



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

PLANNING DIVISION
STAFF

CHRISTOPHER DI IORIO, *SENIOR PLANNER*
LORI MASSA, *PLANNER*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*
FREDERICK J. LUND, *SENIOR DRAFTSMAN*

Case #: PB 2009-13
Date: December 3, 2009
Recommendation: Conditional Approval

PLANNING STAFF REPORT

Site: Assembly Square Phase 1AAA (Marketplace)

Applicant Name: FR Sturtevant Street, LLC
Applicant Address: 1626 East Jefferson Street, Rockville, MD 20852
Property Owner Name: FR Assembly Square, LLC
Property Owner Address: 1626 East Jefferson Street, Rockville, MD 20852
Alderman: William Roche

Legal Notice: The Applicant, FR Sturtevant Street, LLC, and its Agent, Hugh Hahn, Vanasse Hangen Brustlin, Inc. seek a Special Permit with Site Plan Review-A final level approval of a phase ("Phase 1AAA") of a planned unit development (S.Z.O. §16.8.3) for a Mall use (S.Z.O. §7.11.9.14) under the Planned Unit Development Preliminary Master Plan approved by the Planning Board on December 14, 2006 in order to locate trees and other landscaping elements in the area between the northernmost parking lot and the intersection of Middlesex Avenue and Route 28.

The owner of the parcels subject to this application (67-A-1, 67-A-2, 86-A-1) is FR Assembly Square, LLC

Zoning District/Ward: Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A); Waterfront Overlay District (WOD) / Ward 1

Zoning Approval Sought: SPSR-A under SZO§16.8.3

Date of Application: November 30, 2009

Date(s) of Public Hearing: December 3, 2009



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 2500 • TTY: (617) 666-0001 • FAX: (617) 625-0722

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I. BACKGROUND / PERMITTING PROCESS

This application (PB2009-13) is a new Special Permit with Site Plan Review A (SPSR-A) for the Assembly Square Phase 1AAA Marketplace site to apply concurrently with a previously approved SPSR-A application that was approved on March 15, 2007. On March 15, 2007 the Planning Board granted SPSR-A approval for the Assembly Square Marketplace.

(The Assembly Square Marketplace building and site was originally approved through the Site Plan Approval-A process on April 13, 2005, under the "Priority Development Process" ("PDP"), and the site was developed accordingly. However, the PDP review process was later voluntarily stricken from the Zoning Ordinance in accordance with the settlement of lawsuit challenging said process, and pursuant to the PMP conditions of approval, requiring the new SPSR-A review and approval in 2007.)

The following outlines the evolution of the original proposal:

On December 14, 2006, the Planning Board granted Planned Unit Development-A-Preliminary Master Plan (PUD-PMP) approval, subject to certain conditions, for a development area that includes the subject property.

On March 15, 2007, The Planning Board granted SPSR-A approval for the development (continued use and occupancy) of the existing 328,806sf commercial buildings known as the Assembly Square Marketplace. The development had been granted approval on April 13, 2005 and subsequently constructed under a section of the zoning ordinance that was later voluntarily stricken.

The materials submitted for this current application relate only to the proposed pedestrian paths, trees, tree boxes and associated landscaping improvements. The Previous SPSR-A approval will remain in effect.

II. PROJECT DESCRIPTION

1. Subject Property: The property comprising the Assembly Square Marketplace has a total land area of approximately 26.1 acres. These parcels are bounded by Route 28, the proposed Assembly Square Drive, Middlesex Avenue and Foley Street. There is an existing 328,806 sf retail center that contains predominantly "big box" stores such as Christmas Tree Shops, Kmart, Staples and Bed, Bath and Beyond. There is a large surface parking lot that abuts the structure on three sides.

2. Proposal: This applicant is proposing to incorporate approximately 15 trees in 6ft by 6ft concrete tree boxes and pedestrian pathways within the grass area between the northernmost parking lot of the Marketplace and Route 28. The concrete pathways will cross the area at diagonals from the intersections of Middlesex Avenue/Route 28 and Assembly Square Drive/Route 28 where the applicant is proposing brick and steel gateway elements (independently subject to approval in case #PB2009-5-R1109).

