



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: PB2018-09-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 Special Permit with Site Plan Review-A, approved on May 15, 2018, to develop a transit-oriented mixed-use development on 0.85 acres under an approved PUD-PMP to create 368,030 square feet in two buildings, one of 147' high, containing up to 180 hotel rooms, and the other 235' high containing up to 215 residential units, supported by 9,472 square feet of ground floor restaurant/retail space, and 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 completing construction documentation, obtaining construction financing, and in meeting the required conditions of the SPSR-A decision.

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