



# CITY OF SOMERVILLE

## MASSACHUSETTS

**Joseph A. Curtatone, Mayor**

Office of Strategic Planning and Community Development (OSPCD)

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**Site: 10 Prospect Street**

**Case #:** PB 2019-04

**Date:** July 11, 2019

**Recommendation:** Conditional Approval

## STAFF REPORT

**Applicant Name:** Union Square RELP Master Developer LLC

**Owner Name:** City of Somerville and the Somerville Redevelopment Authority

**Agent Name:** N/A

**City Councilor:** Jefferson Thomas (J.T.) Scott

**Legal Notice:** Applicant, Union Square RELP Master Developer LLC and Owners, the City of Somerville and the Somerville Redevelopment Authority, seek Design & Site Plan Review under SZO §5.4 and SZO §6.8 to construct a commercial building on Block D2 (as identified in the Union Square Revitalization Plan and the Union Square Neighborhood Plan) as proposed in the previously approved Coordinated Development Special Permit. TOD 100 underlying zoning district. Union Square Overlay District and CC7 sub district. Ward 2.



**First Public Hearing:** Planning Board – April 4, 2019

Zoning	Use	Surrounding Land Use	Property Metrics
USOD	Existing: Vacant Proposed: Laboratory/office building	North: Prospect Hill residential neighborhood East: Allen Street residential neighborhood and Target South: Boynton Yards industrial neighborhood West: Heart of Union Square	Lot Size: vacant lot of 29,806 square feet

**Quick Summary:** A CDSP was previously approved governing planned development on seven “D-Parcels” identified in the Union Square Revitalization Plan and the Union Square Neighborhood Plan. A Subdivision Plat was previously approved to create the 10 Prospect Street (D2.1) lot, a part of Parcel D2. The approved CDSP allows for a commercial or laboratory building on this site. No special permits are requested.

**I. PROJECT DESCRIPTION****A. Subject Property:**

The subject property consists of one vacant parcel totaling 29,806 square feet of land area. The parcel was created by a subdivision, shown as Lot 4, which was approved by the Planning Board (Case No. PB 2019-02) on March 21, 2019. The parcel has been identified as parcel D2.1 in the Coordinated Development Special Permit (CDSP) that was approved by the Planning Board in December 2017. The approval of the CDSP permitted this parcel to be developed as a commercial building (office or laboratory) with first-floor retail. The property is located in the Commercial Core 7 (CC7) sub district of the Union Square Overlay District (USOD).

The Applicant has also submitted separate Design and Site Plan Review (DSPR) applications for 20 Prospect Street (a General Building also referred to as D2.2 in the previously approved CDSP), 50 Prospect Street (a Mid-Rise Podium Tower building also referred to as D2.3 in the previously approved CDSP), a new thoroughfare planned as a mid-block service alley, and a new civic space planned as a plaza.

**B. Proposal:**

The proposed development is an approximately 178,890 gross square foot commercial life-science/office building. The building program is proposed to include 157,900 square feet of lab/office space, 12,090 square feet of ground floor retail space, and 8,900 square feet of arts and creative enterprise space. The height of the building is proposed to be seven stories and 107'-7", excluding the enclosed mechanical penthouse and parapet. There is no on-site parking proposed for the 10 Prospect Street lot, but parking demand for the future employees and broader public will be accommodated in a shared Commercial Parking facility proposed on D2.2 and D2.3.

**C. Zoning Compliance:**

A summary table of dimensional standards is provided below. All standards are met by the proposed D2.1 Laboratory Building.

	Required	Provided	Compliance?
<b>Building Setbacks</b>			
Primary & Secondary Front Setback (min/max)	2 ft / 15 ft	2 ft to 11'-7"	✓
Side Setback (min)	0 ft	4'-6" to 15'-6"	✓
Side Setback Abutting RA, RB, or a LHD (min)	5 ft	N/A	✓
Rear Setback (min)	10 ft	N/A	✓
Rear Setback Abutting RA or RB (min)	15 ft	N/A	✓
<b>Parking Setbacks</b>			
Primary Front Setback (min)	30 ft	N/A	✓
Secondary Front Setback (min)	30 ft	N/A	✓
<b>Building Massing</b>			
Building Width (max)	240 ft	183'-8"	✓
Façade Build Out, Primary (min)	80%	90.6%	✓
Façade Build Out, Secondary (min)	65%	94.1%	✓
Floor Plate (max)	35,000 sf	25,600 sf	✓
Building Height (min)	3 stories	7 stories	✓
Building Height (max)	7 stories	7 stories	✓
Ground Story Height (min)	14 ft	20 ft	✓
Upper Story Height (min)	10 ft	14'-6"	✓
Building Height (max)	70 ft (CC4); 80 ft (CC5); 115 ft (CC7)	107'-7"	✓
<b>Façade Composition</b>			

	Required	Provided	Compliance?
Ground Story Fenestration (min)	70% min	71.6%	✓
Upper Story Fenestration	20% min; 70% max	41.1% - 46.9%	✓
Blank Wall (min)	20 ft	None	✓
<b>Frontage Types</b>			
Lobby Entrance	Permitted	--	✓
Width (max)	30 ft	30 ft	✓
Distance between Fenestration (min)	2 ft	4 ft	✓
Depth of Recessed Entry (max)	5 ft	0 ft	✓
Storefront	Permitted	--	✓
Width (max)	30 ft	18 ft to 29 ft	✓
Distance between Fenestration (min)	2 ft	4 ft	✓
Depth of Recessed Entry (max)	5 ft	0 ft	✓
Height of Display Windows (min)	8 ft	10 ft	✓
<b>Use &amp; Occupancy</b>			
Entrance Spacing (max)	30 ft	<30 ft avg	✓
Commercial Space Depth (min)	30 ft	31 ft to 79 ft	✓
Commercial Space Depth Area (min)	70% of sf	100%	✓
<b>Bicycle Parking Spaces</b>			
Short Term			
Retail	1.0 / 2,500 sf	5 spaces	✓
Arts & Creative	1.0 / 10,000 sf	1 space	✓
Office	1.0 / 20,000 sf	3 spaces	✓
R&D/Lab	1.0 / 20,000 sf	5 spaces	✓
Long Term			
Retail	1.0 / 10,000 sf	2 spaces	✓
Arts & Creative	1.0 / 3,000 sf	3 spaces	✓
Office	1.0 / 3,000 sf	21 spaces	✓
R&D/Lab	1.0 / 5,000 sf	20 spaces	✓

Please see **Section III Findings** of this report for additional information.

