

PLANNING BOARD SET

R1



32 WEBSTER AVENUE
May 28th, 2026

BALANCE
ARCHITECTS **BA**

CONTEXT



32 Webster Avenue
Somerville

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May 28th, 2026

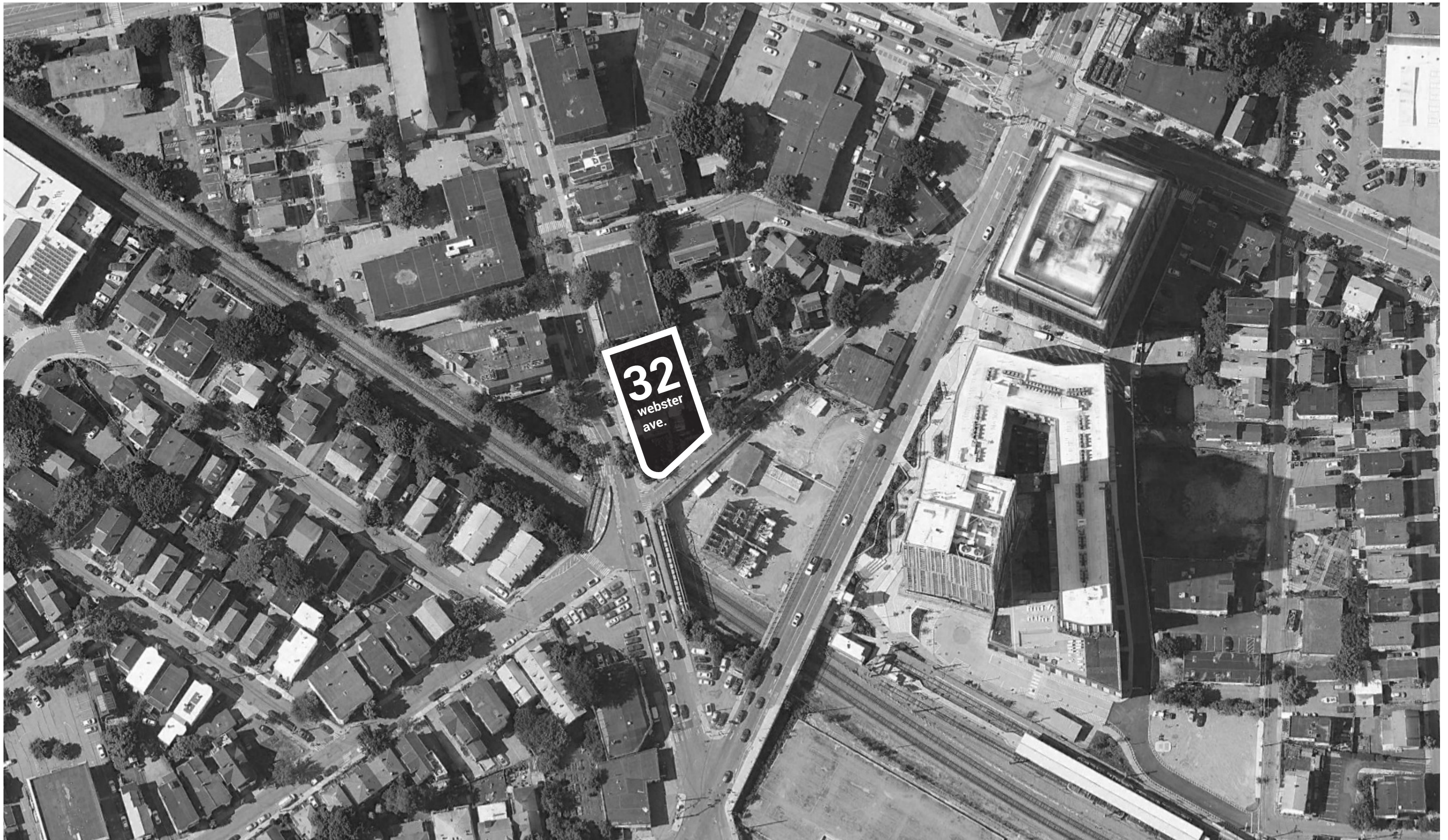




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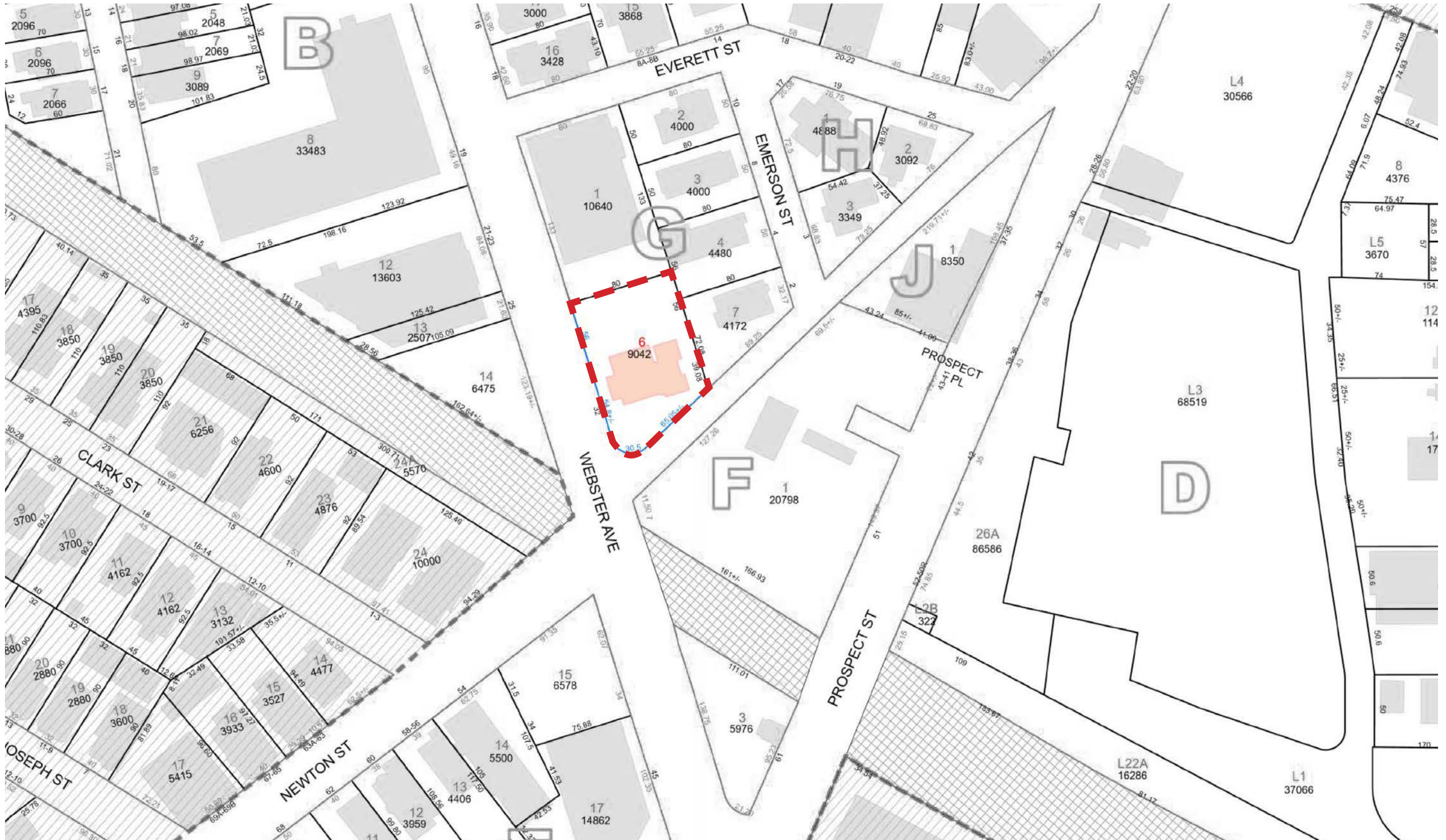