The applicant is proposing to incorporate tree boxes onto the site instead of planting them due to MWRA easements on the site. It is thought that planting the trees in the soil could affect the existing infrastructure in the ground. The proposed tree species is Kousa Dogwood, which the applicant believes will be able to survive the difficult environmental conditions in a cement box. Additional trees and tree boxes are proposed for the area, which are also not subject to approval in this application as they would be located on state property.

3. Nature of Application: Under §16.8.3 of the SZO, “[applications] for final level approval of...a phase of the PUD...shall be submitted as application(s) for special permit with site plan review and conform with the requirements of Article 5 of this Ordinance, containing all information, plans and materials specified therein, and any applicable additional requirements of this Article 16.” As the site is located within the Assembly Square Mixed-Use District, the SPSR-A review process applies. Since this Phase of the PUD has previously been granted Certificates of Occupancy on the original permits a new SPSR-A is required under §5.3.8 of the SZO.

4. Surrounding Neighborhood: The area surrounding the proposed changes is defined by exposed areas of heavily traveled roadways which contain several lanes of traffic. Beyond the main roadway is the residential area of Ten Hills. Foss Park and the residential area to the north of the park are beyond Ten Hills. Across Assembly Square Drive to the east is state owned parkland and the Mystic River.

5. Comments:

Alderman: Alderman Roche has been contacted and has yet to provide comments.

DRC: The applicant met with the DRC on November 19, 2009 and their comments are attached.

Fire Prevention: Due to time constraints Fire has not yet been contacted. Conditions will be placed on this approval requiring Fire Prevention approval.

Conservation Commission: Have been contacted and will review and discuss the proposal on December 8, 2009

III. FINDINGS

The Ordinance states “Applications for final level approval of...a phase of the PUD...shall be submitted as application(s) for special permit with site plan review ...” (SZO §16.8.3). As the site is located within the Assembly Square Mixed-Use District, the more particular SPSR-A review process applies (SZO §6.4.9).

In SPSR-A review, findings must be made in accordance with the following:

- SZO §6.4.9: Establishes submission requirements, review criteria, development standards, design guidelines, and required findings and determinations specific to SPSR-A.(includes SZO§5.2.5a-h)
- SZO §6.4.7: Establishes development standards and design guidelines for all developments in the ASMD.
- SZO §6.4.8: Establishes development standards and design guidelines for large developments.
- Conditions of Preliminary Master Plan-Planned Unit Development-A (PMP-PUD-A) Approval
- SZO §6.1.15.B: Establishes the development standards under the Waterfront Overlay District (WOD)

Findings are attached in Appendix A and B.

IV. STAFF RECOMMENDATION AND CONDITIONS

Based on the materials submitted by the Applicant, Planning Staff site visits, and the findings made in this report the Planning Staff finds that the proposal is substantially consistent with the objectives of the ASD

Plan, and recommends **CONDITIONAL APPROVAL** of the requested **SPECIAL PERMIT WITH SITE PLAN REVIEW-A** for Final Level Approval of Phase 1AAA of the Assembly Square Planned Unit Development-A-Preliminary Master Plan approved by the Planning Board on December 14, 2006;

