

PLANNING BOARD SET

R3



32 WEBSTER AVENUE
June 9th, 2026

BALANCE
ARCHITECTS **BA**

CONTEXT



32 Webster Avenue
Somerville

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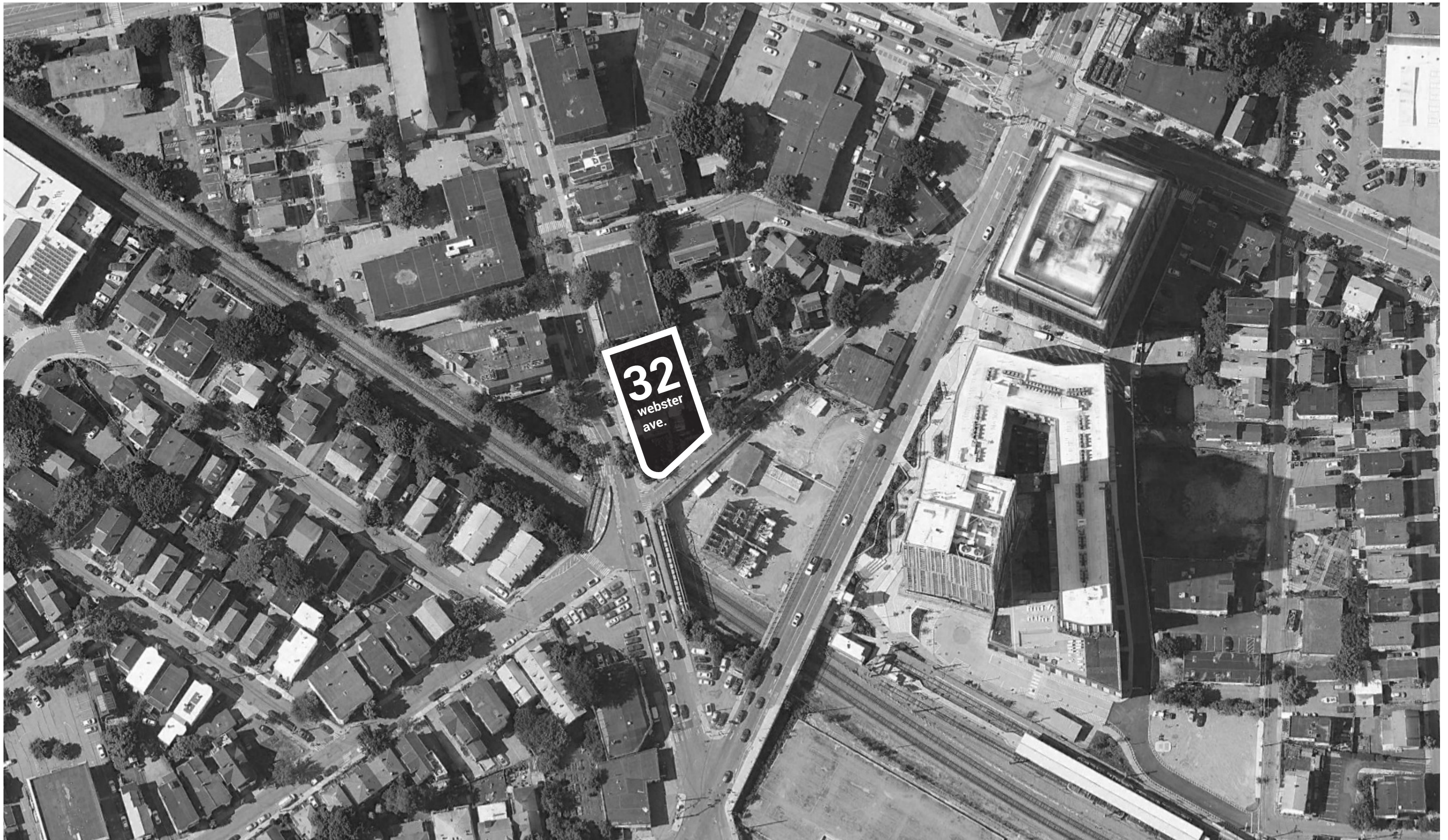




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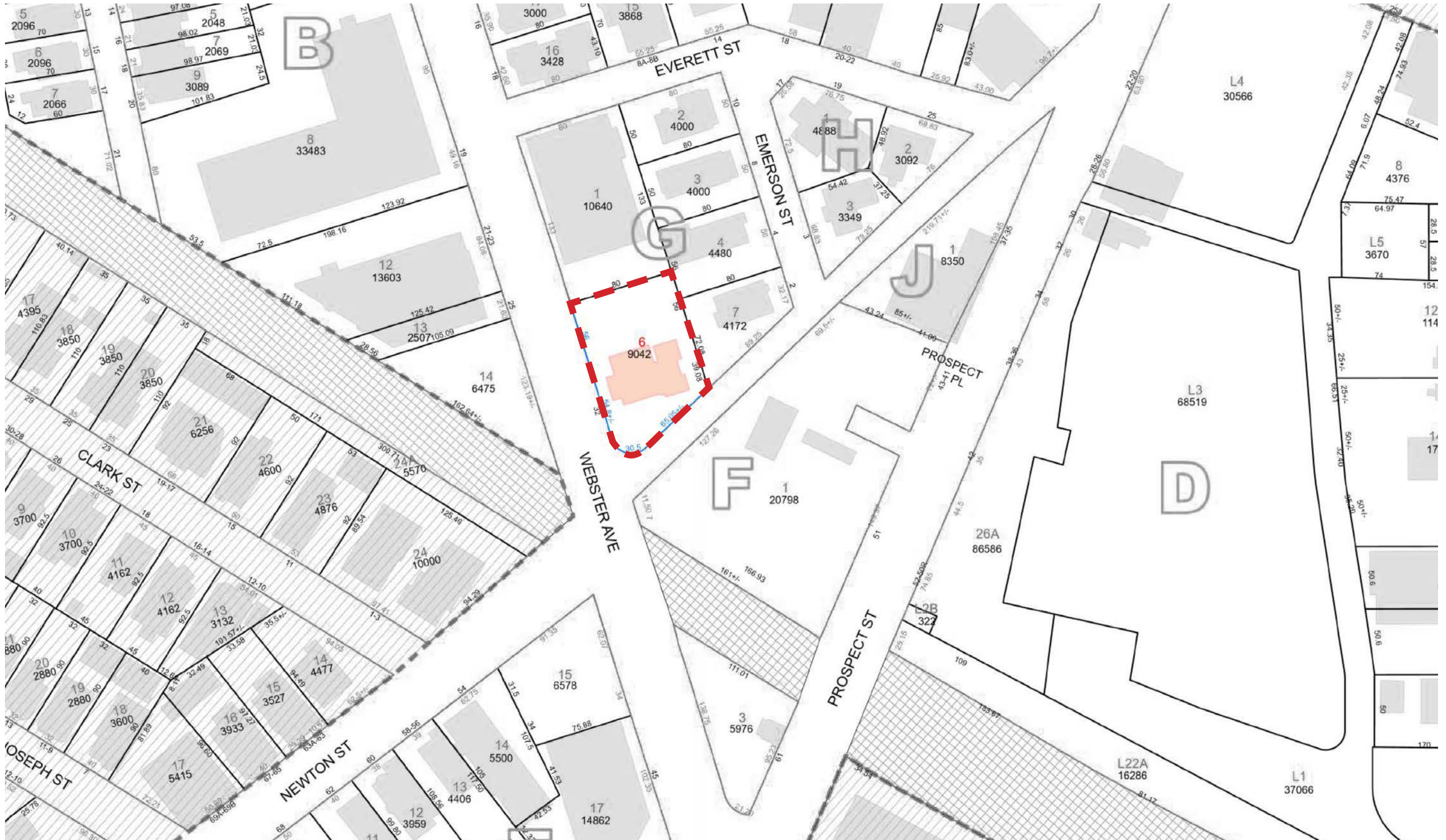




