

256-260, and 270 Elm Street Neighborhood Meeting

June 21, 2022

Presentation of the 7th spoke project and the improvements to Davis Square Plaza. Discussions on the materiality of the proposed retail and commercial building and improvement of the street-level connections. Discussion of neighborhood considerations, exterior views, proposed landscaping and green spaces. Building materiality and scale was presented through a variety of precedents and facade studies. The drawer concept was introduced to provide a sense of scale along Elm and Herbert Streets. Feedback from the UDC was reviewed and how it been incorporated into the current design.

Q (Ron Cavallo): Actually, I do not have a question. I just submitted a response because I need to attend the meeting in 15 minutes. I played an active role supporting this project with the historic Commission and I believe it was my input that got the development team to this stage of the development process and, my goodness, any developer that is willing to deal with the City of Somerville and the various stages and complexities, I give them kudos, but with that being said I think this is a phenomenal project. I think this is an amazing opportunity for Davis Square and for Davis Square in the city of Somerville. I should have introduced myself. My name is Ron Cavallo. I live at 70 Victoria Street and I actually have done extensive development in the past, mostly residential development. Very large amount of condo conversions and I consider myself an experienced developer. I think this is a high-quality development team. I supported this at the Historic Commission level. I think this is an amazing project. I think this would be an incredible gathering place for people. I think the existing conditions do nothing to draw people. I think it's boring. I think this is exciting. I think this is thoughtful. I think the scale is more than acceptable. I think the facade, I think, is very approachable at the streetscape, but I absolutely love the gathering place and the lighting systems and the thought that's gone into this. And I'm all for revenue for the City of Somerville, and this is definitely a source of revenue. The City of Somerville is essentially bankrupt. Nobody talks about it, but it is. The expenses far exceed the available funds and just that the whole infrastructure in the city is falling apart. So, I support all good development that's going to bring revenue to the city. And you know, Davis Square is, you know the Happening Hood and all these things. Well, you know my relationship with the City of Somerville goes back to 1894 when my family first moved into the city when my grandfather started a custom shoe store in Magoon Square where he worked for 50 years and he raised six children in this city, all of whom became very successful. This is an opportunity. This is an opportunity. I'm going to say it a third time for emphasis. This is an opportunity, and when a high-quality development team puts this kind of effort into a project of this kind and does it as well as this team has, this is an opportunity. We must take this opportunity. We need quality development in this city, and may I say that the historical Historic Commission, up until recently when I started adding input, they had a one-word response to pretty much everything. It was no. It was thoughtless. It was relentless. It was ignorant and it was unacceptable. I'm here to change that and I'm here to say as clearly as I can: I think this is a great opportunity. I think Davis Square frankly is overrated. I think this brings an upscale opportunity to the square, and I think it is dynamic. I think it is wonderful.

A (Welch Liles): Thank you very much, Ron. We certainly appreciate your support both you know in the

past, the historical, and tonight. It means a lot. You know we put a lot of hard work into this to make sure that it does feel like a part of the square and is inviting and active and so, but I appreciate the feedback.

Response (Ron Cavallo): I absolutely see it. I understand the importance of the high-quality development team and some of the teams that I've seen make proposals in the city have been frankly terrible. I am not somebody that rubber stamps everything. I stopped a 600-unit proposal in West Somerville on Powder House Blvd. That had a horrible team and a poorly conceived project, and it was going to be a traffic disaster and it was just a mess from start to go, from beginning to end. But more than anything, I felt the development team for that project was awful. The development team is very critical, especially for a project that is in a dense area where the construction process is critical, where the design is critical, where every single component is critical, and where it's easy for things to go wrong and hard for things to go right. And if you don't have the brainpower and the skill behind a project of this kind, it could be a real mess. This is not the case. So, you know, I fully support this project, fully. I think it's a wonderful thing.

A (Welch Liles): Thank you. That's a big kudos to Gautam and Ryan and, you know, the fifty plus other people who have, you know, really, really worked hard on this. So, I really appreciate that.

Response (Ron Cavallo): I know what it takes all too well and I know what it costs all too well. And this is a very expensive project, but it is a truly thoughtful one and I think it's one that will really, really add to the city and add to Davis Square. I can see this as a very vibrant gathering place. And, you know, Davis Square, there's another proposal for Davis Square that's subway-based or train-based. And clearly the square is going to change. I think that's a good thing. And a project like this avails itself of the public transit, which is right around the corner. I want to add, I own a historic property, a very high end, fully restored, beautiful historic property. That's about a minutes' walk from here. So, I'm just not an individual that doesn't have a vested interest in Davis Square. I have a significant event. I'm a large property owner in the city. I'm a really good property owner in the city and I care about the city, but I really care about quality development. So, with all that said, I'm sorry I need to leave the meeting, but I do hope I got my point across. I did write a short response, which essentially is a summarization of what I just said. But kudos to the development team. I wish you success and I'm glad I was able to move this through historic, which was probably the biggest hurdle; maybe not, but certainly a big hurdle and a critical hurdle. And enough said, I must leave you. I attended this meeting. In fact, I drove from my lake house in New Hampshire specifically to be here to make my comments.

