



City of Somerville

# URBAN DESIGN COMMISSION

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

## APRIL 12, 2022 MEETING MINUTES

This meeting was conducted via remote participation on GoToWebinar.

NAME	TITLE	STATUS
Sarah Lewis	Co-Chair	<i>Present</i>
Cortney Kirk	Acting Co-Chair	<i>Present</i>
Frank Valdes	Member	<i>Present</i>
Deborah Fennick	Member	<i>Present</i>
Andrew Arbaugh	Member	<i>Absent</i>
Tim Talun	Member	<i>Present</i>
Tim Houde	Member	<i>Present</i>
Cheri Ruane	Member	<i>Arrived Late at 6:43pm</i>

City staff present: Andrew Graminski (Planning, Preservation, & Zoning)

The meeting was called to order at 6:03pm and adjourned at 8:13pm.

## GENERAL BUSINESS: Meeting Minutes

Following a motion by Member Valdes, seconded by Member Fennick, the Commission voted unanimously (4-0) to approve the 8 March 2022 minutes.

## PUBLIC MEETING: 256-260 Elm Street (P&Z 21-039)

*(continued from 1 March 2022)*

The applicant team presented the updated façade designs and reviewed how the previous comments by the Commission were incorporated into the various design concepts.

The Commission and applicant team discussed the setbacks, the materiality choices, the success of the newly added ground story arcade, how several of the design elements (terracotta, piers, balconies, upper story band, etc.) work together and how they could use an additional level of refinement and study, the possibility of lightening the lobby entrance and continuing the glass around the corner, and how the team will differentiate the Herbert Street side of the building to make the design more successful. The Commission and applicant team also discussed the options for the signage band and potential commercial renters for the spaces available.

Following a motion by Member Fennick, seconded by Member Houde, the Commission voted unanimously (5-0) to recommend façade option 3 with the terracotta materiality on the Elm Street and Herbert Street facades with adjustments discussed at this meeting.

Following a motion by Member Talun, seconded by Member Valdes, the Commission voted unanimously (5-0) to continue the design review to a future meeting.

**RESULT:**

**CONTINUED**

## **PUBLIC MEETING: 270 Elm Street (P&Z 21-042)**

*(continued from 1 March 2022)*

The applicant team presented revisions to the Civic Space design options, programming options, and reviewed how the previous comments by the Commission were incorporated into the various design concepts.

The Commission and applicant team discussed the paving options, seating selections, trash/recycling requirements, the differences in materiality in the two options, lighting plan, and opportunities to incorporate public art throughout the space that are more than just murals.

Following a motion by Member Ruane, seconded by Member Valdes, the Commission voted unanimously (5-0) to recommend design option 1 with an all-concrete path through the plaza and pervious pavers in the field areas only.

Following a motion by Member Talun, seconded by Member Ruane, the Commission voted unanimously (5-0) to recommend that the design guidelines have been met.

Following a motion by Member Talun, seconded by Member Valdes, the Commission voted unanimously (5-0) to incorporate additional design guidance.

Additional design guidance summarized:

- Reconfigure the seating facing Elm Street to wrap around
- Provide additional details to the Planning Board regarding catenary lighting (fixture, density, and type)
- Refinement of sculptural art, commissioning of an artist, and commitment of a budget

<b>RESULT:</b>
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<b>RECOMMENDED</b>
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## **PUBLIC MEETING: 366 Broadway (P&Z 21-175)**

The applicant team presented an overview of the project, the current conditions of the site along with its greater urban context, the landscape plan including a green roof, and the 3 façade options with materiality choices.

The Commission and applicant team discussed the fire rating of the stair corridor, the access and location of the transformer, how the two sides of the building need to be tied together in a better way with more similarity or compatibility, the success of the corner balconies in option 2, the possibility of combining the right side of option 1 and left side of option 2, the opportunity to use asymmetry in the façade, using the materiality as a way to enrich the design, the possible addition of a dog area on the roof, and the solar panel plan.

Following a motion by Member Valdes, seconded by Member Fennick, the Commission voted unanimously (5-0) to continue the design review to a future meeting.

<b>RESULT:</b>
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<b>RECOMMENDED</b>
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*NOTICE: These minutes constitute a summary of the votes and key discussions at this meeting. To review a full recording, please contact the Planning & Zoning Division at [planning@somervillema.gov](mailto:planning@somervillema.gov).*

