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CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

TO: Planning Board
FROM: Planning & Zoning Division
DATE: May 7, 2020
RE: DRA #2020-0162, 74 Middlesex Avenue

This memo summarizes the development review application submitted for 74 Middlesex Avenue, identifies any additional discretionary or administrative development review that is required by the Somerville Zoning Ordinance, and provides related analysis or feedback as necessary. The application was deemed complete on April 14, 2020 and is scheduled for a public hearing on May 7, 2020. Comments from City departments and divisions are provided in separate memo(s) and attached, along with the Appendix of Findings.

SUMMARY OF PROPOSAL

Applicant, 74 Middlesex Ave Owner LLC, is proposing to construct a principal high-rise commercial building with an accessory below-grade structured parking garage on a parcel of approximately 37,075 square feet (sf). The proposed development will produce 498,000 sf of commercial space (office, research and development, and lab enabled uses), and approximately 27,000 SF of ground floor retail and/or restaurant space. Up to 350 commercial/accessory motor vehicle parking spaces, 60 long-term bicycle parking spaces will be in a below-grade structured parking garage, and 31 short-term bicycle parking spaces will be provided along with a new 19 space Blue Bike station adjacent to the project. 9,500 SF of open space will be provided on-site, with an additional 13,000 SF of off-site open space improvements to the existing Kensington Park.

ADDITIONAL REVIEW NECESSARY

74 Middlesex Avenue is in the Assembly Square Mixed-use District (ASMD) zoning district in the Assembly Square neighborhood represented by Ward 1 Councilor Matt McLaughlin. The proposed project requires a Master Plan Special Permit (MPSP) including Special Permits for:

- exceeding the maximum Floor Area Ratio (FAR).
- exceeding the maximum building height requirement of 125 feet.
- the occupancy of any single commercial space over 10,000 SF of leasable floor area by any permitted use.

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URBAN DESIGN ANALYSIS

The proposal of this MPSP is a high-rise commercial building (office/lab/R&D) with a full block footprint at the edge of the Assembly Square Mixed-use District (ASMD), effectively bounded by Interstate 93 and Middlesex Avenue. It is approximately a 10-minute walk from the MBTA Assembly Orange Line Station, providing an important transit connection to downtown Boston and the suburbs to the north. The site is a short walk from the restaurants, amenities, and employment opportunities associated with Assembly Row and close to the on-going planned development associated with the XMBLY. The design of the Project is intended to integrate into the fabric of ASMD and the context of the continued buildout of the neighborhood.

Public open space around the site will provide animated gathering areas and permeability for community connection. Retail storefronts along Middlesex Avenue and a lively entry lobby along Kensington Avenue will activate the ground plane. The retail and lobby facades sensibly recede from the pedestrian space, providing an enlarged sidewalk width along east and south frontages, enhancing the public realm.

There are several proposed off-site improvements that will enhance the connection between the ASMD and its river front open spaces to the commercial uses and residential neighborhoods of East Somerville via the Kensington Connector (I-93 underpass). Kensington Plaza and Park will create an attractive gateway into the ASMD and will provide pedestrian and bicycle infrastructure from the T station and Foley Street through the Kensington Connector to the Stop and Shop and Garfield Avenue neighborhood to the west.

The project envisions decommissioning the adjacent Kensington Avenue to create a new civic space, "Kensington Plaza". The civic space will include new hardscape materials, trees, plantings, seating, public bicycle storage, signage, and lighting to create an active and safe space. This area will be designed in conjunction with significant improvements to the existing adjacent City-owned Kensington Park that extends to the edge of the existing Public Storage facility on Middlesex Avenue. The City of Somerville would retain ownership of the Kensington right-of-way and the adjacent Kensington Park, and the Applicant is prepared to improve and maintain the off-site improvements. It is anticipated that the City would grant an easement that dedicates the new civic space to the public in perpetuity and allow the adjacent decommissioned Kensington right-of-way to be counted towards the required amount of civic space.

REQUIRED FINDINGS

Findings for the Master Plan Special Permit

Findings for the MPSP can be found in the attached appendices:

- Appendix A: Process Requirements
- Appendix B: Submittal Requirements
- Appendix C: District Requirements
- Appendix D: Dimensional Standards
- Appendix E: Uses
- Appendix F: Civic Space Requirements

Findings for the Special Permits

This section of the report addresses the findings for each of the requested Special Permits. Per SZO Section 15.2.1.e.

- "i. In its discretion to approve or deny a Special Permit required by this Ordinance, the review board shall make findings considering, at least, each of the following:
 - a). The comprehensive plan and existing policy plans and standards established by the City.

- b). The intent of the zoning district where the property is located.
- c). Considerations indicated elsewhere in this Ordinance for the required Special Permit.”

Exceeding the maximum Floor Area Ratio (FAR)

The project is greater than 50,000 gross floor area (GFA), the maximum FAR permitted by Section 7.4.6 is 10.0. As proposed, the total FAR for this project is 14.2. However, the ASMD is a Transform Area as identified in SomerVision. As such, increased density is supported in this area, especially on this site adjacent to the elevated interstate.

As conceptual presented, the building features an atrium, interconnecting staircases, and breakout areas throughout the project that create spaces for collaboration and interaction but increase the size of the floor plate and, therefore, the overall square footage of the building. The Applicant prioritizes sustainability to optimize building performance, influence material selections and to drive reductions in energy use by incorporating outdoor areas, biophilia, improved indoor air quality, and optimal daylight in the building which are all supported by the goals and desires of the City.

Exceeding the maximum building height requirement of 125 feet

As mentioned above, this project meets the goals of SomerVision by proposing new development in a Transform Area and is expected to provide significant employment opportunities. In the ASMD, building height is measured and regulated regarding distance from the Mystic River. This site is more than 350 feet from the river and over 1,000 feet from the MBTA station so per Table 7.4.6 the maximum height is 125 feet.

The proposed massing rises 18 stories, to a height of approximately 275 feet from grade to the top of the roof (the mechanical penthouse height will be verified during subsequent required Site Plan Approval). As mentioned above, the project site is immediately adjacent to I-93 so additional height in this location does not create any adverse impacts on adjacent parcels. Depending on the final mix of uses, the Applicant anticipates that the floor-to-floor height and the total number of floors may change slightly; however, the final building will not exceed the maximum approved height.

