

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

181 Pearl St
Neighborhood Meeting 1 Report
Meeting Date: January 3, 2024
Report Issue Date: December 10, 2024

Attendees:

Pablo Picker, Owner of 33 Mystic Ave
Paul Miller, Neighbor Architects LLC
Matt McLaughlin, City Councilor, Ward 1
Raisa Saniat, Somerville Planning
Shelley Cates, Designer
Katie (no last name provided)
Tim (no last name provided)
Keith (no last name provided)
Aaron Weber
Ben Wheeler

Summary:

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

Question 1:

Tim asked, how are you going to prohibit lots of cars for this building? Parking is already really tight around here.

Response: The project is not required to provide off-street parking. It is designed as a transit-oriented development with covered, private bike parking. The building is in close proximity to the Green Line and walkable to many neighborhood services and amenities.

Question 2:

Katie asked, what is the roof height?

Response: 38 feet to the main roof.

NEIGHBOR

Question 3:

Katie: Roof decks tend to promote parties and noise, so I don't think roof deck is a great idea. What is the plan for the roof decks? Consider a garden or a purpose that won't encourage people to socialize.

Response: The roof decks are on the Pearl St facing side of the buildings - they are not large enough for a big party. There's also a 5' setback from the face of the building, and screening between each of the units.

Question 4:

Katie asked, for bicycle parking, how many bikes do you expect people to house there?

Response: We provided covered space for one bicycle per unit. There is a possibility of storing an additional bike in the mudroom.

Question 5:

Katie: Deliveries are problematic with Amazon and couriers on Pearl, there isn't much place to park. Is there a plan to work around the parking/loading zone/drop off zone situation?

Response: We will work with the mobility department at the city to find a loading situation that works for in the neighborhood. There is a bus stop on Pearl and a fire hydrant on Dana that we will need to work around.

Question 6:

Katie: Asking about historical preservation of the building and if the facade of the building will be appropriate contextually with the neighborhood.

Response: We did have a meeting with the historical commission and they decided that the building is not historically relevant and was approved for demolition. We have yet to design the facade but we are cognizant of the character of the neighborhood.

Comment:

Aaron S. Weber: Lives on Summit Ave - Impressed with use of the space - impressed we could squeeze in 3 bedrooms in each of the units and is excited by the proposal.

Comment:

Keith: concerned about chemicals and toxicity levels in the ground. Also asking why we are doing this meeting if it seems like it's a done deal.

Response from Matt McLaughlin: Responded to the ground and the chemicals, as well as rodent abatement. Also responded about the project not being a done deal - project is seeking variances.

NEIGHBOR

Comment:

Ben Wheeler: Excited to see more opportunities for people to live in Somerville. Big demand, rent is high, and every development like this helps to relieve some of the need for housing - he's looking forward to new neighbors.

End of meeting

Attached: Neighborhood Meeting #1 Presentation

181 Pearl St Neighborhood Meeting #1

181 Pearl St
Neighborhood Meeting 1

NEIGHBOR

Stop & Shop
(1/2 Mile)

Foss Park
Pool & Fields

1/2 MILE - 10 MIN WALK RADIUS

Marshall
Street
Playground

1/4 MILE - 5 MIN WALK RADIUS

Magoun Square
Station

Deanna
Cremin
Playground

181 Pearl Street

80

Edward L.
Leathers
Community
Park

90

T

Public Library

90

88

Somerville High School

Capuano Field

90

NEIGHBOR

January 3, 2024

Page 2 of 9

Existing
Corner
View



NEIGHBOR

Existing Site Plan

4 Dana St

185 Pearl St

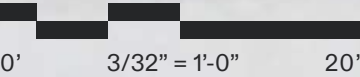
Property Line

Dana Street

McGrath Highway

Pearl Street

NEIGHBOR



NEIGHBOR

Proposed Site Plan

4 Dana St

New fence around service alley for
moving trash/recycling and bicycles

Service Alley

Property Line

185 Pearl St

Existing Driveway

Dana Street

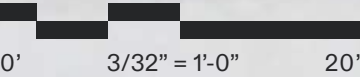
Same front setbacks on Pearl St and
Dana St as existing building (12')

