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BOSTON, MA
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M E M O R A N D U M

DATE: July 11, 2025
RE: **Clarendon Hill Thoroughfares Revision Narrative**
FROM: Kendra Halliwell and Tim Synan, ICON Architecture

The total redevelopment of Somerville Housing Authority's Clarendon Hill will include up to 591 new and replacement housing units, common space, public roadways and central park, and the improvement of the intersection at Powderhouse and Alewife Brook Parkway.

Phase 1 (Building E) is nearing completion, anticipated for the third quarter of 2025. Due to steep grading, and through PSUF and Mobility review, the roadway design revisions are described below, and depicted in the attached documents.

1. Phasing:

- The zig zag ramp has been removed from the interim condition due to the short transition between phase 1 and 2.
- The raised woonerf and crosswalk, bollards and tactile warning pavers will be constructed/installed in phase 2. Below are the specific items for the phase 2 work related to the woonerf.
 - Raised area with ramped portions on either end.
 - Designated pedestrian crossing.
 - Detectable pavers will be installed on both sides of the woonerf.
 - Woonerf has shifted closer to building entry.
 - Finish material: Temporary asphalt (Phase 1) to be replaced with vehicle grade sidewalk colored concrete (Phase 2).
- The 6 existing buildings on site will be demolished during phase 2.

2. Pedestrians and Bikes:

- Alewife Brook Parkway at Stephenson Aman Street, added raised crosswalk added and removed island.
- Typical corner crossings will be city standard thermoplastic striped paint, and the woonerf paving will be vehicle-grade concrete paving (phase 2).
- Bike racks are relocated from furnishing zone onto private property.

3. Trees and Plantings:

- Trees at regular spacing (35-45' apart): The spacing and quantity was reviewed with PSUF.

- Street trees: The streets within this development are all new and therefore, there were zero street trees to reduce/remove. The illustrative plan shown in the masterplan was showing the intent to have street trees. Those early plans were not fully developed and required many additional elements, including grading, crosswalks, bicycle spaces, etc to make the design fully functional. In total: there will be 6 total trees included at phase 1, 4 at the time of phase 1 completion and 2 being installed after phase 2 is completed due to concerns for damage and logistics.
 - The design team confirms that the full site redevelopment will meet Somerville's tree replacement requirements. The redevelopment removes 710.7 caliper inches total of existing trees (125.7" in street tree; 585" in "private" trees). Phase 1 is providing 122 caliper inches. That leaves us with 588 caliper inches remaining to meet replacement requirements on later phases, and these plantings will be included in the Phase 2 and Phase 3. The majority of the plantings are included in the Phase 2 Civic Space and the Townhouse parcels since those are the lowest-density parcels with the most open space. The full site redevelopment will meet the required replacement standards, be based on the site plan approved during the 2020 40B process, and the exact location and counts in Phase 2 and 3 will be confirmed during the respective site plan reviews.
 - Trees near Building D (phase 2) along Stephenson Aman St: These 2 trees will be installed in Phase 2 since the location is where a temporary T-turnaround will be provided while Phase 2 is completed.
 - Street Tree Pit Relocation: Adjacent to the woonerf (phase 2) a tree has been relocated and bike rack shifted, to avoid conflict with curb ramp.
 - Planting area: Removed from park side of crossing, and added planting edging near Building E entrance.
 - Rain garden area: Combined with phase 2 rain garden in civic space.
4. Signage/stripping:
- No parking zone to be provided in the surface parking lot adjacent to the crosswalk. There should be signs and pavement striping defining no parking in this area.



