



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

Joseph A. Curtatone
Mayor

George J. Proakis
OSPCD Executive Director

TO: Planning Board
FROM: Planning & Zoning Division
DATE: February 21, 2020
RE: PB2017-27 EXT1, 845 McGrath Highway

This memo summarizes the request for time extension submitted for 845 McGrath Highway, 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 February 11, 2020 and is scheduled for a public hearing on February 27, 2020.

SUMMARY OF PROPOSAL

Planning Staff received an application on January 14, 2020, from the applicant, 845 Riverview, LLC, requesting a time extension of one (1) year for a Planned Unit Development – Preliminary Master Plan granted on April 5, 2018 to develop a transit-oriented mixed-use development in two buildings, with relief granted for an increase in building height to 147' to allow for 180 hotel rooms, an increase in building height to 235' to allow for 215 residential units, 9,472 square feet of ground floor restaurant/retail space, and parking relief to provide 293 structured parking spaces.

Staff finds that the Applicant has made a good faith effort to exercise the approval granted under the above decisions but has been delayed in obtaining construction financing and in meeting the required conditions of the PUD-PMP decision.

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