

FIRST NEIGHBORHOOD MEETING REPORT

Date: October 25, 2021

Project: **8 Medford Street**

Attendees: Jefferson Thomas (J.T.) Scott, City of Somerville
Charlotte Leis, City of Somerville
Breanna L. Rolland, Esq.
Nerijus Bubnelis, Khalsa Design
Nelson Oliveira, Developer
Local Abutters

These meeting minutes are assumed to be an inclusive account of the items discussed, suggestions given, and the conclusions drawn per the neighborhood meeting for the proposed development.

Item Number	Community Comment/Suggestion	Action
1.0	Is there any variance or special permit required for the site?	Yes. I believe there is a special permit for the household living use which is required. But beyond that, it is just site plan approval.
2.0	Where are the people who live there or customers of businesses supposed to park?	We're going to ask for no parking. And it will be only street parking, whatever is available on the Warren Street and Medford Street for commercial.
3.0	Is it in a transit overlay area?	It is not in a transit overlay meaning there is a parking requirement.
4.0	Isn't the request to eliminate the parking, a variance, not a special permit?	In this case, it would be a special permit. The zoning ordinance permits parking or permits relief from the minimum parking requirements to get a special permit regardless of the amount of relief that is requested. So, it will just be a special permit.
5.0	There is no change to the curb line that would allow for a pickup, drop-off or five-minute parking or anything like that; is that correct?	Currently, there is not. We don't show a pickup area or drop-off area. But it can be discussed during the engineering.
6.0	Is the trash room access door on Warren Street?	Yes.
7.0	What is the plan for trash pickup?	It's a private service. Yes. So, they'd pull up along the fence. So, the trash service will be parking on the Warren Street and bringing the bins from the trash room.
8.0	What kind of commercial space will be allowed in the building? Has a loading area been claimed? The concern	Whatever is permitted. So I'm flexible with that.

	being that they'll end up with trucks parked in the very busy bicycle lane that is directly in front on Medford Street.	
9.0	Is the developer committed to having a one-bedroom and a two-bedroom included in the total of four affordable housing units?	I don't know what the plan will be from the city now. So, I'll have to figure out what the requirements will be.
10.0	How will tenants or owners moving vans be addressed for moving in and moving out?	I will make a note there to put in for in terms of all the pickup/drop-off, for regular passengers, trash, but also issue with regards to moving vans or larger vehicles.
11.0	Do the developers anticipate working with the city or Grand Junction Community Path project to work on pedestrian crossings across Medford Street?	Yes. If it's required, we can add a crosswalk to accommodate.
12.0	How much distance is between the building and 48 Warren Street?	Typically, we do five feet from building to the lot line. We could go closer if we, I believe, eliminate windows and things like that. But it looks like we have approximately five feet.
13.0	How would anybody access that green space that's actually sitting in Cambridge?	Through the walkway that comes from Medford Street. There's going to be access to that long-term bike parking. We might need to move that short-term bike parking in that area.
14.0	Where is the roof garden?	Where it says green roof, all this green area is going to be a green roof. It's not going to be trees. If you see these trees in the corner, those are going to be like planted.
15.0	when you say "green roof," do you mean a place for the residents here to congregate and to socialize, or do you	Green roof ecologically. And the roof deck will be for the tenants to enjoy the views.

	mean just a green roof ecologically?	
16.0	Is the roof deck near the abutter on Warren Street, or is it on the Medford Street side?	It's on the Medford and Warren Street side.
17.0	Does that require any kind of variance? Is he over height or anything like that?	No. That area, those are a mechanical area along the train track side, that's all mechanical area. It's roof, but it's not green roof.
18.0	Would the developer commit to working with the developer of the property across the street to help make this a livable neighborhood both for the current residents and the residents who are going to move in?	I will discuss this further with my client and we'll see how we will proceed.
19.0	I am definitely concerned about the integrity of the structure with something that's being excavated that close to my building. And my building is a border property.	In terms of the foundation, I'm not too concerned because we have the engineer. He's going to check his foundation right now and make sure the integrity of his foundation remains. We have engineer supervision. And the engineer would advise how to proceed and to do it to avoid disrupting his foundation.
20.0	Currently, the trash pickup is done on Medford Street and the barrels stay on the sidewalk for two or three days afterwards walking the sidewalk from passing. And this is a much smaller building that's there now.	We're going to try accommodate the other side.
21.0	So one thing that the applicant team across the street had done was a significant amount of work with the mobility department and the planning department to understand the traffic studies down there and what	I have not had those conversations. But I will also discuss with the other attorneys in this office if they've had such conversations.

	the proposed bike lanes, proposed conditions, especially because South Street is the subject of a lot of city planning right now. But Medford Street has also had a fair amount of planning done. It's part of the whole Boynton Yards area. Are those meetings that you've had as an applicant team?		
22.0	I don't know if you ever lived next to somebody with central air-conditioning, but those compressors make an awful lot of noise if you have your windows open.	We'll put that on the list of concerns about sound mitigation for the rooftop mechanicals.	
23.0	In this pedestrian streets MR4 district, what is the required sidewalk width?	It is 12 feet. If it's in a high-rise district, then it's 18. And the way to calculate is subject to a zoning amendment that is going through the city council right now. But the basic requirement is the building needs to be set back at least 12 feet from the curb.	
24.0	This project, as we're looking at it right here, would pull an additional six feet off from where the sidewalk starts currently?	The property line. Yes. Of our property line.	
25.0	I would very much appreciate it if my new neighbors include a family. I think there's limited family units.	I'll make a note of that.	
26.0	And then regarding parking, I think everyone else is concerned about not having any parking associated with this site.	I'll make a note of that.	
27.0	at this point, would they be able to proceed to the Urban Design Commission? I think they would be able to; it would just be an advisement, correct?	Yes, the ordinance would permit them to proceed to the Urban Design Commission. I think waiting to go to the Urban Design Commission until some of these comments	

		have been thought through and worked through would be highly recommended.
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Invitees for First Neighborhood Meeting

Owner 1	Owner 2
35 MEDFORD OWNER LLC	C/O COLUMBIA PROPERTY TRUST
MEDFORD PROPERTIES LLC	
ANNA LOMBARDI FOR LIFE	CAMELIO NANCY ET AL REM
CAMBRIDGE HOUSING AUTHORITY	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE COMMUNITY CORP INC	
MALAJ GERTA	
KALYAN KALAVA	
CHU ALBERT & YOON MIN JEONG	
BODEA SMARANDA & CORNELIU	
FILIPPOV SERGEY V & ELENA V	
YAN BI	S/O LUQI FAN
WOLF JULIE F	
SOMERVILLE COMMUNITY CORP INC	
YUE LEI & WU GUO	
LU LILY & PETER & KEVIN	
WU DUOPING & LIANG MEIYAN	
RAIKAR PALVI	
LARKIN SEAN & SCOLA LINDSAY	
CHAOUCH TARIK & CHAIB SAMIA	
ANAGRAM INFINITY GROUP LLC	
JAIN SUCHIT & KANAN	
BASSI GIAN PAOLO & SGHEDOM MIRCA	
ALLIBHAI KARIM & NIMET	
MARCHESSAULT RONALD	
GAUTAM ROHIT SONWALKAR MAMTA & NISHIKANT	
SOMERVILLE COMMUNITY CORP INC	
FURUYA T & YOSHIDA K	
VERRILL JANE	
SOMERVILLE COMMUNITY CORP INC	S/O SOMERVILLE COMMUNITY CORP INC
GODFREY ANDREW & RUTH L	
JUNG WON JAE & KANG SE YOUNG	
LANGER ALEXANDRA MARIA & STEVEN MARK JR	
SILVESTER SARAH	
WALKER SHAWN D	
CHOMYSZAK STEPHEN & NANCY	
BENDFELDT JANE	
SUN SHULIANG & TONG TONG	
BALTRUS SAMUEL R	

CUEVAS MARIA ELENA ROMERO	ELIZONDO GABRIEL MANUEL
LEE EN-HAN THADDEUS & BEE ENN	
YU DAN & GU YING	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
ALLOCCA MARIACARMELA	
LU YEN-CHUN & HUANG YI-JUNG	
YU YOUNG & CHEN ANGELA	
SOMERVILLE COMMUNITY CORP INC	
SUN YITIAN	
HU ANQI	
MAHTANI LEENA & JEETANDRA TRUSTEES	MAHTANI FAMILY REVOCABLE TRUST
SAXBY ARIANA M	
YI LINGYUN	
SOMERVILLE COMMUNITY CORP INC	
ZHANG QIANYUN & ZHU BO	
LI YAN & XUE DAVID TRUSTEES	THE XUE FAMILY TRUST
SOMERVILLE COMMUNITY CORP INC	
XI PAN	
NELSON DAVID M	
MCDONALD JAMES	GILLIGAN REBECCA
WANG PHILIP SUNG-EN	
LEE HUNGYU	
LIN AMY LING-RONG	
RIEHLIN MICHELLE	S/O SARAH J DONAHUE
CHUNG KYUNGHEE	
SOMERVILLE COMMUNITY CORP INC	
BANSKOTA SAMAGYA & ARYAL GAURAB	
TANNEBRING ELIZABETH TRUSTEE	S/O E TANNEBRING TRUSTEE
KAGE REINHARD & BARBARA	
WAN JING & WANG JOHN J	
POZZI RONALD J TRUSTEE MEDFORD RJP NOM	C/O JACOBS VELELLA & KERR
POZZI RONALD J TRUSTEE MEDFORD RJP NOMIN	C/O JACOBS VELELLA & KERR PC
POZZI JAMES RONALD TRUSTEE MEDFORD RJP N	C/O JACOBS VELELLA & KERR PC
ATTAMIAN ANI HAIG	
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
UTTAMCHANDANI AVINASH	
LAU TD & CS	
KOPHS RYAN JEFFREY	
PAUDEL SAYUJ & PATHAK ICHHYA	
SOMERVILLE COMMUNITY CORP INC	
GORELIK PAVEL V	
SOMERVILLE MILLBROOK ASSOC LLC	S/O JAMES & DEBORAH BOWDRING TRUSTEES
SHI JIXIANG	
CLEVELAND THEODORE C	

LIN LEO XUZHANG	
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
DIGNAN PATRICK JOSEPH	
DEBNATH ANIK	
GARNER ETHAN & POLKA JESSICA	
CASTANO CARLOS B TRUSTEE	CARLOS B CASTANO JR LIVING TRUST
XU LUCY	
TASLEY KEVIN J & CORY L	
ADAMSON PETER & SUSANNE	
SOMERVILLE MILLBROOK ASSOC LLC	S/O JAMES & DEBORAH BOWDRING TRUSTEES
POTTER BROOK	
MARTIN CHARLES R	
COUGHLIN KEVIN A & STONER SARAH	
NOBBS MATTHEW D & EPSTIEN JOELLE S	
TWIN CITY PLAZA LLC	
GENTA MATTHEW J	
DELHI PROPERTIES LLC	
DELHI PROPERTIES II LLC	
SOMERVILLE REDEVELOPMENT	AUTHORITY
UGLIETTO CHARLES J	S/O SOMERVILLE LIVING LLC
TRUST THE 15 PORTER STREET	C/O AMENDOLA ASSOCIATES ATT JOSEPH DEVIT
RAPOSO MARIA LUCINDA	
SOMERVILLE SERVICE AND GAS LLC	S/O SOMERVILLE LIVING LLC
PEREIRA ANTONIO S	PERIERA MARIA DEFATIMA
SORENSEN JAMES B & AMELIA	
HYMAN JACOB A	RADIN ROSE G
SILBERMAN SUSAN N	
XIN HONGMIN	
TRINGALI MARIE P	
MISSIURO PATRYCJA V & VASILYEV DMITRY	
UGLIETTO CHARLES J	S/O SOMERVILLE LIVING LLC
72 MARSHALL STREET LLC	S/O 72 MARSHALL ST LLC-C/O ELIOT MGMT
BRIGGS THERESA A	S/O MATTHEW HUBBAED
72 MARSHALL STREET LLC	S/O 72 MARSHALL ST LLC-C/O ELIOT MGMT
RIKER KATHERINE	
72 MARSHALL STREET LLC	C/O ELIOT MGMT
72 MARSHALL STREET LLC	S/O 72 MARSHALL ST LLC-C/O ELIOT MGMT

MILLERS RIVER HOLDING LLC,	
MILLERS RIVER LLC,	
MILLERS RIVER HOLDING LLC,	
ZHU MEILIN & TANG PING & ZHU JUN ET AL	
BAIROS, JOSEPH &	HILDA BAIROS
25 WARREN STREET LLC	

21 WARREN STREET LLC	
CAMELIO, NANCY, A LIFE ESTATE,	ANNA LOMBARDI, LIFE ESTATE
MELO MARK P	
CARVELLO, JENNIE C., A LIFE ESTATE	
TRUANT, MARC J.	
WARREN STREET HOLDINGS LLC	MARC J. TRUANT, MANAGER
WARREN STREET HOLDINGS LLC	MARC J. TRUANT, MANAGER
20-28 WARREN STREET LLC,	
PARISE, PETER J., JR &	IDALYN NICOLORO
BATTITE, LINDA F. , TRUSTEE	THE BATTITE FAMILY REV TRUST
WARREN PALS CLUB INCORPORATED	
20-28 WARREN STREET LLC,	
3 J STREET LLC	
29 WARREN STREET LLC,	
NICOLORO, MICHAEL A. & KAREN M.S.	TRUSTEES OF THE 13-15 WARREN ST
PARISE, PETER, JR.	CATHERINE SPINOSA & IDALYNE NICOLORO
BAIROS, JOSEPH & HILDA BAIROS	
PACHECO, FRANCIS J. AND	JAMES PACHECO
TRINGALI, MARIE P., TR.	THE TRINGALI FAMILY TRUST
FURTADO, NATALIA M. &	HELENA MARTINS
TUNG, MING-LUNG & ERIN TROY	
FEMININE CATHOLIC ASSOCIATION	SS COSMO E DAMIANO
SIMEONE, MICHAEL, JOHN SIMEONE, JOSEPH	DEVITO JR. & ANTHONY DEVITO, TRS.
PEREIRA, ANTONIO S. &	MARIA deFATIMA PEREIRA
SIMEONE, MICHAEL, JOHN SIMEONE, JOSEPH	DEVITO, JR. & ANTHONY DEVITO TRS.
SIMEONE, MICHAEL, JOHN SIMEONE, JOSEPH	DEVITO, JR. & ANTHONY DEVITO, TRS.
SIMEONE, MICHAEL & JOHN SIMEONE	JOSEPH DEVITO, JR.&ANTHONY DEVITO TRS.
PAPPAS, MARK J.	
MCAVENIA, DONNA M.	
YENDIKI, ANASTASIA	
CORKERY, KATE	
OLIVEIRA, LUISA M.	
HSIEH, PAMELA STONE	
BHATTI, ESTHER GILL	
SALZ, JONATHAN	
THING, IMAN	PANJI M. TAMANG THING
SOUSA, MARIA INES, TRUSTEE	THE SOUSA IRREVOCABLE TRUST
ROCHA, JOSE., MARIA DUTRA,	ANTONIO ROCHA JR., ANA M. BURKE &
1608 MAIN STREET LLC	
ARRUDA, LUIS A. &	ANA P. LIDO ARRUDA
DECARLO, GENO & DIANE M. STRZESAK	

Residents of the following Somerville Addresses:

35 MEDFORD ST
8 MEDFORD ST
48 WARREN ST
999 MEDFORD ST
9 MEDFORD ST #101
9 MEDFORD ST #102
9 MEDFORD ST #103
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9 MEDFORD ST #105
9 MEDFORD ST #201
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9 MEDFORD ST #PH5

9 MEDFORD ST #PH6
 9 MEDFORD ST #PH7
 9 MEDFORD ST #PH8
 9 MEDFORD ST #PH9
 22 MCGRATH HWY
 7 SOUTH ST
 15 SOUTH ST
 30 MEDFORD ST
 24 MEDFORD ST
 20 MEDFORD ST
 3R BEDFORD ST
 3 BEDFORD ST
 16 MEDFORD ST
 51 WARREN ST
 7 BEDFORD ST #1
 7 BEDFORD ST #2
 7 BEDFORD ST #4
 4 BEDFORD ST
 35R PORTER ST
 16 SOUTH ST
 10 BEDFORD ST
 6 BEDFORD ST #1F
 6 BEDFORD ST #1R
 6 BEDFORD ST #2F
 6 BEDFORD ST #2R
 6 BEDFORD ST #3F
 6 BEDFORD ST #3R

Residents of the following Cambridge Addresses:

3 LAMBERT ST #A
3 LAMBERT ST #B
3 LAMBERT ST #C/1
8 JEFFERSON ST
6 JEFFERSON ST
25 WARREN ST
21 WARREN ST
48 WARREN ST
44.5-46 WARREN ST
44 WARREN ST
40 WARREN ST
32-38 WARREN ST
30 WARREN ST
28 WARREN ST
14-16 WARREN ST
8 PORTER ST

43 WARREN ST
26 WARREN ST
3 JEFFERSON ST
29 WARREN ST
15 WARREN ST
12-12 WARREN ST
6 JEFFERSON ST
16 WARREN ST
37 PORTER ST
33 PORTER ST
2 BEDFORD ST
19 PORTER ST
15 PORTER ST
5 PORTER ST
26 PORTER ST
22 PORTER ST
16 PORTER ST
10 PORTER ST
35 WARREN ST
33 WARREN ST #1
33 WARREN ST #2
33 WARREN ST #3
7 JEFFERSON ST #1
7 JEFFERSON ST #2
7 JEFFERSON ST #3
5 JEFFERSON ST #5
9 JEFFERSON ST
11-13 JEFFERSON ST
15 JEFFERSON ST
19 JEFFERSON ST
21 JEFFERSON ST

Attendees of First Neighborhood Meeting:

1. City Councilor JT Scott
2. Charlotte Leis, City of Somerville
3. Breanna L. Rolland, Esq.
4. Nerijus Bubnelis, Khalsa Design
5. Nelson Oliveira, Developer
6. Local Abutters

PROPOSED DEVELOPMENT

8 Medford Street,
Somerville, MA

Neighborhood Meeting 10/25/2021



EXISTING CONDITIONS

8 Medford Street

8 Medford Street

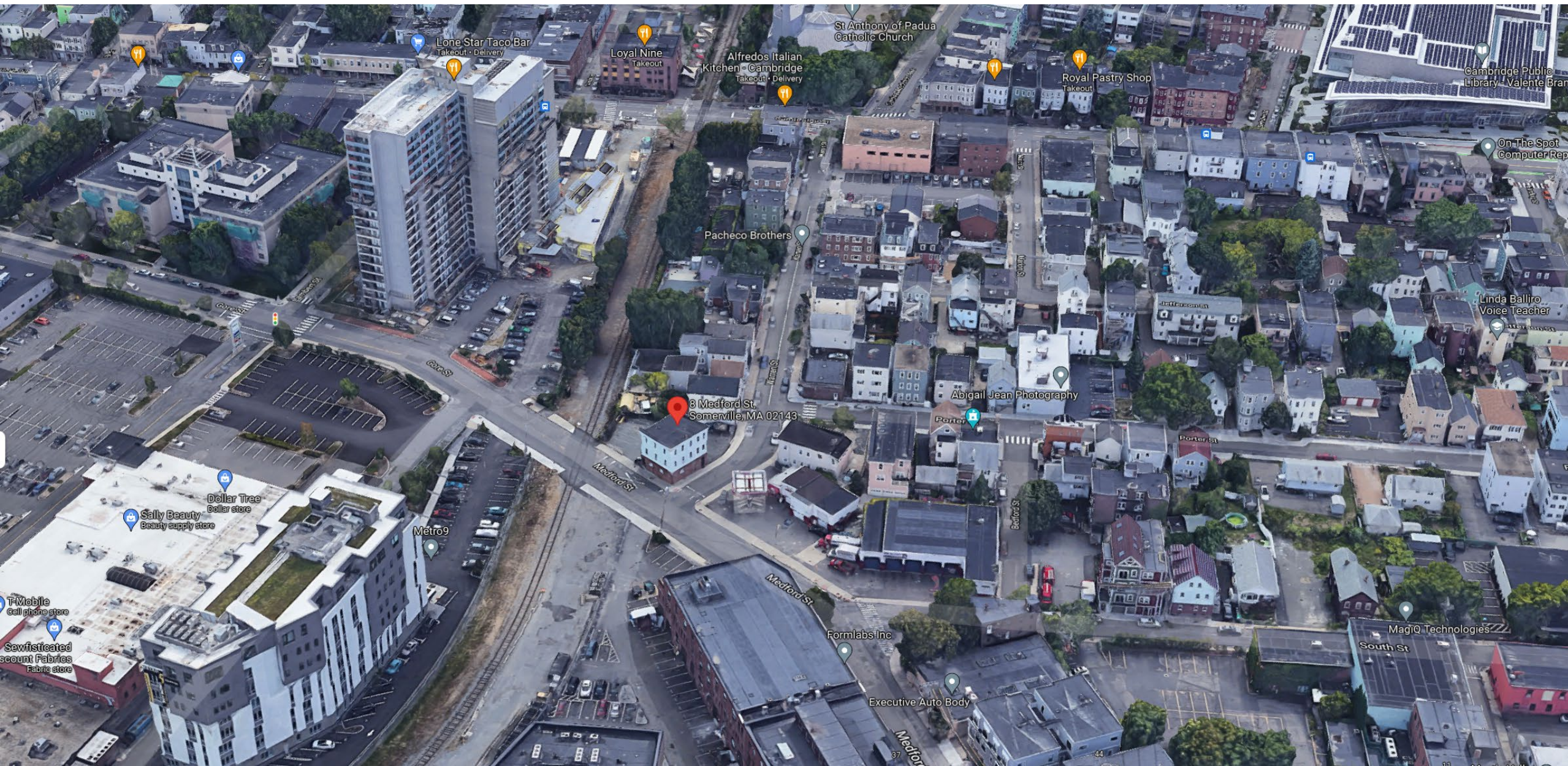


 8 MEDFORD STREET

Figure 1. Project Locus

8 Medford Street, Somerville, MA

Existing Conditions



Existing Condition- Aerial View

8 Medford Street, Somerville, MA
Existing Conditions



Existing Condition- Medford Street

8 Medford Street, Somerville, MA
Existing Conditions



Existing Condition- Corner of Medford Street & Train Track

8 Medford Street, Somerville, MA
Existing Conditions



Existing Condition- Corner of Warren Street & Porter Street

PROJECT SUMMARY

New Construction of a 4-Story General Building

- Gross Floor Area Proposed: +/- 21,750 SF
- Ground Floor Commercial Space: +/- 2,250 SF
- 18 Residential Units: For Rent
- 20% of total Units to be affordable (4 units)

Resident Amenities Include:

- Common Roof Deck with Green Roof
- Bike Room- 40 Long Term Spaces + Visitor Spaces
- Package Room
- Juliette Balconies

PROJECT SUMMARY

Proposed Unit Mix

Studio :	6 Units (385 SF - 440 SF)
1-Bedroom :	9 Units (580 - 650 SF)
<u>2-Bedroom :</u>	<u>3 Units (+/- 770 SF)</u>
Total	18 Units

Zoning Summary

Designed to comply with Zoning Requirements

- Special Permit Required for: Household Living Use
- Special Permit Required for: Parking
- Variance Required for: Sidewalk width along Warren & Medford Streets
 - Medford Street: Existing Sidewalk= 7'-0" +/- wide, Proposed- increase to 12'-0" wide
 - Warren Street: Existing Sidewalk= 6' +/- wide, Proposed- increase to 12'-0" wide

Existing Conditions Plan

ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
MAJOR IMPROVEMENTS ON THIS PROPERTY FALL
IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0577E
EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
OWNER OF RECORD:
MEDFORD PROPERTIES LLC
264 SALEM STREET
MEDFORD, MA 02155

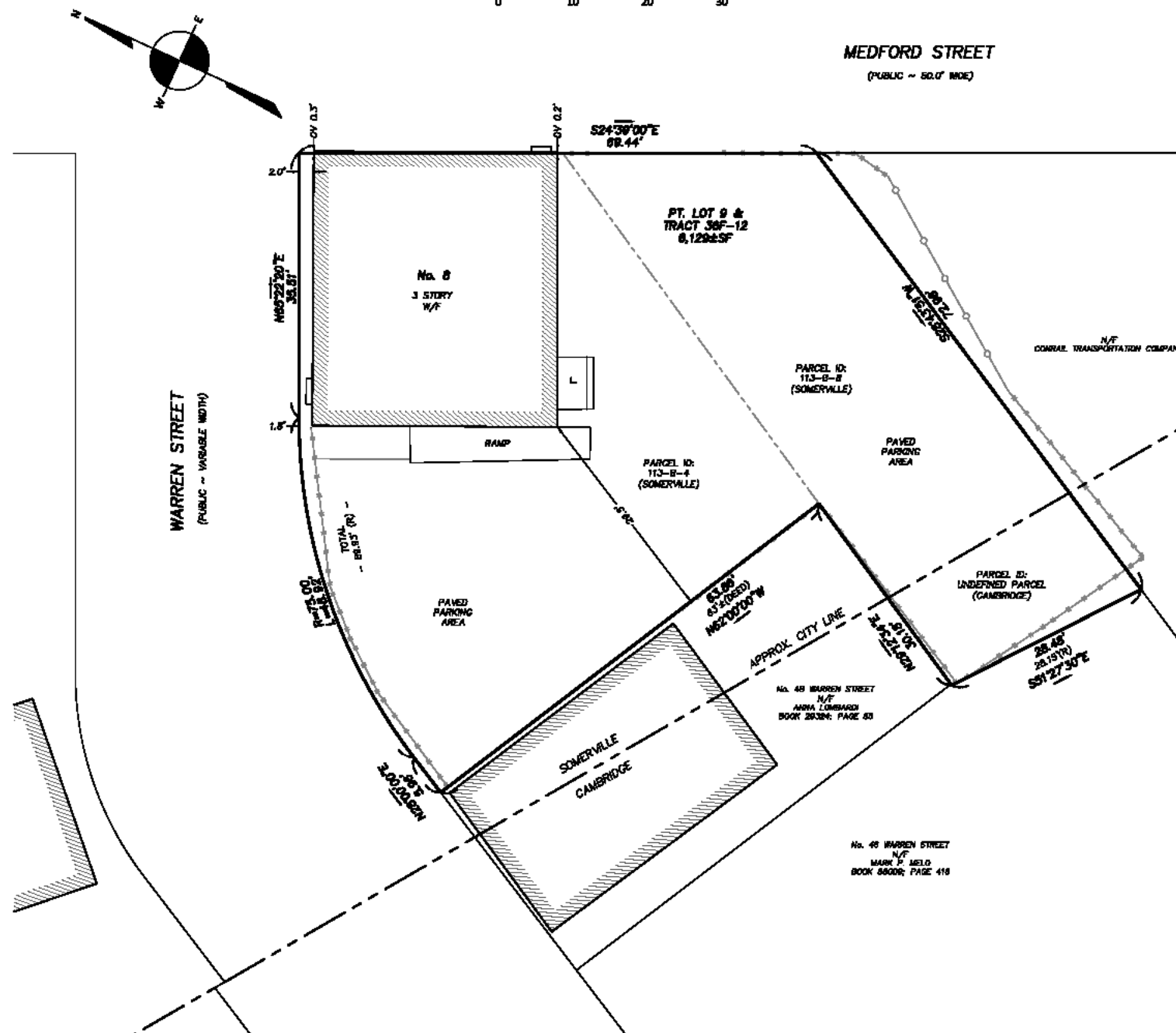
REFERENCES:
DEED: BK 66489; PG 29
PLAN: PL BK 14; PL 28
PL BK 21; PL 16
PL BK 156; PL 12
PL 1982 #194
PL 1990 #121
PL 2005 #601
PL 2010 #467
PL 2018 #502

