

#	Current Text	Proposed Text	Reasoning
1	5.9 COORDINATED DEVELOPMENT SPECIAL PERMIT 5.9.1 Purpose A. A Coordinated Development Special Permit allows for the discretionary review of a plan coordinating the development of multiple lots, the potential off-site compliance of requirements authorized elsewhere in this Ordinance, and the regulatory & permitting decisions as development proceeds across the various lots.	5.9 COORDINATED DEVELOPMENT SPECIAL PERMIT 5.9.1 Purpose A. A Coordinated Development Special Permit allows for the discretionary review of a plan coordinating the development of multiple lots, the potential off-site compliance of requirements authorized elsewhere in this Ordinance, and the subsequent regulatory & permitting decisions as multi-phased development proceeds across the various lots.	Clarification
2	5.9.2 Applicability A. Approval of a Coordinated Development Plan authorizes the Building Official to accept applications for subsequent development review required by this Ordinance.	5.9.3 Applicability C. Approval of a Coordinated Development Plan Special Permit authorizes the Building Official to accept applications for subsequent development review required by this Ordinance.	Language edits for consistency
3	N/A	5.9.4 Procedure A. Applications for a Coordinated Development Special Permit are subject to Section 5.3 of this Ordinance.	Reference to Special Permits section of the SZO for clarification
4	5.9.4 Review Criteria A. In its discretion to approve or deny an application for Coordinated Development Special Permit, the planning board shall consider the following: - the adopted comprehensive Master Plan of the City of Somerville and other existing policy plans and standards established by the City. - the purpose of this Ordinance in general; - the purpose of the base district or overlay district where the property is located; and - considerations indicated elsewhere in this Ordinance for Coordinated Development Plan approval.	5.9.5 Review Criteria A. In its discretion to approve or deny an application for a Coordinated Development Special Permit, the Planning Board shall consider the following: consistency with the adopted comprehensive Master Plan of the City of Somerville, and other existing policy plans and standards established by the City, and to other plans deemed to be appropriate by the Planning Board; - the purpose of this Ordinance in general; - the purpose of the base district or overlay district where the property is located; and - considerations indicated elsewhere in this Ordinance for Coordinated Development Plan Special Permit approval.	Language edits for consistency
5	5.9.5 Plan Revisions A. Proposed revisions to any Coordinated Development Plan or Design & Site Plan may only be considered de minimus upon the Planning Director finding that the revised plan: Does not relocate more than ten percent (10%) of any non-residential floor space, residential dwelling units, parking spaces, or requirements met through off-site compliance.	5.9.6 Plan Revisions A. In lieu of the findings of 5.3.8.1.a, proposed revisions to any approved Coordinated Development Plan Special Permit or Design & Site Plan application may only be considered de minimus upon if the Planning Director finding finds that the revised-plan revision : Does not relocate, increase, or decrease by more than ten percent (10%) of any non-residential floor space, residential dwelling units, parking spaces, or requirements met through off-site compliance.	Language edits for consistency; clarification of thresholds for plan revisions
6	6.7 UNION SQUARE OVERLAY DISTRICT (USOD) 6.7.2 Purpose G. To require a Coordinated Development Plan Special Permit for transformational redevelopment according to the provisions of the Union Square Overlay District.	6.7 UNION SQUARE OVERLAY DISTRICT (USOD) 6.7.2 Purpose G. To require a Coordinated Development Plan Special Permit for transformational redevelopment according to the provisions of the Union Square Overlay District.	Language edits for consistency
7	6.7.4 Definitions Deleted the following: Amenity Space, Private; Amenity Space, Shared; Apartment Building; Awning; Canopy; Canopy Density; Canopy Shape; Commercial Building; Development Site; Dog Park; Forecourt; General Building; Lab Building; Lined Parking Garage; Office; Open Space; Parking Structure; Parking, Tandem; Paver; Planter; Planting Technique; Plaza; Pocket Park/Plaza; Podium Tower Building; Rear Setback; Roof Line; Setback Area, Front; Shopfront; Sign, Awning; Sign, Banner; Sign, Blade; Sign, Canopy; Sign, Roof; Sign, Sidewalk; Sign, Vertical Blade; Sign, Wall; Sign, Mural; Sign, Window; Small Tree; Step-back; Stoop; Street; Street Tree; Upper Story Setback; Use, By Right; Use, Permitted; Use, Temporary	N/A	Removed unnecessary or duplicate definitions that already exist in the SZO
8	N/A	<u>Amenity Space</u> A feature of a lot or building that provides outdoor social, recreational, and/or leisure space for the comfort and/or convenience of the residents of a building.	Replaces a different defined term that was removed
9	Average Ground Level: The mean (average) ground level measured at the corners of the main body of a Building Type.	Average Ground Level: The mean (average) ground level measured at the corners of a lot or the main body of a Building Type.	Clarification
10	N/A	<u>Balcony:</u> A building component consisting of a platform with a railing that provides outdoor Amenity Space.	Unintentionally omitted previously
11	Bay, Architectural: An area of a facade between two buttresses, pilasters, columns, piers or other equivalent architectural features.	Bay, Architectural: An area of a facade between two buttresses, pilasters, columns, piers (flat wall), curtain wall mullions, vertical spandrel glass, or other equivalent architectural features.	Clarification of intent
12	Bay Window: A window assembly extending from the main body of a building to permit increased light, and multi-directional views, and to articulate a building facade.	Bay Window: A window assembly extending from the main body of a building to permit increased light, and multi-directional views, and to articulate a building facade. Bay windows also include box and bow windows.	Clarification

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13	Blank Wall:	A portion of any facade of a building that does not include a substantial material change; windows, doors, columns, pilasters or other articulation greater than twelve (12) inches in depth.	Blank Wall:	A portion of any facade of a building that does not include a substantial material change; windows, doors, columns, pilasters or other articulation. greater than twelve (12) inches in depth.	Removed standard from definition
14	N/A		<u>Building Width:</u>	<u>The length (feet) of the Main Body a building measured parallel to the front lot line.</u>	Added for clarification
15	Civic Space:	An outdoor open space designed for to support social and recreational activities. Civic space types are defined by the combination of certain characteristics, including the interrelationship between intended use, size, landscaping, and abutting uses.	Civic Space:	An Lot outdoor open space designed for <u>as an outdoor open space</u> to support social and recreational activities. Civic space types are defined by the combination of certain characteristics, including the interrelationship between intended use, size, landscaping, and abutting uses.	Clarification
16	Commercial:	A term collectively defining permitted uses from all non-residential use categories.	Commercial:	A term collectively defining permitted uses from all non-residential use categories, <u>excluding parking.</u>	Parking was added to the list of Commercial Services uses, so it was also excluded for the definition used to deliver 60% commercial floor space.
17	Façade:	The exterior wall of a building oriented in whole or in part toward a front lot line, civic space, or on-site open space with frontage on a thoroughfare.	Façade:	The exterior wall of a building oriented in whole or in part toward a front lot line; <u>or</u> civic space; or on-site open space with frontage on a thoroughfare.	Clarification; additional text unnecessary
18	Fenestration:	The arrangement, proportioning, and design of opening in a façade of a building, including windows and doors, but excluding entrances for parking, loading, and service facilities.	Fenestration:	The arrangement, proportioning, and design of openings in <u>a the</u> façade of a building, including windows and doors, but excluding entrances for parking, loading, and service facilities.	Adjustment to bring into compliance with state law.
19	Frontage:	The area of a lot between the facade of a building and the front lot line, extending fully to each side lot line and including all built and landscape components.	Frontage <u>Type:</u>	The area of a lot between the facade of a building and the front lot line, extending fully to each side lot line and including all built and landscape components.	Clarification; also retains the common use of 'frontage' used elsewhere in the SZO
20	Generating Site:	A lot that generates a required amount of pedestrian circulation space, a building that generates a required amount of floor area dedicated to arts & creative enterprise principal uses, or a building that generates a required number of affordable dwelling units.	Generating Site:	A lot that generates a required amount of pedestrian circulation space, a building that generates a required amount of floor area dedicated to arts & creative enterprise principal uses; or a building that generates a required number of affordable dwelling units.	Clarification
21	Lot:	A bounded area of land with appropriate frontage on and undivided by a public way intended for the purpose of sale, legacy, or development at any time.	Lot:	A bounded area of land with appropriate frontage on and undivided by a public way intended for the purpose of sale, legacy, or development at any time.	Correction
22	Main Body:	The primary massing of a Principal Building Type.	Main Body:	The primary massing of a Principal Building Type, <u>excluding building components.</u>	Clarification of intent
23	N/A		<u>Mezzanine:</u>	<u>An intermediate floor level between the floor and ceiling of a story.</u>	New defined term to control unintended building height
24	Receiving Site:	Any lot or building that provides off-site compliance for the pedestrian circulation, arts & creative enterprise space, and affordable housing requirements of a generating site.	Receiving Site:	Any lot or building that provides off-site compliance for the pedestrian circulation, arts & creative enterprise space; and/or <u>and/or</u> affordable housing requirements of a generating site.	Correction
25	N/A		<u>Story:</u>	<u>A habitable level within a building.</u>	New defined term for clarification
26	Thoroughfare:	A public or private way for use by vehicular and pedestrian traffic and providing access to lots and open spaces.	Thoroughfare:	A public or private way for use by vehicular and pedestrian traffic and providing access to lots and open <u>civic</u> spaces.	Correction
27	Tree Pit:	A three (3) foot deep pit filled with soil for the planting and growth of a street tree. Tree pits have surface area open to air and water flow.	Tree Pit:	A three (3) foot deep pit filled with soil for the planting and growth of a street tree. Tree pits have surface area open to air and water flow.	Correction
28	Vegetative Landscape:	Organic and inorganic plant or earthen materials such as grass and other ground covers; shrubs, trees, vines, and other horticultural materials; and decorative surfacing such as wood chips; crushed stone, gravel, and shell; mulch; and pea gravel/washed stone.	Vegetative Landscape:	Organic and inorganic plant or earthen materials such as grass and other ground covers; shrubs, trees, <u>bushes, shrubs,</u> vines, and other horticultural materials; and decorative surfacing such as wood chips; crushed stone, gravel, and shell; mulch; and pea gravel/washed stone.	Clarification
29	6.7.5 Development Review G. Authority 1. The Planning Board is the review authority for all development review in the USOD, including Special Permits but excluding Variances.		6.7.5 Development Review G. Authority 1. The Planning Board is the review authority for all development review in the USOD, including Special Permits <u>and Design and Site Plan Review,</u> but excluding Variances.		Clarification of Planning Board Authority

#	Current Text	Proposed Text	Reasoning
30	N/A	6.7.6 Development Review G. <u>Review Process</u> 1. <u>Development within the USOD requires a two- (2) stage permitting process. First, a Coordinated Development Plan Special Permit is required prior to the development review for any individual lot. Second, Design & Site Plan Review is required for the development of any individual lot as a building or civic space and for the construction or reconstruction of any thoroughfare.</u> 2. <u>Additionally, proposed development on an individual lot may or may not necessitate the need for a Special Permit required by this Section or a Variance based on the nature of the proposal.</u>	New text to clarify the required steps of the development review process
31	6.7.5 Development Review G. Coordinated Development Planning a. A Coordinated Development Plan Special Permit, in accordance with the provisions of Section 5.8, is required for all development. b. Development sites must include a minimum of two (2) lots (existing or proposed) and at least two hundred thousand (200,000) square feet of land area.	6.7.6 Development Review G. Coordinated Development Planning 1. Applicability a. A Coordinated Development Plan Special Permit, in accordance with the provisions of Section 5.8, is required for all <u>prior to the</u> development <u>of any lot</u> . b. Development sites must include a minimum of two (2) lots (existing or proposed) and at least two six hundred <u>and seventy-five</u> thousand (200 <u>675</u> ,000) square feet of land area.	Clarification; Increased the threshold for application submittal to include all of the D Parcels