CLARENDON HILL
SOMERVILLE, MASSACHUSETTS

PRESERVATION OF
AFFORDABLE HOUSING, INC
&
SOMERVILLE COMMUNITY CORPORATION

ARCHITECT
E-ICON
ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

KEY PLAN

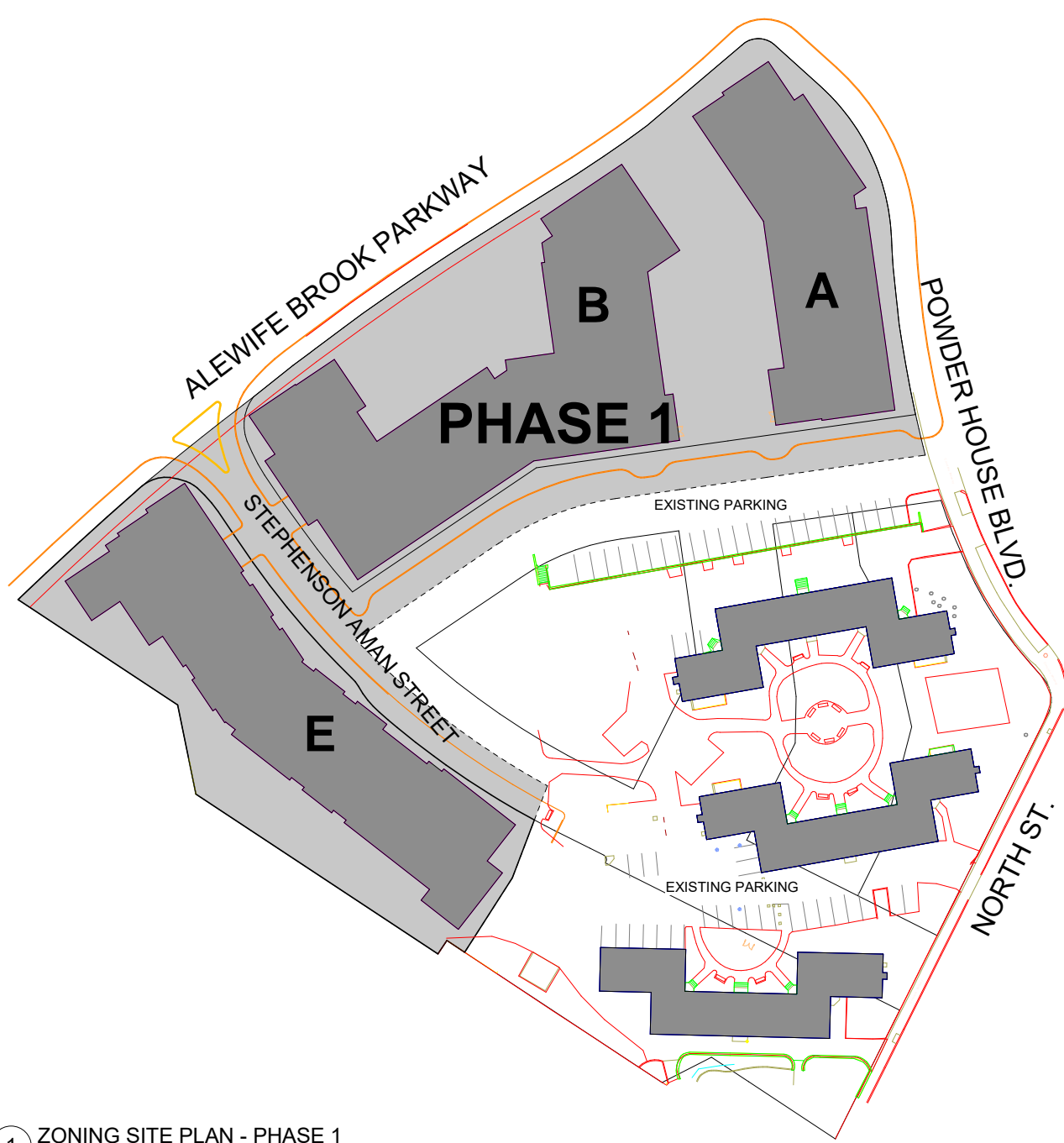
7/11/2025	ZBA UPDATES
7/10/2025	ZBA UPDATES
7/3/2025	ZBA MEETING
02/06/2020	ZONING SUBMISSION

