

2023 APR -4 A 10: 38

CITY CLERK'S OFFICE
APR 3 2023
SOMERVILLE, MA

City Clerk's Office
City of Somerville
1st Floor, City Hall
93 High Street
Somerville, Massachusetts 02143

Attn: City Council

Re: Proposed Zoning Text Amendment, Zoning Ordinance Section 8.17.g.iii.a) and b)

To Whom it May Concern:

Enclosed please find the captioned Zoning Text Amendment for docketing on the City Council's agenda.

Thank you for your attention to this matter. We look forward to receiving notice regarding when this matter will be heard.

I am available should you have any questions.

Very truly yours,



William J. Proia

WJP:jf

Enclosures:

3562677.1



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

ZONING TEXT AMENDMENT • APPLICATION FORM

2020 APR -4 A 10: 38

CITY CLERK'S OFFICE
SOMERVILLE, MA

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 amend the provisions of the SZO in response to changes in City policy or real-world conditions. To submit a text amendment petition to the City Council, the following must be provided:

1. A completed Zoning Text Amendment Application Form.
2. The proposed change(s) to the ordinance language. Identify the proper Article and Section number(s) of the ordinance. Text to be removed must be ~~crossed out in red~~ and new text must be underlined in red.
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
1st Floor, City Hall
93 Highland Avenue
Somerville, MA 02143

For an individual property owner:

Name: Union Square One Development, LLC	Signature: <u>Jameson Brown</u> <i>Jameson Brown</i>
Address: 39 Brighton Ave, Boston, MA 02134	

See next page for ten (10) registered voters.
For ten (10) registered voters:

Proposed Amendment to current Section 8.17.g.iii.a). and b).

iii. Dimensional Compliance

a). DEVELOPMENT of any building type permitted in the USQ sub-area may deviate up to five percent (5%) from the BUILDING WIDTH; POINT TOWER width, depth, diagonal, and FLOOR PLATE; FACADE build out; FENESTRATION; entrance spacing; and commercial space depth standards by Special Permit.

b). DEVELOPMENT of any building type permitted in the Commercial Core 5 district within the USQ sub-area may deviate from the BUILDING WIDTH; FLOOR PLATE; and FACADE build out by Special Permit.

c). ~~b).~~ 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 permit DEVELOPMENT to deviate: ~~up to five-~~ (5) percent:

i). ~~#~~For deviation under Section 8.17.g.iii.a). if the proposed deviation can provide a positive refinement of the massing of a BUILDING in context to its surroundings, improve FLOOR PLATE efficiency, provide for unique storefront design, or better address specific operational requirements of commercial tenants-;

ii). For deviation under Section 8.17.g.iii.b). if the DEVELOPMENT complies with Section 8.17.g.iii.c).i). and if the DEVELOPMENT is providing enhanced Civic Space, enhanced Open Space, additional space for Arts & Creative Enterprises or space for a Community Center, Library or Museum, or a combination of the foregoing.

April 3, 2023

Ben Ewen-Campen, President
City Council
City of Somerville
93 High Street
Somerville, Massachusetts 02143

Re: Proposed Zoning Text Amendment, Zoning Ordinance Section 8.17.g.iii.a) and b)

Dear Honorable President Ewen-Campen and Honorable Members of the City Council:

We represent Union Square One Development, LLC, a wholly owned affiliate of The Hamilton Company and its partners, regarding its property commonly known as the Union Square South Block (Site). As shown on the attached locus maps, the Site is situated in center of Union Square on the southwest corner of the intersection of Somerville Avenue and Prospect Street.

The Hamilton Company respectfully submits the attached Zoning Text Amendment (Text Amendment) for the City Council's due consideration.

Current Zoning Regulations

The Site is located in the Commercial Core 5 (CC5) district, within the USQ sub-area district. Under current zoning regulations, all building Development in the USQ sub-area, not just in the CC5, is subject to certain dimensional limits regarding Building Width; Point Tower width, depth, diagonal and Floor Plate; Façade build out; and Fenestration. The Planning Board by special permit, in its full discretion, may allow a Building to deviate from these dimensional regulations, but by no more than 5%, provided the Building meets certain express criteria set forth in Section 8.17.g.iii.b).

The practical, perhaps unintended, result of the foregoing regulations is that it limits the ability to adopt a Site-specific configuration that may benefit the community and more effectively promote the overall goals for Union Square.

