

2

Application Forms

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2.1 Preliminary Master Plan Applications

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APPLICATION
 For Planning Board and Zoning Board of Appeals Approval

CITY OF SOMERVILLE
 Joseph A. Curtatone, Mayor
 Office of Strategic Planning and Community Development (OSPCD)
 City Hall . 93 Highland Avenue . Somerville, MA 02143
 617.625.6600 ext. 2500

City Clerk Stamp

Office Use: Case #	PB Date	ZBA Date	Filing Fee	Ad Fee
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Please review the application information sheet. Complete applications must be submitted to the City Clerk's Office. Failure to submit all required information is grounds for denial of the request. If this form does not provide adequate space for your response, please attach additional sheets of paper.

1. Property Information							
Street Address(es) 5 Middlesex Avenue		Zoning District(s) ASMD	Overlay District(s), if any PUD-A and Medical Marijuana Overlay District	Ward WARD 1			
Assessor's: <table border="1"> <tr> <td>Map 88</td> <td>Block A</td> <td>Lot 1</td> </tr> </table>		Map 88	Block A	Lot 1	If there are multiple MBLs, enter the remainder in Section 7.		
Map 88	Block A	Lot 1					
Please indicate the name of the individual, individuals, corporation or trust that owns the property:							
Property Owner's Name CDNV Assembly, LLC c/o John Baxter & Ed Nardi Cresset Development Somerville Office Associates Limited Partnership c/o Michael M. Ades		Complete Mailing Address CDNV: 120 Water Street, Boston, MA, 02109 Somerville Office Associates Limited Partnership: 810 Seventh Ave, 10th Fl. New York City, NY 10019	Phone Number(s) CDNV: (617) 624-9100 Somerville Office Associates Limited Partnership: (212) 265-6600	Email CDNV: enardi@cressetgroup.com			
Please indicate the name of the individual, individuals, corporation or trust that is applying (please note that the applicant should be the intended user or developer):							
Applicant's Name CDNV Assembly, LLC c/o John Baxter & Ed Nardi Cresset Development		Complete Mailing Address 120 Water Street, Boston, MA, 02109	Phone Number(s) (617) 624-9100	Email enardi@cressetgroup.com			
Please indicate the contact information for any agent, engineer or architect that will represent this application who may represent the owner and/or applicant in this application review process:							
Agent's Name (if applicable) Attorney or Other Agent Riemer Braunstein LLP		Complete Mailing Address 700 District Avenue Burlington, MA 01803	Phone Number(s) 617-880-3457	Email mvaughan@riemerlaw.com			
Architect's Name (if applicable) Spagnolo Gisness & Associates		Complete Mailing Address 200 High Street, 2nd Floor Boston, MA 02110	Phone Number(s) (857) 300-2610	Email bgisness@sga-arch.com			
Engineer's Name (if applicable) Vanasse Hangen Brustlin, Inc.		Complete Mailing Address 101 Walnut Street Watertown, MA 02471	Phone Number(s) (617) 924-1770	Email rhollworth@vhb.com			

2. Submission Type	
Check all that apply.	
<input type="checkbox"/>	Variance
<input type="checkbox"/>	Special Permit (SP)
<input type="checkbox"/>	Special Permit with Design Review (SPD)
<input type="checkbox"/>	Special Permit with Site Plan Review (SPSR)
<input checked="" type="checkbox"/>	Planned Unit Development (PUD) – Preliminary Master Plan Submission (PMP) / Special Permit with Site Plan Review (SPSR)
<input type="checkbox"/>	Subdivision or other Site Plan Approval
<input type="checkbox"/>	Comprehensive Permit under MGL Chapter 40B – Inclusionary Housing Development (follow SPSR submission and contact the Housing Director at 617.625.6600 ext. 2560)
<input type="checkbox"/>	Revision to Special Permit (only if certificate of occupancy or final sign-off is not yet received)
<input type="checkbox"/>	Administrative Appeal
<input type="checkbox"/>	Extension of Approval

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3. Required Signatures

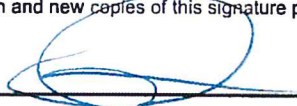
NOTE: NO APPLICATION SHALL BE ACCEPTED AS COMPLETE WITHOUT THE REQUIRED SIGNATURES

Owner Signature (if the project site has more than one owner, please supply additional copies of this page if necessary):

As Owner, I make the following representations:

- 1) I hereby certify that I am the owner of the property at _____
- 2) I hereby certify that the applicant named on this application form has been authorized by me to apply to develop and/or use the property listed above for the purposes indicated in this application
- 3) I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized to represent this application before the Planning Staff, the Planning Board and/or the Zoning Board of Appeals.
- 4) I will permit Planning Staff to conduct site visits on my property.
- 5) Should the ownership of this parcel change before the board(s) have acted on this application, I will provide updated information and new copies of this signature page.

