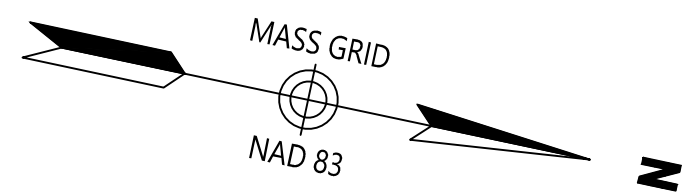


APPENDIX A: Plot Plan

Contents

- Plot Plan

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RESERVED FOR REGISTRY USE ONLY

SOMERVILLE PLANNING DIRECTOR

DATE: _____

Plan References

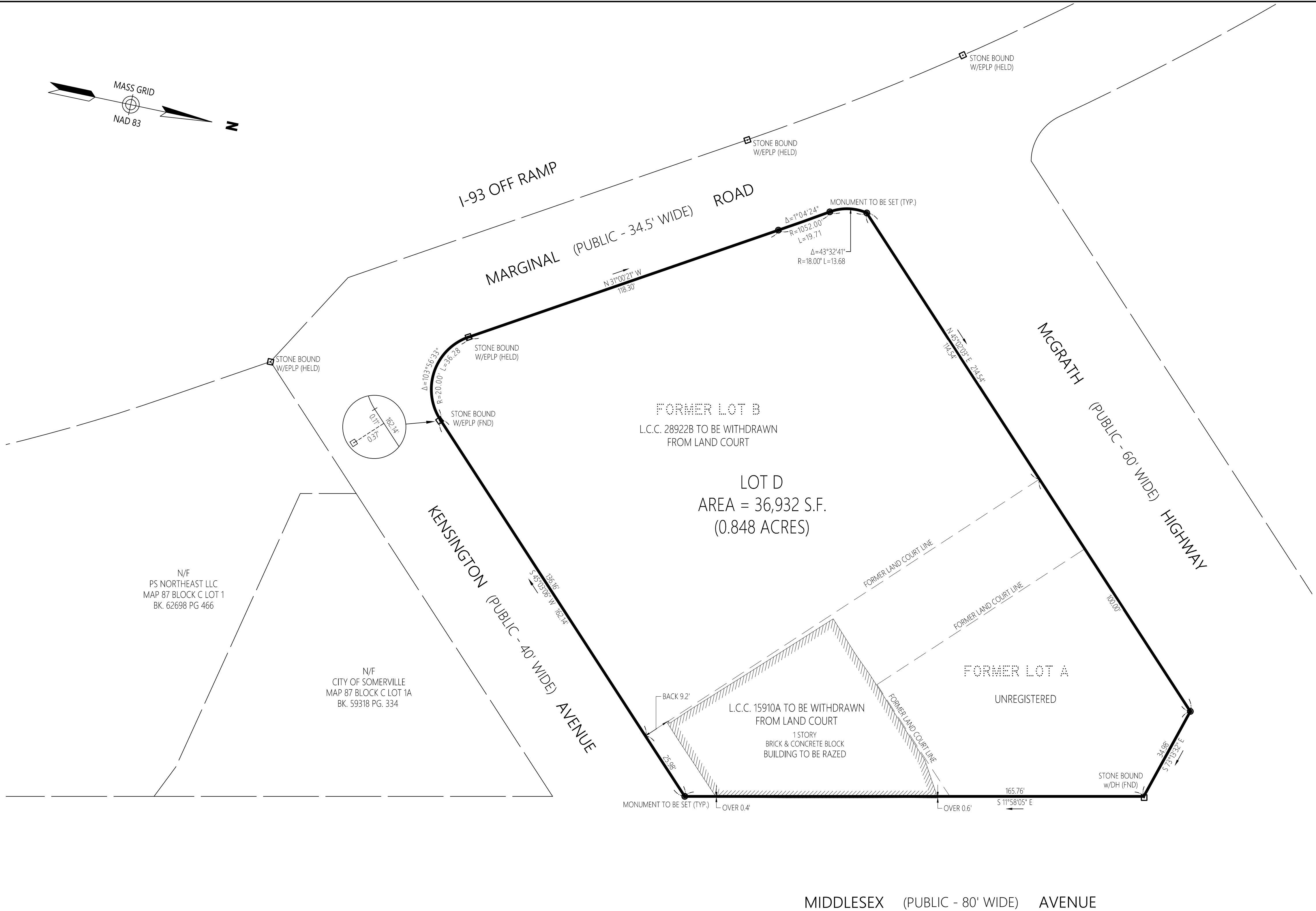
REGISTRY OF DEEDS
PLAN 404 OF 2012
PLAN 146 OF 2001
PLAN 172 OF 1966
PLAN 1404 OF 1967 (SHLO 5723)
PLAN 2307 OF 1950
PLAN 1790 OF 1948
PLAN1658 OF 1947
PLAN 279 OF 1933

