



**CITY OF SOMERVILLE, MASSACHUSETTS**  
***MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT***  
**JOSEPH A. CURTATONE**  
**MAYOR**

MICHAEL F. GLAVIN  
EXECUTIVE DIRECTOR

*PLANNING DIVISION*

**TO: Planning Board**  
**FROM: Planning Staff**  
**DATE: February 27, 2014**  
**RE: 176-182 Broadway**

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New plans were submitted dated February 26, 2014. The changes in these plans are to address the burdening of an easement located between 174 and 176-182 Broadway. The redevelopment of the 176-182 Broadway site will no longer include using the driveway easement shared with these properties.

The changes to the plan include the following:

1. The first floor is 4' narrower in frontage.
2. There are now 2 retail spaces. They fit under the small retail cluster but could be combined to 1 medium retail space.
3. The corner of levels 2-4 are chamfered (angled). The second floor has a Juliet balcony due to fire access. The third and fourth floors have an angular balcony. The odd shape of the third and fourth floor balconies do not match the aesthetic of the building. There is an added condition below that the Planning Staff review and approve a revised plan prior to a building permit.
4. The front elevation now has 2 brick towers instead of 3.

A revised condition table is below to reflect the revised plans and added condition.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes																
1	Approval is for a SPSR per SZO §5.2 to construct a mixed use building of approx 29,000 nsf under §6.1.22.D.1. The uses include small and medium retail of approx 3,300 sf, 19 residential units per SZO §7.13.B, §7.13.C, & §7.13.E. The applicant seeks a Special Permit under SZO §5.1 to increase the number of compact parking spaces per SZO §9.13.b and modify the bicycle parking requirement per SZO §9.15.4. 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>July 29, 2013</td><td>Initial application submitted to the City Clerk's Office</td></tr><tr><td><u>February 26, 2014</u></td><td><u>Modified plans submitted to OSPCD (C1 Site)</u></td></tr><tr><td>January 27, 2014</td><td>Modified plans submitted to OSPCD (<del>C1 Site</del>, Utility &amp; Grading Plan, C2 Basement Plan, C3 &amp; C4 Details)</td></tr><tr><td><del>January 29, 2014</del> <u>February 27, 2014</u></td><td>Modified plans submitted to OSPCD (L-00 Landscape Plan)</td></tr><tr><td><u>November 7, 2013</u></td><td><u>Modified plans submitted to OSPCD (A-001 Site Plan &amp; Locus)</u></td></tr><tr><td><del>November 7, 2013</del> <u>February 26, 2014</u></td><td>Modified plans submitted to OSPCD (<del>A-001 Site Plan &amp; Locus</del>, A-100 Basement &amp; 1<sup>st</sup> Floor Plans, A-101 2<sup>nd</sup> &amp; 3<sup>rd</sup> Floor Plans, A-102 4<sup>th</sup> &amp; 5<sup>th</sup> Floor Plans, A-300 Building Elevations, A-905 Shadow Studies, AV-1 Perspectives, AV-2 &amp; AV-3 Rendering, SP Neighborhood Photos,</td></tr><tr><td>January 22, 2013</td><td>Modified plans submitted to OSPCD (Existing Conditions Plan)</td></tr></table>				Date (Stamp Date)	Submission	July 29, 2013	Initial application submitted to the City Clerk's Office	<u>February 26, 2014</u>	<u>Modified plans submitted to OSPCD (C1 Site)</u>	January 27, 2014	Modified plans submitted to OSPCD ( <del>C1 Site</del> , Utility & Grading Plan, C2 Basement Plan, C3 & C4 Details)	<del>January 29, 2014</del> <u>February 27, 2014</u>	Modified plans submitted to OSPCD (L-00 Landscape Plan)	<u>November 7, 2013</u>	<u>Modified plans submitted to OSPCD (A-001 Site Plan &amp; Locus)</u>	<del>November 7, 2013</del> <u>February 26, 2014</u>	Modified plans submitted to OSPCD ( <del>A-001 Site Plan &amp; Locus</del> , A-100 Basement & 1 <sup>st</sup> Floor Plans, A-101 2 <sup>nd</sup> & 3 <sup>rd</sup> Floor Plans, A-102 4 <sup>th</sup> & 5 <sup>th</sup> Floor Plans, A-300 Building Elevations, A-905 Shadow Studies, AV-1 Perspectives, AV-2 & AV-3 Rendering, SP Neighborhood Photos,	January 22, 2013	Modified plans submitted to OSPCD (Existing Conditions Plan)
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Any changes to the approved site plan, elevations, or use 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	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	Housing	
4	No Certificate of Occupancy shall be issued until the OSPCD Housing Division has confirmed that: (for Condominium Projects) the Condominium Documents have been approved and the Developer has agreed to a form of Deed Rider for the Affordable Unit(s), or (for Rental Projects) the Developer has agreed to and executed a Memorandum of Understanding for Monitoring of the Affordable Unit(s).	CO	Housing	
5	Linkage payments will be required to be paid to the Somerville Housing Trust Fund before a CO is issued.	CO	Housing	
<b>Pre-Construction</b>				
6	The Applicant will be required to demonstrate that the updated project plans meet the current City of Somerville Sewer Policy as it relates to wastewater generation and an increase greater than 2,000 GPD.	BP	Eng.	
7	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, stamped by a registered PE in Massachusetts must be submitted to the Engineering Department for review and approval.	BP	Eng.	
8	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	
9	The Applicant must contact the Engineering Department to coordinate the timeline for cutting or opening the street and/or sidewalk for utility connections or other construction. There is a moratorium on opening streets from November 1st to April 1st and there is a list of streets that have additional opening restrictions.	BP	Eng	
<b>Construction Impacts</b>				
10	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.	