(sign here)

 MICHAEL M. ADES

This property is owned by (check one):


<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> attach deed application to be signed by owner
<input checked="" type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> attach deed application to be signed by all owners
<input type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> attach deed and corporate articles of organization application to be signed by an officer authorized to do so by the corporation
<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> attach deed and certificate of trust application to be signed by authorized trustee

Applicant Signature (if the applicant is the owner, the owner should also sign below):

As Applicant, I make the following representations:

- 1.) The information supplied on and with this application form is accurate to the best of my knowledge.
- 2.) If the current use of the property is a nonconforming use, I will furnish proof to the satisfaction of the SPGA that the nonconforming use is legal.
- 3.) I will make no changes to the approved project plans without the prior approval of the SPGA.
- 4.) If the proposed project is subject to linkage (SZO Article 15), I will sign all documents required by the Planning Staff/SPGA governing the amount and the method of payment of the linkage fee.
- 5.) I will return the notice sign or pay for its replacement.
- 6.) I will pay the fees associated with advertising the case in the newspaper and mailing notices to abutters.
- 7.) I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized by me to represent me before the Planning Staff, the Planning Board and/or the Zoning Board of Appeals as it relates to the development and/or use of this property.

(sign here)

 EDWARD G. NARDI

Indicate applicants relationship to owner: Contracted purchaser of 5.3 acres of vacant land.

This applicant is (check one):

<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> application to be signed by applicant
<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> application to be signed by all applicants
<input checked="" type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> application to be signed by an officer authorized to do so by the corporation attach corporate articles of organization
<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> application to be signed by authorized trustee attach certificate of trust

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4. Applicable Section(s) of Zoning Ordinance and Prior Zoning Approvals
You may refer to the Inspectional Services Denial Letter for the section of the Zoning Ordinance cited.
Applicable Sections of Zoning Ordinance: 16.8.1, 16.8.2. No Prior zoning approvals.
5. Met with Planning Department Staff to review application requirements.
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, date Met with Planning Department on February 20, 2018.
6. Met with Engineering Department Staff to review application requirements.
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, date Met with Engineering Department on February 20, 2018.
7. Existing Conditions Description
Briefly describe existing structure(s) and/or use(s). Include number of employees, occupants and hours of operation, if applicable.
The Project is located in Lots 88-A-1 and 99-A-15. The Project Site is located in the Assembly Square Mixed- Use District on an approximately 9.4 acre lot bounded by Middlesex Avenue to the west, Foley Street to the north, Grand Union Boulevard to the east, and Revolution Drive to the south. The majority of the existing site is covered in surface parking, with one 162,000 sf office building located in the western boundary of the lot. Approximately twelve to fourteen entities currently occupy the existing building at 5 Middlesex Ave and is open from 8:30 AM - 8:00 PM Monday-Friday.
8. Proposal Description
A. Briefly describe any changes in the structure(s) and/or use(s). Include whom the project is intended to serve, expected number of employees, and/or occupants and hours of operation, if applicable. In the CCD or TOD districts also include the square footage that will be allocated to each use cluster and associated parking.
The proponent proposes to redevelop approximately 9.4 acres of land in the Assembly Square area with a transit oriented, mixed-use development that consists of five blocks (Block 21, Block 23, Block 24, Block 25, and Block 26) around a central open space. See attached Executive Summary and Project Summary further detailing program and parking details.
B. Explain any green building practices that you are using. Please consult the Environmental Protection Agency's Residential Green Building Guide for ideas (www.epa.gov/ne/greenbuildings).
The Proponent and Project design team are committed to an integrated, sustainable design approach. The Project incorporates low impact development and green building designs. See attached Utility Analysis and Project Description of the PUD-PMP.
C. Is the proposal for a multi-family residence of three or more units, or for a place of public accommodation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, submit an Accessibility Narrative listed under Checklist of Required Information.
D. Are you demolishing a commercial structure or moving soil? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
E. Identify and list any 21E reports and other environmental assessments, analysis, clean-up studies, enforcement actions and any other environmental documentation that is available for the property, including documentation on underground storage tanks. Attach copies of all identified documents. Failure to identify and attach these documents, if applicable, will result in an application being deemed incomplete.
Please refer to Section 2.6 Environmental Report Inventory of the PUD-PMP for a Summary of Environmental Response Actions.
If you discover an underground storage tank you must call the Somerville Fire Department immediately.

