

CONDITIONS

General

Perpetual:

1. Approval is for the redevelopment of the existing Clarendon Hills public housing site. This Project involves subdividing the existing lot and producing nine (9) lots which will contain three (3) apartment buildings, thirty-four (34) row houses, three (3) thoroughfares, and a civic space. The Project will contain a total of 591 rental units.
2. Approval is based upon the application materials and plans submitted by the Applicant and listed in Exhibit 2 of this decision.
3. "Applicant" shall collectively refer to the Somerville Community Corporation ("SCC"), the Preservation of Affordable Housing ("POAH"), Gate Residential Properties, LLC ("Redgate"), and the Somerville Housing Authority ("SHA"). The Applicant, its successors and/or assigns, are jointly and severally liable for implementation of, and compliance with, these conditions; provided, however, that if a specific entity is named in a condition, only that entity shall be responsible for compliance with such condition. Conditions assigned to a specific entity shall only be enforced against that entity. Default by a specific entity on a condition for which it is solely responsible shall have no effect on any of the other entities or such other entities' portion of the Project. Upon written notice to and approval by the Director of Planning & Zoning, the entities comprising the Applicant may collectively assign responsibility for a certain condition to a single entity, or assign responsibility for a certain condition among the entities, whereupon responsibility for such conditions shall no longer be joint and several. Approval of such assignment shall not be unreasonably withheld as long as such assignment is reasonably related to the assigned responsibility for particular buildings as described herein.
4. Approval is subject to the Applicant's continued eligibility for a Comprehensive Permit under M.G.L. Ch 40B §20-23. This decision is not enforceable until the Applicant has received final approval from DHCD or another subsidizing agency confirming project eligibility.
5. Any changes to the submitted application material listed under Condition #2 are subject to 760 CMR 56.05(11). The Planning Director shall determine whether changes designed only to establish compliance with one of the conditions of this Comprehensive Permit approval are considered insubstantial.
6. The Board approves the Applicant's request for waivers from the ordinances and regulations listed in Exhibit 1 of this decision. All ordinances and regulations not waived by the Board as part of Exhibit 1 must be complied with. If the Applicant determines that additional waivers are necessary to construct the project, the Applicant may request additions or modifications to the approved waivers list pursuant to 760 CMR 56.05(11). Any request to waive SZO §10.11 Sustainable Development, in whole or in part, is deemed to be a substantial change.
7. This Comprehensive Permit will expire three (3) years from the date of the Board's decision, unless construction of Phase 1 of the Project has commenced. Phase 2 must begin within three (3) years of the issuance of the last Certificate of Occupancy for Phase 1. The Applicant may apply to the Board for reasonable extensions to this Comprehensive Permit for good cause. This decision anticipates the phasing of the project as described in Condition #13 and depicted in Exhibit 3 of this decision.
8. Prior to applying for the first building permit, the Applicant shall enter into a Permanent Restriction/Regulatory Agreement with each subsidizing agency (each a

“Chapter 40B Regulatory Agreement” and together the “Chapter 40B Regulatory Agreements”) and such Agreements shall be in compliance with all applicable 40B guidance including, without limitation, 760 CMR 56.00 et seq, and recorded with the Middlesex South Registry of Deeds. The Chapter 40B Regulatory Agreements must at a minimum require that at least 25% of the units in the project or 148 of the replacement public housing units (the “Chapter 40B Affordable Units”) will remain affordable in perpetuity for households with incomes at or below eighty percent (80%) of the area median income (“AMI”) even if the Subsidy defined in 760 CMR 56.02 expires. The DHCD / SHA Regulatory and Operating Agreement would govern all 216 replacement public housing units and would guarantee affordability in perpetuity for these units, including the 148 units protected by the Chapter 40B Regulatory Agreement. The 216 public housing units shall remain rental units in perpetuity, even if any other portion of the project is ever converted to condominiums.

9. Prior to City funding being released into the Project, the Applicant shall enter into a Permanent Restriction with the City of Somerville, namely, the City of Somerville Supplemental Regulatory Agreement, and such Agreement shall be recorded with the Middlesex South District Registry of Deeds. The City of Somerville Supplemental Regulatory Agreement will guarantee affordability in perpetuity for the 16 units up to 80% AMI and 64 units up to 110% AMI that are not covered by the DHCD / SHA Regulatory and Operating Agreement. These 80 units shall remain rental units in perpetuity, even if any other portion of the project is ever converted to condominiums. The Supplemental Regulatory Agreement will include alternative compliance strategies in the event of a catastrophic event or loss of subsidy for the POAH buildings.
10. The City’s Housing Division may, at their discretion, determine that some or all of the units in the project be eligible for inclusion in the Commonwealth’s Subsidized Housing Inventory.
11. Prior to selling any of the affordable units or transferring the Comprehensive Permit to another party pursuant to 760 CMR 56.05(12)(b), the Applicant must notify the City’s Director of Housing.
12. The Applicant shall provide the number and sizes of affordable units as described in “Project Narrative Attachment 1: Affordability and Lease Up” and repeated here:

Affordability by Building:

Unit Type	Building A/B	Building D	Building E	Townhouses	Total
Replacement Public Housing	15	43	130	28	216
Affordable (<80%AMI)	16	0	0	0	16
Affordable (<110%AMI)	5	15	38	6	64
Unrestricted	295	0	0	0	295
<i>Total</i>	<i>331</i>	<i>58</i>	<i>168</i>	<i>34</i>	<i>591</i>

Site-wide Unit Size by Affordability:

Unit Type	Studio	1BR	2BR	3BR	Total
Replacement Public Housing	0	33	150	33	216

Affordable (<80%AMI)	2	10	4	0	16
Affordable (<110%AMI)	1	37	19	7	64
Unrestricted	29	173	70	23	295
<i>Total</i>	<i>32</i>	<i>253</i>	<i>168</i>	<i>63</i>	<i>591</i>

