

— Asana Partners

# Building

**7th Spoke - Planning Board Meeting**

**03.16.23 - 256-260 Elm Street**

**Please reach out with questions at [www.7thspokesomerville.com](http://www.7thspokesomerville.com)**

**Elm Street Redevelopment**

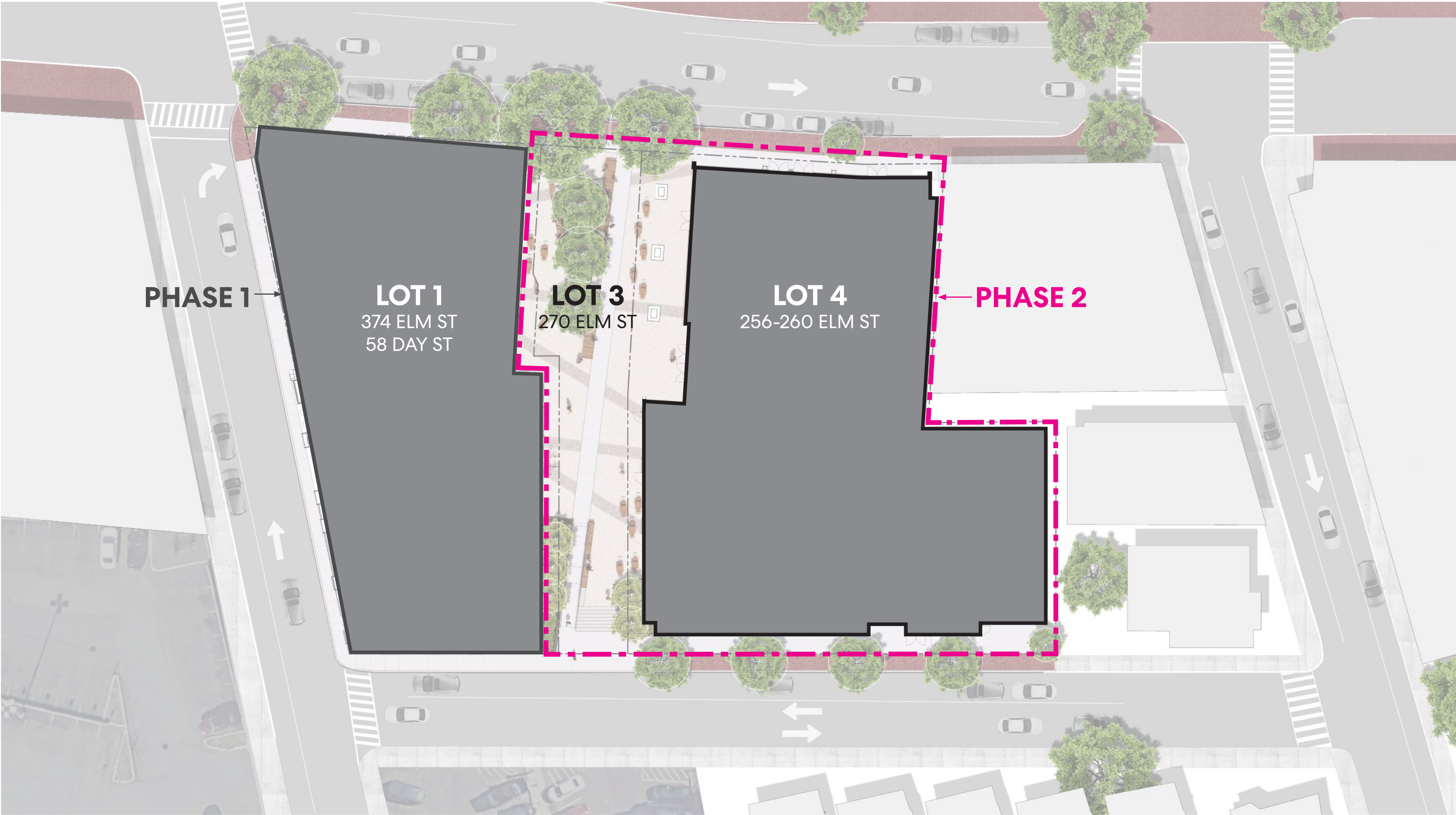


**Perkins&Will**

## **256-260 Elm Street (Lab Building)**

- + Provide clarification of project phasing**
- + Clarify square footage and program allocation**
- + Discuss how Asana Partners is confident in the design and operation of a lab building**
- + Discuss use of SU-30 truck size for lab building and placement of loading dock**
- + Provide information on Green Score**
- + Show architectural cornice studies**
- + Show retail tenants opportunities for signage**

Provide clarification of project phasing

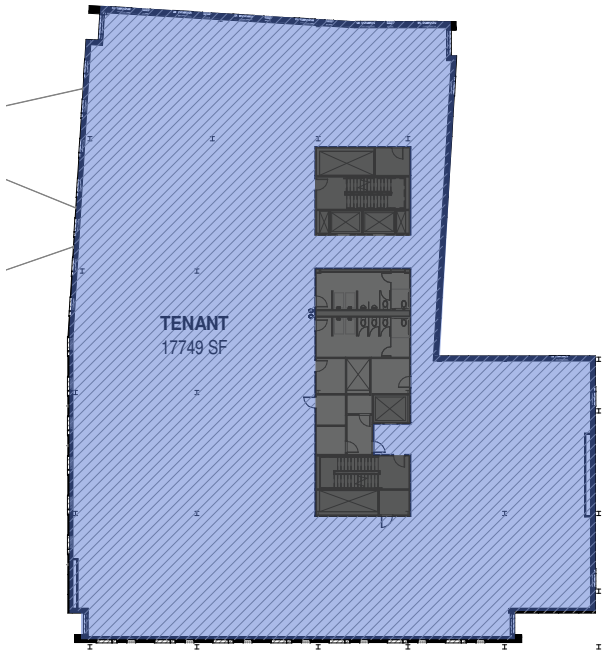


Clarify Square Footage and Program Allocation

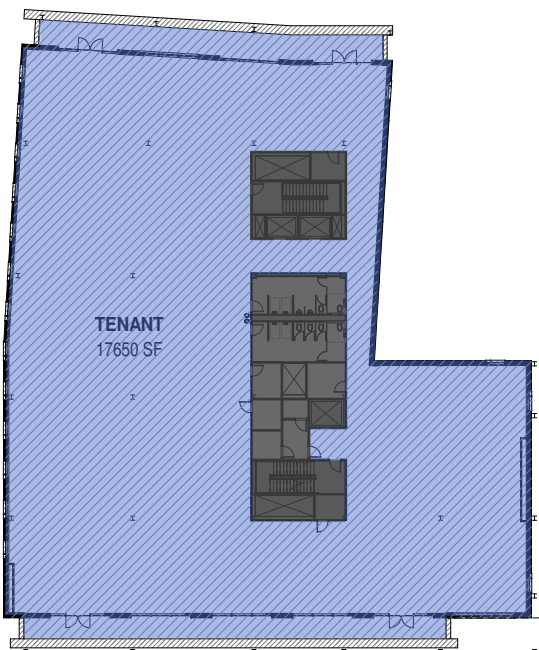
Area Summary

- A.C.E : 5,984 sf
- Retail : 18,597 sf
- Lab / Office : 63,083 sf
- Service + Common : 16,924 sf

