

TOWNHOUSES BUILDING D

UR District		8/14/2020 REV 2022-10-14 REV 2026-04-10						Parking				6/5/2020						Lot				6/5/2020						Block				Setbacks						4/8/2026						Main Massing									
		LEED Requirement	Number of Residential Units	Gross Floor Area per Building	Gross Floor Area per Building (per DU Calculation)	Building Footprint	Maximum number of Dwelling Units per Building	Vehicle Parking	Bike Parking Short & Long Term Minimum Bike Parking	Bike Parking Short Term 50' location to Entry	Bike Parking Short Term Accessible Route	Minimum Outdoor Amenity Space (24 SF per DU)	Minimum Lot Size	Minimum Lot Area/ Dwelling Unit	Lot Width (feet)	Lot Depth (feet)	Interior Lot Width (feet)	Lot Coverage Maximum	UR District	Green Score Minimum	Block Type (Through Lot)	Block Perimeter	Block Face	Abutting NR District	Primary Setback (feet)	Secondary Setback (feet)	Left Side Setback (feet)	Right Side Setback (feet)	Rear Setback (feet)	Primary/Secondary Parking Setback	Left/Right Parking Setback	UR District	Facade Build-Out	Maximum Floor Plate	Number of Stories	Story Height	Ground Story Elevation	Width	Depth	Row Houses in Sequence	Roof Type	Facade Composition/ Fenestration	Dwelling Units Per Site	Required ADUs									
Required per Zoning Ordinance for Apartment Building Type		LEED Platinum Certifiable		GSP including below grade parking	GSP minus below grade parking	NA	1 per Dwelling Unit	Not Required	Not Required	Not Required	SS7 DU in apartment buildings	3.2.10(f)	7,500	1,125	GFA/DU building Type	55	90	65%	Required per Zoning Ordinance for Apartment Building Type	0.35(0.4 Ideal)	10-1.6		Not more than 1,600 feet	Not more than 500 feet	20	10	10	5	5	10'	20'/10'	20'	Required per Zoning Ordinance for Apartment Building Type	70%	7000 SF	2 to 4 stories maximum	Min 10', max 12'	3.2.10(c)(A)					15%-50% Max.	20% of Units									
						Proposed	33 spaces on Public Ways not included below.	Plus an additional 5 short-term on D1 Civic Space, plus BlueBikes			Required	Proposed	Proposed	GFA minus below-grade parking divided by 1,125	Proposed																																						
Lot F1 - Building D		Will Comply with LEED Platinum Certifiable	58	73,700	64,000	10,600	NA	No fewer than 43 parking spaces per DU	13 long term; 4 short-term	Some bike parking will not be located within 50 feet of principal entrance	Some bike parking will not be on accessible route	1,392	More than 2,000	23,850	1,103	57	250	78	NA	44%	Lot B2 - Building D	0.64	Two Fronts and one side Lot Line	Block F1 Approx. 720 feet	Block F3 Approx. 257 feet	Exempt - North Street	4'-6" on New Street #1	74'-0" to North Street REV to 73.9'	6'-8" to Building E	NA	16.5 REV to 15.3'	NA (4'-6" to below grade parking)	NA (6'-8" to Right Setback)	Lot B2 - Building D	68%	10,600	7	Garage Level: 11' to slab; 12'-2 3/4" to Ground Level. Lobby Level up to 12'; Typical residential floor heights: 10'-8"; Top grade varies Floor 11'-8" to 12'-2 3/4" at Garage Level to Ground floor, typical	Entrance level at grade; grade varies around building	NA	NA	NA	Flat	Complies	NA	100%							
Required Per Zoning Ordinance Code for Row House Building Type		LEED Gold Certifiable		(All townhomes on one block combined for GSP)		Max. per Site: 10; Max per building: 4	1 per unit	Not Required	Not Required	Not Required						106	80	24		Required Per Zoning Ordinance Code for Row House Building Type	0.35 (0.4 Ideal)								20'	10'	5'	Required Per Zoning Ordinance Code for Row House Building Type	80%		2 stories min		Min Width per Row House 24'-30"	34'-60"	4 to 10	15%-50% Max.	Min 4; Max 10	20% of Units											
							3.2.17; Article 11									3.2.11(a)(B)																																					
Lot E1 - Townhomes			16	22,465	8,400	16 units on site in 3 buildings: 3-unit, 8-unit and 5-unit buildings REV to 2 buildings: an 11 unit building and a 5 unit building	0 long term; 21 short-term				384	More than 400	14,822	NA	NA	195	50'-80"	NA (not subdivided)	57%	Lot E1 - Townhomes	0.54	Three Front Lot Lines	Thoroughfare #3: Approx. 170 feet	NA	4'-2" at curve to New Street #3 REV to 2.4' to TH 1 building face and 1.5' at bay on Clarendon Hill Drive	NA	5'-4" to New Street #2	5'-4" to New Street #1	2'-2" to Property Line REV TH 1 to 2.6' to E2	NA	NA	Lot E1 - Townhomes	91%	NA	3					3-3-8 buildings: 5 & 11 REV to 2 buildings: 5 & 11	Flat		16	100%									
Lot E2 - Townhomes		LEED not required per Section 10.11.1	18	25,273		18 units on site in 2 buildings: 10 unit and 8 unit buildings REV 23 spaces total	0 long term; 17 short-term	No parking within the parcel (0.0 spaces per DU) (Approximately 25 spaces, per approved plan, located on New Street #3)	Some will not be located within 50 feet of principal entrance	Some will not be on accessible route		432	More than 500	17,531	NA	NA	170	50"	NA (not subdivided)	0%	Lot E2 - Townhomes	0.51	Four Front Lot Lines	North & Powderhouse Blvd: Approx. 195 feet	NA	10' to Lot Line, & 5'-4" to back of sidewalk on Powderhouse Blvd. REV TH 3 to 4" to property line and 4.5' to back of sidewalk on Powderhouse Blvd.	5'-4" to North Street back of sidewalk 7'-4" to property line REV TH 2 to 5.2' to property line/ back of sidewalk on Stephenson Aman St.	5'-4" to New Street #1	5'-4" to New Street #2	10'-0" to property line REV TH 2 to 7.4' to property line	NA	NA	Lot E2 - Townhomes	97%	NA	3	Typical Floor: 10'-8"	Varies with grade. Goal for visibility at rear door	13'-8"	38'	8 & 10	Flat	Complies	18	100%								