- D. **Preliminary Review:** Prior to Application submittal for Design & Site Plan Review (DSPR), the Union Square Overlay District of the SZO requires Applicants to complete a number of Preliminary Review steps for the Application to be considered complete, including a pre-submittal meeting with staff, an initial neighborhood meeting, design review, and a follow up neighborhood meeting. Preliminary review meetings are intended to provide the Applicant with guidance and advice on the selection of a specific schematic design among alternatives to advance toward design development, pending final approval of the DSPR by the Planning Board.

The initial neighborhood meeting was held at the Public Safety Building, 220 Washington Street, on April 19<sup>th</sup>, 2018 from 6-8pm. Design Review Committee (DRC) meetings were held at the Public Safety Building, 220 Washington Street, on August 20<sup>th</sup>, 2018 from 6:30-8:50pm, in the City Council Chambers on August 30<sup>th</sup>, 2018 from 6:30-8pm, and the Somerville High School on September 27, 2018 from 6:30-8pm. The final neighborhood meeting was held at the Albert F. Argenziano School, 290 Washington Street on October 17, 2018 from 6-8pm. All meetings were conducted in accordance with the timing and deadline requirements of the SZO. City Staff has met with Applicant on a near weekly basis since their original selection as the Union Square Master Developer by the Somerville Redevelopment Authority, which satisfies the pre-submittal meeting required by the SZO.

The Design Review meeting was held at least fourteen (14) days after the first neighborhood meeting and the Design Review Committee provided a written recommendation (in the form of a checklist with recommendations) within the forty-five (45) day deadline, as required by the SZO. Lastly, the final neighborhood meeting took place at least fourteen (14) days after the design review meeting and at least fourteen (14) days in advance of Application submittal.

The SZO requires the DRC to provide a written recommendation that includes, at least, the following:

1. Identification of each applicable design guidelines of [the SZO] that has been achieved to the satisfaction of the DRC, as voted by a majority of the members present; and
2. Any modifications necessary to remedy outstanding design issues related to guidelines that have not been achieved to the satisfaction of the DRC, as voted by a majority of members present.

Confusion over the term “applicable” and who decides what design guidelines are or are not applicable led the DRC to scrutinize the design guidelines themselves and determine that many were not applicable for one reason or another. It is the interpretation of the Staff that the SZO authorizes the DRC to exempt buildings that lack certain features from design guidelines related to those same features (for example 6.8.10.H.2.c.ix about balcony railings would not be applicable if a building does not include balconies) rather than wholesale exemption of entire guidelines that are specifically related to features that the building does include, for any reason. That being said, the DRC’s role is advisory and the lack of a recommendation on any one specific design guideline is not fatal to the Application.

## II. DEVELOPMENT IMPACTS

### A. Departmental Comments:

**Fire Prevention:** None specific to D2.1. However, Deputy Chief Wallace Forrest of the Somerville Fire Prevention Bureau identified “the need of public safety to have repeaters installed on the highest building of the project. Both fire and police radios would be impacted from the construction of so many large buildings and the repeaters would mitigate this interference.”

**Public Works:** None at this time.

**Engineering:** The City Engineer’s office has raised concerns related to the turning movements of certain vehicle types internal to the D2.1 site. Please see subsection 2 Analysis of this Section (II Development Impacts) for additional information.

**Mobility (formerly Transportation & Infrastructure (T&I)):** The Director of Mobility has concerns related to the turning movements of certain vehicle types that the Applicant has proposed to be permitted for ingress and egress from the D2 site overall. However, permitted turning movements along Somerville’s streets are under the jurisdiction of the Department of Mobility and not considered an impact caused by the proposed building. Please see Section 2 Analysis of this Section (II Development Impacts) for additional information on the turning movements related to D2.1. A mobility management plan was submitted and approved with conditions by the Director of Mobility for D2.1. The City of Somerville is in the process of meeting its MLDA obligations for off-site infrastructure improvements, including

improvements to Union Square Plaza and the Central Somerville Avenue & Prospect Street Streetscapes. These efforts include construction of a fully protected intersection or dedicated intersection for bicyclists at the Somerville Avenue, Prospect Street, Washington Street intersection and preclude the Applicants proposed street tree plantings in front of the D2.1 building in the Prospect Street right-of-way.

**Office of Sustainability & Environment (OSE):** The Office of Sustainability and Environment has determined that condition #69 of the CDSP decision is satisfied by a Resiliency Questionnaire Supplement provided by the Applicant. While US2 does not commit to transition to a fully net-zero carbon building, they have demonstrated an investigation of alternatives to reduce the building's overall GHG emissions and have committed to several measures in the design to limit building's energy use and GHG emissions. The Applicant is expected to uphold the commitments made in the memo and to consider additional energy saving and GHG reducing measures that could be included as the design continues to evolve, especially those that could be fully or partially covered by Mass Save incentives. Conditions recommended by OSE are included at the end of this report.

The building is required to be LEED Gold certifiable by the SZO. This requires at least 60 points on the LEED checklist. The applicant currently estimates the building achieving 60 points and meeting this requirement. However, if any changes to the project reduce the number of achievable points, the project will not be in compliance.

Lastly, the specific design requirements for D2.1 to serve as a Laboratory Building present a challenge for full building electrification and have different tradeoffs for high envelope performance than other buildings proposed for D2 and the remainder of the Union Square Redevelopment project. Energy saving and GHG reduction measures are more feasible for other buildings covered by the previously approved CDSP.

**Ward City Councilor:** Ward 2 Councilor Scott has recused himself as an abutter to the proposed building.

#### B. Public Comments

Staff received feedback during the official comment period for case #PB 2019-04, which began with oral testimony at a public hearing held on April 04, 2019 and was open for written comment through April 19, 2019. The comment letters typically raised the same three primary concerns regarding the development of D2 in general:

- The impacts to the surrounding neighborhood by the site plan, appearance, and operations of the proposed commercial parking facility of D2.2 and D2.3 and a desire for the facility to be built underground.
- The community's desire for additional civic space. Specifically, a highly landscaped passive recreational space located internal to the block.
- Equitable access for pedestrians of all abilities to the new Union Square GLX station, including the need for an elevator to the station platform from Prospect Street.

