



UNION SQUARE NEIGHBORHOOD PLAN
Plan Forum
February 4, 2016



**Si ou bezwen entèpretasyon an
Kreyòl Ayisyen, mwen kapab ede w**

Nan Somerville, nou pale lang ou!





Caso necessite interpretação em português, estamos aqui para servi-lo

Em Somerville nós falamos a sua língua!





**Si necesita interpretación en
español estamos aquí para servirle**

En Somerville hablamos su idioma!



THANK YOU!

Neighborhood Plan

October 2015

DRAFT



THANK YOU!

51

LETTERS SUBMITTED

2000+

COMMENTS ONLINE

ACTUAL COMMENTS

“I love 99.99% of this plan!”

“I commend the incredible amount of work in the plan. What is not commented on can be taken as acceptance and often endorsement”

“Thanks for your hard work and attention to detail in developing the Union Square Neighborhood Plan”

“I first want to commend those who put this plan together. Its very comprehensive and, I think, does a good job of distilling the many opinions and priorities of those in the neighborhood.”

“There is a lot to be excited about in this plan, and it’s clear that a tremendous amount of work has gone into it at every stage of the process.”

“Thank you for giving us a chance to comment on the neighborhood plan. I know this is a result of a herculean effort and appreciate the change for the public to give comments prior to the city finalizing the neighborhood plan.”

“I really love the amazing revisioning of Union Square (or perhaps the Greater Union Square) area that you have in this plan.”

“Thank you for your hard work on the Plan and for your outreach and inclusion of the public in so many meetings to develop it.”



1. Clarify what goes in a Neighborhood Plan
2. Jobs/Housing Mix in the Plan Area
3. Open Space Targets

IN PROGRESS...



1. Mobility Section
2. Renderings
3. Allen Street
4. Incorporating Other Comments



WHAT IS IN A NEIGHBORHOOD PLAN?



ACTUAL COMMENTS

“While I understand the importance of planning, I also hope that we will soon be transitioning to the phase where shovels are in the ground.”

“The Current Plan is a single point-in-eventual-time.”

“We have too much available to us to choose from. The sky's the limit! And because of that, it feels overwhelming to figure it out.”

“Each “aspiration” should include a description of how it is accomplished by the plan.”

“Aspirations are insufficient”

“A neighborhood plan is an aspirational document.”

“The recommendations are also strong. BUT it is left unclear who will do what and how it is assured.”

“As the City and the public work through the Neighborhood Plan, parcels continue to be purchased and development continues.”

“I feel the design is overall good and that it takes a balanced approach to provide the best value to the city of Somerville as a whole while minimizing the impact on local residents/businesses.”

NEIGHBORHOOD



Around 1915 E.W. Burgess with Robert E. Park pioneered new field of human ecology. They studied the spatial distribution in cities and introduced the idea of a “neighborhood.”

PLAN

(verb)

1. Decide on and arrange in advance
2. Design or make a plan of (something to be made or built)

(noun)

a detailed proposal for doing or achieving something

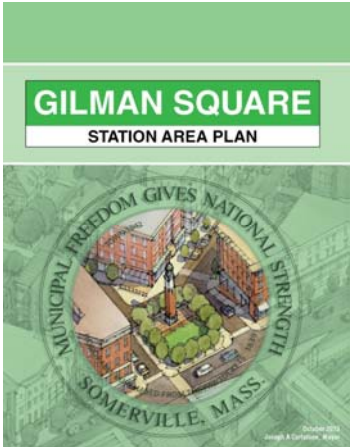
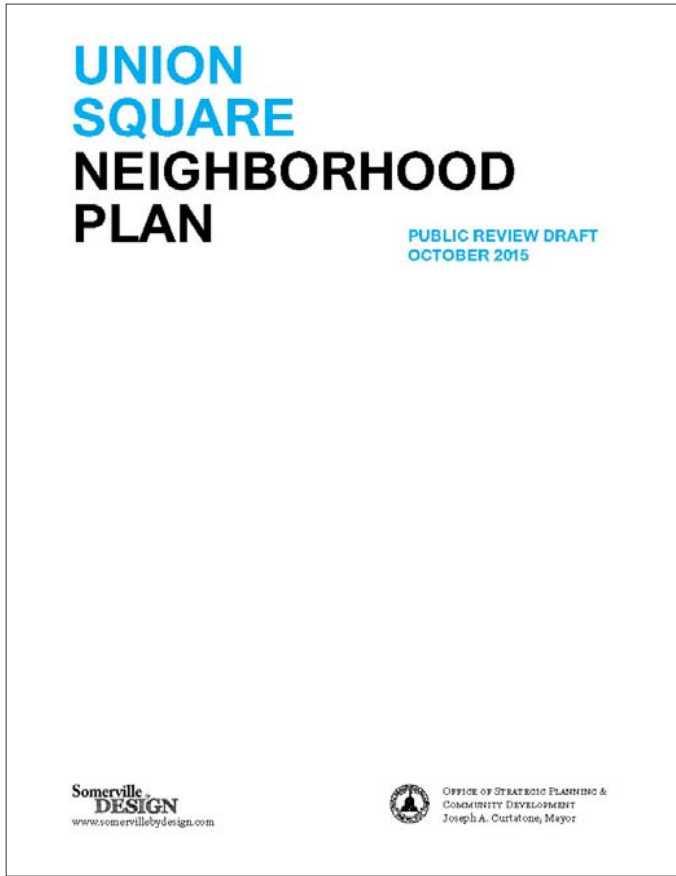


A neighborhood plan is a collaborative process in which residents, stakeholders, consultants, and city staff work together to identify and prioritize policies and development strategies.

Our Steps:

1. Visioning & Goal Setting
2. Charrette
3. Open House
4. Draft Neighborhood Plan
5. Feedback
6. Final Neighborhood Plan

Somerville *by* DESIGN



FINAL

(adjective)

1. Coming at the end of a series

1. Crowdsourcing
2. Visioning & Goal Setting
3. Charrette
4. Open House
5. Draft Neighborhood Plan
6. Feedback
7. Final Neighborhood Plan

FINAL

(adjective)

1. Coming at the end of a series

BUT WAIT...

Every neighborhood plan can also be looked at as **another beginning**.

1. Implementation of the plan
2. Evaluate (which could lead to amend)

SO WHAT WILL BE IN THE FINAL NEIGHBORHOOD PLAN?

Introduction

- An introduction that does not take the GLX for granted. A clear narrative that takes the SomerVision goals and distills them to the Union Square Plan area.

Policy

- Suggestions based on researched ideas of best practices to implement the vision of the plan.

Development

- Visualized possibilities (though not all) for development on the D Parcels, Boynton Yards, Grand Junction, and infill lots.

WHAT'S NEXT?

Neighborhood Plan Release

Endorsement

- A public hearing of the Planning Board to review the plan document.

Zoning

- Propose a zoning amendment for Union Square that codifies the expectation set in the neighborhood plan. Zoning, when approved, *is law*.

Policy

- Work with residents, stakeholders, and city staff to start implementing the plan...it takes a village!

ZONING

(noun)

The establishment by local governments of districts that are restricted to various types of manufacturing, commercial, or residential use.

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(noun)

The establishment by local governments of districts that are restricted to various types of manufacturing, commercial, or residential use.

SO, WHAT'S IN THE ZONING?

ZONING: THE REGULATORY PART OF THE PLAN

- Block and lot sizes
- Design standards for streets and alleys
- Public Space
- Building types
- Permitted uses
- Inclusionary housing
- Landscape, lighting, sign standards
- Parking standards
- Permitting & Review of Projects

ZONING: THE LONGER LIST

- Building type, size, height, dimensional setbacks and use
- Location of buildings on lots
- Location of required streets and circulation patterns
- Requirements for ground-level active uses on appropriate frontages
- Ratios that determine commercial and residential housing growth throughout the plan area
- Inclusionary housing requirements (percentages and related metrics); “family-sized” (multiple bedroom) units; provisions for developer to provide off-site affordable housing units
- Parking requirements (minimums and/or maximums)
- Required portion of land to be used as open space; types of open spaces to be permitted
- Permission to permit civic uses (police, fire, library, scatv, etc.)
- Maximum block sizes
- Strategies to allow/incentivize green buildings and infrastructure
- Establishment of transportation demand management program
- Line of site / shadow impacts

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WHAT ABOUT EVERYTHING ELSE?

Ongoing community conversation

Individual project / plan review

Public and private infrastructure investment

Public Benefits Process (and benefits district?)

Civic Advisory Committee (CAC)



JOBS/HOUSING MIX



ACTUAL COMMENTS

“The mismatch of strong present demand for housing sites and weak, far-future demand for commercial/laboratory space will further complicate the achievement of the desired mixed-use pattern of development.”

“Will the real estate development cycle crash before commercial space gets built?”

“If D2 is going to start to be developed in the next couple years, it should be at least 70% commercial. Somerville badly needs the larger commercial tax base to balance against high residential tax rates.”

“The large number of housing units proposed (about 3,000, 3-4 times what was envisioned in SomerVision) seems disproportionate for just one area of the City.”

“Please ensure that the housing to commercial space ratio fits the requirements of SomerVision. There is currently too much housing in the proposed Plan, and there must be more commercial space mandated.”

“I feel that there should be more commercial development on the D2 block and that it should be built earlier rather than later.”

“I am extremely concerned that residential development will precede and crowd out commercial development.”

“The balanced approach of 60/40 commercial to housing is an admirable goal and will help create the vitality both during the day and at night that both business and residential uses need.”



Somerville Vision

City of Somerville, Massachusetts
Comprehensive Plan | 2010-2030



Somerville: an Exceptional Place to Live, Work, Play, and Raise a Family

Endorsed by the Somerville Board of Aldermen April 12th, 2012

Adopted by the Somerville Planning Board April 19th, 2012

Appendix 2

The Numbers and the Maps: The Somerville 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 Somerville Map, the Somerville Numbers are our achievable but aspirational targets. Somerville 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 Somerville Numbers cannot be separated into parts and cannot be separated from the Somerville 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.



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City of Somerville, Massachusetts
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HOUSING/JOBS MIX



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HOUSING/JOB MIX

Appendix 2 The SomerVision Numbers: Areas to Transform

Areas to Transform *What's it all about?*

Industrial districts on the eastern and southern edges of Somerville represent a major opportunity for our City to achieve its goals of job growth, open space creation, and housing development. By improving infrastructure and updating zoning regulations, the City can help property owners in these areas to realize the full value of their land while steering development pressure away from other parts of Somerville.



Waste Transfer site in Brickbottom

Areas to Transform

Assembly Square	125 acres
Inner Belt	115 acres
Brickbottom	65 acres
Boynton Yards	35 acres
Union Square	25 acres
Total	365 acres

Appendix 2 The SomerVision Numbers: Share of City Growth

Where does it All Go?

The SomerVision Numbers were developed in a series of meetings with the Comprehensive Plan Steering Committee. The process began with land area. In places like Assembly Square, roughly 80% of the total land area can be used for buildings, with 20% reserved for roads, sidewalks and other infrastructure. Based on this buildable area, a proportional share of growth was calculated. These shares add up to 85% of the total citywide growth for 2010 to 2030.

