CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUN 27 PM 12: 05

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 230010

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: Somerbridge Hotel, LLC C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: **263 Monsignor O'Brien Hwy , Cambridge, MA**

TYPE OF OCCUPANCY: Hotel **ZONING DISTRICT:** Special District 1

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks a Special Permit to authorize a hotel use containing 199 guest rooms in the SD 1 zoning district. A Special Permit granted by the BZA for a hotel use on this site in 2017 (BZA Case No. 012619-2017) with a different footprint has lapsed.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 10.000 Section: 10.40 (Special Permit)
Article: 17.000 Section: 17.12.1.A (Hotel Use)

Original Signature(s): _____
(Petitioner (s) / Owner)

c/o James J. Rafferty, Attorney for Applicant
(Print Name)

Address: 907 Massachusetts Avenue, Suite 300 Cambridge, MA 02139
Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: June 26, 2023

BZA Application Form

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 263 Monsignor O'Brien Hwy , Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

According to provisions of Section 17.12, a hotel use is permitted in Special District 1 upon the issuance of a Special Permit from the Board of Zoning Appeal.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

Vehicular Access to the site will be exclusively through driveways on Monsignor O'Brien Highway and as such will not have any change in the established neighborhood character.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

There are two hotel uses in close proximity to the site on Monsignor O'Brien Highway as well as a retail shopping center. None of these uses will be adversely affected by a hotel use.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The hotel will be operated in accordance with all applicable health, safety and licensing requirements.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

This use will replace a former car wash and warehouse with a well designed building that will provide much needed accomodations for people visiting the City.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

DIMENSIONAL INFORMATION

Applicant: Somerbridge Hotel, LLC
Location: 263 Monsignor O'Brien Hwy , Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: Hotel
Zone: Special District 1
Requested Use/Occupancy: Hotel

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		21,797 sf		23,205 sf		23,230 sf	(max.)
LOT AREA:		15,490 sf		no change		N/A	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		1.4		1.5		1.5	
LOT AREA OF EACH DWELLING UNIT		N/A		N/A		N/A	
SIZE OF LOT:	WIDTH	70' (varies)		no change		N/A	
	DEPTH	160' (varies)		no change		N/A	
SETBACKS IN FEET:	FRONT	5'		7.7'		3'	
	REAR	111.9'		37.8'		N/A	
	LEFT SIDE	N/A		N/A		N/A	
	RIGHT SIDE	15.4'		15.5'		N/A	
SIZE OF BUILDING:	HEIGHT	69'11" (6 stories)		69' 11 3/4" (6 stories)		85'	
	WIDTH	108'		106' 8"		N/A	
	LENGTH	57'		124'		N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		5.1		0		N/A	
NO. OF DWELLING UNITS:		N/A		N/A		N/A	
NO. OF PARKING SPACES:		23		13		0	
NO. OF LOADING AREAS:		1		no change		1	
DISTANCE TO NEAREST BLDG. ON SAME LOT		21'		19.5'		N/A	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

The building spans between Cambridge and Somerville. There are 23,205 square feet in Cambridge and 63,560 square feet in Somerville.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

jal
Hospitality
Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

AC HOTEL & ELEMENT

263 MONSIGNOR OBRIEN HWY CAMBRIDGE, MA 02141
1 MCGRATH HWY, SOMERVILLE, MA 02143

3D - PROPOSED RENDERING

2023_0210

jal
Hospitality
Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

AC HOTEL & ELEMENT

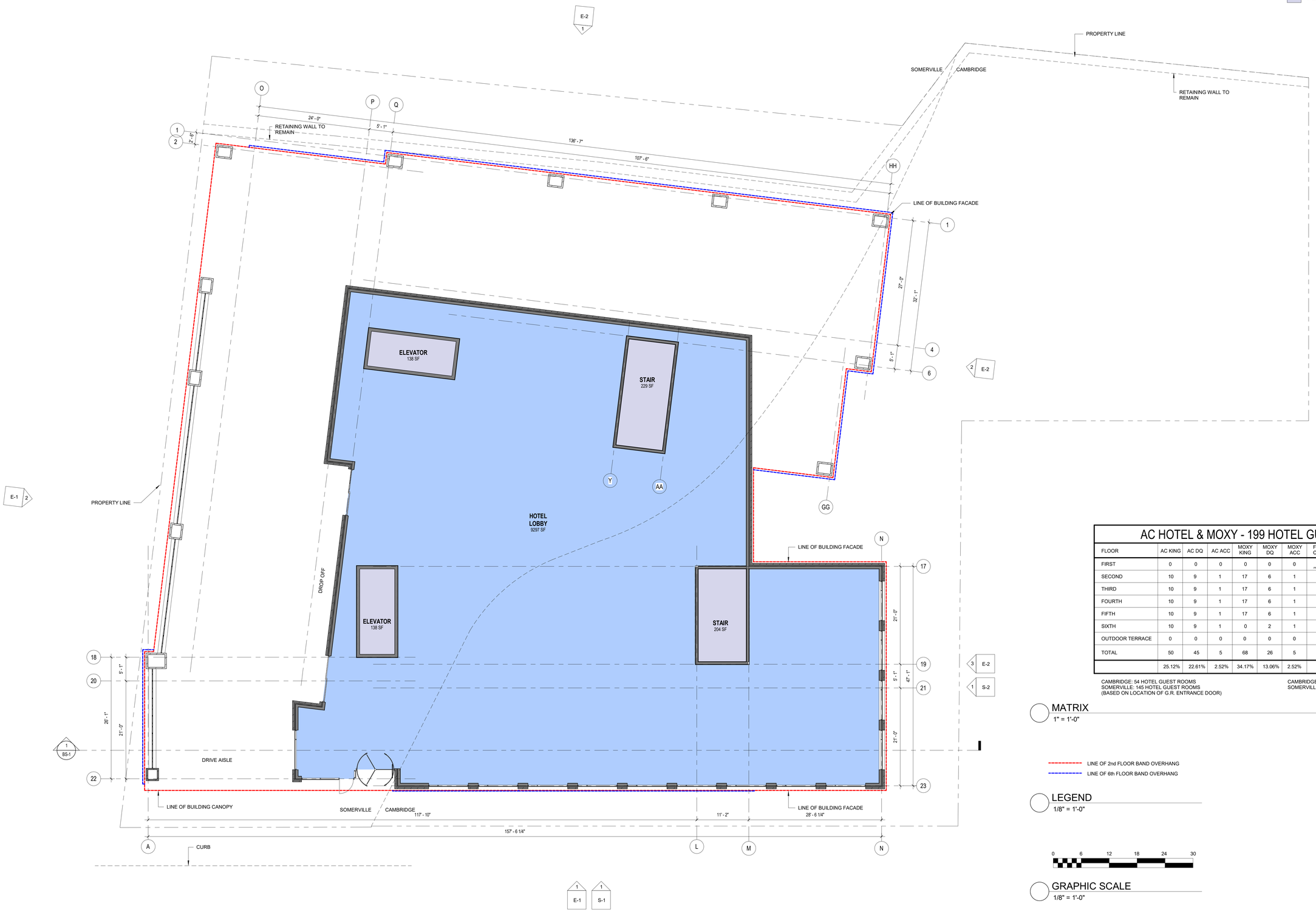
263 MONSIGNOR OBRIEN HWY CAMBRIDGE, MA 02141
1 MCGRATH HWY, SOMERVILLE, MA 02143

3D - PROPOSED RENDERING PUBLIC REALM

2023_0210

COLOR CODE KEY

- PUBLIC - GUEST SPACE **- A2 / A3 / B**
- VERTICAL CIRCULATION **- R1**



AC HOTEL & MOXY - 199 HOTEL GUEST ROOMS									
FLOOR	AC KING	AC DQ	AC ACC	MOXY KING	MOXY DQ	MOXY ACC	FLOOR AREA CAMBRIDGE	FLOOR AREA SOMERVILLE	TOTAL
FIRST	0	0	0	0	0	0	5,706 INCLUDES BUILDING PROJECTION FROM ABOVE	5,705	0
SECOND	10	9	1	17	6	1	3,717	11,571	44
THIRD	10	9	1	17	6	1	3,717	11,571	44
FOURTH	10	9	1	17	6	1	3,717	11,571	44
FIFTH	10	9	1	17	6	1	3,717	11,571	44
SIXTH	10	9	1	0	2	1	1,556	11,571	23
OUTDOOR TERRACE	0	0	0	0	0	0	1,075	0	0
TOTAL	50	45	5	68	26	5	23,205	63,560	199
	25.12%	22.61%	2.52%	34.17%	13.06%	2.52%	86,765 TOTAL SQ.FT.		100%

CAMBRIDGE: 54 HOTEL GUEST ROOMS
SOMERVILLE: 145 HOTEL GUEST ROOMS
(BASED ON LOCATION OF G.R. ENTRANCE DOOR)

CAMBRIDGE ALLOWABLE: 23,230.35 SQ.FT.
SOMERVILLE ALLOWABLE: UNLIMITED

MATRIX
1" = 1'-0"

LINE OF 2nd FLOOR BAND OVERHANG
LINE OF 6th FLOOR BAND OVERHANG

LEGEND
1/8" = 1'-0"

