



# City of Somerville Zoning Amendments

## Zoning Public Hearing

3.07.17

# Implementing the USQ Neighborhood Plan: Key Documents

Master Land Disposition Agreement (MLDA)	USQ Zoning	Covenant w/ US2	Community Benefits Ordinance (CBO)	Community Benefits Agreement w/ US2 (CBA)
SRA to negotiate & enforce	BOA to adopt & City to enforce	City to negotiate & enforce	BOA to adopt & City to implement	Neighborhood Council to negotiate & enforce (forthcoming)
<ul style="list-style-type: none"> <li>• Purchase and sale agreement for D2*</li> <li>• Requirement to clarify MBTA Station easements</li> <li>• Comprehensive development schedule</li> <li>• Reverter for non-performance</li> <li>• Default provision for non-compliance with covenant and zoning</li> <li>• Use of eminent domain by SRA</li> </ul>	<ul style="list-style-type: none"> <li>• 20% inclusionary housing</li> <li>• Family housing requirements</li> <li>• Open and civic space requirements</li> <li>• Arts/creative economy space requirements</li> <li>• Transportation/Mobility Management Plan requirements</li> <li>• Commercial/residential ratio</li> <li>• Coordinated Development</li> </ul>	<ul style="list-style-type: none"> <li>• Contingent on USQ Zoning approval</li> <li>• Contributions towards Community Benefits</li> <li>• Requirement to negotiate CBA with community</li> <li>• Contributions towards GLX</li> <li>• Contributions towards offsite infrastructure</li> <li>• Affirmative commitment to pay Jobs Linkage</li> <li>• Additional contributions for</li> </ul>	<p>Draft will include:</p> <ul style="list-style-type: none"> <li>• Establishing Community Benefits Fund and Community Benefits Committee</li> <li>• Recognizing and establishing advisory role of Neighborhood Councils</li> <li>• Establishing process for allocating Community Benefits funds</li> <li>• Requiring neighborhood and citywide</li> </ul>	<p>Topics could include:</p> <ul style="list-style-type: none"> <li>• Minimizing displacement</li> <li>• Maintaining and promoting local businesses</li> <li>• Maximizing local hiring</li> <li>• Creating multi-functional community space(s)</li> <li>• Addressing other community needs</li> </ul>

# Tonight's Topics

---

1. Website Information
2. Amendments:
  - Union Square
  - MMUR
  - NB to RB: Emerson and Everett
  - Text Amendments



# 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

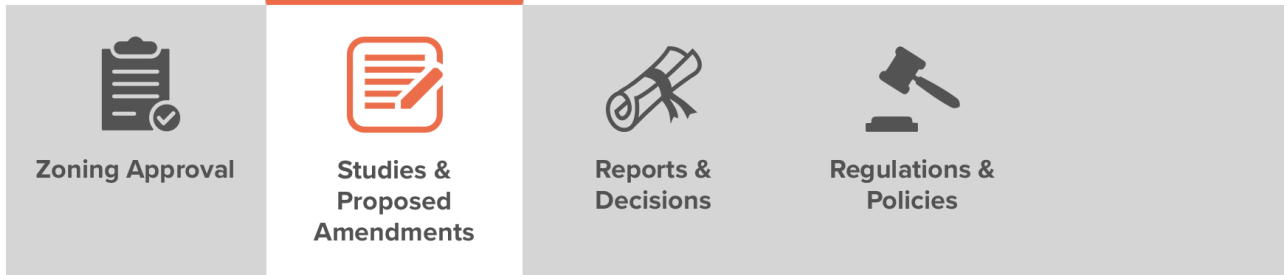
Information on other amendments  
will be available at:

<http://www.somervillema.gov/departments/office-strategic-planning-and-community-development/planning-and-zoning>

## About Planning and Zoning

The Planning Division develops recommendations that allow us to best utilize our available land resources in meeting the needs of our residents and businesses. We seek to develop more and better community focused spaces while preserving the character of Somerville and incorporating the vision residents have for their neighborhoods. The Planning Division pursues these goals by administering and implementing the SomerVision comprehensive plan; which addresses the City's goals, policies, and actions for the years of 2010 to 2030. SomerVision and our neighborhood planning projects help us understand the needs of residents, while our zoning code aims to keep development aligned with our long-term planning goals.

[View More](#)



### Union Square

- [Proposed Union Square Zoning Amendment](#)

## Contact

**George Proakis**

Director of Planning

### Hours

Monday - Wednesday

8:30 a.m. - 4:30 p.m.

Thursday

8:30 a.m. - 7:30 p.m.

Friday

8:30 a.m. - 12:30 p.m.

### Phone

(617) 625-6600 ext x2500

### Email

[planning@somervillema.gov](mailto:planning@somervillema.gov)

### Address

City Hall

93 Highland Ave.

Somerville, MA 02143



# City of Somerville Zoning Amendment

## Union Square Zoning Amendment

Meeting #9 – Second Public Hearing

3.07.17



# Implementing the USQ Neighborhood Plan: Key Documents

Master Land Disposition Agreement (MLDA)	USQ Zoning	Covenant w/ US2	Community Benefits Ordinance (CBO)	Community Benefits Agreement w/ US2 (CBA)
SRA to negotiate & enforce	BOA to adopt & City to enforce	City to negotiate & enforce	BOA to adopt & City to implement	Neighborhood Council to negotiate & enforce (forthcoming)
<ul style="list-style-type: none"> <li>• Purchase and sale agreement for D2*</li> <li>• Requirement to clarify MBTA Station easements</li> <li>• Comprehensive development schedule</li> <li>• Reverter for non-performance</li> <li>• Default provision for non-compliance with covenant and zoning</li> <li>• Use of eminent domain by SRA only as last resort</li> <li>• MLDA is subject to DHCD approval</li> </ul> <p>*Parcels beyond D2 require future agreements between US2 and SRA consistent with the Revitalization Plan.</p>	<ul style="list-style-type: none"> <li>• 20% inclusionary housing</li> <li>• Family housing requirements</li> <li>• Open and civic space requirements</li> <li>• Arts/creative economy space requirements</li> <li>• Transportation/ Mobility Management Plan requirements</li> <li>• Commercial/ residential ratio</li> <li>• Coordinated Development Special Permit review process</li> <li>• Design review</li> </ul>	<ul style="list-style-type: none"> <li>• Contingent on USQ Zoning approval</li> <li>• Contributions towards Community Benefits</li> <li>• Requirement to negotiate CBA with community</li> <li>• Contributions towards GLX</li> <li>• Contributions towards offsite infrastructure</li> <li>• Affirmative commitment to pay Jobs Linkage</li> <li>• Additional contributions for future phases</li> </ul>	<p>Draft will include:</p> <ul style="list-style-type: none"> <li>• Establishing Community Benefits Fund and Community Benefits Committee</li> <li>• Recognizing and establishing advisory role of Neighborhood Councils</li> <li>• Establishing process for allocating Community Benefits funds</li> <li>• Requiring neighborhood and citywide needs assessments</li> </ul>	<p>Topics could include:</p> <ul style="list-style-type: none"> <li>• Minimizing displacement</li> <li>• Maintaining and promoting local businesses</li> <li>• Maximizing local hiring</li> <li>• Creating multi-functional community space(s)</li> <li>• Addressing other community needs</li> </ul>

# Tonight's Presentation Topics

---

- Zoning & the Neighborhood Plan
- What Changes (from current zoning)
  - Examples
- What Has Changed (since the October 2016 submittal)
- What Is Left (still to be discussed)



