

November 16, 2021

Orsola Susan Fontano, Chair
Zoning Board of Appeals
City Hall
93 Highland Avenue
Somerville, Massachusetts 02143

Re: Hardship Variances
620 Broadway

Dear Chair Fontano and Members of the Board of Appeals:

Please note that this office and the undersigned represent 620 Broadway, LLC
("Petitioner/Property Owner") in connection with the property located at 620 Broadway ("Locus")

Description of Hardship Variances

The purpose of the Variances is (i) to permit the proposed new portion of the building to be constructed to a height of one-story [18 feet], and (ii) to permit the existing building that will remain and be integrated into the new development also to be renovated to a height of eighteen feet [18 feet, in one story], rather than construct a building of three-stories on the Locus as required by Article 6 of the Somerville Zoning Ordinance ("SZO").

The Locus operated successfully for many decades, since 1934, as an automotive fueling/service station. Severe disruptions caused by the Green Line Extension Project ("GLX") resulted in the historical use of the Locus being forced from business, including the removal of the fuel storage tanks. Because of the damage to the business from the GLX, and subsequent market and land-use forces, the former business reasonably cannot be re-established. The only practical, economic option to return the Locus to productive use is to proceed under the current SZO, which as noted above requires a building proposed for the Locus to be constructed to not less than three stories in height.

For the reasons comprehensively set forth in our Brief, and to be further discussed at the public hearing, the Locus meets the Hardship Variance requirements of the SZO and M.G.L. c. 40A, § 10. Accordingly, we respectfully request that the Zoning Board of Appeals ("Board") grant the requested Hardship Variance.

To assist the Board with its review of the Hardship Variances request, the following materials have been submitted electronically:

1. Memorandum in Support of Hardship Variance (including Lender Letters, MBTA GLX Plans and KMM Geotechnical Consultants, LLC Geotech Report);
2. Property Owner Authorization Form;
3. Campaign Disclosure Form;
4. Plans Entitled: "ZBA Application For The Redevelopment of 620 Broadway, Somerville, MA 02145, ZBA APPL SET," dated November 16, 2021, prepared by Peter Quinn Architects LLC and Medford Engineering & Survey;
5. Certified Abutters Lists (Somerville and Medford); and
6. Neighborhood Meeting Report.

The filing fees will be hand delivered to the Board's offices once calculated by municipal staff.

Thank you for your consideration and we look forward to appearing before the Board on this matter.

Very truly yours,



William J. Proia

WJP:mmc
Attachments

2864513.1

HONORABLE MEMBERS

OF THE

BOARD OF APPEALS

CITY OF SOMERVILLE

Case No. P&Z 21-140

Memorandum in Support of Hardship Variances

of

620 Broadway, LLC

Locus:

620 Broadway

Respectfully submitted:

William J. Proia
Rierner + Braunstein LLP
7 New England Executive Park
Burlington, Massachusetts 01803
November 16, 2021

Introduction

As set forth in 620 Broadway, LLC's ("620 Broadway") Application Form, 620 Broadway respectfully is seeking Main Massing [height] dimensional hardship variances ("Variances") from the Board of Appeals ("Board"), as noted in zoning table of Sheet Z-1 ("Plan") of the plan set ("Plan Set") submitted herewith, entitled: "ZBA Application For The Redevelopment of 620 Broadway, Somerville, MA 02145, ZBA APPL SET," dated November 16, 2021, prepared by Peter Quinn Architects LLC and Medford Engineering & Survey.¹

The purpose of the Variances is (i) to permit the proposed new portion of the building to be constructed to a height of one-story [18 feet], and (ii) to permit the existing building that will remain and be integrated into the new development also to be renovated to a height of eighteen feet [18 feet, in one story], rather than construct a building of three-stories on the Locus as required by Article 6 of the Somerville Zoning Ordinance ("SZO").

Project; Main Massing [height] Dimensional Hardship Variances

The Locus operated successfully for many decades, since around 1934, as an automotive fueling/service station. Severe disruptions caused by the Green Line Extension Project ("GLX"), forced the prior use of the Locus from business, including the removal of the accessory fuel storage tanks. Because of the injury to the business caused by the GLX, as well as subsequent market and land-use forces, the former business reasonably cannot be re-established. The only practical, economic option to return the Locus to productive use is to proceed under the current SZO, which

¹ The variance relief requested is limited to the Main Massing (height) of the proposed building, all other aspects of the redevelopment being compliant with the Somerville Zoning Ordinance ("SZO"). Accordingly, the Plan and Plan Set are submitted to evidence aspects of the Locus relevant to the requested variance, not as an immutable depiction of the redevelopment project ("Project"), which may vary from the Plan and Plan Set subject to all other applicable provisions of the SZO.

noted above requires a building proposed for the Locus to be constructed no fewer than three stories in height.²

620 Broadway is excited to redevelop the Locus, believes it has a sound, financeable concept, and is committed to a substantial investment in the Locus and in the community. However, as further discussed below, the Locus is afflicted with unique conditions related to soil, shape and topography of the land, and structures that make it commercially unreasonable and uneconomic to construct a three-story building, in which the two top stories will remain vacant, based on an applicable financing and market assessment.³

Necessitated by the unique, challenging, soil, shape, topography and structures affecting the Locus, the proposed 620 Broadway redevelopment (“Project”) particularly has been designed to use the Locus innovatively in an attractive, feasible one-story building that will feature the required first-floor uses in the Commercial Core 5 district (“CC District”). As a result, the Project substantially promotes the intent of the SZO and the CC District, without substantial derogation therefrom or substantial detriment to the public good.

Variances

The Variances requested are pursuant to SZO Article 6, the CC District regulations, SZO Section 15.2(3) - Hardship Variance, and General Laws c. 40A, §10 (“Zoning Act”). Under those authorities, the Board is empowered to grant the Variances where:

1. “owing to circumstances relating to the soil conditions, shape, or topography of such land . . . especially affecting such land . . . , but not affecting generally the zoning district in which it is located”;

² 620 Broadway reserves, and does not waive, rights under M.G.L. c. 240, §14A, and other laws, relative to any provision of the Somerville Zoning Ordinance (SZO) that purports to compel it to construct a building of a minimum size or to a minimum height; or that effects a regulatory taking of its property without compensation.

³ Please see letters from two real estate financial lending institutions affixed as Tab A. Other than office uses, those uses otherwise permitted in the CC District historically have not been located on the upper stories of multi-story buildings in similar market settings for a host of reasons.

or⁴

“owing to circumstances relating to . . . structures . . . especially affecting such. . . structures. . . but not affecting generally the zoning district in which it is located”; and

2. “a literal enforcement of the provisions of the ordinance would involve substantial hardship, financial or otherwise, to the petitioner”; and

3. “desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance.”⁵

In this case, as discussed below, each of the criteria is satisfied. Consequently, the Board lawfully may and should grant the Variances as desirable.

1. Circumstances relating to (i) soil conditions and topography; (ii) shape; (iii) circumstances relating to structures; (iv) affecting such land and structures

(i) Circumstances relating to soil conditions and topography

The soil conditions of the Locus were evaluated by Kevin M. Martin, P.E. of KMM Geotechnical Consultants, LLC. A copy of that geotechnical report is affixed hereto as Tab B (“Geotech Report”). The Geotech Report also touches upon apposite topographical characteristics affecting the Locus.

⁴ The courts have long formulated the first segment of the variance test in this bifurcated fashion to highlight that the statutory phrase “. . . the soil conditions, shape or topography. . .” relates only to “. . . such land”, and not to “structures.” This is common sense as a circumstance regarding the “soil conditions” or “topography” of a “structure” is incongruous. Kairis v. Bd. of Appeal of Cambridge, 337 Mass. 528 (1958). Guiragossian v. Bd. of Appeals of Watertown, 21 Mass. App. Ct. 111 (1985). Gordon v. Zoning Bd. of Appeals of Lee, 22 Mass. App. Ct. 343 (1986).

⁵ The variance standard reproduced above is from the Zoning Act. From a legal viewpoint, the SZO variance review criteria, following, are effectively the same.

Review Criteria

- a). Special circumstances exist relating to the soil conditions, shape, or topography of a parcel of land or the unusual character of an existing structure but not affecting generally the zoning district in which the land or structure is located;
- b). Literal enforcement of the provision of this Ordinance for the district where the subject land or structure is located would involve substantial hardship, financial or otherwise, to the petitioner or appellant due to said special circumstances; and
- c). Desirable relief could be granted without causing substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of a specific district in this Ordinance or the Ordinance in general.

The Geotech Report notes that not until 5 feet below grade, but as deep as 20 feet below grade, is there any suitable soil to support a foundation of any kind, never mind a foundation for a considerable three-story building. The Geotech Report characterizes these deep soils as “loose and unstable” fill that is “poor-draining, moisture sensitive and frost susceptible.” The picture provided by the Geotech Report is that of an irregular and complex pattern of subsurface soil conditions and materials at varying levels of elevation, and an active, variable ground water table. The Geotech Report cautions that the uncertain soil conditions are “not considered suitable for foundation bearing support due to their poor strength and compressibility characteristics.”

Finally, the Geotech Report cites the historical use and treatment of the Locus, prior to its acquisition by 620 Broadway, as the reason for its poor soils. Accordingly, the Locus’s soil conditions are unique to it and do not generally affect the CC District.

Because of the unreliable soil conditions, and the corollary absence of structural soils, the cost of foundation construction at the Locus will be at a premium, which would not be the case were suitable soils present. Such construction would require (i) massive excavation of the inadequate fill and its replacement with structural soils (“R&R”), or (ii) rammed aggregate piers (“RAP”), which implicates extraordinary, proprietary and patented products and methods.⁶

The R&R approach is not recommended for the Project being complicated by site constrictions, groundwater control, excavation support (due to shape and topography affecting the Locus), environmental exposure, and disposal of potentially contaminated soils.⁷ Those complications produce a complex subsurface profile, and require extensive subsurface preparation,

⁶ Geopiers™

⁷ Even if the R&R methodology was recommended by the Geotech Report from a soils perspective, the cost for that approach would be prohibitive for a redevelopment as modest as the Project, creating a clear hardship. In fact, for just the soils scope of the R&R project [not including foundation design/construction], EBI Consulting estimated the cost to range from 1.1 million dollars to 2.2 million dollars [Soil Excavation, Excavation Shoring, Soil Testing, Off-site Soil Disposal, and Off-Site Groundwater Disposal]

plainly pointing to a cost premium directly owing to the soil conditions and topography affecting the Locus.

The RAP approach, again, involves trademark products and methods, typically more expensive than customary means and methods, especially where a three-story building is mandated. Moreover, the RAP approach creates major stresses on surrounding soils due to its impact and vibratory methods. Ordinarily such stresses may not be a concern. However, given the GLX line directly abuts the Locus, but substantially down-grade which requires the support of a state-of-the-art retaining wall⁸, the concussive force and more extensive RAP system associated with a three-story building foundation, generates additional construction costs and considerations, including enhanced slope protection measures along the entire rear property line adjacent to the GLX. Moreover, the RAP method also will require a robust soils and groundwater management plan as noted in Footnote 7; a considerable expense for even a one-story building, but expected to increase by magnitudes relative to a three-story building.

Such soil conditions and abutting property characteristics are among the soil and topographical circumstances warranting variance relief under the Zoning Act and the SZO. Wolfman v. Board of Appeals of Brookline, 15 Mass. App. Ct. 112 (1982). Josephs v. Board of Appeals of Brookline, 362 Mass. 290 (1972). Sherman v. Board of Appeals of Worcester, 354 Mass. 133 (1968). Dion v. Bd. of Appeals of Waltham, 344 Mass. 547 (1962). Marhefka v. Zoning Bd. of Appeals of Sutton, 21 LCR 1 (2013).

To be sure, the circumstances in Wolfman, which sustained the grant of dimensional variances, practically are identical to the facts of this case. That court found in relevant part that:

“(1) the locus ‘contains an irregular pattern of subsurface soil conditions and materials at varying levels of elevation and a relatively high water table’; (2) these soil conditions ‘show the locus to be unique as compared to other lots along Beacon Street’; (3) ‘[a]ny construction on this lot requires

⁸ See germane MBTA GLX plans, affixed as Tab C.

extra expenses, amounting to a premium cost, for bracing of the rear slope of the lot adjacent to the existing . . . residence . . . and adjacent to the medical office building'; and (4) the developers would be required to spend amounts . . . in premium costs for construction of a foundation on this lot due to the uncertain soil conditions and the need for protective measures for the adjacent structures, which are peculiar to this lot and not generally found in the immediate vicinity."

Wolfman, 15 Mass. App. Ct. at 115 (see also Wolfman at 116, and Footnote 4; the cost premium to construct a large building on poor subsurface conditions warrants dimensional variances).

(ii) Circumstances relating to shape

It is plain to see, as depicted on any number of sheets of the Plan Set, that the Locus is a highly deformed and irregular polygon squeezed between Broadway and the GLX right of way. The Locus is so misshapen by the acute angles caused by Broadway and the GLX that within only one hundred feet along its frontage the Locus's depth drastically tapers from 135 feet at its west side line to a mere 43 feet at its east side line.

The resulting severe compression of the Locus from front to back precludes the construction of a conventional rectangular foundation. Instead, as depicted on the Plan, the foundation must be designed and built in a series of smaller, numerous rectangular sections⁹ to maintain compliant zoning setbacks, as well as to accommodate the heightened protective measures that must be implemented due to the adjacent steep GLX slope and retaining wall. The necessary sectional foundation adds considerable design, labor and construction costs to an already inflated foundation budget as established in Section 1(i) of this Memorandum.

That the extreme shape of the Locus is the type contemplated for relief under the Zoning Act and the SZO is without question. For instance, a lot that was "not essentially rectangular in shape" validated the grant of a dimensional variance. Josephs, 362 Mass. at 293. Similarly, an "irregular, trapezoidal" lot (polygonal, i.e. not rectangular) justified the grant of a dimensional variance to construct an otherwise non-compliant garage. Marhefka, 21 LCR at 6. Finally, a

public transportation easement that uniquely disfigured a lot provided the statutory basis for a dimensional variance. Bateman v. Board of Appeals of Georgetown, 56 Mass. App. Ct. 236 (2002). The Locus and the Project squarely fit within these trial court and appellate court precedents.

Sheet Z-1 of the Plan Set demonstrates that while a nearby lot or two maybe affected minimally by proximity to the GLX and an intersecting roadway, the CC District is not affected generally by the special circumstances affecting the Locus. In fact, those few lots that minimally maybe affected are not within the CC District.

(iii) Circumstances relating to structures

As set forth in statutory variance test reproduced above, and in Footnotes 4 and 5, “circumstances relating to structures” is a valid basis for grant of a variance (provided remainder of variance test is satisfied).

There is an existing building on the Locus that can be incorporated optimally into the Project, but not expanded reasonably from its height of twelve feet (12’) to three stories as mandated by the SZO. By requiring the existing building be expanded, or razed and replaced, with a building of compliant height would multiply the hardships to 620 Broadway relative to increased foundation costs and costs for those certain GLX protective measures engendered by the soil conditions, topography and shape of the Locus. Johnson v. Board of Appeals of Wareham, 360 Mass. 872 (1972) (hardship derived “in not being able reasonably to use” a substantial existing building, also citing Dion and Sherman). Not to mention that any expansion or replacement of the existing building with a compliant three-story building likely would suffer measurable vacancy of its second and third stories.

⁹ Designing and constructing a foundation parallel to the Locus rear lot line most probably would create an unmarketable building interior floor plan, based on generally accepted commercial real estate principles.

