

199 Elm St - Site Plan Approval Narrative March 12, 2025

Project Summary

- MR4 Zoning District
- 10 Residential Apartments (2 affordable)
- Approx. 3,500 sf commercial space (1,600 sf at ground floor and 1,900 sf at lower level)
- 14,875 total GSF
- 4 Stories / 48'-0"
- Transit-oriented development
- All-electric building
- All units Group 1 Accessible, one unit sensory accessible
- Special permit required for residential use

Context - The proposed development at 199 Elm Street is a mixed-use, 4-story building with ten residential apartments and a ground level commercial space. The site is within the MR4 zoning district, and is abutted by MR4 zoned parcels on each side and at the rear. It is bounded by Elm Street to the west, an existing parking lot and one-story commercial building to the north, a one story commercial building to the east, and a two-story mixed-use building to the south with commercial and residential uses. The site is at the southern end of Davis Square, with its vibrant commercial spaces and street life. There are a mix of single-family, two-family, triple-decker, and larger residential buildings in the surrounding city blocks.

Mobility and Management - The project is a transit-oriented development with close proximity to the Red Line at Davis Square and multiple bus lines. No off-street car parking is required nor provided. Bicycle use is encouraged through the inclusion of indoor bike parking for residents in the building lobby, as well as exterior short term bike parking for visitors. The lobby also contains the mailboxes. There is a trash and recycling room in the basement. The trash and recycling will be brought to the street by the building management for trash/recycling pick up days. Loading and unloading activities are expected to take place on Elm Street and tenants are expected to obtain permits from the city for all moving vehicles.

Human Scale - The massing of the building is divided into several pieces to create a place that is human scale and that relates to the existing, low-rise context. First, a ground floor podium is created with a contrasting material from the top. A darker color was selected to create a relationship with the neighboring commercial building. The base is articulated with a cornice and profiling that relate it to the human scale. The building steps in plan to create a small entry court and to preserve the existing mural and lot-line windows at the neighboring Revival Cafe. Above, the building steps twice more to create space for balconies on the street facing units. These create visual interest on the facade and provide a place for people to enjoy the outdoors. Finally, the stair towers are clad in a bright accent color to break the lot line walls into apartment-sized widths.

NEIGHBOR

Materiality - The upper floors are clad in buff-colored brick, which can be found throughout Davis Square, most notably at the Somerville Theater. The storefront is a charcoal color with cool undertones to complement the warm brick above. There are also bright colored accents in the guardrails and stair towers that pick up on the energy of the brightly colored, playful murals in the neighborhood. The geometry of the guardrails provides another place for playfulness and levity in the design.

Streetscape, Sustainability, and Resiliency - The project creates a strong sense of place along the Elm St pedestrian corridor. The ground floor will be commercial space, with a retail or restaurant tenant anticipated. Large operable windows create an indoor-outdoor connection during fair weather, and the proposed street trees provide shade for the southwest facing windows. The existing curb cut will be filled in to prioritize the pedestrian experience.

The rear yard will have permeable pavers and raised container planters. On the roof will be planters with a mix of native plants and vegetables. These features contribute to the city's resiliency and ecological goals by increasing permeable area and adding native species and pollinators to diversify the local habitat. The all-electric building contributes to the decarbonization goals of the city and eliminates the need for rooftop equipment. The project includes Ephoca vertical stack heat pumps with integrated ERV. These do not require an outdoor unit. Water heaters are electric heat pump, tank type units. The project will pursue Passive House certification to meet the requirements of the Specialized Energy Code.

