

YMCA SOMERVILLE

NEIGHBORHOOD MEETING 2

11 March 2026



PROJECT TEAM

SOMERVILLE YMCA

PROJECT SPONSOR

CSL CONSULTING

OWNER’S REPRESENTATIVE

STARRS ALIGNED

CAPITAL CAMPAIGN MANAGER

ADAM DASH & ASSOCIATES

ZONING ATTORNEY

CONSIGLI CONSTRUCTION

GENERAL CONTRACTOR

STANTEC

ARCHITECTURE, LANDSCAPE, SUSTAINABILITY & TRAFFIC

DESIMONE

STRUCTURAL

COSENTINI

MEP, CODE



DEVELOPMENT APPLICATION PROCESS

TIMELINE

WHERE WE'VE BEEN

- Initial Project Meetings
- Pre-Submittal Meeting (Req. By Zoning)
- Site Re-Zoning
- Gilman Sq Neighborhood Association Meeting
- Neighborhood Meeting 1 (Req. By Zoning SP) Jan 25'
- Historic Commission Reviews (5 Total)
- Historic Comission MOU Issued
- Urban Design Commission Meetings (3 Total)
- Urban Design Commission Recommendation Issued

WHERE WE ARE

- Neighborhood Meeting 2 (Req. By Zoning SP)
"To provide the public with an opportunity to review the conceptual design proposal and identify and discuss issues and potential impacts with the Applicant prior to the development of a more detailed schematic design proposal"

WHERE WE'RE GOING

- Zoning Relief Requests
- Development Review Application Submission
- Application Review & Staff Report
- Public Notice & Public Hearing

