



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

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

*PLANNING DIVISION*

**TO:           Members of the Planning Board**  
**FROM:       Planning Staff**  
**DATE:       November 21, 2013**  
**RE:         9 & 39 Medford Street (PB 2013-17)**

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Members of the Planning Board,

Since the Staff Report dated November 14, 2013, the Applicant has submitted revised plans. The Applicant has added bollards at 7' on center on the property line they share with Twin City Plaza. They have also extended the fence on the rear lot line to the corner of the property.

The conditions table is included to reflect the updated plans on the following pages.

*(over)*



#	Condition	Timeframe for Compliance	Verified (initial)	Notes												
1	<p>Approval is for a Special Permit with Site Plan Review under SZO §6.5.D.5 to alter an existing façade including signage &amp; 7.13.E to establish 100 residential units including artist live/work space. The applicant seeks approval under SZO §9.17.2.B for modification of the parking/loading standards. Article 13 Inclusionary Housing will apply. This approval is based upon the following application materials and the plans submitted by the Applicant:</p> <table border="1" data-bbox="248 489 886 1562"> <thead> <tr> <th data-bbox="248 489 570 525">Date (Stamp Date)</th> <th data-bbox="570 489 886 525">Submission</th> </tr> </thead> <tbody> <tr> <td data-bbox="248 525 570 625">October 8, 2013</td> <td data-bbox="570 525 886 625">Initial application submitted to the City Clerk's Office</td> </tr> <tr> <td data-bbox="248 625 570 1066">October 8, 2013</td> <td data-bbox="570 625 886 1066">Modified plans submitted to OSPCD (Cover Sheet, 2- Existing Condition, 3-Demo &amp; Erosion Control Plan, <del>4- Construction/Layout Plan, 5- Grading &amp; Drainage Plan, 6- Utility Plan,</del> 7-Details 1, 8- Details 2, 11- 13-Landscape Details, 14-Photometric Plan, 15-Existing Conditions/Demo, 16- Basement FP, 17-First FP, 18-Secon FP, 19-Third to Seventh FP, 21-Roof Plan, 25-Shadow Analysis, 26 &amp; 27-Renderings)</td> </tr> <tr> <td data-bbox="248 1066 570 1314">October 31, 2013</td> <td data-bbox="570 1066 886 1314">Modified plans submitted to OSPCD (<del>9-Landscape Plan, 10-Detail Landscape Layout Plan,</del> 14A-Landscape Site Details, 20-Penthouse FP, 22-East Elev, 23-Northwest &amp; West Elev, 24-North &amp; South Elev, 26a-Rendering, 28-Rendering)</td> </tr> <tr> <td data-bbox="248 1314 570 1451"><u>November 19, 2013</u></td> <td data-bbox="570 1314 886 1451">Modified plans submitted to OSPCD (<del>4-Construction/ Layout Plan, 5-Grading &amp; Drainage Plan, &amp; 6-Utility Plan)</del>)</td> </tr> <tr> <td data-bbox="248 1451 570 1562"><u>November 18, 2013</u></td> <td data-bbox="570 1451 886 1562">Modified plans submitted to OSPCD (<del>9-Landscape Plan &amp; 10-Detail Landscape Layout Plan)</del>)</td> </tr> </tbody> </table> <p>Any changes to the approved site plan or elevations that are not <i>de minimis</i> must receive SPGA approval.</p>	Date (Stamp Date)	Submission	October 8, 2013	Initial application submitted to the City Clerk's Office	October 8, 2013	Modified plans submitted to OSPCD (Cover Sheet, 2- Existing Condition, 3-Demo & Erosion Control Plan, <del>4- Construction/Layout Plan, 5- Grading &amp; Drainage Plan, 6- Utility Plan,</del> 7-Details 1, 8- Details 2, 11- 13-Landscape Details, 14-Photometric Plan, 15-Existing Conditions/Demo, 16- Basement FP, 17-First FP, 18-Secon FP, 19-Third to Seventh FP, 21-Roof Plan, 25-Shadow Analysis, 26 & 27-Renderings)	October 31, 2013	Modified plans submitted to OSPCD ( <del>9-Landscape Plan, 10-Detail Landscape Layout Plan,</del> 14A-Landscape Site Details, 20-Penthouse FP, 22-East Elev, 23-Northwest & West Elev, 24-North & South Elev, 26a-Rendering, 28-Rendering)	<u>November 19, 2013</u>	Modified plans submitted to OSPCD ( <del>4-Construction/ Layout Plan, 5-Grading &amp; Drainage Plan, &amp; 6-Utility Plan)</del> )	<u>November 18, 2013</u>	Modified plans submitted to OSPCD ( <del>9-Landscape Plan &amp; 10-Detail Landscape Layout Plan)</del> )	CO / BP	ISD/PIng.	
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<b>Affordable Housing/Linkage</b>																
2	An Affordable Housing Implementation Plan (AHIP) should be approved by the OSPCD Housing Division and executed prior to issuance of Building Permit. Affordable units shall be provided on-site.	BP	ISD/ 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	ISD/ Housing	
4	No Certificate of Occupancy shall be issued until the OSPCD Housing Division has confirmed that the Developer has agreed to and executed a Memorandum of Understanding for Monitoring of the Affordable Unit(s).	CO	Housing	
5	The five first-floor units shall be designated as affordable units (in addition to 10 other units scattered through the building, to reach 15% as required by zoning). The first-floor units shall be permitted to be live-work uses. The applicant and the Housing Division shall develop a selection and marketing process to designate and provide these units for tenants certified as artists, and their families. When any of these units becomes vacant, there shall be a designated time period for which these units would only be available to designated artists and the applicant shall not lease these units to any other tenants until such time period has elapsed. The Housing Division shall establish this time period and leasing process in the Affordable Housing Restriction.	CO	Housing	
<b>Pre-Construction</b>				
6	The Applicant will be required to demonstrate that the updated project plans meet the current City of Somerville stormwater policy. Utility, grading, and drainage plans/report must be submitted to the Engineering Department for review and approval.	BP	Eng.	
7	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	
8	<del>The project must be registered with the USGBC prior to issuance of a building permit. This condition intentionally left blank.</del>	<del>BP</del>	<del>Png / ISD</del>	
9	The LEED Gold application must be submitted to USGBC within 90 days of the Certificate of Occupancy.	<u>90 Days</u> <u>Post C of O</u>	<u>Png</u>	
10	The project shall be certified to a minimum of LEED Gold within a year of the Certificate of Occupancy. Failure to comply with this condition subjects the Owner to enforcement under SZO §3.1.8.	Post Construction	Png / ISD	
<b>Construction Impacts</b>				
11	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	Png.	