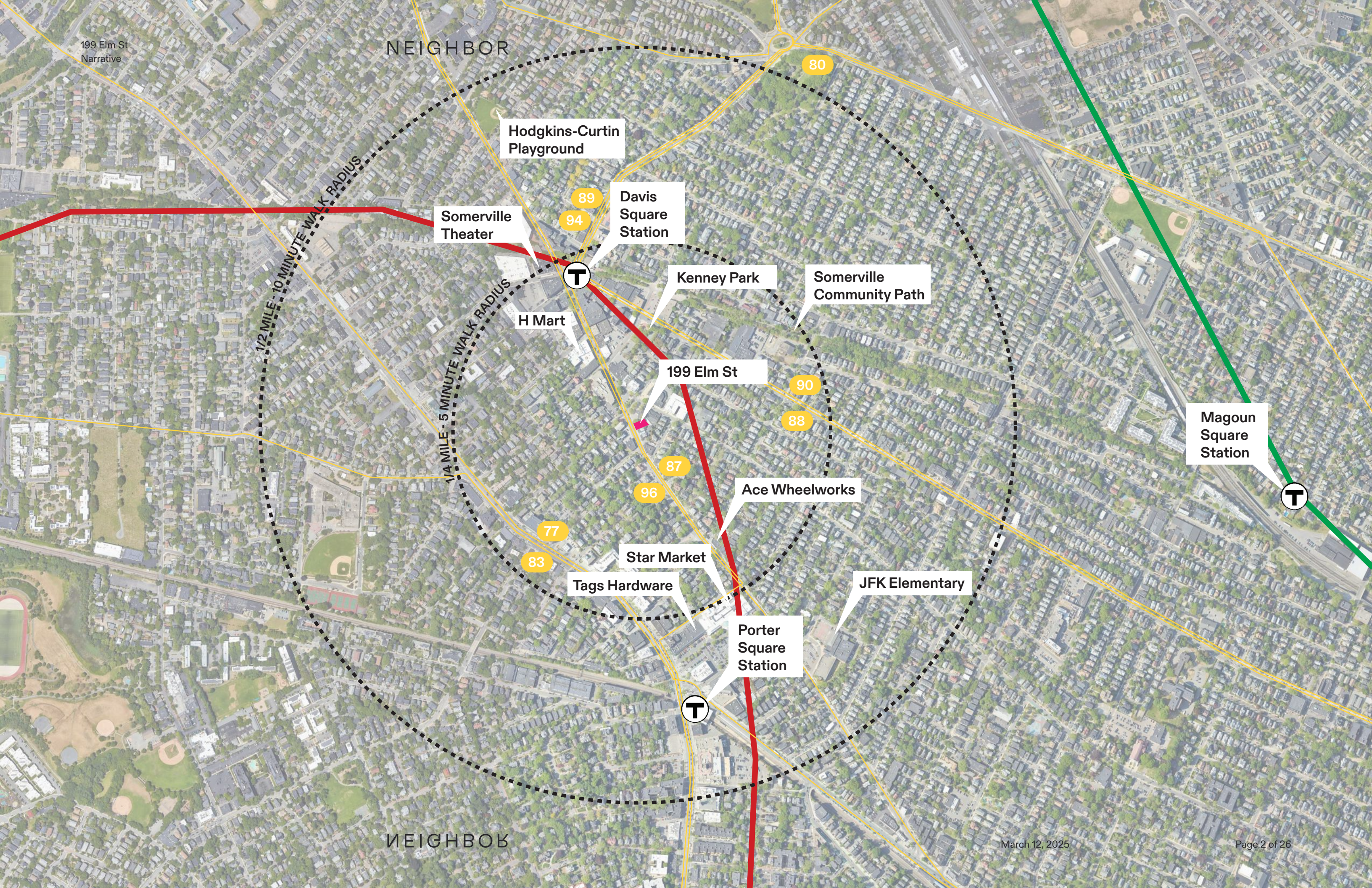
Housing - This development aims to help close the gap in the housing shortage by proposing 10 new residential units. Two of these units will be deeded Affordable, as required in the SZO. The remaining eight will be a mix of studio, 1 bedroom, and 2 bedrooms units to meet the needs of different household sizes.

Attached: See appendix for photographs and renderings illustrating the narrative.

Appendix

Photographs & Renderings

NEIGHBOR



Somerville
Theater

Hodgkins-Curtin
Playground

Davis
Square
Station

Kenney Park

Somerville
Community Path

H Mart

199 Elm St

Ace Wheelworks

Star Market

Tags Hardware

JFK Elementary

Porter
Square
Station

Magoun
Square
Station

NEIGHBOR

Existing Aerial View Looking North

Davis Plaza

Grove St.

