



**KHALSA DESIGN INCORPORATED**  
***Architecture & Urban Planning***

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**TO: City of Somerville**  
**Office of Strategic Planning and**  
**Community Development**  
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**DATE: 06/03/2022**

**FROM: Tanya Carriere**  
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**RE: Design/ Development Narrative for 16-20 Medford Street, Somerville MA**

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Khalsa Design, Inc. is working with Somerville Living LLC, a DiBiase Homes company, to develop a new 4-story mixed-use building containing approximately 3,500 sf of commercial space and up to 41-residential for sale condo units at 16-20 Medford Street. The site, formerly occupied by Cubby Oil and Somerville Gas and Service, currently houses two commercial masonry garage structures which are proposed to be demolished.

The project site is approximately 16,915 square feet and is situated approximately halfway between Somerville's Union Square and Cambridge's Lechmere Station; the Boynton Yards district is to the west of the property. The property fronts on 4 streets, South Street on the North side, Medford Street on the Northeast, Warren Street on the Southeast side and Bedford Street on the West side. Medford Street is a pedestrian designated street per the City Somerville Zoning Ordinance (SZO) Pedestrian Street Maps. The property is not within the quarter or half mile walkshed per the SZO Transit Area Maps. The property is in an MR4 zone and abuts parcels on the rear that are in a UR zone.

The development goals are to provide ground floor commercial space along Medford Street as the designated Pedestrian Street, ground floor amenity spaces for the residential portion of the structure along South Street and residential homeownership condo units above. Vehicular entrance to the residential garage is thus purposefully located on Bedford Street as a side street (not a Pedestrian Street, which limits the location of potential curb cuts for the project). The proposal provides a total of 43 parking spaces on the site including 6 spaces outside of the garage (but covered), some of which will be programmed as spaces for visitors, car-sharing or short-term parking. Five spaces are located within the garage at grade level and 32 spaces are in the below grade garage. Amenities for the residential use include private balconies, a common roof deck with green roof, a main lobby/sitting area, remote work room and fitness room. Additionally, 42 long term bike parking spaces are proposed within the building and 10 short term bike parking spaces are proposed on the exterior, both as required under the SZO. The building has been set back from the property line on all four street sides to create 12'-0" wide sidewalks and enhance the public realm. Additionally, new street trees, decorative permeable pavers, bike racks, streetlights and



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plantings are proposed, along with infilling of curb cuts on Medford, South and Warren Streets. The project will be LEED Platinum certifiable.

The project aims to provide a building which will enhance the streetscape, melding with both existing and proposed new development in the neighborhood and provide aesthetically pleasing and long-lasting exterior materials.

The existing neighborhood is eclectic in its architecture and is in the midst of being further developed. To the rear of the site there is a mixture of flat and gable roof residential structures clad in lap siding. Across Medford Street is a three-story brick building and further down Medford Street are taller style apartment structures and a Commercial Shopping Center.

The general design concept is to have a harmonious building which uses some traditional elements while also incorporating some contemporary features, materials and massing. Durable masonry treatments are proposed for the ground floor, along with abundant storefront providing pedestrian interaction and vibrancy along the sidewalks. The upper floors were designed to have a more residential feel. Bays and balconies break up the massing along the façade on the upper levels, while decorative pilasters are located between the storefront on the ground floor.

As the Medford Street façade is longer than 100 feet in length, the treatment of the façade has been broken to appear as two facades per the Somerville design guidelines. “Façade Scheme 1” is located along Warren and Medford Streets. This location houses the commercial spaces. The commercial storefronts are accentuated with abundant storefront glazing in between brick pilasters. On the upper floors, the same brick is carried up along with a face frame paneled cladding which articulates the projecting bays. Recessed balconies give further interest to the building massing.

The building central corner where Medford & South Streets meet was designed as the building’s focal point with wrap around staggered window treatment and soffits at the floor levels. The main residential entry is located under the central corner area and angled toward the corner. A hung canopy with building signage highlights this entry point. The ceilings of the wrap around soffits at the floor levels are clad in a simulated wood cladding, providing visual interest and warmth to the area. The same cladding is repeated within the other balconies throughout the building along the ceilings and balcony door wall face.

The base of “Façade 2”, South Street & Warren Street along with a portion of Medford Street adjacent to the buildings central corner, is clad in cast stone with a horizontal articulation. The first floor glazing in this area is differentiated from the storefront glazing of the Medford Street Commercial Spaces by using a higher sill height and different mullion pattern. The bays above break up the building massing and are clad in standing seam metal siding as well as the top floor balconies. The cast stone cladding is capped off at the 4<sup>th</sup> floor level which further differentiates the scale of “Façade 2” from “Façade 1.”