3

COMPLIANCE

REVISED 7.15.2022

Zoning
Coordinated Development Special Permit (CDSP)

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ZONING

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ZONING COMPLIANCE

Zoning | High Rise (HR)	Required	Currently Proposed 4/29/22
Building Setbacks		
Primary and Secondary Front Setback	2′ min, 15′ max	2′
Side Setback	0′	N/A
Rear Setback	10′	N/A
Facade Build Out		
Building Width	240′ max	103.31′ Webster 165.82′ Prospect
Facade Build Out, Primary (Webster Street)	80% min	98.7%
Facade Build Out, Secondary (Prospect Street)	65% min	89.8%
Floor Plate		
Floor Plate (max)	35,000 sf	33,185 sf max
Building Height		
Building Stories (min)	3 stories	
Building Stories (max)	9 stories	9 stories
Ground Story Height (min)	14′	Varies, >20′
Upper Story Height (min)	10′	14′-6″
Building Height (max)	145′	139′-0″
Facade Composition		
Ground Story Fenestration (min)	70% min	70.5% min
Upper Story Fenestration (min)	20% min; 70% max	33.5% min; 52.8 max
Blank Wall (max)*	20′	7′-6″ max
Frontage Types		
Stoop	Not Permitted	N/A
Forecourt	Permitted	N/A
Lobby Entrance	Permitted	Proposed
Storefront	Permitted	Proposed
Terrace	Permitted	N/A
Lightwell	Not Permitted	N/A
Arcade	Permitted	Proposed
Commercial Space Depth		
Commercial Space Depth (min)	30′	30′
Commercial Space Floor Area Coverage	70%	100%
Entrance Spacing (max)	30′	30′
Entry Canopy		
Depth (min)	3′-0″	8′-0″
Clearance (min)	8′-0″	14′-10″
Setback from Curb (min)	1′-6″	N/A
Permitted Setback Encroachment (max)	100%	0%
Lobby Entrance		
Width (max)	30′	30′
Distance Between Fenestration (min)	2′	2′
Depth of Recessed Entry (max)*	5′	5′
Storefront		
Width (max)	30′	30′
Distance Between Fenestration (min)	2′	2′ min
Depth of Recessed Entry (max)*	5′	0′
Height of Display Windows Above Grade (min)	8′	11′

* Tables included in the SZO references minimum requirements, which is understood to be a scrivener's error, and that maximums are what was intended.

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Zoning	Required	Proposed
Short-Term Bicycle Parking		
Retail Short-Term	1.0 / 2,500 sf	7,000 sf / 2,500 sf 3 Spaces Required
Office Short-Term	1.0 / 20,000 sf	109,200 sf / 20,000 sf 6 Spaces Required
R&D / Lab Short-Term	1.0 / 20,000 sf	163,800 sf / 20,000 sf 9 Spaces Required
	18 Spaces Required	18 Spaces Provided
Long-Term Bicycle Parking		
Retail Long-Term	1.0 / 10,000 sf	7,000 sf / 10,000 sf 1 Spaces Required
Office Long-Term	1.0 / 3,000 sf	109,200 sf / 3,000 sf 37 Spaces Required
R&D / Lab Long-Term	1.0 / 5,000 sf	163,800 sf / 5,000 sf 33 Spaces Required
	71 Spaces Required	71 Spaces Provided

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6.7.10.A.1.a:
Lot Standards: Number of Buildings

i: One (1) principal Building Type may be built on each lot.

Architectural Response
Lot D3.1 is a Laboratory Building, permitted by right per table 6.7.10 (A) within the High Rise Sub-District.

Table 6.7.10 (A) - Permitted Building Types

Y = Permitted by Right
N = NOT Permitted
L = Permitted only as a liner or cap to a lined parking garage

Sub-District	Apartment Building	General Building	Commercial Building	Laboratory Building	Mid-Rise Podium Tower	Lined Parking Garage
Commercial Core	N	Y	Y	Y	N	N
Mid-Rise 4	Y	Y	Y	Y	N	N
Mid-Rise 5	Y	Y	Y	Y	N	N
High Rise	L	Y	Y	Y	Y	Y

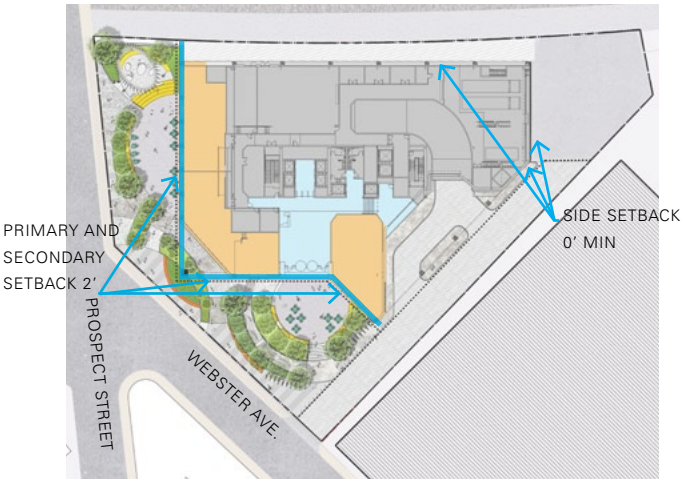
6.7.10.A.2.a:
Building Placement: Setbacks

i: All buildings and structures must be located at or behind any required minimum front, side, or rear setback except as indicated in §6.7.8.A.2.c: Setback Encroachments, excluding preexisting buildings incorporated into development.
ii: The facade of a principal building must be built at or in front of any maximum front setback for each story of a building. The facade of upper stories may not project forward of the facade of the first story except through the use of permitted building components and building frontages.

§6.7.10.C.4: Lab Building – a multi story Building Type purpose built for laboratory and research & development uses.

Primary & Secondary Front Setback:	2′
Side Setback:	0′
Rear Setback:	0′

Architectural Response
The building placement complies with required setbacks. Refer to drawing D3.1-G600



6.7.10.A.3.a:
Height and Massing: General

i: The upper stories of a building may not project, in any direction, beyond the exterior wall plane of the stories below, except through the use of permitted building components and building frontages.

Architectural Response
The upper stories of the proposed building do not project beyond the exterior wall plane of the stories below. At the southwest corner of Prospect Street and Webster Avenue, the building facade is pulled away from the corner at the ground level creating an arcade that helps to aliviate the building mass pinch point on the public realm space and in order to facilitate circulation.

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6.7.10.A.3.b:
Height and Massing: Facade Orientation

i: The facade of a principal building must be built parallel to a front lot line or to the tangent of a curved front lot line.

Architectural Response
Given the multiple angles of the site the building facades are parallel to the lot lines along Prospect Street, the Train Tracks and the Thoroughfare between the other building in Lot D3.

6.7.10.A.3.c:
Height and Massing: Facade Build Out

i: Facade build out is a ratio of building width to lot width, measured at the maximum front setback line.
ii. The facade of a building must be built to the facade built out ratio that is identified for each building type.
iii. For lots with frontage on three sides, facade build out along a secondary frontage is only applicable to the minimum number of stories required for each building type.

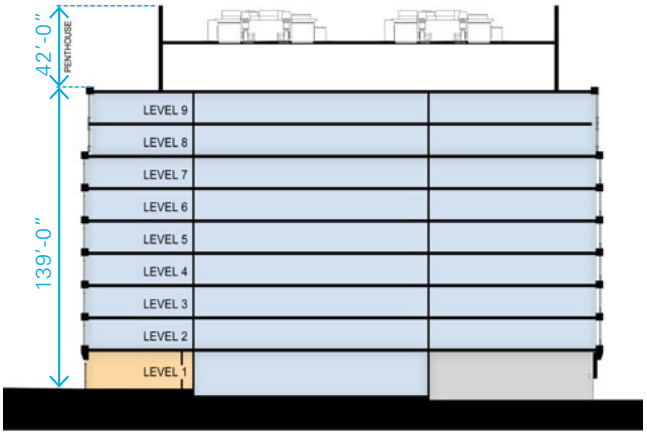
§6.7.10.C.4: Lab Building – a multi story Building Type purpose built for laboratory and research & development uses.

