



November 15, 2024

City of Somerville
93 Highland Avenue
Somerville, MA 02143

Re: 20-23 Cummings Street Draft Environmental Impact Report

City of Somerville,

On behalf of Greystar Development East, LLC (the "Proponent"), this notice is to inform you of the filing of the Draft Environmental Impact Report ("DEIR") for 20-23 Cummings Street (the "Project") located in the Assembly Square neighborhood of Somerville, Massachusetts. The Project includes the revitalization of an underutilized site through the construction of three buildings consisting of lab/office and hospitality uses as well as the creation of two inviting civic spaces.

The Project will be driven by these core principles:

- › **Civic and Open Space:** The Project creates approximately 28,800 square feet of public and sustainably designed civic spaces that will transform existing parking lots into vibrant destinations that will activate the Assembly Square neighborhood.
- › **Connectivity:** An enhanced street grid, bicycle lanes, and appropriately sized blocks will enhance walkability and improve accessibility to the neighborhood and transit connections.
- › **Sustainability:** Prioritized sustainability to optimize building performance, drive reductions in energy use, and address resiliency concerns in alignment with the City of Somerville goal to be carbon neutral by 2050.
- › **Employment & Job Creation:** The Project will create approximately 3,600-5,175 permanent on-site jobs relating to the office/lab, retail, and parking uses, and approximately 940 temporary construction jobs in a variety of trades.

The DEIR was filed with the Massachusetts Environmental Policy Act Office on November 15, 2024. The DEIR will be noticed in the Environmental Monitor on November 22, 2024, commencing the public review period. The public review period will last until December 23, 2024, with the DEIR Certificate is anticipated to be issued on December 30, 2024.

If you would like to receive any further information on the Project, the upcoming community meeting, or would like to be included in future community outreach, please contact me at mkarasik@vhb.com.

Sincerely,

Michael Karasik

Michael Karasik

Environmental Planner
VHB