



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF SUSTAINABILITY AND ENVIRONMENT
KATJANA BALLANTYNE
MAYOR

ATTN: Mike Tokatlyan
ConTempo Builders
100 Trade Center, Suite G-700
Woburn, MA, 01801
Sent via email to mike@cbuilderscorp.com
cc: Sarah White, swhite@somervillema.gov
RE: 394 McGrath (Project Tracking # 21-122) Stage 1 Sustainability & Resilient Buildings
Questionnaire & Materials

May 19, 2022

Dear Mike,

Thank you for your application for 394 McGrath Highway, Somerville for Stage 1 sustainability and resiliency requirements. Because the project is not in an overlay district, is achieving the density bonus, and is less than 25,000 GSF, the project must meet net-zero requirements and complete the questionnaire.

We have received and reviewed the completed application package for completeness and have issued the attached certificate of required materials. In addition, we offer the following comments on your submission. While the comments below will not prevent us from issuing the receipt, you may consider them as you move forward with the project.

- The current proposal does not specify the number of EV chargers to be installed at the five parking spaces. The City of Somerville recommends that at least 25% of parking spaces be equipped with EV charging infrastructure and that the remainder have capacity to be electrified in the future. We expect greater and greater demand for EV charging, and it is much more cost effective to build in the capacity to expand charging capabilities during construction than needing to



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retrofit down the line. We expect more clarity on incentives will be available. In addition, there continue to be more opportunities to collect revenue from charging usage to help defray costs.

- The building is located within 700 feet from a heavily traveled highway which can impact indoor air quality. We appreciate the attention that is being given for air quality and environmental health. We support these efforts, and while it is not a requirement, we encourage efforts to improve indoor air quality within this distance from the highway.

Please note, another certificate will be required prior to receiving a building permit. Remember to include your address, tracking number, and assigned inspectional services staff on all communications. Please contact Inspectional Services and ose@somervillema.gov if you have any questions.

Sincerely,

Christine Blais
Director
Mayor's Office of Sustainability and Environment
City of Somerville
50 Evergreen Avenue, Somerville, MA 02145
candrews@somervillema.gov
Cell: 781-296-7194



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