CURRENT SITE USE
DEVELOPMENT GOALS



DEVELOPMENT CONTEXT



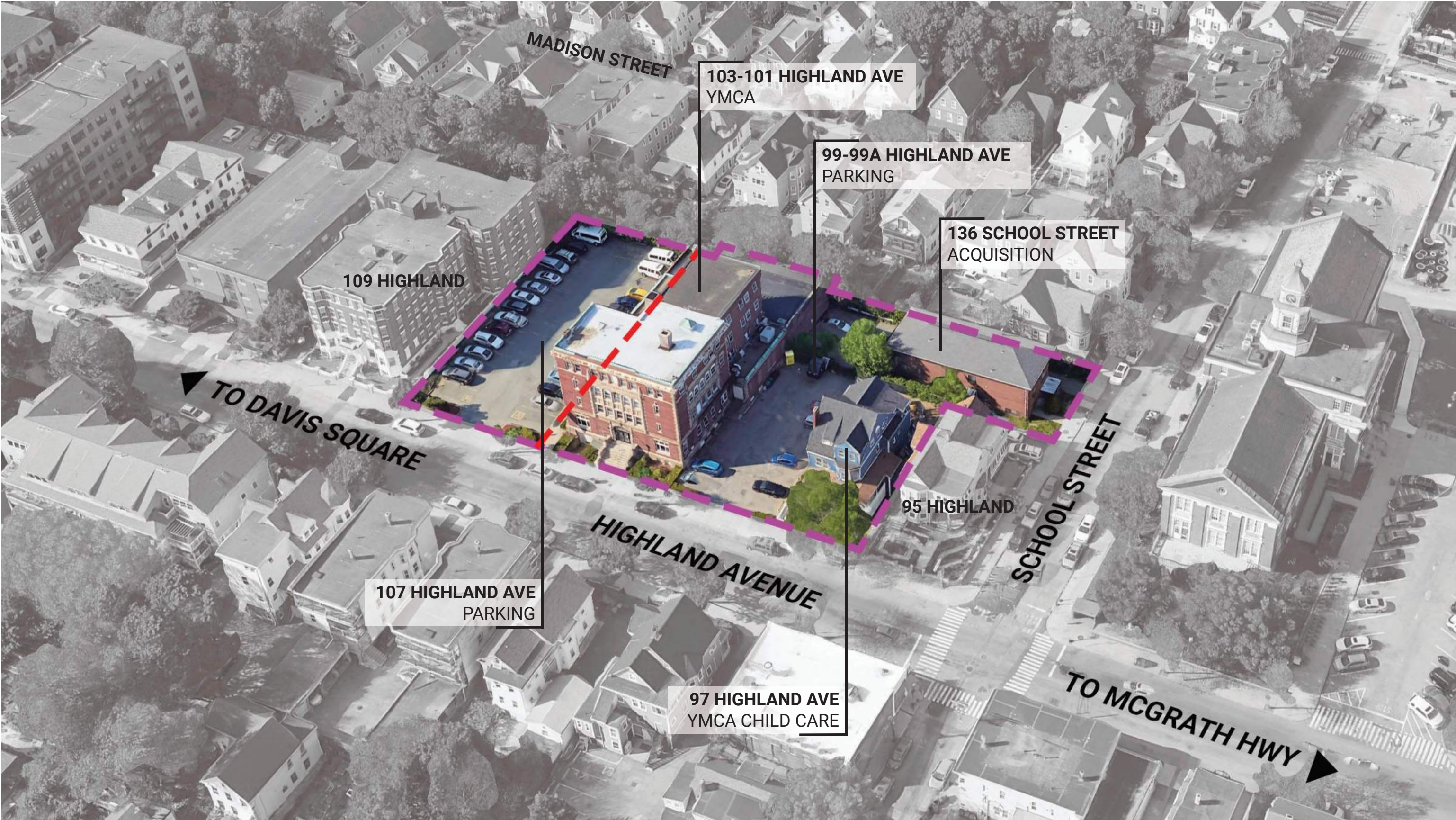
SITE CONTEXT

NEIGHBORHOOD CONNECTIONS



Google Earth
Image Landsat / Copernicus

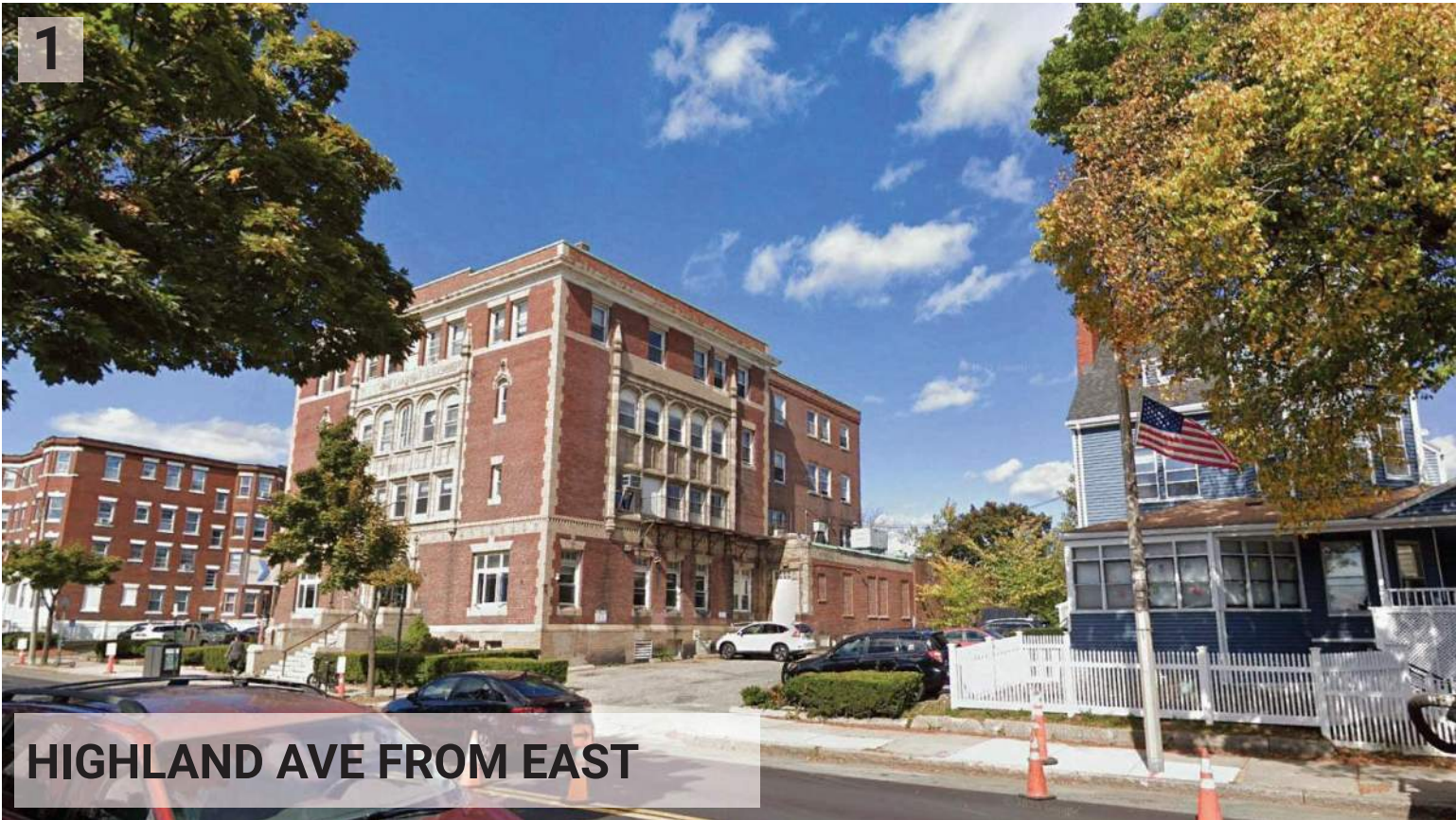
SITE CONTEXT
EXISTING SITE USE



SITE CONTEXT
SITE ADJACENT USE

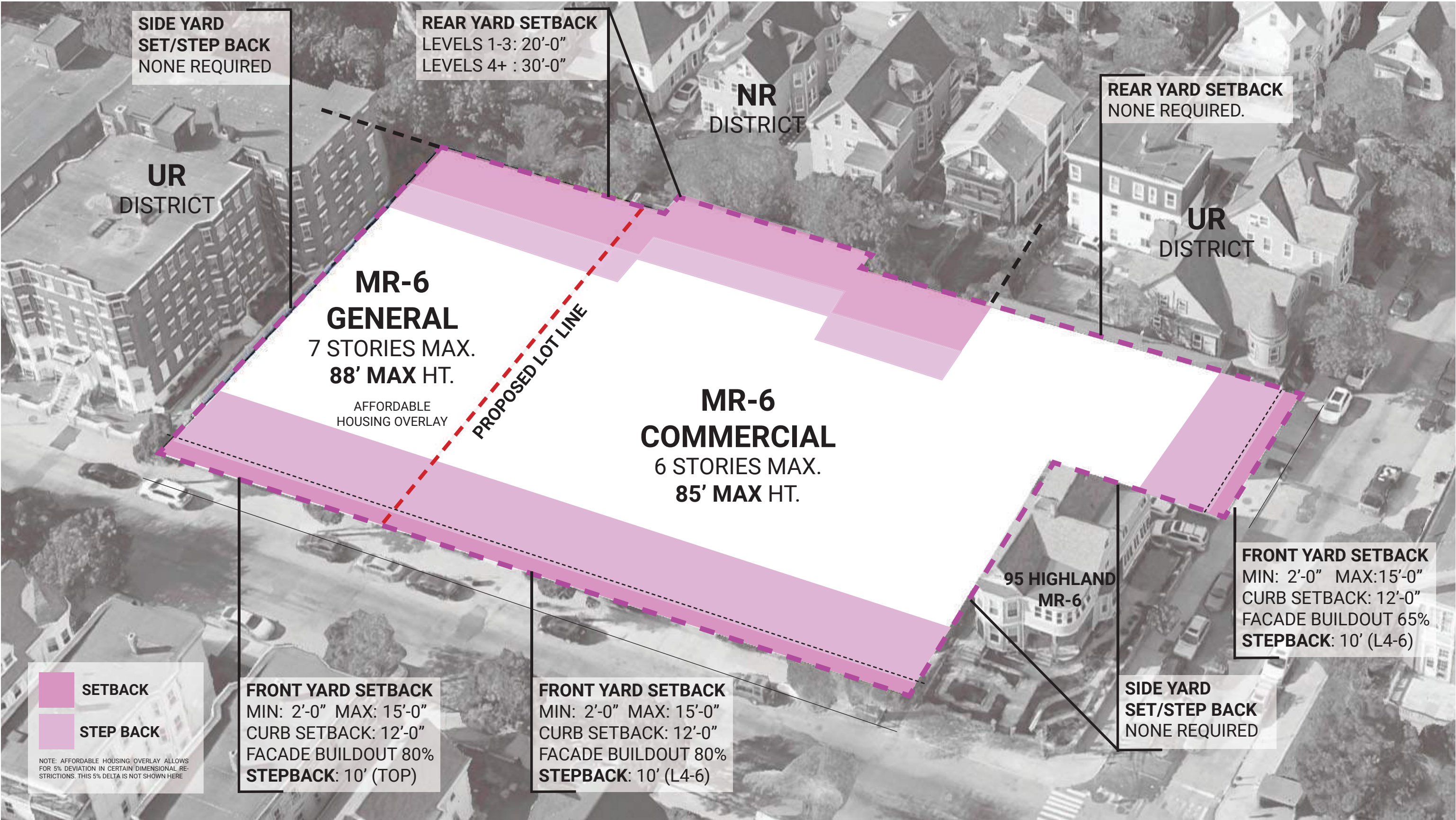


SITE CONTEXT
EXISTING SITE PHOTOS



