

October 27, 2022

**VIA CITY FILING PORTAL**

Michael A. Capuano, Chair  
Planning Board  
City of Somerville  
93 Highland Avenue  
Somerville, MA 02143

**Re: P&Z 21-145, Site Plan Approval and Special Permit Applications, 620 Broadway**

Dear Chair Capuano and Members of the Board:

Please note that this office and the undersigned represents Botanica, LLC and 620 Broadway, LLC as Petitioner and 620 Broadway LLC as the Owner (“Petitioner”) in connection with the property located at 620 Broadway (“Locus”). The Locus is situated within the CC 5 Zoning District and within the Quarter Mile Station Area Walkshed.

**Description of Project**

The Petitioner seeks Site Plan Review approval for the construction of a 6,894 square foot commercial building under (add Site Plan Review section, and Section 15 if that is different) of the Somerville Zoning Ordinance (“SZO”) and a Special Permit to permit Cannabis Sales, as provided under SZO Table 6.2.13 Permitted Uses, and pursuant to SZO Section 15 and SZO Section 9.2.4.d.

The Locus operated successfully for many decades, since 1934, as an automotive fueling/service station. Severe disruptions caused by the Green Line Extension Project (“GLX”) resulted in the historical use of the Locus being forced from business, including the removal of the fuel storage tanks. Because of the damage to the business from the GLX, and subsequent market and land-use forces, the former business reasonably cannot be re-established. In order to return the Locus to productive use the Petitioner is seeking to construct a 6,894 gross square foot mixed-use development that will be situated in a single-story building containing a 4,508 square foot adult-use dispensary, 371 square feet of arts/creative space, an approximately 1,609 square foot café and 406 sf of internal common spaces (restrooms, mechanical space and storage) and zero on-site vehicle parking spaces (Project).

The Project will enhance significantly the Locus both visually and functionally. The building design, façade materials and layout are appropriate for the neighborhood and will improve the public realm thereby advancing the design intent of the SZO. Pending mutual agreement on a loading-area, existing curb-cuts and on-site parking spaces are proposed to be eliminated, which will remove vehicular access/egress conflicts, and proposed long-term and short-term bicycle parking spaces will enhance transit options for employees and tenant patrons. Finally, the landscape program reflects advancements in street-scape plantings and the creation of a private, landscaped patio area associated with the future restaurant operation. We feel that the Project overall complies with the applicable SZO standards and refer the Board to the unanimous letter of support for the Project from the Urban Design Committee, dated April 6, 2022.

To assist the Planning Board and its staff with the review of the Site Plan Review and Special Permit approval requests, the required materials have been submitted electronically in accordance with the City's filing requirements.

Thank you for your consideration and we look forward to appearing before the Board on this matter.

Very truly yours,



William J. Proia

WJP:mmc

3423105.1

## **620 BROADWAY - DEVELOPMENT NARRATIVE**

**Prepared by Peter Quinn AIA**  
Architect of Record

620 BROADWAY, LLC is proposing to develop a single-story commercial building at 620 Broadway. The Lot is located in a commercial district at the base of the MBTA Bridge entering Ball Square.

### **Existing Conditions and Zoning Base**

The Lot is approximately 11,470-SF and historically was used as a gas station, but discontinued operations some years ago largely due to disruptions caused by the Green Line Extension Project. A small block building remains from the former use, parts of which will be incorporated into the proposed new construction for the benefit of foundations and exterior block walls.

The Lot has approximately 127 feet of frontage on Broadway. The existing sidewalk will be improved by the closure of two existing large curb cuts. The pedestrian experience will be improved further by adding new landscaping elements along the sidewalk.

The Lot is within the Commercial Core (CC5) district. The CC5 district allows up to a five-story commercial building otherwise compliant with the dimensional requirements of the selected Building Type which in this case is a Commercial Building. With relief obtained from the ZBA for the number of stories, the proposed building and site dimensionally conform with all other applicable CC5 criteria as well as the requirements for Green Score, and Lot coverage.

Parking spaces are not required because the Lot is within the quarter-mile Transit Walkshed.

The Lot does not have frontage on a Pedestrian Street

A Mobility Management Plan Certification is provided separately.