12	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	
13	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	
<b>Design</b>				
14	The Applicant shall provide an on-site mock up of exterior materials prior to the installation of any exterior materials for DRC review and Planning Staff review and approval.	During Construction	Plng.	
15	Applicant shall provide final material samples for siding, trim, windows, and doors to Planning Staff for review and approval prior to construction.	BP	Plng.	
16	An <del>exterior light and</del> electrical receptacle is required for <del>each first (or all) level of the porch deck and an electrical receptacle is required for the second level</del> (if there is no access to the ground).	Final sign off	Wiring Inspector	
17	The balconies provided on the South Elevation on Floors 3, 5, and 7 will be repeated on floors 2, 4, and 6. An updated elevation will be submitted to Planning Staff for review and approval.	BP	Plng.	
<b>Site</b>				
18	Landscaping should be installed and maintained in compliance with the American Nurserymen's Association Standards;	Perpetual	Plng. / ISD	
19	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	
20	The Applicant will install a new sidewalk as shown on the plans as well as on the west side of Medford Street from the Somerville line to Warren Street including the depth of the first parcel on Warren Street (MBL 114-B-4). <u>The sidewalks shall be completed immediately following the City's scheduled road work in 2014. In the alternative, the Applicant can pay the City based upon a construction cost estimate provided to the applicant by the City Engineer.</u>	CO	Plng.	
21	Applicant will supply 100 bicycle parking spaces in the garage. The exterior guest spaces can be satisfied with a u-shaped type bicycle rack.	CO	Plng.	
22	The Applicant will work with MassDOT on meadow implementation on the south (9 Medford) side of the railroad tracks. If agreeable to MassDOT, the Applicant will pursue best practices to implement the meadow seed mix proposal in order to minimize weed growth (e.g., proper site preparation and timing of installation). <u>This condition is subject to the approval of MassDOT and/or the MBTA.</u>	CO	Plng.	

23	The Applicant will work with MassDOT to create a curbed sidewalk extension within the public right-of-way for both sidewalks on Medford Street. This condition is subject to the approval of MassDOT and/or the MBTA <u>and the City of Somerville.</u>	CO	Plng.	
24	Applicant will work with the City to develop the long term maintenance agreement and/or covenant for the Useable Open Space as required in Article 17 of the SZO. The agreement shall specify the requirements for public access and private maintenance of useable open space in the plan, as required by the SZO. The applicant shall build out and maintain all of the open space and allow public access to all of the useable open space in the plan as required by the SZO. The applicant will submit 100% construction plans for open space to the City for review and approval.	CO	Plng	
<b>Traffic &amp; Parking</b>				
25	The Applicant will provide a Monthly MBTA LinkPass (subway and local bus) to any employee (half-time or more) of the building owner or property manager. Passes are non-transferable. <u>If an employee does not want a T pass, then the Applicant is not in violation for not purchasing said pass.</u>	CO	Plng.	
26	The Applicant will provide new pedestrian warning signs (to be installed to current MUTCD standards) at the existing pedestrian crossing at South and Medford Street. The signs will be placed on the existing flashing beacon as well as in advance of the pedestrian crossing at the intersection of South and Medford Street.	CO	Plng / T & P	
27	The applicant will offer 2 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	Plng.	
<b>Miscellaneous</b>				
28	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	
29	The applicant shall work with the Somerville Arts Council to develop a plan for use of the gallery and arts amenity space. The plan shall be provided for review and approval <del>of</del> by Planning Staff.	CO	Plng	
<b>Public Safety</b>				
30	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
31	Any transformers should be located as not to impact the <del>historic building</del> or landscaped area, and shall be fully screened.	BP	Plng/ISD	
32	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	Plng.	
33	The Applicant shall provide notice of intent to strictly comply with applicable State and Federal regulations regarding air quality including without limitation continuous dust control during demolition and construction.	CO	Plng/OSE	
<b>Signage</b>				

34	Signage will be limited to the signage shown on the elevations/ landscape details. Signage plans shall be submitted to Planning Staff for review and approval. Signage lighting after 10p.m. facing residential property will be turned down or off <u>if deemed necessary by Planning Staff.</u>	CO/Cont.	PIng.	
<b>Final Sign-Off</b>				
35	The Applicant shall seek necessary variances from the ZBA.	BP	PIng	
36	The Applicant shall seek to provide a strategy to ensure that adequate off site open space is provided to offset for the needed Usable Open Space variance.	BP	PIng	
37	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.	