

2021 MAY -3 P 5:00

Dear Councilors of the City of Somerville,

CITY CLERK'S OFFICE  
SOMERVILLE, MA

The following signatures represent a group of residents who would like to propose changes to the Somerville Zoning Map and the Somerville Zoning Ordinance. The changes involve a Zoning Map Amendment and a Zoning Text Amendment, which we ask the City Council consider jointly. This letter is for the Zoning **Map** Amendment.

This petition is initiated by residents at 80 Webster Ave, a 46-unit 4-story condominium building, with support from multiple neighborhood residents. As context: numerous members of our building and neighborhood, including but not limited to those who have signed this petition, tried to carefully follow the Somerville rezoning process over the last three years, but we were unaware that the Boynton Yards overlay (introduced very late in the zoning revision process in 2019, and not fully interpretable from the proposed versions of the Somerville Zoning Atlas on its own) rezoned property immediately to the east of the residential building at 80 Webster Ave (the eastern half of the block to the west and south of Columbia Street) as high-rise. Indeed, we have had a difficult time finding anyone in the neighborhood who was aware of the implication of the rezoning. We learned about it only in October 2020 at the first neighborhood meeting presentation of the Boynton Gateway project, after all the properties around 80 Webster Ave had been sold. The proposed Boynton Gateway project at present involves a 12-story high-rise lab building (190 feet high plus 40 feet of mechanicals on top) at 495 Columbia Street, to our north and east; and a 5-story mid-rise component of this building at 64 Webster Ave, to our north. Since then we have been engaging in months of organizing, internal discussion, consultations with our Ward Councilor JT Scott and with the Somerville planning staff, and in dialogue with CV Properties, the developer for the Boynton Gateway project. This process has led to the present petitions.

Our proposed zoning map amendment would revise the Boynton Yards sub-area overlay so as to reduce material adverse impacts on residents within and adjacent to the overlay district, while allowing the Boynton Gateway developers to pursue a project of the same general scope as they have been proposing.

1) Our amendment proposes to change the overlay district zoning for Beach Avenue and the block to the south of Beach Ave and west of Columbia Street (and to the east of Webster Ave) within the sub-area as follows:

- A. **80 Webster Avenue is Urban Residential**, since it is in fact an urban residential building (46-unit condo building, 45 feet in height);
- B. **All other parts of this block, including Beach Avenue itself, are Mid-Rise 5**, in keeping with the low-rise character of the block. This affects the following properties: 495 Columbia Street, 481 Columbia Street, 461 Columbia Street, and 84–98 Webster Ave.

2) Our amendment proposes that the overlay district zoning be changed so that the entire block to the north of Beach Ave and to the south and west of Columbia Street (and to the east of Webster Ave) within the sub-area is zoned as High-Rise. .

These changes would avoid the risks and adverse impacts that would arise from a high-rise building immediately adjacent to (within the same block as) a residential building, which the current Boynton Yards sub-area overlay district allows, but still allow the same general scope of development (a high-rise lab building plus a mid-rise component) currently being proposed.

The accompanying Zoning Text Amendment proposes additional superseding dimensional standards within the Boynton Yards sub-area overlay district to mitigate adverse impacts on residents of properties abutting Mid-Rise and High-Rise zoned properties that will be commercially developed. Please consult the accompanying Zoning Text Amendment for details.

Overall, we believe that residents of our neighborhood would have been better served if the entire block to the west and south of Columbia Street (and to the east of Webster Ave) had been zoned as mid-rise with generous setbacks where there is abutment to residential properties. However, we recognize the interest of the developers of the Boynton Gateway project (64 Webster and 495 Columbia Street) whose planning is already underway. Therefore, our petitions seek to preserve the general viability of this project while mitigating material adverse impacts on the residents of 80 Webster Ave and residential neighbors. Based on numerous discussions with a wide range of stakeholders over the past months, we believe that our present proposal is the best way forward to preserve liveability for the residents of 80 Webster and the surrounding neighborhood.

