

D2 Civic Space

Landscape Maintenance and Management Plan (LMMP)

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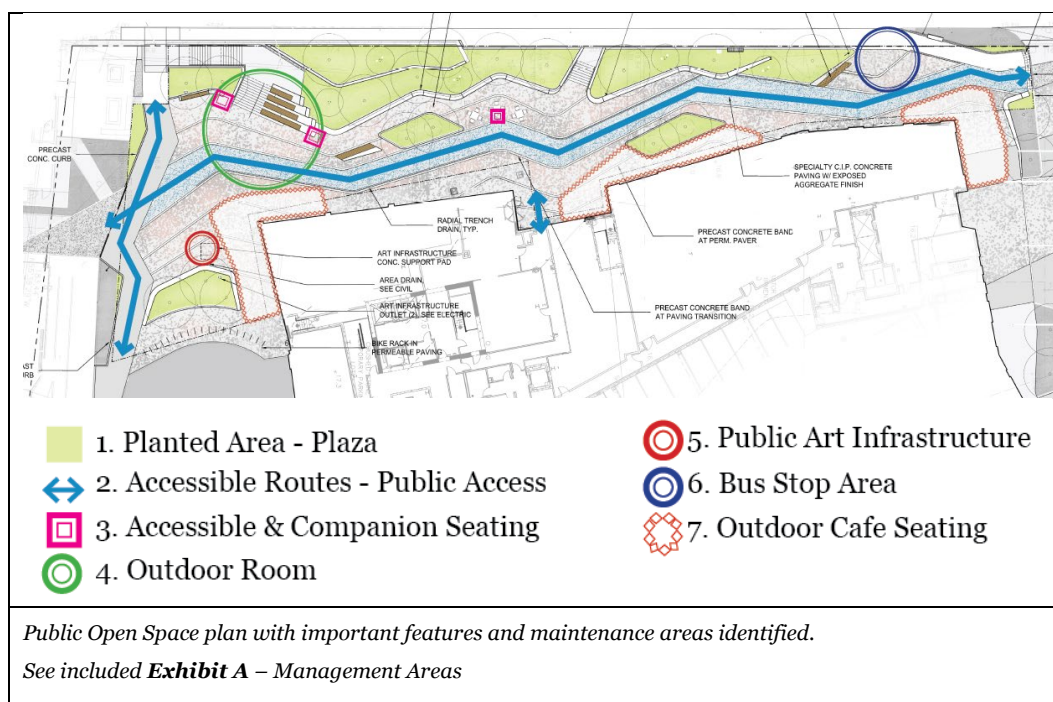
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1. Landscape Maintenance and Management Approach

- a. **General** | The D2 Civic Space has been designed to:
 - i. Contribute to the City of Somerville's Comprehensive plan (SomerVision) to expand the amount of publicly accessible open space in the City of Somerville.
 - ii. Provide an enjoyable outdoor environment for everyone and an aesthetic amenity for residents and passers-by.
 - iii. Support public engagement: lush at grade plantings, raised planters, a framework for public art and expansive seating alternatives provides for an enhancement of the public realm and multiple means and opportunities for public engagement.
 - iv. Ensure public safety for all users. Sight lines throughout the plaza have been considered, and porosity of the space a goal of the plan.
 - v. Increase and promote site resiliency through on-site infiltration strategies, green infrastructure, and new urban tree canopy to combat the urban heat island.
 - vi. Support the health and well-being of all users. Plant selection emphasizes native plants and hardy ornamental cultivars to prevent pests and the use of harmful chemicals, especially where they may contact people or wash off in surface water. Pest, weed, and disease problems that arise are managed through "Integrated Pest Management" (IPM) methods described below.

2. Landscape Maintenance and Management Areas

- a. **General** | The D2 Civic Space has been designed as a public plaza for passive recreation, civic purposes, and commercial activities (including outdoor dining) with landscaping consisting primarily of hardscape. Provided its adjacency to the MBTA's Union Square Station, its location will be one of significant pedestrian activity. Notwithstanding its role to support access to and from public transportation, the plaza maintains distinct functional and programmatic areas, a summary of which is included below. Where applicable, specific management considerations for these feature areas are identified.



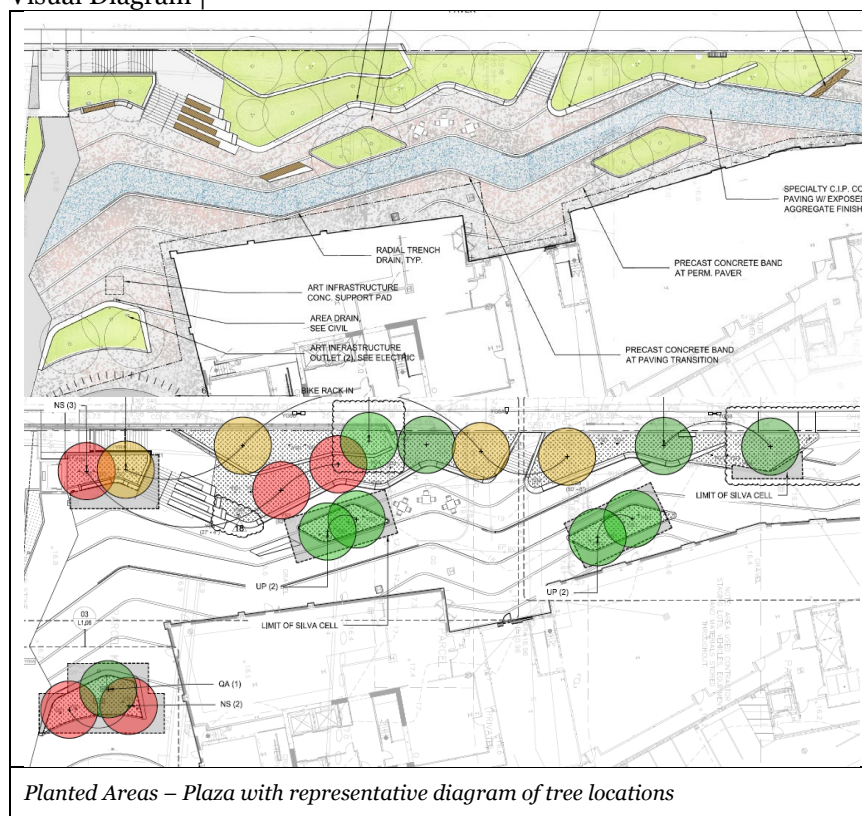
b. Important Feature Areas

i. Planted Area – Plaza

1. **Summary Description** | Planted Areas are primarily concentrated along the western length of the plaza with curbing and or pre-cast bench elements defining their boundary. Their location allows the softscape elements, comprised of ground cover and perennial planting, to gradually ascend and trace the rise of the adjacent Prospect Street. The topographical variation introduced is further enhanced through a higher, terraced planted area. Together, these Planted Areas at the plaza support the growth of trees to deliver benefits to the environment and occupants of the Plaza.
2. **Management Considerations** | Provided the proper establishment of new ground cover and trees will be important to their growth and long-term maturity, pruning should be performed so as to encourage a high-branch