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32		6.7.5 Development Review C. Coordinated Development Planning 2. <u>Review Process</u> a. <u>The following steps are required for a Coordinated Development Special Permit:</u> i. <u>Preliminary Review</u> (a) <u>Step 1: Pre-Submittal Meeting</u> (b) <u>Step 2: Neighborhood Meeting</u> ii. <u>Discretionary Review</u> (a) <u>Step 3: Public Hearing</u> 3. <u>Preliminary Review</u> a. <u>Pre-Submittal Meeting</u> i. <u>Procedure</u> (a) <u>Development review applications requiring a Coordinated Development Special Permit are not considered complete until a pre-submittal meeting has been held with Planning Staff.</u> (b) <u>A pre-submittal meeting must occur at least fourteen (14) days in advance of the required neighborhood meeting (step 2).</u> (c) <u>Applicants or their representatives are required to attend a pre-submittal meeting.</u> b. <u>Neighborhood Meeting</u> i. <u>Procedure</u> (a) <u>Development review applications requiring a Coordinated Development Special Permit are not considered complete until the required neighborhood meeting has been held.</u> (b) <u>Applications for development review must be submitted within one hundred and eighty (180) days of the neighborhood meeting. If an application is not submitted in this time frame, the Applicant is required to hold a new neighborhood meeting.</u> (c) <u>A neighborhood meeting must occur at least ten (10) days prior to submittal of a development review application for a Coordinated Development Special Permit.</u> (d) <u>Neighborhood meetings should be held at a location in close proximity to the subject property on a weekday evening after 6:00 p.m. or on weekends at any reasonable time and shall not occur on a local, state, or national holiday.</u> (e) <u>Applicants or their representatives are required to attend a neighborhood meeting.</u> (f) <u>The Applicant is responsible for coordinating a neighborhood meeting in conjunction with the Ward representative from the Board of Aldermen and the Staff of the Mayor's Office of Strategic Planning and Community Development.</u> (g) <u>The format and agenda of the neighborhood meeting is at the discretion of the applicant, in consultation with the Ward representative from the Board of Aldermen, and may consist of any or all of the following:</u> 1. <u>a formal presentation; or</u> 2. <u>a drop-in, open house style informational session.</u> (h) <u>Opportunity must be provided for attendees to ask questions regarding the development review application.</u> (i) <u>Applicants are required to bring all information and materials required by the Building Official to a neighborhood meeting.</u> (j) <u>The Applicant shall submit a report and minutes of the neighborhood meeting to the Building Official at the time application submittal that includes, at a minimum, the following:</u> 1. <u>a list of those persons and organizations contacted about the meeting, and manner and date of contact;</u> 2. <u>the date, time, and location of the meeting;</u> 3. <u>a roster or signature sheet of attendees at the meeting;</u> 4. <u>copies of all materials provided by the applicant at the meeting;</u> 5. <u>a summary of issues discussed at the meeting; and</u> 6. <u>a description of any changes to the proposed development made as a result of the meeting.</u>	New text, added for clarification and to address feedback concerning desired public process from the public and the BOA

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33	6.7.5 Development Review B. Coordinated Development Planning 2. Submittal b. Applications for Special Permits offered elsewhere in this Section may be submitted simultaneously a Coordinated Development Plan application:	6.7.5 Development Review C. Coordinated Development Planning 4. <u>Application</u> Submittal b. Applications for <u>The following</u> Special Permits offered <u>required</u> elsewhere in this Section may be submitted <u>requested</u> as part of a Coordinated Development Plan <u>Special Permit</u> application (see §6.7.4.3):: i. <u>The siting and orientation of Civic Spaces (§</u> ii. <u>The size of a proposed Dog Park (§</u> iii. <u>Residential principal uses (§</u> iv. <u>The maximum number of off-street parking spaces (§6.7.13.1)</u> v. <u>The maximum number of 'reserved' off-street parking spaces (§6.7.13.3.b.i)</u>	Clarification of intent
34	6.7.5 Development Review B. Coordinated Development Planning 2. Submittal c. Plans submitted as part of any Coordinated Development Plan Special Permit application may illustrate hypothetical lots that demonstrate consistency to the Lot Dimension standards for each Building Type without the need for a final plat plan certified and recorded with the Registry of Deeds or Land Court.	6.7.5 Development Review C. Coordinated Development Planning 4. Submittal c. Plans submitted as part of any Coordinated Development Plan Special Permit application may illustrate hypothetical lots that demonstrate consistency to the Lot Dimension standards for each Building Type without the need for a final plat plan certified and recorded with the Registry of Deeds or Land Court.	Deleted and rewritten, see below
35	N/A	6.7.5 Development Review C. Coordinated Development Planning 5. <u>Information Required</u> a. <u>Plans submitted as part of any Coordinated Development Plan Special Permit application may identify lots for building sites and civic spaces with boundaries that are not officially recorded with the Registry of Deeds or Land Court as follows:</u> i. <u>The hypothetical lots must demonstrate consistency to the Lot standards of this Section.</u> 6. <u>Review Criteria</u> a. <u>In its discretion to approve or deny a Coordinated Development Special Permit, the Planning Board shall consider the following:</u> i. <u>compliance with the submittal requirements and review considerations of §5.8 Coordinated Development Special Permit;</u> ii. <u>consistency with the 2012 Union Square Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended;</u> b. <u>The Planning Board may not approve a Coordinated Development Special Permit prior to the execution of agreement(s) between the applicant and the City of Somerville that address contributions to infrastructure, the Green Line Extension, and other community benefits.</u>	Rewritten
36	6.7.5 Development Review B. Coordinated Development Planning 3. Subsequent Development Review a. Following the approval of a Coordinated Development Plan Special Permit, applicants may proceed with the development review required for individual lots.	6.7.5 Development Review C. Coordinated Development Planning 7. Subsequent Development Review a. Following the approval of a Coordinated Development Plan Special Permit, applicants may proceed with the development review required for individual lots.	Language edits for consistency

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37	6.7.5 Development Review G. Individual Lots and Buildings 1. Consistency a. Development of individual sites within the USOD must comply with the approved Coordinated Development Plan.	6.7.5 Development Review G. Individual Lots, <u>Civic Spaces</u>, and Buildings 1. <u>Applicability</u> a. <u>Design and Site Plan Review, in accordance with the provisions of Section 5.4, is required for the development of any lot as a building or civic space.</u> b. <u>Proposed development on an individual lot may or may not necessitate the need for a Special Permit required by this Section or a Variance based on the nature of the proposal.</u> 2. <u>Review Process</u> a. <u>The following steps are required for Design & Site Plan Review:</u> i. <u>Preliminary Review</u> (a) <u>Step 1: Pre-Submittal Meeting</u> (b) <u>Step 2: Neighborhood Meeting</u> (c) <u>Step 3: Design Review Meeting</u> (d) <u>Step 4: Neighborhood Meeting</u> ii. <u>Administrative Review</u> (a) <u>Step 5: Public Hearing</u> 3. Consistency a. Development of individual sites <u>lots as buildings or civic spaces</u> within the USOD must comply with the approved Coordinated Development <u>Plan Special Permit and any previously approved Special Permits, as applicable.</u>	Relocated text; Clarifications of development review process
38	6.7.5 Development Review 2. Preliminary Review a. A neighborhood meeting is required for all development within the USOD prior to formal submittal of an application for Design & Site Plan Approval. i. Required Procedure (a) Applications for development review that require a neighborhood meeting are not considered complete until such a meeting has been held. (c) A neighborhood meeting must occur at least ten (10) days prior to formal submittal of an application for design & site plan approval. (j) The Applicant shall submit a report and minutes of the neighborhood meeting to the Building Official at the time application submittal that includes, at a minimum, the following: 1. a list of those persons and organizations contacted about the meeting, and manner and date of contact; 2. the date, time, and location of the meeting; 3. a roster or signature sheet of attendees at the meeting; 4. copies of all materials provided by the applicant at the meeting; 5. a summary of issues discussed at the meeting; and 6. a description of any changes to the proposed development made as a result of the meeting.	6.7.5 Development Review G. Individual Lots, <u>Civic Spaces</u>, and Buildings 4. Preliminary Review a. <u>Pre-Submittal Meeting</u> i. <u>Procedure</u> (a) <u>Applications for development review are not considered complete until a pre-submittal meeting has been held with Planning Staff.</u> (b) <u>A pre-submittal meeting must occur at least five (5) days in advance of the required neighborhood meeting (step 2).</u> (c) <u>Applicants or their representatives are required to attend a pre-submittal meeting.</u> b. <u>Neighborhood Meetings</u> A neighborhood meeting is required for all development within the USOD prior to formal submittal of an application for Design & Site Plan Approval. i. Required Procedure (a) Applications for development review that require a neighborhood meeting are not considered complete until such a <u>all required neighborhood</u> meetings has <u>have</u> been held. (c) A neighborhood meeting must occur at least ten (10) days prior to formal submittal of an application for design & site plan approval <u>in advance of the required design review meeting (step 3) and ten (10) days prior to submittal of an application for development review (step 5).</u> (j) The Applicant shall submit a report and minutes of the neighborhood meeting to the Building Official at the time of application submittal <u>as required information for a Design & Site Plan Review application</u> that includes, at a minimum, the following: 1. a list of those persons and organizations contacted about the meeting, and manner and date of contact; 2. the date, time, and location of the meeting; 3. a roster or signature sheet of attendees at the meeting; 4. copies of all materials provided by the applicant at the meeting; 5. a summary of issues discussed at the meeting; and 6. a description of any changes to the proposed development made as a result of the meeting.	Process edits added for clarification and to address feedback concerning desired public process from the public and the BOA

