

# 675 Somerville Ave. Mixed Use Housing

3 CRAIGIE STREET / 675 SOMERVILLE AVE,  
SOMERVILLE MA 02143

## Development Review Application

02-10-2025: ORIGINAL SUBMISSION

05-12-2025: REVISION 1

06-09-2025: REVISION 2

07-21-2025: REVISION 3

**08-27-2025: REVISION 4**

OWNER: 675 SOMERVILLE AVE, LLC

ARCHITECT: **BOS** | UA, LLC

TRAFFIC: HOWARD STEIN HUDSON

LANDSCAPE: OFFSHOOTS, INC



## Landscape Plans - Change Narrative

Project Name:	675 Somerville Avenue	Plan Revision:	4
Project #:	24.01	Revision Name:	ISD Comment Resolution
Drafted by:	BOS UA, LLC	Date of Issue:	8/27/2025

#	Sheet	Name	Description	SZO Reference
1	A1.001	Site Plan	Added 12' curb setback line with dimension to demonstrate compliance.  Background graphic was updated to be coordinated with the proposed architectural changes for compliance with SZO.	4.1.8.a/b
3	L1.002	Ground Level Site Plan	Coordinated transformer location with Architectural. Added note that transformer enclosure must comply with SZO 10.7.4	10.7.4
3	L1.002	Ground Level Site Plan	Increased pervious pavers to include 6'-0" minimum width bordering NR district property line under and around the screened trash area to qualify as landscaped area per SZO 2.1	2.1
3	L1.005	Roof Plan	Minor adjustment of the roof plan to be coordinated with the changes required in Architectural revision 2. Green roof is now 3,407 sf total.	Record
3	L1.006	Green Score and Details	Adjusted green score to reflect the minor reduction of green roof and the additional pervious pavers proposed in revision 3 here. This resulted in a slightly better Green Score for the project.	Record

#	Description			Date Opened	Status
4	L1.002	Ground Level Site Plan	Updated and clarified security gate at the alley on the east of our property. Clarified scope of continuous curb adjacent to abutter for stormwater management. Added notes for scope requested by abutter such as soft close gate hardware, existing egress to remain and all stormwater management subject to Civil Engineering scope and submission for permit.		

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**06** LANDSCAPE PLANS



# 06 LANDSCAPE PLANS

EXISTING CONDITIONS PLAN

GROUND LEVEL SITE PLAN

GROUND LEVEL PLANTING PLAN

SECOND LEVEL TERRACE PLAN

ROOF PLAN

GREEN SCORE AND DETAILS









PLANTING IMAGES



Basswood –  
*Tilia americana*



Quaking Aspen -  
*Populus tremuloides*



Virginia Creeper –  
*Parthenocissus quinquefolia*



American Sycamore –  
*Platanus occidentalis*



Hybrid Poplar -  
*Populus x canadensis*



Canadian Serviceberry –  
*Amelanchier canadensis*

POLLINATOR PLANTING

STRUCTURE PLANT

false indigo  
*Baptisia decurva* 'Pink Trillies'

clustered mountain mint  
*Pycnanthemum muticum*

switchgrass  
*Panicum virgatum* 'Shenandoah'

SEASONAL THEME

varrow  
*Achillea* 'Pink Grapefruit'

wild bergamot  
*Monarda fistulosa*

spotted bee balm  
*Monarda punctata*

swamp milkweed  
*Asclepias incarnata*

SEASONAL THEME

Joe pye weed  
*Euthrochium purpureum*

new england aster  
*Symphoricarum* 'Vibrant Dome'

