3
COMPLIANCE

Zoning
Design Guidelines
Coordinated Development Special Permit (CDSP)

ZONING

COMPLIANCE

Zoning

Zoning	Required	Proposed
Building Setbacks		
Primary and Secondary Front Setback	2′ min, 15′ max	2′ to 11′-7″
Side Setback	0′	4′-6″ to 15′-6″
Rear Setback	10′	N/A
Facade Build Out		
Building Width	240′ max	183′-8″
Facade Build Out, Primary (Prospect Street)	80% min	90.6%
Facade Build Out, Secondary (Somerville Avenue)	65% min	94.1%
Floor Plate		
Floor Plate (max)	35,000 sf	25,600 sf
Building Height		
Building Stories (min)	3 stories	
Building Stories (max)	7 stories	7 stories
Ground Story Height (min)	14′	20′-0″
Upper Story Height (min)	10′	14′-6″
Building Height (max)	115′	107′-7″
Facade Composition		
Ground Story Fenestration (min)	70% min	60%
Upper Story Fenestration (min)	20% min; 70% max	40%
Blank Wall (max)*	20′	0′
Frontage Types		
Stoop	Not Permitted	N/A
Forecourt	Permitted	N/A
Lobby Entrance	Permitted	Proposed
Storefront	Permitted	Proposed
Terrace	Permitted	N/A
Lightwell	Not Permitted	N/A
Arcade	Permitted	N/A
Commercial Space Depth		
Commercial Space Depth (min)	30′	31′ to 79′
Commercial Space Floor Area Coverage	70%	100%
Entrance Spacing (max)	30′	30′
Entry Canopy		
Depth (min)	3′-0″	3′-0″ to 6′-0″
Clearance (min)	8′-0″	12′-6″
Setback from Curb (min)	1′-6″	11′-8″ to 12′-6″
Permitted Setback Encroachment (max)	100%	0%
Lobby Entrance		
Width (max)	30′	30′
Distance Between Fenestration (min)	2′	4′
Depth of Recessed Entry (max)*	5′	0′
Storefront		
Width (max)	30′	18′ to 29′
Distance Between Fenestration (min)	2′	4′
Depth of Recessed Entry (max)*	5′	0′
Height of Display Windows Above Grade (min)	8′	10′

* Tables included in the SZO references minimum requirements, which is understood to be a scrivener's error, and that maximums are what was intended.

COMPLIANCE
Zoning

Zoning	Required	Proposed
Short-Term Bicycle Parking		
Retail Short-Term	1.0 / 2,500 sf	12,090 sf / 2,500 sf 5 Spaces Required
Arts + Creative Enterprise Short-Term	1.0 / 10,000 sf	8,800 sf / 10,000 sf 1 Space Required
Office Short-Term	1.0 / 20,000 sf	62,300 sf / 20,000 sf 3 Spaces Required
R&D / Lab Short-Term	1.0 / 20,000 sf	95,600 sf / 20,000 sf 5 Spaces Required
	14 Spaces Required	14 Spaces Provided
Long-Term Bicycle Parking		
Retail Long-Term	1.0 / 10,000 sf	12,090 sf / 10,000 sf 2 Spaces Required
Arts + Creative Enterprise Long-Term	1.0 / 3,000 sf	8,800 sf / 3,000 sf 3 Space Required
Office Long-Term	1.0 / 3,000 sf	62,300 sf / 3,000 sf 21 Spaces Required
R&D / Lab Long-Term	1.0 / 5,000 sf	95,600 sf / 5,000 sf 20 Spaces Required
	46 Spaces Required	46 Spaces Provided

COMPLIANCE
Zoning

6.7.10.A.1.a:
Lot Standards: Number of Buildings

i: One (1) principal Building Type may be built on each lot.

Architectural Response
Lot D2.1 is a Laboratory Building, permitted by right per table 6.7.10 (A) within the Commercial Core Sub-District.

Table 6.7.10 (A) - Permitted Building Types

Y = Permitted by Right
N = NOT Permitted
L = Permitted only as a liner or cap to a lined parking garage

Sub-District	Apartment Building	General Building	Commercial Building	Laboratory Building	Mid-Rise Podium Tower	Lined Parking Garage
Commercial Core	N	Y	Y	Y	N	N
Mid-Rise 4	Y	Y	Y	Y	N	N
Mid-Rise 5	Y	Y	Y	Y	N	N
High Rise	L	Y	Y	Y	Y	Y

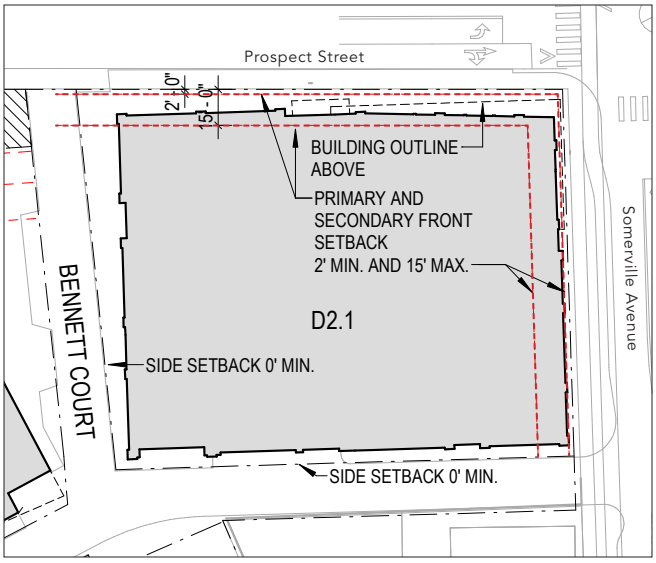
6.7.10.A.2.a:
Building Placement: Setbacks

i: All buildings and structures must be located at or behind any required minimum front, side, or rear setback except as indicated in §6.7.8.A.2.c: Setback Encroachments, excluding preexisting buildings incorporated into development.
ii: The facade of a principal building must be built at or in front of any maximum front setback for each story of a building. The facade of upper stories may not project forward of the facade of the first story except through the use of permitted building components and building frontages.

§6.7.10.C.4: Lab Building – a multi story Building Type purpose built for laboratory and research & development uses.

Primary & Secondary Front Setback:	2′ min, 15′ max
Side Setback:	0′
Rear Setback:	10′

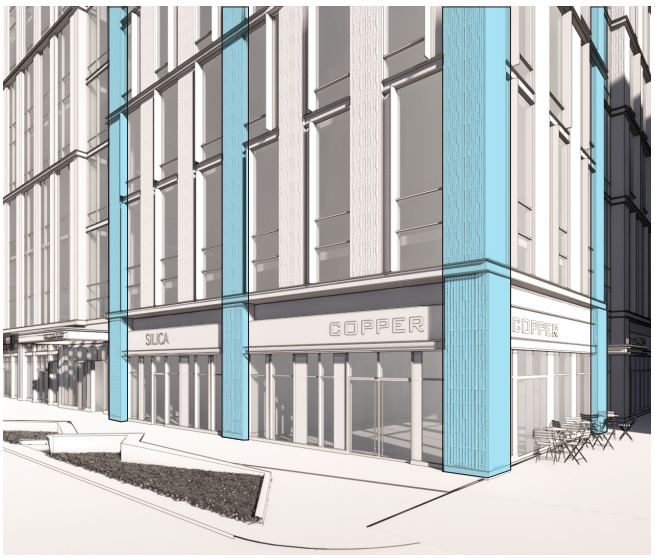
Architectural Response
The building placement complies with required setbacks. Refer to drawing D2.1-G600 for dimensional criteria conformance.



6.7.10.A.3.a:
Height and Massing: General

i: The upper stories of a building may not project, in any direction, beyond the exterior wall plane of the stories below, except through the use of permitted building components and building frontages.

Architectural Response
At the primary building facades, the exterior wall planes are aligned between the lower and upper stories. At the northwest corner of Prospect Street and Somerville Avenue, the building facade is pulled away from the corner at the ground level to create additional public realm space in order to facilitate circulation. In this moment, a soffit is utilized to frame views to Union Square's most notable landmarks.

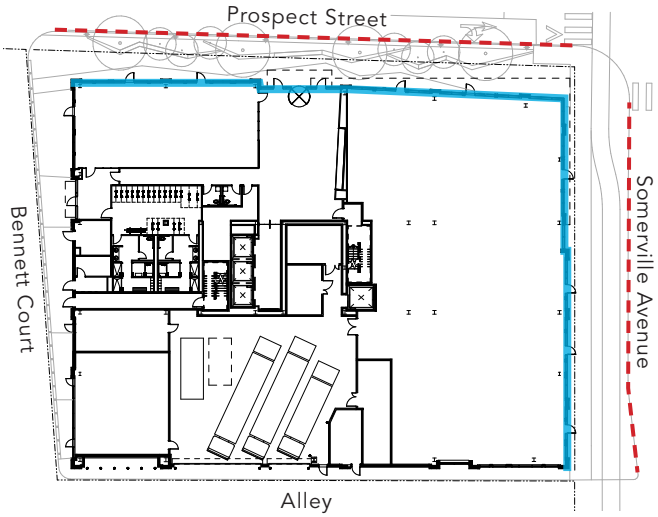


COMPLIANCE
Zoning

6.7.10.A.3.b:
Height and Massing: Facade Orientation

i: The facade of a principal building must be built parallel to a front lot line or to the tangent of a curved front lot line.

Architectural Response
The principal building facades are parallel to the front lot lines along Prospect Street and Somerville Avenue.



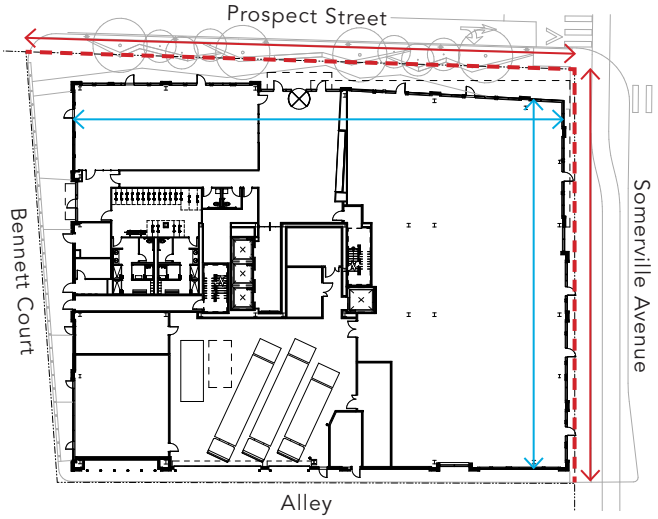
6.7.10.A.3.c:
Height and Massing: Facade Build Out

i: Facade build out is a ratio of building width to lot width, measured at the maximum front setback line.
ii. The facade of a building must be built to the facade built out ratio that is identified for each building type.
iii. For lots with frontage on three sides, facade build out along a secondary frontage is only applicable to the minimum number of stories required for each building type.

§6.7.10.C.4: Lab Building – a multi story Building Type purpose built for laboratory and research & development uses.

Architectural Response	Required	Proposed
Lot Width, Primary		202’
Building Width, Primary	240’ max	185’
Facade Build Out, Primary	80% min	91.5%
Lot Width, Secondary		152’
Building Width, Secondary		145’
Facade Build Out, Secondary	65% min	95.4%

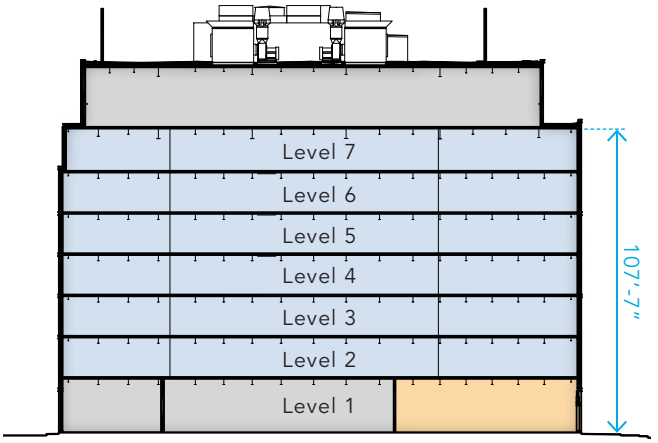
Refer to drawing D2.1-A102 for dimensional information.



6.7.10.A.3.d:
Height and Massing: Building Height

i. The total number of stories of a building is calculated as follows:
(a) The ground story is counted as one (1) story, except that a single ground story of twenty-five (25) feet or more is counted as two (2) stories.
(b) Each upper story is counted as one (1) additional story, except that any story, excluding the ground story, with a mezzanine of loft is counted as two (2) stories.
ii. To calculate building height in feet, height is measured as the vertical distance from the finished ground level at the façade of the building to the top of the structural beam or joists of the upper most story.

Architectural Response	Required	Proposed
Building Height	115’ max	107’-7”
Stories	3 min	7 stories

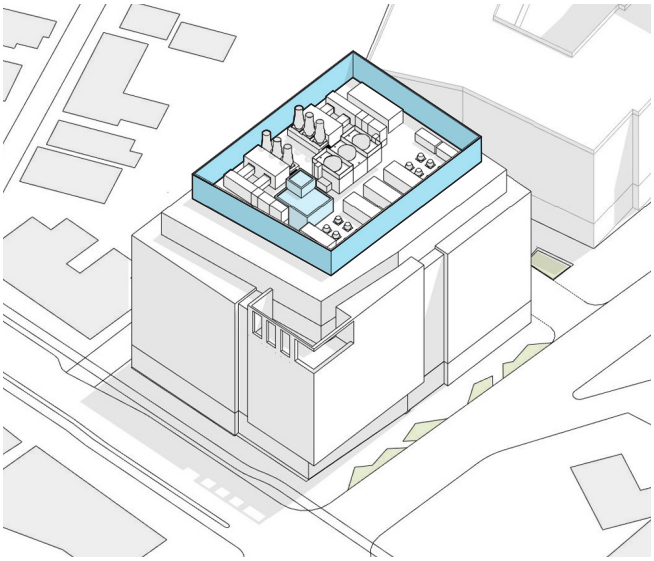


COMPLIANCE
Zoning

6.7.10.A.3.e:
Height and Massing: Roof Features

i. Roof decks; mechanical & stairwell penthouses; roof mounted cellular, radio, and Internet transmission equipment; vents or exhausts; solar panels, green roofs, or skylights; flagpoles; belfries, chimneys, cupolas, monuments, parapets, spires, steeples, and other non-habitable architectural features are permitted on roofs.

Architectural Response
Mechanical equipment, mechanical and stairwell penthouses are located on the roof as permitted by Zoning.

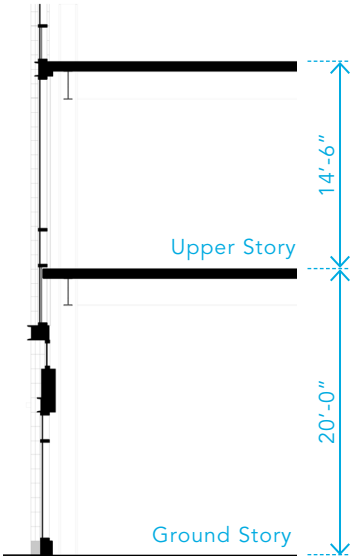


6.7.10.A.3.f:
Height and Massing: Story Height

i. Story height is measured vertically from the surface of the finished floor to the surface of the finished floor above. When there is no floor above, story height is measured from the surface of the finished floor to the top of the structural beam or joists above or the top of the wall plate, whichever is more.

§6.7.10.C.4: Lab Building – a multi story Building Type purpose built for laboratory and research & development uses.

