

Neighbor Architects
32R Essex St
Cambridge, MA 02139
+1 617 712 1336

199 Elm St
Neighborhood Meeting 1 Report
Meeting Date: January 27, 2025
Report Date: March 12, 2025

Attendees:

Pablo Picker, Applicant
Paul Miller, Neighbor Architects LLC
Lauren Gideonse, Neighbor Architects LLC
Lance Davis, City Councilor
Kit Luster, Somerville Planning
Shelley Cates, Designer
Mark Diethelm
David Tatarakis
Ethan Merrill
William Dole
David Hossack
Bob and Suzi T
Chris Delaney
Mary L. Gray
"B L"
Matthew Sullivan

Summary:

The attached document was presented by Paul Miller. Questions and comments were invited from those attending.

Comment 1:

William Dole, owner of the abutting property on Summer Street, talked about stormwater being a problem on his site. **Response:** The project is required to submit a stormwater management plan. Rear yard will have permeable pavers and the stormwater on the roof of the proposed project will be managed on site. The elimination of all the existing impermeable asphalt pavement should will help with stormwater management.

NEIGHBOR

Comment 2:

Bob and Suzi T spoke in support of the project. They said the project would be a great addition to the neighborhood and supported the additional housing units and increase in density. They advocated for something colorful in the facade design.

Comment 3:

Mary L. Gray spoke in support of the project saying she was happy with the project and thought the proposed density was appropriate. She expressed concern about on-street parking. **Response:** There is an ongoing discussion in City of Somerville government about not allowing tenants of new buildings to get on-street parking permits. The design encourages the use of bicycles for transport through long-term and short-term bike parking, and also is in close walking distance to public transit and many local amenities.

Comment 4:

Bob and Suzi T noted that there is plenty of on-street parking available along Elm Street for Somerville residents.

Comment 5:

William Dole asked about trash pickup. **Response:** Trash and recycling pickup will occur at the street. Building management will bring trash/recycling to the curb.

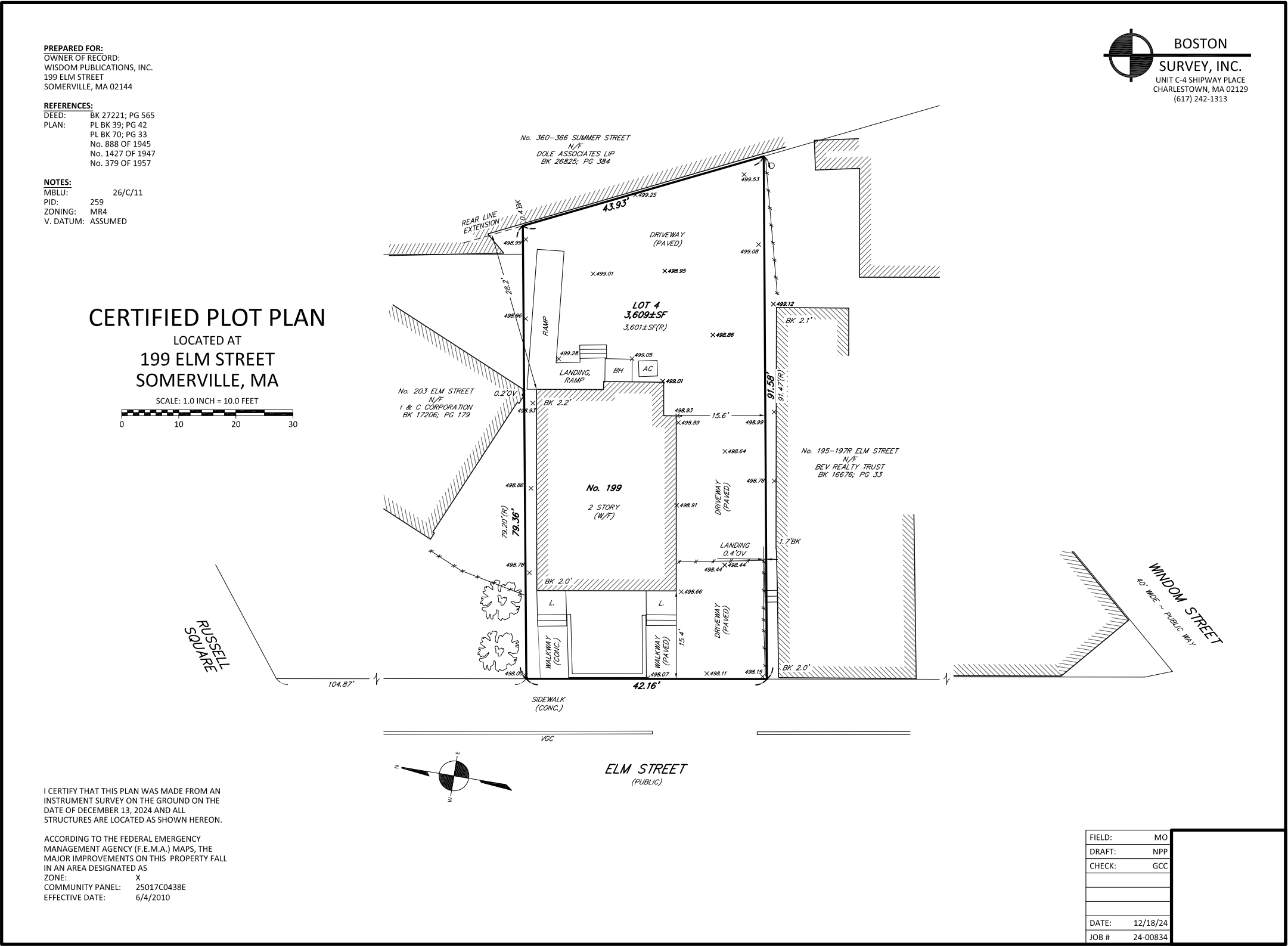
End of meeting

Attached: Neighborhood Meeting #1 Presentation

199 Elm Street Neighborhood Meeting

Existing
Conditions

- 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



View of Existing Elm St Facade

- Demolish existing 2-floor building
- HPC Demolition Review Permit number HP24-000120
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- Existing curb cut to be filled in



Existing View
Looking North
on Elm Street



Existing View
Looking South
on Elm Street



199 Elm St.
Neighborhood Meeting

NEIGHBOR

Hodgkins-Curtin
Playground

Somerville
Theater

Davis
Square
Station



H Mart

Kenney Park

Somerville
Community Path

199 Elm St

Ace Wheelworks

Star Market

Tags Hardware

JFK Elementary

Porter
Square
Station



Magoun
Square
Station



1/2 MILE - 10 MINUTE WALK RADIUS

1/4 MILE - 5 MINUTE WALK RADIUS

NEIGHBOR

Existing Aerial View Looking North

Davis Plaza

Grove St.

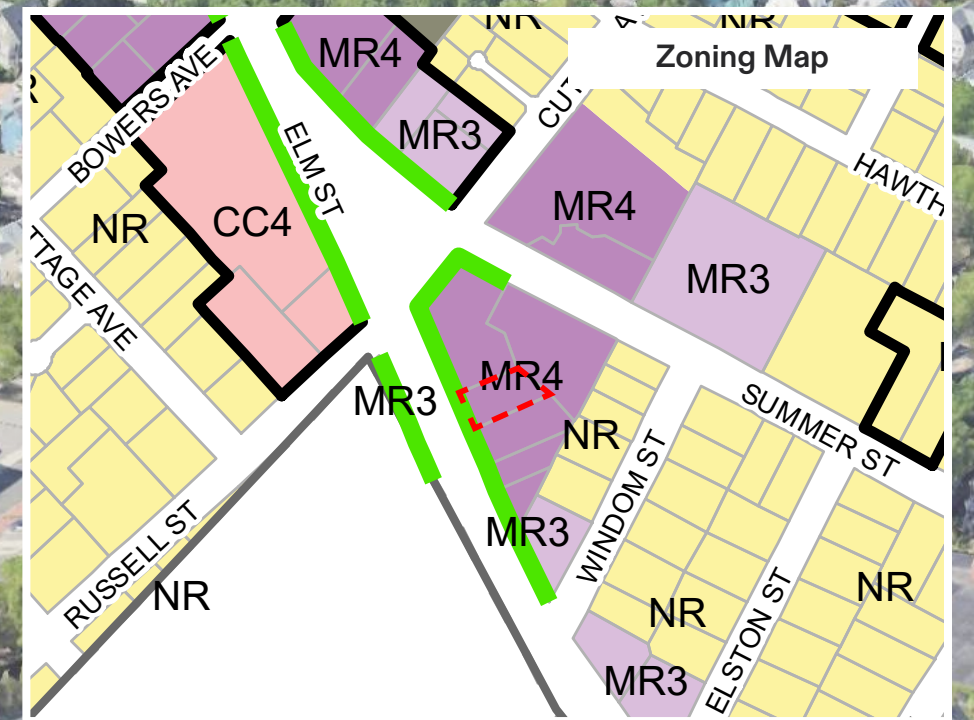
Cutter Ave.

Russell St.

Elm St.

Windom St.