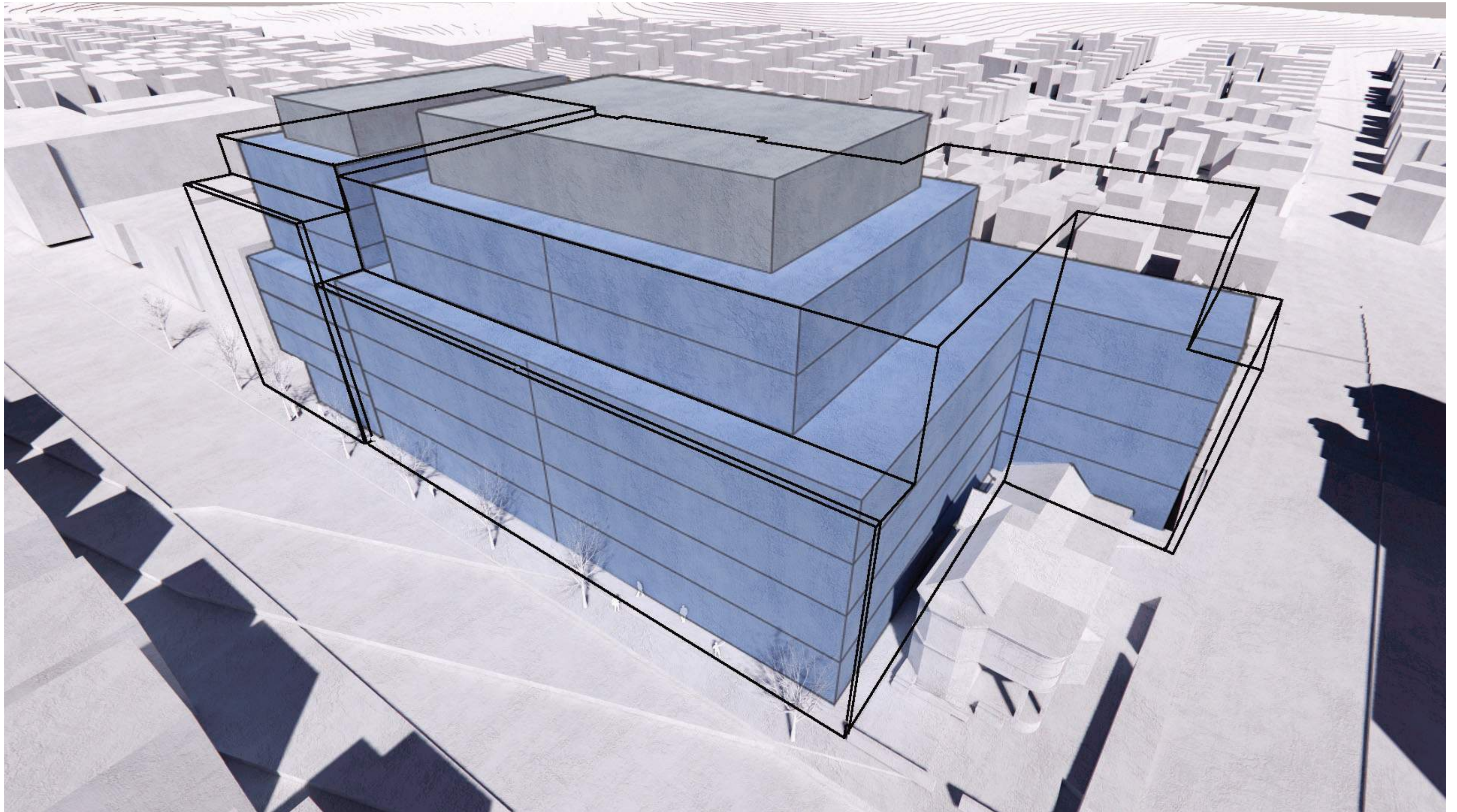
ZONING CONTEXT

DIMENSIONAL INFORMATION

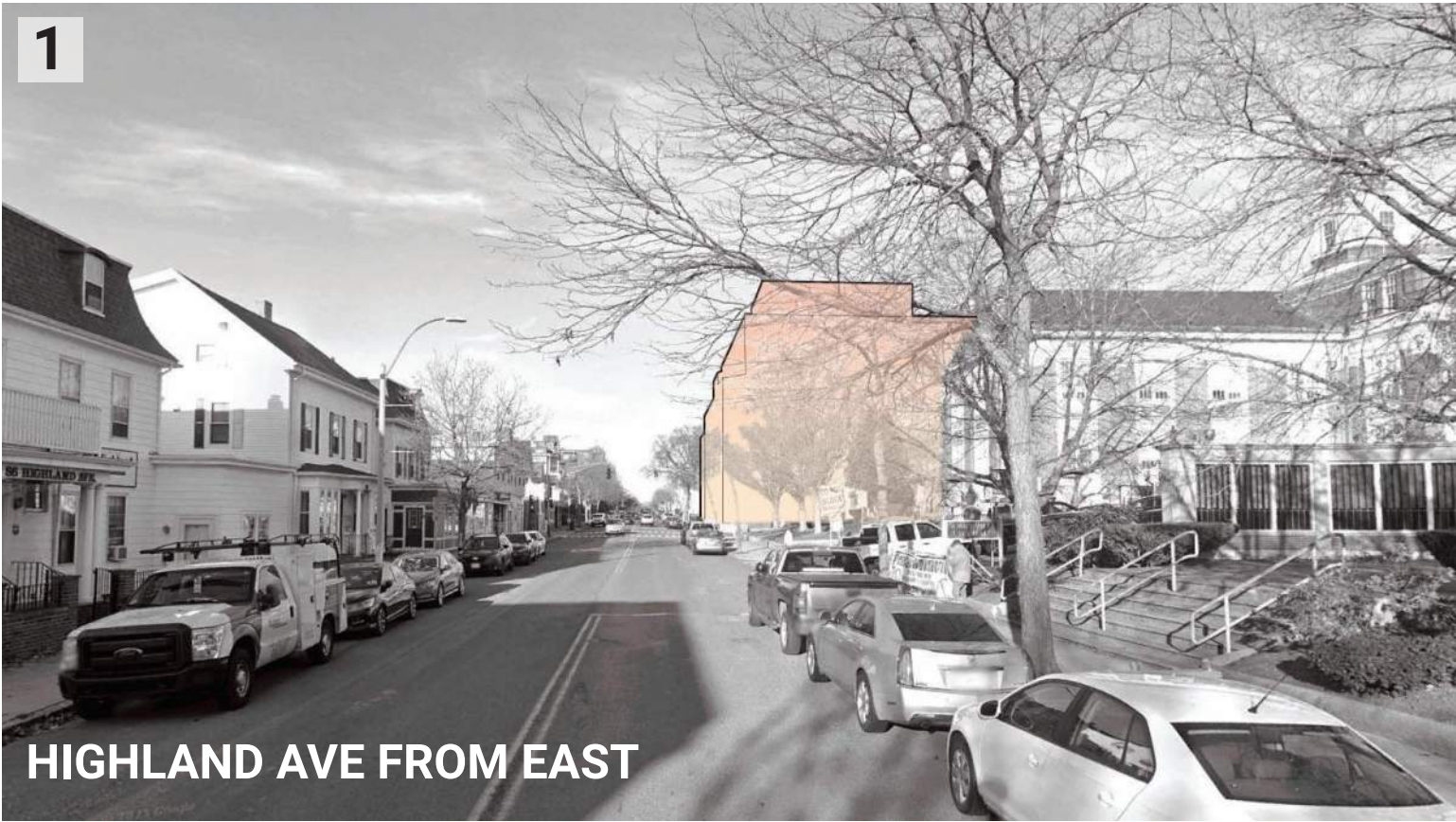


ZONING CONTEXT

ENVELOPE: ALLOWABLE VS PROGRAMMED



MASSING CONTEXT
APPROACH VIEWS



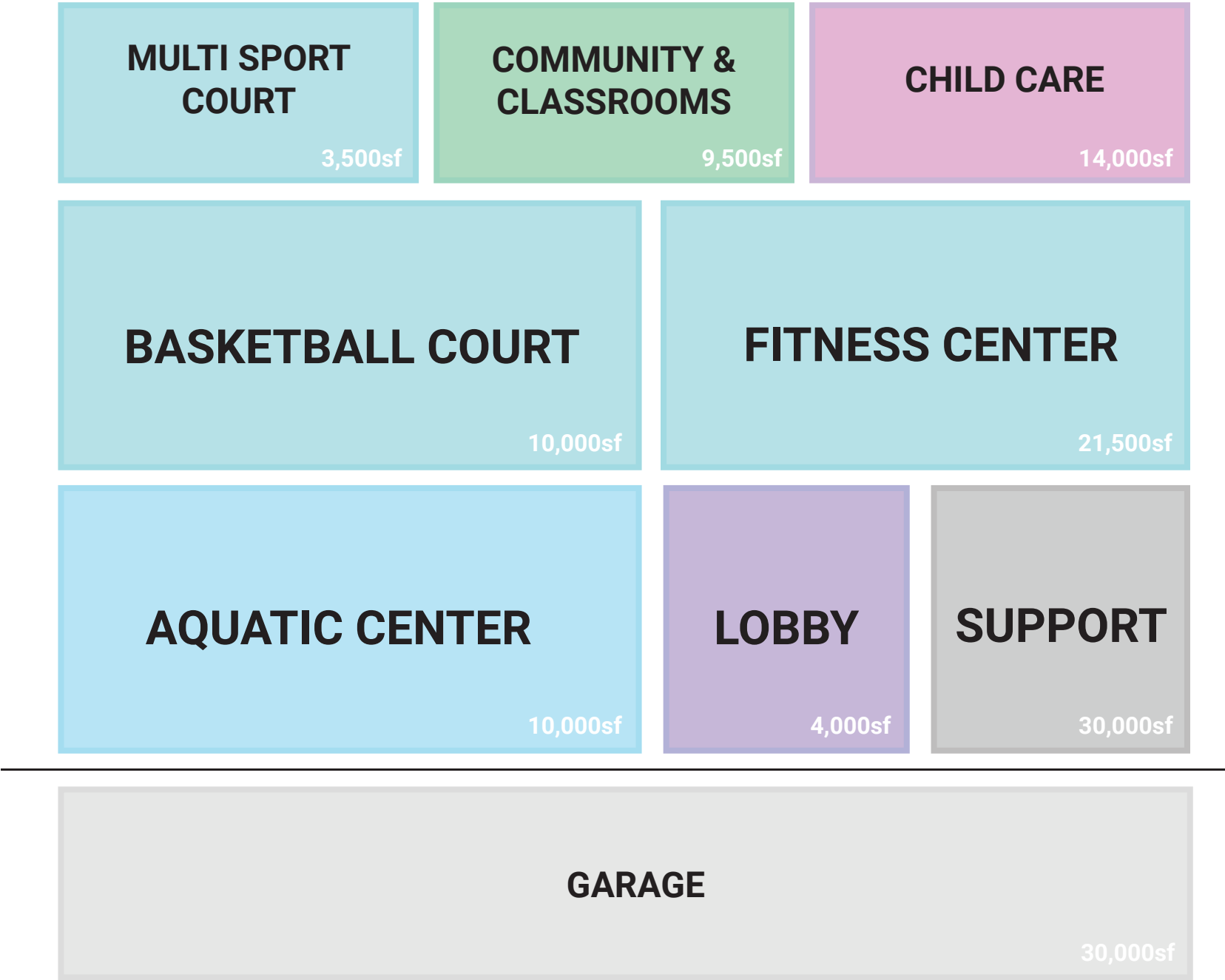
PROJECT PROGRAM



PROGRAM CONTEXT
USE DIAGRAM



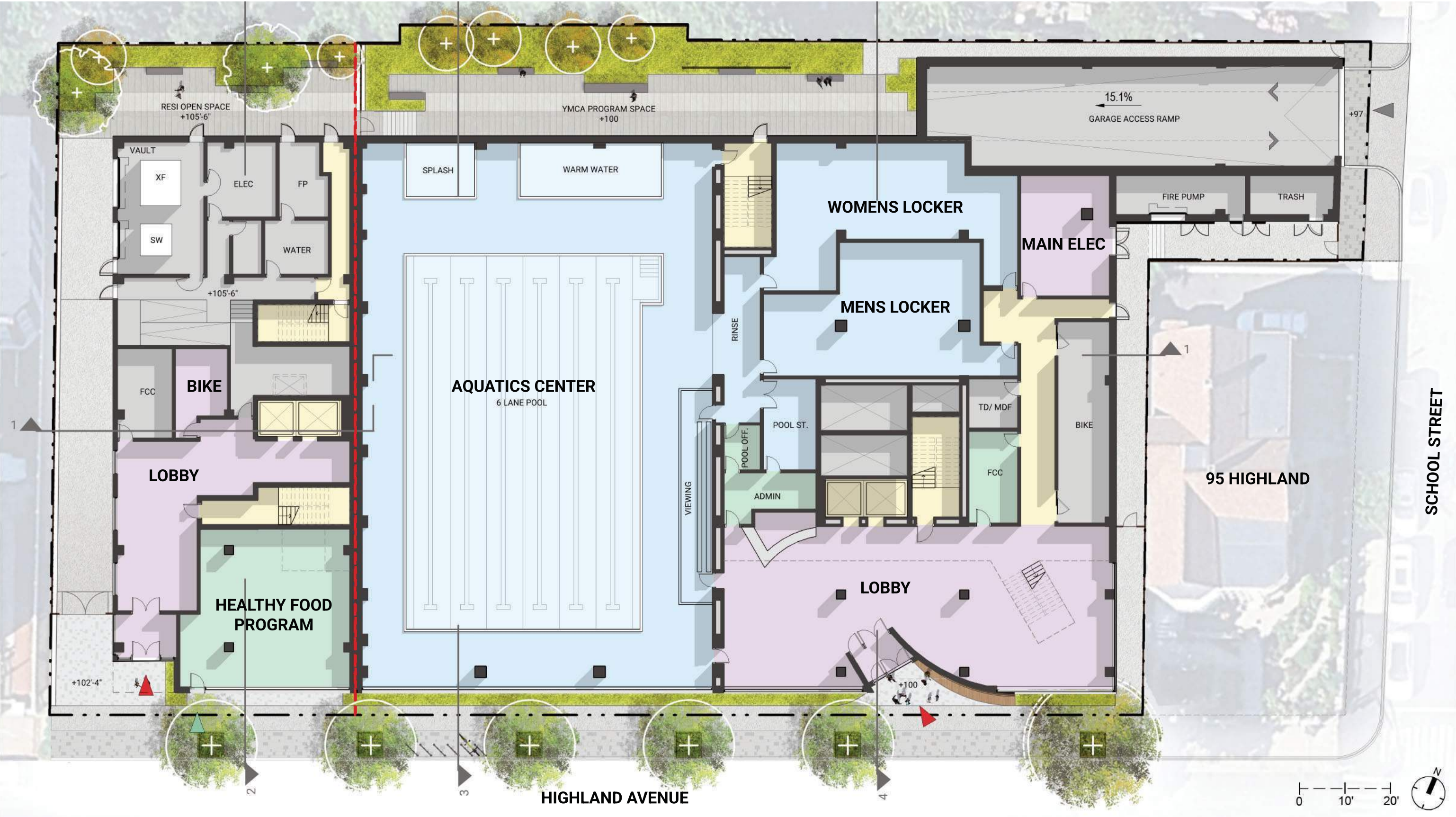
YMCA RESIDENTIAL BUILDING
APPROX AREA 47,500sf