Architectural Response	Required	Proposed
Ground Story Height	14′ min	20′-0″
Upper Story Height	10′ min	14′-6″



COMPLIANCE
Zoning

6.7.10.A.4.a:
Uses and Features: Facade Composition

i. Fenestration
- (a) Fenestration must be provided as indicated for each building type and is calculated as a percentage of the area of a facade. See Section 6.7.6.C.
  - 1. Ground story fenestration is measured between two (2) feet and twelve (12) feet above the Abutting sidewalk.
  - 2. Upper story fenestration is measured independently for each story, from the top of a finished floor to the top of the finished floor above.
- (b) Fenestration enclosed with glazing may be included in the calculation if it meets the following criteria:
  - 1. For ground story fenestration, glazing must have a minimum 60% Visible Light Transmittance (VLT) and no more than 15% Visible Light Reflectance (VLR).
  - 2. For upper story fenestration, glazing must have a minimum of 40% VLT and no more than 15% VLR.

ii. Blank Wall Area
- (a) Blank Wall area is any portion of a facade that does not include fenestration (doors and windows) and surface relief through the use of columns, cornices, moldings, piers, piasters, sills, sign bands, other equivalent architectural features that either recess or project from the average plane of the face by four (4) inches.
- (b) Blank Wall area limitation apply both vertically and horizontally for all stories of a building for any facade.

§6.7.10.C.4: Lab Building – a multi story Building Type purpose built for laboratory and research & development uses.

Architectural Response	Required	Proposed
Ground Store Fenestration (min)	70%	60%
VLT (min)	60%	60% min
VLR (max)	15%	15% max
Upper Story Fenestration	20% / 70%	40%
VLT (min)	40%	40% min
VLR (max)	15%	15% max
Blank Wall (max)	20’	0’

Refer to drawing D2.1-A304 for typical facade type fenestration analysis. Final glazing type to be determined, all VLT and VLR standards to be met as prescribed by Section 6.7.10.A.4.a. Material samples will be provided to planning staff upon final selection of building finishes.

COMPLIANCE
Zoning

6.7.10.A.4.c:
Frontage Types

i. Building Frontage Types provide a gradual transition and strong interface between the private realm (building interiors) and the public realm (sidewalks, thoroughfares, and civic spaces) and are permitted as indicated for each Building Type.
ii. Private Frontage Types must be designed as one (1) of more building frontage types corresponding to each prinicpal entracne of a building.
iii. Building frontage types may be combined as indicated for each type.

Architectural Response
The proposed frontage types of Lot D2.1 are permitted by right per table 6.7.10.C.4 within the Commercial Core Sub-District.

Table 6.7.10.C.4 - Lab Building

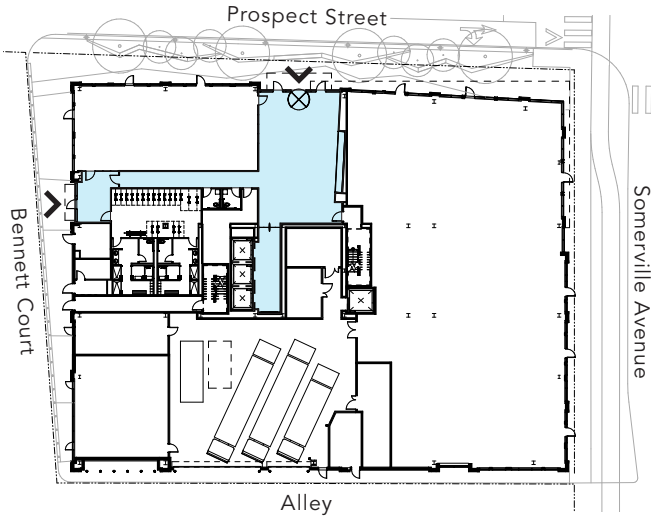
Frontage Types	
Stoop	Not Permitted
Forecourt	Permitted
Lobby Entrance	Permitted
Storefront	Permitted
Terrace	Permitted
Lightwell	Not Permitted
Arcade	Permitted

6.7.10.A.4.d:
Pedestrian Access

i. Principal entrances must be located on the facade of a building, provide both ingress and egress, and be operable at all times.
ii. Principal entrance spacing is measured as the distance between the centerline of doors along a facade.
iii. Principal entrance spacing requirements must be met for each building individually, but are not applicable to adjacent buildings.

Architectural Response
The commercial principal entry is located in the center of the primary building facade providing both ingress and egress. A secondary entry to the building lobby is provided along Bennett Court to provide secondary means of entry as well as a connection point to parking garage located in D2.2.

Final door location and spacing to be coordinated with future retail users. Refer to drawing D2.1-A102 for dimensional information.



6.7.10.A.4.e:

Uses and Features: Commercial Space Depth

ii. Commercial Space Depth

(a) Ground story spaces intended for a commercial tenant must have a leasable area with the depth indicated for each Building Type on Table 6.7.10 (A). This depth must be provided for at least seventy percent (70%) of the floor area of the space, measured as the distance from the facade towards the interior of a building.

(b) Ground story commercial spaces may be designed as a micro retail space by Special Permit.

1. In its discretion to approve or deny a Special Permit authorizing a micro retail space, the Planning Board shall consider the following:

d) The review considerations for all Special Permits as specified in Section 5.1 Special Permits;

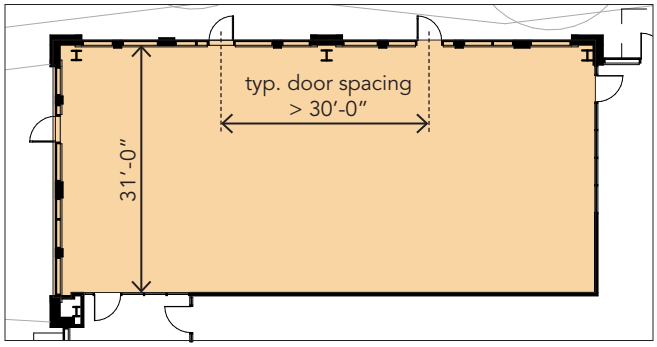
e) The viability of the space to provide Retail and Arts & Creative Enterprise uses that might otherwise be priced out of the neighborhood.

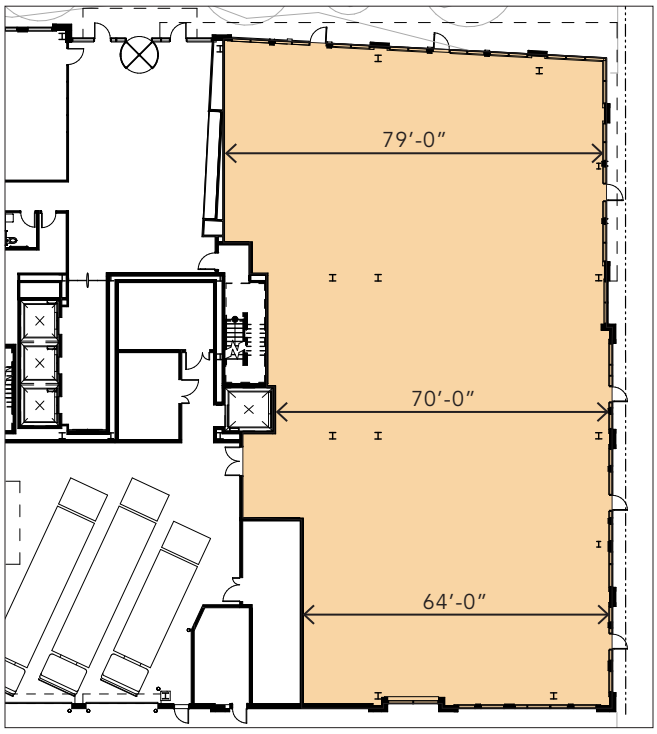
Principal entrance spacing is measured as the distance between the centerline of doors along a facade.

§6.7.10.C.4: Lab Building – a multi story Building Type purpose built for laboratory and research & development uses.

Architectural Response	Required	Proposed
Commercial Space Depth (min)	30'	31' to 79'
Commercial Space Floor Area Coverage	70%	100%
Entrance Spacing (max)	30'	> 30'

Final door location and spacing to be coordinated with future retail users. Refer to drawing D2.1-A102 for dimensional information.





COMPLIANCE
Zoning

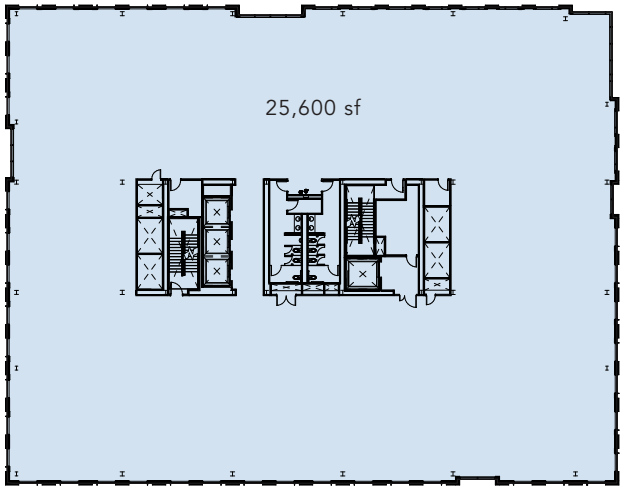
6.7.10.A.5.a:
Dimensional Compliance

a. Development may deviate up to five percent (5%) from the building width; point tower width, depth, diagonal, and floor place; facade build out; fenestration; entrance spacing; and commercial space depth standards identified for each Building Type in Section 6.7.10.C by Special Permit.

i. In its discretion to permit development to deviate up to five (5) percent, the Planning Board shall consider the following:

(a) The review consideration for all Special Permits as specified in Section 5.1 Special Permits;

(b) If the proposed deviation can provide a positive refinement of the massing of a building in context to its surroundings, improve floor plate efficiency, provide for unique storefront design, or better address specific orientation requirements of commercial tenants.



§6.7.10.C.4: Lab Building – a multi story Building Type purpose built for laboratory and research & development uses.

Architectural Response	Required	Proposed
Floor Plate (max)	35,000 sf	25,600 sf

No special permit is being sought for deviation from dimensional requirements. Refer to drawing D2.1-A103 for dimensional information.

6.7.10.D.2.d:
Building Components: Entry Canopy

i. An Entry Canopy is a building component that consists of a wall-mounted structure providing shade and weather protection over the entrance of a building.
ii. Entry canopies must be visually supported by brackets, cable, or rods.
iii. The width of an Entry Canopy must be equal or greater that the width of the doorway surround or exterior casing it is mounted over.
iv. An entry canopy that encroaches into the right-of-way of a public thoroughfare required compliance with all City Ordinances.

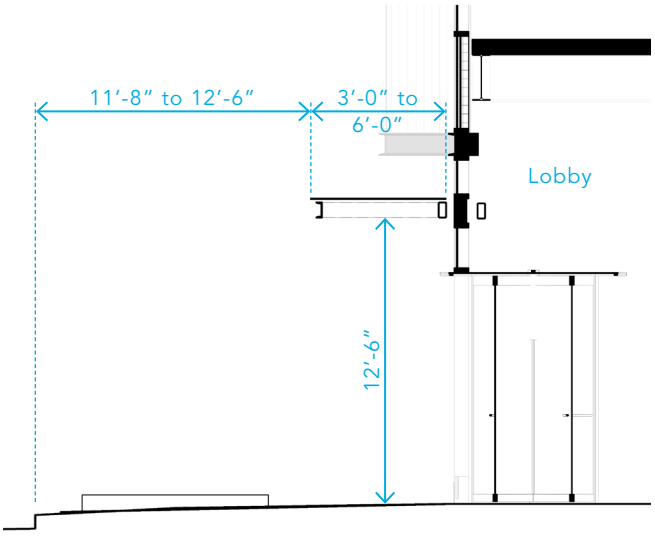


Table 6.7.10 (C) - Frontage Type Dimensional Standards

Architectural Response	Required	Proposed
Depth (min)	3'-0"	3'-0" to 6'-0"
Clearance (min)	8'-0"	12'-6"
Setback from Curb (min)	1'-6"	11'-8" to 12'-6"
Permitted Setback Encroachment (max)	100%	0%

COMPLIANCE
Zoning

6.7.10.A.E.2.d:
Building Components: Lobby Entrance

i. A Lobby Entrance is a Frontage Type featuring an at-grade principal entrance providing access to upper story uses of a building.
ii. Lobby entrances must be well defined, clearly visible, and universally accessible from the abutting sidewalk.
iii. When a lobby entrance is setback from the front lot line, the setback area must be paved.

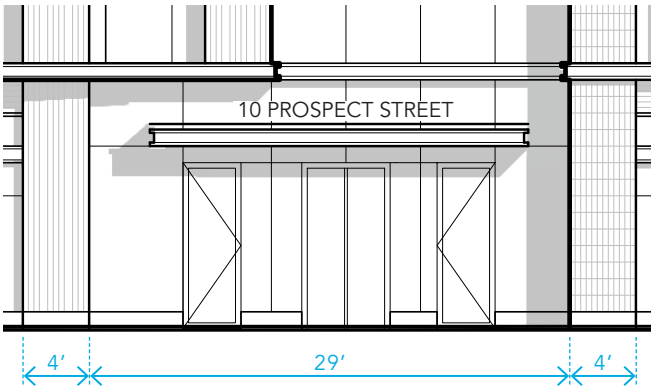


Table 6.7.10 (C) - Frontage Type Dimensional Standards

Architectural Response	Required	Proposed
Width (max)	30'	29'
Distance between Fenestration	2'	4'
Depth of Recessed Entry (max)	5'	0'

6.7.10.A.E.2.d:
Building Components: Storefront

i. A Storefront is a Frontage Type conventional for commercial uses featuring an at-grade principal entrance accessing an individual ground story space with substantial display windows for the display of goods, services, and signs.
ii. An unobstructed view of the ground story interior space of a lighted and maintained merchandise display(s) must be provided for a depth of at least four (4) feet behind the storefront display windows.
iii. Display windows must extend to at least either (8) feet above the grade of the abutting sidewalk.
iv. The principal entrance of a storefront must be a glass panel door centered between or set to one side of the display windows.
v. Storefront entrances may be recessed up the five (5) feet behind the plane of the facade, provided that the recessed area is no wider than fifteen (15) feet per individual entry.
vi. When storefronts are setback from the front lot line, the frontage must be paved to match the Abutting sidewalk.
vii. When present, awnings and canopies must be mounted between storefront columns, pilasters, or piers; above doorway and window openings; and below the fascia/frieze of a storefront sign band.
viii. Security grills, gates, and roll-down security doors and windows are prohibited.

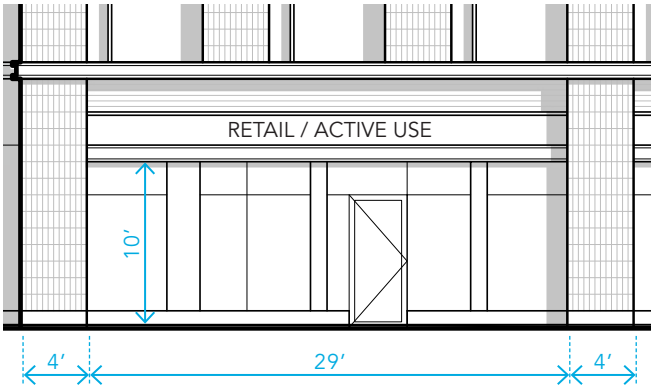


Table 6.7.10 (C) - Frontage Type Dimensional Standards

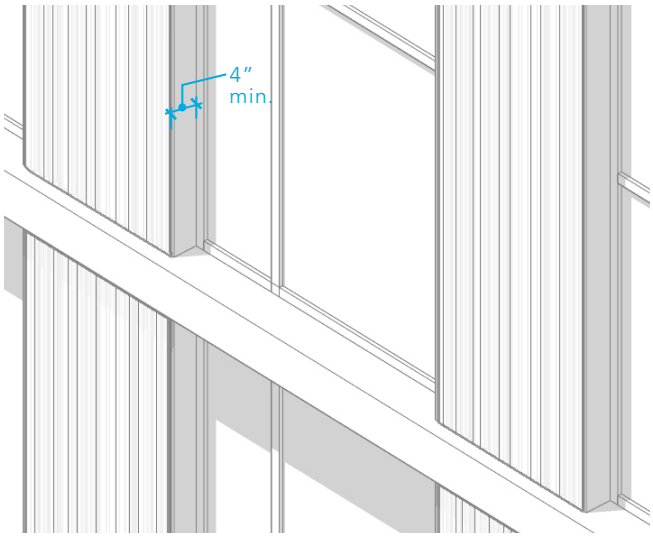
Architectural Response	Required	Proposed
Width	30' (max)	18' to 29'
Distance between Fenestration	2' (min)	4'
Depth of Recessed Entry	5' (max)	0'
Height of Display Windows above Grade	8' (min)	10'

COMPLIANCE
Zoning

6.7.10.G.2.a:
Building Design Standards: Facades

All building facades must provide surface relief through the use of balconies, Bay Windows, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other architectural features that either recess or project from the average plane of the façade by at least four (4) inches.

