

TO: Andrew Graminski, Office of Strategic Planning & Community Development
FROM: Greystar, VHB, MVVA, and Jacobs (collectively, the “Project Team”)
DATE: December 13, 2024
RE: **20-23 Cummings Street (the “Project”) – Response to Planning Board Comments from Meeting #1**

Thank you to Somerville Planning Board for your review and thoughtful responses to the 20-23 Cummings Street project.

The purpose of this memorandum is to provide responses to specific comments received on December 5, 2024, during the first Planning Board Hearing regarding the Project’s Master Plan Special Permit (“MPSP”) application.

SITE CONNECTIVITY

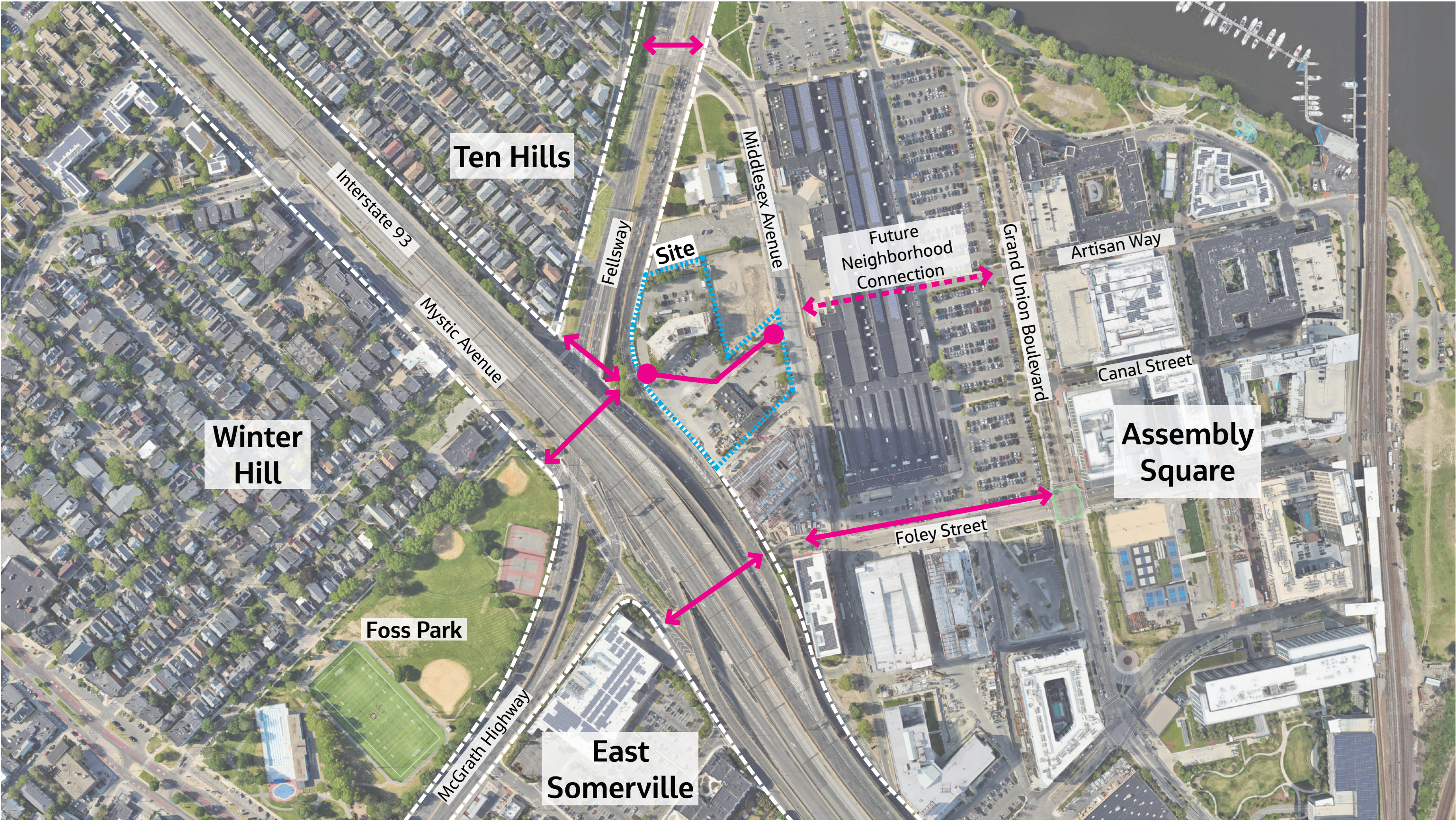
The Planning Board requested additional information on how residents access the site from Ten Hills and from Foss Park/Winter Hills under the I-93 underpass. Appendix 1 shows the current connectivity to site. As part of our economic development covenant, we plan to include \$100,000 dedicated to improving the pedestrian experience traveling to Assembly.

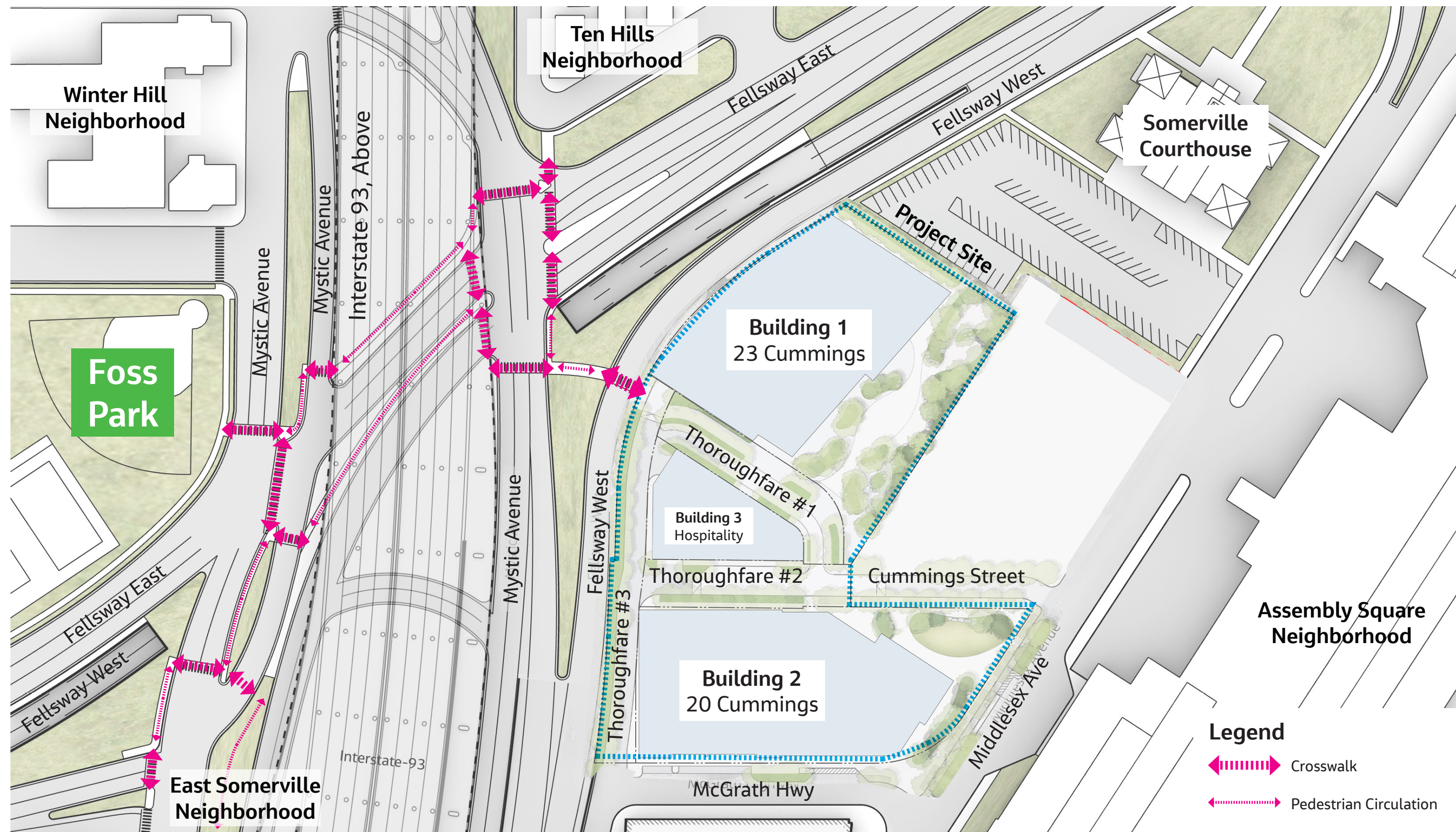
The Project Team also heard that there were concerns related to the I-93 underpass path of travel into the Assembly neighborhood. Understanding that the City is working with MassDOT to improve this connection, the Project is planning to include a \$250,000 payment to assist with this effort.