Q (Lance Davis): Before we get into some of the questions that were in the chat, Welch, I wanted to, or maybe to Gautam or whoever can answer the question, because I noticed a comment in the chat that Marcie just put in, that actually touches on a question I had and let me take a step back, Welch, because you know, I sort of noted that I had some concerns with the design but didn't share them with you because I wanted to get back with you as I always do sit back with my neighbors and hear from you all and I'm glad I did. I get a lot more what you're going for here and I like a lot of what I heard, but one of the slides talked about the shading or, just the lack of a better phrase from my perspective, I think it was the color of the brick and it was pointing at the post office, the existing post office building in the new building. It looks in the renderings like the new building has a much darker brick than the building that will be next to it. Is that correct? Because that seemed to be contrary to what the slide

noted and Marcie in her comment pointed out that the building design feels fairly weighty and imposing, and I know that's not just about correct color but to me, at least to my eye and I'm just one, you know, one neighbor here. That's a part of it. Can you speak to that and then speak to Marcie's comment generally, in terms of, you know, the field there and they'll note there are some other aspects of Marcie's comment as well, but I do want to let you get to, but since we're looking at the pictures here and that was the one thing that I wanted to at least clarify, I think clarify could be just that?

A (Welch Liles): Sure. So, I'll touch base on that and, Ryan, Gautam, feel free to jump in and correct me. So, I think the intent is to match the break of 58 Day. The renderings depending on kind of the shot, and you know the natural shadowing, just how the renderers have made it may make it appear a little darker and really as you know Councilor Davis is part of the new next UDC process we will do a full mockup, you know, of all these materials together and one of those details and have that other opportunity to make sure that those final selections do meet that intent. And so, you know, still several steps in design necessary to get there and kind of specify the exact brick, but the intentions for it to be a lighter brick and more traditional kind of Boston Red than what's been shown and funny you mentioned 58 Day and the existing building actually have a very dark, almost purplish brick purple, black, tight brick that a lot of people voiced they don't love, you know.

Response (Lance Davis) : As the front façade brick?

A (Welch Liles): Yes. And so, as part of our UDC presentation, we also agreed to clad that on, on the Day-Street building as well to kind of a lighter tile, something that feels lighter and less of a, you know, that '70s, purple brick and more, and feeling was kind of the original architecture. So, we're sensitive to that as well and definitely want to lighten it up. And then I think the Terracotta on the front, and that detail was specifically meant to kind of tie to the historical piece at, you know, 256 Elm, but then also give it that lighter feature and kind of a softer approach on the street and, Ryan, I don't know if there's anything else you guys want to add.

A (Ryan Kurlbaum): I appreciate Marcie's comment. It's a good question and quite thoughtful. I think our goal is really to activate and make the kind of street and ground plane as porous as possible and in that way, it feels quite light. The building above is kind of a harder working in kind with the 58 Day building and we felt contextually that was the appropriate response and Welch is exactly right about the brick tones. We certainly will do our very best to match the 58-Day brick and forgive us if the renderings are slightly off, but that is our design.

Development Review Application Update: A selection of brick material colors has been included. Final selection of brick color is to be determined but is intended to match that of 58 Day Street.

Q (Larry Yu): My name is Larry Yu. I live at 6 Herbert Street. So, I'm a director of a butter to Space and thank you for that presentation. I really love the activation of the civic space and the thought that's going into it. However, I couldn't help but notice that you have placed a, I think, what you call

loading trash dock directly across the street from me and it seems to be a fairly small loading dock and I'm curious how that loading dock could possibly support all of the retail and commercial and office space in the structure, both the trash and loading through that one gate, given that already Herbert Street is essentially a loading dock as it is, and also, given that I mean I think some of your renderings seem to have made Herbert St a little bit wider than it actually is. So, I'm curious if you've modeled whether a truck could actually back its way into that loading dock without driving into my living room first. Thanks.

A (Gautam Sundaram): We would never drive into a living room. They have some engineer on our team as well and as part of the site plan approvals is that we show the circulation movement for all of the different, whether it is going into the parking or the loading as well, and those turning movements are shown and they are all based on existing conditions surveys. And so, we're happy to share those documents as those are also part of the formal site plan application as well. We made sure that we are compliant with also what are the expected circulation, except all circulation patterns and turning radius as well.