To ensure that this phase as completed is compatible with the overall PMP, the Planning Staff has attached the following conditions to this approval.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes						
1	Approval is for the construction of concrete pedestrian pathways and the installation of approximately 15 6ft by 6ft concrete tree boxes and trees on the existing open space between the northernmost parking area and Route 28. This approval applies concurrently with a previously approved SPSR-A application that was approved on March 15, 2007.	Building Permit /CO	Plng.							
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>(11/30/08)</td><td>Initial application submitted to OSPCD</td></tr><tr><td>11/25/09(11/30/09)</td><td>Plans C1-C5</td></tr></table>				Date (Stamp Date)	Submission	(11/30/08)	Initial application submitted to OSPCD	11/25/09(11/30/09)	Plans C1-C5
	Date (Stamp Date)				Submission					
	(11/30/08)				Initial application submitted to OSPCD					
11/25/09(11/30/09)	Plans C1-C5									
Any changes to the approved plans that are not <i>de minimis</i> must receive Planning Board approval.										
2	The applicant shall submit a final design of the tree boxes to be approved by Planning Staff.	Building Permit	Plng.							
3	Species of tree for the tree boxes may be revised with Planning Staff approval.	Building Permit	Plng.							
4	The applicant shall be responsible for maintenance of the trees and tree boxes. Any dead trees shall be replaced by the applicant at the applicant's expense.	Ongoing	ISD/Plng							
5	Plans are subject to approval of Fire Prevention.	Building permit	Fire							
6	Electrical outlets shall be installed and functional on all tree boxes.	CO	Plng.							
7	Applicant shall develop a proposal to include additional landscaping on the subject site to be approved by Planning Staff.	CO	Plng.							

**Findings for SPSR-A under Sections 5.2.5 (a-h), 6.4.7, 6.4.8, and 6.4.9 of the Somerville Zoning Ordinance
Assembly Square Phase 1AAA (PB2009-13)**

The Planning Staff has made the following findings:

5.2.5 (a-h) Findings and Determinations for SPSRs		Met	Not Met	Change / Mitigation / Waiver Needed or Other Comments
a.	<u>Information supplied.</u>	X		The Applicant has submitted the information required by SZO §5.2.3.
b.	<u>Compliance with standards.</u>	X		Planning Staff find that the application materials substantially comply with the standards of the SZO and its guidelines.
c.	<u>Purposes of district.</u>	X		Planning staff find that the proposal addresses the objective of the Assembly Square Mixed-Use District, as specified in Article 6, which includes “promot[ing] accessibility to and within the district by improving existing and creating new roadways, pedestrian walkways and bicycle paths”. The pathways would create a better pedestrian experience and provide direct access to the site from the existing intersections instead of walking along Route 28 which is not a pedestrian friendly environment.
d.	<u>Site and area compatibility.</u>	X		Planning staff find that the proposal has been 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. The inclusion of trees, though in boxes, would improve the appearance of the area which is now an open field of grass. The trees would visually connect this area with the parkland to the east and the tree lined streets of the Ten Hills community.
e.	<u>Functional Design.</u>	X		Planning staff find that the proposal meets accepted standards and criteria for the functional design of facilities, structures and site construction. Staff finds that the proposed trees would be a greater improvement on the site if they were permanently planted in the ground, but existing easements and underground infrastructure prohibit this.
f.	<u>Impact on Public Systems.</u>	X		Planning staff find that the proposal 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 street system, and the sidewalks. Rather, the proposal would result in improvements to these systems and facilities.
g.	<u>Environmental Impacts.</u>	X		Planning staff find that the proposal will not create adverse environmental impacts.
h.	<u>Consistency with purposes.</u>	X		Planning staff find that the proposal is consistent with the purposes of the Ordinance, including, “to conserve the value of land...”, “to adequately protect the environment”, “to encourage the most appropriate use of land throughout the City”, and “to preserve and increase the amenities of the municipality.”

**Findings for SPSR-A under Sections 5.2.5 (a-h), 6.4.7, 6.4.8, and 6.4.9 of the Somerville Zoning Ordinance
Assembly Square Phase 1AAA (PB2009-13)**