SHADOW STUDIES

As requested, the shadow studies are attached in Appendix B showing base height and requested height.

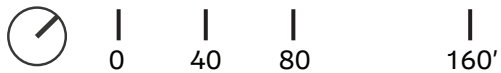
APPENDIX A: SITE CONNECTIVITY





Legend

- Crosswalk
- Pedestrian Circulation



APPENDIX B: SHADOW STUDIES

Figure B.1a | Existing + New Shadows - March 21, Vernal Equinox



BASE ZONING HEIGHT 125'

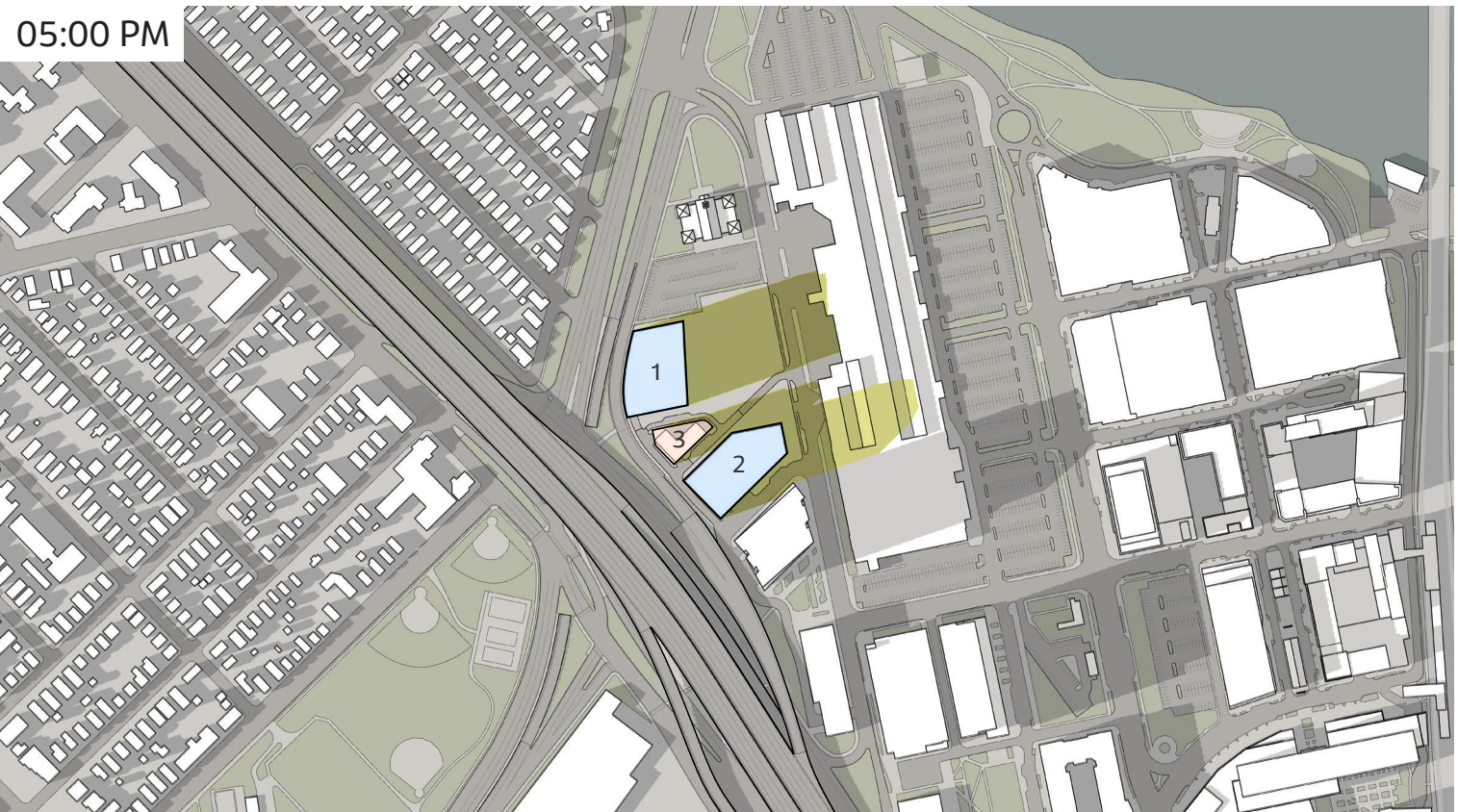
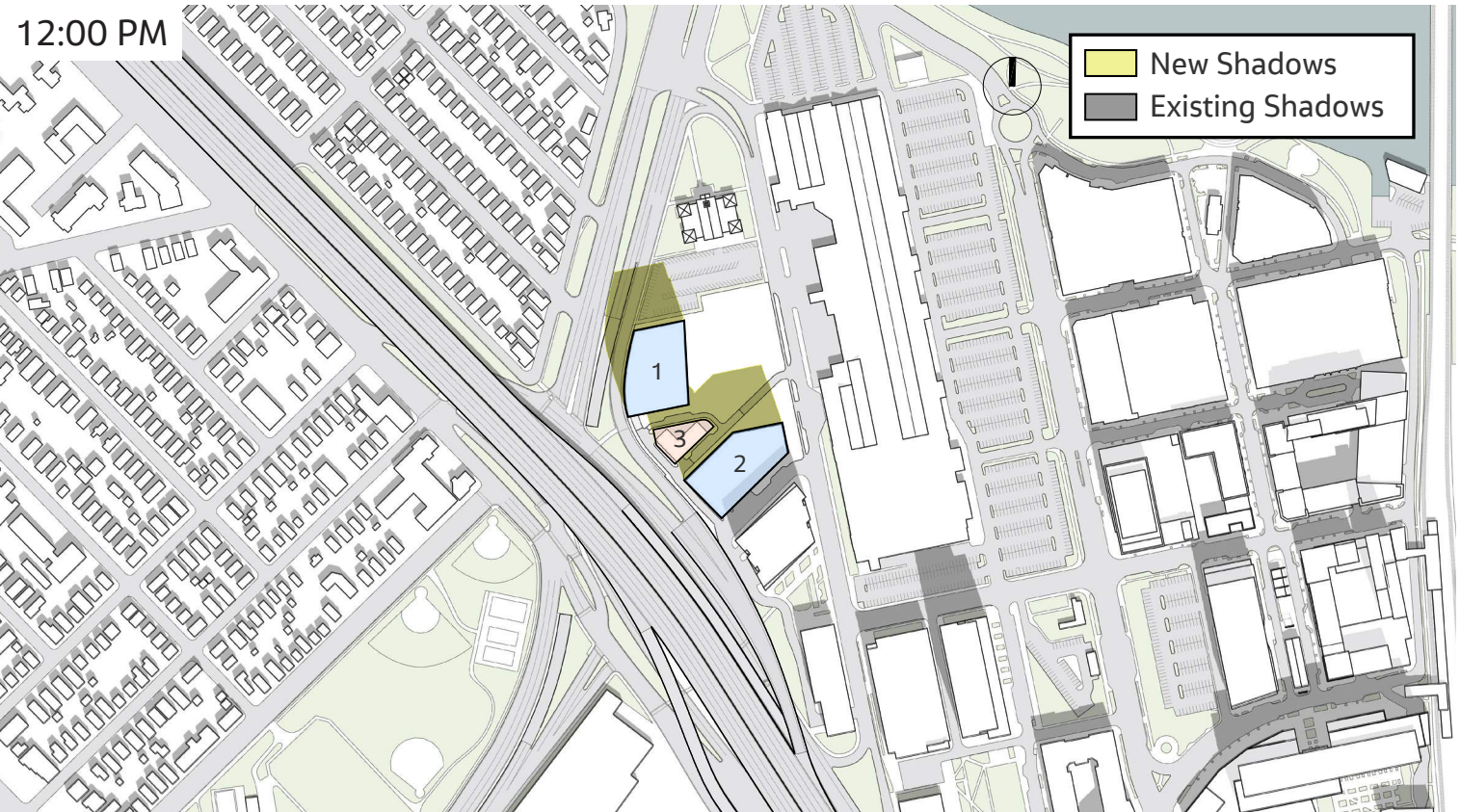
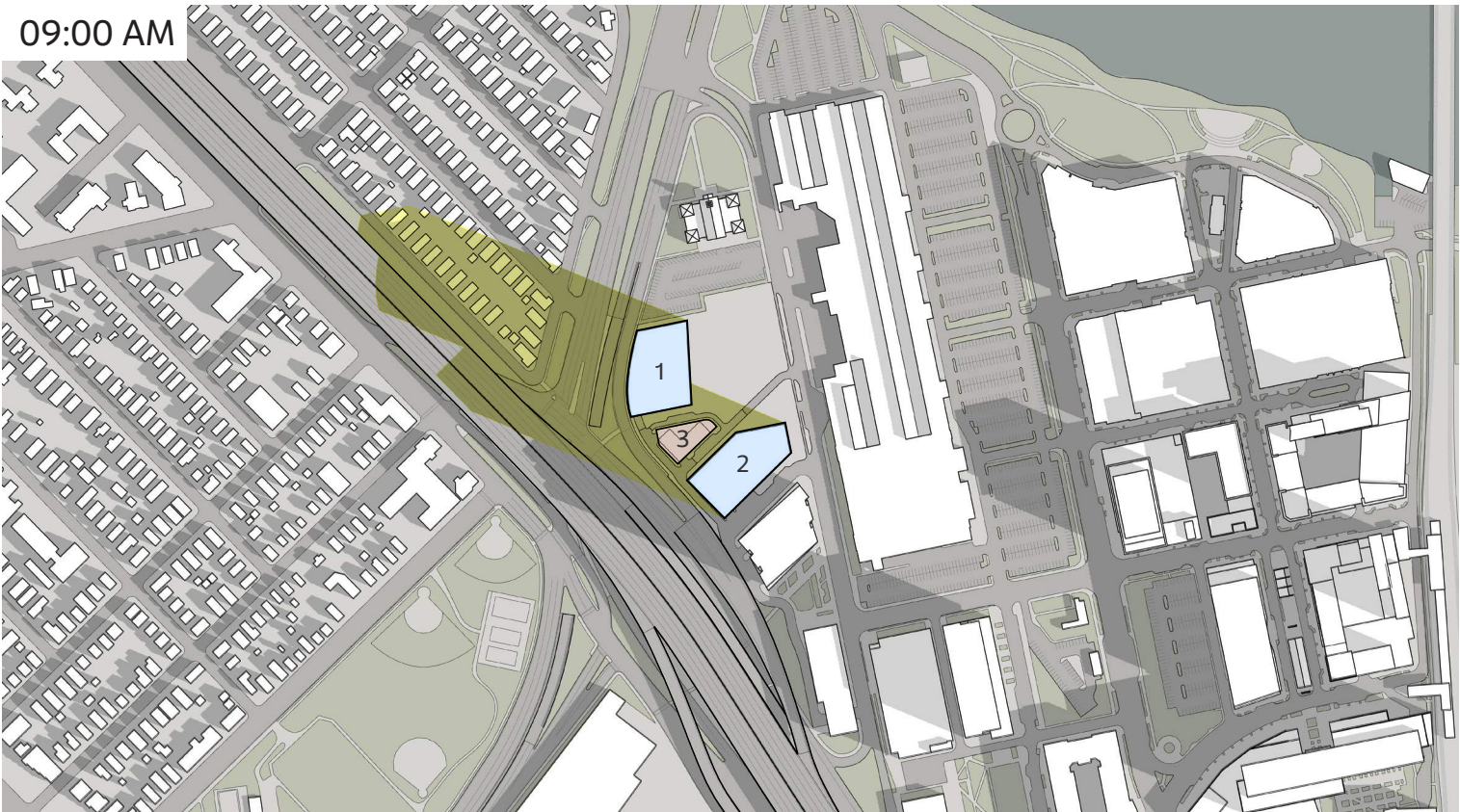