### **Proposed Building**

The proposed single-story building provides 6,961-GSF of commercial area. This area is divided into two commercial spaces and a single space for the Art and Creative Enterprise. One of the commercial spaces ( $\pm 4,508$  GSF) is proposed for use by Botanica LLC, a recreational cannabis retailer. A second commercial area ( $\pm 1,609$  GSF) is programmed at this time as a café or other food/beverage-based neighborhood amenity. The Arts and Creative Enterprise space will occupy ( $\pm 371$  GSF). The balance of the building ( $\pm 473$  GSF) is designated for common restrooms and mechanical spaces.

Because the building GSF area is less than 25,000 SF, it is not required to submit LEED Certification Documentation. However, the building will meet the most current energy code requirements.

The building will be fully accessible to accommodate all patrons.

Approximately 4,000-SF of roof area is expected to have solar panels installed and at the very least will be solar-ready.

Mechanical equipment is kept away from the roof edge to mitigate noise and visual impacts.

The aluminum and fiber cement exterior cladding are described in detail in the drawing set. Nearly all the primary cladding material is recyclable.

## Site Design

In contrast to the existing Lot condition, which is largely impermeable asphalt, extensive measures have been designed to increase the permeability of the open areas of the Lot. We expect that all storm water will be contained on the Lot for normal storm events.

The Civic Space located adjacent to the north boundary of the Lot has plays an important role in the design by featuring an outdoor café patio on west side of the Lot. Once the Civic Space is completed by the City, visitors to the Civic Space will have direct access to the proposed café use and vice versa.

The proposed patio introduces wraparound landscaping for the café patrons. Careful planting placements provide shade and enhance the view of the site for the residences across the tracks. The cafe exterior glazing corresponds to the patio with extensive glazing on three sides.

The extensive planting plan contains native and drought-tolerant species as shown in the drawing set. In response to neighborhood comments, the landscaping plan addresses the Lot views from front to rear. The project achieves a Green Score of 0.28, which exceeds the Ordinance's requirement.

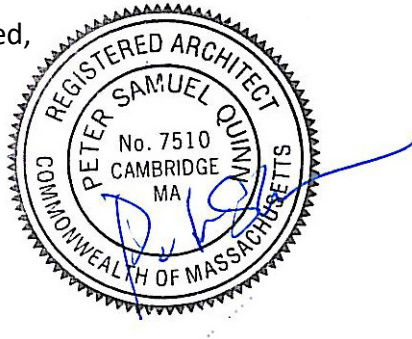
The project provides 12 Long Term (LT) bicycle parking spaces, and a permit will be sought to install 16 Short Term bike parking spaces along the wide sidewalk along the front of the building. The LT bicycle parking spaces are in a secure area at the rear of the building accessible from the access aisle, as well as from the rear patio of the café use.

Loading is proposed along the street frontage at Broadway. Applicant will coordinate with applicable City departments and permitting authorities. Please refer to the Traffic Impact Study for more details.

Trash and recycling will be stored at the back of the building within a screened trash area. At the scheduled times, building management will take these bins to the curb for pickup.

An exterior lighting plan that complies with the goals of the dark-sky initiative is also shown in the drawing set.

Respectfully Submitted,



Peter Quinn, AIA  
President, PQA LLC

Attached:

- Development Narrative

CC:

- 620 Broadway, LLC

- Atty. William Proia

**Virtual Neighborhood Meeting – March 7, 2022 6:30-8:30 PM**

**List of Attendees**

Debbie Canoa  
Al DeAngelis  
Matt Radebach  
Marcie Campbell Gelb  
Elizabeth Shea  
Ali Kleyman  
Kate Zebroze  
Wesley Vercosa  
Marcy Goldstein  
Mike O'Donovan  
Megan Beecher  
Brandon Wilson  
Jane Carbone  
Stephen Mackey  
Joanne Powers  
Michael Cassesso  
Brian O'Donovan  
Peter Quinn  
Patricia  
Kim  
Rony Cavallo  
Bill Proia  
Estalin  
Andrea Ganino  
Nancy  
Chris DeAngelis  
Sean O'Donovan  
Paula LeBlanc  
Beatriz Gomez  
Charlotte Leis  
Steve Siragusa  
Melissa Cushing  
Denise O'Donovan  
David Gibbs  
Doc Daley  
Mike Rossetti  
Dian  
Brian Vincent  
Caroline Rosas  
Elizabeth  
Codi  
Alessandra O'Donovan  
Doreen  
Hiram  
Mary Cassesso

