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## Appendix G - Neighborhood Meeting Minutes



**COMMUNITY MEETING No. 1**

Date: October 5, 2021 – 6:00PM

Location: via Zoom

**ATTENDEES:**

City of Somerville: Matthew McLaughlin (Ward 1- Councilor), Rebecca Cooper (Planning Division)

Project Team: Federal Realty (owner), Jacobs Consultants (architect), Copley Wolff design Group (landscape architect), VHB (civil engineer, transportation)

Community:

Evan Hackel (Mantaje Apts - 449 Canal St)  
Olivia Yang (Alloy Condominiums - 375 Canal St.)  
Lucy Piantini (Alloy Condominiums - 375 Canal St.)  
Josh Stevens (Alloy Condominiums - 375 Canal St.)  
Joanne Dooley (Alloy Condominiums - 375 Canal St.)  
Joe Michaloso (Alloy Condominiums - 375 Canal St.)  
Elinor Wong (Alloy Condominiums - 375 Canal St.)  
Marie Noel (Alloy Condominiums - 375 Canal St.)  
Sean Bernard (Mantaje Apts - 449 Canal St.)

**INTRODUCTION:**

- City Councilor Matthew McLaughlin (President and Ward 1) introduced meeting and provide contact information.
- Rebecca Cooper (City Planning Division) introduced City Planning and the purpose of this meeting.
- Sarah Forde from Federal Realty introduced Project Team and Overall Project

**PRESENTATION:**

- Project team presented overall project site analysis and three massing options. Grids, Verticals, Stacks. The Stacks option is preferred.

**QUESTIONS AND ANSWERS/COMMENTS:**

Comment: Growth, cell phone service and internet Wi-Fi in public space. Concern with growth of space compromising service? Recognize feedback. While not part of project, appreciate feedback.

Question: Block 7 is larger than project. Block 7A is about 2/5 of lot.

Response: Remainder of Block 7 will be used for construction staging.

Question: Are there plans for green space as part of Block 7A?

Response: There will be enhanced landscape scape along Assembly Row, Foley and Revolution. Also, green space on terraces for tenants, except for top floor, amenity space. Finally, Assembly Row in front of the building will be raised and programmed for community event functions.

Question: What is timeline?

Response: Goal is May 2022 for start of construction with approximately 22 months of construction.

Question: When will you finalize design direction?

Response: We are working on a design to present to the Urban Design Commission. We will be returning to the community in a couple of months with a design.

Question: Assembly Row between Block 7A and Café Nero, will it be open?

Response: Yes, while cart way will be raised, roadway will be accessible at front.

Question: What are you doing about traffic? More building = more traffic.

Response: Goal is to utilize more traffic on Revolution and Grand Union (both underutilized).

Question: Observation, plenty of parking garages on Revolution and Grand Union, why not drive more parking to these garages?

Response: Concern about overuse of surface parking at retail is real concern. We are working with City and Mobility Management to investigate alternative approaches outside of this project.

Comment: Concern about traffic and speeding and lack of enforcement?

Question: Current Block 7A is a green/open space. Concern about loss of green space (temp turf on lot) being replaced by private terraces? Dog walking? What can we use for public green space?

Response: We are looking at potential alternative sites to locate this temporary function.

Question: Corner unit with view of Boston Skyline. Concern about lost of skyline view from Block 7B.

Response: we do not yet have program for Block 7B and Block 9. Height limit of PUD is 200 ft, Block 7A is 155 feet

Question: Is there going to be areas for dog park?

Response: We are evaluating locations for dog park in the neighborhood. Do not have a resolution yet.

Question: High praise for public/open green space (turf area). Would like to keep or replace space that is lost. Response: Appreciate comment. We know that the space is important.

Question: Neighborhood has enjoyed park amenity that is on Block 7A site. Would like to see this space replicated nearby.

Response: We have always wanted to complete the street (Assembly Row) with ground floor retail. Will continue to look in neighborhood to replicate the successes from this summer's space.

Question: Open play space for children (nearest swing set is 30 min walk), need more family space.

Response: Re-design of DCR park along river, we have made contributions to this future city amenity. However, this project is a DCR project and not a Federal Realty project. Due to COVID, DCR has paused the project. City is trying to get updates.