MARK	DATE	DESCRIPTION
PROJECT NUMBER: 216028.1		
DRAWN BY: Author		
CHECKED BY: Checker		

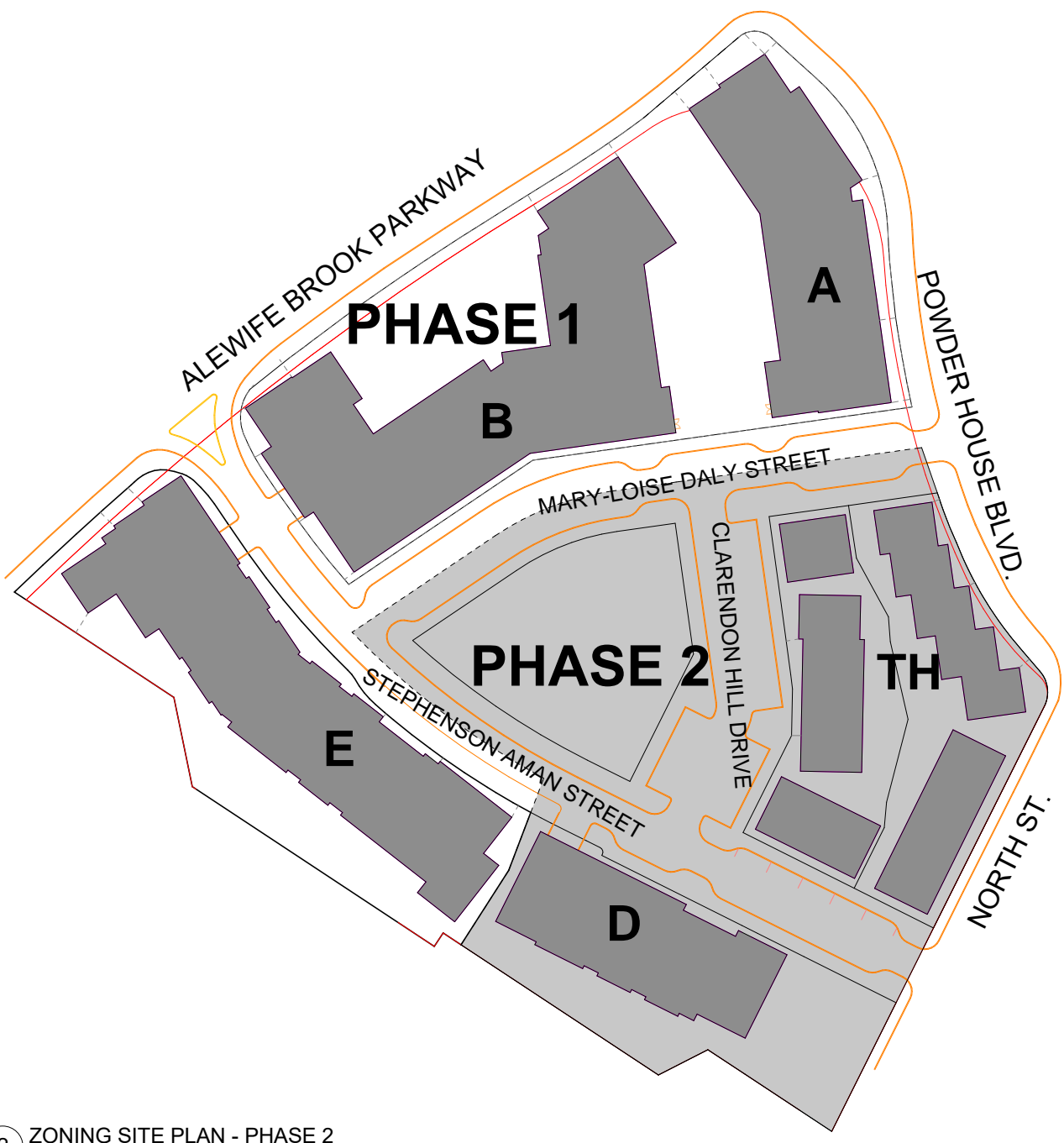
SHEET TITLE

