

# Fiscal Impact Analysis Update

## Scenario 3:

### Does it help?

- Revenue is significantly below baseline

### Is it realistic?

- Planning and Economic Development staff believe that there is a substantial risk that increasing the commercial split will lead to an outcome like this, where the total commercial growth lags without the ability to use new residential development to establish the market

### Does it meet SomerVision values?

- The project does not permit the City to meet SomerVision's residential goals



# City of Somerville Zoning Amendment

6. Update to the  
2009 & 2016/17 zoning  
presentation

# 2009 → 2016/17 zoning

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What follows here is an UPDATE to our 11/29 presentation with zoning section numbers incorporated.

We do not anticipate reviewing these slides at the 12/13 meeting, but have provided them here for your review over the upcoming weeks.

# Union Square Zoning

## Goals

1. Implement the Union Square core area goals of the Neighborhood Plan  
(Other areas of the plan including Boynton and Milk Sq. come later)
2. Permit the Union Square Master Developer to execute a strategy to implement their portion of the plan
3. Make related changes to underlying zoning to protect the neighborhood from undesirable one-off proposals
4. Allow for a development program that can generate benefits:
  - Tax revenues
    - General Fund
    - DIF for local area infrastructure
  - Developer contributions
    - To GLX
    - To area infrastructure
    - To public benefits

# Union Square Zoning

## Goals

- Implement the Union Square core area goals of the Neighborhood Plan (Other areas of the plan including Boynton and Milk Sq. come later)
- Make related changes to underlying zoning to protect the neighborhood from undesirable one-off proposals

# Union Square Zoning

## Goals

- Make related changes to underlying zoning to protect the neighborhood from undesirable one-off proposals
- Implement the Union Square core area goals of the Neighborhood Plan
  - (Other areas of the plan including Boynton and Milk Sq. come later)

# 2016/17 proposal

## July Draft

- Pages 1-2: Whereas clauses
- Page 3: Redline copy of changes to section 5.4 and 6.1.22
- Page 4: New section 5.9
- Pages 5+: New Section 6.7

# 2016/17 proposal

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## Planning Board Draft

- New Section 6.7

(blue and red indicate changes between original and PB version)

# 2009 zoning → 2016/17 proposal

## 2009 Zoning Strategy / Philosophy

- Open up opportunity for new development surrounding the green line
- Facilitate development of a mix of uses
- Increase real estate investment and strengthen tax base
- Create new jobs
- Redevelopment vacant or underutilized land with appropriately dense development

## 2016/17 Zoning Strategy / Philosophy

- Implement the neighborhood plan
- Ensure that new development creates:
  - A collective strategy for development
  - New development that complements what we have in Union Square
  - Publicly accessible open space
  - Commercial as well as residential development
  - Financial support for important city priorities
  - AND meets all the goals of the 2009 zoning