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39	6.7.5 Development Review 2. Preliminary Review b. Review by the Design Review Committee is required for all development within the USOD prior to formal submittal of an application for Design & Site Plan Approval. i. Review Procedure (a) A design review meeting must occur at least ten (10) days prior to formal submittal of an application for development review. (b) Applicants or their representatives are required to attend a design review meeting. (c) Applicants are required to bring all information and materials required by the Building Official to a design review meeting. (d) The Applicant shall submit a report and minutes of the design review meeting to the Building Official at the time application submittal that includes, at a minimum, the following: 1. the date, time, and location of the meeting; 2. a roster of members of the Urban Design Commission in attendance at the meeting; 3. copies of all materials provided by the applicant at the meeting; 4. a summary of issues discussed at the meeting; and 5. a description of any changes to the proposed development made as a result of the meeting. ii. Review Considerations (a) In providing design guidance to applicants, the Design Review Committee shall provide recommendations for, but not limited to, the following: 1. Buildings a) The optimal location and functionality of all building entrances. b) The prioritization of ground floor space for commercial uses rather than lobbies to upper story uses. c) The continuity of the street wall and spatial definition of the public realm by the building facade in relationship to neighboring buildings. d) The architectural techniques used to comply with the provisions of §6.7.10.F Facade Design. e) The proportional relationships between the architectural elements of a facade and their use in the development of the facade's composition and details. f) The design and composition of the elements of a storefront. g) The location, alignment, and massing techniques of high-rise elements to mitigate shadow impacts cast on nearby sites or on-site activities, reduce impacts on view corridors, and increase the actual or perceived separation distance between towers. h) The visibility and integration of mechanical and utility equipment into the architectural design of the building. i) The quality and durability of building materials. j) The local microclimate including pedestrian level winds, weather protection, air quality, the reflection of sunlight, and the casting of shadows. 2. Civic Spaces a) The appropriateness of the proposed civic space type for the site, with specific regard solar orientation, integration with nearby buildings, and type and use of other nearby civic spaces. b) The design guidelines specific to each civic space type. c) The maximization of the actual utility of a civic space for its intended use through landscape design and accommodation of pedestrian desire lines. d) The appropriateness of irrigation and drainage systems to effectively reduce water use, minimize or eliminate stormwater runoff into the sewer or storm system, address unique site conditions, and meet the specific needs of the type of civic space.	6.7.6 Development Review G. Individual Lots, <u>Civic Spaces</u>, and Buildings 4. Preliminary Review C. <u>Design Review</u> Review by the Design Review Committee is required for all development within the USOD prior to formal submittal of an application for Design & Site Plan Approval. i. Review Procedure (a) A design review meeting must occur at least ten (10) days prior to formal submittal of an application for development review <u>in advance of the required neighborhood meeting (step 4).</u> (b) Applicants or their representatives are required to attend a design review meeting. (c) Applicants are required to bring all information and materials required by the Building Official to a design review meeting. (d) <u>The Design Review Committee shall issue a written recommendation to the Planning Board and the Applicant within forty-five (45) days of the design review meeting. Subsequent development review steps are prohibited until the Design Review Committee has issued its recommendation.</u> (e) The Applicant shall submit a report and minutes of the design review meeting to the Building Official at the time of application submittal <u>as required information for a Design & Site Plan Review application</u> that includes, at a minimum, the following: 1. the date, time, and location of the meeting; 2. a roster of members of the Urban Design Commission <u>Design Review Committee</u> in attendance at the meeting; 3. copies of all materials provided by the applicant at the meeting; 4. a summary of issues discussed at the meeting; and 5. a description of any changes to the proposed development made as a result of the meeting. ii. <u>Review Criteria</u> (a) <u>The Design Review Committee's written recommendation to the Planning Board shall including, at minimum, the following:</u> 1. <u>Identification of each applicable design guideline of this Ordinance that has been achieved to the satisfaction of the DRC, as voted by a majority of members present.</u> 2. <u>Any modifications necessary to remedy outstanding design issues related to guidelines that have not been achieved to the satisfaction of the DRC, as voted by a majority of members present.</u> iii. Review Considerations (b) In providing design guidance to applicants <u>addition to addressing the design guidelines of this Ordinance</u>, the Design Review Committee shall provide recommendations for in consideration of, but not limited to, the following: 1. Buildings a) The optimal location and functionality of all building entrances. b) The prioritization of ground floor space for commercial uses rather than lobbies to upper story uses. c) The continuity of the street wall and spatial definition of the public realm by the building facade in relationship to neighboring buildings. d) The architectural techniques used to comply with the provisions of §6.7.10.F Facade Design. e) The proportional relationships between the architectural elements of a facade and their use in the development of the facade's composition and details. f) The design and composition of the elements of a storefront. g) The location, alignment, and massing techniques of high-rise elements to mitigate shadow impacts cast on nearby sites or on-site activities, reduce impacts on view corridors, and increase the actual or perceived separation distance between towers. h) The visibility and integration of mechanical and utility equipment into the architectural design of the building. i) The quality and durability of building materials. j) The local microclimate including pedestrian level winds, weather protection, air quality, the reflection of sunlight, and the casting of shadows. 2. Civic Spaces a) The appropriateness of the proposed <u>civic space type design</u> for the site, with specific regard solar orientation, integration with nearby buildings, and type and use of other nearby civic spaces. b) The design guidelines specific to each civic space type. c) The maximization of the actual utility of a civic space for its intended use through landscape design and accommodation of pedestrian desire lines. d) The appropriateness of irrigation and drainage systems to effectively reduce water use, minimize or eliminate storm water runoff into the sewer or storm system, address unique site conditions, and meet the specific needs of the type of civic space.	Re-work of how the Design Review process is carried out and the type of information that is provided to the Planning Board by the Design Review Committee

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40	6.7.5 Development Review 3. Administrative Review a. Design and Site Plan Approval i. The development or redevelopment of civic spaces, thoroughfares, and LOTS and/or buildings requires approval of a DESIGN AND SITE PLAN in accordance with the provisions of §5.4 Design and Site Plan Approval. ii. Submittal (a) Applications for Special Permits offered elsewhere in this section may be submitted simultaneously as part of a Design & Site Plan application (see §6.7.4.3). (b) Plans submitted as part of any Design & Site Plan Approval application may illustrate hypothetical lots that demonstrate consistency to the Lot Dimension standards for each Building Type without the need for a final plat plan certified and recorded with the Registry of Deeds or Land Court. iii. Procedure (a) When reviewing a Design and Site Plan for civic spaces, the Planning Board may solicit comments and/ or recommendations from the Design Review Committee (DRC) in consideration of, but not limited to, the following: 1. how solar orientation, pedestrian desire lines, landscape design, integration with nearby buildings; and the relationship of the civic space to others nearby contributes toward maximization of the actual utility of a civic space for its intended use. (b) When reviewing a Design & Site Plan for lots or buildings, the Planning Board may solicit comments and/ or recommendations from the Design Review Committee (DRC) in consideration of, but not limited to, the following: 1. site planning, buildings placement, building bulk, floor plans, exterior design, construction materials, green building techniques, landscaping, entrance and exit placement, signage; and, 2. the local microclimate including pedestrian level winds, weather protection, air quality, the reflection of sunlight, and the casting of shadows.	6.7.7 Development Review G. Individual Lots, <u>Civic Spaces</u>, and Buildings 5. Administrative Review a. Design and Site Plan Review i. The development or redevelopment of civic spaces, thoroughfares, and LOTS and/or buildings requires approval of a DESIGN AND SITE PLAN in accordance with the provisions of §5.4 Design and Site Plan Approval. ii. Submittal (a) <u>Development review</u> applications <u>that necessitate the need</u> for Special Permits offered elsewhere in <u>required by</u> this Section may be submitted <u>reviewed</u> simultaneously as part of a Design & Site Plan application (see §6.7.4.3). (b) Plans submitted as part of any Design & Site Plan Approval application may illustrate hypothetical lots that demonstrate consistency to the Lot Dimension standards for each Building Type without the need for a final plat plan certified and recorded with the Registry of Deeds or Land Court. iii. <u>Information Required</u> (a) <u>Plans submitted as part of any Design & Site Plan Approval application may include a hypothetical plot plan illustrating lot boundaries that are not officially recorded with the Registry of Deeds or Land Court as follows:</u> 1. <u>The hypothetical lot illustrated is superimposed upon an official plot plan certified by a land surveyor.</u> 2. <u>The hypothetical lot illustrated demonstrates consistency to the Lot standards of this Section.</u> (b) <u>Design & Site Plan applications must be submitted for any hypothetical lot individually and buildings on either side of an unofficial lot boundary require development review as separate projects.</u> (c) <u>Plans submitted with a hypothetical plot plan are considered individual lots for the purpose of development review and the unofficial lot lines are referenced as if they were official lot boundaries where interior space, excluding parking, is not permitted to cross any hypothetical, unofficial lot line.</u> iv. <u>Review Criteria</u> (a) <u>The Planning Board shall approve an application for development review requiring Design & Site Plan Approval upon verifying that the submitted plans for the proposed development demonstrates the following:</u> 1. <u>compliance with the standards of §5.4 Design & Site Plan Review;</u> 2. <u>conformance to the applicable Coordinated Development Special Permit, the adopted Master Plan of the City of Somerville, the Union Square Neighborhood Plan, existing policy plans and standards established by the City, or to other plans deemed to be appropriate by the Planning Board; and</u> 3. <u>conformance with the provisions of this Ordinance.</u> v. Procedure (a) When reviewing a Design and Site Plan for civic spaces, the Planning Board may solicit comments and/ or recommendations from the Design Review Committee (DRC) in consideration of, but not limited to, the following: 1. how solar orientation, pedestrian desire lines, landscape design, integration with nearby buildings; and the relationship of the civic space to others nearby contributes toward maximization of the actual utility of a civic space for its intended use. (b) When reviewing a Design & Site Plan for lots or buildings, the Planning Board may solicit comments and/ or recommendations from the Design Review Committee (DRC) in consideration of, but not limited to, the following: 1. site planning, buildings placement, building bulk, floor plans, exterior design, construction materials, green building techniques, landscaping, entrance and exit placement, signage; and, 2. the local microclimate including pedestrian level winds, weather protection, air quality, the reflection of sunlight, and the casting of shadows.	Text of item (i) was relocated; Rewrite of information submittal requirements, item ii(b); Design Review text removed for redundancy after rewrite of the Design Review section (see above)

#	Current Text	Proposed Text	Reasoning
41	6.7.5 Development Review 4. Discretionary Development Review a. Special Permits i. Submittal (a) SPECIAL PERMIT applications may be submitted simultaneously as part of a COORDINATED DEVELOPMENT PLAN application or as part of a DESIGN AND SITE PLAN application. ii. Review Criteria (a) In its discretion to approve or deny any special permit offered elsewhere in this section, the Planning Board shall consider the following: 1. compliance with the submittal requirements and review considerations of §5.1 Special Permits; 2. conformance to the applicable COORDINATED DEVELOPMENT PLAN, the adopted MASTER PLAN of the City of Somerville, the UNION SQUARE NEIGHBORHOOD PLAN, existing policy plans and standards established by the City, or to other plans deemed to be appropriate by the Planning Board; and 3. consistency with purpose and intent of the USOD and of this Ordinance in general. b. Minor Projects i. Per §5.4.4 of this Ordinance, Lot Splits, Lot Mergers, and Lot Line Adjustments are considered minor projects and are only subject to the minor site plan approval process established in the Rule and Regulations of the Planning Board.	6.7.5 Development Review G. Individual Lots, <u>Civic Spaces</u>, and Buildings 6. Discretionary Development Review a. Special Permits i. Submittal (a) <u>The following</u> Special Permits applications <u>required elsewhere in this Section</u> may be submitted simultaneously <u>requested</u> as part of a Coordinated Development Plan <u>Special Permit</u> application or as part of a design and site plan application. 1. <u>The orientation of Civic Spaces (§</u> 2. <u>The size of a proposed Dog Park (§</u> 3. <u>Residential principal uses (§</u> 4. <u>The maximum number of off-street parking spaces (§6.7.13.1)</u> 5. <u>The maximum number of 'reserved' parking spaces (§6.7.13.3.b.i)</u> ii. Review Criteria (a) In its discretion to approve or deny any Special Permit offered elsewhere in this Section, the Planning Board shall consider the following: 1. compliance with the submittal requirements and review considerations of §5.1 Special Permits; 2. conformance to the applicable COORDINATED DEVELOPMENT PLAN, the adopted MASTER PLAN of the City of Somerville, the UNION SQUARE NEIGHBORHOOD PLAN, existing policy plans and standards established by the City, or to other plans deemed to be appropriate by the Planning Board; and 3. consistency with purpose and intent of the USOD and of this Ordinance in general; <u>and</u> 4. <u>considerations indicated elsewhere in this Section for the specific type of special permit required.</u> b. Minor Projects i. Per §5.4.4 of this Ordinance, Lot Splits, Lot Mergers, and Lot Line Adjustments are considered minor projects and are only subject to the minor site plan approval process established in the Rule and Regulations of the Planning Board.	Clarification; text made consistent with similar text found earlier in the document; minor project text incorrectly indented (see below)

