



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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**Case #:** PB 2014-12

**Date:** May 1, 2014

**Recommendation:** Conditional Approval

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**PLANNING STAFF REPORT**

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**Site:** 2-8 Broadway

**Applicant & Property Owner Name:** Lolastar, LLC

**Applicant & Property Owner Address:** 370 Chestnut Hill Avenue Brighton, MA 02135

**Agent Name:** Adam Dash

**Agent Address:** 48 Grove Street, Suite 304 Somerville, MA 02144

**Alderman:** Matt McLaughlin

**Legal Notice:** Applicant and Owner, Lolastar, LLC, seek a Special Permit with Site Plan Review under SZO §6.5.D.1 & 7.13.E to establish 19 residential units and under SZO §6.5.D.2 to establish by-right uses §7.13.B, and 7.13.C small and/or medium retail. The applicant seeks approval under SZO §9.17.2 for reduced parking requirements and compact spaces, 9.15.4 modification of the bicycle parking requirement, and §6.5.G.18 for the reduced lot area and §6.5.D.5 to alter facades and signage. Article 13 Inclusionary Housing will apply. TOD 55. Ward 1.

Dates of Public Hearing: Planning Board - May 8, 2014

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**I. PROJECT DESCRIPTION**

1. Subject Property: The subject property is 4 parcels fronting Broadway and Mt. Pleasant Streets. The parcels total 11,480 square feet and have 4 existing buildings. Two Broadway is an existing 3-story mixed use building with retail on the first floor and residences above. Four Broadway is an existing 3-story brick structure with retail on the first floor and residences above, the "Learn to Drive" building. Six-Eight Broadway is an existing 1-story commercial building. There are two parking spaces, accessible from Mt Pleasant Street for 6-8 Broadway. The lots are mostly paved with the exception of the rear of 2 Broadway.

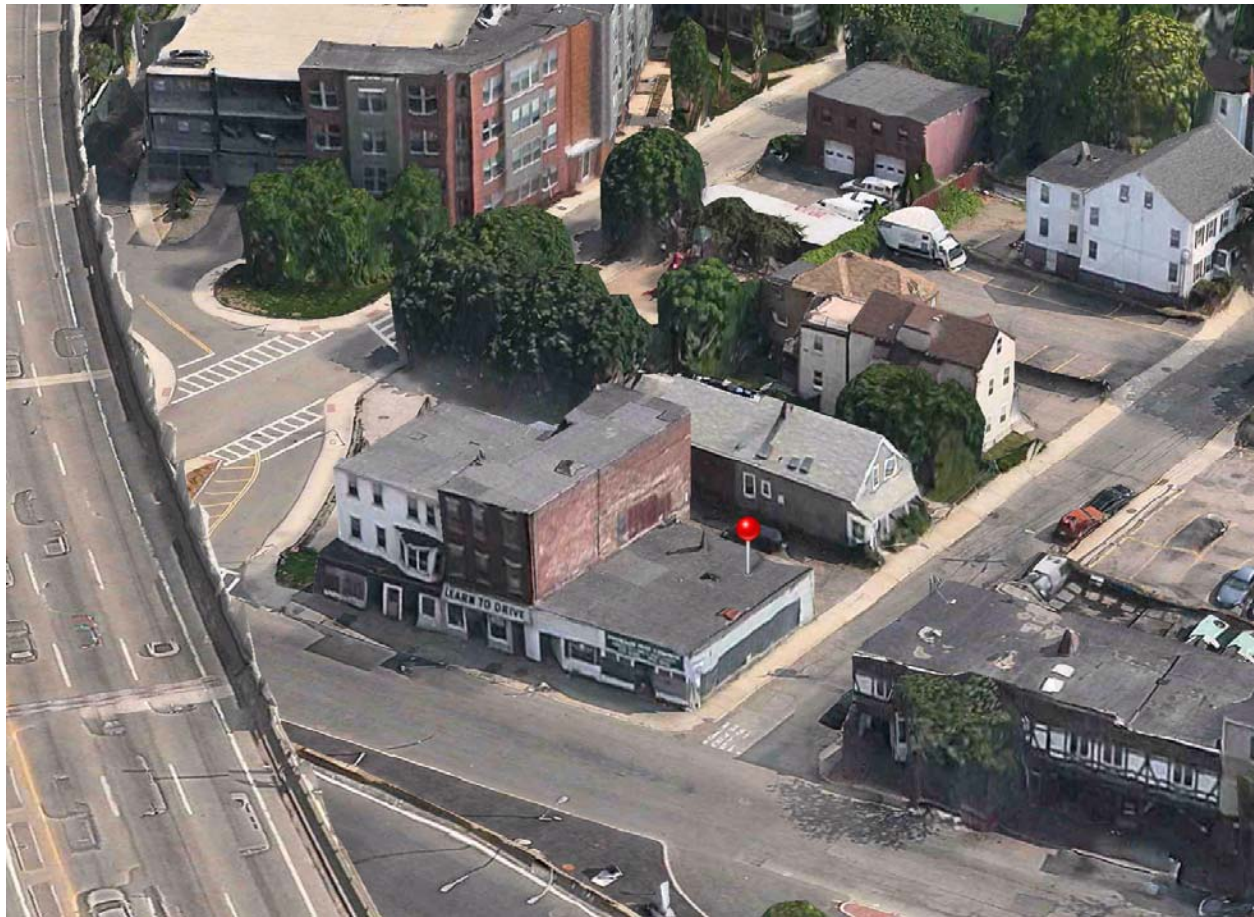


Eight Mount Pleasant Street is a 1 ½ story, 2-family home that was built in 1841-1842. The property is on the National Register of Historic Places because it is a rare surviving suburban cottage of the early 19<sup>th</sup> century development of East Somerville, likely dating to the original Charlestown subdivision before 1842. The National Register of Historic Places is part of a national program to coordinate and support efforts to identify, evaluate, and protect America's historic and archeological resources. This is mostly an honorary recognition; however, properties on the register can qualify for federal funding for preservation.

The site sits incredibly close, 1000 feet, to the Sullivan Square train station. The City's annual pedestrian counts show that during the evening peak hours, over 400 people walk past this site.

Prior to the current owner, the properties had fallen into disrepair. It is Planning Staffs' understanding that as tenants moved out and leases expired for 2-8 Broadway, the property owner did not seek new tenants. The building has been vacant for some time. In October of 2013, the Planning Board approved a SPSR for the properties at 2-8 Broadway which included commercial 1<sup>st</sup> floors and 9 residential units. Since that approval, the property owner acquired 8 Mount Pleasant Street. Currently, 2 & 4 Broadway are in the process of being renovated (photo below).