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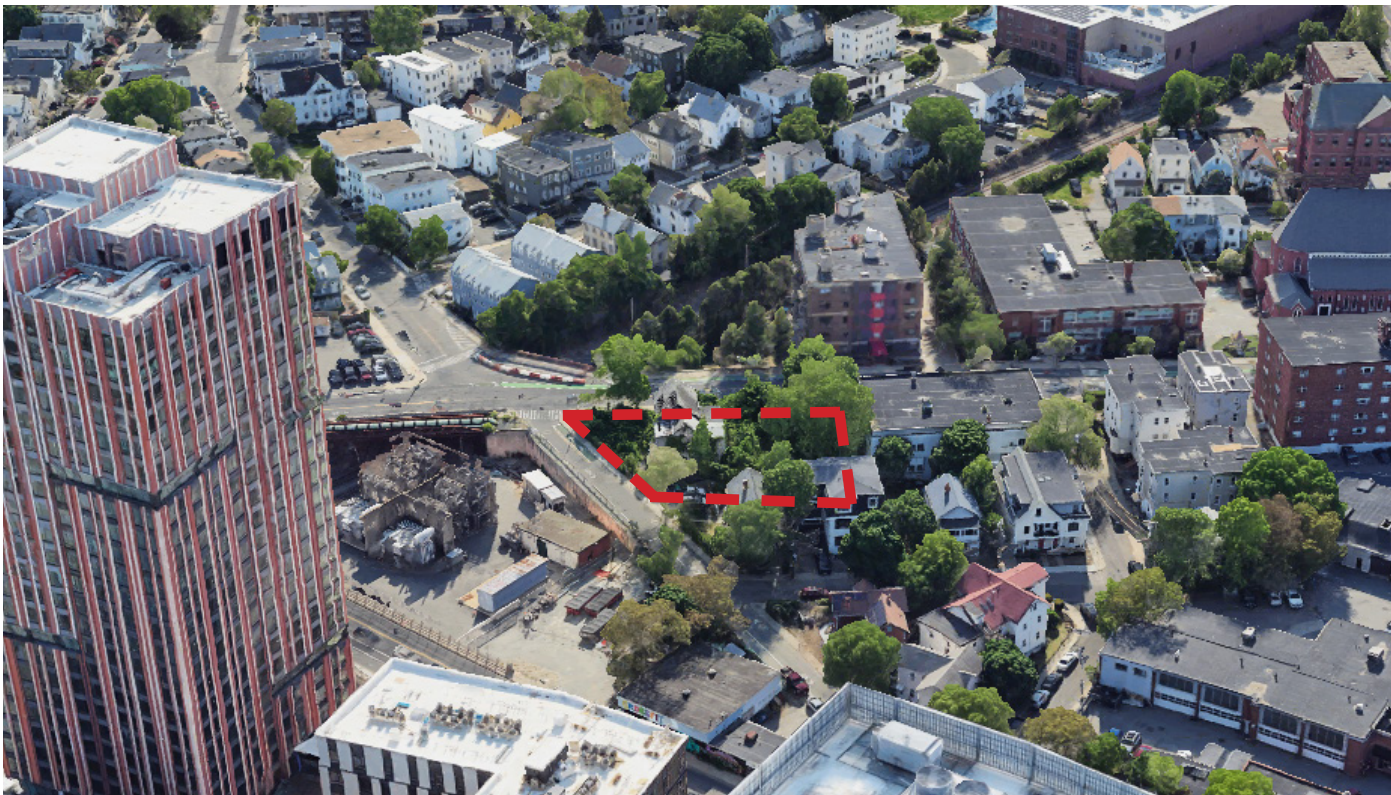
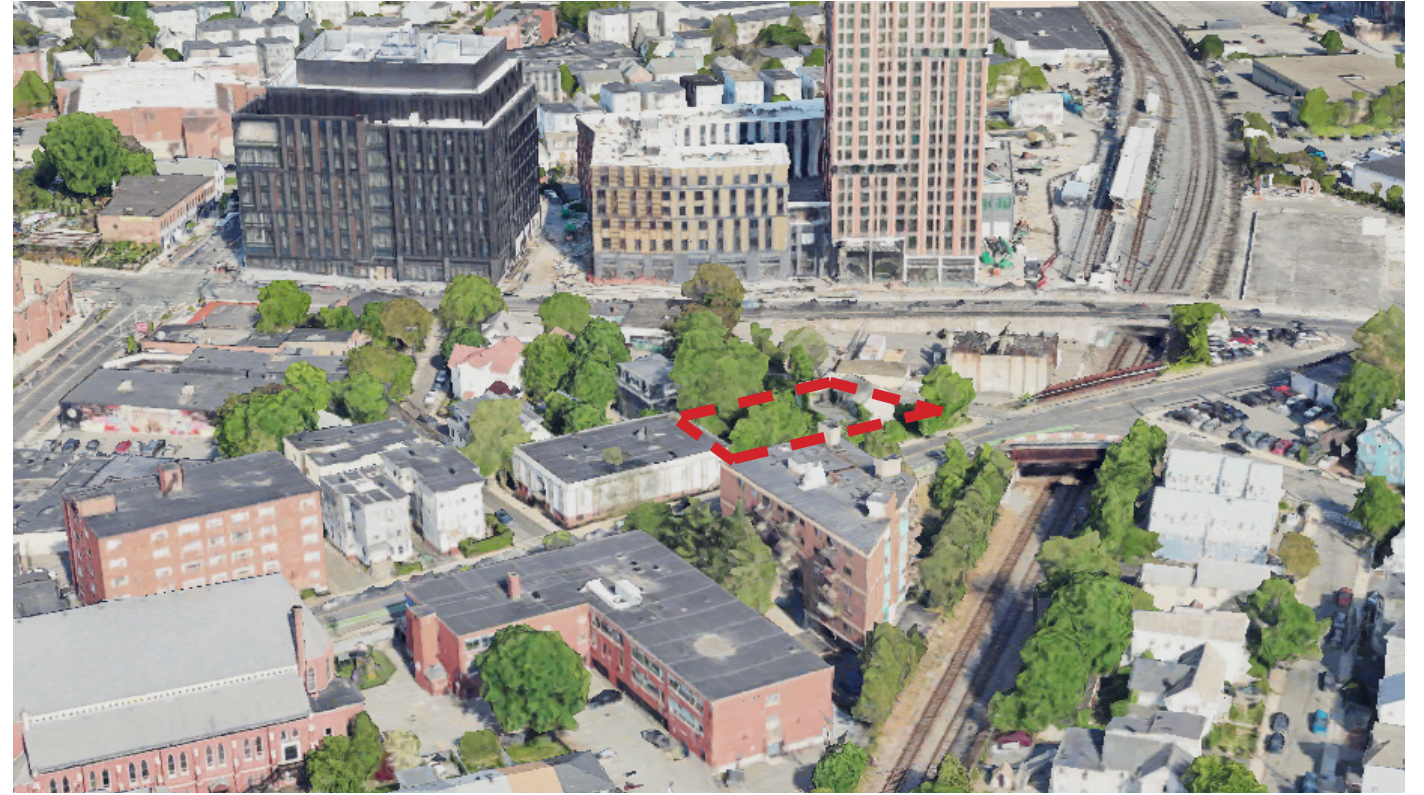