Summer St



NEIGHBOR

City Planning Context

Davis Plaza

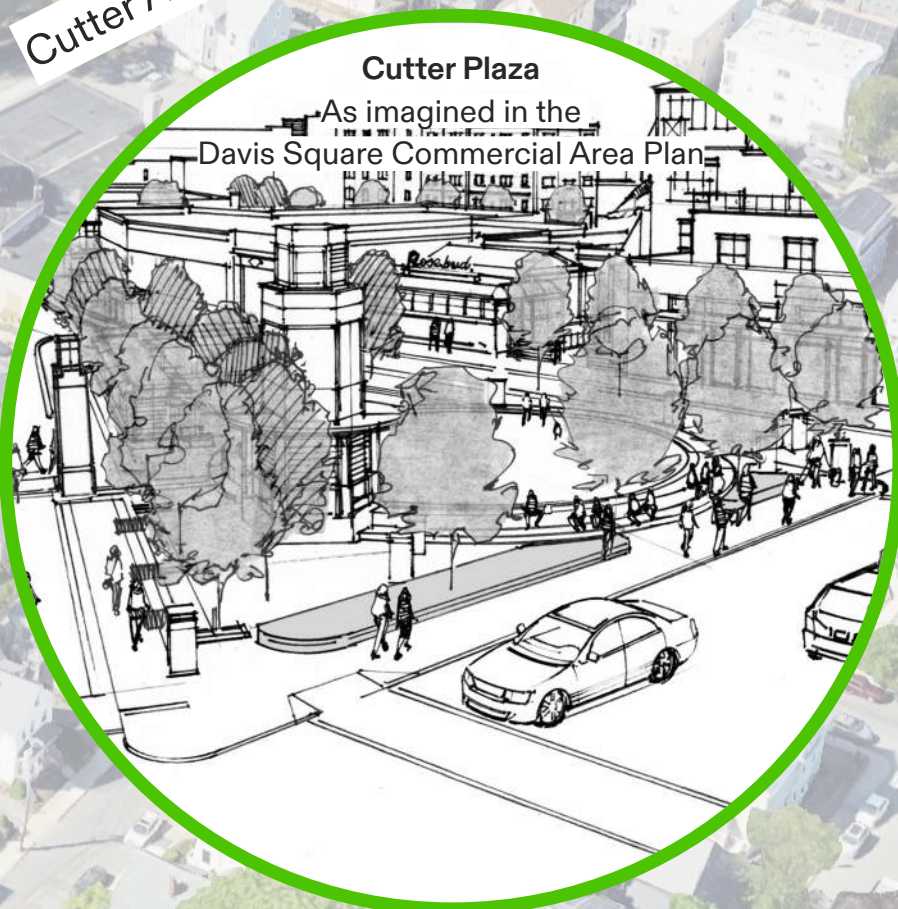
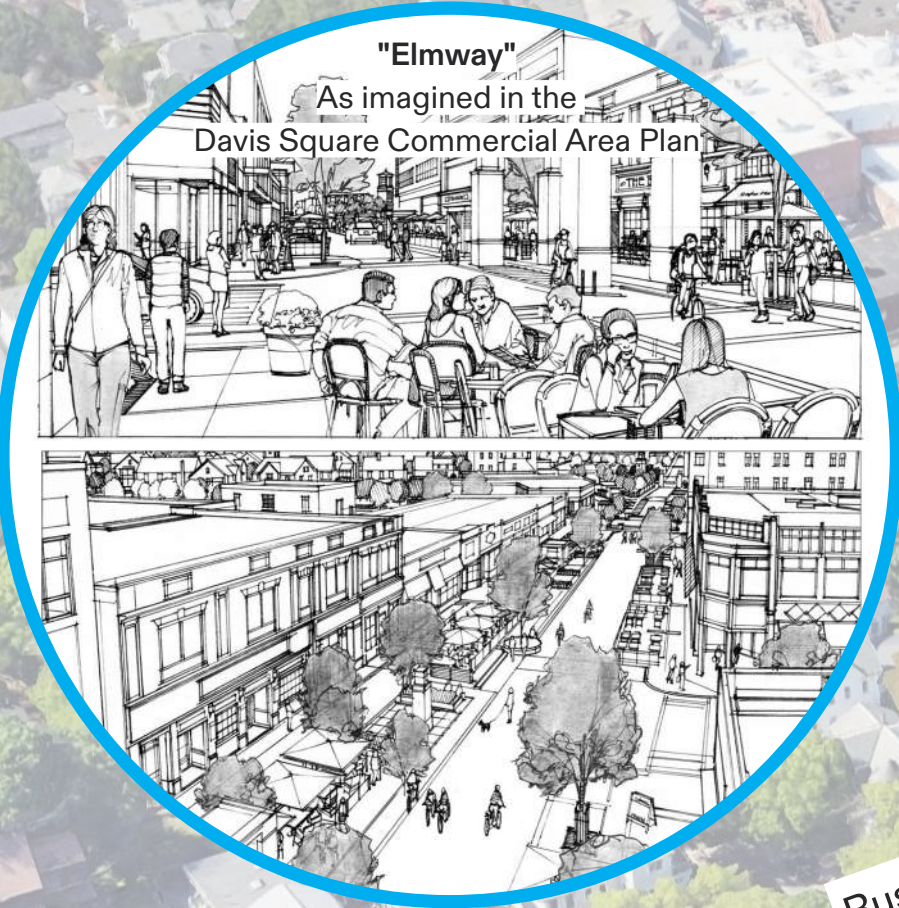
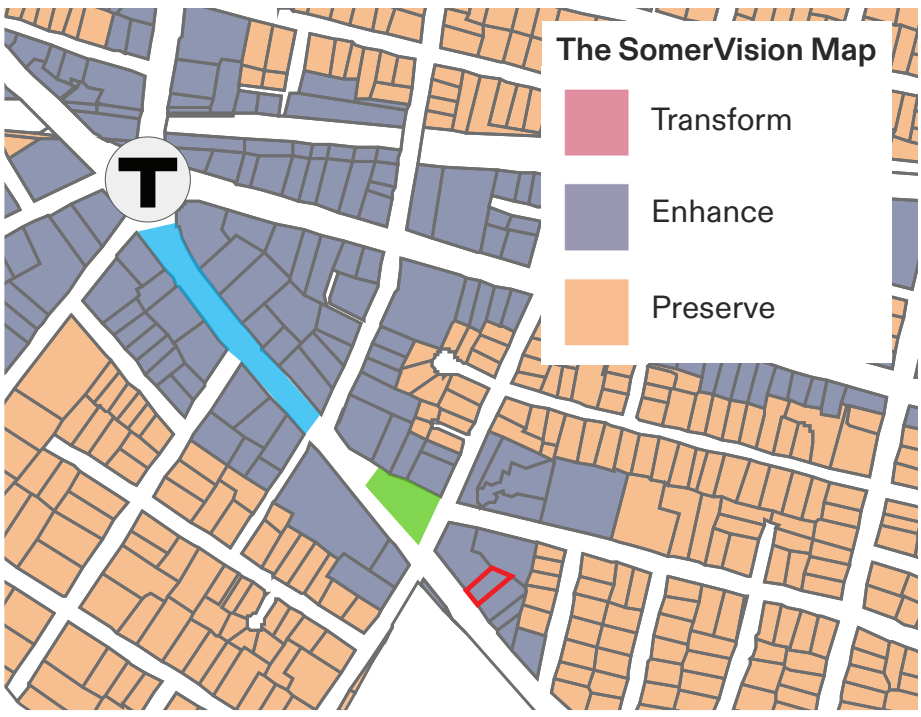
Grove St.

Cutter Ave.

Russell St.

Elm St.

NEIGHBOR

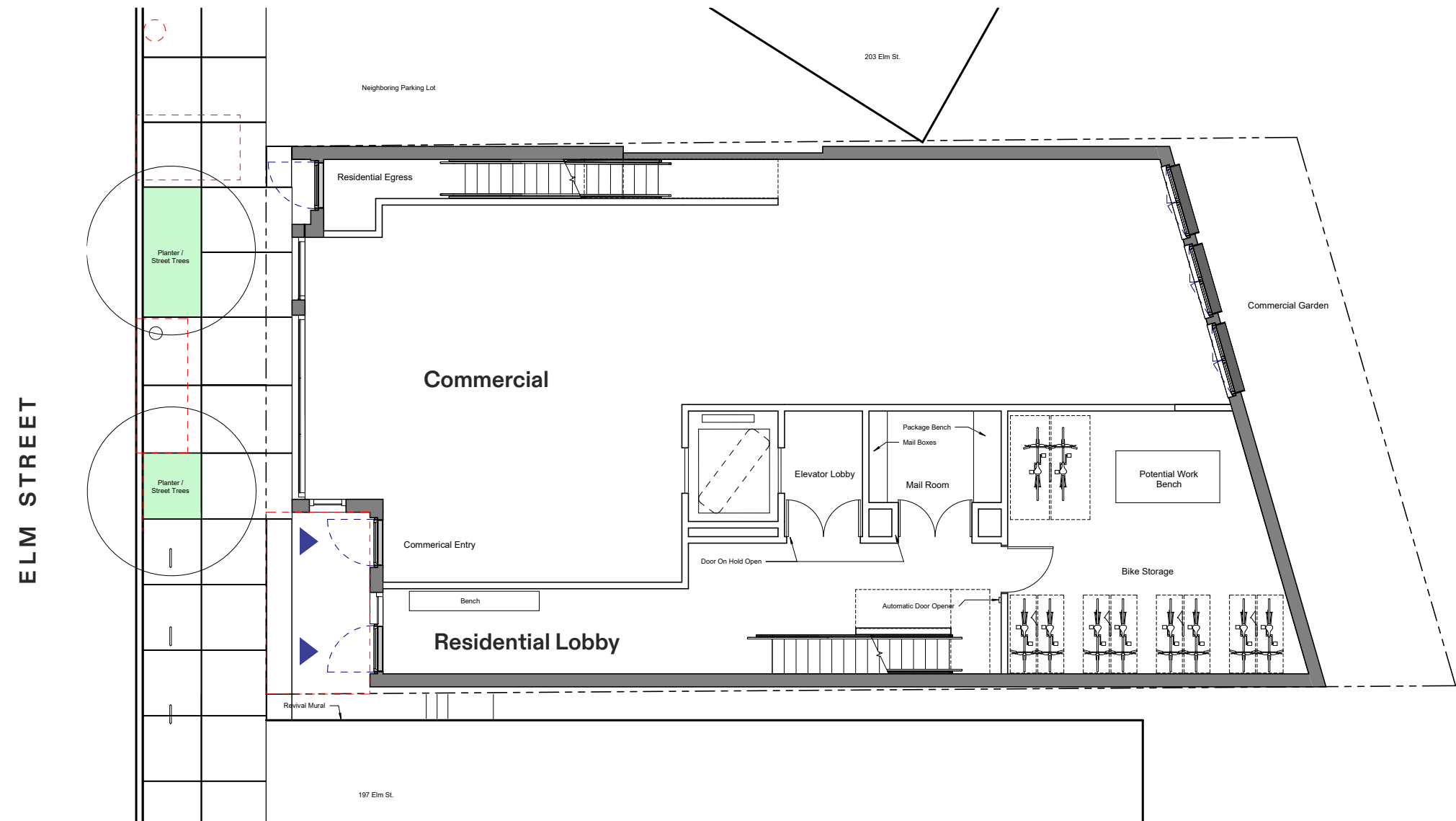


NEIGHBOR

Proposed
Project

- MR-4 Zoning District
- 14,500 GSF
- 4 Floors / 48'-0"
- 10-12 Residential Apartments (2 affordable)
- All units Group 1 accessible and one unit sensory accessible
- Approx. 3,500 sf Commercial Space (1,750 sf at ground floor and 1,750 sf at basement). Planning for retail or restaurant tenant.
- All-electric building
- No car parking. Existing curb cut to be filled in.
- Long-term bike parking at interior for residents
- Short-term, public bike racks along Elm Street
- Municipal trash collection along Elm St on city-designated day
- HPC Demolition Review - Permit number HP24-000120
- Special permit required for residential use
- No hardship variances anticipated

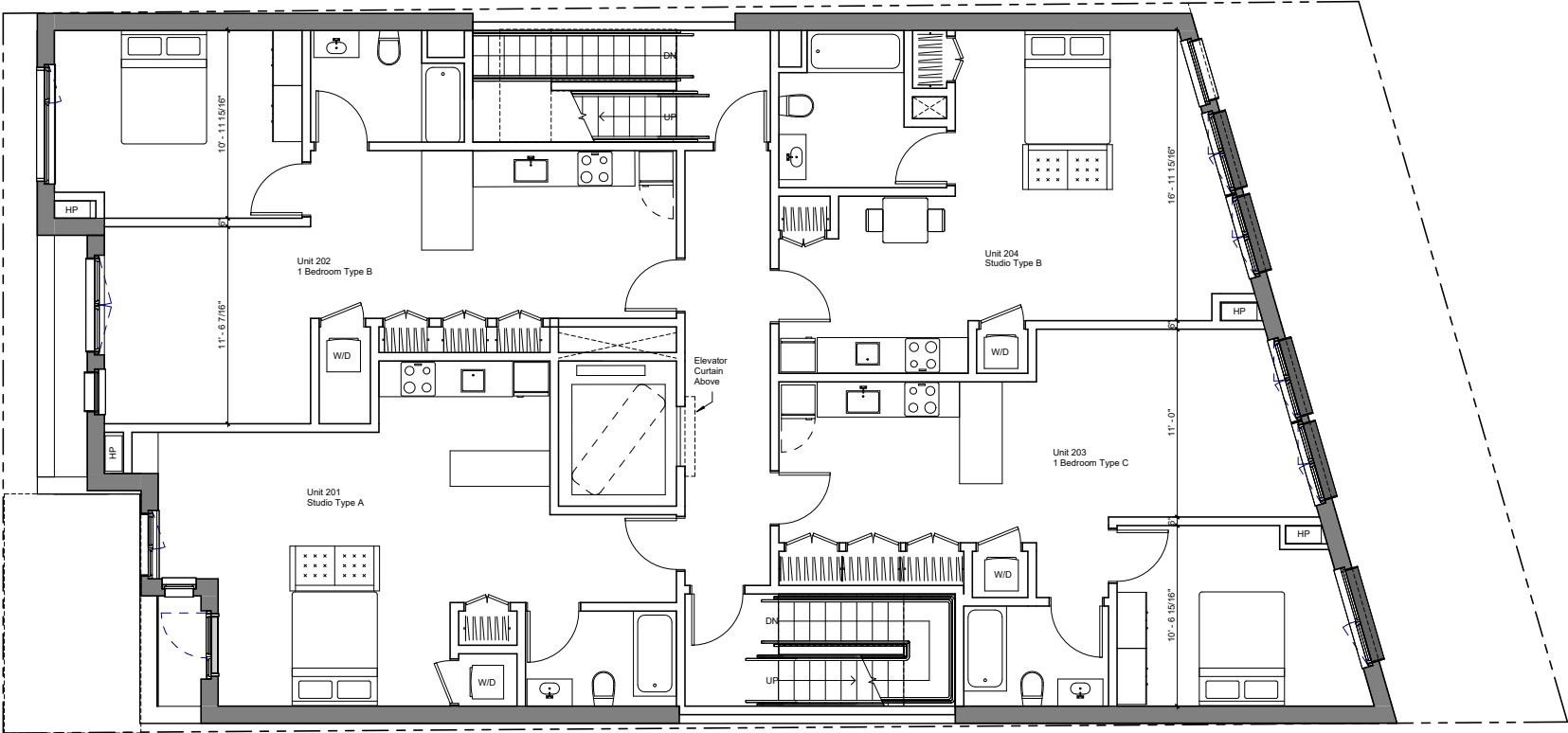
- The building steps to create a small entry court that makes space for an in-ground transformer
- The entry court also opens up space for Revival's lot line windows and mural to be preserved
- New street trees on Elm St
- New public bike racks on Elm St and private bike parking in the residential lobby



