

199 Elm St - Special Permit for Household Living Use - 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

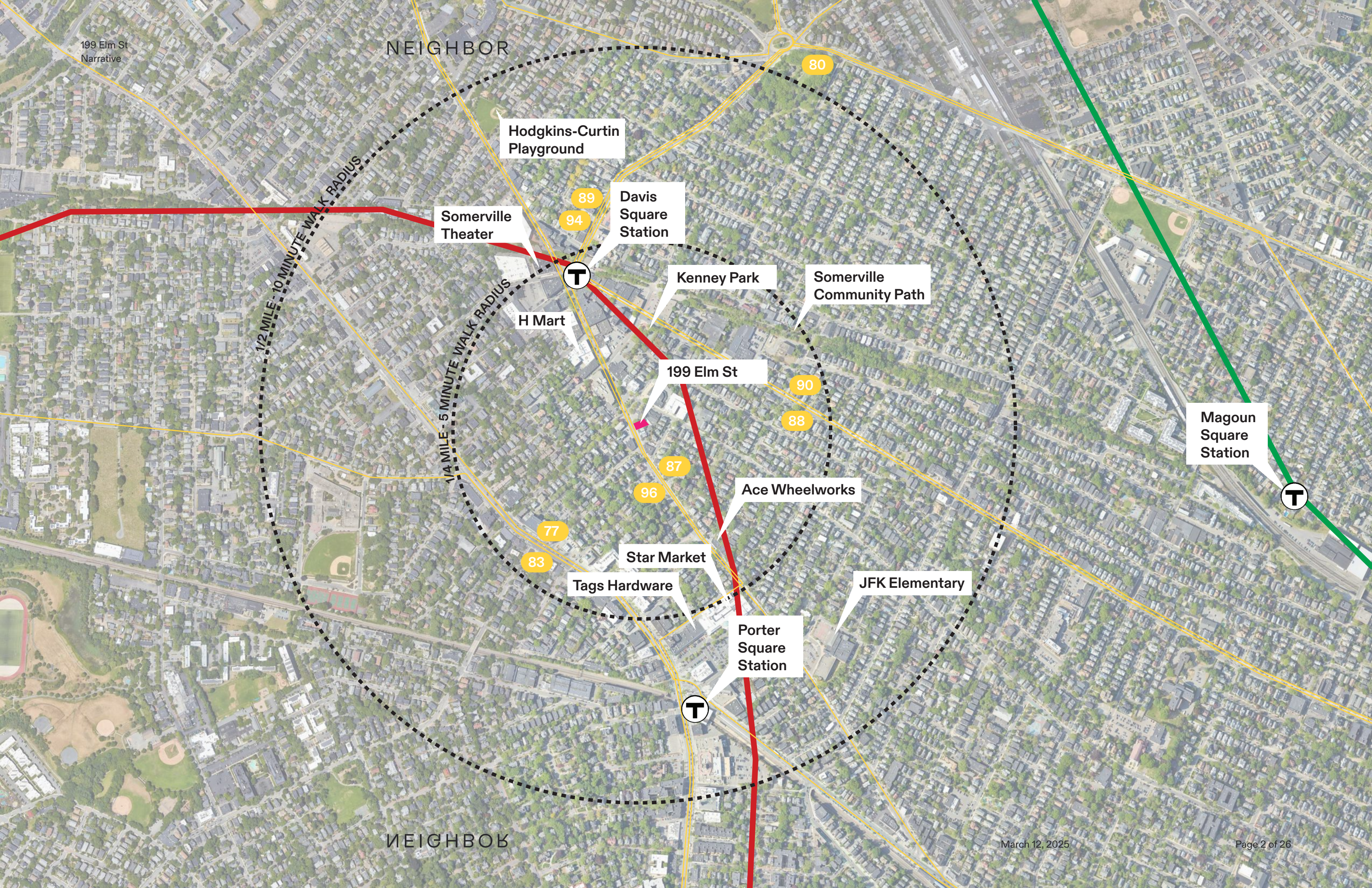
The proposed development at 199 Elm Street seeks a Special Permit for Residential (Household Living) Use. The project contains ten residential apartments — four studios, four 1-bedrooms, and two 2-bedrooms. These apartments will contribute towards addressing the significant housing shortage in Somerville. Two of the apartments will also be affordable, making a contribution towards the need for more affordable housing in Somerville. All of the apartments will be Group 1 accessible, making a contribution to the growing need for accessible housing. The site's proximity to transit, including the Red Line at Davis Square, makes it an ideal location for residential use.

