

Executive Summary

Street Retail, LLC (successor in interest to SRI Assembly Row B9, LLC), on behalf of Federal Realty OP LP (formerly known as Federal Realty Investment Trust), (the "Proponent"), in partnership with the City of Somerville (the "City"), is working to transform the area known as Assembly Square into a thriving and integral part of the City.

The Proponent is pleased to now apply to the Planning Board for a Special Permit with Site Plan Approval (SPSR-A) of the proposed residential Block 9 building (the "Project") described within the Planned Unit Development (PUD) Preliminary Master Plan (PMP), Assembly Square, Somerville, MA which was approved by the Planning Board on December 14, 2006 as PB#2006-59, which was subsequently amended (as amended, collectively, the "PUD-PMP"). Pursuant to Section 7.4.3.c of the Zoning Ordinance, adopted in December 2019 for the City (the "Current SZO"), the Project is and will remain governed by the provisions of the previous Somerville Zoning Ordinance as in effect on August 1, 2019 (the "Former SZO") (unless specified herein, all references the Somerville Zoning Ordinance refer to the Former SZO). As the larger Assembly Row development is subject to the approved PUD-PMP, the Project is being developed in accordance with the entirety of the Former SZO, including among other provisions, Section 5.2 (Special Permits with Site Plan Review ("SPSR-A")), Section 6.4 (Assembly Square Mixed-Use District ("ASMD")) and Article 16 (Planned Unit Developments).

Article 16: Planned Unit Development (PUD), Section 16.8.3 of the Former SZO provides applications for Final Level Approval of a phase of a PUD PMP be submitted as an application for SPSR-A. The provisions for the application include requirements from Section 5.2.3 of Article 5: Special Permits, Special Permits with Site Plan Review, Site Plan Approval and Variances and Sections 6.47 and 6.48 of Article 6: Establishment of Zoning Districts.

The Project will be built on a parcel of approximately 62,481 square feet (SF) of land in the Assembly Row area of Somerville, Massachusetts, bordered by Foley Street to the North, Grand Union Boulevard to the East, Auto Workers Way to the South, and Harold Cohen Way to the West (the "Site"). The Project consists of the construction of an approximately 383,247 gross square feet (GSF) building on Block 9 providing 318 residential units, 20% of which will be affordable. The Project also includes ground floor retail and daycare, 149 structured parking spaces, and 150 bicycle parking spaces within the proposed residential building.

The Site is currently being used as a temporary surface parking lot servicing Assembly Row. The Site used to contain a marketing trailer to support the leasing operations of the neighboring Assembly Innovation Park development. The temporary trailer has since been removed from the Site. No structures are currently located on the Site.

The Proponent is now submitting the applicable City of Somerville applications for a new SPSR-A under the Former SZO. This application is focused on the mixed-use development, streetscape elements, and structured parking component of the proposed Project.

The Project marks the next milestone in the development and rebirth of the Assembly Square area into a vibrant transit-oriented waterfront district along the enhanced Mystic River. The Project helps to advance a broadly recognized Long Term Vision for the entire Assembly Square District, which prioritizes commercial office and R&D development; continues a walkable, mixed-use development pattern; improves connections to the surrounding districts and incorporates significant open space.

The key goals of the Long-Term Vision are:

- **Prioritizing commercial office and R&D development to optimize the tax base and job opportunities in Somerville** – the long-term vision anticipates that, overall, the district can accommodate up to 5,000,000 square feet of office space (including the 2,800,000 square feet of office/R&D included in the approved PUD master plan).
- **Creating a transit-oriented, mixed-use development** – in addition to the commercial office component, the future development of the district is envisioned to accommodate up to 1,400,000 square feet of retail (including the 645,000 square feet of retail, restaurant and theater uses in the approved PUD master plan); 3,000,000 square feet of residential and 1,000,000 square feet of flex space, which could accommodate some combination of office, R&D, hospitality and civic uses. All of these uses are served by the Assembly MBTA Orange Line station.
- **A pedestrian-oriented urban design with improved connections to the surrounding districts and incorporating significant open space amenities** – the vision combines an expanded riverfront park on the Mystic River, improved access to Draw 7 Park, smaller pocket parks, green roofs and system-wide trails.

The Project advances the goal of creating revenue-generating uses within the district by creating space for ground floor retail and restaurant uses. Development of Block 9 mixed-use space was previously anticipated and does not preclude commercial office and R&D development from occurring on nearby blocks within the district. The Project continues a synergy of mixed-use development that will help to support the Assembly MBTA Orange Line Station and create a vibrant waterfront urban environment. As illustrated in the PUD-PMP and this application, the urban design

and layout of Block 9 will help to create a lively new streetscape and attract visitors to the Assembly Square District to shop and recreate. The ample space dedicated for pedestrians around the building, the pedestrian-scale building design, multiple entries into the ground floor uses and building elevation treatment further enhance the pedestrian-oriented vision previously anticipated for the district. The Project is another important step to achieving the long-term goals and visions of the City, the state, and the community for this area.