ZONING PHASING
PLAN

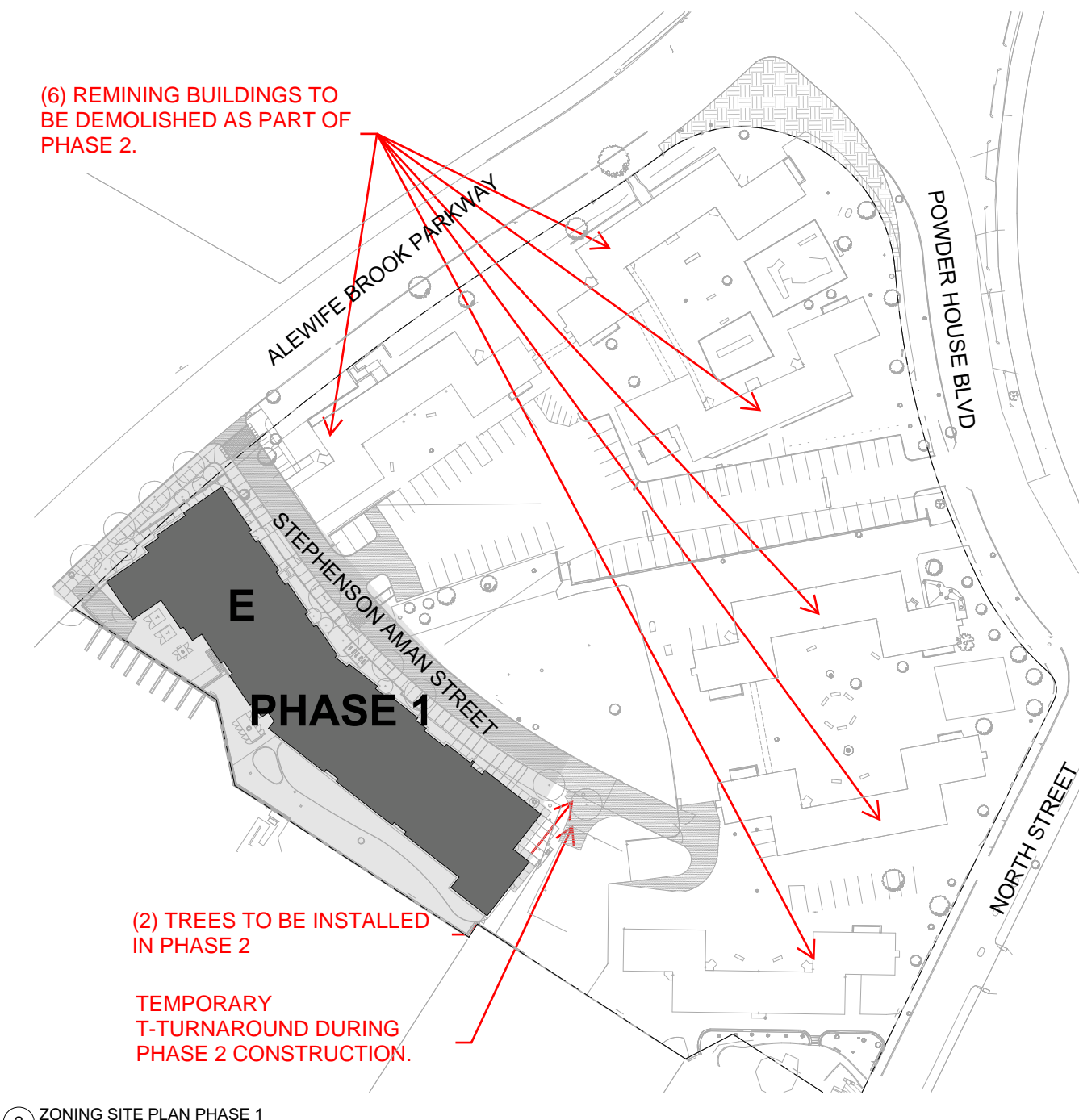
G-202



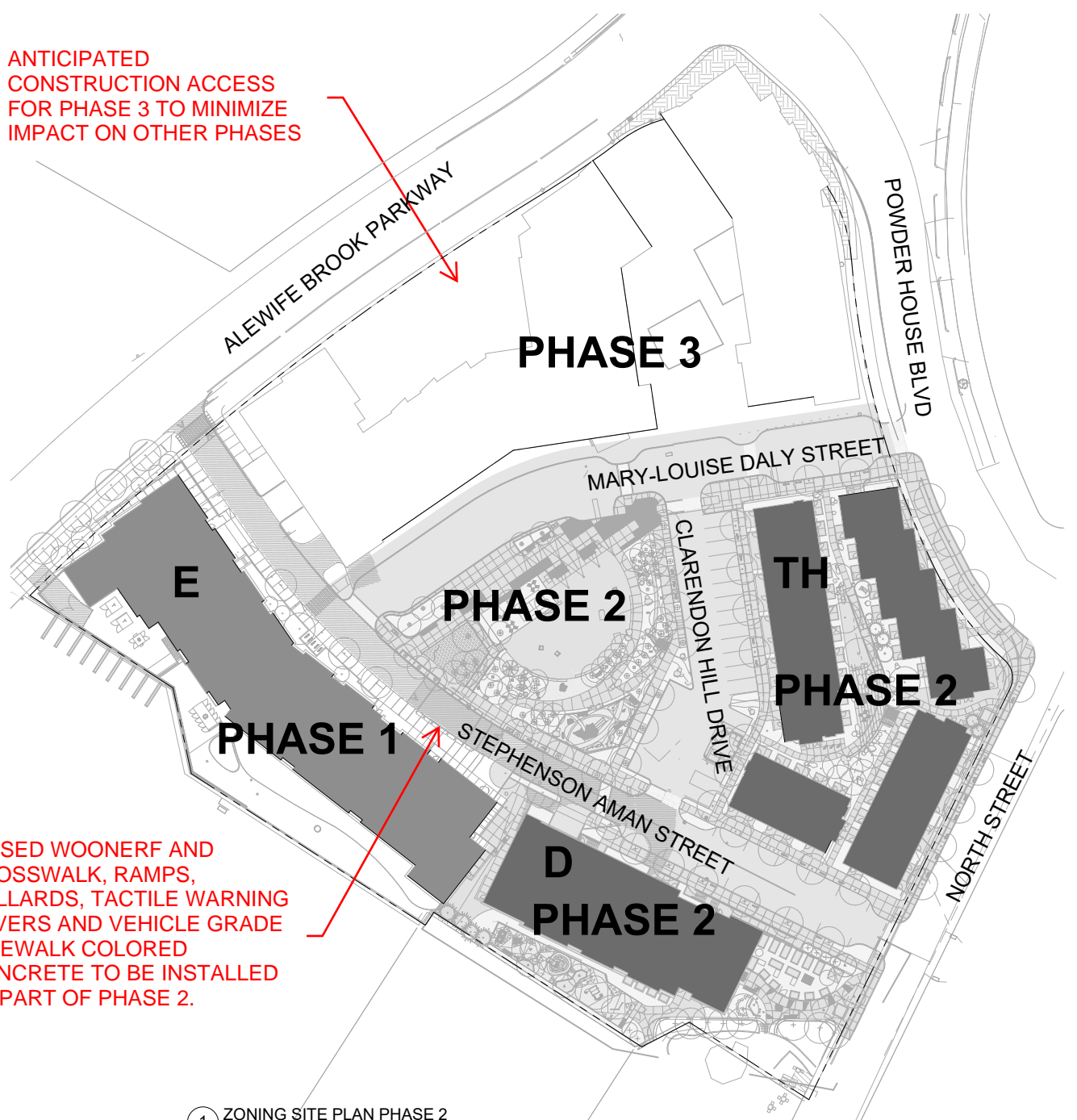
1 ZONING SITE PLAN - PHASE 1
1" = 50'-0"



