



City of Somerville

PLANNING, PRESERVATION, & ZONING

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

July 7, 2022

DWCH Assembly Row, LLC
(successor by assignment to Brickyard at Assembly, LLC)
c/o DivcoWest, Mark Johnson
301 Howard Street, Suite 2100,
San Francisco, CA 94105

Dear Mark,
The Plan Revision (P&Z21-136) to your approved plans at 120-132 Middlesex Avenue, case number MPSP#2020-0003, has been deemed a *Major Amendment*, and as such requires additional Board Review.

While the program was envisioned to be a combination of lab/R&D and office, the legal notice for the approved Master Plan Special Permit specifies "an 18-story laboratory principle building with underground parking". The potential program change does not require additional permissions. However, as relief in the form of a Special Permit, was sought for the project to exceed the maximum building height requirement the change is not insignificant and will be noticeable to persons familiar with the original application. The massing is required to be 275' to the top of the structural roof and 299' to the top of the mechanical penthouse so an amendment to the Master Plan Special Permit is required.

As required by SZO §15.2.4, I find that the proposed changes do not meet the following criteria;

- a). Does not contravene the previously published public notice, any finding, or attached condition made by the review board for the original development review application;
- b). Does not detrimentally impact matters of substance identified in the meeting minutes of the original public meetings or public hearings;
- c). Features changes that are insignificant to the degree that persons familiar with the original application would not notice a substantial change in operational or built outcome.

Please apply for a Board Review via the application found at <https://www.somervillezoning.com/developmentreview/> and additional information about submittal requirements can be found at that location.

Sincerely,

Sarah Lewis, RA, LEED-AP, CNU-A
Director of Planning & Zoning

Cc: file
ISD
Grande Spaulding, LLC