LAND COURT
10044A-D
12649C & D
15910A
21639A & B
28127A & B
288862A
28922A & B
32904A

Record Owner

PARCEL A
74M PROPERTY OWNER LLC
74 MIDDLESEX AVENUE
SOMERVILLE, MASS.
MAP 87 BLOCK B LOT 2
BK. 78188 PG. 189
CERT#276714
DOC#1885796

PARCEL B
74M PROPERTY OWNER LLC
845 McGRATH HIGHWAY
SOMERVILLE, MASS.
MAP 87 BLOCK B LOT 3
BK. 78188 PG. 189
CERT#276714
DOC#1885796



General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN MARCH, 2020 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN MARCH, 2020.
- 3) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983.
- 4) LOT D CONSISTS OF TWO REGISTERED LAND PARCELS, CASE 15910A & 28922B, THAT ARE TO BE DE-REGISTERED.
- 5) THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOTS "A" AND "B" INTO ONE PARCEL "LOT D".

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

8-19-2021
DATE



CONSOLIDATION PLAN OF LAND

IN

SOMERVILLE
MASSACHUSETTS

OWNER: GREYSTAR

PREPARED BY: VHB, Inc.
Engineers | Scientists | Planners | Designers
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 20 FEET DATE: JUNE 27, 2021



APPENDIX B: Development Review Reports

Contents

- Neighborhood Meeting Report
- Design Review Report
- UDC Design Recommendation

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NEIGHBORHOOD MEETING REPORT

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74 Middlesex

Civic Application

Neighborhood Meeting Report

The Proponent has worked diligently to listen and respond to the public comments received from the community, and City departments during production of the Development Review Application. The following section describes the key comments received on the 74 Middlesex Project during two neighborhood meetings held on April 8, 2021 and June 26, 2021. Generally, the comments were supportive of the Project and did not result in any substantial refinements to the Project.

Civic Space

- **Green Buffers**
 - **Comment:** Any efforts to accommodate green buffer elements will provide protection to the civic space and park from ultra-fine particles and pollution from I-93 and Middlesex Avenue.
 - **Response:** Green buffer strategies to shield the civic space and neighborhood park from surrounding pollutant sources was a key element of the overall landscape design including high value trees and planting at varied heights along the park's edges.
- **Low VOC Trees**
 - **Comment:** The Proponent should avoid trees that are the highest VOC emitters that can also increase pollution.
 - **Response:** Tree plantings within the proposed tree grove will utilize native low VOC emitting species that provide seasonal interest and make for a dynamic space year-round.
- **Native Species:**
 - **Comment:** Somerville has a requirement that a certain percentage of plantings within public areas must be native plant species.
 - **Response:** Understory plant material will consist of entirely native species and will include a diverse mix of perennials and shrubs. Pollinator-friendly plant species are proposed to provide a food source and habitat for pollinating insects and other wildlife. Recognizing that maintenance is a vital aspect to long term success of an outdoor space, low-maintenance plant materials are a priority in plant selection and implementation.
- **Self-Storage Community Room**
 - **Comment:** The Self-Storage building includes a community meeting room fronting the neighborhood park. I anticipate that the proposed landscape design will really humanize and increase use of that community space.
Response: The design team will continue to explore ways for the design to engage the existing community space. Adjustments were made between the neighborhood meetings to allow more connection points between the civic space, neighborhood park and existing self-storage plaza to allow the area to read as one as a cohesive element.

DESIGN REVIEW REPORT

74 Middlesex Avenue Project

Design Review Report

The Project team presented to the Urban Design Commission on May 25, 2021 and June 8, 2021. The following provides a summary of the UDC's key recommendations, and a description of any changes to the proposed development made because of the feedback.

