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COMPLIANCE

REVISED 7.15.2022

Zoning

Coordinated Development Special Permit (CDSP)

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ZONING

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Zoning

Table 6.7.9 Civic Space Standards			
Zoning Requirements Summary Table			
	REQUIRED		PROPOSED
Lot Size		8,000 SF - 2 acres	16,070
Major Portion	75% (min.)		12,053
Average Depth	40' (min.)		53
Average Width	40' (min.)		160
Max width	3 x avg. depth (max.)	159	70
Minor Portion	25% (max.)		4,018
Average Depth	15' (min.)		56
Average Width	15' (min.)		71
Unobstructed Area	50% (min.)	8,035	10,542
Pervious Area	70% (min.)	11,249	14,151
Seating	1 lf/30 sf of civic space	536	545
Movable Chairs			104
Tables	1 per every 4 movable chairs		16
Green Space	10%	1,607	3,240
Number of Large Trees		16	16

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6.7.5.D.4.c.ii.b.2.a:

The appropriateness of the proposed design for the site, with specific regard to solar orientation, integration with nearby buildings, and type and use of other nearby civic spaces.

Response

The Civic Space is oriented in a north-south direction adjacent to Prospect Street and Webster Avenue, west of the proposed D3.1 Building. With this approach, the Civic Space receives sun exposure throughout the day and the landscape provides immersive and cooler microclimates by planting larger canopy trees throughout the plaza. Across from the D3.1 block, existing low-rise buildings do not cast shadows towards the Civic Space.

The plaza responds to the nearby buildings by providing a destination with open spaces for resting and lounging, taking into consideration current circulation routes to safely cross the existing Prospect Street and Webster Avenue. The D3.1 Civic Space compliments the D.2 plaza, north of the D3.1 site, in addition to the future open spaces proposed in the larger Union Square masterplan.

6.7.5.D.4.c.ii.b.2.b:

The maximization of the actual utility of a civic space for its intended use through landscape design and accommodation of pedestrian desire lines.

Response

The D3.1 Civic Space offers flexible opportunities that respond directly to the ground floor program of the building while also activating the public realm through its flexible plaza areas. The civic space offers movable furnishings, shaded and sunny seating for resting and lounging, and flexible open spaces for small-scale performances.

6.7.9. B.1.a:

Civic Space must be sized according to Table 6.7.9.

Response

The Civic Space is a "Plaza" type per zoning with an area of 16, 321 square feet, which is between the minimum size of 8,000 square feet and maximum size of 2 acres.

See pages D3.1-L300 and D3.1-L301

6.7.9. B.3.a:

Civic Spaces must be engineered and constructed as required by the City Engineer and the Director of Transportation & Infrastructure.

Response

Engineering and construction of the D3.1 Civic Space will comply with the requirements of the City Engineer and the Director of Transportation & Infrastructure.

6.7.9. B.4.a:

The design of all Civic Space must comply with the Americans with Disabilities Act and the Rules and Regulations of the Massachusetts Access Board (521 CMR), as amended.

Response

The design of the D3.1 Civic Space will comply with the Americans with Disabilities Act and the Rules and Regulations of the Massachusetts Access Board (521 CMR), as amended.

6.7.9. B.5.a:

Civic spaces must be accessible to the public at all times (twenty four (24) hours per day, seven (7) days per week, three hundred and sixty-five (365) days per year).

Response

The D3.1 Civic Space will be always accessible to the public (twenty-four (24) hours per day, seven (7) days per week, three hundred and sixty-five (365) days per year).

6.7.9. B.5.a.i:

The Planning Board may limit the public access when necessary for public health and safety purposes and maintenance of the space by the property owner.

Response

The D3.1 Civic Space will be always accessible to the public (twenty-four (24) hours per day, seven (7) days per week, three hundred and sixty-five (365) days per year) except when limited by the planning board.

6.7.9. B.6.a:

Entrances must be physically and visually accessible from surrounding sites, designed to make visitors feel welcome and comfortable entering the space, and oriented to preserve view corridors and enhance visual connections to surrounding properties or activities.

Response

The design of the D3.1 Civic Plaza provides generous and open entrances to the plaza from both Prospect Street and Webster Avenue. The Civic Space has been designed for all users in mind; visitors enter the site surrounded by large canopy trees, a unique paving pattern, bicycle parking, and seating. These elements create a welcoming experience that leads you to the open and flexible spaces or to the clearly defined ground floor program inside the buildings.