PROPOSED: COMBINE TWO TOWNHOUSE BUILDINGS INTO A SINGLE BUILDING

PROPOSED: PARKING REDUCTION FROM 25 TO 23 SPACES

PROPOSED: DIMENSIONAL REVISIONS TO ZONING SETBACKS

PROPOSED: SINGLE BUILDING WITH 11 ROWHOUSES IN SEQUENCE WAIVER REQUEST

CLARENDON HILL PHASE TWO POAH

ARCHITECT



CONSULTANT

STAMP

KEY PLAN

ZONING SUBMISSION 06/15/2026 REV 07/22/2026

PROJECT NUMBER:
DRAWN BY: TAS
CHECKED BY: TAS/KH

SHEET TITLE

ZONING DIMENSIONAL STANDARDS TABLE

G-001

CLARENDON
HILL
PHASE TWO
POAH

ARCHITECT
E-ICON
ARCHITECTURE
141 TREMONT ST BOSTON, MA 02111

CONSULTANT

STAMP

KEY PLAN

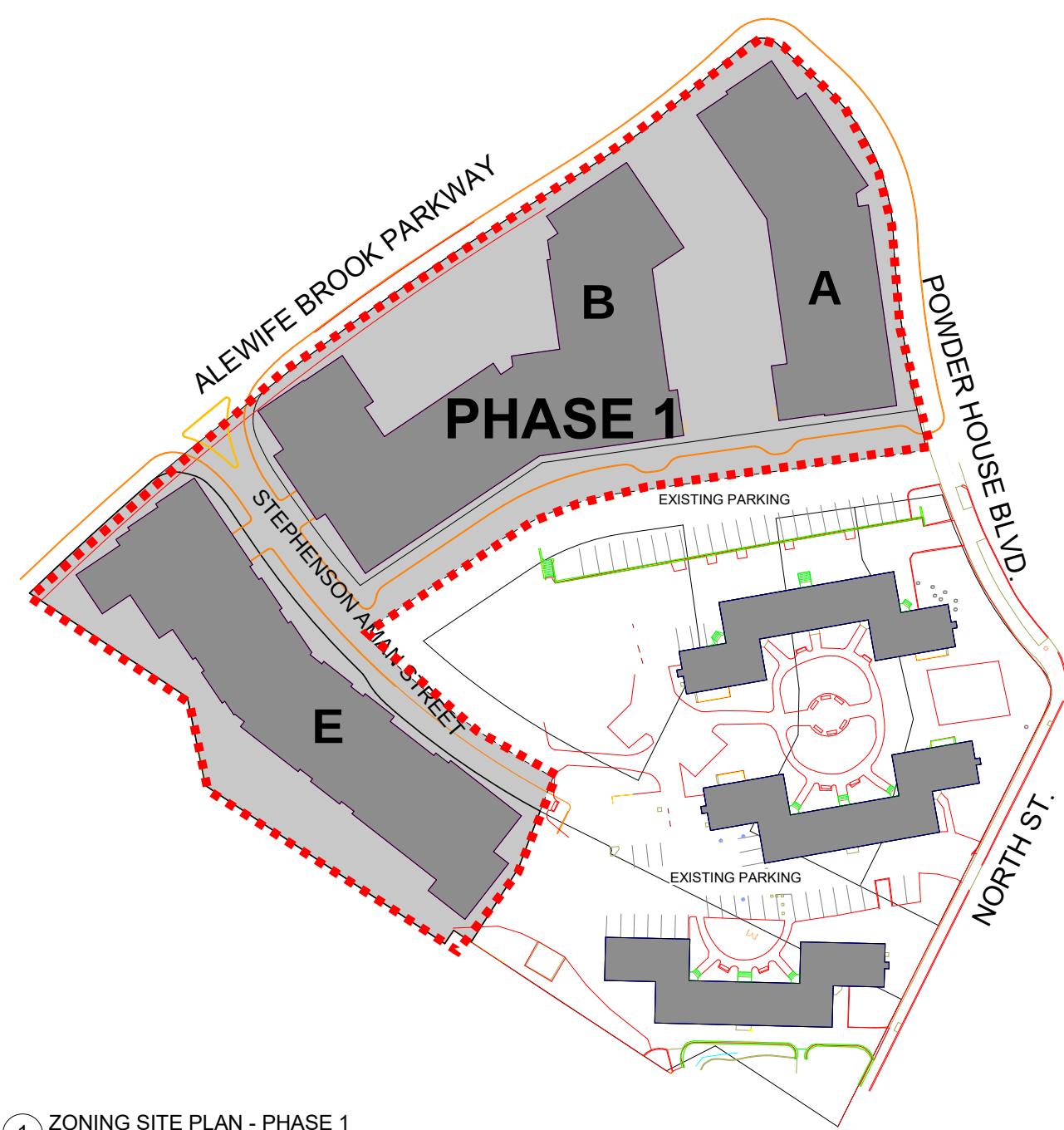
ZONING
SUBMISSION
06/15/2026
REV 07/22/2026