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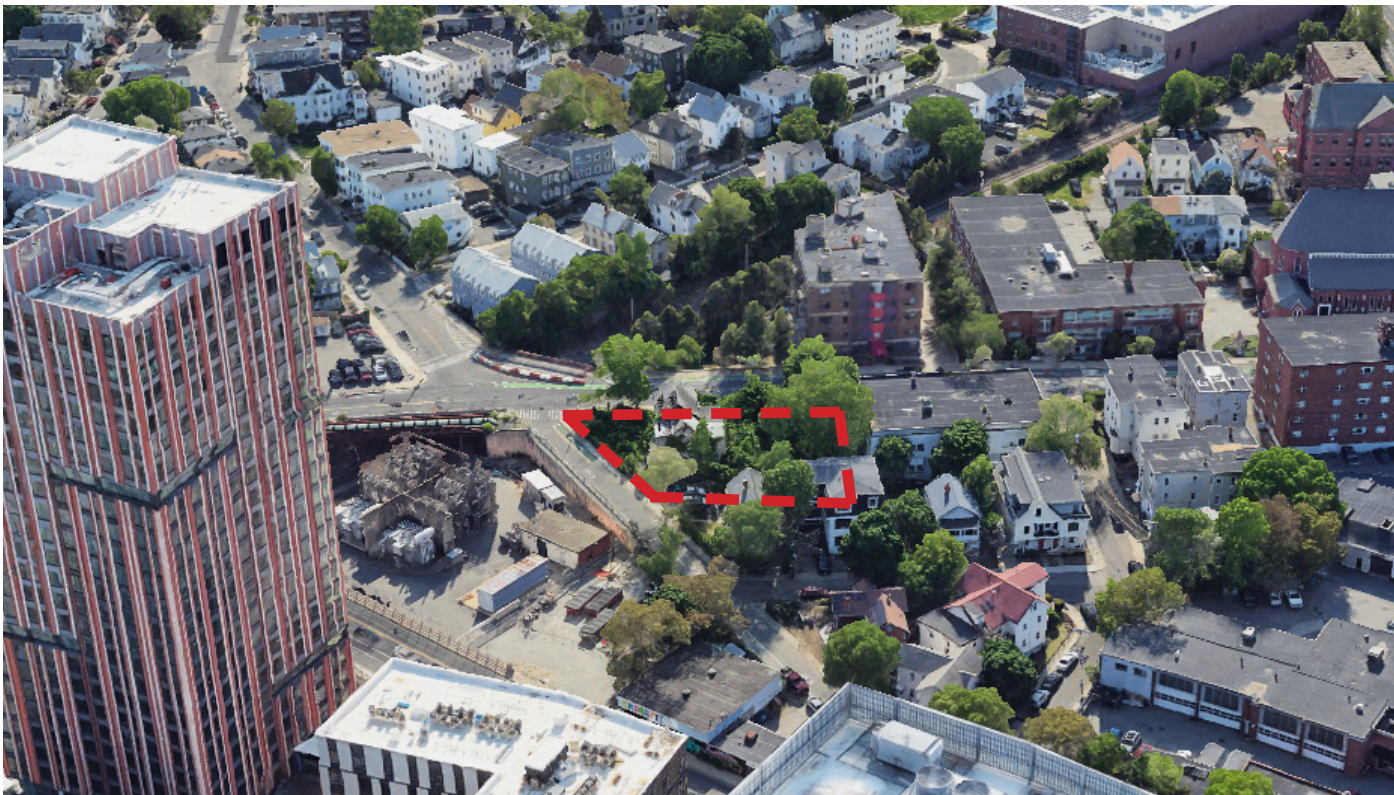
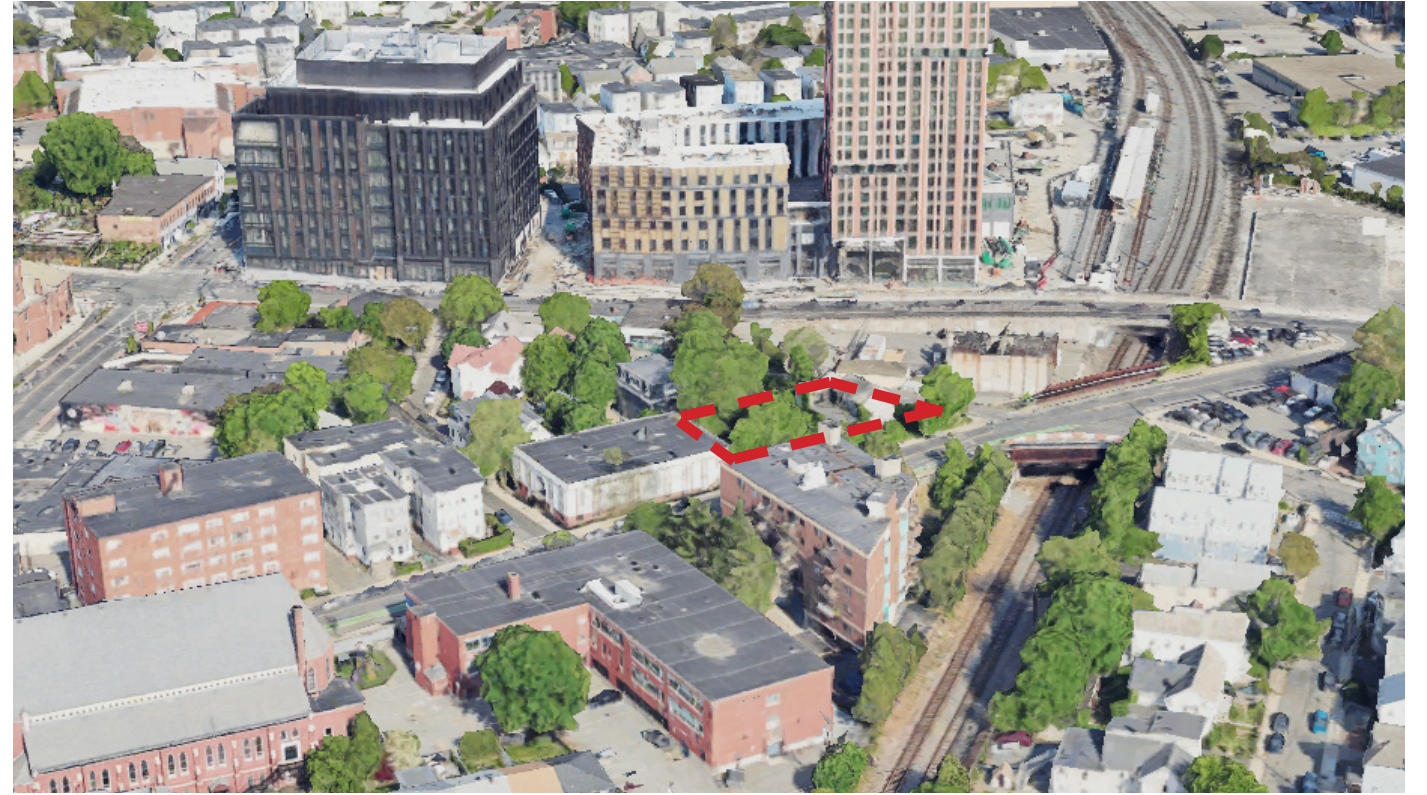
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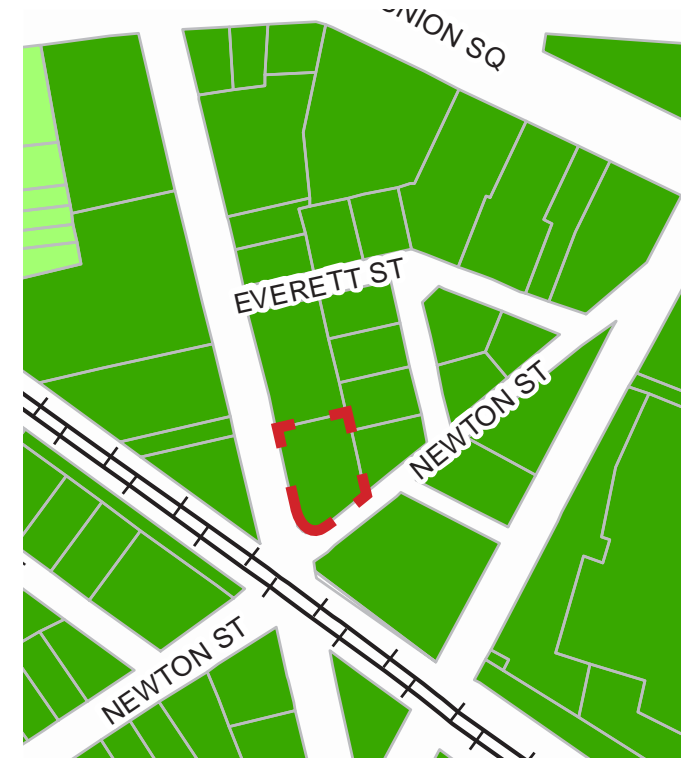
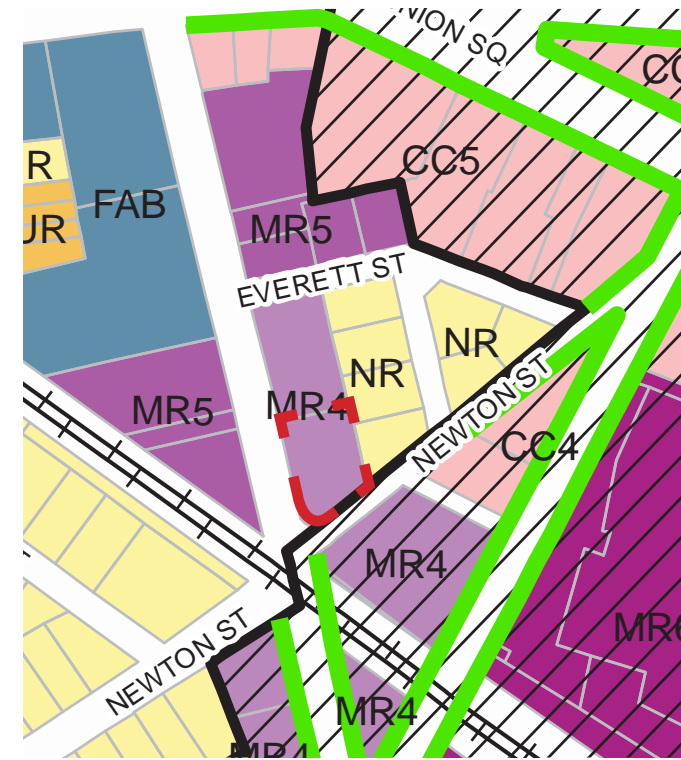
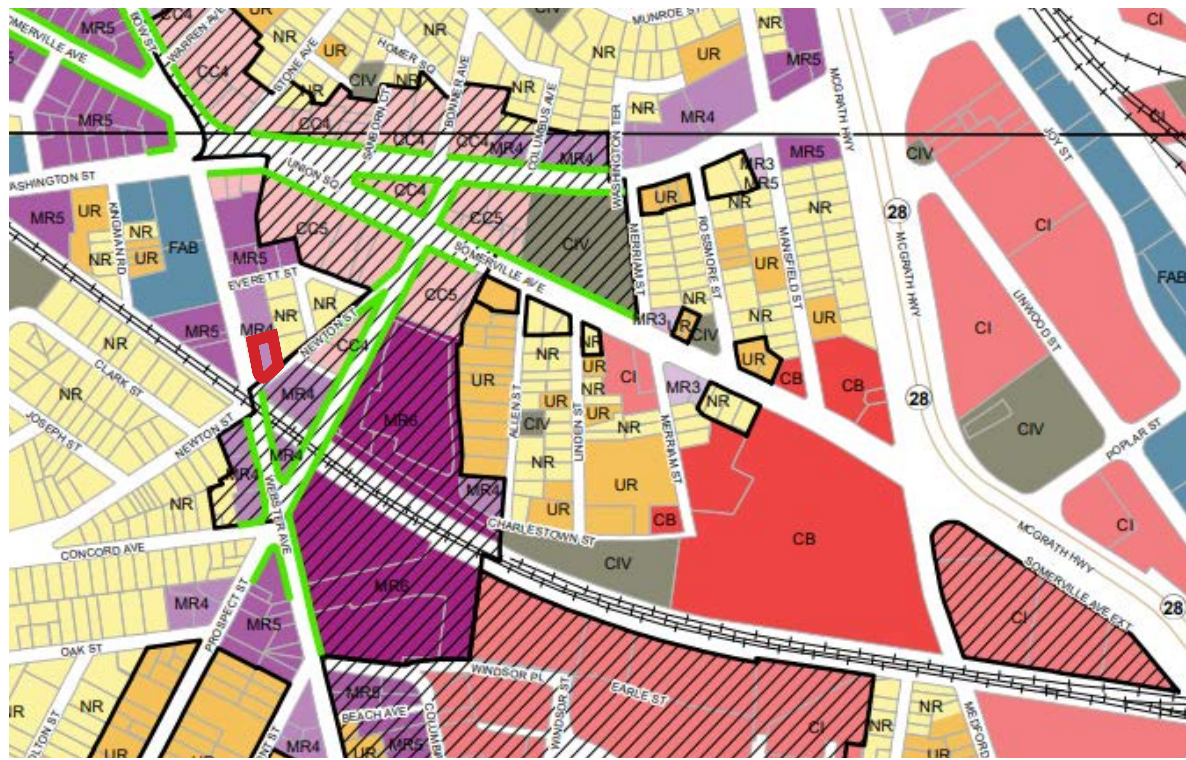


