



City of Somerville Zoning Amendment

Union Square Zoning Amendment

Meeting #11

4-12-17

Today's Agenda

1. Website Review
2. USQ Covenant
 - Review of similar projects / benefits
 - Some perspective on Exhibit C
3. USQ Zoning
 - Open space
 - Shadow Studies
4. MMUR Proposal
5. Text Change Amendment



City of Somerville Zoning Amendment

Website



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All documents will be available online at:

www.somervillema.gov/unionsquarezoning



City of Somerville Zoning Amendment

Development Cost Comparison

Development Cost Comparison

Municipality	Building Permit (% of construct. cost)	Zoning Approval Fee	Affordable Housing req	Housing Linkage (\$ PSF)	Jobs Linkage (\$ PSF)
Boston	1.00%	not specified	15%, effective 13% 50% units < 80% AMI 50% units < 100% AMI	\$8.34 PSF for Commercial SF > 100,000 SF	\$1.67 PSF for Commercial SF > 100,000 SF
Cambridge	1.50%	10 cents / sqft	20% (assuming density bonus) @50% of AMI for rental @100% of AMI for sale	\$12.00 PSF for Commercial SF > 30,000 SF	being considered, ?
Waltham	1.20% residential 2.20% commercial	not specified	15% 100% units < 80% AMI	\$0.00	\$0.00
Watertown	1.50%	\$150 base fee plus \$75/new dwelling unit; Maximum \$10,000	0% - 15% 33% of units < 65% AMI 67% of units < 80% AMI	\$0.00	\$0.00
Somerville	2.10%	not specified	20% 38% of units < 50% AMI 38% of units < 80% AMI 25% of units < 110% AMI	\$5.15 PSF for Commercial SF > 30,000 SF	TBD, \$1.40+ PSF for Commercial SF > 30,000 SF
Quincy	1.20%	not specified	10% (although exempted in Urban Renewal Area)	\$0.00	\$0.00
Malden	1.60%	not specified	none	\$0.00	\$0.00

Development Cost Comparison

Municipality	Open Space reqs	Inflow and Infiltration Mitigation	Arts, Creative or Innovation Space Requirements	Other exactions	Tax Rates
Boston	?	?	none	variable	Res: \$10.59 Com: \$25.37
Cambridge	10% - 50%	?	none	\$10/sq. ft. for projects in Kendall Sq subject to rezoning to address "community needs"	Res: \$6.49 Com: \$16.12
Waltham	?	remove at 4:1 or \$12.00 / gpd	none	\$3 psf commercial & \$1 psf residential for projects that increase density (transit impact fee)	Res: \$12.56 Com: \$29.04
Watertown	10% - 20%, depending on zone, broad definition	remove at 4:1	none		Res: \$13.89 Com: \$25.32
Somerville	TBD	remove at 4:1 or \$14.35 / gpd	5% of commercial space	\$2.40 / SF GLX \$1.60 / SF Comm. Benefits \$2.00 / SF infrastructure \$2.00 / SF future phases in USQ	Res: \$11.67 Com: \$18.81
Quincy	?	?	none		Res: \$14.17 Com: \$28.71
Malden	?	?	none	\$2,000/unit mitigation fee in CBD and Rose Quarry Districts	Res: \$14.17 Com: \$22.04



City of Somerville Zoning Amendment

Exhibit C Overview

What is Exhibit C?

Exhibit C proposes changes to submitted zoning that tie to the extent of benefits proposed in the covenant. But, benefits need to be tied to a project in order to be measured and applied.

Exhibit C establishes that the covenant is based upon:

- Proposed 2017 zoning draft
- Some minor adjustments to the draft to address typos, findings, access, corner lots and lot lines
- An increased open space that will allow us to have:
 - The parkland that we need to have in and around the core of Union Square
 - An open space setup that fits the D blocks
 - The proposed economic development that we are seeking

What is Exhibit C?

