



City of Somerville
ZONING OVERHAUL

www.somervillezoning.com

December 04, 2018

We were asked to do two things for today:

- 1. Present the roadmap to 125 acres**
- 2. Review the zoning petition**

Executive Summary

- The City is launching a SomerVision update:  **SOMERVISION2040**
- We are committed to putting a stronger focus on planning for public space.
- We need additional indicators of success for future planning; The adequacy and validity of using acreage alone for our specific situation and objectives is questionable.
- About 20 acres of public space has been created since 2010. Another 11.75 acres is in planning stages right now. 88.25 acres is still needed.
- Sites for the remaining 88.25 acres will be hard to find and will cost an estimated \$550+ million dollars to acquire, design, and construct.
- This cost is too much for the City of Somerville or for development to bear alone. How much each party should provide remains unanswered.
- The City is forming a task force to answer these questions by weighing costs/benefits in relation to other objectives.
- Interim zoning was prepared, but long term zoning solutions are needed.

Agenda

- Planning for public space
- The roadmap to 125 acres
- Financing the 125 acre goal
- Zoning petition review and next steps



Planning for Public Space

City of **Somerville**

Somerville Launching SomerVision 2040 Comprehensive Plan Update Process

Community-Driven Process to update and extend current 2030 plan; SomerVision 2040 Kick-Off Meeting Jan. 15th

Tuesday, December 04, 2018

Mayor Joseph A Curtatone is pleased to announce the launch of a new community process to update *SomerVision: Somerville's Comprehensive Plan 2010-2030* and create SomerVision 2040.



Nearly ten years ago in 2009, the Somerville community came together over the course of more than 50 meetings, visioning sessions, and workshops to hammer out a guiding document for the city. The resulting SomerVision plan includes more than 584 values-driven goals, policies, and actions ranging from housing, job, and open space creation to neighborhood preservation, transformational development, and transportation advances, and more.

Since then, SomerVision and its metrics, goals, and priorities have served as the cornerstone of City policy and planning and City efforts to make Somerville an exceptional place to live, work, play, and raise a family. The City is now calling the community together again to revisit SomerVision 2030 and build in goals for 2040. The process will start with a **SomerVision 2040 Kick-Off Meeting on Tuesday, January 15th, from 6 to 8 p.m. at The Center for Arts at the Armory at 191 Highland Ave.**



SOMERVISION2040

We all agree...

There is **NOT** enough
public space in Somerville.



SOMERVISION2040

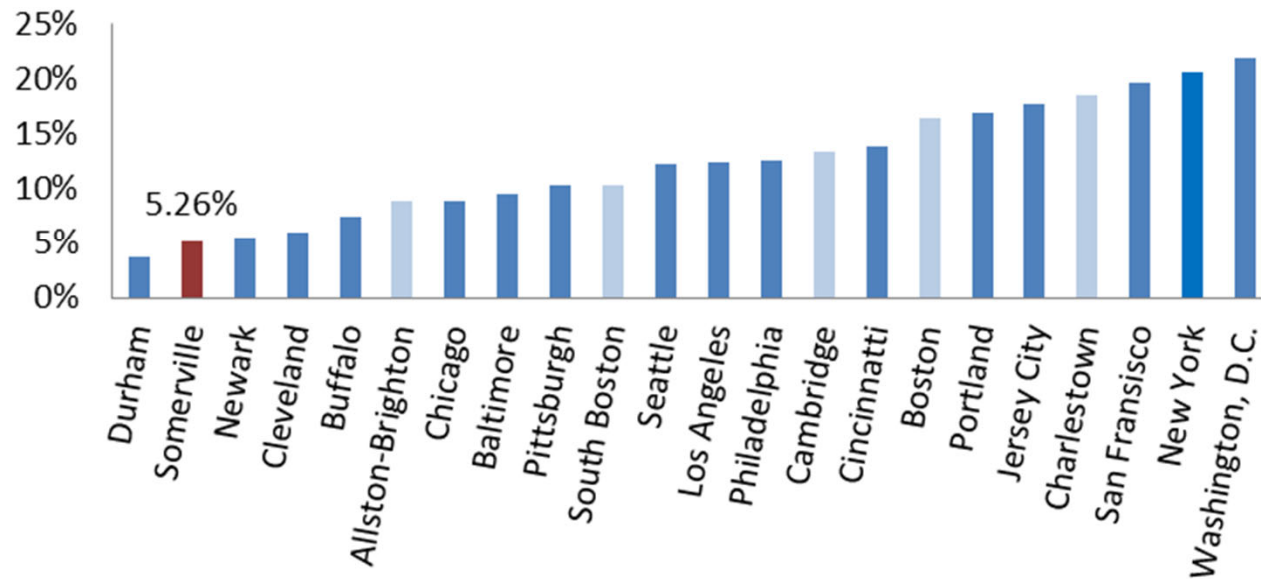
OSPCD is committed to a more holistic approach in planning for public space in SomerVision 2040 than in previous efforts.

Question 1:

What indicators can help us assess and plan for public space?

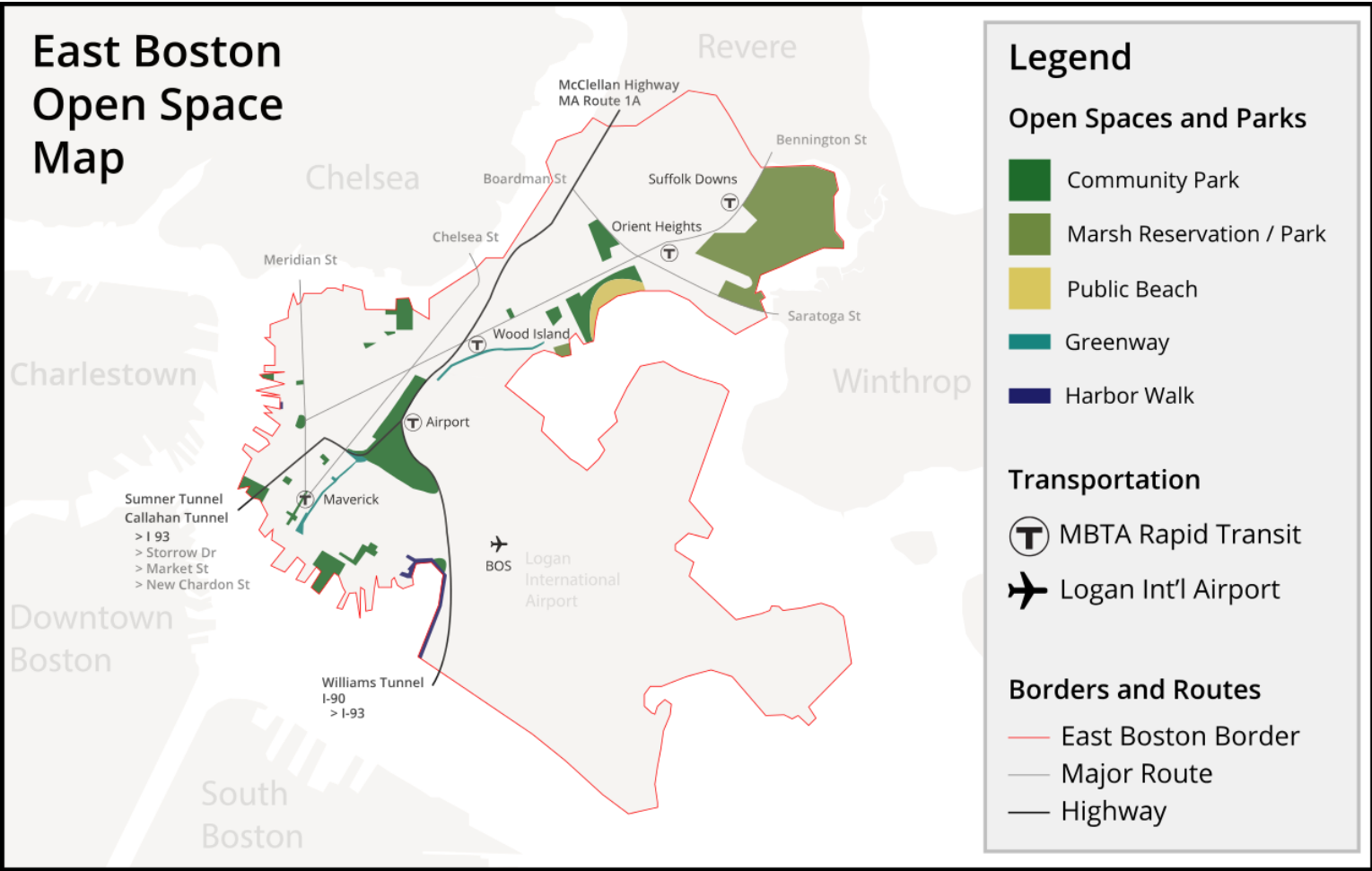
Indicator #1

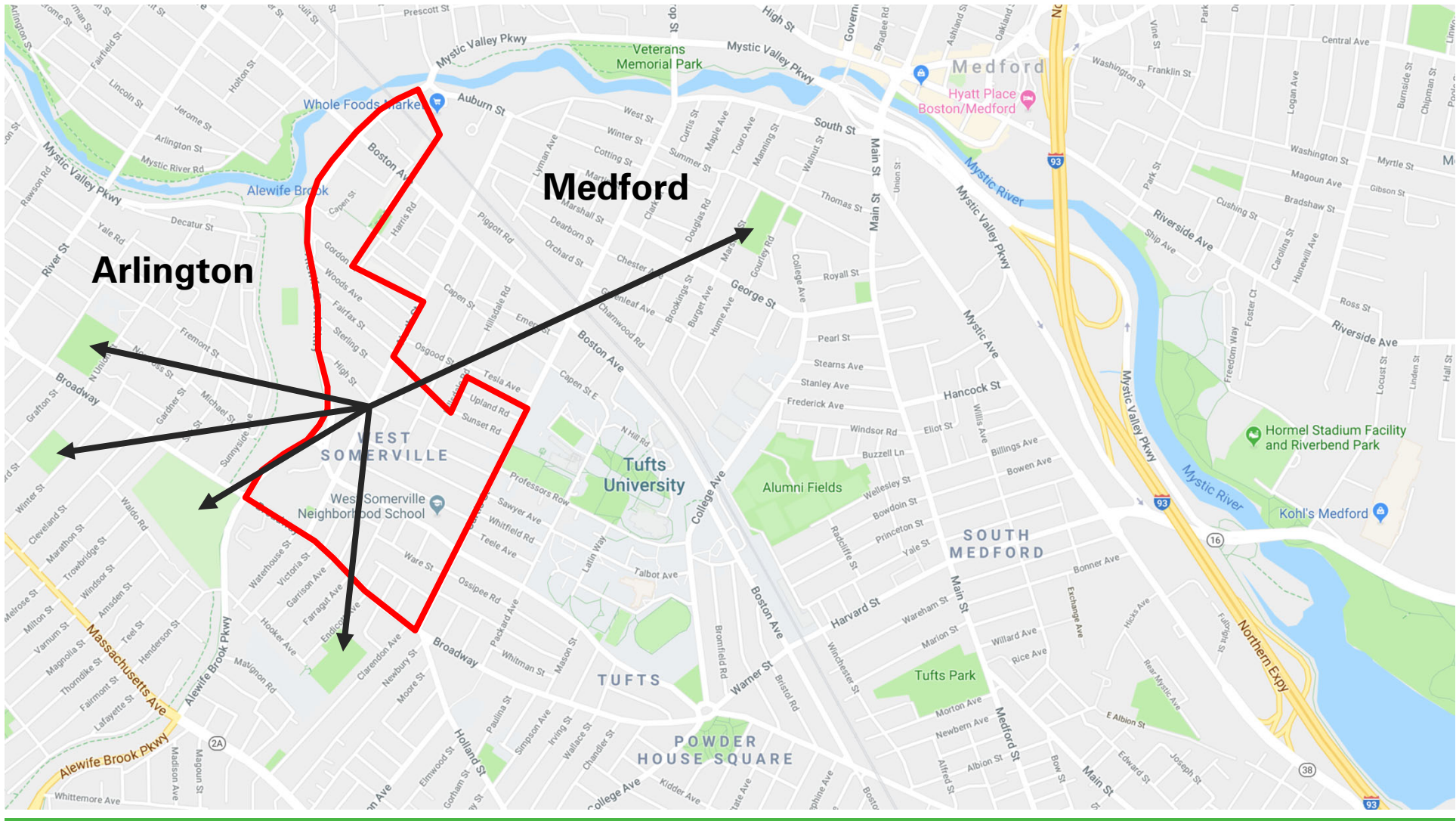
Public Open Space as % of Land Area



Data source: Trust for Public Land 2017 City Park Facts, Boston OSRP 2015-2021, Cambridge Open Space Plan 2009-2016