*Satellite photo showing 2-8 Broadway and 8 Mount Pleasant Street.*

2. Proposal: Some of the prior approval remains unchanged. Two and four Broadway will be significantly renovated but the square footage and unit count will remain the same. The proposal is still to demolish 6-8 Broadway. The building proposed would have a commercial first floor with 11 residential units. The building will extend over the 4 Broadway building but only be accessible from the 6-8 Broadway building. Eight Mount Pleasant Street will remain a 2 family structure. The later rear additions will be demolished and the property will be moved closer to the rear lot line. A contemporary addition will be built onto the original form of the house.

Six-Eight Broadway went before the Somerville Historic Preservation Commission on July 16, 2013 for demolition review. The Commission determined it not significant, there is no demolition delay. Eight Mount Pleasant went under the same review on December 19, 2013 and January 23, 2014. The Applicant signed a Memorandum of Agreement with the HPC on April 15, 2014 outlining the terms of demolition alternative.

After renovations, 2-8 Broadway will have a unified storefront system and coordinated exterior materials. There will be no change in the number of units in the existing buildings. Two Broadway has 2 commercial spaces and 4, 1-bedroom residential units. Four Broadway has 1 commercial space and 2, 3-bedroom residential units. The new building, 6-8 Broadway, will have 2 commercial spaces, and 11 residential units (1, 1-bedroom, 1, 2-bedroom, 8, 3-bedroom, and 1, 4-bedroom). Eight Mount Pleasant will have 2 residential units (1, 3-bedroom and 1, 4-bedroom). On site there will be 5 commercial spaces



and 19 apartments (5, 1-bedrooms; 1, 2-bedrooms; and 11, 3-bedroom; and 2, 4-bedroom). There will be a total of 3,550 gsf of commercial space.

The buildings will total 30,058 gross square feet.

The landscaped percentage of the site will be maintained. There will be a lawn area and brick pavers in the rear yard. Along a portion of the edges of the site will be an arborvitae hedge. There will be 3 trees in the lawn. There will also be vines on 2 & 6-8 Broadway.

There will be 10 garaged parking spaces and bicycle parking on site. Four bicycle spaces will be in a bike room at grade. An additional 16 spaces will be located in the basement of 8 Broadway, accessible by elevator.

The mechanical equipment will be located on the roof along with a 150 square foot roof deck. Trash will be located in an interior room in the 8 Broadway building.

There will be a few types of signs on the 2-8 Broadway buildings. The retail signage for each store will be in the sign band on the building with gooseneck lighting above the signs. There will be a three story banner sign on the tower element of the building. A community information sign box will be located on the Mount Pleasant Street side of the building and a wooden blade sign above the box to make it more visible for people passing on Broadway. There will be another community information sign box on the left side of the building close to Broadway. Finally there will be a mural on the left side of the building facing the dog park. There will be a sign/placard on site near 8 Mount Pleasant Street explaining its' historical context.

3. Green Building Practices: The building will comply with the stretch energy code.

4. Comments:

*Fire Prevention*: Fire prevention has reviewed the plans and has no comments at this time.

*Traffic & Parking*: The applicant proposes redevelopment of the building at 2-8 Broadway and 8 Mount Pleasant Street. The applicant proposes to renovate buildings at 2 and 4 Broadway and the demolition of the existing building and the construction of new building at 8 Broadway and 8 Mount Pleasant. The proposed development will consist of 3,550 sf of commercial space and 19 residential units. Per the Somerville Zoning Ordinance 13 off street parking spaces are required.

The applicant has hired a professional Transportation Firm, Design Consultants, Inc. (DCI) to prepare both a Parking Assessment and a Traffic Assessment of the proposed development. DCI has performed a comprehensive Parking and Traffic Assessment of the proposed project.

Based on the components of the Traffic Assessment as prepared by DCI, there will be minimal impact on the surveyed intersections in the immediate area of the proposed development. Traffic and Parking does not disagree with this assessment. As stated by DCI there will be minimal traffic impact due to the proposed development. This minimal impact will be observed by an increase in vehicle queues, delays and congestion and a decrease in pedestrian safety.

Based on the components of the Parking Assessment as prepared by DCI, the 3 off street parking spaces not being provided by the applicant could be accommodated by available on street parking spaces. The Parking Assessment Study stated that there were a total of 5-6 available resident-only parking spaces on

Mt. Vernon Street and Mt. Pleasant Street during all observations periods on a typical weekday. This study also stated that during the weekday morning observation period, it was noted that residents from other neighborhoods within Somerville drive to Mt. Pleasant Street and/or Mt. Vernon Street, park their vehicle and then walk to the nearby Sullivan Station. Traffic and Parking concurs with this last statement. Due to this phenomenon parking spaces in the area of the proposed development are scarce and limited. Without proper mitigation there are concerns regarding the on-street parking supply to assimilate the applicant not providing the required 3 off street parking spaces.

Traffic mitigation to foster improved on street parking spaces can be attained by the developer providing to the City/Traffic and Parking \$5,000 for the purchase of various signs, poles and associated hardware to enhance and improve recognition of proper on street parking spaces.

Provided that the above traffic mitigation is delivered to the City, Traffic and Parking has not objections to this application.

*Wiring Inspection:* This building will require a transformer accessible by the utility provider. The updated plan includes a transformer location that has not been accepted by NStar. A condition of this report is that the site plan will be submitted for review and approval.

*Lights and Lines:* Lights and Lines has been contacted but has not provided any comments at this time.

*Engineering:* The project must comply with the City stormwater policy. The Applicant will submit a utility plan (including stormwater mitigation), drainage analysis, and grading plan prior to being issued a building permit.

*Historic Preservation:* The HPC reviewed 6-8 Broadway on July 16, 2013 and deemed it not significant, there is no demolition delay. Eight Mount Pleasant went under the same review on December 19, 2013 and January 23, 2014. The Applicant signed a Memorandum of Agreement with the HPC on April 15, 2014 outlining the terms of demolition alternative.

*Ward Alderman:* Alderman McLaughlin has been contacted but has not provided any comments at this time.

*Design Review Committee:* The DRC reviewed the project on April 3, 2014. The following is a summary of their feedback.

- The 'step downs' of different materials on the upper portions of the Mt. Pleasant Street elevation should be more consistent, or potentially eliminated altogether to simplify the complexity of the facade. The top and back corner could be articulated versus the current design.
- The courtyard behind 2 Broadway should be considered a landscaped area for residents to enjoy. The transformer should be relocated so that it does not act as a featured element within the outdoor space outside residents' front doors.
- The addition to 8 Mt. Pleasant Street needs further design consideration. The modern addition appears to be the correct approach but the rear unit needs some articulation of a foundation/base given the proportions of the building
- It was questioned whether the historic structure should have an addition or if the addition should actually be a third (detached) structure.
- The side entrance to Mt. Pleasant should be a stoop instead of a notch on the building. The use of a stoop would allow the notch in the corner of the building to be eliminated, which would reinforce the historical proportions and form of the structure that is being maintained.