NOTES:
PARCEL ID: 113-B-4
ZONING: RA

CERTIFIED PLOT PLAN

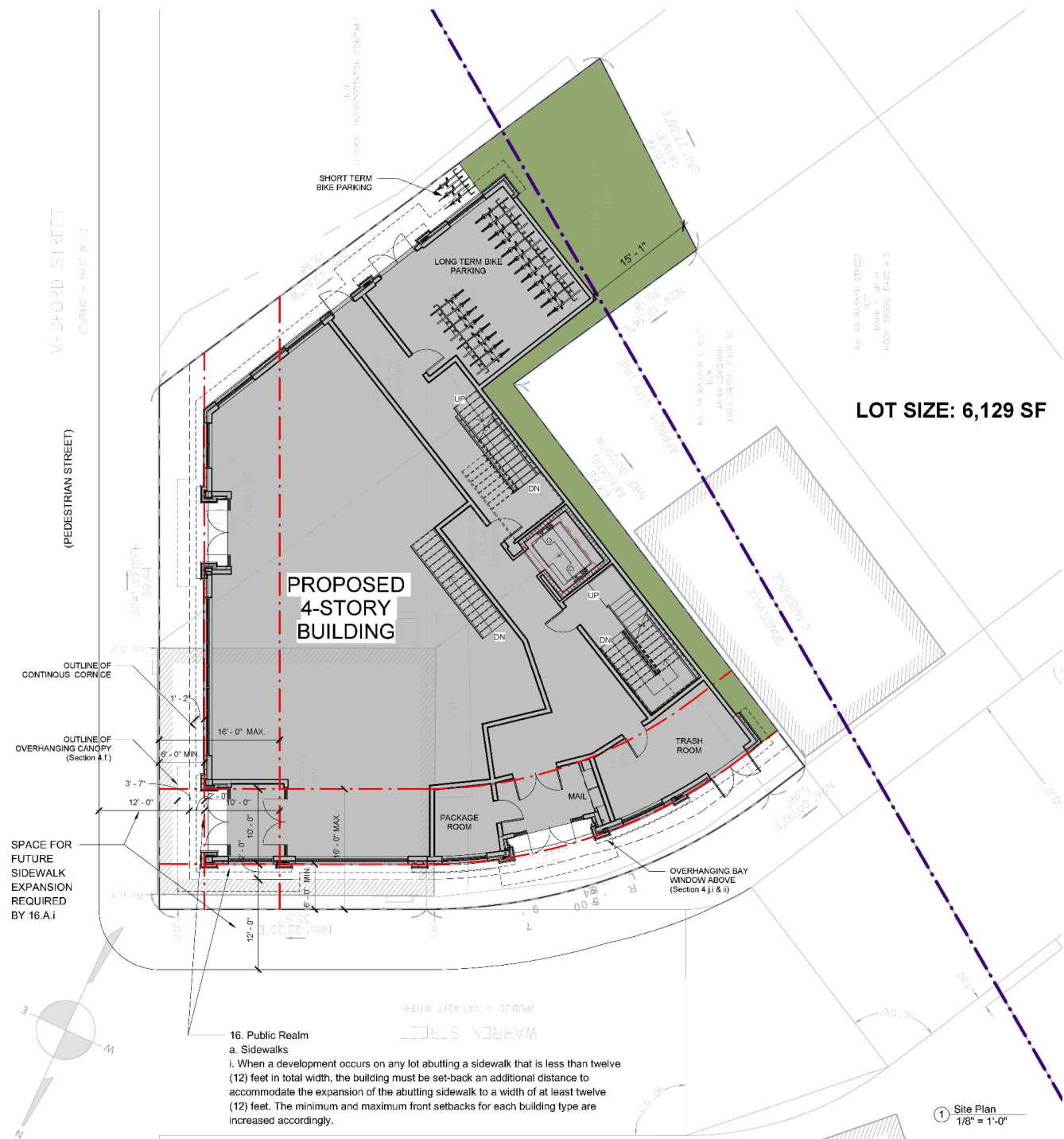
LOCATED AT
8 MEDFORD STREET
SOMERVILLE, MA

SCALE: 1.0 INCH = 10.0 FEET



FIELD:	MO
DRAFT:	NPP, RAP
CHECK:	GCC
DATE:	03/22/19
JOB #	18-00893

PROPOSED SITE PLAN



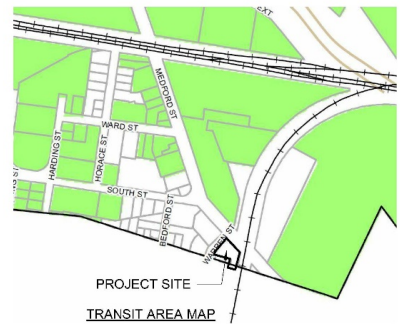
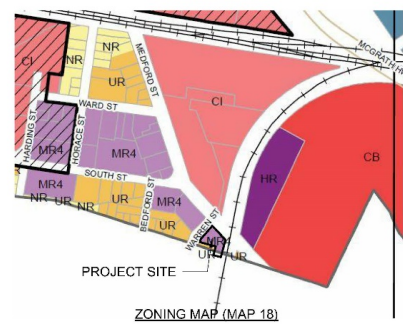
LOT SIZE: 6,129 SF

ZONING DIMENSIONAL:

LOT SIZE: 6,129 SF	ALLOWED / REQUIRED	PROPOSED	COMMENTS
ZONE	MR4 ZONE	MR4 ZONE	
BUILDING TYPE	APARTMENT BUILDING GENERAL BUILDING COMMERCIAL BUILDING	GENERAL BUILDING	COMPLIES
LOT DIMENSIONS			
WIDTH (MIN.)	30 FT	N/A	
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	90 % (5,516 SF)	68 % (4,154 SF)	COMPLIES
GREEN SCORE (MIN.)	0.25 MIN (0.30 IDEAL)	SEE LANDSCAPE PLANS	COMPLIES
OPEN SPACE (MIN.)	15% (919 SF)	39% (2,393 SF)	COMPLIES
BUILDING SETBACKS			
PRIMARY FRONT (MIN/ MAX.)	2 FT / 15 FT	6 FT	COMPLIES
SECONDARY FRONT (MIN/ MAX.)	2 FT / 15 FT	6 FT	COMPLIES
SIDE (MIN)	ABUTTING ANY NON NR OR LHD: 0 FT	2'-7"	COMPLIES
REAR (MIN)	ABUTTING ANY NON NR OR LHD: 10 FT	15' - 1" FT	COMPLIES
MAIN BODY			
BUILDING WIDTH (MAX.)	200 FT	80' - 4" FT	COMPLIES
FACADE BUILD OUT, FRONT STREET (MIN.)	-		
PRIMARY FRONT	80 %	86 %	COMPLIES
SECONDARY FRONT	65 %	%	COMPLIES
FLOOR PLATE (MAX.)	15,000 SF	4,259 SF	COMPLIES
GROUND STORY HEIGHT (MIN.)	14 FT	14 FT	COMPLIES
UPPER STORY HEIGHT (MIN.)	10 FT	11 FT	COMPLIES
BUILDING HEIGHT, FEET (MAX.)	52 FT	47 FT	COMPLIES
NUMBER OF STORIES (MIN/MAX)	3 MIN / 4 MAX.	4	COMPLIES
ROOF TYPE	FLAT	FLAT	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN.)	70%		COMPLIES
UPPER STORY FENESTRATION (MIN./ MAX.)	15% / 50%		COMPLIES
BLANK WALL (MAX.)	20 FT	5' - 8"	COMPLIES
USE & OCCUPANCY			
GROUND STORY ENTRANCE SPACING (MAX.)	30 FT		COMPLIES
COMMERCIAL SPACE DEPTH (MIN.)	30 FT	36 FT	COMPLIES
GROSS FLOOR AREA PER DU	21,752/18 = 1,208 SF		
LOT AREA < 5,000 SF	1,500 SF	N/A	N/A
LOT AREA >= 5,000 SF	1,125 SF	1,208 SF	COMPLIES
NET ZERO READY BUILDING	N/A	N/A	N/A
100% AFFORDABLE	N/A	N/A	N/A
OUTDOOR AMENITY SPACE (MIN.)	1/ DU 18X24SF = 432 SF	648 SF ROOF DECK	COMPLIES
REQUIRED ADU'S			
4 OR MORE UNITS	20%	4 DUs	COMPLIES
TRANSIT AREA MAP- WITHIN WALKSHED			
PEDESTRIAN STREET	YES		
PARKING (RESIDENTIAL)			
MIN SHORT TERM BICYCLE PARKING	RES- 0.1/DU (2 SPACES REQ.) RETAIL- 1 / 2,500 SF (1 REQ.)	3	COMPLIES
MIN LONG TERM BICYCLE PARKING	1 /DU (18 SPACES) RETAIL- 1 / 10,000 SF	40 PROVIDED	COMPLIES
PARKING (OUTSIDE OF A TRANSIT AREA)	1/DU (18 SPACES MIN.) RETAIL- 1 / 750 SF (4 SPACES MIN.)	0	DOES NOT COMPLY

UNITS BREAKDOWN	
STUDIO:	6
1 BEDROOM 1 BATH:	9
2 BEDROOM 1 BATH:	3
TOTAL:	18

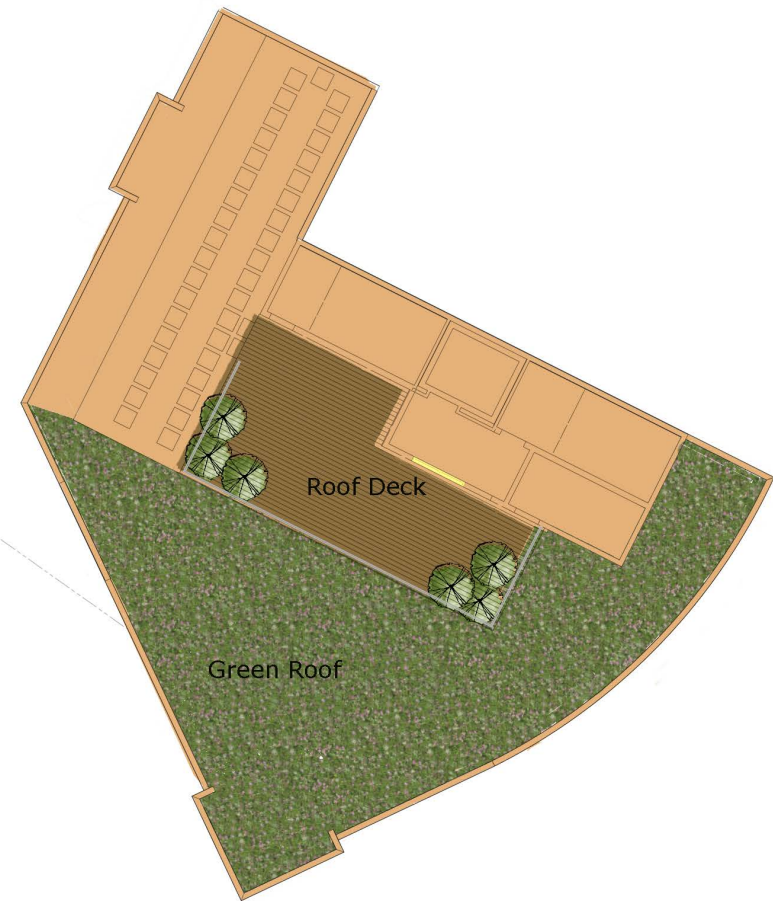
LEGEND	
	LANDSCAPE AREA
	PROPOSED BUILDING FOOTPRINT
	PERVIOUS PAVERS
	SETBACK LINE
	PROPERTY LINE



LANDSCAPE PLAN



First Floor Plan

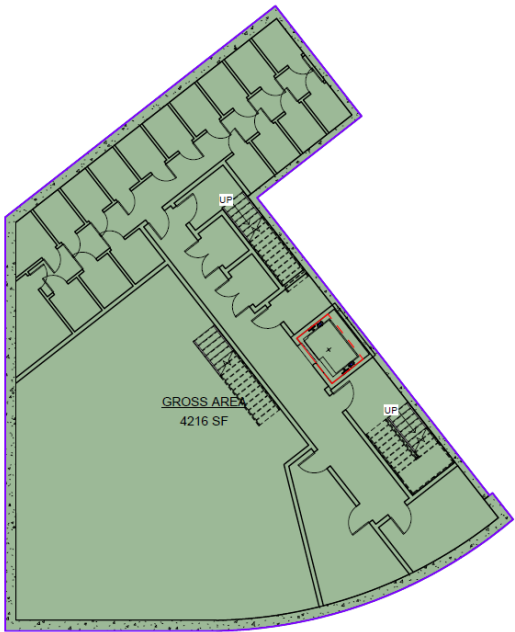


Roof Plan

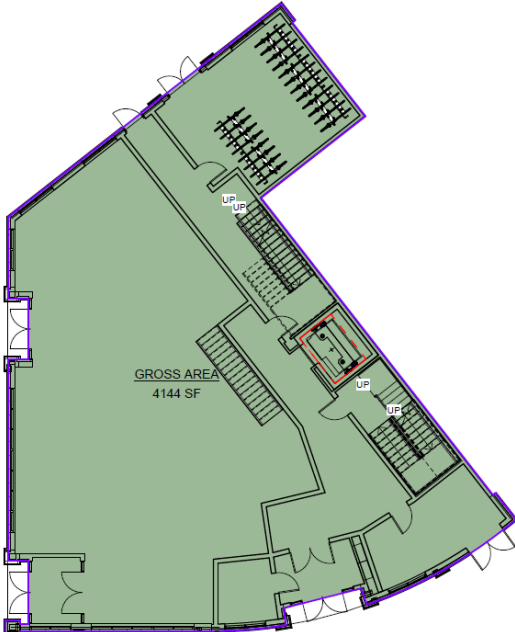
8 Medford Street
Somerville, MA October 2021

PROPOSED FLOOR AREA PLANS

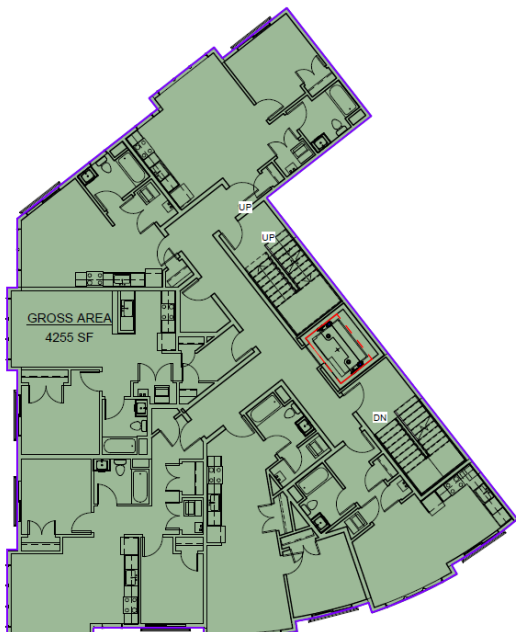
Area Schedule (Gross Building)	
Level	Area
BASEMENT	4216 SF
1ST FLOOR	4144 SF
2ND FLOOR	4255 SF
3RD FLOOR	4255 SF
4TH FLOOR	4196 SF
ROOF LEVEL	686 SF
Grand total	21752 SF



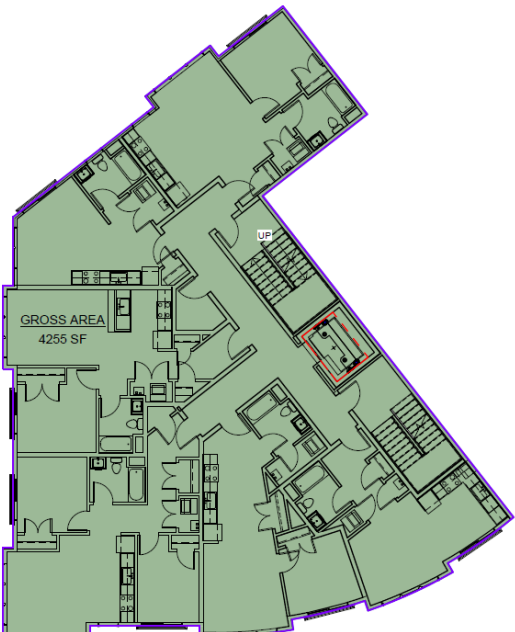
① BASEMENT
3/32" = 1'-0"



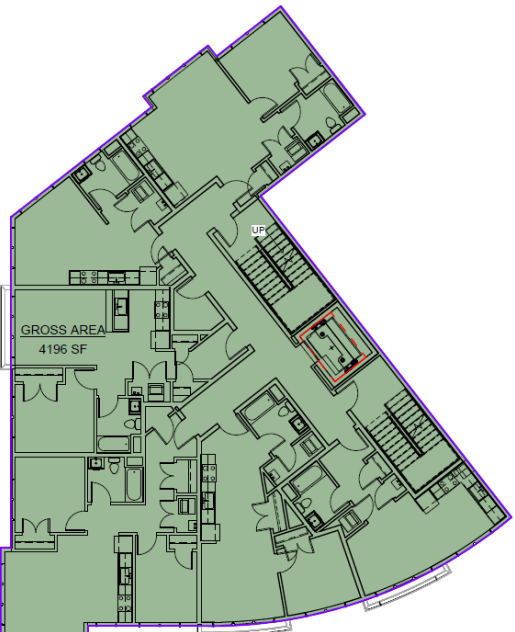
② 1ST FLOOR
3/32" = 1'-0"



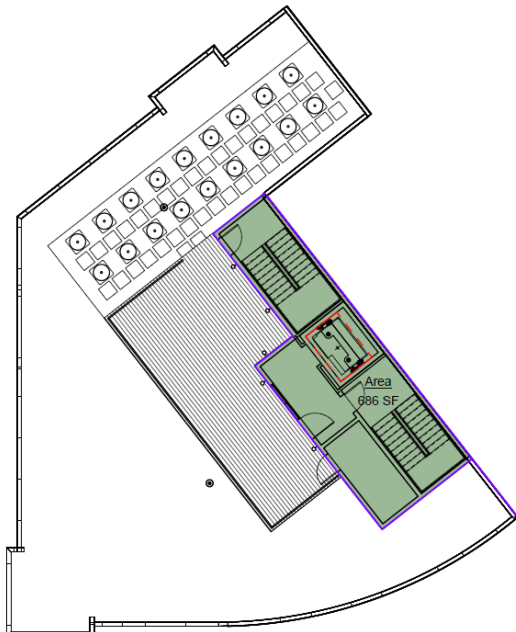
③ 2ND FLOOR
3/32" = 1'-0"



④ 3RD FLOOR
3/32" = 1'-0"

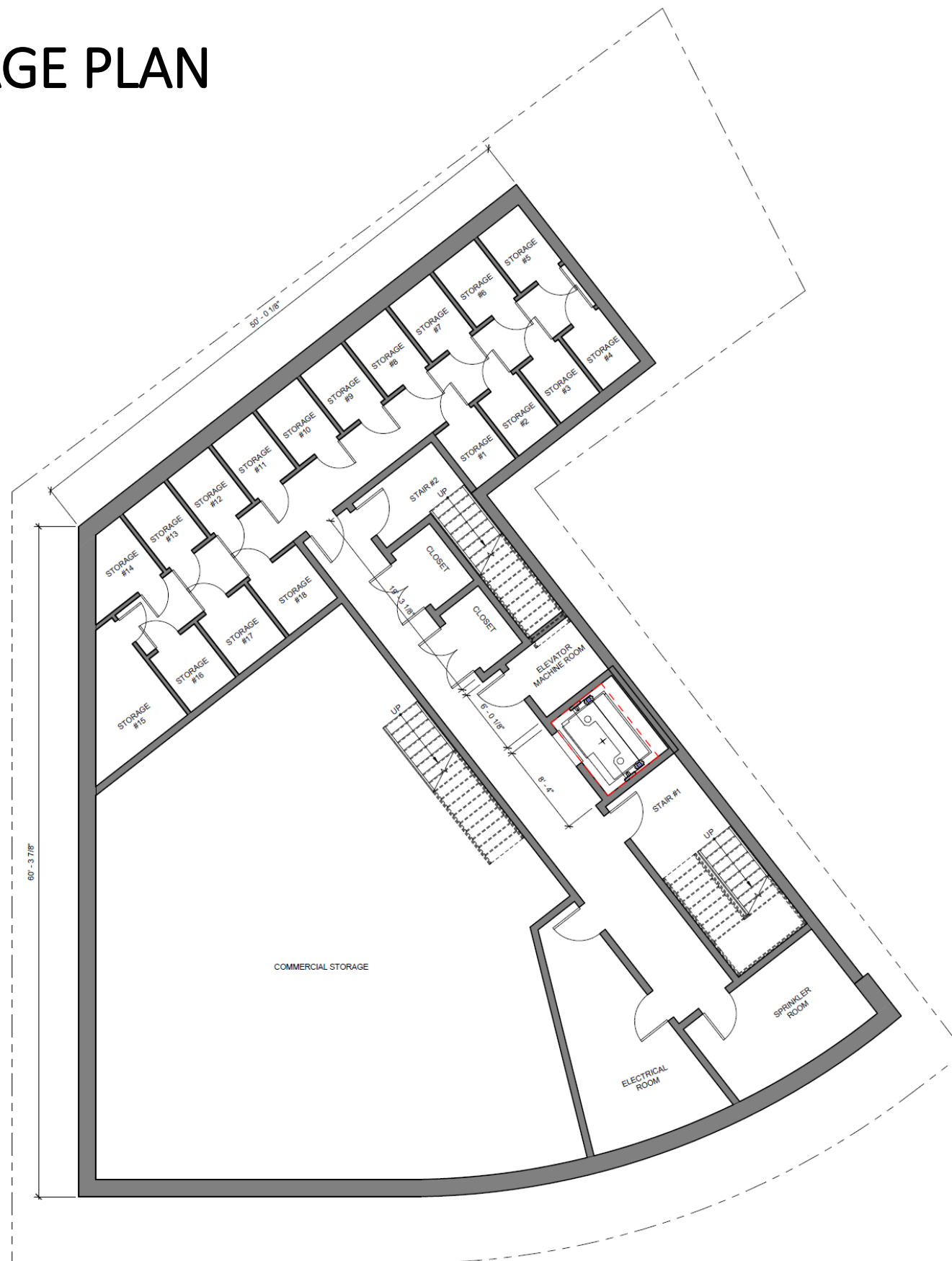


⑤ 4TH FLOOR
3/32" = 1'-0"

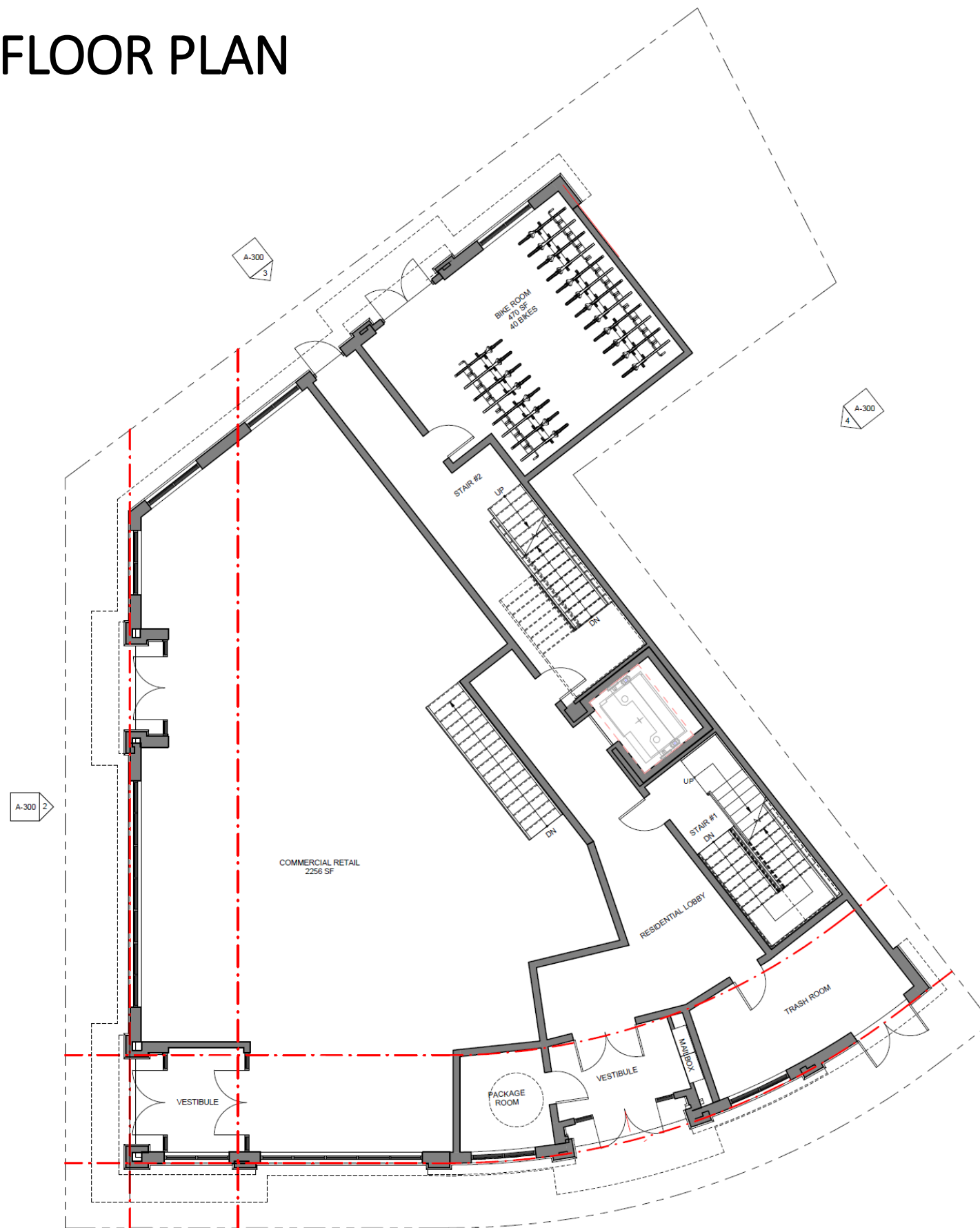


⑥ ROOF LEVEL
3/32" = 1'-0"

