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DATE: 02/07/2023

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RE: Design Review Report for 366 Broadway, Somerville MA

Below is a summary, including images, of the two meetings we had with the Urban Design Commission (UDC) for the proposed project at 366 Broadway.

Meeting 1: April 12, 2022

At this meeting, the overall project and three façade options were presented to the UDC.

Three façade schemes were presented to the UDC showing a proposed façade design for Broadway and Thurston Streets. All three schemes were designed to follow the Façade Design guidelines from the zoning code, which specifies that the façade of any building greater than one hundred feet in width must be divided vertically and designed as two or more separate and distinct facades if differing architectural treatment so that the building appears to be multiple buildings. See details and images on the following pages showing proposed designs that were presented.

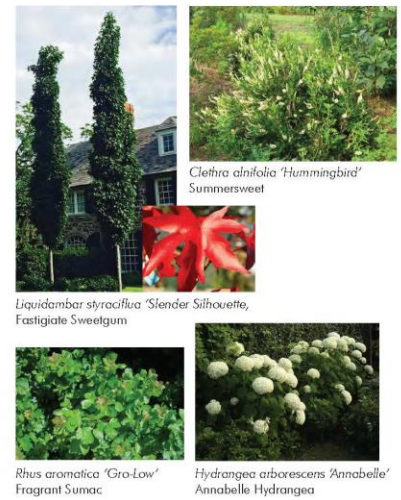
During the meeting, comments from the UDC included; adjusting the massing along Broadway so the faux division between the two styles was not 50/50; create a more cohesive design, rather than one which included 2 contrasting architectural styles. They also commented that the materiality of the two styles should be more complementary & potentially use the same material across both.

UDC Meeting 1: Landscape Plan

- 12' Building Setback at Broadway and Thurston Streets
- Existing and new street trees on both streets
- Existing curb cuts removed on both streets.



PROPOSED PLANT LIST	SYMB. QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
LSS	5	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Fastigiate Sweetgum	3-3.5' col. B&B	native, Fall Dig Hazard
ZS	3	<i>Zelkova serrata</i> 'Village Green'	Japanese Zelkova	2.5-3' col. B&B	Fall Dig Hazard
SHRUBS (all ≥ 2' height)					
CA	9	<i>Clethra alnifolia</i> 'Hummingbird'	Summersweet	5 gal.	Pots native
CV	1	<i>Clematis virginiana</i>	Virgin Bower Vine	2 gal.	Pots native
HA	2	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	3 gal.	Pots native
RA	8	<i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac	3 gal.	Pots native <2'
PERENNIALS (all <2' height)					
ck	16	<i>Colonnata scutellaria</i> 'Karl Foerster'	K. Foerster Feather Reed Grass	2 gal.	Pots
dp	104	<i>Dieris punctilobus</i>	Hay-Scrambled Fern	1 gal.	Pots, 24" o.c. native



UDC Meeting 1: Façade Scheme 1

- “Façade 1” at Broadway is longer than 100’ and was divided in half to appear as 2 separate buildings. The right side of this façade incorporated red brick which is similar to nearby structures and a standing seam cladding at the uppermost floor. This portion of the massing included 3 bay projections, clad with brick.
- The left half of this façade contrasted the traditional portion of the structure with a contemporary massing. The main façade of the structure was inset from the outermost wall, which accommodated a series of balconies between them. The primary materials at this portion of the structure were cementitious cladding at the outermost wall, with large windows and cedar cladding between the building façade and the balcony façade.



- “Façade 2,” at Thurston Street, continued the contemporary massing from Broadway. The lighter cementitious material extended to match the grade as it sloped down to expose the walk out basement.



UDC Meeting 1: Façade Scheme 2

- Similar to the first scheme, “Façade 1” was divided in half to appear as 2 separate buildings. The right side of this façade also incorporated red brick. The window trims and top floor were clad with a cast stone material. This portion of the façade included 2 bay projections.
- The left half of this façade introduced a darker brick material at the outermost portion of the façade. The uppermost floor and the inset walls were clad with standing seam siding and a series of balconies wrapped the corner at the 2nd through 4th floors. Cedar siding was introduced as an accent material between the windows.



- “Façade 2” continued the materials that wrap the corner from Broadway to Thurston Street. The balcony at the 4th floor continued across a majority of the façade while the balconies on the 2nd & 3rd floors were broken up by a large bay element.