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

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Existing Aerial View Looking North

Davis Plaza

Grove St.

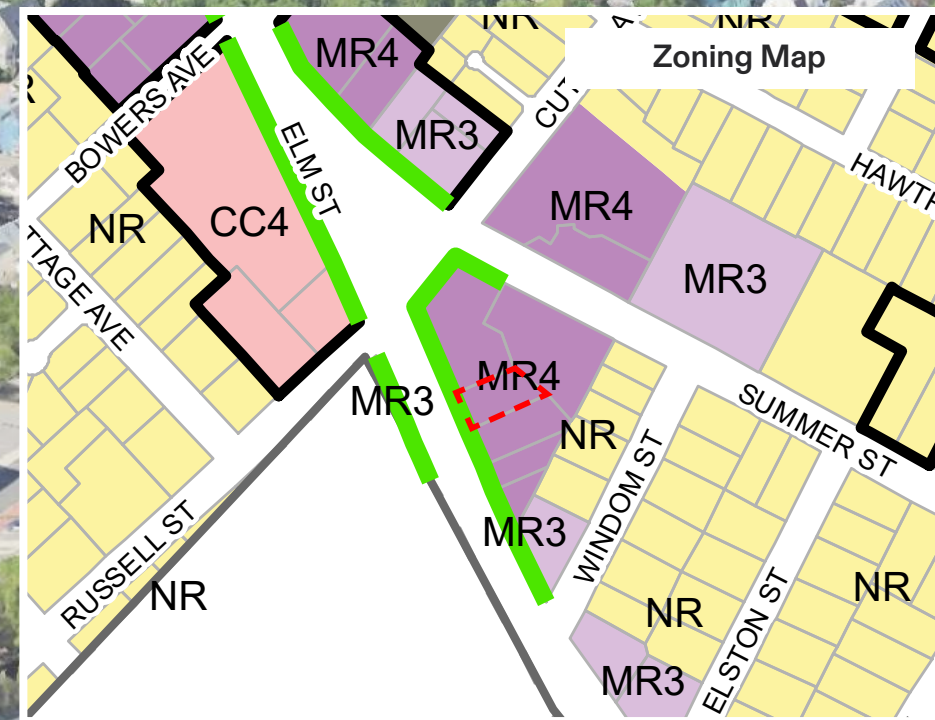
Cutter Ave.

Russell St.

Elm St.

Windom St.

