



CITY OF SOMERVILLE, MASSACHUSETTS

JOSEPH A. CURTATONE

MAYOR

October 22, 2009

Honorable Board of Aldermen
City of Somerville
93 Highland Ave
Somerville, MA 02143

Re: Ordinance amending the Somerville Zoning Ordinance to create a new use of Senior Housing and amend various zoning code sections to facilitate the provision of Senior Housing

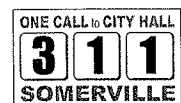
Dear Honorable Board of Aldermen:

Data from the 2000 Census indicates that the number of seniors in Somerville has declined consistently from 1970 to date, from a high of nearly 10,800 in 1970 to a population of approximately 8,100 in 2000. This represents a 25% decline in the number of seniors at the same time that the U.S. and the Commonwealth are seeing an increase in the number of seniors. In addition, seniors are expected to grow to constitute 20% of population nationwide within the next 30 years while in Somerville seniors only made up 10.5% of residents in 2000. The changes Somerville has experienced are clearly the result of an out-migration of seniors to other parts of the country. With this out-migration, they take with them their skills, expendable time, and economic resources.

In order to have a healthy and diverse community that maintains its sense of community and living history, it is important for Somerville to plan for the needs of its current and future senior population. Studies have shown that the four main reasons seniors migrate are: housing, environment, family/social networks, and accessibility to services¹. Although we cannot control our New England winters, City policies can affect the other three areas substantially. In particular, we can ensure that adequate housing options are available to all types of seniors.

The proposed ordinance will facilitate the provision of Senior Housing in several commercial districts and in the Residence C district by defining the different types of Senior Housing (Assisted Living, Independent Living, and Congregate Senior Housing), reducing the lot area per dwelling unit – taking into account that senior units are typically smaller than other residential units, reducing the parking requirements, establishing design guidelines and modify some

¹ Henkel, S. (2000). Case Study: Elder migration in the United States. Retrieved July 30, 2009 from <http://iir-hp.wu-wienn.ac.at/neurus/henkel.pdf>



dimensional standards to require greater amounts of open space at Senior Housing facilities. Interestingly, no changes in height, setback or FAR requirements will be required to facilitate Senior Housing units so the bulk of a building with Senior Housing will be no different than that allowed for another type of residential use.

The attached report from the Office of Strategic Planning and Community Development (OSPCD) more fully describes the trends occurring in Somerville relative to our senior population. I hope the Board of Aldermen will join me in supporting the provision of housing for our senior population through the adoption of the attached ordinance.

Sincerely,



Joseph A. Curtatone
Mayor



CITY OF SOMERVILLE, MASSACHUSETTS
Office of Strategic Planning and Community Development
JOSEPH A. CURTATONE, MAYOR

Office of the Executive Director

MEMORANDUM

TO: Joseph A. Curtatone, Mayor

FROM: Monica R. Lamboy, Executive Director *ML*

DATE: October 22, 2009

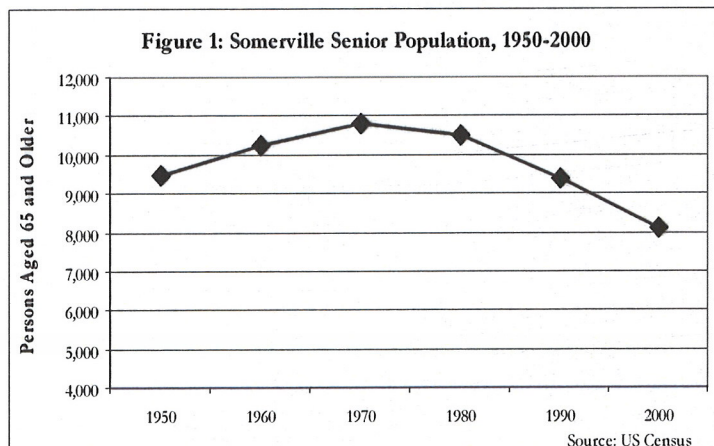
SUBJECT: Ordinance amending the Somerville Zoning Ordinance to create a new use of Senior Housing and amend various zoning code sections to facilitate the provision of Senior Housing

The Office of Strategic Planning and Community Development (OSPCD) respectfully requests that you forward the attached ordinance amending the Somerville Zoning Ordinance (SZO) to facilitate the provision of Senior Housing. This ordinance would establish Senior Housing as a use in the SZO, authorize that use in certain zones, establish design criteria for the new use, and establish associated dimensional and parking requirements that take into account the unique characteristics of Senior Housing. A copy of the proposed ordinance is attached (see Attachment I).

