



Memorandum

To: Sarah Lewis & Andrew Graminski
Planning and Zoning
City Hall – 93 Highland Avenue
Somerville, MA 02143

Date: September 30, 2020

Project #: 14864.00

From: Kyle Greaves, AICP

Re: Boynton Yards | Master Plan Special Permit (MPSP) Amendment
MPSP Clarifications

On behalf of Boynton Yards LandCo LLC (a joint venture between DLJ Real Estate Capital Partners and Leggat McCall Properties LLC, collectively the "Proponent"), VHB is pleased to submit this memorandum to support the Master Plan Special Permit Amendment (the "MPSP Amendment") application for the Boynton Yards Master Planned Development in Somerville, Massachusetts (the "Project").

The MPSP Amendment Application submitted to the City of Somerville on December 21, 2021, incorrectly documents the Proponent will reserve twenty thousand (20,000) gross square feet of commercial floor space will be reserved for a community center principal use(s) in Building 4 with direct egress to either Civic Space 2 or Civic Space 3. The community center use is still contemplated to be constructed within the proposed residential building, which is now known as Building 6 (formerly Building 4).

Additionally, Figure 1.5b of the MPSP Amendment incorrectly identifies Building 6A as an approximately 245,000 SF General Building, and building 6B as an approximately 205,000 SF General Building. The correct area totals for Building 6A and 6B are documented in Table 1-2 of Chapter 1, *Project Description* of the MPSP Amendment, and are provided again below in Table 1.

Table 1 Proposed Building Summary Table

Building	Building Type	Typ. Floor Plate	Area
Building 6A	General Building	15,900 SF (base)	250,000 SF
		9,600 SF (tower)	
Building 6B	General Building	15,900 SF (base)	200,000 SF
		9,600 SF (tower)	

The Proponent requests that the City's staff memo reflect these clarifications. Please do not hesitate to reach out with any questions.

Kyle Greaves

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VHB

CC: John Fenton, DLJ Real Estate Capital Partners
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