



Watertown, MA 02471

617.924.1770

## **Zoning Summary Chart**

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

Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA (PROJECT AREA)	20,000 SF	71,952 SF
FRONTAGE (GRAND U. BLVD)	_	270.59 FT
FRONT YARD SETBACK (GRAND U. BLVD)	NO MINIMUM	0.28 FT
SIDE YARD SETBACK (LEFT)	NO MINIMUM	0.01 FT
SIDE YARD SETBACK (RIGHT)	NO MINIMUM	1.25 FT
REAR YARD SETBACK	NO MINIMUM	0.06 FT
MAX. FLOOR AREA RATIO	10.0	4.07
BUILDING HEIGHT	250 FT <sub>1</sub>	213'-0"
TOTAL OPEN SPACE	25%	28.4% <sub>2</sub>
USABLE OPEN SPACE	16.4% <sub>2</sub>	22.0% <sub>2</sub>
4 WITHIN 4 OOO' OF META ENTENNIOR		

1 - WITHIN 1,000' OF MBTA ENTRANCE 2 - BASED ON PROPOSED PROJECT AREA

Parking Summary Chart					
	Si	Size		Spaces	
Description	Required	Provided	Required	Provided	
STANDARD SPACES	9'x18'	9'x18'	295	606	
STANDARD ACCESSIBLE SPACES *	13'x18'	14'x18'	8	8	
VAN ACCESSIBLE SPACES *	16'x18'	18'x18'	1	3	
TOTAL SPACES			304	617	
LOADING BAYS **	12'x30'x14'	12'x30'x14'	4	2***	

## \* ADA/STATE/LOCAL REQUIREMENTS.

\*\*LOADING BAYS (RETAIL BUSINESS USE) 1 BAY PER 5,001 - 20,000 SF LOADING BAYS (RESTAURANT USE) 2 BAYS PER 6,001 - 16,000 SF

LOADING BAYS (OFFICE USE) (1 BAY PER 10,001 - 100,000 SF) + (1 BAY PER EACH ADDL. 150,000 S.F.) \*\*\*WAIVER REQUESTED (SEE SECTION B.1 REQUESTED WAIVERS OF BLOCK 5B SPSR-A)

## Parking Requirements

RETAIL USES	MIN:1 SPACE / 1,000 SF (MAX:1 SPACE / 500 SF)
RESTAURANT USES	MIN:1 SPACE / 500 SF (MAX:1 SPACE / 250 SF)
OFFICE USES	MIN:1 SPACE / 1,000 SF (MAX:1 SPACE / 500 SF)
PARKING REQUIRED	(19,821 SF RETAIL x 1 SPACES / 1,000 SF) = 20
	(9,910  SF RESTUARANT x 1 SPACE /500  SF) = 20
	(263,159  SF OFFICE x 1 SPACE  / 1000  SF) = 264

Bicycle Parking Requirements

NON-RESIDENTIAL

PARKING REQUIRED\* 20 SPACES + 1 SPACE x 417 PARKING SPACES / 20 SPACES = 41 SPACES PARKING PROVIDED >41 SPACES \*FOR PARKING SPACES OF MORE THAN 200 THE REQUIRED BICYCLE PARKING COUNT IS 20 BICYCLE SPACES + 1 BICYCLE SPACE FOR EVERY 20 PARKING SPACES ABOVE 200

TOTAL = 304

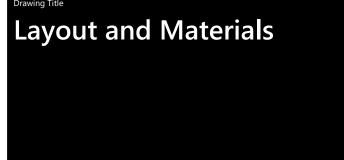
## Block 5B

**Assembly Row** Somerville, Massachusetts

GUB D/W & PASSENGER LOADING

Designed by	Checked by
Designed by	Checked by
DH/DJM/PTM	DH

**Local Approvals** 



09/27/18

February 22, 2017

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