74 Middlesex Avenue – Civic Space

- **Comment:** Transition between Through Block Plaza and building public realm still needs further examination into making the two spaces interconnected and cohesive. Suggested adding permanent furniture into the space to make space feel more open and welcoming; and bring tan colored horizontal paver lines of the building public realm down Through Block Plaza to make the spaces feel cohesive. Applicant should further explore the bike room programming as an active use requirement.
 - **Response:** A mix of permanent and temporary seating is included throughout the park design to make the space feel more welcoming and accommodate a variety of users. The paving pattern has been developed to create a cohesive park space with areas of movement and pause. A two-tone paver scheme helps to give spaces a more pedestrian scale while allowing for emergency access, larger gatherings, and a diversity of programming. The civic space design team has worked in conjunction with the architecture team to further develop the bike room programming, additional information on this area will be provided with the UDC building review follow-up material.
- **Comment:** Applicant team should share civic space revisions with the Commission before going in front of the Planning Board.
 - **Response:** Acknowledged.

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UDC DESIGN RECOMMENDATIONS

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City of Somerville

URBAN DESIGN COMMISSION

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

DESIGN REVIEW RECOMMENDATION

74 Middlesex: Civic Space

July 16, 2021

The Urban Design Commission (UDC) met virtually via GoToWebinar on April 27, 2021 to review two civic space types [Through block Plaza and Neighborhood Park] proposed at the 74 Middlesex Ave in the High Rise zoning district of the Assembly Square Mixed-Use (ASMD) district in the Assembly Square neighborhood of Somerville. The purpose of design review, as established by the Somerville Zoning Ordinance, is for peers in the professional design community to provide advice and recommendations during the schematic design phase of the architectural design process. In accordance with the UDC's adopted Rules of Procedure and Section 15.1.4 Design Review of the Somerville Zoning Ordinance, this recommendation includes, at least, the following:

1. Identification if applicable design guidelines are satisfied
2. Guidance and recommended modifications to address any design issues or concerns

Design review was conducted over the course of two meetings and the Commission guided the Applicant through various recommendations and suggestions to the applicant's civic space design. Recommendations that were incorporated into the design through the review process included: Revising civic space design to incorporate more interconnectedness between the building public realm and civic space [Through Block Plaza]; create a more porous opening for the shared bike and pedestrian path with the neighborhood park space; engage (move) proposed trellis with the shared bike and pedestrian path; and add color to both civic spaces.

Following a presentation of the revised design by the Applicant and review of the design guidelines for the Neighborhood Park and Through Block Plaza Civic Space types, the Commission provided the following final guidance and recommended modifications:

- Transition between Through Block Plaza and building public realm still needs further examination into making the two spaces interconnected and cohesive. Suggested adding permanent furniture into the space to make space feel more open and welcoming; and bring tan colored horizontal paver lines of the building public realm down Through Block Plaza to make the spaces feel cohesive.
- Applicant team should share civic space revisions with the Commission before applicant team goes in front of the Planning Board.

The Commission voted unanimously (3-0) that all of the design guidelines for a Neighborhood Park Civic Space type were satisfied and voted unanimously (3-0) to recommend the guidance and design modifications identified above.

Attest, by the voting membership:

Frank Valdes
Debora Fennick
Andrew Arbaugh

Attest, by the meeting Co-Chairs:

Luisa Oliveria
Sarah Lewis



Sarah Lewis,
UDC Co-Chair
Director of Planning &
Zoning

[Type text]

APPLICABLE DESIGN GUIDELINES:

NEIGHBORHOOD PARK			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
Connectivity to the surrounding environment in a Neighborhood Park is vital. Sidewalks, bike paths, crosswalks and connections to larger transportation systems should be established and clear.	YES (3-0)		
Wherever possible, spaces should be multi-use and flexible to accommodate as many different uses as possible.	YES (3-0)		
Spaces in a Neighborhood Park should reflect the desires of the surrounding residents and provide programming that is relevant to that neighborhood's demographic and user groups.	YES (3-0)		
Varied play environments that foster the development of children's cognitive, physical and social development are encouraged.	YES (3-0)		
Water features and changes in topography are encouraged.	YES (3-0)		
Amenities and furnishings may include, but are not limited to: seating, drinking fountains, tables, chairs and benches, movable tables and chairs, litter receptacles, etc. Signage should be placed at entrances or other points where people gather.	YES (3-0)		
Fencing and vegetation should preserve privacy for Abutting yards while providing resident visibility into the park.	YES (3-0)		
In addition to active physical recreation, Neighborhood Parks should provide opportunities for public art, performance space and community engagement in artistic and cultural expression. Public art and performances should reflect the neighborhood and preserve a sense of neighborhood identity.	YES (3-0)		

