



City of Somerville

ZONING OVERHAUL

www.somervillezoning.com

March 19, 2019

Upcoming Schedule

TUE March 19

Open Space

TUE April 2

NR, UR, and Nonconforming Structures

MON April 22

Parking

TUE April 30

Affordable Housing

TUE May 14

Affordable Housing

MON May 20

???

TUE May 28

???

TUE July 8

Last LUC meeting before summer recess

THURS, July 11

Last full Council meeting before summer recess

Acres Still Needed

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

88.25 ac.

The Two Big Questions

1. What share of the remaining 88.25 acres still needed will be required of new development?
2. How will the cost of the remaining need be funded?

Regulatory Goals

To offset the increased demand for public spaces and need for capital improvements to existing public spaces that results from new development:

1. Require new master planned development in **Transform Areas** to contribute a percentage of land as actual public spaces.
2. Require development in **“other areas”** to contribute toward the Public Space Acquisition Fund

The main intent of the citizen proposal was “to create open space and, whenever possible, generate income to pay for open space.”

- Bill Shelton, BOA Regular Meeting, January 10, 2019

Scenarios

Version 1

- Require XX% of land in Transform Areas
- Permit a buyout to adjust to site constraints

Version 2

- Require XX% of land in Transform Areas
- Permit a buyout to adjust to site constraints
- Charge a Public Space Linkage Fee for “other areas”

Version 3

- Require XX% of land in Transform Areas
- Permit a limited buyout to adjust to site constraints
- Require XX% of land in Enhance Areas (others?)
- Permit a 100% buyout in Enhance Areas



What Needs Calibrated?

1. What districts are included?
2. What open space % is required?
3. How much of the requirement can be bought out by an in lieu fee?
4. What is the in lieu fee?

What Needs Calibrated?

Existing SZO

1. Assembly Square & all TOD districts
2. 25% of land as *open space*
3. 5% max
4. \$???/sf
5. RC, NB, CBD, CCD45, CCD55
6. 25% of land as *open space*
7. 100% unless 8,000 sf
8. \$???/sf

Proposed SZO

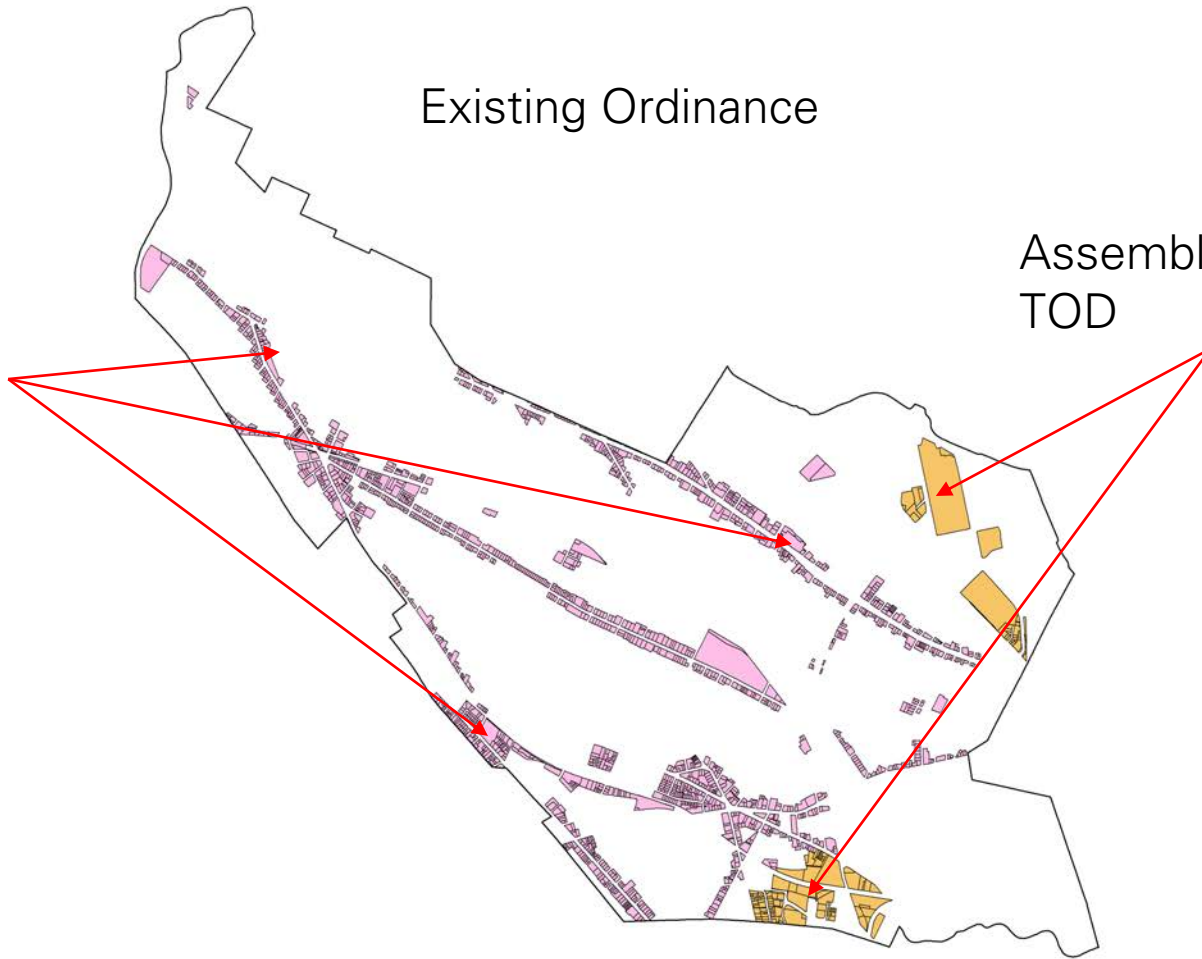
1. Assembly Square, Union Square, Union Square East, Boynton Yards (Grand Junction, Brickbottom, and Inner Belt later)
2. 25% of master plan area as *civic space*
3. 5% max
4. \$???/sf
5. MR3, MR4, MR5, MR6, HR, CC
6. 25% of land as *open space*
7. 100% unless 8,000 sf
8. \$???/sf

1. What districts are included?

Existing Ordinance

Assembly Square TOD

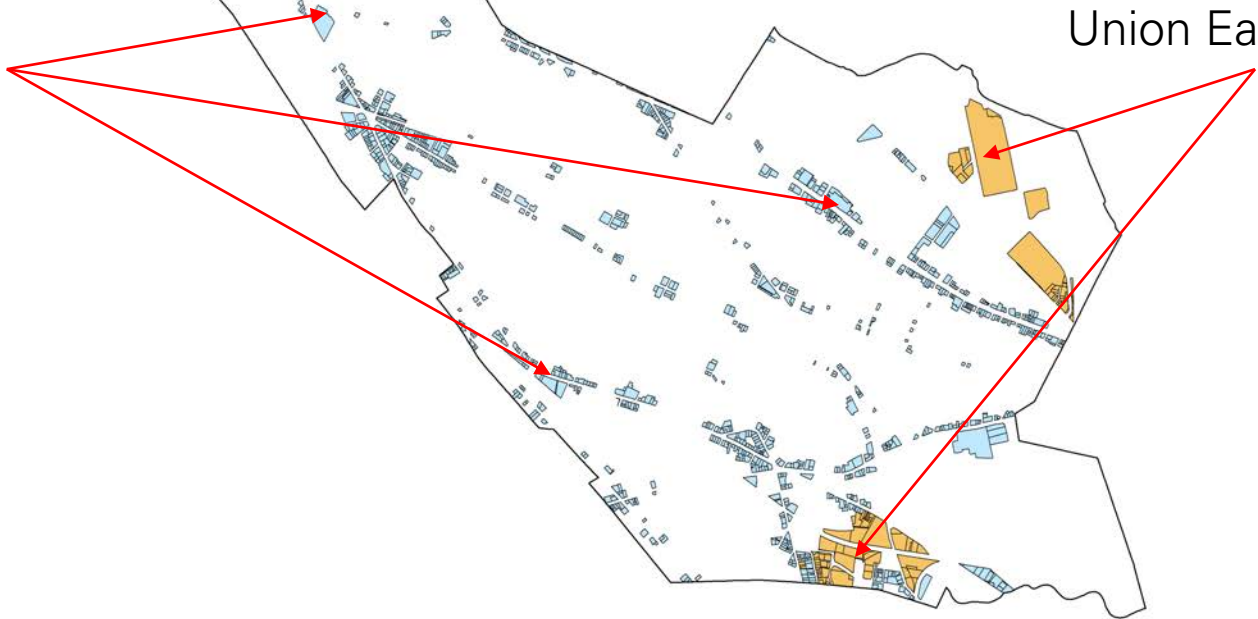
RC
NB
CBD
CCD45
CCD55



Proposed New Ordinance

- MR3
- MR4
- MR5
- MR6
- HR
- CC

Assembly Square
Boynton Yards
Union East



2. What open space % is required?

TRANSFORM AREAS

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

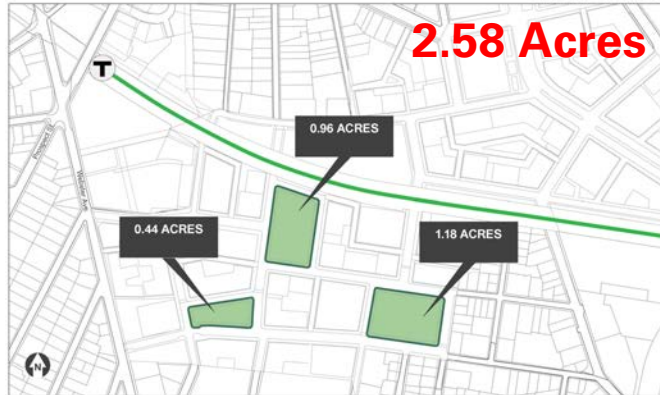




1.8 Acres

ABOVE: The original scheme presented for Boynton Yards in the first draft of the Union Square Neighborhood Plan provided for 1.8 acres of public space.

BELOW: This 'Savannah Squares' scheme provides 2.58 acres of new public space.



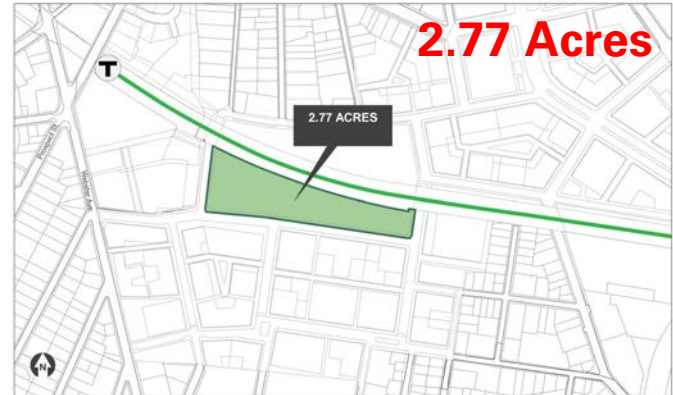
2.58 Acres



3 Acres

ABOVE: With some adjustments to the street network, the original scheme (shown at left) can be adapted to provide almost 3 acres of new public space.

BELOW: The 'Central Park' scheme has 2.77 acres of public space consolidated into one space.