purple coneflower  
*Echinacea purpurea*

GROUND COVER

copper-shouldered oval sedge  
*Carex bucknallii*

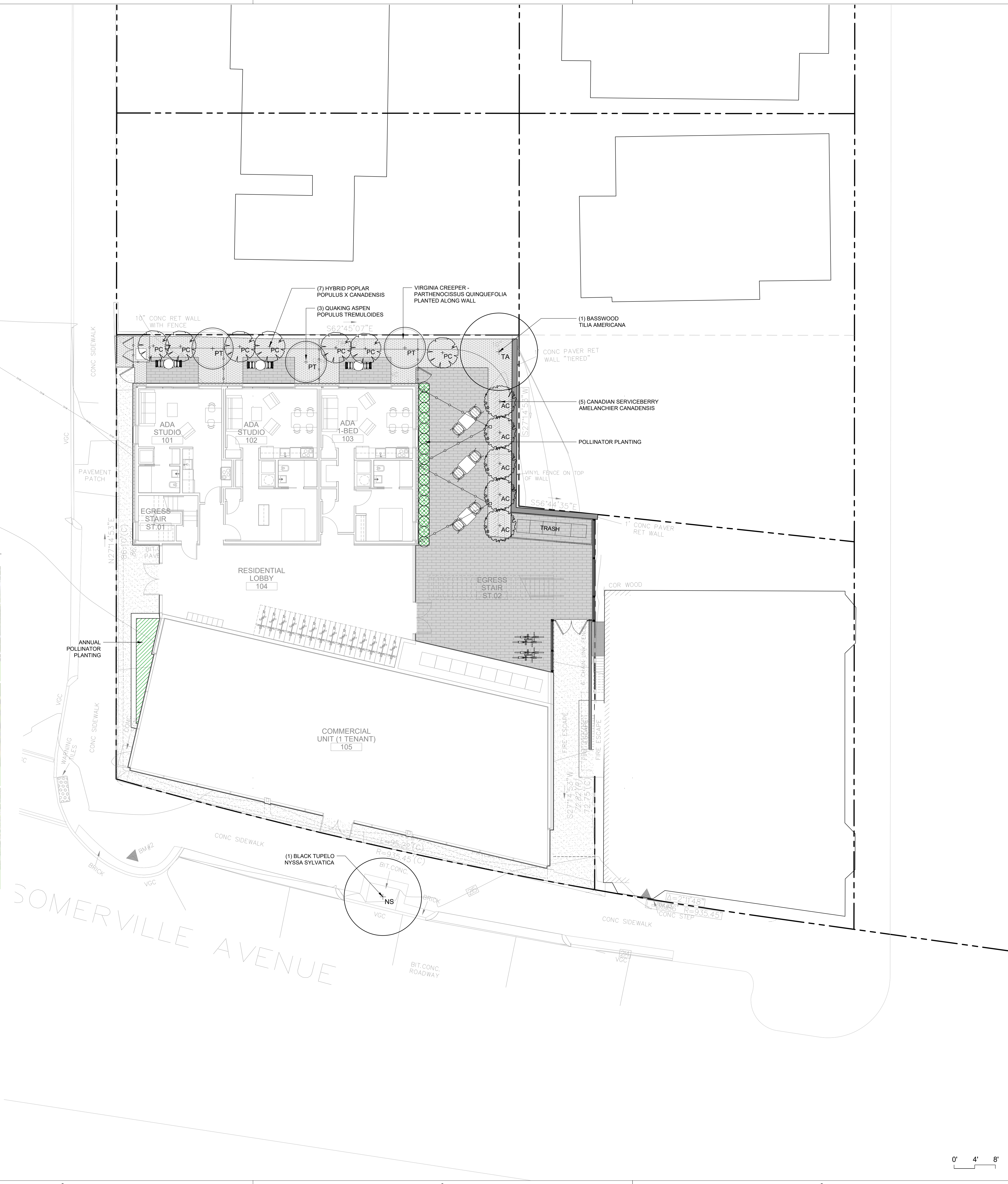
TREE PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QNT.	SIZE	SPACING	DESIGN NOTES
TREES						
AC	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	5	6-7' HT	PER PLAN	B&B, MULTISTEM, REPLACEMENT TREE
NS	NYSSA SYLVATICA	BLACK TUPELO	1	2-2.5" CAL	PER PLAN	B&B, STREET TREE
PC	POPULUS X CANADENSIS	HYBRID POPLAR	7	1-1.5" CAL	PER PLAN	B&B, REPLACEMENT TREE
PT	POPULUS TREMULOIDES	QUAKING ASPEN	3	1-1.5" CAL	PER PLAN	B&B, REPLACEMENT TREE
TA	TILIA AMERICANA	BASSWOOD	1	3.5-4" CAL	PER PLAN	B&B, REPLACEMENT TREE

CALIPER NEEDED FOR TREE REMOVAL MITIGATION: 10"  
TOTAL CALIPER OF PROPOSED REPLACEMENT TREES: 13.5"

TREE REMOVAL MITIGATION NOTES

- REPLACEMENT TREES SHALL BE PLANTED WITHIN 18 MONTHS FROM THE DATE THE TREE PERMIT IS ISSUED, OR PRIOR TO TRANSFER OF PROPERTY OWNERSHIP, WHICHEVER COMES FIRST.
- REPLACEMENT TREES SHALL BE OF THE SAME OR SIMILAR SPECIES AND SIZE AS DESCRIBED IN THE APPLICATION FOR THE TREE PERMIT, AND SHALL BE PLANTED ACCORDING TO STANDARDS ESTABLISHED BY THE CITY OF SOMERVILLE SENIOR URBAN FORESTRY AND LANDSCAPE PLANNER.
- IN THE EVENT THAT TREES OF THE SIZE AND SPECIES THAT WERE DESCRIBED IN THE APPLICATION FOR THE TREE PERMIT CANNOT BE OBTAINED AT THE TIME OF PLANTING, MULTIPLE SMALLER REPLACEMENT TREES SHALL BE PLANTED WITH THE AUTHORIZATION OF THE TREE WARDEN.
- IF A REPLACEMENT TREE DIES WITHIN 18 MONTHS FROM THE DATE OF PLANTING, THE TREE SHALL BE REPLACED. DOCUMENTATION OF THE PLANTING DATE OF THE PLANTING SHALL BE PROVIDED TO THE TREE WARDEN WITHIN 15 DAYS OF THE PLANTING OF SAID REPLACEMENT TREE.



