



December 29, 2025

Ref: 08518.25

Alvaro Esparza , Planner

Somerville City Hall
93 Highland Ave.
Somerville, MA 02143

Re: 360 Foley St –Site Plan Approval Revision for Special Permit Site Review-A (SPSR-A)

Dear, Mr. Esparza,

On behalf of Assembly Row Hotel, LLC (the "Proponent"), VHB is pleased to submit this Application for Site Plan approval for a Revision to the Block 5A at Assembly Row SPSR-A , approved February 5, 2015 and amended on July 16, 2015, March 24, 2016, October 19, 2017, and December 14, 2017 to the City of Somerville (the "City"). The Proponent 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 breakfast lounge accessory use within the ground floor hotel to the 4th floor of Block 5A and proposes approximately 148 seats. The proposed accessory lounge will increase the square footage from the prior permit approvals as the alterations are expected to provide approximately 3,860 gross square feet (gsf) of interior spaces and a 1,710 gsf outdoor terrace, but will not change the building footprint (the "Project"). The increase of 5570 gsf will increase the Project's FAR from 7.0 to 7.1 and the and will have no impact on the FAR allowed within the entire Assembly Row project pursuant to the approved PUD-PMP.

The proposed lounge is approximated to provide an additional 10 employees and continue to serve breakfast from 7 am to 11 am and proposes also to serve dinner from 5 pm to 11 pm. Employees and hours of operation are projections and subject to be finalized by the tenant(s), which are unknown at this time.

The Project remains consistent with the goals described within the Planned Unit Development (PUD) Preliminary Master Plan, Assembly Square, Somerville, MA which was approved by the Planning Board on December 14, 2006 and amended on August 5, 2010 and again on June 19, 2014, to create a high-density mixed-use transit-oriented pedestrian-friendly environment.

The lounge relocation will result in a negligible increase to water consumption and sewer flow generation from Block 5A as the lounge use is already contemplated in the approved PUD-PMP utility demand calculations and will continue to be largely visited by hotel users. Additionally, the sewer flow generation does not exceed the total approved demand as part of the Full Build condition of the Assembly Row PUD-PMP [PB 2006-59-R2(05/2014)].

There will be no changes to the vehicular circulation patterns, nor any improvements outside the building footprint. All proposed changes are to be within the existing building footprint. There are 702 structured parking spaces



approved for Block 5, consisting of 103 underground parking within Block 5A and 617 spaces added pursuant to the SPRS-A for Block 5B [PB 2017-05-R1] approved in 2018 .

Additionally, the proposed accessory 4th floor lounge use is targeted towards visitors of the Row Hotel or other nearby uses within Assembly Row as opposed to being a destination-oriented use external to Assembly. The relocation of this accessory lounge use is expected to have negligible impacts on traffic operations and parking availability. Details on the traffic impacts are shown in the provided Transportation Evaluation Memo.

We look forward to your review of this Project. Please contact me at 617-607-1862 if you have any questions.

Sincerely,

VHB

A handwritten signature in blue ink, appearing to read "Dale A. Horsman".

Dale Horsman, PE
617.607.1862
dhorsman@VHB.com

cc: Patrick McMahan, Sarah Forde Rogers, Matthew Snell



CITY OF SOMERVILLE

Inspectional Services • Planning Board • Zoning Board of Appeals • Historic Preservation Commission

PROPERTY OWNER AUTHORIZATION

Property Address: 360 Foley St, Somerville, MA 02145		
Zoning District: ASMD	Ward: 1	MBL: 85-A-12
Applicant: Assembly Row Hotel, LLC		
Address: 909 Rose Avenue, Suite 200, North Bethesda, MD 20852		
Phone: (617) 440-5635	Email: pmcmahon@federalrealty.com	
Property Owner: Assembly Row Hotel, LLC		
Address: 909 Rose Avenue, Suite 200, North Bethesda, MD 20852		
Phone: (617) 440-5635	Email: pmcmahon@federalrealty.com	
Agent: Matthew Snell, Nutter McClennen & Fish LLP		
Phone: (617)-439-2617	Email: msnell@nutter.com	

As the **Applicant**, I make the following representations:

1. I understand that an application is not complete until all necessary information has been submitted and all fees have been paid.
2. I understand that an incomplete application will not be reviewed, will not be publicly noticed, and will not be scheduled for a public hearing, as applicable.
3. I certify that the information supplied on and with this form is accurate to the best of my knowledge.
4. I certify that the agent listed on this application form is authorized to represent me before City staff and review boards as it relates to this application.