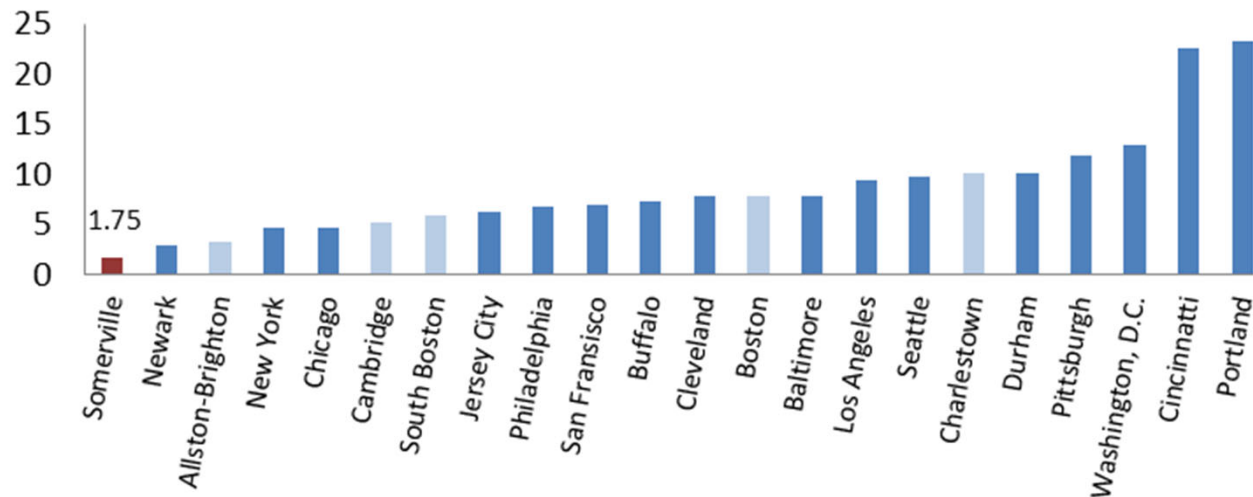




Indicator #2

Open space per 1,000 residents (or “per capita”)

Public Open Space per 1,000 Residents

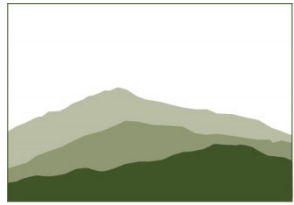


Data source: Trust for Public Land 2017 City Park Facts, Boston OSRP 2015-2021, Cambridge Open Space Plan 2009-2016



Indicator #2

Open space per 1,000 residents (or “per capita”)



THE
TRUST
for PUBLIC
LAND

CONSERVING LAND FOR PEOPLE

6 acres per 1,000 residents



NRPA National Recreation
and Park Association

10 acres per 1,000 residents



City of Somerville
ZONING OVERHAUL

Mayor Joseph A Curtatone
Office of Strategic Planning
& Community Development

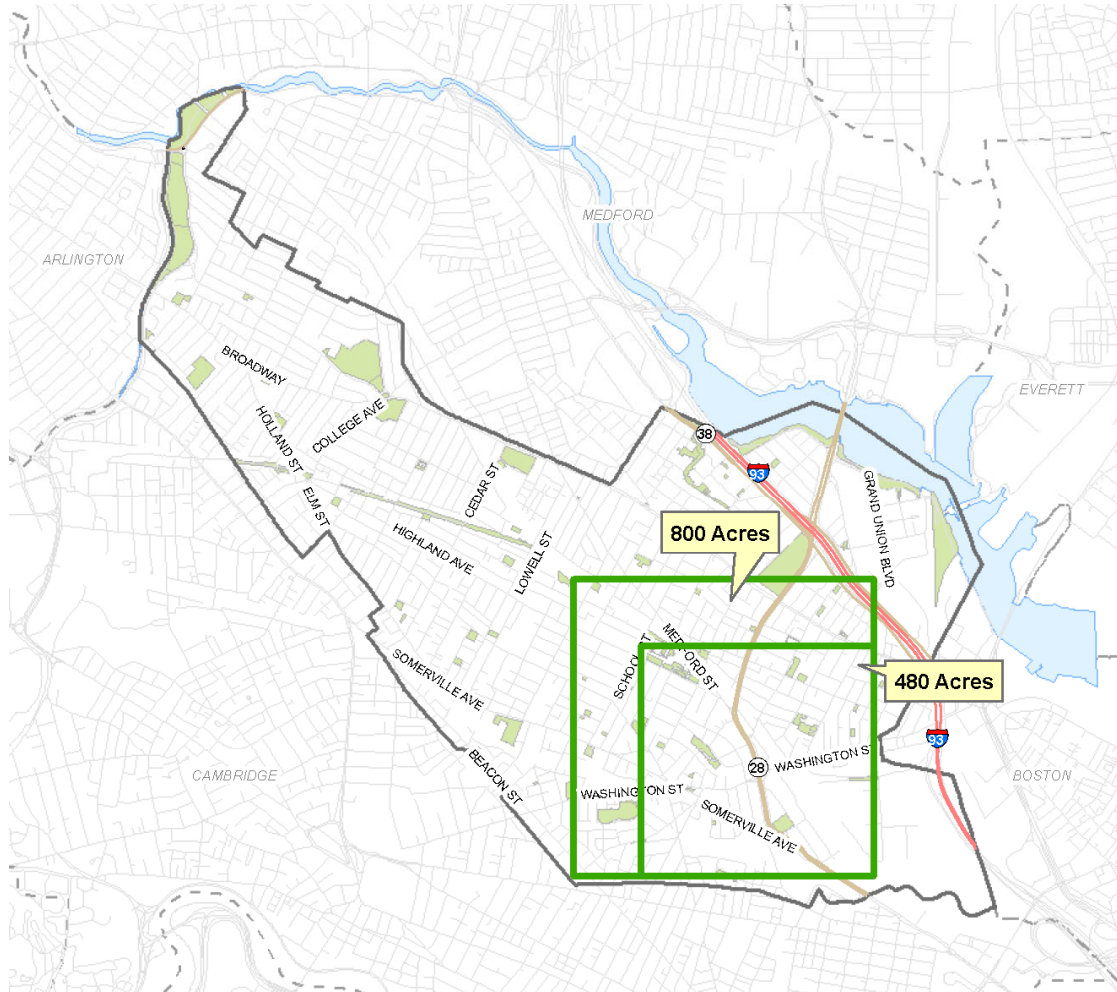
Somerville has 1,945 acres

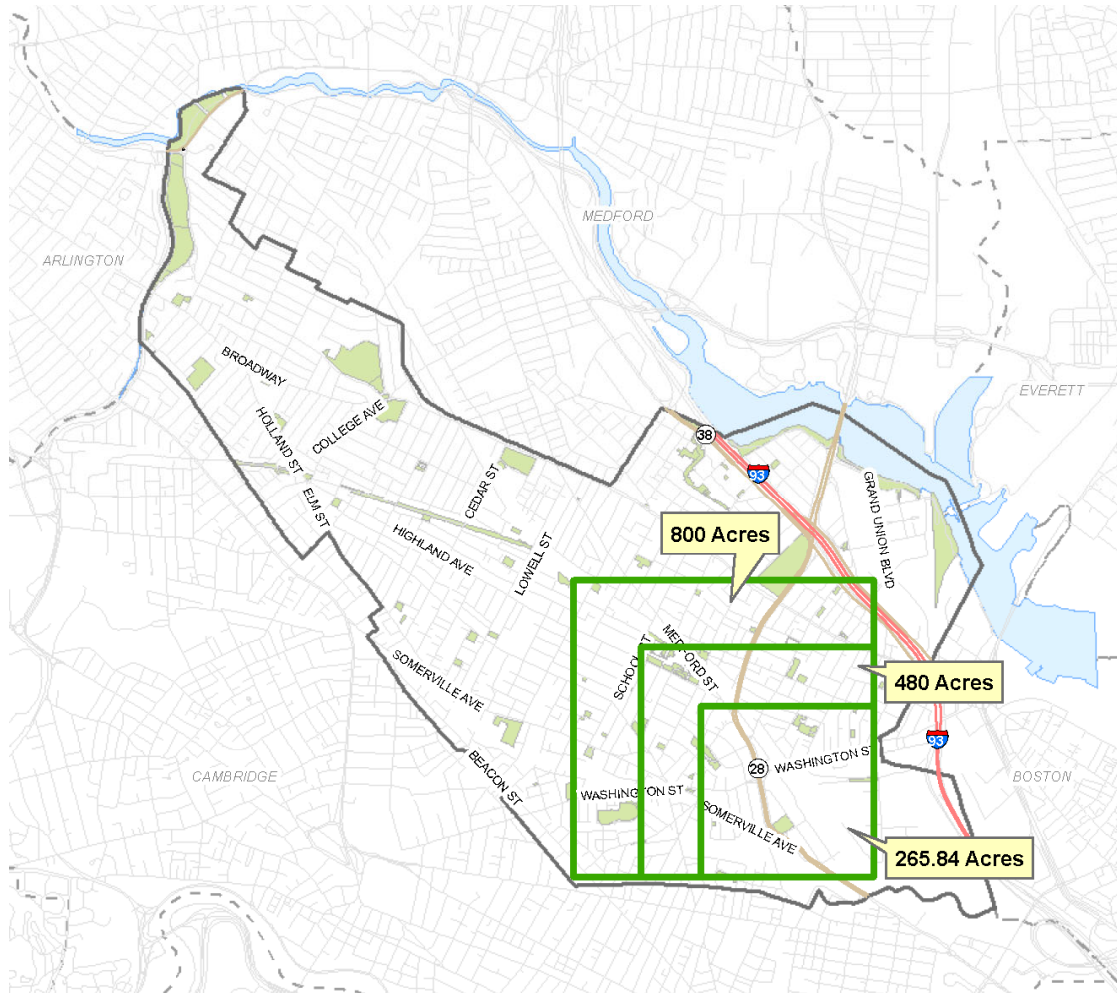
TPL: 6 ac per 1,000

- 480 acres (25%)

NRPA: 10 ac per 1,000

- 800 acres (41%)





Somerville has 1,945 acres

TPL: 6 ac per 1,000

- 480 acres (25%)

NRPA: 10 ac per 1,000

- 800 acres (41%)

SomerVision: 3.3 ac per 1,000

- 265.84 acres (13.66%)

Indicator #2

Open space per 1,000 residents (or “per capita”)

Good as an apples-to-apples comparison across cities

Math Problems

- Natural wooded areas, shorelines and water bodies, and state facilities skew the the acreage

Does not take into account...

- the specific mix of facilities,
- the variations in the types of park or open space available in a community,
- the condition of park facilities,
- the specific parkland needs of the population,
- nor the demographic characteristics or trends of the population or communities being served.



In the 1990's the NRPA, dropped the 10 acres per 1,000 residents metric because small, built-out communities had no hope of ever meeting the standard.

"The 10 acres per 1,000 standard was developed in the early '60s and lasted through the '80s. Then it started to erode."

- Bill Beckner, NRPA Research Director

NRPA suggests instead that cities establish their own standard based on their own growth patterns.



