



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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MEMORANDUM

TO: Board of Aldermen
FROM: George Proakis, Director of Planning
DATE: July 14, 2017
RE: FRIT compliance with PUD (Item #203217)

This memo is provided in response to the Board's request (#203217) that the staff assess the compliance of the Assembly Row project with the PUD and the intent of the zoning ordinance. Assembly Square continues to be a successful project, implementing the planning goals of the City, the intent of the zoning ordinance and the approved PUD.

1. Compliance with the PUD approval

The Assembly Row PUD was approved on December 14, 2006. Prior to the start of construction, the PUD was updated with an approval on August 5, 2010. This version includes the current roadway network, as well as the set of approval conditions that have come to regulate the PUD process going forward.

Since 2010, the PUD has been implemented as follows:

- a. Parcel Approvals: Since 2010, the Planning Board has approved special permits to implement:
 - a. Small retail building on Block 10 (Burger Dive / Starbucks)
 - b. Residential buildings with retail on Blocks 1 and 4
 - c. Commercial office building with retail on Block 2
 - d. Retail and entertainment building on Block 3 (Legoland/cinema)
 - e. Office and retail building (Partners Healthcare) on Block 11
 - f. Daycare building (for Partners) on part of Block 11

- g. Hotel and residential building with retail on Block 5a
 - h. Residential and retail building on Block 6
 - i. Two retail buildings on the linear park between Blocks 7 and 8
 - j. Office and retail building on Block 5b
 - k. Residential and retail building on Block 8
- b. Temporary Parking: The Planning Board has also approved temporary parking on Blocks 5, 6 and 7. At this time, only the Block 7 lot remains.
- c. Minor Amendments: The staff has reviewed and approved the following minor amendments since the approval of the PUD:
- a. Any subdivision, split or merger of land that implements the plan can be completed as a minor amendment with staff review. Since 2010 the applicant has submitted and staff has approved 15 minor amendments to create and adjust parcel and street boundaries.
 - b. Staff has approved three minor amendments to adjust the completion deadlines for eight of the PUD conditions.
 - c. Four other minor amendments have been approved:
 - i. adjusting IKEA landscaping that later did not get built;
 - ii. permitting the establishment of the temporary use on Lot 5B;
 - iii. approving wayfinding signs; and,
 - iv. adjusting parking lot striping.
- d. PUD Amendments by the Planning Board: Since 2010, three amendments to the PUD have gone before the Planning Board:
- a. Two amendments permitted particular projects to proceed without a previously reviewed design guideline.
 - b. The third amendment was the June 2014 approval to remove IKEA, add the Partners building, and adjust footprints for Blocks 7 and 8 to permit the new linear park between the blocks. This is the only substantive amendment to the plan.

The project remains in compliance with the PUD approval and conditions.

2. Compliance with intent

The intent of the Assembly Square PUD established in the purpose statement at the start of Section 6.4, the ASMD section, and is as follows:

The Assembly Square Mixed-Use District (ASMD) has been enacted to encourage the best use of Assembly Square physically, economically, environmentally and socially while promoting the best interests of residents of the City. The ASMD is intended to fulfill the goals and objectives contained in the Assembly Square District Plan (the ASD Plan, as hereinafter defined). The ASMD zoning is designed to allow the district to reach these goals. The major objectives of the ASD Plan are the following:

- a. *Facilitate development of a mix of uses including residential, office, research and*



- development, retail, hotels, cinemas, performing arts and institutional uses;*
- b. Increase real estate investment and maximize development;*
 - c. Create new jobs at a variety of income and skill levels;*
 - d. Promote accessibility to and within the district by improving existing and creating new roadways, pedestrian walkways and bicycle paths;*
 - e. Replace vacant or underutilized land, low-density development, and incompatible uses with high-density mixed-use development;*
 - f. Improve utilities and infrastructure;*
 - g. Clean environmentally contaminated sites to a level suitable for a mix of uses including residential;*
 - h. Improve the Mystic River waterfront and create new public open space;*
 - i. Encourage transit-oriented development; and*
 - j. Increase the supply of affordable housing units within the City of Somerville.*

The Assembly Row development is not yet complete, but the completed portions of the development are consistent with these objectives.