Figure B.1a | Existing + New Shadows - March 21, Vernal Equinox



REQUESTED HEIGHT 290'

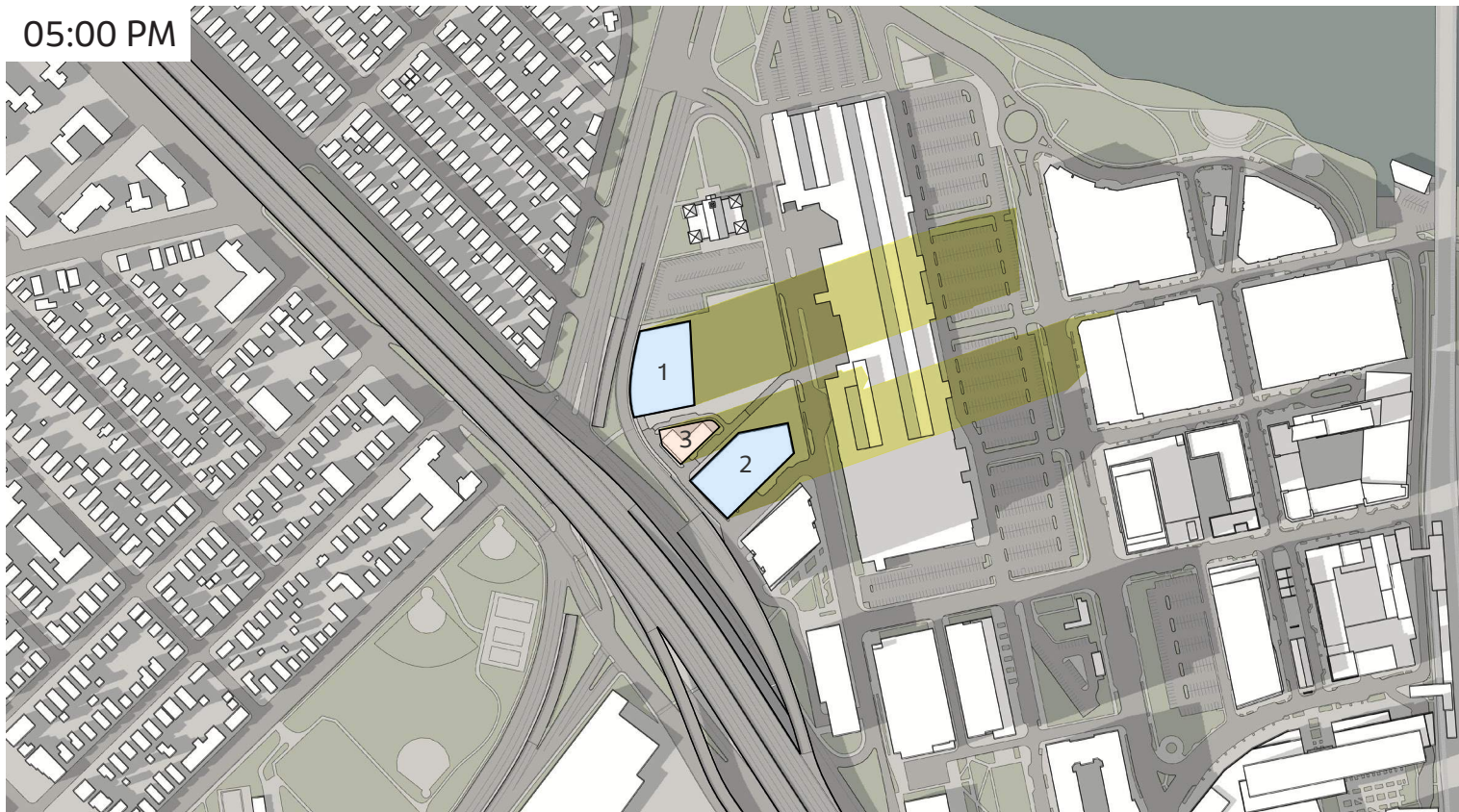
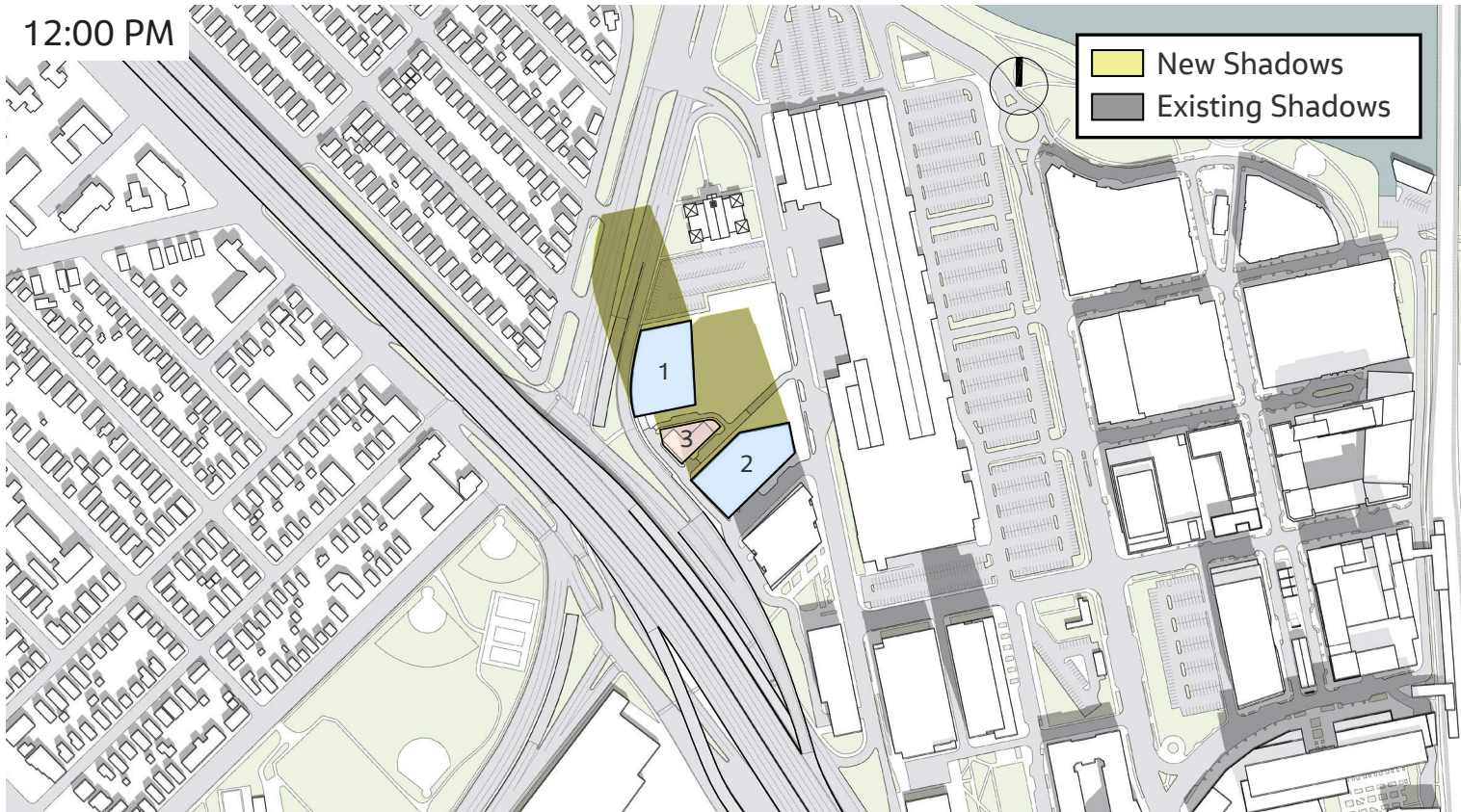