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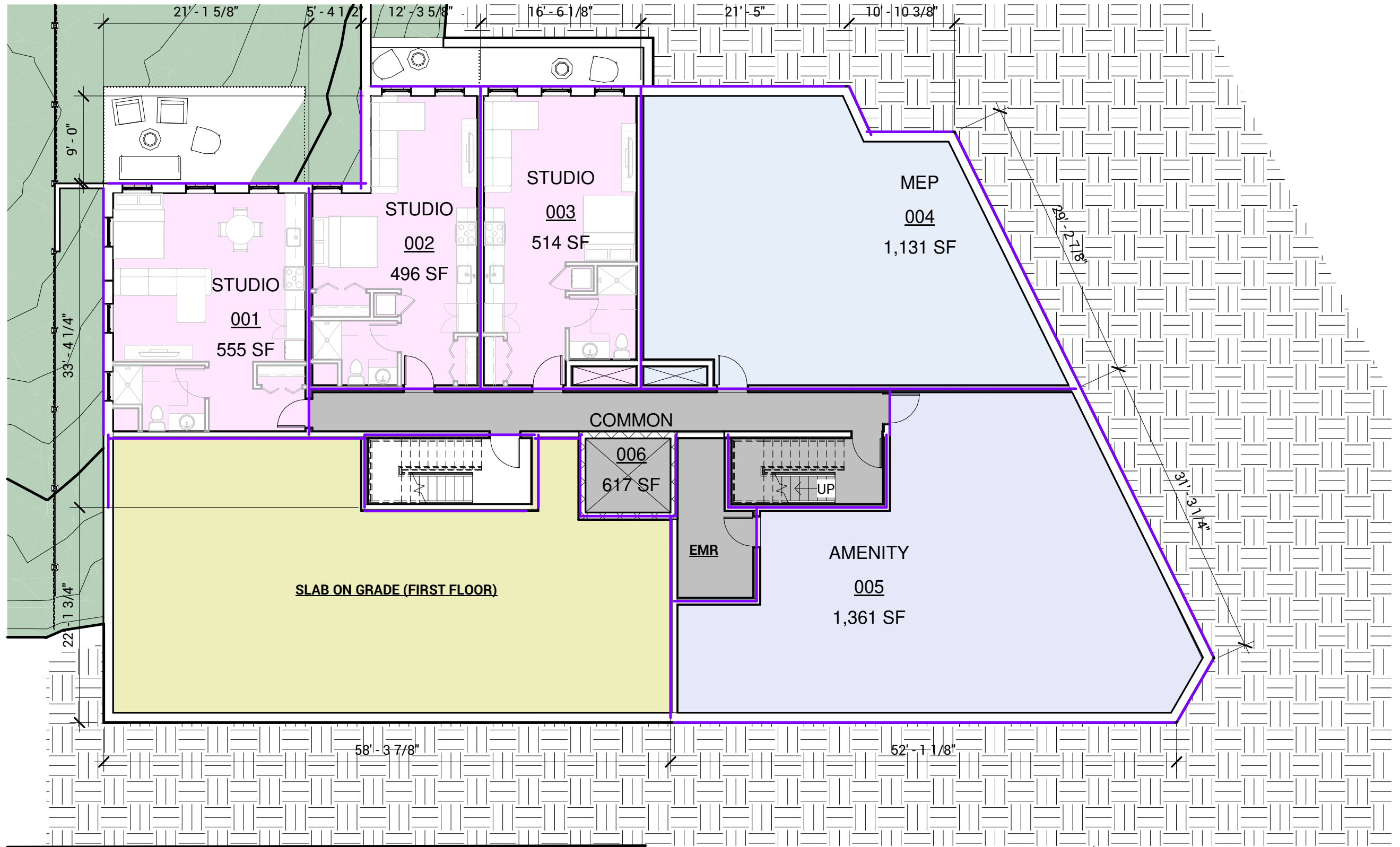
SCHEMATIC PROGRAM