Signature: _____

As the **Owner**, I make the following representations:

1. I certify that I am the owner of the property identified on this property owner authorization form.
2. I certify that the applicant named on this form is authorized to submit this application for the property identified and for the purposes indicated by the submitted documentation.
3. I certify that the agent listed on this application form is authorized to represent me before City staff and review boards as it relates to this application.
4. I permit City staff to conduct site visits on my property.
5. If the ownership of this property changes before the application review is completed, I will provide updated information and new copies of this form.

Signature: _____

*** Per Section 7.4.3c of the Somerville Zoning Ordinance adopted 12/12/19, this Special Permit application shall be governed by the former Somerville Zoning Ordinance in effect on 8/1/19. All references to the Somerville Zoning Ordinance in this application mean and intend such Ordinance in effect on 8/1/19.**

APPLICATION
 For Planning Board and Zoning Board of Appeals Approval



CITY OF SOMERVILLE
 Joseph A. Curtatone, Mayor
 Office of Strategic Planning and Community Development (OSPCD)
 City Hall . 93 Highland Avenue . Somerville, MA 02143
 617.625.6600 ext. 2500

City Clerk Stamp

Office Use: Case #	PB Date	ZBA Date	Filing Fee	Ad Fee
--------------------	---------	----------	------------	--------

Please review the application information sheet. Complete applications must be submitted to the City Clerk's Office. Failure to submit all required information is grounds for denial of the request. If this form does not provide adequate space for your response, please attach additional sheets of paper.

1. Property Information

Street Address(es) 360 Foley Street	Zoning District(s) ASM D	Overlay District(s), if any PUD- A	Ward WARD 1			
Assessor's: <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Map 85</td> <td style="padding: 2px;">Block A</td> <td style="padding: 2px;">Lot 12</td> </tr> </table>		Map 85	Block A	Lot 12	If there are multiple MBLs, enter the remainder in Section 7.	
Map 85	Block A	Lot 12				
Please indicate the name of the individual, individuals, corporation or trust that owns the property:						
Property Owner's Name Assembly Row Hotel, LLC	Complete Mailing Address 909 Rose Avenue, Suite 200 North Bethesda, MD 20852	Phone Number(s) (617)440-5635	Email pmcmahon @federalrealty.com			
Please indicate the name of the individual, individuals, corporation or trust that is applying (please note that the applicant should be the intended user or developer):						
Applicant's Name Assembly Row Hotel, LLC	Complete Mailing Address 909 Rose Avenue, Suite 200 North Bethesda, MD 20852	Phone Number(s) (617)440-5635	Email pmcmahon @federalrealty.com			
Please indicate the contact information for any agent, engineer or architect that will represent this application who may represent the owner and/or applicant in this application review process:						
Agent's Name (if applicable) Attorney or Other Agent Nutter McClennen & Fish Matthew Snell, Esq.	Complete Mailing Address 155 Seaport Boulevard Boston, MA 02210	Phone Number(s) (617)439-2617	Email msnell@nutter.com			
Architect's Name (if applicable) Procon, LLC	Complete Mailing Address PO Box 4430 Manchester, NH 03108	Phone Number(s) (603)518-2268	Email amorrell@proconinc.com			
Engineer's Name (if applicable) Vanasse Hangen Brustlin, Inc.	Complete Mailing Address 101 Walnut Street Watertown, MA 02471	Phone Number(s) (617)924-1770	Email dhorsman@vhb.com			

2. Submission Type

Check all that apply.	
<input type="checkbox"/>	Variance
<input type="checkbox"/>	Special Permit (SP)
<input type="checkbox"/>	Special Permit with Design Review (SPD)
<input type="checkbox"/>	Special Permit with Site Plan Review (SPSR)
<input type="checkbox"/>	Planned Unit Development (PUD) – Preliminary Master Plan Submission (PMP) / Special Permit with Site Plan Review (SPSR)
<input type="checkbox"/>	Subdivision or other Site Plan Approval
<input type="checkbox"/>	Comprehensive Permit under MGL Chapter 40B – Inclusionary Housing Development (follow SPSR submission and contact the Housing Director at 617.625.6600 ext. 2560)
<input checked="" type="checkbox"/>	Revision to Special Permit (only if certificate of occupancy or final sign-off is not yet received)
<input type="checkbox"/>	Administrative Appeal
<input type="checkbox"/>	Extension of Approval