YMCA COMMUNITY CENTER BUILDING
APPROX AREA 102,500sf

Note: All Areas & Program Elements Are Approximate

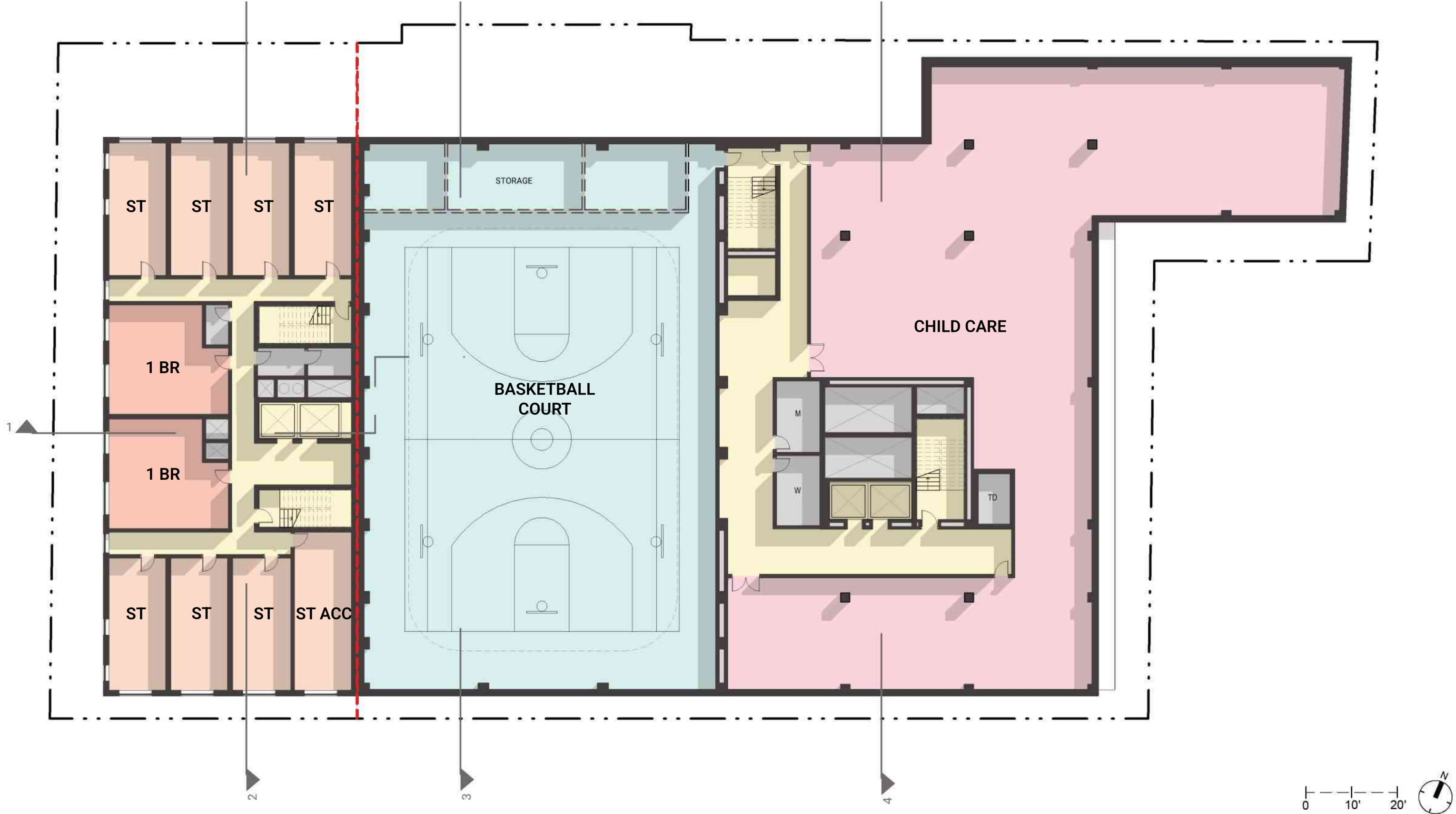
PROGRAM CONTEXT
GROUND LEVEL FLOOR PLAN



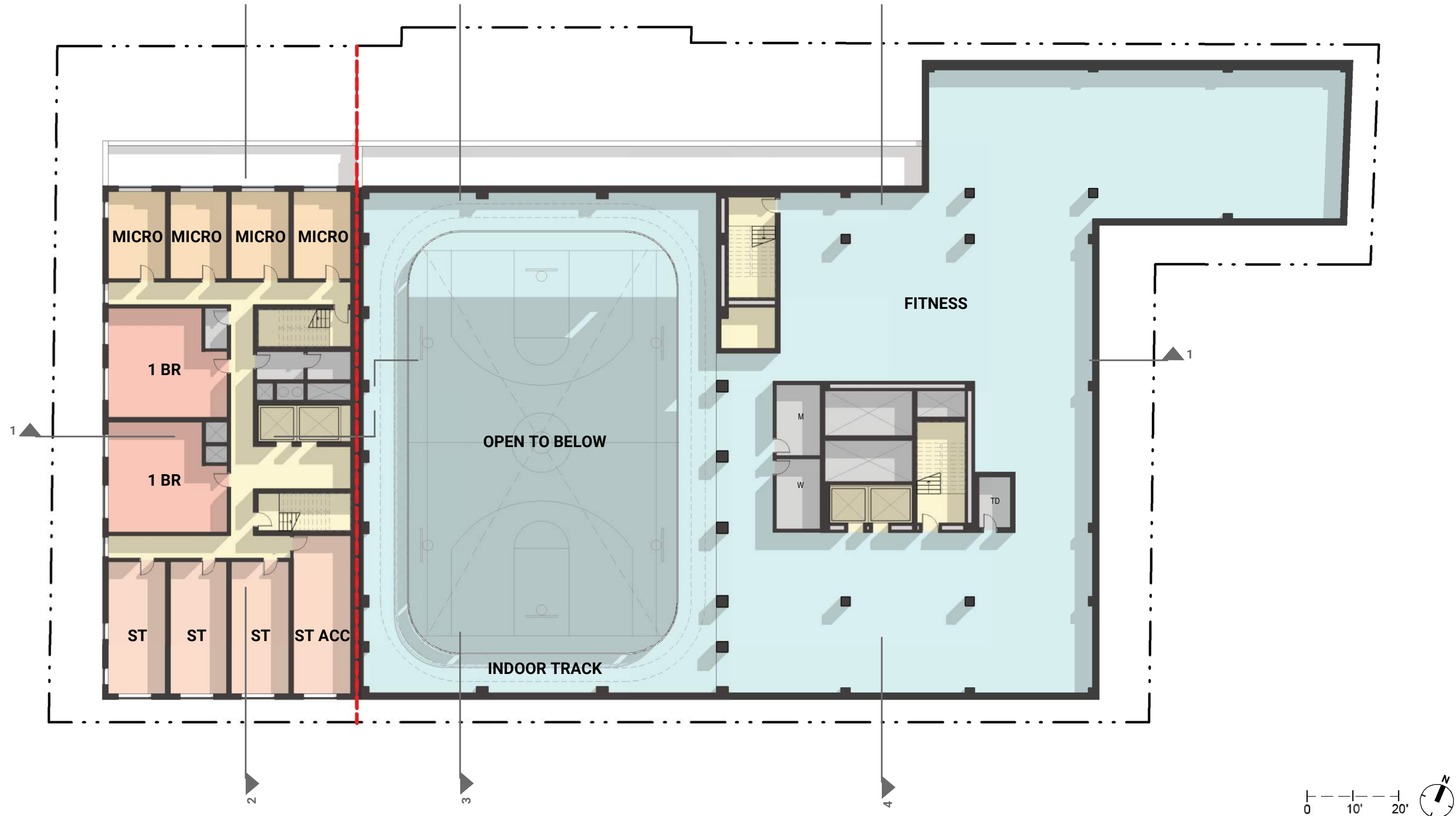
PROGRAM CONTEXT
LEVEL 02 FLOOR PLAN



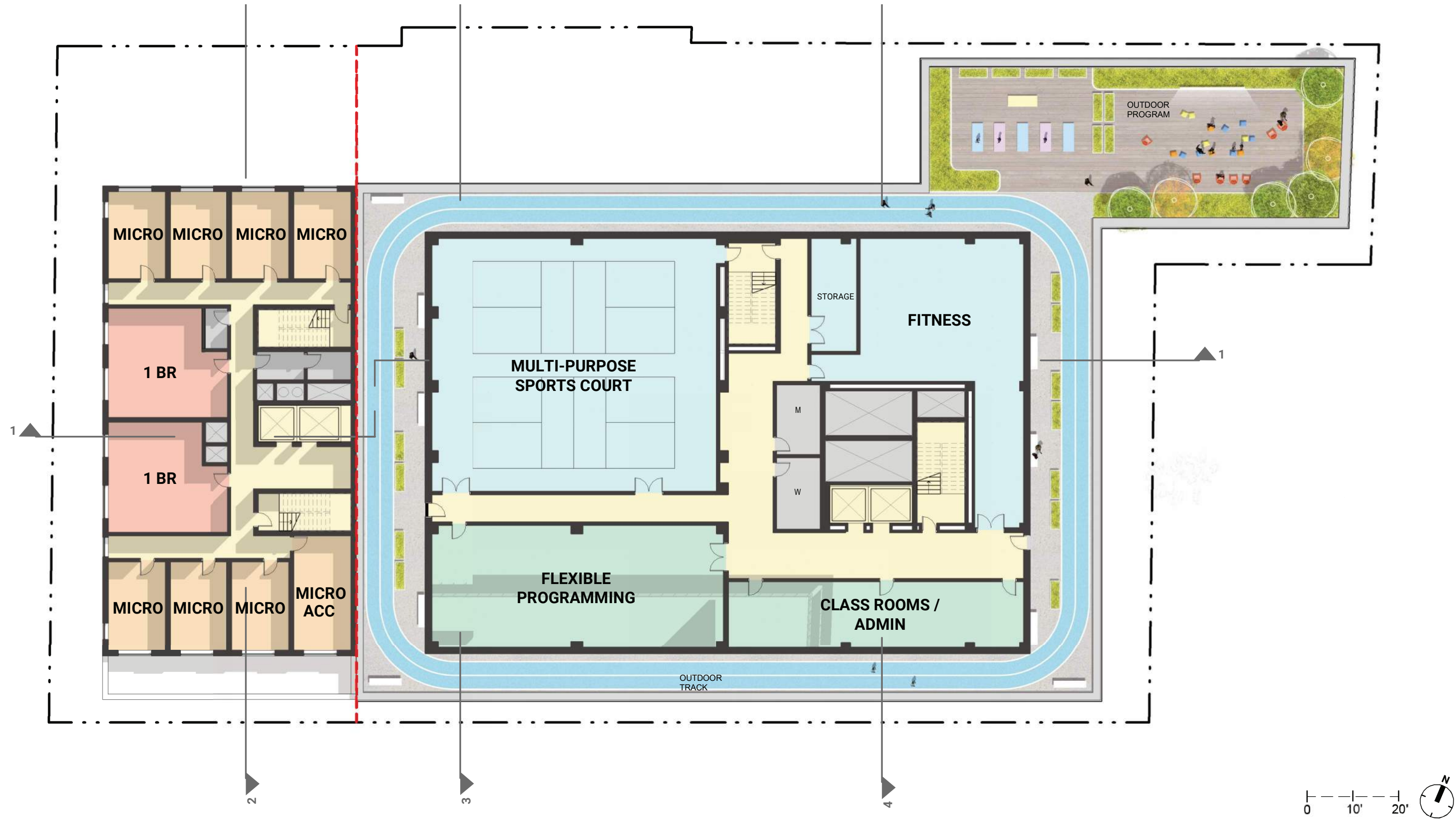
PROGRAM CONTEXT
LEVEL 03 FLOOR PLAN



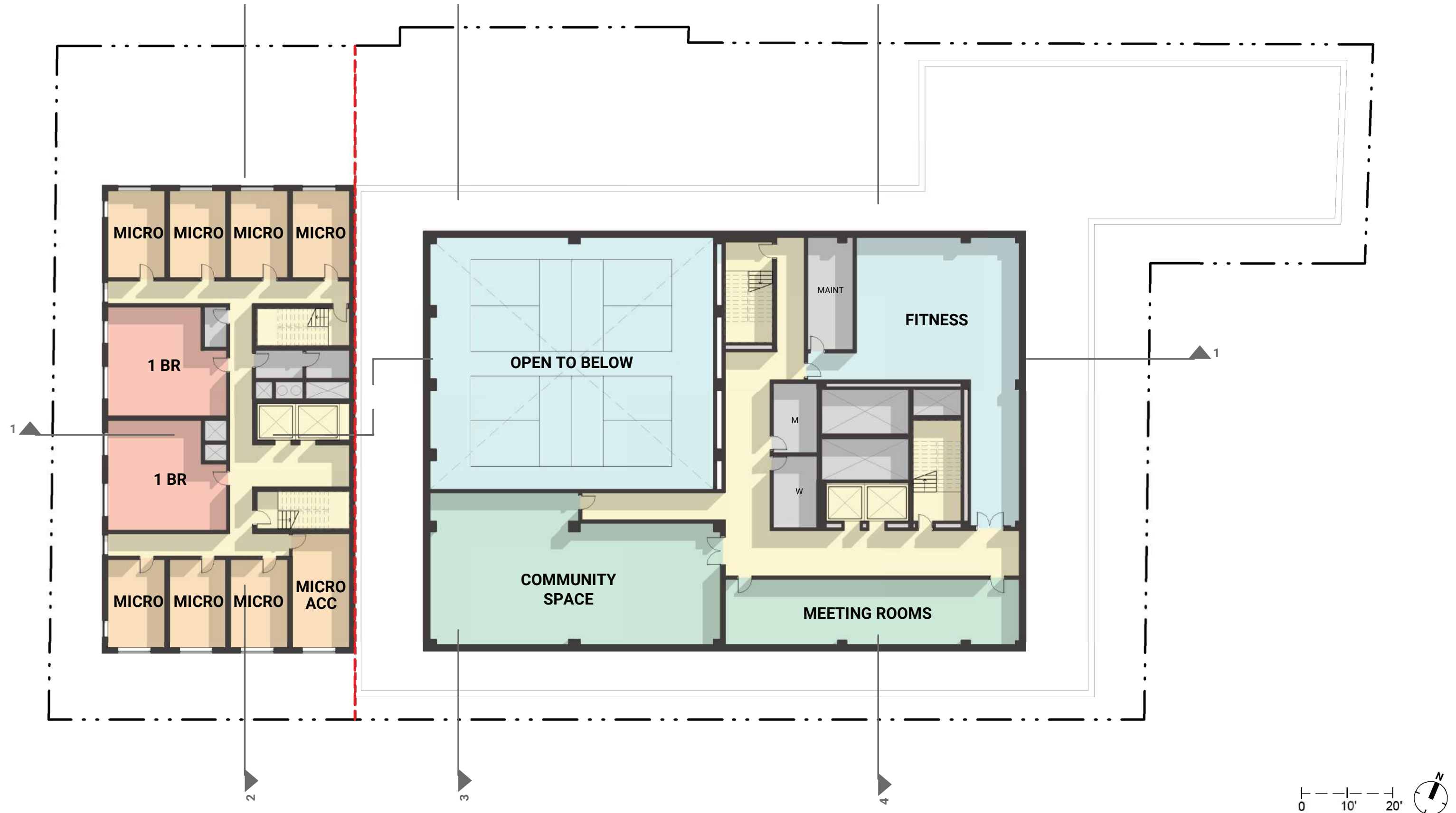
PROGRAM CONTEXT
LEVEL 04 FLOOR PLAN



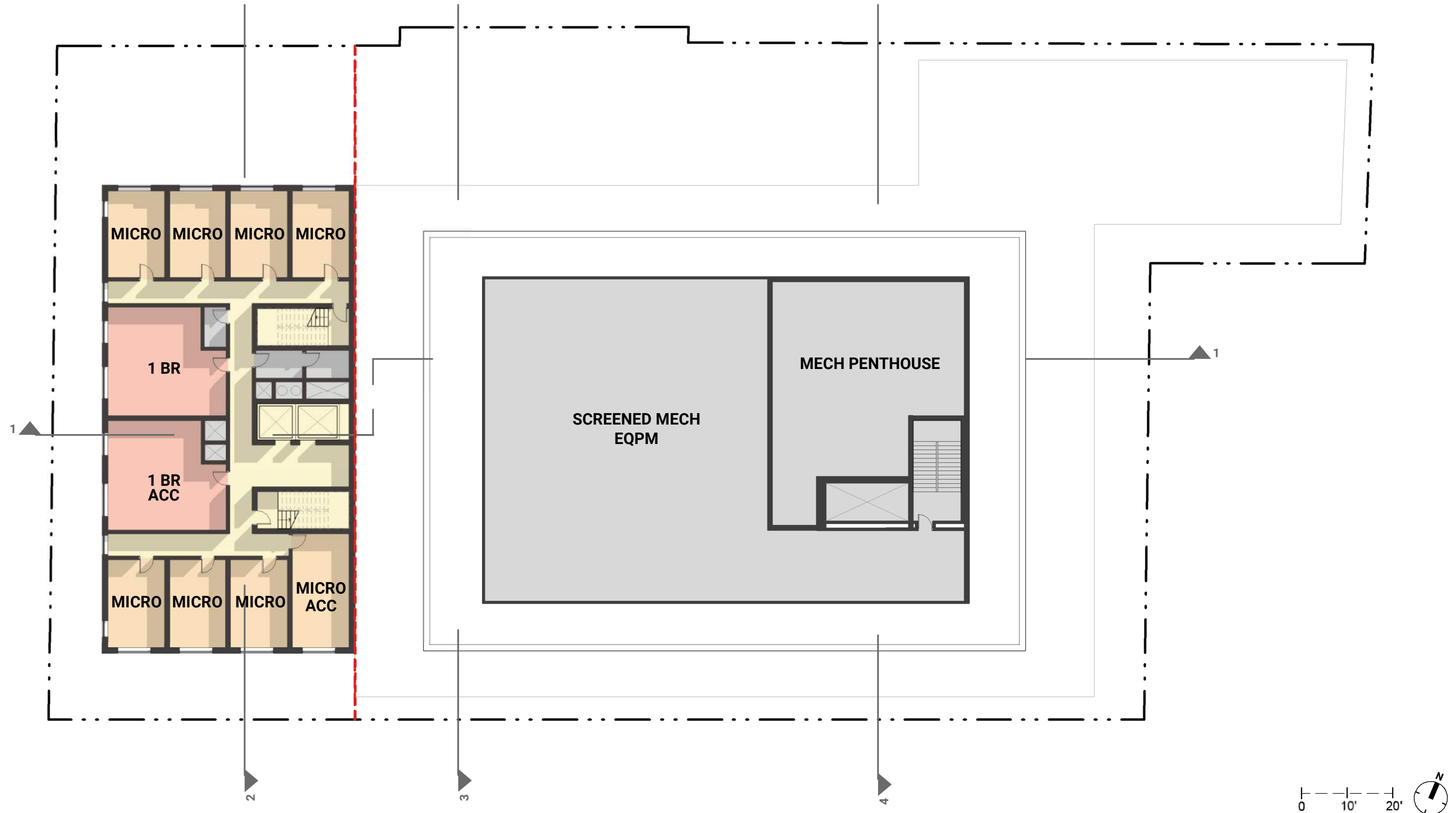
PROGRAM CONTEXT
LEVEL 05 FLOOR PLAN



PROGRAM CONTEXT
LEVEL 06 FLOOR PLAN

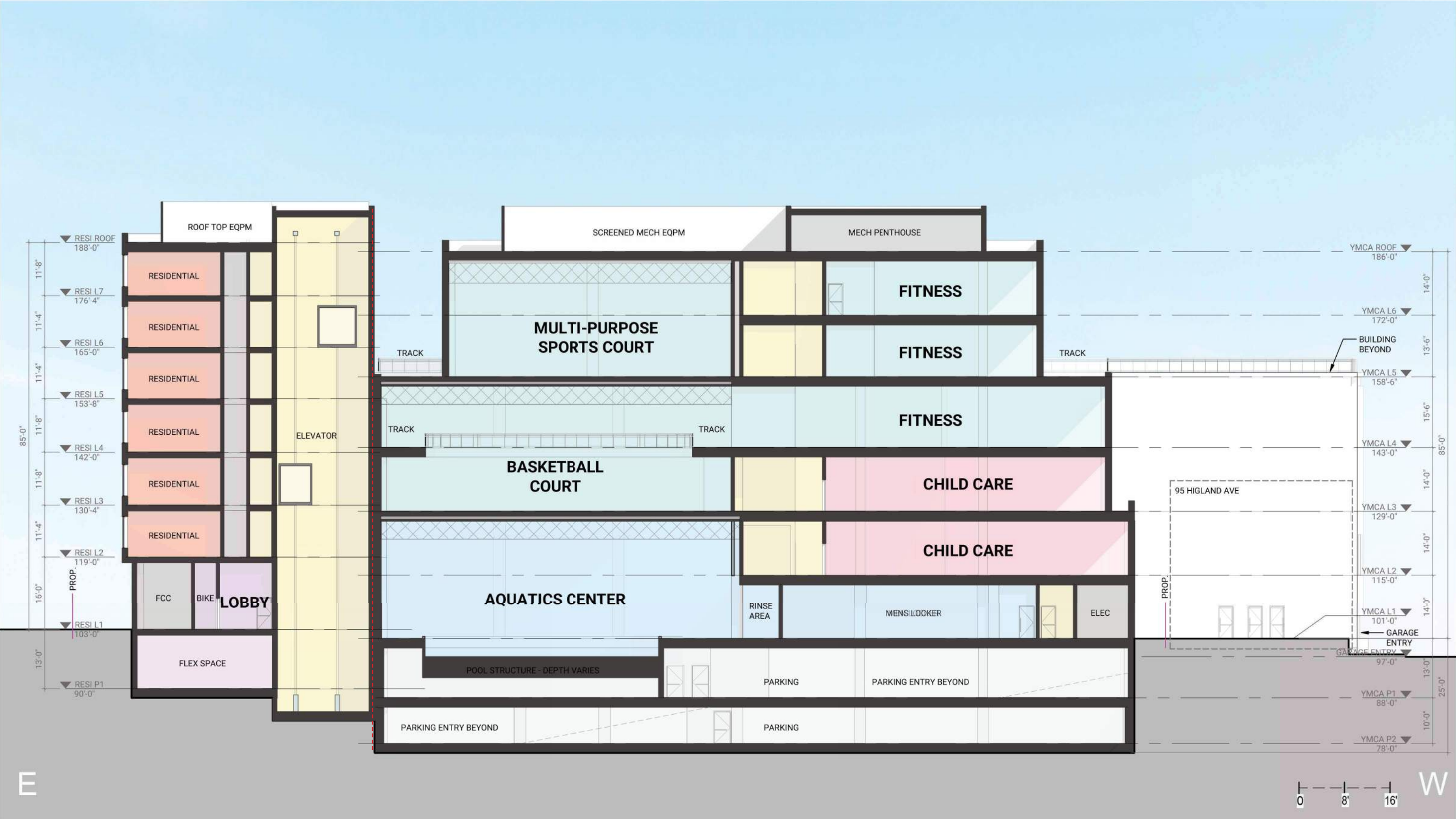


PROGRAM CONTEXT
LEVEL 07 / ROOF PLAN



PROGRAM CONTEXT

SITE SECTION



CONCEPTUAL INTERIOR RENDERING
LOBBY & AQUATICS CENTER



CONCEPTUAL INTERIOR RENDERING
GYM & FITNESS CENTER

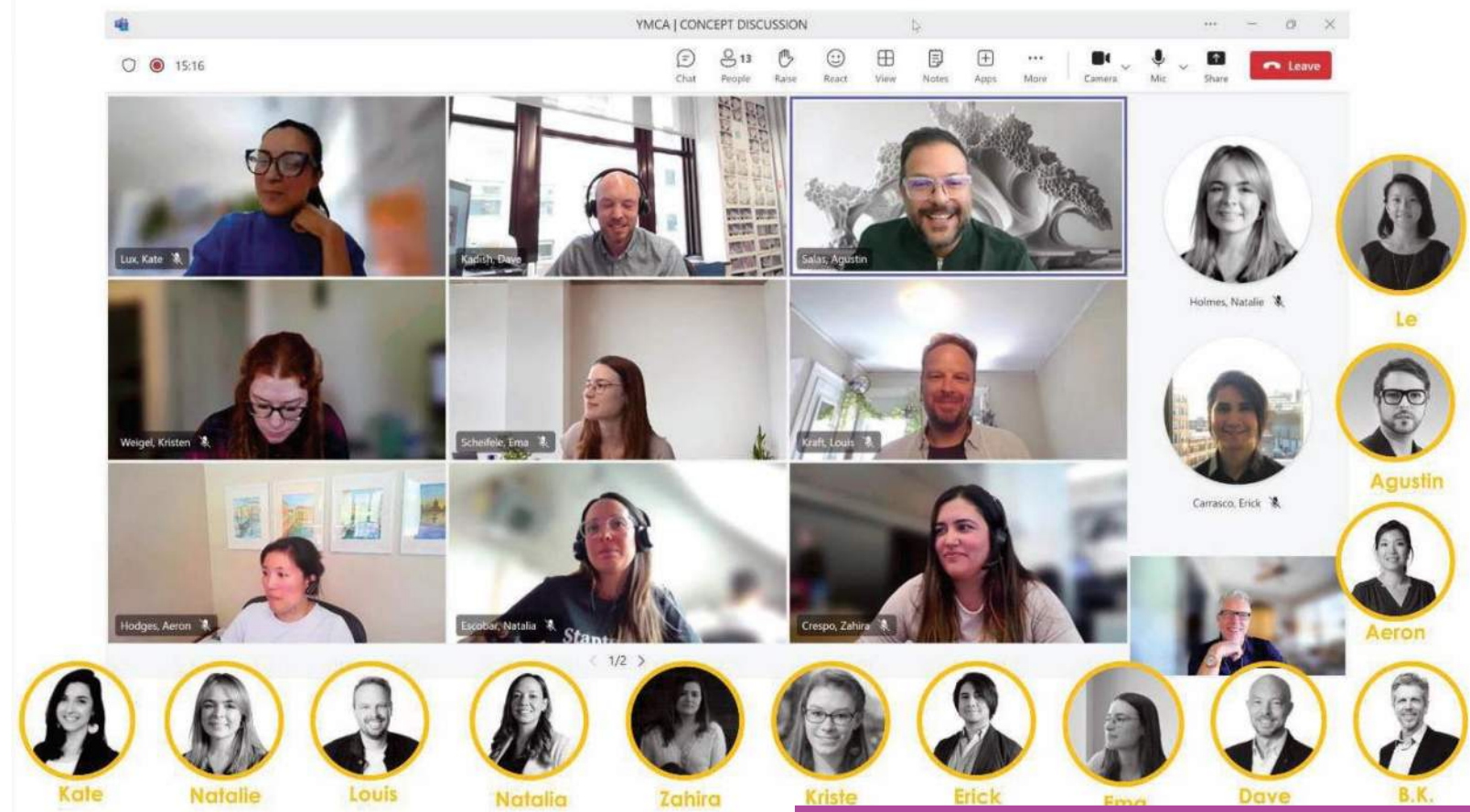


MASSING DEVELOPMENT



MASSING DEVELOPMENT

CONCEPT BRAINSTORMING



CONCEPT: **MOVEMENT**



MASSING DEVELOPMENT
MASSING OPTIONS



OPTION 1
“DIVERSITY OF MOVEMENT”

RESI & MULTI-USE MASSING
**COMPLEMENTARY BUT
DISTINCTLY SEPARATE**



