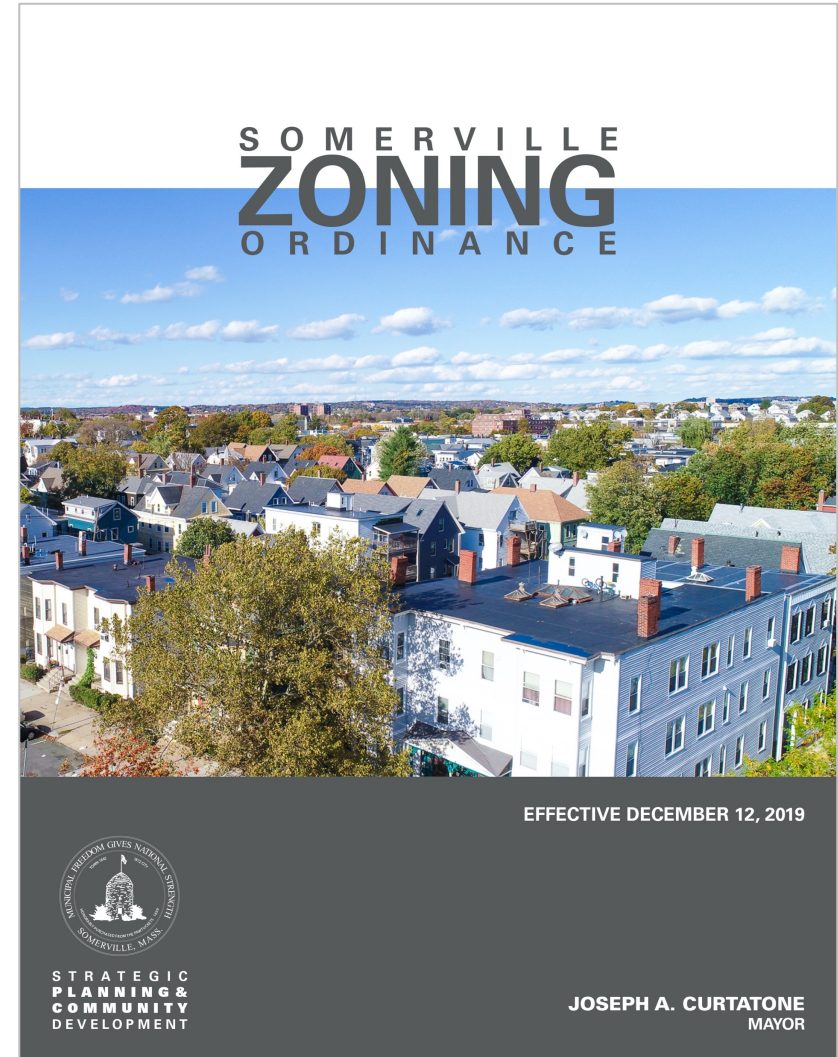


JOINT HEARING

September 28, 2021

www.somervillezoning.com



Fractional & In-Lieu Payments at C/O

12.3 Buyouts & Payments

1. Compliance

- a. The Building Official may not issue any ~~Building Permit, excluding a foundation permit,~~ Certificate of Occupancy for development until any authorized fractional buyout or in-lieu payment has been made in accordance with this Section.

