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## Executive Summary

### 1.1 Project Summary

CDNV Assembly, LLC, (the "Applicant"), respectfully submits this proposed development located at 5 Middlesex Avenue in the Assembly Square Mixed-Use District (ASMD) of Somerville, Massachusetts (the "Site"), known as XMBLY (the "Project"), Planned Unit Development Preliminary Master Plan ("PUD-PMP") to the City of Somerville (the "City") to initiate the PUD-PMP review process. The existing site contains an existing 162,000 square foot ("SF") office building, approximately 800 parking spaces within an asphalt paved surface parking lot, and a gravel lot covering land where a demolished building once stood. The Applicant proposes to redevelop approximately 408,643 SF (9.38 acres) of the Site with approximately 1.5-million ("M") SF pedestrian and transit-oriented, mixed-use development that consists of five (5) buildings including the existing 162,000 SF office building organized around a new central publicly accessible civic open space and framework of new roadways with an inviting streetscape.

The following planning concepts are central to the proposed design:

- **Connectivity** | The Site is organized into three urban blocks which are consistent with the scale of the adjacent development at Assembly Row. The street layout is organized to accommodate future connections to the adjacent retail parcels and extend the urban fabric that has been established at Assembly Row. The hierarchy of the proposed streets are intended to re-establish the urban grid while emphasizing walkability and connections to transit.
- **Open Space** | A publicly accessible green space is located at the center of the Site and is intended to foster opportunities for active gathering and community events. These open spaces will serve as a signature component to the XMBLY development and will promote connectivity to the active uses at the ground levels of the proposed buildings. The approximately 48,000 SF of civic green space area will serve as a public amenity and can be programmed to support a variety of uses and events in the district. The Project proposes a total of approximately 145,630 SF of open space and 90,840 SF of publicly accessible useable open space.
- **Mixed-Use Program** | The Project offers a mix of uses to foster a vibrant live-work-play environment. A major portion of the Site's program is intended to support multi-family residential, commercial office, life sciences

and R+D uses. At the ground level, retail and active uses are planned to encourage a vibrant pedestrian environment for the street network.

The Site is located in a transitional area between Interstate 93 and the edge of the Assembly Row development to the east. The Project's density, scale, massing, and layout extend the fabric of the district to the west and re-establish the urban grid in this neighborhood. The proposed mix of uses, open space, and public realm improvements are organized to promote a distinct "sense of place", which is unique to this development and complementary to the density and character of the adjacent Assembly Row.

Upon completion, the Project includes the following new components:

- An approximately 48,000 SF central publicly accessible green space
- A total of approximately 948,000 SF of office/lab/R+D located within three discrete buildings,
- A total of approximately 496 residential units located in two distinctive buildings,
- A total of approximately 27,140 SF of ground-floor retail and/or Active Use spaces including restaurants,
- A 16,000 SF fire station, and
- 1,662 on-site below- and above-grade structured parking spaces, approximately 76 on-street and existing surface lot parking spaces.

Exhibit A below provides a key plan of the several proposed buildings and roadways.

#### **Exhibit A – Project Site Key**

