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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 the Neighborhood Park.

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. The summary in Table 1-1 of Chapter 1, *Project Description*, outlines the Neighborhood Park's conformance to key provisions of Section 13 of the 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. Illustrative and scaled 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 the Building which is located immediately north of the Neighborhood Park.

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.

The Project is consistent with the existing Assembly Square District Plan (the "ASD Plan"), adopted in 2000, including the follow objectives: the ASD is designed to promote pedestrian and transit-oriented planning and design, and to encourage the development of a mix of uses including residential, office/lab, research and development, retail/active use, hotels, cinemas, performing arts and institutional uses around new pedestrian-oriented public places.

The construction of the Neighborhood Park will create a vibrant new open space that will serve as a gateway into the ASMD and the Project Site, and will become a unique gathering space for the community and building occupants.

The Project also addresses one of the biggest challenges facing the ASMD, which is the lack of physical and visual connections between the

district and adjacent Somerville neighborhoods. The Project proposes a shared bicycle/pedestrian path along the south side of the Project Site abutting the Self-Storage building that will accommodate the expected bicycle and pedestrian traffic along the future improved Kensington Underpass that connects the Foss Park/Route 28 area south of I-93 to Foley Street and the proposed separated bicycle infrastructure proposed along Middlesex Avenue.

Additionally, the Neighborhood Park is consistent with SomerVision, which aims to emphasize pedestrian and transit-oriented planning and design 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 ASMD, which is characterized by a mix of mid-rise and high-rise buildings, as well as an evolving street and open space network that emphasizes walkability and pedestrian connectivity.

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

No impacts are anticipated with the operation of the Kensington Neighborhood Park. Under current conditions, the existing Middlesex Avenue Open Space is underutilized. The design of the Neighborhood Park's access drive proposes approximately 70 percent pervious area to promote the infiltration of stormwater runoff and increase the resiliency of the Project Site and the Kensington Neighborhood Park. The proposed landscape design also aims to alleviate air and sound pollution concerns through the introduction of vegetated buffers along the east and west sides of the Project Site, adjacent to Middlesex Ave and I-93.

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.