



# CITY OF SOMERVILLE

MASSACHUSETTS

Joseph A. Curtatone, Mayor

Office of Strategic Planning and Community Development (OSPCD)

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## PLANNING DIVISION STAFF

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**Site:** 10-50 Prospect Street Plaza

**Case #:** PB 2019-05

**Date:** August 14, 2019

**Recommendation:** Conditional Approval

## STAFF REPORT

**Applicant Name:** Union Square RELP Master Developer LLC

**Owner Name:** City of Somerville and the Somerville Redevelopment Authority

**Agent Name:** N/A

**City Councilor:** Jefferson Thomas (J.T.) Scott

**Legal Notice:** Applicant, Union Square RELP Master Developer LLC and Owners, the City of Somerville and the Somerville Redevelopment Authority, seek Design & Site Plan Review under SZO §5.4 and SZO §6.8 to construct a Plaza civic space type. TOD100 underlying zoning district. Union Square Overlay District and High-Rise sub district. Ward 2.

**First Public Hearing:** Planning Board – August 14, 2019  
(opened & continued June 20, 2019)



Zoning	Use	Surrounding Land Use	Property Metrics
USOD	Existing: Vacant Proposed: Civic Space - Plaza	North: Prospect Hill residential neighborhood East: Allen Street residential neighborhood and Target South: Boynton Yards industrial neighborhood West: Heart of Union Square	Lot Size: vacant lot of 21,369 square feet

**Quick Summary:** A CDSP was previously approved governing planned development on seven “D-Parcels” identified in the Union Square Revitalization Plan and the Union Square Neighborhood Plan. A Subdivision Plat was previously approved to create the 10-50 Prospect Street (Plaza) lot, a part of Parcel D2. The approved CDSP allows for a civic space plaza on this site. No special permits are requested.

**I. PROJECT DESCRIPTION**

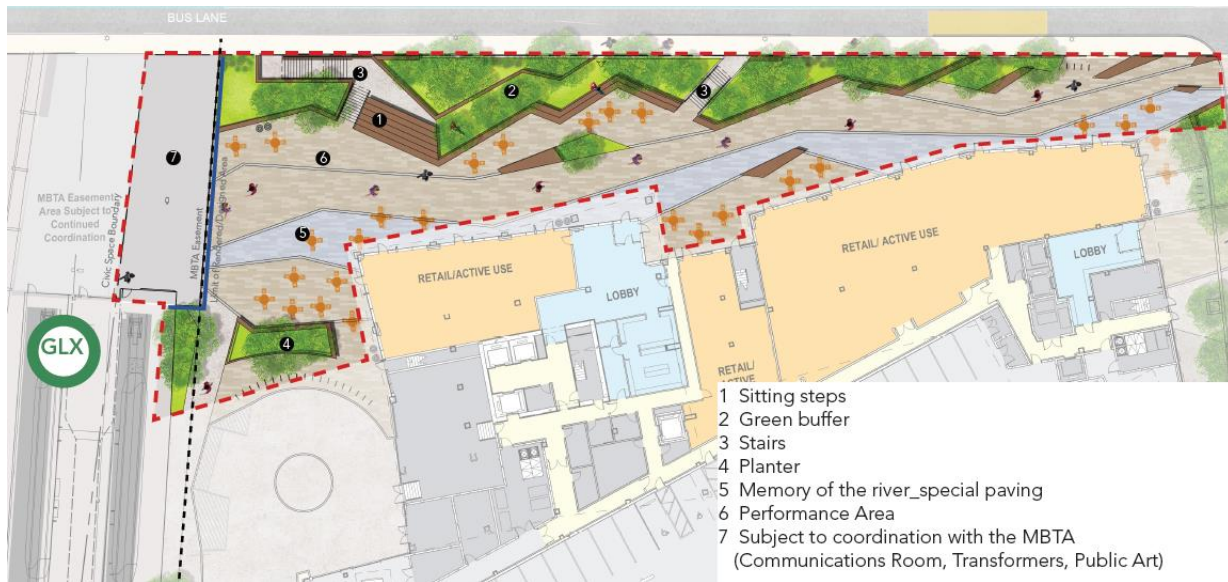
**A. Subject Property:**

The subject property consists of one vacant parcel totaling 21,369 square feet of land area. The parcel was created by a subdivision, shown as Lot 2, which was approved by the Planning Board (Case No. PB 2019-02) on March 21, 2019. The parcel has been identified as parcel D2.1 in the Coordinated Development Special Permit (CDSP) that was approved by the Planning Board in December 2017. The approval of the CDSP permitted this parcel to be developed as a commercial building (office or laboratory) with first-floor retail. The property is located in the Commercial Core 7 (CC7) sub district of the Union Square Overlay District (USOD).