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9. Zoning Data						
Refer to the SZO § 2.2 Definitions and SZO § 8 Dimensional Requirements for more information.						
Data	Existing	Proposed	Allowed	Existing or Permitted Nonconformity	New Violation	SZO Section Cited
	Fill in both columns: numbers must match those on plans and other attached documentation.		Office Use			
A. Use	Office/Parking Lot	Retail, Office/Lab, and Residential				
B. # of Dwelling Units*	N/A units	496 units				
C. Lot Area	408,643 SF± (9.38± acres) square feet	408,643 SF± (9.38± acres) square feet				
D. Lot Area ÷ # of Dwelling Units	N/A sf per du	824 sf per du				
E. Gross Floor Area of Footprints of All Buildings	52,600± square feet	238,463 square feet				
F. Ground Coverage (E. ÷ C.)	12.9 %	58.4 %				
G. Landscaped Area (landscaped area ÷ C.)	13.1 %	33.9 %				
H. Pervious Area (pervious area ÷ C.)	13.1 %	15+ %				
I. Net Floor Area** / *** (sum of all usable square feet)	162,000 square feet	1,496,000 square feet				
J. Floor Area Ratio (FAR) (I. ÷ C.)	0.4	3.66				
K. Building Height	54± feet	54± - 250 feet				
L. Front Yard Setback	0 feet	0 feet				
M. Rear Yard Setback	274.9 feet	2.75 feet				
N. Side Yard Setback (left when you face property)	448.3 feet	14.25 feet				
O. Side Yard Setback (right when you face property)	144.6 feet	4.82 feet				
P. Street Frontage	239 feet	534 feet				
Q. # of Parking Spaces	800±	1,696				
R. # of Bicycle Parking Spaces	10	224				
S. # of Loading Spaces	2	8				
* 8 or more dwelling units - determine if Inclusionary Housing, Article 13, applies ** In CCD and TOD use GROSS floor area *** 30,000+ square feet - determine if Linkage, Article 15, applies						