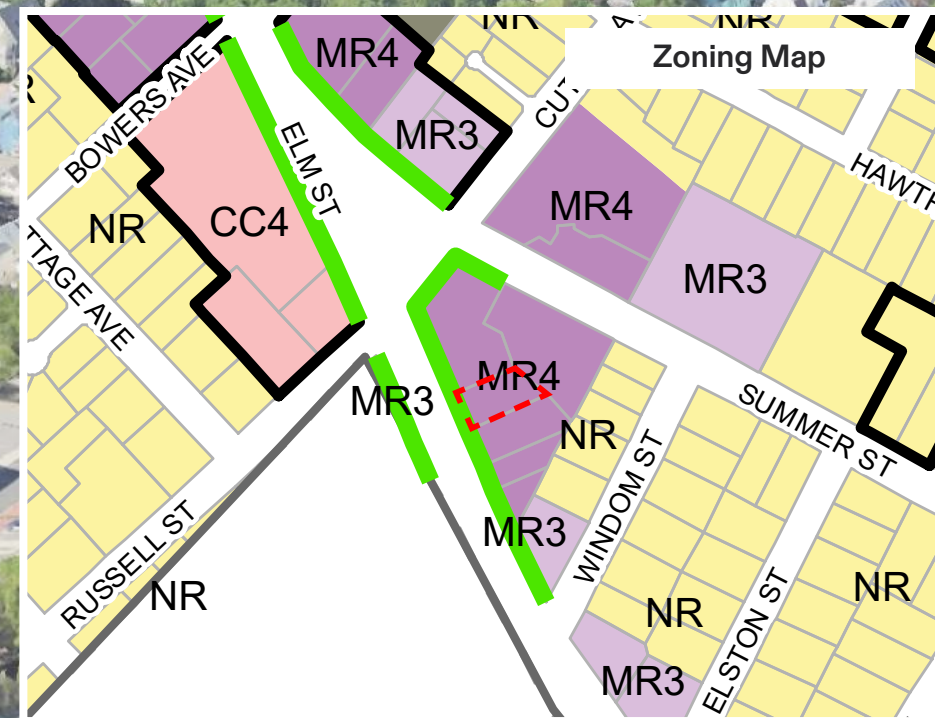
Cutter Ave.

Russell St.

Elm St.

Windom St.

Summer St



NEIGHBOR

City Planning Context

Davis Plaza

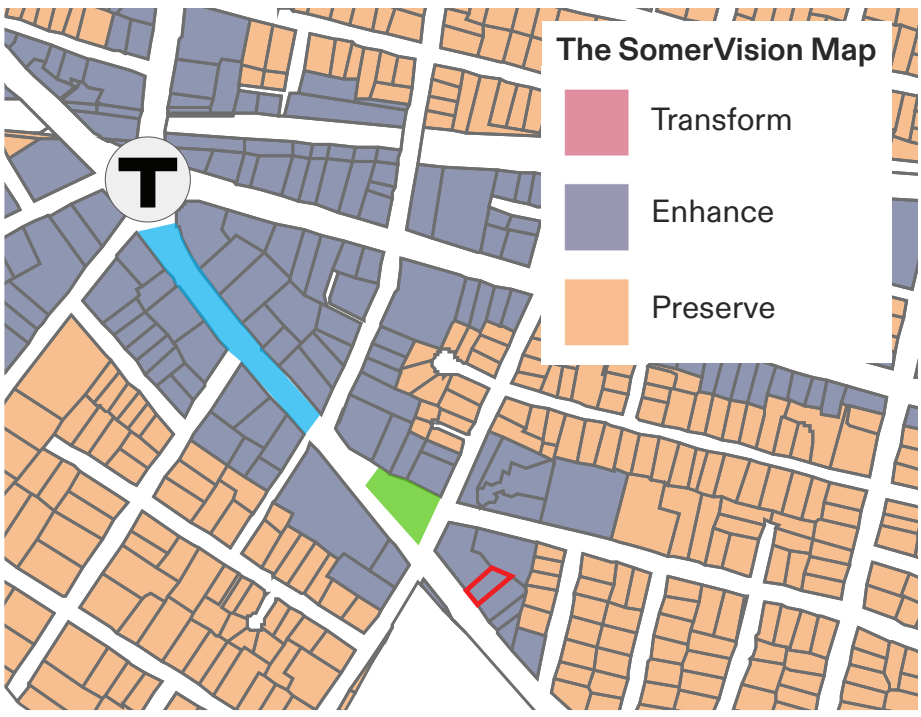
Grove St.