Any single commercial space over 10,000 SF of leasable floor area by any permitted use

SomerVision identifies a community shared value to “Invest in the growth of a resilient economic base that is centered around transit, generates a wide variety of job opportunities, creates an active daytime population, supports independent local businesses, and secures fiscal self-sufficiency” and specifies a goal to “Make Somerville a regional employment center with a mix of diverse and high-quality jobs”. This proposal of approximately 498,000 SF of office, lab, and research/development uses (along with 27,000 SF of retail uses) supports those comprehensive statements.

Per 7.4.7.c.ii., “Occupancy of any single commercial space greater than ten-thousand (10,000) square feet in leasable floor area by any permitted use requires a Special Permit.” While tenanting of this project is a few years away, it is anticipated that the occupants will be more than one tenant over 10,000 SF. A commercial building this size could be a single business entity such as a corporate headquarters which also requires relief from this section.

As required by SZO Per 7.4.7.c.iii. this Special Permit must also be considered with regard for the intensity of activity to be compatible with the surrounding land uses and the capacity of the local thoroughfare network. This project, as proposed, is appropriate for this site and area of the city. The surrounding land uses are in flux as the neighborhood transforms from a former manufacturing facility to a shopping center to a regional commercial destination and employment hub. The transit-orientation and the network of people-powered transportation to and from this site has been carefully considered, along with vehicular circulation, and has been addressed in the Mobility Management Plan.

NEIGHBORHOOD MEETING

The Applicant and their design team had a successful Neighborhood Meeting hosted by Ward Councilor Matt McLaughlin on January 22nd, 2020. The summary of that meeting included in the application package is accurate.

DEPARTMENTAL REVIEW

The Applicant and their design team met multiple times with the Planning Division and other city departments prior to finalizing the application package.

Mobility

The MMP was reviewed and approved by the Director of Mobility for this application to be deemed complete. The certification was included in the document package.

Sustainability

The comments from the Office of Sustainability and Environment can be found attached as a separate memorandum.

Engineering

The comments from the Engineering Division will be attached as a separate memorandum to a revised staff report.

Public Space & Urban Forestry

The comments from the Public Space & Urban Forestry Division will be attached as a separate memorandum to a revised staff report.

Appendix A: PROCESS REQUIREMENTS
15.2 Master Plan Special Permit

Section	Requirement	Met	Address at SPA	Comments
15.2	Master Plan Special Permit			
a.	Purpose			
i.	A Master Plan Special Permit authorizes a long term plan for future development and for an Applicant to move forward with subsequent development review required elsewhere in this Ordinance	X		
b.	Applicability			
i.	A Master Plan Special Permit is required for development as indicated elsewhere in the Ordinance	X		
ii.	Approval of a Master Plan Special Permit authorizes the Building Official to accept applications for subsequent development review required by this Ordinance only and does not establish any vested right to develop property in accordance with the plan.	N/A	X	
c.	Authority			
i.	The Planning Board is the decision making authority for a Master Plan Special Permit.	N/A		
d.	Procedure			
i.	The following review procedures are required:			
a).	Step 1: Pre-Submittal Meeting	X		
b).	Step 2: Neighborhood Meeting	X		January 22, 2020
c).	Step 3: Development Review Application	X		Submitted February 20, 2020 and complete April 14, 2020
d).	Step 4: Application Review & Staff Report	X		Application complete April 14, 2020
e).	Step 5: Public Notice	X		April 15 & 22 2020
f).	Step 6: Public Hearing	X		Opened April 30, 2020 and continued
g).	Step 7: Decision		X	
h).	Step 8: Appeal Period		X	
i).	Step 9: Certification of Decision		X	
j).	Step 10: Certificate of Zoning Compliance		X	
ii.	The review procedures required for a Master Plan Special Permit may, at the discretion of the designated review board, be conducted simultaneously with the review procedures required for other discretionary or administrative permits, as indicated elsewhere in this Ordinance.	X		Special Permits requested for FAR, building height, and commercial use over 10,000sf
e.	Review Criteria			
i.	In its discretion to approve or deny a development review application requiring a Master Plan Special Permit, the Planning Board shall make findings considering, at least, each of the following:			
a).	The comprehensive plan and existing policy plans and standards established by the City	X		
b).	The intent of the zoning district where the property is located.	X		
c).	The proposed alignment and connectivity of the thoroughfare network	X		
d).	The gross floor area allocated to different use categories	X		
e).	Mitigation proposed to alleviate any adverse impacts on utility infrastructure.	X		
f).	Proposed development phasing.	N/A		Single building.
g).	Proposed on-street parking to address demand by customers of Retail Sales, Food & Beverage, or Commercial Services principal uses.	X		
h).	Considerations indicated elsewhere in this Ordinance for the required Master Plan Special Permit.	X		
ii.	When considering a revision to a previously approved development review application that required a Master Plan Special Permit, the review board shall limit their review to the proposed changes to the previously approved application.	N/A		This is an initial application.
f.	Conditions			
i.	The review board may attach conditions and limitations that it deems necessary in order to ensure compliance to the Board's findings and the standards for granting of a Special Permit.	X		
ii.	Conditions must have a rational nexus to potential impacts of the proposed development, and be roughly proportional, both in nature and extent, to the impacts of the proposed development	X		
iii.	The Planning Board shall require applicants to provide for infrastructure mitigation, transportation mitigation, and community impact mitigation as a condition of an any Master Plan Special Permit.	X		
iv.	The Planning Board shall establish construction permitting requirements for the phasing of development, if applicable, as a condition of any Master Plan Special Permit.	X		
g.	Compliance			
i.	The Review Board shall require a performance bond for one hundred and twenty five percent (125%) of the estimated costs of all proposed civic space and any required infrastructure mitigation or transportation mitigation to guarantee satisfactory completion of the approved master plan and conditions.		X	
ii.	Upon provision of the proposed civic space or required infrastructure mitigation or transportation mitigation, in whole or in part, the performance bond may be released or reduced subject to §15.2.4 Plan Revision.		X	