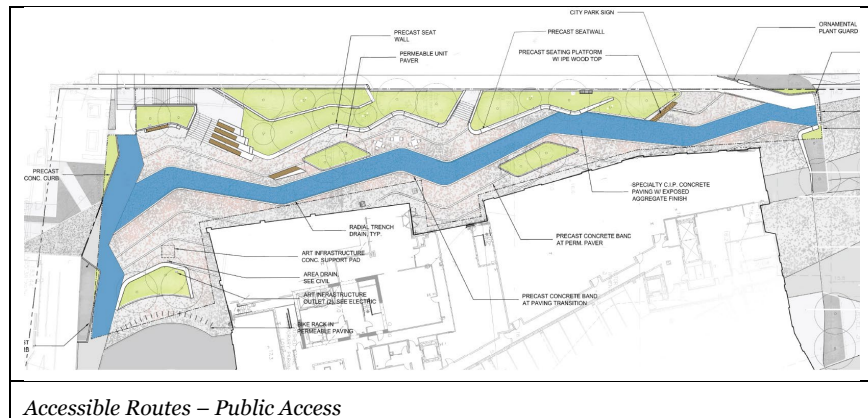
structure. Trees in these areas have not been planted for screening purposes abut instead to promote pedestrian level sightlines.

3. Visual Diagram |



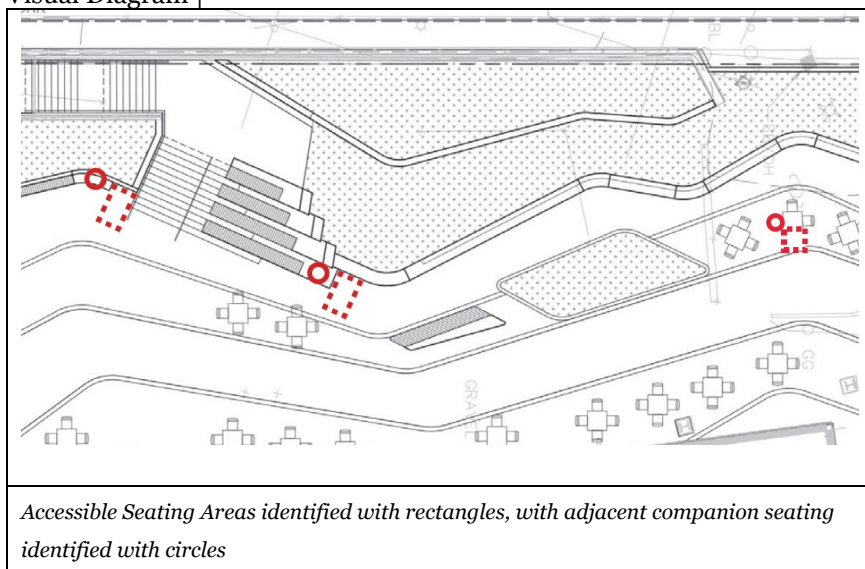
ii. Accessible Routes – Public Access

1. Summary Description | While the majority of the D2 Civic Space is publicly accessible; this area defines priority public access routes that are critical to providing equal access and the functional success of the plaza.
2. Management Considerations | These areas should be considered priority maintenance areas and should be routinely monitored and maintained free of obstructions to provide for the free movement of users across them. In practice, these areas, coupled with points of ingress/egress to the adjacent building for life-safety purposes, would represent those areas to be cleared of snow, first. As newly placed exterior concrete with color additives susceptible to pitting or delaminating at the concrete surface, deicers (such as rock salt) should not be used in these areas for at least one year. Walking surfaces that become damaged or uneven should be addressed as quickly as possible to as to maintain achievement of ADA and MAAB accessibility criteria.
3. Visual Diagram |



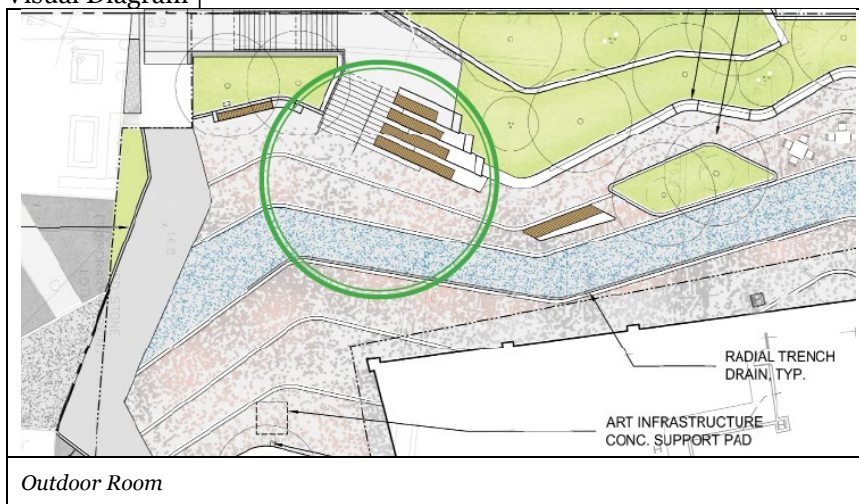
iii. Accessible & Companion Seating

1. Summary Description | Accessible seating has been provided in three locations in support of wheelchair spaces and associated companion seating in accordance with Massachusetts Architectural Access Board (MAAB) requirements. Two of these are provided at the assembly seating further described within the 'Outdoor Room' below, while a third is available among permanently affixed tables and chairs. These are identified in the Visual Diagram below and provide for dedicated 36" x 60" areas.
2. Management Considerations | When not in use, these accessible areas appear as open space which may distort from the importance of their function. Care should be taken to ensure they remain clean, open, and unobstructed.
3. Visual Diagram |



iv. **Outdoor Room**

1. **Summary Description** | Located at the southern and widest available dimension of the plaza, the Outdoor Room is a conceptual ‘room’ intended to support flexible programming. Its edges are anchored by a stadium-type stair intended for informal assembly on one side, and the Public Arts Infrastructure (described below) opposite. While the Accessible Route will bisect the area, this zone lends itself to larger programmatic functions and benefits from southern exposure and line of site to the MBTA Station platform.
2. **Management Considerations** | As a primarily multipurpose, hardscape environment permeable pavers define the surface area of the outdoor room. To support water infiltration, attention should be paid to ensure the paver joints are not clogged with debris over time.
3. **Visual Diagram** |