Additional concerns specifically relating to D2.1 include:

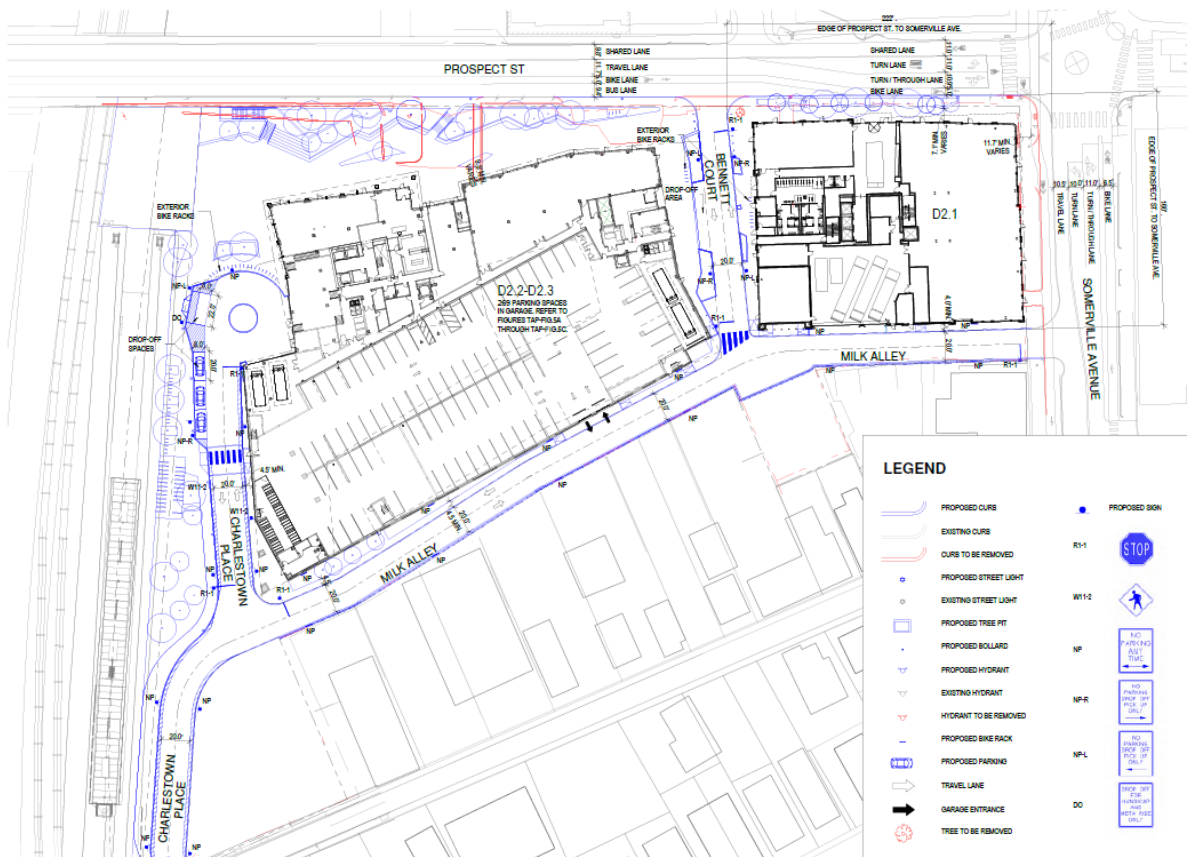
- The total height of the building, inclusive of the mechanical penthouse.
- The massing of the building as it relates to buildings fronting onto Somerville Avenue, across the proposed Milk Alley from D2.1.
- The architectural design of the D2.1 building's exterior walls facing Milk Alley and Bennet Court.
- The desire for additional green roof and rooftop open space areas.

- That the D2.1 loading dock and D2.2/2.3 parking facility are detrimental to the abutting Allen Street properties.
- That the activity level of the proposed Alley is detrimental to the abutting Allen Street properties.
- That the D2.1 building's environmental sustainability is inadequate.
- That the rear walls of the D2.1 building along Milk Alley are lacking necessary architectural treatment and should be considered blank walls.
- That all of the buildings proposed for D2 lack an overarching aesthetic derived from the surrounding urbanism.
- That opportunity for public art should be integrated into the proposal.

### C. Impact Analysis

#### Transportation Access

Development of the D2 site will close three (3) curb cuts along Somerville Avenue and two (2) curb cuts along Prospect Street, replacing them with one (1) new curb cut for Bennet Court (intersecting with Prospect Street) and one (1) curb cut for Milk Alley (intersecting with Somerville Avenue). Each curb cut will be wide enough to accommodate two-way motor vehicle traffic. Charlestown place is intended to intersect with Charlestown Street at Allen Street near the rear of the D2 site, but will require DSPR as it was not included at this time as part of the proposal due to ongoing coordination between the Applicant, the City of Somerville, and EverSource to address utility pole locations.

