

## Agenda

1. Discussion of [Confirmation of Appts for Planning Board Members Rebecca Lyn Cooper, Gerald Amaral and Michael Capuano](#). Recommendation to board.
  2. Updates, new business
  3. Review [Proposed Zoning Overhaul presentation](#) from the City to Aldermen. Outline topics of concern for preparation of [Public Hearing on Tuesday, October 30th at City Hall](#).
  4. Next Meeting
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Tori Antonino – vice-chair

Wig Zamore

Sam Englestad

Fr. Richard Curran

Stephenie Harper – architect/US Res

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1. How do we know that the new zoning will result in 125 acres of open space (Somervision Goal)?
2. Refer to Wig's handout map of HR Zoning in Union Square – 'gold fish' residential enclave-Allen St

zoning is supposed to comply with comprehensive plan (Somervision)

Aldermen very much on board with this issue – see disconnect but overloaded with task

from a moral point of view – not just legally – city required to try and reach target

walkability – human scaled

transition of space – should be gradual from neighborhood environment to public transportation

private to public realm

All zoning should be focused on the **health, safety, and welfare** of the community and population

find specific areas of discord not consistent with green & open space

Housing – law requires 20% affordable – can move off-site or make cash contribution

Somervision promises:

- 1) 6,000 units of new housing – 20% affordable
- 2) 30,000 local permanent jobs – Partners Health at Assembly Row allows us to meet goal at present
- 3) 125 new acres of green and open – not 'grass strips on sidewalks'
- 4) ½ of all trips – walking and bicycling – non-polluting—15% of population to 85% non-diesel

Wig – uses as guideline – Copenhagen – 500,000 people in city – 1 bicycle death per year– ½ use bikes

(1) Portland, OR (2) **Somerville** (3) Cambridge use most bikes in USA--not all count bikes

**Note:** "In the last 15 yrs, crashes involving cyclists and cars have increased almost 30%. On average, 160 car-versus-bike crashes occur annually....In 2015-2016, 28 % of cyclists...needed EMS...."

[Cambridge Chronicle – p. 1, vol. 172, no. 43 Thurs 10/25/18]

## [New online tool to assess community tree canopy in Delaware ...](#)

[news.delaware.gov/.../29/new-online-tree-canopy-tool](http://news.delaware.gov/.../29/new-online-tree-canopy-tool)

The Delaware Forest Service (DFS) has unveiled a new online tool that uses geographic information systems (GIS) **software** to help cities, towns, and neighborhoods to measure and increase their community **tree canopy** percentage.

<https://news.delaware.gov/2017/03/29/new-online-tree-canopy-tool/>

Refer to Transformative Area Spreadsheets at city hall – updated every 3 months

Foss Park has been re-done ten times

Zoning Code (600 pages online) – refers to open space and shadow impacts

12 ½% civic space = open space that's publically usable—don't want them to count green strips

According to city/developer agreement:

15 million new sq.ft. Of buildings                      ½ commercial                      ½ residential  
for every 125,000 sq.ft. Of new buildings you need 1 acre of open space

Overlay District: 25% open space required

\*\* Wig – really need to tie gross bldg sq. ft. to open space calculation

e.g., given a lab with 25,000 sq. ft. base – 5 fl = 125,000 then requires 43,000 sq.ft. Of open space  
which can be located elsewhere/off-site

6,000 housing units = 7.5 million sq.ft. Of bldg.

30,000 workers @ 4 workers per 1,000 sq. ft. results in 15 million sq.ft. Or 125 acres

Sam—trend toward housing built for families without children—no green space

Wig—Urban Design-- transformative district (85% of development)--**laws about 'heat islands'**

Wig – our population explosion is about senior citizens

poor people and seniors (and kids) suffer most from lack of green space

giant tower bldgs get away with 12 ½ %      Assembly Sq has much more green space than elsewhere

Partners has much more green space – open to public

Not okay – Baxter State Park – every time public redev park—it shouldn't be listed as new acreage

parks are already city-owned property      17.5 new acres added since 2012

Conway Park shut down recently because of environmental issues

Lincoln Park – lost a year of availability due to contractor error on soil issue

Transformative District: 80 million sq. ft. of bldgs – most of real estate wealth in Somerville is private  
developers only work with 100,000 sq. ft. per year

Somerville receives considerable support from state of Mass (1/3 rd of budget)

20,000 properties

Cambridge spends twice as much per person because they have more jobs – commercial tax staggering

Cambridge has twice as many jobs as people

New Zoning – Somerville Green Score (Tori) – mostly issue of landscaping – low score = no permit  
can't use permeable pavement to meet green score      tied to climate/sustainability

Wig – 40% transportation      40% power generation

Wig – San Francisco now has units where \$2,000 per month just gives bed with shared kitchen, etc.  
for every new built structure you need a contribution to green & open space

Somerville has greatest excess of residents in MA – # 15 in USA in population density

Total amount of bldg in future must be consistent with green & open space

“inclusionary” zoning is now asking for 25%

Urban Land Transformation – staff and populations – experienced and competent

Wig – Developers re-configured agreement so that 70% is ‘whatever initially 60% and 40%  
Wig proposes 40% office or lab (job producing) 40% residential 20% floating

Stephenie – should be room for “alternative paths of compliance”  
keep same commercial space – increase amount we have

Wig – Boston has 12 acres per 1,000 people Somerville has 3 acres per 1,000 people

Lincoln Land Institute in Cambridge

Nature Conservancy – chairman lives in Somerville for worldwide organization

Nature & Cities

Trust for Public Land

Ted Turner – Malone (TCI) bought out Ted Turner’s property

Need to integrate design similar to Norman Leventhal’s (classmate at MIT of Wig’s) Post Office SQ