13. The project will be constructed in two phases. "Phase 1" will include the demolition of six (6) existing buildings and the construction of Lots C1 and B1, Thoroughfare 2, and the portion of Thoroughfare 1 from Alewife Brook Parkway to the eastern edge of Lot B1. Phase 1 may also include other site-enabling or site-wide work (e.g., temporary thoroughfares, stormwater management facilities, etc.) necessary to construct the buildings and thoroughfares that are part of this phase. "Phase 2" will include the demolition of the remaining three (3) existing buildings and construction of Lots D1, E1, E2, F1, Thoroughfare 3, and the remainder of Thoroughfare 1 between the eastern edge of Lot B1 and North St. Phase 2 will also include any remaining site-wide work necessary to complete the project in its entirety. Phase 2 may begin prior to the conclusion of Phase 1. Exhibit 3 is hereby incorporated into this condition as a graphical depiction of the phasing plan. If Phase 2 does not begin prior to the completion of Phase 1, the site work must be completed as shown in Exhibit 3. Individual buildings in each phase will receive their own building permits and certificates of occupancy and will be subject to the relevant project, phase and building conditions of this approval.
14. The Applicant shall, at their expense, replace any existing equipment (including, but not limited to street sign poles, signs, traffic signal poles, traffic signal equipment, wheel chair ramps, granite curbing, etc.) and the entire sidewalk immediately abutting the subject property if damaged as a result of construction activity due to this project. All new sidewalks and driveways must be constructed to DPW standards.
15. All construction materials and equipment must be stored onsite. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Parking Department and Engineering Division must be obtained.
16. Throughout construction of the project, the Applicant shall provide access to the City Engineer, Building Official, and other members of City staff, acting in their capacity as a City employee, to enter and inspect the project for compliance with the Comprehensive Permit.
17. The Applicant shall install 18 electric vehicle charging ports and install the necessary infrastructure to make 18 additional spaces ready for the installation of electric vehicle charging equipment. The total of electric vehicle spaces (installed electric vehicle charging equipment and electric vehicle ready spaces) should be no less than 10% of the overall parking spaces. Whenever possible, the Applicant should provide Level 2 charging for the electric charging and electric-ready spaces.
18. If the data submitted to the Director of Mobility as part of the mobility management program shows that vehicle parking constructed as part of this project is not being utilized, the Applicant or its successors maintaining the site shall explore other uses of underutilized parking spaces, such as increased bicycle parking. Any changes must be approved by the Director of Mobility prior to implementation.

19. All buildings and structures must be designed and constructed to the applicable building codes in effect at the time of each building's or structure's building permit application.

Prior to first (Building, Foundation, Civic Space, or Thoroughfare) Permit Application:

20. The Applicant shall submit a Mylar plat plan to the Planning Board for Final Subdivision Plan review and approval. Per SZO §15.3.1.d.iii., approval of the Final Subdivision Plan does not require a public hearing.
21. The Applicant shall submit a tree removal schedule to the Director of Public Space and Urban Forestry. The schedule must include all trees on or around the site that will be removed in order to construct this project, regardless of the current ownership of the tree(s). The Applicant shall work with Director of Public Space and Urban Forestry and the Tree Warden to hold a tree removal hearing for any trees within an existing right-of-way pursuant to M.G.L. Ch 87 §3; the three proposed rights-of-way are not existing rights-of-way.
22. The Applicant shall submit design and construction phasing of the stormwater management and erosion & sediment control systems to the City Engineer for review and approval to ensure compliance with City standards and best practices for design and ongoing maintenance. All Site Construction Permit rules and regulations must be complied with for Phase 1 and for Phase 2.
23. The Applicant shall submit all design and construction phasing plans for all site utilities (municipal & private) to the City Engineer for review and approval to ensure compliance with City standards and best practices for design and ongoing maintenance. The plans must clearly indicate the work proposed as part of each Phase.
24. The Applicant shall meet with the Director of Sustainability and Environment to discuss any updated information on the Passive House design elements of the project.
25. Upon request of the Director of Mobility, the Applicant shall update Section E of the Transportation Impact & Access Study (Revised September 2019) to account for any changes to the MassWorks-funded redesign of Alewife Brook Parkway / Powder House Boulevard intersection that may impact the other five (5) intersections included in Section E. To the extent feasible, the Applicant shall coordinate with MassWorks project team and the Massachusetts Department of Conservation and Recreation ("DCR") to ensure that the Applicant is accounting for the most current design of the Alewife Brook Parkway / Powder House Boulevard intersection. The three (3) Broadway intersections must include plans for transit signal priority. The Applicant shall submit the updated mitigation plan to the Director of Mobility for review and approval.

Prior to application for the first Certificate of Occupancy of Phase 1:

26. The Applicant shall file the signed Mylar plat plan with the Southern Middlesex Registry of Deeds and submit proof of filing to the Director of Inspectional Services and the Director of Planning & Zoning. The Applicant shall include in the submission to the Director of Inspectional Services and the Director of Planning & Zoning evidence that the DCR land required for this project has been conveyed to the Applicant.
27. The Applicant shall submit a bond for one hundred and twenty-five percent (125%) of the cost of construction for all public works required to complete Phase 1 as

proposed, so as to guarantee satisfactory completion of the approved plans should Phase 2 not proceed in a timely manner. The bond will not include infrastructure already within the scope of the MassWorks project. The bond may be reduced as construction proceeds, provided that the bond is equal to or greater than one hundred and twenty-five percent (125%) of the cost of constructing the remaining public works. The Phase 1 public works include: the entirety of Thoroughfare 1 and 2; the civic space on Lot D1; and all publicly accessible landscaped or seating areas on Lots C1 and B1.

28. The Applicant shall implement the traffic mitigation measures approved by the Director of Mobility as part of Condition #25.
29. All requirements of the Tree Preservation Ordinance must be met. The Applicant shall replant the same number of combined caliper inches of tree(s) as the significant tree(s) that are removed as part of Phase 1. The Applicant shall provide the Director of Public Space and Urban Forestry with documentation showing that all requirements of the Tree Preservation Ordinance have been met.

Prior to application for first Certificate of Occupancy of Phase 2:

30. The Applicant shall submit a bond for one hundred and twenty-five percent (125%) of the cost of construction for all public works required to complete Phase 2 as proposed. The bond will not include infrastructure already within the scope of the MassWorks project or previously bonded as part of Phase 1. The bond may be reduced as construction proceeds, provided that the bond is equal to or greater than one hundred and twenty-five percent (125%) of the cost of constructing the remaining public works. The Phase 2 public works include: Thoroughfare 3; all publicly-accessible landscaped or seating areas not on Lots C1, B1, or D1.
31. All requirements of the Tree Preservation Ordinance must be met. The Applicant shall replant the same number of combined caliper inches of tree(s) as the significant tree(s) that are removed as part of Phase 2. The Applicant shall provide the Director of Public Space and Urban Forestry with documentation showing that all requirements of the Tree Preservation Ordinance have been met.