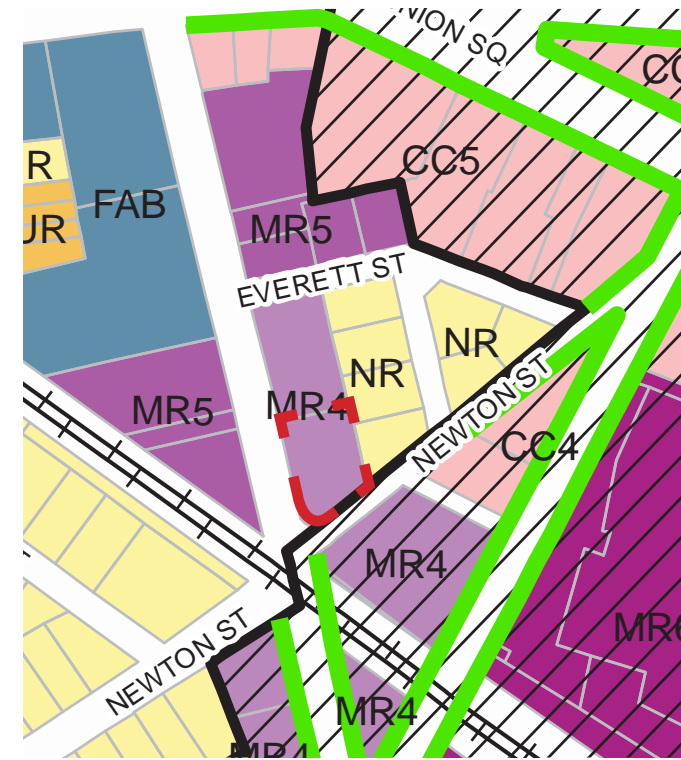
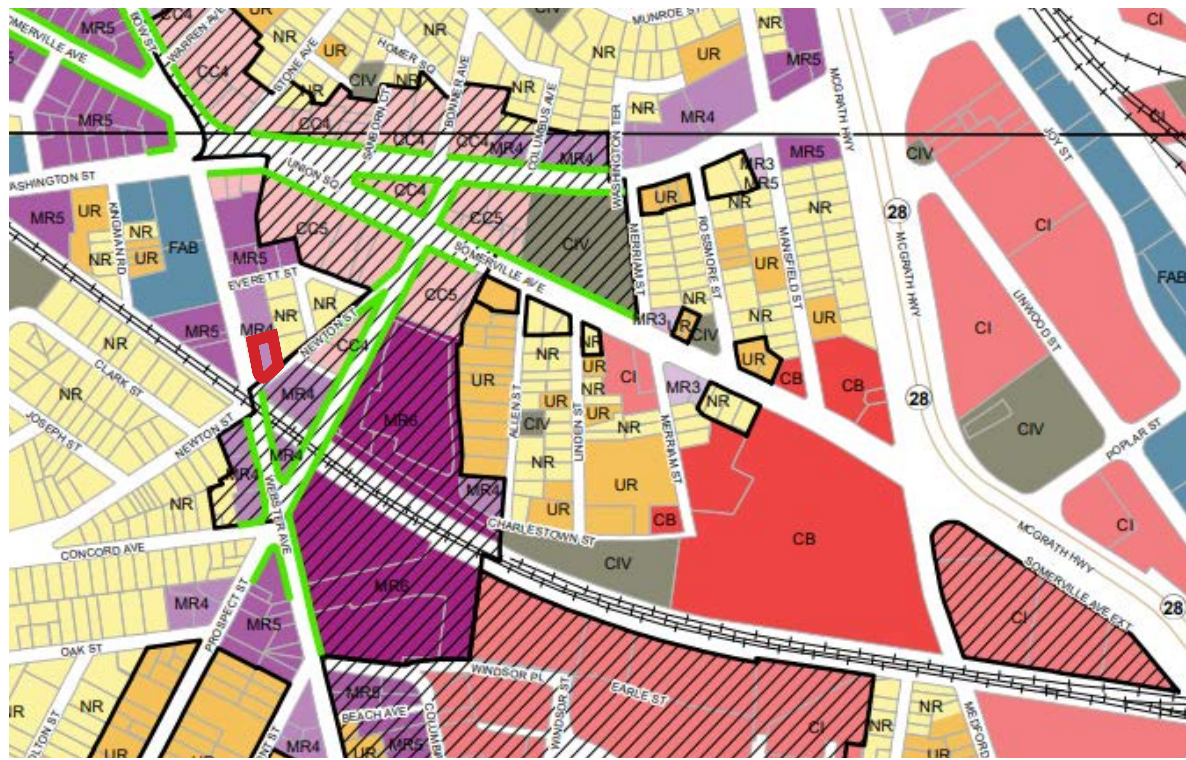
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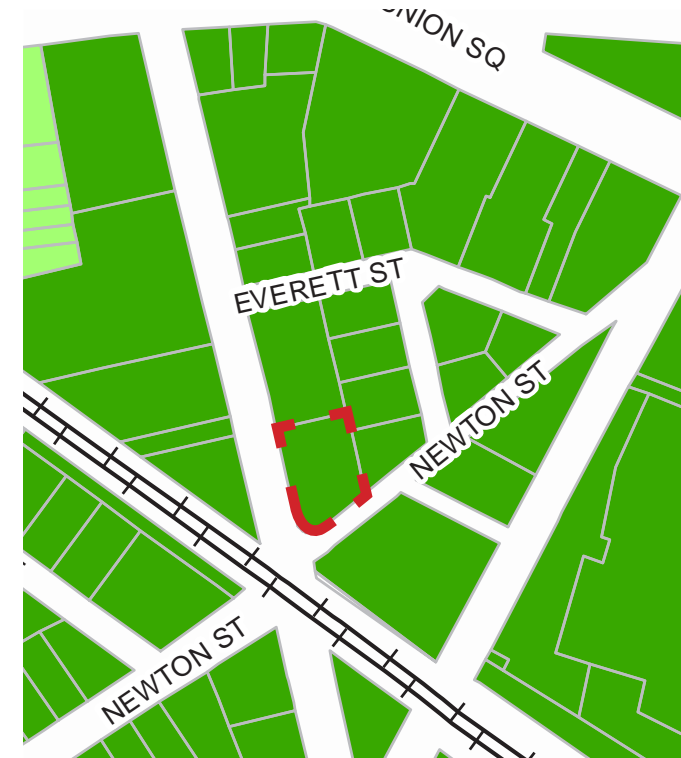








- Pedestrian Streets
- SB Overlay
- MPD Overlay
- NR
- UR
- MR3
- MR4
- MR5
- MR6
- HR
- CIV
- FAB
- CC4
- CC5
- CI
- CB



- WALKSHED**
- Quarter Mile
- Half Mile

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

CATEGORY	GROUP 1	GROUP 2
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UNIT STANDARD

ACCESSIBILITY LEVEL APPLICABILITY	ADAPTABLE – FEATURES MAY NEED FUTURE MODIFICATION ALL UNITS (ELEVATOR BLDG) OR GROUND FLOOR ONLY	FULLY ACCESSIBLE AT CONSTRUCTION. ZERO MODIFICATION REQUIRED. 5% OF TOTAL UNITS, DISTRIBUTED ACROSS ALL UNIT TYPES
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DOORS

CLEAR OPENING HARDWARE VISITOR ID	32" – CAPABLE OF COMPLIANCE LEVER HARDWARE AT ENTRY DOOR ONLY PEEPHOLE AT 60" AFF	32" CLEAR – INSTALLED LEVER HARDWARE ON ALL DOORS THROUGHOUT UNIT PEEPHOLES AT BOTH 60" AND 42" AFF
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BATHROOMS

TURNING SPACE WATER CLOSET GRAB BARS SINK / VANITY SHOWER DOOR SWING	ACHIEVABLE WITHOUT STRUCTURAL CHANGE CENTERLINE 18" FROM WALL – CAPABLE WALL BLOCKING ONLY – NO BARS INSTALLED REMOVABLE CABINET; KNEE SPACE ACHIEVABLE 36"x36" MIN; REINFORCED WALLS CAPABLE CAN SWING IN IF SPACE ALLOWS; ADAPTABLE	60" WHEELCHAIR TURNING RADIUS – BUILT IN CENTERLINE 18" FROM WALL; 42" FRONT CLEARANCE – INSTALLED WALL BLOCKING + BARS INSTALLED REMOVABLE CABINET; 30"W x 22"D KNEE SPACE – READY ROLL-IN: 30"x60" MIN, ½" MAX CURB – INSTALLED MUST SWING OUT OR SLIDE – FULL ACCESS GUARANTEED
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KITCHENS

