

**74 Middlesex
Building Application
Neighborhood Meeting Report**

The Proponent has worked diligently to listen and respond to the public comments received from the community, and City departments during production of the Development Review Application. The following section describes the key comments received on the 74 Middlesex Project during two neighborhood meetings held on April 8, 2021 and June 26, 2021. Generally, the comments were supportive of the Project and did not result in any substantial refinements to the Project.

Building Meeting Notes/Comments

- **Bicycle Storage**
 - **Comment:** Will the Project incorporate bicycle parking for non-traditional bikes, e.g. cargo bikes or hand-powered bikes, for examples? Concerned about bicycle parking being relegated to a back of house space and being underutilized as is frequently seen in commercial buildings in the area.
 - **Response:** The Project proposes 101 secure, interior bicycle storage spaces. Approximately 11 of these spaces are anticipated to accommodate oversized bicycles. The bicycle storage program is strategically located in a visible area fronting the Civic Space with floor-to-ceiling glass storefront allowing enhanced light and security. The Proponent is also seeking opportunities to activate the bicycle storage area with staffed repair area and/or juice bar to further encourage bicycle commuting both at the building and within the larger Assembly community.

- **Solar Glare**
 - **Comment:** There was support for the nuance of the folding and angles of the building, but also some concern about the potential for solar glare/reflectance occurring from a block of windows at the same angle.
 - **Response:** Refer to Appendix A for the results of the Project's preliminary solar glare and heat loading analysis. The results of the solar glare analysis indicate that reflection impacts from the Project on motorists were predicted to be generally confined to within 350 feet of the building, however westbound drivers on McGrath Highway, and southbound drivers on Middlesex Avenue may experience some limited high impact glare events. These impacts are expected to be short in duration, lasting an average of less than 10 minutes, and will occur infrequently (fewer than 50 days per year annually). Additionally, given the slow speed of travel on these streets the reflections should be a nuisance at worst.
At pedestrian level, reflections were predicted to fall most frequently onto the area immediately west and south of the proposed building. The maximum frequency of glare occurrence found at pedestrian level is approximately 29 percent of daytime hours. Reflections from the Building are not anticipated to negatively impact Foss park.

- **Indoor Air Quality**
 - **Comment:** Will the Project incorporate MERV 16 indoor air filtration?

- **Response:** Yes, the Project proposes to use MERV 16 Filter.
- **Green Roofs**
 - **Comment:** Is the Project exploring the potential to incorporate a green roof?
Response: The Proponent is proposing to incorporate approximately 6,250 square feet of green roof on the mechanical penthouse roof, and approximately 2,700 square feet of green roof on the Level 2 canopy.
- **Future Connection between McGrath Highway/Foley Street:**
 - **Comment:** Does the Project's design leave room for the future extension of Foley Street?
 - **Response:** This connection is outside the scope of the Project, however the design of the Civic Space and off-site improvements would not preclude the future potential of this connection under/over I-93.
- **Work Force Development/Jobs:**
 - **Comment:** Are there any community space requirements in this zoning for this district?
 - **Response:** There are currently no required interior community space requirements within the Assembly Square Mixed Use District. The Proponent is open to providing spaces within the building for the community to host neighborhood meetings.
- **Work Force Development/Jobs:**
 - **Comment:** Are there plans for working with Somerville's job training programs to help train or create jobs for Somerville residents? I was primarily thinking about lab related jobs, but this could also include construction jobs.
Response: The Proponent welcomes engagement with Somerville job training initiatives. Future tenants of the building will be the primary employers at the Project but the Proponent is willing to facilitate connection opportunities and anticipates a strong employee base within the Somerville community.