0 6 12 18 24 30

GRAPHIC SCALE
1/8" = 1'-0"

1 01_OVERALL FIRST FLOOR PLAN PRESENTATION
1/8" = 1'-0"

jal Hospitality Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

AC HOTEL & ELEMENT

263 MONSIGNOR OBRIEN HWY CAMBRIDGE, MA 02141
1 MCGRATH HWY, SOMERVILLE, MA 02143

OVERALL FIRST FLOOR PLAN

2023_0210

COLOR CODE KEY

- BACK OF HOUSE - EMPLOYEE **- R1**
- HOTEL ROOM - AC KEY **- R1**
- HOTEL ROOM - MOXY KEY **- R1**
- PUBLIC - GUEST SPACE **- R1**
- VERTICAL CIRCULATION **- R1**

1 OVERALL SECOND - FIFTH FLOOR PLAN
1/8" = 1'-0"

AC HOTEL & MOXY - 199 HOTEL GUEST ROOMS

FLOOR	AC KING	AC DQ	AC ACC	MOXY KING	MOXY DQ	MOXY ACC	FLOOR AREA CAMBRIDGE	FLOOR AREA SOMERVILLE	TOTAL
FIRST	0	0	0	0	0	0	5,706 INCLUDES BUILDING PROJECTION FROM ABOVE	5,705	0
SECOND	10	9	1	17	6	1	3,717	11,571	44
THIRD	10	9	1	17	6	1	3,717	11,571	44
FOURTH	10	9	1	17	6	1	3,717	11,571	44
FIFTH	10	9	1	17	6	1	3,717	11,571	44
SIXTH	10	9	1	0	2	1	1,556	11,571	23
OUTDOOR TERRACE	0	0	0	0	0	0	1,075	0	0
TOTAL	50	45	5	68	26	5	23,205	63,560	199
	25.12%	22.61%	2.52%	34.17%	13.06%	2.52%	86,765 TOTAL SQ.FT.		100%

CAMBRIDGE: 54 HOTEL GUEST ROOMS
SOMERVILLE: 145 HOTEL GUEST ROOMS
(BASED ON LOCATION OF G.R. ENTRANCE DOOR)

CAMBRIDGE ALLOWABLE: 23,230.35 SQ.FT.
SOMERVILLE ALLOWABLE: UNLIMITED

MATRIX
1" = 1'-0"

LINE OF 2nd FLOOR BAND OVERHANG
LINE OF 6th FLOOR BAND OVERHANG

LEGEND
1/8" = 1'-0"

0 6 12 18 24 30

GRAPHIC SCALE
1/8" = 1'-0"

jal Hospitality Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

AC HOTEL & ELEMENT

263 MONSIGNOR OBRIEN HWY CAMBRIDGE, MA 02141
1 MCGRATH HWY, SOMERVILLE, MA 02143

OVERALL SECOND - FIFTH FLOOR PLAN

2023_0210

COLOR CODE KEY

- BACK OF HOUSE - EMPLOYEE **- R1**
- DEDICATED ACE SPACE **- A2**
- HOTEL ROOM - AC KEY **- R1**
- HOTEL ROOM - MOXY KEY **- R1**
- PUBLIC - GUEST SPACE **- R1 / A2**
- UNDEDICATED ACE SPACE **- A1**
- VERTICAL CIRCULATION **- R1**

AC HOTEL & MOXY - 199 HOTEL GUEST ROOMS									
FLOOR	AC KING	AC DQ	AC ACC	MOXY KING	MOXY DQ	MOXY ACC	FLOOR AREA CAMBRIDGE	FLOOR AREA SOMERVILLE	TOTAL
FIRST	0	0	0	0	0	0	5,706 INCLUDES BUILDING PROJECTION FROM ABOVE	5,705	0
SECOND	10	9	1	17	6	1	3,717	11,571	44
THIRD	10	9	1	17	6	1	3,717	11,571	44
FOURTH	10	9	1	17	6	1	3,717	11,571	44
FIFTH	10	9	1	17	6	1	3,717	11,571	44
SIXTH	10	9	1	0	2	1	1,556	11,571	23
OUTDOOR TERRACE	0	0	0	0	0	0	1,075	0	0
TOTAL	50	45	5	68	26	5	23,205	63,560	199
	25.12%	22.61%	2.52%	34.17%	13.06%	2.52%	86,765 TOTAL SQ.FT.		100%

CAMBRIDGE: 54 HOTEL GUEST ROOMS
SOMERVILLE: 145 HOTEL GUEST ROOMS
(BASED ON LOCATION OF G.R. ENTRANCE DOOR)

CAMBRIDGE ALLOWABLE: 23,230.35 SQ.FT.
SOMERVILLE ALLOWABLE: UNLIMITED

MATRIX
1" = 1'-0"

0 6 12 18 24 30

GRAPHIC SCALE
1/8" = 1'-0"

1 04_OVERALL SIXTH FLOOR PLAN PRESENTATION
1/8" = 1'-0"

jal Hospitality Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

AC HOTEL & ELEMENT

263 MONSIGNOR OBRIEN HWY CAMBRIDGE, MA 02141
1 MCGRATH HWY, SOMERVILLE, MA 02143

OVERALL SIXTH FLOOR PLAN

2023_0210

GRAPHIC SCALE
1/8" = 1'-0"

1 OVERALL ROOF PLAN
1/8" = 1'-0"

jal Hospitality Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

AC HOTEL & ELEMENT
263 MONSIGNOR OBRIEN HWY CAMBRIDGE, MA 02141
1 MCGRATH HWY, SOMERVILLE, MA 02143

OVERALL ROOF PLAN

2023_0210

2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

GRAPHIC SCALE
1/8" = 1'-0"

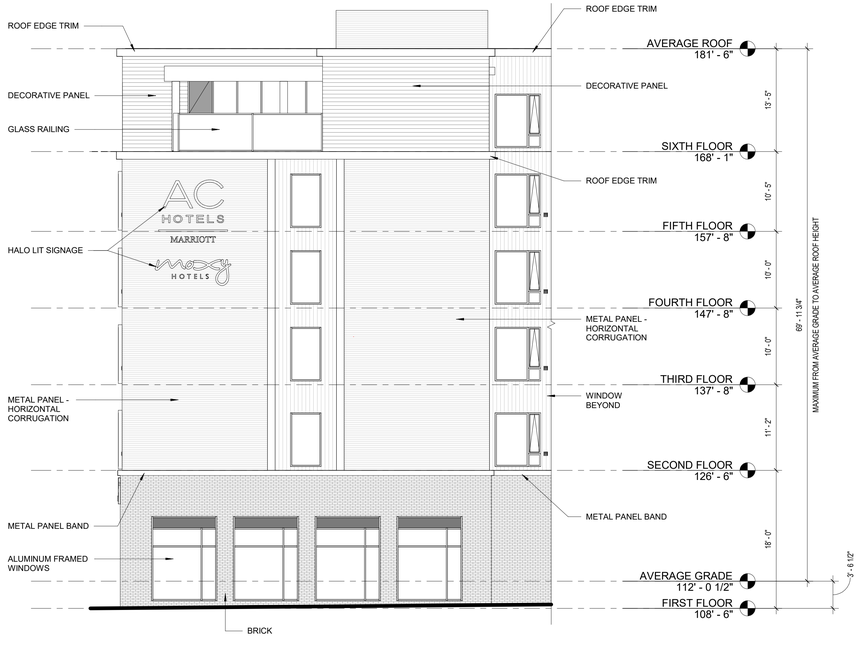
jal Hospitality Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

AC HOTEL & ELEMENT

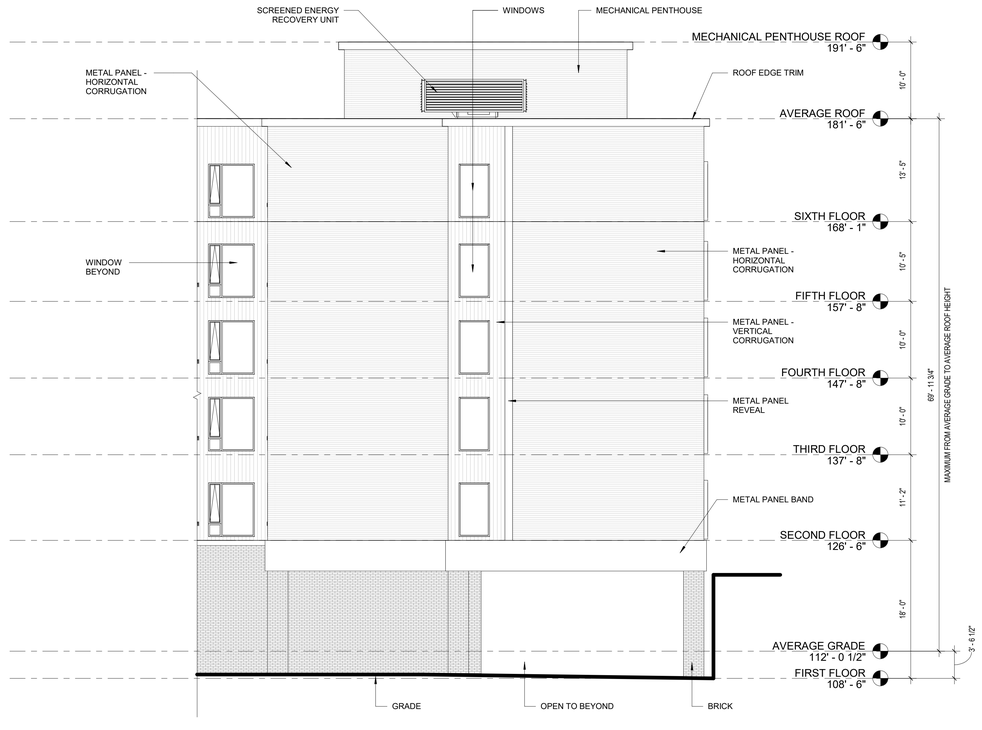
263 MONSIGNOR OBRIEN HWY CAMBRIDGE, MA 02141
1 MCGRATH HWY, SOMERVILLE, MA 02143