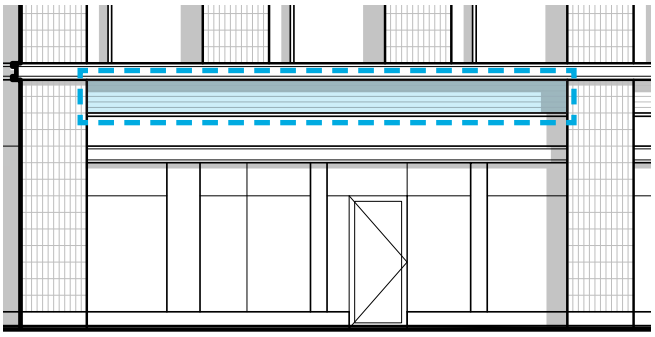
Architectural Response
All building facade surface relief is provided at punched windows. Horizontal architectural banding is located at the cladding assemblies to provide additional surface relief.



6.7.10.G.2.b:
Building Design Standards: Facades

Vents, exhausts, and other utility features on building facades must be architecturally integrated into the design of the building.

Architectural Response
All vents, exhausts, and utility features are architecturally integrated into the building facade design.

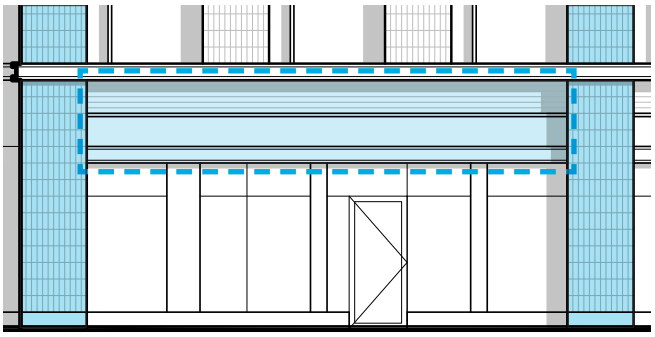


6.7.10.G.2.c:
Building Design Standards: Facades

Facades must provide a frame for each storefront and lobby entrance in accordance with the following:

i. A horizontal lintel or beam (architrave) and cornice extending across the full width of the building supported by columns, pilasters or piers; or
ii. A horizontal beam or fascia (architrave) positioned between columns, pilasters, or piers that extend from the upper stories of a building all the way to the ground.

Architectural Response
The storefront design articulation includes horizontal architectural banding, horizontal louvers and fascia panels in between vertical piers from the upper stories.

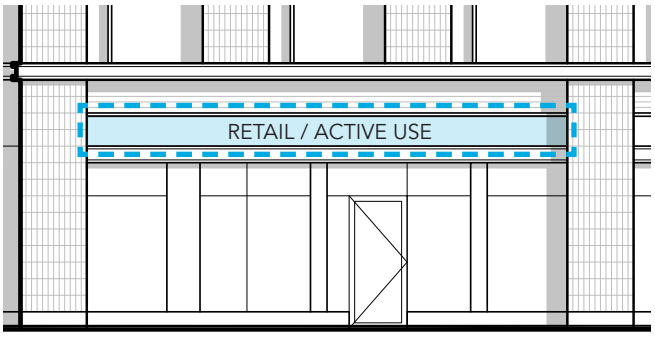


COMPLIANCE
Zoning

6.7.10.G.2.d:
Building Design Standards: Facades

When present, the horizontal lintel, beam, or fascia (architrave) serves as the sign band for each storefront.

Architectural Response
The storefront design articulation includes fascia panels above the glazing to serve as the sign band.



6.7.10.G.4.a:
Environmental Performance

The Planning Board shall establish standards for Design & Site Plan Review applications to demonstrate the following:

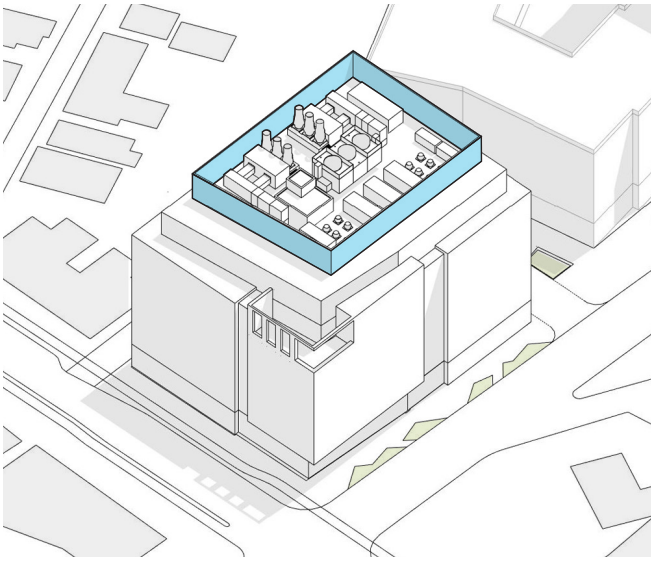
i. That shadows cast by high-rise buildings do not substantially and adversely limit ground level access to sunlight on sidewalks and Civic Spaces.
ii. That pedestrian level wind velocities do not exceed acceptable levels for various activities existing or proposed at particular locations.
iii. That buildings do not cause visual impairment or discomfort due to reflective.

Architectural Response
Refer to Section 4 Environmental Analysis for Shadow Study, Pedestrian Level Wind Analysis, and Solar Glare Analysis.

6.7.10.G.5:
Mechanical Equipment Noise Mitigation

a. Sound emanating from rooftop mechanical equipment must be minimized to every extent practicable including, but not limited to, the location and sizing of equipment, the selection of equipment, and sound attenuation measures.
b. At a minimum, rooftop mechanical equipment must not exceed ambient noise levels at ground level measured at the property line or cause a noise disturbance as defined by the Somerville Code of Ordinances Article VII, Division 2, Section 9-114.
c. Prior to and as a condition of the issuance of a Certificate of Occupancy for new construction, an acoustical report, including field measurements, demonstrating compliance with all applicable noise requirements must be prepared by a professional acoustical engineer and submitted to the Building Official.

Architectural Response
Mechanical equipment will be located within an enclosed penthouse and screened roof area. Rooftop mechanical equipment will be located towards the center of the roof area to minimize noise levels. Preliminary environmental noise evaluations have been conducted on site and will inform noise mitigation to achieve compliance with applicable standards. Demonstrated compliance will be provided to the Building Official in advance of certificate of occupancy.



COMPLIANCE
Zoning

6.7.10.I.1.b:
Sustainable Development: Green Buildings

New construction or alterations greater than 50,000 sf of gross floor area must be LEED Gold certifiable.

Architectural Response
The project scorecard demonstrates that the project will be LEED Gold certifiable.

6.7.10.I.1:
Sustainable Development: Green Buildings

d. Design and Site Plan Review applications for development subject to the standards of this Section must submit the following:

i. A completed LEED checklist for the appropriate LEED building standard to demonstrate how the proposed development is anticipated to meet the standards of this Section.

ii. A narrative indicating the mechanisms proposed to achieve each of the credits and prerequisites of the appropriate LEED building standard and demonstrating the anticipated methods by which compliance with the requirements of this Section will be achieved at the time of construction.

iii. An affidavit by a LEED-Accredited Professional (LEED-AP) Project Manager or by appropriate consultants stating that to the best of their knowledge, the project has been designed to achieve the stated LEED building standard.

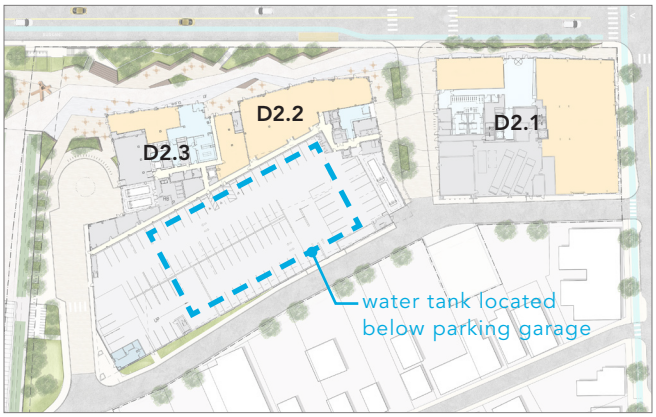
e. Prior to the issuance of the first Building Permit and prior to the issuance of the first Certificate of Occupancy, the LEED checklist and narrative description outlining compliance with the certification level required by this Section must be updated to identify any design changes made subsequent to Design and Site Planning review and submitted to the Building Official accompanied by an affidavit by a LEED-AP Project Manager or appropriate consultants stating that to the best of their knowledge, the project has been designed to achieve the stated LEED building standard.

Architectural Response
The project scorecard demonstrates that the project will be LEED Gold certifiable. Refer to Section 4 Environmental Analysis for LEED Compliance.

6.7.10.I.2.a:
Green Roofs & Storm Water Management

To every extent practicable, storm water should be reused on-site for irrigation and other purposes where appropriate.

Architectural Response
The project will implement a shared below-grade storm water retention tank serving all D2 Parcels under the D2.2-2.3 parking garage. The captured storm water will be used for site irrigation.

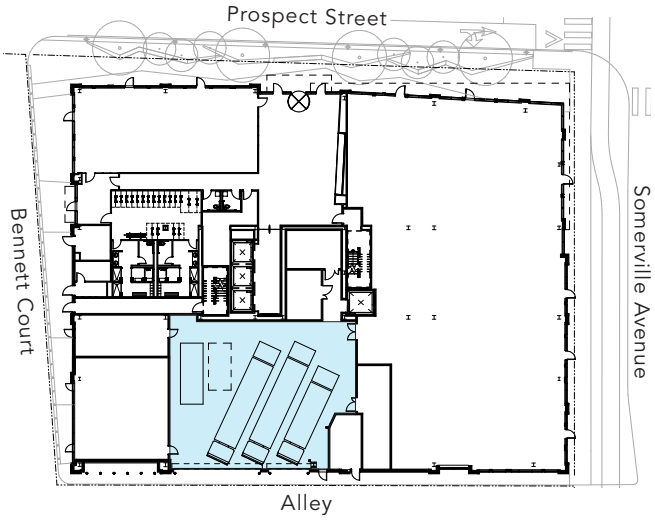


COMPLIANCE
Zoning

6.7.12.A.1:
Screening: Loading Facilities

b. Loading areas facilities that are fully integrated into a building must be screened with solid opaque, self-closing door or gate finished to coordinate with the materials and design of the screening wall or fence.
c. Loading facility doors are only permitted to be open during loading and unloading activities.

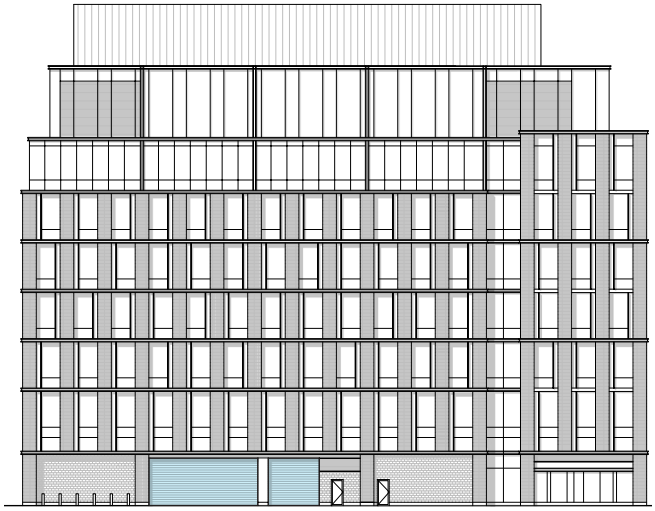
Architectural Response
The project's loading area facility is located internal to the building and will be screened with solid overhead doors that are integrated into the building façade design.



6.7.12.A.2:
Screening: Service Areas

b. Service areas that are fully integrated into a building must be screened with an opaque, self-closing door or gate finished to coordinate with the materials and design of the screening wall or fence.

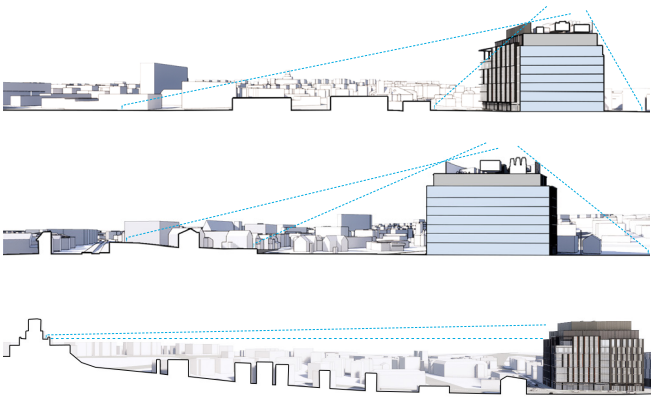
Architectural Response
The project's service areas are located internal to the building and will be screened with solid overhead doors that are integrated into the building façade design.



6.7.12.A.3.a:
Screening: Mechanical Equipment: Roof-Mounted

i. Mechanical equipment and elevator/stairwell penthouses must be screened from ground level view from Abutting properties, public thoroughfares (excluding an Alley), and civic spaces by a parapet wall or other screening structure.

Architectural Response
All roof-mounted mechanical equipment and elevator/stairwell penthouses are located behind a screen wall. Refer to drawing D2.1-A400 for dimensional information.

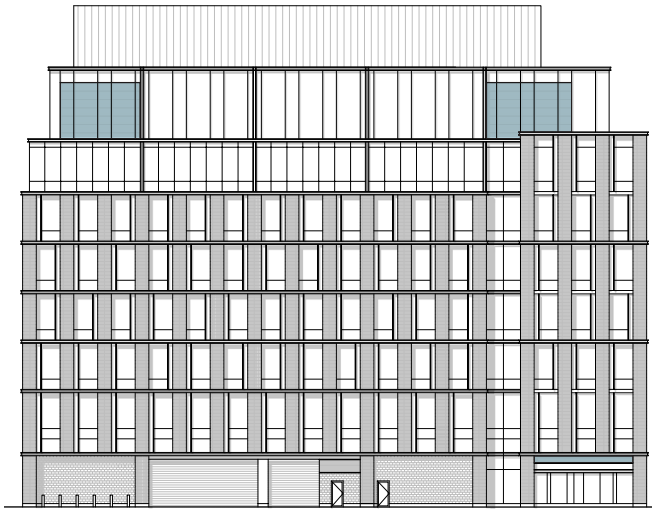


COMPLIANCE
Zoning

6.7.12.A.3.b:
Screening: Mechanical Equipment: Wall-Mounted

i. Mechanical equipment may not be located on any facade.
ii. Mechanical equipment on any surface that is visible from a public thoroughfare (excluding an Alley) or civic space must be screened by landscaping or an opaque screen constructed of the same materials as the principal building.