Q (Larry Yu): Sorry, if I could just also clarify, have you modeled the volume of truck traffic, truck and garbage traffic that would be expected in a number of businesses and that one loading dock can support it?

A (Welch Liles): Yes, we have. So, we're in the process of a full traffic impact study and mobility plan that will fully highlight that, and we have both traffic consultants and trash consultants on board. It'll have a, from a trash perspective, it'll have a full compactor. So, that should limit the amount of trips and, you know, probably maybe a biweekly volume. We can get the exact calculations and it'll depend ultimately a lot on the tenant mix right now, which is somewhat flexible, but we're modeling it after kind of a worst-case scenario. And then you speak to the loading. It should be able to fit a full, not a full WB 67 type truck, but a tip standard truck that you would see and then I think you still see that a lot of the soft good retailers at 58 Day. There's another pull in, right? That'll be a separate loading for that Bay and then a lot of those smaller retails will still just front load, which is kind of typical up and down Elm St. Sorry, one other thing I'd like to point out. Right now, this shows it as a, you know, garage door hidden, I think, that that's a really another great opportunity for some type of wall art and we would love to make that, you know, one of several spaces around the site that we would be programming with local art so that you're not looking at a garage door when it is closed.

Development Review Application Update: A full traffic impact study and mobility plan have been in progress and have developing with the support of traffic consultants and trash consultants.

Q (Chris Iwerks): Yeah, this is Chris Iwerks. A few things. In a previous or last presentation, I had asked that you show us what the building looks like from the South side in perspective, which would be from Elm Street or Chester St, because that is a party wall condition and that hasn't shown up. So, my question is how come?

A (Welch Liles): I think that may have been a mistake or oversight, but I think we may have some models that we could share or at least give you a sense of that.

Development Review Application Update: Renderings of the building from the south side have been presented.

Response (Chris Iwerks): While you're looking that up, I also wanted to make a few other comments on Marcie's point that the building seems imposing. I think there's a few things that are contributing to that. One is the upper portion of the building on the upper 5 feet or so is a continuous band of brick, and I think that gives the impression of this being a large block. You know, despite the fact that it's got very large openings into it.

A (Gautam Sundaram): We've really been getting closer towards the central and use that as a diagram as something that connects between Elm Street and Herbert street and let the ramp actually be part of it. I see your point that may feel like you're adding more but what we're trying to do is take the elements that we have to include and really use those elements as design features as a way to organize the plaza design itself. So, like those diagonals that grow across the EW direction are really connecting from doors to try to be a little bit more purposeful and not arbitrary, to take those kind of functions and elements as a way to organize and reflect out of the plaza as well.

Response (Chris Iwerks): But it sort of seems as a hospital-planning mentality like I want to connect doors, I want to connect this street to this street; so I am going to have lines everywhere that connect it which is completely the antithesis of making a space that people will stay in. And I don't think you successfully got it both ways with that particular design. That's how I read it.

A (Ryan Kurlbaum): Chris, I didn't want to share that party wall we are doing that we did in fact promise you. We have tried to limit that the openings on that because that would be the East side for a number of code reasons but to limit the kind of number of spring load openings we would have but that's that party wall condition that we're working with an envelope consultant quite closely on detailing correctly.

Response (Chris Iwerks): Do you have it from further back?

A (Ryan Kurlbaum): No, but what we do, we do have renderings in the deck from Chester Street where we studied the height of the penthouse. We can probably follow up with something further down the street.

Response (Chris Iwerks): Yeah I just want to understand, I just want to understand the impact of the whole block from this view.

A (Ryan Kurlbaum): I see.

A (Welch Liles): Well, we'll be happy to follow up with that. Chris, you have other questions that you'd like to touch base on?

Response (Chris Iwerks): No.

Development Review Application Update: An envelope consultant has been helping with detailing the party wall condition and renderings from further down Chester St have been shared.

Q (Lee Auspitz): Will there be a written agreement between Asana and the city covered insurance policing and maintenance? And will Asana undertake to take the maintenance of the new zone civic space?

A (Welch Liles): Their answer there is "Yes". So, I think as we discussed before the new zone civic space will

be privately owned. Though it would be open to the public and therefore maintained by Asana and the property ownership. We have already reached out to the City's attorney's office to start the process of drafting all these documents and so we fully expect all of those to be in place before any approvals for, you know, final approvals for the project. So, that will all take place and from an Operations perspective we would want to maintain a clean, safe, and welcoming atmosphere there. So, you know, outside of those documents...

A (Ryan Kurlbaum): Welch froze there. Can you, Welch, hear me ok?

A (Welch): Did you all lose me a little bit?

A (Ryan Kurlbaum): Yeah we did. It's ok.