#	Current Text	Proposed Text	Reasoning
42	N/A	6.7.5 Development Review G. <u>Thoroughfares</u> <u>Applicability</u> <u>Design & Site Plan Review, in accordance with the provisions of Section 5.4, is required prior to the construction or reconstruction of any thoroughfare.</u> <u>Consistency</u> <u>Construction or reconstruction of a thoroughfare within the USOD must comply with the approved Coordinated Development Special Permit.</u> <u>Review Process</u> <u>The following steps are required for Design & Site Plan Approval:</u> <u>Preliminary Review</u> <u>Step 1: Pre-Submittal Meeting</u> <u>Administrative Review</u> <u>Step 2: Design & Site Plan Approval Public Hearing</u> <u>Preliminary Review</u> <u>Pre-Submittal Meeting</u> <u>Required Procedure</u> <u>Applications for development review are not considered complete until a pre-submittal meeting has been held with Planning Staff.</u> <u>A pre-submittal meeting must occur at least ten (10) days prior to submittal of an application for development review (step 2).</u> <u>Applicants or their representatives are required to attend a pre-submittal meeting.</u> <u>Administrative Review</u> <u>Design and Site Plan Approval</u> <u>Review Criteria</u> <u>The Planning Board shall approve an application for development review requiring Design & Site Plan Approval upon verifying that the submitted plans for the proposed development demonstrates the following:</u> <u>compliance with the standards of §5.4 Design & Site Plan Review;</u> <u>conformance to the applicable Coordinated Development Special Permit, the adopted Master Plan of the City of Somerville, the Union Square Neighborhood Plan, existing policy plans and standards established by the City, or to other plans deemed to be appropriate by the Planning Board; and</u> <u>conformance with the provisions of this Ordinance.</u>	New text; process for permitted the construction of a Thoroughfare was necessary and inadvertently omitted.
43	N/A	6.7.5 Development Review G. <u>Minor Projects</u> <u>Per §5.4.4 of this Ordinance, Lot Splits, Lot Mergers, and Lot Line Adjustments are considered minor projects and are only subject to the minor site plan approval process established in the Rule and Regulations of the Planning Board.</u>	Text indent was incorrect in previous draft (see edit #41 above)
44	N/A	6.7.6 Development Planning G. <u>Civic Space</u> <u>At full build-out of development subject to an approved Coordinated Development Special Permit, at least fifteen percent (15%) of the development site must be designed as two (2) or more civic spaces of differing types, sizes, and locations.</u>	New tool added for generating required land area for civic space; replaces pedestrian circulation space

#	Current Text	Proposed Text	Reasoning
45	6.7.7 Development Planning G. Commercial Build Out - At full build-out of development subject to a COORDINATED DEVELOPMENT PLAN, no less than sixty percent (60%) and at least three hundred and seventy-five thousand (375,000) square feet of the total gross floor area (excluding motor vehicle and bicycle parking) must be dedicated to commercial uses. - At full build-out of development subject to a coordinated development plan, not more than ten percent (10%) of the total gross floor area within the coordinated development plan may be dedicated to principal uses within the Retail use category. - At full build out of development subject to a coordinated development plan, at least 375 square feet of commercial space must be provided for each dwelling unit. - At full build out of development subject to a coordinated development plan, at least five percent (5%) of the total gross floor dedicated to commercial uses, excluding motor vehicle and bicycle parking, must be dedicated to principal uses within the Arts & Creative Enterprise use category. - Floor area dedicated to principal uses within the Arts & Creative Enterprise use category may be provided according to §6.7.6.D Off Site Compliance.	6.7.6 Development Planning G. Commercial Build Out - At full build-out of development subject to a an approved Coordinated Development plan Special Permit, no less than sixty percent (60%) and at least three hundred and seventy-five thousand (375,000) square feet of the total gross floor area (excluding motor vehicle and bicycle parking) must be dedicated to commercial uses. - At full build-out of development subject to a an approved Coordinated Development plan Special Permit, not more than ten percent (10%) of the total gross floor area within the coordinated development plan may be dedicated to principal uses within the Retail use category. - At full build out of development subject to a an approved Coordinated Development plan Special Permit, at least 375 square feet of commercial space must be provided for each dwelling unit. - At full build out of development subject to a an approved Coordinated Development plan Special Permit, at least five percent (5%) of the total gross floor area dedicated to commercial uses, excluding motor vehicle and bicycle parking, must be dedicated to principal uses within the Arts & Creative Enterprise use category. - Floor area dedicated to principal uses within the Arts & Creative Enterprise use category may be provided according to §6.7.6.E Off Site Compliance.	Language edits for consistency
46	6.7.6 Development Planning G. Affordable Housing & Linkage - At full build out, development must provide at least twenty percent (20%) of total dwelling units as affordable housing. - Except as noted in §6.7.6.C.1 and §6.7.6.D.1, Development subject to a COORDINATED DEVELOPMENT PLAN must comply with the provisions of Article 13: Inclusionary Housing and Article 15: Linkage, in effect as of the date of the approved COORDINATED DEVELOPMENT PLAN.	6.7.6 Development Planning G. Affordable Housing & Linkage - At full build out, development subject to an approved Coordinated Development Special Permit must provide at least twenty percent (20%) of total dwelling units as affordable housing. - Except as noted in §6.7.6.C.1 and §6.7.6.D.1, Development subject to a an approved Coordinated Development Plan Special Permit must comply with the provisions of Article 13: Inclusionary Housing and Article 15: Linkage, in effect as of the date of the approved COORDINATED DEVELOPMENT PLAN.	Language edits for consistency
47	6.7.6 Development Planning G. Off-Site Compliance Within the USOD, the Planning Board may permit off-site compliance of §6.7.5.A.4 (Commercial space for Arts & Creative Enterprise uses), §6.7.9.A.1.d (Pedestrian Circulation Space), and Article 13 Inclusionary Housing, in whole or in part, for any Generating Site with any Receiving Site within the district.	6.7.6 Development Planning G. Off-Site Compliance Within the USOD, the Planning Board may permit off-site compliance of §6.7.5.A.4 (Commercial Space for Arts & Creative Enterprise uses), §6.7.9.A.1.d (Pedestrian Circulation Space), and Article 13 Inclusionary Housing, in whole or in part, for any Generating Site with any Receiving Site within the district included as part of a Coordinated Development Special Permit application.	Language edits for consistency
48	n/a	6.7.8 Urban Design Standards G. Land Division Development sites must be subdivided with thoroughfares, if necessary, and platted with lots for either buildings or Civic Spaces.	Clarification of intent
49	6.7.8 Urban Design Standards G. Lots To avoid highly irregular lot shapes, lots must be platted to be generally rectilinear, where the side lot lines are within forty-five (45) degrees of perpendicular to the front lot line or to the tangent of a curved front lot line.	6.7.8 Urban Design Standards G. Lots To avoid highly irregular lot shapes, lots must be platted to be generally rectilinear, where the side lot lines are within forty-five (45) degrees of perpendicular to the front lot line or to the tangent of a curved front lot line, and generally straight throughout their length.	
50	6.7.8 Urban Design Standards G. Pedestrian Streets - Any lot with frontage on Somerville Avenue, Bow Street, Union Square, Prospect Street, or Washington Street is considered a pedestrian street and subject to the following: - Vehicular access to parking lots, parking structures, loading facilities, and service areas for lots abutting a pedestrian street must be from an Alley or side street and may not be from one of the following streets: Somerville Avenue, Bow Street, Union Square, Prospect Street, or Washington Street.	6.7.8 Urban Design Standards G. Pedestrian Streets - Any lot with frontage on Somerville Avenue, Bow Street, Union Square, Prospect Street, or Washington Street is considered a pedestrian street and subject to the following: - Vehicular access to parking lots, structured parking structures, loading facilities, and service areas for lots abutting a pedestrian street must be from an Alley or side street and may not be from one of the following streets: Somerville Avenue, Bow Street, Union Square, Prospect Street, or Washington Street.	Correction
51	6.7.9 Civic Space B. General to All Civic Space Types - Orientation - Civic spaces must be located to maximize their exposure to the sun as follows:	6.7.9 Civic Space B. General to All Civic Space Types 2. Siting and Orientation - Civic spaces must be located sited and oriented to maximize their inherent exposure to the sun as follows:	Clarification

#	Current Text	Proposed Text	Reasoning
52	6.7.9 Civic Space B. General to All Civic Space Types 2. Orientation b. Civic spaces may be located without an ideal exposure to the sun by Special Permit. i. In its discretion to approve or deny a Special Permit authorizing a civic space without exposure to the sun, the Planning Board consider the following: (a) The review considerations for all Special Permits as specified in Section 5.1 Special Permits; (b) That the location was the only available option to provide one of the permitted civic space types. (c) Balancing the desire for quality civic spaces against the other objectives of the adopted comprehensive Master Plan of the City of Somerville and other existing policy plans and standards established by the City.	6.7.9 Civic Space B. General to All Civic Space Types <u>2. Siting and Orientation</u> b. Civic spaces may be located <u>sited and oriented</u> without an ideal exposure to the sun by Special Permit. i. In its discretion to approve or deny a Special Permit authorizing a civic space without <u>an ideal</u> exposure to the sun, the Planning Board <u>may approve the Special Permit application only upon finding</u> consider the following: (a) The review considerations for all Special Permits as specified in Section 5.1 Special Permits; (b) That the <u>proposed</u> location <u>is an ideal site for a civic space despite its orientation and</u> was the only available option to provide one of the permitted civic space types. (c) <u>That Balancing the</u> desire for quality <u>siting and orientation of the proposed</u> civic spaces <u>is the only means to achieve</u> against the other objectives of the adopted comprehensive Master Plan of the City of Somerville and other existing policy plans and standards established by the City. (d) <u>That neighboring buildings of the directly abutting lots do not cast shadows that adversely limit ground level access to sunlight.</u>	Clarification of Special Permit intent
53	6.7.9 Civic Space B. General to All Civic Space Types 7. Landscape d. Trees must be spaced between thirty-five (35) and forty-five (45) feet on center, depending on species or cultivar of tree.	6.7.9 Civic Space B. General to All Civic Space Types 7. Landscape d. Trees must be spaced between thirty-five (35) and forty-five (45) feet on center, depending on species or cultivar of tree.	Text removed; Standard is applicable to street tree planting, not tree planting in civic spaces.
54	6.7.9 Civic Space B. General to All Civic Space Types 7. Landscape f. Tree pits must have a minimum thirty-six (36) sq. ft. (such as 6'x6') open soil area, centered at the tree trunk. Planting soil must be provided to a depth of three (3) feet in the tree pit.	6.7.9 Civic Space B. General to All Civic Space Types 7. Landscape f. Tree pits <u>and planters</u> must have a minimum thirty-six (36) sq. ft. (such as 6'x6') open soil area, centered at the tree trunk. Planting soil must be provided to a depth of three (3) feet in the tree pit <u>or planter</u>	Clarification
55	6.7.9 Civic Space B. General to All Civic Space Types 13. Outdoor Cafes and Commercial Sales a. Outdoor cafes and retail sales within Civic Spaces may be approved by Special Permit.	6.7.9 Civic Space B. General to All Civic Space Types 13. Outdoor Cafes & Commercial Sales b. Outdoor cafes and retail sales within Civic Spaces may be approved <u>are only permitted</u> by Special Permit.	Clarification
56	N/A	Table 6.7.9 Civic Space Standards	Various dimensional requirements of Table 6.7.9 were edited after reviewing comparable existing civic spaces in Somerville used as models