Typical Upper Floor

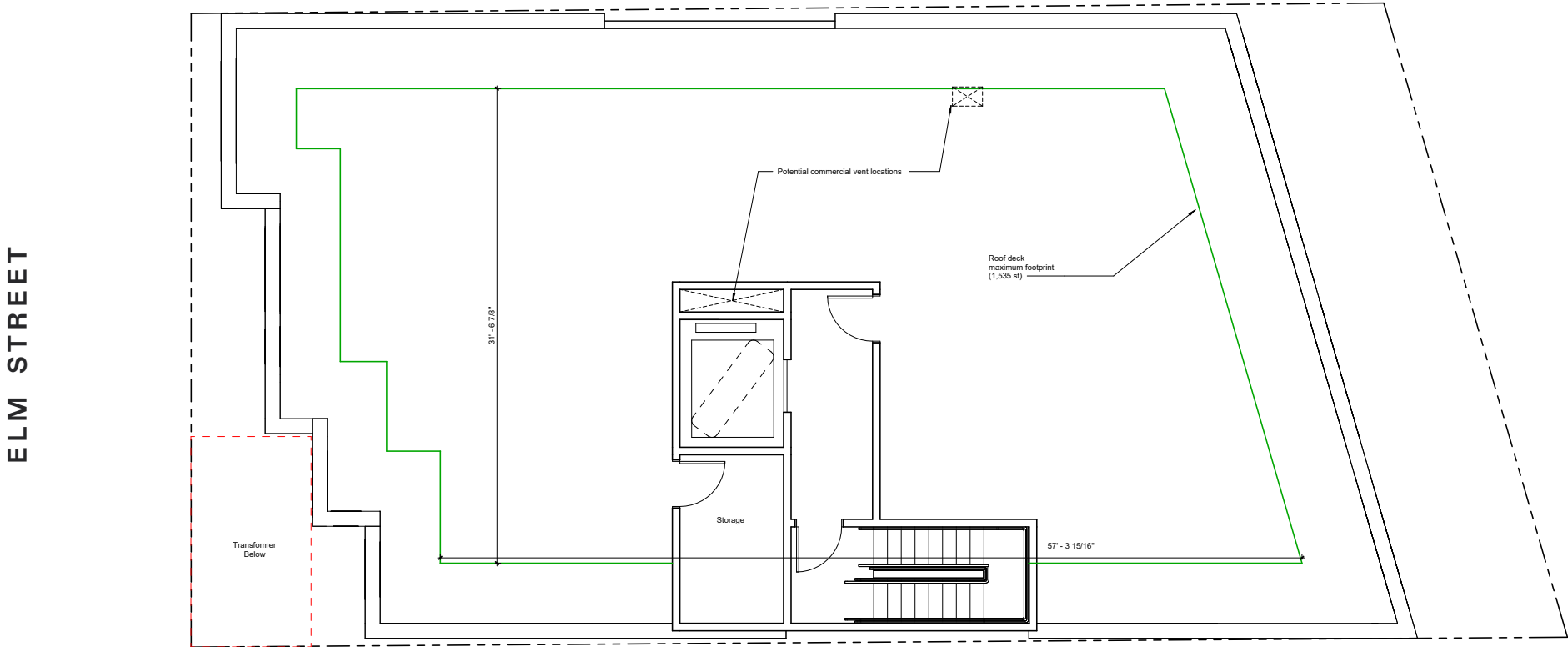
- The building steps twice more to create space for balconies for each street-facing unit
- This breaks down the scale of the building and also creates effective privacy/separation between balconies

ELM STREET



Roof Plan

- Shared Amenity Roof Deck



Proposed
Massing:
Elm Street
Elevation



Proposed
Massing:
Elm Street
Towards
Davis Square



Proposed
Massing:
Elm Street From
Davis Square



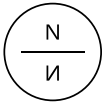
Proposed
Massing:
Entry Court



Proposed
Massing:
Storefront



Thank you.



Neighbor Architects
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199 Elm St
Neighborhood Meeting 2 Report
Meeting Date: February 27, 2025
Report Date: March 12, 2025

Attendees:

Pablo Picker, Applicant
Paul Miller, Neighbor Architects LLC
Lance Davis, City Councilor
Kit Luster, Somerville Planning
Shelley Cates, Designer
Marc Maxwell
Gary Gilbert
Gage Hackford
Robert Woodward
Jessica Smith-Rohrberg
Andrea Ganino
Zachary Yaro
Marilee Meyer
Borgna Brunner
Maggie Lee
Bob and Suzi T
William Dole
Bill Preytis
Lauren Gideonse
Christopher Beland
Heather Murtagh
Betty Lee

Summary:

The attached document was presented by Paul Miller. Questions and comments were invited from those attending.

NEIGHBOR

Comment 1:

Bob and Suzi T spoke in support of the project, calling it excellent. They expressed concern about the idea of expanding Cutter Plaza as imagined in the city's Davis Square Commercial Area Plan.

Comment 2:

Marilee Meyer said she was pleasantly surprised by the project. She made a comment about the top-most, front-most part of the massing looking "top-heavy" to her. She expressed concern about a restaurant tenant creating noise and smells. **Response:** There are code requirements around noise between floors in a building, and also around food exhaust. We also need to consider the community benefits of a commercial tenant like a restaurant when thinking about noise.

Comment 3:

Marc Maxwell asked whether there would be shadows cast on his roof.

Response: No, as shown in the shadow study there will be no shadows cast on his roof.

Comment 4:

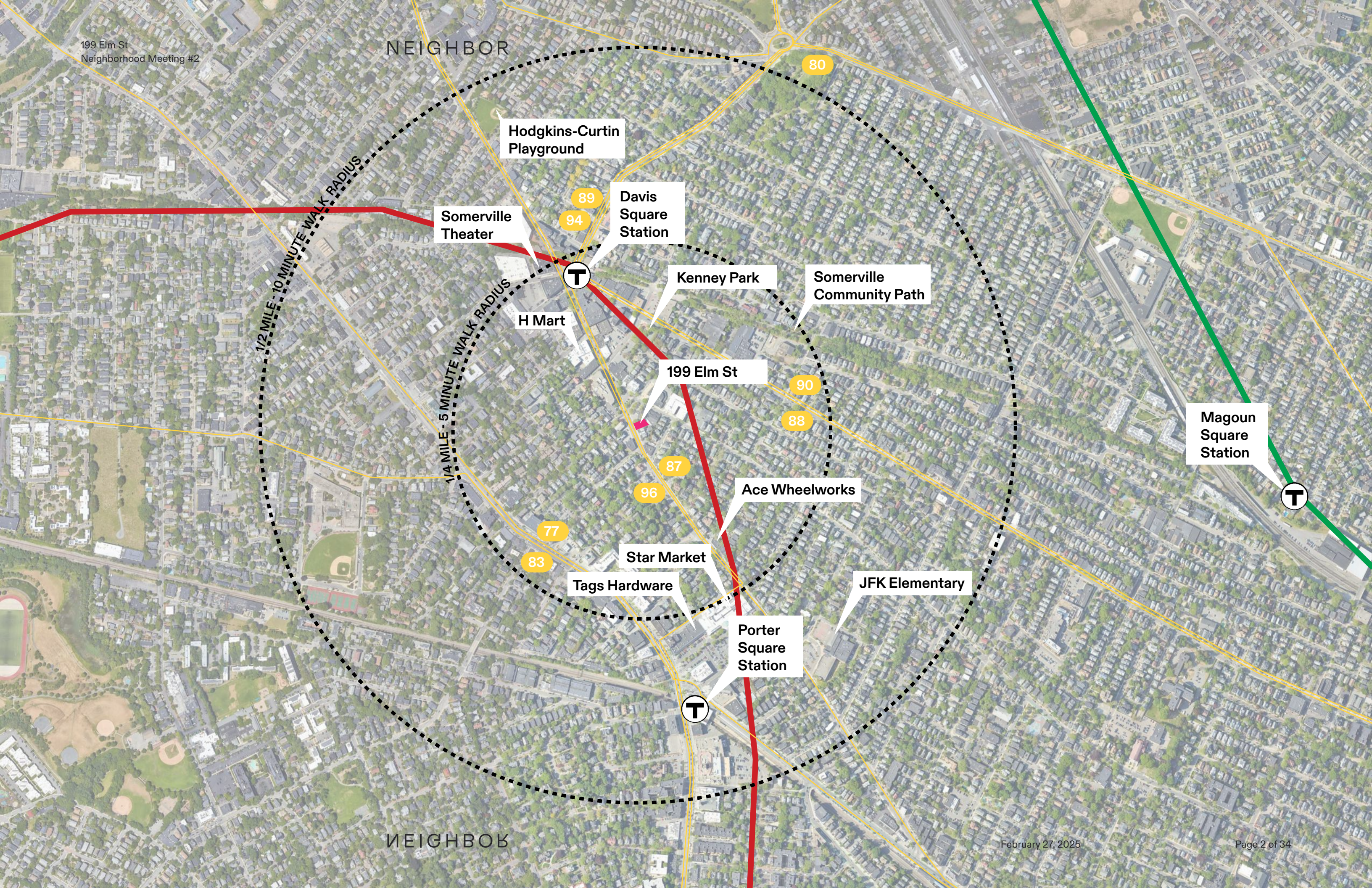
Betty Lee asked about demographics and whether this would be luxury housing. **Response:** This residential portion of the project will be market rate with two affordable units. It is not the intention of the project to include any luxury housing units.

End of meeting

Attached: Neighborhood Meeting #2 Presentation

199 Elm Street Neighborhood Meeting #2

NEIGHBOR



NEIGHBOR

Existing Aerial View Looking North

Davis Plaza

Grove St.

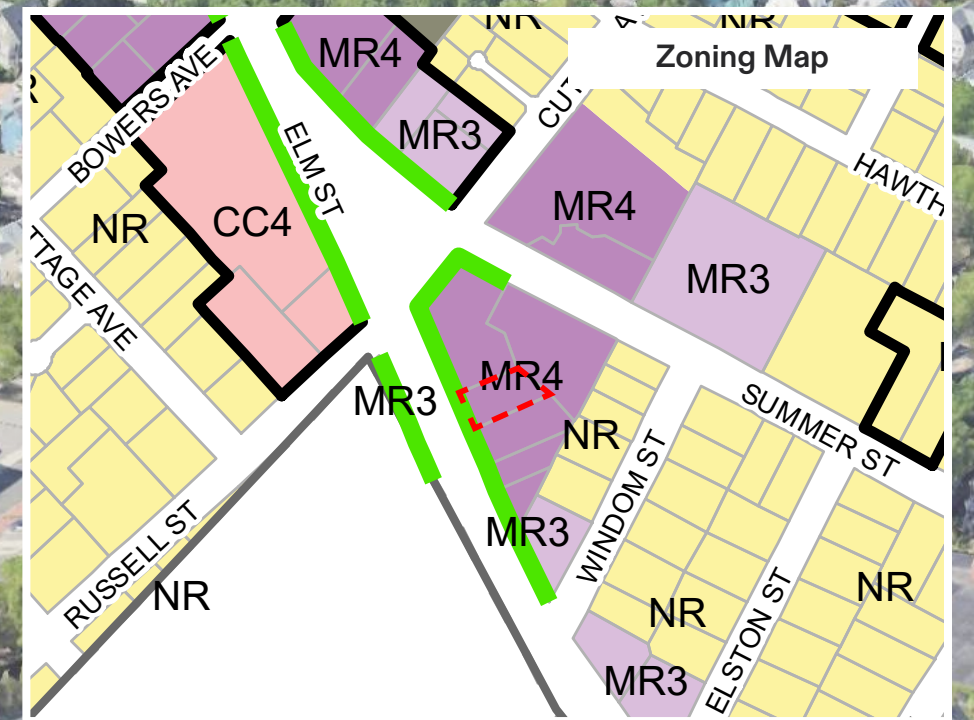
Cutter Ave.

