

Narrative

KRE Washington St Development
7 Washington St, Somerville, MA



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KRE Washington Street located at 7 Washington Street, Somerville, MA in the MR4 zoning district, is a 10-dwelling unit multi-family building. The building consists of (1) Studio unit, (3) 1-bedroom units, (5) 2-bedroom units, and (1) 3-bedroom unit (this unit is connected by an interior stair on the basement and first level) totaling 10,537 GSF including basement.

The building is a non-elevator building, and a clear egress path of travel will be provided from the exterior at the ground floor to the bicycle room, mail, rear of the building, and accessible unit.

The project is bounded by Washington Street to the south, a one-story food producer 'Foundation Kitchen' to the east, an existing parking lot to the west, and a three-story multi-family building to the North located on Mt Vernon Street. Pedestrian access to the entry of the building will be located on the Western most side of the building, adjacent to the existing parking lot. 10-bicycle parking spots will be located in the interior of the building at the main entrance for each tenant. No public or residential vehicular parking will be located on the site, with the public transportation bus stop located on the block adjacent to the building on Washington Street. Loading and unloading activities are expected to take place on Mt Vernon St and tenants are expected to obtain permits from the city for all moving vehicles. Garbage will be collected in the basement level trash room and then brought out to the street by management for city regulated trash pickup days.

7 Washington St, Somerville MA will be designed to incorporate sustainable design elements that comply with Net Zero Energy consumption and the definition of a Net Zero Ready Building. It will pursue Net Zero using the PHIUS certification process.