Office of Strategic Planning and Community Development
 City Hall 3rd Floor . 93 Highland Ave . Somerville, MA 02143
 617.625.6600 ext. 2500
 M-W 8:30am-4:30pm, Th 8:30am-7:30pm, F 8:30am-12:30pm

APPLICATION
For Planning Board and Zoning Board of Appeals Approval

3. Required Signatures		
NOTE: NO APPLICATION SHALL BE ACCEPTED AS COMPLETE WITHOUT THE REQUIRED SIGNATURES		
<p>Owner Signature (if the project site has more than one owner, please supply additional copies of this page if necessary): As Owner, I make the following representations:</p> <ol style="list-style-type: none"> 1) I hereby certify that I am the owner of the property at <u>350 Foley Street, Somerville, MA 02145</u> 2) I hereby certify that the applicant named on this application form has been authorized by me to apply to develop and/or use the property listed above for the purposes indicated in this application 3) I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized to represent this application before the Planning Staff, the Planning Board and/or the Zoning Board of Appeals. 4) I will permit Planning Staff to conduct site visits on my property. 5) Should the ownership of this parcel change before the board(s) have acted on this application, I will provide updated information and new copies of this signature page. <p><i>(sign here)</i></p> <hr style="border: 1px solid black;"/>		
This property is owned by (check one):		
<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> • attach deed • application to be signed by owner
<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> • attach deed • application to be signed by all owners
<input checked="" type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> • attach deed and corporate articles of organization • application to be signed by an officer authorized to do so by <u>the corporation</u>
<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> • attach deed and certificate of trust • application to be signed by authorized trustee
<p>Applicant Signature (if the applicant is the owner, the owner should also sign below): As Applicant, I make the following representations:</p> <ol style="list-style-type: none"> 1.) The information supplied on and with this application form is accurate to the best of my knowledge. 2.) If the current use of the property is a nonconforming use, I will furnish proof to the satisfaction of the SPGA that the nonconforming use is legal. 3.) I will make no changes to the approved project plans without the prior approval of the SPGA. 4.) If the proposed project is subject to linkage (SZO Article 15), I will sign all documents required by the Planning Staff/SPGA governing the amount and the method of payment of the linkage fee. 5.) I will return the notice sign or pay for its replacement. 6.) I will pay the fees associated with advertising the case in the newspaper and mailing notices to abutters. 7.) I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized by me to represent me before the Planning Staff, the Planning Board and/or the Zoning Board of Appeals as it relates to the development and/or use of this property. <p><i>(sign here)</i></p> <hr style="border: 1px solid black;"/>		
Indicate applicants relationship to owner: BLANK		
This applicant is (check one):		
<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> • application to be signed by applicant
<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> • application to be signed by all applicants
<input checked="" type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> • application to be signed by an officer authorized to do so by <u>the corporation</u> • attach corporate articles of organization
<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> • application to be signed by authorized trustee • attach certificate of trust