Architectural Response	Required	Proposed
Lot Width, Primary "A"		165.82'
Building Width, Primary "A"	240' max	149'
Facade Build Out, Primary "A"	80% min	89.8%
Lot Width, Secondary "B"		103.31'
Building Width, Secondary "B"	240' max	102'
Facade Build Out, Secondary "B"	80% min	98.7%
Lot Width, Secondary "C"		50.25'
Building Width, Secondary "C"	240' max	44.58'
Facade Build Out, Secondary "C"	80% min	88.7%

Refer to sheet D3.1-A102.

6.7.10.A.3.d:
Height and Massing: Building Height

i. The total number of stories of a building is calculated as follows:
(a) The ground story is counted as one (1) story, except that a single ground story of twenty-five (25) feet or more is counted as two (2) stories.
(b) Each upper story is counted as one (1) additional story, except that any story, excluding the ground story, with a mezzanine of loft is counted as two (2) stories.
ii. To calculate building height in feet, height is measured as the vertical distance from the finished ground level at the façade of the building to the top of the structural beam or joists of the upper most story.



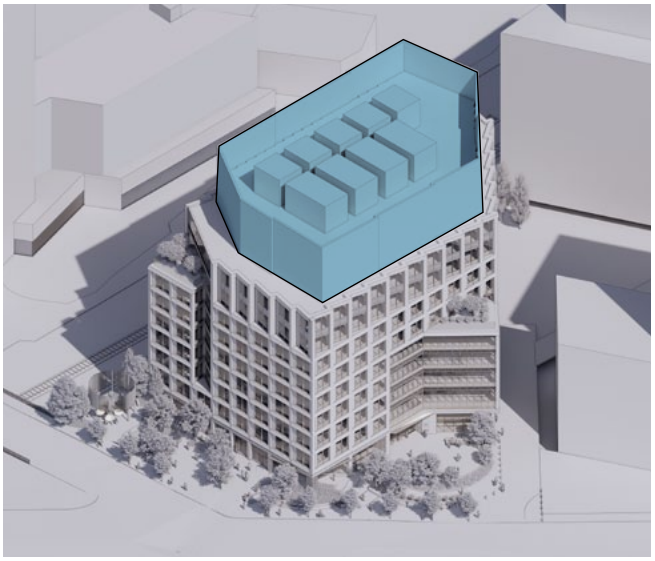
Architectural Response	Required	Proposed
Building Height	145' max	139'-0"
Stories	3 min	9 stories

Refer to sheets D3.1-A200 & D3.1-A201.

6.7.10.A.3.e:
Height and Massing: Roof Features

i. Roof decks; mechanical & stairwell penthouses; roof mounted cellular, radio, and Internet transmission equipment; vents or exhausts; solar panels, green roofs, or skylights; flagpoles; belfries, chimneys, cupolas, monuments, parapets, spires, steeples, and other non-habitable architectural features are permitted on roofs.

Architectural Response
Mechanical equipment, mechanical and stairwell penthouses are located on the roof as permitted by Zoning.

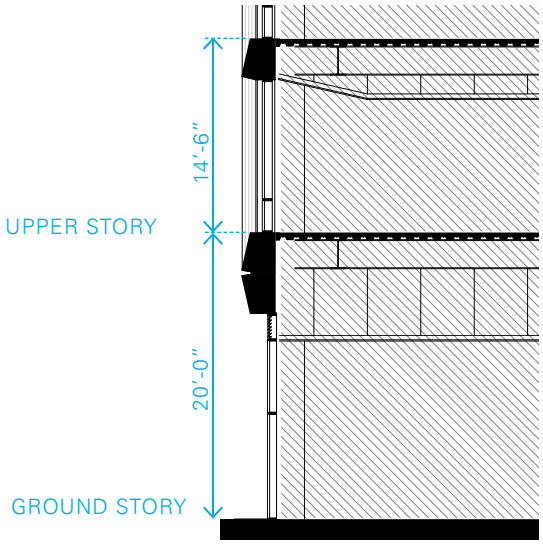


6.7.10.A.3.f:
Height and Massing: Story Height

i. Story height is measured vertically from the surface of the finished floor to the surface of the finished floor above. When there is no floor above, story height is measured from the surface of the finished floor to the top of the structural beam or joists above or the top of the wall plate, whichever is more.

§6.7.10.C.4: Lab Building – a multi story Building Type purpose built for laboratory and research & development uses.

Architectural Response	Required	Proposed
Ground Story Height	14' min	Varies >20'
Upper Story Height	10' min	14'-6"



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6.7.10.A.4.a:
Uses and Features: Facade Composition

i. Fenestration
- (a) Fenestration must be provided as indicated for each building type and is calculated as a percentage of the area of a facade. See Section 6.7.6.C.
  - 1. Ground story fenestration is measured between two (2) feet and twelve (12) feet above the Abutting sidewalk.
  - 2. Upper story fenestration is measured independently for each story, from the top of a finished floor to the top of the finished floor above.
- (b) Fenestration enclosed with glazing may be included in the calculation if it meets the following criteria:
  - 1. For ground story fenestration, glazing must have a minimum 60% Visible Light Transmittance (VLT) and no more than 15% Visible Light Reflectance (VLR).
  - 2. For upper story fenestration, glazing must have a minimum of 40% VLT and no more than 15% VLR.

ii. Blank Wall Area
- (a) Blank Wall area is any portion of a facade that does not include fenestration (doors and windows) and surface relief through the use of columns, cornices, moldings, piers, piasters, sills, sign bands, other equivalent architectural features that either recess or project from the average plane of the face by four (4) inches.
- (b) Blank Wall area limitation apply both vertically and horizontally for all stories of a building for any facade.

Architectural Response	Required	Proposed
Ground Store Fenestration (min)	70%	70.5%
VLT (min)	60%	60% min
VLR (max)	15%	15% max
Upper Story Fenestration	20% / 70%	33.5% / 52.8
VLT (min)	40%	40% min
VLR (max)	15%	15% max
Blank Wall (max)	20'	7'-6"

Final glazing type to be determined, all VLT and VLR standards to be met as prescribed by Section 6.7.10.A.4.a. Material samples will be provided to planning staff upon final selection of building finishes. Refer to sheets D3.1-A306 & D3.1-A307.

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6.7.10.A.4.c:
Frontage Types

i. Building Frontage Types provide a gradual transition and strong interface between the private realm (building interiors) and the public realm (sidewalks, thoroughfares, and civic spaces) and are permitted as indicated for each Building Type.
ii. Private Frontage Types must be designed as one (1) or more building frontage types corresponding to each prinicpal entrance of a building.
iii. Building frontage types may be combined as indicated for each type.

Architectural Response
The proposed frontage types of Lot D3.1 are permitted by right per table 6.7.10.C.4 within the Commercial Core Sub-District.

Table 6.7.10.C.4 - Lab Building

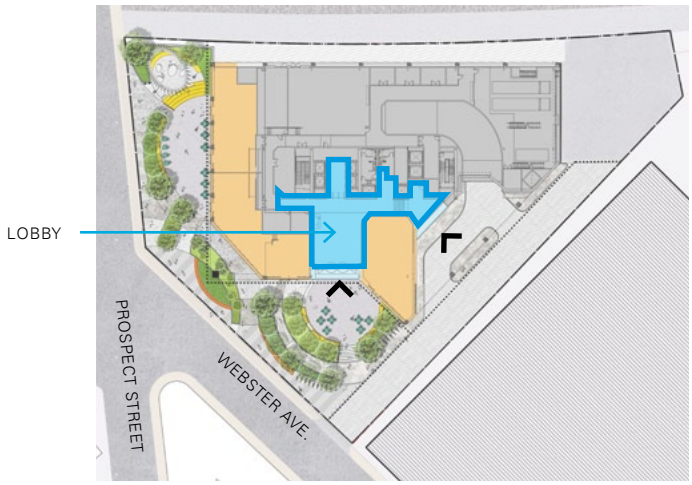
Frontage Types	
Stoop	Not Permitted
Forecourt	Permitted
Lobby Entrance	Permitted
Storefront	Permitted
Terrace	Permitted
Lightwell	Not Permitted
Arcade	Permitted

6.7.10.A.4.d:
Pedestrian Access

i. Principal entrances must be located on the facade of a building, provide both ingress and egress, and be operable at all times.
ii. Principal entrance spacing is measured as the distance between the centerline of doors along a facade.
iii. Principal entrance spacing requirements must be met for each building individually, but are not applicable to adjacent buildings.