Figure B.2a | Existing + New Shadows - June 21, Summer Solstice

BASE ZONING HEIGHT 125'

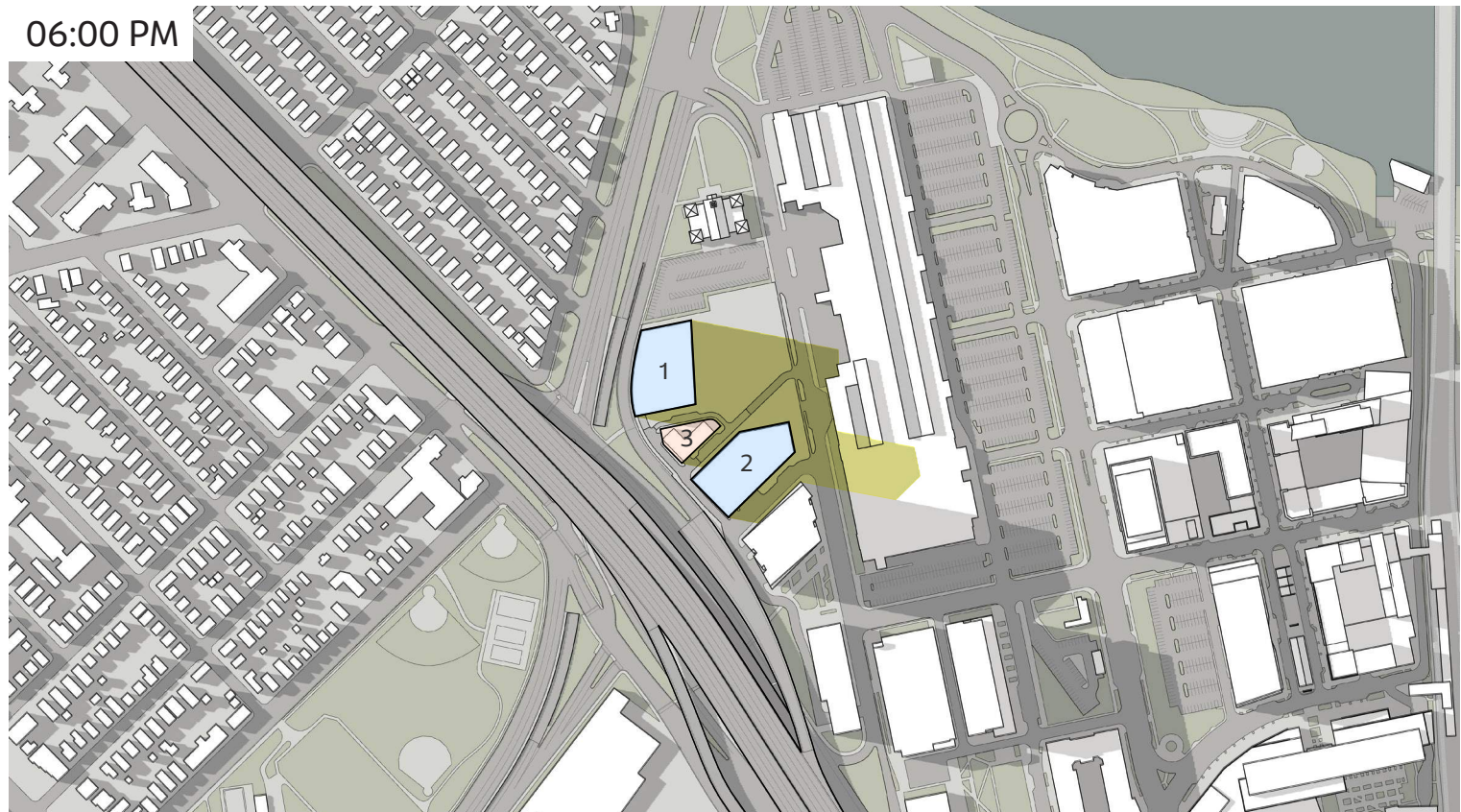
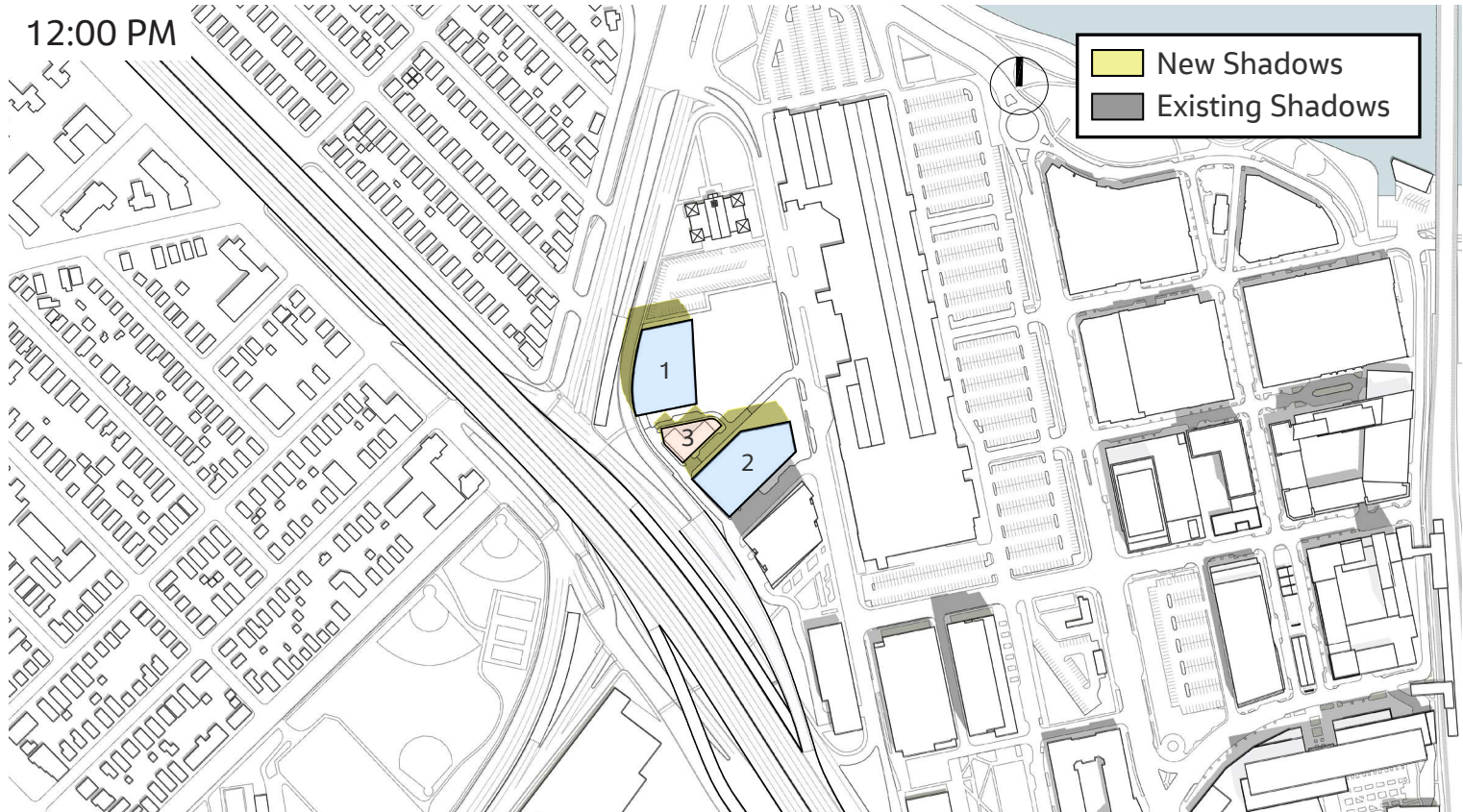