COUNTER HEIGHT SINK	CAPABLE OF LOWERING TO 34" AFF REMOVABLE CABINET; KNEE CLEARANCE ACHIEVABLE	LOWERABLE TO 34" AFF – DESIGNED FOR IT KNEE CLEARANCE PROVIDED; CLOSED-FIST FAUCETS
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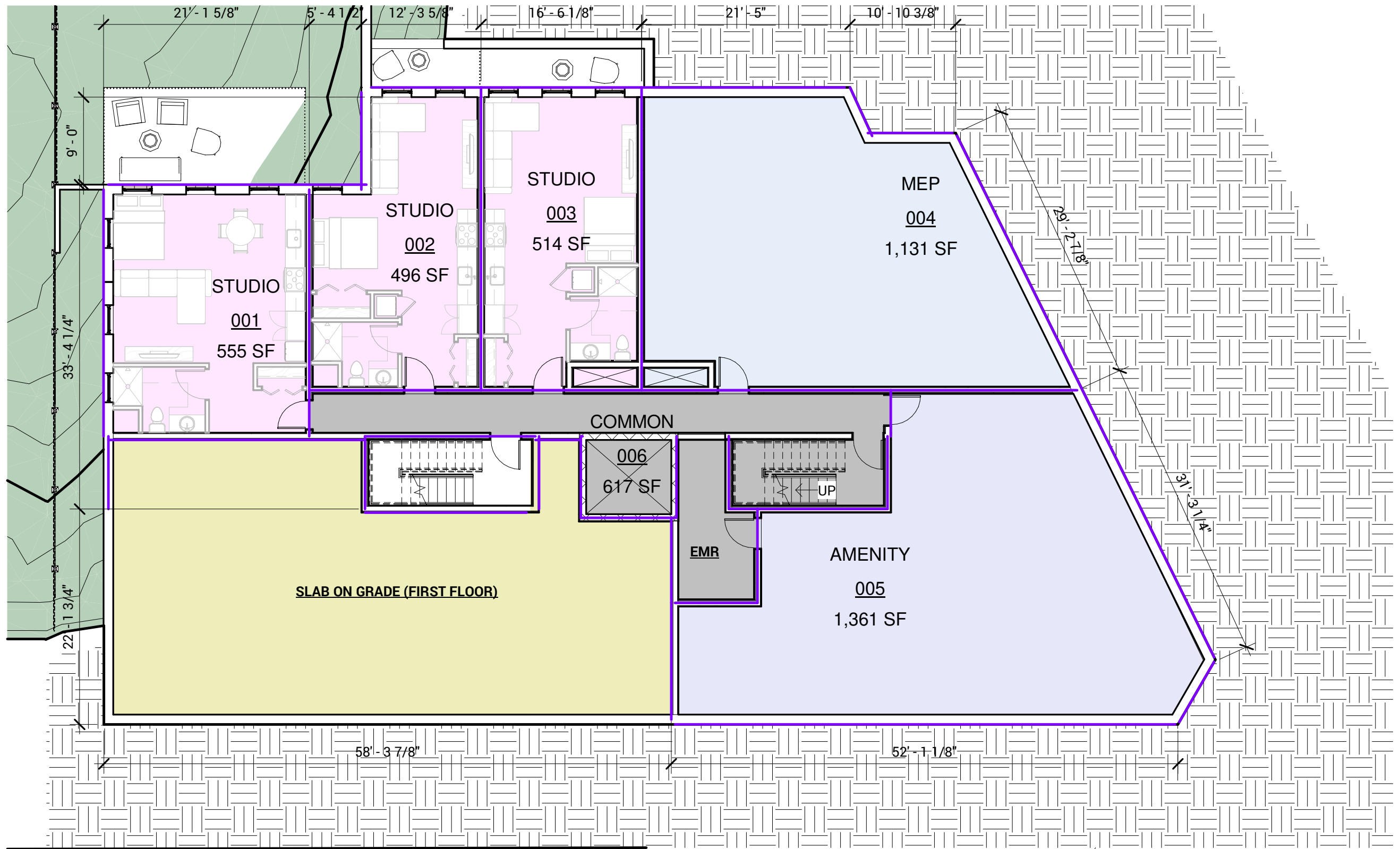
CONTROLS AND OUTLETS

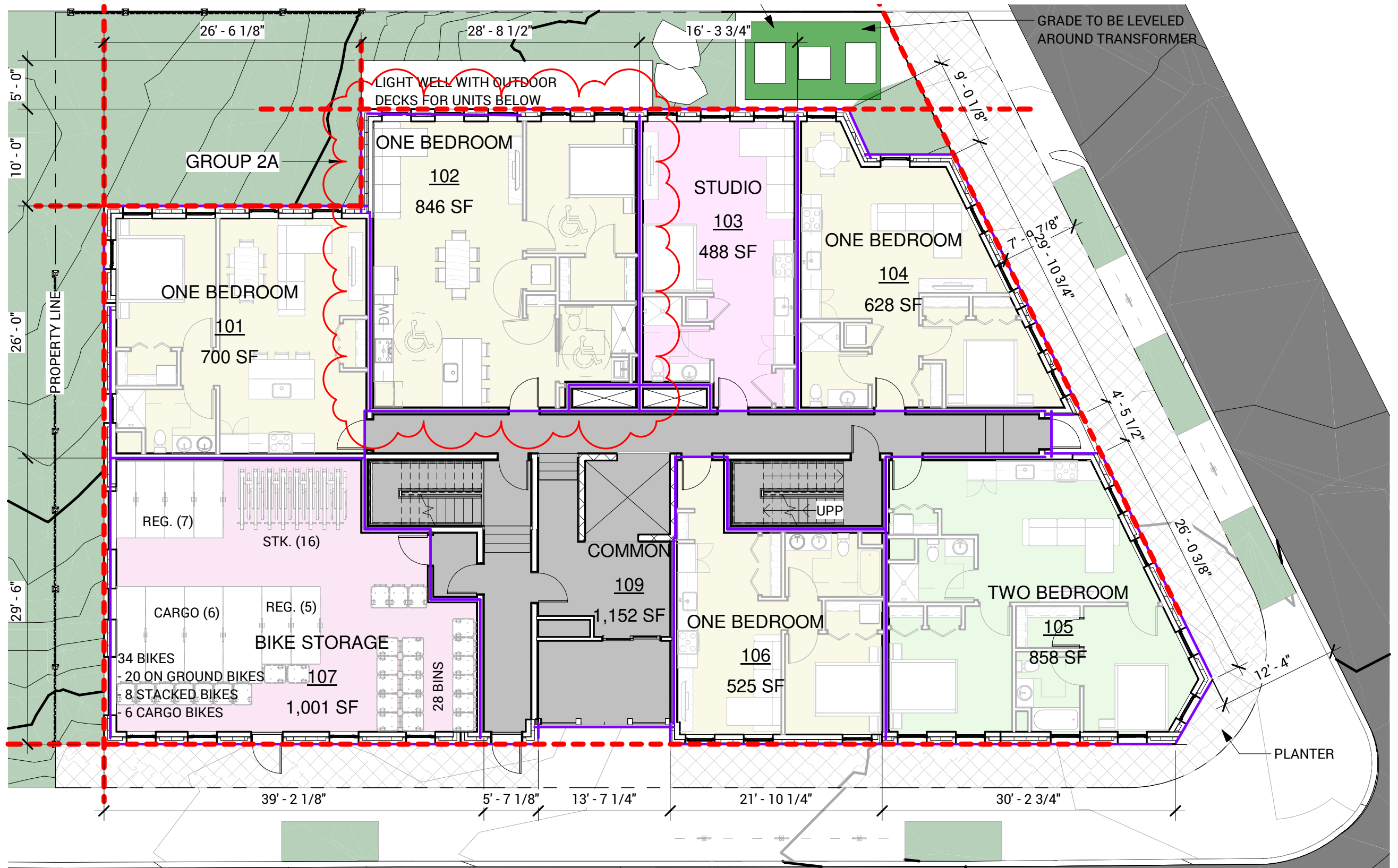
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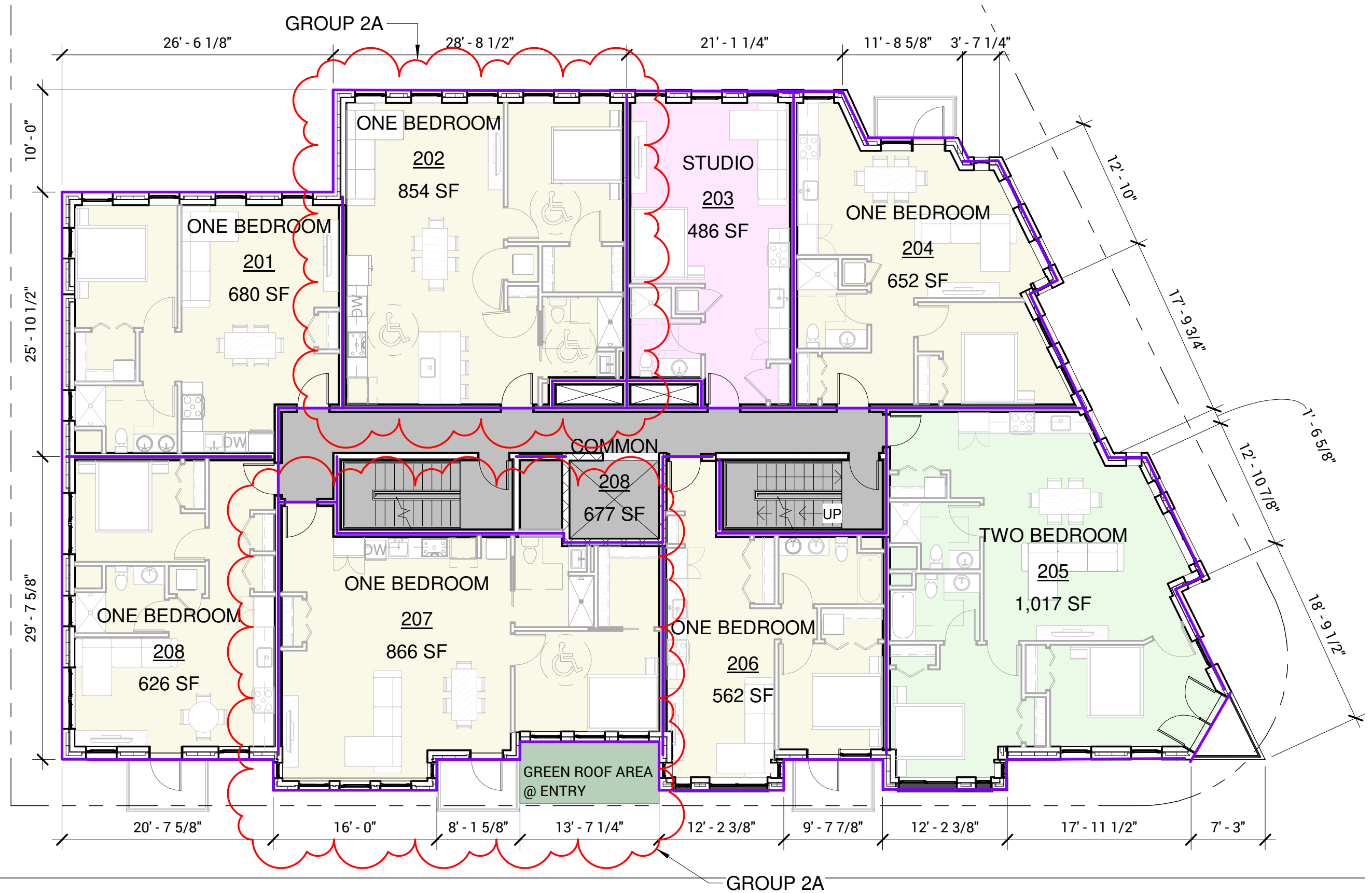
HEARING ACCOMMODATION