# 2009 zoning → 2016/17 proposal

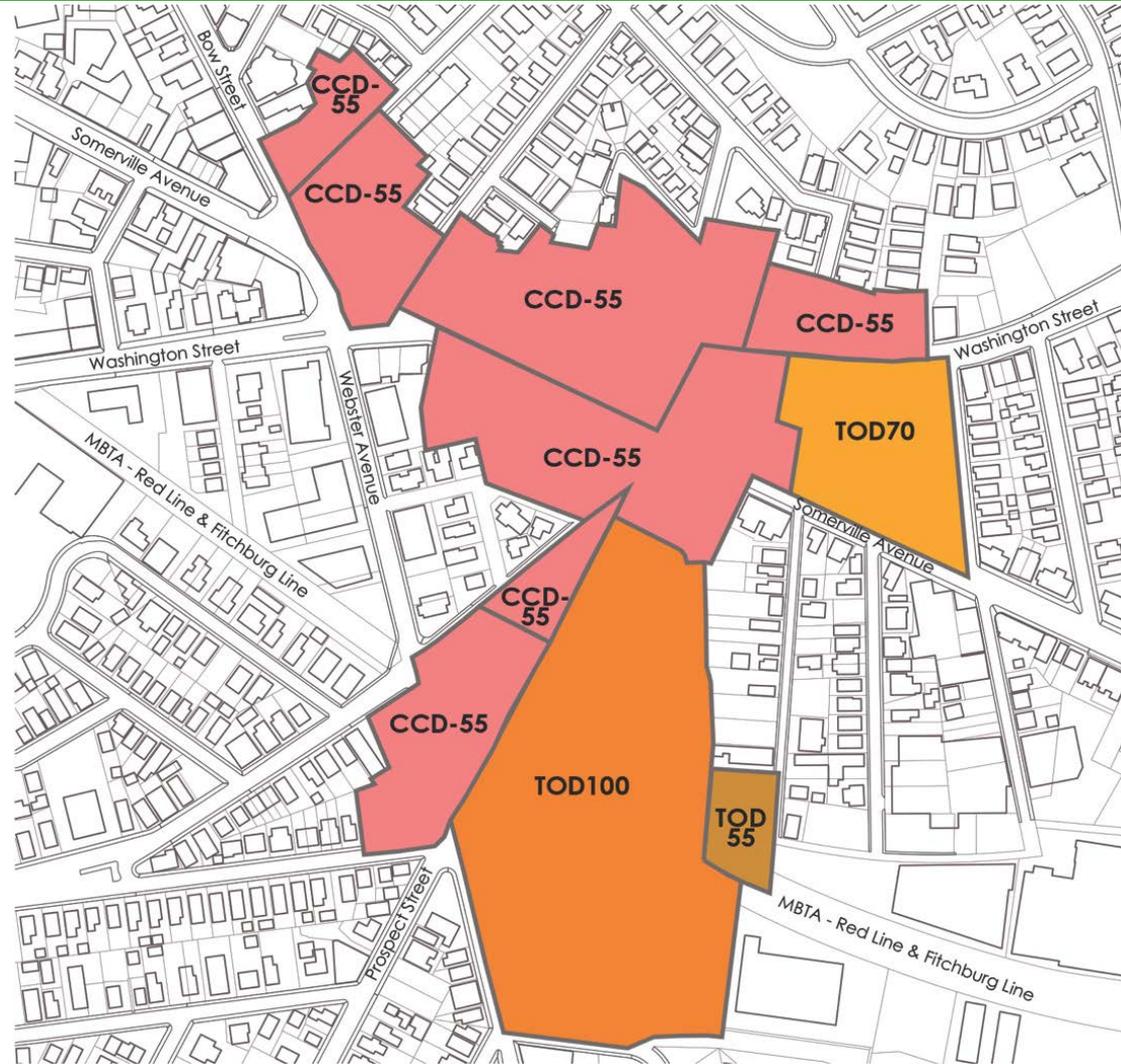
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## 2016/17 Zoning – how it works:

- Make adjustments to existing zoning
- Add new overlay district to permit sites as a single project