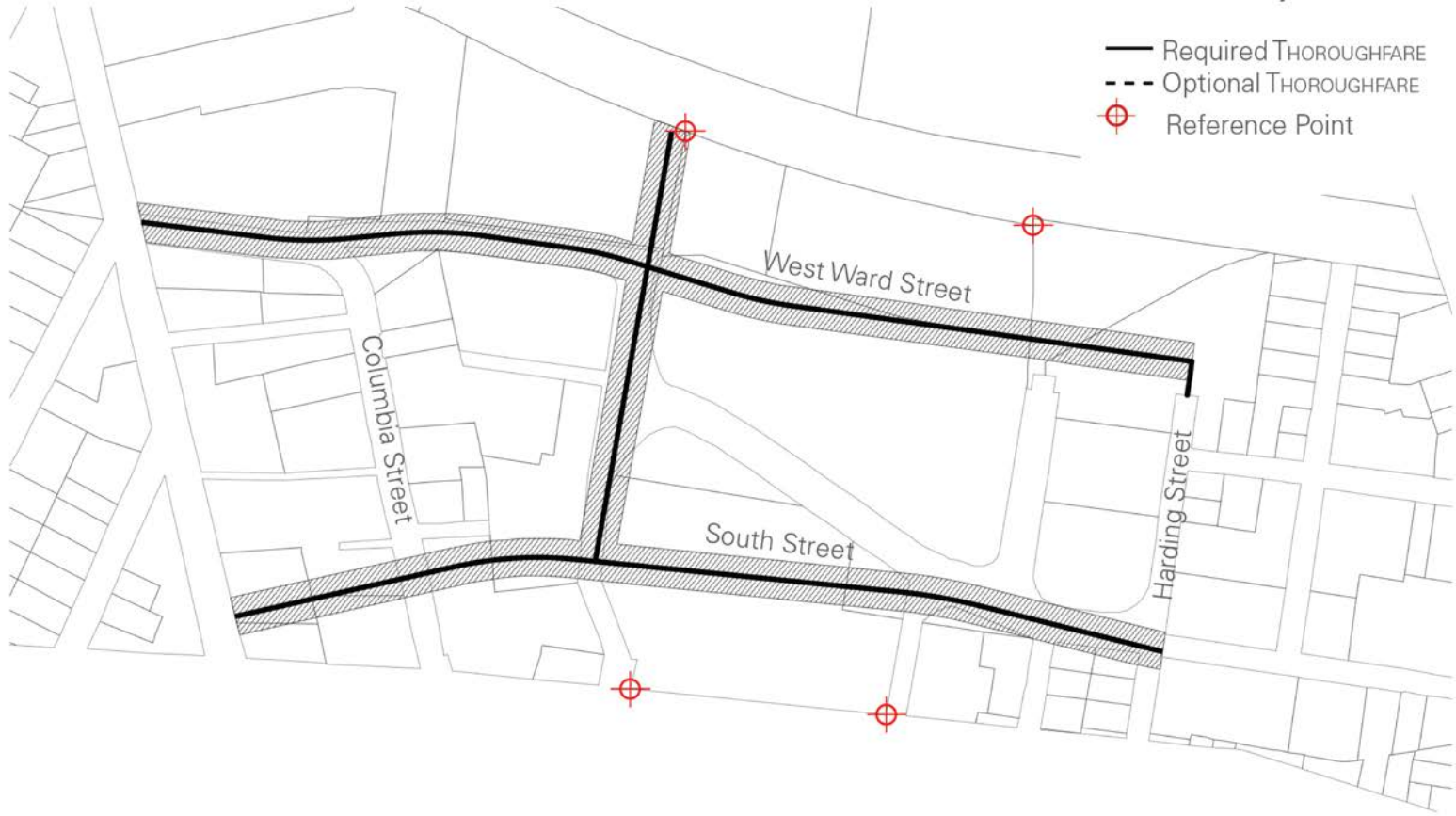
2.77 Acres



Map 8.1 (c) Thoroughfare Network

Key

- Required THOROUGHFARE
- - - Optional THOROUGHFARE
- ⊕ Reference Point



Map 8.1 (c) Thoroughfare Network

Key

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- - - Optional THOROUGHFARE
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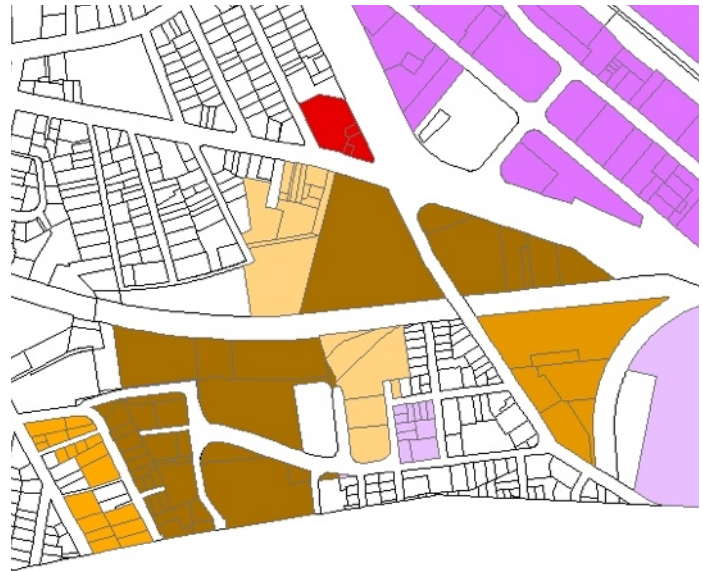
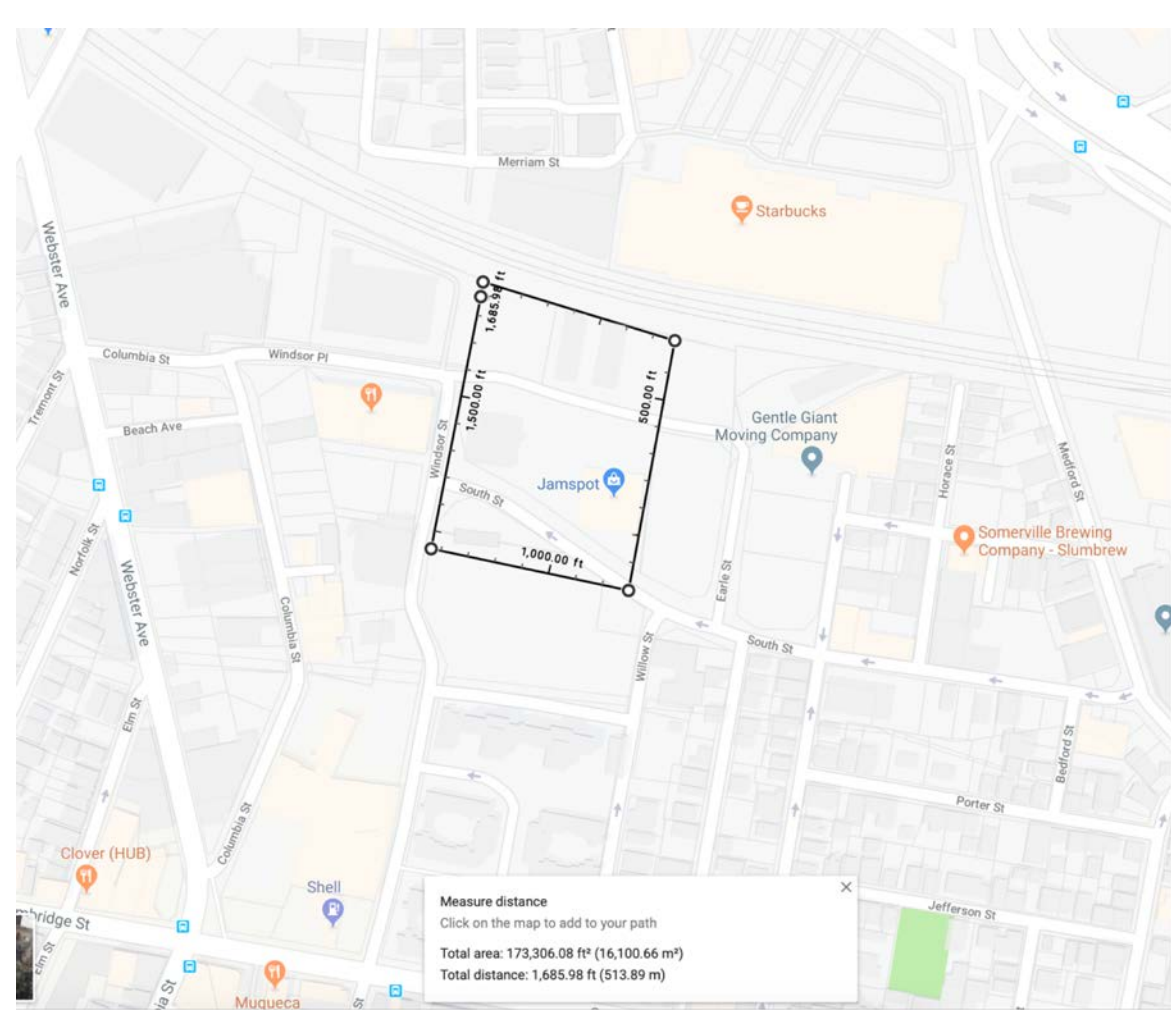


Percent of Land required to be Open Space/Civic Space

Transform Areas	Acres	Existing Zoning	Future Zoning								
		Various %	22.89%	25.0%	27.5%	30.0%	32.5%	35.0%	40.0%	45.0%	45.77%
Boynton Yards	15.73	1.77	3.60	3.93	4.33	4.72	5.11	5.51	6.29	7.08	7.20
Union East	8.27	0.61	1.89	2.07	2.27	2.48	2.69	2.89	3.31	3.72	3.79
Grand Junction	22.68	0.93	5.19	5.67	6.24	6.80	7.37	7.94	9.07	10.21	10.38
Brickbottom	20.66	0.00	4.73	5.17	5.68	6.20	6.71	7.23	8.26	9.30	9.46
Inner Belt	81.74	0.00	18.71	20.44	22.48	24.52	26.57	28.61	32.70	36.78	37.41
Assembly Square	43.73	5.47	10.01	10.93	12.03	13.12	14.21	15.31	17.49	19.68	20.02
Total	192.81	8.77	44.13	48.20	53.02	57.84	62.66	67.48	77.12	86.76	88.25
Developer Share		10%	50%	55%	60%	66%	71%	76%	87%	98%	100%
City Share (or unknown 3rd party)		90%	50%	45%	40%	34%	29%	24%	13%	2%	0%
Remaining Acres	79.48		44.11	40.05	35.23	30.41	25.59	20.77	11.13	1.48	0.00
Estimated cost to aquire, design & construct remaining acres (\$6.2M/acre)		\$ 492,746,039	\$ 273,512,554	\$ 248,289,149	\$ 218,403,599	\$ 188,518,049	\$ 158,632,499	\$ 128,746,949	\$ 68,975,849	\$ 9,204,749	\$ -

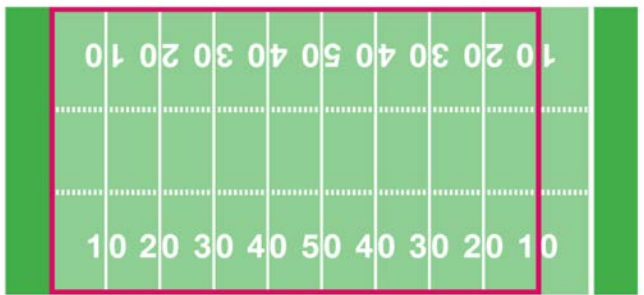
		Percent of Land required to				
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Assembly Square	43.73	5.47	10.01	10.93	12.03	13.12
Total	192.81	8.77	44.13	48.20	53.02	57.84
Developer Share		10%	50%	55%	60%	66%
City Share (or unknown 3rd party)		90%	50%	45%	40%	34%
Remaining Acres		79.48	44.11	40.05	35.23	30.41
Estimated cost to aquire, design & construct remaining acres (\$6.2M/acre)		\$ 492,746,039	\$ 273,512,554	\$ 248,289,149	\$ 218,403,599	\$ 188,518,049





3.57 Football Fields

One (1) acre is about 9/10 of an American football field



EXAMPLES from other places

A Look at the Seaport District

Article 2

Definitions (Boston Zoning Ordinance)

Yard, front	An open space extending across the full width of the lot and lying between the front lot line and the nearest building.
Yard, rear	An open space immediately behind the rearmost main building on the lot and extending across the full width of the lot.
Yard, side	An open space along the side line of a lot, extending from the front yard line to the rear yard line; in the case of a side yard abutting on a street, extending to the rear lot line.
Open space	An open space in public ownership dedicated to or appropriated for active or passive recreational use or to the conservation of natural resources; including but not limited to the waterway areas, beaches, reservations, parks, and playgrounds within the boundaries of the City of Boston; or open space in private ownership for active or passive recreational use or for the conservation of natural resources.