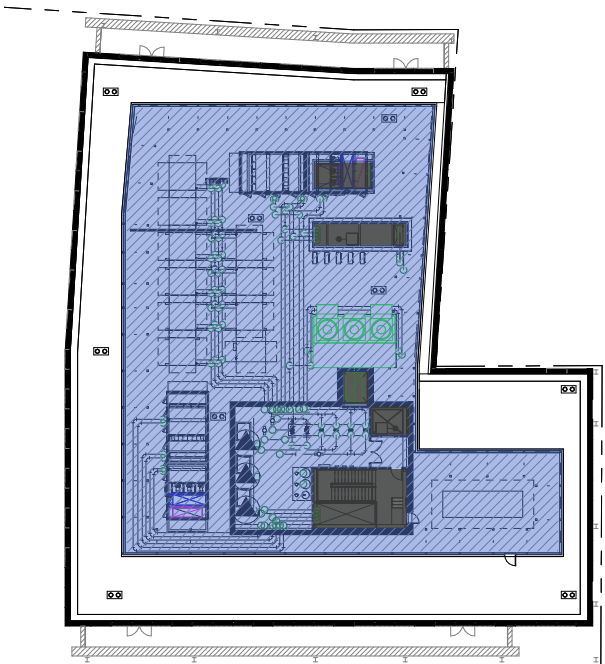
Total Leaseable : 87,574 sf  
Total Gross Area : 104,498 sf



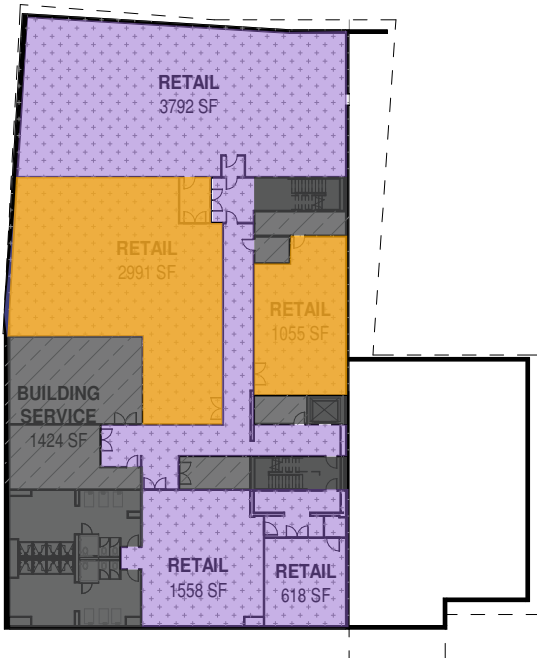
LEVEL 03



LEVEL 04



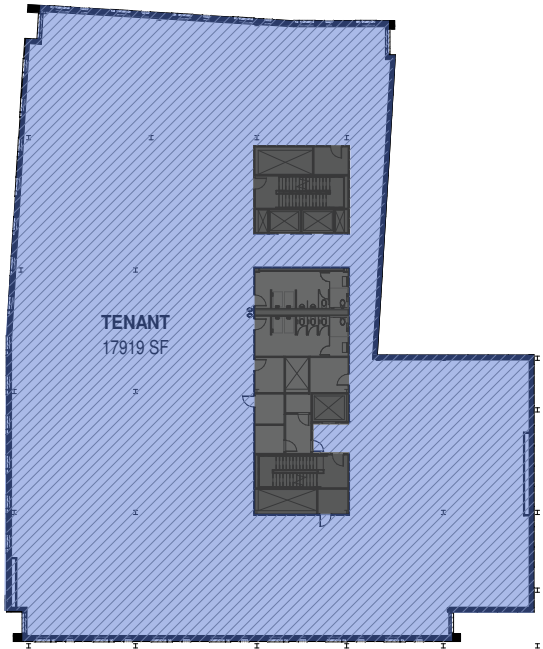
PENTHOUSE



BASEMENT



LEVEL 01



LEVEL 02



*Discuss how Asana Partners is confident in the design and operation of a lab building*



+

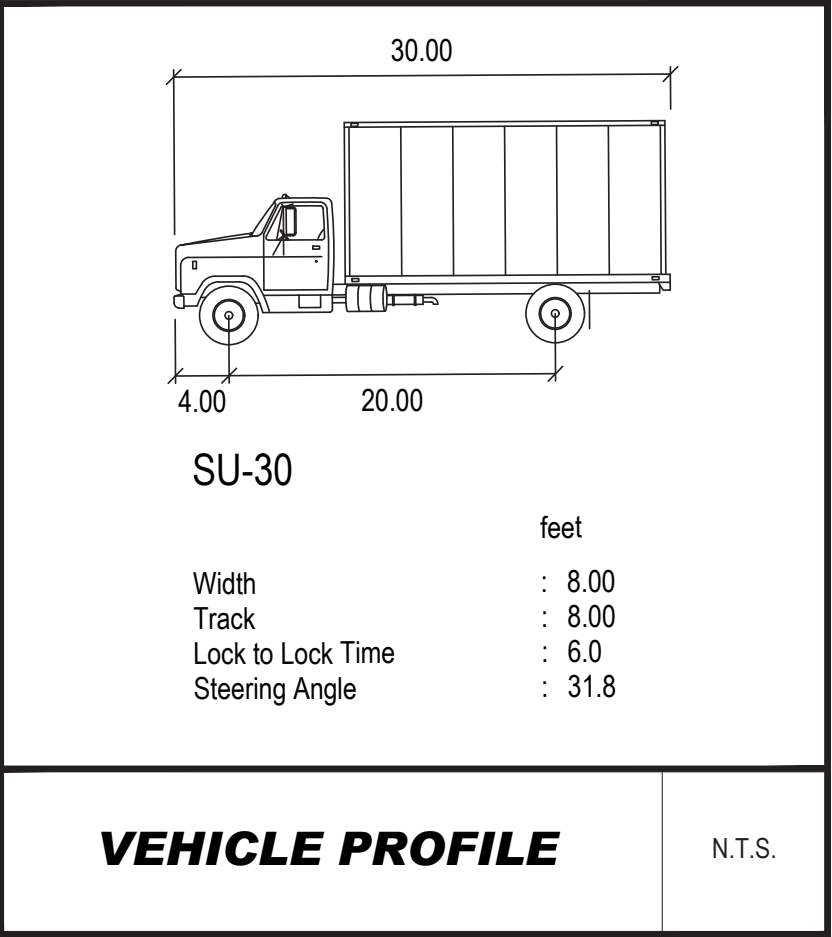
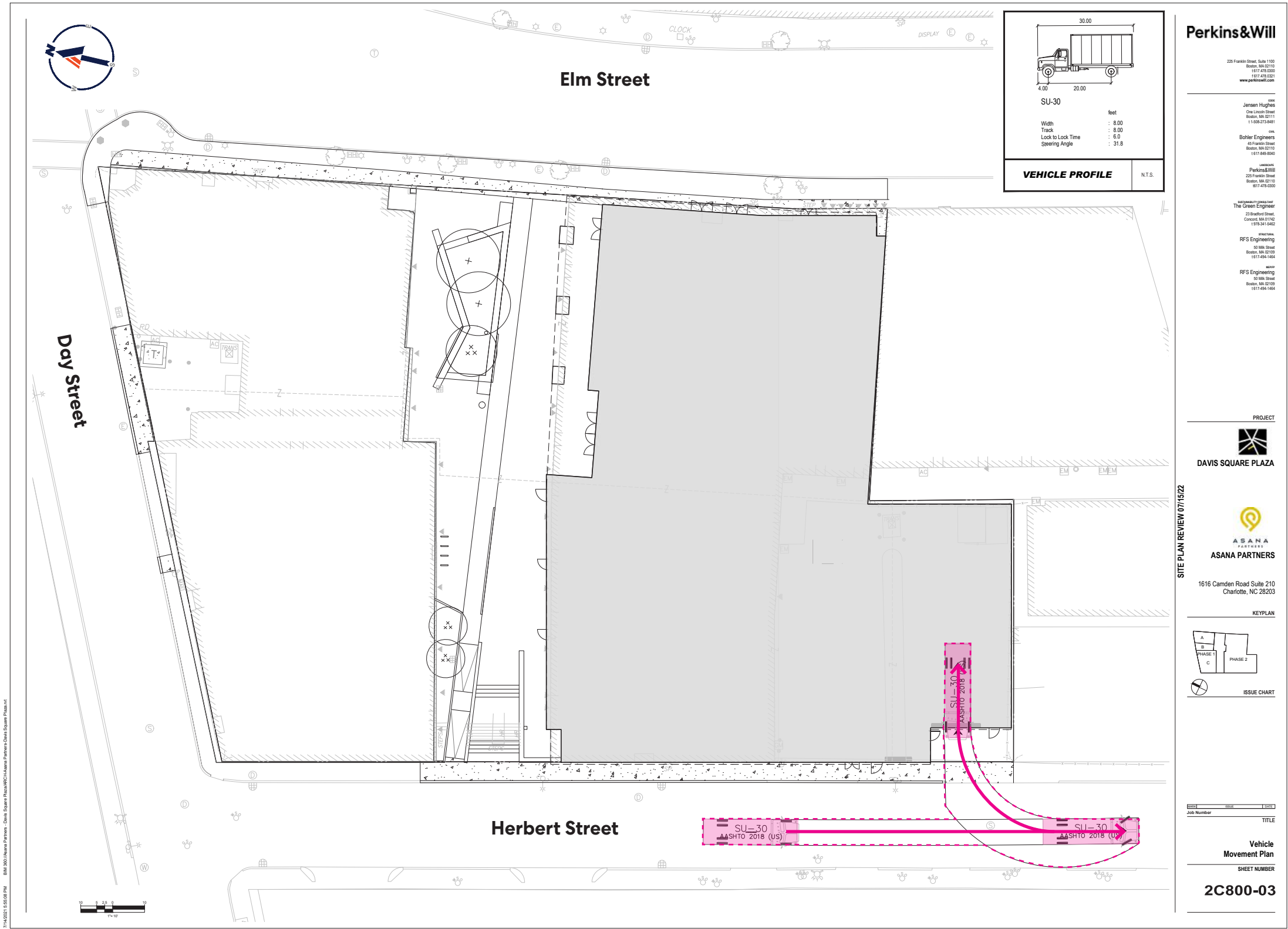
LINCOLN  
PROPERTY  
COMPANY

