

**CITY OF SOMERVILLE ZONING BOARD OF APPEALS**

**COMPREHENSIVE PERMIT APPLICATION**

APPLICANT: Mark Development, LLC & Beacon Communities Services LLC & RISE Together, LLC

SUBJECT PROPERTY: 299 Broadway, Somerville, Massachusetts  
15 Temple Street, Somerville, Massachusetts

PROJECT NAME: “299 Broadway”; P&Z 22-092

**NARRATIVE DESCRIPTION**

Mark Development, LLC, Beacon Communities Services LLC, and RISE Together, LLC (collectively the “Applicant”) are submitting this application pursuant to M.G.L Chapter 40B, Sections 21-23 for a Comprehensive Permit for the properties located at 299 Broadway and 15 Temple Street in Somerville, Massachusetts (the “Project Site”). The entities that finance, build, own, and operate the proposed buildings will be affiliates of the Applicant. The proposed project consists of the construction of two buildings (“Building A” and “Building B”) totaling approximately three-hundred thirty thousand (330,000) gross square feet, consisting of two-hundred eighty-eight (288) total rental dwelling units (see Figure 1). Building A will be 100% affordable income-restricted rental dwelling units with a family-oriented unit mix of predominantly 2-bed and 3-bed units. Building B will be 10% affordable income-restricted rental dwelling units to households earning no more than eighty percent (80%) of Area Median Income (“AMI”), with the balance of units unrestricted (see Figure 2). Of the 288 total units, one-hundred thirty-two (132) units (45.8% of the total number of residential units) will be income and rent-restricted to households with total household income, adjusted for household size, within varied tiers of the AMI. The unit mix distribution throughout the AMI tiers is as follows: seventeen (17) units to households earning no more than eighty percent (80%) of AMI, ninety-nine (99) units to households earning no more than sixty percent (60%) of AMI, and sixteen (16) units to households earning no more than thirty percent (30%) of AMI. One hundred fifty-six (156) of the units will be unrestricted Market-rate units. In addition to these residential units, the Project will include approximately 13,643 square feet of Retail space, 3,001 square feet of Community space, and 766 square feet of Arts & Creative Enterprise (“ACE”) space (collectively, the “Project”). As confirmed with the Massachusetts Department of Housing & Community Development (“DHCD” or the “Subsidizing Agency”), the Project Lottery will include a Local Preference for 50% of the affordable units.

**Description of Site Control and Project Eligibility**

The Applicant meets the jurisdictional requirements of the Chapter 40B Regulations and has standing before the Zoning Board of Appeals (“ZBA”) based on the following:

In May 2021, Applicant Mark Development, LLC entered into a Purchase & Sale Agreement (“P&S”) with Comar Real Estate Trust and Second Comar Real Estate Trust (collectively, the “Seller”) to purchase

the Project Site. A copy of the signed P&S is included as an exhibit to this Comprehensive Permit Application.

On July 8, 2022, the Applicant submitted the 40B Project Eligibility Application to DHCD. On November 8<sup>th</sup>, 2022, the Project Eligibility Letter (“PEL”) dated November 7<sup>th</sup>, 2022, was issued by DHCD under the Low-Income Housing Tax Credit (“LIHTC”) Program to the Applicant. A copy of the PEL is included as an exhibit to this Comprehensive Permit Application.

The Applicant will enter into Regulatory Agreements with the Subsidizing Agency that require compliance with the applicable Chapter 40B Limited Dividend requirements.

### **Description of Existing Conditions**

The Project Site, located at 299 Broadway and 15 Temple Street, is bounded on its southerly side by Broadway, its easterly side by Grant Street, its northerly side by Sewall Street, and its westerly side by Temple Street. The Project Site is approximately 114,680 square feet (2.633 acres). The Project Site contains an existing 1-story, approximately 12,831 square foot, commercial building currently leased by Walgreens Pharmacy; a 1-story, approximately 27,550 square foot commercial building that is currently vacant but was formerly occupied by Star Market; and a 104-space surface parking lot. Land uses on the northern and eastern property boundaries are residential dwellings and a dentist’s office at the intersection of Broadway and Grant Street. Land uses to the west include three commercial properties at the corner of Temple Street and Broadway. These three commercial properties extend contiguously northward along Temple Street and are currently leased by a Winter Hill Liquor Mart, Brazilian Times Newspaper, and Elegancia Barber Shop.

The Project Site spans a block of the Winter Hill neighborhood along Broadway, with an approximately 24-foot change in grade from its highest point near Temple Street at an elevation 42 feet above sea level to its lowest point near Grant Street at an elevation 18 feet above sea level. A 10-foot-high retaining wall along the northern edge of the property abuts the rear property lines of the adjacent residential dwellings on Sewall Street.

Prior to its current condition, the site was home to Capitol Theatre, which was once Somerville’s largest movie theatre housing 1,732 seats. The theatre was demolished in 1963.

The Project Site is in the Mid-Rise 4 (MR4), Mid-Rise 6 (MR6) and Neighborhood Residence (NR) zoning districts. It is in the Half-Mile Transit Area. The Broadway frontage, and part of the Temple Street frontage, are Pedestrian Street Districts. The entire Project Site is located within a State urban renewal area pursuant to the Winter Hill Urban Renewal Plan adopted by the City of Somerville in 2021 and approved by DHCD in July 2021.

### **Description of Site & Buildings**

The proposed development at the Project Site will transform a long-neglected stretch of Broadway in the Winter Hill neighborhood into a vibrant block providing residential housing units, retail space, a community room, Arts & Creative Enterprise space, and significant improvements to the public realm. The Project is inspired by the SomerVision 2040 Strategic Plan and seeks to address many of the goals outlined within the Plan. The Project is anchored by two mixed-use buildings that repair a gap in the existing Broadway streetscape and define a new civic pocket plaza along Broadway that artfully combines



built-in seating, retail café zones, and trees and plantings that work collectively to define circulation and gathering spaces, provide shade, contribute to stormwater management, and promote habitats. The plaza is flanked on three sides by retail spaces that have been thoughtfully designed to protect and promote an interesting mix of small-scale businesses and local job creation. Both mixed-use buildings are located within the MR4 and MR6 districts.

The two buildings that define the public realm have been designed to resemble a collection of eight buildings of different sizes and architectural expressions. The existing apartment buildings on Broadway inspired the scale and character of the proposed buildings, while the overall sculptural composition of the project is meant to complement the diverse buildings that border the site. Building heights transition from six stories along Broadway and Temple Street to four stories adjacent to the abutting residential neighborhood. The four-story building components have been thoughtfully arranged to create a variegated condition along this edge.

The building review process with the Somerville Urban Design Commission (“UDC”) has been completed. On September 13, 2022, the UDC voted unanimously to recommend approving the proposed façade materials for Building A and Building B. On September 27, 2022, the UDC voted unanimously that the Building A and Building B designs met the design guidelines for MR-4 and MR-6 zoning districts. In addition, the UDC made certain recommendations, including the support of two waivers: relief from step-back requirements (per SZO 4.4.8.c) at level 5 of both Building A & Building B, and relief from horizontal tripartite division of facades of 5-stories or greater (per SZO 4.4.13.e) at level 1 of both Building A & Building B.

### **Description of Civic Spaces**

As noted, the Project is anchored by two mixed-use buildings that eliminate a gap in the existing Broadway streetscape. These two buildings define a new civic pocket plaza on Broadway which establishes a significant part of the overall public realm design strategy. The Project also includes a new neighborhood pocket park on Sewall Street connected to the civic pocket plaza on Broadway via a landscaped pedestrian mews which will be publicly accessible 24/7.

The pocket plaza on Broadway will bring a much-needed civic space identity to the community by providing a safe and active pedestrian space surrounded by retail café zones. The plaza edges employ strategic topographic planting resembling the drumlins of Somerville’s geologic past with embedded street furniture that helps negotiate grades and defines circulation and gathering spaces, while the central plaza is defined by a permeable paving carpet featuring a grouping of trees that will provide shade, contribute to stormwater management, and promote habitats. Additional features such as catenary lighting, public art and wayfinding signage also contribute to the overall quality and legibility of the space.

Along Sewall Street, the project will transform a blighted parking lot into a welcoming neighborhood pocket park that provides opportunities for multi-generational programming. The park will include informal seating areas, sustainable trees and plantings, and intuitive play areas. Like the civic pocket plaza along Broadway, the park along Sewall Street will contribute to the site-wide stormwater management system and will be designed to promote native habitats, including birds and pollinators. A diverse native regional plant and tree palette will form the perimeter of the park and create rich opportunities for birds, pollinators and local fauna to thrive. The selection of plants can also be used as an educational overlay with activities such as plant identification, and also creates sensory experiences for all ages. A lower lawn area offers a place for picnics, interpretive play, rest, and community fitness classes.

Like the civic plaza along Broadway, the pocket park along Sewall Street will contribute to the site-wide stormwater management system and will be designed to promote inclusivity.

The civic pocket plaza on Broadway and the neighborhood pocket park on Sewall Street will be connected by a landscaped pedestrian walkway (“the mews”) that will be publicly accessible 24/7. Together, the plaza, mews, and park have been configured to provide a fully accessible, stair-free path between Broadway and Sewall Street as desired within the Winter Hill Neighborhood Plan. This would replace the current informal pedestrian cut-through that contains stairs at the 10-foot-high retaining wall. This mid-block connection better facilitates transit-oriented neighborhood in-fill development and quality of experience of an existing pedestrian desire line between the Broadway bus stop and pedestrian destinations on Sewall and Temple Streets. In addition to being anchored by a complementary plaza and park, the new connection will be activated by spill out generated from several sources: the retail spaces, the building lobbies providing access to upper-floor residential units, the front doors to the residential units that face the mews, and the entrance to a community space that faces the Sewall Street pocket park.

The UDC has completed the review process for these civic spaces. On September 27, 2022, the UDC voted unanimously that the pocket plaza and pocket park met the design guidelines for their respective zoning districts, and the UDC made certain recommendations.

### **Description of Project Phasing**

At present, the project execution contemplates a two-phase approach (“Phase I” and “Phase II”). To minimize disruption to the Broadway thoroughfare and to the residential abutters that live along Sewall and Grant Streets, Temple Street will be utilized as the primary construction access to the Project. Upon the completion of demolition, Phase I would commence and include all necessary site work, ground improvements, underground utilities, and construction of Building B. The footprint area of Building A would be utilized as a construction laydown area. Upon completion of the Building B facade, Phase II would commence. The project team will make every effort to minimize the delay in construction between Phase I and Phase II.

### **Description of Project Sustainability Approach**

#### *Sustainability*

Underpinning the team’s commitment to low-carbon, healthy buildings, the Applicant is pursuing Passive House certification through the Passive House Institute US (Phius) 2021 Core standard. In setting the highest bar for low-energy building, this standard is the best way for the proposed development to support the City of Somerville’s ambitious goal of achieving carbon-neutral emissions by the year 2050. Through this approach, both buildings will be poised not only to minimize energy loads but also to achieve optimal outcomes for healthy air quality, thermal comfort, acoustics, durability, and resilience. To follow are examples of design principles that the Applicant will explore through, and in addition to, the Passive House certifiability process:

- Net Zero ready
- High performance building skin with continuous air barrier at all transitions
- Efficient roof equipment layout to maximize solar-ready rooftop area
- Light-colored roofing material to reduce heat island effect
- ENERGY STAR-rated unit appliances

- Passive house energy modeling & feasibility study
- Passive house design review and construction monitoring to ensure execution
- Zero on-site parking that promotes a car-free future
- Bicycle parking (indoor and outdoor) and access that promotes health and a car-free future

### *Stormwater Management*

The proposed stormwater management system has been designed so that post-development peak runoff rates are equal to or below that of the pre-development conditions for the analyzed storm events. As required by the City of Somerville, the peak runoff rates for the proposed 10-yr, 24-hour storm event equal to or below that of the existing 2-yr, 24-hour storm event.

Per preliminary analyses and recommendations provided by the project's Environmental Engineer, the presence of unsuitable soil throughout the Site prevents the safe infiltration of stormwater. Due to this, the proposed stormwater management system will not be able to reduce the total volume of runoff from the Site. The Applicant requests a waiver for the requirement listed in the City of Somerville "Engineering Site Permit Rules & Regulations," dated August 2020, stating that the proposed runoff volume for the 10-yr, 24-hour storm event meets that of the existing 2-yr, 24-hour storm event. The proposed stormwater management system will still provide a net reduction of peak flow for the analyzed storm events as required by the City of Somerville. In addition, the net runoff volume from the project Site is expected to be reduced with the decrease in impervious area based on the proposed site improvements.

The proposed site improvements for the Project Site will provide removal of Total Suspended Solids (TSS) via "treatment trains" which include both non-structural and structural techniques. Street sweeping, deep sump manholes, hydrodynamic separators, and a propriety filtration unit will be used to improve water quality and provide TSS removal of at least 80%. As the Project Site is unable to provide treatment of Total Phosphorous (TP) via infiltration, a proprietary filtration unit is proposed to meet the required 50% removal rate required by the City of Somerville.

### *Native Plantings*

The landscape design prioritizes native plantings that include nectar plants for supporting pollinator activity, as well as shade tolerant species to ensure longevity and reduce the reliance on irrigation. Tree quantities throughout the open spaces meet or exceed Somerville zoning requirements, resulting in ample tree shading to reduce heat island effect, especially at the civic pocket plaza. The landscaping design leverages porosity to further mitigate stormwater runoff from the Project Site.

## **Description of Project Support**

In addition to the letters of recommendation from the UDC to the Zoning Board of Appeals ("ZBA"), the Applicant has received letters of recommendation from the following project stakeholders:

- Winter Hill Community Advisory Committee to the Somerville Redevelopment Authority
- Somerville Redevelopment Authority to the ZBA
- The Office of Mayor Ballantyne to DHCD
- The Mayor's Office of Strategic Planning and Community Development ("OSPCD") to DHCD
- The Mayor's Office of Sustainability and Environment ("OSE") to DHCD

### **Description of Waivers Requested**

The Applicant is submitting a comprehensive, yet concise, list of waivers based on a thorough review of the Zoning Ordinance. The waivers intend to reconcile the design as approved by the UDC with the current Zoning Ordinance.

### **Additional Project Details**

Upon acquisition, the property will be subdivided into four (4) lots:

- Lot 1 will be approximately 48,935 square feet that includes Building A and Sewall St. pocket park
- Lot 2 will be approximately 58,326 square feet that includes Building B and the Broadway pocket plaza
- Lot 3 will be approximately 4,921 square feet that includes paved surface area adjacent to the abutter 313 Broadway Realty Trust. Access will be granted to the existing retailers at 313 Broadway.
- Lot 4 will be approximately 3,600 square feet and is intended to be deeded to the City of Somerville for the future development of affordable dwelling units

The Project has been designed in close partnership with OSPCD staff and the Winter Hill neighborhood. The Project meets the goals of the SomerVision 2040 Strategic Plan, as further described in the Winter Hill Neighborhood Plan and the Winter Hill Urban Renewal Plan, of creating a transit-oriented development with significant affordable housing units that promotes small-scale local business, local job creation, sustainable open space, significant publicly accessible civic space, and a healthier, more prosperous, more attractive place to live, work, play, and raise a family.

## Development Matrix & Unit Mix (Figures 1 & 2)

*Figure 1. Development Matrix*

	Total	Building A	Building B
Developer / Owner		Beacon Communities	Mark Development
<b>Total Units:</b>	<b>288</b>	<b>115</b>	<b>173</b>
<b>Project Gross Square Feet:</b>	<b>330,257</b>	<b>153,866</b>	<b>176,391</b>
<b>Project Net Square Feet (per DHCD):</b>	<b>214,573</b>	<b>103,262</b>	<b>111,311</b>
<b>Project Retail Square Feet:</b>	<b>13,643</b>	<b>5,277</b>	<b>8,366</b>
<b>Community Space:</b>	<b>3,001</b>	<b>3,001</b>	<b>0</b>
<b>Arts &amp; Creative Enterprise Space (ACE):</b>	<b>766</b>	<b>766</b>	<b>0</b>

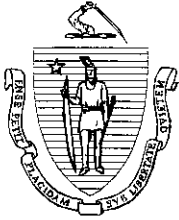
\*All square footage calculations are approximate and based on preliminary architectural plans

*Figure 2. Unit Mix and Affordability*

	Total	Building A	Building B
Developer / Owner		Beacon Communities	Mark Development
<b>Project Net Square Feet:</b>	<b>214,573</b>	<b>103,262</b>	<b>111,311</b>
<b>% of NSF</b>	<b>100%</b>	<b>48%</b>	<b>52%</b>

Unit Mix	Total	60% AMI	30 % AMI	Unrestricted	80% AMI
<b>Studio:</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>2</b>
<b>1-Bed:</b>	<b>139</b>	<b>33</b>	<b>4</b>	<b>92</b>	<b>10</b>
<b>2-Bed:</b>	<b>96</b>	<b>46</b>	<b>8</b>	<b>38</b>	<b>4</b>
<b>3-Bed:</b>	<b>29</b>	<b>20</b>	<b>4</b>	<b>4</b>	<b>1</b>
<b>Total:</b>	<b>288</b>	<b>99</b>	<b>16</b>	<b>156</b>	<b>17</b>



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

November 7, 2022

Mr. Damien Chaviano  
Mark Development  
275 Grove Street Suite 2-150  
Newton, MA 02466

Mr. Joshua Cohen  
Beacon Communities  
2 Center Plaza, Suite 700  
Boston, MA 02108

Re: 299 Broadway, Somerville, MA – Project Eligibility Letter

Dear Messrs. Chaviano and Cohen:

We are pleased to inform you that your application for project eligibility determination for the proposed 299 Broadway project located in Somerville, Massachusetts, has been approved under the Low Income Housing Tax Credit (LIHTC) program. The property is located at 299 Broadway in Somerville. This approval indicates that the proposed plan is for 287 units of rental housing for families, 115 (40%) of which will be affordable at no more than 60% of area median income. Additional units will be affordable at no more than 80% of AMI. The proposed development will consist of 23 studios, 137 one-bedroom units, 98 two-bedroom units and 29 three-bedroom units. The rental structure as described in the application is generally consistent with the standards for affordable housing to be included in the community's Chapter 40B affordable housing stock. This approval does not constitute a guarantee that LIHTC funds will be allocated to the 299 Broadway project. It does create a presumption of fundability under 760 CMR 56.04 and allows Mark Development and Beacon Communities to apply to the Somerville Zoning Board of Appeals for a comprehensive permit. Please note that a One Stop + submission for funding for this project must conform to all Department of Housing and Community Development (DHCD) program limits and requirements in effect at the time of submission.

As part of the review process, DHCD has made the following findings:

1. The proposed project appears generally eligible under the requirements of the Low Income Housing Tax Credit program.
2. DHCD has performed an on-site inspection of the proposed 299 Broadway project and has determined that the proposed site is an appropriate location for the project. The project consists of the development of housing on the site of a former

supermarket and a pharmacy that is scheduled for relocation. The site is on a local bus line and a half mile from the new Gilman Square MBTA Green Line station.

3. The proposed housing design is appropriate for the site. The 287 units will be constructed in two buildings. The buildings will be connected by pedestrian walkways, and the site will include a civic plaza and mini park. The buildings will be designed to LEED Platinum standards or to Passive House certification. The ground level of each building will offer various amenities.
4. The proposed project appears financially feasible in the context of the Somerville housing market. The proposal includes 115 units for households earning no more than 60% of AMI, with 16 of those units to be reserved for households earning no more than 30% of AMI.
5. The initial proforma for the project appears financially feasible and consistent with the requirements for cost examination and limitations on profits on the basis of estimated development and operating costs. Please note again that a One Stop+ submission for funding for this project must conform to all DHCD program limits and requirements in effect at the time of submission.
6. An appraisal has been commissioned. The Low-Income Housing Tax Credit Program Guidelines state that the allowable acquisition value of a site with a comprehensive permit must be equal to or less than the value under pre-existing zoning, plus reasonable carrying costs. If this project is submitted for funding under the Low-Income Housing Tax Credit Program, the acquisition price in the proposed budget must reflect these program guidelines.
7. The ownership entities will be single-purpose entities controlled by the applicants and subject to limited dividend requirements. The ownership entities meet the general eligibility standards of the Low Income Housing Tax Credit program and can demonstrate sufficient capacity to successfully develop the project under the Low-Income Housing Tax Credit program.
8. The applicant has a purchase and sale agreement for the site.
9. The city of Somerville has submitted a letter of support for the project.

The proposed 299 Broadway project will have to comply with all state and local codes not specifically exempted by a comprehensive permit. In applying for a comprehensive permit, the project sponsor should identify all aspects of the proposal that will not comply with local requirements.

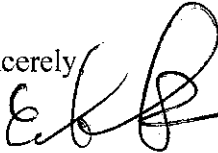
If a comprehensive permit is granted, construction of this project may not commence without DHCD's issuance of final approval pursuant to 760 CMR 56.04 (7) and an award of LIHTC funds. This project eligibility determination letter is not transferable to any other project sponsor or housing program without the express written consent of DHCD. When construction is complete, a Chapter 40B cost certification and an executed and recorded 40B regulatory agreement in

compliance with DHCD's requirements pertaining to Chapter 40B must be submitted and approved by DHCD prior to the release of a Low-Income Housing Tax Credit form 8609.

This letter shall expire two years from this date, or on November 7, 2024, unless a comprehensive permit has been issued.

We congratulate you on your efforts to work with the city of Somerville to increase its supply of affordable housing. If you have any questions as you proceed with the project, please feel free to call or email Rebecca Frawley Wachtel at 617-573-1318 or at [Rebecca.Frawley@mass.gov](mailto:Rebecca.Frawley@mass.gov).

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Racer', written over a long horizontal line that extends across the page.

Catherine Racer  
Director

cc: The Honorable Katjana Ballantyne, Mayor of Somerville



## **FIRST NEIGHBORHOOD MEETING REPORT**

Property: 299 Broadway and 15 Temple Street  
Applicants: Mark Development, LLC and Beacon Communities Services LLC  
Agent: Adam Dash, Esq.  
Zoning District: MR6, MR4 and NR  
Case#: P&Z 22-092

Neighborhood Meeting Date: July 21, 2022

This is the required First Neighborhood Meeting Report regarding the above-referenced Application.

The July 21, 2022 neighborhood meeting was held via remote participation at 6:00pm and was recorded by Attorney Adam Dash.

The slides used at the meeting are filed herewith.

Flyers were mailed on or about July 1st, 2022 to the abutters of the property as stated on the abutter's list filed herewith. Flyers were also hand delivered to properties at the following streets between June 29, 2022 and July 4, 2022:

Broadway from Thurston Street to McGrath Highway  
Thurston Street from Evergreen Avenue to Broadway  
Dartmouth Street from Evergreen Avenue to Broadway  
School Street from Evergreen Avenue to Broadway  
Marshall Street From Evergreen Avenue to Broadway  
Sargent Avenue  
Kenneson Road  
Walnut Street from Sargent Avenue to Broadway  
Evergreen Avenue from Thurston Street to Marshall Street  
Oakland Avenue  
Bradford Avenue  
Sherman Court  
Walnut Road  
Fenwick Street from Broadway to Jaques Street  
Snow Terrace  
Langmaid Avenue  
Temple Street from Broadway to Mystic Avenue  
Taylor Street  
Grant Street from Broadway to Mystic Avenue  
Wheatland Street from Broadway to Mystic Avenue  
Fellsway West from Broadway to Mystic Avenue  
Heath Street from Fenwick Street to Temple Street  
Sewall Street  
Sewall Court

Jacques Street from Fenwick Street to Fellsway West  
Derby Street  
Sydney Street

Attendees:

Jesse Clingan, Ward 4 Councilor  
Jake Wilson, Councilor At Large  
Emily Hutchings, City Planning, Preservation and Zoning Staff  
Rachel Nadkarni, City Economic Development Staff  
Robert Korff from Applicant Mark Development LLC  
Damien Chaviano from Applicant Mark Development LLC  
David Roache from Applicant Mark Development LLC  
Josh Cohen from Applicant Beacon Communities Services LLC  
LeAnn Hanfield from Applicant Beacon Communities Services LLC  
Adam Dash, Esq., attorney for the Applicants  
Brent McDonald, attorney for the Applicants  
Tim Love, project architect from Utile  
Mimi Love, project architect from Utile  
Randy Hart, project traffic consultant from VHB  
Future Green, project landscape consultant  
Aaron S. Weber  
Ben  
Brendan McLaughlin  
Ellen Blanch  
Emily Laika  
Josh Bunson  
Juin Cohen  
Mary Jo Connelly  
Mary Mangan  
Milton Benjamin  
Mine Rose  
Nic Tuttle  
Nick Schonberger  
Paul  
Ruth Foreman  
Scott Farrell  
Seth Hurwitz  
Shauna Powers  
Stephen Moore  
Steve  
Tim Houde  
Victoria  
Vladimir Benoit

Will Colan  
Denise Lauers  
David Hattis  
Karen Malloy  
Matthew Duranleau  
Ahmet Cakir  
S  
Heather Wilkins  
Lindsay Lucke  
Tori Antonino  
Bill Shelton  
Theresa Weir  
Jane Carey  
Julia Walter  
Erika

Attorney Dash mentioned that the meeting was being recorded, stated the number of people in attendance, and went through the project details, history, and relief sought. Mr. Korff introduced himself and the project. Mr. Love showed slides and explained the details of the proposal.

Public Comment was received both by written and oral means and can be summarized as follows:

- many residents liked the project. Numerous positive comments were received about the proposed building's affordability, design and open space.

- a resident stated that the proposed buildings were way bigger than the buildings on Sewall Street and that the design was generic.

- several residents asked about the parking study conducted by VHB, about the number of parking permits which were being requested for the project, and about where guests would park. Mr. Hart from VHB explained how the parking study was conducted, which showed sufficient on-street parking available to meet the request of the Applicants for on-street parking permits.

- a resident asked the team to consider different construction types, and to consider making at least one building passive house. Mr. Love said this was being discussed.

- a resident asked about the step back on the upper floors facing Sewall Street. Mr. Love said that the Sewall side of the buildings was still being worked on.

- several residents suggested going taller on the buildings.

- a resident suggested having a green roof and nature space. Mr. Love said that Future Green has a model to work on the nature space.

-a resident asked whether there would be EV chargers on the street. Mr. Love said that this has not been discussed with the City yet.

-a resident said that the step backs are helpful to keep the project human-scaled, that having more affordability than required is good, that passive house was exciting, and that the green space provided was good and was accessible. This resident said that the residents were being listened to by Applicants. This resident did state that the need for parking may not be as large as the number of on-street permits being sought.

-a resident asked when Walgreens would relocate to its old space up the street. Mr. Korff said it would be October of 2023.

-a resident asked whether there would be space for a grocery store.

-a number of residents echoed that the green space and passive house were exciting.

-several residents also expressed an interest in having green roofs. A resident asked whether solar could be on the roofs if green roofs could not be accommodated. Mr. Love said this could be looked at.

-a resident was excited by the project and hoped that it would be expedited.

The meeting was adjourned at 7:39 pm.

# 299 Broadway

Neighborhood Meeting - 07.21.2022

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# 299 Broadway Program Summary

	Total	Building #1	Building #2
Developer/Owner		Beacon Communities	Mark Development
# of Units	287 Units	115 Units	172 Units
Project GSF	332,000 GSF	156,000	176,000
Project NSF	243,000 NSF	117,000	126,000
Project Retail SF	13,000 SF	0	13,000
Winter Hill Community Space	2,750 SF	2,750	0
Arts & Creative Enterprise Space (ACE)	800 SF	800	0

*Please note that all numbers are approximate and represent a moment in time in the development of the project. Adjustments to the number of units, unit mix, and program areas may be necessary as the design evolves as a result of community feedback.*

# 299 Broadway Program Summary

	Total	Affordable	Market
Developer/Owner		Beacon Communities	Mark Development
Net Residential SF	243,000 NSF	117,000	126,000
% of Affordable NSF	100%	48% of Total	52% of Total
Studio	23 Units	0 Units	23 Units
1-bed	137 Units	37 Units	100 Units
2-bed	98 Units	54 Units	44 Units
3-bed	29 Units	24 Units	5 Units

\*44% of total units are 2-bed + 3-bed\*

*Please note that all numbers are approximate and represent a moment in time in the development of the project. Adjustments to the number of units, unit mix, and program areas may be necessary as the design evolves as a result of community feedback.*



# Inclusionary Development Strategy

## Supplier Diversity

*Ensuring that our procurement processes create a diverse team at every stage of the development*  
Increasing MBE/WBE utilization throughout all phases of development.

## Community Engagement

*Creating an inclusive permitting process*  
Engaging the community stakeholders throughout each stage of design, development and operations.

## Inclusionary Housing

*Providing affordable housing*  
Holistic approach to designing and developing market-rate and affordable housing units.



## Workforce Development

*Fostering Workforce & Economic Development Efforts*  
Supporting workforce development strategy dedicated to education and employment in career pathways in construction & CRE.

## Inclusive Capital Structure

*Inclusive Capital Structures:*  
Exploring economic inclusion and wealth generating opportunities for investors/developers of color.

## Public Realm & Retail

*Public Realm Programming:*  
Collaborating with key stakeholders to create inclusive public realm placemaking strategies that create a sense of belonging.



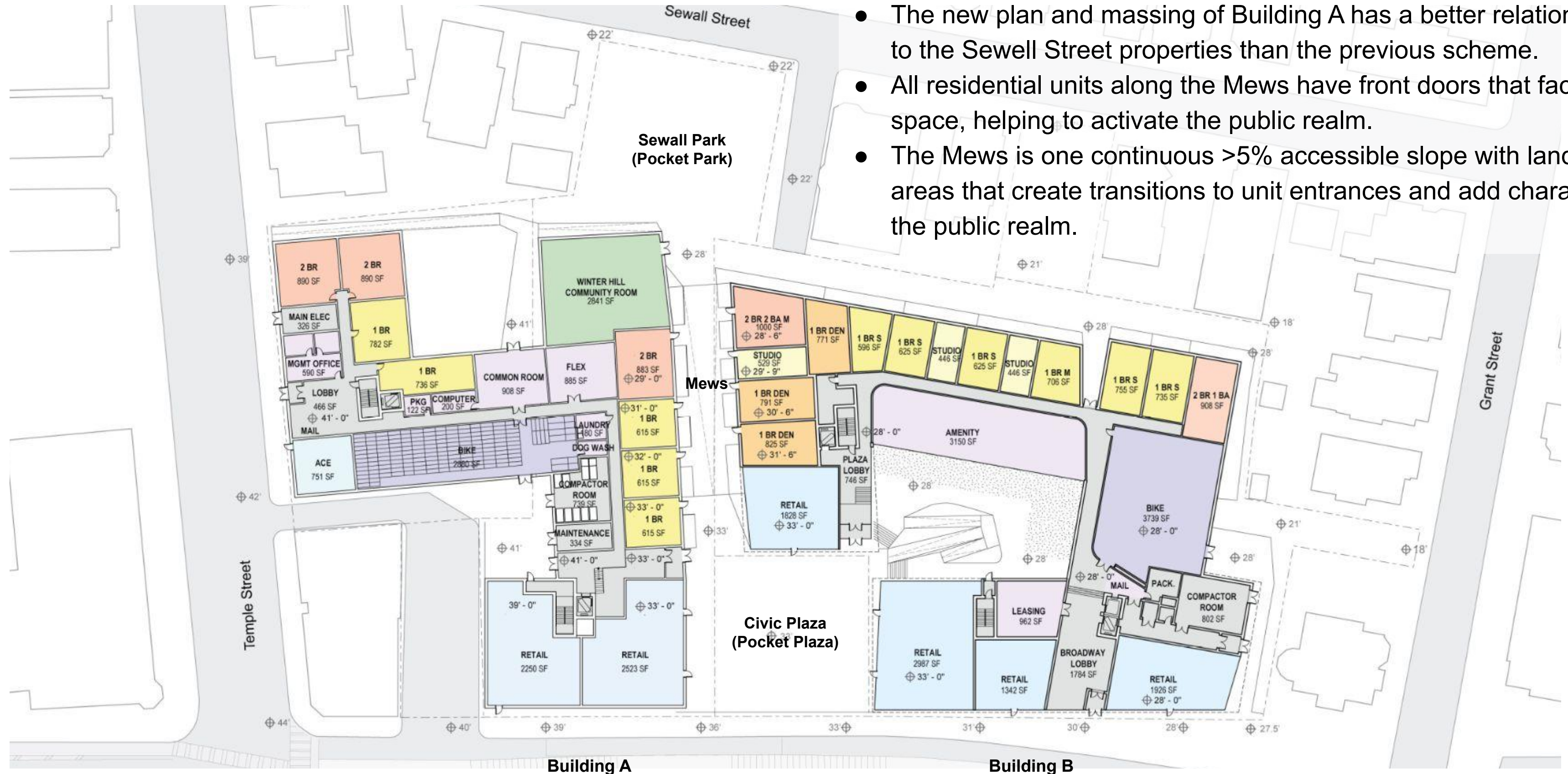


# Ground Floor Plan - May 2022





# Ground Floor Plan - Current



## Plan Improvements

- Combining Buildings 1 & 2 into a new Building A consolidates trash pick-up and move-ins.
- The new plan and massing of Building A has a better relationship to the Sewell Street properties than the previous scheme.
- All residential units along the Mews have front doors that face the space, helping to activate the public realm.
- The Mews is one continuous >5% accessible slope with landscape areas that create transitions to unit entrances and add character to the public realm.