Figure B.2a | Existing + New Shadows - June 21, Summer Solstice



REQUESTED HEIGHT 290'

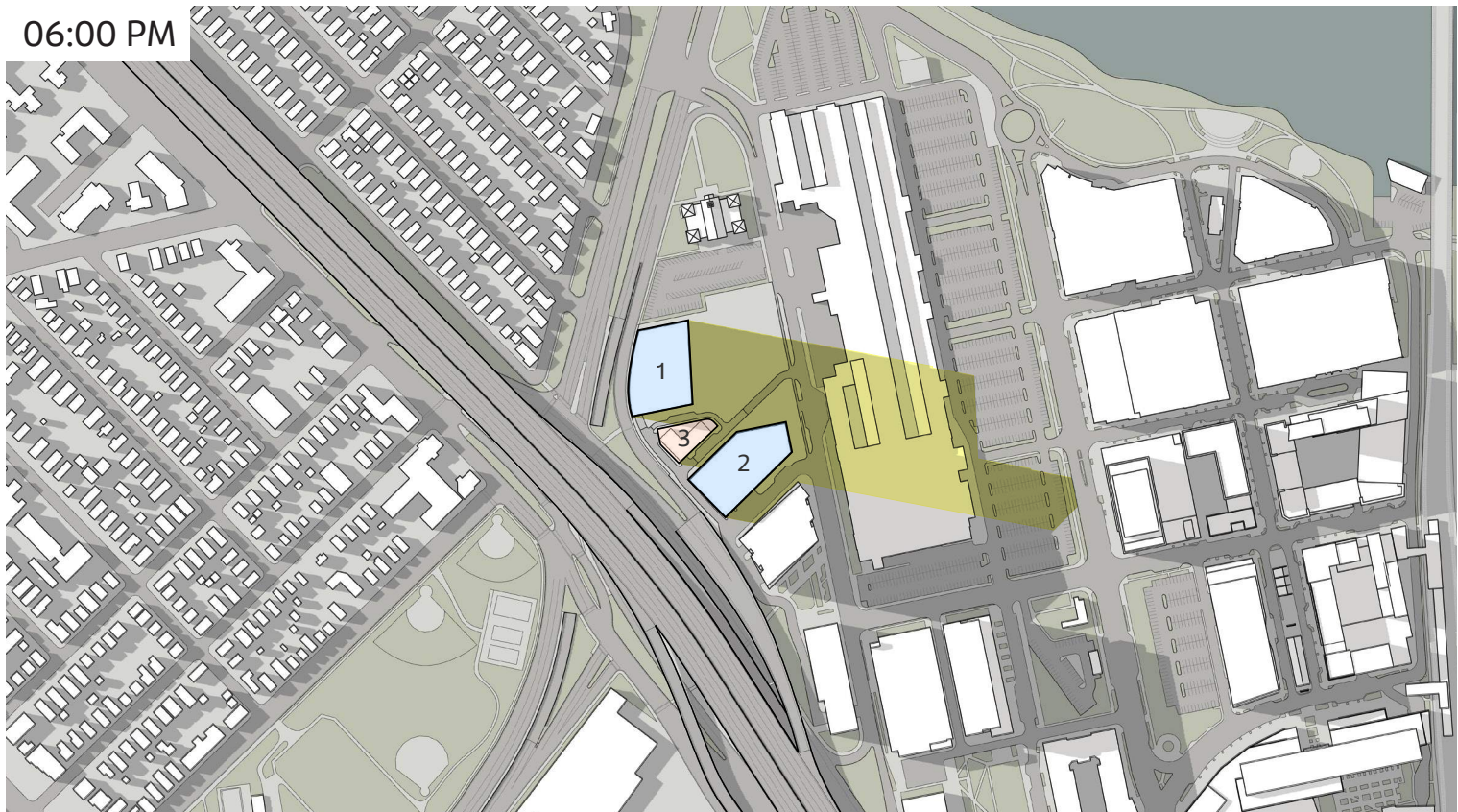
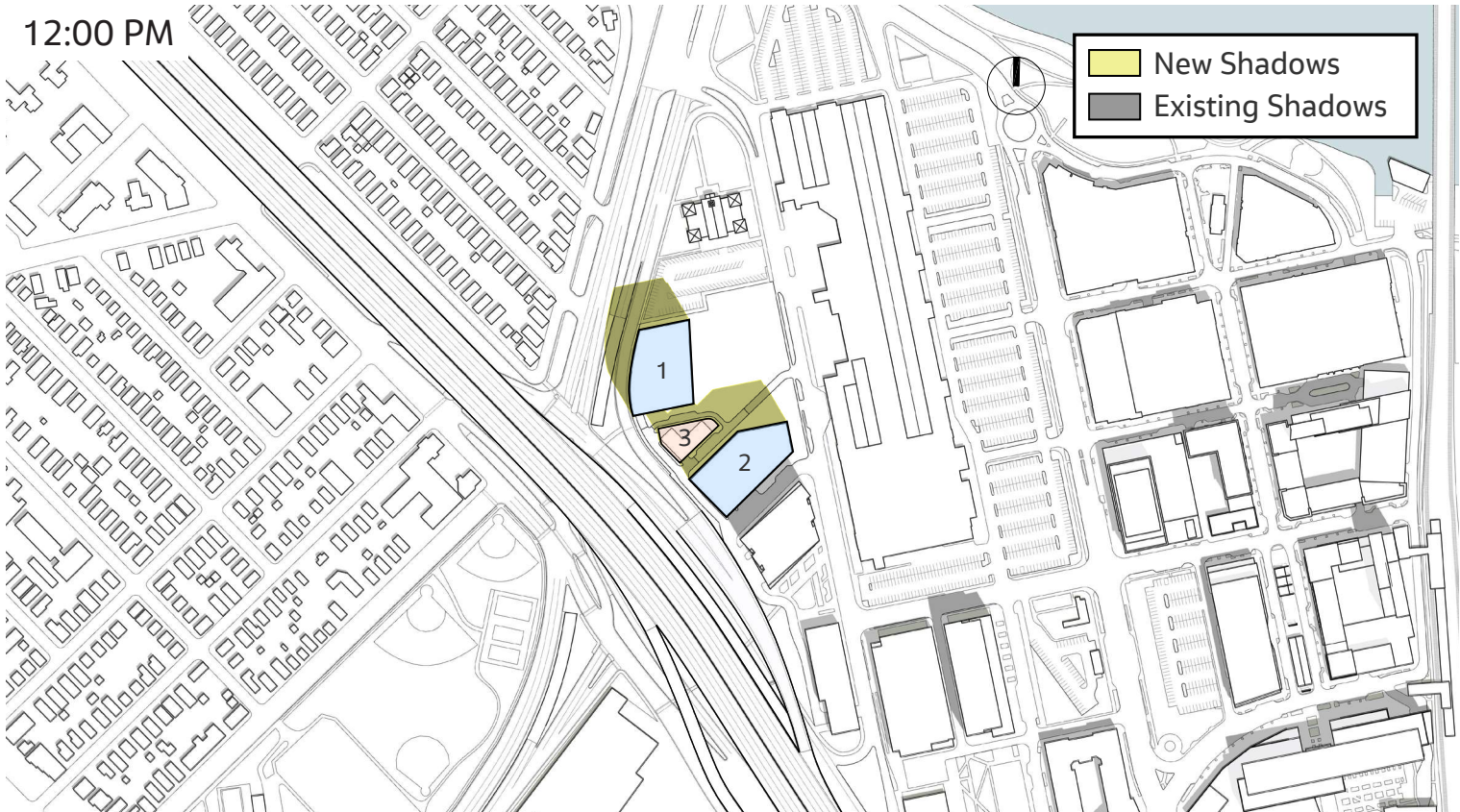