A (Welch Liles): Can you hear me now?

A (Ryan Kurlbaum): Yes.

A (Welch Liles): Ok. Sorry about that. Speaking to the BSL and high risk tenants, you know, I think the building has been built for life & science potential. None of the upper floor spaces, either 58 Day or the proposed new building, have been leased yet and yet the timeline and all that are still very much uncertain as we work through the process but we'll say we expect, given the size of those spaces, that is probably a more of a gene therapy type user; if it is a life science or life component, that would be a BSL Level 2 or below. I don't know if there is a covenant or something like that that would commit to BSL3 or something like that I would be surprised to get that type of user here and we really don't think it's a possibility. And same with, you know, toxic labs in use through that point and we have that available to share. We've done a full-week study for both buildings verifying that in any exhaust, we'll not come to the street level and it's safely disposed off from the new building if it goes that route. Moving ahead to a few other questions, Christine Schroeder and Ron Cavallo, for providing their support with the project and we really appreciate, thank you for attending and the few out there.

Development Review Application Update: The City's attorney office has been contacted regarding the insurance policy and maintenance.

Q (John Connelly): How long will the construction take and will it happen at the same time as the scape project on the other side of Elm street?

A (Welch Liles): So, from a construction perspective we are anticipating that total construction time will be 14 to 16 months with really the disturbance being the early part of that and the building being stabilized and kind of closed off probably within the first few twelve months toward the end of the project is more isolated and less disturbing. We're uncertain as I mentioned earlier on the exact timelines of when this would start. And, I am not up-to-speed on where this potential scape project is on this timeline. So, I can't speak to whether or not it would be happening at the same time, but I do know that we have a general contractor in place but a lot of time looking at the logistics here. We've had several conversations with the City of Somerville and the Engineering Department regarding not only our project and the scape project but other potential Elm street improvements and making sure that if any of these happened at the same time it would be fully coordinated and we have a bit of a logistics plan in place to help minimize any disturbance.

Development Review Application Update: There have been conversations with the City of Somerville

and the engineering Department regarding the timeframe of the construction of the Davis square project.

A (Ryan Kurlbaum): I think that's the end of the Q&A. There's quite a bit in the chat though if you want to run through that.

A (Welch Liles): Yeah we'll run through that as well. So Marcie Campbell I believe we touched on your question earlier as we discussed kind of the heaviness and the brick tones.

Q (Lance Davis): Can you hear the question at the back end of Marcie's first comment there about the attendance and maybe one of the things I'd ask was just an update on whatever you said you can't share about your discussions with the current tenants and any of their plans, you know, to understand if you would be able to offer any of the spaces and then, Ryan says they were compared to the that are there now and the rents that are on Elm street and, you know, if could you speak to that?

A (Welch Liles): Sure. From a tenant perspective, as Ryan mentioned earlier in the presentation we have provided for the new small business overlay. There's some smaller more affordable spaces that are being made available on Elm street and there's about 12,000 sq ft of total retail there, Starbucks will be relocated back to the corner. We have some other current tenants, who will be relocating just down the street from us to another location on Elm street. We originally hope there'll be the anchor tenant in the 58 Day building, but given some timelines and this other opportunity on the street, we thought that was probably a better fit to maintain their businesses so they could stay open with the timelines and there are still other tenants we're either still on conversations with or working through and that's, you know, a big component of what we spoke to earlier about the timing of construction and just kind of make sure we have space for everybody before anything can proceed.

Q (George O'Shea): Do you have a slide showing the side of the building from Chester Street?

A (Ryan Kurlbaum): We did show that in the presentation and I don't mind, I could just bring that up again. We did look at this when looking at the penthouse visibility that's before the renderings. There it is. Yeah so the upper right in the corner, George, I know that's small. That's standing on Chester Street.

A (Welch Liles): And we can follow up with a full elevation of the Chester Street façade and make sure that it is posted to the 7th spoke Somerville website so that everyone has access for that and we will also work to summarize any of the questions tonight in writing and add that to the FAQ section so that they're available as well.

Development Review Application Update: The building elevation view from Chester St has been presented and a full elevation of the Chester St façade has been shared with the community via the website. The questions of this meeting have been summarized and posted to the Q&A section on the website.

Q (Lance Davis): Hey Welch on that on the Chester Street façade - you and others mention you know the opportunity for public art in space just as put in there the garage door, something that we're looking at. There looks like there is a good bit from obviously it's just a shared wall and, you know, there's, there's a bunch of code considerations. And had there already been conversations yet or is it part of a or there might be an opportunity for a larger mural that go off in those spaces to the extent that you see it? I am not sure how visible out of...