#	Current Text	Proposed Text	Reasoning
57	6.7.10 Building Standards G. General for All Buildings 1. Lot Standards a. Number of Buildings i. One (1) principal Building Type may be built on each lot. b. Lot Lines i. The front lot line of any INTERIOR LOT or KEY LOT is a primary FRONT LOT LINE. ii. For CORNER LOTS, the primary FRONT LOT LINE is designated as follows: (a) Any front lot line Abutting a Block Face designated Section 6.7.6.B.1 is a primary FRONT LOT LINE. (b) For all other CORNER LOTS, the primary FRONT LOT LINE is designated by the property owner, with all remaining FRONT LOT LINES are designated as secondary FRONT LOT LINES. c. Pedestrian Circulation Space i. Pedestrian circulation space is required at ground level as indicated for each Building Type. Pedestrian circulation space is calculated as a percentage of lot area. (a) When the pedestrian circulation space calculation results in less than six thousand (6,000) sf of required space, that space may be provided as one or more of the following: 1. Increased sidewalk width; 2. A mid-block passage; 3. A pocket park civic space type; 4. Publicly-accessible courtyard with no less than seventy percent (70%) landscape; or 5. Outdoor recreation facilities. (b) Alternatively, when less than six thousand (6,000) square feet of pedestrian circulation space is required, an in lieu payment may be made for the required space, in whole or in part. The Planning Board shall establish a fee schedule based on the recommendations of the Director of Transportation & Infrastructure in relation to the average cost to acquire and develop land as a civic space. (c) When the pedestrian circulation space calculation results in six thousand (6,000) or more square feet of required space, that space must be provided as one or more civic space types. See Section 6.7.9 Civic Space. (d) Pedestrian circulation space may be provided according to §6.7.6.D Off Site Compliance.	6.7.10 Building Standards Types G. General for All Buildings 1. Lot Standards a. Number of Buildings i. One (1) principal Building Type may be built on each lot. b. Lot Lines i. The front lot line of any INTERIOR LOT or KEY LOT is a primary FRONT LOT LINE. ii. For CORNER LOTS, the primary FRONT LOT LINE is designated as follows: (a) Any front lot line abutting a Block Face designated in Section 6.7.6.B.1 <u>pedestrian street</u> is a primary FRONT LOT LINE. <u>See §6.7.8.F.</u> (b) For all other CORNER LOTS, the primary FRONT LOT LINE is designated by the property owner, with all remaining FRONT LOT LINES are designated as secondary FRONT LOT LINES. c. Pedestrian Circulation Space i. Pedestrian circulation space is required at ground level as indicated for each Building Type. Pedestrian circulation space is calculated as a percentage of lot area. (a) When the pedestrian circulation space calculation results in less than six thousand (6,000) sf of required space, that space may be provided as one or more of the following: 1. Increased sidewalk width; 2. A mid-block passage; 3. A pocket park civic space type; 4. Publicly-accessible courtyard with no less than seventy percent (70%) landscape; or 5. Outdoor recreation facilities. (b) Alternatively, when less than six thousand (6,000) square feet of pedestrian circulation space is required, an in lieu payment may be made for the required space, in whole or in part. The Planning Board shall establish a fee schedule based on the recommendations of the Director of Transportation & Infrastructure in relation to the average cost to acquire and develop land as a civic space. (c) When the pedestrian circulation space calculation results in six thousand (6,000) or more square feet of required space, that space must be provided as one or more civic space types. See Section 6.7.9 Civic Space. (d) Pedestrian circulation space may be provided according to §6.7.6.D Off Site Compliance.	Clarification of reference; Pedestrian Circulation Space tool deleted in lieu of a different mechanism for generating land area required for civic spaces
58	6.7.10 Building Standards 3. Height and Massing a. Building Height (a) To calculate the number of stories, each story above the Average Ground Level of the lot is counted as one (1) story, except that a single ground story of twenty-five (25) feet or more is counted as two (2) stories.	6.7.10 Building Standards Types 3. Height and Massing a. Building Height (a) To calculate the number of stories, each story above the Average Ground Level of the lot is counted as one (1) story, except that a single ground story of twenty-five (25) feet or more is counted as two (2) stories. (b) <u>Any story, excluding the ground story, with a mezzanine or loft is counted as two (2) stories.</u> (c) <u>Interstitial space between stories is counted as an additional story if the space has a walking surface, permanent lighting, a ceiling height of seven feet six inches (7'6") or more, or is accessed via a stairwell or elevator door.</u>	New text to control onerous story heights that would add additional unintended building height
59	6.7.10 Building Standards 3. Height and Massing d. Height Exceptions	6.7.10 Building Standards Types 3. Height and Massing d. <u>Building</u> Height Exceptions	Clarification

#	Current Text	Proposed Text	Reasoning
60		6.7.10 Building Standards Types 3. Height and Massing e. <u>Story Height</u> i. <u>Story height is measured from the top of the finished floor to the ceiling above.</u> ii. <u>Minimum ground story ceiling height applies to the first thirty (30) feet of any ground story space intended for a commercial tenant, measured inward from the facade, and for at least 50% of each ground story space in total.</u> iii. <u>Upper story ceiling height applies to each upper story in total.</u>	Clarification of how story height is measured
61	6.7.10 Building Standards A. General for All Types 4. Uses & Features c. Fenestration (a) Facades are required to have windows and doors with highly transparent, low reflectivity glass for a percentage of the total area of a facade, measured for each story independently, as indicated for each Building Type. This requirement for may be relaxed for upper stories by Special Permit. 1. In its discretion to approve or deny a Special Permit authorizing the relaxation from the use of highly transparent, low reflectivity glass, the Planning Board shall make the following findings: a) The findings for all Special Permits as specified in Section 5.1 Special Permits. b) That the use of higher reflectivity glass does not cause visual impairment or discomfort due to reflective spot glare in the public realm and/or solar heat buildup in any nearby buildings. c) That the energy efficiency gains provided by higher reflectivity glass could not be obtained through other means. (b) Fenestration of a ground story facade is measured between two (2) feet and twelve (12) feet above the Abutting sidewalk. (c) Fenestration of an upper story facade is measured from the top of a finished floor to the top of the finished floor above.	6.7.10 Building Standards Types A. General for All Types 4. Uses & Features c. Fenestration (a) Facades are required to have windows and doors with highly transparent, low reflectivity glass for a percentage of the total area of a facade, measured for each story independently, as indicated for each Building Type. This requirement for may be relaxed for upper stories by Special Permit. 1. In its discretion to approve or deny a Special Permit authorizing the relaxation from the use of highly transparent, low reflectivity glass, the Planning Board shall make the following findings: a) The findings for all Special Permits as specified in Section 5.1 Special Permits. b) That the use of higher reflectivity glass does not cause visual impairment or discomfort due to reflective spot glare in the public realm and/or solar heat buildup in any nearby buildings. c) That the energy efficiency gains provided by higher reflectivity glass could not be obtained through other means. (b) Fenestration of a ground story facade is measured between two (2) feet and twelve (12) feet above the Abutting sidewalk. (c) Fenestration of an upper story facade is measured from the top of a finished floor to the top of the finished floor above. (a) <u>Fenestration must be provided as indicated for each building type and is calculated as a percentage of the area of a facade. See Section 6.7.6.C.</u> 1. <u>Ground story fenestration is measured between two (2) feet and twelve (12) feet above the Abutting sidewalk.</u> 2. <u>Upper story fenestration is measured independently for each story, from the top of a finished floor to the top of the finished floor above.</u> (b) <u>Fenestration enclosed with glazing may be included in the calculation if it meets the following criteria:</u> 1. <u>For ground story fenestration, glazing must have a minimum 60% Visible Light Transmittance (VLT) and no more than 15% Visible Light Reflectance (VLR).</u> 2. <u>For upper story fenestration, glazing must have must have a minimum of 40% VLT and no more than 15% VLR.</u>	Fenestration standard rewritten to comply with M.G.L.40A. Objective transparency standard added for glass and Special Permit removed as a result.
62	6.7.10 Building Standards A. General for All Types 4. Uses & Features b. Building Components i. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building and permitted as indicated for each Building Type.	6.7.10 Building Standards Types A. General for All Types 4. Uses & Features b. Building Components i. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building and <u>are</u> permitted as indicated for each Building Type.	Corrected

#	Current Text	Proposed Text					Reasoning
63	6.7.10 Building Standards A. General for All Types 5. Dimensional Compliance a. Development may deviate up to five (5) percent from the building width; point tower width, depth, and diagonal; façade build out; fenestration; entrance spacing; and commercial space depth standards identified for each Building type in Section 6.7.10.C by Special Permit.	6.7.10 Building Standards Types A. General for All Types 5. Dimensional Compliance a. Development may deviate up to five (5) percent <u>(5%)</u> from the building width; point tower width, depth, and diagonal; façade build out; fenestration; entrance spacing; and commercial space depth standards identified for each Building type in Section 6.7.10.C by Special Permit.					Corrected Formatting
64	6.7.10 Building Standards A. Specific to Each Building Type 1. Apartment Building – a multi-story Building Type limited to residential uses.	Façade Build Out, <u>Primary</u> (min)	80%	80%			Clarifications of Dimensional Standards; Additional Dimensional Standard “Façade Build Out, Secondary (min)” added; Minor Adjustments to better reflect Neighborhood Plan
		<u>Façade Build Out, Secondary</u> (min)	<u>65%</u>	<u>65%</u>			
		Floor Plate (max)	15,000	20,000			
		Building Height (min)	2 <u>3</u> stories	2 <u>3</u> stories			
		Building Height (max)	4 stories	5 stories			
		Ground Story <u>Ceiling</u> Height (min)	14 ft	14 ft			
		Upper Story <u>Ceiling</u> Height (min)	9 ft	9 ft			
65	6.7.10 Building Standards A. Specific to Each Building Type 2. General Building – a multi story Building Type with ground floor commercial uses.	Façade Build Out, <u>Primary</u> (min)	80%	80%	80%		Clarifications of Dimensional Standards; Additional Dimensional Standard “Façade Build Out, Secondary (min)” added; Minor Adjustments to better reflect Neighborhood Plan
		<u>Façade Build Out, Secondary</u> (min)	<u>65%</u>	<u>65%</u>	<u>65%</u>		
		Floor Plate (max)	15,000 sf	20,000 sf	30,000 sf		
		Building Height (min)	2 <u>3</u> stories	2 <u>3</u> stories	4 <u>3</u> stories		
		Building Height (max)	4 stories	5 stories	6 stories		
		Ground Story <u>Ceiling</u> Height (min)	14 ft	14 ft	14 ft		
		Upper Story <u>Ceiling</u> Height (min)	9 ft	9 ft	9 ft		
66	6.7.10 Building Standards A. Specific to Each Building Type 3. Commercial Building - A multi-story Building Type limited to commercial uses.	Façade Build Out, <u>Primary</u> (min)	80%	80%	80%	80%	Clarifications of Dimensional Standards; Additional Dimensional Standard “Façade Build Out, Secondary (min)” added; Minor Adjustments to better reflect Neighborhood Plan
		<u>Façade Build Out, Secondary</u> (min)	<u>65%</u>	<u>65%</u>	<u>65%</u>	<u>65%</u>	
		Floor Plate (max)	30,000	15,000	20,000	30,000	
		Building Height, <u>Primary Frontage</u> (min)	4 stories	2 stories	2 stories	4 stories	
		<u>Building Height, Secondary Frontage</u> (min)	3 stories	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
		Building Height (max)	Varies by CC District Map Designation	4 stories	5 stories	10 stories	
		Ground Story <u>Ceiling</u> Height (min)	14 ft	14 ft	14 ft	14 ft	
		Upper Story <u>Ceiling</u> Height (min)	9 ft	9 ft	9 ft	9 ft	
67	6.7.10 Building Standards A. Specific to Each Building Type 4. Lab Building – a multi-story Building Type purpose built for laboratory and research & development uses.	Building Width (max)	200 <u>240</u> ft	200 <u>240</u> ft			Clarifications of Dimensional Standards; Additional Dimensional Standard “Façade Build Out, Secondary (min)” added; Minor Adjustments to better reflect Neighborhood Plan
		Façade Build Out, <u>Primary</u> (min)	80%	80%			
		<u>Façade Build Out, Secondary</u> (min)	<u>65%</u>	<u>65%</u>			
		Floor Plate (max)	35,000	35,000			
		Building Height (min)	4 <u>3</u> stories	4 <u>3</u> stories			
		Building Height (max) (fronting onto Webster St. or Somerville Ave.)	varies*	9 stories (7 stories)			
		Ground Story <u>Ceiling</u> Height (min)	14 ft	14 ft			
		Upper Story <u>Ceiling</u> Height (min)	9 ft	9 ft			