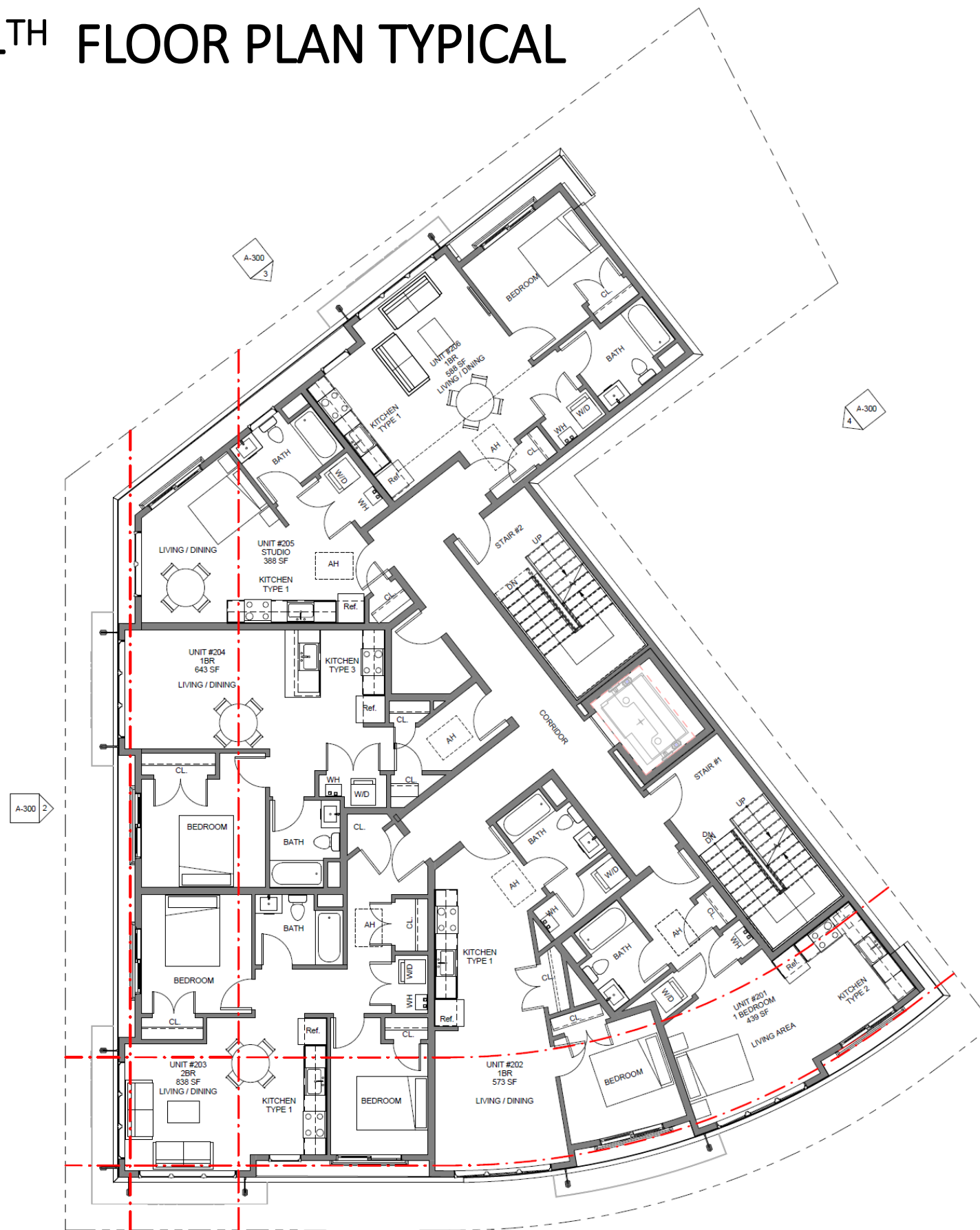
PROPOSED GARAGE PLAN

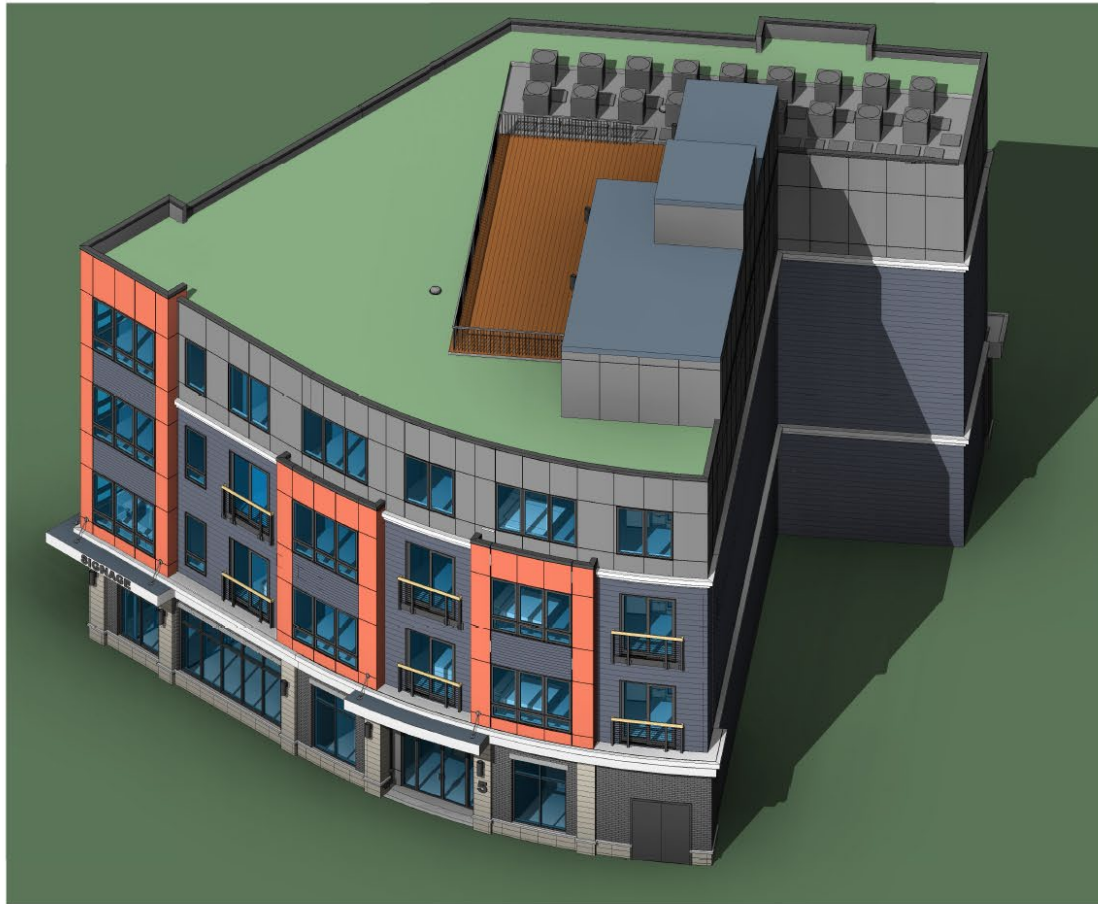


PROPOSED 1ST FLOOR PLAN



PROPOSED 2ND-4TH FLOOR PLAN TYPICAL





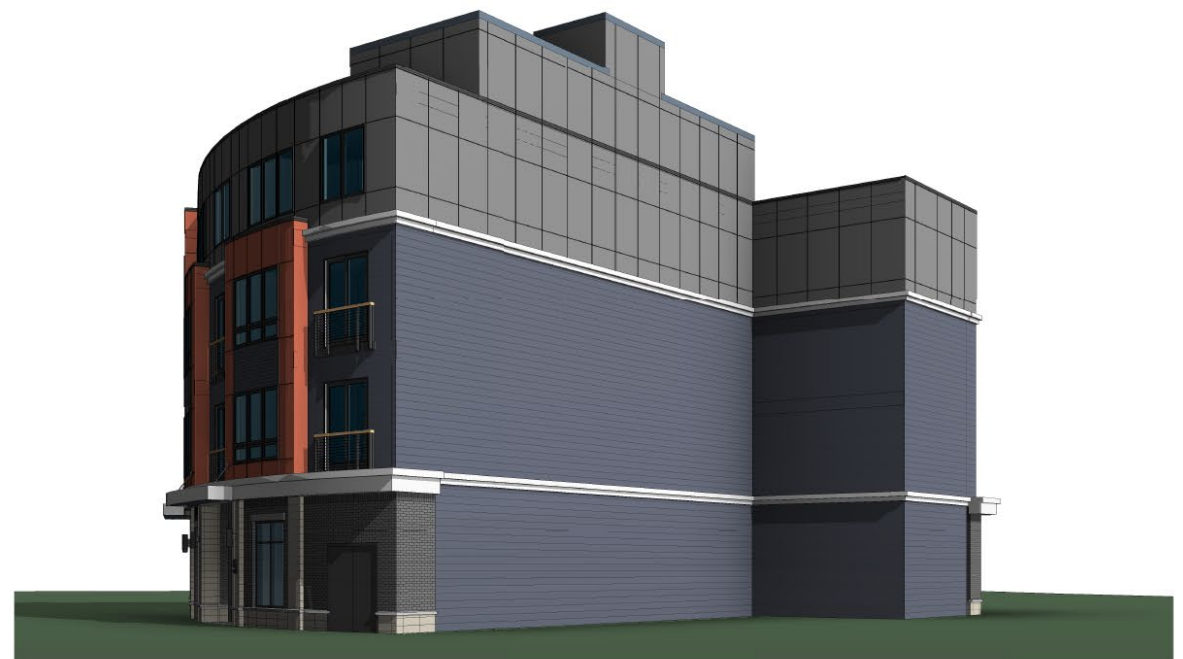
① Aerial View



② Corner View



③ Medford Street View



④ Warren Street View



PROPOSED VIEW FROM CORNER OF MEDFORD & WARREN STREETS

NEIGHBORHOOD MEETING TO DISCUSS TRAFFIC STUDY REPORT

Date: June 27, 2022

Project: **8 Medford Street**

Attendees: Jefferson Thomas (J.T.) Scott, City of Somerville
Charlotte Leis, City of Somerville
Nelson Oliveira, Developer
Anne M. Vigorito, Attorney
Tanya Carriere, Khalsa Design
Nerijus Bubnelis, Khalsa Design
David Giangrande, GM2 Inc.
Erin Hossaini-Fitch, Verdant Landscape Architecture
Local Abutters

These meeting minutes are assumed to be an inclusive account of the items discussed, suggestions given, and the conclusions drawn per the neighborhood meeting for the proposed development.

Item Number	Community Comment/Suggestion	Action
1.0	Concern about the noise from mechanical units on the roof.	The mechanical units will be screened with an acoustical enclosure to mitigate noise.
2.0	Would the development team consider using materials that match the neighborhood better such as clapboard?	We will be going to the UDC where we will present several design proposals. We can incorporate those materials into the proposals.
3.0	Was the traffic study divided into Cambridge and Somerville?	The traffic study only considered the Somerville streets.
4.0	The neighboring property on Warren Street was built in 1870. Will this construction affect the foundation?	The foundation will be surveyed beforehand to make sure construction does not disturb the foundation.
5.0	How close will this development be to the neighboring structure?	About 4.5 feet.
6.0	Will the units only be rented to people without vehicles considering the lack of parking?	The reason that we are installing so many bike racks is to make up for the short supply of parking. Throughout the city there is a lack of parking so the renters will have to be conscious of that.
7.0	Where is the trash pickup?	It is on Warren Street.
8.0	Will the roof deck add a story to this development?	No, since there is no habitable space on the roof deck.
9.0	The projects around this site are providing underground parking to their tenants, why isn't this one?	Those projects were permitted before the new zoning ordinance took effect. Also, rental units typically do not include parking.
10.0	The parking study was done before the COVID restrictions were lifted, so there is more traffic now than there was when the study was done and with the other new	Each project stands on its own merits. The study is relative to the existing conditions today.

	projects there is even less parking.	
11.0	What kind of businesses can be put in the commercial space?	It is not designed to be a food or drink establishment. It will be something that will serve the community.
12.0	Where is the view facing from the roof deck?	Towards Medford Street
13.0	Would Somerville ever accept a building like this with no on street parking?	They do. When it is within a transit walkshed then the tenants are not eligible for parking permits. Even though this property only borders the transit walkshed, it is likely to be considered within.
14.0	Rideshares already cause congestion on the narrow street during rush hour. Can there be a designated area for rideshares?	The Mobility Department is already working on “snap points” for pickup and drop-off.
15.0	It appears that there are different sized trees in the landscape drawing. Are they different trees?	The current plan is to have two species of trees for the two streets. The bigger trees will go on Medford Street and the smaller trees will go on Warren Street.
16.0	What is the building height?	47 feet and the maximum is 52 feet.
17.0	What are the plans for moving tenants in and out? Could the space where the transformer is, be designated for loading and unloading?	We would have to study that further. We may try to convert one of the on-street parking spaces to a loading zone.
18.0	Cars form two lanes at the end of the street, but cars also park there. Can that be changed to only live parking to prevent traffic jams?	We would have to look into that further and discuss with the city.
19.0	The transformer looks like it would be touching the neighboring property.	It will be about two feet from the property line and it will be under ground.
20.0	Is the transformer a health hazard?	It is housed safely because it is vaulted and underground.

Invitees for Neighborhood Meeting to Discuss Traffic Study

Owner 1	Owner 2
35 MEDFORD OWNER LLC	C/O COLUMBIA PROPERTY TRUST
MEDFORD PROPERTIES LLC	
ANNA LOMBARDI FOR LIFE	CAMELIO NANCY ET AL REM
CAMBRIDGE HOUSING AUTHORITY	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE COMMUNITY CORP INC	
MALAJ GERTA	
KALYAN KALAVA	
CHU ALBERT & YOON MIN JEONG	
BODEA SMARANDA & CORNELIU	
FILIPPOV SERGEY V & ELENA V	
YAN BI	S/O LUQI FAN
WOLF JULIE F	
SOMERVILLE COMMUNITY CORP INC	
YUE LEI & WU GUO	
LU LILY & PETER & KEVIN	
WU DUOPING & LIANG MEIYAN	
RAIKAR PALVI	
LARKIN SEAN & SCOLA LINDSAY	
CHAOUCH TARIK & CHAIB SAMIA	
ANAGRAM INFINITY GROUP LLC	
JAIN SUCHIT & KANAN	
BASSI GIAN PAOLO & SGHEDOM MIRCA	
ALLIBHAI KARIM & NIMET	
MARCHESSAULT RONALD	
GAUTAM ROHIT SONWALKAR MAMTA & NISHIKANT	
SOMERVILLE COMMUNITY CORP INC	
FURUYA T & YOSHIDA K	
VERRILL JANE	
SOMERVILLE COMMUNITY CORP INC	S/O SOMERVILLE COMMUNITY CORP INC
GODFREY ANDREW & RUTH L	
JUNG WON JAE & KANG SE YOUNG	
LANGER ALEXANDRA MARIA & STEVEN MARK JR	
SILVESTER SARAH	
WALKER SHAWN D	
CHOMYSZAK STEPHEN & NANCY	
BENDFELDT JANE	
SUN SHULIANG & TONG TONG	
BALTRUS SAMUEL R	

CUEVAS MARIA ELENA ROMERO	ELIZONDO GABRIEL MANUEL
LEE EN-HAN THADDEUS & BEE ENN	
YU DAN & GU YING	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
ALLOCCA MARIACARMELA	
LU YEN-CHUN & HUANG YI-JUNG	
YU YOUNG & CHEN ANGELA	
SOMERVILLE COMMUNITY CORP INC	
SUN YITIAN	
HU ANQI	
MAHTANI LEENA & JEETANDRA TRUSTEES	MAHTANI FAMILY REVOCABLE TRUST
SAXBY ARIANA M	
YI LINGYUN	
SOMERVILLE COMMUNITY CORP INC	
ZHANG QIANYUN & ZHU BO	
LI YAN & XUE DAVID TRUSTEES	THE XUE FAMILY TRUST
SOMERVILLE COMMUNITY CORP INC	
XI PAN	
NELSON DAVID M	
MCDONALD JAMES	GILLIGAN REBECCA
WANG PHILIP SUNG-EN	
LEE HUNGYU	
LIN AMY LING-RONG	
RIEHLIN MICHELLE	S/O SARAH J DONAHUE
CHUNG KYUNGHEE	
SOMERVILLE COMMUNITY CORP INC	
BANSKOTA SAMAGYA & ARYAL GAURAB	
TANNEBRING ELIZABETH TRUSTEE	S/O E TANNEBRING TRUSTEE
KAGE REINHARD & BARBARA	
WAN JING & WANG JOHN J	
POZZI RONALD J TRUSTEE MEDFORD RJP NOM	C/O JACOBS VELELLA & KERR
POZZI RONALD J TRUSTEE MEDFORD RJP NOMIN	C/O JACOBS VELELLA & KERR PC
POZZI JAMES RONALD TRUSTEE MEDFORD RJP N	C/O JACOBS VELELLA & KERR PC
ATTAMIAN ANI HAIG	
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
UTTAMCHANDANI AVINASH	
LAU TD & CS	
KOPHS RYAN JEFFREY	
PAUDEL SAYUJ & PATHAK ICHHYA	
SOMERVILLE COMMUNITY CORP INC	
GORELIK PAVEL V	
SOMERVILLE MILLBROOK ASSOC LLC	S/O JAMES & DEBORAH BOWDRING TRUSTEES
SHI JIXIANG	
CLEVELAND THEODORE C	

LIN LEO XUZHANG	
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
DIGNAN PATRICK JOSEPH	
DEBNATH ANIK	
GARNER ETHAN & POLKA JESSICA	
CASTANO CARLOS B TRUSTEE	CARLOS B CASTANO JR LIVING TRUST
XU LUCY	
TASLEY KEVIN J & CORY L	
ADAMSON PETER & SUSANNE	
SOMERVILLE MILLBROOK ASSOC LLC	S/O JAMES & DEBORAH BOWDRING TRUSTEES
POTTER BROOK	
MARTIN CHARLES R	
COUGHLIN KEVIN A & STONER SARAH	
NOBBS MATTHEW D & EPSTIEN JOELLE S	
TWIN CITY PLAZA LLC	
GENTA MATTHEW J	
DELHI PROPERTIES LLC	
DELHI PROPERTIES II LLC	
SOMERVILLE REDEVELOPMENT	AUTHORITY
UGLIETTO CHARLES J	S/O SOMERVILLE LIVING LLC
TRUST THE 15 PORTER STREET	C/O AMENDOLA ASSOCIATES ATT JOSEPH DEVIT
RAPOSO MARIA LUCINDA	
SOMERVILLE SERVICE AND GAS LLC	S/O SOMERVILLE LIVING LLC
PEREIRA ANTONIO S	PERIERA MARIA DEFATIMA
SORENSEN JAMES B & AMELIA	
HYMAN JACOB A	RADIN ROSE G
SILBERMAN SUSAN N	
XIN HONGMIN	
TRINGALI MARIE P	
MISSIURO PATRYCJA V & VASILYEV DMITRY	
UGLIETTO CHARLES J	S/O SOMERVILLE LIVING LLC
72 MARSHALL STREET LLC	S/O 72 MARSHALL ST LLC-C/O ELIOT MGMT
BRIGGS THERESA A	S/O MATTHEW HUBBAED
72 MARSHALL STREET LLC	S/O 72 MARSHALL ST LLC-C/O ELIOT MGMT
RIKER KATHERINE	
72 MARSHALL STREET LLC	C/O ELIOT MGMT
72 MARSHALL STREET LLC	S/O 72 MARSHALL ST LLC-C/O ELIOT MGMT

MILLERS RIVER HOLDING LLC,	
MILLERS RIVER LLC,	
MILLERS RIVER HOLDING LLC,	
ZHU MEILIN & TANG PING & ZHU JUN ET AL	
BAIROS, JOSEPH &	HILDA BAIROS
25 WARREN STREET LLC	

21 WARREN STREET LLC	
CAMELIO, NANCY, A LIFE ESTATE,	ANNA LOMBARDI, LIFE ESTATE
MELO MARK P	
CARVELLO, JENNIE C., A LIFE ESTATE	
TRUANT, MARC J.	
WARREN STREET HOLDINGS LLC	MARC J. TRUANT, MANAGER
WARREN STREET HOLDINGS LLC	MARC J. TRUANT, MANAGER
20-28 WARREN STREET LLC,	
PARISE, PETER J., JR &	IDALYN NICOLORO
BATTITE, LINDA F. , TRUSTEE	THE BATTITE FAMILY REV TRUST
WARREN PALS CLUB INCORPORATED	
20-28 WARREN STREET LLC,	
3 J STREET LLC	
29 WARREN STREET LLC,	
NICOLORO, MICHAEL A. & KAREN M.S.	TRUSTEES OF THE 13-15 WARREN ST
PARISE, PETER, JR.	CATHERINE SPINOSA & IDALYNE NICOLORO
BAIROS, JOSEPH & HILDA BAIROS	
PACHECO, FRANCIS J. AND	JAMES PACHECO
TRINGALI, MARIE P., TR.	THE TRINGALI FAMILY TRUST
FURTADO, NATALIA M. &	HELENA MARTINS
TUNG, MING-LUNG & ERIN TROY	
FEMININE CATHOLIC ASSOCIATION	SS COSMO E DAMIANO
SIMEONE, MICHAEL, JOHN SIMEONE, JOSEPH	DEVITO JR. & ANTHONY DEVITO, TRS.
PEREIRA, ANTONIO S. &	MARIA deFATIMA PEREIRA
SIMEONE, MICHAEL, JOHN SIMEONE, JOSEPH	DEVITO,JR. & ANTHONY DEVITO TRS.
SIMEONE, MICHAEL, JOHN SIMEONE, JOSEPH	DEVITO, JR. & ANTHONY DEVITO, TRS.
SIMEONE, MICHAEL & JOHN SIMEONE	JOSEPH DEVITO, JR.&ANTHONY DEVITO TRS.
PAPPAS, MARK J.	
MCAVENIA, DONNA M.	
YENDIKI, ANASTASIA	
CORKERY, KATE	
OLIVEIRA, LUISA M.	
HSIEH, PAMELA STONE	
BHATTI, ESTHER GILL	
SALZ, JONATHAN	
THING, IMAN	PANJI M. TAMANG THING
SOUSA, MARIA INES, TRUSTEE	THE SOUSA IRREVOCABLE TRUST
ROCHA, JOSE., MARIA DUTRA,	ANTONIO ROCHA JR., ANA M. BURKE &
1608 MAIN STREET LLC	
ARRUDA, LUIS A. &	ANA P. LIDO ARRUDA
DECARLO, GENO & DIANE M. STRZESAK	

Residents of the following Somerville Addresses:

35 MEDFORD ST
8 MEDFORD ST
48 WARREN ST
999 MEDFORD ST
9 MEDFORD ST #101
9 MEDFORD ST #102
9 MEDFORD ST #103
9 MEDFORD ST #104
9 MEDFORD ST #105
9 MEDFORD ST #201
9 MEDFORD ST #202
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9 MEDFORD ST #714
9 MEDFORD ST #PH10
9 MEDFORD ST #PH11
9 MEDFORD ST #PH1
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9 MEDFORD ST #PH3
9 MEDFORD ST #PH4
9 MEDFORD ST #PH5

9 MEDFORD ST #PH6
 9 MEDFORD ST #PH7
 9 MEDFORD ST #PH8
 9 MEDFORD ST #PH9
 22 MCGRATH HWY
 7 SOUTH ST
 15 SOUTH ST
 30 MEDFORD ST
 24 MEDFORD ST
 20 MEDFORD ST
 3R BEDFORD ST
 3 BEDFORD ST
 16 MEDFORD ST
 51 WARREN ST
 7 BEDFORD ST #1
 7 BEDFORD ST #2
 7 BEDFORD ST #4
 4 BEDFORD ST
 35R PORTER ST
 16 SOUTH ST
 10 BEDFORD ST
 6 BEDFORD ST #1F
 6 BEDFORD ST #1R
 6 BEDFORD ST #2F
 6 BEDFORD ST #2R
 6 BEDFORD ST #3F
 6 BEDFORD ST #3R

Residents of the following Cambridge Addresses:

3 LAMBERT ST #A
3 LAMBERT ST #B
3 LAMBERT ST #C/1
8 JEFFERSON ST
6 JEFFERSON ST
25 WARREN ST
21 WARREN ST
48 WARREN ST
44.5-46 WARREN ST
44 WARREN ST
40 WARREN ST
32-38 WARREN ST
30 WARREN ST
28 WARREN ST
14-16 WARREN ST
8 PORTER ST

43 WARREN ST
26 WARREN ST
3 JEFFERSON ST
29 WARREN ST
15 WARREN ST
12-12 WARREN ST
6 JEFFERSON ST
16 WARREN ST
37 PORTER ST
33 PORTER ST
2 BEDFORD ST
19 PORTER ST
15 PORTER ST
5 PORTER ST
26 PORTER ST
22 PORTER ST
16 PORTER ST
10 PORTER ST
35 WARREN ST
33 WARREN ST #1
33 WARREN ST #2
33 WARREN ST #3
7 JEFFERSON ST #1
7 JEFFERSON ST #2
7 JEFFERSON ST #3
5 JEFFERSON ST #5
9 JEFFERSON ST
11-13 JEFFERSON ST
15 JEFFERSON ST
19 JEFFERSON ST
21 JEFFERSON ST

Attendees of Neighborhood Meeting to Discuss Traffic Study

1. City Councilor JT Scott
2. Charlotte Leis, City of Somerville
3. Anne M. Vigorito, Attorney
4. Tanya Carriere, Khalsa Design
5. Nerijus Bubnelis, Khalsa Design
6. Nelson Oliveira, Developer
7. David Giangrande, GM2, Inc.
8. Erin Hossaini-Fitch, Verdant Landscape Architects
9. Local Abutters

PROPOSED DEVELOPMENT

8 Medford Street,
Somerville, MA

Neighborhood Meeting 6/27/2022



PROJECT TEAM



Developer:

NELSON GROUP

Nelson Oliveira

Attorney

Law Offices of Richard G. DiGirolamo

Anne M. Vigorito



Architect:

KHALSA DESIGN, INC.

