

Neighbor Architects
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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.

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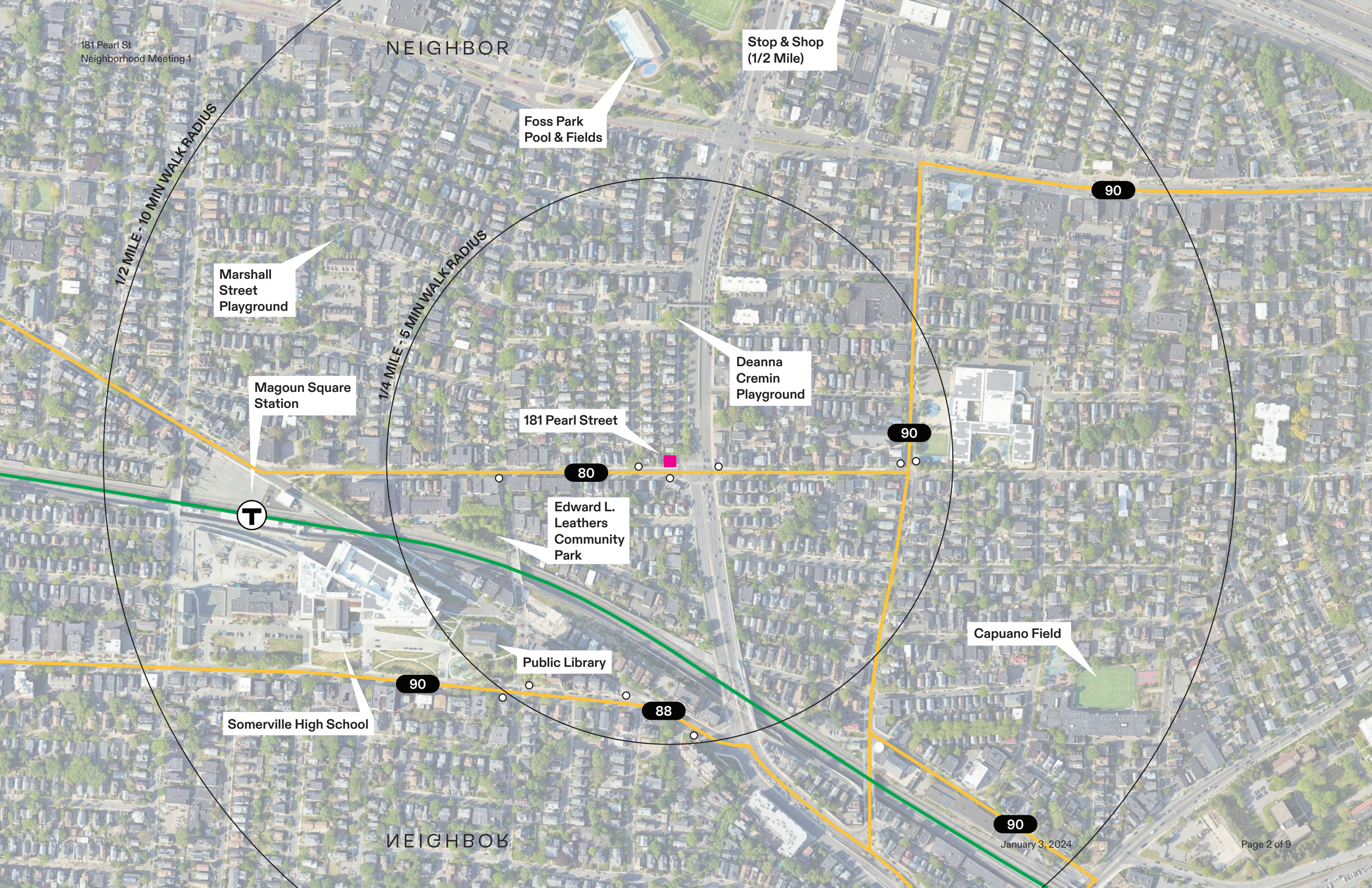
Comment:

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

Marshall
Street
Playground

Magoun Square
Station

181 Pearl Street

Deanna
Cremin
Playground

Edward L.
Leathers
Community
Park

Public Library

Somerville High School

Capuano Field

NEIGHBOR

Existing
Corner
View



NEIGHBOR

Existing
Site Plan

4 Dana St

185 Pearl St

Property Line

Dana Street

1'-7 1/2"

3'-6"

35'-9 3/4"

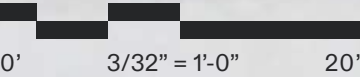
39'-4"

12'

12'

Pearl Street

McGrath Highway



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

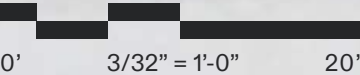
Same front setbacks on Pearl St and
Dana St as existing building (12')

Window wells provide light
to lower level bedrooms

Three new townhouses with stoop
and front door facing Pearl St

Pearl Street

McGrath Highway



NEIGHBOR

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Proposed Site Plan

4 Dana St

Existing Driveway

185 Pearl St

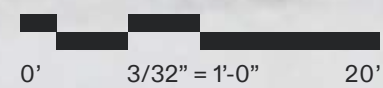
Existing Driveway

- Property Line

Dana Street

McGrath Highway

Pearl Street



North

NEIGHBOUR

January 3, 2024

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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

