

## **DEVELOPMENT NARRATIVE**

**Re: 32-40-44 White Street**

**Case #: P&Z 22-054**

**Zoning District: MR4  
One-Quarter Mile Transit Area  
Not in Pedestrian Street District**

**Applicant: SGL Development, Inc.**

**Owners: Gary F. Shea and Teresa A. Grove (32 White Street)  
Russell W. Shea and Gary F. Shea, Trustees of PJ Realty Trust (40 White Street)  
ETS Family Investments, LLC (44 White Street)**

**Agent for Applicant: Adam Dash, Esq.**

**Date: May 10, 2023**

**Summary:** Application for Site Plan Approval of a Commercial Building building type and Special Permit for roof-mounted mechanical and screening height.

### **Background**

SGL Development, Inc. (the “Applicant”) seeks to demolish the structures at 32, 40 and 44 White Street (“the Premises”) and to erect a new Commercial Building for Research and Development or Laboratory use (the “Project”).

The Premises abuts the public way known as White Street and also abuts the private way known as White Street Place. While there is currently a sidewalk on White Street, there is no sidewalk and are no curb stones on White Street Place.

The Premises are Assessor’s parcels 31/C/52 (32 White Street), 31/C/53 (40 White Street), and 31/C/57 (44 White Street) and are located in Ward 5.

The Premises is located in the MR4 zoning district and the One-Quarter Mile Transit Area. The Premises is not located in a Pedestrian Street District.

Located in the epicenter of the lively and diverse Porter Square, the proposed development at Premises will be an approximately 42,000 square foot (excluding the mechanical penthouse), 4-story Research & Development or Laboratory Building. The three lots which make up the Premises will be merged into one lot upon the granting of the requested zoning relief. The

Premises make up a corner lot and the front lot line borders the boundary line between the cities of Somerville and Cambridge.

The Project requires a special permit for increased height of roof-mounted mechanical equipment screening in the MR4 zoning district. The proposal abides by all of the dimensional requirements outlined in the Somerville Zoning Ordinance (“SZO”), except for the roof-mounted mechanical equipment screening height which requires a special permit.

The Project is a transit-oriented development with no on-site motor vehicle parking and with the required short- and long-term bicycle parking, which is all designed to reduce motor vehicle trips and vehicle emissions, and to promote alternative modes of travel.

The Architecture of the Project compliments the diverse character of Porter Square and its immediate surroundings in many ways and improves the pedestrian experience along White Street and White Street Place. This is accomplished by creating a twelve foot wide sidewalk using a portion of the Premises along White Street Place so as not to change the width of that private way, with an enhanced streetscape and significant ground floor glazing along White Street.

The Applicant is proposing a material palette of rugged and familiar materials, including brick, concrete, cement-based plaster, glass, and ACM panels. These are all found in the immediate neighborhood and are composed to promote historic and contextual continuity. The brick grid and glazing façade, along with the glass curtain wall and distinctive glazed corner anchoring the intersection of White Street and White Street Place promotes an identity of innovation, which is appropriate for a research & development and laboratory buildings. Applicant envisions a building that is contextual, accessible, visually spectacular, high performing and employs best practices.

The Project design being proposed received the recommendation of the Urban Design Commission with a few conditions.

The existing structures at 32 and 44 White Street were deemed to not be Preferably Preserved by the Historic Preservation Commission on May 10, 2022. The existing structure at 40 White Street was not old enough to be covered by the Demolition Review Ordinance.

### **Relief Requested**

Applicant now seeks the following relief:

- Site Plan Approval under Somerville Zoning Ordinance Section 4.2.6.b.iii for the new “Commercial Building” type structure.

- Special Permit under Somerville Zoning Ordinance Section 4.2.14.c.iii for relief from the roof-mounted mechanical and screening height.

## Argument

### A. Site Plan Approval

Per Section 15.3.2.e of the Somerville Zoning Ordinance:

*The review board shall approve an development review application requiring Site Plan Approval upon verifying that the submitted plan conforms with the provisions of this Ordinance and demonstrates consistency to the following:*

*a). The comprehensive plan and existing policy plans and standards established by the City.*

*b). The intent of the zoning district where the property is located.*

*c). Mitigation proposed to alleviate any impacts attributable to the proposed development.*

*d). Considerations indicated elsewhere in this Ordinance for the required Site Plan Approval.*

- a. Applicant seeks to improve the existing streetscape, remove motor vehicle parking, add the required bicycle parking, and provide a Research and Development or Laboratory building in the mostly commercial Porter Square.

A Research and Development or Laboratory building brings jobs and real estate taxes into the City, which benefit the Somerville municipal budget and its residents.

The Project will take advantage of the Porter Square Red Line MBTA station, the commuter rail station, and the bus lines serving its location. This Project is particularly in line with the City's strategic goals by reducing the need for people to drive, promoting physical fitness, and allowing access for bicyclists and pedestrians to all of the other uses in the surrounding neighborhood.

The project will comply with the goals of the SomerVision strategic plan because it will "facilitate transit-oriented neighborhood in-fill development", create a "healthier, more prosperous and more attractive place to live, work, play and raise a family", and "preserve and enhance the character of Somerville's neighborhoods". This will ensure that "properties can adapt and change to meet the needs of residents, while respecting the character of the neighborhood".

- b. Per Section 4.2.3.a of the SZO, the purpose of the MR4 district, in part, is "to permit the development of multi-unit and mixed-use buildings that do not exceed four (4) stories in

height.” The MR4 zoning district allows 4 story Commercial Buildings such as is being proposed through Site Plan Approval. This shows that the policy plans and standards as established by the City favor the creation of such structures, in general and in this particular area, and that Applicant has met such policy plans and standards.

The proposed structure meets all of the dimensional requirements for a Commercial Building type in the MR4 zoning district, other than the roof-mounted mechanical and screening height, which is discussed in the Special Permit section below.

SZO Section 4.2.1 says that the “Mid-Rise 4 district is characterized by a variety of moderate floor plate buildings up to four (4) stories in height. Buildings are set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place.” This is precisely what Applicant intends to build.

- c. This Research and Development or Laboratory Project will not be a negative impact on transportation capacity in Porter Square, and will actually be an improvement, for a number of reasons.

First, it will reduce the existing number of curb cuts at the Premises.

Second, it is planned that the building will have a single combined entrance and exit off of White Street Place, which will also improve pedestrian safety, reduce vehicular conflicts and eliminate the need for multiple curb cuts.

Third, the Project will create a compliant sidewalk along White Street Place where none currently exists. This will be taken from land within the Premises so as not to change the width of White Street Place.

Fourth, by eliminating all motor vehicle parking on-site, the Project will leverage the existing public transit serving Porter Square.

In short, this Research and Development or Laboratory building Project does not negatively impact the capacity of the local road network or the neighborhood, and actually improves the situation in a number of ways, thereby mitigating any impact of the improvements being proposed.

- d. This increase in commercial space in a key commercial area such as Porter Square is a better use of the Premises, and is better for the area, than the prior commercial and residential uses of the Premises.

The building components being proposed for this new Commercial Building building type, are compliant with the requirements of the SZO.

The wider sidewalks, elimination of on-site motor vehicle parking, and the addition of compliant bicycle parking will improve safety and mobility in the neighborhood.



## **B. Special Permit for Roof-Mounted Mechanical and Screening Height**

A Special Permit is required under Somerville Zoning Ordinance Section 4.2.14.c.iii for relief for higher than required roof-mounted mechanical and screening height. Applicant proposes sixteen feet in height, when the maximum permitted in the MR4 zone is ten feet, however, that height can be increased by Special Permit.

Per Section 15.2.1.e of the Somerville Zoning Ordinance:

*In its discretion to approve or deny a Special Permit required by this Ordinance, the review board shall make findings considering, at least, each of the following:*

- a). The comprehensive plan and existing policy plans and standards established by the City.*
- b). The intent of the zoning district where the property is located.*
- c). Considerations indicated elsewhere in this Ordinance for the required Special Permit.*

- a. Research and Development or Laboratory buildings have the need for higher roof-mounted mechanicals in order for them to function for said use. In order to shield said mechanicals for noise and visual purposes, a higher than required roof-mounted screen is required.

Per SZO Section 4.2.13, a Research and Development or Laboratory use is permitted by right in the MR4 zoning district, however, such a use cannot exist without relief for the height of the roof-mounted equipment and screening that said use requires. Such a conflict must be resolved by Special Permit.

The higher screening will comply with the goals of the SomerVision strategic plan because it will "facilitate transit-oriented neighborhood in-fill development", create a "healthier, more prosperous and more attractive place to live, work, play and raise a family", and "preserve and enhance the character of Somerville's neighborhoods". This Special Permit will ensure that "properties can adapt and change to meet the needs of residents, while respecting the character of the neighborhood".

As the screening is intended to benefit the neighboring properties by shielding them from noise and views of the roof-mounted mechanicals, the additional height is a community benefit and should be permitted.

- b. SZO Section 4.2.1 says that the “Mid-Rise 4 district is characterized by a variety of moderate floor plate buildings up to four (4) stories in height. Buildings are set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place.” This is precisely what Applicant intends to build, however, this Special Permit is required due to the needs of the proposed use.

The proposed structure meets all of the dimensional requirements for a Commercial Building type in the MR4 zoning district, other than the roof-mounted mechanical and screening height, so Applicant is being as compliant as it can for the proposed use.

- c. This increase in commercial space in a key commercial area such as Porter Square by adding a Research and Development or Lab use is a better use of the Premises, and is better for the area, than the prior commercial and residential uses of the Premises.

The building components being proposed for this new Commercial Building building type, are compliant with the requirements of the SZO.

The wider sidewalks, elimination of on-site motor vehicle parking, and the addition of compliant bicycle parking will improve safety and mobility in the neighborhood.

Allowing the Special Permit will lead to adequate screening of the roof-mounted mechanicals, which is beneficial to the neighborhood by reducing visual clutter and noise.

## **Conclusion**

Applicant respectfully requests that the Site Plan Approval and Special Permit be granted in order to develop the Premises and benefit the area.



Eric Parkes  
*Chair*  
Robin Kelly  
*Vice-Chair*  
Adam Wylie, Alt  
*Secretary*  
Alan Bingham  
Dick Bauer  
Ryan Falvey  
DJ Chagnon, Alt.

City of Somerville

## HISTORIC PRESERVATION COMMISSION

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**ADDRESS:** 32 White Street  
**CASE:** HPC.DMO 2022.13  
**APPLICANT:** SGL Development, Inc., 810 Memorial Dr, Suite 105, Cambridge MA 02139  
**OWNER:** Gary F Shea & Teresa A. Grove, 3 Marigold Ln, Chelmsford, MA 01824  
**DETERMINATION:** *NOT* Preferably Preserved  
**DECISION DATE:** May 10, 2022

This decision summarizes the findings made by the Historic Preservation Commission (HPC) at their May 10, 2022 meeting regarding the preferable preservation of **the principal structure** located at **32 White Street**.

### SUMMARY OF PROPOSAL

The Applicant proposes to demolish the structure located at **32 White Street**.

### DETERMINATION

The HPC voted one (1) in favor and four (4) against the preferable preservation of the building at **32 White Street**, in accordance with Section 7-28 (f)(5) of the Demolition Review Ordinance. It has been deemed:

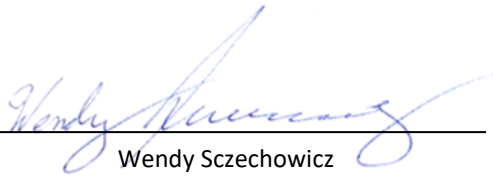
*That the demolition of the building at 32 White Street would not be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

In their deliberations, the HPC found that the building lacks fenestration and significant details, and it is not associated with any persons of note.

Therefore, in accordance with Section 7-28(f)(5)b of the Demolition Review Ordinance (DRO), 32 White Street has been determined to be NOT "preferably preserved".

Submitted on behalf of the HPC:

93 Highland Avenue  
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[historic@somevrvillema.gov](mailto:historic@somevrvillema.gov)

  
Wendy Sczechowicz  
Preservation Planner, Zoning & Preservation

\*\*\*



City of Somerville

## HISTORIC PRESERVATION COMMISSION

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

Eric Parkes

*Chair*

Robin Kelly

*Vice-Chair*

Adam Wylie, Alt

*Secretary*

Alan Bingham

Dick Bauer

Ryan Falvey

DJ Chagnon, Alt.

ADDRESS: 44 White Street

CASE: HPC.DMO 2022.14

APPLICANT: SGL Development, Inc., 810 Memorial Dr, Suite 105, Cambridge, MA 02139

OWNER: ETS Family Investments, LLC, 11 Chestnut St, Woburn, MA 01801

DETERMINATION: **NOT** Preferably Preserved

DECISION DATE: May 10, 2022

This decision summarizes the findings made by the Historic Preservation Commission (HPC) at their May 10, 2022 meeting regarding the preferable preservation of **the principal structure** located at **44 White Street**.

### SUMMARY OF PROPOSAL

The Applicant proposes to demolish the structure located at **44 White Street**.

