



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

GEORGE J. PROAKIS
EXECUTIVE DIRECTOR

April 14, 2020

74 Middlesex Ave. Owner LLC
c/o Ryan Sullivan
EDGE Technologies
122 Hudson Street, Floor 2
New York, NY 10013

Dear Mr. Sullivan,

This letter is the Final Decision of the Director of Mobility for the mobility management plan ('MMP') submitted by 74 Middlesex Ave. Owner LLC ('Applicant') for 74 Middlesex Avenue and 84 McGrath Highway ('EDGE Assembly Square') as required by §11.4 Mobility Management of the Somerville Zoning Ordinance. The decision is an **Approval with Conditions**. This letter details the conditions necessary for the successful implementation of your plan.

Proposal & Qualifications

The EDGE Assembly Square Master Plan proposes the development of a single-phase commercial building at 74 Middlesex Avenue. This site is located in Assembly Square Mixed-Use District (ASMD). The ASMD requires that all off-street motor vehicle parking spaces be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or nonresidential floor space.

The proposed commercial building is estimated to be four hundred and ninety eight thousand (498,000) square feet with twenty seven thousand (27,000) square feet of retail/restaurant space, four hundred and seventy four thousand (474,000) square feet of office/R&D/lab space, sixty (60) long term bicycle parking spaces, short term bicycle parking spaces, and up to 350 accessory motor vehicle parking spaces reserved for use only by building tenants.

The proposed commercial building will meet the fifty thousand (50,000) square feet commercial space threshold to trigger requirements of the property owner. **The Applicant is required to submit a building specific mobility management plan as a part of site plan approval for this building.** Due to the size of the building, one or more future tenants may trigger the requirements of individual employers with more than 50 employees. **The property owner is expected to require qualifying future tenants to provide required mobility management programs and services through lease agreements.** Due to the size of the ground floor commercial spaces, the future commercial uses are not expected to meet the fifty (50) employee threshold to trigger requirements for individual ground floor tenants – making the property owner primarily responsible for implementation of the required mobility management programs and services. **Annual reporting will be necessary to verify the cumulative employee count each year and**



implementation of required programs & services required of the property owner should this threshold be exceeded.

Plan Commitments

74 Middlesex Ave. Owner LLC ('The Applicant') has made the following commitments in relation to the submittal requirements for all mobility management plans:

- To making reasonable efforts to control the percentage of trips made by automobile at fifty percent (50%) or less and to implement additional mobility management programs and services if annual monitoring and reporting identifies a shortfall in meeting this goal.
- To adopt the non-automobile mode share goals established by SomerVision 2040 as a commitment for this Project, to making reasonable efforts to control the percentage of trips made by automobile at twenty five percent (25%) or less by 2040, and to implement additional mobility management programs and services if annual monitoring and reporting identifies a shortfall in meeting this goal.

The Applicant has made the following commitments in relation to the programs and services required for buildings with fifty thousand (50,000) square feet or more of commercial space and for multi-tenant buildings where the tenants, in combination, have fifty (50) or more employees:

- To provide an on-site transportation coordinator for the project and to identify the work space location or office and contact information for the on-site transportation coordinator prior to occupancy of the building.
- To post and distribute mobility management information, including information pertaining to pedestrian, cycling and transit access to the Project Site.
- To host an annual mobility management education meeting for tenants and their employees.
- To un-bundle the rental or lease of parking spaces from the rental or lease of floor space.
- To offer preferential carpool and vanpool parking within the parking garage and spaces near office building entrances within the parking garage as a convenience to commuters and to promote ride-sharing.

The Applicant has committed to require in all commercial lease agreements for all future tenants:

- To provide their employees with Qualified Transportation Fringe benefits per current U.S. Internal Revenue Code.
- To become a participating MassRIDES employer partner worksite that is registered for the MassRIDES Emergency Ride Home (ERH) program or to provide a similar guaranteed ride home service.

