
SPSR-A

Block 5B

Assembly Row

Somerville, Massachusetts

PREPARED FOR

Owner/Applicant:
SRI Assembly Row B5, LLC.
1626 East Jefferson Street
Rockville, MD 20852
617.684.1500

PREPARED BY



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

February 22, 2017

Index

A	Executive Summary
B	Applications
I	Special Permit Application
II	Recorded Deeds
III	Accessibility Memo
C	Site Photos
D	Zoning Compliance Narrative
E	Transportation Narrative
F	Site Plans
I	Civil Plans (Full Size Bound Separately)
II	Assembly Row PUD Open Space Plan
III	Architectural Plans, Elevations and Perspectives
IV	Conceptual 3D Model
G	Utility Analysis
H	Appendices
I	Shadow Study
II	LEED Checklist
III	Corporate Articles of Organization

Executive Summary

SRI Assembly Row B5, LLC on behalf of Federal Realty Investment Trust its sole member, (the “Proponent”), in partnership with the City of Somerville, is working to transform the area known as Assembly Square into a thriving and integral part of the City.

The Proponent is pleased to now apply to the Planning Board for a final level approval of the proposed Block 5B building (the “Project”) described within the *Planned Unit Development (PUD) Preliminary Master Plan, Assembly Square, Somerville, MA* which was approved by the Planning Board on December 14, 2006 and amended on August 5, 2010 and again on June 19, 2014.

The Project will be built on a parcel of approximately 71,952 square feet (SF) of land in the Assembly Row area of Somerville, Massachusetts (the “project area”) bordered by the Block 5A parcel, Canal Street, Foley Street and Grand Union Boulevard. The Project consists of the construction of a 267,387 GSF building not including the parking garage on Block 5B to be used as a multi-level with approximately 237,600 GSF of office space and approximately 29,700 SF of retail/restaurant space. The Project also includes 489 structured parking spaces within the proposed building footprint that will be designated for shared use between the office, retail/restaurant uses, and the hotel located adjacent to the proposed building. The majority of the project area is currently a staging area for the construction of a multi-use building on the eastern portion of Block 5A. A small container retail facility is located in the northwestern corner of the Block 5B lot. The container retail is slated to be relocated and the construction staging will be cleared to prior to construction of the Block 5B building.

The Proponent is now submitting appropriate City of Somerville applications for a new Special Permit with Site Plan Review-A. This application is focused on the office, streetscape elements and structured parking component of the proposed Project. Details regarding design of ground floor retail storefronts will be included in a future submission for city review.

Article 16: Planned Unit Development (PUD), Section 16.8.3 of the Somerville Zoning Ordinance (SZO) provides that applications for Final Level Approval of a phase of a PUD Preliminary Master Plan be submitted as an application for Special Permit with Site Plan Review-A (SPSR-A). The provisions for the application include requirements from Section 5.2.3 of Article 5: Special Permits, Special Permits with Site Plan Review, Site Plan Approval and Variances and Sections 6.47 and 6.48 of Article 6: Establishment of Zoning Districts.

The Project marks the next milestone in the development and rebirth of the Assembly Square area into a vibrant transit-oriented waterfront district along the enhanced Mystic River. The

Project helps to advance a broadly recognized Long Term Vision for the entire Assembly Square District, which prioritizes commercial office and R&D development; continues a walkable, mixed-use development pattern; improves connections to the surrounding districts, including Draw 7 Park and incorporates significant open space.

The key goals of the Long Term Vision are:

Prioritizing commercial office and R&D development to optimize the tax base and job opportunities in Somerville – the long term vision anticipates that, overall, the district can accommodate up to 5,000,000 square feet of office space (including the 2,800,000 square feet of office/R&D included in the approved PUD master plan).

Creating a transit-oriented, mixed-use development – in addition to the commercial office component, the future development of the district is envisioned to accommodate up to 1,400,000 square feet of retail (including the 645,000 square feet of retail, restaurant and theater uses in the approved PUD master plan); 3,000,000 square feet of residential and 1,000,000 square feet of flex space, which could accommodate some combination of office, R&D, hospitality and civic uses. All of these uses will be served by a new MBTA Orange Line station.

A pedestrian-oriented urban design with improved connections to the surrounding districts and incorporating significant open space amenities – the vision combines an expanded riverfront park on the Mystic River, improved access to Draw 7 Park, smaller pocket parks, green roofs and system-wide trails.

The proposed Block 5B project advances the goal of creating revenue-generating uses within the district by creating space for ground floor retail and restaurant uses and providing multiple levels of commercial office space. Development of Block 5B mixed-use space was previously anticipated and does not preclude commercial office and R&D development from occurring on nearby blocks within the district. The Project continues a synergy of mixed-use development that will help to support the new MBTA Orange Line Station and create a vibrant waterfront urban environment. As illustrated in the PUD-PMP and this application, the urban design and layout of Block 5B, will help to create a lively new streetscape and attract visitors to the Assembly Square District to shop and recreate. The ample space dedicated for pedestrians around the building, the pedestrian-scale building design, multiple entries into the ground floor uses and building elevation treatment further enhance the pedestrian-oriented vision previously anticipated for the district. The Project is another important step to achieving the long term goals and visions of the City, the state and the community for this area.