# Retail Inspiration





# Retail Thinking

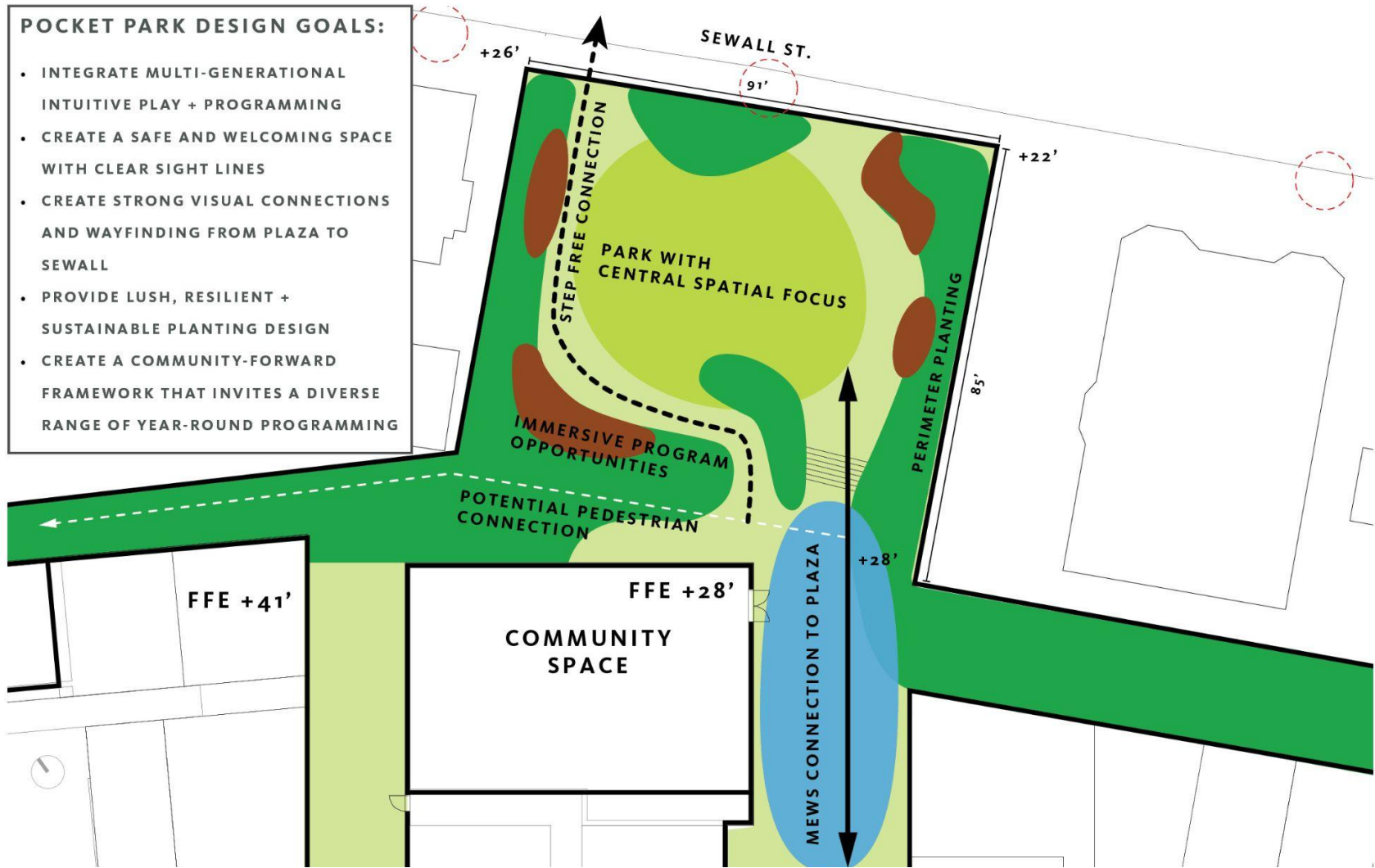
- Graffito Approach: prioritize best-in-class local retailers and restaurateurs
- Lower barriers of entry for local operators, new concepts, BIPOC-owned “graduates” from Bow Market, Nibble, Farmers Markets, etc.
- Ensure flexibility in retail footprints to accommodate range of uses and scales of operation, especially on Broadway edge, where grading is challenging
- Leverage plaza adjacency, especially for food and beverage uses
- Embrace holistic approach to landscape architecture, way-finding, signage, and public realm programming
- Provide range of food, beverage, neighborhood services and amenities
- Leverage feedback from community during permitting process to establish priority targets for eventual lease-up

# Public Realm Concept

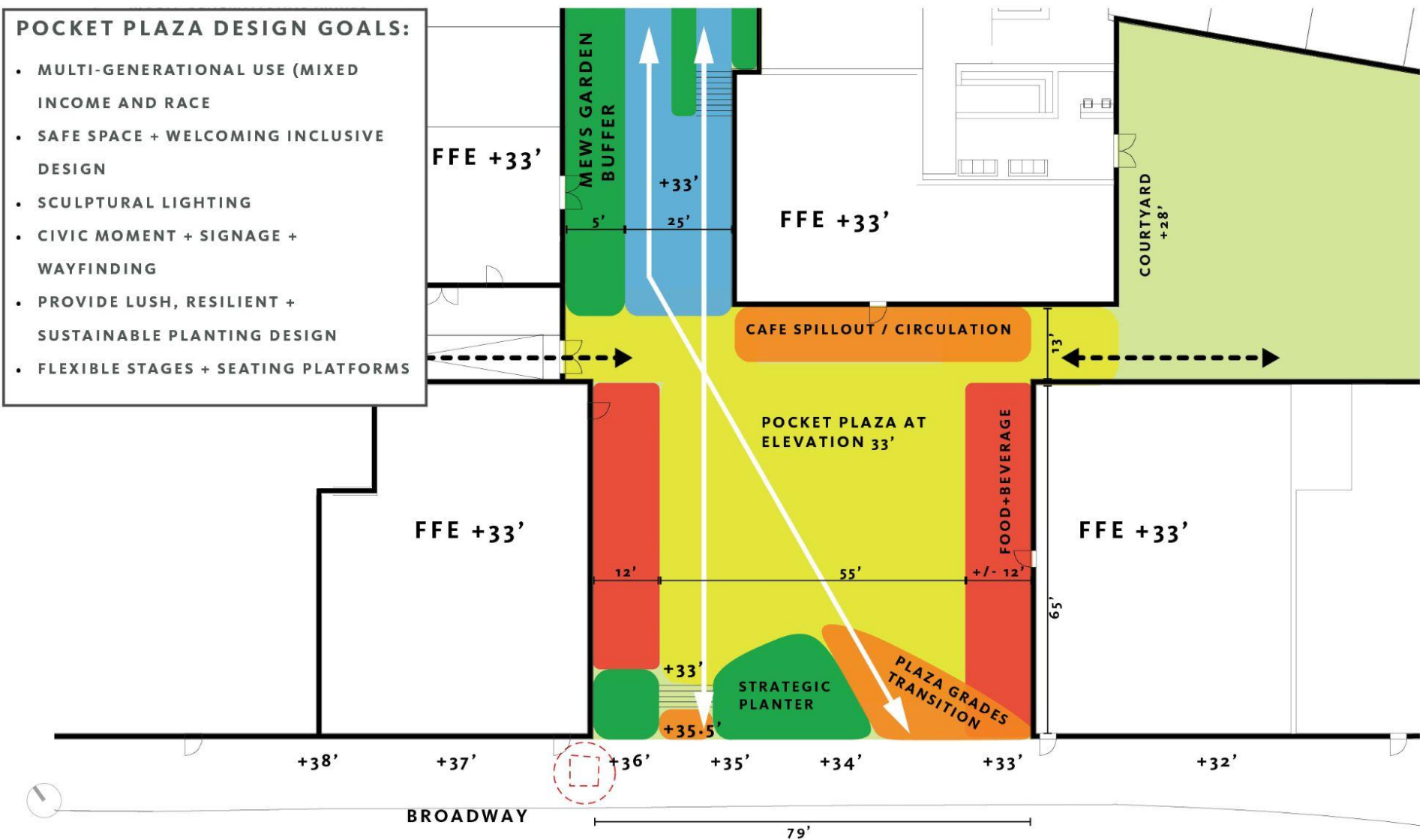




# Public Open Spaces



Sewell Street Pocket Park



Broadway Pocket Plaza



# Landscape Inspiration

## Sewell Street Pocket Park



BIODIVERSE NATIVE PLANTINGS AND TOPOGRAPHY



NATURE PLAY



FLEXIBLE USE LAWN - EVENTS + OUTDOOR FITNESS



STACKED SEATING AND PLANTING

## Broadway Pocket Plaza



LUSH NATIVE AND IMMERSIVE PLANTING



BUILT-IN CIVIC SCALE SEATING / GRADE CHANGES



FEATURE LIGHTING MOMENT



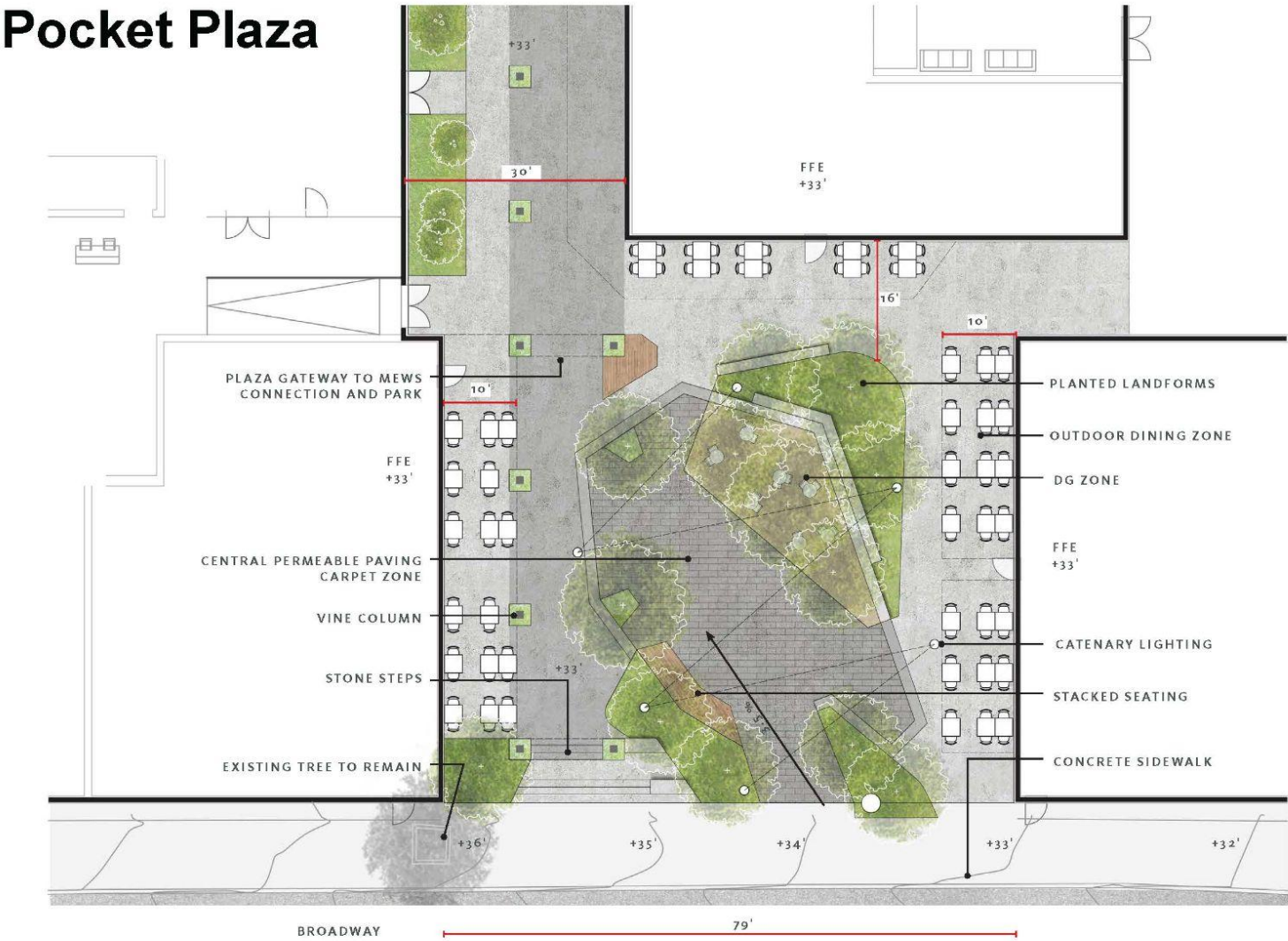
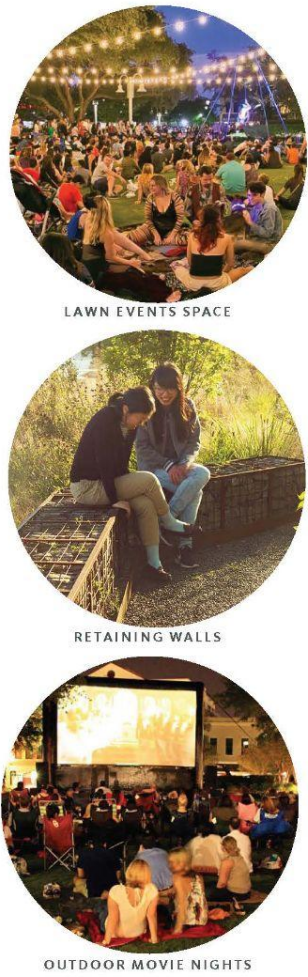
TREE BOSQUE AND MOVEABLE FURNITURE



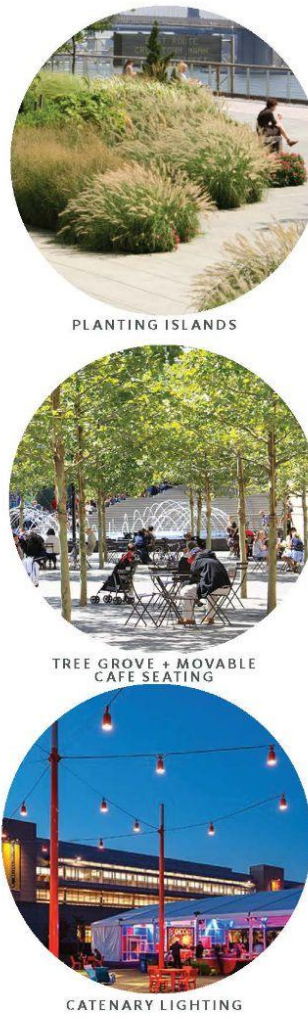
# Open Space Design “Test-fits”



Sewell Street Pocket Park



Broadway Pocket Plaza



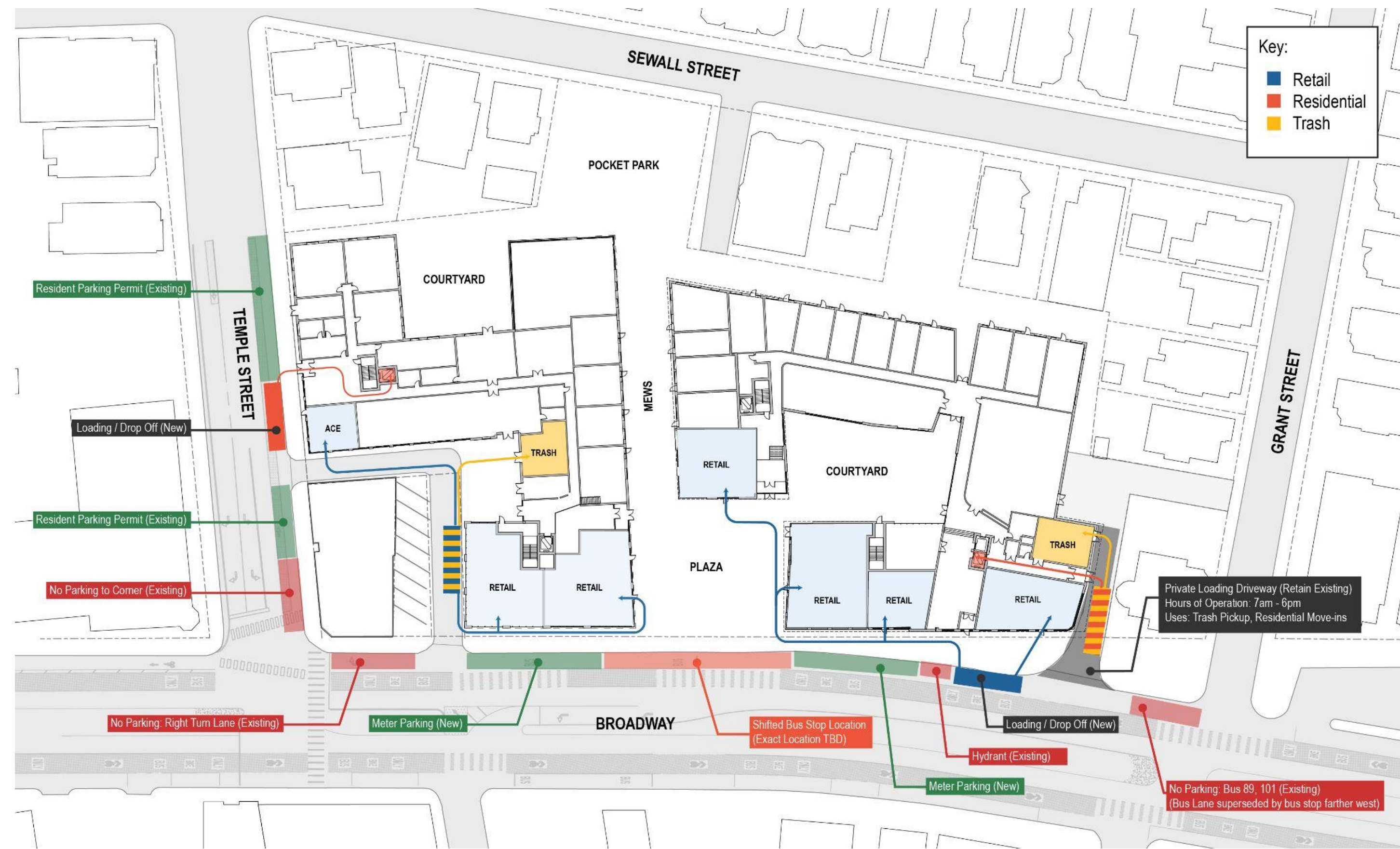


# Curb Management, Loading, & Move-ins





# Curb Management, Loading, & Move-ins



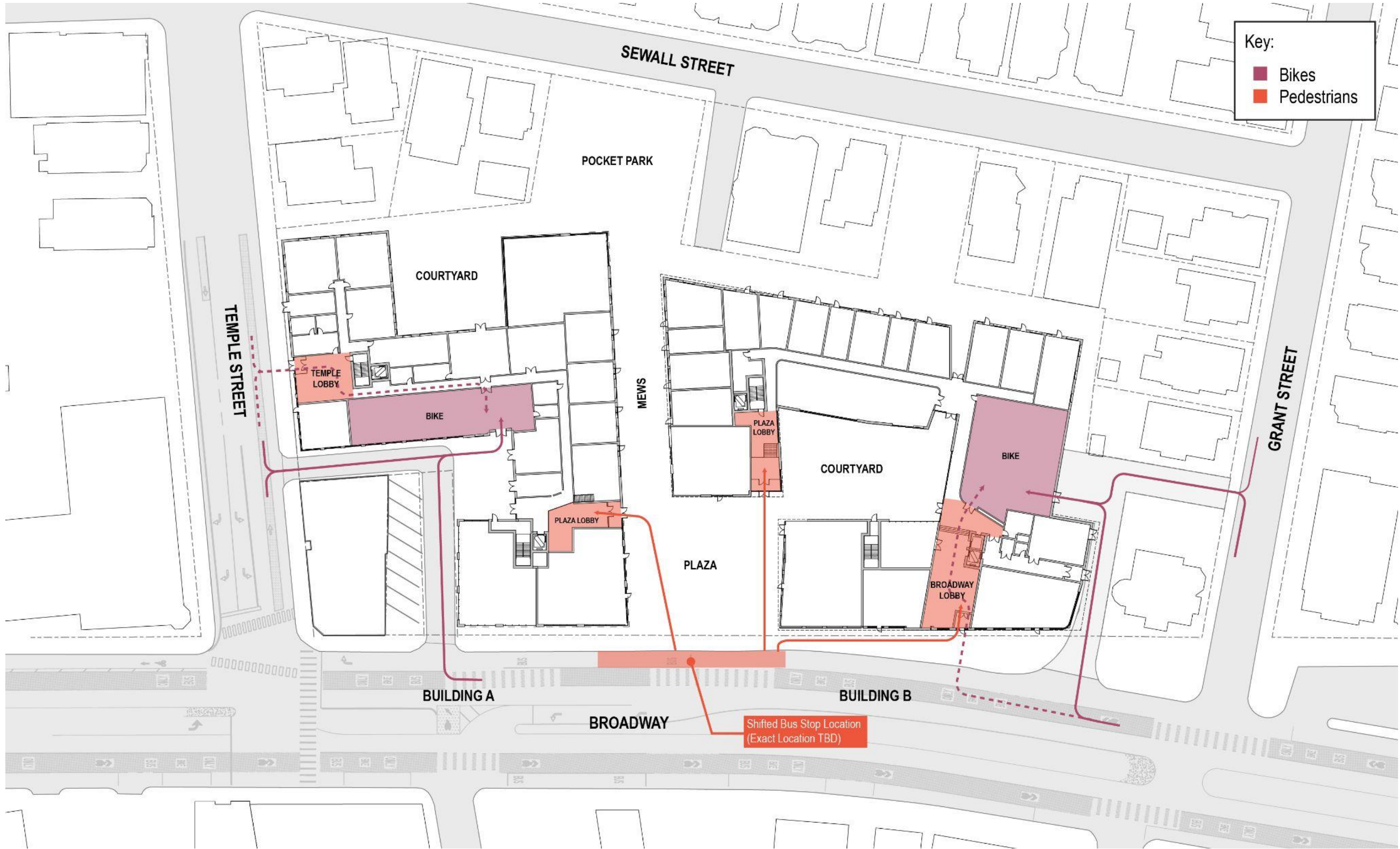


# Building Entrances from the Public Realm



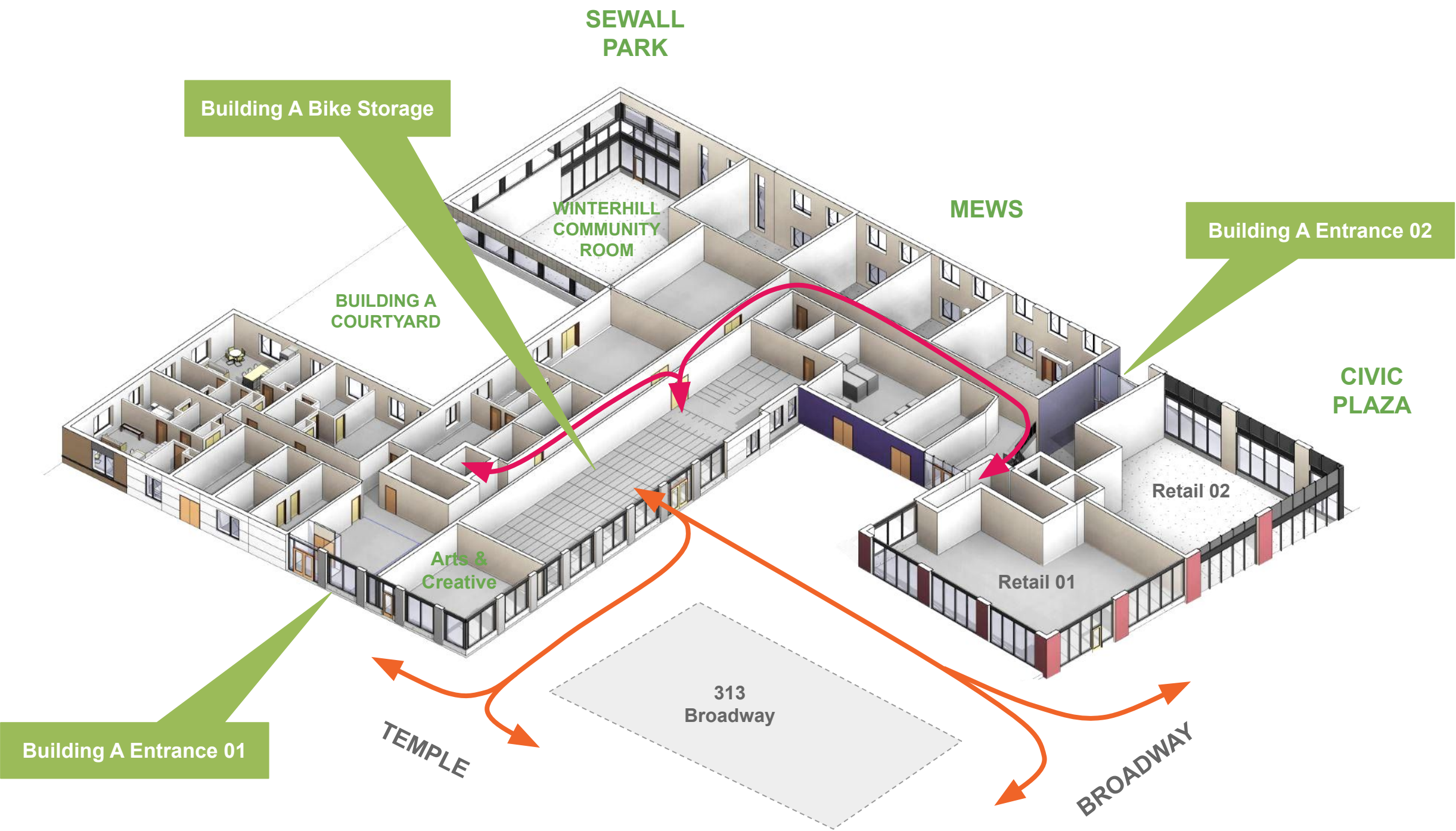


# Transit & Bicycle Access





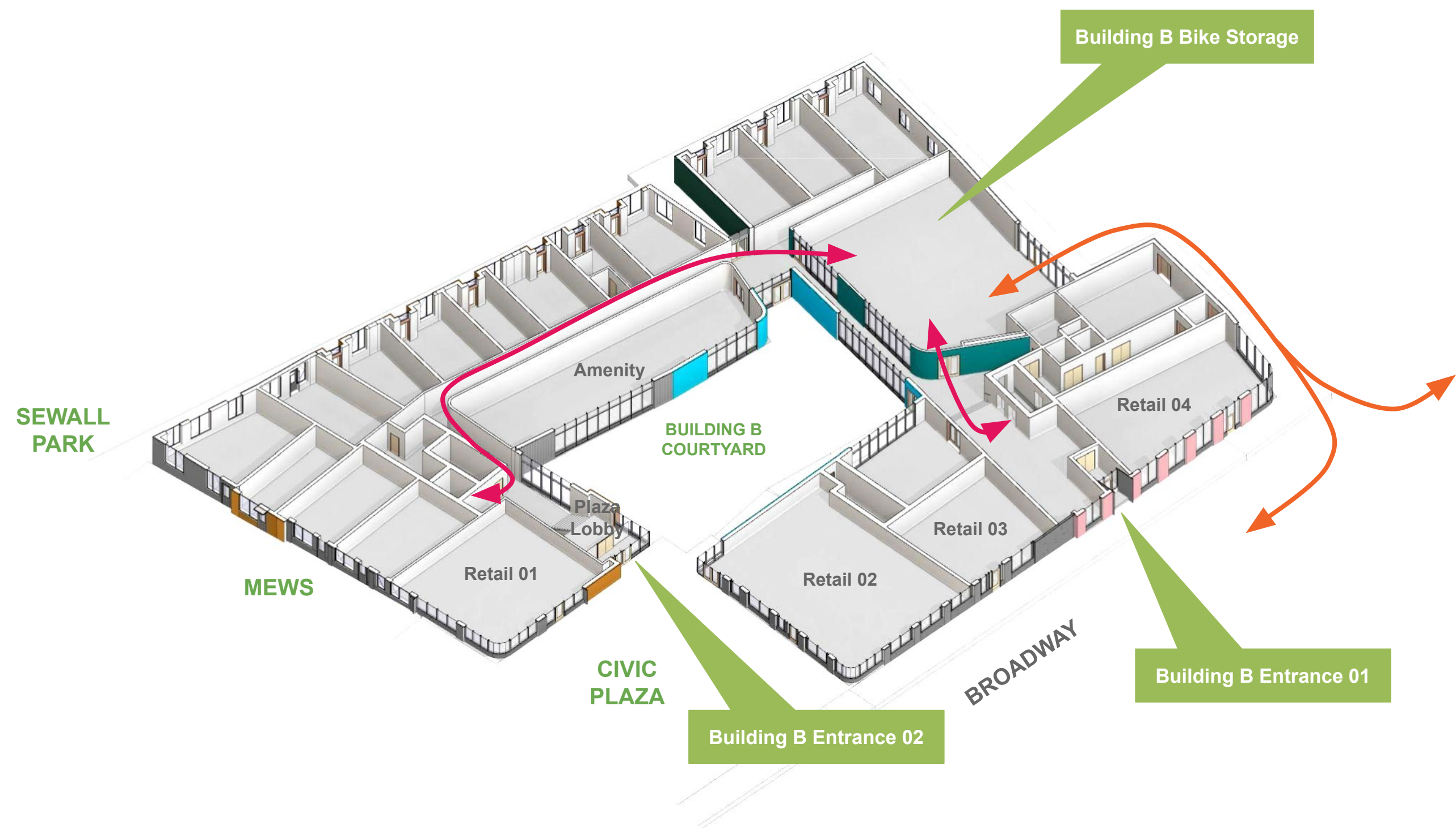
# Bicycle Parking Design: Building A



Please note that these images are screen captures of a working Revit model that does not yet include the ground plane and surrounding context. Also, the color tones are being used diagrammatically and are not representative of actual materials. This model is being used to test cladding and fenestration approaches and track potential construction costs.



# Bicycle Parking Design: Building B



Please note that these images are screen captures of a working Revit model that does not yet include the ground plane and surrounding context. Also, the color tones are being used diagrammatically and are not representative of actual materials. This model is being used to test cladding and fenestration approaches and track potential construction costs.



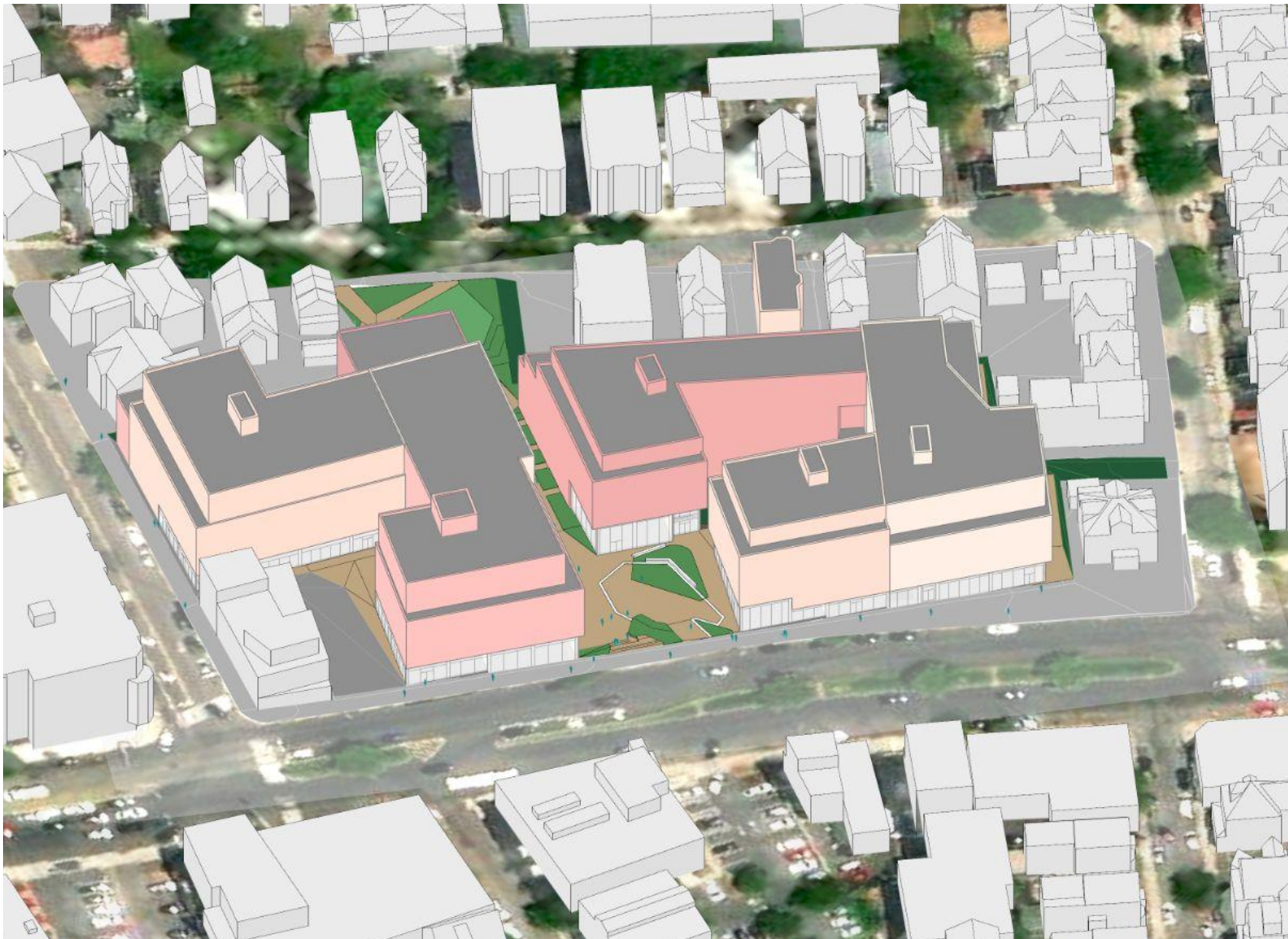
# Massing Articulation

## Stepbacks at the 5th/6th Floor



Building A	Building B
156,720 GSF	174,513 GSF
116,593 SF Net Res	126,024 SF Net Res

## Proposed



Building A	Building B
156,036 GSF	175,204 GSF
115,909 SF Net Res	126,715 SF Net Res
<i>delta -684</i>	<i>delta +691</i>



# Massing Articulation

View of the project along Broadway and Temple Street



- 2 Buildings will be designed to look like multiple buildings.
- Each “building” will have a different facade expression as a result of different cladding materials and fenestration patterns.
- Varying the height of the stepbacks improves the urban design and solar performance. This will require a waiver.

