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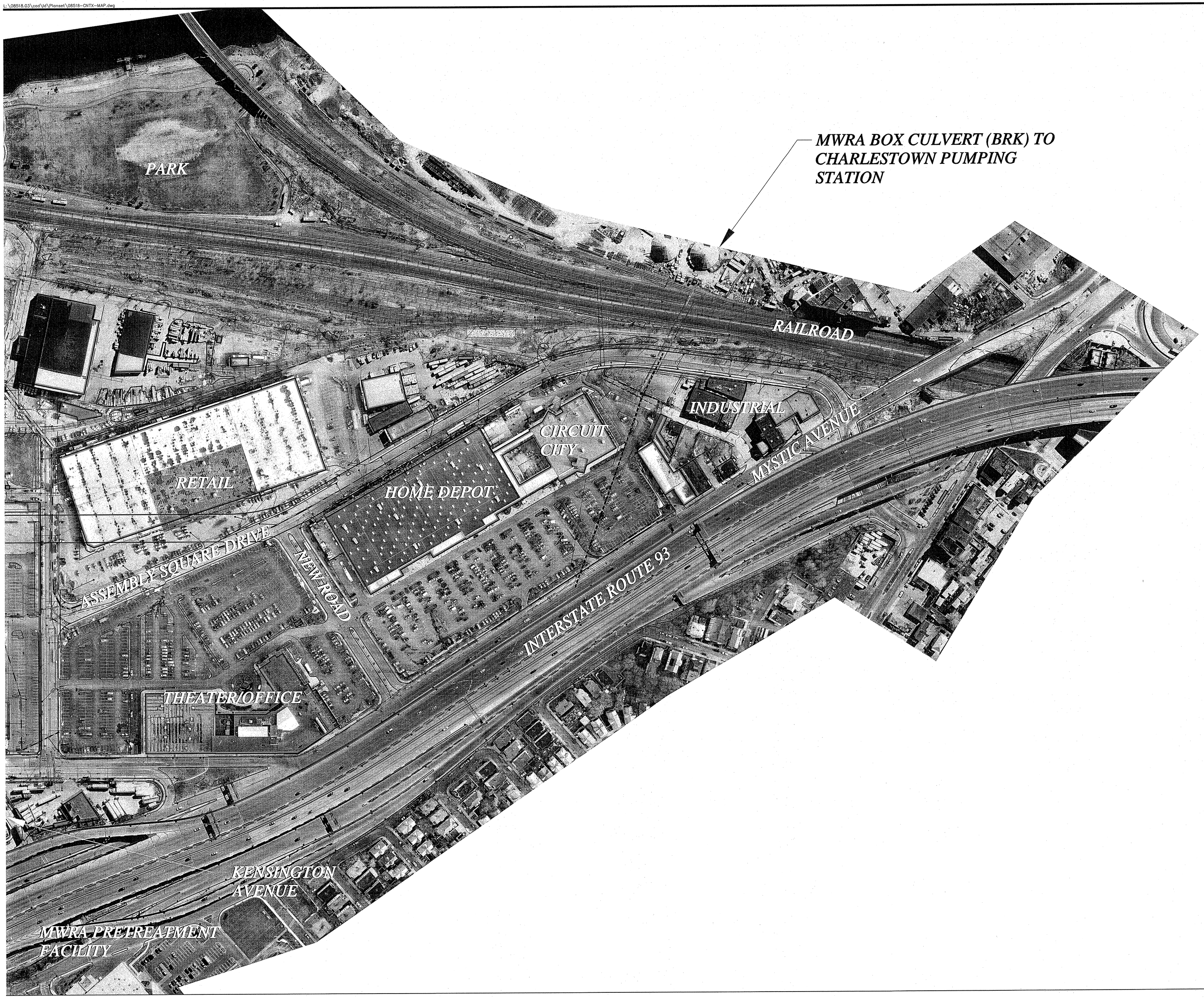

VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
101 Walnut Street, P.O. Box 9151
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No.	Revision	Date	Appvd.

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=100' | Date October 30, 2006

Project Title
Preliminary Master Plan

Assembly Square Drive
Somerville, Massachusetts
Issued for

Not Approved for Construction
Drawing Title

Neighborhood Context Map 2

Drawing Number
C-3
Sheet 4 of 18
Project Number 08518.03

08518-CNTX-MAP.DWG

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Parking Summary Chart

Description	Size Required	Size Provided	Office Required	Retail Required	Restaurant Required	Residential Required	Hotel Required	Cinema Required	IKEA Required	IKEA Provided	Mall Required	Mall Provided
STANDARD SPACES	9' x 18'	9' x 18'	1,722	391	97	2,069	96	59	302	1,368	1,038	1,099
STANDARD ACCESSIBLE SPACES*	13' x 18'	14' x 18'	23	6	4	25	3	2	6	20	17	18
VAN ACCESSIBLE SPACES*	16' x 18'	17' x 18'	5	2	1	6	1	1	2	4	4	4
TOTAL SPACES			1,750	399	102	2,100	100	62	310	1,392	1,059	1,121
LOADING BAYS**	12'x30'x 14'	12'x30'x 14'	12	10	4	–	1	1	9	9	9	15