The adjacent GLX line with its steep down-grade embankment and accessory retaining wall also constitute a statutory structure affecting the Locus and creating a hardship based on the need for enhanced foundation costs and additional expenses for shoring and other stabilizing measures to safeguard those elements. In this connection, recall Wolfman, which recognized “lot bracing” and “protective measures for adjacent structures” as lawful elements of the Zoning Act variance criteria due to the hardship imposed by the resulting extra design and construction requirements.

Reference to the Plan Set demonstrates that no other lots within the CC District share the special structural characteristics of the Locus.

(iv) Affecting such land and structures

To qualify for variance relief the circumstances relating to land and/or structures must “especially” affect such land and/or structures, but not affect “generally the zoning district in which” the land and/or structures are located.

Absent a specific statutory definition, it is a rule of statutory construction to give terms used in a statute their ordinary meanings, consistent with common sense and practicality. The Zoning Act does not define the term “generally.” However, the ordinary dictionary definition of “generally,” is “for the most part, as a rule.”

While the special circumstances may affect land in the area other than the Locus tangentially, the CC District for the most part is not affected. The cases addressing this question teach that the “conditions” at issue may affect other land in the district without voiding the grant of a variance, provided that the predominance of land in the district is free of those “conditions.” Page v. Board of Appeals of Middleton, Misc. Case No. 160449 (Land Ct. 1992) (quoting Dion, 344 Mass. 547). That the Locus falls within the rule of these cases is beyond question given the

foregoing discussion of the unique soil conditions, topography, shape and structures affecting the Locus, while little if any land within the CC District is similarly affected, if affected at all.

For all these reasons, the first prong of the variance test is satisfied because the Locus is subject to “circumstances relating to the soil conditions, shape, or topography of such land” and “circumstances relating to . . . structures,” “especially” affecting the Locus, but not affecting generally the CC District in which the Locus is located.

2. A literal enforcement would involve substantial hardship financial or otherwise

A literal enforcement of the SZO would require 620 Broadway to construct the Project to at least three stories in height.

To reconstruct the Project to SZO standards would add at least hundreds of thousands of dollars to Project costs given the special conditions of the Locus and the available feasible means and methods, which are very limited. Footnote 7. That additional expense represents a considerable percentage of Project costs and long-term economic viability, especially given the potentiality that the top two stories of the Project would be unoccupied, dark unprofitable space.

Increased construction costs in the hundreds of thousands of dollars, or more, have been recognized by the courts as a substantial financial hardship justifying a grant of variance. Wolfman, 15 Mass. App. Ct. 112. Josephs, 362 Mass. 290. In Wolfman a literal enforcement of the zoning regulations would have cost the applicant around \$250,000 or more in increased foundation costs. In Josephs strict compliance with the regulations would have resulted in less usable space within a building, an “economic loss” which the court found constituted a valid hardship. By analogy, the compelled second and third floors of the Project would be unoccupied, that is a major “economic loss” and a comparable, valid hardship.

A literal enforcement of the SZO would create the additional hardship of unreasonably forcing 620 Broadway to construct and maintain a Project building wholly inconsistent with applicable market economics, market demand and financial constraints. Without the Variances, the Locus is likely to remain undeveloped, unproductive and in ever more disrepair, a condition inconsistent with the goals of the SZO to encourage the constructive use of property in the City. Accordingly, requiring strict adherence to the SZO respecting the Project height would involve a substantial hardship, financial and otherwise, to 620 Broadway.

These expenses are not personal to 620 Broadway, but as demonstrated, relate to conditions affecting the Locus and structures, and the market place, and as such would be experienced by anyone attempting to make a reasonable use of the Locus. Wolfman, 15 Mass. App. Ct. at 116. Sherman, 354 Mass. at 135. Johnson v. Board of Appeals of Wareham, 360 Mass. 872, 873 (1972). Under Brackett v. Board of Appeals of Boston, 311 Mass. 52 (1942), hardship is not being able “reasonably” to use property for the purposes, or in the manner, allowed by the bylaw. On the issue of hardship analysis, the courts have opined that “[n]o one factor determines the question of what is practical difficulty or unnecessary hardship, but all relevant factors, when taken together, must indicate that . . . the premises in question . . . cannot be reasonably put to a conforming use . . .” Brackett, 311 Mass. 52.

On this basis, a literal enforcement of the SZO would involve a substantial financial hardship “owing to circumstances relating to the soil conditions, shape, or topography of such land . . . especially affecting such land . . . , but not affecting generally the zoning district in which it is located” and “owing to circumstances relating to . . . structures . . . especially affecting such. . . structures. . . but not affecting generally the zoning district in which it is located.”

It is interesting to note that where dimensional variances are implicated, as here, the courts have held that relatively minor hardships may justify a grant. Marashlian v. Zoning Bd. of Appeals of Newburyport, 421 Mass. 719 (1996). Josephs, 362 Mass. 290. DiGiovanni v. Board of Appeals of Rockport, 19 Mass. App. Ct. 339 (1984). The courts have apparently indicated that the level of hardship warranting a dimensional variance is lower than the level of hardship warranting a use variance because dimensional variances do not alter the nature of the zoning district or threaten adjacent properties by the introduction of an otherwise prohibited land use. DiGiovanni v. Board of Appeals of Rockport, 19 Mass. App. Ct. 339 (1984). See also, Boston Edison Co. v. Boston Redevelopment Authority, 374 Mass. 37 (1977). This would seem to be even more the case where the dimensional variance being sought, as here, is not to exceed the SZO requirements, but to lessen the SZO mandate and thereby reduce impacts on the district and nearby properties.

3. Relief will not be substantially detrimental to the public good nor nullify or substantially derogate from SZO intent or purpose

The intent and purpose of the CC District, as set forth in SZO Article 6 is as follows:

2. Intent

- a. To implement the objectives of the comprehensive plan of the City of Somerville for commercial development.
- b. To create, maintain, and enhance areas appropriate for moderately-scaled single- and multi-use commercial buildings; neighborhood-, community-, and region serving uses; and a wide variety of employment opportunities.

3. Purpose

- a. To permit the development of mid- and high-rise single and multi-use commercial buildings.
- b. To provide quality ground story commercial spaces and permit small and medium-scale, neighborhood-, community-, and region-serving commercial uses.

It seems plain that even at one-story, the Project substantially advances the Intent and Purpose of the CC District. That is especially true given the reality that no owner of the Locus

rationally would opt to construct a three-story building based on applicable costs, market fundamentals and expected return.

It is also of note that all the zoning districts abutting the Project and the CC District permit 1 and 2 story buildings. As a consequence, the grant of the Variances would not create scale, massing or other design concerns relative to abutting and nearby sites. Moreover, the Locus directly abuts the intersection of Broadway and the GLX on the west side, so would function as a nice visual transition parcel moving west to east along this corridor.

When assessing whether relief can be granted consistent with this prong of the statutory test, a court would consider the “overall effect of the proposed” Variances “upon other property within the same district, a necessary element in determining whether the statutory standard has been met.” Planning Bd. of Framingham, v. Zoning Bd. of Appeals of Framingham, 5 Mass. App. Ct. 789 (1977). Cavanaugh v. DiFlumera, 9 Mass. App. Ct. 396 (1980).

As discussed regarding the lesser showing of hardship required where dimensional relief is sought, dimensional variances typically have a negligible overall effect on nearby properties because no foreign use is being introduced, which may undermine the integrity of the district or the proximate uses. This is especially true when the directly abutting property is similarly zoned, which is the case here, as discussed above. It follows that courts readily hold that dimensional variances are not detrimental to the public health and do not nullify or substantially derogate the ordinance’s purpose in cases like this. Boston Edison Co. v. Boston Redevelopment Authority, 374 Mass. 37 (1977).

For all the foregoing reasons, the Variances may and should be granted by the Board, and 620 Broadway respectfully prays the Board do so.

TAB A

LENDER LETTERS

[PAGE BLANK – SEE FOLLOWING]

Simon W Lowenthal
Relationship Manager
Vice President

Business Banking
MA-759
Watertown Office
631 Mt. Auburn Street
Watertown, MA 02476
Mobile: 781 680 0127
Facsimile: 866 629 6261
Simon.w.lowenthal@citizensbank.com

July 2021

Ms. Charlotte Leis
Planner
Mayor's Office of Strategic Planning and Community Development
93 Highland Avenue
Somerville, MA 02143

Re: Development of 620 Broadway, Somerville, Massachusetts

Dear Ms. Leis,

I am delivering this letter to you at the request of the principals of 620 Broadway, LLC the owner of the property referred to above.

Please be advised that our Bank was asked to undertake a preliminary analysis of providing financing for a construction loan facility relative to the Premises. The proposed financing was to be used to construct a three-story building with retail on the first floor and offices on the upper floors.

After considering the proposal the Bank deemed same to not be financeable. Office construction in this area is not consistent with the surrounding uses, the market for offices in the area is minimal at best, and the economics of such a development will not meet our underwriting standards.

I hope this is helpful information.

Thank you for your time.

Very truly yours,

A handwritten signature in black ink, appearing to read "Simon W Lowenthal", with a stylized flourish at the end.

Simon W Lowenthal

77-79 Eames Street, LLC

July 2021

Ms. Charlotte Leis
Planner
Mayor's Office of Strategic Planning and Community Development
93 Highland Avenue
Somerville, MA 02143

Re: Development of 620 Broadway, Somerville, Massachusetts

Dear Ms. Leis,

I am delivering this letter to you at the request of the principals of 620 Broadway, LLC the owner of the property referred to above.

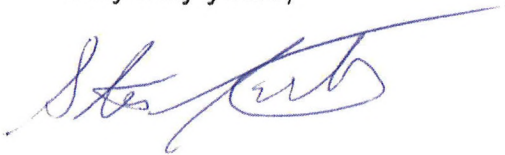
Please be advised that our Bank was asked to undertake a preliminary analysis of providing financing for a construction loan facility relative to the Premises. The proposed financing was to be used to construct a three-story building with retail on the first floor and offices on the upper floors.

After considering the proposal the Bank deemed same to not be financeable. Office construction in this area is not consistent with the surrounding uses, the market for offices in the area is minimal at best, and the economics of such a development will not meet our underwriting standards.

I hope this is helpful information.

Thank you for your time.

Very truly yours,



Steven Mirabella

TAB B

GEOTECH REPORT

[PAGE BLANK – SEE FOLLOWING]

KEVIN M. MARTIN, P.E.
KMM GEOTECHNICAL CONSULTANTS, LLC
7 Marshall Road
Hampstead, NH 03841
603-489-5556 (p)/ 603-489-5558 (f)/781-718-4084(m)
kevinmartinpe@aol.com

MEMORANDUM

TO: Sean O'Donovan
O'Donovan Law Office
741 Broadway
Somerville, MA 02144



FROM: Kevin M. Martin, P.E.
Geotechnical Engineer

DATE: October 18, 2021

**RE: GEOTECHNICAL SUMMARY REPORT
PROPOSED BUILDING EXPANSION
620 BROADWAY
SOMERVILLE, MASSACHUSETTS**

This memorandum report serves as a geotechnical summary report for the referenced project. The contents of this memorandum are subject to the attached ***Limitations***.

SITE & PROJECT DESCRIPTION

Present development includes an abandoned gas station. The building is still present but understand the underground storage tanks (USTs) have been removed from the property. KMM has no knowledge of past construction, use and/or development of the property except what is visibly apparent or shown on the *Site Plan*. We understand that former underground storage tanks (USTs) were present on the property. Site grades are relatively level. There is a steep slope down to the adjacent MBTA rail line to the west. *Topographic Plan and Grading Plans* were not available at the time of this report.

The proposed building expansion is understood to consist of a single -story, steel and CMU framed building. The building will occupy the majority of the lot. It is intended to support the building on a shallow foundation using conventional spread footings (no basement). Minor grade change is expected for the project.

The purpose of this study is to review the subgrade conditions and provide a geotechnical evaluation related to foundation design and construction per the *Massachusetts State Building Code (MSBC)*. This report does not include an environmental assessment relative to oil, gasoline, solid waste and/or

other hazardous materials. The environmental conditions of the property should be addressed by others as necessary. This study also does not include review of site design or construction issues such as infiltration systems, dry wells, excavation support, underground utilities, protection of surrounding buildings/utilities, crane pads, temporary shoring, underpinning, water-proofing, vibration issues or other site and/or temporary design unless specifically addressed herein.



SUBSURFACE EXPLORATION PROGRAM

Test Bores

The exploration program involved three (3) test bores around the proposed pad where accessible. The test bores (B1 to B3) were advanced to depths of ≈ 22 ft utilizing 4 inch hollow stem augers. Soil samples were typically retrieved at no greater than 5 ft intervals with a 2 inch diameter split-spoon sampler. Standard Penetration Tests (SPTs) were performed at the sampling intervals in general accordance with ASTM-D1586 (*Standard Method for Penetration Test and Split-Barrel Sampling of Soils*). Field descriptions and penetration resistance of the soils encountered, observed depth to groundwater and other pertinent data are contained on the attached *Test Boring Logs*.

Monitoring Wells

Monitoring Wells (by others for environmental purposes) are present around the site. These wells may be used to measure groundwater conditions and seasonal fluctuations as necessary.

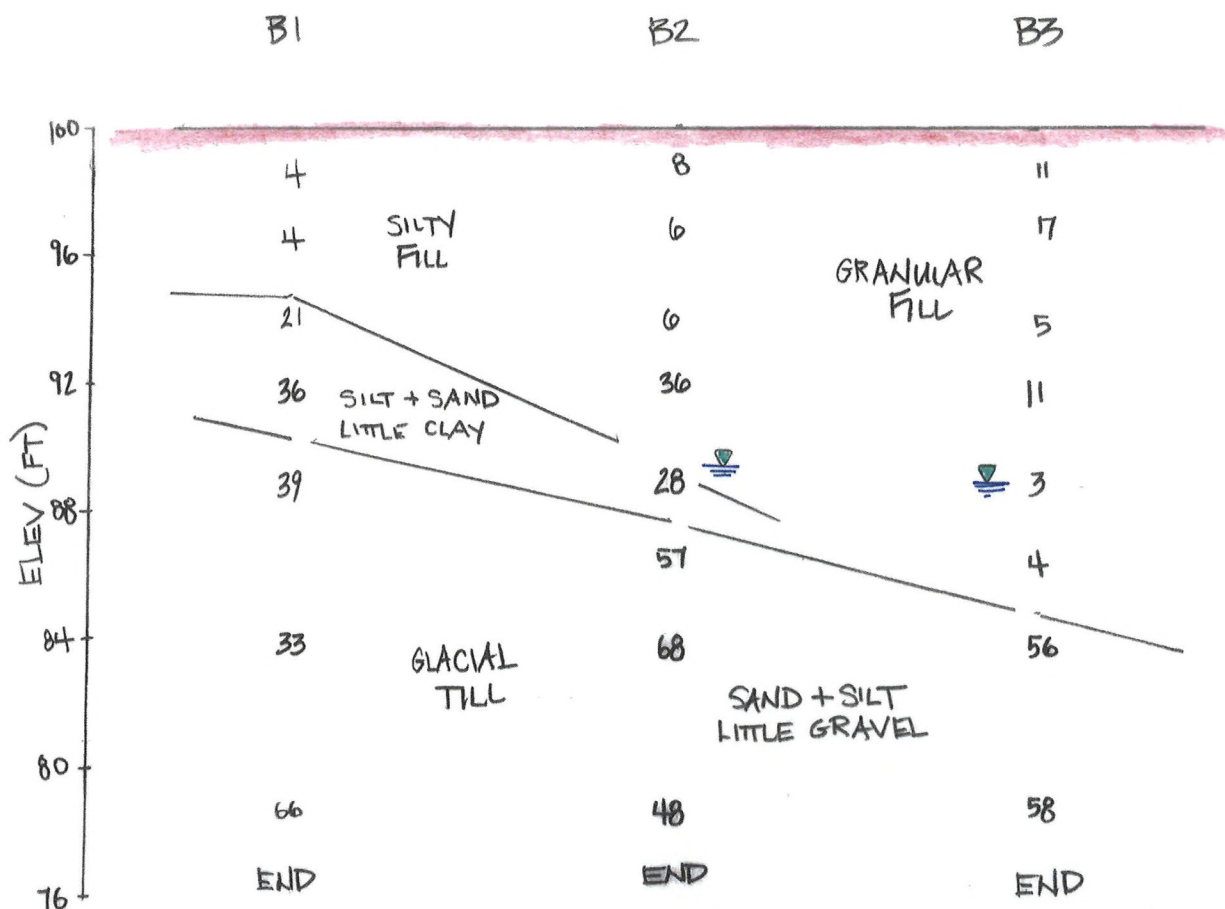


BROADWAY ELEVATION



SUBSURFACE CONDITIONS

The subgrade conditions below (1) Undocumented Fill include (2) fine-grained Fluvial soils then (3) Glacial Till. A *Subsurface Profile* depicting the soil and groundwater conditions is attached.