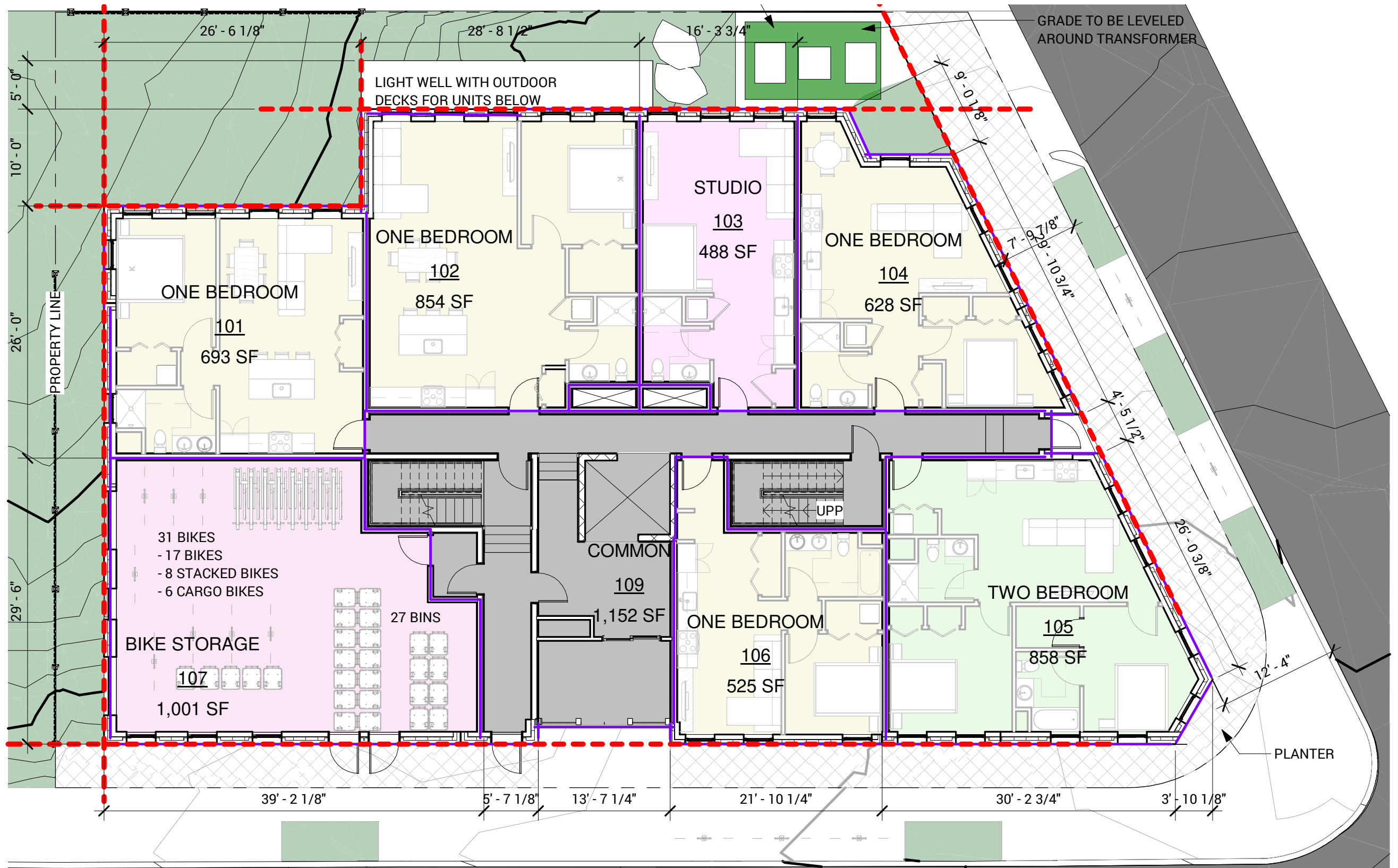
Dimensional Table

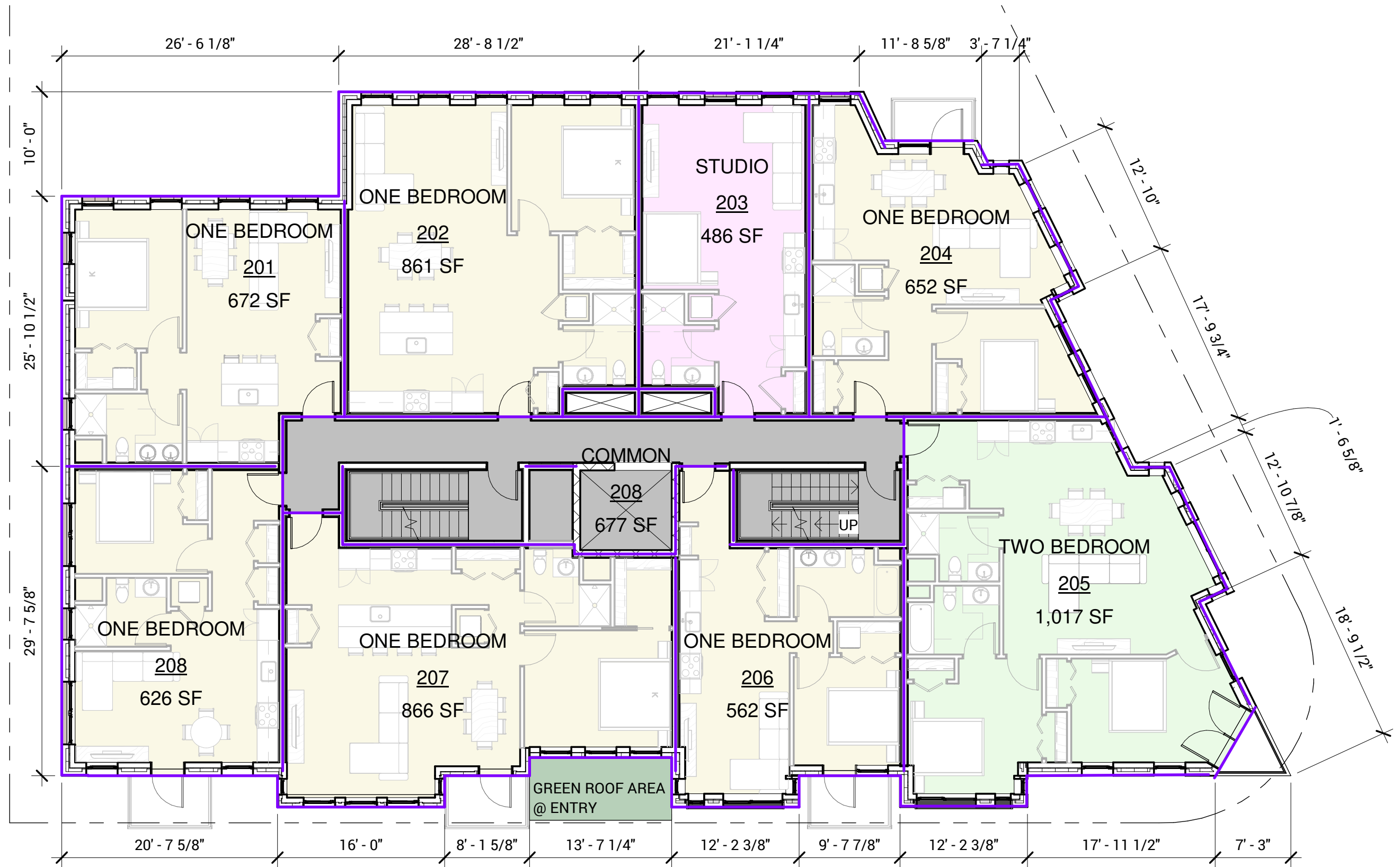
32 Webster

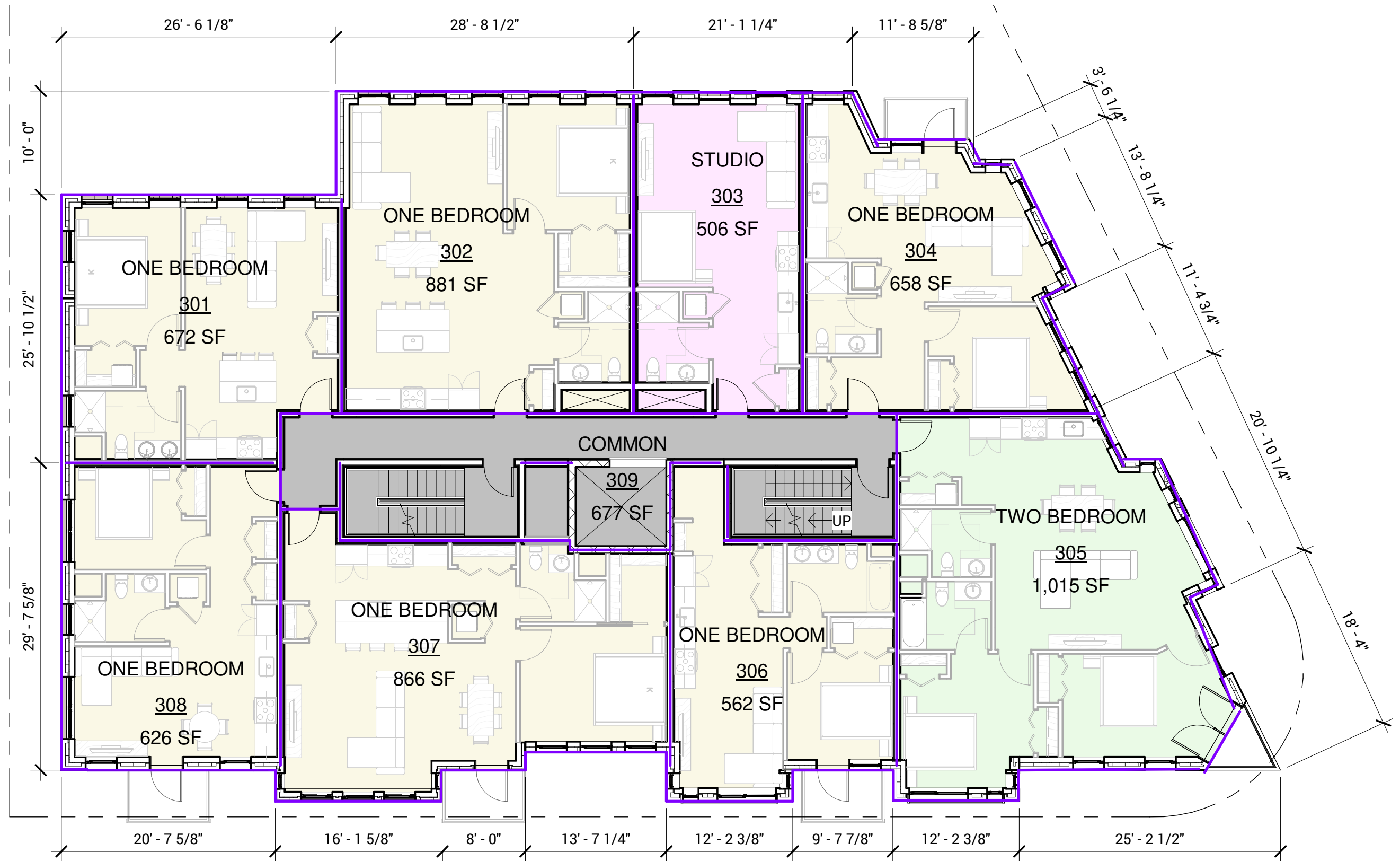
Zoning District MR-4
 Transit Area Quarter Mile
 Pedestrian Street No
 Lot Area (S.F.) 8,957.7 SF

