



**4 March 2020**

**Zoning Board of Appeals**

**City of Somerville**

**c/o Dan Bartman**

Senior Zoning & Policy Planner

Office of Strategic Planning & Community Development

3<sup>rd</sup> Floor City Hall, 93 Highland Avenue

Somerville, Massachusetts 02143

Via [dbartman@somervillema.gov](mailto:dbartman@somervillema.gov)

**RE:     Hawkins-3 ZBA Application  
         Variance Requests**

**To Members of the ZBA:**

On the attached sheet we are submitting the required language to appeal for three variances.

We combined the Building Height and Additional Story variances into one response since they are essentially the same thing in this case.

The other variance is for the Upper Story Setback and it is addressed separately.

Thank You for the consideration

Sincerely,

Peter S Quinn AIA  
President PQA LLC

Hawkins-3 – Responses to Variance Requirement for:

1. Additional Story
2. Additional Height
3. Upper Story Step Back

1 and 2 – Regarding the Variance Request for an Additional Story for the building and resulting Additional Height (Two Variances)

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;

*Response:*

*The site has had a long history of industrial uses which now require remediation of much of the site's soils. The cost of this cleanup is significant and must be borne by the Applicant, but doing so provides a significant environmental and social benefit.*

*Secondly, the site is known to have an exceptionally high ground water level, consistent with its designation of "Lake Street" and the Miller River, which appears from historical mapping to have skirted the edge of the property. High ground water and the lack of natural drainage are impediments to development. The high cost to solve these problems must be borne by the developer, including ballasted structure and membrane waterproofing. The need to provide at least minimal parking and the mandate to provide this in an underground structure drives this issue as well.*

*These two unique aspects of the site represent the basis for the hardship request.*

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

*Response:*

*The granting of relief assists in offsetting the extra burden that the applicant must bear to address the unique hardships indicated above.*

*Additionally, the site slopes approximately four feet from corner to corner. While this quality is not a unique aspect of the site, it has presented a challenge in massing the structure consistent with the request coming from the applicant's neighborhood interaction. As a result, the proposed building generally presents a four-story façade (five is allowed) facing the residential neighborhood across Lake St. This produces a loss of potential building area. With two step backs the building becomes a six-story building as it steps up the slope, with the fifth and sixth floors diminishing in footprint.*

*The applicant believes that the trade-off of floor area results in a preferred building, whereas a literal interpretation of the code would prove unsatisfactory.*

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.

*Response:*

*The proposed building represents a use consistent with the on-going redevelopment of the neighborhood and the recently approved citywide re-zoning, and does not place an undue burden on the neighborhood or City at large. In fact, the granting of relief would assist in allowing a non-conforming use to be removed and the site to be brought into greater consistency and conformity with the new neighborhood development patterns, namely medium-density residential combined with ground floor retail.*

### 3 – Regarding the Variance Request for Relief from an Upper Story Step Back Requirement

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;

*Response:*

*The site has had a long history of industrial uses which now require remediation of much of the site's soils. The cost of this cleanup is significant and must be borne by the Applicant, but doing so provides a significant environmental and social benefit.*

*Secondly, the site is known to have an exceptionally high ground water level, consistent with its designation of "Lake Street" and the Miller River, which appears from historical mapping to have skirted the edge of the property. High ground water and the lack of natural drainage are impediments to development. The high cost to solve these problems must be borne by the developer, including ballasted structure and membrane waterproofing. The need to provide at least minimal parking and the mandate to provide this in an underground structure drives this issue as well.*

*These two unique aspects of the site represent the basis for the hardship request.*

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

*Response:*

*After discussions with the Planning Staff and hearing neighborhood concerns, the applicant voluntarily imposed a wider building setback along Hawkins St to provide a*

*public-use sidewalk (on private property). The facade of the building here is set back 8.3 ft, although a 2.0 ft setback is allowed. The facade setback provides an important benefit, namely a wider sidewalk and a relief in the otherwise narrow street section, that a literal interpretation of the code would not require. However, it does significantly reduce floor area (approx. 2,000-SF over four stories).*

*The granting of relief assists in offsetting the extra burden that the applicant must bear to address the unique hardships indicated in the first section of this text as well as the loss resulting from the wider sidewalk.*

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.