* ADA/STATE/LOCAL REQUIREMENTS

Zoning Summary Chart

Zoning District(s): Assembly Square Mixed-Use District (ASMD)
Overlay District(s): Planned Unit Development Overlay District
A (PUD-A), Waterfront Overlay District

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA	20,000 SF	65.4± AC
FRONT YARD SETBACK	NO MINIMUM	0 FT
SIDE YARD SETBACK	NO MINIMUM	27± FT
REAR YARD SETBACK	NO MINIMUM	11± FT
MAX. FLOOR AREA RATIO	10.0	2.0
MAX. BUILDING HEIGHT < 150' OF MYSTIC RIVER BANK	NONE	NONE
BETWEEN 150' AND 250'	70 FT	70 FT
BETWEEN 250' AND 350'	90 FT	90 FT
WITHIN 1,000' OF MBTA ENTRANCE	250 FT	250 FT
ALL OTHER LOCATIONS	125 FT	100 FT
TOTAL OPEN SPACE	25%	26.5%
USEABLE OPEN SPACE	12.5%	15.0%

Mixed Use Area Loading Requirements: **

OFFICE:	0 – 10,000 SF	(0)	= 12
	10,001 – 100,000 SF	(1)	
	EACH ADDL. 150,000 SF	(1)	
RETAIL:	0 – 5,000 SF	(0)	= 10
	5,001 – 20,000 SF	(1)	
	20,001 – 35,000 SF	(2)	
	35,001 – 50,000 SF	(3)	
	EACH ADDL. 50,000 SF	(1)	
RESTAURANT:	0 – 4,000 SF	(0)	= 4
	4,001 – 6,000 SF	(1)	
	6,001 – 16,000 SF	(2)	
	16,001 – 40,000 SF	(3)	
	EACH ADDL. 40,000 SF	(1)	
HOTEL:	AS NEEDED	–	= 1
CINEMA:	AS NEEDED	–	= 1

TOTAL LOADING REQUIRED = 28
TOTAL LOADING PROVIDED = 33

IKEA Loading Requirements:**

RETAIL:	0 – 5,000 SF	(0)	= 9
	5,001 – 20,000 SF	(1)	
	20,001 – 35,000 SF	(2)	
	35,001 – 50,000 SF	(3)	
	EACH ADDL. 50,000 SF	(1)	

TOTAL LOADING REQUIRED = 9
TOTAL LOADING PROVIDED = 9

Assembly Square Mall Loading Requirements:

RETAIL:	0 – 5,000 SF	(0)	= 9
	5,001 – 20,000 SF	(1)	
	20,001 – 35,000 SF	(2)	
	35,001 – 50,000 SF	(3)	
	EACH ADDL. 50,000 SF	(1)	

TOTAL LOADING REQUIRED = 9
TOTAL LOADING PROVIDED = 15

Mixed Use Area Parking Requirements:*

OFFICE	1,750,000 SF x 1 SPACE / 1,000 SF	= 1,750
RETAIL	399,000 SF x 1 SPACE / 1,000 SF	= 399
RESTAURANT	51,000 SF x 1 SPACE / 500 SF	= 102
CINEMA	62,000 SF x 1 SPACE / 1,000 SF	= 62
RESIDENTIAL	1 SPACE / UNIT	= 2,100
HOTEL	0.5 SPACES/ GUEST ROOM	= 100

TOTAL PARKING REQUIRED = 4,513
TOTAL PARKING PROVIDED = 7,650

* Assumptions:

1 PARKING SPACE PER DWELLING UNIT (DU)
1 PARKING SPACE PER 1000 SF OF CINEMA GSF
1 PARKING SPACE PER 1000 SF OF OFFICE GSF
1 PARKING SPACE PER 1000 SF OF RETAIL GSF
1 PARKING SPACE PER 500 SF OF RESTAURANT GSF
1 PARKING SPACE PER .5 HOTEL ROOMS (200 ROOMS)
RESTAURANT SF BASED ON 10% OF TOTAL RETAIL SF
TOTAL PARKING PROVIDED = 7,650 (350 SF PER SPACE)
BY STREET–WORKS