**Perkins&Will**

Discuss use of SU-30 truck size for lab building and placement of loading dock next to existing houses

# TAP

## Vehicle Movement Plan

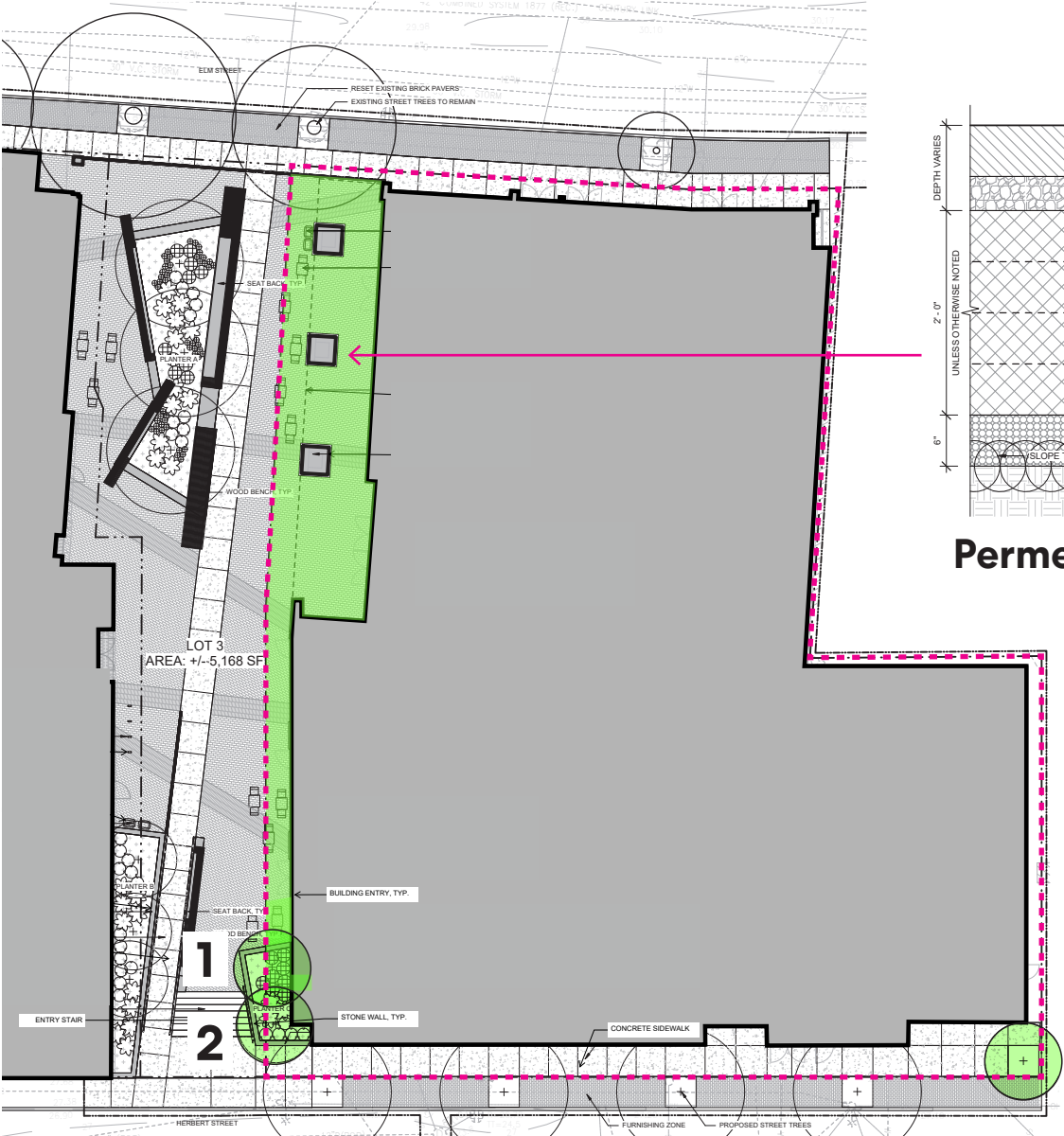


Provide information on Green Score

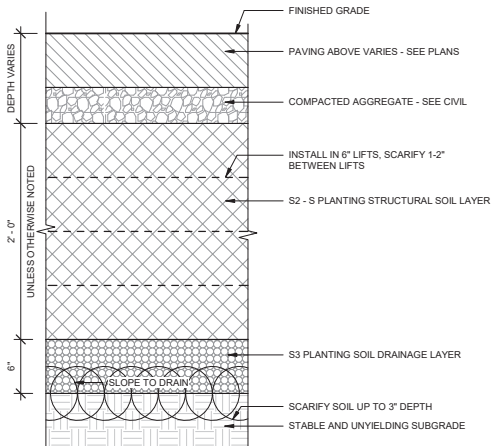
Green Score = 0.215

Required Score: Target Score: Actual Green Score:	
	FAB, CC, CB, CI
	0.20
	-
	0.215