Prior to release of the bond for Phase 2:

32. Upon receipt of Certificate of Thoroughfare Completion for Thoroughfare 1, the Applicant shall submit a petition to the City Council to accept the constructed thoroughfare as a public way.
33. Upon receipt of Certificate of Thoroughfare Completion for Thoroughfare 2, the Applicant shall submit a petition to the City Council to accept the constructed thoroughfare as a public street. Should the Certificate of Thoroughfare Completion be issued prior to the start of Phase 2, the Applicant shall wait to submit the petition until the first Certificate of Occupancy for Phase 2 has been issued.

Building A/B on Lot C1

Perpetual:

34. Building A/B contains a total of 451 bedrooms in 331 units. The units are as follows: thirty-two (32) studio units; one hundred and ninety-four (194) 1-bedroom units; eighty-two (82) 2-bedroom units; and twenty-three (23) 3-bedroom units.

35. Redgate shall comply with the Mobility Management Plan submitted for Clarendon Hill Building A/B dated August 2020, as approved and conditioned by the Director of Mobility.
36. Redgate, its successors and/or assigns, are responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas, and storm water systems, ensuring they are clean, well-kept, and in good and safe working order.

Prior to Foundation Permit application:

37. Redgate shall submit revised elevations that show more architectural details as outlined in the July 15, 2020 staff report for review and approval by the Director of Planning & Zoning. At a minimum, these revised elevations should address the following:
 - a. The sill heights, window size, and glass transparency of the ground floor;
 - b. The inclusion of Entry Canopy building components at each of the entrances;
 - c. Additional articulation of all facades to limit the amount of blank wall present;
 - d. Providing surface relief of at least four (4) inches from the average plane of the façade by recessing windows or through other architectural articulation;
 - e. Compliance with the fenestration requirements for the building type; and
 - f. Compliance with signage as required by SZO §3.2.16.b.
38. Redgate shall submit to the Director of Public Spaces and Urban Forestry for review and approval a tree protection plan that includes the proposed grading around all trees that are to be protected.

Prior to full Building Permit application:

39. Once Redgate has received the Memorial Committee's recommended street names for Thoroughfare2, Redgate shall apply to the City Engineer for a street address. The street address must be used to reference the building in all subsequent applications.
40. Redgate shall submit architectural/building materials and color samples for review and approval by the Director of Planning & Zoning.
41. Redgate shall construct an onsite mock-up of the exterior walls of the building components for review and approval by the Director of Planning & Zoning and the Director of Inspectional Services to verify architectural quality, such as window details.
42. Redgate shall submit updated plans that shows a staircase, an all-season lift, and any walkways that are necessary to create a Massachusetts Architectural Access Board compliant pedestrian connection between the plaza on this lot and the sidewalk of Alewife Brook Parkway. The lift must be architecturally integrated into Building A/B.
43. Redgate shall submit an updated Sustainable and Resilient Buildings Questionnaire to the Director of the Office of Sustainability and Environment that responds to changes in building design.
44. Redgate shall submit an updated LEED checklist and narrative description outlining compliance with the LEED Platinum standard and identifying any design changes or changes to LEED points. Updated checklists and narratives must be submitted to the Director of the Office of Sustainability & Environment with an affidavit signed by a LEED professional stating that, to the best of their knowledge, the project has been designed to achieve the stated LEED building standard. LEED narratives should

include how compliance is being met within the project, not just stating that the requirement is being met.

45. Redgate shall submit to the Director of Public Spaces and Urban Forestry for review and approval:
 - a. a planting plan that includes only native species;
 - b. an irrigation plan; and
 - c. an exterior lighting plan and luminaire schedule that complies with SZO §10.7 Outdoor Lighting.
46. Redgate shall submit an updated bicycle parking plan for review and approval by the Director of Mobility. The plan must include details on the design and location of all bicycle parking spaces and indicate any spaces that do not comply with the requirements of SZO §11.1 Bicycle Parking.

Prior to application for Certificate of Occupancy:

47. Redgate shall submit to the City Engineer evidence that all of the stormwater management required by Condition #22 for Phase 1 is operational.
48. Redgate shall provide a paved roadway that is at least twenty (20) foot wide and allows for emergency vehicle access both from Alewife Brook Parkway and from North St to the front door(s) of Building E. The paved roadway must be within the Thoroughfare 2 right-of-way.
49. Redgate shall submit an updated Sustainable and Resilient Buildings Questionnaire to the Director of the Office of Sustainability and Environment that responds to changes in building design.
50. Redgate shall submit an updated LEED checklist and narrative description outlining compliance with the LEED Platinum standard and identifying any design changes or changes to LEED points. Updated checklists and narratives must be submitted to the Director of the Office of Sustainability & Environment with an affidavit signed by a LEED professional stating that, to the best of their knowledge, the project has been designed to achieve the stated LEED building standard. LEED narratives should include how compliance is being met within the project, not just stating that the requirement is being met.
51. Redgate shall provide a project narrative of how the conditions have been satisfied to the ISD Zoning Review Planner(s) at least ten (10) working days in advance of a request for a final inspection by Inspectional Services.

Building E on Lot B1

Perpetual:

52. Building E contains a total of 301 bedrooms in 168 units. The units are as follows: forty-one (41) 1-bedroom units; one hundred and twenty-one (121) 2-bedroom units; and six (6) 3-bedroom units.
53. POAH/SCC shall comply with the Mobility Management Plan submitted for Clarendon Hill Building E dated August 2020, as approved and conditioned by the Director of Mobility.
54. POAH/SCC, its successors and/or assigns, are responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas, and storm water systems, ensuring they are clean, well-kept, and in good and safe working order.

