

CIVIC SPACE DESIGN GUIDE TO

PRIVATELY OWNED PUBLIC SPACE

IN SOMERVILLE, MA

POPS
PRIVATELY OWNED PUBLIC SPACE





ACKNOWLEDGEMENTS

Mayor Katjana Ballantyne, City of Somerville

Mayor's Office of Strategic Planning & Community Development

Thomas Galligani, Executive Director

Division of Public Space & Urban Forestry

Luisa Oliveira, ASLA, Director

Arn Franzen, Senior Public Space Project Manager

Jon Bronenkant, ASLA, Senior Public Space Planner

Cortney Kirk, PLA, ASLA, (Former) Senior Public Space Planner

Estello Raganit, PLA, ASLA, Senior Public Space Planner

Alison Maurer, ASLA, Ecological Restoration Planner

Meg Koglin, ASLA, Public Space Planner

Vanessa Boukili, PhD, MCA, Senior Urban Forestry & Landscape Planner

Malik Drayton, Urban Forestry & Landscape Planner

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1. CIVIC SPACE IN SOMERVILLE



ESCA Park, Cross Street East & Pennsylvania Ave., Landscape Architect: GroundView



Boynton Yards, 111 South St., Landscape Architect: Copley Wolff

Open Space is Important in Somerville

A city's parks and open spaces contribute to creating a vibrant and healthy community. In Somerville, the most densely populated city in New England with the least amount of open space per person, residents consistently identify open space as a precious community resource worthy of both protecting and expanding. More specifically, there is a desire for an accessible and varied network of open spaces, both active and passive, that provides ecosystem services, such as stormwater capture, habitat, cooling, and additional ecosystem services benefits provided by trees and plants.

In response to the growing importance of the public realm and the environment to Somerville residents, in 2019 the Public Space and Urban Forestry (PSUF) team became its own division. Composed of landscape architects, construction managers, and arborists, PSUF's mission is "to plan, construct, and steward the public realm to promote environmental and public health benefits through the City's network of public spaces and its urban forest."¹ Since its founding, PSUF has helped to shape the Somerville Zoning Ordinance (SZO) to include requirements and protections for open space and tree canopy as

well as forward-thinking requirements that build resilience within the changing climate.

This guide focuses on one type of open space: privately owned public space (POPS). It is intended to communicate to real estate developers, their design consultants, and the public that open space is a critical part of development in Somerville and that PSUF is a partner in assuring the creation of high-quality open spaces that truly serve the public.

The creation of new open space must be considered both within Somerville's urban context and its entire network of open spaces. Many of the City's transformative development areas are becoming entirely new neighborhoods. As such, newly created POPS must provide amenities for all ages, physical abilities, and activity levels. While a development team may be designing the parcel in front of their building, that same parcel is part of an existing or future open space network serving all city residents and visitors. POPS in Somerville must work to meet the open space needs of the entire city, and, importantly, they must be read as truly public and inclusive spaces.

1. <https://www.somervillema.gov/departments/office-strategic-planning-and-community-development-ospcd/psuf-public-space>

