

URBAN DESIGN COMMISSION REPORT

Property: 22 McGrath Highway
Applicant/Owner: Twin City Plaza, LLC
Agent: Adam Dash, Esq.
Zoning Designations: Commercial Business (“CB”) District/Half Mile Transit Area/Not in PSD

This matter went before the Somerville Urban Design Commission (“UDC”) on May 14, 2024.

The Applicant’s preferred façade design was presented to the UDC along with 2 alternative façade options. The UDC decided to recommend the Applicant’s preferred option out of the three options presented.

The UDC voted unanimously as follows:

-The Applicant’s preferred façade option was the accepted option.

-The design guidelines for the CB zoning district were met.

-Additional Design Guidance was provided:

-Shade trees should be added to combat the heat island effect across the entire site in the future.

-The Applicant’s architect shall have flexibility to incorporate elements of the non-preferred façade options to the façade around the Marshall’s store entrance due to the architect’s technical understanding of the building.

-The landscape plantings closest to the pedestrian way and in the parking lot islands should be improved.