There are multiple entrances to the site using stairs, seating steps, and

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ADA accessible paths. Starting north of the site, visitors are brought to the plaza from adjacent lots by the unique building design, large canopy trees and visual interest created by the custom sculpture on the northwest side of D3.1. Users enter the site with an at-grade plaza that includes unique seating elements, planting, and visual interest and shade casted by the custom sculptural element. Visitors can choose to continue to the plaza by taking the stairs adjacent to the D3.1 building, or the stairs tucked between the planting bed parallel to Prospect Street to enter the lower plaza (an approximately 3'-0" elevation change). A secondary and ADA-accessible route to the lower plaza is provided by taking the sidewalk south, parallel to Prospect Street and entering the civic space at the intersection of Prospect Street and Webster Avenue. The accessible route is buffered with planting on both the civic plaza side and the street's side with new street trees. Users are welcomed with commercial spaces, flexible seating, and a flexible plaza softened with vegetation.

South of the site, the sidewalk slopes down to meet the adjacent properties grades. However, the plaza remains mostly leveled, with an approximately 2'-0" elevation change from the Prospect Street and Webster Avenue intersection to the lobby of the building. On the Webster Avenue side — if accessing the site from the adjacent properties — users have two accessible routes to the plaza and building entrances. As an alternative, the plaza offers stairs that take you up approximately 3'-0" in elevation, leading you to the flexible plaza and the main entrance to the building.

See pages D3.1-L100, D3.1-L-200, D3.1-L202, D3.1-L203, D3.1-L401, and D3.1L601.

6.7.9. B.7.a:

Landscaping must be provided according to Table 6.7.9.

Response

Planting will meet or exceed the requirements of Table 6.7.9.

See page D3.1-L306

6.7.9. B.7.b:

Plant species native to New England are encouraged.

Response

Plant selection includes plant species native to New England.

See pages D3.1-L501, D3.1-L502, D3.1-L503, D3.1-L504

6.7.9. B.7.c:

Large trees are required as indicated for each type of civic space.

Response

Large trees will be provided in accordance with the 'Plaza' type requirement. Please reference the Zoning Requirements Summary Table for all metrics required and proposed at the beginning of this section.

See pages D3.1-L300, D3.1-L302, and D3.1-L501

6.7.9. B.7.d:

New trees must be at least ten (10) feet in height or three (3) inches in caliper when planted, unless alternative, multistemmed equivalents are specified in the approved planting plan.

Response

The proposed D3.1 Civic Space will include at least the minimum number of required trees at a size of at least ten (10) feet in height or three (3) inches in caliper when planted, unless alternative, multi-stemmed equivalents are approved.

6.7.9. B.7.e:

Unless otherwise specified, trees must be planted flush-to grade or at grade within planting beds. Tree grates, raised curbs, railings, and resin-bonded aggregate are prohibited.

Response

All D3.1 Civic Space trees will be planted in planting beds.

See page D3.1-L501

6.7.9. B.7.f and i:

At least one thousand (1,000) cubic feet of uncompacted loam soil volume must be provided for each tree within a twenty-seven (27) foot radius of the tree trunk.

- i. Where soil volumes (within the maximum allowable radii) for two or more trees overlap, up to twenty-five percent (25%) of the soil volume required for each tree may be shared between the trees.

Response

At least one thousand (1,000) cubic feet of uncompacted loam soil volume will be provided for each required tree within a twenty-seven (27) foot radius of the tree trunk except for where soil volumes for two or more trees overlap, in which case twenty-five percent (25%) of the soil volume required for each tree will be shared between the trees in accordance with zoning.

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6.7.9. B.7.f.ii:

Soil volume under paved surfaces must be provided through suspended pavements or structural cells. Sand based structural soil system (SBSS) may be used with approval of the Director of Transportation & Infrastructure.

Response

Soil volume under paved surfaces will be provided through suspended pavement or structural soil.

See page D3.1-L307

6.7.9. B.7.g:

Tree pits and planters must have a minimum thirty-six (36) sq. ft. (such as 6'x6') open soil area, centered at the tree trunk. Planting soil must be provided to a depth of three (3) feet in the tree pit or planter.

Response

Open soil area and planting soil depth will be provided as required.