2 ZONING SITE PLAN - PHASE 2
1" = 50'-0"



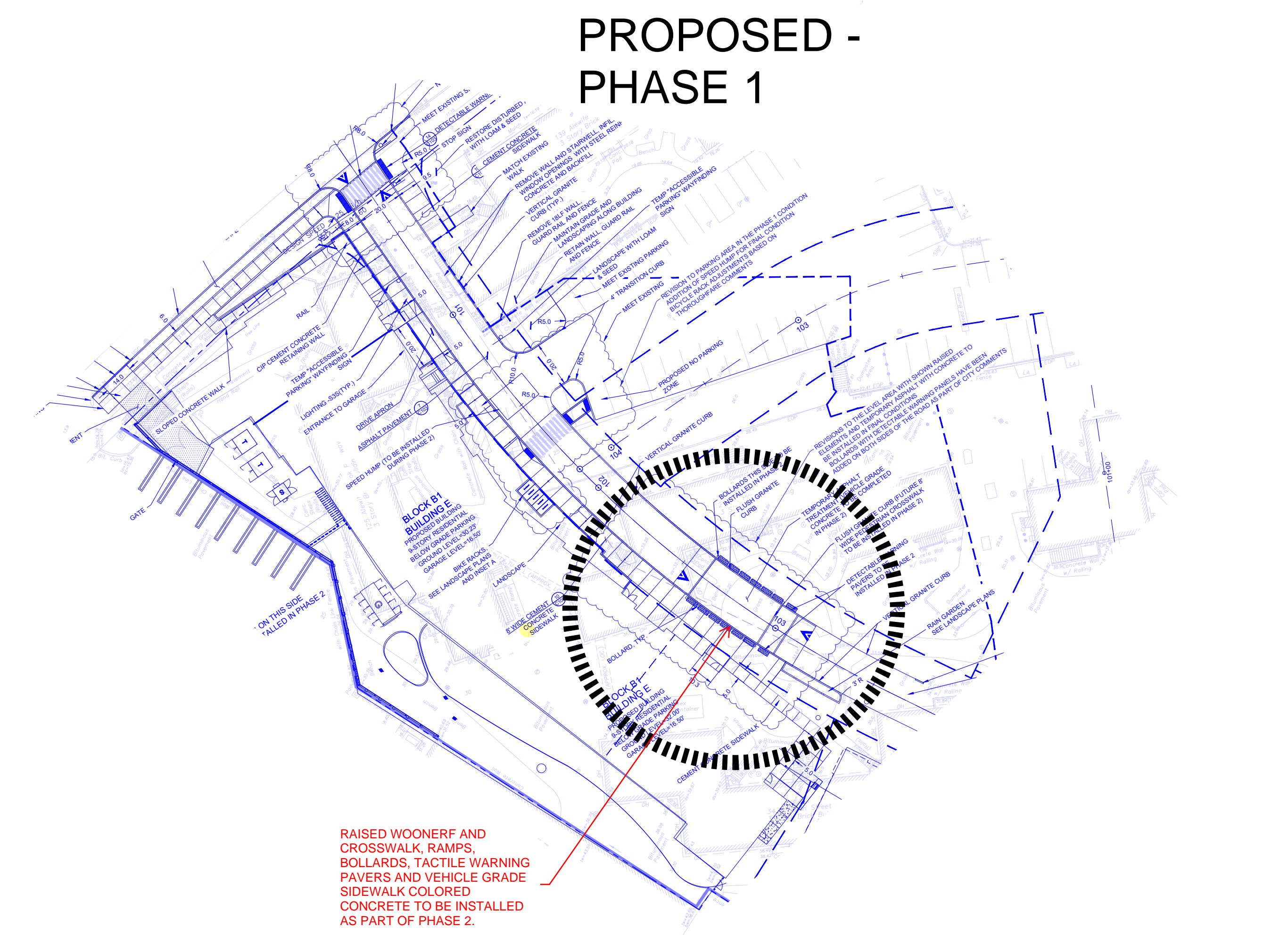