*Response:*

*The proposed building represents a use consistent with the on-going redevelopment of the neighborhood and the recently approved citywide re-zoning, and does not place an undue burden on the neighborhood or City at large.*

*The granting of relief would be consistent with the desire to provide needed adjustments to a project in a complex medium-density environment and is a request unique to the circumstances of the site.*



LAKE STREET ELEVATION (LOOKING NORTH)

MR-5 ZONING DISTRICT - HOUSEHOLD LIVING & CO-WORKING  
SUMMARY 28 FEB 2020

13,951 LOT SIZE  
54,816-GSF TOTAL BUILDING (EXCLUDES PARKING & RAMP)  
- 53,087 RES GSF  
- 577 COMMUNITY GSF  
- 1,152 COMMERCIAL GSF

1 COMMERCIAL SPACE (1,109-NSF)  
44 DWELLING UNITS  
5 STUDIOS  
10 ONE BEDROOM UNITS  
28 TWO BEDROOM UNITS  
1 THREE BEDROOM UNIT

25 PARKING SPACES (UNDERGROUND)  
56 BIKE SPACES IN STORAGE, 5 BIKE SPACES SHORT-TERM EXTERIOR  
1 COMMUNITY ROOM (1ST FLOOR)  
2 COMMON ROOF DECKS (5TH & 6TH FLOOR)

THE LOT IS LEGACY KNOWN AS 3-7 HAWKINS ST, 3 LAKE ST.  
ASSESSOR'S MAP 75, BLOCK B, LOT 17

NOTE - THIS APPLICATION IS A RE-APPLICATION  
UNDER THE NEW CITY-WIDE ZONING BY LAW.  
PREVIOUS APPLICATION (11/25/2019) WAS UNDER  
PREVIOUS ZONING BY LAW.

DEMOLITION APPROVAL WAS RECEIVED TO REMOVED  
ALL EXISTING STRUCTURES FROM SITE

PREPARED BY:

ARCHITECT

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

CIVIL ENGINEERS & LAND SURVEYOR

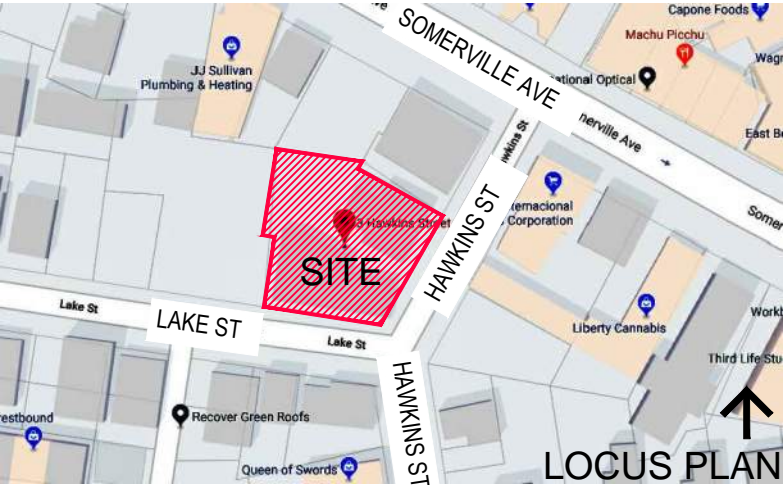
DESIGN CONSULTANTS,  
INC.  
120 MIDDLESEX AVE  
SOMERVILLE, MA 02145  
PH (617) 776 3350

