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13.1 CIVIC SPACE

1. Development Review

- a. The DEVELOPMENT of any CIVIC SPACE requires Site Plan Approval followed by a Civic Space Permit, in accordance with Chapter 15: Administration, and is exempt from Chapter 11, Article II, Sec. 11-33 (b) of The Code of Ordinances, City of Somerville, Massachusetts.
- b. All DEVELOPMENT, excluding NORMAL MAINTENANCE, requires ~~the submittal of a development review application to the Building Official and the issuance of~~ a Certificate of Zoning Compliance prior to the issuance of a Civic Space Permit.

2. Near Highway Locations

- a. Intent
 - i. To mitigate the potential long term public health impacts associated with exposure to airborne ultrafine particulates.
- b. General
 - i. Notwithstanding any in-lieu payments authorized elsewhere in this Ordinance, the Planning Board may permit an in lieu payment for up to one hundred percent (100%) of any civic space required for any development site located within five hundred (500) linear feet of the centerline of Interstate 93 Northern Expressway or three hundred (300) linear feet of the centerline of Massachusetts Route 28 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 a payment in lieu of civic space:
 - i). The current and projected future average weekday vehicle trips of the subject roadway.
 - ii). The benefits of a civic space to the public compared to the potential current and future exposure to airborne ultrafine particulates.

3. Standards for All Civic Spaces

- a. Siting & Orientation
 - i. CIVIC SPACES must be SITED and oriented to maximize their inherent exposure to the sun as follows:
 - a). CIVIC SPACES are prohibited on LOTS that have only one (1) NORTH-FACING, west-facing, or east-facing FRONT LOT LINE.
- b. Design & Construction
 - i. CIVIC SPACES must be engineered and constructed as required by the Director of Public Space & Urban

- Forestry, in consultation with the City Engineer.
- c. Accessibility
 - i. The design of all CIVIC SPACE must comply with the Americans with Disabilities Act and the Rules and Regulations of the Massachusetts ACCESS Board (521 CMR), as amended.
 - ii. Sloping walkways are encouraged over ramps when reasonably possible to provide for ACCESSIBLE grade changes.
- d. Hours of ACCESS
 - i. CIVIC SPACES must be ACCESSIBLE to the public at all times (twenty four (24) hours per day, seven (7) days per week, three hundred and sixty-five (365) days per year).
 - ii. The review boards may limit the hours of public ACCESS when necessary for public health and safety purposes and maintenance of the space by the PROPERTY OWNER as a condition of Site Plan Approval.
- e. Circulation
 - i. Entrances must be physically and visually ACCESSIBLE from surrounding SITES, designed to make visitors feel welcome and comfortable entering the space, and oriented to preserve view corridors and enhance visual connections to surrounding properties or activities.
 - ii. Entrances adjacent to children's activity areas must be gated.
- f. Landscape
 - i. All landscaping within CIVIC SPACES must comply with the provisions of Section 10.3 Landscaping.
 - ii. LARGE TREES are required as indicated for each type of CIVIC SPACE.
 - iii. Unless otherwise specified, trees must be planted flush-to-grade or at grade within PLANTING BEDS. Tree grates, raised curbs, railings, and resin-bonded aggregate are prohibited.
 - iv. At least one thousand (1,000) cubic feet of SOIL VOLUME must be provided for each tree within a twenty seven (27) foot radius of the tree trunk.
 - a). Where SOIL VOLUMES within the maximum allowable radii for adjacent trees overlap, up to twenty-five percent (25%) of the required for each tree may be shared between trees.
 - b). SOIL VOLUME provided under paved surfaces must be provided through SUSPENDED PAVEMENTS OR STRUCTURAL CELLS. SAND-BASED STRUCTURAL SOIL SYSTEM (SBSS) may be used with approval of the Director of Public Space & Urban Forestry.
 - v. TREE PITS and PLANTERS must have an open soil area centered at the tree trunk that is at least thirty six (36) square feet (such as 6'x6'). Planting soil must be provided to a depth of three (3) feet in the TREE PIT OR PLANTER.
 - vi. Coarse grade GROUNDCOVER MULCH must be applied