Prior to Foundation Permit application:

55. POAH/SCC shall submit revised elevations that show more architectural details as outlined in the July 15, 2020 staff report for review and approval by the Director of Planning & Zoning. At a minimum, these revised elevations should consider the following:
 - a. The sill heights, window size, and glass transparency of the ground floor;
 - b. The inclusion of Entry Canopy building components at each of the entrances;
 - c. Providing surface relief of at least four (4) inches from the average plane of the façade by recessing windows or through other architectural articulation;
 - d. Compliance with the fenestration requirements for the building type; and
 - e. Compliance with signage as required by SZO §3.2.16.b.
56. POAH/SCC shall submit to the Director of Public Spaces and Urban Forestry for review and approval a tree protection plan that includes the proposed grading around all trees that are to be protected.

Prior to full Building Permit application:

57. Once POAH/SCC has received the Memorial Committee's recommended street names for Thoroughfare 1, POAH/SCC shall apply to the City Engineer for a street address. The street address must be used to reference the building in all subsequent applications.
58. POAH/SCC shall submit architectural/building materials and color samples for review and approval by the Director of Planning & Zoning.
59. POAH/SCC shall construct an onsite mock-up of the exterior walls of the building components for review and approval by the Director of Planning & Zoning and the Director of Inspectional Services to verify architectural quality, such as window details.
60. POAH/SCC shall submit an updated Sustainable and Resilient Buildings Questionnaire to the Director of the Office of Sustainability and Environment that responds to changes in building design.
61. POAH/SCC shall submit an updated LEED checklist and narrative description outlining compliance with the LEED Platinum standard and identifying any design changes or changes to LEED points. Updated checklists and narratives must be submitted to the Director of the Office of Sustainability & Environment with an affidavit signed by a LEED professional stating that, to the best of their knowledge, the project has been designed to achieve the stated LEED building standard. LEED narratives should include how compliance is being met within the project, not just stating that the requirement is being met.
62. POAH/SCC shall submit to the Director of Public Spaces and Urban Forestry for review and approval:
 - a. a planting plan that includes only native species;
 - b. an irrigation plan; and
 - c. an exterior lighting plan and luminaire schedule that complies with SZO §10.7 Outdoor Lighting.
63. POAH/SCC shall submit an updated bicycle parking plan for review and approval by the Director of Mobility. The plan must include details on the design and location of all bicycle parking spaces and indicate any spaces that do not comply with the requirements of SZO §11.1 Bicycle Parking.

Prior to application for Certificate of Occupancy:

64. POAH/SCC shall submit to the City Engineer evidence that all of the stormwater management required by Condition #22 for Phase 1 is operational.
65. POAH/SCC shall provide a paved roadway that is at least twenty (20) foot wide and allows for emergency vehicle access both from Alewife Brook Parkway and from North St to the front door(s) of Building E.
66. POAH/SCC shall submit an updated Sustainable and Resilient Buildings Questionnaire to the Director of the Office of Sustainability and Environment that responds to changes in building design.
67. POAH/SCC shall submit an updated LEED checklist and narrative description outlining compliance with the LEED Platinum standard and identifying any design changes or changes to LEED points. Updated checklists and narratives must be submitted to the Director of the Office of Sustainability & Environment with an affidavit signed by a LEED professional stating that, to the best of their knowledge, the project has been designed to achieve the stated LEED building standard. LEED narratives should include how compliance is being met within the project, not just stating that the requirement is being met.
68. POAH/SCC shall provide a project narrative of how the conditions have been satisfied to the ISD Zoning Review Planner(s) at least ten (10) working days in advance of a request for a final inspection by Inspectional Services.

Building D on Lot F1

Perpetual:

69. Building D contains a total of 98 bedrooms in 58 units. The units are as follows: eighteen (18) 1-bedroom units; and forty (40) 2-bedroom units.
70. POAH/SCC shall comply with the Mobility Management Plan submitted for Clarendon Hill Building D dated August 2020, as approved and conditioned by the Director of Mobility.
71. POAH/SCC, its successors and/or assigns, are responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas, and storm water systems, ensuring they are clean, well-kept, and in good and safe working order.

Prior to Foundation Permit application:

72. POAH/SCC shall submit revised elevations that show more architectural details as outlined in the July 15, 2020 staff report for review and approval by the Director of Planning & Zoning. At a minimum, these revised elevations should consider the following:
 - a. The sill heights, window size, and glass transparency of the ground floor;
 - b. The inclusion of Entry Canopy building components at each of the entrances;
 - c. Providing surface relief of at least four (4) inches from the average plane of the façade by recessing windows or through other architectural articulation;
 - d. Compliance with the fenestration requirements for the building type; and
 - e. Compliance with signage as required by SZO §3.2.16.b.
73. POAH/SCC shall submit to the Director of Public Spaces and Urban Forestry for review and approval a tree protection plan that includes the proposed grading around all trees that are to be protected.

Prior to full Building Permit application:

74. Once POAH/SCC has received the Memorial Committee's recommended street names for Thoroughfare 1, POAH/SCC shall apply to the City Engineer for a street address. The street address must be used to reference the building in all subsequent applications.
75. POAH/SCC shall submit architectural/building materials and color samples for review and approval by the Director of Planning & Zoning.
76. POAH/SCC shall construct an onsite mock-up of the exterior walls of the building components for review and approval by the Director of Planning & Zoning and the Director of Inspectional Services to verify architectural quality, such as window details.
77. POAH/SCC shall submit an updated Sustainable and Resilient Buildings Questionnaire to the Director of the Office of Sustainability and Environment that responds to changes in building design.
78. POAH/SCC shall submit an updated LEED checklist and narrative description outlining compliance with the LEED Platinum standard and identifying any design changes or changes to LEED points. Updated checklists and narratives must be submitted to the Director of the Office of Sustainability & Environment with an affidavit signed by a LEED professional stating that, to the best of their knowledge, the project has been designed to achieve the stated LEED building standard. LEED narratives should include how compliance is being met within the project, not just stating that the requirement is being met.
79. POAH/SCC shall submit to the Director of Public Spaces and Urban Forestry for review and approval
 - a. a planting plan that includes only native species;
 - b. an irrigation plan; and
 - c. an exterior lighting plan and luminaire schedule that complies with SZO §10.7 Outdoor Lighting.
80. POAH/SCC shall submit an updated bicycle parking plan for review and approval by the Director of Mobility. The plan must include details on the design and location of all bicycle parking spaces and indicate any spaces that do not comply with the requirements of SZO §11.1 Bicycle Parking.