OPTION 2
“STARTING BLOCK”

RESI & MULTI-USE MASSING
**SIMILAR CONCEPTUAL MOVE,
DIFFERENT EXPRESSIONS**



OPTION 3 PREFERRED
“ACTION LINE”

RESI & MULTI-USE MASSING
**UNIFYING MASSING CONCEPT,
COMPLEMENTARY FACADE CLADDING**

MASSING DEVELOPMENT
PREFERRED OPTION 'ACTION LINE'



MASSING DEVELOPMENT

PREFERRED OPTION 'ACTION LINE'



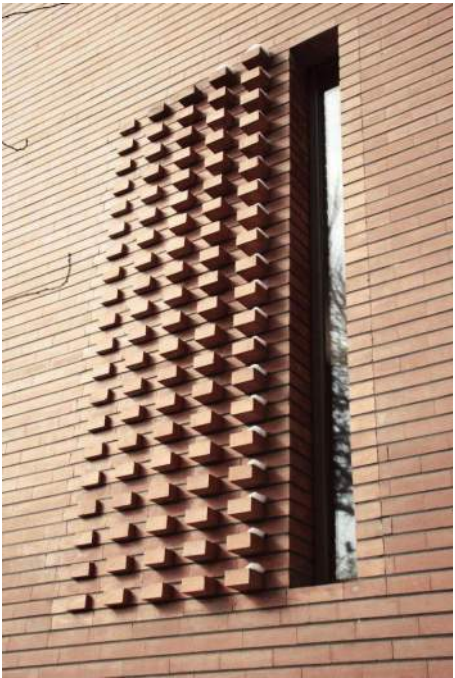
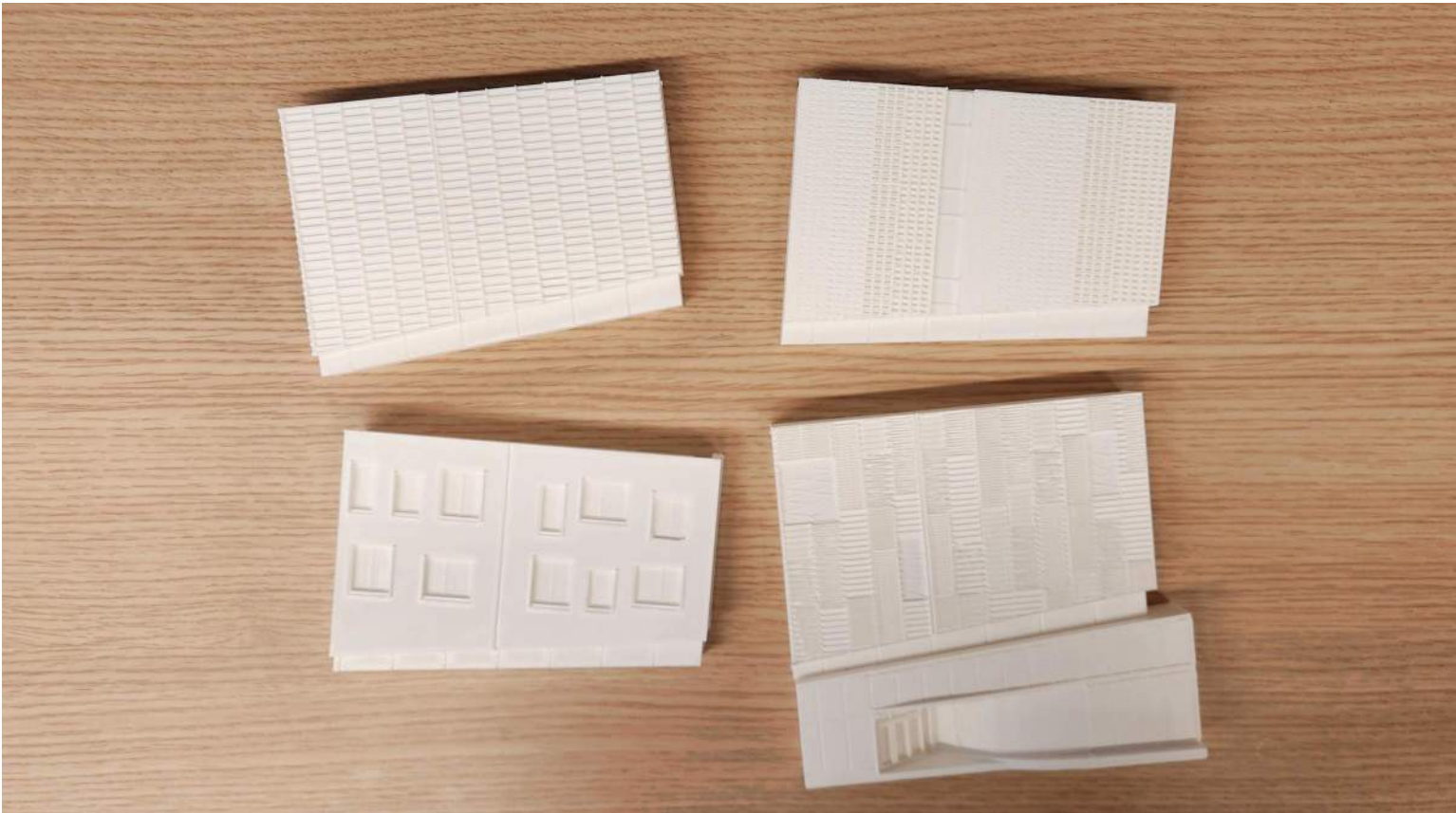
OPTION HIGHLIGHTS

- Unifying angled reveal ties residential and multi-use massing together.
- Clearly defined base-middle-top established with facade depth elements.
- Angled reveal raises towards Highland-School intersection to suggest civic scale.
- Voluntary secondary step-back at 95 Highland
- Step-back upper level define street scale and provides opportunity for outdoor track.
- Sloped cornice line suggest massing tapering down at site edges and creates recognizable profile from distance.
- Double height residential entry stepped back from street edge to create sense of place and arrival.