Nerijus Bubnelis, Project Manager

Tanya Carriere, Architect



Landscape Architect:

VERDANT

Erin Hossaini-Fitch, Landscape Architect

Katya Podsiadlo, PIC/Landscape Architect



Traffic:

GM2, INC.

David Giangrande,
Senior Vice President

EXISTING CONDITIONS

8 Medford Street

8 Medford Street

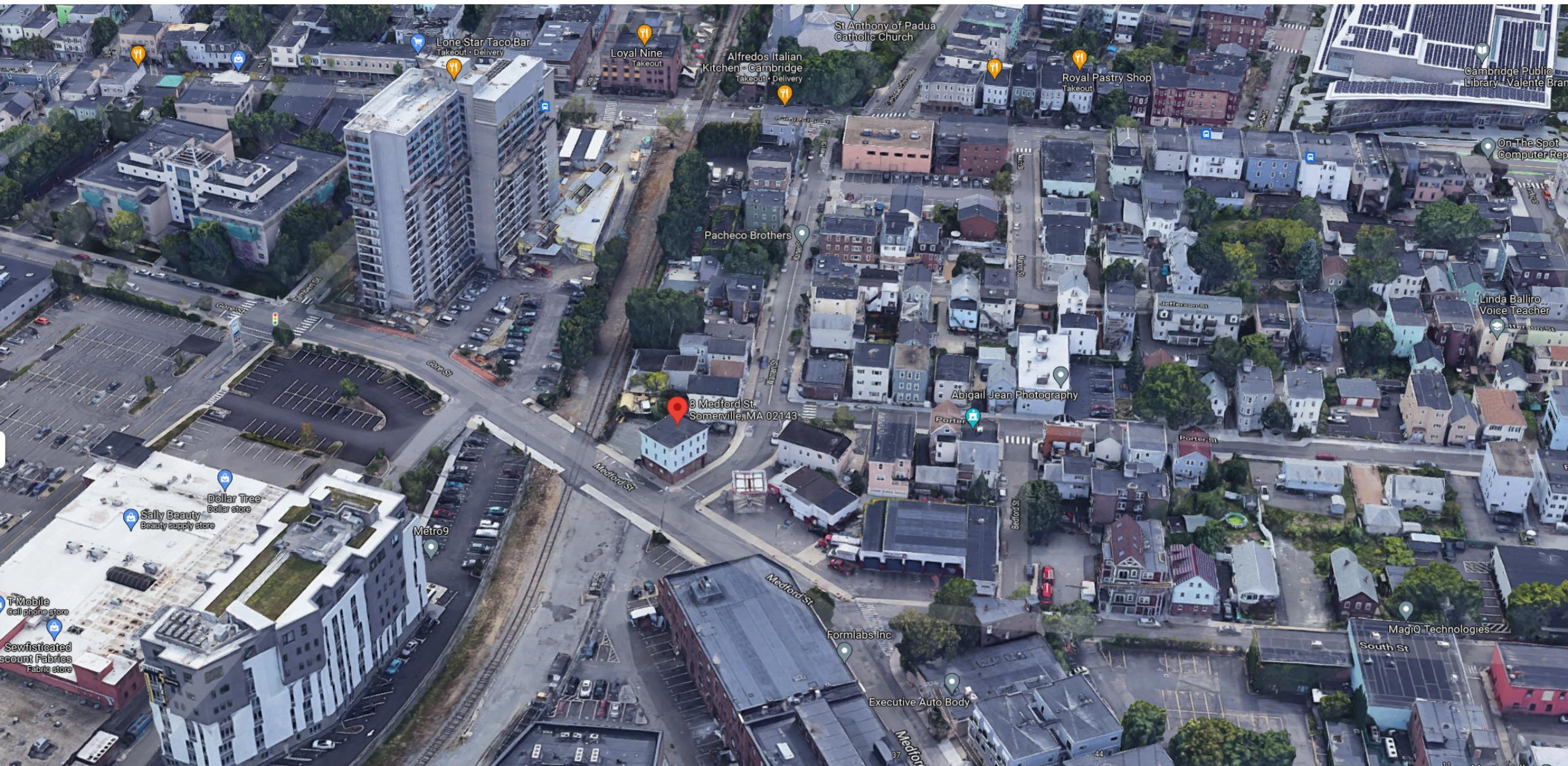


 8 MEDFORD STREET

Figure 1. Project Locus

8 Medford Street, Somerville, MA

Existing Conditions



Existing Condition- Aerial View

8 Medford Street, Somerville, MA

Existing Conditions



Existing Condition- Medford Street

8 Medford Street, Somerville, MA

Existing Conditions



Existing Condition- Corner of Medford Street & Train Track

8 Medford Street, Somerville, MA

Existing Conditions



Existing Condition- Corner of Warren Street & Porter Street

Existing Conditions Plan

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 19, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

ZONE: X
COMMUNITY PANEL: 25017C0577E
EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
OWNER OF RECORD:
MEDFORD PROPERTIES LLC
264 SALEM STREET
MEDFORD, MA 02155

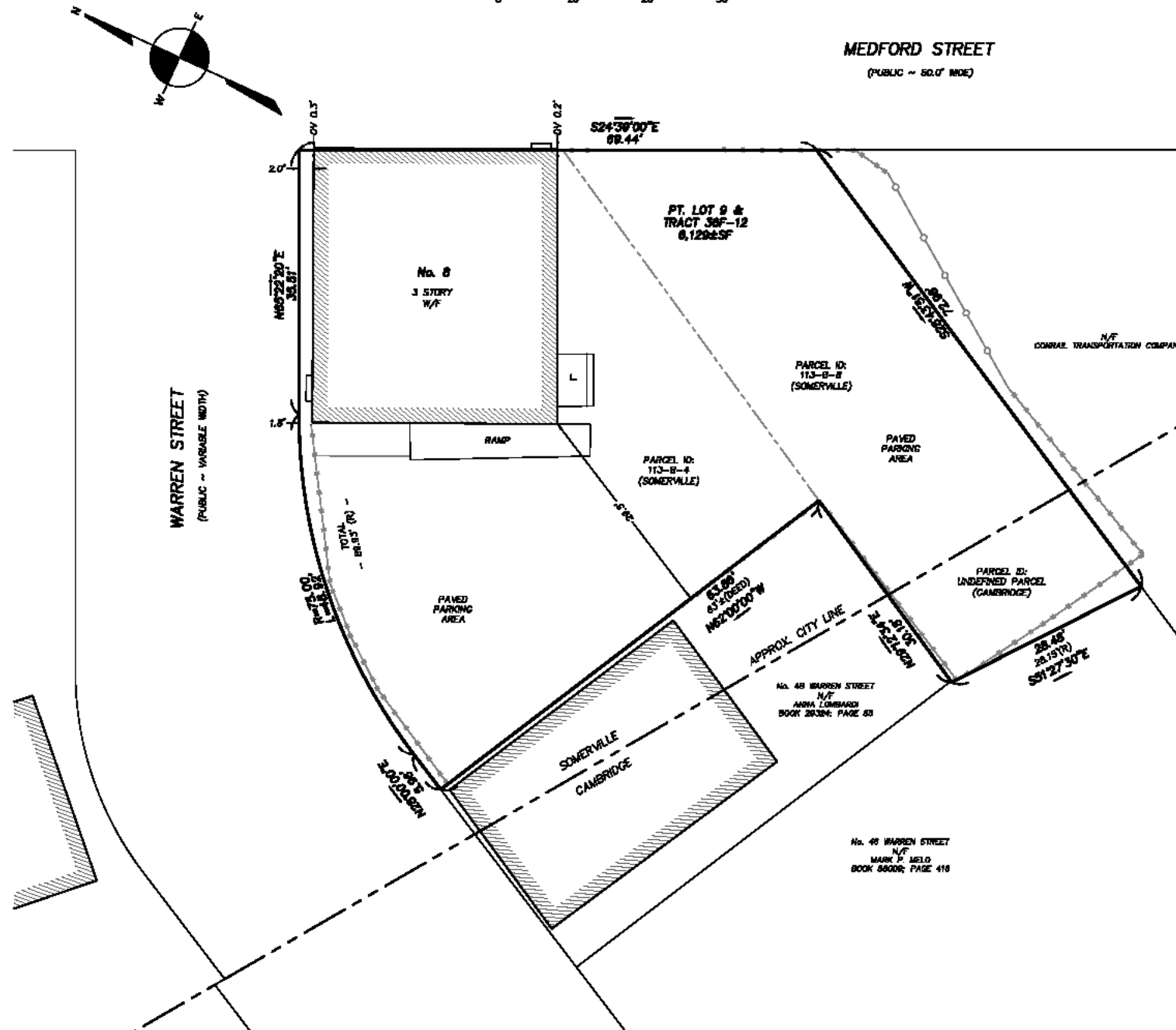
REFERENCES:
DEED: BK 66483; PG 29
PLAN: PL BK 14; PL 28
PL BK 21; PL 16
PL BK 156; PL 12
PL 1972 N194
PL 1990 N121
PL 2005 N601
PL 2010 N467
PL 2018 N502

NOTES:
PARCEL ID: 113-B-4
ZONING: BA

CERTIFIED PLOT PLAN

LOCATED AT
8 MEDFORD STREET
SOMERVILLE, MA

SCALE: 1.0 INCH = 10.0 FEET
0 10 20 30



FIELD:	MO
DRAFT:	NPP, RAP
CHECK:	GCC
DATE:	03/22/19
JOB #	18-00893

PROJECT SUMMARY

New Construction of a 4-Story General Building

- Gross Floor Area Proposed: +/- 21,464 SF
- Ground Floor Commercial Space: +/- 2,256 SF
- 18 Residential Units: For Rent
- 20% of total Units to be affordable (4 units)

Public Improvements

- Sidewalks- increasing width of to 12' wide on both Medford St & Warren ST
- Addition of 4 Street Trees (currently none)
- Enclose existing curb cut on Medford Street
- Addition of Visitor Bike Parking
- Addition of Green Roof & Permeable Area to the Site (currently none)

Building Amenities Include:

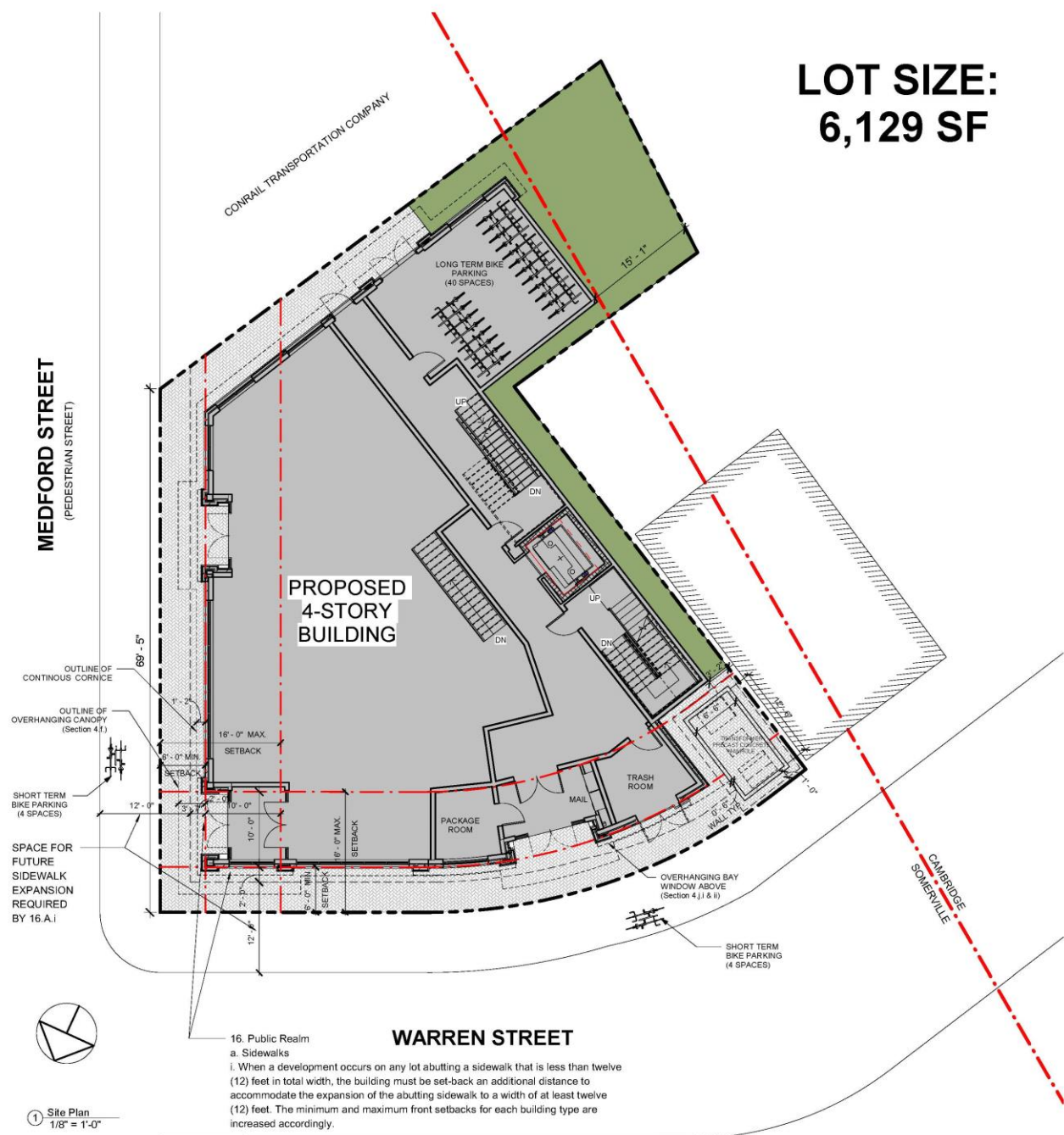
- Common Roof Deck with Green Roof
- Bike Room- 40 Long Term Spaces + Visitor Spaces
- Enclosed Package Room
- Enclosed Trash/ Recycling Room
- Juliette Balconies

Proposed Unit Mix:

Studio :	6 Units (341 SF - 439 SF)
1-Bedroom :	9 Units (563 – 643 SF)
2-Bedroom :	3 Units (770 SF)
Total	18 Units

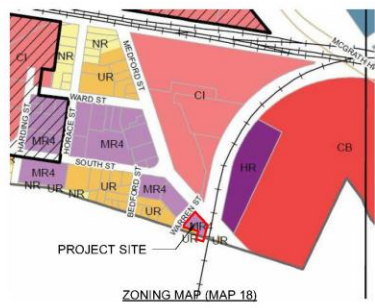
PROPOSED SITE PLAN

LOT SIZE:
6,129 SF



1 Site Plan
1/8" = 1'-0"

16. Public Realm
a. Sidewalks
i. When a development occurs on any lot abutting a sidewalk that is less than twelve (12) feet in total width, the building must be set-back an additional distance to accommodate the expansion of the abutting sidewalk to a width of at least twelve (12) feet. The minimum and maximum front setbacks for each building type are increased accordingly.



ZONING DIMENSIONAL:			
LOT SIZE: 6,129 SF	ALLOWED / REQUIRED	PROPOSED	COMMENTS
ZONE	MR4 ZONE	MR4 ZONE	
BUILDING TYPE	APARTMENT BUILDING GENERAL BUILDING COMMERCIAL BUILDING	GENERAL BUILDING	COMPLIES
LOT DIMENSIONS			
WIDTH (MIN.)	30 FT	N/A	
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	90 % (5,516 SF)	68 % (4,154 SF)	COMPLIES
GREEN SCORE (MIN.)	0.25 MIN (0.30 IDEAL)	SEE LANDSCAPE PLANS	COMPLIES
OPEN SPACE (MIN.)	15% (919 SF)	39% (2,393 SF)	COMPLIES
BUILDING SETBACKS			
PRIMARY FRONT (MIN/ MAX.)	2 FT / 15 FT	6 FT	COMPLIES
SECONDARY FRONT (MIN/ MAX.)	2 FT / 15 FT	6 FT	COMPLIES
SIDE (MIN)	ABUTTING ANY NON NR OR LHD: 0 FT	2'-7"	COMPLIES
REAR (MIN)	ABUTTING ANY NON NR OR LHD: 10 FT	15' - 1" FT	COMPLIES
MAIN BODY:			
BUILDING WIDTH (MAX.)	200 FT	80' - 4" FT	COMPLIES
FACADE BUILD OUT, FRONT STREET (MIN.)	-		
PRIMARY FRONT	80 %	86 %	COMPLIES
SECONDARY FRONT	65 %	%	COMPLIES
FLOOR PLATE (MAX.)	15,000 SF	4,259 SF	COMPLIES
GROUND STORY HEIGHT (MIN.)	14 FT	14 FT	COMPLIES
UPPER STORY HEIGHT (MIN.)	10 FT	11 FT	COMPLIES
BUILDING HEIGHT, FEET (MAX.)	52 FT	47 FT	COMPLIES
NUMBER OF STORIES (MIN/MAX)	3 MIN / 4 MAX.	4	COMPLIES
ROOF TYPE	FLAT	FLAT	COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN.)	70%		COMPLIES
UPPER STORY FENESTRATION (MIN./ MAX.)	15% / 50%		COMPLIES
BLANK WALL (MAX.)	20 FT	5' - 8"	COMPLIES
USE & OCCUPANCY			
GROUND STORY ENTRANCE SPACING (MAX.)	30 FT		COMPLIES
COMMERCIAL SPACE DEPTH (MIN.)	30 FT	36 FT	COMPLIES
GROSS FLOOR AREA PER DU	21,752/18 = 1,208 SF		
LOT AREA < 5,000 SF	1,500 SF	N/A	N/A
LOT AREA >= 5,000 SF	1,125 SF	1,208 SF	COMPLIES
NET ZERO READY BUILDING	N/A	N/A	N/A
100% AFFORDABLE	N/A	N/A	N/A
OUTDOOR AMENITY SPACE (MIN.)	1/ DU 18X24SF = 432 SF	648 SF ROOF DECK	COMPLIES
REQUIRED ADU'S			
4 OR MORE UNITS	20%	4 DUs	COMPLIES
TRANSIT AREA MAP- WITHIN WALKSHED			
PEDESTRIAN STREET	YES		
PARKING (RESIDENTIAL)			
MIN SHORT TERM BICYCLE PARKING	RES- 0.1/DU (2 SPACES REQ.) RETAIL- 1 / 2,500 SF (1 REQ.)	4	COMPLIES
MIN LONG TERM BICYCLE PARKING	1 /DU (18 SPACES) RETAIL- 1 / 10,000 SF	40 PROVIDED	COMPLIES
PARKING (OUTSIDE OF A TRANSIT AREA)	1/DU (18 SPACES MIN.) RETAIL- 1 / 750 SF (4 SPACES MIN.)	0	DOES NOT COMPLY

UNITS BREAKDOWN	
STUDIO:	6
1 BEDROOM 1 BATH:	9
2 BEDROOM 1 BATH:	3
TOTAL:	18

LEGEND	
	LANDSCAPE AREA
	PROPOSED BUILDING FOOTPRINT
	PERVIOUS PAVERS
	SETBACK LINE
	PROPERTY LINE

Zoning Summary

Designed to comply with Zoning Requirements

- Special Permit Required for: Household Living Use
- Special Permit Required for: Parking

LANDSCAPE PLAN



Layers of Deciduous + Evergreen Plantings to Create Buffer at Rear Property Lines



Enhancement of Sidewalk with Street Tree Plantings + Special Paving within Furnishing Zone



CONCEPT LANDSCAPE SITE PLAN

8 MEDFORD STREET
SOMERVILLE, MA

JUNE 22, 2022

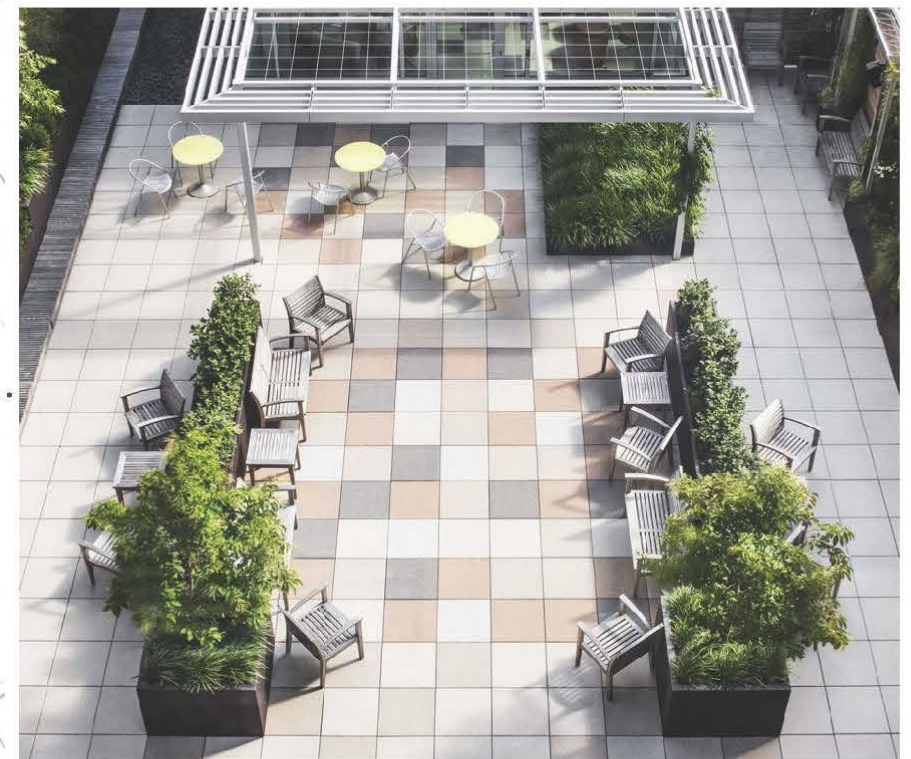
ROOFTOP PLAN



Extensive Sedum Green Roof with Crushed Stone Ballast



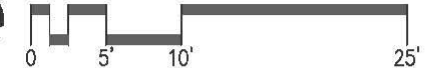
Lightweight Planters for Screening + Separation of Areas



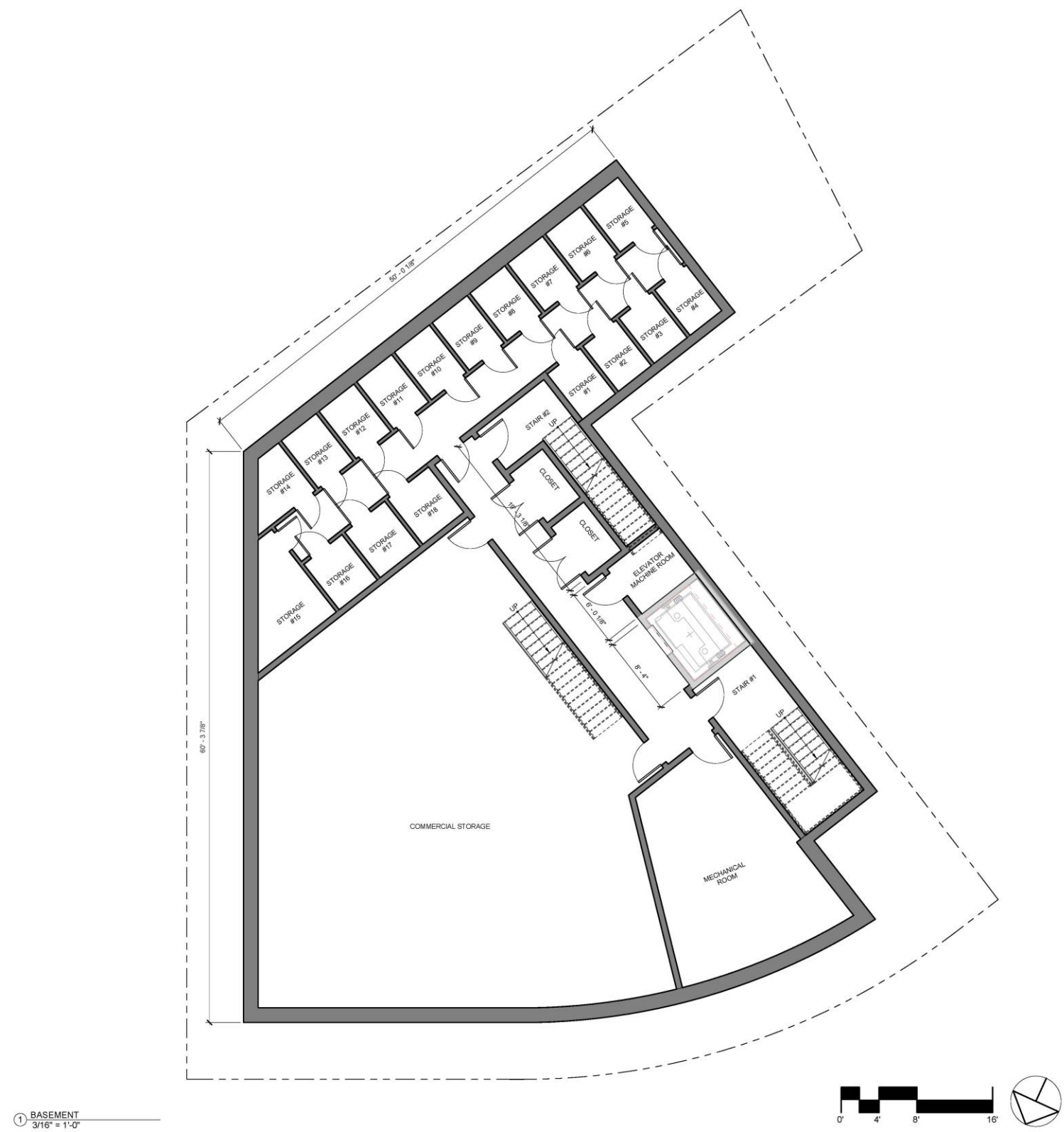
Gathering Areas for Residents + Encouragement for Sense of Community