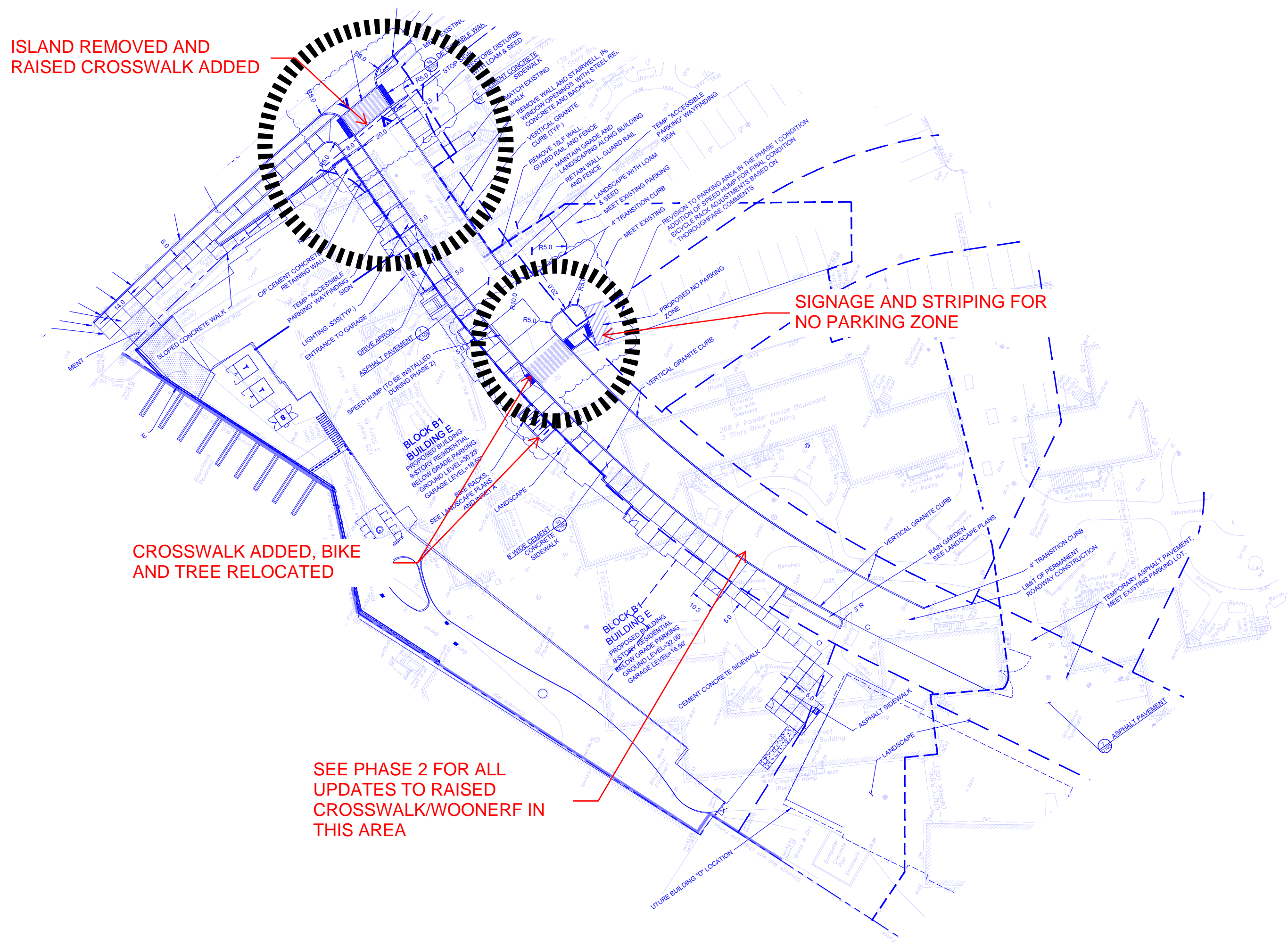
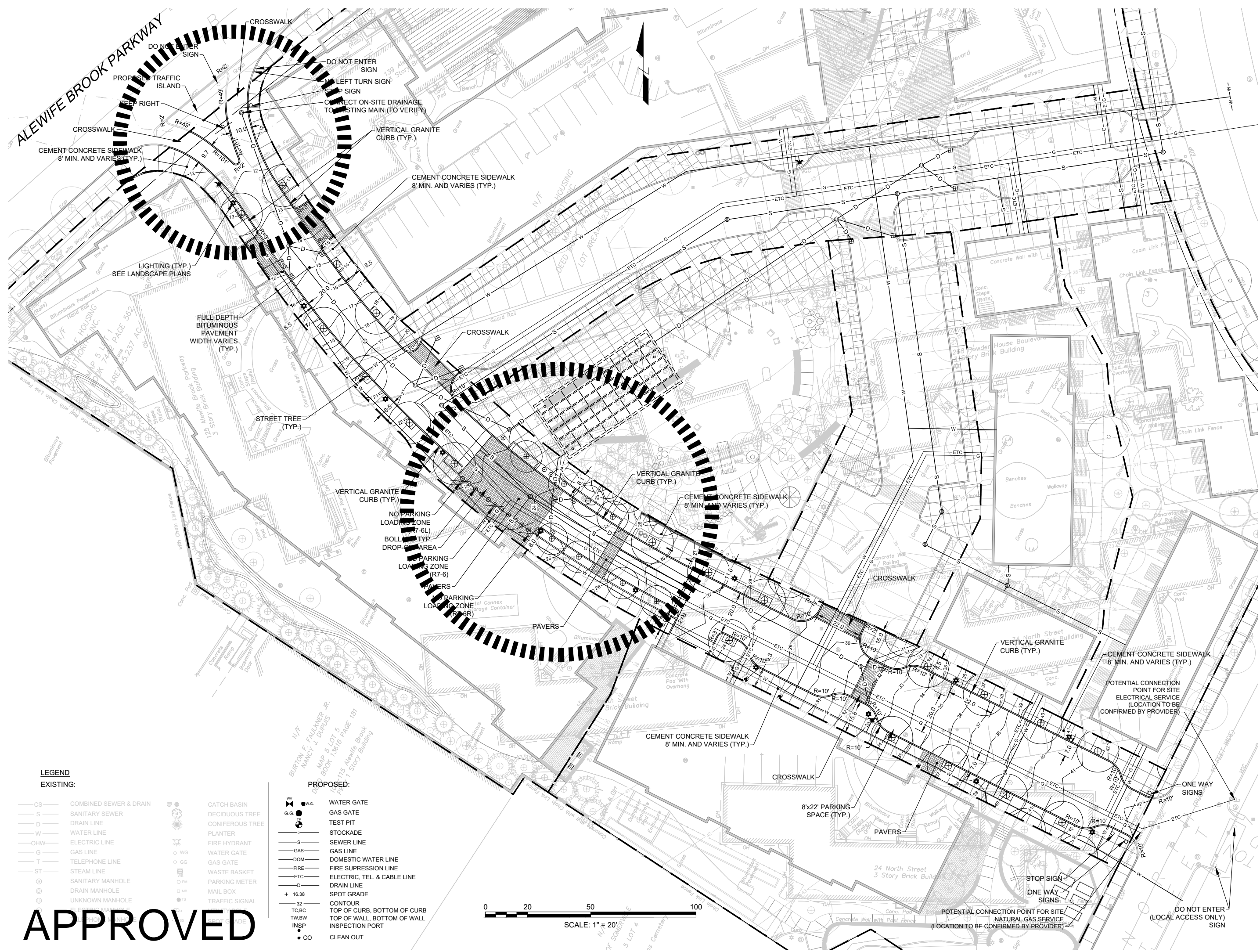
2 ZONING SITE PLAN PHASE 1
1" = 50'-0"