MARK	DATE	DESCRIPTION
PROJECT NUMBER: 216028.2		
DRAWN BY: TAS		
CHECKED BY: TAS/KH		

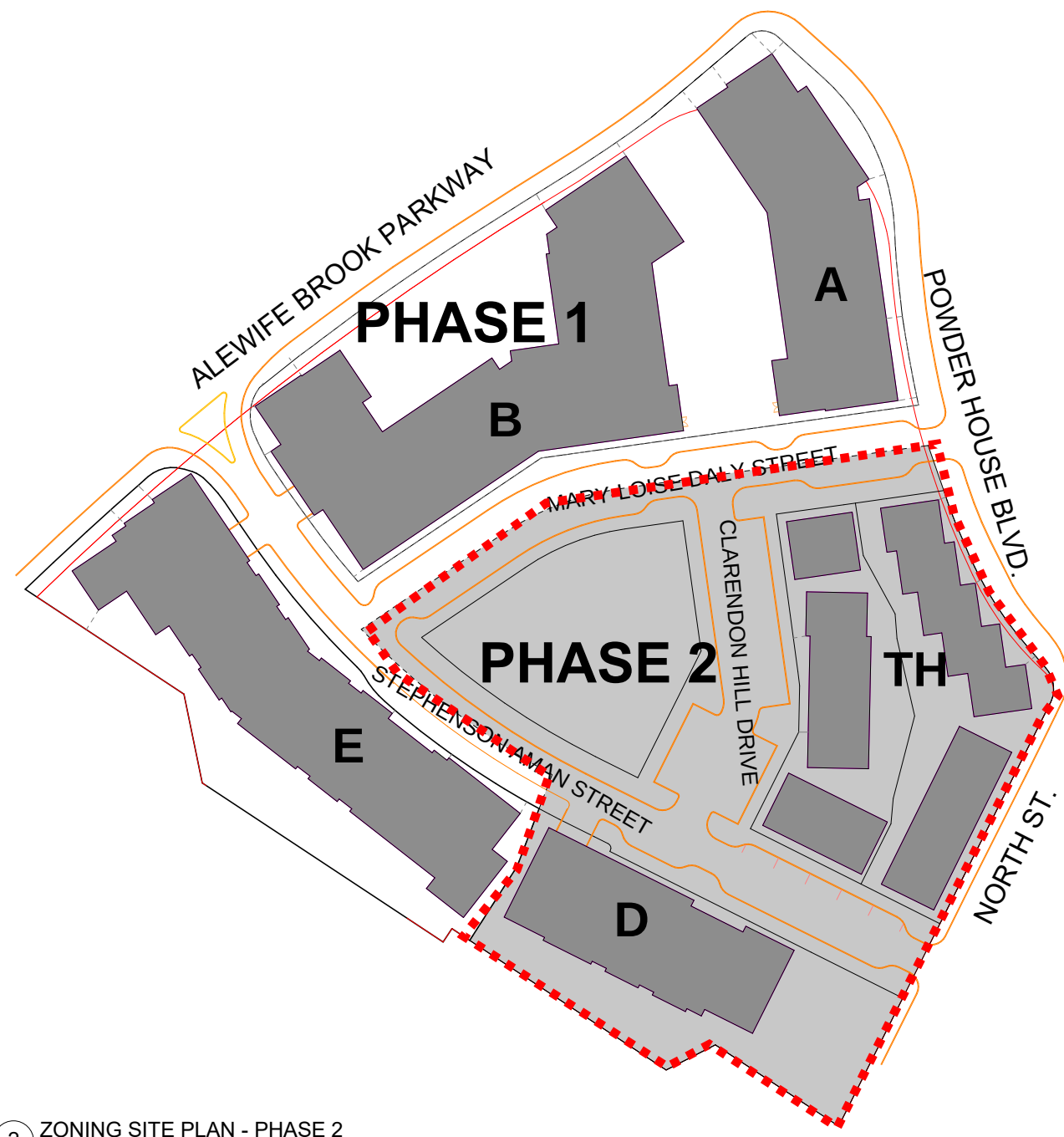
SHEET TITLE

PHASING
PLAN

Z-001

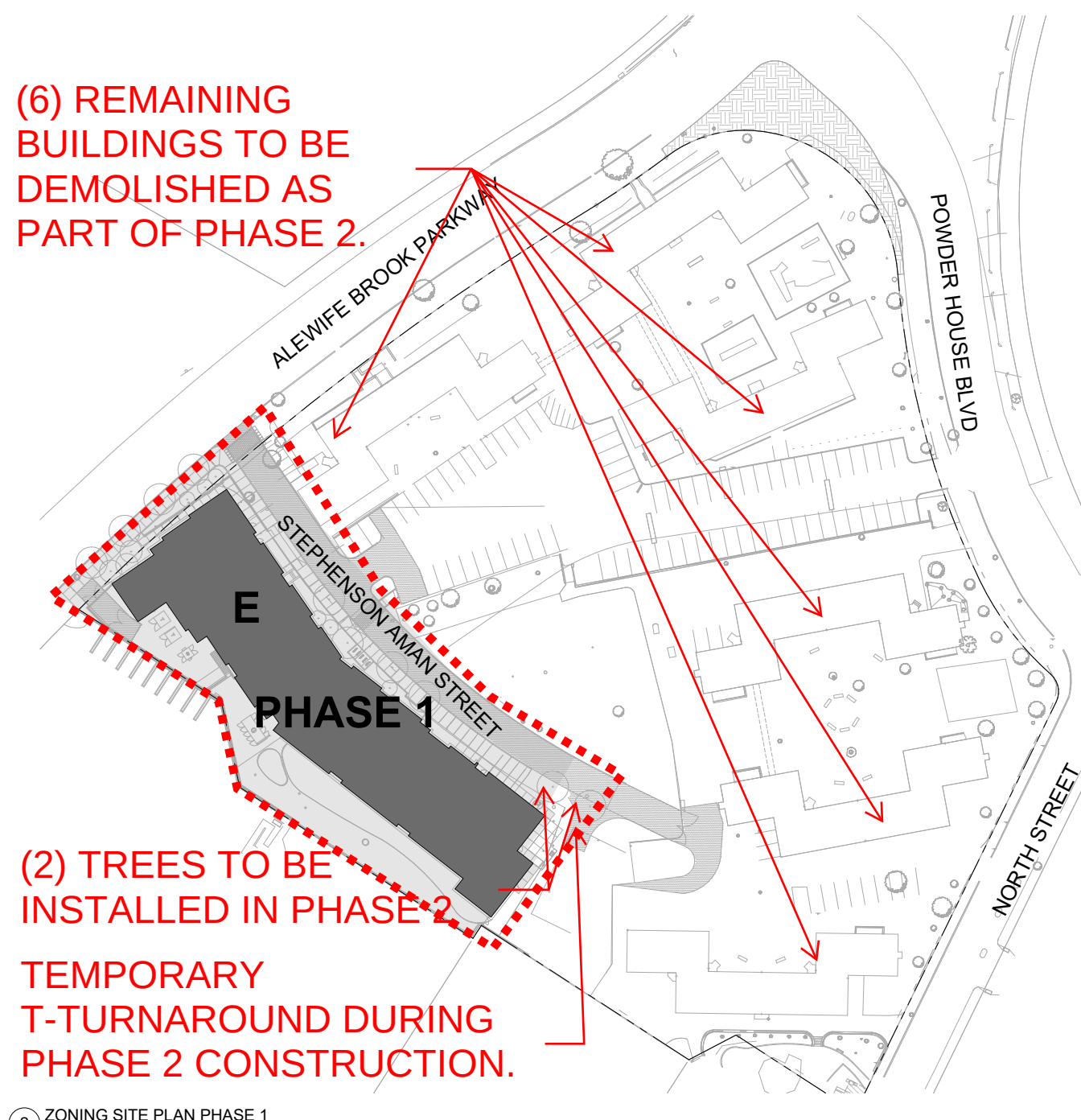


1 ZONING SITE PLAN - PHASE 1
1" = 50'-0"



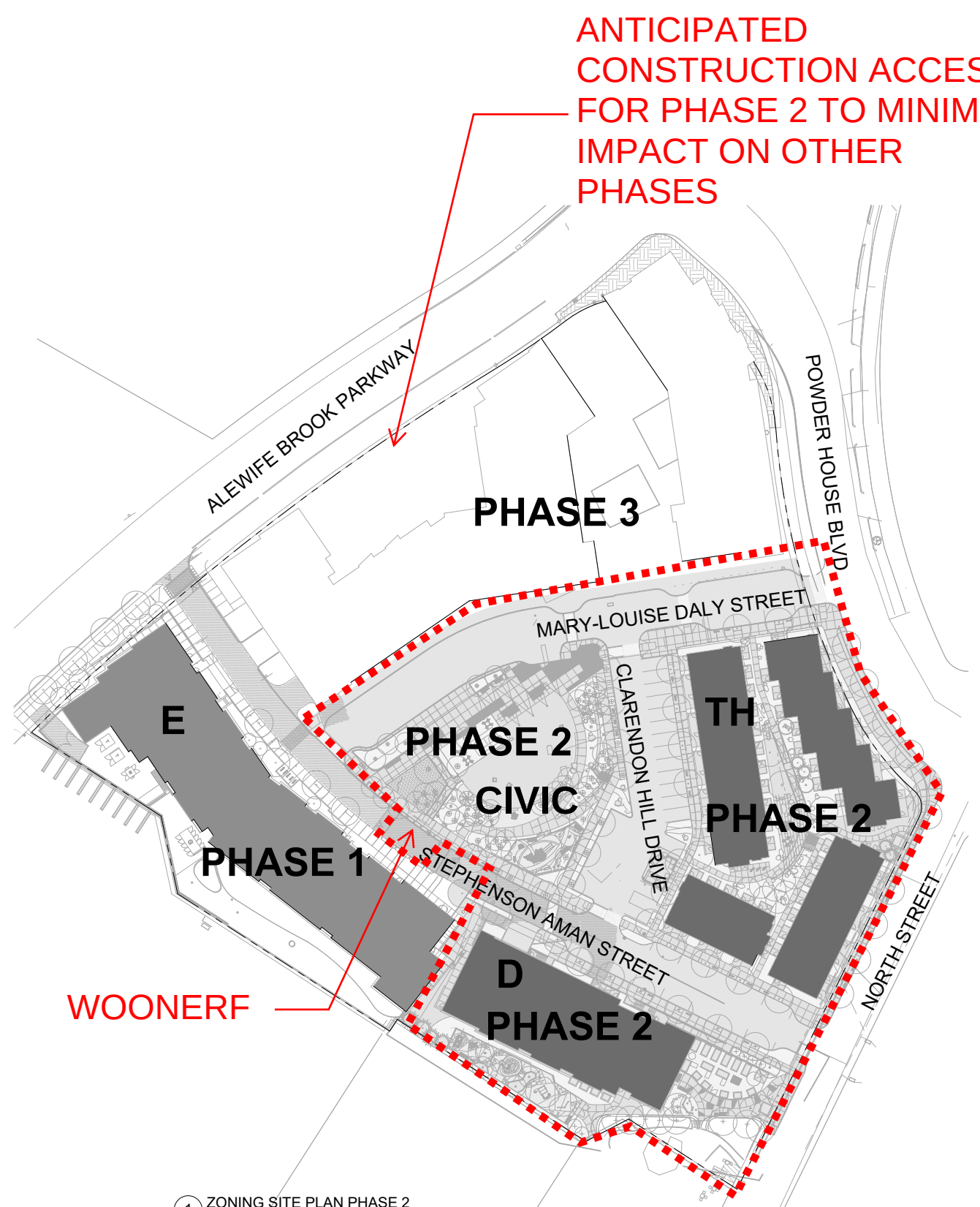
2 ZONING SITE PLAN - PHASE 2
1" = 50'-0"

APPROVED 40B SEPTEMBER 10, 2020:
PHASING PLAN



1 ZONING SITE PLAN PHASE 1
1" = 50'-0"

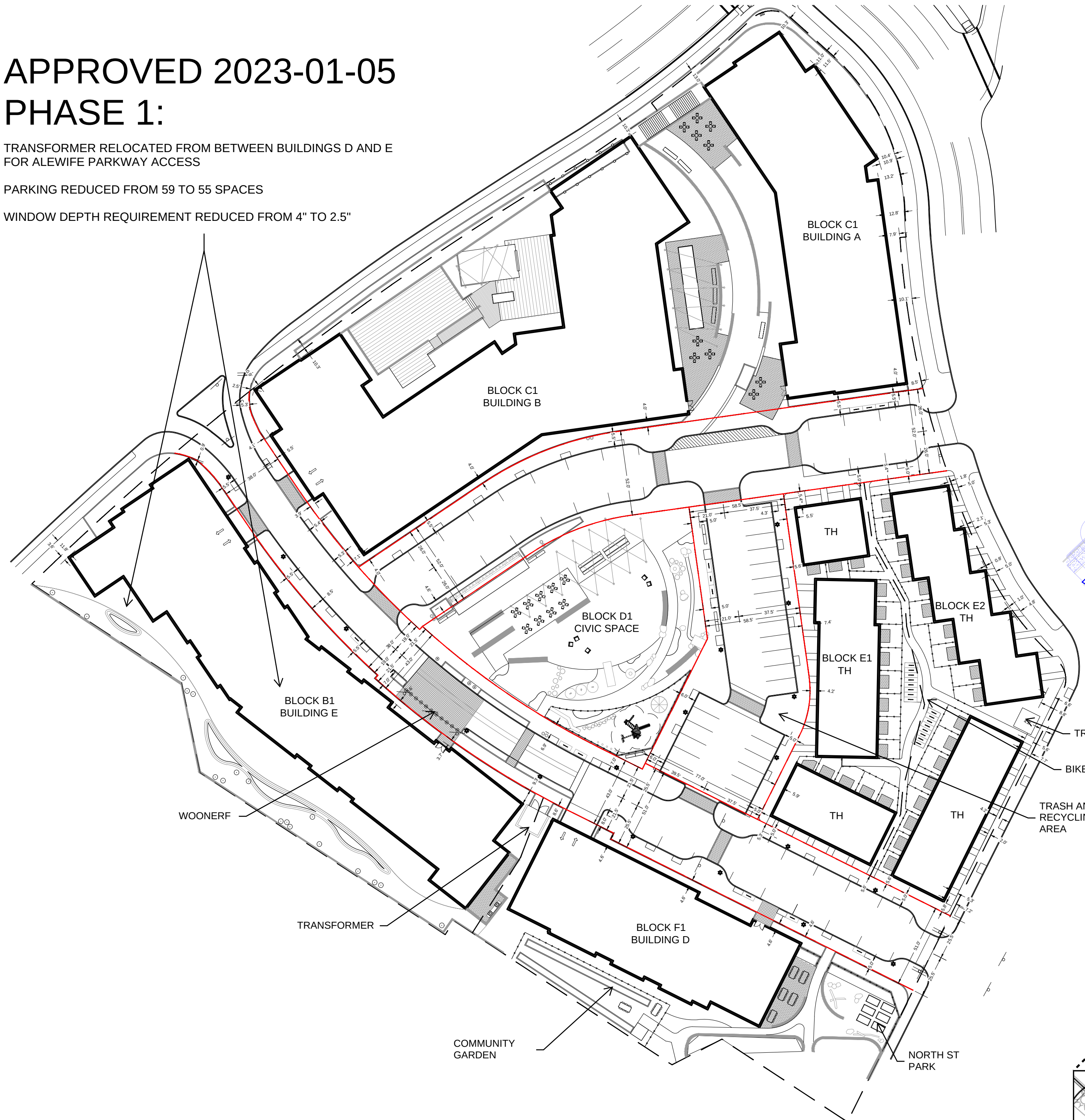
PROPOSED JUNE 15, 2026:
PHASING PLAN: PHASE 2



