

2025 May, 01

Mark Development
Scott Lombardi



299 Broadway - Comprehensive Permit - Design Modification Narrative

This submission clarifies the proposed Subdivision of the project site into (5) Lots. This modification allows for the future conveyance of Sewall Park to the Somerville Redevelopment Authority:

- Lot 1 - Building A
- Lot 2 - Building B
- Lot 3 - Parking & Fire Lane Access
- Lot 4 - Open/Parking
- Lot 5 - Sewell Park

Additionally, we have identified minor changes to the overall design 299 Broadway Building B and the Civic Plaza. These changes include updating the exterior views & elevations to align with the finalized building design. The final Facade Fenestration % and Diagrams, as well the Signage Plans have been updated. Unit mechanical ventilation louvers have also been added.

Upon code review, it was determined that we should relocate the second means of egress from the courtyard. In addition, we have raised the elevation of the courtyard to match the interior slab of the Level 1 Amenity area. This Amenity area now has direct access to the courtyard program. The Courtyard program & layout were revised to incorporate this connection and path relocation.

Further minor layout changes were made based on desired travel paths and final area calculations - please see the comprehensive sheet list narratives included on the following pages.

A handwritten signature in black ink, appearing to read 'Drew Powers', is positioned above the printed name.

Drew Powers, AIA
Utile, Inc
05/01/2025

299 BROADWAY - BUILDING B - DESIGN CHANGE NARRATIVE*	
SHEET**	COMMENT
A000.B3r3	Highlighted figures show revised fenestration of proposed elevations.
A000.B4r3	Clouded areas indicate changes in floorplan. Highlighted figures show revised calculations for proposed fenestration.
A000.B5r3	Clouded areas indicate changes to fenestration dimensions and locations. Highlighted figures show revised calculations for proposed fenestration.
A001.B1r3	Clouded areas indicate changes to the floorplan.
A003.B1r3	Clouded areas indicate change in fenestration dimensions, alignment, and added vents.
A003.B2r3	Clouded areas indicate change in fenestration dimensions, alignment, and added vents.
A003.B3r3	Clouded areas indicate change in fenestration dimensions, alignment, and added vents.
A003.B4	NOT USED.
A003.B5r3	Clouded areas indicate added door and vents.
A003.B6r3	Clouded areas indicate change in fenestration dimensions, alignment, and added vents.
A003.B7r3	Clouded areas indicate change in fenestration dimensions, alignment, and added vents.
A004.B1r1	Revised signage locations due to elevation changes.
A004.B2r1	Revised signage locations due to elevation changes.
A004.B3r1	Revised signage locations due to elevation changes.
A004.B4r1	Revised signage locations due to elevation changes.
A004.B5	New sheet showing address signage at secondary entrance.
L.001.B2	Clouded areas indicate updates to Site Plan & Landscape
L.001.B4	<p>Added proposed streetscape elements to the set, including street trees, planting areas, Bluebikes station, and bike racks</p> <p>Revised planter layout, planting design and paving layout at the new fitness room entry along the Mews, including removal of café seating near fitness room; removed one bench to accommodate a plaza tree (see plaza notes).</p> <p>Updated courtyard design, including layout, furniture and planting to accommodate current elevations and building entries; reduced tree count in accordance with green score to improve visibility and light.</p> <p>Green Score: limited paving to central Mews pathway; updated planting categories based on the 100% CD planting plan and revised courtyard design</p>

* Note that minor changes may have been made to overall fenestration size or location but have not been clouded because the original design intent is still being met. Additionally, unit mix has been reconfigured to better stack demising walls. These changes have been made to improve overall structural efficiency.

** Note that sheets that are not listed or included in this set have not been modified from previously approved comprehensive permit packages.

299 BROADWAY - CIVIC PLAZA - DESIGN CHANGE NARRATIVE*

SHEET**	COMMENT
L050.L1r1	<p>Reduced the total number of trees from 19 to 18, based on removing the café seating area from the total area calculation.</p> <p>Relocated 2 trees within the plaza to improve visibility of Building B retail from Broadway.</p> <p>Increased bike rack quantities from 1 to 8 to meet the bike rack requirement, with 3 placed in the plaza and 5 along the sidewalk.</p> <p>Removed 1 ping pong table.</p> <p>Reduced civic swing quantities from 3 to 2 and relocated them within the plaza.</p> <p>Reduced the café seating area on the north side of the plaza in response to the program change from retail to a fitness center in Building B; this area was converted to planting.</p> <p>Updated the lighting design, including a reduction in catenary lighting.</p> <p>Reconfigured the entry along Broadway by adding two steps at the central entry and a small planter at the bottom right corner, in response to grading changes and the updated door location for Building B. The stone wall and timber seating were also revised to meet frontage seating requirements and better address the slope along Broadway.</p> <p>Adjusted the locations of stone and timber seating to comply with the 15% maximum contribution of stone wall toward the total required seating, as the previous layout included too much stone wall seating.</p> <p>Adjusted planter shapes around the courtyard entry and removed one floating planter to provide a more direct circulation path.</p> <p>Replaced planting area in the plaza center with a timber platform to increase seating length and meet requirements.</p>
L101.L1R1	<p>Shifted the plaza layout 1' to the west to provide better circulation from the east-side ADA entry and increase clearance along Building B retail.</p> <p>Reconfigured the Broadway entry, in response to grading changes along Broadway. Enlarged the east-side ADA access and shortened the two stair entries into the plaza.</p>
L102.L2r1	<p>Specified materials and products for paving, ensuring all selections are ADA compliant.</p> <p>Refer to sheet L050.L1 for additional notes.</p>
L103.L3r1	<p>Updated tree species to reflect revised quantities and layout, enhancing autumn color cohesion.</p> <p>Replaced the previous sun and part-sun mixes with specified shrubs, perennials, and bulbs.</p>
L104.L4r1	<p>Adjusted planting soil and sand-based structural soil areas to align with the updated layout.</p>

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