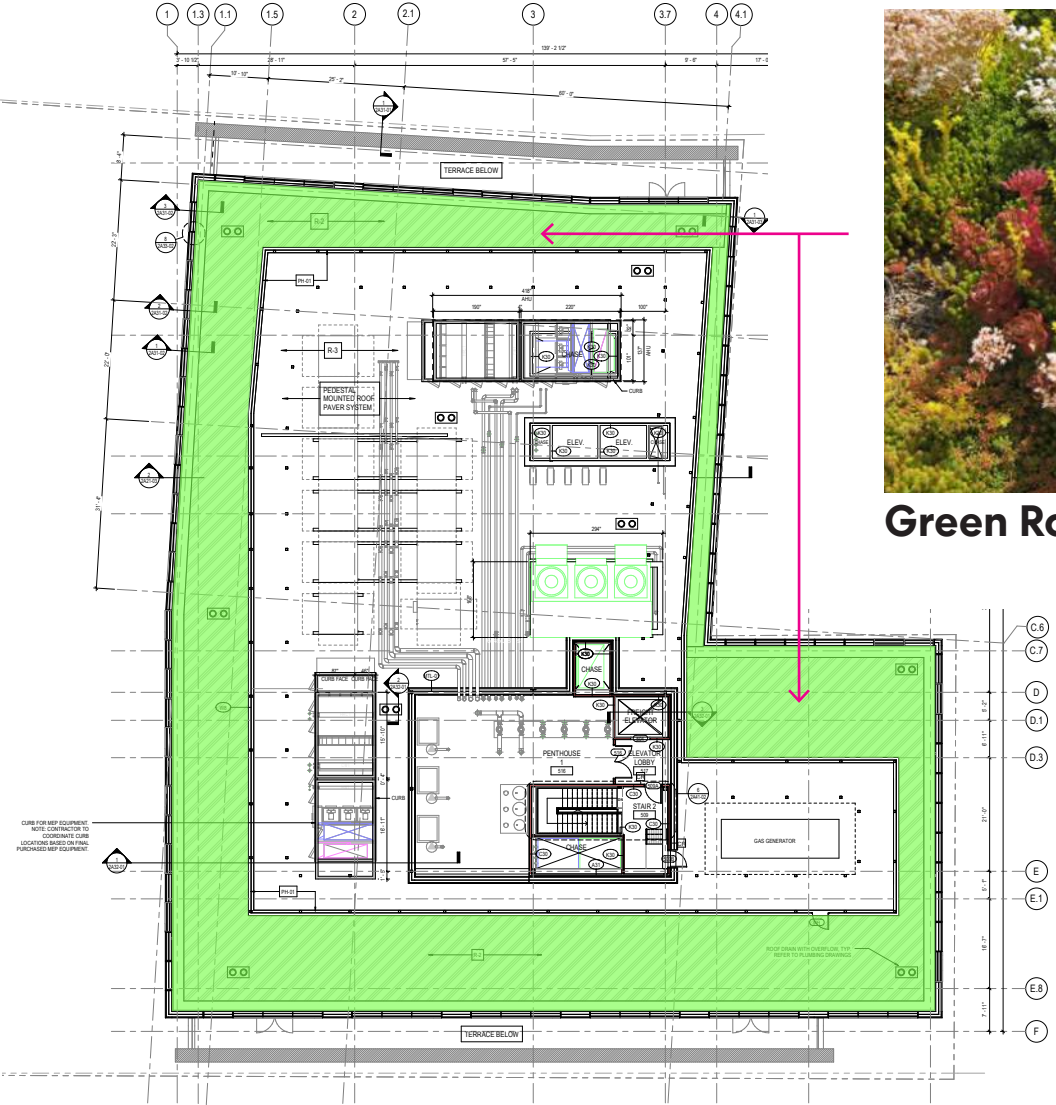
Green Score Summary



Site Plan



Permeable Paver Detail



Roof Plan



Green Roof Sedum Carpet

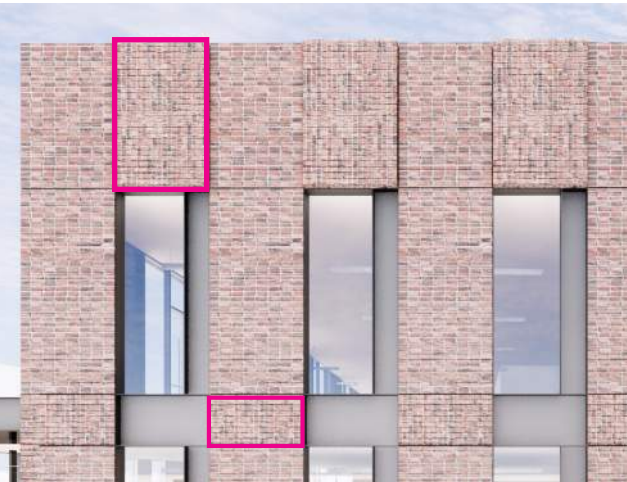


Show architectural cornice studies

Option 1  
Window Head Articulation



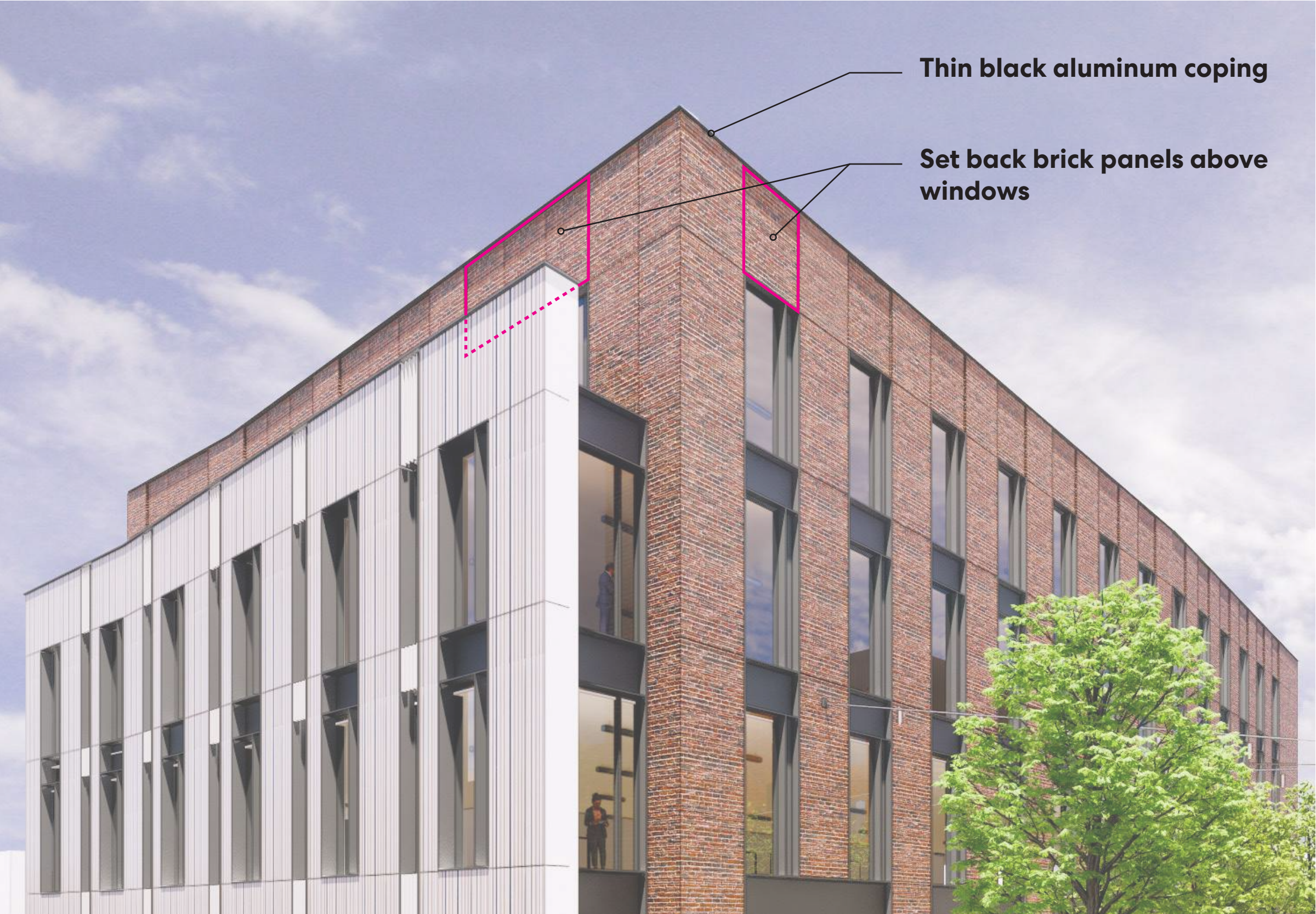
Option 2  
Vertical Brick w/ Step Out



Option 3  
Thick Black Aluminum Coping



Current Design





Show retail tenants' opportunities for signage

View from Elm Street - Pedestrian/Retail Experience



Example Signage Designs



— Asana Partners

# Through Block Plaza

**7th Spoke - Planning Board Meeting**

**03.16.23 - 270 Elm Street**

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**Elm Street Redevelopment**