THE
TRUST
for PUBLIC
LAND

CONSERVING LAND FOR PEOPLE

The TPL stopped recommending 6 acres per 1,000 residents and created a weighted scoring system to evaluate city park systems that uses replacement metrics:



- Median Park Size
- % of Land Area
- Spending per Resident
- Park amenities per capita
- Access (% of population within 10-min walk)



City of Somerville
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Indicator #3

Public Space Access

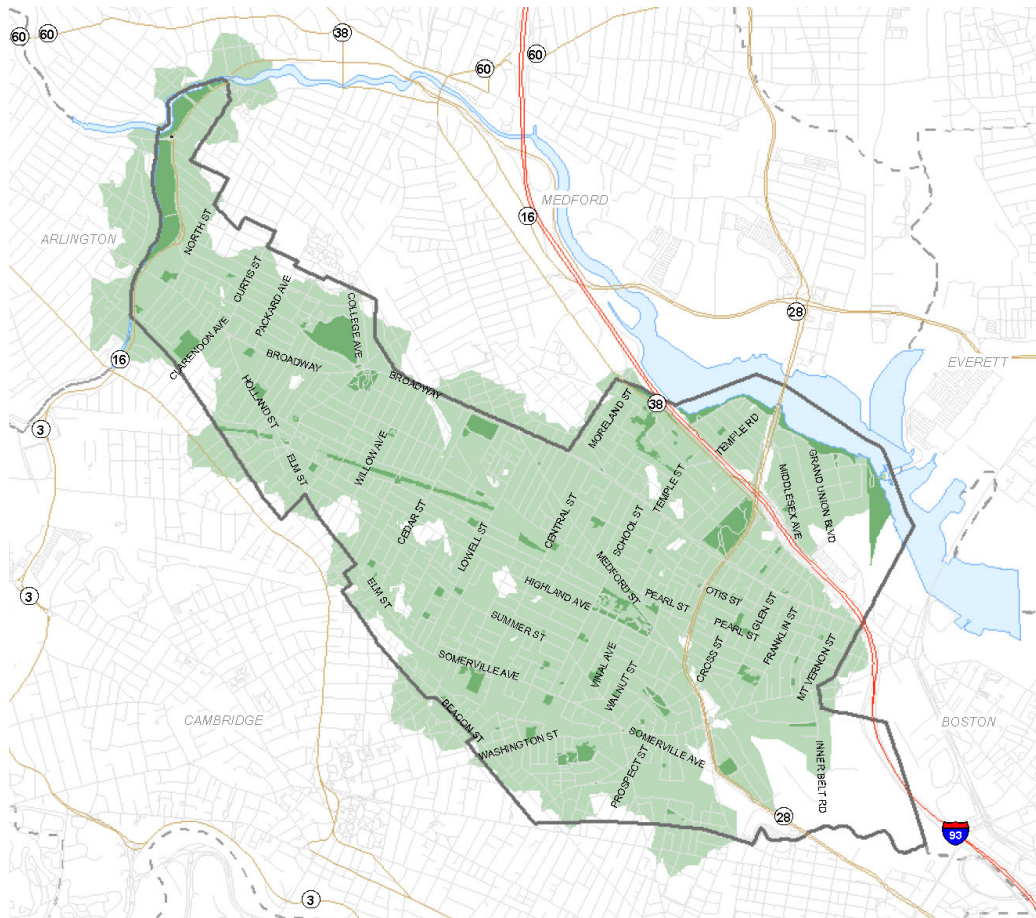
“No resident should be further than ¼ mile (400 meters) from a public park”

- Olmstead, Bartholomew and Associates

Olmstead produced designs and plans for hundreds of parks throughout the United States and Canada.

- Arnold Arboretum, Boston
- Back Bay Fens, Arborway and Riverway, Boston
- Emerald Necklace, Boston
- Franklin Park, Boston
- Central Park, New York
- Prospect Park, Brooklyn





Access to public space

95% of Somerville's area is within 2.5 minutes (1/8 mile) of a public space

- Parks
- Playgrounds
- Fields
- Plazas

Percent of Households in Walkshed	
	¼ mile 5 minutes
Playgrounds	95.9%
Passive Parks	41.4%
Fields	58.8%
Plazas	13.8%
Community Garden	49.3%
All Open Spaces	99.5%

Plazas:

Only **1%** of available public space

Passive Parks:

Only **16%** of available public space



Mystic River and Alewife Brook Reservations excluded due to poor access

Percent of Households in Walkshed	
	¼ mile 5 minutes
Playgrounds	95.9%
Passive Parks	41.4%
Fields	58.8%
Plazas	13.8%
Community Garden	49.3%
All Open Spaces	99.5%

Indicator #4

Need/Demand and Quantity/Variety of Amenities

Community Gardens:
230+ people on the waitlist

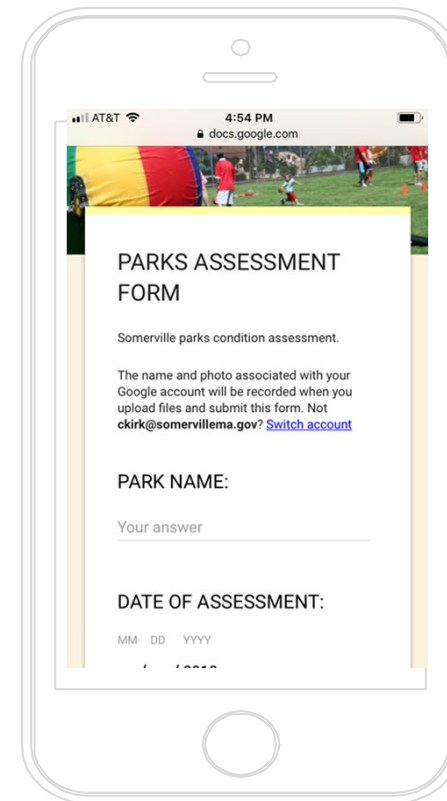


Athletic Fields:
3,000 requested hours not permitted



Indicator #5

Physical Conditions





SOMERVISION2040

Public Space Assessment Indicators:

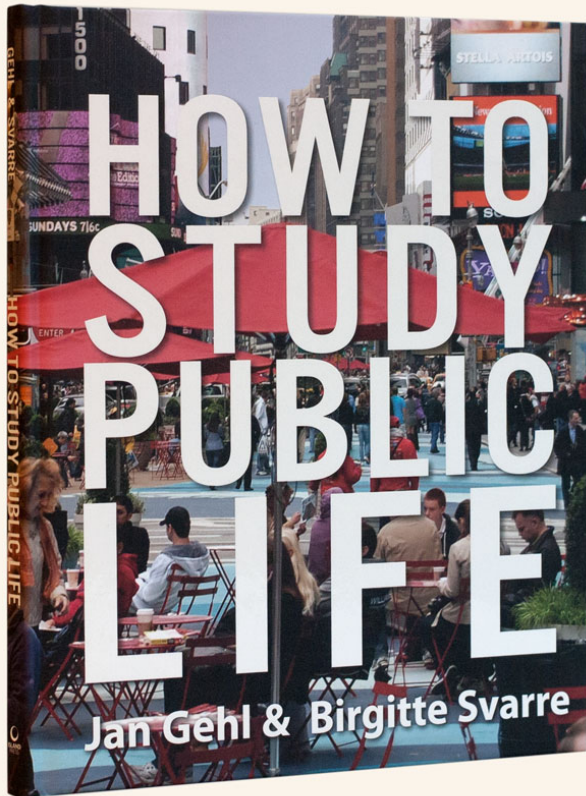
1. Public Space Access
2. Public Space Pressure
3. Quantity & Variety of Uses/Amenities
4. Condition of Amenities

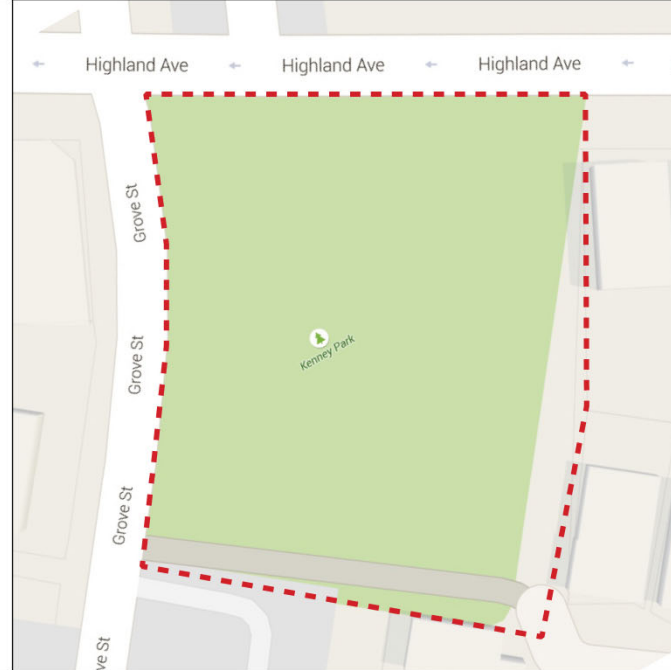


125 New Acres of Publicly-Accessible Open Space

as part of our realistic plan to provide high-quality and well-programmed community spaces.

Determine a goal for the location, size (acres), and demand for uses and facilities within different types of public spaces: Parks, Commons, & Plazas.





REGISTER STATIONARY ACTIVITY WITHIN GIVEN LOCATION AS SNAPSHOT

MARK EXACT LOCATIONS + NUMBER OF PEOPLE OF EACH ACTIVITY ON MAP USING GIVEN SYMBOLS

Hour: _____	
X	Standing
T	Waiting for Transit
X _b	Bench Seating
X _c	Café Seating
X _s	Secondary Seating
X _m	Movable Seating
X _p	Standing or sitting on the phone alone

W	Working/Meeting
	Lying Down
o	Children Playing
□	Commercial Activity
△	Cultural Activity
⊙	Physical Activity

Please note on map by circling symbol + number of people, if people are gathered in a group

Name:

Date:

Temperature & Weather:



- **20% more people** in the plaza after the movable chairs were deployed.
- **40% increase in sitting** after the chairs were deployed.



A Roadmap to 125 Acres



City of Somerville
ZONING OVERHAUL

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Appendix 2

The Numbers and the Maps: The SomerVision Numbers

Aspirational Targets

What's it all about?

Comprehensive Plans allow communities to take into account all their priorities. Based on our shared values, and using the SomerVision Map, the SomerVision Numbers are our achievable but aspirational targets. SomerVision seeks to achieve the goals on this page by 2030.

By 2030, Somerville will achieve:



30,000 New Jobs as part of a responsible plan to create opportunity for all Somerville workers and entrepreneurs.



125 New Acres of Publicly-Accessible Open Space as part of our realistic plan to provide high-quality and well-programmed community spaces.



6,000 New Housing Units - 1,200 Permanently Affordable as part of a sensitive plan to attract and retain Somerville's best asset: its people.



50% of New Trips via Transit, Bike, or Walking as part of an equitable plan for access and circulation to and through the City.



85% of New Development in Transformative Areas as part of a predictable land use plan that protects neighborhood character.

The SomerVision Numbers cannot be separated into parts and cannot be separated from the SomerVision Map in order to advocate for a specific action by the City. They must be viewed in the context of entire Comprehensive Plan including the backup information in Appendix 1 and Appendix 2.

New Spaces Created

Created to date: **~20 ac.**

Remaining to 125: **~105 ac.**

Open Space Acres Created Since 2010: Public + POPS									
Publicly Managed		Zero New Washington	Quincy St.	Baxter	Chuckie Harris	North St. Veterans	Symphony	Path (Cedar/ Lowell)	Total
	Acres	0.64	0.12	5.45	0.41	0.09	0.21	2.35	9.27
POPS		Block 2A Plaza	Maxwell's Green	50 Middlesex	Partners	Milbrook Park			
	Acres	0.33	0.46	0.29	4.60	0.08			5.76
In Progress		ArtFarm	5 Palmer	35 Richardson	Community Path Extension				4.87
	Acres	2.1	0.04	.13	2.6				
								Total	19.9

Spaces in Planning

Total planned: **11.75 ac.**

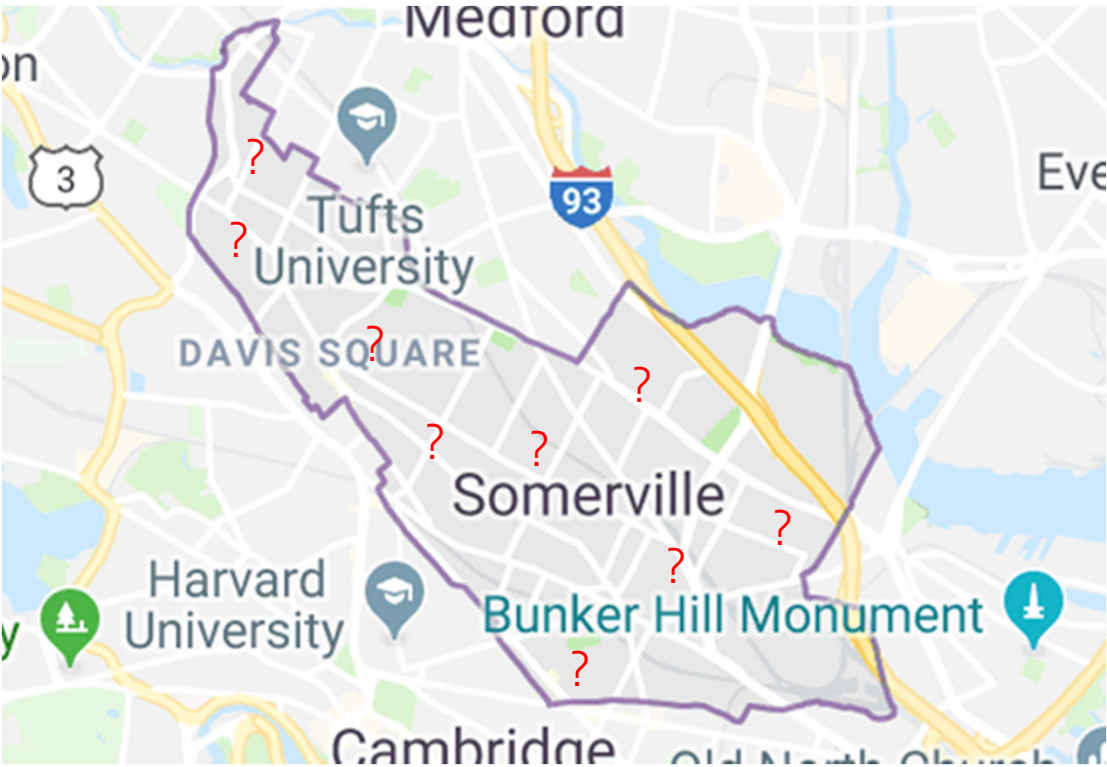
Remaining to 125: **93.25 ac.**

Public Space in Planning: Identified by Neighborhood Plans (acres)			
	Developer	City Share	Total
Gilman Square	0	0.25	0.25
Winter Hill	0.85	0.25	1.10
Union Square	2.00	7.55	9.55
Somerville Junction II	0.85	0	0.85
Total	3.7	8.05	11.75

Potential Additional Spaces

Total : +/- 5 ac.