A (Welch Liles): Yeah we have not had any and we started to identify opportunities and agree I think that

this is a fantastic one. We have not had any, you know, specific conversations with artists yet and I think that would really kind of start, you know, further on in the project once everything is really locked in on the façade but we've had some really great conversations with the Arts Council, you know, some of the High School Projects showed and would definitely looked to bring a local artist for all those opportunities. So, we can certainly keep the neighborhood up-to-date on that and then some other neighborhoods where we're working, something that's fun has been, there's some rolling mural opportunities and so about every two years you can change them out. The city kind of votes on what stays and what the opportunities are, and we don't have a full program in place but we've done things like that in the past and it's kind of fun to keep it vibrant and make sure that, you know, new artists are getting an opportunity, you know, just really highlighting different artists and potentials.

Response (Lance Davis): Thank you. I personally I think that'd be a great idea. More of a quick clarification on that side that you're on right now. I think that you said that that's just a street view, I take that this is intended to be sort of standing on Chester looking down towards Herbert, the curbs aren't exactly to the corner here. Is that the intent of what you're trying to...

A (Welch Liles): That's right. So the right side you get a sense of the corner view from Chester Street even though it's not a full, full elevation view of Chester but there's windows giving you an indication of the size and locations and we'll make sure we'll follow up with that full elevation. We just kicked out of the slipper of it from this view.

Development Review Application Update: There have been conversations with the Arts Council and the community has been kept posted about any updates. A full elevation view of Chester has been shared with the community.

Q (Marcie Campbell): I'm also interested in what sort of affordable rents will be given to independent retail businesses on the ground floor. Excellent job on the existing post office building and I love that you brought in the high school students.

A (Welch Liles): So again, so the two small retail bays on Elm street have been marked for affordable rent and that'd be below market. The rest of the spaces will remain at market and then again, you know, we're working again with several existing tenants and to a lot of, of local groups, you know, to either relocate or take other spaces that would be in line with current rents.

Response (Lance Davis): And on that Welch I confess I haven't had a chance to circle back with someone to get their perspective but we, you know, the rents on those Elm street spaces, that's just something you anticipate going into a discount with the city.

A (Welch Liles): We can, yes. I think we can commit to a discount to market rates with the City.

Response from (Lance Davis): Thank you.

Development Review Application Update: There have been discussions with several existing tenants and local groups to reach better informed relocation or other spatial arrangement decisions.

Q (from Chat): How do you intend to message on project updates and potential issues to the residents and businesses?

A (Welch): So right now we currently have the project website which is 7thspokesomerville.com and it's been used right now mostly from a design perspective to inform meetings such as this. I think our intent would be that as this evolves you can continue to get updates on the project there and then, you know, if we do commence construction it would be able to provide live updates of things, you know, if there is a potential road closure for the time being or something like that could help keep neighbors informed as things are moving forward and then same too, you know, with leasing momentum for a new restaurants or tenants coming to the upper floors things like that. We'll keep everyone up to speed with what's happening.

Response (Lance Davis): Welch and to that point thank you, the website here is a great resource, but would it be possible to include just more on the website so you have, you know, the UDC submissions that are top public but I'll be the first to admit the city's website finding that stuff can be a bit challenging – even for those of us that work for the city. You know would you all be willing to be fully transparent on that to have that coming to meetings with the UCD here and any other public documents that we might want to take a look at.

A (Welch Liles): We posted some additional information this morning and we'll certainly post this entire presentation for everyone to reference as a follow up and then if any additional views from, I think we have the wind wake study, we have shadows studies. We'll be sure to post everything and maybe we can provide a kind of a summary of documents so it is easy to see what's available.

Response (Lance Davis): That would be great. I appreciate your collaboration on this. I, and my colleagues, are trying to kind of change things and the way that this project would happen in the city in terms of folks being able to access them. It shouldn't be that we have to rely on you all to do this. We should build on our own city capacity. We are working on that in the meantime. In the meantime, we appreciate you all in doing that.

A (Welch Liles): We're happy to share. I mean, there's no surprises. We want it to be a building that everyone comes to. That's the point. We want it to be something people are excited to visit and so the feedback's helpful.

Development Review Application Update: The presentations slides and recording along with additional views, the wind and shadow studies have been uploaded to the website (7thspokesomerville.com).

Response (Lance Davis): One final point and I say this probably just because, you know, it's, everything else I've said, you know I don't want to say to my neighbors, as you go through that last pages of the UDC process, remember what you're hearing here tonight because there are some examples that I've seen recently where UDC has some views that maybe aren't entirely aligned with the feedback you got from the public and at the end of the day, my perspective is, we should listen to the public first. You know, I have been to the extent that maybe the UDC works things that might accomplish their requests or they address issues that we're raised here tonight and that's why the transparency of having those documents up on the website is important so that people can see particularly if there are changes made through the UDC process, people who can see it and raise questions and say maybe we don't like that. Maybe we liked it better the first time and you had it right. That may not be the case here and hopefully the UDC will do nothing but make it even better. But, I just want to put that out there that there can be some frictions sometime between, you know, with the neighborhood feedback they provide and the feedback the UDC has.

