



KHALSA DESIGN INCORPORATED
Architecture & Urban Planning

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

DATE: 08-12-2021

FROM: Will Chalfant
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RE: Proposed Mixed-Use project located at 371 Highland Avenue, Somerville MA

To Whom it may concern,

J&C Realty Trust wishes to redevelop the existing garage located at 371 Highland Avenue. The applicant has run the current autobody shop garage for years and now wants to redevelop this lot into a mixed-use building as part of vibrant Davis Square.

The existing lot measures 8,126 sf and falls within the City's recently designated MR-4 zoning district. This stretch of Highland Avenue acts as the gateway to Davis Square coming from the East. The proposed building has gone through several iterations as the applicant and our office have navigated neighborhood meetings, meetings with City staff, as well as the Urban Design Commission on three separate meetings. The proposal before you consist of an underground garage for 13 vehicles with ground floor commercial space as well as building amenities such as a fitness room and bike room. On the upper floors are 23 dwelling units intended for rent along with a community roof garden and deck.

The MR-4 zone has some unique requirements for buildings that are longer than 100'-0" in length. One of which is for the building to read as at least two separate buildings opposed to one larger one. This is done to minimize the scale of the project as well as create visual interest along the façade. Through extensive discussions with the UDC and

CC: File



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staff our office developed the proposal before you today. The result is a 4-story masonry building with contemporary touches as well as traditional design elements that are familiar to Somerville. The façade is broken into two distinct buildings which complement each other but clearly read as separate structures.

Currently this stretch of Highland Avenue has no street trees along it. This proposal will add 4 new street trees as well as ground level landscaping which will help soften the buildings presence along the street while activating the sidewalk with newfound commercial space and resident activity. Additionally, tenant outdoor space is provided on the roof for communal meetings and to enjoy the views the roof.

Due to the size of the proposed project the building will also be designed to be LEED Gold certifiable. In addition to this, sustainable plantings, electric utilities as well as an emphasis on public transit all contribute to this project being an example for other developments to mimic moving forward that are located in and around Somerville's wonderful Squares.

Will Chalfant
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