



Khalsa Design Inc. (KDI)

Architecture & Urban Planning

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DATE: 08/05/2025

FROM: Tanya Carriere
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RE: 59 Bow St., Somerville, MA- KDI Project #25032- Planning Board Major Amendment Submission

To whom it may concern,
Please see the Planning Board Major Amendment Submission Memo below outlining the proposed revisions:

Revision to Unit Count and Unit Type Mix, Basement & Ground Floor Levels

- The previously proposed Basement Plan has been deemed infeasible due to high Groundwater levels and required shoring methods due to proximity of adjacent building.
- New proposed plans show basement level to be eliminated and slab on grade construction proposed instead. The original plans included bike storage and mechanical equipment in the basement. Two ground-floor residential units were removed to make space for this bike storage and mechanical equipment to be moved to the ground floor. This reduces the proposed unit count from 15 units to 13 units and subsequently amends the proposed ADU count.
 - *The ground floor has been studied for more efficient space planning, since the last Submission and revised.*

Revisions to Fifth Floor Plan

- Fifth-story layout has been revised to include new shared amenity areas. The 2-bedroom unit was revised to a 1-bedroom unit to accommodate the shared amenity space. Shared amenity space is programed as a lounge area with two roof decks. The common roof decks are intended to replace six eliminated balconies providing the building residents with outdoor amenity space.

Building Exterior Design Revisions

- 6 balconies on Bow St. Place façade were removed and replace them with a shared roof deck. They are removed as requested by Eversource due to proximity to overhead electrical wires.
- Minor aesthetic change to Restaurant entry door façade treatment. Added masonry detail to visually frame the main entry and accommodate building structural elements.
- Bow St. side elevation reduced amount of masonry wall along property line.
- Juliette Balconies proposed in the last submission have been eliminated, due to PHIUS requirements.

Bicycle parking

- The proposed bike parking count was reduced from 16 to 14 (due to reduced unit count) and the room layout was revised to comply with bike parking regulations.