	Land Area	Buildable Area	Share of City Growth
Assembly Square	125 acres	100 acres	29% of growth
Inner Belt	115 acres	92 acres	26% of growth
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Assembly Square, prior to construction of Assembly Row

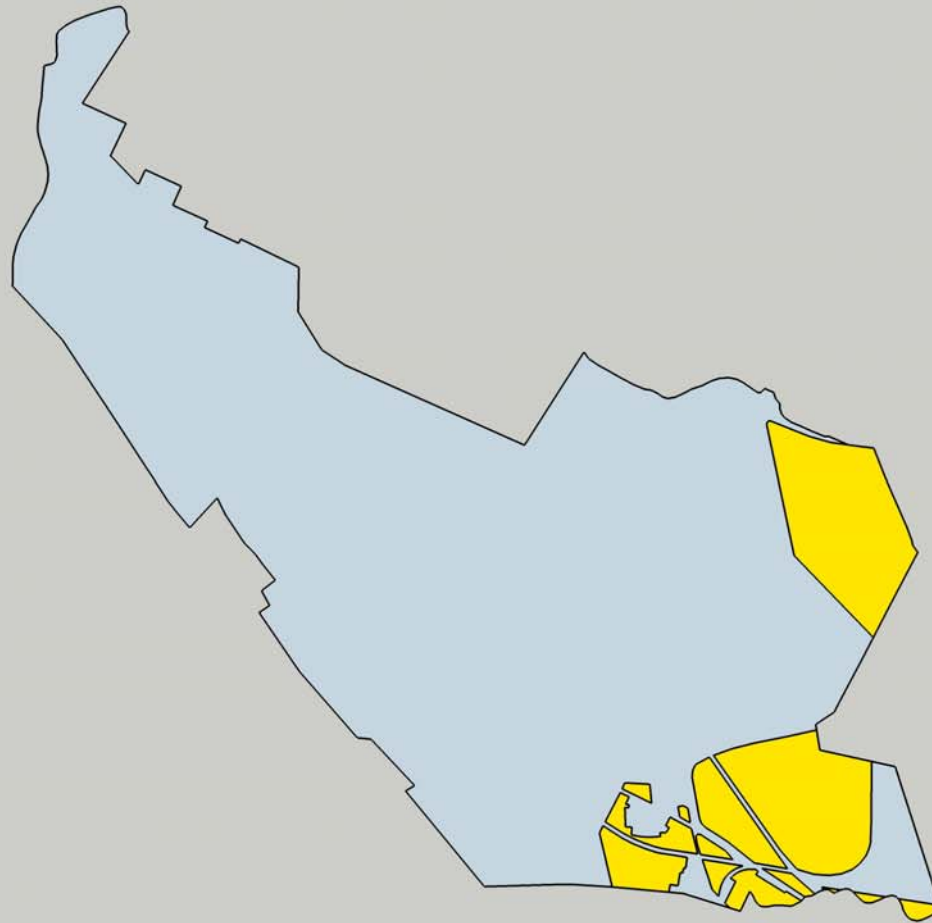


Boynton Yards



Brickbottom

Transformative Areas



Appendix 2 The SomerVision Numbers: Share of Job Growth

Job Growth *What's it all about?*

Successful cities have a balance between jobs and residents. Today Somerville has 45,000 workers, but only 20,000 jobs. The SomerVision Plan sets a goal of creating 30,000 new jobs to bring these numbers into better balance. Benefits of job growth include adding daytime customers for our great local small businesses, and reducing the tax burden on Somerville's homeowners. Growth will depend on economic factors, as well as needed infrastructure improvements in our Areas to Transform.

How Much Space per Job?

On average, commercial buildings require about 350 square feet of space per job. Using this conservative estimate, we can calculate the space needed to meet the SomerVision target of 30,000 jobs (roughly 10.5 million square feet). Approximately 9 million square feet should be located in the Areas to Transform. For comparison, University Park in Cambridge currently has roughly 4,000 jobs (2 million commercial square feet) and 400 housing units on 25 acres of land.

	Share of City Growth	New Jobs	New Commercial Square Feet
Assembly Square	29%	8,500 jobs	3 million
Inner Belt	26%	8,000 jobs	2.8 million
Brickbottom	15%	4,500 jobs	1.6 million
Boynton Yards	8%	2,500 jobs	0.9 million
Union Square	6%	1,800 jobs	0.6 million
Total	85%	25,500 jobs	9 million

Appendix 2 The SomerVision Numbers: Share of Housing Growth

How Much Housing?

Housing growth will help us to continue to meet demand and preserve affordability. The SomerVision Comprehensive Plan lays out an expectation that Somerville needs more commercial development than residential development. But the plan also recognizes that our Areas to Transform need housing development to become true neighborhoods with an attractive mix of daytime and nighttime activity. The plan assumes an average of 1,100 square feet per unit. Based on this, approximately 38% of new development should be residential.

	Share of City Growth	New Housing	New Residential Square Feet
Assembly Square	29%	2,500 units	2.75 million
Inner Belt	26%	1,000 units	1.1 million
Brickbottom	15%	750 units	0.82 million
Boynton Yards	8%	500 units	0.55 million
Union Square	6%	350 units	0.38 million
Total	85%	5,100 units	5.6 million

Housing Development *What's it all about?*

Our nation is experiencing an urban renaissance, and there is a tremendous demand for housing in places like Somerville. A recent study by the national research group Reconnecting America estimates that market demand for new housing close to rapid transit exceeds 600,000 housing units for metro Boston. That translates to roughly 2,000 new housing units for every existing and new station on the MBTA system. While Somerville cannot meet that demand, it can support new transit-oriented housing.

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SomerVision - Somerville's Comprehensive Plan

61% of total

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39% of total

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5 Problems Interpreting SomerVision for the Union Square Plan

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Waste Transfer site in Brickbottom
Page 142



Area	Acres
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Assembly Square, prior to construction of Assembly Row



Boynton Yards



Brickbottom

#1: Acres Available is Less

Union	20 Acres	1,800 Jobs	350 Units
Boynton Yards	28 Acres	2,500 Jobs	500 Units

NOTE: The dwelling unit numbers on these slides were accidentally switched between neighborhoods for the public presentation. They have been corrected for this online version.

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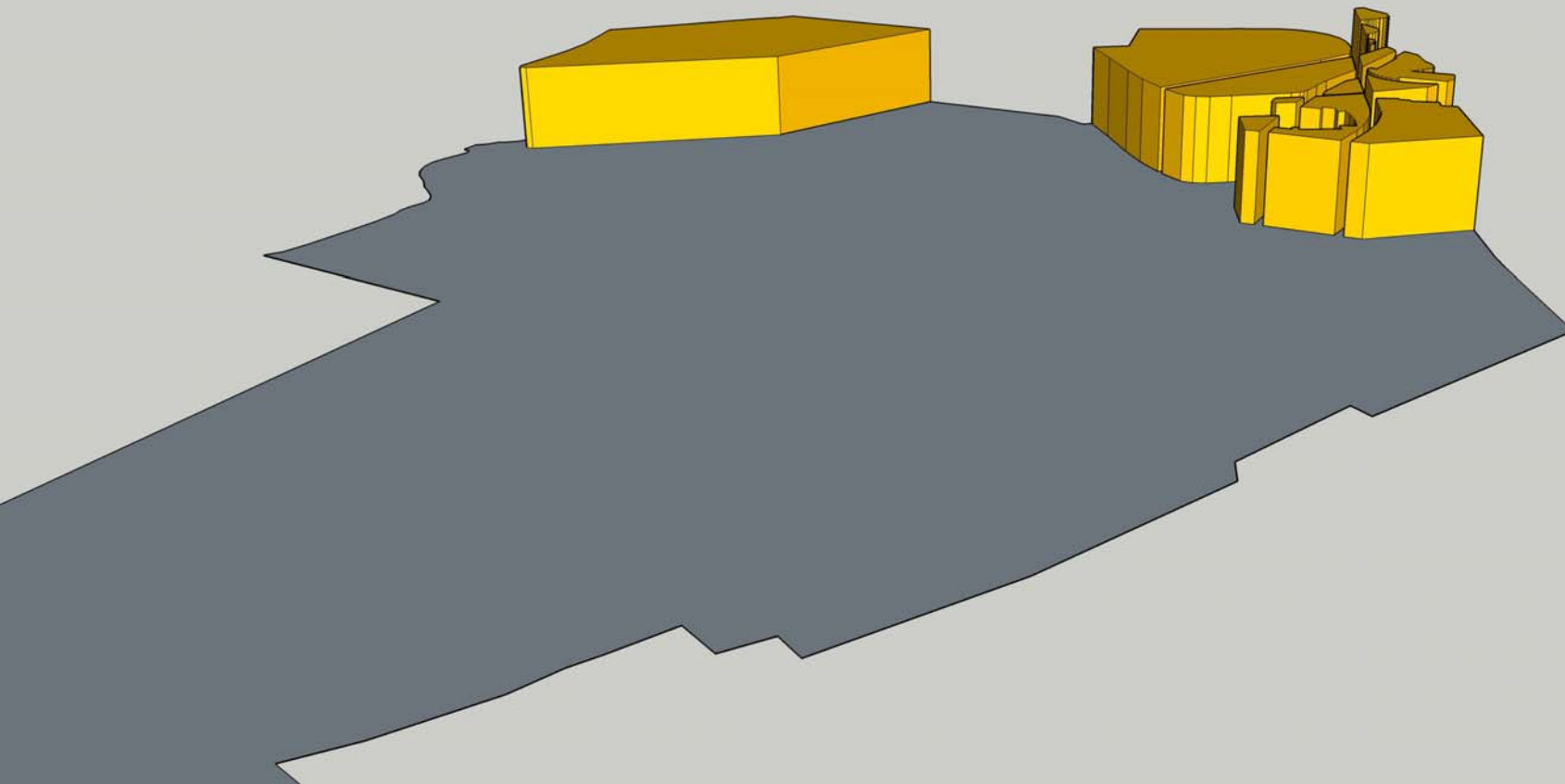
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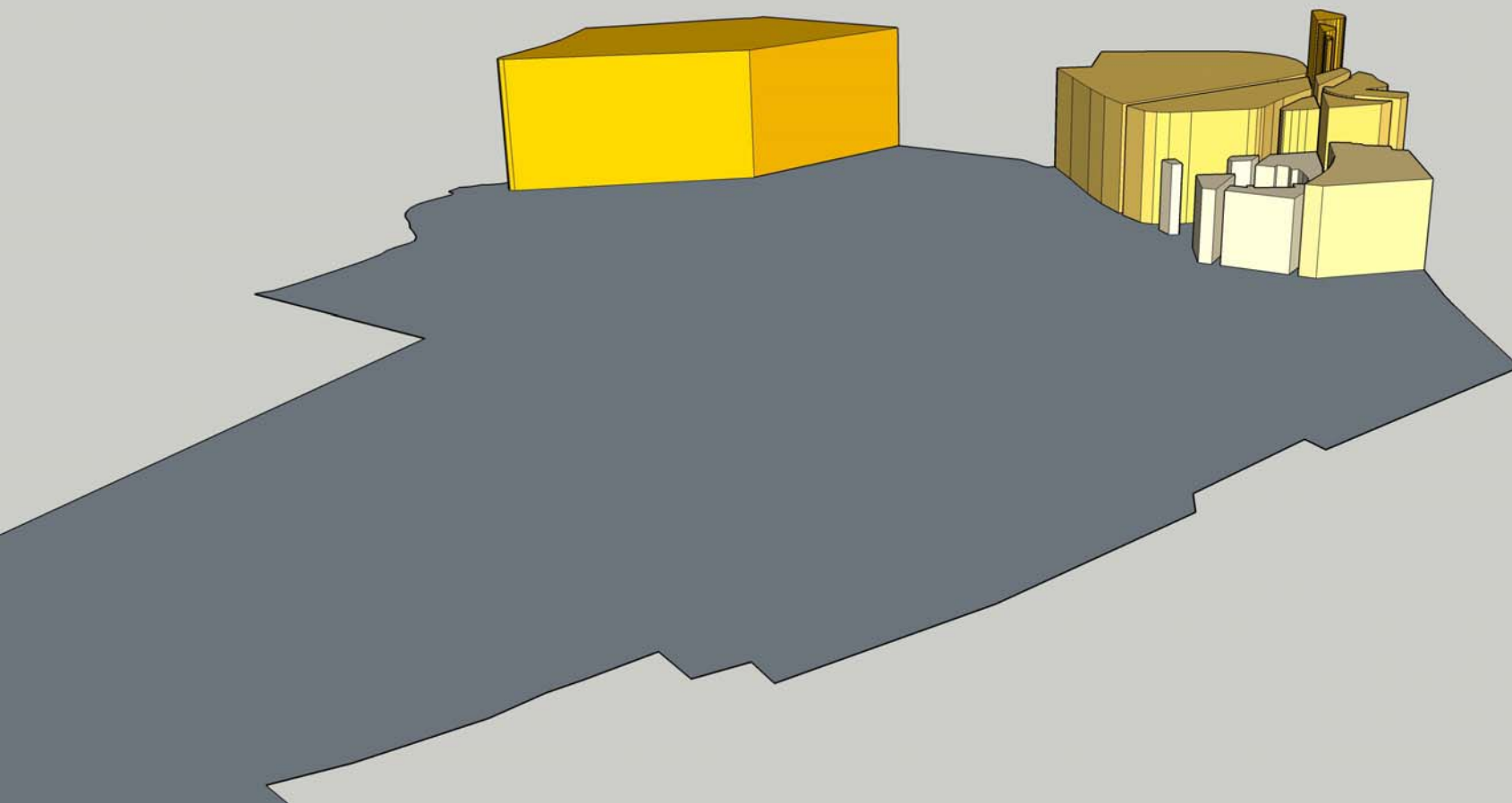
#2: Even Distribution in SomerVision