Cutter Ave.

Russell St.

Elm St.

NEIGHBOR



"Elmway"
As imagined in the
Davis Square Commercial Area Plan



Cutter Plaza
As imagined in the
Davis Square Commercial Area Plan



View of Existing Elm St Facade

- Demolish existing 2-floor building
- HPC Demolition Review Permit number HP24-000120
- No significant trees to be removed
- Existing curb cut to be filled in



Existing View
Looking North
on Elm Street

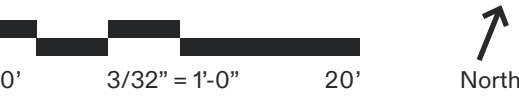
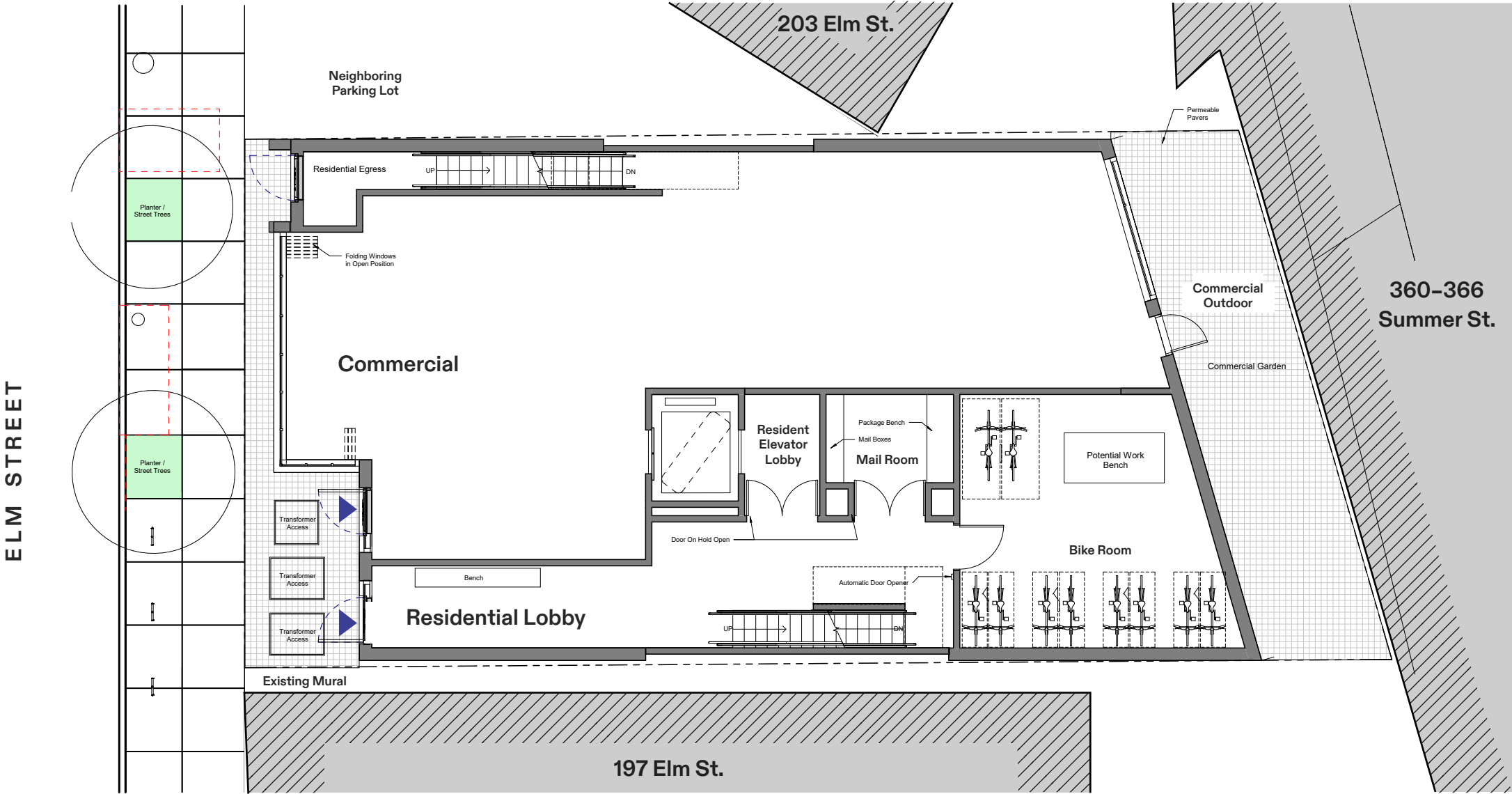