The Applicant has also submitted separate Design and Site Plan Review (DSPR) applications for 10 Prospect Street (a Lab Building also referred to as D2.1 in the previously approved CDSP), 20 Prospect Street (a General Building also referred to as D2.2 in the previously approved CDSP), 50 Prospect Street (a Mid-Rise Podium Tower building also referred to as D2.3 in the previously approved CDSP), and a new thoroughfare planned as a mid-block service alley.

**B. Proposal:**

The proposed gateway plaza for Union Square will serve to link the new station with the existing neighborhood fabric, prioritizing connectivity to Union Square Plaza. A clear central zone, paved in a smooth material, provides a direct connection to the station. On either side of this movement zone are opportunities for seating, gathering and other activities. The plaza is at grade and provides a gradual separation of the public space from Prospect Street using a planted sloping bank which also offers the opportunity for amphitheater style seating facing the large gathering area in the plaza with good southern exposure. With a revised total area of 21,369 SF, the civic space is 40% larger than the 15,100 SF approved through the CDSP in response to community dialogue.



**C. Zoning Compliance:**

A summary table of dimensional standards is provided below. All standards are met by the proposed Plaza.

	Required	Provided	Compliance?
Lot Size (min)	8,000sf – 2 acres	21,369sf	✓

	<b>Required</b>	<b>Provided</b>	<b>Compliance?</b>
Seating (min)	1 linear foot/30 sf	712 lf	✓
Tables (min)	1 per every 4 movable chairs	30	✓
Number of Large Trees (min)	1/1,000 sf	23	✓
Pervious Area (min)	70%	70%	✓
Green Space (min)	10%	70%	✓

Please see **Section III Findings** of this report for additional information.

- D. Preliminary Review: Prior to Application submittal for Design & Site Plan Review (DSPR), the Union Square Overlay District of the SZO requires Applicants to complete a number of Preliminary Review steps for the Application to be considered complete, including a pre-submittal meeting with staff, an initial neighborhood meeting, design review, and a follow up neighborhood meeting. Preliminary review meetings are intended to provide the Applicant with guidance and advice on the selection of a specific schematic design among alternatives to advance toward design development, pending final approval of the DSPR by the Planning Board.

The initial neighborhood meeting was held at the Public Safety Building, 220 Washington Street, on April 19<sup>th</sup>, 2018 from 6-8pm. Design Review Committee (DRC) meetings were held at the Public Safety Building, 220 Washington Street, on August 20<sup>th</sup>, 2018 from 6:30-8:50pm, in the City Council Chambers on August 30<sup>th</sup>, 2018 from 6:30-8pm, and the Somerville High School on September 27, 2018 from 6:30-8pm. The final neighborhood meeting was held at the Albert F. Argenziano School, 290 Washington Street on October 17, 2018 from 6-8pm. All meetings were conducted in accordance with the timing and deadline requirements of the SZO. City Staff has met with Applicant on a near weekly basis since their original selection as the Union Square Master Developer by the Somerville Redevelopment Authority, which satisfies the pre-submittal meeting required by the SZO. The Design Review meeting was held at least fourteen (14) days after the first neighborhood meeting and the Design Review Committee provided a written recommendation (in the form of a checklist with recommendations) within the forty-five (45) day deadline, as required by the SZO. Lastly, the final neighborhood meeting took place at least fourteen (14) days after the design review meeting and at least fourteen (14) days in advance of Application submittal.

The SZO requires the DRC to provide a written recommendation that includes, at least, the following:

1. Identification of each applicable design guidelines of [the SZO] that has been achieved to the satisfaction of the DRC, as voted by a majority of the members present; and
2. Any modifications necessary to remedy outstanding design issues related to guidelines that have not been achieved to the satisfaction of the DRC, as voted by a majority of members present.

This requirement was met and the Applicant responded to many of the design explorations recommended by the DRC.