Text Amendment

Regarding Zoning Text Amendments, the Zoning Ordinance expressly recognizes that text amendments are appropriate "in response to changes in City policy or real world conditions." That seems to be exactly the case here.

The Hamilton Company and its design team are excited to discuss with the City Council and the community a transformative development that will foster new economic activity, create new civic and community spaces, and help realize the City's ultimate vision for Union Square as both a neighborhood and commercial center. This creative concept features a single Building, comparable in size to contemplated plans, but which enables the development to provide amenities in greater measure than required - more useable outdoor Civic Space, significant indoor Civic Space, and enhanced landscaping and pedestrian ways.

To enable the Planning Board to consider such a beneficial Development and Building in Union Square, the Text Amendment is necessary.

The Text Amendment does not:

- Alter the current dimensional regulations regarding Building Width; Point Tower width, depth, diagonal and Floor Plate; Façade build out; and Fenestration
- Permit additional Building height (existing Zoning Ordinance maximum height limit is maintained)
- Diminish any party's rights under the current zoning regulations
- Have wide applicability, as it is limited to the CC5 district within the USQ sub-area
- Alter the current requirement of a special permit at the Planning Board's discretion provided express criteria are met.

The Text Amendment does:

- Only within the CC5 district in the USQ sub-area, permit the Planning Board to consider a special permit, at its discretion, to allow variations from the existing Building Width, Floor Plate and Façade build out regulations, but only if the Development can meet both the existing special permit standards under Section 8.17.g.iii.b), and a new standard, whether the Development

is providing enhanced Civic Space, enhanced Open Space, additional space for Arts & Creative Enterprises or space for a Community Center, Library or Museum, or a combination of the foregoing.

A public meeting was conducted regarding The Hamilton Company's initial conceptual design ideas and the Text Amendment, as well as similar meetings with the Union Square Neighborhood Council, and with planning staff. We would publicly like to thank all who provide comments in those settings, as the initial design certainly benefited from those insights.

April 3, 2023
Page 3

We look forward to appearing before the City Council and its applicable Committees regarding the Text Amendment, and to continuing engagement with the community throughout the City's text amendment process.

Thank you for your consideration.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Bill Proia".

William J. Proia

WJP:jf

Attachment:

3560907.3

Locus Plans

Map
Click on for your map.



UNION SQUARE

PROSPECT HILL PARK

WASHINGTON ST.

ARGENZIANO SCHOOL

LINCOLN PARK

WEBSTER AVE.

NEWTON ST.

