

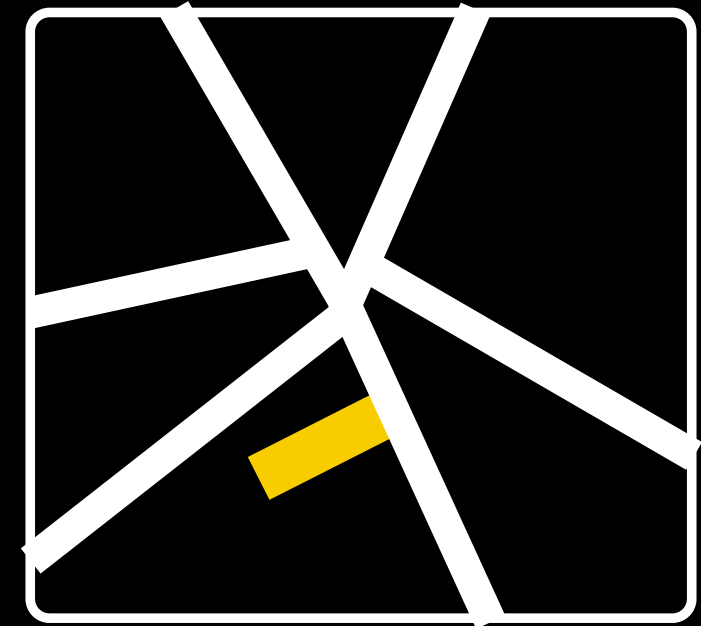
9 MARCH 2023

— Asana Partners

Elm Street Plaza

7th Spoke

03.17.21



Elm Street Redevelopment

Perkins&Will

AGENDA

I. Map Change

Existing Zoning

Proposed Zoning

II. Concept Plan

History

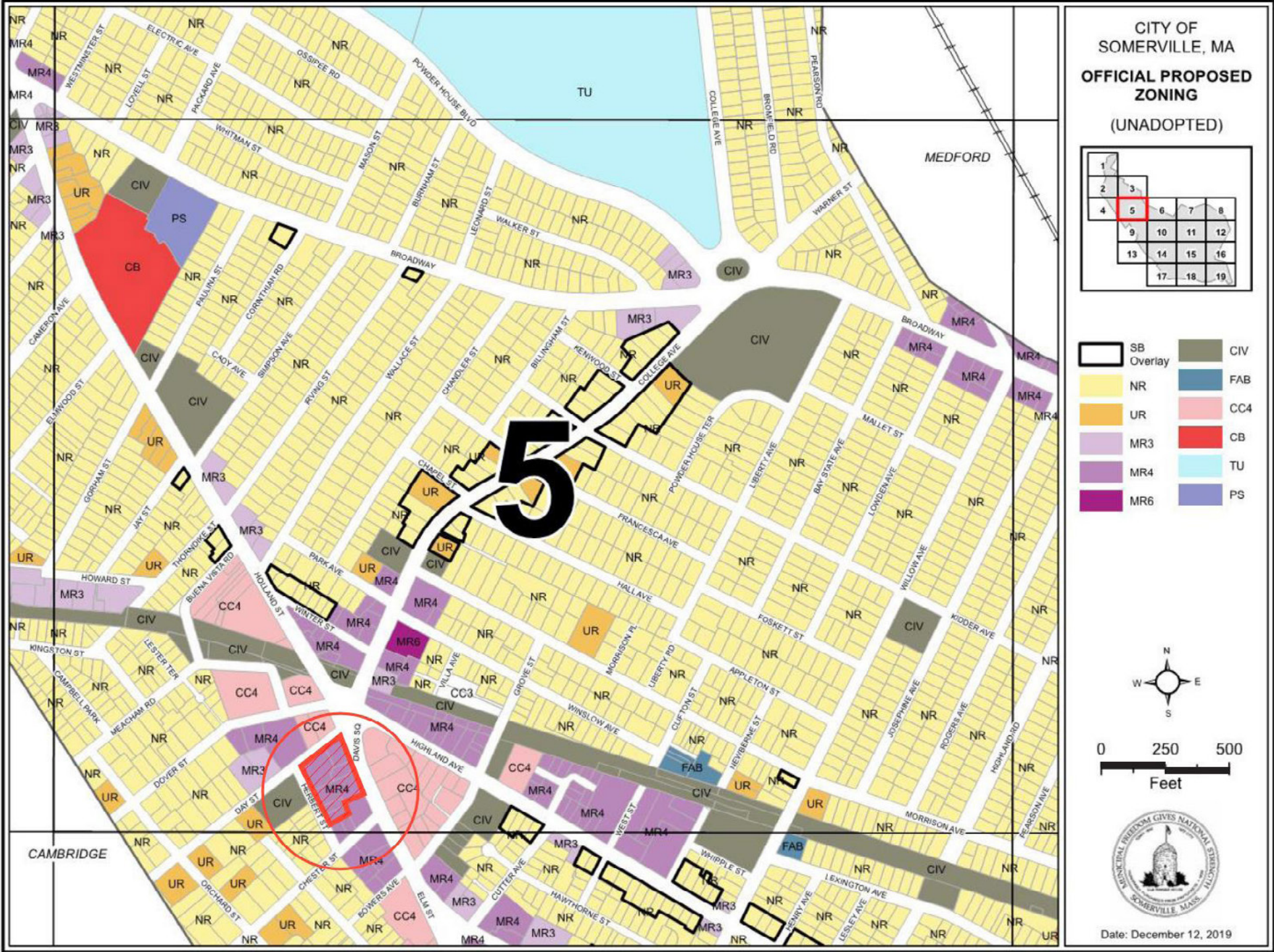
Existing Conditions

Proposed Interventions

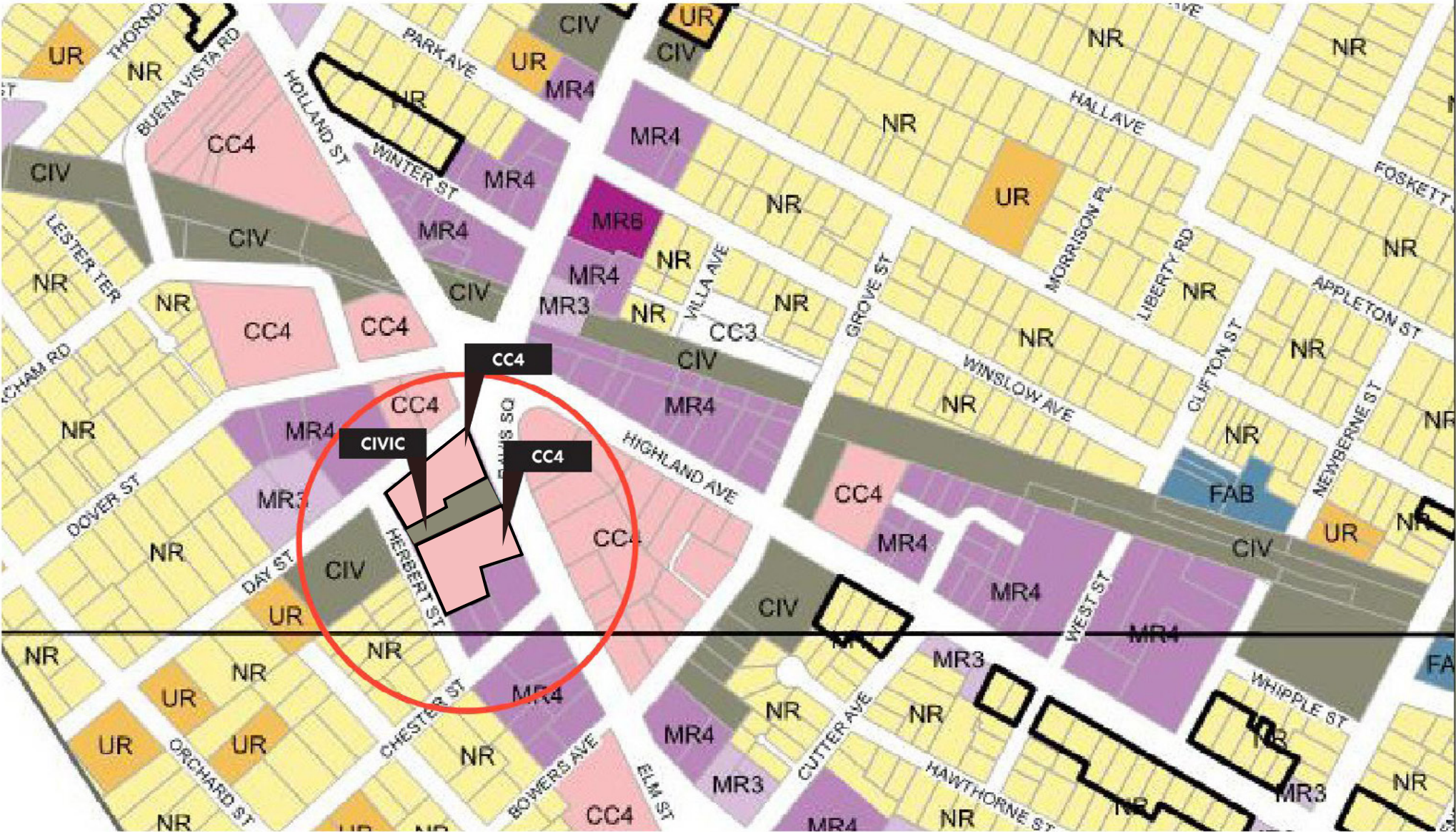
I. Map Change

Submitted 12/16/20

ZONING MAP



ENLARGED ZONING MAP



CC4 - COMMERCIAL CORE 4

CITY OF
SOMERVILLE, MA
**OFFICIAL PROPOSED
ZONING**
(UNADOPTED)

| | | | | | | | |
|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | | | | | |

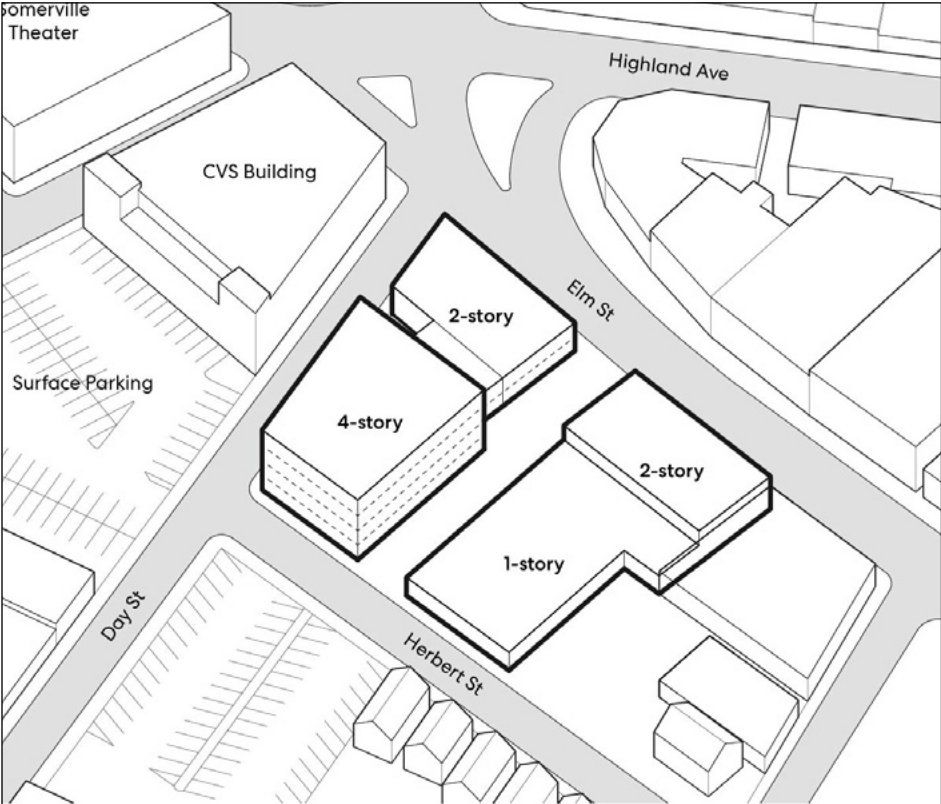
| | |
|------------|-----|
| SB Overlay | CIV |
| NR | FAB |
| UR | CC4 |
| MR3 | CB |
| MR4 | TU |
| MR6 | PS |

0 500 1000
Feet

Date: December 12, 2019

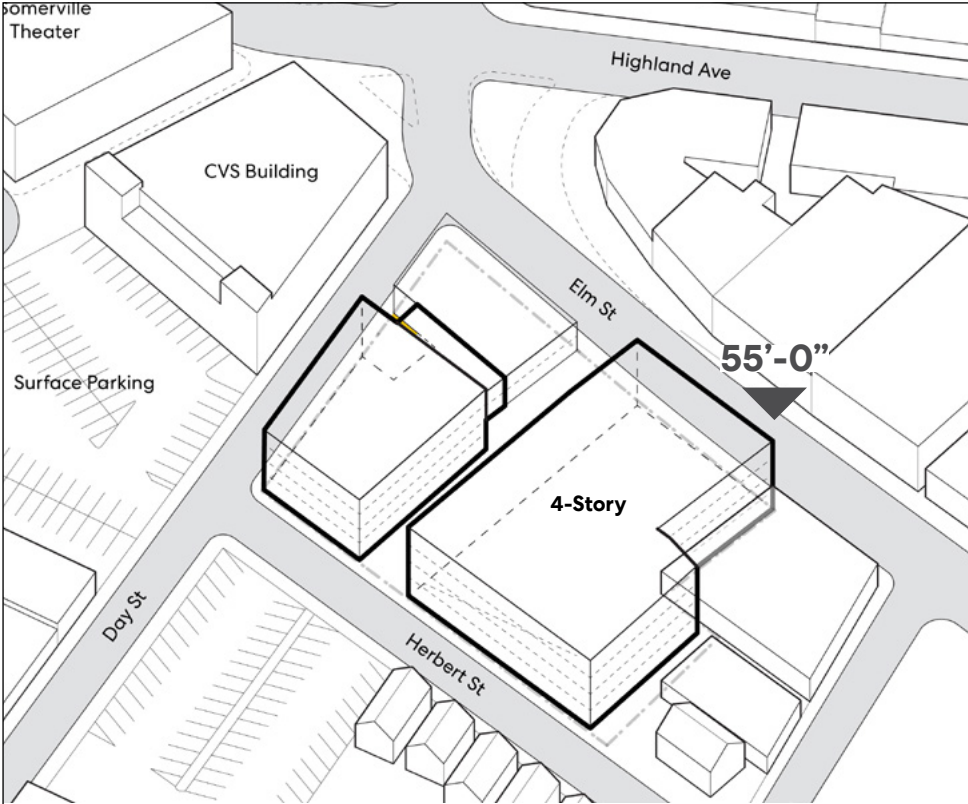
MASSING PER ZONING

MR-4



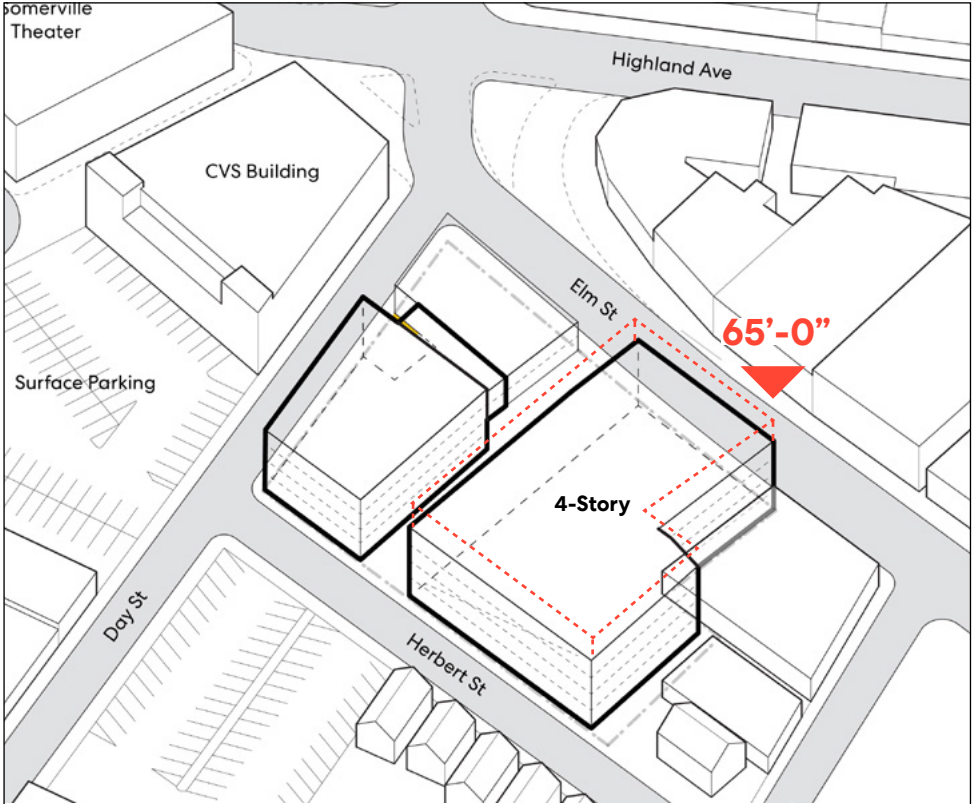
Existing Conditions Massing

MR-4



Allowable Massing Per Current Zoning
Allowable Max Floor Plate: 15,000 SF
Proposed Floor Plate: 21,000 SF
Ground Floor Height: 14'-0"
Floor to Floor Height: 13'-8"

