



CITY OF SOMERVILLE, MASSACHUSETTS  
ELECTION DEPARTMENT

JOSEPH A. CURTATONE  
MAYOR

2018 JAN 22 A 11:40

CITY CLERK'S OFFICE  
SOMERVILLE, MA

January 22, 2018

John J Long  
City Clerk  
Somerville City Hall  
93 Highland Avenue  
Somerville, Ma 02143

Dear Mr. Long:

We hereby certify that the ordinance/ petition given to us by your office contains the names of Twenty Two (22) registered Somerville voters designated as such by a red check mark to the left of the name.

BOARD OF ELECTION COMMISSIONERS

*Anthony Albanese*

*[Signature]*

*Louise A. McCarthy*

*Nicholas P. Salerno*



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2018 JAN 18 A 10:04

CITY OF SOMERVILLE

ORDINANCE NO. \_\_\_\_\_

CITY CLERK'S OFFICE  
SOMERVILLE, MA

IN THE BOARD OF ALDERMEN: \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 6.4. ASSEMBLY SQUARE MIXED-USE DISTRICT (ASMD) OF THE SOMERVILLE ZONING ORDINANCES TO ESTABLISH NEW OPEN SPACE REQUIREMENTS FOR MIDRISE AND HIGHRISE BUILDINGS IN THE ASMD DISTRICT**

WHEREAS publicly accessible open space contributes significantly to the quality of life and the health of all residents and workers in the City of Somerville;

AND WHEREAS the City of Somerville has less open space per capita than almost all communities in the Commonwealth;

AND WHEREAS the City's Comprehensive Plan Somervision calls for the creation of 125 acres of new open space;

AND WHEREAS current zoning in the Assembly Square district, or for the City as a whole, includes no zoning strategy sufficient to achieve this 125 acre goal;

AND WHEREAS current pressure for increased density of construction in the City is likely to result in increased requests for variances to build higher structures;

AND WHEREAS higher buildings increase shadow in their immediate vicinity, decreasing quality of life and health;

NOW THEREFORE, be it adopted by the Board of Aldermen, in session assembled, that Article 6.4 of the Somerville Zoning Ordinance is amended by adding a new Section 6.4.16 as follows:

**ARTICLE 6**

**Section 6.4.16 - Open space requirements for mid-rise and high-rise buildings**

(1) **Purpose.** The purpose of this Section is to establish open space requirements for mid-rise and high-rise buildings based on overall built square footage of such buildings, as distinct from the current open space requirement which is based on a percentage of land coverage, and does not vary with building height or built square footage. Higher buildings will contribute more to the establishment of new open space in the City, to compensate for degradation of the local environment resulting from shadows and blocked views.

(a) Because open space generally contributes more to quality of life of residents than of workers, open space requirements for mid-rise and high-rise residential buildings should be greater than requirements for commercial buildings.

(b) Where zoning permits a choice of either commercial or residential development, additional incentives for commercial development may be desirable to improve the City's tax base, consequently a distinction is made in this amendment between the open space requirements for each type of development.

(2) **Definitions.** For the purposes of this Section, the following terms shall have the following meanings:

(a) Mid-rise and high-rise shall refer to residential buildings over 65 feet in height, and commercial buildings over 85 feet in height, to allow for up to five floors of usable built space.

(b) Usable open space shall conform to existing definitions, but will be required to be at least 50% publicly accessible landscaped space with vegetation.



(3) **Requirements.** Notwithstanding any other provisions of the Zoning Ordinance, the Special Permit Granting Authority (SPGA) shall not approve an application for a special permit, and the ISD shall not award a building permit for a project involving the construction of a residential building or commercial building, or the rehabilitation and conversion of an existing building into a residential building or commercial building, unless the following conditions are met:

(a) In conformance with existing open space requirements, 25% of land area for all projects seeking Special permit approval will be open space, with 50% of this open space, or 12.5% of the total land area being usable; these standards provide a baseline requirement for all building in the district; additional open space will be required for buildings above 65 feet (residential), and 85 feet (commercial).