UDC Meeting 1: Façade Scheme 3

- The 3rd Scheme also divided the Broadway façade in half. The right side was comprised of traditional brick, cast stone, and a cementitious cladding at the 4th floor.
- The left half of this façade was comprised of dark brick at the ground floor with a prominent standing seam massing that wrapped the corner at Broadway and Thurston Street. Simulated Cedar cladding was introduced as an accent between the windows.



The three schemes that we presented at the 2nd UDC meeting addressed the comments received from the UDC at the 1st meeting. Ultimately, the UDC preferred “Façade Scheme 1” with a few alterations requested. On the Broadway Façade, they mentioned that they wanted the 4 story brick bay to be reduced to 3 stories. On the Thurston Street façade, they recommended removing the Simulated Cedar Paneling at the corner. Additionally, they requested that the corner at the intersection be improved to incorporate a smoother transition at the ground floor.



A 3D architectural rendering of a modern multi-story residential building. The building features a mix of materials, including red brick, grey panels, and yellow panels. It has multiple balconies with black metal railings and large windows. The building is set against a clear blue sky and a green lawn.

UDC Meeting 2: Landscape Plan

No Changes to the Landscape Plan

PROPOSED PLANT LIST

SYMB.	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
LSS	5	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	Fatigue Tree	3-3.5' col.	8&B
ZS	3	<i>Zelkova serrata</i> 'Village Green'	Japanese Zelkova	2.5-3' col.	8&B
SHRUBS (all ≥ 2' height)					
CA	9	<i>Clethra alnifolia</i> 'Hummingbird'	Summersweet	5 gal.	Pots
CV	1	<i>Clematis virginiana</i>	Virgin Bower Vine	7 gal.	Pots
HA	2	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	5 gal.	Pots
RA	8	<i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac	3 gal.	Pots
PERENNIALS (all < 2' height)					
ck	16	<i>Coleragella scutellum</i> 'Karl Foerster'	K. Foerster Feather Reed Grass	2 gal.	Pots
dp	104	<i>Diarrheo punctulobus</i>	Hay Scram Fel	1 gal.	Pots, 24" o.c. native

Clethra alnifolia 'Hummingbird'
Summersweet

Liquidambar styraciflua 'Slender Silhouette',
Fatigue Tree

Rhus aromatica 'Gro-Low'
Fragrant Sumac

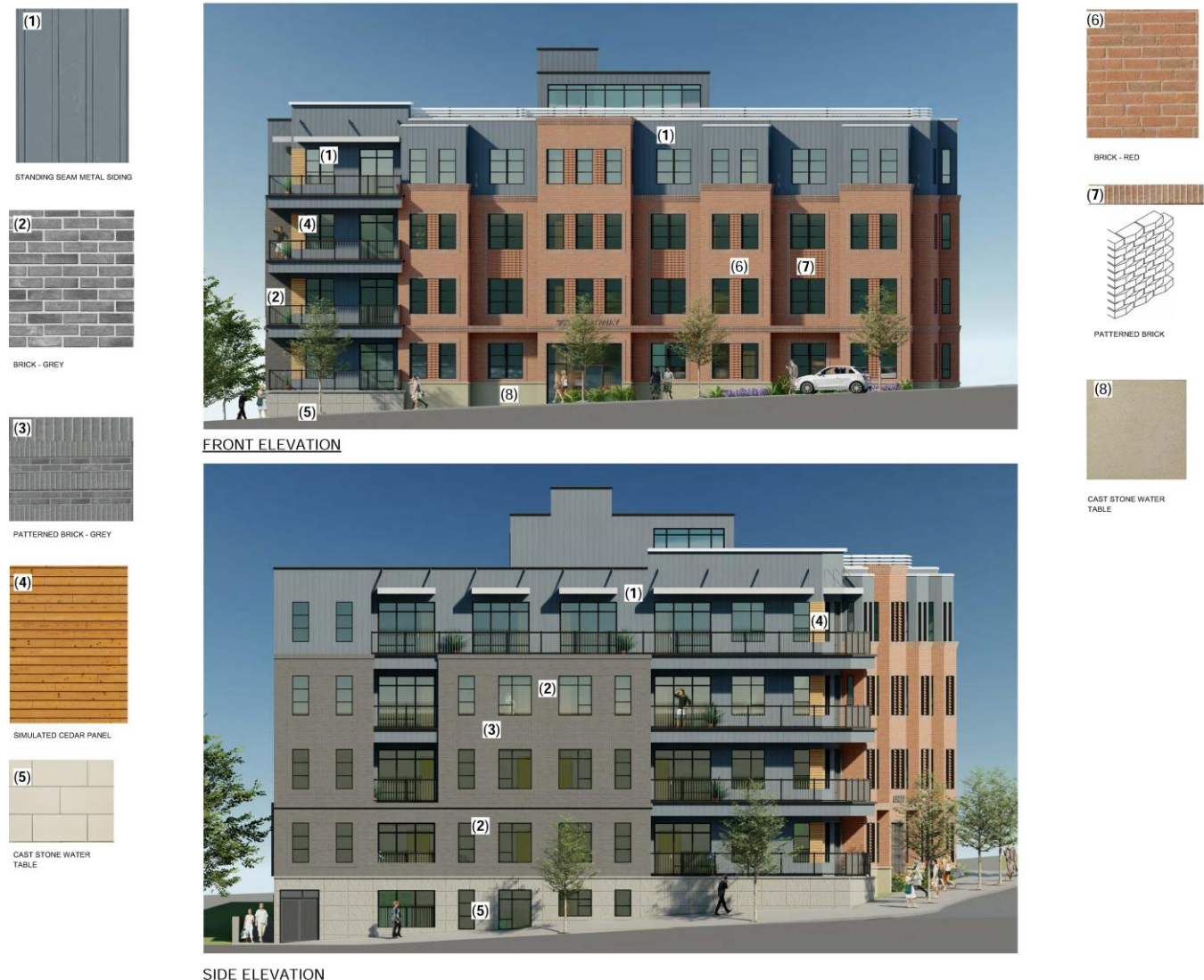
Hydrangea arborescens 'Annabelle'
Annabelle Hydrangea