1. Open Space
2. Hypothetical Lot Lines: How they work
3. General Buildings on corner lots
- 4 & 5. Findings for CDSP
6. Access from D6
- 7-12. Typos and Clarifications:
 - Remove references to pedestrian circulation space
 - Remove additional 14 floors
 - Add floor plate to 5% waiver
 - Fix language about contextual massing
 - Clarify overlay boundary
 - Fix incomplete sentence



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Open Space Update

Open Space

We need to achieve the best mix of QUANTITY and QUALITY of open space.

In December, we discussed:

- HOW to measure open space
- WHAT to include in that measurement



We also discussed our need to meet other goals in Union Square, including:

- Tax revenue
- Community benefits
- Green line payments

All while implementing our goals of SomerVision and creating GREAT PLACES.

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

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 like this.

Example Civic Spaces

Neighborhood Park

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

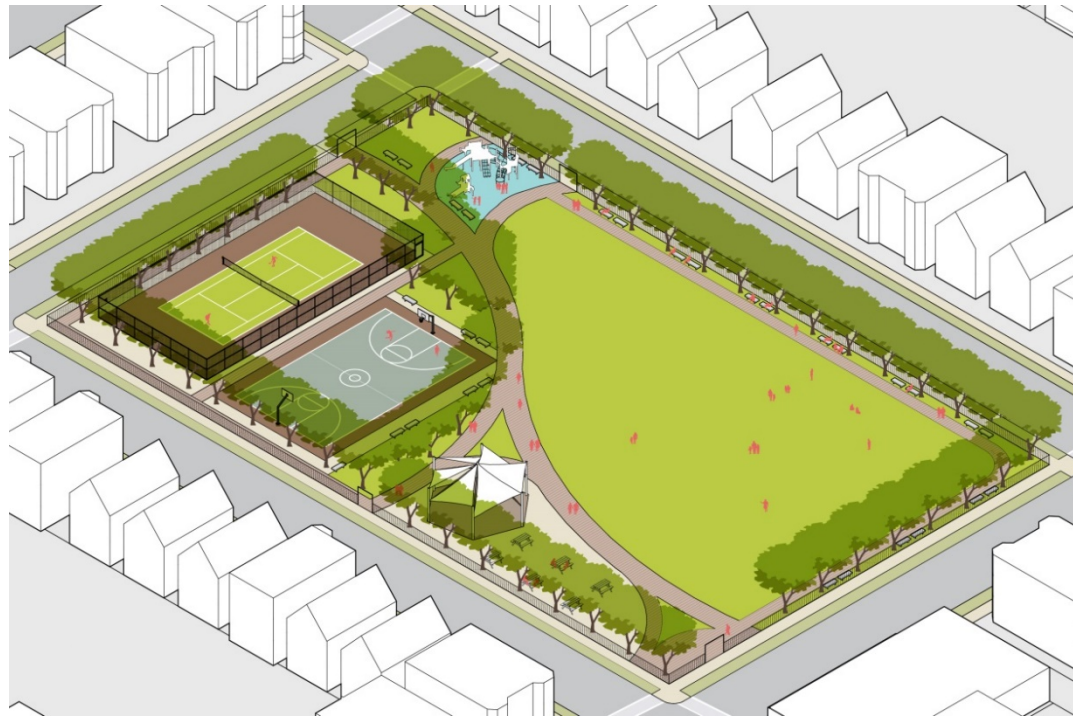
Examples:

Perry Park

Albion Street Park

Walnut Street Park

- Size: 8,000 sf-2 acres



Example Civic Spaces

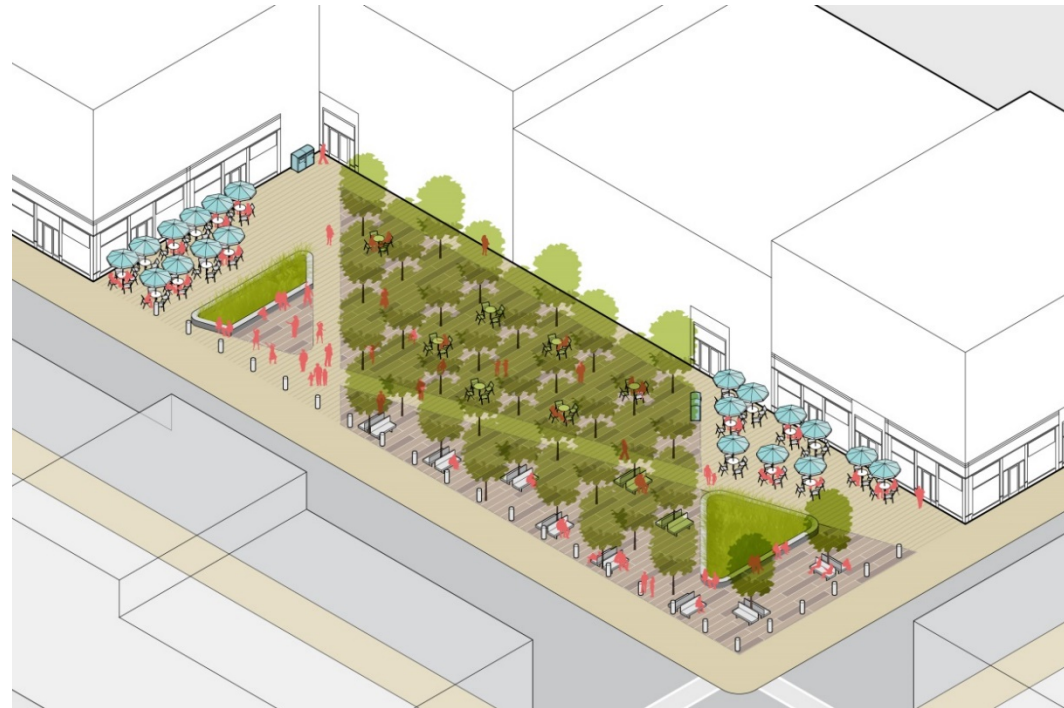
Plaza

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: 2,500sf-25,000sf



The way we will measure open space

This is how WE will define open space:

High quality public spaces

- Civic Space
- PLUS publicly accessible landscape areas on site
- Public areas created / improved by developers INCLUDING
 - De-commissioned streets used for open space
 - Areas created by extending bridge overpass

We will NOT include

- Rooftop space of any kind
- Civic buildings
- Bodies of water
- Privately accessible landscape areas



The way we will measure open 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.

The way we will measure open space

Open space is a percentage of:

Total development area

- Excluding alleys
- Excluding land for the MBTA station

Over all D blocks, we estimate this baseline to be about 627,000 sf

Open Space

Open Space

25%

Civic Space

70% of
Open Space

Open Space

July 2016 draft requirement

Pedestrian Circulation
Space – 15%



Total: 94,000 sf

Civic Space
(quality public spaces
only) – 8.2%



Total: 51,400 sf

Open Space

Staff Recommended

Public Open Space – 25%

Civic Space (quality public spaces only) – min 70% of open space



Min. one plaza and one neighborhood park

Total: 156,750 sf

Total: 109,700 sf

66% increase

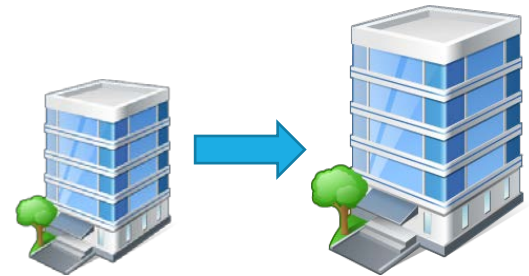
113% increase



Open Space

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

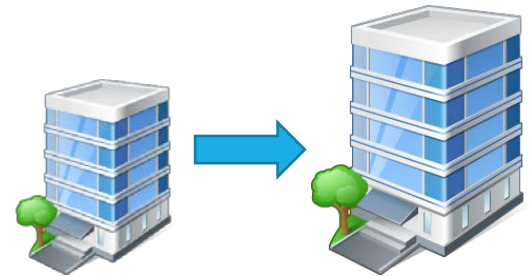
A. Increase height and bulk of remaining buildings