EXTERIOR ELEVATIONS

2023_0210



3 EXTERIOR ELEVATION - SOUTHEAST
1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTHEAST
1/8" = 1'-0"

1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

0 6 12 18 24 30
GRAPHIC SCALE
1/8" = 1'-0"

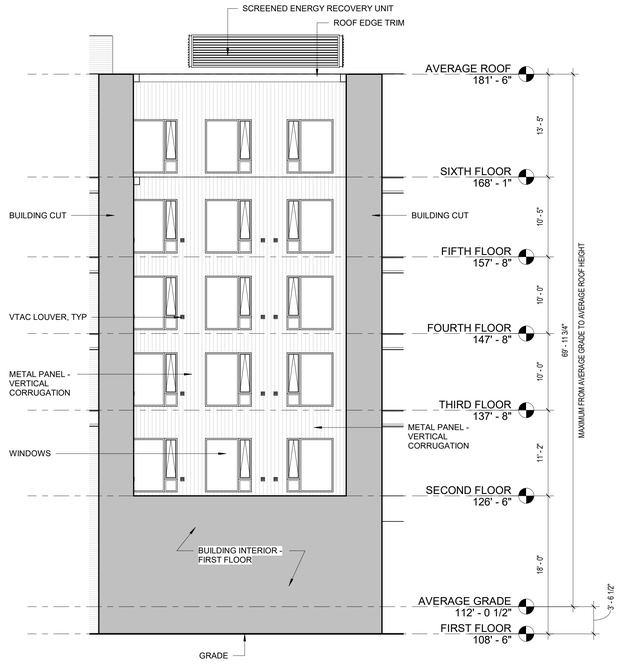
jal Hospitality Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

AC HOTEL & ELEMENT

263 MONSIGNOR OBRIEN HWY CAMBRIDGE, MA 02141
1 MCGRATH HWY, SOMERVILLE, MA 02143

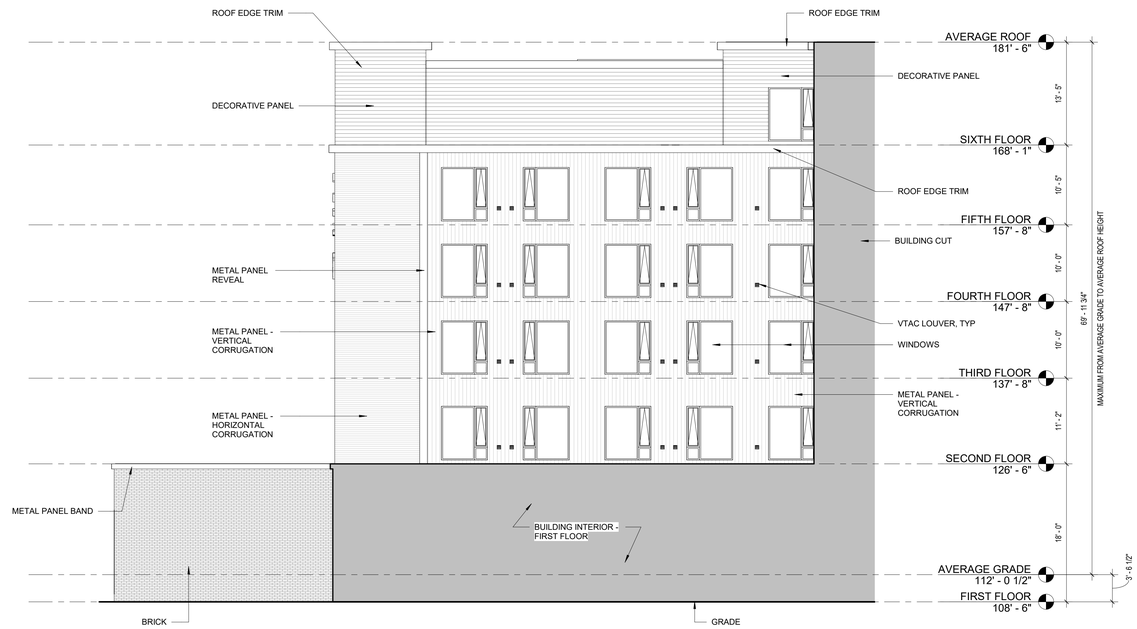
EXTERIOR ELEVATIONS

2023_0210



3 EXTERIOR ELEVATION - COURTYARD WEST
1/8" = 1'-0"

1 EXTERIOR ELEVATION - COURTYARD NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - COURTYARD SOUTH
1/8" = 1'-0"

GRAPHIC SCALE
1/8" = 1'-0"

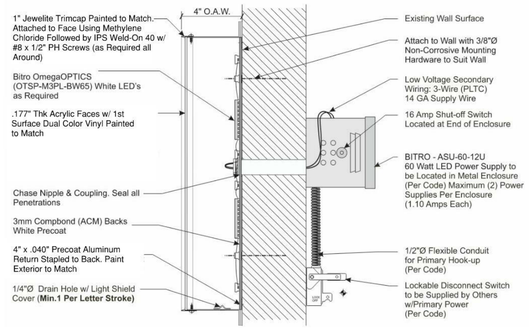
jal Hospitality Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

AC HOTEL & ELEMENT

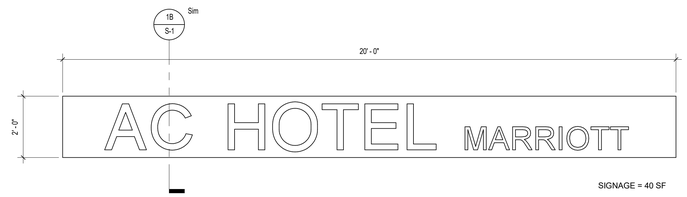
263 MONSIGNOR OBRIEN HWY CAMBRIDGE, MA 02141
1 MCGRATH HWY, SOMERVILLE, MA 02143

EXTERIOR ELEVATIONS

2023_0210



1B WALL SIGN - AUTOMOBILE ENTRANCE SIGNAGE - SECTION (INTERNALLY ILLUMINATED)
3" = 1'-0"

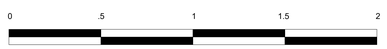


1A WALL SIGN - AUTOMOBILE ENTRANCE SIGNAGE (INTERNALLY ILLUMINATED)
1/2" = 1'-0"
SIGN LOCATED IN SOMERVILLE

SIGNAGE = 40 SF
SIGN LOCATED DIRECTLY OVER ENTRANCE DOOR
SOLID METAL - COLOR TBD.
ILLUMINATED FROM CAN LIGHTS ABOVE

2 ADDRESS SIGN
1/2" = 1'-0"
SIGN LOCATED IN SOMERVILLE

1 EXTERIOR SIGNAGE ELEVATION - SOUTH
1/8" = 1'-0"



GRAPHIC SCALE
3" = 1'-0"

GRAPHIC SCALE
1/2" = 1'-0"

GRAPHIC SCALE
1/8" = 1'-0"

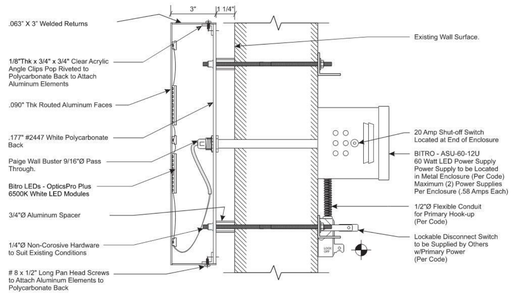
jal Hospitality Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

AC HOTEL & ELEMENT

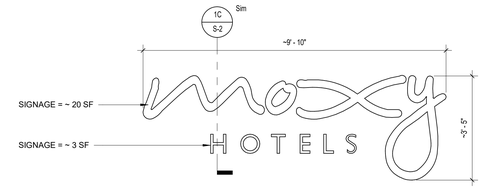
263 MONSIGNOR OBRIEN HWY CAMBRIDGE, MA 02141
1 MCGRATH HWY, SOMERVILLE, MA 02143