Window wells provide light
to lower level bedrooms

Three new townhouses with stoop
and front door facing Pearl St

Pearl Street

McGrath Highway



NEIGHBOR

NEIGHBOR

Proposed Site Plan

4 Dana St

Existing Driveway

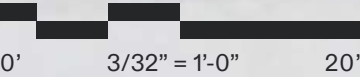
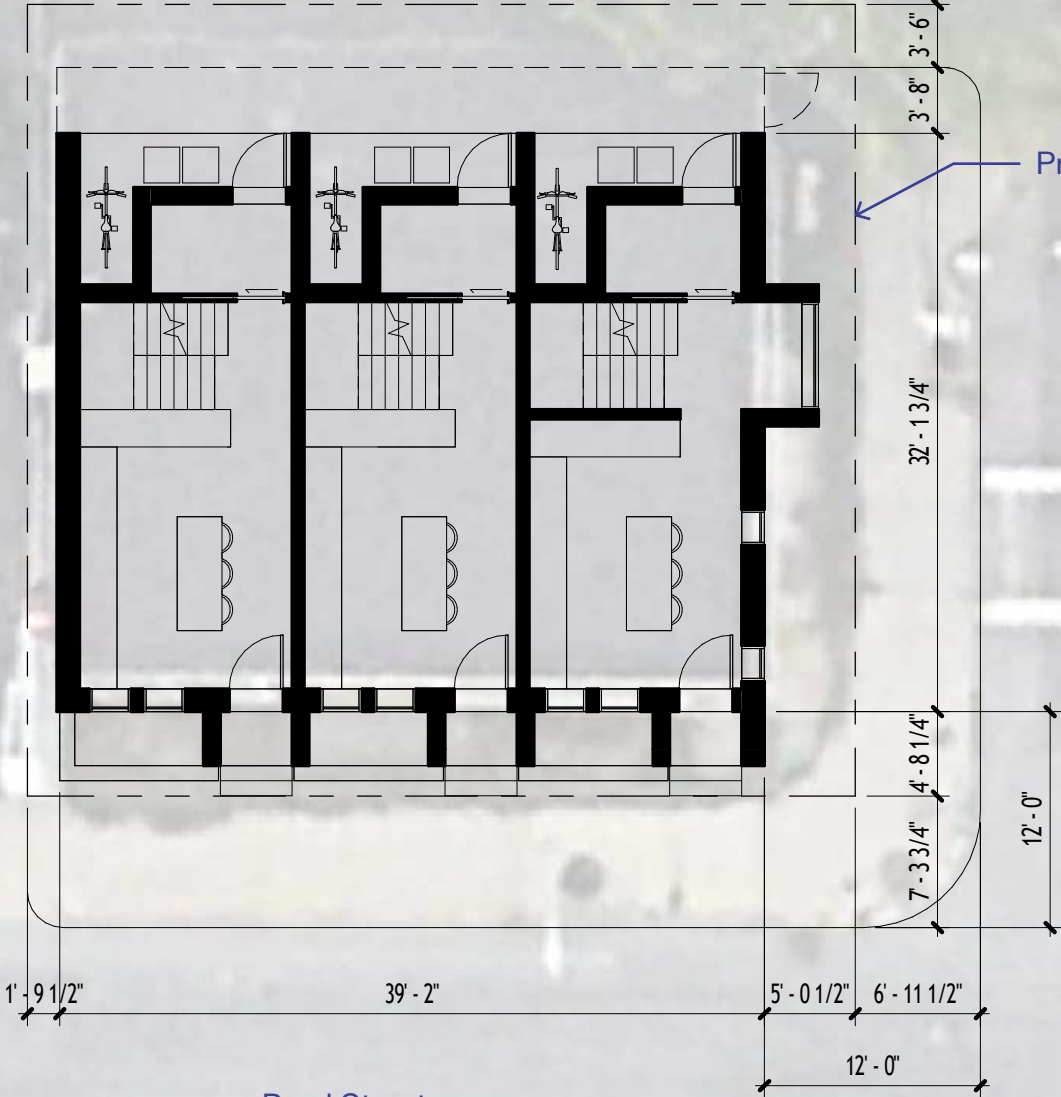
Property Line

185 Pearl St

Existing Driveway

Dana Street

McGrath Highway



NEIGHBOR

View from
Pearl Street



View from
McGrath
Highway



Thank you.

Existing
Corner
View



Existing
North
Facade



Existing
Dana Street
(East)
Facade

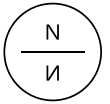


Existing
Pearl Street
(South)
Facade



Existing
West
Facade





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

181 Pearl St
Neighborhood Meeting 2 Report
Meeting Date: November 13, 2024
Report Issue Date: December 10, 2024

Attendees:

Pablo Picker, Owner of 33 Mystic Ave
Paul Miller, Neighbor Architects LLC
Matt McLaughlin, City Councilor, Ward 1
Madison Anthony, Somerville Planning
Shelley Cates, Designer
Avery Eddy
Katie Mason
Ben Capraro

Summary:

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

Question 1:

Katie asked, how will this project control on-street parking for its residents?

Matt McLaughlin responded: There is a law being considered by the city council that would make tenants of new residential developments within 1/2 mile of a transit station ineligible for the on-street residential parking program.

End of meeting

Attached: Neighborhood Meeting #2 Presentation

181 Pearl St Neighborhood Meeting #2

181 Pearl St
Neighborhood Meeting #2

NEIGHBOR

Stop & Shop
(1/2 Mile)