Prior to application for Certificate of Occupancy:

81. POAH/SCC shall submit an updated Sustainable and Resilient Buildings Questionnaire to the Director of the Office of Sustainability and Environment that responds to changes in building design.
82. POAH/SCC shall submit an updated LEED checklist and narrative description outlining compliance with the LEED Platinum standard and identifying any design changes or changes to LEED points. Updated checklists and narratives must be submitted to the Director of the Office of Sustainability & Environment with an affidavit signed by a LEED professional stating that, to the best of their knowledge, the project has been designed to achieve the stated LEED building standard. LEED narratives should include how compliance is being met within the project, not just stating that the requirement is being met.
83. POAH/SCC shall provide a paved roadway within the Thoroughfare 1 right-of-way that is at least twenty (20) foot wide and allows for emergency vehicle access both from Alewife Brook Parkway and from North St to the front door(s) of Building E.

84. POAH/SCC shall provide a project narrative of how the conditions have been satisfied to the ISD Zoning Review Planner(s) at least ten (10) working days in advance of a request for a final inspection by Inspectional Services.

Row Houses on Lot E1

Perpetual:

85. Lot E1 contains a total of 48 bedrooms in 16 units. All units are 3-bedroom units.
86. POAH/SCC, its successors and/or assigns, are responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas, and storm water systems, ensuring they are clean, well-kept, and in good and safe working order.

Prior to Foundation Permit application:

87. POAH/SCC shall submit revised elevations that show more architectural details as outlined in the July 15, 2020 staff report for review and approval by the Director of Planning & Zoning. At a minimum, these revised elevations should consider the following:
 - a. The ends of building rows should be designed with windows and visual variety, rather than blank walls;
 - b. Providing surface relief of at least four (4) inches from the average plane of the façade by recessing windows or through other architectural articulation;
 - c. Compliance with the fenestration requirements for the building type; and
 - d. Compliance with signage as required by SZO §3.2.16.b.
88. POAH/SCC shall submit to the Director of Public Spaces and Urban Forestry for review and approval a tree protection plan that includes the proposed grading around all trees that are to be protected.

Prior to full Building Permit application:

89. Once POAH/SCC has received the Memorial Committee's recommended street names for Thoroughfares 1 and 2 and has chosen a name for Thoroughfare 3, POAH/SCC shall apply to the City Engineer for a street address. The street address must be used to reference the building in all subsequent applications.
90. POAH/SCC shall submit architectural/building materials and color samples for review and approval by the Director of Planning & Zoning.
91. POAH/SCC shall construct an onsite mock-up of the exterior walls of the building components for review and approval by the Director of Planning & Zoning and the Director of Inspectional Services to verify architectural quality, such as window details.
92. POAH/SCC shall submit to the Director of Public Spaces and Urban Forestry for review and approval:
 - a. a planting plan that includes only native species;
 - b. an irrigation plan; and
 - c. an exterior lighting plan and luminaire schedule that complies with SZO §10.7 Outdoor Lighting.
93. POAH/SCC shall submit an updated bicycle parking plan for review and approval by the Director of Mobility. The plan must include details on the design and location of all bicycle parking spaces and indicate any spaces that do not comply with the requirements of SZO §11.1 Bicycle Parking.

Prior to application for Certificate of Occupancy:

94. POAH/SCC shall provide a project narrative of how the conditions have been satisfied to the ISD Zoning Review Planner(s) at least ten (10) working days in advance of a request for a final inspection by Inspectional Services.
95. POAH/SCC shall apply for the Certificate of Thoroughfare Completion for Thoroughfare 3.

Row Houses on Lot E2

Perpetual:

96. Lot E2 contains a total of 54 bedrooms in 18 units. All units are 3-bedroom units.
97. POAH/SCC, its successors and/or assigns, are responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas, and storm water systems, ensuring they are clean, well-kept, and in good and safe working order.

Prior to Foundation Permit application:

98. POAH/SCC shall submit revised elevations that show more architectural details as outlined in the July 15, 2020 staff report for review and approval by the Director of Planning & Zoning. At a minimum, these revised elevations should consider the following:
 - a. The ends of building rows should be designed with windows and visual variety, rather than blank walls;
 - b. Providing surface relief of at least four (4) inches from the average plane of the façade by recessing windows or through other architectural articulation;
 - c. Compliance with the fenestration requirements for the building type; and
 - d. Compliance with signage as required by SZO §3.2.16.b.
99. POAH/SCC shall submit to the Director of Public Spaces and Urban Forestry for review and approval a tree protection plan that includes the proposed grading around all trees that are to be protected.

Prior to full Building Permit application:

100. POAH/SCC shall apply to the City Engineer for a street address. The street address must be used to reference the building in all subsequent applications.
101. POAH/SCC shall submit architectural/building materials and color samples for review and approval by the Director of Planning & Zoning.
102. POAH/SCC shall construct an onsite mock-up of the exterior walls of the building components for review and approval by the Director of Planning & Zoning and the Director of Inspectional Services to verify architectural quality, such as window details.
103. POAH/SCC shall submit to the Director of Public Spaces and Urban Forestry for review and approval
 - a. a planting plan that includes only native species;
 - b. an irrigation plan; and
 - c. an exterior lighting plan and luminaire schedule that complies with SZO §10.7 Outdoor Lighting.
104. POAH/SCC shall submit an updated bicycle parking plan for review and approval by the Director of Mobility. The plan must include details on the design and location of all

bicycle parking spaces and indicate any spaces that do not comply with the requirements of SZO §11.1 Bicycle Parking.

Prior to application for Certificate of Occupancy:

105. POAH/SCC shall provide a project narrative of how the conditions have been satisfied to the ISD Zoning Review Planner(s) at least ten (10) working days in advance of a request for a final inspection by Inspectional Services.
106. POAH/SCC shall apply for the Certificate of Thoroughfare Completion for Thoroughfare 3.