Creating More Open Space

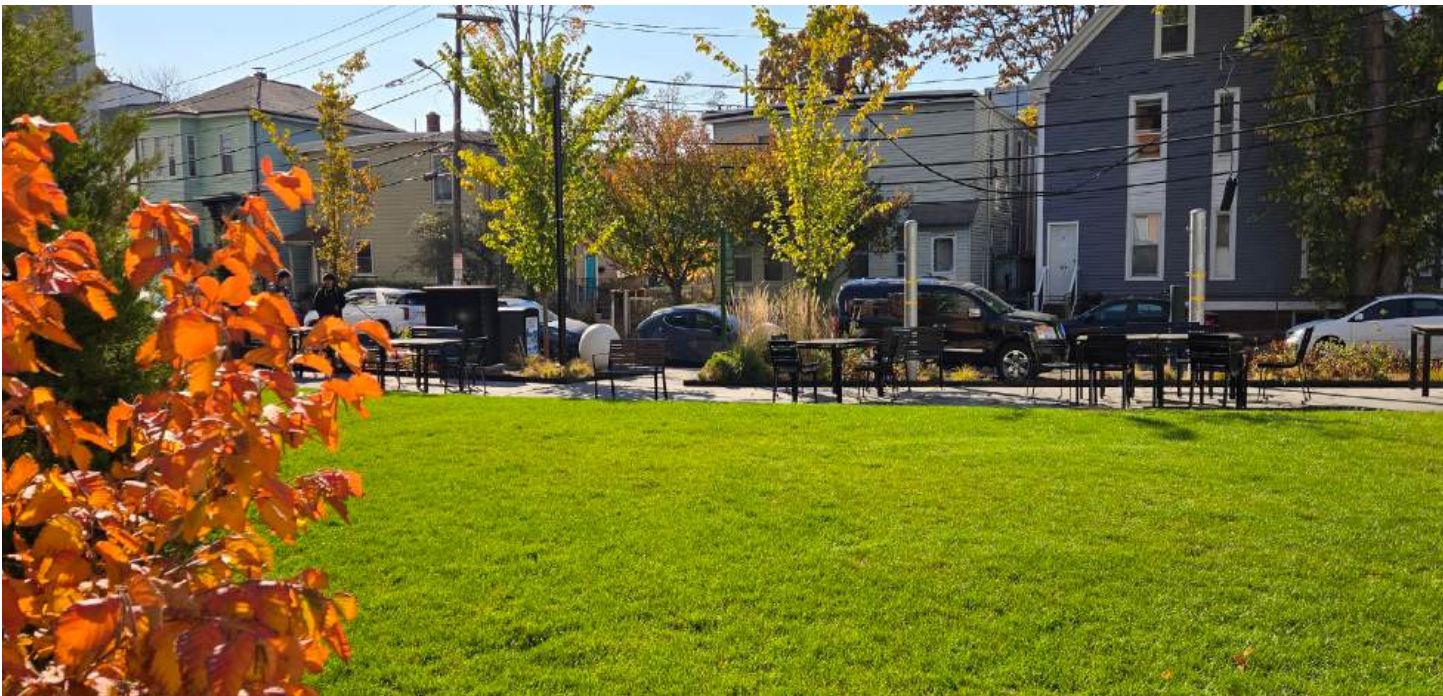
In addition to caring deeply about existing parks, Somerville residents consistently express a desire for more open space. Due to dense development patterns and present-day real estate costs, it is very difficult for the City to buy and create new open spaces. At over \$17.4 million dollars per acre, reaching the SomerVision 2040 goal of adding 105 additional open space acres is prohibitively expensive.² Although the City actively pursues the purchase of property for open space, the biggest opportunity for new open space acreage comes through private development.

The Somerville Zoning Ordinance (SZO) requires certain development projects to design and build new open spaces, referred to as “civic spaces” in the SZO, for public use in a variety of

ways. This guide will refer to these open spaces as “civic spaces” or “POPS” interchangeably. Private development generates two types of public space in Somerville:

- 1. **City-owned:** civic spaces that are deeded to the City before or after they are (re)designed and/or constructed with developer funding or by a developer;
- 2. **Developer-owned:** civic spaces dedicated as public space in perpetuity that are owned, created, designed, and/or constructed by developers (POPS).

Independent of ownership, the private developer and the City’s Department of Public Space and Urban Forestry (PSUF) also negotiates who will maintain the POPS.



Martha Perry Lowe Park, 346 Somerville Ave. (rear), Landscape Architect: Verdant Landscape Architecture

2. City of Somerville, Somerville, MA. (2020). SomerVision 2040: Comprehensive Plan Update | 2010-2040.

Keeping the “Public” in POPS

The concept of private developer-owned public space, referred to as “POPS,” has existed since the 1960s and has generated acres of open space in cities like New York, San Francisco, and Boston.³ However, there is now a solid body of research on POPS that reveals that, while they are an important mechanism to secure more open space, the privatization of public space creates several problems including:

- 1. POPS are often not read as public spaces by the public. The spaces are not visually and/or physically accessible, particularly in instances where they exist as courtyards of private buildings or do not have entrances that are not visible nor accessible from the street
- 2. Lack of signage identifying the spaces as public or as part of a city’s parks system, preventing residents from knowing they are public.
- 3. POPS are often named after corporations, which reinforces the sense that they are private space.
- 4. POPS are often branded with “corporate-style” signage and furnishings to look like they belong to the adjacent buildings or to a private entity.
- 5. Many POPS lack active and recreational spaces and have only marginal utility for the nearby residents of the neighborhood. For example, they contain lawns and seating areas for a coffee shop, a restaurant’s patrons, or the workforce lunch hour, but do not provide playgrounds, sports fields/courts, water features, gardens, or other features found in municipal parks. After business hours/on weekends, these POPS are underutilized by multigenerational neighborhood residents.



