



CITY OF SOMERVILLE, MASSACHUSETTS
CLERK OF COMMITTEES

May 2, 2017
REPORT OF THE LAND USE COMMITTEE

Attendee Name	Title	Status	Arrived
Lance L. Davis	Chair	Present	
Mark Niedergang	Vice Chair	Present	
William A. White Jr.	Alderman At Large	Present	
Matthew McLaughlin	Ward One Alderman	Present	
Maryann M. Heuston	Ward Two Alderman	Present	
Robert J. McWatters	Ward Three Alderman	Present	
Tony Lafuente	Ward Four Alderman	Present	
Katjana Ballantyne	Ward Seven Alderman	Present	
John M. Connolly	Alderman At Large	Present	
Mary Jo Rossetti	Alderman at Large	Present	
Dennis M. Sullivan	Alderman At Large	Present	

Others present: Michael Glavin - OSPCD, George Proakis - OSPCD, Ed Bean - Finance, Representatives from US2, Representatives from Stantec, Tim Snyder - Mayor's Office, Annie Connor - Legislative Liaison, Rositha Durham - Clerk of Committees.

The meeting took place in the Committee Room and was called to order at 6:00 PM by Alderman Davis and adjourned at 8:40 PM. The meeting was recorded and is available on the city's website.

Approval of the April 4, 2017 Minutes

RESULT:	ACCEPTED
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Approval of the April 12, 2017 Minutes

RESULT:	ACCEPTED
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202852: Requesting the adoption of an amendment to the Zoning Ordinance map to rezone Emerson Street and a portion of Everett Street to Residence B.

202853: Requesting an updated amendment to the Zoning Ordinance to create new CCD-55 and CCD-45 Commercial subdistricts, a new Coordinated Development Special Permit, a new Union Square Overlay District, and related changes to Article 5 and the Zoning Map.

Mr. Proakis presented parts of a document delivered to the BOA's last week. That provides an introduction to US2's thought process. Tamara Roy from Stantec spoke to the committee about the Union Square revitalization and the community based process. Greg Karczewski, from US2, talked about specific milestones and zoning for the area. The plan calls for a split of 60% commercial and 40% residential. Chairman Davis asked for the meaning of "commercial" and was told that, under current zoning standard, the 60% commercial space would be comprised of 10% retail, 5% arts & innovation and 45% office/lab/hotel.

There were discussions about the Civic and Open Space Concept Plan, sidewalk improvements, more tree plantings, at least one neighborhood park and a plaza. Initial thoughts were for a neighborhood park that included a community garden and a play area that could also be used during inclement weather. Alderman Ballantyne asked if there is an opportunity to have a park away from traffic congestion and to expand pedestrian space and also asked if a 1.5 acre park would be possible, but the US2 team replied that a park of that size could displace other developments. Members asked questions about other spaces and ideas that were explored for this area. The streetscape will include vehicular, pedestrian and bicycle traffic.

Members also discussed the location of a hotel in Union Square and expressed concerns that its height does not affect the line of sight of Union Square tower. Alderman McLaughlin asked about the SCAT building and if there are plans for a community center in Union Square. There were discussions about an indoor civic community space and US2 had some communications with the YMCA to be a part of Union Square. Mr. Karczewski said that the ratio of public vs. private space has not been completely worked through, as yet. Alderman Rossetti asked if there were any thoughts about using roofs for green space and Alderman Heuston wanted to make sure that any green roofs do not count as part of the 25% open space requirement. President White asked about LEED standards, noting that green roofs are more LEED than open space.

Alderman Ballantyne and other members believe commercial property should come first and she asked US2 to reprioritize in order to get commercial development completed first. Alderman Ballantyne also spoke about the flooding problems in Union Square and asked if US2 would consider processing storm water on site, which could help with the flooding. Alderman Heuston reminded everyone to keep in mind the placement of Engine 3 and the Public Safety Building.

The next meeting of this committee is scheduled for May 9th.