See page D3.1-L307

6.7.9. B.7.h:

Unless otherwise specified, shredded bark mulch must be applied to the soil area at a uniform depth of three (3) inches and distributed to create a smooth, level cover over the exposed soil at the time of planting.

Response

Mulch will be provided as required.

6.7.9. B.8.a:

Surface materials must be approved by the Director of Transportation & Infrastructure.

Response

See pages D3.1-L401, D3.1-L401, and D3.1L-700

6.7.9. B.9.a:

Furnishing must be provided according to Table 6.7.9

Response

Furnishing has been provided to meet the requirements of zoning. Please reference the Zoning Requirements Summary Table for all metrics required and proposed at the beginning of this section.

See pages D3.1-L300, D3.1-L304, D3.1-L305

6.7.9. B.9.b:

All amenities and public furniture must comply with the City of Somerville's Park Specifications Handbook. The Director of Transportation & Infrastructure may authorize the use of amenities and furnishings that are proportional or better in quality and function to those identified in the Park Specifications Handbook, excluding dedication plaques and signage.

Response

Amenities and furnishings that are proportional to or better in quality and function to those identified in the Park Specifications Handbook will be provided.

See pages D3.1-L401 and D3.1-L403

6.7.9. B.9.c.i:

Seating is required as indicated for each type of Civic Space. The provision of seating in excess of this requirement is encouraged.

Response

Seating has been provided to meet the requirements of zoning. Please reference the Zoning Requirements Summary Table for all metrics required and proposed.

See pages D3.1-L300, D3.1-L304, and D3.1-L305

6.7.9. B.9.c.ii:

Seating must be designed for the convenience and comfort of visitors, located in support of gathering spaces and along pedestrian paths, but should be out of the flow of pedestrian traffic.

Response

Seating is provided in different forms and locations through the civic space. The design provides custom seating elements, backless and backed benches, movable furnishings, and seating steps. All seating elements are located away from the flow of pedestrian traffic.

6.7.9. B.9.c.iii:

When required to provide seating, civic spaces should offer a variety of seating types and seating locations including places to sit in the sun, in the shade, out of the wind, in groups, alone, close to activity, and in relative seclusion to every extent possible.

Response

Seating has been designed in different forms and orientations throughout the civic space including places in the sun and the shade

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to accommodate different sized groups or individuals. Additionally, movable tables and chairs allow some seating areas to become flexible.

See page D3.1-L304 and D3.1-L305

6.7.9. B.9.c.iv:

Linear feet of seating may be provided through movable chairs, fixed individual seats, fixed benches with and without backs, and design feature seating such as seat walls, planter and fountain ledges, and seating steps.

Response

Seating is provided in different forms and locations through the civic space. The design provides custom seating elements, backless and backed benches, movable furnishings, and seating steps. All seating elements are located out of the flow of pedestrian traffic.

6.7.9. B.9.c.v:

All seating must have a minimum seat depth of eighteen (18) inches and a seat height between sixteen (16) and twenty (20) inches above grade (nearby walking surfaces). Seating steps may have a height up to thirty (30) inches and seating walls may have a height up to twenty-four (24) inches.

Response

All seating that counts toward the required minimum length of seating complies with requirements of this section.

See pages D3.1-L300, D3.1-L304, and D3.1-L305

6.7.9. B.9.c.vi:

Seating thirty-six (36) inches or more in depth is counted as double the linear feet, provided there is access to both sides.

Response

Seating has been provided to meet the requirements of zoning. Please reference the Zoning Requirements Summary Table for all metrics required and proposed at the beginning of this section.

6.7.9. B.9.c.vii:

Planter or fountain ledges provided as seating must have a minimum depth of twenty-two (22) inches.

Response

All seat walls adjacent to planting that counts toward the required minimum length of seating complies with requirements of this section.

See pages D3.1-L300, D3.1-L304, and D3.1-L305

6.7.9. B.9.c.viii:

Seat backs must be a minimum of fourteen (14) inches high and either contoured in form for comfort or reclined between ten (10) to fifteen (15) degrees from vertical. Walls located Adjacent to a seating surface do not count as seat backs.

Response

All seating that counts toward the required minimum length of seating complies with requirements of this section.

See pages D3.1-L300, D3.1-L304, D3.1-L305, and D3.1-701

6.7.9. B.9.c.ix:

Movable chairs, excluding chairs for outdoor cafes, may be counted as two (2) feet of linear seating per chair. All moveable chairs must have seat backs and a maximum seat depth of twenty (20) inches.