APPLICATION
For Planning Board and Zoning Board of Appeals Approval

4. Applicable Section(s) of Zoning Ordinance and Prior Zoning Approvals
You may refer to the Inspectional Services Denial Letter for the section of the Zoning Ordinance cited.
Applicable sections of the SZO include portions of Articles 5,6,9,12,13,15 and 16. Prior zoning approvals include PB#2006-59/R07-2010 and PB#2012-14 as amended and PB#2014-34, PB#2014-34-R1-7/2015, PB2014-34R2 3/2016, PB2014-34R3 10/2017, PB2014-34R4 12/2017.
5. Met with Planning Department Staff to review application requirements.
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, date
6. Met with Engineering Department Staff to review application requirements.
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, date
7. Existing Conditions Description
Briefly describe existing structure(s) and/or use(s). Include number of employees, occupants and hours of operation, if applicable.
The existing Block 5A building is a mixed-use structure with ground-floor retail, 122 residential units, a hotel with 158 units, and a structured parking garage with 103 parking spaces. The residential units house approximately 190 people and employs approximately 2 staff. The hotel employs approximately 40 staff. The retail spaces employ approximately 70 staff and is open between 7AM and 2AM, depending on the specific retailer and restaurant.
8. Proposal Description
A. Briefly describe any changes in the structure(s) and/or use(s). Include whom the project is intended to serve, expected number of employees, and/or occupants and hours of operation, if applicable. In the CCD or TOD districts also include the square footage that will be allocated to each use cluster and associated parking.
The Project proposes to construct an approximately 5,160 SF rooftop restaurant on the roof of the existing hotel, The Row Hotel at Assembly Row. The Project will have approximately 148 seats (60 exterior and 88 interior). The Project will employ approximately 10 full-time staff. The rooftop is currently planned to be open between 7AM and 11AM, and 5PM and 11PM. There are no changes to the dimensional zoning requirements.
B. Explain any green building practices that you are using. Please consult the Environmental Protection Agency's Residential Green Building Guide for ideas (www.epa.gov/ne/greenbuildings).
The existing building is LEED Certifiable.
C. Is the proposal for a multi-family residence of three or more units, or for a place of public accommodation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, submit an Accessibility Narrative listed under Checklist of Required Information.
D. Are you demolishing a commercial structure or moving soil? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
E. Identify and list any 21E reports and other environmental assessments, analysis, clean-up studies, enforcement actions and any other environmental documentation that is available for the property, including documentation on underground storage tanks. Attach copies of all identified documents. Failure to identify and attach these documents, if applicable, will result in an application being deemed incomplete.
See attached list for all existing 21E/MCP reports. Identified documents will be made available upon request.
If you discover an underground storage tank you must call the Somerville Fire Department immediately.

APPLICATION
For Planning Board and Zoning Board of Appeals Approval

9. Zoning Data						
Refer to the SZO § 2.2 Definitions and SZO § 8 Dimensional Requirements for more information.						
Data	Existing	Proposed	Allowed	Existing or Permitted Nonconformity	New Violation	SZO Section Cited
	Fill in both columns: numbers must match those on plans and other attached documentation.		Office Use			
A. Use	Retail, Restaurant, Hotel and Residential	Retail, Restaurant, Hotel and Residential				
B. # of Dwelling Units*	122 units	122 units				
C. Lot Area	43,429 SF± (0.99± acres) square feet	43,429 SF± (0.99± acres) square feet				
D. Lot Area ÷ # of Dwelling Units	356 sf per du	356 sf per du				
E. Gross Floor Area of Footprints of All Buildings	38,112± square feet	38,112± square feet				
F. Ground Coverage (E. ÷ C.)	87.8 %	87.8 %				
G. Landscaped Area (landscaped area ÷ C.)	1.9 %	1.9 %				
H. Pervious Area (pervious area ÷ C.)	1.9 %	1.9 %				
I. Net Floor Area** / *** (sum of all usable square feet)	302,959 square feet	308,529 square feet				
J. Floor Area Ratio (FAR) (I. ÷ C.)	7.0	7.1				
K. Building Height	Approximately 172'-2" feet	Approximately 172'-2" feet				
L. Front Yard Setback	7.45 feet	7.45 feet				
M. Rear Yard Setback	5.68 feet	5.68 feet				
N. Side Yard Setback (left when you face property)	0.19 feet	0.19 feet				
O. Side Yard Setback (right when you face property)	1.98 feet	1.98 feet				
P. Street Frontage	149.49 feet	149.49 feet				
Q. # of Parking Spaces	103	103****				
R. # of Bicycle Parking Spaces	78	78				
S. # of Loading Spaces	2	2				
* 8 or more dwelling units - determine if Inclusionary Housing, Article 13, applies ** In CCD and TOD use GROSS floor area *** 30,000+ square feet - determine if Linkage, Article 15, applies						

**** Total provided parking spaces only includes the structured parking spaces in Block 5A. An additional 617 parking spaces are provided in the structured parking garage in the abutting Block 5B to be used by Block 5A. Pursuant to the approved PUD-PMP, Assembly Row is entitled for 10,066 parking spaces. Further, the PUD-PMP does not require compliance with the parking requirements of the former zoning on a project by project basis. Rather, compliance is demonstrated across the PUD.