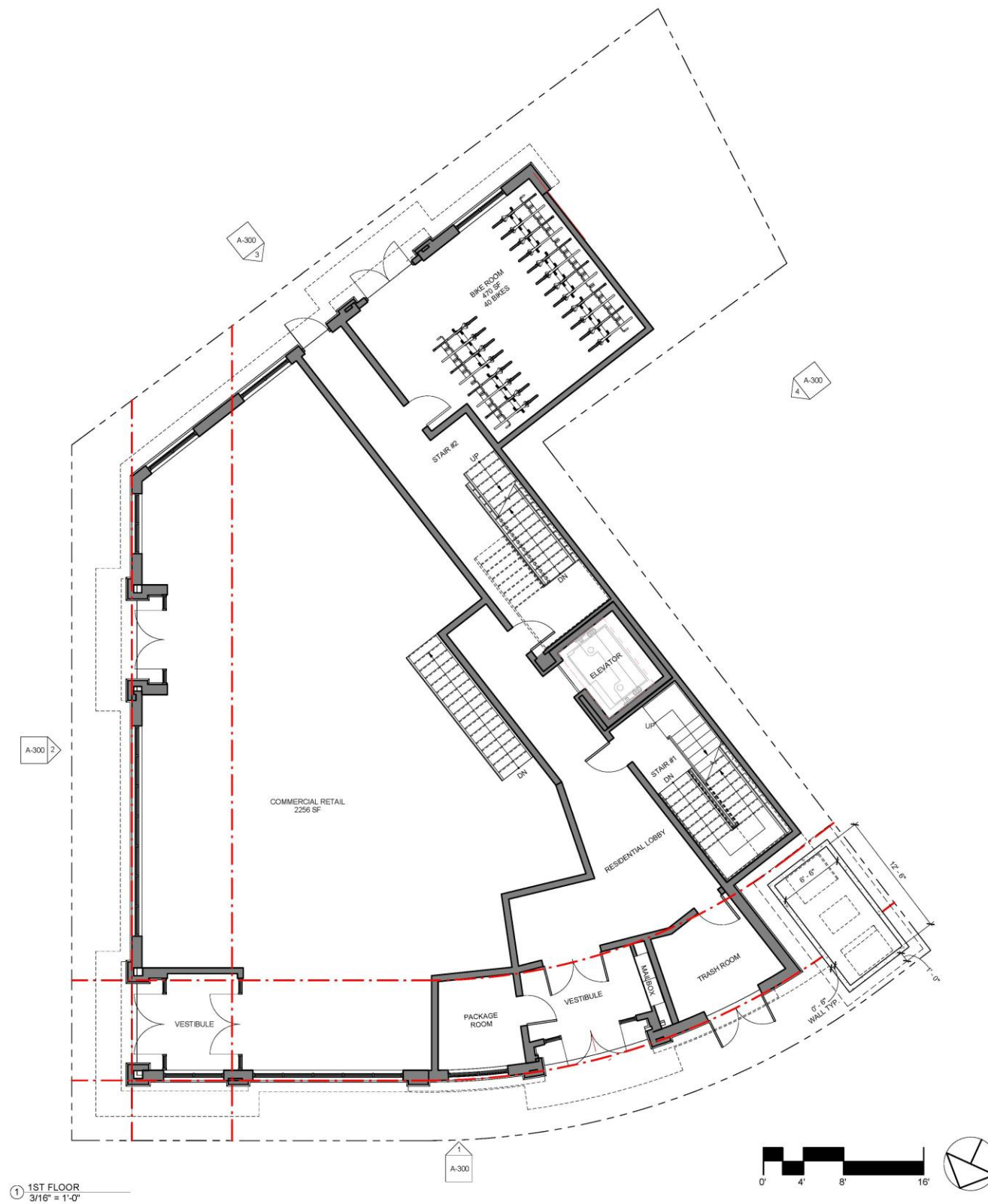
SCALE: 1" = 10'-0"



PROPOSED BASEMENT PLAN



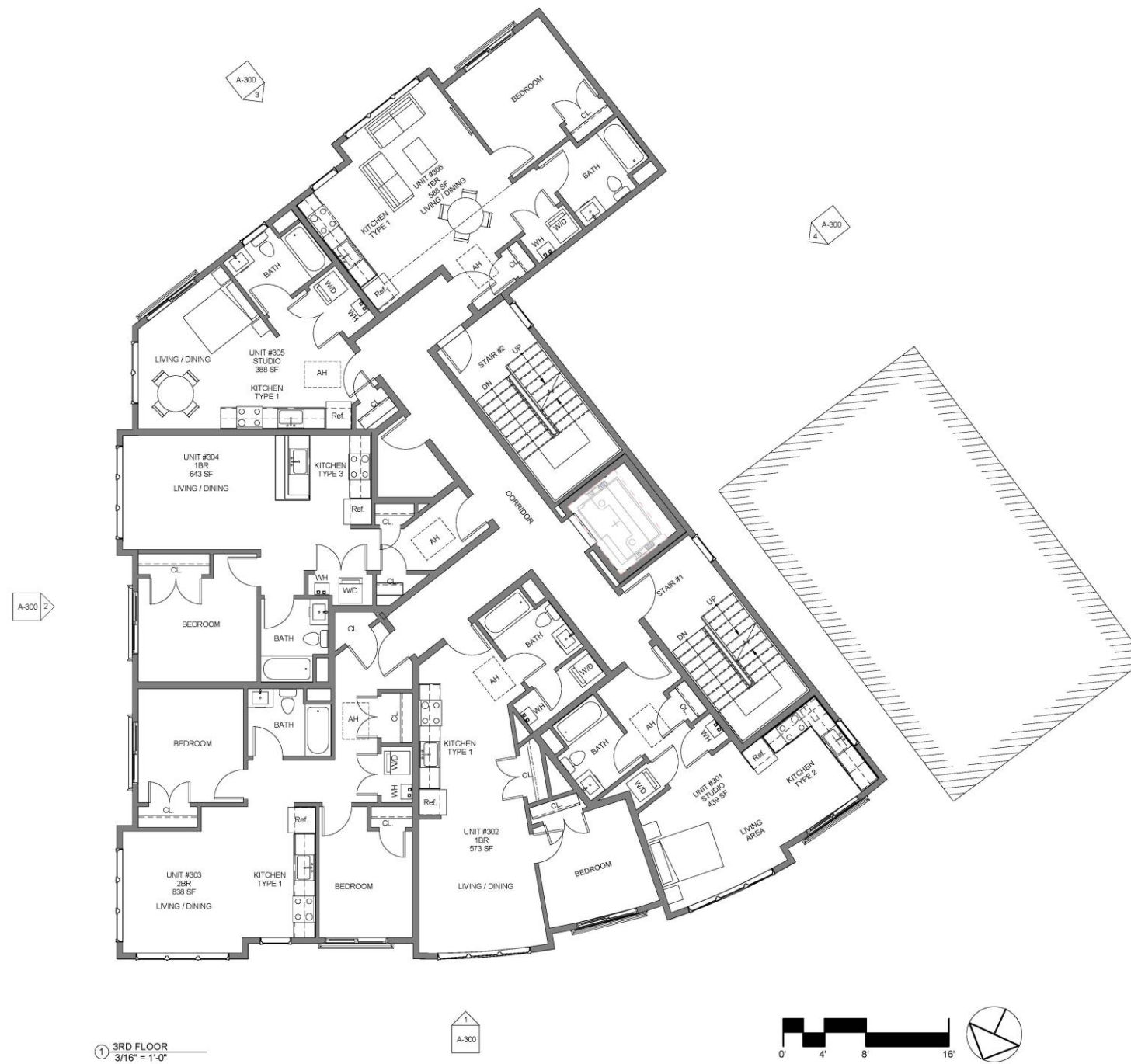
PROPOSED 1ST FLOOR PLAN



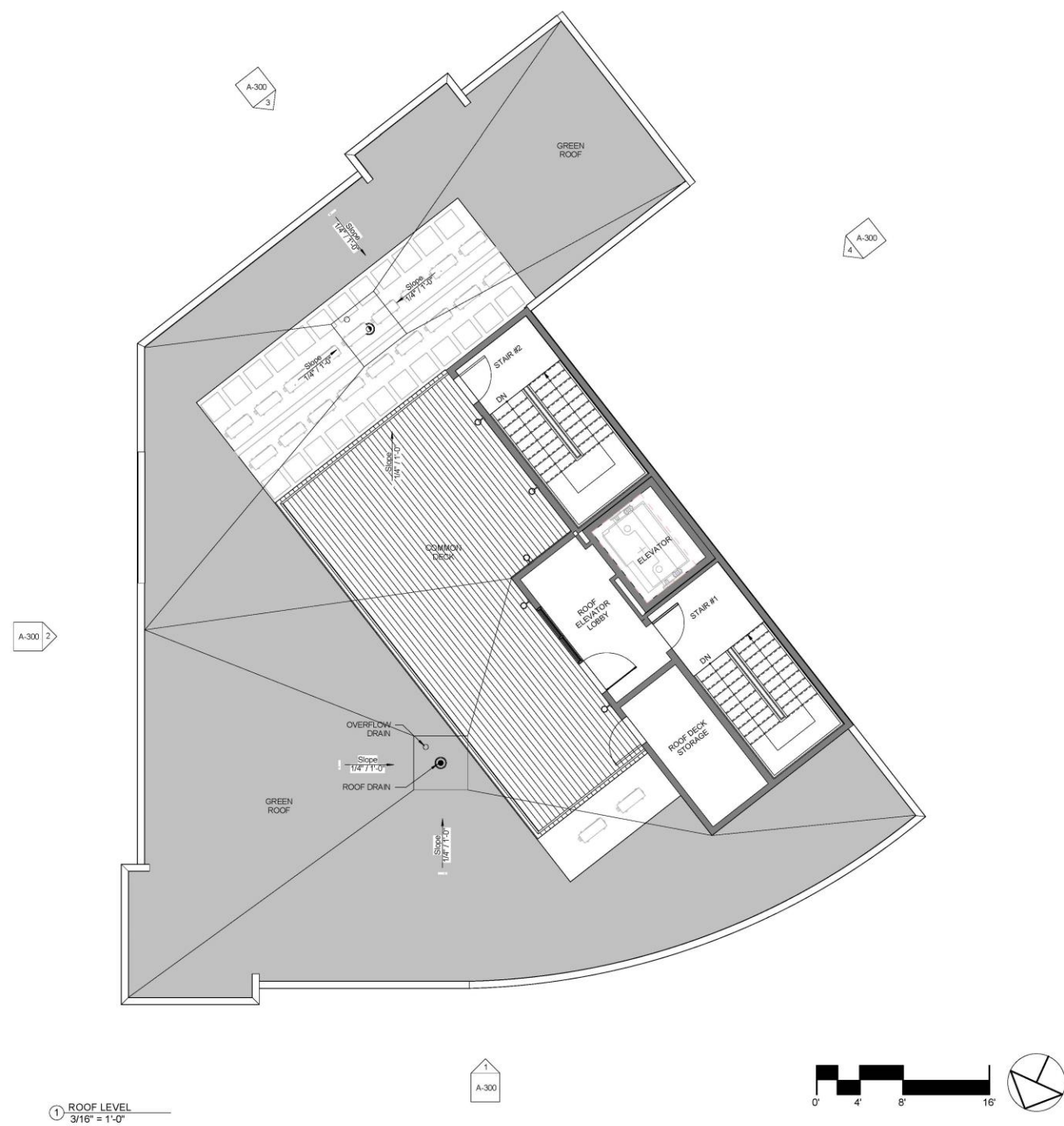
PROPOSED 2ND FLOOR PLAN



PROPOSED 3RD & 4TH FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED ELEVATIONS



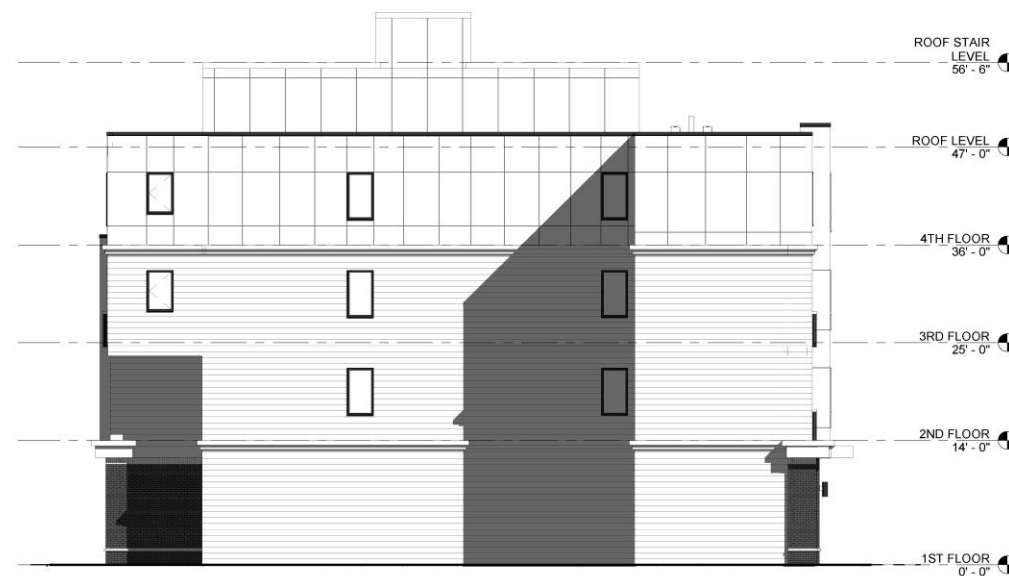
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH EAST ELEVATION
1/8" = 1'-0"



4 SOUTH WEST ELEVATION
1/8" = 1'-0"



PROPOSED VIEW FROM CORNER OF MEDFORD & WARREN STREETS





WARREN STREET VIEW



MEDFORD STREET VIEW



MEDFORD STREET VIEW



RAILROAD TRACK VIEW

AERIAL VIEW





Figure 1: Study Area

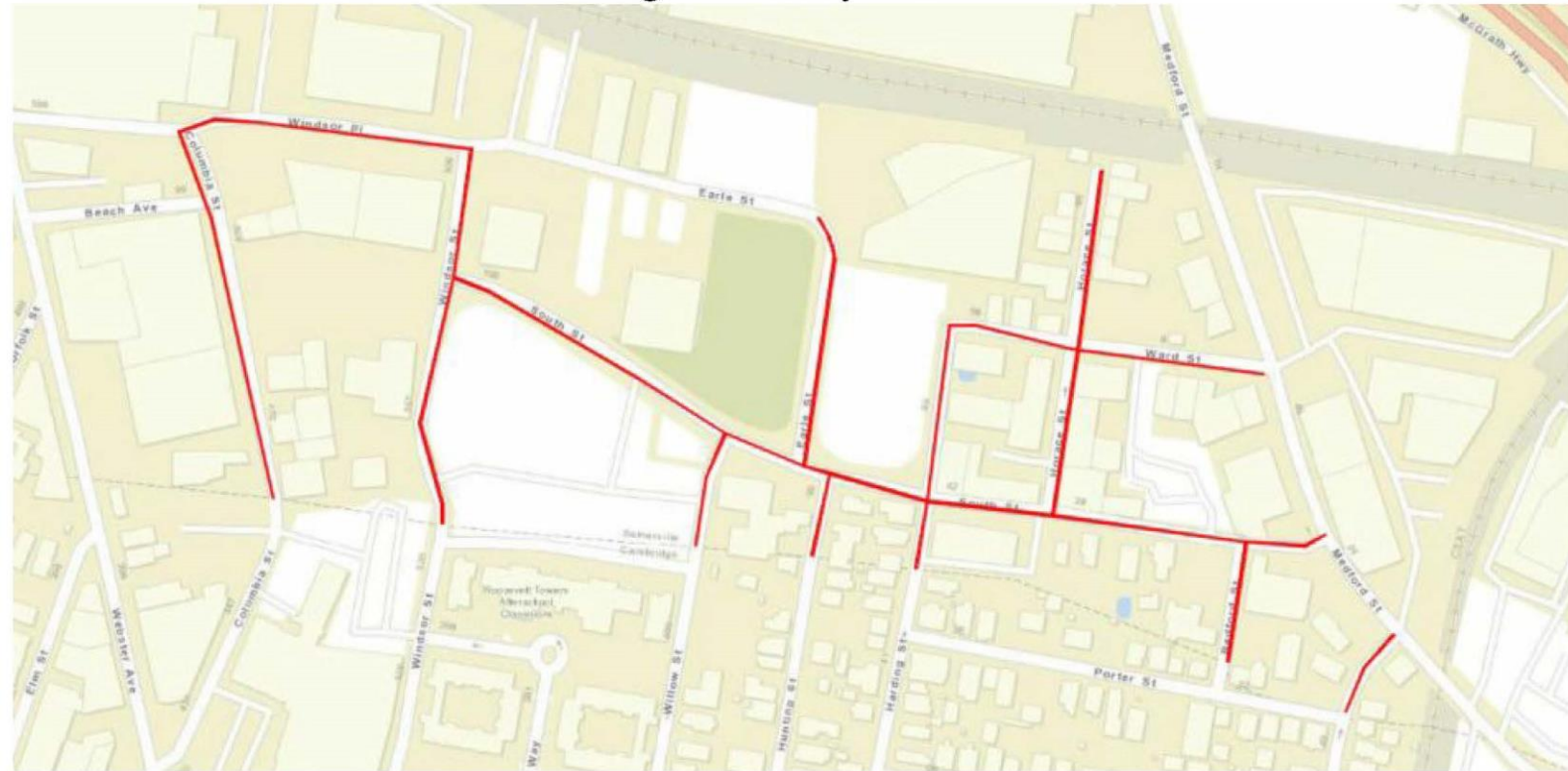


Table 2: On-Street Parking Utilization Summary

	Number of Vehicles Parked		
	Tuesday, 03/01/2022	Wednesday, 03/02/2022	Wednesday, 03/02/2022
	Night (10:00pm)	Morning (6:00am)	Midday (12:00pm)
Total Permit-Only Parking Spaces	53		
Maximum Number of Vehicles Parked	33	38	37
Minimum Number of Permit-Only Parking Spaces Available	20	15	16
Minimum % of Permit-Only Parking Spaces Available	38%	28%	30%
Total 2-Hour Parking Spaces	69		
Maximum Number of Vehicles Parked	22	54	57
Minimum Number of 2-Hour Parking Spaces Available	47	15	12
Minimum % of 2-Hour Parking Spaces Available	68%	22%	17%
Total 30-Minute Parking Spaces	4		
Maximum Number of Vehicles Parked	0	0	2
Minimum Number of 30-Minute Parking Spaces Available	4	4	2
Minimum % of 30-Minute Parking Spaces Available	100%	100%	50%
Total Parking Spaces	126		
Number of Vehicles Parked	55	92	96
% of Total Parking Spaces Utilized	44%	73%	76%
Number of Total Parking Spaces Available	71	34	30

Thank You



SECOND NEIGHBORHOOD MEETING REPORT

Date: March 13, 2023

Project: **8 Medford Street**

Attendees: Jefferson Thomas (J.T.) Scott, City of Somerville
Wendy Sczechowicz, City of Somerville
Nelson Oliveira, Developer
Anne M. Vigorito, Attorney
Tanya Carriere, Khalsa Design
Nerijus Bubnelis, Khalsa Design
Stephan Zaets, GM2 Inc.
Erin Hossaini-Fitch, Verdant Landscape Architecture
Local Abutters

These meeting minutes are assumed to be an inclusive account of the items discussed, suggestions given, and the conclusions drawn per the neighborhood meeting for the proposed development.

Item Number	Community Comment/Suggestion	Action
1.0	In relation to the narrow-ness of the floor plan, what is the unit count and bedroom/mix?	Studios: 6 units (341-439 sf) 1-Bedroom: 9 units (563-643 sf) 2-Bedroom: 3 Units (770 sf) Smaller scale but planned for efficient rental units.
2.0	Has there been a discussion about which of these units will be the deed-restricted affordable units?	Determination is held until construction is closer to completion
3.0	For the restricted parking on site, is that a special permit or variance?	Special Permit
4.0	Is it your anticipation that anyone who lives within this building will be ineligible for a street parking sticker in Somerville?	Absolutely.
5.0	With the reduction of dedicated parking spots, which will cause residents to park on surrounding surface streets, which are already being reduced by metered spots- what is your solution to impacting current residential parking?	Anyone who moves into this building will be ineligible for a street parking sticker.
6.0	Do these residents receive visitor parking permits?	Unknown, will be determined and forwarded.
7.0	Will these residents be parking in Cambridge as this property is on the line?	The building can only be eligible for one city- not both. Because all units are within Somerville- belief is that they will not be eligible for Cambridge parking passes.
8.0	Suggestion of both cities to collaborate to address concerns of traffic backup on Warren Street as a result of the street configuration. Also mentions how parking meters	There are no reports of metered spots in the near vicinity of the building. They are all residential. It is not until further down that metered spots appear.

	is problematic for taking up residential spots.	
9.0	What is the distance between the last loading zone spot and the crosswalk?	About 20-25 feet, about two car lengths. The actual location of the loading zones will have 20-minute limits and will happen during the day, which should allow traffic flow when they are not in use.
10.0	Are the “retain existing parking space” spots residential only?	We will be proposing residential spots only.
11.0	When will this get before the planning board? Start? Completion?	Once submission is complete, they have 60 days to get it before the board. It depends on how long the applicants to get their packet in. Approx. 1-4 months. ~Start date: 2025. ~ Completion date: 14 months after.
12.0	Additional concerns about traffic in the intersection of Cambridge/Warren as a result of Medford/Warren. Concerns for the ambiguity as to which units will be affordable housing, due to 2-3 bedroom demands.	Affordable housing will be one of the next steps before the Planning Board. The Affordable Housing Committee will actually choose the units. It is not just the choice of the building.
13.0	Who will the building be interfacing with during that selection process?	Alanna Gaffny, Housing Division
14.0	Concerns with the safety of pedestrian crosswalks. Will there be additional protected crosswalks?	At this time, it has not been discussed with Mobility and there are no additional plans. With new increased sidewalk widths, it will increase visibility and therefore safety.
15.0	Have the loading zone spaces gone through Mobility?	Yes, they have the option to move the spots to the other side if they deem appropriate.
16.0	It's important to take emergency vehicles into consideration within the traffic discussion	JT: “I’m working on it”

17.0	Any options regarding green use on the grey façade via planter boxes/ vines?	We will look into adding ornamentals into the tree trenches and discuss with the architect as to greenery on the building itself. There are glazing requirements to be maintained.
18.0	Within tree trenches, do you mean annuals?	No, just flowering species. It would be a mix of salt and drought tolerant species.
19.0	Is it possible to go over the possible flower species? (Discusses biodiversity and desired plants)	Yes, we can discuss alternatives off meeting.
20.0	Could you add E-bike charging spaces?	We could include charging stations within the bike room.
21.0	What is your sustainability platform?	I do not believe we are going for net-zero, but we are under the threshold for LEED and will be complying for all the energy codes.
22.0	Would you voluntarily meet the new stretch code that will be going into law in July?	I must discuss with developer and team.
23.0	Would you want to meet or donate with the local nonprofit to build community repour	no discussion
24.0	How many balconies are there?	There are not actual balconies, there are juliet's
25.0	Are the juliets functional?	The doors open but there is no way to step out.
26.0	Could someone hang a planter off of the Juliet balcony?	Yes
27.0	Are you thinking of doing any raised garden beds for the tenants?	We can take a look at it when we meet with you, I am unsure where it currently stands.
28.0	With regard to the electric hook-up, will it be moved in order to not have to be hung through the trees?	We are proposing a vaulted transformer that will be fed by duct bank under the street. We are still in discussion with Eversource.
29.0	What is the height of the building?	4,700 is proposed height of main roof and max height is 5,200.

From: Erin Hossaini-Fitch <eh@verdantia.com>

Sent: Tuesday, March 14, 2023 9:22 AM

To: Anne Vigorito D'Ambrosio (amvigorito@comcast.net) <amvigorito@comcast.net>; Tanya Carriere <tcarriere@tkgeast.com>; Nelson DeOliveira <nelsongroupusa@gmail.com>

Cc: Nerijus Bubnelis <nbubnelis@tkgeast.com>; Stephan Zaets <SZaets@GM2INC.COM>

Subject: 8 Medford - USNC Team Review

Hi Team,

Following up on the comments made by Tori/Union Square Neighborhood Council last night –

I have reached out to her to setup a call to discuss. Prior, it may be helpful to review as a team for what should be suggested/actually feasible.