Open Space

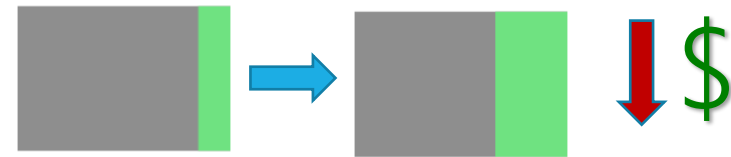
If we increase open spaces beyond the Neighborhood Plan recommendation, we either need to:

A. Increase height and bulk of remaining buildings



OR

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



Open Space

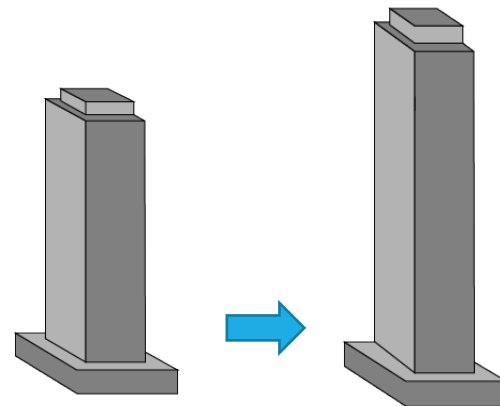
Increasing our Open Space

Results:

The update produces a neighborhood park on D4.3

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

- Adding 4 floors of residential tower at D2 and D3
- No additional floors on commercial buildings



Why 25%: Three Key Points

1. The D-blocks will contribute open space to the Neighborhood Plan Goals.
2. 25% maximizes the development that can be shifted to create new parks.
3. The largest open spaces opportunities in the plan are off the D blocks – and still can be built.

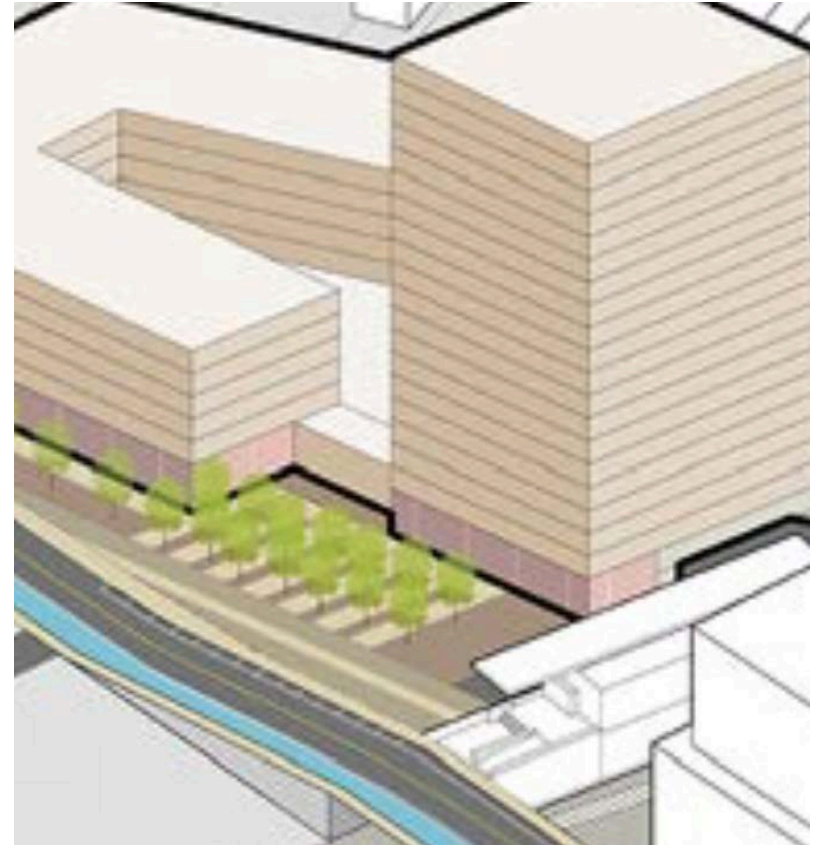
Why 25%: Three Key Points

1. The D-blocks will contribute open space to the Neighborhood Plan Goals
 - Neighborhood park on D4

Why 25%: Three Key Points

1. The D-blocks will contribute open space to the Neighborhood Plan Goals
 - Neighborhood park on D4
 - Plaza on D2

Open Space



Why 25%: Three Key Points

1. The D-blocks will contribute open space to the Neighborhood Plan Goals
 - Neighborhood park on D4
 - Plaza on D2
 - Additional spaces throughout the D blocks