Figure B.3a | Existing + New Shadows - September 21, Autumnal Equinox

BASE ZONING HEIGHT 125'

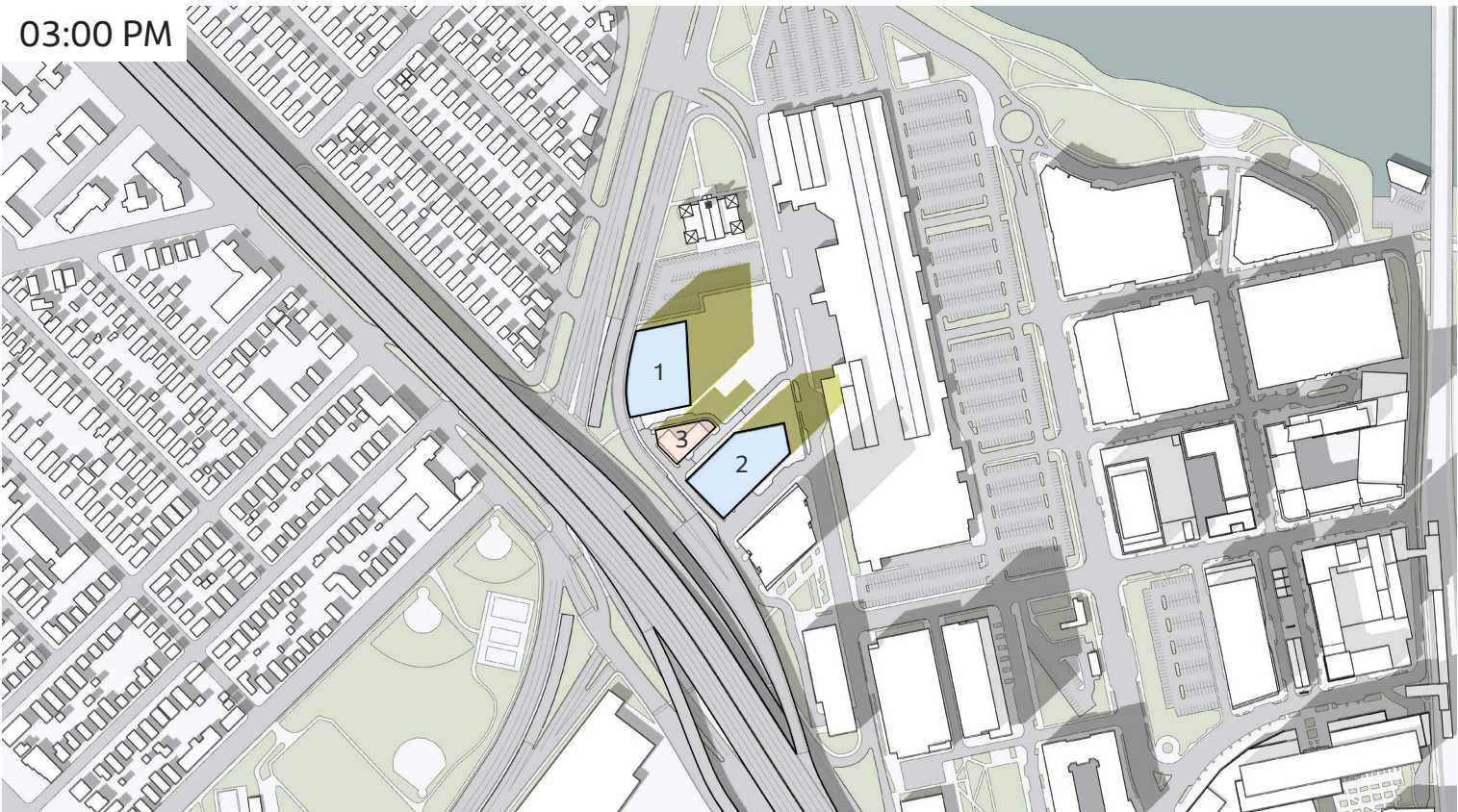
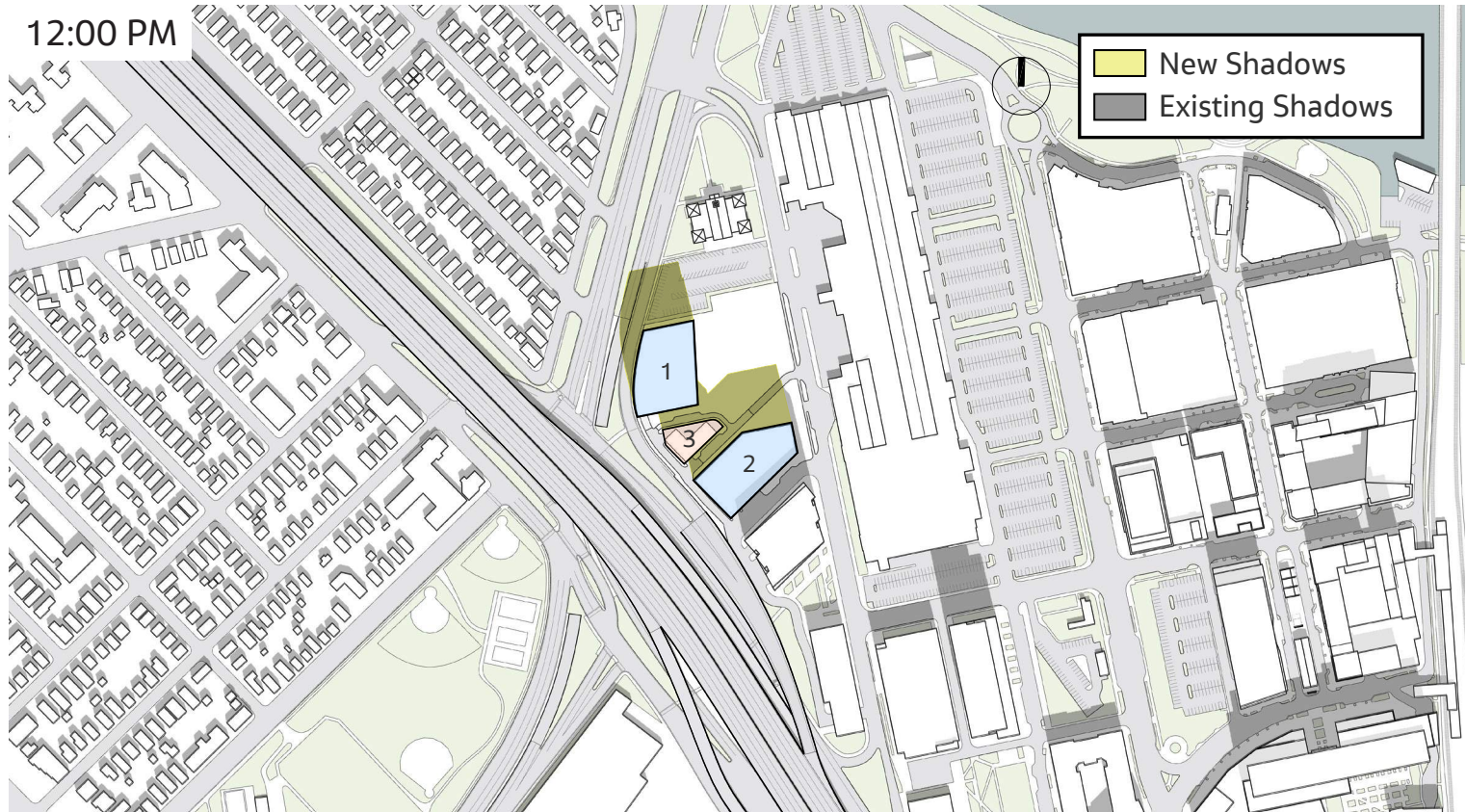