1 ZONING SITE PLAN PHASE 2
1" = 50'-0"

APPROVED

PROPOSED



CLARENDON HILL

SOMERVILLE, MASSACHUSETTS

NEW STREET 1

PRESERVATION OF
AFFORDABLE HOUSING, INC

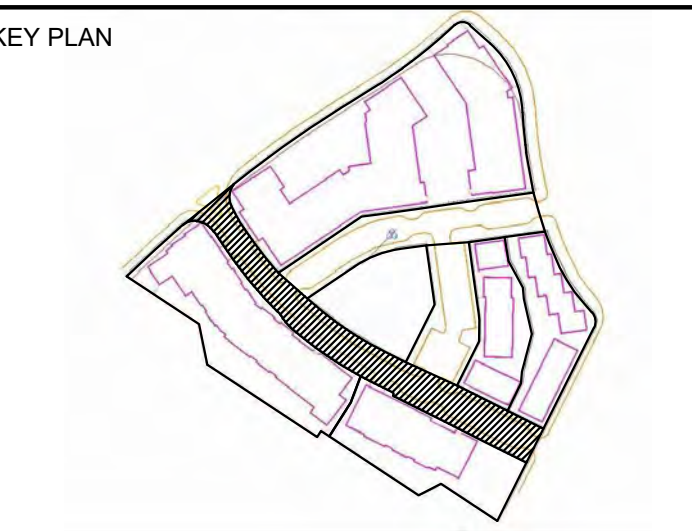
ARCHITECT

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101 SUMMER ST BOSTON MA 02110