LANDSCAPE

VERDANT  
LANDSCAPE ARCHITECTS  
318 HARWARD ST, STE 25  
BROOKLINE, MA 02446  
PH (617) 735 1180

REDEVELOPMENT OF  
3 HAWKINS ST  
SOMERVILLE, MA 02143  
ZBA APPLICATION

LIST OF DRAWINGS		ZBA APPL (NEW ZONING) 28 FEB 2020	
GENERAL / ZONING			
T1	TITLE SHEET	X	
	EXISTING CONDITIONS PLAN	X	
Z1	ZONING COMPLIANCE (ZONING TABLE)	X	
Z2	ZONING COMPLIANCE (DIMENSIONAL SITE PLAN)	X	
Z3	ZONING COMPLIANCE (BUILDING COVERAGE)	X	
Z4	ZONING COMPLIANCE (GROSS SQ FOOTAGE)	X	
Z5	ZONING COMPLIANCE (BLDG HEIGHT, FACADE COMPOSITION)	X	
Z6	ZONING COMPLIANCE (GREEN SCORE)	X	
Z7	ZONING COMPLIANCE (MASSING MODEL)	X	
Z8	ZONING COMPLIANCE (OUTDOOR AMENITY SPACE)	X	
EC1	EXISTING CONDITIONS PHOTOS	X	
GENERAL / ZONING			
L1-L6	LANDSCAPE PLANS	X	
ARCHITECTURAL			
A0.1-0.6	3D STREET VIEWS	X	
AS-1	SITE PLAN	X	
A1	BASEMENT PLAN	X	
A2	FIRST FLOOR PLAN	X	
A3	SECOND FLOOR PLAN	X	
A4	THIRD FLOOR PLAN	X	
A5	FOURTH FLOOR PLAN	X	
A6	FIFTH FLOOR PLAN	X	
A7	SIXTH FLOOR PLAN	X	
A8	LAKE ST ELEVATION	X	
A9	HAWKINS ST ELEVATION	X	
A10	REAR ELEVATION	X	
A11	PARK ELEVATION	X	
A12	MAJOR EXTERIOR MATERIALS	X	
	SHADOW STUDY (3 SHEETS)	X	