<p>h. Permit Duration and Extension</p> <p>i. Master Plan Special Permits remain valid for three (3) years from the date the decision is filed with the Office of the City Clerk, excluding any time required awaiting the decision of an appeal, and remain valid so long as progress is being made in accordance with the approved phasing of development.</p>	<p>N/A</p>		
<p>ii. The review board may reduce the time period that a Master Plan Special Permit remains valid to a shorter time period as a condition attached to the permit.</p>	<p>N/A</p>		
<p>iii. The review board may extend the duration of validity for a Master Plan Special Permit upon making a finding that a demonstrated hardship has prevented utilization of the rights authorized by the Special Permit.</p>	<p>N/A</p>		
<p>iv. Requests for extension of the duration of validity must be submitted to the Office of the City Clerk on the appropriate forms provided by the Planning Division</p>	<p>N/A</p>		

Appendix B: SUBMITTAL REQUIREMENTS
Required Materials

Section	Requirement	Met	Address at SPA	Comments
Cover sheet	cover sheet	X		
Master Plan Narrative	introduction of development proposal	X		
	description of the existing conditions inc. context analysis	X		
	description of the proposed development concept	X		
	description of the planning objectives	X		
	description of the development vision	X		
	description of the character of the proposal	X		
	summary of proposed location, size, & types of civic spaces	X	X	
	proposed build-out and use program by category	X	X	
	zoning and city policy review	X	X	
	comparison to Urban Design Framework, if applicable	N/A		There is no UDF for ASMD
	summary of proposed thoroughfare network	X		
	transportation improvements and mitigation measures	X	X	
	identification of anticipated need for special permits/variances	X	X	
	summary of any displacement and relocation efforts	X		
	summary of the economic, public, & community benefits	X	X	
Neighborhood Meeting Report	summary of concerns raised and changes made	X	X	
Development Site Plan	illustrative site plan of the entire development	X	X	
	scaled and dimensioned site plan	X	X	
Massing Illustrations & Perspectives	aerial views showing height and massing of surroundings	X		
	street level views including any topographic changes	X	X	
Digital Massing Model	geo-located Sketch-Up file	X	X	
Phasing Plan	narrative of demo & construction of uses		X	
	tables/illustrations of demo & construction of uses		X	
Comprehensive Shadow Study	illustrating the existing shadows	X	X	
	illustrating the net new shadows	X	X	
	illustrating the cumulative shadows of existing and proposed	X	X	
Utility Infrastructure Plan	existing utilities conditions plan	X		
	anticipated water consumption	X	X	
	anticipated electricity consumption	X	X	
	anticipated sewage generation	X	X	
	anticipated energy requirements	X	X	
	evaluation of the adequacy of existing systems	X	X	
	identification of potential mitigation measures & improvements	X	X	
	proposed utility plan (water/sewer/storm/power/gas/data/etc.)	X	X	
Sustainability	prelim. review of Climate Change Vulnerability Assessment	X	X	
	schematic Sustainable & Resilient Buildings Questionnaire	X	X	
Civic Space Study		X		
Transportation Impact Study		X		
Transportation Access Plan		X		
Certification of Approved Mobility Management Plan	signed letter	X		
Housing Memorandum of Understanding	signed letter	N/A		There is no residential proposed in this Master Plan

Appendix C: DISTRICT REQUIREMENTS

7.4 Assembly Square Mixed-Use District (ASMD)

Section	Requirement	Met	Address at SPA	Comments
7.4.5 Master Plan Standards				
a.	Thoroughfare Network			
i.	The alignment and connectivity of thoroughfares must be consistent with the ASQ Plan.	X		
b.	Civic Space			
i.	At least twenty percent (25%) of a development site, excluding thoroughfares, must be provided as one or more civic spaces.	X	X	The Project envisions the decommissioning of the adjacent Kensington Avenue and the revitalization of the existing Middlesex Avenue Open Space to create the new Kensington Plaza. See also Civic space study and public realm requirements in Appendix F.
ii.	Civic spaces are subject to the provisions of Article 13: Public Realm of this Ordinance.		X	Materials and plant selection will comply with the provisions of Sections 10.3, Landscaping, and 13.1, Civic Space. See public realm requirements in Appendix F
iii.	Civic spaces must be dedicated to the public in perpetuity by a covenant or other deed restriction.		X	The City of Somerville would retain ownership of the Kensington right-of-way and the adjacent Kensington Park, and the Applicant is prepared to improve and maintain the off-site improvements. It is anticipated that the City would grant an easement that dedicates the new civic space to the public in perpetuity.
iv.	Civic space created through easement or decommissioning of an existing thoroughfare or other abutting right-of-way may be counted toward the required amount of civic space.	X		The City of Somerville would retain ownership of the Kensington right-of-way and the adjacent Kensington Park, the decommissioned Kensington right-of-way may be counted towards the required amount of civic space.
v.	Any development site abutting the Mystic River Bank must provide at least two hundred and thirty five thousand (235,000) square feet of Civic Space abutting the Mystic River.	N/A	N/A	
vi.	Civic spaces abutting the Mystic River must be designed to reduce the level of storm water runoff into the river and with special attention to the provision of wildlife habitat.	N/A	N/A	
c.	Mixed Uses			
i.	Proposed development with any single commercial space over fifty thousand (50,000) square feet of leasable floor area dedicated to any principal use from the Retail Sales use category must dedicate at least sixty percent (60%) of any additional leasable floor area to principal uses that are not from the Retail Sales use category.	N/A	N/A	
7.4.6 Building Standards				
a.	General			
i.	One (1) principal building is permitted on each lot as specified on Table 7.4.7.	X		The Project is most consistent with the "Lab Building" type as described in Section 5.1.9 of the Ordinance
a).	Principal buildings with up to ten thousand (10,000) square feet of gross floor area are permitted by right.	N/A	N/A	
b).	Principal buildings over ten thousand (10,000) square feet and up to fifty thousand (50,000) square feet of gross floor area are permitted by Site Plan Approval.	N/A	N/A	
c).	Buildings over fifty thousand (50,000) square feet of gross floor area are permitted by Site Plan Approval subject to an approved Master Plan Special Permit.	X	X	
ii.	Principal buildings are prohibited within one hundred and fifty (150) feet of the Mystic River Bank	N/A	N/A	
iii.	Structured parking, whether above grade or below grade, is excluded for purposes of calculating Gross Floor Area, Net Floor Area and Floor Area Ratio in the ASMD.	N/A	X	Parking is proposed to be located underground
iv.	Accessory structures in any civic space located within one-hundred and fifty (150) feet of the Mystic River Bank may be up to thirty (30) feet in height.	N/A	N/A	
v.	The Planning Board may waive the provisions of §7.4.6 Building Standards or the dimensional standards of Table 7.4.6 by Special Permit.			The Proponent requests relief from the dimensional standards of Table 7.4.6 of the Ordinance through issuance of additional Special Permits. See dimensional standards in Appendix D.
a).	In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a waiver from the provisions of §7.4.6 Building Standards or the dimensional standards of Table 7.4.6:			See process requirements in Appendix A and dimensional standards in Appendix D.
i).	Consistency with the ASQ Plan.	X	X	The applicant will continue to coordinate with City Planning Staff during development production of the Neighborhood Plan Update.
b.	Building Setbacks			
i.	Buildings may be set back from the front lot line up to five (5) feet except in special circumstances, where greater setbacks would enhance the pedestrian friendly experience of the frontage.	X		Setbacks greater than five (5) feet are proposed along the site's Middlesex Avenue frontage, and along the Kensington Avenue frontage south of the site. The proposal has been coordinated with Mobility, Public Space & Urban Forestry, and Engineering Divisions.
c.	Building Design Standards			
i.	Building facades must provide solid material framing each storefront and lobby entrance as follows:			All required to be addressed in subsequent Site Plan Approval submissions
a).	pilasters or columns supporting a horizontal lintel and cornice;		X	