**Perkins&Will**



## **270 Elm Street (Through Block Plaza)**

- + Provide further detail on planting**
- + Provide further details on open space design**
- + Discuss possibility for vertical planting and public artwork**
- + Clarify presence canopy over civic space**
- + Clarify ramp relationship to various plaza programs**
- + Discuss long term maintenance plan for landscape**
- + Show civic space dedicated to tenants**

Provide further detail on planting

# New Trees



\*native species

All plant species are shade tolerant

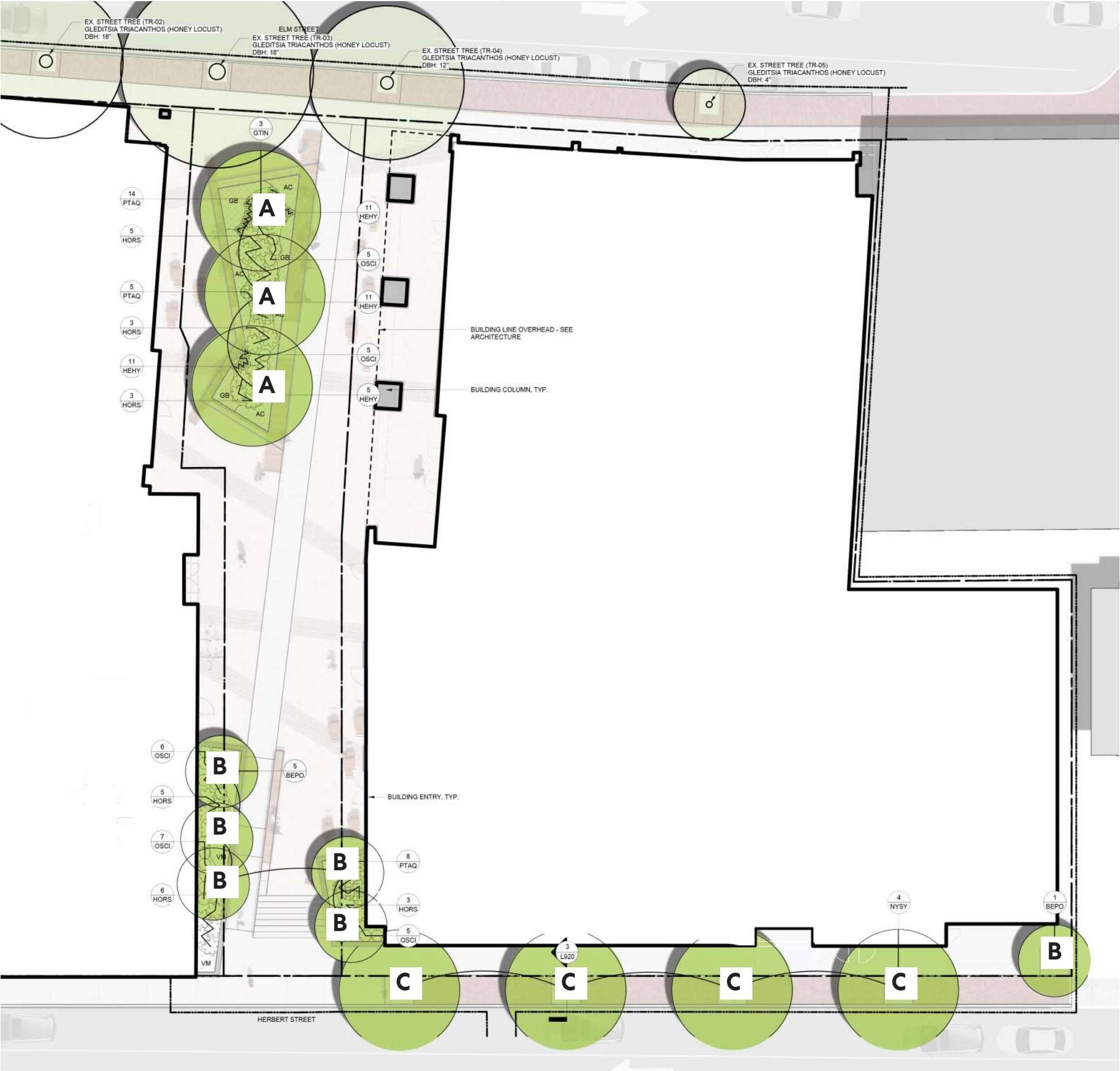
**Imperial Honeylocust**  
*Gleditsia triacanthos v. inermis*