Response

All seating that counts toward the required minimum length of seating complies with requirements of this section.

See page D3.1-L701

6.7.9. B.9.c.x:

Movable chairs are not permitted to be chained, fixed, or otherwise secured while a civic space is open to the public, however may be secured or removed during the hours of 9:00pm to 7:00am.

Response

Movable chairs will not be chained or otherwise fixed except as may be permitted by the ordinance.

6.7.9. B.9.c.xi:

Steps provided for pedestrian circulation and the seating of open-air café areas do not count toward seating requirements.

Response

Steps provided for pedestrian circulation and the seating of open-air café areas are not included in the count toward seating requirements.

6.7.9. B.9.c.xii:

Deterrents to seating, such as spikes, rails, or deliberately uncomfortable materials or shapes, placed on surfaces that would otherwise be suitable for seating are prohibited.

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Response

Seating has been designed for comfort and no spikes, rails, or uncomfortable materials or shapes will be placed on the surface.

6.7.9. B.9.c.xiii:

Deterrents to skateboards, rollerblades and other wheeled devices are permitted on seating surfaces if they do not inhibit seating, maintain a minimum distance of five feet between deterrents, and are integrated into the seating surface at the time of manufacture or construction.

Response

Deterrents to skateboards, rollerblades and other wheeled devices will be included such that they do not inhibit seating and are integrated into the seating surface at the time of manufacture or construction.

6.7.9. D.9.d.i:

All civic spaces requiring tables must include a minimum of one handicapped accessible table.

Response

Plaza will incorporate minimum of one handicapped accessible table.

6.7.9. D.9.e.i:

Bicycle parking must be provided as required by the Planning Board base on the recommendations of the Director of Transportation & Infrastructure.

Response

Bicycle parking will be provided as required by the Planning Board based on the recommendations of the Director of Transportation & Infrastructure.

6.7.9. D.9.f.i:

Permanent signage must be provided as appropriate for each type of civic space.

Response

Permanent signage will be developed in accordance with the Park Specifications Handbook.

6.7.9. B.9.g.i-v:

Litter receptacles must be designed in such a manner that users do not have to touch the receptacle

- i. or push open a door in order to dispose of litter.
- ii. Litter receptacles must be constructed of durable materials

that are graffiti-, fire-, rust, and stain resistant.

- iii. Litter receptacles must include a metal barrier to prevent rodents from entering from the bottom.
- iv. Litter receptacles should be located near entrances to civic spaces and within reasonable proximity to
- v. seating areas.
- vi. Recycling receptacles are required in conjunction with litter receptacles.

Response

Litter receptacles will be selected to comply with the requirements listed above.

6.7.9. B.10.a:

Lighting that promotes personal safety and invites pedestrian activity while adding visual ambiance and character to civic spaces at night must be provided.

Response

Lighting design will comply with requirements of this section.

6.7.9. B.10.b:

Lighting fixtures should be smaller-scale, frequently placed, and scaled to pedestrians. Fixture components (base, pole, luminaries) should have stylistic compatibility, while varying in form according to functional requirements. The indiscriminate use of bright lighting should be limited.

Response

Lighting design will comply with requirements of this section.

6.7.9. B.11.d:

All water holding and infiltration facilities must be designed to meet the specific needs of each type of civic space and properly address site conditions.

Response

Within the civic space, area and trench drains will be provided to capture stormwater at the designated low points on site. In addition to area and trench drains, a large majority of the of the civic space will be comprised of permeable pavers to promote infiltration and groundwater recharge.

See page D3.1-L303

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6.7.9. B.12.a:

Structures common to civic spaces, including but not limited to, restrooms, open-air pavilions, gazebos, picnic shelters, outdoor theaters/ performance stages, field houses, kiosks and their substantial equivalents are permitted.

Response

[The design proposes a sculptural open-air pavilion/shade structure, approximately 15' in height.](#)

[See pages D3.1-L200 and D3.1L-201](#)

6.7.9. B.13.a:

Outdoor cafes and retail sales within Civic Spaces are only permitted by Special Permit.