6.4.9 Rules and Regulations for administration in ASMD				
	<i>Requirement</i>	<i>Met</i>	<i>Not Met</i>	<i>Notes</i>
<i>A. Submittal Requirements</i>	Below listed requirements plus §5.2.3 requirements	X		
<i>B. Referral to Other Agencies</i>	Somerville Redevelopment Authority, Design Review Committee	X		SRA N/A
<i>C. Criteria for Review</i>	Must meet criteria below plus those of SZO Sections 5.2.5.a-h			
	Traffic impact & proposed mitigation consistent with Transportation Study, TIAS, and/or TDM Plan	N/A		
	§6.4 design guidelines			See 6.4.7 & 6.4.8 tables below
	Mixed use	N/A		
	Economic benefits	N/A		
	Structured parking	N/A		
	Pedestrian/bike access	X		Sidewalks and bicycle access would be improved with this proposal with the addition of several new sidewalks and landscaping.
	Affordable Housing / Linkage	N/A		
	Views to Mystic River	N/A		
	Enhanced and activated OS to offset shadow impacts	X		Insignificant shadow impacts anticipated from earlier studies. The large open space along Route 28 would be part of a pedestrian sidewalk network.
	New or improved OS	X		The open space area on Route 28 would be improved with the inclusion of trees and walkways.
	Support of transit service	N/A		
	§5.2.5 review standards	X		
	Impacts on public facilities	N/A		
	Site drainage	N/A		
	Emergency vehicle access	N/A		
	Placement or screening of electric, cable, and other lines and equipment	N/A		
	Appropriateness of signage	N/A		
	Screening of exposed machinery etc	N/A		
	Mitigation of shadows on OS	N/A		

**Findings for SPSR-A under Sections 5.2.5 (a-h), 6.4.7, 6.4.8, and 6.4.9 of the Somerville Zoning Ordinance
Assembly Square Phase 1AAA (PB2009-13)**

The following two checklists outline design guidelines recommended in the Somerville Zoning Ordinance. While compliance with guidelines is not mandatory, they should be adhered to as often as possible.

6.4.7 Development Standards & Design Guidelines in ASMD				
	<i>Recommendation</i>	<i>Met</i>	<i>Not Met</i>	<i>Change / Mitigation / Waiver Needed or Other Comments</i>
A. Development Standards				
<i>Transportation Analysis</i>	Provide analysis, including TDM Plan	N/A		
<i>Parking Requirements</i>	Meet requirements of §9.15	N/A		
<i>Landscaping Requirements</i>	Meet requirements of Article 10; Provide contiguous O.S.	X		The plan for this phase exceeds the requirements of the Ordinance for Open Space, Usable Open Space, and trees (planted: 150 proposed / 130 required, boxed: 27 proposed - approximately 15 to be approved).
<i>Pedestrian Connections</i>	Provide continuous pedestrian connections	X		Shown in plans with various paths, sidewalks, parks, and crosswalks. This proposal would help link the neighborhoods to the north with increased pedestrian access points.
B. Design Guidelines				
<i>Street & Sidewalk Design</i>	Comply with <i>Design Guidelines for the Public Realm</i>	X		Will comply with added conditions: Street furniture, lighting, and design of crosswalks should conform to principals set in Unifying Design Guidelines for the Public Realm.
<i>Building Design</i>	Create presence on street edge	N/A		
	Create interesting entrance areas	N/A		
	Visual interest of façade	N/A		
	Break down scale of bldg to pedestrian scale	N/A		
	Materials/colors consistent with historic buildings	N/A		
	Locate equipment / service areas away from public ways and screen; enclose inventory	N/A		
	Vertical integration of uses. Ground floor uses add presence to public ways and sidewalks	N/A		
	Recommended minimum fenestration percentages	N/A		
	Minimum visual access via windows	N/A		
<i>Parking Lot Design</i>	Comply with §9.15. Avoid unbroken expanses of pavement.	X		Trees are provided in the surface parking and along pedestrian path. The proposed trees will screen the surface parking area from drivers and pedestrians

**Findings for SPSR-A under Sections 5.2.5 (a-h), 6.4.7, 6.4.8, and 6.4.9 of the Somerville Zoning Ordinance
Assembly Square Phase 1AAA (PB2009-13)**

6.4.7 Development Standards & Design Guidelines in ASMD				
	<i>Recommendation</i>	<i>Met</i>	<i>Not Met</i>	<i>Change / Mitigation / Waiver Needed or Other Comments</i>
				on Route 28 and residences in the Ten Hills community.
<i>Open Space</i>	Landscaping strips not UOS	X		Staff finds that quality of design and implementation is exceedingly important in evaluating Usable Open Space. Considering the enhancements to the appearance, comfort and ecological value of the site, Planning staff find that plantings and pedestrian amenities are well balanced and that the site design underscores the importance of the pedestrian experience within the usable open space network.
	Mystic River	N/A		
<i>Efficiency of Design</i>	LEED checklist	N/A		
<i>Contributions</i>	Credits for contributions	N/A		
<i>Loading Spaces</i>	Reduce visual impacts of loading spaces	N/A		