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10. Checklist of Required Information								
<p>This checklist will help you determine what you need to submit with this application form. Find the column for your submission type. The rows contain the number of copies of each item that you must submit and "Y" indicates include one copy. For each item check the column 'included' if you are submitting it or the 'Waiver Requested' column for items that are not applicable to your proposal. Planning Staff may contact you to submit items for which you are requesting a waiver. If your application includes more than one type, submit the greatest number of copies listed. Please submit plans and other documentation electronically on a CD, flash drive or via email in addition to hard copies noted below.</p>								
<p>Checklist key: # = # of copies Y = include 1 copy I/A = if applicable include 1 copy N/A = not applicable SPSR-A = SPSR in Assembly Sq. Mixed-Use District TOD = Transit Oriented District CCD = Corridor Commercial District †† = within 500 feet of property</p>	Variance	SP / SPD	SPSR	PUD PMP	Subdivision	Revision to SP	Included	Waiver Requested
Application Form & Supplemental Questions	3	3	3	3	3	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Denial Letter from Inspectional Services Division – if you received one	I/A	I/A	I/A	N/A	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Recorded Deed(s) to all properties involved in the project	1	1	1	N/A	1	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Fees for Filing, Advertising & Abutter List. See fee schedule on application information sheet. Submit 3 separate checks or money orders payable to the City of Somerville or cash.	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Abutter List from neighboring municipality if your property is less than 300' from the Somerville boundary. Obtain list from neighboring municipality of the property owners' names and addresses that are within 300' of your property.	I/A	I/A	I/A	I/A	I/A	I/A	<input type="checkbox"/>	<input type="checkbox"/>
Site Plans ➤ See appropriate Site Plan Review Checklists: (located in forms library under Planning and Zoning and Engineering): <ul style="list-style-type: none"> alterations with no change in footprint & no site work alterations with no change in footprint & site work residential additions or structures with <250 sf footprint residential additions or structures with >250 sf footprint and all commercial additions or structures ➤ If substantially altering a nonconforming structure, indicate the location of where the existing nonconformity will be maintained.	3	3	3	3	3	3		
	3 hard copies at initial filing, 8-10 copies at final filing							
Elevations front, side and rear of building(s) and signage with vertical height - measure from either lowest point between building and lot line, or 15' from building, to the highest point of roof beam, deck line of a mansard roof or average height between the plate and ridge of a gable, hip or gambrel roof – and description of proposed materials and colors. Include proposed mechanical and electrical system components, exhaust / ventilation systems, transformers, and satellite dishes and method of screening	3	3	3	N/A	N/A	3	<input type="checkbox"/>	<input type="checkbox"/>
	3 hard copies at initial filing, 8-10 copies at final filing							
Conceptual Floor Plans with square footage and # of units	Y	Y	Y	N/A	N/A	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Neighborhood Context Map showing the neighborhood in which the tract lies and any impacts upon the area (scale no less than 1"=100')	N/A	Wire-less only ††	SPS R-A only	Y	Y	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Photographs showing the development site and surrounding parcels	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic/Parking Analysis	3	3	3	3	3	N/A		
Traffic Study (if less than 25,000 square feet) estimate peak hour traffic volumes generated by proposed use, relation to existing volumes and projected future conditions	N/A	I/A	I/A, Y in TOD	I/A	I/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic Impact Analysis (if 25,000 square feet or more) prepared by a professional traffic engineer who is registered with the Commonwealth of Massachusetts as a professional engineer in either traffic or transportation engineering, or any individual who has been certified by the Transportation Professional Certification Board, Inc. as a Professional Traffic Operations Engineer (PTOE). No other professional registration or qualification shall substitute for this requirement	N/A	I/A	I/A, Y in TOD	I/A	I/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transportation Demand Management Plan	N/A	N/A	SPS R-A & TOD only	I/A	I/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parking Optimization Plan	N/A	N/A	TOD only	I/A	I/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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(Checklist of Required Information Continued)	Variance	SP / SPD	SPSR	PUD PMP	Subdivision	Revision to SP	Included	Waiver Requested
Checklist key: # = # of copies Y = include 1 copy I/A = if applicable include 1 copy N/A = not applicable SPSR-A = SPSR in Assembly Sq. Mixed-Use District TOD = Transit Oriented District CCD = Corridor Commercial District †† = within 500 feet of property								
Building Shadow Analysis	I/A, Y in CCD/ TOD	I/A, Y in CCD/ TOD	Y	Y	I/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Accessibility Narrative For multi-family residences of three or more units, and for places of public accommodation: describe the major accessibility requirements, if any, for the proposed project under federal or state law(s), as well as the applicant's strategies for meeting those requirements. If your project is exempt from any accessibility requirements due to scoping parameters in the applicable standard(s), be sure to explain how and why. Please consult the Americans with Disabilities Act (ADA), the Fair Housing Act (FHA), the regulations of the Massachusetts Architectural Access Board (MAAB), and other accessibility standards as necessary. This narrative may take the form of a brief memo, prepared by a licensed architect or code consultant.	I/A	I/A	I/A	I/A	I/A	I/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Housing Projects including 4 or more Units Explain measures taken to provide for, protect, or increase the affordability of housing units within the proposed structure; the degree of such affordability to households of low or moderate income, as defined by HUD; and the duration of legal assurances of such affordability.	I/A	I/A	I/A	I/A	I/A	I/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEED Worksheet (if greater than 10,000 square feet)	N/A	N/A	SPS R-A & TOD only	N/A	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>
Conceptual 3-D Model of the Master Plan at 20 scale or alternate scale acceptable to the SPGA. In CCD and TOD include abutting properties.	I/A	I/A	SPS R-A, CCD & TOD only	I/A	I/A	I/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rendering or Computer-Simulated Photograph (from at least 2 prominent locations along the surrounding rights-of-way)	N/A	Wire- less only	N/A	N/A	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>

N/A

N/A

11-17. Supplemental Questions

Answer the supplemental questions for the permit you are seeking.

2.2 Supplemental Questions

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Electronic version available:
<http://www.somervillema.gov>
Forms Library

Supplemental Questions for:

Planned Unit Developments (PUD) Preliminary Master Plan (PMP) /
Planned Unit Developments (PUD) Special Permit with Site Plan Review (SPSR)