APPROVAL STAMP

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LANDSCAPE ARCHITECT

MASSACHUSETTS  
REGISTERED  
LANDSCAPE ARCHITECT  
KATHRYN L. KENNEL  
NO. 1255

REVISIONS

NO.	DESCRIPTION	DATE
1	ABUTTER CLARIFICATIONS	08/27/2025
2	ISO COMMENTS REVISION	07/21/2025
3	ISO COMMENTS REVISION	08/06/2025
4	DEVELOPMENT REVIEW SUBMISSION	02/10/2025

GROUND LEVEL PLANTING PLAN

SCALE

DRAWING NUMBER

L1.003

0' 4' 8'



PRECEDENT IMAGES



WOOD DECKING



CONCRETE UNIT PAVERS



FREESTANDING PLANTERS

SHADY POLLINATOR PLANTING MIX

black cohosh  
*Actaea racemosa*

SP +

ostrich fern  
*Matteuccia struthiopteris*

MS

American alumroot  
*Heuchera americana*

ES

white wood aster  
*Eurybia divaricata*

LS

columbine  
*Aquilegia canadensis*

ES



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KATHRYN L. KEREKES  
LANDSCAPE ARCHITECT  
NO. 1255

REVISIONS

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1	ABUTTER CLARIFICATIONS	06/21/2025
2	ISO COMMENTS REVISION	07/21/2025
3	ISO COMMENTS REVISION	08/06/2025
4	DEVELOPMENT REVIEW SUBMISSION	02/10/2025

