



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
KATJANA BALLANTYNE
MAYOR

THOMAS F. GALLIGANI, JR.
EXECUTIVE DIRECTOR

November 25, 2024

Sarah Forde Rogers
Senior Director, Development
Federal Realty
455 Grand Union Blvd Suite 600
Somerville MA 02145

Dear Ms. Rogers,

This letter is the Final Decision of the Director of Mobility for the Mobility Management Plan ('MMP') submitted by Development Federal Realty (the 'Applicant') for 375 Harold Cohen Way (Block 9). The decision is an **Approval with Conditions**. This letter details the conditions necessary for the successful implementation of your plan.

Background & Applicability

The Applicant proposes to construct 370,000 gross square foot (sf) mixed use development on 1.43 acres of land located in the Assembly Square Mixed Use (ASMD) zoning district. The proposed eight story building will include approximately 318 residential units comprising a mix of studio, one bedroom, and two-bedroom units. These will be located within floors three through eight of the building. The ground floor of the building also will feature approximately 12,914 square feet (sf) of retail/commercial uses. The development proposes 151 parking spaces and 151 secure long term bicycle parking spaces.

The project, as part of a Planned Unit Development (PUD) Preliminary Master Plan approved prior to the current zoning ordinance, may be developed in accordance with the provisions of the Somerville Zoning Ordinance in effect as of August 1, 2019 (the "Former SZO"). Per section 6.4.11 of the Former SZO a TDM plan is required for a Special Permit with Site Plan Review ("SPSR-A") under an existing PUD in the Assembly Square Mixed-Use District. The current Mobility Management Plan submittal guidelines maintained by the City's Mobility Division represent the required scope and procedures for a TDM plan that meets this requirement.

The purpose of a MMP for master planned development is to ensure that proponents are fully aware of the mobility management responsibilities of future property owners and tenants and that advanced



notice is provided to future property owners, tenants, parking facility operators, and property management firms of the operational expectations necessary for successful plan implementation.

Due to the size of the ground floor retail/restaurant spaces, the future tenants of these spaces may not meet the fifty (50) employee threshold to trigger individual MMP requirements – making the property owner primarily responsible for implementation of the required mobility management programs and services. Annual reporting will be necessary to verify the cumulative employee count each year and implementation of programs & services required of the property owner and/or retail/restaurant tenants should this threshold be exceeded.

Plan Commitments

The Applicant has made the following commitments in relation to the mode share requirements for all mobility management plans:

- To make reasonable efforts to control the percentage of trips made by automobile at fifty percent (50%) or less and to implement additional mobility management programs and services if annual monitoring and reporting identifies a shortfall in meeting this goal.

The Applicant has made the following commitments in relation to the programs and services *required for buildings with fifty thousand (50,000) square feet or more of commercial space and for multi-tenant buildings where the tenants, in combination, have fifty (50) or more employees*:

- To provide an on-site transportation coordinator.
- To post and distribute mobility management information.
- To host an annual mobility management education meeting for tenants and their employees.
- To un-bundle the rental or lease of parking spaces.
- To offer preferential carpool and vanpool parking.

The Applicant has committed to require in all commercial lease agreements for all future tenants:

- Qualified transportation fringe benefits for employees.
- A guaranteed ride home program for employees.

The Applicant has committed to require in all commercial lease agreements for all future tenants with 50 or more employees:

- To provide an on-site transportation coordinator.
- To post and distribute mobility management information.
- To host an annual mobility management education meeting for tenants and their employees.
- Qualified transportation fringe benefits for employees.
- A guaranteed ride home program for employees

Additionally, all tenants with 50 or more employees must submit their own Mobility Management Plan and provide for their employees all programs and services required by the Somerville Zoning Ordinance of employers with 50 or more employees.

The Applicant has made the following commitments in relation to the programs and services required for property owners of commercial parking facilities:

- To provide preferential parking locations for carpool/vanpool.
- To post mobility management information.