6.4.8 Development Standards & Design Guidelines for Large Developments				
	<i>Recommendation</i>	<i>Met</i>	<i>Not Met</i>	<i>Change / Mitigation / Waiver Needed or Other Comments</i>
<i>A. Traffic Access & Impact Study</i>	Submit, with TDM Plan	N/A		
<i>B. Model</i>	Submit 3-D model	N/A		
<i>C. Urban Block Plan</i>	ASD street grid	N/A		
<i>D. Development Standards</i>				
<i>Transportation Analysis</i>	Provide analysis	N/A		
<i>Large Retail Projects</i>	Minimum non-retail component	N/A		
	Ground level retail cap	N/A		
<i>Landscaping</i>	50% of LS to be UOS	X		This proposal does not affect the usable open space calculation, but does improve the open space that is existing along Route 28
<i>E. Design Guidelines</i>	Structured parking	N/A		

6.1.15 Waterfront Overlay District				
Although a portion of the subject property and one corner of the existing mall building are located within the Waterfront Overlay District, under SZO §6.1.15.D.B, findings do not have to be made. Section 6.1.15.D.2 states, “Standards and guidelines as to architectural treatment and materials shall apply to the entire extent of any structure or building façade that is fifty percent (50%) or more within the District boundaries.” Neither the mall structure nor any building façade is located fifty percent (50%) or more within the Waterfront Overlay District.				

Compliance with Conditions of PUD-PMP
Assembly Square Marketplace Phase 1AAA—(PB2009-13)

The Planning Staff finds that the applicable conditions of the Planned Unit Development-A/Preliminary Master Plan (PMP) would be met for this Phase, as further outlined below.

<i>Condition</i>	<i>Met</i>	<i>Not Met</i>	<i>Mitigation / Waiver / Comments</i>
<i>A. Transportation Management / Traffic Circulation</i>			
<p>The Applicant shall revise the Traffic Impact Assessment Study (TIAS) in consideration of comments included in the Peer Review memorandums prepared by FST reviewing Existing Conditions, No-Build Conditions, and Build Conditions, consistent with MEPA review.</p> <p>Major actions to be taken prior to Phase 1A include: expanding the impact study area, documenting/justifying trip proposed generation rates, trip distribution, and trip reduction rates. The applicant shall consider issues discussed in Peer Review Memoranda. The Board shall consider the Peer Review Memoranda or any additional information when considering permit applications. All mitigation involving traffic signal upgrades must include specific discussion and documentation of the ability of all controllers to be left in place to fulfill the functions required of them by proposed mitigation. In addition, all traffic control equipment and roadway elements must meet City of Somerville specifications and standards. The Applicant shall consider all recommendations referenced in the Traffic Impact and Access Study Memo; On-Site Circulation Memo; and the Pedestrian and Bicycle Circulation Memo prepared by Fay, Spofford & Thorndike (FST). The Applicant shall also work with the Massachusetts Highway Department to include visible signage that will direct traffic to the site via highway and keep traffic at a minimum in residential neighborhoods.</p>	N/A		
<i>B. Water System:</i>			
1. Applicant shall conduct additional hydraulic analyses to ensure that the City's system is capable of meeting the adjusted demands throughout the project. Applicant shall meet fire flow requirements while maintaining a minimum pressure of 20 psi at the fire location. In	N/A		

Compliance with Conditions of PUD-PMP
Assembly Square Marketplace Phase 1AAA—(PB2009-13)

