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December 18, 2025

0106256-00004

VIA HAND DELIVERY

Ms. Sarah Lewis
Office of Strategic Planning and Community Development
City Hall, 93 Highland Avenue
Somerville, MA 02143

Re: Major Amendment/ Plan Revision
Assembly Square Planned Unit Development-Preliminary Master Plan, Case #
PB 2006-59 (as amended) (the "PUD-PMP")
Block 5 Design Guidelines

Dear Ms. Lewis:

On behalf of Assembly Row Hotel, LLC (the "Applicant"), this letter follows up our discussions with Alvaro Esparza in your office regarding the Applicant's October 29, 2025 request for a minor amendment/minor plan revision to the PUD-PMP previously issued by City of Somerville Planning Board (the "Board") for the property known as Block 5A at Assembly Square, Somerville, Massachusetts. Based on our discussions, we understand that the City has determined that the request will be reviewed as a major amendment and that the request should be re-submitted. Thus, the Applicant requests that the Board approve the attached updated design guidelines (the "Updated Block 5 Guidelines") (Exhibit A) as a major amendment/ plan revision and incorporate the Updated Block 5 Guidelines into the Board's review of the Applicant's pending SPSR-A plan revision application for the proposed Block 5 lounge on the 4th floor (the "Project") and update the square footage of the hotel to include the 5,570 sf lounge as described below. The proposed Project requires no other changes to the approved PUD-PMP.

The Applicant proposes to make alterations to Block 5A's Row Hotel at Assembly Row located at 360 Foley Street in the Assembly Square area of Somerville, Massachusetts (the "Site"). The alterations are intended to relocate the existing accessory dining area and lounge located on the ground floor of the hotel to the 4th floor of the hotel. The lounge will increase the square footage of the hotel from the prior approvals through the addition of approximately 3,860 gross square feet (gsf) of interior space and a 1,710 gsf of outdoor terrace (after construction of the lounge, the hotel's total square footage will be 105,626 sf). The Project, which will not change the building footprint otherwise, will result in a de minimis increase in the floor area ratio ("FAR") (7.0 as approved to 7.1) and will have no impact on the FAR allowed within the entire Assembly Row project pursuant to the approved PUD-PMP.



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As you are aware, pursuant to Condition 39.2 of the PUD-PMP, the Applicant is required to provide updated design guidelines for certain Blocks within the PUD-PMP (Blocks 5, 7, 8 and 11) prior to Site Plan/Special Permit – A (“SPSR-A”) review by the Board. The design guidelines are adopted as part of the PUD-PMP in order to lay out the form and key elements of the Blocks making up the PUD-PMP. Condition 39.2 required submittal of guidelines for future Blocks with the understanding that the final program would be refined as development proceeded across Assembly Row. The Block 5 Guidelines were initially approved by the Board as part of the development of Blocks 5A and 5B from 2014 to 2016. The Updated Block 5 Guidelines attached reflect the refinement of the design of Block 5 to incorporate the Project on a portion of the existing hotel at Block 5. These minor changes to the previously approved design guidelines conform to the previously approved design of Block 5 and the larger Assembly Row.

Pursuant to Section 7.4.3.c of the Zoning Ordinance, adopted in December 2019 for the City (the “Current SZO”), the PUD-PMP and the Project are 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).

Here, pursuant to the PUD-PMP, the design of Block 5 was approved by the Board, finding that the design guidelines for the Assembly Square Mixed-Use District were met. As the Board approved the prior Block 5 design guidelines, the incorporation of the minor changes shown in the Updated Block 5 Guidelines and the minimal increase in the square footage of the hotel is consistent with the PUD-PMP and may be approved by the Board.

The substitution of the Updated Block 5 Guidelines and the minimal increase in the square footage of the hotel have no discernible impacts as it does not propose a new use (the proposed lounge/restaurant use accessory to the hotel is an approved use under the PUD-PMP). Incorporation of the Updated Block 5 Guidelines does not increase the building coverage, does not increase the FAR approved in the PUD-PMP (the larger Assembly Row development remains well below the overall approved FAR as is Block 5A when incorporating the Project) and does not otherwise change the Project (the hotel keys, residential units, parking and approved ground floor retail/restaurant spaces remain unchanged). Further, the substitution of the Block 5 Guidelines does not significantly change the designs for Block 5 reviewed and approved by the Board as part of prior amendments to the PUD-PMP.