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PLANNING  
COMMUNITY DESIGN

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

SEAL



CONSULTANT

PROJECT

3 HAWKINS ST

3 HAWKINS ST.  
SOMERVILLE, MA 02143

PREPARED FOR

HAWKINS STREET  
UNION SQ LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

TITLE  
SHEET

SCALE AS NOTED

REVISION DATE

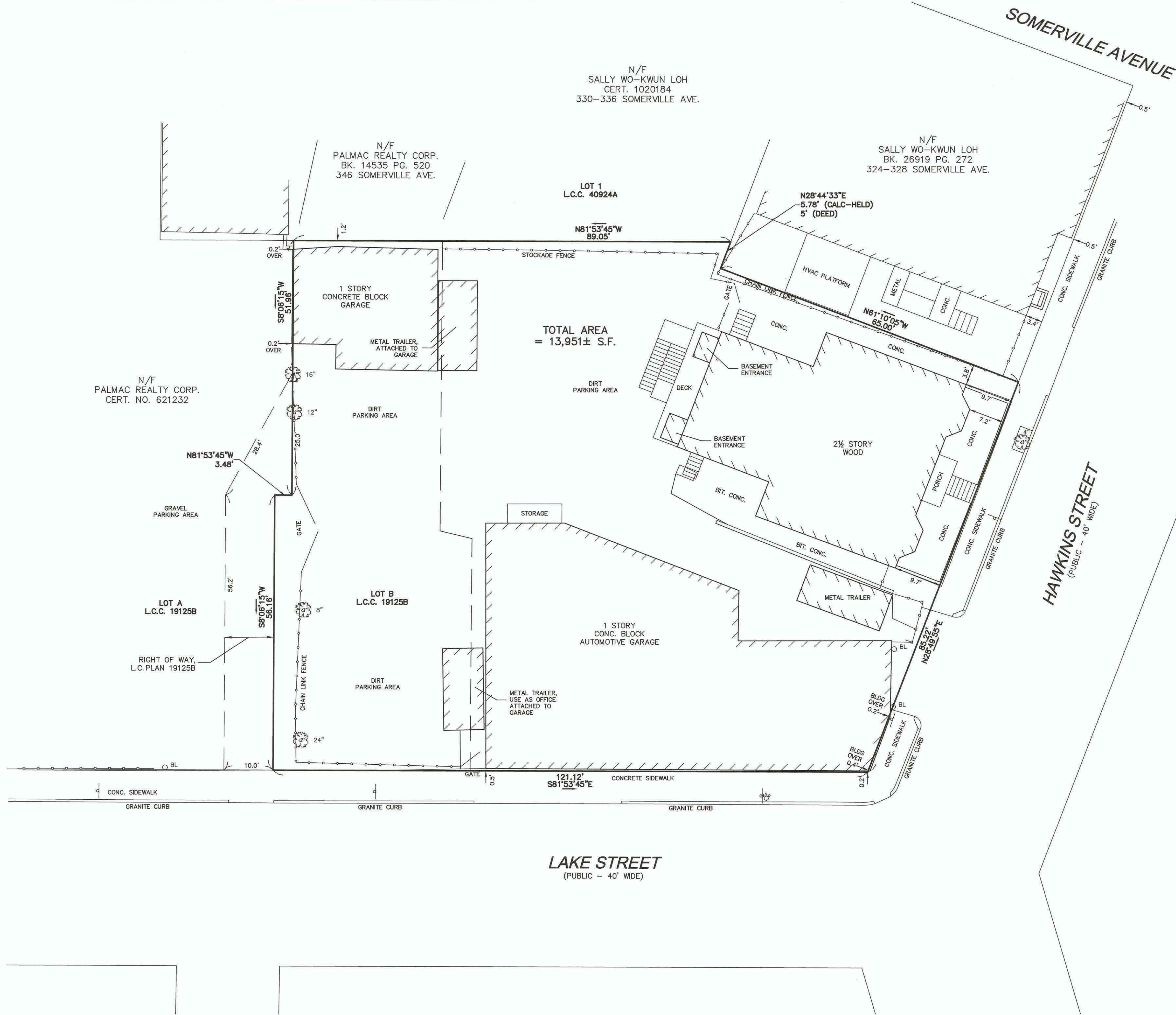
ZBA APPL 28 FEB 2020

DRAWN BY MN / YC REVIEWED BY PQ

SHEET

T-1





THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF THE EXISTING BUILDINGS LOCATED ON THE SITE PARCEL. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BETWEEN JULY 2, 2018 AND JULY 9, 2018, BY DESIGN CONSULTANTS, INC. (DCI).

BOUNDARY LINES AND EASEMENTS FOR THE SUBJECT PROPERTY ARE PER DEED AND PLAN RESEARCH BY DESIGN CONSULTANTS, INC. THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION, UNRECORDED EASEMENTS AND/OR ADVERSE CLAIMS BY OTHERS ARE NOT SHOWN.

SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25017C0439E, WITH A DATE OF IDENTIFICATION OF JUNE 4, 2010, FOR COMMUNITY NO. 250205, IN MIDDLESEX COUNTY, STATE OF MASSACHUSETTS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

I CERTIFY TO NORTHERN BANK & TRUST COMPANY THE THE MAIN BUILDINGS WERE IN COMPLIANCE WITH LOCAL ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY) OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASSACHUSETTS GENERAL LAW TITLE VII, CHAPTER 40A, SECTION 7.