SUBSURFACE PROFILE

Fill was encountered at ALL locations to depths of ≈ 5 -15 ft below grade. The Fill appears associated with UST graves, prior remedial activities, past construction and site grading. The Fill varies from Silty Fill to Granular Fill. Granular Fill includes Clean Sand and/or Sandy Gravel but with loose density. The Granular Fill was encountered at B2 & B3 (presumed UST graves). Silty Fill was present at B1 and at depth at B2. Trace amounts of rubble, brick, ash and other matter are embedded in the Fill. The Fill is generally loose and unstable. Other Fill should be expected given the existing foundations, intersecting utilities, UST graves and existing construction. Prior environmental excavation and replacement is understood to be present.

A thin layer (≈ 2 -5 ft) of Fluvial deposited soils is present below the Fill. This layer varies in composition and includes Fine Sand & Silt, little clay typical of the area geology. These fine-grained soils are poor-draining, moisture sensitive and frost susceptible.

The predominate overburden includes Glacial Till. The Till appears associated with the base sections of Winter Hill (ie: Glacial Drumlin). The Till generally includes a brown-grey, well-graded, fine to medium Sand & Silt, some gravel, cobbles. The Till is stable, consolidated, compact and dense.

Test bore refusal is noted at depths of ≈ 38 ft based on deeper environmental sampling. Bedrock in the area is characteristically hard and of sound quality.

Groundwater was encountered in a monitoring well at a depth of ≈ 11 ft. The ESA Report indicates groundwater at depth of ≈ 8 -15 ft. It should be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, utilities, flooding and other factors differing from the time of the measurements. This study was completed at a time of seasonally normal groundwater. The wells may be measured to further review groundwater conditions.

FOUNDATION SUBGRADE RECOMMENDATIONS

The Loose Fill soils are **not** considered suitable for foundation bearing support due to their poor strength and compressibility characteristics. Relying on these soils for foundation bearing support will likely translate intolerable settlement to the proposed building. Options for foundation support include (1) Removal & Replacement (R&R), (2) ground improvement via rammed aggregate piers (RAP) or (3) driven piles. R&R would be complicated by site constrictions, groundwater control, excavation support, environmental exposure and disposal of soils. RAPs or Piles would be impacted by vibrations which should be reviewed accordingly. All options will incur premium costs given the questionable subgrade conditions. The adjacent MBTA rail line and retaining wall will also add increased cost to ensure protection with no added load or impact.

The prepared foundation subgrade shall ultimately be stable, dewatered, protected from frost and compact throughout construction. Bearing subgrades that become weakened or disturbed due to wet conditions will be rendered unsuitable for structural support. The Contractor shall ultimately be responsible for the means and methods of temporary groundwater control, subgrade protection and site stability during construction. An Engineer from KMM shall review the subgrade conditions and preparation during construction.

PROTECTION OF EXISTING FOUNDATION

It is recommended that where the building is in proximity to existing buildings that the footings be constructed at similar grade to mitigate the overlapping of stresses. The *Existing Footing Zone of Influence* of the existing foundation should not be encroached or disturbed without review by a Professional Engineer. The *Existing Footing Zone of Influence* is defined as that area extending laterally one foot from the edge of footing then outward and downward at a 1.5H:1V splay. Per the *Building Code (Section 1805.5)*, an imaginary line drawn between the lower edges of adjoining footings shall not have a steeper slope than 25° (2H:1V) with the horizontal unless the material supporting the higher footing is braced or otherwise retained. There is no present information regarding the adjacent building(s). This study did not include verification of the existing foundation

via test pits. KMM can provide additional technical assistance if the existing foundation needs to be shored or underpinned. It is recommended that an experienced Contractor be retained for the underpinning or showing. A *Technical Submittal* prepared by a qualified Engineer should be provided to outline the proposed means and methods to protect the existing buildings.

GEOTECHNICAL DESIGN PARAMETERS

Frost Protection

Foundations exposed to frost should be protected with at least 4 ft of earthen embedment. Interior footings in heated areas should be placed at least 24 inches below finish floor grade and protected against frost if construction is performed during cold weather.

Seismic Considerations

The subsurface conditions were reviewed with respect to seismic criteria set forth in the *Massachusetts State Building Code*. Based on the relative density of the soils and the depth to groundwater, the site is not susceptible to liquefaction in the event of an earthquake. Based on interpretation of the *Building Code*, the *Site Classification* is “D” (Stable Soil).

Structural Fill/ Gravel Fill

It is recommended that a minimum 8-inch base of *Gravel Base Fill* (Table 1) be placed below the ground floor slab for strength, moisture and frost control. The *Gravel Base Fill* shall be increased to no less than 12 inches for exterior concrete slabs exposed to frost (≈ 15 inches at ramps and entrances). A subgrade modulus of 150 pci may be used for design of the floor slab. A vapor retarder should be considered below the floor slab dependent upon the floor treatment. The vapor retarder should be specified by others per ACI Standards. A typical vapor retarder includes minimum 10-mil StegoWrap™ or equal with joints lapped 10 inches.

Structural fill necessary within and below the foundation should also conform to the attached *Specifications* (Table 1). The existing Granular Fill may be re-used as Structural Fill provided it conforms to Specification and is properly segregated. The Urban Fill and Silty Fill are not expected to be suitable for re-use.

Slope Stability

A Topographic Survey shall be completed to review the existing slope along the depressed MBTA rail line. A slope steeper than 3H:1V will require further engineering review given the proposed building along the crest. Regardless, this area should be reviewed for stability once more project information becomes available.

The proposed construction should also consider the MBTA retaining wall which we understand was recently constructed along the property line.

CONSTRUCTION CONCERNS

The contractor should be required to maintain a stable-dewatered subgrade for the building foundations and other concerned areas during construction. Subgrade disturbance may be influenced by excavation methods, moisture, precipitation, groundwater control and construction activities. The site soils are considered vulnerable to disturbance when exposed to wet conditions and construction activities. The contractor should take precautions to reduce subgrade disturbance. Such precautions may include diverting storm run-off away from construction areas, reducing traffic in sensitive areas, minimizing the extent of exposed subgrade if inclement weather is forecast, backfilling footings as soon as practicable and maintaining an effective dewatering program. Soils exhibiting weaving or instability should be over-excavated to a competent bearing subgrade then replaced with a free draining structural fill or crushed stone. The moisture concerns are typically more problematic if construction takes place during the winter to spring season or other periods of inclement weather. A protective base of $\frac{3}{4}$ -inch minus crushed stone may be placed ≈ 6 inches below the footing limits for protection during construction. The stone base is to protect the site soils, facilitate any necessary dewatering and provide a dry/stable base upon which to progress foundation construction. The protective base should be considered elective and dependent upon the site conditions. The stone base should be considered necessary if wet conditions are encountered at footing grade or if prescribed by the Ground Improvement Design. The protective stone base shall be tamped with a plate compactor and exhibit stable conditions.

The groundwater table, if encountered, will need to be temporarily controlled during construction to complete work in dry conditions and protect the competency of the subgrade. The groundwater table or puddled storm water should be continuously maintained at least one foot below construction grade until backfilling is complete. The groundwater is expected to be controlled with conventional sumps and pumps. The temporary sumps should be filtered with stone and fabric and extend at least 18 inches below construction grade. A ≈ 6 inch lift of $\frac{3}{4}$ -inch minus crushed stone should be placed atop the wet subgrade to protect its competency and facilitate dewatering. Adequate dewatering and storm water management are necessary for maintaining the competency of the site soils. The discharge of groundwater shall be managed by others.

The subgrade should ultimately be stable, dewatered, compact and protected from frost throughout construction. Bearing subgrades that become weakened or disturbed due to wet conditions will be rendered unsuitable for structural support. The Contractor shall ultimately be responsible for the means and methods of temporary groundwater control, subgrade protection and site stability during construction. An Engineer from KMM should be scheduled to review the foundation subgrade conditions and preparation during construction.

CLOSING COMMENTS

It is recommended that KMM review the final engineering design and *Technical Submittals*. This is to observe compliance with the *Massachusetts State Building Code* and the recommendations provided herein. KMM should review technical submittals or provide technical specifications for the selected foundation system.

CONSTRUCTION MONITORING

It is recommended that a qualified engineer or representative be retained to review earthwork activities such as the preparation of the foundation bearing subgrade and the placement/compaction of Structural Fill. It is recommended that KMM be retained to provide construction monitoring services. This is to observe compliance with the design concepts presented herein.

We trust the contents of this memorandum report are responsive to your needs at this time. Should you have any questions or require additional assistance, please do not hesitate to contact our office.

LIMITATIONS

Explorations

1. The analyses, recommendations and designs submitted in this report are based in part upon the data obtained from preliminary subsurface explorations. The nature and extent of variations between these explorations may not become evident until construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations of this report.
2. The generalized soil profile described in the text is intended to convey trends in subsurface conditions. The boundaries between strata are approximate and idealized and have been developed by interpretation of widely spaced explorations and samples; actual soil transitions are probably more gradual. For specific information, refer to the individual test pit and/or boring logs.
3. Water level readings have been made in the test pits and/or test borings under conditions stated on the logs. These data have been reviewed and interpretations have been made in the text of this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, and other factors differing from the time the measurements were made.

Review

4. It is recommended that this firm be given the opportunity to review final design drawings and specifications to evaluate the appropriate implementation of the recommendations provided herein.
5. In the event that any changes in the nature, design, or location of the proposed areas are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of the report modified or verified in writing by KMM Geotechnical Consultants, LLC.

Construction

6. It is recommended that this firm be retained to provide geotechnical engineering services during the earthwork phases of the work. This is to observe compliance with the design concepts, specifications, and recommendations and to allow design changes in the event that subsurface conditions differ from those anticipated prior to the start of construction.

Use of Report

7. This report has been prepared for the exclusive use of O'Donovan Law Office in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.
8. This report has been prepared for this project by KMM Geotechnical Consultants, LLC. This report was completed for preliminary design purposes and may be limited in its scope to complete an accurate bid. Contractors wishing a copy of the report may secure it with the understanding that its scope is limited to preliminary geotechnical design considerations only.

TABLE 1

*Proposed Building
620 Broadway
Somerville, MA*

Recommended Soil Gradation & Compaction Specifications

Gravel Base Fill
(Crushed Gravel Fill)

SIEVE SIZE	PERCENT PASSING BY WEIGHT
3 inch	100
3/4 inch	60-90
No. 4	20-70
No. 200	2-8

NOTE: For minimum 8-inch base below Concrete Floor Slab-on-Grade (heated)
For minimum 12-inch base for exterior concrete slabs exposed to frost
For minimum 15-inch base below entrances, ramps, aprons, etc
Shall be crushed or processed Gravel or Aggregate
Shall have less than 12% fines (No. 200 sieve) based on the Sand fraction

Structural Fill
(Gravelly SAND, trace Silt)

SIEVE SIZE	PERCENT PASSING BY WEIGHT
5 inch	100
3/4 inch	50-100
No. 4	20-80
No. 200	0-10

NOTE: For use as structural load support below the foundations
For use as backfill behind unbalanced foundation/retaining walls
A ¾-inch crushed stone may be used in wet conditions
Shall have less than 20% fines (No. 200 sieve) based on the Sand fraction

Structural Fill placed beneath the foundation should include the *Footing Zone of Influence* which is defined as that area extending laterally one foot from the edge of the footing then outward and downward at a 1H:1V splay. Structural Fill should be placed in loose lifts not exceeding 12 inches for heavy vibratory rollers and 8 inches for vibratory plate compactors. All Structural Fill should be compacted to at least 95 percent of maximum dry density as determined by the Modified Proctor Test (ASTM-D1557). Structural Fill should be compacted within $\pm 3\%$ of optimum moisture content. The adequacy of the compaction efforts should be verified by field density testing which is also a requirement of the *Massachusetts State Building Code*.

TEST BORING LOG



SOIL X, Corp.

148 Pioneer Drive
Leominster, MA 01453

Proposed Building
620 Broadway
Somerville, MA

B-1

21-09034

Ground Elevation:

Date Started: 9/24/2021

Date Finished: 9/24/2021

Driller: RB

Soil Engineer/Geologist:

GROUNDWATER OBSERVATIONS

DATE	DEPTH	CASING AT	STABILIZATION
9/24/21	12 ft		

Depth Ft.	Casing bl/ft	Sample				Strata Break	Visual Identification of Soil and / or Rock Sample
		No.	Pen/ Rec	Depth	Blows/6"		
1		1	10"	0'6"-2'6"	3-2-2-2	3"	ASPHALT
		2	0"	2'6"-4'6"	2-2-2-2		Dark Brown, silty Fine Sand
5		3	18"	5'0"-7'0"	7-9-12-12	5'	Black, Fine Sand & Silt, trace gravel (FILL)
		4	18"	7'0"-9'0"	12-16-20-26		
10		5	20"	10'0"-12'0"	6-13-26-24	10'	Brown, Fine Sand & Silt, little clay (FLUVIAL)
15		6	18"	15'0"-17'0"	13-11-22-22		
20		7	16"	20'0"-22'0"	10-37-29-30		Brown, fine to medium Sand & Silt, some gravel (GLACIAL TILL)
25							End of Exploration at 22 ft
30							Fuel odor in S5

Notes: Hollow Stem Auger 4 1/4"

Cohesionless: 0 - 4 V. Loose, 4 - 10 Loose,
10 -30 M Dense, 30 -50 Dense, 50+ V Dense.
Cohesive: 0 -2 V Soft, 2 -4 Soft, 4 -8 M Stiff
8 -15 Stiff, 15 -30 V. Stiff, 30 + Hard.

Trace 0 to 10%
Little 10 to 20%
Some 20 to 35%
And 35% to 50%

ID SIZE (IN)
HAMMER WGT (LB)
HAMMER FALL (IN)

CASING

SAMPLE
SS
140 lb.
30"

CORE TYPE

TEST BORING LOG



SOIL X, Corp.