Union Square Station Plaza signage.

- 6. Many original agreements (access, maintenance, etc.) are violated or forgotten over time, especially in instances when properties change management or ownership. Examples include adding signage prohibiting people from using the space, installing “hostile architecture,” and employing security guards who control user activities and make visitors feel unwelcome.⁴
- 7. Once POPS are created, they are not added to the list of spaces that can be permitted by the public along with other City-owned parks and, therefore, do not become part of the City’s network of open spaces.

3. These have different names in different cities. For example, in San Francisco they are called POPOS: Privately Owned Public Open Spaces. However, the most common acronym is “POPS.”

4. The Neighborhood Design Center. (2023, October 2). Understanding hostile architecture: The cause and effect of restricting public space. <https://ndc-md.org/news-and-stories/understanding-hostile-architecture-the-cause-and-effect-of-restricting>

Our Civic Space Goals

To ensure that POPS are truly public spaces that meet the needs of residents and are constructed to high-quality standards, PSUF has created this Civic Space Design Guide to Somerville’s POPS. In order to prevent the problems identified above from arising, the SZO provides tools for implementation and enforcement. With these tools in mind, Somerville’s public space goals are to:

1. Expand and preserve Somerville’s open space network.

2. Create vibrant, all-season parks that are well used and open from 8am to 10pm.

3. Provide spaces that respond to the community profile and the contextual network of open spaces, both public and private, in which they are located.

4. Promote health and wellbeing within the community through the creation of active recreational spaces that encourage movement and exercise.

5. Create a variety of civic space types that are welcoming to all, serve multiple purposes, are attractive and constructed to a high quality, and are maintainable in the long-term.⁵

6. Provide furnishings that accommodate a variety of physical needs, are durable and maintainable, and provide comfort for all ages and abilities. This includes, but not limited to, seating, tables, bike racks, shade, and signage, all of which must be approved by PSUF.

7. Create a public realm composed of Somerville streetscape details that are consistent (lighting, furnishings, hardscapes, tree plantings) to establish a
- harmonious experience as one walks through the city’s blocks.⁶

8. Create a safe environment with sufficient lighting for evening use as well as fencing for delineation and safety in areas of children’s play, community gardens, and other appropriate use areas.

9. Increase the urban tree canopy. Logically site trees to create shade at play and seating areas for relief from extreme heat. Plant trees with the best conditions for survival by providing adequate soil volumes, young tree care, and long-term maintenance.⁷

10. Select plant material that considers heavy usage of parks, the urban environment, climate change, habitat, survivability, and is consistent with the spirit of Somerville’s 2020 Native Species Ordinance and the Somerville Pollinator Action Plan.⁸⁻⁹

11. Maximize permeable surfaces to minimize stormwater flowing into City infrastructure.

12. Create “performative landscapes” with features that provide ecosystem service benefits that build ecological resiliency

5. See Somerville Zoning Ordinance, Section 13.1 “Civic Spaces”

6. See SZO, Section 10. “Development Standards,” Section 11. “Parking & Mobility,” and Section 13.1.2 “Standards for All Civic Space”

7. See City of Somerville, Somerville, MA. (2021). Urban Forest Management Plan. Section 1.1, “Somerville’s Tree Canopy”; 3.1 “Tree Planting Plan”; and 3.2 “Tree Maintenance Program.”

8. City of Somerville, MA., Ordinance No. 2021-05 Chapter 12: Native Planting Ordinance (March 25, 2021).

9. City of Somerville, MA and Offshoots. (2024). Somerville Pollinator Action Plan.



Blessing of the Bay, tree inventory

Caring for and Maintaining Trees in Somerville

There are approximately 14,000 publicly-owned trees in Somerville that serve as important Public Shade Trees and street trees. Public trees are protected by Massachusetts General Law Chapter 87 and the Somerville Tree Preservation Ordinance. ALL TREES, whether on public or private property, require a permit for removal. There are no exceptions to this rule, and those who do not comply are subject to fines. The City’s Tree Wardens make all determinations about municipal trees in Somerville.