Summer St



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City Planning Context

Davis Plaza

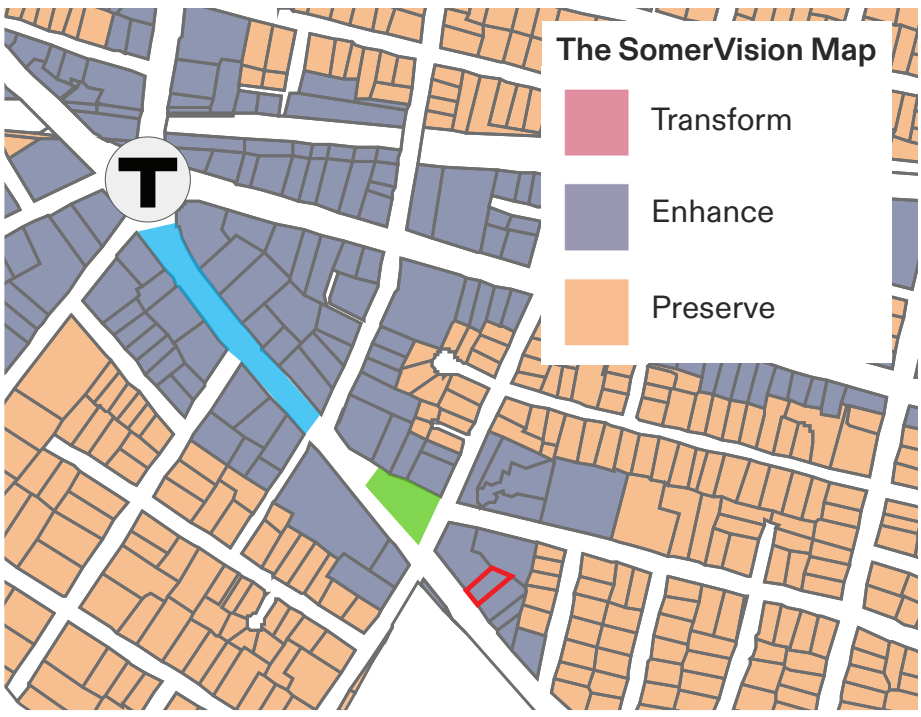
Grove St.

