

1

Project Description

In accordance with Article 15 of the City of Somerville Zoning Code (the "Zoning Ordinance"), Boynton Yards LandCo LLC (a joint venture between DLJ Real Estate Capital Partners and Leggat McCall Properties LLC, collectively the "Proponent"), respectfully submits this development review application (DRA) to initiate the Site Plan review and approval process for the second phase of development for the Boynton Yards Master Plan Development (also known as the "Boynton Yards Project") located on 6.55 acres of land in the Boynton Yards neighborhood (also referred to herein as the "BY Sub-Area") of Somerville, Massachusetts (the "Development Site").

This DRA is specifically to review and approve a new 22,360 square foot (SF) civic space known as "Civic Space 1," that is most consistent with the Neighborhood Park typology. Civic Space 1 will be constructed on Lot C1 at the heart of the Development Site located between Building 1 and Building 2 (also known as the "Civic Space 1 Site", or "111 South Street"). The construction of Civic Space 1 will continue the dramatic revitalization of the BY Sub-Area by creating a vibrant, publicly accessible and sustainably designed neighborhood park that will activate the district and will equally serve the future tenants and residents of the proposed Boynton Yards Project as well as the resident community from the surrounding neighborhood. Civic Space 1 is the first of three transformational civic spaces that will ultimately deliver over two acres of publicly accessible and sustainably designed civic and open spaces that will benefit the wider neighborhood and the Project's at full build out of the Boynton Yards Project.

A concurrent DRA has been submitted for the construction of the building west of Civic Space 1, referred to herein as "Building 2." Refer to Figure 1.1 for a site diagram.

This chapter describes the existing Civic Space 1 Site conditions, Project review history, proposed Civic Space 1 improvements, conformance to key requirements of the Zoning Ordinance, and the Project schedule.

1.1 Existing Conditions

The Boynton Yards Project is proposed on a 6.55-acre Development Site that is bounded by the Massachusetts Bay Transportation Authority (MBTA) Commuter Rail train tracks to the north, South Street to the south, Harding Street to the east, and Windsor Street to the west. The Development Site is bisected by an existing vehicular access drive, which is currently privately owned land with existing access and utility easements.

Civic Space 1 will be located on Lot C1, an approximately 0.51 acre civic space lot in the heart of the Development Site located and is bounded by Building 1 to the east, Building 2 to the west, Thoroughfare 1 to the north and South Street to the south. The existing Civic Space 1 lot is currently used as a staging area for the construction of Building 1 to the east, which is under construction with substantial completion anticipated by August 2021.

A small, landscaped area with a memorial dedicated to the Somerville firefighters who lost their lives fighting the Arrow Paper fire is located adjacent to the existing sidewalk along South Street. The firefighters memorial has been stored for relocation within Civic Space 1.

Refer to Figure 1.2 for an existing conditions plan, and Figure 1.3 for existing site photos. Refer to appendix C for the preliminary lotting plan.