Russell St.

Elm St.

Windom St.

Summer St



NEIGHBOR

City Planning Context

Davis Plaza

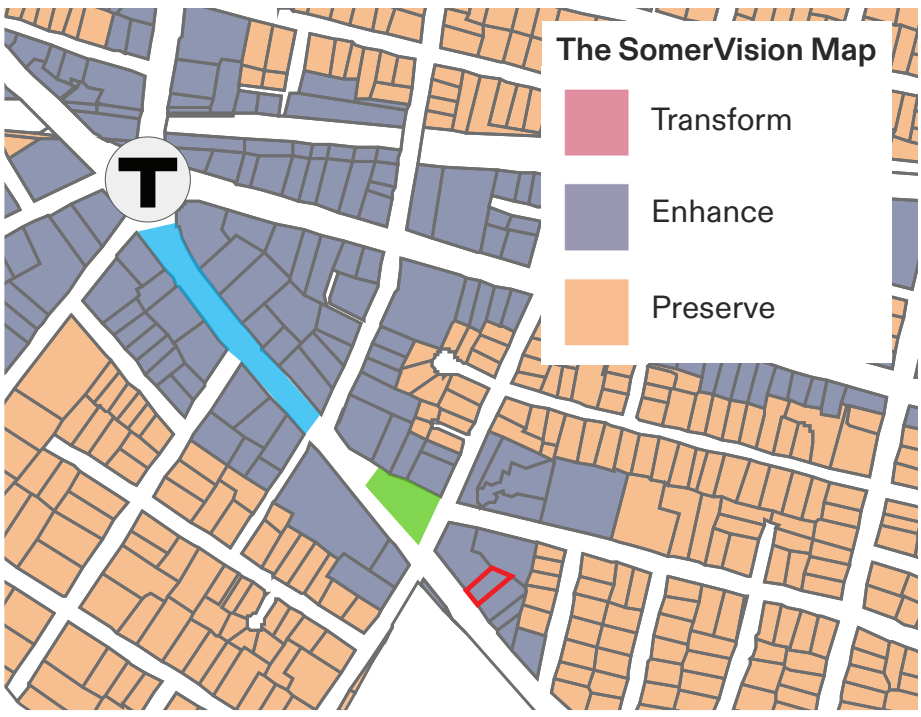
Grove St.

Cutter Ave.

Russell St.

Elm St.

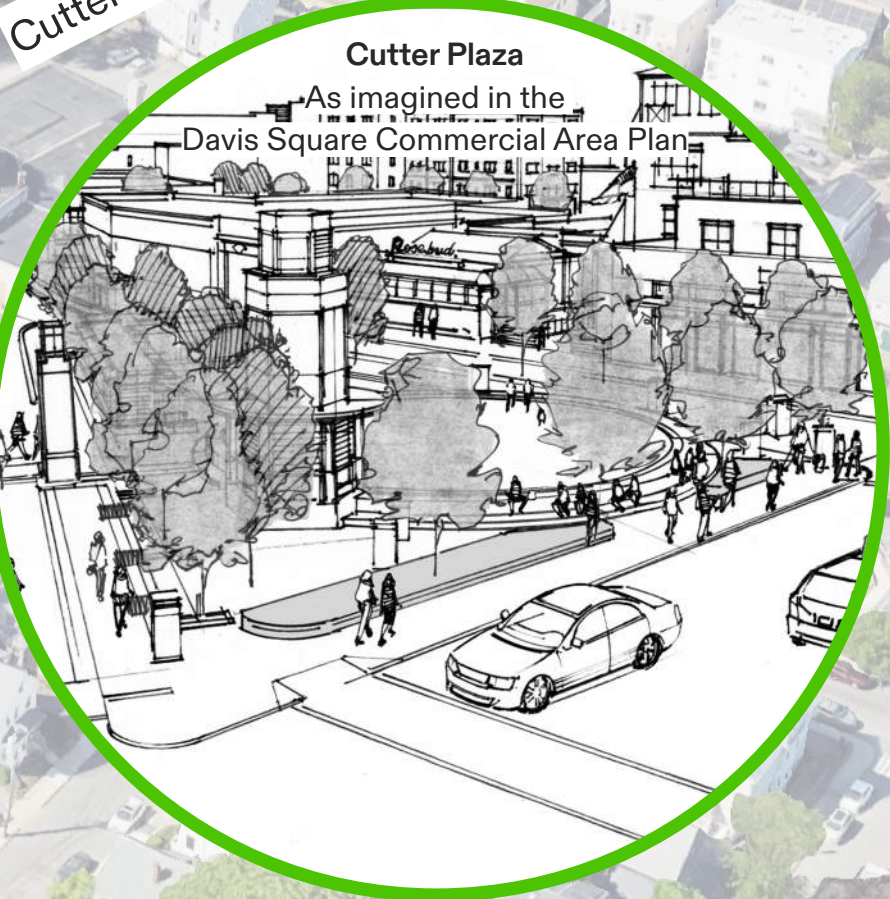
NEIGHBOR



"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



NEIGHBOR

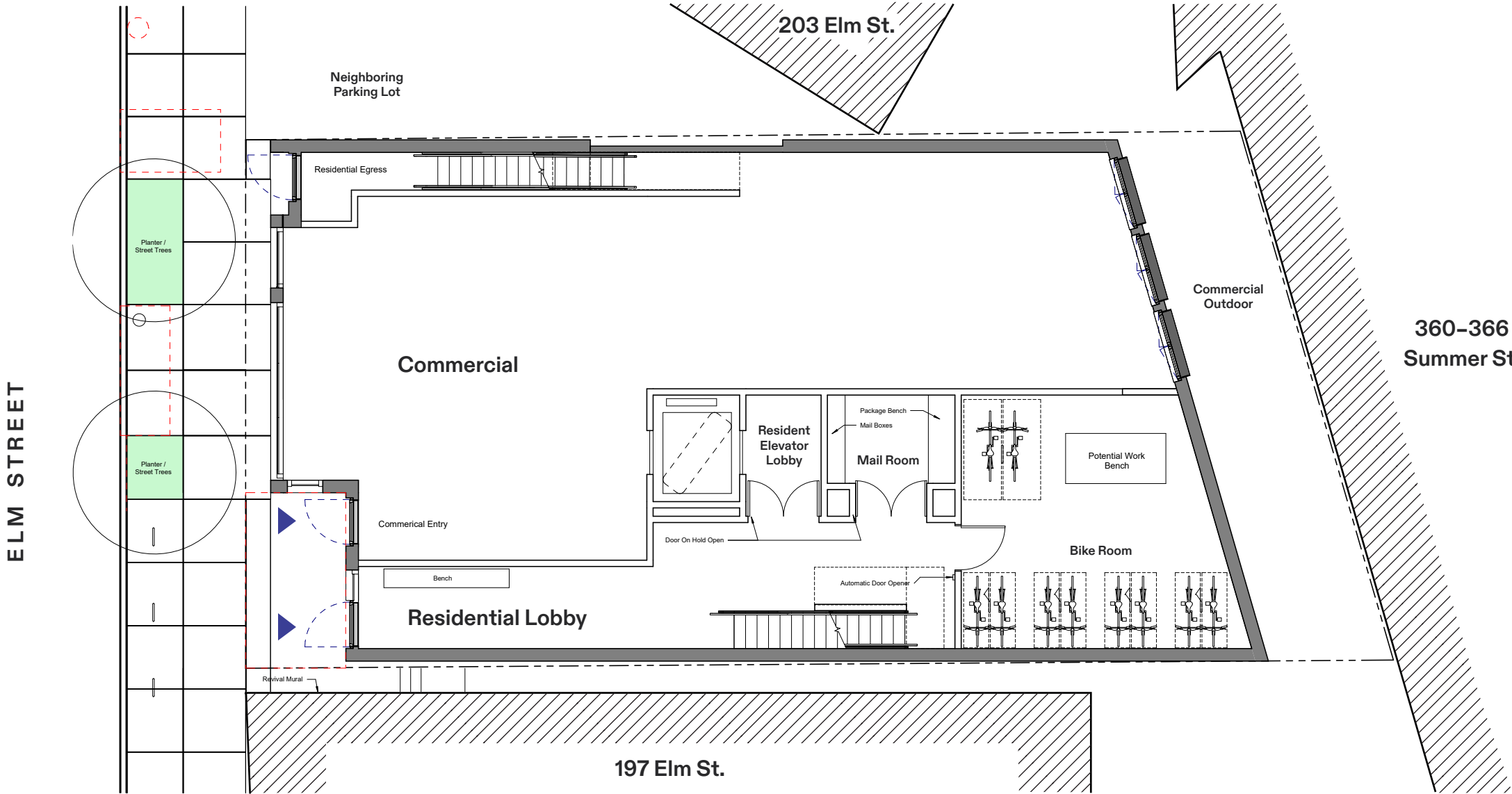
Proposed Project

- MR-4 Zoning District
- 15,060 GSF
- 4 Floors / 48'-0"
- 10 Residential Apartments (2 affordable)
- All units Group 1 accessible and one unit sensory accessible
- Approx. 3,500 sf Commercial Space (1,600 sf at ground floor and 1,900 sf at basement). Planning for retail or restaurant tenant.
- All-electric building
- No car parking. Existing curb cut to be filled in.
- Long-term bike parking at interior for residents
- Short-term, public bike racks along Elm Street
- Municipal trash collection along Elm St on city-designated day
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- Special permit required for residential use
- No hardship variances anticipated

NEIGHBOR

Site Plan

- The building steps to create a small entry court that makes 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



Colorful &
Playful
Mural Context



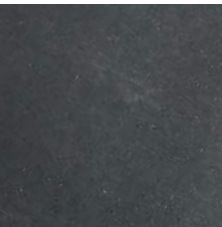
Davis Square
Context



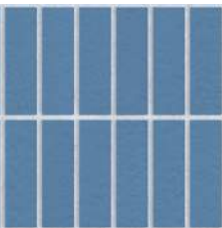
Elm Street Elevation



Brick
Buff,
Running Bond



Precast Concrete
Charcoal
Cool undertones



Glazed Brick
Cerulean Blue
Soldier Course



NEIGHBOR



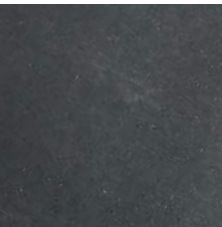
NEIGHBOR



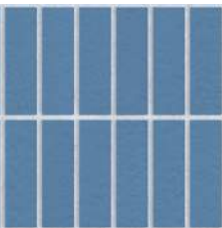
Looking North
on Elm Street



Brick
Buff,
Running Bond



Precast Concrete
Charcoal
Cool undertones



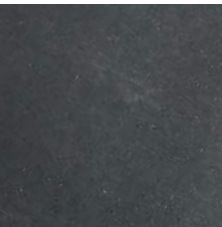
Glazed Brick
Cerulean Blue
Soldier Course



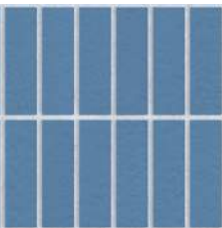
Looking South
on Elm Street



Brick
Buff,
Running Bond



Precast Concrete
Charcoal
Cool undertones



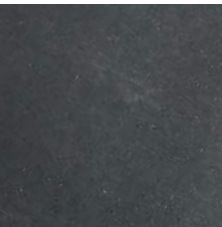
Glazed Brick
Cerulean Blue
Soldier Course



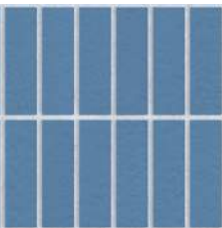
Looking South
on Elm Street
*Trees Hidden