NEIGHBORHOOD PARK			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
A neighborhood park should offer a variety of seating types and seating locations, including places to sit in the sun, in the shade, out of the wind, in groups, alone, close to activity, and in relative seclusion to every extent possible.	YES (3-0)		

APPLICABLE DESIGN GUIDELINES:

THROUGH BLOCK PLAZA			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
Adjacent buildings should provide ground level spaces fronting onto the through block plaza for commercial uses including, but not limited to, the arts & creative enterprise, eating & drinking, and retail use categories.	YES (3-0)		
Exterior walls fronting onto the through block plaza should meet the ground story fenestration and blank wall standards for the appropriate building type to every extent practicable	YES (3-0)		
Upper story balconies and terraces overlooking the through block plaza are encouraged for adjacent buildings.	YES (3-0)		

[Type text]

Revised Illustrative Site Plan (06/08/2021)



Remaining Concern: Transition between Building Public Realm and Through Block Plaza



APPENDIX C: Request for Plan Revision and De Minimis Change

Contents

- Master Plan Special Permit Plan Revision and Request for De Minimis Change

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August 18, 2021

VIA ELECTRONIC MAIL

City of Somerville
Mayor's Office of Strategic Planning &
Community Development
City Hall
93 Highland Avenue
Somerville, Massachusetts 02143
Attention: Sarah A. Lewis, RA, LEED-AP, CNUa
Director of Planning and Zoning
Email: slewis@somervillema.gov

**RE: 74 Middlesex Avenue, Somerville (the "Property")
Master Plan Special Permit Decision in Case No. MPSP 2020-0001,
dated June 21, 2020 (the "MPSP")
Plan Revision and Request for De Minimis Change**

Dear Sarah -

I write this letter for my client, 74M Property Owner, LLC (the "**Applicant**"), the owner of the Property, and holder of the MPSP. Capitalized terms used, but not otherwise defined, in this letter shall have the meanings ascribed to them in the Application for Master Plan Special Permit dated February 19, 2020, by Edge Assembly Square for the Property (the "**MPSP Application**").

The Project described in the MPSP Application consists of the redevelopment of the Property with an approximately 525,000 square foot Commercial Building, containing laboratory and office uses and approximately 27,000 square feet of first floor retail and active uses and below-grade parking for up to 350 vehicles. The Property measures approximately 36,932 square feet of land area. The MPSP Application also includes within the Project the creation of substantial new Civic Spaces in a portion of the abutting Kensington Avenue as well as on a portion of the parcel owned by the City of Somerville situated at 0 Middlesex Avenue (and referred to as the Middlesex Avenue Open Space in the MPSP Application)(said portions of Kensington Avenue and the Middlesex Avenue Open Space as will contain the referenced Civic Space, collectively, the "**City Parcels**"). These components were depicted in Figure 2.12 of the MPSP Application, which outlined the "Project Boundary".

The Applicant desires to revise the MPSP and the certain of the underlying plans to have the Development Site clarified so as to include the Property and the City Parcels with the

Page 2

Property being referred to as “Lot 1” and the City Parcels being defined as Lot 2. In order to affect this change, the Applicant requests the following revisions to the MPSP.

1. **Civic and Open Space**. Amend and restate Section 2.3.2 of the MPSP Application as follows:

“The Proponent is committed to developing the Project Site with as much publicly accessible open space as is feasible outside the building footprint. As described below, while no Open Space is required in the ASMD for projects containing over 50,000 sf of development, the Property will contain publicly accessible Open Space measuring approximately 8,529 square feet. Additionally, the Development Site will contain a “Neighborhood Park Civic Space”, which will be comprised entirely of the land area of the City Parcels and described in Appendix F and below. The Civic Space will be designed to meet the requirements of a Neighborhood Park Civic Space. As indicated on Figure 2.12, the Development Site will contain approximately 49,987 square feet of land area, which will require a minimum of 12,496.75 square feet of Civic Space. As currently planned, the Civic Space on the City Parcels will total approximately 13,055 square feet (which is approximately 26% of the land area of the Development Site). Therefore, the planned Neighborhood Park Civic Space will be in excess of the twenty-five percent (25%) Civic Space requirement (measured as a percentage of the land area of the overall Development Site) contained in the ASMD (Section 7.4.5.b.i. of the SZO). Refer to Figures 2.11 through 2.13. The conceptual design and programming of these areas are described below.