BACKGROUND

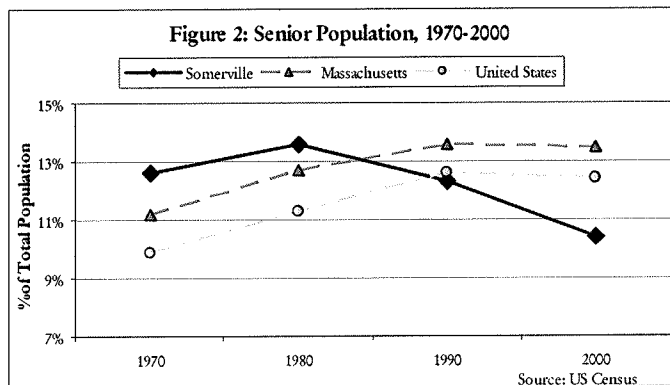
Population Trends

According to Census Data, Somerville, in contrast to cities across the U.S. and in Massachusetts, experienced a reduction in its senior population, both in terms of percentage and absolute numbers. As can be seen from Figure I from the *Population Trends Report (April 2009)*, the absolute number of seniors (aged 65 and older) in Somerville peaked in 1970 (10,788 residents) and has seen a continuous

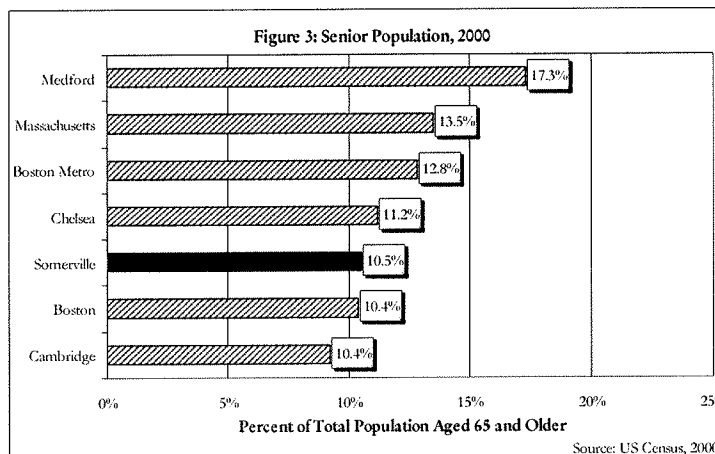


and escalating decline since then. As of 2000, Somerville housed only 8,099 seniors, representing a reduction of nearly 2,700 residents (25% decline).

Somerville's trend in this area is the exact opposite of that experienced nationwide and in other parts of Massachusetts. In fact, nationwide in 2000, nearly 13% of residents were seniors and in Massachusetts the percentage was slightly higher. Projections are that over the next 30 years, the percentage of seniors will continue to rise such that 20% of the population will ultimately consist of seniors¹. In contrast, in Somerville, only 10.5% of the population was aged 65 or above at the time of the 2000 Census. As can be seen from Figure 2, this places Somerville significantly below the state average and national averages.



In the Boston metro area, only Medford exceeds the State average in terms of percent of seniors (see figure 3). However, it is clear that Somerville has a below average percentage of seniors together with Boston and Cambridge. Interestingly, Chelsea, which is known as housing a very young, immigrant community has a higher percentage of seniors than Somerville.



Current Housing Options

At present, the majority of dedicated senior housing in Somerville is provided by public or non-profit agencies such as the Somerville Housing Authority (Brady Towers, Bryant Manor, Capen Court, Ciampa Manor, Corbett Apartments, Highland Gardens, Properzi Manor, Weston Manor) or the Visiting Nurses Association (Lowell Street and former Conwell School site). Additional properties, such as the Cobble Hill Apartments, which are owned by a private company, receive federal subsidy or are tenant-owned (Clarendon Hill Towers). Taking into account the new SHA facility, a total of 1,475 units for seniors are provided by public or non-profit agencies or through federal subsidy.

Despite these numbers, the majority of seniors reside in private residences. As can be seen in Map 1 (see Attachment II), recognizable concentrations of seniors can often be found in block groups

¹ Proehl, R.A. (2005). From despair to hope. (http://www.stmaryscenter.org/From_Despair_to_Hope.pdf), Retrieved March 15, 2008.

that contain the affordable housing. However, additional “Naturally Occurring Retirement Clusters” (NORCs) can be found around Teele Square, Ball Square and Winter Hill neighborhoods. A NORC is defined as an area where a large number of elderly reside in a place that was not originally planned with seniors in mind². One of the challenges within NORCs and other areas where seniors live individually, they may have less access to needed goods and services than those who lived in age-restricted buildings where services are provided on-site or nearby.

Of particular significance is the fact that even though Somerville contains several senior-only facilities, a sizeable number of seniors live alone. In fact, nearly 2,800 seniors live alone in Somerville (35.4% of seniors), a percentage that is higher than the State and Boston Metro region, albeit lower than Boston and Cambridge. Living alone can leave seniors vulnerable to isolation, depression, and poor nutrition if they have limited contact with others and/or do not have the capacity or interest to shop or prepare food for themselves.

