

# Site Plans

Issued for: **Final Level PUD Approval- Final Submission**

Date Issued: September 30, 2011

Latest Issue: September 30, 2011

## Sheet Index

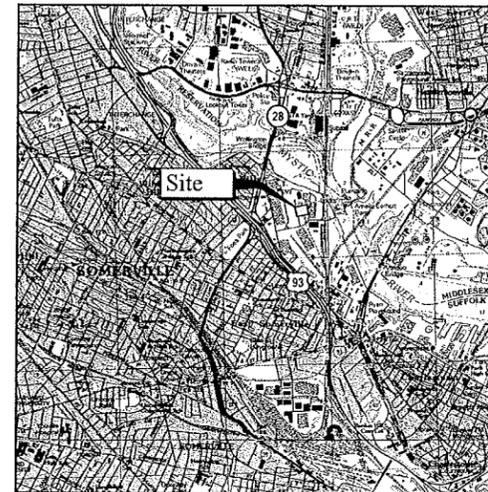
Number	Drawing Title	Latest Issue
C-1	Legend and General Notes	09/30/2011
C-2	Neighborhood Context Map 1	09/30/2011
C-3	Neighborhood Context Map 2	09/30/2011
C-4	Overall Site Plan 1	09/30/2011
C-5	Overall Site Plan 2	09/30/2011
C-6	Layout and Materials Plan	09/30/2011
C-7	Grading and Drainage Plan	09/30/2011
C-8	Utility Plan	09/30/2011
C-9	Turning Template Plan	09/30/2011

## Bound Separately

A-1	Architectural Plans	10/04/2011
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# Assembly Square Block 3

Assembly Square Drive  
Somerville, Massachusetts



Site Location Map

## Property Owners

Federal Realty  
INVESTMENT TRUST



Owner/Applicant:  
**Street Retail, Inc.**  
1626 East Jefferson Street  
Rockville, MD 20852  
(P) 617-684-1500



30 Glenn Street  
White Plains, NY 10603  
(P) 914-949-10603



**Vanasse Hangen Brustlin, Inc.**  
Transportation  
Land Development  
Environmental Services

101 Walnut Street, P.O. Box 9151  
Watertown, Massachusetts 02471  
617.924.1770 • FAX 617.924.2286









### Parking Summary Chart

Description	Size		Office Required	Retail Required	Restaurant Required	Residential Required	Hotel Required	Cinema Required	IKEA		Mall	
	8' x 18'	12' x 18'							Required	Provided	Required	Provided
STANDARD SPACES	8' x 18'	12' x 18'	1,722	324	230	2,058	88	80	332	1,284	1,038	1,100
STANDARD ACCESSIBLE SPACES*	12' x 18'	14' x 18'	8	8	5	35	3	2	7	20	17	17
VAN ACCESSIBLE SPACES*	16' x 18'	17' x 18'	5	2	2	7	1	1	1	3	4	6
TOTAL SPACES			1,790	332	237	2,100	100	83	340	1,287	1,059	1,123

\* ADA/STATE/LOCAL REQUIREMENTS (MINIMUM)

#### Mixed Use Area Loading Requirements:

OFFICE:	0 - 10,000 SF	(0)	
	10,001 - 100,000 SF	(0)	
	EACH ADD. 100,000 SF	(0)	
RETAIL:	0 - 5,000 SF	(0)	
	5,001 - 20,000 SF	(0)	
	20,001 - 50,000 SF	(0)	
	EACH ADD. 50,000 SF	(0)	
RESTAURANT:	0 - 4,000 SF	(0)	
	4,001 - 6,000 SF	(0)	
	6,001 - 16,000 SF	(0)	
	16,001 - 40,000 SF	(0)	
	EACH ADD. 40,000 SF	(0)	
HOTEL:	AS NEEDED		- 1
CINEMA:	AS NEEDED		- 1
TOTAL LOADING REQUIRED = 28			
TOTAL LOADING PROVIDED = 28			

