

UDC Design Review Recommendations

KRE Washington St

Attendance

Peter Koskores - Owner of 7 Washington

Alberto Cabre - Joe the Architect LLC

Matt McGloughlin - City Councilor

Raisa Saniat - City of Somerville Planner

Alex Cortez- Neighbor

Niranjan- Neighbor 1 Washington Gre.Niranjan@gmail.com

Ciaran- Neighbor-Foundation Kitchen - Ciaran@foundationkitchen.com

Summary/Comments

1. The bicycle storage should be relocated from the basement level to the ground floor to ensure accessibility to the storage space is not dependent on the use of stairs
2. The proposed materials of the building facades need to be refined to provide a deeper understanding to the durability of the materials
3. As presented on March 1, 2022, the Commission identified the bicycle storage design as non-compliant. The bicycle storage should be covered or relocated from the exterior of the building into the interior space to ensure weather protection
4. The Commission requested that the Applicant provide a material mock-up board prior to Planning Board
5. The addition of a gate at the top of the stairs, making the exterior stairs private space.
 - On February 1, 2022, the Commission voted unanimously (5-0) to recommend approving façade option 1. On March 1, 2022, the Commission voted unanimously (4-0) that the applicable design guidelines (Mid Rise 4) were satisfied. The Commission voted unanimously (4-0) to incorporate additional design guidelines (listed above).

Response

1. The bicycle storage has been reallocated to the ground floor with a locked 10-space bicycle storage space for the tenants. An access key will be provided to each tenant for the bicycle storage space. Additional temporary bike storage has been included at the front and rear of the building
2. Final materials will be provided for zoning approval prior to construction after building permit is approved and construction has started
3. See note 1
4. See note 2
5. A gate at the top of the stairs down to the private outdoor space has been included to make all exterior stairs private.