14. PUD PMP/SPSR Supporting Statements
Address each of the following items. Attach to application form.
A. Explain if and how the proposal is compatible with the characteristics of the built and unbuilt surrounding area and land uses.
The proposed XMBLY development (the "Project") will improve upon and comply with characteristics of the surrounding area and land uses as set forth by the Somerville Zoning Ordinances (SZO). The Project, a transit and pedestrian oriented development, provides density, active ground floor uses and pedestrian-and bicycle-friendly streetscapes which will leverage the Site's transit opportunities and links to mass transit maximizing the site's appeal as a major employment center, visitor destination, and residential neighborhood.
B. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from noise, light, glare, dust, smoke, or vibration.
The Project may create limited impacts during the period of construction. Any such impacts will be minimized to the maximum extent practicable. Following construction, the Project will not create adverse impacts and will be consistent with the urban uses in the vicinity of the Project Site. Interstate 93 (I-93) acts as an existing barrier to the neighborhood westerly of the Project Site.
C. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from emission or noxious or hazardous materials.
The Project does not anticipate any impacts from emissions or noxious/hazardous materials. The Project will support trip reduction measures via support of alternative modes of transportation, adhere to existing transportation demand management (TDM) program, and dust and emission control during construction phases.
D. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from pollution of waterways or ground water.
The Project will not create adverse impacts and will incorporate all required pollution prevention measures (physical and operational) for discharges to waterways. See attached Chapter 6, Utility Analysis.
E. Explain the impact on the public systems: sanitary sewer system, storm drainage system, public water supply, and recreational system. Document the status of Department of Environmental Management and/or other sewage permits.
The Project will not create adverse impacts to the public systems. Proposed improvements to the public systems are discussed in Chapter 6, Utility Analysis.
F. Give a general summary of existing and proposed easements or other burdens now existing or to be placed on the property.
The locations of all existing and proposed easements are shown on Plan Sv-1, Existing Conditions Plan, Plan C-4, Grading, Drainage, and Erosion Control Plan, and Plan C-5 Utility Plan. Required utility easements will be coordinated with the corresponding utility when final alignments are confirmed if applicable, and as such, are not shown on the plans at this time. These plans can be found in Appendix A of the PUD-PMP application package and will be further refined with each subsequent Special Permit with Site Plan Review (SPSR) application.
G. See SZO §16.7 PUD Design Guidelines. Explain any discrepancies between your proposal and the Design Guidelines.
The Project has been designed to be consistent with the Section 16.7 of the Ordinance - PUD Design Guidelines. Please refer to Section 4.4 in attached Chapter 4, Zoning Compliance Narrative, for a description of how the Project complies with the individual design guidelines.

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H. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from the transmission of signals that interfere with radio or television transmission.
The Project will not create adverse impacts on radio or television transmissions.
I. Explain any changes to the vehicular and pedestrian circulation patterns.
The Project includes realignment and construction of vehicular and pedestrian patterns. All vehicular and pedestrian circulation patterns have been improved and/or coordinated within the Project and have been reviewed by the applicable local and state agencies. See attached Chapter 5, Transportation Narrative.
J. Explain any measures taken to preserve and protect natural resources (such as wetlands, steep slopes, floodplains, hilltops, vegetation, sun and wind exposure). If there is any wetland, pond or surface water body on the subject property, as defined under Wetlands Protection Act, MGL Chapter 131, Sec. 40, explain the project's wetland permitting status and plans for protection of these features.
None. No natural resources such as wetlands or other water features exist on the Project Site.
K. Explain the demolition and construction procedures including movement of soil, impact mitigation measures, and an estimate of the time period required for completion of the development. Please consult the Mass Department of Environmental Protection's regulations (www.mass.gov/dep/).
The existing office building within the Project Site will remain. The Applicant anticipates commencing Site preparation and infrastructure work in the first quarter of 2019 and is anticipated to be completed the first quarter of 2021 (approximately twenty-four (24) months) provided that construction of prior phases has already commenced and shall continue in a staged building process until such date. The movement of soil will be minimized to the maximum extent practicable and will meet all applicable state and local standards. Issues relating to demolition and construction will be addressed during the Special Permit process for each building and phase of the Project. A balanced site is unlikely due to the large amount of proposed underground garage. Any suitable soils will be reused on-site to the maximum extent practicable. Any unsuitable soils will be exported to an appropriate off-site disposal facility. The Project proposes to remove approximately 200,000 square feet of vehicular pavement, reducing the potential oil and petroleum runoff.
L. Explain proposed method for solid waste disposal (how waste will be collected and stored, who will be responsible for pick-up and maintenance, recycling efforts, etc.) and for screening of disposal facilities.
Solid waste disposal will be handled by private contractors. The disposal facilities (dumpsters and compactors) will be internal to the building and not visible from the public right-of-way. Additional details will be provided during the Special Permit approval process.
M. Identify any historic sites or structures on the project site, or on neighboring properties, and explain any measures to protect historic features. Note that structures over 50 years old may require Historic Preservation Commission review before demolition or substantial alteration occurs.
A review of the Massachusetts Historical Commission's (MHC) Inventory of the Historic and Archeological Assets of the Commonwealth, available through the Massachusetts Cultural Resources Information System (MACRIS), indicated that the property was recorded as part of the Assembly Square Area (SMV.I); in 2002 the MHC opined that the area did not retain enough integrity to be eligible for the National Register, and the area has recently been redeveloped.