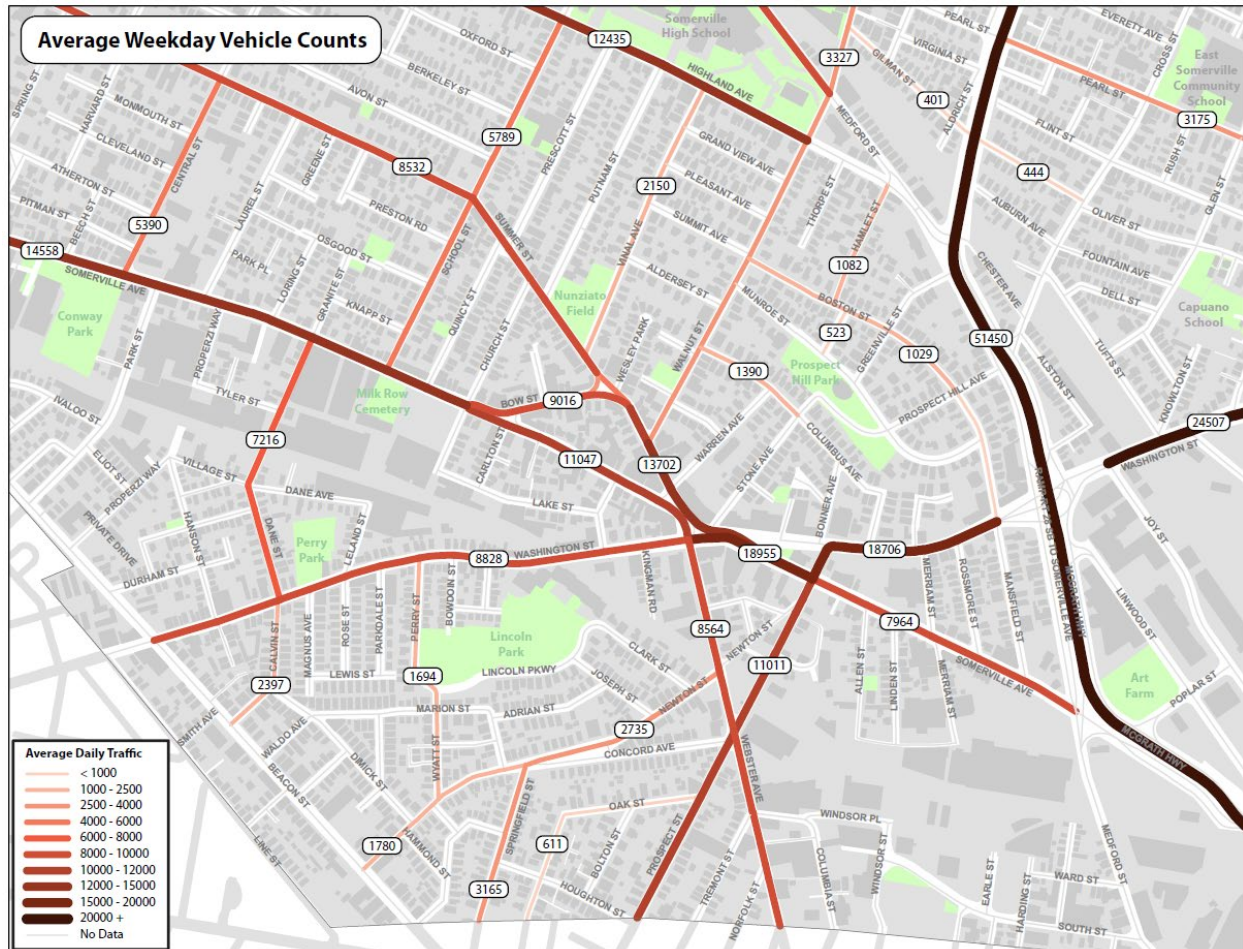




The demand for parking by employees, residents, customers, and visitors for all three (3) buildings proposed for the combined D2 site will be accommodated by the two hundred and sixty-nine (269) space commercial vehicular parking facility proposed for D2.2 and D2.3. Loading and service for D2.1 will occur through a three (3) bay loading dock accessible from Milk Alley. The loading dock accommodates two WB-40 (wheel base 40) tractor semi-trailer trucks to service commercial tenants on upper stories and one smaller bay for a single unit box truck to service ground floor uses. Waste pick-up will also occur through the loading dock. Primary access for the loading dock is proposed to enter the alley system to and from Somerville Avenue. Bennet Court is proposed to accommodate access to and from Prospect Street, but deliveries are intended to be coordinated by the owner or future property management firm to occur at off-peak hours. Further information about vehicular circulation can be found in case #PB2019-03 which addresses the proposed thoroughfares.



To every extent practicable, the City intends to direct motor vehicle traffic to and from the D2 site onto Somerville Avenue east of the Prospect Street intersection due to the lower average weekday vehicle counts recorded as compared Washington Street, Prospect Street, or Somerville Avenue through the core of Union Square.



### Shadow Study

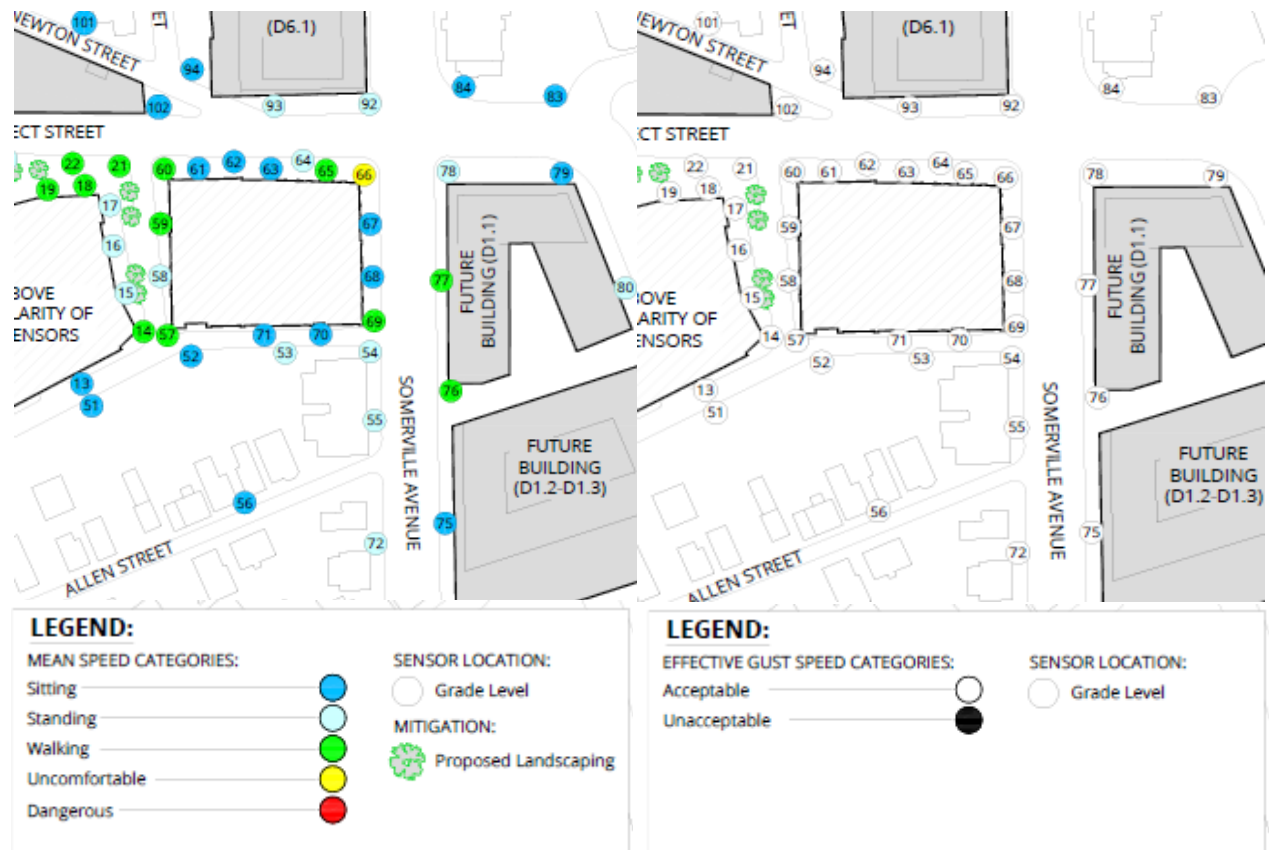
The Applicant submitted a shadow study prepared by Ground which illustrates estimated shadows at the spring and fall equinox, summer and winter solstice, and the cumulative new shadows. Generally speaking, the D2.1 building will shadow the abutting Prospect Street sidewalk during only the first half of the day and all or most of the Somerville Avenue abutting sidewalk for the entire day. During favorable weather, such as around the summer solstice (June 21) and fall equinox (September 21), rear gardens of Allen Street properties will have sunlight until about 4pm in the summer and until about 2pm in the fall. The civic space at 30 Allen Street is estimated to be cast in new shadows beginning at 6pm in the summer and 5pm in the fall. The City is investigating any necessary changes to landscaping plans for the Somerville Avenue streetscape and Allen Street civic space accordingly.