#### Mixed Use Area Parking Requirements:

OFFICE:	1,750,000 SF x 1 SPACE / 1,000 SF = 1,750
RETAIL:	331,392 SF x 1 SPACE / 1,000 SF = 332
RESTAURANT:	118,258 SF x 1 SPACE / 500 SF = 237
CINEMA:	62,350 SF x 1 SPACE / 1,000 SF = 63
RESIDENTIAL:	2,100 UNITS x 1 SPACE / UNIT = 2,100
HOTEL:	200 GUEST ROOMS x 0.5 SPACES/GUEST ROOM = 100
TOTAL PARKING REQUIRED = 4,582	
TOTAL PARKING PROVIDED = 7,658	

#### Mixed Use Area Parking Requirements - 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 25% OF TOTAL RETAIL SF
- TOTAL PARKING PROVIDED = 7,658
- (INCLUDES 190 ON-STREET PARKING SPACES)

\*RETAIL AREA MAY BE RE-ALLOCATED TO OFFICE OR RESIDENTIAL USES AT ANY TIME, SO LONG AS ALSO PERMITTED BY NEW OR MODIFIED APPLICABLE ENTITLEMENTS; NO OTHER USE MAY BE CONVERTED.

RESIDENTIAL AREA MAY BE RE-ALLOCATED TO OFFICE USE AT ANY TIME, SO LONG AS PERMITTED BY NEW OR MODIFIED ENTITLEMENTS; AND

UP TO 400,000 SQUARE FEET OF THE NON-RESIDENTIAL USES (I.E. OFFICE, RETAIL, AND HOSPITALITY) MAY BE RE-ALLOCATED TO RESIDENTIAL USE, BUT NO SOONER THAN 10 YEARS FROM THE DATE THE FUD PLAN IS APPROVED, SO LONG AS PERMITTED BY NEW OR MODIFIED APPLICABLE ENTITLEMENTS.