Brick
Buff,
Running Bond



Precast Concrete
Charcoal
Cool undertones



Glazed Brick
Cerulean Blue
Soldier Course





RESTAURANT

RESTAURANT

RESIDENCE
IN ELM

CRUBENS 01

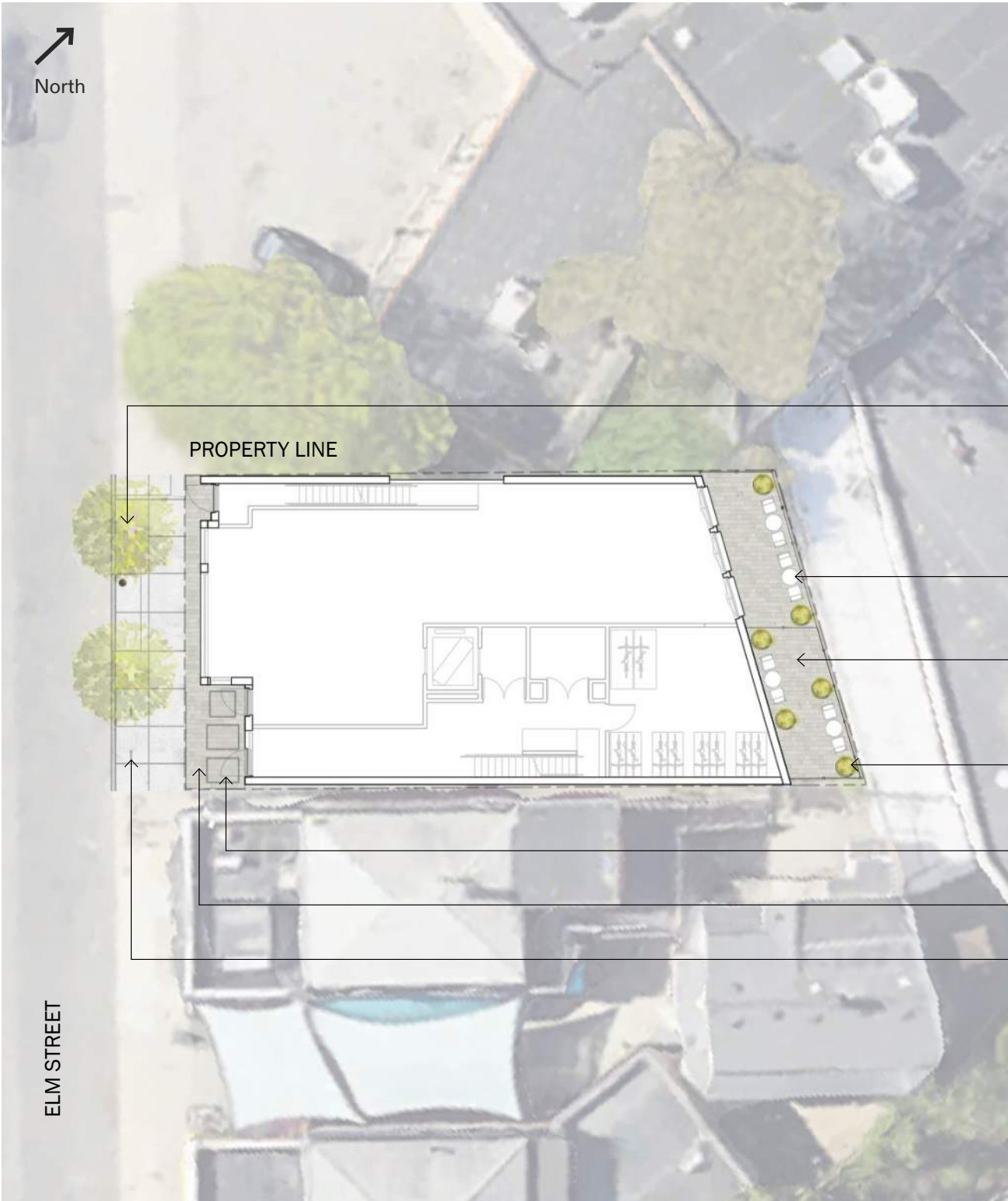






NEIGHBOR

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

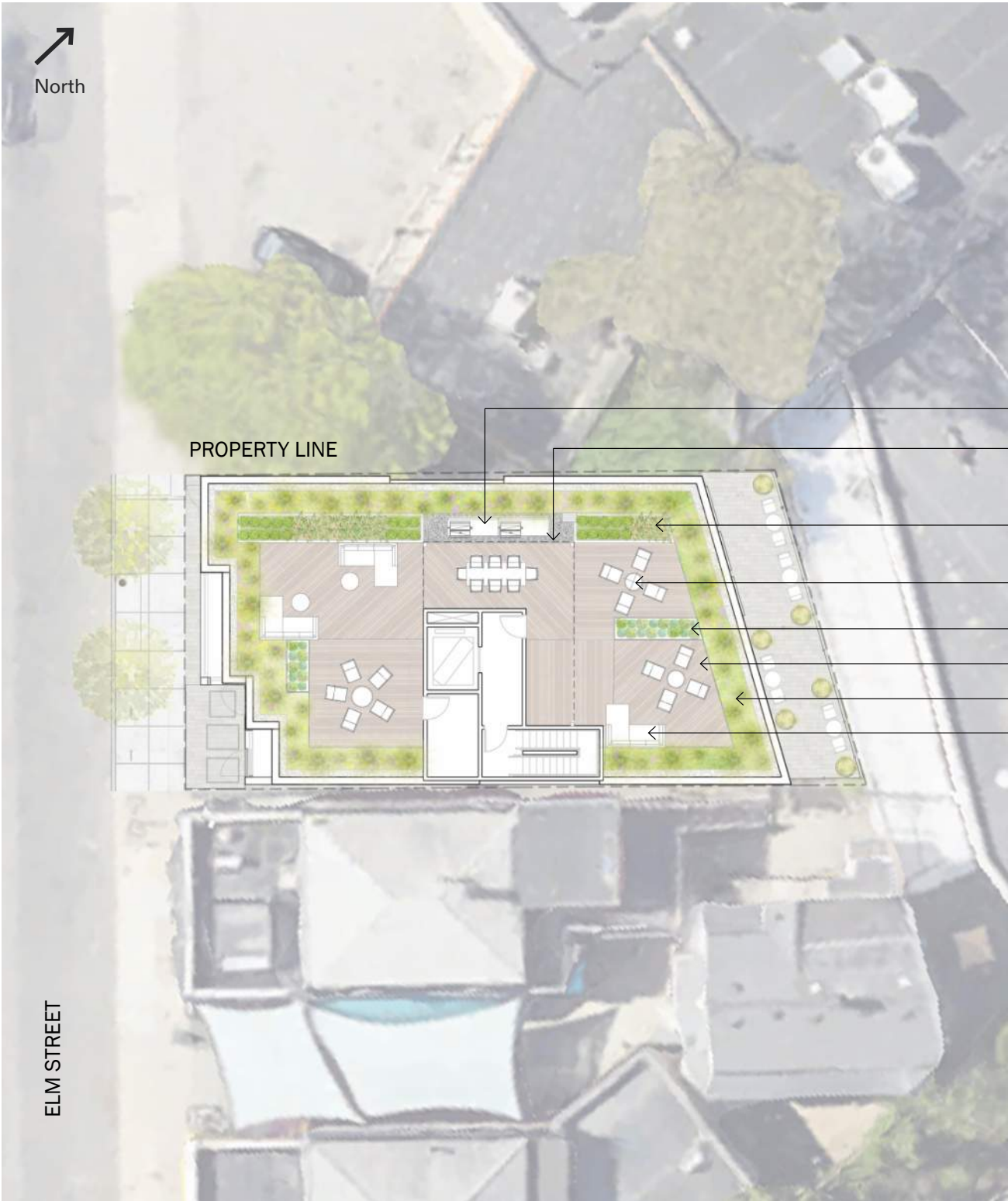


HEDGE MAPLE

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

Required Score:

Target Score:

Actual Green Score:

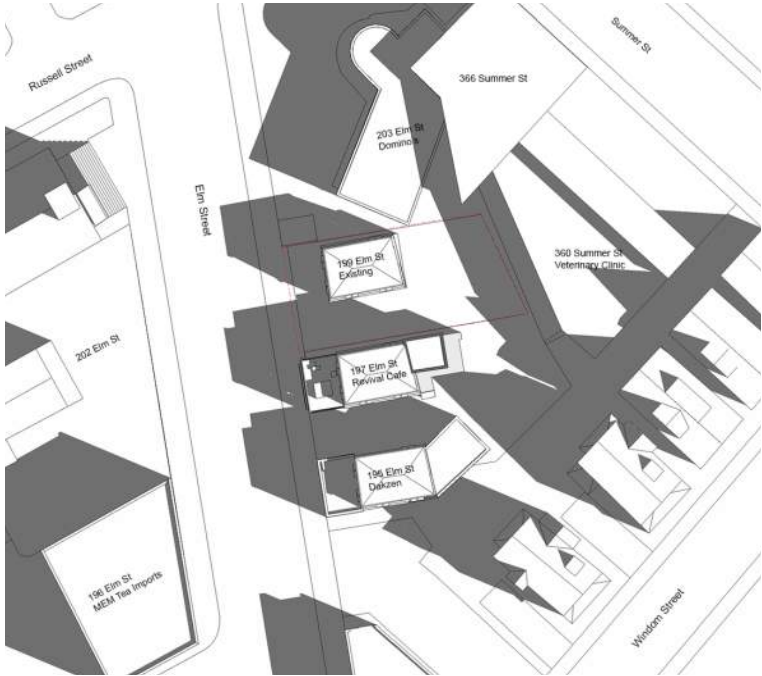
| Green Score District Requirements | | | |
|-----------------------------------|-----------|----------------|-----------------|
| NR & UR | MR3 & MR4 | MR5, MR6, & HR | FAB, CC, CB, CI |
| 0.35 | 0.25 | 0.20 | 0.20 |
| 0.40 | 0.3 | 0.25 | - |
| 0.273 | 0.273 | 0.273 | 0.273 |

NEIGHBOR

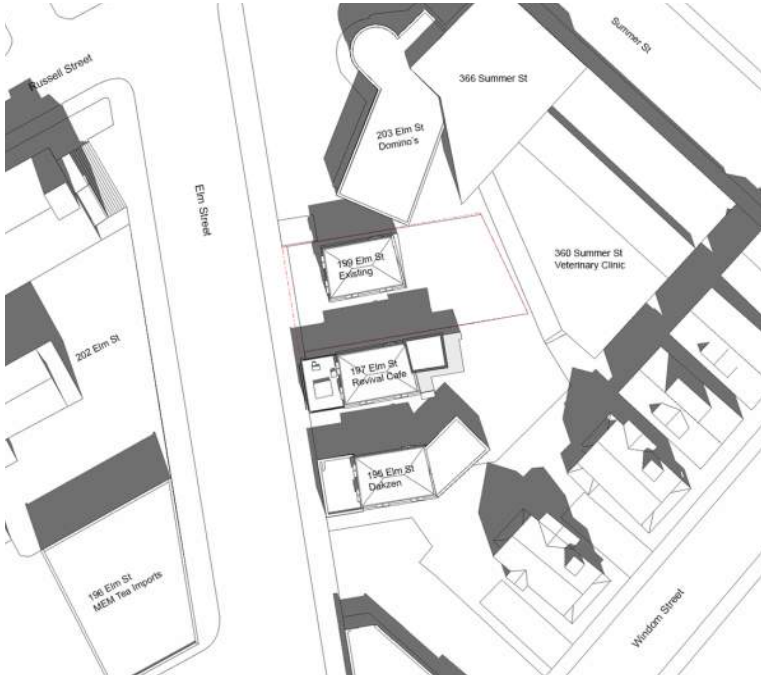
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Shadow Study
March 21