P.L.S. Matthew Lowry  
MATTHEW LOWRY, P.L.S. MASS. REGISTRATION NO. 49625

DATE 9-26-2019



**LOCUS TITLE INFORMATION**

**3-7 HAWKINS STREET, 3 LAKE STREET**

OWNER: MICHAEL A. PISARI & ROSE S. PISARI

DEED REFERENCE: BK. 17885 PG. 114 & BK. 10185 PG. 245

PLAN REFERENCE: BK. 46959 PG. END

ASSESSORS: MAP 74, BLOCK B, LOT 17

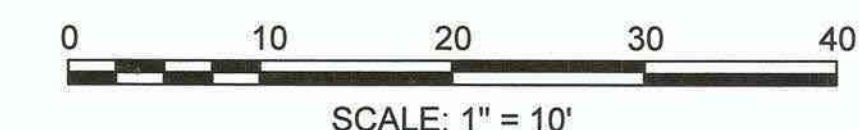
**LAKE STREET (LOT B)**

OWNER: ROSE S. PISARI

DEED REFERENCE: CERT. 1665889

PLAN REFERENCE: L.C.C. 1925B

ASSESSORS: MAP 74, BLOCK B, LOT 18A



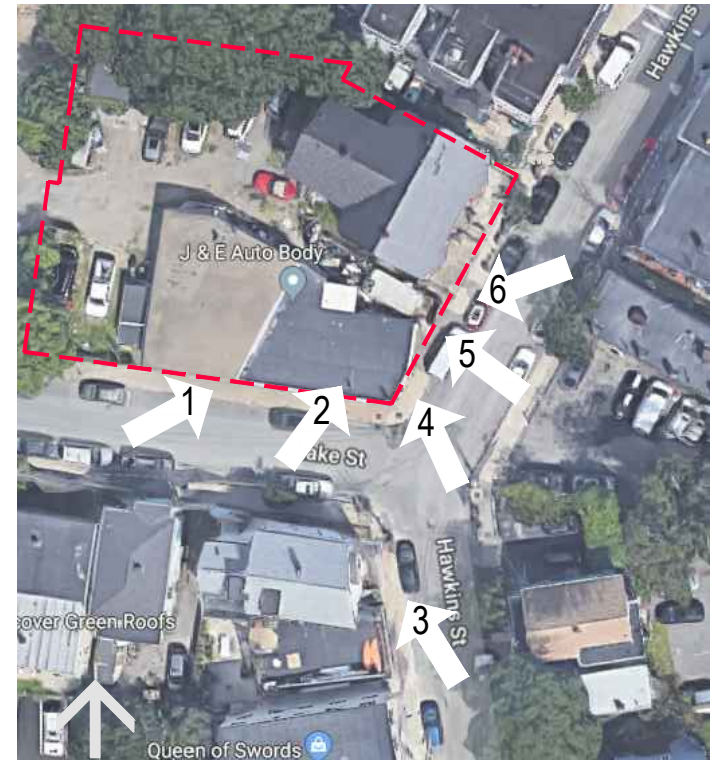




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2



3



4



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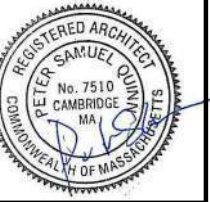
6

**PETER  
QUINN  
ARCHI  
TECTS**

**ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN**

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

SEAL



CONSULTANT

PROJECT

**3 HAWKINS ST**

3 HAWKINS ST.  
SOMERVILLE, MA 02143

PREPARED FOR

**HAWKINS STREET  
UNION SQ LLC**

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

**EXISTING  
CONDITIONS  
PHOTOS**

SCALE AS NOTED

REVISION	DATE

ZBA APPL 26 FEB 2020

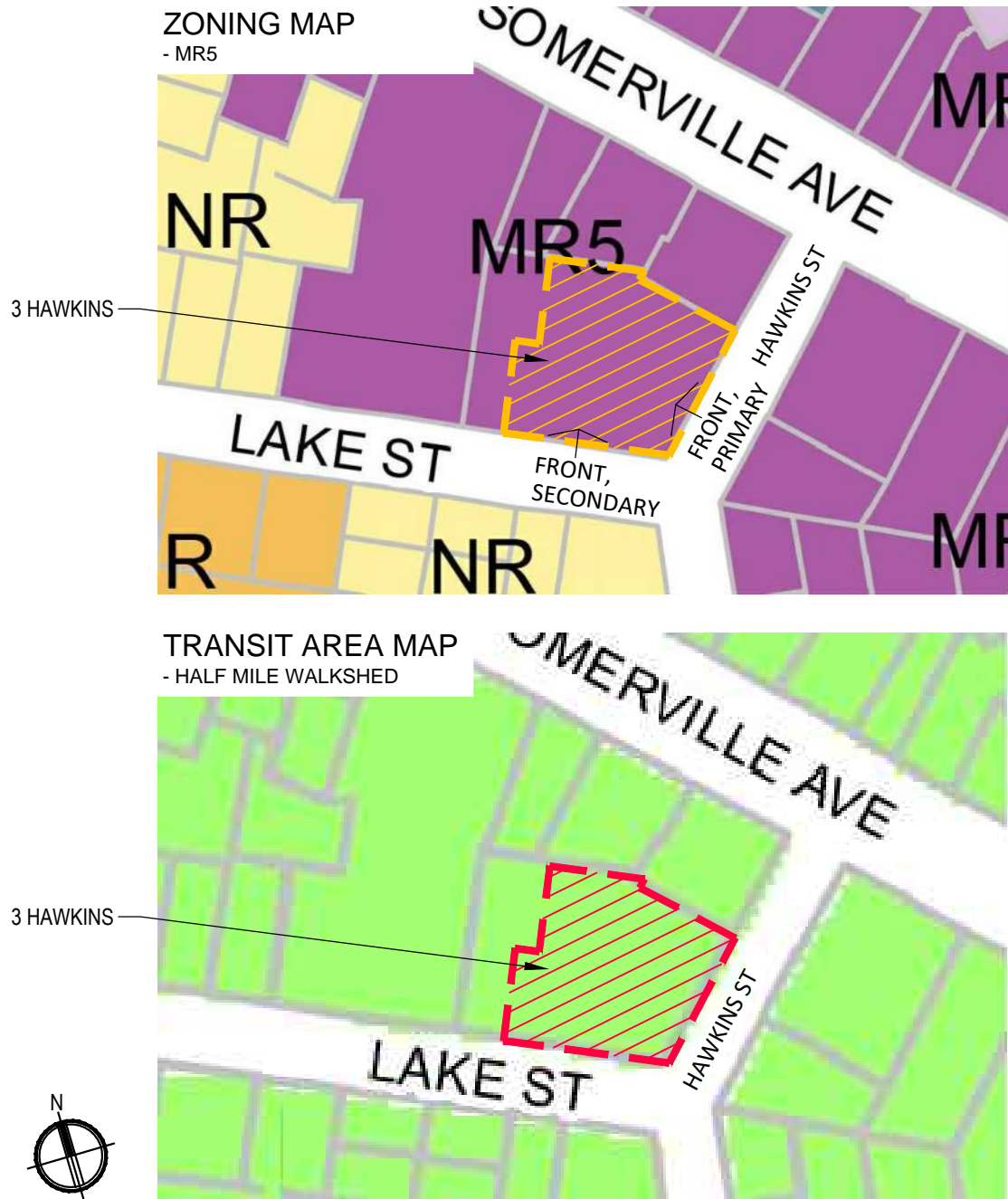
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**EC-1**