## Building A

156,036 GSF

115,509 SF Net Res (BOMA)

*delta -684 from stepbacks above 4th Floor*

## Building B

175,204 GSF

126,715 SF Net Res (BOMA)

*delta +691 from stepbacks above the 4th floor*



# Massing Articulation

View of the project along the edge of the Sewall Street properties



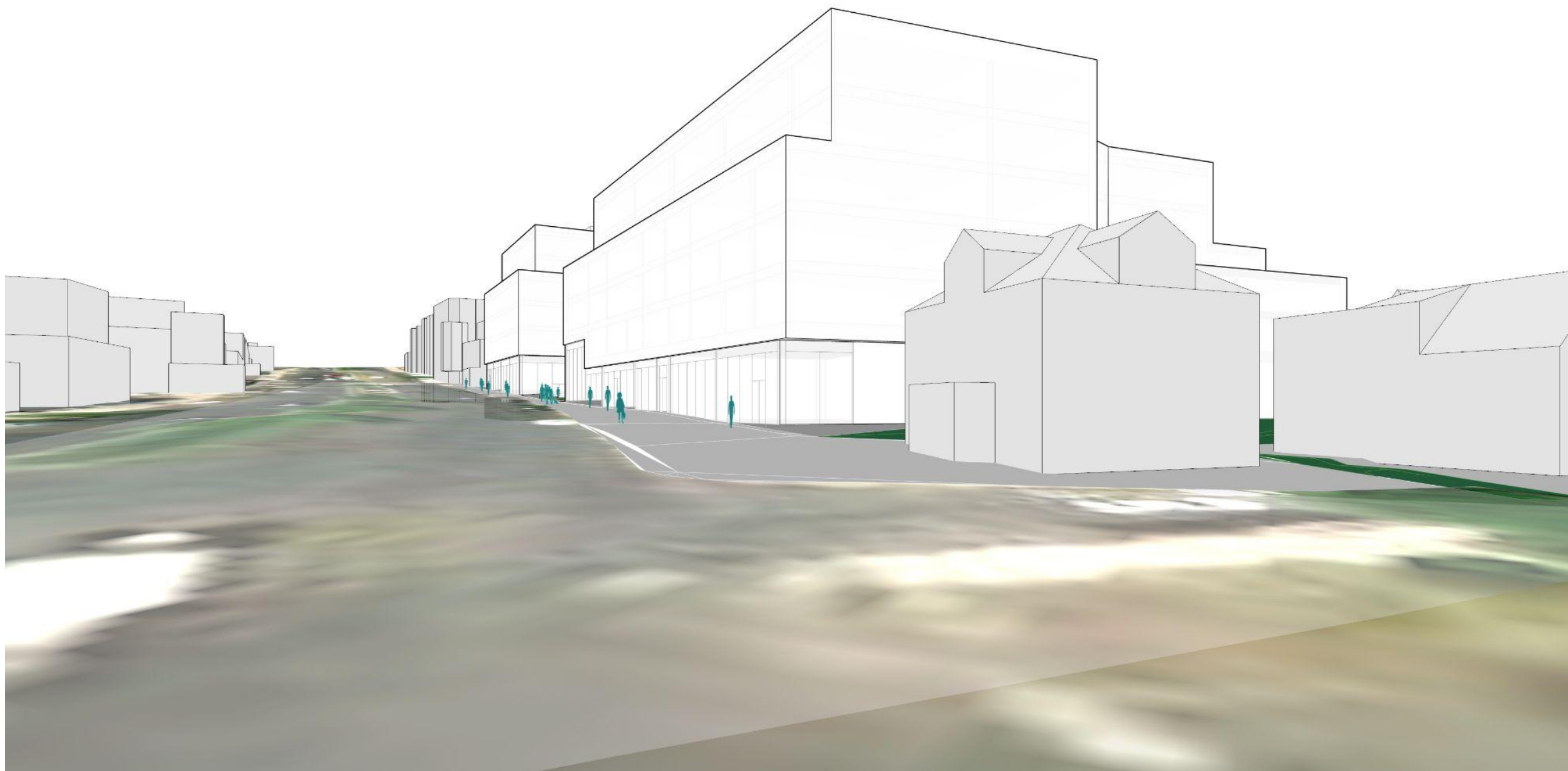
- 2 Buildings will be designed to look like multiple buildings.
- Each “building” will have a different facade expression as a result of different cladding materials and fenestration patterns.
- Varying the height of the stepbacks improves the urban design and solar performance. This will require a waiver.



# Stepbacks at 5th/6th Floor (per Zoning)

View Looking North on Broadway

- Uniform stepbacks make the project look too monolithic and monotonous.
- Varying the stepback will help break down the buildings into smaller masses.



# Proposed Stepbacks & Massing Articulation

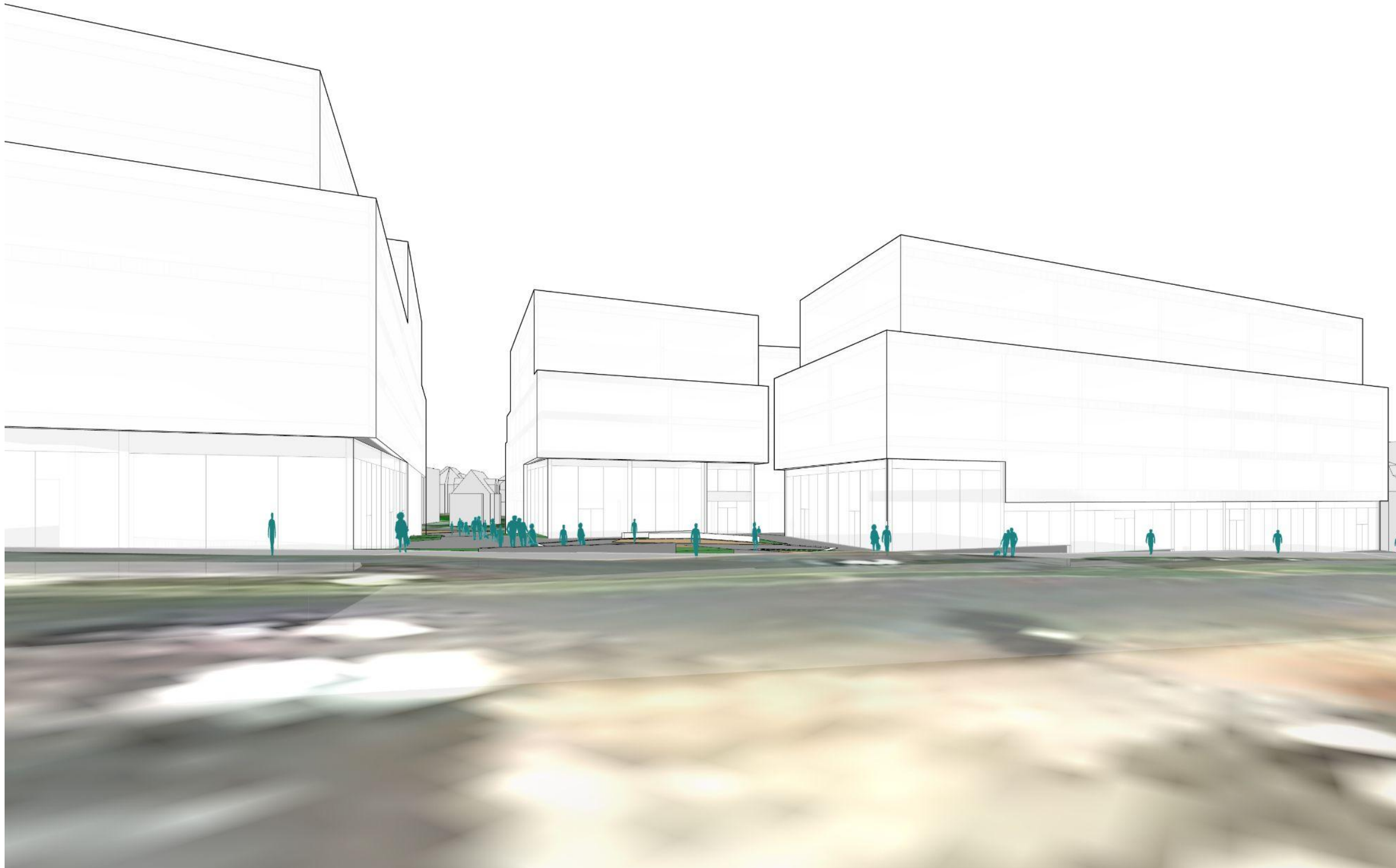
View Looking North on Broadway

- Uniform stepbacks make the project look too monolithic and monotonous.
- Varying the stepback will help break down the buildings into smaller masses.



# Stepbacks at 5th/6th Floor

View of the Plaza from the opposite side of Broadway

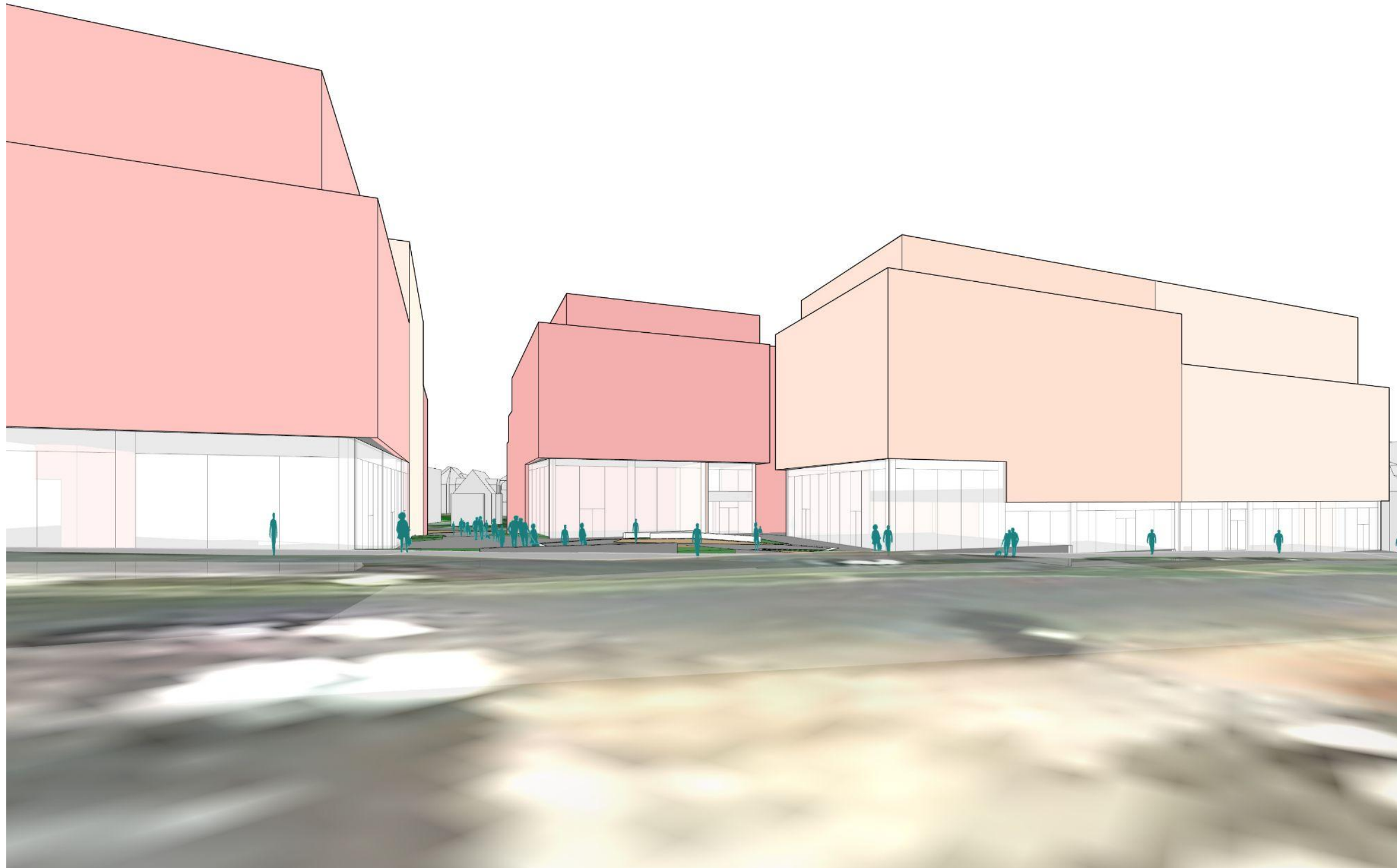


- Uniform stepbacks make the project look too monolithic and monotonous.
- Varying the stepback will help break down the buildings into smaller masses.



# Proposed Stepbacks & Massing Articulation

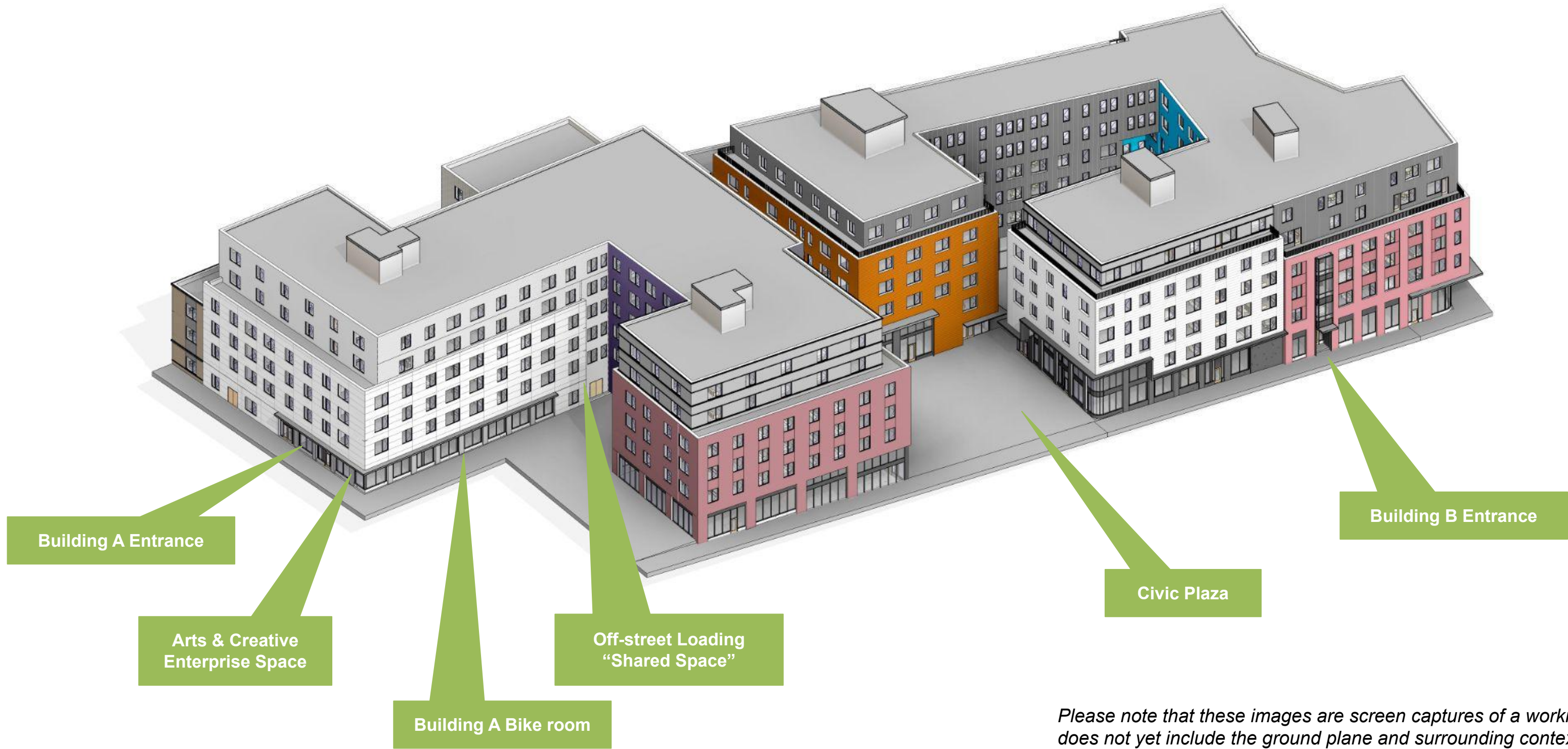
View of the Plaza from the opposite side of Broadway



- Uniform stepbacks make the project look too monolithic and monotonous.
- Varying the stepback will help break down the buildings into smaller masses.

# Working Digital Model

Broadway and Temple Street frontages

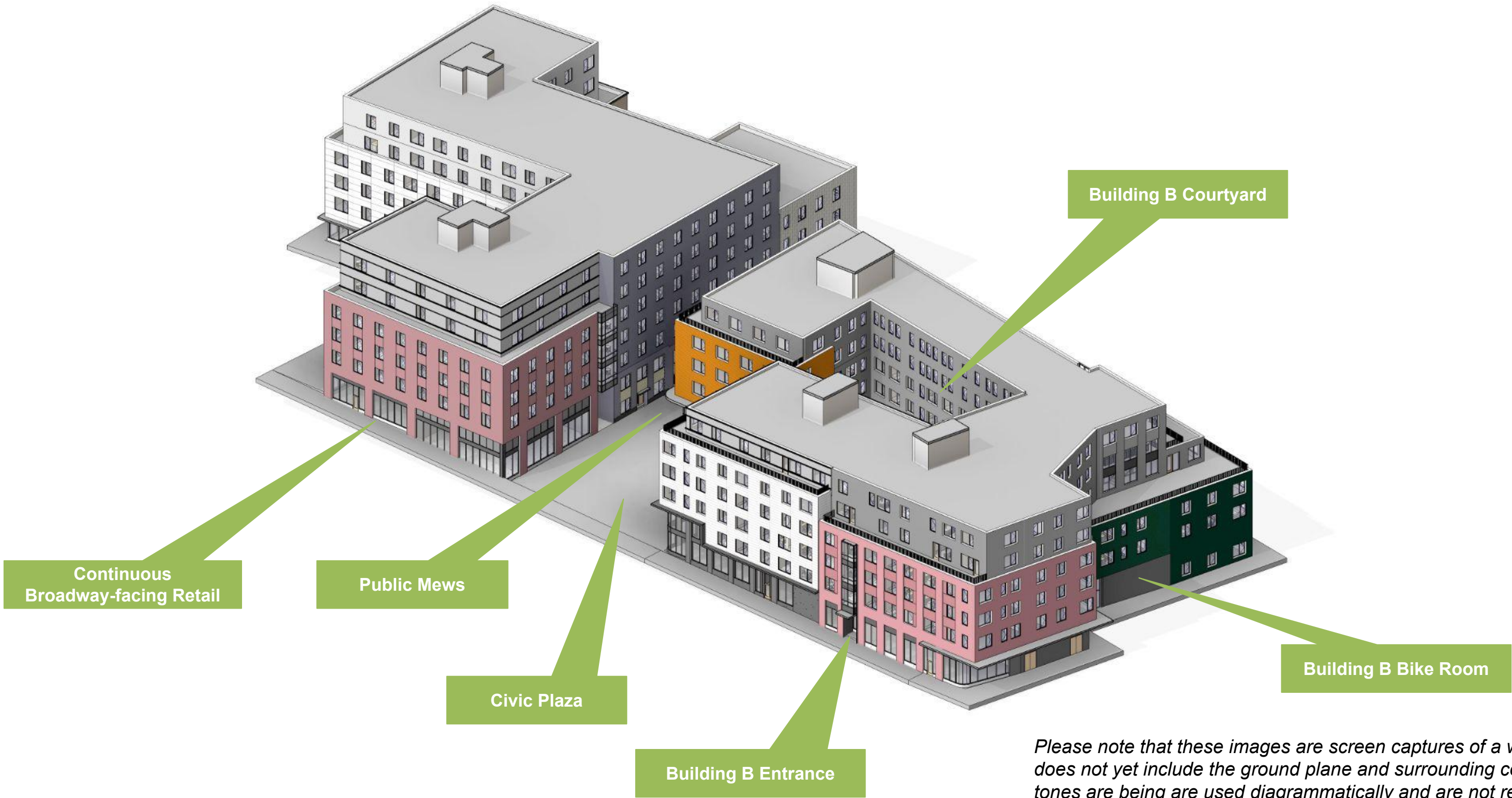


*Please note that these images are screen captures of a working Revit model that does not yet include the ground plane and surrounding context. Also, the color tones are being used diagrammatically and are not representative of actual materials. This model is being used to test cladding and fenestration approaches and track potential construction costs.*



# Working Digital Model

Broadway frontage and edges of the parcel that face the Grant Street properties

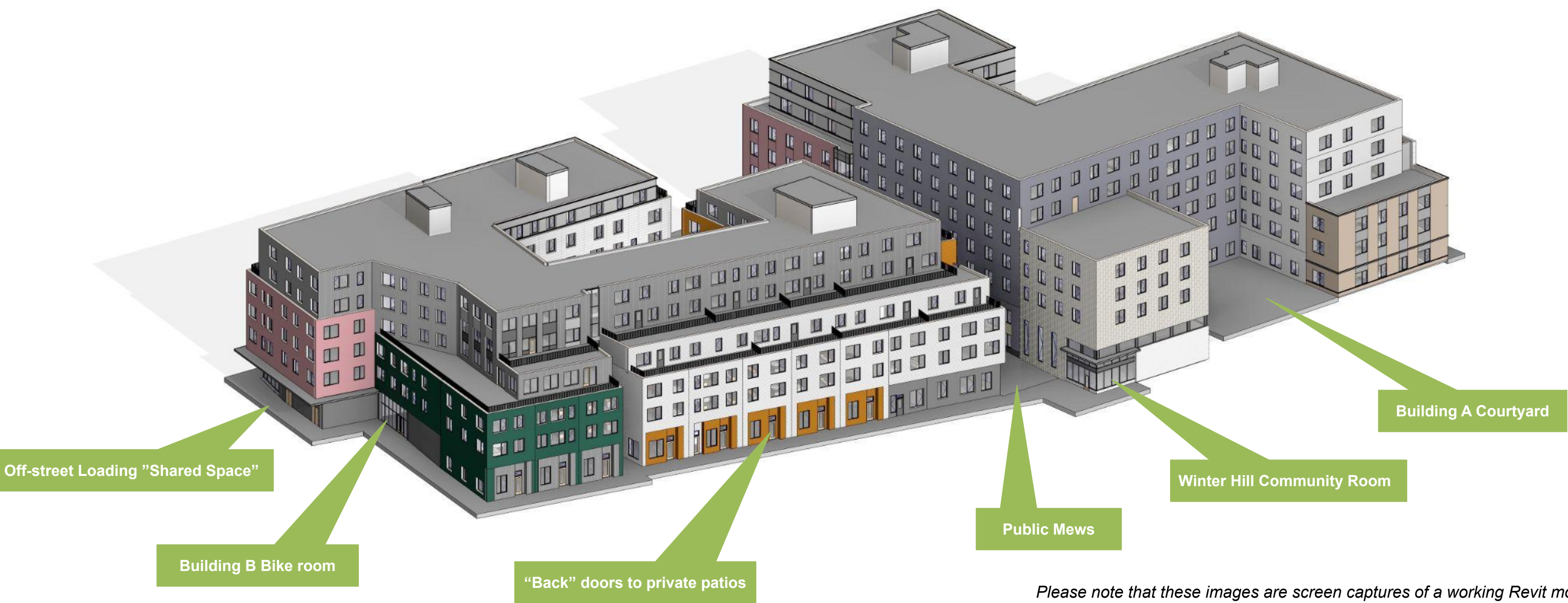


*Please note that these images are screen captures of a working Revit model that does not yet include the ground plane and surrounding context. Also, the color tones are being used diagrammatically and are not representative of actual materials. This model is being used to test cladding and fenestration approaches and track potential construction costs.*



# Working Digital Model

Edges along the abutting Sewall Street and Grant Street properties

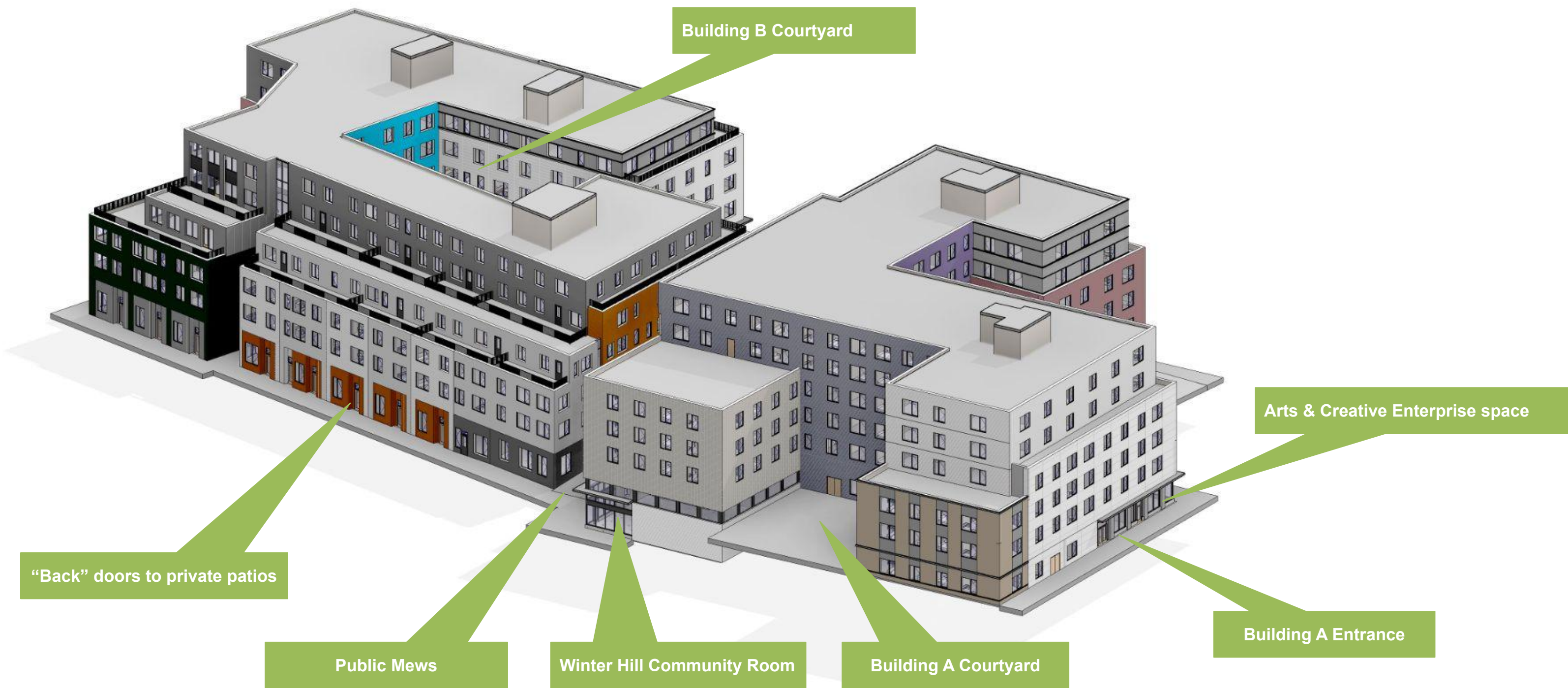


*Please note that these images are screen captures of a working Revit model that does not yet include the ground plane and surrounding context. Also, the color tones are being used diagrammatically and are not representative of actual materials. This model is being used to test cladding and fenestration approaches and track potential construction costs.*



# Working Digital Model

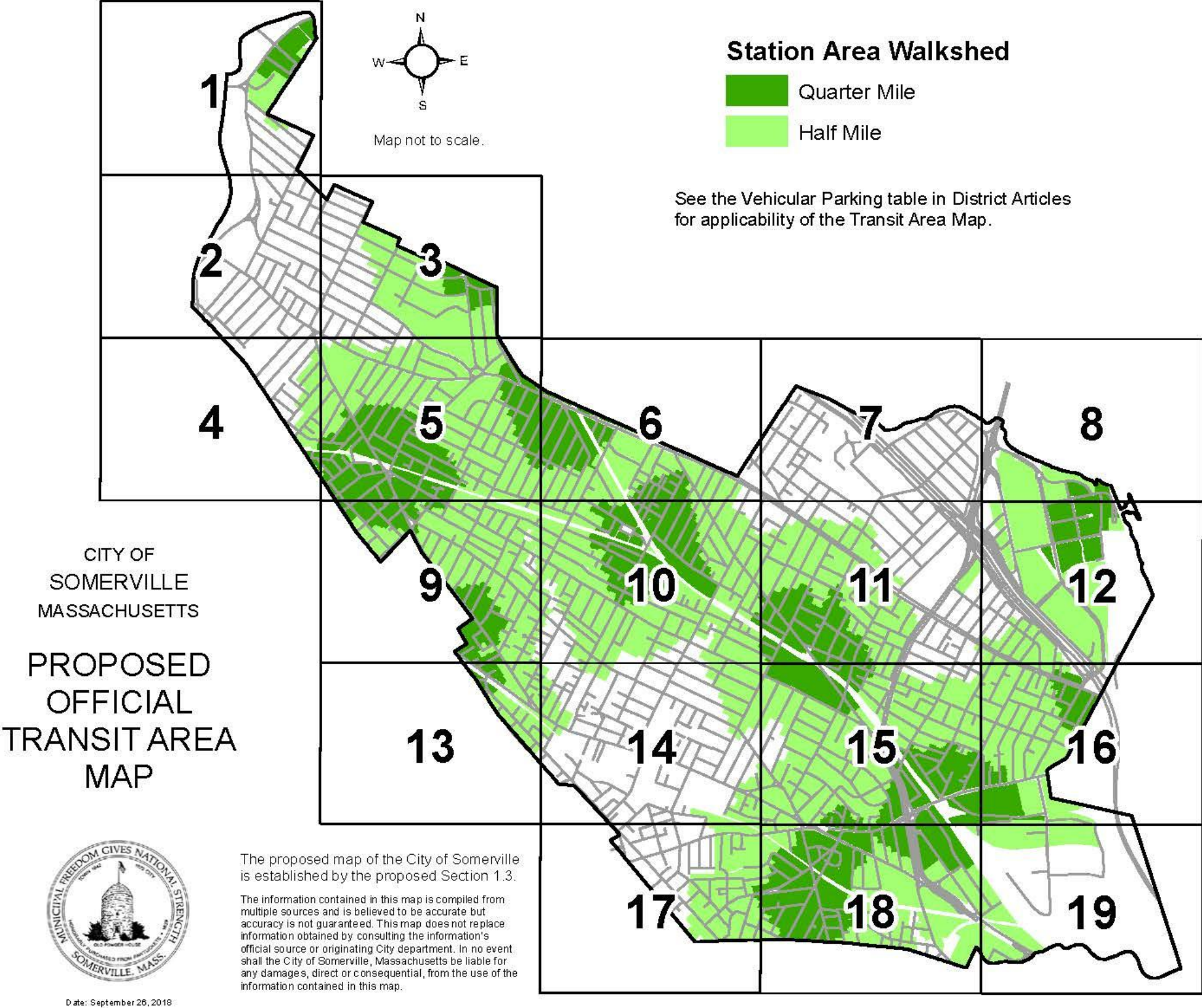
Temple Street frontage and the edge along the abutting Sewall Street properties



*Please note that these images are screen captures of a working Revit model that does not yet include the ground plane and surrounding context. Also, the color tones are being used diagrammatically and are not representative of actual materials. This model is being used to test cladding and fenestration approaches and track potential construction costs.*