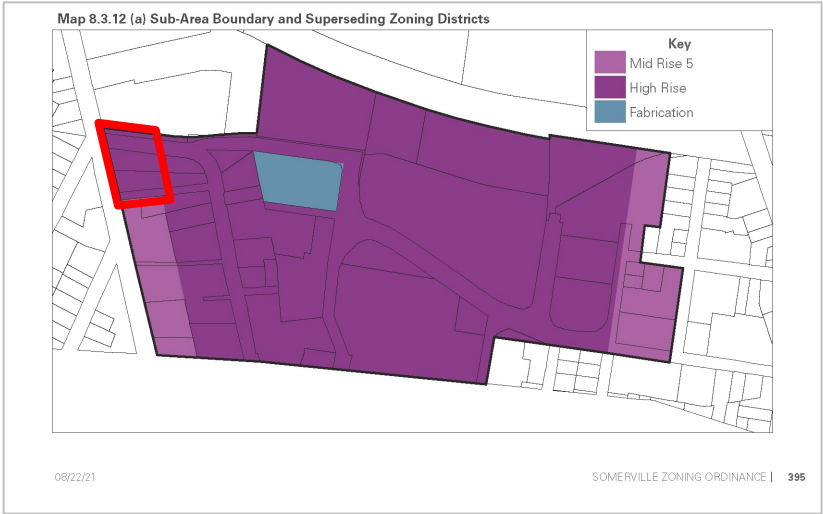
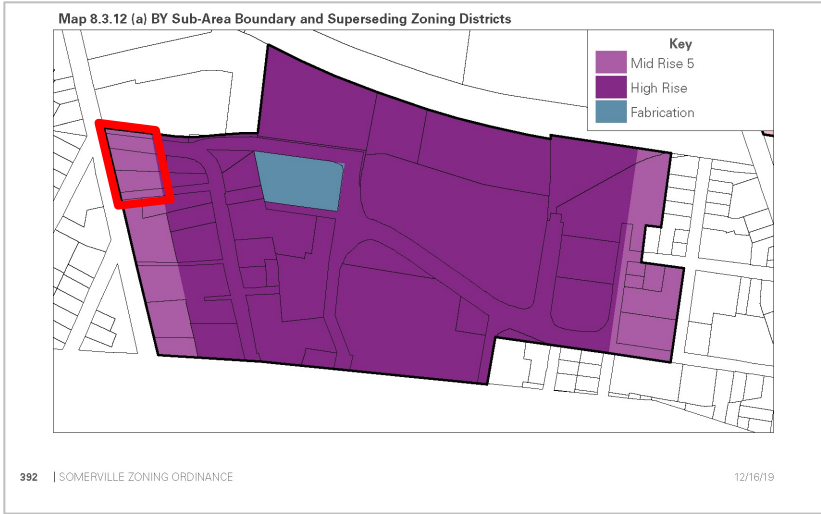
MPD Overlay District & Boynton Yards Sub-Area

Timeline:

- June 17 Public Hearing for zoning amendments proposed by 80 Webster
- July & August Various meetings between CV Properties & 80 Webster Trustees
- July 19 & 28 Meeting between PPZ, CV Properties, 80 Webster Trustees where multiple options discussed
- August 5 80 Webster Trustees confirmed acceptance of the 9-story option offered by CV Properties as their preferred alternative to the original Boynton Gateway building massing proposal.

CV Properties agrees to covenant 9 story option
- August 23 PPZ submits new amendment; must coincide with private covenant

MPD Overlay District & Boynton Yards Sub-Area



MPD Overlay District & Boynton Yards Sub-Area

Contextual Design

1. Purpose

- a) To provide an increased rear setback between new construction and existing buildings by decreasing the required front sidewalk width and reducing floor area use requirements due to a restricted floorplate.

2. Applicability

- a) This section is applicable to any lot within the High-Rise district shown on Map 8.3.12 (a) that also abuts any other lot with a principal building that is noncompliant to its required minimum rear setback.

3. Building Standards

- a) Notwithstanding Sections 5.1 and 8.5.13.i, the principal building must have a minimum rear setback of twenty (20) feet.
- b) Development of any building type may deviate by up to five percent (5%) from the numeric value of the following dimensional standards:
 - i. Front building setbacks (min)
 - ii. Facade build out (min)
 - iii. Floor plate (max)

4. Use Provisions

- a) Notwithstanding Section 8.5.13, five percent (5%) of the total non-residential gross floor area must be reserved for Arts & Creative Enterprise principal uses.

5. Public Realm

- a) Notwithstanding Section 5.1.18, for any lot abutting a sidewalk that is less than twelve (12) feet in width, the main massing of the principal building must be set-back and the frontage area paved to provide a sidewalk that is at least twelve (12) feet in total width.

MPD Overlay District & Boynton Yards Sub-Area

Alternative Compliance

Master Planned Development

- i. The Planning Board may permit an in lieu payment for up to ten percent (10%) of the civic space required in each sub-area by Special Permit in accordance with Section 12.3 Buyouts & Payments.

Contributing Lots

- i. The Planning Board may permit an in lieu payment for up to one hundred percent (100%) of the civic space required in each sub-area by Special Permit in accordance with Section 12.3 Buyouts & Payments.
- ii. The Planning Board may permit an in-kind off-site contribution for up to one hundred percent (100%) of the civic space required in each sub area by Special Permit.
 - b) The location of the in-kind off-site contribution must be located within one-quarter (1/4) mile of the development site originally required to provide civic space.

Commercial Spaces (Small Business Overlay)

Commercial Space “One (1) or more rooms for the exclusive use of a specific tenant(s) separated by demising walls from other commercial spaces or building common areas.”

Commercial Space Factor

a). When specified for a building type, the required minimum number of ground story commercial spaces is calculated by dividing the building width at the primary facade by the commercial space factor indicated.