- The Applicant should present more rendered views/axonometric drawings from the courtyard and Mt. Pleasant Street. So far, the DRC has only seen a rendered view of the northeast corner of the site. Furthermore, the Applicant noted that the one rendering that was presented was a digital collage rather than a perspective taken from an accurate model. Perspective graphics should be generated from an accurate digital model so that the DRC and the public can have confidence in the representations of the building form that are being presented.

The DRC reviewed the project on April 24, 2014. The following is a summary of their feedback.

- The DRC requested a condition that a landscape plan from a registered landscape architect be submitted to Planning Staff. The landscaped area needs more design attention. The expertise of a landscape architect is needed to make sure the planters on the building will be successful.
- The 8 Mount Pleasant Street addition needs a base. A brick foundation is the most appropriate.
- The transformer location is not ideal and impacts the landscape area. The location is also not likely to be approved by NStar. The transformer could be relocated to be on the lot line shared with the dog park and landscaped to minimally impact the area. The DRC requested a condition on the transformer location and impacts on landscape area.
- The Applicant did not supply the supplemental views that were requested at the April 3, 2014 meeting.

*Community Meeting:* There were 2 community meetings held for the project, one for the old application and one for the current application. Many of the comments still pertain for the new application so they are included here.

There was a community meeting hosted by Alderman Bastardi on July 1, 2013. Approximately 12 residents attended. The residents were supportive of the project and happy that a new owner would invest in and take care of the property. Residents suggested that a coffee shop and drycleaner would be a new convenience to the neighborhood. Residents expressed concern that air quality for residents of the development would be compromised because of Interstate 93. They suggested HEPA filters and a HVAC system that filters indoor and outdoor air. A mural, instead of a blank left side elevation, was suggested.

Another community meeting was hosted by Alderman McLaughlin on April 9, 2014. Residents are still supportive of the project and echoed the same sentiments as above. They requested more lighting on the building to make it a beacon under the dark I-93 underpass.

## **II. FINDINGS FOR SPECIAL PERMIT with SITE PLAN REVIEW (SZO §6.5.D.1, 7.13.E, 6.5.D.2, & 9.17.2.A):**

In order to grant a special permit with site plan review, the SPGA must make certain findings and determinations as outlined in §5.2.5 of the SZO. This section of the report goes through §5.2.5 in detail.

1. Information Supplied: The Staff finds that the information provided by the Applicant conforms to the requirements of §5.2.3 of the SZO and allows for a comprehensive analysis of the project.
2. Compliance with Standards: The Applicant must comply “with such criteria or standards as may be set forth in this Ordinance which refer to the granting of the requested special permit with site plan review.”

The TOD-55 district was created as a part of the Union Square rezoning study in 2009. The district was approved and applied in the Union Square area in April of that year. Additional refinements were made

when the zoning was applied to the Broadway corridor in Winter Hill and East Somerville in February 2010.

Generally the buildings and uses capture the intentions of the TOD-55 district. The building reflects the intention to provide for 55-foot buildings, rehabilitates underutilized land, and encourages retail storefronts that will engage the pedestrian while improving the impact of the block. The project also provides 3 affordable housing units on-site. The 8 Mount Pleasant Street property will be improved and will provide a contextual transition into the residential properties on Mount Pleasant Street.

Below is an explanation of how the project meets the zoning requirements:

#### *Uses*

Under SZO section 6.5.D.1 and 6.5.D.2, if some uses in new development are by-right and some are allowed by Special Permit, the entire development shall be subject to Special Permit with Site Plan Review (SPSR) review. Since the residential use requires a special permit, the entire development requires SPSR review. The residential use falls under Use Cluster E, §7.13.E, Residential, and any number of residential units requires a special permit.

The commercial uses are by-right. The five retail components fall into the Use Cluster B §7.13.B, Small Retail and Service, and Use Cluster C §7.13.C, Medium Retail and Service. Small Retail and Service comprises establishments of up to 1,500 net square feet and a total square footage of all of the establishments up to 10,000 net square feet is allowed by-right. Medium Retail and Service comprises establishments of up to 1,500-10,000 net square feet and a total square footage of all of the establishments up to 5,000 net square feet is allowed by-right. This application includes the flexibility to combine commercial spaces. The use of these spaces may be any use allowed in this Use Cluster or another Use Cluster that is allowed by-right at this size, although if changing to a different Use Cluster the parking requirements would need to be evaluated and therefore may require zoning approval to be established.

#### *Dimensional Requirements*

The proposal complies with most of the dimensional requirements of the zoning district. The minimum lot area per dwelling unit is 600 square feet. The site has 604 square feet per dwelling unit. The maximum ground coverage is 80% and the proposed buildings covers 70% of the lot. The proposal will maintain the landscaped area at 12%, 10% is the minimum. The maximum gross floor area ratio is 3 and the proposed building has an FAR of 2.57. The height of the building will not be taller than the 55 foot height limit. The Applicant is seeking relief for minimum lot size under SZO §6.5.G.18. The lot is 11,480 square feet, 15,000 square feet are required.

<b>2-8 Broadway</b>		
<b>Requirements</b>	<b>TOD-55</b>	<b>Proposal</b>
Min Lot Size	15,000 sf	11,480 sf
Min Lot Area/Dwelling Unit	600 sf	604 sf
Max Ground Coverage	80%	70%
Min Landscaped Area % of lot	10%	12%
Floor Area Ratio (based on gsf)	3	2.57
Max Height	55'	52'-4"
Min Front Yard	0	0'
Min Side Yard (Left)	0	2'-6"
Min Side Yard (Right)	0	0'
Min Rear Yard	0	0'
Min Frontage	50'	161'

### *Alteration to Existing Structure*

Alterations to existing facades in this district require a special permit under SZO §6.5.D.5. Two and Four Broadway will be altered with the installation of a new storefront system, new windows, wider entrances, and signage for the retail spaces. Eight Mount Pleasant Street will be restored, which includes rehabilitating the existing clapboard siding, the installation of appropriate wood windows and doors, and alterations to the front porch. The finishes and final details of 8 Mount Pleasant are undetermined as this time due to unknown conditions beneath the existing visible finishes. The Applicant, HPC and Planning Staff will work together to select historically appropriate finishes and to determine the final design details with the help of exploratory demolition. The Applicant is conditioned to submit a final plan where the design and materials will attempt to emulate the original design and materials of this historic structure.

### *Affordable Housing*

Projects in the TOD-55 are subject to a 15% inclusionary housing requirement. For the proposed project, this translates into the creation of three permanently affordable units at a location where none exist today. The three affordable units will be made available to households in accordance with the City's inclusionary housing ordinance.

### *Parking & Loading Requirements*

The Applicant is seeking a Special Permit under SZO §9.17.2.A for a reduced number of parking spaces. Ten parking spaces will be provided on site.

The applicant is seeking relief for the additional 3 parking spaces required. The residential parking requirement in a TOD-55 district is 1 space per unit. Medium Retail and Service (the more restrictive of the two retail requirements) is 1 space per 1,000 nsf.