Foss Park
Pool & Fields

1/2 MILE - 10 MIN WALK RADIUS

Marshall
Street
Playground

1/4 MILE - 5 MIN WALK RADIUS

Gilman Square
Station

Deanna
Cremin
Playground

181 Pearl Street

80

90

Edward L.
Leathers
Community
Park

T

Public Library

90

88

Somerville High School

Capuano Field

90

NEIGHBOR

November 13, 2024

Page 2 of 27

NEIGHBOR

Medford St

Pearl St

Walnut St

Pearl St

Dana St

McGrath Highway

NEIGHBOR



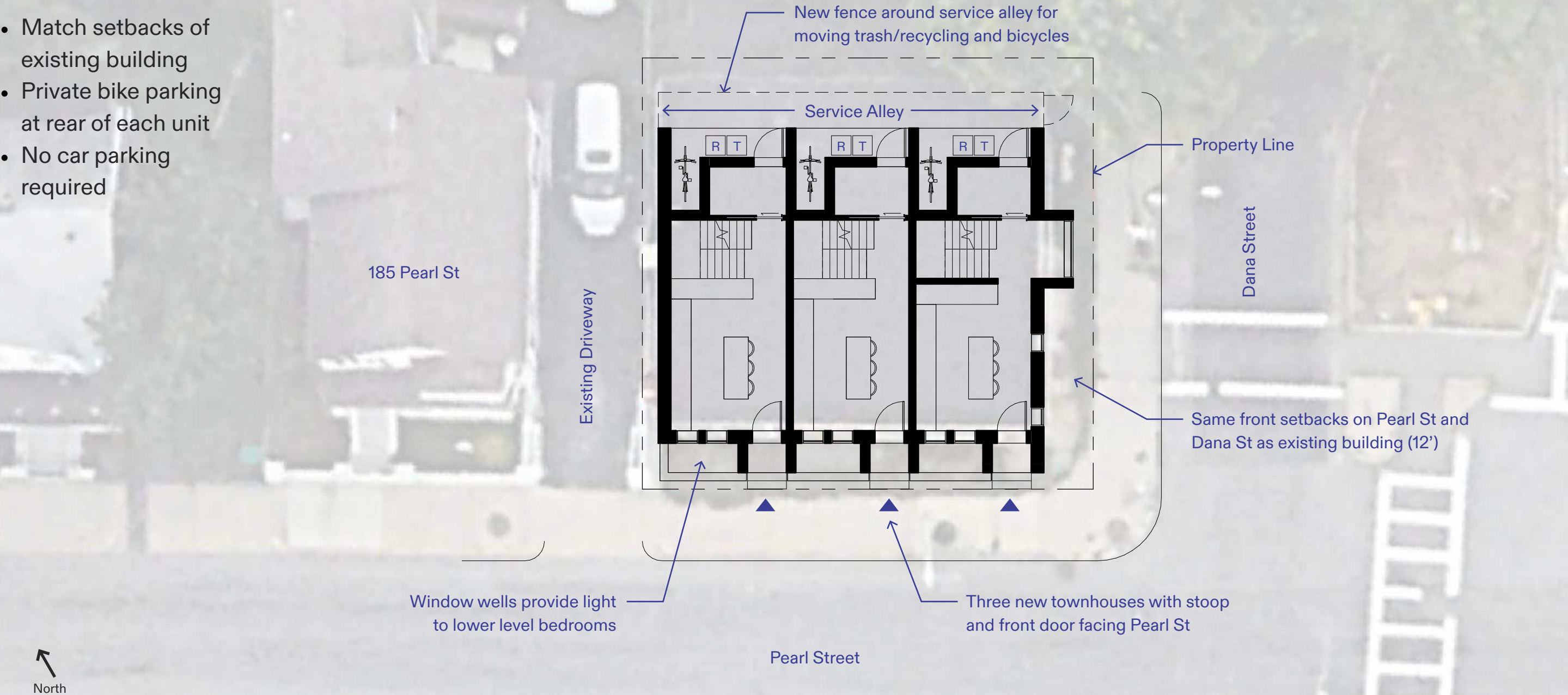
Existing
Corner
View



NEIGHBOR

Previous Site Plan

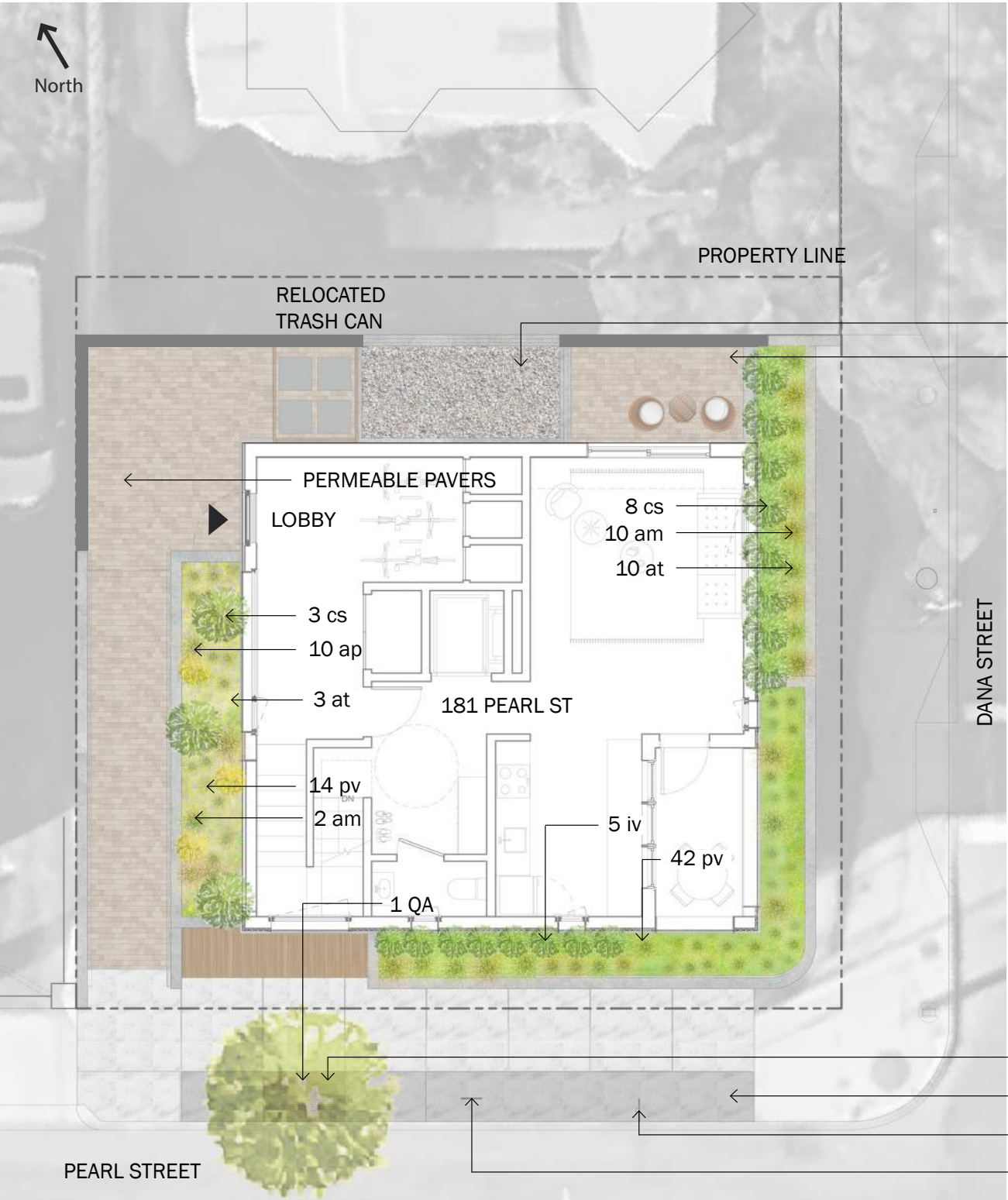
- Match setbacks of existing building
- Private bike parking at rear of each unit
- No car parking required



