

# **APPENDIX F: Development Review Reports**

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# **NEIGHBORHOOD MEETING REPORT**

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# DESIGN REVIEW REPORT

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## **Neighborhood Meeting Report Boynton Yards, 99 South Street**

Date: April 6, 2022

### Introduction & Presentation:

- City Councilor J.T. Scott (Ward 2) introduced the meeting.
- John Fenton (DLJ), Ian Ramey (Copley Wolff), and David Nagahiro (CBT Architects) presented an overview of the 99 South Street project.

### Questions and Answers/Comments:

Question: Will there be room to expand bike parking?

Response: (Rola Idris, Leggat McCall): Bike parking is planned to be on the first level of the underground parking and around the building. We plan to add more accessible bike parking in the future. (John Fenton, DLJ): There is also a condition in the approved Master Plan to have 3 Bluebike stations within Boynton Yards.

Question: Will outdoor areas be dog-friendly?

Response: (John Fenton, DLJ): Yes, that is a part of the programming. (Ian Ramey, Copley Wolff): There are no dedicated areas around the building but we are looking at Civic Space 3.

Comment: The portion of South Street between Harding and Willow is windy.

Response: (Rola Idris, Leggat McCall): We will be conducting wind studies, as buildings are constructed and trees get planted the wind should be reduced.

Comment: In the plan, the Back of House is the terminal vista of Ward Street instead of a retail storefront.

Response: (Rola Idris, Leggat McCall): These plans are conceptual. We can try to relocate the Back of House.

Comment: The mechanical penthouse on 101 South Street could have been done better to break down the massing. Screening also helps to change the scale.

Response: (Rola Idris, Leggat McCall): We need large mechanical equipment for lab use. We are trying to bring the massing down, potentially by extending the façade up one level to obscure part of the mechanicals.

Comment: Is the 5<sup>th</sup> floor setback on South Street also planned for Harding Street?

Response: (Rola Idris, Leggat McCall): The step back on the 5<sup>th</sup> floor is part of a "zipper" design to break up the massing.

Question: How many stories/what is the height to the top of the mechanical equipment?

Response: (Rola Idris, Leggat McCall): The building is 12 stories; 185 feet to the mechanicals and then another 40 feet for the mechanicals for a total of 225 feet.

Question: How many underground parking spaces will be provided?

Response: (Rola Idris, Leggat McCall): We are still studying the parking, but it will most likely be 4 levels underground, about 250-280 spaces.

Comment: Like the setback at 4 stories and zipper concept to complement the low-rise residential next to the building on South Street. (J.T. Scott, City Councilor): Think about how the building reads for people coming from Ward street as well. Are there any plans for future context around Harding Street?

Response: (John Fenton, DLJ): We are engaged with others to the east of the site, but only have preliminary plans. (David Nagahiro, CBT): The building steps back and up to the height of the surrounding buildings on the north side, which with the transparency creates a nesting together of the buildings.

Comment: Stepped setback provides the opportunity for a green roof, which can't be on the top floor, and wasn't possible on Buildings 1 and 2, because of the size of the mechanicals.

Comment: The step design will make Boynton Yards truly fun. Would like to see the design in the context of Building 2. An arcade is great for the community and reduces direct sunlight to provide some shading for those who cannot tolerate the sun.

Question: When will development start?

Response: (Rola Idris, Leggat McCall): We are looking at the schedule now and hoping to be in the ground for excavation and site preparation by November 2022 if we can go through the Planning Board this summer.

Question: Have you analyzed how this will impact on the urban heat island effect?

Response: (David Nagahiro, CBT): The design helps reduce the heat island effect because with the robust landscape, the trees and green space will prevent the sun from hitting the ground in the summer. (Ian Ramey, Copley Wolff): The existing condition is black asphalt and the new building will have a high SRI on the sidewalks and roof. (J.T. Scott, City Councilor): The city website has a study that shows that this area is currently one of the worst heat islands in the city.

Comment: To reduce the heat island effect, want to see use of vertical spaces to incorporate vegetation such as suckering vines (Virginia creeper, concord grape) and build infrastructure for it to make the building feel more inviting like we are living with nature.

Comment: Step backs can create a scaled transition at certain levels for a green roof, creating life inside and outside the building.

Comment: The tree pits with bike parking around them create so many opportunities for more bikes and space for cyclists. Love the trees and the rocks; this is doing what we've wanted to see from other developers.