The breakdown of the required parking spaces is as follows:

6-8 Broadway Residential Units – 1 per unit, 11 units = 11 spaces

Use cluster B – Medium Retail and Service, 1 per 1,000 nsf  
2 establishments totaling 1,222 sf / 1,000 = 1.22 or 1 space



8 Mount Pleasant Residential Units – 1 previously provided for 2 units = 1 space required

Project Total – 13 Required Spaces – 10 provided onsite = 3 spaces of relief required

Two and four Broadway have no parking spaces associated with either building. When there is a nonconforming parking situation, no additional spaces are required unless there is a change of use or increase in square footage. Neither is the case for 2 and 4 Broadway so no additional parking relief is required. They will maintain their nonconformity and provide zero parking spaces.

There will be one compact parking space on site.

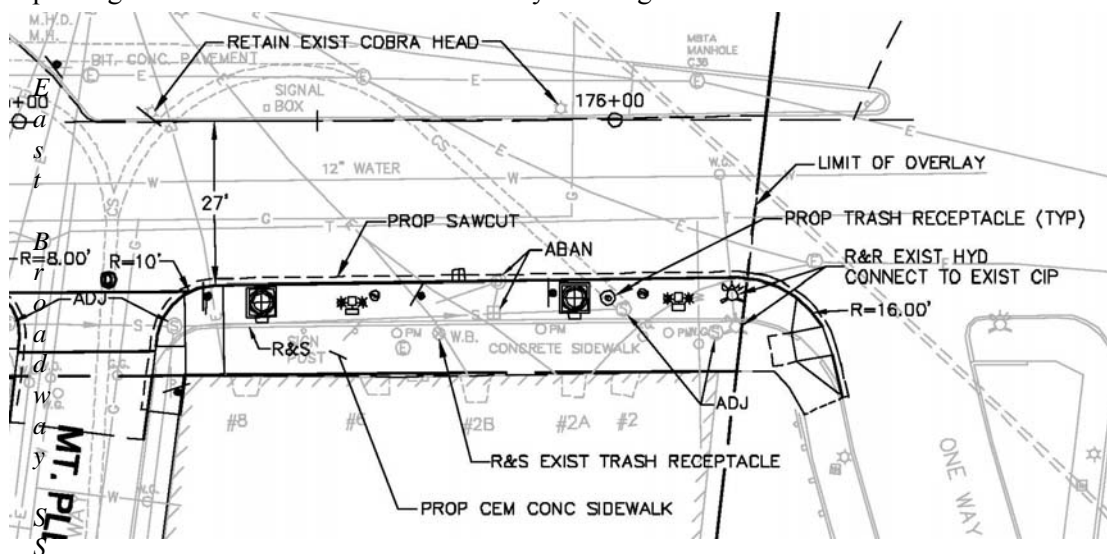
There will be 20 indoor bicycle parking spaces on site. A rack system in the basement will allow for a larger storage capacity and encourage bicycle use. A condition of this report is that the bicycle rack specification must be submitted to Planning Staff for review and approval. The bicycle racks must allow for bicycles to be locked by the frame and one wheel.

The development standards for the TOD (SZO §6.5.G) are met.

6.5.G TOD. All new developments shall meet the following standards:

1. Transportation Analysis. A traffic and parking assessment was submitted as part of the development application. The applicant is seeking relief for two parking spaces. The proposed development will only add 4 new vehicle trips during the weekday morning peak hour and 6 during the weekday afternoon peak.

The project is ideally located near public transportation which includes Sullivan Square (orange line) and 12 bus lines. In addition, the East Broadway Streetscape improvements will increase pedestrian and cyclist accessibility. The East Broadway streetscape will widen the sidewalk, add 2 new street trees in front of the property, and narrow the width of Broadway. The applicant has shown a bike corral at the front of the property to be installed when the streetscape sidewalk expansion is complete, this is a condition of approval. Tenant bike parking will be available in the 8 Broadway building.



*Streetscape Improvements in front of 2-8 Broadway.*

The Transportation Demand Management plan states that residents and visitors will use public transportation because of its convenience.

2. Incentives for Green Building. This incentive does not apply to buildings in the TOD-55 district.
3. Credit for Provision of Land for Public Infrastructure. There is no credit for provision of land for public infrastructure associated with this application.
4. Credit and Height Bonus for Provision of Dedicated Parkland. There is no credit and height bonus for provision of dedicated parkland associated with this application.
5. Transition to Abutting Residential District. The 8 Mount Pleasant Street building abuts the Residential B zone on Mount Pleasant Street. The home is being moved southwest, closer to Mt. Pleasant Street and the rear lot line. It provides a neighborhood appropriate transition from the TOD-55 district to the residential district. The masonry wall required in TOD districts is provided on the lot line. The other abutting parcel is the triangular dog park associated with a private development, Mezzo Design Lofts, in Charlestown.
6. Upper Level Open Space. The balconies and roof decks provided on the rear of the building and roof are within setbacks and do not count toward the Floor Area Ratio.
7. Wind and Shadow Effects. Buildings shall be designed to minimize shadow and wind impacts to open space and residential areas especially between 10:00 a.m. and 2:00 p.m. in the winter.  
  
The property sits on the northern edge of the lot. The front elevation will be in shadow the majority of year with the exception of the summer morning sun. The building will primarily shade Broadway. During the winter solstice the shadows are severe enough to shade the corner of the Mount Vernon Restaurant in the morning hours. The 8 Mount Pleasant Street property will primarily shade the shared driveway on the site.
8. Landscaping and Usable Open Space Requirements. The landscaping requirement is in compliance with the SZO at 12%. The usable open space requirement is not applicable in the TOD-55 district.
9. Payment in Lieu of Open Space. There is no payment in lieu of open space associated with this application.
10. Pedestrian Connections. The development will increase a safe pedestrian connection for passersby on Broadway and Mount Pleasant Street. A condition of this report is that the Applicant re-pave the sidewalk on Mount Pleasant Street to the extent of their street frontage.
11. Pedestrian Oriented Requirements. The entrances to the retail spaces are located off of Broadway, the main street of East Somerville. The residential entrances are separate. Two and Four Broadway are accessible off of Broadway. The residences at 6-8 Broadway and 8 Mount Pleasant Street are located off of Mount Pleasant Street.

12. Parking Design. There is no loading area required as part of this proposal. The parking is accessible from Mount Pleasant Street to keep a continuous façade along Broadway. The parking spaces are located in at grade garages. They will be screened from view by the buildings.

13. Parking Optimization Plan. Applications shall include a Parking Optimization Plan illustrating how management and pricing strategies will encourage shared use and reasonable turnover of parking spaces, and discourage structures use as "Park and Ride" facilities.