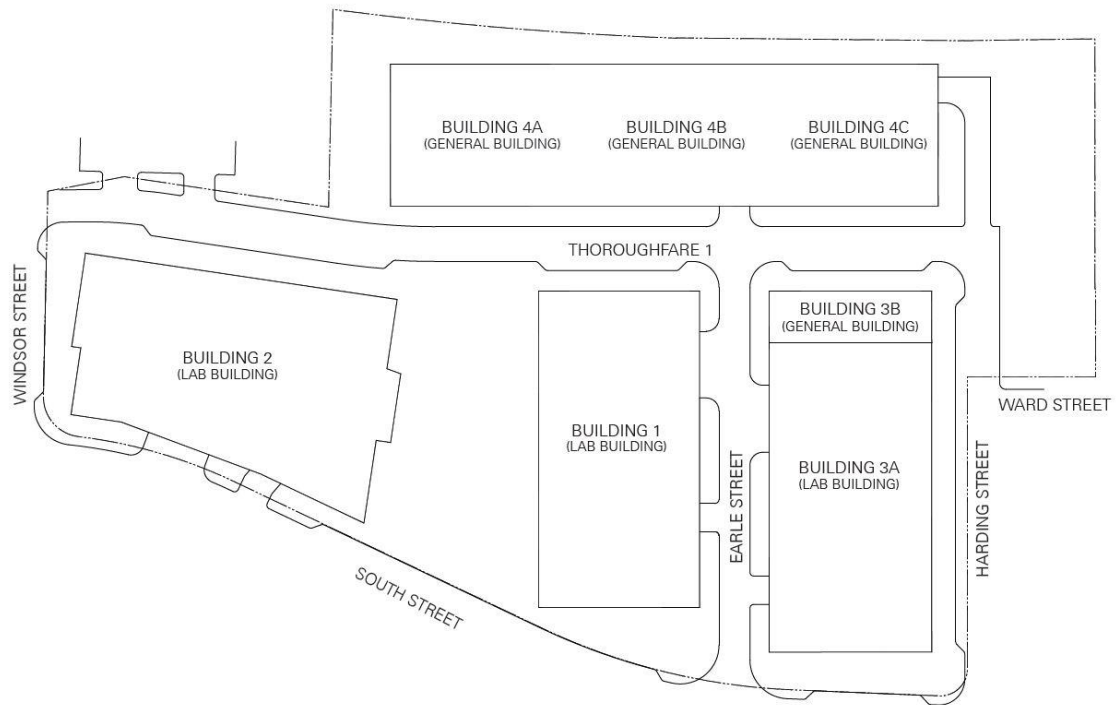
1.2 Project Review History

On August 18, 2020, the Proponent filed a Master Plan Special Permit (MPSP) application with the City of Somerville. On February 4, 2021 the Somerville Planning Board issued a decision approving the Master Plan Special Permit (the "Approved Master Plan"). The Proponent plans to submit simultaneously DRAs to initiate the Site Plan review and approval process for both Building 2 and Civic Space 1.

The Approved Master Plan comprised up to:

- › 984,500 SF of office/lab/R&D;
- › 338,000 SF of residential use;
- › 42,500 SF of retail use;
- › Over two acres of publicly accessible and sustainably designed civic/open space;
- › New public thoroughfare and substantial public realm improvements; and
- › Project-related parking (up to 1,002 below-grade spaces).

The Project Key Plan in Exhibit A below illustrates the conceptual location of the approved buildings and thoroughfare on the Development Site.



1.3 Civic Space 1 Description

Consistent with the Approved Master Plan, Civic Space 1 is a 22,360 SF signature civic space that will be constructed as a Neighborhood Park.

Located at the heart of the Boynton Yards Development Site, Civic Space 1 will be the first of three civic spaces delivered by the Approved Master Plan that will in aggregate create over two acres of publicly accessible and sustainably designed civic and open spaces that will activate the district and benefit the wider neighborhood and the Project's tenants. At full-build out of the Approved Master Plan, the Boynton Yards Project will satisfy the 20 percent Civic space requirement in the BY Sub-Area pursuant to Section 8.3.11.f.ii.a of the Zoning Ordinance.

The summary in Table 1-1 below outlines Civic Space 1's conformance to key provisions of Section 13 of the Zoning Ordinance. Refer to Figure 1.4 for an illustrative site plan, Figure 1.5 a-f for landscape section plans and Figure 1.6 for landscape perspective images. Refer also to Figure 1.7 for a scaled layout plan, and figure 1.8 for a zoning compliance plan.