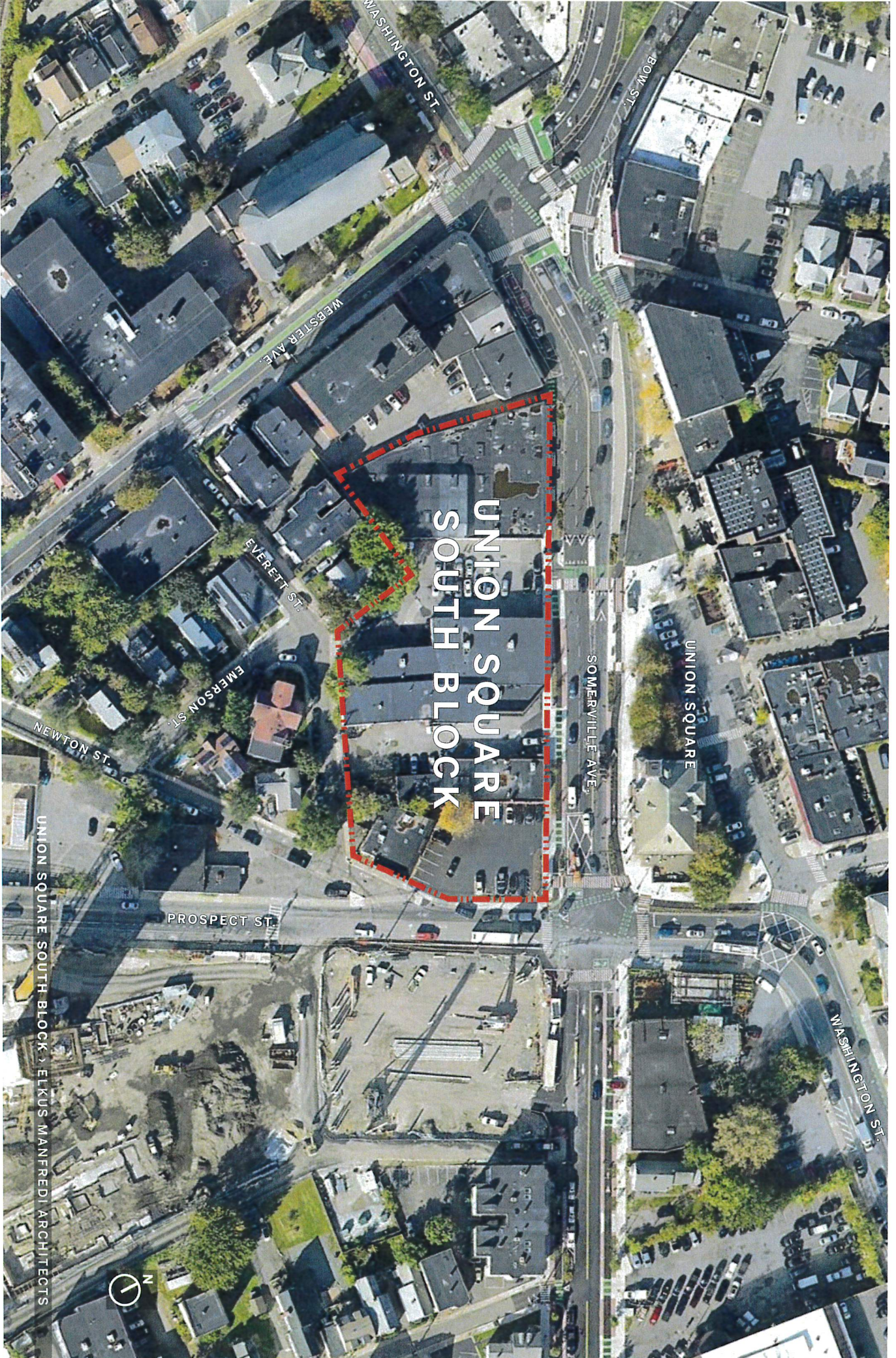
PROSPECT ST.

CONCORD AVE.

SOMERVILLE AVE.

MA-28 MCGRATH HWY.

ONE UNION SQUARE › MARCH 6, 2023
ELKUS MAMREDI ARCHITECTS › MIKYOUNG KIM DESIGN



UNION SQUARE SOUTH BLOCK

UNION SQUARE

SOMERVILLE AVE

WASHINGTON ST

BOW ST

WEBSTER AVE

EVERETT ST

EMERSON ST

NEWTON ST

PROSPECT ST

WASHINGTON ST

UNION SQUARE SOUTH BLOCK © ELKUS MANFREDI ARCHITECTS



2023 APR 21 A 10:40
CITY CLERK'S OFFICE
SOMERVILLE, MA
April 19, 2023

City Clerk's Office
City of Somerville
1st Floor, City Hall
93 High Street
Somerville, Massachusetts 02143

Attn: City Council

Re: Proposed Zoning Text Amendment, Zoning Ordinance Section 8.17.g.iii.a) and b)

To Whom it May Concern:

Enclosed please find the captioned Zoning Text Amendment for docketing on the City Council's agenda.

Thank you for your attention to this matter. We look forward to receiving notice regarding when this matter will be heard.

I am available should you have any questions.

Very truly yours,



William J. Proia

WJP:jf

Enclosures:

3562677.1



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

ZONING TEXT AMENDMENT • APPLICATION FORM

2023 APR 21 A 10:40

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 amend the provisions of the SZO in response to changes in City policy or real-world conditions. To submit a text amendment petition to the City Council, the following must be provided:

CITY CLERK'S OFFICE
SOMERVILLE, MA

1. A completed Zoning Text Amendment Application Form.
2. The proposed change(s) to the ordinance language. Identify the proper Article and Section number(s) of the ordinance. Text to be removed must be ~~crossed out in red~~ and new text must be underlined in red.
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
1st Floor, City Hall
93 Highland Avenue
Somerville, MA 02143

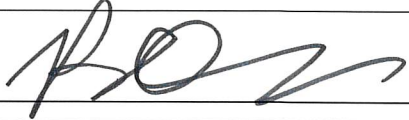
For an individual property owner:

Name: Union Square One Development, LLC	Jameson Brown
Address: 39 Brighton Ave, Boston, MA 02134	Signature: 

See next page for ten (10) registered voters.