A Look at the Seaport District

SOUTH BOSTON WATERFRONT DISTRICT MUNICIPAL HARBOR PLAN RENEWAL AND AMENDMENT



JUNE 2016

2016 Renewal of the South Boston MHP (2000)

Four Primary Planning Areas

1. Seaport Square
2. Fort Point District "100 Acres"
3. Pier 4
4. Fan Pier

Brian P. Golden
Director

Timothy J. Burke
Chairman

Carol Downs
Member

Priscilla Rojas
Member

Dr. Theodore C. Landmark
Member

Michael P. Monahan
Member

Teresa Polhemus
Executive Director/Secretary

 BOSTON
REDEVELOPMENT
AUTHORITY

 CITY OF BOSTON
Martin J. Walsh, Mayor



City of Somerville
ZONING OVERHAUL

Mayor Joseph A. Curtatone
Office of Strategic Planning
& Community Development

A Look at the Seaport District

Project Notification Form
Environmental Notification Form
Phase 1 Waiver Request



SEAPORT SQUARE IN SOUTH BOSTON

Submitted to:

Executive Office of Energy &
Environmental Affairs
MEPA Office
100 Cambridge Street, Suite 900
Boston, MA 02114

Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

JUNE 2, 2008

Morgan Stanley



DEVELOPMENT

Seaport Square

Total Area: 23 acres



City of Somerville
ZONING OVERHAUL

Mayor Joseph A. Curtatone
Office of Strategic Planning
& Community Development

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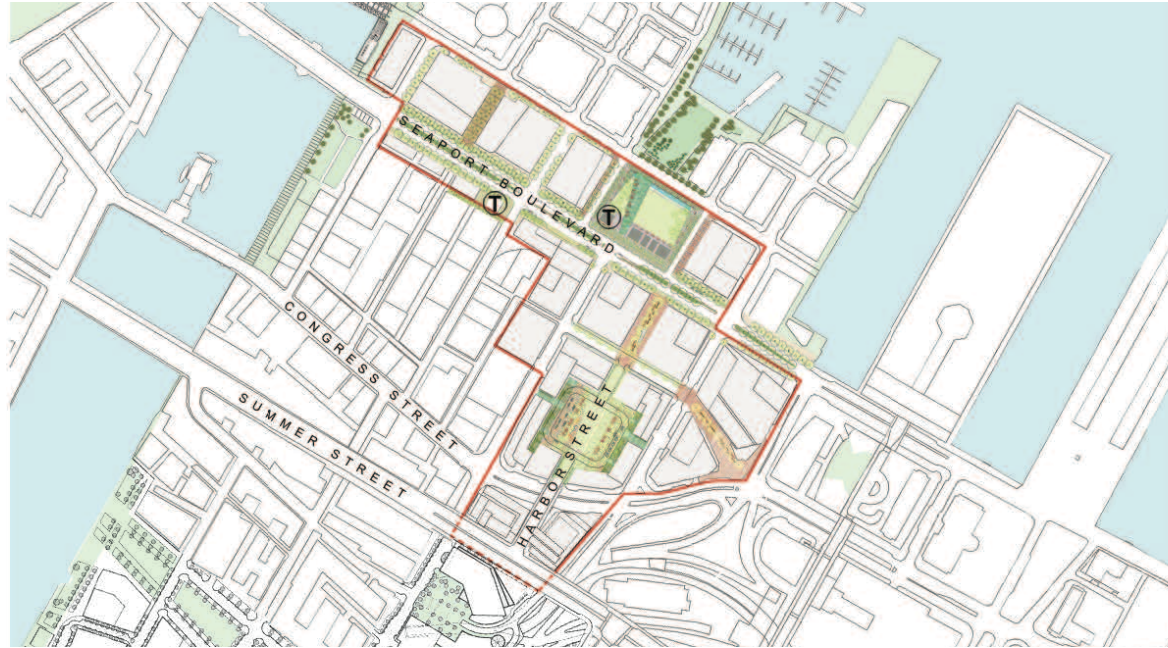
Morgan Stanley



DEVELOPMENT

Seaport Square

Total Area: 23 acres
Total Open Space: 6 acres (26%)



City of Somerville
ZONING OVERHAUL

Mayor Joseph A Curtatone
Office of Strategic Planning
& Community Development

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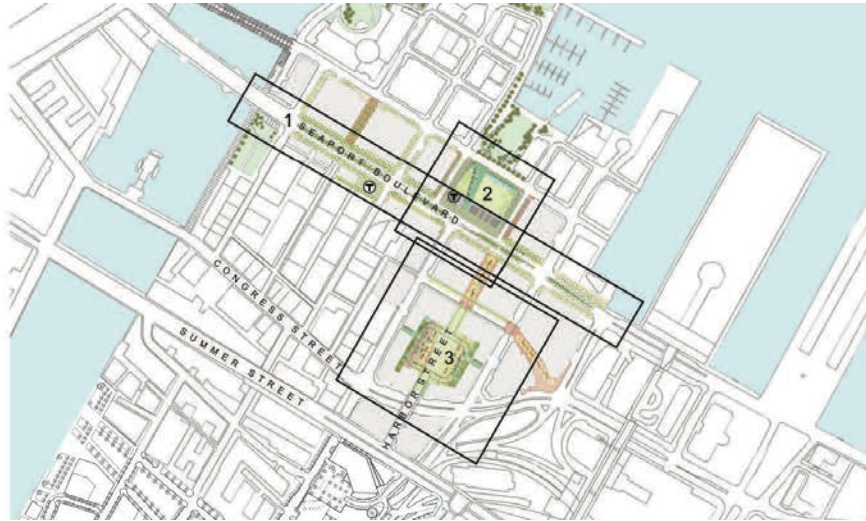
Morgan Stanley



DEVELOPMENT

Seaport Square

Total Area:	23 acres	
Total Open Space:	6 acres	(26%)
• Seaport Square	1.25 acres	(5.43%)
• the Hill	0.75 acres	(3.26%)
• Seaport Boulevard	4 acres	(17.39%)



A Look at the Seaport District

Seaport Square

Total Area:	23 acres	
Total Open Space:	6 acres	(26%)
• Seaport Square	1.25 acres	(5.43%)
• the Hill	0.75 acres	(3.26%)
• Seaport Boulevard	4 acres	(17.39%)
Real Public Spaces:	2 acres	(8.69%)



Figure 2.3-5
Create Three New Urban Places
The Boulevard, The Square
& The Hill

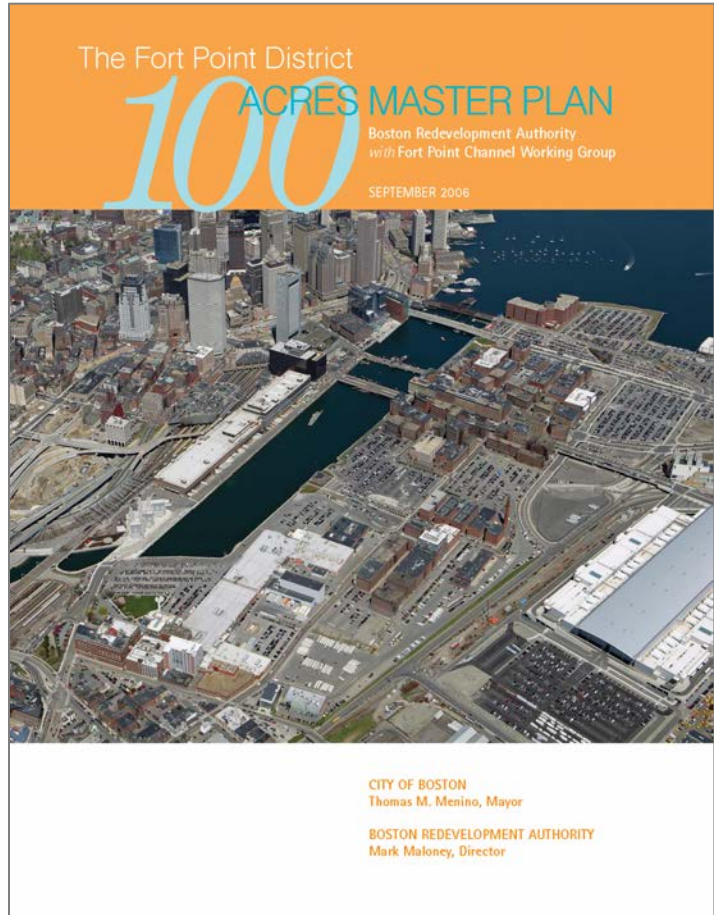
GALE
Morgan Stanley
DEVELOPMENT
prepared by: ADD Inc

SEAPORT SQUARE
in South Boston

A Look at the Seaport District

Fort Point District "100 Acres"