### DETERMINATION

The HPC voted zero (0) in favor and five (5) against the preferable preservation of the building at **44 White Street**, in accordance with Section 7-28 (f)(5) of the Demolition Review Ordinance. It has been deemed:

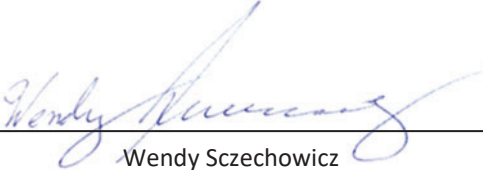
*That the demolition of the building at 44 White Street would not be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

In their deliberations, the HPC found that the building lacks sufficient integrity, and is not associated with any significant person, or historic events.

Therefore, in accordance with Section 7-28(f)(5)b of the Demolition Review Ordinance (DRO), 44 White Street has been determined to be NOT "preferably preserved".

Submitted on behalf of the HPC:

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Wendy Sczechowicz  
Preservation Planner, Zoning & Preservation

\*\*\*

## **FIRST NEIGHBORHOOD MEETING REPORT**

Property: 32-44 White Street  
Applicant: SGL Development, Inc.  
Agent: Adam Dash, Esq.  
Zoning District: Mid-Rise 4 (“MR4”)  
Case#: P&Z 22-054

Neighborhood Meeting Date: August 31, 2022

This is the required First Neighborhood Meeting Report regarding the above-referenced Application.

The August 31, 2022 neighborhood meeting was held via remote participation at 6:33pm and was recorded by Attorney Adam Dash.

The slides used at the meeting are filed herewith.

Flyers were mailed on August 11, 2022 to the abutters of the property as stated on the abutter’s list filed herewith. Flyers were also hand delivered to properties at the following streets on August 16, 2022:

Elm Street (between Cedar and Burnside Avenue)  
Holyoke Road  
Acadia Park  
Somerville Avenue (between Mossland and White Street)  
White Street Place  
White Street  
1, 3 Hancock Street  
6, 8 Cherry Street

Attendees:

Beatriz Gomez Mouakad, Ward 5 Councilor  
Emily Hutchings, City Planning Staff  
Adam Siegel from the Applicant  
Adam Dash, Esq., attorney for the Applicant  
Peter Quinn, project architect  
Stanislav Maltsev from the Applicant  
Steven Lacerte, project lab consultant  
Elizabeth Venuti, project sustainability consultant  
Evan Plante, project civil engineer  
Mary Kay Severino  
Ron Cavallo  
Elaine Severino  
Lucy Patton  
Linda  
Paul Butler  
Ruth Ryals  
Michael Brandon  
Karen Molloy  
Alex Epstein  
Marilyn  
Mary O'Neill  
Dan Totten  
Jennifer Herring Butler  
Austin Kodru  
Bethany Gerstein  
Phone number ending in 5369  
Ben  
Grace  
Blair  
Erin King  
James Winsome  
Corey Purcell  
Crystal H.  
Marc Severino  
Jay Wilberforce  
Beth Kevles  
32 White Street  
S  
Bernice Buresh  
John Klensin  
Marc Levy  
Alex  
Jennifer Hering Butler  
Cory Byrnes

Councilor Gomez Mouakad explained the process, then Attorney Dash mentioned that the meeting was being recorded, stated the number of people in attendance, and went through the project details, history, and relief sought. Mr. Quinn showed photos, plans and renderings. Mr. Siegel explained the parking proposal and the proposed operation of the new lab building project.

Public Comment was received both by written and oral means and can be summarized as follows:

- many residents liked the project. Positive comments were received about the proposed building's design and sustainability.

- a resident asked about the trash location and pick up frequency. Mr. Siegel explained that there is no tenant yet, so it is not fully known, but the trash location was identified off of White Street Place.

- several residents asked whether the widened sidewalk would make White Street and White Street Place narrower. Mr. Quinn explained that the sidewalk widening was being accommodated on site and that the width of the streets would not change.

- several residents asked why the entrance was being proposed for White Street Place instead of White Street. Mr. Quinn explained that there was no room for cars to wait on White Street, and that cars could wait on White Street Place.

- several Cambridge residents asked whether housing, especially affordable housing, was considered for the site instead of a lab building. Attorney Dash explained that lab uses are allowed by right in the MR4 zoning district, but that residential uses require a special permit. He explained that the proposed project is for a lab building and not for housing. Councilor Gomez Mouakad said that there is less commercial space in Somerville than in Cambridge, such that Somerville houses the workers in Cambridge. She said that Cambridge has the funds to build housing in Cambridge, and that Somerville's affordable housing program is underfunded. She stated that she had no opinion on the project and wanted to hear from the people first.

- a resident asked whether rainwater could be harnessed for the landscaping, and asked about the bicycle options for tenants. That resident liked the car racking system being proposed, and asked whether tenants could be incentivized to bike to work by having showers on site. Mr. Siegel explained that showers would be on site and that there would be enclosed bicycle parking, with both long and short term spaces.

- a resident asked how many tenants would be in the building. Mr. Siegel explained that there would likely be 3-4 tenants with about 75 employees, but that it was not possible to really know until tenants were found.

- a resident asked whether there would be local hiring, and asked whether there could be no parking at all to reduce congestion. Mr. Siegel said that he could suggest local hiring to tenants, but that it was not possible to really know until tenants were found. Mr. Siegel also said that

there would be a TDM program which would likely encourage local workers to travel more by bicycle and by foot. He said that parking was needed to be competitive in the marketplace, but that this project had less parking than was allowed.

-a resident suggested that trucks would not be able to turn around on White Street Place and would block in residents on that street because it was too narrow. The resident suggested that the garage entrance be located on White Street instead. Mr. Siegel said that there would be smaller trucks than the ones used by the nearby Target and CVS, and that those smaller trucks could enter and exit without blocking White Street Place.

-a resident asked about whether the car stacking system would make noise. Mr. Siegel said that the manufacturer's specs for the system said that the noise would not be perceptible by neighboring properties.

-a resident asked which type of labs would be in the new building. Mr. Siegel said the tenants would be at Biosafety Level 2 or below. He could not say exactly what the labs would do because there are no tenants yet. Mr. Lacerte explained what the various Biosafety Levels meant.

-several residents asked whether permits would be required in Cambridge and that they wanted to see cooperation with Cambridge. The residents wanted to see affordable housing and thought that the lab was a bad idea. Mr. Siegel said that he has spoken with Cambridge because the water comes from the Cambridge municipal water system, and the drainage and sewer systems are owned by Cambridge but are discharged into Somerville at this location. He said that both municipalities will permit service, but the project is only governed for zoning purposes by Somerville, and that it would not go to the Cambridge Planning Board. Attorney Dash explained that no relief for the lab use was being sought, as no relief for the use was required. He said that the only relief being sought was site plan approval and a few small special permits. Councilor Gomez Mouakad said that she had reached out to Cambridge City Councilor Dennis Carlone about the project.

-a resident asked whether there was a plan to widen White Street. Mr. Siegel said there was not.

-a resident asked why 16' mechanicals were needed on the roof. Mr. Plante explained that labs need a large amount of outside air equipment, and that it was being screened for visual and noise purposes. Mr. Quinn said that the screening would eliminate the noise on the street and at the houses nearby.

-several residents asked about the duration and timing of construction. Mr. Siegel said that he expected 18 months of construction and that it would begin around the end of 2023.

in

-a resident said that she was in the lab industry and supported the project. She asked about the size of the loading dock and whether it would work. Mr. Lacerte said that the size would work.

-several residents asked who would be reviewing the traffic mitigation proposed. Another resident asked whether a traffic study would be needed. Mr. Siegel said that traffic analyses



would be reviewed by the Somerville Mobility Division. He said that a scoping letter had been submitted and that Mobility would respond to it. He said that the parking studies for the project would be posted online later in the process.

-a resident asked whether there would be a publicly accessible roof garden. Mr. Siegel said there would be a green roof for water control, but that it would not be publicly accessible.

-a resident said that the project would create 4 more on street parking spaces on White Street by removing existing curb cuts and two existing loading zones. Mr. Siegel said that would be up to the City, but it is possible.

-a resident said that one could not turn around on White Street. Mr. Siegel explained that nobody would be doing that, as they would be using the garage entrance on White Street Place. Deliveries would back in, deliver and then pull out.

-a resident said that, if 36 employees all showed up at 9 am, White Street would be blocked. Mr. Siegel said that there were only going to be 25 parking spaces and that the data showed there would only be a maximum of 16 arrivals in the peak hour.

-a resident asked whether the Historic Preservation Commission had approved the demolition of the existing structures. Attorney Dash said that the Commission had already determined the structures not to be significant.

-a resident asked whether the utilities would be underground. Mr. Siegel said they would for the building but he could not to speak to the existing utility poles.

-a resident asked whether there would be composting on site. Mr. Siegel said that had not been considered yet.

-a resident said that the proposed structure looked more like an office building than a lab. Mr. Quinn said that labs have office areas in them and that he had tried to put in windows for the offices that went with the labs.

-a resident suggested talking to the owner of the Porter Square shopping center about using their parking. Mr. Siegel said he would look into that.

-a resident said that it would be good to have more workers in the area to patronize the local businesses.

-a resident asked whether the labs would operate late at night and whether there would be light shining on the neighbors. Mr. Siegel said there were no windows facing the abutting properties, and that the lab hours of operation were not known because there were no tenants yet.

-a resident said that this is private land and that we should not even be discussing the proposed use of it. He said that Cambridge would not share its taxes with Somerville, and that Somerville needs more Cambridge-type development like this.

-a resident asked how long it would take to get into the parking rack system. Mr. Siegel said he was told it would take about 30-45 seconds with a clicker.

-a resident asked whether the transformer area was OK with Eversource. Mr. Quinn said they were proposing the largest vault available, as is shown on the plans.

-Councilor Gomez-Mouakad said that White Street was a bike cut through and that this was a concern to her. She appreciated the affordable housing concerns raised, but said that the issue is complex and difficult.

The meeting was adjourned at 8:36 pm.

# 32-44 White Street Redevelopment

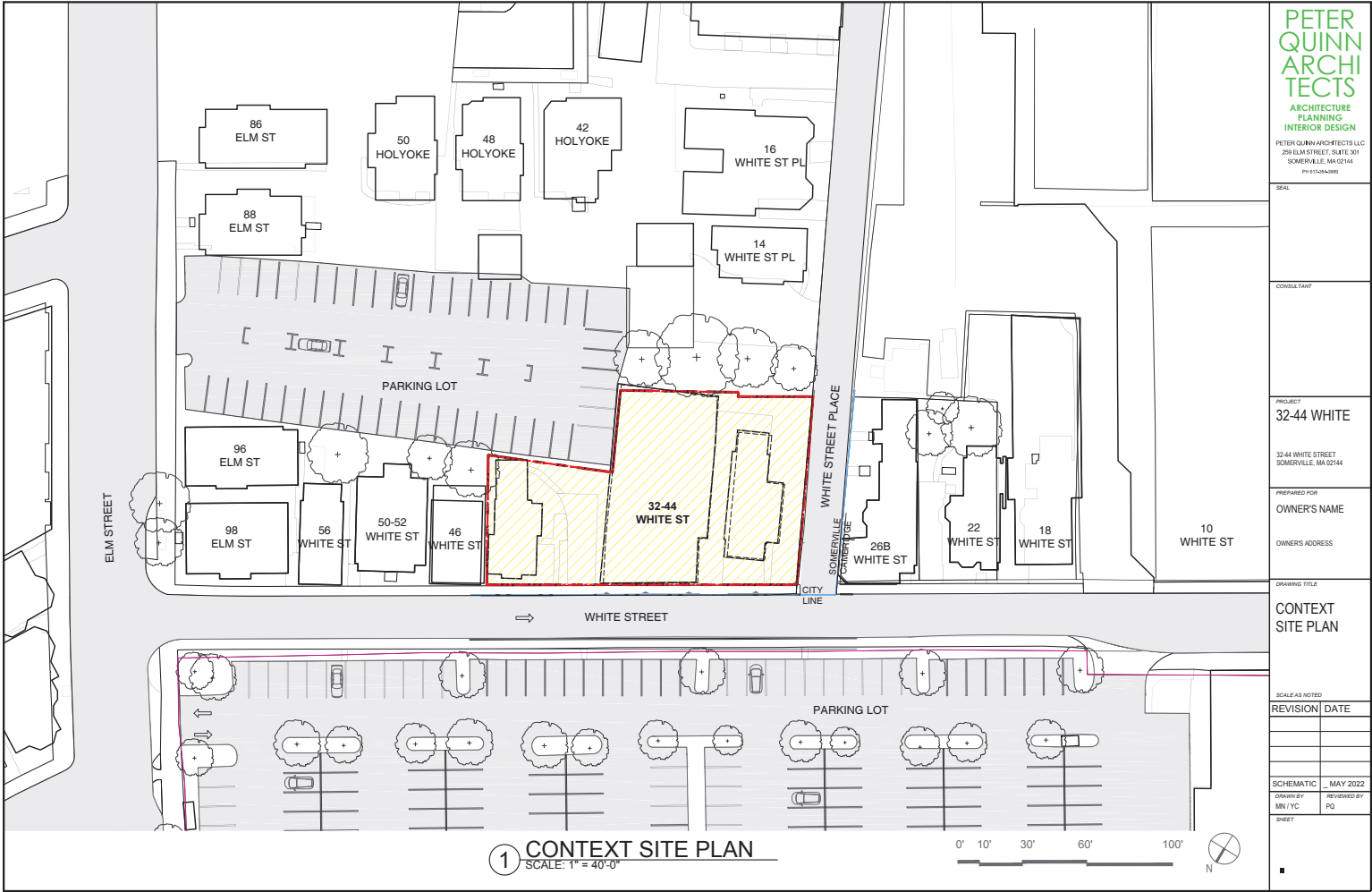
First Neighborhood Meeting  
August 31, 2022