Architectural Response
The commercial principal entry is located in the center of the primary building facade providing both ingress and egress. A secondary entry to the building lobby is provided along the thoroughfare to provide secondary means of entry as well as a connection point to parking garage.

Final door location and spacing to be coordinated with future retail users.



6.7.10.A.4.e:
Uses and Features: Commercial Space Depth

ii. Commercial Space Depth

(a) Ground story spaces intended for a commercial tenant must have a leasable area with the depth indicated for each Building Type on Table 6.7.10 (A). This depth must be provided for at least seventy percent (70%) of the floor area of the space, measured as the distance from the facade towards the interior of a building.

(b) Ground story commercial spaces may be designed as a micro retail space by Special Permit.

1. In its discretion to approve or deny a Special Permit authorizing a micro retail space, the Planning Board shall consider the following:

d) The review considerations for all Special Permits as specified in Section 5.1 Special Permits;

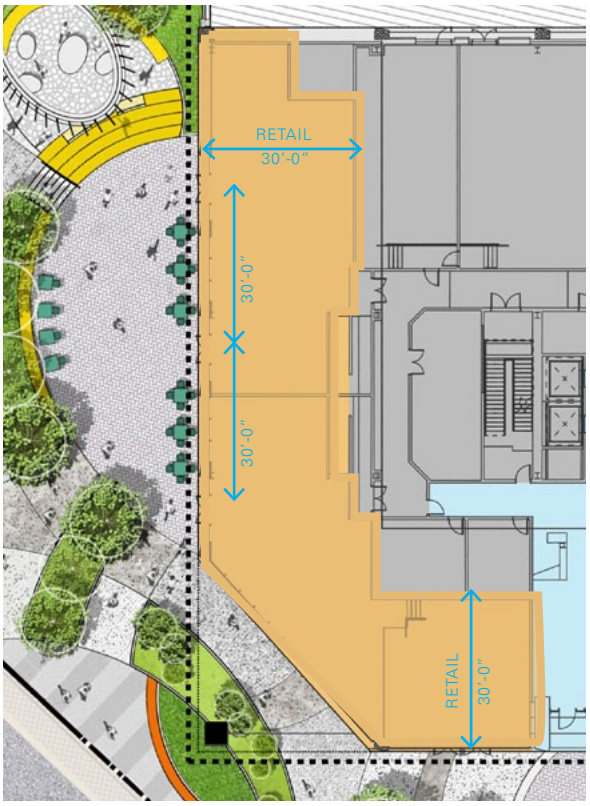
e) The viability of the space to provide Retail and Arts & Creative Enterprise uses that might otherwise be priced out of the neighborhood.

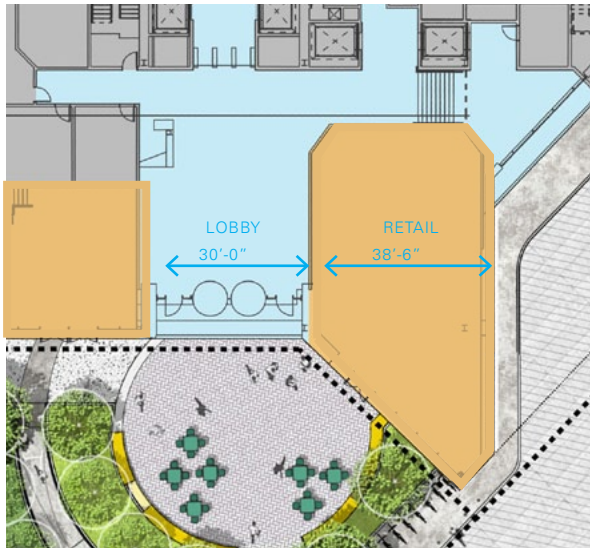
Principal entrance spacing is measured as the distance between the centerline of doors along a facade.

§6.7.10.C.4: Lab Building – a multi story Building Type purpose built for laboratory and research & development uses.

Architectural Response	Required	Proposed
Commercial Space Depth (min)	30'	30' min
Commercial Space Floor Area Coverage	70%	100%
Entrance Spacing (max)	30'	30'

Final door location and spacing to be coordinated with future retail users.





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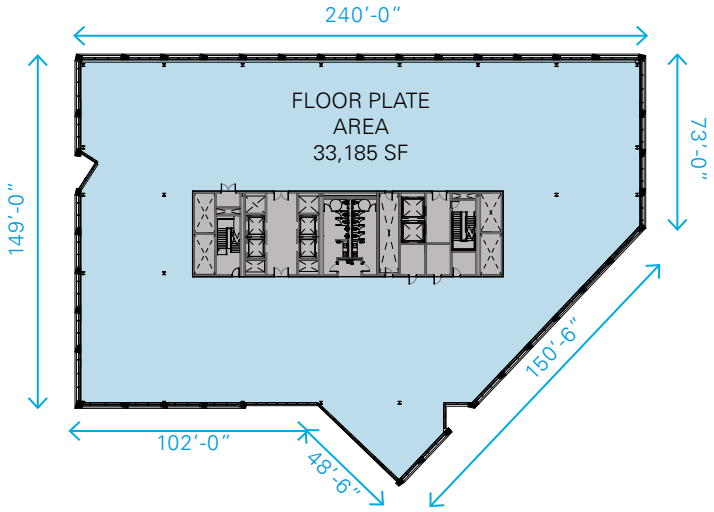
6.7.10.A.5.a:
Dimensional Compliance

a. Development may deviate up to five percent (5%) from the building width; point tower width, depth, diagonal, and floor place; facade build out; fenestration; entrance spacing; and commercial space depth standards identified for each Building Type in Section 6.7.10.C by Special Permit.

i. In its discretion to permit development to deviate up to five (5) percent, the Planning Board shall consider the following:

(a) The review consideration for all Special Permits as specified in Section 5.1 Special Permits;

(b) If the proposed deviation can provide a positive refinement of the massing of a building in context to its surroundings, improve floor plate efficiency, provide for unique storefront design, or better address specific orientation requirements of commercial tenants.



§6.7.10.C.4: Lab Building – a multi story Building Type purpose built for laboratory and research & development uses.

Architectural Response	Required	Proposed
Floor Plate (max)	35,000 sf	33,185 sf*

No special permit is being sought for deviation from dimensional requirements.

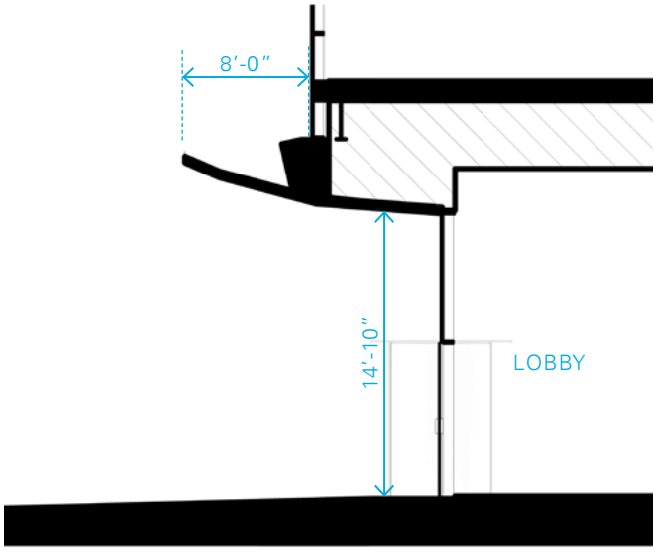
*Largest floor plate area

6.7.10.D.2.d:
Building Components: Entry Canopy

i. An Entry Canopy is a building component that consists of a wall-mounted structure providing shade and weather protection over the entrance of a building.
ii. Entry canopies must be visually supported by brackets, cable, or rods.
iii. The width of an Entry Canopy must be equal or greater that the width of the doorway surround or exterior casing it is mounted over.
iv. An entry canopy that encroaches into the right-of-way of a public thoroughfare required compliance with all City Ordinances.