Table 1-1 Civic Space 1 Zoning Compliance Summary Table

Proposed Civic Space Type	Permitted	Proposed
	Neighborhood Park	
Lot Dimensions/Coverage		
Lot Size (min/max)	8,000 SF / 2 Acres	22,360 SF
Lot Development		
Landscaped Area (min)	50% (11,180 SF)	53% (11,889 SF)
Pervious Area (min)	85% (19,006 SF)	86% (9,223 SF)
Vegetation		
Large Trees (min)	1/1,225 SF (18 Trees)	1/ 800 SF (28 Trees)
Furnishings		
Seating (min)	N/A	N/A
Tables (min)	N/A	N/A

1.3.1 Design Summary

As a component of the Approved Master Plan, the design team collaborated closely with the Public Spaces and Urban Forestry (PSUF) Division of the Planning Department to prepare a Civic Space Study (CSS) which provided an analysis of existing open spaces within walking distance to the Development Site. The findings of the CSS concluded that flexible, programmable green spaces that can accommodate small scale active uses, such as informal play and fitness, and communal gatherings were most in need. Additionally, creating a vegetated and tree shaded park was identified as a primary need given the general lack of such open spaces in the BY Sub-Area.

The central design goal of Civic Space 1 was to create an activated, 18-hour public space that equally serves the future tenants and residents of the proposed Boynton Yards Project as well as the resident community from the surrounding neighborhood.

Civic Space 1 will be defined by a passive open lawn space with activator place-making elements on the north and south sides adjacent to thoroughfare sidewalks, and will include permeable edges of plantings and seating on the east and west sides to integrate with the active first floor uses of the adjacent Building 1 and Building 2. The central lawn space will accommodate a wide range of pop-up activities, such as movies on the lawn, public art exhibits, farmers markets, or informal lawn games.

On the north edge of Civic Space 1 adjacent to Thoroughfare 1, a civic scale shade structure is envisioned with a combination of moveable and fixed public seating below it. In conjunction with the broad activated sidewalk along the north side of Building 2 and the shared use Thoroughfare 1, Civic Space 1’s flexible northern hardscape will be the centerpiece of a vibrant public realm experience that can support a range of pop-up activities.

On the south edge of Civic Space 1, an interactive water fountain set amid a series of public seating benches and a civic platform are proposed. The water fountain will serve as an informal play element that will attract families and the civic platform will be a bleacher like structure offering flexible seating and doubling as an informal stage for small performances. The civic platform will be the transitional element that connects Civic Space 1 to Building 2's public roof terrace via the sloped green, a signature landscape feature that spans the 18 foot grade change between Civic Space 1 and the ground level of Building 2. The sloped green will intertwine landscape with architecture, furthering the development's mission to integrate interior and exterior use for an expanded and animated public realm.

Civic Space 1 has the potential to contribute to many of the City of Somerville's goals identified for achieving a robust and well-connected public realm. The design and programming of the civic space itself will be critical to ensuring that it will be well-used by both workers and residents of the surrounding communities.

Refer to Figure 1.9a-b for lighting plans, Figure 1.10 for a site furnishings plan, Figure 1.11 for a conceptual grading plan and Figure 1.12 for a layout and materials plan. Refer also to Figure 1.13 for an existing tree plan, Figure 1.14 for a planting plan, Figure 1.15 for a signage plan.

1.4 Civic Space 1 Schedule

Civic Space 1 will be developed and constructed over two years. The following summarizes associated activities during each phase of construction.

- › Construction commencement Civic Space 1 – Q2 2022; and
- › Substantial completion of Civic Space 1 – Q1 2024.

2

Zoning Compliance Narrative

This chapter briefly describes how Civic Space 1 complies with applicable provisions of the Zoning Ordinance.

2.1 ARTICLE 13: PUBLIC REALM

13.1.1 Development Review

a. The development of any civic space requires Site Plan Approval followed by a Civic Space Permit, in accordance with Chapter 15: Administration, and is exempt from Chapter 11, Article II, Sec. 11-33(b) of The Code of Ordinances, City of Somerville, Massachusetts.

This DRA is to initiate the Site Plan review and approval process for Civic Space 1.

b. All development, excluding normal maintenance, requires the submittal of a development review application to the Building Official and the issuance of a Certificate of Zoning Compliance prior to the issuance of a Civic Space Permit.

The Proponent will seek a Civic Space Permit after issuance of the Certificate of Zoning Compliance is issued.

13.1.3 Parks

a. A Park is a Civic Space type designed for active and passive recreation, with its character defined by the uses and features provided to meet the needs of different user groups. There are four subtypes of parks: a Regional Park, a Community Park, a Neighborhood Park, and a Pocket Park.