	b). a spandrel positioned between pilasters or columns that extend from upper stories of the building to the ground; or		X	
	c). flat wall above and to either side of a void or punched opening.		X	
ii.	Storefronts and lobby entrances must be set within the resulting frame provided for each by the building facade.		X	
iii.	Materials framing each storefront or lobby entrance may be integrated into the design of the building or customized for individual storefronts and lobby entrances.		X	
iv.	Facades must be articulated to create surface relief and shadow lines that add depth to the facade through the use of architectural elements such as balconies, bays, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, seat walls, sills, wall depth, and windows that either recess or project from the average plane of the facade by at least four (4) inches.		X	
v.	Principal entrances must be clearly defined, through the use of building elements such as canopies, porticos, overhangs, peaked roof forms, and/or arches. Outdoor patios, tile work, moldings, integral planters or wing walls with landscaped areas, or places for sitting are required for entries set back from the front lot line.		X	
vi.	Ground story building facades and accompanying principal entrances must provide extensive areas of window glass to provide visual access to interior uses.		X	
vii.	Building facades must include windows providing visual access to the interior of a space, arcades, display windows, entry areas, awnings, or other such features for at least seventy (70) percent of the horizontal length of all ground story facades that face public thoroughfares or the Mystic River.		X	
viii.	Forty percent (40%) of this activated facade area on the Ground story of Building walls along primary and secondary streets must consist of window or doors meant for public entry and exit.		X	
ix.	Uninterrupted or unfenestrated lengths of façade exceeding thirty-five (35) horizontal feet are prohibited.		X	
d.	Building Design Guidelines			
i.	Facades should be vertically articulated into a series of Architectural Bays no wider than thirty (30) feet.		X	
ii.	Architectural bays should be derived, in general, from the building's structural bay spacing.		X	
iii.	Architectural bays should have piers (flat wall), pilasters, or columns that either extend all the way to the ground or to the cornice and sign band of ground level storefronts frames.		X	
iv.	Architectural bays should align, in general, with individual or groups of storefronts and lobby entrances.		X	
v.	The location, alignment, and massing of residential towers should limit the obstruction of desirable views from inside dwelling units and increase the actual or perceived distance between towers.	N/A	N/A	There are no residential towers included in this Master Plan
vi.	Ground story commercial spaces should be dedicated to uses from the Retail Sales, Food & Beverage, or Commercial Services use categories to encourage pedestrian activity.		X	The applicant anticipates the ground floor uses along Middlesex and Kensington Avenues to be active pedestrian-oriented commercial spaces.
vii.	Multiple and frequent entrances oriented toward front lot lines are encouraged.		X	The ground floor spaces will be directly accessible from Middlesex Avenue and the main lobby entrance for the upper floors will face the open space of Kensington Park.
viii.	Ground story commercial spaces should take advantage of views of the waterfront and other open spaces, and add a street front presence to public thoroughfares and sidewalks.		X	Exterior materials used at the ground story floor will be transparent to encourage visual connection. The interior of the lobby and retail spaces will be visible from the adjacent sidewalks and streets, and the occupants will have a view out to the enhanced civic space.
ix.	Development surrounding open space should result in a net benefit to the space in terms of activation, enhanced quality and attractiveness, expanded use, and public access.		X	The main lobby entrance for the upper floors will face the open space of Kensington Park with the pedestrian underpass, the Kensington Connector, links east Somerville to Foley Street and the Assembly T station.
x.	The selection of materials, fenestration, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.		X	
xi.	The type and color of materials used for a building should be kept to a minimum, preferably three (3) or fewer.		X	
e.	Self-Storage Buildings			
i.	Buildings purpose built for self storage uses must be designed as follows:			
a).	Facades greater than one hundred (100) feet in horizontal width must have a change in vertical plane of at least eight (8) inches (in depth or projection) for at least one (1) architectural bay to divide the building's form and break up its apparent mass into smaller elements. Facades oriented toward any interstate highway are exempt.	N/A	N/A	
b).	Ground story facades must include fenestration for a minimum of forty percent (40%) of the wall area. Facades oriented toward any interstate highway are exempt.	N/A	N/A	