Sponsored by  
Ward 5 City Councilor Beatriz Gómez Mouakad

SGL  
DEVELOPMENT



Street View from the Porter Square Shopping Center parking lot



PETER QUINN  
ARCHITECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-643-0389

DATE:

CONSULTANT:

PROJECT  
32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
OWNER'S NAME

OWNER'S ADDRESS

DRAWING TITLE

CONTEXT  
SITE PLAN

SCALE AS NOTED

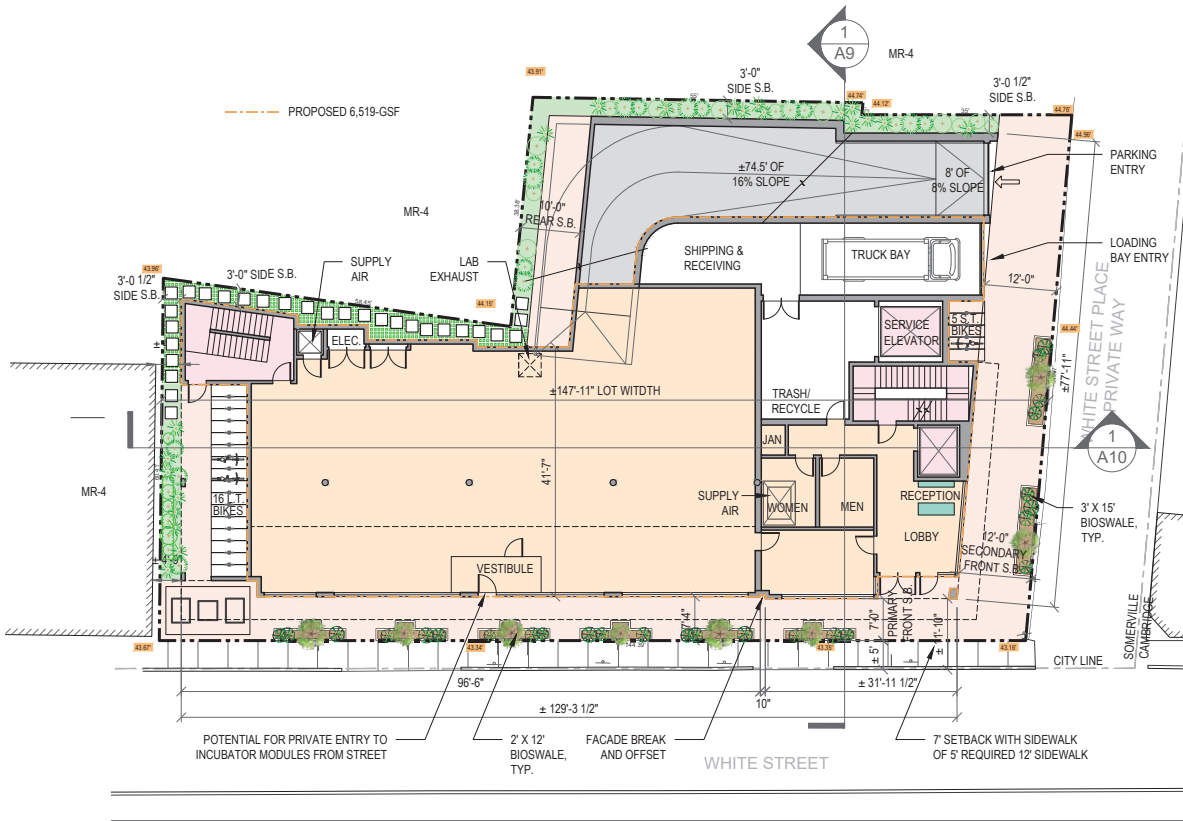
REVISION DATE

SCHEMATIC MAY 2022

DRAWN BY MUI / YC

REVIEWED BY PQ

SHEET



**1 FIRST FLOOR PLAN**  
SCALE: 1/16" = 1'-0"





C:\Users\james\Documents\32-44 White\32-44 White.dwg A0.1 1/20/2022 11:31 AM



AERIAL VIEW LOOKING SOUTH

**PETER QUINN ARCHITECTS**  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-624-0389

SEAL

CONSULTANT

PROJECT  
**32-44 WHITE**

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
**OWNER'S NAME**

OWNER'S ADDRESS

DRAWING TITLE  
**3D VIEW**

SCALE AS NOTED

REVISION	DATE

SCHEMATIC	MAY 2022
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

**A0.1**



VIEW FROM PARKING LOT ACROSS WHITE STREET

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-624-0389

SEAL

CONSULTANT

PROJECT  
32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
OWNER'S NAME

OWNER'S ADDRESS

DRAWING TITLE  
3D VIEW

SCALE AS NOTED  
REVISION DATE

SCHEMATIC MAY 2022  
DRAWN BY MN / YC REVISIONS BY PQ

SHEET

A0.2



C:\Users\james\OneDrive\Work\32-44 White Street\32-44 White Street.dwg A0.3 10/25/2022 11:33 AM



VIEW AT CORNER OF WHITE STREET AND WHITE STREET PLACE

**PETER  
QUINN  
ARCHI  
TECTS**  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-264-0389

SEAL

CONSULTANT

PROJECT  
**32-44 WHITE**

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
**OWNER'S NAME**

OWNER'S ADDRESS

DRAWING TITLE  
**3D VIEW**

SCALE AS NOTED

REVISION	DATE

SCHEMATIC	MAY 2022
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

**A0.3**



VIEW FROM WHITE STREET LOOKING EAST

**PETER  
QUINN  
ARCHI  
TECTS**  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
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SEAL

CONSULTANT

PROJECT  
**32-44 WHITE**

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
**OWNER'S NAME**

OWNER'S ADDRESS

DRAWING TITLE  
**3D VIEW**

SCALE AS NOTED

REVISION	DATE

SCHEMATIC	MAY 2022
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

**A0.4**

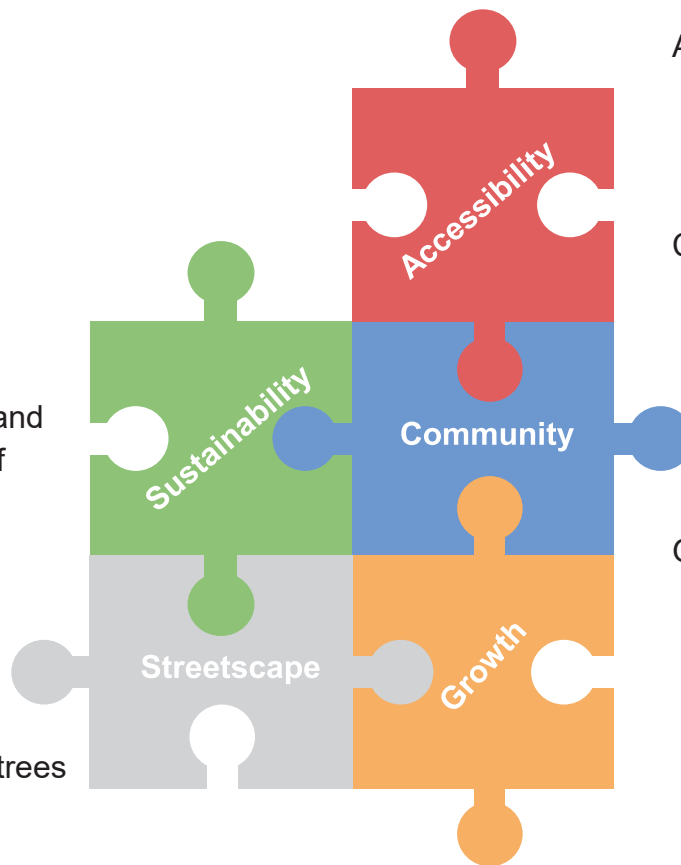
# Public Benefits

## Sustainability:

- Stormwater plantings
- Removal of decaying underground oil tanks
- LEED Gold certification and investigating feasibility of LEED Platinum

## Enhanced Streetscape:

- Increased sidewalk width
- Increased greenery with planting of non-invasive trees



## Accessibility:

- Embrace public transportation, pedestrian, and bike access

## Community:

- Bring more daytime population to benefit local business
- Creating approximately 75 permanent on-site jobs

## Growth:

- Additional resources to Affordable Housing Trust Fund
- Real Estate taxes
- Increase Economic Mobility

## General Commitments to Encourage Non-Auto Commute

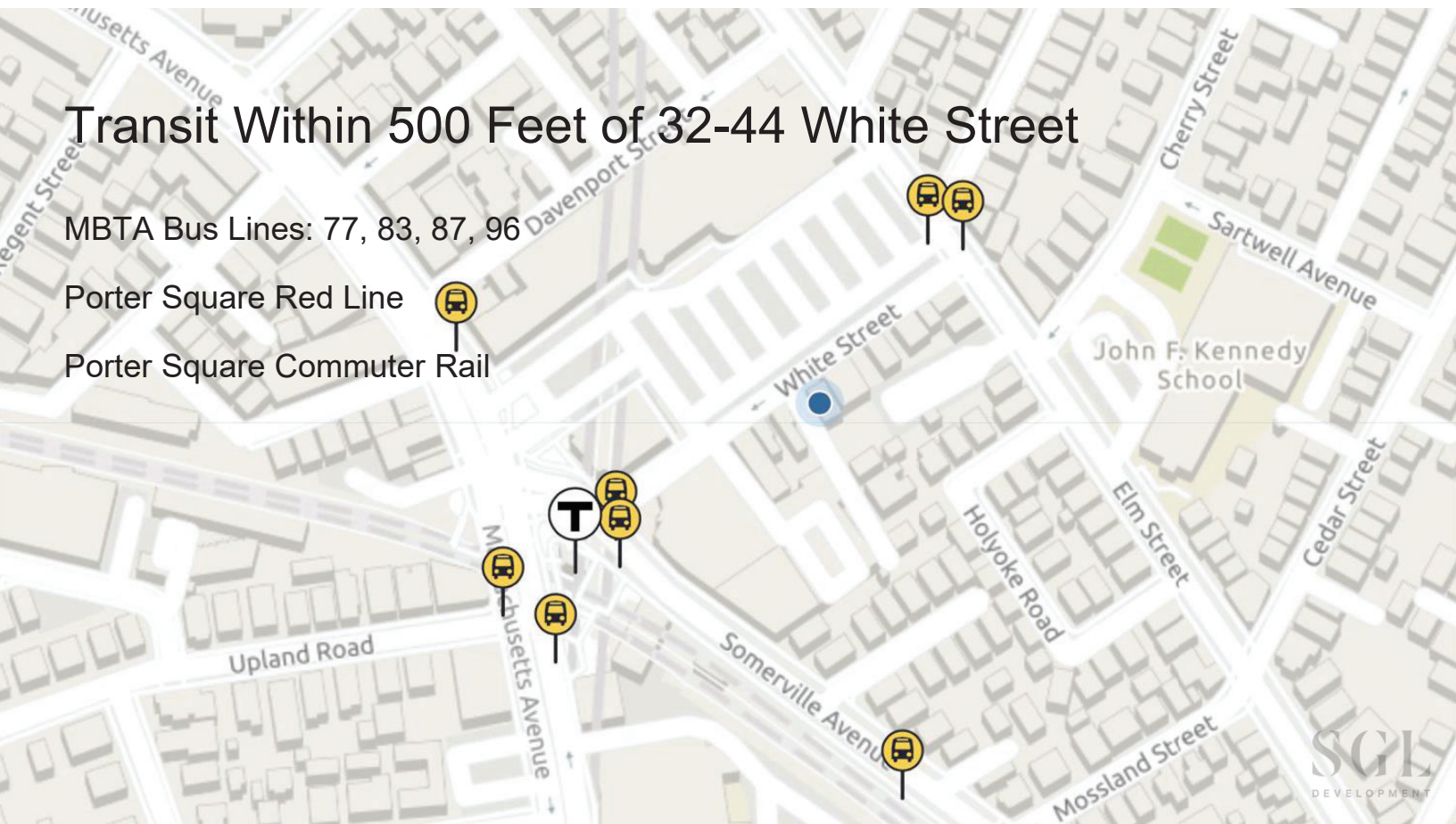
- Commitment to Local Hiring
- Parking Management
  - Parking ratio for this Project is significantly lower than for most transit-oriented developments
- Qualified Transportation Fringe Benefits
  - Encourage tenants to participate in the Federal Commuter Benefit program
- Transportation Coordinator
- Marketing and Education
  - Annual Mobility Education Meetings
  - Tenant Distributed information package, including carshare and bikeshare programs, local transit screen showing current schedule
- Exploring feasibility of Transportation Management Association involvement

## Transit Within 500 Feet of 32-44 White Street

MBTA Bus Lines: 77, 83, 87, 96

Porter Square Red Line

Porter Square Commuter Rail





# Sustainability Strategic Framework

## SUPPORT AND ENHANCE HUMAN HEALTH & WELLBEING



- Minimum of **LEED Gold** certification and investigating feasibility of **LEED Platinum**
- **Increased Ventilation**
- **MERV 13 or 14** Filtration
- Access to **Daylight and Views** to increase productivity

## TARGET A LOW CARBON FOOTPRINT



### Energy Use and Operational Greenhouse Gas Emissions Savings

- High performance building envelope – the design exceeds the current code requirements by more than 15%
- Reduced lighting power densities
- Highly efficient MEP systems
- High efficiency heat recovery systems

### Greenhouse Gas Emissions - Embodied Carbon Savings

- Sustainably sourced building materials

## REDUCE POTABLE WATER USE



- **Indoor Water Use Reduction** by utilizing low-flow and low-flush plumbing fixtures
- **Landscaping** which reduces the rainwater runoff
- **Stormwater Management** by infiltrating most of the rainfall on site.