**Complete zoning amendment petition materials at <https://tinyurl.com/BGZoningAmendment>**



2021 MAY -4 P 4: 28

CITY OF SOMERVILLE, MASSACHUSETTS  
ELECTION DEPARTMENT  
JOSEPH A. CURTATONE  
MAYOR

CITY CLERK'S OFFICE  
SOMERVILLE, MA

May 4, 2021

John J Long  
City Clerk  
Somerville City Hall  
93 Highland Avenue  
Somerville, Ma 02143

Dear Mr. Long:

We hereby certify that the 2 pages of the zoning petition given to us by your office contains the names of Thirteen (13) registered Somerville voters designated as such by a red check mark to the left of the name.

• Check thus  against the name of each qualified voter to be certified. For names not certified use the following code.  
Draw a line through any blank spaces not containing signatures.

N - no such registered voter at that address, or address is illegible.

S - unable to identify signature as that of voter because of form of signature, or signature is illegible.

T - already signed

BOARD OF ELECTION COMMISSIONERS

*Anthony Albanese*  
*[Signature]*  
*Louise A. McCarthy*  
*Richard P. Salerno*



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 4200 • FAX: (617) 625-5643  
EMAIL: ELECTIONS@somervillema.gov • [www.somervillema.gov](http://www.somervillema.gov)



# CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

2021 MAY -3 P 5:00

CITY CLERK'S OFFICE  
SOMERVILLE, MA

## ZONING MAP AMENDMENT • APPLICATION FORM

Per Article 15.6.2 of the Somerville Zoning Ordinance (SZO), an individual property owner or ten (10) registered voters of the City of Somerville may petition the Somerville City Council to change the maps of the Somerville Zoning Atlas in response to changes in City policy or real-world conditions. To submit a map amendment petition to the City Council, the following must be provided:

1. A completed Zoning Map Amendment Application Form.
2. A copy of the appropriate Zoning Atlas map(s) with the proposed change(s) clearly noted.
3. A letter addressed to the City Council including a description of the proposed changes and the purpose for the petition.

Submit all required documents to:


City Clerk's Office  
1<sup>st</sup> Floor, City Hall  
93 Highland Avenue  
Somerville, MA 02143


Property to be changed


Property Address: 64 Webster Ave		
Map: 96	Block: E	Lot: 1 and 4
Property Address: 84-98 Webster Ave		
Map: 96	Block: B	Lot: 1, 7, and 8
Property Address: 495 Columbia Street		
Map: 96	Block: F	Lot: 2, 6, and 9
Property Address: 80 Webster Ave		
Map: 96	Block: F	Lot: 1, 12, 13, and 14
Property Address: 481 Columbia Street		
Map: 96	Block: B	Lot: 1 and 5
Property Address: 461 Columbia Street		
Map: 96	Block: B	Lot: 5
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:

For ten (10) registered voters:

✓ Name: Roger Levy 2/1 Address: 80 Webster Ave, Unit 3A	Signature: 
✓ Name: Stephanie Smith 2/1 Address: 80 Webster Ave #3A	Signature: 
✓ Name: Joyce Wu 2/1 Address: 80 Webster Ave #4G	Signature: 
✓ Name: SPYRIDON CHALKIAS 2/1 Address: 80 WEBSTER AVE #3C	Signature: 
✓ Name: Brazeen Ranjit 2/1 Address: 80 Webster Ave #1L	Signature: 
✓ Name: Sarah Zeiser 2/1 Address: 80 Webster Ave #2S	Signature: 
✓ Name: Henry Hannon 2/1 Address: 80 Webster Ave #4H	Signature: 
✓ Name: Paige Pettorato 2/1 Address: 80 Webster Ave #4H	Signature: 
✓ Name: Christine Lin 2/1 Address: 80 Webster Ave 4J	Signature: 
✓ Name: Katherine Huang 2/1 Address: 80 Webster Ave 4L	Signature: 

