



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
**JOSEPH A. CURTATONE**  
**MAYOR**

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

**PLANNING DIVISION STAFF**

GEORGE PROAKIS, *DIRECTOR OF PLANNING*  
LORI MASSA, *SENIOR PLANNER*  
MELISSA WOODS, *PLANNER*  
AMIE HAYES, *PLANNER*  
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

**Case #:** PB 2014-33  
**Date:** December 4, 2014  
**Recommendation:** Conditional Approval

---

**PLANNING STAFF REPORT**

---

**Site:** Assembly Row Block 7

**Applicant Name:** Street Retail, Inc.

**Applicant Address:** 1626 East Jefferson Street, Rockville, MD 20852

**Property Owner Name:** FR Sturtevant Street, LLC, Street Retail, Inc, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B9, LLC, as tenants in common & others

**Property Owner Address:** 1626 East Jefferson Street, Rockville, MD 20852

**Agent Name:** Robert A. Fishman

**Agent Address:** Seaport West, 155 Seaport Blvd., Boston, MA 02210

**Alderman:** Matthew McLaughlin

Legal Notice:

Applicant Street Retail, Inc. & Owner FR Sturtevant Street, LLC, Street Retail, Inc, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B9, LLC, as tenants in common & others seek a Revision to Special Permit with Site Plan Review-A that was granted by the Planning Board under SZO §7.11.11.10 for a parking lot with approx 284 spaces to alter a condition of approval. ASMD, PUD-A Zones. Ward 1.

Parcels: Parcels 99-A-13

Dates of Public Hearing: December 11, 2014

---

## **PROPOSAL**

On October 16, 2014 the Planning Board approved of a proposal to create temporary parking lot with 284 parking spaces on Block 7 of Assembly Row. The lot serves the retail uses in Blocks 1, 3, 4 and 6 when it is constructed and temporarily provide commuter parking. The Applicants charge six dollars per day for commuter parking. Once the lot is solely used for retail patrons it will be free. The other lots in Assembly Row that are only available to retail patrons open at 10am and there is signage to restrict these lots from being used as commuter parking. Federal Realty is required to put together a Transportation Management Association (TMA) to determine how best to manage parking in the Assembly Row neighborhood. The TMA will review data and best practices in order to create a management plan.

Condition 2 of approval states the following: *The primary purpose of this parking facility is to offer accessory parking (paid or unpaid) to the retail uses on Blocks 1, 2, 3, 4 and 6. Until such time as construction commences on Block 6, or until December 31, 2014, whichever occurs first, the applicant may operate this parking facility for use by daily commuters using the Orange Line station. No more than 284 commuter vehicles may be parked in this lot at one time. No vehicles may be parked outside of marked parking spaces. Per the conditions of their approval, no commuter parking shall be permitted on Blocks 5 or 6. Once construction begins on Assembly Row Block 6, the operation of this site (or any other surface lot at Assembly Row) as a commuter parking lot shall cease.*

The current application is to revise condition 2 to allow for more time to operate commuter parking. Block 6 was originally anticipated to be under construction in the winter/spring of 2015 and since it has not yet started, the Applicant is asking to extend the timeframe of this condition. Construction of Block 6 is intended to commence in the spring of 2015.

## **NATURE OF THE APPLICATION**

Revisions to Special Permits with Site Plan Review under SZO §5.3.8 may be sought before the Certificate of Occupancy is issued for a project. The proposed revision is not deemed de minimis because it is a change to a condition of approval. Revisions that are not de minimis are subject to the full notice and hearing provisions of the Somerville Zoning Ordinance.

## **STAFF RECOMMENDATION**

Based on the information on the construction schedule of Block 7, Planning Staff recommends revising condition 2 of PB 2014-29 to the following:

*The primary purpose of this parking facility is to offer accessory parking (paid or unpaid) to the retail uses on Blocks 1, 2, 3, 4 and 6. Until such time as construction commences on Block 6, or until June 30, 2015, whichever occurs first, the applicant may operate this parking facility for use by daily commuters using the Orange Line station. The timeframe may be extended with approval by the Director of Planning. No more than 284 commuter vehicles may be parked in this lot at one time. No vehicles may be parked outside of marked parking spaces. Per the conditions of their approval, no commuter parking shall be permitted on Blocks 5 or 6. Once construction begins on Assembly Row Block 6, the operation of this site (or any other surface lot at Assembly Row) as a commuter parking lot shall cease.*

The recommendation is also based upon a technical analysis by Planning Staff of the application material based upon the required findings of the Somerville Zoning Ordinance, and is based only upon information submitted prior to the public hearing. This report may be revised or updated with new recommendations, findings and/or conditions based upon additional information provided to the Planning Staff during the public hearing process.