Remaining to 125: **88.25 ac.**



Continuously monitored but ever changing list of potential additional properties.

Examples:

Acquired:
5 Palmer or Symphony

Have not acquire:
9-11 Aldersey Street

Still Needed

SomerVision Goal		125
Space Created	19.9 ac	105
Space in Planning/Design	11.85 ac	93.25
Potential Additional Space	+/- 5 ac	88.25

88.25 ac.

TRANSFORM AREAS

Total Area
(excluding streets, parks, railways)

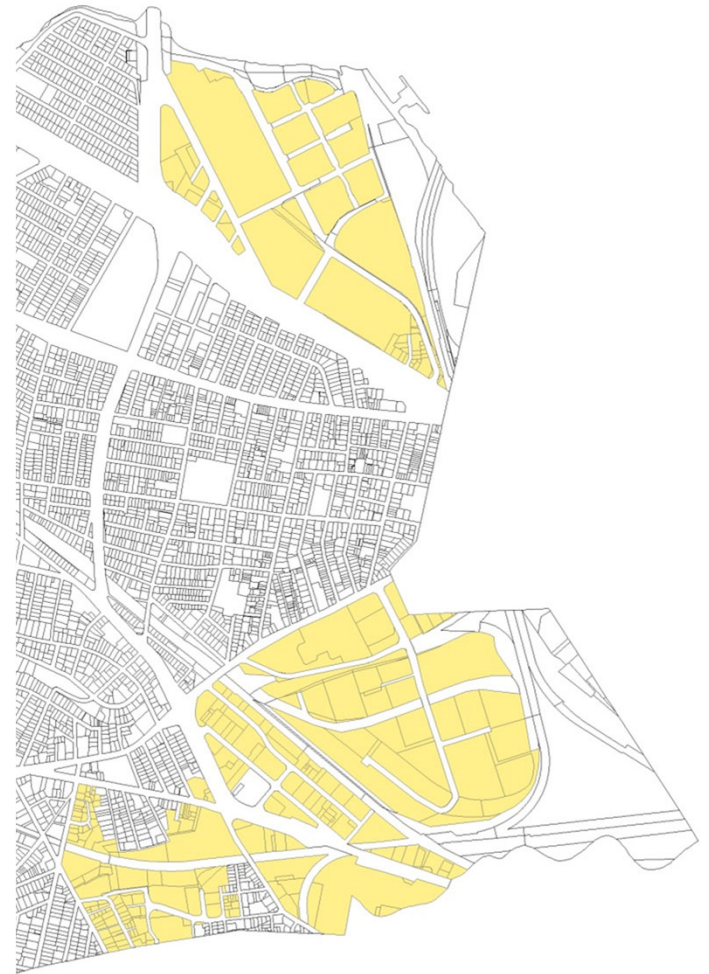
- 311 acres available



TRANSFORM AREAS

Remove inaccessible areas and some small lots in Boynton

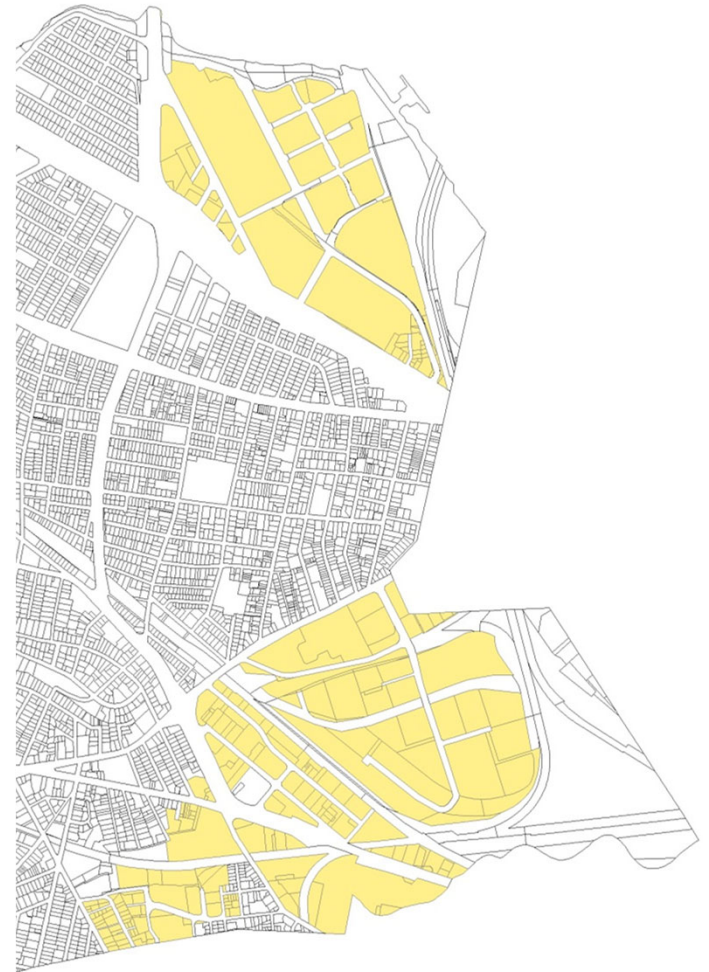
- 253 acres available



TRANSFORM AREAS

Remove Union D Parcels

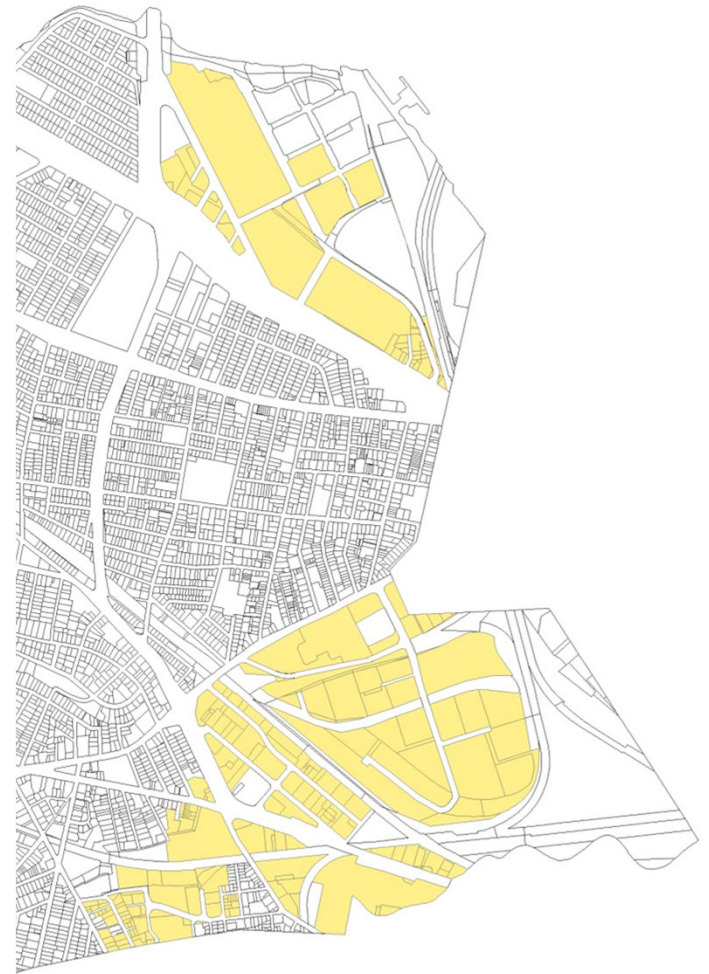
- 244 acres available



TRANSFORM AREAS

Remove recent construction

- 212 acres available

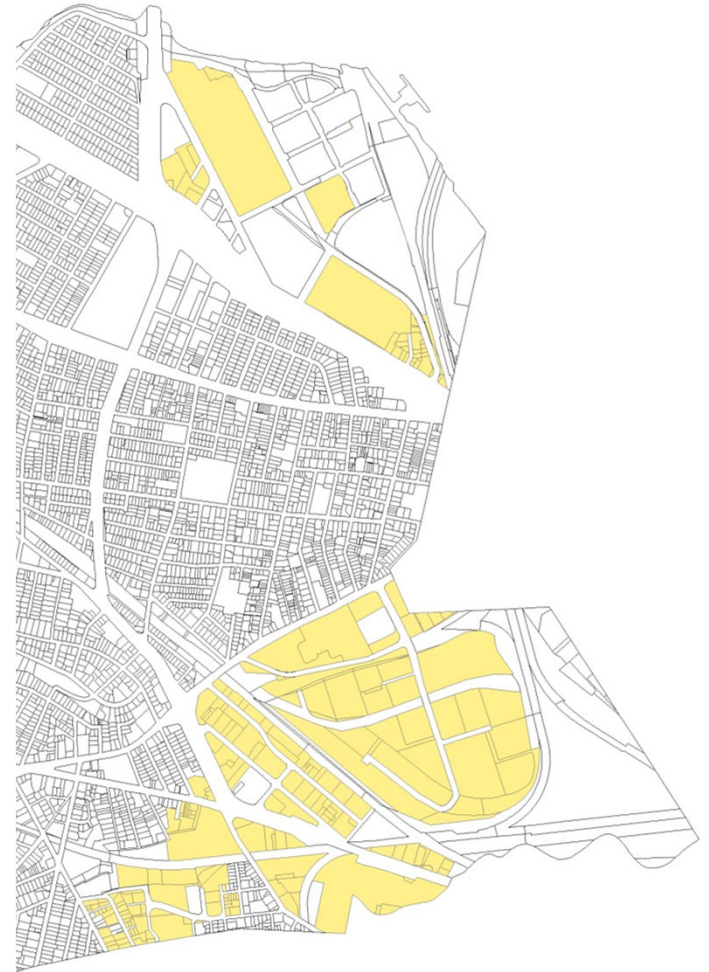


TRANSFORM AREAS

Remove recently permitted projects

- 193 acres available

Boynton Yards	15.73 ac
Union East	8.27 ac
Grand Junction	22.68 ac
Brickbottom	20.66 ac
Inner Belt	81.74 ac
Assembly Square	43.73 ac
Total	192.81 ac

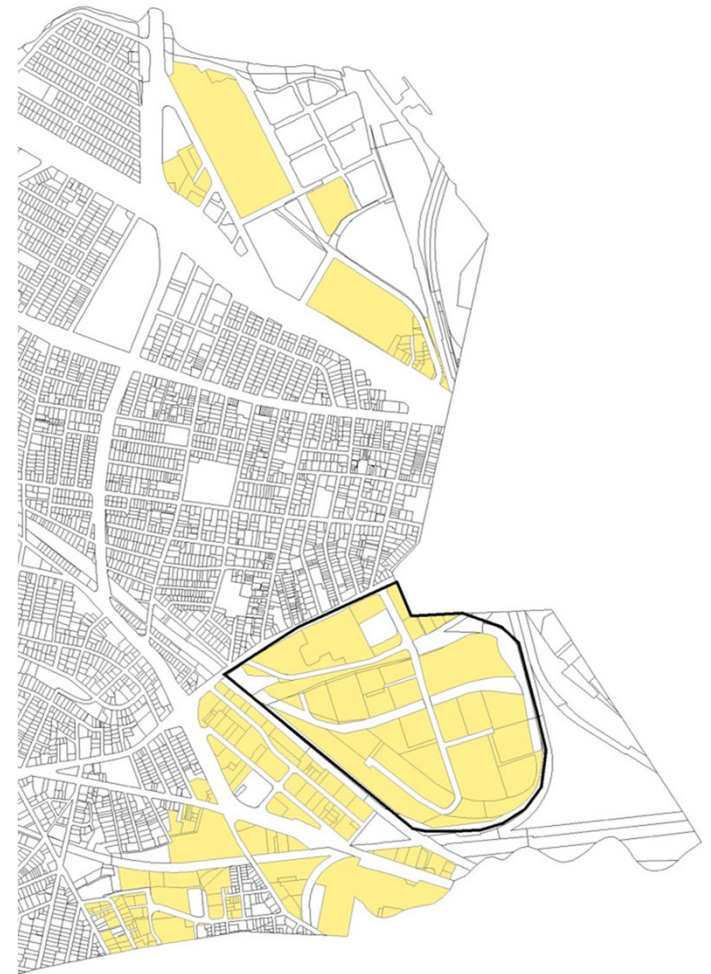


TRANSFORM AREAS

193 acres available

88.25 acres open space target of SomerVision

- 88.25 acres is larger than all of Inner Belt
- 88.25 acres is 45.79% of all available land



Financing the 125 acre goal

Estimated Cost to Create Open Space Today

Acquisition:	\$4 million/acre
Design & Construction:	\$2.2 million/acre
Total:	\$6.2 million/acre

These costs increase every month

Spaces in Planning

Total planned: 11.75 ac.