Mid-Rise, High-Rise, & Commercial Districts

- a. Applicability
 - i. This section is applicable to the construction of any new principal building.
- b. Building Types
 - i. Ground story commercial spaces must be provided as specified on Table 8.2.5.
 - a) Any fractional number resulting from this calculation is rounded to the nearest whole number.
 - b) Apartment Buildings are exempt.
 - ii. Only one (1) ground story commercial space over (35) feet in width is permitted to front a pedestrian street.

Table 8.2.5 Dimensional Standards

| Use & Occupancy | |
|-------------------------------------|-------|
| Ground Story Entrance Spacing (max) | none |
| Commercial Space Factor (min) | 30 |
| Commercial Space Depth (min) | 20 ft |

Elm Street

Elm Street North-East Elevation

- Store-front Lengths**
- less than 15'
 - 15'-30'
 - 30'-50'
 - more than 50'
 - lobby
- Entrance**
- Public
 - Private
 - Plaza



Davis Square

Day St

Chester St

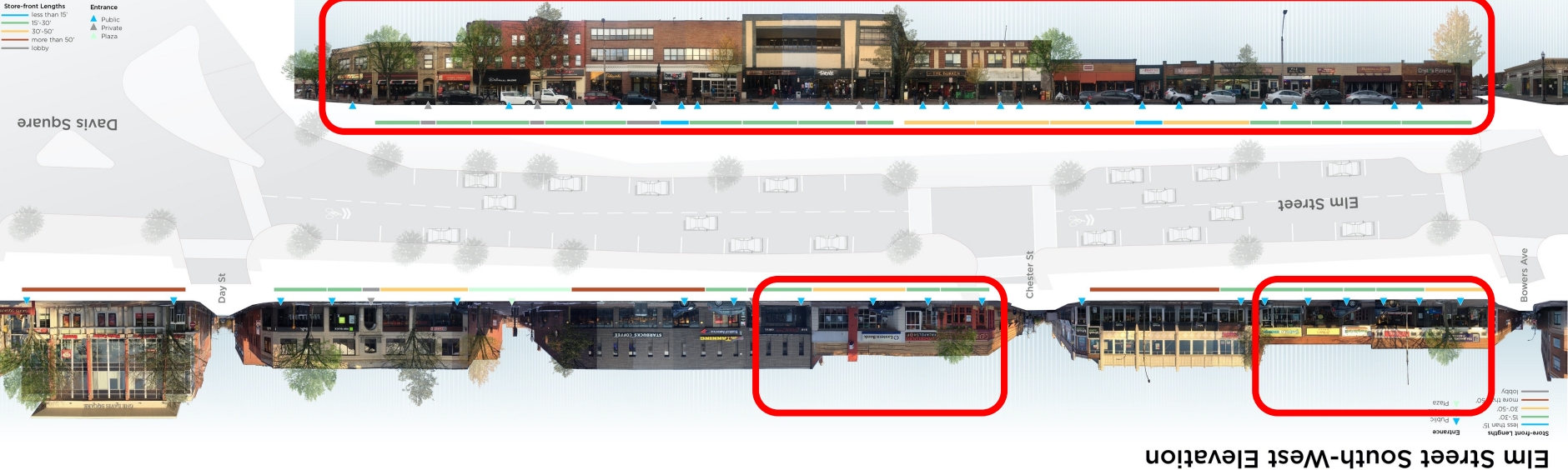
Bowers Ave

Elm Street South-West Elevation

- Store-front Lengths**
- less than 15'
 - 15'-30'
 - 30'-50'
 - more than 50'
 - lobby
- Entrance**
- Public
 - Private
 - Plaza

Elm Street (Best Walkable Frontage?)

Elm Street North-East Elevation



Sidewalks & Frontages

Primary Front Lot Line

1. Lot Line fronting a Pedestrian Street
2. For a corner lot, the primary Front Lot Line is designated by the property owner; other is a secondary Front Lot Line
3. A through lot has two primary front lot lines

Frontage Area [defined term] “The area of a lot between the facade of a principal building and any front lot line(s), extending fully to each side lot line(s).”

- ii. Corner lots and through lots have two frontage areas.
 - a) Any frontage area of a corner lot abutting a pedestrian street is a primary frontage area.
 - b) For all other corner lots, the primary frontage area corresponds with the primary front lot line designated by the property owner, with all remaining frontage area designated as secondary frontage area.
 - c) Both frontage areas of a through lot are primary frontage area.

