TONIGHT’S AGENDA

1. Recreational Marijuana
2. Answering Alderman questions
   1. Mapped Densities Across Somerville
Mapped Densities
QUESTIONS/COMMENTS

Why aren’t all transit areas mapped for the same densities?
The SomerVision Map illustrates our vision for the community to:

**Conserve**
our great residential neighborhoods

**Enhance**
our funky squares and commercial corridors

**Transform**
opportunity areas on the eastern and southern edges of Somerville.

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Mayor Joseph A Curtatone
Office of Strategic Planning & Community Development

City of Somerville
ZONING OVERHAUL
## Appendix 2
The Numbers and the Maps: The SomerVision Numbers

<table>
<thead>
<tr>
<th>Aspirational Targets</th>
<th>By 2030, Somerville will achieve:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>What’s it all about?</strong></td>
<td>30,000 New Jobs as part of a responsible plan to create opportunity for all Somerville workers and entrepreneurs.</td>
</tr>
<tr>
<td>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.</td>
<td>125 New Acres of Publicly-Accessible Open Space as part of our realistic plan to provide high-quality and well-programmed community spaces.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>50% of New Trips via Transit, Bike, or Walking as part of an equitable plan for access and circulation to and through the City.</td>
</tr>
<tr>
<td></td>
<td>85% of New Development in Transformative Areas as part of a predictable land use plan that protects neighborhood character.</td>
</tr>
</tbody>
</table>

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.
SOMERVISION

To achieve 30,000 New Jobs requires **50-75** 4-Story Office Buildings

To achieve 6,000 New Housing Units we need **over 130** 4-5 Story Apartment Buildings
-OR-
**more than 30** 25-Story Podium Towers
COMPLETED NEIGHBORHOOD PLANS

GILMAN SQUARE
STATION AREA PLAN

LOWELL STREET
STATION AREA PLAN

WINTER HILL
NEIGHBORHOOD PLAN

UNION SQUARE
NEIGHBORHOOD PLAN

City of Somerville
ZONING OVERHAUL

Mayor Joseph A Curtatone
Office of Strategic Planning
& Community Development
PLACE TYPES

1. An urban planning tool
2. Establishes parameters for planning & development
3. Identifies the differences between types of places
4. A regional way of thinking
# PLACE TYPE PARAMETERS

<table>
<thead>
<tr>
<th>Place Type</th>
<th>Urban Center</th>
<th>Local Center</th>
<th>Neighborhood Center</th>
<th>Main Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>What are the characteristics of the station area?</strong></td>
<td>Significant center of economic and cultural activity with regional scale destinations</td>
<td>A mixed-use district with good access to regional and sub-regional centers</td>
<td>Focus of neighborhood activity where multiple primary streets intersect</td>
<td>Local focus of economic and community activity without distinct center</td>
</tr>
<tr>
<td><strong>What is the transit mode?</strong></td>
<td>All modes</td>
<td>Streetcar, bus rapid transit, commuter rail, local bus</td>
<td>local bus</td>
<td>Streetcar, Bus Rapid Transit, local bus</td>
</tr>
<tr>
<td><strong>What is the peak frequency of transit?</strong></td>
<td>5-15 minutes</td>
<td>5-15 minutes</td>
<td>10-25 minutes</td>
<td>5-15 minutes</td>
</tr>
<tr>
<td><strong>What is the land use mix and density?</strong></td>
<td>Moderate to high-density mix of residential, commercial, employment, and civic/cultural uses</td>
<td>Moderate to high-density residential uses with supporting commercial and employment uses</td>
<td>Moderate density mix of residential and neighborhood serving retail</td>
<td>Moderate-density mix of residential. Commercial, employment and civic/cultural uses</td>
</tr>
<tr>
<td><strong>What are the retail characteristics?</strong></td>
<td>Regional serving destination retail opportunity, need for local-serving and community-serving retail</td>
<td>Primarily local-serving retail opportunity and increasing high-density housing</td>
<td>Local-serving retail</td>
<td>Primarily local-serving retail opportunity, need for some community-serving retail</td>
</tr>
<tr>
<td><strong>Housing Mix</strong></td>
<td>Mid-Rise, Low-Rise, some high-rise and townhomes</td>
<td>Mid-Rise, Low-Rise, Some Townhomes</td>
<td>Low-Rise &amp; Townhomes</td>
<td>Mid-Rise, Low-Rise, w/ small-lot single family off the corridor</td>
</tr>
</tbody>
</table>
PLACE TYPES

