



City of Somerville

PLANNING BOARD

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

TO: Planning Board
FROM: PPZ Staff
SUBJECT: 366 Broadway, P&Z 21-175
POSTED: July 28, 2023

RECOMMENDATION: No change

This memo is supplemental to the PPZ Staff Memo dated May 30, 2023.

The purpose of this memo is to describe revisions made to the submitted plan set for 366 Broadway by the Applicant to reflect comments made by the Planning Board at the July 20, 2023, Planning Board meeting. Staff have also recommended a revision to a Staff recommended condition from the Staff Memo dated May 30, 2023. See below for further details.

BACKGROUND

At the July 20, 2023, Planning Board meeting, the Board requested that the Applicant consider updates to their proposal to incorporate more family sized dwelling units, a reconfigured bicycle parking area that has larger stalls to fit cargo bicycles, and building façade modifications. On July 26, 2023, the Applicant provided a revised plan set to Staff.

ANALYSIS

Major changes to the plan set include a modified indoor bicycle parking configuration to include spaces for cargo bicycles, an altered unit mix, and a revised cornice line along the Thurston Street façade.

The revised unit mix results in eight (8) fewer units for a total of fifty (50) units. The number of affordable dwelling units provided will be unchanged and remain at ten (10). The revised unit mix is as follows:

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	Total
Previous Proposal	33	16	5	4	58
Revised Proposal	26	7	10	7	50

Staff have forwarded the revised unit mix to the Housing Division for their review. At this time, they have not provided any comments back to PPZ Staff. Staff will provide updates from the Housing Division to the Board at the August 3, 2023 meeting.

At this time, PPZ Staff have no concerns with the revised unit mix or other revisions, and do not propose any new conditions.

PERMIT CONDITIONS

Should the Board approve the required Special Permit to establish a Household Living principal use, PPZ Staff recommend the following Staff recommended condition be revised to reflect the proper development review next steps:

Housing

- An Affordable Housing Implementation Plan (AHIP) must be submitted and approved by the Director of Housing prior to applying for a Building Permit. ~~Certificate of Occupancy~~.