It is undetermined at this time if 10 parking spaces will be for residences or business at 6-8 Broadway. Either way, the parking will be associated with the uses in the building and will not be used for "Park and Ride" patrons.

14. Service Areas and Loading Spaces. A trash and recycling room is located in the 6-8 Broadway building and will be accessible from Mt Pleasant Street. The trash will be in barrels for curbside pickup. The air conditioners are on the roof, set back from the roof edge. A condition of this report is that if the transformer cannot be located at the current location on the plans or by the property line shared with the dog park then the transformer must be vaulted. A site plan, with a transformer location agreed to by the electric company, should be submitted to Planning Staff for review and approval.

15. Lighting. The signage lighting proposed is appropriate for the area. The neighborhood requested lighting on the building in addition to the added streetlights as part of the Broadway streetscape improvements. A condition of this report is that an elevation and specification of architectural lighting shall be incorporated into the elevation of the 2-8 Broadway buildings and should be submitted to Planning Staff for review and approval. The lighting for the retail signage shall be consistent for each tenant.

16. Properties Adjoining Railroad Rights-of-Way. This property does not abut railroad tracks.

17. Penthouses and Mechanical Equipment. The elevator penthouse and roof hatch to access the roof deck is located in the middle of six-eight Broadway's roof and comply with the 45 degree setback requirement.

18. Reduction of Minimum Lot Area. Where the SPGA makes the following findings, the minimum lot area may be reduced from the requirements of Section 6.5.F:

- a) The applicant has demonstrated that good faith efforts have been made to acquire additional land and have been unsuccessful;

The parcels are bound by Broadway, Mount Pleasant Street, and the City of Boston. Since the prior approval, 8 Mount Pleasant Street was acquired. The abutting property, 12 Mount Pleasant Street, are 3 condominiums and are not for sale. They are also in the RB zoning district.

- b) The project would have sufficient lot area to ensure compliance with all other dimensional and development standards;

The project complies with all other dimensional requirements.

- c) Quality of usable open space would not be compromised by the reduced lot area;

Many units have access to a deck or balcony, all units have access to the landscaped area behind 2 Broadway.

- d) Design guidelines would not be compromised by the reduced lot area; and

The design guidelines have not been compromised.

- e) Development of the site may not result in a lost economic opportunity that would have been feasible on a lot meeting the minimum requirement. The reduced lot area may not be used as a justification for a reduced scale of development or for a mix of uses that does not achieve the purposes of the district, including increasing commercial development in appropriate areas.

The proposal meets the purposes of the district and is a significant development with a floor area ratio that is close to the maximum allowed in the district.

All new development must undergo design review under Section 5.6 of this Ordinance, with findings giving consideration to the Design Guidelines of Section 6.5.H

1. The building will complete the streetwall along Broadway.
2. The massing and height of the buildings are comparable to other properties along Broadway. The property transitions into the residential neighborhood by incorporating 8 Mount Pleasant Street. The building has variety in massing and articulation along the streetfront.
3. A transition to the residential neighborhood has been provided by the 8 Mount Pleasant Street home.
4. The project is maintaining the existing storefronts at 2 and 4 Broadway. The new storefronts at 6-8 Broadway are +/- 17 feet wide. There is a possibility, depending on the tenant secured, that the storefronts could be combined which would make the 6-8 Broadway space 34' wide, close to the 30' wide maximum guideline. If combined, the storefront at 2 Broadway would be 26' wide.

The building has recessed entryways, bays, and a variety of materials. The retail portions of the façade meet the guideline for having 75 percent transparent material on the ground floor. The windows will be conditioned to maintain the ability for pedestrians to view the interior of the space as specified in this guideline. The residential upper floors will have sufficient, typical residential windows.

5. The exterior building materials will be high quality, durable materials including the Artisan line by Hardie, Hardie plank, nichiha, metal panel, and brick.
6. The building uses the same, high quality, materials on all elevations.
7. A signage band has been provided on the building but there are no additional details about signage at this time. Review and approval of the specifications of the lighting scheme and materials of the signage will be a condition of approval and if additional signage locations are desired, a new special permit will be required.

There is also a civic banner proposed for the corner of Broadway and Mount Pleasant streets. This banner is conditioned to only be advertising for civic events or the East Broadway business district.

8. The retail entrances are accessible from Broadway. The residential access to 6-8 Broadway and 8 Mount Pleasant Street are off of Mount Pleasant Street.

9. The buildings have a clear base, middle, and top. The storefront system creates a pedestrian friendly base, the signage band separates the base from the middle field of brick and Hardi panels, the top is completed with a cornice on each building.

10. The façade below the Tapering Height should exhibit human scale through design elements such as changes in plane, and variety or contrast in form, color, and materials. Architectural elements and setbacks should be used to break up long façades and avoid large areas of undifferentiated or blank building façades.

The Broadway block is made up of three buildings that have distinct character in material, color and height. The one blank wall on the left side of the building along the dog park will be broken up with the installation of a mural and climbing vine. The 8 Mount Pleasant Street property will transition to the residential properties on Mount Pleasant Street.

11. Building elements located above the Tapering Height should be designed to limit impacts from visual massing, obstruction of views, and creation of shadows on public open space, residential districts or public ways. Where practicable, the width and depth of these elements should be limited to one hundred twenty (120) feet and where more than one element exists a minimum separation of fifty (50) feet is encouraged, although other means may be more appropriate on odd-shaped lots or lots adjoining highways or railroad rights-of-way.

This guideline does not apply in this district as height with a height limit of 55 feet.

12. All roof-top materials are setback from the building edge. The roof deck, elevator penthouse and mechanical equipment is centrally located and comply with the setback requirement to be behind a 45 degree plane.

13. Individual Artist Live/Work Spaces should be designed as closely as possible in accordance with the "Design Guidelines for Artist Housing" produced by the Somerville Arts Council.

There are no artist live/work spaces as part of this proposal.

14. A sidewalk depth of roughly 12' will be provided as part of the East Broadway Streetscape Project.

15. The parking is accessible from Mount Pleasant Street.

16. Above ground structured parking should be lined with active uses (shops, cafes, etc.) along major public streets. Upper levels and facades along smaller public streets shall be screened and include architectural design elements such as windows, bays, etc. such that the space's use for parking is not immediately apparent. Large horizontal openings are strongly discouraged. Direct pedestrian access to the street and/or to a public area should be provided by all garages serving non-residential uses.

There is no above ground structure parking as part of this application. The at-grade garage parking is screened by the buildings.

17. Usable Open Space should be located to support public gathering. To the extent possible, usable open space should be designed to appear as an extension of existing public space, through consistency in design and materials. The provision of an interconnected series of open space to support pedestrian movement is encouraged.

Usable open space is not required in the TOD-55 district.

18. A mural will be located on the east elevation of the building, welcoming people coming from the Sullivan Square area. The mural has not been designed. Review and approval of the mural design and its lighting scheme are a condition of approval.