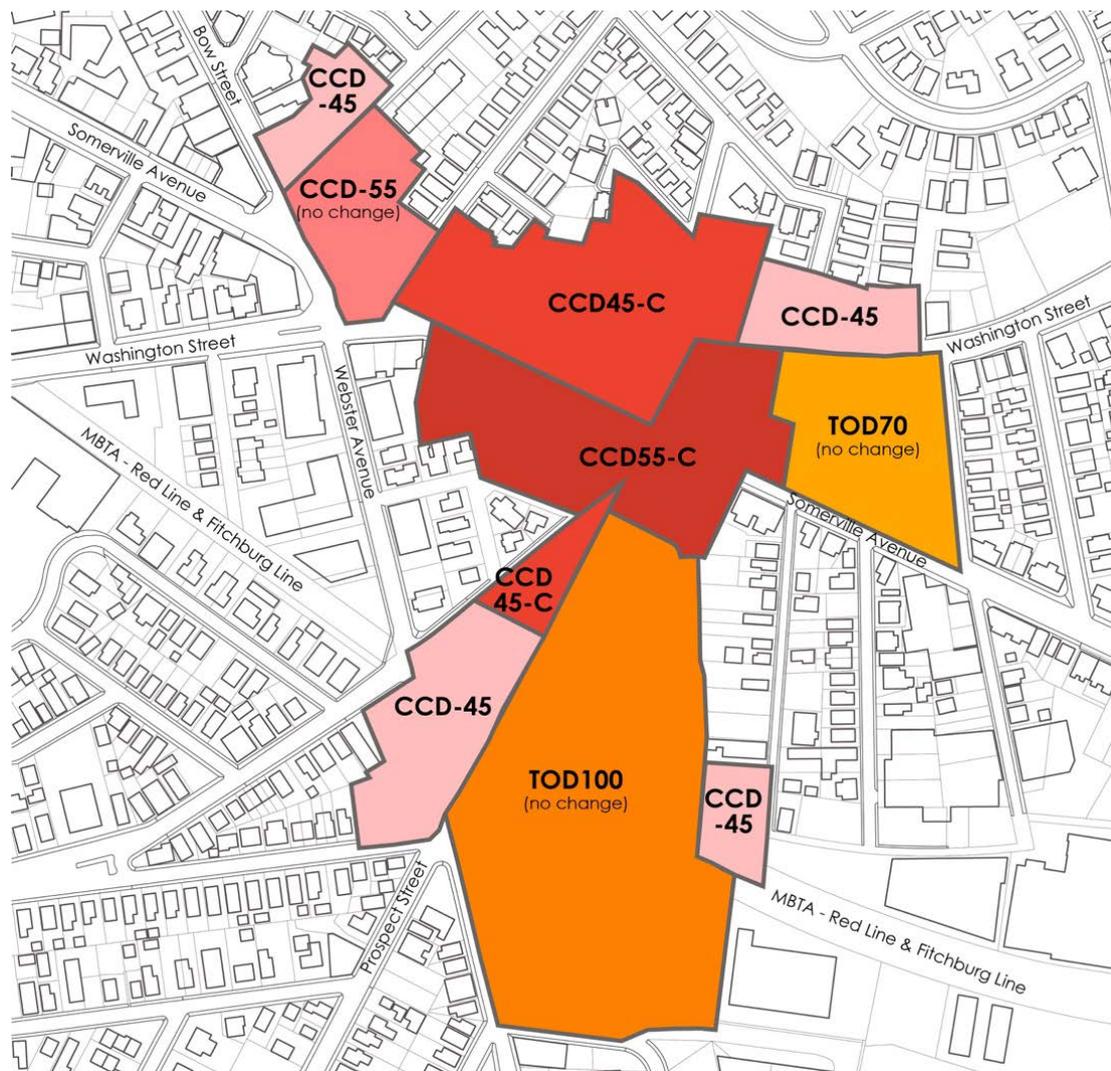
# Maps

## Current Zoning



# Maps

## Base District



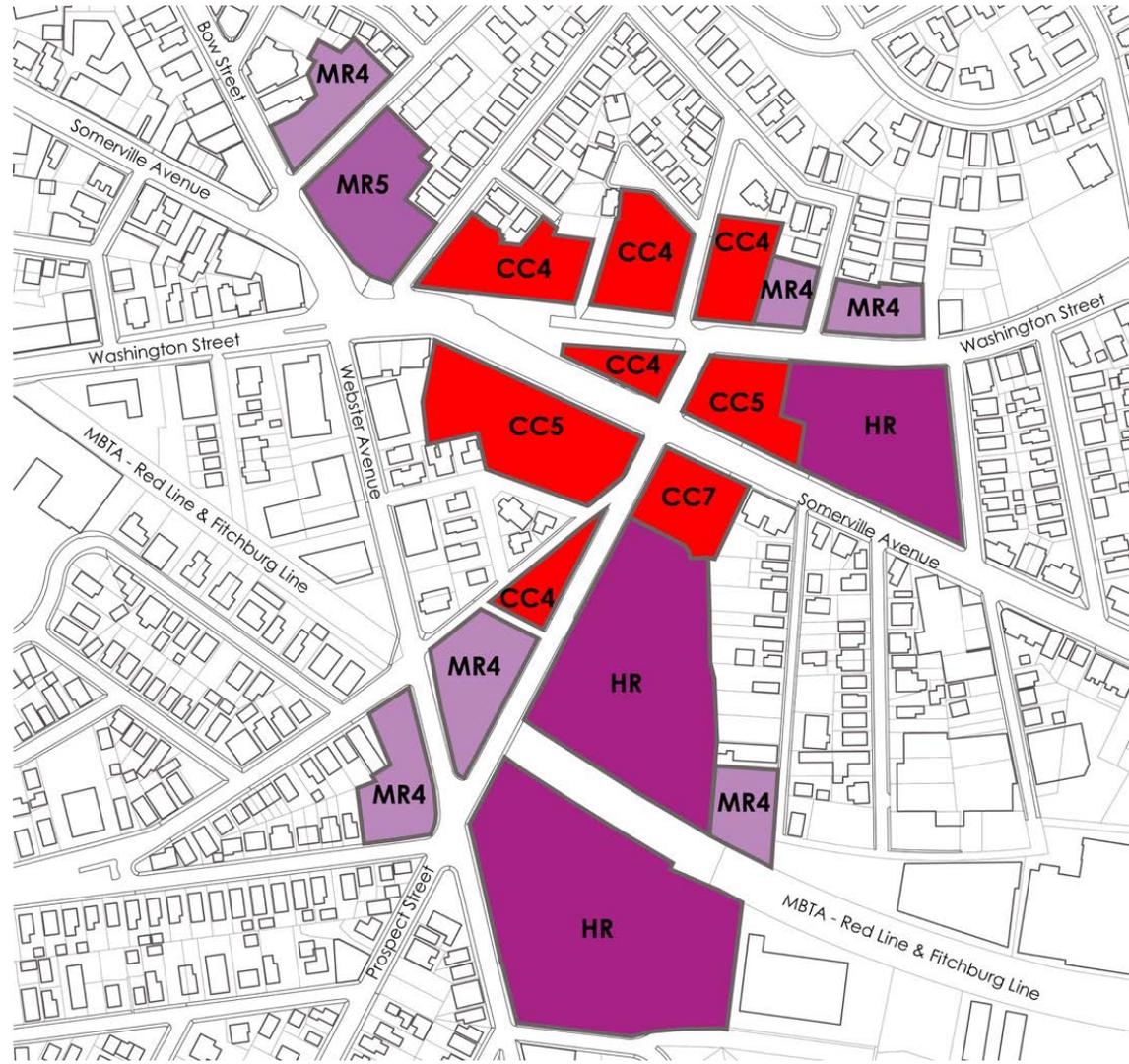
# Maps

## Differences → 2009 to New Base Districts

1. TOD 100 => Most of D2 and all of D3 maintains its district
2. TOD 70 => Public safety site maintains its district
3. TOD 55 => Back of D2 on Allen Street becomes a CCD45 district
4. CCD 55 => Bank Site / Reliable Market Area remain CCD55  
Goodyear becomes CCD45  
Sites on bottom of Prospect Hill (D5) become CCD45  
Area in core becomes CCD55-C:  
at D6 and D1 edge (Ricky's Flower Market)  
Area in core becomes CCD45-C:  
at Post Office / Independent / Barrister's Hall  
Cross-fit becomes CCD45-C  
Transformer and Webster Street Lots (D4) become CCD45

# Maps

## Overlay



# Maps

## Differences → 2009 to Overlay

1. TOD 100 => D2 by station and D3 is HR (Highrise) subdistrict D2 by  
Somerville Avenue is CC7 subdistrict
2. TOD 70 => Public safety site is HR subdistrict
3. TOD 55 => Back of D2 on Allen Street is MR4 subdistrict
4. CCD 55 => Bank Site / Reliable Market Area is MR5 subdistrict  
Goodyear is MR4 subdistrict  
Sites on bottom of Prospect Hill are MR4 subdistrict  
Area in core at CC5  
at D6 and D1 edge (Ricky's Flower Market)  
Area in core at CC4  
at Post Office / Independent / Barrister's Hall  
Cross-fit is CC4 subdistrict  
Transformer and Webster Street Lots are MR4 subdistrict

# 2009 zoning → 2016/17 proposal

## Topics

1. Approval process
2. Building dimensions
3. Commercial vs. Residential
4. Open Space
5. Parking
6. Building design guidelines
7. Public Benefits / Infrastructure Contributions

# 2009 zoning → 2016/17 proposal

## Topics

1. Approval process
2. Building dimensions
3. Commercial vs. Residential
4. Open Space
5. Parking
6. Building design guidelines
7. Public Benefits / Infrastructure Contributions

# Union Square Zoning Update

## Approval Process

### CCD and TOD:

- Review of entire site: NONE
- Review of each building: SP by Planning Board  
[CCD: Table 7.11; 6.1.22.C; 6.1.22.D.1](#)  
[TOD: Table 6.5.F; Section 7.13](#)
- Design review: By DRC  
[6.1.22.D.3; 5.6](#)
- Neighborhood Meeting: No zoning requirement