Some things that were mentioned already:

- Green screens/vines at street-facing façades: VLA would require 24" plant bed or planter for vine plantings. Green screens would be a matter of coordination with architecture but as Tanya mentioned, the blank façade is quite narrow already. If we add a 24" plant bed it will cut into the sidewalk. This may not be desired by OSPCD? Feasible pending survey updates
 - Some other possible options if we are to proceed towards this direction:
 - Free-standing planters with attached trellis, however this is minimum 48" length <https://www.tournesol.com/products/wilshire-screen/apl> Looks like nice option, we will have to see if they can fit. Again they will cut into the public way width. Feasible pending survey updates
 - Hanging planters: <https://www.tournesol.com/products/wilshire-box-hanging-planters> Are these hard to maintain and what type of infrastructure is needed architecturally? The hanging planters would be higher maintenance unless they were located at Juliette balconies where the residents would be the ones potentially maintaining them.
 - Native salt-tolerant perennials/small shrubs added to tree wells- Seems ok if the city wants it
 - Potential native/pollinator friendly substitution of plant species in-kind (most already are native as mentioned) Ok
 - Raised veggie garden beds for residents at roof deck – if we were to entertain this idea, VLA suggests movable planters in addition to the planters already proposed (these currently contain year-round interest buffer plantings) Seems easy enough to provide a couple raised beds, they can be moveable in case they do not end up being used. Please note that nothing on the roof can exceed 48" in height per the new building code, would these exceed that? Also if she brings it up again, we do not think we allow hanging plants on the Juliette balconies that she mentioned. It could be a safety issue with the sidewalk right below. The physical raised beds including an ADA-accessible raised planter would all be less than 48" height

Additionally, on the adjacent development, Tori had commented on the extensive green roof and requested for there to be more than just sedum planted. The current soil condition is only 7" for sedum – if larger perennials/ornamental grasses and/or some small shrubs are woven into mix, the soil must be mounded to 10-18" depth within these zones to accommodate the larger plantings. Thoughts? Preferred not to increase soil depth due to increased weight and cost, but it is up to Nelson.

On another note – the current proposed site plan has not yet been revised to accommodate the existing conditions survey (received October 2022). As shown on the attached pdf (ex survey lines in orange, survey property lines in black), there are some discrepancies within the site, particularly the property lines and town line. Will this be resolved prior to the planning board submission? Please advise. Yes it should be resolved, we will reach out to them now.

Thank you,

Erin Hossaini-Fitch, PLA
LEED Green Associate
Associate Project Manager

Invitees for Second Neighborhood Meeting

Owner 1	Owner 2
35 MEDFORD OWNER LLC	C/O COLUMBIA PROPERTY TRUST
MEDFORD PROPERTIES LLC	
ANNA LOMBARDI FOR LIFE	CAMELIO NANCY ET AL REM
CAMBRIDGE HOUSING AUTHORITY	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE COMMUNITY CORP INC	
MALAJ GERTA	
KALYAN KALAVA	
CHU ALBERT & YOON MIN JEONG	
BODEA SMARANDA & CORNELIU	
FILIPPOV SERGEY V & ELENA V	
YAN BI	S/O LUQI FAN
WOLF JULIE F	
SOMERVILLE COMMUNITY CORP INC	
YUE LEI & WU GUO	
LU LILY & PETER & KEVIN	
WU DUOPING & LIANG MEIYAN	
RAIKAR PALVI	
LARKIN SEAN & SCOLA LINDSAY	
CHAOUCH TARIK & CHAIB SAMIA	
ANAGRAM INFINITY GROUP LLC	
JAIN SUCHIT & KANAN	
BASSI GIAN PAOLO & SGHEDOM MIRCA	
ALLIBHAI KARIM & NIMET	
MARCHESSAULT RONALD	
GAUTAM ROHIT SONWALKAR MAMTA & NISHIKANT	
SOMERVILLE COMMUNITY CORP INC	
FURUYA T & YOSHIDA K	
VERRILL JANE	
SOMERVILLE COMMUNITY CORP INC	S/O SOMERVILLE COMMUNITY CORP INC
GODFREY ANDREW & RUTH L	
JUNG WON JAE & KANG SE YOUNG	
LANGER ALEXANDRA MARIA & STEVEN MARK JR	
SILVESTER SARAH	
WALKER SHAWN D	
CHOMYSZAK STEPHEN & NANCY	
BENDFELDT JANE	
SUN SHULIANG & TONG TONG	
BALTRUS SAMUEL R	

CUEVAS MARIA ELENA ROMERO	ELIZONDO GABRIEL MANUEL
LEE EN-HAN THADDEUS & BEE ENN	
YU DAN & GU YING	
SOMERVILLE COMMUNITY CORP INC	
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
ALLOCCA MARIACARMELA	
LU YEN-CHUN & HUANG YI-JUNG	
YU YOUNG & CHEN ANGELA	
SOMERVILLE COMMUNITY CORP INC	
SUN YITIAN	
HU ANQI	
MAHTANI LEENA & JEETANDRA TRUSTEES	MAHTANI FAMILY REVOCABLE TRUST
SAXBY ARIANA M	
YI LINGYUN	
SOMERVILLE COMMUNITY CORP INC	
ZHANG QIANYUN & ZHU BO	
LI YAN & XUE DAVID TRUSTEES	THE XUE FAMILY TRUST
SOMERVILLE COMMUNITY CORP INC	
XI PAN	
NELSON DAVID M	
MCDONALD JAMES	GILLIGAN REBECCA
WANG PHILIP SUNG-EN	
LEE HUNGYU	
LIN AMY LING-RONG	
RIEHLIN MICHELLE	S/O SARAH J DONAHUE
CHUNG KYUNGHEE	
SOMERVILLE COMMUNITY CORP INC	
BANSKOTA SAMAGYA & ARYAL GAURAB	
TANNEBRING ELIZABETH TRUSTEE	S/O E TANNEBRING TRUSTEE
KAGE REINHARD & BARBARA	
WAN JING & WANG JOHN J	
POZZI RONALD J TRUSTEE MEDFORD RJP NOM	C/O JACOBS VELELLA & KERR
POZZI RONALD J TRUSTEE MEDFORD RJP NOMIN	C/O JACOBS VELELLA & KERR PC
POZZI JAMES RONALD TRUSTEE MEDFORD RJP N	C/O JACOBS VELELLA & KERR PC
ATTAMIAN ANI HAIG	
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
UTTAMCHANDANI AVINASH	
LAU TD & CS	
KOPHS RYAN JEFFREY	
PAUDEL SAYUJ & PATHAK ICHHYA	
SOMERVILLE COMMUNITY CORP INC	
GORELIK PAVEL V	
SOMERVILLE MILLBROOK ASSOC LLC	S/O JAMES & DEBORAH BOWDRING TRUSTEES
SHI JIXIANG	
CLEVELAND THEODORE C	

LIN LEO XUZHANG	
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
SOMERVILLE MILLBROOK ASSOC LLC	C/O BERKELEY INVESTMENTS
DIGNAN PATRICK JOSEPH	
DEBNATH ANIK	
GARNER ETHAN & POLKA JESSICA	
CASTANO CARLOS B TRUSTEE	CARLOS B CASTANO JR LIVING TRUST
XU LUCY	
TASLEY KEVIN J & CORY L	
ADAMSON PETER & SUSANNE	
SOMERVILLE MILLBROOK ASSOC LLC	S/O JAMES & DEBORAH BOWDRING TRUSTEES
POTTER BROOK	
MARTIN CHARLES R	
COUGHLIN KEVIN A & STONER SARAH	
NOBBS MATTHEW D & EPSTIEN JOELLE S	
TWIN CITY PLAZA LLC	
GENTA MATTHEW J	
DELHI PROPERTIES LLC	
DELHI PROPERTIES II LLC	
SOMERVILLE REDEVELOPMENT	AUTHORITY
UGLIETTO CHARLES J	S/O SOMERVILLE LIVING LLC
TRUST THE 15 PORTER STREET	C/O AMENDOLA ASSOCIATES ATT JOSEPH DEVIT
RAPOSO MARIA LUCINDA	
SOMERVILLE SERVICE AND GAS LLC	S/O SOMERVILLE LIVING LLC
PEREIRA ANTONIO S	PERIERA MARIA DEFATIMA
SORENSEN JAMES B & AMELIA	
HYMAN JACOB A	RADIN ROSE G
SILBERMAN SUSAN N	
XIN HONGMIN	
TRINGALI MARIE P	
MISSIURO PATRYCJA V & VASILYEV DMITRY	
UGLIETTO CHARLES J	S/O SOMERVILLE LIVING LLC
72 MARSHALL STREET LLC	S/O 72 MARSHALL ST LLC-C/O ELIOT MGMT
BRIGGS THERESA A	S/O MATTHEW HUBBAED
72 MARSHALL STREET LLC	S/O 72 MARSHALL ST LLC-C/O ELIOT MGMT
RIKER KATHERINE	
72 MARSHALL STREET LLC	C/O ELIOT MGMT
72 MARSHALL STREET LLC	S/O 72 MARSHALL ST LLC-C/O ELIOT MGMT

MILLERS RIVER HOLDING LLC,	
MILLERS RIVER LLC,	
MILLERS RIVER HOLDING LLC,	
ZHU MEILIN & TANG PING & ZHU JUN ET AL	
BAIROS, JOSEPH &	HILDA BAIROS
25 WARREN STREET LLC	

21 WARREN STREET LLC	
CAMELIO, NANCY, A LIFE ESTATE,	ANNA LOMBARDI, LIFE ESTATE
MELO MARK P	
CARVELLO, JENNIE C., A LIFE ESTATE	
TRUANT, MARC J.	
WARREN STREET HOLDINGS LLC	MARC J. TRUANT, MANAGER
WARREN STREET HOLDINGS LLC	MARC J. TRUANT, MANAGER
20-28 WARREN STREET LLC,	
PARISE, PETER J., JR &	IDALYN NICOLORO
BATTITE, LINDA F. , TRUSTEE	THE BATTITE FAMILY REV TRUST
WARREN PALS CLUB INCORPORATED	
20-28 WARREN STREET LLC,	
3 J STREET LLC	
29 WARREN STREET LLC,	
NICOLORO, MICHAEL A. & KAREN M.S.	TRUSTEES OF THE 13-15 WARREN ST
PARISE, PETER, JR.	CATHERINE SPINOSA & IDALYNE NICOLORO
BAIROS, JOSEPH & HILDA BAIROS	
PACHECO, FRANCIS J. AND	JAMES PACHECO
TRINGALI, MARIE P., TR.	THE TRINGALI FAMILY TRUST
FURTADO, NATALIA M. &	HELENA MARTINS
TUNG, MING-LUNG & ERIN TROY	
FEMININE CATHOLIC ASSOCIATION	SS COSMO E DAMIANO
SIMEONE, MICHAEL, JOHN SIMEONE, JOSEPH	DEVITO JR. & ANTHONY DEVITO, TRS.
PEREIRA, ANTONIO S. &	MARIA deFATIMA PEREIRA
SIMEONE, MICHAEL, JOHN SIMEONE, JOSEPH	DEVITO, JR. & ANTHONY DEVITO TRS.
SIMEONE, MICHAEL, JOHN SIMEONE, JOSEPH	DEVITO, JR. & ANTHONY DEVITO, TRS.
SIMEONE, MICHAEL & JOHN SIMEONE	JOSEPH DEVITO, JR.&ANTHONY DEVITO TRS.
PAPPAS, MARK J.	
MCAVENIA, DONNA M.	
YENDIKI, ANASTASIA	
CORKERY, KATE	
OLIVEIRA, LUISA M.	
HSIEH, PAMELA STONE	
BHATTI, ESTHER GILL	
SALZ, JONATHAN	
THING, IMAN	PANJI M. TAMANG THING
SOUZA, MARIA INES, TRUSTEE	THE SOUZA IRREVOCABLE TRUST
ROCHA, JOSE., MARIA DUTRA,	ANTONIO ROCHA JR., ANA M. BURKE &
1608 MAIN STREET LLC	
ARRUDA, LUIS A. &	ANA P. LIDO ARRUDA
DECARLO, GENO & DIANE M. STRZESAK	

Residents of the following Somerville Addresses:

35 MEDFORD ST
8 MEDFORD ST
48 WARREN ST
999 MEDFORD ST
9 MEDFORD ST #101
9 MEDFORD ST #102
9 MEDFORD ST #103
9 MEDFORD ST #104
9 MEDFORD ST #105
9 MEDFORD ST #201
9 MEDFORD ST #202
9 MEDFORD ST #203
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9 MEDFORD ST #412

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9 MEDFORD ST #713
9 MEDFORD ST #714
9 MEDFORD ST #PH10
9 MEDFORD ST #PH11
9 MEDFORD ST #PH1
9 MEDFORD ST #PH2
9 MEDFORD ST #PH3
9 MEDFORD ST #PH4
9 MEDFORD ST #PH5

9 MEDFORD ST #PH6
 9 MEDFORD ST #PH7
 9 MEDFORD ST #PH8
 9 MEDFORD ST #PH9
 22 MCGRATH HWY
 7 SOUTH ST
 15 SOUTH ST
 30 MEDFORD ST
 24 MEDFORD ST
 20 MEDFORD ST
 3R BEDFORD ST
 3 BEDFORD ST
 16 MEDFORD ST
 51 WARREN ST
 7 BEDFORD ST #1
 7 BEDFORD ST #2
 7 BEDFORD ST #4
 4 BEDFORD ST
 35R PORTER ST
 16 SOUTH ST
 10 BEDFORD ST
 6 BEDFORD ST #1F
 6 BEDFORD ST #1R
 6 BEDFORD ST #2F
 6 BEDFORD ST #2R
 6 BEDFORD ST #3F
 6 BEDFORD ST #3R

Residents of the following Cambridge Addresses:

3 LAMBERT ST #A
3 LAMBERT ST #B
3 LAMBERT ST #C/1
8 JEFFERSON ST
6 JEFFERSON ST
25 WARREN ST
21 WARREN ST
48 WARREN ST
44.5-46 WARREN ST
44 WARREN ST
40 WARREN ST
32-38 WARREN ST
30 WARREN ST
28 WARREN ST
14-16 WARREN ST
8 PORTER ST

43 WARREN ST
26 WARREN ST
3 JEFFERSON ST
29 WARREN ST
15 WARREN ST
12-12 WARREN ST
6 JEFFERSON ST
16 WARREN ST
37 PORTER ST
33 PORTER ST
2 BEDFORD ST
19 PORTER ST
15 PORTER ST
5 PORTER ST
26 PORTER ST
22 PORTER ST
16 PORTER ST
10 PORTER ST
35 WARREN ST
33 WARREN ST #1
33 WARREN ST #2
33 WARREN ST #3
7 JEFFERSON ST #1
7 JEFFERSON ST #2
7 JEFFERSON ST #3
5 JEFFERSON ST #5
9 JEFFERSON ST
11-13 JEFFERSON ST
15 JEFFERSON ST
19 JEFFERSON ST
21 JEFFERSON ST

Attendees of Second Neighborhood Meeting

1. City Councilor JT Scott
2. Wendy Sczechowicz, City of Somerville
3. Anne M. Vigorito, Attorney
4. Tanya Carriere, Khalsa Design
5. Nerijus Bubnelis, Khalsa Design
6. Nelson Oliveira, Developer
7. Stephan Zaets, GM2, Inc.
8. Erin Hossaini-Fitch, Verdant Landscape Architects
9. Local Abutters

PROPOSED DEVELOPMENT

8 Medford Street

Neighborhood Meeting #3

3/13/2023



PROJECT TEAM



Developer:

NELSON GROUP

Nelson Oliveira

Attorney

Law Offices of Richard G. DiGirolamo

Anne M. Vigorito



KHALSA

Architect:

KHALSA DESIGN, INC.

Tanya Carriere, Architect

Nerijus Bubnelis, Project Manager



Landscape Architect:

VERDANT

Erin Hossaini-Fitch, Landscape Architect

Katya Podsiadlo, PIC/Landscape Architect



Traffic:

GM2, INC.

David Giangrande,

Stephan Zaets

EXISTING CONDITIONS

8 Medford Street

8 Medford Street

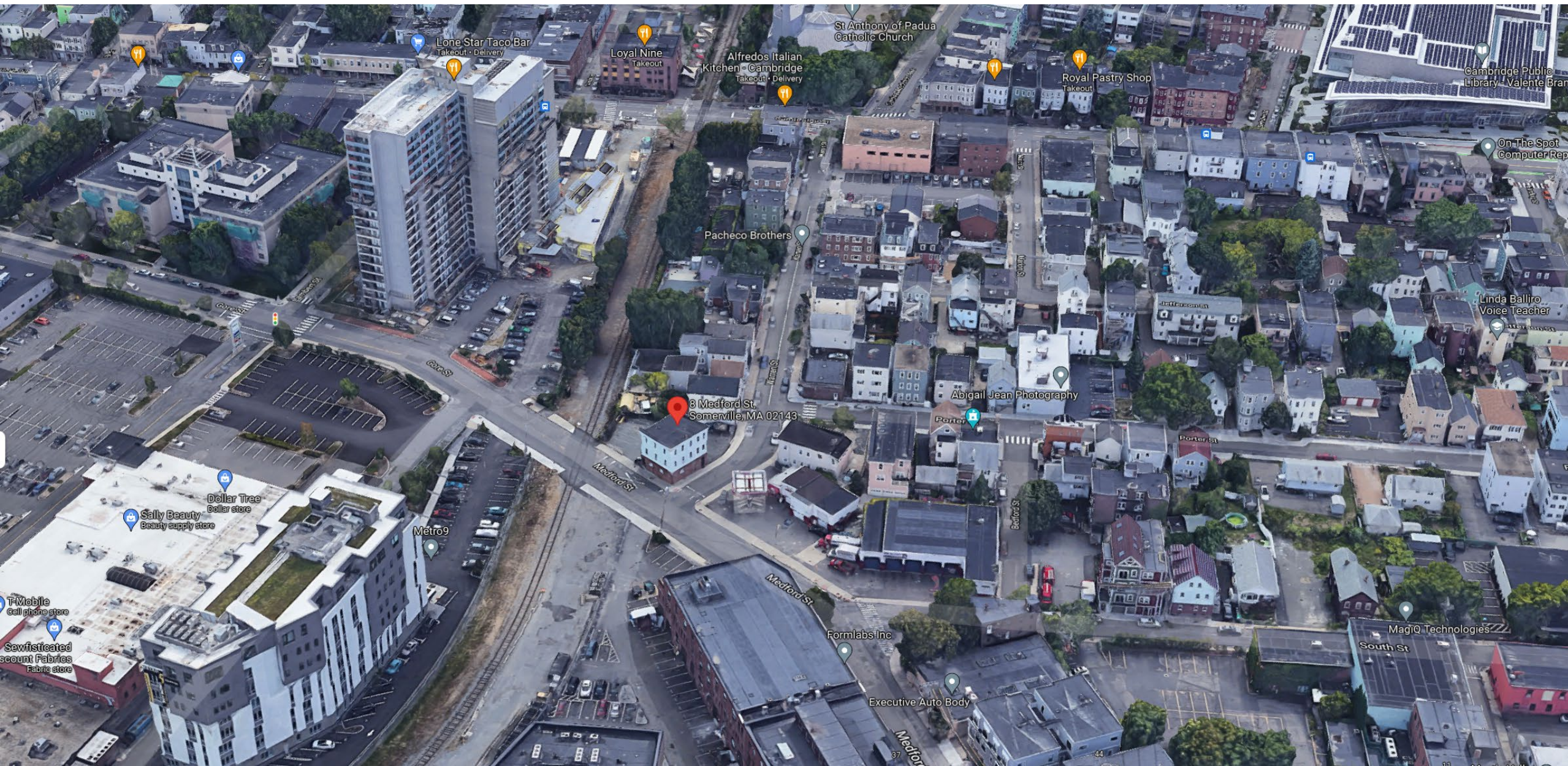


 8 MEDFORD STREET

Figure 1. Project Locus

8 Medford Street, Somerville, MA

Existing Conditions



Existing Condition- Aerial View

8 Medford Street, Somerville, MA
Existing Conditions



Existing Condition- Medford Street

8 Medford Street, Somerville, MA

Existing Conditions



Existing Condition- Corner of Medford Street & Train Track

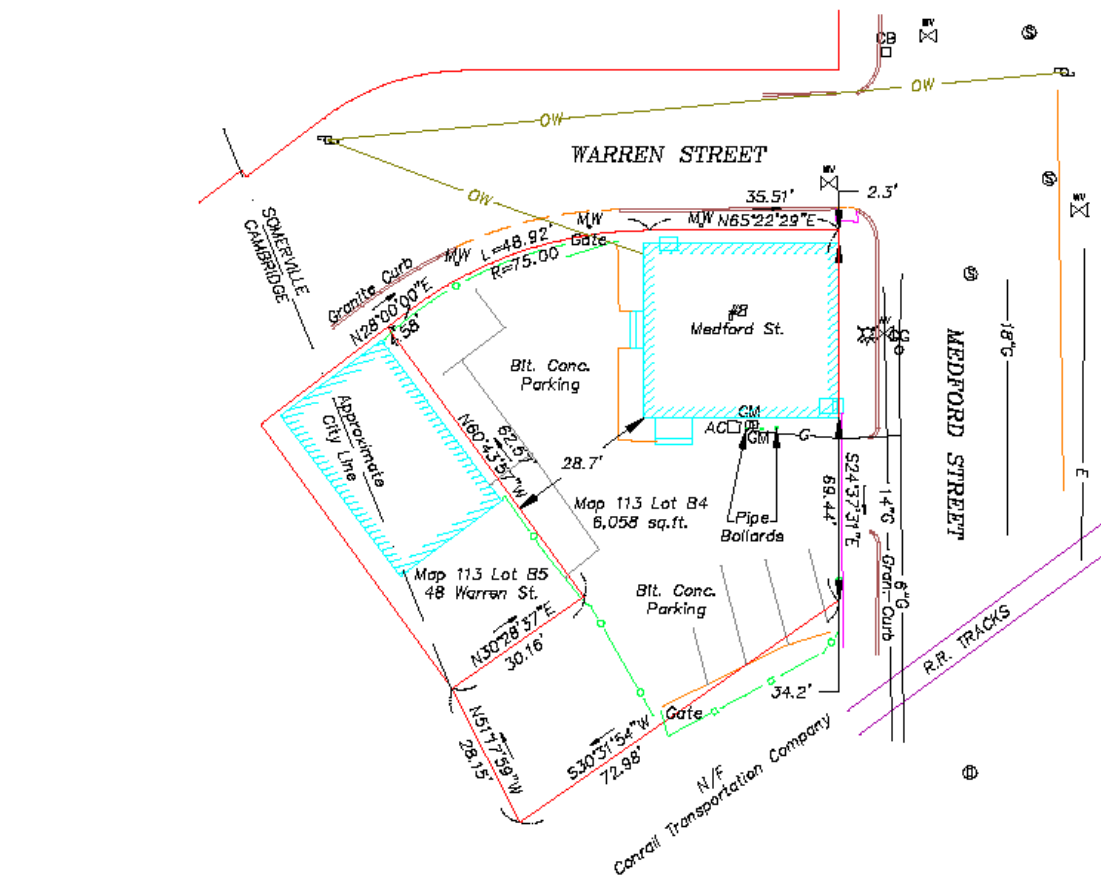
8 Medford Street, Somerville, MA

Existing Conditions



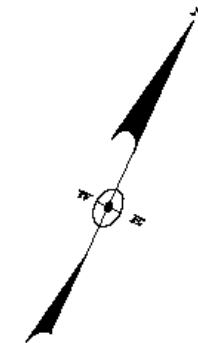
Existing Condition- Corner of Warren Street & Porter Street

Existing Conditions Plan



LEGEND

	WATER GATE
	GAS GATE
	HYDRANT
	CATCH BASIN
	MONITORING WELL
	DRAIN MANHOLE
	AIR CONDITIONER
	GAS METER
	SEWER MANHOLE
	UTILITY POLE
	PROPERTY LINE
	CHAIN LINK FENCE
	WOOD FENCE
	CONTOUR LINE
	OVERHEAD WIRE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE



ZONING DISTRICT - MR4

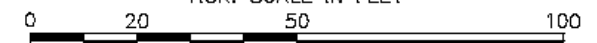
REFERENCES:
 1) Deed Book 66469 Page 29
 2) Plan Book 156 Plan 12
 3) Plan Book 14 Plan 28
 4) Plan #194 of 1982
 Plan #601 of 2005

EXISTING SITE PLAN
 8 MEDFORD STREET
 SOMERVILLE, MASSACHUSETTS

Prepared By
 LeBlanc Survey Associates, Inc.
 181 Holten Street
 Danvers, MA 01923
 (978) 774-6012

September 12, 2022 Scale: 1"=20'

HOR. SCALE IN FEET



PROJECT SUMMARY

New Construction of a 4-Story General Building

- Gross Floor Area Proposed: +/- 21,464 SF
- Ground Floor Commercial Space: +/- 2,256 SF
- 18 Residential Units: For Rent
- 20% of total Units to be affordable (4 units)

Public Improvements

- Sidewalks- increasing width of to 12' wide on both Medford St & Warren ST
- Addition of 4 Street Trees (currently none)
- Enclose existing curb cut on Medford Street
- Addition of Visitor Bike Parking
- Addition of Green Roof & Permeable Area to the Site (currently none)

Building Amenities Include:

- Common Roof Deck with Green Roof
- Bike Room- 40 Long Term Spaces + Visitor Spaces
- Enclosed Package Room
- Enclosed Trash/ Recycling Room
- Juliette Balconies

Proposed Unit Mix:

Studio :	6 Units (341 SF - 439 SF)
1-Bedroom :	9 Units (563 – 643 SF)
2-Bedroom :	3 Units (770 SF)
Total	18 Units