NEIGHBOR

Current
Site Plan

- New street tree on Pearl St.
- Planter along Pearl St & Dana St with native species and pollinators
- New public bike rack on Pearl Street and private bike parking at lobby
- No car parking required
- Permeable paving throughout site
- All-electric building



WHITE OAK



YARROW
MOONSHINE



YARROW
TERRACOTTA



SWITCH GRASS



VIRGINIA
SWEETPIRE



RED TWIG
DOGWOOD



HYSSOP



ALLIUM
PURPLE SENSATION



ALLIUM
GLOBEMASTER



DAFFODIL
CHEERFULNESS



DAFFODIL
TH

TREE GRATE
BRICK PAVERS
EXISTING SIGN
BIKE RACK

Building
Information

Previously
Presented 1.3.24

Current
11.13.2024

Building

- 5,252 GSF
- 3 Townhouses
- 3 Floors, basement, and stair bulkhead
- 37' to top of main roof
- 45' to top of bulkhead roof

Variances Required

- Side Setbacks
- Sidewalk Width

Building

- 3,572 GSF
- 3 Residential Apartments
- 3 Floors and a basement
- 33'-0" to top of roof

Variance Granted

- Facade Build-Out, Primary Front

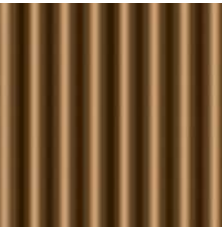
Corner of
Pearl & Dana



**“Silversmith”
Aluminum Panel**
Triangular Profile



**Mint Green
Aluminum Panel**
Flush Profile



**Copper-Colored
Aluminum Panel**
Corrugated Profile



Red Clay Brick
Solider Course



Corner of
Pearl & Dana

Below: Neighboring planter on Dana St



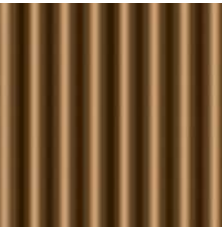
View from Pearl Street



**“Silversmith”
Aluminum Panel
Triangular Profile**



**Mint Green
Aluminum Panel
Flush Profile**



**Copper-Colored
Aluminum Panel
Corrugated Profile**



**Red Clay Brick
Solider Course**



Entrance &
Front Stoop



Walking along Pearl Street



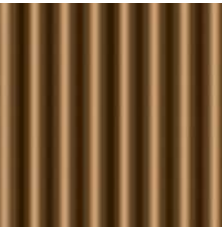
View from
Dana Street



**“Silversmith”
Aluminum Panel**
Triangular Profile



**Mint Green
Aluminum Panel**
Flush Profile



**Copper-Colored
Aluminum Panel**
Corrugated Profile



Red Clay Brick
Soldier Course



Facade Details

The pleated aluminum panel changes direction between floors, creating a dynamic shadow play and variation of color.

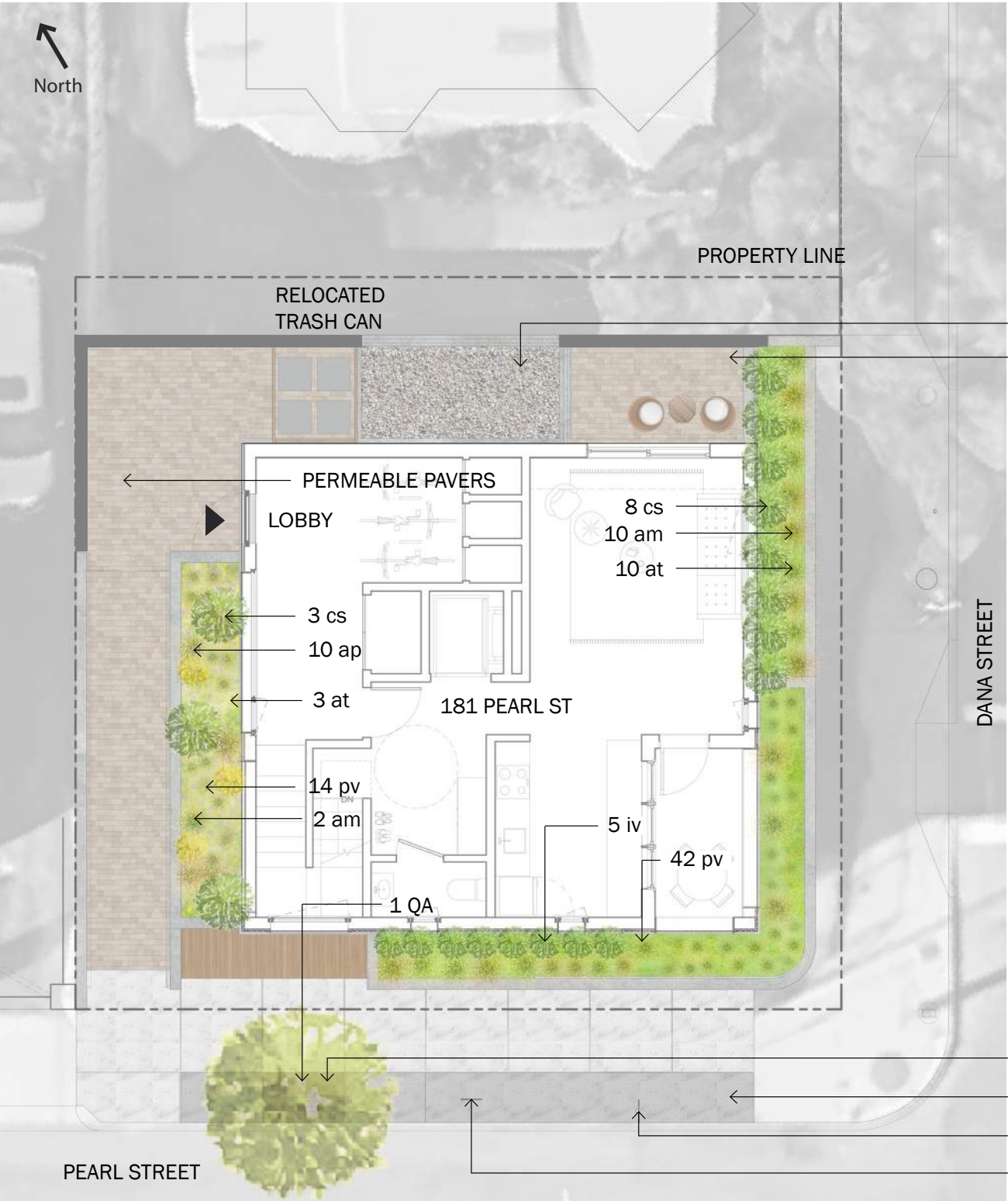
Window frames align at each level with a continuous plate that also captures the top and bottom of the metal panels.

