



ALTA XMBLY

290 REVOLUTION DRIVE SOMERVILLE, MA
 SPECIAL PERMITS, SPECIAL PLAN REVIEW APPLICATION (SPSR-A)
 REVISED SUBMISSION-ONE
 SEPTEMBER 28, 2018



July 5, 2018

George Proakis
City Hall 3rd Floor
Office of Strategic Planning and Community Development
93 Highland Avenue
Somerville, MA 02143

Attn: Mr. George Proakis

Re: SPSR-A Alta XMBLY

On behalf of our Client, WP East Acquisitions, L.L.C., please find attached a Planned Unit Development – Special Permit Site Review (SPSR) with Site Plan Review Application for the proposed Alta XMBLY development located at 290 Revolution Drive within the Assembly Square Mixed Use District.

As requested, three copies of the application package and on full size Site Plan set are provided.

Please call with any questions or concerns at (617) 924-1770.

Sincerely,

Dale A. Horsman, P.E.
Project Manager
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Alta XMBLY

290 Revolution Drive
Somerville, Massachusetts

PREPARED FOR



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September 28, 2018

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A - Executive Summary

Executive Summary

WP East Acquisitions, L.L.C., (the "Applicant") is pleased to now apply to the Planning Board for a final level approval of the proposed Alta XMBLY (the "Project") described as Block 23 within the *Planned Unit Development (PUD) Preliminary Master Plan, XMBLY, Somerville, MA* which was approved by the Planning Board on June 7, 2018. The Project name is now Alta XMBLY and addressed as 290 Revolution Drive.

The Project will be constructed on a parcel of approximately 71,935 square feet (SF) of land in the Assembly Square Mixed-Use District of Somerville, Massachusetts (the "Site") fronting on Grand Union Boulevard and Revolution Drive to the southeast, proposed Road K to the west and proposed Road L to the north.

The Project consists of the construction of an 8-story building of approximately 339,999 gross square feet (GSF) to be residential, and ground floor retail/restaurant uses (428,792 GSF including the parking garage). The primary program for Alta XMBLY is intended for multi-family residential use. Alta XMBLY accommodates 329 residential units (324 multi-family units, five townhomes), 20% of which will be inclusionary housing and in compliance with the Inclusionary Housing Implementation Plan requirements. Five levels of residential use sit above a two-story concrete podium. The podium supports retail, active uses, residential town homes, and parking at the ground level, parking and back-of-house functions at Level 2, and residential use at Levels 3 through 8. This building is consistent with the "Block Building" typology per the proposed Somerville Zoning Ordinance. Two lobbies support the activation of the ground level; the main lobby is located to serve as a "gateway" opportunity at the corner of Grand Union Boulevard and Revolution Drive, while the secondary lobby faces internal to the Site activating the corner of "Roads K and L". 8,305 SF of retail space will be provided at the ground floor including at the corner of "Road K" and Revolution Drive, at the corner of Grand Union Boulevard and "Road L" and parallel to the future park along "Road K". Further activation along "Road K" (facing the central open space) is provided through the positioning of five residential town house units with direct access to the sidewalk. The primary parking and loading entrances will be positioned along "Road L" and includes 197 structured parking spaces within the proposed building that are designated for residential use. The retail/restaurant parking will be accommodated in the proposed on-street spaces within Road K and Road L and within previous built surface parking lots within the XMBLY area.

The Applicant is now submitting appropriate City of Somerville applications for a Special Permit with Site Plan Review-A (SPSR-A). This application is focused on the building component, streetscape, and landscape elements of the proposed Alta XMBLY project.

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, per Master Plan PUD guidelines.

Alta XMBLY continues the following planning concepts central to the proposed design of the XMBLY development:

- **Connectivity** | XMBLY is organized into three urban blocks which are consistent with the scale of the adjacent development at Assembly Row. The street layout is organized to accommodate future connections to the adjacent retail parcels and extend the urban fabric that has been established at Assembly Row. The hierarchy of the proposed streets are intended to re-establish the urban grid while emphasizing walkability and connections to transit.
- **Open Space** | A publicly accessible green space will be located adjacent to the Project and is intended to foster opportunities for active gathering and community events. These open spaces will serve as a signature component to the XMBLY development and will promote connectivity to the active uses at the ground levels of the proposed building. The approximately 48,000 SF of civic green space area will serve as a public amenity and can be programmed to support a variety of uses and events in the district. Overall, XMBLY proposes a total of approximately 151,880 SF of open space and 96,700 SF of publicly accessible useable open space.
- **Mixed-Use Program** | XMBLY offers a mix of uses to foster a vibrant live-work-play environment. A major portion of the XMBLY's program is intended to support multi-family residential, commercial office, life sciences and R+D uses. At the ground level, retail and active uses are planned to encourage a vibrant pedestrian environment for the street network.

XMBLY's project site is in a transitional area between Interstate 93 and the edge of the Assembly Row development to the east. The Project's density, scale, massing, and layout extend the fabric of the district to the west and re-establish the urban grid in this neighborhood. The proposed mix of uses, open space, and public realm improvements are organized to promote a distinct "sense of place", which is unique to this development and complementary to the density and character of the adjacent Assembly Row.

The Project kicks off the XMBLY development by initiating revenue-generating uses within the district by creating residential, and retail/ restaurant space. The proposed Project continues the synergy of mixed-use development from the Assembly Square development that will further support the MBTA Orange Line Station with development of an underutilize parcel in the Assembly Row Mixed Use. As illustrated in the PUD-PMP and this application, the urban design and layout of Alta XMBLY, will help to create a lively new streetscape and attract visitors to the XMBLY District to live, shop, and recreate. The ample space dedicated for pedestrians around the building, the pedestrian-scale building design 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.