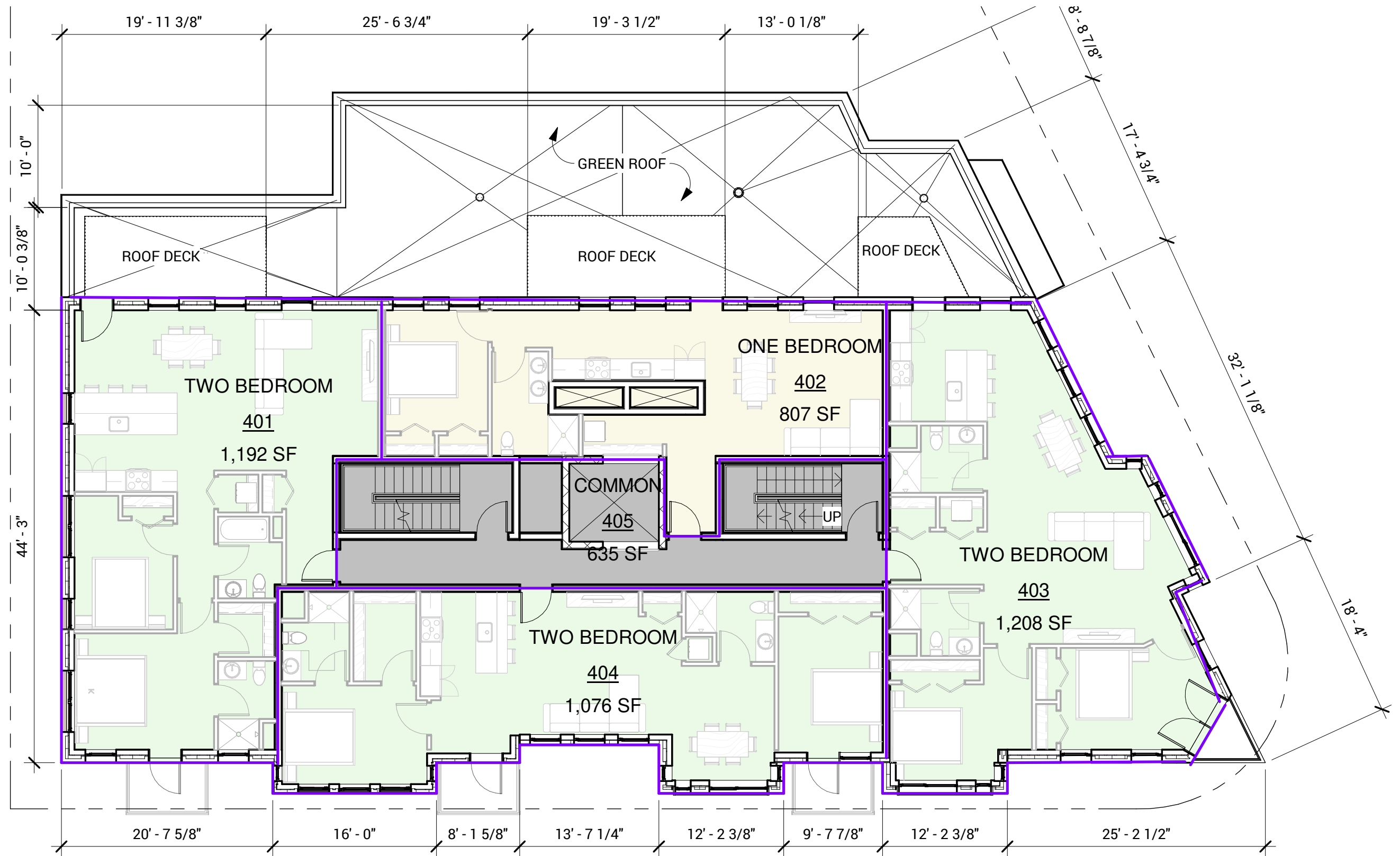
| Data | ALLOWED | PROPOSED | COMMENTS |
|--|-------------|--------------------|---|
| Use | Multiple | Residential | Proposed use conforms with allowed |
| Building Type | | Apartment Building | Proposed use conforms with allowed |
| Lot Dimensions | | | |
| Lot Width (Min.) | 30.0 ft | 122.1 ft | Proposed conforms |
| Lot Coverage | | | |
| Lot Coverage % | 90.0% | 86.2% | Proposed conforms |
| Lot Coverage in Area | 8,957.0 SF | 7,723.3 SF | Proposed conforms |
| Building Footprint | | 6,287.0 SF | |
| Permeable Pavers (33% runoff coefficient) | | 105.3 SF | |
| Concrete Sidewalk (Within Property Line) | | 1,331.0 SF | |
| Green Score | | | |
| Minimum | 0.25 | 0.21 | Refer to landscape drawings |
| Ideal | 0.30 | 0.21 | Refer to landscape drawings |
| Open Space % | 15.0% | 17.3% | Proposed conforms |
| Open Space SF | 1,343.7 SF | 1,549.0 SF | Proposed conforms |
| Building Setbacks | | | |
| Curb Setback | 12.0 ft | 12.0 ft | Proposed conforms |
| Primary Front Setback Min/Max (Webster) | 2-12 ft | 4.5 ft | Proposed conforms |
| Secondary Front Setback Min/Max (Newton) | 2-12ft | 8.0 ft | Proposed conforms |
| Side Setback Abutting non-NR | .0 ft | 5.0 ft | Proposed conforms |
| Side Setback Abutting NR 1st-3rd Story | 10.0 ft | 10.0 ft | Proposed conforms |
| Side Setback Abutting NR 4th Story | 30.0 ft | 30.0 ft | Proposed conforms |
| Rear Setback Abutting NR 1st-3rd Story | 20.0 ft | 20.0 ft | Proposed conforms |
| Rear Setback Abutting NR 4th Story | 30.0 ft | 30.0 ft | |
| Parking Setbacks | | | |
| Parking Setbacks (NA) | NA | NA | No surface parking included - conforms with allowed |
| Main Mass | | | |
| Building Width (max) | 200.0 ft | 106.0 ft | Proposed conforms |
| Facade Build Out | | | |
| Primary Front (min) | 80.0% | 90.80% | Proposed conforms |
| Secondary Front (min) | 65.0% | 75.70% | Proposed conforms |
| Floor Plate (max) | 15,000.0 SF | 6,442.0 SF | Proposed conforms |
| Ground Story Elevations | 2.0 ft | | Need topo survey |
| Ground Story Height (Min.) | 10.0 ft | 11.6 ft | Proposed conforms |
| Story Height (min) | 10.0 ft | 11.6 ft | Proposed conforms |
| Number of Stories (Min/Max) | 3 /4 | 4.0 | Proposed conforms |
| Building Height (feet) | 50.0 ft | 49.5 ft | Proposed conforms |
| Roof Type | Flat | Flat | Proposed conforms |
| Facade Composition | | | |
| Ground Story Fenestration Primary Front (min) | 15-50% | 29.0% | TBD |
| Ground Story Fenestration Secondary Front (min) | 15-50% | 29.0% | TBD |
| Upper Story Fenestration Bow Street (min/max) | 15-50% | 29.0% | TBD |
| Upper Story Fenestration Bow Place (min/max) | 15-50% | 29.0% | TBD |
| Use & Occupancy | | | |
| Gross Floor Area per DU | - | - | |
| Gross Floor Area | | 30,875.0 SF | |
| Net Zero Ready Building (850 GFA/DU) | 850.0 SF | 857.6 SF | Proposed conforms |
| Number of Units | 36.0 | 36.0 | Proposed conforms |
| Affordable Dwelling Units (20%) | 7.2 | 7.0 | Proposed conforms |
| Outdoor Amenity Space | 1/DU | 1/DU | 17 Private Balconies/decks, 1 Common Roof Deck |
| Penthouse Height | 10.0 ft | 10.0 ft | Proposed conforms |
| Parking | | | |
| Vehicular | | | NA, no vehicular parking in the project |
| Bicycle Short Term | 4.0 | 4.0 | Located on sidewalk on Webster |
| Bicycle Long Term | 36.0 | 36.0 | Located in basement |