EXTERIOR SIGNAGE ELEVATION & DETAILS

2023_0210

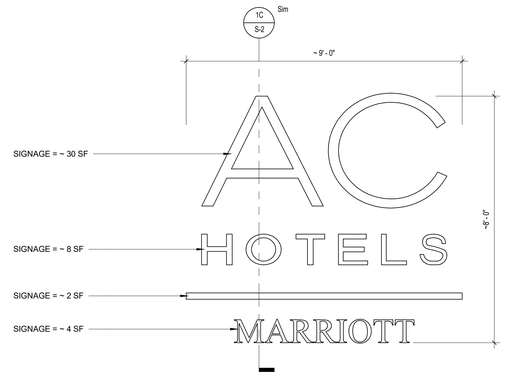


1C HIGHWAY AUTOMOBILE SIGNAGE (HALO LIT) - SECTION
3" = 1'-0"



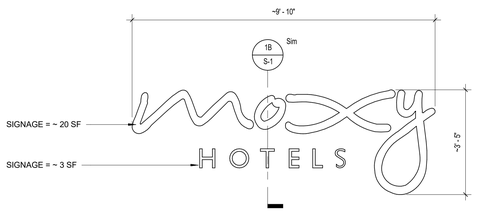
TOTAL = ~ 23 SQUARE FEET (LETTERS)
~ 34 SQUARE FEET ENTIRE SIGN

1B HIGHWAY AUTOMOBILE SIGNAGE (HALO LIT)
1/2" = 1'-0"



TOTAL = ~ 44 SQUARE FEET (LETTERS)
~ 72 SQURE FEET ENTIRE SIGN

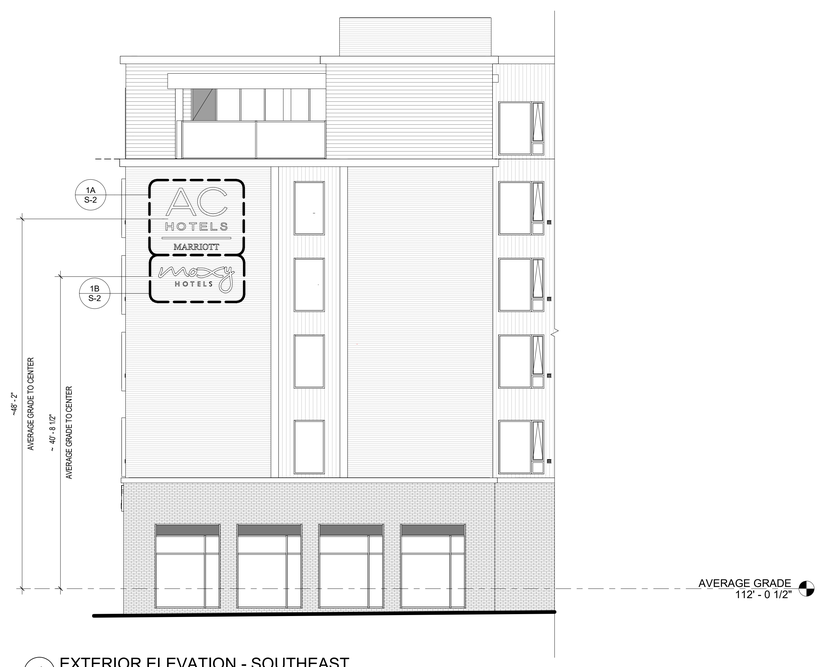
1A HIGHWAY AUTOMOBILE SIGNAGE (HALO LIT)
1/2" = 1'-0"



TOTAL = ~ 23 SQUARE FEET (LETTERS)
~ 34 SQUARE FEET ENTIRE SIGN

NOTE: SEE DETAIL 1B ON SHEET S-1 SECTION CUT

2 AUTOMOBILE ENTRANCE SIGNAGE (INTERNALLY ILLUMINATED)
1/2" = 1'-0"



1 EXTERIOR ELEVATION - SOUTHEAST
1/8" = 1'-0"

GRAPHIC SCALE
3" = 1'-0"

GRAPHIC SCALE
1/2" = 1'-0"

GRAPHIC SCALE
1/8" = 1'-0"

jal Hospitality Design, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

AC HOTEL & ELEMENT

263 MONSIGNOR OBRIEN HWY CAMBRIDGE, MA 02141
1 MCGRATH HWY, SOMERVILLE, MA 02143

EXTERIOR SIGNAGE ELEVATION & DETAILS

2023_0210

CITY OF SOMERVILLE - (HR) HIGH-RISE DISTRICT

ITEM	EXISTING	REQUIRED/ ALLOWED	PROPOSED
LOT WIDTH (MIN)	30 FT	54 FT	54 FT
PRIMARY FRONT SETBACK (MIN/MAX)	6.8'	2 – 15 FT	7.9 FT
SIDE YARD SETBACK (ABUTTING ANY NON–NR OR –LHD)	29.8'	0 FT	0.3 FT
REAR YARD SETBACK (ABUTTING AN ALLEY OR R–ROW)	17.1'	0 FT	16.4 FT
PARKING SETBACKS PRIMARY FRONT SETBACK (MIN)	N/A	30 FT	144 FT
LOADING ZONES (MIN) (1)	N/A	1	0
LOT COVERAGE (MAX) (3)	29.9%	100%	79.2%
LANDSCAPED AREA (MIN) (4)	12.5%	15%	19.5%
BUILDING HEIGHT (MAX)	15'±	80'	69'–11 3/4"
GREEN SCORE	–	0.20	0.201 (2)

NOTES:
(1) LOADING ZONE PROVIDED ON CAMBRIDGE SIDE OF PROJECT
(2) GREEN SCORE CALCULATED SOLELY ON AREA LOCATED IN SOMERVILLE.
(3) FLOOR AREA: 5,705 SF OF BUILDING FOOTPRINT & 63,560 GSF WITHIN SOMERVILLE CITY LIMITS SOMERVILLE PARCEL AREA: 17,316 SF
(4) LANDSCAPE AREA BASED UPON THE ASSUMPTION OF 3,378 SF OF LANDSCAPING AREA WITHIN SOMERVILLE CITY LIMITS (LOT = 17,316 SF)

SPECIAL PERMIT REQUIRED FOR:

TABLE 5.1.15 PERMITTED USES: HOTEL USE

OFF STREET PARKING SUMMARY - SOMERVILLE

USE: HOTEL, MOTEL (ORDINANCE TABLE 5.1.17)
1 SPACE FOR 2 GUESTROOM MINIMUM (145 GUESTROOMS) = 73
ARTS & CREATIVE ENTERPRISE SPACE (3,194 SF)
1 SPACE PER 1,000 SF MINIMUM = 4

MIN. OFF–STREET PARKING REQUIRED =77 SPACES

ADA REQUIRED: 2 TOTAL PARKING STALLS SHALL BE ACCESSIBLE
(MINIMUM OF 1 ACCESSIBLE STALL BE VAN ACCESSIBLE)

ADA PROVIDED: 0 TOTAL ACCESSIBLE PARKING STALLS ARE PROVIDED
(PARKING AREA IS EXCLUSIVELY VALET PARKING WITH DISEMBARKING AREAS)

	STANDARD (8'x16')	TOTAL PROVIDED
TOTAL PARKING	0	0 *

NOTE
1. PARKING CALCULATIONS BASED UPON 199 GUESTROOMS, 145 OF WHICH LIE WITHIN SOMERVILLE CITY LIMITS
* RELIEF REQUIRED

CITY OF CAMBRIDGE (SD 1) SPECIAL DISTRICT 1

ITEM	EXISTING	REQUIRED/ ALLOWED	PROPOSED
LOT AREA (MIN.)	15,490 S.F.	N/A	15,490 S.F.
FLOOR AREA RATIO (MAX)	2.8	1.5	1.50
BUILDING HEIGHT (MAX)	<85'	85'	69'–11 3/4"
FRONT YARD SETBACK (MIN)	91'±	3'	7.7'
SIDE YARD SETBACK (MIN)	3.3'	NONE	15.5'
REAR YARD SETBACK (MIN)	6.3'	NONE	37.8'
FRONTAGE (MIN)	126'	N/A	126'
LOADING ZONES (MIN)	1	1	1
PARKING SETBACK (MIN)	0	5'	11.1'

NOTE
1. FLOOR AREA RATIO BASED UPON THE ASSUMPTION OF 23,205 G.S.F. OF BUILDING WITHIN THE CAMBRIDGE CITY LIMITS, PARCEL AREA = 15,490 SF
2. REQUIRED LOADING ZONE DIMENSIONS: 30 FEET LONG X 10 WIDE X 14 FEET HIGH.
PROPOSED LOADING ZONE DIMENSIONS: 30 FEET LONG X 10 WIDE X 14 FEET HIGH.

SPECIAL PERMIT REQUIRED FOR:

HOTEL USE

OFF STREET PARKING SUMMARY - CAMBRIDGE

REQUIRED PARKING: (ORDINANCE SECTION 6.31)
"NOTWITHSTANDING ANY OTHER PROVISION IN THIS ZONING ORDINANCE, THE MINIMUM ACCESSORY PARKING REQUIRED FOR ALL USES SHALL BE ZERO (0) PARKING SPACES."