Existing View
Looking South
on Elm Street



Ground Floor Plan

- Ground level commercial space to create sense of place and active streetscape
- The building steps to create a small entry court and to make space for an in-ground transformer
- The entry court also opens up space for Revival's lot line windows and mural to be preserved
- New street trees on Elm St
- New public bike racks on Elm St and private bike parking in the residential lobby
- Existing curb cut filled in.



Colorful &
Playful
Mural Context



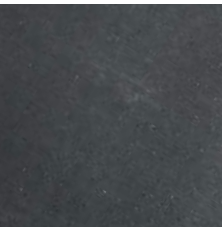
Davis Square
Context



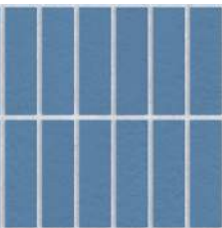
Elm Street Elevation



Brick
Buff,
Running Bond



Precast Concrete
Charcoal
Cool undertones



Glazed Brick
Cerulean Blue
Soldier Course



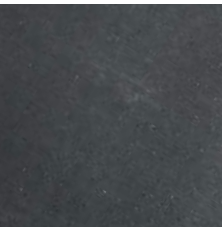




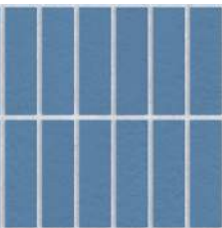
Looking North
on Elm Street



Brick
Buff,
Running Bond



Precast Concrete
Charcoal
Cool undertones



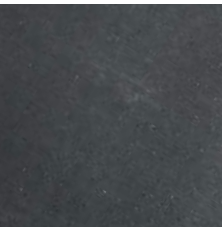
Glazed Brick
Cerulean Blue
Soldier Course



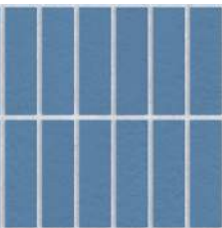
Looking South
on Elm Street



Brick
Buff,
Running Bond



Precast Concrete
Charcoal
Cool undertones



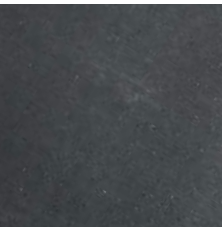
Glazed Brick
Cerulean Blue
Soldier Course



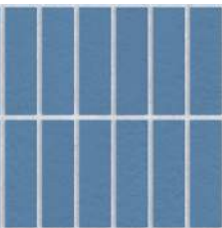
Looking South
on Elm Street
*Trees Hidden