### Pedestrian Level Wind Analysis

The Applicant submitted a pedestrian level wind study prepared by Rowan Williams Davies & Irwin Inc. The City requires a wind analysis to determine the suitability of various locations for various activities (e.g., walking, sitting, standing, etc.) and requires that mean wind speed and effective gust speeds not be exceeded for particular activities more than one percent (1%) of the time without mitigation. Wind statistics recorded at Boston Logan International Airport are used to estimate wind characteristics for the D2 site. Similar to most high-rise buildings, the development of D2.1 is predicted to increase wind speeds. Uncomfortable wind conditions are expected to occur at the corner of Prospect Street and



Somerville Avenue. Future development on the D1 parcel is predicted to eliminate this condition and result in no exceedances of the effective gust criterion.



### Solar Glare Analysis

The Applicant submitted a solar glare analysis prepared by Rowan Williams Davies & Irwin Inc (RWDI). The analysis used computer modeling to evaluate reflected sunlight from the D2.1 building as it relates to potential thermal impacts on people and facades of other buildings as well as the potential visual glare impact on drivers, pedestrians, and facades. Peak intensities and the frequency of occurrence of reflections are used to identify locations that may experience high intensity or very frequent reflections and determine the frequency, intensity, duration, and source of reflected glare.

The results of the analysis found no significant thermal impacts due to the planar nature of the facades of the D2.1 building preventing reflections emanating from the building to focus (concentrate) in any particular area. As a result, reflected sunlight is not expected to lead to any significant additional cooling load for any of the surrounding buildings. Drivers approaching the D2.1 building are expected to experience an increased level of visual glare impact in two locations, when approaching from the west on Somerville Avenue and when approaching southbound on Washington Street before the intersection with Prospect Street (in both cases). Reflections are predicted to occur 62 days per year at most and to last 15 to 25 minutes in duration, respectively. This equates to high impact glare being possible at Somerville Avenue and Washington Street in 0.22% and 0.83% of the daytime hours respectively. Additionally, reflections that are frequently occurring and long in duration were estimated to impact the courtyards of D2.2 and D2.3 and the rear of abutting Allen Street properties but are common and expected of any high rise building with windows. These reflections are not a risk to safety, rather a

nuisance issue. To mitigate these minor nuisance impacts, RWDI recommends that façade paneling have a matte finish and that glazing with lower visible and full spectrum reflectance properties be selected for the eastern (facing Allen Street), southern (facing D2.2), and western (facing Prospect Street) elevations of the building to minimize potential glare.

RWDI notes in its report that façade material properties of the D2.1 building were still under consideration at the time of analysis. Should there be changes from to the form or materiality of the façade design, RWDI recommends the changes are reviewed for their potential effects on solar reflection.

### III. FINDINGS

Per the Somerville Zoning Ordinance, the Planning Board must approve a development review application requiring Design and Site Plan Review upon verifying that the application is compliant with the review criteria required for all Design & Site Plan Reviews and for the additional criteria of §6.8.5.D.5 of the Union Square Overlay District.

#### Standard Review Criteria of §5.4.6:

1. Consistency with the adopted comprehensive Master Plan of the City of Somerville, existing policy plans and standards established by the City, or to other plans deemed to be appropriate by the Planning Board;
2. Consistency with the purpose of this Ordinance in general;
3. Consistency with the purpose of the district where the property is located; and
4. Considerations indicated elsewhere in this Ordinance for the required Design and Site Plan Review. (See §6.8.5.D.5)

#### Additional Review Criteria of §6.8.5.D.5:

1. Compliance with the standards of [Section 5.4](#) Design and Site Plan Review (see above)
2. Consistency with the approved Coordinated Development Special Permit and any previously approved Special Permits, as applicable;
3. Consistency with the 2012 Union Square Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended; and
4. Conformance with all applicable provisions of this Ordinance.

