

REQUESTED WAIVERS

The following items are being sought for relief from the Somerville Zoning Ordinance by the Applicant:

- 1. Section 5.2.3.3.d at-grade parking and loading areas showing number, location, and dimensions of the parking and loading spaces, driveways, access and sidewalks.**

A waiver is requested for relief for the Assembly Line Park project for the primary loading area. The required dimensions for a loading area is 12'x20'. The Project is proposing to utilize a space that is only 7'x20'. The loading space will be located in line with 7' wide parallel street parking spaces along a one-way roadway. The loading space is located as close as possible to the entrance of Building "A".

- 2. Section 6.4.7. B.2.h Not have any uninterrupted or unfenestrated length of its façade exceeding thirty-five (35) horizontal feet. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the façade and extending at least twenty (20) percent of the length of the façade;**

A waiver is requested for relief for the Assembly Line Park project for the façade recesses. The required projections/recesses are to have depths of at least 3% of the façade's length. Due to the narrow width of Parcel 37 and the limited room for Building "A", recesses of 4' (3% of overall length) are not feasible. The building design does incorporate recesses in the façade, just not as deep as what is required. The buildings do not have any uninterrupted or unfenestrated length of façade exceeding 35 feet.

- 3. Section 6.4.7. B.2.i Have windows providing visual access to the interior space, arcades, display windows, entry areas, awnings, or other such features no less than seventy (70) percent of their horizontal length on all Ground Floor facades that face Public Ways or the Mystic River. Forty percent (40%) of this activated façade area on the Ground Floor of Building walls along primary and secondary streets shall consist of windows or doors meant for public entry and exit.**

A waiver is requested for relief for the Assembly Line Park project for the amount of glazing on the facades. Due to the narrow site and the fact that the buildings face three roadways, the maximization of glazing on the facades provides real transparency through the buildings to all public spaces, walkways and streets. While the Massachusetts Energy Code limits total glass area to a maximum of 40% of wall area, the facades have been designed to maximize the distribution of glass to all sides of each building with maximum amounts of glazing opening onto public gathering spaces and pedestrian walkways. Because the buildings face three streets on a narrow site, the amount of glazing has been balanced to maximize glazing where the exterior walls face onto pedestrian spaces.

4. **Section 6.4.8. B Model. A conceptual three-dimensional scale model of the Master Plan at 20 scale or alternative scale acceptable to the SPGA or its designee. If the proposed development in its entirety consists of no more than one building, the SPGA or its designee has the option of waiving this requirement.**

A waiver is requested for relief for the Assembly Line Park project for the conceptual 3-D scale model. The proposed buildings at Assembly Line Park are consistent with the previously approved PUD Preliminary Master Plan and Amended PUD-PMP and past Conceptual 3-D models.

5. **Building Shadow Analysis:**

The proposed Assembly Line Park buildings (Building A and Building B) are located between two future buildings on Blocks 7 and 8. Buildings A and B are two-story (29'-6.5") construction as compared to buildings at Blocks 7 and 8 that will be at least ten stories. In addition, the Pavilion is located further to the south of the Mystic River where a majority of the mixed-use Usable Open Space is located, than the two future adjacent buildings. Therefore, any shadows cast by the Assembly Line Park buildings will be subsumed and/or less impactful than study that will be included in the future Block 7 and Block 8 submissions.