Brick
Buff,
Running Bond



Precast Concrete
Charcoal
Cool undertones



Glazed Brick
Cerulean Blue
Soldier Course





199 Elm St
Narrative

NEIGHBOR

RESTAURANT

RESTAURANT

RESIDENCE
ON ELM

CRUBENS 01
ELM

NEIGHBOR

March 12, 2025

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199 Elm St
Narrative

NEIGHBOR

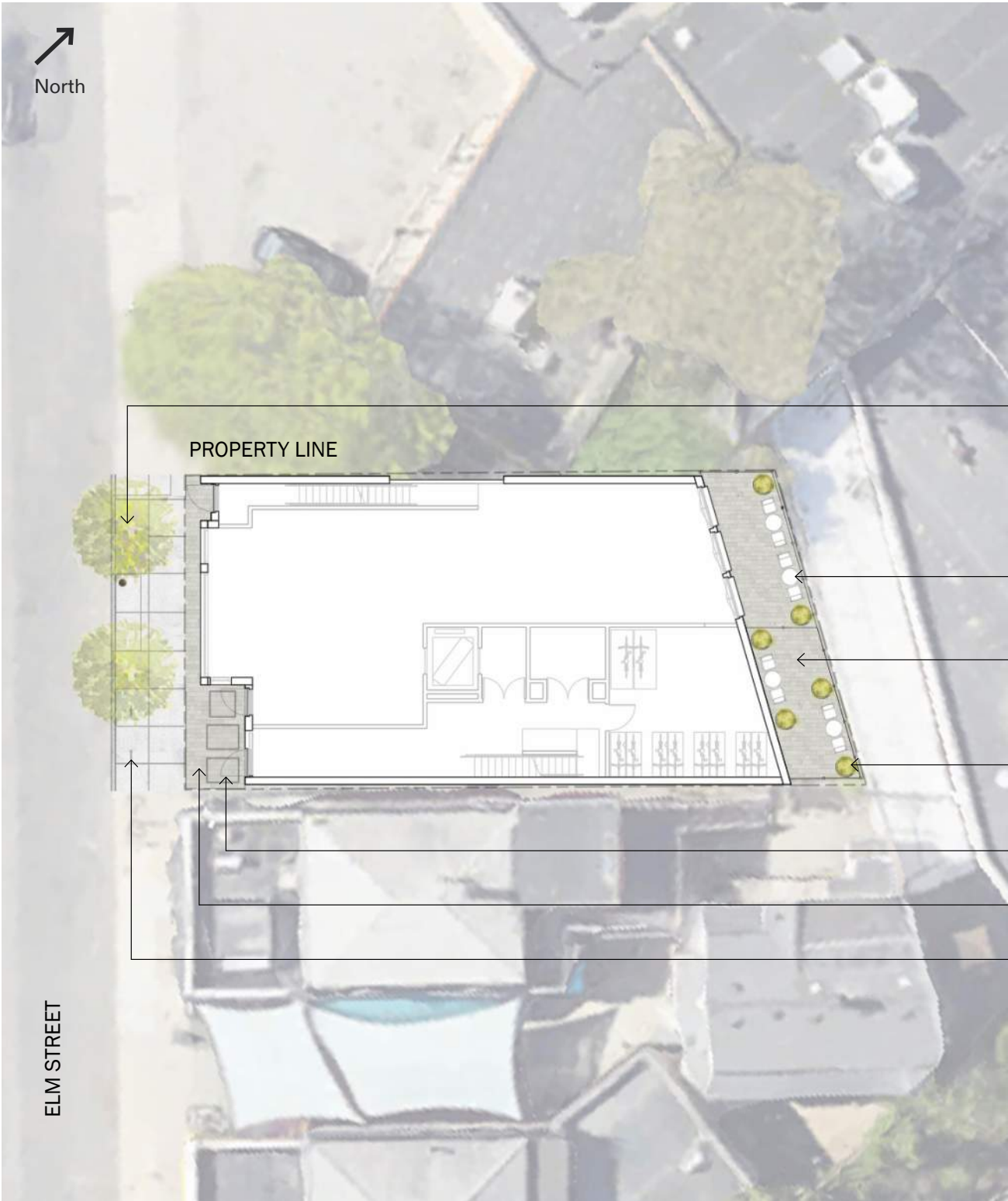
NEIGHBOR





NEIGHBOR

Ground
Plan



STREET TREE

TABLE AND CHAIRS

PERMEABLE PAVERS

MOVEABLE PLANTER

UTILITIES BELOW PAVING

PRECAST PAVERS

BIKE RACKS



BUTTERFLY
WEED



YARROW
TERRACOTTA



BEE BALM
RUDBECKIA



YARROW
MOONSHINE



HYSSOP



VIRGINIA
SWEETSPIRE

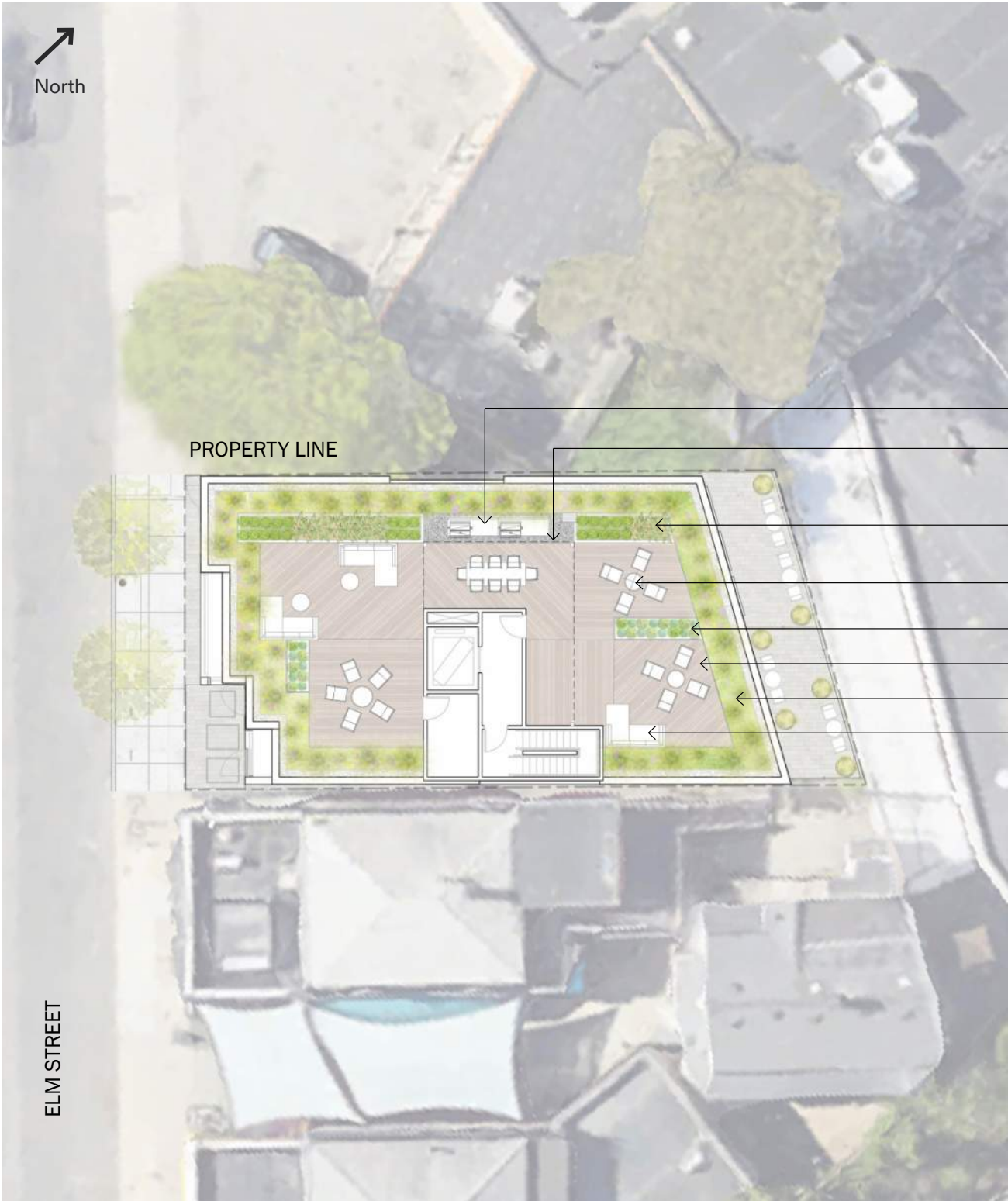


HEDGE MAPLE

NEIGHBOR

NEIGHBOR

Roof
Plan



BUTTERFLY
WEED



YARROW
TERRACOTTA



BEE BALM
RUDBECKIA



YARROW
MOONSHINE



TATER TOT
ARBORVITAE



VIRGINIA
SWEETSPIRE



RED TWIG
DOGWOOD



SWITCH GRASS

NEIGHBOR

NEIGHBOR

Planting
Palette



BUTTERFLY
WEED



SWITCH GRASS



HYSSOP



VIRGINIA
SWEETSPIRE



TATER TOT
ARBORVITAE



BEE BALM
RUDBECKIA



YARROW
MOONSHINE



YARROW
TERRACOTTA



RED TWIG
DOGWOOD



HEDGE MAPLE

NEIGHBOR

NEIGHBOR



VEGETABLE GARDEN



TRELLIS