ADA REQUIRED: 1 TOTAL PARKING STALL SHALL BE ACCESSIBLE
(MINIMUM OF 1 ACCESSIBLE STALL BE VAN ACCESSIBLE)

ADA PROVIDED: 0 TOTAL ACCESSIBLE PARKING STALLS ARE PROVIDED
(PARKING AREA IS EXCLUSIVELY VALET PARKING WITH DISEMBARKING AREAS)

COMPACT SPACES (ORDINANCE SECTION 6.34)
COMPACT SPACES MAY NOT ACCOUNT FOR MORE THAN 50% OF REQUIRED SPACES
2 PROVIDED / 13 PROVIDED = 15.4% COMPACT SPACES

	STANDARD (9'x18')	ADA ACCESSIBLE	COMPACT (8'x16')	TOTAL PROVIDED
ONSITE PARKING	11	0	2	13

PLAN NOTES:

1. EXISTING CONDITIONS WERE COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES AS WELL AS AVAILABLE RECORD PLANS OBTAINED FROM THE CITY ENGINEERING DEPARTMENT AND OTHER SOURCES.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL ALSO CONTACT THE CITY DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF LOCAL UTILITIES.

LAYOUT NOTES:

1. CURB RADII SHALL BE AS SHOWN ON THE PLAN, THOUGH TYPICALLY 10–FT. AT CORNERS AND 2–FT. ADJACENT TO PARKING STALLS.
2. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS BUILT BY A LICENSED LAND SURVEYOR.

BIKE PARKING SUMMARY - CAMBRIDGE

USE: TRANSIENT ACCOMMODATIONS, INCLUDING: TOURIST HOUSES IN AN EXISTING DWELLING, HOTELS, MOTELS

	REQUIRED	PROPOSED
SHORT TERM BIKE PARKING		
0.02 SPACE PER SLEEPING ROOM (54 GUESTROOMS)	1	1
LONG TERM BIKE PARKING		
0.05 SPACE PER SLEEPING ROOM (54 GUESTROOMS)	3	3

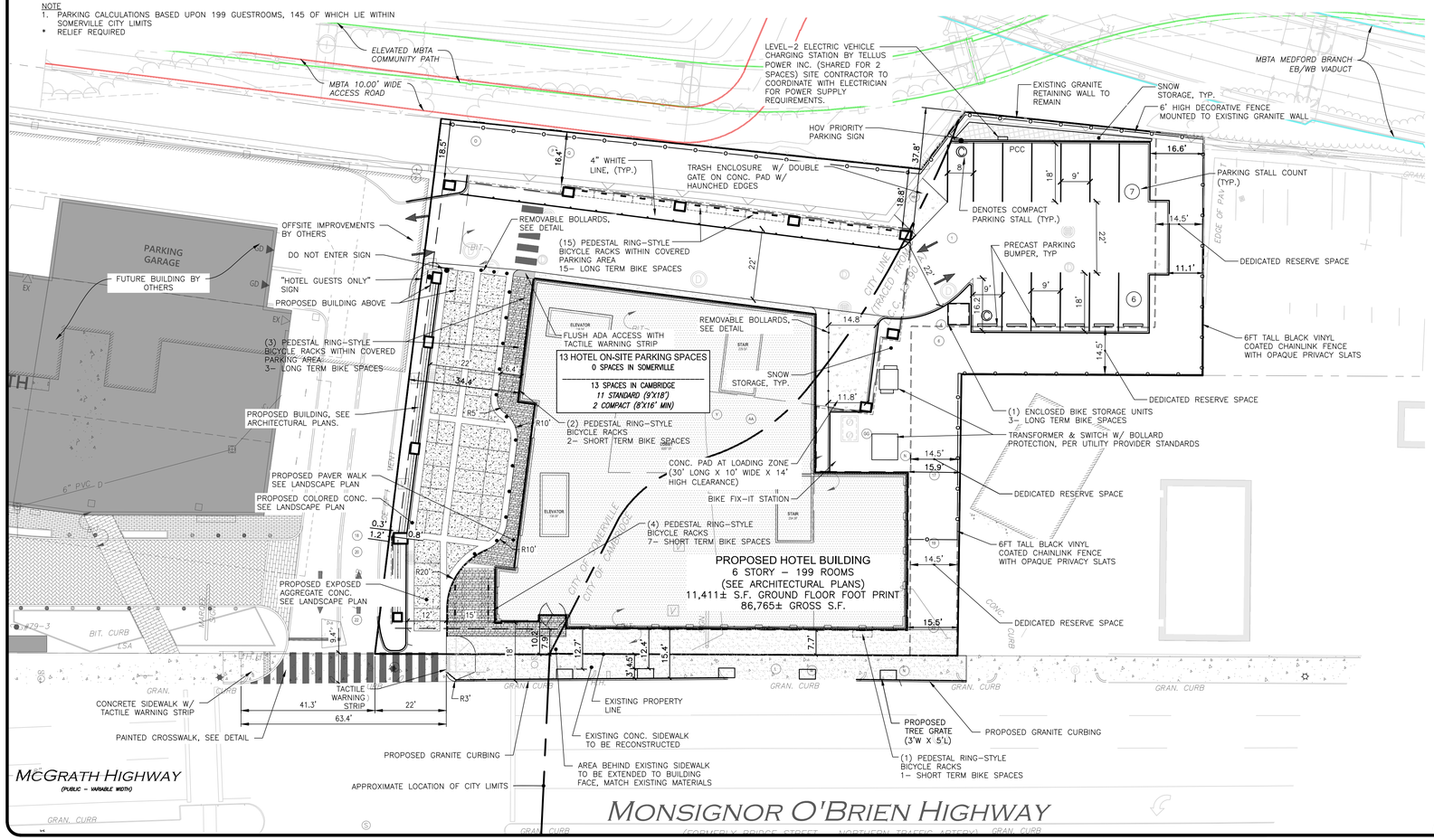
BIKE PARKING SUMMARY - SOMERVILLE

USE: TRANSIENT ACCOMMODATIONS, INCLUDING: TOURIST HOUSES IN AN EXISTING DWELLING, HOTELS, MOTELS

	REQUIRED	PROPOSED
SHORT TERM BIKE PARKING		
1 SPACE PER 20 SLEEPING ROOM (145 GUESTROOMS)	8	8
1 SPACE PER 10,000 SF ARTS & ENTERPRISE SPACE (3,194 SF)	1	1
LONG TERM BIKE PARKING		
1 SPACE PER 10 SLEEPING ROOM (145 GUESTROOMS)	15	16
1 SPACE PER 3,000 SF ARTS & ENTERPRISE SPACE (3,194 SF)	2	2

GENERAL NOTES:

1. THIS PROJECT WILL BE SERVED BY PUBLIC SEWER, WATER, NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND.
2. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
3. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS
4. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTORS EXPENSE.
5. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE–CONSTRUCTION MEETING WITH THE CITY, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
6. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAGMEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROL SHALL BE IMPLEMENTED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
8. ALL PERMITS AND APPROVALS NECESSARY FROM AGENCIES GOVERNING THE WORK SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR REGULATORY AGENCIES HAVING JURISDICTION AT NO ADDITIONAL COST TO THE OWNER.
10. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY, MADOT, MADEP, MUTCD, AND AASHTO.
12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.
13. GRANITE CURBING REMOVED FROM PUBLIC ROADS SHALL BE STOCKPILED AND RETURNED TO THE RESPECTIVE CITY DPW.
14. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
16. A SIGN PERMIT APPLICATION SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION OF FREESTANDING BUILDING/WALL SIGNS.
17. SEE SHEET 1 FOR EXISTING CONDITIONS.
18. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
19. SNOW STORAGE SHOWN FOR CONCEPTUAL PURPOSES ONLY. SNOW SHALL BE TAKEN OFF–SITE ONCE SNOW STORAGE AREAS ON SITE BECOME INADEQUATE, AND BEGINS TO BLOCK ACCESS TO AND FROM THE SITE OR BLOCKS THE USE OF ON–SITE PARKING. ANY EXCESS WILL BE BE TRUCKED OFF–SITE & DISPOSED OF IN ACCORDANCE WITH CITY AND MADEP REQUIREMENTS.