2ND LEVEL  
TERRACE PLAN

SCALE

DRAWING NUMBER

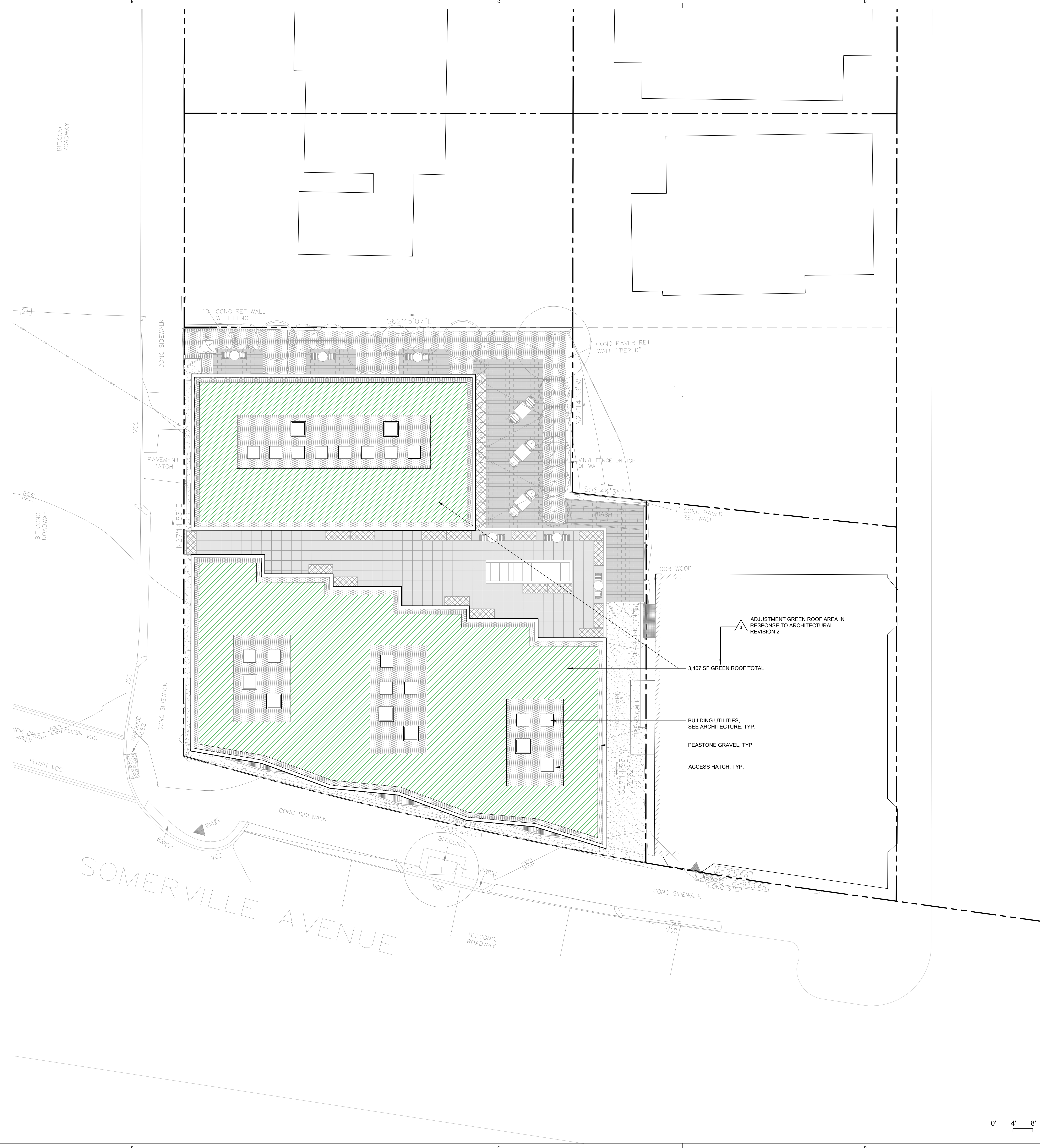
L1.004



## A photograph of the modern, multi-story building of the University of Applied Sciences in Berlin. The building features a green roof and a glass facade. The foreground shows a lush green roof with a gravel path and small white lights. The building has a mix of green and brown panels. The sky is overcast.



Key	Area	Qty	Botanical Name	Common Name	Condition	Spacing	Notes	
<b>Extensive Green Roof</b>								
	Base layer		Sedum mix: minimum 8 species, from the following: <i>Pedicularis takesimensis</i> <i>Pedicularis elaeagnifolia</i> <i>Pedicularis floribunda</i> <i>Sedum album 'Coral Carpet'</i> , <i>'Elizabeth'</i> , or <i>'Framco'</i> <i>Sedum hybridum</i> <i>'Immergruenchen'</i> <i>Sedum kotschykianum</i> <i>Sedum reflexum</i> <i>Sedum rupestre</i> <i>Sedum sexangulare</i> <i>Sedum spurium 'John Creech'</i> , <i>'White Form'</i> , and <i>'Scharbuser Blau'</i>		mats	throughout planting area	per plans	
	15%		<i>.....x subulata</i>	Phlox subulata		plugs	small groupings of 3-5 in sedum-only zones	two cultivars min: blue to blue-purple bloom
<b>Native Pollinator Mix- Coarse Texture</b>								
	NPIA		Planted into sedum where indicated			plugs	15" o.c.	
	20%		<i>Allium cernuum</i>	Nodding Onion				
	20%		<i>Asclepias tuberosa</i>	Butterfly Weed				
	15%		<i>Penstemon hirsutus</i>	Hairy Beardtongue				
	20%		<i>Lupinus perennis</i>	Wild Lupine				
	10%		<i>Echinacea purpurea</i>	Purple Coneflower				
	15%		<i>Pycnanthemum tenuifolium</i>	Threadleaf Mountain Mint				
			Overseeding mix of the following species:			pure live seed	5 oz/ 1000 SF	
			<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis				