1. Regional Center
2. Urban Center
3. Local Center
4. Neighborhood Center
5. Main Street
6. Suburban Center
7. Town Center
8. Crossroads
PLACE TYPES – REGIONAL CENTER

1. Regional Center
   • Financial District, Boston
   • Back Bay, Boston
PLACE TYPES – URBAN CENTER

2. Urban Center
   • Kendall Square, Cambridge
   • MGH, Boston
   • Harvard Square, Cambridge
PLACE TYPES – LOCAL CENTER

3. Local Center
   • Coolidge Corner, Brookline
   • Malden Center, Malden
   • Brighton Center, Brighton
PLACE TYPES – NEIGHBORHOOD CTR

4. Neighborhood Center
   • Washington Square, Brookline
   • Brookline Village, Brookline
   • Maverick Square, East Boston
PLACE TYPES – MAIN STREET

5. Main Street
   • Mass Ave, Central Square Cambridge
   • Broadway, South Boston
   • Cambridge Street, Inman Square Cambridge
SOMERVILLE’S PLACE TYPES

1. Regional Center
2. Urban Center
3. Local Center
4. Neighborhood Center
5. Main Street
6. Suburban Center
7. Town Center
8. Crossroads
SOMERVILLE’S PLACE TYPES

1. Regional Center
2. Urban Center – Assembly Square, Boynton Yards, Parts of Union Square, & Union Square East
3. Local Center – Davis Square, Union Square Core
4. Neighborhood Center – Gilman & Magoun Square
5. Main Street – Winter Hill
6. Suburban Center
7. Town Center
8. Crossroads
A WAY TO VISUALIZE

Our Vision:
The SomerVision Map

The SomerVision Map illustrates our Vision for the community to:

Conserve
our great residential neighborhoods

Enhance
our funky squares and commercial corridors

Transform
opportunity areas on the eastern and southern edges of Somerville.
PROPOSED DISTRICTS

How density is mapped:
1. Mid Rise 6
2. High Rise
3. Assembly Square Special District
4. Northpoint Special District
5. Boynton Yards Overlay
6. Union Square Overlay
7. Union Square East Overlay
PROPOSED DISTRICTS

1. Assembly Square & Sullivan Station
   1. Assembly Square SD
   2. MR6
2. Union Square Station
   1. High Rise
   2. Boynton Yards Overlay
   3. Union Square Overlay
   4. Union Square East Overlay
3. Lechmere
   1. Northpoint Special District
COMMONALITIES

High Density Districts:
1. All are transformational areas of SomerVision
   • Generally were industrial or vacant land
   • Have built in buffers from existing neighborhoods
2. Have Adopted Neighborhood Plans
3. Have Existing or Proposed Transit
4. Are in close proximity to higher density place types
   • ASQ to State Street via transit = 12 Minutes
   • Union Square to Government Ctr via transit = 18 Minutes
   • Union Square to Kendall Square = 8 Minutes
   • ASQ to Financial District = 14 Minutes
COMMONALITIES

Mid Density Districts:
1. All are enhance areas of SomerVision
   • Are existing squares and main streets
   • Are close to existing residential NR & UR type developments
2. Do not necessarily have Adopted Neighborhood Plans
3. Have Existing or Proposed Transit
4. Are further from high density place types
   • Davis Square to Downtown Crossing via transit = 16 Minutes
   • Magoun Station to Government Ctr via transit = 23 Minutes
   • Davis Square to Harvard Square = 16 Minutes
   • Gilman Square to Financial District = 19 Minutes
## COMPARISON