#### IKEA Parking Requirements:

RETAIL:	340,000 SF x 1 SPACE / 1000 SF = 340
TOTAL PARKING REQUIRED = 340	
TOTAL PARKING PROVIDED = 1,287	

#### Mall Parking Requirements:

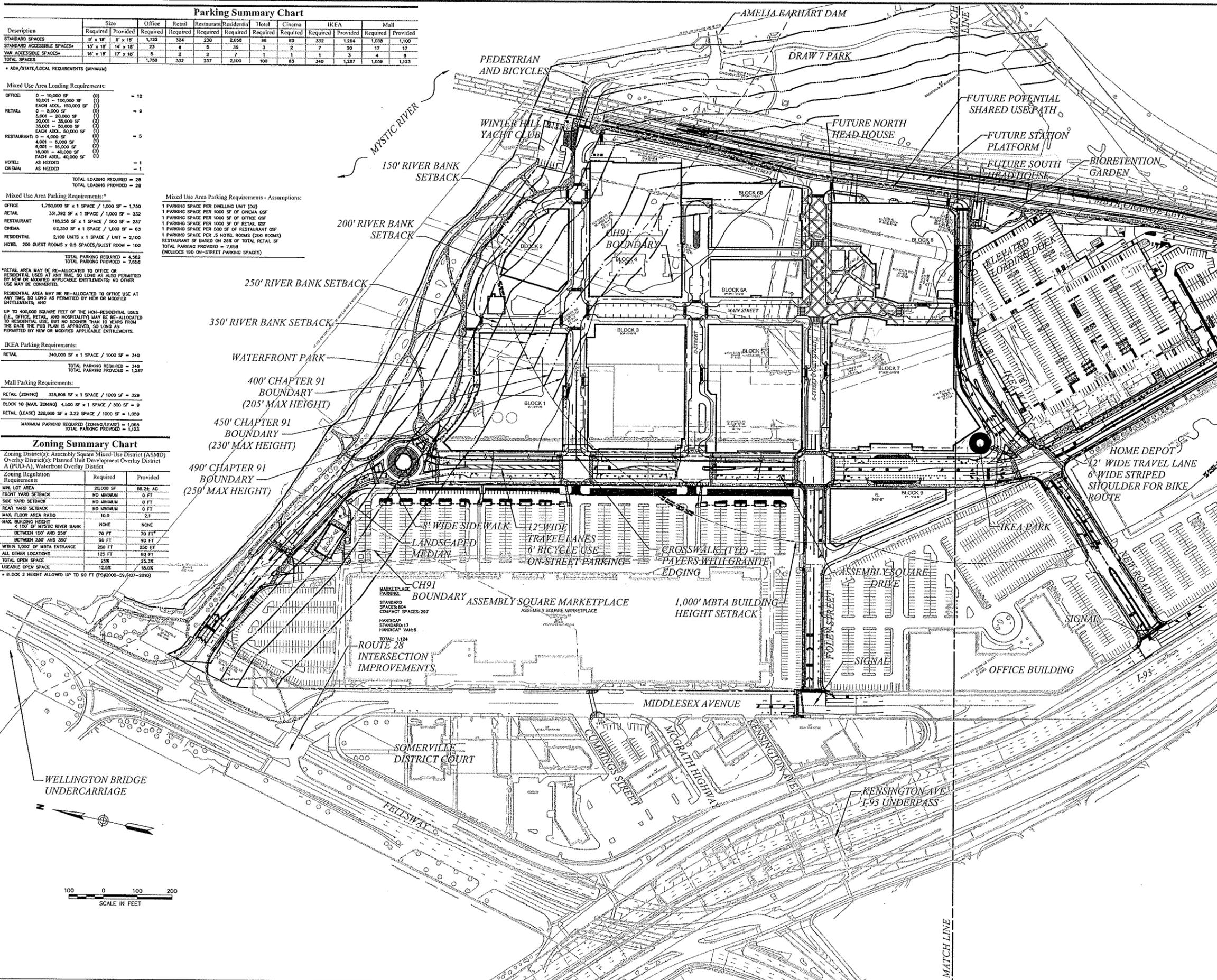
RETAIL (ZONING):	328,806 SF x 1 SPACE / 1000 SF = 329
BLOCK 10 (MAX ZONING):	4,500 SF x 1 SPACE / 500 SF = 9
RETAIL (LEASE):	328,806 SF x 3.22 SPACE / 1000 SF = 1,059
MAXIMUM PARKING REQUIRED (ZONING/LEASE) = 1,068	
TOTAL PARKING PROVIDED = 1,123	

### 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
MAX LOT AREA	20,000 SF	86.28 AC
FRONT YARD SETBACK	NO MINIMUM	0 FT
SIDE YARD SETBACK	NO MINIMUM	0 FT
REAR YARD SETBACK	NO MINIMUM	0 FT
MAX FLOOR AREA RATIO	10.0	2.1
MAX BUILDING HEIGHT	NONE	NONE
< 150' OF MYSTIC RIVER BANK		
BETWEEN 150' AND 250'	70 FT	70 FT*
BETWEEN 250' AND 350'	90 FT	90 FT
WITHIN 1,000' OF WATER ENTRANCE	250 FT	250 FT
ALL OTHER LOCATIONS	125 FT	60 FT
TOTAL OPEN SPACE	25%	25.3%
USEABLE OPEN SPACE	12.5%	18.0%

\* BLOCK 2 HEIGHT ALLOWED UP TO 90 FT (PUD-2006-56/07-2010)



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101 Walnut Street, P.O. Box 9151  
 Watertown, Massachusetts 02471  
 617.924.1770 • FAX 617.924.2286

No.	Revision	Date	By

Designed by: \_\_\_\_\_ Drawn by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
 CAD checked by: \_\_\_\_\_ Approved by: \_\_\_\_\_  
 Scale: 1"=100' Date: September 30, 2011  
 Project title: Assembly Square Block 3

### Assembly Square Block 3

Assembly Square Drive  
 Somerville, Massachusetts

Final Level PUD Approval -  
 Final Submission  
 Not Approved for Construction  
 Drawing Title

### Overall Site Plan 1