19. Properties abutting the MBTA right-of-way are strongly encouraged to place pedestrian unfriendly uses such as parking, loading, and trash collection along the right-of-way. However, given that the MBTA right-of-way represents a gateway into the City, these facilities shall be screened and the architectural design of façades facing the right-of-way shall be of equal or better quality to façades elsewhere in the building.

This property does not abut a MBTA right-of-way.

20. Any transformers should be located as not to impact the historic building or landscaped area, and shall be fully screened. A condition of this report is that if the transformer cannot be located at the current location on the plans or by the property line shared with the dog park then the transformer must be vaulted. A site plan, with a transformer location agreed to by the electric company, should be submitted to Planning Staff for review and approval.

3. Purpose of District: The Applicant has to ensure that the project "is consistent with the intent of the specific zoning district as specified in Article 6".

The proposal is consistent with the purpose of the TOD district, which is to, "encourage mixed-use transit-oriented development with well-designed pedestrian access near transit connections and commercial squares. TODs have been created featuring various heights, densities, and compatible use mixes. In order to be aesthetically, economically, environmentally and socially beneficial, projects in the Districts shall promote a mix of uses both within buildings and across the districts." Specifically TOD-55 districts are a "lower-density sub-district allows for mixed-use development opportunities in close proximity to existing lower-density residential neighborhoods. Where mapped in commercial squares, development is anticipated to be a mix of commercial and residential uses. Where mapped on local streets, development is anticipated to be predominantly residential in nature."

4. Site and Area Compatibility: The Applicant has to ensure that the project "(i)s designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area, and that the scale, massing and detailing of the buildings are compatible with those prevalent in the surrounding area".

The property is located on the eastern edge of the East Somerville main street of Broadway. It is an area which consists of numerous small neighborhood businesses including many restaurants and neighborhood services. The Mount Vernon Restaurant is the nearest landmark. Hundreds of pedestrians pass the site each day to get to Sullivan Square station.

The proposal will redevelop the site in a way that fulfills the purpose of the zoning district by creating appropriate infill development that provides a scale and uses that are desired along the commercial



corridor. The development will improve the streetscape by providing an attractive building where there is currently a vacant property. The commercial spaces will provide neighborhood services. The Mount Pleasant Street property will be restored to a more accurate representation of the original structure, in design and material.

The building form is appropriate for the site because the massing is along East Broadway and completes the streetwall. This building will be a new landmark for the area, welcoming people into Somerville. The project restores three dilapidated properties and includes a variety of materials that are appropriate and that relate to the surrounding area. With the widened sidewalk, the building might possibly have outdoor seating and will be an activated part of Broadway that has been neglected for some time.

5. Functional Design: The project must meet “accepted standards and criteria for the functional design of facilities, structures, and site construction.”

The buildings will function well as a mixed-use building. The retail spaces are accessible from the main street. The project is near vital transit connections including bus and rail connections.

6. Impact on Public Systems: The project will “not create adverse impacts on the public services and facilities serving the development, such as the sanitary sewer system, the storm drainage system, the public water supply, the recreational system, the street system for vehicular traffic, and the sidewalks and footpaths for pedestrian traffic.”

As conditioned, the Applicant will work with City Engineering Staff to comply with all regulatory requirements.

7. Environmental Impacts: “The proposed use, structure or activity will not constitute an adverse impact on the surrounding area resulting from: 1) excessive noise, level of illumination, glare, dust, smoke, or vibration which are higher than levels now experienced from uses permitted in the surrounding area; 2) emission of noxious or hazardous materials or substances; 3) pollution of water ways or ground water; or 4) transmission of signals that interfere with radio or television reception.”

The proposed primarily residential building will not result in any environmental impacts beyond activities that are typically associated with residential units.

8. Consistency with Purposes: “Is consistent with: 1) the purposes of this Ordinance, particularly those set forth in Article 1 and Article 5; and 2) the purposes, provisions, and specific objectives applicable to the requested special permit with site plan review which may be set forth elsewhere in this Ordinance, such as, but not limited to, those at the beginning of the various sections.”

The proposal is consistent with the general purposes of the Ordinance as set forth under §1.2, which includes, but is not limited to promoting the health, safety, and welfare of the inhabitants of the City of Somerville; to preserve the historical and architectural resources of the City; and to encourage housing for persons of all income levels. The project restores two existing buildings, provides 2 affordable housing units, and is in close proximity to transit options.

9. Preservation of Landform and Open Space: The Applicant has to ensure that “the existing land form is preserved in its natural state, insofar as practicable, by minimizing grading and the erosion or stripping of steep slopes, and by maintaining man-made features that enhance the land form, such as stone walls, with minimal alteration or disruption. In addition, all open spaces should be designed and planted

to enhance the attractiveness of the neighborhood. Whenever possible, the development parcel should be laid out so that some of the landscaped areas are visible to the neighborhood.”

The majority of the current site is paved so there is no landform to preserve. The landscaped area will be maintained at 12%.

10. Relation of Buildings to Environment: The Applicant must ensure that “buildings are: 1) located harmoniously with the land form, vegetation and other natural features of the site; 2) compatible in scale, design and use with those buildings and designs which are visually related to the development site; 3) effectively located for solar and wind orientation for energy conservation; and 4) advantageously located for views from the building while minimizing the intrusion on views from other buildings.”

There are no natural features on the site. The building will be in scale with the existing storefronts on the East Broadway corridor. The 8 and 12 Mt. Pleasant street properties will be closer together but the views between buildings will not be intrusive. The building will impact shadows primarily on Broadway itself.

11. Stormwater Drainage: The Applicant must demonstrate that “special attention has been given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Storm water shall be removed from all roofs, canopies, and paved area, and routed through a well-engineered system designed with appropriate storm water management techniques. Skimming devices, oil, and grease traps, and similar facilities at the collection or discharge points for paved surface runoff should be used, to retain oils, greases, and particles. Surface water on all paved areas shall be collected and/or routed so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved area. In larger developments, where practical, the routing of runoff through sheet flow, swales or other means increasing filtration and percolation is strongly encouraged, as is use of retention or detention ponds. In instances of below grade parking (such as garages) or low lying areas prone to flooding, installation of pumps or other devices to prevent backflow through drains or catch basins may be required.”

As conditioned, the Applicant will work with City Engineering Staff to comply with all regulatory requirements.

12. Historic or Architectural Significance: The project must be designed “with respect to Somerville’s heritage, any action detrimental to historic structures and their architectural elements shall be discouraged insofar as is practicable, whether those structures exist on the development parcel or on adjacent properties. If there is any removal, substantial alteration or other action detrimental to buildings of historic or architectural significance, these should be minimized and new uses or the erection of new buildings should be compatible with the buildings or places of historic or architectural significance on the development parcel or on adjacent properties.”