Sidewalks & Frontages

16. Public Realm

a. Sidewalks

- ~~i. When development occurs on any lot abutting a sidewalk that is less than twelve (12) feet in total width, the building must be set back an additional distance to accommodate expansion of the abutting sidewalk must be provided to a width of at least twelve (12) feet. The minimum and maximum front setbacks for each building type are increased accordingly.~~
- i. For any lot abutting a sidewalk that is less than twelve (12) feet in width, the frontage area must be paved to provide a sidewalk that is at least twelve (12) feet in total width.

| Building Setbacks | | |
|-------------------|---------------------------------------|--------------|
| | <u>Curb Setback (min)</u> | <u>12 ft</u> |
| A | Primary Front SETBACK (min/max) | 2 ft 12 ft |
| B | Secondary Front SETBACK (min/max) | 2 ft 12 ft |
| C | Side SETBACK (min) | 0 ft |
| | Side SETBACK ABUTTING NR or LHD (min) | 10 ft |
| D | Rear SETBACK (min) | — |
| | ALLEY OR R-ROW | 0 ft |
| | No ALLEY | 10 ft |
| | No ALLEY & ABUTTING NR or LHD | 20 ft |

Rooftop Mechanicals & Penthouses

| | |
|---|------------------|
| Rooftop Mechanicals | MR3, MR4, CC3-4 |
| Mechanical Equipment, Screening, Penthouse Height (max) | 10 ft |
| Rooftop Mechanicals | MR5, MR6, CC5-10 |
| Mechanical Equipment, Screening, Penthouse Height (max) | 15 ft |

Roof-Mounted Mechanicals

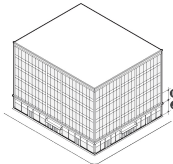
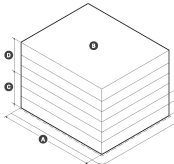
- i. Roof mounted mechanical equipment must be screened or enclosed within a rooftop penthouse.
 - a) Roof-mounted photovoltaic (PV) devices are exempt.
- ii. Mechanical equipment, screening, and rooftop mechanical penthouses may exceed the maximum height permitted for each building type by Special Permit.
 - a) In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing mechanical equipment, screening, or rooftop mechanical penthouse to exceed the maximum height permitted for each building type:
 - i. **Reserved**

4. MID-RISE DISTRICTS
Mid-Rise 6 (MR6)

4.4.10 Lab Building (continued)

d. Tracing & Height

d. Use & Features



| Main Massing | |
|----------------------------------|-----------|
| 1 Overall Height (ft) | 200 ft |
| 2 Faced (Built Out) (ft) | — |
| 3 Primary Front (ft) | 80% |
| 4 Secondary Front (ft) | 80% |
| 5 Floor Plate (ft) | 30,000 sf |
| 6 Ground Story Height (ft) | 18 ft |
| 7 Upper Story Height (ft) | 10 ft |
| 8 Number of Stories (ft) | 3 8 |
| 9 Stepback, 5th - 6th Story (ft) | 10 ft |
| 10 Building Height, Feet (ft) | 95 ft |
| 11 Roof Type | Flat |

| Facade Composition | |
|-----------------------------|-----------|
| 12 Ground Story Penetration | — |
| 13 Primary Facade (ft) | 70% |
| 14 Secondary Facade (ft) | 15% - 70% |
| 15 Upper Story Facade (ft) | 15% - 70% |
| 16 Glass Wall (ft) | 20% |

| Use & Occupancy | |
|--------------------------------|-------|
| 17 Entrance Opening (ft) | 30 ft |
| 18 Commercial Space Depth (ft) | 30 ft |

| Rooftop Mechanicals | |
|--|-------|
| Mechanical Equipment, Screening, Penthouse Height (ft) | 15 ft |

10/12/2019

SCHENECTADY ZONING ORDINANCE | 215

Rooftop Mechanicals & Penthouses

High-Rise District (only used by MPD Overlay)

Roof-Mounted Mechanicals

- i. Roof mounted mechanical equipment must be screened or enclosed within a rooftop penthouse.
 - a) Roof-mounted photovoltaic (PV) devices are exempt.

Architectural Design Guidelines

- u. Rooftop mechanical penthouses and screening should be integrated into the overall building massing and architectural design of the building, appearing as an extension of the stories below or differentiated as the top of the horizontal tripartite division.
- v. Rooftop mechanical penthouses and screening should be located to minimize adverse environmental impacts on civic spaces, sidewalks, and abutting lots.
- w. Vents, stacks, railings and other components of mechanical equipment required to be outdoors or to project above a penthouse should be limited in height and located toward the center of the roof to every extent practicable.