Additional Programs and Services Proposed by Applicant

In addition to the above, the Applicant has committed to the following additional programs & services:

- To become a member of Assembly Connect, Assembly Square's Transportation Management Association, for this individual building. The Proponent already is an active Assembly Connect member for the overall Assembly Row development.
- For tenants to include employer based TDM measures to include the following programs:
 - Ride matching services and transit information provided by the on-site TDM coordinator
 - Tenants will subsidize MBTA transit passes by 90-percent of the pass cost, up to the federal maximum Qualified Transportation Fringe benefits per current U.S. Internal Revenue Service Code. A copy of the lease agreement language specifying this will be provided to the Mobility Division Director for review prior to the issuance of the tenant's build-out Certificate of Occupancy
 - In tenants' lease agreements the Proponent will make best efforts to require that tenants enroll in the BlueBikes Bike Share Corporate Partner Program and subsidize annual BlueBikes memberships at the Gold subsidy level; and
 - Offer direct deposit to employees.
- At least 10% of the total parking spaces within the garage will be equipped with Level 2 Chargers (or then current technology) when the garage opens for occupancy.
- An additional 40% of the garage spaces will be EV Ready spaces. This will include identifying future conduit paths through the garage to each EV-ready space with the future location of Level 2 EV chargers being shown. Documentation also will be provided demonstrating transformer capacity (or the ability for that to be provided when needed) and adequate space within the electrical panel.
- To help promote biking, a bicycle repair facility will be provided within one of the proposed bike rooms.

Mobility Division Comments & Approval Conditions

The following conditions represent many of the standard conditions the City applies to commercial developments as important TDM measures, as well as some that are specific to the uses proposed by the Applicant. These conditions will further help to reduce SOV travel, and motor vehicle trips generated by the project, and help the City reach its mode shift, transportation safety, and climate goals outlined in SomerVision 2040, Vision Zero, and Somerville Climate Forward.

- **CONDITION #1:** *The Applicant's initial vehicle mode share commitment will be 30% so that it is consistent with the existing commuting characteristics in Census Tract 3501.06. The Applicant will implement additional mobility management programs and services if annual monitoring and reporting identifies a shortfall in meeting this goal.*
- **CONDITION #2:** *In order to meet the City's SomerVision 2040 goals, the Applicant shall make reasonable efforts to control the percentage of trips made by automobile at 25% or fewer by*

2040. The Applicant will implement additional mobility management programs and services if annual monitoring and reporting identifies a shortfall in meeting this goal.

- **CONDITION #3:** *In any lease agreement with all future residents, the Applicant shall unbundle the sale or lease of parking spaces by charging residents separately for the use of such spaces. Standard lease agreement language and/or standard for-sale agreement language for unbundled parking must be approved by the Director prior to the issuance of any Certificate of Occupancy. To verify ongoing conformance, the property owner must provide either a copy of executed lease agreements, executed for-sale agreements, or an affidavit signed by the property owner and tenant(s) verifying that this language was included and agreed to in the lease, for-sale, or other agreement.*
- **CONDITION #4:** *The Applicant will charge no less than the demonstrated market rate for all parking spaces for a similar time period within a reasonable market radius. This condition does not apply to car share vehicle parking spaces. Standard lease agreement language and/or standard for-sale agreement language for market rate parking must be approved by the Director prior to the issuance of any Certificate of Occupancy. To verify ongoing conformance, the property owner must provide either a copy of executed lease agreements, executed for-sale agreements, or an affidavit signed by the property owner and tenant(s) verifying that this language was included and agreed to in the lease, for-sale, or other agreement.*
- **CONDITION #5:** *Prior to the sale or lease of any portion of the property, the Applicant shall notify all buyers, grantees, lessees, renters, or tenants that dwelling units are ineligible to participate in the Somerville Residential Permit Parking program unless they qualify for a waiver. The Applicant shall also advertise all dwelling units as ineligible to participate in the Somerville Residential Permit Parking. The Applicant shall submit details to the Director of Mobility and the Director of Parking on how this notification and advertisement will take place prior to the advertisement, sale, or lease of any portion of the property and prior to any Certificate of Occupancy. This information shall also be posted on the project website and in related media and marketing materials as appropriate.*
- **CONDITION #6:** *Posted and distributed mobility management information must be reviewed and approved by the Director of Mobility prior to the issuance of any Certificate of Occupancy for the building. In addition to local transit maps and schedules, mobility management information must include the locations of nearby car-sharing stations, BlueBikes stations, and the availability of carpool/vanpool opportunities. After approval by the Director of Mobility and prior to the issuance of any Certificate of Occupancy for the building, mobility management information must be posted in building lobbies, on the project website, and on related media.*
- **CONDITION #7:** *Mobility management information must also be provided to residents when they move in. Yearly emails or newsletters with this information must also be sent to residents, with additional emails sent if there are notable changes to public transportation schedules, bicycle/pedestrian infrastructure, or the availability of ride-share, car-share, or bike-share services in the area.*