<table>
<thead>
<tr>
<th></th>
<th>High Density Districts</th>
<th>Medium Density Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>SomerVision</td>
<td>Transform</td>
<td>Enhance</td>
</tr>
<tr>
<td>Proximity to existing neighborhoods</td>
<td>Built in buffers</td>
<td>Adjacent</td>
</tr>
<tr>
<td>Adopted Neighborhood Plans</td>
<td>Yes</td>
<td>Not necessarily</td>
</tr>
<tr>
<td>Existing or Proposed Transit</td>
<td>Yes, rail service</td>
<td>Yes, rail or bus</td>
</tr>
<tr>
<td>Proximity to higher density place types</td>
<td>Convenient</td>
<td>Commutable</td>
</tr>
</tbody>
</table>
WHY NOT ONE PLACE TYPE?

1. Place types exist in relationship to one another.
2. Transit access is variable between places.
3. Place types are sometimes woven into existing neighborhoods.
4. Place types can be formed by the development a neighborhood desires.
5. Urban places evolve over time.
WHY NOT ELSEWHERE?

1. Davis Square
   • Mid Rise 4
2. Gilman Square, Magoun Square/Lowell Street Station Area, & East Somerville
   • Mid Rise 3
   • Mid Rise 4
   • Mid Rise 5
DAVIS SQUARE AS AN EXAMPLE

1. Davis Square (as proposed)
   • Mid Rise 4
2. Reflects the existing CBD district
DAVIS SQUARE AS AN EXAMPLE

1. Davis Square (NP draft)
   • Mid Rise 6
   • Mid Rise 5
   • Commercial Core 4 & Mid Rise 4
   • Fabrication
DAVIS SQUARE AS AN EXAMPLE

Residents agreed with Planning Staff that Davis Square is an existing Local Center. Residents are seeking to enhance Davis as a Local Center by adding jobs & housing with a greater emphasis on employment. New commercial construction, in the size desired (100,000 SF office buildings), will require private & public coordination. The strategy is to set aside commercial development sites and allow mixed use elsewhere. More height is allowed in central blocks.
ZONING MAP STRATEGY

Map Development for Zoning Overhaul

1. Informed by:
   • Adopted Comprehensive & Neighborhood Plans
   • In absence of adopted plans:
     • Existing District
     • Neighborhood Context
     • Existing Building Type & Uses
     • Property Location
   • Extensive public comment and Alderman feedback starting in the 2015 Zoning Overhaul process
ZONING MAP STRATEGY

Post Adoption
1. Continue Neighborhood Planning with a priority for Transformational Areas
   • Change Base Districts
   or
   • Map Overlay or Special Districts
2. Continue Reviewing Map
   • Amendments can be submitted by usual means as neighborhoods evolve.
PUBLIC FEEDBACK
Proposed Code

The Administration has formally submitted the proposed Zoning Overhaul to the Board of Aldermen. To review a timeline of the steps involved for adoption, see our Zoning Overhaul Process Infographic.

Please provide your feedback on our Civizen page, and don’t forget to join us in the upcoming public hearings by the Planning Board and the Board of Aldermen Land Use Committee:

- On Tuesday, February 13, 2018, at 6:00 p.m. in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, the City Administration will introduce the code, provide an overview, and highlight the differences between the proposed 2018 overhaul and the 2015 version;

- On Tuesday, March 13, 2018, at 6:00 p.m. in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, the Planning Board and Land Use Committee will accept public comments;

For those who may be interested, the Land Use Committee and Planning Board will also meet on Wednesday, January 31, 2018, at 6:00 p.m. in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, for an introduction by administration staff to the drafting technique, document structure, and other technical items related to the proposed ordinance.

Below is the current draft of the new Somerville Zoning Ordinance. A change log and previous drafts are available on the project website.
Direct Link

somerville.civicomment.org
Contact the Planning Division with feedback at:
planning@somervillema.gov