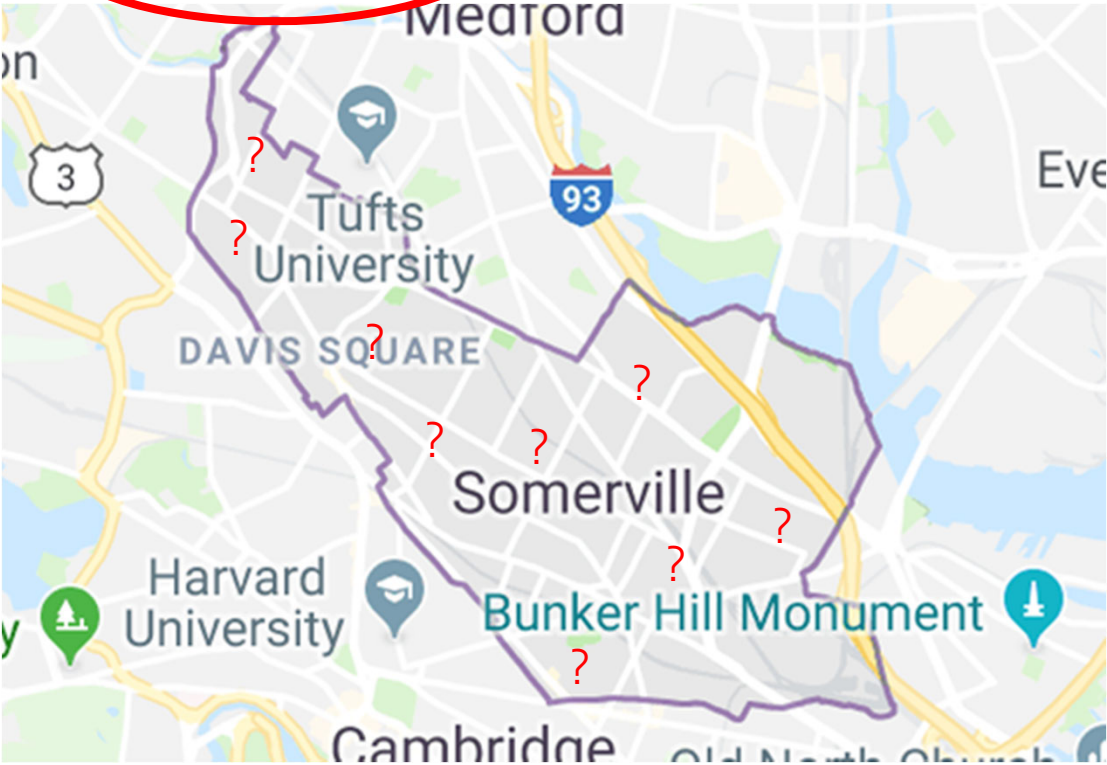
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Total : +/- 5 ac.

Remaining to 125: **88.25 ac.**



Continuously monitored but ever changing list of potential additional properties.

Examples:

Acquired:
5 Palmer or Symphony

Have not acquire:
9-11 Aldersey Street

Estimated Costs

8.05 acres in planning
+/- 5 acres additional acquisitions

13.05 acres

\$82 million

61% or **.61** times the cost of the City
contribution for the High School

88.25 additional acres to reach 125

\$548 million

410% or **4.1** times the cost of the City
contribution for the High School

Total: \$629 million



10-year Capital Improvement Plan (CIP)

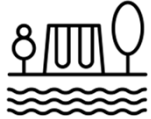
Existing CIP Budget:
\$503,050,029

Additional Costs (to reach 125 acres):
\$629,000,000

Total CIP Costs:
\$1.13 billion

Ongoing Maintenance Costs

We also need to plan for:



Renovating existing parks: 25 parks in pipeline over next 10 years



Increasing maintenance costs: Costs will vary based on size and complexity of new open space



Expanding staffing: Additional OSPCD staff needed to manage park design and construction

Bottom Line:

The **City of Somerville** cannot afford \$629 million + the costs of ongoing renovations and maintenance of already existing public spaces.

...so, what if development absorbed the costs?

If new development “paid”

Increased development costs:

Per unit of housing ~ **\$62,000**

Per sf of commercial space ~ **\$55**

In 2015, 82.5% of Somerville households could not afford the average condo sale price of \$593,479

\$55/sf is the difference in monthly rent that a typical local business can afford compared to a national chain.



Development Exactions

Building Permit Fees:	\$20/\$1,000 value	(highest in MA)
Affordable Housing Linkage:	\$10/sf	(only Boston is higher)
Jobs Linkage:	\$2.46/sf	(Boston is the only other muni)
Infrastructure Improvements:	\$2.00/sf	(request in Transform Areas)
Green Line Linkage:	\$2.40/sf	
Community Benefits:	\$1.60/sf	(based on recent negotiations)
Inflow & Infiltration Fee:	\$14.35/gallon	
Existing On-site Open Space:	10%-17.5% of land	
Affordable Housing:	20% of units	

Open Space required for 125ac

\$62,000/du

\$55/sf commercial space



There's not enough housing, or open space, or commercial space. Its not just about the volume – it's about coming up with balance, quality, and accessibility of all of those things.

– Stephen Mackey, Somerville Chamber of Commerce

Open Space Task Force

- Rachel Borgatti, Somerville Conservation Commission
- Kat Rutkin, Groundwork Somerville
- City Staff (multiple departments)
- Will request BOA appoint member at December 13 meeting



Task Force Mandate

Develop land acquisition strategy to include recommendations for:

- Strategies for ensuring equitable access and quality
- Open space in the Transformative Areas
 - Required percentage of open space
 - Open space creation split between developers and City
- Cultivating community partners in acquiring open space
- Funding strategy
- Parcels to acquire in neighborhoods and Transformative Areas
- Engaging community around open space as part of the SomerVision update

4. Voter Petition



Existing Definitions in Zoning

Open Space: Land area uncovered by buildings, roads, driveways and parking areas, or other accessory manmade structures not meeting the definition of landscaping set forth in this Article.

Open Space, Usable: Open space accessible to and designed for use by the public and limited to use as landscaped area and/or non-profit recreational uses. Landscaping, plazas, sidewalks, decks, arcades and loggias, landscaped boulevard medians of minimum fifteen (15) feet width, swimming pool, basketball and tennis courts and other sports facilities, boat launches, and similar uses, all of which are open to public use and, whether dedicated to such public use in fee or by easement, deed restriction, covenant or comparable legal instrument enforceable by the City of Somerville or other public entity, shall constitute usable open space for purposes of this Ordinance. Usable open space shall exclude all enclosed interior space, unless such space is associated with and integral to an accepted recreational use. (Also see "Landscaping", "Landscaped Area (Minimum)", "Open Space", and refer to [Article 16](#), Planned Unit Development, for additional definitions and information).

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 - Landscaping,
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 - sidewalks,
 - decks,
 - arcades and loggias,
 - landscaped boulevard medians of minimum fifteen (15) feet width,
 - swimming pool,
 - basketball and tennis courts and other sports facilities,
 - boat launches, and similar uses,
- excludes all enclosed interior space, unless associated with a recreational use.

Open Space Petition

Applies to the following in “all” zoning districts:

Commercial buildings over 85 feet
(5 stories intended)

Residential buildings over 65 feet
(5 stories intended)



Open Space Petition

Commercial Buildings: 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.

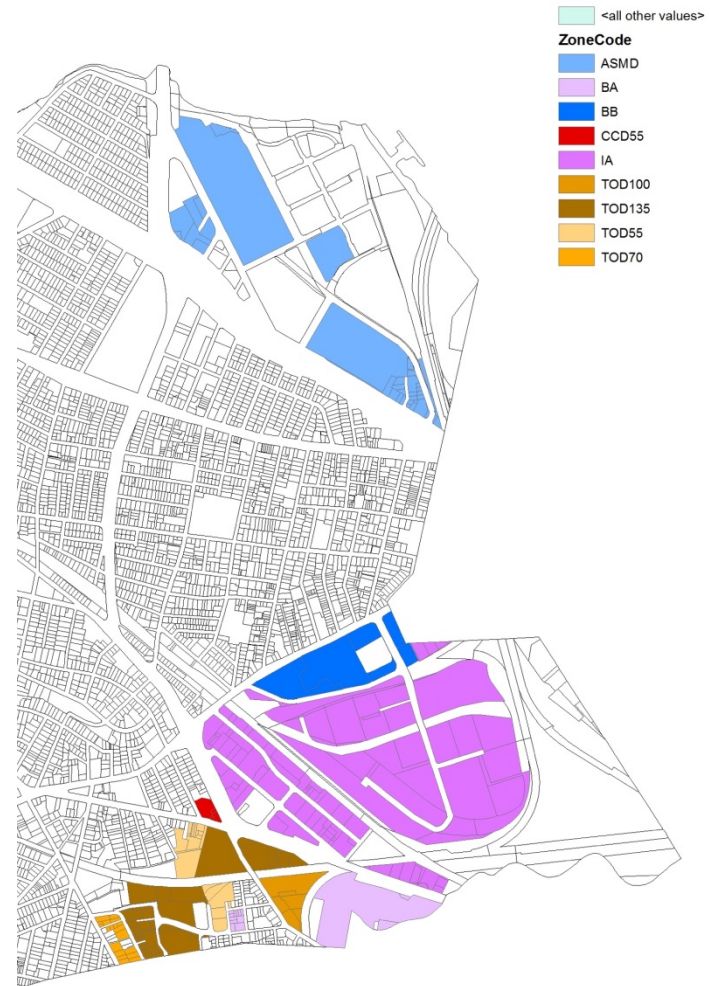


Residential Buildings: provide two (2) square feet of additional **usable open space** for each ten (10) feet of built gross square footage proposed where the ceiling is at a height above 65 feet.



In addition to all other open space requirements...

	Acres	Existing Zoning		Acreage
		Open Space	Useable Open Space	
Boynton Yards	15.73			
Business A	0.77	n/a	n/a	0.00
TOD 55	2.49	n/a	n/a	0.00
TOD 70	2.10	n/a	10%	0.21
TOD 100	0.00	n/a	10%	0.00
TOD 135	10.37	n/a	15%	1.56
Union East	8.27			
CCD 55	0.94	n/a	n/a	0.00
TOD 55	3.26	n/a	n/a	0.00
TOD 135	4.07	n/a	15%	0.61
Grand Junction	22.68			
TOD 100	4.46	n/a	10%	0.45
TOD 135	3.24	n/a	n/a	0.00
BA	11.93	n/a	n/a	0.00
Industrial A	3.05	n/a	n/a	0.00
Brickbottom	20.66			
Industrial A	20.66	n/a	n/a	0.00
Inner Belt	81.74			
Business B	13.86	n/a	n/a	0.00
Industrial A	67.88	n/a	n/a	0.00
Assembly Square	43.73			
ASMD	43.73	25%	12.50%	5.47
Total				8.29



Open Space Petition

Additional useable open space may be provided off site, provided that the location is not with in 300 feet of a roadway with more than 30,000 average daily weekday vehicle trips.

- Interstate 93
- McGrath Highway
- Mystic Avenue
- Alewife Brook Parkway (maybe?)

If space is not available onsite or “nearby”, the review boards may permit an in lieu payment sufficient to purchase and improve the requisite square footage of open space to be contributed to the Open Space Fund of the City of Somerville.