## II. DEVELOPMENT IMPACTS

### A. Departmental Comments:

**Fire Prevention**: None at this time.

**Public Works:** None at this time.

**Engineering:** None at this time.

**Public Space & Urban Forestry (formerly Transportation & Infrastructure (T&I)):**

- Tree Protection and Removal Plan that includes measures to protect abutters existing trees (there is a giant tree behind 23 Allen that should not be impacted by development).
- Revised tree planting details per the direction of the Urban Forester.
- Additional irrigation information per the request of the Urban Forester.
- Provide minimum 3 sets of permanently installed/mounted to pavement table and seats, one shall be ADA.
- Skateboard deterrents should be installed on skate-able surfaces.
- Lighting information should comply with PSUF lighting guidelines.
- All overhead lines must be installed underground, especially along their frontage on Prospect Street.
- Plaza shall be signed and identified according to PSUF typical park and or POPS standards.
- Working with PSUF and Legal to write and ratify a Landscape Maintenance and Management Plan for the Plaza.
- Understory planting needs more plant diversity to include early spring plants and ornamental grasses should be both warm and cool season grasses.

**Office of Sustainability & Environment (OSE):** None at this time.

**Ward City Councilor:** Ward 2 Councilor Scott has recused himself as an abutter to this project.

**B. Public Comments**

Staff received feedback during the official comment period for case #PB 2019-05 via oral testimony at a public hearing held on July 11, 2019, when the case was opened, and a presentation provided by the Applicant. The comments about the civic space were raised in concerns regarding the development of D2 in general:

- The community's desire for additional civic space. Specifically, a highly landscaped passive recreational space located internal to the block.
- Equitable access for pedestrians of all abilities to the new Union Square GLX station, including the need for an elevator to the station platform from Prospect Street.
- That opportunity for public art should be integrated into the proposal.

The written comment period was held open until Friday August 2<sup>nd</sup>. The comments specifically relating to the Plaza include:

- The location of the plaza along Prospect Street and possible air quality concerns.
- Concern that the data extrapolation of air quality studies in other urban environments is not necessarily applicable to the specific conditions of this civic space.
- Appreciation of the revised design in response to public feedback.
- That opportunity for public art should be integrated into the proposal.
- This proposal has support from a wide and diverse set of community organizations.

**C. Impact Analysis**

**Transportation Access**

Development of the D2 site will close three (3) curb cuts along Somerville Avenue and two (2) curb cuts along Prospect Street, replacing them with one (1) new curb cut for Bennet Court (intersecting with Prospect Street) and one (1) curb cut for Milk Alley (intersecting with Somerville Avenue). Each curb cut will be wide enough to accommodate two-way motor vehicle traffic. Charlestown Place is intended to intersect with Charlestown Street at Allen Street near the rear of the D2 site, but requires ongoing coordination between the Applicant, the City of Somerville, and EverSource to address utility pole locations.

Bennett Court and the plaza intersect creating potential conflict between pedestrians and vehicle traffic. This issue was discussed intensely during the review and approval process for the new thoroughfares and further coordination was required at that time between the Director of Mobility, the Director of Planning, and the City Engineer.

**Shadow Study**

The Applicant submitted a shadow study prepared by Ground which illustrates estimated shadows at the spring and fall equinox, summer and winter solstice, and the cumulative new shadows. A large part of the Plaza will be in shadow during the first half of the day throughout the year. However, the main gathering space at the southern end of the site near the station entrance will receive sunlight the entire day throughout the year.

**Pedestrian Level Wind Analysis**

The Applicant submitted a pedestrian level wind study prepared by Rowan Williams Davies & Irwin Inc. The City requires a wind analysis to determine the suitability of various locations for various activities (e.g., walking, sitting, standing, etc.) and requires that mean wind speed and effective gust speeds not be exceeded for particular activities more than one percent (1%) of the time without mitigation. Wind statistics recorded at Boston Logan International Airport are used to estimate wind characteristics for the D2 site. Uncomfortable wind conditions are expected to occur at the corner of Prospect Street and Somerville Avenue. Future development on the D1 parcel is predicted to eliminate this condition and result in no exceedances of the effective gust criterion.

