

181 Pearl St - Special Permit for Household Living Use - Narrative **April 14, 2025**

Project Summary

- MR3 Zoning District
- 3 Residential Apartments
- 3,572 GSF
- 3 Stories / 34'-0"
- Transit-oriented development
- All-electric building

The proposed development at 181 Pearl Street seeks a Special Permit for Residential (Household Living) Use. The project contains three residential apartments — compact 2-bedroom units on the 2nd floor and the 3rd floor, and a larger, wheelchair-accessible 2-bedroom duplex at the ground floor and lower level. These apartments will make a small contribution towards addressing the significant housing shortage in Somerville. The accessible ground floor unit also makes a contribution to the critical and growing need for accessible housing. The site's proximity to transit, including the Green Line, makes it an ideal location for residential use.

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

Appendix

Photographs & Renderings

181 Pearl St
Narrative

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

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NEIGHBOR

Medford St

Pearl St

Walnut St

Pearl St

Dana St

McGrath Highway

NEIGHBOR



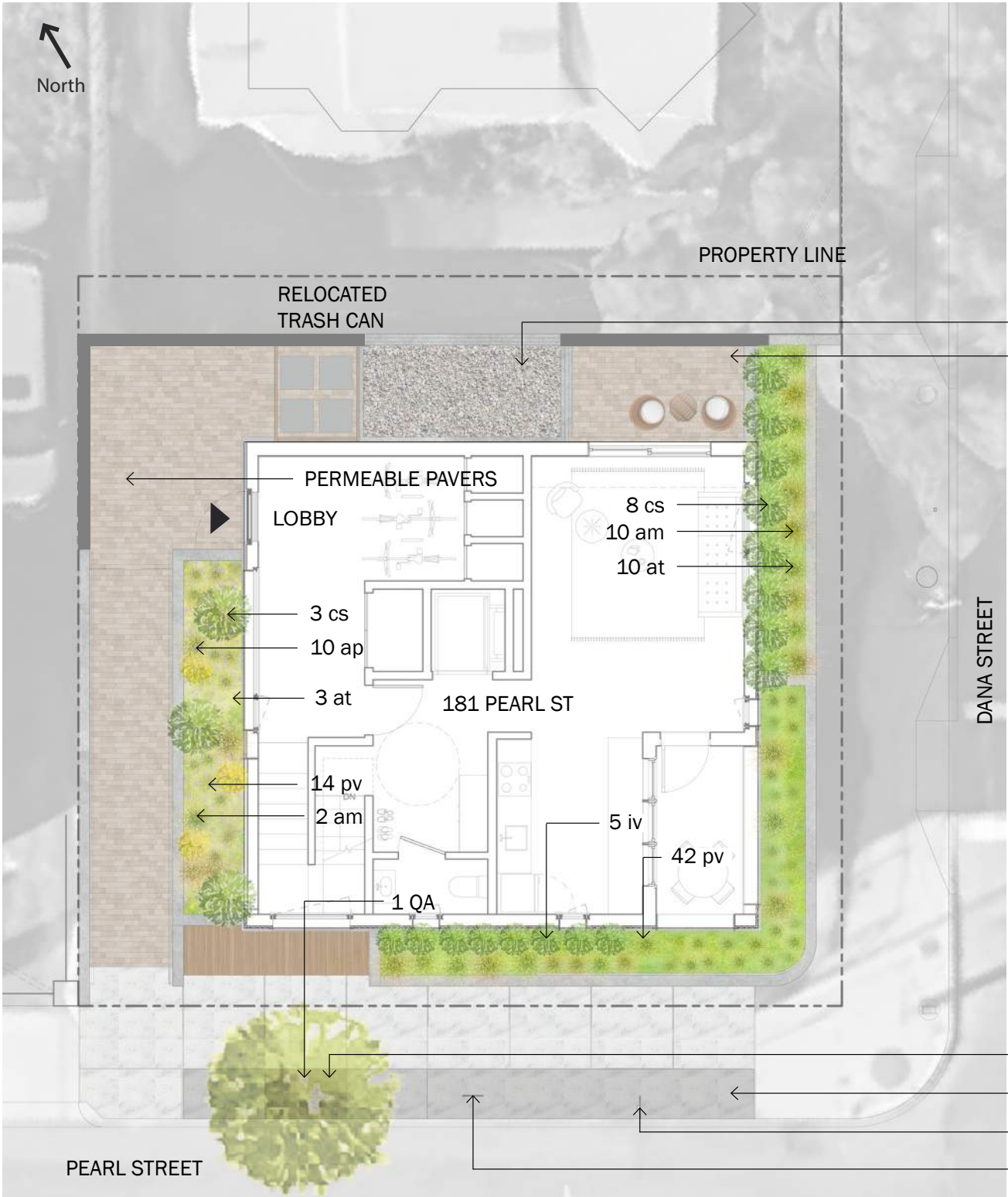
Existing
Corner
View



NEIGHBOR

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
SWEETSPIRE



RED TWIG
DOGWOOD



HYSSOP



ALLIUM
PURPLE SENSATION



ALLIUM
GLOBEMASTER



DAFFODIL
CHEERFULNESS



DAFFODIL
TH

TREE GRATE
BRICK PAVERS
EXISTING SIGN
BIKE RACK

NEIGHBOR

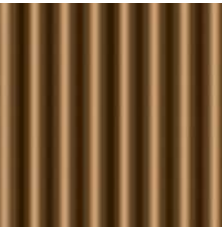
Corner of
Pearl & Dana



**“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



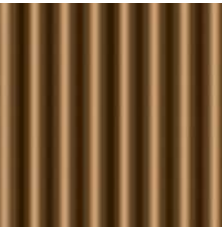
View from
Pearl Street



**“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



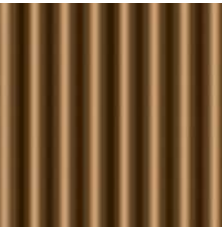
View from
Dana Street



**“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.

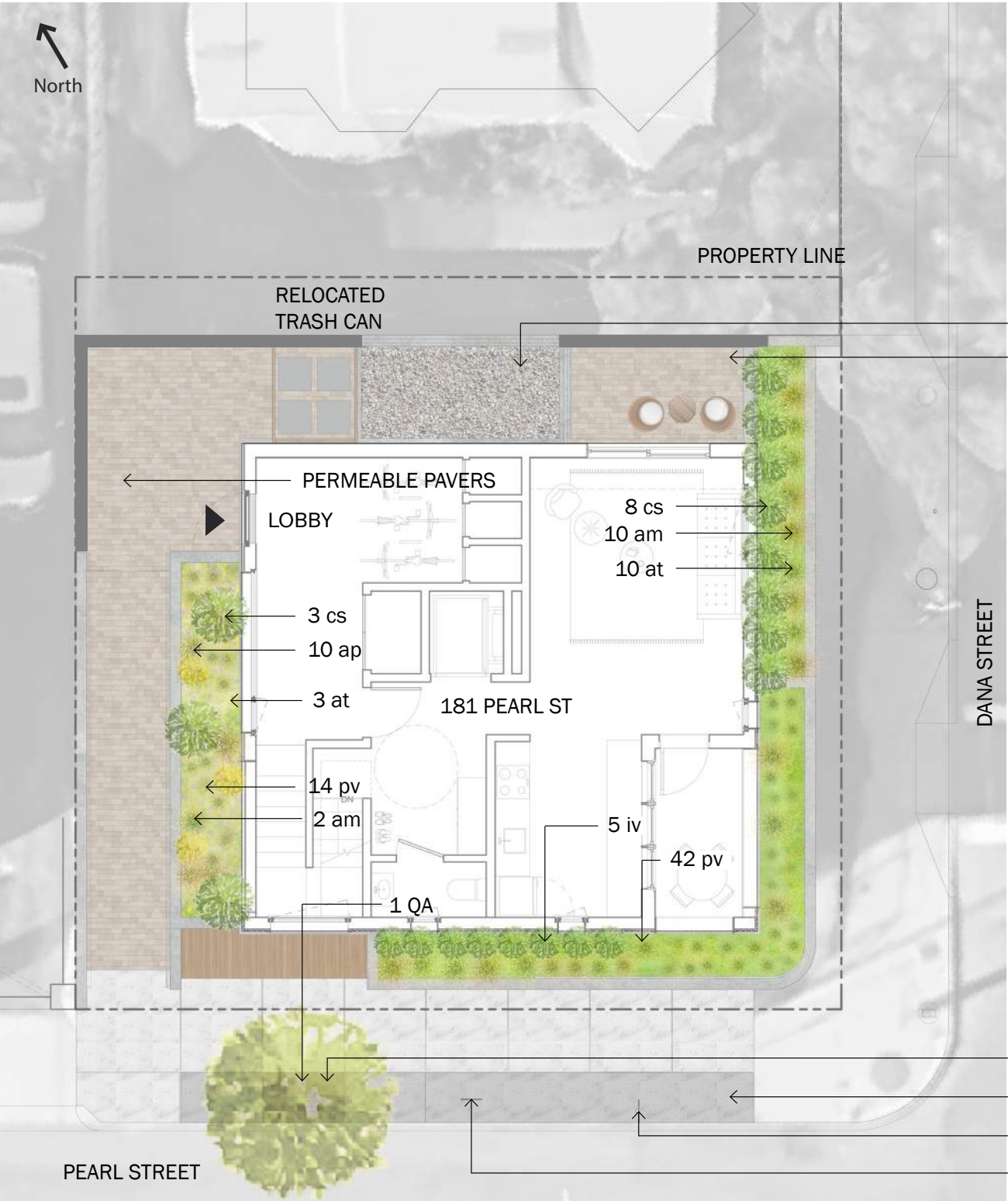
Window frames align at each level with a continuous plate that also captures the top and bottom of the metal panels.