Figure B.3a | Existing + New Shadows - September 21, Autumnal Equinox

REQUESTED HEIGHT 290'

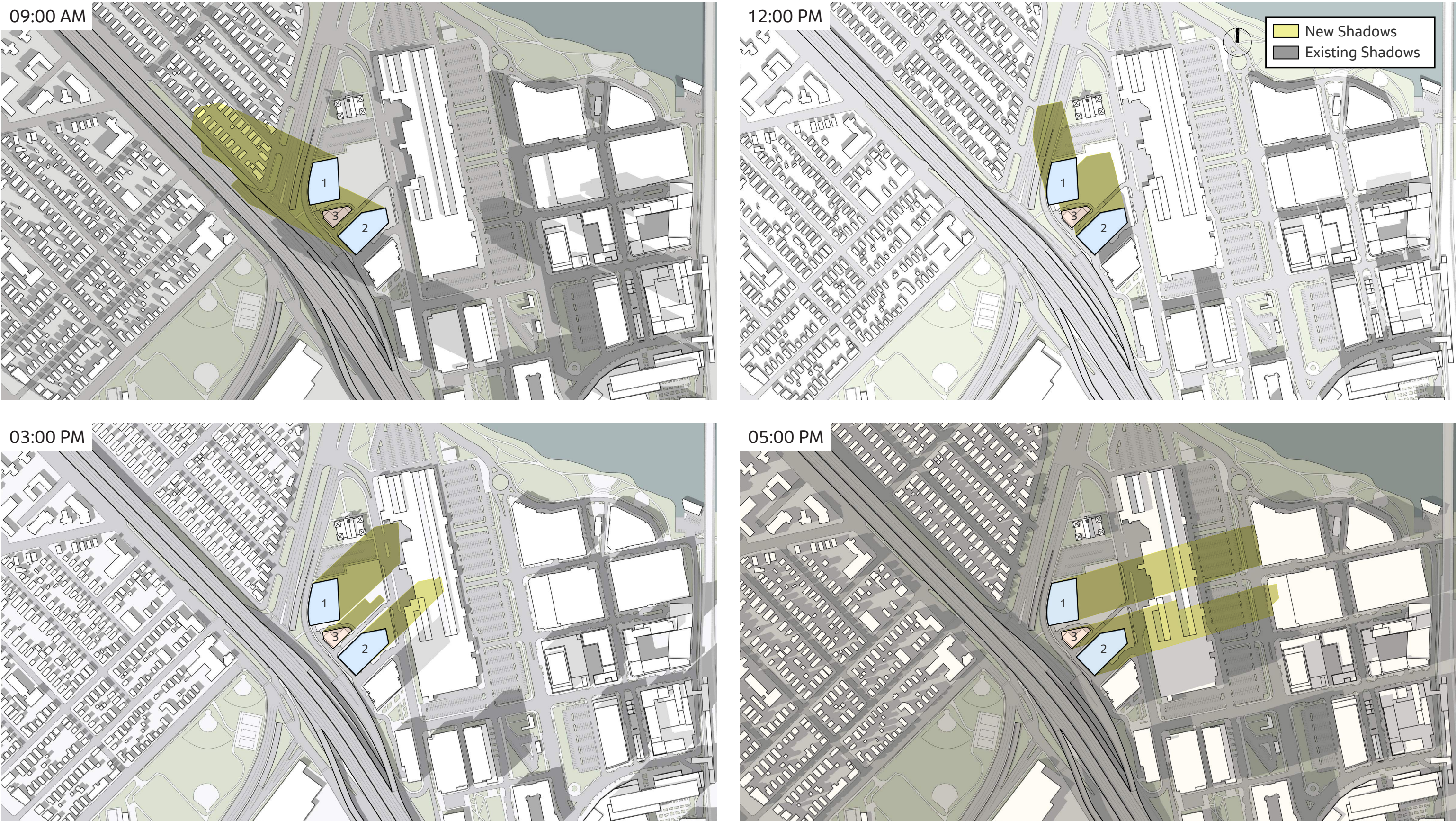


Figure B.4a | Existing + New Shadows - December 21, Winter Solstice

BASE ZONING HEIGHT 125'