Condition	Met	Not Met	Mitigation / Waiver / Comments
accordance with DEP guideline, a minimum pressure of 35 psi shall be maintained throughout the distribution system during normal demand conditions.			
2. Applicant shall have a fire protection engineer determine the fire protection requirement at each individual building and determine whether or not a sprinkler system will be necessary for each building. At the building permit application stages, all fire protection facilities must meet the requirements of the Somerville Fire Department.	<i>N/A</i>		
3. Applicant shall ensure that all materials shall be in accordance with the City of Somerville Water and Sewer Enterprise's Specifications and/or Rules and Regulations, latest issue.	<i>N/A</i>		
4. Applicant shall consider installing new hydrants, in consultation with the recommendations of the Fire Chief, at the following locations:	<i>N/A</i>		
<ul style="list-style-type: none"> On "C" Street, approximately 100 feet east of the intersection of "A" Street 	<i>N/A</i>		
<ul style="list-style-type: none"> On "G" Street, approximately 180 feet north of the intersection of Ikea Way 	<i>N/A</i>		
<ul style="list-style-type: none"> On Assembly Square Drive, approximately 220 feet east of the intersection of Route 28/Middlesex Fells Parkway 	<i>N/A</i>		
<ul style="list-style-type: none"> On Assembly Square Drive, approximately 550 feet east of the intersection of Route 28/Middlesex Fells Parkway 	<i>N/A</i>		
<ul style="list-style-type: none"> On Foley Street, approximately 80 feet east of the intersection of Middlesex Avenue 	<i>N/A</i>		
<ul style="list-style-type: none"> On Foley Street, approximately 420 feet east of the intersection of Middlesex Avenue 	<i>N/A</i>		
5. Applicant shall install valves at each intersection, and correspondingly show and label on all drawings. All tees, bends, reducers, and other fittings should also be labeled on the drawings.	<i>N/A</i>		
6. Applicant shall provide individual calculations to determine the sizes necessary for the connections to each property. The proposed service connections to each of the new buildings shall be shown on further design drawings.	<i>N/A</i>		

Compliance with Conditions of PUD-PMP
Assembly Square Marketplace Phase 1AAA—(PB2009-13)

Condition	Met	Not Met	Mitigation / Waiver / Comments
C. Sanitary Sewer System:	N/A		
1. All site plan review submissions shall include profiles of the proposed sewer system. Applicant must ensure that there are no conflicts with other proposed utilities.	N/A		
2. Applicant shall submit details of proposed pipe materials for review and approval during each site plan review process.	N/A		
3. Applicant shall make every effort to comply with DEP requirement that states “whenever possible” a minimum horizontal distance of ten feet shall be maintained between sewer lines and water mains. Exceptions are usually only allowed when there are conflicts with existing utilities or existing structures that would prevent obtaining the proper separation.	N/A		
4. Applicant shall evaluate the impact the proposed project flows will have on the MWRA interceptor and the upstream and downstream municipal sewer system.	N/A		
D. Stormwater Management			
1. Applicant shall provide additional information to the Planning Board to verify the adequacy of the existing MWRA 84'-inch Somerville Marginal Conduit.	N/A		
2. Applicant shall further investigate the alternative drainage design identified in the PUD application.	N/A		
3. Applicant shall provide the Planning Board with a status report on the receipt of necessary permits from MWRA.	N/A		
4. Applicant shall provide a more detailed analysis of the site hydrology for existing and proposed conditions during the 2-, 10-, and 100-year storm events.	N/A		
5. Applicant shall meet with DCR and obtain any and all necessary permits from DCR. Applicant shall furnish the Planning Board with copies of these permits.	N/A		
6. Applicant shall supply the Planning Board with copies of all test pit logs and locations for review.	N/A		
7. Applicant shall provide a detailed series of Best Management	N/A		

Compliance with Conditions of PUD-PMP
Assembly Square Marketplace Phase 1AAA—(PB2009-13)