**Grey Birch**  
*Betula populifolia\**



**Black Gum**  
*Nyssa sylvatica 'Tupelo Tower'\**





Provide further detail on planting

# Understory and Groundcover Planting



\*native species  
All species are shade tolerant





Provide further detail on planting

View of Civic Plaza

Three (3) Imperial Honeylocust  
*Gleditsia triacanthos v. inermis*

UNDERSTORY PLANTING MIX

Hybrid Hellebores *Helleborus x hybridus*  
Royal Standard Hosta *Hosta 'Royal Standard'*  
Cinnamon Fern *Osmunda cinnamomea*\*  
Bracken Fern *Pteridium aquilinum*\*

GROUNDCOVER PLANTING MIX

Canadian Wild Ginger *Asarum canadense*\*  
Black Huckleberry *Gaylussacia baccata*\*  
Periwinkle *Vinca minor*

\*native species  
All species are shade tolerant



Provide further detail on planting

View from Herbert Street

**Black Gum**  
*Nyssa sylvatica 'Tupelo Tower'*\*

**Five (5) Grey Birch**  
*Betula populifolia*\*

**UNDERSTORY PLANTING MIX**

**Hybrid Hellebores** *Helleborus x hybridus*  
**Royal Standard Hosta** *Hosta 'Royal Standard'*  
**Cinnamon Fern** *Osmunda cinnamomea*\*  
**Bracken Fern** *Pteridium aquilinum*\*

**GROUNDCOVER PLANTING MIX**

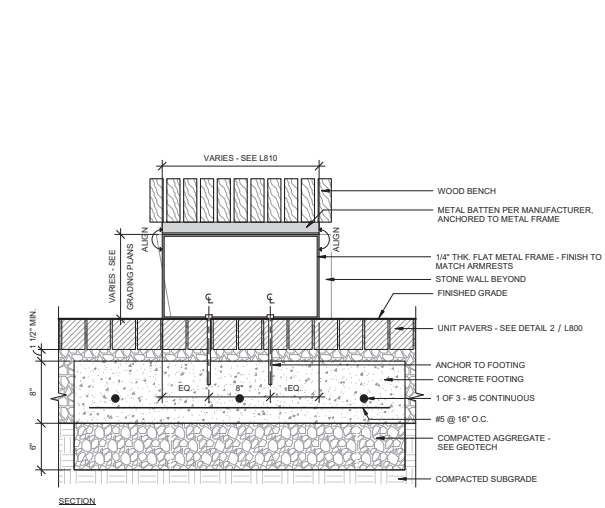
**Canadian Wild Ginger** *Asarum canadense*\*  
**Black Huckleberry** *Gaylussacia baccata*\*  
**Periwinkle** *Vinca minor*