Red-orange and cyan accent colors are added where people touch the building, at windows and railings, creating an additional sense of movement and interactivity in the facade.

The panel ends are detailed to create a small re-entrant corner, keeping the emphasis on the rhythm of the triangulated panel.

Solider Course brick cladding on planter retaining walls allows for a curved corner. The red brick recalls the masonry planter beds and foundation walls throughout the neighborhood, and the masonry apartment buildings further down Pearl Street.





181 Pearl St.

PLANTING SCHEDULE						
QUANTITY	KEY	LATIN NAME	COMMON NAME	SPACING	SIZE/CALIPER	ROOT
TREES						
1	QA	<i>Quercus alba</i>	White Oak	As shown	4-4.5" Caliper	B&B
SHRUB						
11	cs	<i>Cornus sericea</i> 'Farrow' ARCTIC FIRE	Red Twig Dogwood	As shown, , +/- 36" O.C.	5 gal.	cont.
5	iv	<i>Itea virginica</i> 'Sprich' LITTLE HENRY	Virginia Sweetspire	As shown, , +/- 24" O.C.	5 gal.	cont.
GRASSES						
48	pv	<i>Panicum virgatum</i> 'Cape Breeze'	Switch Grass	As shown, , +/- 24" O.C.	5 gal.	cont.
POLLINATORS						
10	ap	<i>Agastache</i> 'Purple Haze'	Hyssop, Hummingbird Mint	As shown, , +/- 18" O.C.	2 gal.	cont.
12	am	<i>Achillea</i> 'Moonshine'	Yarrow	As shown, , +/- 24" O.C.	2 gal.	cont.
13	at	<i>Achillea</i> 'Terracotta'	Yarrow	As shown, , +/- 24" O.C.	2 gal.	cont.
BULBS						
150	ag	<i>Allium Globemaster</i>	Globemaster Ornamental Onion	As shown, As bulb mix	Bulb	cont.
150	aps	<i>Allium Purple Sensation</i>	Purple Sensation Ornamental Onion	As shown, As bulb mix	Bulb	cont.
150	nc	<i>Narcissus</i> 'Yellow Cheerfulness'	Daffodil Yellow Cheerfulness	As shown, As bulb mix	Bulb	cont.
150	nt	<i>Narcissus</i> 'TH'	Daffodil TH	As shown, As bulb mix	Bulb	cont.



WHITE OAK



YARROW
MOONSHINE



YARROW
TERRACOTTA



SWITCH GRASS



VIRGINIA
SWEETSPIRE



RED TWIG
DOGWOOD



HYSSOP



ALLIUM
PURPLE SENSATION



ALLIUM
GLOBEMASTER



DAFFODIL
CHEERFULNESS



DAFFODIL
TH

NEIGHBOR



**ALLIUM
PURPLE SENSATION**



**ALLIUM
GLOBEMASTER**



SWITCH GRASS



HYSSOP



**VIRGINIA
SWEETSPIRE**



WHITE OAK



**DAFFODIL
TH**



**DAFFODIL
CHEERFULNESS**



**YARROW
MOONSHINE**



**YARROW
TERRACOTTA**



**RED TWIG
DOGWOOD**

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

Soils	
Landscaped area with a soil depth less than 24 inches <i>(enter square feet)</i>	
Landscaped area with a soil depth equal to or greater than 24 inches <i>(enter square feet)</i>	
Pervious Paving with 6 to 24 inches of subsurface soil or gravel <i>(enter square feet)</i>	
Pervious Paving with more than 24 inches of subsurface soil or gravel <i>(enter square feet)</i>	
Groundcovers	
Turf grass, mulch, and inorganic surfacing materials <i>(enter square feet)</i>	
Plants	
Vegetation less than two (2) feet tall at maturity, +0.1 Native <i>(enter square feet)</i>	
Vegetation less than two (2) feet tall at maturity, + 0.1 Native Species, +.01 Visible <i>(enter square feet)</i>	
Vegetation at least two (2) feet tall at maturity <i>(enter number of individual plants)</i>	
Trees	
Small Tree <i>(enter number of trees)</i>	
Large Tree <i>(enter number of trees)</i>	
Preserved Tree <i>(enter DBH)</i>	
Engineered Landscape	
Vegetated Wall <i>(enter square feet)</i>	
Rain gardens, bioswales, and stormwater planters <i>(enter square feet)</i>	
Green Roof with up to 6" of growth medium <i>(enter square feet)</i>	
Green Roof with 6"-10" of growth medium <i>(enter square feet)</i>	
Green Roof of 10"-24" growth medium <i>(enter square feet)</i>	
Green Roof of over 24" growth medium	