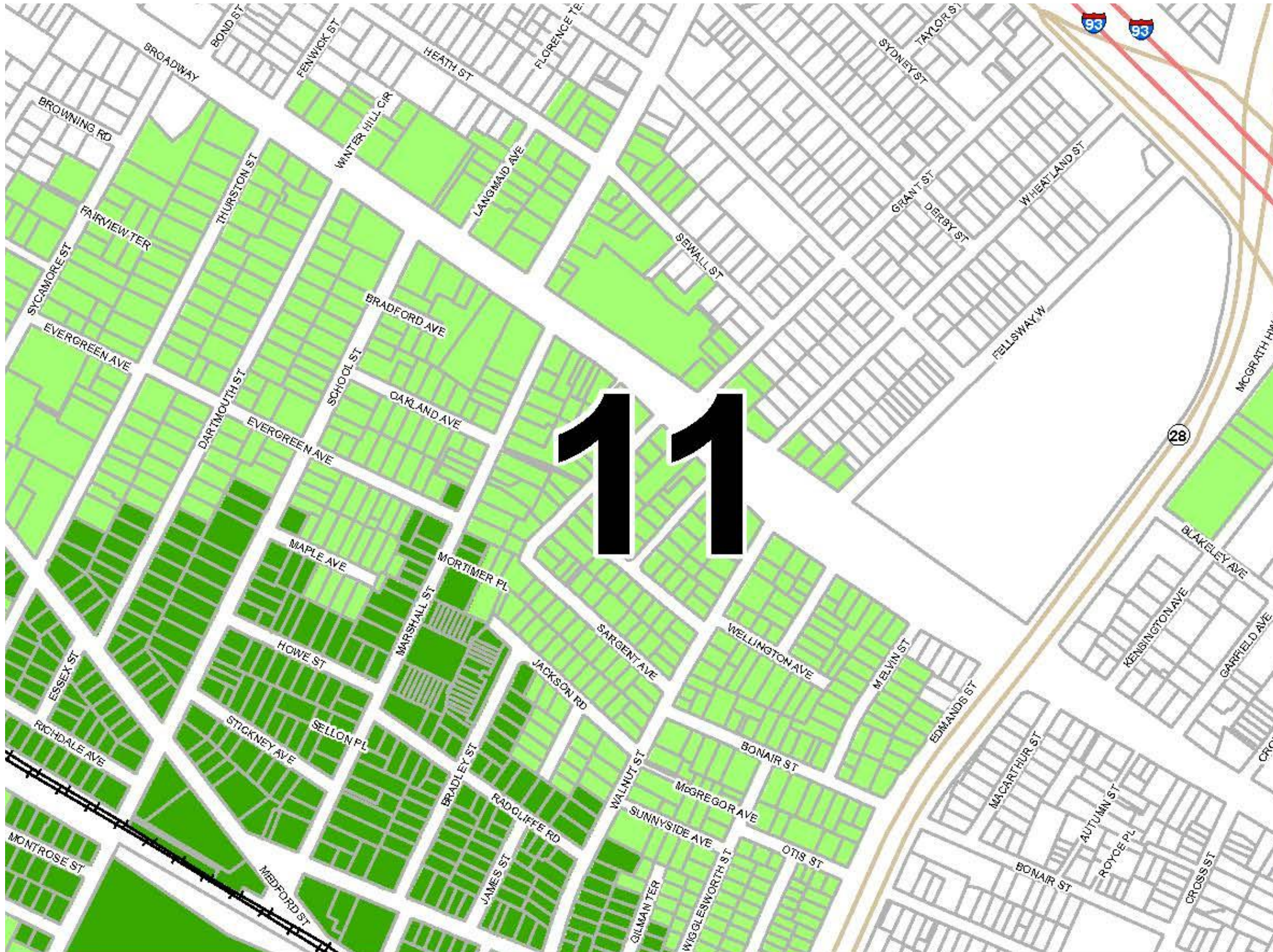


# City of Somerville Transit Map

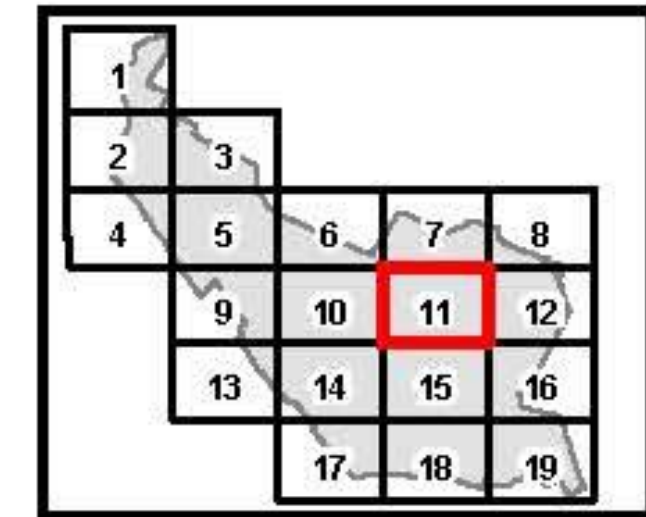




# Zone 11 Transit Map



CITY OF  
SOMERVILLE, MA  
TRANSIT AREA  
MAP

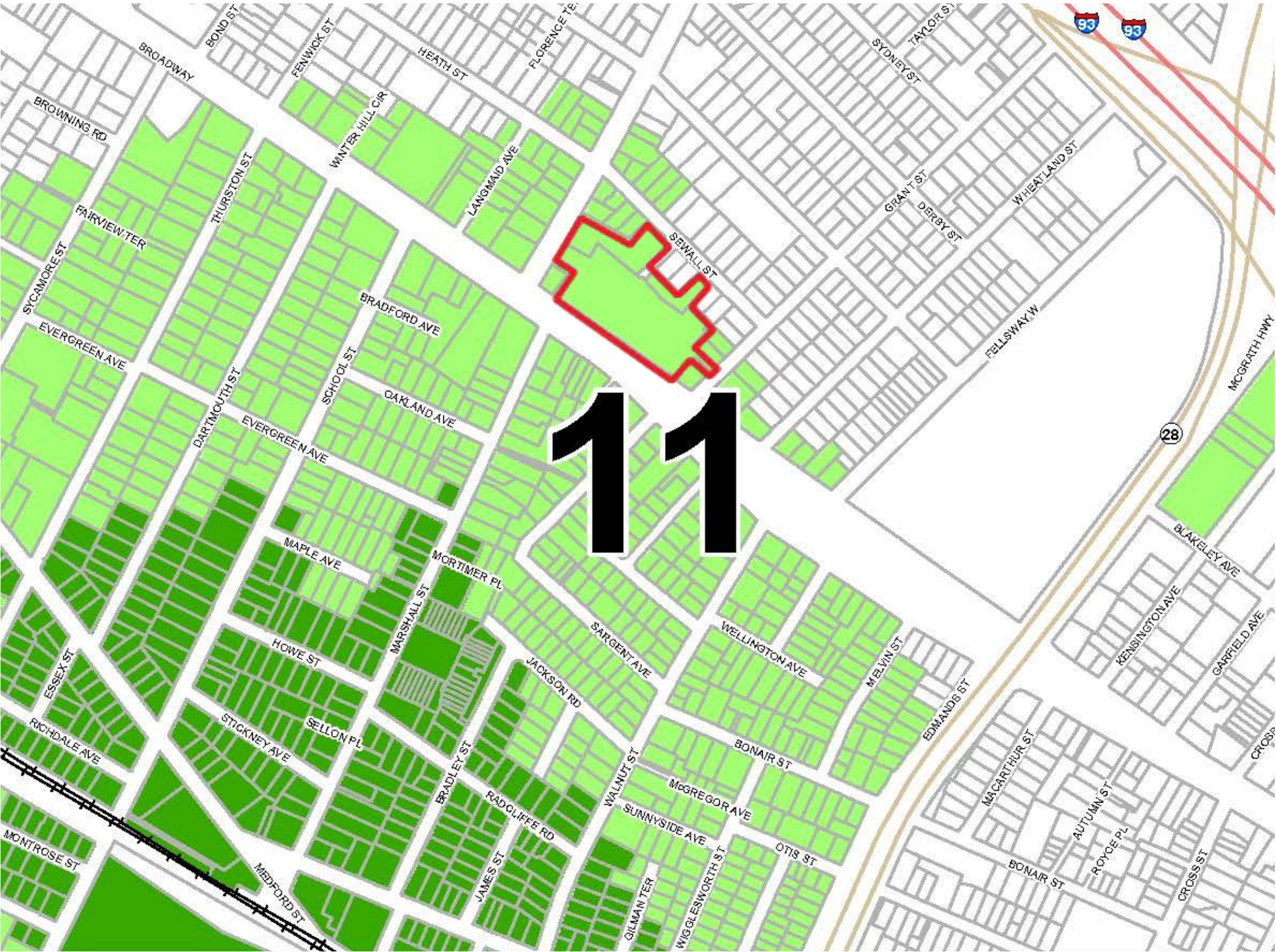


## WALKSHED

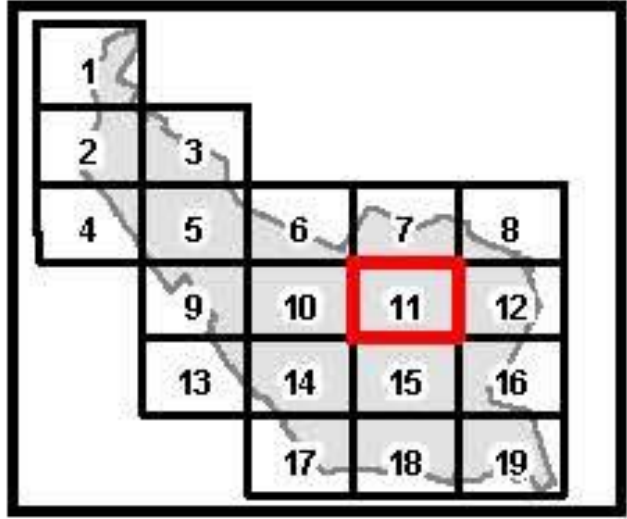
-  Quarter Mile  
 Half Mile




# Zone 11 Transit Map - Site Indicated

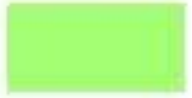


CITY OF  
SOMERVILLE, MA  
TRANSIT AREA  
MAP



**WALKSHED**

 Quarter Mile

 Half Mile



# On-Street Parking Occupancy Study

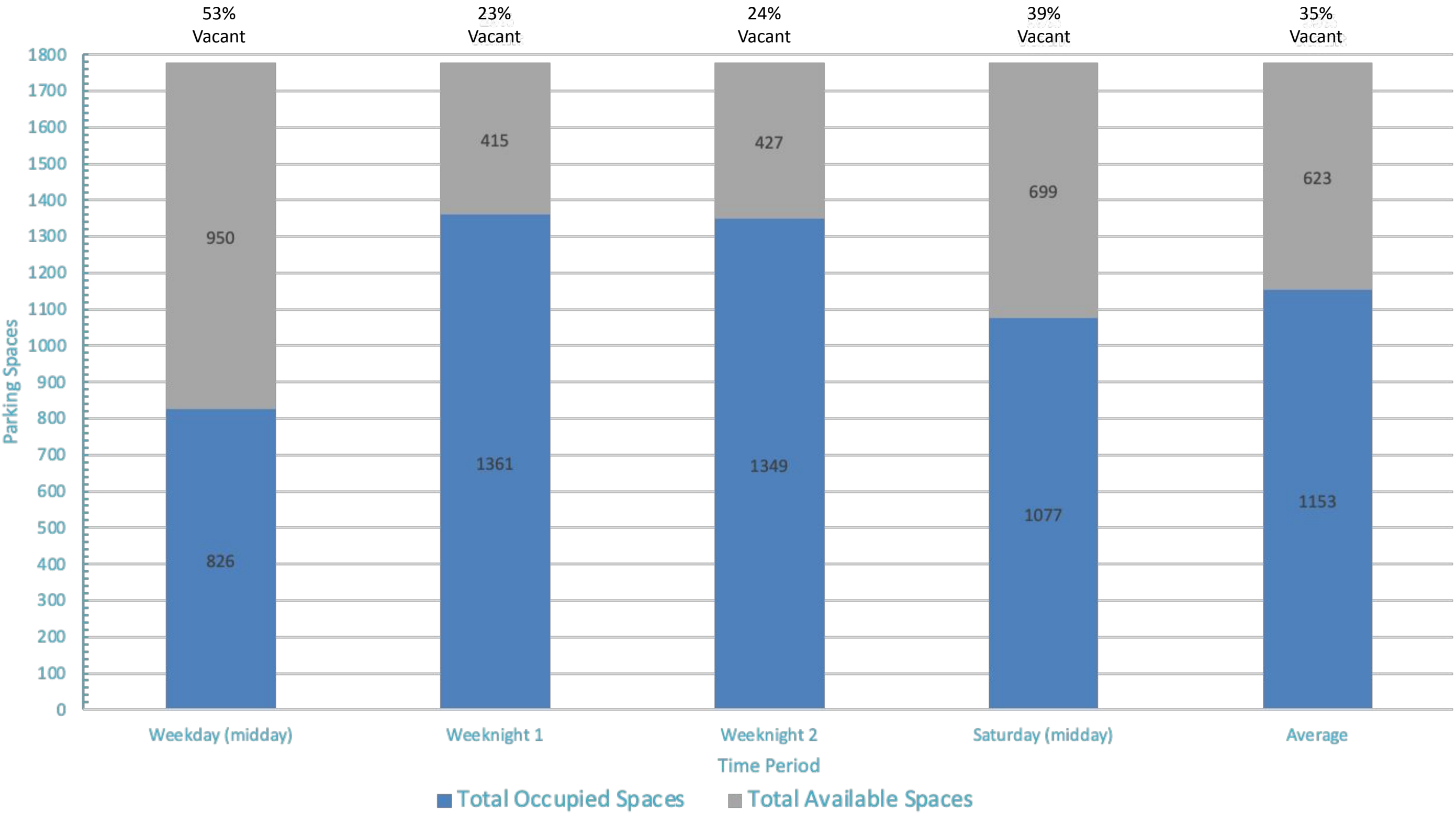




# Parking Occupancy

## 5-Minute Walking Radius

1776  
Capacity



# Thank you!



## SECOND NEIGHBORHOOD MEETING REPORT

Property: 299 Broadway and 15 Temple Street  
Applicants: Mark Development, LLC and Beacon Communities Services LLC  
Agent: Adam Dash, Esq.  
Zoning District: MR6, MR4 and NR  
Case#: P&Z 22-092

Neighborhood Meeting Date: October 17, 2022

This is the required Second Neighborhood Meeting Report regarding the above-referenced Application, which was held after the Urban Design Commission's votes on the project. These post-UDC meetings were broken into two meetings. This October 17, 2022 meeting was to discuss the Civic Spaces. A third neighborhood meeting was scheduled for October 19, 2022 to discuss the Buildings.

The October 17, 2022 neighborhood meeting was held via remote participation at 6:30pm and was recorded by Attorney Adam Dash.

The slides used at the meeting are filed herewith.

Flyers were mailed on or about September 30, 2022, to the abutters of the property as stated on the abutter's list filed herewith. Flyers were also hand delivered to properties at the following streets between September 27, 2022 and October 1, 2022:

Broadway from Thurston Street to McGrath Highway  
Thurston Street from Evergreen Avenue to Broadway  
Dartmouth Street from Evergreen Avenue to Broadway  
School Street from Evergreen Avenue to Broadway  
Marshall Street From Evergreen Avenue to Broadway  
Sargent Avenue  
Kenneson Road  
Walnut Street from Sargent Avenue to Broadway  
Evergreen Avenue from Thurston Street to Marshall Street  
Oakland Avenue  
Bradford Avenue  
Sherman Court  
Walnut Road  
Fenwick Street from Broadway to Jaques Street  
Snow Terrace  
Langmaid Avenue  
Temple Street from Broadway to Mystic Avenue  
Taylor Street  
Grant Street from Broadway to Mystic Avenue  
Wheatland Street from Broadway to Mystic Avenue  
Fellsway West from Broadway to Mystic Avenue

Heath Street from Fenwick Street to Temple Street  
Sewall Street  
Sewall Court  
Jacques Street from Fenwick Street to Fellsway West  
Derby Street  
Sydney Street

Attendees:

Jesse Clingan, Ward 4 Councilor  
Jake Wilson, Councilor At Large  
Charlotte Leis, City Planning, Preservation and Zoning Staff  
Cortney Kirk, City Public Space and Urban Forestry Staff  
Robert Korff from Applicant Mark Development LLC  
Damien Chaviano from Applicant Mark Development LLC  
Adam Benjamin from Applicant Mark Development LLC  
Rachel Powers from Applicant Beacon Communities Services LLC  
LeAnn Hanfield from Applicant Beacon Communities Services LLC  
Adam Dash, Esq., attorney for the Applicants  
Brent McDonald, attorney for the Applicants  
Tim Love, project architect from Utile  
Mimi Love, project architect from Utile  
Randy Hart, project traffic consultant from VHB  
Morgan Barricoat from Future Green, project landscape consultant  
David Seiter from Future Green, project landscape consultant  
Jesse Baerkahn from Graffito, project retail consultant  
Juin Cohen  
Seth Hurwitz  
Stephen Moore  
Paul  
Jschaeck  
Joe Calisi  
Karen Molloy  
Crystal H.  
Maureen Moreira  
Lily Linke

Attorney Dash mentioned that the meeting was being recorded, stated the number of people in attendance, explained that this meeting was only to discuss the Civic Spaces and said that there would be another neighborhood meeting on October 19 to discuss the buildings. Mr. Seiter showed the Civic Space slides and explained the proposals for the Broadway pocket plaza, the Sewall Street pocket park, the Mews and the Temple Street pedestrian connection, including adjustments made based on Urban Design Commission feedback.



Public Comment was received both by written and oral means and can be summarized as follows:

- several residents expressed that they liked the Sewall Street park ideas for children and events.

- Councilor Clingan said that turf generally does not go over well with the community and that he would like to build a community here. He said that the Sewall Street park was missing traditional child play equipment, like swings, and asked what the City staff thought and said that he would defer to City staff on this. He liked the connection to Temple Street and the Mews from the Sewall Street park. Mr. Love explained that the team had met with Public Space and Urban Forestry and the Urban Design Commission, and that they really dictated the Sewall Street parking programming. Mr. Seiter said that it was proposed to be a park more than a playground. Ms. Kirk explained PSUF was working with the development team and taking all comments into consideration. She said that the needs of the new residents of the project, who do not live in the neighborhood yet, should be taken into account. She said that the park design was going in the right direction, but that details could be tweaked.

- a resident said that the community would like to limit artificial turf, but that they loved having the proposed features for children to explore rather than having traditional equipment like swings.

- several residents also said that they preferred flexible play space over traditional park designs because it did not tell children what to do in the space and let them use their imagination.

- a resident said that they loved that the team looked at the Sewall Street park through a multi-generational lens and that the plan engaged children's curiosity. They said that the Hoyt Sullivan Park has swings if people wanted them. They also liked that the park softened the back edge of the site along Sewall Street.

- a resident asked to ensure that children with disabilities could engage the space.

- a resident said that these neighborhood meetings should be held in person. They also said that the project could generate 600 on-street parking passes. Mr. Korff explained that the applicant is only seeking a waiver for 150 on-street parking passes and that he would be happy to meet with people in person if they wanted outside of these neighborhood meetings.

- a resident asked about the plant species being proposed. Mr. Seiter said that they were not in that level of detail yet but that they would be native, drought-resistant plants which would let in dappled light and would support pollinators and wildlife.

- a resident said that trellises and vines would be good. Mr. Seiter said that would soften fence lines and dampen noise.

The meeting was adjourned at 7:21 pm.

# 299 Broadway: Civic Spaces

Neighborhood Meeting - 10.17.2022



# Table of Contents

- 1. Development Narrative
- 2. Context + Site Analysis
- 3. Sustainability Strategy
- 4. Civic Space Scale Comparison
- 5. FG Precedents
- 6. Landscape
- 7. Sustainability + Planting Goals
- 8. Landscape Materiality

# Development Summary

## Development Summary

### **MR4/MR6/NR Zoning District**

- Pocket Plaza
- Pocket Park

### **POCKET PLAZA:**

Total Area: 7,254 SF

Approx. 19 Large Trees Required

725 SF – 2,176 SF Landscape Area Required

5,078 SF Pervious Area Required

146 Ft Seating Length Required

### **POCKET PARK:**

Total Area: 7,714 SF

Approx. 20 Large Trees Required

5,400 SF Landscape Area Required

6,557 SF Pervious Area Required

103 Ft Seating Length Required

## Development Narrative

The proposed project will transform a long-neglected stretch of Broadway in the Winter Hill neighborhood into a vibrant block providing residential housing units, retail space, a community room, and the creation of a new and exciting public realm. The project is anchored by two mixed-use buildings that repair a gap in the existing Broadway streetscape and define a new civic pocket plaza which forms a significant part of the overall public realm design strategy which also includes a new neighborhood pocket park on Sewall Street connected to the plaza via a landscaped pedestrian mews which will be publicly accessible 24/7.

The pocket plaza will bring a much-needed civic space identity to the community by providing a safe and active pedestrian space surrounded by retail café zones. The plaza edges employ strategic topographic planting resembling the drumlins of Somerville’s geologic past with embedded street furniture that helps negotiate grades and defines circulation and gathering spaces, while the central plaza is defined by a permeable paving carpet featuring a bosque of trees which provide shade, contribute to storm water management, and promote habitat. Additional features such as catenary lighting, public art and wayfinding also contribute to the overall quality and legibility of the space.

Along Sewall Street, the project will transform a decrepit parking lot into a welcoming neighborhood pocket park that provides opportunities for multi-generational programming. The park will feature informal terraced seating that makes use of the inherit grade change to provide a playful exposure of the site’s subsurface natural history through the use of gabion seat walls which can be used for social gathering and performances, day-to-day use and children’s interpretive play. A diverse native regional plant and tree palette will form the perimeter of the park creating rich opportunity for birds, pollinators and local fauna to thrive. The selection of plants can also be used as an educational overlay with activities such as plant identification, as well as forming a sensory experience for all ages. A lower lawn area offers a place for picnics, interpretive play, rest and community fitness classes. Like the civic plaza along Broadway, the pocket park along Sewall Street will contribute to the site-wide stormwater management system and will be designed to promote inclusivity.

The civic pocket plaza on Broadway and the neighborhood pocket park on Sewall Street will be connected by a landscaped pedestrian mews that will be publicly accessible 24/7. Together, the plaza, mews, and park have been configured to provide a fully-accessible, stair-free path between Broadway and Sewall Street, which is currently used as an informal pedestrian cut-through containing stairs. This mid-block connection improves the functionality and quality of experience of an existing pedestrian desire line between the bus stop and pedestrian destinations on Sewall and Temple Streets but also creates an extension of greenery physically connecting two new unique civic spaces together which creates invaluable habitat in the city. Raised planters with diverse native shade tolerant plantings help define the private front patios of the units along the mews, while a meandering tree allee and feature lighting promote a sense of legibility and safety along the public footpath.



# Neighborhood Plan

## OVERVIEW

As part of the planning process, the City of Somerville requires the preparation of a Civic Space Study (CSS) in an effort to assess the existing conditions and to identify any areas of deficiency in civic space offerings locally. The CSS prepared by Applicant focused on a roughly half-mile radius from the redevelopment site at 299 Broadway to align with a 10-minute walking distance from the edge of the property. The area encompasses the Winter Hill Neighborhood of Somerville, but also captures portions of Ten Hills to the North, Magoun Square to the West and extends South to Somerville High School.

## SUMMARY OF CONCLUSIONS

The results of the Civic Space Study of the area clearly illustrate the composition of the existing civic spaces to be predominately parks of varying size and use (77%), with the remaining balance of civic space (23%) within the study area to being public common space. There were no plazas of any type found within the study area. Civic uses further describe the existing civic spaces, some of which include multiple civic use types. These use types identify activities such as playgrounds, dog parks, athletic fields, water features, passive space, performance space and community gardens.

The CSS revealed the following considerations that inform our planning and strategic public realm design approach for civic space at 299 Broadway and 15 Temple Street:

- Given that there are no plazas of any type located within the study area, the community is least served by this form of civic space close to home;
- Within the study area, the most common civic uses found were playgrounds and athletic fields followed by passive space;
- In terms of civic uses, there appears to be a notable lack of dedicated dog parks and an equally lesser representation of performance spaces, community gardening spaces and water features.





# Site Context

Existing Site Conditions: *View of Broadway looking East*





# Site Context

Existing Site Conditions: *View of Broadway looking West*



Broadway - looking Northwest



# Site Context

Sewall St



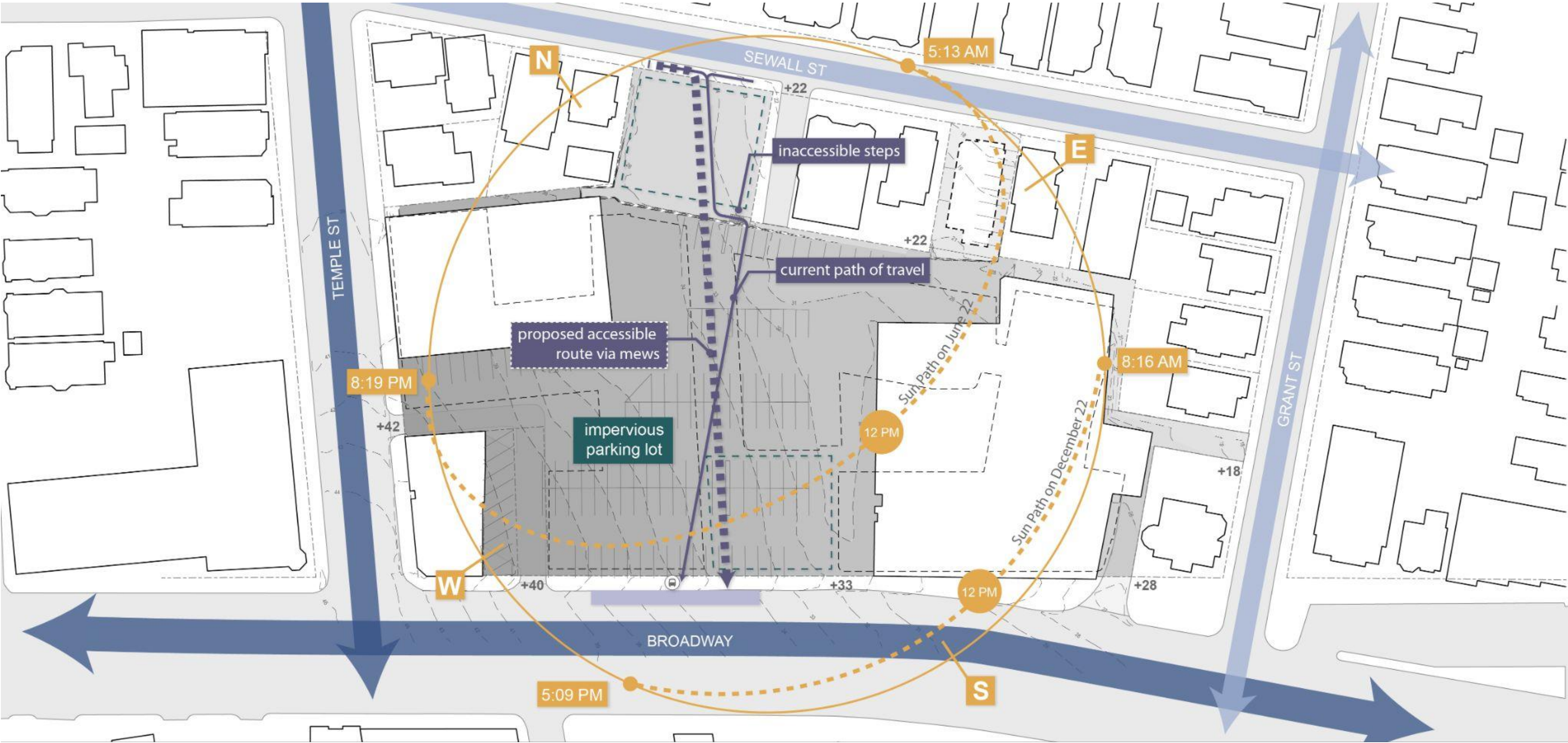
*Sewall St Basketball Court*



*Sewall St Neighbors*



# Site Analysis





# Sustainability Strategies

The project will target Passive House through the PHIUS 2021 Core standard

Co-benefits of Passive House include:

- Enhanced thermal comfort
- Exceptional indoor air quality
- Quality assurance: performance as designed
- Lower operational costs
- Reduced carbon emissions (net zero ready)
- Better sound isolation
- Resilience during loss of power

## Airtight Envelope

Continuous air barrier at all transitions

## Fresh Air with Energy Recovery

Balanced mechanical ventilation with energy recovery

## High-Performance Windows

Low window-wall ratio with low-e glazing tuned for daylight and solar control

## Minimized Thermal Bridging

Continuous, high quality insulation with thermally broken assemblies

## Sustainable Materials

Design utilizes low-emitting, low-embodied carbon materials

## Right-sized Heating + Cooling

All-electric, cold-climate heat pumps for space conditioning

## Efficient DHW

Future-ready electric water heating with efficient distribution

## Rooftop Solar PV

Equipment is consolidated to maximize area for rooftop solar PV

## Building Moisture Control

Durable, water-managed assemblies

## Bicycle Parking

Promotes health and transportation efficiency

## Stormwater Mitigation

Permeable and planted surfaces manage stormwater runoff

## Shaded Outdoor Space

Tree canopy reduces heat island and provides resilience to extreme heat

## Native Plantings

Pollinator-friendly native plants support ecosystem services

## Legend

- Site and Landscape
- Building Envelope + Systems

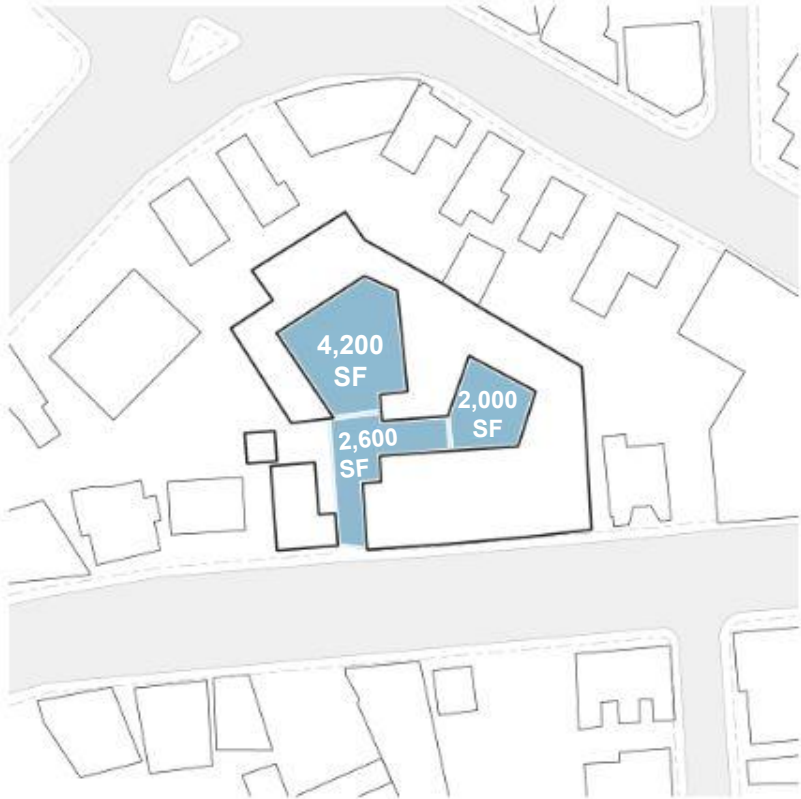


# Civic Space Scale Comparison

**299 Broadway**  
17,045 SF



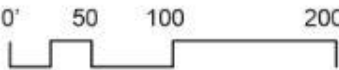
**Bow Market**  
8,800 SF



**Davis Square Statue Park**  
9,500 SF



**Symphony Park**  
7,800 SF





# Future Green Precedents



ROCKEFELLER CENTER CHANNEL GARDENS, NEW YORK, NY



WHITMAN-WALKER HEALTH CENTER, WASHINGTON, DC



NOWADAYS BEER GARDEN, QUEENS, NY



BROOKLYN CHILDREN'S MUSEUM BROOKLYN, NY



# Public Realm Concept - Connected Civic Spaces





# Site Plan

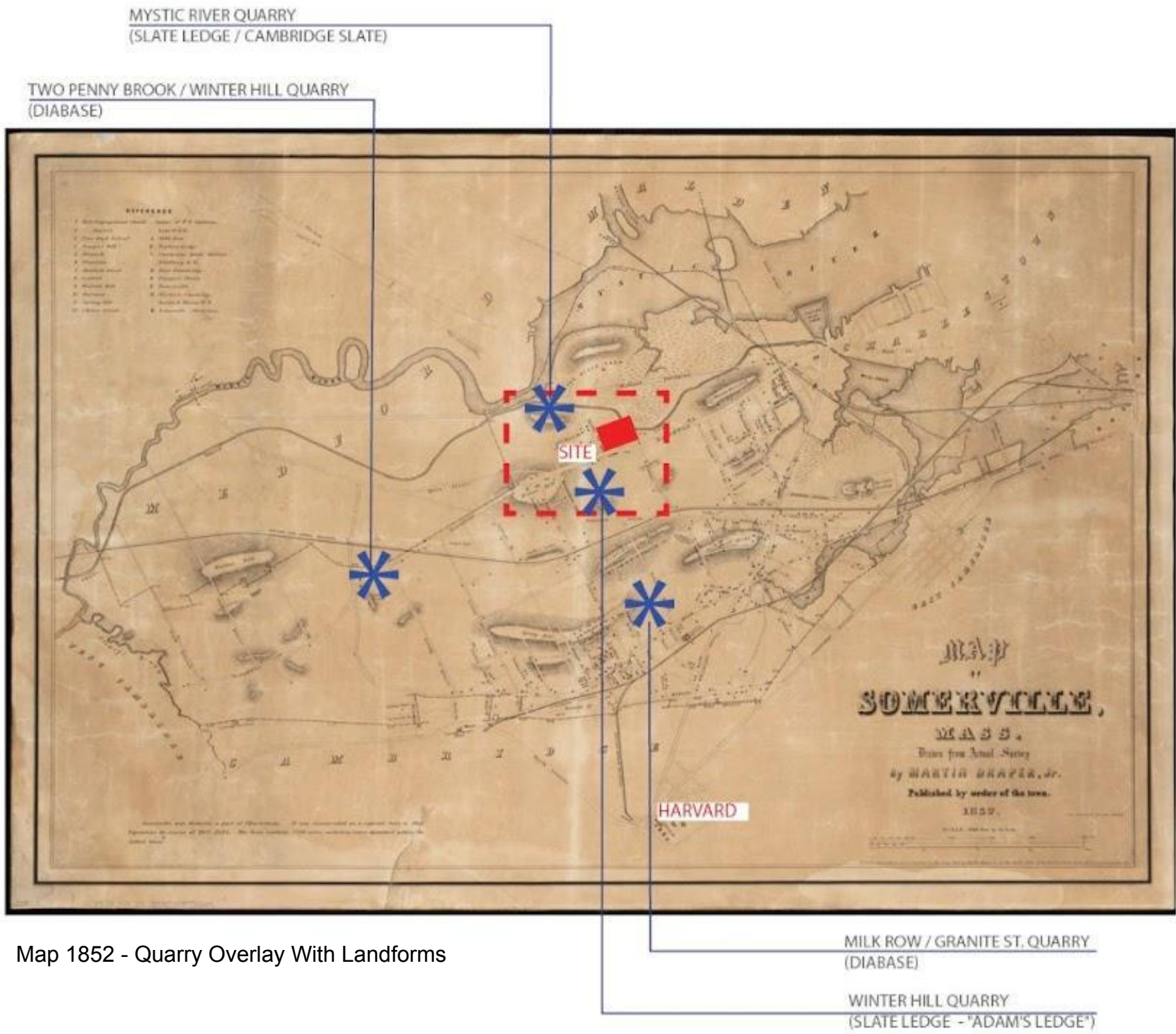


43,000 SF Total Open Space



# Conceptual Approach

Inspiration - The Seven Hills of Somerville



Map 1852 - Quarry Overlay With Landforms



+ DRUMLINS



- EXTRACTION (QUARRYING)