### New proposal:

- Review of entire site: Coordinated Development SP by Planning Board  
[6.7.5.C](#)
- Review of each building: Design and Site Plan review by Planning Board  
[6.7.5.D.1.a](#)
- Design review: By DRC  
[6.7.5.D.4.c](#)
- Neighborhood Meeting: Required at three points:
  - Prior to NDSP application  
[6.7.5.C.3.b](#)
  - Prior to DSP application for projects  
[6.7.5.D.4.b](#)
  - Between DRC and PB meeting for each DSP  
[6.7.5.D.4.b](#)

# 2009 zoning → 2016/17 proposal

## Topics

1. Approval process
2. Building dimensions
3. Commercial vs. Residential
4. Open Space
5. Parking
6. Building design guidelines
7. Public Benefits / Infrastructure Contributions

# Union Square Zoning Update

## Building Dimensions

CCD: (Table 8.5)

- Lot area per unit: 600
- FAR: 3.0
- Max height: 55 feet
- Setbacks:
  - None
  - Except: 20 feet from RA/RB/RC and a 15 foot upper level setback at a tapering height of 35 feet from the property line

TOD (Table 6.5.F):

- Lot area per unit: 450
- Height: 70, 100 or 135 feet
- Setbacks:
  - None
  - Tapering height requirements apply

Total development capacity within the area of the proposed overlay: 2,451,680 sf

# Union Square Zoning Update

## Building Dimensions

New zoning:

- Developers have a choice:
  - A. Go forward under underlying zoning
    - Note that underlying zoning has been reduced in some locations
    - Underlying zoning limited to commercial uses in Union Square core

OR:

- A. Use overlay Coordinated Development Special Permit

[New Section 5.9](#)

- Unlocks the use of building types  
[Table 6.7.10\(A\)](#)

Total development capacity within the area of the proposed overlay: **2,250,925 sf**

# Union Square Zoning Update

## Building Types – required dimensions:

- Permeable surface
- Landscape and Pedestrian circulation
- Primary and secondary front setbacks
- Side setbacks
- Rear setbacks
- Parking setbacks
- Building width (max)
- Façade buildout (min)
- Floor plate (max)
- Building height (min and max)
- Ground story ceiling height
- Upper story ceiling height
- Ground story fenestration (min %)
- Upper story fenestration (min %)
- Frontage types
- Entrance Spacing
- Commercial space depth (min)

See: 6.7.10.C – beginning on page 34



# Union Square Zoning Update

## Building Dimensions

### Building Types:

- Apartment building  
[6.7.10.C.1](#)
  - Setback:
    - 5 feet side adjacent to RA or RB or LHD
    - 10 feet rear (15 feet adjacent to RA or RB or LHD)
  - MR4: 4 stories; 15,000 max floorplate
  - MR5: 5 stories; 20,000 max floorplate
- General building (ground floor commercial)  
[6.7.10.C.2](#)
  - Setback:
    - 5 feet side adjacent to RA or RB or LHD
    - 10 feet rear (15 feet adjacent to RA or RB or LHD)
  - MR4: 4 stories; 15,000 max floorplate
  - MR5: 5 stories; 20,000 max floorplate
  - HR: 6 stories; 30,000 max floorplate



# Union Square Zoning Update

## Building Dimensions

- Commercial building:  
6.7.10.C.3
  - Setback:
    - 5 feet side adjacent to RA or RB or LHD
    - 10 feet rear (15 feet adjacent to RA or RB or LHD)
  - MR4: 4 stories; 15,000 max floorplate
  - MR5: 5 stories; 20,000 max floorplate
  - CC: Height based on max floor set in zoning; 30,000 max floorplate
  - HR: 10 stories; 30,000 max floorplate
- Lab building:  
6.7.10.C.4
  - Setback:
    - 5 feet side adjacent to RA or RB or LHD
    - 10 feet rear (15 feet adjacent to RA or RB or LHD)
  - CC: Height based on max floor set in zoning; 30,000 max floorplate
  - HR: 6 stories; 35,000 max floorplate

# Union Square Zoning Update

## Building Dimensions

- Podium tower:  
[6.7.10.C.5](#)
  - Setback:
    - Podium:
      - 5 feet side adjacent to RA or RB or LHD
      - 10 feet rear (15 feet adjacent to RA or RB or LHD)
    - Tower: 30 feet side and rear (60 feet adjacent to RA or RB or LHD)
  - HR district only:
    - 6 story podium with up to 20 stories in the tower
    - 35,000 sf max podium; 10,000 max tower
- Lined parking garage:  
[6.7.10.C.6](#)
  - Permits garage up to 5 stories lined by another building type