Existing
Shadows



9:00 AM



12:00 PM

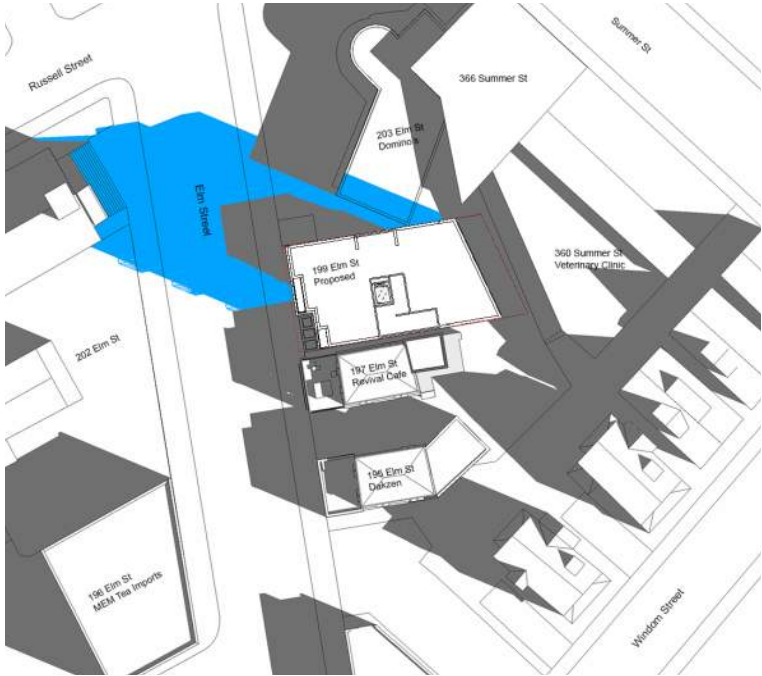


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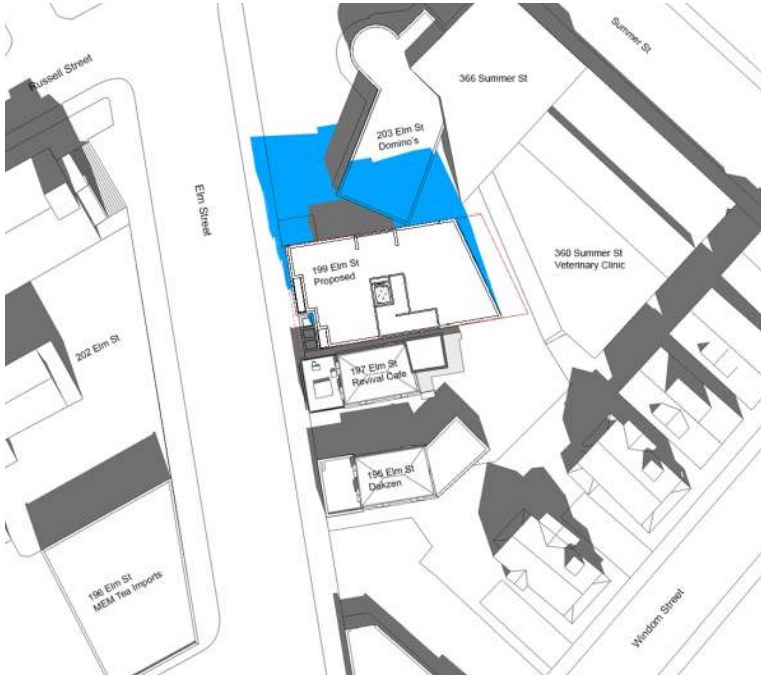


Shadow Study
March 21

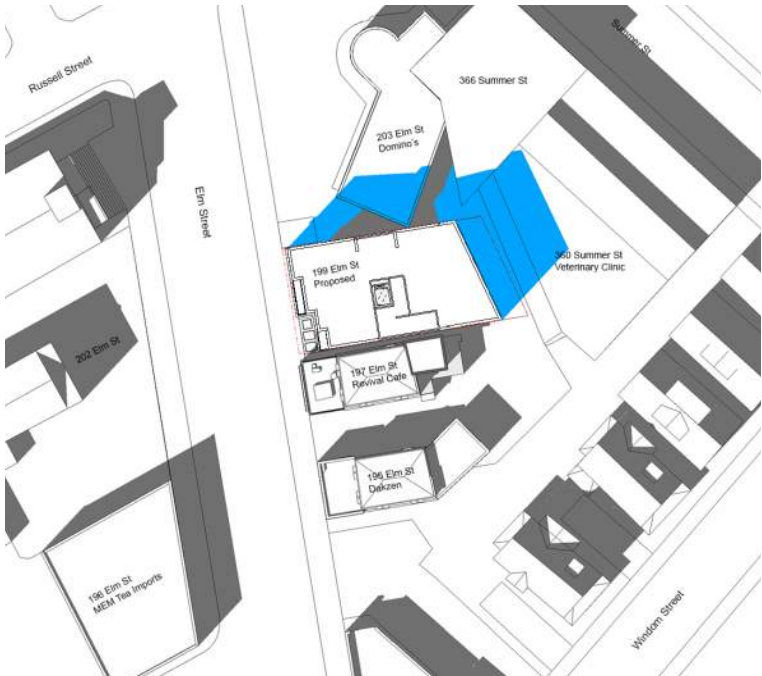
Net New
Shadows



9:00 AM



12:00 PM

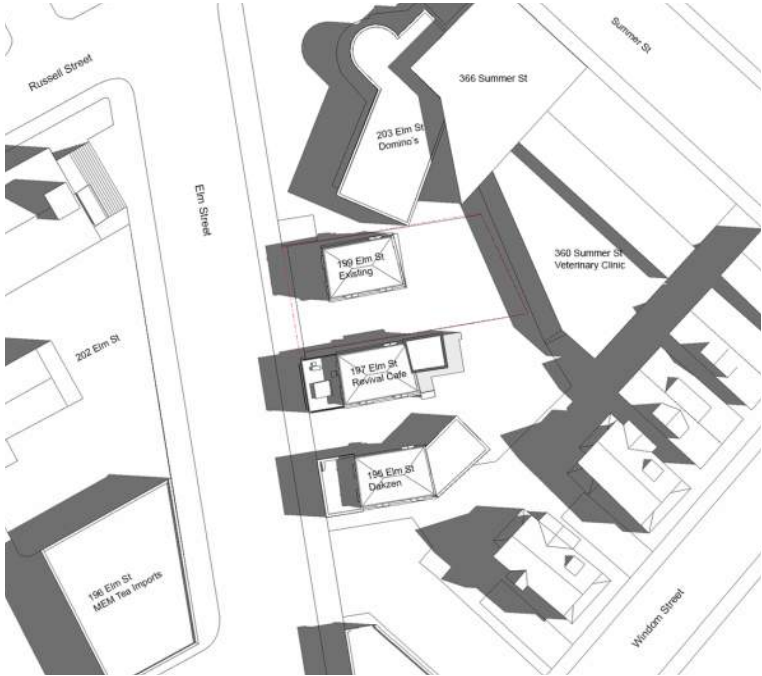


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Shadow Study
June 21

Existing
Shadows



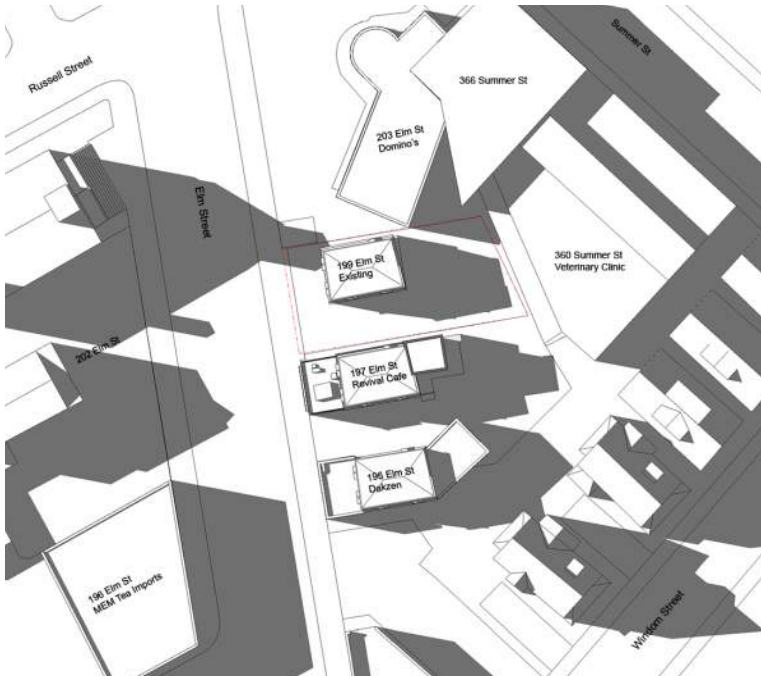
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12:00 PM



3:00 PM

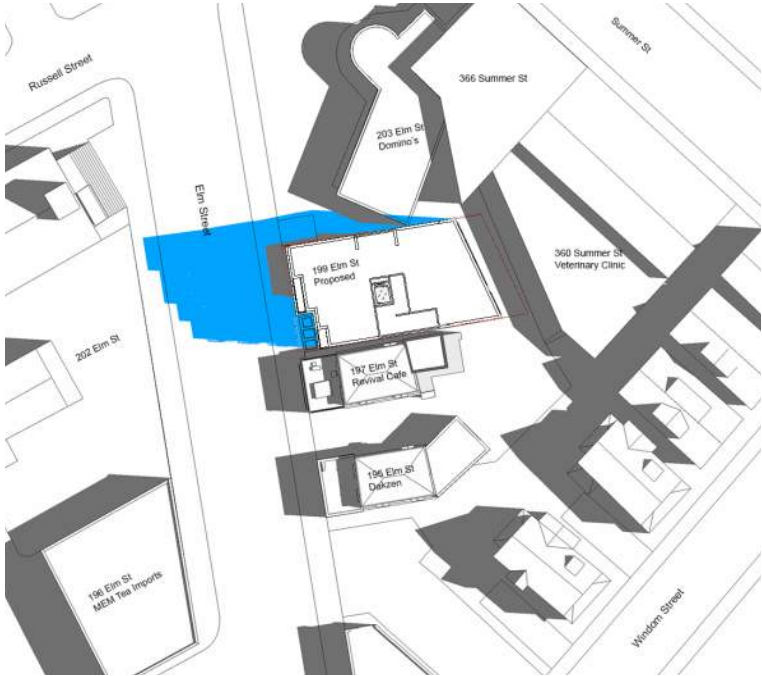


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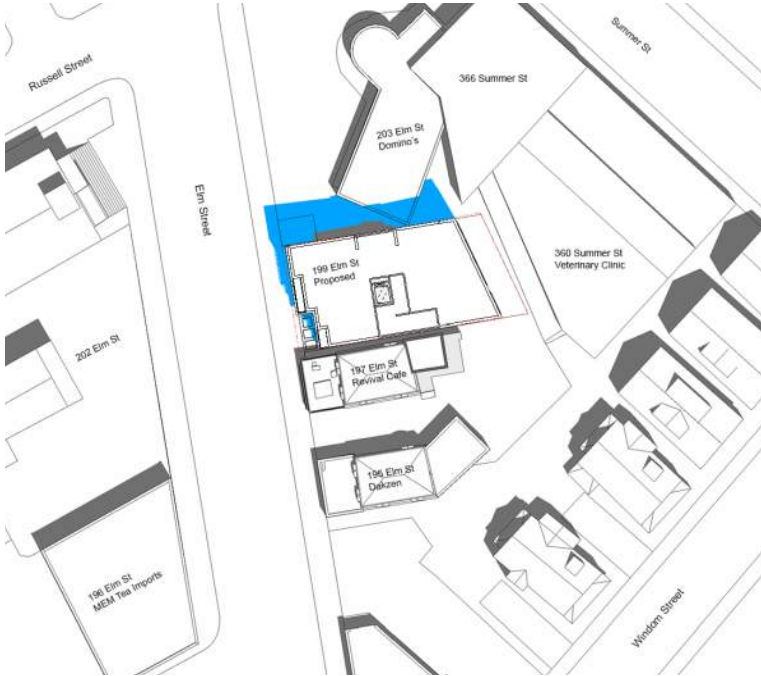


