

## URBAN DESIGN COMMISSION REPORT

Property: 3 Craigie Street/675 Somerville Avenue  
Applicant/Owner: 675 Somerville, LLC  
Agent: Adam Dash, Esq.  
Zoning District: MR3  
One-Half Mile Transit Area  
Not in a Pedestrian Street District

This matter went before the Somerville Urban Design Commission (“UDC”) on November 12, 2024.

The Applicant’s preferred façade design was presented to the UDC along with 2 alternative façade options and a landscape plan. The UDC decided to recommend the Applicant’s preferred option out of the three options presented.

The UDC voted unanimously as follows:

- The Applicant’s preferred facade design option was the accepted option

- The design guidelines for the MR3 zoning district were satisfied

- Conditions were recommended as follows:

  - any change in the transformer location would have to return to the UDC

  - think about adding a gate behind the abutter’s fire escape access to secure the site

  - review the materiality at the entrance for durability, transition between materials, and containing water flow

  - review the structure and thickness of the balcony elements to ensure the design and detailing come across

  - review how the windows interact with the flooring due to the thickness of the wood construction

  - review how the building materials meet the ground



City of Somerville

## **URBAN DESIGN COMMISSION**

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

### **DESIGN REVIEW RECOMMENDATION**

#### **3 Craigie Street/675 Somerville Ave**

January 14, 2025

The Urban Design Commission (UDC) met virtually via Zoom on November 12, 2024, to review a three-story mixed use building proposed at 3 Craigie Street/675 Somerville Ave in the MR3 zoning district of the Winter Hill neighborhood of Somerville. The purpose of design review, as established by the Somerville Zoning Ordinance, is for peers in the professional design community to provide advice and recommendations during the schematic design phase of the architectural design process. In accordance with the UDC's adopted Rules of Procedure and Policy and Section 15.1.4 Design Review of the Somerville Zoning Ordinance, this recommendation includes, at least, the following:

1. Identification of the preferred schematic design option
2. Identification if applicable design guidelines are satisfied
3. Guidance and recommended modifications to address any design issues or concerns

Design review was conducted over the course of one meeting and the Commission guided the Applicant through various recommendations and suggestions to the applicants preferred façade design concepts. At the meeting on November 12, 2024, Andrew Arbaugh, Tim Talun, and Frank Valdes were present.

Following a presentation by the Applicant and review of the design guidelines for the MR3 district, the Commission provided the following final guidance and recommended modifications:

1. The transformer should be located outside of the required 12' sidewalk width. The Urban Design Commission should review any movement of the transformer to any other location
2. The addition of a gate to separate the area from the service alley.
3. The addition of another more durable exterior material where the building meets the ground.
4. Renderings should reflect the actual structural configuration of the building. The depth of the structure along the perimeter of the second floor does not appear to be accurately depicted. This depth should be minimized to preserve the design intent of what has been presented.

Commissioner Talun made a motion to recommend approving façade option 3. Commissioner Valdes seconded. Motion was approved unanimously (3-0).

Commissioner Talun made a motion that the design guidelines for the (MR3) district have been met. Commissioner Arbaugh seconded. Motion was approved unanimously (3-0).

Commissioner Arbaugh made a motion to incorporate the additional design guidelines and recommendations into the applicant's design, including the addition of a gate, the materiality of the building, and how it meets the ground, the structure of the flooring, and the condition that the Urban Design Commission reviews any movement of the transformer to another location. Commissioner Valdes seconded Motion was approved unanimously (3-0).

Attest, by the voting membership:

Andrew Arbaugh  
Deborah Fennick  
Cheri Ruane  
Tim Talun  
Frank Valdes

Attest, by the meeting Co-Chairs:

Sarah Lewis  
Luisa Oliveira



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Sarah Lewis,  
UDC Co-Chair

**Preferred façade option (Option 3):**