# City of Somerville Zoning Amendment

## Zoning and the Neighborhood Plan

# Neighborhood Plan



# Neighborhood Plan Process

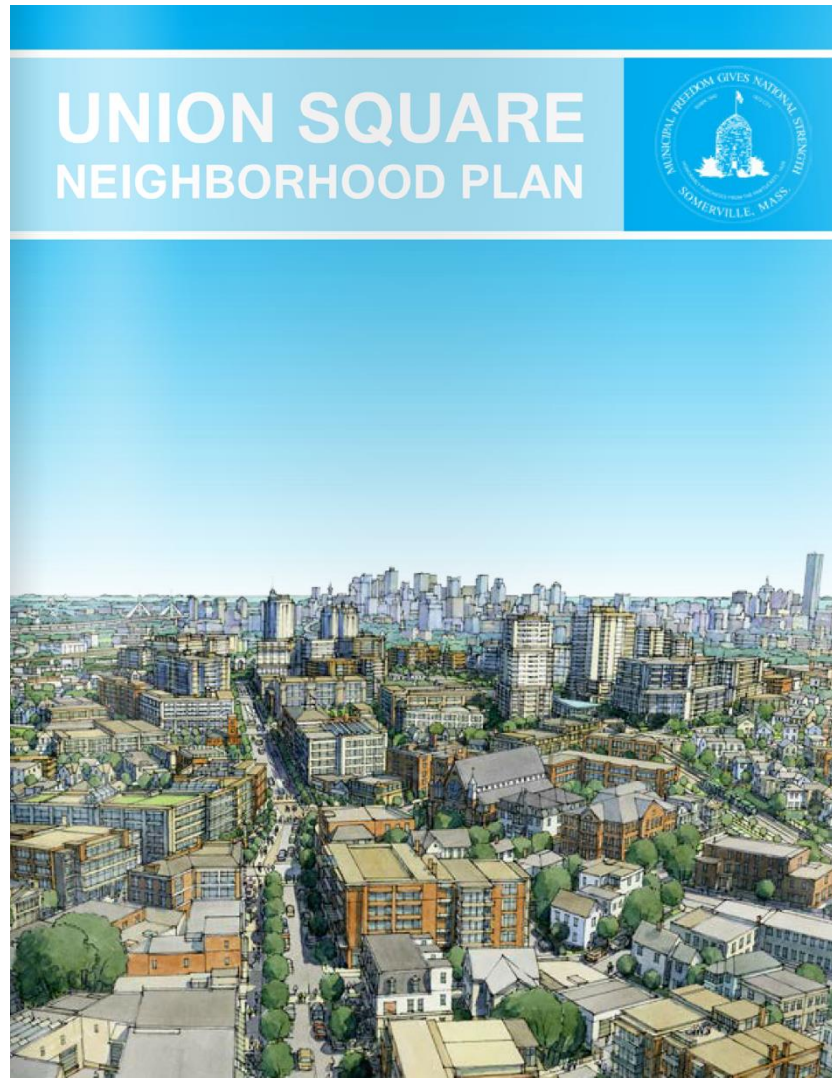
## Community Process

December 2014:	Crowdsourcing
January 2015:	Visioning Meetings
March 2015:	Charrette
June 2015:	Plan Open Houses
October 2015:	Plan Draft
February 2016:	Feedback Response meeting
March 2016:	Feedback drop-in meeting
April 2016:	Plan Release
May 2016:	Plan Approval





# Neighborhood Plan





# Neighborhood Plan





# Neighborhood Plan





# Neighborhood Plan

Development in Union Square

## PARCEL D2



The D2 Parcel is currently owned by the Somerville Redevelopment Authority (SRA) and is located between the Fitchburg commuter rail right-of-way and Somerville Avenue, along the east side of Prospect Street. This parcel, called the “North Prospect Block” in the Union Square Revitalization Plan, previously included a number of industrial uses for many years, including the former scrap yards of Prospect Iron and Steel as well as the former Kiley Barrel company. D2 was acquired by the SRA to not only facilitate construction of the future Union Square station,

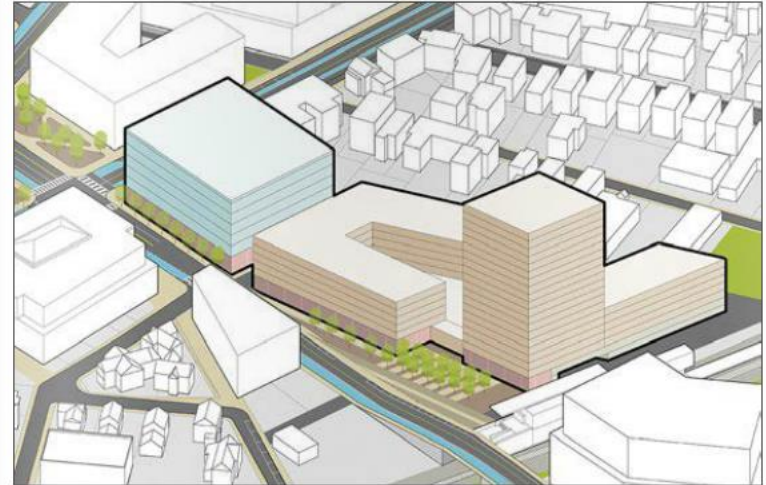
but also ensure that when the station opened it would be surrounded by transit oriented development instead of industrial uses.

When redeveloped, the D2 Parcel should be subdivided into at least four lots: D2.1, D2.2, D2.3, and D2.4 (see below). The D2.1 lot was identified early as a site that could accommodate an office or laboratory type of commercial building. The site can fit an estimated 150,000 s.f. of commercial space, with ground floor retail. D2.2 and D2.3 could also be commercial



182 |

Union Square Neighborhood Plan



Development in Union Square

buildings, but these lots will need to provide parking for a number of other buildings. This parking will most likely be built above ground because the site has a number of environmental challenges due to previous uses. As a result, D2.2 and D2.3 are more likely to be developed as a lined garage or podium tower building types because residential uses have more flexibility to hide parking.

D2.2 can fit a 29,750 s.f. floorplate within setbacks and can accommodate dwelling units on upper floors with at least 8,750 s.f. of ground-floor retail. D2.3 can fit a 18,300 s.f. floorplate within setbacks and can accommodate residential on upper floors with an estimated 4,500 s.f. of ground-floor retail. An estimated 345 space parking structure could be built on-site across D2.2 and D2.3. However, this site is located adjacent to the future Union Square station and should not have any minimum parking requirement because of its close proximity to transit. D2.4 is a small lot at the rear of the site and should be a smaller scale infill buildings or open space because it is more a part of Allen Street than D2.

## DEVELOPMENT OBJECTIVES

### Parcel Divisions

- The D2 site should be platted into four or more lots.
- An alley should be introduced into the D2 block to provide rear access and loading for any future development, including for lots fronting Allen Street.

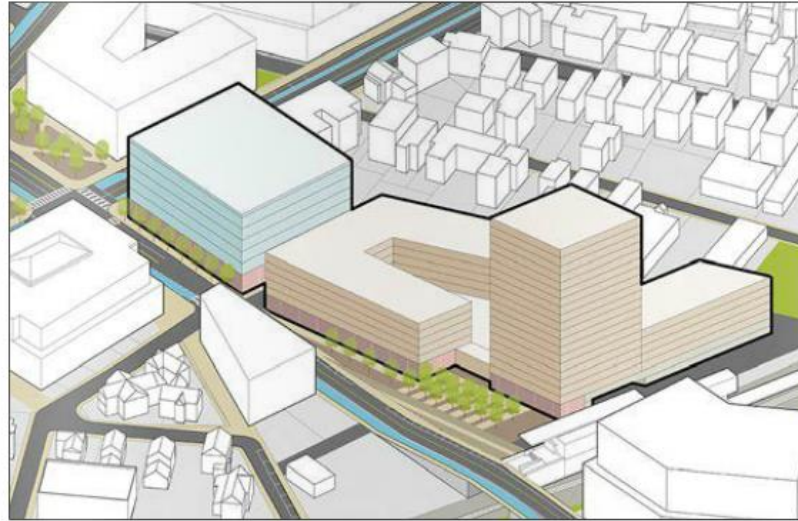
### Lot Development

- At least 15% of the D2 Parcel should be provided as useable open space unless aggregated offsite. A plaza providing in front of Lot D2.3 providing access to the Union Square Green Line Station is preferred.
- Lot D2.1 should be developed as 7-story commercial buildings (office or laboratory) with first-floor retail.
- Lot D2.2 should be developed as a 6 story general (mixed-use) building with residential over retail.
- Lot D2.3 should be developed as a podium tower building. The podium could be up to 6-stories of residential with ground-level retail and the tower could be up to 20 stories in total.
- Off-street parking should be located underground or in structures lined by other uses.
- Front setbacks should be increased abutting Prospect Street to accommodate sidewalks that are at least 12 feet in width.
- D2.4 should be a small infill building or open space.

Union Square Neighborhood Plan

| 183

# Neighborhood Plan



# Neighborhood Plan

## A Strategy for Zoning

- A strategy for the future of Union Square that is:
  - Vibrant
  - Successful
  - Equitable
- Serves as the basis for this ordinance
- Zoning beyond the D3 parcel in Boynton Yards will be addressed in the forthcoming city-wide overhaul



# City of Somerville Zoning Amendment

What Changes?