Figure 4: Seniors Living Alone, 1990-2000			
	Seniors Aged 65 and Older	Seniors Living Alone	Percent of Seniors Living Alone
Massachusetts	860,162	256,137	29.8%
Boston Metro	197,890	61,229	30.9%
Medford	9,156	2,743	30.0%
Somerville	7,837	2,774	35.4%
Boston	57,462	21,796	37.9%
Chelsea	3,370	1,278	37.9%
Cambridge	9,051	3,909	43.2%

Source: US Census

State-level data and anecdotal conversations with local Seniors indicates that many Seniors leave Massachusetts, typically for Florida, when they are able-bodied and then return to the Commonwealth when they are in need of health care services. This represents an out-migration of individuals of financial means who may otherwise contribute to the local community through their purchasing power, interest in volunteering, art, and educational opportunities. In addition, as seniors relocate, Somerville loses an important part of its community and its living history. In addition, in this city marked by waves of immigration from different countries, loss of a particular age group can mean that the city’s cherished ethnic diversity is impacted as well. Studies have shown that the four main reasons seniors migrate are: housing, environment, family/social networks, and accessibility to services³. Although Somerville cannot affect the extent of snowfall each year, City policies can affect the other three areas substantially.

² DHHS. (2004). Supportive service programs in naturally occurring retirement communities. U.S. Department of Health and Human Services. Retrieved May 2, 2008 from <http://aspe.hhs.gov/daltcp/Reports/NORCssp.pdf>.

³ Henkel, S. (2000). Case Study: Elder migration in the United States. Retrieved July 30, 2009 from <http://iir-hp.wu-wienn.ac.at/neurus/henkel.pdf>

In the Metropolitan Area Planning Council's (MAPC) Metro Future regional plan, a stated goal is that "the region's seniors will have more housing choices and opportunities to downsize while staying in their own community". The plan states that the region's population over 65 years old will grow by 83% over the next thirty years, resulting in an increase of 455,000 people in this age group. Metro Future calls for the production of 83,000 units in multifamily buildings near existing commercial areas and transit. An increase in small units in convenient locations will mean that fewer seniors will face the choice of either spending increasing portions of their budgets on housing, heating and transportation or moving out of the communities where they have social ties.

In Somerville's *Five Year Consolidated Plan (2008-2013)*, the City recognized the need for additional senior housing through one of the goals that was to "encourage the creation of new housing for seniors, both assisted living and independent".

Expectations and Desires of Seniors

The Coalition for Senior Housing of Massachusetts conducted a study in 2007 to determine the impacts of services on seniors' ability to age in place. They noted four key factors that determined if seniors could remain in a residence as opposed to entering a nursing home:

1. access to health care at home;
2. in-house meals or the delivery of meals (Meals on Wheels);
3. social activity through safe and comfortable communal spaces; and
4. mobility through exercise and transportation.

In addition to the special requirements listed above, seniors often need more assistance with:

- property maintenance;
- nutrition and medication; and
- safety (e.g., from falls) and security (i.e., from crime).

These types of services can be more efficiently provided within a multi-unit development than in a structure with a few units. The study noted above also found that home care is perceived as preferable to nursing home care because it is cost-effective and enhances quality of life.

With the assistance of the Office on Aging, OSPCD staff were recently able to have a somewhat brief, but informative conversation with a group of over 40 seniors. This conversation validated the fact that seniors were leaving Somerville and the reasons given included moving to Florida and moving in with family members (perhaps to assist with childcare). In addition, when asked the majority indicated that they owned property and if they were ever to leave their homes, the following attributes of a housing development would be important to them:

- Storage (having sufficient space to keep important mementos)
- "Real" kitchen
- Access to transportation – bus and T
- Access to shopping, doctor's office, drug store, hair dresser, etc.

- Ability to walk around the neighborhood without barriers
- Open space on-site
- Gathering space on-site (open all day, not just for scheduled events)
- Near current neighborhood and/or friends.

They were not enthusiastic about the thought of living in a smaller space than they currently occupied and indicated that it would be important to have space to gather within the building where they could visit with friends, play cards, etc.

Construction of Senior Housing

In recent years, Somerville has seen the construction and opening of the Visiting Nurses Association (VNA) assisted living facilities on Lowell Street (97 units opened in 2000) and at the former Conwell School site (99 units opened in early 2009). The Somerville Housing Authority's (SHA) Capen Court facility (95 units) is presently under construction and anticipated to be ready for occupancy in 2010. Interestingly, each of these projects was approved under the 40B provisions of State law which indicate that projects which provide a minimum amount of affordable⁴ housing are not subject to local zoning jurisdiction. Somerville was fortunate to have partners in the VNA and SHA who worked collaboratively with the City on the design of the facilities, yet they were not required to do so under the provisions of 40B.

Prior to construction of the VHA and SHA facilities, the most recent construction was the Ciampa Manor built in 1987 and all other senior facilities were built primarily in the late 1960's and early 1970's (see Attachment III).

Research on Best Practices

Communities across the country are amending their zoning ordinances to facilitate the provision of senior housing, while taking into account the unique aspects of this type of housing. In fact the American Planning Association prepared an over 500 page information packet for cities called "Housing an Aging Population" in December 2008 which included examples of efforts throughout the U.S. related to senior housing and adult day care. OSPCD staff reviewed ordinances and plans prepared by the below-listed communities:

Arlington, MA	Foster City, CA
Cambridge, MA	Los Angeles, CA
Medford, MA	Perris, CA
Newton, MA	Howard County, MD
Upton, MA	Bothell, WA
Westwood, MA	
Woburn, MA	

⁴ For rental housing, at least 20% of units must be affordable to renters earning less than 50% of area median income. For owner occupied housing, at least 25% of units must be affordable to home owners earning less than 80% of area median income.