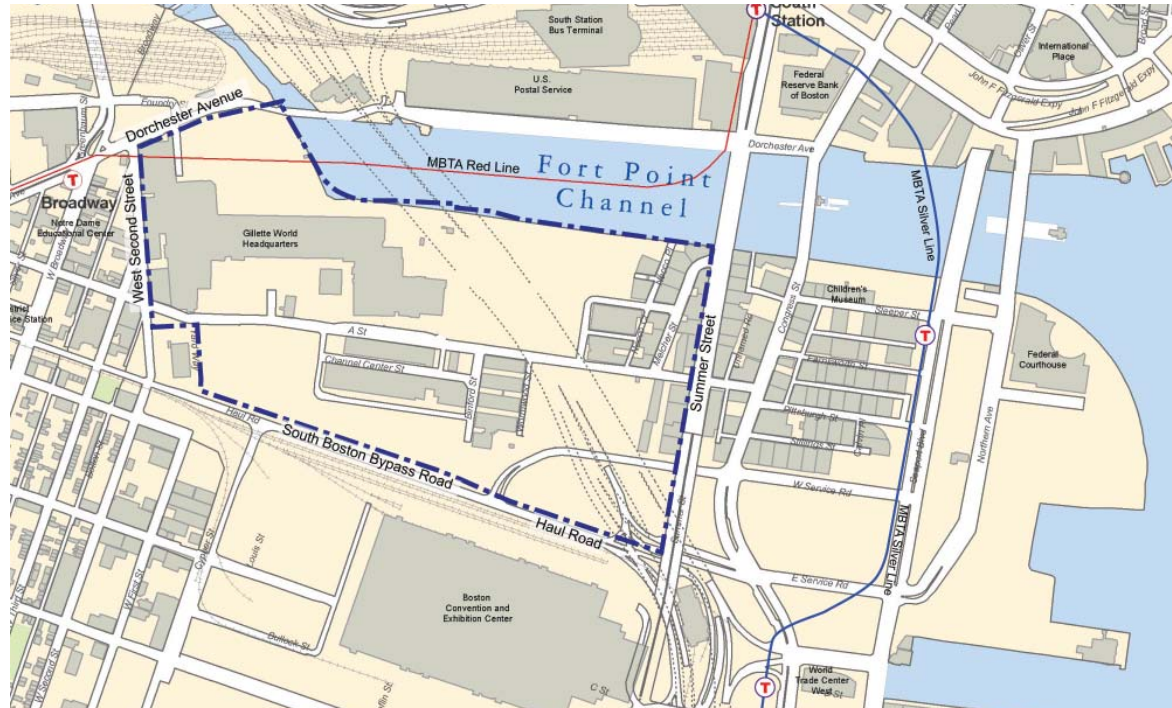
Total Area: 88.7 acres



The Fort Point District
100 ACRES MASTER PLAN
Boston Redevelopment Authority
with Fort Point Channel Working Group
SEPTEMBER 2006

CITY OF BOSTON
Thomas M. Menino, Mayor

BOSTON REDEVELOPMENT AUTHORITY
Mark Maloney, Director



A Look at the Seaport District

Fort Point District "100 Acres"

Total Area: 47 acres
 Total Open Space: 6.93 acres (14.74%)

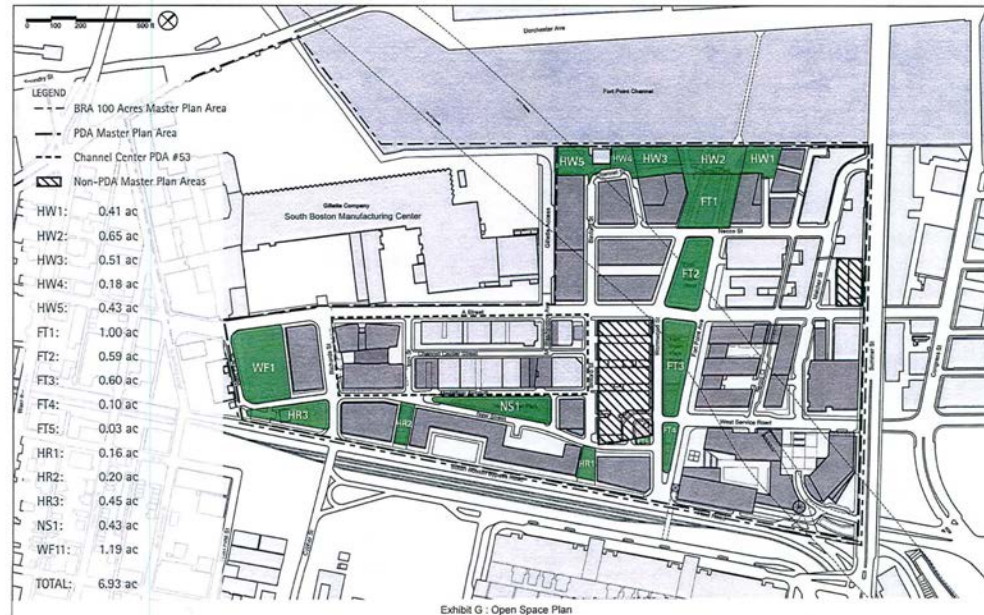
BOSTON REDEVELOPMENT AUTHORITY
 MASTER PLAN
 for
 PLANNED DEVELOPMENT AREA NO. 69
 SOUTH BOSTON/THE 100 ACRES
 January 10, 2007

DEA APPROVAL: 8/10/06
 ZC APPROVAL: 1/10/07
 EFFECTIVE: 1/10/07

Pursuant to (i) Section 3-1A and Article 80C of the Boston Zoning Code (the "Code"), and (ii) general concepts and principles set forth in the Memorandum of Agreement, dated January 10, 2007, by and among the Gillette Company ("Gillette"); the United States Postal Service ("USPS"); A Street Properties I, LLC, A Street Properties II, LLC, A Street Properties III, LLC, and A Street Properties IV, LLC (collectively, "Beacon"); Boston HSR South Boston LLC ("Melcher Owner"); W2005 BWH II Realty, LLC, and W2005 BWH III Realty, LLC, ("Archon"); Brickman Real Estate Fund II, L.P. ("Brickman"); Boston Gold LLC ("Boston Gold"); APCA Property Fund I, L.P. ("APCA") (all as further identified on Exhibit A, and collectively, the "Proponents"); and the Boston Redevelopment Authority (the "BRA"), this plan constitutes a Master Plan for Planned Development Area ("PDA") No. 69 (this "PDA Master Plan"), regarding the development of approximately 47 acres of land located in Boston, Massachusetts, and bounded generally by the Fort Point Channel and A Street to the west, Summer Street to the north, the South Boston Bypass Road/Haul Road to the east, and West First Street and Mt. Washington Avenue to the south, but excluding those properties identified as 249 A Street, 326 A Street, 21 Wormwood Street, 33 Wormwood Street, and 285 Summer Street, which excluded areas are not subject to the provisions of this PDA Master Plan (the "Site"). The Site is described more particularly in Exhibit B attached hereto, and is depicted on a plan dated January 2, 2007, entitled "Perimeter Survey - PDA No. 69," prepared by Surveying and Mapping Consultants, Inc. (the "Survey"), a copy of which is attached hereto as Exhibit C. The Site constitutes a portion of a BRA planning area bounded by the Fort Point Channel and Dorchester Avenue to the west, Summer Street to the north, the South Boston Bypass Road/Haul Road to the east, and West First Street and West Second Street to the south (the "100 Acres").

This PDA Master Plan sets forth a statement of the development concept for the Site, including, *inter alia*, the planning objectives and character of the development, the proposed uses of the area, the range of dimensional requirements contemplated for each of the proposed uses, and the proposed phasing of construction of the development, and (ii) provides for one or more PDA Development Plans (each such plan, a "PDA Development Plan") to be submitted providing more specific information about various Proposed Projects and components thereof. Notwithstanding any contrary provisions of this PDA Master Plan, those properties within PDA No. 53 will continue to be governed by the Development Plan for PDA No. 53.

This PDA Master Plan consists of 12 pages of text plus attachments designated Exhibits A through K. All references to this PDA Master Plan contained herein will pertain only to these 12 pages and exhibits. Unless otherwise set forth herein, all references to terms defined by the

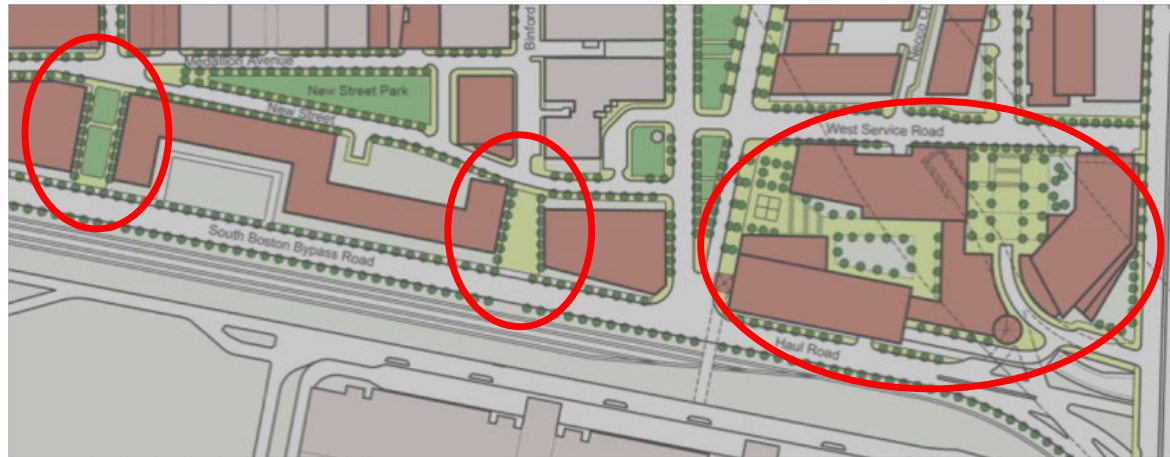


A Look at the Seaport District

Fort Point District "100 Acres"

Total Area: 47 acres
 Total Open Space: 6.93 acres (14.74%)
 + Entry Plazas & Courts 4.4 acres (9.36%) → (24.11%)

Real Public Spaces: 6.93 acres (14.74%)



Open Space and Pedestrian Network

Open Space System

This Master Plan proposes a 4.4-acre signature green space corridor framed by Fort Point Avenue and Wornwood Street. This corridor extends from the South Boston Bypass Road all the way to the Channel.

It also calls for Harborwalk to be integrated with additional green space for pedestrians and recreation as well as a public street along its inland edge to make it more accessible. At the central section of Harborwalk, where it intersects the Fort Point Avenue open space corridor, Harborwalk becomes "Channel Park."

The Plan also proposes a network of neighborhood and pocket parks such as "New Street Park" and parks at the end of Iron Street and Binford Street. Sports and recreational fields are located at the southern portion of the 100 Acres where they are easily accessible to local residents as well as to residents from the traditional South Boston neighborhood.

In addition to the 7-acre new open spaces and recreational fields of different types and sizes, 4.4 acres within private parcels will be devoted to public uses such as plazas and landscape courts. In total, the Plan calls for 11.4 acres of open space throughout the 100 Acres. The strategy of providing a wide variety of open spaces in the 100 Acres aims to ensure that many different outdoor activities ranging from passive enjoyment to active recreation can all be accommodated.

59

A Look at the Seaport District

BRA APPROVAL: 3/04/05
ZC APPROVAL: 5/14/05
EFFECTIVE: 5/14/05

DEVELOPMENT PLAN

FOR

PLANNED DEVELOPMENT AREA NO. 64

PIER 4, SOUTH BOSTON WATERFRONT
BOSTON, MASSACHUSETTS

Dated: March 24, 2005

Development Plan. Pursuant to Section 3-1A and Article 80C of the Zoning Code of the City of Boston, Massachusetts (the "Code"), this plan constitutes a Planned Development Area Development Plan (the "Plan") for the development of a site consisting of approximately 412,745 square feet (approximately 9.5 acres) in area (the "Site"), including approximately 232,354 square feet (approximately 5.3 acres) of buildable land (shown as "Buildable Land" on the Survey (as hereinafter defined) and referred to herein as "Buildable Land") and approximately 180,391 square feet (approximately 4.2 acres) of Land Under Ocean (shown as "Open Water" on the Survey) in the South Boston Waterfront section of Boston, Massachusetts. The Site is described in Exhibit A attached hereto and is depicted on a plan dated April 9, 2001, revised September 13, 2004 and February 22, 2005, entitled "Plot Plan, Proposed Property, Pier 4, Boston (South Boston District), Massachusetts" prepared by Harry R. Feldman, Inc. (the "Survey"), a copy of which is attached hereto as Exhibit B. The Proponent (as hereinafter defined) proposes to construct a new mixed-use development, including office, hotel, residential, retail, service, restaurant and parking uses, with new waterfront public spaces, marine access and associated water dependent uses, all as more fully described below (the "Project"), on the Site. Capitalized terms used, but not defined, herein shall have the meanings assigned to such terms in the Code as in effect as of the date hereof, without giving effect to any subsequent amendments to the Code.