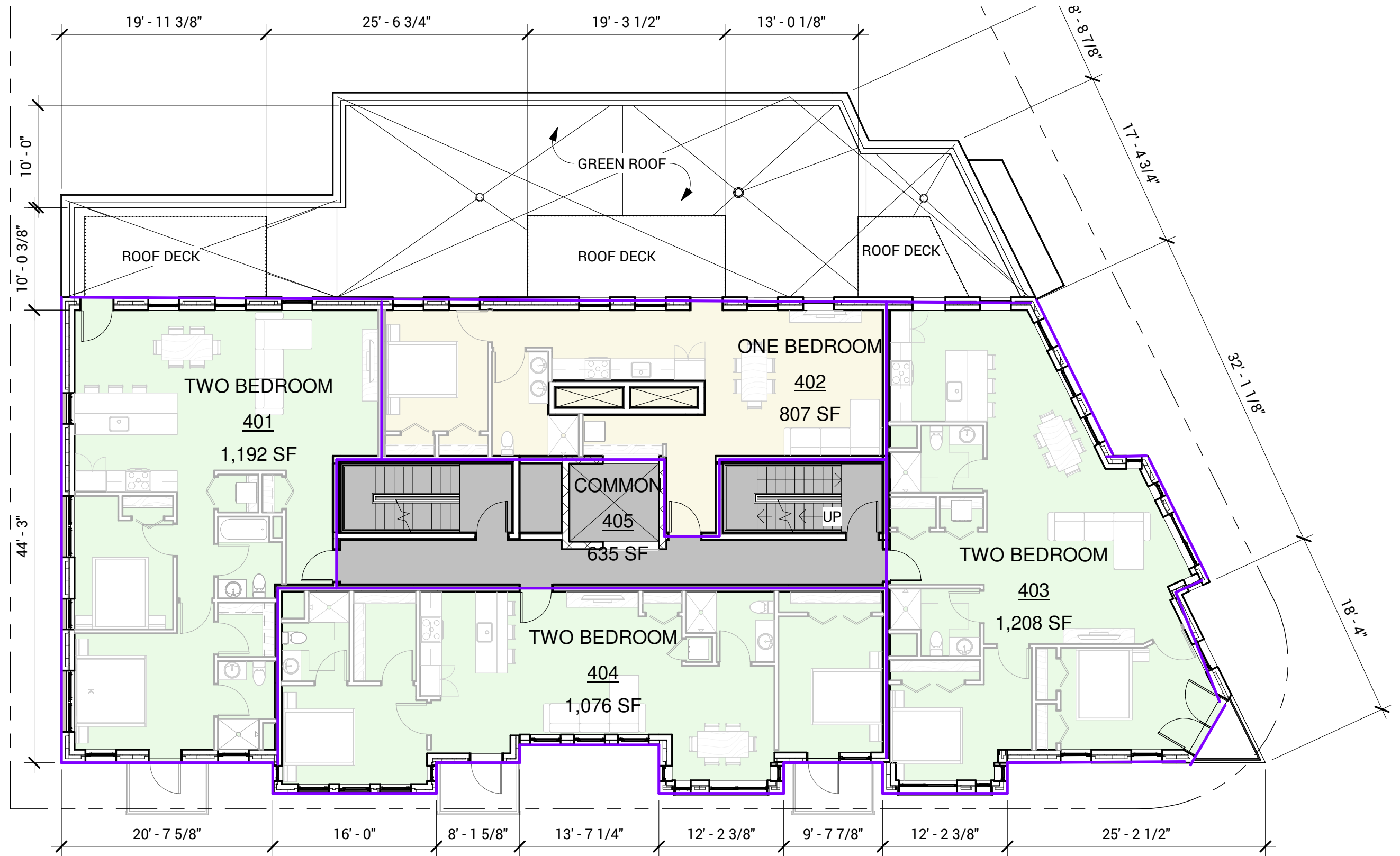


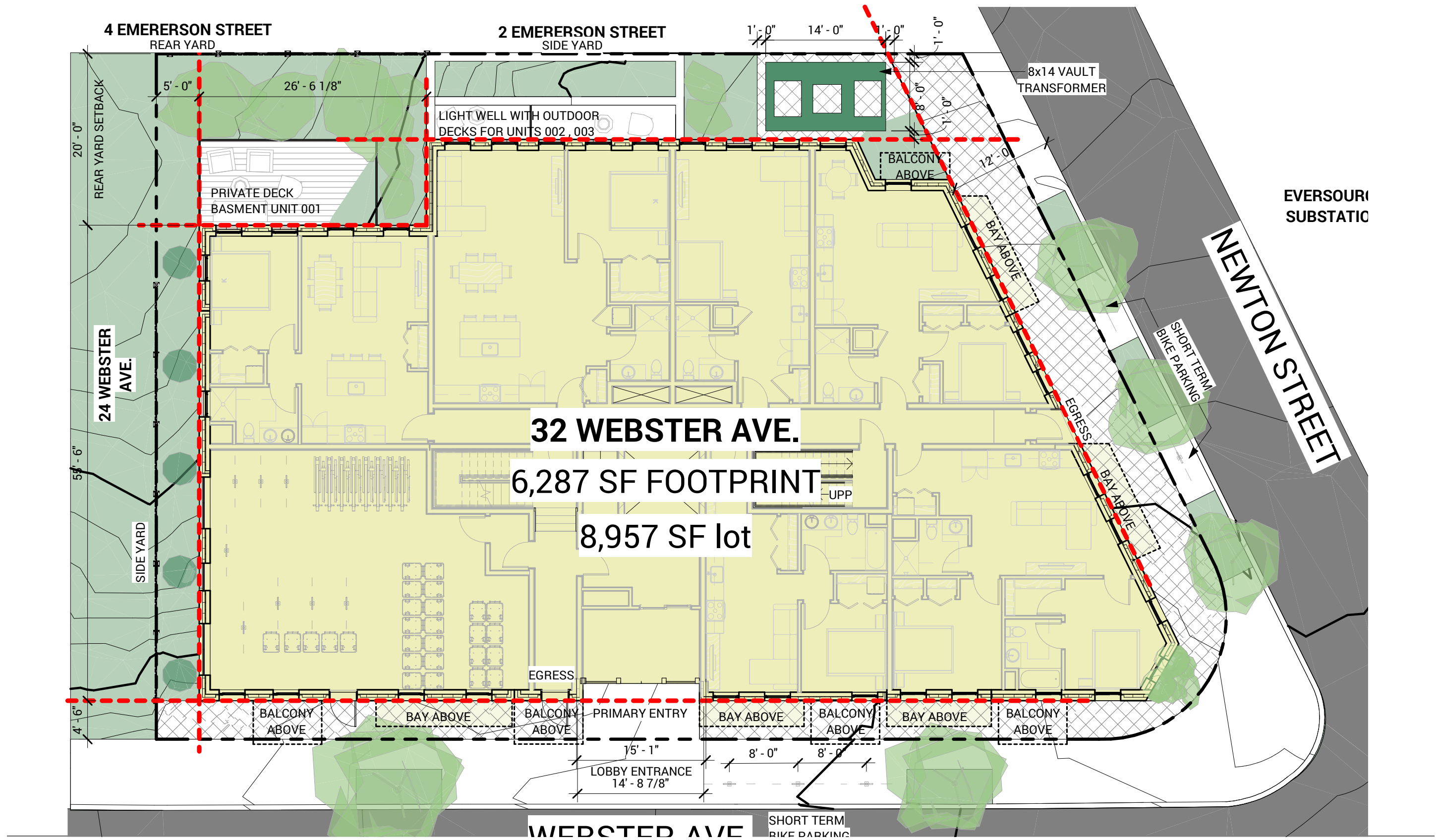












MASSING



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Somerville

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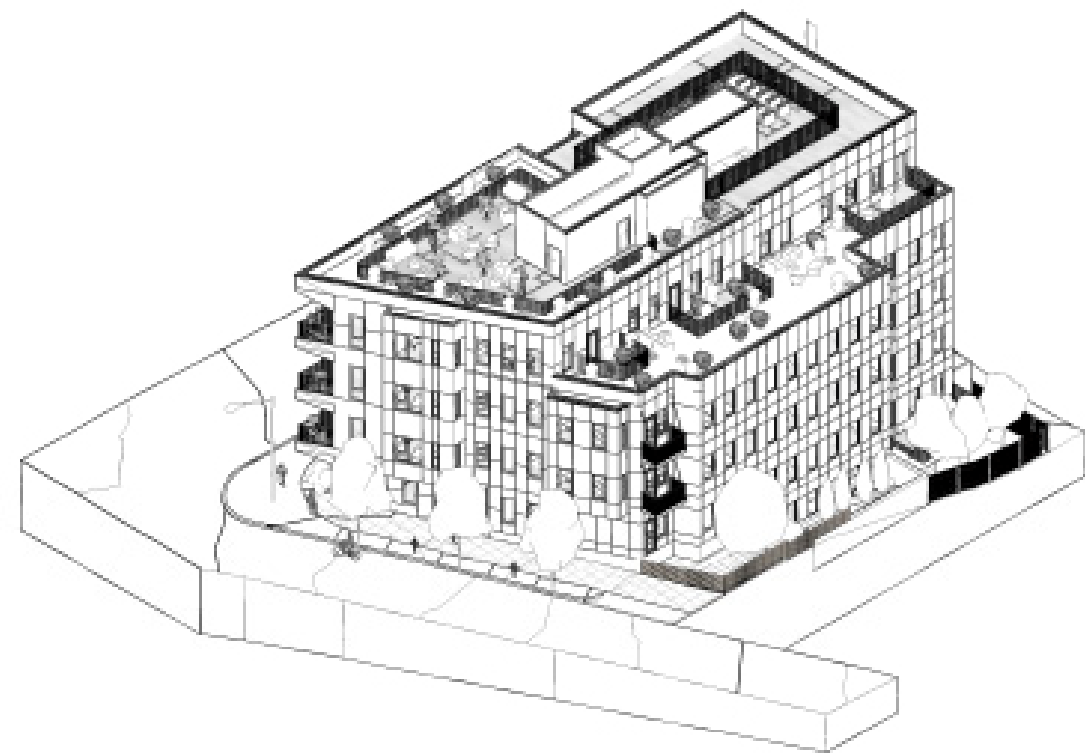
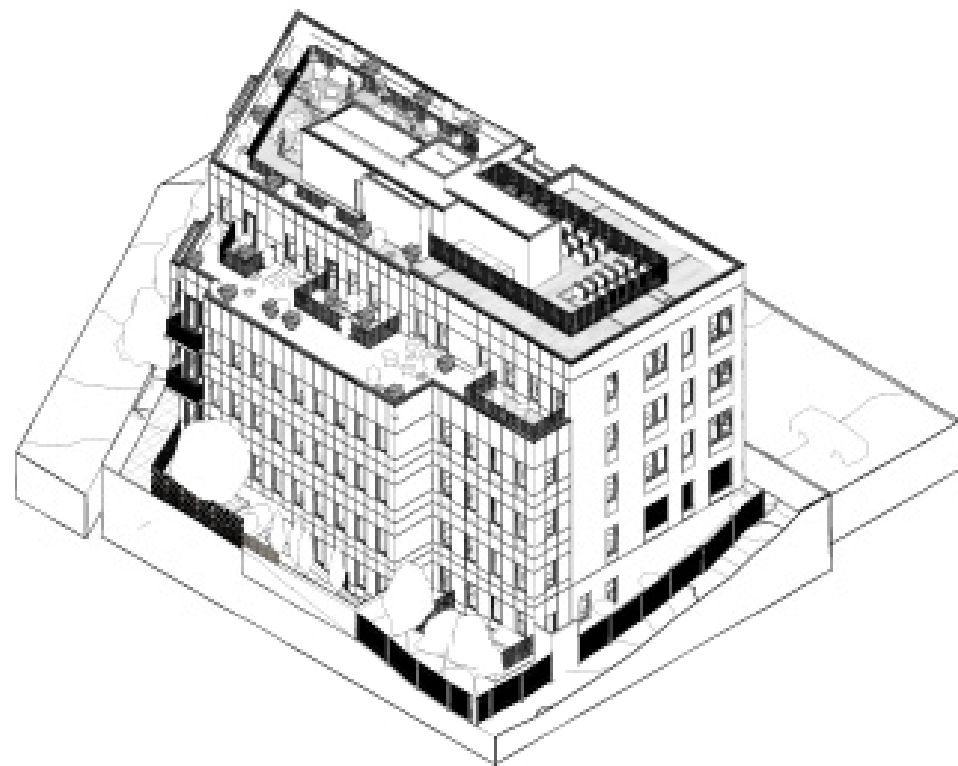
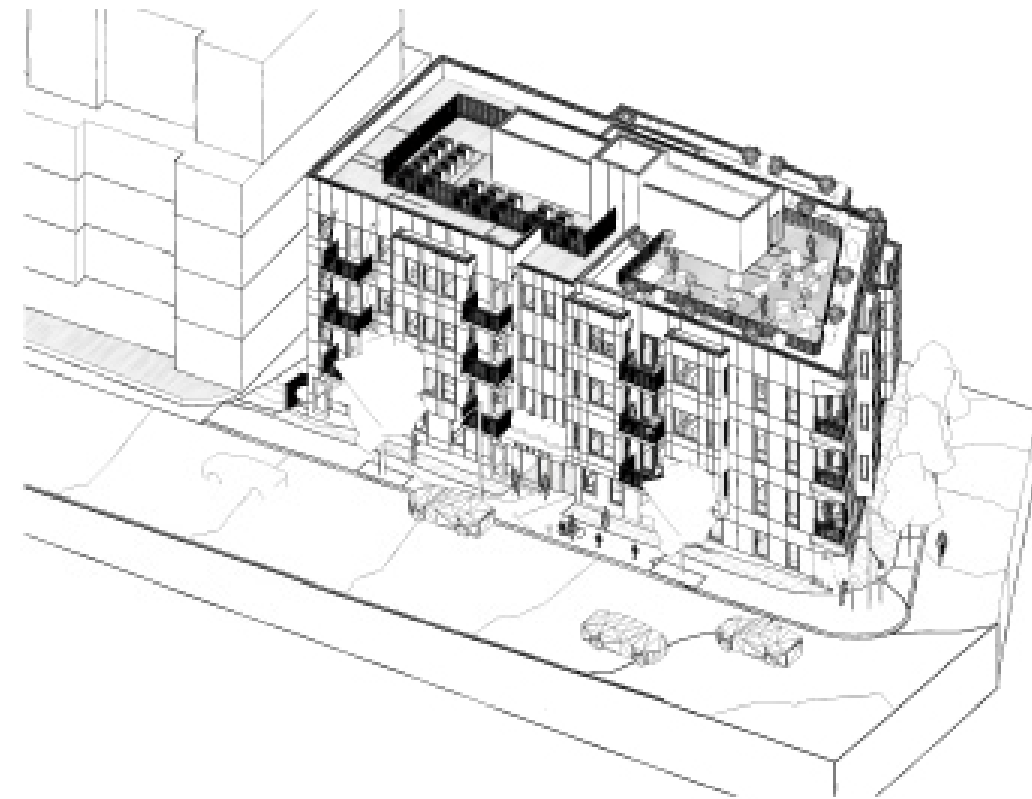
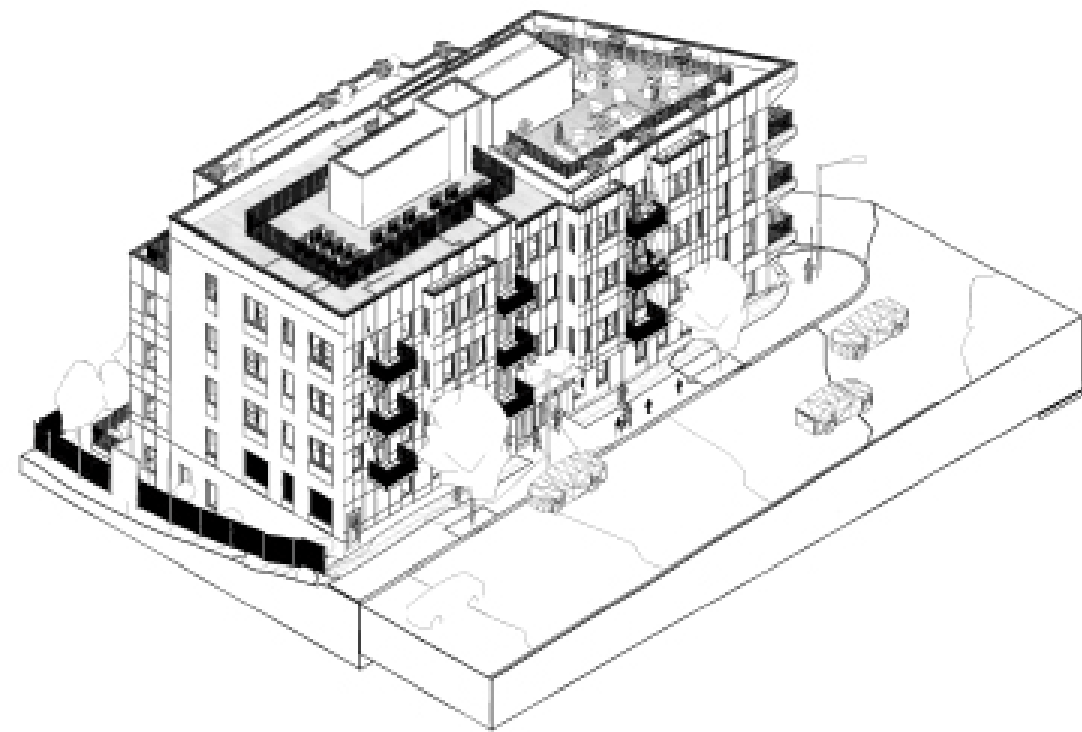
BALANCE
ARCHITECTS **BA**