Response

[A special permit is not being pursued with this application.](#)

6.7.9. C.4.a.i:

A plaza is a civic space type designed for passive recreation, civic purposes, and commercial activities, with landscape consisting primarily of hardscape. Plazas are generally located in areas of high pedestrian activity. Examples include: Statue Park Plaza and Union Square Plaza

Response

[The D3.1 Civic Space confirms to the description included in this section.](#)

6.7.9. C.4.a.ii:

Contiguous lots designed as plazas are considered one single plaza.

Response

[See page D3.1-L301](#)

6.7.9. C.4.b.i, ii, and iii

- i. Plazas must be generally rectilinear in shape (e.g. rectangular or square).
- ii. The major portion of a public plaza is the area of a plaza that is largest in size and intended for primary use. Major portions must have a minimum average width and depth of forty (40) feet, a maximum width that is not greater than three (3) times the average depth, measured perpendicularly from the Abutting sidewalk, and occupy no less than seventy five percent (75%) of the plazas total area. All points within the major portion of a plaza must be visible when viewed perpendicularly from the sidewalk of the Abutting thoroughfare.

iii.

- iv. Minor portions of a plaza are secondary areas that allow for additional flexibility in the shape and
- v. configuration of a plaza. Minor portions must have a minimum average width and depth of fifteen (15) feet, occupy no more than twenty five percent (25%) of the plazas total area, and be directly adjacent to the major portion. All points within a minor portion must be visible from within the major portion when viewed perpendicularly from the major portion. Minor portions that do not front onto the same thoroughfare as the major portion (plaza alcoves) must have a maximum width that is not greater than three (3) times the average depth.

Response

[The plaza consists of a major and minor portion, both having a generally rectilinear shape and conforming with the requirements of this section.](#)

[See page D3.1-L301](#)

6.7.9. C.4.b.v:

Plazas must be open to the sky and unobstructed for at least fifty percent (50%) of the area of a plaza except for the following features, equipment and appurtenances: bicycle racks; lighting; litter receptacles; planters, planting beds, lawns, trees, and other landscape features; outdoor cafes and kiosks; public art; seating, including movable chairs, fixed individual seats, fixed benches, seat walls, planter and fountain ledges, and/or seating steps; stages; temporary exhibitions; and water features.

Response

[The plaza is unobstructed for at least 50% of its area.](#)

[See page D3.1-L302](#)

6.7.9. C.4.b.v.b:

Obstructions that are non-permanent or moveable, such as moveable furniture, outdoor cafes, or temporary exhibitions are considered within gross areas designated on a site plan and not measured as individual pieces of furniture.

Response

[See page D3.1-L302](#)

6.7.9. C.4.b.v.c:

Approved building awnings, canopies, and signs are exempt.

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Response

[See page CSA–L302](#)

6.7.9. C.4.b.viii:

Pedestrian circulation paths within a plaza must provide for unobstructed circulation throughout the major and minor portions of the plaza and must, at minimum, connect any Abutting sidewalk or civic spaces to all major focal points and activity areas of the plaza and principal entrances of abutting buildings. At least one circulation path of at least eight (8) feet clear width must be provided.

Response

[Multiple circulation paths provide unobstructed access through the major and minor portions of the plaza, all of which are no less than 8'-0" in width.](#)

[See page D3.1–L102](#)

6.7.9. C.4.b.ix:

The surface of a plaza must be equal to the average elevation of the Abutting sidewalks, publicly accessible walkways, or other civic spaces. Sidewalks along bridge approaches are exempt. Minor changes beyond this elevation not exceeding two (2) feet are permitted. Plazas over ten thousand (10,000) square feet in area may have up to twenty percent (20%) of the plaza area elevated up to four (4) feet above the grade of the Abutting sidewalk, provided that the raised areas is setback from the front lot line at least twenty (20) feet.

Response

[The plaza meets grade on all abutting sidewalks.](#)

[See page D3.1–L601](#)

6.7.9. C.4.b.x:

Paving must be of non-skid, durable materials that are decorative and compatible in color and pattern with other design features of the plaza.

Response

[Paving will comply with the requirements of this section.](#)

[See page D3.1–L402](#)

6.7.9. C.4.b.xi:

Each plaza must provide at least two types of seating. Plazas over ten thousand (10,000) square feet in size must provide moveable seating as one of the required seating types.

Response

[Multiple types of seating are provided.](#)

[See page D3.1–L304 and D3.1–L305](#)

6.7.9. C.4.b.xiii:

Seat walls and seating steps may not, in aggregate, represent more than fifteen (15) percent of the linear feet of required seating.