Neighborhood Park on Lot D1

Perpetual:

107. The Applicant shall fund the purchase and installation of a 19-bike Bluebikes bike share station to mitigate transportation impacts attributable to the proposed development.
108. The Applicant shall enter into a conservation restriction pursuant to M.G.L. Ch 184 §32. The restriction must be perpetual and provide for public access to the open space on this parcel. The Applicant shall designate the Somerville Conservation Commission as the holder of the conservation restriction and shall record the restriction with the Southern Middlesex Registry of Deeds.

Prior to Civic Space Permit application:

109. POAH/SCC shall work with the City to develop a long-term maintenance agreement for the central civic space. The agreement must specify the requirements for public access and private maintenance of the Neighborhood Park. POAH/SCC shall build out and maintain all of the open space and allow public access to all of the civic space in the plan as required by the SZO. POAH/SCC shall submit 100% construction plans for open space to the City for review and comment.
110. POAH/SCC shall submit to the Director of Public Spaces and Urban Forestry for review and approval:
 - a. a tree protection plan that includes the proposed grading around all trees that are to be protected;
 - b. an irrigation plan;
 - c. a planting schedule that includes only native species;
 - d. an updated permeability diagram that shows a minimum of 70% permeable area;
 - e. a site plan showing the proposed location and design of the fence that will surround the playground area;
 - f. information on how the playground area will be shaded;
 - g. an exterior lighting plan and luminaire schedule that complies with SZO §10.7 Outdoor Lighting; and
 - h. a grading plan that maximizes useful play and recreation area while ensuring the site remains universally accessible.

Thoroughfare 1

Perpetual:

111. Approval of this Comprehensive Permit is approval of the width of the roadway and rights-of-way and of the general layout of the thoroughfare. POAH/SCC shall work

with the City Engineer, Director of Mobility, Director of Public Space and Urban Forestry, and Director of Planning & Zoning to develop 100% street design plans that are consistent with the Comprehensive Permit and comply with sound engineering practices and all city standards. All travel modes must be considered and accommodated in these details, and NACTO minimum accommodations incorporated. Whenever possible, sidewalk walkway and furnishing zone widths should be maximized with a goal of achieving a minimum of a 6-foot walkway and a 4-foot furnishing zone.

112. The “porkchop” channelized turning island at the intersection of Thoroughfare 1 and Alewife Brook Parkway will not be permitted in the 100% street design plans, as it does not comply with NACTO design standards.
113. The thoroughfare will be constructed in two phases, as described in Condition #13 and depicted in Exhibit 3. POAH/SCC shall submit to the City Engineer for review and approval a plan for the phasing of Thoroughfare 1 that clearly indicates the work to be done as part of each Phase.
114. Acceptance of the thoroughfare by the City Council as a public street shall not affect the validity of the Comprehensive Permit approval. Once accepted by the City Council, all on-street parking spaces will be under the jurisdiction of the City’s Traffic Commission and will be managed as other on-street public parking spaces.
115. POAH/SCC shall be responsible for all design and construction of this thoroughfare. Until accepted by the City, POAH/SCC shall be responsible for all maintenance and repair of this thoroughfare, including all streetscape such as street lighting and other street furnishings which are part of the Comprehensive Permit.
116. POAH/SCC shall use traffic control equipment and roadway elements that meet City specifications and standards unless otherwise reviewed and approved by the City Engineer.
117. POAH/SCC shall provide the City Engineer with weekly inspection reports of street construction and all municipal utility construction.
118. POAH/SCC shall provide curbing with gaps along the edge of the “woonerf” to ensure the pedestrians and landscaping are protected from vehicular traffic while still permitting rainwater to flow to the bioretention areas on Lot D1.

Prior to Thoroughfare Permit application:

119. POAH/SCC shall request and receive a response from the Memorials Committee for the recommended name of this thoroughfare. The Applicant may suggest names in the request. The Memorials Committee’s recommended public street name must be used for the Thoroughfare Permit, construction permits, and address requests; the public street name will become official once the street is accepted by the City Council.
120. POAH/SCC shall submit a tree planting plan for the review and approval of the Director of Public Space and Urban Forestry. Due to the reduced soil area and spacing between trees, only certain species will be able to thrive. The tree planting plan must include only native species.
121. POAH/SCC shall submit to the Director of Public Spaces and Urban Forestry for review and approval:
 - a. a tree protection plan that includes the proposed grading around all trees that are to be protected;
 - b. an irrigation plan; and

- c. an exterior lighting plan and luminaire schedule that complies with SZO §10.7 Outdoor Lighting.
- 122. POAH/SCC shall provide detailed roadway marking plans and cross sections, including bicycle and pedestrian design details (markings, signals, crosswalks, street furniture, etc.) for review and approval by the Director of Mobility. These plans and cross sections must depict both the proposed condition at the conclusion of Phase 1 and the proposed condition at the conclusion of Phase 2.
- 123. POAH/SCC shall submit to the City Engineer and Director of Mobility the approved Massachusetts Architectural Access Board (MAAB) variance(s) for any locations within the thoroughfares that do not meet MAAB/ADA standards.

Prior to Certificate of Thoroughfare Completion:

- 124. POAH/SCC shall submit to the City Engineer as-built drawings certified by a professional engineer currently licensed in Massachusetts.
- 125. POAH/SCC shall certify that the thoroughfare and all utilities within it comply with all Federal, State, and local environmental laws and other standards as they are applied at the time of construction.

Thoroughfare 2

Perpetual:

- 126. Approval of this Comprehensive Permit is approval of the width of the roadway and rights-of-way and of the general layout of the thoroughfare. Redgate shall work with the City Engineer, Director of Mobility, Director of Public Space and Urban Forestry, and Director of Planning & Zoning to develop 100% street design plans that are consistent with the Comprehensive Permit and comply with sound engineering practices and all city standards. All travel modes must be considered and accommodated in these details, and NACTO minimum accommodations incorporated. Whenever possible, sidewalk walkway and furnishing zone widths should be maximized with a goal of achieving a minimum of a 6-foot walkway and a 4-foot furnishing zone.
- 127. Acceptance of the thoroughfare by the City Council as a public street shall not affect the validity of the Comprehensive Permit approval. Once accepted by the City Council, all on-street parking spaces will be under the jurisdiction of the City's Traffic Commission and will be managed as other on-street public parking spaces.
- 128. Redgate shall be responsible for all design and construction of this thoroughfare. Until accepted by the City, Redgate shall be responsible for all maintenance and repair of this thoroughfare, including all streetscape such as street lighting and other street furnishings which are part of the Comprehensive Permit.
- 129. Redgate shall use traffic control equipment and roadway elements that meet City specifications and standards unless otherwise reviewed and approved by the City Engineer.
- 130. Redgate shall provide the City Engineer with weekly inspection reports of street construction and all municipal utility construction.