**Solar Glare Analysis**

The Applicant submitted a solar glare analysis prepared by Rowan Williams Davies & Irwin Inc (RWDI). The analysis used computer modeling to evaluate reflected sunlight from the buildings as it relates to potential thermal impacts on people and facades of other buildings as well as the potential visual glare impact on drivers, pedestrians, and facades. Peak intensities and the frequency of occurrence of reflections are used to identify locations that may experience high intensity or very frequent reflections and determine the frequency, intensity, duration, and source of reflected glare.

**III. FINDINGS**

Per the Somerville Zoning Ordinance, the Planning Board must approve a development review application requiring Design and Site Plan Review upon verifying that the application is compliant with the review criteria required for all Design & Site Plan Reviews and for the additional criteria of §6.8.5.D.5 of the Union Square Overlay District.

Standard Review Criteria of §5.4.6:

1. Consistency with the adopted comprehensive Master Plan of the City of Somerville, existing policy plans and standards established by the City, or to other plans deemed to be appropriate by the Planning Board;
2. Consistency with the purpose of this Ordinance in general;
3. Consistency with the purpose of the district where the property is located; and
4. Considerations indicated elsewhere in this Ordinance for the required Design and Site Plan Review. (See §6.8.5.D.5)

Additional Review Criteria of §6.8.5.D.5:

1. Compliance with the standards of [Section 5.4](#) Design and Site Plan Review (*see above*)
2. Consistency with the approved Coordinated Development Special Permit and any previously approved Special Permits, as applicable;
3. Consistency with the 2012 Union Square Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended; and
4. Conformance with all applicable provisions of this Ordinance.

The Planning Staff proposes that the Planning Board make the following findings:

#### **SZO §5.4.6**

#### **1. Consistency with the adopted comprehensive Master Plan of the City of Somerville, existing policy plans and standards established by the City, or to other plans deemed to be appropriate by the Planning Board.**

*The Staff finds that the Application is consistent with SomerVision, the comprehensive Master Plan of the City of Somerville in that the development will help to achieve the following plan Goals:*

- a) *Promote municipal financial self-determination and reduce fiscal dependence on state aid and residential taxes and fees by providing an estimated \$1M/yr in new commercial taxes.*
- b) *Make Somerville a regional employment center with a mix of diverse and high-quality jobs by providing an estimated 400 new permanent jobs.*
- c) *Support a business-friendly environment to attract and retain a diverse mix of businesses that can start here, grow here, and stay here by providing 157,000 square feet of commercial office and lab space, 12,090 square feet of ground floor retail space, and 8,900 square feet of arts and creative enterprise space.*
- d) *Invest in the talents, skills, and education of people to support growth and provide opportunities to residents of all social and economic levels by providing \$228,000 in jobs linkage.*
- e) *Transform key opportunity areas, such as the southeastern portion of Union Square, into dynamic, mixed-use and transit-oriented districts that serve as economic engines to complement the neighborhoods of Somerville by providing a significant commercial building in close proximity to the MBTA's Union Square Station of the Green Line Extension.*
- f) *Increase active and alternative transportation options; reduce congestion; and promote workplace-based policies and incentives for mode choice, work hours, and employment location by implementing an aggressive Mobility Management Plan for the building and requiring future tenants of significant size to implement their own mobility management plans.*
- g) *Expand financial, organizational, programmatic, and other resources available for housing by providing \$1.48M in housing linkage.*

#### **2. The purpose of this Ordinance in general.**

*The Staff finds that the Application is consistent with the purpose of the Somerville Zoning Ordinance, including to provide for and maintain the uniquely integrated structure of uses in the City,*



*to lessen congestion in the streets, and to encourage the most appropriate use of land throughout the city.*

**3. The purpose of the district where the property is located.**

*The Staff finds that the Application is consistent with the purpose of the Union Square Overlay District, including the development of a plaza form of civic space located adjacent to the future Union Square T-Station, and fulfilling the goals of SomerVision, the 2003 Union Square Master Plan, the 2012 Union Square Revitalization Plan, and the 2016 Union Square Neighborhood Plan, as amended.*

**4. Considerations indicated elsewhere in this Ordinance for the required Design and Site Plan Review.**

*See findings 2-4 for SZO §6.8.5.D.5 below.*

**SZO §6.8.5.D.5**

**1. Compliance with the standards of [Section 5.4](#) Design and Site Plan Review**

*See findings 1-4 for SZO §5.4.6 above.*

**2. Consistency with the approved Coordinated Development Special Permit and any previously approved Special Permits, as applicable.**

*The Staff finds that the Application is consistent with the approved Coordinated Development Special Permit and any previously approved Special Permits.*

The Plaza is subject to a Coordinated Development Special Permit ('CDSP') approved by the Somerville Planning Board (Case#: PB2017-21). In its Decision dated December 14, 2017, the Planning Board approved the CDSP with a variety of conditions. Conditions that cannot be met at the time of DSPR Application are passed down to the DSPR decision for later implementation. Conditions applicable to the civic space are paraphrased below.