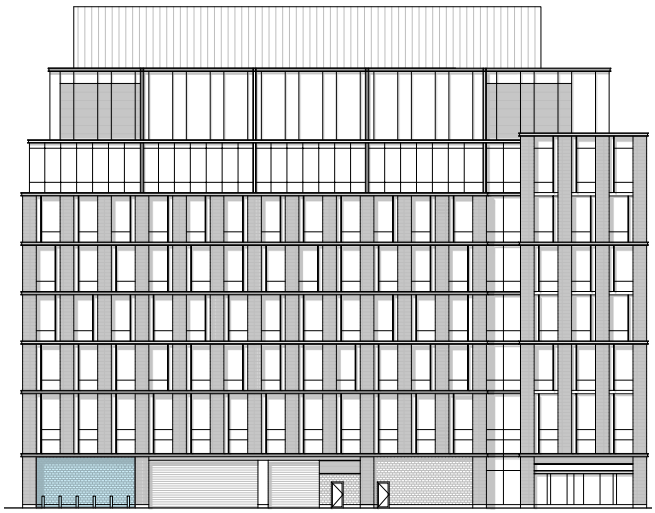
Architectural Response
Mechanical equipment will not be wall-mounted or located on any facade. All mechanical louvers will be painted and be fully integrated into the building design facade.



6.7.12.A.3.c:
Screening: Mechanical Equipment: Ground-Mounted

i. Mechanical equipment that is visible from a public thoroughfare (excluding an Alley) or civic space must be screened by landscaping or a wall finished to contribute to the overall improvement of the public realm.
ii. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

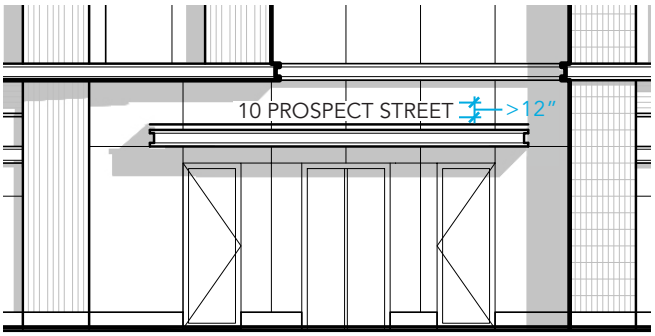
Architectural Response
A recessed alcove is provided along the alley for gas meter services.



6.7.12.B.a:
Address Signs

i. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    (a) Each ground story non-residential use must identify the street address either on the principal entrance door or above or beside the principal entrance of the use.
ii. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
iii. Address signs must be twelve (12) inches in height or less and may include the name of the occupant.

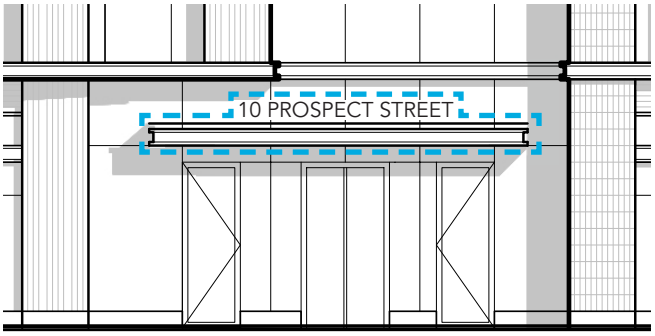
Architectural Response
A street address sign will be provided at the primary building entrance canopy with the height not exceeding twelve (12) inches.



COMPLIANCE
Zoning

6.7.12.B.2.d.iii:
Awning / Canopy Sign

(a) An Awning or canopy is a sign that is painted, screen printed, sewn, or adhered onto the surface of an Awning or attached above, below, or to the face of an entry canopy that identifies a commercial establishment and viewed by pedestrians on the opposite side of the street.
(b) Signs are not permitted on Awnings or canopies that do not conform to the provisions of §6.7.10.C Building Components.
(c) Signage located on the sloping portion of an Awning is only permitted for storefronts where the typical area for a wall sign is missing.
(d) Signage is prohibited on upper story Awnings and on the side of Awnings with closed ends.
(e) Information type is limited to business name, logo, and address. Additional information is prohibited.

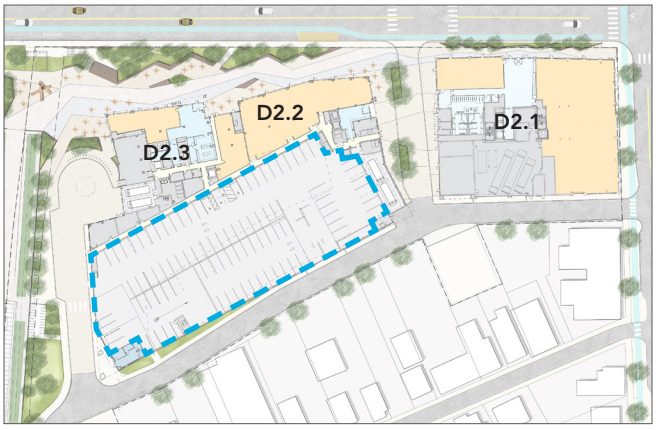


Architectural Response
A street address sign will be attached above, below or to the face of the primary building entrance canopy.

6.7.13.B.5.a:
Standard for All Off Street Motor Vehicle Parking: Access

i. Off street motor vehicle parking in an underground facility, a Lined Parking Garage, or structure attached to a Mid-Rise Podium Tower building type must have a separate lobby from the lobby providing access to other principal uses. The lobbies may provide access to each other through an internal door, so long as the lobby dedicated to the off-street parking provides pedestrian access directly to a sidewalk or publicly accessible walkway.

Architectural Response
All vehicle parking will be located in Parcel D2.2-D2.3 in a lined parking garage attached to a Mid-Rise Podium Tower building. A secondary building entry to D2.1 aligns with the parking lobby and is provided along the thoroughfare designed for pedestrian occupation. Access to vehicle parking is located along the alley to the east.



COMPLIANCE
Zoning

6.7.13.C:
Bicycle Parking

1. Purpose
    a. To encourage and support the use of bicycles as a viable transportation option throughout the city and promote the use of bicycles at a rate that will help to achieve the mode share goals of the MASTER PLAN of the City of Somerville.
    b. To provide long-term bicycle parking intended for residents or employees that provides security and protection from the weather.
    c. To provide short-term bicycle parking intended for customers of a business or visitors to a residence that provides a convenient and readily accessible place to park bicycles.
2. Required Spaces
    a. The minimum number of bicycle parking spaces required for each principal use category is specified on Table 6.7.13.

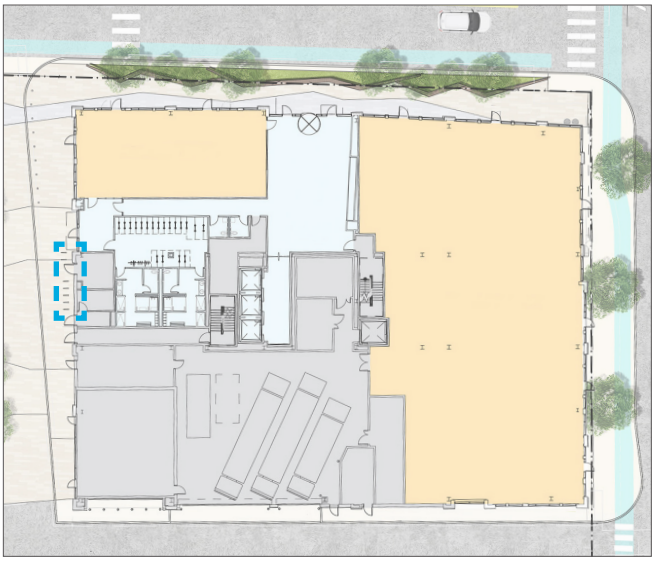
Architectural Response
Short-term and long-term bicycle parking will be provided on site to encourage and support the use of bicycles as a viable transportation option.

6.7.13.C.3:
Short-Term Bicycle Parking

b. Racks that are double height or require hanging of a bicycle are prohibited for Short-Term Bicycle Parking.
c. Short-Term Bicycle Parking must be provided outside of a principal building and within fifty (50) feet of the principal entrance of the use served by the parking.
d. Short-Term Bicycle Parking must be at the same grade as the Abutting sidewalk or at a location that can be reached by an accessible route from the sidewalk that is a minimum of five (5) feet wide, with no steps and a six percent (6%) slope or less.

Table 6.7.13 Required Bicycle Parking

Architectural Response	Required	Proposed
Retail	1 / 2,500 sf	12,090 sf / 2,500 sf 5 spaces required
Arts + Creative Enterprise	1 / 10,000 sf	8,800 sf / 10,000 sf 1 space required
Office	1 / 20,000 sf	62,300 sf / 20,000 sf 3 spaces required
R&D / Lab	1 / 20,000 sf	95,600 sf / 20,000 sf 5 spaces req'd
Total Spaces Required		14 spaces
Total Spaces Provided		14 spaces



6.7.13.C.4:
Long-Term Bicycle Parking

b. Long-Term Bicycle Parking must be provided in a well-lit, secure location within the same building as the use the parking is intended to serve or within an accessory structure location within two-hundred (200) feet of the principal entrance of the building.
c. To provide security, Long-Term Bicycle Parking must either be:
- i. In a locked room;
- ii. In an area that is enclosed by a fence with a locked gate. The fence must be either 8 feet height, or be floor-to-ceiling;
- iii. Within view of an attendant or security guard;
- iv. In an area that is monitored by a security camera; or
- v. In an area that is visible from employee work areas.

d. All required Long-Term Bicycle Parking spaces must be designed to provide continuous shelter from the elements.
g. When twenty (20) or more Long-Term Bicycle Parking spaces are provided, a minimum of five percent (5%) of the spaces must be three (3) feet by eight (8) feet in size to accommodate tandem bicycles or bicycles with trailers.
h. No more than twenty-five percent (25%) of Long-Term Bicycle Parking spaces may be provided as racks that required bicycles to be hung or lifted off the ground.

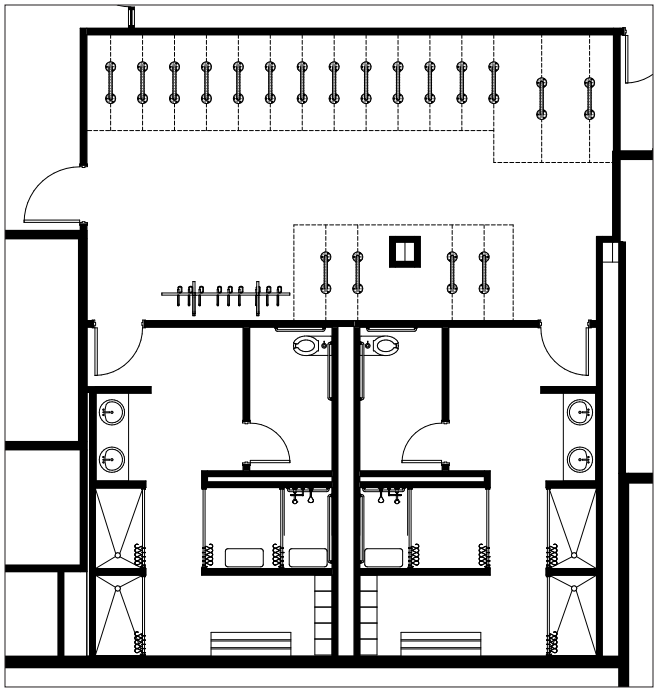


Table 6.7.13 Required Bicycle Parking

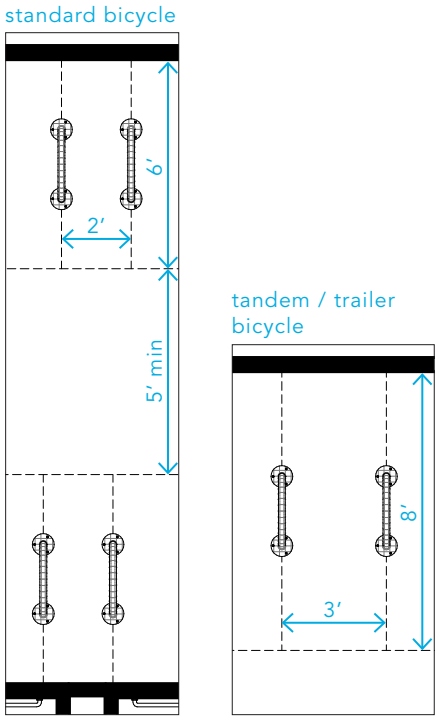
Architectural Response	Required	Proposed
Retail	1 / 10,000 sf	12,090 sf / 10,000 sf 2 spaces required
Arts + Creative Enterprise	1 / 3,000 sf	8,800 sf / 3,000 sf 3 spaceS required
Office	1 / 3,000 sf	62,300 sf / 3,000 sf 21 spaces required
R&D / Lab	1 / 5,000 sf	95,600 sf / 5,000 sf 20 spaces req'd
Total Spaces Required		46 spaces
Total Spaces Provided		46 spaces

6.7.13.C.5:
Standards for All Bicycle Parking

b. Size & Layout
- i. Each bicycle parking space must be two (2) feet by six (6) feet in size or the minimum required by the manufacturer of a bicycle rack or locker, whichever is more.

c. Access
- ii. Bicycle parking spaces must have at least one (1) access aisle at least five (5) feet wide to allow room for maneuvering. This access aisle must be kept free from obstructions.

Architectural Response
The Long-Term Bicycle Parking facility is designed to meet the standards for typical bicycle parking, tandem / trailer bicycle parking and dedicated access aisle for maneuvering.



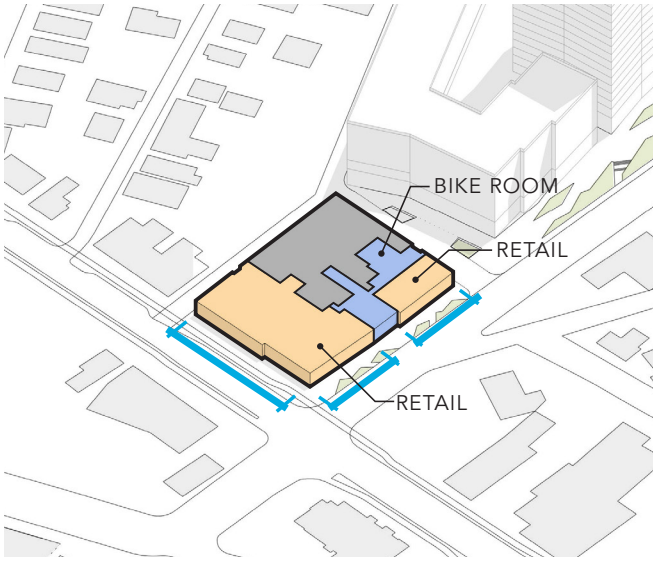
DESIGN GUIDELINES

COMPLIANCE
Design Guidelines

6.7.5.D.4.c.ii.b.1.a:
General Design Review Criteria | Buildings

The prioritization of ground floor space for commercial uses rather than lobbies to upper story uses.

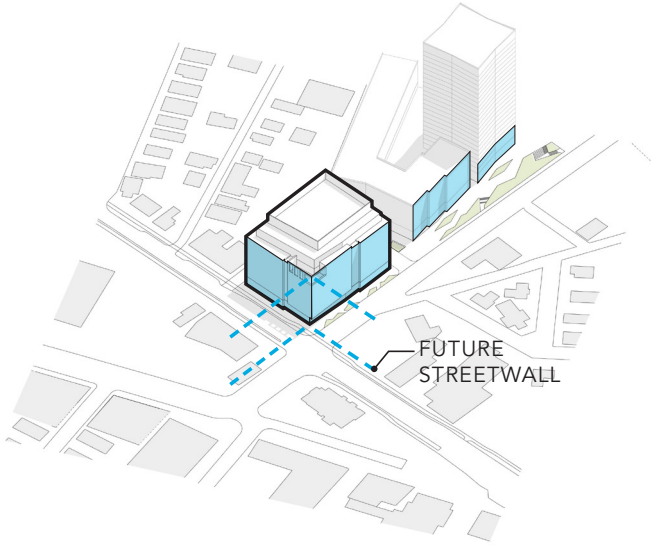
Architectural Response
The ground level use fronting the pedestrian streets is a combination of retail / active uses.