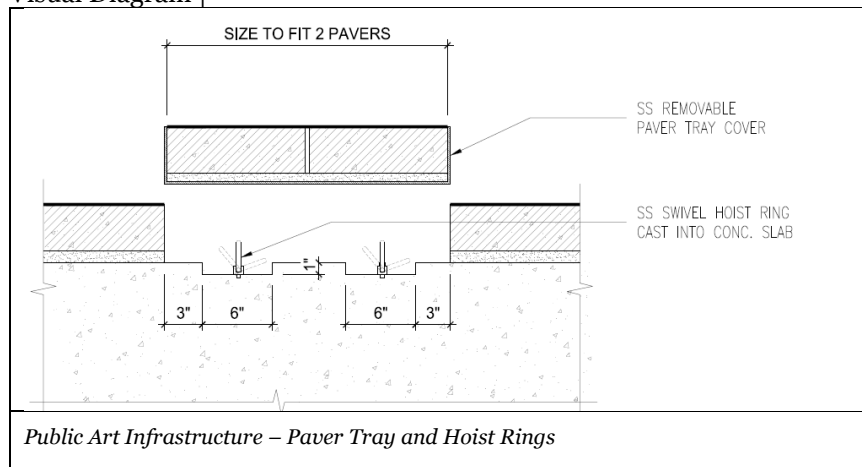


v. **Public Art Infrastructure**

1. **Summary Description** | The Public Art Infrastructure is a subsurface foundation that has been designed to host and support future art installations on a rotating basis. While not visible from the surface, pavers above it have been designed to be removeable at four corners, revealing access to the foundation and integrated hoist rings in support of future connections. Within the adjacent planter bed, exterior, weather-protected electrical outlets complete with communication ports provide functional capacity to the to-be-installed art.
2. **Management Considerations** | Removeable paver trays over the Public Art Infrastructure should be monitored from time to time to ensure they remain co-planar with the surrounding paver surfaces and do not pose a trip hazard. With future art installations, the removeable trays should be stored in a safe location so that they might be re-deployed once the art

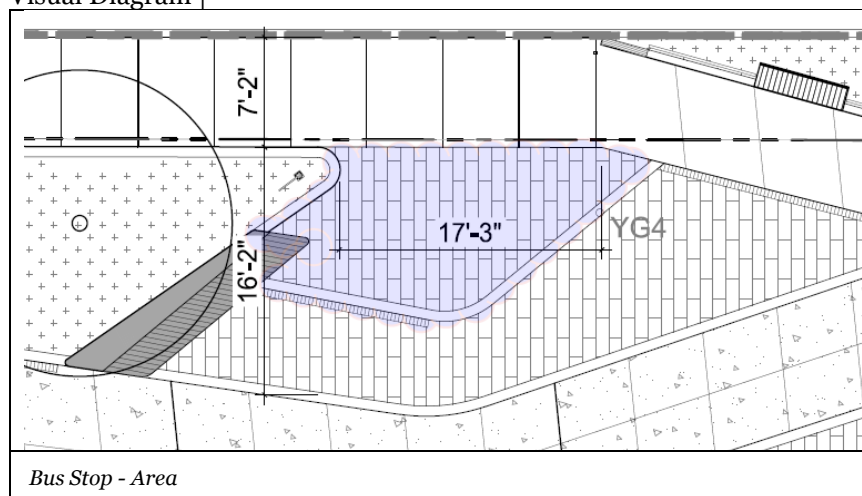
installation is removed.

3. Visual Diagram |



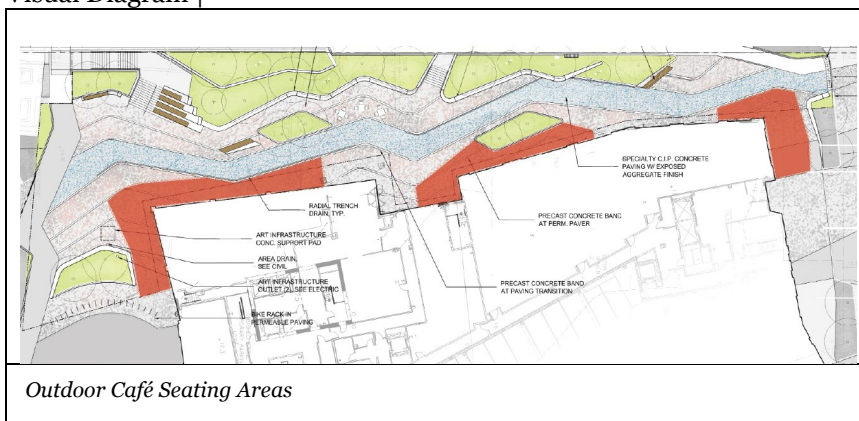
vi. Bus Stop – Area

1. Summary Description | The Bus Stop area is the result of a coordinated effort to improve accessibility and comfort to the existing MBTA bus stop along the Prospect Street frontage area. The Bus Stop area is at the confluence of the Plaza and the Prospect Street sidewalk to provide ample area for transit riders to wait for a bus, while not precluding other pedestrian movement throughout the plaza. Seating elements flank either side of this area.
2. Management Considerations | Furnishings from the Plaza, such as tables and chairs, may occupy this area in support of transit riders and plaza functions from time to time. These should be monitored to ensure they do not obstruct or limit pedestrian routes around this area, with specific attention to the sidewalk and the aforementioned ‘Accessible Route’
3. Visual Diagram |



vii. Outdoor Café Seating Areas

1. Summary Description | The Plaza has been designed as a public space for passive recreation, civic purposes, and commercial activities that include outdoor dining. While precise areas for outdoor café seating will be defined and permitted separately as ancillary uses to eating and drinking establishments, the identified areas have been planned to support this function.
2. Management Considerations | Outdoor café seating will be subject to all City Ordinances and necessarily be defined by perimeter enclosures that establish their boundary. When in place, the operator of the outdoor café seating areas will be responsible for the proper maintenance of the café area at all times, including proper disposal of all trash generated, and servicing of the trash bins within the seating area.
3. Visual Diagram |



3. Landscape Maintenance and Management Service Schedule

- a. General | Task types and frequencies are as follows:
 - i. General Management
 1. Litter and Recycling Pickup
 2. Permeable Unit Paver Proper removal of sediments and associated pollutants occurs when permeable unit pavers are cleaned regularly.
 - a. Vacuum sweep unit pavers and properly dispose of removed material.
 - b. Periodically add sand joint material to replace material that has been transported over time.
 - c. Keep landscaped areas in the vicinity of the pavers well maintained to prevent soil from being transported onto the pavers.
 - d. Monitor pavers after large storms to ensure they are draining properly.

- e. Inspect pavers annually for signs of deterioration or spalling
 - f. During snow removal maintenance, use equipment and techniques that are appropriate for permeable pavers.
- 3. Pest Management | Trees shall be observed for pests.
 - a. When necessary, samples of plant, insect, fungus, or other pests shall be sent to an independent laboratory for identification and treatment recommendations.
 - b. Foliar application of diluted horticultural oil may be applied when appropriate to control an observed pest.
 - c. Treatment options for any pest shall be presented to City Tree Warden or Deputy Tree Warden. Email: trees@somervillema.gov to obtain approval.
- 4. Electrical Systems (site lighting) | Site lighting has been designed to meet Dark Sky compliance criteria.
 - a. Unique from pedestrian and street scale lighting provided in the adjacent public right of way, lighting within the D2 Civic Space is powered through the Prospect Union Square building project.
 - b. Site lighting is controlled via lighting control panels LCP-A (within the tower) and LCP-B (within the midrise buildings). These rooms are identified in the provided Exhibit E.
 - c. In the event of loss of building power, exterior building-mounted lighting will be supported by emergency power in accordance with emergency egress requirements.
- ii. Landscape Maintenance
 - 1. Weeding | Weeds may need to be removed around trees to reduce competition and improve aesthetics of the site.
 - a. Only hand-weeding is allowed. No herbicides or other chemicals shall be used.
 - b. Weeding may include the removal volunteer trees less than 2 inches in diameter. Whenever possible, below ground portions of the volunteer trees shall be removed in addition to the aboveground portions. When the roots cannot be removed, the stems should be cut as close to the ground as possible.
 - 2. Mulching | Seasonal mulching of plant beds:
 - a. Mulch shall be applied to trees and shrubs for moisture retention in soil, abatement of dust and weeds, and for nutrient enrichment of the soil.
 - b. Mulched area shall be six feet in diameter around the trunk of the tree, unless otherwise specified by the City Tree Warden or Deputy Tree Warden. Apply a three-inch layer of mulch (after settlement) around trees, tapering towards the trunk. Mulch shall NOT come in contact with the trunk of the plant or the root flare. No mulch should be placed within 2 to 3 inches from the

trunk. “Volcano” mulching is strictly prohibited.