POLLINATOR/ GRASS PLANTING



NEIGHBOR

Green
Score

Somerville Green Score

DIRECTIONS:

1. Enter the Lot Area in square feet to the right >>>

2. Enter the area in square feet or the number of landscape elements

Area or Number

3,609

		Sq Ft Credit	Multiplier	Weighted Area	Score Value	% of Score
Soils						
Landscaped area with a soil depth less than 24 inches <i>(enter square feet)</i>	0	actual sq ft	0.3	0	0.000	0%
Landscaped area with a soil depth equal to or greater than 24 inches <i>(enter square feet)</i>	0	actual sq ft	0.6	0	0.000	0%
Pervious Paving with 6 to 24 inches of subsurface soil or gravel <i>(enter square feet)</i>	415	actual sq ft	0.2	83	0.023	8%
Pervious Paving with more than 24 inches of subsurface soil or gravel <i>(enter square feet)</i>	0	actual sq ft	0.5	0	0.000	0%
Groundcovers						
Turf grass, mulch, and inorganic surfacing materials <i>(enter square feet)</i>	0	actual sq ft	0.1	0	0.000	0%
Plants						
Vegetation less than two (2) feet tall at maturity, +0.1 Native <i>(enter square feet)</i>	0	actual sq ft	0.3	0	0.000	0%
Vegetation less than two (2) feet tall at maturity, + 0.1 Native Species, +.01 Visible <i>(enter square feet)</i>	0	actual sq ft	0.4	0	0.000	0%