## **Meeting Q&A (Answers from the project team are provided in red.)**

### **Beatriz Gomez Mouakad**

- Provided a summary of meeting intent and overview of proposed building construction and use.
- Next steps in the process:
  - neighborhood meeting,
  - site plan, special permit,
  - Urban Design Commission
  - Second neighborhood meeting
  - Public hearing
  - CCC Hearing

The CCC Commission is held separately – not by city

### **Sean O'Donovan ("SO")**

- Introduced the project and team and deferred to Attorney William Proia and Peter Quinn for the presentation.

### **Attorney William Proia ("WP")**

- Provided overview of the site conditions, project design, landscaping, access and trash management and described how the building will fit into neighborhood.

### **Peter Quinn, Project Architect ("PQ")**

- Peter described the premises including site constraints, triangular site, adjacent to MBTA, wide sidewalks, handsome trees.
- Project includes a cannabis retail outlet.
- Loading zone at existing curb cut for a van delivery, unload to security and packaging inside short term bike parking,
- café and cart café/workshop, with outdoor seating service sidewalk,
- lighting to comply with dark sky standards,
- no basement, incorporating into part of buildings working with soils.
- Working with MBTA on foundation design to maintain if action of retailing wall.
- Native plants, perennial beds, small café tables, stamped concrete, exterior brick, tile, granite.

### **Charlotte Leis ("CL")**

- Noted that the building design doesn't comply with local zoning and will need modifications

### **Beatriz Gomez Mouakad ("BGM")**

- Opened the matter for questions/comments

### **Debbie Canoa 600 Broadway**

- The site is used by area neighbors for parking and zip car rental spaces and she questioned whether these spaces would be replaced. SO indicated that 5 parking spaces would be eliminated. Zip car parking would be relocated over the municipal line in Medford. There would be no space with the plan for resident parking.
- Can Botanica share spaces for residents to park to off-set customer on-street parking? SO – The project team worked with city and there will be no parking on site/giving back existing parking. Existing curb cuts will be closed.
- Is the green space public? SO – No, the green space will be part of the private business and allotted to the café.
- Will there be public seating? SO - The space will be 100% private and open for the restaurant/café use only.
- Concerns about keeping sidewalk clear of traffic and debris. SO – The owners will continue to maintain to clean the sidewalk area but it has been difficult due to the MBTA extension.



- Will there be sidewalk upgrades? SO – Will work with the City on the matter.
- Is this area part of bike lane work? SO – This matter is something for the City to pursue.
- Can you work with city an elevated area of sidewalk. SO – Will listen to the City on this matter but does not believe a bike lane could be added.

#### **Jane Carbone**

- City is getting aggressive with climate goals and saw white roof.
- Is building electric or gas? Reduce carbon emissions
- Asked whether the semiprivate open space could be accessible similar to Semolina down the street. Install landscaping along frontage. SO – The building will be services by gas and electric with soar on roof. The site will be 100% private. The building complies with code except for the required number of stories. Transformer needs to be above ground near sidewalk. Semolina is a different layout. PQ noted that outside seating would be accessed from the interior of the café in order to provide security for the outdoor space.
- The fence looks like a corral. Can is be made to look more organic. PQ – The MBTA owns property and maybe future opportunity to work with them on the corners space.

#### **Ronnie Cavalo – 70 Victoria St., Somerville.**

- Noted that the owners are very involved in the City. This is a great building and great reuse for the site and will be a boost to the Broadway area. This will be an upgrade from gas station and a progressive building in good location. He referenced a facility in east Somerville with parking for 10-11 cars and noted that the parking was in use all the time. Linking this with the T may not be sufficient for trips as you could expect 5-6 cars. Dispensary down the street is very active. Fully support the progressive and attractive building but expresses his concern about parking. Noted that patrons will park out front of the building. SO East Somerville is one of the only medical dispensaries in the area. Botanica expects foot traffic once building is built. There will be several other dispensaries open in advance of Botanica which will cut down on trips. Ronnie Cavalo convinced that this project will work and improves the area and supports the use of solar.