LANDSCAPE PLAN
366 BROADWAY
SCHEMATA, MA
MARCH 18, 2022

L1

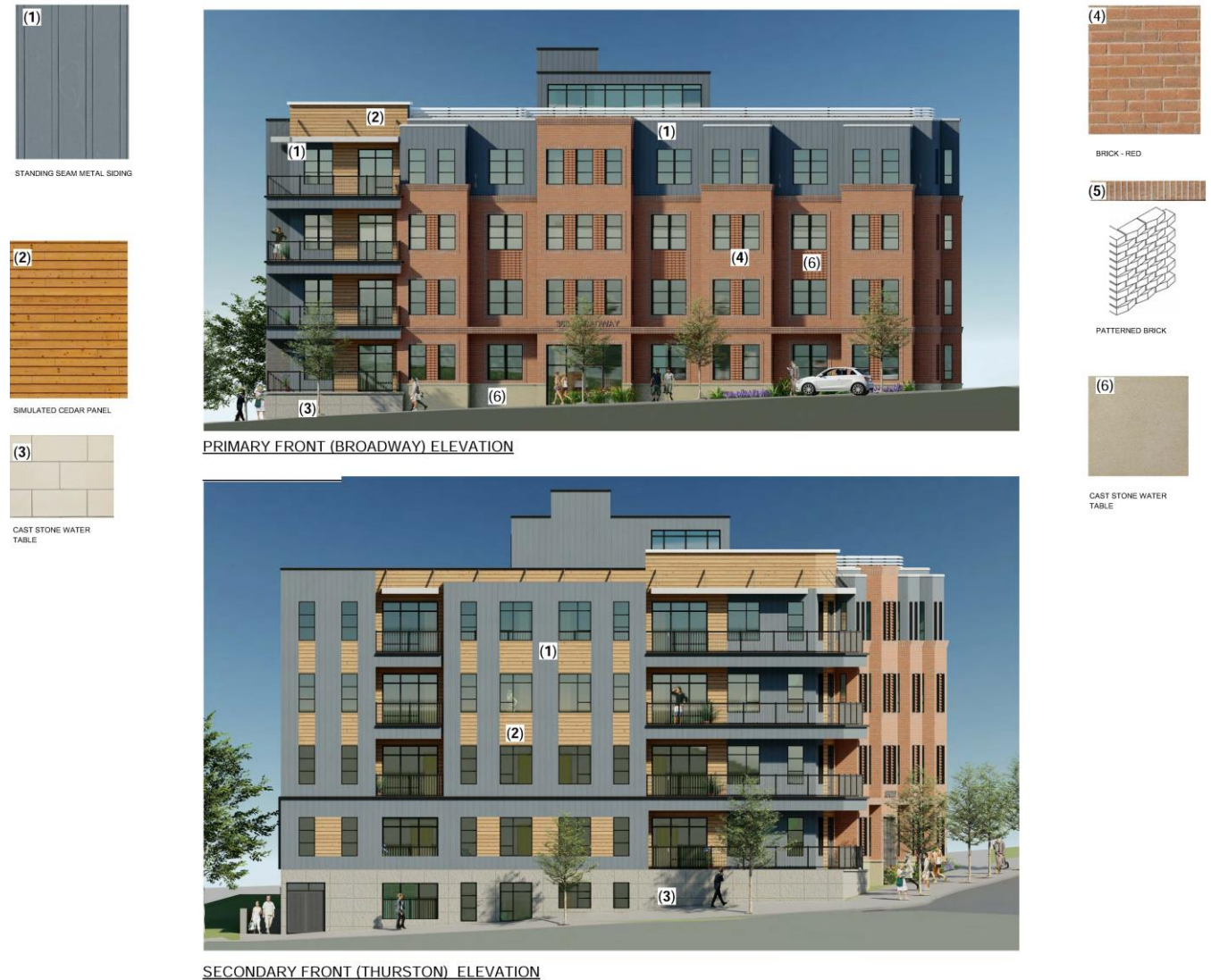
UDC Meeting 2: Façade Scheme 1

- The faux division between the 2 architectural styles was altered in this scheme so the traditional brick and standing seam massing occupied a majority of this façade. This portion of the structure included 4 bay projections with the widest bay accentuating the main entry and extending to the 4th floor. The left portion of the Broadway façade continued the standing seam material down to the ground floor and introduced a series of balconies on the 1st-4th floors that wrapped the corner to Thurston Street.
- The Façade on Thurston Street continued the style from Broadway and introduced a dark brick as the building progresses down Thurston Street. The balconies on the 1st through 3rd floors were broken up by the building massing, while the balconies on the 4th floor extended for a majority of the structure.



UDC Meeting 2: Façade Scheme 2

- Similar to the first scheme, the faux division between the 2 architectural styles was altered in this scheme so the traditional brick and standing seam massing occupied a majority of this façade.
- The left portion of the Broadway Façade introduced a primarily Simulated Cedar material behind the balconies, which wrapped the corner to Thurston Street.
- On Thurston Street, a majority of the outermost façade was clad with standing seam siding and cedar siding accents while the inner façade was clad with cedar siding.



UDC Meeting 2: Façade Scheme 3