The existing building at 6-8 Broadway will be demolished. It was not deemed as significant by the Historic Preservation Commission. The National Register property at 8 Mount Pleasant Street will be restored to a more accurate representation of the original structure, in design and material.

13. Enhancement of Appearance: The Applicant must demonstrate that “the natural character and appearance of the City is enhanced. Awareness of the existence of a development, particularly a non residential development or a higher density residential development, should be minimized by screening views of the development from nearby streets, residential neighborhoods of City property by the effective use of existing land forms, or alteration thereto, such as berms, and by existing vegetation or supplemental planting.”

The buildings will improve the appearance of the City and begin to create a gateway into Somerville.

14. Lighting: With respect to lighting, the Applicant must ensure that “all exterior spaces and interior public and semi-public spaces shall be adequately lit and designed as much as possible to allow for surveillance by neighbors and passersby.”

The neighborhood requested lighting on the building in addition to the added streetlights as part of the Broadway streetscape improvements. A condition of this report is that an elevation and specification of architectural lighting shall be incorporated into the elevation of the 2-8 Broadway buildings and should be submitted to Planning Staff for review and approval. The lighting for the retail signage shall be consistent for each tenant. All site lighting must be directed downward without spilling onto adjacent properties and the night sky.

15. Emergency Access: The Applicant must ensure that “there is easy access to buildings, and the grounds adjoining them, for operations by fire, police, medical and other emergency personnel and equipment.”

The buildings will be accessible via Broadway and Mount Pleasant Street.

16. Location of Access: The Applicant must ensure that “the location of intersections of access drives with the City arterial or collector streets minimizes traffic congestion.”

The vehicular access will be on Mt. Pleasant Street. One curbcut will be closed. This will not cause traffic congestion and maintains the existing condition.

17. Utility Service: The Applicant must ensure that “electric, telephone, cable TV and other such lines and equipment are placed underground from the source or connection, or are effectively screened from public view.”

A condition of this report is that all utilities will be located underground.

18. Prevention of Adverse Impacts: The Applicant must demonstrate that “provisions have been made to prevent or minimize any detrimental effect on adjoining premises, and the general neighborhood, including, (1) minimizing any adverse impact from new hard surface ground cover, or machinery which emits heat, vapor, light or fumes; and (2) preventing adverse impacts to light, air and noise, wind and temperature levels in the immediate vicinity of the proposed development;”

The proposal maintains the amount of landscaping on the site. The proposed residential building will not result in any adverse impacts beyond activities that are typically associated with residential units. The trash area will be enclosed.

19. Signage: The Applicant must ensure that “the size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall reflect the scale and character of the proposed buildings.”

A signage band has been provided on the building but there are no additional details about signage at this time. In addition, a civic banner and mural are proposed. Review and approval of the specifications of the lighting scheme, design, and materials of the signage/banner/mural will be a condition of approval. If additional signage locations are desired, a new special permit will be required.

20. Screening of Service Facilities: The Applicant must ensure that “exposed transformers and other machinery, storage, service and truck loading areas, dumpsters, utility buildings, and similar structures shall be effectively screened by plantings or other screening methods so that they are not directly visible from either the proposed development or the surrounding properties.”

Any transformers should be located as not to impact the historic building or landscaped area, and shall be fully screened. If the transformer cannot be located at the current location on the plans or by the property line shared with the dog park then the transformer must be vaulted. A site plan, with a transformer location agreed to by the electric company, should be submitted to Planning Staff for review and approval.

21. Screening of Parking:

The parking is located in garages and will be screened by the buildings.

### III. RECOMMENDATION

Special Permit with Site Plan Review under SZO §6.5.D.1, 7.13.E, & 6.5.D.2 and a Special Permit under SZO §9.17.2, §9.15.4, §6.5.G.18, and §6.5.D.5:

Based on the materials submitted by the Applicant, the above findings and subject to the following conditions, the Planning Staff recommends **CONDITIONAL APPROVAL** of the requested **SPECIAL PERMIT with SITE PLAN REVIEW and SPECIAL PERMIT**.

The recommendation is based upon a technical analysis by Planning Staff of the application material based upon the required findings of the Somerville Zoning Ordinance, and is based only upon information submitted prior to the public hearing. This report may be revised or updated with new recommendations, findings and/or conditions based upon additional information provided to the Planning Staff during the public hearing process.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes
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1	Approval is for a Special Permit with Site Plan Review under SZO §6.5.D.1 & 7.13.E to establish 19 residential units and under SZO §6.5.D.2 to establish by-right uses §7.13.B, and 7.13.C small and/or medium retail. The applicant seeks approval under SZO §9.17.2 for reduced parking requirements and compact spaces, 9.15.4 modification of the bicycle parking requirement, and §6.5.G.18 for the reduced lot area and §6.5.D.5 to alter facades and signage. Article 13 Inclusionary Housing will apply. This approval is based upon the following application materials and the plans submitted by the Applicant:	CO / BP	ISD/Plng.							
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>April 3, 2014</td><td>Initial application submitted to the City Clerk’s Office</td></tr><tr><td>April 9, 2014</td><td>Modified plans submitted to OSPCD (A-0 Site Plan, A-0A Enlarged Site Plan, A-0B Sch. Lighting &amp; Landscaping Plan, D-1.1-D1.3 As Builts, A-1.0-A-1.6 Proposed Plans, A2.1-A2.5 Elevations, Perspective)</td></tr></table>				Date (Stamp Date)	Submission	April 3, 2014	Initial application submitted to the City Clerk’s Office	April 9, 2014	Modified plans submitted to OSPCD (A-0 Site Plan, A-0A Enlarged Site Plan, A-0B Sch. Lighting & Landscaping Plan, D-1.1-D1.3 As Builts, A-1.0-A-1.6 Proposed Plans, A2.1-A2.5 Elevations, Perspective)
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Any changes to the approved site plan or elevations that are not <i>de minimis</i> must receive SPGA approval.										
<b>Affordable Housing/Linkage</b>										
2	Affordable Housing Implementation Plan (AHIP) should be approved by the OSPCD Housing Division and executed prior to issuance of Building Permit. Affordable units shall be provided on-site.	BP	ISD/ Housing							
3	Written certification of the creation of affordable housing units, any fractional payment required, or alternative methods of compliance, must be obtained from the OSPCD Housing Division before the issuance of a Certificate of Occupancy (C.O.). No C.O. shall be issued until the OSPCD Housing Division has confirmed that the Affordable Housing Restriction has been approved and recorded and the developer has provided the promised affordable units on-site.	CO	ISD/ Housing							
4	No Certificate of Occupancy shall be issued until the OSPCD Housing Division has confirmed that the Developer has agreed to and executed a Memorandum of Understanding for Monitoring of the Affordable Unit(s).	CO	Housing							
<b>Pre-Construction</b>										
5	The Applicant will be required to demonstrate that the updated project plans meet the current City of Somerville stormwater policy. Utility, grading, and drainage plans/report must be submitted to the Engineering Department for review and approval.	BP	Eng.							
6	The Applicant shall develop a demolition plan in consultation with the City of Somerville Inspectional Services Division. Full compliance with proper demolition procedures shall be required, including timely advance notification to abutters of demolition date and timing, good rodent control measures (i.e. rodent baiting), minimization of dust, noise, odor, and debris outfall, and sensitivity to existing landscaping on adjacent sites.	Demolition Permitting	ISD							