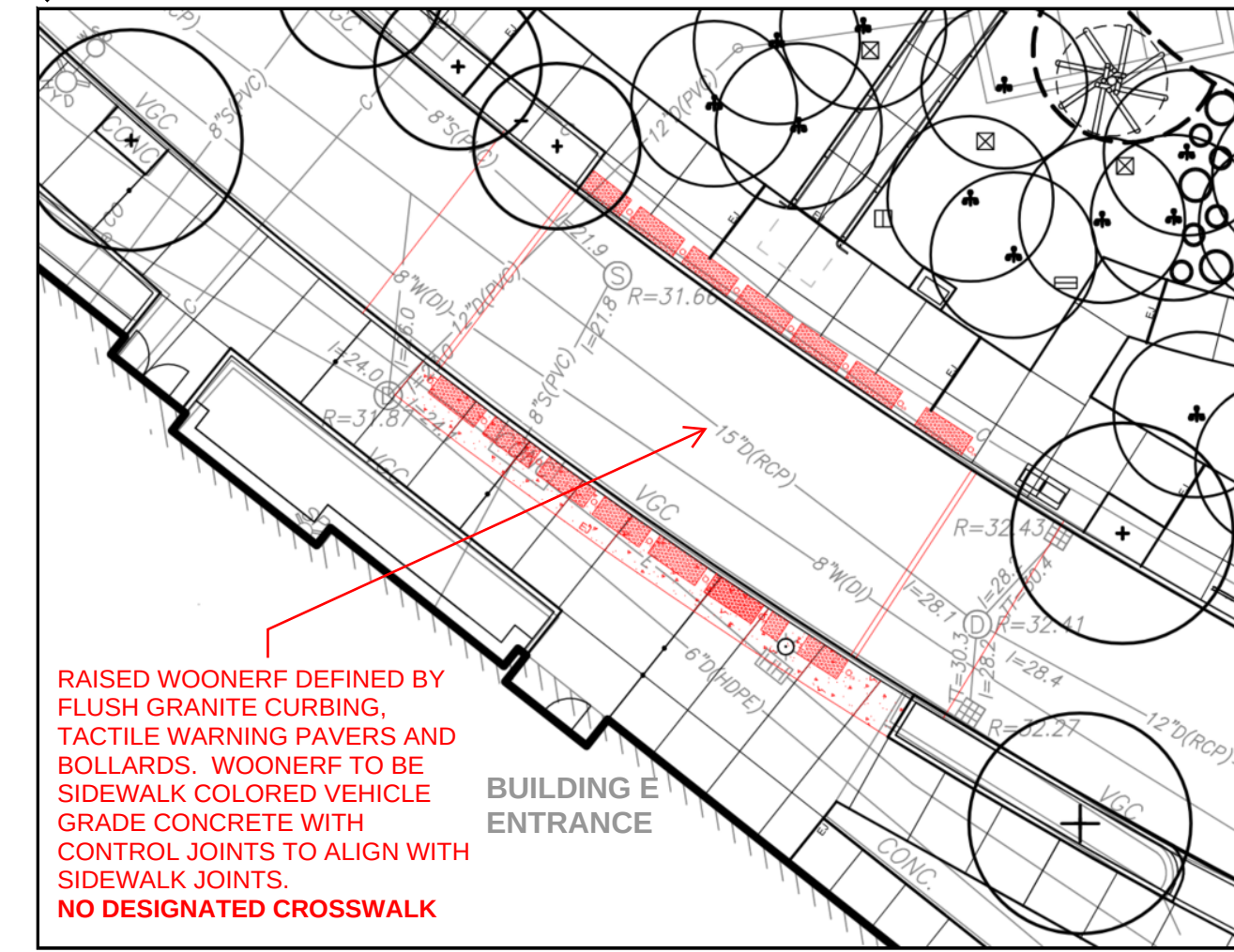
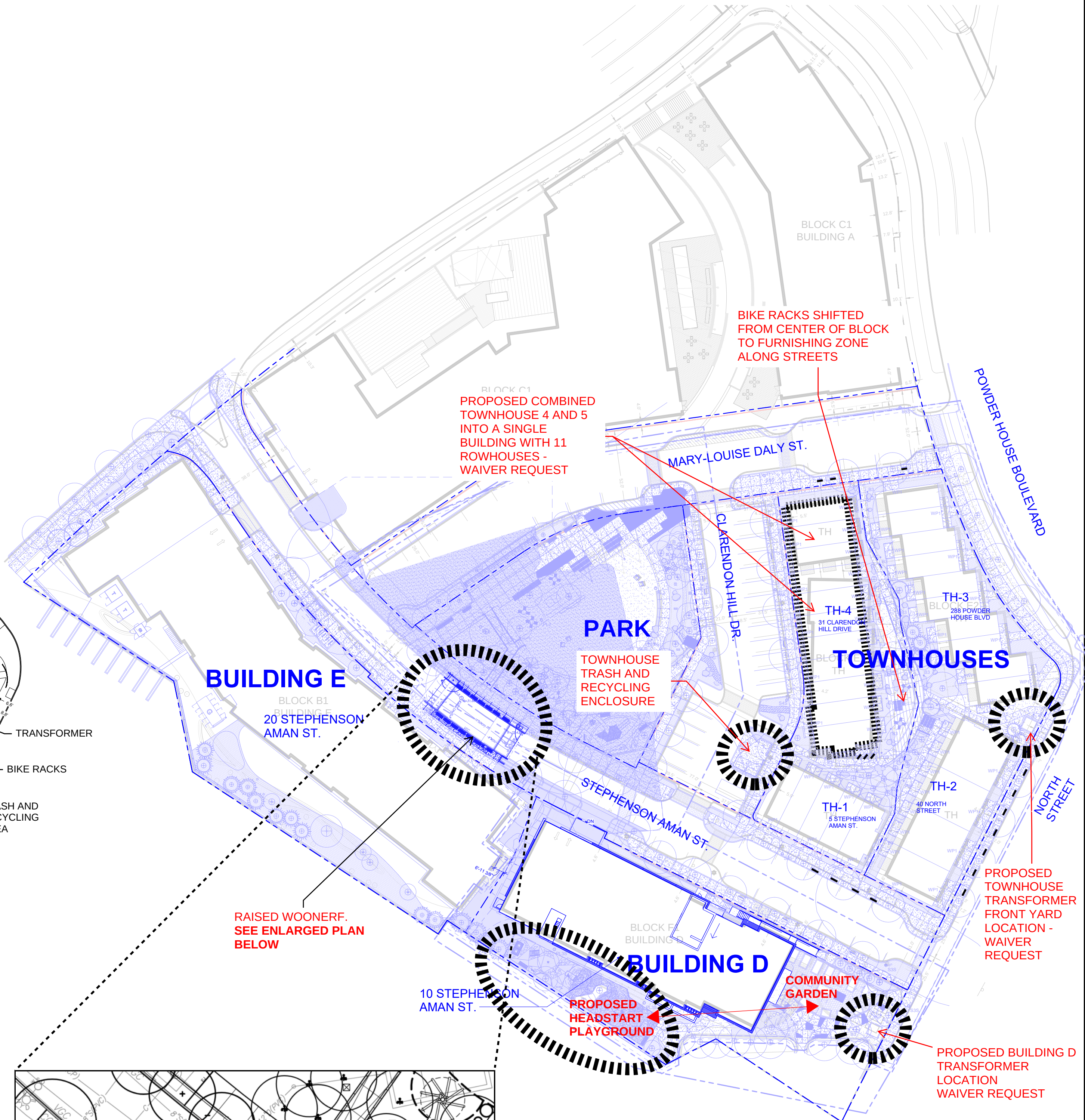
1 ZONING SITE PLAN PHASE 2
1" = 50'-0"

APPROVED 2023-01-05
PHASE 1:

TRANSFORMER RELOCATED FROM BETWEEN BUILDINGS D AND E
FOR ALEWIFE PARKWAY ACCESS
PARKING REDUCED FROM 59 TO 55 SPACES
WINDOW DEPTH REQUIREMENT REDUCED FROM 4" TO 2.5"



