

## 256-260 Elm – The Building

### Project Narrative

*A succinct but thorough written narrative, accompanied by graphics and illustrations as necessary, describing the scope of the proposed development to the Review Board. The narrative must specifically identify and address any review criteria identified in the Ordinance that are applicable to the proposal.*

Located in the epicenter of a lively and diverse Davis Square, 7th Spoke is approximately a 100,000 SF highly sustainable redevelopment focused on creating a dynamic public realm for retailers and the community. Above is a new office space for innovative and entrepreneurial companies to flourish and contribute to the existing vibrancy of Somerville.

The project reimagines the Elm Street Plaza as a lively, accessible, and inclusive cultural hub, with space for local events, gatherings, and exhibitions. The Civic Plaza is anchored by the newly renovated, 58 Day Street and 256-260 Elm Street projects. The existing open area will be constructed as the heart of the project. A public gathering space is to be enjoyed by the Davis Square community and become a neighborhood destination.

The new 4-story proposed structure at 256-260 Elm, is approximately a 84,000 SF building that abides by the CC4 Zoning designation in height and floor area. The new building footprint follows the existing development and expands onto the as-of-right property that is currently a parking lot on Herbert. The Architecture aims to compliment the urban fabric of Davis Square with additional setbacks from Elm and Herbert Street to create unique urban moments where people in the building can engage with the Civic space and vice versa.

The Architectural character could be identified as “Contextually Modern”. That is to say, the material palette and tectonic expressions draw inspiration from site history and existing building datums, materials, and proportions to inform a site-specific, highly sustainable building. The Architecture will be crisply detailed and finely crafted reflecting the character of Somerville and the history of artisans and innovation.