CC-4



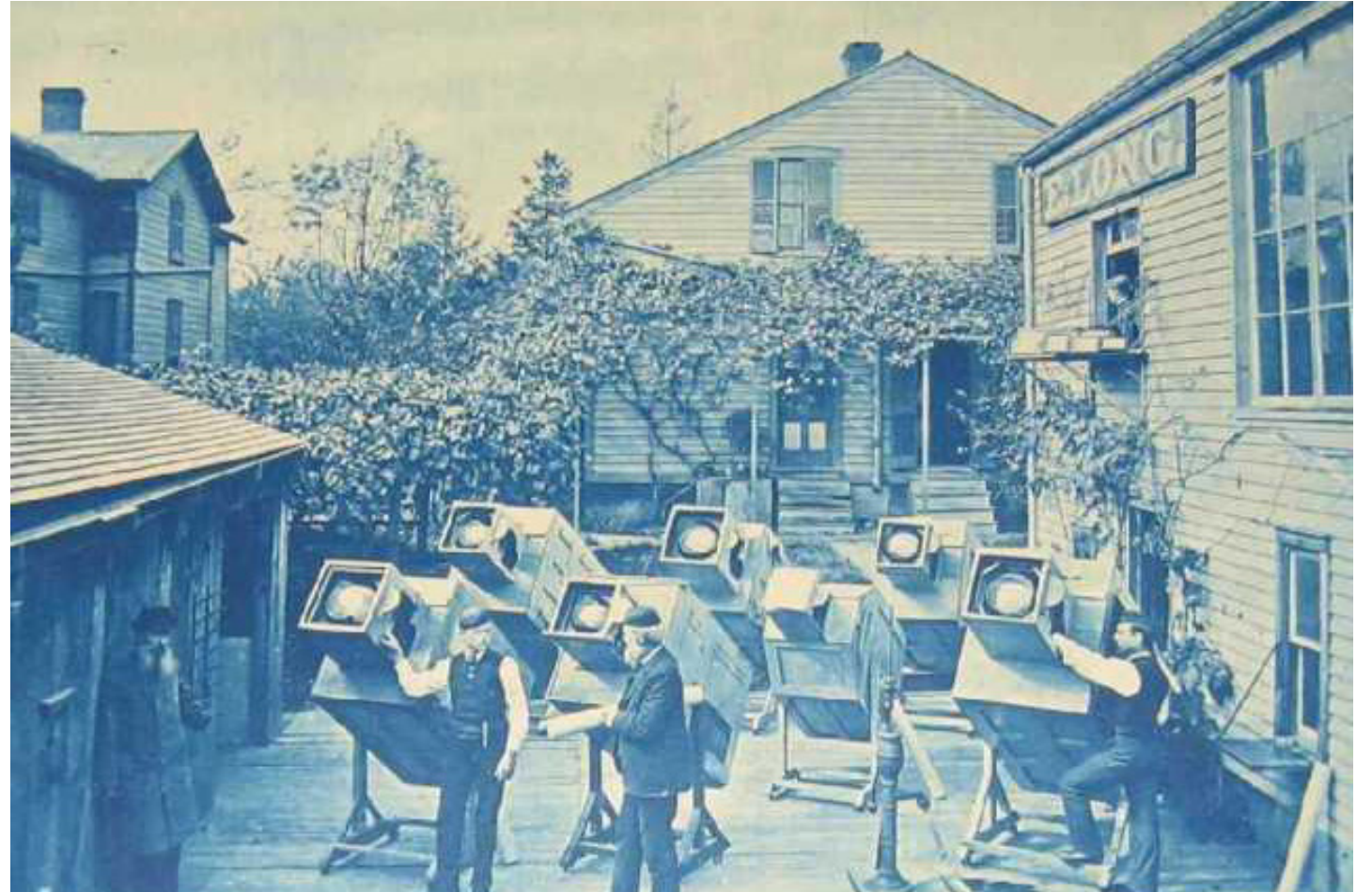
Proposed Massing Per Zoning Change
Allowable Max Floor Plate: 35,000 SF
Proposed Floor Plate: 21,000 SF
Ground Floor Height: 18'-0"
Floor to Floor Height: 15'-8"

II. Concept Plan

History of Place



1930 Davis Square Somerville



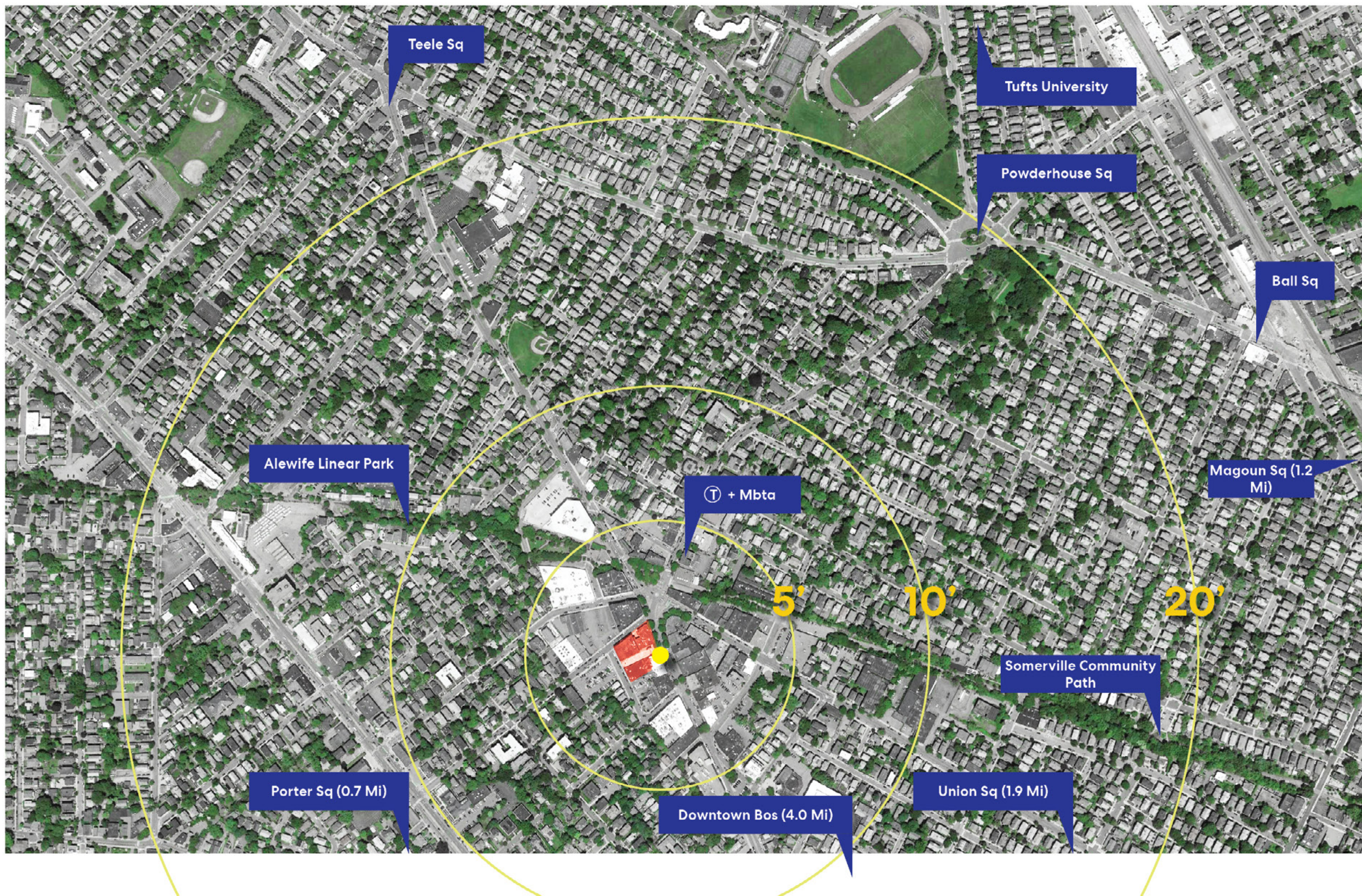
Sprague and Hathaway - Solar Enlarging, Framing, Artist Studio

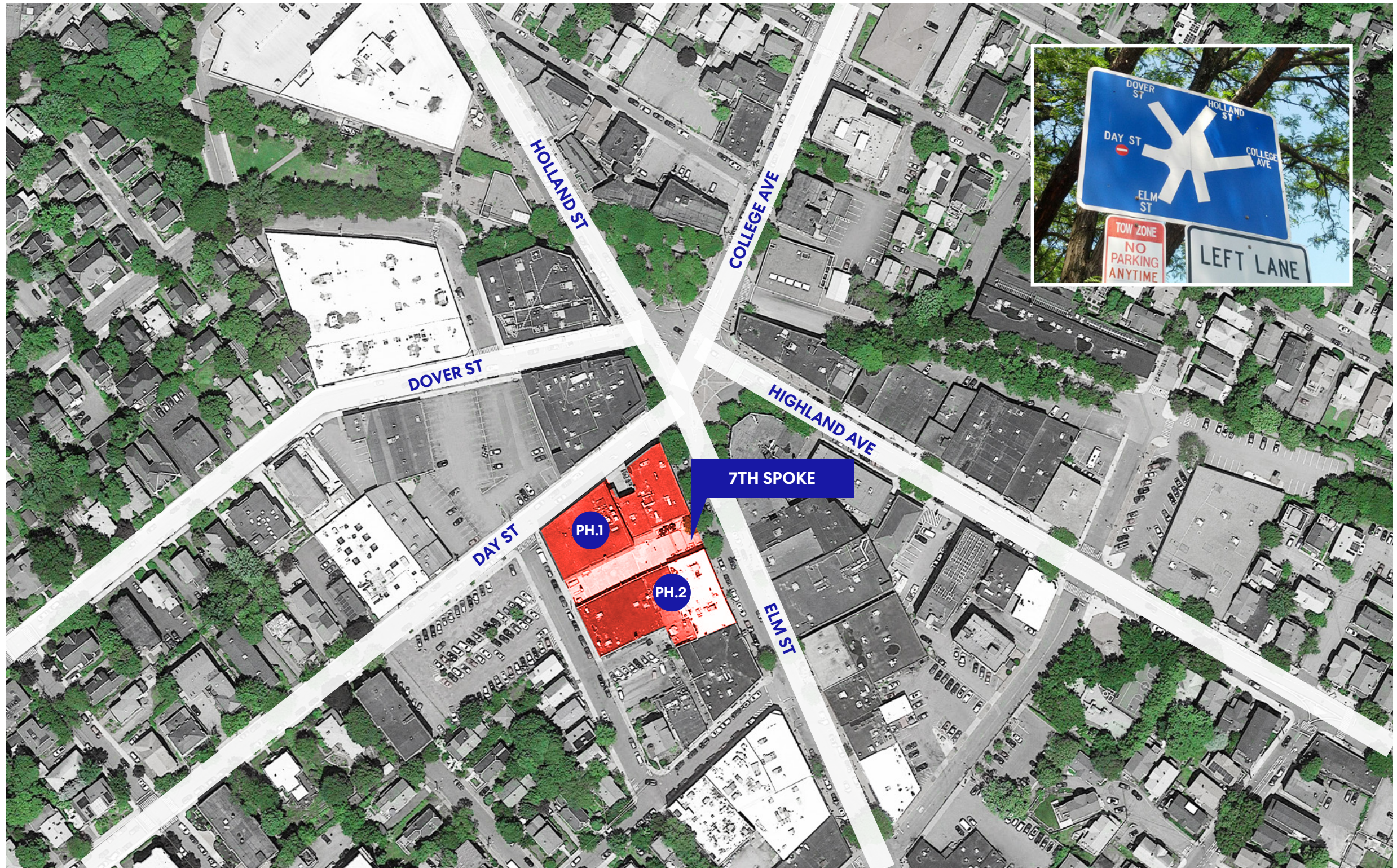
Civic Space Character

Goals of public realm:

- Transform pedestrian corridor into urban plaza
- Plaza will support variety of events, formal + informal
- Plaza will be vibrant throughout the day and the year
- Plaza will be performative
 - collect stormwater, runoff, reduce heat island, etc







Existing Conditions



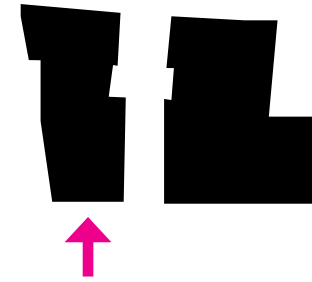
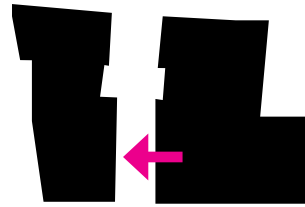
From Elm Street