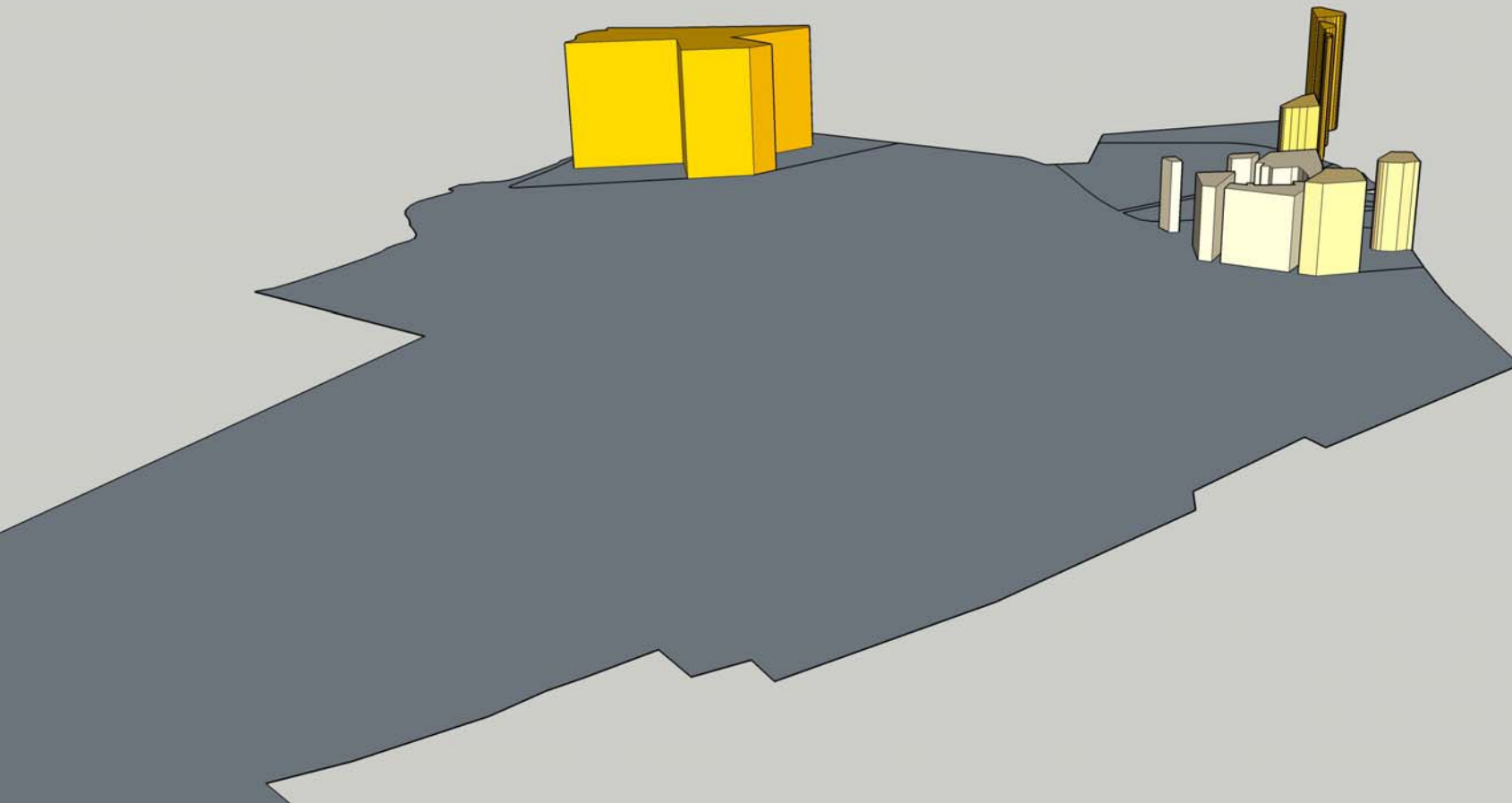
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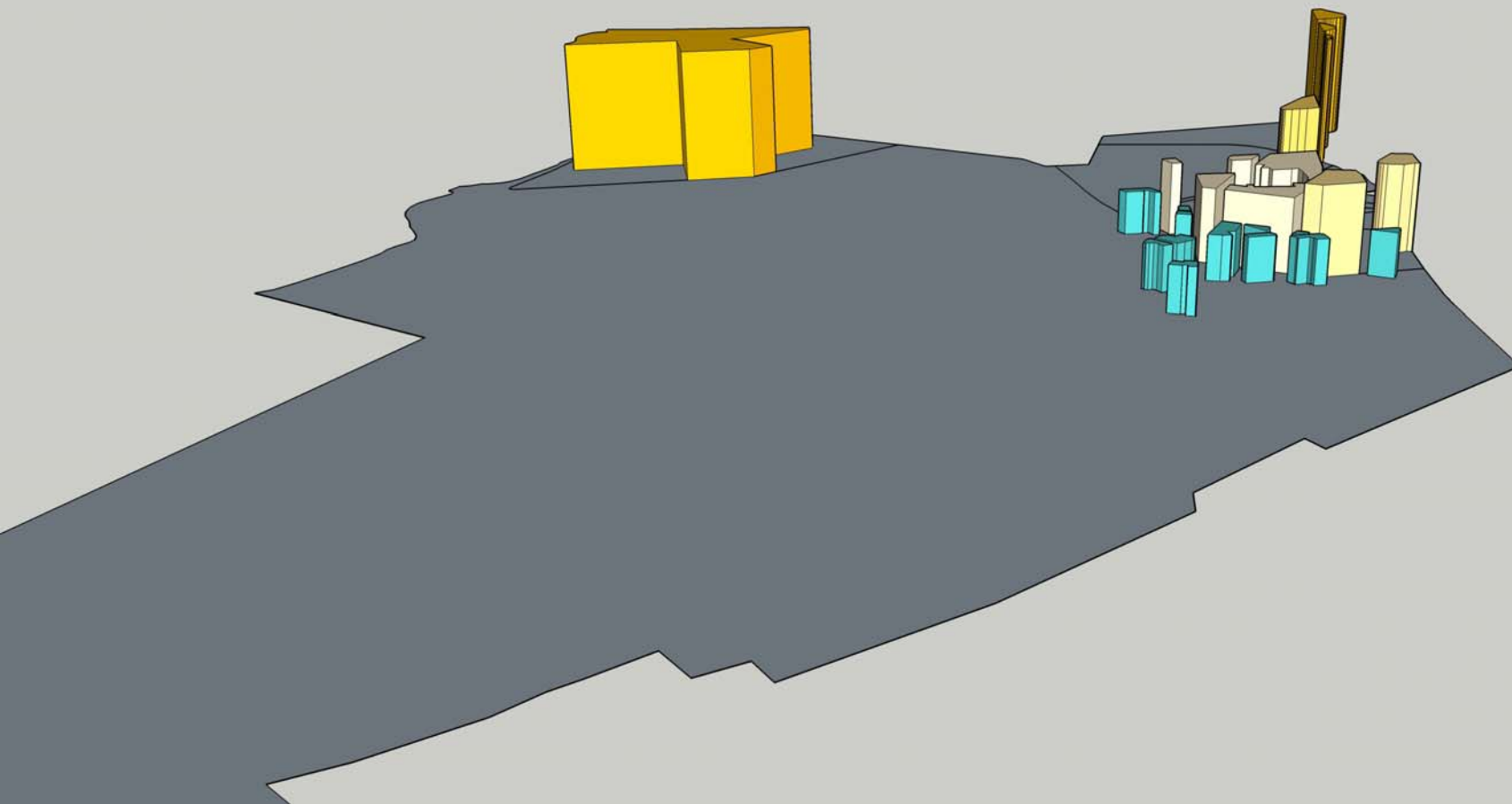
#2: Uneven Distribution in Real Life



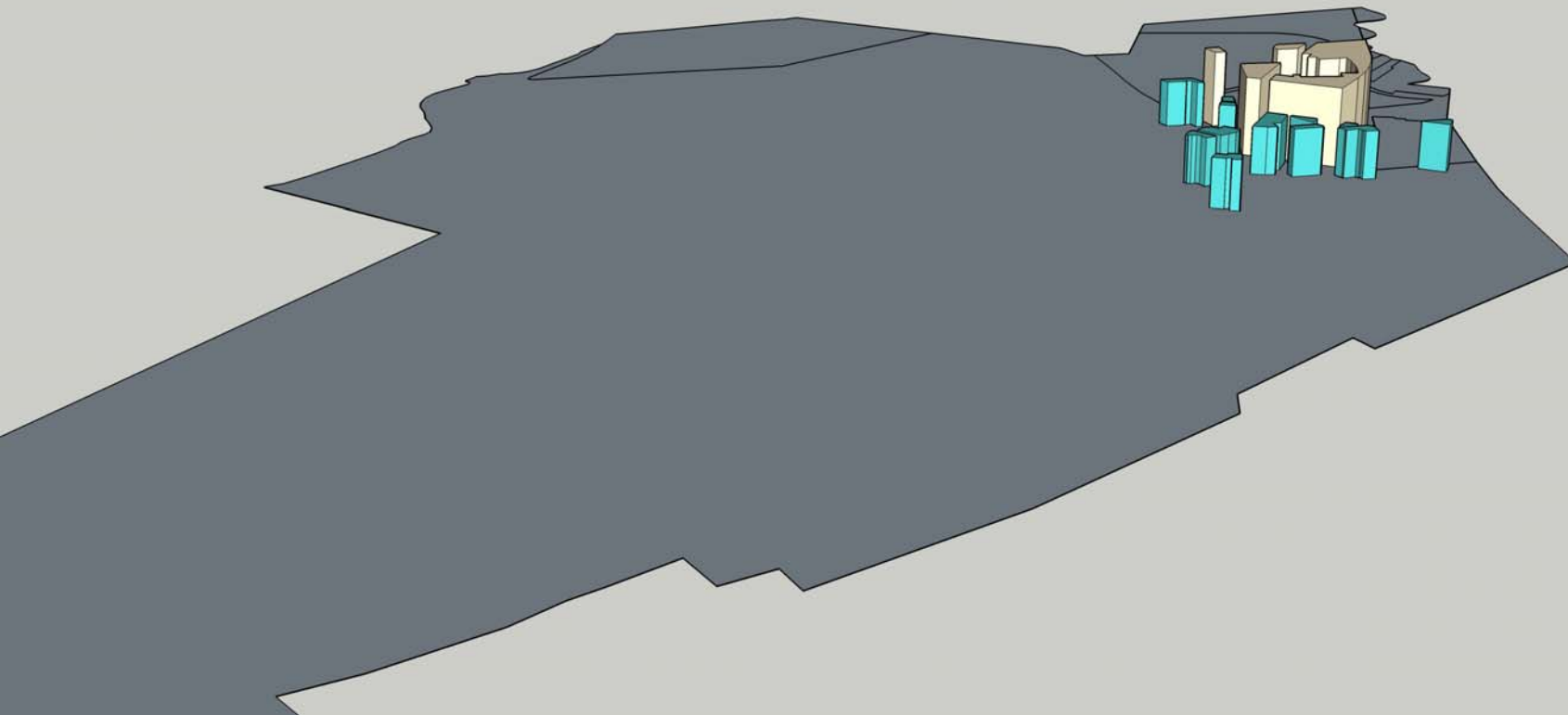
#3: Even Less Land Available in
Somerville's Timeframe (2030)