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

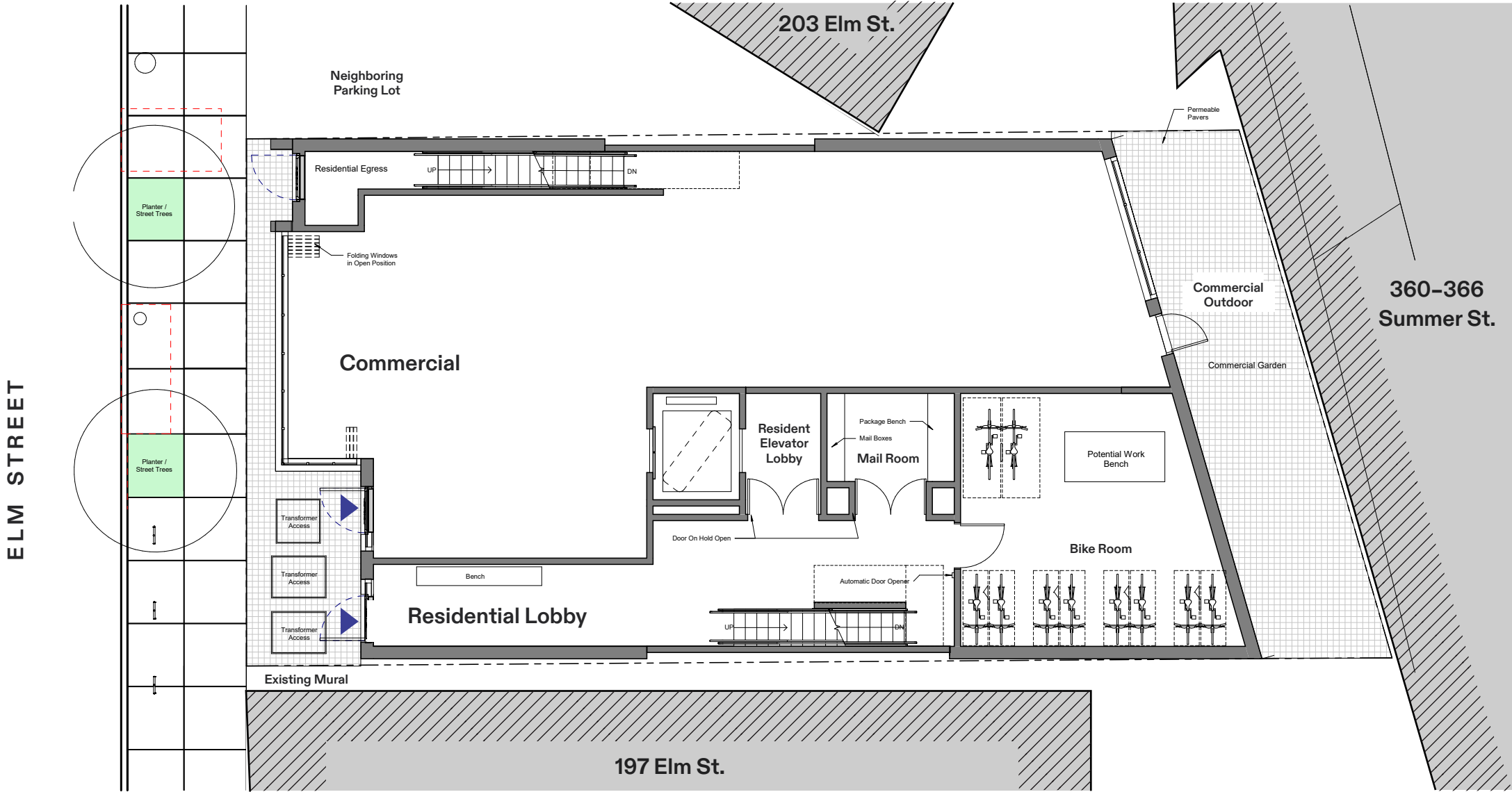


Existing View
Looking South
on Elm Street



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



NEIGHBOR

Davis Square
Context

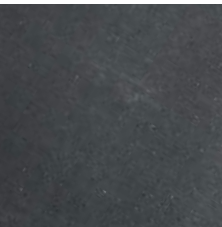


NEIGHBOR

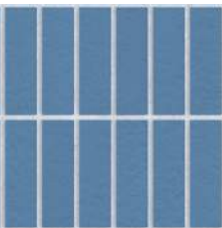
Elm Street
Elevation



Brick
Buff,
Running Bond



Precast Concrete
Charcoal
Cool undertones



Glazed Brick
Cerulean Blue
Soldier Course



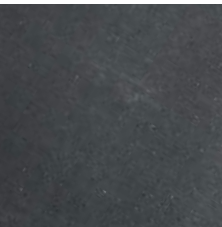




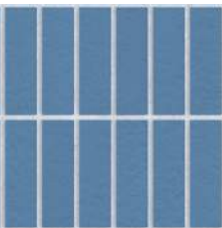
Looking North
on Elm Street



Brick
Buff,
Running Bond



Precast Concrete
Charcoal
Cool undertones



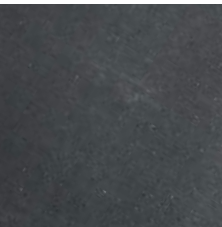
Glazed Brick
Cerulean Blue
Soldier Course



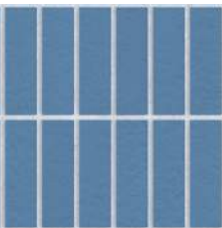
Looking South
on Elm Street



Brick
Buff,
Running Bond



Precast Concrete
Charcoal
Cool undertones



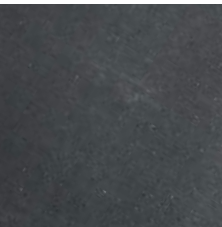
Glazed Brick
Cerulean Blue
Soldier Course



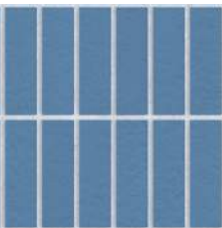
Looking South
on Elm Street
*Trees Hidden