# 2009 zoning → 2016/17 proposal

## Topics

1. Approval process
2. Building dimensions
3. Commercial vs. Residential
4. Open Space
5. Parking
6. Building design guidelines
7. Public Benefits / Infrastructure Contributions

# Union Square Zoning Update

## Commercial / Residential

CCD:

- No requirements for commercial

TOD:

- Preference for commercial in TOD 100 and 135  
[See 6.5A](#)
- 5% required for arts/creative uses  
[Table 6.5.F, item J and 6.5.E.3](#)
- Otherwise addressed case by case with Special Permits – no requirements  
[See 6.5.E.1, 6.5.E.2 and 7.13](#)

# Union Square Zoning Update

## Commercial / Residential

Proposed overlay:

Per Section 6.7.6.B

- Must have 60% commercial over the entire project area  
(Cap of 10% of this as retail)
- 375,000 sf commercial minimum
- 5% of entire project for arts/creative uses

# 2009 zoning → 2016/17 proposal

## Topics

1. Approval process
2. Building dimensions
3. Commercial vs. Residential
4. Open Space
5. Parking
6. Building design guidelines
7. Public Benefits / Infrastructure Contributions

# Union Square Zoning Update

## Open Space

CCD 55:

- 10% landscaping (Table 8.5)

TODs (Table 6.5.F):

- TOD70
  - 15% landscape
  - 10% Useable open space
- TOD100
  - 15% landscape
  - 10% Useable open space
- TOD135
  - 20% landscape
  - 15% Useable open space

# 2009 zoning → 2016/17 proposal

## Overlay

Overlay:

Introduced new terms for open space:

- “Pedestrian circulation space”  
and
- “Civic Space”

# 2009 zoning → 2016/17 proposal

## Overlay

### Overlay:

Introduced new terms for open space:

- “Pedestrian circulation space”  
and
- “Civic Space”

The Planning Board draft does not provide a complete solution to this open space question. Instead, the Planning Board recommended further review of open space.

This will be addressed further in the next section of the presentation tonight

Requirements to be set per 6.7.6.A

# 2009 zoning → 2016/17 proposal

## Topics

1. Approval process
2. Building dimensions
3. Commercial vs. Residential
4. Open Space
5. **Parking**
6. Building design guidelines
7. Public Benefits / Infrastructure Contributions

# Union Square Zoning Update

## Parking

### CCD (per 9.17.1):

- 1 space per unit
- 1 space per 800 sf office
- 1 space per 1500 sf small retail
- 1 space per 800 sf medium retail
- 1 space per 300 sf restaurant

### TOD (per 9.17.1):

- 1 space per unit
- 1 space per 1000 sf office
- 1 space per 1500 sf small retail
- 1 space per 1000 sf medium retail
- 1 space per 500 sf restaurant

### Both:

- Payment in lieu of parking permitted
- No off-site compliance anticipated
- Some reduction permitted for retail shared parking
- No requirement for Mobility Management program

# Union Square Zoning Update

## Parking

### Overlay:

- 1500 parking space cap in the development  
[6.7.13.A.2](#)
- Most off street parking must be in made available for rent – not bundled to a use  
[6.7.13.A.4.c](#); [6.7.13.A.4.d](#); [6.7.13.A.4.e](#)
- Waiver of maximum or unbundled rule by SP only  
[6.7.13.A.5](#)
- Mobility management system:  
[6.7.14](#)
  - Reduces parking and traffic demand by encouraging alternatives to driving alone
  - Includes: mobility education, distributed information, guaranteed rides home, preferential parking for carpools,
  - Can include: car share / bike share memberships

# 2009 zoning → 2016/17 proposal

## Topics

1. Approval process
2. Building dimensions
3. Commercial vs. Residential
4. Open Space
5. Parking
6. Building design guidelines
7. Public Benefits / Infrastructure Contributions

# Union Square Zoning Update

## Public Benefits and Infrastructure Contributions

### CCD:

- Development standards in [6.1.22.G](#)
- Design guidelines in [6.1.22.H](#)

### TOD:

- Development standards in [6.4.15.D](#)
- Design guideline in [6.4.15.E](#)