In most communities that had robust ordinances for senior housing, those ordinances allowed an increased number of units per acre, reduced the amount of required parking, and established design criteria. In some instances, such as Los Angeles and Foster City, CA, the ordinances did not establish density and dimensional standards, instead, they left the permitting up for discretion as long as certain findings were met.

Limitations within Somerville Zoning Ordinance

Almost all existing senior housing in the City was permitted through the provisions 40B and have received exemption from the current zoning regulations. In fact, the Somerville Zoning Ordinance (SZO) does not have distinct provisions for Senior Housing except for a reduced parking requirement.⁵

While 40B has proven to be an excellent vehicle for the creation of high-quality senior housing, it should not be the sole vehicle for senior housing construction, as it excludes the potential for private, for-profit housing to be built. Reliance on the 40B zoning exemption means that construction of senior housing is largely a charitable enterprise, undertaken only by public and non-profit agencies, because in addition to setting a minimum affordability threshold, 40B imposes limits on construction overhead and profits. These constraints limit who can participate and, by extension, sites that can be put to this needed use.

Furthermore, current zoning does not acknowledge unique needs that seniors may have. In addition to greater affordability and reduced parking, seniors often have different housing needs that are not reflected in the regulations and limit the ability to build this type of housing. Taken together, allowable floor area ratio and limits to residential density incentivize the construction of large residential units, whereas senior housing consists of smaller, affordable units that house fewer residents per unit than a typical residential unit. Furthermore, special design guidelines and increased amenities, such as landscaped areas for recreation and passive enjoyment, are needed for seniors aging in place.

PROPOSED ZONING AMENDMENT

The proposed amendments would create a new principal use named "Senior Housing". In developing a proposal to create the new Senior Housing use, staff considered the unique needs of seniors as well as comparable regulations in other communities.

Article 2: Definition of Senior Housing

Senior Housing would be defined as living facilities for households age 62 or older⁶ where at least

⁵ The parking requirement for senior citizen housing (including congregate) is 0.75 per unit, 0.40 per unit allowable by special permit (SZO §9.5.1.b). Alternatively, the SZO allows for a 20% reduction of required parking where it can be demonstrated that a use such as housing for the handicapped or where there is an instance of low rate of car ownership.

⁶ Housing for older persons is exempt from the prohibition against familial status discrimination if it is occupied solely

17.5% of units are affordable as defined by the City's Inclusionary Housing ordinance; specifications for the pricing, quantity, and distribution of units would be as stipulated in SZO §13.3.4 (Quantity and Distribution of [Inclusionary] Units). For developments to be viewed as Senior Housing, thereby receiving an increased density incentive, deed restrictions would be required in order to ensure their continued use as senior housing and protect the increased requirement for affordable units.

Categories of Senior Housing would be defined including:

- Assisted Living Facility;
- Congregate Senior Housing; and,
- Independent Senior Housing.

For the most part, all three uses would be considered under the Senior Housing umbrella except as it relates to parking requirements. Independent Senior Housing would have slightly lower parking requirements because there will be no permanent staffing on site.

Article 5: Establishing Design Guidelines

Design guidelines that are specific to the Senior Housing use would allow for the review of proposals to ensure that they were constructed to address seniors' needs and desires. The proposed guidelines address the appearance of the building, storage, amenities within units and outdoor space, common gathering spaces, social services, accessibility on-site and in the neighborhood, and emergency care and response plans.

Article 7: Establishing the Use Standards

As proposed, a Senior Housing development could be permitted in most commercial districts (excluding the Business B, Industrial, Open Space, and University Districts) and in the Residence C District. In all cases a special permit would be required, involving discretionary permitting and public hearings.

In any district, a typical scale of development (seven or more units) would require a special permit with site plan review (SPSR) approval. Smaller projects of six or fewer units could be established with a special permit with design review in the RC, NB, CBD, BA, and CCD. In the ASMD, PUD-B, PUD-B1, and TOD, a SPSR would be required for any size of project.

Articles 6 & 8: Dimensional Requirements

The proposed lot area per dwelling unit requirement for Senior Housing is recommended to decrease by slightly over 50% of the current requirement (*i.e.*, the permitted residential density would increase) in order to allow for an optimal number of smaller units, which are often preferable for seniors. Even with this change, the potential number of inhabitants on a given site may be the

by persons who are 62 or older.

same or even decrease from the current standard considering that many seniors live alone or with only one other person.

The landscaping requirement would increase by 5% in the residential districts and 10% in all other districts so that residents would have more outdoor amenities such as patios, green space or gardens on site.

As proposed, the maximum height of structures would not change but the reference to maximum stories would be eliminated as a result of this amendment. Current maximum building heights could accommodate more stories (while still having typical and building code-compliant residential floor-to-ceiling heights) accommodating the additional residential units without increasing the size of the building above existing standards. This change would improve affordability and housing capacity without increasing buildings' scale.

Overall, the dimensional standards proposed will not affect the allowable building bulk in the respective districts, instead, it will allow the space within the building envelope to be used more efficiently for senior housing units.