A (Welch Liles): So, no we would definitely take this into consideration and you know like I said earlier the

folks on this call are the ones that we expect to be visiting the shops here you know on a daily basis and sitting in this plaza and so that feedback is important.

Q (Aaron Weber): I may have misread the slide the texture portion of the façade option, isn't applied on the surface of the plaza correct? Is it important to keep it smooth for a wheelchair to use?

A (Gautam Sundaram): Yes, that is correct. The texture is not applied to the surface, to the paving surface. The paving surface is smooth and is an ADA compliant surface, all the paving materials.

Q (Matthew Griisser): Hi, can you hear me? Yeah first I want to say I am broadly supportive of the project and mostly like what I was seeing. I appreciate that there will be more going on on Herbert street and Day street. I agree with the comment I believe by Chris earlier about the top of the building. I think it would be nicer if there's maybe a bit more detail or something going on up there. I think that would make the brick side of the building less monolithic. I think my, you know, the main thing I am certainly worried about with the current renderings that I've seen is you know when you go to the current plaza as it is in Davis square you can very easily see what all the businesses are there. What are the signs that stick out along the corridor, they have them up along the façade on the front but in the kind of current design it feels like they're really going to be I mean literally overshadowed by the portion of the building sticking out and it seems to me that it'll be difficult to really feel that they're well integrated into the square because I'm just curious how you guys are thinking of that and that's my main concern about it.

A (Welch Liles): Sure. I can appreciate that and we focus on retail day in and day out and understand those needs and the visibility is very important. We have not shown signage as a part of this yet because that whole package is still being developed and I think we'll kind of go through a separate approval process and it's roughly, roughly laid out, but we will have a new monument sign. I envisioned the tenants having both wall signs and blade signs so they have that visibility and then you know we've also provided some flexibility for each one to you know provide some color and activation at their storefronts at the façade. So it just hasn't been fully vetted yet as we've been working through the building design and kind of finalizing that so that we can then really inform the final signage plan.

Response (Matthew Griisser): Alright, yeah that makes sense to me. Yeah I would like to see a plan. I am not sure who that needs to be worked out with that does allow the businesses to feel individuated from the building as a whole and not sort of just like small vs big shopping.

Development Review Application Update: The building design has been further developed so that the final signage plan can be really informed.

Response (Lance Davis): Thank you Matt. That's a great point and it's something that is so, take a step back, so when the city did sort of walk-in meetings in Davis square I mean looking at this experience one of the things that was identified most frequently was, I don't exactly how they'd actually put it, but I remember it being sort of the differentiation between the storefronts, right? It doesn't look like one big building and I kind of thank you. More than just signs and signage I think without putting words in your mouth, what I heard you saying is, if the actual physical spaces appear to be more or less than just a wall of glass and three separate spaces. One of which was Starbucks and those two other locations and you know, can be it done beautifully? I'm sure, right? And you all are professionals at seeing these things on drawings and its actually conceptualizing it. I know I'm not a, I look at things and I realize how that's going to look at the very end. That's what I also one of my sort of reactions was that sort of wall of glass doesn't feel like a very thing that people like about Davis square. The other side of Elm street in particular is frequently noted as being a model for the pedestrian experience. Lots of those shops, that is what we

base the small business overlay with the small retail/commercial space zoning amendment on based on those metrics. So having the actual spaces is important 'cause as you pointed out that's what helps you keep the rents down and in this case actually we've been below market, which is great. The actual physical feel of on having an individual shop space I think is lost in what I am seeing is what I am interpreting is what I'm seeing. I think it's part of what Matt's point is as you go forward through the design process I kind of ask you to bear that in mind that might be adjusted to the design if there's opportunities to do so.

Response (Matthew Griisser): Yeah and I'd say I pretty much agree with that.

A (Welch Liles): We can definitely take that into consideration and see if there's maybe some more surrounding and mutual areas that can be then modified by tenants, you know, to be a little more in line with branding and their character.

Response (Lance Davis): Let me be clear. Even if it's not in modular design just to physically break up those spaces.

A (Welch Liles): Sure.

Response (Lance Davis): You don't have large details on the slides. It looks like it's a wall of glass and I think that to me is one of the things that jump out. So you can take out glass, right? But if those spaces are differentiated a little bit more, I think it would keep that sort of walk down the street there are lots of different options – your brain differentiates it that way. As opposed to just a wall of glass. Your brain greets those two things very differently.