The public Open Space and Civic Space around and within the Project Site will provide animated gathering areas and permeability for community connection. Retail storefronts along Middlesex Avenue and a lively entry lobby along Kensington Avenue will activate the ground plane. The retail and lobby facades sensibly recede from the pedestrian space, providing an enlarged sidewalk width along east and south frontages, enhancing the public realm.

Kensington Neighborhood Park

The Project envisions the use of the City Parcels and granting easements therein by the City, which will revitalize the Middlesex Avenue Open Space and will combine with the area of Kensington Avenue situated between the Property and the Middlesex Avenue Open Space to create a new civic space (collectively, the “**Kensington Neighborhood Park**”). Kensington Neighborhood Park will create an attractive gateway into the

Page 3

ASMD and the Project Site, and will provide generous pedestrian and bicycle infrastructure that connects Foley Street to the Kensington Underpass, and the Stop and Shop and Garfield Avenue neighborhood to the west. The new “gateway entrance” to the ASMD and the Project Site will include new hardscape materials, trees, plantings, seating, signage and lighting that will create an active and safe space at all times of the day. Public bicycle storage is being considered for the improved Middlesex Avenue Open Space. The proposed improvements will integrate with the adjacent hardscaped seating area north of the Public Storage building, so that the open space between the buildings works as a singular, unified civic space. Refer to Appendix F for a copy of the Civic Space Study that provide an analysis of existing open and civic space resources within walking distance of the Project Site.

The proposed use of the City Parcels for Civic Space will require the City to grant an easement that dedicates the new civic space to the public in perpetuity and also grants an easement to the Applicant for the continued maintenance, repair and replacement of the Kensington Neighborhood Park. The City of Somerville will retain ownership of the Kensington right-of-way (ROW) and will deliver an Owner’s Authorization with regard to the Civic Space Site Plan Review Application as well as the revisions to the MPSP Application.

The Applicant will continue to coordinate closely with the City on the granting of the above easements, which will require a vote from the City Council and final approval from the Mayor.”

2. **Revision to Open Space Plan.** Figure 2.12 of the MPSP Application is replaced by Figure 2.12 attached to this letter and incorporated herein by reference. The revisions to the Figure include the following:

- a. revise the Development Site boundaries to include the Property and the City Parcels;
- b. identify the Property and the City Parcels as two (2) separate lots;
- c. revise the Project Site to remove unnecessary portions of Kensington Avenue southwest of the Development Site;
- d. revise the City of Somerville property line to include the City Parcels as a single parcel;
- e. depict the Civic Space as a single Civic Space that qualifies as a “Neighborhood Park”; and
- f. remove the reference to “Open Space (Offsite Improvements)” in reference to the Middlesex Avenue Open Space.

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3. **Revision to Civic Space Plan.** Figure 2.13 of the MPSP Application is replaced by Figure 2.13 attached to this letter and incorporated herein by reference. The revisions to the Figure include the following:
- a. revise the Development Site boundaries to include the Property and the City Parcels;
 - b. identify the Property and the City Parcels as two (2) separate lots;
 - c. revise the Project Site to remove unnecessary portions of Kensington Avenue southwest of the Development Site;
 - d. revise the City of Somerville property line to include the City Parcels as a single parcel;
 - e. depict the Civic Space as a single Civic Space that qualifies as a “Neighborhood Park” and delete references to “Through-Block Plaza (within Property Line and Over Decommissioned Right-of-Way)”;
 - f. Update the Civic Space Summary to provide for
 - i. a “Total Lot Area” of 49,987 square feet, which includes the 36,932 square foot Property and the City Parcels, which total 13,055 square feet in the aggregate (5,838 square feet within Kensington Avenue and 7,127 square feet in the Middlesex Avenue Open Space); and
 - ii. 100% of the area of the City Parcels comprising Civic Space, which exceeds the 12,496.75 square feet of Civic Space required as a result of the size of the Development Site; and
 - g. remove the reference to “Open Space (Offsite Improvements)” in reference to the Middlesex Avenue Open Space.

In addition, to the above changes to the MPSP Application and plans contained therein, the Applicant requests the following a de minimis change under Section 15.4 and Section 7.4. of the City of Somerville Zoning Ordinance (the “**SZO**”) with regard to the MPSP as follows:

- Condition 4. Revise said Condition to delete the words “a subsequent Site Plan Approval application” from the third (3rd) line thereof and replace such term with “the issuance of a Civic Space Permit”; and
- Condition 10. Revise said Condition to delete from the first (1st) and second (2nd) lines thereof, the clause “Upon approval of a subsequent Site Plan Approval for the Through Block Plaza Civic Space” therefrom, and substitute therefor the clause “Prior to the issuance of a Certificate of Occupancy for the building,”.