148 Pioneer Drive
Leominster, MA 01453

Proposed Building
620 Broadway
Somerville, MA

B-2

21-09034

Ground Elevation:

Date Started: 9/24/2021

Date Finished: 9/24/2021

Driller: RB

Soil Engineer/Geologist:

GROUNDWATER OBSERVATIONS

DATE	DEPTH	CASING AT	STABILIZATION
9/24/21	10 ft		

Depth Ft.	Casing bl/ft	Sample				Strata Break	Visual Identification of Soil and / or Rock Sample
		No.	Pen/ Rec	Depth	Blows/6"		
1		1	16"	0'6"-2'6"	9-4-4-4	3"	ASPHALT
		2	8"	2'6"-4'6"	4-3-3-3		Black, f-m Sand, dry
							Same, trace gravel, concrete, dry (FILL)
5		3	8"	5'0"-7'0"	3-1-5-8		Brown, fine to medium SAND, little silt (FILL)
		4	16"	7'0"-9'0"	6-9-27-28		Brown, f-m Sand & Silt, some gravel
10		5	8"	10'0"-12'0"	11-14-14-29	12'	Same, wet
		6	20"	12'0"-14'0"	21-27-30-35		Brown, fine to medium Sand, some silt, some gravel
15		7	8"	15'0"-17'0"	23-33-35-30		(GLACIAL TILL)
							Grey-Brown, f-m Sand & Silt, some gravel, cobbles
20		8	18"	20'0"-22'0"	10-17-31-38		End of Exploration at 22 ft
							Fuel odor in S5 and S6
25							
30							

Notes: Hollow Stem Auger 4 1/4"

Cohesionless: 0 - 4 V. Loose, 4 - 10 Loose, 10 - 30 M Dense, 30 - 50 Dense, 50+ V Dense.	Trace 0 to 10%	CASING	SAMPLE	CORE TYPE
Cohesive: 0 - 2 V Soft, 2 - 4 Soft, 4 - 8 M Stiff	Little 10 to 20%	ID SIZE (IN)	SS	
8 - 15 Stiff, 15 - 30 V. Stiff, 30 + Hard.	Some 20 to 35%	HAMMER WGT (LB)	140 lb.	
	And 35% to 50%	HAMMER FALL (IN)	30"	

TEST BORING LOG



SOIL X Corp.

148 Pioneer Drive
Leominster, MA 01453

Proposed Building
620 Broadway
Somerville, MA

B-3

21-09034

Ground Elevation:

Date Started: 9/24/2021

Date Finished: 9/24/2021

Driller: RB

Soil Engineer/Geologist:

GROUNDWATER OBSERVATIONS

DATE	DEPTH	CASING AT	STABILIZATION
9/24/21	11 ft		Well Reading

Depth ft.	Casing bl/ft	Sample				Strata Break	Visual Identification of Soil and / or Rock Sample
		No.	Pen/ Rec	Depth	Blows/6"		
1		1	16"	0'6"-2'6"	7-6-5-5	3"	ASPHALT
		2	16"	2'6"-4'6"	7-11-6-5		Brown, f-m Sand, trace gravel
5		3	1"	5'0"-7'0"	7-3-2-2		Brown, f-m Sand & Gravel, trace silt, dry
		4	2"	7'0"-9'0"	3-4-7-4		Limited Recovery, dry
10		5	8"	10'0"-12'0"	4-2-1-1		Brown, Sand & Gravel, dry (FILL)
		6	9"	12'0"-14'0"	3-2-2-2		Same, wet (GRANULAR FILL)
15		7	18"	15'0"-17'0"	8-29-27-35	15'	Sand w/ Gravel, wet
20		8	18"	20'0"-22'0"	15-30-28-26		Brown, fine to medium SAND & Silt, some gravel, cobbles
25							(GLACIAL TILL)
30							End of Exploration at 22 ft Water in adjacent well at 11 ft

Notes: Hollow Stem Auger 4"

Cohesionless: 0 - 4 V. Loose, 4 - 10 Loose,
10 - 30 M Dense, 30 - 50 Dense, 50+ V Dense.
Cohesive: 0 - 2 V Soft, 2 - 4 Soft, 4 - 8 M Stiff
8 - 15 Stiff, 15 - 30 V. Stiff, 30 + Hard.

Trace 0 to 10%
Little 10 to 20%
Some 20 to 35%
And 35% to 50%

ID SIZE (IN)
HAMMER WGT (LB)
HAMMER FALL (IN)

CASING

SAMPLE

CORE TYPE

SS
140 lb.
30"





TAB C

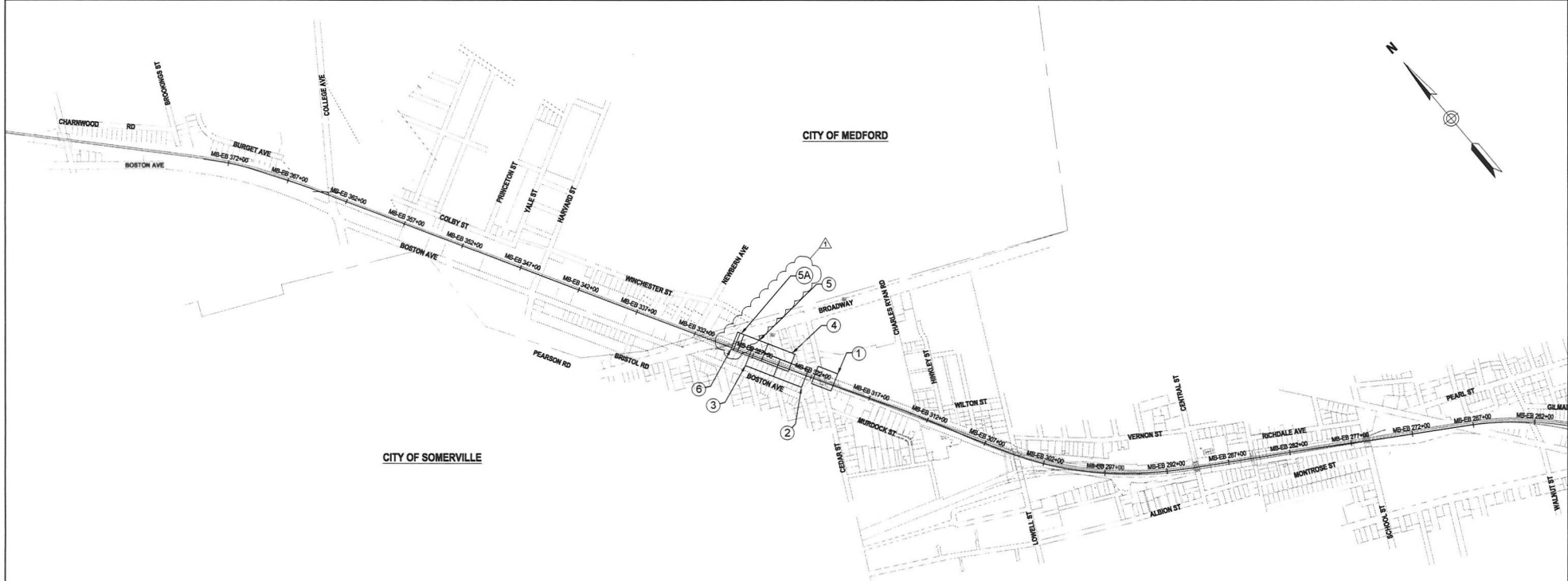
MBTA GLX PLAN SET

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2	02/28/2020	DCN-DP16-003	AEL	WHM	PC
1	11/19/19	DCN-DP16-001	WHM	AMM	PC
ISSUE	DATE	DESCRIPTION	BY	CHKD	APP.

C	SCALE: NO SCALE	DRAWN BY	DESIGN BY	CHECK BY	PLAN NO.:	ISSUE 2
C	DATE: 09/13/2019	AEL	WHM	ANM	SHEET: RWS-G-0101	



KEY PLAN

BASE SHEET NUMBER	1	2	3	4	5	5A	6
WALL	N-11	MW-8		ME-2.2		ME-2.2A	ME-2.3A
PLAN	RWS-S-2011	RWS-S-2021	RWS-S-2022	RWS-S-2031	RWS-S-2032	RWS-S-2071	RWS-S-2041
ELEVATION	RWS-S-3011	RWS-S-3021	RWS-S-3022	RWS-S-3031	RWS-S-3032	RWS-S-3071	RWS-S-3041

400' 0 400'



1	03/28/2020	DCN-016-203	AEI	WM	PC
ISSUE	DATE	DESCRIPTION	BY	CHKD	APP.

RELEASE FOR CONSTRUCTION

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

GREEN LINE EXTENSION PROJECT

MBTA CONTRACT NO. E22CN07

CAMBRIDGE / SOMERVILLE / MEDFORD, MASSACHUSETTS

DESIGN PACKAGE: 16 (RWS)

KEY PLAN SHEET 1 OF 2

GLX
CONSTRUCTORS

SCALE: 1" = 400'

DRAWN BY: AEI

DESIGN BY: WM

CHECK BY: AMM

PLAN NO.: RWS-G-1101

DATE: 09/13/2019

SHEET: 1

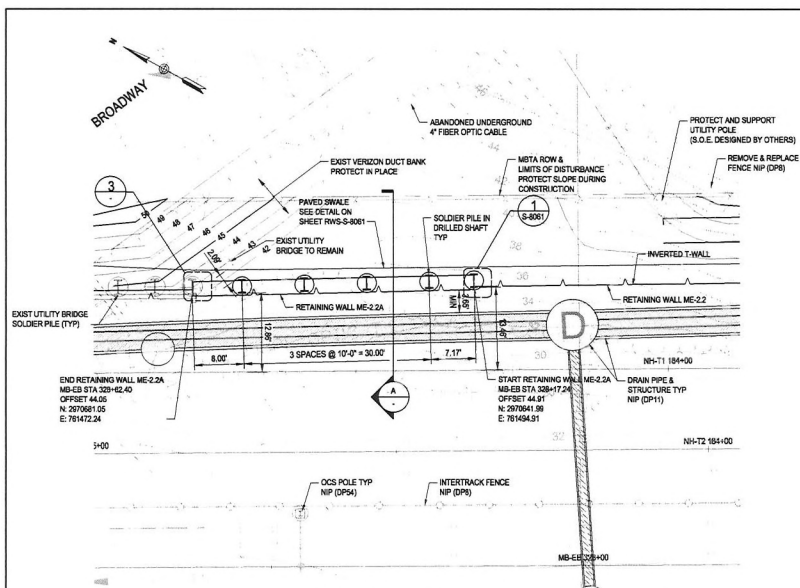
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 DESIGNED BY: STV 100
 CHECKED BY: STV 100
 DATE: 03/28/2020
 PROJECT: GREEN LINE EXTENSION
 SHEET: RWS-G-1101



1. SEE SHEETS RWS-G-0501 AND RWS-S-0501 FOR GENERAL NOTES
2. SEE SHEET RWS-S-3041 RETAINING WALL ELEVATION
3. SEE SHEET RWS-S-4031 FOR CIP SOLDIER PILE LAGGING WALL SECTIONS
4. SEE SHEET RWS-S-8031 FOR CIP SOLDIER PILE LAGGING WALL DETAILS
5. SEE SHEET RWS-S-9031 FOR PILE TABLE

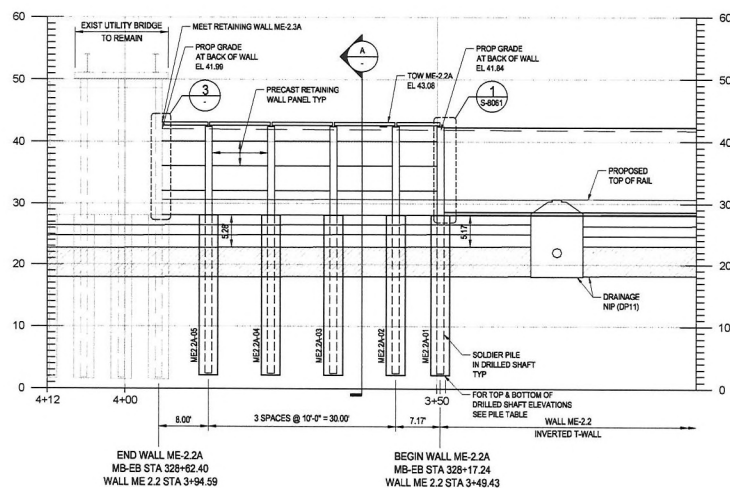
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CONSTRUCTORS

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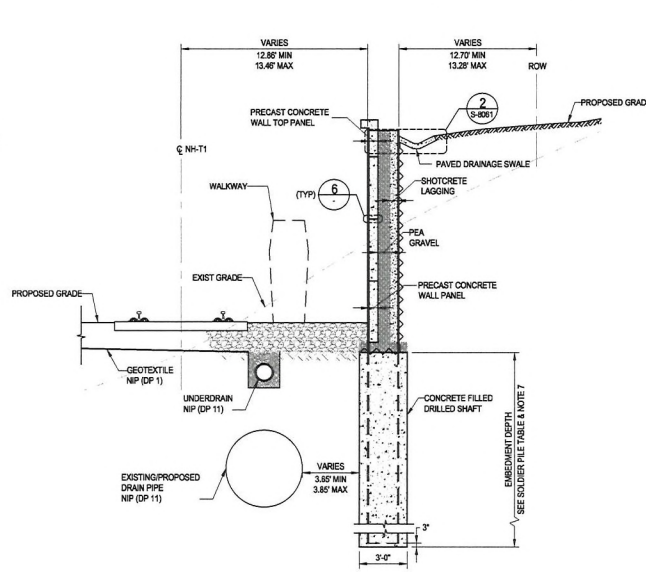
RETAINING WALL ME-2.2A PLAN

1"=10'



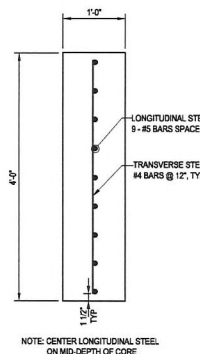
RETAINING WALL ME-2.2A ELEVATION

1"=10'



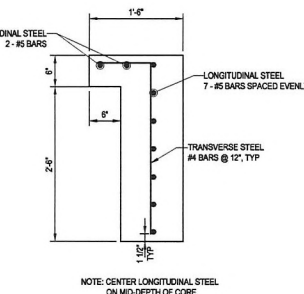
SPL WALL ME-2.2A TYPICAL SECTION

3"=1'-0"



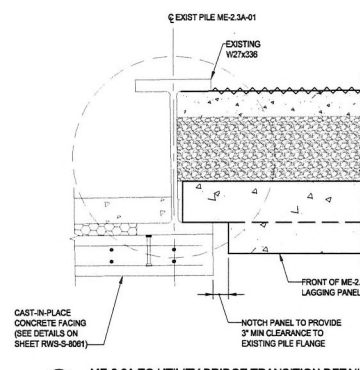
SPL WALL ME-2.2A TYPICAL PANEL SECTION

1"=1'-0"



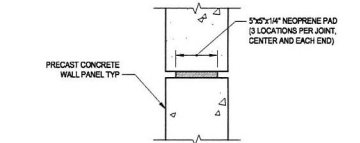
SPL WALL ME-2.2A TYPICAL TOP PANEL SECTION

1"=1'-0"



ME-2.2A TO UTILITY BRIDGE TRANSITION DETAIL

1"=1'-0"



TYPICAL PANEL JOINT DETAIL

1"=1'-0"

NOTES:

- FOR GENERAL NOTES SEE SHEETS RWS-G-0501 AND RWS-S-0501.
- ELEVATION IS SHOWN DEVELOPED LOOKING FROM TRACK SIDE.
- ALL STATIONS AND OFFSETS ARE IN REFERENCE TO ALIGNMENT MB-EB AND THE FRONT FACE OF WALL (TRACK SIDE). ALL DIMENSIONS ARE TAKEN FROM FRONT OF WALL PERPENDICULAR TO THE NEAREST TRACK CENTERLINE OR OBSTRUCTION.
- RETAINING WALL ME-2.2A HAS NOT BEEN DESIGNED TO SERVE AS PART OF THE SUPPORT OF EXCAVATION SYSTEM FOR TRACK DRAINAGE INSTALLATION.
- RETAINING WALL ME-2.2A HAS BEEN DESIGNED FOR THE FOLLOWING SURCHARGE LOADS:
 - GENERAL SURCHARGE - 40PSF
 - ROADWAY SURCHARGE ALONG BROADWAY (FULL ROADWAY WIDTH INCLUDING SIDEWALKS) - 250PSF
- FIELD VERIFY LOCATION OF EXISTING UTILITY BRIDGE PILES PRIOR TO PANEL FABRICATION.
- IF THE TOP OF B2 OR B3 BEDROCK IS HIGHER THAN ANTICIPATED, THE PILES SHALL BE INSTALLED EITHER TO THE DESIGN DEPTH OR TO A MINIMUM ROCK SOCKET TO PROVIDE FIXITY (2 TIMES THE DIAMETER OF THE SHAFT OR A MINIMUM OF 5 FEET, WHICHEVER IS GREATER).
- TOP OF BEDROCK IS NOT SHOWN WHERE BORINGS TERMINATED PRIOR TO REACHING B2/B3 BEDROCK OR WHERE THERE IS INSUFFICIENT OR NO DATA. REFER TO THE BORING LOG PROVIDED IN THE DPM GEOTECHNICAL DESIGN REPORT FOR BEDROCK INFORMATION.
- FOR PILE TABLE SEE SHEET RWS-S-8051.