# 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

# 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

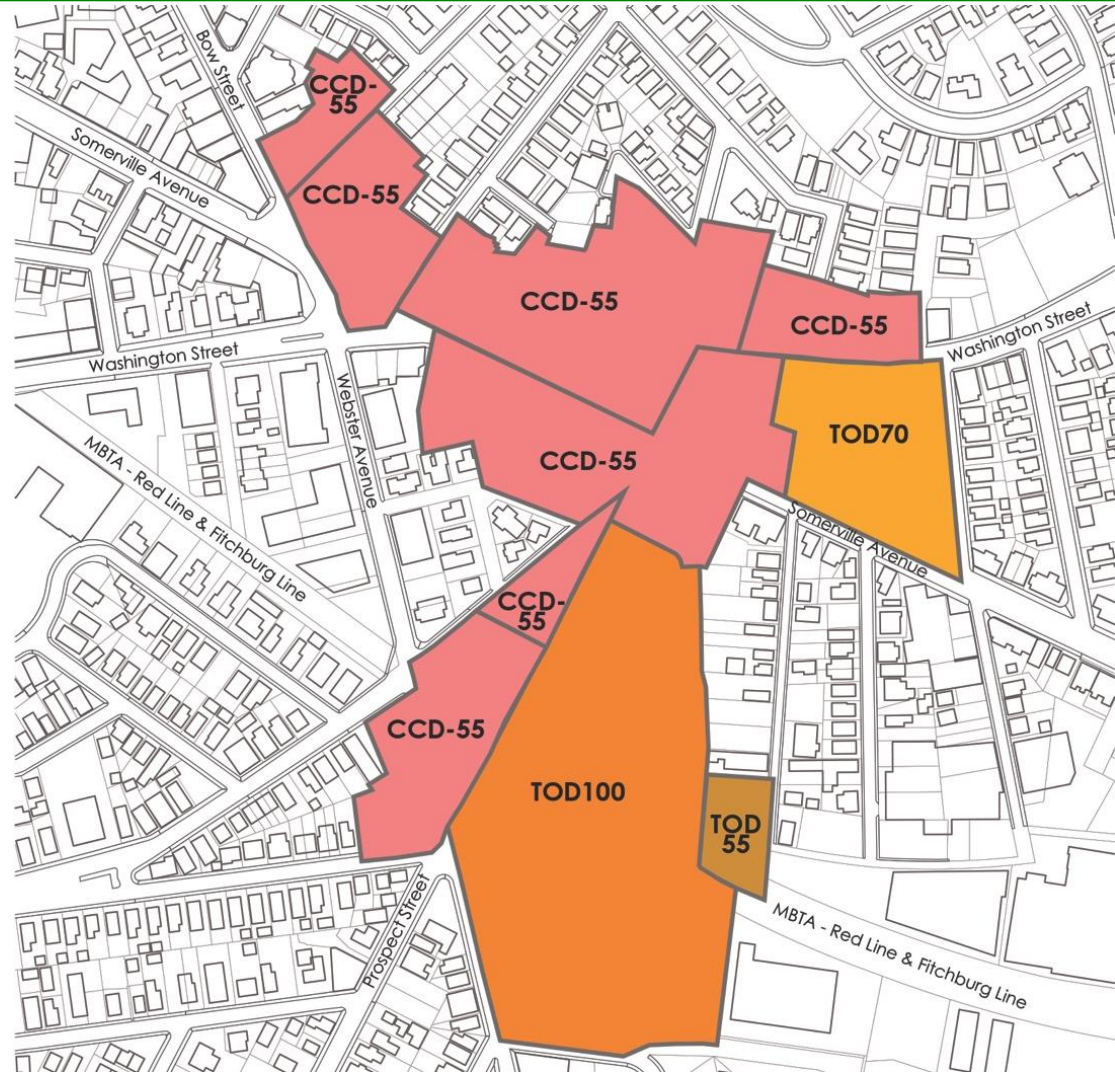
---

## 2016/17 Zoning – how it works:

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

# Maps

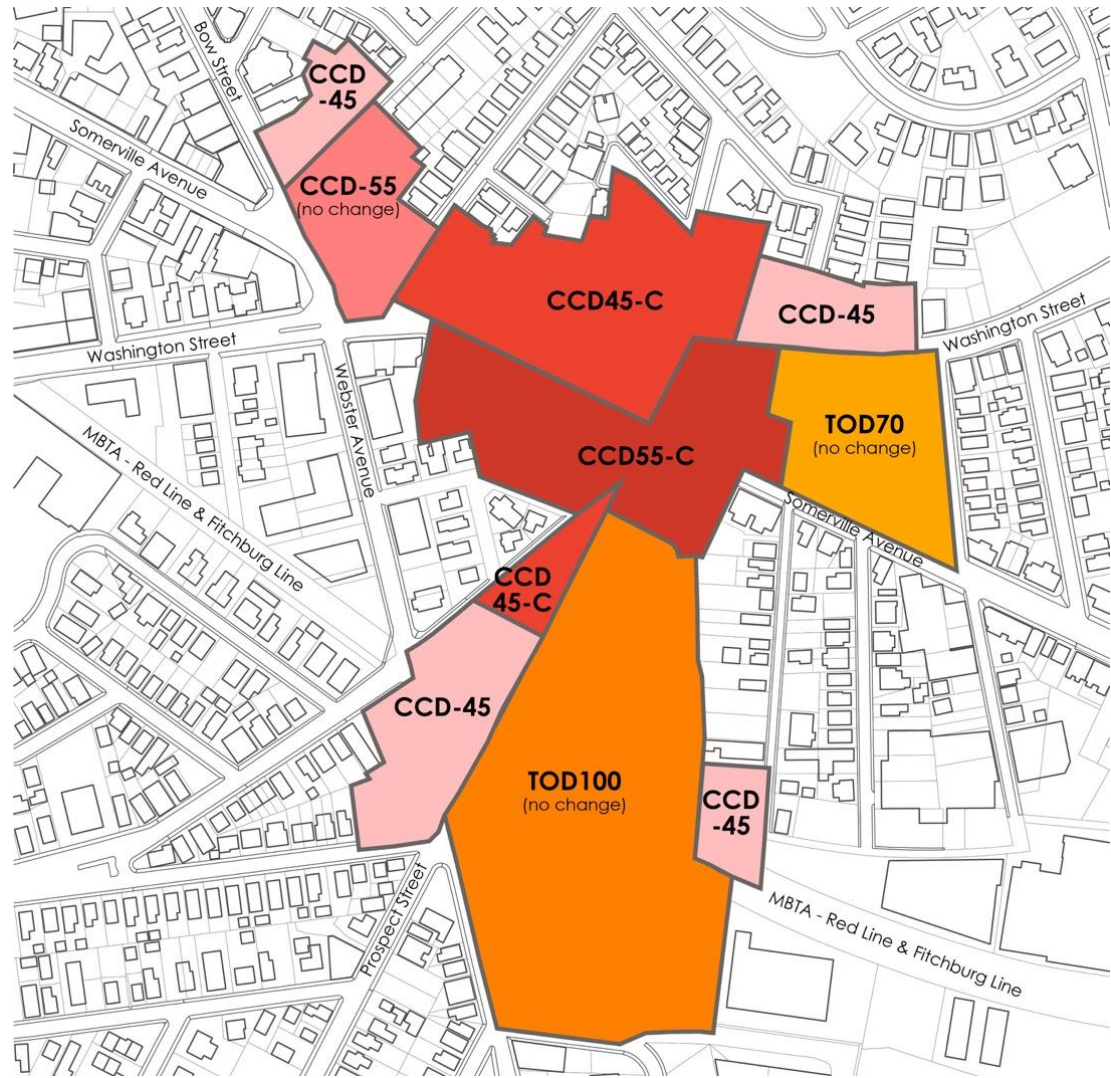
## Current Zoning





# Maps

## Base District



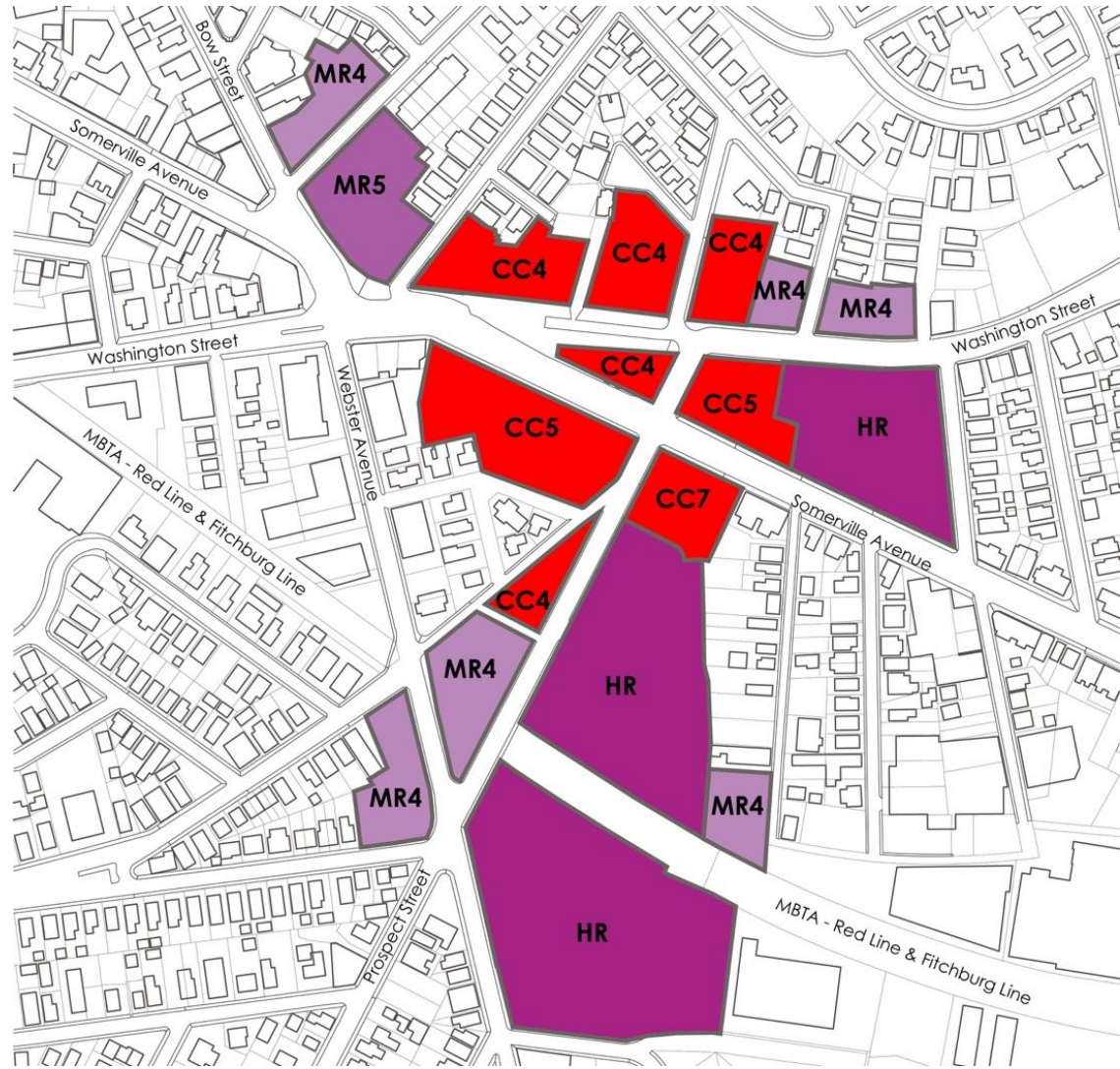
# Maps

## 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  
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 Webser Street Lots are MR4 subdistrict