APPLICATION
For Planning Board and Zoning Board of Appeals Approval

10. Checklist of Required Information									
<p>This checklist will help you determine what you need to submit with this application form. Find the column for your submission type. The rows contain the number of copies of each item that you must submit and "Y" indicates include one copy. For each item check the column 'included' if you are submitting it or the 'Waiver Requested' column for items that are not applicable to your proposal. Planning Staff may contact you to submit items for which you are requesting a waiver. If your application includes more than one type, submit the greatest number of copies listed. Please submit plans and other documentation electronically on a CD, flash drive or via email in addition to hard copies noted below.</p>									
<p>Checklist key: # = # of copies Y = include 1 copy I/A = if applicable include 1 copy N/A = not applicable SPSR-A = SPSR in Assembly Sq. Mixed-Use District TOD = Transit Oriented District CCD = Corridor Commercial District †† = within 500 feet of property</p>	Variance	SP / SPD	SPSR	PUD PMP	Subdivision	Revision to SP	Included	Waiver Requested	
Application Form & Supplemental Questions	3	3	3	3	3	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Denial Letter from Inspectional Services Division – if you received one	I/A	I/A	I/A	N/A	N/A	N/A	N/A	<input type="checkbox"/>	
Recorded Deed(s) to all properties involved in the project	1	1	1	N/A	1	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fees for Filing, Advertising & Abutter List. See fee schedule on application information sheet. Submit 3 separate checks or money orders payable to the City of Somerville or cash.	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Abutter List from neighboring municipality if your property is less than 300' from the Somerville boundary. Obtain list from neighboring municipality of the property owners' names and addresses that are within 300' of your property.	I/A	I/A	I/A	I/A	I/A	I/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>Site Plans</p> <p>➤ See appropriate Site Plan Review Checklists: (located in forms library under Planning and Zoning and Engineering):</p> <ul style="list-style-type: none"> alterations with no change in footprint & no site work alterations with no change in footprint & site work residential additions or structures with <250 sf footprint residential additions or structures with >250 sf footprint and all commercial additions or structures <p>➤ If substantially altering a nonconforming structure, indicate the location of where the existing nonconformity will be maintained.</p>	3	3	3	3	3	3			
	3 hard copies at initial filing, 8-10 copies at final filing								
Elevations front, side and rear of building(s) and signage with vertical height - measure from either lowest point between building and lot line, or 15' from building, to the highest point of roof beam, deck line of a mansard roof or average height between the plate and ridge of a gable, hip or gambrel roof – and description of proposed materials and colors. Include proposed mechanical and electrical system components, exhaust / ventilation systems, transformers, and satellite dishes and method of screening	3	3	3	N/A	N/A	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3 hard copies at initial filing, 8-10 copies at final filing								
Conceptual Floor Plans with square footage and # of units	Y	Y	Y	N/A	N/A	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Neighborhood Context Map showing the neighborhood in which the tract lies and any impacts upon the area (scale no less than 1"=100')	N/A	Wire-less only ††	SPS R-A only	Y	Y	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Photographs showing the development site and surrounding parcels	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Traffic/Parking Analysis	3	3	3	3	3	N/A			
Traffic Study (if less than 25,000 square feet) estimate peak hour traffic volumes generated by proposed use, relation to existing volumes and projected future conditions	N/A	I/A	I/A, Y in TOD	I/A	I/A	N/A	N/A	<input type="checkbox"/>	
Traffic Impact Analysis (if 25,000 square feet or more) prepared by a professional traffic engineer who is registered with the Commonwealth of Massachusetts as a professional engineer in either traffic or transportation engineering, or any individual who has been certified by the Transportation Professional Certification Board, Inc. as a Professional Traffic Operations Engineer (PTOE). No other professional registration or qualification shall substitute for this requirement	N/A	I/A	I/A, Y in TOD	I/A	I/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Transportation Demand Management Plan	N/A	N/A	SPS R-A & TOD only	I/A	I/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Parking Optimization Plan	N/A	N/A	TOD only	I/A	I/A	N/A	N/A	<input type="checkbox"/>	