- Condition #34: Infrastructure must be designed to meet all requirements and standards of the City of Somerville and its relevant departments and all other legal requirements for the installation of services within public rights-of-way.
- Condition #36: A required update to the Traffic Impact Study prior to the submittal of the first DSPR application.
- Condition #37A: Provide a report of how to improve and coordinate bus transit more smoothly with other modes of transportation, specifically at and around the location of the relevant DSPR.
- Condition #38A: The Applicant shall provide sheltered and secure bike storage facilities in strategic locations, with each DSPR application.
- Condition #66: The Applicant must contact the Engineering Department to obtain street addresses for all of the D Blocks (CDSP parcels) prior to the first DSPR application submittal. The addresses will be refined as part of the DSPR process when the development program is more refined.
- Condition #68: Each subsequent DSPR application submitted under this CDSP must identify vulnerabilities and/or risk for each parcel based on the City's Climate Change Vulnerability Assessment. The application should clearly identify the extent and nature of planning/design interventions necessary to mitigate those risks. To ensure effective strategies for resiliency by preparing for weather and flooding impacts, the Director of the Office of Sustainability & Environment shall define specific appropriate expectations for responses to this condition, and the applicant shall provide these responses with each CDSP application.

- Condition #69: Each subsequent DSPR application submitted under this CDSP must document how the proposed development, including civic spaces, public realm improvements, and buildings, will help to reduce the urban heat island, assist in the City's stated objective to be Net Zero by 2050, and assess whether the infrastructure presents an opportunity for reducing demand and/or district energy solutions.
- Condition #72: Applicant shall meet with Lights and Line Division and submit plan drawings clearly showing all existing municipal fire alarm and related communications infrastructure and clearly showing temporary and permanent relocation of all impacted fire alarm and communications infrastructure necessitated by private construction.
- Condition #75: Applicant shall provide material samples for siding, trim, windows, and doors to Planning Staff and the Design Review Committee for review, comment, and approval as part of the Design Review required prior to each DSPR application. Materials shall respect the unique and historic character of the Union Square neighborhood. In accordance with the USQ zoning, large expanses of highly mirrored glass surfaces are discouraged.

**3. Consistency with the 2012 Union Square Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended.**

*The Staff finds that the Application is consistent with the 2012 Union Square Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended, by providing for the development of a significant civic space at the corner of Somerville Avenue and Prospect Street.*

**4. Conformance with all applicable provisions of this Ordinance.**

*The Staff finds that the Application is conforming to all applicable provisions of the Somerville Zoning Ordinance. A summary table of the proposals compliance to dimensional standards is provided in Section I of this report.*

*The civic space is oriented in a north-south direction parallel to the adjacent Prospect Street. The widest portion of the civic space is to the south. This southern portion, the main gathering space, of the site is exposed to the sun during daylight hours throughout the year. The western portion of the civic space situated between the D2.2 and D2.3 buildings and Prospect Street, is exposed to the sun in the late afternoon throughout the year as well as early evening in the summer months.*

*Entrances will be physically and visually accessible from surrounding sites and are designed to make visitors feel welcome and comfortable. At the north end of the civic space is a 24-foot-wide at-grade entry connection with Prospect Street, Somerville Avenue, and the Union Square Plaza. There are two other entries to the civic space from Prospect Street, both of which descend stairs from the Prospect Street sidewalk through a planted embankment. To the south of the site there is an at-grade entry to the civic space directly from the MBTA station as well as the ride drop-off, a bicycle parking hub, and the neighborhood to the east via Charlestown Place.*