Brick
Buff,
Running Bond



Precast Concrete
Charcoal
Cool undertones



Glazed Brick
Cerulean Blue
Soldier Course





199 Elm St
Narrative

NEIGHBOR

RESTAURANT



RESIDENCE
ON ELM

CRUBENS 01
ELM

NEIGHBOR



199 Elm St
Narrative

NEIGHBOR

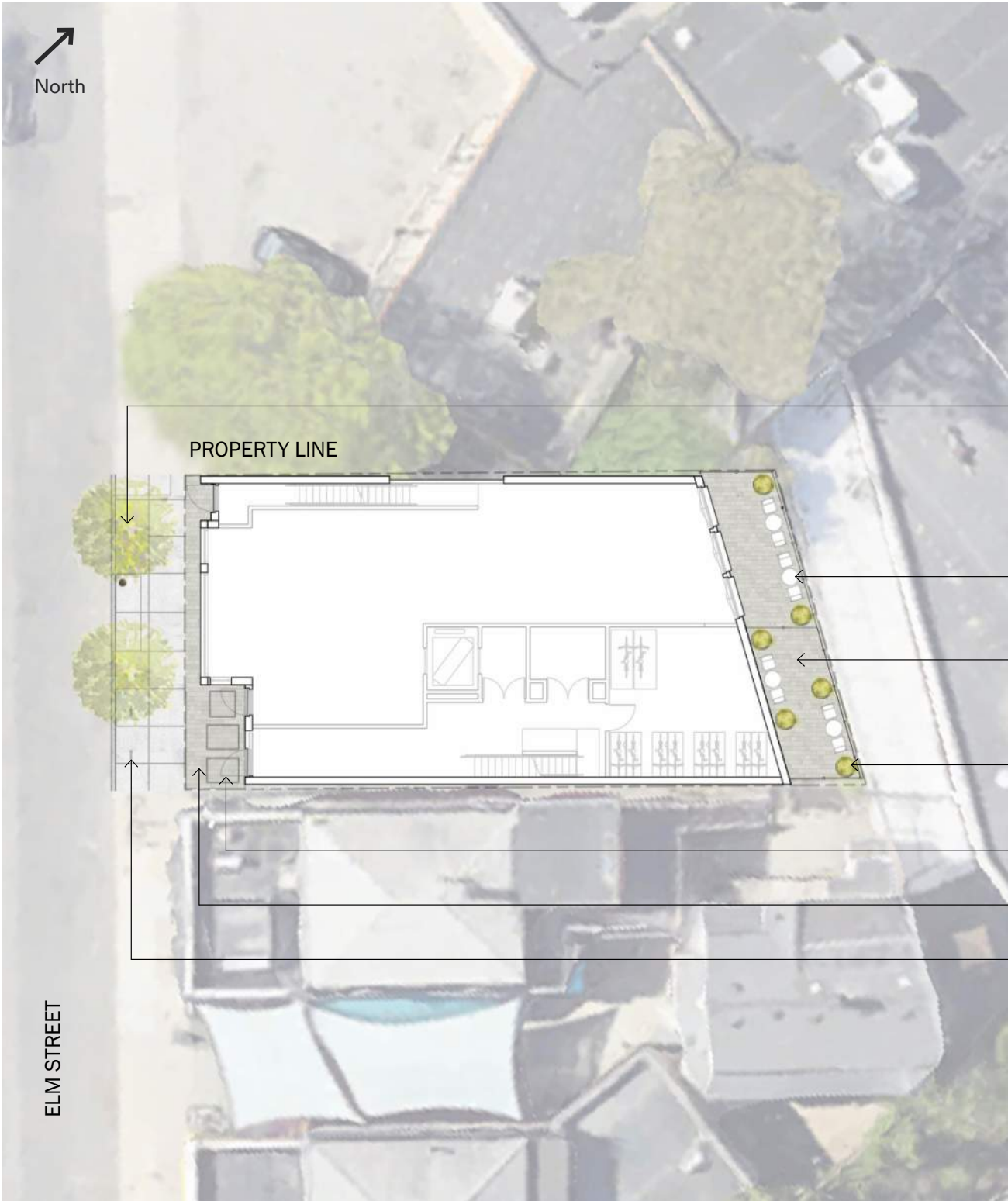
NEIGHBOR





NEIGHBOR

Ground
Plan



NEIGHBOR



BUTTERFLY
WEED



YARROW
TERRACOTTA



BEE BALM