<b>Construction Impacts</b>				
7	The applicant shall post the name and phone number of the general contractor at the site entrance where it is visible to people passing by.	During Construction	Plng.	
8	The Applicant shall at his expense replace any existing equipment (including, but not limited to street sign poles, signs, traffic signal poles, traffic signal equipment, wheel chair ramps, granite curbing, etc) and the entire sidewalk immediately abutting the subject property if damaged as a result of construction activity. All new sidewalks and driveways must be constructed to DPW standard.	CO	DPW	
9	All construction materials and equipment must be stored onsite. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Traffic and Parking Department must be obtained.	During Construction	T&P	
<b>Design</b>				
10	Applicant shall provide final material samples for siding, trim, windows, and doors to Planning Staff for review and approval prior to construction.	BP	Plng.	
11	An exterior light and electrical receptacle is required for the first (or all) level of the porch and an electrical receptacle is required for the second level (if there is no access to the ground).	Final sign off	Wiring Inspector	
12	Upon removal of the "Learn to Drive" sign on 4 Broadway, the large fanlight transom above the storefront, the arched transom above the residential entry, and the sign band shall be restored. If Staff determines restoration of these elements is not feasible, the Applicant shall construct the storefront as illustrated on Sheet A-2.1.	BP/CO	Plng.	
13	The details that compose the primary façade of 4 Broadway which include the cornice, window sills, window headers and lintels, shall be restored in-kind by a tradesperson with the appropriate knowledge and experience regarding the preservation of such architectural details.	CO	Plng.	
14	The brickwork and mortar on 4 Broadway shall be repaired and restored in a manner consistent to the existing brick and mortar in color, texture, tooling, and vapor permeability.	CO	Plng.	
15	The Applicant shall provide a revised elevation of the addition to 8 Mount Pleasant reflecting a brick base.	BP	Plng.	
<b>8 Mount Pleasant Street</b>				
16	The Applicant will submit final elevations for 8 Mount Pleasant where the design and materials will attempt to emulate the original design and materials of the historic structure.	BP	Plng.	
17	The Applicant will work with Planning Staff and the HPC to determine the architectural details and materials of the exterior façade to remain.	BP/CO	Plng.	
18	The Applicant shall make every effort to retain the original chimney.	BP/CO	Plng.	
19	The Applicant shall submit a signage plan for the primary façade of the building to acknowledge why this structure has been retained to Planning Staff and one HPC commissioner for review and approval.	CO	Plng.	



20	The Applicant shall submit to Planning Staff a relocation plan detailing the processes by which the historic structure will be partially demolished and relocated prior to receiving a demolition permit.	Demo Permit	Plng.	
21	Any future exterior alterations to the finish or form of 8 Mount Pleasant Street requires Planning Staff review and approval. This includes but is not limited to siding, windows, structural changes, etc.	Perp.	Plng.	
<b>Site</b>				
22	Landscaping should be installed and maintained in compliance with the American Nurserymen's Association Standards.	Perpetual	Plng. / ISD	
23	The electric, telephone, cable TV and other such lines and equipment shall be placed underground from the source or connection. The utilities plan shall be supplied to the Wiring Inspector before installation.	Installation of Utilities	Wiring Inspector	
24	The Applicant will install a new sidewalk on Mount Pleasant Street from the extent of work of the East Somerville Broadway streetscape project to the rear property line in accordance with the specifications of the Highway Superintendent.	CO	Plng.	
25	One tree must be planted and maintained according to National Nurseryman's Standards, and in accordance with SZO §10.2.2 and §10.6.2;	CO	Plng.	
26	The Applicant shall submit a landscape plan stamped by a licensed landscape architect to Planning Staff for review and approval.			
27	Applicant will supply specification for interior bicycle parking spaces – bikes must be able to be secured by the frame and wheel.	CO	Plng.	
28	Applicant will purchase and install a bike corral or 4 bike racks along the newly constructed sidewalk and coordinate the location with OSPCD Staff. If the sidewalk is not yet complete prior to applying for a certificate of occupancy for the building, the Applicant will purchase and deliver to the City the bike corral and provide payment for the installation.	CO	Plng.	
29	The existing curbcuts to access 6-8 and 8 Mt. Pleasant will be closed. There will be one curbcut on Mount Pleasant Street to access the parking area for this development.	CO	Plng.	
<b>Traffic &amp; Parking</b>				
30	The Applicant will pay the City/Traffic and Parking \$5,000 for traffic mitigation to foster improved on street parking spaces for the purchase of various signs, poles and associated hardware to enhance and improve recognition of proper on street parking spaces.	CO	Plng.	
<b>Miscellaneous</b>				
31	The Applicant, its successors and/or assigns, shall be responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas and storm water systems, ensuring they are clean, well kept and in good and safe working order.	Cont.	ISD	
<b>Public Safety</b>				
32	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	

33	Any transformers should be located as not to impact the historic building or landscaped area, and shall be fully screened. If the transformer cannot be located at the current location on the plans or by the property line shared with the dog park then the transformer must be vaulted. A site plan, with a transformer location agreed to by the electric company, should be submitted to Planning Staff for review and approval.	BP	Plng/ISD	
34	To the extent possible, all exterior lighting must be confined to the subject property, cast light downward and must not intrude, interfere or spill onto neighboring properties.	CO	Plng.	
35	An elevation and specification of architectural lighting shall be incorporated into the elevation of the 2-8 Broadway buildings and should be submitted to Planning Staff for review and approval. Lighting for retail signage shall be consistent for each tenant.	BP	Plng.	
36	The Applicant shall provide notice of intent to strictly comply with applicable State and Federal regulations regarding air quality including without limitation continuous dust control during demolition and construction.	CO	Plng/OSE	
<b>Signage</b>				
37	Signage will be limited to the signage band as shown on the elevations. Signage plans shall be submitted to Planning Staff for review and approval when a tenant is secured.	CO/Cont.	Plng.	
38	The commercial windows shall not be blocked by interior storage, non-artistic displays or greater than 30% internally mounted signage.	CO/Cont.	Plng.	
39	The Applicant will submit the design for the mural to Planning Staff for review and approval. The mural cannot be advertising.	CO	Plng.	
40	The Applicant will submit the design of the civic banner to Planning Staff for review and approval. The banner can only advertise the East Broadway business district or civic events.	CO	Plng.	
<b>Final Sign-Off</b>				
41	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.	Final sign off	Plng.	

