

Neighborhood Meeting Report: P&Z 22-087 and P&Z 22-100**September 28, 2022****Agenda:**

- 5:30PM – 6:15PM Section 1: Site Plan Approval Neighborhood Meeting #1
(P&Z 22-087)
- Introduction
 - Project Overview
 - Discussion and Questions
- 6:15PM – 7:00PM Section 2: Master Plan Special Permit Amendment Neighborhood Meeting
(P&Z 22-100)
- Introduction
 - Project Overview
 - Discussion and Questions

Attendees:

Mark Johnson	-----	Divcowest (Developer) mjohnson@divcowest.com
Nicole LaBossiere	-----	Divcowest (Developer) nlabossiere@divcowest.com
Jordan Senerth	-----	Divcowest (Developer) jsenerth@divcowest.com
Jackson Hunter	-----	Divcowest (Developer) jhunter@divcowest.com
Matthew Pierce	-----	Perkins + Will (Architect) matthew.pierce@perkinswill.com
Jeff Kim	-----	Perkins + Will (Architect) jeff.kim@perkinswill.com
Noah Geupel	-----	Perkins + Will (Architect) noah.geupel@perkinswill.com
Paula Thompson	-----	Beals + Thomas (Permitting) pthompson@bealsandthomas.com
Darren Baird	-----	Goulston & Storrs (Legal) dbaird@goulstonstorrs.com
Yareni Sanchez	-----	Goulston & Storrs (Legal) ysanchez@goulstonstorrs.com
Anthony Galluccio	-----	Galluccio & Watson (Legal) anthony@gallucciowatsonlaw.com
Raisa Saniat	-----	City of Somerville (Planner) rsaniat@somervillema.gov
Matt McLaughlin	-----	DWCH (Ward 1 Councilor) mattforward1@gmail.com
Lynn McWhood	-----	(Guest)
Joe Tagliente	-----	(Guest)
Charles Spivey	-----	(Guest)
Stephen Mackey	-----	(Guest)
Wig Zamore	-----	(Guest)
Ellin	-----	(Guest)
Bill Shelton	-----	(Guest)
Christine Audet	-----	(Guest)
Michael Giardina	-----	(Guest)
Ryan Souls	-----	(Guest)
Matt McLaughlin	-----	(Guest)
Kyle Nottmeier	-----	(Guest)

Site Plan Approval Comments:**Comment 1**

Commenter: Bill Shelton

Comment: There may be others who challenge the use of open space.

In meeting Response (Mark Johnson): Divcowest has gone through the process of obtaining a variance from creating civic space in association with this parcel.

In meeting Response (Anthony Galluccio): A development covenant exists that stipulates a payment may be made in lieu of civic space.

Comment 2

Commenter: Bill Shelton

Comment: How confident is Divcowest on tenanting the building?

In meeting Response (Mark Johnson): Divcowest is confident that we will be able to fill the building. We are building in flexibility so it can house office, lab, or any combination thereof. Additionally, due to the proximity to the Assembly Square area, we feel that the investment will be durable even during an economic downturn.

Comment 3

Commenter: Wig Zamore

Comment: Regarding air pollution – focused on local primary air pollution. Please explore the use of continuous horizontal barriers both between the building and the highway, as well as between Middlesex Ave and Pedestrian and Bike traffic.

In meeting Response (Mark Johnson): Acknowledged.

Comment 4

Commenter: Wig Zamore

Comment: Regarding light diffusion – Please explore different ways to study/mitigate reflectivity of direct sunlight off the building surfaces. This can be achieved by implementing textured surfaces, or angled glass.

In meeting Response (Mark Johnson): Acknowledged.

Comment 5

Commenter: Wig Zamore

Comment: Regarding Transportation Noise – Please take into consideration noise mitigation from both the highway and Middlesex Ave.

In meeting Response (Mark Johnson): Acknowledged.

Comment 6

Commenter: Wig Zamore

Comment: Please contact Amber Christoffersen regarding the implementation of or connection to walking and bike paths. These paths can be a great way of ‘injecting health’ into the design of the project.

In meeting Response (Mark Johnson): Acknowledged.

Comment 7

Commenter: Wig

Comment: Regarding bike lane – Please flip the green strip and bike lane so that cyclists have a bit of protection from exhaust and vehicle doors.

**Note: This was an error in the description of the drawing and will simply require clarification that the green path shown on the rendering is actually the bike lane.

Comment 8

Commenter: Wig

Comment: Regarding the Assembly TMA (Transportation Management Association) – Please participate in this program.

In meeting Response (Mark Johnson): Acknowledged and agreed to participate.

Comment 9

Commenter: Raisa Saniat

Comment: Please develop a website accessible to the public for updates and information on the project. Also include this presentation.

In meeting Response (Mark Johnson): Acknowledged and agreed to create a website.