Comment: Please have contractors drive safely through the neighborhood.

Response: (John Fenton, DLJ): We'll make that clear to people. We're also cleaning up the pathway to the T because we want to make sure it's safe and well-lit. Some areas of the sidewalk need to be fixed and we maybe should talk with the city about a few stop signs.

## **Neighborhood Meeting Report Boynton Yards, 99 South Street**

Date: June 25, 2022

### Introduction & Presentation:

- City Councilor J.T. Scott (Ward 2) introduced the meeting.
- David Nagahiro (CBT), John Fenton (DLJ) presented an overview of the 99 South Street project.

### Questions and Answers/Comments:

Question: (JT Scott, Ward 2): Didn't see any awkwardly placed arm rest or hostile architecture features. Can you confirm that it will not be installed?

Response: (Ian Ramey, CWDG): The benches will be the same flat, wood-topped ones that we showed for Thoroughfare 1.

Question: (JT Scott, Ward 2): More thought has gone into the materiality. Concerned that South Street entry didn't quite hit it in terms of neighborhood concerns. It looks like there's a long, narrow hallway connecting to retail spaces on east of building. How wide is that hallway? People were looking for that to be an active surface. Looks like tenant storage there, any reason for its location?

Response: (David Nagahiro, CBT): That small strip of area is an opportunity for art or a mural. The spirit of what we're looking at is to think about a connection with Ward St. The area is about 4 feet wide and is not meant to be a hallway.

John: recessed glass panel, back wall would be art.

Response: (Rola Idris, LMP): Would function more like gallery space. Can open to public to competitions to display art. Not retail or passable space, but activates space to public. The tenant storage is for chemical storage and that is difficult to shift because plan was tight. We can continue to look at shifting that, but we can't make any promises.

Response: (John Fenton, DLJ): The challenge is that we're trying to activate the lobby and other 3 sides of the building that are not loading. We ran out of space to activate the whole east side. This was our proposal for softening and activating that in a way that wasn't retail but could still be a cultural focal point.

Question: Tori: I was at South Street a week ago and one of tree wells had fencing with little spikes. Why are they there? Seems useless and perhaps dangerous. Can we put some benches for seating on either side of tree as long as it doesn't interfere with people walking on sidewalk? I'm looking for spaces that are more functional. You showed some tree pits with taller fence in one of the presentations that was used for hooking up bikes.

Response: (Ian Ramey, CWDG): Those features are skateboard deterrents. It's not at a height where your hand should be touching it.

Comment/Question: Tori: Skateboarders need a place too. I guess PSUF is looking at plantings. Maybe put in a taller fence then that can be used for bikes.

Response: (John Fenton, DLJ): This is a personal thing for me, but oftentimes skateboarders are physically damaging to the improvements, whether some kind of masonry finish or sidewalks and rails. I would rather provide on-site a place for them to have their fun in a sanctioned area than allow it to happen in public or private areas.

Comment/Question: Tori: Is there a way to reinforce certain structures so that the damage isn't terrible? We might actually find that skateboarders bring a benefit to activating the space.

Response: (John Fenton, DLJ): When they fall off or go inside the fence it can be damaging to the vegetation. There should be a balance. We're going to have a fair amount of open space and maybe one of those activations is a place for skateboarders.

Question: (JT Scott, Ward 2): A colleague in Ward 6 would chime in with "skateboarding is not a crime." Seeing anti-skateboarder architecture rankles me. I think this is a good point for follow-up. Is the concern that the fence materials would not hold up to skateboards?

Response: (Rola Idris, LMP): That metal grate would get scratched and we'd need to repaint it. The tree could also get damaged. Maybe we could look into an area in the open space to put in skateboarding infrastructure.

Comment/Response: (JT Scott, Ward 2): This neighborhood is made up of Portuguese neighbors that have been here for generations and go out and paint their fences every year. Appreciate responsiveness to feedback, let's keep conversation ongoing.

Question: (JT Scott, Ward 2): Looks like there were some dark black in structural blocks for building. What are dimensions of structural columns? How difficult is it to navigate around them?

Response: (David Nagahiro, CBT): They are probably 18-24 inches square. They are fireproofed and probably have drywall surrounding them. There is still about a 33-foot exposure, so good space for retail. We tried to get it as column-free as possible.