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12.1. Planned Unit Development – Preliminary Master Plan Submission – Additional Supporting Statements
Address each of the following in order to submit a PUD Preliminary Master Plan.
A. State what the general impact of the PUD will be upon the neighborhood.
<p>The Project will rehabilitate the existing office and transform the underutilized and mostly vacant existing surface parking into a hub of residential mixed-use activity. This will help activate and knit together the fabric of neighborhood, where serving as a gateway to Assembly Square. The Project will improve the connection between Assembly Row and the open space, commercial uses, and residential neighborhoods of Somerville to the West of the I-93 elevated highway. This connection will be further strengthened by new enhanced public open space, improved streetscape, new workplaces, and residents who will enliven the area on a consistent and daily basis. The Applicant has also agreed to work with the City to incorporate space for a new fire station, which would benefit public safety for the Assembly Square area and the surrounding residential neighborhoods.</p> <p>As described in the Section 3.2.3 in attached Chapter 3, Project Summary, the Project will provide approximately 145,630 square feet of open space.</p> <p>A large portion of the existing site is a large asphalt parking lot. The Project proposes to remove approximately 200,000 square feet of vehicular pavement, which will reduce the potential pollution.</p>
B. Explain the landscaping and maintenance provisions for all open space and drainage areas.
<p>Please refer to Chapter 3, Project Summary and Figures 3.10 and 3.11 for a summary of conceptual landscaping and open space to be provided by the Project. Please refer to Chapter 6 - Utility Analysis for a summary of existing and proposed stormwater management strategies. A final open space and landscaping plan, along with a final stormwater management plan will be provided during the subsequent Special Permit with Site Plan Review (SPSR-A) approval processes.</p> <p>The Applicant (which term shall include each and every successor in interest to the original Applicant) will be responsible for maintenance of the open space and public realm improvements on the Project Site. The Applicant will work closely with the City to provide additional details during the Special Permit review process regarding the maintenance of the proposed off-site improvements to City-owned property and will enter a development covenant maintenance agreement with the City.</p>
C. Explain the water supply and sewage disposal systems. For structures served by sewage disposal systems, document the status of Departmental of Environmental Management and/or other sewage permits.
<p>Please refer to Chapter 6, and Plan C-5 Utility Plan (Appendix A) of the PUD-PMP for an analysis of existing and proposed utilities. There are no wetlands on the Project Site that will be altered by the Project.</p> <p>The project will provide new water and sewer infrastructure within Road K and Road L. Existing 20-inch watermain are located within the Middlesex Avenue, Foley Street, and Grand Union which will supply the proposed water mains and provide domestic and fire service connection to the individual blocks within the Project. Recent hydrant flow tests indicate adequate supply for the proposed development. New sewer mains will connect into the existing 18-inch sewer main in Grand Union Boulevard which conveys wastewater flows into the MWRA system.</p>

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12.2. Special Permit with Site Plan Review for a PUD – Additional Supporting Statements
Address each of the following items in order to apply for a Special Permit with Site Plan Review for a PUD.
A. State the project's relationship to the approved PUD Preliminary Master Plan. Note the phase and any departure from the approved plan.
N/A
B. Explain the provisions for the ownership and maintenance of usable open space as appropriate.
N/A
C. Explain the deed restrictions or covenants requiring compliance of all development with the PUD master plan, and any architectural or other guidelines or standards.
N/A

2.3 Requested Waivers

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2.3 Requested Waivers

The following are the items that zoning relief is sought for:

1. A waiver is requested for exceeding the maximum height limit for the proposed Project. The Project Site is located within a PUD-A district and per Section 6.4.6 – Assembly Square Mixed Use District (“ASMD”) Table of Dimensional Requirements – the Project Site is located more than 350 feet from the Mystic River Bank and more than 1,000 feet from an MBTA Orange Line entrance, therefore the maximum building height requirement for “all other locations” is 125 feet. Relief is sought for the buildings at Blocks 21, 25, and 26, which are proposed to exceed the maximum building height by 125 feet, 95 feet, and 10 feet, respectively.
2. A waiver is requested from the loading bay requirement stated in Section 9.16 and Section 9.7, and described in Section 16.5.5. As encouraged in Section 9.16.3, the Applicant is proposing a shared loading approach for the retail, restaurant, office/lab/research & development, and residential uses. The Project design includes four (4) loading bay spaces located in Block 21, on-street time-restricted loading bay spaces located adjacent to Block 23 and Block 25, 2 existing loading bay spaces are to remain in use on Block 24. Loading spaces within the buildings are appropriately screened from the public right of way, each of which complies with the minimum dimensional requirements of 12-foot wide, 30-foot long. The total number of loading bays required for the Project varies depending on the mix of retail, restaurant and residential space within the building. Based on the zoning requirements, the maximum loading need for the Project would be 20 loading spaces through a combination of retail, residential restaurant and office/lab/research & development uses.