= OCCUPIABLE SPACE



# Civic Plaza

## Key Principles



GRADE CHANGES / BUILT-IN CIVIC FURNITURE



LUSH PLANTING ISLANDS + IMMERSIVE SPACES



TREE BOSQUE AND MOVABLE FURNITURE



## Design Framework



## Visual Study of Somerville Zoning Ordinance Requirements for Pocket Plaza



## Early Plaza Framework Study to Inform Design Approach

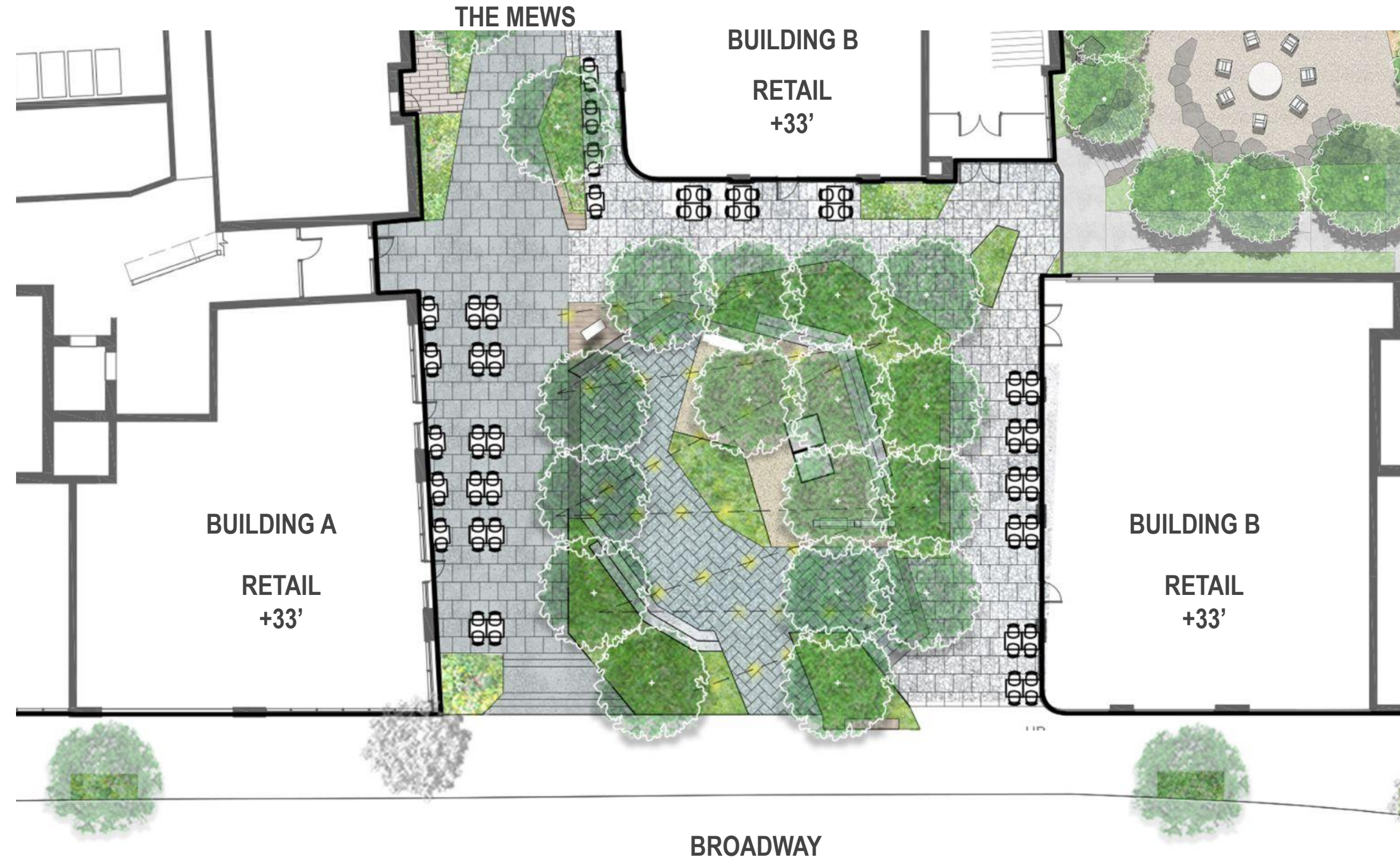


# Civic Plaza

## Enlarged Landscape Concept

### Design Goals:

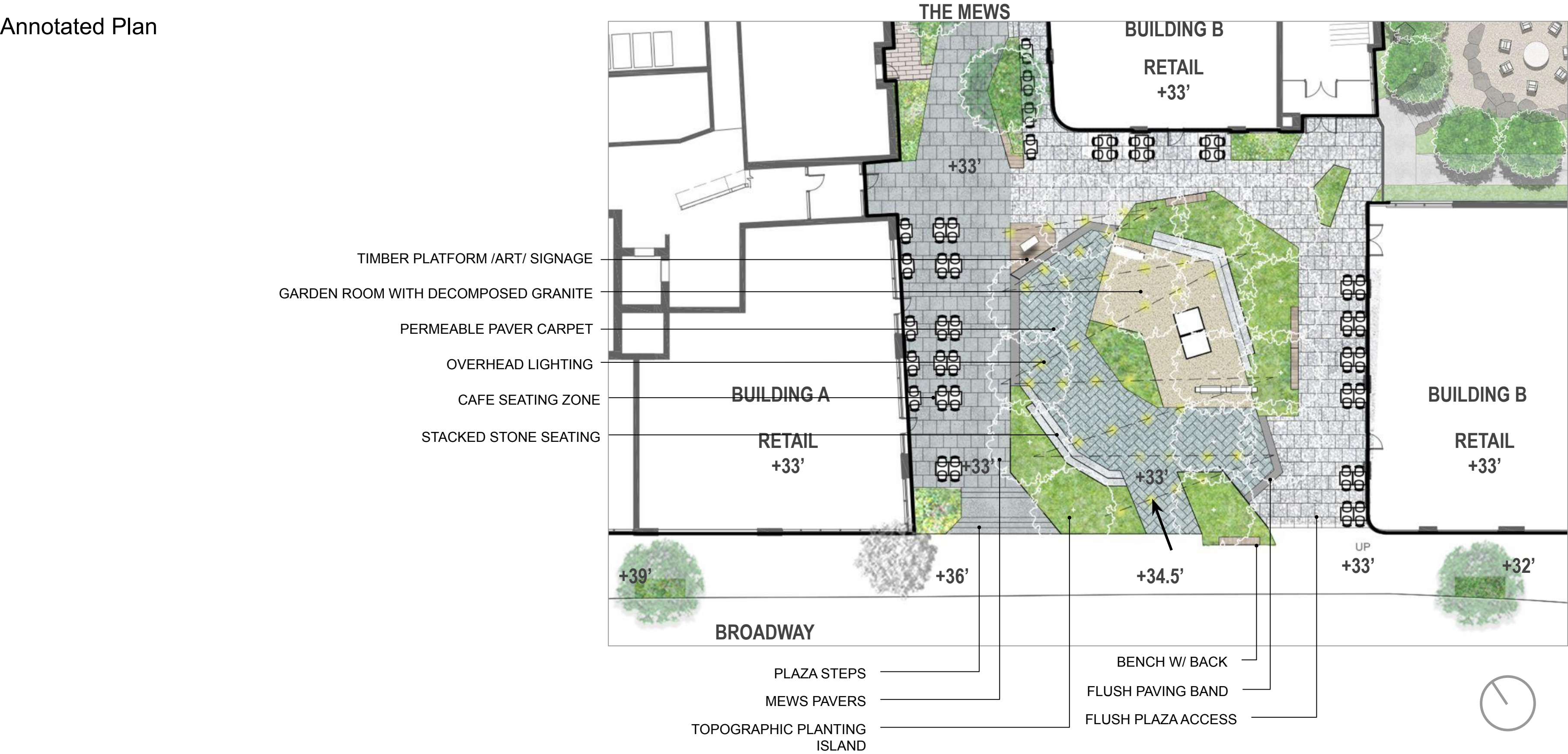
- Multi-generational use;
- Safe Inclusive Space;
- Sustainable Planting Design;
- Civic Moment + Signage + Wayfinding;
- Sculptural Lighting;
- Central Permeable Paving Carpet;
- Flexible Use Seating Platform / Stage.





# Civic Plaza

## Annotated Plan





# Civic Plaza

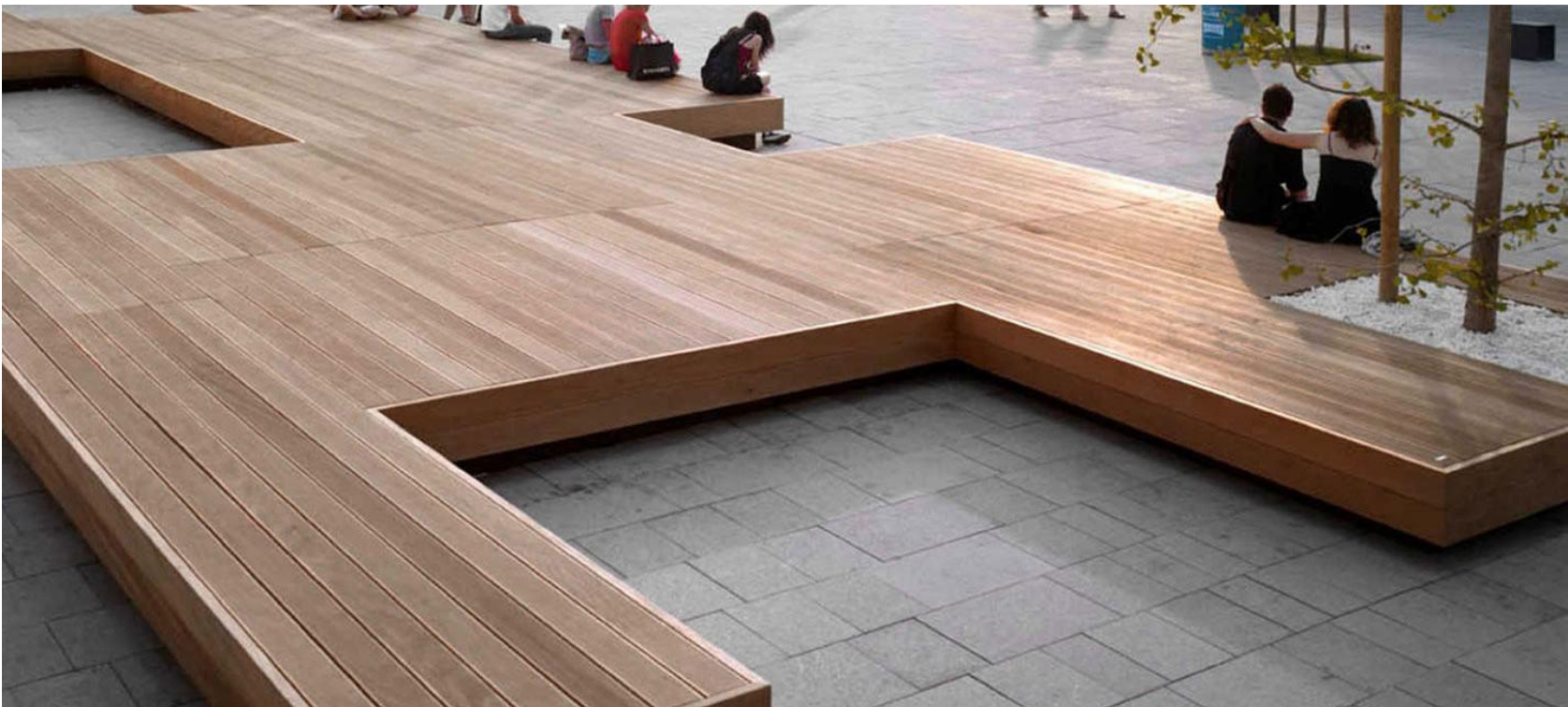
## Precedent Images



MULTI-GENERATIONAL PLAY



COLOR POP THROUGH MOVEABLE FURNITURE



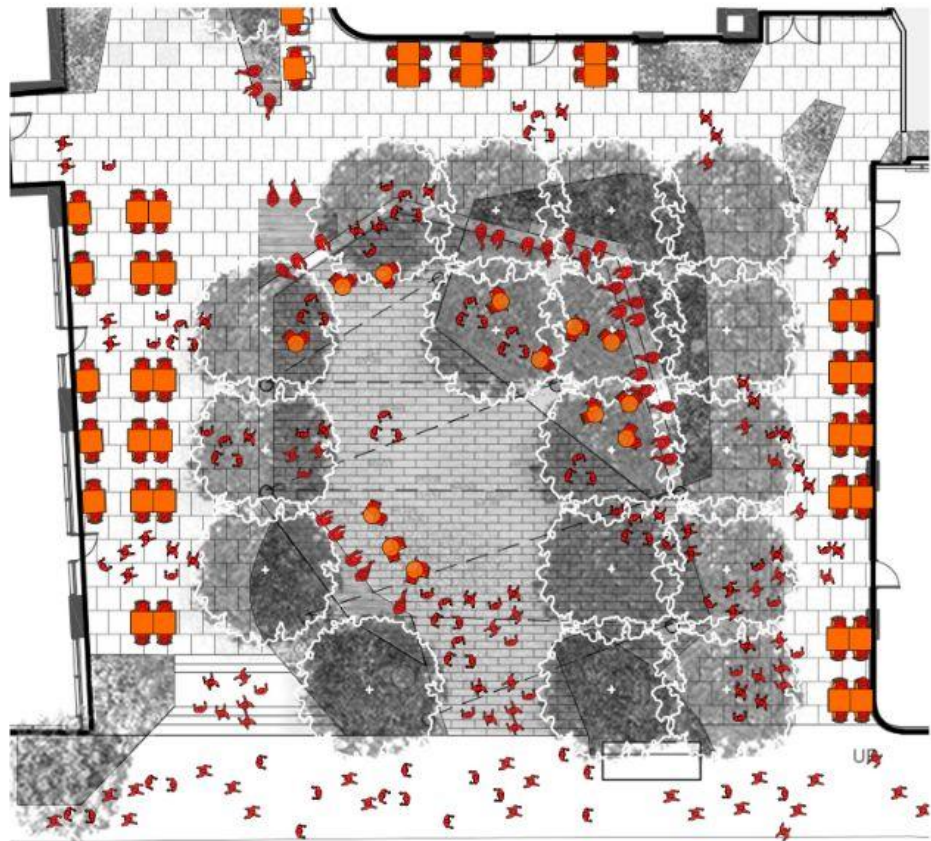
OVERSIZED TIMBER PLATFORM / SMALL STAGE



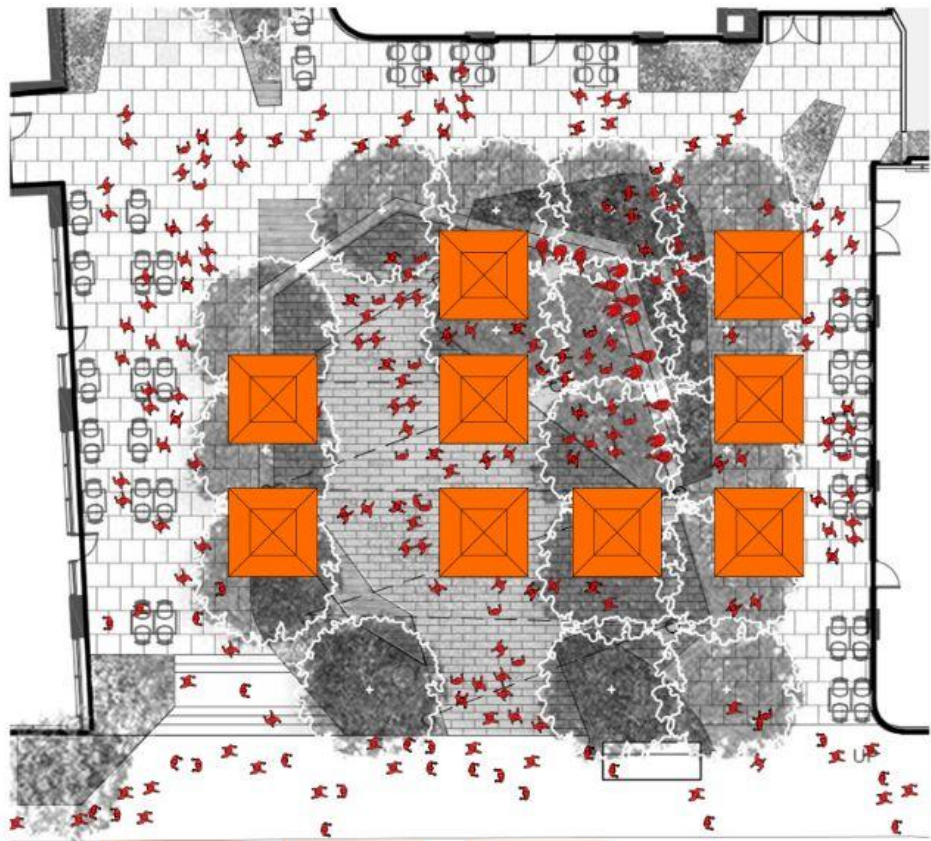
LIGHTING DESIGN / EVENING AMBIENCE



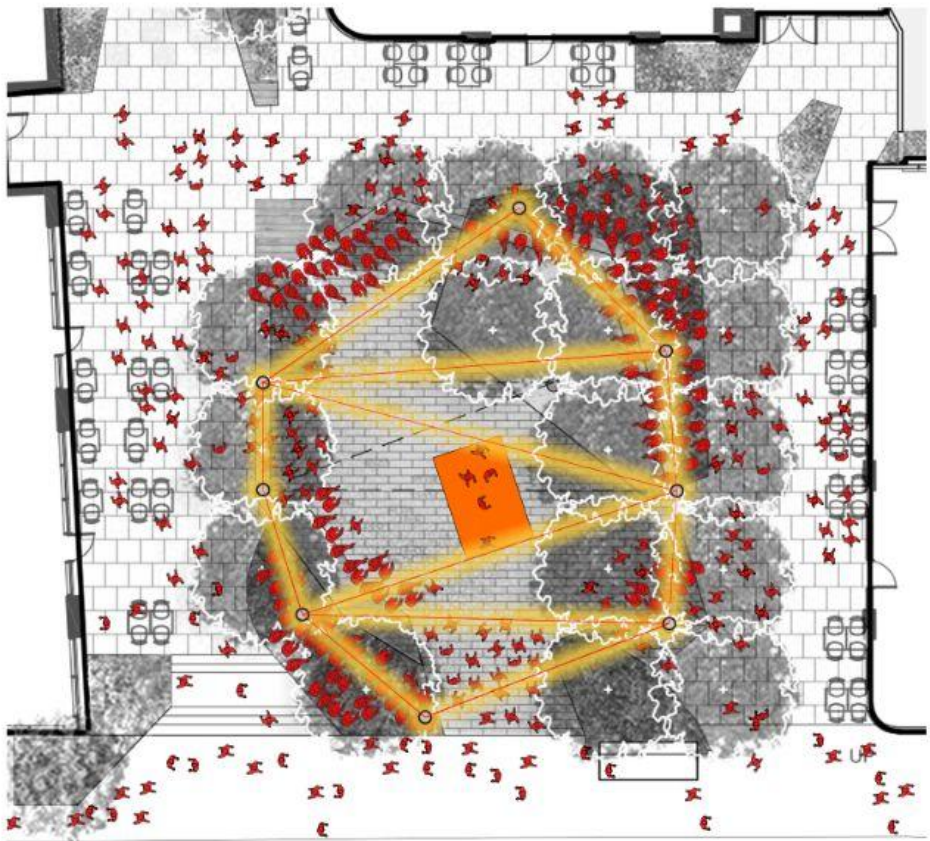
# Civic Plaza Program “Test Fits”



Broadway



Broadway



Broadway



WEEKDAY LUNCH TIME



WEEKEND MARKET



SUMMER PERFORMANCE SERIES



# Civic Plaza

Illustrative View



Looking towards Sewall Street



# The Mews

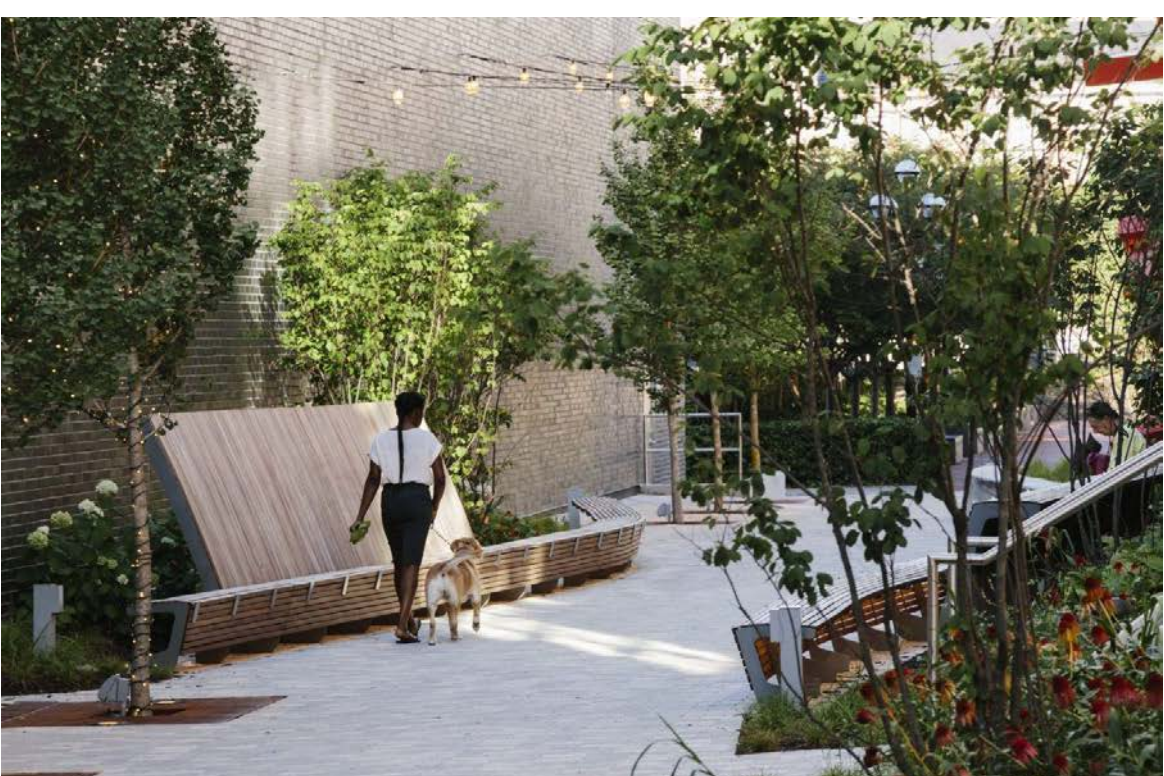
## Key Principles



CLEARLY DEFINED 24/7 PEDESTRIAN FOOTPATH



GARDEN BUFFER / LUSH RESILIENT PLANTINGS



BUILT-IN SEATING AT MEWS ENTRY POINTS

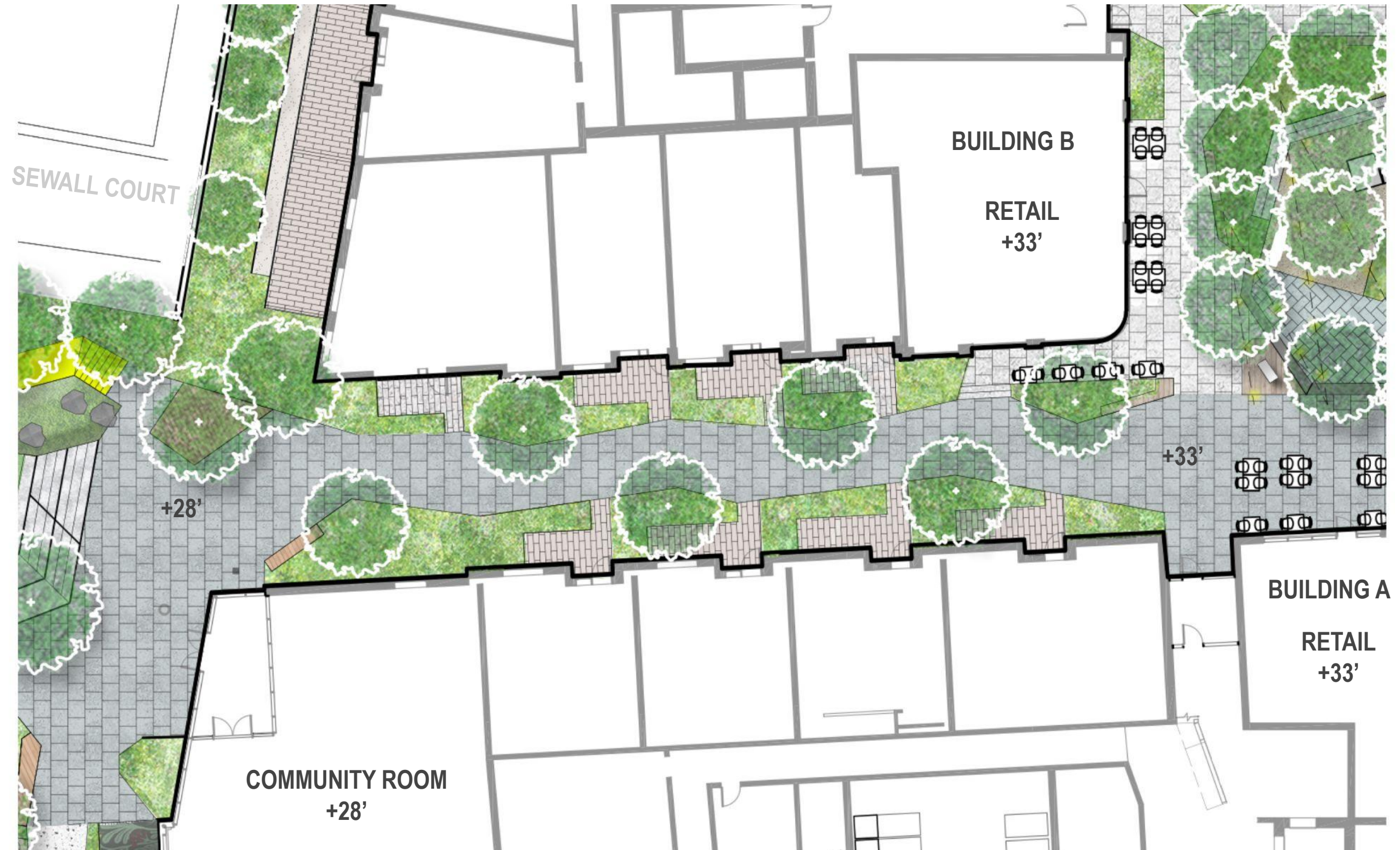


# The Mews

## Enlarged Landscape Concept

### Design Goals:

- 24/7 Publicly Accessible Step Free Route (Width Varies 8'-12');
- Appropriate Lighting;
- Lush Resilient Plantings (Width Varies 2' Min.);
- Meandering Trees;
- Immersive Private Patio Spaces (5' Typical Width).





# The Mews

Illustrative View



Looking towards Broadway



# Sewall Street Park

## Key Principles



ROBUST PLANTINGS + NATURE / INTERPRETIVE PLAY



STACKED SEATING + PLANTINGS + PLAY



PLAYABLE / LOUNGEABLE SURFACES + TOPOGRAPHY



# Sewall Street Park

## Design Framework



Visual Study of Somerville Zoning Ordinance Requirements for Pocket Park



Early Framework Sketch for the Pocket Park to Help Inform the Design





# Local Park Analysis

299 BROADWAY



7,700 SF

HOYT-SULLIVAN PLAYGROUND



25,000 SF

LOU ANN DAVID PARK



32,500 SF

LINCOLN PARK



6.6 ACRES OVERALL (CENTRAL AREA 43,000SF)





# Sewall Street Park

## Enlarged Landscape Concept

### Design Goals:

- Multi-generational Use;
- Clear Site Lines (Health + Safety);
- Legible Step-free Route From the Park to Plaza;
- Provide Lush, Resilient + Sustainable Planting Design;
- Integrated Play Opportunities for a range of ages;
- Create a Community Forward Framework That Invites a Diverse Range of Year Round Programming.





# Sewall Street Park

## Precedent Images



NATURAL SCULPTURAL PLAY ELEMENT



RETAINING SEAT STEPS



MURAL WALL AT COMMUNITY ROOM



SENSE OF DISCOVERY



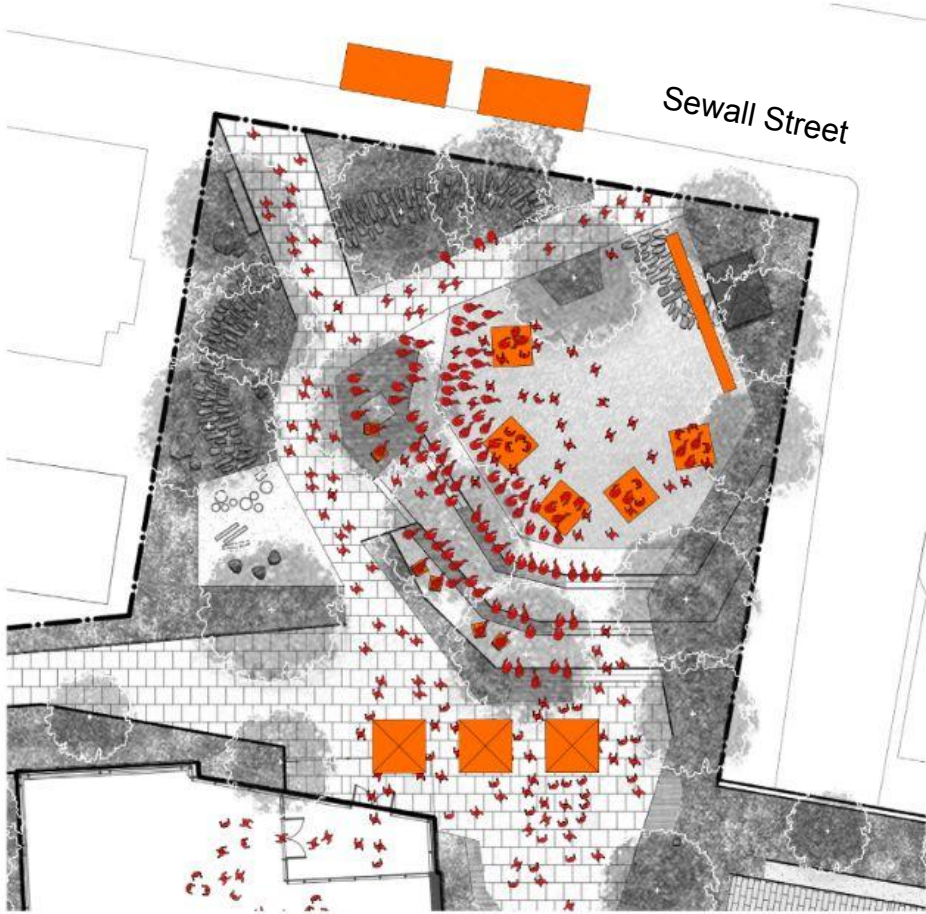
TREE PLATFORM / STAGE / PLAYHOUSE ELEMENT



BIG TABLE



# Sewall Street Park Program “Test Fits”



WEEKDAY LUNCH TIME

SUMMER CINEMA SERIES OR COMMUNITY EVENT/PERFORMANCE



# Sewall Street Park

Earlier Progress Illustrative View of Park





# Temple Street Passage

Precedent Images / Scalar Studies



7' - 0"

14' - 0"

CLEARLY DEFINED / PEDESTRIAN SCALE



10' - 0"

POTENTIAL ARCHITECTURAL GATEWAY / VERTICAL GREENING



15' - 0"

SIGNAGE / WAYFINDING / LIGHTING

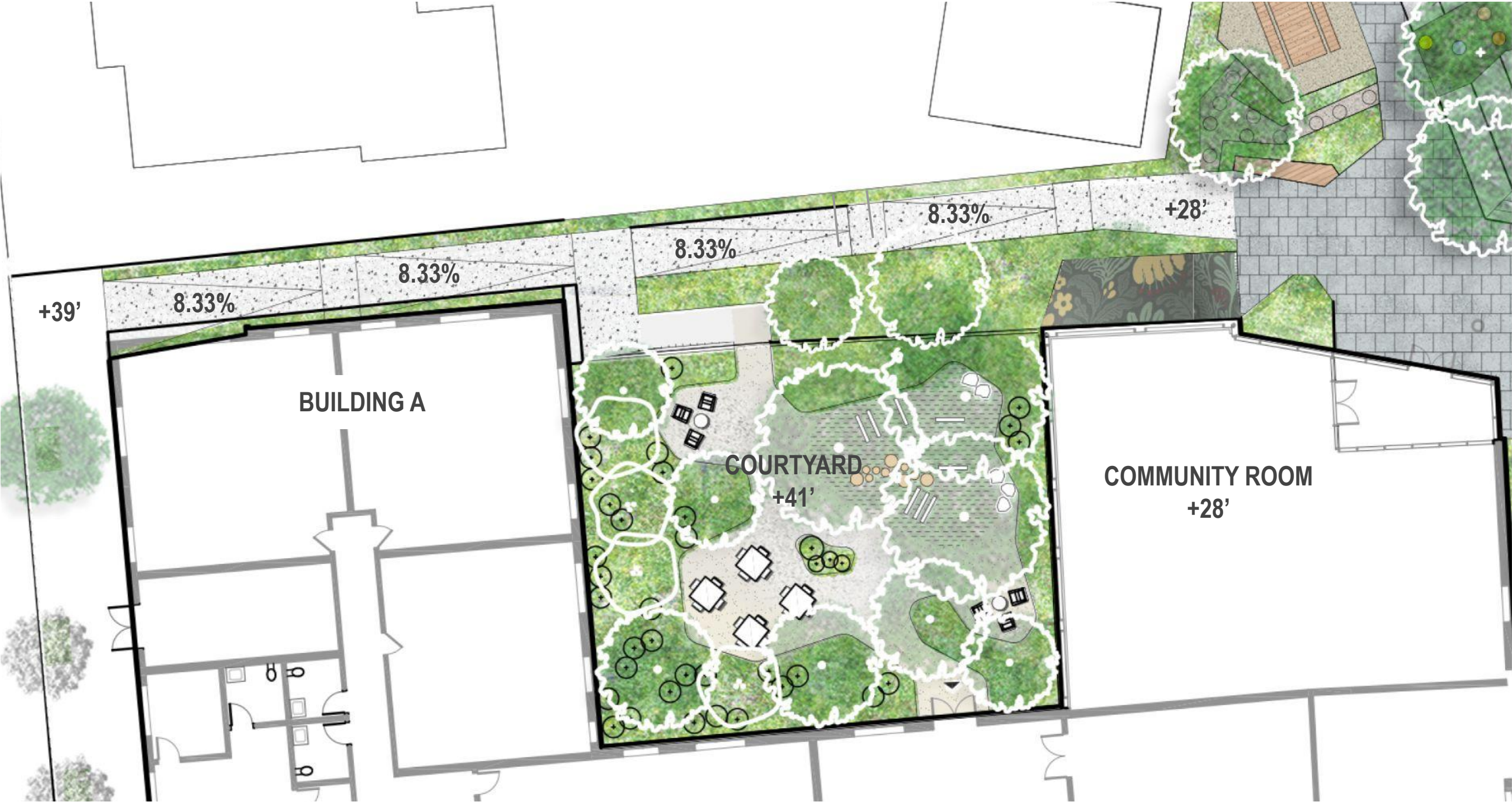


# Temple Street Passage

Enlarged Plan

Design Goals:

- Clear Sight Lines (Health + Safety);
- Appropriate Lighting;
- Signage + Wayfinding;
- Architectural Threshold / Gateway





