



City of Somerville
ZONING OVERHAUL

www.somervillezoning.com

November 19, 2019

TONIGHT'S AGENDA

- 1. Upcoming Meeting Schedule**
2. PB Recommendation
3. Sustainability
4. Amendments Review
5. Thursday 11/21 Agenda



November 2019							December 2019						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

- NOV 19 PB Recommendation, Sustainability, Amendments
- NOV 21 Amendments
- NOV 25 Amended Ordinance submitted to CC
- NOV 26 Amended Ordinance referred to LUC/PB; Hearing Advertised
- DEC 3 Hearing Advertised
- DEC 10 Public Hearing; PB Rec. + LUC referral to CC
- DEC 12 CC Action on Amended Ordinance

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Planning Board Recommendation

1. That all new driveways be designed with porous asphalt, pervious concrete, or pavers and that impermeable driveways only be permitted to address specific site conditions upon approval of the City Engineer. Board member Aboff supported a further requirement that all new driveways be installed as ribbon driveways, with similar requirements as detailed above for all other types of driveway design (fully paved requires a waiver; permeable or impermeable).
2. That a Special Permit be required for Cannabis Cultivation uses due to odor impacts on abutting properties.
3. That buildings in the Fabrication and Commercial Industry districts be required to be LEED certifiable similar to requirements for other buildings types in other districts (removing the exemption in Section 10.11.1).
4. That buildings greater than 25,000 square feet be LEED Gold Certifiable and buildings greater than 50,000 square feet be LEED Platinum Certifiable.
5. That properties in the commercial core of Davis Square be rezoned to the MR4 or CC4 until other amendments to the Ordinance can be explored to address resident concerns addressing the preservation of Davis Square's small and local business character.
6. The centrally located properties in the core of Davis Square be rezoned for commercial development, with residential and mixed-use development permitted on the perimeter of the core business area adjacent to properties in the NR and UR districts.
7. That the parking maximums required in Transit Areas be supported by restrictions on the availability of on-street parking permits for residents of new development in those same areas to ensure that new development is actually "transit-oriented."

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Sustainability

On Topic Amendments

1. Definitions: Landscaped Area, Net Zero Ready Building, Paving Stone, Grass Paver, Pervious Concrete, Porous Asphalt, Ribbon Driveways, Runoff Coefficient.
2. Runoff Coefficient used to calculate lot coverage of permeable surfaces
 - a. None will be 100% any longer
3. Driveway design: permeable or graded to permeable surface; ribbon recommended; City Engineer Waiver
4. Overlay Districts:
 - a. Buildings – no combustion; certifications required; green roofs required
5. Green Score improvements:
 - a. Purpose – To incentivize the use of urban landscape elements that manage storm water, filter pollutants, reduce the urban heat island, provide habitat, sequester carbon dioxide, and improve air quality.
 - b. Overview
 - a. Green score is an environmental sustainability performance standard for urban landscapes.
 - b. Green Score is measured as the combined weighted value of all landscape elements to divided by the total land area of a lot.
 - c. Sites earning a higher green score he indicates a higher environmental sustainability than sites that earn a lower score.

Green Score

Engineered Landscape		
Vegetated Wall	actual sf	0.7 <u>0.1</u>
Rain gardens, bioswales, and stormwater planters.	actual sf	1.0
Green Roof with up to 6" of growth medium	actual sf	0.2 <u>0.1</u>
Green Roof with 6"-10" of growth medium	actual sf	0.4
Green Roof of 10"-24" growth medium	actual sf	0.6
Green Roof of over 24" growth medium	--	per individual landscape elements

Professor's Research Leads D.C. to Adopt New Sustainable Zoning Measure

The Green Area Ratio sets environmentally friendly urban planning requirement for D.C. buildings.



Assistant Professor of Geography Melissa Keeley

November 27, 2013

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THURS 10/21 AGENDA

Text Amendments

1. Buyouts & In Lieu Payments Section
2. MPD Overlay Districts
 1. Storm Water & Green Infrastructure Master Planning
 2. Performance Bonds
 3. Boynton Yards

Map Amendments

Errata & Clarifications



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