Open Space



Civic spaces at D1 (above)

Civic spaces at D3 (below)



Why 25%: Three Key Points

1. The D-blocks will contribute open space to the Neighborhood Plan Goals
 - Neighborhood park on D4
 - Plaza on D2
 - Additional spaces throughout the D blocks
 - Public spaces will be upgraded in the streetscape projects

Open Space



Why 25%: Three Key Points

1. The D-blocks will contribute open space to the Neighborhood Plan Goals
 - Neighborhood park on D4
 - Plaza on D2
 - Additional spaces throughout the D blocks
 - Public spaces will be upgraded in the streetscape projects
 - Payment in Lieu to assist with larger open spaces
 - Capped at $\frac{1}{4}$ acre
 - Allows developer contribution of approx. \$1 mil towards larger open space
 - Assists with meeting our ecological and recreational priorities

Open Space



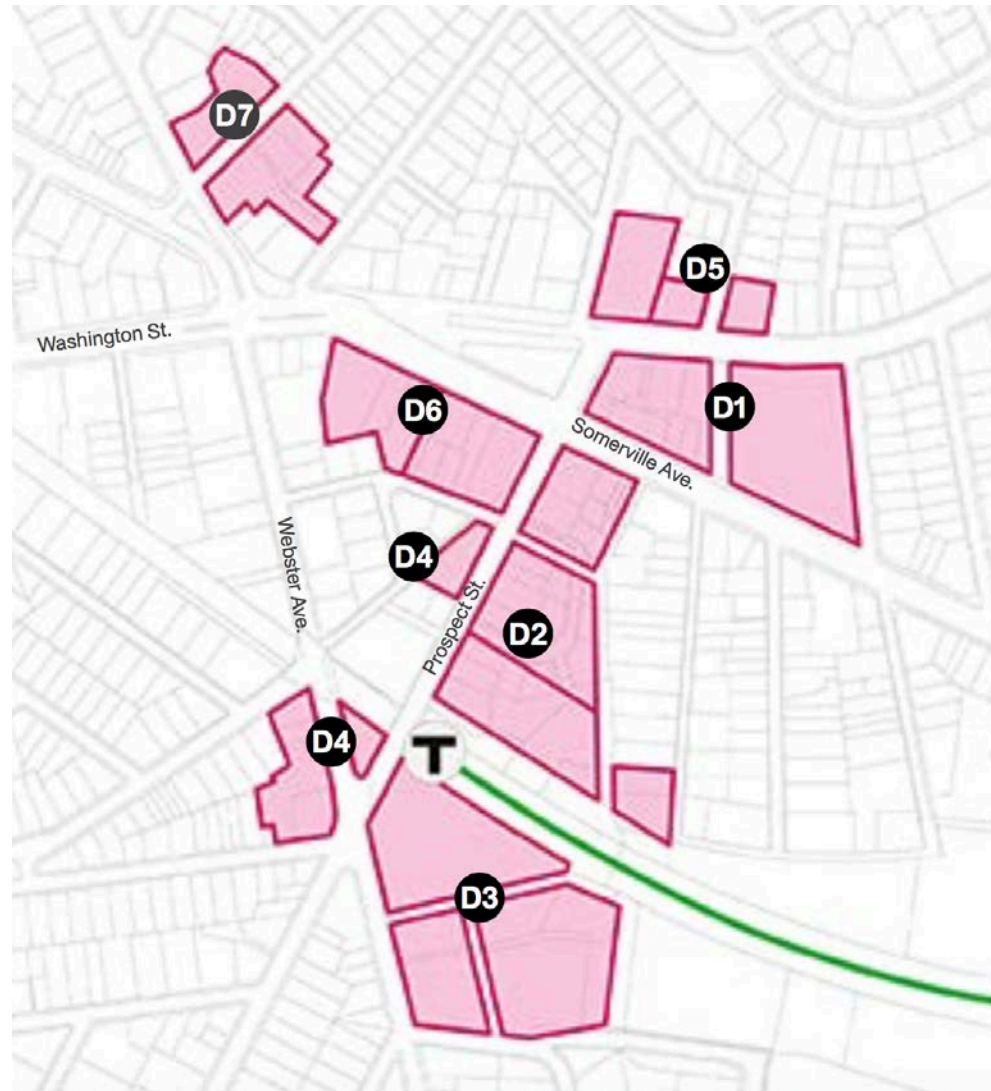
Why 25%: Three Key Points

1. The D-blocks will contribute open space to the Neighborhood Plan Goals
2. 25% maximizes the development that can be shifted to create new parks
3. The largest open spaces opportunities in the plan are off the D blocks – and still can be built

Why 25%: Three Key Points

2. 25% maximizes the development that can be shifted to create new parks
 - Residential space can be moved:
 - But only into towers
 - Lower buildings are capped by building code
 - Commercial cannot be moved:
 - D2 commercial is sized to encourage early investment
 - D3 is at maximum reasonable height for lab buildings