Vegetation at least two (2) feet tall at maturity, + 0.1 Native Species <i>(enter number of individual plants)</i>	140	12	0.4	672	0.186	68%
Trees						
Small Tree <i>(enter number of trees)</i>	0	50	0.6	0	0.000	0%
Large Tree <i>(enter number of trees)</i>	0	450	0.6	0	0.000	0%
Preserved Tree <i>(enter DBH)</i>	0	65	0.8	0	0.000	0%
Engineered Landscape						
Vegetated Wall <i>(enter square feet)</i>	0	actual sq ft	0.1	0	0.000	0%
Rain gardens, bioswales, and stormwater planters <i>(enter square feet)</i>	0	actual sq ft	1.0	0	0.000	0%
Green Roof with up to 6" of growth medium <i>(enter square feet)</i>	0	actual sq ft	0.1	0	0.000	0%
Green Roof with 6"-10" of growth medium <i>(enter square feet)</i>	0	actual sq ft	0.4	0	0.000	0%
Green Roof of 10"-24" growth medium <i>(enter square feet)</i>	384	actual sq ft	0.6	230.4	0.064	23%
Green Roof of over 24" growth medium	N/A	Calculate as if soils, groundcovers, plants, and trees				N/A

Green Score = 0.273

Green Score District Requirements			
NR & UR	MR3 & MR4	MR5, MR6, & HR	FAB, CC, CB, CI
0.35	0.25	0.20	0.20
0.40	0.3	0.25	-
0.273	0.273	0.273	0.273

Required Score:
Target Score:
Actual Green Score:

Thank you.