From Herbert Street

Contextual Clues

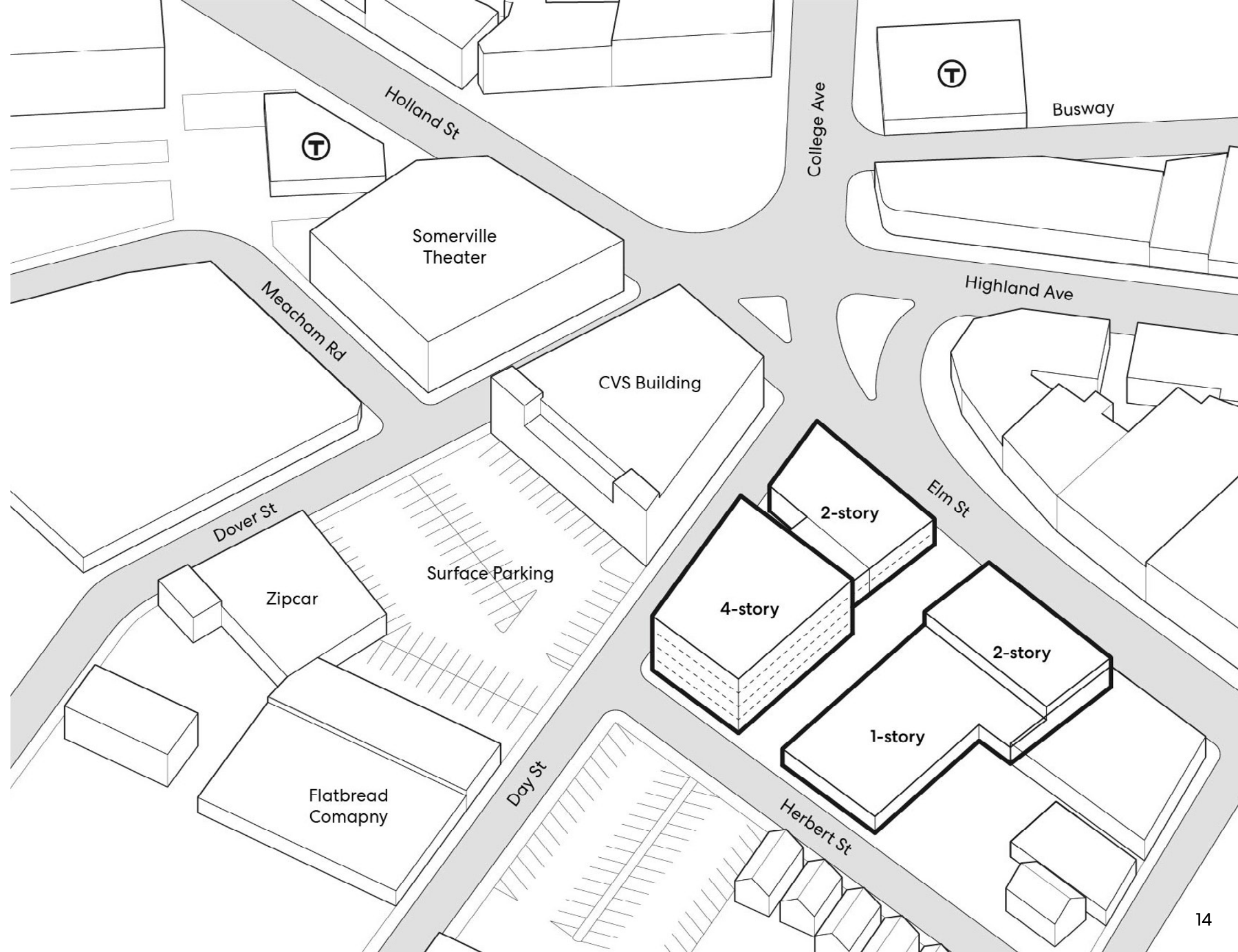
Proportion and Scale



Existing Conditions

Elm Street Plaza

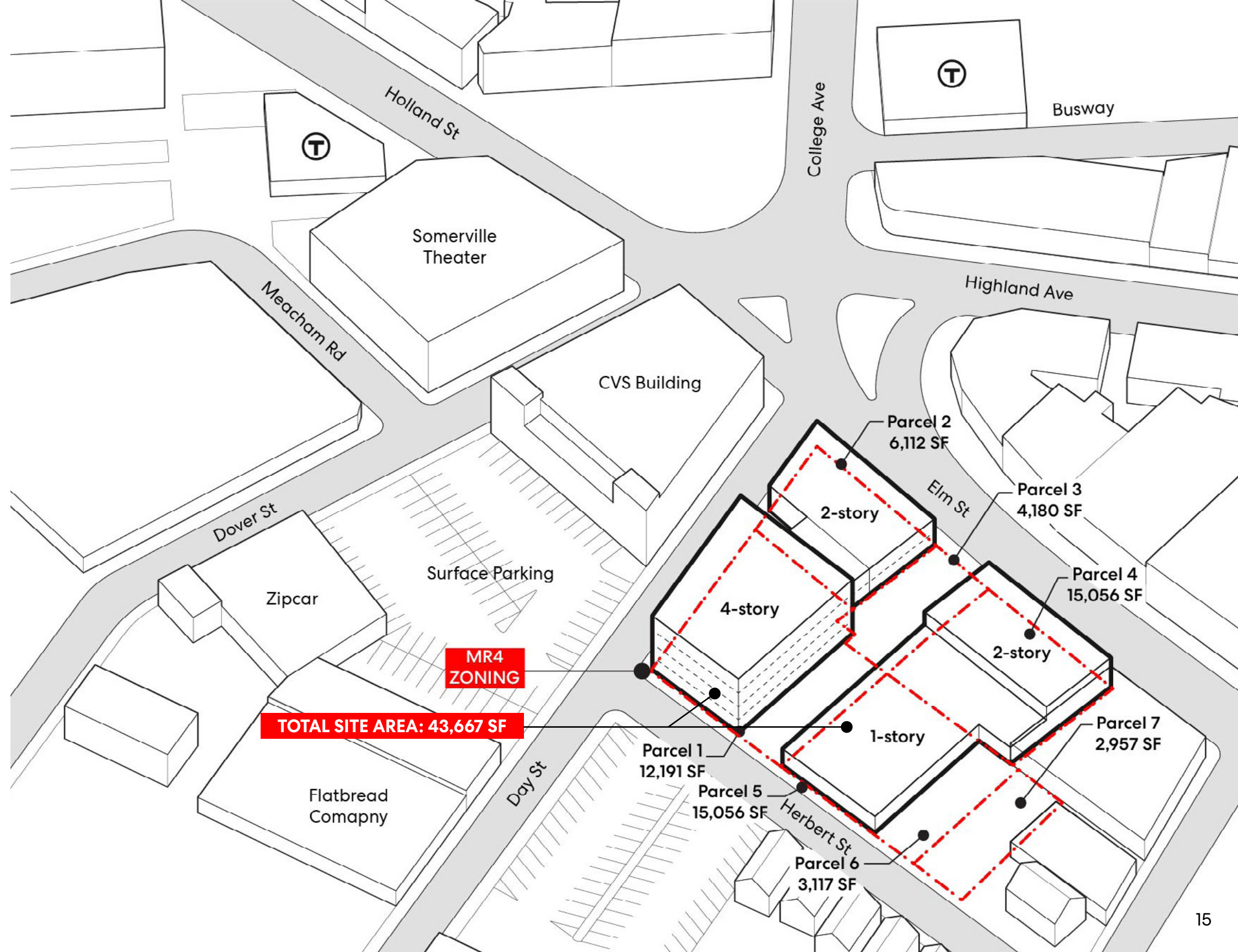
- Five buildings ranging from one to four stories
- Buildings are organized around a central linear pedestrian plaza
- Additional parking along Day and Herbert Streets



Existing Site Details

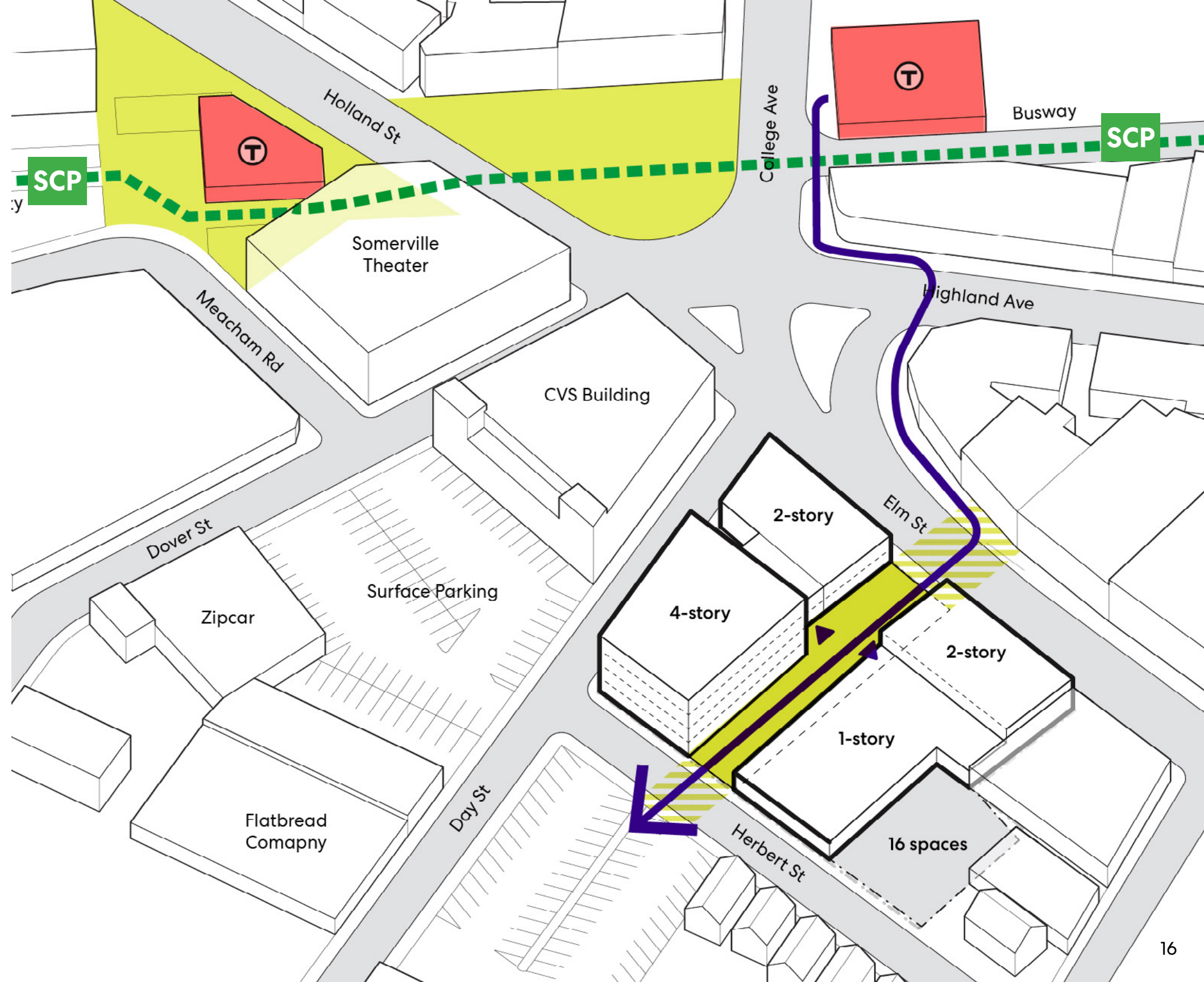
Current MR4 Zoning:

- 55' max building height
- 14' min ground floor height
- 15,000 max floor plate sf



Site Access

- The site's close proximity to Davis Sq Station on the Red Line provides access to the public transit system
- The Somerville Community Path (SCP) winds through Davis Square, with future connections to downtown
- The reactivated central pedestrian plaza becomes the “front door” and primary access point for the 7th Spoke

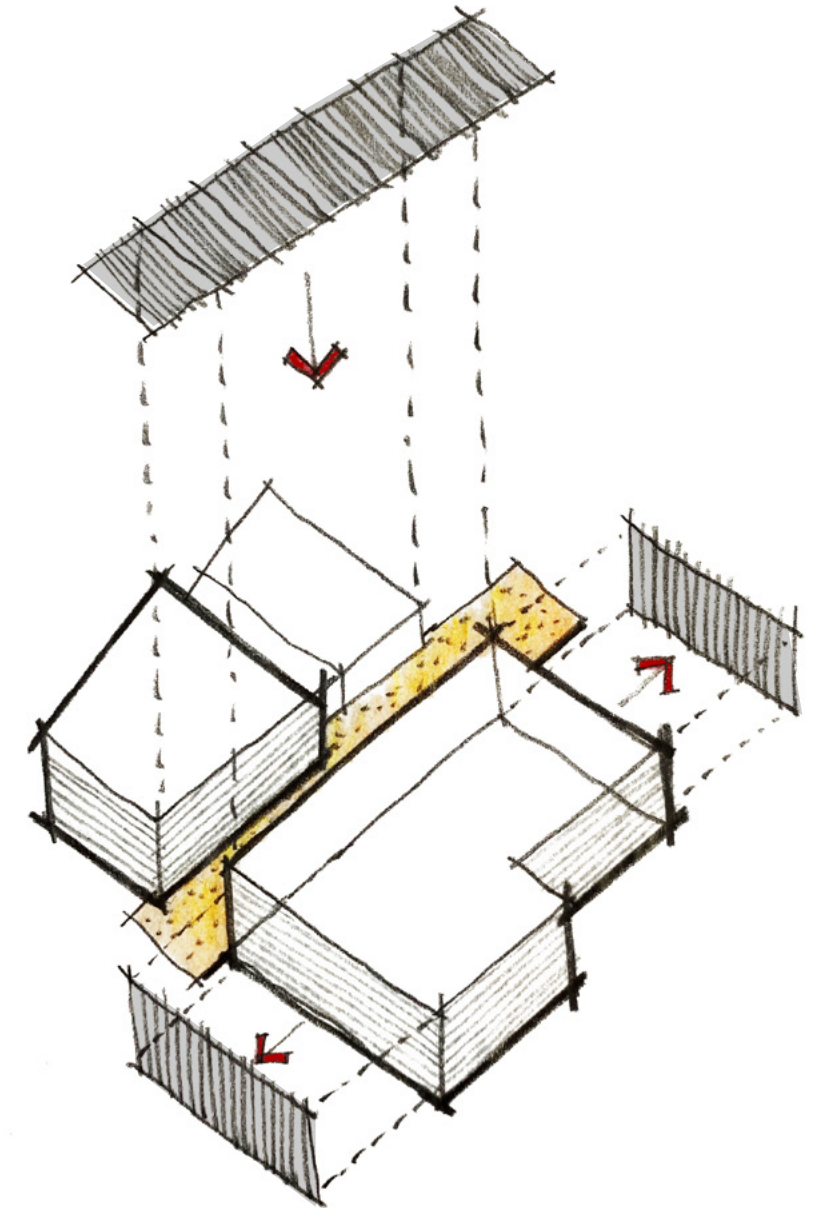


INSPIRED BY PLACE:
Weaving together Old + New

Concept Sketch

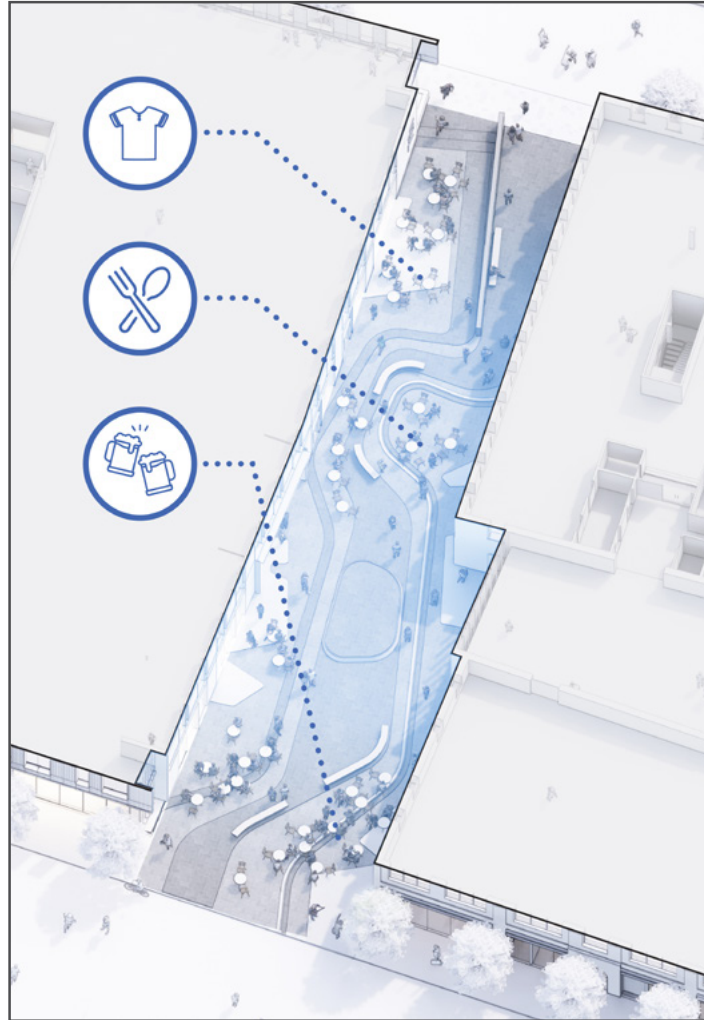
The project reimagines the Elm Street Plaza as a new vibrant, accessible, and inclusive cultural hub. The Civic space is covered by an elegant trellis providing shading and an armature for lighting and art. The Civic Plaza is framed by an Adaptive Reuse of 58 Day Street and a new Contextually Modern 4-story building.