APPLICATION
For Planning Board and Zoning Board of Appeals Approval

(Checklist of Required Information Continued)	Variance	SP / SPD	SPSR	PUD PMP	Subdivision	Revision to SP	Included	Waiver Requested
<p>Checklist key: # = # of copies Y = include 1 copy I/A = if applicable include 1 copy N/A = not applicable SPSR-A = SPSR in Assembly Sq. Mixed-Use District TOD = Transit Oriented District CCD = Corridor Commercial District †† = within 500 feet of property</p>								
Building Shadow Analysis	I/A, Y in CCD/ TOD	I/A, Y in CCD/ TOD	Y	Y	I/A	N/A	N/A	<input type="checkbox"/>
Accessibility Narrative For multi-family residences of three or more units, and for places of public accommodation: describe the major accessibility requirements, if any, for the proposed project under federal or state law(s), as well as the applicant's strategies for meeting those requirements. If your project is exempt from any accessibility requirements due to scoping parameters in the applicable standard(s), be sure to explain how and why. Please consult the Americans with Disabilities Act (ADA), the Fair Housing Act (FHA), the regulations of the Massachusetts Architectural Access Board (MAAB), and other accessibility standards as necessary. This narrative may take the form of a brief memo, prepared by a licensed architect or code consultant.	I/A	I/A	I/A	I/A	I/A	I/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Housing Projects including 4 or more Units Explain measures taken to provide for, protect, or increase the affordability of housing units within the proposed structure; the degree of such affordability to households of low or moderate income, as defined by HUD; and the duration of legal assurances of such affordability.	I/A	I/A	I/A	I/A	I/A	I/A	N/A	<input type="checkbox"/>
LEED Worksheet (if greater than 10,000 square feet)	N/A	N/A	SPS R-A & TOD only	N/A	N/A	N/A	N/A	<input type="checkbox"/>
Conceptual 3-D Model of the Master Plan at 20 scale or alternate scale acceptable to the SPGA. In CCD and TOD include abutting properties.	I/A	I/A	SPS R-A, CCD & TOD only	I/A	I/A	I/A	N/A	<input type="checkbox"/>
Rendering or Computer-Simulated Photograph (from at least 2 prominent locations along the surrounding rights-of-way)	N/A	Wire- less only	N/A	N/A	N/A	N/A	N/A	<input type="checkbox"/>

11-17. Supplemental Questions
Answer the supplemental questions for the permit you are seeking.

APPLICATION

For Planning Board and Zoning Board of Appeals Approval

Electronic version available:
<http://www.somervillema.gov>
Forms Library

Supplemental Questions for:
Planned Unit Developments (PUD) Preliminary Master Plan (PMP) /
Planned Unit Developments (PUD) Special Permit with Site Plan Review (SPSR)

14. PUD PMP/SPSR Supporting Statements
Address each of the following items. Attach to application form.
A. Explain if and how the proposal is compatible with the characteristics of the built and unbuilt surrounding area and land uses.
As a accessory use that will be a part of the existing hotel that will attract visitors and create a lively destination, the Project is compatible with the proposed plans for the Assembly Square District and the approved PUD-PMP.
B. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from noise, light, glare, dust, smoke, or vibration.
The Project will not create adverse impacts and will be consistent with the construction of a restaurant use. Any impacts will be minimized to the maximum extent practicable.
C. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from emission or noxious or hazardous materials.
The Project will incorporate reasonable and feasible emission reduction mitigation measures (physical and operational).
D. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from pollution of waterways or ground water.
The Project will not create adverse impacts and will incorporate all required pollution prevention measures (physical and operational) for discharges to waterways. See attached Utility Design and Management Section.
E. Explain the impact on the public systems: sanitary sewer system, storm drainage system, public water supply, and recreational system. Document the status of Department of Environmental Management and/or other sewage permits.
The Project will not create adverse impacts to the public systems.
F. Give a general summary of existing and proposed easements or other burdens now existing or to be placed on the property.
All proposed work will be performed within current connections and easements in place.
G. See SZO §16.7 PUD Design Guidelines. Explain any discrepancies between your proposal and the Design Guidelines.
The Project includes a minor revisions to the approved Design Guidelines approved for Block 5. Pursuant to discussions with the City staff, a minor revision request has been filed along with this application to update the approved Design Guidelines prior to the Board's review of the Project.