The Project is most consistent with the Neighborhood Park type as documented in the Civic Space Study, which was a component of the Approved Master Plan. The summary in Table 1-1 of Chapter 1, *Project Description*, outlines Civic Space 1's conformance to key provisions of Section 13 of the Zoning Ordinance.

13.1.3 General to all Parks

b. All development, excluding normal maintenance, requires the submittal of a development review application to the Building

Official and the issuance of a Certificate of Zoning Compliance prior to the issuance of a Civic Space Permit.

The Proponent will seek a Civic Space Permit after issuance of the Certificate of Zoning Compliance is issued.

2.2 ARTICLE 15: ADMINISTRATION

15.3 Site Plan Approval

a. Purpose

(ii). The Site Plan Approval process provides an Applicant with the opportunity to submit architectural, site, landscape, and engineering plans so that compliance to the provisions of this Ordinance can be determined prior to preparation of construction documents.

The Project complies with this requirement. Both illustrative and scaled, stamped plans site plans are included with this DRA package.

d. Procedure

(ii). The review procedures required for a Site Plan Approval may, at the discretion of the designated review board, be conducted simultaneously with the review procedures required for other discretionary or administrative permits.

A concurrent DRA has been submitted for the construction of Building 2, which is located immediately west of Civic Space 1.

e. Review Criteria

(i). The review board shall approve a development review application requiring Site Plan Approval upon verifying that the submitted plan conforms with the provisions of this Ordinance and demonstrates consistency to the following:

a). The comprehensive plan and existing policy plans and standards established by the City.

Civic Space 1 is a component of the Approved Master Plan which is located within the Boynton Yards Sub-Area. The Boynton Yards Project is consistent with the Union Square Neighborhood Plan and the Boynton Yards Urban Design Framework. According to the guiding city planning documents, the urban design goals for Boynton Yards include, but are not limited to: *create a street network with blocks appropriately sized for commercial buildings; design complete streets; provide 2.59 acres of open space; and build enough residential development to create a vibrant, mixed-use neighborhood.*

The Zoning Ordinance codifies the City of Somerville's planning goal to realign South Street to recreate a grid layout and provide a continuous

connection between Medford Street and Webster Avenue. The Zoning Ordinance also requires that a substantial, approximately 52,000 SF Civic space be provided abutting west Ward street and the potentially realigned South Street. Civic Space 1 has been located strategically to allow for construction within the current street grid while also creating a central civic space that can be expanded by others to meet the City's goal of a cohesive open space between South Street and Ward Street.

Additionally, Civic Space 1 is consistent with SomerVision, which aims to emphasize pedestrian and transit-oriented planning and design; transform opportunity areas on the eastern and southern edges of Somerville; and focus development around new pedestrian-oriented public places.

b). The intent of the zoning district where the property is located.

The Project is located within the BY Sub-Area, which is presently characterized by industrial uses, including automotive, vehicle storage and dispatch for Gentle Giant Moving Company, and commercial laundry services, as well as one- to three-family structures, warehouse buildings, and parking lots. The intent of the BY Sub-Area zoning is to provide for a greater variety, density, and intensity of land uses with mid- and high-rise buildings, and to establish a new street grid/thoroughfare and Civic space.

Civic Space 1 is the first of three transformational civic spaces that will ultimately deliver over two acres of publicly accessible and sustainably designed civic and open spaces that will activate the district and benefit the wider neighborhood and the Project at full build out of the Boynton Yards Project.

c). Mitigation proposed to alleviate any impacts attributable to the proposed development.

No impacts are anticipated with the operation of Civic Space 1. Under existing conditions, Lot C1 was almost entirely impervious. The design of Civic Space 1 proposes approximately 86 percent pervious area to promote the infiltration of stormwater runoff and increase the resiliency of the Development Site.

d). Considerations indicated elsewhere in this Ordinance for the required Site Plan Approval.

The Project is consistent with all considerations in the Zoning Ordinance required for Site Plan approval.