



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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Case #: PB 2013-05
Date: December 9, 2014
Recommendation: Conditional Approval

PLANNING STAFF REPORT – *updated information*

Site: 771 McGrath Highway / 240 Mystic Avenue

Applicant Name: CPC-T Holdings, LLC

Applicant Address: 1601 Trapelo Rd, Suite 280, Waltham MA 02451, Attn: John J. Englert

Property Owner Name: The Stop & Shop Supermarket Company LLC

Property Owner Address: 1385 Hancock Street, Quincy MA 01269, Attn: Kirk Jackson

Alderman: Maureen Cuff-Bastardi

Legal Notice: Applicant, CPC-T Holdings, LLC, and Owner, The Stop & Shop Supermarket Company LLC, seek an amendment to a Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on Sept 6, 2001 and Nov 1, 2001 under SZO §16.11 to construct a 75-unit residential building. Waivers are requested for a reduction in the requirement for landscaped area, signage area and height and reduced setbacks under SZO §16.5.4 and 16.5.5*. Zone BA / PUD-B. Ward 1.

Dates of Public Hearing: Planning Board October 16, 2014

**Waivers for signage area and height are not needed.*

The following items are updates since the Planning Board hearing including explanations of the changes to the proposed conditions of approval in the attached Appendix E dated December 9, 2014.

- The Applicants has submitted a letter of commitment guaranteeing specifications of the projects will be implemented and contributions will be made to address concerns that they have heard from the public and the Board. Please see attached. The following condition was added to the proposed conditions to incorporate the letter into the approval, “The applicant shall, prior to Building Permit for any residential development under the PUD, execute a development covenant with the City of Somerville. The covenant shall stipulate that the applicant will implement each

item in the commitment letter dated December 8, 2014, and specify the terms under which each item will be completed. The applicant shall remain in compliance with the covenant”.

- The Board asked if Stop & Shop paid the \$500,000 that was a condition of approval. The condition stated, “Prior to the issuance of a Certificate of Occupancy the applicant agrees to contribute \$500,000 to the City for Improvements and enhancements to Harris Park and streetscape improvements along lower Broadway.” Staff could not find an answer to this question because the bank will only research the past seven years and the certificate of occupancy was issued prior to this date. An added condition of approval will require that the Applicant document compliance with past conditions of approval and include this information with subsequent SPSR applications.
- Traffic and Parking Comments from October 27, 2014 – a proposed condition of approval addresses these comments. The condition states, “The traffic study included with the SPSR application shall include an expended study area, documenting/justifying trip generation rates, trip distribution, and trip reduction rates.”

Traffic and Parking has reviewed the 1/31/2013 and 9/25/14 Traffic Memorandums submitted by Vanasse Hangen Brustlin, Inc (VHB) for the proposed development at the corner of Cross St East and Mystic Ave. While the submitted Traffic Memorandums are well prepared professional documents, Traffic and Parking requires additional data in order to properly review any potential traffic impacts associated with the proposed development. The study area of potential traffic impacts submitted with this Traffic Memorandum (9/25/14) is limited and needs to be expanded. The 1/31/2013 Traffic Memorandum stated that directional distribution of 850 new daily trips approaching and departing the site associated with the proposed development would be assigned to Broadway/McGrath Highway, South and West – 47%, I- 93/McGrath highway/Mystic Ave, North and West – 20% and I- 93/Sullivan, South and East – 33%. These directional distribution of traffic assignments were formulated utilizing Traffic Engineering standards. Intersections within this trip distribution network need to be analyzed for Level of Service and crash rates. It is understood that that the 9/25/14 document reflects the reduced number of units (75) and number of projected trip generations. The number of generated trips based on the 75 units are a total of 578 projected total trips. AM peak hour projected trips are entering 8 and exiting 32. Afternoon peak hour projected trips are entering 38 and exiting 21. A wider area of study is necessary for a proper evaluation of this proposed development. It is requested that the following intersection also be reviewed and analyzed vis a vis traffic impacts of the proposed development for the current and both the build and no build scenarios:

- Broadway at McGrath Highway
- Broadway at Garfield Avenue
- Broadway at Cross St
- Cross St East at Blakeley Avenue (analysis required if existing barrier on Blakeley at Cross St East is to be removed after development of project)
- Blakeley Avenue at Kensington Avenue Traffic and Parking request that traffic counts be collected for both weekday and weekend (i.e. Saturday) periods.

Traffic and Parking also requests that Signalized Intersection Analysis tables contain volume to capacity ratio (v/c), delay (average delay expressed in seconds) and Level Of Service (LOS) for all movements of an intersection and overall intersection data for weekday and weekend peak periods.

- A condition was added to require that the Applicant survey foundations of abutting buildings prior to construction.
- Public comments. The written comments received since the October 16, 2014 hearing have been distributed to the Board.