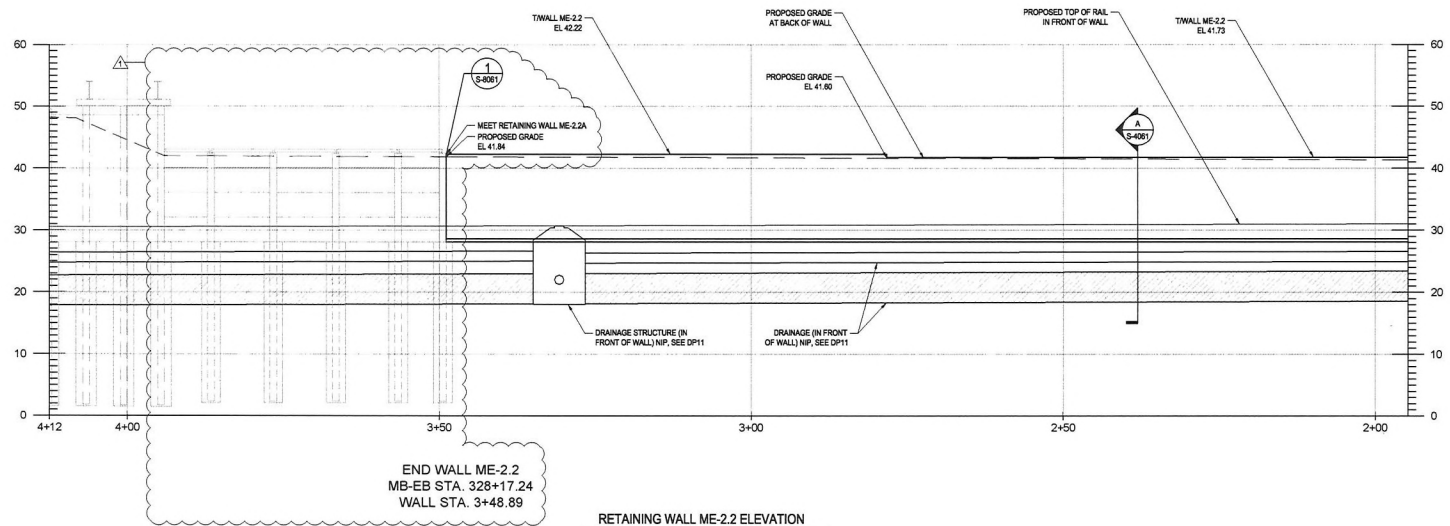
RELEASE FOR CONSTRUCTION

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
GREEN LINE EXTENSION PROJECT
MBTA CONTRACT NO. E22CN07
CAMBRIDGE / SOMERVILLE / MEDFORD,
MASSACHUSETTS

DESIGN PACKAGE: 16 (RWS)
WALL ME-2.2A
PLAN, ELEVATION, SECTION & DETAILS

GLX
CONSTRUCTORS

REV	DATE	DESCRIPTION	BY	CHKD	APP	SCALE	AS NOTED	DRAWN	DESIGN	CHECK	PLAN NO.	SHEET	RWS-S-2071	ISSUE
0	02/26/20	DCN-0P16-003	SG	MJA	MJA	DATE	02/26/20	SG	SG	MJA				0



NOTES:

- SEE SHEETS RWS-G-0501 AND RWS-S-0501 FOR GENERAL NOTES.
- SEE SHEETS RWS-S-2031 AND RWS-S-2032 FOR RETAINING WALL PLAN.
- SEE SHEET RWS-S-4061 FOR INVERTED T WALL SECTIONS.
- SEE SHEET RWS-S-4061 FOR INVERTED T WALL DETAILS.
- ELEVATION IS SHOWN LOOKING AT EXPOSED FACE OF WALL.
- CONTRACTOR SHALL FIELD VERIFY SIZE, LOCATION, AND ORIENTATION OF EXISTING UTILITY BRIDGE SOLDIER PILES PRIOR TO MODULAR BLOCK FABRICATION.

10' 5' 0' 10'



ISSUE	DATE	DESCRIPTION	BY	CHKD	APP.
1	02/28/2020	DCN-DP16-003	AEL	WHM	PC

SCALE: 1"=10'	DRAWN BY: AEL	DESIGN BY: WHM	CHECK BY: AMM	PLAN NO.: RWS-S-3032
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RELEASE FOR CONSTRUCTION

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

GREEN LINE EXTENSION PROJECT
MBTA CONTRACT NO. E22CN07
CAMBRIDGE / SOMERVILLE / MEDFORD,
MASSACHUSETTS

DESIGN PACKAGE: 16 (RWS)
WALL ME-2.2 ELEVATION
SHEET 2 OF 2

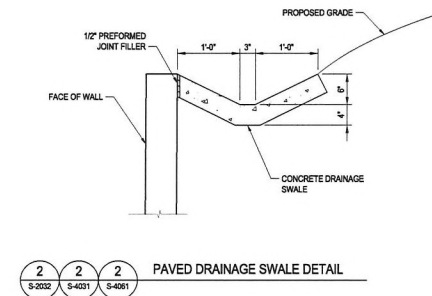
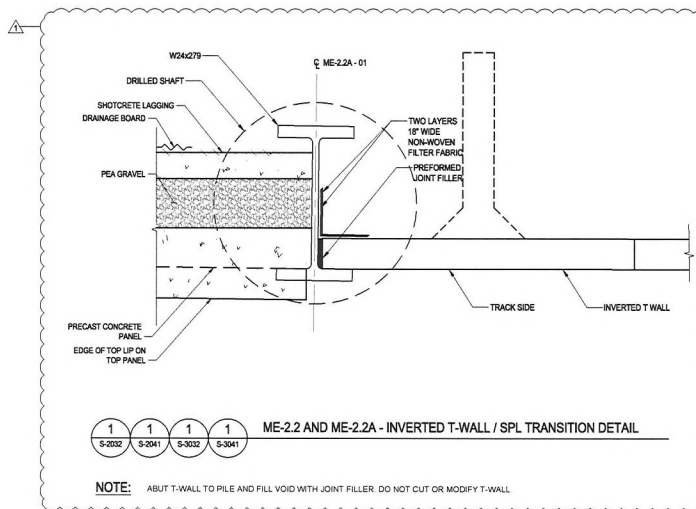


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1 SEE SHEETS RWS-G-0501 AND RWS-S-0501 FOR GENERAL NOTES
2 SEE SHEET RWS-S-2041 FOR RETAINING WALL PLAN
3 SEE SHEET RWS-S-4031 FOR CIP SOLDIER PILE LAGGING WALL SECTIONS
4 SEE SHEET RWS-S-8031 FOR CIP SOLDIER PILE LAGGING WALL DETAILS
5 SEE SHEET RWS-S-9031 FOR PILE TABLE

ISSUE
1



NOTES:

1 SEE SHEETS RWS-G-0501 AND RWS-S-0501 FOR GENERAL NOTES

0 1' 2'

RELEASE FOR CONSTRUCTION

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
GREEN LINE EXTENSION PROJECT
MBTA CONTRACT NO. E22CN07
CAMBRIDGE / SOMERVILLE / MEDFORD,
MASSACHUSETTS

DESIGN PACKAGE: 16 (RWS)
INVERTED T WALL DETAILS

GLX
CONSTRUCTORS

STV 100
massDOT
Massachusetts Department of Transportation

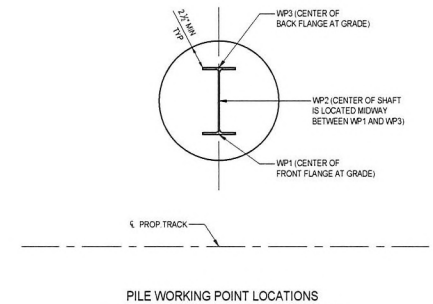
ISSUE	DATE	DESCRIPTION	BY	CHKD	APP.
1	02/26/2020	DCN-DP16-003	AEL	WHM	PC


SCALE: 1" = 1'	DRAWN BY	DESIGN BY	CHECK BY	PLAN NO.
DATE: 09/13/2019	AEL	WHM	AMM	SHEET: RWS-S-8061

1

1. FOR ME-2.2A PLAN AND ELEVATION SEE SHEET RWS-S-2071.
2. TOP OF BEDROCK ELEVATIONS SHOWN ARE APPROXIMATE AND ARE BASED ON INTERPOLATION BETWEEN WIDELY SPACED BORINGS. ACTUAL TOP OF BEDROCK ELEVATIONS WILL VARY FROM THAT SHOWN.
3. IF THE TOP OF B2B3 BEDROCK IS ENCOUNTERED HIGHER THAN ANTICIPATED, THE SHIELD SHALL BE INSTALLED EITHER TO THE COMPUTER DESIGNED DEPTH AS INDICATED OR TO A MINIMUM ROCK-SOCKET SEVERAL TO TWO TIMES THE DIAMETER OF THE SHAFT OR 5 FEET MINIMUM, WHICHEVER IS GREATER.
4. TOP OF SOLDIER PILES SHALL BE INSTALLED PLUMB.

RETAINING WALL ME-2.2A												
MB-EB STA 328+17.34 TO STA 328+62.40												
SOLDIER PILE	PILE SIZE	DRILLED SHAFT SIZE	WP1 COORDINATES		WP2 COORDINATES		WP3 COORDINATES		TOP OF SHAFT	BOTTOM OF SHAFT	TOP OF FILE	TOP OF B2/B3 BEDROCK
			NORTHING	EASTING	NORTHING	EASTING	NORTHING	EASTING				
ME-2.2A.01	W24x279	3'-0"	297041.9885	781484.9104	297042.5473	781495.8572	297043.1661	781496.8372	28.08	2.08	42.33	11.50
ME-2.2A.02	W24x279	3'-0"	297048.1908	781491.3188	297048.7488	781492.2822	297049.3076	781493.2872	28.08	2.08	42.33	11.50
ME-2.2A.03	W24x279	3'-0"	297050.6404	781492.2917	297051.2892	781493.2452	297051.8670	781494.2968	28.08	2.08	42.33	11.50
ME-2.2A.04	W24x279	3'-0"	297060.6508	781493.2487	297060.6686	781493.2481	297060.6683	781493.2115	28.08	2.08	42.33	11.50
ME-2.2A.05	W24x279	3'-0"	297070.1412	781476.2676	2970674.6999	781477.2310	2970675.2587	781478.1945	28.08	2.08	42.33	11.50



	MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
	GREEN LINE EXTENSION PROJECT MBTA CONTRACT NO. E22CNO7 CAMBRIDGE / SOMERVILLE / MEDFORD, MASSACHUSETTS
DESIGN PACKAGE: 16 (RWS) SPL WALL ME-2.2A PILE TABLE	



DESIGN PACKAGE: 16 (RWS)
SPL WALL ME-2.2A PILE TABLE



 		 Massachusetts Department of Transportation				SCALE: NO SCALE		DRAWN BY: SG	DESIGN BY: SG	CHECK BY: MJM	PLAN NO. SHEET	0
0		02/26/20		DCH-0216-003		SG MJM MJM		DATE: 02/26/20		RWS-S-9051		0
ISSUE		DATE		DESCRIPTION		BY CHNO APP						



BROADWAY ELEVATION

PREPARED BY:

ARCHITECT

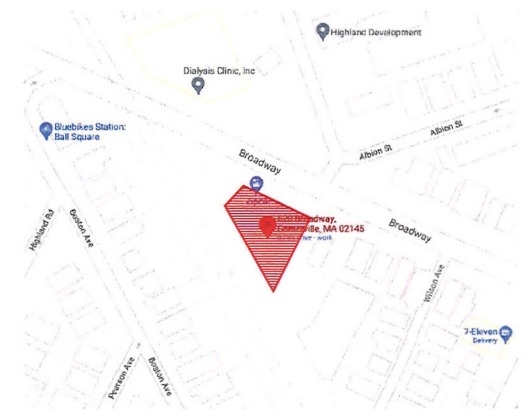
PETER QUINN
ARCHITECTS LLC
259 ELM ST, STE 301
SOMERVILLE, MA 02144
PH (617) 354 3989

SURVEYOR

MEDFORD ENGINEERING
& SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
PH (781) 396 4466

ZBA APPLICATION FOR THE REDEVELOPMENT OF 620 BROADWAY SOMERVILLE, MA 02145

LIST OF DRAWINGS	ZBA APPL SET
	16 NOV 2021
GENERAL	
T1 TITLE SHEET	X
EXISTING PLOT PLAN	X
Z1 ZONING ANALYSIS - DIMENSIONAL TABLE	X
Z2 ZONING ANALYSIS - DIMENSIONAL SITE PLAN	X
Z3 ZONING ANALYSIS - LOT COVERAGE	X
Z4 ZONING ANALYSIS - GROSS FLOOR AREA, BUILDING HEIGHT	X
Z5 ZONING ANALYSIS - FACADE BUILD OUT, OPEN SPACE, FACADE FENESTRATION	X
A-1 PROPOSED FIRST FLOOR PLAN	X
A-2 PROPOSED FRONT ELEVATION	X
A-3 PROPOSED RIGHT ELEVATION	X
A-4 PROPOSED REAR ELEVATION	X
A-5 PROPOSED LEFT ELEVATION	X
	X



LOCUS PLAN ↑

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989



CONSULTANT

PROJECT
REDEVELOPMENT
OF 620
BROADWAY

741 BROADWAY,
SOMERVILLE, MA 02144

PREPARED FOR

620 BROADWAY, LLC

620 BROADWAY
SOMERVILLE, MA 02145

DRAWING TITLE

COVER SHEET

SCALE AS NOTED

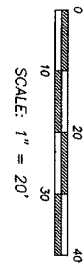
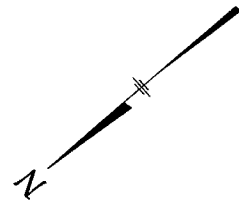
REVISION DATE

ZBA APPL SET 16 NOV 2021

DRAWN BY EC REVIEWED BY PQ

SHEET

T-1



CURRENT OWNER: GASEUS MAXMUS LLC
TITLE REFERENCE: BK 69469 PG 490
PLAN REFERENCE: 1882 OF 1949, 1621 OF 1972

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: ATTY SEAN O'DONAVAN
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

