

## Site Plan Review Narrative for 483 Broadway

The proposed addition to the existing building was designed to bridge the two neighborhoods that it borders. Behind the property is a residential neighborhood in Medford with 2.5 story homes and on the Somerville side, Broadway has a mix of residential and commercial brick buildings that are 1 to 3 stories in height. Considering these factors the 2 story building that we are proposing will be in keeping with the existing context of the neighborhood in regard to scale and height.

We have already received 6 hardship variances through the Zoning Board of Appeals to build the proposed building design. We have taken into consideration the input of the abutting neighbors for both Medford and Somerville after three public neighborhood meetings. The materials, building color, plantings, and the window and doors have been adjusted to meet the approval of city officials and neighbors alike. Other improvements to the neighborhood include adding two new street parking spaces and at least two trees in the sidewalk of Broadway in keeping with the rest of the Broadway.

With regard to the sustainability objectives, our goal is to make the building very energy efficient with a focus on using sustainable materials where possible. Some of the design options we will be looking to implement are Low-E glazing, solar energy, plant-based rigid foam insulation, stone, brick, and cement finish materials to name a few. Sustainability is also being achieved through the re-use of the existing structure. We are intending to keep approximately 80% of the existing building which will reduce construction waste.

The construction of this project is one that will serve as a substantial improvement to a site and existing building that was referred to by a neighbor as a “horrible blight on the city”. Our goal is to add new attractive, high quality commercial space to the area while maintaining the same neighborhood feel that the neighbors are looking for.