# Temple Street Passage

Long Section



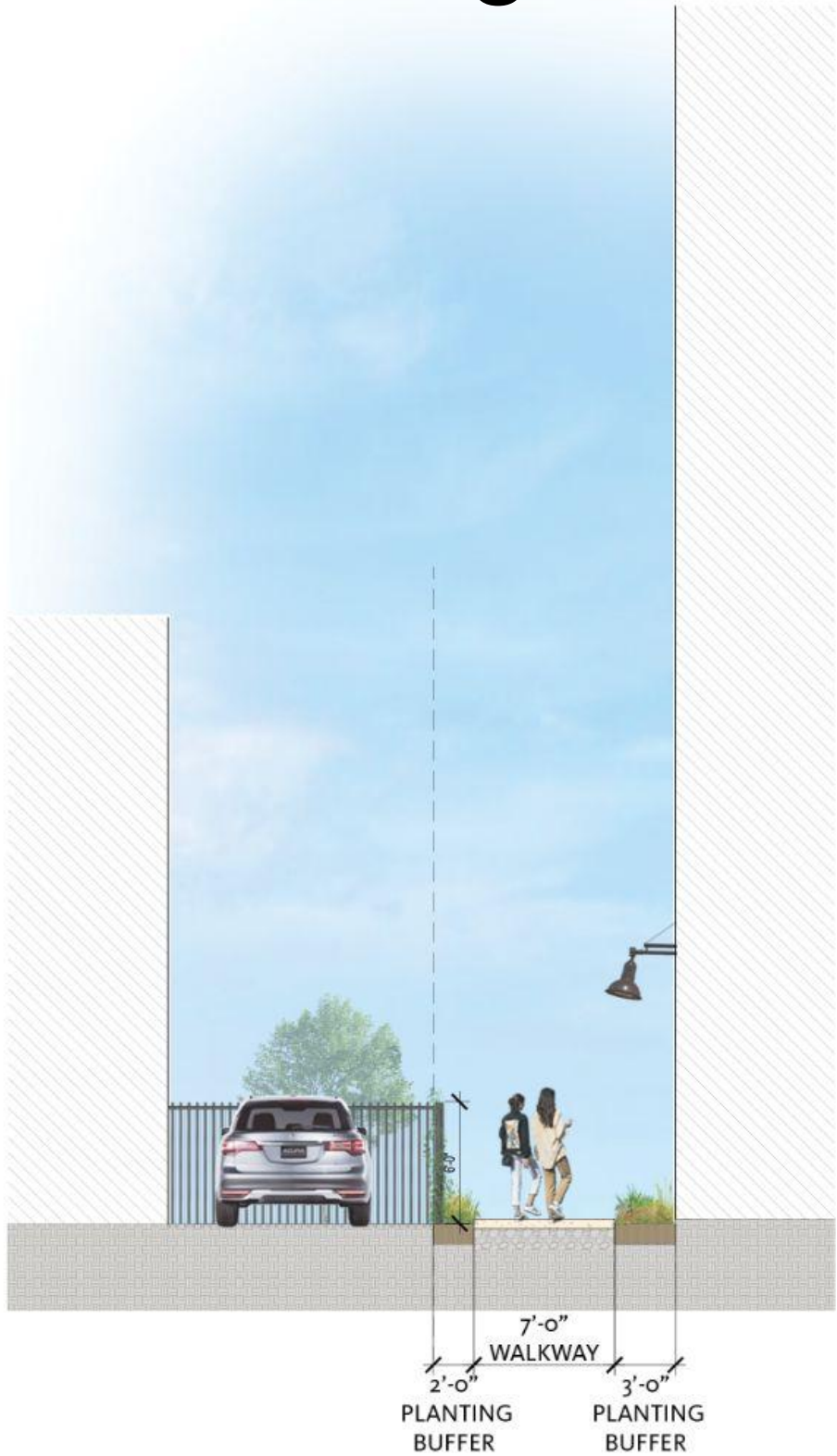
KEY PLAN





# Temple Street Passage

## Cross Sections



KEY PLAN





# Temple Street Passage

Illustrative View



Looking Towards Sewall Park



# Sustainability + Planting Goals

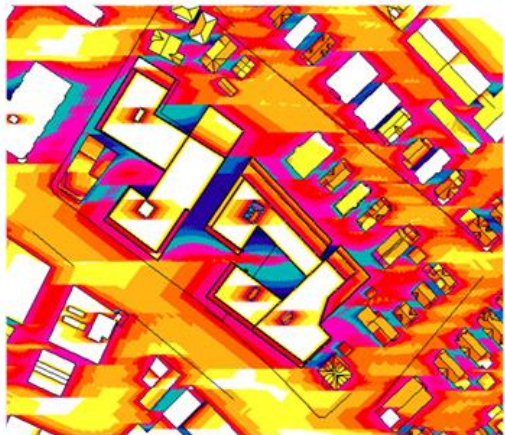
- NATIVE AND ADAPTIVE PLANT SELECTIONS
- POLLINATOR + BIRD FRIENDLY HABITAT CREATION
- DROUGHT TOLERANCE + LOW MAINTENANCE
- POLLUTION + SALT TOLERANCE
- BIO-RETENTION
- TREES FOR SHADE AND STRUCTURE
- APPROPRIATE SOIL VOLUMES FOR TREES
- SEASONAL INTEREST
- GROW YOUR OWN
- PRIVACY SCREENING + VISUAL AMENITY
- GRADE/SLOPES NEGOTIATIONS



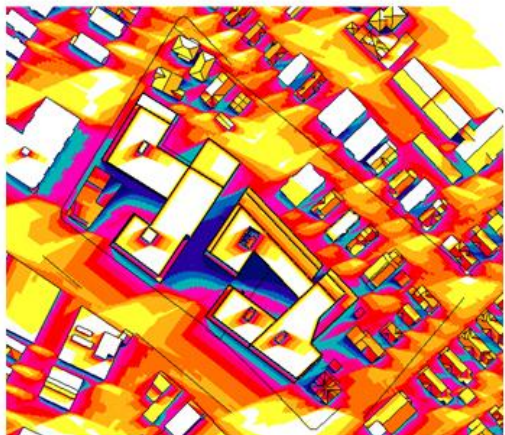
PRECEDENT IMAGERY



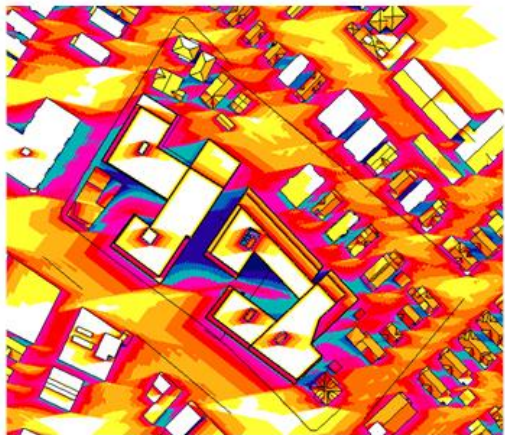
# Site Planting Sun + Shade Zones



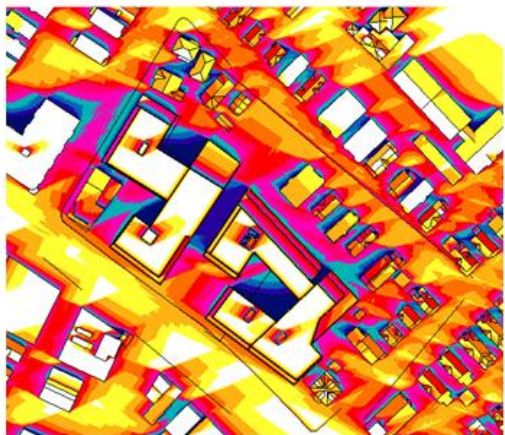
SPRING  
21 MARCH  
7:00AM - 6:00PM



SUMMER  
20 JUNE  
7:00AM - 8:00PM



AUTUMN  
23 SEPTEMBER  
7:00AM - 5:00PM



WINTER  
21 DECEMBER  
9:00AM - 5:00PM



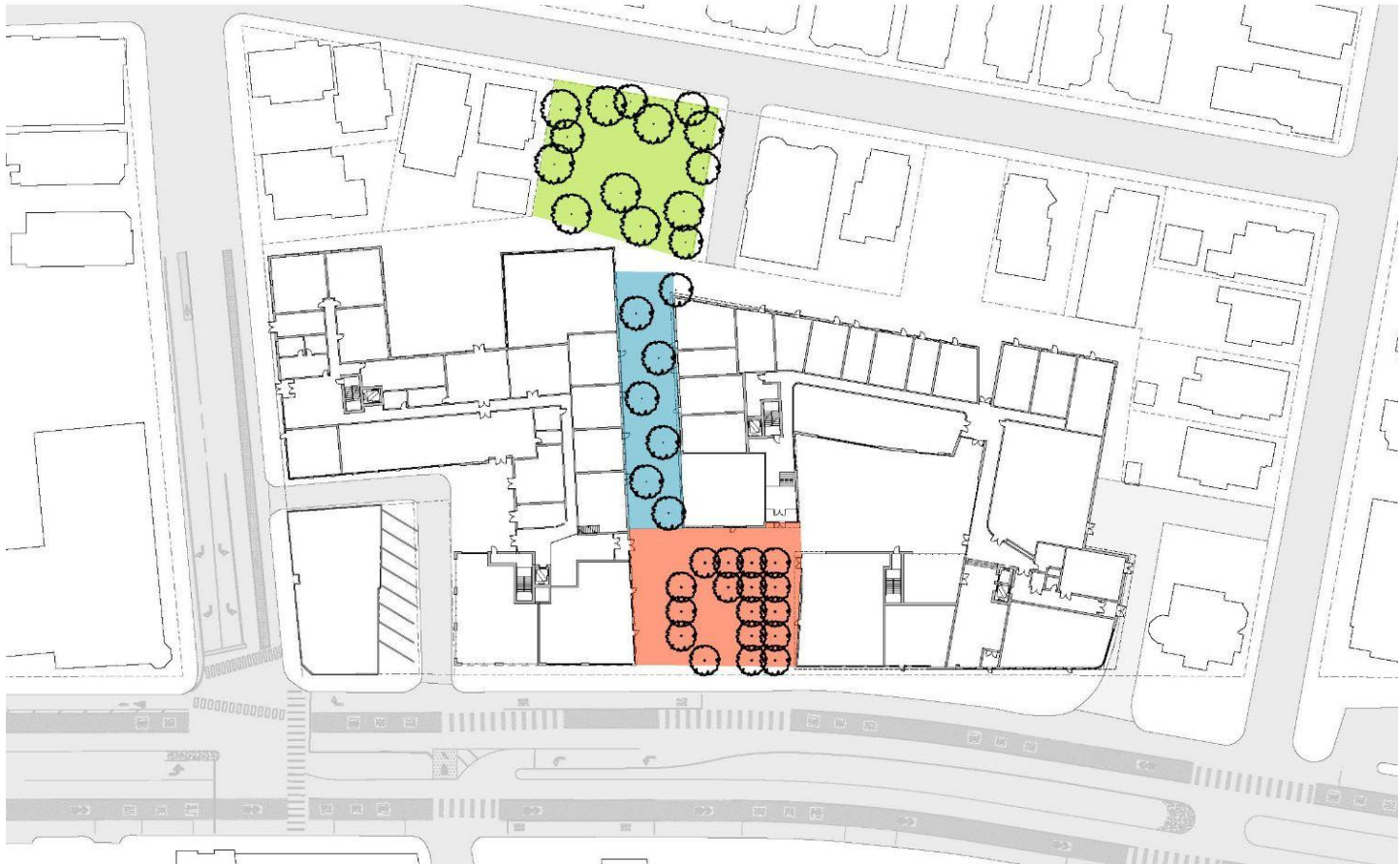
# Site Planting Character Zones



- SEWALL STREET PARK
- THE MEWS
- CIVIC PLAZA
- PERIMETER GREEN
- COURTYARDS
- STREETSCAPES



# Civic Space Planting



KEY PLAN



SEWALL STREET PARK - FULL SUN



Naturalized Planting



Terraced Planting



Immersive Planting



THE MEWS - FULL SHADE / PARTIAL SUN



Planting Defines Footpath + Patios



Shade Tolerant Planting



Hardy + Evergreen Planting



CIVIC PLAZA - FULL SUN / PARTIAL SUN



Low Planting Islands



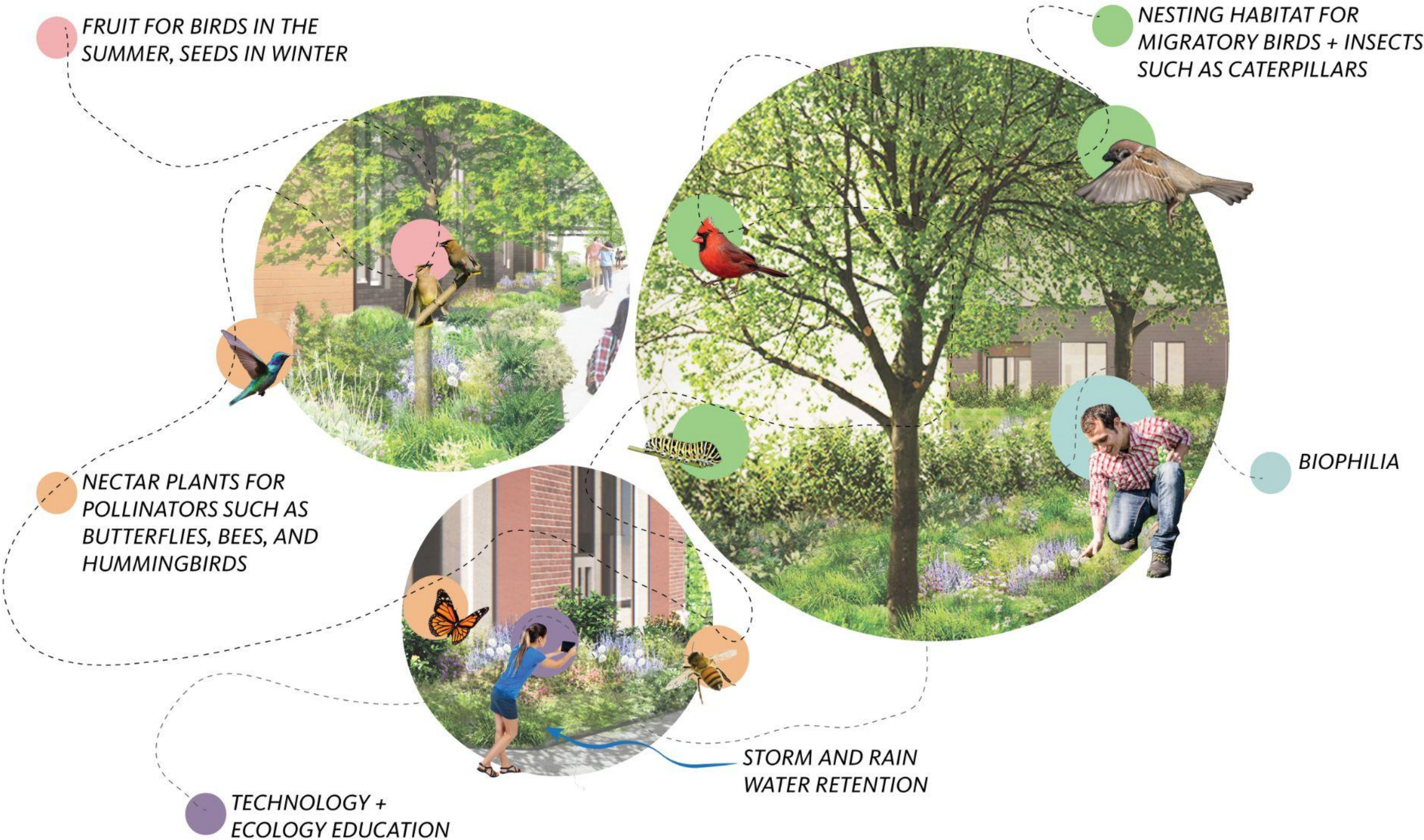
Seasonal Interest



Shade Trees

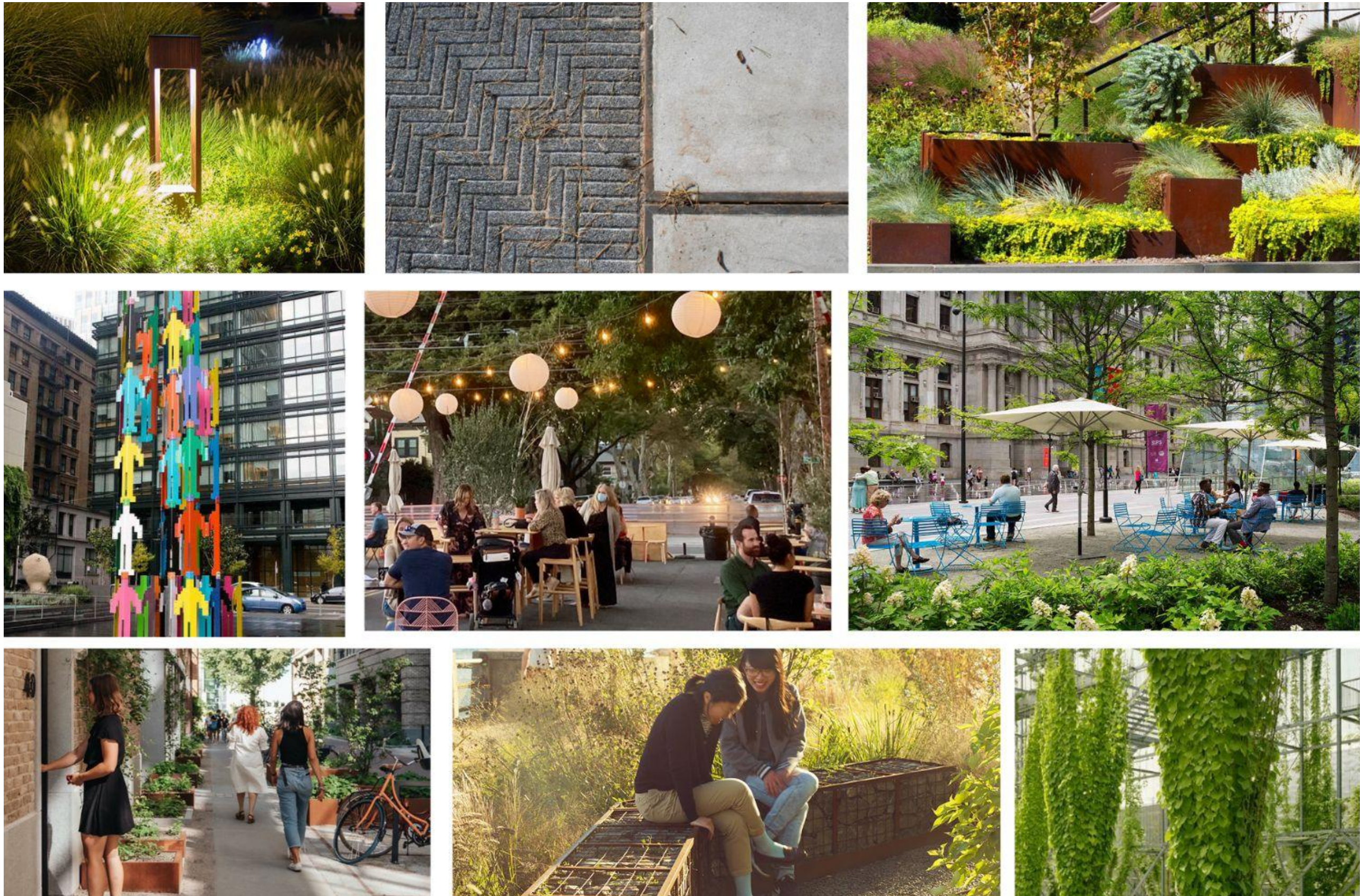


# Cultivating Habitat





# Materiality



Precedent Imagery Illustrating The Proposed Site Character



# Thank you!



### **THIRD NEIGHBORHOOD MEETING REPORT**

Property: 299 Broadway and 15 Temple Street  
Applicants: Mark Development, LLC and Beacon Communities Services LLC  
Agent: Adam Dash, Esq.  
Zoning District: MR6, MR4 and NR  
Case#: P&Z 22-092

Neighborhood Meeting Date: October 19, 2022

This is the required Third Neighborhood Meeting Report regarding the above-referenced Application, which was held after the Urban Design Commission's votes on the project. These post-UDC meetings were broken into two meetings. The October 17, 2022 meeting discussed the Civic Spaces. This third neighborhood meeting was held on October 19, 2022 to discuss the Buildings.

The October 19, 2022 neighborhood meeting was held via remote participation at 6:00pm and was recorded by Attorney Adam Dash.

The slides used at the meeting are filed herewith.

Flyers were mailed on or about September 30, 2022, to the abutters of the property as stated on the abutter's list filed herewith. Flyers were also hand delivered to properties at the following streets between September 27, 2022, and October 1, 2022:

Broadway from Thurston Street to McGrath Highway  
Thurston Street from Evergreen Avenue to Broadway  
Dartmouth Street from Evergreen Avenue to Broadway  
School Street from Evergreen Avenue to Broadway  
Marshall Street From Evergreen Avenue to Broadway  
Sargent Avenue  
Kenneson Road  
Walnut Street from Sargent Avenue to Broadway  
Evergreen Avenue from Thurston Street to Marshall Street  
Oakland Avenue  
Bradford Avenue  
Sherman Court  
Walnut Road  
Fenwick Street from Broadway to Jaques Street  
Snow Terrace  
Langmaid Avenue  
Temple Street from Broadway to Mystic Avenue  
Taylor Street  
Grant Street from Broadway to Mystic Avenue  
Wheatland Street from Broadway to Mystic Avenue  
Fellsway West from Broadway to Mystic Avenue



Heath Street from Fenwick Street to Temple Street  
Sewall Street  
Sewall Court  
Jacques Street from Fenwick Street to Fellsway West  
Derby Street  
Sydney Street

Attendees:

Jesse Clingan, Ward 4 Councilor  
Charlotte Leis, City Planning, Preservation and Zoning Staff  
Damien Chaviano from Applicant Mark Development LLC  
Adam Benjamin from Applicant Mark Development LLC  
Rachel Powers from Applicant Beacon Communities Services LLC  
LeAnn Hanfield from Applicant Beacon Communities Services LLC  
Joshua Cohen from Applicant Beacon Communities Services LLC  
Adam Dash, Esq., attorney for the Applicants  
Brent McDonald, attorney for the Applicants  
Mimi Love, project architect from Utile  
Randy Hart, project traffic consultant from VHB  
Morgan Barricoat from Future Green, project landscape consultant  
Jesse Baerkahn from Graffito, project retail consultant  
Stephen Moore  
Paul  
Jschaeck  
Brendan  
Maureen Moreira  
Joe Calisi  
Hala Jadallah  
Juin Cohen  
Meredith Porter  
Renee LeWinter  
Ruth Foreman

Attorney Dash mentioned that the meeting was being recorded, stated the number of people in attendance, explained that this meeting was only to discuss the buildings and said that there had been another neighborhood meeting on October 17 to discuss the Civic Spaces and that the video of that meeting was online if people wanted to see it. Ms. Love showed the building slides and explained the proposals for the buildings, including adjustments made based on Urban Design Commission feedback.

Public Comment was received both by written and oral means and can be summarized as follows:



-a resident said they were concerned that Building A would block their views. Ms. Love explained that the massing stepped down at the location where the resident lives.

-a resident asked about the Sewall Street elevation of Building B and said that the prior version looked more in scale for that side of the building. Ms. Love said that the change was a UDC recommendation, but that it could be looked at.

-a resident asked whether the buildings were all residential except for the first floors. Ms. Love explained that the upper floors were residential and that there were ground floor spaces for bike rooms, the community room and lobbies.

-A resident agreed about the Sewall Street elevation of Building B and felt that the single cladding was bad. They liked the Broadway rendering and said that the step backs made the buildings look less large. Ms. Love said that maybe a happy medium on the Sewall Street side of Building B could be found and that she would continue to think about it. She said that there is a nice green zone along the back of Building B that the eye would focus on. She said that the UDC preferred the design being shown.

-a resident said that the development team did a great job varying the materials and massing and that they navigated a complex site well. They loved the layering.

-two residents asked about where people would park and said there was not enough on-street parking. Ms. Chaviano explained the VHB parking study that was conducted which found on-street parking availability.

-a resident asked about solar panels on the roofs. Ms. Love said there was an ambition for that, and that the open space on the roof will be solar ready.

-a resident asked about the completion date and said that they want a grocery store. Mr. Chaviano said that the hope was to get approval next year, then have a year to develop construction plans, and then to start construction in 2024 with a 24 month build.

-Councilor Clingan explained that the Applicants would be seeking a waiver for the on-street parking permits and that residents would be able to raise their concerns about it at the Zoning Board of Appeals.

-a resident said that the community room could be a good opportunity for a partnership with the City. Mr. Chaviano said the team is already working with the City on that.

The meeting was adjourned at 6:46 pm.



# 299 Broadway: Buildings Update

Somerville Neighborhood Meeting #3, 10.19.2022  
Case Number P&Z 22-092

Applicants: Mark Development LLC and Beacon Communities Services LLC  
Owners: Comar Real Estate Trust and Second Comar Real Estate Trust



# Table of Contents

- 1. Overall Design Approach
  - a. Confirm the amount of outdoor Amenity Space
- 2. Building A
  - a. What We Heard
  - b. Design Revisions
- 3. Building B
  - a. What We Heard
  - b. Design Revisions
- 4. SZO waiver endorsements



# Site Plan





# Design Update

## **Adjustments to the design based on UDC feedback - Building A**

1. Material palette has been adjusted to include a variety of materials and color
2. Adjustments to massing to include five-stories along Broadway
3. A more expressive entrance and sense of arrival on Temple Street
4. A change in materiality and massing to address the step-backs along Temple Street
5. Highlight architecture at prominent corners: Community Room corner facing Sewall Park and plaza-facing corner
6. Include “moments of boldness” at the base of the building facing Sewall Park



# Broadway Axonometric

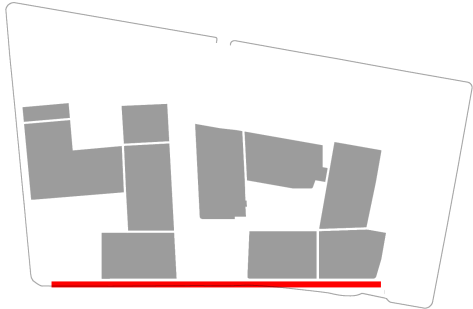
Option 1





# Broadway Elevation

Option 1

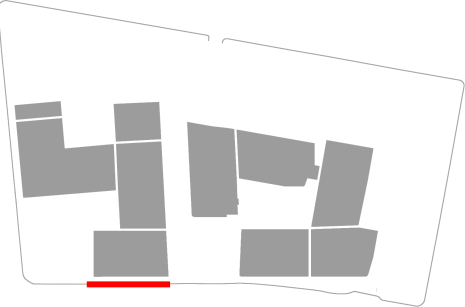


Building A

Building B



# Building A - Broadway Elevation





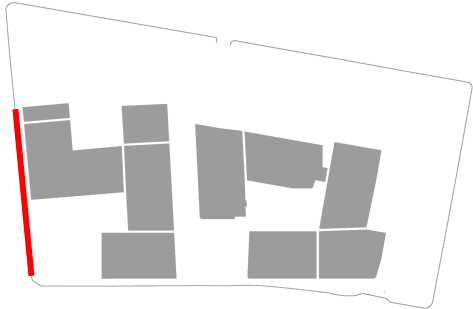


View of Intersection of Temple & Broadway



# Building A - Temple Street Elevation

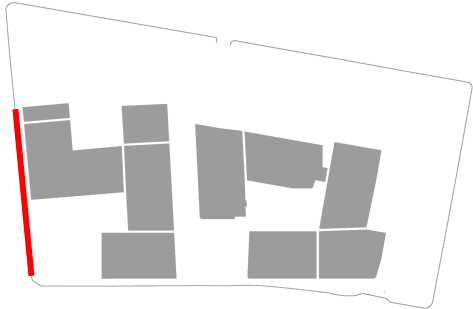
Elevation w/existing structures





# Building A - Previous Massing

Temple Street Elevation w/existing structures



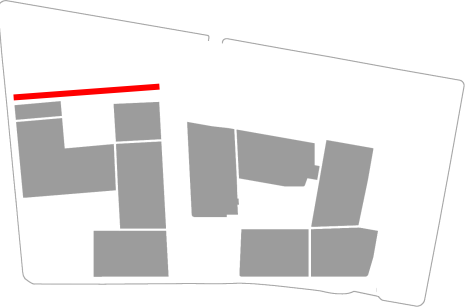




Broadway Looking North

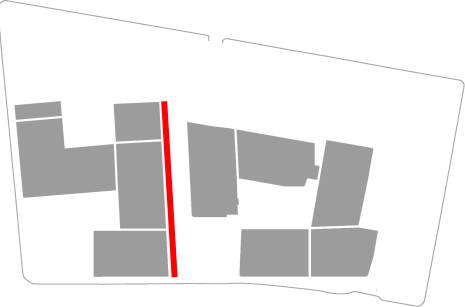


# Building A - Sewall Street Elevation





# Building A - Mews North Elevation







Civic Plaza



# Design Update

## **Adjustments to the design based on UDC feedback - Building B**

1. Material palette has been adjusted to include a variety of materials and color
2. Adjusted the elevation along the mews lowered the height of the terracotta
3. Adjusted the elevation along Sewall Street to have a single reading



# Broadway Axonometric

Option 1



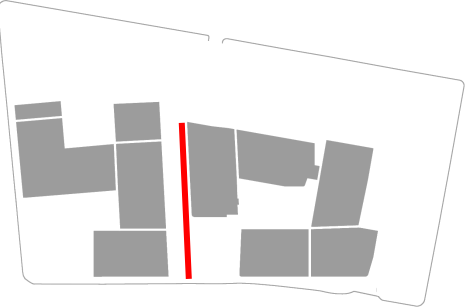




Broadway Looking North



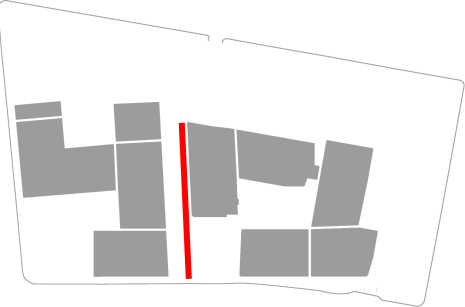
# Building B - Mews South Elevation





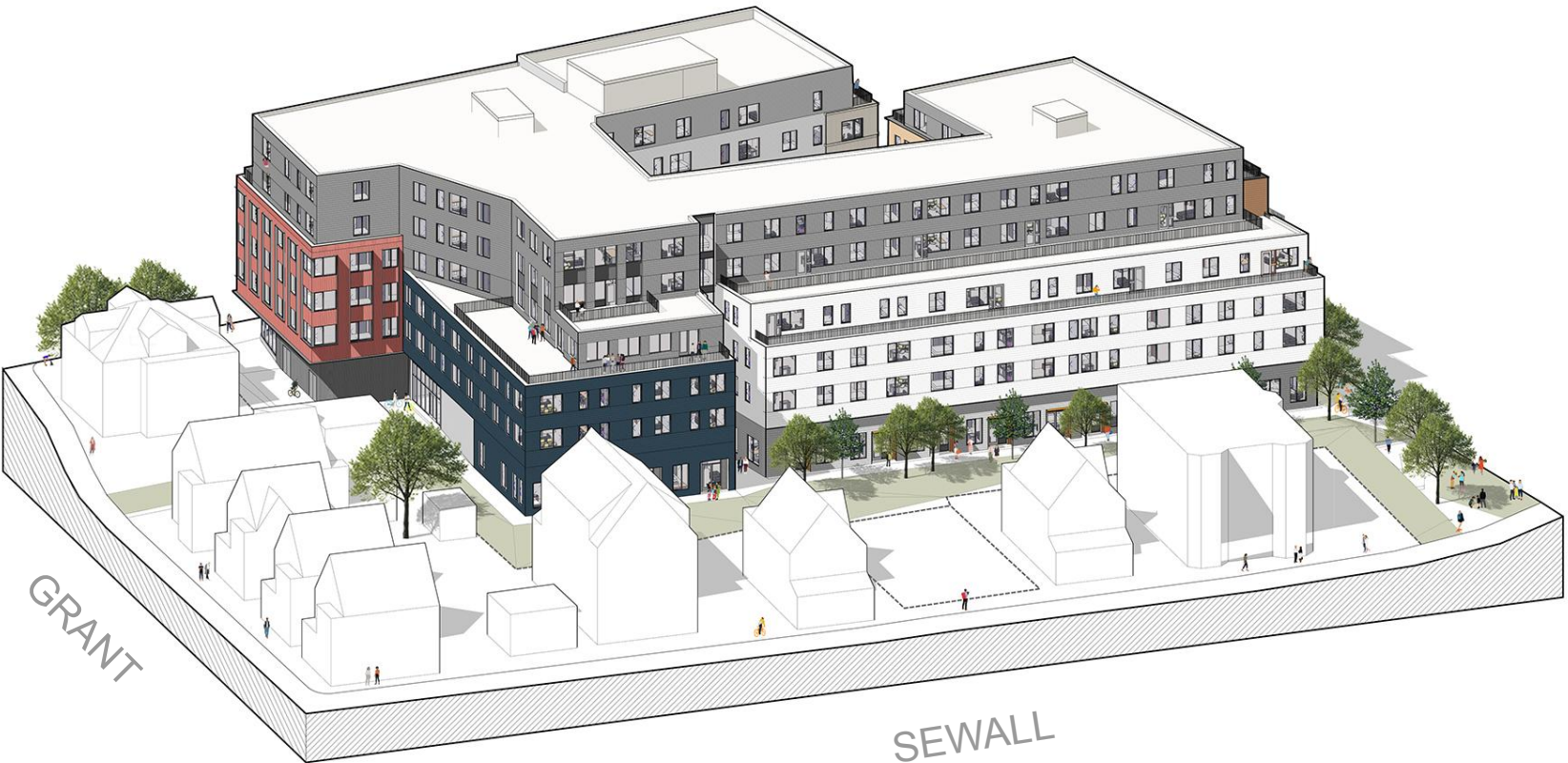
# Building B - Previous Elevation

Mews South Elevation



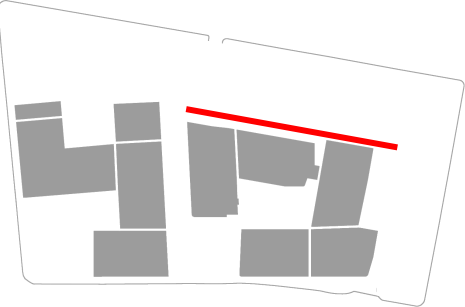


# Building B - Axonometrics



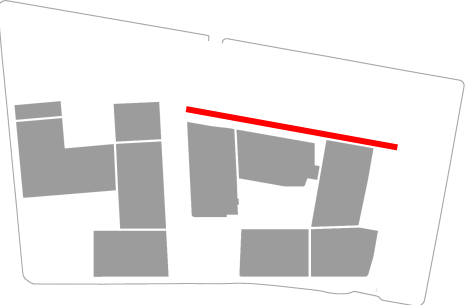


# Building B - Sewall Street Elevation





# Building B - Previous Elevation





# SZO Waiver Endorsements

## Urban design/public realm related waivers we are pursuing

1. *Step-Back* starting at the 5th story along the Broadway, Civic Plaza, and Temple Street *facades* (SZO 2.4.4.a.x, 4.4.8).
2. Horizontal divisions may not shift up or down across the width of a *facade* in buildings with five or more stories that have been visually divided into a tripartite reading (szo 4.4.13.e).