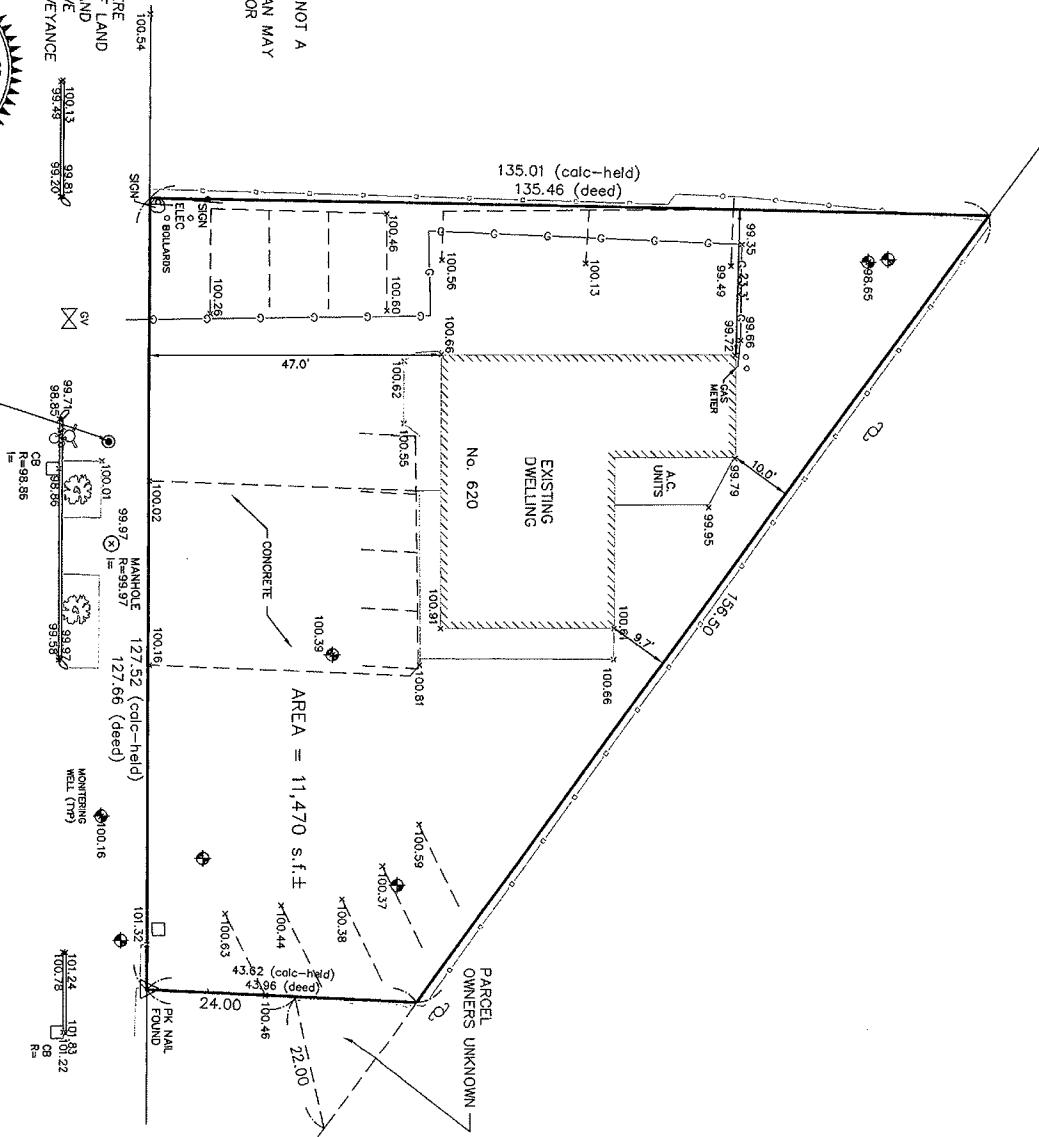
THE FIELD WORK WAS COMPLETED ON: APRIL 4, 2021
DATE OF PLAN: MAY 28, 2021
REVISION: NOVEMBER 15, 2021 (EXPIRED EASEMENT REMOVED)


RICHARD J. MEDE, JR. P.L.S.
11/15/2021
DATE:



BENCHMARK: DRILL HOLE SET
ELEV: 100.00 (ASSUMED DATUM)

BROADWAY



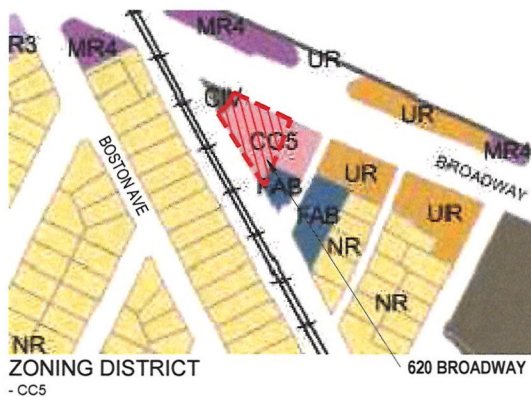
PREPARED FOR:		
SEAN O'DONAVAN		
DRAWN	CHECKED	FILE No.
CAV	RJM	21094

PREPARED BY:



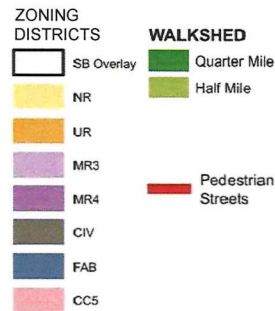
**MEDFORD
ENGINEERING
& SURVEY**
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

CERTIFIED PLOT PLAN
620 BROADWAY
SOMERVILLE, MA.
(MIDDLESEX COUNTY)



DIMENSIONAL TABLE FOR 620 BROADWAY

- CC5 ZONING DISTRICT
- QUARTER MILE STATION AREA WALKSHED
- NOT ON A PEDESTRIAN STREET
- COMMERCIAL BUILDING BUILDING TYPE



NOTE:

- ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION. SEE DIMENSIONAL SITE PLAN.
- CANNABIS SALE USE REQUIRES SPECIAL PERMIT PER TABLE 6.2.13.
- BIKE PARKING SPACES CALCULATION
 $4,580\text{-sf cannabis sales} / 10,000 = .46$ round up to 1 LT.
 $1,645\text{-sf food\&beverage} / 5000 = .33$ round up to 1 LT.
 Total Long Term Bike Parking = 2 LT
 $4,580\text{-sf cannabis sales} / 2,500 = 1.83$ round up to 2 ST.
 $1,645\text{-sf food\&beverage} / 1000 = 1.64$ round up to 2 ST.
 Total Short Term Bike Parking = 4 LT
- 6.2.13.c.i REQUIRED USE:
 A minimum of five percent (5%) of the gross floor area of any commercial building or lab building must be provided as leasable floor area for uses from the arts & creative enterprise use category
 TOTAL GROSS FLOOR AREA : 6,961 GSF
 PROPOSED ARTS ENTERPRISE SPACE : 355 GSF = 5% OF GSF (MIN 348 SF)

	ITEM	ALLOWED/REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT	BUILDING TYPE	PER 6.2.6.b	GAS STATION	COMMERCIAL BLDG	COMPLIES
	LOT AREA	N/A	11,470-SF	NO CHANGE	N/A
	LOT WIDTH	30' MIN	127.52'	NO CHANGE	COMPLIES
	LOT DEPTH	N/A	89.3'	NO CHANGE	N/A
	LOT COVERAGE (%)	100% MAX	0	67%	COMPLIES
	GREEN SCORE	0.2 MIN, 0.25 IDEAL	0	TBD	WILL COMPLY
	OPEN SPACE	25% MIN	0%	38%	COMPLIES
SETBACKS	PRIMARY FRONT SETBACK	2' MIN, 15' MAX	47'	2'	COMPLIES
	SIDE YARD SETBACK (LEFT / EAST)	NONE	23.3'	5.3'	COMPLIES
	SIDE YARD SETBACK (RIGHT / WEST)	NONE	60.5'	18'	COMPLIES
	REAR SETBACK	0 MIN	9.7'	10'	COMPLIES
PARKING SETBACKS	BUILDING SEPARATION	10' MIN	N/A	N/A	N/A
	PRIMARY FRONT SETBACK	30' MIN	N/A	N/A	N/A
MAIN MASSING	SECONDARY FRONT SETBACK	30' MIN	N/A	N/A	N/A
	PRIMARY FACADE BUILDOUT (%)	80% MIN	0%	80%	COMPLIES
	SECONDARY FACADE BUILDOUT (%)	15% MIN, 70% MAX	N/A	N/A	N/A
	FLOOR PLATE	30,000-SF MAX	1,554-SF	6,961-SF	COMPLIES
	WIDTH	200' MAX	44'	102.8'	COMPLIES
BUILDING HEIGHT	BUILDING HEIGHT (for proposed 3-STY)	50' MAX	12'	18'	COMPLIES
	NUMBER OF STORIES (CC5)	3 MIN, 5 MAX	1	1	REQUIRES RELIEF
	GROUND STORY HEIGHT	18' MIN	12'	18'	COMPLIES
	UPPER STORY HEIGHT	10' MIN	N/A	N/A	N/A
	ROOF TYPE	FLAT	GABLE	FLAT	COMPLIES
FACADE	PRIMARY FACADE FENESTRATION (%)	70% MIN		77%	COMPLIES
	SECONDARY FACADE FENESTRATION (%)	15% MIN, 70% MAX	N/A	N/A	N/A
USE & OCCUPANCY	NUMBER OF PRINCIPAL BUILDINGS	1 MAX	1	1	COMPLIES
	USE	PER TABLE 6.2.13	GAS STATION	CANNABIS SALES	REQUIRES SP
				CAFE	COMPLIES
	PER TABLE 6.2.13.c.i ARTS ENTERPRISE SPACE	5% MIN		355 SF (MIN 348 SF)	COMPLIES
	GSF PER DWELLING UNIT	N/A	N/A	N/A	COMPLIES
MOBILITY	OUTDOOR AMENITY SPACE	N/A	N/A	N/A	N/A
	NO. OF PARKING SPACES	0 MIN	13	0	COMPLIES
	NO. OF BIKE PARKING SPACES	2LT, 4ST	0	16LT, 16ST See Note 3 / Z1	COMPLIES
	ENTRANCE SPACING	30' MAX	N/A	29.8' MAX	COMPLIES
	COMMERCIAL SPACE DEPTH	30' MIN	28'	45.3'	COMPLIES

PETER QUINN ARCHITECTS
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COMMUNITY DESIGN
PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-264-3889