A (Welch Liles): We'll definitely look into that until we can do the kind of bring back the engagement. And then Raisa pointed out that the signage plan that I mentioned earlier would be a part of the submission as part of the complete application and so that will be made available, and we can post it publicly as well on the site and follow up with that information.

Q (Joe Kislos): Hey I am Joe. I live on Herbert street, basically essentially directly across your phase two of your building. I got a couple of questions and comments. The first one is on sidewalk width. So, the sidewalk the side of Herbert Street that your building would be on, the sidewalk there is actually pretty narrow right now. It has parking meters, it actually has an enormous telephone pole that supplies most of the power to Elm street. So if you're activating Herbert street as sort of retail shops is it your intent to expand that sidewalk? Are you gonna move the parking meters? Are you gonna put the wirelines underground? So in most of your renderings look like it's a beautiful pedestrian walkway but it's actually quite narrow. So, I walk up and down and almost daily and I often step into the street just to get around when other people with its current pedestrian load and also it looks like you're putting in trees. I can tell you there's probably not a lot of space there right now. Almost you're setting your building back.. So I'm just curious what your intent there is. Like Larry I also have some concerns about that that loading bay. I really wonder if you could get a WB67 to actually pull in there. So I'm a little worried that if, there's a small loading bay, what's gonna end up happening is they're just gonna double park on Herbert street like they do now or you would just wheel the dumpsters into middle of the street to empty them, which is how it works right now. So, I'd be very curious to see what the driving flow is going to be but getting back to my pedestrian safety concern I would be very worried about a truck backing out of that parking garage because I, literally last week someone backed out a truck and hit the fire hydrant. So, if you are going to activate this space for a lot more pedestrians and you're backing a semi out, I can walk, I can tell you from my window looks like a three ring circus out there today and it's really not even activated for pedestrians. So, I am very concerned about the logistics, the loading bay and also just the pedestrian density that's going to be added. If it's not widened and really thought through as sort of a primary concern. The last

comment is actually more for Lance Davis. I do think it's probably a legitimate concern that there's a multi-year build going on here, a multi-year going on, build going on the skate project at the same time, but Davis Square couldn't really support that. So, I'd be curious if there's something to help mitigate that or if, if there really isn't the possibility that both of them could be going on at the same time.

A (Lance Davis): Yeah, thanks Joe. I totally hear you and it's a point that I raised when I go back to the old administration with Dalagani, you know, to be cautious. I don't know what the right answer is. I don't know if two projects at once over a year and a half is better than back-to-back projects over three years. You know, my first consideration would be we all want to go through and then the second would be from an economics standpoint what makes sense, you know, for a community like Davis Square. But I have raised that they're very aware of it. The other thing to consider is that the administration of informed me yesterday that they are full speed ahead of launching the planning process to make Elm street pedestrianizable whether it be eventually pedestrianized is a question that we all will have to answer through that process but I know it's something that's been raised by many people over the years myself included. And so, if we are going to do that when everything is all torn up now that makes sense. There's a lot of logistics that will require people much smarter than I am at these things to sort that out but it's a, you're absolutely right. It's a question that I have raised. Also, I see you Welch have any feedback on that?

A (Welch Liles): I can speak to the street scape portion of it. So, the upper-level plane will be in about the same location that the existing wall is now. The storefront will step back lightly. So, it will be a little bit of a wider sidewalk in that location and we are working with Eversource to burry all of those power lines and get those all for the street at this location. We should improve that sense and feel there and hopefully addresses a lot of that. And again we will from a loading perspective, you know, pull that full traffic impact study which is still in process but can make that available along with the turning radius and all the detail that kind around how that's going to function in reality.

Response (Joe Kislos): Yeah I would question whether you have room for the trees that I see with the pedestrians.

A (Gautam Sundaram): Yeah we agree. We are working that through with Engineering with the setback and maybe it's best to actually make that a continuous sidewalk instead of adding more trees or pediments and make that a much more clearer circulation path that is better than what it is today.

Q (Laura Mariano): Had there been concerns that the active loading zone may work and their neighbor considerations baked in? I know that there's an 8am plus loading zone on Herbert Street now. If they're going to be coming from the street, it will be nice to see no idle signage and enforcement.

A (Welch Liles): I can't speak to, you know, if there's broader conversations around the loading zones for Davis square and I'm constrained to those things but I do know that the mobility plan again that we're putting in together really should address a lot of those direct concerns for this specific potential project and we will work with Engineering on dedicating the additional loading zone that's outside of what's being shown and don't foresee those being the case outside of the loading dock area and I guess any signage that would be required for that. And I don't know Raisa if there's broader conversations being had around that for Davis square.