- and respond to the effects of climate change within our urban environment. Examples include incorporating stormwater retention and detention features, providing shade for cooling, and (re)constructing native habitats.¹⁰

13. Communicate the location of POPS in both physical and digital forms. All POPS must have installed standard, PSUF-approved signage. The number and locations of the signs are to be
- coordinated with PSUF. Additionally, POPS must be included in an online map inventory on the City’s website.

14. Ensure all new civic spaces are properly maintained through a PSUF-approved Landscape Maintenance and Management Plan (LMMP).

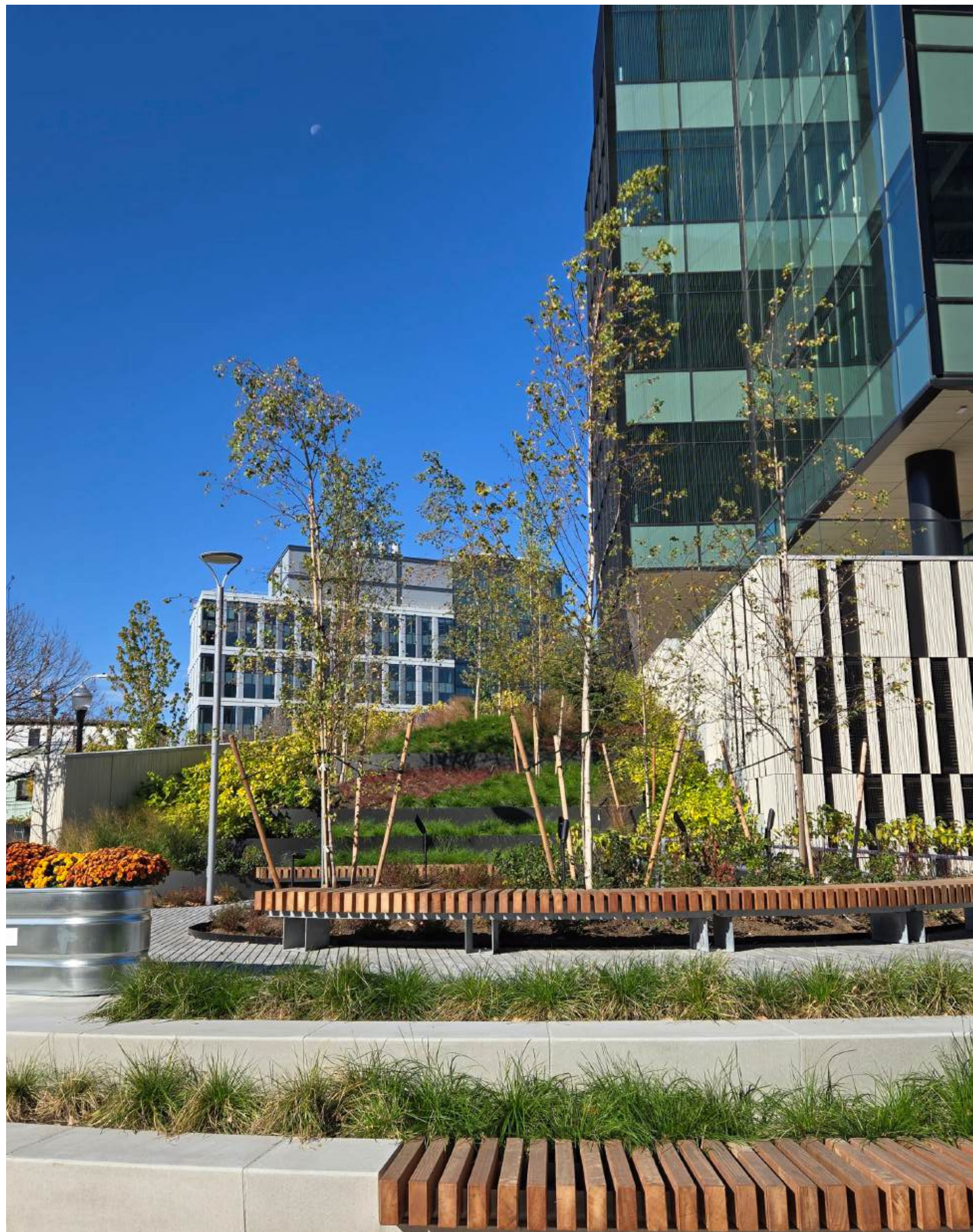
15. Protect public access in perpetuity through easements and deeds that are recorded and passed to future owners.

