



KHALSA DESIGN INCORPORATED
Architecture & Urban Planning

17 Ivaloo Street, Suite 400, Somerville, MA 02143
p.617-591-8682

TO: **City of Somerville**
 Office of Strategic Planning and
 Community Development
 93 Highland Ave
 Somerville, MA 02143
 (617)-625-6600

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FROM: Evan Stellman
 Khalsa Design, Inc.
 17 Ivaloo Street
 Somerville, MA 02143
 (617)-591-8682

RE: Design/ Development Narrative for 366 Broadway, Somerville MA

Khalsa Design, Inc. is working with 366 Broadway Somerville, LLC, to develop a new 4-story apartment building of approximately 49,900 s.f. and up to 58-residential units at 366 Broadway, Somerville. The site, formerly occupied by a 1.5 story commercial office structure, which is proposed to be demolished.

The project site is approximately 49,900 square feet and is situated Somerville's Winter Hill neighborhood. The property fronts on 2 streets, Broadway on the North side, and Thurston Street on the East side. This parcel is not located on a Pedestrian Street per the City Somerville Zoning Ordinance (SZO) Pedestrian Street Maps. The property is within a half mile walkshed per the SZO Transit Area Maps. The property is in an MR4 zone, the abutting parcels to the South and to the West are both in the UR zone.

The development proposes 58 Residential dwelling units across 4 stories with basement level amenity spaces that have walk-out access at Thurston Street. There is no vehicular parking proposed. Amenities for the residential use include private balconies for about 1/3 of the units, a common roof deck with green roof, a main lobby, and resident storage space. Additionally, 58 long term bike parking spaces are proposed within the building and 10 short term bike parking spaces are proposed on the exterior. The building has been set back from the property line on Broadway and Thurston Streets to accommodate 12'-0" wide sidewalks and enhance the public realm. Additionally, new street trees, decorative permeable pavers, bike racks, streetlights and plantings are proposed, along with infilling of curb cuts on Broadway and Thurston Street. The project will be LEED Gold certifiable.

The project aims to provide a building which will enhance the streetscape, melding with both existing and proposed new development in the neighborhood and provide aesthetically pleasing and long-lasting exterior materials.

The existing neighborhood is eclectic in its architecture and has an series of established building types. . To the rear (south) of the site there is a mixture of flat, hip, and gable roof residential structures clad in lap siding. Across Broadway is a series of gambrel roofed residential structures an a brick townhouse structure.



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The general design concept is to have a harmonious building which uses some traditional elements while also incorporating some contemporary features, materials and massing. Durable masonry treatments are proposed for the ground floor, along with abundant storefront providing pedestrian interaction and vibrancy along the sidewalks. The upper floors were designed to have a more residential feel. Bays and balconies break up the massing along the façade on the upper levels, while decorative pilasters are located between the storefront on the ground floor.

The Broadway façade is longer than 100 feet in length, so the treatment of the façade has been broken to appear as two facades per the Somerville design guidelines. When Facing the structure from Broadway, the right side of this split is comprised of a traditional brick façade with cast stone elements and standing seam at the top floor. The main entry to the building is located at the mid point of this façade. The left side of the division wraps the standing seam material around the corner of Broadway & Thurston Street on all floors. There are balconies that wrap the corner on all levels at this portion of the façade to create a focal point at the corner of the structure. The 2nd front elevation, along Thurston Street introduces a grey brick with a series of inset brick elements between the window openings. The standing seam material wraps the uppermost story of this façade as well.