These changes are intended to permit the planning, installation and maintenance of the Kensington Neighborhood Park Civic Space that the Applicant is required to construct and maintain, pursuant to the MPSP. These changes will formally add the full area of the

Page 5

proposed Civic Space to the Development Site, which revision is consistent with the purpose and intent of the SZO.

As it relates to the modification to Condition 4, we understand that the Planning Board did not intend to require the grant of an actual easement by the City to the Applicant before the Applicant could apply for Site Plan Approval for the Civic Space. Rather, the Planning Board intended that the Applicant receive the right to have the requisite authorization to apply for Site Plan Approval relative to the Civic Space. By receiving the Owner's Authorization from the City and adding the City Parcels to the Development, the need to enter into an easement presently is unnecessary. Being allowed to proceed with the Site Plan Approval process for the Civic Space presently will inform the scope and extent of the Civic Space, before the City enters into a permanent maintenance easement with the Applicant and sets in place the permanent rights and the obligations of the Applicant and the City as it relates to the Civic Space. We believe that the requested change is consistent with the Planning Board's intent.

As for the proposed change to Condition 10, this change is also intended to reflect that the City's desires to maintain the public rights in and to Kensington Avenue (and not decommission said thoroughfare), while desiring to have the Civic Space constructed and maintained by Owner in connection with Owner's construction of its proposed laboratory project on the Property. The requested changes also recognize that Owner will not construct below-grade garage improvements under Kensington Avenue, and that Owner will not require any easement rights within Kensington Avenue other than the right to install, construct, maintain, repair and replace the Civic Space on the City Parcels. As noted above, the City will (in keeping with the requirements of the SZO) include in the easement to the Applicant an easement dedicating the use of the City Parcels to public open space in perpetuity.

We believe that the proposed changes are clearly de minimis pursuant to the provisions of Section 15.4.c. Pursuant to Section 15.4.c., the Director of Planning & Zoning in Somerville has the authority to determine whether a plan revision to a previously approved MPSP is a de minimis revision. Section 15.4.e. provides that the Director of Planning & Zoning may make a determination that a proposed revision is de minimis upon finding that the revised application:

- a. does not contravene the previously published public notice, any finding, or attached condition made by the review board for the original development review application;
- b. does not detrimentally impact matters of substance identified in the meeting minutes of the original public meetings or public hearings; and

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- c. features changes that are insignificant to the degree that persons familiar with the original application would not notice a substantial change in operational or built outcome.

The above changes to the to the MPSP generally, as well as Condition 4 and Condition 10 of the MPSP, do not have any material impact on the Project and will not result in any change to the proposed area of the planned Civic Space. These changes will not result in any discernable changes between the Project as depicted in the MPSP Application and what ultimately is constructed, subject to changes that may occur during the Site Plan Approval process. Additionally, the public notice for the MPSP did not indicate the nature of any easement or other rights to be obtained by the Applicant in and to the City Parcels and the timing of the granting thereof. As a result, the changes do not contravene the public notice for the MPSP hearing or the intent of any finding or condition contained in the MPSP.

In addition to the above, the referenced proposed changes referenced do not constitute a Major Amendment under Section 7.4.4.d.i. of the CZO, because they do not:

- a. increase the floor area or lot coverage of the proposed development by fifteen percent (15%) or more;
- b. result in any substantial change to the access to the Development Site; or
- c. not result in any condition that is substantially more detrimental to the ASMD or the surrounding neighborhood than the previously approved plans.

As a result of the above, we believe that the proposed changes to the Approved Project constitute a de minimis change to the Development Plan and should be approved as such by the Director of Planning & Zoning.

Finally, for your files, we note that a copy of which has been recorded with the Middlesex South District Registry of Deeds in Book 78188, at Page 193, and registered with the Middlesex South Registry District of the Land Court as Document No. 1885797.

Should you have any questions concerning the above, please feel free to contact me.

Thank you.

Sincerely,



Darren M. Baird
Counsel for and on behalf
of 74M Property Owner, LLC

74M Property Owner, LLC
74 Middlesex Avenue
De Minimis Change to MPSP

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Attachments: Figure 2.12 and Figure 2.13

cc.: Gary Kerr and Ryan Souls (Greystar Real Estate Partners)
Anthony D. Galluccio (Galluccio & Watson)
File