 - Commercial on D1, D4, D5 and D6 are too close to neighborhoods
 - The alternative (loss of commercial space) reduced community benefits and tax benefits significantly

Open Space



Why 25%: Three Key Points

1. The D-blocks will contribute open space to the Neighborhood Plan Goals
2. 25% maximizes the development that can be shifted to create new parks
3. The largest open spaces opportunities in the plan are off the D blocks – and still can be built

Why 25%: Three Key Points

3. The largest open spaces opportunities in the plan are off the D blocks – and still can be built
 - at Charlestown Street (as shown in the neighborhood plan)

Open Space



Why 25%: Three Key Points

3. The largest open spaces opportunities in the plan are off the D blocks – and still can be built
 - at Charlestown Street (as shown in the neighborhood plan)
 - at Boynton Yards

Open Space



Open Space



Why 25%: Three Key Points

3. The largest open spaces opportunities in the plan are off the D blocks – and still can be built
 - at Charlestown Street (as shown in the neighborhood plan)
 - at Boynton Yards
 - at Innerbelt

Open Space



Why 25%: Three Key Points

1. The D-blocks will contribute open space to the Neighborhood Plan Goals
2. 25% maximizes the development that can be shifted to create new parks
3. The largest open spaces opportunities in the plan are off the D blocks – and still can be built



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Shadow Studies

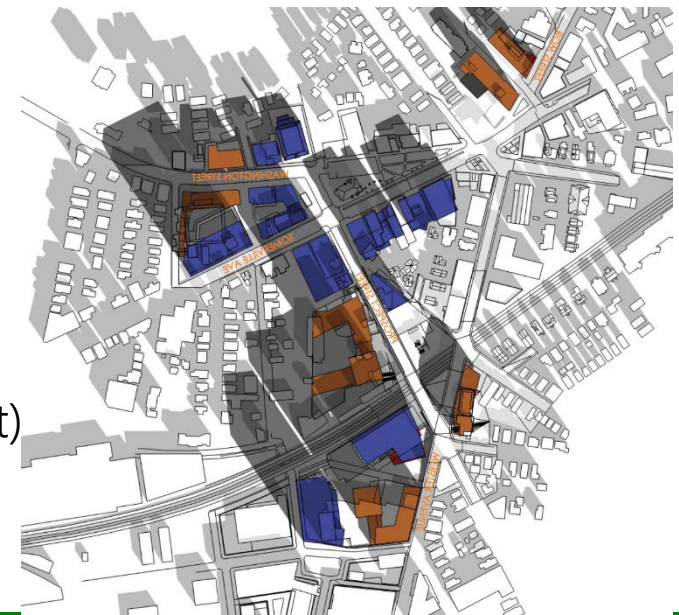
Shadows

About shadow studies:

- Studies focus on four dates a year (first day of Spring, Summer, Fall, Winter)
- Shadows show times a morning, noon and afternoon (9am, noon and 3pm)
- Many studies don't cover the baseline (shadows of existing buildings and their impacts)
- June shadows are always limited, regardless of building height
- In December, most city blocks are already in shadow
- Therefore the spring and fall shadows often show the greatest impacts



Shadows at noon:
June (left)

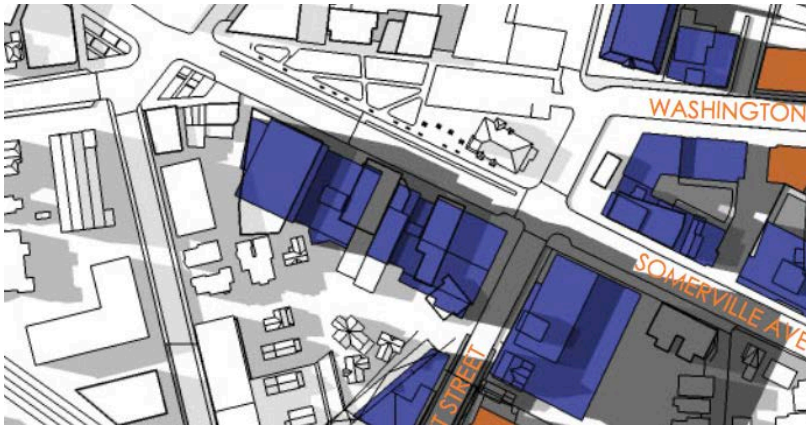


December (right)

Shadows: D6



(above) Spring morning (below) fall morning
afternoon



(above) spring afternoon; (below) fall
afternoon



Shadows: D2 Tower – Spring AM



PROPOSED DEVELOPMENT
W/**20** STORY TOWERS



PROPOSED DEVELOPMENT
W/**24** STORY TOWERS



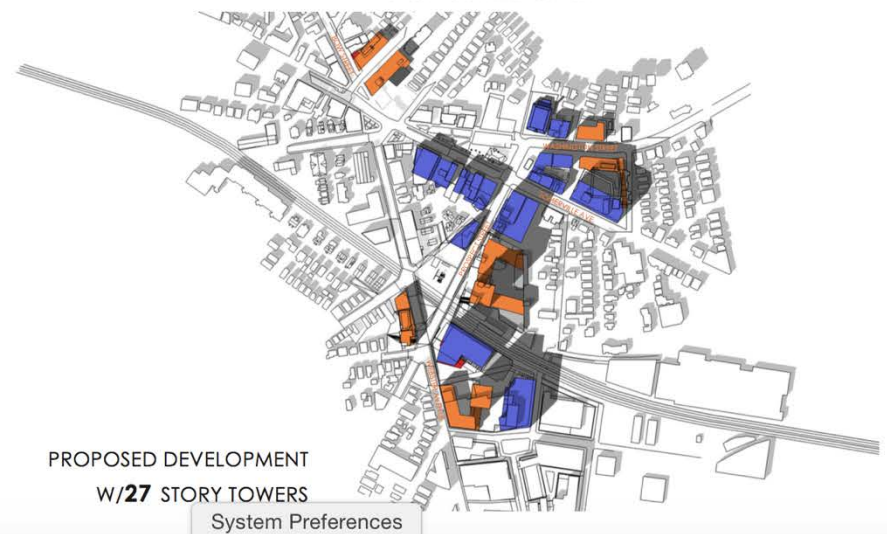
PROPOSED DEVELOPMENT
W/**23** STORY TOWERS



