



City of Somerville

PLANNING BOARD

City Hall, 93 Highland Avenue, Somerville MA 02143

TO: Planning Board
FROM: OSPCD Staff
SUBJECT: 1 McGrath Highway, ZP25-000113, ZP25-000114 & ZP25-000115
POSTED: July 10, 2026

RECOMMENDATION: No Change

This memo is supplemental to the PPZ Staff Memo dated June 12, 2026, linked [here](#).

BACKGROUND

On the June 18, 2026, Planning Board Meeting, the board discussed the Major Revision and Special Permit applications for a new six (6) story general building 145 Key Hotel, which will be built on a cross municipal boundary lot. The Somerbridge Hotel LLC application team provided a presentation on the project's overview and explained the development constraints the project had over the last few years, which included the no long collaboration with a proposed lab building in the abutting parcel. Public testimony was opened and some residents voiced concerns about the surface level parking and emphasizes the importance of completing the pedestrian connection to the community path network. The Planning Board voted to continue the hearing to the next Planning Board meeting (July 16), as this project received two (2) variances from the ZBA on June 17, 2026, and needed them to wait for the 20 Day appeal period to lapse.

ANALYSIS

Economic Development

Since the last hearing, the Economic Development Division has noted that an amended covenant has been signed by the Applicant and the city and will be recorded with project's final decision.

Mobility

Since the last hearing, the Mobility Division has requested an amend to condition 13 of the memo dated June 12, 2026, additional language to this condition is underlined and bolded under permit condition section of this memo.

PSUF

Since the last hearing, the Applicant has provided a revised Landscape details and memo to address comments from staff. These materials are being reviewed by City Staff and an update will be provided at the July 16, 2026, Planning Board Hearing

CONSIDERATIONS & FINDINGS

No changes to considerations and findings.

PERMIT CONDITIONS

Should the Board approve the required **Revision to Site Plan Approval P&Z 21-028** for the 6-story general building, Planning Staff recommend the following conditions:

Mobility

13. Prior to Certificate of Occupancy, the Applicant shall fund and execute a design of the Community Path Ramp up to the 25% design level. The scope of the design must be approved by the Mobility Division. **If the Community Path Ramp design is initiated by others prior to the Applicant initiating design, the Applicant shall, at the City's sole discretion, provide to the City a payment-in-lieu of the 25% design.**