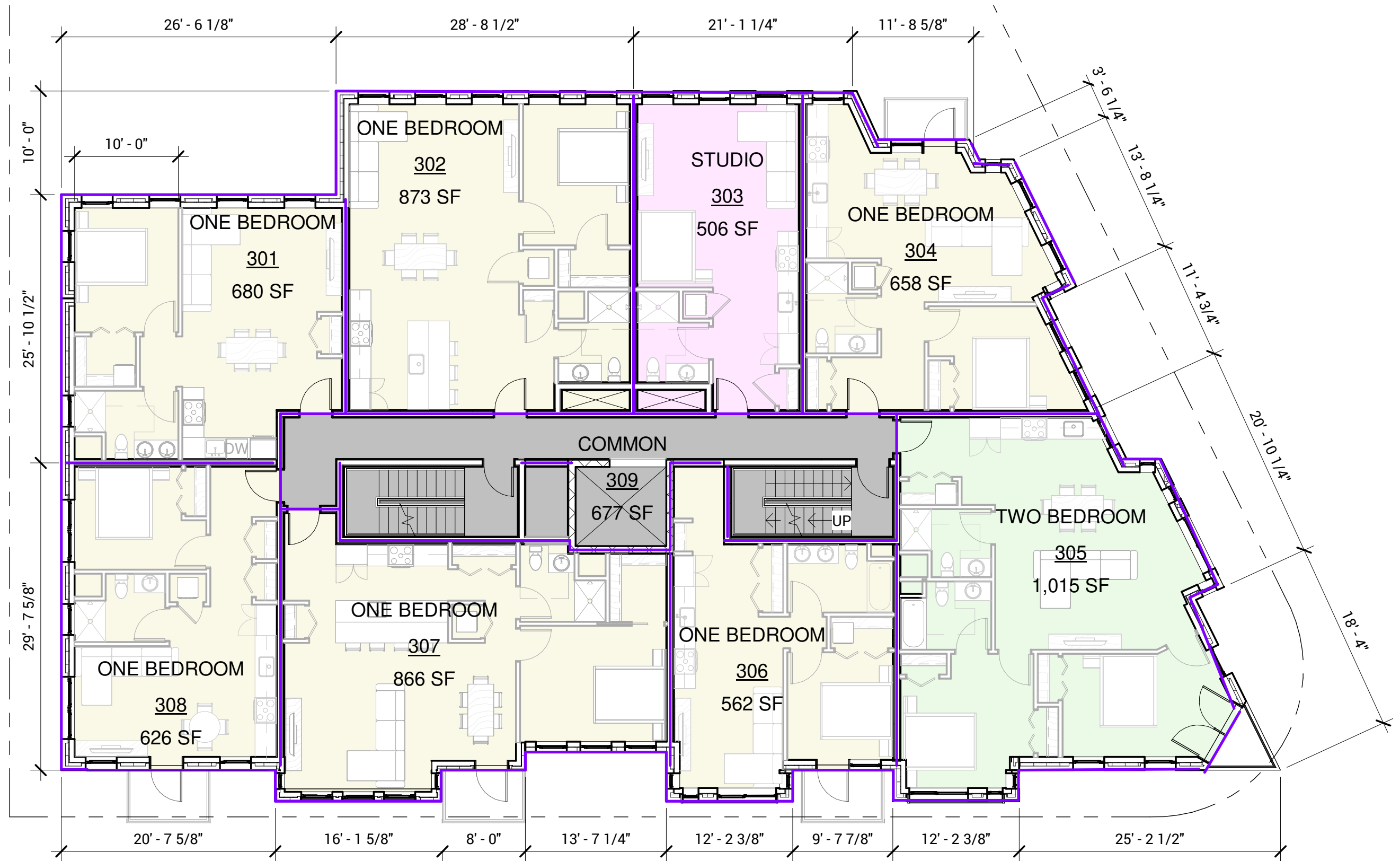
VISUAL ALARMS NOTIFICATION	110V OUTLET WITH ALARM TRIGGER CAPABILITY PROVIDED BY OPERATOR DURING TENANCY	VISUALS ALARM COVERS ALL AREAS OF THE UNIT VISUAL NOTIFICATION FOR PHONE + DOORBELL - BUILT IN
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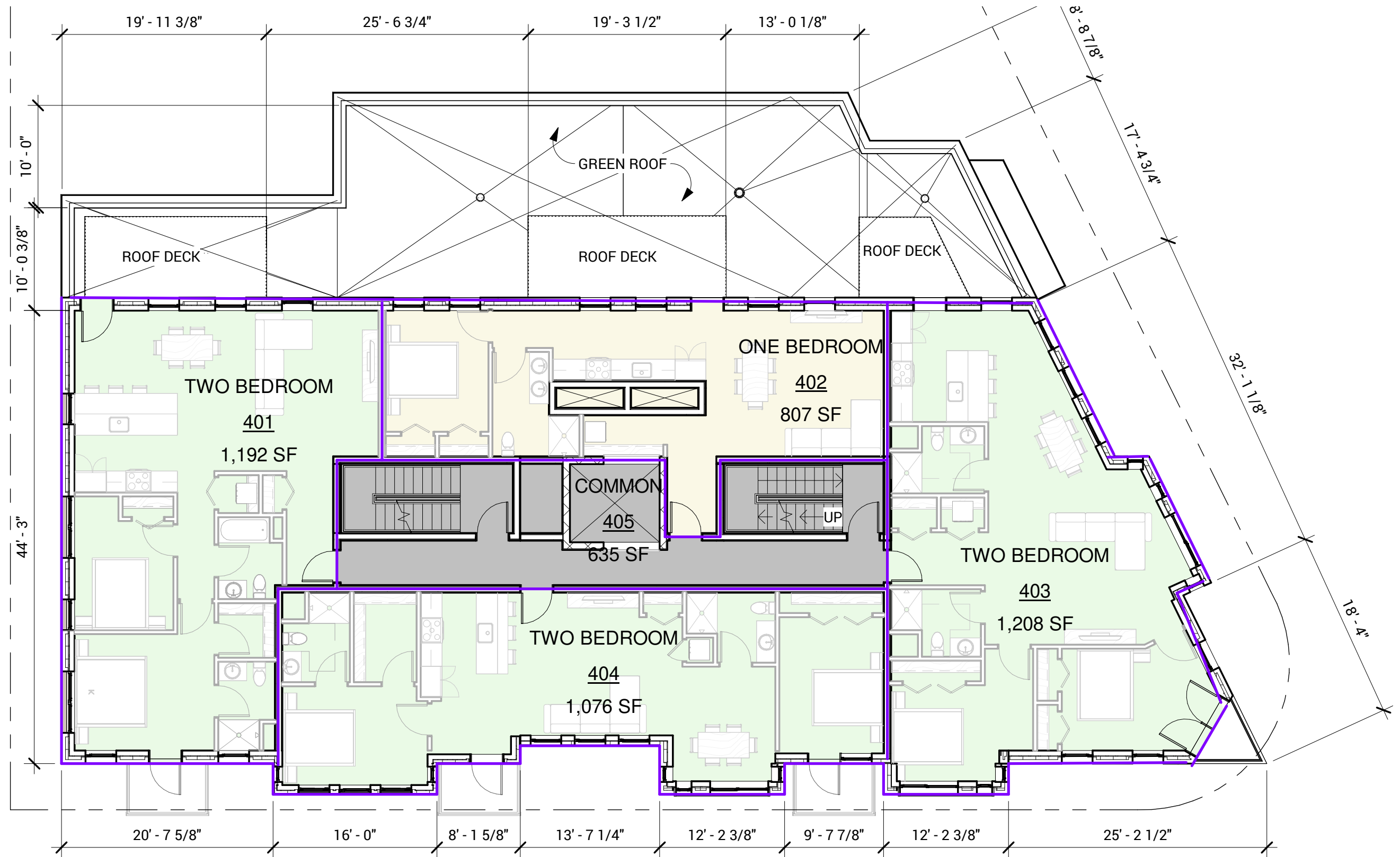
PROPOSAL: NO. OF GROUP 2A UNITS REQUIRED = 0 , NO. OF GROUP 2A UNITS PROPOSED = 3
GROUP 2A UNITS DELIVER IMMEDIATE, BUILT-IN ACCESSIBILITY WITH NO FUTURE MODIFICATION REQUIRED, EXPANDING HOUSING OPTIONS FOR RESIDENTS WITH DISABILITIES AND PROVIDING LASTING COMMUNITY BENEFIT BEYOND WHAT STANDARD UNITS CAN OFFER.