Table 6.7.10 (C) - Frontage Type Dimensional Standards

Architectural Response	Required	Proposed
Depth (min)	3'-0"	8'-0"
Clearance (min)	8'-0"	14'-10"
Setback from Curb (min)	1'-6"	N/A
Permitted Setback Encroachment (max)	100%	0%



6.7.10.A.E.2.d:
Building Components: Lobby Entrance

i. A Lobby Entrance is a Frontage Type featuring an at-grade principal entrance providing access to upper story uses of a building.
ii. Lobby entrances must be well defined, clearly visible, and universally accessible from the abutting sidewalk.
iii. When a lobby entrance is setback from the front lot line, the setback area must be paved.

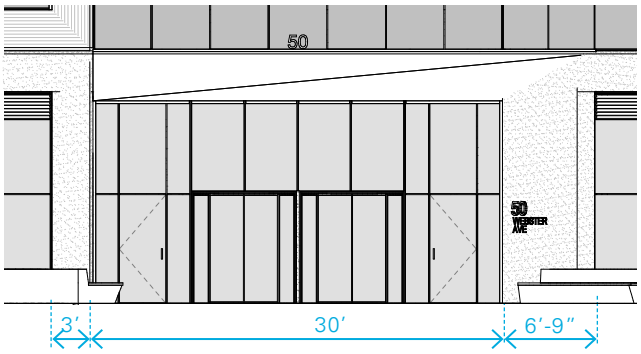
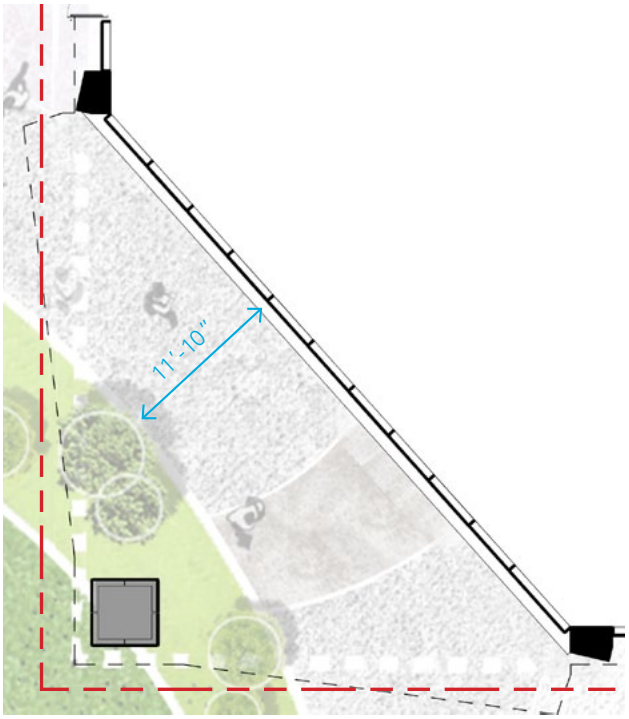


Table 6.7.10 (C) - Frontage Type Dimensional Standards

Architectural Response	Required	Proposed
Width (max)	30'	30'
Distance between Fenestration	2'	2'
Depth of Recessed Entry (max)	5'	5'

6.7.10.A.E.2.f:
Building Components: Arcade

i. An Arcade is a Frontage Type featuring a colonnade supporting habitable space (upper stories) over the recessed ground story of a building.
ii. Arcades must extend the entire width of a building and must have a consistent depth.
iii. Support columns or piers may be spaced no further apart than the height of the arcade.
iv. Arcades are considered part of the building for the purpose of measuring façade build out.
v. The height and the proportions of an Arcade should correspond to the facade consistent with the architectural style of the building, but must provide a minimum vertical clearance of ten (10) feet and project horizontally from the facade a minimum of ten (10) feet.
vi. Arcades may be combined only with Lobby Entrance and Storefront frontage types and columns should correspond with the columns, pilasters, or piers between Lobby Entrances and Storefronts.



Architectural Response
The proposed Arcade is the width of the relevant portion of the building and is uniform in depth insofar as it does not undulate, taking into account the unique architectural context arising from the irregular building parcel/site. The Arcade provides a minimum vertical clearance of ten (10) feet and projects horizontally from the facade a minimum of ten (10) feet."

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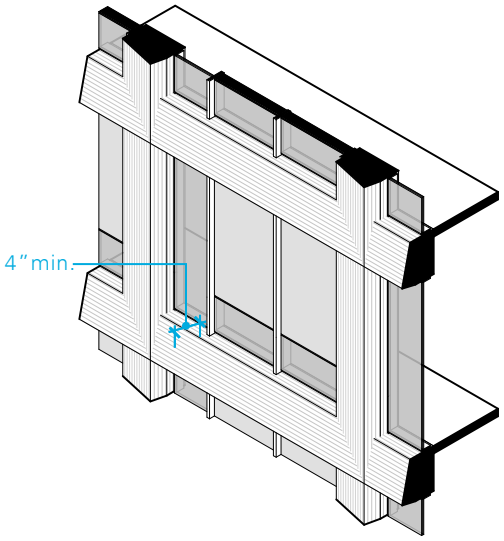
6.7.10.G.2.a:
Building Design Standards: Facades

All building facades must provide surface relief through the use of balconies, Bay Windows, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of the façade by at least four (4) inches.

Architectural Response

All building facade surface relief is provided at punched windows. Horizontal architectural banding is located at the cladding assemblies to provide additional surface relief.

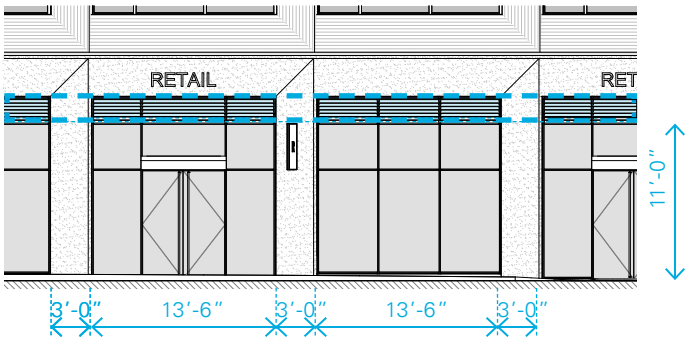


6.7.10.G.2.b:
Building Design Standards: Facades

Vents, exhausts, and other utility features on building facades must be architecturally integrated into the design of the building.

Architectural Response

All vents, exhausts, and utility features are architecturally integrated into the building facade design and will fit within the 'frame' being defined for the storefront.



6.7.10.G.2.c:
Building Design Standards: Facades

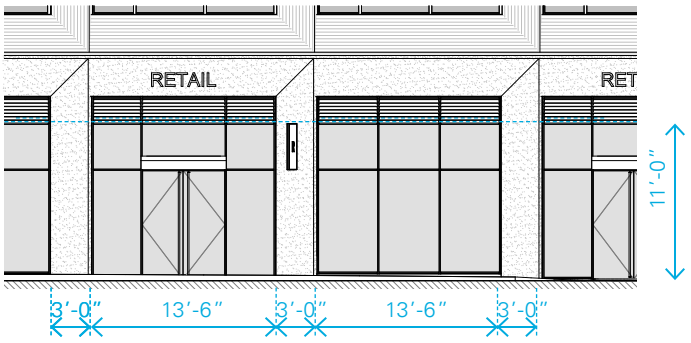
Facades must provide a frame for each storefront and lobby entrance in accordance with the following:

i. A horizontal lintel or beam (architrave) and cornice extending across the full width of the building supported by columns, pilasters or piers; or

ii. A horizontal beam or fascia (architrave) positioned between columns, pilasters, or piers that extend from the upper stories of a building all the way to the ground.

Architectural Response

The storefront design articulation includes horizontal beams, horizontal louvers and fascia panels in between vertical piers from the upper stories.