The Planning Staff proposes that the Planning Board make the following findings:

#### **SZO §5.4.6**

- 1. Consistency with the adopted comprehensive Master Plan of the City of Somerville, existing policy plans and standards established by the City, or to other plans deemed to be appropriate by the Planning Board.**

*The Staff finds that the Application is consistent with SomerVision, the comprehensive Master Plan of the City of Somerville in that the development will help to achieve the following plan Goals:*

- a) Promote municipal financial self-determination and reduce fiscal dependence on state aid and residential taxes and fees by providing an estimated \$1M/yr in new commercial taxes.*
- b) Make Somerville a regional employment center with a mix of diverse and high-quality jobs by providing an estimated 400 new permanent jobs.*
- c) Support a business-friendly environment to attract and retain a diverse mix of businesses that can start here, grow here, and stay here by providing 157,000 square feet of commercial office*

*and lab space, 12,090 square feet of ground floor retail space, and 8,900 square feet of arts and creative enterprise space.*

- d) Invest in the talents, skills, and education of people to support growth and provide opportunities to residents of all social and economic levels by providing \$228,000 in jobs linkage.*
- e) Transform key opportunity areas, such as the southeastern portion of Union Square, into dynamic, mixed-use and transit-oriented districts that serve as economic engines to complement the neighborhoods of Somerville by providing a significant commercial building in close proximity to the MBTA's Union Square Station of the Green Line Extension.*
- f) Increase active and alternative transportation options; reduce congestion; and promote workplace-based policies and incentives for mode choice, work hours, and employment location by implementing an aggressive Mobility Management Plan for the building and requiring future tenants of significant size to implement their own mobility management plans.*
- g) Expand financial, organizational, programmatic, and other resources available for housing by providing \$1.48M in housing linkage.*

**2. The purpose of this Ordinance in general.**

*The Staff finds that the Application is consistent with the purpose of the Somerville Zoning Ordinance, including to provide for and maintain the uniquely integrated structure of uses in the City, to lessen congestion in the streets, and to encourage the most appropriate use of land throughout the city.*

**3. The purpose of the district where the property is located.**

*The Staff finds that the Application is consistent with the purpose of the Union Square Overlay District, including the redevelopment of a parcel located within close walking distance to the future Union Square T-Station, accommodating high-rise development that will support the transformation of Union Square into an urban employment center, and fulfilling the goals of SomerVision, the 2003 Union Square Master Plan, the 2012 Union Square Revitalization Plan, and the 2016 Union Square Neighborhood Plan, as amended.*

**4. Considerations indicated elsewhere in this Ordinance for the required Design and Site Plan Review.**

*See findings 2-4 for SZO §6.8.5.D.5 below.*

**SZO §6.8.5.D.5**

**1. Compliance with the standards of [Section 5.4](#) Design and Site Plan Review**

*See findings 1-4 for SZO §5.4.6 above.*

**2. Consistency with the approved Coordinated Development Special Permit and any previously approved Special Permits, as applicable.**

*The Staff finds that the Application is consistent with the approved Coordinated Development Special Permit and any previously approved Special Permits.*

The D2.1 proposal is subject to a Coordinated Development Special Permit ('CDSP') approved by the Somerville Planning Board (Case#: PB2017-21). In its Decision dated December 14, 2017, the Planning Board approved the CDSP with a variety of conditions. Conditions that cannot be met at the time of DSPR Application are passed down to the DSPR decision for later implementation. Conditions applicable to D2.3 are paraphrased below.

- Condition #6: D2.1 must be built developed as a commercial or laboratory building.

- Condition #15: Development of D2.1 requires design review, prior to the submittal of a DSPR application.
- Condition #33: the Applicant is responsible for all necessary private infrastructure and utility improvements (such as electrical, telephone, data, CATV, and natural gas utilities), both on and off site, needed to support the proposed development, as approved and conditioned.
- Condition #34: Infrastructure must be designed to meet all requirements and standards of the City of Somerville and its relevant departments (including, but not limited to, the City Engineer, Department of Public Works, Inspectional Services, Traffic & Parking, Fire Department, and the divisions of the Mayor's Office of Strategic Planning and Community Development) and all other legal requirements for the installation of services within public rights-of-way. DSPR applications must include reasonable written evidence establishing that such infrastructure is sufficient to support the proposed development, that all details are designed to City standards, that installation, unless otherwise included in capital project work of the City, is done without cost to the City, and that installation will be functionally adequate and completed at the appropriate time in the course of the phases of development.
- Condition #38: The Applicant shall provide at least two City-approved bike share stations and associated bicycles, or the functional equivalent for any future bike share service approved by the City. The Building Official shall not issue a Certificate of Occupancy for any building in Phase 2 until the first bike share station or its equivalent has been provided and is fully operational at a location approved by the City. The Building Official shall not issue a Certificate of Occupancy for any building in Phase 3 until the second bike share station or its equivalent has been provided and is fully operational at a location approved by the City.
- Condition #56: New sanitary connection flows over 2,000 GPD require a removal of infiltration and/or inflow by the Applicant. This will be achieved by submitting a plan for I/I work or a mitigation payment, established by the City Engineers Office, to the City based on the cost per gallon of I/I to be removed from the sewer system and a removal ratio of 4:1. If a different ratio of removal or mitigation payment amount is adopted by the Board of Aldermen (BOA) prior to the Applicant receiving a Certificate of Occupancy, payment will be adjusted to the BOA rate. The Applicant shall work with Engineering and meet this condition before a certificate of occupancy is issued.
- Condition #66: The Applicant must contact the Engineering Department to obtain street addresses for all of the D Blocks (CDSP parcels) prior to the first DSPR application submittal. The addresses will be refined as part of the DSPR process when the development program is more refined.
- Condition #68: Each subsequent DSPR application submitted under this CDSP must identify vulnerabilities and/or risk for each parcel based on the City's Climate Change Vulnerability Assessment. The application should clearly identify the extent and nature of planning/design interventions necessary to mitigate those risks. To ensure effective strategies for resiliency by preparing for weather and flooding impacts, the Director of the Office of Sustainability & Environment shall define specific appropriate expectations for responses to this condition, and the applicant shall provide these responses with each CDSP application.
- Condition #69: Each subsequent DSPR application submitted under this CDSP must document how the proposed development, including civic spaces, public realm improvements, and buildings, will help to reduce the urban heat island, assist in the City's stated objective to be Net Zero by 2050, and assess whether the infrastructure presents an opportunity for reducing demand and/or district energy solutions.

