

AGENDA

The Somerville Planning Board meeting for **Thursday January 30, 2003 at 7:30 p.m.** in the Alderman's Chambers on the second floor of City Hall, 93 Highland Avenue, Somerville, MA is scheduled as follows:

7:30 pm - Public Hearing

74 and 100 Foley Street: (Business Park Assembly (BPA) zoning district, Assembly Square Interim Planning District (ASIPD), Waterfront Overlay District (WOD), and a Planned Unit Development – A (PUD-A) overlay zoning district): The Applicant and Owner, IKEA Property, Inc. is seeking an Interim Planning District Special Permit (§6.4.6.), Site Plan approval (§6.1.15.) and Special Permits with Site Plan Review (§7.11.9.2.c., §7.11.10.1.d., §7.11.7.1.c., §7.11.10.1.b.) in order to construct **Phase I** of the previously approved IKEA Preliminary Master Plan. This phase of the project consists of the following:

An approximately 280,032 s.f. building containing an IKEA retail store, a restaurant and associated office space as well as an underground parking garage; and

A restaurant building of approximately 4,000 s.f.

Under §6.4.8. of the Somerville Zoning Ordinance the Applicant is seeking a waiver from parking requirements.

Under §15.2. of the Somerville Zoning Ordinance the Applicant is subject to a Project Mitigation Contribution.

8:30 pm - Public Hearing

74 and 100 Foley Street: (Business Park Assembly (BPA) zoning district, Assembly Square Interim Planning District (ASIPD), Waterfront Overlay District (WOD), and a Planned Unit Development – A (PUD-A) overlay zoning district): The Applicant and Owner, IKEA Property, Inc. is seeking an Interim Planning District Special Permit (§6.4.6.), Site Plan approval (§6.1.15.), and Special Permits with Site Plan Review (§7.11.9.2.c., §7.11.7.1.c., §7.11.10.1.b.) in order to construct **Phase IA** of the previously approved IKEA Preliminary Master Plan. This phase of the project consists of the following:

An approximately 109,507 s.f. building containing office, restaurant and retail space;

Under §6.4.8. of the Somerville Zoning Ordinance the Applicant is seeking a waiver from parking requirements as well as a waiver from dimensional requirements with respect to loading bays.

Under §15.2. of the Somerville Zoning Ordinance the Applicant is subject to a Project Mitigation Contribution.