

Executive Summary

Street Retail, Inc., in its individual capacity and as designee of each of the following tenants in common FR Sturtevant Street, LLC, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, and SRI Assembly Row B9, LLC and FR Assembly Square, LLC (collectively, the “Proponent”), in partnership with the City of Somerville, is working to transform the area known as Assembly Square into a thriving and integral part of the City.

The Proponent is pleased to now apply to the Planning Board for a final level approval of the proposed Block 6 building (the “Project”) described within the *Planned Unit Development (PUD) Preliminary Master Plan, Assembly Square, Somerville, MA* which was approved by the Planning Board on December 14, 2006 and amended on August 5, 2010 and again on June 19, 2014.

The Project will be built on a parcel of approximately 116,205 square feet (SF) of land in the Assembly Row area of Somerville, Massachusetts (the “project area”) bordered by Assembly Row, Canal Street, Foley Street and Great River Road. The Project consists of the construction of a 557,000 GSF building (810,000 GSF including parking garage) on Block 6 to be used as a multi-level with 447 residential units and approximately 40,000 GSF of retail and restaurant space. The Project also includes 671 structured parking spaces within the proposed building of which 447 are proposed for residential use and 224 are proposed for retail/restaurant use.

The Proponent is now submitting appropriate City of Somerville applications for a new Special Permit with Site Plan Review-A and a Special Permit for Signage. This application is focused on the multi-family residential and structured parking component of the proposed Block 6 project. Details regarding design of streetscape elements and ground floor retail storefronts will be included in a future submission for city review.

Article 16: Planned Unit Development (PUD), Section 16.8.3 of the Somerville Zoning Ordinance (SZO) provides that applications for Final Level Approval of a phase of a PUD Preliminary Master Plan be submitted as an application for Special Permit with Site Plan Review-A (SPSR-A). The provisions for the application include requirements from Section 5.2.3 of Article 5: Special Permits, Special Permits with Site Plan Review, Site Plan Approval and Variances and Sections 6.47 and 6.48 of Article 6: Establishment of Zoning Districts. Article 12 Signage and Article 6.4.14 provide requirements related to signage and special permit procedures.



Additionally, the proponent prepared and coordinated review of an Inclusionary Housing Implementation Plan with City Staff in order to comply with Article 13 Inclusionary Housing.

The Project marks the next milestone in the development and rebirth of the Assembly Square area into a vibrant transit-oriented waterfront district along the enhanced Mystic River. The proposed Block 6 project helps to advance a broadly recognized Long Term Vision for the entire Assembly Square District, which prioritizes commercial office and R&D development; continues a walkable, mixed-use development pattern; improves connections to the surrounding districts, including Draw 7 Park and incorporates significant open space.

The key goals of the Long Term Vision are:

Prioritizing commercial office and R&D development to optimize the tax base and job opportunities in Somerville – the long term vision anticipates that, overall, the district can accommodate up to 5,000,000 square feet of office space (including the 2,800,000 square feet of office/R&D included in the approved PUD master plan).

Creating a transit-oriented, mixed-use development – in addition to the commercial office component, the future development of the district is envisioned to accommodate up to 1,400,000 square feet of retail (including the 645,000 square feet of retail, restaurant and theater uses in the approved PUD master plan); 3,000,000 square feet of residential and 1,000,000 square feet of flex space, which could accommodate some combination of office, R&D, hospitality and civic uses. All of these uses will be served by a new MBTA Orange Line station.

A pedestrian-oriented urban design with improved connections to the surrounding districts and incorporating significant open space amenities – the vision combines an expanded riverfront park on the Mystic River, improved access to Draw 7 Park, smaller pocket parks, green roofs and system-wide trails.

The proposed Block 6 project advances the goal of creating revenue-generating uses within the district by creating space for ground floor retail and restaurant uses. Development of Block 6 mixed-use space was previously anticipated and does not preclude commercial office and R&D development from occurring on nearby blocks within the district. The proposed Block 6 project continues a synergy of mixed-use development that will help to support the new MBTA Orange Line Station and create a vibrant waterfront urban environment. As illustrated in the PUD-PMP and this application, the urban design and layout of Block 6, will help to create a lively new streetscape and attract visitors to the Assembly Square District to shop and recreate. The ample space dedicated for pedestrians around the building, the pedestrian-scale building design, multiple entries into the ground floor uses and building elevation treatment further enhance the pedestrian-oriented vision previously anticipated for the district. Block 6, in compliance with Article 13 Inclusionary Housing, will help to advance the City's goal of new affordable housing creation. The Project is another important step to achieving the long term goals and visions of the City, the state and the community for this area.