# 2009 zoning → 2016/17 proposal

1. Addresses challenges with 2009 base districts
  - Reduces buildings along Prospect Hill to 4 stories
2. Establishes a "commercial core" district for commercial-only development
3. Requires use of overlay for significant mixed-use development:
  - Uses building types that are compatible with the neighborhood plan
  - Requires 60% commercial development
  - Requires higher open space percentages
  - Establishes quality standards for open space
4. The new zoning maintains:
  - The 20% affordable housing (from May 2016 amendment)
  - The 5% arts/creative uses

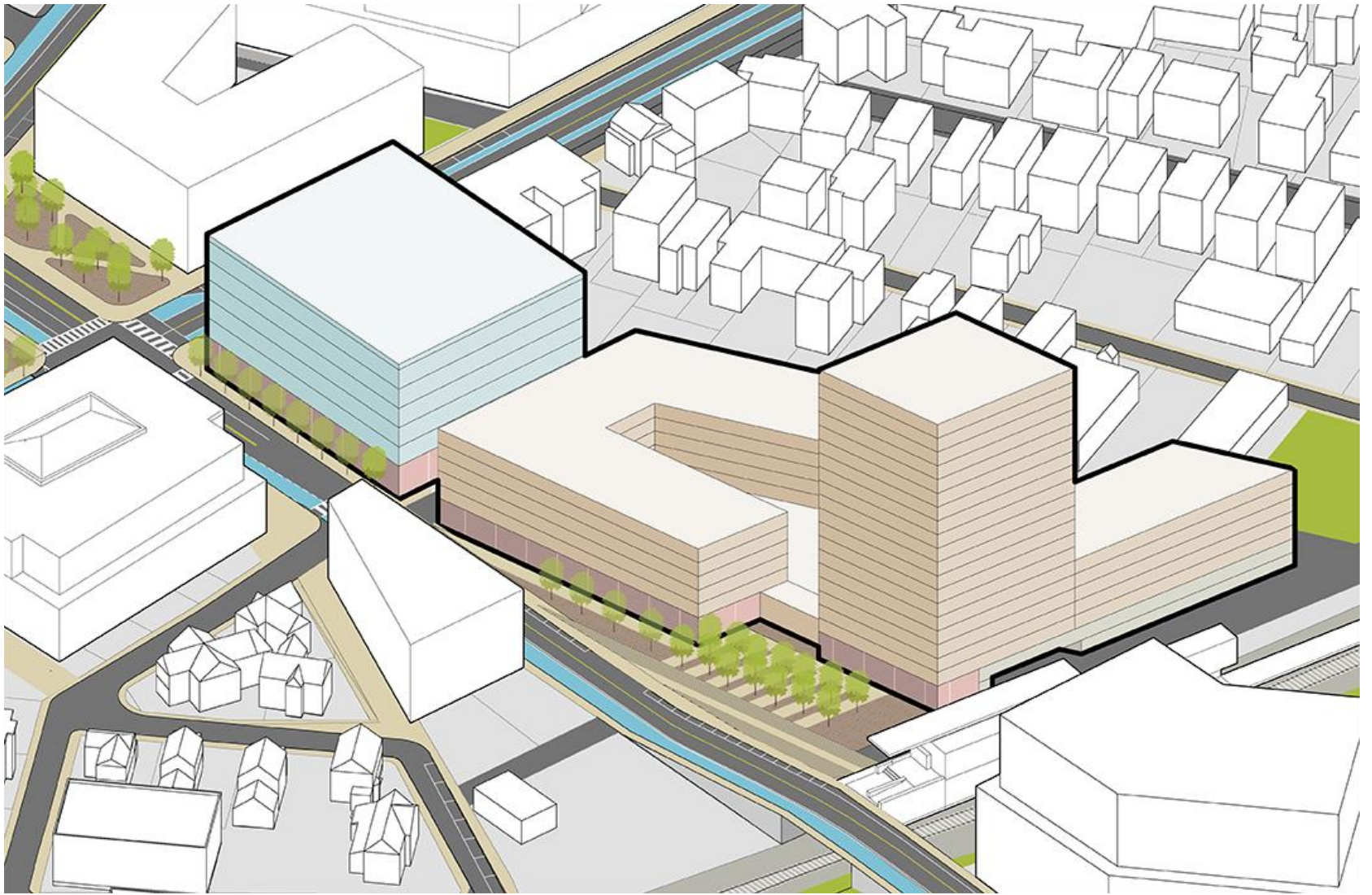




# City of Somerville Zoning Amendment

Examples

# D2 – Neighborhood Plan



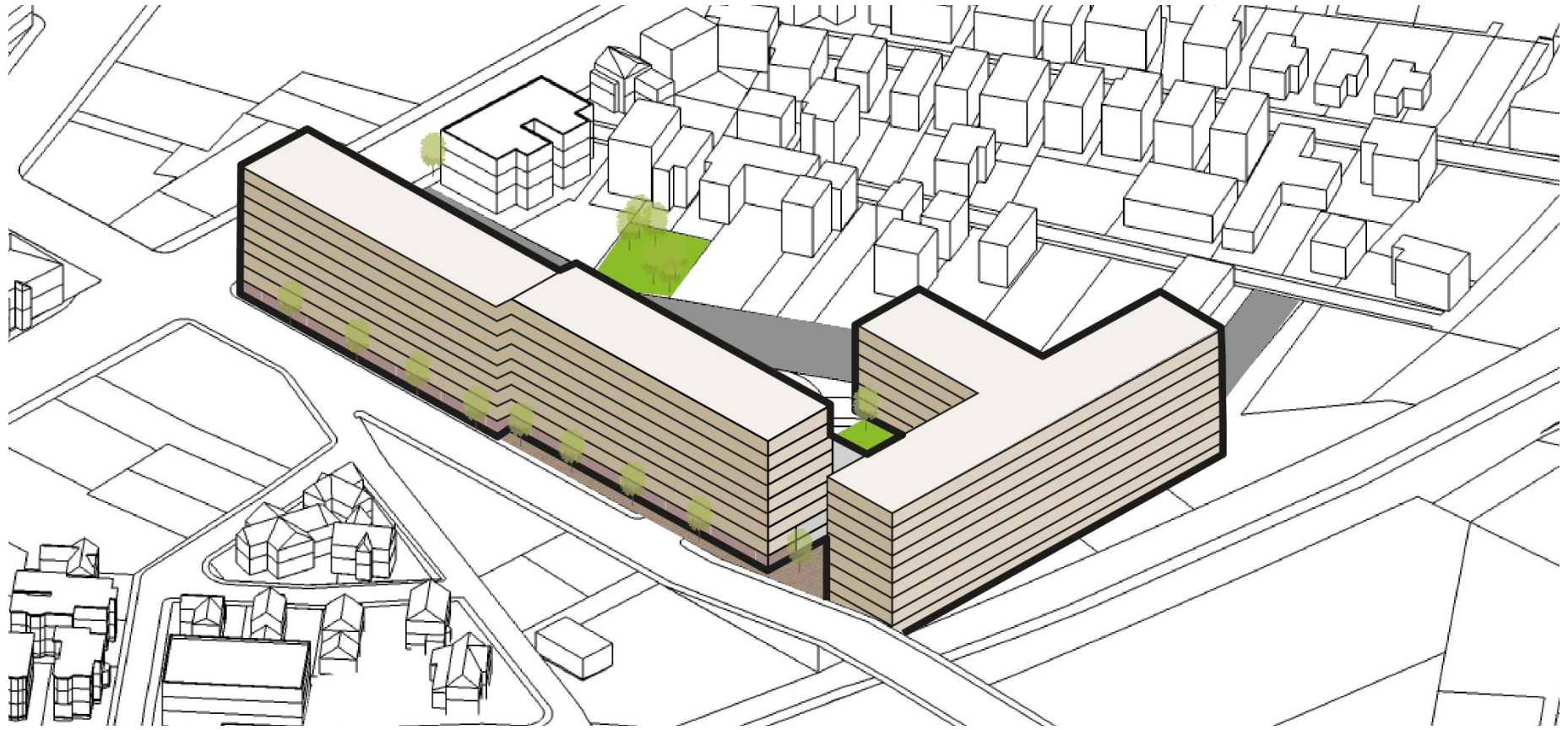
# D2 – Neighborhood Plan

- Lots configuration suggested, consolidation to four lots (currently over 20)
- Alley for ease of loading and parking access
- +/-28,000 sf of Retail
- +/- 175,000 sf Commercial Building
- +/- 340 Units (68 affordable)
- Unbundled garage parking for D2, smaller parcels, and public parking
- 15% Open Space including Plaza for train access
- 12' sidewalks on Prospect and Somerville Ave.
- +/-10,000 sf (5%) of commercial floor space dedicated to arts
- Open space or small infill on Allen Street