\*native species  
All plant species are shade tolerant

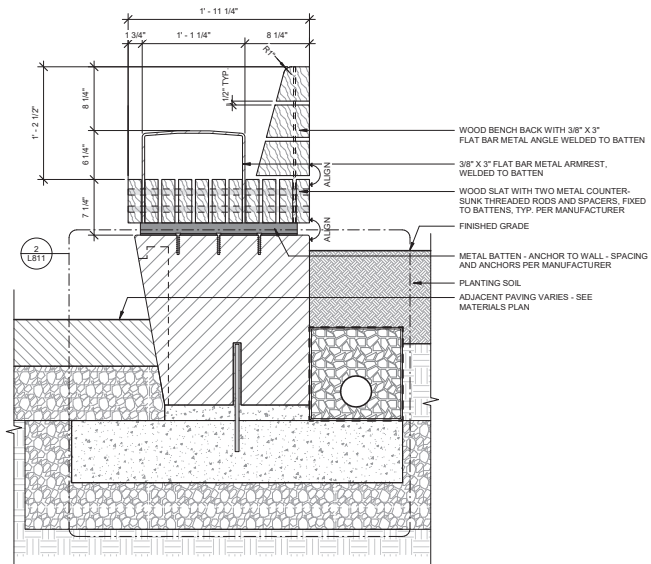


Provide further details on open space design

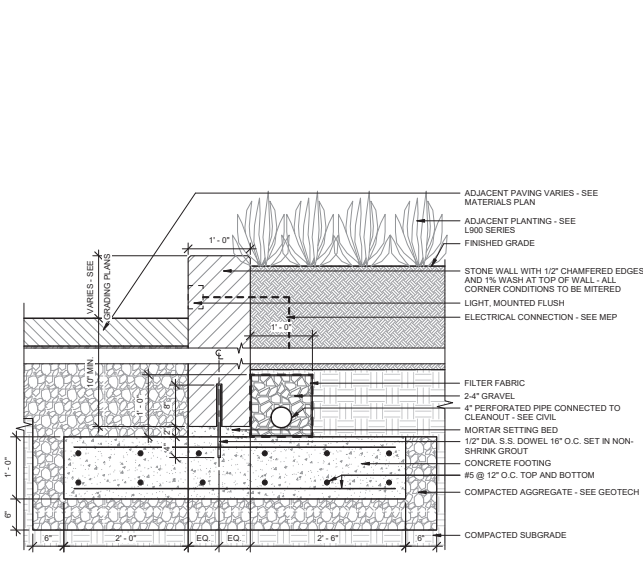
Wood Bench End Support



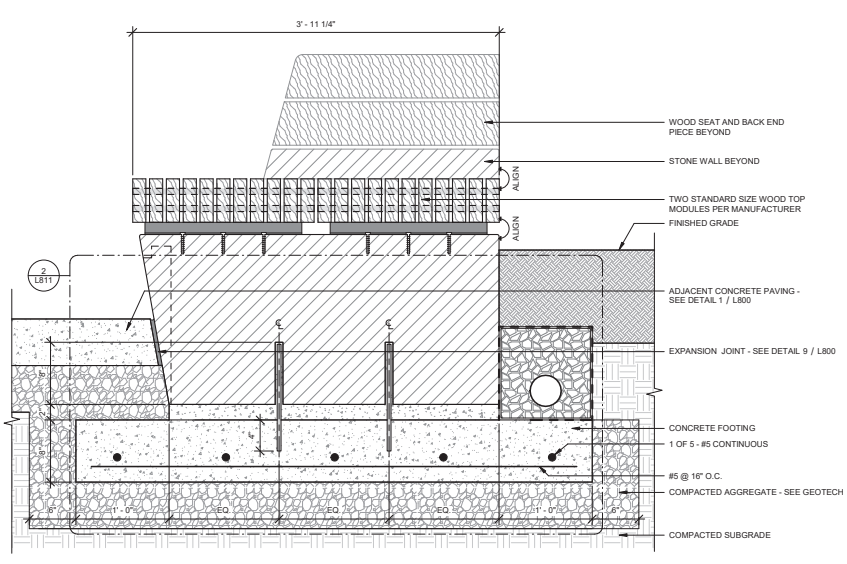
Wood Bench on Stone Site Wall



Typical Stone Site Wall



Wide Wood Bench on Site Wall





*Discuss possibility for vertical planting and public artwork*

**Vertical Garden Precedents**



**Music Lane - Austin, TX**



**SF Moma Greenwall**



**Pier 4 - Boston**

**Somerville Street Art**



**Marka27**



**Sagie Vangelina**

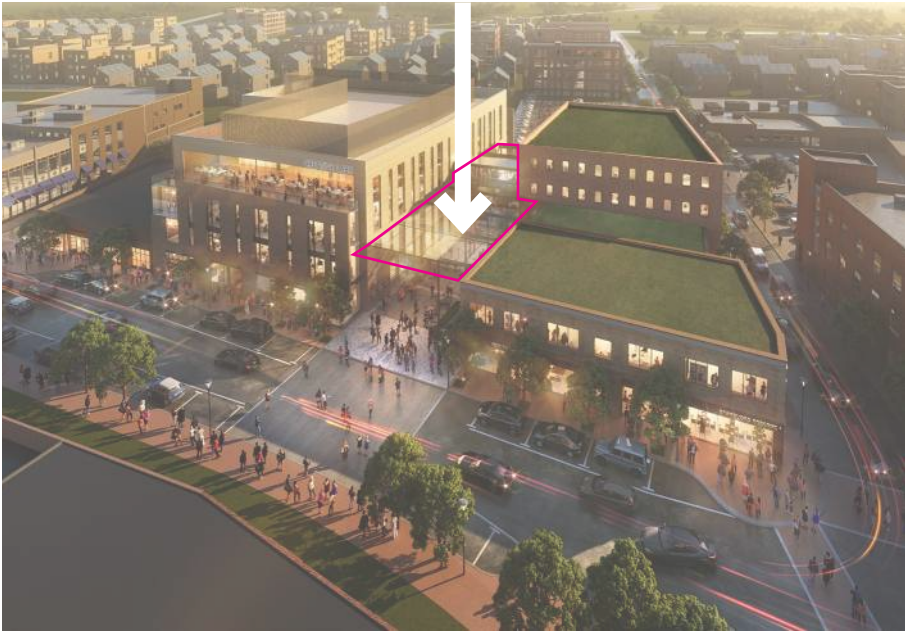


**Calo Rosa**



Clarify presence canopy over civic space

17 March 2021 Neighborhood Meeeting  
Early design study with canopy



Current design *without* canopy

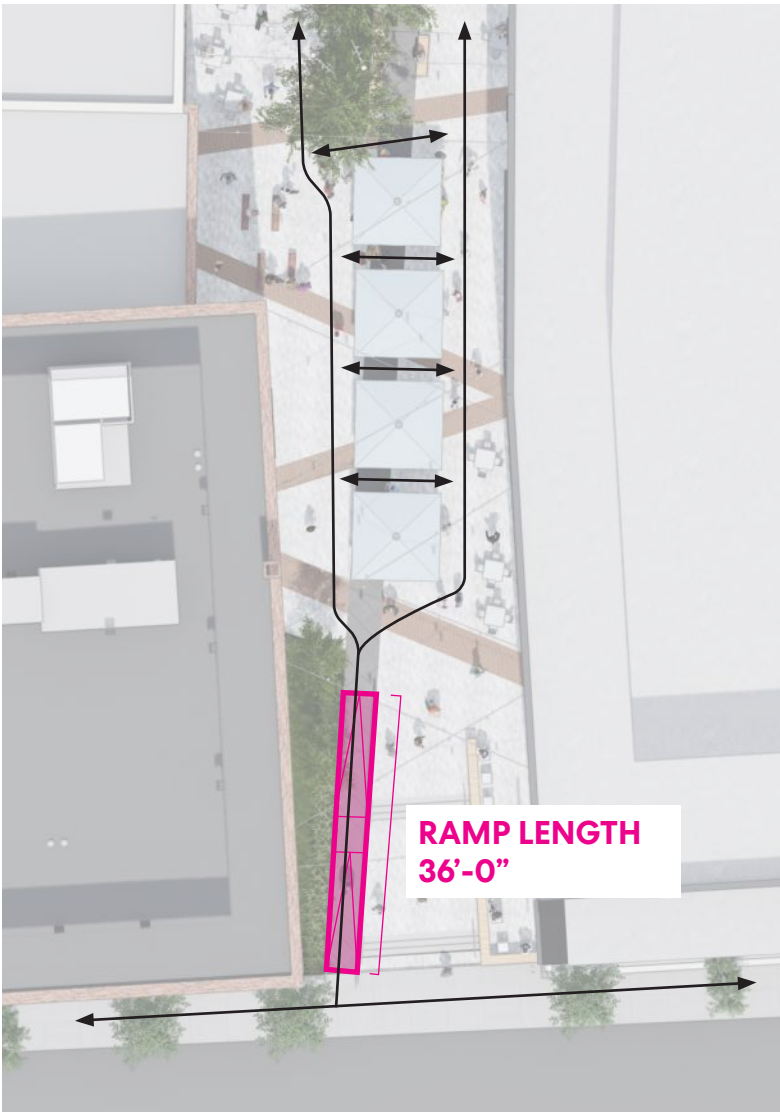




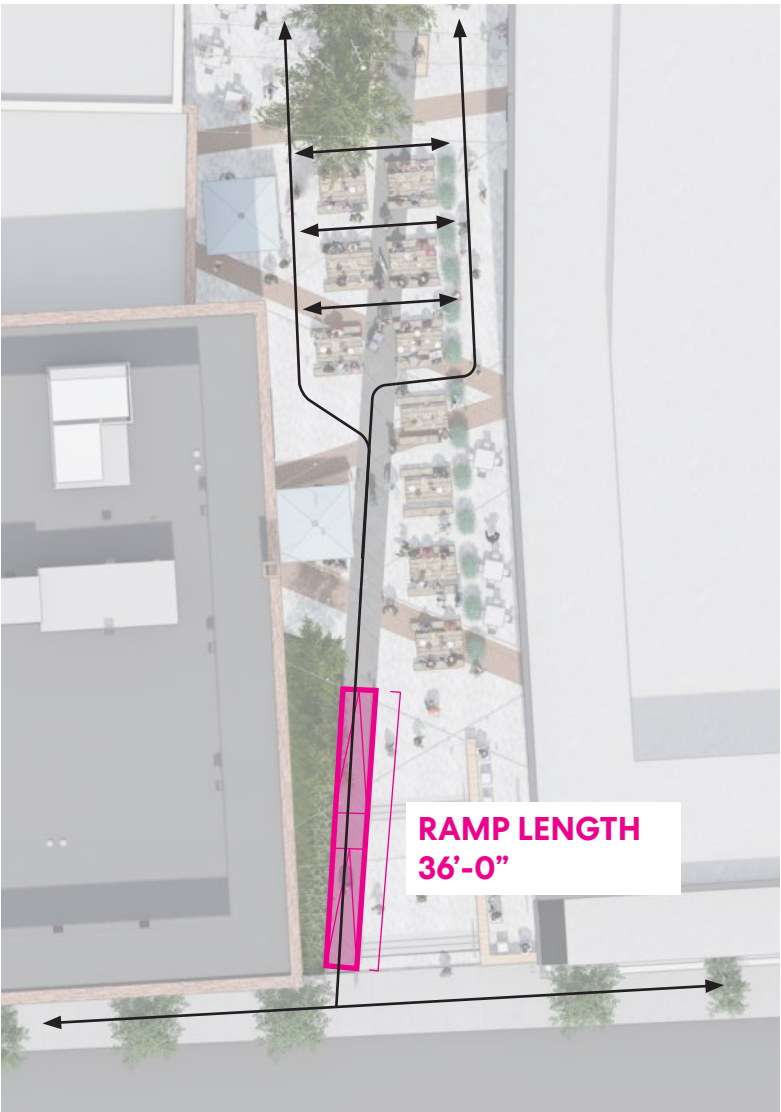
Clarify ramp relationship to various plaza programs