- c. Mulch shall be high quality, premium coarse-grade bark mulch, 15 mm minimum length, consisting of clean organic plant material. Mulch shall conform to the following:
 - i. Must be a uniform, natural wood color, without dyes, which shall not exhibit a noticeable degree of color change characteristic when wet.
 - ii. Must not have an unpleasant odor.
 - iii. Must be free of dirt, insects, disease, and extraneous debris that would be harmful to the trees being planted.
 - iv. pH: between 4.0 and 8.0
 - v. Particle size: 100% passing through a 50mm (2 inch) screen.
 - vi. Soluble salt content: less than 4.0 mmhos/cm.

3. Tree and shrub pruning

- a. Seasonal pruning of trees: All tree pruning work will conform the City’s latest Tree Health specifications and the latest revision of the American National Standards Institute (ANSI): Standard A300, developed by the Tree Care Industry Association. All tree maintenance must be approved by the Tree Warden or Deputy Tree Warden prior to the beginning of the work. Email trees@somervillema.gov to obtain approval. Tree pruning work may include any or all of the following:
 - i. **Young Tree Training:** pruning of young trees to correct or eliminate weak, interfering, or objectionable branches to improve structure. These trees can be up to 20 feet tall and can be worked with a pole pruner by a person standing on the ground.
 - ii. **Crown Cleaning:** selective removal of dead, dying, damaged, diseased, and broken branches from the tree crown. Shall include removal of all deadwood >2” diameter.
 - iii. **Canopy Thinning:** selective removal of live branches to provide light or air penetration through the tree or to lighten the weight of the remaining branches.
 - iv. **Crown Raising:** selective removal of lower branches from a tree crown to provide clearance. Trees impeding vehicle or pedestrian traffic should be raised up at least 13 feet over streets and 8 feet over sidewalks. Trees obstructing control devices (stop signs, yield signs, and traffic lights) should be trimmed to allow for adequate visibility.
 - v. **Structural Pruning:** pruning to develop strong tree

structure. This includes maintaining a dominant leader by reducing the length or removing any competing leaders, suppressing growth on branches with bark inclusions, ensuring appropriate spacing of main branches along a dominant trunk, and keeping all branches less than one-half the trunk diameter.

- vi. **Aesthetic pruning:** selective removal of downward growing limbs, limbs growing backwards toward the trunk, and other limbs that are making the tree unsightly.
- vii. **Pruning of crossing or rubbing limbs.**

b. Pruning Methods

- i. All pruning cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub. Bark at the edge of all pruning cuts should remain firmly attached. Sharp tools shall be used so that clean cuts will be made at all times.
- ii. All branches too large to support with one hand shall be precut to avoid splitting or tearing of the bark. Where necessary, ropes or other equipment should be used to lower large branches or stubs to the ground.
- iii. Treatment of cuts and wounds with wound dressing or paints is prohibited.
- iv. Equipment that will damage the bark and cambium layer shall NOT be used on or in the trees. For example, the use of climbing spurs (hooks or irons) is not an acceptable work practice for pruning operations on live trees.
- v. All cut limbs shall be removed from the crown upon completion of the pruning. Clean-up of branches, logs, or any other debris resulting from any tree pruning shall be promptly and properly accomplished.
- vi. The work area shall be kept safe at all times until the clean-up operation is completed. Under no condition shall the accumulation of brush, branches, logs, or other debris be allowed upon a public property in such a manner as to result in a public hazard.

c. Seasonal pruning of shrubs:

- i. Prune to remove branches that are dead, broken, extending beyond the face of curbs or sidewalks.
- ii. Allow the shrubs to grow in their natural form to their mature sizes expected of the plant variety.
- iii. Do not shear shrubs into topiary (shapes).

- iv. Allow shrubs two (2) months to rejuvenate following a hard frost prior to pruning or replacing.
 - v. When pruning shrubs known or suspected to be diseased, the cutting blades shall be sterilized after each cut.
 - vi. Any shrub found to be dead or missing shall be replaced with plant material of identical species at the building property owner's expense.
4. Plant nutrient application | Soil Amendments
- a. Contractor is required to collect and submit soil samples from each planted area (e.g., Lawn, Shrub Landform, Evergreen Landform and Deciduous Tree Grove) to an independent lab (ex. University of Massachusetts Amherst Soil and Plant Nutrient Laboratory, or similar) in order to determine soil fertility (pH, organic matter content and available plant nutrients) and soil texture. Samples should be submitted at least every 3 years for general care or as needed if required by site observations.
 - b. Soil sampling protocol shall follow the instructions from the lab. Samples from various planted areas (e.g., Lawn, Shrub Landform, Evergreen Landform and Deciduous Tree Grove) should be collected and analyzed separately.
 - c. Types and amounts of soil amendments and additives should be determined from the laboratory results. Whenever suitable, organic materials should be used. Commonly used organic matter amendments include peat moss, ground bark, saw dust, compost, or manure. The benefits of these types of amendments will be maximized when the material is thoroughly mixed into the soil. When mixing in these amendments, Contractor shall take care not to damage any living tree roots. The City Tree Warden or Deputy Tree Warden shall approve fertilizer/ soil amendment application plans. Email trees@somervillema.gov to obtain approval.
 - d. Calculate the appropriate amount of fertilizer or other soil amendment to apply to a given area based on the results of the soil test and the nutrient concentration of the material. Do not over apply fertilizer. Any nitrogen-based fertilizer shall be in slow-release or natural organic form. Slow-release fertilizer is defined as having more than 50% of the nitrogen in the water insoluble nitrogen form.
 - e. Fertilizer and other soil amendments may be applied via liquid soil injection, drill hole, or radial trenching. Always take care not to damage roots during application. In rare circumstances foliar fertilization or tree trunk injection method will be considered,

but only with approval by the City Tree Warden or Deputy Tree Warden. Email trees@somervillema.gov to obtain approval.

- f. Fertilizer and other soil amendments shall comply with State and Federal Fertilizer Laws

iii. Seasonal Tasks

1. Leaf Collection |

- a. Rake or shred by mower and blow leaves into planted bed areas for mulch
- b. Remove thicker accumulations from property and dispose of off-site
- c. Leaf Blowers
 - i. The commercial use of leaf blowers is regulated in the Somerville Code of Ordinances Division 3, Section 9-120. Attached as Exhibit C. Leaf blower use shall be performed in a manner consistent with the regulation.
 - ii. Operators of leaf blowers must comply with all City Ordinances and Permits: Article VII – Offenses Against Public Peace.