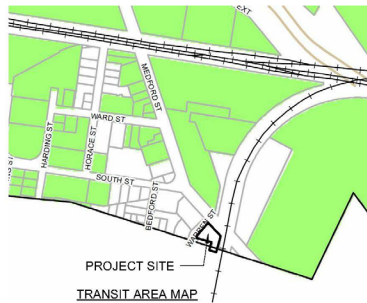
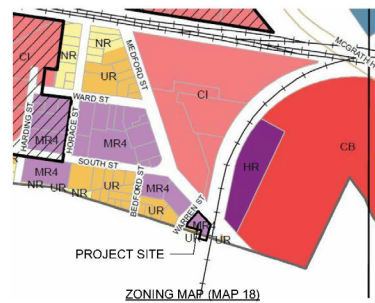
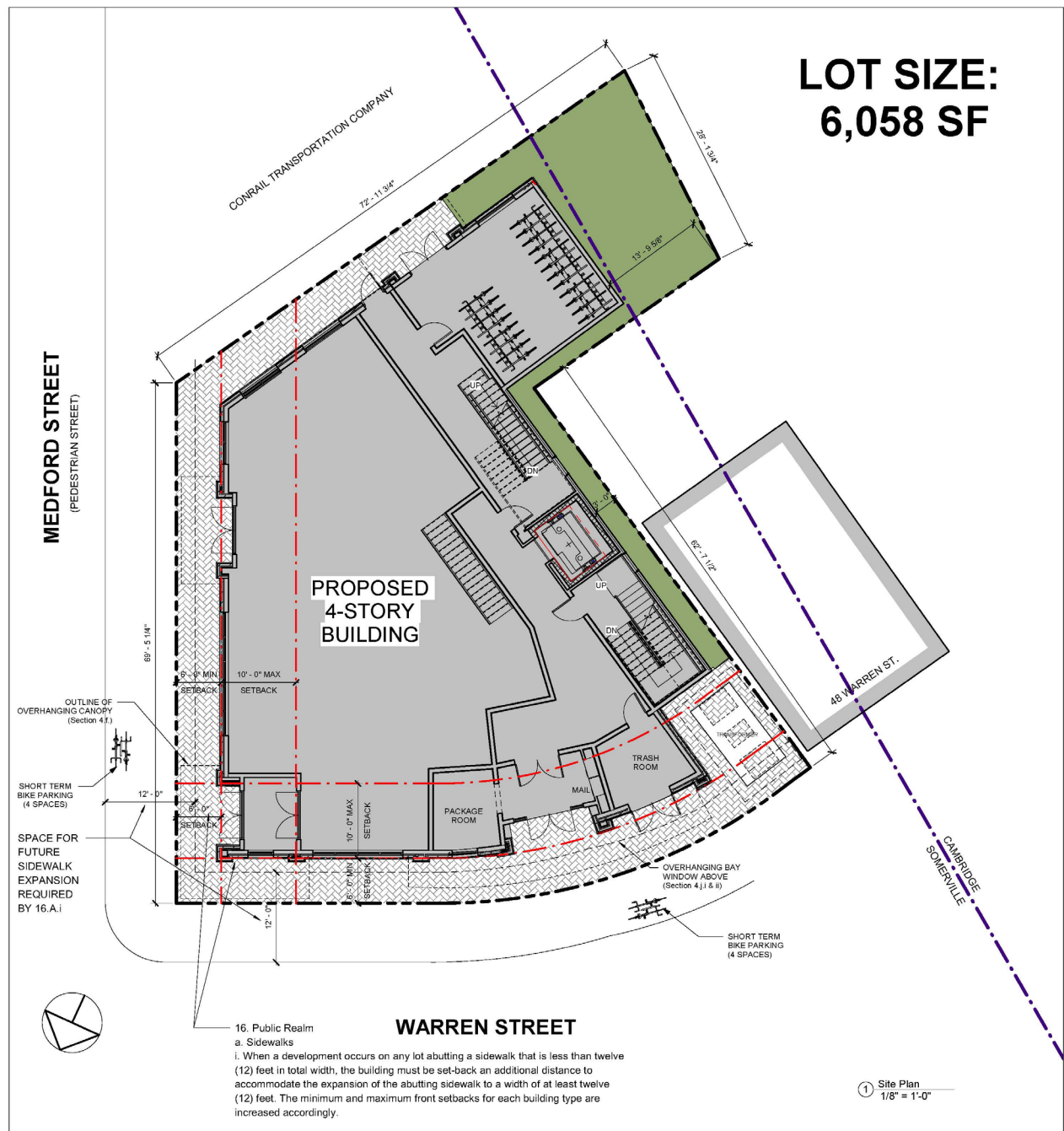
ZONING SUMMARY

- Designed to comply with Zoning Requirements
- Special Permit Required for: Household Living Use
- Special Permit Required for: Parking

DESIGN CHANGES SUMMARY

- UDC review and recommendation issued for Façade Design
- Proposed Loading/ Drop off zone presented to Mobility
- Landscape Plan updated per review with OSPCD

PROPOSED SITE PLAN



ZONING DIMENSIONAL:			
LOT SIZE: +/- 12,143 SF	ALLOWED / REQUIRED	PROPOSED	COMMENTS
ZONE	MR4 ZONE	MR4 ZONE	
BUILDING TYPE	APARTMENT BUILDING GENERAL BUILDING COMMERCIAL BUILDING	GENERAL BUILDING	COMPLIES
LOT DIMENSIONS			
WIDTH (MIN.)	30 FT		
LOT DEVELOPMENT			
LOT COVERAGE (MAX.)	90 %		COMPLIES
GREEN SCORE (MIN.)	0.25 MIN (0.30 IDEAL)		COMPLIES
OPEN SPACE (MIN.)	15%		
BUILDING SETBACKS			
PRIMARY FRONT (MIN/ MAX.)	2 FT / 15 FT		COMPLIES
SECONDARY FRONT (MIN/ MAX.)	2 FT / 15 FT		COMPLIES
SIDE (MIN)	ABUTTING ANY NON NR OR LHD: 0 FT		COMPLIES
REAR (MIN)	ABUTTING ANY NON NR OR LHD: 10 FT		COMPLIES
MAIN BODY			
BUILDING WIDTH (MAX.)	200 FT		COMPLIES
FACADE BUILD OUT, FRONT STREET (MIN.)	-		
PRIMARY FRONT	80 %		COMPLIES
SECONDARY FRONT	65 %		COMPLIES
FLOOR PLATE (MAX.)	15,000 SF		COMPLIES
GROUND STORY HEIGHT (MIN.)	15,000 SF		COMPLIES
BUILDING HEIGHT, STORIES (MIN.)	3 STORIES		COMPLIES
GROUND STORY HEIGHT (MIN.)	14 FT		COMPLIES
UPPER STORY HEIGHT (MIN.)	10 FT		COMPLIES
BUILDING HEIGHT, FEET (MAX.)	52 FT		COMPLIES
NUMBER OF STORIES (MIN/MAX)	3 MIN / 4 MAX.		COMPLIES
ROOF TYPE	FLAT		COMPLIES
FACADE COMPOSITION			
GROUND STORY FENESTRATION (MIN.)	70%		COMPLIES
UPPER STORY FENESTRATION (MIN / MAX.)	15% / 50%		COMPLIES
BLANK WALL (MAX.)	20 FT		COMPLIES
USE & OCCUPANCY			
GROUND STORY ENTRANCE SPACING (MAX.)	30 FT		
COMMERCIAL SPACE DEPTH (MIN.)	30 FT		
GROSS FLOOR AREA PER DU	--		
LOT AREA < 5,000 SF	1,500 SF	N/A	N/A
LOT AREA >= 5,000 SF	1,125 SF	N/A	N/A
NET ZERO READY BUILDING	850 SF		
100% AFFORDABLE	850 SF	N/A	N/A
OUTDOOR AMENITY SPACE (MIN.)	1/ DU		
REQUIRED ADU'S	1/ DU		
4 OR MORE UNITS	20%		
TRANSIT AREA MAP- WITHIN WALKSHED	NO		
PEDESTRIAN STREET	YES		
PARKING (RESIDENTIAL)			
MIN SHORT TERM BICYCLE PARKING	RES- 0.1/DU (1.8 SPACES) RETAIL- 1 / 2,500 SF		COMPLIES
MIN LONG TERM BICYCLE PARKING	1 /DU (18 SPACES) RETAIL- 1 / 10,000 SF		COMPLIES
PARKING (OUTSIDE OF A TRANSIT AREA)	1/DU (18 SPACES MIN.) RETAIL- 1 / 750 SF		COMPLIES

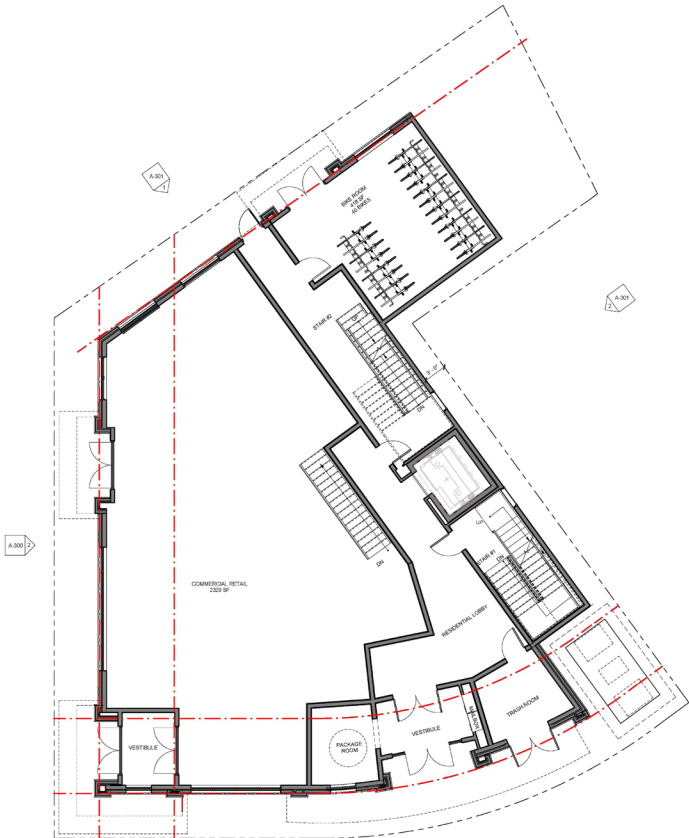
GREEN FACTOR CALCULATIONS:			
SOILS LANDSCAPED AREA WITH A SOIL = > 24 INCHES	MULTIPLIER	AREA IN SF	
SOILS PERVIOUS PAVING	.6	424.2	424.2
PLANTS VEGETATION LESS THAN TWO FEET TALL IN MATURITY	.2	1,058	211.6
TREES SMALL TREE 50 SF EACH	.6	707	141.4
TREES LARGE TREE 450 SF EACH	.6	200	120
ENGINEERED LANDSCAPE GREEN ROOF WITH 6"-10" OF MEDIUM	.4	1,800	1,080
		2,880	1,152
		3,129.2 SF	
		3,129.2 / 8,126 SF = .38 GREEN SCORE	

LEGEND	
	LANDSCAPE AREA
	PROPOSED BUILDING FOOTPRINT
	PERVIOUS PAVERS
	SETBACK LINE
	PROPERTY LINE

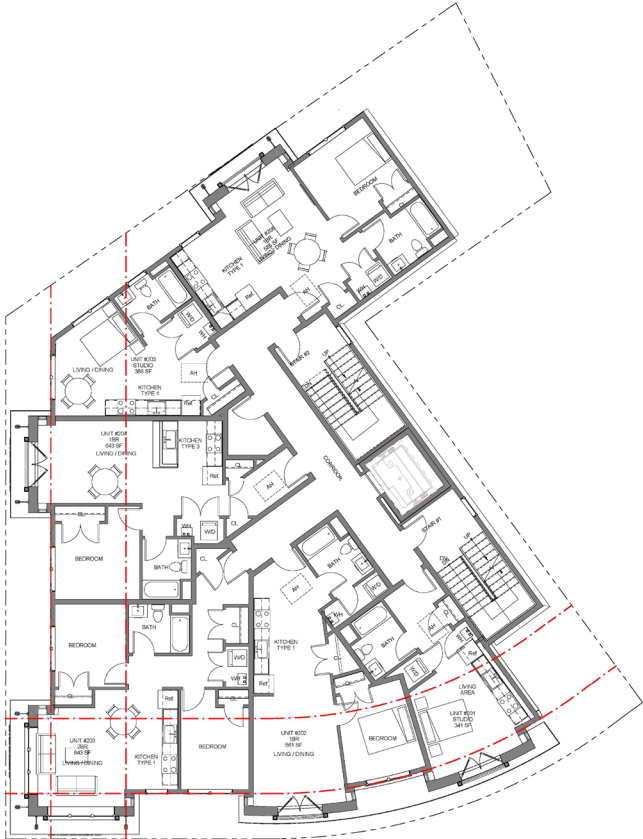
PROPOSED FLOOR PLANS



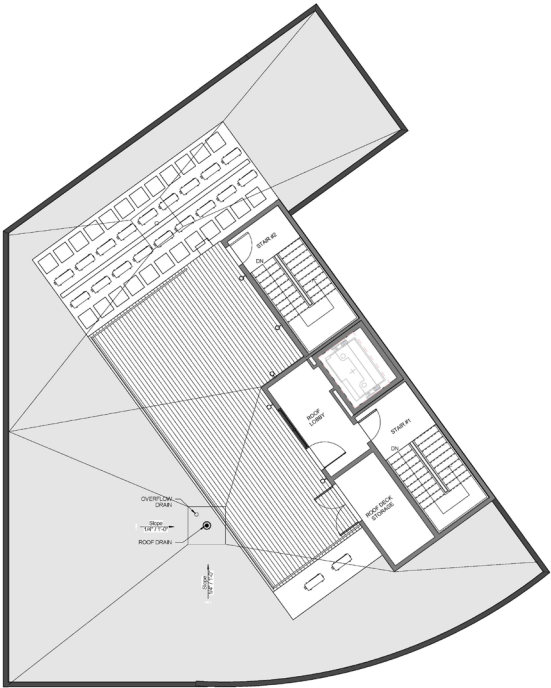
BASEMENT PLAN



1st FLOOR PLAN



2nd-4th FLOOR PLANS



ROOF PLAN



PROPOSED ELEVATIONS



EAST ELEVATION



NORTH ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

VIEW FROM CORNER OF MEDFORD & WARREN STREETS



VIEW FROM MEDFORD STREET





WARREN STREET VIEW



MEDFORD STREET VIEW



MEDFORD STREET VIEW



RAILROAD TRACK VIEW

LANDSCAPE PLAN



Layers of Deciduous + Evergreen Plantings to Create Buffer at Rear Property Lines

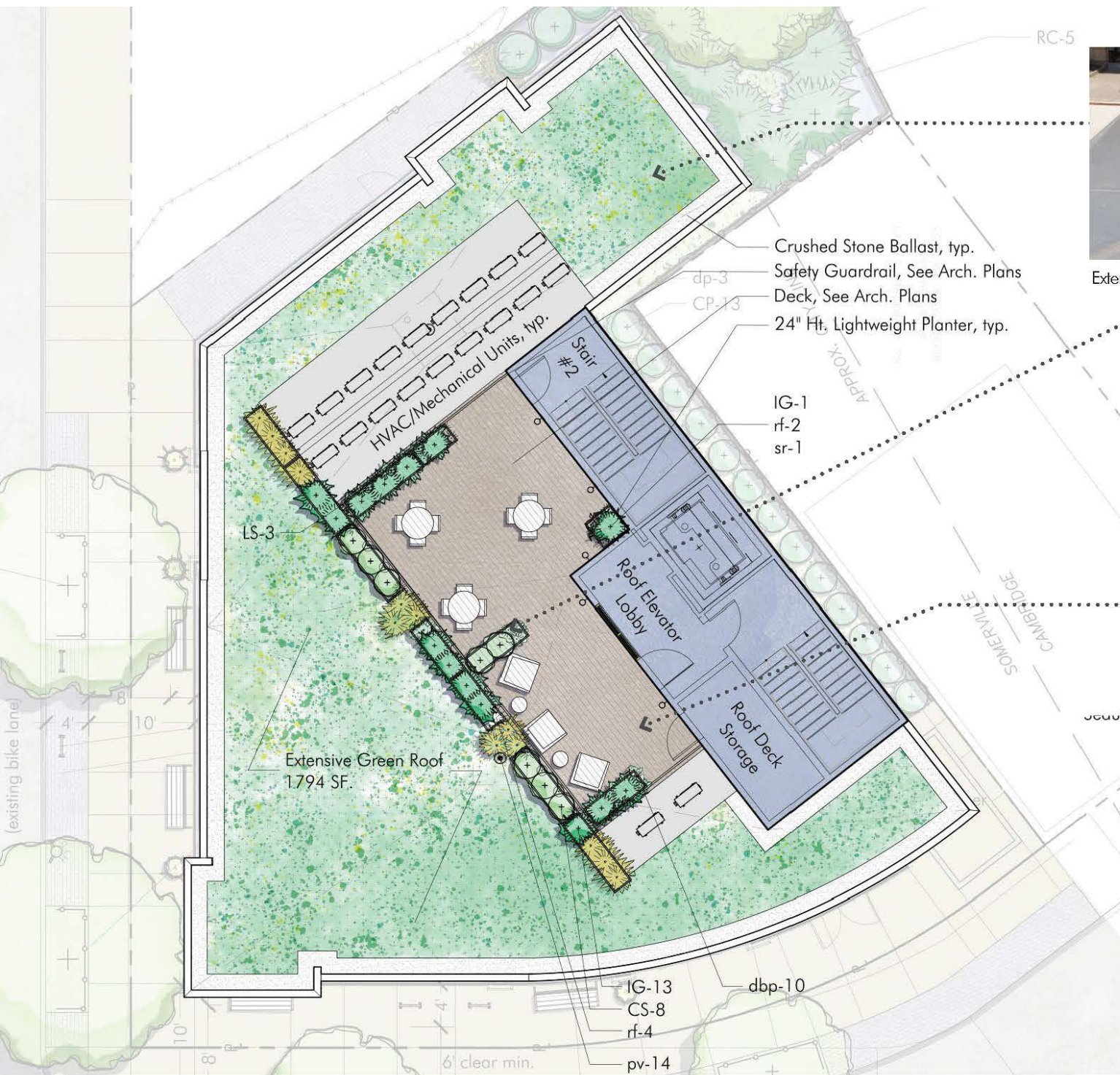


Bike Rack with City Standard Icon Hoop by Dero OR Similar



Enhancement of Sidewalk with Street Tree Plantings, Tree Guards + Special Paving within Furnishing Zone

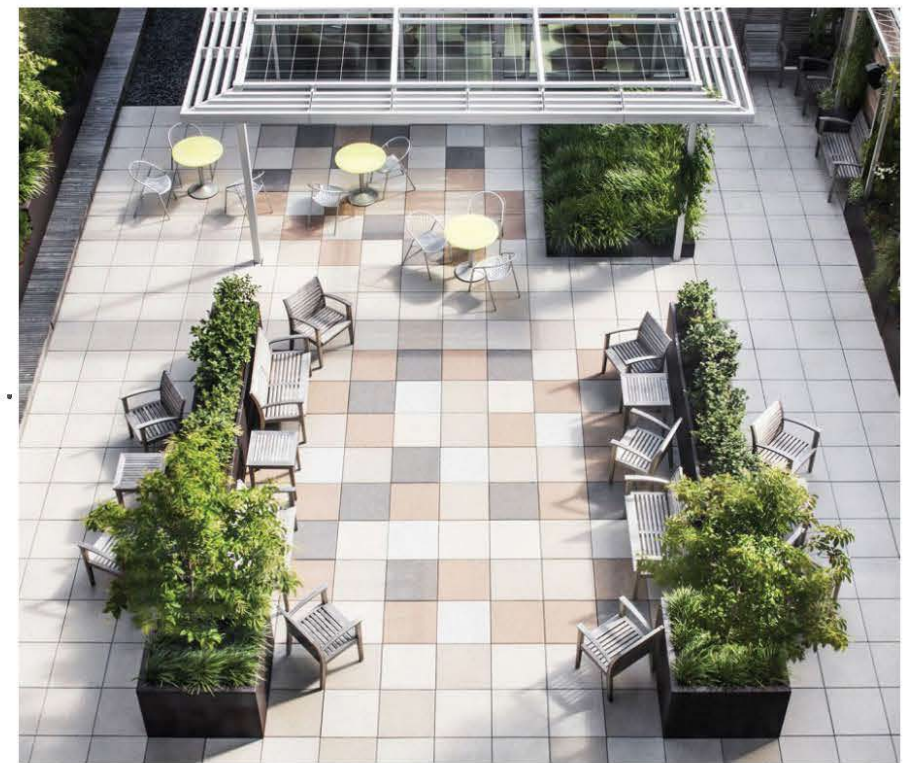
ROOFTOP PLAN



Extensive Sedum Green Roof with Crushed Stone Ballast



Lightweight Planters for Screening + Separation of Areas



Gathering Areas for Residents + Encouragement for Sense of Community



PLANT LIST

PROPOSED PLANT LIST (AT GRADE)

TREES

IO	2	Ilex opaca	American Holly	7-8' ht.	B&B
LSS	3	Liquidambar styraciflua 'Slender Silhouette'	Fastigiate Sweetgum	2.5-3" cal.	B&B
QP	1	Quercus palustris	Pin Oak	3-3.5" cal.	B&B
QPG	1	Quercus palustris 'Green Pillar'	Fastigiate Pin Oak	3-3.5" cal.	B&B
PAb	2	Platanus × acerifolia 'Bloodgood'	London Plane	2.5-3" cal.	B&B

SHRUBS and VINES: (>2' Height)

CP	13	Comptonia peregrina	Sweetfern	3 gal. pots	
RC	5	Rhododendron 'Chionoides'	Rhododendron	36" ht. pots	

Perennials: (<2' Height)

dp	48	Dennstaedtia punctilobula	Hay-Scented Fern	3 gal.	
pv	3	Panicum virgatum 'Shenandoah'	Red Switchgrass	3 gal.	

PROPOSED ROOF DECK PLANT LIST

Shrubs and Vines: (>2' Height)

CS	8	Cornus sericea 'Baileyi'	Dwarf Redtwig Dogwood	3 gal. pots	
IG	13	Ilex Glabra 'Gem Box'	Dwarf Inkberry	3 gal pots	
LS	5	Lonicera sempervirens	Coral Honeysuckle	1 gal. pots'	

Perennials: (<2' Height)

dbp	10	Dianthus 'Baths Pinks'	'Bath Pinks' Dianthus	1 gal.	18" o.c. Full
rf	4	Rudbeckia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal.	
pv	14	Panicum virgatum 'Shenandoah'	Red Switchgrass	3 gal.	
sr	1	Sedum rupestre 'Angelina'	Sedum	1 qt.	

Extensive Green Roof
Sedum Area 1794 sf.

GREEN SCORE

Somerville Green Score

Area or Number

5,700

THIS AREA DOES NOT INCLUDE CAMBRIDGE SF - ONLY SOMERVILLE

A	Soils					
	Landscaped area with a soil depth less than 24 inches	0	actual sq ft	0.3	0	0.000
	Landscaped area with a soil depth equal to or greater than 24 inches	214	actual sq ft	0.6	128.4	0.023
	Pervious Paving with 6 to 24 inches of subsurface soil or gravel	119	actual sq ft	0.2	23.8	0.004
	Pervious Paving with more than 24 inches of subsurface soil or gravel	0	actual sq ft	0.5	0	0.000
B	Groundcovers					
	Turf grass, mulch, and inorganic surfacing materials	0	actual sq ft	0.1	0	0.000
	Plants					
	Vegetation less than two (2) feet tall at maturity	133	actual sq ft	0.2	26.6	0.005
	Vegetation at least two (2) feet tall at maturity	34	12	0.3	122.4	0.021
C	Trees					
	Small Tree	0	50	0.6	0	0.000
	Large Tree	3	450	0.6	810	0.142
	Preserved Tree	0	65	0.8	0	0.000
	Engineered Landscape					
D	Vegetated Wall	0	actual sq ft	0.1	0	0.000
	Rain gardens, bioswales, and stormwater planters	0	actual sq ft	1.0	0	0.000
	Green Roof with up to 6" of growth medium	0	actual sq ft	0.1	0	0.000
	Green Roof with 6"-10" of growth medium	1794	actual sq ft	0.4	717.6	0.126
	Green Roof of 10"-24" growth medium	0	actual sq ft	0.6	0	0.000
E	Green Roof of over 24" growth medium	N/A	Calculate as if soils, groundcovers, plants, and trees			

Green Score = 0.321

Required Score:
Target Score:
Actual Green Score:

Green Score District Requirements			
NR & UR	MR3 & MR4	MR5, MR6, & HR	FAB, CC, CB, CI
0.35	0.25	0.20	0.20
0.40	0.3	0.25	-
0.321	0.321	0.321	0.321