- **CONDITION #8:** *At least 2 vehicle parking spaces must be made available for car share vehicles at no cost to a car share service provider. If a car share provider chooses to operate, such spaces must be signed, designated, and reserved accordingly. Notification of available spaces to car share service providers must be documented prior to the issuance of any Certificate of Occupancy and in annual reporting. Applicant may choose instead to provide their own vehicles and reservation system for on-site car sharing spaces.*
- **CONDITION #9:** *At least 15% of the vehicle parking spaces, rounded to the nearest whole number, must be equipped with Level 2 Chargers when the garage opens for occupancy. An additional 35% of garage vehicle parking spaces must be EV Ready spaces. EV Ready spaces must be equipped with Level 2 chargers (or then current technology) as demand warrants. Documentation of EV readiness must be submitted to the Mobility Division prior to the issuance of any building permit for the site, including provisions for raceway to each parking space, adequate space in the electrical panel, and space for additional transformer capacity to accommodate the future installations.*
- **CONDITION #10:** *On-site real time transit information is required, consisting of connected two (2) TransitScreen displays (or equivalent service). One (1) shall be located inside the residential building lobby or common area near the principal entrance. One (1) shall be located inside the retail space or incorporated into the building facade, so that it is facing and visible to the adjacent public sidewalk on Grand Union Boulevard. Details on the locations of all real time transit information screens will be submitted to the Director for approval prior to the issuance of a building permit for any portion of the Project.*
- **CONDITION #11:** *The Applicant will provide a stored value MBTA Charlie Card, with the value of a combined bus/subway pass (currently set at \$90 but subject to MBTA fare increases) to each new household during the first month of initial occupancy of a new household. One Charlie Card per household is required. This requirement renews each time a new household moves in to incentivize new households to use public transportation.*
- **CONDITION #12:** *The Applicant will provide a one-month BlueBikes bike share membership (currently set at \$30.50 but subject to bike share fare increases) to each new household during the first month of initial occupancy of a new household. One bike share membership per household is required. This requirement renews each time a new household moves in to incentivize new households to use the bike share system.*
- **CONDITION #13:** *The property owner must have a signed contractual agreement become a dues-paying member of Assembly Connect TMA. Proof of membership must be submitted to the Director prior to the issuance of the any Certificate of Occupancy for the site.*

Monitoring and Reporting

The property owner has committed to Annual Reporting to track, assess, and report on the implementation of the Mobility Management program as required by the Director's submittal requirements, which include:

- Annual travel surveys of employees of participating non-residential tenants.

- Annual reporting of parking utilization and operations for any Commercial Service Vehicular Parking facility
- Annual reporting of bicycle parking utilization
- Biennial (every other year) counts of automobile trips entering & exiting the parking facility.
- Status update of Mobility Management program & service implementation.

All monitoring must be conducted at the same time each year, as determined by the Certificate of Occupancy for each building. If the Certificate of Occupancy for a building is issued between September 1 and February 29, the monitoring shall take place during the months of September or October and be reported to the Mobility Division no later than November 30. If the Certificate of Occupancy for a building is issued between March 1 and August 31, monitoring shall take place during the months of April or May and be reported to the Mobility Division no later than June 30. This will ensure that the monitoring captures a realistic assessment of the performance of the project, while giving time to compile the results and report them to the City.

It is important to note that while approved Mobility Management Plans are transferable by and among private parties, this transfer is contingent upon the new owner agreeing to continue to operate in accordance with the previously approved Mobility Management plan, as conditioned. Should the property owner elect to transfer some portion or all of the development subject to this Mobility Management Plan, commitment to the previously approved Mobility Management Plan is required by the new property owner.

I look forward to working with you in the future as you implement this plan. If you have any questions, please feel free to contact me at (617) 625-6600 or brawson@somervillema.gov.

Sincerely,



Brad Rawson
Director of Mobility
Mayor's Office of Strategic Planning & Community Development
City of Somerville, Massachusetts

Agreed and accepted,



December 12, 2024

Sarah Forde Rogers, on behalf of Federal Realty