From a functional perspective, this required amount of nineteen (19) loading spaces should not be necessary based on several factors. Individual tenant use of the loading bays by the primary uses will be for supply deliveries and may be from smaller trucks rather than longer trailer trucks. Accordingly, some shorter-term deliveries will be able to occur with two small vans simultaneously utilizing a loading area only allocated for one larger truck per the zoning standards. Most deliveries will likely occur in the weekday morning hours. As part of the overall Site management, deliveries being made to the Project or residents moving in and out of the building will be scheduled to help minimize any shared loading conflicts.

3. The Applicant is seeking a waiver of any right of first refusal or option to purchase the Planning Board might have under Section 13.3.5 of the Zoning Ordinance, or otherwise, in connection with the Project. The Applicant requests that the Planning Board’s approval of the Project’s Special Permit with Site Plan

Review also approve such waiver and that the Planning Board, upon such approval, execute the Waiver of Right of First Refusal.

2.4 Abutters List

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2.5 Accessibility Narrative

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March 15, 2018

George Proakis
Director of Planning
City of Somerville
93 Highland Street
Somerville, MA

Re: XMBLY PUD-PMP

Dear George,

Pursuant to the requirements of the City of Somerville application for Planning Board Approvals, VHB is providing the following Accessibility Narrative.

The XMBLY Planned Unit Development (the "Project") will be designed in compliance with the following applicable accessibility codes and guidelines:

- › 2010 ADA Standards for Accessible Design
- › 521 CMR: Architectural Access Board

521 CMR (MAAB) is applicable to all areas accessed by the general public. The Project will provide accessible routes connecting accessible spaces and elements of the Planned Unit Development. Accessible routes will coincide with routes for the general public.

2010 ADA Standards are applicable to new fixed or built-in elements of site improvements and pedestrian routes or vehicular ways located in the Planned Unit Development. The project will provide accessible routes within the Planned Unit Development from accessible parking spaces and accessible passenger loading zones, public streets and sidewalks, and public transportation stops to the accessible building or facility entrances they serve, and provide accessible routes connecting accessible buildings, accessible facilities, accessible elements, and accessible spaces within the Planned Unit Development.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Dale A. Horsman", with a long horizontal flourish extending to the right.

Dale Horsman, P.E.

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**RE:
ACCESSIBILITY
COMPLIANCE**

XMBLY MASTER PLAN

5 MIDDLESEX AVE.
SOMERVILLE, MA

03.15.17

ARCHITECTURE | PLANNING
INTERIOR DESIGN | VDC
BRANDED ENVIRONMENTS

BOSTON
200 HIGH ST, FLOOR 2
BOSTON, MA 02110

NEW YORK
54 W 21ST ST, SUITE 804
NEW YORK, NY 10010

SGA-ARCH.COM
857.300.2610

March 15, 2018

George Proakis
Director of Planning
City of Somerville
93 Highland Street
Somerville, MA 02143

Dear George,

Pursuant to the requirements of the City of Somerville application for Planned Unit Development Preliminary Master Plan (PUD-PMP) approval, SGA is providing the following accessibility narrative.

The XMBLY Planned Unit Development ("the Project"), located at 5 Middlesex Avenue, will be designed in compliance with the following applicable accessibility codes and guidelines:

- 521 CMR: Architectural Access Board
- 2010 ADA Standards for Accessible Design

521 CMR (MAAB) is applicable to all areas accessed by the general public. The project will provide accessible routes connecting accessible spaces and elements of the Project, which are intended to coincide with typical routes for the general public.

2010 ADA Standards are applicable for the proposed site improvements (including pedestrian routes, vehicular ways, and fixed or built-in site elements). The Project will provide accessible routes from accessible parking spaces and accessible passenger loading zones, public streets and sidewalks, and public transportation stops to the accessible building entrances that they serve. The Project will also provide accessible routes connecting all accessible buildings, facilities, elements and spaces within the Project.

I am happy to answer any questions that you may have.

Sincerely,

SPAGNOLO/GISNESS & ASSOCIATES, INC.