- Condition #73: No large scale retail stores in excess of 20,000 square feet, no warehousing, no heavy industrial or manufacturing uses, other than small scale fabrication are permitted.
- Condition #73A: In an effort to provide opportunities for small, independent and local businesses, the Applicant shall share retail plans with Union Square Main Streets and the Director of Economic Development, along with strategies to encourage such businesses, and report back to the Planning Board on this process.
- Condition #75: Applicant shall provide material samples for siding, trim, windows, and doors to Planning Staff and the Design Review Committee for review, comment, and approval as part of the Design Review required prior to each DSPR application. Materials shall respect the unique and historic character of the Union Square neighborhood. In accordance with the USQ zoning, large expanses of highly mirrored glass surfaces are discouraged.
- Condition #76: Applicant shall provide an on-site mock-up or final building material samples (including color and texture) to Planning Staff and the Design Review Committee for review, comment, and approval prior to the issuance of a Building Permit.
- Condition #81: The street-facing portions of D2.1 and the alley way to the east of D2.2 and D2.3 should make accommodations for flooding during extreme storm events. These accommodations must be coordinated with the Engineering Department.
- Condition #82: The D2 Block water and sewer connections must be relocated to Prospect Street, and the drain connection location must be coordinated with the Somerville Ave Utility and Streetscape Improvements project drawings.

**3. Consistency with the 2012 Union Square Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended.**

*The Staff finds that the Application is consistent with the 2012 Union Square Revitalization Plan and the 2016 Union Square Neighborhood Plan, as amended, by providing for the development of a 7-story life-science/office building at the corner of Somerville Avenue and Prospect Street.*

**4. Conformance with all applicable provisions of this Ordinance.**

*The Staff finds that the Application is conforming to all applicable provisions of the Somerville Zoning Ordinance. A summary table of the proposals compliance to dimensional standards is provided in Section I of this report.*



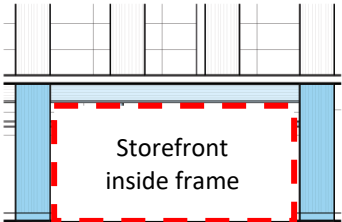
#### IV. RECOMMENDATION

This recommendation by the Staff is based upon a technical analysis of the application materials submitted by the applicant and testimony and public feedback provided during the public hearing process. The Staff recommends **CONDITIONAL APPROVAL** of the required **DESIGN AND SITE PLAN REVIEW** as follows:

#	Condition	Compliance Timeframe	Verification	Notes								
A. Overall												
1	<div>Development must comply with the plans and other application materials submitted by the Applicant:</div> <table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>February 13, 2019</td><td>Initial application submitted to the City Clerk’s Office</td></tr><tr><td>March 26, 2019</td><td>Revised application submitted to Planning Staff</td></tr><tr><td>July 03, 2019</td><td>Revised elevations and perspectives A300-A303; A316 &amp; A317</td></tr></table> <div>Any changes to the submitted plans and other materials, as approved and conditioned, that is not determined to be <i>de minimis</i> by the Planning Director are considered a Major Amendment to the approved plans and must be processed as a revision to previously approved plans.</div>	Date (Stamp Date)	Submission	February 13, 2019	Initial application submitted to the City Clerk’s Office	March 26, 2019	Revised application submitted to Planning Staff	July 03, 2019	Revised elevations and perspectives A300-A303; A316 & A317	Perpetual	ISD/ Plng.	
Date (Stamp Date)	Submission											
February 13, 2019	Initial application submitted to the City Clerk’s Office											
March 26, 2019	Revised application submitted to Planning Staff											
July 03, 2019	Revised elevations and perspectives A300-A303; A316 & A317											
2	This approval certifies that the D2.1 Laboratory Building, if constructed and operated in conformance with this decision, as conditioned, complies with the previously approved CDSP Decision ( <i>Case# PB2017-21</i> ) issued on December 14, 2017.	Perpetual	ISD/ Plng.									
3	This approval absolves all previous approvals and conditions related to 50 Prospect Street with the exception of the CDSP PB Case #2017-21.	Perpetual										
B. Legal Agreements												
1	Development must comply with the Development Covenant by and between the City of Somerville and Union Square Station Associates LLC dated June 17, 2017, as amended.	Perpetual	ISD/ Plng.									
2	Development must comply with the Master Land Disposition Agreement by and between the Somerville Redevelopment Authority and Union Square Station Associates LLC dated May 2, 2017, as amended.	Perpetual	ISD/ Plng.									

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3	The property owner shall, for no additional compensation, grant a permanent public access easement over the full width of the sidewalks provided within the frontage area of the lot (between the building façade and the front lot line along the Somerville Avenue and Prospect Street). Easement language must be approved by the City Solicitor and recorded with the Middlesex County Registry of Deeds prior to the issuance of the first Certificate of Occupancy for the building.	CO	ISD/PIng.	
<b>C. Engineering</b>				
1	The Applicant is responsible for the installation of all necessary private infrastructure and utility improvements (such as electrical, telephone, data, CATV, and natural gas utilities), both on and off-site, needed to support the proposed laboratory building, as approved and conditioned.	BP	ISD/PIng.	
2	The building address shall be 10 Prospect Street. Addressing of individual tenant spaces must comply with the City of Somerville Engineering Department's Address Verification/Change standards.	BP/CO	Eng.	
<b>D. Transportation</b>				
1	Pedestrian and vehicular access (particularly for the MBTA's paratransit service) must not be impeded due to construction of the D2.1 Laboratory Building once revenue service begins at Union Square Station. In such a circumstance, the Applicant shall provide detailed plans of proposed interim vehicular, pedestrian, and bicycle access to Union Square Station (including any access to be provided from the Prospect Street Bridge) to the Director of Mobility for approval prior to the issuance of a building permit. Particular care must be taken to provide a legal and fully accessible path to Union Square Station during construction so that safe, convenient, and uninterrupted access is provided to the Station at all times.	BP/CO	Mobility	
2	The Applicant shall coordinate with the City of Somerville and the MBTA's Service Planning Department to determine the appropriate location of bus stops along Prospect Street and Somerville Avenue.	CO	Mobility /PIng.	