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KEY PLAN



7/11/2025	ZBA UPDATES
7/10/2025	ZBA UPDATES
7/3/2025	ZBA MEETING
10/07/2019	40B SUBMISSION

MARK	DATE	DESCRIPTION
PROJECT NUMBER: 2016-155		
DRAWN BY: GS		
CHECKED BY: DG		

SHEET TITLE

SITE PLAN

C-107

NEW STREET 1

PRESERVATION OF
AFFORDABLE HOUSING, INC
&
SOMERVILLE COMMUNITY CORPORATION

ARCHITECT

E-ICON
ARCHITECTURE

101 SUMMER ST BOSTON MA 02110

CONSULTANT



Copley Wolff Design Group
Landscape Architects & Planners

STAMP

KEY PLAN



	40 B SUBMIS:
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PROJECT NUMBER: 1933.000

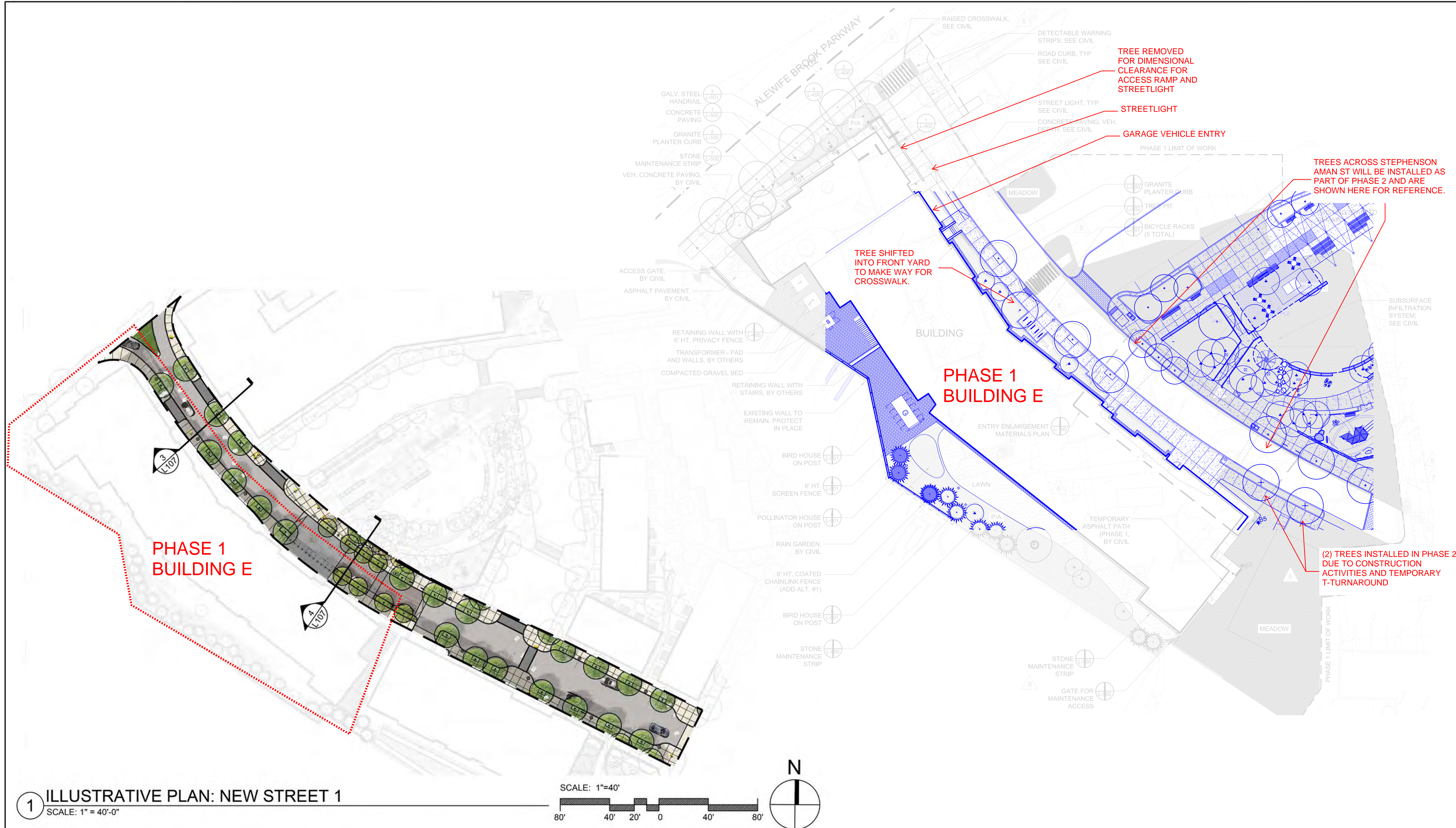
DRAWN BY: SS/AK

CHECKED BY: AA

SHEET TITLE

ILLUSTRATIVE PLAN,
SECTIONS &
PLANTING PLAN:
NEW STREET 1

L-102



APPROVED
(PHASE 1= 8 TREES)

PROPOSED

(PHASE 1= 4 TREES, AS
DISCUSSED WITH PSUF, 2
ADDITIONAL INSTALLED
POST PHASE 2
CONSTRUCTION)