The Civic Plaza is the heart of the project.



Civic Plaza

PROGRAMS, EVENTS, SEASONALITY



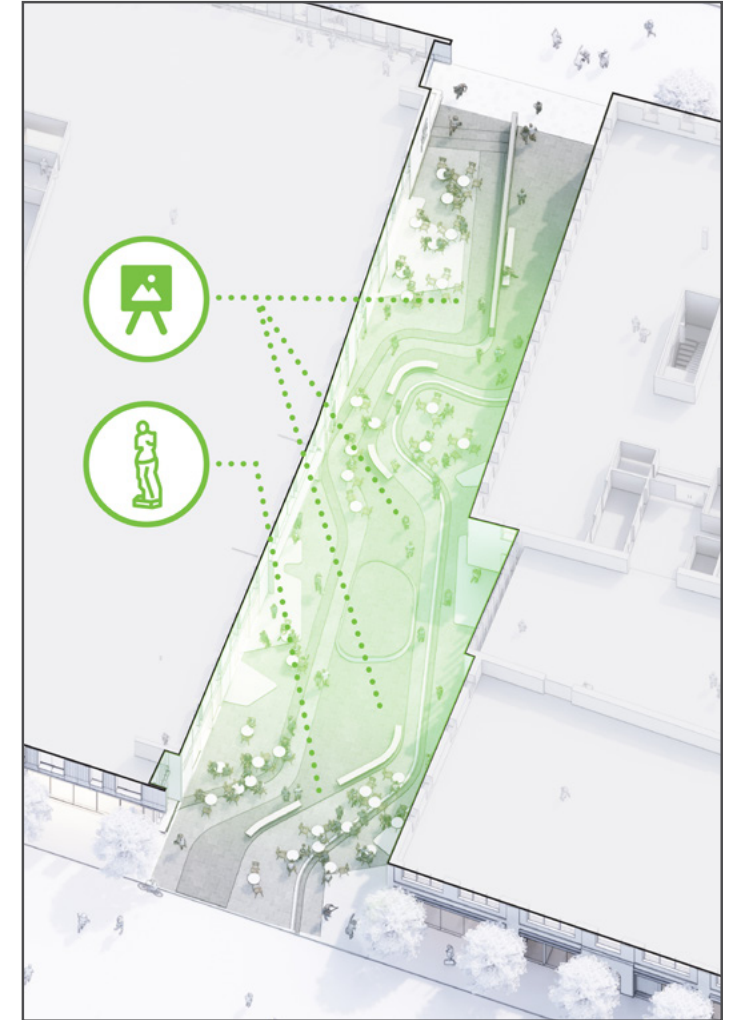
TENANT SPONSORED



SEASONAL EVENTS



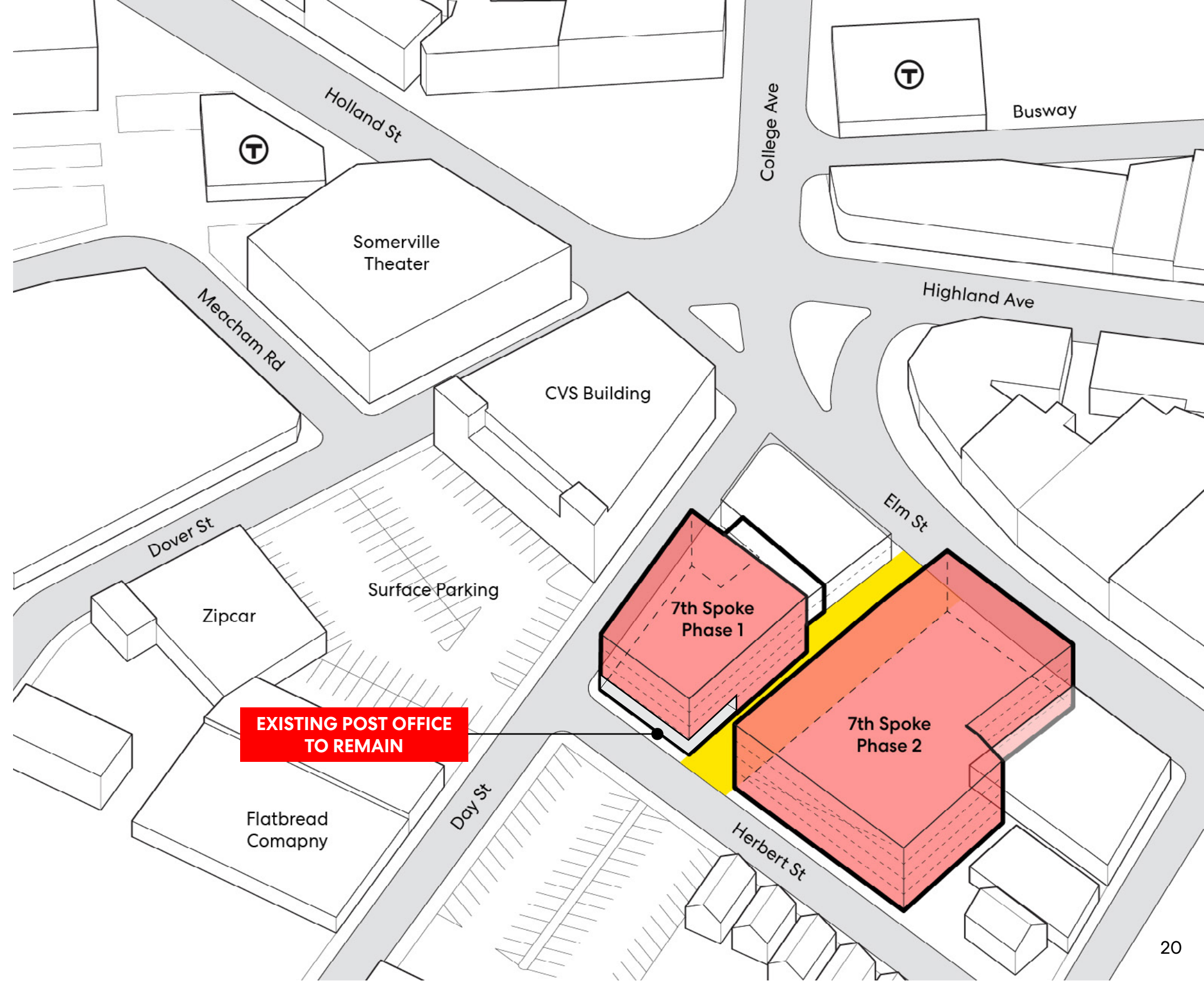
MARKETPLACE



EXHIBITIONS/ ART

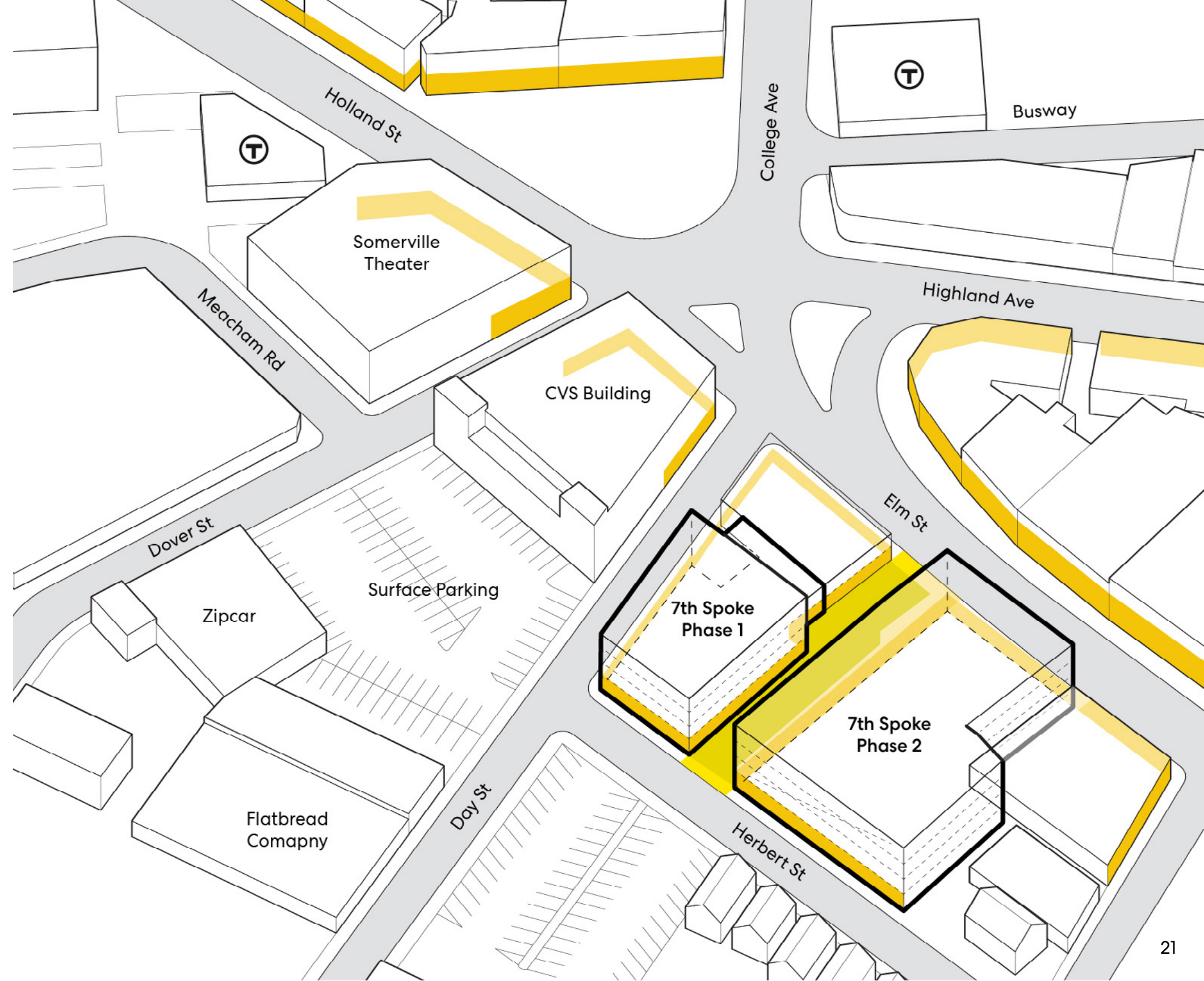
Future Conditions

- The Project will maintain the existing on site Post Office and reimagine the Civic Plaza as the heart of the project.



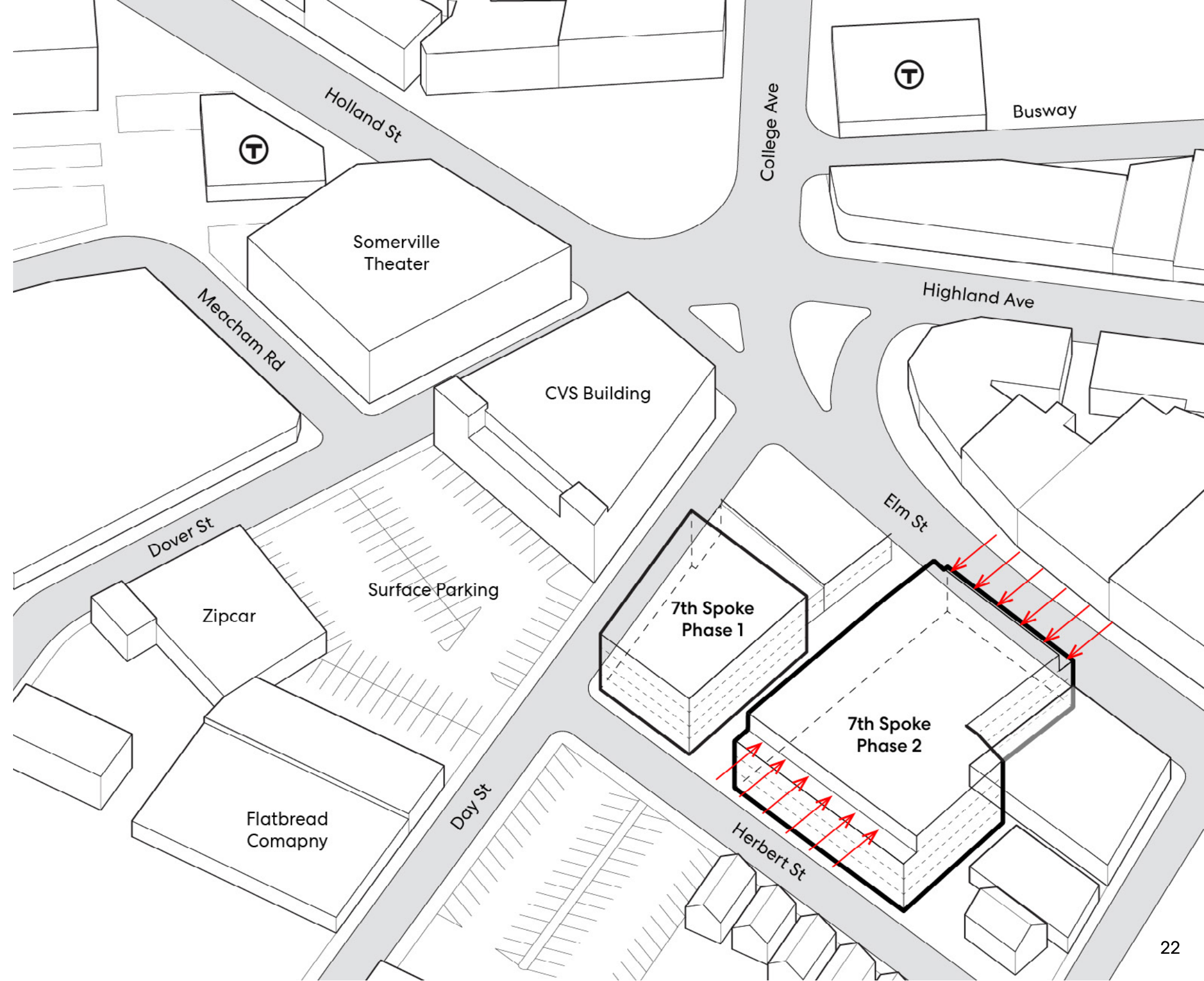
Civic Space

- To complement Davis Square's vibrant public realm the 7th Spoke creates two new vibrant fronts for Civic Space along Elm Street and connects the block to Herbert St.