Temporary or Potential Programming Opportunities

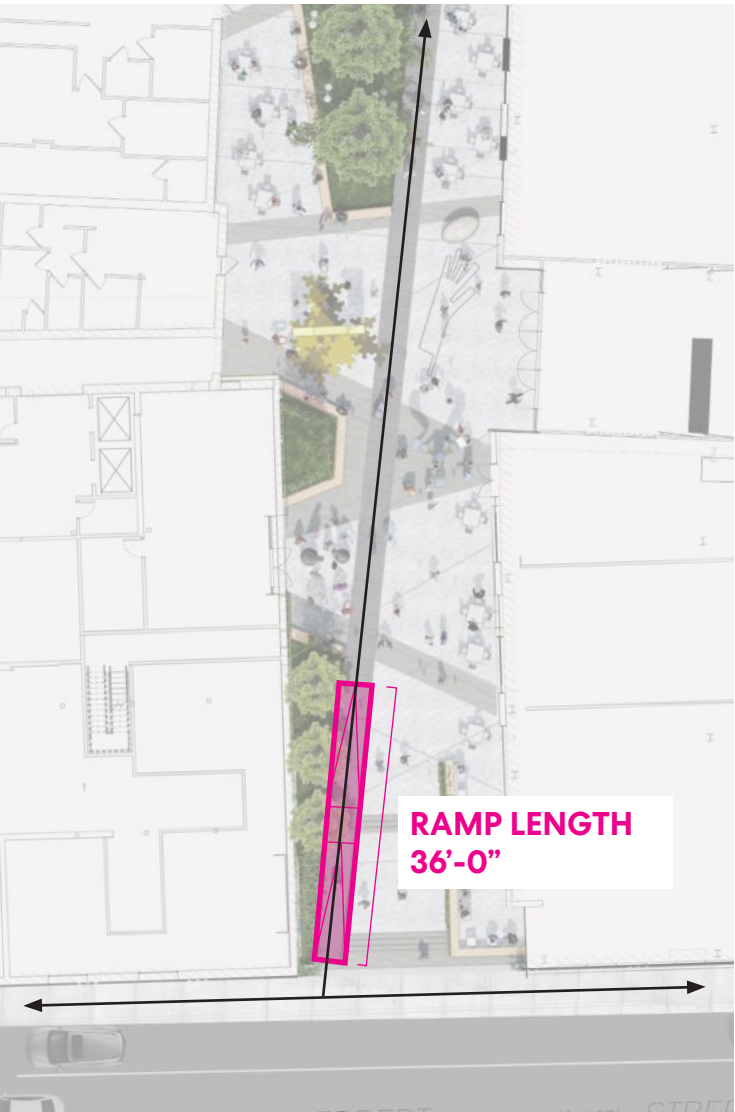
Farmer’s Market



Food Festival



Arts/ Sculpture





**Discuss long term maintenance plan for landscape**

## **Landscape Maintenance and Management Plan**

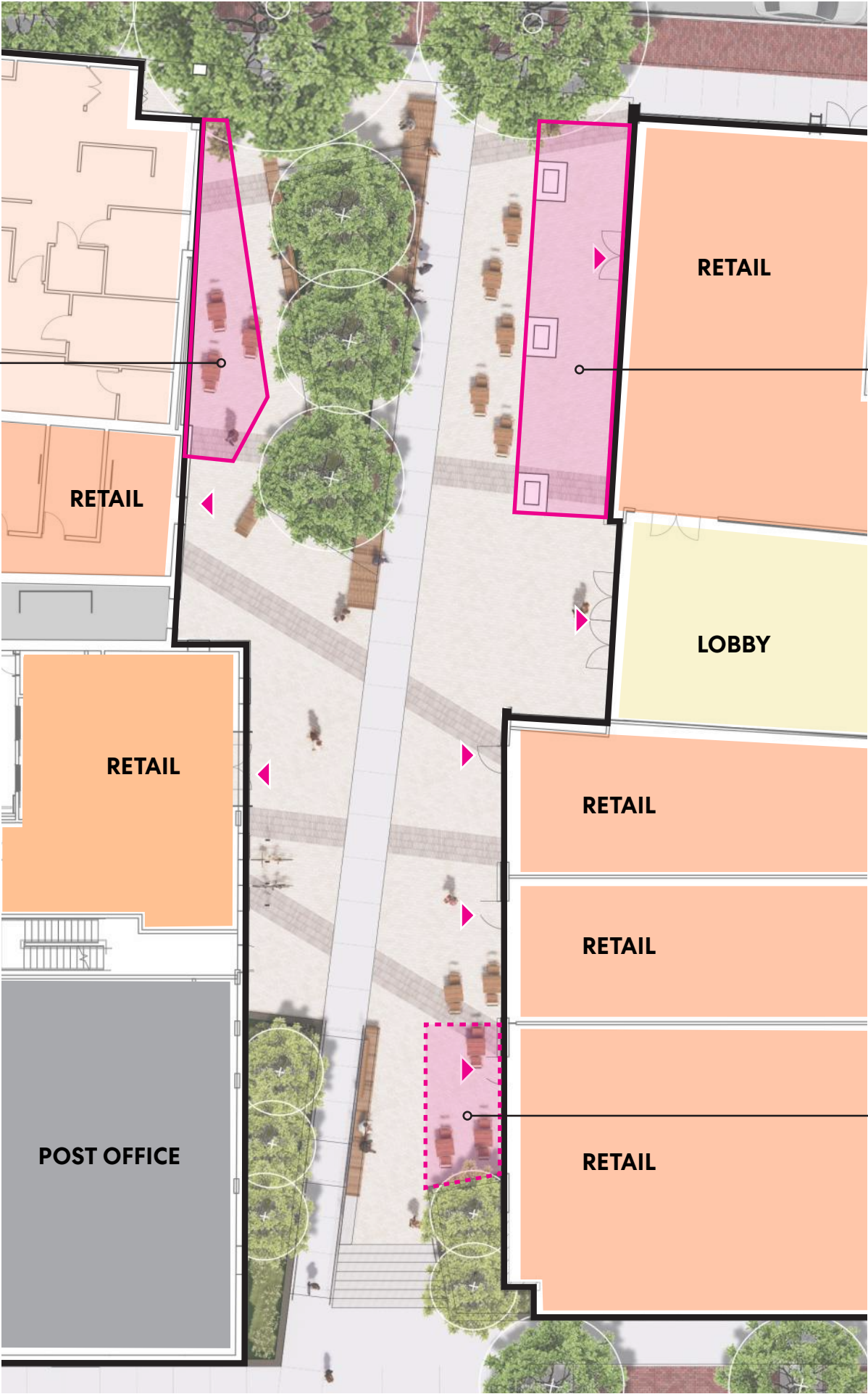




Show civic space dedicated to tenants

356 SF min. for Chipotle

275 SF min. for Starbucks



Other spaces to be negotiated as needed



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