A significant portion of the Site is currently owned in fee by Anthony's Hawthorne, Inc. ("Anthony's"). NED LLC (d/b/a New England Development LLC) (the "Proponent") is a party to an Option and Development Agreement dated as of October 26, 1998 with Anthony's with respect to the acquisition of Anthony's fee interest in the Site. In addition, pursuant to a "land swap" agreement dated as of July 10, 1998 by and among Anthony's, the Boston Redevelopment Authority ("BRA") and the City of Boston (the "City") as modified by an amendment dated as of April 7, 2003 and executed by Anthony's and the BRA on behalf of itself and the City, a portion of the Site that is currently owned by the BRA will be conveyed to Anthony's in exchange for other land required by the City to effectuate the laying out of the new street grid in the area of the Project.

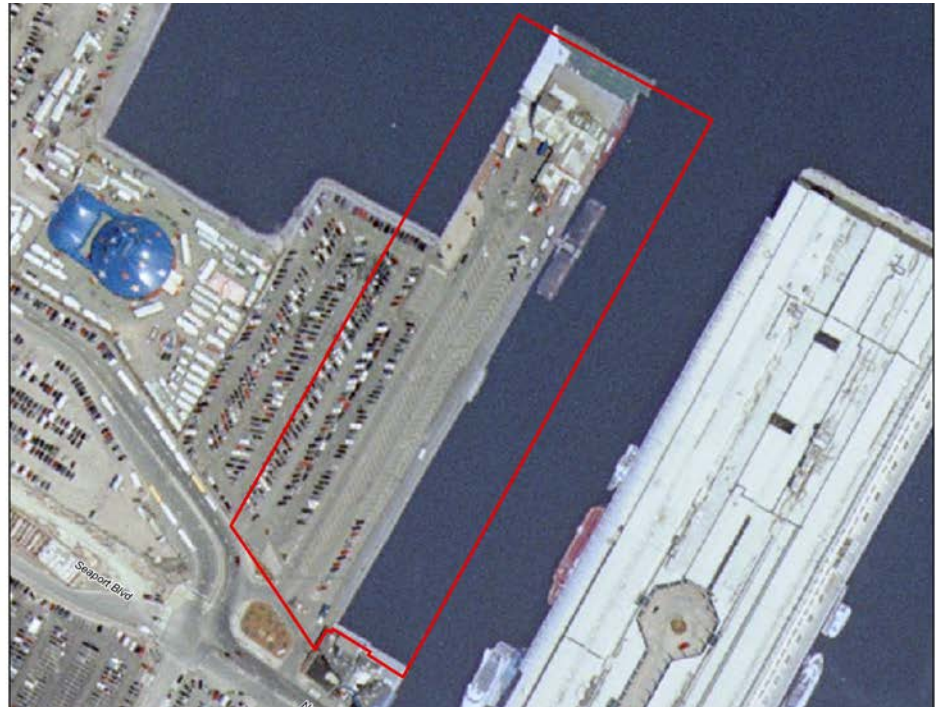
This Plan sets forth the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the Site, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, and proposed dimensions of structures with respect to the Project. This Plan consists of 22 pages of text plus attachments designated Exhibits A through H. All references to this Plan contained herein shall pertain to such pages and exhibits.

This Plan shall constitute permanent zoning for the Site in accordance with Section 3-1A and Article 80C of the Code and within the meaning of the City's Public Realm Plan (as hereinafter defined) and the City's South Boston Waterfront District Municipal Harbor Plan, as modified and approved by the Secretary of Environmental Affairs' Decision of December 6, 2000 (the "Municipal Harbor Plan"). No Interim Planning Permit under Section 27P-18 of the IPOD (as hereinafter defined) shall be necessary for any work at the Site in accordance with this Plan. The Project is subject to continued design, environmental, and development review by the BRA and other governmental agencies, as more

Pier 4

Total Area:

5.3 acres



A Look at the Seaport District

BRA APPROVAL: 3/04/05
 ZC APPROVAL: 5/14/05
 EFFECTIVE: 5/16/05

DEVELOPMENT PLAN

FOR

PLANNED DEVELOPMENT AREA NO. 64

PIER 4, SOUTH BOSTON WATERFRONT
 BOSTON, MASSACHUSETTS

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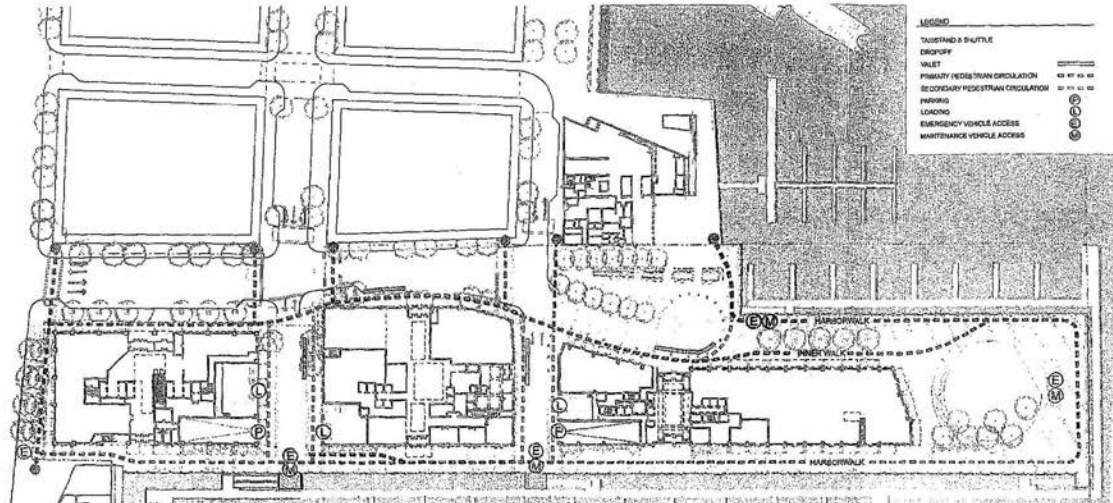
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Pier 4

Total Area: 5.3 acres
 Total Open Space: 1.53 acres (29%)



A Look at the Seaport District

Pier 4

Total Area:	5.3 acres	
Total Open Space	1.537 acres	(29%)
• Waterfront Park	0.918 acres	(17.32%)
• Waterfront Plaza	0.528 acres	(9.96%)
• Waterfront Commons	0.091 acres	(1.72%)

BRA APPROVAL: 3/04/05
 ZC APPROVAL: 5/14/05
 EFFECTIVE: 5/16/05

DEVELOPMENT PLAN

FOR

PLANNED DEVELOPMENT AREA NO. 64

PIER 4, SOUTH BOSTON WATERFRONT
 BOSTON, MASSACHUSETTS

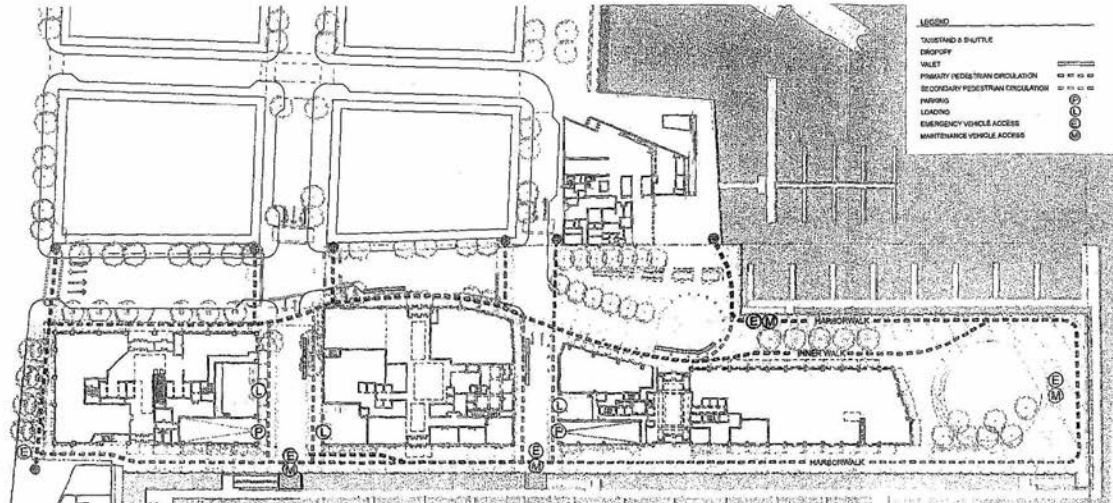
Dated: March 24, 2005

Development Plan. Pursuant to Section 3-1A and Article 80C of the Zoning Code of the City of Boston, Massachusetts (the "Code"), this plan constitutes a Planned Development Area Development Plan (the "Plan") for the development of a site consisting of approximately 412,745 square feet (approximately 9.5 acres) in area (the "Site"), including approximately 232,354 square feet (approximately 5.3 acres) of buildable land (shown as "Buildable Land" on the Survey (as hereinafter defined) and referred to herein as "Buildable Land") and approximately 180,391 square feet (approximately 4.2 acres) of Land Under Ocean (shown as "Open Water" on the Survey) in the South Boston Waterfront section of Boston, Massachusetts. The Site is described in Exhibit A attached hereto and is depicted on a plan dated April 9, 2001, revised September 13, 2004 and February 22, 2005, entitled "Plot Plan, Proposed Property, Pier 4, Boston (South Boston District), Massachusetts" prepared by Harry R. Feldman, Inc. (the "Survey"), a copy of which is attached hereto as Exhibit B. The Proponent (as hereinafter defined) proposes to construct a new mixed-use development, including office, hotel, residential, retail, service, restaurant and parking uses, with new waterfront public spaces, marine access and associated water dependent uses, all as more fully described below (the "Project"), on the Site. Capitalized terms used, but not defined, herein shall have the meanings assigned to such terms in the Code as in effect as of the date hereof, without giving effect to any subsequent amendments to the Code.

A significant portion of the Site is currently owned in fee by Anthony's Hawthorne, Inc. ("Anthony's"). NED LLC (d/b/a New England Development LLC) (the "Proponent") is a party to an Option and Development Agreement dated as of October 26, 1998 with Anthony's with respect to the acquisition of Anthony's fee interest in the Site. In addition, pursuant to a "land swap" agreement dated as of July 10, 1998 and among Anthony's, the Boston Redevelopment Authority ("BRA") and the City of Boston (the "City") as modified by an amendment dated as of April 7, 2003 and executed by Anthony's and the BRA on behalf of itself and the City, a portion of the Site that is currently owned by the BRA will be conveyed to Anthony's in exchange for other land required by the City to effectuate the laying out of the new street grid in the area of the Project.