6.7.5.D.4.c.ii.b.1.b:
General Design Review Criteria | Buildings

The continuity of the street wall and spatial definition of the public realm by the building facade in relationship to neighboring buildings.

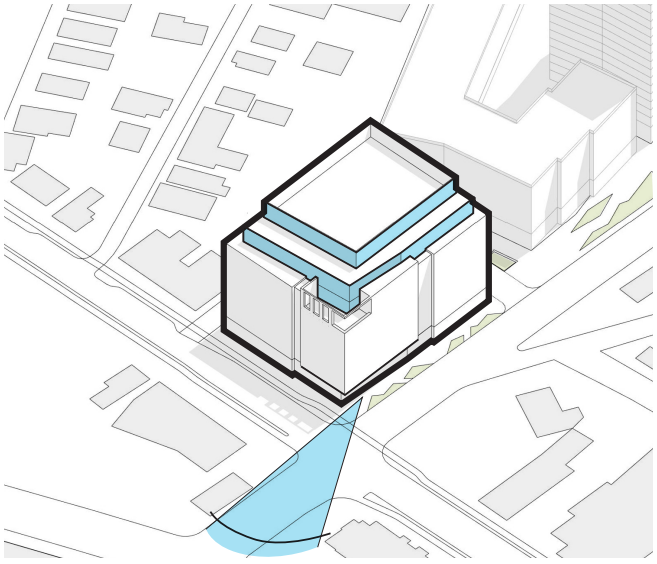
Architectural Response
The building creates a continuous streetwall along Prospect Street stepping down in scale towards the GLX Station, while introducing a new streetwall for future phases in the development along Somerville Avenue.



6.7.5.D.4.c.ii.b.1.c:
General Design Review Criteria | Buildings

The location, alignment, and massing techniques of high-rise elements to mitigate shadow impacts cast on nearby sites or on-site activities, reduce impacts on view corridors, and increase the actual or perceived separation distance between towers.

Architectural Response
The massing at the building's upper levels step back from the primary facade to minimize shadow and visual impacts to the surrounding neighborhood. At the corner of Somerville Avenue and Prospect Street, the ground level facade is pulled inward to offer additional public realm space and to frame views under a defined soffit to the Post Office Building, Prospect Hill Monument and towards the Union Square Plaza.

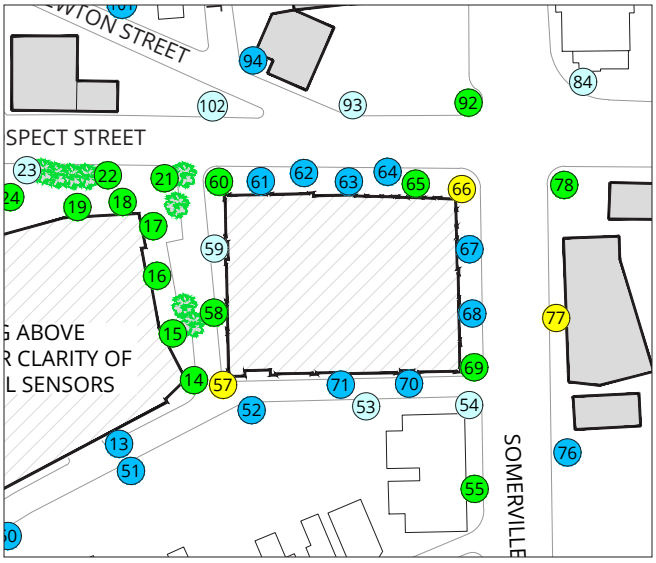


COMPLIANCE
Design Guidelines

6.7.5.D.4.c.ii.b.1.d:
General Design Review Criteria | Buildings

The local microclimate including pedestrian level winds, weather protection, air quality, the reflection of sunlight, and the casting of shadows.

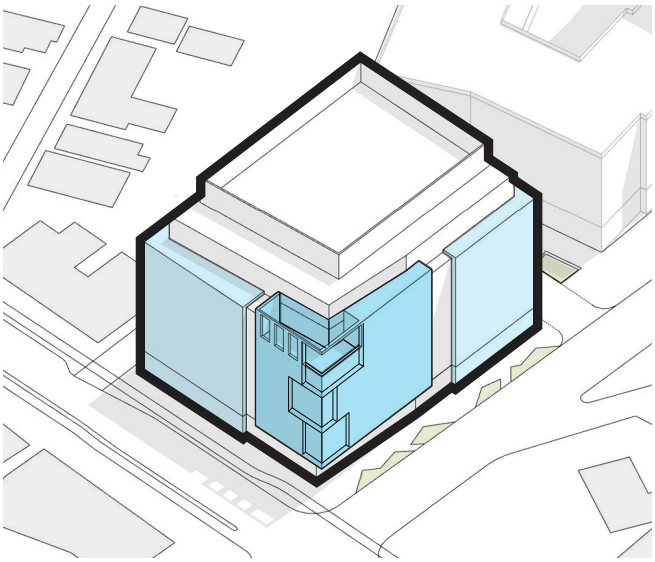
Architectural Response
Refer to Section 4 Environmental Analysis for Shadow Study, Pedestrian Level Wind Analysis, and Solar Glare Analysis.



6.7.10.H.1.a.i:
Architectural Design Guidelines | Vertical and Horizontal Articulation

Building facades should be vertically articulated with Architectural Bays to visually break down and minimize the apparent mass of buildings, shorten the perception of distance/length, provide structure to the composition and disposition of fenestration, enhance pedestrian orientation, and add visual interest to the public realm.

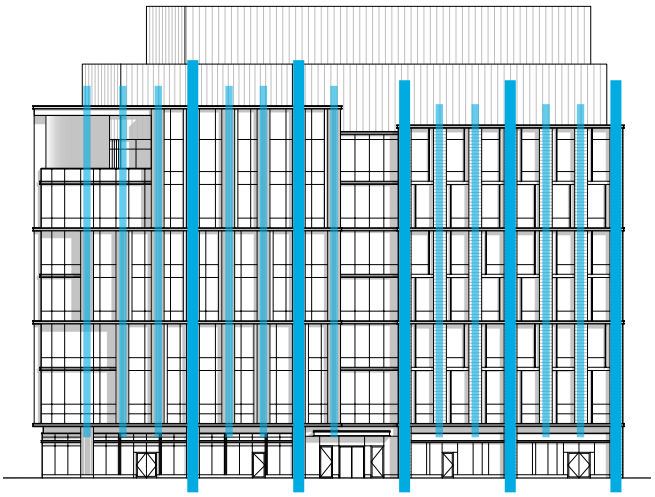
Architectural Response
The building's massing is composed into separate volumes to shorten the perceived length of the building and to allow each volume to respond to surrounding context in scale. The selective breaks in the building massing to place emphasis on building entrances. At the primary building corner, an outdoor amenity space is carved into the building crown to serve as a strong visual marker.



6.7.10.H.1.a.ii:
Architectural Design Guidelines | Vertical and Horizontal Articulation

Architectural bays should be derived, in general, from the building's structural bay spacing.

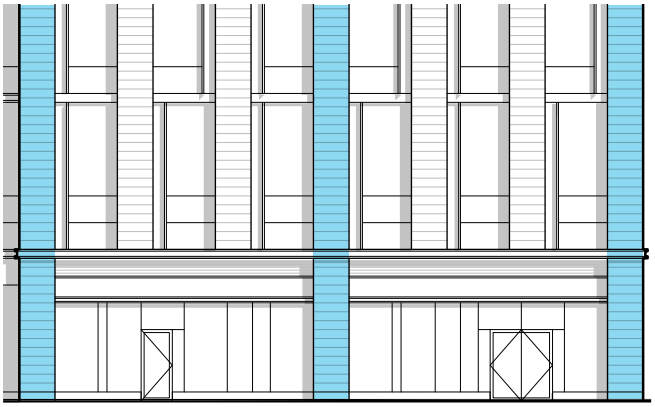
Architectural Response
Architectural bays are organized to express both the primary structural bay and correspond with the internal programming for a lab / research use.



6.7.10.H.1.a.iii:
Architectural Design Guidelines | Vertical and Horizontal Articulation

Architectural bays should have buttresses, pilasters, columns, or piers that extend either all the way to the ground or to the cornice and sign band of ground level storefronts.

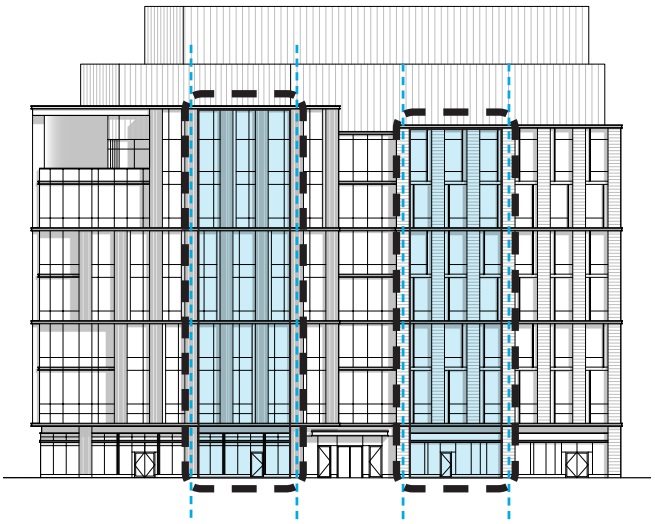
Architectural Response
Architectural bays are vertically expressed from the building's cornice to the ground level storefronts at the structural bay spacing to tectonically bear on grade.



6.7.10.H.1.a.iv:
Architectural Design Guidelines | Vertical and Horizontal Articulation

Architectural bays should align, in general, with individual or groups of storefront and lobby entrance frontages of the ground story of a building.

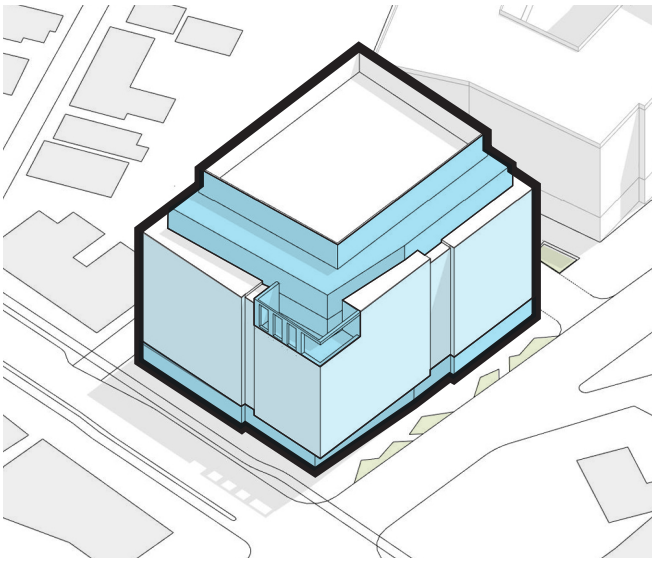
Architectural Response
Architectural bays at the upper stories are organized to frame the storefronts and lobby entrances at the ground story.



6.7.10.H.1.a.v:
Architectural Design Guidelines | Vertical and Horizontal Articulation

Building facades should be horizontally articulated with a clearly defined base, middle, and top. Visual differentiation between the base, middle, and top should be achieved using a cornice, band, or other architectural features(s) that visually indicates a horizontal line of expression and creates surface relief, depth, and shadow.

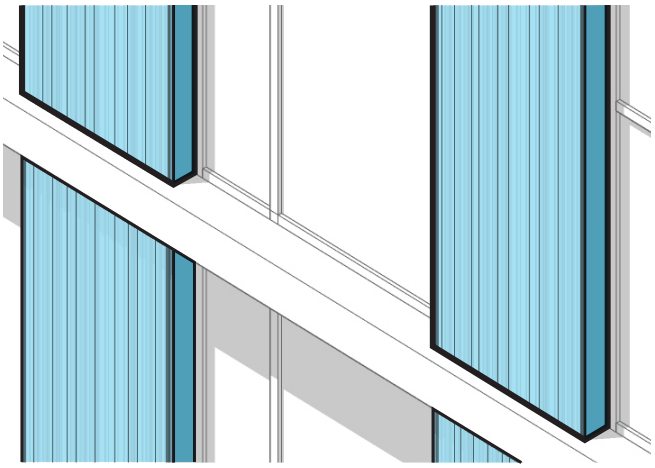
Architectural Response
The building's base, middle, and top are clearly articulated by the ground level storefront, upper story facade articulation, and mechanical levels that are incorporated and featured at the corner outdoor building amenity.



6.7.10.H.1.a.vi:
Architectural Design Guidelines | Vertical and Horizontal Articulation

In most circumstances, the vertical buttresses, pilasters, columns, or piers of Architectural Bays should always project further and be uninterrupted by any horizontal elements of a facade, excluding the cornice, band, or other architectural feature(s) used to differentiate the base, middle, and top of a building from one another.

Architectural Response
The building's vertical panels are expressed as two-story elements facing Prospect Street and Somerville Avenue. As the facade turns towards Allen Street, these elements transition into a single-story expression to recognize the scale of the neighborhood. At each break between vertical panels, architectural banding is applied to further emphasize the scale of each facade type.



6.7.10.H.1.b.i:
Architectural Design Guidelines | Fenestration

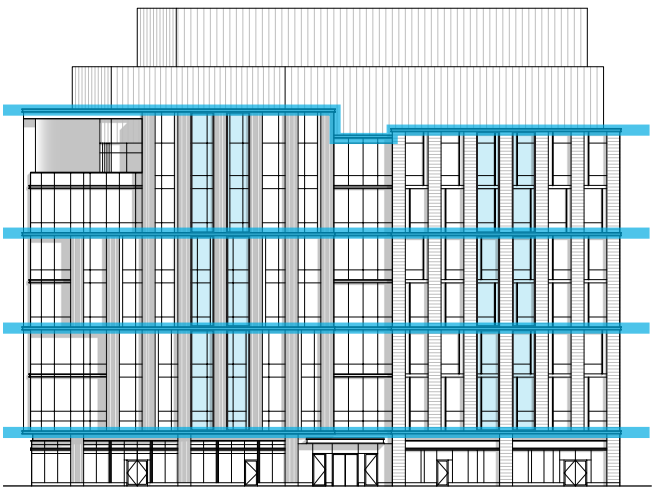
Changes in fenestration patterns should be used to help differentiate the base, middle, and top of buildings.

Architectural Response
The building's fenestration pattern at the upper stories has a punched expression to add depth to the overall composition. The fenestration at the base offers more transparency to highlight active uses. Each of the building's fenestration patterns help delineate the base, middle, and top.

6.7.10.H.1.b.ii:
Architectural Design Guidelines | Fenestration

Within the base, middle, and top of a building, Fenestration should align vertically within each architectural bay and horizontally across each story of a building.

Architectural Response
The building's fenestrations are aligned vertically within each architectural bay and horizontally across each story of the building.



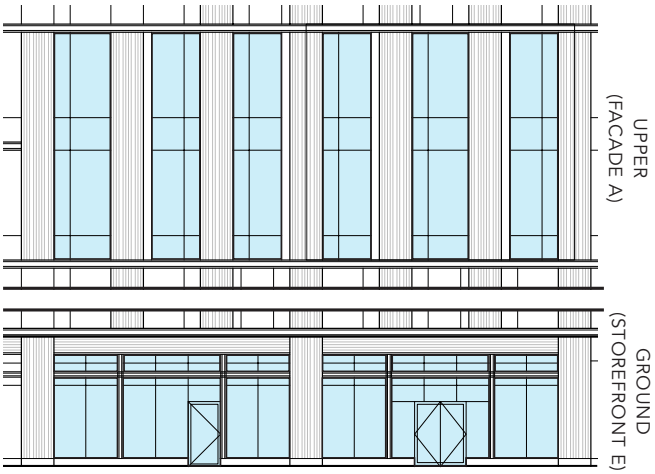
COMPLIANCE
Design Guidelines

6.7.10.H.1.b.iii:
Architectural Design Guidelines | Fenestration

Upper stories should have a window to wall area proportion that is lower than that of the ground floor.