#### **David Gibbs – 9 Linden Place of Summer St.,**

- Chair Community Action Agency of Somerville, social service provider. He like the building and appreciates the developer supporting their program. Noted that the O'Donovan family has been extremely generous with the City and needy neighbors. BGM noted the work that is done for the community.

#### **Mary Goldstein – 74 Geld Boston Ave**

- Questioned that changing laws relative to recreational use at cafés. Is this a thought for the future of this café? SO – The tenant has discussed the Botanica project and this question has not come up. They want a strong café operator. WJP – This could not happen without additional permitting from the City if proposed in the future.

#### **Michal Cassesso – 70 year resident of Somerville/Ward 1**

- Noted that the petitioners were wonderful people and they were involved in sports and the City.

#### **Hiram – 600 Broadway.**

- Noted that the building was nice but concerned about traffic. Asked whether accommodations can be made for the 5 people who had parked on site. WP – Noted that the proponent has engaged with the city mobility group and are working with city traffic engineer. The traffic study is underway, and they will review any mitigation requirements. CL – explained that the project application will include a scoping letter to the mobility group which starts the discussion and results in the scope for a Transportation Impact Study. This is provided to the mobility group for review in advance of the second neighborhood meeting, and they will review and provide comments.

#### **Debbie Canoa – 143 Boston Ave**

- Proximate to the site across train tracks and is concerned about the view of the property/height of the fence – and whether she could see the proposed tree. Provide the time frame for the building to open and that she was looking forward to seeing the building. SO – Construction would start this summer and take one year to build. PQ noted that the height of the fence is 4-5 feet (existing is 6 feet) and they she would be able to see the tree. BGM noted that the back of the building is front view for some.

**C. Rene Taylor – 32 Otis** Is in full support of the project.

**Richard Dailey – 94 Prichard Ave, direct abutter.** Spoke in favor for the Zoning Board of Appeals matter and feels that this is a nice fit with the neighborhood.

**Marcie Campbell** – Noted that the building is closed off.

**Nike Rosetti** – Impressed with building and proposed site build out.

**Hiram** –

- Questioned the placement of the security cameras and noted that they were not attractive and cut down on privacy of others. Asked that they don't make the building look like a fortress. Also questioned the technical capabilities of the security system. **Matt Desktop – The cameras using allow facial recognition per CCC requirements and will integrate into building per state legislation.**

**Al DeAngelis** – Noted that he supports the team and their city efforts and donations.

**Megan Beecher – off dead end.**

- Concerned about queuing cars on street and lines of people on sidewalk. Also noted that zoning allow for additional stories and questioned whether more stories would be added. **Matt Desktop – explained that for the first 6 months customers will have appointments which will prevent cars queuing. WP explained that the permit for this application would only allow for the building in front of the City and any changes would require new permits.**

**BGM** –

- Raised concerns about trash capacity and rodent control issues.
- Questioned whether the fuel service for the building (gas/electric). Consider using heat pumps, etc.

**Denise O'Donovan (DO) – CEO of Botanica** – Explained personal history in the community including family coaching local sports, and volunteering in the community. Noted experience as an RN at Mass General Hospital.

**Fred DeAngelis** – Provided personal history in the community and working with the Winterhill Neighborhood.

**Matt Radibar, COO Botanica** - Explained that he has experience with other marijuana facilities and wants to be proud of project. He noted that the concerns about traffic in the area and their website will provide customers with alternative transit information. Will offer education all materials for product, educate customer service and security is very important. Security personnel will be trained to work with people and de-escalate problems. Cameras are a resource for customers and the city. Safe pickup of cash is important. Home delivery service will not be provided.

**Michael O'Donovan** – (manager of Botanica) Provided personal history of his family and business in town.

**Caroline Rosas – 60 Prichit Avenue**

In favor of the Botanica and their owners. The family has volunteered in the schools and truly care about the citizens of the community. Suggested using potted plants outside the business.

