

January 1, 2018

Ref: 13893.00

George Proakis, Director of Planning
Somerville City Hall
93 Highland Ave.
Somerville, MA 02143

Re: Assembly's Edge Response to OSPCD Comments

Dear Mr. Proakis,

On behalf of 845 Riverview, LLC. (the Proponent), VHB is pleased to submit this memo in response to comments received by email on December 27, 2017 from the City of Somerville's Office of Planning and Zoning (the "City of Somerville"), about the Assembly's Edge Project (the "Project"). On December 28, 2017 VHB submitted an email to the City with their Project team's initial responses to the City's comments. This memo further documents the Project team's responses, and where applicable, provides supplemental materials.

As documented below, there are comments that the Proponent is working on, and will address at the upcoming Planning Board Hearing on January 4, 2018. The City's comments and the Project team's responses have been categorized by topic area.

Traffic and Parking

Comment

Traffic and Parking would like to have a location for a future bike share station shown and would like to see a diagram of the larger bike network included – including Revolution Drive, Grand Union, and Foley St.

Response:

DCI will develop a plan for the upcoming Planning Board Hearing on January 4, 2018 that depicts the surrounding bike infrastructure, and a possible location for the future Hubway Station.

Comment

They are also very concerned about the intersection at Lombardi and M.t Vernon as the LOS drops and they also would like a video system (similar to Revolution Drive) added to the signals at Middlesex and Foley. I



believe I can condition this concern as a future meeting between T&P, T&I, and DCI but I wanted to give you the heads up.

Response:

Comment noted.

Office of Sustainability and Environment

Comment

OSE would like the air quality report/detail/info (the emissions from the hwy) included in the application materials.

Response:

A copy of the Assembly's Edge Air Quality Report prepared by Allied Consulting Engineering ("Allied") is included with this memo.

Comment

I'm also attaching the CCVA that will be required for the subsequent DSPR applications.

Response:

Comment noted. The Project team will prepare and submit a completed Climate Preparedness and Resiliency checklist as part of the future Special Permit Application.

Comment

We also need a better understanding of the pervious surface numbers as the application form says "0%". The courtyard will need to be pervious paving, the site cannot be complete impervious. I recommend preparing a diagram that clearly shows the paved and pervious and planted areas with numbers for each.

Response:

Design Consultants Inc. ("DCI") has prepared a memo with supporting graphics addressing OSE's impervious area concerns. This memo will be submitted to the City on Tuesday, January 2, 2018.

Comment

Stormwater retention/detention locations?

Response:

Proposed stormwater infrastructure has been labeled and included in the aforementioned stormwater memo from DCI. This information will also be presented at the upcoming Planning Board Hearing on January 4, 2018.

Comment

EV charging? If not now, then still need to show the location for a future 440V transformer.



Response:

Khalsa Design Inc. ("KDI") met with Allied regarding the conceptual MEP requirements for the building. KDI and Allied anticipate that the transformer vault and other major MEP items for the PUD level plans will be located at the intersection of McGrath highway and Kensington by the first floor of the hotel. The PUD plans will be revised to show this area at the upcoming Planning Board Hearing on January 4, 2018.

Fire Department

Comment

Fire Dept. is assuming the trucks will access via McGrath (which needs to be renamed) and back up on Kensington to exit – without having to turnaround under the building. However, they would prefer full access and would like the walkway at the civic space to be able to be used for emergency access.

Response:

Chapter 3 of the PUD-PMP details that the Kensington Pedestrian Street will provide between a 17-foot and 24-foot clear right-of-way ("ROW") to accommodate emergency vehicles.

Comment

There was a comment about combined solid waste removal (retail and residential especially).

Response:

Based on the size of the buildings and the proposed shared uses, at this time KDI believes that the loading bays will provide adequate room for temporary storage and disposal of solid waste. As MEP design advances, Allied and KDI will revisit the sizing of these spaces, and if deemed necessary, the loading bays can be modified to accommodate additional area for solid waste storage.

Comment

Is the height of the building a problem for the FAA and flight paths?

Response:

KDI has prepared and submitted a graphic that overlays the Project's building heights, and the heights of nearby approved buildings on a Massport Airspace Map. Similar projects in the area (Partners Building & Wynn Casino) have been determined to be of no hazard to air navigation and approved with the condition that they must be marked & lighted.

Building Design

Comment

The screening of the parking garage is poorly illustrated – appears to be chain link fencing with plants that don't have planters. There is concern that any plant life will not be sustained and maintained to provide a green screen for the above-ground structured parking. A lot more information on a reliable solution will be conditions and required to be approved by the DRC and Planning at the DSP review.



Response:

Comment noted. The Proponent and the design team appreciate the City's comments and will explore alternative screening strategies for the above-grade garage levels. Alternative designs will be prepared and presented at the upcoming Planning Board Hearing on January 4, 2018.

Comment

I also have concerns about the civic space not being included as part of the PUD. I will talk to George about the design, construction, maintenance, and ownership issues of this space.

Response:

Comment noted. The Proponent anticipates future discussions with the City regarding ownership, construction and maintenance of any off-site open space.

Conclusion

This supplemental information is provided to assist in your review. If the City has any further feedback or recommendations that will assist the Proponent and the Project team, please do not hesitate to contact me at (617) 607-2988 or kgreaves@vhab.com.

Very truly yours,

Kyle Greaves, AICP
Project Manager/Environmental Planner
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