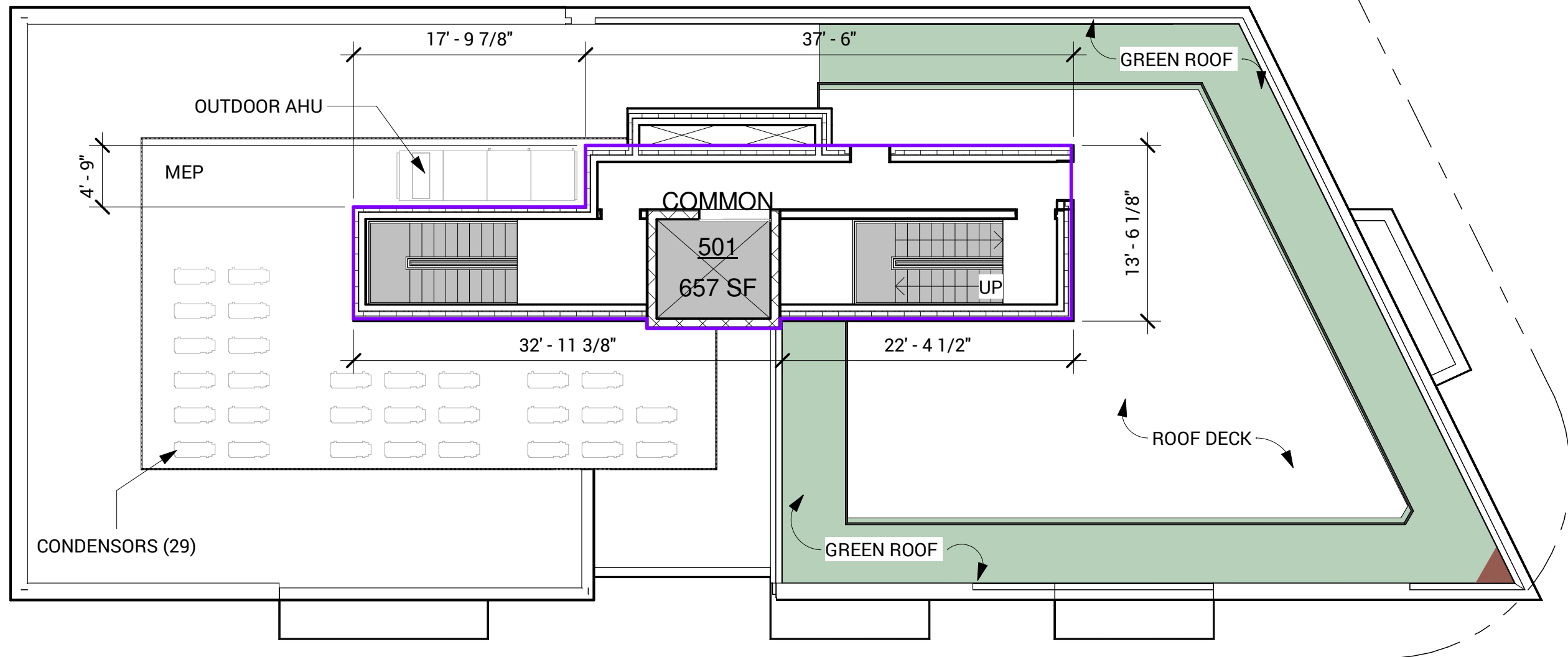


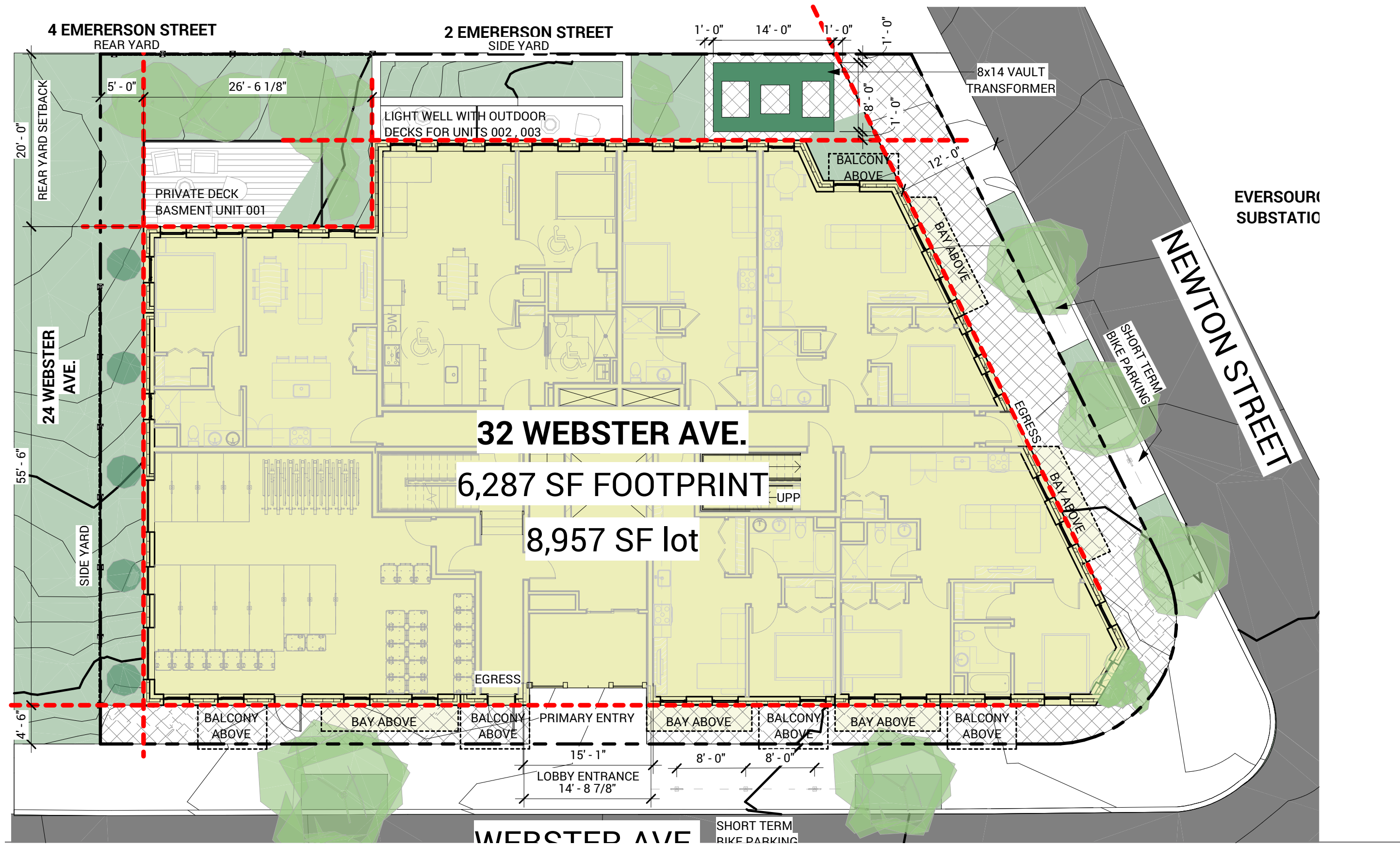












MASSING



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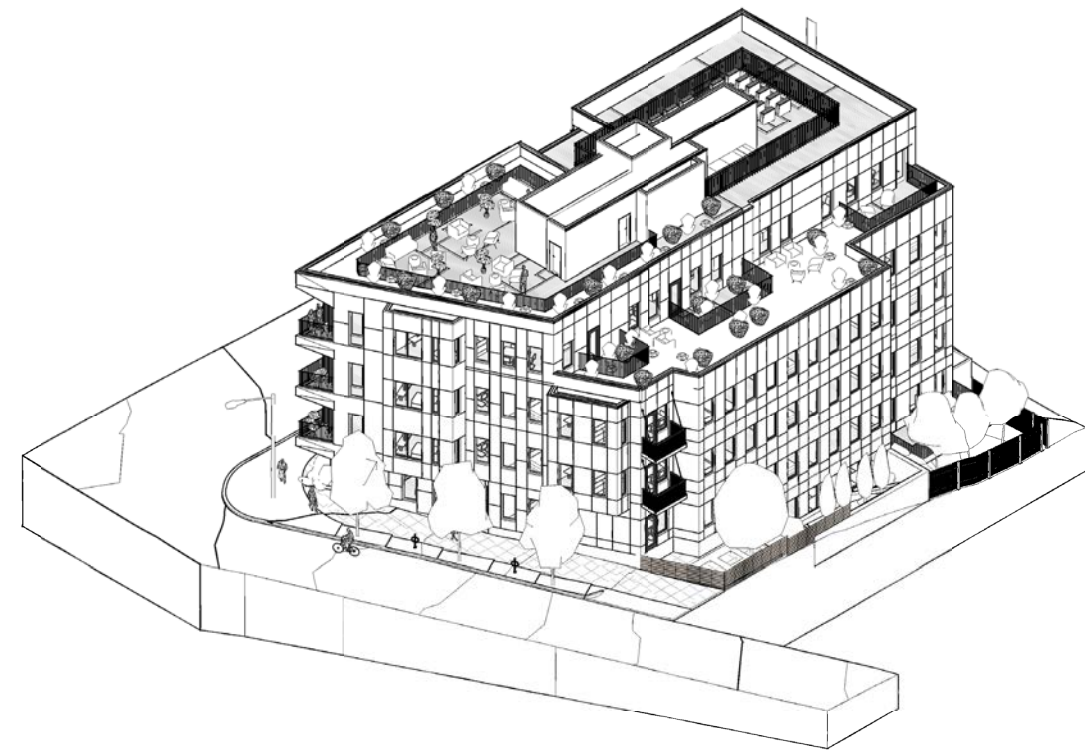
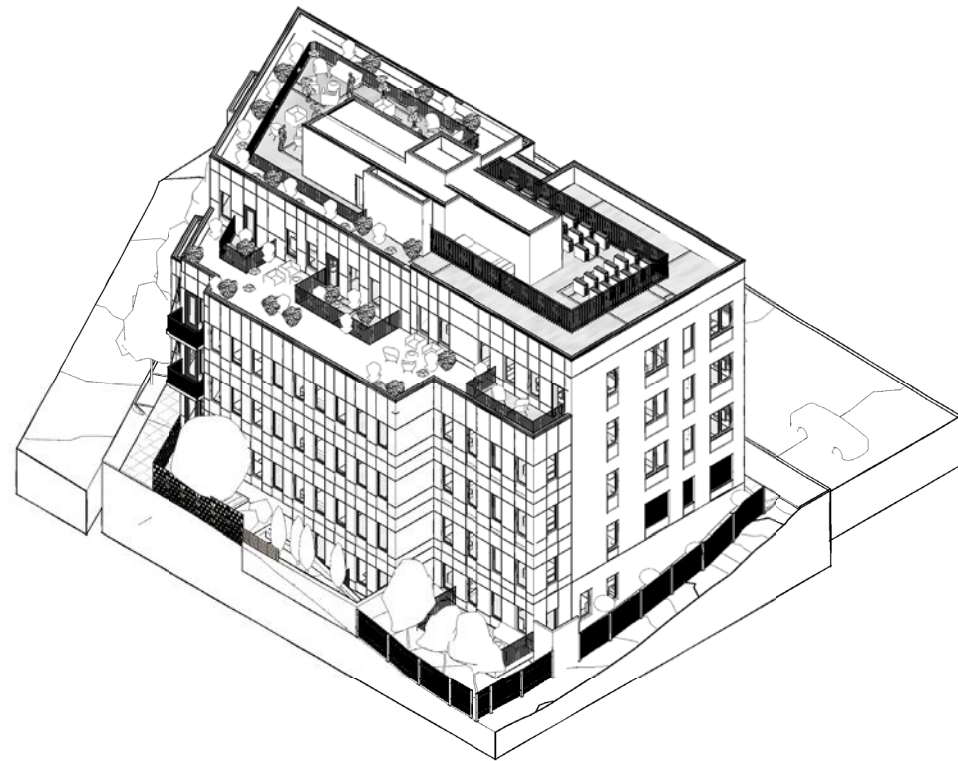