#	Current Text	Proposed Text	Reasoning																												
68	6.7.10 Building Standards A. Specific to Each Building Type 5. Podium Tower Building – a multi story Building Type composed of a residential point tower above a mid-rise podium building.	<table><tr><td>Façade Build Out, Primary (min)</td><td>80%</td></tr><tr><td>Façade Build Out, Secondary (min)</td><td>65%</td></tr><tr><td>Floor Plate (max)</td><td>-</td></tr><tr><td>Podium</td><td>35,000</td></tr><tr><td>Point Tower</td><td>10,000</td></tr><tr><td>Building Height (min)</td><td>4 3 stories</td></tr><tr><td>Building Height (max)</td><td>-</td></tr><tr><td>Podium</td><td>6 stories</td></tr><tr><td>Point Tower</td><td>20 stories total (14 additional)</td></tr><tr><td>Point Tower Dimensions (max)</td><td>-</td></tr><tr><td>Width/Depth</td><td>100 ft</td></tr><tr><td>Diagonal</td><td>142 ft</td></tr><tr><td>Ground Story Ceiling Height (min)</td><td>14 ft</td></tr><tr><td>Upper Story Ceiling Height (min)</td><td>9 ft</td></tr></table>	Façade Build Out, Primary (min)	80%	Façade Build Out, Secondary (min)	65%	Floor Plate (max)	-	Podium	35,000	Point Tower	10,000	Building Height (min)	4 3 stories	Building Height (max)	-	Podium	6 stories	Point Tower	20 stories total (14 additional)	Point Tower Dimensions (max)	-	Width/Depth	100 ft	Diagonal	142 ft	Ground Story Ceiling Height (min)	14 ft	Upper Story Ceiling Height (min)	9 ft	Clarifications of Dimensional Standards; Additional Dimensional Standard “Façade Build Out, Secondary (min)” added; Minor Adjustments to better reflect Neighborhood Plan
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69	6.7.10 Building Standards A. Specific to Each Building Type 6. 6. Lined Parking Garage – A multi-story, structured parking facility lined and/or capped by other permitted Building Types. See Table 6.7.8 (A) and the individual tables for each Building Type.	<table><tr><td>Building Width Dimensions (max)</td><td>200 ft x 360 ft (Including Liner Buildings)</td></tr><tr><td>Façade Build Out, Primary (min)</td><td>80%</td></tr><tr><td>Façade Build Out, Secondary (min)</td><td>65%</td></tr><tr><td>Building Width (max)</td><td>200 ft (Including Liner Buildings)</td></tr><tr><td>Building Length (max)</td><td>360 ft (Including Liner Buildings)</td></tr><tr><td>Floor Plate</td><td>n/a</td></tr><tr><td>Building Height (min)</td><td>2 3 stories</td></tr><tr><td>Building Height (max)</td><td>5 stories (other Building Types may be added above)</td></tr><tr><td>Ground Story Ceiling Height (min)</td><td>Per Liner Building Type</td></tr><tr><td>Upper Story Ceiling Height (min)</td><td>Per Liner Building Type</td></tr><tr><td>Façade Composition</td><td></td></tr><tr><td>Ground Story Fenestration (min)</td><td>Per Liner Building Type</td></tr><tr><td>Upper Story Fenestration (min)</td><td>Per Liner Building Type or 20% min; 50% max</td></tr></table>	Building Width Dimensions (max)	200 ft x 360 ft (Including Liner Buildings)	Façade Build Out, Primary (min)	80%	Façade Build Out, Secondary (min)	65%	Building Width (max)	200 ft (Including Liner Buildings)	Building Length (max)	360 ft (Including Liner Buildings)	Floor Plate	n/a	Building Height (min)	2 3 stories	Building Height (max)	5 stories (other Building Types may be added above)	Ground Story Ceiling Height (min)	Per Liner Building Type	Upper Story Ceiling Height (min)	Per Liner Building Type	Façade Composition		Ground Story Fenestration (min)	Per Liner Building Type	Upper Story Fenestration (min)	Per Liner Building Type or 20% min; 50% max	Clarifications of Dimensional Standards; Additional Dimensional Standard “Façade Build Out, Secondary (min)” added; Minor Adjustments to better reflect Neighborhood Plan		
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70	6.7.10 Building Standards G. Building Components 1. Specific to Each Component Type a. Bay i. A bay is a building component consisting of a window assembly extending from the main body of a building to permit increased light, multi-direction views, and articulate a buildings facade. ii. Bays must have a foundation extend all the way to ground level or be visually supported by brackets or other architectural supports. iii. Bays projecting over the sidewalk of a public thoroughfare must have two (2) stories of clearance and require compliance with all City Ordinances. b. Entry Canopy i. An Entrance Canopy is a building component that consists of a wall-mounted structure providing shade and weather protection over the entrance of a building.	6.7.10 Building Standards Types G. Building Components 2. Specific to Each Component Type a. Bay Window i. A bay window is a building component consisting of a window assembly extending from the main body of a building to permit increased light, multi-direction views, and articulate a buildings facade. ii. Bay windows must have a foundation extend all the way to ground level or be visually supported by brackets or other architectural supports. iii. Bay windows projecting over the sidewalk of a public thoroughfare must have two (2) stories of clearance and require compliance with all City Ordinances. b. Entry Canopy i. An Entrance Entry Canopy is a building component that consists of a wall-mounted structure providing shade and weather protection over the entrance of a building.	Clarification																												

#	Current Text	Proposed Text	Reasoning
71	6.7.10 Building Standards G. Frontage Types 2. Specific to Each Frontage Type a. Lightwell iv. Below grade spaces are required to have windows and doors with highly transparent, low reflectivity glass.	6.7.10 Building Standards Types G. Frontage Types 2. Specific to Each Frontage Type b. Lightwell iv. Below grade spaces are required to have windows and doors with highly transparent, low reflectivity glass. v. <u>Fenestration may be enclosed with glazing that has a minimum 60% Visible Light Transmittance (VLT) and no more than 15% Visible Light Reflectance (VLR) for below grade commercial uses and a minimum of 40% VLT and no more than 15% VLR for below grade residential uses.</u>	Made consistent with rewritten fenestration standards
72	6.7.10 Building Standards G. Frontage Types 2. Specific to Each Frontage Type d. Lobby Entrance i. A Lobby Entrance is a Frontage Type featuring an sidewalk-grade principal entrance providing access to upper story uses of a building. ii. Lobby entrances must be well defined, clearly visible, and universally accessible from the Abutting sidewalk. iii. When a lobby entrance is setback from the front lot line, the setback area must be paved to match the Abutting sidewalk. iv. Lobby entrances should be made clearly identifiable using a difference in design from the rest of the facade. v. Lobby entrances should include weather protection, such as an awning or canopy.	6.7.10 Building Standards Types G. Frontage Types 2. Specific to Each Frontage Type d. Lobby Entrance i. A Lobby Entrance is a Frontage Type featuring a sidewalk-grade principal entrance providing access to upper story uses of a building. ii. Lobby entrances must be well defined, clearly visible, and universally accessible from the Abutting sidewalk. iii. When a lobby entrance is setback from the front lot line, the setback area must be paved. to match the Abutting sidewalk. iv. Lobby entrances should be made clearly identifiable using a difference in design from the rest of the facade. v. Lobby entrances should include weather protection, such as an awning or canopy.	Deleted text moved to Design Guidelines
73	6.7.10 Building Standards G. Frontage Types 2. Specific to Each Frontage Type e. Storefront i. A Storefront is a Frontage Type conventional for retail and eating & drinking establishments featuring an sidewalk-grade principal entrance accessing an individual ground story space with substantial display windows for the display of goods, services, and signs. ii. When storefronts are setback from the front lot line, the frontage must be paved to match the Abutting sidewalk. iii. Open ended, operable awnings are encouraged for weather protection. iv. Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.	6.7.10 Building Standards Types G. Frontage Types 2. Specific to Each Frontage Type e. Storefront i. A Storefront is a Frontage Type conventional for retail and eating & drinking establishments featuring an sidewalk-grade principal entrance accessing an individual ground story space with substantial display windows for the display of goods, services, and signs. ii. When storefronts are setback from the front lot line, the frontage must be paved to match the Abutting sidewalk. iii. Open ended, operable awnings are encouraged for weather protection. iv. Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.	Deleted text moved to Design Guidelines
74	6.7.10 Building Standards G. Outdoor Amenity Space 1. General a. At least one (1) outdoor Amenity Space is required for each dwelling unit. b. Outdoor Amenity Spaces may include balconies, patios, roof decks and roof terraces. c. Each outdoor Amenity Space must provide at least twenty-four (24) square feet of seating area. d. Apartment Building, General Building, and Mid-Rise Podium Tower Building Types may provide shared outdoor Amenity Space, provided that the space includes the total seating area required for each unit that the shared space is meant to serve.	6.7.10 Building Standards Types G. Outdoor Amenity Space 1. General a. At least one (1) Outdoor Amenity Space is required for each dwelling unit. b. Outdoor Amenity Spaces may include balconies, patios, roof decks and roof terraces. c. Each outdoor Amenity Space must provide at least twenty-four (24) square feet of seating <u>furniture</u> area. d. Apartment Building, General Building, and Mid-Rise Podium Tower Building Types may provide shared outdoor Amenity Space, provided that the space includes the total seating <u>furniture</u> area required for each unit that the shared space is meant to serve.	Made consistent with defined term.