Architectural Response
The upper stories of the building will have a lower fenestration area than that of the ground floor. Refer to drawings D2.1-A304 for Facade / Storefront Types.

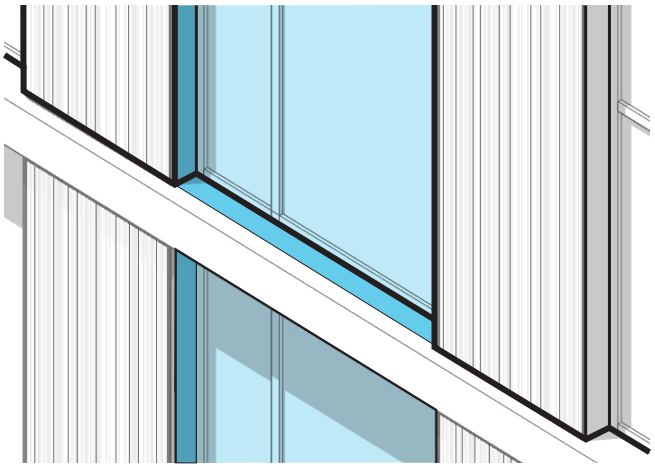
Upper Floor (Facade A):
Fenestration: 55%-60% (40-45% vision glass)
Upper Floor (Facade B):
Fenestration: 60%-65% (35%-40% vision glass)
Ground Floor (Storefront E):
Fenestration: 45%-50% (50%-55% vision glass)
Ground Floor (Storefront F):
Fenestration: 50%-55% (45%-50% vision glass)



6.7.10.H.1.b.iv:
Architectural Design Guidelines | Fenestration

Windows should be punched into walls and glass should be inset from exterior wall surfaces.

Architectural Response
All windows are punched into solid walls and are inset from exterior wall surface to add depth and shadow to the facade composition.



6.7.10.H.1.b.v:
Architectural Design Guidelines | Fenestration

Series of windows set side by side to form a continuous horizontal band across a facade (aka 'ribbon windows') should be avoided.

Architectural Response
The building facade does not include a continuous horizontal band or ribbon windows.

COMPLIANCE
Design Guidelines

6.7.10.H.1.b.vi:
Architectural Design Guidelines | Fenestration

Solid wall materials should be used to frame groups of windows to reduce the perceived scale of a building.

Architectural Response
The building facade is organized into vertical panels to frame the grouping of windows. Accent metal panels are added into the window openings to further define and reduce the scale of the building.

6.7.10.H.1.c.i:
Architectural Design Guidelines | Materials

The palette of wall materials and colors used for a building should be kept to a minimum, preferably three. Similar wall materials as found on adjacent or nearby buildings should be used to strengthen district character and provide continuity and unity between buildings of divergent size, scale, and architectural styles.

Architectural Response
The building presents a modern interpretation of a vernacular that is true to Union Square, primarily consisting of three materials: glass, cementitious cladding and metal accent elements. Through careful attention to texture, scale, and color, the facade refers to an industrial architectural language. Material samples will be provided to Planning Staff upon final selection of building finishes.

6.7.10.H.1.c.ii:
Architectural Design Guidelines | Materials

Acceptable wall materials include architectural concrete or precast concrete panels, natural or cast stone, curtain wall and heavy gage metal panel, and brick. Value added materials such as natural or cast stone, concrete, glazed or unglazed architectural terracotta, and brick should be used as wall materials where pedestrians closely encounter and interact with buildings.

Architectural Response
Vertically orientated cladding and cementitious cladding frame the window openings. Horizontal metal banding and vertical metal accents are introduced into the openings to add elements of scale to the punched openings. Authentic materials, rich in texture, scale, and color, will be utilized at the pedestrian level. Material samples will be provided to Planning Staff upon final selection of building finishes.

COMPLIANCE
Design Guidelines

6.7.10.H.1.c.iii:
Architectural Design Guidelines | Materials

Exterior Insulation and Finish Systems (EIFS) should never be used for the base of a building.

Architectural Response
The building facade does not include any EIFS.

6.7.10.H.1.c.iv:
Architectural Design Guidelines | Materials

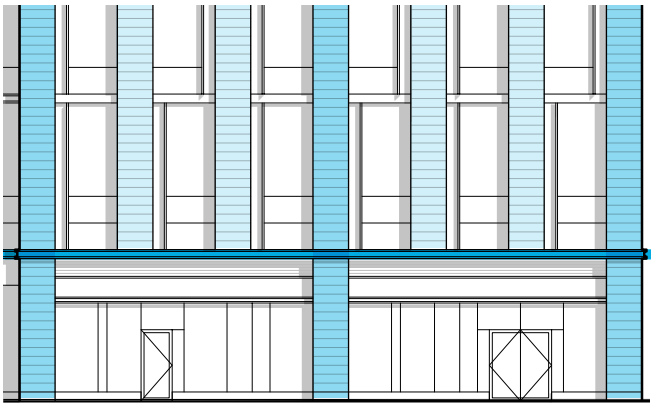
Horizontal or vertical board siding and shingles, whether wood, metal, plastic (vinyl), masonry, or composite materials, should only be used for smaller scale apartment buildings.

Architectural Response
The building facade does not include any horizontal or vertical board siding and shingles that are intended for smaller scale apartment buildings.

6.7.10.H.1.c.v:
Architectural Design Guidelines | Materials

Two or more wall materials should be combined only one above the other. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight.

Architectural Response
Vertical panels from the upper stories will continue to the ground to bear on grade at the structural bay spacing. At intermediate vertical panels, metal accents are to be applied to tectonically support the panels and to frame storefront openings at the ground level.



6.7.10.H.1.c.vi:
Architectural Design Guidelines | Materials

Building wall materials that are lighter in color, tint, or shade should be used for the lower floors of a building, with materials darker in color, tint, or shade used above.

Architectural Response
It is intended that a combination of darker materials will be used at the upper levels to emphasize an industrial architectural language.

6.7.10.H.1.c.vii:
Architectural Design Guidelines | Materials

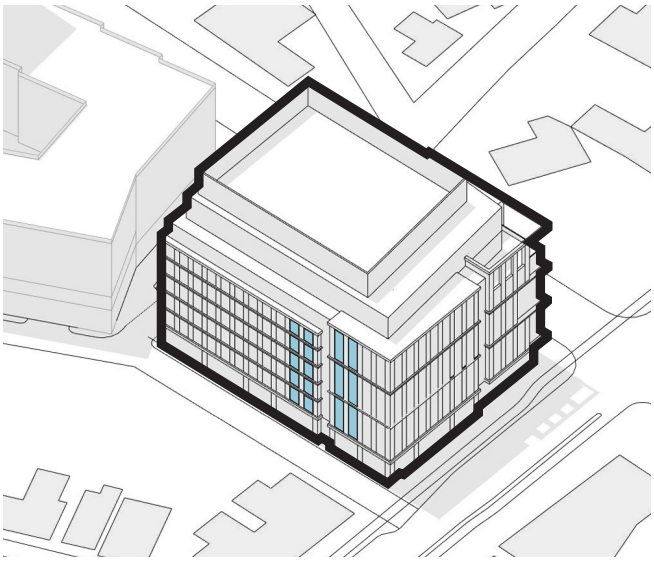
If a building's massing and pattern of fenestration is complex, simple or flat wall materials should be used; if a building's massing and pattern of fenestration is simple, walls should include additional texture and surface relief.

Architectural Response
The building's massing and fenestration pattern is ordered to express the rhythm and tectonic nature of the building design. Wall materials of vertically orientated cladding and cementitious cladding will provide texture and surface relief with varying shadow lines.

6.7.10.H.1.c.viii:
Architectural Design Guidelines | Materials

Side and rear building elevations that are visible from the public realm should have a level of trim and finish that is compatible with the facade of the building.

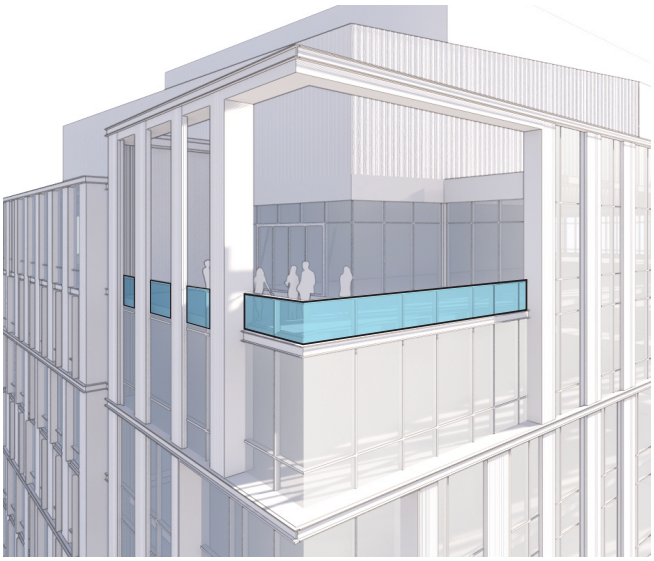
Architectural Response
The side and rear elevations facing the thoroughfares and alleys have a compatible level of articulation as the primary facade.



6.7.10.H.1.c.ix:
Architectural Design Guidelines | Materials

Balconies should have either metal railing or glass guardrail systems.

Architectural Response
The building's outdoor amenity space will have either a metal railing or glass guardrail system.



6.7.10.H.1.d.i:
Architectural Design Guidelines | Storefront

The design of storefronts should invite interaction, enliven the pedestrian environment, and provide a secondary, more intimate source of lighting at night.

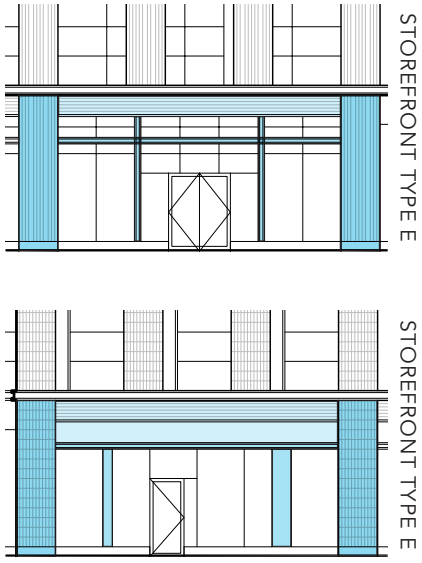
Architectural Response
The storefront will be designed with a high level of transparency to enliven the streetscape with interaction to retail / active uses within the building. The ground floor will feature a high floor-to-floor ceiling to allow more visual access into the space, while secondarily, reducing the amount of site lighting required at night.

COMPLIANCE
Design Guidelines

6.7.10.H.1.d.ii:
Architectural Design Guidelines | Storefront

Monotonous and repetitive storefront and sign designs and types should be avoided.

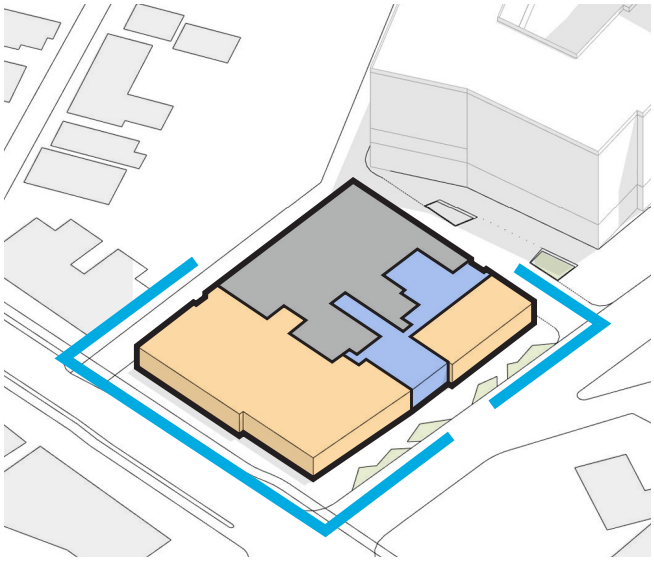
Architectural Response
The ground level is composed of two storefront types to offer a visual variety and to shorten the perception of the building's length. Vertical piers extend to the ground plane to infuse variety into the retail storefronts design and enhance the pedestrian scale. Within these openings, metal accents frame glazed openings to further diversify the ground plane design and to allow the unique retail experiences to spill out to the public realm.



6.7.10.H.1.d.iii:
Architectural Design Guidelines | Storefront

Where a pedestrian street intersects with a side street, commercial spaces should wrap the corner and include at least one storefront bay on the side street.

Architectural Response
The retail / active uses at the ground level continues a full storefront bay on both side streets Bennett Court and the Alley.



6.7.10.H.1.d.iv:
Architectural Design Guidelines | Storefront

A paneled or rendered stallriser at least one (1) foot in height should be included below display windows.

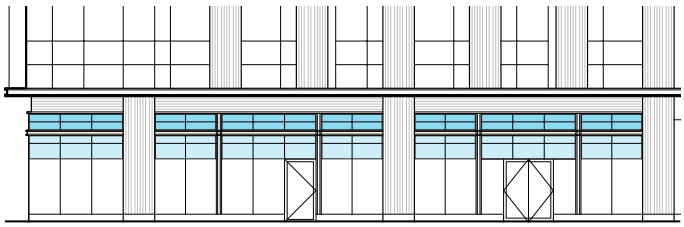
Architectural Response
This guideline will be addressed as tenant improvements are designed for each retailer.

COMPLIANCE
Design Guidelines

6.7.10.H.1.d.v:
Architectural Design Guidelines | Storefront

Where height permits, transom windows should be included above storefront doors and display windows to allow additional natural daylight to penetrate into the interior space.

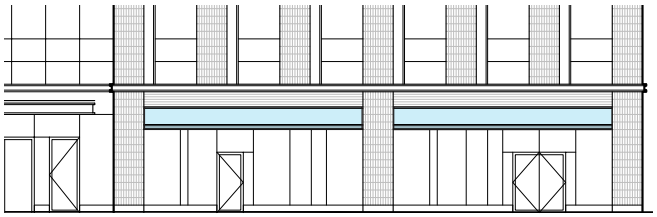
Architectural Response
The ground floor will feature a high floor-to-floor ceiling that will allow transom windows to be utilized above storefront doors for increased natural daylight.



6.7.10.H.1.d.vi:
Architectural Design Guidelines | Storefront

Awnings are encouraged for each storefront to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended, and operable.

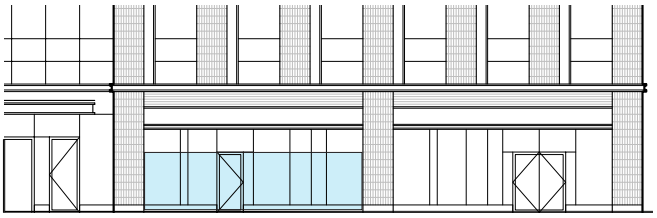
Architectural Response
Storefronts to be designed to accept awnings at the designated signage band.



6.7.10.H.1.d.vii:
Architectural Design Guidelines | Storefront

Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.