ARCHITECTURAL DESIGN



ARCHITECTURAL DESIGN
CLADDING EXPLORATION



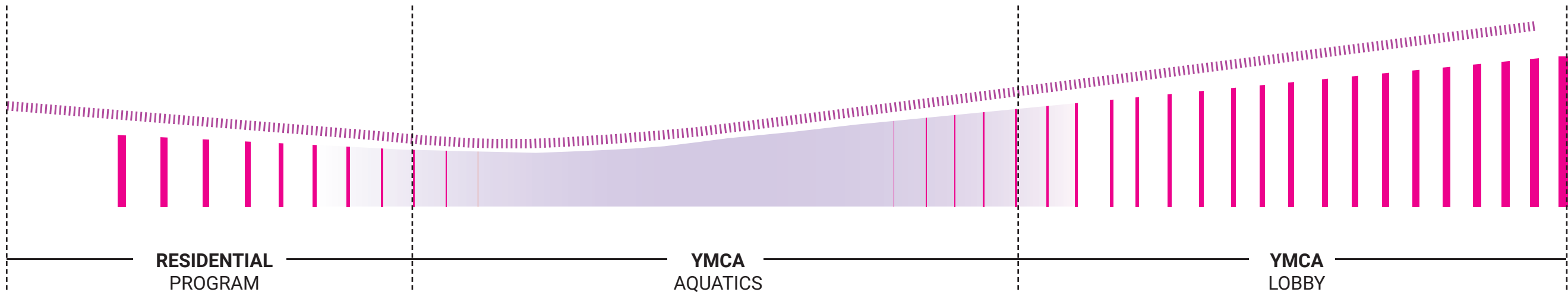
ARCHITECTURAL DESIGN

HIGHLAND STREET VIEW



ARCHITECTURAL DESIGN

HIGHLAND STREET STREETSCAPE



ARCHITECTURAL DESIGN

HIGHLAND STREET STREETSCAPE



ARCHITECTURAL DESIGN

AERIAL VIEW



ARCHITECTURAL DESIGN

SCHOOL STREET VIEW

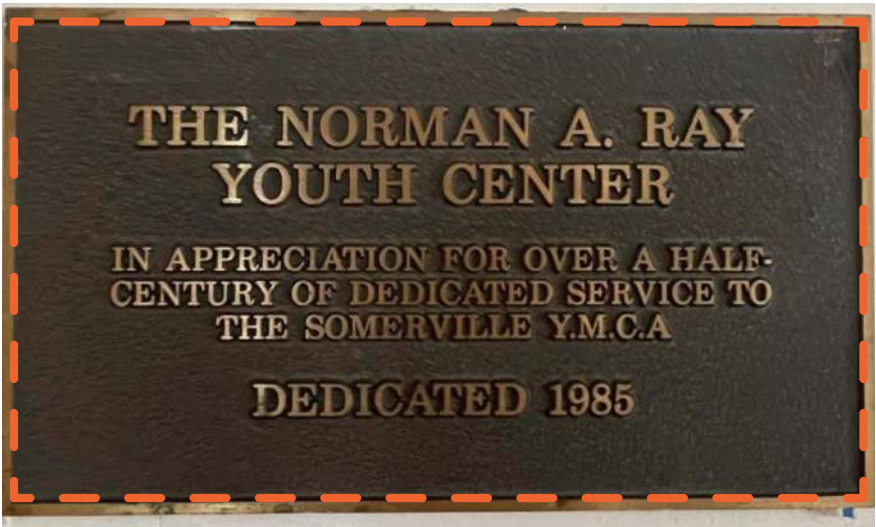


ARCHITECTURAL DESIGN

HIGHLAND STREET VIEW AT RESIDENTIAL



HISTORIC CONTEXT



HISTORIC CONTEXT
LOBBY EXPERIENCE



SHADOW STUDIES





PROPOSED BUILDING

EST UTC-5 | EDT UTC-4 | EST UTC-5
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC



SHADOW STUDIES: MARCH 21

SOMERVILLE YMCA | 218421518 | TBD





PROPOSED BUILDING

EST UTC-5			DT TC-4			EST UTC-5		
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
			OCT	NOV	DEC			



SHADOW STUDIES: JUNE 21

SOMERVILLE YMCA | 218421518 | TBD





PROPOSED BUILDING

EST UTC-5 | EDT UTC-4 | EST UTC-5
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC



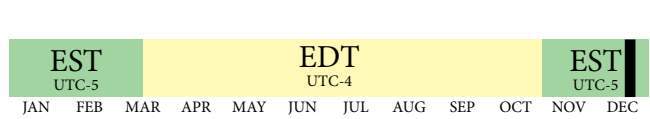
SHADOW STUDIES: SEPTEMBER 21

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PROPOSED BUILDING

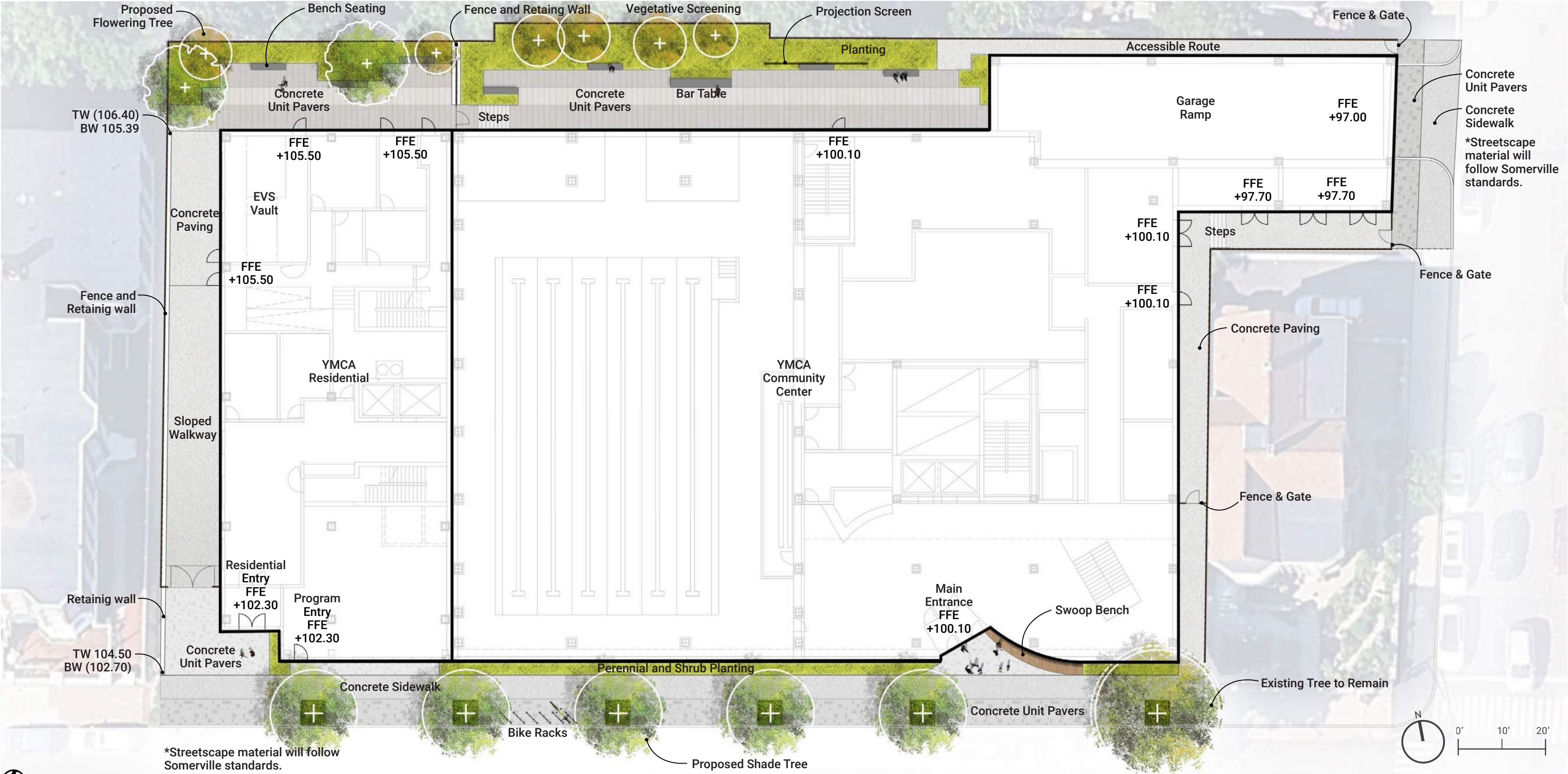


SHADOW STUDIES: DECEMBER 21

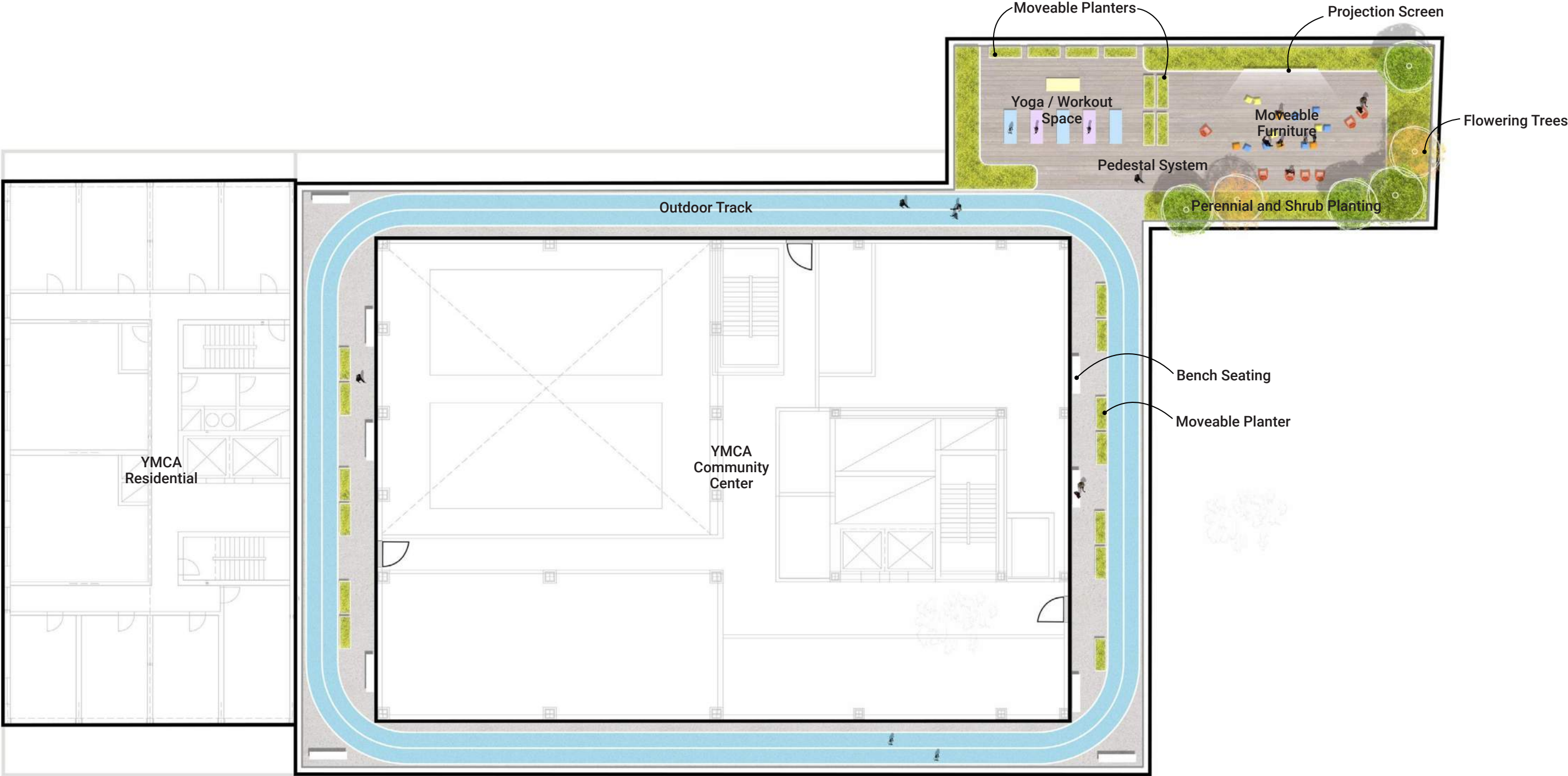
LANDSCAPE DESIGN



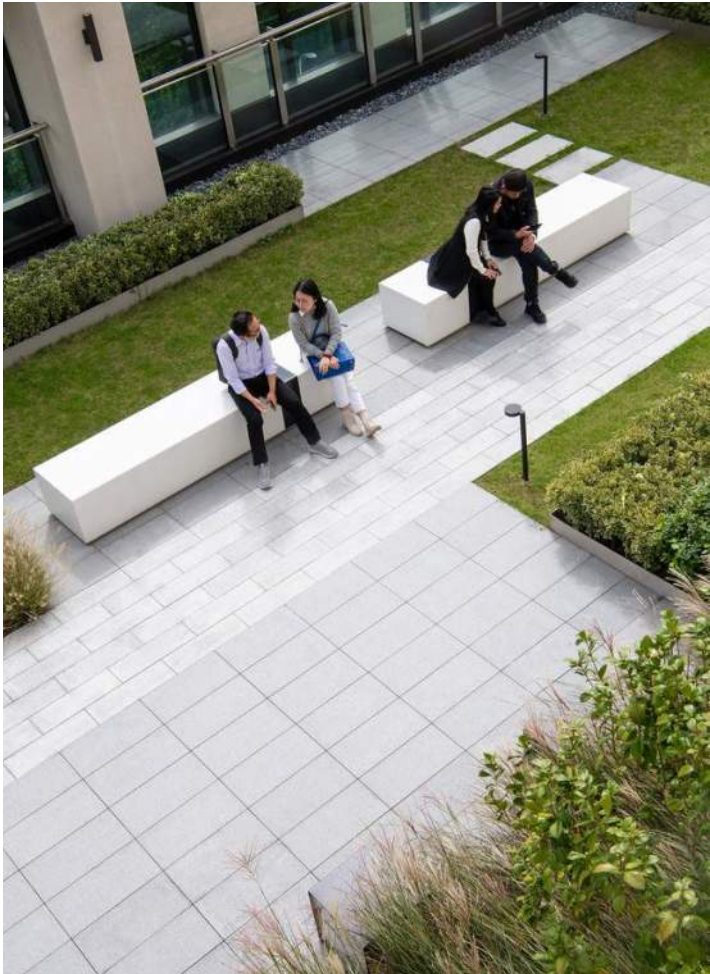
GROUND FLOOR SITE PLAN



ROOF DECK
SITE PLAN



GROUND FLOOR
PRECEDENTS



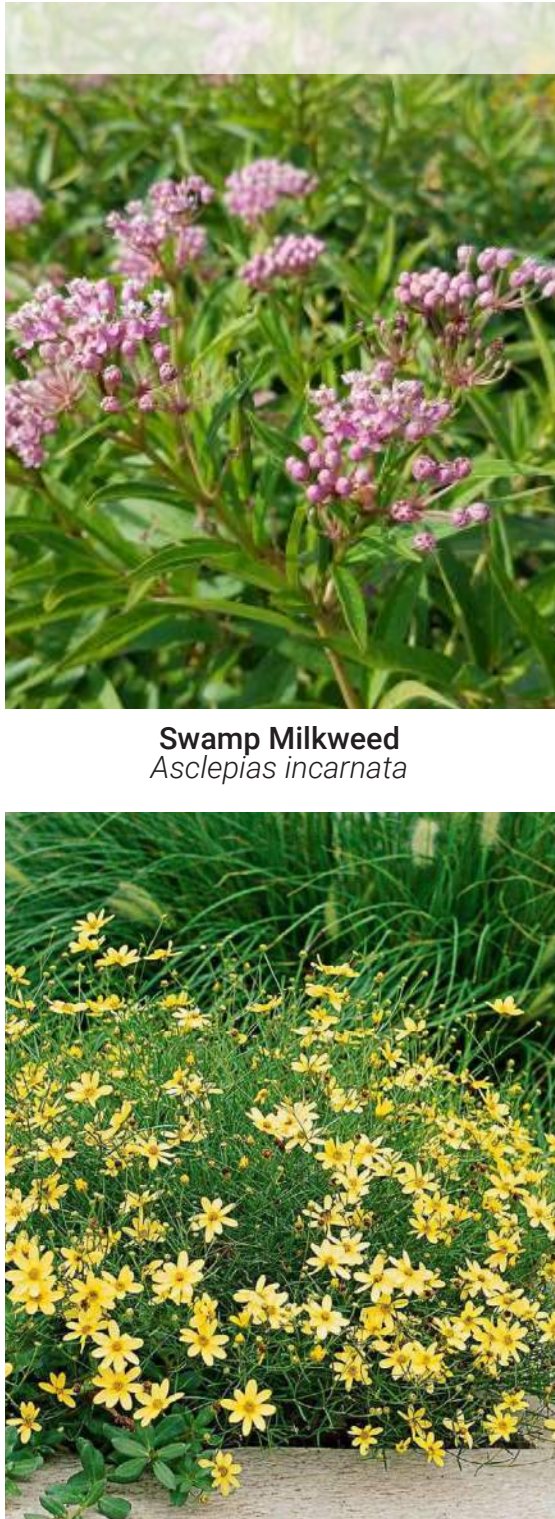
GROUND FLOOR PLANTING PALETTE - STREET FRONTAGE



Tupelo
Nyssa sylvatica



Queen Nectarine Meant To Bee® Hyssop
Agastache X 'Queen Nectarine'



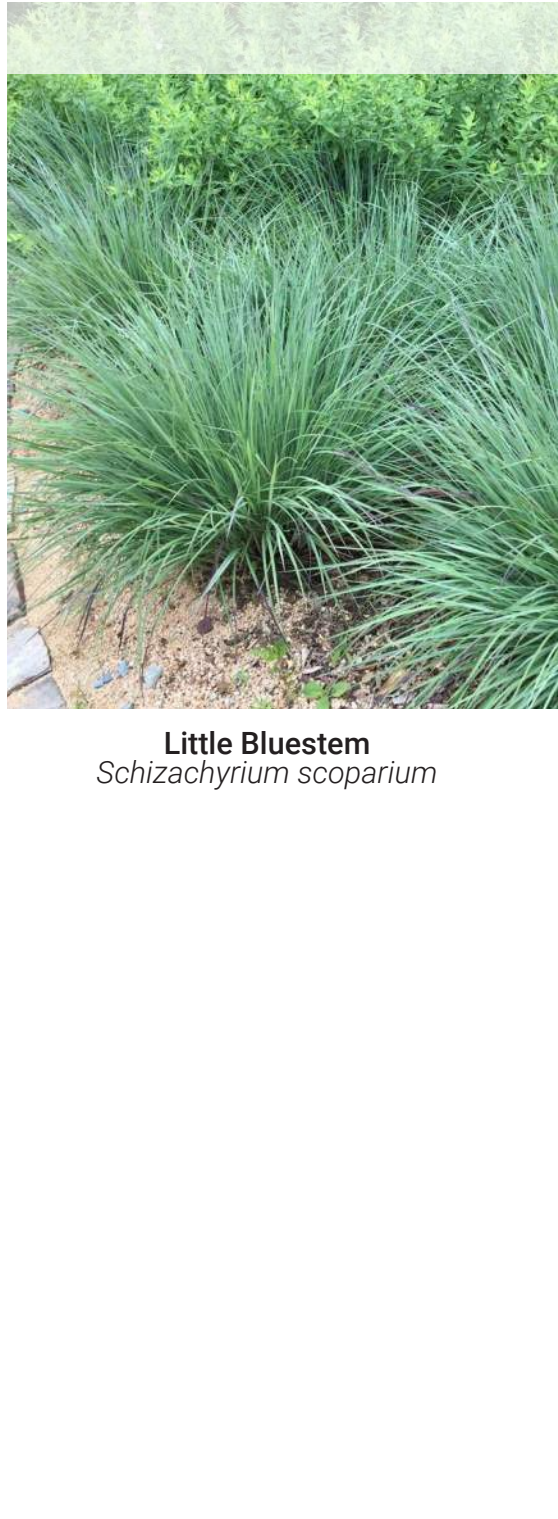
Swamp Milkweed
Asclepias incarnata



Blazing Aster
Liatris scariosa



Beardtongue
Penstemon digitalis



Little Bluestem
Schizachyrium scoparium



Garlic Chives
Allium tuberosum



Moonbeam Tickseed
Coreopsis verticillata 'Moonbeam'



Spotted Geranium
Geranium maculatum



Wild Lupine
Lupinus perennis

GROUND FLOOR

PLANTS BLOOM CHART - STREET FRONTAGE

TREES & SHRUBS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Tupelo <i>Nyssa sylvatica</i>												

PERRENIALS

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Queen Nectarine Meant To Bee® Hyssop <i>Agastache X 'Queen Nectarine'</i>	*D	*D	*D									*D
Swamp Milkweed <i>Asclepias incarnata</i>	*D	*D	*D									*D
Blazing Aster <i>Liatris scariosa</i>	*D	*D	*D									*D
Beardtongue <i>Penstemon digitalis</i>	*D	*D	*D									*D
Little Bluestem <i>Schizachyrium scoparium</i>												
Garlic Chives <i>Allium tuberosum</i>	*D	*D	*D									*D
Moonbeam Tickseed <i>Coreopsis verticillata 'Moonbeam'</i>	*D	*D	*D									*D
Spotted Geranium <i>Geranium maculatum</i>	*D	*D										*D
Wild Lupine <i>Lupinus perennis</i>	*D	*D										*D

*Dormant tan-brown winter structure if left up

GROUND FLOOR PLANTING PALETTE - BACKYARD GARDEN



Red Maple
Acer rubrum



G'appalachian Spring Dogwood
Cornus florida 'Appalachian Spring'



Eastern Redbud Multi-Trunk
Cercis canadensis



Mapleleaf Viburnum
Viburnum acerifolium



Hummingbird Summersweet
Clethra alnifolia 'Hummingbird'



Dwarf White Mountain Laurel
Kalmia latifolia 'Snow Drift'