Shadow Study
June 21

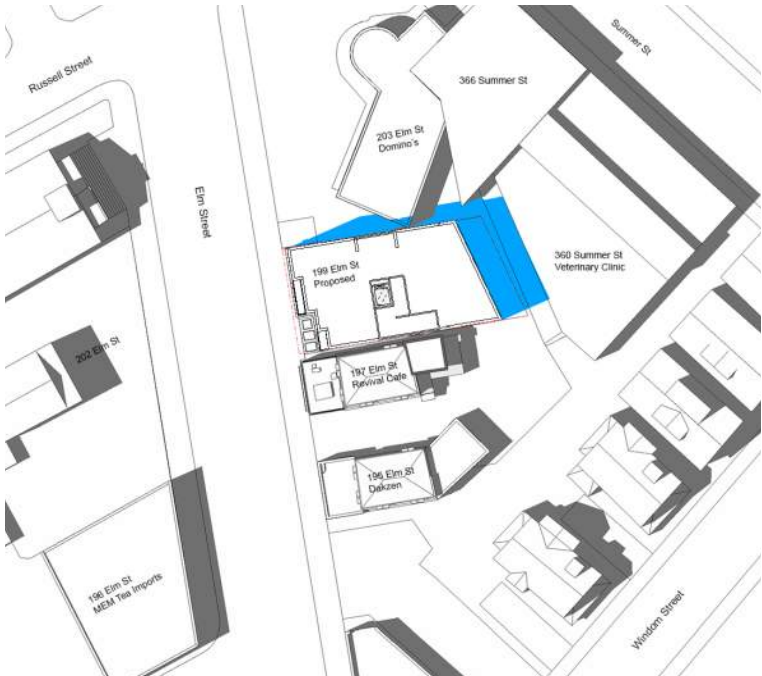
Net New
Shadows



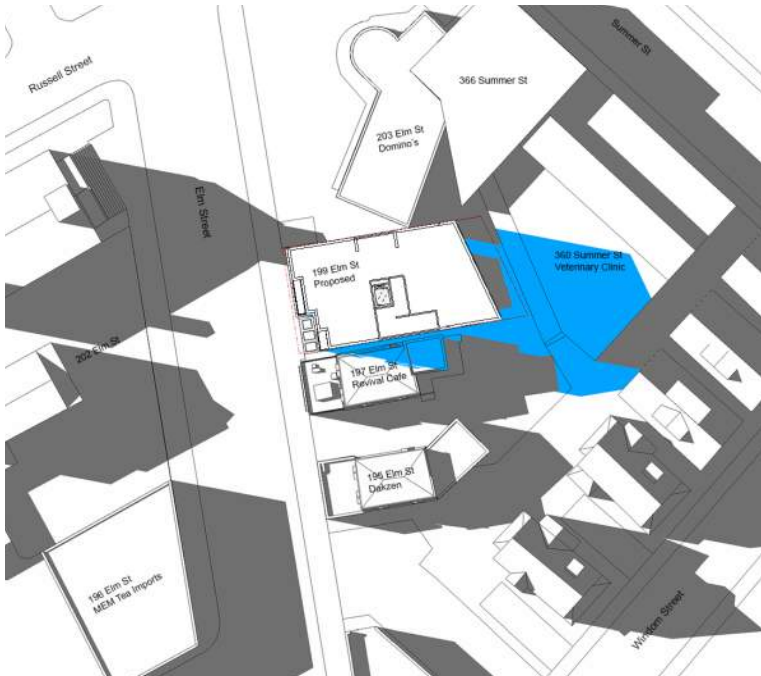
9:00 AM



12:00 PM



3:00 PM

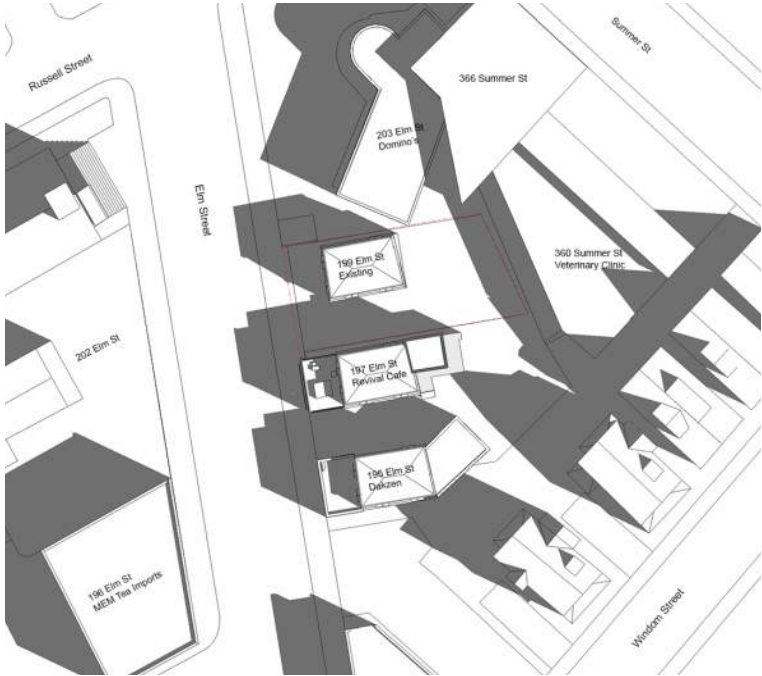


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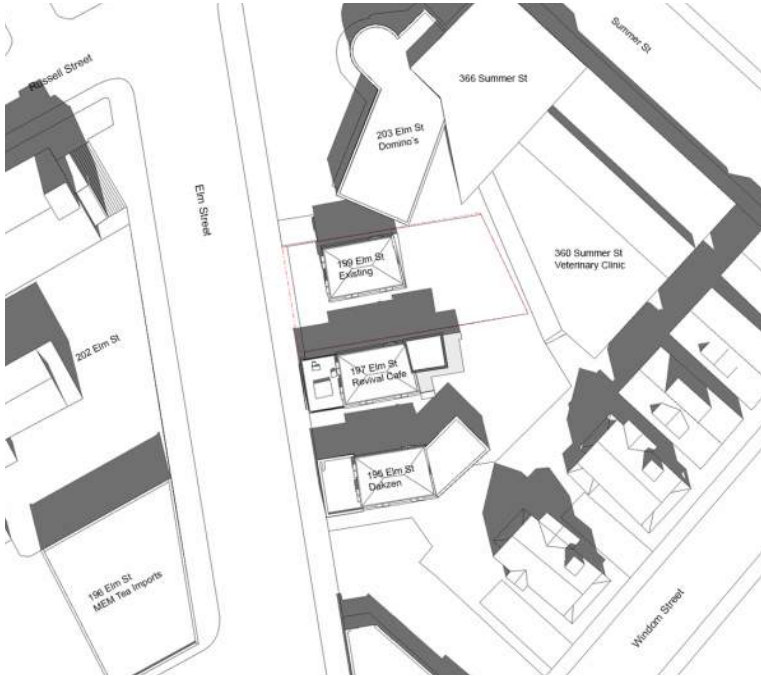


Shadow Study
September 21

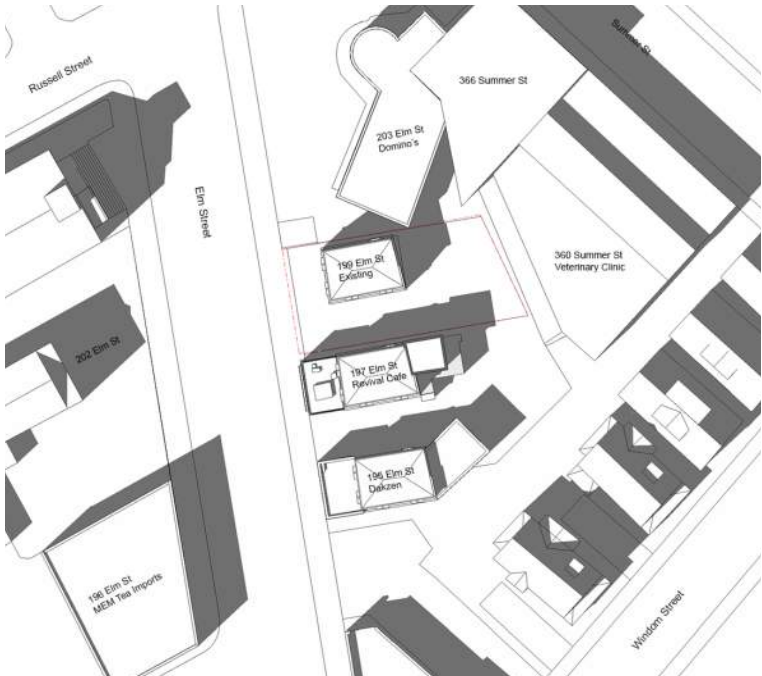
Existing
Shadows



9:00 AM



12:00 PM



3:00 PM

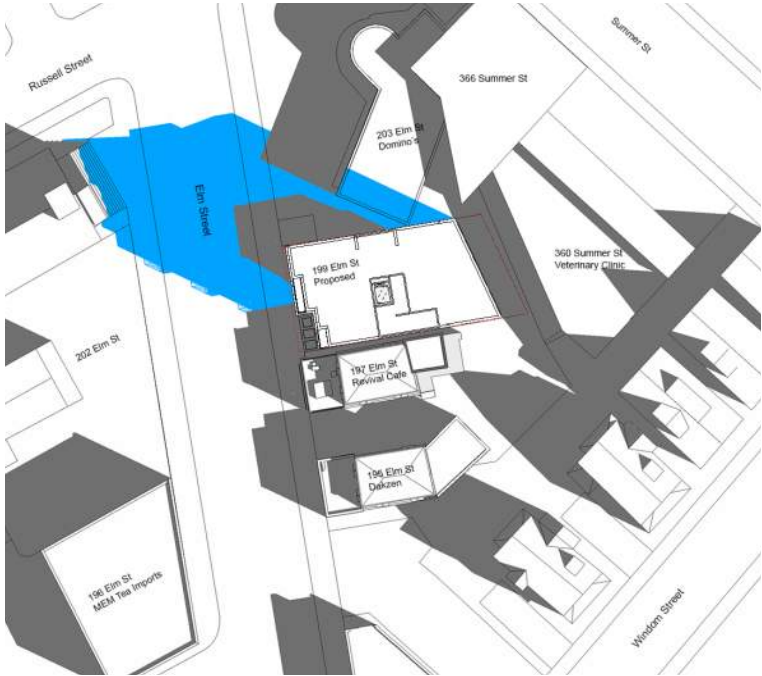


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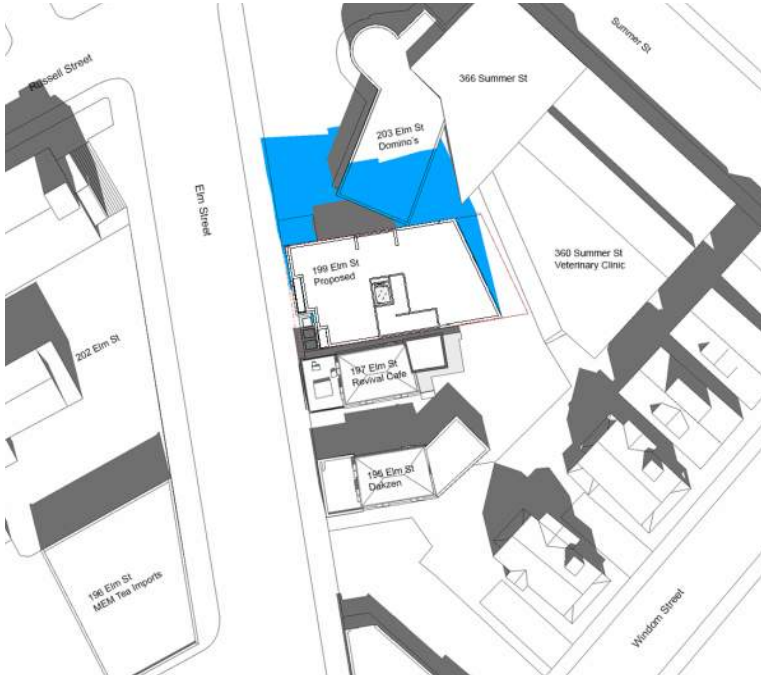