Question: (JT Scott, Ward 2): Is there moveable seating on one side and stationary on the other side?

Response: (Ian Ramey, CWDG): Around the grove of trees would be moveable seating as well. The square around the tree is an opening around pavement for trunk and to the right of it is 2 chairs and table, all moveable.

Question: Tori: See beautiful roof, green roof maybe on 5<sup>th</sup> floor, terraced area. And then is there another one further up? The mechanicals are centralized, so what will go on roof? Is there space for solar panels or extensive green roof? We're ready for developers who want to meet the moment and this is a great opportunity to have an intensive green roof with a meadow. It fosters a lot of biodiversity, even endangered species.

Response: (David Nagahiro, CBT): The one on the northern side as well.

Response: (Rola Idris, LMP): We can definitely study this. We do have 2,000 sf allocated, but once we develop the drawings we can touch base, maybe with Ian and PSUF. We are definitely limited on space, but we need those 2,000 sf for LEED and to meet the green score requirement. There is the green space on the 5<sup>th</sup> level as well.

Question: Tori: How much space is available on the roof? Would love to talk further on it. On the ground floor you should anticipate where those dead spaces are and put in meadow-like plants. Did I see turfgrass? Hopefully not.

Response: (Ian Ramey, CWDG): There is no turfgrass on the project.

## Boynton Yards – Building 3

### Design Review Report

The Project team presented to the Urban Design Commission on April 26, 2022 and May 10, 2022. The following provides a summary of the UDC's key recommendations, and a description of any changes to the proposed development made because of the feedback.

#### 99 South Street - Building

- **Comment:** Façade concepts, comment on the preferred option for material selection.
  - **Response:** Terracotta masonry is the preferred option for facade. We liked that it has a tactile materiality and it's rooted in the site. It has a new industrial kind of feel but provides warmth. We reiterate that option 3 would be a good option for the site.
- **Comment:** Applicant should explain the rationale for selecting the location of the primary lobby.
  - **Response:** The Proponent is anticipating South Street realignment and recentering, hoping to activate the intersection of South Street and Harding Street. Entry is a cut-through opportunity from Thoroughfare 1 through building. The secondary entrance at T1 has retail on both sides and that connection bifurcates the retail.
- **Comment:** Building façade design selection.
  - **Response:** The Commission voted on the 3-step option as the preferred zipper option and "Option b" for north façade. The project design is consistent with design guidelines for high rise buildings. The Proponent will consider accommodating mirrored condition on zipper between north and south façade with the use of windows and frames.



City of Somerville

# URBAN DESIGN COMMISSION

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

## DESIGN REVIEW RECOMMENDATION

### **99 South Street/BY Building 3**

May 19, 2022

The Urban Design Commission (UDC) met virtually via GoToWebinar on April 26, 2022 and May 10, 2021 to review a **Lab Building** proposed at 99 South Street in the High Rise (HR) zoning district within the Boynton Yards sub area of the Master Planned Development overlay district and the Boynton Yards neighborhood of Somerville. The purpose of design review, as established by the Somerville Zoning Ordinance, is for peers in the professional design community to provide advice and recommendations during the schematic design phase of the architectural design process. In accordance with the UDC's adopted Rules of Procedure and Section 15.1.4 Design Review of the Somerville Zoning Ordinance, this recommendation includes, at least, the following:

1. Identification of the preferred schematic design option
2. Identification if applicable design guidelines are satisfied
3. Guidance and recommended modifications to address any design issues or concerns

Design review was conducted over the course of two meetings and the Commission guided the Applicant through various recommendations and suggestions to the applicants preferred façade design and massing concepts. Recommendations that were incorporated into the design through the review process included the following:

- Explore options for different numbers & size of steps for the zipper design concept.
- Explore the north elevation to have a more welcoming and prominent entry.

Following a presentation of the design by the Applicant and review of the design guidelines for the HR district, the Commission provided the following final guidance and recommended modifications:

- Additional work needed to accommodate a mirrored condition at the zipper between the south and north façade with the windows and frame.

The Commission voted unanimously (4-0) to recommend approving façade option C, voted unanimously (4-0) to recommend approving massing option 3 (Zipper), voted unanimously (3-0) that all of the HR design guidelines were satisfied, and voted unanimously (3-0) to incorporate further design guidance into the final design for the building.