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ARCHITECTS** **BA**



NEIGHBORHOOD PHOTOS

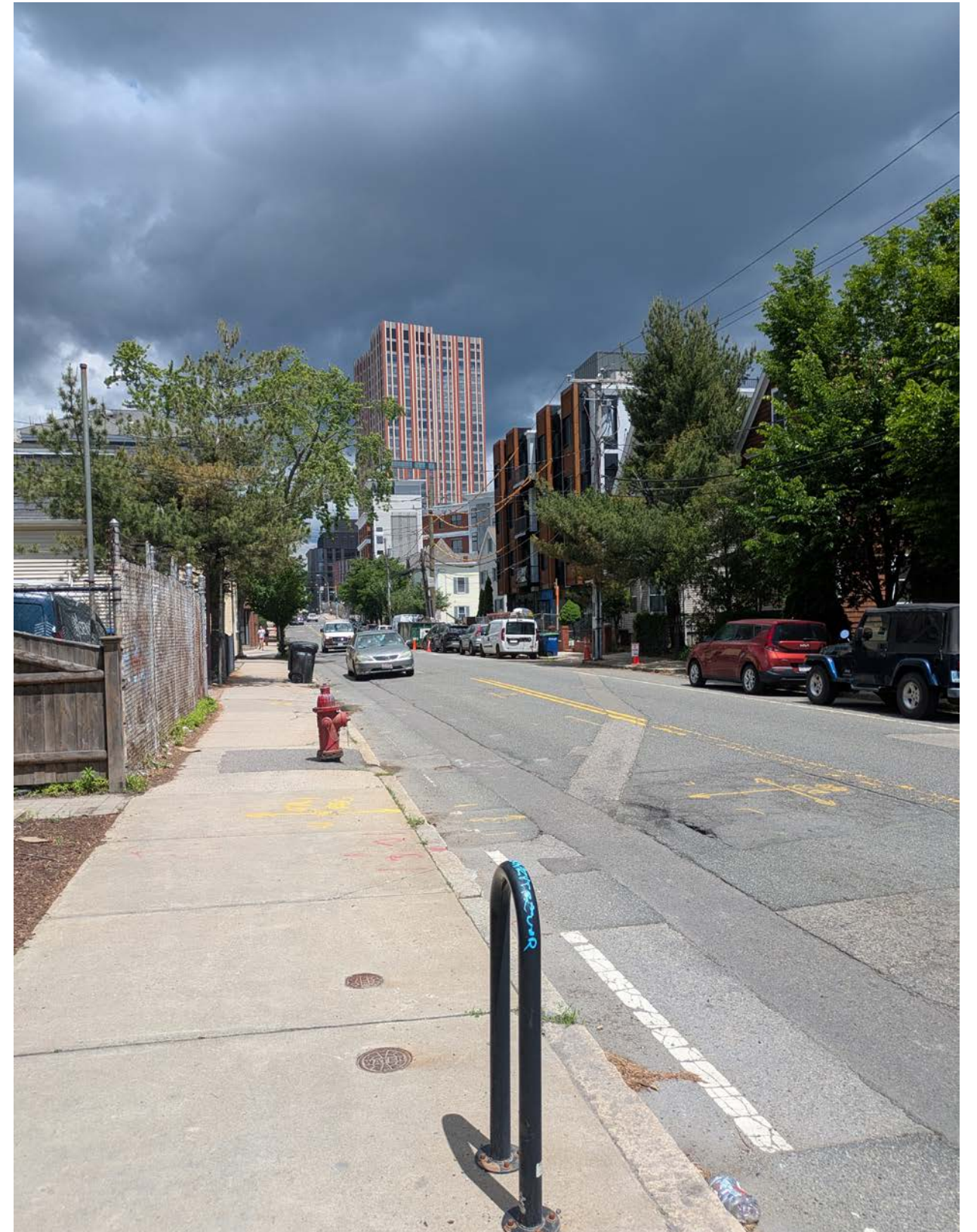


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BALANCE ARCHITECTS **BA**





DESIGN OPTION 1



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BALANCE ARCHITECTS **BA**



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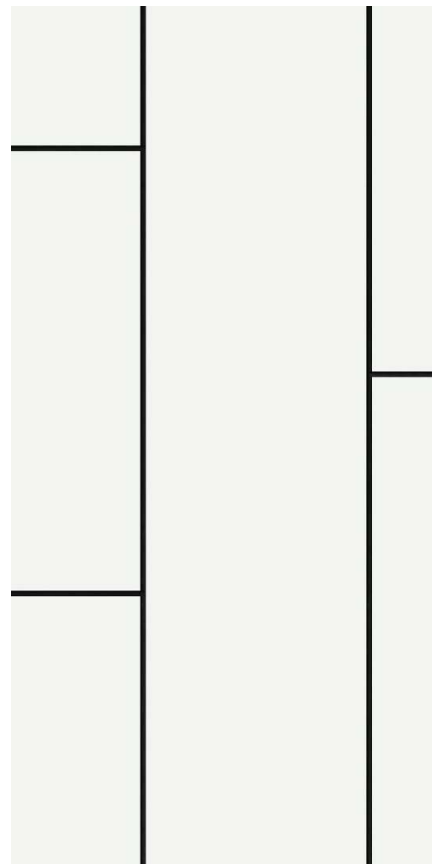
**BALANCE
ARCHITECTS** **BA**