#4: Add in sites from Enhance Areas

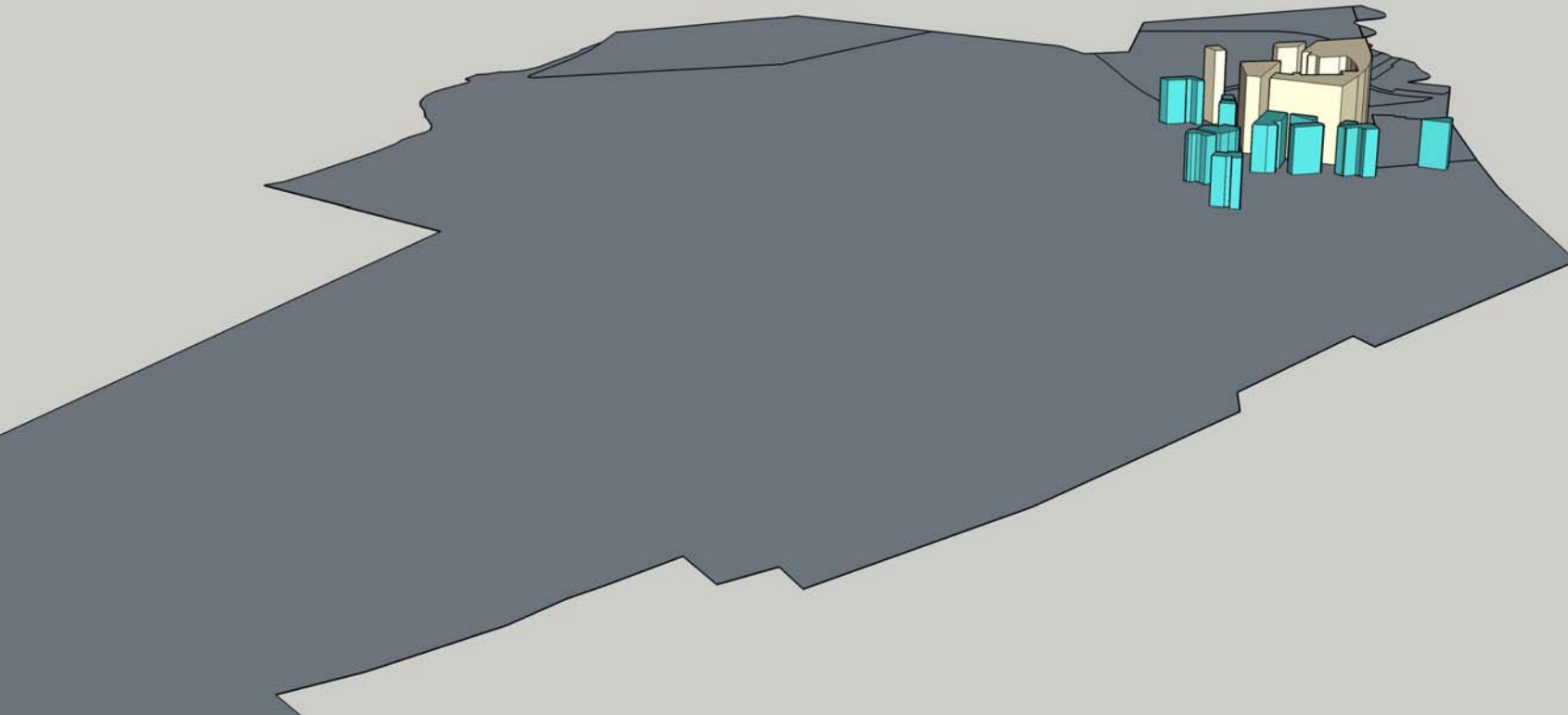


#4: Add in sites from Enhance Areas
(Showing Union Square Sites only)



#4: Add in sites from Enhance Areas

...but SomerVision gives estimates for only Transform Areas



#4: Add in sites from Enhance Areas

...and SomerVision has no numbers for Enhance Areas

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Assembly Square, prior to construction of Assembly Row



Boynton Yards



Brickbottom

SomerVision Goals (30K Jobs 6K DU)...
 ...More Informed Targets for Union Square

30K Jobs - 6K DU City Wide				<u>Original SomerVision Estimates</u>				<u>New USQ Plan Estimates</u>				<u>Tracking Metrics</u>			
	Total Land (Acres)	Land Avail by 2030	% Avail by 2030	Jobs	Commercial SQFT	Housing	Residential SQFT	Jobs	Commercial SQFT	Housing	Residential SQFT	Job/D U	Commercial SQFT/DU	Commercial/Residential Floor Space Ratio	
Union Square															
Enhance	6.05	6.05	100%	no data	no data	no data	no data	1,839	528,591	298	268,320	6.17	1773	66%	34%
Transform	<u>22.53</u>	<u>17.14</u>	<u>76%</u>	<u>1,800</u>	<u>600,000</u>	<u>350</u>	<u>380,000</u>	<u>3,840</u>	<u>1,103,949</u>	<u>623</u>	<u>560,380</u>	<u>6.17</u>	<u>1773</u>	<u>66%</u>	<u>34%</u>
Total	28.58	23.19	81%	?	?	?	?	5,678	1,632,540	921	828,700	6.17	1773	66%	34%

NOTE: This slide differs from the original shown in the public presentation so that more detail could be provided for the online version

Different Goals? ...New Targets for Union Square

SomerVision + MAPC "Stronger Region" Growth Scenario for Housing

30K Jobs - 9K DU City Wide				<u>Original SomerVision Estimates</u>				<u>New USQ Plan Estimates</u>				<u>Tracking Metrics</u>				
	Total Land (Acres)	Land Avail by 2030	% Avail by 2030	Jobs	Commercial SQFT	Housing	Residential SQFT	Jobs	Commercial SQFT	Housing	Residential SQFT	Job/D U	Commercial SQFT/DU	Commercial/Residential Floor Space Ratio		
Union Square																
Enhance	6.05	6.05	100%	no data	no data	no data	no data	1,839	528,591	521	468,609	3.53	1015	53%	47%	
Transform	<u>22.53</u>	<u>17.14</u>	<u>76%</u>	<u>1,800</u>	<u>600,000</u>	<u>350</u>	<u>380,000</u>	<u>3,840</u>	<u>1,103,949</u>	<u>1,087</u>	<u>978,678</u>	<u>3.53</u>	<u>1015</u>	<u>53%</u>	<u>47%</u>	
Total	28.58	23.19	81%	?	?	?	?	5,678	1,632,540	1,608	1,447,287	3.53	1015	53%	47%	

NOTE: This slide differs from the original shown in the public presentation so that more detail could be provided for the online version

Different Goals? ...New Targets for Union Square

SomerVision + MAPC "Stronger Region" + Jobs/Workforce balance from the additional housing in MAPC's scenario

34K Jobs - 9K DU City Wide				<u>Original SomerVision Estimates</u>				<u>New USQ Plan Estimates</u>				<u>Tracking Metrics</u>			
	Total Land (Acres)	Land Avail by 2030	% Avail by 2030	Jobs	Commercial SQFT	Housing	Residential SQFT	Jobs	Commercial SQFT	Housing	Residential SQFT	Job/D U	Commercial SQFT/DU	Commercial/Residential Floor Space Ratio	
Union Square															
Enhance	6.05	6.05	100%	no data	no data	no data	no data	2,135	613,899	521	468,609	4.10	1179	57%	43%
Transform	<u>22.53</u>	<u>17.14</u>	<u>76%</u>	<u>1,800</u>	<u>600,000</u>	<u>350</u>	<u>380,000</u>	<u>4,460</u>	<u>1,282,113</u>	<u>1,087</u>	<u>978,678</u>	<u>4.10</u>	<u>1179</u>	<u>57%</u>	<u>43%</u>
Total	28.58	23.19	81%	?	?	?	?	6,595	1,896,012	1,608	978,678	4.10	1179	57%	43%

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#5: No Guidance for Projecting Boynton

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.

Remember the 2030 Goal

Restore the Jobs/Workforce Balance

5 Jobs / Dwelling Unit

#5: No Guidance for Projecting Boynton

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Restore the Jobs/Workforce Balance

5 Jobs / Dwelling Unit

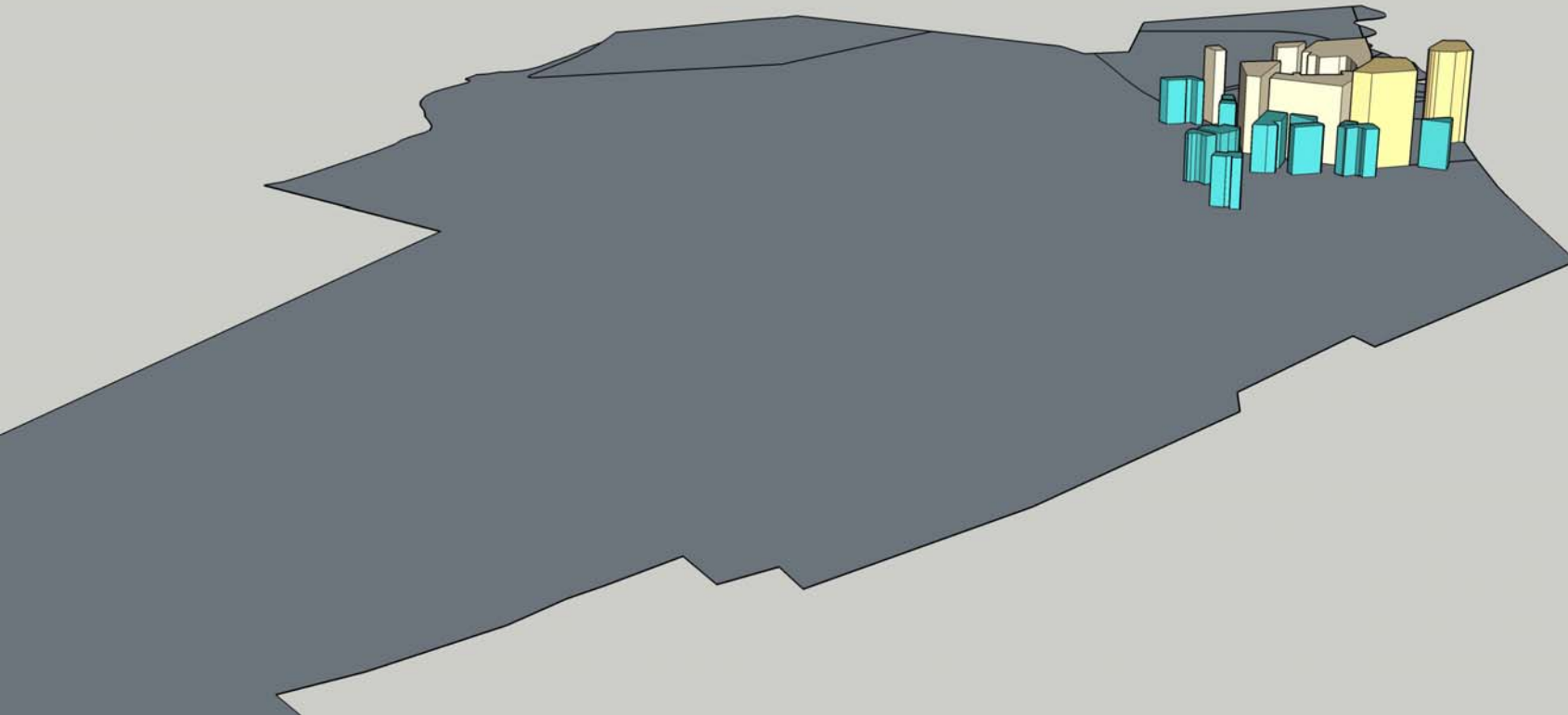
Goal for beyond SomerVision Targets?

Develop the remainder at a Jobs/Workforce Balance?

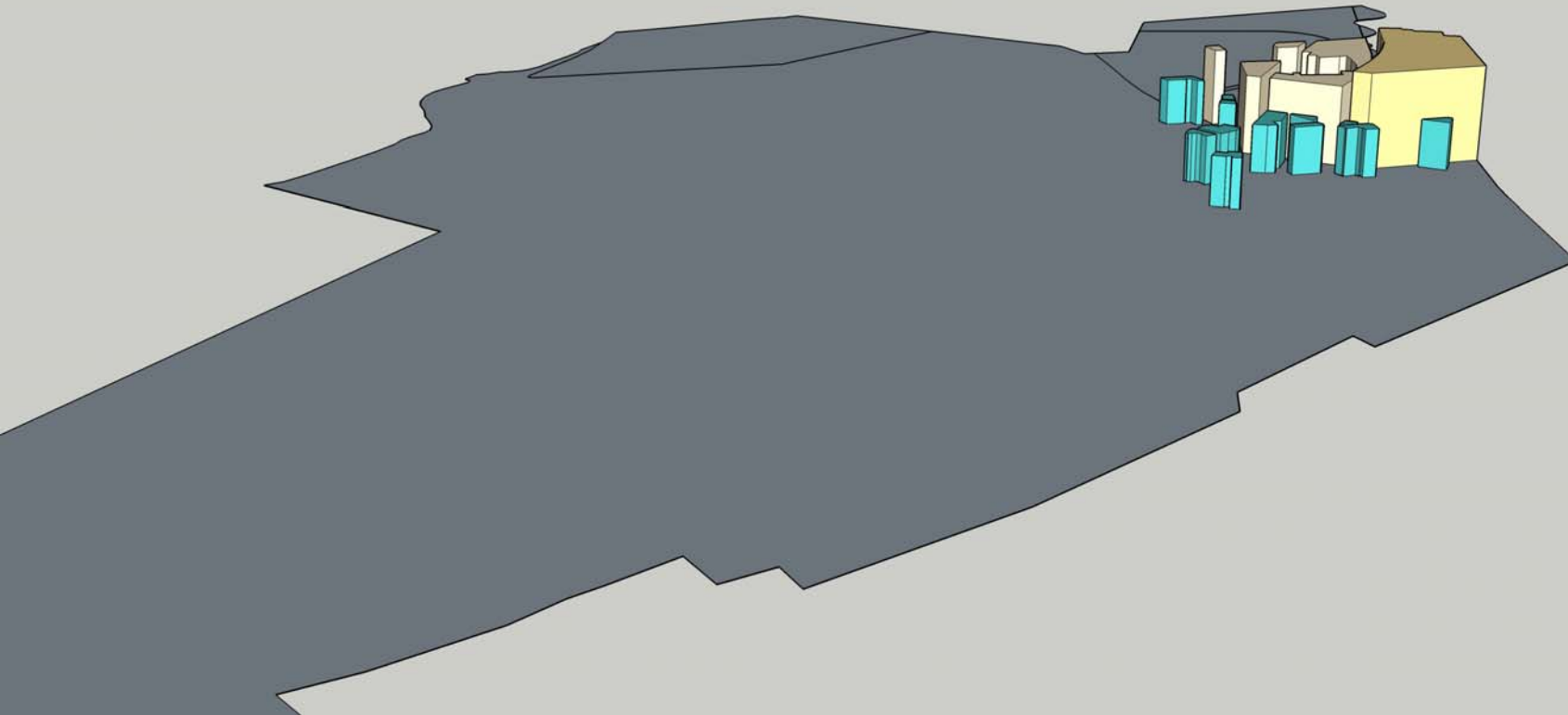
1.3 Jobs / Dwelling Unit

#5: Projecting Boynton?