IKEA Parking Requirements:*

RETAIL	310,000 SF x 1 SPACE / 1000 SF	= 310

TOTAL PARKING REQUIRED = 310
TOTAL PARKING PROVIDED = 1,392

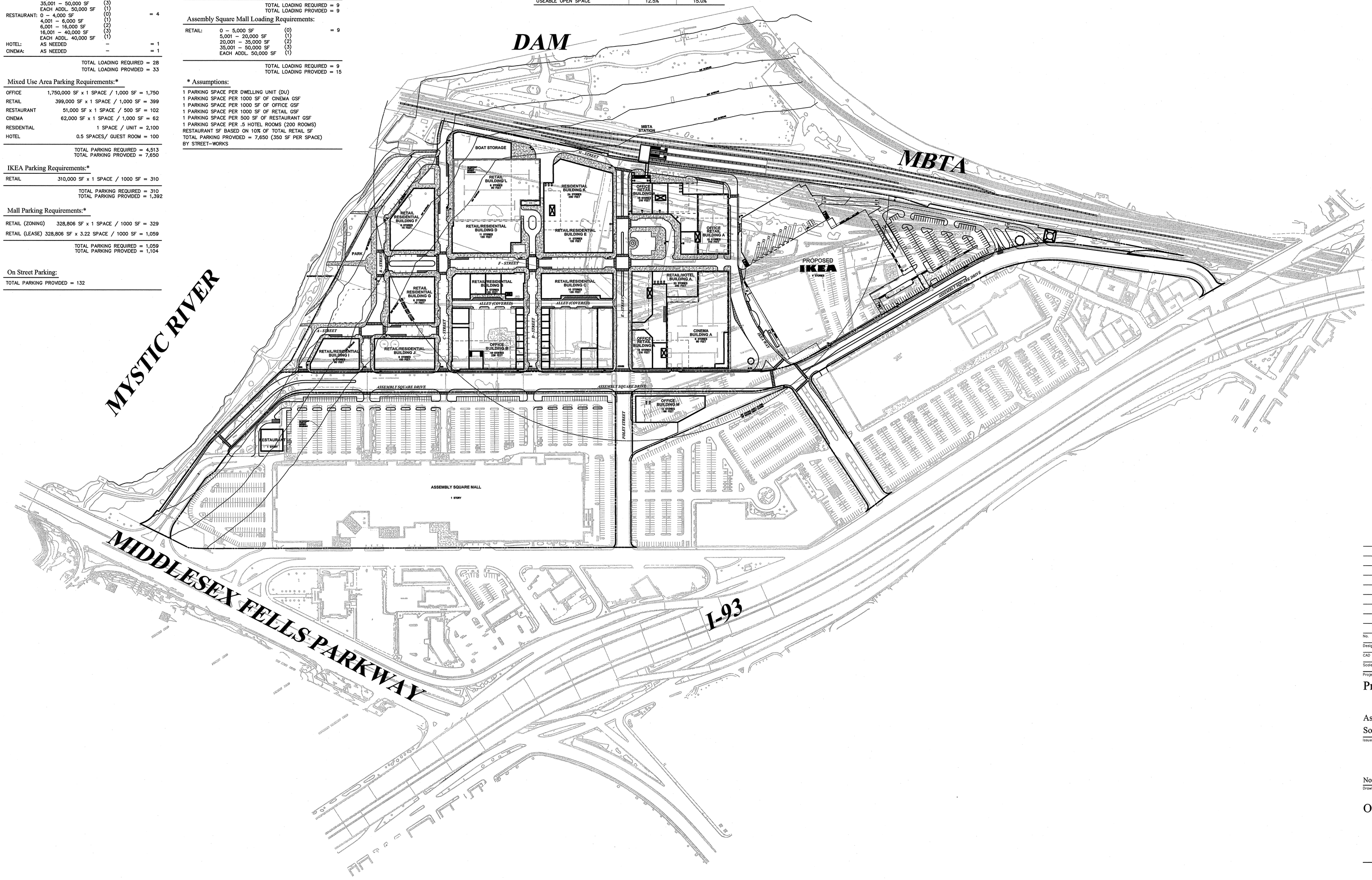
Mall Parking Requirements:*

RETAIL (ZONING)	328,806 SF x 1 SPACE / 1000 SF	= 329
RETAIL (LEASE)	328,806 SF x 3.22 SPACE / 1000 SF	= 1,059

TOTAL PARKING REQUIRED = 1,059
TOTAL PARKING PROVIDED = 1,104

On Street Parking:

TOTAL PARKING PROVIDED = 132



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Project Title
Preliminary Master Plan

Assembly Square Drive
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Drawing Title
Overall Site Plan

Drawing Number
C-4
Sheet 5 of 18

COMMONWEALTH OF MASSACHUSETTS
KENDALL CARPENTER
No. 32874
REGISTERED PROFESSIONAL ENGINEER

Project Number
08518.03

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