*The plaza is oriented to preserve view corridors and enhance visual connections to surrounding properties or activities by establishing a visual connection to Prospect Hill Monument and the old Post Office when an occupant is oriented facing north. It will always be accessible to the public and will comply with the Americans with Disabilities Act and the Rules and Regulations of the Massachusetts Access Board (521 CMR).*

*A condition will be added for all plant and surface materials to be approved by the Director of Public Space & Urban Forestry (formerly Transportation and Infrastructure) and the City Engineer as design and detailing progresses. Architectural samples must be provided for approval at the time of Building Permit application.*



*Trees are indicated at 3-3.5 inches in caliper specified for planting flush-to-grade with the required soil volumes and open soil area. The large trees provide 69% canopy coverage on-site and extends beyond property line to also provide shade on the Prospect Street sidewalk. All other landscaping is provided according to Table 6.8.9 with species native to New England as required.*

*A variety of seating types is designed to accommodate different levels of activity and for individuals and groups of different sizes. Seating is provided in different forms and orientations throughout the civic space for the convenience and comfort of visitors, located in support of gathering spaces and along pedestrian paths, including places in the sun and the shade, but out of the flow of pedestrian traffic.*

*Amenities and furnishings (including litter receptacles, recycling facilities, and any skateboard deterrents, along with all lighting fixtures) that are proportional to or better in quality and function to those identified in the Park Specifications Handbook will be provided with authorization from the Director of Public Space & Urban Forestry. An agreement will be required to determine long-term ownership of the civic space and requirements for maintenance, so a condition has been included to ensure writing and ratification of such a document.*

*Bicycle parking has been addressed with the thoroughfares and each building DSPR application. No details are shown about signage and wayfinding at this time and are anticipated to be provided in a later application.*

*The Irrigation and Drainage system will be low water use and employ moisture sensors. Stormwater from the civic space will be directed to a subsurface detention system and will be eventually discharged to the City’s stormwater system. The potential to reuse stormwater collected from roof surfaces for irrigation and cooling tower makeup has been studied and will continue to be investigated for possible implementation.*

*Staff is satisfied that the Design Guidelines have been met but there are exceptions based on specific site conditions.*

- *To facilitate pedestrian access, at least fifty percent (50%) of the frontage area (the first fifteen (15) feet of a plaza measured perpendicularly from any front lot line) of a plaza must be free from obstructions. Plazas with a front lot line abutting the wing wall of a bridge approach, such as the Prospect Street bridge defining the D2 parcels, are exempt.*
- *The surface of a plaza must be equal to the average elevation of the abutting sidewalks, publicly accessible walkways, or other civic spaces. Sidewalks along bridge approaches are exempt. This exemption allows the plaza to be recessed from Prospect Street to facilitate an accessible pedestrian route through the civic space to the station entrance.*

*Also, at this time, no structures are anticipated in the plaza and any outdoor cafes within the civic spaces will be requested in the future through a separate Special Permit application.*

**IV. RECOMMENDATION**

This recommendation by the Staff is based upon a technical analysis of the application materials submitted by the applicant and testimony and public feedback provided during the public hearing process. The Staff recommends **CONDITIONAL APPROVAL** of the required **DESIGN AND SITE PLAN REVIEW** as follows:

#	Condition	Compliance Timeframe	Verification	Notes
<b>A. Overall</b>				

#	Condition	Compliance Timeframe	Verification	Notes						
1	<p>Development must comply with the plans and other application materials submitted by the Applicant:</p> <table border="1"> <thead> <tr> <th>Date (Stamp Date)</th> <th>Submission</th> </tr> </thead> <tbody> <tr> <td>February 13, 2019</td> <td>Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td>July 11, 2019</td> <td>Revised application submitted to Planning Staff</td> </tr> </tbody> </table> <p>Any changes to the submitted plans and other materials, as approved and conditioned, that is not determined to be <i>de minimis</i> by the Planning Director are considered a Major Amendment to the approved plans and must be processed as a revision to previously approved plans.</p>	Date (Stamp Date)	Submission	February 13, 2019	Initial application submitted to the City Clerk's Office	July 11, 2019	Revised application submitted to Planning Staff	Perpetual	ISD/ PIng.	
Date (Stamp Date)	Submission									
February 13, 2019	Initial application submitted to the City Clerk's Office									
July 11, 2019	Revised application submitted to Planning Staff									
2	This approval certifies that the Civic Plaza, if constructed and operated in conformance with this decision, as conditioned, complies with the previously approved CDSP Decision ( <i>Case# PB2017-21</i> ) issued on December 14, 2017.	Perpetual	ISD/ PIng.							
3	This approval absolves all previous approvals and conditions related to 10-50 Prospect Street (Plaza) with the exception of the CDSP PB Case #2017-21.	Perpetual	ISD/ PIng.							
<b>B. Legal Agreements</b>										
1	Development must comply with the Development Covenant by and between the City of Somerville and Union Square Station Associates LLC dated June 17, 2017, as amended.	Perpetual	ISD/ PIng.							
2	Development must comply with the Master Land Disposition Agreement by and between the Somerville Redevelopment Authority and Union Square Station Associates LLC dated May 2, 2017, as amended.	Perpetual	ISD/ PIng.							
3	The property owner shall, for no additional compensation, grant a permanent public access easement over the full width of the sidewalks provided within the frontage area of the lot (between the building façade and the front lot line along the Somerville Avenue and Prospect Street). Easement language must be approved by the City Solicitor and recorded with the Middlesex County Registry of Deeds prior to the issuance of the first Certificate of Occupancy for the building.	CO	ISD/PIng.							

#	Condition	Compliance Timeframe	Verification	Notes
4	An agreement will be required to determine long-term ownership of the civic space and requirements for maintenance. The Applicant will work with the City's Legal Department and the Director of Public Space & Urban Forestry to write and ratify such a document. This agreement must also address amenities and furnishings that are proportional to or better in quality and function to those identified in the Park Specifications Handbook and any additional material details.	CO	Legal/ ISD/PSUF	
<b>C. Engineering</b>				
1	The Applicant is responsible for the underground installation of all necessary private infrastructure and utility improvements (such as electrical, telephone, data, CATV, and natural gas utilities), both on and off-site.	BP	ISD/ PIng.	
2	All utilities interior to the site must be underground.	BP	ISD/ PIng.	
3	The applicant must work with the City and relevant utilities to pursue a strategy to place utilities along the Prospect Street sidewalk underground.	BP	ISD/ PIng.	
<b>C. Transportation</b>				
1	Pedestrian and vehicular access (particularly for the MBTA's paratransit service) must not be impeded due to construction of the Plaza once revenue service begins at Union Square Station. In such a circumstance, the Applicant shall provide detailed plans of proposed interim vehicular, pedestrian, and bicycle access to Union Square Station (including any access to be provided from the Prospect Street Bridge) to the Director of Mobility for approval prior to the issuance of a building permit. Particular care must be taken to provide a legal and fully accessible path to Union Square Station during construction so that safe, convenient, and uninterrupted access is provided to the Station at all times.	BP/CO	Mobility	
2	The Applicant shall coordinate with the City of Somerville and the MBTA's Service Planning Department to determine the appropriate location of bus stops along Prospect Street and Somerville Avenue.	CO	Mobility /PIng.	
<b>E. Site Features</b>				

#	Condition	Compliance Timeframe	Verification	Notes
1	The Applicant shall pave the frontage area along Somerville Avenue (from the side lot line abutting Milk Alley to the Prospect Street front lot line and the Somerville Avenue front lot line to the facade), the frontage area along Prospect Street (from the Somerville Avenue front lot line to the side lot line abutting Bennett Court and the Prospect Street front lot line to the facade), and the entirety of the public sidewalk along Prospect Street extending to the curb line of Bennett Court to match the concrete sidewalk paving of the Somerville Avenue reconstruction project.			
2	Outdoor lighting shall comply with the City of Somerville Dark Sky Policy.	BP	ISD/Plng.	
<b>F. Architectural Design</b>				
1	Final selection of all materials must be approved by the Director of Planning & Zoning, the Director of Public Space & Urban Forestry, and the City Engineer as design and detailing progresses. Samples must be provided for approval at the time of Building Permit application.	BP	Planning	
<b>G. Building Resilience &amp; Sustainability</b>				
1	Development must comply with commitments made in the Resiliency Questionnaire Supplement provided to the Office of Sustainability and Environment dated May 2, 2017.	Perpetual	ISD/OSE	
2	The Applicant shall submit documentation detailing the stormwater/flood event management plan for the building.	CO	ISD/OSE	