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



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

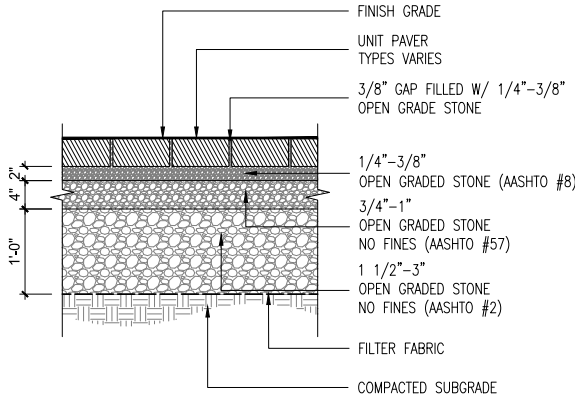
Area or Number
2,024

| 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 |

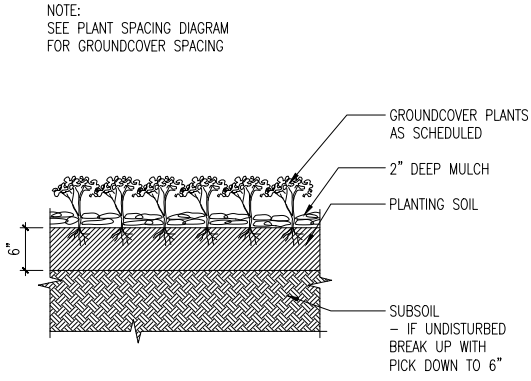
Green Score = 0.330

Required Score:
Target Score:
Actual Green Score:

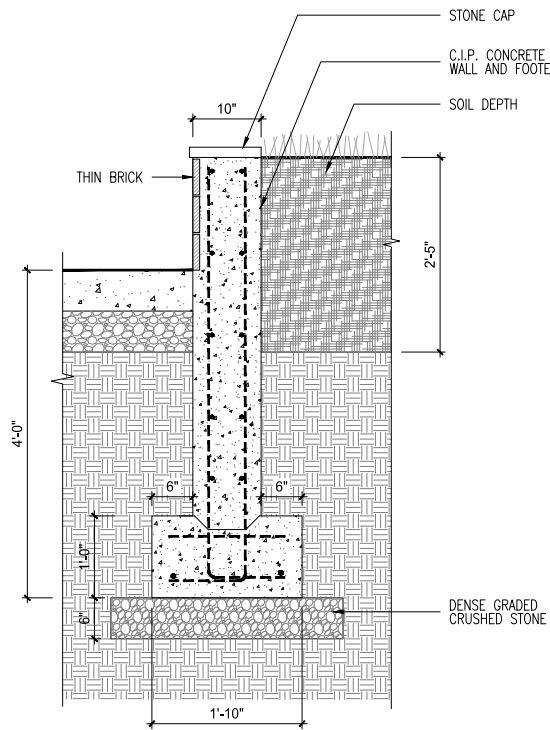
| Green Score District Requirements | | | |
|-----------------------------------|-----------|----------------|-----------------|
| NR & UR | MR3 & MR4 | MR5, MR6, & HR | FAB, CC, CB, CI |
| 0.35 | 0.25 | 0.20 | 0.20 |
| 0.40 | 0.3 | 0.25 | - |
| 0.330 | 0.330 | 0.330 | 0.330 |



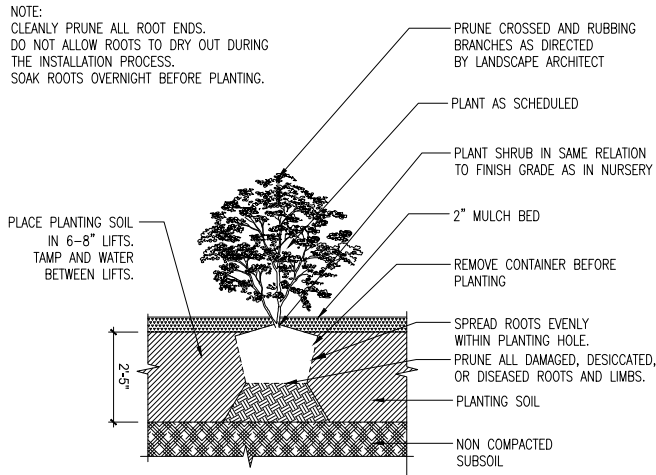
1 PERMEABLE PAVERS
SCALE: NTS



2 GROUNDCOVER PLANTING
SCALE: NTS



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



4 SHRUB AND PERENNIAL PLANTING
SCALE: NTS

Thank you.