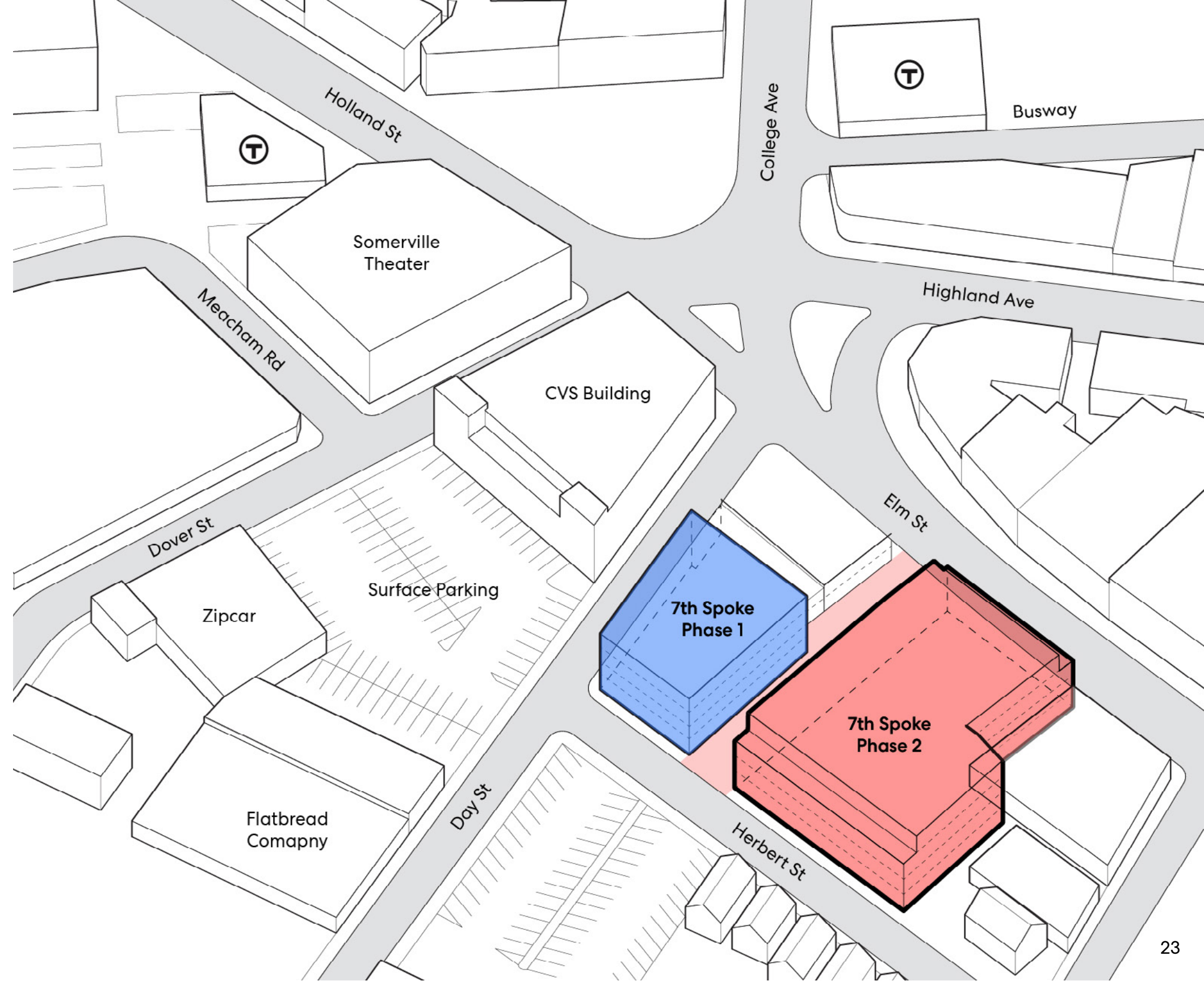
Architecture

- We have applied a **15'-0"** Setback on the 4th Floor at both Elm and Herbert Streets. This massing gesture addresses the existing neighborhood scale and frames a reactivated pedestrian realm. The roof of the third floor becomes terraces for tenants to engage the street and provide vibrant urban section.



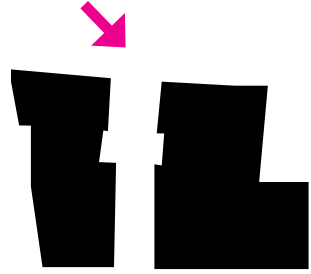
Phasing

The Adaptive Reuse of the 58 Day Street Building and the 260 Elm “Connector” building will become the Phase 1 scope. Phase 2 scope will include the reimagined Plaza and new 4-story building. The 274-280 Elm Street building has the potential to be redeveloped.



Existing Conditions

w/ Massing Overlay

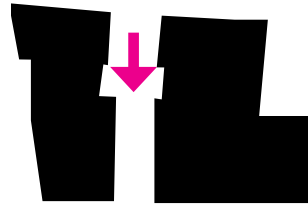


From Elm Street



Existing Conditions

w/ Massing Overlay



From Existing Plaza



Existing Conditions

w/ Massing Overlay



From Herbert Street



Existing Conditions

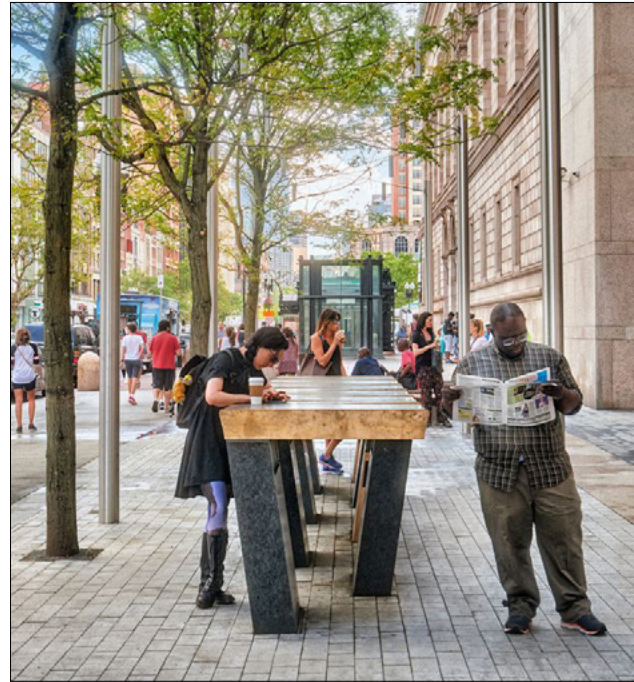
w/ Massing Overlay



From Herbert Street



Civic Space Precedents



Civic Space Precedents



ARTISTIC RENDITION, NOT
INDICATIVE OF DESIGN



CONCEPTUAL DRAFT

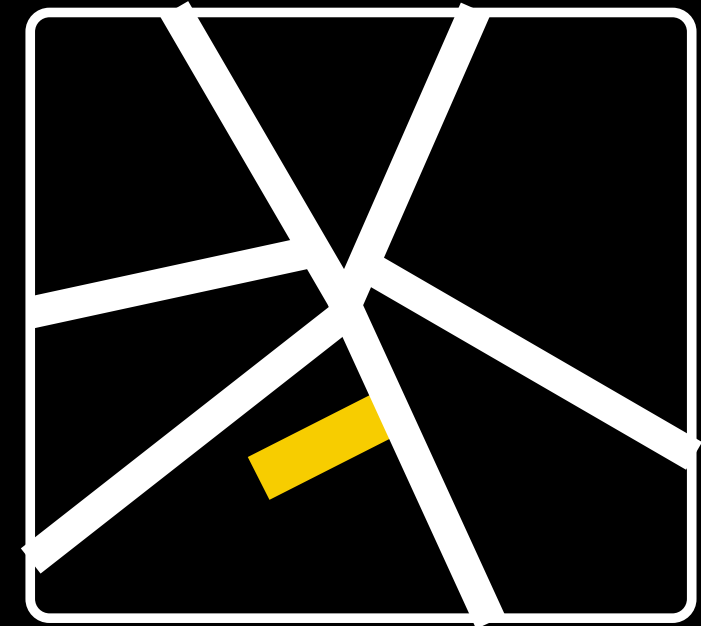
ELM STREET AXON

— Asana Partners

Elm Street Plaza

7th Spoke

03.17.21



Elm Street Redevelopment

Perkins&Will

256-260, and 270 Elm Street Neighborhood Meeting

March 17, 2021

Neighborhood meeting focused on the proposed zoning map amendment for 256-270 Elm Street, 58 Day Street, and 7 Herbert Street. All of which are known as Davis Square Plaza. A general overview of the proposed map change amendment as well as the concept plan were provided. Previous zoning for the area was the MMR mid rise 4 district. The requested change for the plaza area is for it to become a civic district. This would preserve the existing plaza area while creating a public open space. The properties on either side have been requested to become commercial core or CC4. This will better meet the needs of a commercial building. Adjustments and minor changes based on these designations were discussed and reviewed. The design meeting walked through the concept plan and overarching ideas incorporated into the project. A brief review of the history of Somerville and Davis Square illustrates how these historical influences impact design. The design intends to maintain the character of the existing context and further engage with it through the new civic space. Connectivity within the existing circulation patterns and surrounding context are drivers for the current design – including both materiality and proportions. The new civic space has been presented as The 7th Spoke. A sense of scale for the proposed massing is provided.

Q (George O'Shea): I'm just wondering, so the, even though you're not changing anything height wise or whatever, the MR4 has 15,000 square feet and the CC4 has 35,000 square feet. Am I reading that correct? So, is that not a difference of like, I don't know, like 2.133%, I mean, isn't it?

A (Welch Liles): Yes Sir, that's correct. The CC4 allows for up to a 35,000 square foot floor plate. Just to put that in perspective though, so the current single-story building on site here is about 15,000 square feet and then the total site there is roughly 22,000 square feet. So, really the delta that would be associated with this specific map change amendment is only about 6,000 square feet, roughly 15,000 to 21,000 square feet. Even though the zoning allows up to 35,000 square feet, the site wouldn't physically accommodate that.

Response (George O'Shea): OK, so like you're talking where this increase is, is done where the tattoo parlor is and so on.

A (Welch Liles): That's right. Yes.

Response (George O'Shea): OK. OK. I just didn't get that from your initial introduction there.

A (Gautam Sundaram): So, just to clarify what you see this building that will remain as existing, what's highlighted as second will be repurposed and renovated and the new building will really be replacing the one story, two-story buildings that you see there. The existing open space area would also stay the same and you'll see more of these details in the next presentation on the project itself.

Response (George O'Shea): OK. But you will it will also be higher on Herbert St? I mean, it'll be substantially higher on the Herbert St side as it currently is.

A (Welch Liles): The floors would essentially align with the existing building to remain at 58 Day Street where the post office is, right. Yeah. And then with the step back piece slightly higher off of the street.

Response (George O'Shea): OK.

A (Gautam Sundaram): And you'll see more of those details about how we've stepped back the architecture to sort of not have such a.

Response (George O'Shea): OK. Thank you. OK.

Q (Lee Auspitz): Please compare the height of the proposal with the CVS building.

A (Gautam Sundaram): Yes. And you, and we'll have some exhibits in the design so you can see when we compare it to the existing buildings.

Development Review Application Update: A selection of artistic renderings have been shared with the neighborhood showing details of the open space area incorporating the program and materiality opportunities. A selection of renderings and an aerial view have been carefully selected to incorporate requested views from the community comparing the proposed building height with that of the existing buildings.

Q (Joe Kislos): Hey, how's it going? So, I was actually going to wait till the end and ask questions, but I think it seems like it's the end of the zoning questions and I think this diagram is probably the most valuable, just so I understand. So, the parking lot, the red bones parking lot, is that being removed in this design?

A (Welch Liles): That's right. It would be considered as part of the future floor plate.

Response (Joe Kislos): OK, so I'm looking out my window right now and I can see it. So, I'm on Herbert St. Where are you going to store dumpsters? So, that's probably my biggest challenge with the current use of that space is that you guys have the dumpsters emptied every single morning at 7:00 AM, and they're kind of dropped from a kind of high height. When they get dropped, shakes the whole house. So, I don't know where you're going to move the dumpsters or there's going to be more dumpsters that you're going to have so packed into that space right next to red bones. Somehow the red bones guys can take care of their dumpsters without waking up.

A (Welch Liles): I think you'll be pleased with what we'd be proposing for this. And if it's all right, Joe, I'll let Gautam jump into the design review and we'll be certain to kind of address that as part of that, but it would be enclosed and it would look to improve the current conditions on Herbert St.

Response (Joe Kislos): OK. So, then my other question is going to be a four story building. Can you just, is that the current height of like the Elm Street tap room, like the building that's currently at the end of the?

A (Welch Liles): It's the current 58 Day Street is currently four stories. As far as an exact height comparison, it will be a little taller, but it will be the exact same story count, floor count.

Response (Joe Kislos): OK. So, are you actually replacing that whole structure all the way through to Elm St?

A (Welch Liles): That that is, yeah, that is correct.

Response (Joe Kislos): OK. Alright, well I need to check the I got solar panels in my house. I see how much I think I'll just be looking at a whole wow, a wall outside my window, right? Because that's going to be 4 stories and my house is 3, so I think it's just going to be a wall probably looking at. So yeah, I'll look at the design.

Q (Lance Davis): Gautam, let me just jump in for a moment here just to so folks don't start to you know get confused to ask questions that the, the alignment that you've put here is one of the possibilities that was set forth in the neighborhood. We might be pushing the administration specifically deemphasized that so that is by no means you know what it's going to look like or how the intersection is going to be and in fact in my opinion likely isn't but it's one of the possibilities that such that is set forth the neighborhood plan. So, folks should not look at this as in any way suggesting that this is a, you know, a done deal or a decided alignment of the streets or of the pedestrian based on Dover St because that's very much in question if not unlikely.

A (Welch Liles): OK. I think our purpose here is really just to highlight that we have taken the neighborhood plan into consideration and are willing to evolve and work with that as it evolves.

Response (Lance Davis): Understood. And as I said I just anticipate folks might have questions that focus on this, and they we should focus on your plan because this is this is just one of many options and it was explicitly deemphasized as a likely possibility in the neighborhood plan so no one gets too wound up about that.

A (Gautam Sundaram): OK. Well, thank you very much for clarifying that. I think our intent as well as described is really about showing how our plan would like to work with what the final plan would be for the overall intersection as well.

A (Welch Liles): Or just as it is currently.

A (Gautam Sundaram): Right. And it doesn't rely on the intersection to be revised as well. Just want to clarify that too.

Q (Lance Davis): Hey, Welch, sorry, I just want to jump in because I there's a discrepancy. I got some said that the public space was about 10,500 square feet and you just said 8000. Can you reconcile those?

A (Gautam Sundaram): I said 7500 thousand 500 to 8000.

Q (James Hines): When you say Civic Plaza, what exactly does that mean? Who maintains it? Who controls access? The city? The tenants? Landowner? Why do you want it zone that way? Does it affect taxes?

A (Welch Liles): Sure. So, it will actually stay as a privately owned property, but that zoning designation means that it cannot be developed. So, by doing that, we're committing to it always being an open area or it would have to go back through a full public process if that weren't the case, right. So that that that's kind of our commitment of saying we want this to be a plaza, we want it to be an open area and the civic designation is what Somerville has that allows that we would still maintain it, we would program it. It would be intended to be left open at all times. And you know, would be intended to be used for both tenant space and then also community space.

Q (Marcie Campbell): One additional question from Marcie. Will there be retail space reserved for new independent businesses, essentially affordable commercial retail space for emerging businesses?

A (Welch Liles): We will have a variety of different retail spaces and cycles, several of which will be I guess, what is considered below market and available for local retailers. I think any vibrant retail neighborhood needs a mix of local, regional and national groups. So, we'll be certain to make sure that there is that, you know vibrant mix that's healthy and sustainable for all the businesses there and that rents are also healthy and sustainable.

Q (George O'Shea): How long have you owned the property?

A (Welch Liles): A little over a year now.

Q (Marisa Dery): Have you studied environmental impact since there will be less sun?

A (Welch Liles): So we are studying the environmental impact and I'm glad you asked that. We forgot to touch base, but both buildings are going for LEED certification. So, the adaptive reuse redevelopment of 58 Day St, we're targeting a LEED Gold certification and then the new structure we would target a LEED Platinum certification. And so, for those of you who aren't familiar with lead that is the construction standard for environmentally responsible and green buildings and platinum is the highest certification. So, it means that we are focused on really doing everything we can from a construction perspective to make sure this is a green building and structure.

Development Review Application Update: Environmental impact studies are in progress aiming for a LEED Gold certification for the reuse and redevelopment of the building on 58 Day St as well as a LEED Platinum certification for the new structure.

Q (George O'Shea): What zoning is the current Plaza?

A (Gautam Sundaram): The current Plaza is part of the overall site, which is MR4, which is part of all of those different parcels that you saw earlier in the presentation.

Q (Chris Iwerks): What is the great differential between the Plaza and Herbert? How much ramp will that take?

A (Gautam Sundaram): Is roughly about shared over 2 feet. Great change at that point, but what we're trying to do is really incorporate that as part of the Plaza design and make it a sloped walk as it transitions to meet Herbert St and really make that much more of an accessible connection there.