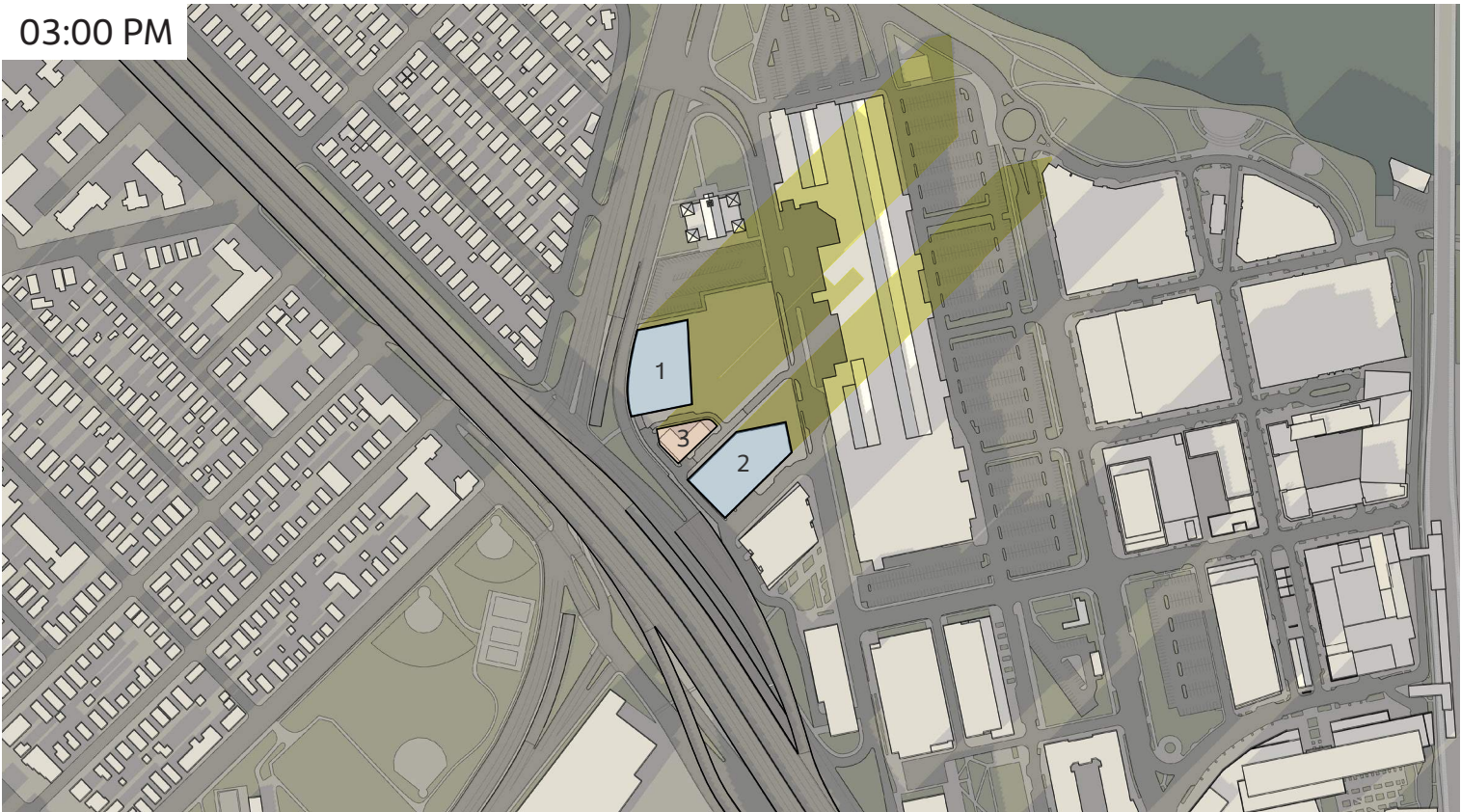
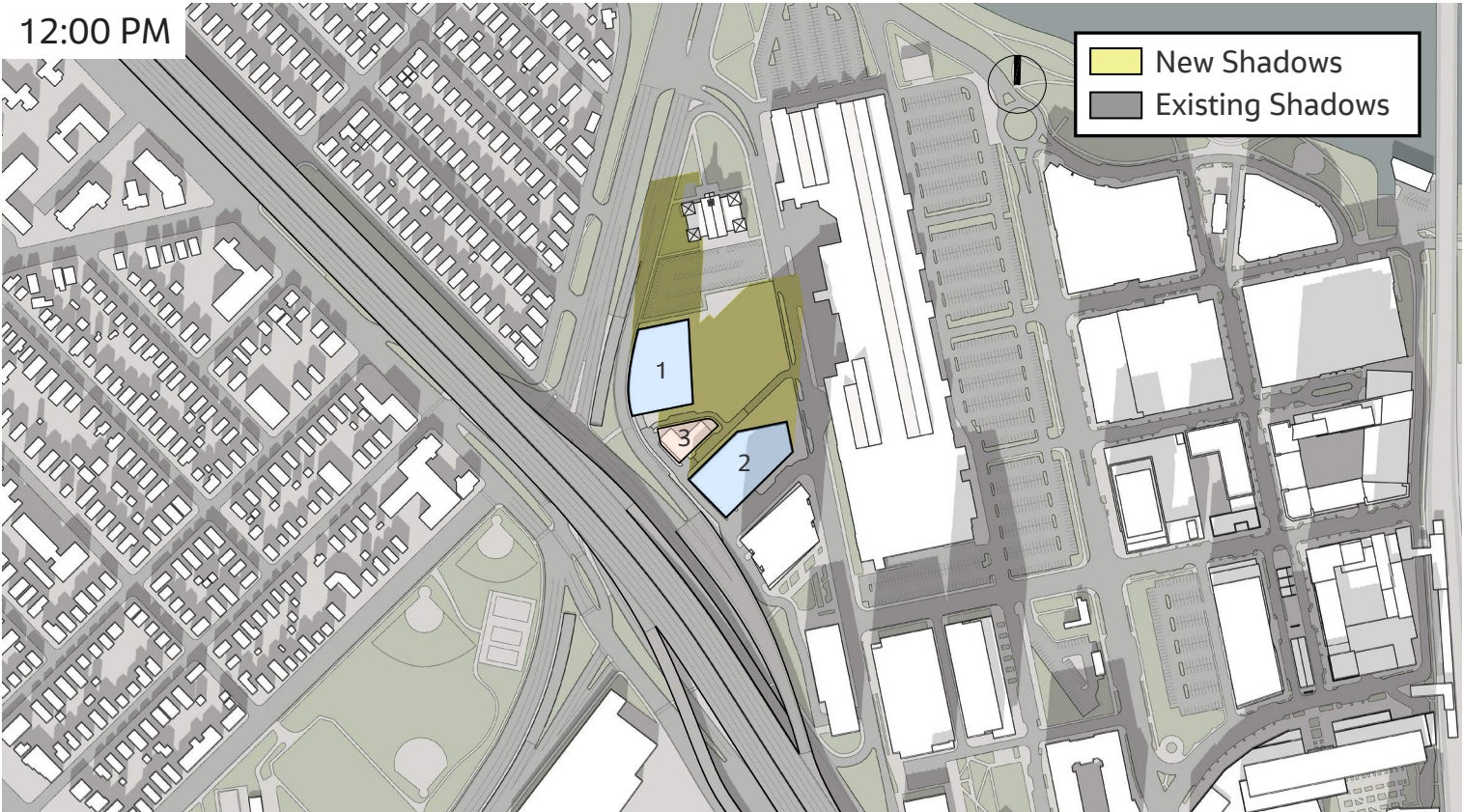
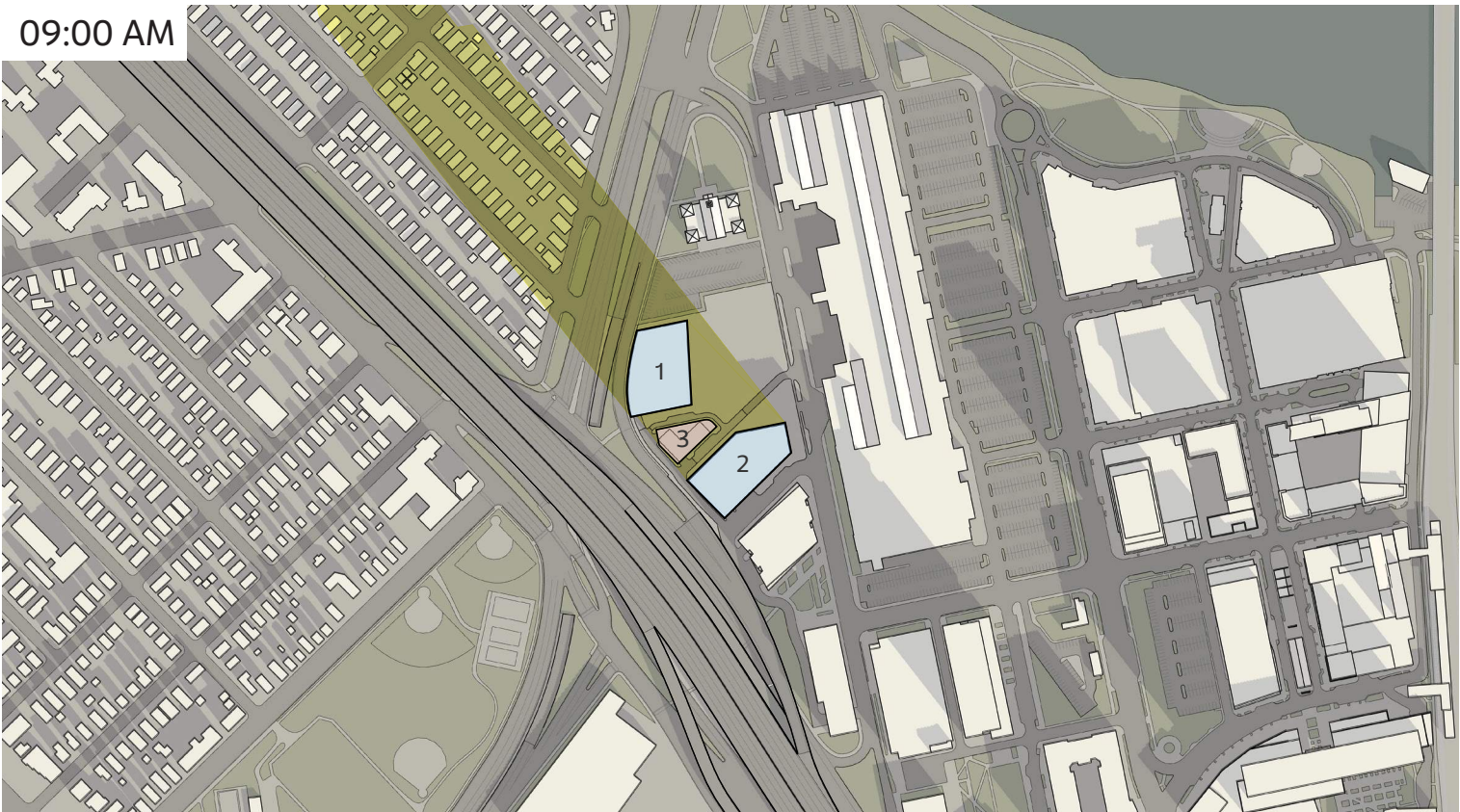


Figure B.4a | Existing + New Shadows - December 21, Winter Solstice



REQUESTED HEIGHT 290'