For ten (10) registered voters:

Name: <u>TIM TALON</u>	Signature: 
Address: <u>30 BOSTON STREET</u>	

Name: <u>PETER FOURTOWNIS</u>	Signature: 
Address: <u>28 ELECTRIC AVENUE</u>	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

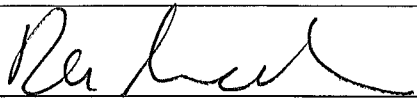
Name:	Signature: _____
Address:	

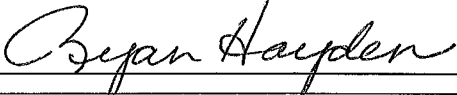
Name:	Signature: _____
Address:	

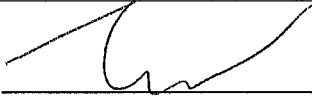
Name:	Signature: _____
Address:	


Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name: <u>RAKHA MADAN</u>	Signature: <u></u>
Address: <u>60 HIGHLAND ROAD</u>	

Name: <u>Ryan Hayden</u>	Signature: <u></u>
Address: <u>7 ELSTON ST. 02141</u>	

Name: <u>TOM MADAN</u>	Signature: <u></u>
Address: <u>60 Highland Road</u>	

Name: <u>Eduardo Sastor</u>	Signature: <u></u>
Address: <u>14 Miller Street</u>	

Name:	Signature: _____
Address:	

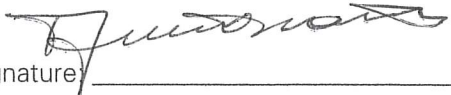
Name:	Signature: _____
Address:	

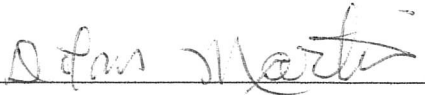
Name:	Signature: _____
Address:	

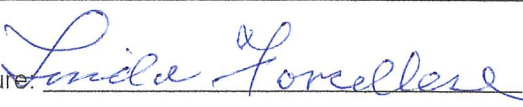
Name:	Signature: _____
Address:	

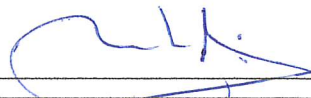
Name:	Signature: _____
Address:	

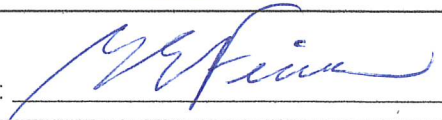
Name:	Signature: _____
Address:	

Name: ALBERT MARTINS	Signature: 
Address: 94 MARSHALL ST SOM	

Name: Dolores MARTINS	Signature: 
Address: 94 MARSHALL ST. SOM	

Name: Linda Forcellone	Signature: 
Address: 60 Dartmouth St Som.	

Name: Nelson Ferreira	Signature: 
Address: 56 DARTMOUTH ST. SOM.	

Name: MARIA E. FERREIRA	Signature: 
Address: 56 DARTMOUTH ST. SOM.	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Proposed Amendment to current Section 8.17.g.iii.a). and b).

iii. Dimensional Compliance

a). DEVELOPMENT of any building type permitted in the USQ sub-area may deviate up to five percent (5%) from the BUILDING WIDTH; POINT TOWER width, depth, diagonal, and FLOOR PLATE; FACADE build out; FENESTRATION; entrance spacing; and commercial space depth standards by Special Permit.

b). DEVELOPMENT of any building type permitted in the Commercial Core 5 district within the USQ sub-area may deviate from the BUILDING WIDTH; FLOOR PLATE; and FACADE build out by Special Permit.

c). ~~b).~~ 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 permit DEVELOPMENT to deviate: ~~up to five-~~ (5) percent:

i). ~~For deviation under Section 8.17.g.iii.a), if~~ the proposed deviation can provide a positive refinement of the massing of a BUILDING in context to its surroundings, improve FLOOR PLATE efficiency, provide for unique storefront design, or better address specific operational requirements of commercial tenants: ~~;~~

ii). For deviation under Section 8.17.g.iii.b), if the DEVELOPMENT complies with Section 8.17.g.iii.c).i), and if the DEVELOPMENT is providing enhanced Civic Space, enhanced Open Space, additional space for Arts & Creative Enterprises or space for a Community Center, Library or Museum, or a combination of the foregoing.