(Start with Union Square/Boynton Sites by 2030)



#5: Projecting Boynton?
(Project Balanced Development for the Remainder)



Projecting Boynton beyond 2030? ...New Targets

Standard SomerVision				Original SomerVision Estimates				New USQ Plan Estimates				Tracking Metrics			
30K Jobs - 6K DU				Jobs	Commercial SQFT	Housing	Residential SQFT	Total Jobs	Commercial SQFT	Housing	Residential SQFT	Job/DU	Commerical SQFT/DU	Commercial/Residential Floorspace Ratio	
	Total Land (Acres)	Land Avail by 2030	% Land Avail by 2030												
Boynton Yards															
Near Term (by 2030)	-	6.11	-	-	-	-	-	1,642	472,078	266	239,634	6.17	1773	66% 34%	
Long Term* (after 2030)	15.38	-	-	-	-	-	-	4,365	1,254,992	839	755,008	5.20	1496	62% 38%	
Boynton Total	21.49	6.11	28%	2,500	900,000	500	550,000	6,007	1,727,070	1,105	994,642	5.44	1563	63% 37%	

Housing Revised SomerVision				Original SomerVision Estimates				New USQ Plan Estimates				Tracking Metrics			
30K Jobs - 9K DU				Jobs	Commercial SQFT	Housing	Residential SQFT	Jobs	Commercial SQFT	Housing	Residential SQFT	Job/DU	Commerical SQFT/DU	Commercial/Residential Floorspace Ratio	
	Total Land (Acres)	Land Avail by 2030	% Land Avail by 2030												
Boynton Yards															
Near Term (by 2030)	-	6.11	-	-	-	-	-	1,642	472,078	465	418,509	3.53	1015	53% 47%	
Long Term* (after 2030)	15.38	-	-	-	-	-	-	4,365	1,254,992	839	755,008	5.20	1496	62% 38%	
Boynton Total	21.49	6.11	28%	2,500	900,000	500	550,000	6,007	1,727,070	1,304	1,173,518	4.61	1325	60% 40%	

Housing + Commercial Revised SomerVision				Original SomerVision Estimates				New USQ Plan Estimates				Tracking Metrics			
34K Jobs - 9K DU				Jobs	Commercial SQFT	Housing	Residential SQFT	Jobs	Commercial SQFT	Housing	Residential SQFT	Job/DU	Commerical SQFT/DU	Commercial/Residential Floorspace Ratio	
	Total Land (Acres)	Land Avail by 2030	% Land Avail by 2030												
Boynton Yards															
Near Term (by 2030)	-	6.11	-	-	-	-	-	1,907	548,266	465	418,509	4.10	1179	57% 43%	
Long Term* (after 2030)	15.38	-	-	-	-	-	-	4,365	1,254,992	839	755,008	5.20	1496	62% 38%	
Boynton Total	21.49	6.11	28%	2,500	900,000	500	550,000	6,272	1,803,258	1,304	1,173,518	4.81	1383	61% 39%	

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OPEN SPACE TARGETS



ACTUAL COMMENTS

“Loose definitions and inconsistent applications of open space terms continuously cause issues and waste the community’s time. We need to spend out energy finding solutions, not re-defining the terminology every time.”

“Green space specifications: the phrases “public space” and “open space” are used throughout the NP as a catchall that includes green space, which is not directly addressed.”

“Yes great stuff - we also have an opportunity to create lively alley ways building on the Backbar example and lessons from Melbourne AU”

“Again the plan is calculated to provide 1/3 of the Somervision targets on jobs and housing but much less on open space. THIS IS NOT ACCEPTABLE.”

“A new park for passive recreation the size of Prospect Hill Park (2 acres) should be provided and located somewhere in the plan boundary.”

“In order to reach the desired amount of open space set out in Somervision, there is going to have to be a significant increase in open space in this proposal.”

ZONING OVERHAUL

SOMERVILLE ZONING ORDINANCE

January 22, 2015 BOA Submittal



OFFICE OF STRATEGIC PLANNING &
COMMUNITY DEVELOPMENT
Joseph A. Curtatone, Mayor

Subject Matter Workshops:

Public Space	November 23, 2015
Arts & Creative Economy	December 7, 2015
Attainable Housing	January 11, 2016
Residential Neighborhoods	January 25, 2016
Economic Development	February 8, 2016
Mobility	February 22, 2016
Process	March 7, 2016
Attainable Housing – Part 2	March 21, 2016
Sustainability	April 11, 2016
*Each meeting followed by Board of Alderman Land Use Committee Meetings.	

Board Requested Studies:

- Housing Needs Assessment
- Demand for Market Rate Housing Analysis
- Construction Affordability & Inclusionary Zoning
- Fiscal Impact
- Economic Development
- Mobility & Parking
- Infill Housing

SOMERVISION TARGETS 125 ACRES OF NEWLY CREATED OPEN SPACE

1. How open space is created
 2. What has been created/planned and how since 2012
1. How the proposed code requires and regulates open space typologies
 2. Summary of public feedback
 3. Proposed adjustments

Getting to 125 Acres

Space built or planned since 2010...

North Street Veterans Park	0.10 acres
New Chuckie Harris Park	0.38 acres
Zero New Washington	0.55 acres
Symphony Park	0.19 acres
Baxter Park (reclaimed)	6.10 acres
Community Path (Cedar/Lowell)	1.50 acres
Maxwell's 'Green'	0.50 acres
Assembly Row/Partners	13.00 acres
90 Washington St	0.18 acres (planned)
Powderhouse School Public Space	0.75 acres (planned)
Community Path to North Point	5 acres (planned)
McGrath Boulevard Parks	4 acres (planned)

Total: **approx. 32 acres**

Getting to 125 Acres

Setting Targets:

	<u>Acres</u>
Created through Zoning:	
On-Site Open Spaces:	6-12
Spaces Purchased & Built by Payment in Lieu:	28-30
Special District Civic Spaces:	30-35
New Pedestrian / Public Realm:	10-15
Created Outside of Zoning:	
City Created Spaces:	2-5
New / Adapted Shared Streets:	8-10
Total:	88-107
(+ Space Built or Planned Since 2010)	32
TOTAL:	116-139



ZONING OVERHAUL – OPEN SPACE

Bow Street



ZONING OVERHAUL – OPEN SPACE

Boynton Yards



Civic Space

1. Increase Civic Space Requirements in Special Districts

- Use planning/design to inform requirements

Example of a Special District:

Land Area	65 Acres
Buildable Lots	52 Acres
Streets / Sidewalks	13 Acres

Percent of District Land Area:

Civic Spaces	9.75 Acres	15% of Land Area
Shared Streets	6.5 Acres	10% of Land Area
➤ Total Public Space:	16.25 Acres	25% of Land Area



Getting to 125 Acres

Setting Targets:

	<u>Acres</u>
Created through Zoning:	
On-Site Open Spaces:	6-12
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New / Adapted Shared Streets:	8-10
Total:	88-107
(+ Space Built or Planned Since 2010)	32
TOTAL:	116-139

Getting to 125 Acres

Special District Civic Space Target: 30-35 Acres

• Assembly Square:		
➤ FRIT	4.94 ac	
➤ Future Projects	10.60 ac	
• North Point	.575 ac	
Subtotal	16.115 ac	
Still Needed	18.885 ac	
• Boynton Yards	3.0216 ac	(15% of area)
• Grand Junction	3.3993 ac	(14% of area)
• Brickbottom	3.0216 ac	(15% of area)
• Inner Belt	9.4425 ac	(14% of area)
TOTAL	35 Acres	



ZONING OVERHAUL – OPEN SPACE

Proposed Regulations (Jan 2015)

Regional Park

"A civic space type designed for active and passive recreation with features and facilities that have a regional draw."

Examples:

Alewife Brook Reservation
Dilboy Field
Foss Park

- Size: 10 acres
- Trees: 1/200sf
- Permeable: 85%
- Landscape: 70%



Proposed Regulations (Jan 2015)

Community Park

"A civic space type designed for active and passive recreation with features and facilities that support the community as a whole."

Examples:

Hodgkins-Curtin Park
Conway Park
Prospect Hill Park

- Size: 2-10 acres
- Trees: 1/200sf
- Permeable: 85%
- Landscape: 60%



Proposed Regulations (Jan 2015)

Neighborhood Park

"A civic space type designed for active and passive recreation with features and facilities that support the immediate neighborhood."

Examples:

Perry Park
Albion Street Park
Walnut Street Park

- Size: 8,000 sf-2 acres
- Trees: 1/350sf
- Permeable: 85%
- Landscape: 50%



ZONING OVERHAUL – OPEN SPACE

Proposed Regulations (Jan 2015)

Public Common

"A civic space type for active and passive recreation and civic purposes. A public common is a free standing site with thoroughfares on all sides and landscape consisting of naturally disposed lawns, paths, and trees."

- Size: 20,000 sf-8 acres
- Seating: 1 linear ft/400 sf
- Trees: 1/2,000sf
- Permeable: 85%
- Landscape: 60%



Proposed Regulations (Jan 2015)

Public Square

"A civic space type designed for passive recreation and civic purposes. A public square is a free standing site with thoroughfares on all sides and landscape consisting of formally disposed lawns, paths, and trees."

- Size: 8,000sf-2 acres
- Seating: 1 linear ft/275 sf
- Trees: 1/2,000sf
- Permeable: 85%
- Landscape: 60%



Proposed Regulations (Jan 2015)

Plaza

"A civic space type designed for passive recreation, civic purposes, and commercial activities, with landscape consisting primarily of hardscape. Plazas are generally located in activity centers or the nexus of major circulation routes."

Examples:
Statue Park Plaza
Union Square Plaza

- Size: 8,000sf-1.5 acres
- Seating: 1 linear ft./30 sq. ft.
- Tables: 1 per 4 movable chairs
- Trees: 1 6" + 4" caliper/1,000 sf
- Permeable: 70%
- Landscape: 30%



ZONING OVERHAUL – OPEN SPACE

Proposed Regulations (Jan 2015)

Recreation Fields

"A civic space type designed for active recreation, athletic activity, and competitive sports. Recreation fields may be freestanding or incorporated as a subordinate feature of a regional park or community park."

Examples:

Trum Field
Glen Park
Tufts University Fields

- Size: 7,500 sq. ft. - 20 acres



Proposed Regulations (Jan 2015)

Pocket Park

"A civic space type designed for passive recreation consisting of vegetation and a place to sit outdoors."