Wood Anemone
Anemone quinquifolia



Wild Ginger
Asarum canadense



Bloodroot
Sanguinaria canadensis



Pennsylvania Sedge
Carex pensylvanica



Christmas Fern
Polystichum acrostichoides

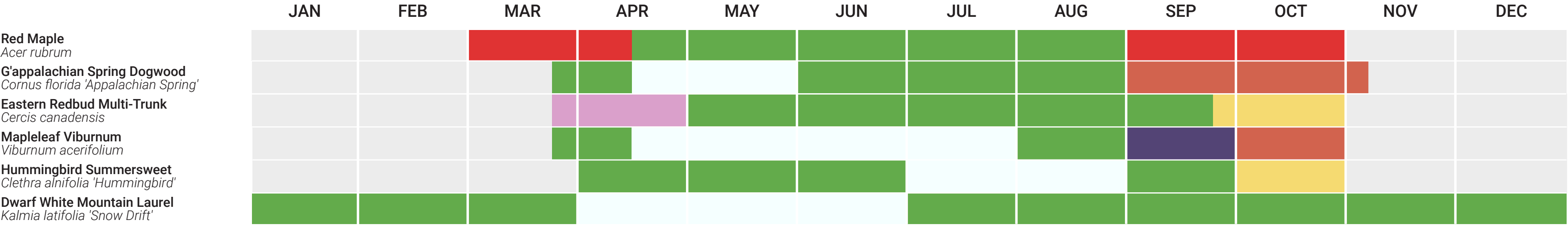


Wintergreen
Gaultheria procumbens

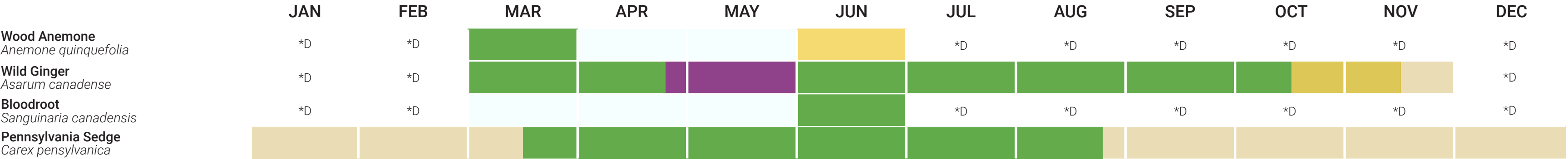
GROUND FLOOR

PLANTS BLOOM CHART - BACKYARD GARDEN

TREES & SHRUBS

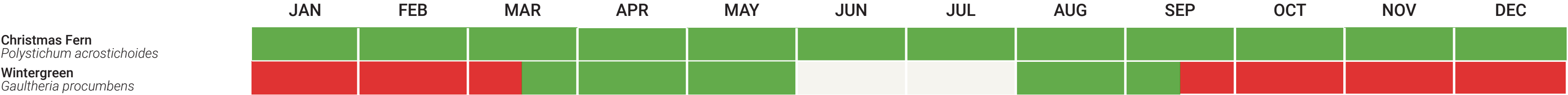


PERRENIALS

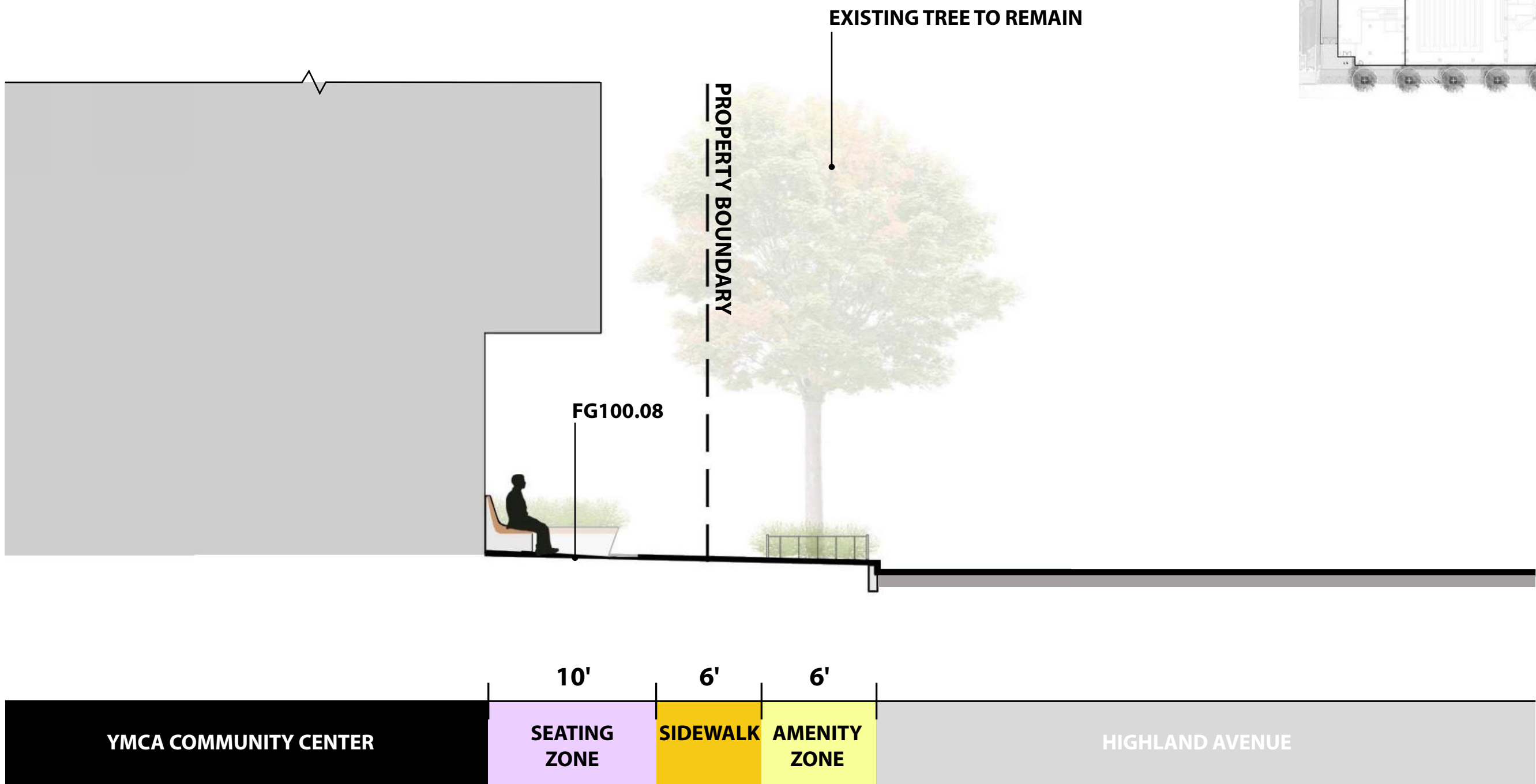


*Dormant tan-brown winter structure if left up

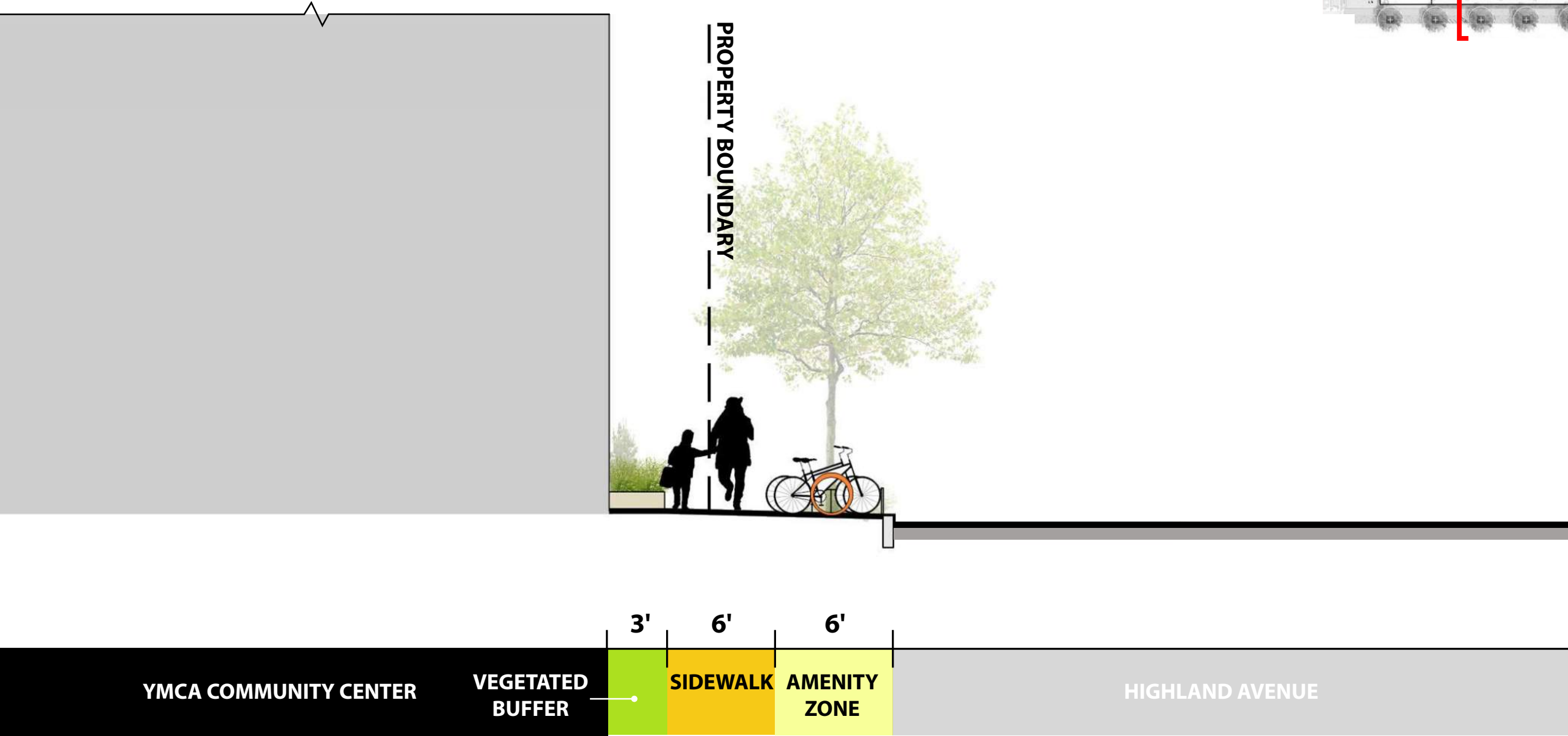
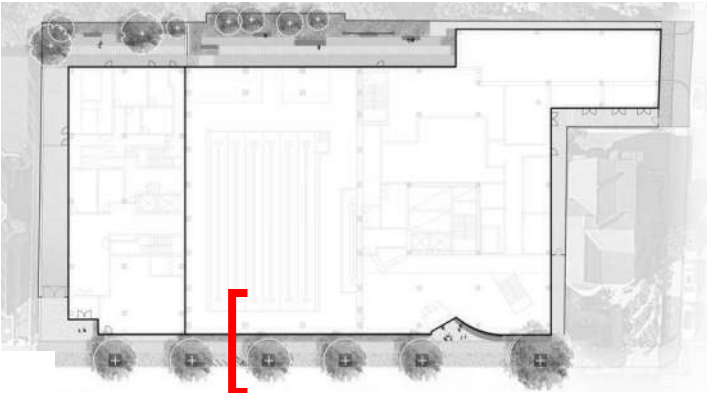
GROUNDCOVERS



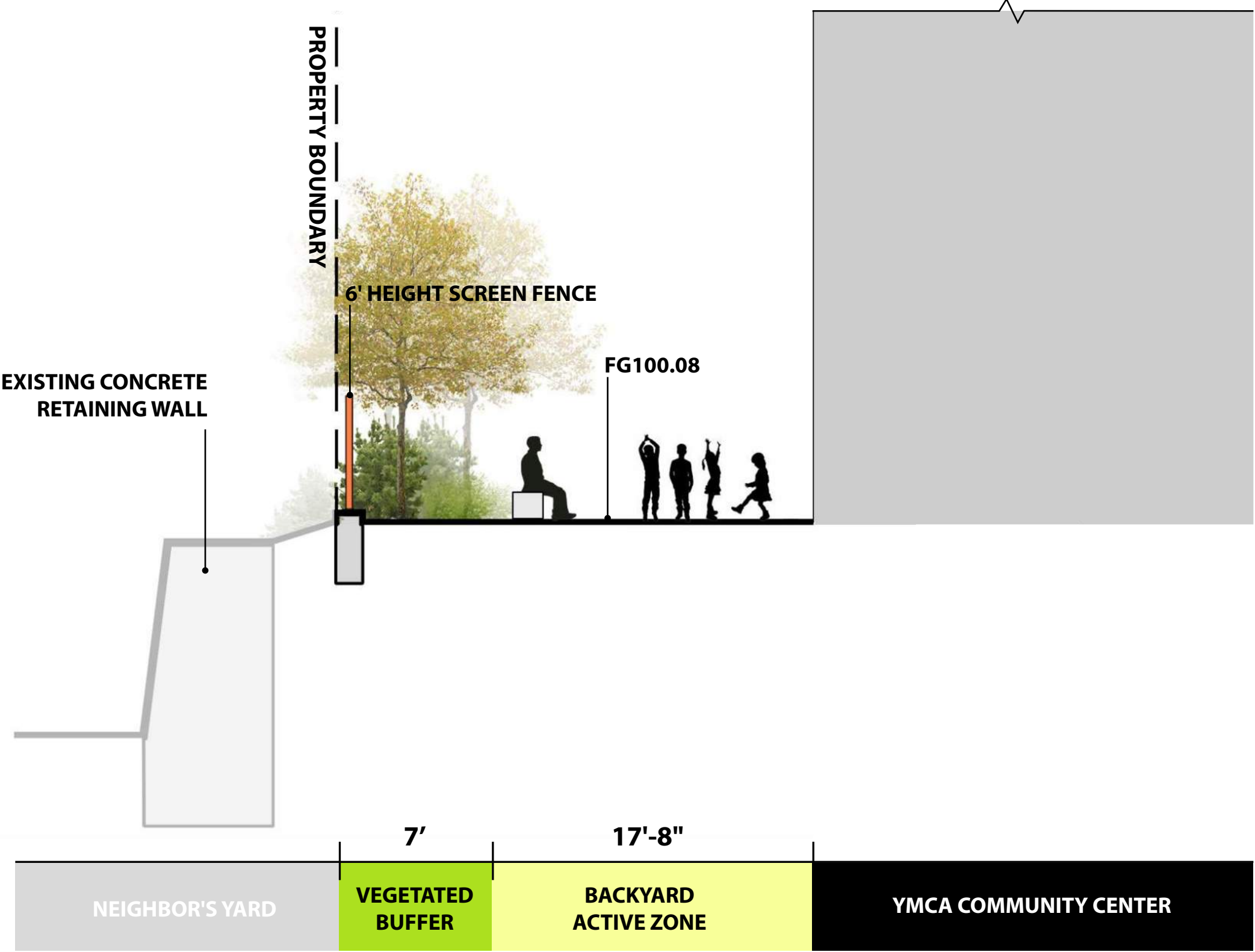
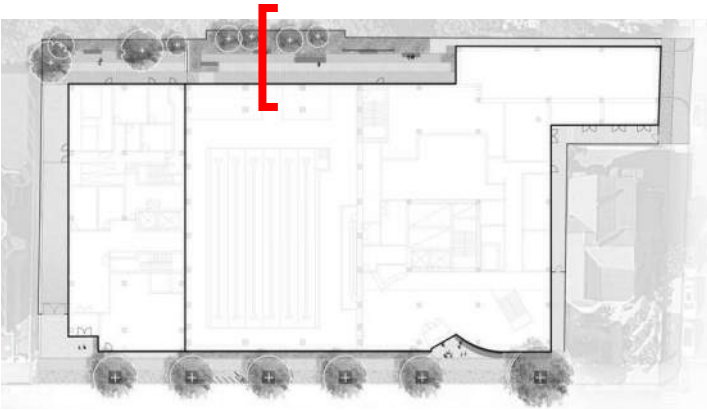
GROUND FLOOR
SITE SECTIONS | YMCA COMMUNITY CENTER MAIN ENTRANCE



GROUND FLOOR
SITE SECTIONS | YMCA COMMUNITY CENTER STREET FRONTAGE



GROUND FLOOR
SITE SECTIONS | YMCA COMMUNITY CENTER BACKYARD



ROOF DECK
PRECEDENTS



THANK YOU NEIGHBORS AND COMMUNITY MEMBERS
QUESTIONS AND COMMENTS WELCOME