### Overlay:

- Design standards and guidelines in [6.7.10](#)

# 2009 zoning → 2016/17 proposal

## Topics

1. Approval process
2. Building dimensions
3. Commercial vs. Residential
4. Open Space
5. Parking
6. Building design guidelines
7. Public Benefits / Infrastructure Contributions

# Union Square Zoning Update

## Public Benefits and Infrastructure Contributions

CCD and TOD:

- No requirements

# Union Square Zoning Update

## Public Benefits and Infrastructure Contributions

CCD and TOD:

- No requirements

Overlay:

- Requires all applicants to agree to funding towards:
  - Green Line
  - Infrastructure
  - Community Benefitsprior to submitting CDSP application

[Per 6.7.5.C.6.b](#)

# 2009 zoning → 2016/17 proposal

## Topics

1. Approval process
2. Building dimensions
3. Commercial vs. Residential
4. Open Space
5. Parking
6. Building design guidelines
7. Public Benefits / Infrastructure Contributions



# City of Somerville Zoning Amendment

## 7. July / October Chart Changes

# July to October Draft Changes

The question asked at the last meeting was: “how many of these changes came from the public meeting process and feedback from the Aldermen and the public.”

The document identified 88 items that were proposed changes. 77 items were clarification, formatting or shifting the location of language to respond to efforts to make the document read more clearly.

Those requested by the public and the BOA are items with the numbers below:

32  
39  
57  
72  
75  
81

38  
44  
58  
73  
76



# City of Somerville Zoning Amendment

## 8. Setbacks from residential abutters

# Side and Rear Setbacks

District	Side	Rear	By RA-RB		
			Side	Rear	Notes
<b>Base Districts / Current Districts</b>					
CCD	0	0	20	20	15ft tapering at 35 ft
TOD	0	0	0 (with solid wall)	0 (with solid wall)	Building limited to 24ft high in first 40 ft
<b>Overlay Districts</b>					
Apt Building	0	10	5	15	
General Building	0	10	5	15	
Commercial Building	0	10	5	15	
Lab Building	0	10	5	15	
Podium Tower Base	0	10	5	15	
Podium Tower	30	30	60	60	
Lined Parking	0	10	5	15	

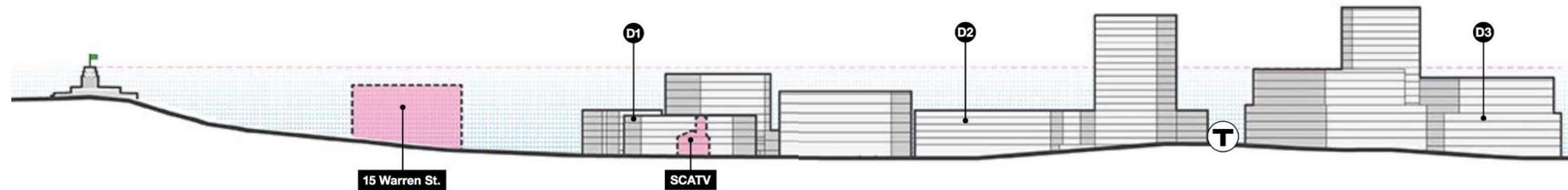


# City of Somerville Zoning Amendment

## 9. Topographic Illustration

# Prospect Hill and D blocks

From Page 106 & 107 of the Union Square Neighborhood Plan





# City of Somerville Zoning Amendment

## 10. Infrastructure & Zoning

# Infrastructure and Zoning

Does the Union Square plan REQUIRE this infrastructure investment:

We don't have a document that says "create X capacity to allow for Y development," but . . . .

- The current stormwater system needs to be fixed to address legacy flooding issues that impact the entire community
- Any additional stormwater / sewer flow has impacts on Somerville, MWRA and Cambridge
- State permitting will look for documentation that demonstrates there are no impacts from development. This would require these issues to be addressed
- State permitting will most likely require street improvements as well to mitigate traffic impacts.

If we are serious about addressing flooding problems that have plagued the community for many years or about doing anything in Union Square, we need the stormwater capacity.

- If we acknowledge that, it means we have to do infrastructure improvements. Given the substantial impact from this infrastructure work, we will need to rehabilitate the roads when finished. It would be a disservice to the community to defer building a better road network as identified in the neighborhood plan.
- If we acknowledge that, a DIF gives us the best borrowing terms for work we have to do.