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3	To mitigate impacts to the MBTA's 86 bus route caused by the future occupants and visitors the proposed development, the Applicant shall pay for and provide to the City of Somerville a feasibility analysis for installing a bus queue jump at the northbound approach of Prospect Street at the intersection with Concord Avenue. If the queue jump is determined to be feasible by the Director of Mobility, the Applicant shall pay for installation of the queue jump. If this same condition is applied to any other DSPR decision for development on any D2 lot, the Applicant is not required to provide repeat payments to satisfy each condition after the first.	CO	Mobility /PIng.	
4	To mitigate impacts to the MBTA's 91 and CT2 bus routes by the proposed development, the Applicant shall pay for the installation of MBTA compliant passive Transit Signal Priority equipment for the intersections of Washington St./Webster Ave./Somerville Ave. and Prospect St./Somerville Ave./Washington St. If this same condition is applied to any other DSPR decision for development on any D2 lot, the Applicant is not required to provide repeat payments to satisfy each condition after the first.	CO	Mobility /PIng.	
5	The D2.1 property owner and applicable future tenants shall comply with the Mobility Management Plan submitted for the D2.1 Laboratory Building, as approved and conditioned by the Director of Mobility.	Perpetual	Mobility /PIng.	
6	The Applicant shall work with the Director of Mobility and any known commercial tenants to establish an off-peak time period for scheduled truck deliveries and waste pick-up services accessing the D2.1 loading and service dock. Deliveries and service must be scheduled to minimize conflicts with the intended use of Bennet Court as a shared space during peak activity times and prevent disruption to Allen Street properties to every extent practicable.	CO	Mobility/ISD	
<b>E. Site Features</b>				
1	The Applicant shall pave the frontage area along Somerville Avenue (from the side lot line abutting Milk Alley to the Prospect Street front lot line and the Somerville Avenue front lot line to the facade), the frontage area along Prospect Street (from the Somerville Avenue front lot line to the side lot line abutting Bennett Court and the Prospect Street front lot line to the facade), and the entirety of the public sidewalk along Prospect Street extending to the curb line of Bennet Court to match the concrete sidewalk paving of the Somerville Avenue reconstruction project.			

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2	Outdoor lighting shall comply with the City of Somerville Dark Sky Policy	BP	ISD/PIng.	
<b>F. Architectural Design</b>				
1	Final selection of all building materials must be approved by the Director of Planning & Zoning.	BP	Planning	
2	The Applicant shall submit material specifications from suppliers to confirm fenestration glazing is compliant with the required VLT and VLR ratings.	BP	PIng./ISD	
3	To every extent practicable, the Applicant shall select façade paneling with a matte finish and glazing with visible and full spectrum reflectance properties as low as practicable for the eastern (facing Allen Street), southern (facing D2.2), and western (facing Prospect Street) elevations of the building to minimize solar glare impacts.	BP	PIng./ISD	
4	Per SZO §6.8.10.G.5, rooftop mechanical equipment must not exceed ambient noise levels at ground level measured at the property line or cause a noise disturbance as defined by the Somerville Code of Ordinances Article VII, Division 2, Section 9-114. An acoustical report, including field measurements, demonstrating compliance with all applicable noise requirements must be prepared by a professional acoustical engineer and submitted to the Building Official. Additional reports must be submitted if additional mechanical equipment is added to the building for future tenants.	CO	Eng./ISD	
5	<p>The Applicant will work with the Director of Planning &amp; Zoning so the columns and spandrel/fascia panels illustrated as part of Storefront Type E and Type F identified in the Application materials are the “frame” required by SZO §6.8.10.G.2.c. Any exhausts or architectural louvers necessary for venting purposes shall be incorporated into the design of individual storefronts, not the required spandrel/fascia panels of the “frame” provided for each by the building, which serve as the sign band. Storefronts must be sixteen (16) feet in total height.</p> 	BP	ISD/PIng.	
<b>G. Future Modifications</b>				

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1	Storefronts, awnings or entry canopies, signs, and outdoor seating areas shall require Design & Site Plan Review, but are permitted administratively as Minor Projects (with review and approval by the Director of Planning & Zoning) in accordance with the Rules & Regulations of the Planning Board.	Perpetual	Plng./ISD	
2	The spacing between entry doors to ground floor tenant spaces is expected to change from what is shown in the application materials as future tenants seek to customize their storefronts. Compliance with the entrance spacing maximum of SZO §6.8.10.C.4 must be maintained.	Perpetual	Plng./ISD	
<b>H. Use Restrictions</b>				
1	Occupancy of commercial floor space over 20,000 square feet in area by any single retail use is prohibited.	Perpetual	Plng./ISD	
2	The Applicant shall provide ground story building plans and a written retailing strategy to the Director of Economic Development and the Director of Union Square Main Streets.	CO	Planning	
<b>I. Building Resilience &amp; Sustainability</b>				
1	Prior to the issuance of the first Building Permit and prior to the issuance of the first Certificate of Occupancy, the LEED checklist and narrative description outlining compliance with LEED Gold must be updated to identify any design changes made subsequent to Design and Site Plan Review and submitted to the Building Official accompanied by an affidavit by a LEED-AP Project Manager or appropriate consultants stating that to the best of their knowledge, the project has been designed to achieve the stated LEED building standard.	BP & CO	ISD/OSE	
2	Development must comply with commitments made in the Resiliency Questionnaire Supplement provided to the Office of Sustainability and Environment dated May 2, 2017.	Perpetual	ISD/OSE	
3	The Applicant shall provide documentation to the Director of the Office of Sustainability & Environment if there are any design changes that alter the envelope performance or building efficiency.	BP & CO	ISD/OSE	
4	The Applicant shall provide documentation detailing the 10-year period during which renewable energy offsets will be purchased, what types of certificates will be purchased, and if the renewable energy purchase will offset the building's electricity use or all energy use (heating and other uses included).	CO	ISD/OSE	



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5	The Applicant shall submit certified results of envelope commissioning to identify if the building is performing as intended.	CO	ISD/OSE	
6	The Applicant shall submit documentation detailing the stormwater/flood event management plan for the building.	CO	ISD/OSE	