Examples:

Quincy Street Park
Symphony Park
Stone Place Park

- Size: 800-10,000sf
- Seating: 1 linear ft./50 sq. ft.
- Tables: 1 per 3 movable chairs
- Trees: 1/200sf
- Permeable: 85%
- Landscape: 30%



Bow Street



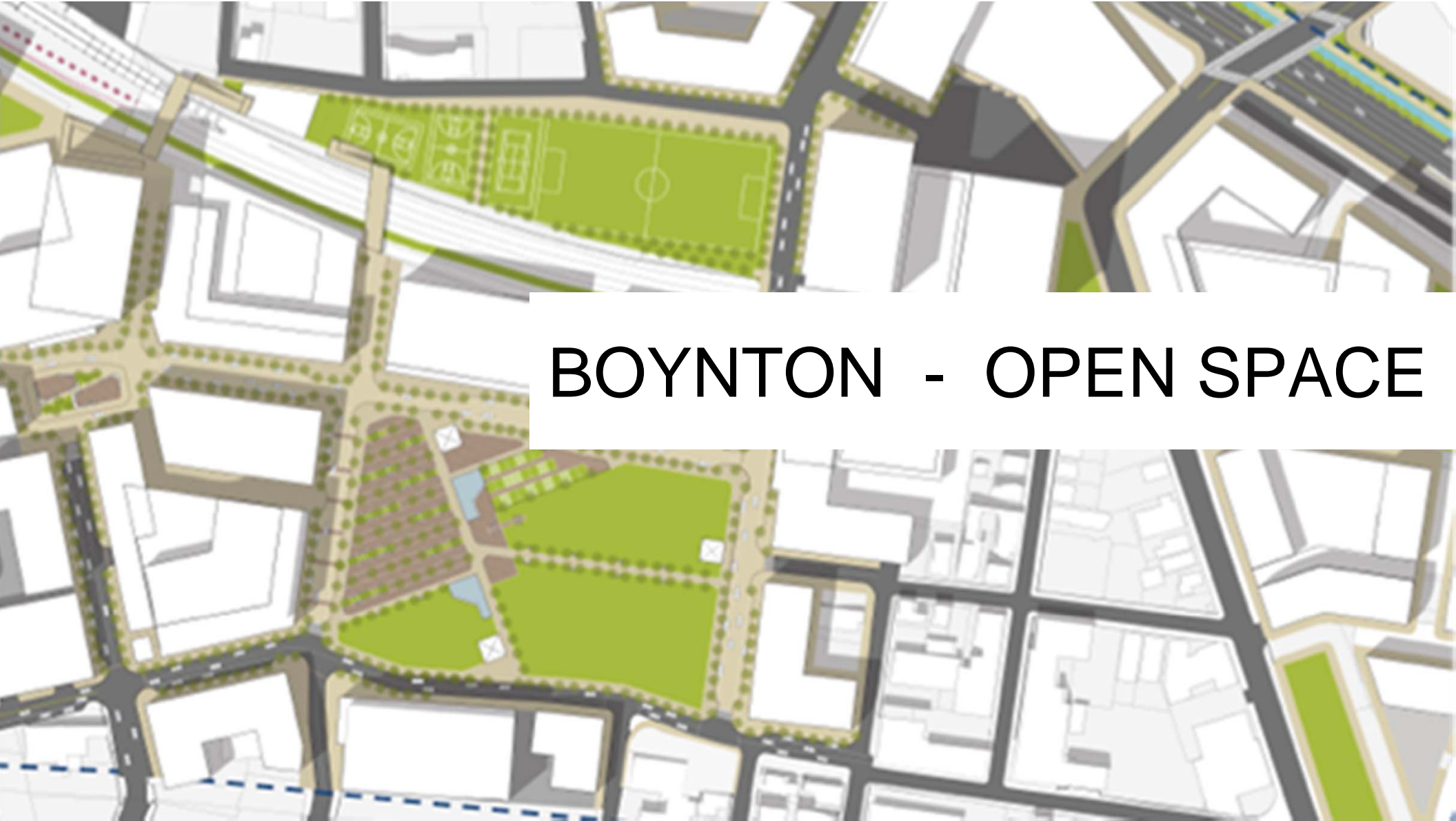
ZONING OVERHAUL – OPEN SPACE

Boynton Yards



ONE LOOK: BOYNTON YARDS

Target Open Space: 113,000 sq.ft.

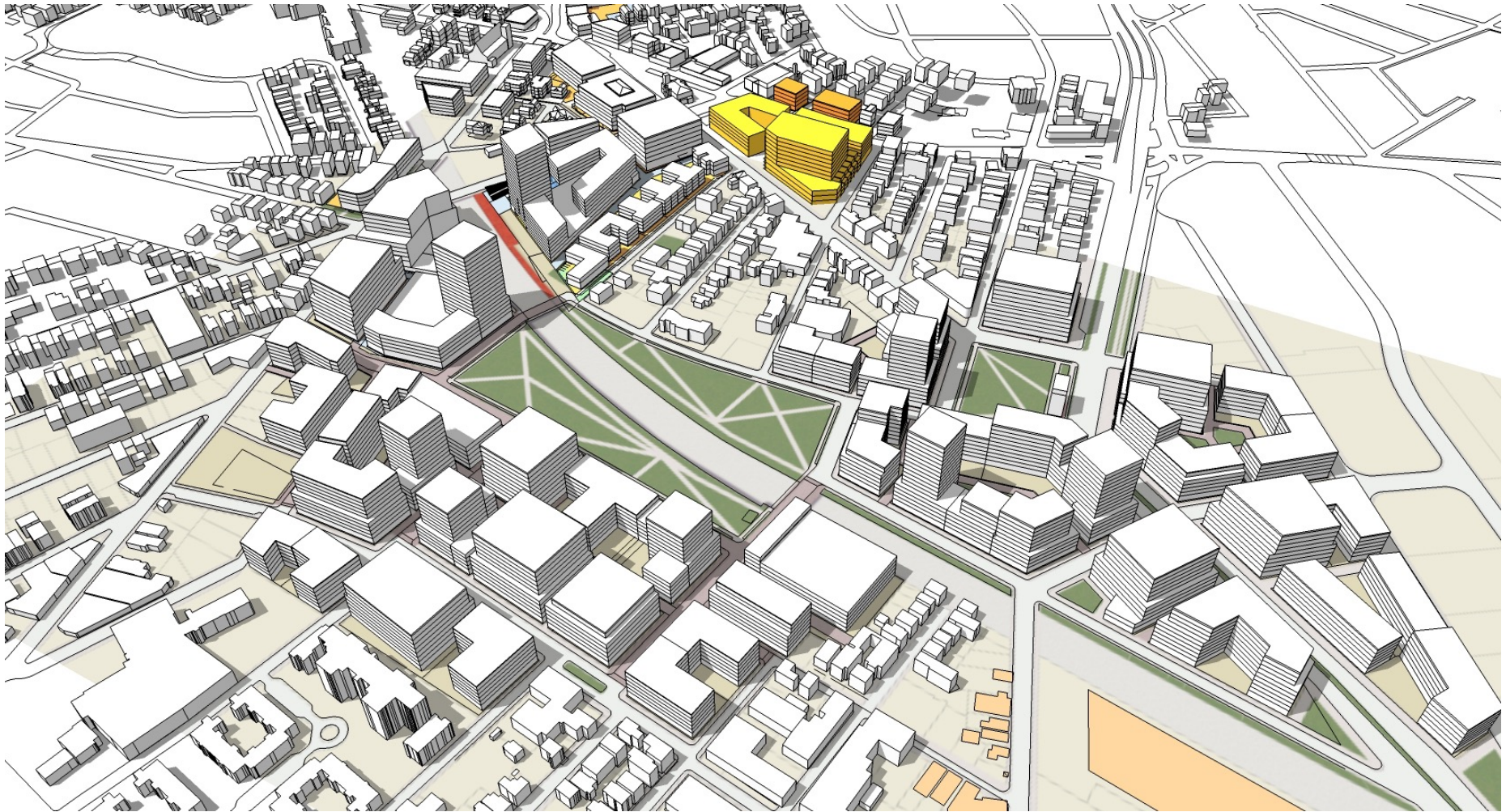


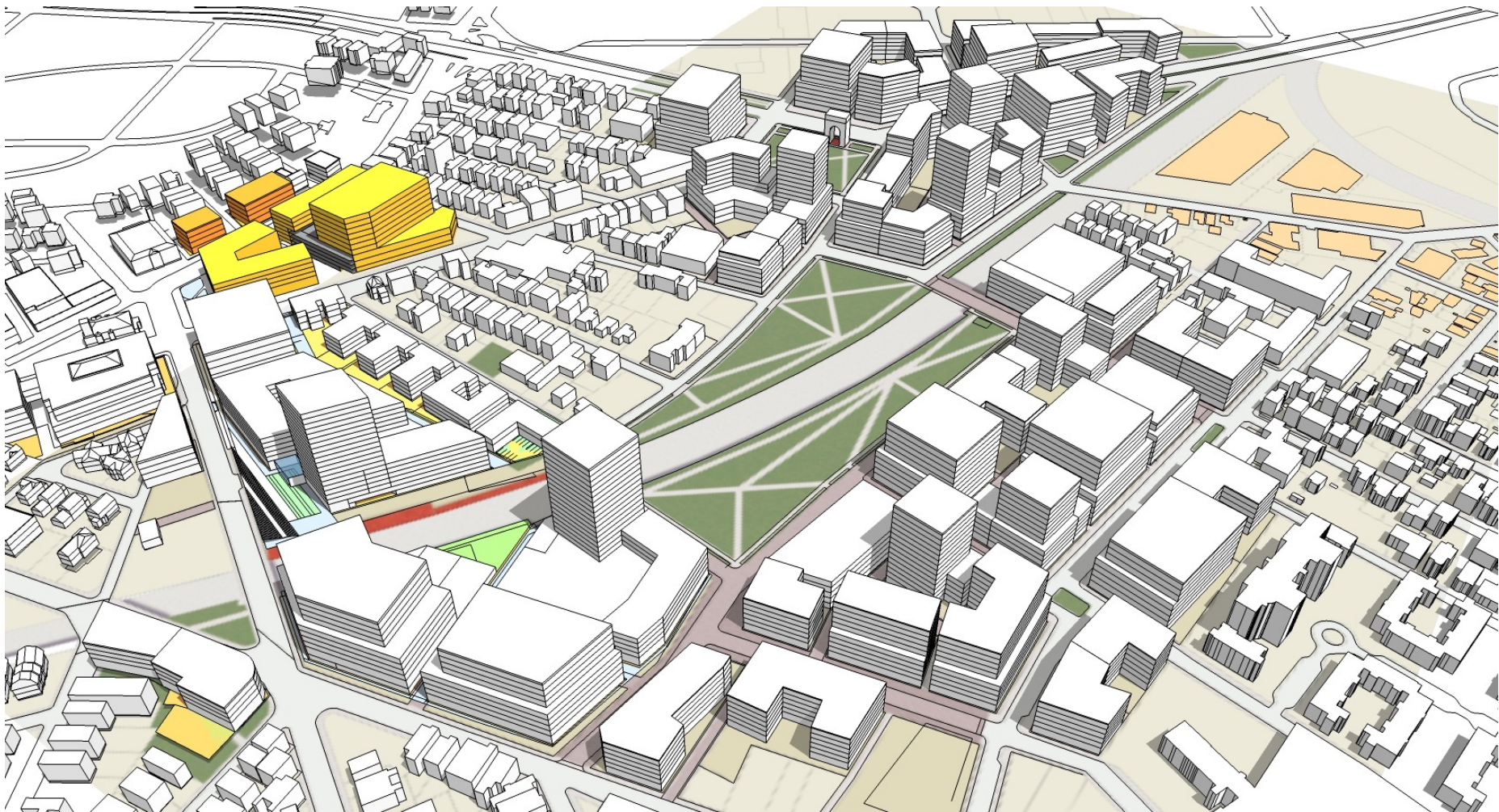
BOYNTON - OPEN SPACE

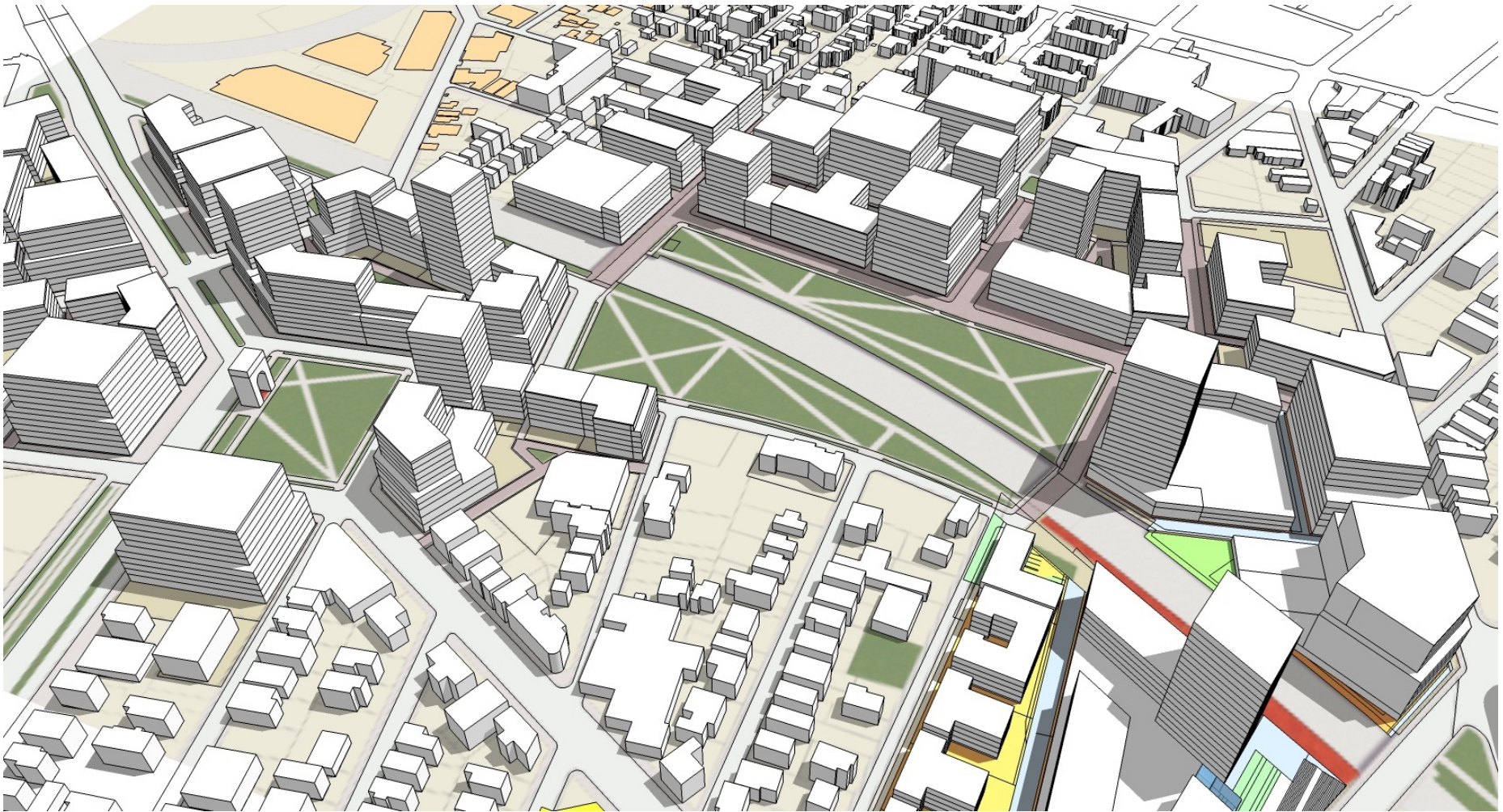
Alternative 1 - “Central Park”