## EMBRACE SMART OPERATIONS AND RESILIENCY



- Advanced controls and **building energy management**
- **Bike Storage**
- Installation of **EV charging** stations and installation of EV infrastructure for **50%** of proposed parking capacity
- **Enhanced Commissioning**
- **Light-color roof**

# Resiliency

## COOL



Reduce **Heat Island Effects** by incorporating the following strategies:

- Increased green and **landscape area** at site  
Incorporated **trees** for shading
- **White roof**
- **Light color** paving
- High-performance envelope and **reduced WWR**
- Implementation of **vertical solar shading** on the exterior façade to mitigate solar gain

## ABSORB



Reduce **site runoff** by incorporating the following strategies:

- Drought tolerant **native plantings**
- Installation of **rain gardens and retention basins**
- **Pervious paving** and pavers where possible

## PROTECT



- Re-development of a **previously developed site**
- Significant improvements to the existing **stormwater management system**

## CONNECT



Reduce **GHG emissions** associated with **transportation** by incorporating the following strategies:

- Provided **bike storage** and **showers/ changing facilities**
- Implementation of robust **TDM measures** to encourage **alternate means of transportation** to the site other than single occupancy vehicle trips to the site
- **EV charging** stations

## Mechanical Parking Special Permit

- **35 Parking** spaces allowed under the Somerville Zoning ordinance
- Proposed Development is proposing **25 spaces** which inclusive of 2 handicap spaces = **.70 spaces per 1000** square feet of Gross Floor Area
- One of the lowest ratios of approved lab / office projects in Somerville
- Minimum amount of parking required to make project marketable to potential Tenants
- Without mechanical parking system on site parking would be < .4 spaces per 1000 square feet of Gross Floor Area



# Parking Ratio at Comparable Use Developments

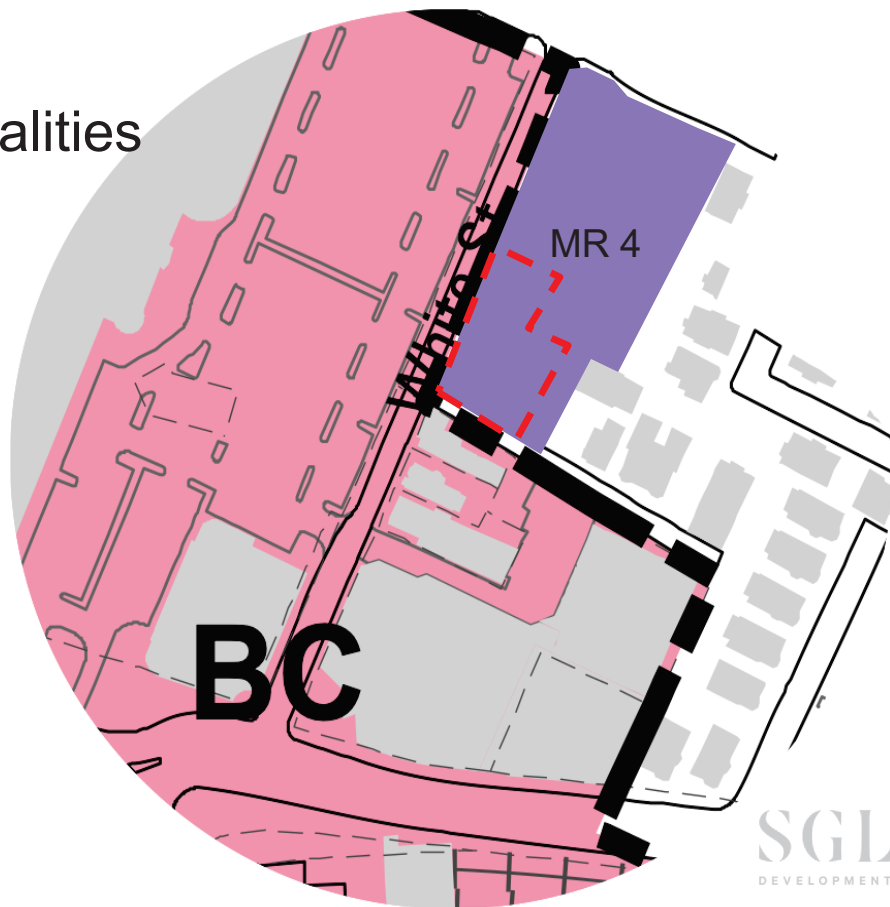
Project Name/Address	Building Use	GSF	Proximity to MBTA in Miles	Number of Parking Spaces	Number of Spaces per 1000 sqft
32-44 White St, Somerville	Office/R&D/Lab	35,798	<0.1	25	0.70
USQ 10 Prospect St, Somerville	Life Science/Office	178,890	0.1	175 (provided and estimated to be fully used)	0.98
USQ 50 Webster Ave, Somerville	Office/R&D/Lab	280,000	<0.1	270	0.96
Boynton Yards 101 South St, Somerville	Office/R&D/Lab	270,000	0.4	250	0.93
Boynton Gateway 495 Columbia St, Somerville	Office/R&D/Lab	313,500	0.2	170	0.54
One Boynton Gateway 121 South St, Somerville	Office/R&D/Lab	330,000	0.3	242	0.73
35 Cambridge Park Dr, Cambridge	Office/Lab	224,000	0.1	315	1.41
MIT Kendall Square Building 2 84 Wadsworth St, Cambridge	Office/R&D	318,000	<0.1	278	0.87
				Average of permitted projects	0.92

## Two Neighboring Municipalities

Somerville:  
Mid-Rise 4 District

Cambridge:  
Business Commercial District

**Both districts allow for further density.**

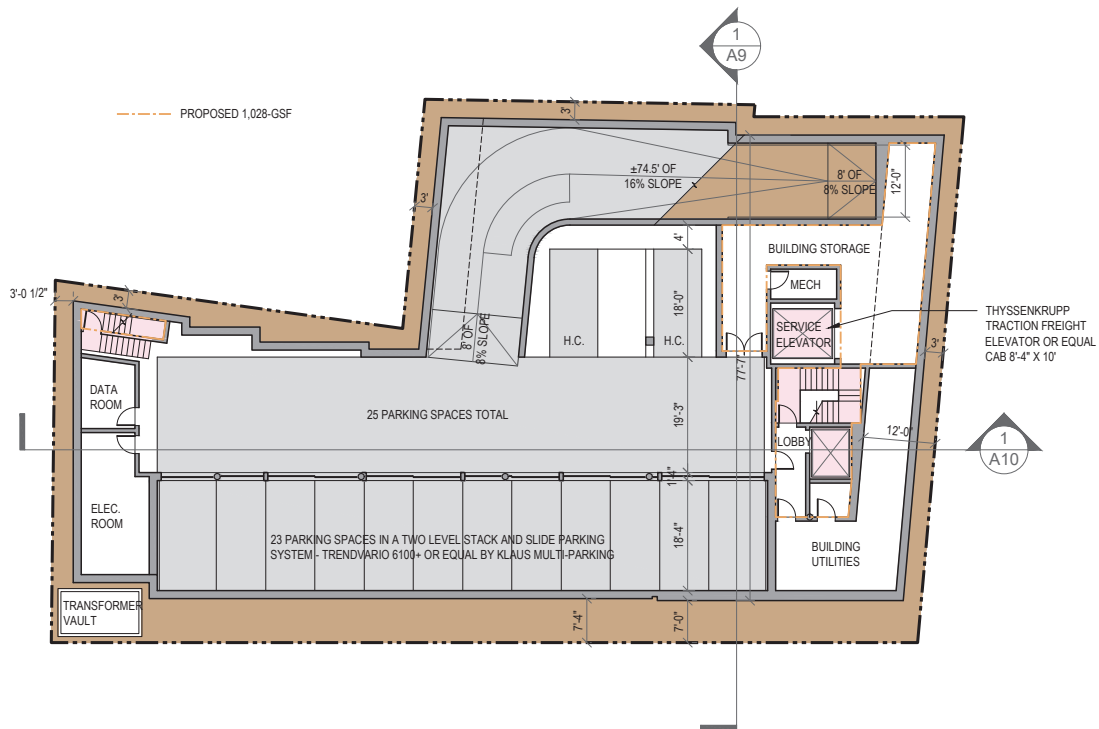


# District Dimensional Regulations in Cambridge

District	Minimum Yard in Feet			Maximum Height in Feet	Roof-Mounted Mechanicals Height
	Front	Side	Rear		
Business C	none	none	20 or 0 if the rear lot line abuts Business C	55*	none

\* Planning Board may waive height restrictions for Hotel or Motel Use in Massachusetts Avenue Overlay District.

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1 BASEMENT PLAN  
SCALE: 1/16" = 1'-0"



PETER QUINN  
ARCHITECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-264-0389

SEAL

CONSULTANT

PROJECT  
32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
OWNER'S NAME

OWNER'S ADDRESS

DRAWING TITLE

BASEMENT  
PLAN

SCALE AS NOTED

REVISION DATE

SCHEMATIC MAY 2022

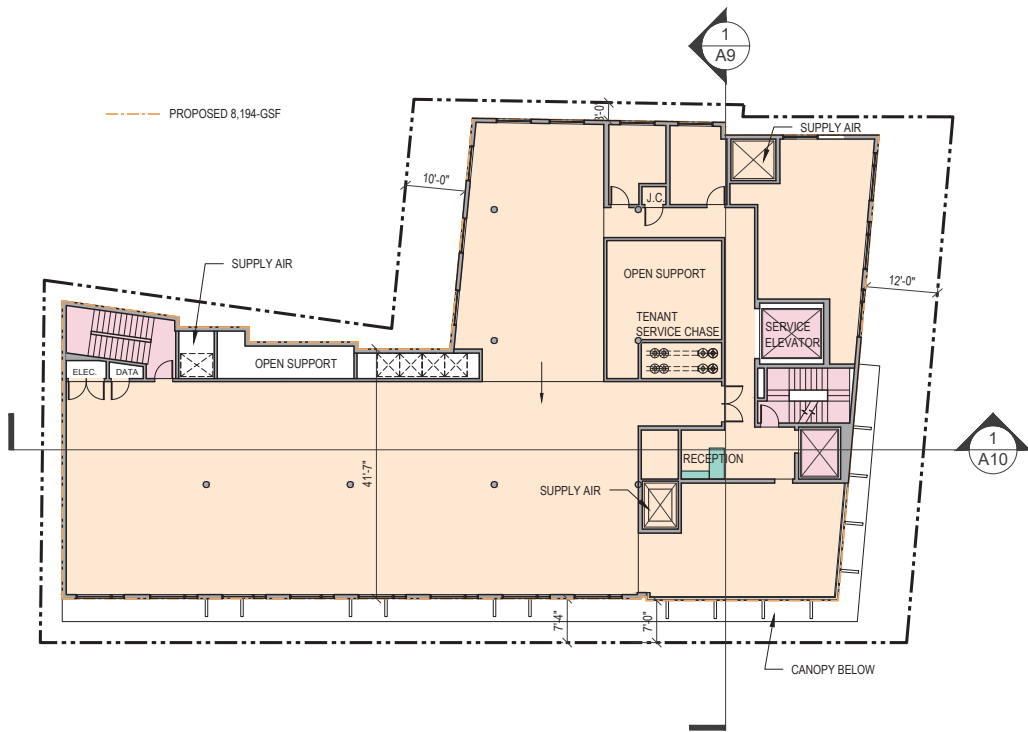
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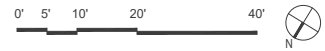
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A-1

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① SECOND TO FOURTH FLOOR PLANS  
SCALE: 1/16" = 1'-0"



PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
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INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
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PH: 617-264-0389

SEAL

CONSULTANT

PROJECT  
32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
OWNER'S NAME

OWNER'S ADDRESS

DRAWING TITLE  
SECOND TO  
FOURTH  
FLOOR PLANS

SCALE AS NOTED

REVISION DATE

SCHEMATIC MAY 2022

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REVIEWED BY PQ

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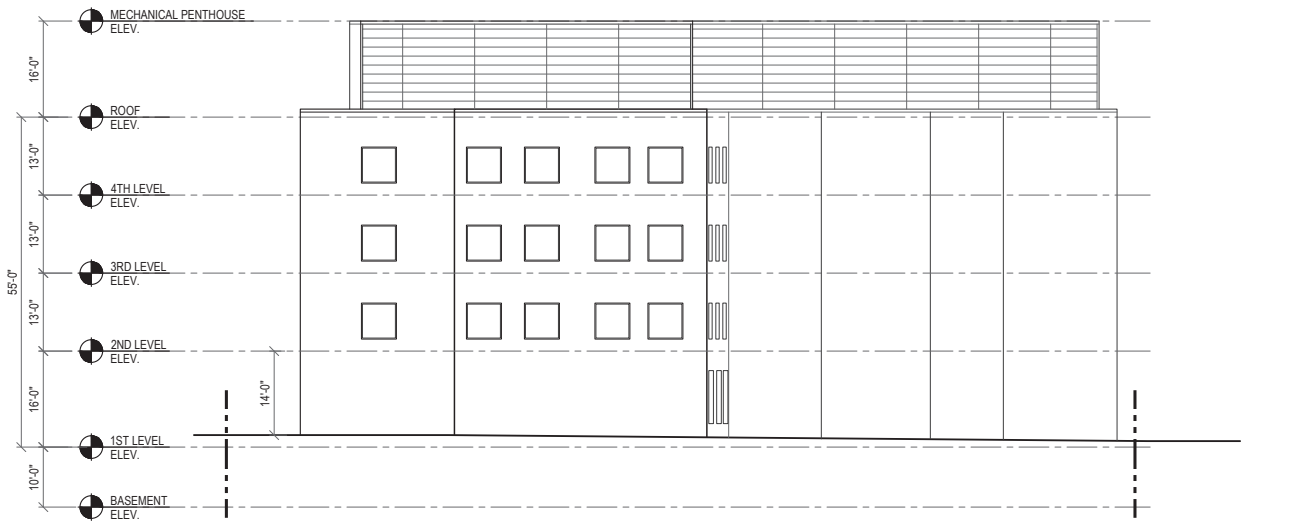
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QUINN  
ARCHI  
TECTS

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PLANNING  
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PH: 617-263-0389

SEAL

CONSULTANT

PROJECT

32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR

OWNER'S NAME

OWNER'S ADDRESS

DRAWING TITLE

REAR  
ELEVATION

SCALE AS NOTED

REVISION DATE

SCHEMATIC

MAY 2022

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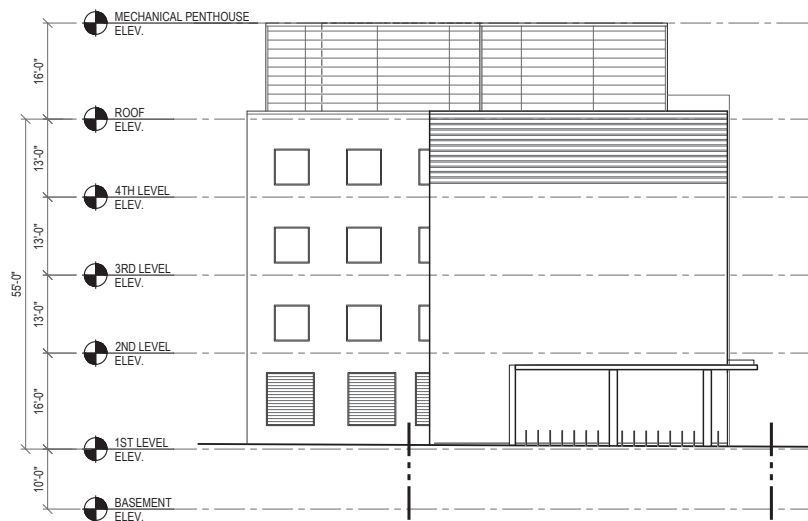
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① LEFT ELEVATION  
SCALE: 1/16" = 1'-0"



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INTERIOR DESIGN

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259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-264-0389

SEAL

CONSULTANT

PROJECT  
32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
OWNER'S NAME

OWNER'S ADDRESS

DRAWING TITLE  
LEFT  
ELEVATION

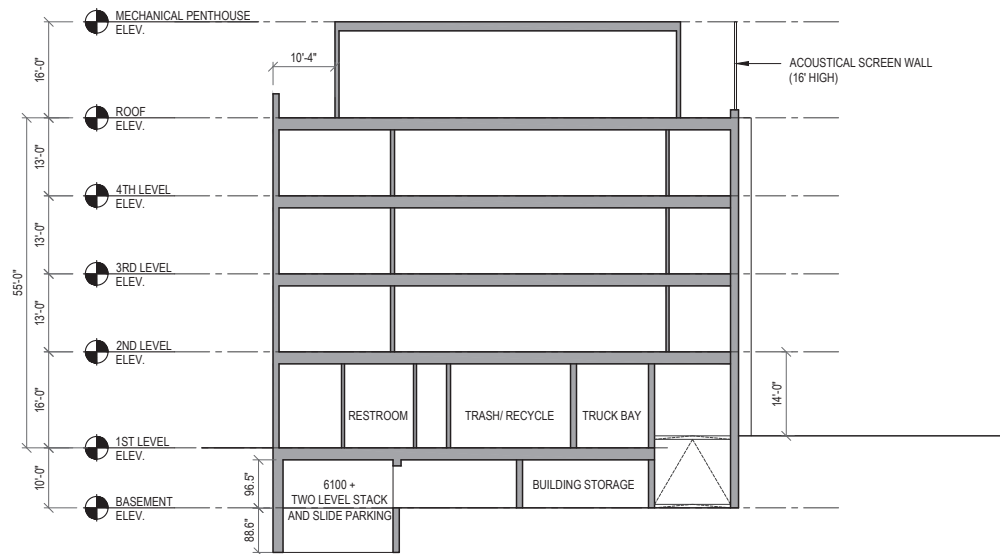
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DRAWN BY MN / YC  
REVIEWED BY PQ

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A-8



1 BUILDING SECTION  
SCALE: 1/16" = 1'-0"



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ARCHI  
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ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-264-0889

SEAL

CONSULTANT

PROJECT  
32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
OWNER'S NAME

OWNER'S ADDRESS

DRAWING TITLE  
BUILDING  
SECTION

SCALE AS NOTED

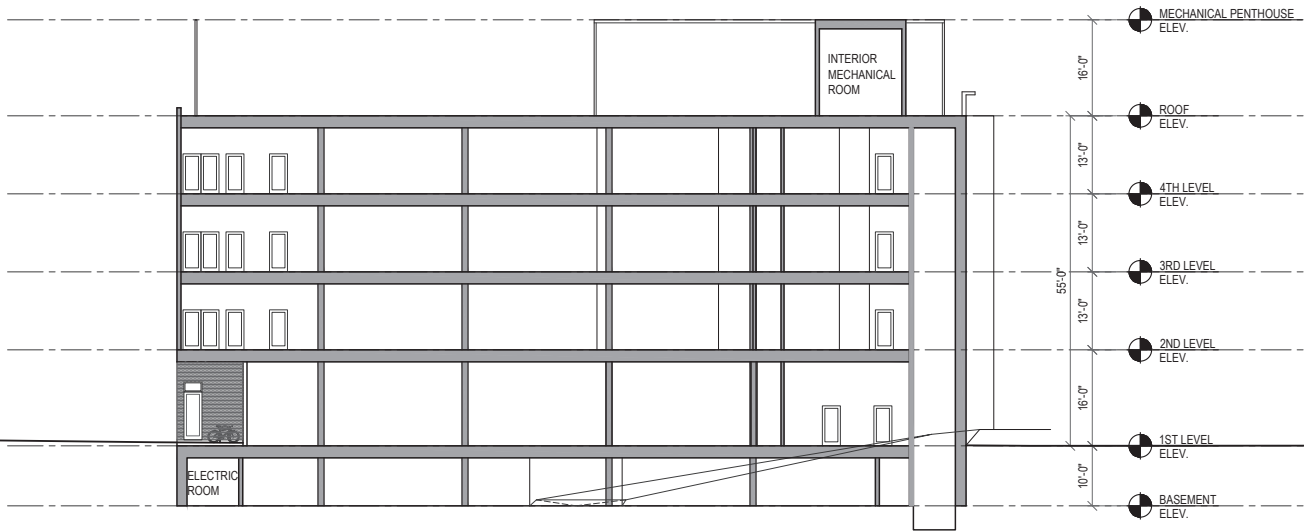
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		PQ

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1 BUILDING SECTION  
SCALE: 1/16" = 1'-0"

0' 5' 10' 20' 40'

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-263-0389

DATE:

CONSULTANT:

PROJECT:

32-44 WHITE

10-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR:

OWNER'S NAME

OWNER'S ADDRESS

DRAWING TITLE:

BUILDING

SECTION

SCALE AS NOTED

REVISION DATE

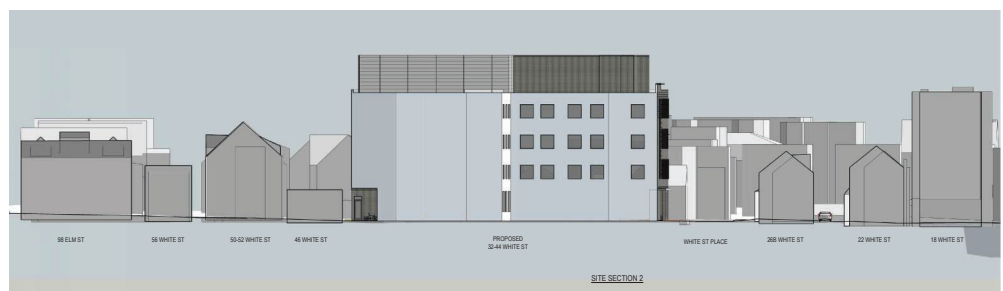
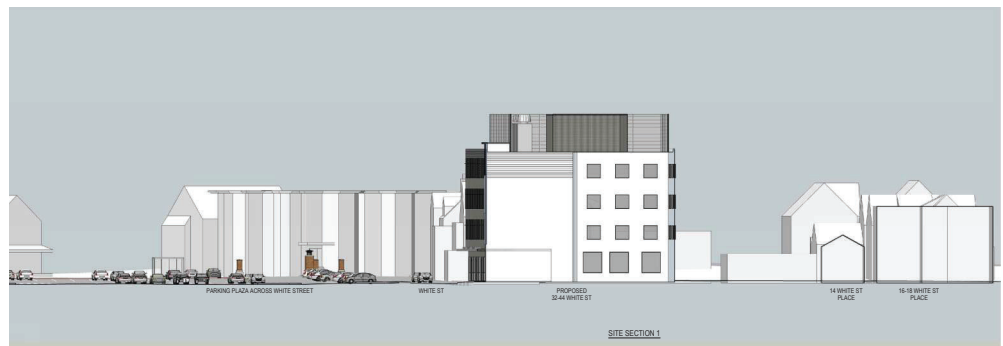
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**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-624-0089

SEAL

CONSULTANT

PROJECT

**32-44 WHITE**

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR

OWNER'S NAME

OWNER'S ADDRESS

DRAWING TITLE

**SITE SECTIONS**

SCALE AS NOTED

REVISION DATE

SCHEMATIC MAY 2022

DRAWN BY MNI / YC

REVIEWED BY PQ

SHEET

**A-11**

9:00 AM

12:00 PM

3:00 PM



- SPRING / FALL -  
MARCH 21 / SEPTEMBER 21

 ADDITIONAL SHADOW





9:00 AM

12:00 PM

3:00 PM



- WINTER -  
DECEMBER 21

 ADDITIONAL SHADOW

## **SECOND NEIGHBORHOOD MEETING REPORT**

Property: 32-44 White Street  
Applicant: SGL Development, Inc.  
Agent: Adam Dash, Esq.  
Zoning District: Mid-Rise 4 (“MR4”)  
Case#: P&Z 22-054

Neighborhood Meeting Date: January 24, 2023

This is the required Second Neighborhood Meeting Report regarding the above-referenced Application.

The January 24, 2023 neighborhood meeting was held via remote participation at 6:35pm and was recorded by Attorney Adam Dash.

The slides used at the meeting are filed herewith.