c).	Upper story facades must include fenestration for between fifteen percent (15%) minimum and seventy percent (70% maximum of the wall area of each story. Upper story fenestration must be designed to appear as windows for residential or commercial uses.	N/A	N/A	No self-storage building is proposed in this application
d).	Facades may have a maximum blank wall area of thirty five (35) feet.	N/A	N/A	
e).	Upper story uses must have an at-grade principal entrance designed as a lobby. Lobby entrances may be no wider than thirty (30) feet in width and must be well-defined, clearly visible, and universally accessible from the abutting sidewalk.	N/A	N/A	
f).	When a lobby entrance is set back from the front lot line, the setback must be paved to match the abutting sidewalk.	N/A	N/A	
7.4.7 Use Provisions				
a. General				
i.	The use of real property is subject to the provisions of Article 9: Use Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.	X	X	See uses in Appendix E
ii.	Use categories are permitted as specified on Table 7.4.7. Use categories not identified on Table 7.4.7 are prohibited.	X	X	
iii.	All uses must comply with any use-specific standards applicable for each use in §9.2 Use Definitions & Limitations and this Section.	X	X	
iv.	Uses permitted by Special Permit require additional development review in accordance with §15.2.1 Special Permits.	X	X	
b. Definitions & Use Specific Standards				
i. General				
a).	This section provides definitions and standards applicable to individual uses not already identified in Article 9: Use Provisions of this Ordinance.	N/A	N/A	
ii. Industrial				
a). Marina				
c. Use Limitations				
i.	Occupancy of any single ground story commercial space over fifty thousand (50,000) square feet in leasable floor area by any use from the Retail Sales use category is prohibited.	N/A	N/A	This Special Permit has been requested.
ii.	Occupancy of any single commercial space greater than ten-thousand (10,000) square feet in leasable floor area by any permitted use requires a Special Permit.	X		
iii.	In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing occupancy of any single commercial space over ten-thousand (10,000) square feet in leasable floor area by any permitted use:	N/A	N/A	
a).	Compatibility with the intensity of activity associated with the surrounding land uses.	X	X	While any change in program between the MPSP and Site Plan Approval, there should be verification with future applications that this review criteria is still met.
b).	Capacity of the local thoroughfare network providing access to the site and the impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.	X	X	
d. Required Uses				
i.	Any development providing fifty thousand (50,000) net square feet of retail floor area must provide one and one half (1.5) square feet of non-retail uses for every square foot over fifty thousand (50,000) net square feet of Retail use.	N/A	N/A	
e. Use Restrictions				
i.	Drive-up and drive-through uses are prohibited.	N/A	N/A	
ii.	Ground story retail uses over fifty-thousand (50,000) gross square feet are prohibited.	N/A	N/A	
f. Changes in Use				
i.	Changes in use within the same use category are permitted without additional review, provided the following criteria are met:	N/A	N/A	
a).	The net floor area of the proposed principal use may not be greater than one hundred and five percent (105%) of the net floor area of the existing use;		X	
b).	In the case of uses within the residential use category, the proposed number of dwelling units may not exceed the existing number of dwelling units; and	N/A	N/A	
c).	The only exterior changes to the building allowed will be renovations and signage.		X	
ii.	The flexibility to move within the same use category does not apply to legally pre-existing nonconforming uses.	N/A	N/A	
iii.	As part of an approved Master Plan Special Permit, the Planning Board may specify permitted uses for any or all phases of development and permit the change of use between these specified uses without further review.		X	
7.4.8 Development Standards				
a. General				

i.	Development is subject to the provisions of Article 10: Development Standards of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.		X	All signage will be reviewed during the subsequent Site Plan Approval process or future applications for individual tenants
b.	Signs			
i.	Off-premises signs are prohibited.	X	X	
ii.	All signs must comply with standards set forth in Section 10.8. Signs except as follows:			
a).	The top of a wall sign attached parallel to a building may be no higher than 35 feet above finished grade.		X	
iii.	Nonconforming freestanding, directional, or wall signs may be approved by Special Permit.		X	
a).	In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a nonconforming freestanding, directional, or wall signs:			
i).	The creation of legible urban environment free from the over use of signs.		X	
ii).	Aesthetics, proportion, scale of the proposed sign in relation to the building or storefront.		X	
iii).	Design, location, and context of other signage on the building and on surrounding properties.		X	
iv.	The Planning Board may waive the provisions of §7.4.8.b Signs by Special Permit.			
a).	In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a waiver from the provisions of §7.4.8.b Signs:		X	
i).	Consistency with the ASQ Plan.			
c.	Storm Water Management			
i.	Storm water should be removed from all roofs, canopies, and paved areas, and routed through well-engineered systems designed with appropriate storm water management techniques.			
ii.	Skimming devices, oil and grease traps, and similar facilities at the collection or discharge points for paved surface must be maintained regularly.			
iii.	Where practical, the routing of runoff through sheet flow, swales, or other means that increases filtration and percolation is strongly encouraged.			
iv.	The Planning Board may require independent peer review of a storm water management plan by an accredited independent engineering firm.			
7.4.9 Parking & Mobility				
a.	General			
i.	Development is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.			
b.	Type			
i.	Motor vehicle parking may be provided as above ground structured parking or underground structured parking.	X	X	All parking is located in an underground structured garage
ii.	Surface parking lots may be permitted on an interim basis by Special Permit.			
a).	In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a surface parking lot:			
i).	Documented un-met demand for parking;	N/A	N/A	There are no surface parking lots proposed with this project
ii).	development schedule for planned redevelopment of the lot; and			
iii).	capacity of the local thoroughfare network providing access to the site and impact on pedestrian, bicycle, and motor vehicle traffic and circulation patterns in the neighborhood.			
c.	Parking Design			
i.	The design of all parking is subject to §11.1 Bicycle Parking and §11.2 Motor Vehicle Parking of this Ordinance.	X	X	Parking is also addressed in the Mobility Management Plan which will be further refined during Site Plan Approval
d.	Parking Location			
i.	No surface parking is permitted within two-hundred (200) feet of the Mystic River Bank as defined by 310 CMR 10.54.2.c.	N/A	N/A	
e.	Unbundled Parking			
i.	Motor vehicle parking spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a dwelling unit or non-residential floor space.	X	X	Parking is also addressed in the Mobility Management Plan which will be further refined during Site Plan Approval
ii.	Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.	X	X	Parking is also addressed in the Mobility Management Plan which will be further refined during Site Plan Approval
f.	Loading Facilities			
i.	Loading facilities must be located away from major public thoroughfares, the Mystic River, and other highly visible locations. The visual impact of exposed loading facilities should be reduced through creative design solutions.	X	X	Loading is shown as accessed from McGrath on the north side of the site and will be reviewed in further detail at the Site Plan Approval submission
ii.	Modifications to, relocations of, or creation of new loading facilities for an existing building requires a Special Permit.	N/A	N/A	