Article 9: Parking Requirements

Currently the SZO requires 0.75 parking spaces per unit for Senior Housing, with a possible reduction to 0.40 spaces per unit with approval of a special permit. As proposed, a special permit could be approved to reduce the ratio to 0.25 parking spaces per unit for Senior Housing. The 0.25 ratio could only be sought if 100% of the units were deed-restricted as affordable in perpetuity and the applicant submitted a professional parking study demonstrating the reduced parking demand. A difference in the parking requirements would be that Assisted Living and Congregate Senior Housing would need to provide an additional .25 spaces per employee on the largest shift.

CONCLUSION

By adopting the proposed amendments, the Board of Aldermen would formally establish a category to protect a desired use in the City. The increase in permitted residential density would allow senior housing to be more financially feasible to construct and maintain and more affordable for seniors to live in. The design guidelines and increase in landscaped area that are included in this proposal would ensure that the type of housing is tailored to the needs of seniors, by balancing reduced parking and density requirements with increased landscaping requirements and specific design guidelines. The proposed design guidelines, dimensional standards, and parking requirements would make senior housing a feasible development that would better satisfy seniors' needs. As the senior population grows, providing housing options that allow Somerville's seniors to remain in our community will become increasingly important.

RECOMMENDATION

It is recommended that the Board of Aldermen adopt the attached ordinance establishing a Senior Housing use and amending various zoning code sections to facilitate the provision of Senior

Housing.

Attachments

1. Proposed Ordinance
2. Map 1 – Population Aged 65 & Over (2000)
3. Table of Senior Housing Facilities in Somerville

**CITY OF SOMERVILLE
ORDINANCE NO. _____
IN THE BOARD OF ALDERMEN: _____**

**AN ORDINANCE AMENDING THE SOMERVILLE ZONING
ORDINANCE TO INCLUDE A SENIOR HOUSING USE CITYWIDE**

WHEREAS, the Somerville Zoning Ordinance does not address the distinct housing needs for seniors; and,

WHEREAS, the City’s HUD 5-Year Consolidated Plan documents the need for Elderly Housing; and,

WHEREAS, the Metropolitan Area Planning Council (MAPC) Metro Future regional plan has established as a goal that “the region’s seniors will have more housing choices and opportunities to downsize while staying in their own community”; and,

WHEREAS, Metro Future states that the region’s population over 65 years old will grow by 83% over the next thirty years, resulting in an increase of 455,000 people in this age group;

THEREFORE, be it adopted by the Board of Aldermen, in session assembled, that the below listed sections of the Somerville Zoning Ordinance are hereby amended as identified.

1. Article 2: Definitions is hereby amended as follows (additions are underlined and deletions are ~~crossed out~~):

Senior Housing. A form of housing that provides deed restricted living facilities for households where at least one member is age 62 or older and/or disabled and where at least 17.5% of the units are affordable as stipulated in Article 13. Domestic partners and/or live-in caregivers need not be 62 years of age or older and/or disabled. Senior Housing facilities include Assisted Living Facility, Congregate Senior Housing, and Independent Senior Housing.

Assisted Living Facility. A Senior Housing facility with private dwelling units/apartments which provide 24 hour services geared toward an aging population that may have difficulty functioning independently and may require oversight including, but not limited to the provision of a full meal plan, transportation services, personal care and assistance with medication (see Senior Housing definition).

Congregate Senior Housing. A Senior Housing facility with private dwelling units/apartments that has centralized facilities such as a licensed kitchen, dining room, and other common areas and is designed for an adult population requiring some supportive services including but not limited to meals, housekeeping, home health and other supportive services (see Senior Housing definition).

Independent Senior Housing. A Senior Housing facility with private dwelling units/apartments individually equipped with a minimum of a kitchen, bedroom, bathroom, and living area. Geared toward independently functioning adults, this housing does not offer meals, housekeeping or home health services, but contains community gathering space that can be used for limited supportive services or events (see Senior Housing definition).

2. Article 5: Special Permits, and Special Permits with Site Plan Review, is hereby amended as follows (additions are underlined and deletions are ~~crossed out~~):

5.2.4. *Design Guidelines.*

C. Design guidelines for Senior Housing.

1. Residential units should be sufficiently large to provide comfortable, appropriate and accessible accommodation. At a minimum, each unit shall be provided with a fully enclosed, securable storage area not less than 100 CF in volume within each unit, in addition to closets typically found in the bedrooms or kitchen. The provision of additional storage space elsewhere in the building is strongly encouraged. The Minimum Dwelling Size for each unit shall be as follows:
 - (a) Studios – 475 square feet
 - (b) 1 Bedroom – 550 square feet
 - (c) 2 Bedroom – 700 square feet

No dwelling unit shall contain more than two bedrooms.