The Applicant has committed to require in all commercial lease agreements for all future tenants with 50 or more employees:

- To submit their own Mobility Management plan and provide for their employees all programs and services required of employees with 50 or more employees.
- To charge employees market rate for on-site parking spaces by passing on to their employees the full market rate charged by the property owner or their designated property manager,

In addition to the above, the Applicant has committed to the following additional programs & services:

- To become a member of Assembly Connect, Assembly Square's Transportation Management Association prior to the issuance of the Certificate of Occupancy of a space by a tenant with fifty (50) or more employees.
- To fund the purchase and installation of a 19-bike Bluebikes bike share station.
- To charge market rate for to on-site parking spaces.
- To offer ride-matching assistance managed by the on-site TDM coordinator.

- To offer short-term parking lease options (such as daily, monthly, or weekly).

Supporting Efforts

The Applicant intends to work with future tenants to provide the following additional mobility management programs & services when appropriate:

- Employer subsidized vanpools.
- Flexible work hours as an employee benefit.
- Telecommuting as an employee benefit.

The Applicant intends to consider the following additional mobility management programs & services:

- Demand-responsive pricing: adjust hourly for parking to manage parking availability
- Shared parking arrangements;
- Providing preferred parking for low-emitting fuel-efficient vehicles and/or electric vehicle charging stations within the Project garage.

The Applicant notes that the majority of the mobility management programs and services necessary to achieve the commitment to keeping trips made by automobile at fifty percent (50%) or less will be implemented by future employers and the property management firm that will be responsible for the Project. **Employers (future tenants) with fifty (50) or more employees are required by the Somerville Zoning Ordinance to submit a mobility management plan individually and independent from the MPSP MMP.** Property management firms, if applicable, are recognized as the responsible party for implementing requirements of property owners, but property owners are held accountable for non-compliance with an approved MMP.

Approval Conditions

The following conditions are necessary for approval of the submitted mobility management plan:

- **CONDITION #1:** In any lease agreement with future tenants of any number of employees, the Applicant shall require the leasee to charge market rate for on-site parking spaces by passing on to their employees the full market rate cost charged by the property owner or their designated property manager.
- **CONDITION #2:** In addition to the mode share commitment of 50% or less trips made by automobile, the Applicant shall make reasonable efforts to control the percentage of trips made by automobile at 37.5% or less by 2030 and at 25% or less by 2040 in order to meet the city's SomerVision 2040 goals. The Applicant will implement additional mobility management programs and services if annual monitoring and reporting identifies a shortfall in meeting this goal.

Monitoring and Reporting

The property owner has committed to Annual Reporting to track, assess, and report on the implementation of the Mobility Management program as required by the Director's submittal requirements, which include:

- Annual travel surveys of employees of participating non-residential tenants.
- Annual reporting of parking utilization and operations for any Commercial Service Vehicular Parking facility

- Biennial (every other year) counts of automobile trips entering & exiting any parking facilities.
- Status update of Mobility Management program & service implementation.

All monitoring must be conducted at the same time each year, as determined by the Certificate of Occupancy for each building. If the Certificate of Occupancy for a building is issued between September 1 and February 29, the monitoring shall take place during the months of September or October and be reported to the Transportation & Infrastructure Division no later than November 30. If the Certificate of Occupancy for a building is issued between March 1 and August 31, monitoring shall take place during the months of April or May and be reported to the Mobility Division no later than June 30. This will ensure that the monitoring captures a realistic assessment of the performance of the project, while giving time to compile the results and report them to the City.

It is important to note that while approved Mobility Management Plans are transferable by and among private parties, this transfer is contingent upon the new owner agreeing to continue to operate in accordance with the previously approved Mobility Management plan, as conditioned. Should the property owner elect to transfer some portion or all of the development subject to this Mobility Management Plan, commitment to the previously approved Mobility Management Plan is required by the new property owner.

I look forward to working with you in the future as you implement this plan. If you have any questions, please feel free to contact me at (617) 625-6600 or brawson@somervillema.gov.

Sincerely,



Brad Rawson
Director of Mobility
Mayor's Office of Strategic Planning & Community Development
City of Somerville, Massachusetts

I certify that I have read and agree to implement the Mobility Management Plan in the form approved by the Director of Transportation & Infrastructure. I understand that failure to implement the approved plan may result in enforcement actions taken by the City of Somerville.

Agreed and accepted,

Ryan Sullivan
EDGE Technologies