PARKING STUDY

Figure 1: Study Area

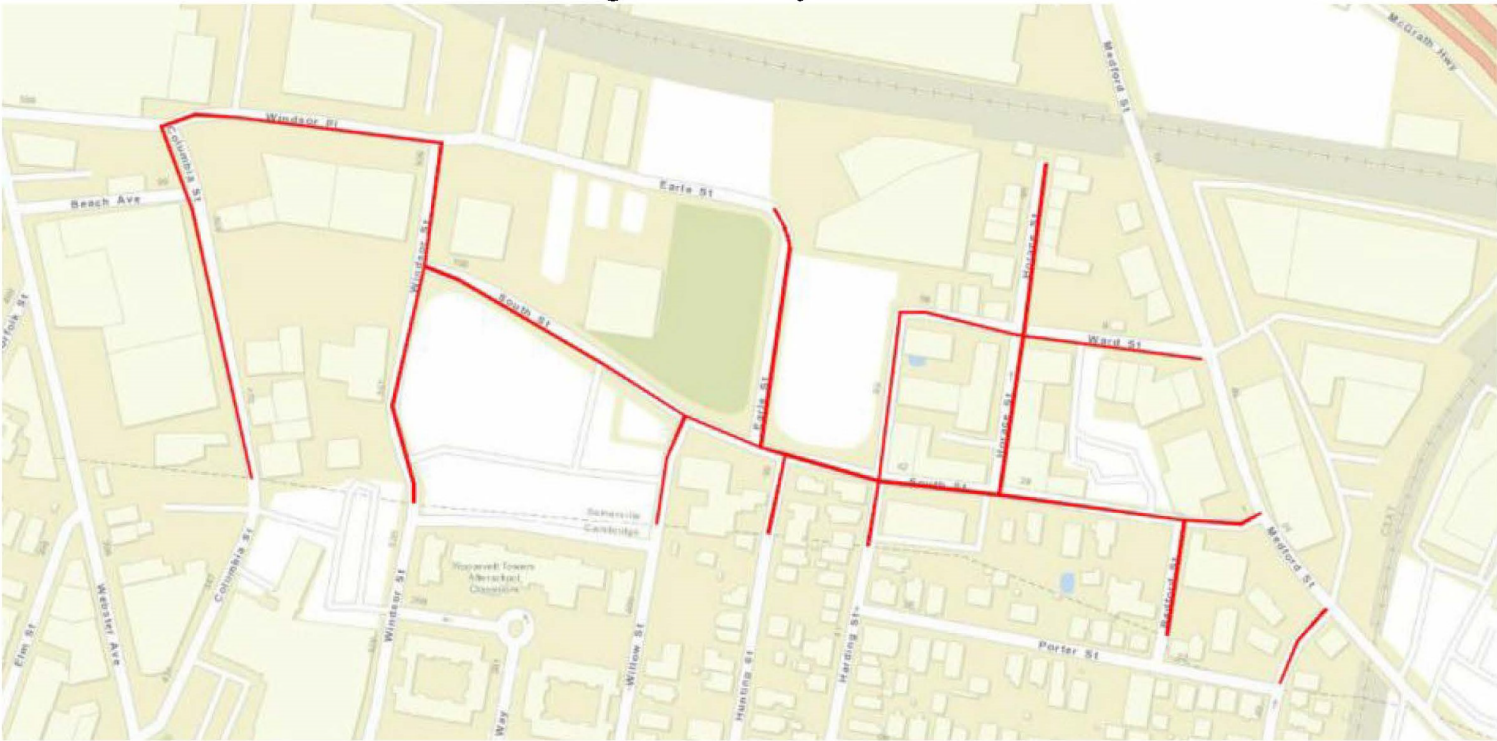
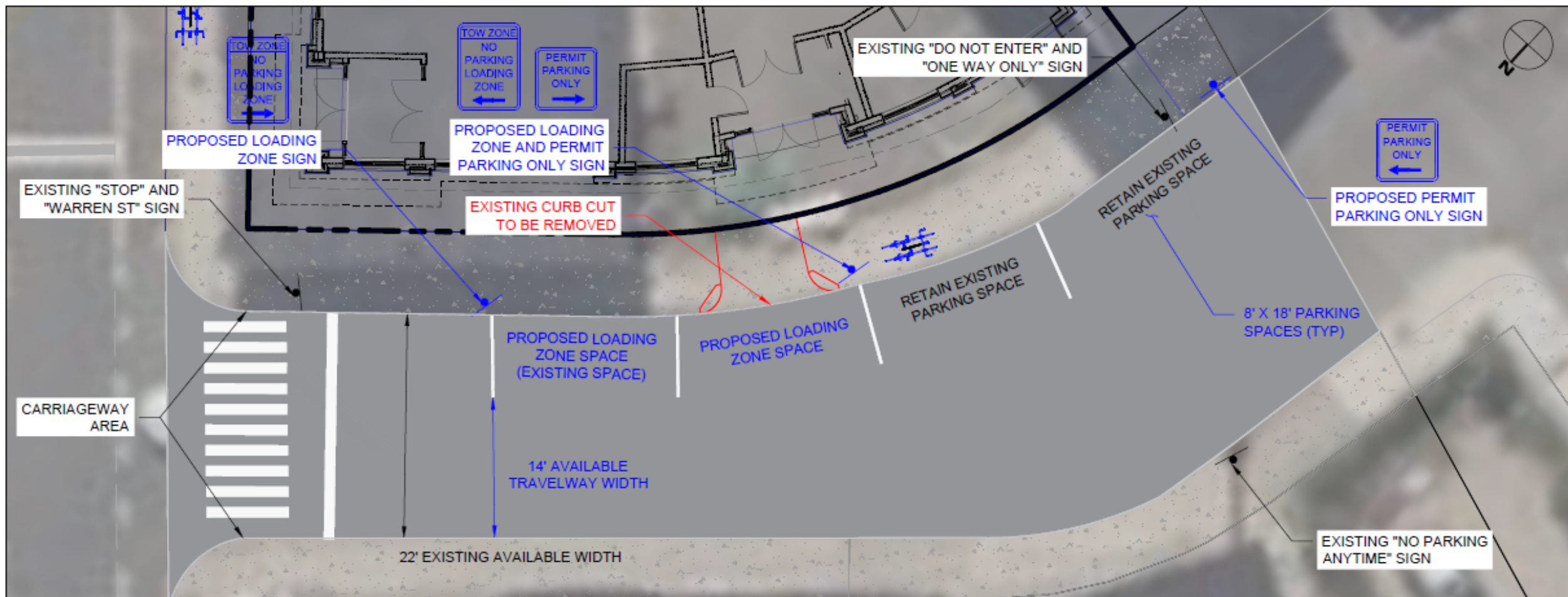


Table 2: On-Street Parking Utilization Summary

		Number of Vehicles Parked		
		Tuesday, 03/01/2022	Wednesday, 03/02/2022	Wednesday, 03/02/2022
		Night (10:00pm)	Morning (6:00am)	Midday (12:00pm)
Total Permit-Only Parking Spaces		53		
Maximum Number of Vehicles Parked		33	38	37
Minimum Number of Permit-Only Parking Spaces Available		20	15	16
Minimum % of Permit-Only Parking Spaces Available		38%	28%	30%
Total 2-Hour Parking Spaces		69		
Maximum Number of Vehicles Parked		22	54	57
Minimum Number of 2-Hour Parking Spaces Available		47	15	12
Minimum % of 2-Hour Parking Spaces Available		68%	22%	17%
Total 30-Minute Parking Spaces		4		
Maximum Number of Vehicles Parked		0	0	2
Minimum Number of 30-Minute Parking Spaces Available		4	4	2
Minimum % of 30-Minute Parking Spaces Available		100%	100%	50%
Total Parking Spaces		126		
Number of Vehicles Parked		55	92	96
% of Total Parking Spaces Utilized		44%	73%	76%
Number of Total Parking Spaces Available		71	34	30



CONCEPTUAL LOADING ZONE PLAN



LEGEND

RED = EXISTING ELEMENTS TO BE REMOVED

BLUE = PROPOSED FEATURES

GRAY = PROPOSED SITE

BLACK = EXISTING ELEMENTS TO REMAIN

NOTES

1. THE EAST SIDE OF WARREN STREET IS UNRESTRICTED PARKING FROM CITY LINE TO STOP BAR AT MEDFORD STREET. WEST SIDE HAS NO PARKING.
2. BASED ON THE TIS REPORT PREPARED FOR 16-20 MEDFORD STREET BY GM2 ASSOCIATES (DATED FEB 2022), APPROXIMATELY 75% OF VEHICLES ON WARREN STREET USE THE LEFT MOVEMENT ONTO MEDFORD STREET. BASED ON EXISTING CONDITIONS, THE CURRENT AVERAGE DELAY OF THE INTERSECTION IS 30.2 SECONDS RESULTING IN A "LOS D".
3. TRAFFIC TURNING RIGHT ONTO MEDFORD STREET WILL BE ABLE TO USE THE TWO LOADING ZONE SPACES WHEN IT IS NOT OCCUPIED TO LIGHTEN QUEUES ON WARREN STREET.
4. PARKING SPACES SHOWN ARE FOR VISUAL PURPOSES ONLY. NO PAVEMENT MARKINGS ARE BEING PROPOSED.

THANK YOU





City of Somerville

URBAN DESIGN COMMISSION

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

DESIGN REVIEW RECOMMENDATION

8 Medford Street

December 13, 2022

The Urban Design Commission (UDC) met virtually via GoToWebinar on October 25, 2022 and November 22, 2022 to review an **Apartment Building** proposed at 8 Medford Street in the Mid-Rise 4 (MR4) zoning district of Somerville. The purpose of design review, as established by the Somerville Zoning Ordinance, is for peers in the professional design community to provide advice and recommendations during the schematic design phase of the architectural design process. In accordance with the UDC's adopted Rules of Procedure and Section 15.1.4 Design Review of the Somerville Zoning Ordinance, this recommendation includes, at least, the following:

1. Identification of the preferred schematic design option
2. Identification if applicable design guidelines are satisfied
3. Guidance and recommended modifications to address any design issues or concerns

Design review was conducted over the course of two (2) meetings, where the Commission guided the Applicant through various recommendations and suggestions to the applicants on preferred façade design concepts. At the meeting on October 25, 2022, Commissioners Cheri Ruane, Deborah Fennick, Andrew Arbaugh, Tim Houde, and Tim Talun were present. At the meeting on November 22, 2022, Deborah Fennick, Andrew Arbaugh, Tim Houde, and Tim Talun were present for the discussion and voting on the case. Recommendations that were incorporated into the design through the review process included the following:

- Renderings should include the neighborhood urban context to help provide better perspective.
- The design of the elevated masonry bays look illogical and should be furthered explored.
- Applicant should discuss public improvements with Public Space & Urban Forestry Division.

Following a presentation of the design by the Applicant and review of the design guidelines for the MR4 zoning district, the Commission provided the following final guidance and recommended modifications:

- Avoid a staggered window pattern and pursue the stacked look for windows as shown in façade option 2.
- The streetscape palette should match that of nearby properties to provide a cohesive streetscape experience.

- Façade materials should continue down to the ground or sidewalk with no exposed concrete or insulation. Designs demonstrating these details should be included in plans that are submitted for a complete Site Plan Approval Application. The UDC recommends that the Planning Board attach a condition to the decision that a Certificate of Occupancy be contingent upon the Applicant following those detailed plans with façade materials continuing to the ground.

On November 22, 2022, the Commission voted (4-0 –Talun, Fennick, Houde, Arbaugh for) to recommend façade option 3 as the preferred façade option with the following considerations:

1. The corner feature should be increased in height to match the height of the bay windows (just below the roofline); and
2. The wood texture fiber cement material should be reconsidered, and where the wood texture fiber cement is shown in place of windows, windows should be added.

The Commission then voted (4-0 –Talun, Fennick, Houde, Arbaugh for) that all of the MR4 design guidelines have been met, and voted (4-0 –Talun, Fennick, Houde, Arbaugh for) to incorporate further design guidance listed above into the final design for the building.

Attest, by the voting membership:

Tim Talun
Deborah Fennick
Andrew Arbaugh
Tim Houde

Attest, by the meeting Co-Chairs:

Sarah Lewis
Luisa Oliveira



Sarah Lewis,
UDC Co-Chair
Director of Planning & Zoning

APPLICABLE DESIGN GUIDELINES:

MR4– Mid-Rise 4			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
Facades should be visually divided into a series of architectural bays that are derived, in general, from the building's structural bay spacing.	YES (4-0)		
Piers, pilasters, or other features defining each architectural bay should either extend all the way to the ground or terminate at any horizontal articulation defining the base of the building.	YES (4-0)		
Architectural bays should align, in general, with individual or groups of storefronts and lobby entrances.	YES (4-0)		
Piers, pilasters, or other features defining each architectural bay should always project forward and be uninterrupted by any horizontal articulation, excluding any horizontal articulation used to differentiate the base of the building.	YES (4-0)		
The facade of buildings with five (5) or more stories should be visually divided into, at least, a horizontal tripartite division (a base, middle, and top). The horizontal divisions may not shift up or down across the width of the facade.	YES (4-0)		
Vents, exhausts, and other utility features on building facades should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within open spaces.	YES (4-0)		
Buildings at terminated vistas should be articulated with design features that function as focal points.	YES (4-0)		
Fenestration glazing should be inset from the plane of exterior wall surfaces.	YES (4-0)		
Ribbon windows should be avoided.	YES (4-0)		
Monotonous and repetitive storefront or lobby systems, awnings, canopies, sign types, colors, or designs should be avoided.	YES (4-0)		

MR4– Mid-Rise 4			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.	YES (4-0)		
Lobby entrances for upper story uses should be optimally located, well defined, clearly visible, and separate from the entrance for other ground story uses.	YES (4-0)		
Lobbies should be limited in both width and total area to preserve floor space and frontage for other ground story uses. Buildings should use any combination of facade articulation, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the frontage area, or some other architectural element(s) to make lobbies visual and materially distinctive.	YES (4-0)		
The selection of materials, fenestration, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.	YES (4-0)		
The type and color of materials should be kept to a minimum, preferably three (3) or fewer.	YES (4-0)		
Two (2) or more wall materials should be combined only one above the other, except for bay windows.	YES (4-0)		
Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)	YES (4-0)		
Horizontal or vertical board siding or shingles, regardless of material, should be avoided.	YES (4-0)		
Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.	YES (4-0)		

MR4– Mid-Rise 4			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
Exterior Insulation and Finish Systems (EIFS) should be avoided.	YES (4-0)		
Mechanical penthouses and screening should be located to minimize adverse environmental impacts on civic spaces, sidewalks, and abutting lots.	YES (4-0)		
Vents, stacks, railings, and other components of mechanical equipment required to be outdoors or to project above a penthouse should be limited in height and located toward the center of the roof to every extent practicable.	YES (4-0)		

Façade Evolution: October 25, 2022

OPTION #1



OPTION #2



OPTION #3



Façade Evolution: November 22, 2022

OPTION #1



OPTION #2



Façade option #3 is recommended for approval, but with the height of the corner feature increased to match the height of the bay windows, and with the stacked window design of façade option #2.

OPTION #3





KHALSA DESIGN INCORPORATED
Architecture & Urban Planning

17 Ivaloo Street, Suite 400, Somerville, MA 02143
p.617-591-8682 / f. 617-591-2086

**TO: City of Somerville
Office of Strategic Planning and
Community Development
93 Highland Ave
Somerville, MA 02143
(617)-625-6600**

DATE: 10/17/2022

**FROM: Tanya Carriere
Khalsa Design, Inc.
17 Ivaloo Street
Somerville, MA 02143
(617)-591-8682**

RE: Design/ Development Narrative for 8 Medford Street, Somerville MA

Khalsa Design, Inc. is working with Nelson Group, to develop a new 4-story mixed-use building containing approximately 2,260 SF of commercial space and up to 18 residential for rent units at 8 Medford Street. The site currently houses a three-story mixed use (Offices/residential units) building which is proposed to be demolished.

The project site is approximately 6,130 SF and is situated approximately halfway between Somerville's Union Square and Cambridge's Lechmere Station; the Boynton Yards district is to the west of the property. The property fronts on 2 streets, Warren Street on the North side, and Medford Street on the East Side as well as railroad tracks on the Southeast side. Medford Street is a pedestrian designated street per the City Somerville Zoning Ordinance (SZO) Pedestrian Street Maps. The property is right next to but not within the quarter or half mile walkshed per the SZO Transit Area Maps. The property is in an MR4 zone and abuts parcel on the right that is in a UR zone.

The development goals are to provide ground floor commercial space along Medford as the designated Pedestrian Street and residential units above. The residential primary entrance is proposed on Warren Street and long-term bicycle parking spaces for the residential portion along the railroad track side accessed from Medford Street. Amenities for the residential use include private Juliette balconies, a common roof deck with green roof, main lobby with package room and basement storage space for each unit. Additionally, 40 long term bike parking spaces are proposed within the building and 12 short term exterior bike parking spaces are proposed, both as required under the SZO. The building has been set back from the property line on both street sides to create 12'-0" plus wide sidewalks to enhance the public realm. Additionally, new street trees, decorative permeable pavers, bike racks, and plantings are proposed, along with infilling of curb cuts on Medford and Warren Streets.

The project aims to provide a building which will enhance the streetscape, melding with both existing and proposed new developments in the neighborhood and provide aesthetically pleasing and long-lasting exterior materials.



KHALSA DESIGN INCORPORATED
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The existing neighborhood is eclectic in its architecture and is in the midst of being further developed. Across Warren Street there is a proposed/approved 4-story mixed use building with commercial space on the ground floor and 41 residential for sale units above. To the rear of the site there is a city of Cambridge line with a MBTA track along it. Across Medford Street is a three-story brick building and further down Medford Street are taller style apartment structures and a Commercial Shopping Center.

The general design concept is to have a harmonious building which uses some traditional elements while also incorporating some contemporary features, materials and massing. Durable masonry treatments are proposed for the ground floor, along with abundant storefront providing pedestrian interaction and vibrancy along the sidewalks. The upper floors were designed to have a more residential feel. Bays and Juliette balconies break up the massing along the façade on the upper levels, while decorative pilasters are located between the storefront on the ground floor.

The building central corner where Medford & Warren Streets meet was designed as the building's focal point with commercial space entry, overhanging canopy and corner bay at upper residential floors. The main residential entry is located further down along the Warren Street. Hung canopies with building signage highlights entry points.

TO: **City of Somerville**
Office of Strategic Planning and
Community Development
93 Highland Ave
Somerville, MA 02143
(617)-625-6600

DATE: 05/13/2024

FROM: Tanya Carriere
Khalsa Design, Inc.
17 Ivaloo Street
Somerville, MA 02143
(617)-591-8682

RE: Design Review Report for 8 Medford Street, Somerville MA

Below is a summary, including images, of the two meetings we had with the Urban Design Commission (UDC) for the proposed project at 8 Medford Street.

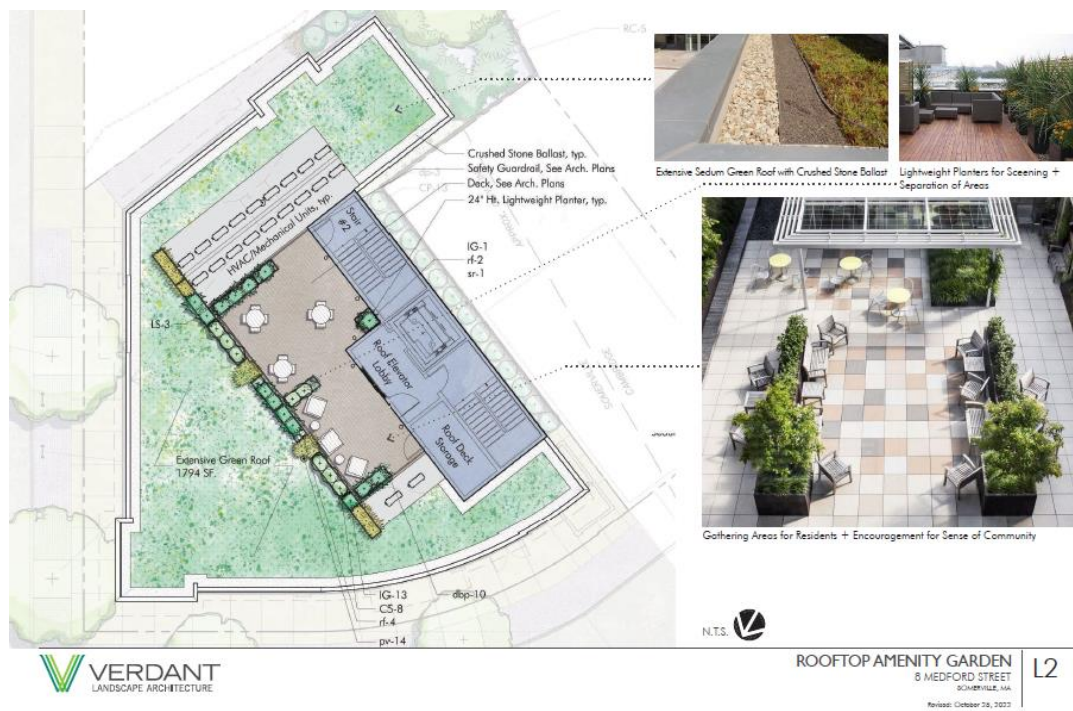
Meeting #1: October 25th, 2022

At this meeting, the overall project and three initial façade options were presented to the UDC.

We presented the proposed site layout including initial landscape plans, and public realm improvements to address concerns raised at the previous neighborhood meetings. The UDC responded that they appreciated the above and beyond proposed streetscape and specialty details. The UDC indicated that they would like to see a coordinated streetscape with the project across the street (16-20 Medford Street). They suggested discussing public improvements with the city's Public Space & Urban Forestry Division.

UDC Meeting 1: Landscape Plan





Three façade schemes were presented to the UDC showing a proposed façade design for Medford, and Warren Streets. All three schemes were designed to follow the Façade Design guidelines from SZO. See the images below showing the proposed designs that were presented.

OPTION #1		PROJECT NAME 8 Medford Street Mixed-Use PROJECT ADDRESS 8 Medford Street Somerville, MA 02143 CLIENT Nelson Oliveira ARCHITECT DESIGN KHALSA 17 HUNDO STREET SUITE 400 SOMERVILLE, MA 02143 TELEPHONE: 617.866.6644 WWW.KHALSA.COM CONSULTANTS: REGISTRATION <table border="1"> <tr> <td>Project Number</td> <td>10-12-2022</td> </tr> <tr> <td>Date</td> <td>10-12-2022</td> </tr> <tr> <td>Client</td> <td>AV-1</td> </tr> <tr> <td>Designer</td> <td>AV-1</td> </tr> </table> REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> 3 SCHEME COMPARISON AV-1 8 Medford Street Mixed-Use	Project Number	10-12-2022	Date	10-12-2022	Client	AV-1	Designer	AV-1	No.	Description	Date																											
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	OPTION #1																																							
	OPTION #2																																							
	OPTION #3																																							

Façade comments from the UDC included:

- Providing context to renderings.
- They also indicated that they would like to see Medford Street treated as the primary façade as it is a pedestrian-designated street.
- Suggested to look at flipping the façade treatments of “Façade 1” with “Façade 2”. Working further on the ground floor elevation and detailing aligning the pilasters with the architecture above was discussed in detail.
- The elevated masonry bays looked illogical.

OPTION #1

MEDFORD AND WARREN STREET ELEVATION CORNER VIEW

OPTION #2

PROPOSED VIEW FROM MEDFORD STREET

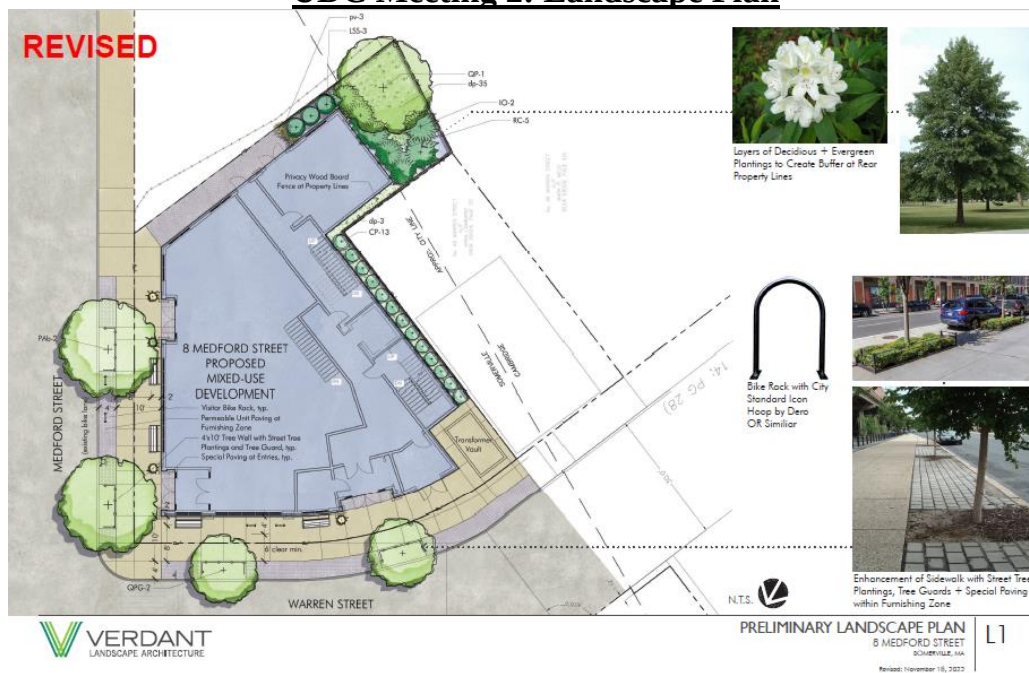


MEDFORD AND WARREN STREET ELEVATION CORNER VIEW

Meeting #2: November 22, 2022

The Site layout & Landscape Plans were revised to add seating along building walls, narrower Tree Wells, a Revised Bike rack layout, and a Narrower paver furnishing zone.

UDC Meeting 2: Landscape Plan





The three revised schemes we presented at the 2nd UDC meeting addressed the comments received from the UDC at the 1st meeting and any further feedback or information received at additional meetings held with city departments. The façade schemes presented were further developed and rendered. Each scheme included site context as requested. The schemes included different ground floor cladding materials and different treatments for the bays and central corner.

The UDC recommended façade option 3 as the preferred façade option with the following considerations:

- The corner bay should be increased in height to match the height of other bays (just below the roofline)
- The wood texture fiber cement material should be reconsidered, and where the wood texture fiber cement is shown in place of windows, windows should be added in the corner bay. No staggering effect in corner bay.

UDC Meeting 2: Façade Schemes

REVISED		OPTION #1 	<table border="1"> <tr> <td>PROJECT NAME</td> <td>8 Medford Street Mixed-Use</td> </tr> <tr> <td>PROJECT ADDRESS</td> <td>8 Medford Street, Somerville, MA 02143</td> </tr> <tr> <td>CLIENT</td> <td>Nelson Oliveira</td> </tr> <tr> <td>ARCHITECT</td> <td>KHALSA</td> </tr> <tr> <td>DATE</td> <td>10/20/2023</td> </tr> <tr> <td>REVISIONS</td> <td></td> </tr> <tr> <td>3 SCHEME COMPARISON</td> <td>AV-1</td> </tr> </table>	PROJECT NAME	8 Medford Street Mixed-Use	PROJECT ADDRESS	8 Medford Street, Somerville, MA 02143	CLIENT	Nelson Oliveira	ARCHITECT	KHALSA	DATE	10/20/2023	REVISIONS		3 SCHEME COMPARISON	AV-1
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	OPTION #2 																
	OPTION #3 																

Post UDC

Following the final UDC Meeting the design team has made revisions to address the comments received at the final UDC meeting.

Post UDC Meeting: Landscape Plan



Post UDC Meeting: Façade Design



Final Comments

The meetings with the UDC were constructive and the project was well received. The design team worked diligently to incorporate the comments and recommendations from the UDC, which in turn enhanced and aided in the development of the design for the proposed landscape and building facades.