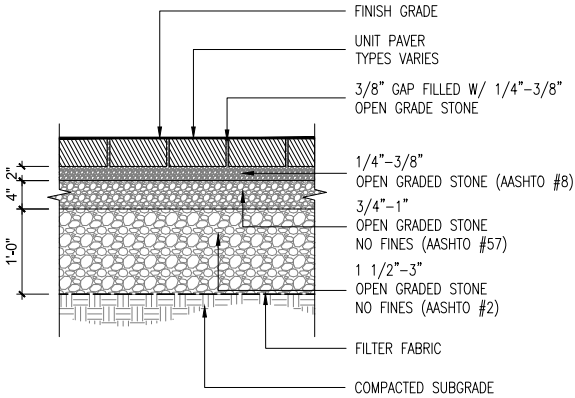
Area or Number
2,024

Sq Ft Credit	Multiplier	Weighted Area	Score Value	% of Score
actual sq ft	0.3	0	0.000	0%
actual sq ft	0.6	145.2	0.072	22%
actual sq ft	0.2	70.4	0.035	11%
actual sq ft	0.5	0	0.000	0%
actual sq ft	0.1	0	0.000	0%
actual sq ft	0.3	0	0.000	0%
actual sq ft	0.4	96.8	0.048	14%
12	0.3	356.4	0.176	53%
50	0.6	0	0.000	0%
450	0.6	0	0.000	0%
65	0.8	0	0.000	0%
actual sq ft	0.1	0	0.000	0%
actual sq ft	1.0	0	0.000	0%
actual sq ft	0.1	0	0.000	0%
actual sq ft	0.4	0	0.000	0%
actual sq ft	0.6	0	0.000	0%
Calculate as if soils, groundcovers, plants, and trees				N/A

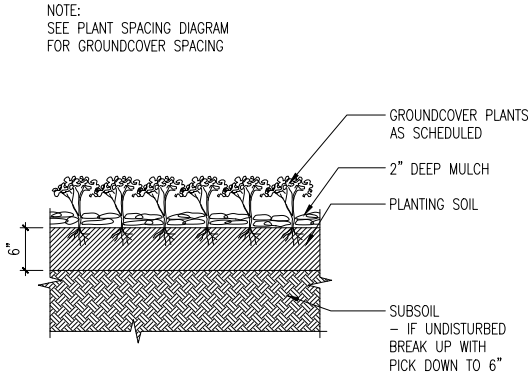
Green Score = 0.330

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	-
0.330	0.330	0.330	0.330

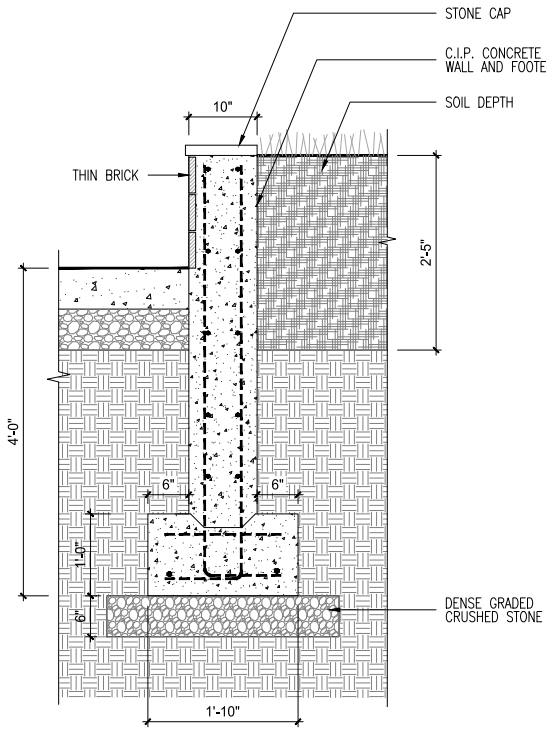
Required Score:
Target Score:
Actual Green Score:



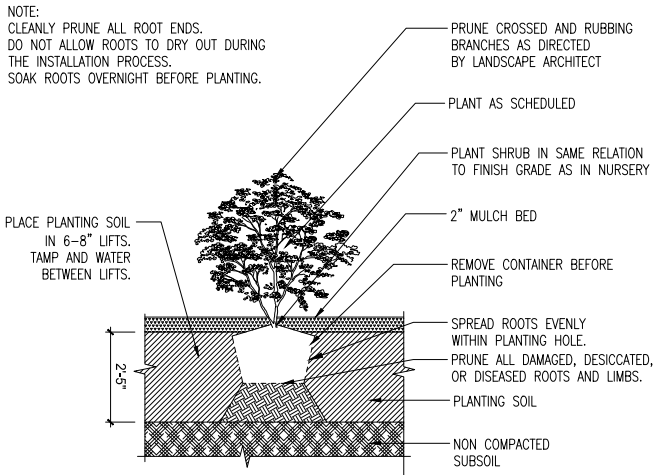
1 PERMEABLE PAVERS
SCALE: NTS



2 GROUNDCOVER PLANTING
SCALE: NTS



3 C.I.P. CONCRETE WALL
SCALE: NTS



4 SHRUB AND PERENNIAL PLANTING
SCALE: NTS

NEIGHBOR

Shadow Study
March 21

Existing
Shadows



9:00 AM



12:00 PM



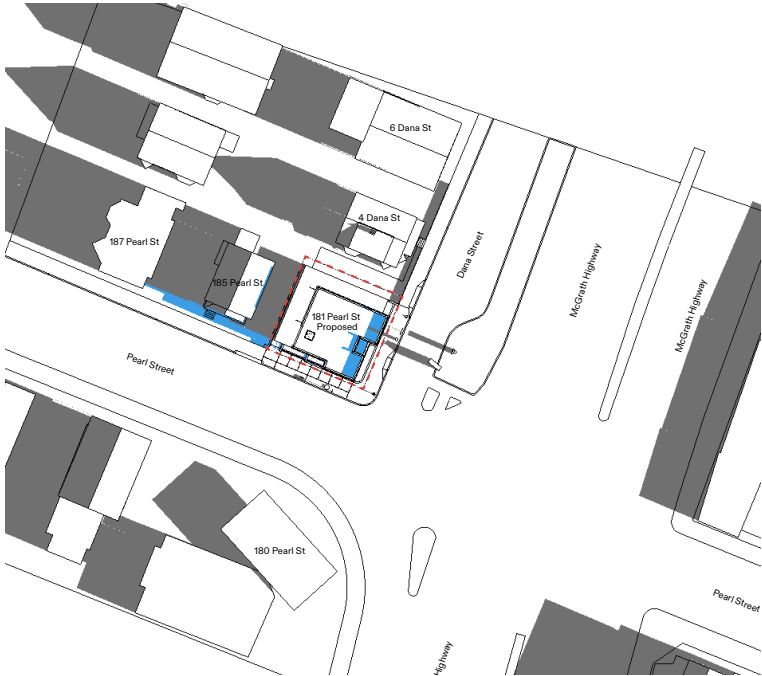
3:00 PM



NEIGHBOR

Shadow Study
March 21

Net New
Shadows



9:00 AM



12:00 PM



3:00 PM



Shadow Study
June 21

Existing
Shadows



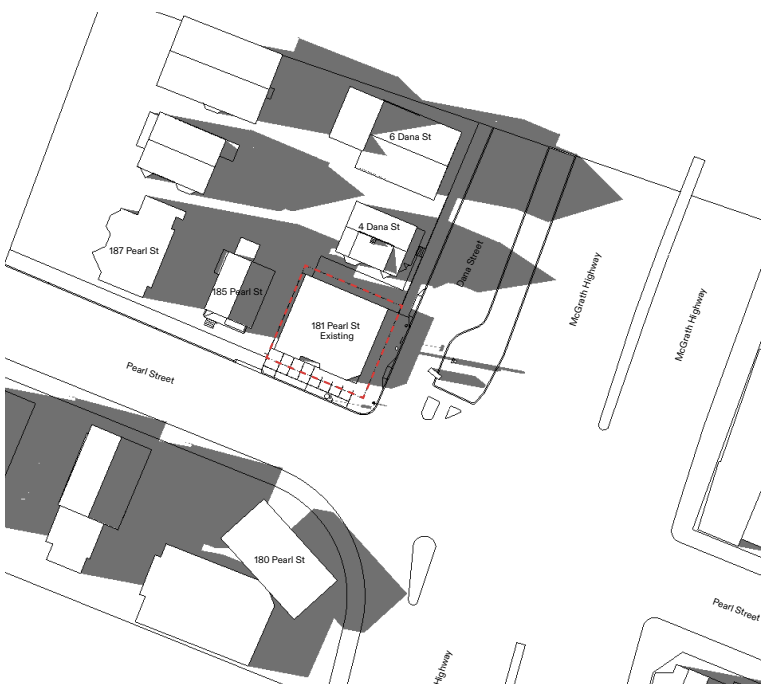
9:00 AM



12:00 PM



3:00 PM



6:00 PM



Shadow Study
June 21

