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City of Somerville  
93 Highland Avenue  
Somerville, MA 02143

**RE: 59-61 Bow Street, Somerville, Massachusetts – Development Narrative**

The site at 59-61 Bow Street is currently an empty lot with an area of 3,000 square feet located in a Mid-Rise 5 (MR5) Zoning District.

The proposed development would construct a five (5)-story general building containing thirteen (13) residential dwelling units with first floor commercial space. The structure will have an area of 2,680 square feet. The applicant will be applying for a Special Permit and Site Plan Approval to allow for the thirteen (13) residential dwelling units and first floor commercial space.

In the proposed development plans, the first floor will have an area of 2,527 square feet, 666 square feet of which will be designated as the commercial area. The second floor, third floor and fourth floor will each contain four (4) residential dwelling units. The second floor will have an area of 2,725 square feet. The third floor and fourth floor will each have an area of 2,770 square feet. The fifth floor will have an area of 1,477 square feet and contain one (1) residential dwelling unit as well as a common gym and three (3) common roof decks.

This property is within a quarter mile of a transit walkshed, therefore, no vehicle parking will be provided with this project.

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May 1, 2024  
Inspectional Services  
City of Somerville  
1 Franey Rd.  
Somerville, MA 02145

Re: 59 Bow Street – Project Narrative for Compliance with Permit Conditions

The proposed project at 59 Bow Street is a five (5)-story, Net-Zero Ready, general building on a Pedestrian Street in the Mid-Rise 5 (MR5) district. The project will meet the following permit conditions as outlined below.

**Validity/Public Record** – Attorney Vigorito’s office has recorded a decision with the Middlesex South Registry of Deeds which is publicly available to be viewed online. The recorded Decision has been submitted to the Preservation & Zoning Division for public record.

**Housing** – An affordable housing implementation plan (AHIP) has been submitted to the Director of Housing. The project expects to apply for a Certificate of Occupancy in July of 2025.

**Site & Building Design** - Full, solid brick is used on the exterior of the building. Refer to the draft Construction Documents provided. Utility meters are not on any facade or within the frontage area of the lot. Meters are located in a dedicated mechanical space on the ground floor. Refer to the draft Construction Documents provided.

**Construction Documents** - Construction documents are substantially equivalent to the approved plans and other materials submitted for development review. ISD to review the removal of the basement to determine substantial equivalence.

Window package is currently being priced out to different vendors with awards in the next 6 months. Once awarded the specification will be submitted to ISD for review.

Construction Documents will include an outdoor light plan and supplier cut sheets. We are working with Boston Light Source as our vendor and consultant for the project, they will be able to provide all the requested information which will be submitted with the CDs

# Balance Architects

**Sustainability** - This project is working with Linnean Consultants to achieve Net-Zero Ready Certification via the PHIUS path. We're also working with Linnean for LEED Certifiability. The project has currently received Round 1 comments from PHIUS, and have incorporated the comments into the Construction Documents. The project will continue to respond to the PHIUS review, and Linnean will provide Round 2 and Round 3 updates prior to a certificate of occupancy being applied for.

**Parking** – When units are advertised for rent near the completion of the project they will be advertised as ineligible for on-street Residential Parking Permits. All buyers, grantees, lessees, renters, and tenants will be notified in writing prior to sale or lease of any dwelling unit that the residents are ineligible for on-street Residential Parking Permits

**Proposal to make minor alterations to the Planning Board approved project including:**

- Removing the basement from the project based on unsuitable ground-level water levels and the difficulty of shoring the foundation due to a neighboring building. We have eliminated the basement from the project and moved the basement program to the ground floor.
- The two ground floor residential units have been removed to make space for bike parking, mechanical, etc.
- Removing 6 private balconies, to be replaced with a common roof deck. The existing overhead utility lines were deemed too close to the proposed balconies along Bow Street Place. Eversource will not allow decks in this area. We are proposing to remove 6 decks, and replace it with a common roof deck.
- Altering the top floor internal layout to allow for access to the common roof deck. This requires reducing the proposed 2-bedroom unit to a 1-bedroom unit, creating a common roof deck amenity, and a common fitness center off of which the roof deck can be accessed.

Best,

A handwritten signature in dark ink, appearing to read "Philip Sima". The signature is fluid and cursive, with the first name "Philip" and last name "Sima" clearly distinguishable.

Philip Sima, RA + CPHC  
Balance Architects, Inc.