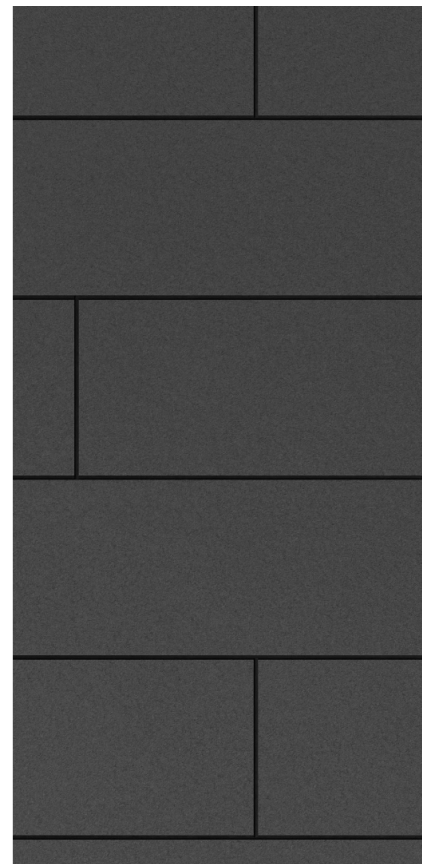
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**BALANCE
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EQUITONE - PICTURA, WHITE



EQUITONE - NATURA, BLACK



PHENOLIC RESIN PANEL

DESIGN OPTION 2



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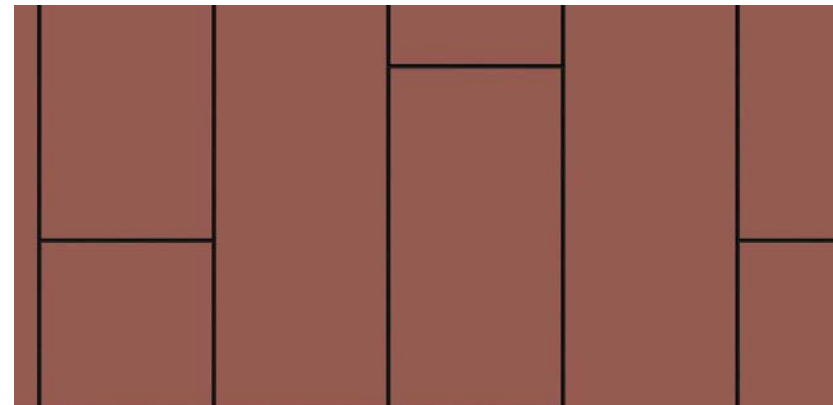
**BALANCE
ARCHITECTS** **BA**



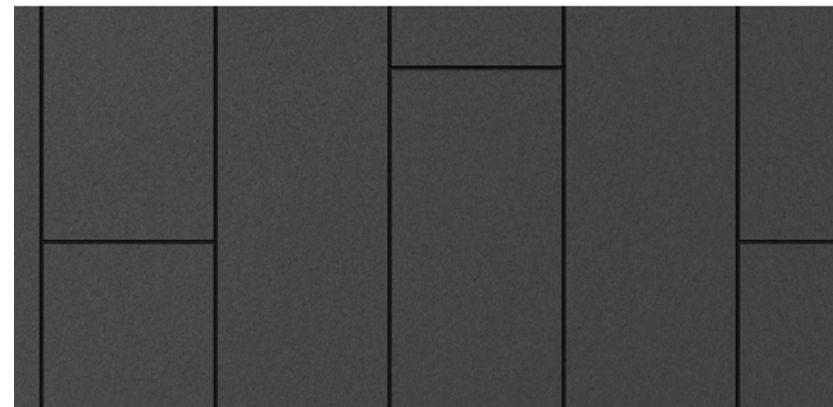
WHITE CLAPBOARD SIDING



CHARCOAL CLAPBOARD SIDING



EQUITONE - NATURA, TERRACOTTA



EQUITONE - NATURA, BLACK



PHENOLIC RESIN PANEL

DESIGN OPTION 3



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ARCHITECTS** **BA**



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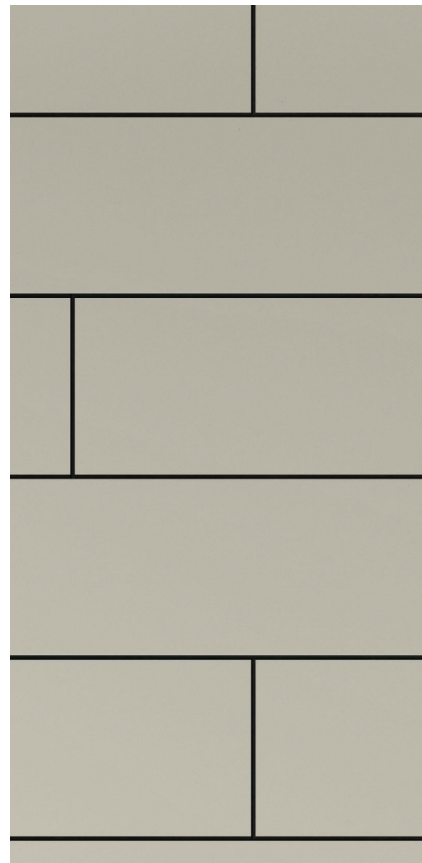




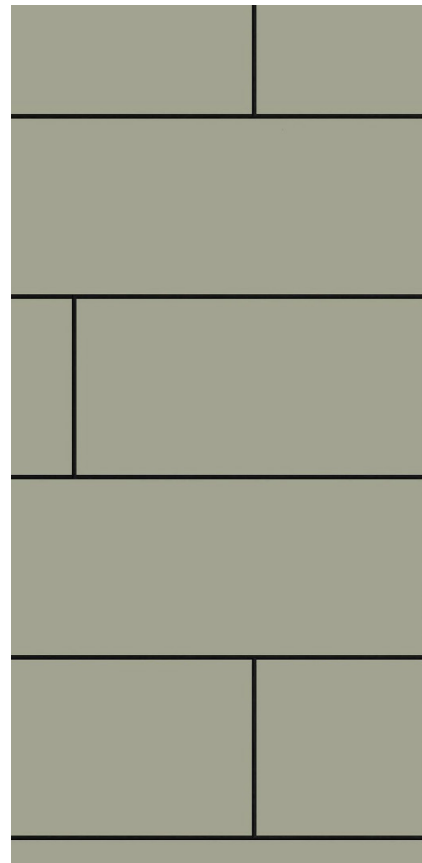
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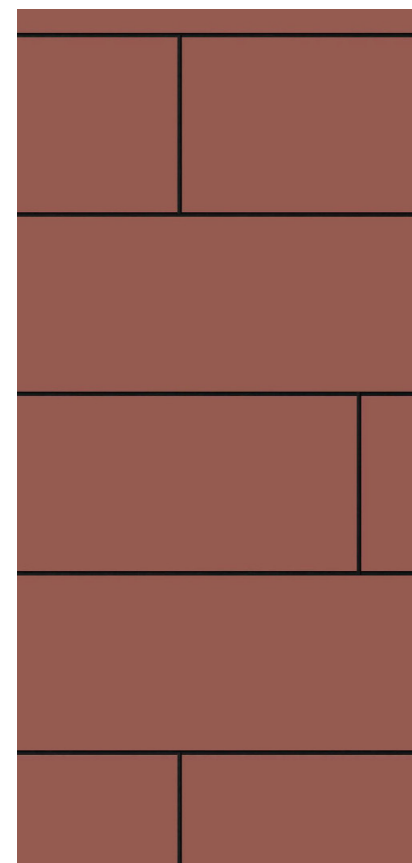
**BALANCE
ARCHITECTS** **BA**



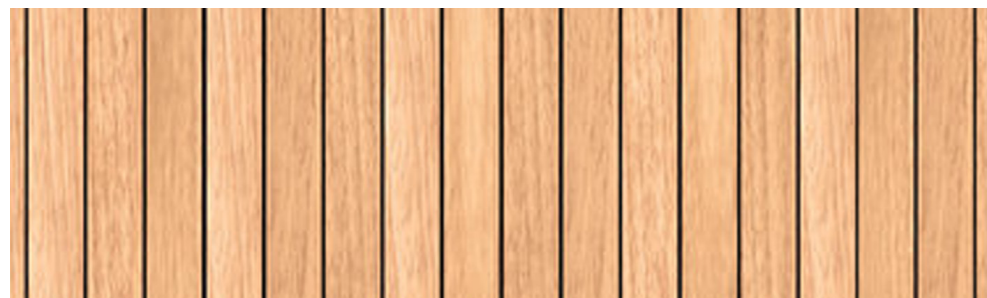
EQUITONE - NATURA. BEIGE



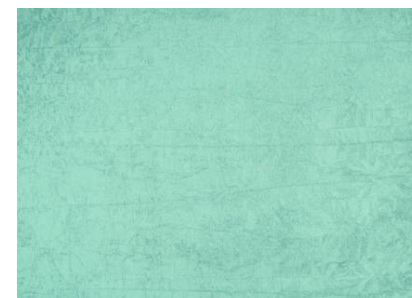
EQUITONE - NATURA, SAGE



EQUITONE - NATURA, TERRACOTTA



PHENOLIC RESIN PANEL



METAL PANEL - PATINA

DESIGN OPTION 3A



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BALANCE ARCHITECTS **BA**



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**BALANCE
ARCHITECTS** **BA**



32 Webster Avenue
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**BALANCE
ARCHITECTS** **BA**

REAR



32 Webster Avenue
Somerville

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BALANCE
ARCHITECTS **BA**



32 Webster Avenue
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BALANCE ARCHITECTS **BA**

PLANNING BOARD COMMITTEES

DESIGN OPTION 4



32 Webster Avenue
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BALANCE ARCHITECTS **BA**



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BALANCE
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DESIGN OPTION 5



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BALANCE ARCHITECTS **BA**



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ARCHITECTS** **BA**



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