Response (Lance Davis): So, Welch you broke up a little bit there. I'm not sure, but I'll just continue that question, but I think I'll address the question of the loading zones generally. And, that goes to say that if it's the decision collectively to move forward on closing Elm street off to vehicle traffic much or for all the time. One significant challenge is how folks get supplies. You know that's how these loading zones work

and so this project has loading on Herbert Street more or less how it is now, the project across the street at least in the most recent direction on that side and off street loading actually inside the building which is incredibly helpful. And that will be one of the challenges that we have to figure out. At least on my end, I'll speak more slowly as part of the public process we, yes, we will have to figure out how businesses will supply throughout Davis. We need to make it better than we do, than we are now. Both these projects and the one across the street actually will help that to some degree but there are challenges we'll still need to solve and that will be part of the conversation.

Development Review Application Update: In collaboration with engineering, the plaza design has been studying the setback and the possibility of having a continuous sidewalk instead of pediments. The mobility plan has addressed many of the concerns around the loading zones for Davis square.

Q (George O'Shea): Can you address the noise that the project will generate particularly around the mechanical units and their operation?

A (Welch Liles): Ryan, I know that our screening will have a sound attenuation aspect and that's also part of the wind wake study. Ryan do you mind speaking to that?

A (Ryan Kurlbaum): George, I'll tell you, I am not an acoustician. So, I think the best way to address this is probably to, we can go through the report and we can publish that Welch when it's ready. We are working on that. So, the volume of the noise is just something that, you know, we're quite familiar with working with life science projects like this. In terms of the mechanical operations I think Welch that's probably more on a tenant-by-tenant basis. I can't quite speak to that at this time.

A (Welch Liles): Yeah but I will say to you we'll guarantee that all the screening that's in place will meet the sound attenuation requirements as well for any equipment that's going to be on the roof.

Development Review Application Update: The report addressing acoustics and the sound attenuation aspect is ongoing and will be published upon completion.

Q (Lee Auspitz): My question was, should we call Mr. Lyles George or Welch.

A (Welch Liles): I go by Welch but my first name is George. If you guys just call me whatever you want as long as we have your support.

Response (Lee Auspitz): You do have my support with the usual reservations.

A (Welch Liles): Yes sir. Well we appreciate that.

Response (Lance Davis): Well, thank you Welch and Gautam, Ryan, and everyone on team. I, you know, as I said before I am really excited about this projects. It's, it accomplishes one of the boxes I put on my list when I first took office, which was figure out why to make that plaza just, all, all the ways that it's not good now and this goes such a long way doing that. Just this past week I've been really thinking about 7 Hills park a lot and there's a whole lot of challenges I think we can do better in a whole bunch of different ways regarding that part, but one is, how we keep some grass on it. And, you know, have we been able to move some of the programming? Possibly we decide to do so to a place like this plaza is, you know, could it even be a way to keep a more inviting grassy area over there? So it just has so many different, you know, ways that we'll reach and address challenges in the city and I know I've heard from folks for years about too many banks and chain restaurants etc that want to come in here. I think having more people in the square

during the day can be a real room for businesses. I'd be thrilled to help facilitate the conversation by putting those below market rents and into a covenant and I actually have some experience drafting that in the past and I think that would be fantastic and thank you for, you know, hearing that request and working that in your plan. I'm really excited about that as well and yeah, having more, having more folks in here to spend money on our local businesses will make them more viable and help to take the pressure off of us who are just working through every day to pick up the groceries and the gifts and I think that's really exciting, you know. That all said, there are still challenges and you heard many of them today and thank you for your future attention to try to address those. My request is, just a real request, try to keep that full up-to-date and transparent as possible. I know folks do go to that and, you know, when the time goes next week use that email list as well as our abutters list. The law and reality don't mesh well when folks don't know about stuff.

A (Welch Liles): Sure.

Response (Lance Davis): And, you know, there's abutters lists work well, you know, with a single parent, multi-family housing a few blocks out of Highland Ave they don't really work so well for a big project like this because this affects the entire area, not just the city and, you know, so we'll all contribute anyways that's great and remember the feedback you heard here and other city folks perfects giving you I'm happy to help remind if you and refreshed and we also as we go forward, you know, if there's an issue, well I agree that having an in person meeting would have been great. Any of these remote meetings are easier to pull together. You know, if there was any point that we need to have another meeting just to give folks an opportunity to review things. If the design changes for example, it might make sense to do that just have a big formal regular meeting just so we touch, we touch point.

A (Welch Liles): Sure

256-260, and 270 Elm Street

Neighborhood Meeting:

Roster of Attendees

June 21, 2022

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Development Review Application
August 15, 2022

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