

May 25, 2017

Honorable Alderfolk,

Here're a few more points of concern regarding USOD zoning and process that we would like the city to address tonight.

Thank you in advance,

Green and Open Somerville

Inclusion of civic space in phasing.

Civic space needs to be included in the first phase of development. Where is the creation of civic space in the phasing currently? If it is not in the first phase of development how long will it be until high quality civic space is built in Union Square? What prevents the developers from building their residential towers and leaving without building any civic space?

Before permits are granted I would like there to be a design of where the parks will be, the strategy for implementation and the inclusion in phase 1 of Union Square development.

Why does the USOD zoning take precedence over the citywide zoning?

My understanding a year ago was that citywide zoning would override interim zoning?

What is the motivation and reasoning for passing an overlay district zoning potentially 6 months before a more complete city-wide zoning would be passed?

If zoning is the foundation for future vision in Somerville, why would we let Union Square zoning be subpar? What is 6 months in the long run? Or 10 months? Or a year? Why would we sacrifice Union Square to the developers' need to make a profit?

Adhering to Somerville's values and needs and concerns of residents should come first.

Civic Space and Open Space Number

I believe George promised you guys a slide showing what 12.5% civic space looked like, versus 17.5%, versus 25% or 30%? We are not comfortable with the 17.5% civic space and 7.5% wider sidewalks/other, until we can see what it looks like.

Did George present this and I just missed it?

Since this has not been addressed, we ask you to push for 25% Civic Space and 5% wider sidewalks/other.

How do we know if 17.5% Civic Space is something we can live with if we don't know what it looks like?

Are medians included in 7.5% non-civic open space?

Where has the Green Standard gone?

The city has been mentioning having a green standard or GAR (Green Area Ratio) in the zoning since Green and Open Somerville started pushing for it. It has not been presented.

Our concerns regarding the need for environmental sustainability, biodiversity, storm water management, climate change ready buildings, smart buildings, green/blue/yellow roofs, capacity of a building to have rooftop urban agriculture and recreational fields, net zero ready buildings etc?

I know I'm forgetting a few things, but hopefully the city can address these questions tonight.