This Plan sets forth the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the Site, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, and proposed dimensions of structures with respect to the Project. This Plan consists of 22 pages of text plus attachments designated Exhibits A through H. All references to this Plan contained herein shall pertain to such pages and exhibits.

This Plan shall constitute permanent zoning for the Site in accordance with Section 3-1A and Article 80C of the Code and within the meaning of the City's Public Realm Plan (as hereinafter defined) and the City's South Boston Waterfront District Municipal Harbor Plan, as modified and approved by the Secretary of Environmental Affairs' Decision of December 6, 2000 (the "Municipal Harbor Plan"). No Interim Planning Permit under Section 27P-18 of the IPOD (as hereinafter defined) shall be necessary for any work at the Site in accordance with this Plan. The Project is subject to continued design, environmental, and development review by the BRA and other governmental agencies, as more



A Look at the Seaport District

BZA APPEAL: 11/14/01
BZC APPEAL: 2/15/10
EXERCISE: 2/16/10

APPENDIX A
DEVELOPMENT PLAN
FAN PIER DEVELOPMENT
28-52 Northern Avenue, Boston

Fan Pier

Total Area: 14.8 acres

Introduction

In accordance with Section 80C-3 of the Boston Zoning Code (the "Code"), this development plan sets forth information on the Fan Pier Development (the "Development") at 28-52 Northern Avenue, including the proposed location and appearance of structures, open spaces and landscaping, the proposed uses of the Development, the proposed dimensions of structures, the proposed densities, the proposed traffic circulation, parking and loading facilities, access to public transportation and other major elements of the Development (the "Development Plan"). This Development Plan, including the Exhibits attached hereto, is subject to continued design, environmental, and development review by the Boston Redevelopment Authority (the "Authority") and other governmental agencies. In accordance with Section 80C-8 of the Code, a building, use or occupancy permit for the Development shall not be issued until the Director of the Authority shall have issued a Certification of Consistency pursuant to Section 80C-8 of the Code, and such Certification of Consistency shall be a conclusive determination of compliance with the terms and conditions of this Development Plan.

Developer

The developer of the Development is Fan Pier Land Company, a Delaware corporation, its successors and assigns (the "Developer").

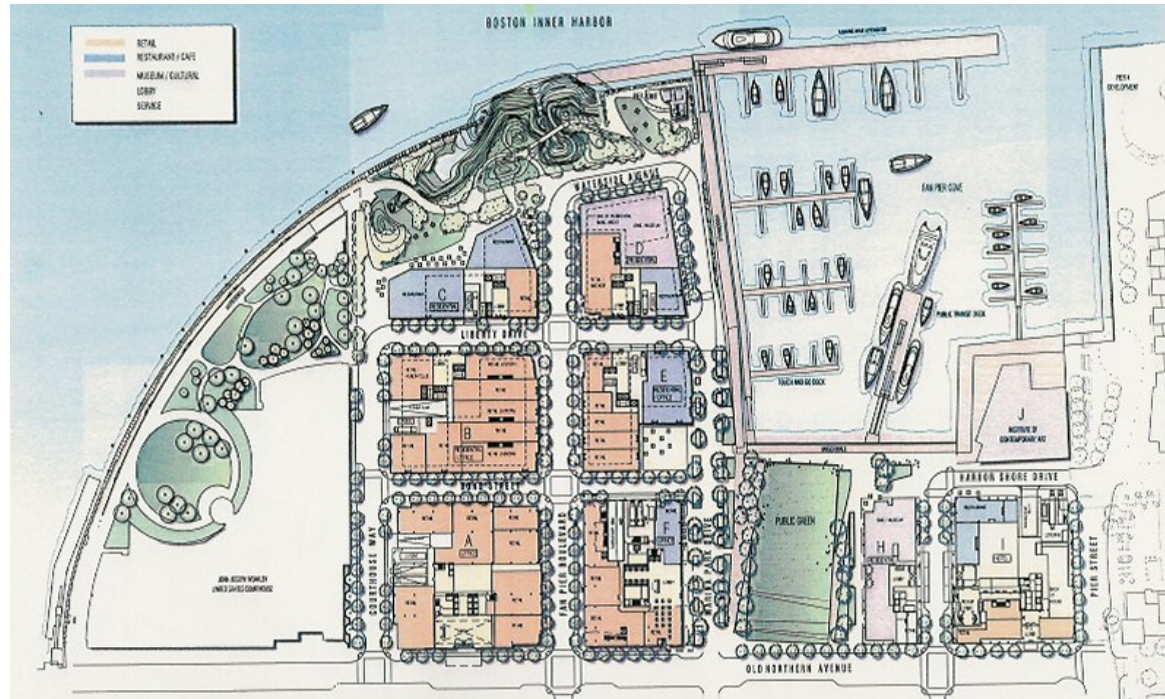
The business address, telephone number and designated contact for the Developer are:

Fan Pier Land Company
c/o Spaulding & Slye Colliers
255 State Street
Boston, MA 02109
617-523-8000

Contact persons:

Daniel O'Connell
Kyle Warwick

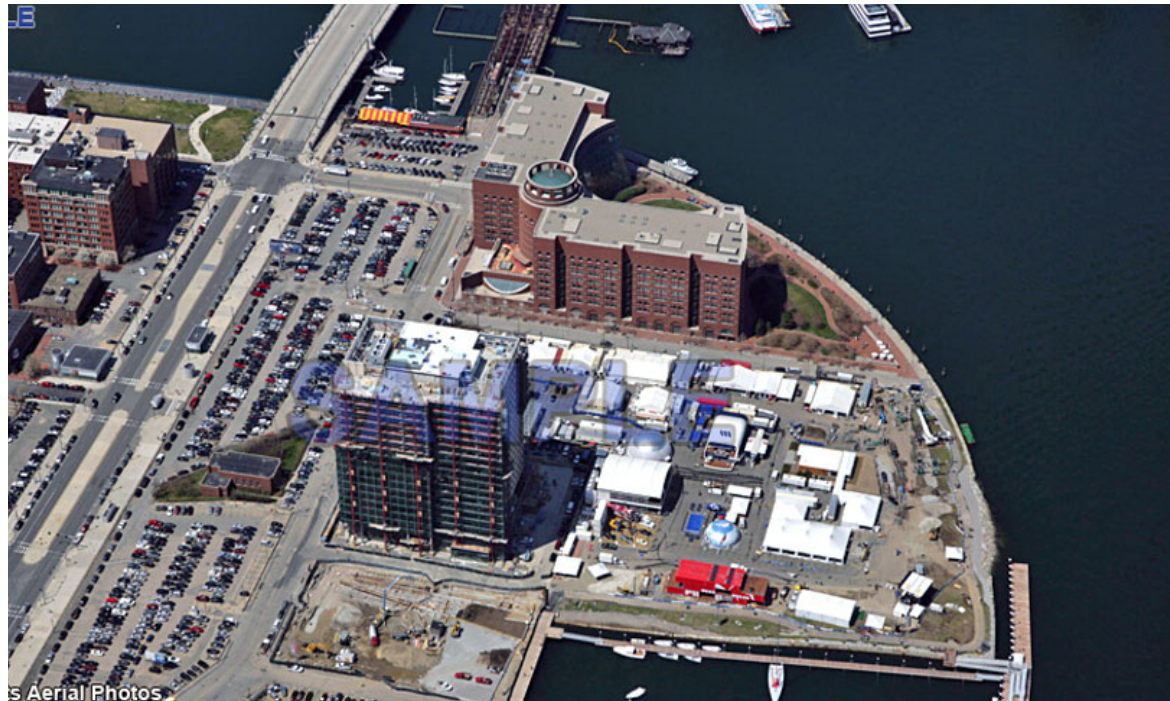
3



A Look at the Seaport District

Fan Pier

Total Area: 14.8 acres



Aerial Photos

BZA ANNUAL: 11/14/01
BZC ANNUAL: 2/15/02
EXERCISE: 2/28/02

APPENDIX A

DEVELOPMENT PLAN

FAN PIER DEVELOPMENT

28-52 Northern Avenue, Boston

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A Look at the Seaport District

BZA APPEAL: 11/14/01
BZC APPEAL: 2/15/02
EXERCISE: 2/28/02

APPENDIX A
DEVELOPMENT PLAN
FAN PIER DEVELOPMENT
28-52 Northern Avenue, Boston

Fan Pier

Total Area: 14.8 acres
Total Open Space 6.03 acres (42.22%)

Introduction

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255 State Street
Boston, MA 02109
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Contact persons:

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Kyle Warwick





A Look at the Seaport District

Fan Pier

Total Area:	14.763 acres	
Total Open Space:	6.03 acres	(40.9%)
• Fan Pier Park	1.674 acres	(11.34%)
• Public Green	1.223 acres	(8.28%)
• Block E Plaza	0.197 acres	(1.33%)



A Look at the Seaport District

Fan Pier

Total Area:	14.763 acres	
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• Marina Park Drive & Marina Harbor Walk	1.795 acres	(12.16%)



A Look at the Seaport District

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• Fan Pier Park	1.674 acres	(11.34%)
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• Block E Plaza	0.197 acres	(1.33%)
• Marina Park Drive & Marina Harbor Walk	1.795 acres	(12.16%)
Open Space in Progress?	4.889 acres	(33.11%)



A Look at the Seaport District



Four Planning Areas

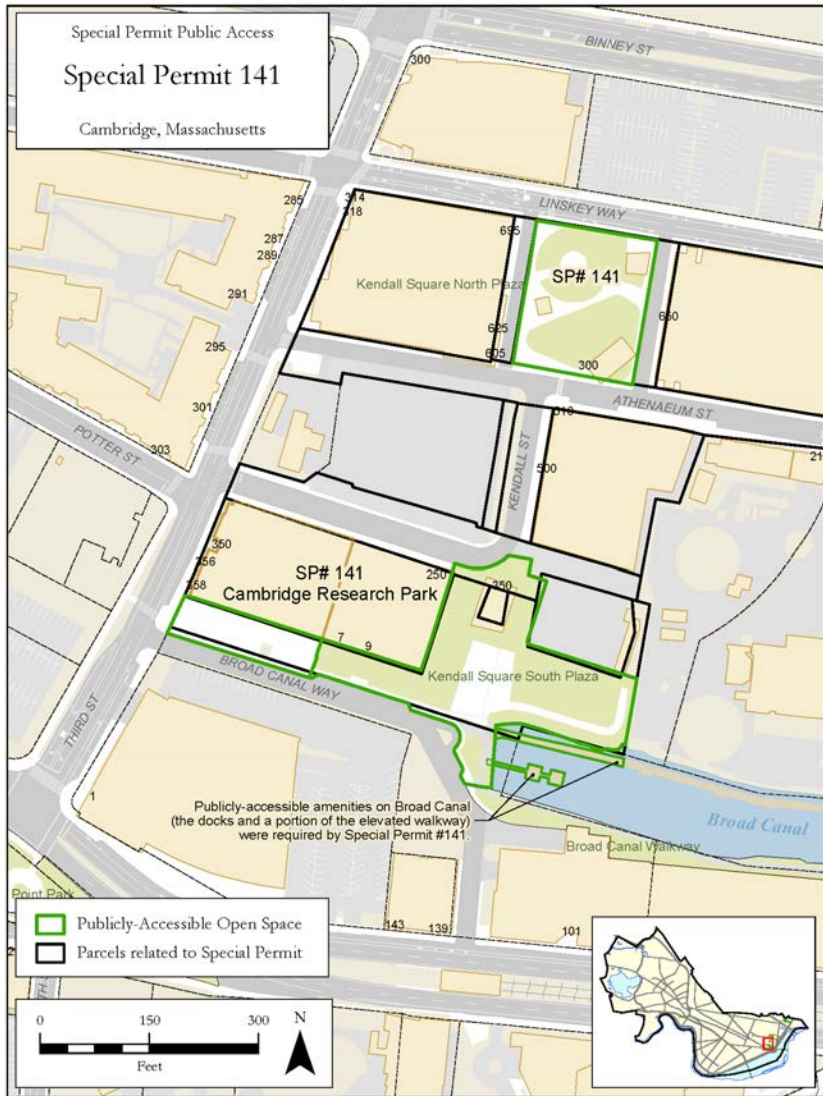
	<u>Total Area</u>	<u>Public Space</u>	<u>%</u>
Seaport Square	23 ac	2 ac	8.7%
100 Acres	47 ac	6.93 ac	14.74%
Pier 4	5.3 ac	1.53 ac	29%
Fan Pier	14.8 ac	6.03 ac	40.74%
Total	90.1 ac	16.49 ac	18.31%