Flyers were mailed on or about January 6, 2023 to the abutters of the property as stated on the abutter’s list filed herewith. Flyers were also hand delivered to properties at the following streets on January 10, 2023:

Elm Street (between Cedar and Burnside Avenue)  
Holyoke Road  
Acadia Park  
Somerville Avenue (between Mossland and White Street)  
White Street Place  
White Street  
1, 3 Hancock Street  
6, 8 Cherry Street

### **Attendees:**

Beatriz Gomez Mouakad, Ward 5 Councilor  
Emily Hutchings, City Planning Staff  
Adam Siegel from the Applicant  
Stan Maltsev, from the Applicant  
Adam Dash, Esq., attorney for the Applicant  
Mark Nielsen, project architect  
Kim Hazarvartian, project traffic engineer  
Mary Kay Severino

Ron Cavallo  
Elaine Severino  
Paul Butler  
Karen Molloy  
Alex Epstein  
Mary O'Neill  
Jennifer H. Butler  
Phone number ending in 1440  
Phone number ending in 5071  
Crystal H.  
Matt Levy  
Ellen McPherson  
Kohta Ueno  
Laura M.  
Mike McLaughlin  
David  
Stephanie Galaitsi  
Ian Chin  
Lori Segall  
David Sakowski  
Matt  
Tori Antonino  
98 Elm St, Unit 2  
Bob  
Sandra Feliz  
PB  
Lisa  
Matt Howard

Councilor Gomez Mouakad welcomed the attendees and explained that public comment can still be made after this meeting during the process for this project. Ms. Hutchings then explained the process under the zoning ordinance. Attorney Dash mentioned that the meeting was being recorded, introduced the panelists, stated the number of people in attendance, and went through the project details, history, and the changes made to date based on neighborhood and Urban Design Commission comments. Mr. Hazarvartian explained the trip count and traffic and parking data regarding the project. Mr. Nielsen presented plans, renderings, material samples and shadow studies.

Public Comment was received both by written and oral means and can be summarized as follows:

-a resident said that the building was out of scale for the neighborhood, and that the trash and trucks are wrong for the neighborhood. Attorney Dash stated that the lab/R&D use and the building height and scale were zoning compliant.

-a resident stated support for the project and said that it would increase Somerville's tax base, which is needed to improve municipal infrastructure.

-a neighbor said there was strong demand for bicycle travel on White Street and asked whether the sidewalk could be maximized for walking or whether a bike lane could be added. Mr. Siegel explained that White Street is a one-way street in Cambridge and that, after speaking with residents, the residents did not want a contraflow bike lane there. Attorney Dash explained that the sidewalk is being widened along the property by taking land from within the property, and that the street would not be narrowed as a result.

-A neighbor said that 17 cars per peak hour on White Street seemed like a significant increase. Mr. Hazarvartian explained that 17 cars do not create congestion and are not considered a significant amount of traffic. Mr. Siegel explained that there are only 14 parking spaces being proposed, so there would not even be 17 cars. He said that the figures being used by Mr. Hazarvartian are from the standard traffic manual and are not based on this specific project, which would not have as many cars.

-a resident said that Fire Department access to White Street Place was an issue in a 2021 incident there. Mr. Siegel explained that an existing utility pole would be removed as part of the project, which would improve access. Attorney Dash said that an analysis was performed using the template for a Somerville Fire Department ladder truck, and it was found that the truck could access the site.

-a resident said they supported the project and were glad to see a reduction in the parking and to see commercial space on the first floor. The resident asked about the energy consumption for the automated parking system. Mr. Siegel said that he did not yet have the energy information about the automated parking system, but that it was needed because the site did not have space for a 2-way ramp.

-a resident asked about the difference between long- and short-term bicycle parking spaces. Mr. Siegel explained it.

-a number of residents asked questions about the construction of the project, particularly about street closures, contractor parking and timeline. Mr. Siegel and Attorney Dash explained that no contractor had been chosen, as the project has not even been permitted yet, and that construction management details would be addressed at the building permit stage should the project be permitted.

-a resident asked about the new location for the transformer on the site. Mr. Nielsen showed it on the plans as being inside the building and accessed via a door facing White Street Place, and said that Eversource required it to be at grade and to have a 10 foot wide access door. Mr. Siegel explained that the transformer would be infrequently accessed.

-a resident asked what the building height was compared to nearby buildings. Attorney Dash explained that the height was zoning compliant. Mr. Nielsen said the building would be 55 feet tall.

-a resident asked where the cars entering the parking area would wait, and how long it would take for the automated parking system to park a car. Mr. Siegel explained that there was an indoor waiting area adjacent to the loading area for one vehicle, and that the indoor truck parking space could be used to wait when there is no delivery being made. Mr. Nielsen said that the inside driveway could also accommodate three cars waiting. Mr. Siegel said that the automated parking systems takes a maximum of four minutes to retrieve a car, depending on where in the garage the car is parked. He had spoken with U-tron robotic parking systems which used a system like this and was told that it had not been a problem. The waiting and parking areas were shown on the plans.

-a resident asked whether the trash and recycling were located inside the building or outside. Mr. Nielsen said they were located inside, and that area was shown on the plans.

-a resident asked who designed the building. Mr. Nielsen explained that it was designed by Peter Quinn Architects.

-a resident asked whether rainwater could be harnessed for the landscaping. Mr. Siegel explained that the two-level green roof would not be irrigated other than by rain water. Mr. Siegel said that stormwater would be infiltrated on site and that the site had good soil.

-a resident asked about whether the Applicant would consider commercial composting. Mr. Siegel said that he could look into it, but that there were no proposed tenants yet, so their needs were not known.

-a resident asked about what sort of commercial tenant there would be on the ground floor. Mr. Siegel said that they were looking at lab, office and retail tenants on the first floor.

-a resident asked about the noise and hours of operation of the rooftop systems. Mr. Siegel said that the systems would meet the Somerville noise ordinance requirements and that the heating and cooling systems would be on 24 hours. Mr. Nielsen explained that the rooftop systems would be acoustically baffled.

-a resident was pleased to see a green roof on a lab building, which was unusual. The resident said that they wanted to see native plants, and asked about whether trellises or vines could be added, whether the Porter Square Neighborhood Association would be negotiated with for community benefits, whether a mural could be added to the façade, whether the stormwater flow would increase, and when solar panels would be added. Attorney Dash explained that the property was not in a Master Planning District such that community benefits did not need to be negotiated with a neighborhood group. Mr. Siegel explained that water would be infiltrated on site, that vines had been looked at but rejected due to maintenance concerns, that he could look into the idea of adding a mural, and that the solar panels had not been designed yet because there was no tenant yet and that tenant's rooftop needs must be known first.

-a resident asked how much height the solar panels would add. Mr. Siegel said that the panels would add about three to four inches.

-a resident said that 18 cars per hour is 3.5 minutes on average. Mr. Siegel explained that the site would only have 14 parking spaces so there would not be 18 cars all at once.

-a resident asked whether Applicant would be re-paving and landscaping all of White Street Place, and whether the fence next to Target would be changed. Attorney Dash explained that White Street Place is a private way. Mr. Siegel said that the Applicant would re-pave along the property frontage but nowhere else. He said that the Target fence is on the other side of the private way and may belong to Target.

-a resident asked how the first-floor commercial tenant would load. Mr. Nielsen said they would do so in the same way as the other commercial tenants.

-two residents said that White Street Place was narrow, especially with cars parked on it along the property's length, and asked how the proposed traffic could go there. Mr. Siegel said that White Street Place was a twenty foot wide, two-way street, and that the parking along the property on White Street Place would be removed and replaced with a bioswale.

-a resident said that the lab market is cooling and asked whether the building would be empty. Mr. Siegel said that he was confident in this location and in the size of this building, which is in undersupply in the area.

-a resident asked whether the automated parking system could only take one vehicle at a time. Mr. Siegel said yes.

-a resident asked about the traffic study done and said that the large delivery vehicles to Target and CVS were a bigger problem. The resident felt that the lab would create a lot more truck traffic. Councilor Gomez-Mouakad said that there were certain standards required for traffic studies. Ms. Hutchings explained that a TIS, TAP and MMP would be required and reviewed by the City's Mobility Division when filed.

-a resident asked whether there could be a traffic alert system on White Street to alert cars that White Street Place is blocked by vehicles entering the site. Mr. Siegel said this could be studied but that only 14 cars can park at the site and that they would not be coming and going all at the same time, so it is not likely that White Street Place would be blocked.

-Councilor Gomez-Mouakad said that that City's bike plan shows White Street as a neighborway, but it is in Cambridge so she would talk to the Mobility Division about it.

The meeting was adjourned at 8:09 pm.

# 32-44 White Street Redevelopment

Second Neighborhood Meeting  
January 24, 2023

Sponsored by:  
Ward 5 City Councilor Beatriz Gómez Mouakad

## Feedback from the First Neighborhood Meeting

Concern: Trash location and pick up frequency

Response: Once a week inside the loading bay zone

Concern: Sidewalks on White Street and White Street Place

Response: Sidewalks widening is being accommodated with no changes to the width of the streets

Concern: Tenant-related questions

Response: This is a speculative development without tenancy commitment. It is suitable for a single tenant as well 3-4 smaller life science companies coming out of incubators.

Concern: Number of parking spaces and traffic

Response: The development team reduced the number of parking spaces from the original 25 to 14, making one of the lowest, if not the lowest, parking ratio among all transit-oriented R&D/Lab developments in Somerville and Cambridge.



## Parking Ratio at Comparable Use Developments

Project Name/Address	Building Use	GSF	Proximity to MBTA in Miles	Number of Parking Spaces	# Spaces / 1000sqft
32-44 White St, Somerville	Office/R&D/Lab	35,798	<0.1	14	0.39
USQ 10 Prospect St, Somerville	Life Science/Office	178,890	0.1	175 (provided and estimated to be fully used)	0.98
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35 Cambridge Park Dr, Cambridge	Office/Lab	224,000	0.1	315	1.41
MIT Kendall Square Building 2 84 Wadsworth St, Cambridge	Office/R&D	318,000	<0.1	278	0.87
231-249 Elm Street and 6-8 & 12 Grove Street	Office/R&D	184,000	0.1	77	0.42
				Average of permitted projects	0.92

## Feedback from the First Neighborhood Meeting cont'd

Weekday vehicle-trips forecasted by ITE 11th edition:

- AM-street-peak hour, 17 (14 in and 3 out)
- PM-street-peak hour, 18 (3 in and 15 out)

Current mode split:

- vehicle, 32 percent
- transit, 50 percent
- bicycle, 5 percent
- walk, 13 percent

Calculated parking demand for a building of this size ranges from 18 to 26 parking spaces based on ITE Parking Generation Manual 5th edition.

SOMERVISION 2040: 75% of non-car work commuters. We are at 68% in 2023.

## Feedback from the First Neighborhood Meeting cont'd

Concern: White Street and White Street Place maneuvering

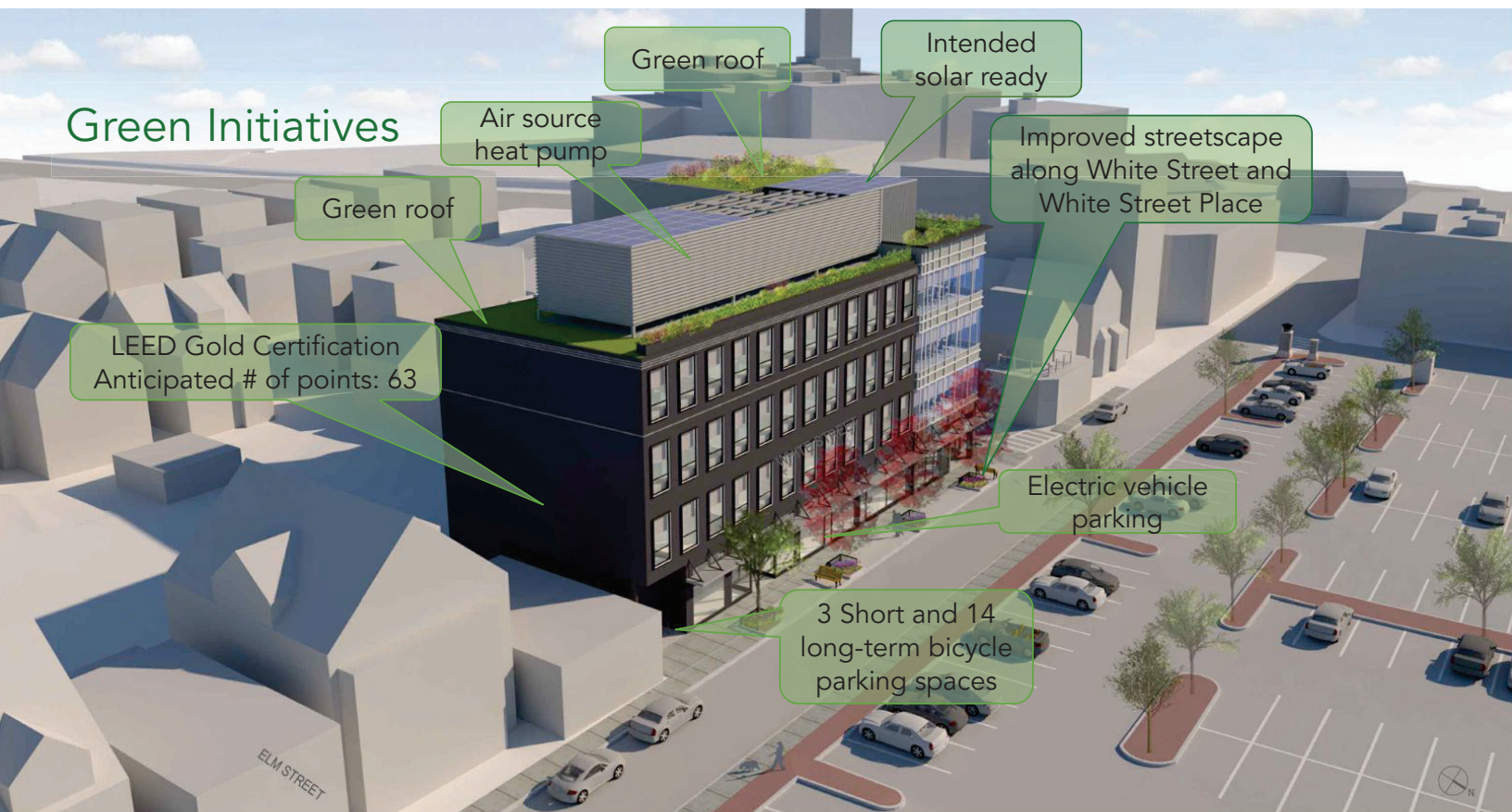
Response: Swept Path Analysis indicated that Somerville's ladder truck is able to make the left turn on White Street Place from White Street. The loading zone is designed to service a 25 YD Garbage Truck and a 24-foot box truck.