LEGEND:

PROP. PROPERTY LINE	
SIGN	
BOLLARD	
BUILDING	
BUILDING OVERHEAD	
BUILDING INTERIOR WALLS	
CURB	
PARKING STRIPING	
ROADWAY STRIPING	
TRAFFIC ARROWS	
VERTICAL GRANITE CURB	VGC
PRECAST CONC. CURB	PCC
INTEGRAL CONC. CURB	ICC
SIDEWALK	
HEAVY DUTY CONC. PAD	
SNOW STORAGE	
PARKING COUNT	10
COMPACT PARKING STALL	C

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

R:\PROJECTS\1362–16\CIVIL\DRAWINGS\CURRENT\1362–16 LAYOUT AND MATERIALS.DWG

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowksi
Date: 2023.06.22 07:56:56 -04'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
7	06-22-23	ISSUED TO CAMBRIDGE
6	03-10-23	MISC. UPDATES PER CITY COMMENTS
5	02-10-23	ISSUED TO CAMBRIDGE
4	01-06-23	MISC. UPDATES PER CITY TRAFFIC COMMENTS

OWNER: SOMERBRIDGE HOTEL LLC
c/o JAL HOSPITALITY DESIGN, LLC
10 CABOT ROAD, SUITE 209
MEDFORD, MA 02155

PROJECT:
199 ROOM DUAL BRAND HOTEL
263 MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE, MA

1 McGRATH HIGHWAY
SOMERVILLE, MA

PROJECT NO.	1362-16	DATE:	NOVEMBER 5, 2021
SCALE:	AS SHOWN	DWG.:	1362-16 Layout and Materials
DESIGNED BY:	SM	CHECKED BY:	MM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com

400 HARVEY ROAD
MANCHESTER, NH 03103
TEL: (603) 627-5500 FAX: (603) 627-5501

WOBURN, MA ♦ LAKEVILLE, MA ♦ MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED IN ELECTRONIC FORMAT. SPECIFICALIENT'S REPRESENTATIVE OR CONSULTANT MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS ON MAGNETIC MEDIA FOR HIS/HER INFORMATION AND USE FOR SPECIFIC APPLICATION TO THIS PROJECT. DUE TO THE POTENTIAL THAT THE MAGNETIC INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATION OF THE DOCUMENT'S AUTHORSHIP ON THE MAGNETIC MEDIA. PRINTED REPRESENTATIONS OF THE DRAWINGS AND SPECIFICATIONS ISSUED SHALL BE THE ONLY RECORD COPIES OF ALLEN & MAJOR ASSOCIATES, INC.'S WORK PRODUCT.

DRAWING TITLE: LAYOUT & MATERIALS PLAN

SHEET No. C-2

Copyright © 2020 Allen & Major Associates, Inc.
All Rights Reserved

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Somerbridge Hotel, LLC
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 263 Monsignor O'Brien Highway

the record title standing in the name of Somerbridge Hotel, LLC

whose address is 10 Cabot Rd, Suite 209, Medford MA 02155
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 73874 Page 495 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

(Owner)

==========

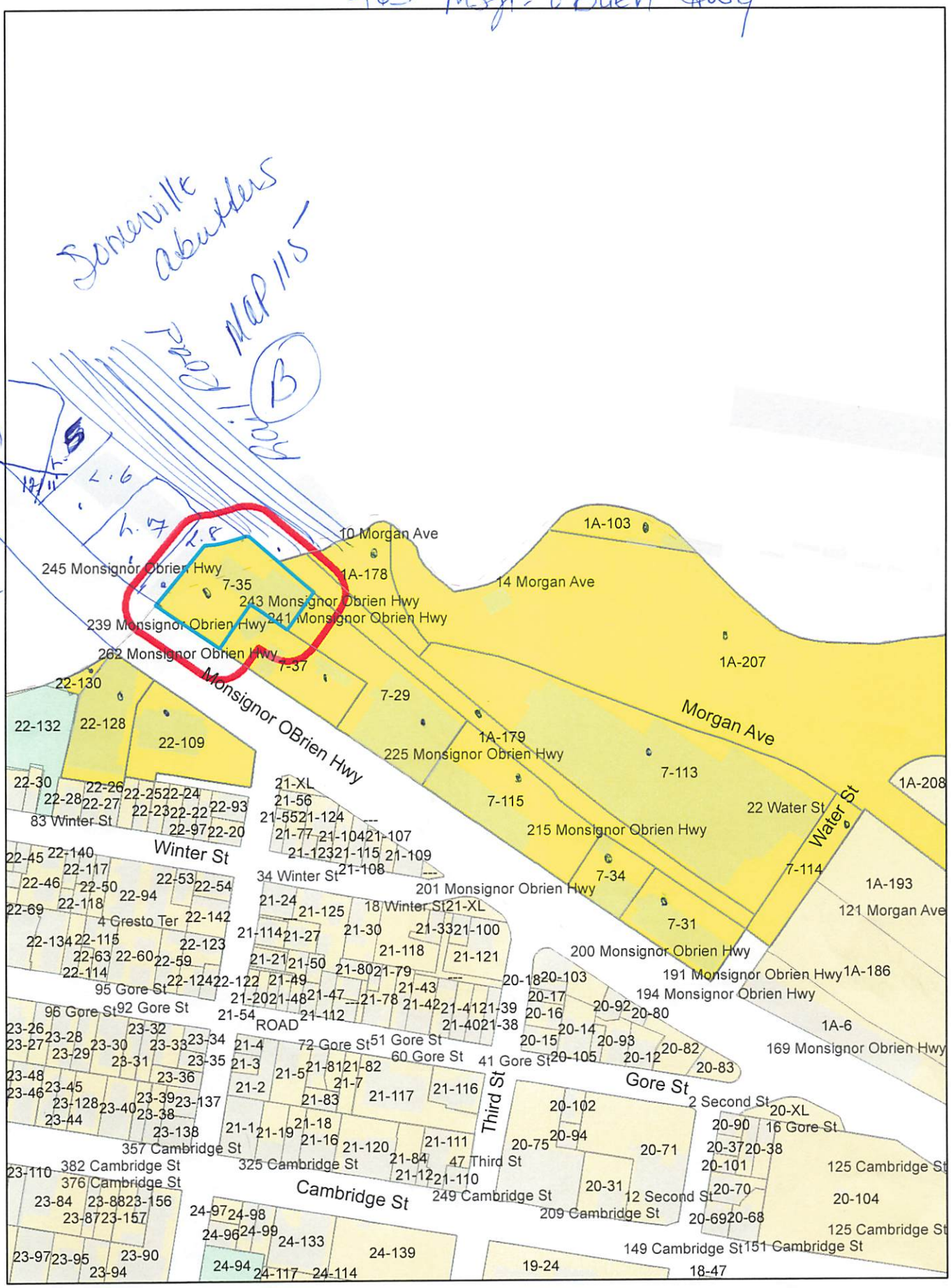
On this 26 day of June, 2023, before me, the undersigned notary public, personally appeared Leo Xarras proved to me through satisfactory evidence of identification, which were personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Susan Brooks
Notary Public

My commission expires:

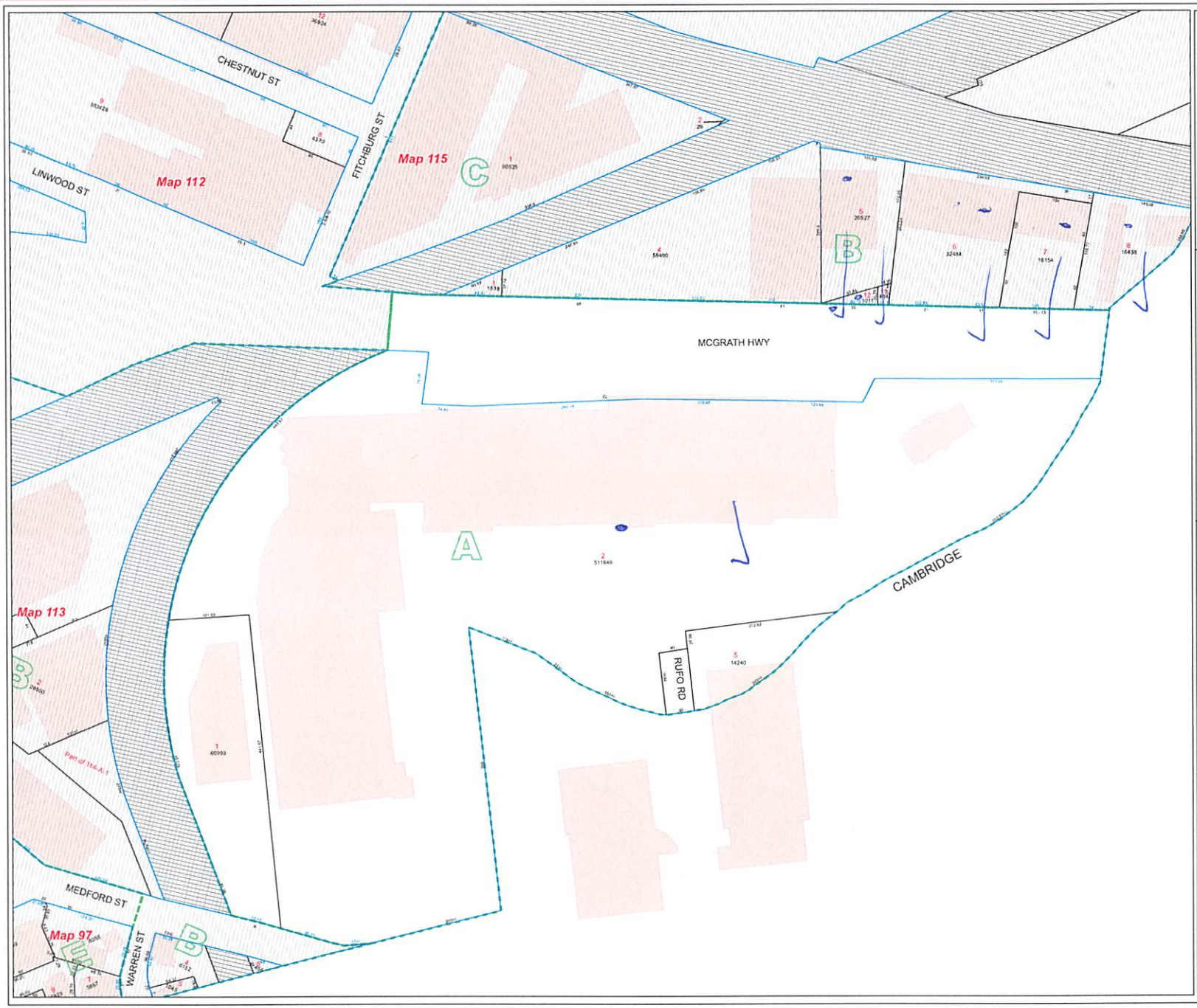
Susan Brooks
Notary Public, State of New Hampshire
My Commission Expires June 15, 2027

263 Msgr. O'Brien Hwy



Check Point Threat Extraction secured this document

Get Original



City of

Somerville

Massachusetts

Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW

Lot Dimension
Lot Number
Square Footage
Frontage Dimension
Street Address

80 40 0 80 Feet

1" = 80'

July 1, 2018

Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.