Question: Concern about rodent control. Walking dog early morning, many see “swarms” of rats.

Response: Operation team is working on pest control. Will review with operations.

Question: Have tenants and type of labs been identified?

Response: No tenants have been identified yet. However, we expect that the typical lab tenant will be a BSL1 or BSL2.

Question: Host concerts on B7A. What is plan for next summer?

Response: Will continue to host summer series, will find alternative location. Include RiverFest.

**COMMUNITY MEETING No. 2**

Date: January 18, 2022 – 6:00PM

Location: via Zoom

**ATTENDEES:**

City of Somerville: Matthew McLaughlin (Ward 1- Councilor), Rebecca Cooper (Planning Division)

Project Team: Federal Realty (owner), Jacobs Consultants (architect), Copley Wolff design Group (landscape architect), VHB (civil engineer, transportation)

Community:

Lucy Piantini (Alloy Condominiums - 375 Canal St.)

Joanne Dooley (Alloy Condominiums - 375 Canal St.)

Wilson Ortiz (Alloy Condominiums - 375 Canal St.)

Yinette Guzman (Alloy Condominiums - 375 Canal St.)

Crystal H (no address provided)

Barbara Steiner (Quincy St., Somerville)

Tori Antonino (Boston St., Somerville)

**INTRODUCTION:**

- City Councilor Matthew McLaughlin (President and Ward 1) introduced meeting and provide contact information.
- Rebecca Cooper (City Planning Division) introduced City Planning and the purpose of this meeting.
- Sarah Forde from Federal Realty introduced Project Team and Overall Project

**PRESENTATION:**

- Project team presented project concept and design and provided site analysis and basic project massing. In addition, the site plan and landscape/pedestrian improvements were presented.

**QUESTIONS AND ANSWERS/COMMENTS:**

Question: How many trees will be potted versus how many planted?

Response: Only two or three trees are in pots. Majority of trees are in planting beds.

Comment: Bird collision protection concern about how to avoid impact collisions.

Question: Concern about use of native plants to support native insects and birds. Goal is min 50%? Can we go to 100% native plantings? Also committing to bloom time from April thru October.

Response: 20 proposed trees are all selected from Urban Forestry list (9 different tree species). Most of plantings are in-ground. We will evaluate the bloom time comment.

Question: Corner unit in Alloy Building with views of Boston. Concern creating canyon and limiting views of Boston? Connection to Boston?

Response: We celebrate views when we are able to allow them.

Question: Question about rooftop mechanical equipment. What are we doing about equipment noise?

Response: majority of equipment is internal to mechanical penthouse. We are doing noise studies to evaluate noise issues.

Question: Can green space be provided on roof? Also reference raptor habitat on roof. Comment about green space versus surface parking on Lot 7B/C.

Response: Roof terraces that will contain a combination of landscape and hardscape are created by the offset. Green roof at penthouse is a challenge due to equipment wells and tenant related. Parking on lot 7B/C is a temporary condition on the lot.

Question: Will indoor civic space be provided? Confirm include arts and creative economy? Include looking for artspace for creative community.

Response: Civic space has already been created including parks and police substation. Future civic space will be included in new master plan. For arts, we have in past included public art such as Art Screen at 5B.

Question: Liked what is happening. Concern about Lot 7B/C blocking view from Alloy Building. What will be happening on adjacent lots?

Response: Federal Realty is relocating current 7A open space on lot adjacent to new apartments. Additional Lots in question are other development teams, not Federal Realty. BioMed life science building (5 Middlesex) includes new building, parking, and new fire station. 74 Middlesex is a new life science building is not a Federal Realty project and is under construction comes with a park (O Kensington).

Question: Alloy building residences are concerned about Block 7B blocking views and impacting investment. What about green space and dog walking areas?

Response: Dog park is part of ongoing new master plan. For open space, raising cartway at Assembly Line Park to create a public open space. Baxter Park is a new civic space.

Question: Will there be vertical greenspace for walls of building?

Response: With the current direction of the design, there is not the opportunity for this type of detail.

#### **CLOSING:**

- Sarah Forde thanked attendees for their attendance and comments.
- City Councilor Matthew McLaughlin (President and Ward 1) thanked attendees and re-iterated contact information.