Response

[Seat walls and seat steps are counted to the point that they represent 15% of the required linear feet of seating.](#)

[See page D3.1–L304 and D3.1–L305](#)

6.7.9. C.4.b.xiv:

Steps provided for pedestrian circulation must have a height (rise) between 4 to 6 inches and minimum tread (run) of 17 inches, except that steps with a height (rise) of 5 inches may have a minimum tread (run) of 15 inches.

Response

[Steps comply with the requirements of this section.](#)

6.7.9. C.4.b.xv:

Required open soil areas for trees may be reduced or covered with the approval of the Director of Transportation & Infrastructure using one of the following techniques:

Response:

[Not applicable.](#)

6.7.9. C.4.b.xvi:

A minimum of one (1) compacting combination litter/recycling receptacle is required for every five thousand (5,000) square feet of plaza area.

Response

[Litter/recycling will comply with the requirements of this section.](#)

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Build Out

Lots must be platted in a form substantially consistent with the Block and Lot Key Plan dated 11-07-2017 of the Application materials, provided that changes to the platting of lots from the key plan will be considered and may be approved by the Director of Planning when the Director of Planning determines that they demonstrably improve the implementation of the Neighborhood Plan objectives and/or create opportunities for better architectural design.

Compliance

[Lot platting is consistent with the CDSP Block and Lot Key plan dated 11-07-2017.](#)

#5

Build Out

Lots identified as a Civic Space site must be developed as the Civic Space type or one of the alternative types identified on Table 8: Proposed Civic Space Build Out and shown on Figure 14 Proposed Civic Space Plan on the Application materials.

Compliance

[The Civic Space Type proposed within this Site Plan Review Application is a 'Plaza', consistent with the type alternatives listed on Table 8 of the Coordinated Development Special Permit.](#)

#65

Design and Site Plan Requirements

Approval of a building or civic space pursuant to the DSPR Approval process acts as certification that such building or civic space, if constructed in conformance with such approval, complies with the findings, limitations, and conditions of this Coordinated Development Special Permit.

Compliance

[The development of this DSPR application has been done in accordance with the Coordinated Development Special Permit as approved and conditioned.](#)

#66

Design and Site Plan Requirements

The Applicant must contact the Engineering Department to obtain street addresses for all of the D Blocks (CDSP Parcels) prior to the first DSPR application submittal. The addresses will be refined as part of the DSPR process when the development program is more refined.

Compliance

[The Applicant has engaged with the Engineering Department and confirmed the use of 62 Prospect Street as appropriate for use in addressing the future public space.](#)

#68

Design and Site Plan Requirements

Each subsequent DSPR application submitted under the CDSP must identify vulnerabilities and/or risk for each parcel based on the City's Climate Change Vulnerability Assessment. The application should clearly identify the extent and nature of planning/design interventions necessary to mitigate those risks. To ensure effective strategies for resiliency by preparing for weather and flooding impacts, the Director of the Office of Sustainability and Environment shall define specific appropriate expectations for responses to this condition, and the applicant shall provide these responses with each CDSP application.

Compliance

[A completed Sustainable and Resilient Buildings Questionnaire which addresses site-specific vulnerabilities and/or risks based on the City's Climate Change Vulnerability Assessment has been submitted as part the adjacent building at 50 Webster's application. In that the proposed Civic Space at 62 Prospect contributes to the risk mitigating strategies, its design interventions are included within. A certificate of receipt of the requisite materials from the Office of Sustainability and Environment has been provided with this application.](#)

#69

Design and Site Plan Requirements

Each subsequent DSPR application submitted under the CDSP must document how the proposed development, including civic spaces, public realm improvements, and buildings, will help to reduce the urban heat island, assist in the City's stated objective to be Net Zero by 2050, and assess whether the infrastructure presents an opportunity for reducing demand and/or district energy solutions.

Compliance

[A completed Sustainable and Resilient Buildings Questionnaire which documents the Project's approach to reducing the urban heat island effect and assisting in the City's Net Zero objectives has been submitted as part the adjacent building at 50 Webster's application. In that the proposed Civic Space at 62 Prospect contributes to the risk mitigating strategies, its design interventions are included within. A certificate of receipt of the requisite materials from the Office of Sustainability and Environment has been provided with this application.](#)