



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

STAFF PRESENT

SARAH LEWIS, *SENIOR PLANNER*
ALEX MELLO, *PLANNER*

MEMBERS

DEBORAH FENNICK
FRANK VALDES
SARAH RADDING

**DESIGN REVIEW COMMITTEE
RECOMMENDATIONS & MINUTES**

The City of Somerville Design Review Committee held a public meeting on **Thursday, September 28, 2017**, at **6:30 p.m.** in the **3rd Floor Conference Room, City Hall, 93 Highland Avenue, Somerville, MA**

The purpose of the meeting was to review and make recommendations on the following proposals:

1. **374 Somerville Avenue** (PB 2017-16): The proposal is to renovate the existing office and retail building by converting the second floor into four residential units and constructing a rear four story addition. The façade includes a metal screen on the second level of the façade and is proposed to have operable egress hatches installed as part of this project. CCD-55 Zone. Ward 2.

The Design Review Committee (DRC) recommended the following:

- enhancing the pedestrian experience along the street level in front of the parking spaces and to add fencing and landscaping between the property lines.
- Add bicycle parking spaces

2. **44 Broadway** (ZBA 2017-19): The proposal is to demolish an existing one-story commercial structure and replace with a 6-story mixed-use building containing 8,696sf of retail/restaurant, 9,800sf of office, and 27 residential dwelling units with structured parking. TOD-55 Zone. Ward 1.

The DRC recommended the following:

- devise a plan for trash storage and removal.
- provide an area on the ground level/residential lobby for mailboxes or a mail room
- provide an area for covered bicycle parking
- provide more detailed landscape plans for the proposed green roofs
- include more built in street furniture and streetscape plantings
- provide an area for a shielded area in the rear of building for a transformer
- the DRC would like the applicant to come back prior to the issuance of a building permit

3. **NorthPoint Building EF**: This is a pre-submittal introduction for a proposed 9-story mixed-use commercial building with retail on the ground floor and research and development/laboratory space on the



upper floors for a total of 635,372 sf completely in Somerville but services and access to the site are from Cambridge.

The DRC recommended the following:

- the terracotta should come down to the ground and return on the sides.
- there should be a visual connection from the lobby out to the civic space
- a more sustainable alternative to crumb rubber should be considered for a synthetic turf material

Other Business