



City of Somerville

# PLANNING BOARD

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**TO:** Planning Board  
**FROM:** Planning, Preservation, & Zoning Staff  
**SUBJECT:** 50 Webster Avenue – P&Z 21-060, P&Z 21-166, P&Z 22-073  
**POSTED:** September 15, 2022  
**RE:** Supplemental Staff Memo

**RECOMMENDATION:** No change (Approve all with Conditions)

At their September 8, 2022, meeting, the Planning Board (the Board) reviewed the proposed development for 50 Webster Avenue, cases P&Z 21-060 (building Site Plan Approval application), P&Z 21-166 (civic space Site Plan Approval application), and P&Z 22-073 (thoroughfare Site Plan Approval application) and took public testimony. During their deliberations, the Planning Board reviewed the application and requested additional review of the following subjects:

- Wind impacts and mitigation;
- Potential solar glare from the windows and mitigation; and
- Mobility and accessibility, including alley traffic patterns and interface with existing conditions, signage, and public access.

PPZ Staff have reviewed the requested information with the Applicant and agreed that the Applicant should present on the above subjects at the September 22, 2022, Board meeting in greater detail, providing additional clarification on the submitted wind analysis and proposed mitigation through site design, mitigation measures for potential solar glare from the windows, and mobility and site accessibility, including relevant information from the site plans, the TAP, and the approved MMP. The Applicant has provided the presentation slides for the Board's review and will provide supplemental discussion at the September 22<sup>nd</sup> meeting. Given the relevance of the information to all three applications and the fact that Staff are not proposing updated recommendations or conditions, Staff are providing a single memo applicable to all three applications.

Separate from the Planning Board's request and the anticipated presentation by the Applicant, PPZ and Mobility Staff would like to note for the Board's information that, following the Planning Board's initial review of the of the applications on September 8<sup>th</sup>, Mobility Staff noticed that the 12-foot-wide sidewalk shown on the Pedestrian Access Plan (within the TAP) appeared to be utilizing the temporary bump-out on the City created on Prospect Street, and requested the Applicant resubmit the TAP with an updated Pedestrian Access Plan that measures the 12-foot-wide sidewalk from the pre-existing curb line, rather than from the bump-out. The Applicant has already provided the TAP with the revised Pedestrian Access Plan (attached), and Mobility and PPZ Staff are currently reviewing the Plan to confirm no additional information or amendments are required. Staff review of the Plan will be completed prior to the September 22<sup>nd</sup> Board meeting, and will provide an update to the Board at that time. Pending confirmation that

the Plan meets Mobility and streetscape requirements, Staff are not proposing any changes to the recommendations and proposed conditions described on the Staff Memos posted and provided to the Board on September 2, 2022.