Target Open Space:	113,000 sq.ft.
Alternative 1:	124,051 sq.ft.









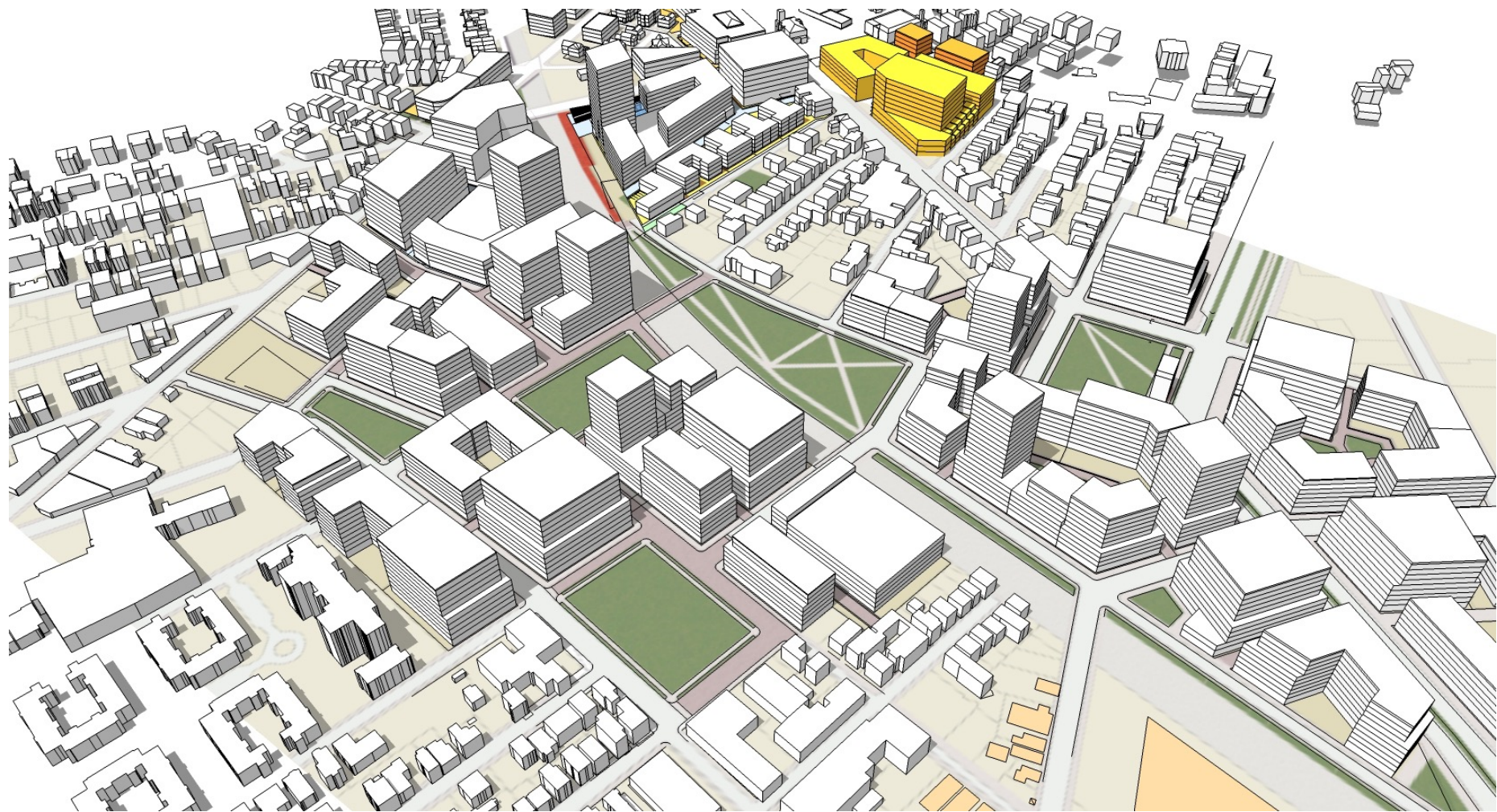


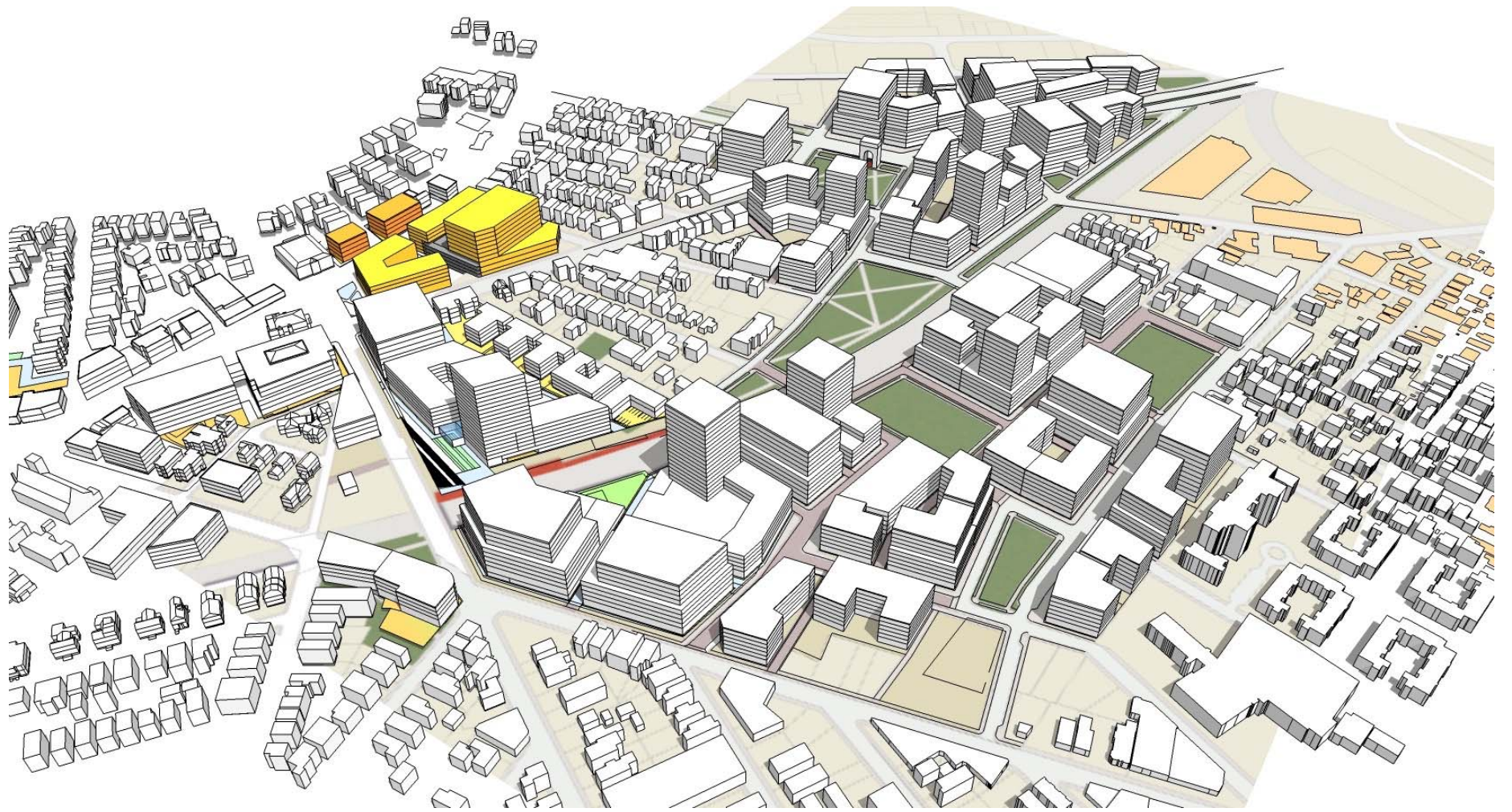
Alternative 3 - “Squares”

Target Open Space: 113,000 sq.ft.

Alternative 3: 118,664 sq.ft.