Prior to Thoroughfare Permit application:

- 131. Redgate shall request and receive a response from the Memorials Committee for the recommended name of this thoroughfare. Redgate may suggest names in the request. The Memorials Committee's recommended public street name must be

- used for the Thoroughfare Permit, construction permits, and address requests; the public street name will become official once the street is accepted by the City Council.
132. Redgate shall submit a tree planting plan for the review and approval of the Director of Public Space and Urban Forestry. Due to the reduced soil area and spacing between trees, only certain species will be able to thrive. The tree planting plan must include only native species.
 133. Redgate shall submit to the Director of Public Spaces and Urban Forestry for review and approval:
 - a. a tree protection plan that includes the proposed grading around all trees that are to be protected;
 - b. an irrigation plan; and
 - c. an exterior lighting plan and luminaire schedule that complies with SZO §10.7 Outdoor Lighting.
 134. Redgate shall provide detailed roadway marking plans and cross sections, including bicycle and pedestrian design details (markings, signals, crosswalks, street furniture, etc.) for review and approval by the Director of Mobility.
 135. Redgate shall submit to the City Engineer and Director of Mobility the approved Massachusetts Architectural Access Board (MAAB) variance(s) for any locations within the thoroughfares that do not meet MAAB/ADA standards.

Prior to Certificate of Thoroughfare Completion:

136. Redgate shall submit to the City Engineer as-built drawings certified by a professional engineer currently licensed in Massachusetts.
137. Redgate shall certify that the thoroughfare and all utilities within it comply with all Federal, State, and local environmental laws and other standards as they are applied at the time of construction.

Thoroughfare 3

Perpetual

138. Approval of this Comprehensive Permit is approval of the width of the roadway and rights-of-way and of the general layout of the thoroughfare. POAH/SCC shall work with the City Engineer, Director of Mobility, Director of Public Space and Urban Forestry, and Director of Planning & Zoning to develop 100% street design plans that are consistent with the Comprehensive Permit and comply with sound engineering practices and all city standards. All travel modes must be considered and accommodated in these details, and NACTO minimum accommodations incorporated. Whenever possible, sidewalk walkway and furnishing zone widths should be maximized with a goal of achieving a minimum of a 6-foot walkway and a 4-foot furnishing zone.
139. The Applicant shall record with the Middlesex Registry of Deeds a utility easement to the benefit of the City for all municipal utilities located on this thoroughfare.
140. POAH/SCC, its successors and/or assigns, are responsible for maintenance of all on-site amenities, including landscaping, fencing, lighting, parking areas, and storm water systems, ensuring they are clean, well-kept, and in good and safe working order.
141. POAH/SCC shall use traffic control equipment and roadway elements that meet City specifications and standards unless otherwise reviewed and approved by the City Engineer.

142. POAH/SCC shall provide the City Engineer with weekly inspection reports of street construction and all municipal utility construction.

Prior to Thoroughfare Permit application

143. POAH/SCC shall determine the name of the private street and include it on the Thoroughfare Permit and all other construction permits.
144. POAH/SCC shall submit to the Director of Planning & Zoning and the Director of Mobility a site plan showing the materials for the thoroughfare. The materials for the head-in parking spaces must be visually differentiated from the drive aisles (e.g., through material color).
145. POAH/SCC shall submit a tree planting plan for the review and approval of the Director of Public Space and Urban Forestry. Due to the reduced soil area and spacing between trees, only certain species will be able to thrive. The tree planting plan must include only native species.
146. POAH/SCC shall submit to the Director of Public Spaces and Urban Forestry for review and approval:
 - a. a tree protection plan that includes the proposed grading around all trees that are to be protected;
 - b. an irrigation plan; and
 - c. an exterior lighting plan and luminaire schedule that complies with SZO §10.7 Outdoor Lighting.
147. POAH/SCC shall provide detailed roadway marking plans and cross sections, including bicycle and pedestrian design details (markings, signals, crosswalks, street furniture, etc.) for review and approval by the Director of Mobility.
148. POAH/SCC shall submit to the City Engineer and Director of Mobility the approved Massachusetts Architectural Access Board (MAAB) variance(s) for any locations within the thoroughfares that do not meet MAAB/ADA standards.

Prior to Certificate of Thoroughfare Completion

149. POAH/SCC shall submit to the City Engineer as-built drawings certified by a professional engineer currently licensed in Massachusetts.
150. POAH/SCC shall certify that the thoroughfare and all utilities within it comply with all Federal, State, and local environmental laws and other standards as they are applied at the time of construction.

Exhibit 1: Approved Waivers List

[Once voted on by the ZBA, the approved waivers list will be included here.]