10. The Landscape Architecture Foundation defines “landscape performance” as “a measure of the effectiveness with which landscape solutions fulfill their intended purpose and contribute to sustainability. It involves assessment of progress towards environmental, social, and economic goals based on measurable outcomes.” Landscape Performance Series. About Landscape Performance. <https://www.landscapperformance.org/about-landscape-performance>

2. POPS: THE SOMERVILLE PROCESS



Lou Ann David Park, 1060 Broadway, Landscape Architect: GroundView



Boynton Yards, 111 South St., Landscape Architect: Copley Wolff

The Somerville Zoning Ordinance

The Somerville Zoning Ordinance (SZO) codifies requirements and creates a process to review, approve, and enforce standards for achieving the civic space goals previously outlined. The term “civic space” was chosen by City planners to emphasize the significant role that public space plays in community-building.

The SZO requires that PSUF, a team composed of landscape architects, construction managers, and arborists, approves all phases of public space creation and serves as the point

of contact with development teams for creating civic space. PSUF requires that the developer’s Landscape Architect consultant team be present for meetings regarding civic spaces and that development teams communicate with PSUF early and often. Not fulfilling the civic space requirements of the SZO can result in denial of applications from the Planning or Zoning Board and/or not receiving a Certificate of Occupancy for the development.

PSUF is responsible for enforcing the following sections of the SZO:

- 10.3 Landscaping
- 10.4 Green Score
- 10.5 Fences & Walls
- 10.6 Outdoor Lighting
- 10.7 Screening
- 12.3 Buyouts & Payment
 - Open Space in Lieu Payments
 - Civil Space in Lieu Payments
- 13.1 Civic Spaces
- 13.2 Thoroughfares (in collaboration with Mobility & Engineering)
- 15.1 Review Procedures
 - Pre-Submittal Meeting
 - Neighborhood Meetings
 - Design Review
 - Development Review
 - Staff Report
 - Public Hearing

Civic Space Study Submittal Requirements

A Civic Space Study (CSS) is used in order to make data-driven decisions on park civic space design and consists of an analysis of existing civic space resources within walking distance of a proposed development and a survey of anticipated impacts reasonably attributable to a proposed development. PSUF is responsible for reviewing this study and certifying its completeness and accuracy to the Planning Board (PB) prior to the latter’s review of a Development Review Application.

The intent of this analysis is to generate data on existing landscape amenities, residents, and users of civic spaces in a specific area, and City-wide civic space needs. Analyzing this data should generate materials that are then presented to the public and discussed through the permitting process. All CSSs must be contain the follow contents:

A. Executive Summary

B. Existing Conditions Analysis

- 1. Study Area: Narrative description and map of an area extending 1/2 mile from any lot included in the development proposal. Number each civic space within the study to correlate with the summary table that follows.
- 2. Study Area Civic Spaces:
 - Summary Table that identifies all civic spaces within the study area and including civic space name, type, square footage, acreage, % total, and civic uses (top 3 uses within each space)
 - Summary description of the civic spaces within the study area
- 3. Context Maps: This should provide a larger picture of where the site

is located, including transit, major travel ways, civic buildings, natural features and landmarks

- 4. Walkshed Analysis: Provide a narrative and map summarizing the capture area and walkability to civic spaces within the study area (1/2 mile is roughly 10 min. walk).
- 5. Demographic Analysis: Provide data (most recent US Census) describing demographics of the study area by households, population, age, income, and relevant environmental justice populations.

C. Needs Assessment

- 1. Existing Plans
- 2. Departmental Feedback
- 3. Findings from Existing Conditions Analysis
- 4. Neighborhood Feedback
- 5. Conclusions

	NAME	TYPE	SQUARE FOOTAGE	ACREAGE	% of TOTAL	CIVIC USES (Top 3)
1	Chuckie Harris Park	Park	17,859.6 SF	0.41	1.10%	<ul style="list-style-type: none">• water play• tot lot• seating
2	Foss Park	Park	593,287.2 SF	13.62	36.38%	<ul style="list-style-type: none">• playground• tot lot• athletic fields

Example Study Area Civic Spaces Summary Table.