			<i>Coreopsis grandifolia</i>	Largeflowered Coreopsis				
			<i>Echinacea pallida</i>	Pale Purple Coneflower				
			<i>Echinacea purpurea</i>	Purple Coneflower				
			<i>Gaillardia pulchella</i>	Blanketflower				
			<i>Monarda fistulosa</i>	Wild Bergamot				
			<i>Monarda punctata</i>	Dotted Horsemint				
			<i>Penstemon grandiflorus</i>	Largeflower Beardtongue				
			<i>Oligoneuron album</i>	Upland White Goldenrod				
	NPIB		Planted into sedum where indicated			plugs	15" o.c.	
	20%		<i>Allium cernuum</i>	Nodding Onion				
	20%		<i>Allium nigrum</i>	Ornamental Onion				
	10%		<i>Allium stellatum</i>	Prairie Onion				
	25%		<i>Geum triflorum</i>	Prairie Smoke				
	25%		<i>Ruellia humilis</i>	Wild Petunia				
<b>Native Pollinator Mix- Soft Texture</b>								
			Planted into sedum where indicated			plugs	18" o.c.	
	20%		<i>Bouteloua gracilis</i>	Blue Grama				
	30%		<i>Koeleria macrantha</i>	Prairie June Grass				
	20%		<i>Muhlenbergia reverchonii</i>	Seep Muhly Grass				
	20%		<i>Sporobolus heterolepis</i>	Prairie Dropseed				
	10%		<i>Ammonia hubrichtii</i>	Threadleaf Bluestar				
			Overseeding mix of the following species:			pure live seed	5 oz/ 1000 SF	
			<i>Andropogon ternarius</i>	Split Bluestem				
			<i>Bouteloua curtipendula</i>	Sideoats grama				
			<i>Eragrostis spectabilis</i>	Purple Love Grass				
			<i>Eupatorium hyssopifolium</i>	Hyssop-leaved Boneset				
			<i>Schizachyrium scoparium</i>	Little Bluestem				



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LANDSCAPE ARCHITECT

## REVISIONS

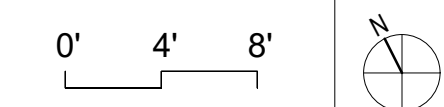
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3	△ ABUTTER CLARIFICATIONS	06/27/2025
	△ ISD COMMENTS REVISION	07/21/2025
	△ ISD COMMENTS REVISION	05/09/2025
	DEVELOPMENT REVIEW SUBMISSION	02/10/2025

