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8. OVERLAY DISTRICTS

Master Planned Development (MPD)

8.3 MASTER PLANNED DEVELOPMENT (MPD)

1. Intent

- a. To implement recommendations of SomerVision for transformational reDEVELOPMENT.
- b. To implement design-based neighborhood and station area plans called for by SomerVision.

2. Purpose

- a. To require a Master Plan Special Permit for all DEVELOPMENT requiring SUBDIVISION.
- b. To require a Master Plan Special Permit for the coordinated DEVELOPMENT of two or more LOTS.
- c. To permit real property that is not subject to an approved Master Plan Special Permit to develop by Special Permit.
- d. To permit DEVELOPMENT in accordance with zoning districts or dimensional standards that would not otherwise be available to real property outside of the MPD overlay.
- e. To require that thoroughfares and CIVIC SPACES developed in each sub area are dedicated to the public.
- f. To require buildings developed in each sub area to be environmental sustainable.
- g. To require that any off-STREET motor vehicle parking be provided in underground commercial PARKING STRUCTURES.

3. Applicability

- a. This Section is applicable to all real property within the Master Planned DEVELOPMENT (MPD) overlay district as shown on the maps of the Official Zoning Atlas of the City of Somerville.
- b. The provisions of each MPD sub-area are applicable to real property as shown on the maps for each sub area.
- c. The provisions of this Section supplement or supersede the provisions of the districts upon which it is superimposed. Where the provisions of this Section conflict with those found elsewhere in this Ordinance, the provisions of this Section apply.
- d. Development entitlement under this section is only applicable to real property following adoption of an urban design framework by the Planning Board for the sub-area where the property is located.

4. Urban Design

- a. The Planning Board shall adopt an Urban Design Framework for each sub-area specified in this Section, excluding the North Point sub-area.
- b. An Urban Design Framework may be adopted as part of a more comprehensive neighborhood plan or as a stand alone policy document.
- c. An Urban Design Framework must include, but may not be limited to, the intended alignment and connectivity of thoroughfares, ideal location and type

of civic spaces, and identification of advantageous sites for different building types permitted by the regulatory maps for each sub-area.

5. Development Review

- a. General
 - i. Development entitlement under this section requires one of the following:
 - a). Master Planned Development: A Master Plan Special Permit issued prior to and as a prerequisite to any Subdivision Plan Approval, Site Plan Approval, or Special Permit required elsewhere in this Ordinance; or
 - b). Contributing Lot: a Special Permit issued in addition to and simultaneous with the Site Plan Approval required for a building type or civic space.
- b. Master Planned Development
 - i. Proposed development involving the subdivision of a development site or the development of two (2) or more lots requires a Master Plan Special Permit.
 - ii. Previously permitted development may be included in a development site and proposed build out of a Master Plan, provided that the date of the first certificate of occupancy, civic space permit, or thoroughfare permit for the subject real property is within two (2) years of the decision date of the master plan special permit.
- c. Contributing Lots
 - i. Development as a contributing lot is prohibited for any lot subject to an approved Master Plan Special Permit and may be restricted by the provisions of a specific sub area.
 - ii. In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing DEVELOPMENT of a contributing LOT:
 - a). Consistency with the approved Urban Design Framework for the sub-area where the property is located.

6. In-Lieu Payments

- a. Master Planned DEVELOPMENT
 - i. The Planning Board may permit an in lieu payment for up to ten percent (10%) of the civic space required in each sub-area by Special Permit in accordance with Section 12.3 Buyouts & Payments.
 - ii. In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria,

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~~the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a payment in lieu of civic space:~~

- a). ~~The availability and suitability of lots within a development site for development as a civic space.~~
 - b). ~~The plausible availability of sites located elsewhere in the city that are suitable for development as civic space.~~
 - c). ~~The need for funding to improve or maintain existing civic spaces, particularly athletic fields, located elsewhere in the city.~~
- b. Contributing Lots
- i. The Planning Board may permit an in lieu payment for up to one hundred percent (100%) of the civic space required in each sub-area by Special Permit in accordance with Section 12.3 Buyouts & Payments.
 - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a payment in lieu of civic space:
 - i). If receipt of an in-lieu payment is advantageous to the City in creating or preserving civic space as compared to the civic space that would have been otherwise provided.
 - ii. The Planning Board may permit an in-kind off-site contribution for up to one hundred percent (100%) of the civic space required in each sub area by Special Permit.
 - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing an in-kind off-site contribution of civic space:
 - i). If the in kind contribution is a net benefit to the public as compared to the civic space that would have been otherwise provided.
 - iii. The location of the in-kind off-site contribution must be located within one-quarter (1/4) mile of the development site originally required to provide civic space.

7. Master Plan Standards

- a. Submitted master plans must include a sustainability component that details the following:
 - i. Identification of all master plan scale efforts to mitigate climate change impacts identified in Somerville's Climate Change Vulnerability

Assessment in relation to the design, construction, and occupancy or use of all thoroughfares, civic spaces, and buildings.

- ii. A carbon neutral pathway assessment.
 - iii. A storm water management and green infrastructure plan.
- b. Submitted master plans must include development phasing commitments and proposed contingencies as a basis of a performance bond.

8. Thoroughfares & Civic Spaces

- a. Required and recommended THOROUGHFARES and CIVIC SPACES are shown on the regulating maps for each sub-area.
 - i. Required THOROUGHFARES and CIVIC SPACES are mandatory and necessary to implement the approved plan for each sub-area.
 - ii. Recommended THOROUGHFARES and CIVIC SPACES are ideal, but not mandatory.
- b. THOROUGHFARES and CIVIC SPACES are subject to the provisions of Article 13: PUBLIC REALM of this Ordinance.
- c. All THOROUGHFARES, excluding ALLEYS, and all CIVIC SPACES must be dedicated to the public in perpetuity by a covenant or other deed restriction.
- d. CIVIC SPACE created through EASEMENT or decommissioning of an existing THOROUGHFARE or other ABUTTING right-of-way may be counted toward the required amount of CIVIC SPACE.

9. Development Standards

- a. Sustainable DEVELOPMENT
 - i. Laboratory buildings must be LEED Platinum certifiable.
 - ii. All other building types must meet the following:
 - a). No on-site combustion for HVAC system operation;
 - b). No on-site combustion for cooking equipment, excluding Eating & Drinking Establishment principal uses; and
 - c). Be certifiable as:
 - i). Zero Carbon or higher from the International Living Future Institute; or
 - ii). PHIUS+ from the Passive House Institute US or Passive House Institute.
 - iii. All new principal building types must include a green roof, photovoltaic (PV) devices, or both for 100% of the roof area not occupied by building