Q (Joe Kislos): I actually have two quick questions. One of them looking at the public space, one of the renderings that you had and I realize it's just a rendering, it looked like most of the public space is actually carved out for the businesses. So, I don't know if you could put that slide back up and just talk about how open that space would be and if that those carve outs for those businesses would be permanently there or if those could be removed. You had mentioned that you might want to have the farmers market there, but from the rendering it looked like it was almost like a path that went through the space.

A (Gautam Sundaram): Yeah, the path was really to is much more diagrammatic. There are no impediments that would really carve out the space itself. We really want to keep that as well open.

Basically that allows for just flexible seating. The Cove line that you saw was much more diagrammatic to suggest the pedestrian flow to the space.

A (Welch Liles): But yeah, as you know, especially in today's time, alpha cheating is going to be very important for the vibrancy and survival of any restaurant. So, we would look to be able to provide that outdoor seating to restaurants but be able to keep it as flexible as possible for dual use and programming

A (Gautam Sundaram): And also wanted to return that. We have in no ways of finished designing the Plaza. Our goal was today to come and hear from you as we see the opportunity with the Plaza. It's the very important civic space and how that anchor and be part of the Davis Square, so we will be back as Councilor David said, back to you and show you more as how that design evolves. We know where any of those aspects design.

Development Review Application Update: An updated site plan of the plaza has been presented incorporating the neighborhood's feedback.

Q (Joe Kislos): Thanks. I got two more quick questions. You had mentioned that there's, on the 4th floor there's going to be a step back. Is that step back just on the Elm Street side or is that on all sides of the property, including the Herbert St side

A (Gautam Sundaram): It's on both sides of Herbert Street and Elm Street side.

Response (Joe Kislos): OK. And I don't know if you could talk to your sort of idealized time frame for this project.

A (Welch Liles): So, the that is really kind of up in the air. I think a lot of, it will depend on ongoing conversations with turn current tenants and you know making sure that everyone there is that has a lease in place is supportive and we've worked through that with them. A lot of it also depends on kind of this whole process - the public land planning and site plan approval process, which tonight is kind of step one of many steps for that. But, you know, I think ideally 58 Day St will be its own separate redevelopment and renovation that we intend to move forward with in the next few months, kind of regardless of the phase two larger development piece and so that would start ideally later this year with that office space coming online sometime in late Q1, early Q2 of next year. And then if everything were to align, we would ideally then start the Plaza work and Phase two Structure sometime early to middle of next year.

Q (Michael Fazio): Hi, I'm Michael Fazio. How you doing? I'm, I'm an architect as well. I'm curious, have you done any shadow studies? On the Plaza, it seems to me that the one, the currently the one story building being on the southern sort of side of the Plaza. You know, currently the Sun sort of does come into the Plaza. But when you're introducing A4 story building, it seems to me like the Plaza is going to be in shadow pretty much the entire day. So, I was just wondering if you've done any studies that sort of shows what, what that will look like?

A (Gautam Sundaram): We are studying some of that.

A (Robert Brown): Yeah. That'll really be the next process. And so, when we have the next meeting, we certainly will bring those out. I think with the Plaza running pretty much NS, we should be able to get pretty good sun down the center, but we really need to run those analysis on the equinox so we can share it with you. I mean it's valuable to us too as well as to do everything we can to make that a

vibrant and dynamic sun filled space.

Response (Michael Fazio): Excellent. Thank you.

Development Review Application Update: Shadow studies have been presented.

Q (Lee Auspitz): You keep speaking of the project as a four-story project, which it is. On the other hand, it is 30% higher than any other building in Davis Square. I believe the tallest buildings are now 50 feet and you're going up to 65 feet. And the reason I raised this is that it was an issue during the public process that led to its being designated MR4 to begin with. So, there is a hurdle for you to overcome in public opinion and it's not clear to me that the very laudable retention of the Plaza as an upgraded civic space is a sufficient quid pro quo for the higher zoning that you're requesting the second question to raise in. As to public perception is that Asana partners comes with some history in its rattle Street Holdings in Cambridge, and I think it's fair to describe that as baggage. So, I just wanted to call your attention to two possible challenges to overcome in public opinion.

A (Welch Liles): No, we appreciate you bringing that up tonight and we will certainly study the height further. As mentioned earlier we've tried to be very conscious of it to date with the four stories and the four stories is again allowable with the MR4 even you know with the I think 8-foot variance or difference with the C4. We will continue to study the step back and other options to help mitigate that concern. And as far as you know asana's other holdings in the Boston area, we also have property owned Newbury St were highly focused on creating vibrant retail neighborhoods and we will always honor a lease that's in place and work with tenants that are in place with that. But if there are vacancies and opportunities, we, you know do look to, you know, try and create new retail spaces and restaurants and bring what we feel is very healthy mix to a neighborhood to allow all the businesses to thrive.

Response (Lee Auspitz): Let me be more specific then. Someone in the Cambridge City government who worked with you on the Brattle Street Properties felt that Asana did not hold to its word on various issues that arose and took the trouble of putting that in writing to the planning department in OS PCD. So, you do have something to overcome, and I take it that your wish to designate the Plaza as civic space is a way of showing your willingness to what would you say to follow through on your plans. It's not clear to me that the designation of a civic space is the appropriate method to do that, but I'm not, our Councilman I'm sure, is better informed on that than I.

A (Welch Liles): Yeah. No, I'm, I'm sorry, sorry to hear some feel that that's the case. You know, I certainly feel like we always try to live up to our word and certainly the designation of the civic space is one way to do that to provide you all the guarantee of that word and, you know, I can certainly work to do so in other methods as well as we continue through this process.

Response (Lee Auspitz): Thank you.

Q (Larry Yu): My name's Larry. I live on Herbert St, right next door to my good friend Joe and I just had a 2 quick questions. Well, one quick question and one perhaps consideration for you going forward. The quick question is I'm curious whether you're anticipating retail frontage on Herbert St and then I'll just roll right into the comment, but, you know, Joe mentioned the dumpsters. Once the once the garbage trucks pull away, Herbert streets becomes kind of a de facto loading zone for the businesses in Davis Square that that have no place to go to have loading zones. That situation got a lot worse when be fresh moved in, but of course it got somewhat better during the pandemic, which is the period that you've been studying the space. So, I just wanted to make you aware that that you

know some thought needs to be given towards mitigating loading congestion in Davis Square in general, but certainly right here in your back door.

A (Welch Liles): Certainly. So, we to answer the first question is yes, we are looking to activate Herbert St and add retail facing that St as able. There is a portion of the building and kind of current studies that again are very flexible based off feedback, and you know what, what we hear tonight and continue to hear as we work with you all in the community. But there is another section of Herbert St that would still be considered loading, but we would work to tuck it into the building and hide it as best as possible so that, you know, it would be, you know, essentially a door tucked away trash would only come out when it's being serviced and then would be tucked away again and all loading would be scheduled and tucked into the building as best as possible to help mitigate all of that.

A (Gautam Sundaram): And when we come back to you, we'll definitely share much more details on that of how we are addressing some of those things, but they are very critical aspects and thank you for highlighting them too. And those are very important aspects about the functionality and how we make all of that work is going to be key, not to make Harbord St feel like the backside or the loading side.

A (Welch Liles): And when I say garage door too, like, I, I see that more as like a canvas, right. It's an opportunity for some local art or murals or things like that so that when it's down it, it feels like a piece of art. It's not a, a garage door. And, and there there's a lot of other walls along the property where I think we can work with local artists and, you know, provide wall art opportunities and things like that. So that's something I would definitely be focused on.

Q (Christopher Vining): Will the slides be available on the city website or elsewhere?

A (Gautam Sundaram): Yes, this is this is a public presentation. We will be sharing the slides, but also the recording of this presentation will be posted as well on the website that the Welch and team are developing.

Q (Lee Auspitz): What is the plan for the post office?

A (Welch Liles): So, we are currently in discussions with the post office. They have a long-term lease in place, and we intend to honor that lease and work with them. It may involve you know an upgrade to their current space or relocation, but you know all of that is you know up in the air currently based off conversations. And the same goes for all of the tenants in Davis Square.

Development Review Application Update: A more detailed site plan has been presented addressing the loading side's location. The presentations slides and recording have been shared with the community and posted on the website developed by the team. There have been ongoing discussions with the post office regarding their current lease or relocation scenario.

Q (James Hines): We've answered the question about the Civic Plaza, but we had not answered the question whether this would affect taxes.

A (Welch Liles): It will help taxes because we will be improving the value of the property and therefore paying more taxes, while your taxes will not be impacted at all.

Q (George O'Shea): Should the top floor setback be on all sides?

A (Gautam Sundaram): We'll definitely study that as well. Currently, the setbacks are on Herbert St and Elm Street. We'll definitely look at what those mean on these sites as well.

Q (James Hines): Would you be willing to sign a compact with the city regarding the use of that space? It seems like it would just be used by the tenants as specified.

A (Welch Liles): I think we will be open to understanding, you know, what city programming or what programming they would like to see there and maybe making some kind of agreement but I can't sit here today and, you know, commit to anything in writing with that without trying to understand it further, but we're very much open to working with the city owned programming.

A (Gautam Sundaram): And designating as a civic space is really the first step in that direction. Currently it's a privatized space, making sure that it stays. It's a civic space.

A (Welch Liles): I can promise you the gates are going away, right?

A (Gautam Sundaram): And the stairs, everything.

Development Review Application Update: The setbacks on Herbert and Elm St and the type of programming the city would like to see there have been being studied.

Q (Marisa Dery): Are you going to be evicting current businesses?

A (Welsh Liles) We will not be evicting any current businesses will be honoring all leases in place and working with those tenants to either relocate into the property or to work with them on you know what is best, but the development piece will not move forward without collaborating with all current tenants and leases in place.

Q (Lance Davis): I have a few questions that I was holding and that you know I could always raise with you after. But since we've got a little bit of time here as part of the original schedule you know the last one actually is, it was one of the first on my list and that's the fate of the existing businesses, that is. You know, we, we as a community love many of the businesses, most of the businesses in Davis Square. It's one of the things that makes Davis Square what it and, you know, the way that we all interact with each other in normal times, less so now, but we'll get back to that where you know as we as we move about those businesses. We see each other and we interact. That's what makes a community, right? That's one of the really fantastic things about Davis Square and, you know, so having that you know two buildings, you know, on either side with a significant number of businesses in them for me was, you know, that's one of the biggest red flags or concerns that I have now. I probably won't get a lot of emails from worrying about whether Starbucks or Chipotle are going to be able to, you know relocate or hang around. I'm just guessing on those. But you know there are others that are locally owned that are small businesses from, you know, from the TAP room to what is sort of quasi local at the other end and that's sort of the, you know, the East and West of this project site, but particularly down that alley folks mentioned the tattoo parlor, the shoe repair shop is one of the most beloved businesses in probably all of Somerville at least from in terms in terms of you know what I hear from folks and you know the Sugiyama down at the other end which is a I think of it as new but they've been around for several years now as well. You know these are, these are part of the fabric of Davis Square. And, you know, saying that you'll honor the leases is a very different thing than, than committing that an absolute priority is allowing these businesses to, to stay in the square and, you know, offering them a new location at market rent. In many cases, you know, is it

might be an empty offer, right? And that's no secret. I'm not, you know, you have to be an economist to figure that out along this Plaza and this one-story building. I don't know, but I suspect that those rents are pretty favorable. And in the even if it was directly across the Plaza in a newly renovated building, I suspect, mark, it's going to be pretty different. And for a small shop like the ones that are there, the nail shop is another that might be cost prohibitive and that is one of the most important things that people want to see and you are asking for, for zoning changes that you know the city is under no obligation to provide. So, I say that not to expect you to give an answer right now but know that. As we go through this process that will be one of the biggest concerns that people have. And it's not just me and this is I'm, I'm reflecting what I always hear from people throughout the community, and I agree with them. I completely agree with that, with that, that focus and that concern. So, something to think about, you know, that will be an important consideration. The another thing that that jumps to mind and it's also because it's something that I've, I've been talking about for a good long time and, and Dan Bartman who's on knows that we're we're really close to having some actual words to put on paper. But one of my primary objectives is as a counselor in thinking about Davis Square is maintaining an environment where small and locally owned businesses can survive and thrive both now and in the next generations of those businesses. And so, everything I just talked about is a part of that. But having a built environment that is conducive to small businesses is also critical. So, Starbucks right now is about a 50-foot St front that's about, I think that's the biggest one of the biggest in the square other than you know CVS and that's you know abominations that are over there. Editorializing, you know, to me that's too big and we're working on language that would try and require along those pedestrian streets. This is all designated as pedestrian streets a mix of small commercial spaces so that we don't have city target you know as the city what you name your nameless national chain. I don't want to, you know, malign any particular business, but you know to have a mix of small spaces. The rendering you showed didn't seem to indicate that. I understand it's just an artist. Like I'm not claiming that you didn't plan that, but just know that that that is a piece that you know that that I feel and that and that all my conversations support will be an important part of keeping that that sort of dynamic small business environment along the square, you're in a bit of a unique situation because you've got the Elm St facade, the Plaza facade and then even to some extent the Herbert facade. So there there'll be some balance in there, you know where, where the, where the depth of a of a space goes. I get that corner spaces might work out well. So again, not looking for an answer right now, but just know that that these are some of the things that are really important. And then the other thing is just is shadow studies. I can't remember whether it was Lee or Chris or Larry or whoever it was mentioned that the concerns with building height. I have always been open in saying that I think Davis Square is a good place for height just from a from a urban planning context in terms of where we are from environmental standpoint, you know you should build higher rather than spread out as a general rule, but it needs to be done smart and it needs to be done in the under the right circumstances and in exchange for the right things, right. So, I feel like this is a really good start. This Plaza has been a major thing that I've always you know, wanted to try and find a way to do. A lot of what it sounds like you're talking about doing, which is great, if this all pans out, it's a, you know, it could be a critical link to whatever happens in that parking lot where the farmers market is now, or even if it just remains where the farmers market goes. What a fabulous connection to Elm Street and the businesses along Elm Street. Right and great, but it the impact on the square is, is something that that has been raised by a lot of people and it's not wrong. I like that you've put step backs in place on Elm and Herbert I was thinking of the Plaza as NS primarily as well but when I looked it is it is almost it's sort of you know southwest to northeast and that the new building side is very south facing to some extent, more so than I'd realize. So, you know, you said you would consider a step back there that might be that might be worth considering in the in the in the design but also you know folks like the folks on Herbert who had The Who have solar panels because of that alignment that isn't it's not you know north southeast west, I think, it you know we need to understand where those shadows will fall. I'm not opposed to shadows is like I said particularly in a in a you know a

central commercial square like this but they, if we're going to create them, it needs to be done thoughtfully and in exchange for other, you know, really valuable community benefits that make sense in context of the greater fabric of this, of this square.

A (Robert Brown): And the shadow study is the very positive thing is we, we can model this and show a movie of exactly how the sun is moving, pick any day of the year of typically it's on the equinox or the solstices and from the time frame. So, I think we can really demonstrate what we're all concerned about and also if there's modifications to the massing that in many cases can simply alleviate some of those concerns.

A (Welch Liles): And then to, to speak to kind of the storefronts in the breakdown, I'm sorry that it didn't come through on the renderings, but our intention is to just like you said, you know, provide a mix of retails and in a different mix along the way. I think we're currently anticipating 3 frontages along Elm Street. It would be 5 to 6 frontages in the Plaza including several new ones at 58 Day St and additional ones you know in the new development as long as well as potential new storefronts along Herbert St and Bay Street. So, a lot of that is up in the air. But you know, I think I spoke to it earlier, you know, the average size would probably be 2000 square feet of, you know, roughly 40,000 square feet of available retail on the ground.

Response (Lance Davis): And so, thank you for that and I, you know we'll look forward to seeing as the plans evolve. Understand that from my perspective I'm less concerned about the square footage, right, because I don't care how deep it is, I mean I do because smaller spaces tend to be more affordable, tend to be more conducive to you know growing businesses. So, you need a mix, but from the pedestrian experience it's the, it's the, the width along the along the façade.