✓ Name: SETH B. WOOD 2-1  
Address: 80 WEBSTER AVE. #2H Signature: 

✓ Name: Brian Ciulla 2-1  
Address: 80 Webster Ave 3B Signature: 

✓ Name: Rebecca Fischer 2-1  
Address: 80 Webster Ave #4B Signature: 

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Signature: \_\_\_\_\_

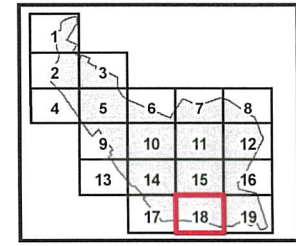
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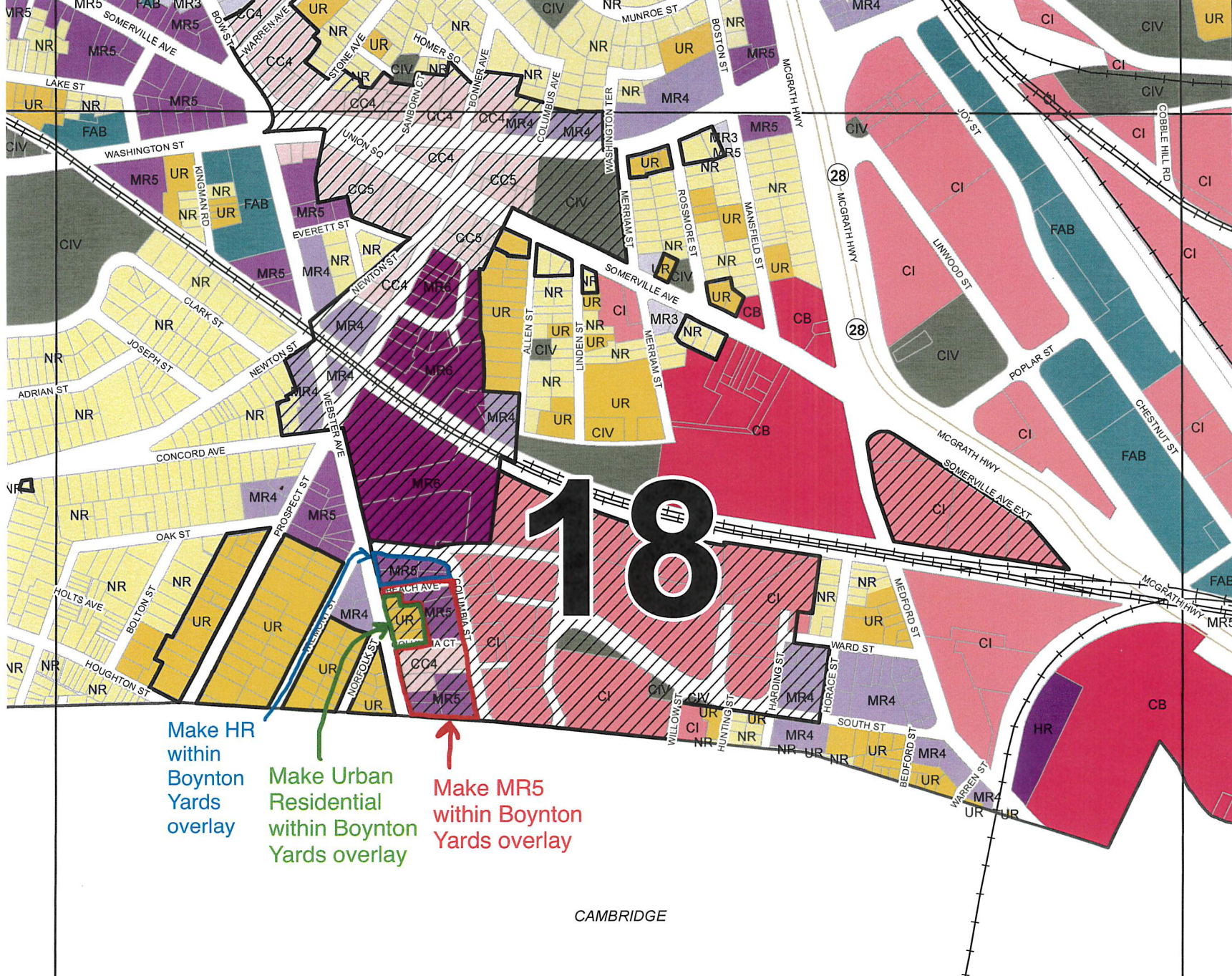
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Address: \_\_\_\_\_ Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Signature: \_\_\_\_\_