CONSULTANT

PROJECT
REDEVELOPMENT
OF 620
BROADWAY

741 BROADWAY,
SOMERVILLE, MA 02144

PREPARED FOR
620 BROADWAY, LLC

620 BROADWAY
SOMERVILLE, MA 02145

DRAWING TITLE
ZONING
ANALYSIS -
DIMENSIONAL
TABLE

SCALE AS NOTED

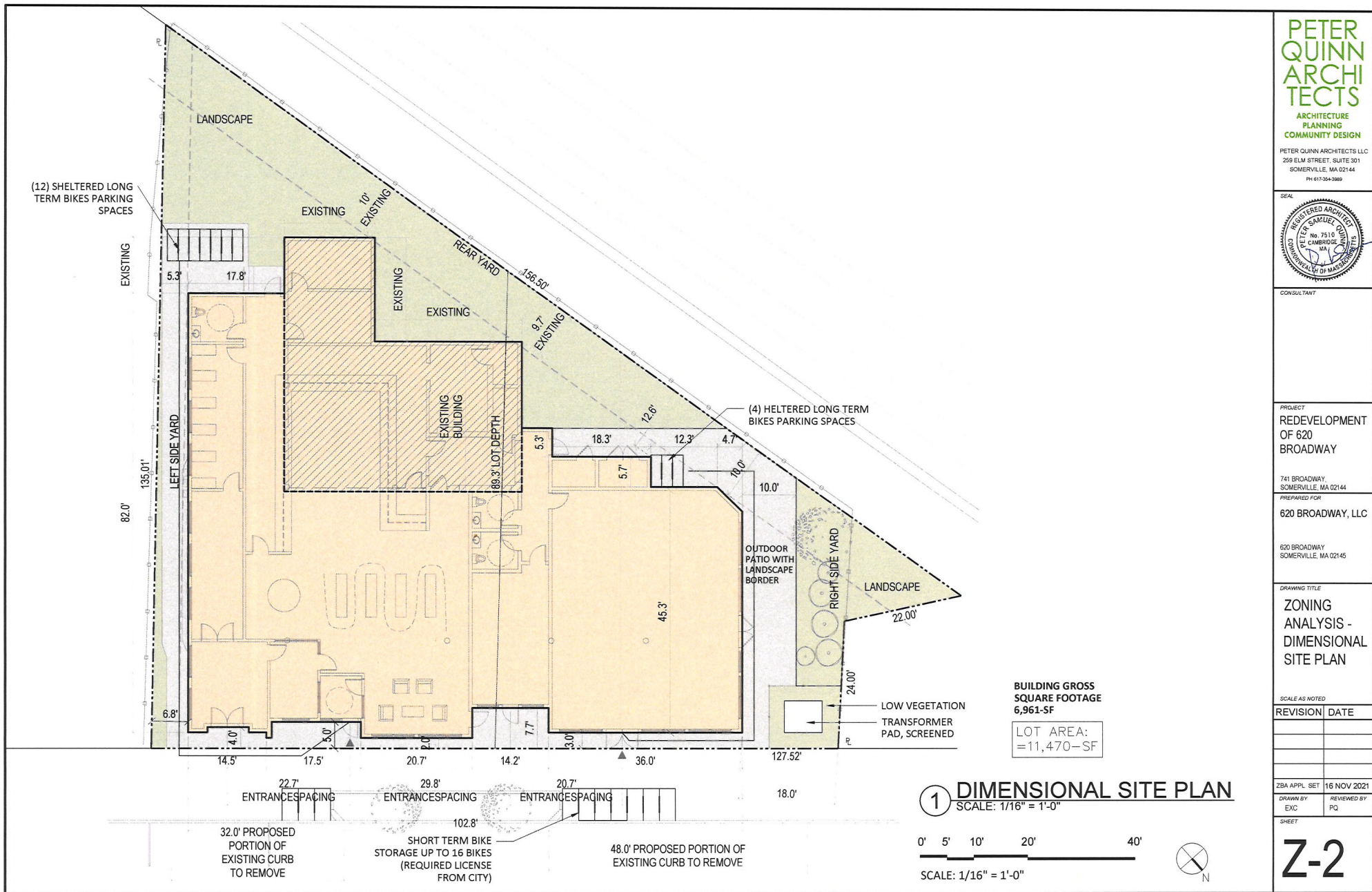
REVISION DATE

ZBA APPL SET 16 NOV 2021

DRAWN BY MY REVIEWED BY PQ

SHEET

Z-1





CONSULTANT

PROJECT
REDEVELOPMENT
OF 620
BROADWAY

741 BROADWAY,
SOMERVILLE, MA 02144

PREPARED FOR
620 BROADWAY, LLC

620 BROADWAY
SOMERVILLE, MA 02145

DRAWING TITLE
ZONING
ANALYSIS -
LOT
COVERAGE

SCALE AS NOTED

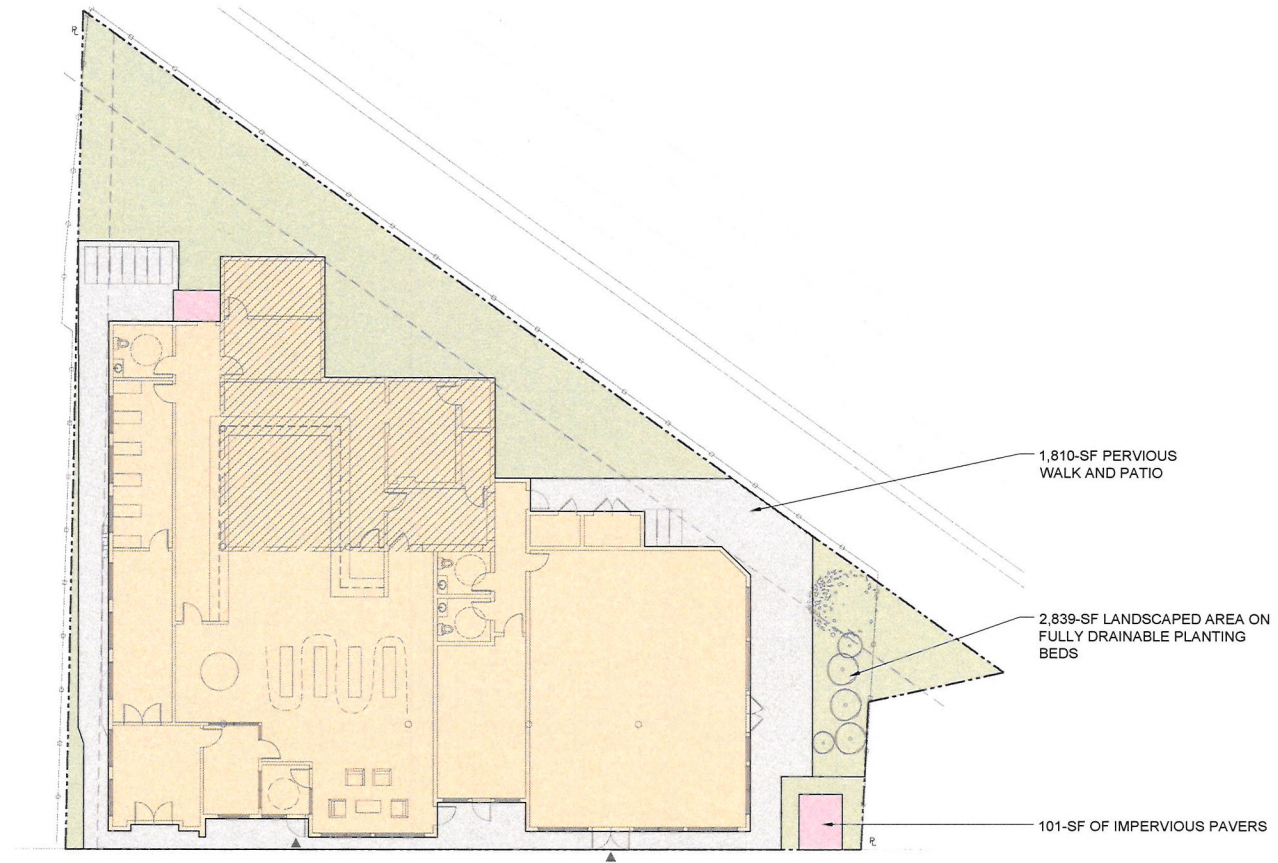
REVISION DATE

ZBA APPL. SET 16 NOV 2021

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SHEET

Z-3



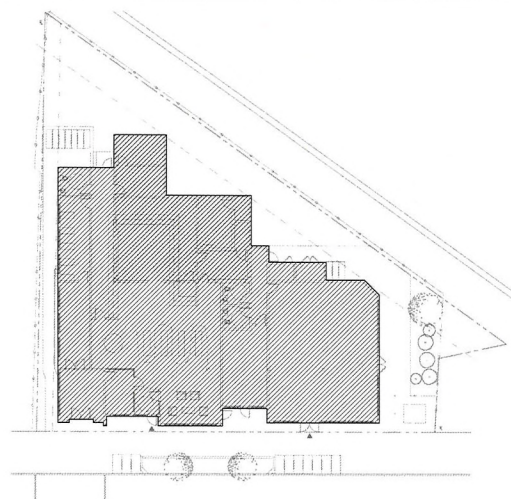
ITEM	ACTUAL SF	X	COEFFICIENT	= CONTRIBUTING SF
GROUND STORY TO OUTSIDE OF EXTERIOR WALLS WITH GROUND STORY BUILDING COMPONENTS	6,961-SF	1.0		6,961-SF
PERMEABLE PAVERS BY UNILOK OR EQUAL (ECOLOK -PERMEABILITY LISTED AT APPROX. 50%)	1,810-SF	0.33		597.30-SF
IMPERVIOUS SURFACE	101-SF	1.0		101-SF
LANDSCAPED AREA ON FULLY DRAINABLE PLANTING BEDS	2,839-SF	N/A		0-SF

TOTAL: 7,659.3-SF

7,659.3-SF / 11,470-SF LOT = 67% LOT COVERAGE

1 LOT COVERAGE SCALE: 1/20" = 1'-0"

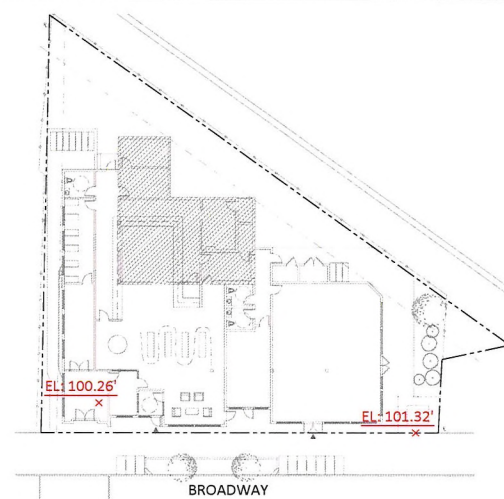




GROUND FLOOR = 6,961-GSF

1 PROPOSED GROSS FLOOR AREA

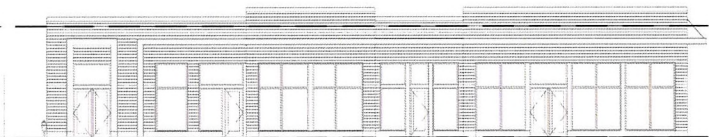
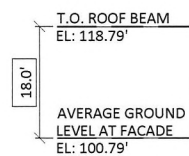
SCALE: 1/40" = 1'-0"



$(100.26' + 101.32') / 2 = 100.79'$ AVERAGE
GROUND LEVEL AT FACADE AS REFERENCED IN
DEFINITION OF BUILDING HEIGHT.

2a AVERAGE GROUND LEVEL

SCALE: 1/40" = 1'-0"



FACADE FACING BROADWAY

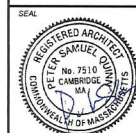
2b BUILDING HEIGHT

SCALE: 1/20" = 1'-0"

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
255 ELM STREET, SUITE 301
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PH 617-354-3865



CONSULTANT

PROJECT
REDEVELOPMENT
OF 620
BROADWAY

741 BROADWAY,
SOMERVILLE, MA 02144

PREPARED FOR
620 BROADWAY, LLC

620 BROADWAY
SOMERVILLE, MA 02145

DRAWING TITLE
ZONING
ANALYSIS -
GROSS FLOOR
AREA, BUILDING
HEIGHT

SCALE AS NOTED

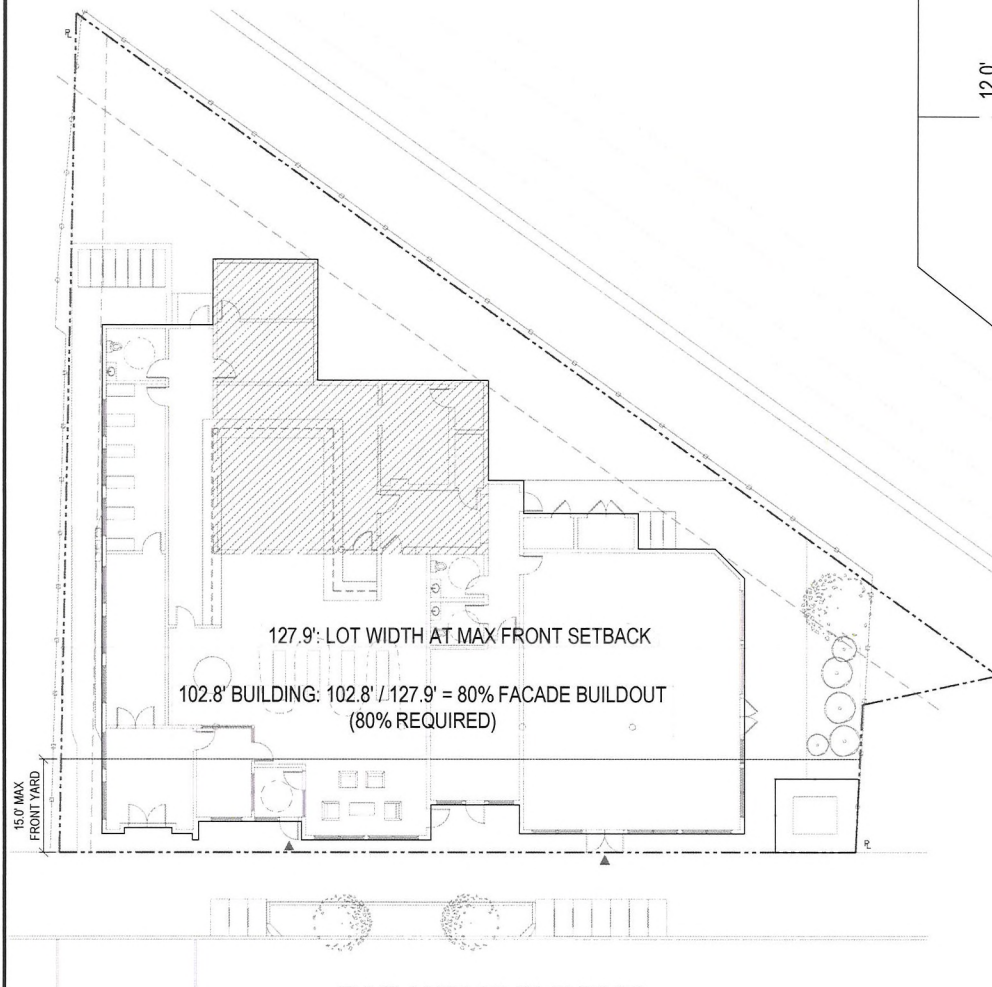
REVISION	DATE

ZBA APPL. SET 16 NOV 2021

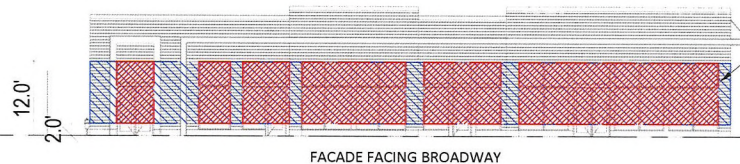
DRAWN BY	REVIEWED BY
EXC	PQ

SHEET

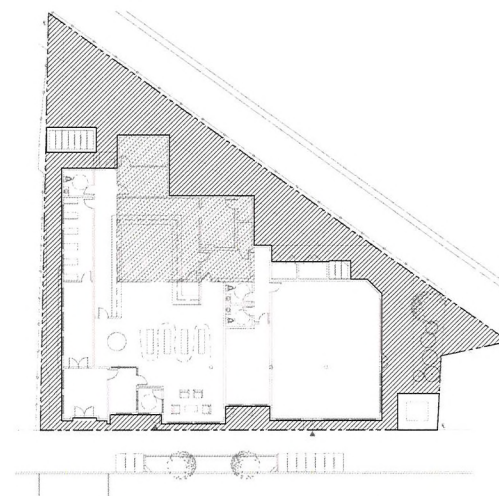
Z-4



① FACADE BUILDOUT
SCALE: 1/20" = 1'-0"



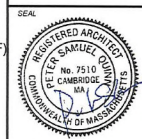
③ FACADE FENESTRATION
SCALE: 1/20" = 1'-0"



② OPEN SPACE
SCALE: 1/40" = 1'-0"

PETER QUINN ARCHITECTS
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PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
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CONSULTANT

PROJECT
REDEVELOPMENT
OF 620
BROADWAY

741 BROADWAY,
SOMERVILLE, MA 02144

PREPARED FOR

620 BROADWAY, LLC

620 BROADWAY
SOMERVILLE, MA 02145

DRAWING TITLE

ZONING ANALYSIS -
FACADE BUILDOUT,
OPEN SPACE,
FACADE
FENESTRATION

SCALE AS NOTED

REVISION DATE

ZBA APPL. SET 16 NOV 2021

DRAWN BY EXC REVIEWED BY PQ

SHEET

Z-5



**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
256 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 817-354-3989

SEAL



CONSULTANT

PROJECT
REDEVELOPMENT
OF 620
BROADWAY

741 BROADWAY,
SOMERVILLE, MA 02144

PREPARED FOR
620 BROADWAY, LLC

620 BROADWAY
SOMERVILLE, MA 02145

DRAWING TITLE
PROPOSED
RIGHT
ELEVATION

SCALE AS NOTED

REVISION	DATE

ZBA APPL. SET	16 NOV 2021
---------------	-------------

DRAWN BY EXC	REVIEWED BY PQ
-----------------	-------------------

SHEET

A-3

INTERIM ROOF PLANE
(FUTURE SECOND)
ELEV. = 18'-0"

18'-0"
16'-0"
4'-0"
8'-0"

GROUND FLOOR
ELEV. = 0'-0"

CANOPY

MECHANICAL
ROOMS

LINE OF EXISTING
BUILDING BEYOND

OVERHEAD DOOR

1 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

INTERIM ROOF PLANE
(FUTURE SECOND)
ELEV. = 18'-0"

MECHANICAL
ROOMS

LINE OF EXISTING
BUILDING BEYOND

PARAPET

1 REAR ELEVATION SCALE: 1/8" = 1'-0"

**PETER
QUINN
ARCHI
TECTS**
ARCHITECTURE
PLANNING
COMMUNITY DESIGN
PETER QUINN ARCHITECTS LLC
289 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3869