6.7.10.A.E.2.d:
Building Components: Storefront

i. A Storefront is a Frontage Type conventional for commercial uses featuring an at-grade principal entrance accessing an individual ground story space with substantial display windows for the display of goods, services, and signs.
ii. An unobstructed view of the ground story interior space of a lighted and maintained merchandise display(s) must be provided for a depth of at least four (4) feet behind the storefront display windows.
iii. Display windows must extend to at least either (8) feet above the grade of the abutting sidewalk.
iv. The principal entrance of a storefront must be a glass panel door centered between or set to one side of the display windows.
v. Storefront entrances may be recessed up the five (5) feet behind the plane of the facade, provided that the recessed area is no wider than fifteen (15) feet per individual entry.
vi. When storefronts are setback from the front lot line, the frontage must be paved to match the Abutting sidewalk.
vii. When present, awnings and canopies must be mounted between storefront columns, pilasters, or piers; above doorway and window openings; and below the fascia/frieze of a storefront sign band.
viii. Security grills, gates, and roll-down security doors and windows are prohibited.

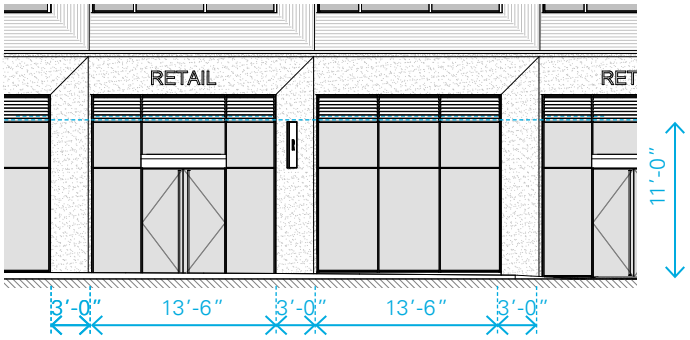


Table 6.7.10 (C) - Frontage Type Dimensional Standards

Architectural Response	Required	Proposed
Width	30' (max)	14' to 30'
Distance between Fenestration	2' (min)	3'
Depth of Recessed Entry	5' (max)	0'
Height of Display Windows above Grade	8' (min)	11'-4"

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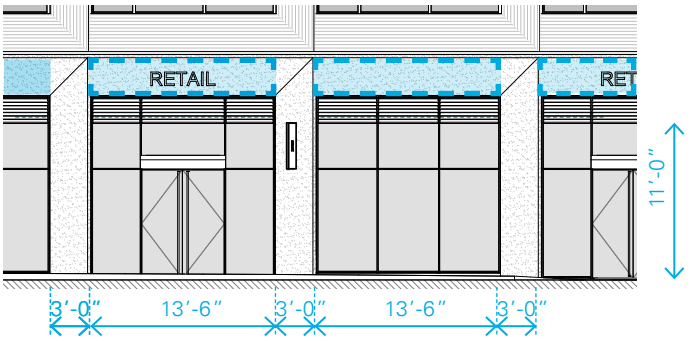
6.7.10.G.2.d:
Building Design Standards: Facades

When present, the horizontal lintel, beam, or fascia (architrave) serves as the sign band for each storefront.

Architectural Response
The storefront design articulation includes fascia panels above the glazing to serve as the sign band.



6.7.10.G.4.a:
Environmental Performance

The Planning Board shall establish standards for Design & Site Plan Review applications to demonstrate the following:

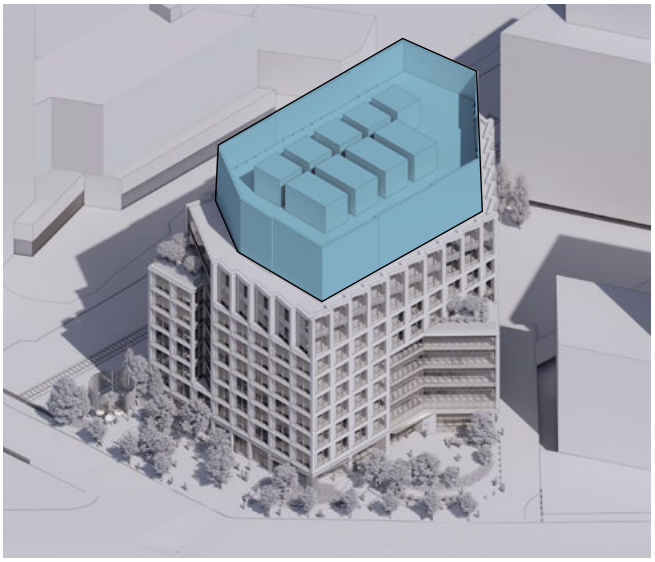
i. That shadows cast by high-rise buildings do not substantially and adversely limit ground level access to sunlight on sidewalks and Civic Spaces.
ii. That pedestrian level wind velocities do not exceed acceptable levels for various activities existing or proposed at particular locations.
iii. That buildings do not cause visual impairment or discomfort due to reflective.

Architectural Response
Refer to Section 4 Environmental Analysis for Shadow Study, Pedestrian Level Wind Analysis, and Solar Glare Analysis.

6.7.10.G.5:
Mechanical Equipment Noise Mitigation

a. Sound emanating from rooftop mechanical equipment must be minimized to every extent practicable including, but not limited to, the location and sizing of equipment, the selection of equipment, and sound attenuation measures.
b. At a minimum, 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.
c. Prior to and as a condition of the issuance of a Certificate of Occupancy for new construction, 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.

Architectural Response
Mechanical equipment will be located within an enclosed penthouse and screened roof area. Rooftop mechanical equipment will be located towards the center of the roof area to minimize noise levels. Preliminary environmental noise evaluations have been conducted on site and will inform noise mitigation to achieve compliance with applicable standards. Demonstrated compliance will be provided to the Building Official in advance of certificate of occupancy.



COMPLIANCE
Zoning

6.7.10.I.1.b:
Sustainable Development: Green Buildings

New construction or alterations greater than 50,000 sf of gross floor area must be LEED Gold certifiable.

Architectural Response
The project scorecard demonstrates that the project will be LEED Gold certifiable.

6.7.10.I.1:
Sustainable Development: Green Buildings

d. Design and Site Plan Review applications for development subject to the standards of this Section must submit the following:

i. A completed LEED checklist for the appropriate LEED building standard to demonstrate how the proposed development is anticipated to meet the standards of this Section.

ii. A narrative indicating the mechanisms proposed to achieve each of the credits and prerequisites of the appropriate LEED building standard and demonstrating the anticipated methods by which compliance with the requirements of this Section will be achieved at the time of construction.

iii. An affidavit by a LEED-Accredited Professional (LEED-AP) Project Manager or by appropriate consultants stating that to the best of their knowledge, the project has been designed to achieve the stated LEED building standard.

e. 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 the certification level required by this Section must be updated to identify any design changes made subsequent to Design and Site Planning 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.

Architectural Response
The project scorecard demonstrates that the project will be LEED Gold certifiable. Refer to Section 4 Environmental Analysis for LEED Compliance.

6.7.10.I.2.a:
Green Roofs & Storm Water Management

To every extent practicable, storm water should be reused on-site for irrigation and other purposes where appropriate.

Architectural Response
The project will implement a below-grade storm water retention tank serving D3.1 Parcel. Re-use of retained storm water is being investigated for on-site irrigation and other purposes where appropriate.

COMPLIANCE
Zoning

6.7.12.A.1:
Screening: Loading Facilities

b. Loading areas facilities that are fully integrated into a building must be screened with solid opaque, self-closing door or gate finished to coordinate with the materials and design of the screening wall or fence.
c. Loading facility doors are only permitted to be open during loading and unloading activities.

Architectural Response
The project's loading area facility is located internal to the building and will be screened with solid overhead doors that are integrated into the building façade design. Refer to sheets D3.1-A302 & D3.1-A303 for building elevations.

6.7.12.A.2:
Screening: Service Areas

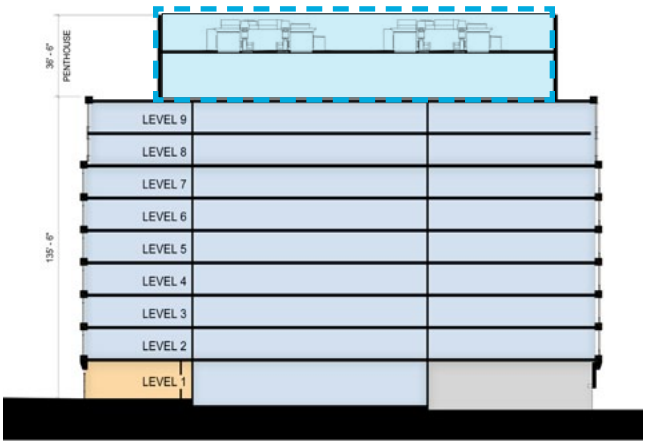
b. Service areas that are fully integrated into a building must be screened with an opaque, self-closing door or gate finished to coordinate with the materials and design of the screening wall or fence.