Concern: Type of lab envisioned here

Response: The team is proposing a Research & Development / Laboratory office building. The tenant(s) would be at Biosafety Level 2 or below.

We appreciate Ruth Ryals, President of Porter Square Neighbors Association, for letting our team present the project on 10/20/2022 who were overall supportive.

## Green Initiatives



AERIAL VIEW LOOKING SOUTH

## Update to Urban Design Commission Comments

1. Propose to carry brick façade over the corner of non-street facing façade
2. Further articulated the design of the mechanical penthouse in conjunction with the overall architectural language of the building
3. Relocated the transformer vault to White Street Place



WHITE STREET ELEVATION

PREPARED BY:

ARCHITECT  
PETER QUINN  
ARCHITECTS LLC  
259 ELM ST, STE 301  
SOMERVILLE, MA 02144  
PH (617) 354 3989

SURVEYOR  
SUMMIT SURVEYING,  
INC.  
4 SOUTH POND ST,  
NEWBURYPORT, MA 01950  
PH (978) 692 7109

LANDSCAPE ARCHITECT  
VERDANT LANDSCAPE  
ARCHITECTS  
318 HARVARD ST, STE 25  
BROOKLINE, MA 02446  
PH (617) 735 1180

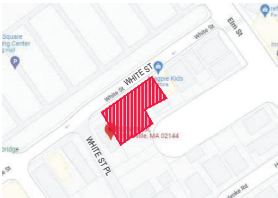
## 32-44 WHITE ST

32-44 WHITE ST, SOMERVILLE, MA 02144

NEIGHBORHOOD PRESENTATION SET - 01/24/2023

LIST OF DRAWINGS		NEIGHBORHOOD PRESENTATION #2 24 JAN 2023
GENERAL		
T-1	TITLE SHEET	X

ARCHITECTURAL		
A0.1 - A0.4	3D VIEWS	X
A-1	BASEMENT PLAN	X
A-2	FIRST FLOOR PLAN	X
A-3	SECOND FLOOR PLAN	X
A-4	THIRD FLOOR PLAN	X
A-5	FOURTH FLOOR PLAN	X
A-6	ROOF PLAN	X
A-7	WHITE STREET ELEVATION	X
A-8	WHITE STREET PLACE ELEVATION	X
A-9	REAR ELEVATION	X
A-10	LEFT ELEVATION	X
A-11	MATERIALS BOARD	X
	SHADOW STUDY	X



LOCUS PLAN ↑

PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
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PH (617) 354 3989

SCALE

CONSULTANT

PROJECT  
32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
SGL DEVELOPMENT

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION DATE

NOOD  
PRESENTATION 01/24/2023

UDC REV-1 11/17/2022

UDC 10/03/2022

DRAWN BY  
MR / YC

REVIEWED BY  
PG

SHEET

T-1



AERIAL VIEW LOOKING SOUTH

**PETER QUINN ARCHITECTS**  
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PLANNING  
INTERIOR DESIGN

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SOMERVILLE, MA 02144  
PH: 617-624-0389

SCALE

CONSULTANT

PROJECT  
**32-44 WHITE**

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
**SGL DEVELOPMENT**

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE  
**3D VIEW**

SCALE AS NOTED

REVISION DATE

PROJECT PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
DRAWN BY MN / YC	REVIEWED BY PQ

SHEET

**A-0.1**







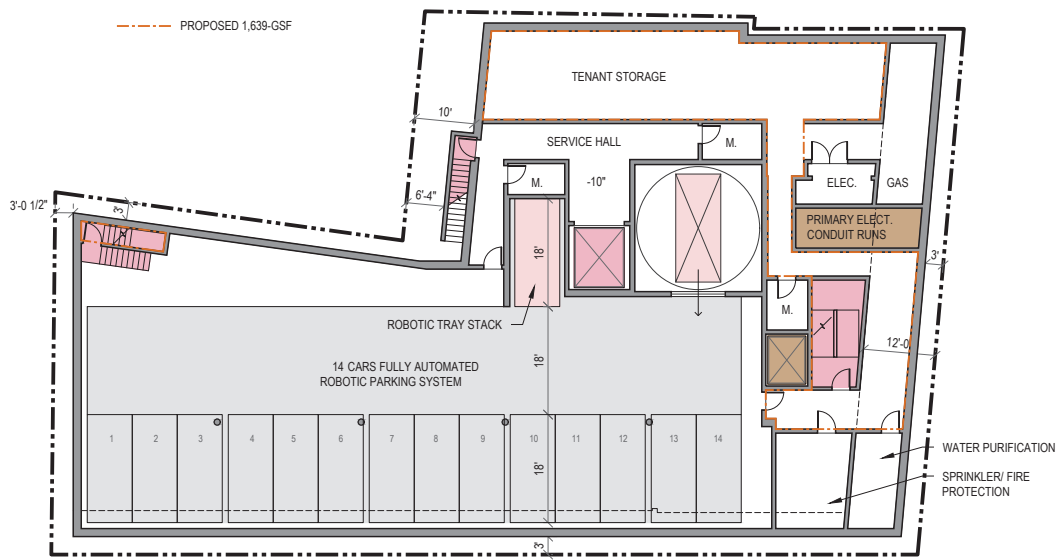


A-0.3



A-0.4

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1 BASEMENT PLAN  
SCALE: 1/16" = 1'-0"



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PLANNING  
INTERIOR DESIGN

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SEAL

CONSULTANT

PROJECT  
32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
SGL DEVELOPMENT

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

BASEMENT  
PLAN

SCALE AS NOTED

REVISION DATE

NOOD

PRESENTATION

UDC REV-1

UDC

DRAWN BY

MIN / YC

REVIEWED BY

PQ

SHEET

A-1



# LEGEND

- COMMERCIAL SPACE
- SUPPORT SPACE
- OFFICE SPACE
- CONFERENCE
- CIRCULATION
- PROPOSED 8,353-GSF



## 1 SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



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PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-264-0889

DATE:

CONSULTANT:

PROJECT  
**32-44 WHITE**

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
**SGL DEVELOPMENT**

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

**SECOND FLOOR PLAN**

SCALE AS NOTED

REVISION DATE

NO.000 PRESENTATION 01/24/2023

UDC REV-1 11/17/2022

UDC 10/03/2022

DRAWN BY MRJ / YC REVIEWED BY PQ

SHEET

**A-3**

# LEGEND

- COMMERCIAL SPACE
- SUPPORT SPACE
- OFFICE SPACE
- CONFERENCE
- CIRCULATION
- PROPOSED 8,353-GSF



## 1 THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

0' 5' 10' 20' 40'



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PLANNING  
INTERIOR DESIGN

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DATE:

CONSULTANT:

PROJECT  
**32-44 WHITE**

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
**SGL DEVELOPMENT**

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

**THIRD FLOOR PLAN**

SCALE AS NOTED

REVISION DATE

NOOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
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SHEET

**A-4**

# LEGEND

- COMMERCIAL SPACE
- SUPPORT SPACE
- OFFICE SPACE
- CONFERENCE
- CIRCULATION
- PROPOSED 8,353-GSF



## 1 FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

0' 5' 10' 20' 40'



PETER QUINN  
ARCHITECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-264-0889

SCALE

CONSULTANT

PROJECT  
32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
SGL DEVELOPMENT

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

FOURTH  
FLOOR PLAN

SCALE AS NOTED

REVISION DATE

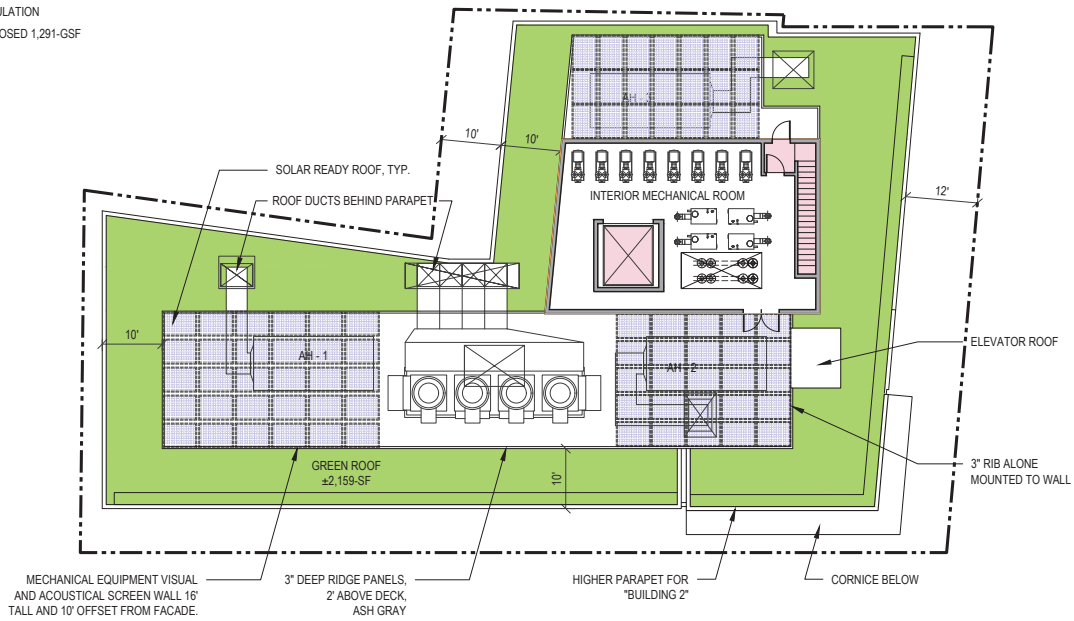
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UDC REV-1	11/17/2022
UDC	10/03/2022
DRAWN BY MR / YC	REVIEWED BY PG

SHEET

A-5

# LEGEND

- GREEN ROOF: 3,483 sf / 8,353 sf = 41.7%
- SOLAR READY ROOF: ± 2,000 sf
- CIRCULATION
- PROPOSED 1,291-GSF



## 1 ROOF PLAN

SCALE: 1/16" = 1'-0"

0' 5' 10' 20' 40'



**PETER QUINN ARCHITECTS**

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
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SOMERVILLE, MA 02144  
PH: 617-264-0389

SEAL

CONSULTANT

PROJECT  
**32-44 WHITE**

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
**SGL DEVELOPMENT**

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE  
**ROOF PLAN**

SCALE AS NOTED

REVISION DATE

NUCOD PRESENTATION	01/24/2023
UDC REV-1	11/17/2022
UDC	10/03/2022
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SHEET

**A-6**



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PETER QUINN  
ARCHITECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-264-0389

DATE:

CONSULTANT:

PROJECT:

32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR:

SGL DEVELOPMENT

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE:

STUDY #2 -  
WHITE STREET  
PLACE ELEVATION

SCALE AS NOTED

REVISION

DATE

NOOD  
PRESENTATION

01/24/2023

UDC REV-1

11/17/2022

UDC

10/03/2022

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PG

SHEET

A-8



① WHITE ST PLACE ELEVATION  
SCALE: 3/32" = 1'-0"

FACADE STUDY #2  
(PREFERRED)







## THIN BRICK VENEER

Glen-Gery - 777 Onyx Waterstruck



Main brick for commercial side of building

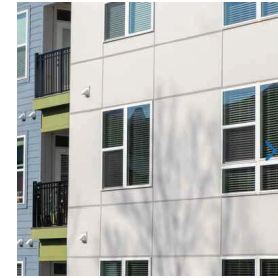
Glen-Gery - Ebonite Velour



Main brick for corner side  
Brick banding

## FIBER CEMENT BOARD

Smooth Vertical Panel with Recessed Joints - Knight's Armor



Main material for rear side of building



## INNOVATION GLASS

Optigray Glass, Vitro Architectural Glass



Fenestration system for commercial side

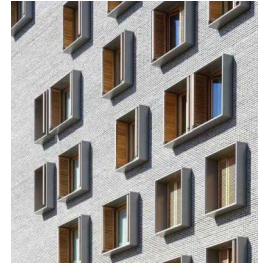
Optiblu Glass, Light Blue, Vitro Architectural Glass