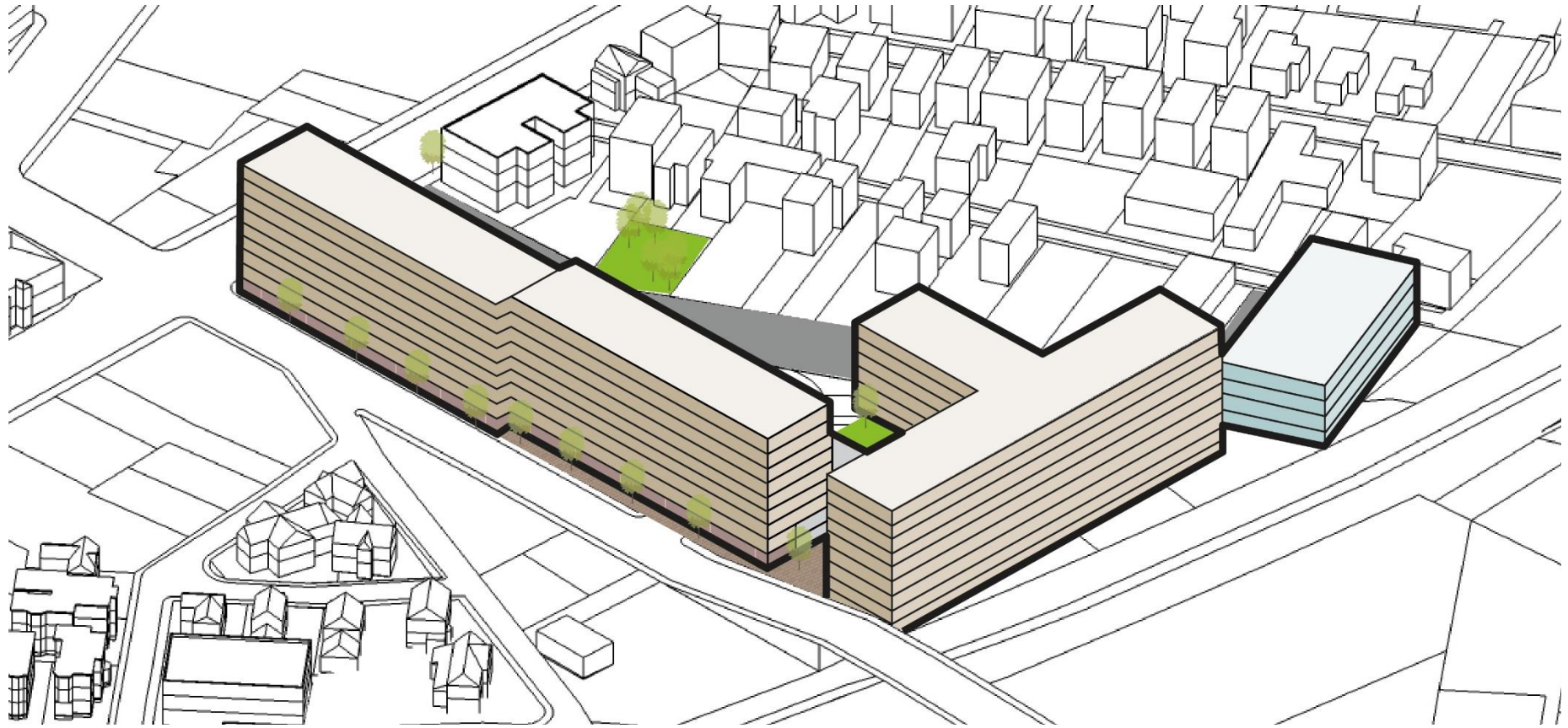




# D2 – TOD 100 Zoning



# D2 – TOD 100 Zoning



# D2 – TOD 100 Zoning

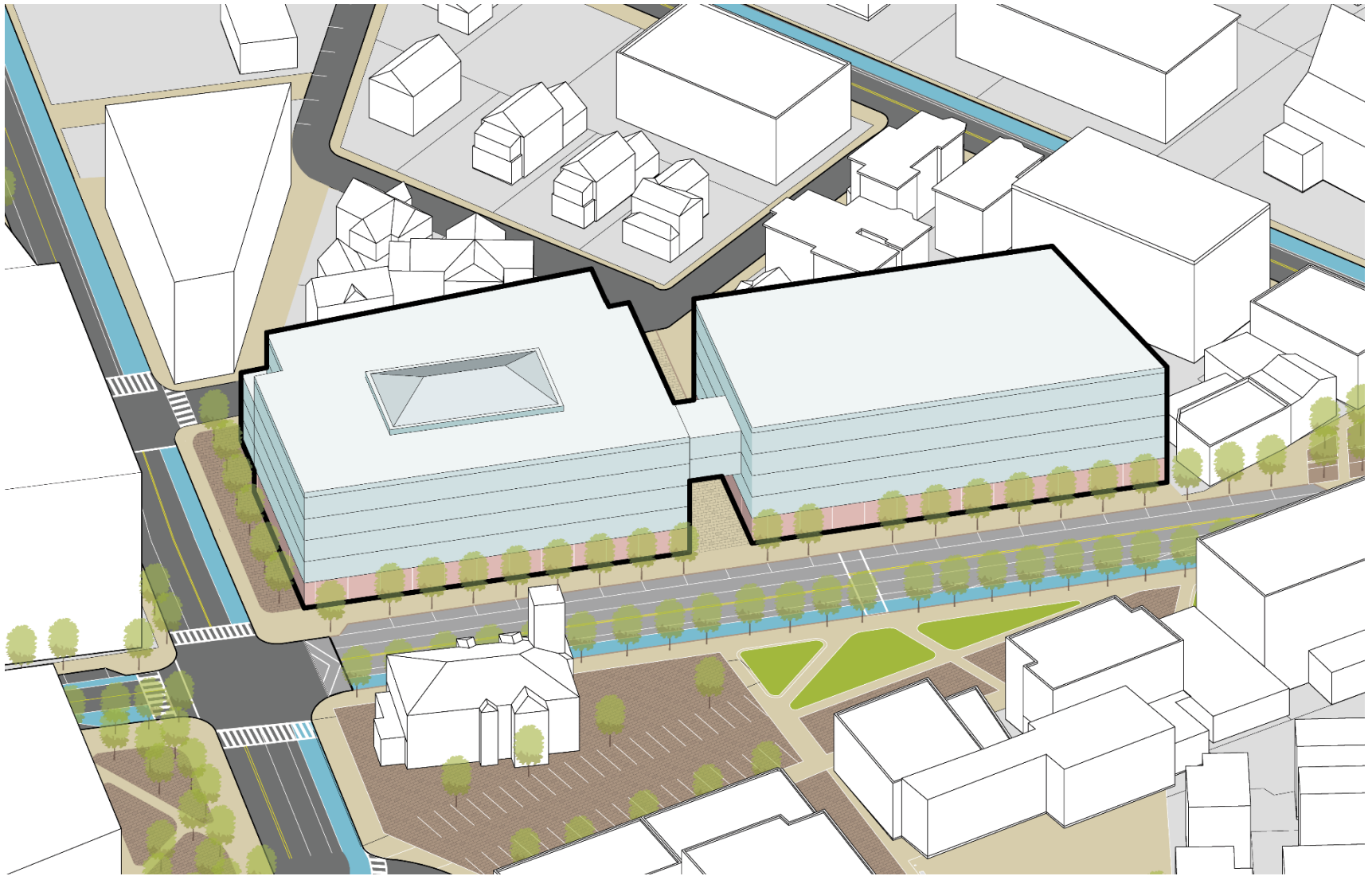
- No reconfiguration of lots
- Loading and parking behind building in parking lots and garages
- +/- 14,400 sf of Retail
- Commercial Development optional (shown at +/- 45,000 sf)
- 406 Units (81 affordable)
- +/- 480 Parking Spaces (416 garaged, remaining in surface lot)
- 10% Open Space
- 12' sidewalks on Prospect and Somerville Ave.
- 720 sf dedicated to arts + 2,400 sf if commercial building is added

# TOD 100 Zoning Expectation vs. Reality

- D2 is contaminated, no parking will go underground without subsidy
  - Current zoning will likely provide surface parking
  - Proposed will ensure garage parking, lined by other buildings
- When built out, Lot Area per Dwelling Unit calculations can meet minimum FAR requirement. The remaining FAR is either used to build: 1) larger luxury units; 2) family units; 3) a commercial building; or 4) remains unused.
- No commercial development required, just encouraged
- Parking requirement is still too high – 1 per unit NEXT to a train station!
- Open space does little to prescribe quality
- Zoning does match market realities
  - low rise vs high rise construction costs
  - commercial building dimensions
  - Etc.