- 2. Snow Removal | The clearing of snow is regulated in the Somerville Code of Ordinances Section 12-8 & 9, attached as Exhibit D. Snow clearing shall be performed in a manner consistent with the regulation.

- b. Schedule | a Maintenance Schedule is attached as Exhibit B.

4. Integrated Pest Management (IPM) – Weeds, Insects, and Diseases

- a. **General** | The Owner strongly encourages environmentally sensitive maintenance practices. The intent is to limit any pesticide (including herbicide) applications through healthy landscape management practices.
- b. **Treatments** | IPM is an approach to pest control that utilizes regular monitoring to determine if and when treatments are needed.
 - i. Additional treatments, such as pesticide applications, are made only when and where monitoring has indicated that the pest will cause unacceptable economic, medical, or aesthetic damage.
 - ii. Treatments are not made according to a predetermined schedule.
 - iii. Treatments are chosen and timed to be most effective and least-hazardous to non-target organisms and the general environment. Contractor shall consider least-toxic chemical applications only as a last resort and only after other methods of control are proven ineffective.
 - iv. Herbicides, pesticides and other chemicals shall NOT be used without explicit permission from City Tree Warden or Deputy Tree Warden. Email trees@somervillema.gov to obtain approval.
 - 1. Upon City approval, herbicides and pesticides will need to and comply with the public park requirements as outlined in the Native Species



Ordinance, X. - NATIVE PLANTING ORDINANCE | Code of Ordinances
| Somerville, MA | Municode Library

- v.
- c. **Weed Control for Trees, Shrubs, and Groundcovers** | Weeds in planted areas, sidewalks, or pavement shall be removed or killed as the weeds emerge. Weeds shall be removed and disposed of in accordance with the methods described above.
- d. **IPM Steps and Methods** | Integrated pest management is an effective and environmentally sensitive approach to pest management that relies on common-sense practices.
 - i. Prevention is the first step and has been assumed in the selected species planted at the D2 Civic Space.
 - ii. Monitor and Identify pests, weeks, and understand their life cycle.
 - iii. Do not take immediate action, but instead set action thresholds, and tolerate some damage.
 - iv. Monitor identified areas regularly and maintain records of observations.
 - v. When action thresholds are exceeded, implement a control method with the least impact on surrounding non-target areas. Use spot application of least toxic chemicals practicable through spot application as a last resort.
 - vi. Keep records of employed control methods and results to inform adapting practices over time.

5. Water Service and Irrigation

- a. General | The D2 Civic Space has been designed with outdoor water use reduction in mind. It has been planned utilize less water through species selection and efficiency in the irrigation system, which uses drip irrigation and smart controllers.
- b. Visual Inspections | Moisture levels around all ornamental plants inclusive of trees, shrubs, perennials, and ground covers should be monitored periodically. Seasonal inspections of the system should include the following:
 - i. Ensure drip irrigation is functioning properly and water distribution is even as intended.
 - ii. Reviewing soil moisture sensor readings
 - iii. Control for any visible runoff onto hard surfaces, correcting at source as soon as possible.
 - iv. Ensure sufficiency of drip-system run time for adequate saturation of the root zone, avoiding shorter, multi-start runs.
- c. Operating Procedures
 - i. 'Maintenance and Operating Instruction for the D2 Irrigation System' will be stored on a web-based site called, Buildrtech, by residential building management. The materials can be accessed via the site, downloaded or printed as necessary to support the maintenance process. The materials should be consulted for operating, maintenance and troubleshooting charts. Among other

information it will include: the irrigation plan, the controller valve wire diagram, user manuals, parts lists, a system operating schedule, and winterization and spring start-up procedures.

- ii. Maintenance (Startup and Shutoff)
 - 1. Start-up
 - a. Turn on water source
 - b. Program control clock
 - c. Start-up system, test all zones
 - d. Adjust all heads as necessary
 - 2. Shutdown
 - a. Shut-off water source
 - b. Turn off controller and unplug
 - c. Blow out lines and valves
- d. System Repair
 - i. Observed damage or system failure requiring repair should be remedied by shutting off the damaged part of the system. Hand watering may be necessary in these areas depending on the duration of the repair.
 - ii. Invasive repair that would damage or compromise plantings should not proceed until troubleshooting methods identified in the user manual have been investigated.
 - iii. Repair to the system should be identical to the original installation unless an alternative method that would result in lower future maintenance costs, less frequent breakage, or an increase in public safety is authorized by the owner's representative.

6. Guarantees and Replacement

- a. General | Contractor shall replace, at no additional cost to the owner or owner's representative, any turf or plant materials damaged as a result of improper maintenance attention or procedures. Replacement material shall be of the same variety as the dead or damaged material. Alternatives to size and/or plant variety are permissible in the event that the dead or damaged variety is found to not be suitable to its planting area.
- b. Responsibility | In the event that materials are damaged, it is expected that repairs or replacements are made as quickly as possible.
- c. Communication | Contractor shall inform owner or owner's representative on a quarterly basis of plant losses not covered by warranty and unrelated to maintenance activities. The cause of plant loss shall be provided to the owner or owner's representative together with a recommendation and schedule for replacement.

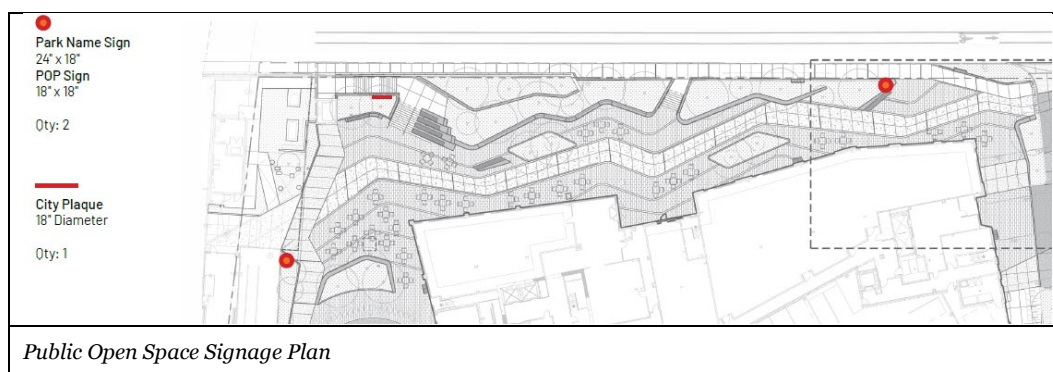
7. Product Information – Plaza Elements

- a. While many of the improvements within the Plaza are the result of custom design and fabrication, several plaza elements and materials can be procured through vendors as described below:
 - i. Moveable Tables

1. Model | Catena Table, in mercury and titanium
2. Vendor | Landscape Forms
3. Contact | 431 Lawndale Avenue, Kalamazoo, MI 49048 269-381-0396
- ii. Moveable Chairs
 1. Model | Parc Chair, in mercury and titanium
 2. Vendor | Landscape Forms
 3. Contact | 431 Lawndale Avenue, Kalamazoo, MI 49048. 269.381.0396
- iii. Pavers
 1. Model | 8x4 Aqua-Loc Permeable Precast Paver Unit
 - a. Natural Finish (B93177)
 - b. Charcoal Tudor Finish
 - c. Limestone Gray Finish
 - d. Tudor Finish (B91031)
 2. Vendor | Hanover Architectural Products
 3. Contact | 5000 Hanover Road, Hanover, PA 17331. 713.637.7145
- iv. Trash / Recycle Bins
 1. Model | Recycling Solar Compactor Double Station
 2. Vendor | Bigbelly Solar
 3. Contact | 50 Brook Road, Needham MA 02494. 888.820.0300
- v. Public Open Space Signage (see below)