Fenestration system for office side  
Spandrel glass: Opaque grey behind the  
Optiblu outer glazing unit

## WINDOW

Unpainted Aluminum Window Trim



4" Shadow box,  
Charcoal Outside, White Inside

## MECHANICAL ROOF SCREEN WALL

SoundGuard Acoustical Panels



16' Tall  
Structural beams on top to become  
mounts for future solar panels

**PETER  
QUINN  
ARCHI  
TECTS**

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-264-0889

SCALE

CONSULTANT

PROJECT  
**32-44 WHITE**

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
SGL DEVELOPMENT

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

**MATERIALS**

SCALE AS NOTED

REVISION DATE

NUCDD  
PRESENTATION 01/24/2023

UDC REV-1 11/17/2022

UDC 10/03/2022

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MR / YC

REVIEWED BY  
PG

SHEET

**A-11**

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## SPRING / FALL - MARCH 21 / SEPTEMBER 21

9:00 AM



12:00 PM



3:00 PM



ADDITIONAL SHADOW



**PETER QUINN  
ARCHITECTS**

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-264-0389

SCALE

CONSULTANT

PROJECT  
**32-44 WHITE**

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
**SGL DEVELOPMENT**

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

**SHADOW  
STUDY -  
SPRING / FALL**

SCALE AS NOTED

REVISION DATE

NOOD 01/24/2023

PRESENTATION UDC REV-1 11/17/2022

UDC 10/03/2022

DRAWN BY MNI / YC REVIEWED BY PQ

SHEET

**SH-1**

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SUMMER -  
JUNE 21

9:00 AM



12:00 PM



3:00 PM



ADDITIONAL SHADOW



PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-643-0889

SCALE

CONSULTANT

PROJECT  
32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
SGL DEVELOPMENT

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

SHADOW  
STUDY -  
SUMMER

SCALE AS NOTED

REVISION DATE

10/04/2023

11/17/2022

10/03/2022

REVIEWED BY

PG

SHEET

SH-2

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WINTER -  
DECEMBER 21

9:00 AM



12:00 PM



3:00 PM



ADDITIONAL SHADOW



PETER  
QUINN  
ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH: 617-264-0389

SCALE

CONSULTANT

PROJECT  
32-44 WHITE

32-44 WHITE STREET  
SOMERVILLE, MA 02144

PREPARED FOR  
SGL DEVELOPMENT

810 MEMORIAL DRIVE,  
SUITE 105  
CAMBRIDGE, MA 02139

DRAWING TITLE

SHADOW  
STUDY -  
WINTER

SCALE AS NOTED

REVISION DATE

NOOD  
PRESENTATION 01/24/2023

UDC REV-1 11/17/2022

UDC 10/03/2022

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MNI / YC

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PG

SHEET

SH-3



## URBAN DESIGN COMMISSION REPORT

Property: 32-44 White Street  
Applicant: SGL Development, Inc.  
Agent: Adam Dash, Esq.  
Zoning District: Mid-Rise 4 (“MR4”)  
Case#: P&Z 22-054

This matter went before the Somerville Urban Design Commission (“UDC”) on October 25, 2022 and on November 22, 2022.

The preferred design was presented to the UDC along with 2 alternative façade options and a landscape plan. The UDC decided to recommend the preferred design (being Option 2) out of the three options presented.

The UDC voted unanimously (with one abstention) as follows:

- the guidelines for the MR4 zoning district were met.
- the UDC would ask that the Planning Board request Applicant to provide materials and a mock up as a condition of any approval.
- Façade Option 2 was the preferred option.
- the UDC wanted to highlight and prioritize the following design guidelines in Section 4.2.12 of the Somerville Zoning Ordinance, specifically:
  - (e) that utility features be integrated
  - (m) that the materials and fenestration be in harmony as a combination creating a unified whole
  - (s) that exterior insulation systems should be avoided, such as EIFS
  - (t) that the mechanical screening be further considered and detailed

-additional design guidance was provided as follows:

- recommended an additional materials review on the non-street facing facades and how the main façade materials can carry over there for more uniformity
- that there be greater articulation of the mechanical screening and that it be integrated into the architectural language of the building
- that the Planning Board should request a mock-up to review the materials
- that an alternative location for transformers be presented if the proposed vault is not feasible



City of Somerville

# URBAN DESIGN COMMISSION

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

## DESIGN REVIEW RECOMMENDATION

### **32-44 White Street**

December 5, 2022

The Urban Design Commission (UDC) met virtually via GoToWebinar on October 25, 2022 and November 22, 2022 to review a **Commercial Building** proposed at 32-44 White Street in the Mid-Rise 4 (MR4) zoning district and the Porter Square neighborhood of Somerville. The purpose of design review, as established by the Somerville Zoning Ordinance, is for peers in the professional design community to provide advice and recommendations during the schematic design phase of the architectural design process. In accordance with the UDC's adopted Rules of Procedure and Section 15.1.4 Design Review of the Somerville Zoning Ordinance, this recommendation includes, at least, the following:

1. Identification of the preferred schematic design option
2. Identification if applicable design guidelines are satisfied
3. Guidance and recommended modifications to address any design issues or concerns

Design review was conducted over the course of two meetings and the Commission guided the Applicant through various recommendations and suggestions to the applicant's façade design concepts and site landscaping. At the meeting on October 25, 2022, Cheri Ruane, Deborah Fennick, Andrew Arbaugh, Tim Houde, and Tim Talun (arrived late) were present. Frank Valdes was absent from the meeting. At the meeting on November 22, 2022, Deborah Fennick, Andrew Arbaugh, Tim Houde, and Tim Talun were present. Frank Valdes was also present but did not submit an affidavit certifying that he had reviewed the materials and evidence from the October 25, 2022 meetings, and was not eligible to participate motions and voting on the design review for 32-44 White Street. Cheri Ruane was absent the meeting. Recommendations that were incorporated into the design through the review process included the following:

- Glass materiality needs further articulation.
- Further explore the scaling of the windows.
- Reexamine the dimensions of the bioswale.
- Diversify the type of species used for street trees around the site.
- Top of the building needs additional nuance, possibly through the incorporation of shadow boxes.
- Doors along the frontage of the site should swing out instead of in.
- Look for ways to activate the ground floor of the building.

Following a presentation of the updated designs by the Applicant and review of the design guidelines for the MR4 district, the Commission provided the following final guidance and recommended modifications:

- Additional exploration is needed for the building materiality and uniformity of the façades, specifically the materials used for the non-street facing façades and the evaluation of how materials on the street-facing façades can be carried over to the non-street facing façades.
- Detailing of the penthouse should have further articulation and integration with the overall architectural language of the building.
- The Commission recommended that the Planning Board condition a physical mock-up of the building for a thorough review of the materials by the Urban Design Commission as part of the Site Plan Approval decision. This review would occur prior to the Applicant applying for a Building Permit.
- Applicant should clarify the feasibility of the underground transformer vault, and if location is determined to be infeasible, the Applicant should provide updated plans detailing the new location of the vault and the impact (if any) to the site and building design.

On November 22, 2022, the Commission voted (4-0-1 – Talun, Fennick, Houde, Arbaugh for, Valdez abstaining) to recommend façade option 2 as the preferred façade option, voted (4-0-1 – Talun, Fennick, Houde, Arbaugh for, Valdez abstaining) that all of the MR4 design guidelines were satisfied and that guidelines E, N & S should be prioritized with notes as articulated on the following page, and voted (4-0-1 – Talun, Fennick, Houde, Arbaugh for, Valdez abstaining) to incorporate further design guidance listed above into the final design for the building.

Attest, by the voting membership:

Tim Talun  
Deborah Fennick  
Tim Houde  
Andrew Arbaugh

Attest, by the meeting Co-Chairs:

Emily Hutchings, Acting Co-Chair



---

Sarah Lewis,  
UDC Co-Chair  
Director of Planning & Zoning

**APPLICABLE DESIGN GUIDELINES:**

<b>MR4– Mid-Rise 4</b>			
<b>LANGUAGE</b>	<b>SATISFIED?</b>	<b>PRIORITY?</b>	<b>NOTES</b>
Facades should be visually divided into a series of architectural bays that are derived, in general, from the building's structural bay spacing.	YES (4-0)		
Piers, pilasters, or other features defining each architectural bay should either extend all the way to the ground or terminate at any horizontal articulation defining the base of the building.	YES (4-0)		
Architectural bays should align, in general, with individual or groups of storefronts and lobby entrances.	YES (4-0)		
Piers, pilasters, or other features defining each architectural bay should always project forward and be uninterrupted by any horizontal articulation, excluding any horizontal articulation used to differentiate the base of the building.	YES (4-0)		
The facade of buildings with five (5) or more stories should be visually divided into, at least, a horizontal tripartite division (a base, middle, and top). The horizontal divisions may not shift up or down across the width of the facade.	YES (4-0)		
Vents, exhausts, and other utility features on building facades should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within open spaces.	YES (4-0)	YES	Add
Buildings at terminated vistas should be articulated with design features that function as focal points.	YES (4-0)		
Fenestration glazing should be inset from the plane of exterior wall surfaces.	YES (4-0)		
Ribbon windows should be avoided.	YES (4-0)		
Monotonous and repetitive storefront or lobby systems, awnings, canopies, sign types, colors, or designs should be avoided.	YES (4-0)		

<b>MR4– Mid-Rise 4</b>			
<b>LANGUAGE</b>	<b>SATISFIED?</b>	<b>PRIORITY?</b>	<b>NOTES</b>
Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.	YES (4-0)		
Lobby entrances for upper story uses should be optimally located, well defined, clearly visible, and separate from the entrance for other ground story uses.	YES (4-0)		
Lobbies should be limited in both width and total area to preserve floor space and frontage for other ground story uses. Buildings should use any combination of facade articulation, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the frontage area, or some other architectural element(s) to make lobbies visual and materially distinctive.	YES (4-0)		
The selection of materials, fenestration, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.	YES (4-0)		
The type and color of materials should be kept to a minimum, preferably three (3) or fewer.	YES (4-0)	YES	Add
Two (2) or more wall materials should be combined only one above the other, except for bay windows.	YES (4-0)		
Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)	YES (4-0)		
Horizontal or vertical board siding or shingles, regardless of material, should be avoided.	YES (4-0)		
Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.	YES (4-0)		

MR4– Mid-Rise 4			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
Exterior Insulation and Finish Systems (EIFS) should be avoided.	YES (4-0)	YES	Add
Mechanical penthouses and screening should be located to minimize adverse environmental impacts on civic spaces, sidewalks, and abutting lots.	YES (4-0)		
Vents, stacks, railings, and other components of mechanical equipment required to be outdoors or to project above a penthouse should be limited in height and located toward the center of the roof to every extent practicable.	YES (4-0)		

## Façade Evolution

October 25, 2022



Option 1



Option 2



Option 3



# **Façade Evolution** November 22, 2022



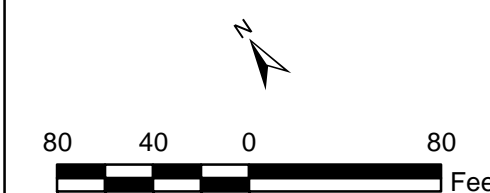
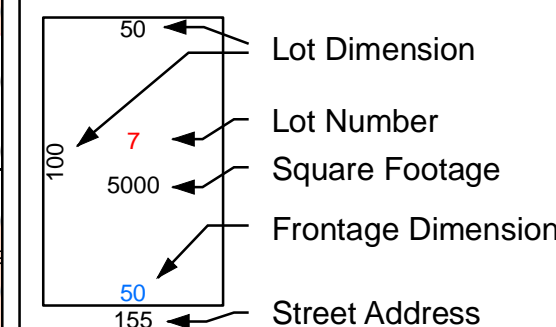
Option 2: Preferred Façade Option





## Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW

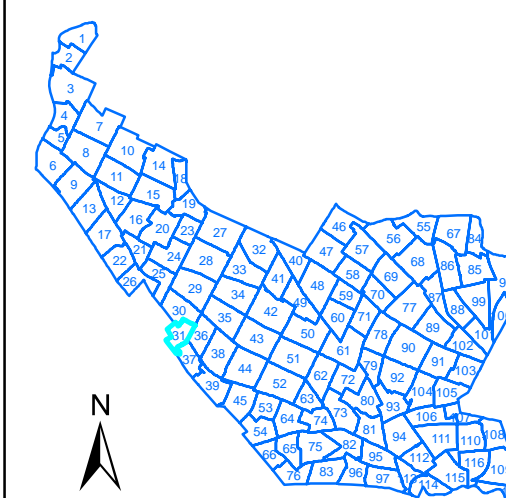


1" = 80'

July 1, 2018

Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



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