a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing a modification to, relocation of, or creation of new loading space for an existing building:			There are no existing buildings to remain on this site	
i). Documented need for loading facilities.	N/A	N/A		
ii). Impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood.	N/A	N/A		
7.4.10 Development Benefits				
a.	Development is subject to the provisions of Article 12: Development Benefits of this Ordinance. Where the provisions of this section conflict with those of Article 12, the provisions of Article 12 apply.			All development benefits will be included in a negotiated covenant between the Applicant and the City
b.	Development must provide affordable dwelling units as specified on Table 7.2.11 (a).	N/A	N/A	There is no residential in this project
c.	Development of a general building must provide linkage payments as specified on Table 7.2.11. (b).	X	X	All linkage will be included in the covenant
7.4.11 Public Realm				
a. General	i. Development is subject to the provisions of Article 13: Public Realm of this Ordinance. Unless otherwise specified, where the provisions of this section conflict with those of Article 13, the provisions of Article 13 apply.	X	X	Public Realm improvements have been reviewed by the Mobility and Public Space and Urban Forestry Departments, along with Engineering, and will be reviewed in more detail during subsequent Site Plan Approvals
b. Thoroughfares	i. Thoroughfare design should be consistent with the ASQ Plan, specifically the 2002 Assembly Square: Design Guidelines for the Public Realm.	X	X	Middlesex Avenue improvements have been reviewed by the Mobility, Public Space & Urban Forestry, and Engineering, and will be reviewed in more detail during subsequent Site Plan Approvals
ii.	Development sites abutting Mystic Avenue or Fellsway must contribute toward the improvement pedestrian access to the Ten Hills and East Somerville neighborhoods by means of sidewalk connections, crosswalks, streetscape landscaping, traffic signalization, and traffic calming, as deemed necessary by the Planning Board.	X	X	Kensington Connector improvements will be coordinated with and reviewed by Public Space & Urban Forestry and Mobility
iii.	Continuous pedestrian connections must be provided between all major points of pedestrian activity on a Development Site, including, but not limited to, connections to the Mystic River waterfront, connections to all public and private ways abutting a Development Site, and any transit stations.	X	X	All public realm improvements have been reviewed by the Mobility, Public Space & Urban Forestry, and Engineering, and will be reviewed in more detail during subsequent Site Plan Approvals
c. Sidewalk Curb Cuts	i. A curb cut requires a permit from the City Engineer and must be compliant with all City Ordinances.	X	X	
ii.	Unless otherwise specified, the City Engineer may not permit more than one (1) curb cut per front lot line of a lot.	X	X	
iii.	Curb cuts are prohibited along all thoroughfares designated as a pedestrian street.	X	X	
iv.	Curb cuts must be located to minimize conflicts with pedestrians and bicyclists and must have a clear distance from fire hydrants, street trees, utility poles, and other furnishings as deemed necessary by the City Engineer.		X	
a).	Curb cuts for commercial or high-volume driveways should be at least one-hundred (100) feet from an unsignalized or signalized intersection.		X	
b).	Curb cuts for residential driveways should be at least twenty (20) feet from an unsignalized intersection and at least forty (40) feet from a signalized intersection.		X	Currently separate entrances are shown on McGrath for the parking access and the loading docks, this will need to be reviewed in more detail with the Site Plan Approval
v.	The interior width of a curb cut (between curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.		X	
vi.	A driveway apron may be installed only within the furnishing zone of a sidewalk and must be constructed in accordance with all standards established by relevant City Departments.		X	
vii.	The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the driveway apron and the abutting driveway. The appearance of the walkway (ie. scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.		X	
7.4.12 Land Platting				
a.	The following standards supersede the provisions of Article 13: Public Realm Standards:			
i. Block Size	a). Blocks may have individual block faces up to five-hundred (500) feet in width and a total perimeter up to eighteen-hundred (1,800) feet.	N/A	N/A	The block faces of this site are less than 500'
ii. Lots Width	a). Lots may be platted to have up to a maximum lot width of five hundred (500) feet.	N/A	N/A	The lots are narrower than 500'

Appendix E: DIMENSIONAL STANDARDS
Table 7.4.6 Dimensional Standards

Section	Requirement			Met	Address at SPA	Comments
	Up to 10,000 GFA	10,000-50,000 GFA	Over 50,000 GFA			
Lot Standards						
Lot Area (min)	5,000-sf	10,000-sf	n/a			
Open Space (min)	25%	25%	--			
Building Standards						
Floor Area Ratio (max)	1.0	2.0	10.0	14.2		See findings and waivers for more information
Building Height (max)	--	--	--			
150 ft - 250 ft of the Mystic River Bank	40-ft	50-ft	70 ft	N/A		
250 ft - 350 ft of the Mystic River Bank	40-ft	50-ft	90 ft	N/A		
Within 1,000 ft of an Assembly Square Station Entrance	40-ft	50-ft	250 ft	N/A		
All other Locations	40-ft	50-ft	125 ft	275 ft		See findings and waivers for more information
Density						
Lot Area/Dwelling Unit (min)	--	--	--			
1-9 Units	600	600	none	N/A		There are no residential uses in this proposal
10+ Units	300	300	none	N/A		