11	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	
12	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>				
13	Applicant shall provide final material samples for siding, trim, windows, and doors to the Design Review Committee for review and comment and to Planning Staff for review and approval prior to construction.	BP	Plng.	
14	An electrical receptacle is required for the all levels of the decks on the building.	Final sign off	Wiring Inspector	
<b>Site</b>				
15	Landscaping should be installed and maintained in compliance with the American Nurserymen's Association Standards;	Perpetual	Plng. / ISD	
16	An additional street tree will be planted by the Applicant. Placement to be coordinated with the Highway Superintendent.	CO	Plng	
17	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	
18	All new sidewalks will be installed by the Applicant in accordance with the specifications of the Highway Superintendent. Specifically, all driveway aprons shall be concrete.	CO	Plng.	
19	Applicant will supply 4 bicycle parking spaces, which can be satisfied with a U-Shaped type bicycle rack.	CO	Plng.	
<b>Traffic &amp; Parking</b>				
20	If the building is occupied as the small retail cluster, at least two of the additional parking spaces will be offered to a car-sharing company. The space shall be maintained for a car sharing company unless the applicant can prove to the Planning Staff that no car share company is willing to use the spaces.	CO	Plng.	
<b>Miscellaneous</b>				
21	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>				
22	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
23	Any transformers should be located as not to impact the landscaped area or neighboring properties, and shall be fully screened.	Electrical permits & CO		

24	All rooftop equipment shall be set back from the roof edge and fully screened. A roof plan shall be submitted to Planning Staff for review and approval.	BP	PIng.	
25	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	PIng.	
<b>Signage</b>				
25	Signage will be limited to the signage band on the elevations. Signage plans shall be submitted to Planning Staff for review and approval when a tenant is secured. Signage lighting after 10p.m. facing residential property will be turned down or off.	CO/Cont.	PIng.	
26	The Applicant will submit the design for the public art/graphics area to Planning Staff for review and approval.	CO	PIng.	
<b>Final Sign-Off</b>				
27	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	PIng.	
28	<u>Revised plans for the balconies on the 3<sup>rd</sup> and 4<sup>th</sup> floors should be submitted to Planning Staff for review and approval.</u>	<u>BP</u>	<u>PIng.</u>	