A Look at the Seaport District



Four Planning Areas

	<u>Total Area</u>	<u>Public Space</u>	<u>%</u>
Seaport Square	23 ac	2 ac	8.7%
100 Acres	47 ac	11.33 ac	24.11%
Pier 4	5.3 ac	1.53 ac	29%
Fan Pier	14.8 ac	6.03 ac	40.74%
Total	90.1 ac	16.49 ac	23.19%



Let's talk Cambridge Research Park



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139
Final Development Plan Decision

Case No: PB#141

Address: 364 Third Street

Zoning District: Office 3A/PUD-3

Owner: Cambridge Research Park, LLC
101 Main Street, 18th Floor,
Cambridge, Massachusetts 02142

Applicant: Cambridge Research Park, LLC
101 Main Street, 18th Floor,
Cambridge, Massachusetts 02142

Date of Application of the Development Proposal (modified by the Final Development Plan): September 22, 1998

Development Proposal: A mixed use development of life sciences research and office space, retail, and housing uses totaling 1,275,957 square feet of development with up to 3200 parking spaces. Two buildings are proposed to exceed 120 feet in height.

Date of Development Proposal Public Hearing: October 27, 1998, continued to November 25, 1998

Date of Planning Board Development Proposal Determination: December 15, 1998

Date of submittal of the Final Development Plan: January 21, 1999

Date of Final Development Plan Public Hearing: February 16, continued to March 2, 1999

Date of Decision: March 16, 1999

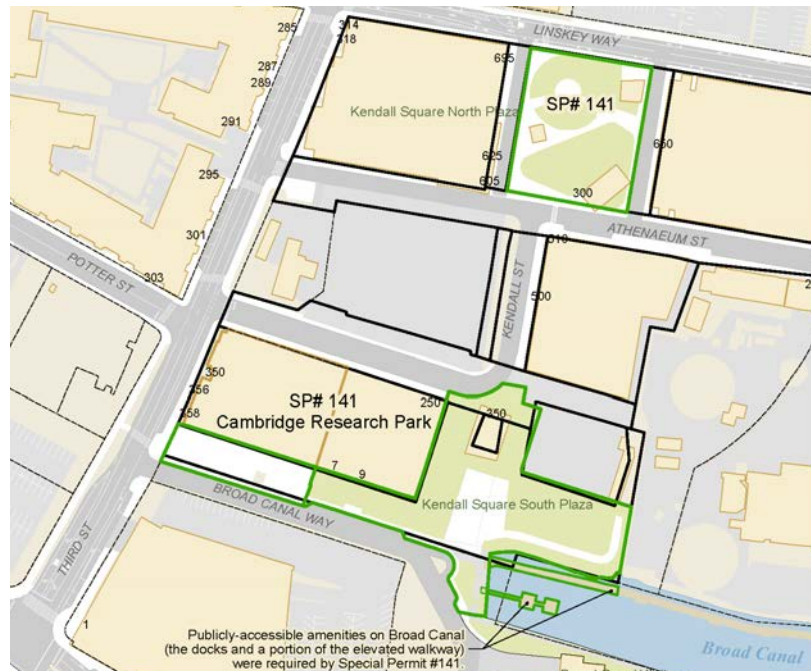
Filing of Decision: April 7, 1999

PB #141 Planning Board Decision

Special Permit #141

Total Area: 9.76 acres

Total Open Space 2.17 acres (22.2%)



Transform Areas	Acres	Existing Zoning	Percent of Land required to			
		Various %	22.89%	25.0%	27.5%	30.0%
Boynton Yards	15.73	1.77	3.60	3.93	4.33	4.72
Union East	8.27	0.61	1.89	2.07	2.27	2.48
Grand Junction	22.68	0.93	5.19	5.67	6.24	6.80
Brickbottom	20.66	0.00	4.73	5.17	5.68	6.20
Inner Belt	81.74	0.00	18.71	20.44	22.48	24.52
Assembly Square	43.73	5.47	10.01	10.93	12.03	13.12
Total	192.81	8.77	44.13	48.20	53.02	57.84
Developer Share		10%	50%	55%	60%	66%
City Share (or unknown 3rd party)		90%	50%	45%	40%	34%
Remaining Acres		79.48	44.11	40.05	35.23	30.41
Estimated cost to aquire, design & construct remaining acres (\$6.2M/acre)		\$ 492,746,039	\$ 273,512,554	\$ 248,289,149	\$ 218,403,599	\$ 188,518,049



3. How much open space can be bought out by an in lieu payment?

3. The Planning Board may permit an in lieu payment for up to ten percent (10%) of the required amount of civic space. In its discretion to permit a payment in lieu of civic space as part of a Coordinated Development Special Permit, the Planning Board shall consider the following:
- The review considerations for all Special Permits as specified in Section 5.1 Special Permits.
 - The goals and objectives of the City of Somerville Open Space Plan.
 - The availability and suitability of lots within a development site for development as a civic space.
 - The plausible availability of sites located elsewhere in the city that are suitable for development as civic space.
 - The need for funding to improve or maintain existing civic spaces, particularly athletic fields, located elsewhere in the city.
4. The Planning Board shall establish a fee schedule for a payment in lieu of civic space based on the recommendations of the Director of Transportation & Infrastructure in relation to the average cost to acquire and develop land as a civic space.

- Per §5.4.4 of this Ordinance, Lot Splits, Lot Mergers, and Lot Line Adjustments are considered minor projects and are only subject to the minor site plan approval process established in the Rule and Regulations of the Planning Board.

6.7.6 Build-Out Standards

A. Civic Space

- At full build-out of development subject to an approved Coordinated Development Special Permit, at least twenty-five percent (25%) of the development site, excluding alleys and any land occupied by the MBTA's Union Square Green Line station, must be improved as follows:
 - At least seventy percent (70%) must be provided in the form of two or more civic spaces of differing types, sizes, and locations, including at least one (1) neighborhood park, with a minimum of size of twenty-seven thousand (27,000) square feet, and one (1) plaza.
 - Up to thirty percent (30%) may be provided in the form of public realm improvements within the land area of the Union Square Overlay District boundaries.
 - At least twenty-five percent (25%) of the cumulative land area provided as civic spaces must meet the definition of Green Space.
 - At least fifty percent (50%) of the cumulative land area provided as civic spaces must meet the definition of Green Space or be covered by tree canopy at full maturity of the trees provided in each civic space.
- Civic space created through easement or decommissioning of an existing thoroughfare or other right-of-way abutting any property located within the Union Square Overlay District may be counted toward the required amount of civic space.

- The Planning Board may permit an in lieu payment for up to ten percent (10%) of the required amount of civic space. In its discretion to permit a payment in lieu of civic space as part of a Coordinated Development Special Permit, the Planning Board shall consider the following:
 - The review considerations for all Special Permits as specified in Section 5.1 Special Permits.
 - The goals and objectives of the City of Somerville Open Space Plan.
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 - The need for funding to improve or maintain existing civic spaces, particularly athletic fields, located elsewhere in the city.

- The Planning Board shall establish a fee schedule for a payment in lieu of civic space based on the recommendations of the Director of Transportation & Infrastructure in relation to the average cost to acquire and develop land as a civic space.

B. Commercial Build Out

- At full build-out of development subject to an approved Coordinated Development Special Permit, no less than sixty percent (60%) and at least three hundred and seventy-five thousand (375,000) square feet of the total gross floor area (excluding motor vehicle and bicycle parking) must be dedicated to uses in the following principal use categories:
 - Arts & Creative Enterprise
 - Civic & Institutional
 - Commercial Services
 - Eating & Drinking Establishments
 - Lodging
 - Office
 - Retail
 - Urban Agriculture
- At full build out of development subject to an approved Coordinated Development Special Permit, no less than forty percent (40%) of the total gross floor area (excluding motor vehicle and bicycle parking) must be dedicated to principal uses in the Office use category, or the Design Services use within the Arts & Creative Enterprise category.

4. What is the in-lieu fee for each area?

Linkage Fees vs In Lieu Fees

In-lieu fees and buyouts are sometimes confused with linkage or impact fees.

When zoning requires a developer provide something onsite, but is allowed to pay a fee as an alternative, the fee is called an **'in-lieu fee'** or a **'buyout.'**

When zoning requires a developer to pay a fee instead of providing something onsite, the fee is called an **'impact fee'** or **'linkage fee.'**

Linkage fees are illegal in MA unless authorized by the State Legislature through a Home Rule Petition.

Setting 'In Lieu' Fees

Every municipality is different and every type of 'in lieu' fee maybe have different policy objectives. There is no single right formula for setting 'in lieu' fees.

Many communities set fees well below costs. When this is done, most development elects to pay the fee.

Others intentionally set the fee at a level to discourage the use of the fee option. Generally, higher fees increase the likelihood that developers choose to build what is required on site.

Setting 'In Lieu' Fees

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	(required by the state of MA)
Affordable Housing:	20% of units	
Open Space:	% of land	(costs 142.33/sf to deliver)
Open Space Fee/In-lieu Payment:	\$142.33/sf	

Setting 'In Lieu' Fees

Open Space Fee/In-lieu Payment: **\$142.33/sf**

			Open Space				Fee/LAND SF	
District	Building Type	Lot Size	25%	Floor Plate	Stories	Gross SF	\$142.33	Fee/Built SF
3 MR	All Building Types	17,400	4,350	15,000	3	45,000	\$ 619,135.50	\$ 13.76
4 MR	All Building Types	17,400	4,350	15,000	4	60,000	\$ 619,135.50	\$ 10.32
5 MR	All Building Types	22,400	5,600	20,000	5	100,000	\$ 797,048.00	\$ 7.97
6 MR	Apartment Building	27,400	6,850	25,000	6	150,000	\$ 974,960.50	\$ 6.50
6 MR	General & Commercial Building	32,400	8,100	30,000	6	180,000	\$ 1,152,873.00	\$ 6.40
HR	General Building	32,400	8,100	30,000	6	180,000	\$ 1,152,873.00	\$ 6.40
HR	Commercial Building	32,400	8,100	30,000	10	300,000	\$ 1,152,873.00	\$ 3.84
HR	Laboratory Building	38,000	9,500	35,000	9	315,000	\$ 1,352,135.00	\$ 4.29
HR	Mid-Rise Podium Tower	38,000	9,500	35,000	6 (+18)	390,000	\$ 1,352,135.00	\$ 3.47

Don't forget the Home Rule Petition...