2. Residential units should comfortably accommodate persons using walkers, canes, wheelchairs, or scooters and, at minimum, projects should include the following Universal Design principles:
 - a. No-step entries into units.
 - b. One-story living such that an eating area, bathroom, and sleeping area within a unit are available on the same floor.
 - c. Front doors with a minimum width of 26” to accommodate the use of wheelchairs and 32” free-swing doors on all interior doors.
 - d. Hallway minimum width of 42” to accommodate the use of wheelchairs.
 - e. Room thresholds that are flush.
 - f. Lever door handles and rocker light switches throughout unit.
3. The building should be residential in character, incorporating details that are common in Somerville homes, such as bay windows, porches, stoops, traditional and natural materials (e.g., clapboards, shingles, brick), residential window dimensions and rooflines.
4. Common spaces such as a parlor, or gathering areas should be available for residents.

5. There should be sufficient accessible, outdoor landscaped area and patio space for residents' access and use. Outdoor amenities may also include space for gardens.
 6. Operators should provide a level of resident services appropriate to the scale and location of the facility and designed to address the particular social service needs of the senior population.
 7. Access:
 - a. Access to community amenities should be provided, including transit, shopping, services (including medical), parks and recreation, and social and educational activities.
 - b. Adjacent and surrounding walking routes in the 3-block (or 600 feet whichever is less) surrounding area should be evaluated to determine if there are any hazards such as non-existent or narrow sidewalks, unmarked crosswalks, inadequate lighting or other environmental factors which would hinder mobility.
 - c. Paths should be provided from the building entrance to the public sidewalk. These should be continuous and level (i.e., meeting accessibility standards), and suitable for walking, scooters and wheelchairs. These should be separated from vehicle circulation, or, at a minimum, be signed, stamped/painted and otherwise marked as a defined walkway.
 - d. Drop-off points should be provided at major building entries and plaza areas for all projects with more than 6 units.
 - e. All projects should provide a clear connection between the on-site pedestrian circulation system and the off-site public sidewalk.
 8. Management should develop and maintain a comprehensive emergency and evacuation plan in collaboration with the City and other emergency agencies. The plan should include accounting for any residents who are missing, training residents on 911 and Fire Department response services, and providing assistance and direction to emergency personnel as required.
 9. The development should include an emergency call system with 24-hour response, including a call mechanism located within units near places where the need is likely to be the greatest (e.g., kitchen, bathroom, bedroom). In some cases, such as larger developments, an on-site operator may be necessary.
3. Article 6: Establishment of Zoning Districts, Section 6.5, Transit Oriented Districts (TOD), is hereby amended as follows (additions are underlined and deletions are ~~crossed-out~~):

<i>Dimensional and Use Standards</i>

<i>TOD-55</i>

B	<i>Minimum lot area / dwelling unit (s.f.)</i>	600 <u>(8)</u>
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Notes:

(8) Senior Housing (§7.12.4 applies): 450 sf.

4. Article 7: Permitted Uses is hereby amended as follows (additions are underlined and deletions are ~~crossed-out~~):

7.11.3. Other Residential Uses

PRINCIPAL USE (unless specified otherwise)	RA	RB	RC	NB	CBD	BA	BB	IA
<u>h. Senior Housing (4)</u>								
<u>of 6 units or less</u>	-	-	<u>SPD</u>	<u>SPD</u>	<u>SPD</u>	<u>SPD</u>	-	-
<u>of 7 units or more</u>	-	-	<u>SPSR</u>	<u>SPSR</u>	<u>SPSR</u>	<u>SPSR</u>	-	-

PRINCIPAL USE (unless specified otherwise)	IB	IP	OS	UN	ASMD	PUD-B / PUD-B1
<u>h. Senior Housing (4)</u>						
<u>of 6 units or less</u>	-	-	-	-	<u>SPSR-A</u>	-
<u>of 7 units or more</u>	-	-	-	-	<u>SPSR-A</u>	-

5. Article 7: Permitted Uses is hereby amended to include conditions for Senior Housing use in Section 7.12, Footnotes to Table of Permitted Uses, as follows. (additions are underlined and deletions are ~~crossed-out~~):

4. Senior Housing should satisfy the following findings:

- a. The project at its specific location serves the unique needs and lifestyles of seniors while creating a high-quality development that is compatible with its surroundings.
- b. The project is consistent with the Senior Housing definition (Article 2) and reflects the Design Guidelines for Senior Housing (§5.2.4).

6. Article 7: Table of Use Clusters is hereby amended to include conditions for Senior Housing use in Section 7.13, as follows. (additions are underlined and deletions are ~~crossed-out~~):

TABLE 7.13—TABLE OF USE CLUSTERS

Use Cluster	Principal Uses “SP” indicates permit required for any size	By-Right Allowance
E. Residential	Dwellings, multiple units; <u>Senior Housing</u>	0 n.s.f.
	Artist Live/Work Space, multiple units	Except as permitted in AOD
	Home occupation (no additional parking required other than for residential)	by right within existing unit
	Office, within a primary residence (no additional parking required other than for residential)	

7. Article 8: Dimensional Requirements, Section 8.5 (Table of Dimensional Requirements) is hereby amended as follows (additions are underlined and deletions are ~~crossed out~~):