April 19, 2023

Ben Ewen-Campen, President
City Council
City of Somerville
93 High Street
Somerville, Massachusetts 02143

Re: Proposed Zoning Text Amendment, Zoning Ordinance Section 8.17.g.iii.a) and b)

Dear Honorable President Ewen-Campen and Honorable Members of the City Council:

We represent Union Square One Development, LLC, a wholly owned affiliate of The Hamilton Company and its partners, regarding its property commonly known as the Union Square South Block (Site). As shown on the attached locus maps, the Site is situated in center of Union Square on the southwest corner of the intersection of Somerville Avenue and Prospect Street.

The Hamilton Company respectfully submits the attached Zoning Text Amendment (Text Amendment) for the City Council's due consideration.

Current Zoning Regulations

The Site is located in the Commercial Core 5 (CC5) district, within the USQ sub-area district. Under current zoning regulations, all building Development in the USQ sub-area, not just in the CC5, is subject to certain dimensional limits regarding Building Width; Point Tower width, depth, diagonal and Floor Plate; Façade build out; and Fenestration. The Planning Board by special permit, in its full discretion, may allow a Building to deviate from these dimensional regulations, but by no more than 5%, provided the Building meets certain express criteria set forth in Section 8.17.g.iii.b).

The practical, perhaps unintended, result of the foregoing regulations is that it limits the ability to adopt a Site-specific configuration that may benefit the community and more effectively promote the overall goals for Union Square.

Text Amendment

Regarding Zoning Text Amendments, the Zoning Ordinance expressly recognizes that text amendments are appropriate "in response to changes in City policy or real world conditions." That seems to be exactly the case here.

The Hamilton Company and its design team are excited to discuss with the City Council and the community a transformative development that will foster new economic activity, create new civic and community spaces, and help realize the City's ultimate vision for Union Square as both a neighborhood and commercial center. This creative concept features a single Building, comparable in size to contemplated plans, but which enables the development to provide amenities in greater measure than required - more useable outdoor Civic Space, significant indoor Civic Space, and enhanced landscaping and pedestrian ways.

To enable the Planning Board to consider such a beneficial Development and Building in Union Square, the Text Amendment is necessary.

The Text Amendment does not:

- Alter the current dimensional regulations regarding Building Width; Point Tower width, depth, diagonal and Floor Plate; Façade build out; and Fenestration
- Permit additional Building height (existing Zoning Ordinance maximum height limit is maintained)
- Diminish any party's rights under the current zoning regulations
- Have wide applicability, as it is limited to the CC5 district within the USQ sub-area
- Alter the current requirement of a special permit at the Planning Board's discretion provided express criteria are met.

The Text Amendment does:

- Only within the CC5 district in the USQ sub-area, permit the Planning Board to consider a special permit, at its discretion, to allow variations from the existing Building Width, Floor Plate and Façade build out regulations, but only if the Development can meet both the existing special permit standards under Section 8.17.g.iii.b), and a new standard, whether the Development

is providing enhanced Civic Space, enhanced Open Space, additional space for Arts & Creative Enterprises or space for a Community Center, Library or Museum, or a combination of the foregoing.

A public meeting was conducted regarding The Hamilton Company's initial conceptual design ideas and the Text Amendment, as well as similar meetings with the Union Square Neighborhood Council, and with planning staff. We would publicly like to thank all who provide comments in those settings, as the initial design certainly benefited from those insights.

April 19, 2023
Page 3

We look forward to appearing before the City Council and its applicable Committees regarding the Text Amendment, and to continuing engagement with the community throughout the City's text amendment process.

Thank you for your consideration.

Very truly yours,



William J. Proia

WJP:jf

Attachment:

3560907.3

Locus Plans

[page blank – see following]



SOMERVILLE AVE.

BOW ST.

PROSPECT HILL PARK

UNION SQUARE

WASHINGTON ST.

WASHINGTON ST.

ARGENZIANO SCHOOL

WEBSTER AVE.

LINCOLN PARK

SOMERVILLE AVE.

MA-28 MCGRATH HWY

NEWTON ST.