Development Review Application Update: Shadow studies and a selection of renderings of the massing modifications based on the neighborhood's comments regarding the square footages, programming, and frontages have been presented.

A (Welch Liles): The width along the street is about 100 feet. And so, with three days they'd be in the 33-foot range typically like that.

Response (Lance Davis): That's too big, right? I'm looking at per 100 feet, something like in the neighborhood of four to six spaces minimum, right, that if you look at Elm Street on the other side, a lot of those spaces are 13 feet, some of the bigger ones are about 32-35. That's about as big as I think as appropriate for that, you know that space and you can have a mix, right? You should have a mix, as you've pointed out, because of the nature of this, of this Bam, plan with the Plaza. I think you get a little flexibility there, but you know, 50 feet at Starbucks is too big, right? It creates a dead St Wall that is, is, is sort of the antithesis of what we're trying to maintain and create along this basis.

A (Welch Liles): We can definitely take that into consideration.

Development Review Application Update: An updated site plan of the plaza and a selection of renderings have been presented incorporating the neighborhood's feedback on the street width.

Response (Lance Davis): That's all I got for now. So, if there's any other questions and let folks have it.

Q (George O'Shea): Hello. I just find it bizarre. I just realized that you just owned the property for a year or so, but you realize or maybe you don't that like we went through I would say 12 years of planning the

plan for the future of Davis Square and the first project that comes up wants a variance.

A (Welch Liles): So, we purchased the property shortly before the new zoning came out and really we're not involved in any of that that planning process and, you know, the amendment is really focused on kind of the two minor adjustments like we talked about earlier with the, you know, four height that is more conducive to an office use and that smaller upsize of the floor plate to take advantage of the, you know, existing layout of the property, yes.

Response (George O'Shea): But I mean as I say, we went through years of doing this and it's like the minor adjustments are you want to raise the height by 8 feet and there's also what what's a crucial part to this is the corner building there where old pizza is and so on that will affect that will greatly affect the actual viability or the sociability of the Plaza and I think that you can't take what you're doing without the missing piece the 8 spoke if you would give me that like but I just find it strange that you are coming here and the first, the first project, after all the zoning that we went through, all the meetings, all the public, all the public meetings, charettes this, that and the other. And now you want two variances, or I don't know how many variances you want, but like you, you couldn't actually plan a building that fits what we all went through years of torture for.

A (Welch Liles): I think we've worked really hard to come up with a basic plan that is very much in line with that, you know, with those two minor exceptions and, you know, wanted to bring it to consideration because we feel like it's a great improvement and does very much align still with you know, the intentions of the neighborhood center.

Response (George O'Shea): No, I like the idea of what you're doing. I just think that you should actually stick to the plan that the whole community came up with.

A (Welch Liles): We'll will take another look at it and consider, but I think at this time we'd like to try and move forward with the map zoning amendment per the application.

Response (Lance Davis): And I want to just add and Dan Bartman reminded me not that I needed reminding, that the, you know, the zoning that is in Davis Square now, you know, was very much a function of a compromise in the Council to create essentially a placeholder for if you're with what is there now, so that we could create a process of extracting community benefits out of anything beyond that, that sort of base zoning and while for a variety of reasons, the primary which is COVID and dense availability and are focusing on affordable housing overlay and other things, we're still working on that, but make no mistake, there would not have been eight votes on the Council for four story zoning in Davis Square if it was not made clear that that was a placeholder. It just it wasn't there. So, while I think this is you know far more in line with what the current zoning is than some of the other proposals and some of the things that, you know, one of my colleagues pointed out that the 25-story tower in Union Square is on the same footprint as the center Plaza of Davis which is also CC4 right now where the Scape folks were looking at. I mean that that's the comparison that that folks were raising, and the arguments people are making it and you know it's not wrong I mean that's that is an accurate statement. So, while, you know, and the public process and Dan can speak better to this although I know that you know Melissa Woods was one of the primary was sort of more directly involved with Daniel in there too. You know, my understanding of your experience as playing professionals with the public process in in by no means led you to the conclusion that four story was the will of the Community and in fact that very much wasn't the case as I understand and frankly from what I heard. I know there's a lot of people who feel that that should be the limit, and that's fine. Folks are entitled to their views. But it's not accurate to reflect that, to say that the zoning that is there now is a final product of the public process because it's it is factually not. And so, yeah, I put

that out there so that folks have that context in mind. I don't know that the sort of quid pro quo, to use Lee's term that that these folks are proposing is enough. I probably isn't and it's not. It probably also shouldn't be sort of thought of in terms of quid pro quo for a number of reasons. But in in terms of, you know, what would be appropriate if we do go beyond the existing MR4 zoning, that's the question, right. And is, what the community is, the benefit of the community as a whole it's, you know, sufficient to justify the impact on shadowing, crowding, whatever else, right? So that's the analysis we all have to go through and the feedback we have to get these folks.

Q (Marisa Dery): When will the video be posted?

A (Gautam Sundaram): That is something that Welch and team are working on the website and as soon as that's available, we will post this. But it should be very shortly.

A (Welch): We will share a link of that rolling out a website in the next few days that will continue to provide project information and updates. We can post the recording on that and as part of the registration tonight, everyone should have provided their e-mail address. So, we're happy to e-mail a link out to that once it's live.

Q (James Hines): What is your plan if you cannot get the zoning variance?

A (Gautam Sundaram): I think at this point we were here today to share where we are and get everybody's feedback.

Q (Larry Yu): Are you thinking of something like the little stores at Bow Street market for the Plaza?

A (Welch Liles): I think that's a great comparison and there's a lot of opportunities for some things like that. I don't think it will be all of that data depth and layout and a host of different reasons, but it's a great project and I think provides some really cool inspiration.

A (Gautam Sundaram): We'll definitely compare it from a scale standpoint too, but it's a good example. OK.

Q (Lance Davis): Quick question on that too. So, do we not have or do you not have the URL website right now that you can give folks while we're all here?

A (Welch Liles): I do.

Response (Lance Davis): Even if it's not, even if it's not live yet, just so people can write it down

A (Gautam Sundaram): Yeah, that's a good idea. We could probably give the URL. It will be live at some point shortly. I'll post this in the chat so everybody can see it too. Give me a minute. I'll post this in the chat.

A (Welch Liles): And that, that should be live by early next week at the latest, if not sooner.

A (Gautam Sundaram): And you may want to check that site to maybe that square space may go away. It may just be 7, spoke davissquare.com.

A (Welch Liles): I was just told that we don't have the final URL, yet this is a test site, so please disregard, but we will be certain to share the final URL once we do have that.

Response (Lance Davis): So, you have, in theory, you have folks e-mail addresses. You know, it might be that I don't know exactly how the intricacies of zoom. Maybe if someone dialed in and didn't provide that. If anybody you know doesn't get it within a week or so that's on this call, shoot me an e-mail: Lance Davis ward6thenumber6@gmail.com and I'll be happy to provide it to you, right, which I assume I'll get it. Just because I worry about folks who, you know, maybe putting an e-mail that they don't use all the time or they called in so I you don't necessarily have everyone's if it, well, I'm seeing now in the chat, is it 7 spokes of a roll.com that's what you expect the final one will be, is that right? So it's the, it's the number 7 TH spokesomerville.com

A (Gautam Sundaram): That's right. And what we'll do is for all of the folks who registered with their e-mail address today, we will once this goes live, we will share that URL as well, and we'll share that with you as well, Councilor Davis. So, if anybody emails you, you have that.

Response (Lance Davis): OK, good. Thank you.

A (Welch Liles): And there will be a contact section there. So, feel free to continue to ask questions through the website and we'll be happy to take them into consideration and answer them as best we can.

Q (Lance Davis): And the, the slides that you put up will those will be available too?

A (Gautam Sundaram): Yes.

Development Review Application Update: The final website URL has been shared with the community and the presentation slides and recording have been made accessible there. The website has been getting updated on a rolling basis with project information and progress items.

Response (Lance Davis): OK so folks can as you said, this isn't this is an initial part of the process. Folks can take a look understanding that the renditions are renditions. They're not specific design. But, you know, I know, I know I often think of things afterwards. Everybody always does. And so, if you know if folks come up with something else, this is not this is by no means a final or even near final design. This is this is their first sort of first cut at an idea and you know that's why that's why we're here to hear from folks and, you know, concerns and whatnot, so don't hesitate to, even if it's something you love or something you think could be better, or an idea that nobody thought of that you think might be cool. You know, that stuff is always good. I've seen that happen in the past with other projects that that, you know, somebody comes up with something, the developers go look this. Let's do that. That's a great idea.

Q (Joe Kislos): A lot of the trash from Davis Square naturally flies into my yard and driveway. If you're planning on adding retail on Herbert St, have you considered how you can reduce litter in the neighborhood?

A (Welch Liles): So, we'll definitely focus on having your trash and recycling bins throughout the Plaza area of the dumpster areas will be concealed and then we'll have quartering to help you maintain our properties and hopefully you've seen an improvement of that, you know, since our ownership. If not, we'll try to ramp it up.

256-260, and 270 Elm Street

Neighborhood Meeting:

Roster of Attendees

March 17, 2022

| | |
|--------------------|---------------------------------|
| Gautam Sundaram | Gautam.Sundaram@perkinswill.com |
| Lance Davis | lancedavisward6@gmail.com |
| Robert Brown | robert.brown@perkinswill.com |
| Welch Liles | wliles@asanapartners.com |
| Daniel Bartman | dbartman@somervillema.gov |
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| Darcey Gregory | darceygregory@gmail.com |
| Angelica Merg | amerg@asanapartners.com |
| Derek Johnson | johnson_derek@hotmail.com |

ABUTTERS LIST

| MBL | Owner 1 | Owner 2 | Address | Unit | Owner Address 1 | Owner Address 2 | Owner City | Owner State | Owner Zip Code |
|---------|---------------------------------------|---------------------------------|------------------|------|------------------------------|-----------------|-----------------|-------------|----------------|
| 21-D-15 | TRUST SAMUEL BACKER INSURANCE | C/O TRIBECA MANAGEMENT | 409 HIGHLAND AVE | | P O BOX 187 | | SOMERVILLE | MA | 02143 |
| 21-D-16 | SARAGAS S JOHN | | 413 HIGHLAND AVE | | 83 CAMBRIDGE PKWY-WEST 202 | | CAMBRIDGE | MA | 02142 |
| 21-D-17 | MIDSHARES INC | | 1 COLLEGE AVE | | P. O. BOX 440303 | | WEST SOMERVILLE | MA | 02144-0027 |
| 21-E-1 | SAIA FAMILY STONEHAM LLC | | 418 HIGHLAND AVE | | 32 BROADWAY | | STONEHAM | MA | 02180 |
| 21-E-11 | HERMAN DANA FOUNDATION LLC | DANA FAMILY SERVICES LLC | 233 ELM ST | | 1340 CENTRE ST SUITE 101 | | NEWTON | MA | 02459 |
| 21-E-12 | DANA FAMILY SERIES LLC | | 243 ELM ST | | 1340 CENTRE ST SUITE 101 | | NEWTON | MA | 02459 |
| 21-E-13 | DANA FAMILY SERIES LLC | | 245 ELM ST | | 1340 CENTRE ST SUITE 101 | | NEWTON | MA | 02459 |
| 21-E-15 | MISUJO REALTY LLP | | 255 ELM ST | | 105 CYNTHIA RD | | NEWTON | MA | 02159 |
| 21-E-16 | RPI ELM STREET, LLC | C/O RIVERSIDE PROPERTIES INC | 261 ELM ST | | 27 MICA LN SUITE 201 | | WELLESLEY | MA | 02457 |
| 21-E-17 | 5 DAVIS SQUARE LLC | | 5 DAVIS SQ | | 1259 BROADWAY | | SOMERVILLE | MA | 02144 |
| 21-E-2 | MIDDLESEX BANK NA | C/O BANK OF AMERICA CORP R E | 408 HIGHLAND AVE | | NC1-001-03-81 | 101 N TYRON ST | CHARLOTTE | NC | 28255 |
| 21-E-4 | ARON LIMITED PARTNERSHIP | | 402 HIGHLAND AVE | | 402A HIGHLAND AVE | | SOMERVILLE | MA | 02144 |
| 21-E-7 | 20 GROVE STREET LLC | | 20 GROVE ST | | 54 HIGHLAND AVENUE | | SOMERVILLE | MA | 02144 |
| 22-A-2 | B F SOMERVILLE PROPERTIES LLC | | 49 DAVIS SQ | | 220 MASSACHUSETTS AVE | | ARLINGTON | MA | 02474 |
| 22-B-1 | DAVIS SQUARE LLC | | 1 DAVIS SQ | | 10 DRAPER ST #40 | | WOBURN | MA | 01801 |
| 22-B-23 | SERRANO REALTY LLC | | 96 DOVER ST | | 100 DOVER ST | | SOMERVILLE | MA | 02144 |
| 22-B-3 | DAY/DOVER PARKING LLC | C/O URBAN EQUITY DEVELOPMENT CO | 55 DAY ST | | 3 CRENSHAW LANE | | ANDOVER | MA | 01810 |
| 22-B-5 | NEW DAY PROPERTIES LLC | | 49 DAY ST | | 21 PARTRIDGE LANE | | WAKEFIELD | MA | 01880 |
| 22-B-6 | FLATBREAD DAY STREET LLC | | 45 DAY ST | | 4 HIGH ST UNIT 5 | | HAMPTON | NH | 03842 |
| 22-B-7 | O'KEEFE JOHN P & DIANE G | | 39 DAY ST | | 39 DAY ST | | SOMERVILLE | MA | 02144 |
| 22-B-8 | DELAPORE DEVELOPEMENT INC | S/O SELANDER RUSSELL & COLLEEN | 37 DAY ST #1 | 1 | 41R RUSSELL ST | | SOMERVILLE | MA | 02144 |
| 22-B-8 | PATEL VIKRAM H TRUSTEE | PATEL FAMILY TRUST | 37 DAY ST #2 | 2 | 37 DAY ST #2 | | SOMERVILLE | MA | 02144 |
| 22-C-4 | SITT EDDIE | C/O MYER DANA AND SONS, INC | 246 ELM ST | | 1340 CENTRE STREET SUITE 101 | | NEWTON | MA | 02459 |
| 22-C-5 | AMBISCO INC | | 55 CHESTER ST | | 55 CHESTER ST | | SOMERVILLE | MA | 02144 |
| 22-C-6 | AHERN MICHAEL A | | 53 CHESTER ST | | 21 PINE RIDGE RD | | WELLESLEY | MA | 02481 |
| 22-C-7 | URBAN EQUITY DEVELOPMENT CO | YVON CORMIER GENERAL PARTNER | 7 HERBERT ST | | 3 CRENSHAW LN | | ANDOVER | MA | 01810 |
| 22-D-1 | CITY OF SOMERVILLE | HERBERT ST PARKING LOT | 44 DAY ST | | 93 HIGHLAND AVE | | SOMERVILLE | MA | 02144 |
| 22-D-10 | BROZEK JOSEF T | | 9 CHESTER PL | | 91 ORCHARD ST | | SOMERVILLE | MA | 02144 |
| 22-D-11 | LEVESQUE PAUL E & DUPONT THERESA | | 11 CHESTER PL | | 11 CHESTER PL | | SOMERVILLE | MA | 02144 |
| 22-D-12 | MASTRANGELO BRONWYN & ANTHONY | | 15 CHESTER PL | | 30 HOWELLS RD | | BELMONT | MA | 02478 |
| 22-D-13 | ATTERBURY & CARKEET TRUSTEES | ATTERBURY CARKEET TRUST | 16 CHESTER PL | | 16 CHESTER PL | | SOMERVILLE | MA | 02144 |
| 22-D-14 | DWYER MARIE E | | 12 CHESTER PL | | 12 CHESTER PL | | SOMERVILLE | MA | 02144 |
| 22-D-15 | GREGORY DARCEY C | | 39 CHESTER ST | | 23 CHESTER ST | | SOMERVILLE | MA | 02144 |
| 22-D-16 | BLITZ STUART J & EMILY F | | 37 CHESTER ST #1 | 1 | 37 CHESTER ST #1 | | SOMERVILLE | MA | 02144 |
| 22-D-16 | 37 CHESTER STREET STREET PARTNERS LLC | | 37 CHESTER ST #2 | 2 | 3401 EIGHTH STREET NE | | WASHINGTON | DC | 20017 |
| 22-D-16 | DELESPINASSE ALAN F & | GREY RACHEL JADE | 37 CHESTER ST #3 | 3 | 37 CHESTER ST #3 | | SOMERVILLE | MA | 02144 |
| 22-D-2 | MESSERSMITH DAVID | | 16 HERBERT ST | | PO BOX 441439 | | SOMERVILLE | MA | 02144-2813 |
| 22-D-23 | CROSINA SERENA & THOMAS MICHAEL R | | 34 DAY ST | | 1501 MONUMENT STREET | | CONCORD | MA | 01742 |
| 22-D-24 | SAMARAWEEERA DARIN | C/O KSS REALTY PARTNER INC | 38 DAY ST | | P.O. BOX 650130 | | WEST NEWTON | MA | 02465 |
| 22-D-3 | MCCARTHY MICHAEL | | 14 HERBERT ST | | 14 HERBERT ST | | SOMERVILLE | MA | 02143 |
| 22-D-4 | FUNG SAI-WAH & PAULINE LIU | | 12 HERBERT ST | | 12 HERBERT ST | | SOMERVILLE | MA | 02144-2813 |
| 22-D-5 | KLEINBAUM RACHEL E & REICH DOUGLAS | S/O KISLO JOSEPH R JR | 8 HERBERT ST | | 19 WILTSHIRE ROAD | | BRIGHTON | MA | 02135 |
| 22-D-6 | YU LARRY | NELSON-YU MELISSA | 6 HERBERT ST | | 6 HERBERT ST | | SOMERVILLE | MA | 02144 |
| 22-D-7 | BROZEK DOROTHY E TRUSTEE | 51 CHESTER ST RLTY TRUST | 51 CHESTER ST | | 51 CHESTER ST | | SOMERVILLE | MA | 02144 |
| 22-D-8 | DORKIN JOSEPH R | | 47 CHESTER ST #1 | 1 | 47 CHESTER ST 1 | | SOMERVILLE | MA | 02144 |
| 22-D-8 | DORKIN JOSEPH R | | 47 CHESTER ST #2 | 2 | 47 CHESTER ST #2 | | SOMERVILLE | MA | 02144 |
| 22-D-9 | MIRABELLA SALVATORE F & LINDA C TRS | THE MIRABELLA REALTY TRUST | 43 CHESTER ST | | 144 EAST EMERSON RD | | LEXINGTON | MA | 02420 |
| 26-A-1 | AP 240 ELM ST LP A DELAWARE LP | C/ O ASANA PARTNERS LP | 240 ELM ST | | 1616 CAMDEN ROAD SUITE 210 | | CHARLOTTE | NC | 28203 |
| 26-A-10 | SMITH STEPHEN & LEVINSON J TRUSTEES | THE STEPHEN E SMITH TRUST | 48 CHESTER ST | | 48 CHESTER ST | | SOMERVILLE | MA | 02144 |
| 26-A-2 | SITT RLTY LLC | C/O MYER DANA & SONS INC | 236 ELM ST | | 1340 CENTRE ST SUITE #101 | | NEWTON | MA | 02459 |
| 26-A-3 | HANCOCK SOMERVILLE LLC | C/O ADDONIZIO JR ANTHONY | 230 ELM ST | | 1200 SALEM ST #119 | | LYNNFIELD | MA | 01940-1572 |
| 26-A-5 | LIBORIO EVERETT FOR LIFE | LIBORIO JESSICA & RUI | 8 BOWERS AVE | | 8 BOWERS AVE | | SOMERVILLE | MA | 02144 |
| 26-A-6 | 23 COTTAGE AVE LLC | | 23 COTTAGE AVE | | 50 MILK ST 16TH FLOOR | | BOSTON | MA | 02108 |
| 26-A-7 | D'ANNA FRANCIS | | 25 COTTAGE AVE | | 25 COTTAGE AVE | | SOMERVILLE | MA | 02144 |
| 26-A-8 | KAYLOU PROPERTIES LLC | | 44 CHESTER ST | | 31 LOVE LANE | | WESTON | MA | 02493 |
| 26-A-9 | SANTANGELO MICHAEL | | 46 CHESTER ST | | 46 CHESTER ST | | SOMERVILLE | MA | 02144 |
| 26-I-1 | LEONARDO MARK | | 40 CHESTER ST | | 40 OAKDALE AVE | | WESTON | MA | 02493 |
| File | CITY OF SOMERVILLE | | 93 Highland Ave | | | | SOMERVILLE | MA | 02143 |