Civic Spaces

The SZO refers to all POPS as “Civic Spaces” and categorizes them by civic space types and uses.¹¹ Section 8 of the SZO, “Overlay Districts,” describes the zoning requirements for civic spaces. Prior to obtaining construction permits, most development proposals within the Overlay Districts begin with a Master Planned Development (MPD) followed by Site Plan Approval (SPA) by the Planning Board or Zoning Board of Appeals. A Certificate of Occupancy

(CO) for each civic space—as well as proposed buildings and thoroughfares—will be granted only when the conditions from all approval authorities are met.¹² Proposed civic spaces are reviewed by PSUF on a separate, yet parallel, timeline as any buildings or structures. Buildings will also have additional landscape and Green Score requirements as outlined in Section 10.4 of the SZO, “Development Standards—Green Score” and in Chapter 3 of this document.

1 Master Planned Development (MPD)¹³ Conceptual Design

A legal covenant signed by the City and the developer will outline ownership, operational commitments, and maintenance for any proposed civic space. The developer coordinates with PSUF regarding the civic space-specific language to be included in the covenant. From this covenant, conceptual, large-scale plans are developed and ultimately brought to the Planning Board for approval. The Planning, Preservation and Zoning Division (PPZ) manages the full MPD process. Throughout this process, PSUF will review and must approve the following submittal documents that make up the Master Plan:

- 1. Civic Space Study (CSS) to understand what type of civic spaces are needed in

- the proposed overlay district (see Civic Sace Study Submittal Requirements)
- 2. Proposed designs for the MPD. The civic spaces (and/or Thoroughfares) will be reviewed for:
 - Implementation of an Urban Forest Strategy per the Somerville Urban Forestry Management Plan,¹⁴
 - Compliance with SZO Section 10, and
 - Ideas for implementing various City goals outlined in relevant planning documents including, but not limited to, SomerVision 2040, Climate Forward, and Neighborhood Plans.

11. See SZO, Section 13. “Public Realm – Civic Spaces” for all applicable standards for civic spaces. Refer to SZO Table 13.1.6 for a list of civic use categories.

12. Refer to <https://www.somervillezoning.com/> to determine appropriate permits need for your project.

13. See SZO, Section 8.4 “Overlay Districts – Master Planned Development (MPD).”

14. City of Somerville, Somerville, MA. (2021). Urban Forest Management Plan.

② Site Plan Approval (SPA)¹⁵

Schematic Design, Design Development, Construction Documentation

Once a Master Plan has been approved by the Planning Board, applicants must then apply for Civic Space and/or Thoroughfare Site Plan Approval. The purpose of the SPA is to develop the designs from the Master Plan level to more detailed plans that can be constructed. A developer achieves Site Plan Approval upon completing the Pre-Submittal steps and receiving approval by the Somerville Planning Board (PB):

1. Pre-Submittal

During the Pre-Submittal phase of a project, the developer team will refine the conceptual designs of a civic space in collaboration with PSUF staff, neighborhood residents, and the UDC. All applicants are advised to work closely with PSUF to ensure the development proposal meets both City and neighborhood goals. Note

that the architecture and landscape architecture teams should consult the SZO Section 13.1.2 “Standards for All Civic Spaces” and City Specifications for approved furnishings and materials, as well as the City standards for streetscapes, the Americans with Disabilities Act (ADA) standards, and the Rules and Regulations of the Massachusetts Access Board.¹⁶ PSUF will reference and enforce the following:

- All conditions of the Master Plan Development (MPD) document
- The civic space study recommendations
- SZO, Section 13: Civic Spaces and Throughfares
- Streetscape design ideas, as developed in collaboration with the Mobility & Engineering Divisions

Several meetings are required to complete the Pre-Submittal process. The development team, most importantly the landscape architect, benefits from consultation with PSUF early and often. These meetings include:

- An introductory meeting arranged by PPZ and to include all City-reviewing departments
- A design concept preview with relevant City staff arranged by the Economic Development team
- Regular Design Development and subject-specific meetings with PSUF to discuss and review the proposed design and to include the developer team’s landscape architects/designers. The consultant team is to be prepared to discuss the following with PSUF:
 - Civic Space Study (submitted at the MPD stage, see page 16-17)
 - Proposed civic space type(s)
 - Stormwater rules and regulations¹⁷
 - Urban forestry goals
 - Compliance with Neighborhood Plan or Urban Design Framework (UDF)
 - How the project fits in with the City’s civic space goals (pages 10-11) and the Open Space and Recreation Plan
 - Conceptual-level programming and activation

- Conceptual-level materials, planting, furnishings, and lighting plans. Consult Chapter 3: Park Specifications Handbook for approved furnishings and materials.

