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October 3, 2025

City of Somerville  
93 Highland Avenue  
Somerville, MA 02143  
Attn: Planning and Zoning

**RE: 44 White Street, Somerville, MA 02145 – Special Permit Narrative**

The requested relief is to build residential housing in an MR4 district in the form of an apartment building.

This project involves the creation of three residential dwelling units within a new three (3) story apartment building, located in a transit-accessible neighborhood within walking distance of public transportation and neighborhood amenities. The building incorporates compatible height, mass, and materials that respect the surrounding context and maintain the residential character of the area.

The MR4 District is intended to support medium-density housing in locations well served by transit. The proposed project advances these goals by providing new housing opportunities, reducing automobile dependency, and strengthening the City's overall housing stock.

There are no plans to build a commercial space in this project. However, an apartment building will not adversely affect the intent of the MR4 district, as the project will increase the housing supply suitable for larger households that still conform with an intention of the MR4 zoning district where this property is located.

With an influx of new residents brought in by this project, it will lead to more daytime foot traffic which is essential for the businesses of the surrounding commercial spaces in the MR4 district.