Although the Project and PUD-PMP are governed by the Former SZO, we also note that the substitution of the Block 5 Guidelines into the PUD-PMP and the minimal increase in the



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square footage of the hotel meets the standard for plan revision pursuant to Section 15.2.4.e of the Current SZO. Pursuant to Section 15.2.4.e of the Current SZO, when considering a revision to a previously approved development review application, the review boards shall limit their review to only the changes to the previously approved application. Here, the substitution of the Block 5 Guidelines and the minimal increase in the square footage of the hotel does not contravene the previously published public notice, any finding, or attached condition made by the Board for PUD-PMP. Specifically, pursuant to Condition 39.2, the Board previously approved the design and uses for Block 5 and the approval of this revision will allow the Board to review the Project in light of the PUD-PMP and Updated Block 5 Guidelines. Further, the incorporation of the Updated Block 5 Guidelines and the minimal increase in the square footage of the hotel does not detrimentally impact matters of substance identified during the prior review of the PUD-PMP; and does not alter the PUD or the proposed development of Block 5 to the degree that persons familiar with the original application would notice a substantial change in operational or built outcome.

For the reasons stated above, the Applicant requests that you docket this matter for review by the Planning Board along with the SPRS-A (ZP25-000102).

Please do not hesitate to contact me to discuss this filing.

Very truly yours,

Matthew Snell

Enclosure

cc: Patrick McMahon, Federal Realty
Sarah Rogers, Federal Realty

7696935.3



AssemblyRow™
at Assembly Square

DESIGN GUIDELINES - BLOCK 5

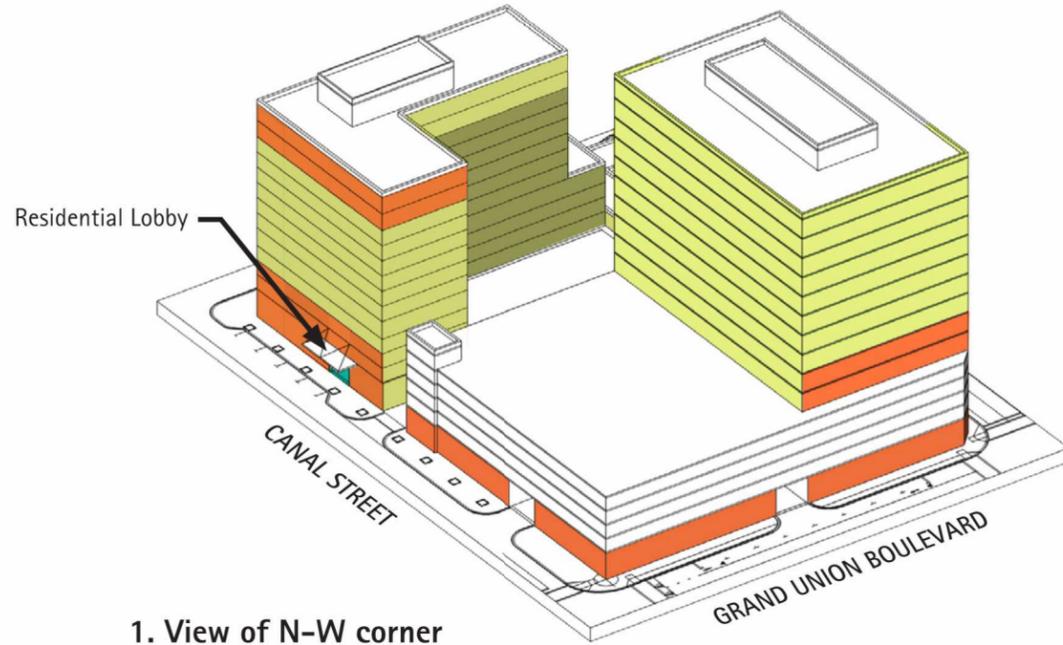
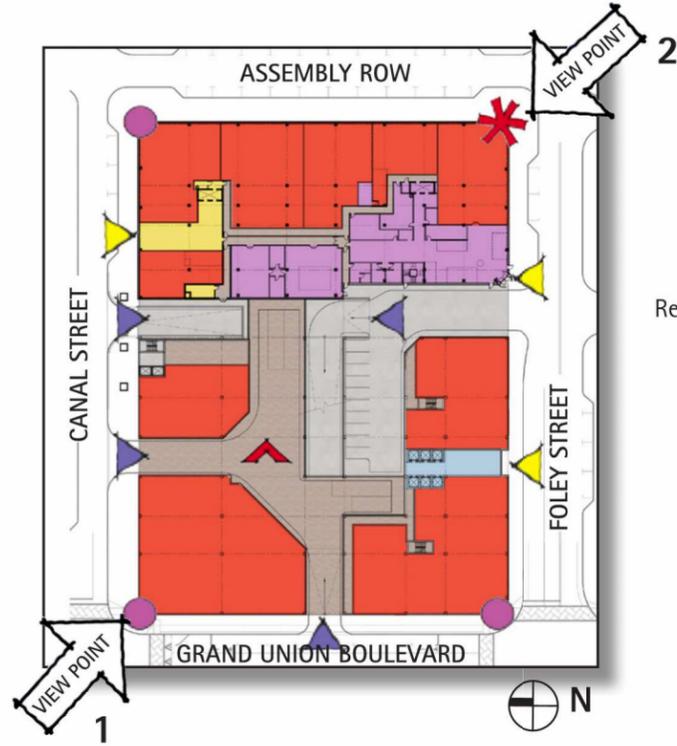