Appendix E: USES
Table 7.2.7 Permitted Uses

		Included	Address at SPA	Comments	
Arts & Creative Enterprise					
Artisanal Production	P		X		
Arts Exhibition	P		X		
Arts Sales & Services	P		X		
Co-Working	P		X		
Design Services	P		X		
Shared Workspaces & Arts Education	P		X		
Auto-Oriented					
Dispatch Service (except as follows)	P	N/A	N/A	There are no auto-oriented uses in this proposal	
Towing Service	N	N/A	N/A		
Gasoline Station	P	N/A	N/A		
Motor Vehicle Parking (as noted below)	--	N/A	N/A		
Off-Site Accessory Parking	P	N/A	N/A		
Vehicle Sales		N/A	N/A		
Civic & Institutional					
Community Center	P	N/A	N/A	There are no civic or institutional uses in this proposal	
Hospital	P	N/A	N/A		
Library	P	N/A	N/A		
Minor Utility Facility	P	N/A	N/A		
Museum	P	N/A	N/A		
Private Non-Profit Club or Lodge	P	N/A	N/A		
Public Service	P	N/A	N/A		
Religious & Educational Uses Protected by M.G.L. 40A, Sec. 3	P	N/A	N/A		
Commercial Services					
Animal Services (as noted below)	--	--	--		
Commercial Kennel	P	N/A	N/A		
Veterinarian	P	N/A	N/A		
Assembly or Entertainment	P	N/A	N/A		
Banking & Financial Services (except as follows)	P		X		
Personal Credit	n				
Broadcast and/or Recording Studio	P		X		
Business Support Services	P		X		
Caterer/Wholesale Food Production	P	N/A	N/A		
Day Care Service (as noted below)	--	--	--		
Adult Day Care Center	P	N/A	N/A		
Child Day Care Center	P	N/A	N/A		
Educational Services	P	N/A	N/A		
Maintenance & Repair of Consumer Goods	P	N/A	N/A		
Personal Services (except as follows)	P	N/A	N/A		
Body-Art Services	P	N/A	N/A		
Fitness Services	P	N/A	N/A		
Funeral Services	N	N/A	N/A		
Health Care Services	P	N/A	N/A		
Formula Personal Services	P	N/A	N/A		
Vehicle Parking (except as follows)	--	--	--		
Bike Share Parking	P		X	Addressed in the Mobility Management Plan and will be refined in more detail in the Site Plan Approval	
Car Share Parking (3 or less)	P		X		
Car Share Parking (4 or more)	SP		X		
Public Parking	P		X		
Food and Beverage Service					
Bar/Restaurant/Tavern	P		X	There is limited retail use in this proposal and will be reviewed in further detail at Site Plan Approval	
Bakery/Café/Coffee Shop	P		X		
Industrial					
Manufacturing	P	N/A	N/A	There are no industrial uses in this proposal	
Marina	P	N/A	N/A		
Moving and/or Self Storage (except as follows)	N	N/A	N/A		
Self Storage	P	N/A	N/A		
Recycling Collection	P	N/A	N/A		
Wholesale Trade & Distribution	P	N/A	N/A		
Lodging					
Hotel or Hostel	P	N/A	N/A	There are no lodging uses in this proposal	
Office					
General Office	P	X	X		
Research and Development and Laboratory	P	X	X		
Residential					
Household Living	P	N/A	N/A	There are no residential uses in this proposal	
Group Living (except as follows)	SP	N/A	N/A		
Community or Group Residence	P	N/A	N/A		
Dormitory, Fraternity or Sorority	SP	N/A	N/A		
Homeless Shelter	SP	N/A	N/A		
Nursing Home/Assisted Living Facility	SP	N/A	N/A		
Rooming House	SP	N/A	N/A		
Retail Sales					
Building/Home Supplies & Equipment	P	N/A	N/A	There is limited retail use in this proposal and will be reviewed in further detail	
Consumer Goods (except as follows)	P		X		
Alcohol Sales	P		X		
Firearms Sales	N	N/A	N/A		
Pet Store	N	N/A	N/A		
Fresh Food Market or Grocery Store	P		X		

Farm/Vendor Market	P	N/A	N/A	
Urban Agriculture				There are no urban agriculture uses in this proposal
Farming (as noted below)	--	N/A	N/A	
Commercial Farming	P	N/A	N/A	
Accessory Uses				
Home Occupations (as noted below)	--			
Creative Studio	N	N/A	N/A	
Hobby Kennel	N	N/A	N/A	
Home-Based Business	N	N/A	N/A	
Home Day Care	P	N/A	N/A	
Home Office	N	N/A	N/A	
Urban Agriculture (as noted below)	--			
Apiculture	P	N/A	N/A	
Aviculture	P	N/A	N/A	
Commercial Farming	P	N/A	N/A	
Residential Gardening	P	N/A	N/A	
Vehicle Parking, Accessory (except as follows)	P	N/A	N/A	
Home Business Vehicle Parking	P	N/A	N/A	

Appendix F: CIVIC SPACE REQUIREMENTS

13.1 Civic Space

Section	Requirement	Met	Address at SPA	Comments
13.1.1	Development Review			
a.	The development of any civic space requires Site Plan Approval followed by a Civic Space Permit, in accordance with Chapter 15: Administration, and is exempt from Chapter 11, Article II, Sec. 11-33 (b) of The Code of Ordinances, City of Somerville, Massachusetts.		X	
b.	All development, excluding normal maintenance, requires the submittal of a development review application to the Building Official and the issuance of a Certificate of Zoning Compliance prior to the issuance of a Civic Space Permit.		X	
13.1.2	Standards for All Civic Spaces			
a.	Siting & Orientation			
i.	Civic spaces must be sited and oriented to maximize their inherent exposure to the sun as follows: a). Civic spaces are prohibited on lots that have only one (1) north-facing, west-facing, or east-facing front lot line.	X		The parcel is a standalone site and is not limited in exposure
b.	Design & Construction			
i.	Civic spaces must be engineered and constructed as required by the Director of Public Space & Urban Forestry, in consultation with the City Engineer.		X	
c.	Accessibility			
i.	The design of all Civic Space must comply with the Americans with Disabilities Act and the Rules and Regulations of the Massachusetts Access Board (521 CMR), as amended.		X	
ii.	Sloping walkways are encouraged over ramps when reasonably possible to provide for accessible grade changes.		X	
d.	Hours of Access			
i.	Civic spaces must be accessible to the public at all times (twenty four (24) hours per day, seven (7) days per week, three hundred and sixty-five (365) days per year).		X	
ii.	The review boards may limit the hours of public access when necessary for public health and safety purposes and maintenance of the space by the property owner as a condition of Site Plan Approval.		X	
e.	Circulation			
i.	Entrances must be physically and visually accessible from surrounding sites, designed to make visitors feel welcome and comfortable entering the space, and oriented to preserve view corridors and enhance visual connections to surrounding properties or activities.		X	
ii.	Entrances adjacent to children's activity areas must be gated.		X	
f.	Landscape			
i.	All landscaping within civic spaces must comply with the provisions of Section 10.4 Landscaping.		X	
ii.	Large trees are required as indicated for each type of civic space.		X	
iii.	Unless otherwise specified, trees must be planted flush-to-grade or at grade within planting beds. Tree grates, raised curbs, railings, and resin-bonded aggregate are prohibited.		X	
iv.	At least one thousand (1,000) cubic feet of soil volume must be provided for each tree within a twenty seven (27) foot radius of the tree trunk.		X	
a).	Where soil volumes within the maximum allowable radii for adjacent trees overlap, up to twenty-five percent (25%) of the required for each tree may be shared between trees.		X	
b).	Soil volume provided under paved surfaces must be provided through suspended pavements or structural cells. Sand-based structural soil system (SBSS) may be used with approval of the Director of Public Space & Urban Forestry.		X	
v.	Tree pits and planters must have an open soil area centered at the tree trunk that is at least thirty six (36) square feet (such as 6'x6'). Planting soil must be provided to a depth of three (3) feet in the tree pit or planter.		X	
vi.	Coarse grade groundcover mulch must be applied to the soil area at a depth of at least two (2) inches and distributed to create a smooth, level cover over the exposed soil at the time of planting.		X	
a).	A gap of approximately eight (8) inches must be left between the mulch and the trunk of the tree to avoid mounding above the trunk flare.		X	
q.	Hardscape			
i.	Surface materials must be approved by the Director of Public Space & Urban Forestry.		X	
ii.	Pervious surfaces may be provided above underground parking and any required cap/fill over contaminated soils, but must be constructed as required by the City Engineer and the Director of Public Space & Urban Forestry.		X	
h.	Amenities and Furnishings			

