



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION

TO: Planning Board
FROM: Planning Staff
DATE: February 27, 2014
RE: 181-197 Washington Street (PB 2014-01)

Please see the revised condition list below. There have been no changes to the plans.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes	
1	Approval is for a Special Permit with Site Review (SZO §5.2) to construct two mixed use buildings of approx 46,305 nsf and approx 38,040 nsf under §6.1.22.D.1 and §6.1.22.D.2. The uses include small and medium retail of approx 6,000 sf, 65 residential units per SZO §7.13.B, §7.13.C, & §7.13.E. The applicant seeks a Special Permit under SZO §5.1 to reduce the number of parking spaces SZO 9.13.F and 9.17.2.A, to share a driveway and access and shared parking per SZO §9.17.2.B. Article 13 Inclusionary Housing will apply. This approval is based upon the following application materials and the plans submitted by the Applicant:	CO / BP	ISD/PIng.		
	Date (Stamp Date)				Submission
	January 16, 2014				Initial application submitted to the City Clerk's Office
	January 30, 2014				Modified plans submitted to OSPCD (A1.00 Fire Floor Plan, A1.01 Second Floor Plan, A1.02 Third Floor Plan, A1.03 Fourth Floor Plan)
January 31, 2014	Modified plans submitted to OSPCD (A1.04 Roof Plan, A3.00 Elevations, A3.01 & A3.02 Shadow Studies, A3.03 & A3.04 Perspective View)				



	Date (Stamp Date)	Submission			
	January 10, 2013	Modified plans submitted to OSPCD (L1.00 Landscape Plan)			
	January 13, 2013	Modified plans submitted to OSPCD (C1.00 Existing Conditions, C2.00 Certified Plot Plan, C3.00 Site Layout Plan, C4.00 Site Grading and Utilities Plan, C5.00 Site Sections/Details)			
Any changes to the approved site plan, elevations, or use that are not <i>de minimis</i> must receive SPGA approval.					
Affordable Housing/Linkage					
197 Washington Street					
2	Affordable Housing Implementation Plan (AHIP) should be approved by the OSPCD Housing Division and executed prior to issuance of Building Permit. Four (4) affordable units shall be provided on-site.		CO	Housing	
3	Written certification of the creation of affordable housing units, any fractional payment required, or alternative methods of compliance, must be obtained from the OSPCD Housing Division before the issuance of a Certificate of Occupancy (C.O.). No C.O. shall be issued until the OSPCD Housing Division has confirmed that the Affordable Housing Restriction has been approved and recorded and the developer has provided the promised affordable units on-site.		CO	Housing	
4	No Certificate of Occupancy shall be issued until the OSPCD Housing Division has confirmed that the Condominium Documents have been approved and the Developer has agreed to a form of Deed Rider for the Affordable Unit(s).		CO	Housing	
181 Washington Street					
5	All housing units at 181 Washington Street (SCC) are proposed as affordable. If this changes, no less than 12.5% of the total units will be affordable and an Affordable Housing Implementation Plan (AHIP) should be approved and executed by the OSPCD Housing Division.		Perpetuity	Housing	
6	Written certification of the creation of affordable housing units, any fractional payment required, or alternative methods of compliance, must be obtained from the OSPCD Housing Division before the issuance of a Certificate of Occupancy (C.O.). No C.O. shall be issued until the OSPCD Housing Division has confirmed that the Affordable Housing Restriction has been approved and recorded and the developer has provided the promised affordable units on-site.		CO	Housing	
Pre-Construction					
5	The Applicant will be required to demonstrate that the updated project plans meet the current City of Somerville Sewer Policy as it relates to wastewater generation and an increase greater than 2,000 GPD.		BP	Eng.	