Net New
Shadows



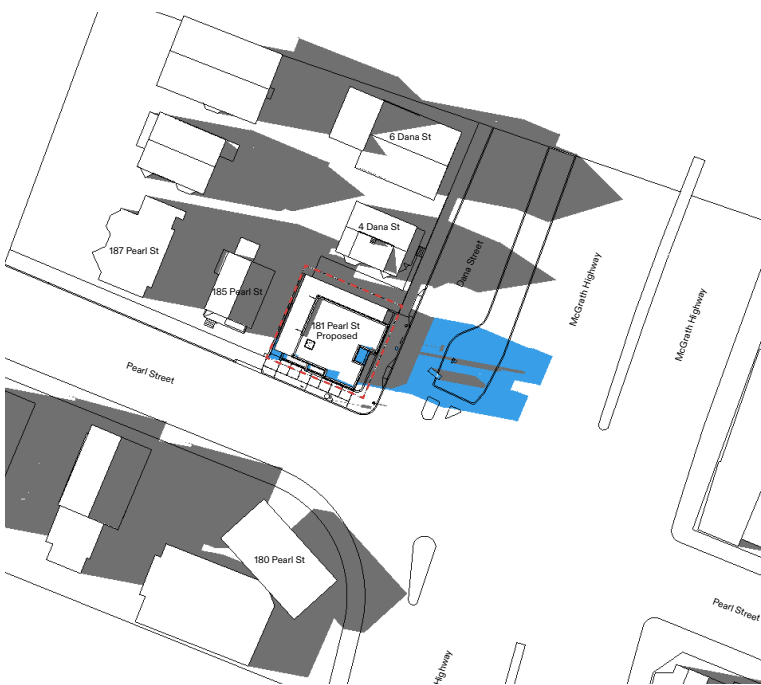
9:00 AM



12:00 PM



3:00 PM



6:00 PM



Shadow Study
September 21

Existing
Shadows



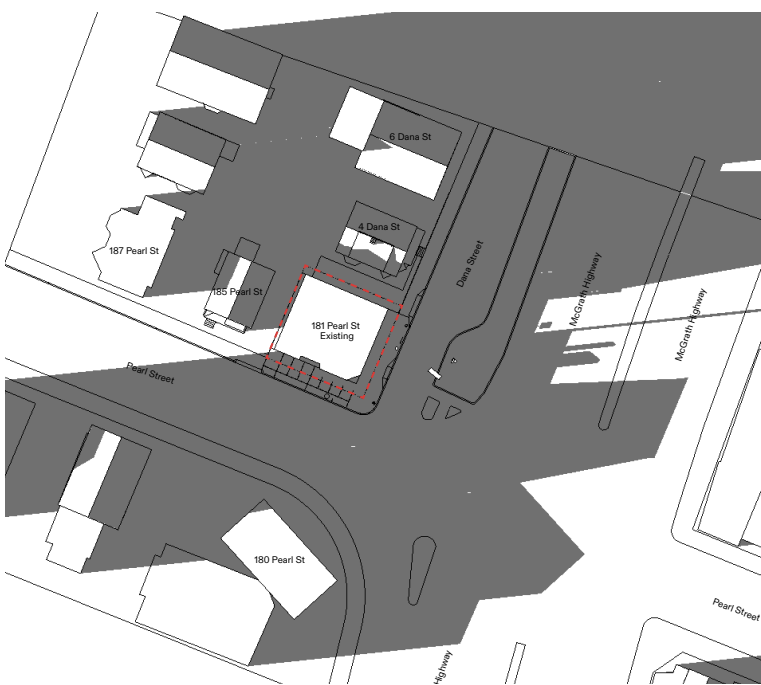
9:00 AM



12:00 PM



3:00 PM



6:00 PM



Shadow Study September 21

Net New Shadows



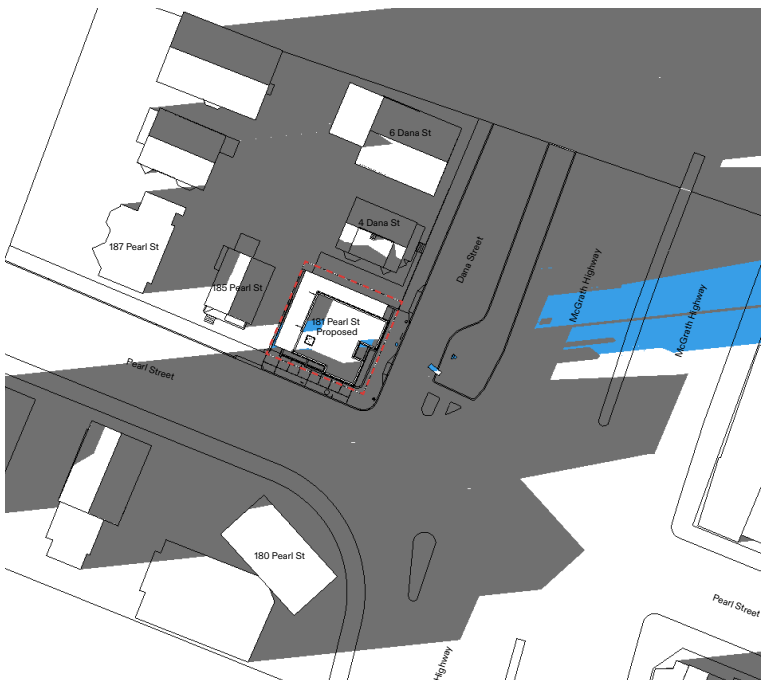
9:00 AM



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



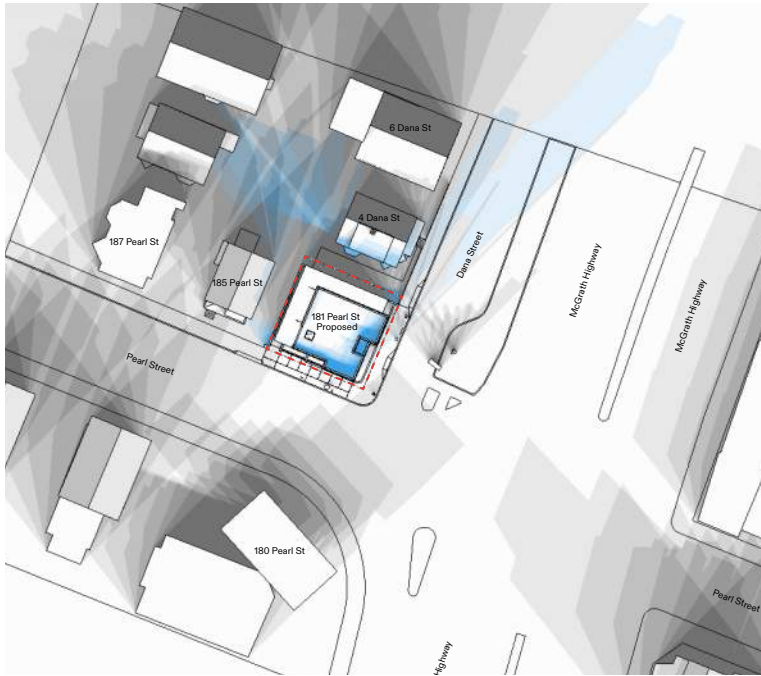
March 20, 9 AM - 3 PM



June 21, 9 AM - 6 PM



September 22, 9 AM - 6 PM



December 21, 9 AM - 3 PM



Thank you.