Condition	Met	Not Met	Mitigation / Waiver / Comments
Practices (BMP's) to demonstrate a total suspended solids (TSS) removal rate of at least 80 percent. Plans shall include locations of all proposed BMP's.			
8. Applicant shall provide a detailed set of plans identifying items such as sequence of construction, limits of phasing, and placement/type of erosion control measures.	N/A		
9. Applicant shall submit a stormwater maintenance program to the Planning Board. The maintenance program shall address the frequency of inspection/cleaning of the proposed water quality units. The plan shall also identify the stormwater management system owner and parties responsible for operation and maintenance of the stormwater facilities.	N/A		
10. Applicant shall submit a soil management to the Planning Board in order to determine if soil conditions will allow for the inclusion of low impact design elements including, but not limited to, bio swales.	N/A		
E. Urban Design:			
1. All site plan review submittals for each building/phase shall be accompanied by an update of the overall master plan with the following level of information:	N/A		
a) Consistent dimensions between all plans and between sections and plans.	N/A		
b) Street sections with dimensions that indicate travel lanes, parking lanes, bicycle lanes, planting strips, sidewalks, and building edges, among other elements.	N/A		
c) Circulation that clearly shows the operations of all streets on-site and surrounding context, showing	N/A		
• Existing and proposed traffic signals	N/A		
• Direction of vehicular traffic on street lanes and at parking garage access points	N/A		
• Ikea operations for parking and drop off/pick up for trucks, home delivery, and customers	N/A		
• Operations at all ingress and egress points, including the circulation along the major routes that provide access to the site	N/A		

Compliance with Conditions of PUD-PMP
Assembly Square Marketplace Phase 1AAA—(PB2009-13)

Condition	Met	Not Met	Mitigation / Waiver / Comments
<ul style="list-style-type: none"> Bicycle routes and connections to regional systems 	N/A		
<ul style="list-style-type: none"> Pedestrian routes and crosswalks and connections to surrounding neighborhoods 	X		Proposal will increase the number and quality of the crosswalks and improve pedestrian access into the Marketplace site and the entire Assembly Square development.
d) Proposed building entrances or other indication of primary facades.	N/A		
e) Phased plan of infrastructure improvements tied to building development.	N/A		
2. Applicant shall review with the Fire Chief and the City the geometry of Ikea Way, including its intersection with Assembly Square Drive and Main Street (F Street).	N/A		
3. Applicant shall reconsider the design of Main Street at the back corner of the Ikea loading area in order to create a more positive architectural character at this key corner.	N/A		
4. Applicant shall study integrating the T-Station into the site plan and creating visibility for the presence of the T-Station at the terminus of E Street/Foley Street and a plaza and arrival sequence that connects more directly to the Assembly Square Park on Main Street. Maximizing T-Station visibility shall be a factor in considering applicable site plan proposals.	N/A		
5. At each Site Plan Review Special Permit submission that involves the use of DCR land, the Applicant shall submit confirmation of the acquisition of the DCR land in the northeast corner of the proposed project or shall reconfigure the development for such phase consistent with the requirements of the Master Plan and the applicable regulations of the SZO.	N/A		
6. At each Site Plan Review Special Permit submission, the Applicant will consider massing the buildings to create more consistent street corridors with similar heights on both sides of the street, using street walls and step backs where necessary, especially on E Street and where buildings exceed six to eight stories.	N/A		
7. As part of the Phase 1AA submission, the Applicant shall provide a plan for the pedestrian crossings for the entire project.	N/A		
8. The Applicant shall design and make improvements to the following	X		

Compliance with Conditions of PUD-PMP
Assembly Square Marketplace Phase 1AAA—(PB2009-13)