6	The Applicant shall develop a demolition plan in consultation with the City of Somerville Inspectional Services Division. Full compliance with proper demolition procedures shall be required, including timely advance notification to abutters of demolition date and timing, good rodent control measures (i.e. rodent baiting), minimization of dust, noise, odor, and debris outfall, and sensitivity to existing landscaping on adjacent sites.	Demolition Permitting	ISD	
7	The Applicant shall updated and resubmit a phasing plan in the case of the buildings not being built at the same time.	BP	Plng	
Construction Impacts				
8	The applicant shall post the name and phone number of the general contractor at the site entrance where it is visible to people passing by.	During Construction	Plng.	
9	The Applicant shall at his 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. All new sidewalks and driveways must be constructed to DPW standard.	CO	DPW	
10	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 Traffic and Parking Department must be obtained.	During Construction	T&P	
Design				
11	The vertical expression of metal panels on the SCC building should be connected. The Applicant will resubmit the elevations for final approval. <u>The 'ends' design approach shall be carried through to the east end of the SCC building. A revised elevation should be submitted to Planning Staff for review and approval.</u>	BP	Plng/ ISD	
12	The Applicant shall develop an alternative plan for the units on the first floor of the SCC building that allows for direct access from the outside. The plan shall include a site plan for the "front yards" to these units at the corner of Washington and Boston Streets. If the individual entrances are not possible, a site plan for this area is still required. Plans shall be submitted to Planning Staff for review and approval.	BP	Plng.	
13	The Applicant shall may submit a roof plan with equal vestibules to Planning Staff for review and approval.	<u>BP</u>	<u>Plng.</u>	
14	The Applicant shall resubmit the bicycle parking plan for Planning Staff review and approval.	BP	Plng.	
Site				
15	Landscaping should be installed and maintained in compliance with the American Nurserymen's Association Standards;	Perpetual	Plng. / ISD	
16	The electric, telephone, cable TV and other such lines and equipment shall be placed underground from the source or connection. The utilities plan shall be supplied to the Wiring Inspector before installation.	Installation of Utilities	Wiring Inspector	

17	All new sidewalks will be installed by the Applicant in accordance with the specifications of the Highway Superintendent. Specifically, all driveway aprons shall be concrete.	CO	PIng.	
18	The Applicant will A. Build the sidewalk and related street trees, etc. from the corner of Boston Ave to the Corner of Washington Terrace B. Install pavement markings from Boston St to the Post Office, including the crosswalks, bike lanes, etc. in a format acceptable to the city OR: C. If, in the sole discretion of the City of Somerville, the City determines that adjacent work and forthcoming projects on Washington Street deem it necessary to delay a portion of or all of this work, then the applicant will pay the City the cost of having the City complete this work, based upon a construction estimate provided to the City by the City's own consultant team.	CO	PIng.	
19	The Applicant shall make parking spaces 33 through 47 permeable pavers such as grasscrete or similar.	BP	PIng.	
Traffic & Parking				
20	The Applicant will offer 3 parking spaces to car-sharing companies. The spaces shall be maintained for a car sharing company unless the applicant can prove to the Planning Staff that no car share company is willing to use the spaces.	CO	PIng	
Miscellaneous				
21	The Applicant, its successors and/or assigns, shall be 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.	Cont.	ISD	
22	A revised phasing plan shall be submitted for review and approval.	BP	PIng	
23	In the case of a phased project, no Certificate of Occupancy shall be issued for the constructed building unless the other building is under construction OR until the project complies with the updated phasing plan.	CO	PIng/ISD	
24	The CPI and SCC buildings and their shared open space and parking shall be maintained by one management company	Cont.	ISD	
Public Safety				
25	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
26	To the extent possible, all exterior lighting must be confined to the subject property, cast light downward and must not intrude, interfere or spill onto neighboring properties.	CO	PIng.	
Signage				
27	Signage will be limited to the signage band on the elevations. Signage plans shall be submitted to Planning Staff for review and approval when a tenant is secured. Signage lighting after 10p.m. facing residential property will be turned down or off.	CO/Cont.	PIng.	
Final Sign-Off				
28	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.	Final sign off	PIng.	