		<i>DISTRICTS</i>				
		<i>RC</i>	<i>NB</i>	<i>CBD</i>	<i>BA</i>	<i>CCD</i>
A.	Minimum lot size (s.f.)	7,500 (1)	NA	NA	NA	NA
B.	Minimum lot area/dwelling unit <u>(23)</u>					
	1-9 units (s.f.)	875	875	875	875	600
	10 or more units (s.f.)	1000	1000	1000	1000	600
C.	Maximum ground coverage (%)	70	80	80	80	80
D.	Landscaped area, minimum percent of lot <u>(23)</u>	25	10	10	10	10
E.	Floor area ratio (F.A.R.) (2)	2.0	2.0	2.0	2.0	3
F.	Maximum height (3)					
	stories/	3	3 <u>(23)</u>	4 <u>(23)</u>	4 <u>(23)</u>	N/A
	feet	40	40 (18)(19) (20)(21)	50 (20)(21)	50 (20)(21)	55
G.	Minimum front yard (ft)(5a)(5b) (5c)(17)	15	NA	NA	NA	NA
H.	Minimum side yards (ft) (5a)(6)(10)(17)	(7)(8) (9)(11)	NA (12)	NA (12)	NA (12)	N/A
I.	Minimum rear yards (ft) (5b)(13)(14) (15)(17)	20	N/A	NB, CBD, BA, and BB districts: 10 feet, plus 2 feet for each story above the ground floor (also see footnote 12)		N/A
J.	Minimum frontage (ft)	50 (16)	NA	NA	NA	30

8. Article 8: Dimensional Requirements, Section 8.6 (Footnotes to Section 8.5) is hereby amended as follows (additions are underlined and deletions are ~~crossed out~~):

23. Minimum lot area per dwelling unit, landscaped area, and number of stories for Senior Housing. The following lists unique dimensional requirements for Senior Housing as permitted under §7.11.3.h. Requirements not listed are governed by Table 8.5.

<u>B. Minimum lot area dwelling unit</u>	<u>RC</u>	<u>NB</u>	<u>CBD</u>	<u>BA</u>	<u>CCD</u>
1-9 units (s.f.)	<u>450</u>	<u>450</u>	<u>450</u>	<u>450</u>	<u>450</u>
10 or more units (s.f.)	<u>475</u>	<u>475</u>	<u>475</u>	<u>475</u>	<u>475</u>
<u>F. Maximum height</u>					
stories	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<u>D. Landscaped area, minimum percentage of lot</u>	<u>30</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>

The use shall not qualify for additional density bonus under §13.5 (Incentives for Provision of Additional Affordable Housing Units).

9. Article 9: Off-Street Parking and Loading (additions are underlined and deletions are ~~crossed out~~):

9.5. Number of Parking Spaces.

TYPE OF USE

PARKING FACTOR

(Minimum number of parking spaces to be provided)

1) Residential Uses:

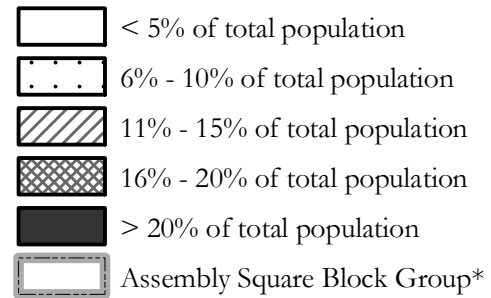
B. Independent Senior citizen Housing (including congregate)

0.75 per unit, 0.40 per unit allowable by special permit, 0.25 per unit allowable by special permit if units are 100% affordable in perpetuity and a professional parking study demonstrates the reduced parking demand.

C. Assisted Living Facility; Congregate Senior Housing

Same as Independent Senior Housing (above) plus .25 per employee on the largest shift

Map 1: Population Aged 65 and Over (2000)