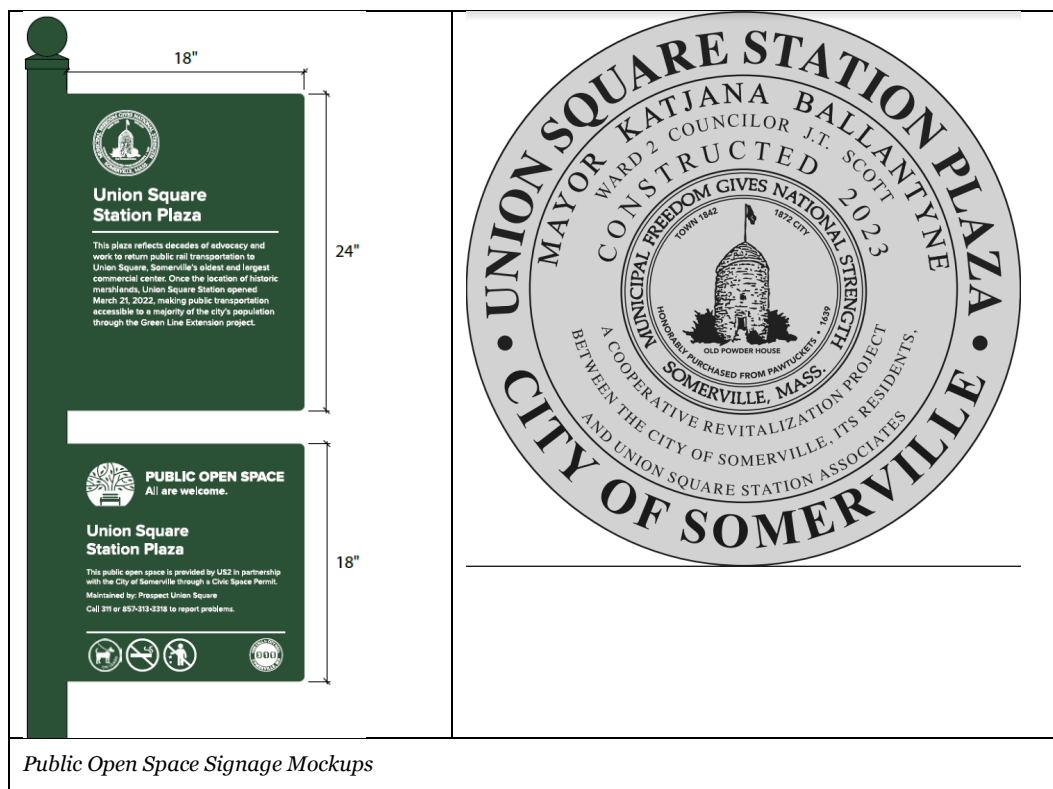
8. Public Open Space Signage

- a. Location | As a public open space, the D2 Civic Space is signed in accordance with the City of Somerville Park and Playground Signage Standards and Specifications. There are two instances of Park Name + Public Open Space (POPS) Signs located at points of entry to plaza, and one City Plaque sign mounted to the wall just north of the Elevator.



- b. Sign Content | The Park Name + POPS signs are two unique signs mounted to a common pole, as depicted below. Descriptive text for these signs is provided by the City of Somerville with the exception of the identification of the maintenance company and contact information for the same. Should this information change, the POPs sign should be updated accordingly. The first signs produced shall list:

- i. Maintained by: Prospect Union Square
- ii. Call 311 or 857-313-3318 to report problems.



Public Open Space Signage Mockups

9. Plant List

- a. For reference the public plaza and surrounds has been improved with the following plant list:

Botanical Name	Common Name
Trees	
Carpinus Caroliniana Palisade	Palisade American Hornbeam
Nyssa Sylvatica	Black Gum
Quercus Alba	White Oak
Quercos Macrocarpa	Urban Pinnacle Oak
Ulmu Parvifolia	Lacebark Elm
Shrubs	
Amerlanchier x grandiflora Robin Hill	Robin Hill Serviceberry
Aronia Melanocarpa Low Scape Mound	Black Chokeberry
Clethra alnofilia Hummingbird	Hummingbird Summersweet
Ilex glabra Little Gem	Little Gem Inkberry

Itea Virgnica Little Henry	Little Henry Sweetspire
Ilex Verticillata Jim Dandy	Jim Dandy Winterberry Holly
Ilex Verticillata Red Sprite	Red Sprite Winterberry Holly
Hydrangea Anomala SSp Petiolaris	Climbing Hydrangea
Perennials & Grasses	
Anemone Canadensis	Canadian Windflower
Brunnera Macrophylla Looking Glass	Looking Glass Siberian Bugloss
Carex Pennsylvanica	Pennsylvania Sedge
Dennstaedtia Punctilobula	Hayscented Fern
Dryopteris Marginalis	Marginal Wood Fern
Geranium Rozanne	Rozanne Wild Geranium
Heuacher Americana Dales Strain	Dales Strain Coralbells
Iris Cristata	Dwarf Crested Iris
Iris Versicolor	Blue Flag Iris
Onoclea Sensibilis	Sensitive Fern
Pennisetum Alopecurioides Little Bunny	Little Bunny Fountain Grass
Tiarella Cordifolia Elizabeth Oliver	Elizabeth Oliver Foam Flower
Bulb	
Allium Ambassador	Ambassador Ornamental Onion
Allium Purple Sensation	Purple Sensation Ornamental Onion
Narcissus Cherrfulness	Cheerfulness Daffodil
Narcissus Thalia	Thalia Daffodil

10. Owner/Contractor/Maintenance Company and City of Somerville Communication Plan

- a. General | As a public civic space accessible to the public at all times (24/7/365) it is important lines of communications remain open. In accordance with the coordinated Public Open Space Signage for the D2 Civic Space, public communication respecting all public space matters will be directed to either 311 or 857-313-3318 (Prospect Union Square) at the caller's discretion. It is anticipated that 311 notices received specific to the D2 Civic Space will be identified for the Property Manager, and non-D2 Civic Space matters received by the Property Manager will be in turn identified for 311. Primary points of contact are provided below.