Exhibit 2: Approved Documents and Plans

Sitewide & Lot-Specific Plans and Drawings

Document Name	Sheet Title (Sheet Number; Most Recent Date on Plans)
Existing Conditions Plan	<ul style="list-style-type: none"> - Exhibit G; Existing Conditions Plan (G-010; 9/26/2019) - Exhibit F: Aerial Photograph (G-011; 9/26/2019) - Utility Plan II Progress (Submitted 5/19/2030) - Existing Conditions Plan (EX-1.1 to EX-1.2; 10/9/2019)
Proposed Site Plans	<ul style="list-style-type: none"> - Site Plan (G-101; 02/05/2020) - Parking Layout (G-102; 06/05/2020) - Site Plan Showing R.O.W Lines (C-112; 07/15/2020) - Zoning Subdivision Plan (G-203; 8/14/2020) - Roadway Grading (C-113; 07/15/2020) - Proposed Transformer Locations (T-100; 08/14/2020) - Bike Parking Diagram (B-100; 07/22/2020) - Lighting Plan (G-103; 02/05/2020) - Demolition & Zoning Phasing Plans (G-201 to G-202; 02/06/2020)
Landscape Plans	<ul style="list-style-type: none"> - Landscape Planting Plan (L-300; 02/05/2020) - Landscape Details (L-400 to L-405; 10/07/2020)
Shadow Study	<ul style="list-style-type: none"> - Shadow Study (G-301 to G-309; 02/06/2020)
Utilities & Grading	<ul style="list-style-type: none"> - Key Plan (C 1.0; 10/07/2020) - Utility & Grading (C 1.6 to C 1.9; 10/07/2020) - Details (C 2.0 to C 2.2; 10/07/2020)
Perspective Views	<ul style="list-style-type: none"> - Perspective Views (G-401 to G-404; 02/06/2020)
Lot C1 – Building A&B	<ul style="list-style-type: none"> - Site Plan (C-103; 10/7/2020) - Landscape Site Plan & Existing Tree Plan: Lot C1 (L-101; 2/5/2020) - Buildings A&B Floor Plans (A-101; 2/6/2020) - Enlarged Unit Plans Redgate (A-401 & A-402; 10/7/2019) - Building/Site Sections (A-301 & A-302; 2/6/2020) - Building A & B Elevation (Z-001 to Z-002; 2/12/2020) - Building A Elevations (Z-003; 2/12/2020) - Building B Elevations (Z-004; 2/12/2020)
Lot B1 – Building E	<ul style="list-style-type: none"> - Site Plan (C-101; 10/7/2020) - Landscape Site Plan & Existing Tree Plan: Lot B1 (L-101; 2/5/2020) - Buildings D&E Floor Plans (A-102; 6/5/2020) - Enlarged Unit Types – POAH (A-403; 10/7/2019) - Building E Elevation (Z-007 to Z-008; 2/12/2020)
Lot F1 – Building D	<ul style="list-style-type: none"> - Site Plan (C-102; 6/2/2020) - Landscape Site Plan & Existing Tree Plan: Lot F1 (L-101; 6/2/2020) - Buildings D&E Floor Plans (A-102; 6/5/2020) - Building D Elevation (Z-005 to Z-006; 2/12/2020)
Lot E1 – Interior Townhouses	<ul style="list-style-type: none"> - Site Plan (C-105; 10/7/2020) - Landscape Site Plan & Existing Tree Plan: Lot E1 (L-101; 2/5/2020) - Townhouses Plan (A-101; 10/7/2020)

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	- Building D Elevation (Z-009 to Z-0010; 2/12/2020)
Lot E2 – Exterior Townhouses	- Site Plan (C-106; 10/7/2020) - Landscape Site Plan & Existing Tree Plan: Lot E2 (L-101; 2/5/2020) - Townhouses Plan (A-101; 10/7/2020) - Building D Elevation (Z-009 to Z-0010; 2/12/2020)
Lot D1 – Civic Space	- Site Plan (C-104; 10/7/2020) - Illustrative Plan: Lot D1 (Civic) (L-103; 2/5/2020) - Landscape Site Plan & Existing Tree Plan: Lot D1 (L-101; 2/5/2020) - Planting Plan: Lot D1 (Civic) (L-102; 2/5/2020) - Materials Plan: Lot D1 (L-204; 2/5/2020) - Block D1 Permeability Diagram (08/05/2020)
Thoroughfare 1	- Site Plan (C-107; 10/7/2020) - Illustrative Plan, Sections & Planting Plan: New Street 1 (L-102; 2/5/2020) - Landscape Site Plan & Existing Tree Plan: New Street 1 (L-101; 6/2/2020)
Thoroughfare 2	- Site Plan (C-108; 6/2/2020) - Illustrative Plan, Sections & Planting Plan: New Street 2 (L-102; 2/5/2020) - Landscape Site Plan & Existing Tree Plan: New Street 2 (L-101; 2/5/2020)
Thoroughfare 3	- Site Plan (C-109; 6/2/2020) - Illustrative Plan, Sections & Planting Plan: New Street 3 (L-102; 2/5/2020) - Landscape Site Plan & Existing Tree Plan: New Street 3 (L-101; 2/5/2020)
Definitive Subdivision Plan	- 9/11/2020

Other Documents

Title	Date
Project Eligibility Letter (PEL dated 1/21/2020)	1/21/2020
Project Narrative	Submitted 2/10/2020
Massachusetts Historic Commission Determination	Signed 1/3/2018
Traffic Impact & Access Study (TIAS)	Revised September 2019
Transportation Access Plan (TAP)	February 2020
Addendum to Traffic Impact and Access Study (TIAS) and Transportation Access Plan (TAP)	6/2/2020
TAP Ground-Level Uses Site Plan (G-101)	6/1/2020
Off Site Intersection Mitigation (C 1.5)	10/07/2020
Mobility Management Plan for Building A/B	August 2020
Mobility Management Plan for Building D	August 2020
Mobility Management Plan for Building E	August 2020
SustainaVille Narrative for Building A/B	Submitted 8/12/2020
SustainaVille Narrative for Building D	Submitted 8/12/2020
SustainaVille Narrative for Building E	Submitted 8/12/2020
SustainaVille Narrative for Townhouses	Submitted 8/12/2020

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LEED Narrative, Checklist, and Affidavit	7/21/2020
Memo to PSUF regarding Tree Survey and compliance with Tree Preservation Ordinance	5/24/2020
Utility Phasing Narrative	Submitted 5/26/2020
Preliminary Hydrology Report	5/26/2020
Preliminary Wastewater Flow Calculation	5/26/2020
Campaign Contributions Disclosures	Submitted 2/10/2020
Project Statistics (G-002)	6/5/2020
Zoning Dimension Tables	Updated 8/14/2020

Exhibit 3: Phasing Plan

PHASE 01

A
105 Units

B
226 Units

E
168 Units

NEW STREET "2"

NEW STREET "1"

CITY PHASED ROADWAY IMPROVEMENTS

RESIDENT PARKING

CONSTRUCTION AND EMERGENCY ACCESS FROM PHASE 1 TO NORTH ST.



PHASE 01

A
105 Units

B
226 Units

E
168 Units

D
58 Units

NEW STREET "2"

NEW STREET "1"

NEW STREET "3"

TH

TH

TH
34

TH

TH

PHASE 02