114

263 Msgr. O'Brien Hwy Petitioner

1A-103-178-179 / 7-114
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

7-37
PECTEN PROPERTIES, LLC.
261 LEDYARD ST.
NEW LONDON, CT 06320

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE – SUITE 300
CAMBRIDGE, MA 02139

7-31
NATRAJ HOSPITALITY LLC
14 HILL ST
WOBURN, MA 01801

22-130
TWIN CITY MALL ASSOCIATES
C/O PROPERTY TAX DEPT
P.O BX 790830
SAN ANTONIO, TX 78279

7-115
MONSIGNOR HOTEL, LLC
1359 HOOKSETT RD.
HOOKSETT, NH 03106

7-29
EASTMAN BROOK LLC,
225 MONSIGNOR OBRIEN HWY
CAMBRIDGE, MA 02141

7-113
BEHRINGER HARVARD 22 WATER STREET
C/O MONOGRAM RESIDENTIAL TRUST
750 BERING DRIVE SUITE 300
HOUSTON, TX 77057

22-128
LIN, PEI HSIN
262 MONSIGNOR OBRIEN HWY - UNIT 102
CAMBRIDGE, MA 02141

7-35
SOMERBRIDGE HOTEL, LLC
10 CABOT ROAD - SUITE 209
MEDFORD , MA 02155

22-128
HSU, YICHUNG
262 MONSIGNOR OBRIEN HWY - UNIT 209
CAMBRIDGE, MA 02141

22-128
MAZUMDAR, VARUM, & VINITA BHASKAR
33 ROGERS ST. UNIT 601
CAMBRIDGE, MA 02142

22-128
WOO, SHAWN S. & HANNA WOO
262 MONSIGNOR OBRIEN HWY - UNIT 310
CAMBRIDGE, MA 02141

22-128
INDUS CAMBRIDGE, LLC
172 DEAN RD
BROOKLINE , MA 02445

22-128
CHIU, RICHARD
262 MONGISNOR OBRIEN HWY - UNIT 605
CAMBRIDGE, MA 02141

22-128
HAN, WOOSEOK & JAESOON SHIN
262 MONSIHNIOR OBRIEN HWY. - UNIT 607
CAMBRIDGE, MA 02141

22-128
BLANKEN, JOHN A,
TR. OF JOHN A. BLANKEN RAMILY TR
49 GLADES RD
SCITUATE , MA 02066

22-128
TESFAYE, HIRUY
20 CHILD ST. #1703
CAMBRIDGE, MA 02141

22-128
YANG, MIAO
262 MONSIGNOR OBRIEN HWY - UNIT 311
CAMBRIDGE, MA 02139

22-128
CHANG, VINCENT & PEARL HUANG
4981 HIGHVIEW ST.
CHINCO HILLS, CA 91709

22-128
HU, YUE
262 MONSIGNIOR O'BRIEN HWY - UNIT 403
CAMBRIDGE, MA 02141

22-128
GEETLA, TEJSWAROOP REDDY & SRUTHI RAVULA
262 MONSIGNOR OBRIEN HWY - UNIT 404
CAMBRIDGE, MA 02141

22-128
MALLA, PURNA & RADHA MALLA
58 PLYMOUTH ST. #3
CAMBRIDGE, MA 02141

22-128
TOERNSEN, MONIKA MARIA
26 WORCESTER SQ. #1
BOSTON, MA 02118

22-128
GUO, ROUQI & YAN HAN
C/O MT LAW, LLC
430 BEDFORD ST. SUITE 200
LEXINGTON, MA 02420

22-128
BEKELE, TEWODROS & SEBLEWENGEL
GEREMEW GERBAYE
402 RINDGE AVE, APT 18A
CAMBRIDGE, MA 02140

22-128
MUNIR, SAAD & SYEDA A. MUNIR
1 EARHART ST. UNIT 512
CAMBRIDGE, MA 02141

22-128
LEE, BYEONGIL HEEKYUNG LEE
262 MONSIGNOR O'BRIEN HIGHWAY - UNIT 705
CAMBRIDGE, MA 02141

22-128
WANG, BAOJUN
262 MONSIGNOR O'BRIEN HWY. - UNIT 201
CAMBRIDGE, MA 02141

22-128
YANG, HONG
8 POLE HILL RD
ANDOVER , MA 01810

263 Msgr. O'Brien Hwy

22-128
FREITAS, ILDA M.
262 MONSIGNOR OBRIEN HWY - UNIT 205
CAMBRIDGE, MA 02141

22-128
CAI, HONGGUI & HONGXIA GU
C/O SONJA SELAMI, ESQ
40 GROVE ST
WELLESLEY, MA 02482

22-128
GUO, RUOQI & YAN HAN
C/O MT LAW, LLC
430 BEDFORD ST. SUITE 200
LEXINGTON, MA 02420

22-128
QIAO, YAN LIN
C/O IIYA FUCHS
1674 BEACON ST
BROOKLINE, MA 02445

22-128
SONG, YAN
262 MONSIGNOR OBRIEN HWY - UNIT 406
CAMBRIDGE, MA 02141

22-128
ZHANG JINYUN
262 MONSIGNIOR OBRIEN HWY - UNIT 407
CAMBRIDGE, MA 02141

22-128
CHEN, JIAYANG
20 MORGAN DR. UNIT 46
LEBANON, NH 03766

22-128
MENG, FANYU
1787 RANCHO HILLS DRIVE
CHINO HILLS, CA 91709

22-128
TANNOUS, CAROL
262 MONSIGNOR O'BRIEN HWY - UNIT 604
CAMBRIDGE, MA 02141

22-128
SU, LONGCHENG
262 MONSIGNIOR OBRIEN HWY UNIT 702
CAMBRIDGE, MA 02141

22-128
LOTH, JR., ERIC B., TRUSTEE
12 LAVENDER CIRCLE
NORTH ANDOVER, MA 01845

7-34
JOHN FAHIMIAN, LLC
126 ADAMS ST
MILTON, MA 02186

22-128
CANG, SHENGQUN
262 MONSIGNOR O'BRIEN HIGHWAY - UNIT 206
CAMBRIDGE, MA 02141

22-128
ZHU, YAO & LIWEI LIAO
262 MONSIGNIOR O'BRIEN HWY - UNIT 207
CAMBRIDGE, MA 02141

22-128
CHIKERSAL, SIMITA
21 KNOX ST
BELMONT, MA 02478

22-128
PAN, YICHAO
262 MONSIGNOR OBRIEN HGWY - UNIT 302
CAMBRIDGE, MA 02141

22-128
SU, HAO-WEI & HOYU WU
262 MONSIGNIOR OBRIEN HWY - UNIT 303
CAMBRIDGE, MA 02141

22-128
BIAN, SHIJIA
262 MONSIGNIOR O'BRIEN HWY - UNIT 309
CAMBRIDGE, MA 02141

22-128
HEDLUND, MATTHEW R. & PELIN BICEN
262 MONSIGNOR OBRIEN HWY - UNIT 601
CAMBRIDGE, MA 02141

22-128
XU, DANDAN & YI DONG
160 CAMBRIDGE PARK DR.
CAMBRIDGE, MA 02140

22-128
LIU, DONG
11 WESTWOOD RD
LEXINGTON, MA 02420

22-128
SAHA, ANANDA SUBRA M. SHAHA
362 RINDGE AVE UNIT #10K
CAMBRIDGE, MA 02140

22-128
MIAO, JENKAI YUE XU
262 MONSIGNOR O'BRIEN HWY - UNIT 306
CAMBRIDGE, MA 02141

22-128
CHENG, CHUNG HUILING CHO
23 BERKELY PL
LIVINGSTON , NJ 07039

22-128
ZHAO HANCHEN
262 MONSIGNOR OBRIEN HWY - UNIT 202
CAMBRIDGE, MA 02141

22-128
XU YANG
262 MONSIGNOR O'BRIEN HWY - UNIT 301
CAMBRIDGE, MA 02141

1A-207
DW NP PROPERTY, LLC
222 JACOBS ST
CAMBRIDGE, MA 02141

22-128
REN, OLIVER
262 MONSIGNOR OBRIEN HWY - UNIT 701
CAMBRIDGE, MA 02141

22-128
LU, JIANNAN
262 MONSIGNOR OBRIEN HWY - UNIT 401
CAMBRIDGE, MA 02141

22-128
RAGHAVAN SRIVATSAN
262 MONSIGNOR OBRIEN HWY - UNIT 203
CAMBRIDGE, MA 02141

263 Mass. O'Brien Hwy

22-128
MORHIG GEORGE A & ADA B
TRS MORHIG TR
873 BRAMBLE WAY
ANAHEIM, CA 92808

22-128
CHOW, FRANK SANGMI LEE
30 TAYLOR COVE DR #15
ANDOVER, MA 01810

22-128
REGAN, AMY K. & JAMES F. REGAN
TRS THE JAMES & AMY REAGAN FAMILY TRUST
262 MONSIGNOR OBRIEN HWY - UNIT 602
CAMBRIDGE, MA 02141