Architectural Response
The project's service areas are located internal to the building and will be screened with solid overhead doors that are integrated into the building façade design. Refer to sheet D3.1-A303 for building elevation.

6.7.12.A.3.a:
Screening: Mechanical Equipment: Roof-Mounted

i. Mechanical equipment and elevator/stairwell penthouses must be screened from ground level view from Abutting properties, public thoroughfares (excluding an Alley), and civic spaces by a parapet wall or other screening structure.

Architectural Response
All roof-mounted mechanical equipment and elevator/stairwell penthouses are located behind a screen wall. Refer to sheets D3.1-A300 through A303 for building elevations.



COMPLIANCE
Zoning

6.7.12.A.3.b:
Screening: Mechanical Equipment: Wall-Mounted

i. Mechanical equipment may not be located on any facade.
ii. Mechanical equipment on any surface that is visible from a public thoroughfare (excluding an Alley) or civic space must be screened by landscaping or an opaque screen constructed of the same materials as the principal building.

Architectural Response
Mechanical equipment will not be wall-mounted or located on any facade. All mechanical louvers will be painted and be fully integrated into the building's facade design.

6.7.12.A.3.c:
Screening: Mechanical Equipment: Ground-Mounted

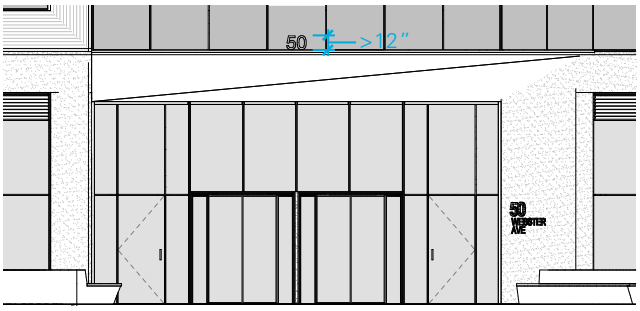
i. Mechanical equipment that is visible from a public thoroughfare (excluding an Alley) or civic space must be screened by landscaping or a wall finished to contribute to the overall improvement of the public realm.
ii. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

Architectural Response
No mechanical equipment will be visible from a public thoroughfare.

6.7.12.B.a:
Address Signs

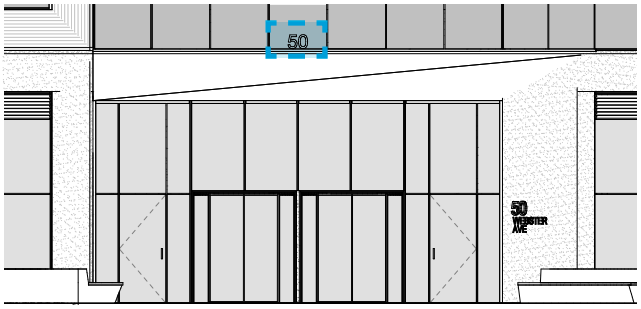
i. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    (a) Each ground story non-residential use must identify the street address either on the principal entrance door or above or beside the principal entrance of the use.
ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
iii. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.

Architectural Response
A street address sign will be provided at the primary building entrance canopy with the height not exceeding twelve (12) inches. Refer to building signage sheet D3.1-A310.



COMPLIANCE
Zoning

6.7.12.B.2.d.iii:
Awning / Canopy Sign



(a) An Awning or canopy is a sign that is painted, screen printed, sewn, or adhered onto the surface of an Awning or attached above, below, or to the face of an entry canopy that identifies a commercial establishment and viewed by pedestrians on the opposite side of the street.
(b) Signs are not permitted on Awnings or canopies that do not conform to the provisions of §6.7.10.C Building Components.
(c) Signage located on the sloping portion of an Awning is only permitted for storefronts where the typical area for a wall sign is missing.
(d) Signage is prohibited on upper story Awnings and on the side of Awnings with closed ends.
(e) Information type is limited to business name, logo, and address. Additional information is prohibited.

Architectural Response
A street address sign will be attached above, below or to the face of the primary building entrance. Refer to building signage sheet D3.1-A310.

6.7.13.B.5.a:
Standard for All Off Street Motor Vehicle Parking: Access

i. Off street motor vehicle parking in an underground facility, a Lined Parking Garage, or structure attached to a Mid-Rise Podium Tower building type must have a separate lobby from the lobby providing access to other principal uses. The lobbies may provide access to each other through an internal door, so long as the lobby dedicated to the off-street parking provides pedestrian access directly to a sidewalk or publicly accessible walkway.

Architectural Response
The project's proposed off-street motor vehicle parking is planned within an underground facility. The lobby dedicated to the parking is separate from that providing access to other principal uses. In accordance with this provision, pedestrian access to this lobby is directly from a publicly accessible walkway.

COMPLIANCE
Zoning

6.7.13.C:
Bicycle Parking

1. Purpose
    a. To encourage and support the use of bicycles as a viable transportation option throughout the city and promote the use of bicycles at a rate that will help to achieve the mode share goals of the MASTER PLAN of the City of Somerville.
    b. To provide long-term bicycle parking intended for residents or employees that provides security and protection from the weather.
    c. To provide short-term bicycle parking intended for customers of a business or visitors to a residence that provides a convenient and readily accessible place to park bicycles.
2. Required Spaces
    a. The minimum number of bicycle parking spaces required for each principal use category is specified on Table 6.7.13.

Architectural Response
Short-term and long-term bicycle parking will be provided on site to encourage and support the use of bicycles as a viable transportation option in accordance with the approved Mobility Management Plan for the Project.

6.7.13.C.3:
Short-Term Bicycle Parking

b. Racks that are double height or require hanging of a bicycle are prohibited for Short-Term Bicycle Parking.
c. Short-Term Bicycle Parking must be provided outside of a principal building and within fifty (50) feet of the principal entrance of the use served by the parking.
d. Short-Term Bicycle Parking must be at the same grade as the Abutting sidewalk or at a location that can be reached by an accessible route from the sidewalk that is a minimum of five (5) feet wide, with no steps and a six percent (6%) slope or less.

Table 6.7.13 Required Bicycle Parking

Architectural Response	Required	Proposed
Retail	1 / 2,500 sf	7,000 sf / 2,500 sf 3 spaces required
Office	1 / 20,000 sf	109,200 sf / 20,000 sf 6 spaces required
R&D / Lab	1 / 20,000 sf	163,800 sf / 20,000 sf 9 spaces req'd
Total Spaces Required		18 spaces
Total Spaces Provided		18 spaces

COMPLIANCE
Zoning

6.7.13.C.4:
Long-Term Bicycle Parking

b. Long-Term Bicycle Parking must be provided in a well-lit, secure location within the same building as the use the parking is intended to serve or within an accessory structure location within two-hundred (200) feet of the principal entrance of the building.
c. To provide security, Long-Term Bicycle Parking must either be:
- i. In a locked room;
- ii. In an area that is enclosed by a fence with a locked gate. The fence must be either 8 feet height, or be floor-to-ceiling;
- iii. Within view of an attendant or security guard;
- iv. In an area that is monitored by a security camera; or
- v. In an area that is visible from employee work areas.

d. All required Long-Term Bicycle Parking spaces must be designed to provide continuous shelter from the elements.
g. When twenty (20) or more Long-Term Bicycle Parking spaces are provided, a minimum of five percent (5%) of the spaces must be three (3) feet by eight (8) feet in size to accommodate tandem bicycles or bicycles with trailers.
h. No more than twenty-five percent (25%) of Long-Term Bicycle Parking spaces may be provided as racks that required bicycles to be hung or lifted off the ground.