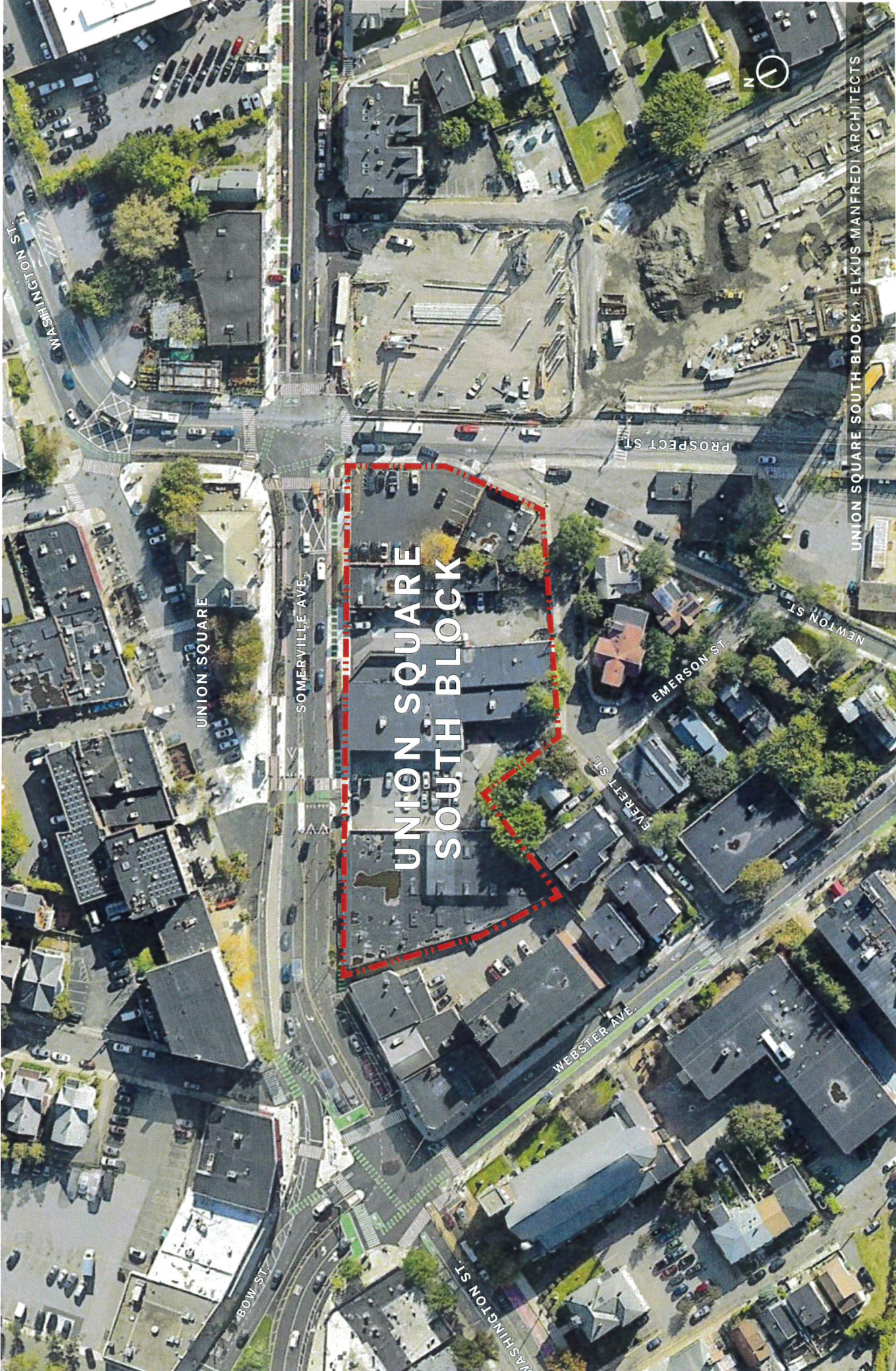
PROSPECT ST.

T

CONCORD AVE.

ONE UNION SQUARE › MARCH 6, 2023
ELKUS MANN RED ARCHITECTS › MIKYOUNG KIM DESIGN





**UNION SQUARE
SOUTH BLOCK**

WASHINGTON ST.

UNION SQUARE

SOMERVILLE AVE.

PROSPECT ST.

EMERSON ST.

EVERETT ST.

WEBSTER AVE.

WASHINGTON ST.

BOW ST.

UNION SQUARE SOUTH BLOCK > ELKUS MANFREDI ARCHITECTS