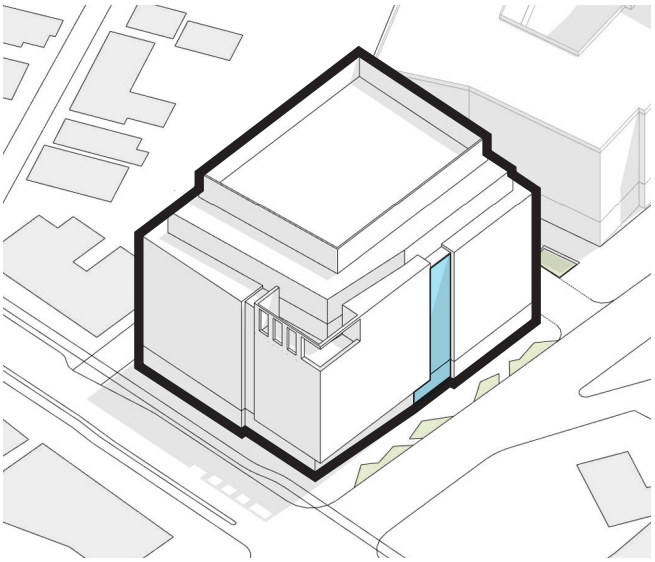
Architectural Response
Storefronts to be designed to allow for bi-folding glass windows and doors, if desired by retail / active use.



6.7.10.H.1.e.i:
Architectural Design Guidelines | Entrances

Principal entrances should be optimally located, well defined, clearly visible, and universally accessible from the adjacent sidewalk.

Architectural Response
On the Prospect Street facade, an intentional break in the building's massing serves to announce the primary entrance. These unique design moments serve as wayfinding elements on an urban scale. All principal entrances are to be universally accessible from the adjacent sidewalks.



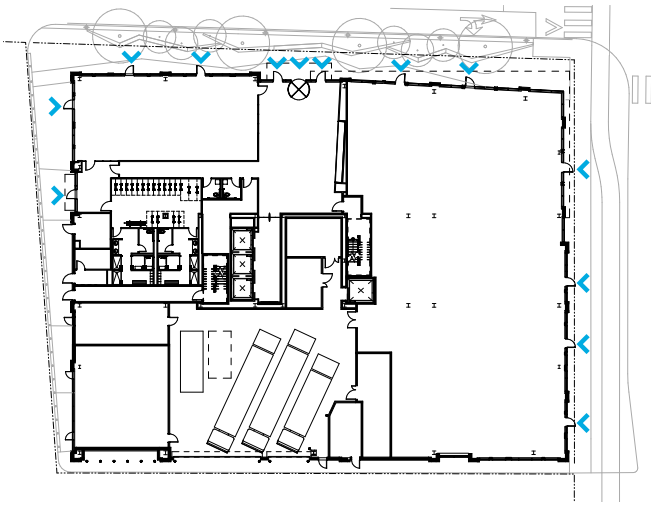
COMPLIANCE
Design Guidelines

6.7.10.H.1.e.ii:
Architectural Design Guidelines | Entrances

Each ground floor use should have an individual entrance with direct access onto a sidewalk.

Architectural Response
Each ground floor use will have a dedicated entrance that is accessible from the public sidewalk.

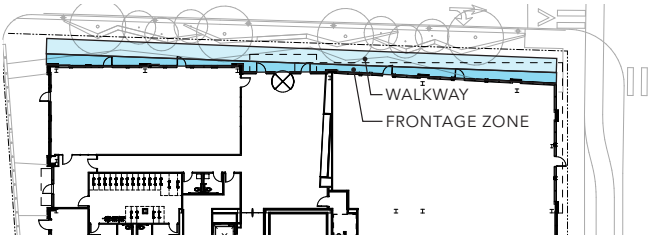
Final door location and spacing to be coordinated with future retail users. Refer to drawing D2.1-A102 for dimensional information.



6.7.10.H.1.e.iii:
Architectural Design Guidelines | Entrances

Storefront doors should not obstruct pedestrians walking past or alongside a building.

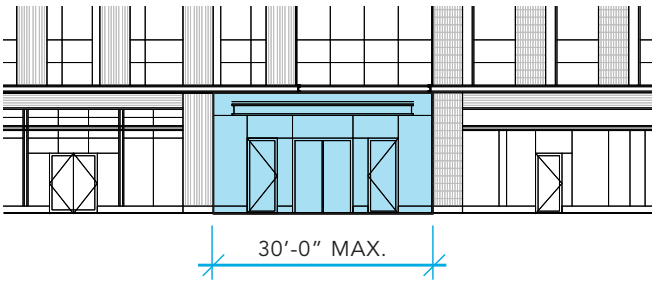
Architectural Response
Storefront doors will be designed to swing within the streetscape frontage zone and not to obstruct the pedestrian walkway.



6.7.10.H.1.e.iv:
Architectural Design Guidelines | Entrances

Lobby entrances required for upper story uses should be limited in width (frontage) and separate from the entrance for any ground floor uses.

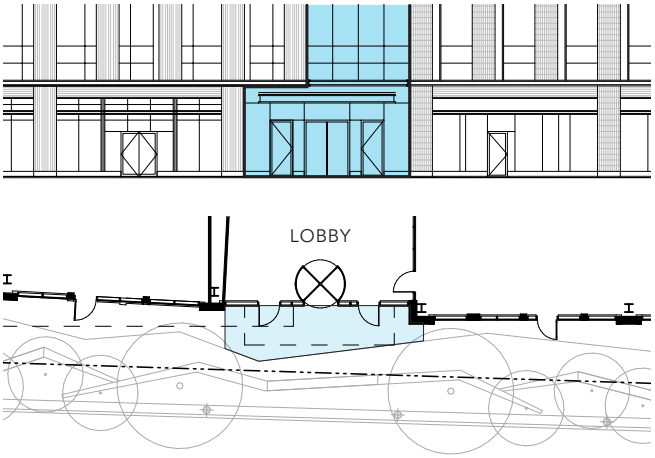
Architectural Response
Lobby entrance for the upper story uses is designed to a frontage of 30’-0”



6.7.10.H.1.e.v:
Architectural Design Guidelines | Entrances

Features such as a double-height ceiling, distinctive doorway, decorative lighting, recessed facade, or a change in paving material within the setback area should be used to make lobbies for upper story commercial uses distinctive while preserving floor space for other ground floor uses.

Architectural Response
An intentional break in the building’s massing announces the primary entrance. The entrance is recessed from the primary facade to define a visual edge from Union Square Plaza while preserving ground floor retail / active use space. Articulation in landscape paving further emphasizes the building entry.

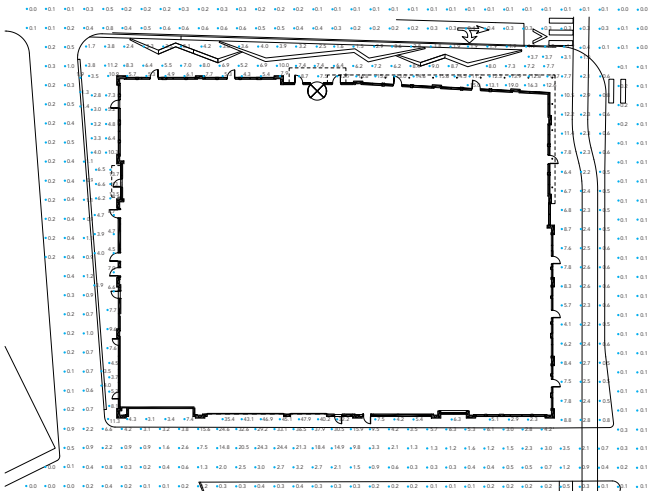


6.7.10.H.1.f.i:
Architectural Design Guidelines | Details

Exterior lighting (building, storefront, and landscape) should be integrated into the design of the building, create a sense of safety, and encourage pedestrian activity at night through layers of light that contribute to the nighttime experience.

Architectural Response
Exterior lighting will be fully integrated into the building, storefront and landscape design to enhance the evening streetscape while creating a sense of safety. Lighting levels will be designed in zones to correspond with the building's internal program and streetscape types. Internal activity and lighting from the retail / active uses will further add to the dynamic nighttime experience.

Refer to drawings D2.1-A500 for lighting information.

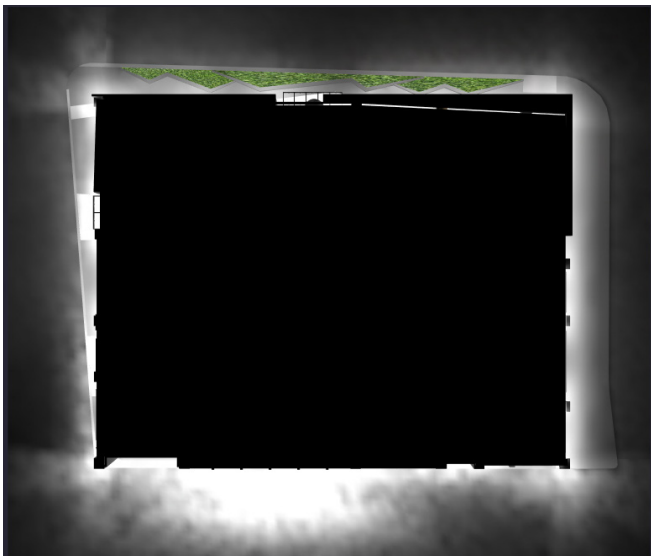


6.7.10.H.1.f.ii:
Architectural Design Guidelines | Details

Exterior lighting should relate to pedestrians and accentuate major architectural or landscape features, but should be shielded to reduce glare and eliminate light being cast into the night sky.

Architectural Response
Exterior lighting will be organized to minimize light pollution while providing safety and security to enhance the user's experience.

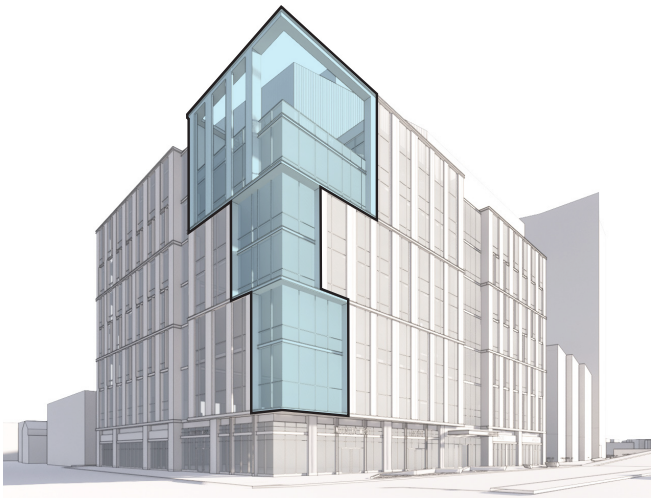
Refer to drawings D2.1-A500 for lighting information.



6.7.10.H.1.f.iii:
Architectural Design Guidelines | Details

The upper portions of buildings, especially high-rise buildings, should provide visual interest and a variety in detail and texture to the skyline.

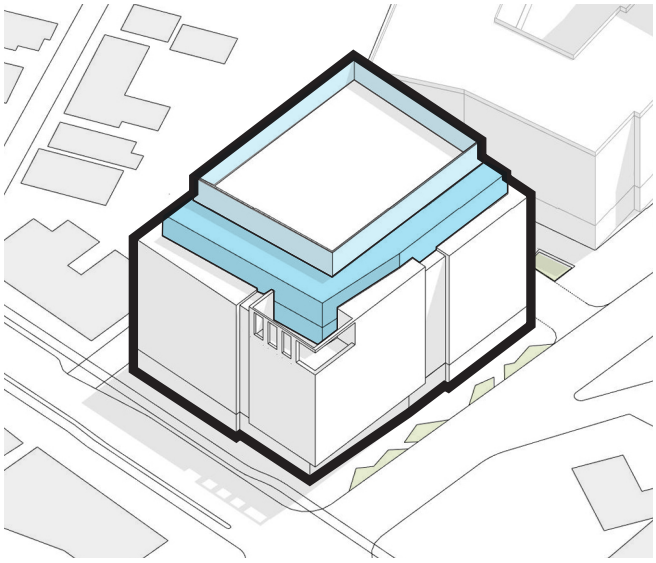
Architectural Response
At the primary corner, outdoor space is carved into the building's crown. This distinctive architectural expression serves as a visual marker, visible from major streets and avenues. The building's crown is positioned to reference towards the Prospect Hill Monument while contributing to the evolving architectural roof scape in the neighborhood.



6.7.10.H.1.f.iv:
Architectural Design Guidelines | Details

Mechanical and utility equipment should be integrated into the architectural design of the building or screened from public view. Penthouses should be integrated with the buildings architecture, and not appear as foreign structures unrelated to the building they serve. The proportion of screening to the rest of the building should be taken into consideration.

Architectural Response
Rooftop mechanical equipment will be screened and integrated with the building architecture, including at the outdoor amenity space. The penthouse form steps back from the primary building facades in deference to the importance of the plaza.

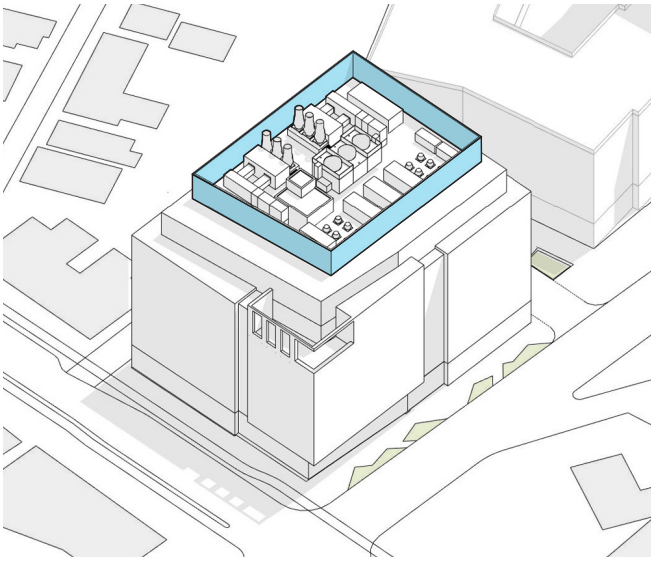


6.7.10.H.1.f.v:
Architectural Design Guidelines | Details

To every extent practicable, rooftop mechanical equipment should be centered in the roof area to limit its visibility from adjacent thoroughfares. Consideration should be given to the tradeoffs of individual or bundled stacks and requirements of uses internal to the building.

Architectural Response
Rooftop mechanical equipment will be located within an enclosed penthouse and screened roof area. Major equipment will be located towards the center of the roof area to minimize sight lines to the equipment.

Refer to drawings D2.1-A105 for mechanical equipment layout.



6.7.10.H.1.f.vi:
Architectural Design Guidelines | Details

Ventilation intakes/exhausts should be located to minimize adverse effects on pedestrian comfort along the sidewalk and within outdoor spaces.

Architectural Response
Architectural louvers will be integrated in the overall facade composition. Any active louvers for intake/exhaust will be located to minimize its impact to the pedestrian experience.

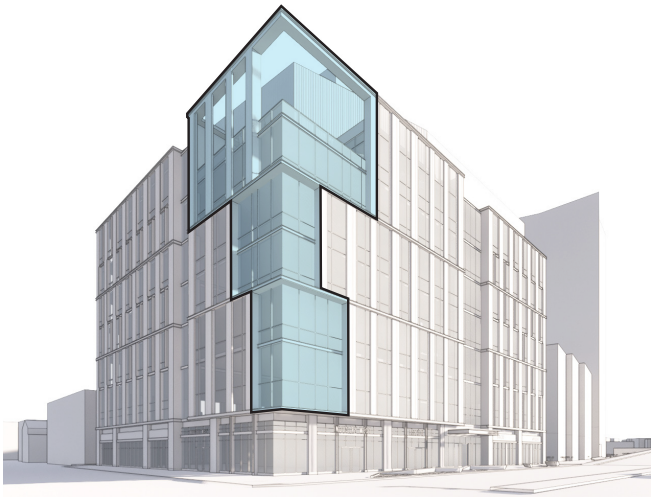
Refer to drawings D2.1-A300-A303 for exterior elevations.

