



City of Somerville

URBAN DESIGN COMMISSION

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

DESIGN REVIEW RECOMMENDATION

872 Broadway

April 15, 2021

The Urban Design Commission (UDC) met virtually via GoToWebinar on March 23, 2021 to review the 4-Story General Building proposed for 872 Broadway in the MR3 zoning district. The purpose of design review, as established by the Somerville Zoning Ordinance, is for peers in the professional design community to provide advice and recommendations during the schematic design phase of the architectural design process. In accordance with the UDC's adopted Rules of Procedure and Section 15.1.4 Design Review of the Somerville Zoning Ordinance, this recommendation includes, at least, the following:

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

After review of the submitted plans and a public presentation by the Applicant, the Commission provided the following guidance and recommended modifications:

- The ground story façade should include a wide storefront similar to option #2.
- The lobby entrance should be well defined and clearly visible. The Commission suggested including the same cladding material of the upper stories to surround the lobby entrance, similar to options #2 and #3.
- The façade should include a cornice or parapet at the top of the third story, similar to design option #3, to add further detail and shadow to the building.
- The upper stories should include operable windows to either side of each set of doors.
- The design of the combined residential and commercial trash area should be reconsidered because, operationally, the receptacle types will most likely physically different and each used, maintained, and collected differently from one another due to having different user needs.
- The paving of the rear patio should not extend all the way to the rear fence to prevent stormwater run-off onto the abutting properties and minimize the amount of paving to what is actually necessary for patio seating.
- The Commission considered if the elevator and stairwell penthouses should be clad in a darker material and expressed comfort if the design evolved in that manner but deferred to further design exploration by the Applicant.

The Commission voted unanimously (4-0) to recommend façade design option #1 for further development, voted unanimously (4-0) that all of the design guidelines for the MR3 district were satisfied, and voted unanimously (4-0) to recommend the modifications outlined above.

Attest, by the voting membership:

Deborah Fennick
Andrew Arbaugh
Heidi Cron
Tim Talun

Attest, by the UDC Co-Chair:



Sarah Lewis, Director of Planning & Zoning

Supported Façade Design Option (#1)



Storefront and Lobby of Option #2



Cornice of Option #3