RUDBECKIA



YARROW
MOONSHINE



HYSSOP



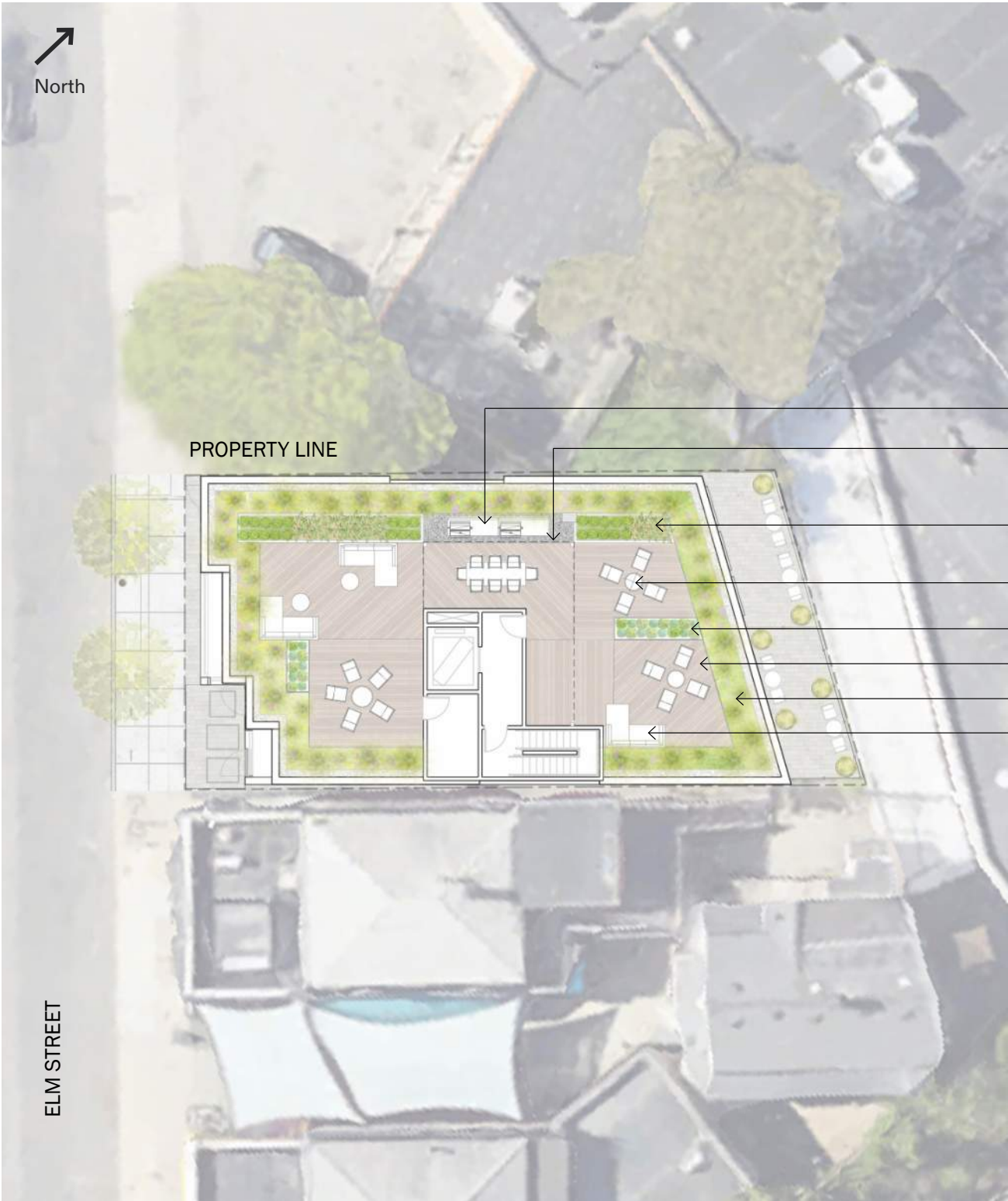
VIRGINIA
SWEETSPIRE



HEDGE MAPLE

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



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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

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March 12, 2025

Page 25 of 26

Thank you.