40B APPROVED SEPTEMBER 10, 2020:
SITE LAYOUT



PROPOSED ENLARGED WOONERF

PROPOSED JUNE 15, 2026
SITE LAYOUT: PHASE 2

CLARENDON
HILL
PHASE TWO
POAH

ARCHITECT
E-ICON
ARCHITECTURE
141 TREMONT ST BOSTON, MA 02111

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KEY PLAN

ZONING
SUBMISSION
06/15/2026
REV 07/22/2026

MARK	DATE	DESCRIPTION
PROJECT NUMBER: 216028.2		
DRAWN BY: TAS		
CHECKED BY: TAS/KH		

SHEET TITLE

SITE LAYOUT

Z-002

CLARENDON
HILL
PHASE TWO
POAH

ARCHITECT
E-ICON
ARCHITECTURE
141 TREMONT ST BOSTON, MA 02111

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KEY PLAN

ZONING
SUBMISSION
06/15/2026
REV 07/22/2026

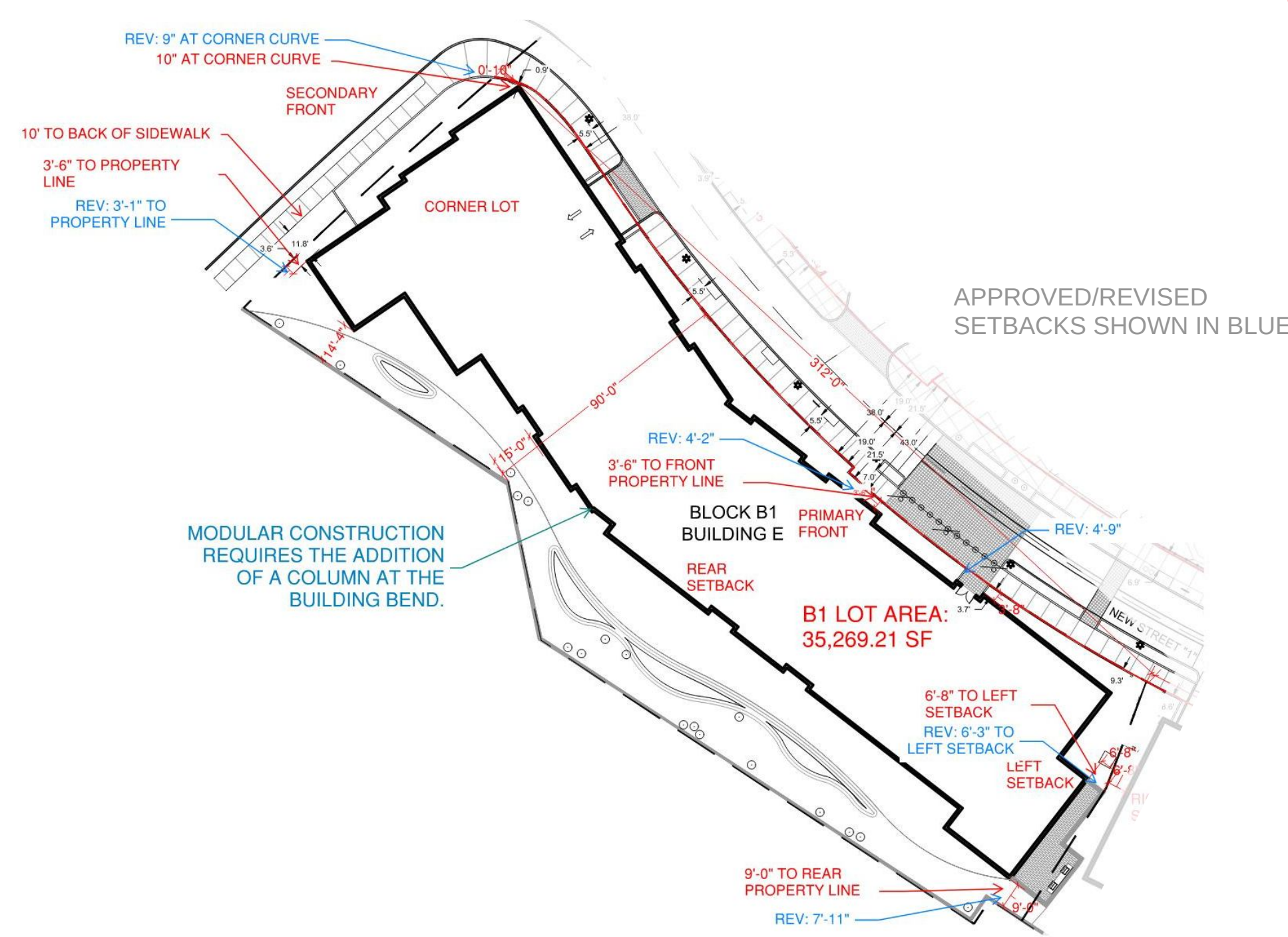
MARK	DATE	DESCRIPTION
PROJECT NUMBER: 216028.2		
DRAWN BY: TAS		
CHECKED BY: TAS/KH		

SHEET TITLE

ZONING
SETBACK
COMPARISON

Z-003

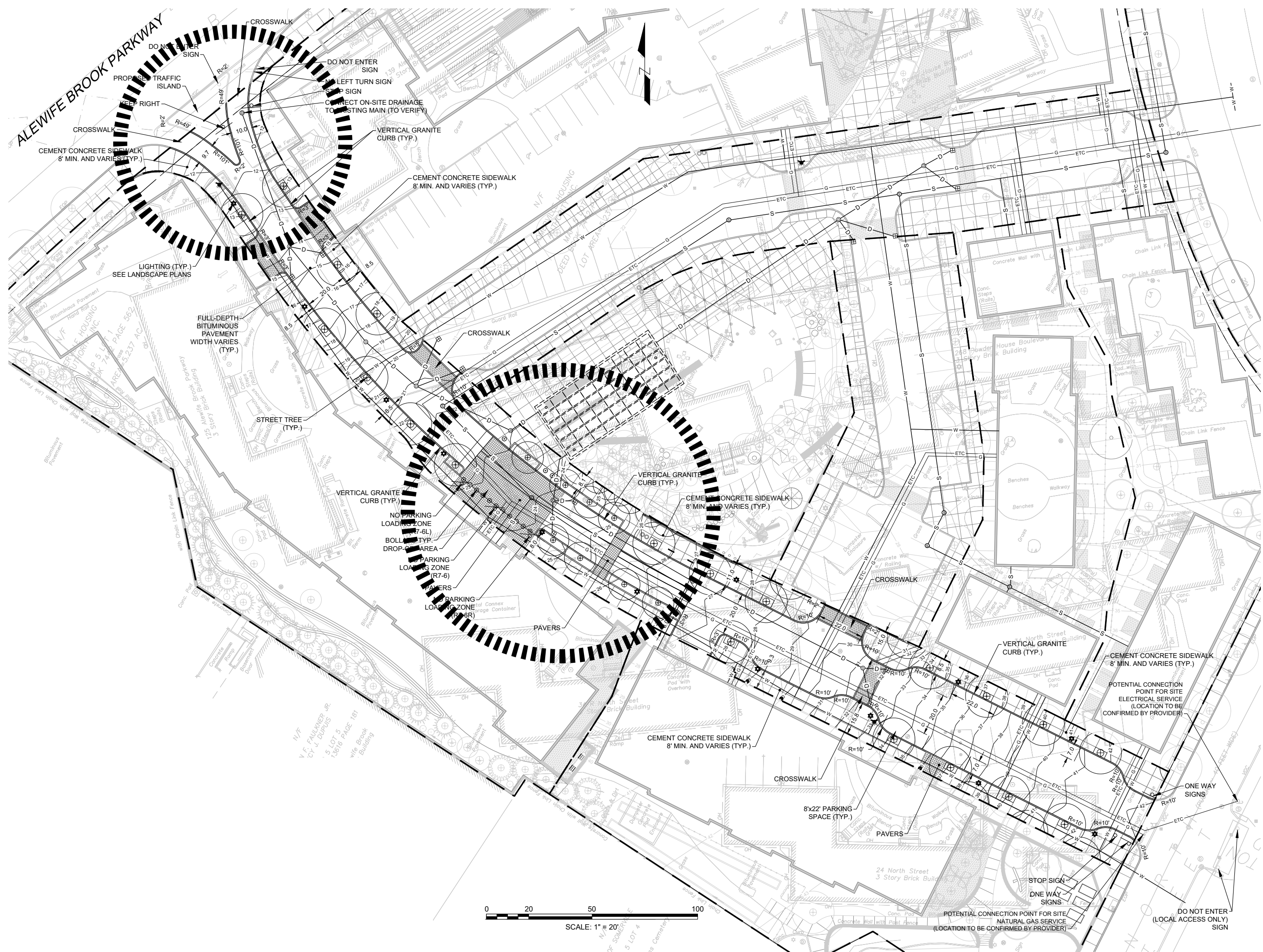
APPROVED 40B
SEPTEMBER 10, 2020:
ZONING SETBACKS