Table 6.7.13 Required Bicycle Parking

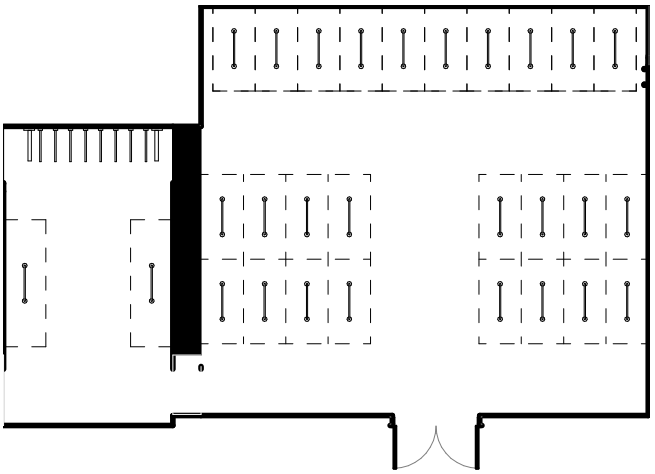
Architectural Response	Required	Proposed
Retail	1 / 10,000 sf	7,000 sf / 10,000 sf 1 spaces required
Office	1 / 3,000 sf	109,200 sf / 3,000 sf 37 spaces required
R&D / Lab	1 / 5,000 sf	163,800 sf / 5,000 sf 33 spaces req'd
Total Spaces Required		71 spaces
Total Spaces Provided		71 spaces

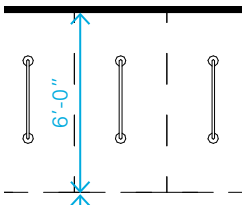
6.7.13.C.5:
Standards for All Bicycle Parking

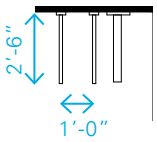
b. Size & Layout
- i. Each bicycle parking space must be two (2) feet by six (6) feet in size or the minimum required by the manufacturer of a bicycle rack or locker, whichever is more.

c. Access
- ii. Bicycle parking spaces must have at least one (1) access aisle at least five (5) feet wide to allow room for maneuvering. This access aisle must be kept free from obstructions.

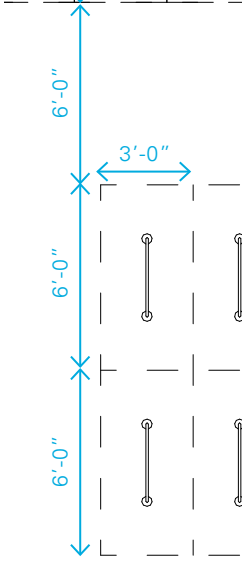
Architectural Response
The Long-Term Bicycle Parking facility is designed to meet the standards for typical bicycle parking, tandem / trailer bicycle parking and dedicated access aisle for maneuvering. Refer to building signage sheet D3.1-A103.



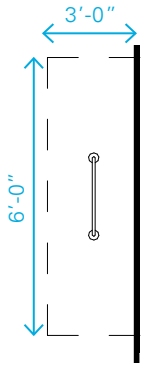




HIGH DESITY WALL RACK



STANDARD



TANDEM / TRAILER

COORDINATED DEVELOPMENT SPECIAL PERMIT (CDSP)

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COMPLIANCE
Coordinated Development Special Permit (CDSP)

#3
Build Out

Lots must be platted in a form substantially consistent with the Block and Lot Key Plan dated 11-07-2017 of the Application materials, provided that changes to the platting of lots from the key plan will be considered and may be approved by the Director of Planning when the Director of Planning determines that they demonstrably improve the implementation of the Neighborhood Plan objectives and/or create opportunities for better architectural design.

Compliance

Lot platting is consistent with the CDSP Block and Lot Key plan dated 11-07-2017.

#6
Build Out

Lots identified as building sites on pages 91-109 of the Application materials must be developed as the following building types: D3.1: Commercial Building/Lab Building/Line Parking Garage

Compliance

D3.1 is proposed as a Commercial Lab Building, consistent with the CDSP.

#7
Build Out

Vehicular parking must be provided as illustrated in Figure 66; Parking Location Map and as specified on the revised Table 11: Parking Provision located in the Staff Report which was originally included on page 132 of the Application materials. Specific reserved spaces, as permitted by the Union Square Overlay District, may be determined on a case-by-case basis as part of the DSPR required for the development of each lot.

Compliance

Vehicular parking proposed in this Site Plan Review Application is consistent with the illustration in Figure 66, with the planned parking count of 270 spaces reflecting that of the Table 11. Reserved parking spaces will be managed in accordance with the approved Mobility Management Plan for the project.

#27A
Civic Space

The Applicant will work with the Neighborhood Council and interested parties in the Union Square community to allow for the inclusion of an 'indoor civic space' as a part of the design process. An 'indoor civic space' is a space provided to a public and/or non-profit use or uses, with ground level access, within the interior of a D Block building. The applicant shall, in collaboration with the Neighborhood Council, make reasonable efforts to identify the appropriate tenant or tenants for lease of this space for civic uses within the appropriate development block and the applicant shall work to consummate a lease with said tenant. This effort shall include, at a minimum, the following steps: a) seek interested tenant or tenants; b) work with tenant to develop a program; c) work with tenant on size of space for the program; d) work with tenant to locate the optimate site for the tenant. The applicant shall provide updates and collect feedback from the Neighborhood Council as the process unfolds, particularly with respect to steps b) and d). The Planning Board expects that the Neighborhood Council will work with the entire Union Square community as well as with the Applicant to address the tenant and program, and meet items a) through d), above, for the 'indoor civic space' within a timeframe that permits the delivery of the 'indoor civic space' in accordance with condition 31A. The Applicant shall provide regular updates to the Planning Board on these efforts – at a minimum with the submittal of the DSPR for each block. Unless otherwise waived by the Planning Board, the Applicant shall complete the steps and use reasonable efforts to implement the 'indoor civic space'.

Compliance

The Applicant met regularly with the Union Square Neighborhood Council from July 2018 through July 2019 to develop a Community Benefits Agreement. Executed in August of 2019, the agreement identifies US2's provision of a gathering space for activities, social support, information or other purposes within the D2.2-3 Project. This Project is currently under construction.

US2 continues to collaborate in discussions with the Union Square Neighborhood Council, the City and other neighborhood stakeholders respecting the realization of a permanent "indoor civic space" within the neighborhood.

#33
Infrastructure

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 development proposed and its constituent phases, as approved and conditioned.

Compliance/Response

The City of Somerville maintains existing water, sanitary sewer and combined sewer in Webster Avenue that have capacity to service the project. Natural gas, electrical and telecom infrastructure are also available in Webster Avenue. The applicant will continue to coordinate with the utility providers as the design progresses.

#34
Infrastructure

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 application 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 include 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.

Compliance

The Applicant will meet all requirements and standards of the City of Somerville and will continue to coordinate matters of the public right of way recognizing active planning of the adjacent intersection is underway.

All details will be designed to City standards and installation will be completed without cost to the City. The proposed utility connections will be functionally adequate and completed prior to occupancy.

Sanitary Sewer

The City maintains an 8-inch sewer in Webster Avenue. The maximum daily flow for the project is estimated at 21,150 gallons per day (gpd). The peak flow is estimated at 63,450 gpd.

The City has formally adopted an Infiltration and Inflow (I/I) ordinance that requires 4:1 offsets for any increase in wastewater flow. The Proponent will comply with the City of Somerville's I/I mitigation requirements, which may include financial contributions and/or private mitigation projects identified by the City that will remove I/I from the City's combined sewer system in an amount equal to at least four times the daily sewerage generation. The proponent will work closely with the City to ensure that the I/I mitigation is completed. After the I/I mitigation is completed, the net will be a reduction in the total flow to the City's sewer system.

Water Distribution

The City maintains a 20-inch sewer in Webster Avenue that was originally installed in 1911 and is expected to provide sufficient capacity for the project's domestic water and fire protection needs.

Stormwater

The City maintains a 15"x20" combined sewer in Webster Avenue, which already receives stormwater runoff from the project site. The project's stormwater management system will include subsurface infiltration and/or detention systems which will significantly reduce runoff leaving the site and reduce runoff reaching the combined sewer.