<p>i. All amenities and public furniture must comply with the City of Somerville's Park Specifications Handbook. The Director of Public Space & Urban Forestry may authorize the use of amenities and furnishings that are proportional or better in quality and function to those identified in the Park Specifications Handbook, excluding dedication plaques and signage.</p>		<p>X</p>	
<p>i. Seating</p>			
<p>i. Seating is required as indicated for each type of civic space. The provision of seating in excess of this requirement is encouraged.</p>		<p>X</p>	
<p>ii. Seating must be designed for the convenience and comfort of visitors, located in support of gathering spaces and along pedestrian paths, but should be out of the flow of pedestrian traffic.</p>		<p>X</p>	
<p>iii. When required to provide seating, civic spaces should offer a variety of seating types and seating locations including places to sit in the sun, in the shade, out of the wind, in groups, alone, close to activity, and in relative seclusion to every extent possible.</p>		<p>X</p>	
<p>iv. Linear feet of seating may be provided through movable chairs, fixed individual seats, fixed benches with or without backs, seat walls, planter and fountain ledges, and/or seating steps.</p>		<p>X</p>	
<p>v. Seat walls, planter and fountain ledges, and/or seating steps may not, in aggregate, represent more than fifteen percent (15%) percent of the linear feet of required seating.</p>		<p>X</p>	
<p>vi. All seating must be at least eighteen (18) inches in seat depth, at least sixteen (16) inches in seat height, and may be up to twenty (20) inches above the adjacent walking surface.</p>		<p>X</p>	
<p>vii. Seating thirty (30) inches or more in depth is counted as double the linear feet, provided there is access to both sides.</p>		<p>X</p>	
<p>viii. Planter or fountain ledges provided as seating must be at least twenty two (22) inches in seat depth.</p>		<p>X</p>	
<p>ix. Seat backs must be a minimum of fourteen (14) inches high and either contoured in form for comfort or reclined between ten (10) to fifteen (15) degrees from vertical. Walls located adjacent to a seating surface do not count as seat backs.</p>		<p>X</p>	
<p>x. Movable chairs are not permitted to be chained, fixed, or otherwise secured while a civic space is open to the public, however may be chained or removed during the hours of 9:00pm to 7:00am.</p>		<p>X</p>	
<p>xi. Steps provided for pedestrian circulation and the seating of open air café areas do not count toward seating requirements.</p>		<p>X</p>	
<p>xii. Deterrents to seating, such as spikes, rails, or deliberately uncomfortable materials or shapes, placed on surfaces that would otherwise be suitable for seating are prohibited.</p>		<p>X</p>	
<p>xiii. Deterrents to skateboards, rollerblades and other wheeled devices are permitted on seating surfaces if they do not inhibit seating, maintain a minimum distance of five feet between deterrents, and are integrated into the seating surface at the time of manufacture or construction.</p>		<p>X</p>	
<p>i. Tables</p>			
<p>i. Tables are required as indicated for each type of civic space. The provision of tables in excess of this requirements is permitted.</p>		<p>X</p>	
<p>ii. All civic spaces requiring tables must include a minimum of one handicapped accessible table.</p>		<p>X</p>	
<p>k. Bicycle Parking</p>			
<p>i. Bicycle parking must be provided as required by Director of Public Space & Urban Forestry and is subject to provisions of §12.1 Bicycle Parking.</p>		<p>X</p>	
<p>l. Signage</p>			
<p>i. Permanent signage must be provided as appropriate for each type of civic space.</p>		<p>X</p>	
<p>ii. Signage should be located at entrances and at significant locations to provide direction and information for visitors and residents.</p>		<p>X</p>	
<p>m. Litter Receptacles</p>			
<p>i. Litter receptacles must be designed in such a manner that users do not have to touch the receptacle or push open a door in order to dispose of litter.</p>		<p>X</p>	
<p>ii. Litter receptacles must be constructed of durable materials that are graffiti-, fire-, rust, and stain-resistant.</p>		<p>X</p>	
<p>iii. Litter receptacles must include a metal barrier to prevent rodents from entering from the bottom.</p>		<p>X</p>	
<p>iv. Litter receptacles should be located near entrances to civic spaces and within reasonable proximity to seating areas.</p>		<p>X</p>	
<p>v. Recycling receptacles are required in conjunction with litter receptacles.</p>		<p>X</p>	



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF SUSTAINABILITY AND ENVIRONMENT
JOSEPH A. CURTATONE
MAYOR

The EDGE Assembly Square Master Plan Special Permit (MPSP) shows compliance with the sustainability requirements in zoning and demonstrates a commitment of the project to align with the intent of Somerville's carbon neutrality goal. It is encouraging to see that the project is centering sustainability and carbon reduction as a core tenant of design. The Office of Sustainability and Environment has no significant comments on the Master Plan Special Permit, however the following should be addressed in the next submittal:

- The MPSP uses an old version of the Sustainable and Resilient Buildings Questionnaire. The latest version of the Sustainable and Resilient Buildings Questionnaire must be completed for future submissions.
- As the design develops, more detail needs to be provided on the heating and cooling systems. The team is encouraged to continue to consider electrification through ground source heat pumps, air source heat pumps, or other technologies to every extent possible to meet the intent of designing a net zero capable building.
- Further definition is needed on whether the building will have solar PV on the roof and/or southern facades and how it will be integrated into the overall design.
- As the design advances, a more detailed response to of how the building could be transitioned to be net zero carbon over time will be required.
- Site plan submittal should include detailed description for how flooding will be managed within the underground parking structure, including how the electric vehicle charging equipment and other electrical infrastructure will be protected. How will parking be managed if parking facility is planned to be wet proofed?