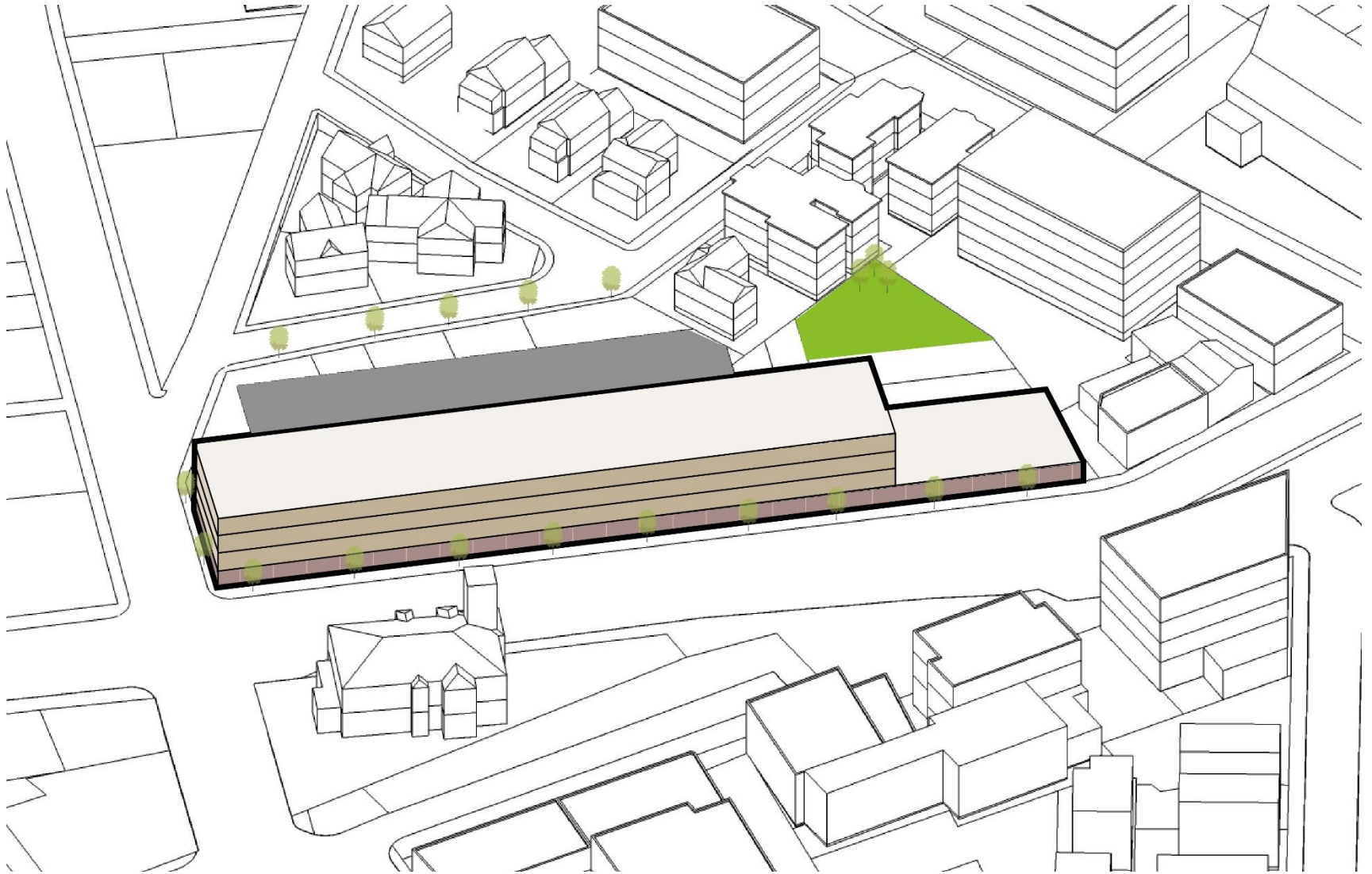
# D6 – Neighborhood Plan



# D6 – Neighborhood Plan

- Lots configuration suggested, consolidation to two lots (currently 8)
- Mid-block crossing, reconfiguration of Everett at Prospect Street
- +/- 30,000 sf of Retail
- +/- 225,000 sf Commercial Building
- No residential
- If parking provided it is underground and unbundled for building occupants
- 15% Open Space
- 12' sidewalks on Prospect and Somerville Ave.
- +/- 12,000 sf (5%) of commercial floor space dedicated to arts
- Additional rear setbacks for Everett Street neighborhood

# D6 – CCD55 Zoning



# D6 – CCD 55 Zoning

- No reconfiguration of lots or improvement at Everett and Prospect
- Loading and parking behind building in parking lots
- +/- 25,500 sf of Retail
- No other Commercial Development achieved
- 54 Units (10 affordable)
- +/- 52 Parking Spaces (SP Reduction Required)
- 10% Landscaped Area
- 12' sidewalks on Prospect and Somerville Ave.

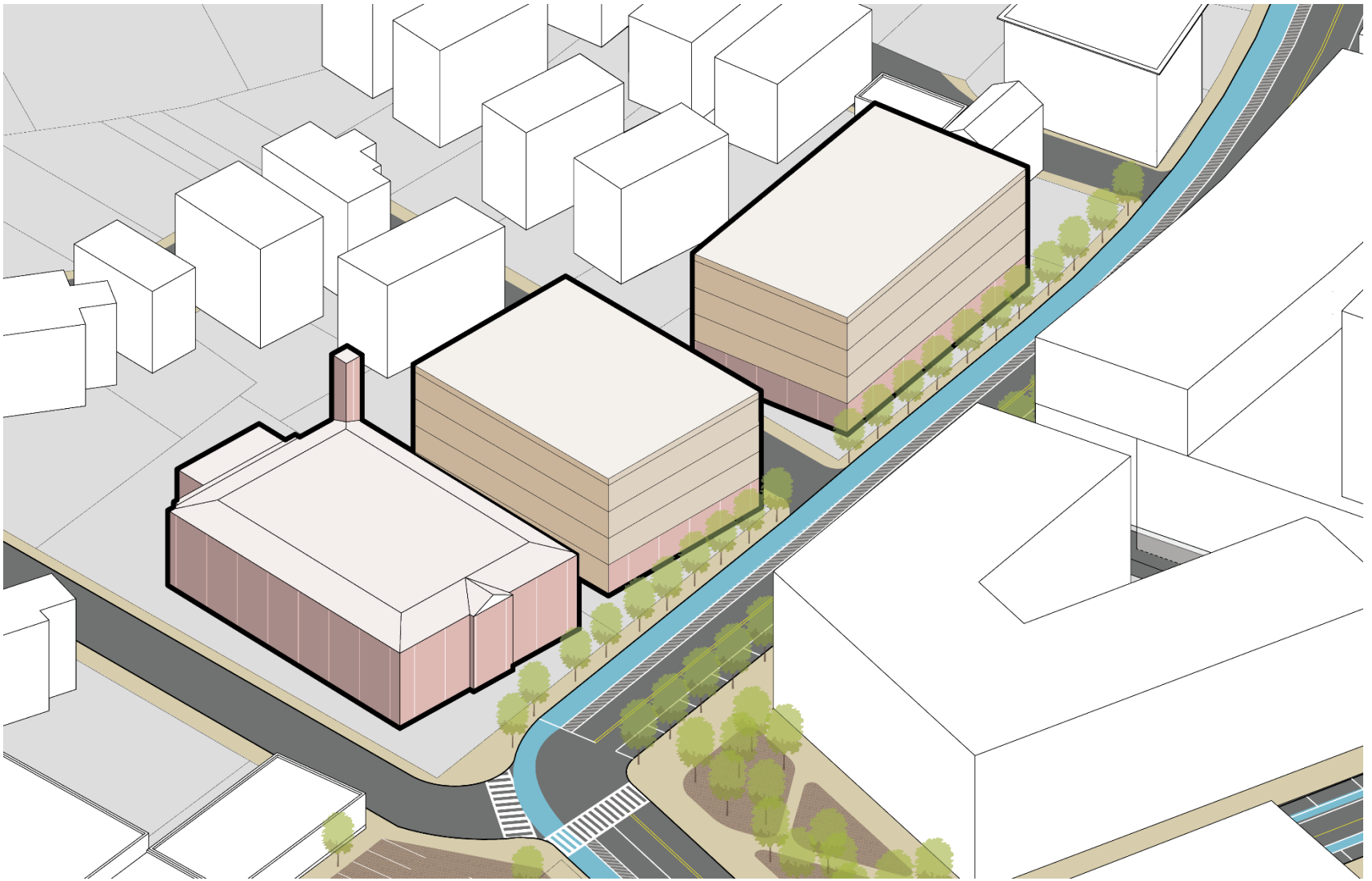


# CCD 55 Zoning Expectation v Reality

- Density allowed does not justify cost of underground parking.
- When built out, Lot Area per Dwelling Unit allotment of 54 units, first floor retail, and parking comes in just under FAR requirement. If Planning Board is not amenable to reduction of parking via Special Permit then NO development would happen.
- No commercial development required, first floor retail emphasized
- Parking requirement is still too high – 1 per unit NEXT to a train station!
- Landscaped area is not public
- Single building presents a long wall along the street, with no maximum building floorplate requirements
- Density allowed does not create activity necessary to front Union Square Plaza
- Zoning does match market realities