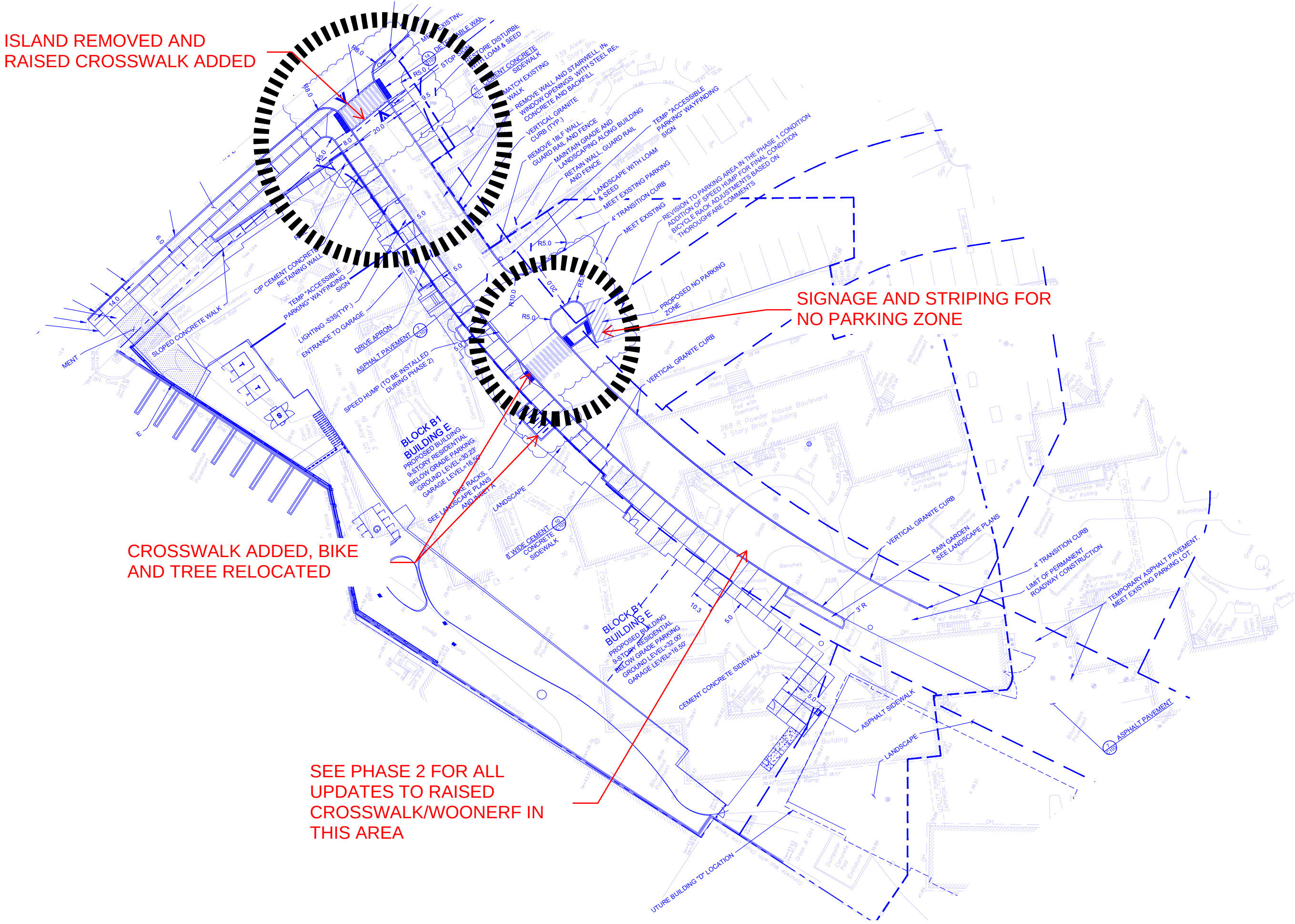
APPROVED JANUARY 5, 2023:
PHASE 1 ZONING SETBACKS

PROPOSED JUNE 15, 2026:
PHASE 2 ZONING SETBACKS

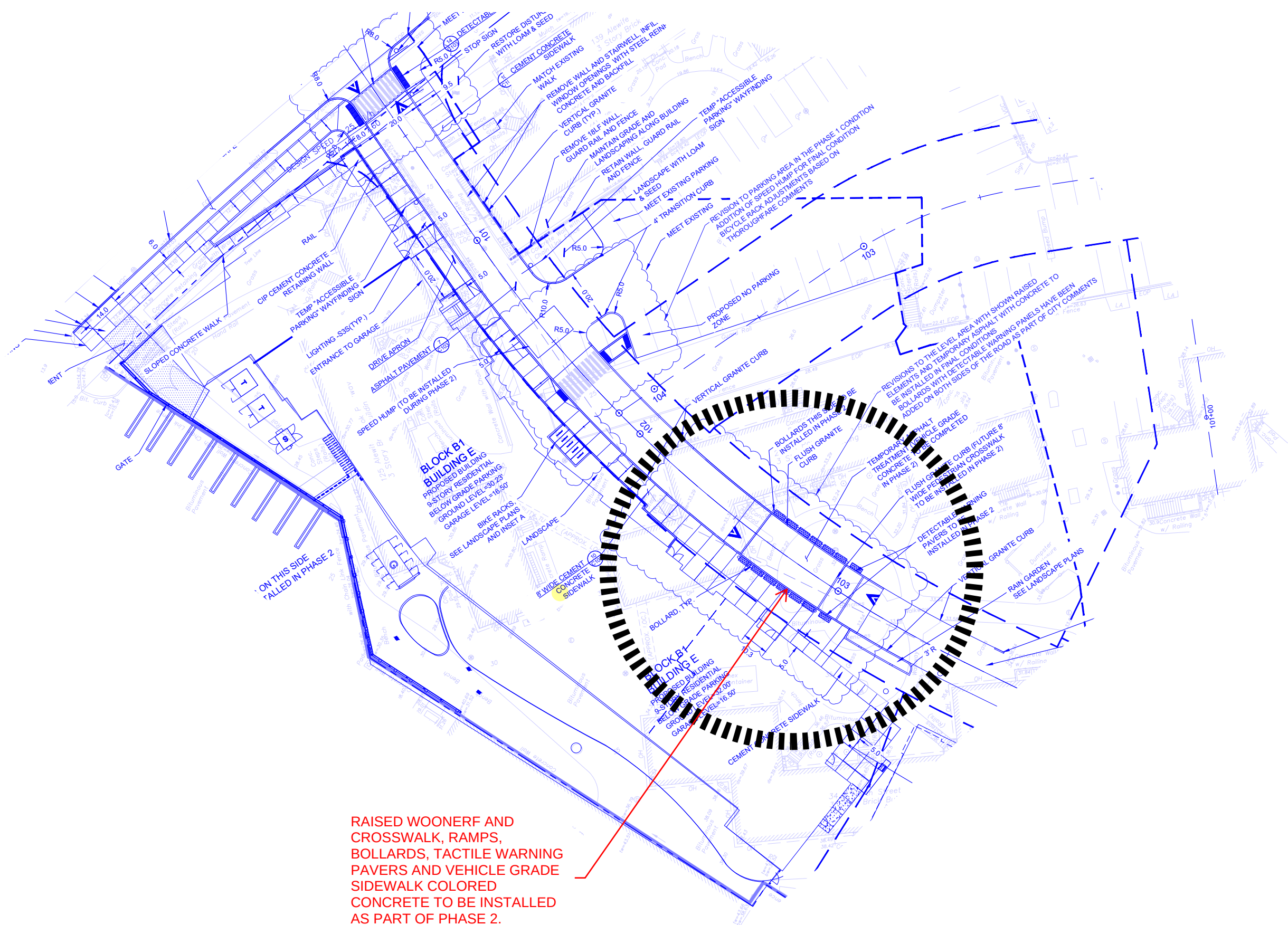
01 January, 2020



APPROVED 40B SEPTEMBER 10, 2020:
THOROUGHFARES



APPROVED JULY 24, 2025:
PHASE 1 THOROUGHFARES



APPROVED JULY 24, 2025:
PHASE 2 THOROUGHFARES

CLARENDON HILL
SOMERVILLE, MASSACHUSETTS
NEW STREET 1

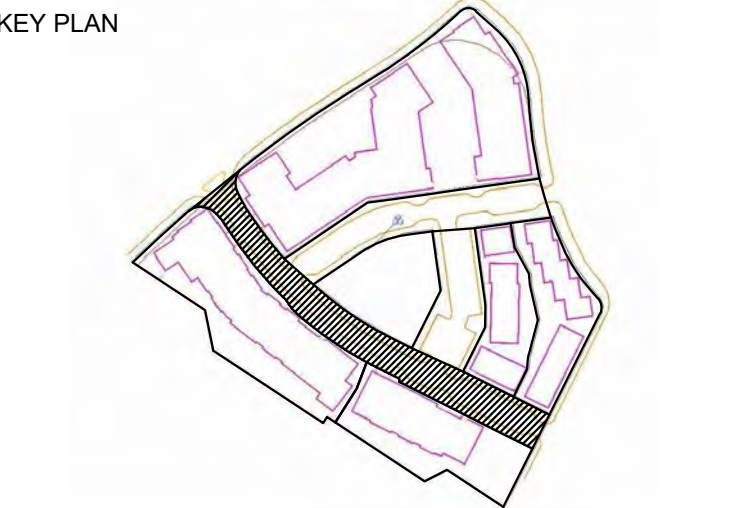
PRESERVATION OF
AFFORDABLE HOUSING, INC

ARCHITECT
E-ICON
ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

STAMP

SUPPLEMENTAL
FOR REFERENCE ONLY



ZONING SUBMISSION 06/15/2026
REV 07/22/2026

7/11/2025	ZBA UPDAT
7/10/2025	ZBA UPDATES
7/3/2025	ZBA MEETING
10/07/2019	40B SUBMISSION

MARK	DATE	DESCRIPTION
PROJECT NUMBER: 2016-155		
DRAWN BY: GS		
CHECKED BY: DG		

SHEET TITLE

APPROVED
THOROUGH-
FARES
(PARTIAL SITE PLAN)