**Debbie Canoa** – Raised concerns about a second cannabis location in the community near a nightclub. She is looking for gathering space in city as well as childcare and service uses for families in the neighborhood. Noted that home delivery would bring more traffic to the area (similar to Uber eats). She also raised concerns about security. **Matt Radibar. Explained that they will use dedicated pickup times, will have outdoor security and prohibit double parking.**

**Hiram Valdec – 600 Broadway** . Raised concerns about the health of city (too much drinking, smoking during pandemic) and noted that there is excess pot on black market. Kids are getting access to the product and noted that this is not a good plan for the city. Noted problems in California with excess product. **Matt Radibar. – Was aware of the problem on the west coast and finding ways to combat the issue. He noted that Botanica wants to be part of the Ball Square community and to educate people.**

**Mary Cassesso** – Explained that she worked for state of MA when support for marijuana was overwhelming. She is pleased to see that the company is majority female owned. These facilities have been very involved in the city and that the majority live in the community.

Announcement regarding a Botanica meeting on March 10 at 7:00 pm.

BGM reiterated concerns regarding maintaining sidewalks, addressing litter control, on-site open space and visibility of open space. **Matt Radibar** stated that the sidewalks would be maintained in the area of the project.

3060587.1

**Virtual Neighborhood Meeting – June 29, 2022 6:00 PM**

**List of Attendees**

Charlotte Leis  
Diane  
Hiram Falfan  
Paul DeAngelis  
Sam  
Paul D  
Chris DeAngelis  
Denise O'Donovan  
Peter Quinn  
Paula LeBlanc  
Caroline Rosas  
William Proia, Esquire  
Debby Camara  
Catherine Gauthier  
Tom Loughlin  
Matt Radebach  
Estilan Cambisca  
Olivia Gilligan Corsetti  
Ball Square Neighbor  
IPhone  
IPhone 2  
Joan Work IPhone  
Robert McWatters  
Merideth Porter  
Michael O'Donovan  
Brenda DeAngelis  
Bill  
G  
J O'Rourke  
Elizabeth O'Donovan  
Nancy's Ipad Z  
Frank Spinosa  
Michael's IPhone  
Joanne O'Leary  
Darci Cangiamilia  
Renee Taylor  
Doc Daley

**Meeting Q&A (Answers from the project team are provided in red.)**

**Charlotte Leis (“CL”)**

CL provided a summary of meeting intent related to a Site Plan and Special Permit filing for a building development and cannabis use. Advised the community of the recent allegations against a member the applicant team and had advised the applicant to postpone the neighborhood meeting but the applicant chose to move forward. The City is analyzing this matter relative to this other cannabis matters associated with the applicant.

**Attorney William Proia (“WP”)**

WP introduced the project and explained that the intent of the meeting was to discuss the matters as posted in the meeting notice. The project team was available to answer project related questions only. WP explained that the first neighborhood meeting was held in March, followed by the Urban Design Commission (“UDC”) review process where the project received a favorable review. The current project design reflects comments from both the initial neighborhood meeting and the UDC review.

**Peter Quinn, Project Architect (“PQ”)**

PQ explained that the current building design integrates comments derived from the first Neighborhood Meeting and the UDC process. The plan addresses loading where curb cuts have been closed along with bike accommodations. Loading will be subject to License approval. The building space will be divided between Botanica (left side of the building), a café (right side) and an arts/cultural space in the middle. Staff parking and trash areas have been denoted in the rear of the building. Glazing has been extended along the building frontage with utilities located on the side of the building. The view of the rear of the building includes the restaurant space with landscaping (trees and shrubs). Two street trees will be retained. A storefront display area has been added. The building façade integrates varied materials (wood appearance, aluminum and fiber cement). The rear of the building will integrate block painted a dark color to blend in with the surrounding materials. Lighting will be dark sky compliant. A loading zoning is proposed along the street frontage.

**Matt Radebach, Botanica (“MR”)**

MR provided an explanation of the Botanica use and operations. Business hours will be Monday-Saturday 10AM-8PM and Sunday 11AM-6PM. The building will include advanced mechanical systems to mitigate odors. No ready to use vape products will be sold. The staff will not carry firearms. The facility will coordinate regular bank pickups for deposit of cash (for example Brinks) and those employees may carry firearms. Botanica staff will be stationed outside to prevent “diversion” and control any double parking. Botanica will use an online system for scheduling appointments and online ordering to control volume of patrons at the site. Patrons will follow onsite protocols for access and security. Customer service staff will be trained in conflict resolution and de-escalation techniques. Security will be located in both the interior and exterior of the site. Customer pick-up will be random to ensure patterns are not created. Security cameras will be low profile and meet all CCC requirements. The facility will also encourage the use of public transit and will provide options/details on their website for access options.