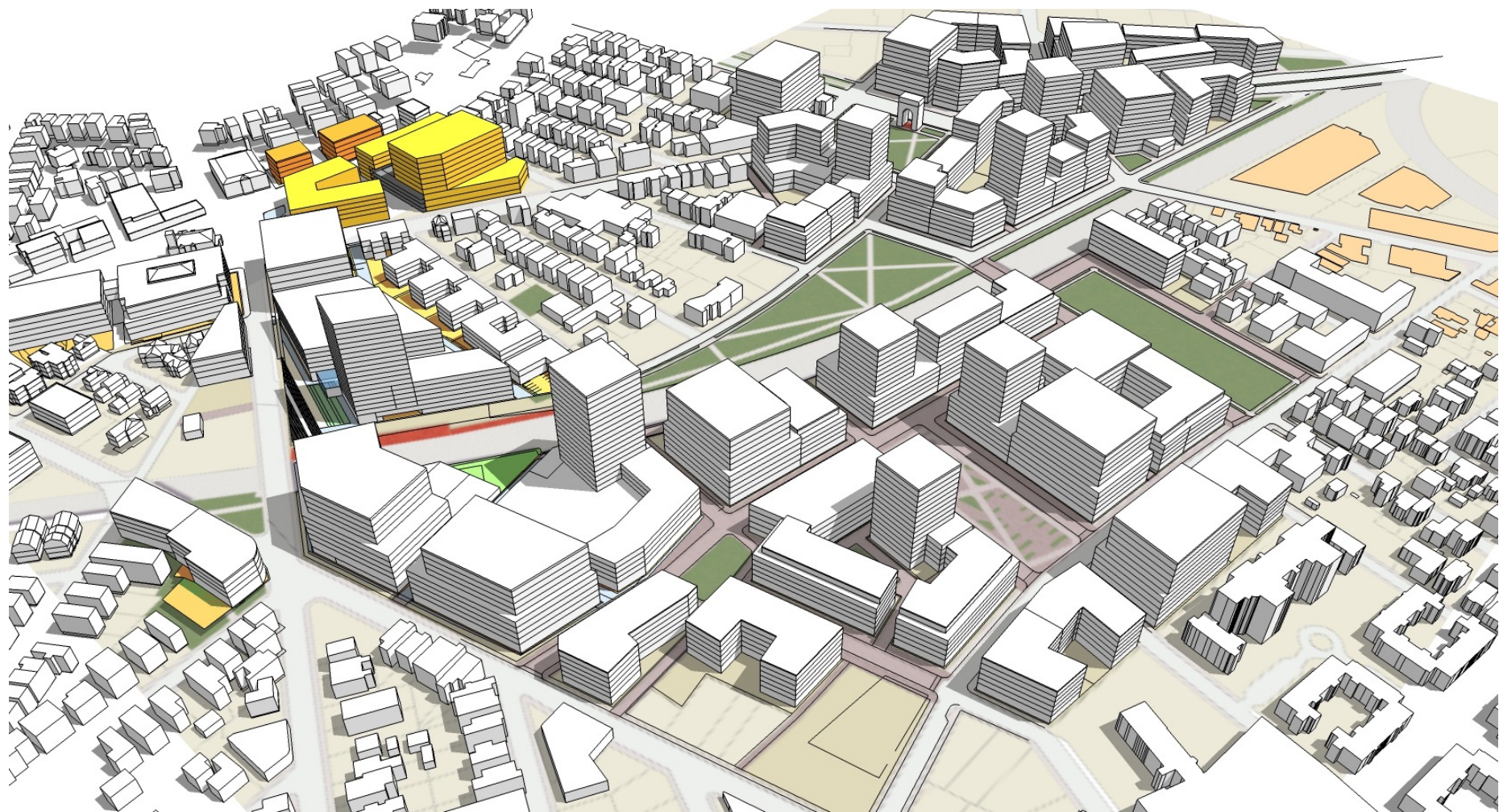


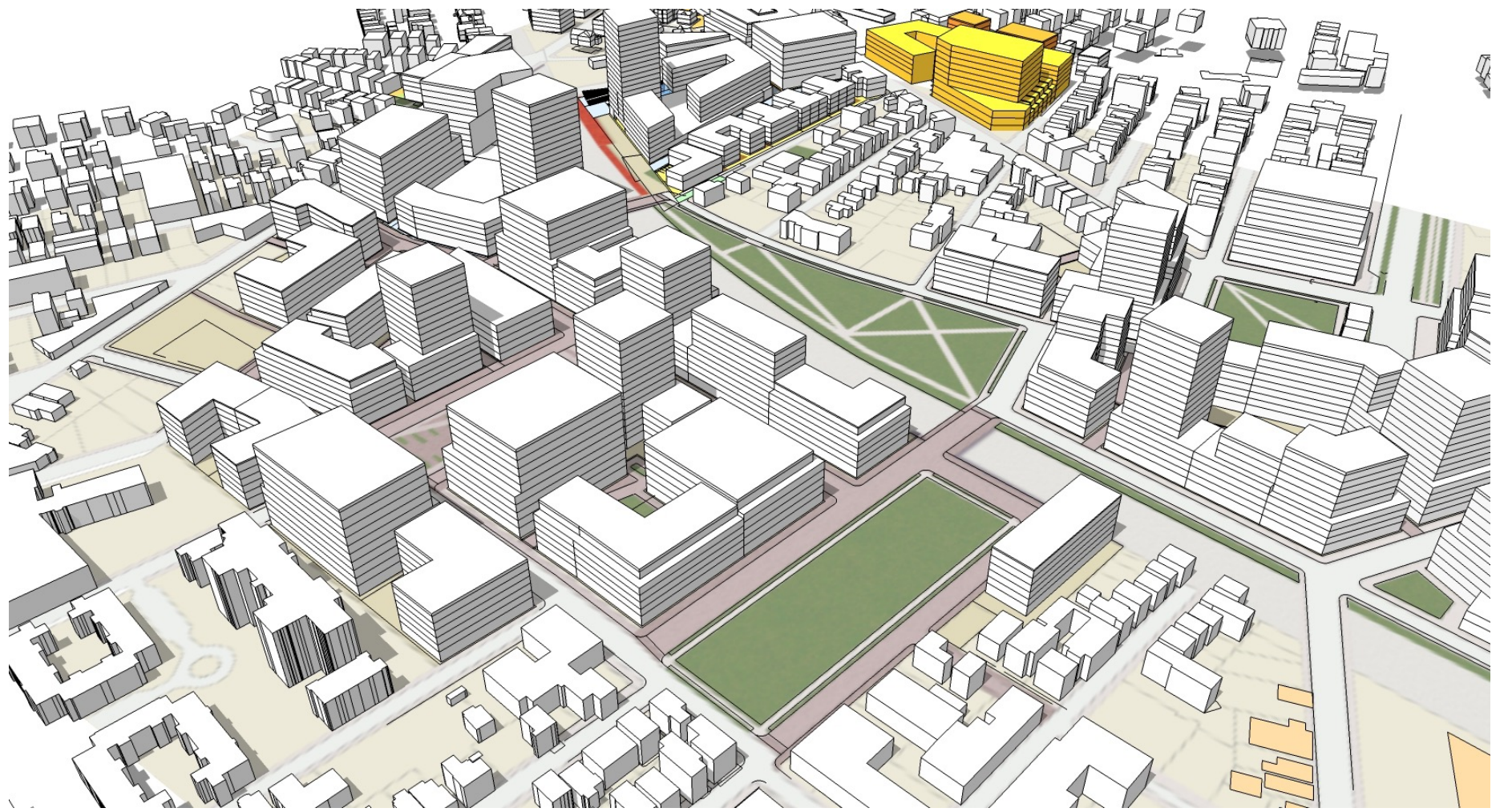
Alternative 9 - “Plazas & Park”

Target Open Space: 113,000 sq.ft.

Alternative 3: 114,118 sq.ft.







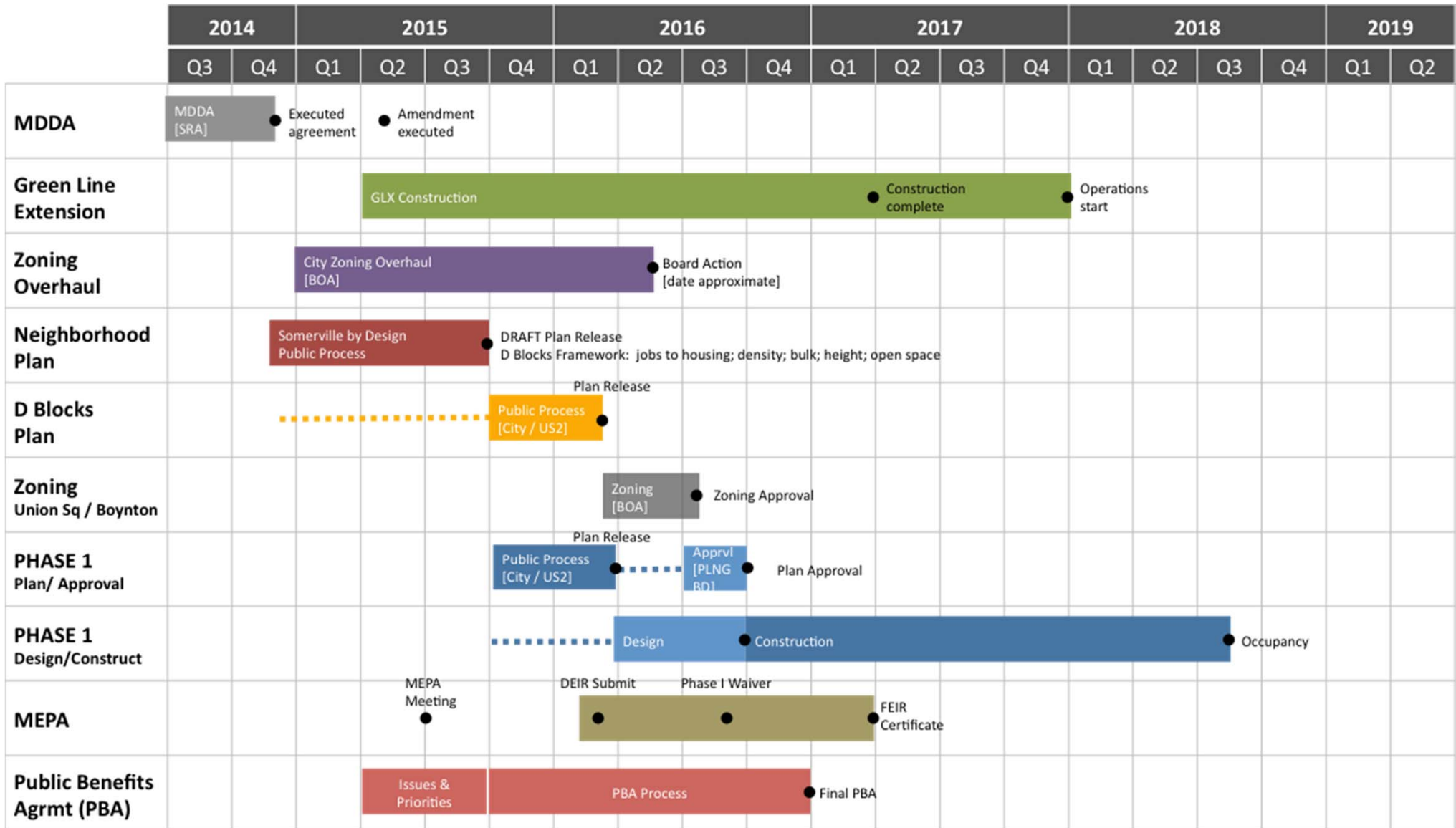






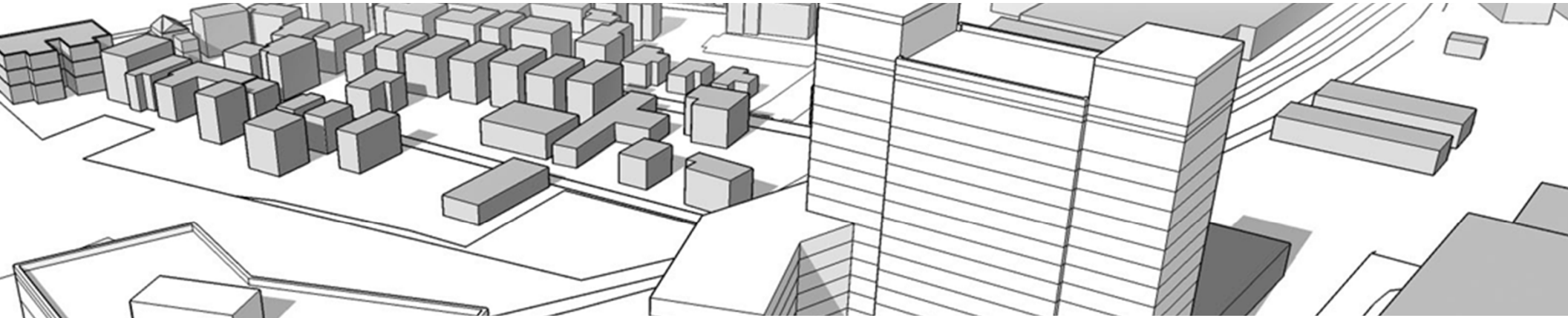
QUESTIONS AND COMMENTS?



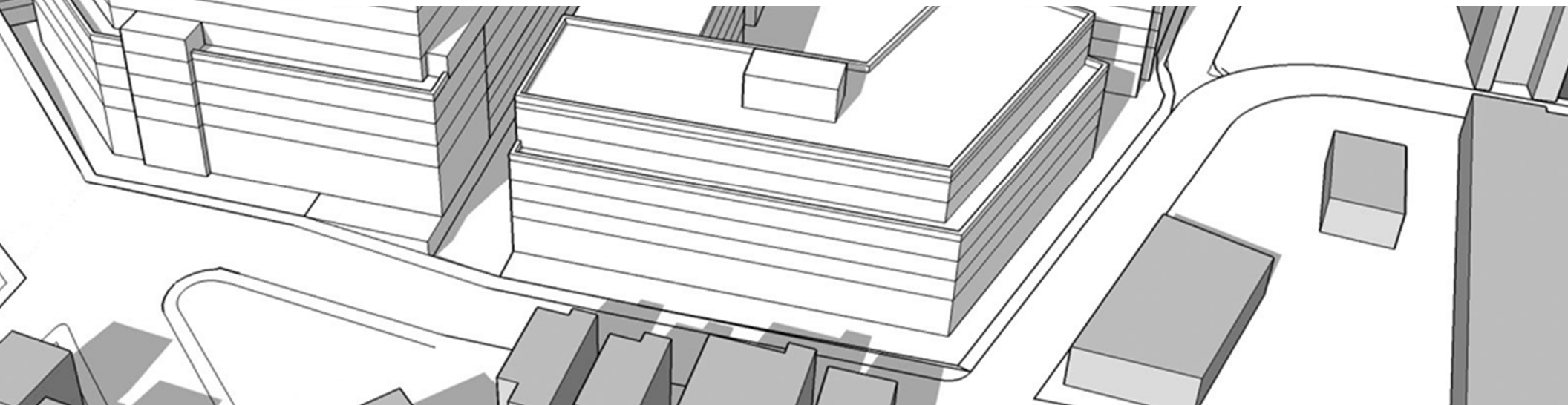


Zoning Height Scenario





D-Parcel Development Objectives





JOBS/HOUSING MIX





OPEN SPACE