# Thank You!

Building A

Building B





MBL	Owner 1	Owner 2	Address	Unit	Owner Address 1	Owner Address 2	Owner City	Owner State	Owner Zip Code	Owner Country
58-B-25	NUNES ANIBAL		44 TEMPLE ST		44 TEMPLE ST		SOMERVILLE	MA	2145	USA
58-B-26	LAVERTY MARK & ALEXANDRA		40 TEMPLE ST		29 LEOPOLD ST		BURLINGTON	MA	1803	
58-B-27	CHEN CHI-LI & CHUNG HSIAO-YIN		3 HEATH ST #1	1	3 HEATH ST #1		SOMERVILLE	MA	2145	
58-B-27	HOSKER RICHARD & HEIDI E		3 HEATH ST #2	2	3 HEATH ST 2		SOMERVILLE	MA	2145	
58-B-27	WU SOPHIA		3 HEATH ST #3	3	7323 DANCING EAGLE NE		ALBUQUERQUE	NM	87113	
58-B-28	CHIARELLO LUCY & FIORE SARAH TRSTEE	THE CHIARELLO FAMILY TRUST	7 HEATH ST		7 HEATH ST		SOMERVILLE	MA	2145	USA
58-B-29	11 HEATH STREET LLC	C/O DRY CLEANER BY VAL,INC.	11 HEATH ST		5 CRESCENT AVE		WOBURN	MA	1801	
58-B-30	ACCARDI I FOR LIFE & CARNAZZO M FOR LIFE	ACCARDI IDA & CARNAZZO M & MARCOS J	15 HEATH ST		15 HEATH ST		SOMERVILLE	MA	2145	
58-C-1	DIBENEDETTO DANIEL & MARIE R	EMERY LOREN CASSETTA	10 HEATH ST		12 HEATH ST		SOMERVILLE	MA	2145	USA
58-C-10	LANGMAID LLC		11 LANGMAID AVE		70 WALNUT ST		WELLESELY	MA	2481	
58-C-11	CALISI TRUSTEE	CALISI FAMILY TRUST	13 LANGMAID AVE		8 HEATH ST		SOMERVILLE	MA	2145	USA
58-C-12	ANDREWS STEVEN P & CHELSEA J		15 LANGMAID AVE #1	1	15 LANGMAID AVE #1		SOMERVILLE	MA	2145	
58-C-12	LI CHIENPING & WU HSINGWEI		17 LANGMAID AVE #2	2	17 LANGMAID AVE 2		SOMERVILLE	MA	2145	
58-C-12	PARKER BRETT R	S/O LERNER DANIEL	17 LANGMAID AVE #3	3	17 LANGMAID AVE #3		SOMERVILLE	MA	2145	
58-C-12			15 17 LANGMAID AVE	M						
58-C-13	AIELLO TINA M & QUINCI NICOLINO S		19 LANGMAID AVE		178 FLORENCE ST		MELROSE	MA	2176	
58-C-2	CALISI STELLA		8R HEATH ST	8R	8 HEATH ST		SOMERVILLE	MA	2145	
58-C-2	CALISI TRUSTEE	CALISI FAMILY TRUST	8 HEATH ST	8	8 HEATH ST		SOMERVILLE	MA	2145	USA
58-C-3	HAITIAN SOMERVILLE CHURCH CO		30 TEMPLE ST		30 TEMPLE ST		SOMERVILLE	MA	2145	USA
58-C-4	EVANGELICAL HAITIAN CHURCH INC		26 TEMPLE ST		PO BOX 45375		SOMERVILLE	MA	2145	USA
58-C-5	SICILIANO ROSE T ESTATE OF	C/O DANIEL J SICILIANO	24 TEMPLE ST		24 TEMPLE ST		SOMERVILLE	MA	2145	USA
58-C-6	315 BROADWAY LLC		18 TEMPLE ST		315 BROADWAY		SOMERVILLE	MA	2145	
58-C-8	315 BROADWAY LLC	S/O BROADWAY TEMPLE LLC	315 BROADWAY		159 CAMBRIDGE ST		ALLSTON	MA	2134	
58-D-10	CARNAZZO PETER	S/O THE CARNAZZO FAMILY 2021 TRUST	14 HEATH ST		17 BROWN AVE		PELHAM	NH	3076	USA
58-D-11	FONTAINE GORDON		18 LANGMAID AVE		18 LANGMAID AVE		SOMERVILLE	MA	2143	USA
58-D-12	NORTON-HUNT L & NORTON JOANNE		14 LANGMAID AVE		14 LANGMAID AVE		SOMERVILLE	MA	2145	USA
58-D-14	PAONE SR ANTHONY K TRSTEE	A & P DEVELOPMENT TRUST	333 BROADWAY		PO BOX 291		LYNNFIELD	MA	1910	USA
59-C-1	ARC CBSVLM001 LLC	C/O RYAN	338 BROADWAY		P.O. BOX 460049		HOUSTON	TX	77056	
59-C-22	SIM DIANA		326 BROADWAY #10	10	14 S WAVERLY ST		BRIGHTON	MA	2134	
59-C-22	PEMMASSANI TULASI C		326 BROADWAY #11	11	157 PERKINS ST 1C		SOMERVILLE	MA	2145	USA
59-C-22	WU JIE & QINGHONG YAN		326 BROADWAY #12	12	326 BROADWAY 12		SOMERVILLE	MA	2145	
59-C-22	CASEY BRENDAN		326 BROADWAY #13	13	326 BROADWAY 13		SOMERVILLE	MA	2145	
59-C-22	GJURA GREJDI		326 BROADWAY #14	14	9 UNICORN AVE		STONEHAM	MA	2180	USA
59-C-22	HAY EMILY		326 BROADWAY #15	15	13 MYRTLE ST		WOBURN	MA	1801	
59-C-22	MOONEY NATALIE R		326 BROADWAY #16	16	14 MORTON ST		WATERTOWN	MA	2472	
59-C-22	MUELLER THOMAS P & BERGER ELEANOR R		326 BROADWAY #17	17	326 BROADWAY 17		SOMERVILLE	MA	2145	
59-C-22	LOASETHAKUL WATANA	C/O WUNTANEE GRUZEN	326 BROADWAY #18	18	84 JAKUES ST		SOMERVILLE	MA	2145	
59-C-22	CUNG JONATHAN		326 BROADWAY #19	19	326 BROADWAY #19		SOMERVILLE	MA	2145	USA
59-C-22	SOMI MARVIN		326 BROADWAY #1	1	326 BROADWAY		SOMERVILLE	MA	2145	
59-C-22	SANTIAGO LUCIANA G		326 BROADWAY #20	20	83 PURITAN RD		SOMERVILLE	MA	2145	
59-C-22	WILSON PAUL CAMERON CERWIN		326 BROADWAY #21	21	326 BROADWAY 21		SOMERVILLE	MA	2145	
59-C-22	MA JOANNE S		326 BROADWAY #22	22	3 MYRTLE ST		SOMERVILLE	MA	2145	
59-C-22	LEE YENARAE & PARK HYUNG-TAE		326 BROADWAY #23	23	326 BROADWAY #23		SOMERVILLE	MA	2145	
59-C-22	ALMON JONATHAN		326 BROADWAY #24	24	338 COLUMBIA ST #2		CAMBRIDGE	MA	2141	
59-C-22	KONG VALERIE		326 BROADWAY #25	25	326 BROADWAY #25		SOMERVILLE	MA	2145	
59-C-22	NETO FIORAVANTE P		326 BROADWAY #2	2	326 BROADWAY #2		SOMERVILLE	MA	2145	
59-C-22	MCMA-1 LLC		326 BROADWAY #3	3	1667 COMMONWEALTH AVE		BRIGHTON	MA	2135	
59-C-22	BUNN JOHANNA LYNN		326 BROADWAY #4	4	21 WADE AVE		WOBURN	MA	1801	
59-C-22	KUMAR ARADHANA B		326 BROADWAY #5	5	7 ASPEN RD		SHREWSBURY	MA	1545	USA
59-C-22	KJD LLC		326 BROADWAY #6	6	3 FLORAL PLACE		NEWTON	MA	2461	
59-C-22	BAGGA TAMEESH & UMA ANUSHKA		326 BROADWAY #7	7	119 GLENWOOD AVE		BUFFALO	NY	14209	USA
59-C-22	MARTIN TOREY E	S/O STEPHANIE MUSINSKY	326 BROADWAY #8	8	326 BROADWAY UNIT 8		SOMERVILLE	MA	2145	
59-C-22	KUMAR ARADHANA		326 BROADWAY #9	9	326 BROADWAY UNIT 9		SOMERVILLE	MA	2145	USA
59-C-22			326 BROADWAY	M						
59-C-3	328 BROADWAY LLC		328 BROADWAY		317 MYSTIC ST		ARLINGTON	MA	2474	USA
59-C-4	WINTER HILL INVESTORS LLC		322 BROADWAY		317 MYSTIC ST		ARLINGTON	MA	2474	USA



59-C-5	BARROS MANUEL		310 BROADWAY		139 WALNUT ST	SOMERVILLE	MA	2145	USA
59-C-6	HUGHES GEORGE L & SUSANNE M TRUSTEES	HUGHES FAMILY IRREVOCABLE TRUST	15 MARSHALL ST		15 MARSHALL ST	SOMERVILLE	MA	2145	
70-A-1	YOO JEE SOO		49 TEMPLE ST		49-1 49 TEMPLE ST UNIT 49-1	SOMERVILLE	MA	2145	
70-A-1	DORE MAXIME & LEUNG SARA		49 TEMPLE ST		49-2 49 TEMPLE ST UNIT 2	SOMERVILLE	MA	2145	
70-A-1	REILLY BRIAN	GRAHAM-REILLY CORINNA	49 TEMPLE ST		49-3 49 TEMPLE ST UNIT 49-3	SOMERVILLE	MA	2145	
70-A-1	COLEMAN DEIRDRE A	LANDY JONATHAN F	51 TEMPLE ST		51-1 51 TEMPLE ST #1	SOMERVILLE	MA	2145	
70-A-1	CARON AUDET PHILLIP		51 TEMPLE ST		51-2 51 TEMPLE ST UNIT 51-2	SOMERVILLE	MA	2145	
70-A-1	OLEAR FRANKLIN & HERMSEN LEIGH		51 TEMPLE ST		51-3 61 MARSHALL ST UNIT 2	SOMERVILLE	MA	2145	
70-A-1			49-51 TEMPLE ST	M					
70-A-10	KOPKA CYNTHIA & VOIT DANIEL		32 GRANT ST		32 GRANT ST	SOMERVILLE	MA	2145	
70-A-11	FERRAZ DAVID & STEPHANIE		28 GRANT ST		60 BRISTOL ST	CAMBRIDGE	MA	2141	USA
70-A-12	FERRAZ ISaura & JOAO M		24 GRANT ST		60 BRISTOL ST	CAMBRIDGE	MA	2141	USA
70-A-13	NORTON CLAUDIA & TIMOTHY		7 SEWALL ST		7 SEWALL ST	SOMERVILLE	MA	2145	
70-A-14	MASTRACCHIO ALFRED		11 SEWALL ST		11 SEWALL ST	SOMERVILLE	MA	2145	
70-A-15	DOLCI ANDREA		13 SEWALL ST		20928 AVENEL RUN	BOCA RATON	FL	33428	
70-A-16	MOREIRA SILVINO S & ZELIA F TRUSTEES	MOREIRA FAMILY TRUST	17 SEWALL ST		1 HALL RD	STONEHAM	MA	2180	USA
70-A-17	19-21 SEWALL LLC		21 SEWALL ST		673 ROBESON ST	FALL RIVER	MA	2720	
70-A-18	THE DEIRMENJIAN REAL ESTATE LLC		27 SEWALL ST		6 WINCHESTER ST	MEDFORD	MA	2155	USA
70-A-19	NERLE SUJATA		31 SEWALL ST	1	31 SEWALL ST #1	SOMERVILLE	MA	2145	
70-A-19	NOGA STEPHEN		31 SEWALL ST	2	31 SEWALL ST #2	SOMERVILLE	MA	2145	
70-A-19	CINTRON KELLY		31 SEWALL ST	3	31 SEWALL ST #3	SOMERVILLE	MA	2145	
70-A-19			31-31 SEWALL ST	M					
70-A-2	GOMES FRANCISCO ALVES	GOMES MARIA V	50 JAQUES ST		50 JAQUES ST	SOMERVILLE	MA	2145	USA
70-A-20	MAC PROPERTIES LLC		35 SEWALL ST		15 DAY SCHOOL LANE	BELMONT	MA	2478	USA
70-A-21	TOMLINSON MARY LEWIS	COVIN JR DAVID WILLIAM	37 SEWALL ST		37 SEWALL ST	SOMERVILLE	MA	2145	
70-A-22	LEWINTER RENEE TRUSTEE	RENEE LEWINTER REALTY TRUST	41 SEWALL ST		41 SEWALL ST	SOMERVILLE	MA	2145	
70-A-23	UBALDO EMELINDO & JUSTINA		47 SEWALL ST		47 SEWALL ST	SOMERVILLE	MA	2145	USA
70-A-24	BURPEE MARK A FOR LIFE	MOORE KATHLEEN A TRSTEE	35 TEMPLE ST		ONE GARDEN ST	WOBURN	MA	1801	USA
70-A-25	CAPPADONA MARK D		39 TEMPLE ST		25 NUTTING RD	WALTHAM	MA	2451	USA
70-A-26	DIBLASI GERARD J & BRIDGET H		43 TEMPLE ST		18 EUGENE DR	WINCHESTER	MA	1890	USA
70-A-27	DIBLASI GERARD J & BRIDGET H		45 TEMPLE ST		18 EUGENE DR	WINCHESTER	MA	1890	USA
70-A-3	PICHEL KAREN D		48 JAQUES ST		320 N AURORA ST	ITHACA	NY	14850	USA
70-A-4	LI WEIMING & ZHAO CHUNBO		44 JAQUES ST		PO BOX 440073	WEST SOMERVILLE	MA	2144	USA
70-A-5	ARRUDA EUSEBIO F		42 JAQUES ST		250 SCHOOL STREET	SOMERVILLE	MA	2145	
70-A-6	SOMERVILLE HOUSING AUTHORITY		32 JAQUES ST		30 MEMORIAL RD	SOMERVILLE	MA	2145	USA
70-A-7	BALUSU PRATAP & CHANDRA		40 GRANT ST #1	1	40 GRANT ST 1	SOMERVILLE	MA	2145	
70-A-7	ROSS ANDREW & MARIANA		40 GRANT ST #2	2	40 GRANT ST UNIT 2	SOMERVILLE	MA	2145	
70-A-8	GRANT 38 LLC		38 GRANT ST		41 JOHNSON AVE	MEDFORD	MA	2155	
70-A-9	RIBAYA AMBROSIO		34 GRANT ST		34 GRANT ST	SOMERVILLE	MA	2145	USA
70-B-1	CARROLL ADRIENNE & CHRISTOPHER		20 JAQUES ST		20 JAQUES ST	SOMERVILLE	MA	2145	
70-B-10	WICKMAN SAMANTHA		20 WHEATLAND ST	1	20 WHEATLAND ST #1	SOMERVILLE	MA	2145	USA
70-B-10	STOOPS DAVID P & DEBEER CARA E		22 WHEATLAND ST	2	22 WHEATLAND ST #2	SOMERVILLE	MA	2145	
70-B-10			20-22 WHEATLAND ST	M					
70-B-11	ROMEO PAUL A	PITCHER LOUISE C & RAYMOND	18 WHEATLAND ST		18 WHEATLAND ST	SOMERVILLE	MA	2143	USA
70-B-12	FIGUEROA PORFIRIO & SONIA		12 WHEATLAND ST		12 WHEATLAND ST	SOMERVILLE	MA	2143	USA
70-B-13	GERBASI MARGARET E	MARDER ANDREW NOAH	10 WHEATLAND ST #10R	10R	10 WHEATLAND ST 10R	SOMERVILLE	MA	2145	
70-B-13	JONKMAN SIETSE	S/O R VENUGOPAL & S YUNWEN	10 WHEATLAND ST #10	10	10 WHEATLAND ST UNIT 10	SOMERVILLE	MA	2145	
70-B-14	CHRISTOPHER JOHN A	CHIRSTOPHER PETER M	6 WHEATLAND ST		107 MYRTLE ST	LYNN	MA	1905	USA
70-B-15	SIMBOLI ANTHONY C TRUSTEE	MACARTHUR REALTY TRUST	273 BROADWAY		397 MAIN STREET	WOBURN	MA	1801	USA
70-B-16	ELIZABETH PEABODY HOUSE INC		275 BROADWAY		277 BROADWAY	SOMERVILLE	MA	2145	USA
70-B-17	RODRIGUES ROSA TRUSTEE	ROSA RODRIGUES LIVING TRUST	9 GRANT ST		9 GRANT ST	SOMERVILLE	MA	2145	
70-B-18	MIRANDA TEOFILO	MIRANDA CONCEPCION	15 GRANT ST		15 GRANT ST	SOMERVILLE	MA	2145	USA
70-B-19	GRIFFITHS WILLIAM F FOR LIFE	GRIFFITHS WILLIAM T REM/FAMILY TRUST	17 GRANT ST		17 GRANT ST	SOMERVILLE	MA	2145	USA
70-B-20	FERRANTI ANN V		21 GRANT ST		21 GRANT ST	SOMERVILLE	MA	2145	USA
70-B-21	DELAI VITORIO		25 GRANT ST		25 GRANT ST	SOMERVILLE	MA	2145	USA
70-B-22	ALVARENGA RHINA	F. FREDERICO	29 GRANT ST		29 GRANT ST	SOMERVILLE	MA	2145	USA
70-B-23	RICHARD S LANE FAMILY LLC		31 GRANT ST		31 WAINWRIGHT RD	WINCHESTER	MA	01890	



70-B-24	CHURCHILL STEPHEN S	DAY ROSEMARIE W	33 GRANT ST		33 GRANT ST	SOMERVILLE	MA	2145	USA
70-B-8	LIDANO MICHAEL A	EVANGELISTA SANDRA M	26 WHEATLAND ST		26 WHEATLAND ST	SOMERVILLE	MA	2145	USA
70-B-9	KWOK EDITH Y	MOORE SHAWN M	24 WHEATLAND ST		24 WHEATLAND ST	SOMERVILLE	MA	2145	
70-C-17	263-265 BROADWAY REALTY LLC		265 BROADWAY		59 UNION SQ	SOMERVILLE	MA	2143	
70-C-18	TRUST HARRINGTON REALTY	HARRINGTON TIMOTHY J & PATRICIA S TRSTEE	9 WHEATLAND ST		9 WHEATLAND ST	SOMERVILLE	MA	2145	USA
70-C-19	11 WHEATLAND LLC		11 WHEATLAND ST		11 WHEATLAND ST APT 3	SOMERVILLE	MA	2145	
70-D-1	TEMPLE PROPERTIES LLC		31 TEMPLE ST		P O BOX 822	EAST WAREHAM	MA	2538	
70-D-11	VILLAGRAN BERTA ALICIA		12 SEWALL ST		12 SEWALL ST	SOMERVILLE	MA	2145	USA
70-D-12	SOMERVILLE COMMUNITY CORP	C/O WINGATE MANAGMENT	10 SEWALL ST		7 MEMORIAL RD UNIT 109	SOMERVILLE	MA	2145	USA
70-D-13	TIRONE JANINE		18 GRANT ST #A	A	18 GRANT ST A	SOMERVILLE	MA	2145	
70-D-13	HARSCH MICHAEL & ELLIS MICHELLE		18 GRANT ST #B	B	18 GRANT ST B	SOMERVILLE	MA	2145	
70-D-14	TRIPP BRIAN & KASSANDRA		16 GRANT ST		16 GRANT ST	SOMERVILLE	MA	2145	
70-D-15	REYNOSO MANUEL		14 GRANT ST		14 GRANT ST	SOMERVILLE	MA	2145	
70-D-16	DELOS REYES GINO KARLO LAPITAN	DELOS REYES MANA HARVEY	10 GRANT ST #2	2	10 GRANT ST 2	SOMERVILLE	MA	2145	
70-D-17	MCLAUGHLIN REAL ESTATE HOLDINGS LLC		281 BROADWAY		281 BROADWAY	SOMERVILLE	MA	2145	USA
70-D-2	DONE DEAL LLC		42 SEWALL ST		PO BOX 403	ALLSTON	MA	2134	
70-D-24	HOWARD J W TRUSTEE	313 BROADWAY REALTY TRUST	311 BROADWAY		P O BOX 440361	SOMERVILLE	MA	2144	USA
70-D-25	PRIVITERA PHILLIP J TRUSTEE	9 TEMPLE ST REALTY TRUST	9 TEMPLE ST		59 UNION SQUARE	SOMERVILLE	MA	2143	
70-D-27	COHEN JAMES ET AL TRUSTEES	COMAR REAL ESTATE TRUST	299 BROADWAY		89 WINCHESTER STREET	BROOKLINE	MA	2446	
70-D-29	ANZALONE ANTONIO & FILIPPA M		25 TEMPLE ST		21 ESSEX ST	MEDFORD	MA	2155	USA
70-D-3	YANG HUIREN & XU JIAN	S/O MEROAD INC	38 SEWALL ST		240 ELM ST	SOMERVILLE	MA	2144	USA
70-D-4	MOORE STEPHEN E & COFFEY JILLANNE		36 SEWALL ST		36 SEWALL ST	SOMERVILLE	MA	2145	
70-D-5	COHEN H A TRUSTEE	C/O WALGREEN CO.	15 TEMPLE ST		PO BOX 1159	DEERFIELD	IL	60015	USA
70-D-7	MCALEER TIMOTHY		22 SEWALL ST #1	1	22 SEWALL ST #1	SOMERVILLE	MA	2145	
70-D-7	LYNCH BRIAN T & LYNCH KATHRYN RAGUCCI		22 SEWALL ST #2	2	28 PARK AVE	WAKEFIELD	MA	1880	
70-D-7	SHEILAH GEORGE		22 SEWALL ST #3	3	22 SEWALL ST #3	SOMERVILLE	MA	2145	
70-D-7	BHOORASINGH PIERRE		22 SEWALL ST #4	4	22 SEWALL ST #4	SOMERVILLE	MA	2145	
70-D-7	BELTRAN BRIGITTE	S/O BRIGITTE BELTRAN TRUSTEE	22 SEWALL ST #5	5	120 W 97TH STREET APT 11K	NEW YORK	NY	10025	
70-D-7	GRABOWSKI NEAL		22 SEWALL ST #6	6	22 SEWALL ST #6	SOMERVILLE	MA	2145	
70-D-8	HOSMAN JOSEPHINE	C/O KEITH D HOSMAN	18 SEWALL ST		172 SPRINGVALE AVE	EVERETT	MA	2149	USA
71-A-1	CAMBRIDGE PUBLIC HEALTH COMM	C/O C H A ACCT'ING DEPT - 5TH FLOOR	308 BROADWAY		350 MAIN ST 5TH FLOOR	MALDEN	MA	2148	USA
71-A-10	BELMONT HILL CORPORATION	C/O TRIBECA MANAGEMENT	288 BROADWAY		192 PRECINCT ST	MIDDLEBORO	MA	2346	USA
71-A-11	HAYNES DARCY TRUSTEE	HAYNES REALTY TRUST	3 SARGENT AVE		3 SARGENT AVE	SOMERVILLE	MA		USA
71-A-12	WEBB LAMBERT O		5 SARGENT AVE		5 SARGENT AVE	SOMERVILLE	MA	2145	USA
71-A-13	MORETZ DAVID & KELLY PATRICIA SUSAN	S/O D MORETZ & P KELLY TRUSTEES	7 SARGENT AVE #1	1	1860 MAIN ST	NAPA	CA	94559	
71-A-13	MORETZ JONATHAN		7 SARGENT AVE #2	2	10 BROOK TRAIL RD	WAYLAND	MA	1778	
71-A-13	MORETZ DAVID	S/O D MORETZ & P KELLY TRUSTEES	7A SARGENT AVE #3	3	1860 MAIN ST	NAPA	CA	94559	
71-A-13	MORETZ DAVID	S/O D MORETZ & P KELLY TRUSTEES	7A SARGENT AVE #4	4	1860 MAIN ST	NAPA	CA	94559	
71-A-16	JONES EUGENE		26R MARSHALL ST #10	10	26R MARSHALL ST	SOMERVILLE	MA	2145	
71-A-16	MICALIZZI DOUGLAS & JULIA GANNON		24R MARSHALL ST #11	11	24R MARSHALL ST #11	SOMERVILLE	MA	2145	
71-A-16	NEEMAN ARI & REGAN EMILY		24 MARSHALL ST #1	1	28 MARSHALL ST UNIT 1	SOMERVILLE	MA	2145	
71-A-16	DAHLGREN RICHARD M & MARY E TRUSTEES	26 MARSHALL ST RLTY TRUST	26 MARSHALL ST #2	2	68 SEA CLIFF DRIVE	PLYMOUTH	MA	2360	
71-A-16	YU GE		2 SHERMAN CT #3	3	71 CANTERBURY HILL RD	ACTON	MA	1720	
71-A-16	HE CHUN-XIAO		4 SHERMAN CT #4	4	4 SHERMAN CT	SOMERVILLE	MA	2145	USA
71-A-16	PENNER NATALIA		6 SHERMAN CT #5	5	6 SHERMAN CT	SOMERVILLE	MA	2145	USA
71-A-16	MACNEIL LOUISE		8 SHERMAN CT #6	6	8 SHERMAN CT #6	SOMERVILLE	MA	2145	USA
71-A-16	BUDA ERIC & TANYA		10 SHERMAN CT #7	7	10 SHERMAN CT #7	SOMERVILLE	MA	2145	USA
71-A-16	TAUBER JOSHUA & SPAULDING MARGARET E		12 SHERMAN CT #8	8	12 SHERMAN CT #8	SOMERVILLE	MA	2145	
71-A-16	COHEN JEFFREY E & RACHEL A		14 SHERMAN CT #9	9	14 SHERMAN CT UNIT 9	SOMERVILLE	MA	2145	
71-A-18	SOUSA MANUEL D TRUSTEE	TRUST MARSHALL STREET	22 MARSHALL ST		22 MARSHALL ST	SOMERVILLE	MA	2145	USA
71-A-20	SOMERVILLE CHURCH OF GOD		12 MARSHALL ST		12 MARSHALL ST	SOMERVILLE	MA	2145	USA
71-A-6	LEONE JR VICTOR & CAROLINA TRUSTEES	LEONE 2016 TRUST	292 BROADWAY		12 LIBERTY LANE	LYNNFIELD	MA	1940	
71-A-8	MOE FENCING CLUB LLC		290R BROADWAY		290R BROADWAY	SOMERVILLE	MA	2145	USA
71-A-9	EL VALLE PROPERTIES LLC		290 BROADWAY		716 BROADWAY	EVERETT	MA	2149	
71-B-1	TRUST THE 282 BROADWAY NOMINEE TRUST	CINTOLO ANTHONY F	282 BROADWAY		67 FRUIT STREET	NORFOLK	MA	2056	USA
71-B-2	280 BROADWAY LLC	C/O EMMA WESTCOTT	280 BROADWAY #1	1	41 CIRCUIT ROAD	MEDFORD	MA	2155	
71-B-2	WANG YANBIN & MENG JIANGSHA		280 BROADWAY #2	2	10 WHITTIER DRIVE	ACTON	MA	1720	



71-B-2	DIERBERGER AMY E		280 BROADWAY #3	3	280 BROADWAY #3	SOMERVILLE	MA	2145	
71-B-2	PATEL PURVI RAJENDRA		280 BROADWAY #4	4	280 BROADWAY 4	SOMERVILLE	MA	2145	
71-B-2	FOULKES JOHN T		280 BROADWAY #5	5	3 BRIDLE RD	CHELMSFORD	MA	1824	
71-B-2	SNYDER ALEXANDRA		280 BROADWAY #6	6	320 MERIDIAN ST UNIT 9	EAST BOSTON	MA	2124	USA
71-B-2	WINTER AMOS G	S/O BING LIU ET AL	280 BROADWAY #7	7	280 BROADWAY UNIT 7	SOMERVILLE	MA	2145	
71-B-3	ALVES MARIA TRUSTEE	274-278 BROADWAY ST REALTY TRUST	278 BROADWAY		40 BENTON RD	SOMERVILLE	MA	2143	USA
71-B-39	GIL FRANCISCO M & CATALINA L		6 SARGENT AVE		6 SARGENT AVE	SOMERVILLE	MA	2145	USA
71-B-4	FEHLAN WILLIAM J		7 KENNESON RD		10 WALNUT RD	SOMERVILLE	MA	2145	USA
71-B-40	CHIOFARO T & STEVENS A TRUSTEES	4 SARGENT AVENUE REALTY TRUST	4 SARGENT AVE		15 FELLS RD	WINCHESTER	MA	1890	
71-B-42	FERNANDES AMERICO	FERNANDES MARIA	2 SARGENT AVE		2 SARGENT AVE	SOMERVILLE	MA		USA





City of Somerville

# URBAN DESIGN COMMISSION

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

## **DESIGN REVIEW RECOMMENDATION**

### **299 BROADWAY – GENERAL**

October 12, 2022

The Urban Design Commission (Commission) met virtually via GoToWebinar on August 23, 2022, September 13, 2022, and September 27, 2022, to review various components of a Comprehensive Permit (40B) at 299 Broadway in the MR-4 and MR-6 zoning districts in the Winter Hill 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 Commission's adopted Rules of Procedure and Section 15.1.4 Design Review of the Somerville Zoning Ordinance (SZO), the Commission provided recommendation including (1) identification of the preferred schematic design option; (2) identification if applicable design guidelines are satisfied; and (3) guidance and recommended modifications to address any design issues or concerns for each building or civic space as applicable.

At the meetings on August 23, 2022, and September 13, 2022, Deborah Fennick, Andrew Arbaugh, Tim Talun, and Tim Houde were present. At the meeting on September 27, 2022, Deborah Fennick, Tim Talun, and Cheri Ruane were present. Cheri Ruane submitted an affidavit certifying that she had reviewed the materials and evidence from the August 23 and September 13 meetings.

In addition to making specific recommendations regarding each of the two buildings and two civic spaces, the Commission also discussed the proposal more holistically, including waivers from zoning that may be requested as part of the Comprehensive Permit.

### **WAIVERS**

On September 27, 2022, the Commission voted to support two (2) zoning waivers related to building design.

The Commission voted unanimously (3-0 – Fennick, Talun, Ruane) to support the waiver from SZO 2.4.4.a.x and SZO 4.4.8, to allow step-backs starting at the sixth story on the Broadway, Civic Plaza, and Temple Street-facing façades for Building A, and allowing step-backs starting at the sixth story for the Broadway and Civic Plaza-facing façades for Building B.



The Commission then voted unanimously (3-0– Fennick, Talun, Ruane) to support the waiver from SZO 4.4.13.e, to allow horizontal divisions to shift up and down across the width of the façades for Buildings A and B.

## **OTHER**

On September 27, 2022, the Commission voted unanimously (3-0 – Fennick, Talun, Ruane) to recommend that the Mobility Management Plans (MMPs) submitted as part of the Comprehensive Permit application be aggressive, including information on ridesharing and carsharing, approach to retail strategy, and the facilitation of transit and bicycle use, and generally focus on how the site development will enable residents to live without cars.

Attest, by the voting membership:

Deborah Fennick  
Tim Talun  
Cheri Ruane

Attest, by the meeting Co-Chairs:

Sarah Lewis  
Luisa Oliveira



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





City of Somerville

# URBAN DESIGN COMMISSION

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

## **DESIGN REVIEW RECOMMENDATION**

### **299 BROADWAY – BUILDING A**

October 13, 2022

The Urban Design Commission (UDC) met virtually via GoToWebinar on September 13, 2022, and September 27, 2022, to review a General Building proposed at 299 Broadway in the MR4 and MR6 zoning districts in the Winter Hill 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 (2) meetings and the Commission provided the Applicant with various recommendations and suggestions on the Applicant's preferred façade design concepts. At the meeting on September 13, 2022, Deborah Fennick, Andrew Arbaugh, Tim Talun, and Tim Houde were present. At the meeting on September 27, 2022, Deborah Fennick, Tim Talun, and Cheri Ruane were present. Cheri Ruane, having not been present at the September 13, 2022 meeting, submitted an affidavit certifying that she had reviewed the materials and evidence from the meeting and was eligible to participate in motions and voting on the design review for 299 Broadway.

At their September 13, 2022 meeting, the Commission voted unanimously (4-0 – Fennick, Arbaugh, Talun, Houde) to recommend approving the materials for façade Option 1 and the massing for façade Option 3 for Building A for further development.

Following the Commission's materials and massing recommendations for Building A, the Applicant returned to the Commission at their September 27, 2022 meeting. Following a presentation of the revised design by the Applicant and review of the design guidelines for the MR-4 and MR-6 zoning districts, the Commission provided the following final guidance and recommended modifications:

- The windows sizes and spacing on the fifth (5<sup>th</sup>) and sixth (6<sup>th</sup>) floors should be increased or articulated in greater detail, particularly those facing Temple Street.
- The art at the community room should be integral to the building design and architecture rather than applied.



- The use of balconies should be explored for individual open space amenities.

At their September 27, 2022 meeting, the Commission voted unanimously (3-0 – Fennick, Talun, Ruane) that the design guidelines for the MR-4 and MR-6 zoning districts have been met, and voted unanimously (3-0 – Fennick, Talun, Ruane) to apply the additional design guidance listed above.

Attest, by the voting membership:

Deborah Fennick  
Andrew Arbaugh  
Tim Talun  
Tim Houde  
Cheri Ruane

Attest, by the meeting Co-Chairs:

Sarah Lewis  
Luisa Oliveira



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

## APPLICABLE DESIGN GUIDELINES:

MR6 – Mid-Rise 6			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
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)		
The facade of buildings with five (5) or more stories should be visually divided into, at least, a horizontal tripartite division (a base, middle, and top). The horizontal divisions may not shift up or down across the width of the facade.	YES (3-0)		



**MR6 – Mid-Rise 6**

<b>LANGUAGE</b>	<b>SATISFIED?</b>	<b>PRIORITY?</b>	<b>NOTES</b>
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)	YES	
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)		
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)		



MR6 – Mid-Rise 6			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
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)		

## FAÇADE EVOLUTION:

View from Temple Street (Option 1) – 9/13/2022



View from Temple Street (Option 3) – 9/13/2022



View from Temple Street – 9/27/2022





View from Broadway (Option 1) – 9/13/2022



View from Broadway (Option 3) – 9/13/2022



View from Broadway – 9/27/2022





## **FURTHER DEVELOPMENT NEEDED:**

Art at community room should be more integrated







City of Somerville

# URBAN DESIGN COMMISSION

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

## **DESIGN REVIEW RECOMMENDATION**

### **299 BROADWAY – BUILDING B**

October 12, 2022

The Urban Design Commission (UDC) met virtually via GoToWebinar on September 13, 2022, and September 27, 2022, to review a General Building proposed at 299 Broadway in the MR4 and MR6 zoning districts in the Winter Hill 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 (2) meetings and the Commission provided the Applicant with various recommendations and suggestions on the Applicant's preferred façade design concepts. At the meeting on September 13, 2022, Deborah Fennick, Andrew Arbaugh, Tim Talun, and Tim Houde were present. At the meeting on September 27, 2022, Deborah Fennick, Tim Talun, and Cheri Ruane were present. Cheri Ruane, having not been present at the September 13, 2022, meeting, submitted an affidavit certifying that she had reviewed the materials and evidence from the meeting and was eligible to participate in motions and voting on the design review for 299 Broadway.