**Hiram Falfan – 600 Broadway.**

Raised concerns about traffic generation and the fact that there will be four less parking space. Noted concerns about the proximity of another dispensary nearby. Raised concerns about allegations filed against the project proponent. Concerned about impacts of lack of parking on customers

WP explained that the city was in favor of eliminating curb cuts and the project design. Tom Loughlin (GM2 Inc./Traffic Engineer) explained that customers may have to walk to the site from other parking areas, ride a bike or take public transit.

Hiram also asked for details on the security camera system and whether it would include an activated alarm and if the City Police Department will have access. MR explained the proposed camera systems with 5 & 8 megapixels and three different camera styles. System will include live monitoring and different perspectives of the area.

There will be a security consultant providing live monitoring. There will not be horns or strobes. The Police Department will be offered live access and a computer if needed.

**Debbie Camara – Boston Ave**

Explained that she lived across the railroad tracks and has a full view of the building. Asked for clarification of business hours. She is looking forward to the building being replaced and improving her view of the property. She noted that Boston Avenue parking is for everyone including Broadway residents. She is looking forward to the project being started.

MR responded that business hours will be Monday-Saturday 10AM-8PM and Sunday 11AM-6PM.

**Joan O’Roark**

Resides in the Winter Hill neighborhood. Thrilled to see this project moving forward and that the property will be used for this type of business.

**Debbie Canoa 600 Broadway**

Expressed her opposition to the project as she was concerned about security, traffic and parking. Also raised concerns about recent indictment against project proponent.

**Fred Bass – 28 Walker Street**

Expressed support for the project and the proponent.

**Mike Rosetti – 82 Highland Road**

Expressed support for the project and the proponent.

**Carolyn Rosas – Prichard Avenue**

Noted that she lived in the neighborhood and expressed support for the project and the proponent.

**Doc Daley – 94 Prichard Avenue**

Expressed support for the project and design. Also expressed support of the proponent.

11 July 2022

**Sarah Lewis – Director**  
**Planning Department**  
City of Somerville  
93 Highland Ave  
Somerville, MA 02143

**Re: 620 Broadway – Planning Bd Application**  
**Record of Responses to UDC Review**

**Dear Ms. Lewis,**

We met with the Urban Design Commission on 3/22/22 and received approval for our design of 620 Broadway, a new one-story commercial structure. A copy of there approval letter with comments is attached.

In response to those comments itemized, we provide the following:

1. [from UDC] Pay attention to pavement materials, in particular to the design of the stamp concrete, to ensure that they are compliant with ADA standards.  
[PQA response] The proposed landscaping and paving materials will comply with the ADA requirements.
2. Consider how the building will be viewed from places that people may congregate at, not just from Broadway  
The relationship between the café to its rear patio space was revised and enhanced to include full-height glazing and door access. This was made possible by moving the mechanical space from the café's rear wall to the adjacent wall. Adjustments were made to the rear landscape to become a shady place for sitting. The view from the residents across the tracks is enhanced by these changes.
3. Consider the relationship between the color and patterns of the pavement and building.  
We will provide samples for review as normally required prior to Building Permit approval.
4. The proposal should include an additional Street Tree along Broadway and the Applicant should work with City Staff to identify a possible planting location.  
Applicant will engage with the City Staff about this suggestion. Please note that very significant changes to the street layout have been underway by the City.
5. The interrelationship between the outdoor café space and the future abutting Civic space is an important design consideration and the Design Team should collaborate closely with City Staff as the design progresses.  
The Applicant will certainly collaborate with the City Staff regarding the abutting future Civic space which is understood to be in the planning stages. The design we have proposed for the onsite outdoor space of the proposed café can easily be modified to enhance the interrelationship between the café's patio and the future abutting Civic space.

6. A comment at the end of the UDC letter asked us to give further consideration to the view from the outdoor patio. Based on our notes from the meeting, we understood this to mean development of the rear patio as a fitting outdoor space, visible across the tracks to neighbors to the south, with gazing opened to this direction (previously all blocked). The design was revised to respond to this as noted in #2 above.