Shadow Study
September 21

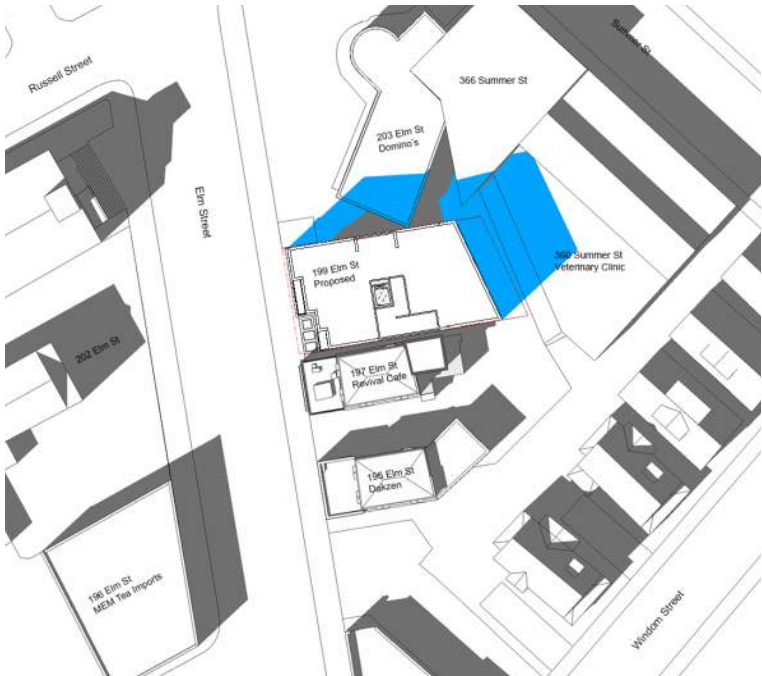
Net New
Shadows



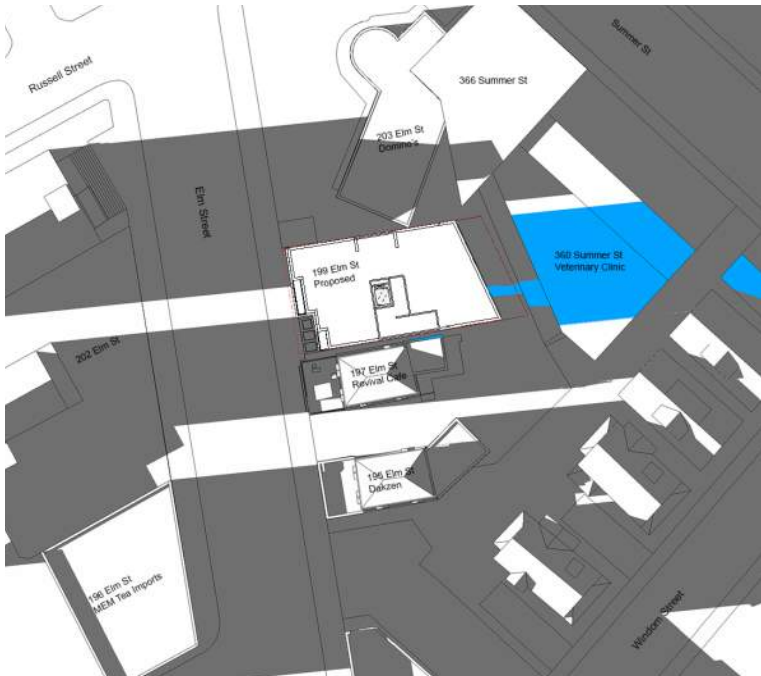
9:00 AM



12:00 PM



3:00 PM



6:00 PM

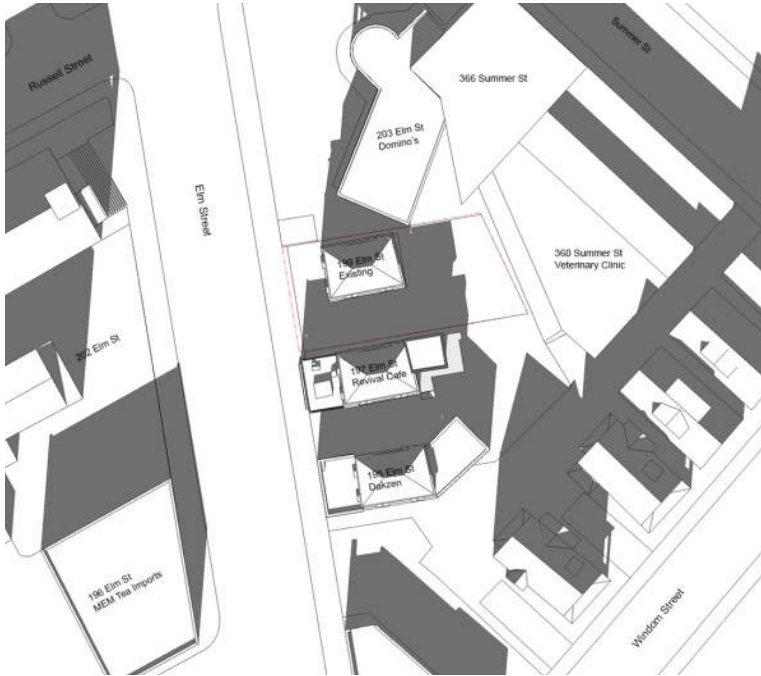


Shadow Study
December 21

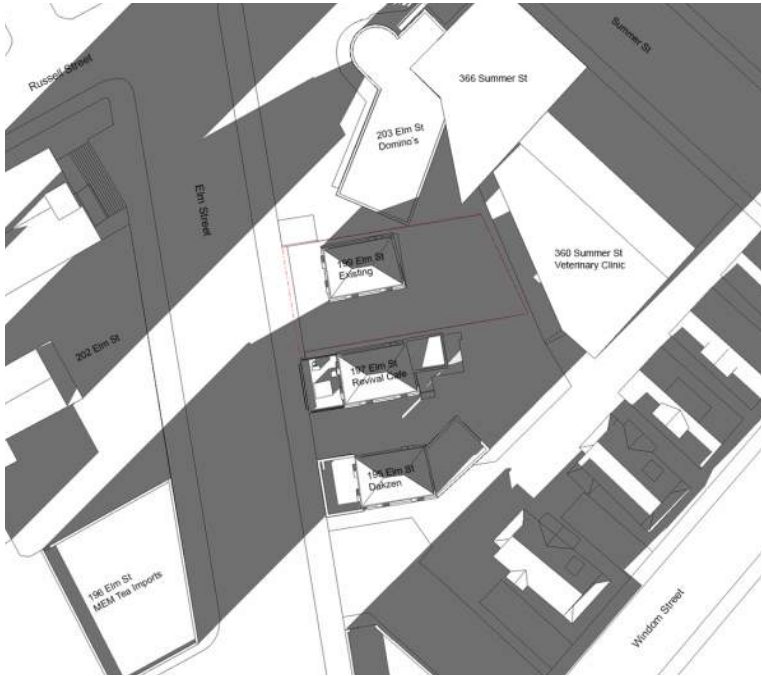
Existing
Shadows



9:00 AM



12:00 PM



3:00 PM

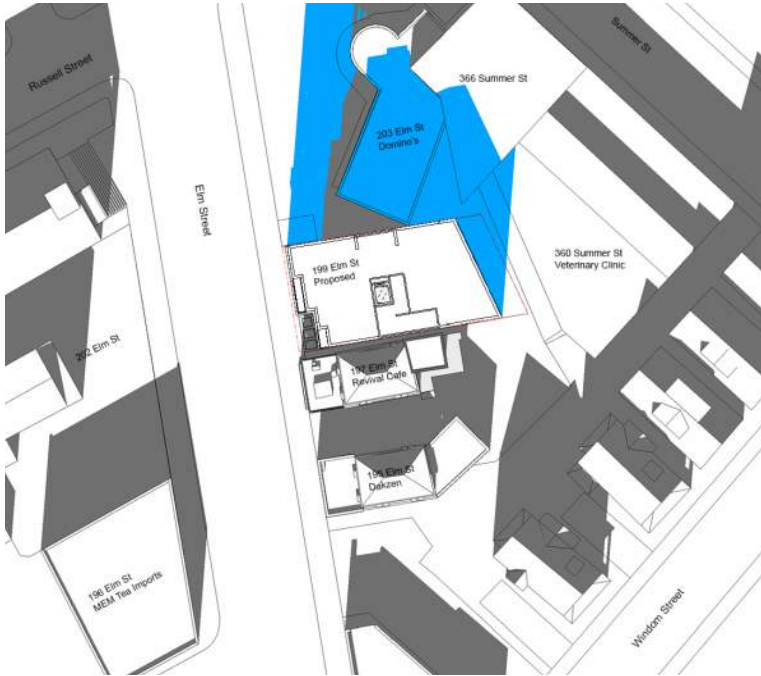


Shadow Study
December 21

Net New
Shadows



9:00 AM



12:00 PM



3:00 PM

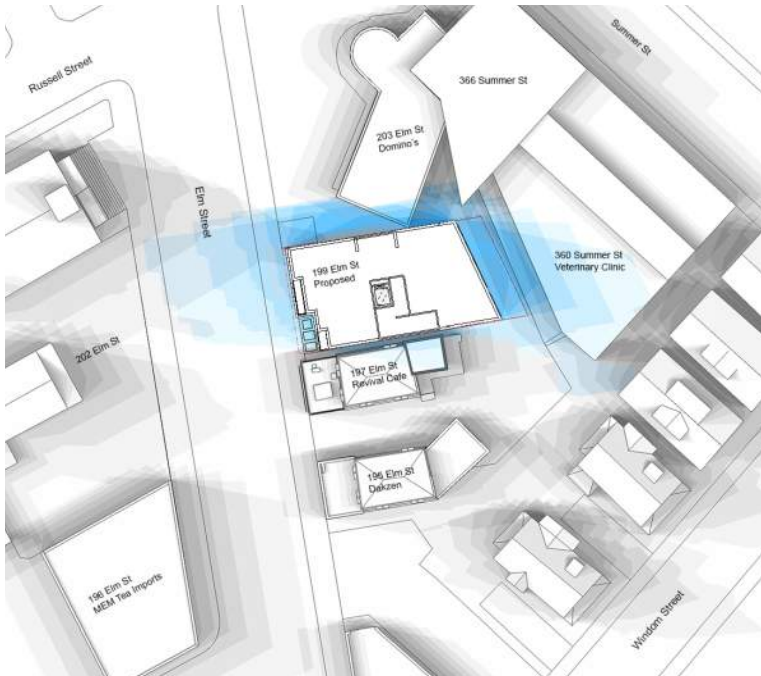


Shadow Study

Cumulative Net New Shadows



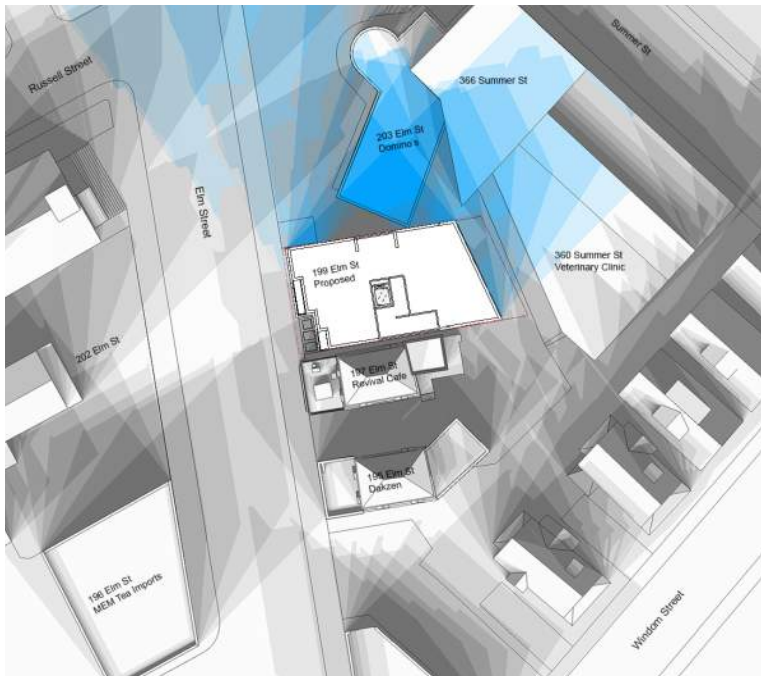
March 21, 9 AM - 3 PM



June 21, 9 AM - 6 PM



September 21, 9 AM - 6 PM



December 21, 9 AM - 3 PM



Thank you.