Open Space Petition

Challenges:

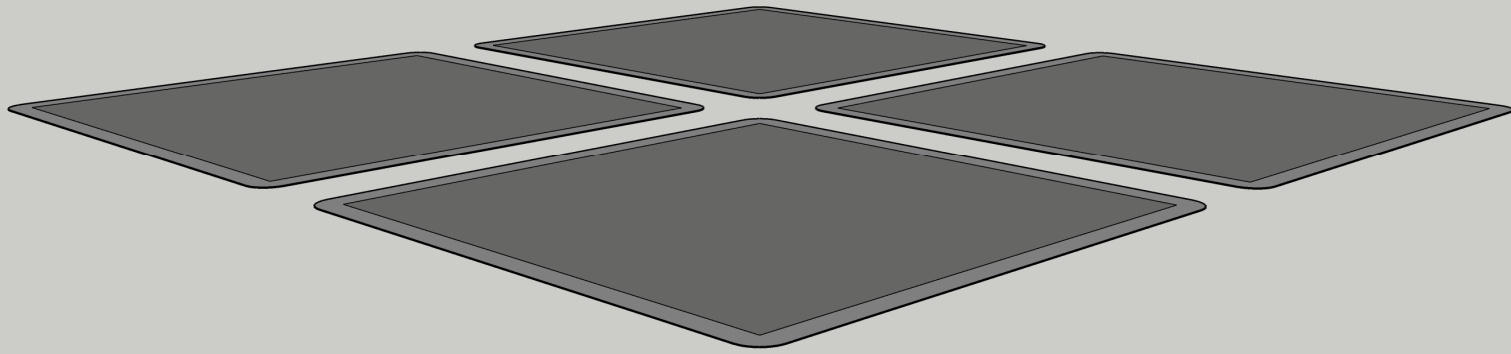
- Definitions include standards
- Definitions are confusing
- Definitions for high-rise conflict with the MA State Building Code
- Intermixes use of “open space” and “useable open space”
- Could allow for unintended stories under feet-based height measurements.
- Permits 5 story construction without any additional useable open space.
- Generates an open space requirement that is larger than the available lot area.
- Useable open space provided off-site must be 300 feet away from any street with 30,000 or more daily vehicle trips, but open space provided on-site has no similar restriction.
- Nearby is undefined; language silent on permitted distance for off site locations
- Fund created can only be used for acquisition, but not design or construction of open space.
- The taller someone builds the more damaging it is to the urban design & commerce.

Open Space Petition

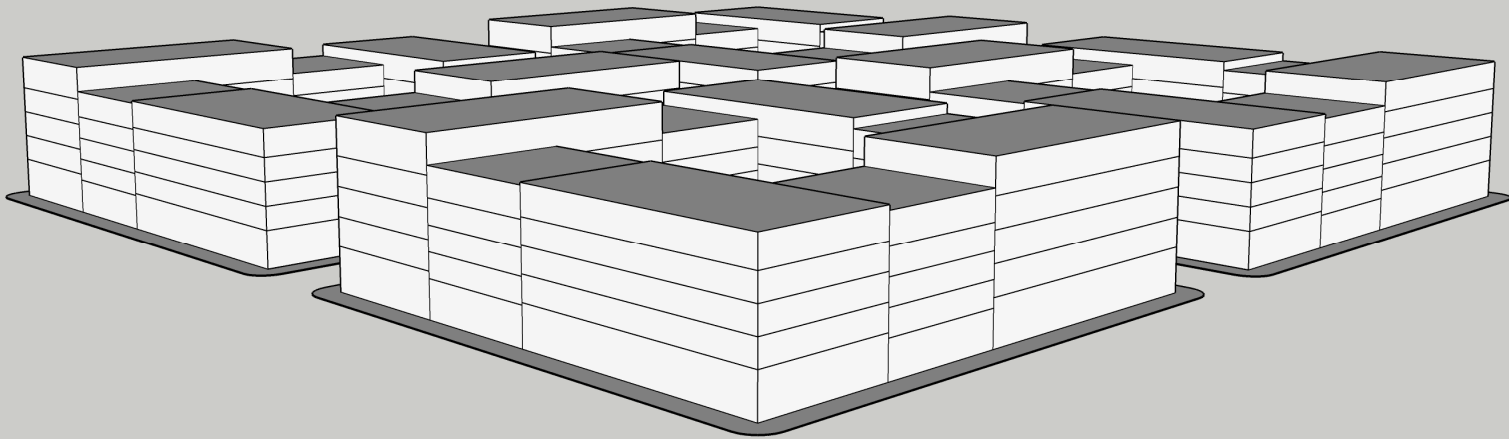
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Open Space Ratio



Open Space Ratio



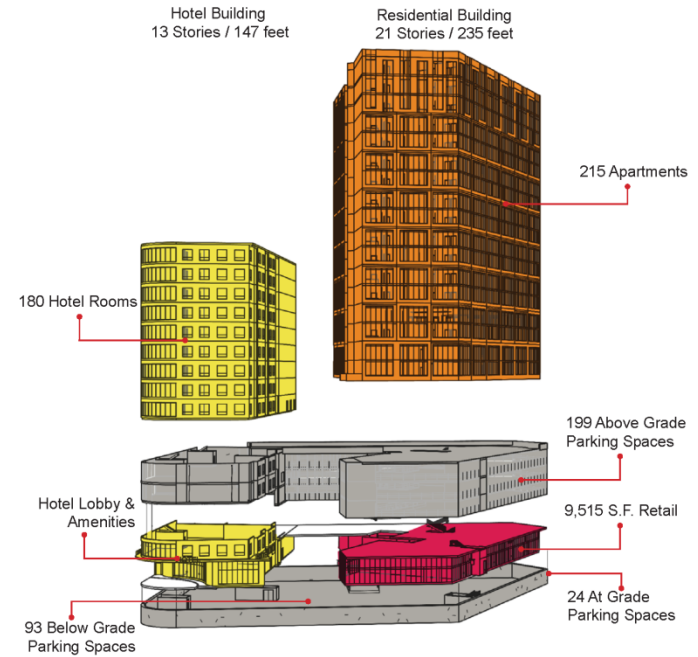
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- Fund created can only be used for acquisition, but not design or construction of open space.
- The taller someone builds the more damaging it is the urban design & commerce.

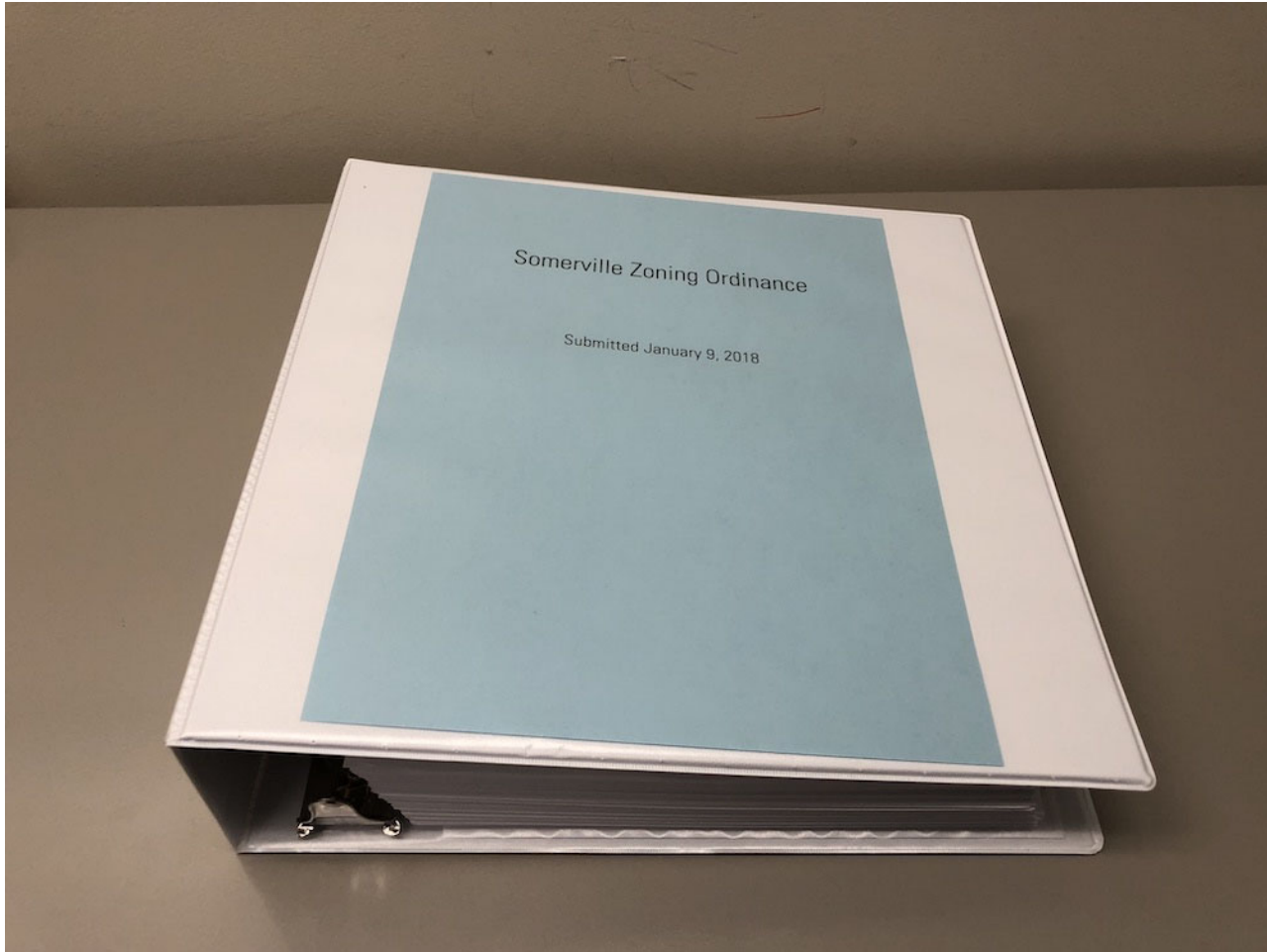


Assembly's Edge?

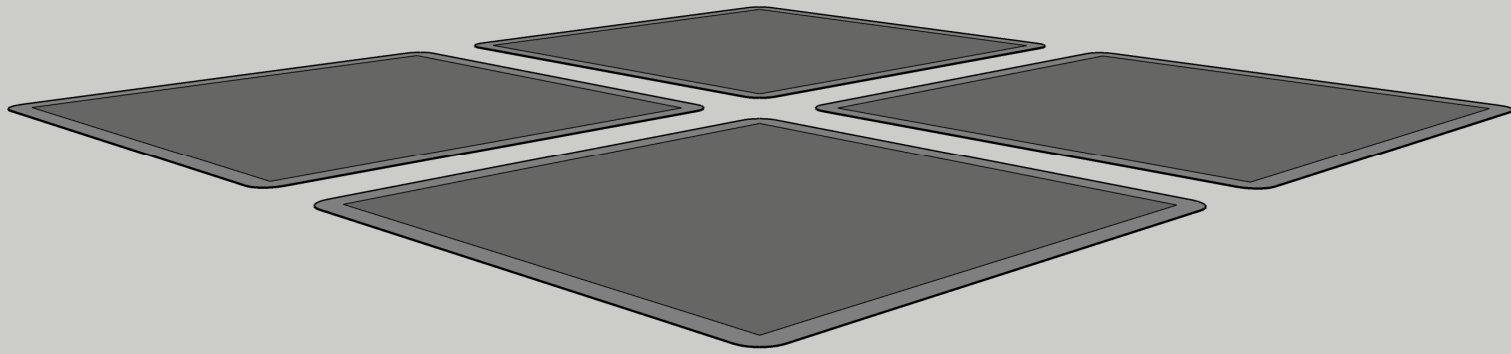


Lot Size: 37,075 sf
 Proposed Development: 368,000 sf
 Open Space: 25% (9,268 sf); 10,479 sf provided (28%)
 Useable Open Space 12.5% (4,634 sf); 8,150 sf provided (22%)
Additional Open Space?: 1sf/10sf res; 1sf/10sf com = **43,000 sf**; 15,999 provided