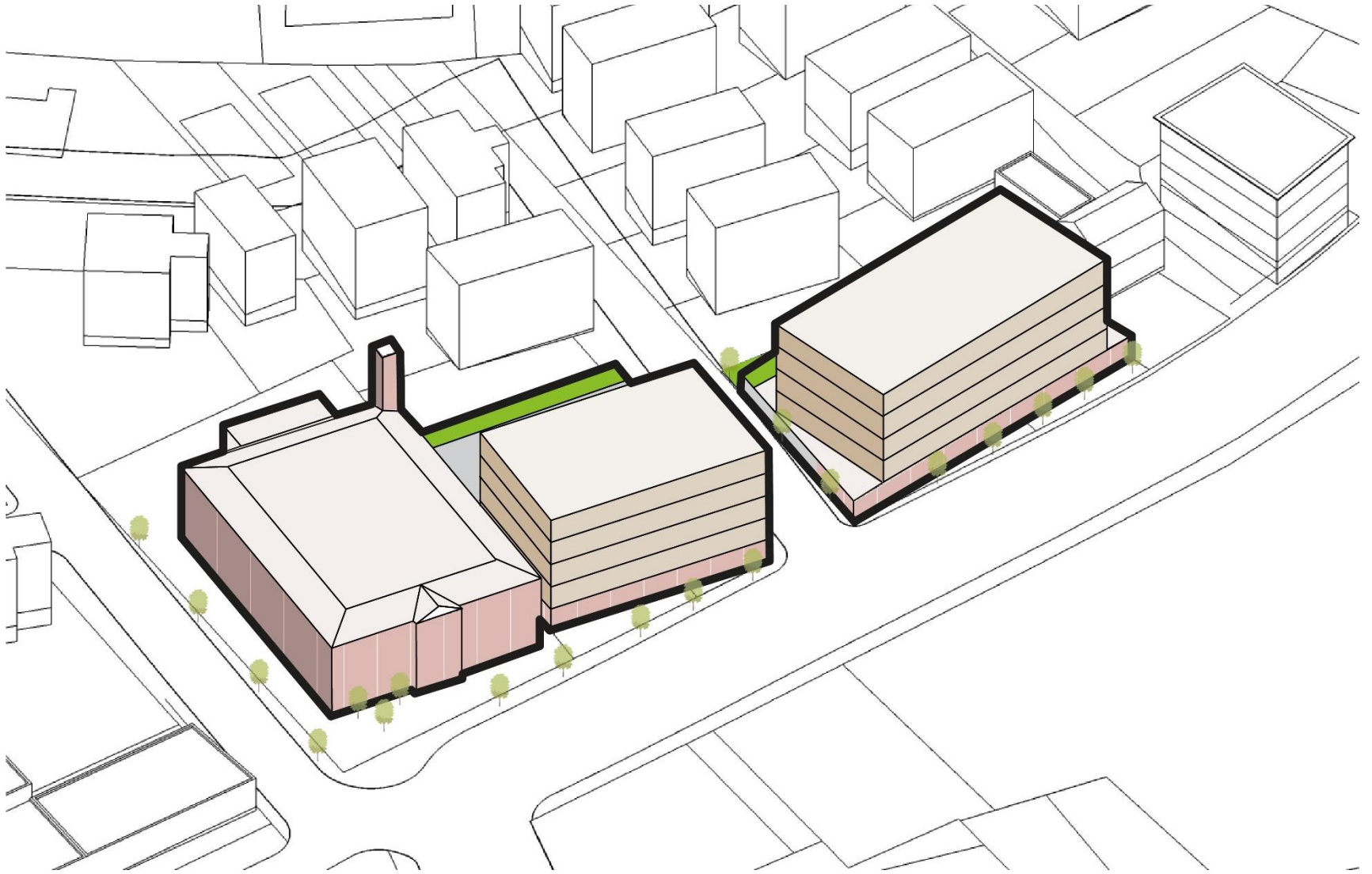
# D5 – Neighborhood Plan



# D5 – Neighborhood Plan

- Post Office reused for commercial development as presented
- Development shown at 4 story height
- +/- 10,000 sf of Retail
- +/- 25,000 sf Commercial Building (Post Office)
- +/- 40 units of residential (8 affordable)
- Parking provided on D1
- 15% Open Space
- 12' sidewalks on Washington Street
- +/- 1,750 sf (5%) of commercial floor space dedicated to arts
- Setback to honor historic post office

# D5 – CCD55 Zoning



# D5 – CCD 55 Zoning

- Post Office reused for commercial development as presented
- Five story height
- +/- 6,000 sf of Retail
- +/- 25,000 sf Commercial Building (Post Office)
- +/- 40 units of residential (8 affordable)
- Parking garaged using slope of hill to site's advantage
- 10% Landscaped area
- 12' sidewalks on Washington Street





# CCD 55 Zoning Expectation vs. Reality

- The post office needs a variance for parking in an adaptive reuse proposal that has neighborhood wide support
- In comparison, the CCD 55 Zoning district works well on medium sized lots like D5.2 and D5.3
  - However, through permitting and the neighborhood plan the story height is too high.
  - Four stories is acceptable to the Prospect Hill neighborhood.
  - So really, it does not work well.



# City of Somerville Zoning Amendment

What Has Changed?

# 2016/17 proposal

---

## Recent Changes

1. Clarifications / language edits
2. Shift of design 'standards' to design review guidelines
3. Adjusted dimensions (added secondary façade build-out)
4. Adjusted public process (added neighborhood meeting / clarified steps for coordinated development special permit)

# 2016/17 proposal

---

## Recent Changes

5. Updates to off-site compliance
6. Addition of rules (requirements and incentives) for affordable family units
7. Formula Business special permit
8. Limits to high rise tower on D1



# City of Somerville Zoning Amendment

What Is Left?



# Topics for Future Meetings

- Open space – Quality and Quantity
- Optimal commercial/residential split
- Other topics
  - Affordable commercial space (legal review)
  - Collecting and enforcing developer contributions
  - Green: buildings/ roofs/ etc.
- Illustrations:
  - Illustration of buildout under current and proposed zoning
  - Shadow impacts of towers at different proposed heights





# City of Somerville Zoning Amendment



# City of Somerville Zoning Amendment

## Minimum Mixed Use Ratio

Second Public Hearing

3.07.17

# Minimum Mixed Use Ratio

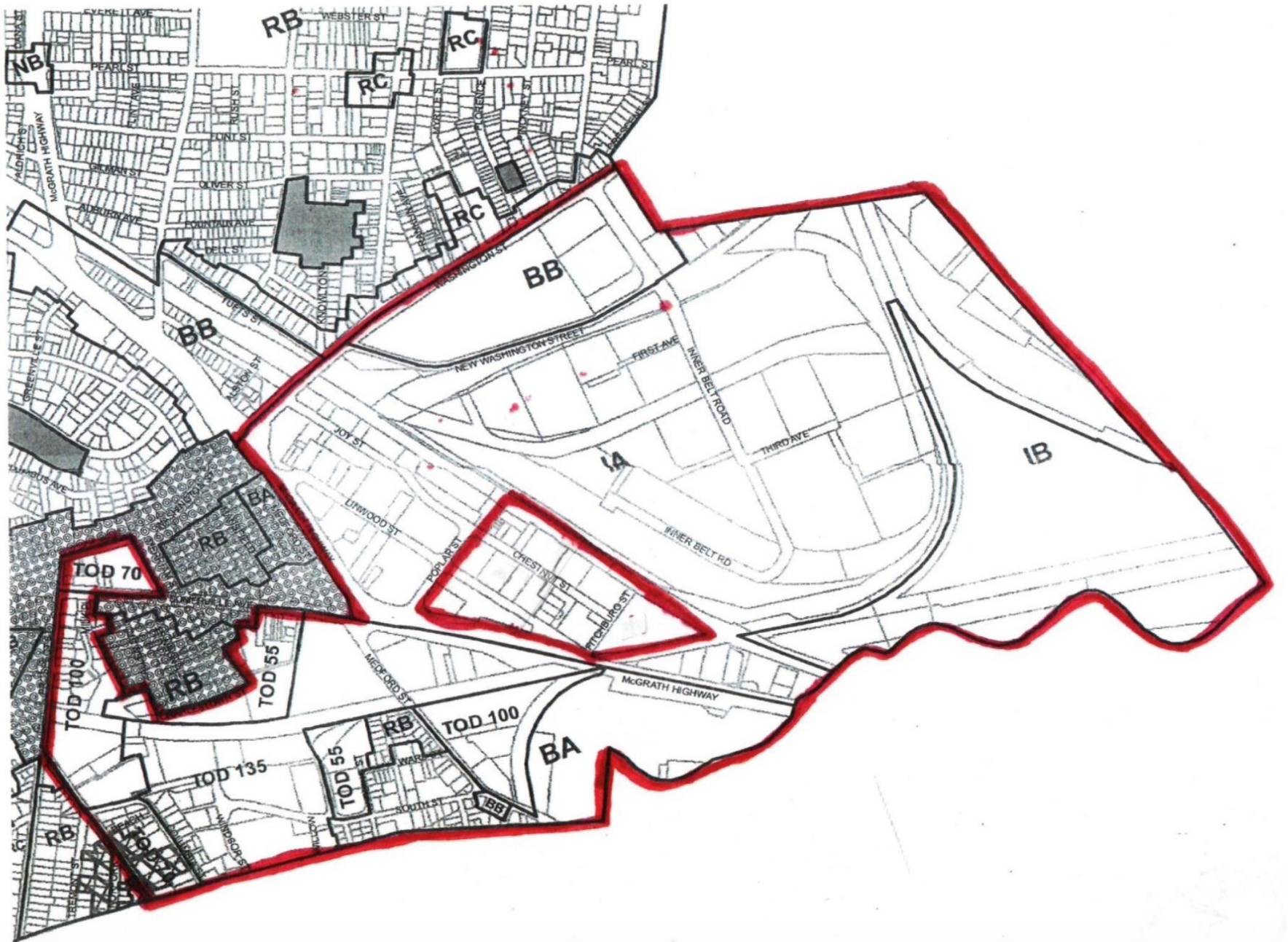
- For those developments for which the MMUR applies, no less than 68% of the occupied square footage of the building or buildings as the case may be must be used for:
  1. office uses;
  2. research and development uses;
  3. biotechnology uses;
  4. hotel use;
  5. arts and creative enterprise uses.
- The remaining portion of the building or buildings may be residential or retail or any other use permitted by the underlying zoning.