Key Plan

Key Connections:

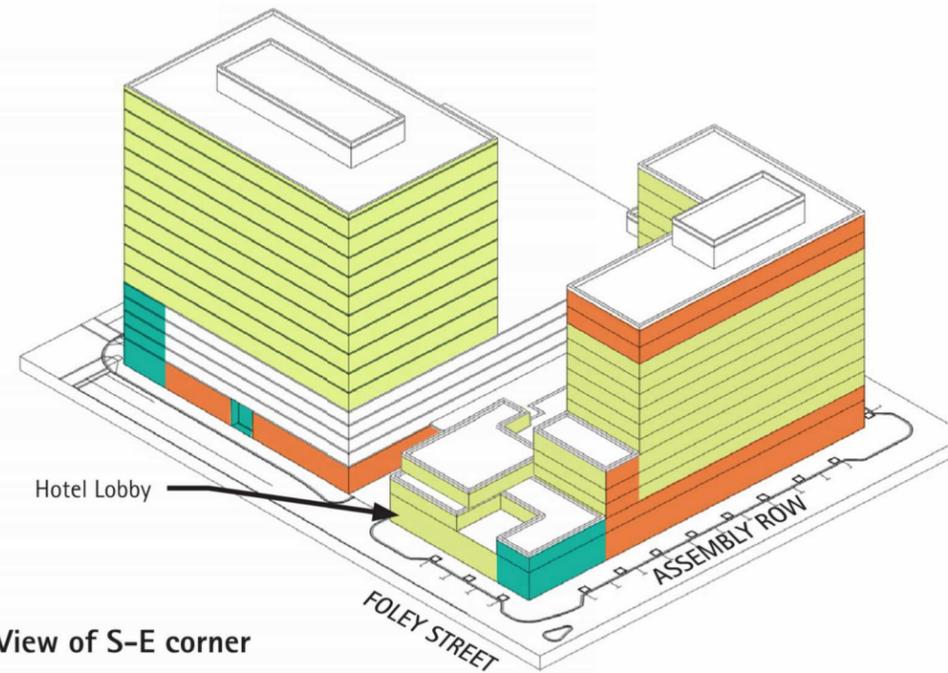
- East side defines Assembly Row and expresses street activity with many entrances
- North side should reinforce Canal Street, with street level entrances and residential lobby
- Northwest and southwest corners should respond to the view from passing traffic on Grand Union Boulevard
- Building mass reinforces corner of Assembly Row and Foley Street
- Loading & service should be internal access from Canal Street & Grand Union Boulevard
- Parking access should be via north and south sides only
- Office and Hotel entrances along with retail entrances reinforce character of Foley Street



1. View of N-W corner

PLAN LEGEND	
	Significant Corner
	Secondary Corner
	Active Street Level Frontage
	Hotel/Office/Residential Lobby/ Entrance
	Vehicular Access
	Loading/Service Area

NOTE: Exact location is subject to change based on further building design



1. View of S-E corner

VALUE LEGEND	
	Significant Corners Lobbies / Gateways / Entrances
	Primary Elevations / area of architectural emphasis
	Secondary Elevations
	Tertiary Elevations