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City of Somerville  
Planning, Preservation  
and Zoning Department  
93 Highland Avenue  
Somerville, MA 02143

**RE: Dunkin Donuts Franchise Ground Level at 74 Middlesex Avenue, Narrative**

Leone's Donut Shop, Inc., is requesting a Special Permit for the franchise of Dunkin Donuts on the ground level. Dunkin Donuts falls under the definition of a "Formula Business" (as defined by the Somerville Zoning Ordinances) which requires a special permit. The property at 74 Middlesex Ave is in the Assembly Square Mixed-Use District (ASMD).

The space would be a total of 1,830 square feet. Dunkin Donuts will have street parking only. The proposal meets the criteria in the Public Realm Standard provided by the Somerville Zoning Ordinance by continuing to provide pedestrian walkways through the development site. This project provides two (2) signs on the building that will need to be approved by the City of Somerville.

Previously, Dunkin Donuts was at this site but was displaced with the construction of 74 Middlesex Avenue, which is lab space. The Dunkin Donuts is compatible with the existing architectural and aesthetic character of the neighborhood since it is going in on the ground level of a current structure. The location of the Dunkin Donuts would spread out the existing concentration of formula businesses within the neighborhood because Café Nero, Le Macaron French Pastries, Tatte Bakery/Café, Starbucks and Ten One Tea House are all located on Assembly Row Proper while Dunkin Donuts is located three tenths of a mile away. The above businesses located in this area also show the availability of other similar uses and there is also a Trader Joes, Home Goods, Ashely Furniture and La Quinta Inn in the area that allow for a diverse blend of uses within the neighborhood. There are also no non-residential vacancies of businesses in the neighborhood.

Respectfully Submitted,

Anne M. Vigorito