# Minimum Mixed Use Ratio

- Any proposed development that contains more than three residential units on a lot of 10,000 square feet or more in a CEED shall be required to meet the MMUR.
- All land included in the development to which the MMUR applies must be contiguous and/or separated only by streets, public or private ways.
- More than one property owner may submit a joint development proposal under this section to meet the MMUR.
- To the extent that a property owner is proceeding under a PUD, the PUD must meet the MMUR.
- If a PUD has already been approved, any buildings that were not yet permitted at the time of the publication of this proposed zoning amendment must meet the MMUR.











The Critical Economic Development District shall consist of the entire Assembly Square Mixed Use District except for Lots 1, 2, 3, 4, 5A, 5B, and 6, and the entire Partners Site, all as shown on the map above.



# City of Somerville Zoning Amendment

NB -> RB:  
Emerson & Everett

3.07.17



---

**AN ORDINANCE AMENDING THE SOMERVILLE ZONING MAP TO CREATE A RESIDENCE B ZONING DISTRICT IN A PORTION OF THE RESIDENTIAL NEIGHBORHOOD ADJACENT TO UNION SQUARE.**

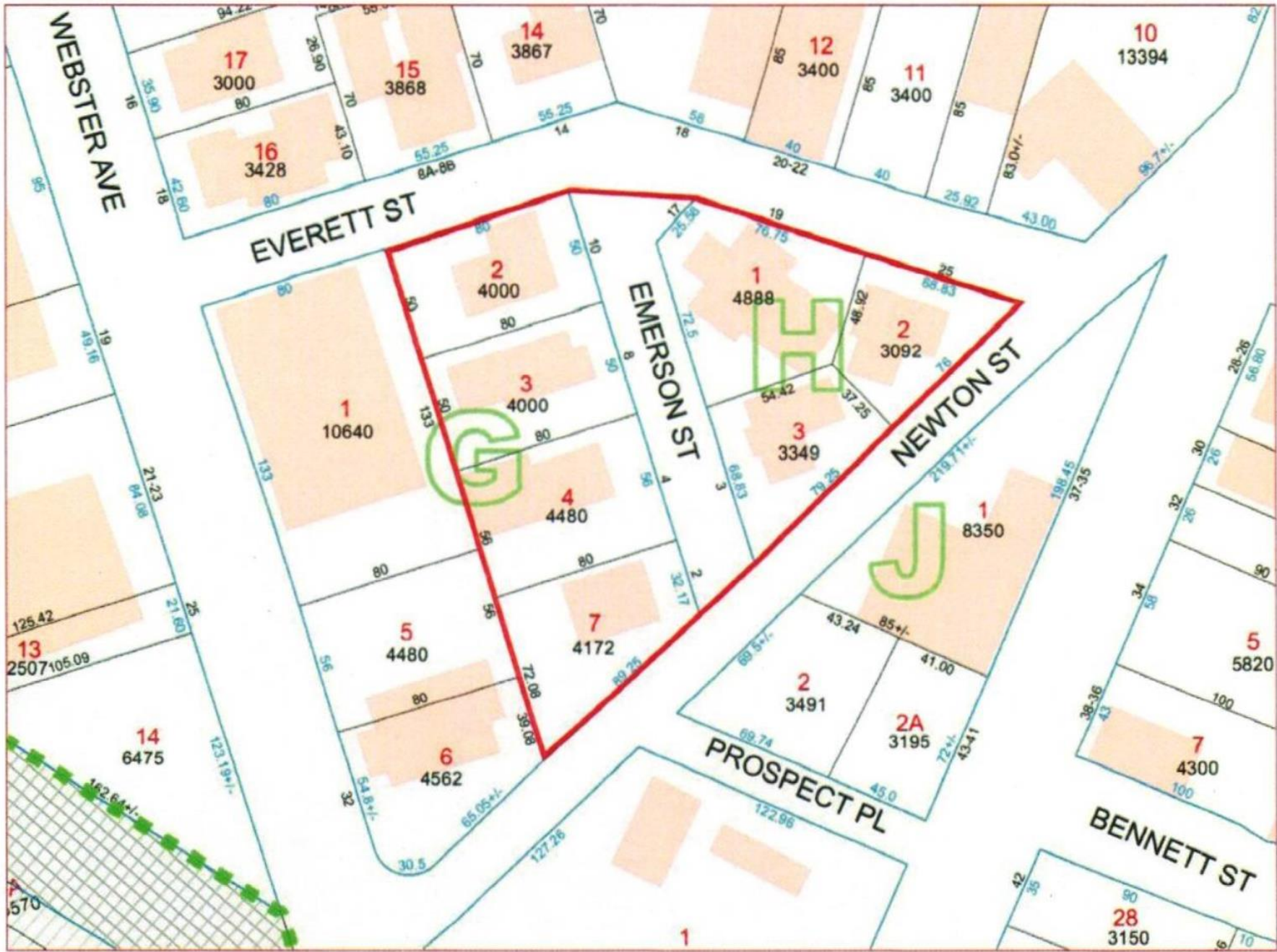
WHEREAS, the city desires to protect the residential neighborhood of one- to three-family homes behind Union Square on Everett Street and Emerson Street; and,

WHEREAS, the Union Square neighborhood plan identifies this neighborhood as an area in which the built heritage should be preserved; and,

WHEREAS, the area has been identified as a part of a recent historic survey area in Union Square; and,

WHEREAS, the current NB zoning district does not protect the built heritage of this area and does not protect this area as a residential neighborhood of one- to three-family homes;

THEREFORE, be it adopted by the Board of Aldermen, in session assembled, that the Somerville Zoning Ordinance map is hereby amended by creating a new Residence B (RB) zoning district encompassing the following parcels:





---

<b>Address</b>	<b>M/B/L</b>
2 Emerson St	82/G/7
3 Emerson St	82/H/3
4 Emerson St	82/G/4
8 Emerson St	82/G/3
10 Emerson St	82/G/2
17-19 Everett St	82/H/1
25 Everett St	82/H/2



# City of Somerville Zoning Amendment

## Text Amendments

3.07.17

# Tonight's Topics

---

## Three text amendments:

- Net FAR
- Affordable % in RA and RB
- Subdivisions

# Net FAR

Article 2, Item 2.2.58 is hereby amended as follows:

(Text that is removed is ~~crossed-out-in-red~~ and additions are underlined)

2.2.58. Floor area, net. The sum area of all floors or accessible levels of a building as measured to the perimeter of the exterior faces of the walls, including enclosed porches, but excluding areas used for accessory garage purposes, basement, ~~and~~ cellar, closet, and attic areas devoted exclusively to storage and mechanical uses accessory to the operation of the building, off-street loading facilities, malls, plazas, elevator shafts, escalators, stairways and stair landings, and those areas used for the storage, operation or maintenance of mechanical equipment such as air conditioning and heating apparatus. For reasons of convenience, eighty percent (80%) of the gross floor area may be used if this is deemed reasonable in the judgment of the Superintendent.



# RA and RB Affordable

Article 7, Section 7.3, second paragraph, first part:

(Text that is removed is ~~crossed-out-in-red~~ and additions are underlined)

In Residence A and Residence B districts, where developments include a minimum of ~~twelve and a half percent (12.5%)~~ twenty percent (20%) affordable housing units on site, . . .



# Subdivision and Merger

## Article 8, Add Section 8.8:

### Section 8.8: Subdivision and Merger of Land

In all zoning districts, unless the regulations for a specific zoning district state otherwise, all subdivisions, lot splits, lot mergers, and lot line adjustments require Design & Site Plan Review per Section 5.4 of the the ordinance.





# City of Somerville Zoning Amendments

## Public Hearing

3.07.17