- This scheme incorporated a contemporary style in the middle of the Broadway facade and bookended it with 2 traditional brick and standing seam massings. The contemporary style is similar to the first scheme of the previous meeting with the a front façade that encapsulated the balconies and an inset building façade with large windows. The brick and standing seam massing wrapped the corner at Thurston Street and the contemporary style was reintroduced towards the rear of the structure at Thurston Street.



(1)
CEMENTICIOUS PANEL
- CEMBRIT OR SIM - COLOR 1



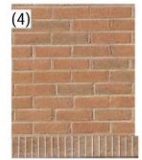
(2)
CEMENTICIOUS PANEL
- CEMBRIT OR SIM - COLOR 2



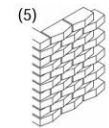
(3)
STANDING SEAM METAL SIDING



PRIMARY FRONT (BROADWAY) ELEVATION



(4)
BRICK



(5)
PATTERNED BRICK



(6)
CAST STONE WATER TABLE



SECONDARY FRONT (THURSTON) ELEVATION

Post UDC

Following the final UDC Meeting the design team has made a few revisions in order to address the comments received.

The front, right side corner at the Broadway elevation has been altered to accommodate a transformer vault & has been reviewed with and approved by eversource. A curved wall has been introduced at the corner where Broadway meets Thurston Street to accommodate a more pleasing pedestrian experience. The wood cladding accent material has been removed from both of the facades; the bay at the entry has been reduced from 4 stories to 3 stories; and the brick massing at Thurston Street has been developed more to incorporate some more brick detailing.

Current Proposal