- b. Points of Contact

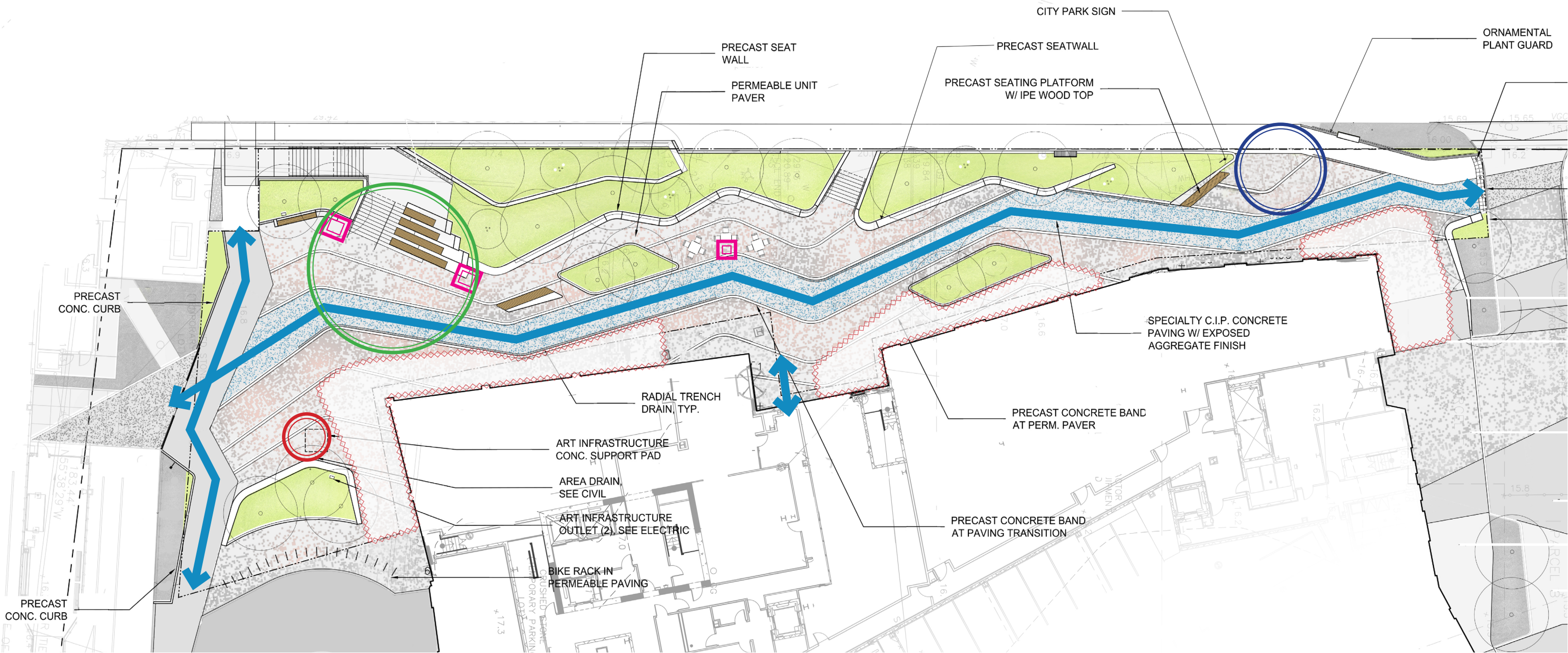
	Name	Phone	Email
Property Manager	Prospect Union Square	857-313-3318	
311 Operator		311	311updates@somervillema.gov

- c. Other Points of Contact by subject matter



Subject	Name	Phone
Support for mental, social, and physical wellbeing, unhoused	Department of Health and Human Services	617.625.6600 Ext: 2250
Illicit Activities (non-emergencies)	Somerville Police	617.625.1600
Emergencies	Somerville Police	911
Arts Framework	Prospect Union Square	857-313-3318

Exhibit A
Management Areas










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|  1. Planted Area - Plaza |  5. Public Art Infrastructure |
|  2. Accessible Routes - Public Access |  6. Bus Stop Area |
|  3. Accessible & Companion Seating |  7. Outdoor Cafe Seating |
|  4. Outdoor Room | |

Exhibit B
LANDSCAPING & SNOW REMOVAL MAINTENANCE SCHEDULE

LANDSCAPE MAINTENANCE SCHEDULE

APPLICABLE TO ALL AREAS:

- Service Duration: April-November
- Hours of work: 8:00AM-5:00PM, Monday-Friday (No loud noise/equipment permitted before 9:00AM)

SPRING CLEAN UP:

Spring clean-up will commence as soon as weather permits and will be completed no later than **May 1st**.

IRRIGATION:

Irrigation system to be turned on and inspected prior to **May 1st**, or later depending on weather conditions. Irrigation system will be turned off, blown out and winterized as soon as the first frost is eminent, but no later than **November 20th**.

FERTILIZATION:

- Five-application program to include, but not limited to:
 - Early Spring
 - Spring-Summer
 - Summer
 - Early Fall
 - Fall

MULCHING:

All new applications will be completed no later than **May 1st**.

WEEKLY MAINTENANCE:

May through **October** (24 Total Occurrences)

PRUNING:

Twice yearly (once before **July 4th** and once around **Labor Day**)

FALL CLEAN UP:

Up to the first snowfall, or **November 30th**, whichever is later.

SNOW REMOVAL MAINTENANCE SCHEDULE

SERVICE DURATION: November to April

SNOW REMOVAL SERVICES:

Snow removal services shall be on-call 24 hours per day, seven days per week during service season. Timing and performance of snow removal services shall comply with City Ordinances.

Exhibit C - Leaf Blowers

Sec. 9-120. - Leaf blowers regulated.

(a) *Definitions.*

Leaf blowers are defined as portable, handheld or backpack style power equipment, powered by fuel, battery or electricity, and used in any landscape maintenance, construction, property repair, or property maintenance for the purpose of blowing, moving, removing, dispersing or redistributing leaves, dust, dirt, grass clippings, cuttings and trimmings from trees and shrubs or any other type of litter or debris.

Owners of large property (OLP) are ones who own one or more adjoining parcels of land in common ownership that together comprise a total of two acres or more.

Commercial leaf blower operator is any entity or organization that employs two or more employees who receive income, remuneration or compensation of any kind, whether as a fee, a charge, a salary, wages or otherwise, for operating a leaf blower, except that municipal operators and municipal contractors are excluded from this definition.

(b) *Limitations on use.*

- (1) Notwithstanding sections 9-112 to 9-119, the use of leaf blowers is prohibited except between March 15 and May 31 and between October 1 and December 15 in any year. The provisions of this subsection do not apply to the use of leaf blowers in accordance with the provisions of this division and regulations promulgated hereunder by municipal operators and municipal contractors performing leaf blower operations in Dilboy Stadium and Auxiliary Field, Hodgkin's Park, Trum Field, Lincoln Park, Nunziato Field, Foss Park, Conway Park, Alewife Brook Reservation, Art Farm, Central Hill Park, the Community Path, Draw 7 Park, Capuano Schoolyard, Mystic River Reservation/Blessing of the Bay Park, Nathan Tufts Park, Sylvester Baxter Riverfront Park, and Tufts University Recreational Field, or any city-maintained playground as necessary to maintain the warranty or safety of a rubberized or similar surface, performing emergency operations and clean-up associated with special events, storms, hurricanes and the like, or by OLP, so long as the owners of such land comply with the provisions of subsection 9-120(b)(3).
- (2) Notwithstanding sections 9-112 to 9-119, the use of leaf blowers is further prohibited on Sundays and legal holidays and prohibited on other days except between the hours of 9:00 a.m. and 5:00 p.m. Mondays through Saturdays, consistent with the provisions of G.L. c. 136, § 13 as it may be amended. The provisions of this subsection do not apply to the use of leaf blowers in accordance with the provisions of this division and regulations promulgated hereunder by municipal operators and municipal contractors performing leaf blower operations in Dilboy Stadium and Auxiliary Field, Hodgkin's Park, Trum Field, Lincoln Park, Nunziato Field, Foss Park, Conway Park, Alewife Brook Reservation, Art Farm, Central Hill Park, the Community Path, Draw 7 Park, Capuano Schoolyard, Mystic River

Exhibit C - Leaf Blowers

Reservation/Blessing of the Bay Park, Nathan Tufts Park, Sylvester Baxter Riverfront Park, and Tufts University Recreational Field, or performing emergency operations and clean-up associated with special events, storms, hurricanes and the like, or by OLP, so long as the owners of such land comply with the provisions of subsection 9-120(b)(3).