#	Current Text	Proposed Text	Reasoning
75	6.7.10 Building Standards G. Building Design 1. Purpose a. To ensure building facades are divided and articulated into pedestrian-scaled increments. b. To require vertical articulation and modulation of facades that breaks down and visually minimizes the apparent mass of buildings, enhances orientation, and adds visual interest to the public realm. c. To require horizontal articulation of facades that enhances the quality and definition of the public realm, visually anchors buildings to the ground, and relates the building to the pedestrian, at the base, to the immediate context of surrounding buildings, at the middle, and completes the composition of facade, at the top, with visual interest. d. To ensure storefront design that invites interaction, enlivens the pedestrian environment, and provides a secondary, more intimate, source of lighting at night. e. To provide appropriate privacy and level of natural light into buildings, especially residential point towers. f. To ensure that tall buildings so not adversely impact the public realm through shadow, wind or glare. g. To ensure buildings are designed and constructed to be environmentally sustainable.	6.7.10 Building Standards <u>Types</u> G. Building Design <u>Standards</u> 1. Purpose a. To ensure building facades are divided and articulated into pedestrian-scaled increments. b. To require vertical articulation and modulation of facades that breaks down and visually minimizes the apparent mass of buildings, enhances orientation, and adds visual interest to the public realm. c. To require horizontal articulation of facades that enhances the quality and definition of the public realm, visually anchors buildings to the ground, and relates the building to the pedestrian, at the base, to the immediate context of surrounding buildings, at the middle, and completes the composition of facade, at the top, with visual interest. d. To ensure storefront design that invites interaction, enlivens the pedestrian environment, and provides a secondary, more intimate, source of lighting at night. e. To provide appropriate privacy and level of natural light into buildings, especially residential point towers. f. To ensure that tall buildings so not adversely impact the public realm through shadow, wind or glare. g. To ensure buildings are designed and constructed to be environmentally sustainable.	Clarification of subsection headings; Purposed statements rewritten into design guidelines

#	Current Text	Proposed Text	Reasoning
76	6.7.10 Building Standards G. Building Design 1. Façade Design a. Buildings in the Mid-Rise 4 and Mid-Rise 5 District that are greater than one hundred (100) feet in width must be designed to read as a series of smaller buildings with varied architectural design. b. Vents, exhausts, and other utility features on building facades must be architecturally integrated into the design of the building. c. All building facades must provide surface relief through the use of balconies, Bay Windows, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of the facade by at least four (4) inches. d. All building FACADES must be vertically articulated with Architectural Bays between six (6) feet and fifty (50) feet in width. Architectural Bays should generally align with storefront and lobby frontages of the ground floor of the building. e. For Apartment Building, General Building, and Mid-Rise Podium Tower Building Types, facades must be horizontally articulated with a clearly defined base, middle, and top. The following standards apply: i. The bottom one to three stories of a facade must be visually integrated as an appropriately scaled expression of the building's base. The base must be visually differentiated from the stories above by including the following: (a) a cornice, band, or other architectural feature(s) that creates a horizontal line of expression; and (b) a change in color, building material, or pattern of FENESTRATION. ii. The central portion of each FACADE must include at least two (2) stories that are visually integrated as an expression of the building's middle. iii. The top one to three stories of each FACADE must be visually integrated as an appropriately scaled expression of the building's top. The top must be visually differentiated from the stories below by (a) a cornice, band, or other architectural feature(s) that creates a horizontal line of expression; (b) a change in color, building material, or pattern of FENESTRATION; and (c) a cornice, parapet, roof element, or change in massing to cap the composition. iv. Horizontal articulation may differ for each individual massing element and each façade of a building. f. For Commercial Building and Lab Building Types, facades must be horizontally articulated with a clearly defined base that visually supports the upper stories of the building. The following standards apply: i. The bottom one to three stories of each façade must be visually integrated as an appropriately scaled expression of the building's base. The base must be visually differentiated from the stories above by including the following: (a) a cornice, band, or other architectural feature(s) that creates a horizontal line of expression; and (b) a change in color, building material, or pattern of FENESTRATION. ii. It is recommended that the top one to three stories of each FACADE be visually integrated as an appropriately scaled expression of the building's top. The top should be visually differentiated from the stories below by (a) a cornice, band, or other architectural feature(s) that creates a horizontal line of expression; and (b) a change in color, building material, pattern of FENESTRATION; and (c) a cornice, parapet, roof element, or change in massing to cap the composition. iii. Horizontal articulation may differ for each individual massing element and each façade of a building. g. For all Building Types, fenestration must be aligned vertically and horizontally to provide structure to the composition of the facade. The FENESTRATION pattern may differ between each horizontal element (base, middle, and top) of a building. h. Compliance with individual provisions of items d, e, f, and g, of this Section 6.7.10.G, may be increased by Special Permit. i. In its discretion to approve or deny a Special Permit to deviate from the compliance with façade design provisions, the Planning Board shall make the following findings: (a) That the findings for all Special Permits specified in Section 5.1 Special Permits have been met; and (b) That the deviation from compliance will create a design that is superior to a design that meets the façade design provisions. (c) That the façade design adds visual interest to the public realm, relates the building to the pedestrian and to the context of surrounding buildings, enlivens the pedestrian environment, does not adversely impact the public realm, and is constructed to be environmentally sustainable.	6.7.10 Building Standards G. Building Design 1. Façade Design a. Buildings in the Mid-Rise 4 and Mid-Rise 5 District that are greater than one hundred (100) feet in width must be designed to read as a series of smaller buildings with varied architectural design. b. Vents, exhausts, and other utility features on building facades must be architecturally integrated into the design of the building. c. All building facades must provide surface relief through the use of balconies, Bay Windows, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of the facade by at least four (4) inches. d. All building FACADES must be vertically articulated with Architectural Bays between six (6) feet and fifty (50) feet in width. Architectural Bays should generally align with storefront and lobby frontages of the ground floor of the building. e. For Apartment Building, General Building, and Mid-Rise Podium Tower Building Types, facades must be horizontally articulated with a clearly defined base, middle, and top. The following standards apply: i. The bottom one to three stories of a facade must be visually integrated as an appropriately scaled expression of the building's base. The base must be visually differentiated from the stories above by including the following: (a) a cornice, band, or other architectural feature(s) that creates a horizontal line of expression; and (b) a change in color, building material, or pattern of FENESTRATION. ii. The central portion of each FACADE must include at least two (2) stories that are visually integrated as an expression of the building's middle. iii. The top one to three stories of each FACADE must be visually integrated as an appropriately scaled expression of the building's top. The top must be visually differentiated from the stories below by (a) a cornice, band, or other architectural feature(s) that creates a horizontal line of expression; (b) a change in color, building material, or pattern of FENESTRATION; and (c) a cornice, parapet, roof element, or change in massing to cap the composition. iv. Horizontal articulation may differ for each individual massing element and each façade of a building. f. For Commercial Building and Lab Building Types, facades must be horizontally articulated with a clearly defined base that visually supports the upper stories of the building. The following standards apply: i. The bottom one to three stories of each façade must be visually integrated as an appropriately scaled expression of the building's base. The base must be visually differentiated from the stories above by including the following: (a) a cornice, band, or other architectural feature(s) that creates a horizontal line of expression; and (b) a change in color, building material, or pattern of FENESTRATION. ii. It is recommended that the top one to three stories of each FACADE be visually integrated as an appropriately scaled expression of the building's top. The top should be visually differentiated from the stories below by (a) a cornice, band, or other architectural feature(s) that creates a horizontal line of expression; and (b) a change in color, building material, pattern of FENESTRATION; and (c) a cornice, parapet, roof element, or change in massing to cap the composition. iii. Horizontal articulation may differ for each individual massing element and each façade of a building. g. For all Building Types, fenestration must be aligned vertically and horizontally to provide structure to the composition of the facade. The FENESTRATION pattern may differ between each horizontal element (base, middle, and top) of a building. h. Compliance with individual provisions of items d, e, f, and g, of this Section 6.7.10.G, may be increased by Special Permit. i. In its discretion to approve or deny a Special Permit to deviate from the compliance with façade design provisions, the Planning Board shall make the following findings: (a) That the findings for all Special Permits specified in Section 5.1 Special Permits have been met; and (b) That the deviation from compliance will create a design that is superior to a design that meets the façade design provisions. (c) That the façade design adds visual interest to the public realm, relates the building to the pedestrian and to the context of surrounding buildings, enlivens the pedestrian environment, does not adversely impact the public realm, and is constructed to be environmentally sustainable.	Section deleted and rewritten as Design Guidelines to inform the Design Review process; Items a., b., and c. relocated (see below)

#	Current Text	Proposed Text	Reasoning
77	6.7.10 Building Standards G. Building Design 1. Purpose (deleted) 2. Facade Design (deleted)	6.7.10 Building Standards Types G. Building Design <u>Standards</u> 1. <u>Contextual Design</u> a. <u>Buildings in the Mid-Rise 4 and Mid-Rise 5 district that are greater than one hundred (100) feet in width must be designed to read as two (2) or more buildings with varied architectural design.</u> b. <u>The upper stories of any building in the High-Rise district fronting onto Somerville Avenue, Prospect Street, Washington Street, or Webster Street that exceeds five (5) stories in height must step back at either the 3rd, 4th, or 5th story at least ten (10) feet from the façade of the stories below.</u> 2. <u>Façades</u> a. <u>All building facades must provide surface relief through the use of balconies, Bay Windows, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of the facade by at least four (4) inches.</u> b. <u>Vents, exhausts, and other utility features on building facades must be architecturally integrated into the design of the building.</u>	Relocated text; New text to produce step-backs across some smaller scale development added as item 1.b
78	6.7.10 Building Standards G. Building Design 5. Storefronts c. Where height permits, transom windows should be included above storefront doors and display windows to allow natural daylight to penetrate into the interior space. d. When present, awnings and canopies must be mounted between storefront columns, pilasters, or piers; above doorway and window openings; and below the fascia/ frieze and transom window bars. g. If present, drainage systems must be architecturally integrated into the design of the building facade.	6.7.10 Building Standards G. Building Design 5. Storefronts c. Where height permits, transom windows should be included above storefront doors and display windows to allow <u>additional</u> natural daylight to penetrate into the interior space. d. When present, awnings and canopies must be mounted between storefront columns, pilasters, or piers; above doorway and window openings; and below the fascia/frieze <u>of a storefront sign band, and transom window bars.</u> g. If present, drainage systems must be architecturally integrated into the design of the building facade.	Clarifications; Item g. Moved
79	6.7.10 Building Standards G. Building Design 3. High-Rise Buildings a. Towers iii. Environmental Performance (a) Shadows cast by high-rise buildings may not substantially, adversely limit ground level access to sunlight on sidewalks and civic and recreation spaces. (b) Pedestrian level wind velocities may not exceed acceptable levels for various activities existing or proposed at particular locations. (c) Buildings may not cause visual impairment or discomfort due to reflective spot glare and/or solar heat buildup in any nearby buildings.	6.7.10 Building Standards G. Building Design 3. High-Rise Buildings a. Towers iii. Environmental Performance (a) Shadows cast by high-rise buildings may not substantially, adversely limit ground level access to sunlight on sidewalks and civic and recreation spaces. (b) Pedestrian level wind velocities may not exceed acceptable levels for various activities existing or proposed at particular locations. (c) Buildings may not cause visual impairment or discomfort due to reflective spot glare and/or solar heat buildup in any nearby buildings.	Moved. See #80 below.
80	N/A	6.7.10 Building Standards G. Building Design <u>5. Environmental Performance</u> <u>a. Shadows cast by high-rise buildings may not substantially, adversely limit ground level access to sunlight on sidewalks and Civic Spaces.</u> <u>b. Pedestrian level wind velocities may not exceed acceptable levels for various activities existing or proposed at particular locations.</u> <u>c. Buildings may not cause visual impairment or discomfort due to reflective spot glare in the public realm or solar heat buildup in any nearby buildings.</u>	Relocated. See #79 above.