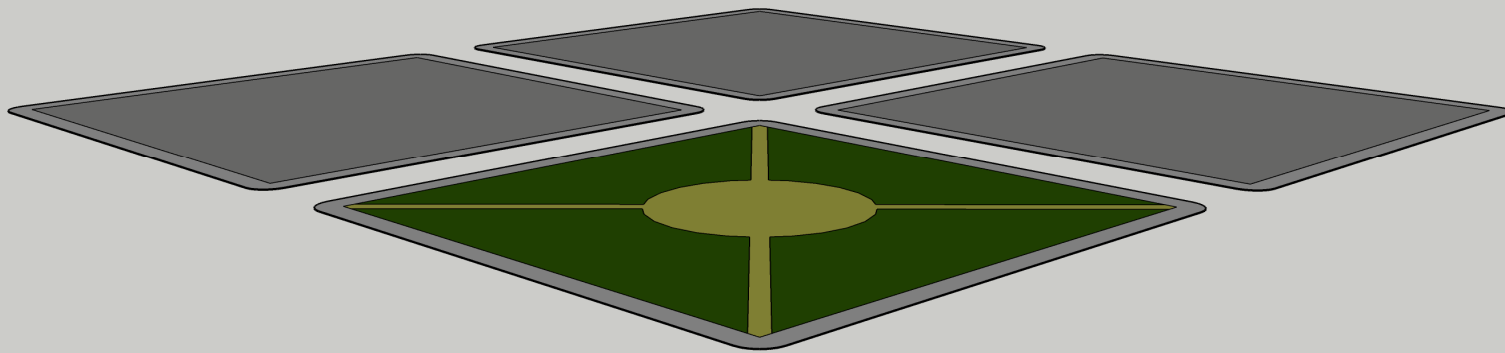
Total Required: **60,418 sf** **163%** or **1.63** times the available lot size



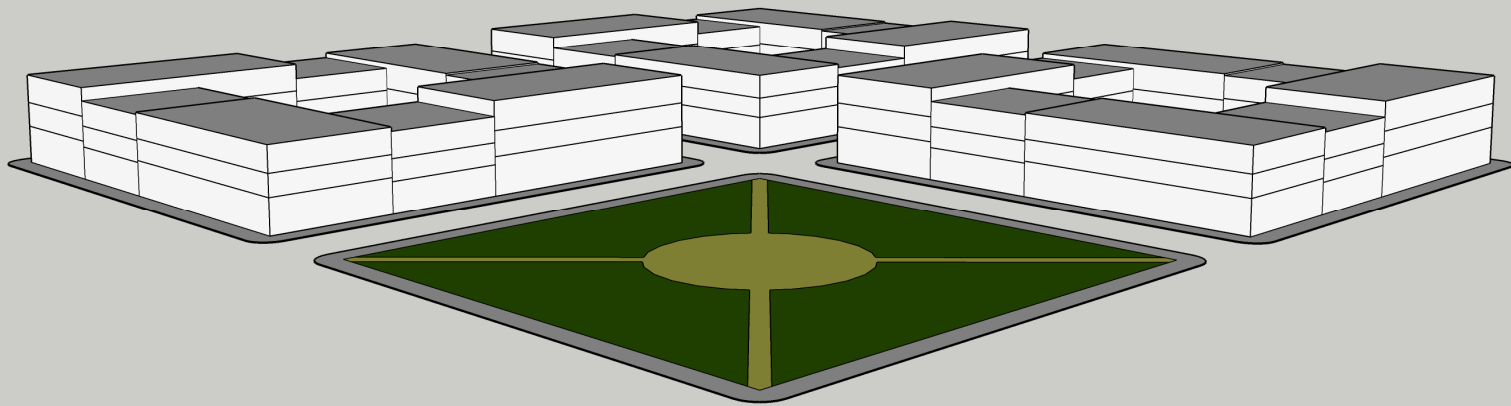
Land Area %



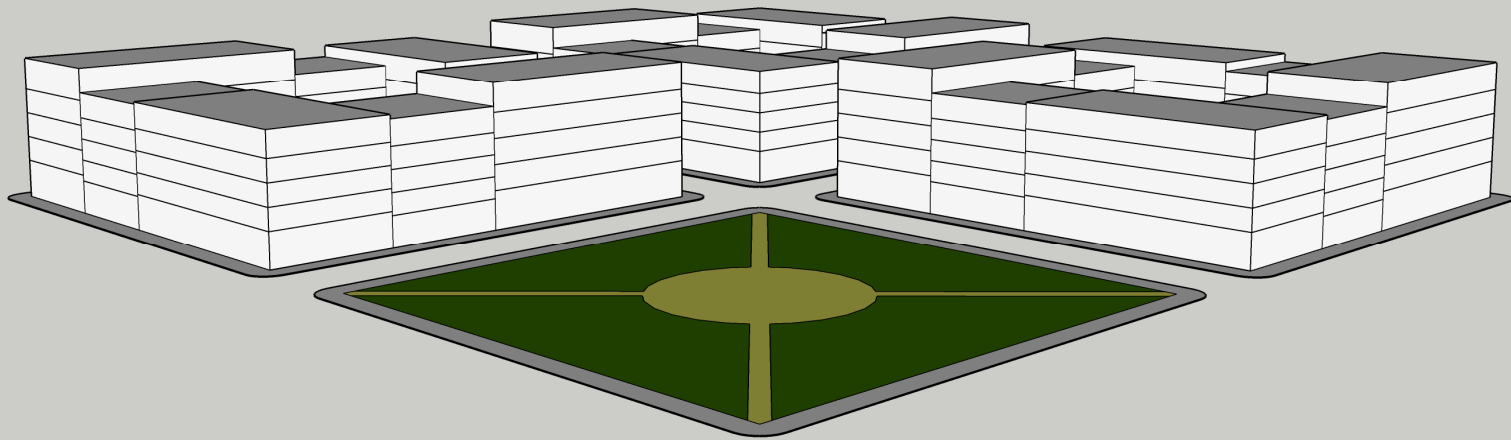
Land Area % (25% example)



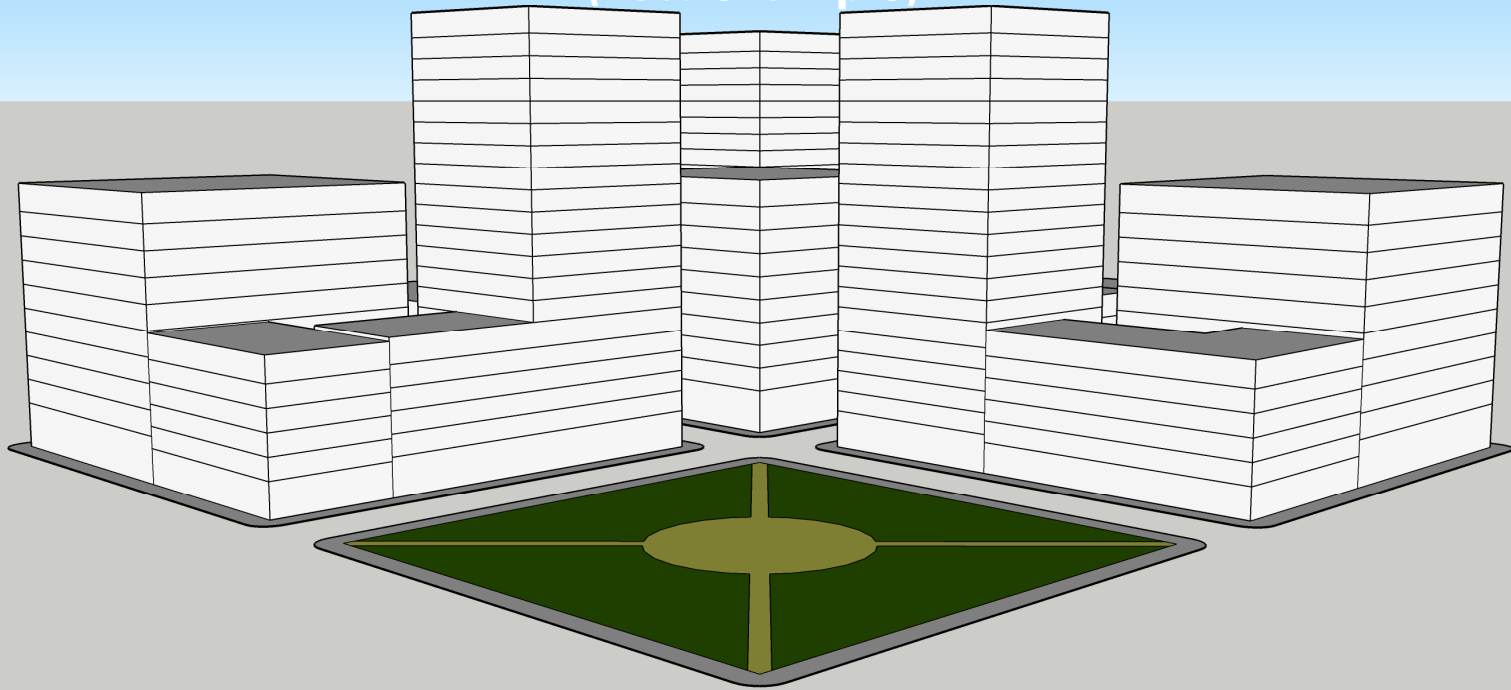
Land Area % (25% example)



Land Area % (25% example)



Land Area % (25% example)



2018 Zoning Overhaul

At full build out, at least _____ percent (XX%) of the development site must be provided as one or more civic space types.

All civic space types require Site Plan Approval

13.0 PUBLIC REALM
Civic Space

4. Parks
a. A Park is a Civic Space type designed for active and passive recreation. Parks are generally located in activity centers or the nexus of major circulation routes. There are three subtypes of park: a Community Park, a Neighborhood Park, and a Pocket Park.



Lot Dimensions		
Lot Size (min/max)	—	—
Regional Park	10 acres	N/A
Community Park	2 acres	10 acres
Neighborhood Park	6,000 sf	2 acres
Pocket Park	800 sf	10,000 sf

Lot Development		
Landscaped Area (min/max)	—	—
Regional Park	75%	100%
Community Park	75%	100%
Neighborhood Park	50%	100%
Pocket Park	70%	100%
PerVIOUS Area (min)		
Regional Park	—	85%
Community Park	—	85%
Neighborhood Park	—	85%
Pocket Park	—	85%

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13.0 PUBLIC REALM
Civic Space

5. Commons
a. A Common is a category of civic spaces designed for passive recreation, civic purposes, and commercial activities, with its character defined primarily by hardscape. Commons are generally located in activity centers or the nexus of major circulation routes. There are three subtypes of common: a Public Common, a Public Square, and a Green.



Lot Dimensions		
Lot Size (min/max)	—	—
Public Common	20,000 sf	8 acres
Public Square	10,000 sf	2 acres
Green	6,000 sf	1 acre

Lot Development		
Landscaped Area (min/max)	—	—
Public Common	80%	100%
Public Square	50%	100%
Green	75%	100%
PerVIOUS Area (min)		
Public Common	—	85%
Public Square	—	85%
Green	—	85%

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13.0 PUBLIC REALM
Civic Space

6. Plazas
a. A Plaza is a civic space type designed for passive recreation, civic purposes, and commercial activities, with its character defined primarily by hardscape. Plazas are generally located in activity centers or the nexus of major circulation routes. There are three subtypes of plaza: a Central Plaza, a Through Block Plaza, and a Pocket Plaza.



Lot Dimensions		
Lot Size (min/max)	—	—
Central Plaza	8,000 sf	2 acres
Through Block Plaza	5,000 sf	10,000 sf
Pocket Plaza	2,000 sf	10,000 sf

Vegetation		
Large Trees (min)	—	—
Central Plaza	1 / 1,000 sf	—
Through Block Plaza	1 / 1,500 sf	—
Pocket Plaza	1 / 400 sf	—

Lot Development		
Landscaped Area (min/max)	—	—
Central Plaza	10%	30%
Through Block Plaza	10%	30%
Pocket Plaza	10%	30%
PerVIOUS Area (min)		
Central Plaza	—	70%
Through Block Plaza	—	70%
Pocket Plaza	—	70%

Furnishings		
Seating (min)	—	—
Central Plaza	1 linear foot / 30 sf	—
Through Block Plaza	1 linear foot / 75 sf	—
Pocket Plaza	1 linear foot / 50 sf	—
Tables (min)		
Central Plaza	1 / 4 movable chairs	—
Through Block Plaza	N/A	—
Pocket Plaza	1 / 3 movable chairs	—

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2018 Zoning Overhaul

At full build out, at least _____ percent (XX%) of the development site must be provided as one or more civic space types.

All civic space types require Site Plan Approval

13.0 PUBLIC REALM
Civic Space

4. Parks
a. A Park is a Civic Space type designed for active recreation and passive recreation. There are three types of Parks: Community Park, Neighborhood Park, and Pocket Park.