CONSULTANT

PROJECT
REDEVELOPMENT
OF 620
BROADWAY

741 BROADWAY,
SOMERVILLE, MA 02144

PREPARED FOR
620 BROADWAY, LLC

620 BROADWAY
SOMERVILLE, MA 02145

DRAWING TITLE
PROPOSED
REAR
ELEVATION

SCALE AS NOTED

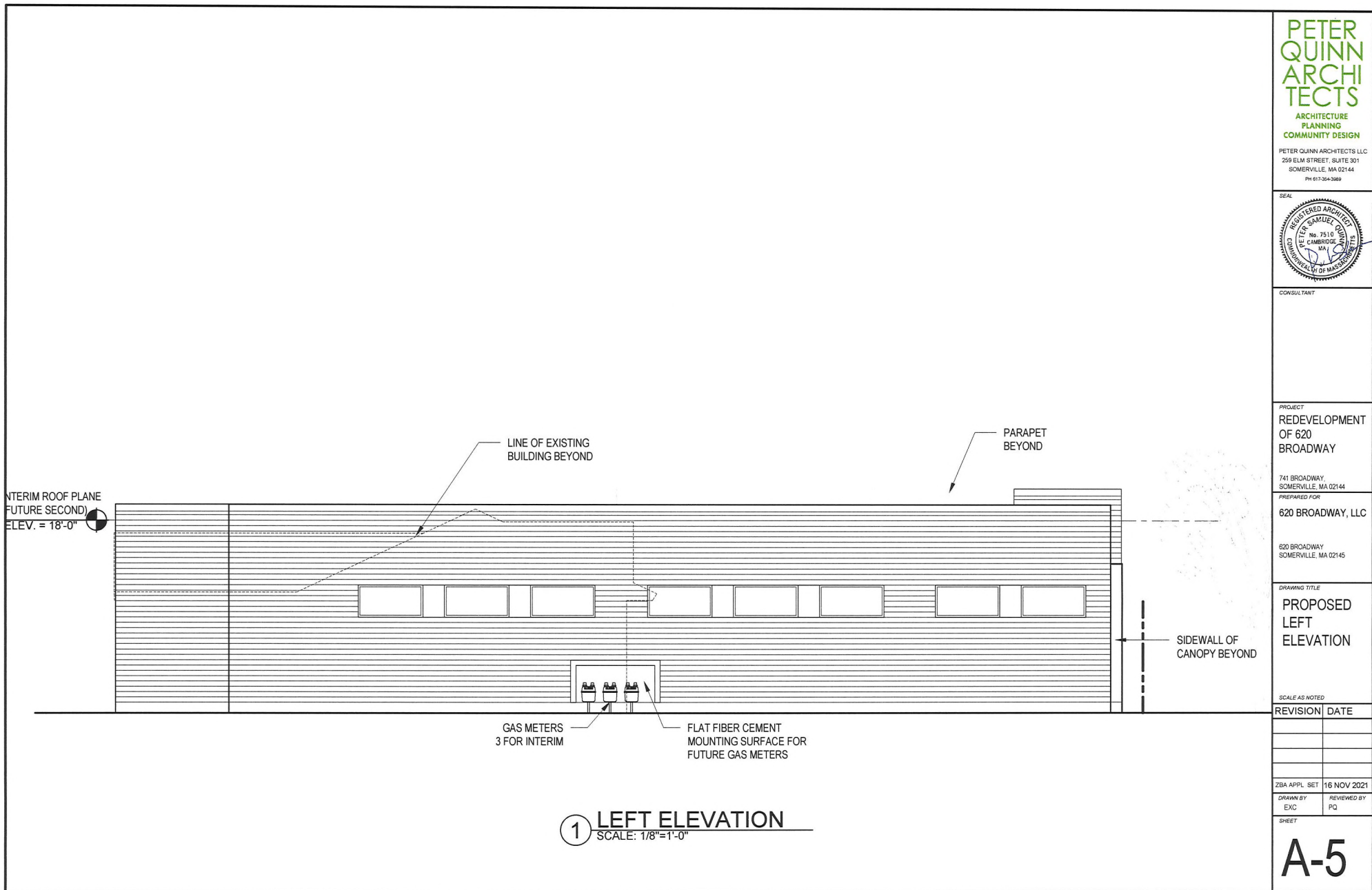
REVISION	DATE

ZBA APPL. SET	16 NOV 2021
---------------	-------------

DRAWN BY EXC	REVIEWED BY PQ
-----------------	-------------------

SHEET

A-4



PETER
QUINN
ARCHI
TECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-5889



CONSULTANT

PROJECT
REDEVELOPMENT
OF 620
BROADWAY

741 BROADWAY,
SOMERVILLE, MA 02144

PREPARED FOR
620 BROADWAY, LLC

620 BROADWAY,
SOMERVILLE, MA 02145

DRAWING TITLE
PROPOSED
LEFT
ELEVATION

SCALE AS NOTED

REVISION	DATE

ZBA APPL. SET 16 NOV 2021

DRAWN BY	REVIEWED BY
EXC	PQ

SHEET

A-5

Response to Article 15 section 3-11

a) List of those persons and organizations contacted about the meeting and manner and date of contact.

1. All Somerville and Medford abutters within 500 feet – October 11, 2021;
2. Ball Square Business Association – Jeffrey Shwom – October 11, 2021;
3. All Ball Square Businesses – October 8, 2021;
4. DAV – October 12, 2021;
5. Ball Square Medical Building – 642 Broadway – October 11, 2021;
6. Community Action Agency of Somerville (CAAS) – October 11, 2021.

b) Date, time and location of meeting.

1. October 27, 2021 – 6:30PM – Virtual Zoom

c) A roster or signature sheet of attendees at the meeting.

1. Video recording of meeting forwarded to City Planner, Charlotte Leis.

VIRTUAL NEIGHBORHOOD MEETING

To: Neighbors of 620 Broadway, Somerville
(Former Shield Gas Station)
From: Owner of 620 Broadway and their tenant,
Botanica, LLC

WHEN: Wednesday, October 27, 2021 @ 6:30 p.m.

WHERE: Zoom info:

<https://us02web.zoom.us/j/88398957659?pwd=UzIMMU1YY0EzYi9QeFJiZWtmVXJnUT09>

Call in Info: Dial 646-558-8656
Enter the meeting ID: 883 9895 7659 then hit #
Press # when prompted for a participant ID
Enter the password 530737

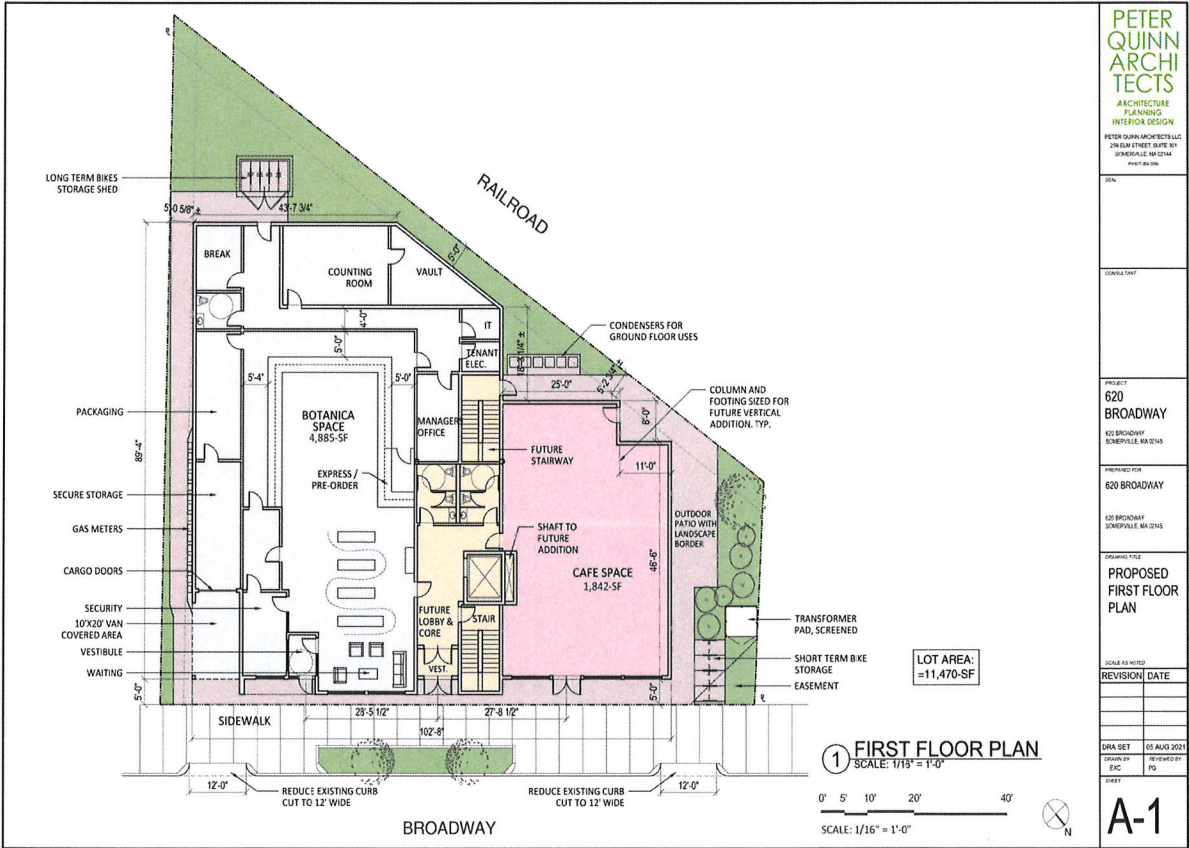
The owners of 620 Broadway, the 620 Broadway LLC (James, Sean, Brian and Kevin O'Donovan) and their tenant, Botanica LLC (Matthew Radebach, Denise O'Donovan, Brenda DeAngelis and Michael O'Donovan), an adult retail cannabis company with a Host Community Agreement (HCA) with the City of Somerville, will present their plans respectively. The 620 Broadway LLC will present plans for a 1-story building which will require a variance from the Zoning Board of Appeals (no hearing has been set at this time). After questions, comments and discussion, Botanica LLC will follow with their presentation to establish an adult retail cannabis dispensary within one of the two retail units of its landlord (the 620 Broadway LLC). Botanica LLC has **NOT** filed its application with the Licensing Commission as of yet. The Botanica website is currently under construction and its address is www.Botanicamass.com. You can find more information, the slides from the presentation, and a video of the meeting on the Botanica website after the October 27th virtual neighborhood meeting.

FOR MORE INFO OR WITH QUESTIONS CONTACT: Ward 5 City Councilor Mark Niedergang – m.niedergang@comcast.net or (617) 629-8033

BUILDING RENDERING



BOTANICA & CAFÉ FLOOR PLANS



Virtual Neighborhood Meeting 10/27/2021 (6:30 – 8:30)

Questions and responses:

Jeff Shwom – Ball Square District Association

- Zoned for core commercial 5, proposing a building 1 – 1.5
- Has housing been considered in this space? **The property is encumbered by a deed restriction of a prior owner prohibiting residential use until the year 2047. The Somerville zoning atlas designates 620 Broadway as a Commercial Core zone which precludes residential use.**
- Why a shorter building? **?**
- What about using the location for office space? **Current application is for retail use only. Office is not an option at this time.**

Richard Goring

- What is the addition planned? **None at the moment.**
- Why the stairway in the plan? **Just a placeholder**
- “I like that you're doing the café too, to bring more every day, family-oriented options to the square.”

Alec

- Is this a conceptual plan or an architectural plan? **No building plans just for the ZBA**
- Is this plan set complete? **No**

Debbie Canoa – “almost direct abutter”

- Asked about parking **We have no parking**
- “Very impressed with the entity that presented tonight...”
- More zoning and planning and said she would rather have family-oriented company
 - o she would rather see book and ice cream shops for kids

Ben Rogan

- Works across the street and is all for the retail space

Reid Squier and Andrea Ganino

- Liked the café and open space is a great idea

Peter Miller

- Spoke in support of Project
-

Alec Donowitz – 608 Broadway

- Concerned about drivers stopping in bike lane in front of the building (Mark and Charlotte responded)

Pablo

- “Great presentation. Somerville resident for 50 years. I support this is.”

Renee Taylor

- The people involved in this project have done so much for the youth of our city I look forward to the things they will continue to do.

Al DeAngelis

- “I agree with the comments made by Peter earlier. The owners have been invested in the City of Somerville on both professional, personal and civic levels for years. There is no reason to think they would not continue to act and think in the best interest of the city and the abutting neighbors.”

Caroline Resmini

I support this plan 100%.

Charlie O'Leary

I am absolutely in favor of this project. I know the majority of the applicants and they are all upstanding people. It is also great that the group will be building a business that is in true demand rather than leaving an empty lot

Fred and Diane – Walker street Somerville

- In support and liked that we are locals
- Support 100%

6172015020

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Alex Aiello

Catherine Gauthier

Charlotte Leis

Diane

C. Rizzo

James Hines

Chris Forti

Lauras

Liz Shea

Fred and Diane – Walker street Somerville

Richard

Thomas Riselli

J O'Rourke

Ben Rogan

Caroline Rosas

Peter Miller

Michael Rosetti

Thomas Joyce



EXISTING FRONT VIEW

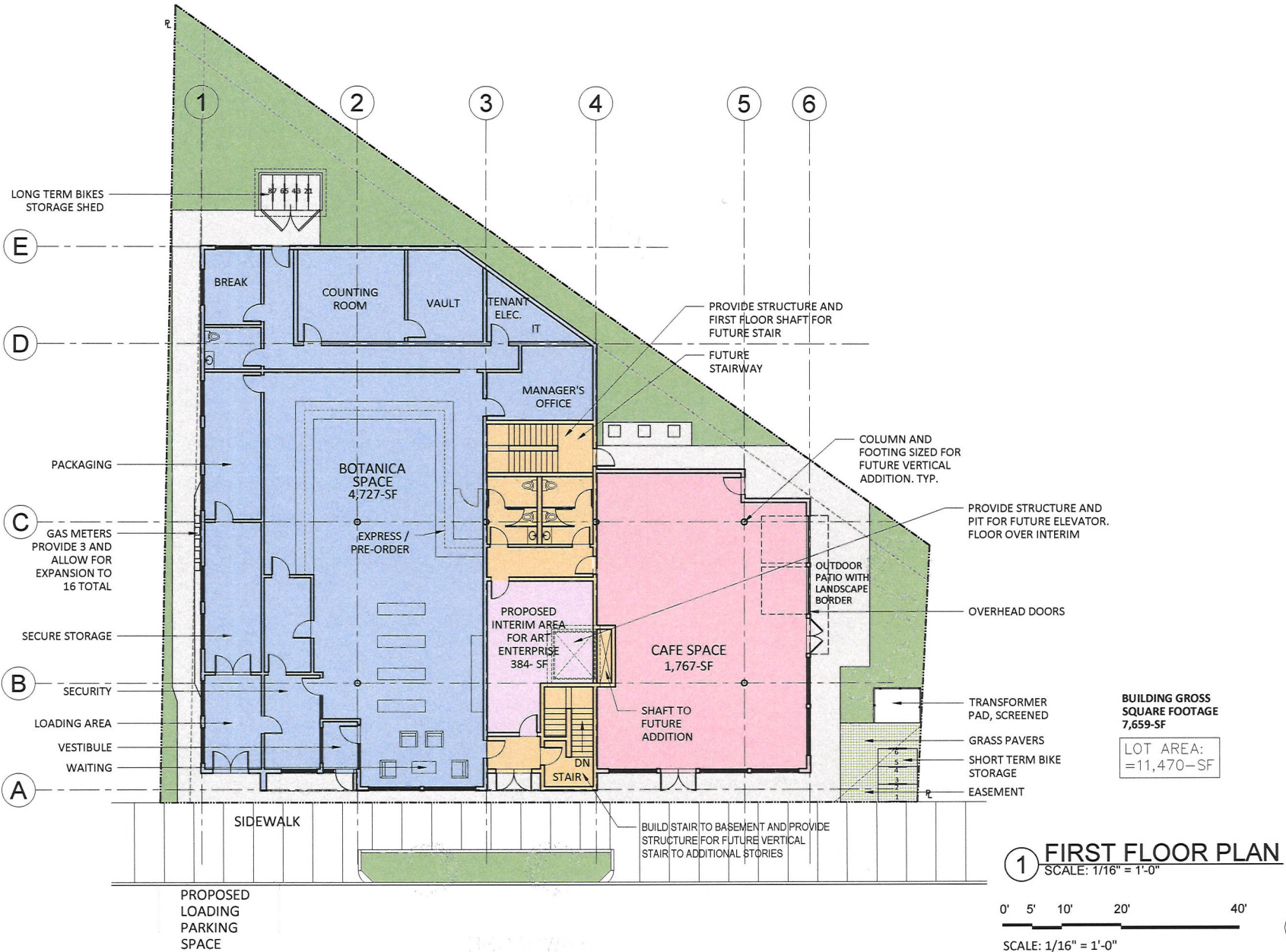


PROPOSED FRONT ELEVATION

620 Broadway
Neighborhood Meeting, 27 Oct 2021

BOTANICA
Ball Square ————— Somerville

PETER
QUINN
ARCHI
TECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN





PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617.354.3869

SEAL

CONSULTANT

PROJECT
REDEVELOPMENT
OF 620
BROADWAY

741 BROADWAY,
SOMERVILLE, MA 02144

PREPARED FOR
620 BROADWAY, LLC

620 BROADWAY
SOMERVILLE, MA 02145

DRAWING TITLE
**PROPOSED
FRONT
ELEVATION**

SCALE AS NOTED

REVISION	DATE

DRA SET REV 1 20 OCT 2021

DRA SET 05 AUG 2021

DRAWN BY EXC REVIEWED BY PQ

SHEET

A-2