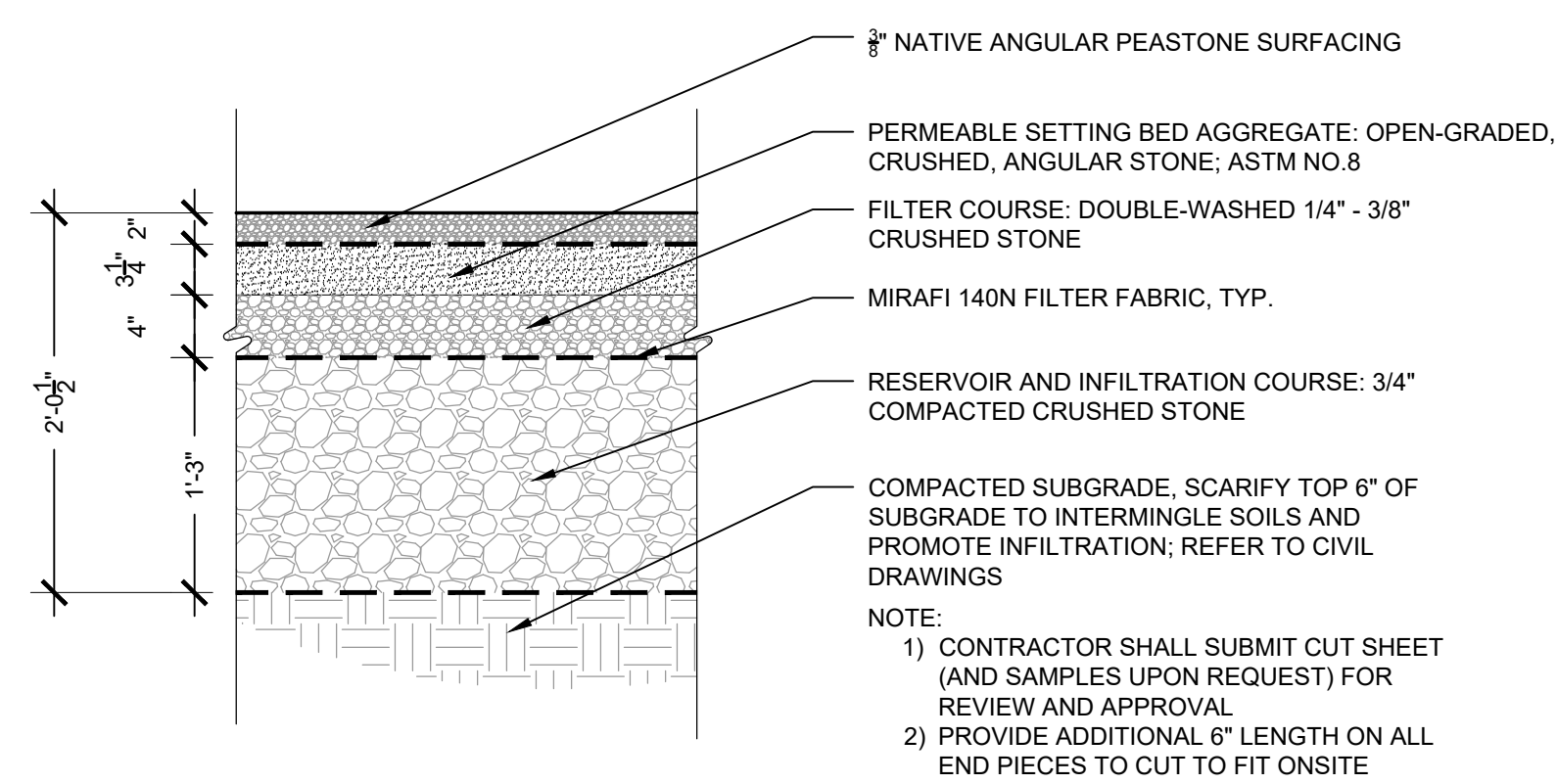
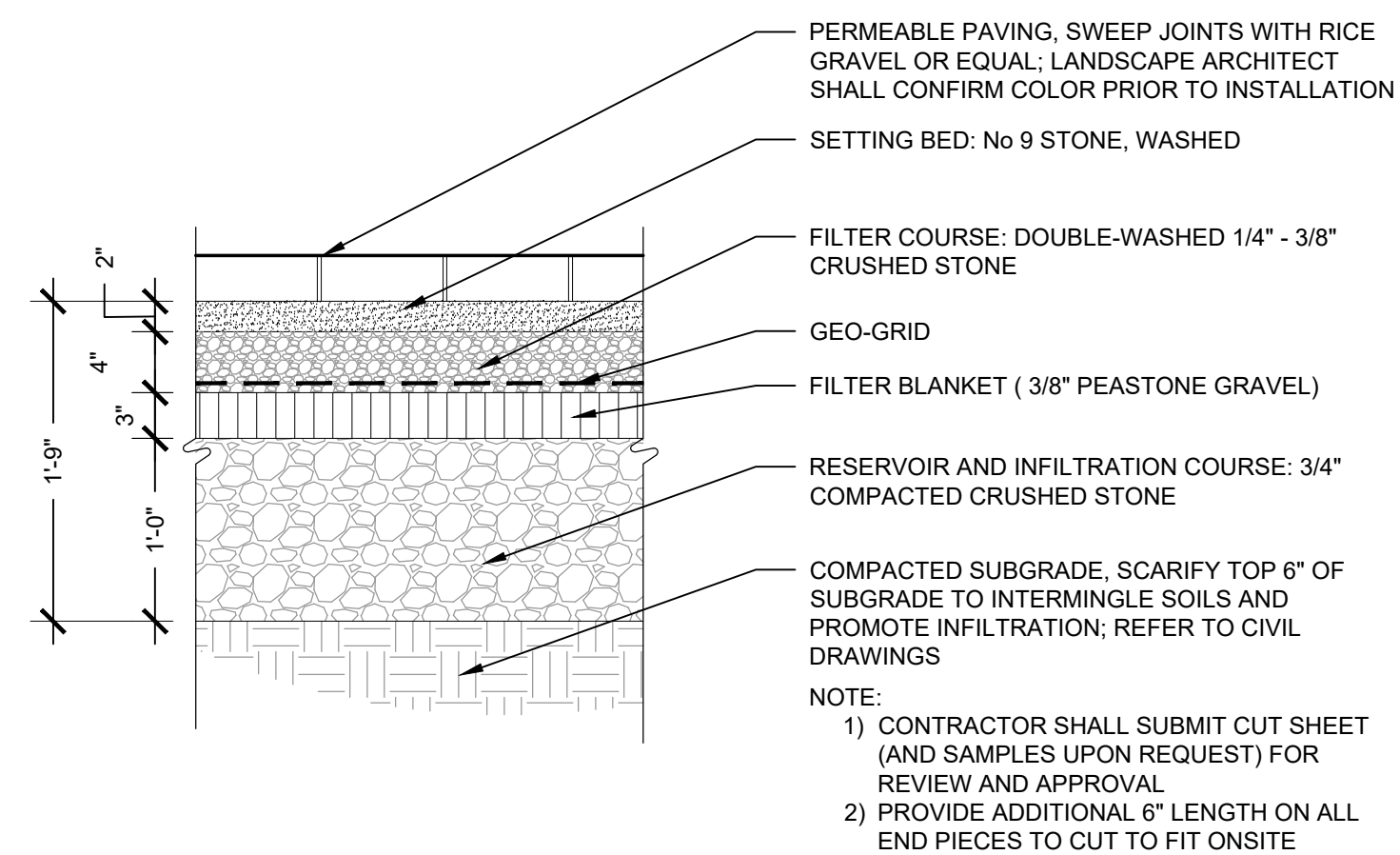
## ROOF PLAN

