



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 (PPZ) Staff  
**SUBJECT:** 2, 8, and 29 Harding Street (99 South Street and Building 3), P&Z 22-007  
**POSTED:** November 3, 2022

**RECOMMENDATION:** No change

This memo is supplemental to the PPZ Staff Memo dated October 20, 2022.

The purpose of this memo is to summarize Staff comments regarding the revised ground floor plan that was presented at the October 27, 2022 Planning Board meeting by the Applicant for 2, 8, and 29 Harding Street (n/k/a 99 South Street and Building 3).

## BACKGROUND

At the October 27, 2022, Planning Board meeting, the Applicant presented a revised ground floor plan that incorporates at-grade long-term bicycle parking, addressing a Staff-recommended condition proposed in the October 20, 2022 Staff Memo. At the meeting, Staff noted that the ground floor plan shown in the Applicant's presentation was different from what was submitted with their development review application. The Applicant responded that the updated plan shows how the ground floor could be configured to include at-grade long-term bicycle parking, which would fulfill a Staff-recommended condition to address mobility needs.

## ANALYSIS

After review of the proposed revised ground floor plan, Staff recommend that the location of the ground floor bike parking be moved to another location on the ground floor, to ensure the activation of the ground floor adjacent to Thoroughfare 1. The Board may incorporate this change as condition of Site Plan Approval, or may request an amended ground floor plan that maintains the activation through the use of retail or ACE space along Thoroughfare 1.

Please see the comparison of ground floor plans on the following page.

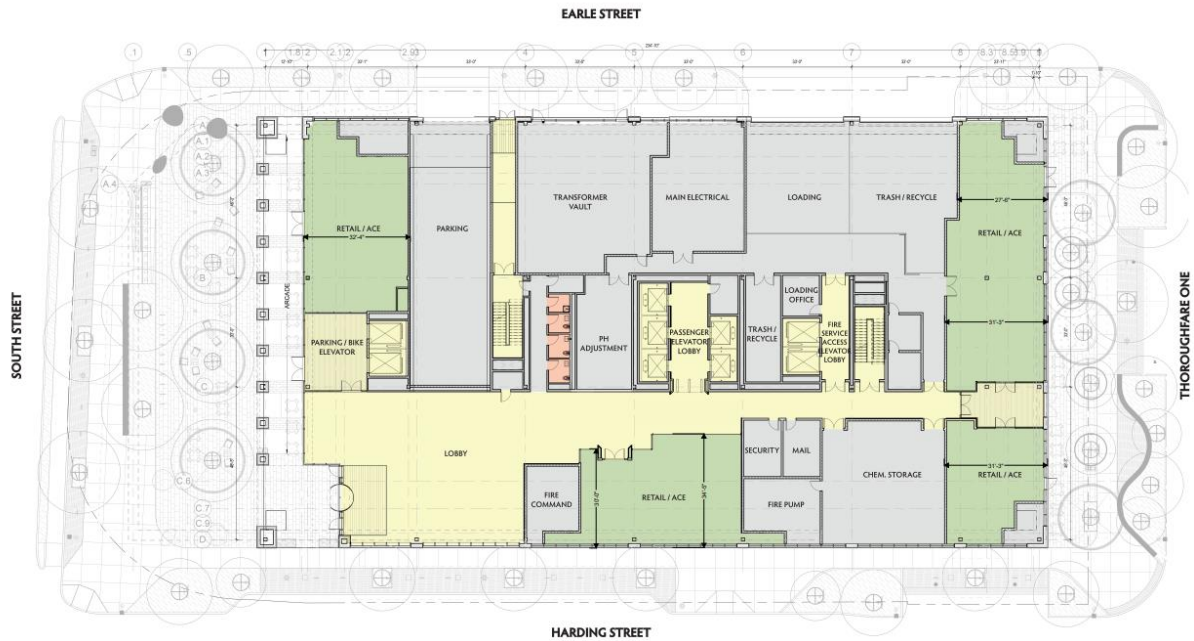


Figure 1: Original ground floor design as shown in the submitted Site Plan Approval plans.