Condition	Met	Not Met	Mitigation / Waiver / Comments
pedestrian crossings:			
• Ten Hills neighborhood during Phase 1A.	X		Applicant is proposing these improvements as part of the Marketplace Phase 1AAA application
• Lombardi Drive during Phase 1AA submission.	N/A		
• Kensington Avenue during Phase 1AA submission	N/A		
9. As part of each site plan review submittal, the Applicant shall provide the following information:	N/A		
• Calculations showing that the percentage of open space and usable open space meets the zoning requirement for a PUD-A within the ASMD.	X		Proposal will not change the provision of open space
• Confirmation that the setbacks from the Mystic River to the closest buildings are at least 150 feet.	N/A		
10. Illustration on the drawings of the required continuous pedestrian, bicycle, vehicular and Urban Ring connections that need to be made to the destinations enumerated in the ASD Plan as defined in §6.4.2 of the SZO, including:			
a) Clarification of the pathways and sidewalk systems with notes, dimensions and legends.	X		
b) Illustration of how the particular phases affect the accessibility and visibility of the proposed Assembly Square T Station.	X		Proposal would provide better pedestrian access to the Multi-use path which will provide access to T-Station.
c) Confirmation that the zoning requirements related to the minimum shadow cast by buildings onto open space between March 21 st and September 21 st are met.	N/A		
d) Ensure that the light conditions shown on the plans are adequate for the tree species enumerated in <i>Unifying Design Guidelines for the Public Realm – Assembly Square</i> .	N/A		
e) Applicant shall provide illustration and notation on the drawings that all shade trees and shrubs required by zoning are shown in all parking lots.	N/A		
f) Applicant shall employ smart growth techniques in overall development, including but not limited to: Low Impact Development for Stormwater Management, bioswales, recycling and sustainable green technologies, and LEED.	N/A		

Compliance with Conditions of PUD-PMP
Assembly Square Marketplace Phase 1AAA—(PB2009-13)

Condition	Met	Not Met	Mitigation / Waiver / Comments
g) Applicant shall be responsible for all design, construction, maintenance and repair of all roadways, streetscape including street lighting and other street furniture furnishings, and parks and open space which are part of the PUD. Applicant shall be responsible for the design and construction of water, sewer, and storm drainage systems serving the PUD. Applicant shall be responsible for the usage costs of electricity, gas, water, cable and other utilities furnished to the PUD, and for trash removal. The City shall be responsible for the maintenance and repair of water, sewer, and storm water conduits, and traffic signals on public ways. The City shall also be responsible for snowplowing and street cleaning, including the cleaning of catch basins, except that the City shall not be responsible for catch basins associated with Smart Sponge Technology, or equivalent technology, unless and until the City has the equipment to clean such “Smart Technology” catch basins. The Applicant shall be responsible for designing, constructing, maintaining, and repairing similar “Smart Technology” required by MEPA. All utilities shall be designed and installed in accordance with the City of Somerville’s standards and specifications.	N/A		
11. Applicant shall provide details of the pedestrian connection from Assembly Square to Draw 7 Park under the railroad bridge.	N/A		
12. Applicant shall include a landscape buffer between the tracks and the proposed development.	N/A		
13. Applicant shall show the pedestrian connection from the proposed Assembly Square T Station to Draw 7 Park. The design of the project shall not preclude the ability for the future design and construction of this pedestrian connection. (The Applicant is not expected to construct the pedestrian connection, but merely to show it in the plans in the event that enough federal and state monies are available to construct such a connection as part of the T station).	N/A		
14. Applicant shall clarify the “Kiss and Ride” drop off and the associated walkways.	N/A		
15. Prior to Phase 1A, Applicant shall review the bus drop off and pickup area and modify as needed. Urban Ring bus drop off and pickup	N/A		

Compliance with Conditions of PUD-PMP
Assembly Square Marketplace Phase 1AAA—(PB2009-13)

Condition	Met	Not Met	Mitigation / Waiver / Comments
is not provided at the Assembly Square T Station along G Street. It appears that dropping off passengers will block the street in its current configuration.			
16. Applicant will consider plans to link the Mystic River Park clearly to the surrounding street circulation for bicyclists and pedestrians to the T Station prior to Phase 1A.	N/A		
17. Applicant shall provide additional details to better define the “series of pocket parks” described in the PUD submission.	N/A		
18. Applicant shall depict the locations of handicapped accessible curb ramps.	X		All proposed intersections and pathways depict handicapped accessible ramps
19. Applicant shall submit detailed landscaping plans that conform to the City’s guidelines. The guideline states that streets should be tree-lined. Street trees are set back as much as 55 feet from the intersection edge of curbing along Main Street. No trees are shown in the bumpouts at intersections.	N/A		
20. Applicant shall continue to work with the City on the design of the proposed median on Assembly Square Drive in order to maximize the amount of usable open space.	N/A		