APPLICATION
For Planning Board and Zoning Board of Appeals Approval

H. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from the transmission of signals that interfere with radio or television transmission.
No material transmission of signals are proposed for the Project.
I. Explain any changes to the vehicular and pedestrian circulation patterns.
All vehicular and pedestrian circulation patterns have been improved and/or coordinated within the Project. See attached Transportation Narrative.
J. Explain any measures taken to preserve and protect natural resources (such as wetlands, steep slopes, floodplains, hilltops, vegetation, sun and wind exposure). If there is any wetland, pond or surface water body on the subject property, as defined under Wetlands Protection Act, MGL Chapter 131, Sec. 40, explain the project's wetland permitting status and plans for protection of these features.
The subject property does not contain any wetlands resources subject to the Wetlands Protection Act.
K. Explain the demolition and construction procedures including movement of soil, impact mitigation measures, and an estimate of the time period required for completion of the development. Please consult the Mass Department of Environmental Protection's regulations (www.mass.gov/dep/).
The Project completion date is estimated to be Spring of 2024. No Soil movement activity is anticipated.
L. Explain proposed method for solid waste disposal (how waste will be collected and stored, who will be responsible for pick-up and maintenance, recycling efforts, etc.) and for screening of disposal facilities.
The trash room is accessible via a service corridor to the loading dock. Hotel staff will collect trash and store in a back-of-house room on the ground floor which also is accessible via a service corridor to the loading dock. In all cases, solid waste disposal will be handled by private contractors. The disposal facilities (dumpsters and/or compactors) is screened from the street with structure and landscaping elements.
M. Identify any historic sites or structures on the project site, or on neighboring properties, and explain any measures to protect historic features. Note that structures over 50 years old may require Historic Preservation Commission review before demolition or substantial alteration occurs.
Based on Historical Survey conducted by Vanasse Hangen Brustlin, Inc. in 2005 for the Yard 21 parcel, no properties included in the State or National Registers of Historic Places are located within the Project limits. Two buildings, one at 99 Foley Street and the other at 34 Sturtevant Street, were included in the Massachusetts Historical Commission's "Inventory of Historic and Archaeological Assets of the Commonwealth", however, due to extensive prior renovations that compromised each buildings's integrity, they were deemed by the MHC to be not eligible for inclusion in the National Register of Historic Places.

APPLICATION
For Planning Board and Zoning Board of Appeals Approval

12.1. Planned Unit Development – Preliminary Master Plan Submission – Additional Supporting Statements
Address each of the following in order to submit a PUD Preliminary Master Plan.
A. State what the general impact of the PUD will be upon the neighborhood.
N/A
B. Explain the landscaping and maintenance provisions for all open space and drainage areas.
N/A
C. Explain the water supply and sewage disposal systems. For structures served by sewage disposal systems, document the status of Departmental of Environmental Management and/or other sewage permits.
N/A

APPLICATION
For Planning Board and Zoning Board of Appeals Approval

12.2. Special Permit with Site Plan Review for a PUD – Additional Supporting Statements
Address each of the following items in order to apply for a Special Permit with Site Plan Review for a PUD.
A. State the project's relationship to the approved PUD Preliminary Master Plan. Note the phase and any departure from the approved plan.
<p>The Project is a phase of the amended PUD Preliminary Master Plan (PUD PMP) submitted for approval in parallel with this SPSR-A application. Previously approved final phases of the PUD-PMP include Phase 1-AAA (granted on March 16, 2007), Phase 1-AA (granted on August 20, 2009), Block 10 (granted on June 30, 2011), Block 1 (granted on October 6, 2011), Block 3 (granted on October 20, 2011), Block 4 (granted on October 6, 2011), Blocks 2A&2B (granted on February 21, 2013), Block 6 (granted on October 2, 2014), Block 5 (granted on May 13, 2015), Parcel 11A (granted on July 10, 2014 and revised on February 18, 2016), Assembly Line Park (granted on September 22, 2016), Block 5B (granted on April 20, 2017), Block 8 (granted on May 18, 2017), and Block 7A (granted on May 19 2022) .</p>
B. Explain the provisions for the ownership and maintenance of usable open space as appropriate.
<p>Ownership and maintenance of usable open space within the Project area will be the responsibility of the Applicant/Owner.</p>
C. Explain the deed restrictions or covenants requiring compliance of all development with the PUD master plan, and any architectural or other guidelines or standards.
<p>The following are additional guidelines and covenants beyond the requirements as set forth in the SZO:</p> <ol style="list-style-type: none"> 1) Conform to standards set in the Unifying Design Guidelines for the Public Realm, 2) Open Space Covenant for public access to all areas designated as usable open space as may be required by the City.