Attest, by the voting membership:

Tim Talun

Deborah Fennick  
Tim Houde

Attest, by the meeting Co-Chairs:

Cortney Kirk  
Sarah Lewis

A handwritten signature in cursive script, appearing to read 'Sarah Lewis', written in dark ink.

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Sarah Lewis,  
UDC Co-Chair  
Director of Planning & Zoning

**APPLICABLE DESIGN GUIDELINES:**

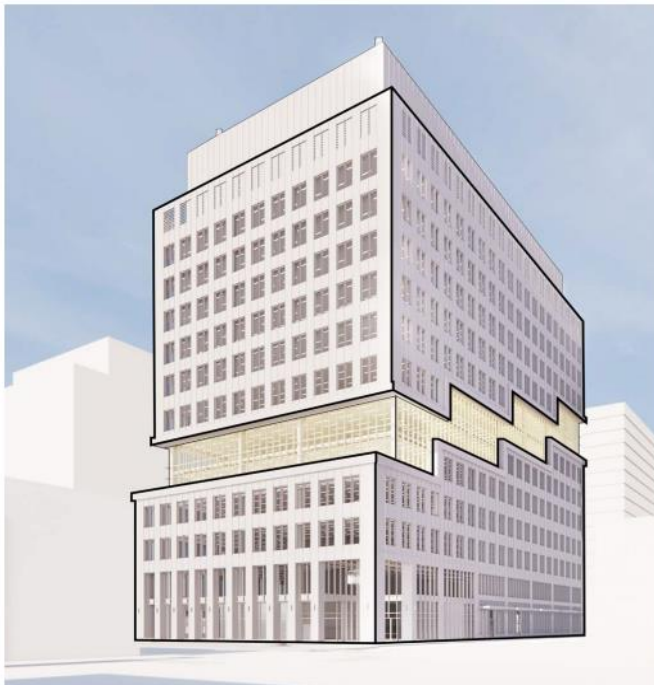
<b>HR – HIGH RISE DISTRICT</b>			
<b>LANGUAGE</b>	<b>SATISFIED?</b>	<b>PRIORITY?</b>	<b>NOTES</b>
Facades should be visually divided into a series of architectural bays that are derived, in general, from the building's structural bay spacing.	YES (3-0)		
Piers, pilasters, or other features defining each architectural bay should either extend all the way to the ground or terminate at any horizontal articulation defining the base of the building.	YES (3-0)		
Architectural bays should align, in general, with individual or groups of storefronts and lobby entrances.	YES (3-0)		
Piers, pilasters, or other features defining each architectural bay should always project forward and be uninterrupted by any horizontal articulation, excluding any horizontal articulation used to differentiate the base of the building.	YES (3-0)		
Vents, exhausts, and other utility features on building facades should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within open spaces.	YES (3-0)		
Buildings at terminated vistas should be articulated with design features that function as focal points.	YES (3-0)		
Fenestration glazing should be inset from the plane of exterior wall surfaces.	YES (3-0)		
Ribbon windows should be avoided.	YES (3-0)		
Monotonous and repetitive storefront or lobby systems, awnings, canopies, sign types, colors, or designs should be avoided.	YES (3-0)		
Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.	YES (3-0)		
Lobby entrances for upper story uses should be optimally located, well defined, clearly visible, and separate from the entrance for other ground story uses.	YES (3-0)		
Lobbies should be limited in both width and total area to preserve floor space and frontage for other ground story uses. Buildings should use any combination of facade articulation, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the frontage area, or some other architectural element(s) to make lobbies visual and materially distinctive.	YES (3-0)		



HR – HIGH RISE DISTRICT			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
The selection of materials, fenestration, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.	YES (3-0)		
The type and color of materials should be kept to a minimum, preferably three (3) or fewer.	YES (3-0)		
Two (2) or more wall materials should be combined only one above the other, except for bay windows.	YES (3-0)		
Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)	YES (3-0)		
Horizontal or vertical board siding or shingles, regardless of material, should be avoided.	YES (3-0)		
Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.	YES (3-0)		
Exterior Insulation and Finish Systems (EIFS) should be avoided.	YES (3-0)		

**Preferred Massing Option**  
**Option C: Zipper**

**OPTION 3: ZIPPER**



99 South Street

## Façade Evolution

### FAÇADE CONCEPT C : MASONRY / TERRACOTTA



4/26/2022



5/10/2022