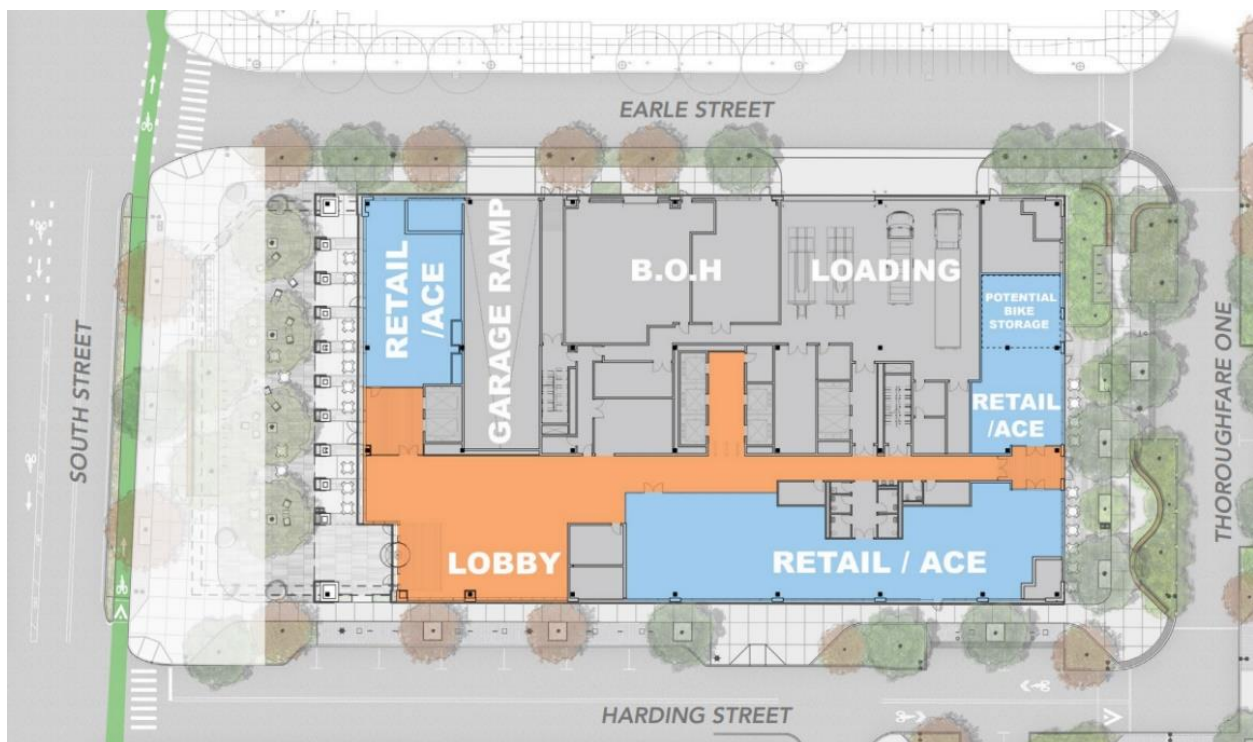


Figure 2: Revised ground floor design as presented at the October 27, 2022 Planning Board meeting.

If long-term bicycle parking is to be located on the ground floor, Staff recommends that the Applicant explore locating the bike room either adjacent to the bike elevator or along Harding Street. For option one, the Applicant could expand the space already dedicated for access to the below-grade bike parking to be designed to accommodate thirty (30) percent of the long-term parking. This option may involve sacrificing some of the ACE/retail space along the frontage area. Option two could include locating the bike room along Harding Street, either as part of the lobby space or reconfiguring the ACE/retail space in order to accommodate bike parking on the ground floor.

Staff would like to further point out that the condition relating to the location of the bike room, as recommend in the October 20, 2022 Memo has two options for achieving the intended goal. The condition reads as follow:

- At least thirty percent (30%) of the required long-term bicycle parking spaces must be provided at-grade or via a ramp with a slope of less than 5% or less than 8% with a landing every thirty (30) feet.

Staff would also support the option to incorporate a low-slope ramp down to the underground parking, if feasible. If this approach as taken, the ground floor configuration could remain as designed. If the Board does choose to incorporate the condition, Staff have made some modifications to the recommended condition language, outlined below.

## **PERMIT CONDITIONS**

Should the Board approve the required Site Plan Approval for the Commercial Shared Street Thoroughfare type, PPZ Staff recommend amending the following condition language:

### **Transportation Mitigation**

- At least thirty percent (30%) of the required long-term bicycle parking spaces must be provided at-grade or via a ramp with a slope of less than 5% or less than 8% with a landing every thirty (30) feet. **Final design must be reviewed and approved by relevant City Departments prior to applying for a Building Permit.**