22-109
ODYSSEY PROPCO V LLC
345 CALIFORNIA ST - STE 300
SAN FRANCISCO, CA 94104

22-128
YU, ZEYANG MUXI YANG
160 PLEASANT ST APT #914
MALDEN , MA 02148

22-128
KOU ERIC YAO-CHUNG HSUEH KATLIN YING JU
40 BOUTWELL ST
WILMINGTON, MA 01887

SOMERVILLE ABUTTERS:

MAP 114 A LOT 2
TWIN CITY PLAZA LLC
P.O. BOX 2539
SAN ANTONIO, TX 78299

MAP 115 B LOT 8
SOMERBRIDGE HOTEL LLC
10 CABOT ROAD – SUITE 209
MEDFORD, MA 02155

MAP 115 B LOT 7 & LOT 6
LEGGAT MCCALL PROPERTIES LLC
C/O 15 MCGRATH HWY PROPCO LLC
10 POST OFFICE SQUARE
BOSTON, MA 02109

MAP 115 B LOT 5
LOHNES PAUL R & LAVERTY JR C R TRS.
35 MCGRATH HWY REALTY TRUST
75 CAMBRIDGE PKWY – SUITE 100
CAMBRIDGE, MA 02142

MAP 115 B LOT 11 & 12
CITY OF SOMERVILLE
PLANNING BOARD
93 HIGHLAND AVENUE
SOMERVILLE, MA 02143

22 MCGRATH HWY

Location	22 MCGRATH HWY	**Mblu**	114/ A/ 2/ /
Acct#	20682089	**Owner**	TWIN CITY PLAZA LLC
Assessment	$57,753,700	**PID**	1818
Building Count	4		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$24,391,400	$33,362,300	$57,753,700

Owner of Record

Owner	TWIN CITY PLAZA LLC	**Sale Price**	$63,100,000
Co-Owner		**Certificate**	
Address	PO BOX 2539 SAN ANTONIO, TX 78299	**Book & Page**	47267/ 299
		Sale Date	04/12/2006
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
TWIN CITY PLAZA LLC	$63,100,000		47267/ 299	00	04/12/2006
CHARTER TWIN CITY LLC	$26,575,000		44866/ 368	1B	03/24/2005
CAMBRIDGE CHARTER REALTY I LLC	$23,000,000		35867/ 361	00	07/10/2002
TWIN CITY MALL ASSOC	$107,500		14630/ 434	N	06/08/1982

Building Information

Building 1 : Section 1

Year Built:	1980
Living Area:	90,100
Replacement Cost:	$13,490,367
Building Percent Good:	72
Replacement Cost Less Depreciation:	$9,713,100

Building Attributes

1 MCGRATH HWY

Location	1 MCGRATH HWY	**Mblu**	115/ B/ 8/ /
Acct#	01009020	**Owner**	SOMERBRIDGE HOTEL LLC
Assessment	$1,522,100	**PID**	1828
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$79,200	$1,442,900	$1,522,100

Owner of Record

Owner	SOMERBRIDGE HOTEL LLC	**Sale Price**	$4,545,685
Co-Owner		**Certificate**	
Address	10 CABOT ROAD SUITE:209 MEDFORD, MA 02155	**Book & Page**	73874/ 495
		Sale Date	12/20/2019
		Instrument	1B

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SOMERBRIDGE HOTEL LLC	$4,545,685		73874/ 495	1B	12/20/2019
PREVITE ANTHONY D TRUSTEE	$100		20124/ 348	A	10/06/1989
ANTHONY D. PREVITE	$0				

Building Information

Building 1 : Section 1

Year Built:	1950
Living Area:	2,160
Replacement Cost:	$122,537
Building Percent Good:	58
Replacement Cost Less Depreciation:	$71,100

Building Attributes	
Field	**Description**

13-15 MCGRATH HWY

Location	13-15 MCGRATH HWY	**Mblu**	115/ B/ 7/ /
Acct#	01005180	**Owner**	LEGGAT MCCALLPROPERTIES LLC
Assessment	$1,863,600	**PID**	109297
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$430,100	$1,433,500	$1,863,600

Owner of Record

Owner	LEGGAT MCCALLPROPERTIES LLC	**Sale Price**	$6,000,000
Co-Owner	S/O 15 MCGRATH HWY PROPCO LLC	**Certificate**	
Address	10 POST OFFICE SQ BOSTON, MA 02109	**Book & Page**	73956/ 90
		Sale Date	01/07/2020
		Instrument	1V

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LEGGAT MCCALLPROPERTIES LLC	$6,000,000		73956/ 90	1V	01/07/2020
LABEN REALTY LLC	$4,150,000		50626/ 097	1G	01/23/2008
PAINO ASSOC II LTD PTNERSHIP	$1,076,700		29622/ 299	00	01/05/1999
PREVITE REALTY TRUST	$100		24437/ 579	1A	04/07/1994

Building Information

Building 1 : Section 1

Year Built:	1930
Living Area:	12,736
Replacement Cost:	$589,235
Building Percent Good:	58
Replacement Cost Less Depreciation:	$341,800

17-21 MCGRATH HWY

Location	17-21 MCGRATH HWY	**Mblu**	115/ B/ 6/ /
Acct#	01005190	**Owner**	LEGGAT MCCALLPROPERTIES LLC
Assessment	$3,660,500	**PID**	1826
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$1,961,600	$1,698,900	$3,660,500

Owner of Record

Owner	LEGGAT MCCALLPROPERTIES LLC	**Sale Price**	$6,000,000
Co-Owner		**Certificate**	
Address	10 POST OFFICE SQ BOSTON, MA 02109	**Book & Page**	73956/ 90
		Sale Date	01/07/2020
		Instrument	1V

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LEGGAT MCCALLPROPERTIES LLC	$6,000,000		73956/ 90	1V	01/07/2020
LABEN REALTY LLC	$4,150,000		50626/ 97	1C	01/23/2008
PAINO ASSOC II LTD PARTNERSHIP	$1,773,300		29622/ 299	1G	01/05/1999
TRUST PREVITE REALTY	$0				

Building Information

Building 1 : Section 1

Year Built:	1988
Living Area:	21,280
Replacement Cost:	$2,576,373
Building Percent Good:	70
Replacement Cost Less Depreciation:	$1,803,500

35 MCGRATH HWY

Location	35 MCGRATH HWY	**Mblu**	115/ B/ 5/ /
Acct#	02037195	**Owner**	LOHNES PAUL R & LAVERTY JR C R TRS
Assessment	$4,099,800	**PID**	1825
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,522,500	$1,577,300	$4,099,800

Owner of Record

Owner	LOHNES PAUL R & LAVERTY JR C R TRS	**Sale Price**	$4,000,000
Co-Owner	35 MCGRATH HWY REALTY TRUST	**Certificate**	
Address	75 CAMBRIDGE PKWY SUITE 100 CAMBRIDGE, MA 02142	**Book & Page**	1562300
		Sale Date	03/23/2011
		Instrument	1C

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LOHNES PAUL R & LAVERTY JR C R TRS	$4,000,000		1562300	1C	03/23/2011
OWENS HENRY F INC	$575,000		983/ 147	N	05/01/1984

Building Information

Building 1 : Section 1

Year Built:	1920
Living Area:	38,638
Replacement Cost:	$3,167,464
Building Percent Good:	76
Replacement Cost Less Depreciation:	$2,407,300

Building Attributes	
Field	**Description**

MCGRATH HWY

Location	MCGRATH HWY	**Mblu**	115/ B/ 11/ / ¢ 12
Acct#	98000460	**Owner**	CITY OF SOMERVILLE
Assessment	$436,200	**PID**	101521
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$0	$436,200	$436,200

Owner of Record

Owner	CITY OF SOMERVILLE	**Sale Price**	$0
Co-Owner	VACANT LAND	**Certificate**	
Address	MCGRATH HWY SOMERVILLE, MA 02143	**Book & Page**	
		Sale Date	

Ownership History

Ownership History				
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Sale Date**
CITY OF SOMERVILLE	$0			

Building Information

Building 1 : Section 1

Year Built:	
Living Area:	0
Replacement Cost:	$0
Building Percent Good:	
Replacement Cost Less Depreciation:	$0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	