Lot Dimensions	
Lot Size (min/max)	--
Regional Park	10 acres
Community Park	2 acres
Neighborhood Park	6,000 sf
Pocket Park	800 sf

Lot Development	
Landscape Area (min/max)	
Regional Park	75%
Community Park	75%
Neighborhood Park	50%
Pocket Park	70%
PerVIOUS Area (min)	
Regional Park	85%
Community Park	85%
Neighborhood Park	85%
Pocket Park	85%

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13.0 PUBLIC REALM
Civic Space

TABLE 13.1 (a) Permitted Civic Uses

Use Category Specific Use	Regional Park	Community Park	Neighborhood Park	Pocket Park	Public Common	Public Square	Green	Central Plaza	Pocket Plaza	Use Specific Standards
Civic Uses										
Athletic Fields	SP	SP	SP	N	SP	N	N	N	N	13.1.7.d.ii
Cafe Seating	P	P	P	P	P	P	P	P	P	13.1.7.d.iii
Cafe Seating for an Adjacent Use	SP	SP	SP	SP	SP	SP	SP	SP	SP	13.1.7.d.iii.c
Dog Park	P	P	P	P	N	N	N	N	N	13.1.7.d.iv
Public Service	P	P	P	P	P	P	P	P	P	13.1.7.d.v
Landmark	SP	SP	SP	SP	SP	SP	SP	SP	SP	13.1.7.d.vi
Passive Space (except as noted below)	P	P	P	P	P	P	P	P	P	13.1.7.d.vii
Botanical Garden	SP	SP	SP	SP	SP	SP	SP	SP	SP	13.1.7.d.vii.c
Performance Space	P	P	P	P	P	P	P	P	P	13.1.7.d.viii
Playground	P	P	P	P	P	N	N	N	N	13.1.7.d.ix
School Yard	P	P	P	N	N	N	N	N	N	13.1.7.d.x
Skate Park/Rink	P	P	N	P	N	N	N	P	N	13.1.7.d.xi
Urban Agriculture	P	P	P	P	P	P	P	P	P	13.1.7.d.xii
Water Feature (except as noted below)	P	P	P	P	P	P	P	P	P	13.1.7.d.xiii
Pool	SP	SP	SP	N	N	N	N	N	N	13.1.7.d.xiii.c

P - Permitted SP - Special Permit Required N - Not Permitted

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...es, and commercial activities, with its activity centers or the nexus of major thorough Block Plaza, and a Pocket Plaza.



Plaza	1 / 1,000 sf
Block Plaza	1 / 1,500 sf
Plaza	1 / 400 sf

Plaza	1 linear foot / 30 sf.
Block Plaza	1 linear foot / 75 sf.
Plaza	1 linear foot / 50 sf.

Plaza	1 / 4 movable chairs
Block Plaza	N/A
Plaza	1 / 3 movable chairs

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2018 Zoning Overhaul

At full build out, at least _____ percent (XX%) of the development site must be provided as one or more civic space types.

All civic space types require Site Plan Approval

We need to figure this % out

13.0 PUBLIC REALM
Civic Space

4. Parks
a. A Park is a Civic Space type designed for active recreation and provides a range of features provided to meet the needs of different user groups. It may include:
Community Park, a Neighborhood Park, and a Pocket Park.



Lot Dimensions	
Lot Size (min/max)	--
Regional Park	10 acres
Community Park	2 acres
Neighborhood Park	6,000 sf
Pocket Park	800 sf

Lot Development	
Landscape Area (min/max)	
Regional Park	75%
Community Park	75%
Neighborhood Park	50%
Pocket Park	70%
PerVIOUS Area (min)	
Regional Park	85%
Community Park	85%
Neighborhood Park	85%
Pocket Park	85%

628 | SOMERVILLE ZONING ORDINANCE

13.0 PUBLIC REALM
Civic Space

TABLE 13.1 (a) Permitted Civic Uses

Use Category	Regional Park	Community Park	Neighborhood Park	Pocket Park	Public Common	Public Square	Green	Central Plaza	Pocket Plaza	Use Specific Standards
Civic Uses										
Athletic Fields	SP	SP	SP	N	SP	N	N	N	N	13.1.7.d.ii
Cafe Seating	P	P	P	P	P	P	P	P	P	13.1.7.d.iii
Cafe Seating for an Adjacent Use	SP	SP	SP	SP	SP	SP	SP	SP	SP	13.1.7.d.iii.c
Dog Park	P	P	P	P	N	N	N	N	N	13.1.7.d.iv
Public Service	P	P	P	P	P	P	P	P	P	13.1.7.d.v
Landmark	SP	SP	SP	SP	SP	SP	SP	SP	SP	13.1.7.d.vi
Passive Space (except as noted below)	P	P	P	P	P	P	P	P	P	13.1.7.d.vii
Botanical Garden	SP	SP	SP	SP	SP	SP	SP	SP	SP	13.1.7.d.vii.c
Performance Space	P	P	P	P	P	P	P	P	P	13.1.7.d.viii
Playground	P	P	P	P	P	N	N	N	N	13.1.7.d.ix
School Yard	P	P	P	N	N	N	N	N	N	13.1.7.d.x
Skate Park/Rink	P	P	N	P	N	N	N	P	N	13.1.7.d.xi
Urban Agriculture	P	P	P	P	P	P	P	P	P	13.1.7.d.xii
Water Feature (except as noted below)	P	P	P	P	P	P	P	P	P	13.1.7.d.xiii
Pool	SP	SP	SP	N	N	N	N	N	N	13.1.7.d.xiv

P - Permitted SP - Special Permit Required N - Not Permitted

642 | SOMERVILLE ZONING ORDINANCE

...es, and commercial activities, with its activity centers or the nexus of major thorough Block Plaza, and a Pocket Plaza.



Plaza	1 / 1,000 sf
Block Plaza	1 / 1,500 sf
Plaza	1 / 400 sf

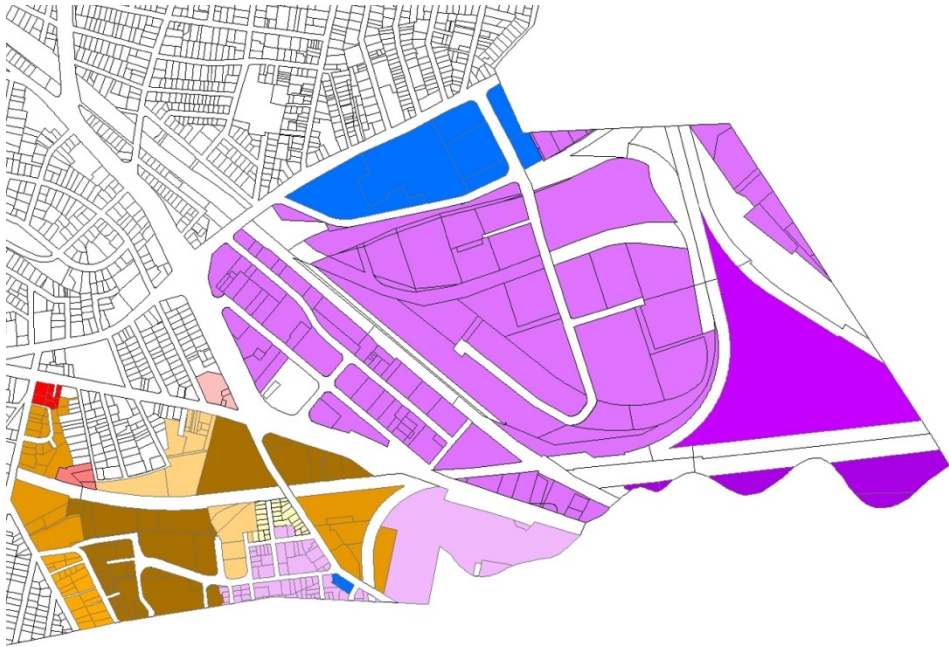
Plaza	1 linear foot / 30 sf.
Block Plaza	1 linear foot / 75 sf.
Plaza	1 linear foot / 50 sf.

Plaza	1 / 4 movable chairs
Block Plaza	N/A
Plaza	1 / 3 movable chairs

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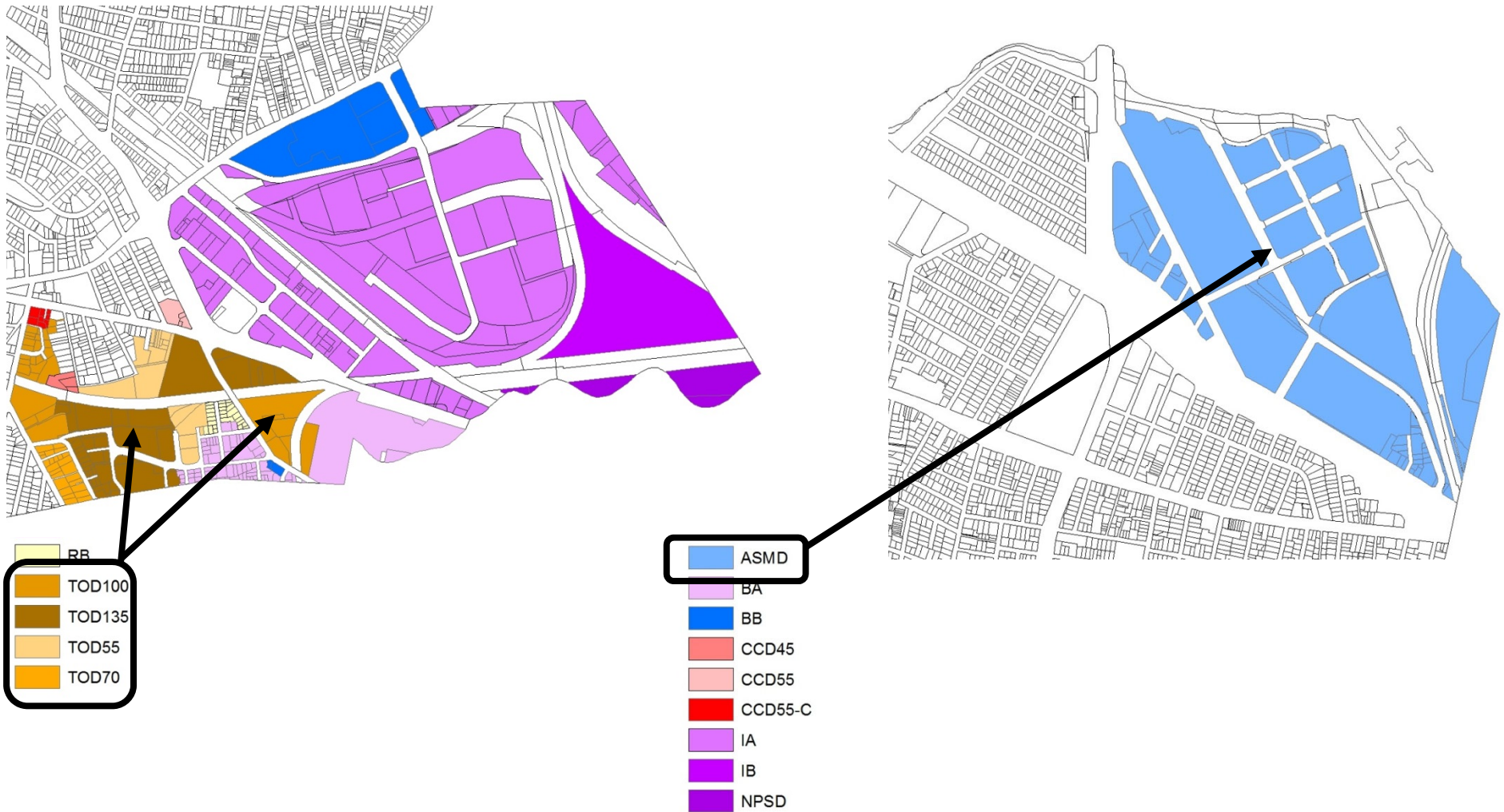
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5. Interim Zoning?



- RB
- TOD100
- TOD135
- TOD55
- TOD70

- ASMD
- BA
- BB
- CCD45
- CCD55
- CCD55-C
- IA
- IB
- NPSD



Conclusion

- SomerVision 2040 will improve planning for public space
- We have created 20 acres so far, with 16.75 acres on the way.
- We need 88.25 acres from Transform Areas to hit the target of 125 acres
- Neither the existing zoning, proposed zoning overhaul, nor zoning petition in question will get us anywhere close.
- A straight % of land area requirement is the only metric guaranteed to produce space.
- How much of 88.25 acres should be created by the City vs Developers remains unanswered.
- City is forming an Open Space Task Force to answer outstanding ?s.
- OSPCD is drafting interim zoning; ready for the first BOA meeting of the new year.





City of Somerville

ZONING OVERHAUL

www.somervillezoning.com