PROPOSED DEVELOPMENT
W/**27** STORY TOWERS



Shadows: D2 Tower – Spring PM



Shadows: D2 Tower – Fall AM

PROPOSED DEVELOPMENT
W/**20** STORY TOWERS



PROPOSED DEVELOPMENT
W/**24** STORY TOWERS



PROPOSED DEVELOPMENT
W/**23** STORY TOWERS



PROPOSED DEVELOPMENT
W/**27** STORY TOWERS



Shadows: D2 Tower – Fall PM

PROPOSED DEVELOPMENT
W/**20** STORY TOWERS



PROPOSED DEVELOPMENT
W/**24** STORY TOWERS



PROPOSED DEVELOPMENT
W/**23** STORY TOWERS



PROPOSED DEVELOPMENT
W/**27** STORY TOWERS





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USQ Zoning



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MMUR Proposal

MMUR: A Proposal

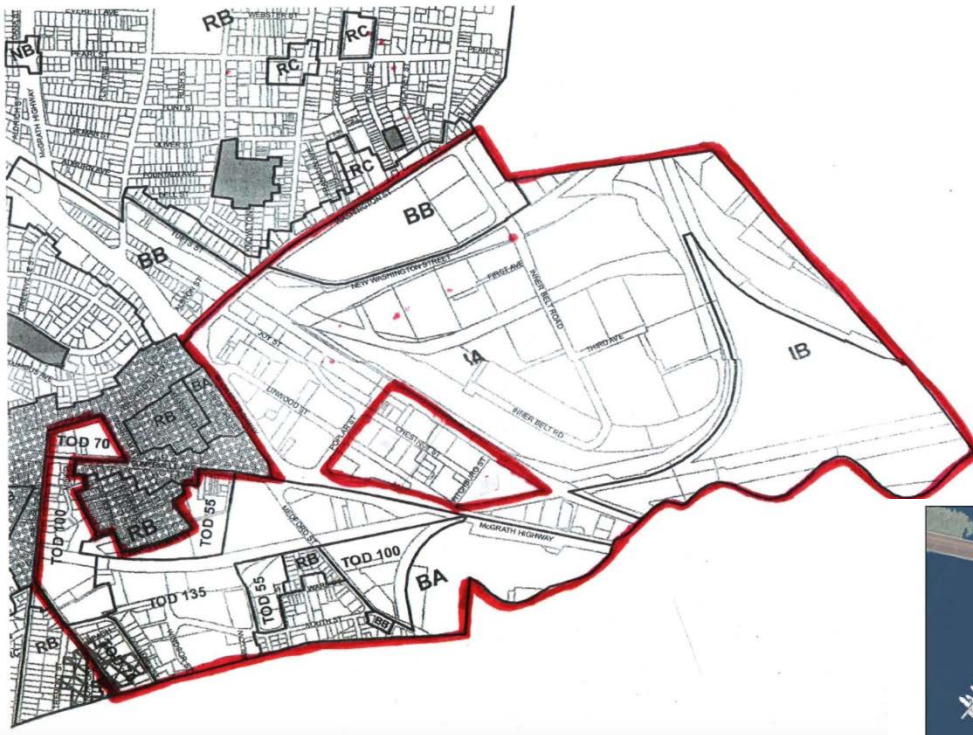
For those developments for which the MMUR applies, no less than 68% of the occupied square footage of the building or buildings as the case may be must be used for:

- a) office uses;
- b) research and development uses;
- c) biotechnology uses;
- d) hotel use;
- e) 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.

MMUR: A Proposal

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.



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.

MMUR: A Proposal

1. Maintain existing requirements:
 - 60/40 in the USQ Plan for the USQ Overlay Zoning
 - Current proposed development maximums at Assembly Row PUD
2. Form an MMUR Task Force to inform our strategy for the overhaul, including:
 - Boynton Yards
 - Innerbelt
 - Brickbottom
 - Grand Junction (Twin Cities Mall area)
 - Balance of development in Assembly Square
3. Assign the task force to:
 - Seek a consultant to review market demand and needs for Somerville sites
 - Address optimal MMUR (relative to tax based and speed of development)
4. Complete this process prior to approval of any special district in the overhaul (i.e. total process should be complete early in fall of 2017)



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Text Amendments

(RA/RB affordable / net floor area / subdivision clarification)

Tonight's Topics

Three text amendments:

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

Net FAR

Article 2, Item 2.2.58 is ~~repealed~~ as follows:

(Text that is removed is ~~repealed~~ 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 10.01, Part 1
(Text that is new and additions are underlined)
In Residence Inclusionary Zoning developments include a
minimum of at least 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 ordinance.





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