PEOPLE CONTACTED

| MBL | Owner 1 | Owner 2 | Address | Unit | Owner Address 1 | Owner Address 2 | Owner City | Owner State | Owner Zip Code |
|---------|---------------------------------------|---------------------------------|------------------|------|------------------------------|-----------------|-----------------|-------------|----------------|
| 21-D-15 | TRUST SAMUEL BACKER INSURANCE | C/O TRIBECA MANAGEMENT | 409 HIGHLAND AVE | | P O BOX 187 | | SOMERVILLE | MA | 02143 |
| 21-D-16 | SARAGAS S JOHN | | 413 HIGHLAND AVE | | 83 CAMBRIDGE PKWY-WEST 202 | | CAMBRIDGE | MA | 02142 |
| 21-D-17 | MIDSHARES INC | | 1 COLLEGE AVE | | P. O. BOX 440303 | | WEST SOMERVILLE | MA | 02144-0027 |
| 21-E-1 | SAIA FAMILY STONEHAM LLC | | 418 HIGHLAND AVE | | 32 BROADWAY | | STONEHAM | MA | 02180 |
| 21-E-11 | HERMAN DANA FOUNDATION LLC | DANA FAMILY SERVICES LLC | 233 ELM ST | | 1340 CENTRE ST SUITE 101 | | NEWTON | MA | 02459 |
| 21-E-12 | DANA FAMILY SERIES LLC | | 243 ELM ST | | 1340 CENTRE ST SUITE 101 | | NEWTON | MA | 02459 |
| 21-E-13 | DANA FAMILY SERIES LLC | | 245 ELM ST | | 1340 CENTRE ST SUITE 101 | | NEWTON | MA | 02459 |
| 21-E-15 | MISUJO REALTY LLP | | 255 ELM ST | | 105 CYNTHIA RD | | NEWTON | MA | 02159 |
| 21-E-16 | RPI ELM STREET, LLC | C/O RIVERSIDE PROPERTIES INC | 261 ELM ST | | 27 MICA LN SUITE 201 | | WELLESLEY | MA | 02457 |
| 21-E-17 | 5 DAVIS SQUARE LLC | | 5 DAVIS SQ | | 1259 BROADWAY | | SOMERVILLE | MA | 02144 |
| 21-E-2 | MIDDLESEX BANK NA | C/O BANK OF AMERICA CORP R E | 408 HIGHLAND AVE | | NC1-001-03-81 | 101 N TYRON ST | CHARLOTTE | NC | 28255 |
| 21-E-4 | ARON LIMITED PARTNERSHIP | | 402 HIGHLAND AVE | | 402A HIGHLAND AVE | | SOMERVILLE | MA | 02144 |
| 21-E-7 | 20 GROVE STREET LLC | | 20 GROVE ST | | 54 HIGHLAND AVENUE | | SOMERVILLE | MA | 02144 |
| 22-A-2 | B F SOMERVILLE PROPERTIES LLC | | 49 DAVIS SQ | | 220 MASSACHUSETTS AVE | | ARLINGTON | MA | 02474 |
| 22-B-1 | DAVIS SQUARE LLC | | 1 DAVIS SQ | | 10 DRAPER ST #40 | | WOBBURN | MA | 01801 |
| 22-B-23 | SERRANO REALTY LLC | | 96 DOVER ST | | 100 DOVER ST | | SOMERVILLE | MA | 02144 |
| 22-B-3 | DAY/DOVER PARKING LLC | C/O URBAN EQUITY DEVELOPMENT CO | 55 DAY ST | | 3 CRENSHAW LANE | | ANDOVER | MA | 01810 |
| 22-B-5 | NEW DAY PROPERTIES LLC | | 49 DAY ST | | 21 PARTRIDGE LANE | | WAKEFIELD | MA | 01880 |
| 22-B-6 | FLATBREAD DAY STREET LLC | | 45 DAY ST | | 4 HIGH ST UNIT 5 | | HAMPTON | NH | 03842 |
| 22-B-7 | O'KEEFE JOHN P & DIANE G | | 39 DAY ST | | 39 DAY ST | | SOMERVILLE | MA | 02144 |
| 22-B-8 | DELAPORTE DEVELOPEMENT INC | S/O SELANDER RUSSELL & COLLEEN | 37 DAY ST #1 | 1 | 41R RUSSELL ST | | SOMERVILLE | MA | 02144 |
| 22-B-8 | PATEL VIKRAM H TRUSTEE | PATEL FAMILY TRUST | 37 DAY ST #2 | 2 | 37 DAY ST #2 | | SOMERVILLE | MA | 02144 |
| 22-C-4 | SITT EDDIE | C/O MYER DANA AND SONS, INC | 246 ELM ST | | 1340 CENTRE STREET SUITE 101 | | NEWTON | MA | 02459 |
| 22-C-5 | AMBISCO INC | | 55 CHESTER ST | | 55 CHESTER ST | | SOMERVILLE | MA | 02144 |
| 22-C-6 | AHERN MICHAEL A | | 53 CHESTER ST | | 21 PINE RIDGE RD | | WELLESLEY | MA | 02481 |
| 22-C-7 | URBAN EQUITY DEVELOPMENT CO | YVON CORMIER GENERAL PARTNER | 7 HERBERT ST | | 3 CRENSHAW LN | | ANDOVER | MA | 01810 |
| 22-D-1 | CITY OF SOMERVILLE | HERBERT ST PARKING LOT | 44 DAY ST | | 93 HIGHLAND AVE | | SOMERVILLE | MA | 02144 |
| 22-D-10 | BROZEK JOSEF T | | 9 CHESTER PL | | 91 ORCHARD ST | | SOMERVILLE | MA | 02144 |
| 22-D-11 | LEVESQUE PAUL E & DUPONT THERESA | | 11 CHESTER PL | | 11 CHESTER PL | | SOMERVILLE | MA | 02144 |
| 22-D-12 | MASTRANGELO BRONWYN & ANTHONY | | 15 CHESTER PL | | 30 HOWELLS RD | | BELMONT | MA | 02478 |
| 22-D-13 | ATTERBURY & CARKEET TRUSTEES | ATTERBURY CARKEET TRUST | 16 CHESTER PL | | 16 CHESTER PL | | SOMERVILLE | MA | 02144 |
| 22-D-14 | DWYER MARIE E | | 12 CHESTER PL | | 12 CHESTER PL | | SOMERVILLE | MA | 02144 |
| 22-D-15 | GREGORY DARCEY C | | 39 CHESTER ST | | 23 CHESTER ST | | SOMERVILLE | MA | 02144 |
| 22-D-16 | BLITZ STUART J & EMILY F | | 37 CHESTER ST #1 | 1 | 37 CHESTER ST #1 | | SOMERVILLE | MA | 02144 |
| 22-D-16 | 37 CHESTER STREET STREET PARTNERS LLC | | 37 CHESTER ST #2 | 2 | 3401 EIGHTH STREET NE | | WASHINGTON | DC | 20017 |
| 22-D-16 | DELESPINASSE ALAN F & | GREY RACHEL JADE | 37 CHESTER ST #3 | 3 | 37 CHESTER ST #3 | | SOMERVILLE | MA | 02144 |
| 22-D-2 | MESSERSMITH DAVID | | 16 HERBERT ST | | PO BOX 441439 | | SOMERVILLE | MA | 02144-2813 |
| 22-D-23 | CROSINA SERENA & THOMAS MICHAEL R | | 34 DAY ST | | 1501 MONUMENT STREET | | CONCORD | MA | 01742 |
| 22-D-24 | SAMARAWEEERA DARIN | C/O KSS REALTY PARTNER INC | 38 DAY ST | | P.O. BOX 650130 | | WEST NEWTON | MA | 02465 |
| 22-D-3 | MCCARTHY MICHAEL | | 14 HERBERT ST | | 14 HERBERT ST | | SOMERVILLE | MA | 02143 |
| 22-D-4 | FUNG SAI-WAH & PAULINE LIU | | 12 HERBERT ST | | 12 HERBERT ST | | SOMERVILLE | MA | 02144-2813 |
| 22-D-5 | KLEINBAUM RACHEL E & REICH DOUGLAS | S/O KISLO JOSEPH R JR | 8 HERBERT ST | | 19 WILTSHIRE ROAD | | BRIGHTON | MA | 02135 |
| 22-D-6 | YU LARRY | NELSON-YU MELISSA | 6 HERBERT ST | | 6 HERBERT ST | | SOMERVILLE | MA | 02144 |
| 22-D-7 | BROZEK DOROTHY E TRUSTEE | 51 CHESTER ST RLTY TRUST | 51 CHESTER ST | | 51 CHESTER ST | | SOMERVILLE | MA | 02144 |
| 22-D-8 | DORKIN JOSEPH R | | 47 CHESTER ST #1 | 1 | 47 CHESTER ST 1 | | SOMERVILLE | MA | 02144 |
| 22-D-8 | DORKIN JOSEPH R | | 47 CHESTER ST #2 | 2 | 47 CHESTER ST #2 | | SOMERVILLE | MA | 02144 |
| 22-D-9 | MIRABELLA SALVATORE F & LINDA C TRS | THE MIRABELLA REALTY TRUST | 43 CHESTER ST | | 144 EAST EMERSON RD | | LEXINGTON | MA | 02420 |
| 26-A-1 | AP 240 ELM ST LP A DELAWARE LP | C/ O ASANA PARTNERS LP | 240 ELM ST | | 1616 CAMDEN ROAD SUITE 210 | | CHARLOTTE | NC | 28203 |
| 26-A-10 | SMITH STEPHEN & LEVINSON J TRUSTEES | THE STEPHEN E SMITH TRUST | 48 CHESTER ST | | 48 CHESTER ST | | SOMERVILLE | MA | 02144 |
| 26-A-2 | SITT RLTY LLC | C/O MYER DANA & SONS INC | 236 ELM ST | | 1340 CENTRE ST SUITE #101 | | NEWTON | MA | 02459 |
| 26-A-3 | HANCOCK SOMERVILLE LLC | C/O ADDONIZIO JR ANTHONY | 230 ELM ST | | 1200 SALEM ST #119 | | LYNNFIELD | MA | 01940-1572 |
| 26-A-5 | LIBORIO EVERETT FOR LIFE | LIBORIO JESSICA & RUI | 8 BOWERS AVE | | 8 BOWERS AVE | | SOMERVILLE | MA | 02144 |
| 26-A-6 | 23 COTTAGE AVE LLC | | 23 COTTAGE AVE | | 50 MILK ST 16TH FLOOR | | BOSTON | MA | 02108 |
| 26-A-7 | D'ANNA FRANCIS | | 25 COTTAGE AVE | | 25 COTTAGE AVE | | SOMERVILLE | MA | 02144 |
| 26-A-8 | KAYLOU PROPERTIES LLC | | 44 CHESTER ST | | 31 LOVE LANE | | WESTON | MA | 02493 |
| 26-A-9 | SANTANGELO MICHAEL | | 46 CHESTER ST | | 46 CHESTER ST | | SOMERVILLE | MA | 02144 |
| 26-I-1 | LEONARDO MARK | | 40 CHESTER ST | | 40 OAKDALE AVE | | WESTON | MA | 02493 |
| File | CITY OF SOMERVILLE | | 93 Highland Ave | | | | SOMERVILLE | MA | 02143 |