(b) Proposed commercial buildings in the District higher than 85 feet shall provide one (1) square foot of additional usable open space for each ten (10) feet of built gross square footage proposed where the interior ceiling is at a height above 85 feet.

(c) Proposed residential buildings in the District higher than 65 feet shall provide two (2) square feet of additional usable open space for each ten (10) feet of built gross square footage proposed where the ceiling is at a height above 65 feet.

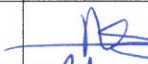
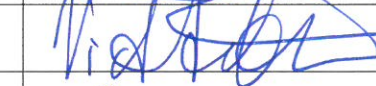


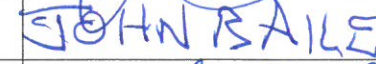
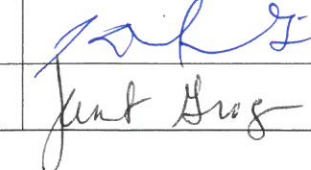
(d) Open space requirements for mid-rise and high-rise buildings in the district can be met on-site, or off-site within the District provided that the open space is suited to public uses, as defined in Article 17 of the Somerville zoning ordinance, and is not within 300 feet of I93, and is acceptable to the Special Permit Granting Authority (SPGA).

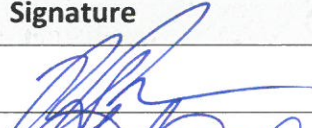
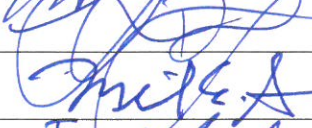
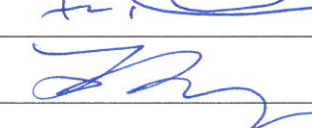
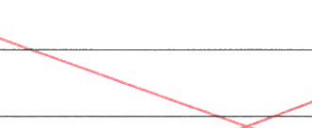
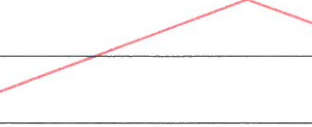



(e) In the event that the required open space acceptable to the Special Permit Granting Authority (SPGA) is not available on-site or within the District, funds sufficient to purchase and improve the requisite square footage of open space will be contributed to the Open Space Fund of the City of Somerville.

(f) The cost per square foot of land acquisition shall be determined by using the most recent average aggregate assessed value of land per square foot throughout the City. The cost of improvements shall be determined by averaging the cost per square foot of public park improvements in the City over the three years prior to the Special permit application.

(g) In the event that a Land Acquisition Fund has not been established by the City, such a fund shall be established. Any moneys contributed to this fund shall be restricted to the acquisition of usable open space, of which a minimum of 50% shall be landscaped and include vegetation.

(h) This legislation shall not be applicable to PUDs approved prior to adoption of this legislation.

Printed Name	Signature	Somerville Street Address
✓ Renee Scott		63 Boston St, #2
✓ Victoria Antonino		65 Boston St #2
✓ Maureen Barillaro		55 Crapiz St, #1
✓ Jim Dammora		76 Columbus Ave
✓ J.R.L.	JOHN BAILES	76 Columbus Ave
✓ David Gibbs		9 Linden Place
✓ Janet Crogan		72 Mt. Vernon St, Somerville

Printed Name	Signature	Somerville Street Address
✓ Robert Rendon		21 Bow St. Pl
✓ KEVIN BUENE		16 HIGH ST
✓ NEIL E. SISSON		15 CHURCH ST. #1
✓ JOSEPH C. BECKMANN		22 Stone Ave #2
✓ David Dinklage		47 Columbus Ave
✓ DOMINIQUE STASSART		47 Columbus Ave
✓ BILL CAVELLINI		33 OAK ST.
✓ BEN BRADLOW		52 VINAL AVE
✓ Van Hardy		255 Broadway #2
✓ Joanne Berry		23 Rossmore ST
✓ Michèle Hansen		26 Warren Ave. #
✓ Wia Zamore		13 Highland Ave.
✓ Gary Trujillo		7 Allen Street
✓ William Shelton		65 Boston Street
✓ Tim Talutt		30 BOSTON ST.
N Sha Talun		30 BOSTON ST.

22/23