CITY OF SOMERVILLE, MA  
**OFFICIAL PROPOSED ZONING**  
 (UNADOPTED)



- |  |             |  |     |
|--|-------------|--|-----|
|  | SB Overlay  |  | MR6 |
|  | MPD Overlay |  | HR  |
|  | NR          |  | CIV |
|  | UR          |  | FAB |
|  | MR3         |  | CC4 |
|  | MR4         |  | CI  |
|  | MR5         |  | CB  |

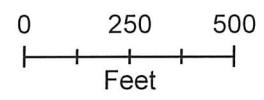
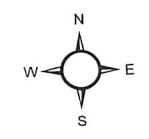


Make HR within Boynton Yards overlay

Make Urban Residential within Boynton Yards overlay

Make MR5 within Boynton Yards overlay

CAMBRIDGE



# 8. OVERLAY DISTRICTS

## Master Planned Development (MPD)

### 12. Boynton Yards (BY) Sub-Area

- a. Intent
  - i. To implement the Boynton Yards Urban Design Framework adopted by the Planning Board.
- b. Purpose
  - i. To permit denser DEVELOPMENT than would otherwise be permitted in the Mid-Rise district.
  - ii. To permit taller and denser DEVELOPMENT than would otherwise be permitted in the HIGH-RISE district.
  - iii. To require a minimum percentage of developed floor space to be set aside for occupancy by non-residential PRINCIPAL USES.
  - iv. To constrain the supply of motor vehicle parking spaces to encourage the USE of public transit, bicycles, and walking in lieu of driving.
- c. Applicability
  - i. The section is applicable to all real property shown on Map 8.3.12 (a).
  - ii. Zoning districts shown on map 8.3.12 (a) supersede those shown on the maps of the Official Zoning Atlas of the City of Somerville for DEVELOPMENT complying with the provisions of the BY sub-area.
- d. THOROUGHFARE Network
  - i. Required and recommended THOROUGHFARES are shown on Map 8.3.12 (b).
  - ii. The center line of any required THOROUGHFARE may be moved up to twenty (25) feet, so long as:
    - a). the center line of West Ward STREET is at least one hundred and forty (140) feet from both reference points along the MBTA right-of-way;
    - b). West Ward STREET intersects with Webster Avenue in the west and Harding STREET in the east;
    - c). the center line of South STREET is at least one hundred and forty (140) feet from both reference points along the municipal boundary with Cambridge;
    - d). South STREET intersects with Webster Avenue in the west;
    - e). all required THOROUGHFARES intersect with other THOROUGHFARES, forming a network; and
    - f). all intersections are at least one hundred (100) feet from any other intersection, unless granted a WAIVER by the Planning Board.
- e. Master Plan Standards
  - i. At least five percent (5%) of the total commercial floor area included in the proposed build out or twenty thousand (20,000) square feet, whichever is less, and at least ten thousand (10,000) square feet must be dedicated to a Community Center PRINCIPAL USE.

**Map 8.3.12 (a) BY Sub-Area Boundary and Superseding Zoning Districts**