#	Current Text	Proposed Text	Reasoning
81	6.7.10 Building Standards G. Architectural Design Guidelines 1. In the absence of official Union Square Architectural Design Guidelines adopted by the Planning Board, the following shall inform the Design Review process required for all development within the USOD. a. Vertical & Horizontal Articulation i. Building facades should be vertically articulated with Architectural Bays to visually break down and minimize the apparent mass of buildings, shorten the perception of distance/length, provide structure to the composition and disposition of fenestration, enhance pedestrian orientation, and add visual interest to the public realm. ii. Architectural bays should be derived, in general, from the building's structural bay spacing. iii. Architectural bays should have buttresses, pilasters, columns, or piers that extend either all the way to the ground or to the cornice and sideband of ground level storefronts. iv. Architectural bays should align, in general, with individual or groups of storefront and lobby entrance frontages of the ground story of a building. v. Building facades should be horizontally articulated with a clearly defined base, middle, and top. Visual differentiation between the base, middle, and top should be achieved using a cornice, band, or other architectural features(s) that visually indicates a horizontal line of expression and creates surface relief, depth, and shadow. vi. In most circumstances, the vertical buttresses, pilasters, columns, or piers of Architectural Bays should always project further and be uninterrupted by any horizontal elements of a façade, excluding the cornice, band, or other architectural feature(s) used to differentiate the base, middle, and top of a building from one another. b. Fenestration i. Changes in fenestration patterns should be used to help differentiate the base, middle, and top of buildings. ii. Within the base, middle, and top of a building, Fenestration should align vertically within each architectural bay and horizontally across each story of a building. iii. Upper stories should have a window to wall area proportion that is lower than that of the ground floor. iv. Windows should be punched into walls and glass should be inset from exterior wall surfaces. v. Series of windows set side by side to form a continuous horizontal band across a façade (aka 'ribbon windows') should be avoided. vi. Solid wall materials should be used to frame groups of windows to reduce the perceived scale of a building. c. Materials i. The palette of wall materials and colors used for a building should be kept to a minimum, preferably three. Similar wall materials as found on adjacent or nearby buildings should be used to strengthen district character and provide continuity and unity between buildings of divergent size, scale, and architectural styles. ii. Acceptable wall materials include architectural concrete or precast concrete panels, natural or cast stone, curtain wall and heavy gage metal panel, and brick. Value added materials such as natural or cast stone, concrete, glazed or unglazed architectural terracotta, and brick should be used as wall materials where pedestrians closely encounter and interact with buildings. iii. Exterior Insulation and Finish Systems (EIFS) should never be used for the base of a building. iv. Horizontal or vertical board siding and shingles, whether wood, metal, plastic (vinyl), masonry, or composite materials, should only be used for smaller scale apartment buildings. v. Two or more wall materials should be combined only one above the other. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight. vi. Building wall materials that are lighter in color, tint, or shade should be used for the lower floors of a building, with materials darker in color, tint, or shade used above. vii. If a building's massing and pattern of fenestration is complex, simple or flat wall materials should be used; if a building's massing and pattern of fenestration is simple, walls should include additional texture and surface relief. viii. Side and rear building elevations that are visible from the public realm should have a level of trim and finish that is compatible with the façade of the building. ix. Balconies should have either metal railing or glass guardrail systems. d. Storefronts i. The design of storefronts should invite interaction, enliven the pedestrian environment, and provide a secondary, more intimate source of lighting at night. ii. Monotonous and repetitive storefront and sign designs and types should be avoided. iii. Where a pedestrian street intersects with a side street, commercial spaces should wrap the corner and include at least one storefront bay on the side street. iv. Awnings are encouraged for each storefront to provide weather protection for pedestrians and storefront display areas. Awnings should be open-ended, and operable. v. Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged. e. Entrances i. Principal entrances should be optimally located, well defined, clearly visible, and universally accessible from the adjacent sidewalk. ii. Each ground floor use should have an individual entrance with direct access onto a sidewalk. iii. Storefront doors should not obstruct pedestrians walking past or alongside a building. iv. Lobby entrances required for upper story uses should be limited in width (frontage) and separate from the entrance for any ground floor uses. v. Features such as a double-height ceiling, distinctive doorway, decorative lighting, recessed façade, or a change in paving material within the setback area should be used to make lobbies for upper story commercial uses distinctive while preserving floor space for other ground floor uses. f. Details i. Exterior lighting (building, storefront, and landscape) should be integrated into the design of the building, create a sense of safety, and encourage pedestrian activity at night through layers of light that contribute to the nighttime experience. ii. Exterior lighting should relate to pedestrians and accentuate major architectural or landscape features, but should be shielded to reduce glare and eliminate light being cast into the night sky. iii. The upper portions of buildings, especially high-rise buildings, should provide visual interest and a variety in detail and texture to the skyline. iv. Mechanical and utility equipment should be integrated into the architectural design of the building or screened from public view. Penthouses should be integrated with the buildings architecture, and not appear as foreign structures unrelated to the building they serve. v. Ventilation intakes/exhausts should be located to minimize adverse effects on pedestrian comfort along the sidewalk and within outdoor spaces. vi. Buildings at terminated vistas should be articulated with design features that function as focal points to create memorable views that add to the character and enhance the aesthetics of the neighborhood. vii. Architectural details, ornamentation, and articulations should be used with building fenestration to create a harmonious composition that is consistent throughout the building, so that the building appears as a unified whole and not as a collection of unrelated parts that adds to the impression of bulk.	Design 'standards' for buildings were converted into guidelines to inform the Design Review Process	

#	Current Text	Proposed Text	Reasoning
82	N/A	6.7.11 Use Provisions <u>E. Use Tables</u> 1. <u>Use categories are identified in the first column of the use table and zoning sub-districts are identified by name in the top row of the table.</u> 2. <u>Permitted Uses (Y): Uses identified with a “Y” are permitted by-right in the zoning district indicated upon the granting of a zoning permit certifying when conforming to all applicable provisions of this Ordinance.</u> 3. <u>Special Permit Uses (SP): Uses identified with an “SP” are permitted in the zoning district indicated if granted a Special Permit. Uses permitted by special permit must comply with any applicable use-specific standards in addition to all other applicable provisions of this Ordinance.</u> 4. <u>Prohibited Uses (N): Uses identified with an “N” are prohibited.</u> 5. <u>Use categories not expressly listed on the use table are prohibited.</u>	Relocated. See #84 below.
83	6.7.11 Use Provisions G. Use Restrictions 1. Large Floor Plate Uses a. Unless otherwise specified, any single ground floor Commercial Service or Retail use greater than ten thousand (10,000) leasable square footage requires a Special Permit. i. In its discretion to approve or deny a special permit authorizing a consumer service or retail sales use over ten thousand (10,000) square feet in gross floor area, the review board shall consider the following:	6.7.11 Use Provisions G. Use Restrictions 1. Large Floor Plate Uses a. Unless otherwise specified, any single ground floor Commercial Service or Retail use greater than ten thousand (10,000) leasable square footage requires a Special Permit. i. In its discretion to approve or deny a special permit authorizing a consumer service or retail sales use over ten thousand (10,000) square feet in gross floor area, the review board <u>Planning Board</u> shall consider the following:	Correction
84	6.7.11 Use Provisions I. Use Tables 1. Use categories, subcategories, and/or specific uses are identified in the first column of the use table and zoning sub-districts are identified by name in the top row of the table. 2. Permitted Uses (Y): Uses identified with a “Y” are permitted by-right in the zoning district indicated upon the granting of a zoning permit certifying when conforming to all applicable provisions of this Ordinance. 3. Special Permit Uses (SP): Uses identified with an “SP” are permitted in the zoning district indicated if granted a Special Permit. Uses permitted by special permit must comply with any applicable use-specific standards in addition to all other applicable provisions of this Ordinance. 4. Prohibited Uses (N): Uses identified with an “N” are prohibited. 5. Use categories not expressly listed on the use table are prohibited.	6.7.11 Use Provisions J. Use Tables 1. Use categories, subcategories, and/or specific uses are identified in the first column of the use table and zoning sub-districts are identified by name in the top row of the table. 2. Permitted Uses (Y): Uses identified with a “Y” are permitted by-right in the zoning district indicated upon the granting of a zoning permit certifying when conforming to all applicable provisions of this Ordinance. 3. Special Permit Uses (SP): Uses identified with an “SP” are permitted in the zoning district indicated if granted a Special Permit. Uses permitted by special permit must comply with any applicable use-specific standards in addition to all other applicable provisions of this Ordinance. 4. Prohibited Uses (N): Uses identified with an “N” are prohibited. 5. Use categories not expressly listed on the use table are prohibited.	Moved. See #82 above.
85	6.7.11 Development Standards 3. Mechanical Equipment a. Roof-Mounted i. Mechanical equipment and elevator/stairwell penthouses must be screened from ground level view from Abutting properties, public thoroughfares (not including an Alley), and civic spaces by a parapet wall or other screening structure.	6.7.12 Development Standards 3. Mechanical Equipment a. Roof-Mounted i. Mechanical equipment and elevator/stairwell penthouses must be screened from ground level view from Abutting properties, public thoroughfares (not including <u>excluding</u> an Alley), and civic spaces by a parapet wall or other screening structure.	Clarification
86	n/a	6.7.13 Parking & Loading G. Motor Vehicle Parking 3. Mid-Rise Districts c. <u>Off-street motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.</u>	New text; Clarification of intent for unbundled parking to apply in all districts

#	Current Text	Proposed Text	Reasoning
87	6.7.13 Parking & Loading A. Motor Vehicle Parking 5. Adjustments a. The maximum number of off-street parking spaces serving development within the USOD (§6.7.13.1) and the maximum number of “reserved” spaces for the exclusive use by a specific motor vehicle(s) beyond the hours when that motor vehicle(s) is parked in said space(s) (§6.7.13.3.b.i) may be increased by Special Permit. i. In its discretion to approve or deny a Special Permit authorizing an increase in the maximum number of off-street parking spaces serving development within the USOD or the maximum number of “reserved” spaces for the exclusive use by a specific motor vehicle(s) beyond the hours when that motor vehicle(s) is parked in said space(s) the Planning Board the Planning Board shall make the following findings:	6.7.13 Parking & Loading A. Motor Vehicle Parking 5. Adjustments a. The maximum number of off-street parking spaces serving development within the USOD (§6.7.13.1) and the maximum number of “reserved” spaces for the exclusive use by a specific motor vehicle(s) beyond the hours when that motor vehicle(s) is parked in said space(s) (§6.7.13.3.b.i) may be increased by Special Permit. i. In its discretion to approve or deny a Special Permit authorizing an increase in the maximum number of off-street parking spaces serving development within the USOD or the maximum number of “reserved” spaces for the exclusive use by a specific motor vehicle(s) beyond the hours when that motor vehicle(s) is parked in said space(s) the Planning Board the Planning Board shall <u>may make the following findings approve the Special Permit application only upon finding the following:</u>	Clarification
88	6.7.14 Mobility Management H. Standards for Programs & Services 1. Transportation management plans may include, but are not limited to, any or all of the following: f. On-Site Services 3. Concierge Services: an employee of an Ancillary, hotel or office building providing services to residents or employees.	Mobility Management H. Standards for Programs & Services 1. Transportation management plans may include, but are not limited to, any or all of the following: f. On-Site Services 3. Concierge Services: an employee of an Ancillary, hotel or office building <u>a building or use</u> providing services to residents or employees.	Clarification