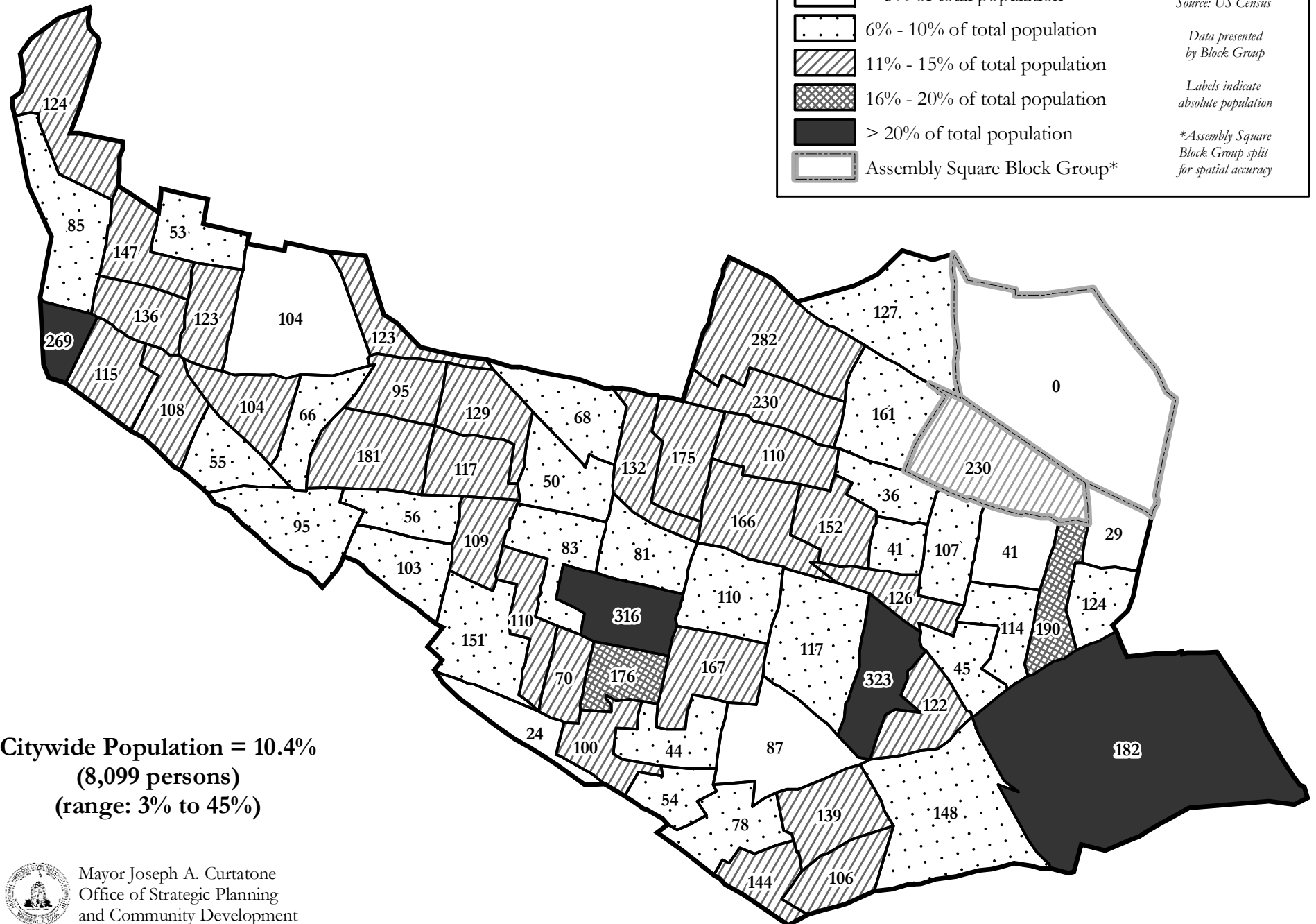


Source: US Census

Data presented by Block Group

Labels indicate absolute population

*Assembly Square Block Group split for spatial accuracy



Citywide Population = 10.4%
(8,099 persons)
(range: 3% to 45%)



Mayor Joseph A. Curtatone
 Office of Strategic Planning
 and Community Development

SENIOR HOUSING FACILITIES IN SOMERVILLE								
Project Name	Owner	Address	Unit Count	Land Area (SF)	Land Area (Acres)	Units per Acre	Lot Area per DU (SF)	Year Built
B.F. Faulkner Tower	Walnut Hill Realty Trust	25 Highland Avenue	130	28,146	0.65	201	217	1978
Properzi Manor	SHA	13-25 Warren Ave.	109	25,007	0.57	190	229	1968
Pearl Street Park	E. P. Management Corp.	238 Pearl Street	86	25,234	0.58	148	293	1983
Ciampa Manor	SHA	27 College Avenue	53	15,634	0.36	148	295	1987
Weston Manor	SHA	15 Weston Avenue	80	23,612	0.54	148	295	1972
111 Walnut Street	Central Street Apts Co.	111 Walnut St.	12	4,321	0.10	121	360	1981
Bryant Manor	SHA	75 Myrtle St.	134	49,000	1.12	119	366	1980
Highland Gardens	SHA	114 Highland Avenue	42	20,282	0.47	90	483	1958
Corbett Apartments	SHA	125 Jaques Street	50	26,102	0.60	83	522	1963
Corbett Apartments	SHA	32 Jaques Street	50	28,800	0.66	76	576	1963
Brady Tower	SHA	252 Medford Street	84	50,351	1.16	73	599	1962
VNA Assisted Living Estates	Visiting Nurses Assoc.	259 Lowell Street	97	83,127	1.91	51	857	2000
VNA Senior Living Community	Visiting Nurses Assoc.	405 Alewife Brook Pkwy	99	85,082	1.95	51	859	2008
Requirement of RC/NB/CBD/BA/BB/IA Zones							875	
Hagan Manor		268 Washington Street	24	21,543	0.49	49	898	1982
1-16 Capen Court	SHA	1-16 Capen Court	95	88,142	2.02	47	928	2008
Mt. Pleasant Apartments	Peabody Properties, Inc.	70 Perkins Street	65	62,093	1.43	46	955	1981
Requirement of RB Zone							1,500	
Cobble Hill Apartments	CMJ Management Co.	84 Washington Street	224	410,865	9.43	24	1,834	1982
Requirement of RA Zone							2,250	
Clarendon Hill Towers	Maloney Properties Inc.	1366 Broadway	41	240,084	5.51	N/A (1)	N/A (1)	1969

1,475

1. Clarendon Hill Towers is not exclusively senior housing, but has a high percentage of senior residents. 41 units are leased by SHA for seniors.