C-107

12/10/2025 3:54:39 PM



PHASE 1 STREET TREES (9 TOTAL)
PHASE 2 STREET TREES (43 TOTAL)
PHASE 3 STREET TREES (11 TOTAL)
TOTAL APPROVED STREET TREES (63 TOTAL)

APPROVED 40B SEPTEMBER 10, 2020: ILLUSTRATIVE TREE PLANTING PLAN

* The approved project will exceed the replacement
caliper of trees being removed site-wide.



PHASE 1 STREET TREES (4 TOTAL)
PHASE 2 STREET TREES (42 TOTAL)
PHASE 3 STREET TREES (11 TOTAL)

TOTAL PROPOSED STREET TREES (57 TOTAL)
(NOT INCLUDING STREET TREES
ALONG NORTH STREET AND
POWDERHOUSE BLVD)

PROPOSED JUNE 15, 2026: PHASE 2 TREE PLANTING PLAN

* The proposed project will exceed the replacement
caliper of trees being removed site-wide.

CLARENDON HILL PHASE TWO POAH

ARCHITECT

E-ICON
ARCHITECTURE
141 TREMONT ST BOSTON, MA 02111

CONSULTANT

STAMP

KEY PLAN

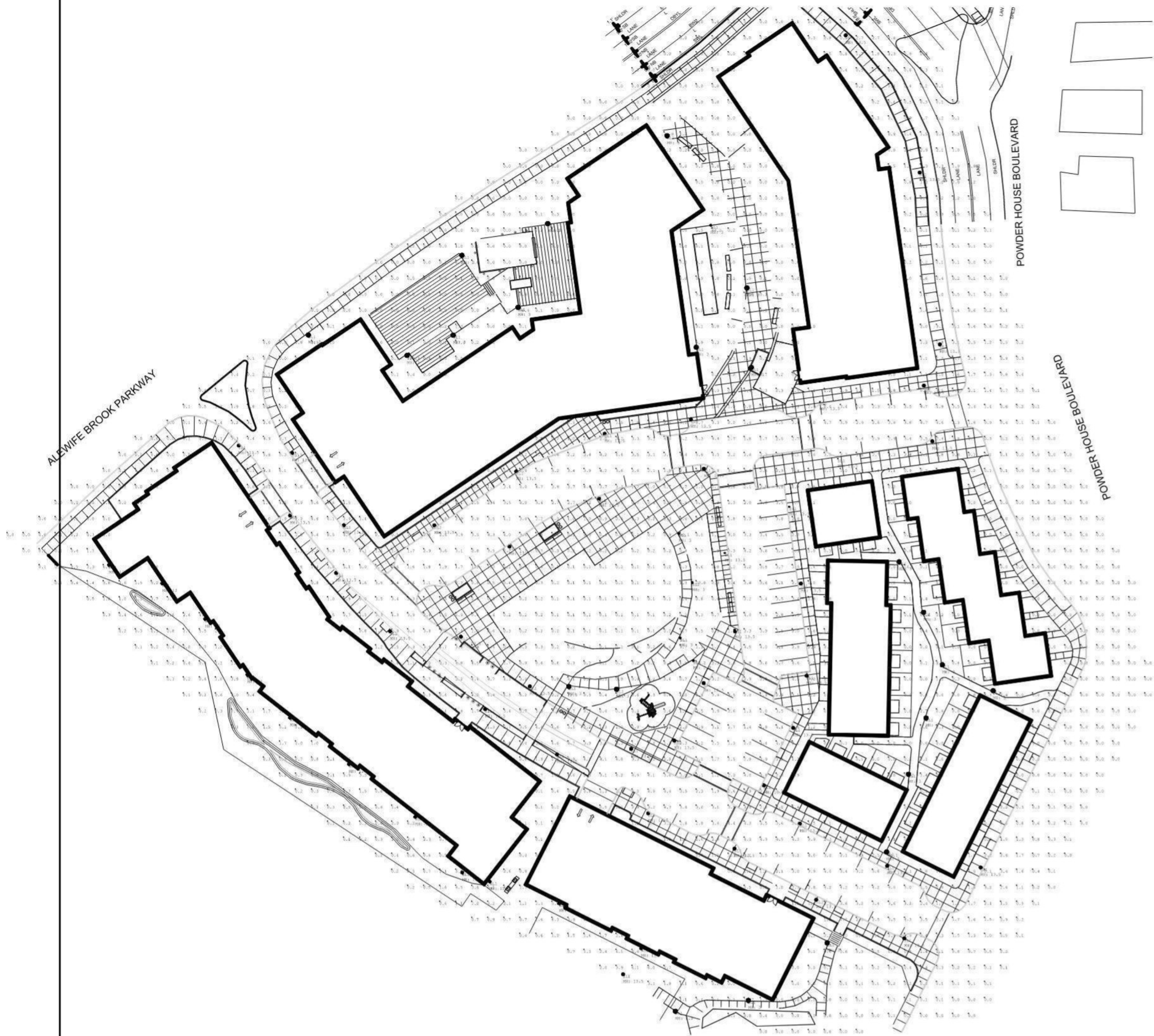
ZONING
SUBMISSION
06/15/2026
REV 07/22/2026

