



City of Somerville

URBAN DESIGN COMMISSION

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

SEPTEMBER 13, 2022 MEETING MINUTES

This meeting was conducted via remote participation on GoToWebinar.

NAME	TITLE	STATUS
Sarah Lewis	Co-Chair	<i>Present – Arrived at 6:07pm</i>
Cortney Kirk	Acting Co-Chair	<i>Present</i>
Frank Valdes	Member	<i>Absent</i>
Deborah Fennick	Member	<i>Present</i>
Andrew Arbaugh	Member	<i>Present</i>
Tim Talun	Member	<i>Present</i>
Tim Houde	Member	<i>Present</i>
Cheri Ruane	Member	<i>Absent</i>

City staff present: Andrew Graminski (Planning, Preservation, & Zoning), Emily Hutchings (Planning, Preservation, & Zoning)

The meeting was called to order at 6:03pm and adjourned at 8:23pm.

GENERAL BUSINESS: Meeting Minutes

Following a motion by Member Arbaugh, seconded by Member Fennick, the Commission voted unanimously (4-0) to approve the 10 May 2022, 24 May 2022, 7 June 2022, and 21 June 2022 meeting minutes.

PUBLIC MEETING: 299 Broadway – Buildings (P&Z 22-092)

(continued from 23 August 2022)

The applicant team gave an update on the Department of Housing and Community Development (DHCD) process. They also provided follow-up information in response to feedback given by the UDC including details on the residential program, fire department access, curb management, trash removal, shadow impacts, and the retail space strategy. The applicant team presented façade and massing options for both Building A and Building B, as well as materiality options.

The applicant team confirmed that they will present on the streetscapes, civic spaces, and the public realm improvements at the 27 September 2022 UDC meeting.

The Commission and applicant team discussed the design team's façade and massing preferences, how the materiality of these buildings could tie in with the context of the neighborhood, the possibility of improving the expression of the entry of Building B on Temple Street, how the grade change of the site drove the design, and the materiality options. The discussion continued with the concern of the windows reading as flat and the need for detailing around them, the success of the townhouse section of Building B except for the need for more individuality of the entryways along the mews, the outdoor space for the upper floor units, and the possibility of adding balconies into the design. The Commission and applicant team also discussed the bold mural wall and the need for more moments of boldness throughout the project, the grade changes of the retail spaces, what the team plans to do to ensure the success of the retail spaces, the possibility of introducing more subtle variety into the façade expression of Building A through windows sizes, how the current apartment buildings on Broadway drove

the widths of the façade along Broadway for these buildings, the design strategies used, the retail design options along Broadway, and the possibility of creating more expression at all entrances and corners.

Following a motion by Member Fennick, seconded by Member Arbaugh, the Commission voted unanimously (4-0) to recommend façade option 1 and massing option 3 for Buildings A and B.

Following a motion by Member Arbaugh, seconded by Member Talun, the Commission voted unanimously (4-0) to continue the buildings design review to a future meeting.

RESULT:

CONTINUED

PUBLIC MEETING: 299 Broadway – Civic Spaces (P&Z 22-092)

(continued from 23 August 2022)

Following a motion by Member Fennick, seconded by Member Talun, the Commission voted unanimously (4-0) to continue the civic spaces design review to a future meeting.

RESULT:

CONTINUED

OTHER BUSINESS: UDC's Rules of Policies and Procedures

The Planning, Preservation, & Zoning Director provided an update on the Urban Design Commission's Rules of Policies and Procedures. She confirmed that Staff still needs to consult with the Legal Department on some items before finalization of the document.

The Commission and Staff discussed which items will be brought to the Legal Department for clarification and the timeline for an updated draft.

The present Commission member shared edits they would like to see incorporated into the document. The absent members will be asked to share their feedback via email. Staff explained that they will need to review the Zoning Ordinance to confirm what can and cannot be included in the document prior to incorporating the Commission member's requested edits.