Petition Language

To offset the increased demand for public spaces and need for capital improvements to existing public spaces that results from new development...

- **Criteria for Fee Establishment**
 - Rational nexus study?
- **Applicability/Thresholds**
 - Only some development?
 - Any exemptions? Certain sized buildings?
- **Criteria for Setting the Fee**
 - Rough proportionality to impact
 - Scaling of fee with SF?
 - Different fees for res. vs com.?
- **Periodic Review of Fee**
 - Automatic scales with inflation?
 - Analysis every 1, 2, 3, or 5 years?

Chapter 488. AN ACT ESTABLISHING A LINKAGE EXACTION PROGRAM IN THE CITY OF MEDFORD.

Be it enacted, etc., as follows:

SECTION 1. Purpose and Findings- The city of Medford is undergoing a period of substantial growth in new, expanded, enlarged and rehabilitated residential, commercial and industrial structures. This growth has resulted in numerous direct and indirect impacts on the city and its ability to adequately address those impacts due to the influx of people that move to Medford to live and work in these new developments. The city has experienced development related impacts requiring capital improvements to school facilities attended by children of new residents; accelerated deterioration in the level of service of its streets and roadways; increased stress on city facilities and infrastructures such as water and sewer lines; increased need for capital improvements to its parks, playgrounds and other recreational facilities and the need for providing affordable housing for its residents. Development related impacts must be paid for by fair share exactions from developers so that the city can provide adequate services and infrastructure to support future development.

SECTION 2. Establishment of a Linkage Exaction Ordinance - (A) The city council of the city of Medford may, by ordinance, require the payment of a linkage exaction as a condition of approval of a development impact project plan, as defined by the ordinance, for any future development within the jurisdiction of this act. The linkage exaction shall only be imposed on the construction, enlarging, expansion, substantial rehabilitation, or change of use of non-residential and residential projects that require some form of zoning relief or exceed a threshold which shall be established by the city council. The linkage ordinance shall be used solely for the purposes of defraying the costs of capital improvements provided by the city caused by and necessary to support future development such as, but not limited to the following: capital improvements to school facilities, public facilities, roads, sewers, water supply lines, affordable housing, child care facilities, job training facilities, public safety service and facilities, and parks, playgrounds and other recreational facilities.

(B) The linkage exaction ordinance may be enacted if the following criteria are met:

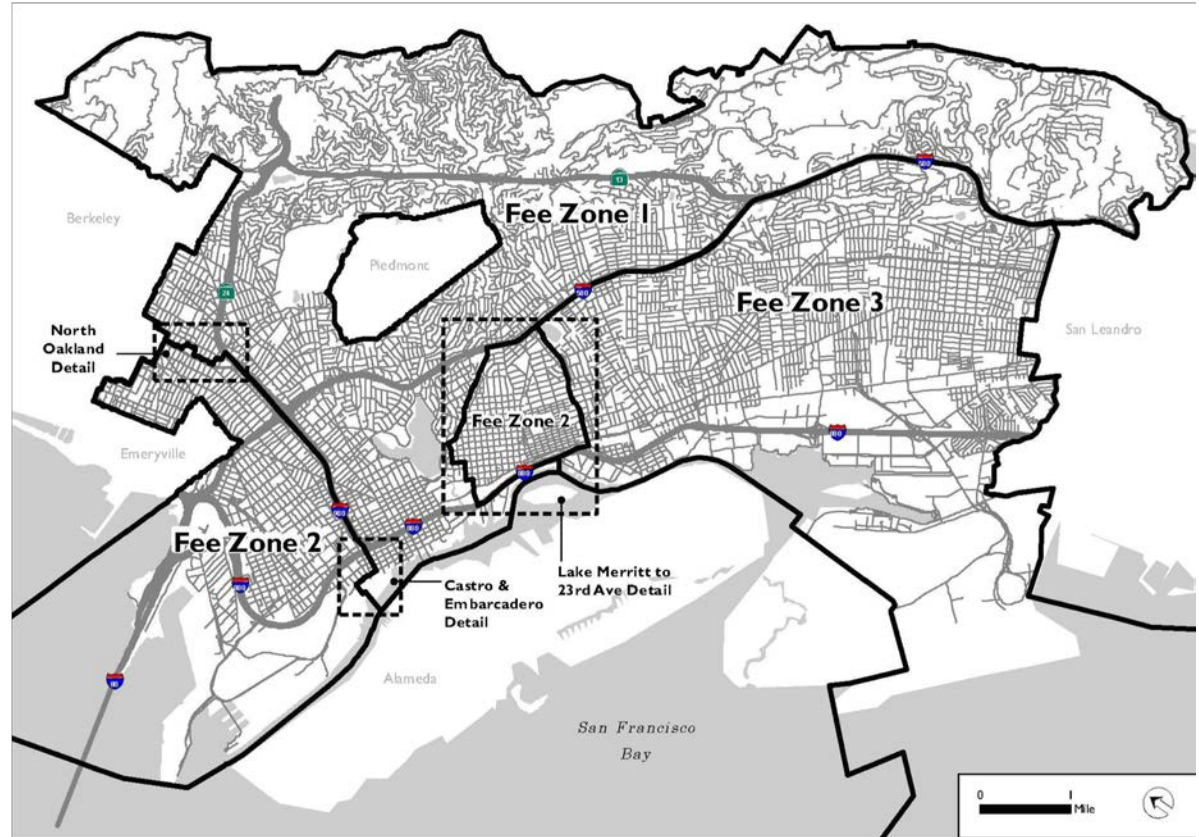
(1) A rational nexus shall be established that shows the relationship between the creation of new residential dwelling units, and office, commercial and industrial structures and their impact on the following services including, but not limited to, school facilities, public facilities, roads, sewers, water supply lines, affordable housing, child care facilities, job training facilities, public safety facilities, and parks, playgrounds and other recreational facilities.

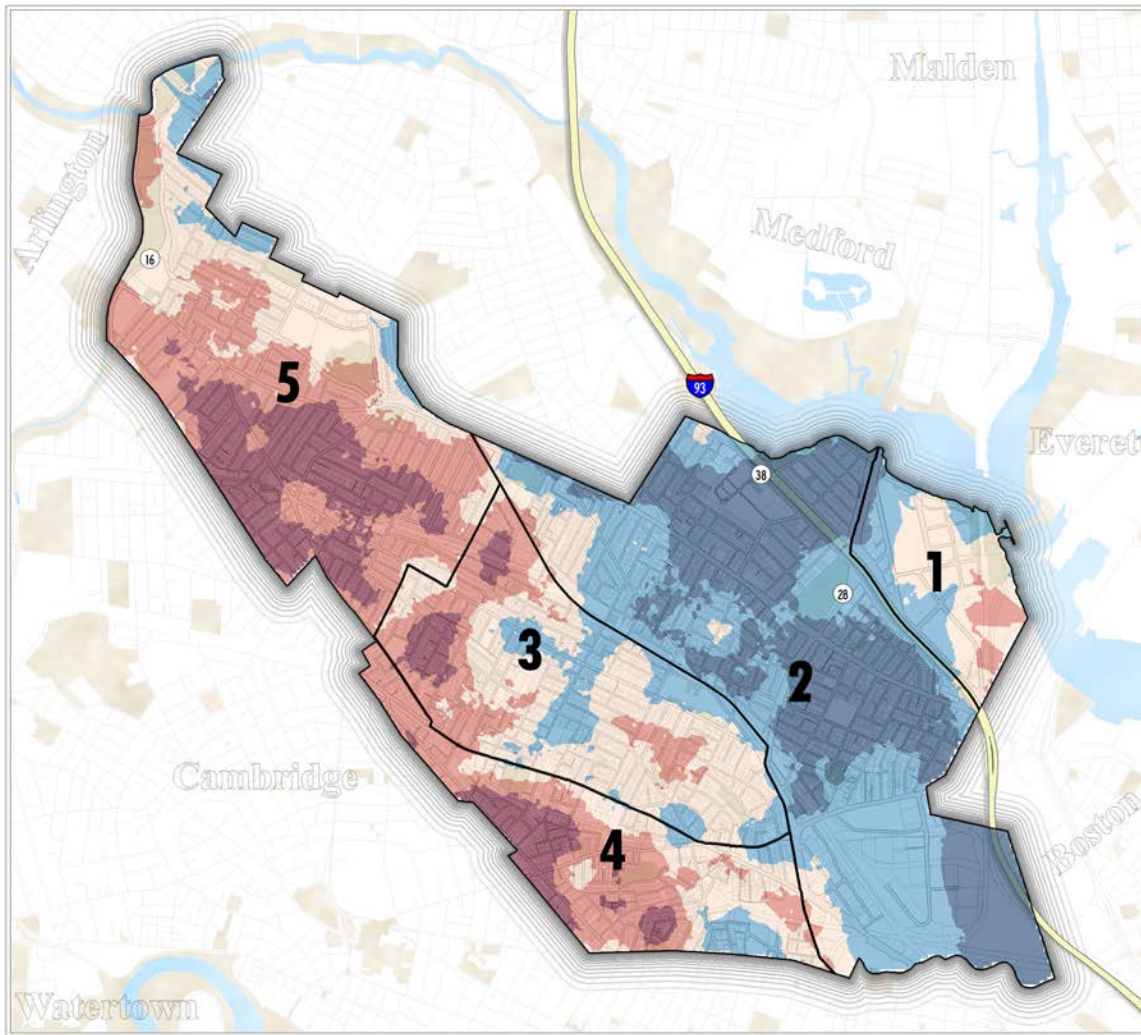
(2) The city shall develop and prepare a study that evaluates existing capital improvement plans for public facilities. The study shall analyze potential build-out in the city, the impacts of future development and the need for public facility improvements as a result of future development. Any exaction which may be established pursuant with this act shall be set in accordance with the methodology set forth in the study.



Setting 'Linkage' Fees

The affordable housing **impact fee** in Oakland, California, divides the city into three zones with different housing market characteristics (prices and rent) and different economic feasibility levels, and charges different fees in each zone, with the highest fees in downtown and nearby areas.





Assessed Value per Square Foot FY15

Somerville, MA

All Properties

Price Per Square Foot (\$)

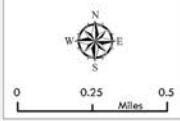
Dark Blue	\$86.43 - \$122.08
Medium Blue	\$122.09 - \$142.23
Light Blue	\$142.24 - \$162.38
Orange	\$162.39 - \$184.08
Dark Red	\$184.09 - \$218.19

Assessing District



This map is for general planning purposes only. The data used to create the map are not adequate for making legal or zoning boundary determinations or delineating natural resource areas. Exercise caution when interpreting the information on this map.

Date: 12/30/2015
 Source: MassDOT, Town of Somerville





City of Somerville

ZONING OVERHAUL

www.somervillezoning.com

March 19, 2019

20 Inner Belt



Forecourts (9,964 sf)



