

## **DEVELOPMENT NARRATIVE MINOR SITE PLAN APPROVAL**

**Property:** 130 Broadway  
**Applicant:** 130 Broadway LLC  
**Owner:** 130 Broadway LLC  
**Agent:** Adam Dash, Esq.  
**Zoning District:** Mid-Rise 5 (“MR5”)  
1/2 Mile Transit Area  
In the Pedestrian Street District

### **Summary**

Applicant seeks to demise one interior ground floor commercial space into two commercial spaces within an existing structure at 130 Broadway, which sits at the corner of Broadway and Glen Street.

The space being divided does not front onto Broadway, which is a Pedestrian Street. Said space is being divided as shown on the floor plan filed herewith into two commercial spaces, to be known as 5 Glen Street and 130 Broadway. Said space was previously occupied by a framing company.

There will be no exterior building changes.

This demising requires Minor Site Plan Approval.

### **Relief Requested**

#### **Minor Site Plan Approval**

Applicant seeks Minor Site Plan Approval to increase the number of ground floor commercial spaces in an existing building pursuant to Somerville Zoning Ordinance (“SZO”) Section 15.7.3.d.iv.c and Planning Board Rule 5.f.i.a(i)(8).

Per Planning Board Rule 5.f.i.a(i)(8):

*Pursuant to SZO §15.7.3.d.iv.c, the following development activities are minor, do not require all of the typical review procedures necessary for Site Plan Approval, and may be permitted through an administrative plan review process referred to as Minor Site Plan Approval:*

*8). Any increase in the number of ground floor commercial spaces within an existing structure*

The purpose of demising the large, existing ground floor commercial space is to lease the portion shown as 130 Broadway on the floor plan filed herewith to Solid Liquid LLC, a company which will use it as stated in Exhibit A attached hereto.

There will be no impact on the neighborhood, as the building will not otherwise change. All work will be internal to the building. The use proposed is allowed by right in the MR5 zoning district and is not facing the Pedestrian Street District of Broadway.

Allowing such an innovative business to occupy the space by granting the Minor Site Plan Approval meets the goals of the SZO, the MR5 district, and the Somervision 2040 Plan by adding jobs, allowing existing buildings to adapt to meet changing needs, filling vacant commercial space, and providing quality commercial spaces.

### **Conclusion.**

Applicant respectfully requests approval of the requested Minor Site Plan Approval to demise one existing ground floor commercial space into two commercial spaces as shown on the floor plan filed herewith.

# SOLID LIQUID

Solid Liquid is a full-scope beverage development consultancy, beverage brand owner, and executive advisor to leaders in the beverage space.

Our company began via the combination of Feel Goods Company (a beverage design studio based in Chicago, IL), Solid Liquid LLC (a beverage formulation consultancy in Boston, MA), and Good Beer Hunting (a beverage alcohol journalism outlet with writers across the US & EU). The combined specialties created a business far greater than the sum of its parts, and Solid Liquid Co was formed to bring our collective expertise under one roof.

Since our founding in 2019 we have utilized broadened our scope of work from a specialized beverage development consultancy to a multi-faceted beverage development company and brand owner. While our core competency is innovation in the beverage economy, we utilize that competency in a variety of different verticals.

## **As A Consultancy:**

We design and develop the beverage products of the future on behalf of major players in the CPG space. Recent clients include New Belgium Brewing, Martinelli's Juice Company, Boston Beer Company, and Swisher International. These projects focus on 12-to-18-month sprints during which we bring a scalable, highly differentiated beverage brand to the market from concept to manufacturing. Our team starts with a high-level direction and business objective and delivers a turnkey product, commercialization plan, and business strategy outline to the client.

## **As A Brand Owner:**

We design and develop products that we see as fundamental fits for the needs in today's beverage ecosystem. We then lean into robust relationships with contract manufacturing partners and beverage distribution companies to scale the brands with an asset light approach. These products often focus on solving fundamental business problems, as shown by our first flagship product: Halfday Draft Cocktails. Halfday allows high volume bars, restaurants and venues to serve premium cocktails at scale in environments where making cocktails to order is not a viable method to meet demand.

## **As A Creator of IP:**

We develop novel use cases to make beverage manufacturing simultaneously more profitable and sustainable, testing and commercializing new methods for utilizing biproducts, reducing the use of heat in commercial manufacturing facilities, and increasing the efficiency of existing fermentation processes. Example projects including working with America's largest brewing company to find viable methods for utilizing their rice protein biproducts in secondary product lines and developing a methodology to utilize the biproduct of beet sugar production as a nutrient and carbohydrate source in large scale fermentation and yeast propagation operations.

Our Boston HQ is the home of all of Solid Liquid's product development and lab work as well as the home to our executive and creative teams.

Thank you for your consideration,  
Chase Brooks, Founder & President  
617-894-9189

# SOLID LIQUID

## Utilization of Space

130 Broadway Somerville, MA 02145

## Utilization & Frequency:

Office: 5 Days / 50 Hours per week

Laboratory, R&D: 3 Days / 24 Hours per week

Marketing & Staging: 2 Days / 16 Hours per week