COMPLIANCE
Design Guidelines

6.7.10.H.1.f.vii:
Architectural Design Guidelines | Details

Buildings at terminated vistas should be articulated with design features that function as focal points to create memorable views that add to the character and enhance the aesthetics of the neighborhood.

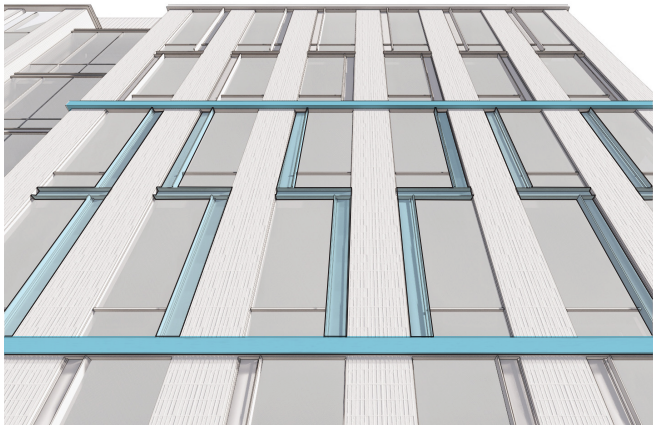
Architectural Response
To celebrate D2.1's prominent location across from Union Square plaza, the building's cladding rhythm was modified to reveal added transparency in order to emphasize the corner while the height of the building steps back in deference to the importance of the plaza as a civic space. The top of this corner supports an outdoor building amenity that further activates the corner. This distinctive architectural expression serves as a visual marker, visible from major streets and avenues. The building's crown is positioned to reference towards the Prospect Hill Monument while contributing to the evolving architectural roof scape in the neighborhood.



6.7.10.H.1.f.viii:
Architectural Design Guidelines | Details

Architectural details, ornamentation, and articulations should be used with building fenestration to create a harmonious composition that is consistent throughout the building, so that the building appears as a unified whole and not as a collection of unrelated parts that adds to the impression of bulk.

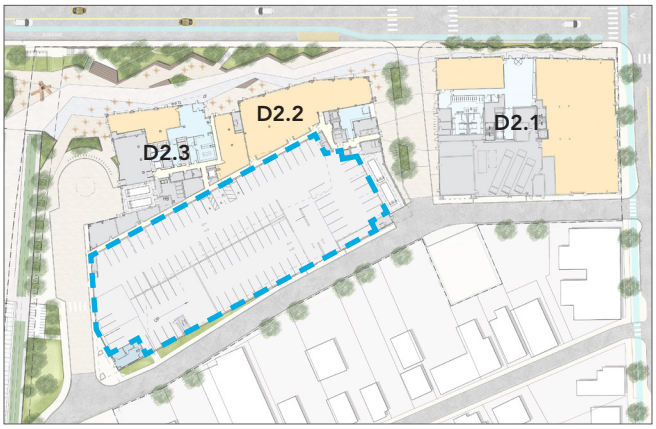
Architectural Response
Vertically orientated cladding and cementitious cladding frame the window openings. Horizontal metal banding and vertical metal accents are introduced into the openings to add elements of scale to the punched openings. Through careful attention to texture, scale, and color, the collective facade expression refers to an industrial architectural language.



6.7.10.H.1.g.i:
Architectural Design Guidelines | Structured Parking

Parking spaces of the top floor of any above ground parking structure should be fully enclosed within the structure or, if unroofed, substantially covered by solar panels. When fully enclosed within the structure, a green roof or athletic field is encouraged.

Architectural Response
Parking is provided via shared facility in D2.2 + D2.3.



COORDINATED DEVELOPMENT SPECIAL PERMIT (CDSP)

COMPLIANCE
Coordinated Development Special Permit (CDSP)

#27A
Civic Space

The Applicant will work with the Neighborhood Council and interested parties in the Union Square community to allow for the inclusion of an 'indoor civic space' as a part of the design process. An 'indoor civic space' is a space provided to a public and/or non-profit use or uses, with ground level access, within the interior of a D Block building. The applicant shall, in collaboration with the Neighborhood Council, make reasonable efforts to identify the appropriate tenant or tenants for lease of this space for civic uses within the appropriate development block and the applicant shall work to consummate a lease with said tenant. This effort shall include, at a minimum, the following steps: a) seek interested tenant or tenants; b) work with tenant to develop a program; c) work with tenant on size of space for the program; d) work with tenant to locate the optimate site for the tenant. The applicant shall provide updates and collect feedback from the Neighborhood Council as the process unfolds, particularly with respect to steps b) and d). The Planning Board expects that the Neighborhood Council will work with the entire Union Square community as well as with the Applicant to address the tenant and program, and meet items a) through d), above, for the 'indoor civic space' within a timeframe that permits the delivery of the 'indoor civic space' in accordance with condition 31A. The Applicant shall provide regular updates to the Planning Board on these efforts – at a minimum with the submittal of the DSPR for each block. Unless otherwise waived by the Planning Board, the Applicant shall complete the steps and use reasonable efforts to implement the 'indoor civic space'.

Compliance

The Applicant has been meeting nearly weekly since July 2018 with members of the Neighborhood Council to negotiate a community benefits agreement. Conversations regarding the inclusion of an 'indoor civic space' within the interior of a D Block building have been part of this dialogue and are ongoing between the Applicant and the Neighborhood Council.

In addition, the Applicant has met several times with a group organized by the Neighborhood Council that includes the Neighborhood Council, the City, non-profits, civic groups and social organizations to discuss the potential approaches to facilitating the inclusion of civic uses in the neighborhood. The Applicant will continue to participate in these ongoing discussions.

#34
Infrastructure

Infrastructure must be designed to meet all requirements and standards of the City of Somerville and its relevant departments (including, but not limited to, the City Engineer, Department of Public Works, Inspectional Services, Traffic & Parking, Fire Department and the divisions of the Mayor's Office of Strategic Planning and Community Development) and all other legal requirements for the installation of services within public rights-of-way. DSPR application must include reasonable written evidence establishing that such infrastructure is sufficient to support the proposed development, that all details are designed to City standards, that installation, unless otherwise include in capital project work of the City, is done without cost to the City, and that installation will be functionally adequate and completed at the appropriate time in the course of the phases of development.

Compliance

The City of Somerville's existing water, sewer and storm drainage infrastructure, and infrastructure that the City will construct as part of the Somerville Avenue Utility and Streetscape Improvements project, will provide sufficient capacity for public utility services to the proposed development.

Sanitary Sewer

The proposed discharge to the City of Somerville's sanitary sewer system has been discussed and coordinated with the City. The City's Somerville Avenue Utility and Streetscape Improvements project will remove stormwater flows from that combined system, which will result in improved sewer capacity during storm events. Average day sewage generation from the D2 Block is projected to be 45,013 gallons per day. The capacity of the 36" sewer in Somerville Avenue is estimated to be 13.01 million gallons per day. With a peaking factor of 5 applied to the projected average daily flow from the D2 Block, the flow represents less than 2% of the capacity of the existing sewer.

The City has formally adopted an Infiltration and Inflow (I/I) ordinance that requires 4:1 offsets for any increase in wastewater flow. The Proponent will comply with the City of Somerville's I/I mitigation requirements, which may include financial contributions and/or private mitigation projects identified by the City that will remove I/I from the City's combined sewer system in an amount equal to at least four times the daily sewerage generation. The proponent will

work closely with the City to ensure that the I/I mitigation is completed. After the I/I mitigation is completed, the net will be a reduction in the total flow to the City's sewer system.

Water Distribution

The 12-inch water main in Prospect Street installed in 2016, and the new 16-inch main adjacent to the D2 in Somerville Avenue, to be installed as part of the Somerville Avenue Utility and Streetscape Improvements project, will provide sufficient capacity for the D2 Block.

Water capacity and pressure is not anticipated to be an issue for the Project as the City had anticipated the demand from the Project when they installed the new water lines.

Hydrant flow tests were conducted on hydrants on Prospect Street and Somerville Avenue on May 1, 2018. The hydrant flow test conducted on Prospect Street yielded the following results:

Static Pressure: 71 psi
Flow: 1,233 gpm
Residual Pressure: 65 psi
Extrapolated flow at 20 psi: 4,501 gpm

The hydrant flow test conducted on Somerville Avenue yielded the following results:

Static Pressure: 70 psi
Flow: 1,186 gpm
Residual Pressure: 66 psi
Extrapolated flow at 20 psi: 5,347 gpm
These results suggest that adequate flow and pressure is available for Prospect Street and Somerville Avenue.

Stormwater

The Project will incorporate BMPs to address the Massachusetts Department of Environmental Protection's (MassDEP's) Stormwater Management Standards and provide substantial compliance with the City of Somerville's Code of Ordinances. The goal of the Project is to provide compliance to the maximum extent practicable. The project will significantly reduce the peak rates of stormwater runoff, and runoff volumes, discharging to Somerville Avenue.

All details will be designed to City standards and all installation on the D2 Block will be done without cost to the City. The proposed utility connections will be a functionally adequate and completed prior to occupancy.

#36
Infrastructure

Prior to the submittal of the first DSPR application for any building in the Phase 1 of the proposed development, the TIS must be updated as follows:

a. Use the most recent version of the ITE Trip Generation Manual
b. Apply one standard deviation of the ITE Trip Generation Manual trip generation rates and apply those additional trips to the pedestrian trips total
c. Add the number of vehicle trips removed for internal trips (15% of person trips) to the pedestrian trips total
d. Provide a distribution of pedestrian trips through the study area thoroughfares and intersections to reassess the Project's impact on City sidewalks for each scenario (base year and future year built condition analyses), so that updated analyses can be conducted.
e. Assess Project-related MBTA Green Line Trips with the latest capacity data to understand how they effect existing capacity challenges at the North Station, Government Center, and Park Street MBTA station.
f. Prove Automatic Traffic Recorder data, including hourly and daily volumes broken down by vehicle type, and hourly and daily 85th percentile speeds for a 72-hour period spanning from a Thursday at midnight through a Saturday at 11:59PM, in summarized form and the raw data.
g. Provide a narrative demonstrating active consideration of strategies to shift, as much as possible, travel modes from cars to other forms of transportation.

Compliance

An update to all analysis, including those described above for the Union Square Development was included in the recently submitted DEIR, a copy of which was providing to City staff.

Transit analysis was also updated and included per recently updated MBTA and MassDOT requirements.

The DEIR and the Mobility Management Plan for Parcel D2.1 further describe commitments to programs to shift, as much as possible, travel modes from cars to other forms of transportation.

#37A
Infrastructure

As a part of the continued effort to shift travel away from private cars, the Applicant shall map all bus stops in the CDSP area, consider how the stops are used and whether relocation or more are necessary, and provide a report with

each DSPR application of how to improve and coordinate bus transit more smoothly with other modes of transportation, specifically at and around the location of the relevant DSPR.

Compliance

A map and description of all bus stops is included in the recently submitted DEIR. The DSPR for Parcel D2.1 includes a review of the adjacent stop and potential integration with the city of Somerville's plans to reconstruct Prospect Street.

#38A
Infrastructure

As a part of the continued effort to shift travel away from private cars, the Applicant shall provide sheltered and secure bike storage facilities in strategic locations, with each DSPR application.

Compliance

Sheltered and secure bike parking has been planned in accordance with the requirements of the Union Square Zoning as previously described in Zoning Compliance item 6.7.13.C.4

#61
Affordable Housing

A draft Affordable Housing Implementation Plan (AHIP) must be provided by the Applicant showing the anticipated program of affordable units, types and sizes, in each DSPR applications.

Compliance

An approach to the drafting of an Affordable Housing Implementation Plan (AHIP) has been discussed with the OSPCD Housing Division. Upon DSPR permit approval, the applicant will work with the Housing Division to develop the anticipated program of affordable units per the planned unit types and sizes depicted here.

Unit Type	Avg Unit SF	Total Unit Qty	Total Unit SF
Studio/Convertible	440	152	66,946
1 Bed	627	190	119,116
2 Bed	887	93	82,496
3 Bed	1,064	15	15,955
Total		**450**	**284,513**

#66
Design and Site Plan Requirements

The Applicant must contact the Engineering Department to obtain street addresses for all of the D Blocks (CDSP Parcels) prior to the first DSPR application submittal. The addresses will be refined as part of the DSPR process when the development program is more refined.

Compliance

The Applicant has engaged with the Engineering Department to obtain building addresses for the D2 Block buildings and will continue to coordinate the addressing of subsequent development parcels as each proceeds through DSPR.

#68
Design and Site Plan Requirements

Each subsequent DSPR application submitted under the CDSP must identify vulnerabilities and/or risk for each parcel based on the City's Climate Change Vulnerability Assessment. The application should clearly identify the extent and nature of planning/design interventions necessary to mitigate those risks. To ensure effective strategies for resiliency by preparing for weather and flooding impacts, the Director of the Office of Sustainability and Environment shall define specific appropriate expectations for responses to this condition, and the applicant shall provide these responses with each CDSP application.

Compliance

Each DSPR application includes a completed Sustainable and Resilient Buildings Questionnaire which addresses site-specific vulnerabilities and/or risks based on the City's Climate Change Vulnerability Assessment.

#69
Design and Site Plan Requirements

Each subsequent DSPR application submitted under the CDSP must document how the proposed development, including civic spaces, public realm improvements, and buildings, will help to reduce the urban heat island, assist in the City's stated objective to be Net Zero by 2050, and assess whether the infrastructure presents an opportunity for reducing demand and/or district energy solutions.

Compliance

Each DSPR application includes a completed Sustainable and Resilient Buildings Questionnaire which addresses site-specific vulnerabilities, inclusive of the urban heat island effect, as well as planned approaches to reducing energy demands.

#70
Design and Site Plan Requirements

The Applicant shall complete the Site Plan Review Checklist and supply the information to the Engineering Office. The plans must comply with the City's Stormwater Management Policy.

Compliance

A Stormwater Management Report and Site Plan Review

COMPLIANCE
Coordinated Development Special Permit (CDSP)

Checklist will be will be filed under separate cover to the Engineering Office for review accompanying plans for each Development Parcel and the proposed Thoroughfares.

#72
Design and Site Plan Requirements

Applicant shall submit plan drawings clearly showing all existing municipal fire alarm and related communications infrastructure to be impacted by the proposed construction, including but not limited to underground conduit, above-ground alarm boxes and control cabinets. Applicant shall submit plan drawings clearly showing temporary and permanent relocation of all impacted fire alarm and communications infrastructure necessitated by private construction. Applicant shall meet with Lights and Line Division to discuss plans and address conflicts to avoid service interruption during construction and occupancy phases.

Compliance

The Applicant has met to review plans with the Department of Public Works, the Somerville Fire Department, Engineering, and Inspectional Services Division. Matters of life safety will continue to be coordinated.

#73A
Design and Site Plan Requirements

In an effort to provide opportunities for small, independent and local businesses, the Applicant shall share retail plans with Union Square Main Streets and the Director of Economic Development, along with strategies to encourage such business, and report back to the Planning Board on this process.

Compliance

The Applicant has shared the overall project plans, including the retail areas, with members of the City and community throughout the pre-application process. Prior to Building Permit issuance, the Applicant will meet with the Director of Main Streets and the Director of Economic Development to specifically review the retail plans for the project as required by the CDSP.

#75
Applicant shall provide material samples for siding, trim, windows, and doors to Planning Staff and the Design Review Committee for review, comment, and approval as part of the Design Review required prior to each DSPR application. Materials shall respect the unique and historic character of the Union Square neighborhood. In accordance with the USQ zoning, large expanses of highly mirrored glass surfaces are discouraged.

Compliance

In accordance with the Union Square Zoning's timing expectation of Design Review Committee meetings (earlier in the public review process than is typical), material submissions should necessarily occur with final material selection. The Applicant intends to submit material samples for review as final material selections are made, and will do so prior to building permit.