MARK	DATE	DESCRIPTION
PROJECT NUMBER: 216028.2		
DRAWN BY: TAS		
CHECKED BY: CW/TAS/KH		

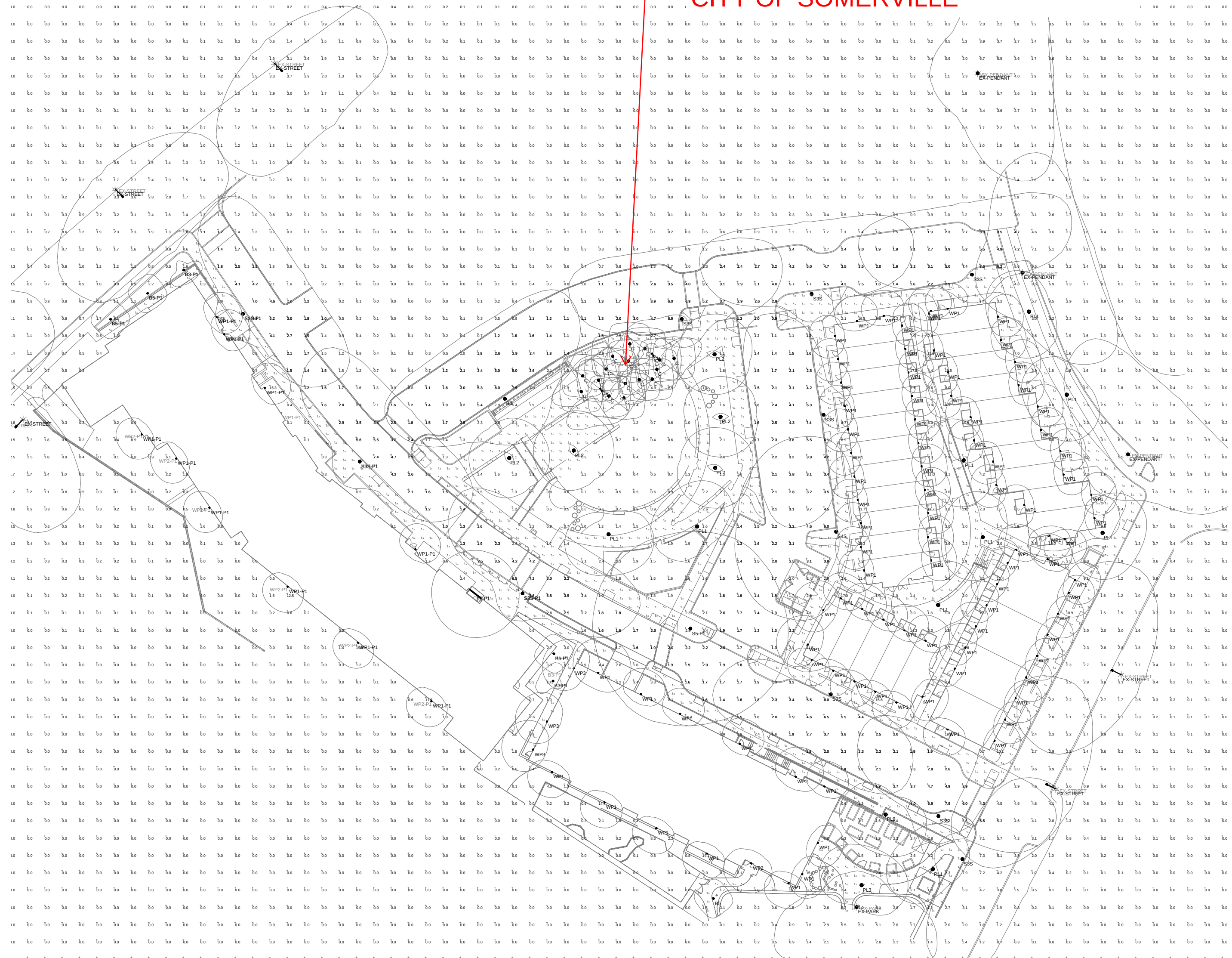
SHEET TITLE

COMPARISON OF
ILLUSTRATIVE
STREET TREE
PLANS

Z-004



40B APPROVED SEPTEMBER 10, 2020:
PHOTOMETRIC PLAN



PROPOSED JUNE 15, 2026:
PHASE 2 PHOTOMETRIC PLAN

ALL PARK AND STREETLIGHTING
SHALL TURN ON AT DUSK AND OFF
AT DAWN. CATENARY LIGHTING
WILL TURN ON AT DUSK AND OFF
AT A TIME DETERMINED BY THE
CITY OF SOMERVILLE

CLARENDON
HILL
PHASE TWO
POAH

ARCHITECT
E-ICON
ARCHITECTURE
141 TREMONT ST BOSTON, MA 02111

CONSULTANT

STAMP

KEY PLAN

ZONING
SUBMISSION
06/15/2026
REV 07/22/2026

MARK	DATE	DESCRIPTION
PROJECT NUMBER: 216028.2		
DRAWN BY: CW		
CHECKED BY: CW/TAS/KH		

SHEET TITLE

PHOTOMETRIC
COMPARISON

Z-005

12/10/2025 3:54:39 PM

FIBER CEMENT LAP SIDING 7" EXPOSURE

COMPOSITE METAL WALL SYSTEM

COMPOSITE METAL WALL SYSTEM AT ENTRANCE CANOPY
FIBER CEMENT LAP SIDING
FIBER CEMENT SHIP LAP (WOOD LOOK)

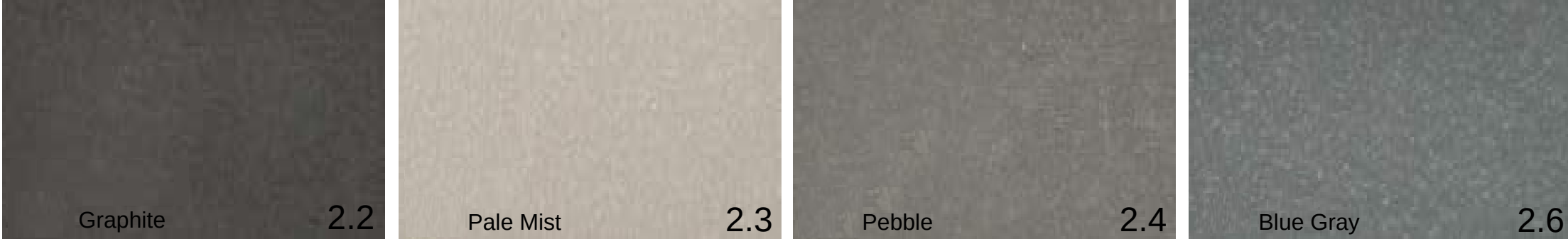


40B APPROVED SEPTEMBER 10, 2020:
BUILDING D MATERIAL COLORS

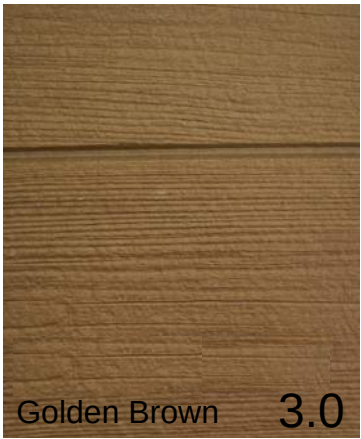
FIBER CEMENT PANEL SYSTEM AT ENTRANCE CANOPY AND BUILDING FACADE
FIBER CEMENT SHIP LAP (WOOD LOOK)



FIBER CEMENT SYSTEM



FIBER CEMENT SHIP LAP (WOODLOOK)



CLARENDON
HILL
PHASE TWO
POAH

ARCHITECT
E-ICON
ARCHITECTURE
141 TREMONT ST BOSTON, MA 02111

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STAMP

KEY PLAN

ZONING
SUBMISSION
06/15/2026
REV 07/22/2026

MARK	DATE	DESCRIPTION
PROJECT NUMBER: 216028.2		
DRAWN BY: TAS		
CHECKED BY: TAS/KH		

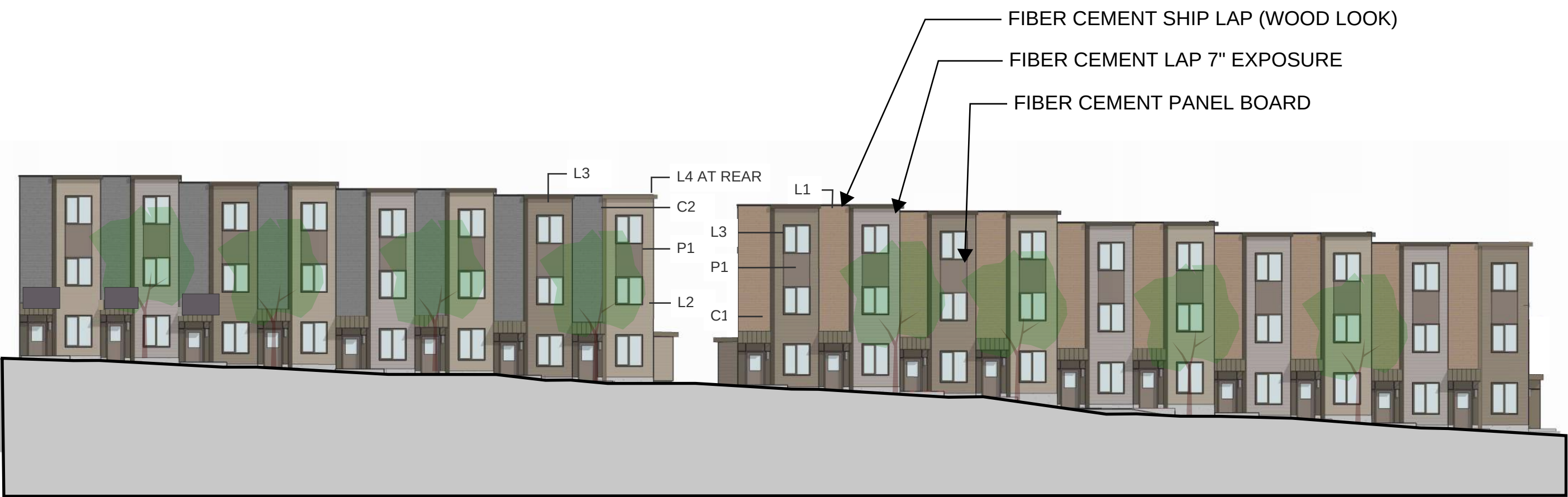
SHEET TITLE

BUILDING D
EXTERIORS

Z-006



40B APPROVED SEPTEMBER 10, 2020:
TOWNHOUSE MATERIAL COLORS



EXTERIOR MATERIAL COLORS



PROPOSED JUNE 15, 2026:
TOWNHOUSE MATERIAL COLORS

CLARENDON
HILL
PHASE TWO
POAH

ARCHITECT
E-ICON
ARCHITECTURE
141 TREMONT ST BOSTON, MA 02111

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STAMP

KEY PLAN

ZONING
SUBMISSION
06/15/2026
REV 07/22/2026

MARK	DATE	DESCRIPTION
PROJECT NUMBER: 216028.2		
DRAWN BY: TAS		
CHECKED BY: TAS/KH		

SHEET TITLE

TOWNHOUSE
EXTERIORS

Z-007