At their September 13, 2022, meeting, the Commission voted unanimously (4-0 – Fennick, Arbaugh, Talun and Houde) to recommend approving Option 1 for further development.

Following the Commission's façade recommendations for Building B, the Applicant returned to the Commission at their September 27, 2022, meeting. Following a presentation of the revised design by the Applicant and review of the design guidelines for the MR-4 and MR-6 zoning districts, the Commission provided the following final guidance and recommended modifications:

- For the "mews" landscaped area, a richer landscape should be considered to make to space feel more compressed and intimate.
- For the "mews" landscaped area, tree species such as Gleditsia or other trees with a translucent canopy but that still add volume should be considered.



At their September 27, 2022, meeting, the Commission voted unanimously (3-0 – Fennick, Talun, Ruane) that the design guidelines for the MR-4 and MR-6 zoning districts have been met, and voted unanimously (3-0 – Fennick, Talun, Ruane) to apply the additional design guidance listed above.

Attest, by the voting membership:

Deborah Fennick  
Andrew Arbaugh  
Tim Talun  
Tim Houde  
Cheri Ruane

Attest, by the meeting Co-Chairs:

Sarah Lewis  
Luisa Oliveira



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

## APPLICABLE DESIGN GUIDELINES:

MR6 – Mid-Rise 6			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
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)		
The facade of buildings with five (5) or more stories should be visually divided into, at least, a horizontal tripartite division (a base, middle, and top). The horizontal divisions may not shift up or down across the width of the facade.	YES (3-0)		



**MR6 – Mid-Rise 6**

<b>LANGUAGE</b>	<b>SATISFIED?</b>	<b>PRIORITY?</b>	<b>NOTES</b>
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)	YES	
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)		
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)		



MR6 – Mid-Rise 6			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
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)		

## FAÇADE EVOLUTION:

View from Broadway – 9/13/2022



View from Broadway – 9/27/2022





View from “the Mews” – 9/13/2022



View from “the Mews” – 9/27/2022







City of Somerville

# URBAN DESIGN COMMISSION

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

## **DESIGN REVIEW RECOMMENDATION**

### **299 BROADWAY – CIVIC PLAZA**

November 3, 2022

The Urban Design Commission (UDC) met virtually via GoToWebinar on August 23, 2022, and September 27, 2022, to review a **Pocket Plaza** proposed at 299 Broadway in the MR6 zoning district in the Winter Hill 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 (not applicable in this case, as only one schematic design option was required)
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 (2) meetings and the Commission provided the Applicant with various recommendations and suggestions on the Applicant's preferred plaza design concepts. At the meeting on August 23, 2022, Deborah Fennick, Andrew Arbaugh, Tim Talun, Tim Houde, and Frank Valdes were present. At the meeting on September 27, 2022, Deborah Fennick, Tim Talun, Cheri Ruane, and Andrew Arbaugh were present, although Andrew Arbaugh left the meeting at 6:46 p.m., after participating in the discussion but not in the motions and voting related to the Pocket Plaza. Cheri Ruane, having not been present at the August 23, 2022 meeting, submitted an affidavit certifying that she had reviewed the materials and evidence from the meeting and was eligible to participate in motions and voting on the design review for 299 Broadway.

At their August 23, 2022 meeting, the Commission provided a preliminary review of the proposed design for the Pocket Plaza and made general comments with how the Pocket Plaza should link to Broadway, the proposed adjacent retail spaces, and the "mews" pathway. Applicant returned to the Commission at their September 27, 2022 meeting. Following a presentation of the revised design by the Applicant and review of the design guidelines for Pocket Plazas, the Commission provided the following final guidance and recommended modifications:

- Detailed designs for the streetscape were not provided to the Commission, and review of the streetscape was not reviewed in detail. Recognizing that, the overall streetscape design and connection of the Pocket Plaza to the



streetscape, specifically on Broadway and how the public realm can be expanded at that edge, should be carefully considered.

- The Applicant should provide additional information about how the Pocket Plaza will be used, including updated examples – ones that more accurately depict similar scale and activation – of plazas that inform the proposed design.
- Landscaping, planting strips, and particularly street trees at regular intervals should be incorporated into the streetscape.

At their September 27, 2022 meeting, the Commission voted unanimously (3-0 – Fennick, Talun, Ruane) that the design guidelines for a Pocket Plaza have been met, and voted unanimously (3-0 – Fennick, Talun, Ruane) to apply the additional design guidance listed above.

Attest, by the voting membership:

Deborah Fennick  
Tim Talun  
Cheri Ruane

Attest, by the meeting Co-Chairs:

Sarah Lewis  
Luisa Oliveira



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

## APPLICABLE DESIGN GUIDELINES:

POCKET PLAZA			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
A Pocket Plaza should contain areas of hardscape complemented by planting beds or arrangements of trees with open, spreading canopies.	YES (3-0)		
Plantings should contribute to the spatial definition of the space as an outdoor room.	YES (3-0)		
Benches and seating ledges or walls should be designed for the convenience and comfort of visitors, located in support of gathering spaces and along pedestrian circulation paths, but should be out of the flow of pedestrian traffic.	YES (3-0)		
Entrances should be well designed to make visitors feel welcome and comfortable entering the space.	YES (3-0)		
Water features, including fountains and waterfalls, are encouraged.	YES (3-0)		



## POCKET PLAZA DESIGN:

Pocket Plaza design, as shown 8/23/22 and 9/27/22



NOT SHOWN: STREETSCAPE DESIGNS





City of Somerville

# URBAN DESIGN COMMISSION

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

## DESIGN REVIEW RECOMMENDATION

### **299 BROADWAY – SEWALL PARK**

November 3, 2022

The Urban Design Commission (UDC) met virtually via GoToWebinar on August 23, 2022, and September 27, 2022, to review a **Pocket Park** proposed at 299 Broadway in the MR4 and NR zoning districts in the Winter Hill 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 (not applicable in this case, as only one schematic design option was required)
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 (2) meetings and the Commission provided the Applicant with various recommendations and suggestions on the Applicant's preferred park design concepts. At the meeting on August 23, 2022, Deborah Fennick, Andrew Arbaugh, Tim Talun, Tim Houde, and Frank Valdes were present. At the meeting on September 27, 2022, Deborah Fennick, Tim Talun, Cheri Ruane, and Andrew Arbaugh were present, although Andrew Arbaugh left the meeting at 6:46 p.m., after participating in the discussion but not in the motions and voting related to the Pocket Park. Cheri Ruane, having not been present at the August 23, 2022 meeting, submitted an affidavit certifying that she had reviewed the materials and evidence from the meeting and was eligible to participate in motions and voting on the design review for 299 Broadway.

At their August 23, 2022 meeting, the Commission provided a preliminary review of the proposed design for the Pocket Plaza and made general comments with how the Pocket Plaza should link to Broadway, the proposed adjacent retail spaces, and the "mews" pathway. Applicant returned to the Commission at their September 27, 2022 meeting. Following a presentation of the revised design by the Applicant and review of the design guidelines for Pocket Plazas, the Commission provided the following final guidance and recommended modifications:

- The precedents provided need to be revised, having raised questions about the validity of the programming that could occur in the Pocket Park.
- Additional thought should be given to the program of the Pocket Park, recognizing the likely use by a significant number of children and need for more



family-oriented programming (i.e. considering programming like birthday parties instead of yoga). Thoughtful design should consider active use by children and the ability of the park to withstand wear and tear.

- Connect the Community Room in Building A to the Pocket Park and create a symbiotic relationship through design.
- The terraces present a missed opportunity to infuse additional programming and support a range of accessibility to all areas of the Pocket Park.
- Consider and enhance the edge conditions, including the streetscape along Sewall Street and the alley leading to Temple Street.
- Consideration needs to be given to bicycle parking and activities that need to occur close to the entrances to the Pocket Park.

At their September 27, 2022 meeting, the Commission voted unanimously (3-0 – Fennick, Talun, Ruane) that the design guidelines for a Pocket Park have been met, and voted unanimously (3-0 – Fennick, Talun, Ruane) to apply the additional design guidance listed above.

Attest, by the voting membership:

Deborah Fennick  
Tim Talun  
Cheri Ruane

Attest, by the meeting Co-Chairs:

Sarah Lewis  
Luisa Oliveira



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

## APPLICABLE DESIGN GUIDELINES:

POCKET PARK			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
Pocket parks should be designed in consideration of the wide range of ages and habits of the people who may use the space at different times of day or night, with primary concern of the potential users living or working within a five (5) minute walk whom most need recreation space.	YES (3-0)	YES	
A community bulletin board should be included near the entrance to the pocket park.	YES (3-0)		
The entrance to the pocket park should be emphasized through special planting, paving, seating, or other design elements that draw attention.	YES (3-0)		



POCKET PARK			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
Paved surfaces should be paved with darker colored paving material(s). The use of concrete should be minimized to reduce glare.	YES (3-0)		
If abutting properties have first floor windows that would benefit from light and a filtered view, chain link perimeter fencing and fast growing vines should be used instead of any solid fence materials.	YES (3-0)		
In non-residential areas, the exterior walls of surrounding buildings should be capitalized on where possible.	YES (3-0)		
Trees should be deciduous and of a species that can tolerate being climbed by children.	YES (3-0)		
Plantings should be fast growing, resilient, easily maintained, and not poisonous.	YES (3-0)		
Nighttime lighting should be sensitive to abutting uses.	YES (3-0)		

## POCKET PARK EVOLUTION:

Sewall Park – 8/23/2022



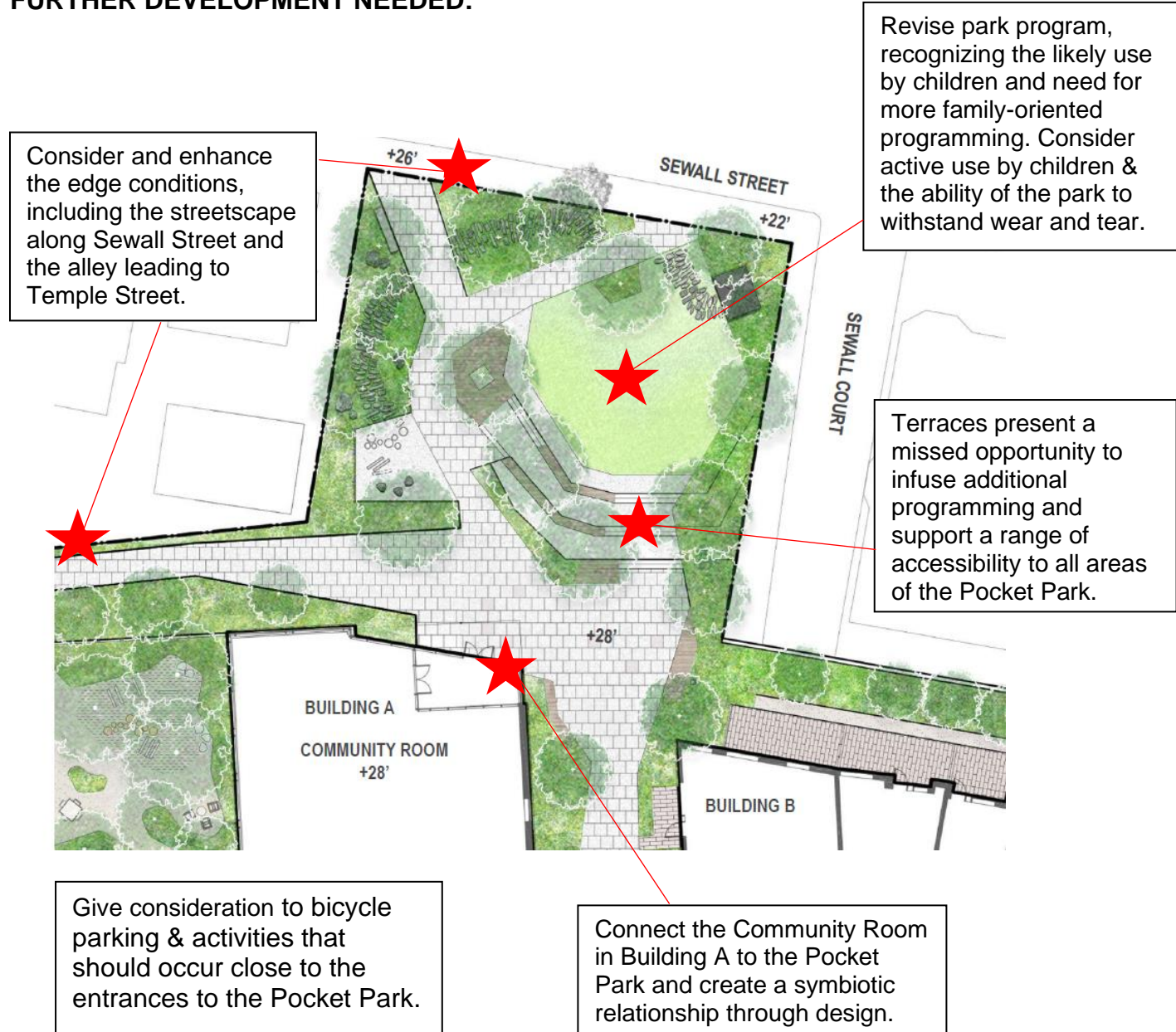


Sewall Park – 9/27/2022





## FURTHER DEVELOPMENT NEEDED:







CITY OF SOMERVILLE, MASSACHUSETTS  
KATJANA BALLANTYNE  
MAYOR

June 23, 2022

Ms. Catherine Racer  
Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

Re: Support for Mark Development/Beacon Communities Project at 299 Broadway, Somerville, Massachusetts

Dear Ms. Racer

I am writing to express my support of the Project Eligibility Letter submission proposed by Mark Development LLC and Beacon Communities LLC for the redevelopment of the former Star Market site at 299 Broadway in Somerville, Massachusetts. Mark Development and Beacon Communities have been working closely with Somerville staff on this project for several months, and have already started working to conduct outreach and solicit input from the neighborhood. It is the City's position that we are not required to engage in affordable housing projects qualifying for Comprehensive Permits under M.G.L. ch. 40B, due to meeting the 1.5% land area requirement. However, we recognize that this project will serve a range of needs and align with SomerVision 2040, our Comprehensive Master Plan. We look forward to continuing to work with Mark Development and Beacon Communities as the project moves forward through the permitting process.

The mixed-income development will consist of 287 units, with approximately 48% of the square footage (115 units) allocated to affordable units targeted to low-and moderate-income households earning 30- 80% Area Median Income (AMI) and 52% of the square footage (172 units) allocated to market rate housing. With a range of one-, two-, and three-bedroom units and Beacon Communities' strategies to enable the project to serve some of Somerville's lowest-income households, the project is consistent with the city-wide housing goals outlined in SomerVision 2040 to increase both the housing supply and the proportion of affordable housing. As a parking-free development in a well-served transit area – within a half mile of the new Gilman Square station currently under construction as part of the MBTA Green Line Extension, and adjacent to stops along the Route 89 and 101 MBTA bus lines on Broadway – the project is well positioned to align with SomerVision 2040's mobility goals.





The proposed project will also support the City's economic development priorities by supporting a mixed-income workforce and providing ancillary first floor retail space, dedicated community space available to the public-at-large, and activated green space and civic space for resident and pedestrian enjoyment. By revitalizing a vacant and underutilized site, the project will generate new tax revenue to support City programs and projects and will further activate the streetscape and support the vibrancy of the neighborhood. Additionally, Mark Development and Beacon Communities' commitment to prioritize best practices in green building, energy efficiency, and sustainability principles in both the site and building design aligns with the City's climate and sustainability goals.

We are excited to work with this development team and to see this long-vacant site developed in a manner that will relieve housing demand pressure, serve economically diverse households, and provide additional benefits to the community. I respectfully request that Mark Development and Beacon Communities' application be given your full consideration for approval. Please do not hesitate to contact my office if you have any questions about the City's support for this proposal.

Sincerely,



Katjana Ballantyne  
Mayor





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

October 6, 2022

Rebecca Frawley Wachtel, Director  
Low Income Housing Tax Credit Program  
Department of Housing and Community Development  
100 Cambridge Street, 3<sup>rd</sup> Floor  
Boston, MA 02114  
Email: [rebecca.frawley@mass.gov](mailto:rebecca.frawley@mass.gov)

RE: Support for Mark Development/Beacon Communities Project at 299 Broadway, Somerville, MA

Dear Director Frawley,

The Mayor's Office of Sustainability and Environment (OSE) would like to voice support for the Application for a Project Eligibility Letter submitted by Mark Development LLC and Beacon Communities LLC for the redevelopment of the site at 299 Broadway in Somerville, MA. In their application, the Applicants state that the two proposed mixed-use buildings will be designed to meet LEED Platinum certifiability or Passive House Certification standards, and other relevant energy efficiency standards as required. These designations are consistent with and will advance both the City's and Commonwealth's sustainable development goals.

The OSE administers the review of sustainability and resiliency components of development during the development review process, supporting the development of electric, efficient, resilient buildings that further Somerville's goal of net-zero emissions building performance and are better prepared for the impacts of climate change. The OSE appreciates that the Applicants are not requesting waivers for the sustainability and resiliency components of the Somerville Zoning Ordinance, further demonstrating their commitment to the community.

The OSE is committed to working with the Applicants to ensure compliance with sustainability and resiliency zoning requirements and looks forward to continued discussion with the Applicants to refine the sustainability and resiliency components of this project.



CITY HALL ANNEX • 50 EVERGREEN AVENUE • SOMERVILLE, MASSACHUSETTS 02145  
(617) 625-6600 EXT. 2426 • [www.somervillema.gov/OSE](http://www.somervillema.gov/OSE)  
EMAIL: [OSE@somervillema.gov](mailto:OSE@somervillema.gov)





Sincerely,



Christine Blais  
Director of the Office of Sustainability and Environment

Cc:

Katjana Ballantyne, Mayor of Somerville  
Thomas F. Galligani, Jr., Acting Executive Director of the Office of Strategic Planning and  
Community Development  
Joshua Cohen, President of Development, Beacon Communities  
Damien Chaviano, Principal, Mark Development



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EMAIL: [OSE@somervillema.gov](mailto:OSE@somervillema.gov)







**CITY OF SOMERVILLE, MASSACHUSETTS**  
***MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT***  
**KATJANA BALLANTYNE**  
**MAYOR**

THOMAS F. GALLIGANI, JR.  
ACTING EXECUTIVE DIRECTOR

Rebecca Frawley Wachtel, Director  
Low Income Housing Tax Credit Program  
DHCD  
100 Cambridge Street, 3<sup>rd</sup> Floor  
Boston, MA 02114

October 5, 2022

Dear Director Wachtel,

The Mayor's Office of Strategic Planning and Community Development (OSPCD) is supportive of Beacon Communities and Mark Developments' joint proposal for a 287-unit rental housing development at 299 Broadway. Since June 2022, the development team has been meeting regularly with OSPCD staff to discuss this proposal, and my department is excited to continue working collaboratively with the development team to achieve the City's long-term vision for this site and the larger neighborhood.

The development team has shown a willingness to go above and beyond the public engagement requirements of the Somerville Zoning Ordinance, and their efforts to date have included:

- Two neighborhood meetings held in collaboration with OSPCD Staff and two City Councilors;
- Two meetings with the Urban Design Commission (a local review board involved in the permitting process for projects under MGL 40A) to discuss the design of the buildings and civic spaces; and
- One meeting with the Planning Board to provide an overview of the proposal and process.

I encourage you to issue a Project Eligibility Letter to this development team so that they can move forward with the next steps in this process.

Sincerely,

Thomas F. Galligani, Jr.  
Acting Executive Director  
Office of Strategic Planning and Community Development

cc. Joshua Cohen, President of Development, Beacon Communities  
Damien Chaviano, Principal, Mark Development  
Katjana Ballantyne, Mayor of Somerville





To: Somerville Redevelopment Authority

From: Winter Hill Civic Advisory Committee

CC: Zoning Board of Appeals  
Alana Murphy, DHCD  
Rachel Nadkarni, Interim Director of Economic Development  
Thomas F. Galligani, Jr., Interim Executive Director of OSPCD

**RE 299 Broadway Project Development**

Date: September 8, 2022

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Dear Members of the Somerville Redevelopment Authority,

The Winter Hill Civic Advisory Committee (CAC) is pleased to provide formal feedback regarding the development proposal currently under consideration that has been brought forth by Mark Development and Beacon Communities at 299 Broadway. This letter highlights areas of group consensus, as well as a range of dissenting perspectives regarding certain aspects of the proposal. Our feedback is organized by the six project objectives identified in the 2021 Winter Hill Urban Renewal Plan. Additional recommendations and comments not directly tied to any one of the project objectives, but relevant to the development proposal are shared in the additional recommendations and comments section.

The proposed mixed use development plan will bring a total of 287 residential units, including 115 units of affordable housing and an estimated 30 net new jobs to Winter Hill. Additionally, the project will create a new accessible pathway connecting Broadway with Sewall Street and publicly accessible open and green space. Mark Development has presented to the Winter Hill community at five separate community meetings (2 preliminary, and 3 related to permitting processes) going back as far as July 2021. In addition to these meetings Mark Development and Beacon Communities have participated in three meetings of the Winter Hill CAC (May, July, and August 2022). Iterations of the plan have been made in a direct response to the feedback gathered from the community and as new information has been learned, with the most updated set of plans being presented to the CAC on August 11<sup>th</sup>.

## Background

The Winter Hill Neighborhood Plan, adopted in 2016, laid out the community's vision for the Winter Hill neighborhood. The plan envisioned Broadway as a restored main street destination, one that is safe and inviting for pedestrians and cyclists and supported by mixed-use development. One of the implementation steps in making this vision a reality, is the Winter Hill



Urban Renewal Plan, which seeks to spur the thoughtful redevelopment of the block known as Temple Square, a 2.8-acre area at the intersection of Broadway and Temple Street. The Urban Renewal Plan was adopted by the City of Somerville and approved by the Massachusetts Department of Housing and Community Development; it allows the Somerville Redevelopment Authority to use eminent domain to redevelop the site with a private development partner. In the process of writing and adopting the Urban Renewal Plan, the City of Somerville and the Somerville Redevelopment Authority committed to engaging the Winter Hill community throughout the redevelopment process. That is where our work as the CAC begins.

The Winter Hill Civic Advisory Committee (CAC) is made up of diverse stakeholders, representing residents, businesses, and non-profit partners, along with two city councilors, Ward 4 Councilor Jesse Clingan, and Councilor-at-Large Jake Wilson. The committee members are appointed by the Mayor and were selected through a four-month application and review process that began in October 2021. At the first meeting, members of the CAC agreed to the Winter Hill Civic Advisory Committee's draft charter which identifies the roles and responsibilities of the committee. The primary function of the CAC is to create a forum in which neighborhood perspectives can be collected and shared and to bring diverse neighborhood voices to the SRA's selection of development partners and site redevelopment process.

## **Review of the 299 Broadway Proposal in relation to the Winter Hill Urban Renewal Plan**

The Winter Hill Urban Renewal Plan identified six project objectives listed below. The CAC's considerations regarding the development proposal located within the redevelopment block at 299 Broadway captures to the best of our ability, the range of perspectives regarding the proposal within the context of each of the objectives laid out in the Urban Renewal plan.

In general – it is the conclusion of the Winter Hill CAC that this project meets the six objectives of the Winter Hill Urban Renewal Plan. The CAC discussed that this proposal has a speed advantage over the longer eminent domain process and that that is an attractive component relative to the alternative approach. The community sentiment overall is that this is a good plan, but that it should also be done right.

### **1. Improve Winter Hill's identity as a neighborhood-oriented main street commercial district.**

Considering the existing conditions of 299 Broadway, the creation of 287 housing units, and around 30 net new jobs is very attractive to Winter Hill residents and the CAC. The higher than typical percentage of affordable units was also seen as an important component to supporting residents and workers at all income levels.

In recognition of the importance of the ground floor to the main street environment, one of the first steps that the CAC undertook was to set up a ground floor activity survey to identify what



types of uses community members would most like to see. An initial Facebook survey identified the following top five categories:

- Small grocery/bodega
- Community/recreational center
- Coffee shop
- Take-out restaurants
- Sit-down restaurants

The CAC has kept an online survey running on the project webpage since April and distributed paper surveys in the neighborhood as well. So far that has confirmed the strong interest in daily services, particularly grocery, and dining options. It is worth noting that multiple members of the CAC expressed interest to the development team that generating a commercial experience similar to Bow Market, where independent retailers may have opportunities to rent micro-sized commercial spaces. The development team stated that they hope to attract businesses that grow out of micro-spaces into slightly larger spaces. The CAC has been discussing with the development team to launch an updated survey with more detailed questions closer to the actual initial tenanting decisions so that more specific feedback can be given once the layout is finalized.

On July 14<sup>th</sup>, the development team shared their retail thinking and a concept that highlighted at least 6 commercial spaces of varying sizes that would allow for a variety of uses aligned with the early results of the ground floor activity survey. This concept would allow for flexibility in retail footprints to accommodate a range of uses and scales of operations and provide a range of neighborhood services. Furthermore, the development teams' commitment to incorporating community feedback during the permitting process and construction phase regarding types of businesses is of particular interest to the CAC.

The Winter Hill CAC finds that the strategy of the development team to improve Winter Hill's identity as a neighborhood-oriented main street commercial district is consistent with the Winter Hill Urban Renewal Plan.

## **2. Create green and open gathering space to support community life and environment.**

The proposed development would create two, publicly accessible civic spaces – a pocket park on Sewall Street, and a public plaza on Broadway. The proposal would also bring a 3000 square foot indoor community space located adjacent to the pocket park and all three public spaces would be connected by a new accessible pathway through the site. Additionally, landscaping throughout the development, including two courtyards, private to the residents, will further add green space to the area. The combination of open and green space, an accessible pathway connecting the public spaces, and a community space that could host a variety of community events and functions year-round is highly desirable to members of the CAC and community members alike.



The Urban Renewal Plan recommended that the park space on Sewall Street should be deeded over to the City for development as a park. The CAC discussed with the development team the importance of protecting that open space in perpetuity in some format. The development team has verbally agreed to protect the open space for the long term and it is recognized that the legal structure for it is still to be determined.

The Winter Hill CAC finds that the project is consistent with the objective to create green and open gathering space to support community life and environment.

### **3. Ensure a pedestrian and bike friendly experience.**

The development team's proposal would improve upon the existing path of travel taken by Winter Hill residents through the site. This route was specifically identified as a priority in the Winter Hill Urban Renewal plan. The walking path is currently not accessible. The development team's proposal would enhance the existing pathway by making it fully accessible with a continuous 5% slope, gentle enough to not need handrails.

In the course of the year, the project has been revised to be a car-free project, with no car parking provided on site. The proposal would feature a total of 5,000 square feet of indoor bike storage infrastructure at ground level. In the community meetings preparing the bike rooms to accept e-bikes were raised as a way of further encouraging bike activity.

The Winter Hill CAC finds that the current development proposal is consistent with ensuring a pedestrian and bike friendly experience.

### **4. Minimize displacement by building additional affordable housing.**

The Winter Hill Urban Renewal Plan sets a goal for the site to provide 40 affordable housing units. Mark Development and Beacon Communities are proposing 115 units of mixed sized affordable housing of a total of 287 units, more than double the percentage required by zoning, and almost tripling the goal set in the Winter Hill Urban Renewal Plan. This aspect of the proposal is widely seen among members of the CAC and the community as the most beneficial component of this development proposal. Even more impressive when looking at the net square footage dedicated to affordable housing which is 48% of the total livable area. Early on, members of the CAC noted the importance of having diverse sizes of housing units and affordable housing units particularly. The proposal currently includes more larger family sized units in the affordable housing units, and more smaller studio and 1-bedroom units in the market rate units, making rents more attainable even in the market rate portion.

The Urban Renewal Plan recommended separating off the smaller lot on Sewall Street for affordable housing of comparable scale to the existing multi-family homes. This has been discussed with the development team and they have verbally agreed to continue with that plan.

The Winter Hill CAC finds the proposal is consistent with minimizing displacement by building affordable housing.



## **5. Pursue redevelopment that produces equitable outcomes in the neighborhood.**

The development team presented a Diversity, Equity, and Inclusion strategy designed to produce equitable outcomes within the neighborhood. The strategy includes exploring:

- ensuring a procurement process that will create a diverse team of Minority Owned and Women Owned enterprises among the suppliers
- fostering workforce development & economic development efforts dedicated to education and employment in career pathways in construction & commercial real estate
- exploring economic inclusion and wealth generating opportunities for investors/developers of color
- collaborating with key stakeholders to create inclusive public realm and placemaking strategies that create a sense of belonging, regardless of tenancy at the development.

The CAC has encouraged the development team to think carefully about the experience of residential tenants to ensure that all feel included no matter if they are residing in affordable or market rate units. Access to shared amenity spaces across the buildings and unit types is something that has been encouraged and the development team has indicated they will continue to discuss the operational details as the programming of the amenity spaces comes together.

The Winter Hill CAC finds that the strategy of the development team to produce equitable outcomes is consistent with the Winter Hill Urban Renewal Plan.

## **6. Redevelop vacant and underutilized properties into uses that better meet community needs.**

The continuation of existing conditions at the site is in no one's interest. After completing a site walk in April, the CAC remarked on just how large and complex the site is, with slopes in multiple directions, high retaining walls, poorly maintained equipment, and large expanses of pavement. The redevelopment of multiple underutilized properties within the Star Market lot and the Sewall Street parking lots no doubt will provide better uses for the community.

The Winter Hill CAC finds that the development proposal will positively contribute to better community needs as detailed in the Winter Hill Urban Renewal Plan.

## **Additional Recommendations and Comments**

During discussions over the past few months the Winter Hill CAC shared several recommendations to the development team that do not quite align with the six objectives from the Urban Renewal Plan but still merit further discussion as the project transitions into detailed discussions with the Zoning Board of Appeals. We share them here so that both the Somerville Redevelopment Authority and the Zoning Board of Appeals can consider the discussion that the CAC has had about this project. Comments include, in no particular order:



1. The Civic Advisory Committee discussed early on about the fact that the Urban Renewal Plan also covers the neighboring properties at 9 Temple Street and 313 Broadway. Those neighboring parcels have two separate owners and are not part of the area being purchased by the development team. As such those neighboring parcels are not being included in the proposed development. The CAC concluded that it would suspend discussion on those sites until after the 299 Broadway project completed its permitting process. Members mentioned that they would like to see careful attention paid to the neighboring tenants and renters located at 9 Temple Street and 313 Broadway to minimize business and daily disruption to the extent possible during construction.
2. The developer has yet to identify specific supplier diversity inclusionary goals. Members of the CAC encouraged them to articulate more specific commitments for the involvement of minority and women owned businesses.
3. The developer shared plans for the appearance of the two buildings to look like one project, indistinguishable between affordable and market rate units. The CAC encourages those reviewing the architecture to seek commitments from the development team that the design be done in a cohesive manner.
4. At the time of these discussions plans for the community space were still in early development. As this project further develops the CAC would like to see further details on the programming and management of the proposed community space.
5. The development teams' approach to meet the city's climate and sustainability goals are applauded. Members of the community voiced strongly in community meetings that they would like to see the development team pursue opportunities to incorporate environmental design as much as possible, such as a green roof, solar opportunities, passive house standards, a commitment to work with the City's Urban Forestry Commission and Committee for Energy Use and Climate Change to ensure the highest standards of climate and energy sustainability that are feasible are met.
6. Early in the Winter Hill Civic Advisory Committee meetings there was a discussion on construction impacts and community conversations around construction challenges. The CAC would like to continue to be part of the outreach plans during construction, tenanting, and the opening of the project. Another aspect of construction that was discussed in a few settings was an interest in seeing local hiring and/or union labor used during the construction and the CAC would like to see continued exploration.
7. During the conversations between the CAC and the development team, the project was modified to be a car-free project. The development team shared their parking study twice during CAC meetings and the parking approach developed over that time. There were some members of the committee who felt more confident about the waiver to allow a portion of the tenants to park on street after the second discussion; others who were still not certain this was the best situation. In general, the CAC was interested in seeing the parking approach continue to develop with investments to attract and support car-free living, commitments to modest use of on-street space, and continued exploration of off-site parking opportunities. Community members who attended the meetings expressed an interest in seeing the development team



consider incentives for bicyclists to limit the number of net new vehicles brought to the neighborhood as part of their Transportation Management Plan.

8. Finally, the community has brought up a wide variety of detailed concerns that the CAC anticipates will come up in the ZBA process – including a range of topics from knotweed and other invasive species spreading, selection of native species, rodent control, traffic control, stormwater/flooding management.



**RESOLUTION OF THE SOMERVILLE REDEVELOPMENT  
AUTHORITY REGARDING THE PROJECT AT 299 BROADWAY IN THE WINTER  
HILL URBAN RENEWAL PLAN**

**September 21, 2022**

**WHEREAS**, the September 21, 2022 meeting of the Somerville Redevelopment Authority (“Authority”) included the review and discussion the September 8, 2022 Memorandum from the Winter Hill Civic Advisory Committee in favor of submitting the project at 299 Broadway to the Zoning Board of Appeals; and

**WHEREAS**, also during the September 21, 2022 meeting, the Authority heard a presentation from Mark Development and Beacon Communities describing the project at 299 Broadway in detail and Authority members discussed questions and concerns regarding the project, all of which were addressed to the satisfaction of the Authority.

**NOW, THEREFORE**, be it resolved by the Authority as follows:

The Authority hereby supports, pending detailed decisions during the permitting process, the submission of the project at 299 Broadway to the Somerville Zoning Board of Appeals for further review.



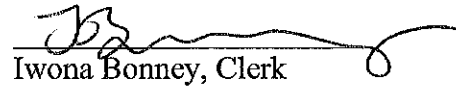
## CERTIFICATE OF VOTE

At a duly noticed meeting of the Somerville Redevelopment Authority held on the 21st day of September, 2022, a quorum being present and voting, it was moved, seconded, and VOTED:

To adopt the attached resolution entitled: "Resolution of the Somerville Redevelopment Authority Regarding the Project at 299 Broadway in the Winter Hill Urban Renewal Plan".

A TRUE COPY,

ATTEST:

  
Iwona Bonney, Clerk

DATE:

October 19, 2022