Respectfully Submitted,



Peter Quinn, AIA  
President, PQA LLC

*Attached:*

- *UDC Memo*

*CC:*

- *620 Broadway, LLC*
- *Atty. William Proia*





City of Somerville

# URBAN DESIGN COMMISSION

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

## **DESIGN REVIEW RECOMMENDATION**

**620 Broadway**

**April 6, 2022**

The Urban Design Commission (UDC) met virtually via GoToWebinar on March 22, 2022, to review a **Commercial Building** proposed at 620 Broadway in the CC-5 zoning district in the Magoun Square neighborhood of Somerville. The purpose of design review, as established by the Somerville Zoning Ordinance, is for peers in the professional design community to provide advice and recommendations during the schematic design phase of the architectural design process. In accordance with the UDC's adopted Rules of Procedure and Section 15.1.4 Design Review of the Somerville Zoning Ordinance, this recommendation includes, at least, the following:

1. Identification of the preferred schematic design option
2. Identification if applicable design guidelines are satisfied
3. Guidance and recommended modifications to address any design issues or concerns

Following a presentation of the design by the Applicant and review of the design guidelines for the CC zoning district, the Commission provided the following final guidance and recommended modifications:

- Pay attention to pavement materials, in particular to the design of the stamp concrete, to ensure that they are compliant with ADA standards.
- Consider how the building will be viewed from places that people may congregate at, not just from Broadway.
- Consider the relationship between the colors and patterns of the pavement and the building.
- The proposal should include an additional Street Tree along Broadway and the Applicant should work with City Staff to identify a possible planting location.
- The interrelationship between the outdoor cafe space and the future abutting civic space is an important design consideration and the Design Team should collaborate closely with City Staff as the design progresses.

The Commission voted unanimously (5-0) to recommend approving façade option 1. The Commission voted unanimously (5-0) that the design guidelines have been met. The Commission voted unanimously (5-0) to incorporate additional design guidance.

Attest, by the voting membership:

Deborah Fennick  
Andrew Arbaugh  
Tim Talun  
Cheri Ruane  
Tim Houde

Attest, by the meeting Co-Chairs:

Sarah Lewis  
Luisa Oliveira



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

### APPLICABLE DESIGN GUIDELINES:

CC – COMMERCIAL CORE DISTRICT			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
Facades should be visually divided into a series of architectural bays that are derived, in general, from the building's structural bay spacing.	YES (3-0)		
Piers, pilasters, or other features defining each architectural bay should either extend all the way to the ground or terminate at any horizontal articulation defining the base of the building.	YES (3-0)		
Architectural bays should align, in general, with individual or groups of storefronts and lobby entrances.	YES (3-0)		
Piers, pilasters, or other features defining each architectural bay should always project forward and be uninterrupted by any horizontal articulation, excluding any horizontal articulation used to differentiate the base of the building.	YES (3-0)		
Vents, exhausts, and other utility features on building facades should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within open spaces.	YES (3-0)		
Buildings at terminated vistas should be articulated with design features that function as focal points.	YES (3-0)		
Fenestration glazing should be inset from the plane of exterior wall surfaces.	YES (3-0)		
Ribbon windows should be avoided.	YES (3-0)		
Monotonous and repetitive storefront or lobby systems, awnings, canopies, sign types, colors, or designs should be avoided.	YES (3-0)		
Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.	YES (3-0)		

CC – COMMERCIAL CORE DISTRICT			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
Lobby entrances for upper story uses should be optimally located, well defined, clearly visible, and separate from the entrance for other ground story uses.	YES (3-0)		
Lobbies should be limited in both width and total area to preserve floor space and frontage for other ground story uses. Buildings should use any combination of facade articulation, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the frontage area, or some other architectural element(s) to make lobbies visual and materially distinctive.	YES (3-0)		
The selection of materials, fenestration, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.	YES (3-0)		
The type and color of materials should be kept to a minimum, preferably three (3) or fewer.	YES (3-0)		
Two (2) or more wall materials should be combined only one above the other, except for bay windows.	YES (3-0)		
Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)	YES (3-0)		
Horizontal or vertical board siding or shingles, regardless of material, should be avoided.	YES (3-0)		
Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.	YES (3-0)		
Exterior Insulation and Finish Systems (EIFS) should be avoided.	YES (3-0)		

## FAÇADE DESIGN:



View from Broadway – 3/22/22

## FURTHER DEVELOPMENT NEEDED:

The view from the café's outdoor patio requires further consideration