- (3) Commercial leaf blower operators and OLP seeking to operate leaf blowers on such land shall not be permitted to operate leaf blowers, but may be exempted from the prohibition of this subsection if they submit an operations plan to the director of inspectional services or their designee for review and approval. At a minimum, the operations plan shall address the owner's or operator's efforts to mitigate the impacts of noise and emissions upon operators of the leaf blowers and the occupants and owners of nearby property, include an inventory of all leaf blowing equipment owned and to be used by the owner or operator, which shall comply with the noise and emission restrictions set forth in this division and regulations promulgated hereunder, and include the owner's or operator's plan for educating users of its equipment on safety precautions for users, the proper use of equipment, and the need to mitigate impacts upon others. The operations plan shall be reviewed by the director of inspectional services or their designee, who shall ensure that it complies with the applicable provisions of this division and regulations promulgated hereunder, and shall impose any conditions that may be required in order for the owner or operator to comply with the provisions of this division and regulations promulgated hereunder. Commercial leaf blowers must, in addition to adhering to the plan approved by the director of inspectional services, follow the use limitations in subsections 9-120(b)(1) and 9-120(b)(2).
- (4) Leaf blower operations shall not cause leaves, dirt, dust, rodent, dog or cat feces, debris, grass clippings, cuttings or trimmings from trees or shrubs or any other type of litter or debris to be blown or deposited on any adjacent or other parcel of land, lot, or public right-of-way/property other than the parcel, land, or lot upon which the leaf blower is being operated. Leaves, dirt, dust, rodent, dog, or cat feces, debris, grass clippings, cuttings or trimmings from trees or shrubs or any other type of litter or debris shall not be blown, swept or raked onto or into an adjacent street or gutter, except by municipal employees or municipal contractors or leaf blower operators placing leaves, dust, rodent, dog, or cat feces, dirt, grass clippings, cuttings and trimmings from trees and shrubs on a municipal street or sidewalk for collection and pick-up, during municipal street and sidewalk sweeping and cleaning operations. In no event shall leaves, dirt, dust, rodent, dog, or cat feces, debris, grass clippings, cuttings or trimmings from trees or shrubs or any other type of litter or debris be blown, swept or raked onto or into catch basins or onto vehicles, persons or pets. Deposits of leaves, dirt, dust, rodent, dog, or cat feces, debris, grass clippings, cuttings or trimmings from trees or shrubs or any other type of litter or debris shall be removed and disposed of in a sanitary manner which will prevent it from being dispersed by wind, vandalism or similar means.

Exhibit C - Leaf Blowers

- (5) All leaf blowers shall satisfy the emissions standards of the United States environmental protection agency and the following noise level standard, notwithstanding the sections 9-112 to 9-119: the sound emitted from any leaf blower shall be rated by the manufacturer to be no greater than 65 decibels. All leaf blower operators, including commercial leaf blowers, municipal operators and OLP, shall adhere to these standards.
- (6) On parcels of 10,000 square feet or less, only one leaf blower at a time may be used, and on parcels larger than 10,000 square feet, only one leaf blower may be used within each 10,000 square foot area.
- (7) The limitations set forth in subsections 9-120(b)(1) and 9-120(b)(2) shall not apply to de minimus use of a leaf blower by an individual on the property at which they reside provided that such use is otherwise in compliance with sections 9-112 to 9-119. For purposes of this subsection, "de minimus" shall mean not more than an aggregate of five minutes per day.
- (c) *Fees.* A fee for the city to recover all costs connected with emission or sound-testing and enforcement may be charged in an amount set by the inspectional services department.
- (d) *Regulations.* The inspectional services department shall have the authority to promulgate regulations to implement the provisions of this division.
- (e) *Severability.* The provisions of this section are severable. If any subsection, provision or portion of this section is determined to be invalid by a court of competent jurisdiction, the remaining provisions of this section shall continue to be valid.
- (f) *Effective date.* The provisions of this division shall be effective on September 1, 2021 except as to City of Somerville contracts now in effect, as to which the provisions of this division shall be effective one year after its passage. The decibel limit set in subsection 9-120(b)(5) shall not apply to municipal equipment owned on the date this division is ordained, until five years from said date. The city shall not replace any leaf blowers owned on the date this division is ordained with equipment above the decibel limit set in subsection 9-120(b)(5).

(Ord. No. 2021-08, 5-13-2021)

Exhibit D - Snow Removal

Sec. 12-8. - Snow and ice on sidewalks.

- (a) No owner, occupant, tenant, or agent in charge of any land or building abutting a sidewalk in the City of Somerville shall place or suffer to remain on such sidewalk any snow and/or ice for more than six hours between sunrise and sunset on any day. All sidewalks shall be cleared to the surface of the sidewalk, or, where it is impractical to do so, the sidewalk shall be treated with sand or other suitable material. Sidewalks shall be cleared to provide a minimum passage of 36 inches. The city may extend the deadlines set forth above in its discretion.
- (b) Whoever violates any of the provisions of subsection (a) of this section shall be fined in accordance with [section 1-11](#).
- (c) Upon neglect or violation of the duty imposed by the provisions of this section such duty may be performed by the superintendent of highways at the expense of the person liable to perform the same and the city may place a lien against the property for expenses incurred.
- (d) The city treasurer with the approval of the mayor may in civil actions prosecute and adjust claims inuring to the city under the provisions of this section.

(Code 1963, § 12-10; Ord. No. 2008-03, 3-13-2008; [Ord. No. 2014-12, §§ C, D, 12-11-2014](#); Ord. No. [2015-03](#), § B, 3-26-2015)

State Law reference— Removal of snow from sidewalks, M.G.L.A. c. 40, [§ 21](#)(3), (4); ordinances authorized, M.G.L.A. c. 85, § 5.

Sec. 12-9. - Shoveling snow on streets.

- (a) No owner, tenant or occupant of land or a building, or any agent thereof, in this city shall cause any snow or ice from said land or building to be placed in any public way in this city unless said snow or ice is broken up and spread evenly, to a thickness of no more than three inches, during daylight hours, when the mean temperature for that day is above 40 degrees Fahrenheit.
- (b) Whoever violates any of the provisions of subsection (a) of this section shall be fined in accordance with [section 1-11](#).

(Code 1963, § 8-20; Ord. No. 1990-6, 3-22-90)

Exhibit E

D2 Civic Space Site Lighting Controls

