



KDI

Architecture & Urban Planning

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Date: **10/27/2025**
TO: **City of Somerville Planning Board**
FROM: **KDI**
Subject: **P&Z21-175 366 Broadway Plan Revision Narrative**

Members of the Planning Board,

This letter is to outline a proposed plan revisions that are being requested for the property located at 366 Broadway, P&Z 21-175. The following list annotates the requested changes as shown on the corresponding plan set, dated 10/10/2025.

Exterior Changes, Overall:

- Requesting a change from full bed brick to a thin brick system at the left side (from Thurston Street) & the right side (from Broadway). The facades facing Thurston Street & Broadway will remain as full-bed brick.

Exterior Changes, Broadway Elevation:

- Reduced the size of the Balconies at the corner of Broadway & Thurston. Prefabricated metal balconies are now being proposed.
- Shifted a pair of windows between the 2nd & 3rd bay at the 4th floor.
- Removed the roofs between the bays at the 2nd floor level.
- Removed the 2nd-4th floor cantilever at the right side of the structure.

Exterior Changes, Thurston Street Elevation:

- Reduced the size of the Balconies at the corner of Broadway & Thurston. Prefabricated metal balconies are now being proposed
- Reduced the height of 2 windows at the basement level
- Shifted a door at the 4th floor balcony
- Changed the color of the brick at the Thurston Street Massing to match the color of the brick at the Broadway Massing

Exterior Changes, Left Side Elevation (From Thurston Street)

- Adjusted windows at left side of 1st floor to accommodate a simplified structural system.
- Aligned Juliet balconies to accommodate a simplified structural system.
- Changed the color of the brick to match the brick color shown on Broadway.

Exterior Changes, Right Side Elevation (From Broadway)

- Removed the 2nd-4th floor cantilever at the Broadway side of the structure.

Floor Plan Changes, Roof

- Adjusted the location of the condensers; updated the mechanical screening to reflect construction-level detailing.

Thank you,

Sincerely,
Evan Stellman
Project Manager
KDI