SCALE	
DRAWING NUMBER	

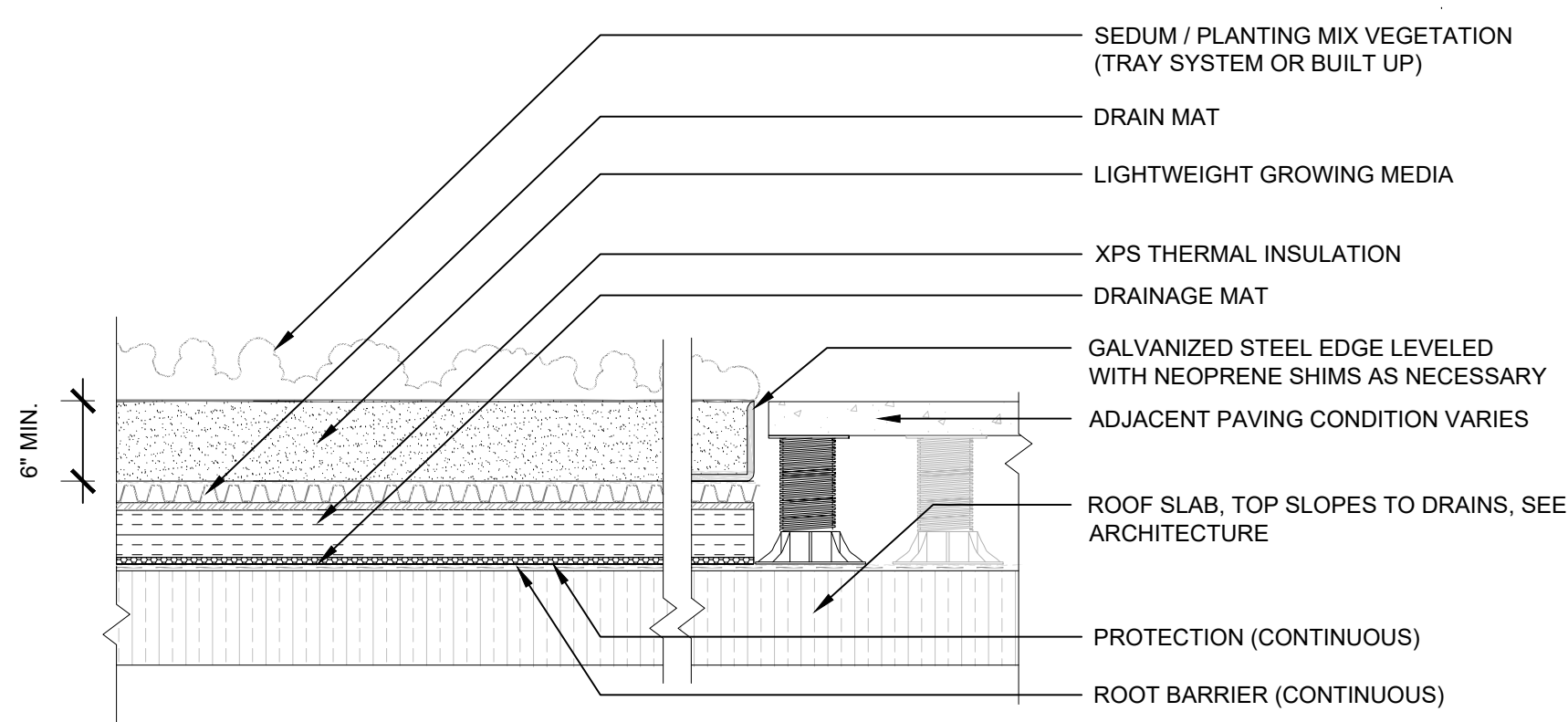
L1.005







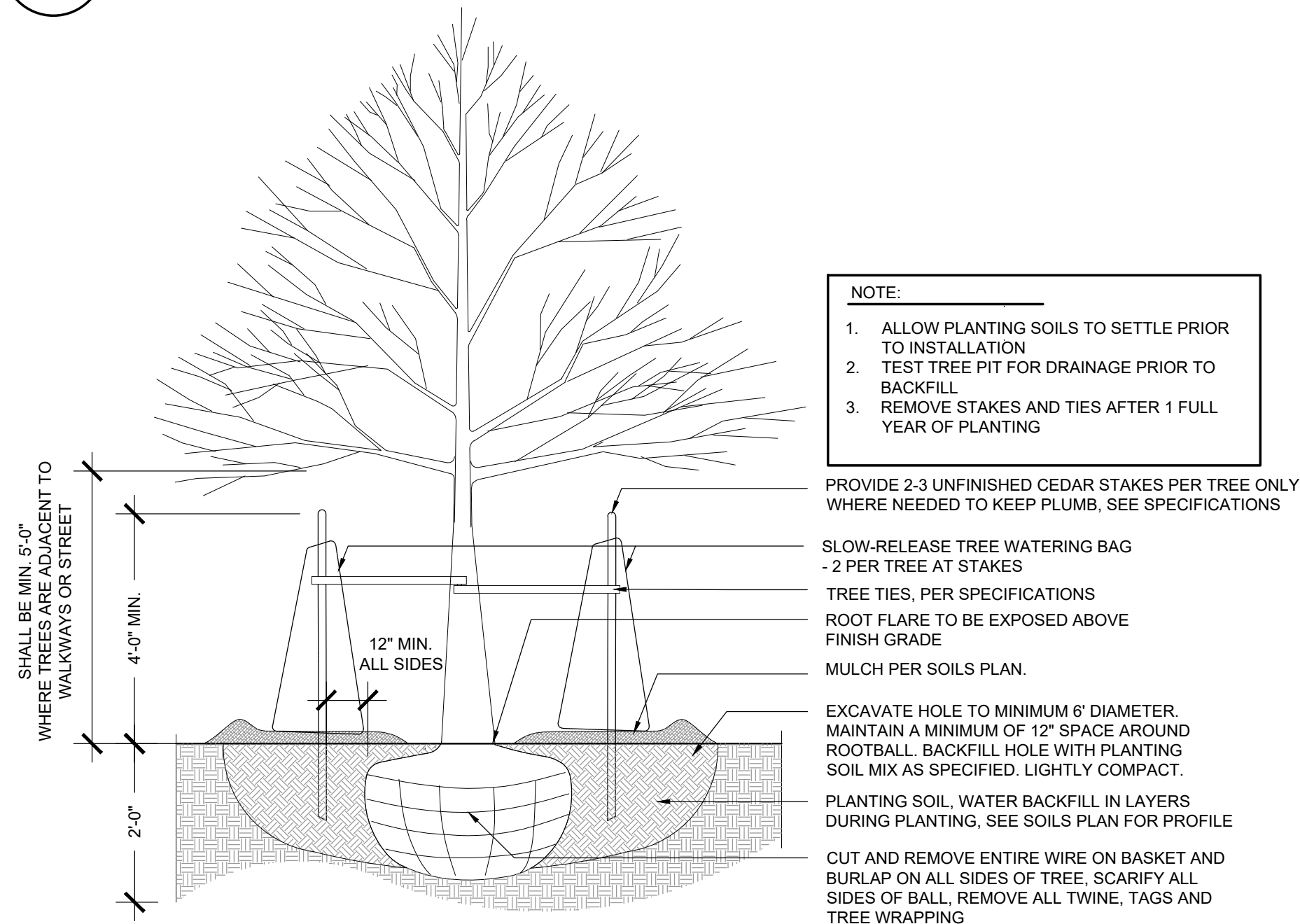
## PERMEABLE PAVERS

$$1^* = 1' - 0''$$


## GREEN ROOF

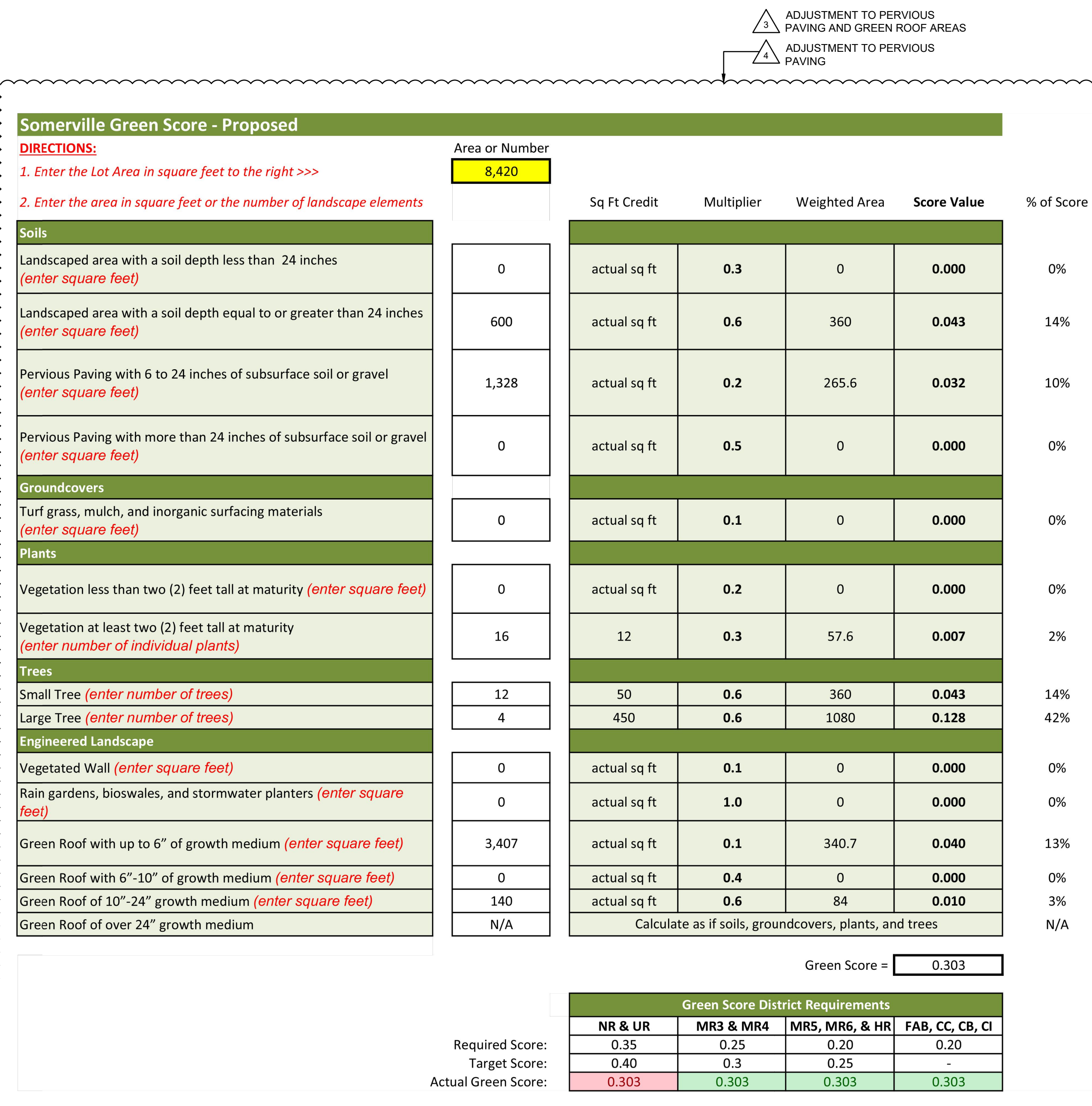
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1" = 1'-0"



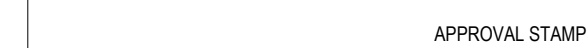
## DECIDUOUS TREE PLANTING

NTS



## SOMERVILLE GREEN SCORE - PROPOSED

NTS



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DANOSKE ARCHITECT



## REVISIONS

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3 △	ISD COMMENTS REVISION	05/09/2025
	DEVELOPMENT REVIEW SUBMISSION	02/10/2025

## GREEN SCORE AND DETAILS

SCA

FORMING NUMBER

L1.006

