



City of Somerville

# PLANNING BOARD

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**TO:** Planning Board/Zoning Board of Appeals  
**FROM:** OSPCD Staff  
**SUBJECT:** 360 Foley Street ZP25-000120 & ZP25-000121  
**POSTED:** February 26, 2026

**RECOMMENDATION:** Approve with Conditions (Major Amendment to PUD-PMP)  
Approve with Conditions (Major Amendment to SPSR-A)

Staff memos are used to communicate background information, analysis, responses to public comments, review of statutory requirements and other information from Planning, Preservation, & Zoning Staff to the Review Board members.

This memo summarizes the two major amendment applications submitted for 360 Foley Street, identifies any additional discretionary or administrative development review that is required by the Somerville Zoning Ordinance, and provides related analysis or feedback as necessary. The application was deemed complete on January 16, 2026 and is scheduled for a public hearing on March 5, 2026. Any Staff recommended findings, conditions, and decisions in this memo are based on the information available to date prior to any public comment at the scheduled public hearing.

**NOTE:** The master plan for this development project was permitted as a Planned Unit Development – Preliminary Master Plan (PUD-PMP) under the previous zoning ordinance. As provided by Section 7.4.3.c of the SZO and the Amended PUD-PMP, the project remains governed by the substantive provision of the 8/1/2019 zoning ordinance.

## LEGAL NOTICE

### ZP25-000120

Assembly Row Hotel LLC proposes a Major Amendment to the Updated Block 5 Design Guidelines and existing PUD (PB 2006-59) in the Assembly Square Mixed-Use District (ASMD).

### ZP25-000121

Assembly Row Hotel LLC proposes a Major Amendment to a previously issued SPSR-A (PB2014-34) in the Assembly Square Mixed-Use District (ASMD).

## SUMMARY OF PROPOSAL

Assembly Row Hotel LLC (the Applicant) is proposing to relocate the existing breakfast lounge. The breakfast lounge is currently housed on the ground floor of the hotel. The relocation of the 148-seat breakfast lounge to the roof and fourth floor of the hotel will not increase the footprint but increase the square footage by approximately 5,570

square feet and provide ten (10) additional employees. There is no change in vehicular circulation proposed.

## **BACKGROUND**

Address is located on a Pedestrian Street and in the 0.25mi Transit Area in the Assembly Square Mixed Use (ASMD) zoning district in the Assembly Square neighborhood represented by Ward 1 Councilor McLaughlin.

The existing project was approved under a Planned Unit Development (PUD) Preliminary Master Plan (PMP), approved by the Planning board on December 14, 2006, and amended in 2010 and 2014. The Site Plan for this project was accepted on February 5, 2015, and lastly amended on December 14, 2017, which approved 122 residential units, 158 hotel rooms, and 20,500 square feet of restaurants and retail.

Section 6.4.10.F.4 of the Somerville Zoning Ordinance, identifies that for modifications to approved PUDs in the Assembly Square Mixed-Use District, the provision of Section 6.4.10.F shall apply and shall govern over any other provisions of the Ordinance that may require permit approvals in addition to those stated. Section 6.4.10.F.3 identifies that the site plans, grading/drainage plan, landscaping plans, utility plans and/or other plans approved in connection with an Approved PUD may be modified as specified in Section 16.11.3. Section 16.11.3 sets parameters for major and minor changes and Staff determined that a substantive change to a condition and façade of building is a major change that needs to be reviewed by the Planning Board.

## **ANALYSIS**

### **ZP25-000120 (Design Guidelines)**

As detailed in the Applicant narrative, this revision proposes relocating the existing Block 5A accessory dining area and lounge to the 4<sup>th</sup> floor of the hotel and approve the “Updated Block 5 Guidelines” as part of SPSR-A (PB2014-34).

Condition 39.2 of the 2017 revision to the Master Plan approval states:

*“Design Guidelines for Block 5, 7, and future phases of block 11 excluding the daycare shall be reviewed by the DRC and reviewed and approved by the Planning Board prior to the Planning Staff entertaining the SPSR-A applications for these blocks.”*

The proposed Design Guidelines do not make any changes to the hotel keys, residential units, parking and approved ground floor retail/restaurant spaces. Below figures 1 and 2 are marked to show the minor design changes which only focus on accommodating the flow of the hotel access in relation to the change of the lounge to a higher floor. None of these changes impact any findings made in the PUD.

Design guidelines were adopted as part of the Preliminary Master Plan (PMP) approval for the blocks in the PMP to lay out the form and key elements of the Blocks. The PMP condition requiring design guidelines for future development was originally written with the understanding that detailed guidelines would be submitted as the program and designs were refined for each block.

The proposed guideline for Block 5 is shown on the page entitled [official name of document] to be included in the “Assembly Row Design Guidelines” as Section 3.16.

### **ZP25-000121 (Amendment to SPSRA)**

This proposal does not change the building footprint, nor the number of rooms previously approved by the Planning Board. The increase in square footage is housed within the existing footprint. This change adds approximately 10 additional employees and would extend business hours. The lounge would serve breakfast from 7am to 11am and dinner from 5am to 11pm.

Based on the materials submitted by the Applicant and the information and findings above, Planning Staff recommends approval of the revised layout and addition of the breakfast lounge to the SPSR-A. The findings and conditions previously established as part of the SPSR-A application remain unchanged.

### **CONSIDERATIONS & FINDINGS**

Based on the materials submitted by the Applicant and the information and findings above, Planning Staff recommends adding the updated design guideline for Block 5 on condition 39.2 of the PUD PMP (PB2006-59). The findings and conditions previously established remain unchanged and applicable, except as noted.

### **PERMIT CONDITIONS**

Should the Board approve the amendment to the PUD-PMP, Planning, Preservation & Zoning Staff recommend the following conditions be attached to any approval and active conditions required of the previous PUD-PMP approval (attached), as amended remain in place.

#### Permit Validity

1. This Decision must be recorded with the Middlesex South Registry of Deeds.

#### Public Record

2. Digital copies of all development review submittal materials, as permitted by the Planning Board, must be submitted to the Planning, Preservation, & Zoning Division for the Public Record.

3. A copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted to the Planning, Preservation, & Zoning Division for the public record.

#### Engineering and Infrastructure

4. Inflow & Infiltration sewer mitigation is required for all projects that increase sewer flows to the City wastewater system. By City ordinance & policy, the City only accepts I&I mitigation via fee. This program is managed by the Engineering Division. See Somerville's Sewer, Drain, and Infiltration/Inflow Policy for more information.

Should the Board approve the amendment to the SPSR-A, Planning, Preservation & Zoning Staff recommend the following conditions be attached to any approval and active conditions required of the previous PUD-PMP approval (attached), as amended remain in place.

#### Permit Validity

1. This Decision must be recorded with the Middlesex South Registry of Deeds.

#### Public Record

2. A copy of the recorded Decision stamped by the Middlesex South Registry of Deeds must be submitted to the Planning, Preservation, & Zoning Division for the public record.

#### Engineering and Infrastructure

3. Inflow & Infiltration sewer mitigation is required for all projects that increase sewer flows to the City wastewater system. By City ordinance & policy, the City only accepts I&I mitigation via fee. This program is managed by the Engineering Division. See Somerville's Sewer, Drain, and Infiltration/Inflow Policy for more information.