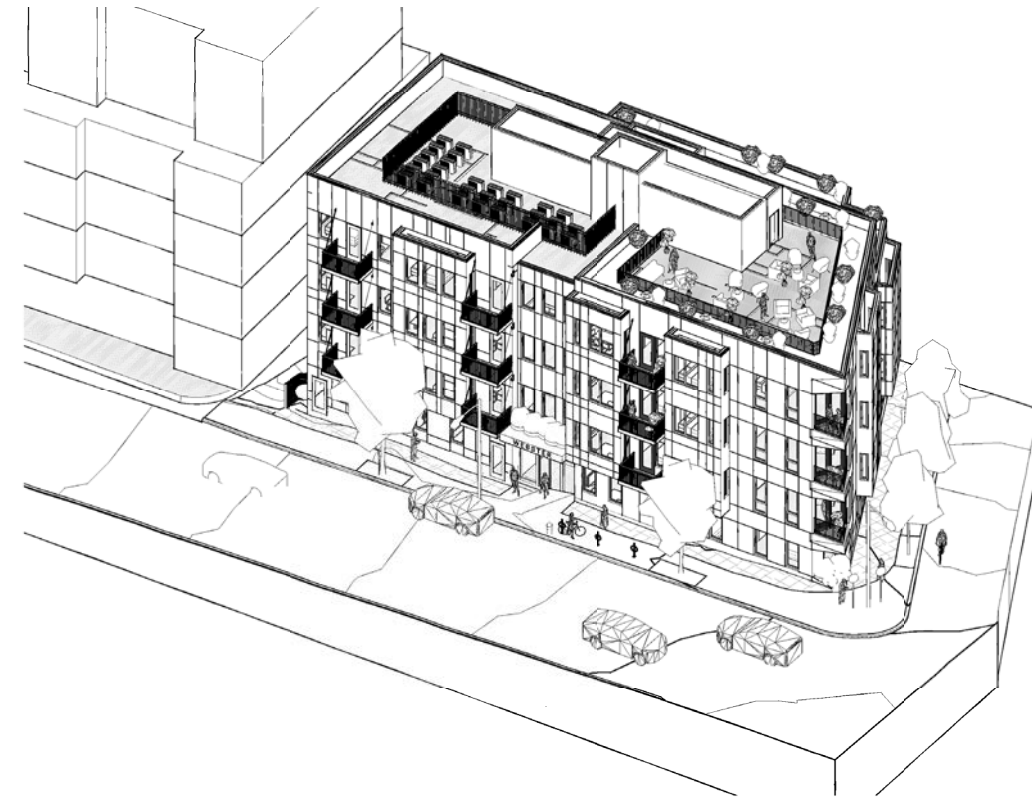
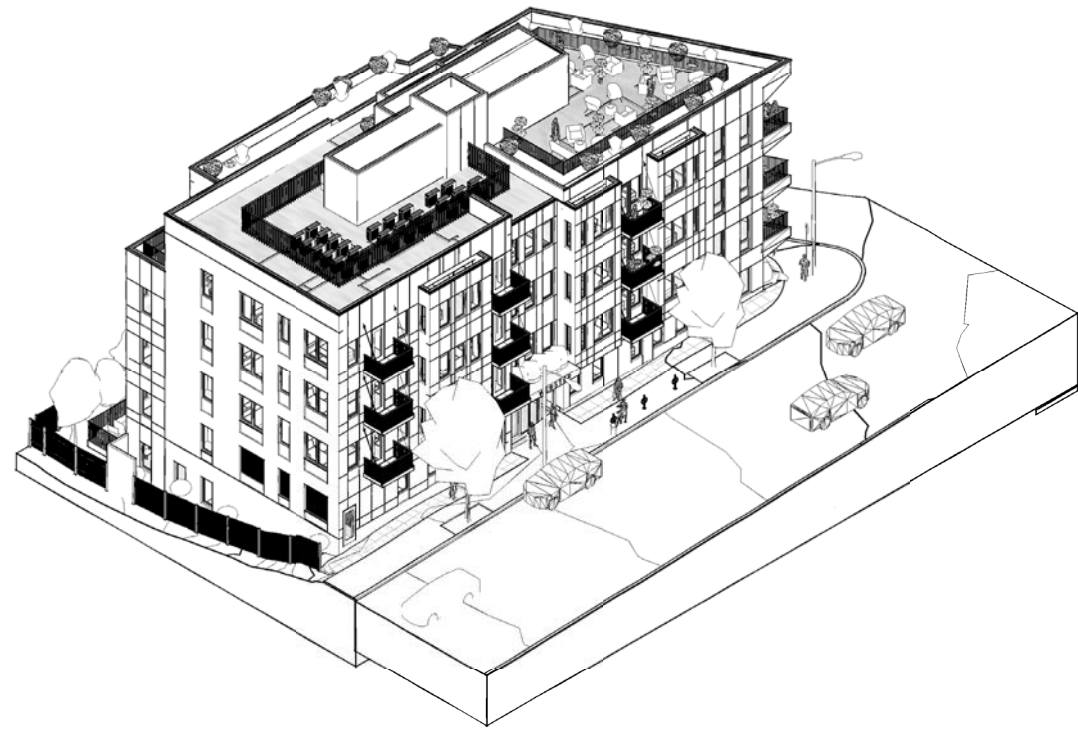
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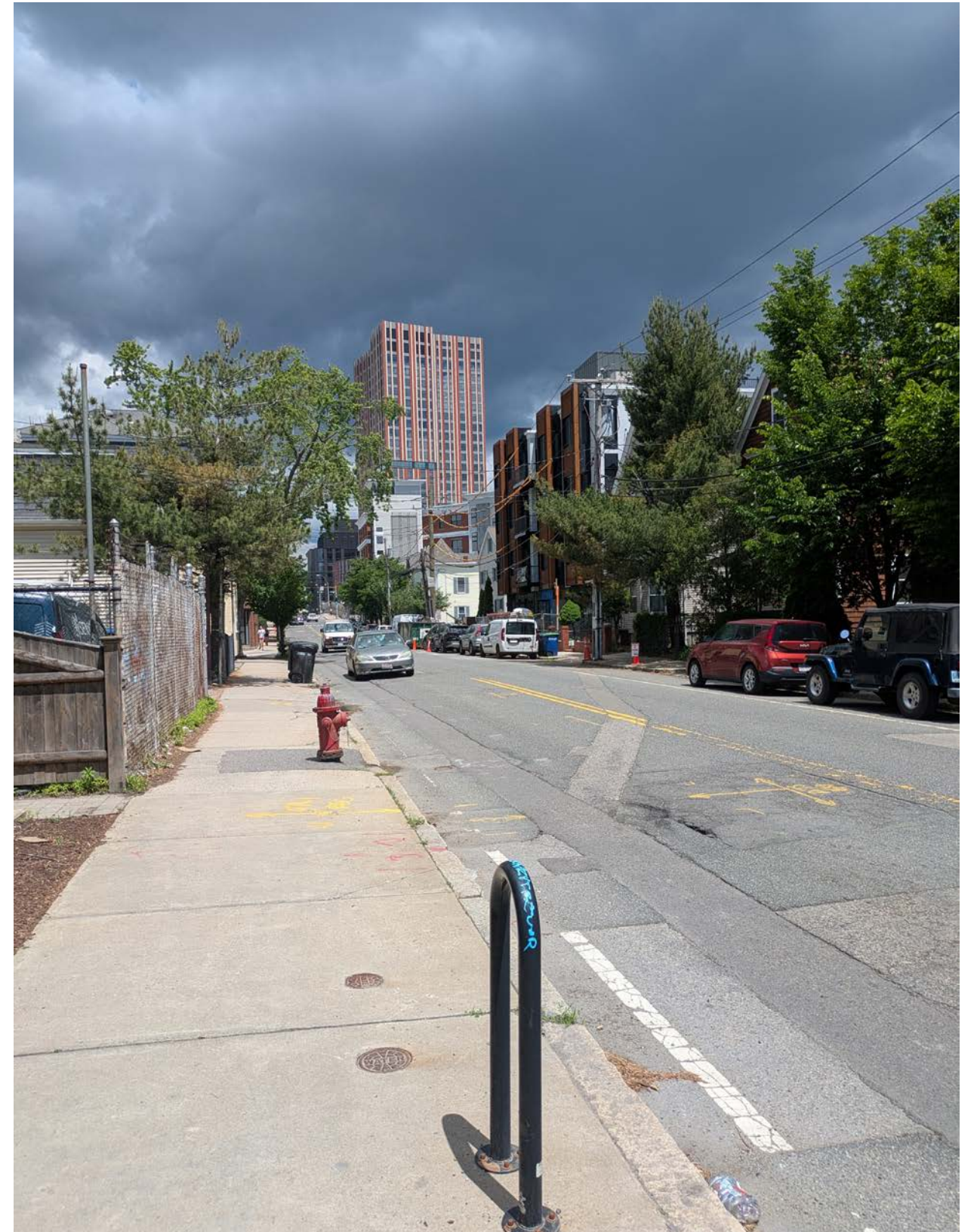
NEIGHBORHOOD PHOTOS



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PLANNING BOARD COMMENTS

DESIGN OPTION 4



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DESIGN OPTION 5



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BALANCE ARCHITECTS **BA**



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