John Sullivan AIA
Partner

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2.6 Summary of Environmental Response Actions

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MEMORANDUM

Date: February 15, 2018

Subject: Summary of Environmental Due Diligence & Site Investigation Results

Site: 9.11-Acre Property known as 5 Middlesex Avenue, Somerville, Massachusetts 02145

Environmental Assessments for the Property

The following summary of environmental assessments and findings were identified for the property:

March 16, 2017 – Phase I Environmental Site Assessment and Phase II Environmental Site Assessment

This ASTM 1527-13 compliant Phase I ESA was performed by CRB for Cresset Group, Boston, MA. Environmental concerns identified through the Phase I were further investigated through a Phase II subsurface site assessment. The assessment identified the conditions and findings listed below.

Summary of Regulatory Records / Database Review

- The Site was not listed in regulatory files and no enforcement actions or agency investigations were identified.
- Nearby regulated sites were evaluated and no impacts or likely impacts to the Site were identified. Nearby sites listed in regulatory databases where subsurface contamination was identified included 50 Middlesex Avenue, 43 Foley Street, and 75 Mystic Avenue.

Recognized Environmental Conditions (RECs)

- Historic Underground Storage Tanks – Numerous unregistered fuel oil USTs were identified through historic fire insurance maps. No closure records were available. Previous site investigation reports by others included geophysical survey, and subsurface sampling for soil and groundwater did not identify any tanks or contamination. The former USTs were further assessed by CRB through a Phase II ESA and no soil or groundwater contamination was identified. No further investigation was warranted.
- Historic Industrial and Commercial Use of the Site – The property was originally developed in the early part of the 20th century as a food/grocery warehouse. The potential for undocumented releases of oil and hazardous materials was considered to be a REC. This REC was further investigated through a Phase II ESA and no subsurface impacts were identified that required additional assessment.

Other Conditions

- Background Urban Soil – Microscopic analysis performed by others documented urban fill with coal and wood in soil typical for metropolitan Boston. Excavated areas of urban fill require segregation for characterization and disposal.
- Non-ASTM environmental conditions – Asbestos containing building materials and storage of maintenance chemicals and lubricants were identified in the Phase I.

Summary of Phase II ESA Findings

- CRB performed a Phase II subsurface investigation During February 2017 consisting of six (6) direct-push soil borings advanced to a depth of twelve (12) feet, three (3) monitoring wells for groundwater analysis, and six (6) high resolution soil gas samples. None of the sampling results were identified as indicative on on-site contamination above regulated standards or an on-site source release. The Phase

II results corroborated the findings of previous investigations by others that did not identify any subsurface impacts.

- Soils – The Phase II results did not detect any pesticides, herbicides or PCBs. No volatile organic compounds (VOCs) were detected except for toluene and xylenes at low concentrations below RCS. Evenly distributed low concentrations of typical background semi-volatile organic compounds and metals were measured and were attributed to urban fill conditions. No soil standards were exceeded that would require special handling for disposal.
- Groundwater - Concentrations of metals were detected and all three water samples, including lead above RCGW-2 standards that was attributed to soil particulate loading. The only VOC detected was a low concentration of acetone, which was attributed to laboratory cross contamination. No pesticides or herbicides were detected. Low concentrations of semi-volatile compounds and petroleum hydrocarbons were detected that were attributed to typical urban background conditions. Arochlor 1260 was detected at a low concentration equivalent to the RCGW-2 standard in one water sample, but was not attributed to any source.
- Soil Gas – Passive soil gas samples were collected to identify VOCs over a larger area. Only tetrachloroethene (PCE) was identified in three (3) soil gas samples generally in the southeast area of the Site. The soil gas concentrations were not comparable to regulated concentrations. When evaluated in conjunction with soil and groundwater results, the low mass soil gas detections were not indicative of on-site soil or groundwater contamination.

Previous Environmental Reports by Others

- 2008 - EBI Consulting. Phase I Environmental Site Assessment. The 2008 Phase I ESA identified one REC due to multiple fuel oil underground storage tanks (USTs) present at the Site on historical Sanborn Fire Insurance maps. The tanks were not listed as registered tanks and no closure records were identified. Additional assessment of former USTs was recommended through subsurface sampling and a geophysical survey.
- 2009 - Cushing, Jammallo & Wheeler, Inc. Geophysical Survey and Subsurface Investigation. The objective of the 2009 geophysical survey and subsurface investigation was to determine if there were any components of the former USTs remaining in place and whether there was any soil and groundwater contamination present in these areas. The conclusions of the investigation were that no USTs or components of the former UST system were identified and that no soil or groundwater contamination was present.