The project will incorporate other stormwater best management practices, including deep sump catch basins and proprietary treatment units to further address the water quality requirements of the Massachusetts Department of Environmental Protection's (MassDEP's) Stormwater Management Standards and provide substantial compliance with the City of Somerville's Engineering Site Permit Rules & Regulations. An operation and maintenance plan will also be developed to ensure the long-term functionality of the stormwater management system.

#37A
Infrastructure

As a part of the continued effort to shift travel away from private cars, the Applicant shall map all bus stops in the CDSP area, consider how the stops are used and whether relocation or more are necessary, and provide a report with each DSPR application of how to improve and coordinate bus transit more smoothly with other modes of transportation, specifically at and around the location of the relevant DSPR.

Compliance

A map and description of all bus stops is included in the submitted DEIR for the master plan. This Site Plan Review Application for Parcel D3.1 identifies available transit services local to the project site within the approved Mobility Management Plan for the project, with six bus routes figuring within a quarter mile of the Project. Further, the Applicant team is coordinating with the City of Somerville's Streetscape Improvement team on plans to reimagine the intersection of Prospect Street and Webster Avenue with the intent to better manage alternative transit

modes in the vicinity of the project.

#38A
Infrastructure

As a part of the continued effort to shift travel away from private cars, the Applicant shall provide sheltered and secure bike storage facilities in strategic locations, with each DSPR application.

Compliance

Sheltered and secure bike parking has been planned in accordance with the requirements of the Union Square Zoning as previously described in Zoning Compliance item 6.7.13.C.4

#46
Mobility Management

Mobility Management plans submitted for subsequent development review must provide an implementation schedule for programs and services included or conditioned as part of the approved plan. Annual reporting of data, per 6.8.14.D (formerly 6.7.14.D), will be collected as determined by the Director of Transportation & Infrastructure as required to help direct mode shift and reduce the use of private vehicles.

Compliance

A Mobility Management Plan has been approved for the Project in coordination the Director of Mobility. A Certificate of Receipt of the required materials by the Director of Mobility has been included within this application.

#47
Mobility Management

Each commercial service vehicular parking (public garage) use must make at least 2 parking spaces available for car share vehicles at no cost to the car share service provider. Spaces may be brought online at the discretion of the car share service provider. Notification of available spaces to car share service providers must be documented in annual reporting.

Compliance

The submitted Mobility Management Plan for 50 Webster provides for two parking spaces made available for car share vehicles. A Certificate of Receipt of the required materials by the Director of Mobility has been included within this application.

#48
Mobility Management

At least 5 parking spaces or 5% of the total parking spaces provided in each commercial service vehicular parking facility, whichever is less, must be designated and reserved for carpools or vanpools before 9:00 AM on weekdays. More spaces may be provided but are not required. These parking spaces must be located closest to the main pedestrian entrance or elevator (exclusive of spaces designated for the handicapped). Signs must be posted indicating these spaces are reserved for carpool or vanpool use before 9:00 AM on weekdays.

*Note: Carpooling (such as Transportation Network Companies) will require on-street drop-off and pick-up locations, the applicant will coordinate with the Director of Transportation and Infrastructure to ensure adequate cub space is provided by the City.

Compliance

The submitted Mobility Management Plan for 50 Webster provides for five parking spaces as designated and reserved for carpools or vanpools before 10:00 AM on weekdays. A Certificate of Receipt of the required materials by the Director of Mobility has been included within this application.

#50
Mobility Management

Each commercial service vehicular parking facility (public garage) must provide a sign at the vehicular entrance to the parking structure or lot that identifies, at minimum, the number of spaces available in real time.

Compliance

This Site Plan Review Application proposes a commercial parking facility in accordance with the approved Coordinated Development Special Permit for the project and will provide a sign at the vehicular entrance to the parking structure that identifies the number of parking spaces available in real time.

#65
Design and Site Plan Requirements

Approval of a building or civic space pursuant to the DSPR Approval process acts as certification that such building or civic space, if constructed in conformance with such approval, complies with the findings, limitations, and conditions of this Coordinated Development Special Permit.

Compliance

The development of this DSPR application has been done in accordance with the Coordinated Development Special as approved and conditioned.

#66
Design and Site Plan Requirements

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.

Compliance

The Applicant has engaged with the Engineering Department to obtain addresses for the D3.1 Building and confirmed the use of 50 Webster Avenue as appropriate for the principal use.

#68

Design and Site Plan Requirements

Each subsequent DSPR application submitted under the 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 and Environment shall define specific appropriate expectations for responses to this condition, and the applicant shall provide these responses with each CDSP application.

Compliance

Each DSPR application includes a completed Sustainable and Resilient Buildings Questionnaire which addresses site-specific vulnerabilities and/or risks based on the City's Climate Change Vulnerability Assessment. A certificate of receipt of the requisite materials from the Office of Sustainability and Environment has been provided with this application.

#69

Design and Site Plan Requirements

Each subsequent DSPR application submitted under the 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.

Compliance

Each DSPR application includes a completed Sustainable and Resilient Buildings Questionnaire which documents the Project's approach reducing the urban heat island effect, and assisting in the City's Net Zero objectives. A certificate of receipt of the requisite materials from the Office of Sustainability and Environment has been provided with this application.

#70

Design and Site Plan Requirements

The Applicant shall complete the Site Plan Review Checklist and supply the information to the Engineering Office. The plans must comply with the City's Stormwater Management Policy.

Compliance

The Applicant has engaged the Engineering Office for coordination of the proposed Project. A Stormwater Management Report will comply with the City's Stormwater Management Policy and be submitted for review with Building Permitting documents.

#72

Design and Site Plan Requirements

Applicant shall submit plan drawings clearly showing all existing municipal fire alarm and related communications infrastructure to be impacted by the proposed construction, including but not limited to underground conduit, above-ground alarm boxes and control cabinets. Applicant shall submit plan drawings clearly showing temporary and permanent relocation of all impacted fire alarm and communications infrastructure necessitated by private construction. Applicant shall meet with Lights and Line Division to discuss plans and address conflicts to avoid service interruption during construction and occupancy phases.

Compliance

The Applicant will continue to coordinate matters of the public right of way recognizing active planning of the adjacent intersection is underway. This coordination will continue to involve plan sharing and City Department coordination as necessary to address any anticipated impacts to municipal fire alarm and or life safety infrastructure.

#73A

Design and Site Plan Requirements

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 business, and report back to the Planning Board on this process.

Compliance

The Applicant has shared the overall project plans, including the retail areas, with members of the City and community throughout the pre-application process. Prior to Building Permit issuance, the Applicant will meet with the Director of Main Streets and the Director of Economic Development to specifically review the retail plans for the project as required by the CDSP.

#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.

Compliance

In accordance with the Union Square Zoning's timing expectation of Design Review Committee meetings (earlier in the public review process than is typical), material submissions should necessarily occur with final material selection. The Applicant will submit material samples for review as final material selections are made, and will do so prior to building permit as required by condition #76.

#83

Specific Blocks – D3

Buildings on the D3 Block must be designed for flood tolerance to every extent practicable – such as emergency back-up systems for improving resiliency, utility improvement plans include hardening, and/or other hazard protection. These elements should be explained in the DSPR application or reasons for not considering flood tolerance must be provided.

Compliance/Response

The first floors of the buildings within the D3 block are anticipated to be located above the projected 2030 100-year flood depth. Critical systems will also be located above this flood depth. Emergency power will maintain life safety systems during outages. Backflow preventers will be used on storm drain and sanitary sewer services.

#84

Specific Blocks – D3

The capacity of the proposed Western Avenue sewer and drain systems must be evaluated, and the connections for D3 may need to be relocated to the Boynton Yards System. The Applicant should coordinate with Engineering prior to the DSPR application submittal.

Compliance / Response

The 8-inch sewer in Webster Avenue is anticipated to have sufficient capacity for the development of the D3.1 parcel. The remaining D3 parcels are expected to tie into the 30-inch combined sewer in Columbia Street and Windsor Place.

D3.1 will be designed so stormwater runoff from a majority of the site will be directed to subsurface infiltration and detention systems with an overflow pipe tying into the 15"x20" combined sewer in Webster Avenue. It is anticipated that the existing 42-inch storm drain in Windsor Place will be extended to serve runoff from a majority of the D3.2 and D3.3 parcels.