2. Development Review

The Urban Design Commission (UDC) is one of many Somerville boards whose purpose is to conduct design reviews of development proposals, provide recommendations to other Review Boards on how a proposed development will affect the public realm, and provide advice on recommendations to City staff.¹⁸ The UDC is co-chaired by a member of PPZ and PSUF and meets twice a month. Developer teams will need to coordinate with PSUF to complete all required steps as part of their SPA¹⁹ (see Page 21, *SPA Process Checklist*):

- Pre-Submittal Meeting (SZO 15.1.2): To inform applicants of review application criteria, standards, and procedures; examine previous development review applications and permits; and identify any preliminary concerns.
- Neighborhood Meetings (SZO 15.1.3): To give the public a voice in the design development and discuss issues and potential impacts prior to more detailed design work. Neighborhood meetings are to be scheduled in consultation with the Ward representative from the City Council,



Great Lawn at Mass General Brigham - Assembly Row, 391 Revolution Dr., Landscape Architect:

15. See the PPZ “Submittal Requirements Manual” for submittal guidance. <https://s3.amazonaws.com/somervillema-live/s3fs-public/submittal-requirements-manual.pdf>

16. See SZO, Section 13.2 “Public Realm – Thoroughfares” for all applicable standards for thoroughfares, including sidewalks and mid-block passages.

17. Stormwater management is regulated through the City of Somerville’s Engineering Division. See “Engineering Site Permit Rules and Regulations” (March 2023).

18. Refer to <https://www.somervillema.gov/departments/urban-design-commission>.

19. See SZO Section 15.1 “Administration – Review Procedures.”

- the Director of Planning & Zoning, and any associated neighborhood groups and occur at design milestones.
- **Design Review (SZO 15.1.4):** To inform the developer team of a preferred schematic design from several options and provide recommendations from peers in the professional design community. Where design review is required, development review applications are not considered until review by the UDC is completed.
 - **Development Review (SZO 15.1.5):** To provide the Building Official the necessary information to determine if a proposed development is permitted or necessitates additional development review. Note that applicants must demonstrate ownership or site control of a development site through one or more of the following:
 - Fee ownership or consent of fee owner
 - Leasehold interest

- Easement agreement
- Option to purchase or lease
- Land Disposition Agreement with the Somerville Redevelopment Authority
- **Staff Report (SZO 15.1.6):** Following the receipt of a complete development review application, the Building Official shall review the application and may refer it to appropriate City Departments for feedback or subsequent reviews with additional review boards, as required.
- **Public Hearing and Decision (SZO 15.1.8-9):** A public hearing must be held within 65 days after receiving a completed development review application that requires SPA, and the review board must make a decision to review, approve with conditions, deny, or grant withdrawal the application.



Union Square Station Plaza, 50 Prospect St., Landscape Architect: Ground, Inc.

SPA Process Checklist

MPD
Master Planned Development

PRIOR TO INITIATING THE SITE PLAN APPROVAL PROCESS, YOU MUST:

- ☐ Obtain and execute a legal covenant with the City to outline ownership, operational commitments, and maintenance for any proposed POPS
- ☐ Perform a Civic Space Study to understand civic space needs
 - _ Existing plans
 - _ Existing Conditions Analysis (Study area, civic spaces, context map, walkshed + demographics analysis)
 - _ Neighborhood feedback (public meeting and representative survey)
- ☐ Propose designs for the MPD taking into account
 - _ Implementation of an Urban Forest Strategy
 - _ Compliance with SZO Section 10
 - _ Ideas for implementing City goals



PRE-SUBMITTAL

- ☐ Design adheres to the following standards, guidelines, and regulations:
 - _ SZO 13.1.2 "Standards for All Civic Spaces"
 - _ City Specifications for approved furnishings and materials
 - _ ADA and MAAB
- ☐ Developer team has met with the following City-reviewing departments:
 - _ Introductory/Pre-submittal meeting (arranged by PPZ)
 - _ Design concept preview (arranged by Economic Development)
 - _ Regular design development and subject-specific meetings (arranged by PSUF)



DEVELOPMENT REVIEW

- ☐ Neighborhood Meeting
 - _ Must occur 14 days prior to formal submittal of development review application
- ☐ Green Score calculation
 - _ Completed prior to design review (recommended)
- ☐ Design Review
 - _ City staff to inform developer team of preferred schematic design
 - _ Must occur 14 days prior to formal submittal of development review application
 - _ Urban Design Commission to issue written recommendations within 45 days
- ☐ Developer to provide documentation of ownership or site control of a development
 - _ Fee ownership or consent of the fee owner, leasehold interest, easement agreement, option to purchase or lease, or Land Disposition Agreement with Somerville Redevelopment Authority
- ☐ Staff Report posted to City website
- ☐ Public Hearing
 - _ Must occur within 65 days upon receipt of completed development review application
- ☐ Decision (Approve with conditions / Deny / Grant withdrawal)
 - _ Must occur within 90 days of closing of public hearing
 - _ Decisions must be filed within 14 days of review board making their decision

SPA
Site Plan Approval

3. CONSTRUCTING A CIVIC SPACE



Union Square Station Plaza, 50 Prospect St.



Martha Perry Lowe Park, 346 Somerville Ave. (rear), Landscape Architect: Verdant Landscape Architecture

The Permitting Process

To go from an approved Site Plan Approval (SPA) design to a buildable project, a developer must apply for and obtain construction permits from relevant City departments. These permits are found on the City's online Citizen Serve portal. A Civic Space Permit and Building Permit are required for all developments; Thoroughfare Permits are needed for proposed thoroughfares:

- **Civic Space Permit (SZO 15.3.4):** Certifies that the construction documents for a proposed civic space conforms to all departmental standards and City Ordinances. Civic Space Permits are approved by the Directors of Engineering and PSUF. Construction must begin within 6 months of issuance of a Civic Space Permit and continue towards completion for the permit to remain valid. In order to obtain a Civic Space Permit, the developer must first finalize required civic space language with Somerville's Legal team to be included in legal Easement and Maintenance Agreements.
- **Building Permit (SZO 15.3.5):** Certifies that the construction documents for a proposed structure conforms with the Massachusetts State Building Code 780 CMR and all applicable City Ordinances, including a Green Score approved by PSUF.²⁰ Development of any lot is prohibited until a Building Permit is issued by the Building Official. Construction must begin within 6 months of issuance of a Building Permit and continue toward completion for the permit to remain valid.
- **Thoroughfare Permit (SZO 15.3.3):** Certifies that the construction documents for a proposed thoroughfare confirms with all departmental standards and City ordinances. Development of any thoroughfare is prohibited until a Thoroughfare permit has been issued by the City Engineer. Construction must begin within 6 months of issuance of a Building Permit and continue toward completion for the permit to remain valid.

Green Score

To receive a Building Permit, developers must receive a minimum Green Score requirement per the development's zoning district.

The Green Score is an environmental performance standard for landscaping that incentivizes urban landscapes to better manage storm water, filter pollutants, reduce the urban heat island effect, provide habitat, sequester carbon, and improve air quality by awarding points to landscape elements that provide these benefits. Green Score includes five categories of landscape elements: 1. Soil, 2. Groundcover, 3. Plants, 4. Trees, and 5. Engineered landscapes. Green Score is triggered by the construction of any new principal building and any substantial renovation of a building permit.

20. See SZO, Section 10.4 "Green Score."

4. APPENDIX



Union Square

Relevant Documents

City of Somerville Planning Documents

- [SomerVision 2040: Comprehensive Plan Update | 2010 - 2040](#) (2020)
- [Somerville Zoning Ordinance](#) (2019)
- [Open Space and Recreation Plan](#) | 2016-2023 (2017, updates forthcoming)
- [Urban Forest Management Plan](#) (2021)
- [Somerville Pollinator Action Plan](#) (2024)

City of Somerville Neighborhood Plans, Area Plans, and Urban Design Frameworks

- [Assembly Square Neighborhood Plan Update](#) (2022)
- [Ball and Magoun Square Neighborhood Plan](#) (2017)
- [Boynton Yards UDF](#) (2020)
- [Brickbottom Neighborhood Plan](#) (2024)
- [Davis Square Commercial Area Plan](#) (2023)
- [Gilman Square Station Area Plan](#) (2014)
- [Lowell Street Station Area Plan](#) (2014)
- [Milk Square Area UDF](#) (2021)
- [Union Square Neighborhood Plan](#) (2018)
- [Winter Hill Neighborhood Plan](#) (2016)

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