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NOTE:

- FACADE BUILD OUT
  - PRIMARY (HAWKINS ST):  $\frac{\text{BUILD TO: } 80.5'}{\text{LOT WIDTH: } 90.9'} = 89\%$
  - SECONDARY (LAKE ST):  $\frac{\text{BUILD TO: } 105.7'}{\text{LOT WIDTH: } 126.8'} = 83\%$
- NUMBER OF MAXIMUM PARKING SPACE
  - HOUSEHOLD LIVING: (44) UNITS AT 1 / DU = 44 X 1 = 44
  - CO-WORKING: 1 / 1,200 SF = 145 SPACES MAX
- NUMBER OF MINIMUM LONG-TERM BICYCLE SPACE
  - HOUSEHOLD LIVING: (44) UNITS AT 1 / DU = 44 X 1 = 44
  - CO-WORKING : 1 / 2,000 SF = 145 SPACES MIN
- NUMBER OF MINIMUM SHORT TERM BICYCLE SPACE
  - HOUSEHOLD LIVING: (44) UNITS AT 0.1/ DU = 44 X 0.1 = 4.4 - 5 SPACES MIN
- NUMBER OF REQUIRED ADUs:
  - 20% OF TOTAL 44 UNITS = 8.8

3 HAWKINS ST, DIMENSIONAL TABLE - MID RISE 5 (MR5) - GENERAL BUILDING

	ITEM	ALLOWED/ REQUIRED	PROPOSED	COMPLIANCE
LOT	BUILDING TYPE		GENERAL BLDG	
	LOT AREA (SF)	$\geq 5,500$	13,951	COMPLIES
	LOT WIDTH (FT)	30 min	85.22	COMPLIES
	LOT COVERAGE (%)	90 max	83	COMPLIES
	GREEN SCORE	0.2 min	0.25	COMPLIES
	OPEN SPACE (%)	15 min	21	COMPLIES
SETBACKS	FRONT (PRIMARY) SETBACK (FT)	2 min, 15 max	8.3	COMPLIES
	FRONT (SECONDARY) SETBACK (FT)	2 min, 15 max	5.2	COMPLIES
	SIDE YARD "A" SETBACK (ABUTTING AN R-ROW) (FT)	0	8.6	COMPLIES
	SIDE YARD "B" SETBACK (ABUTTING NON-NR) (FT)	0	8.3	COMPLIES
BUILDING	BUILDING WIDTH (FT)	200 max	99.5	COMPLIES
	FACADE BUILD OUT (PRIMARY) (%)	80 min	89 <sup>1a</sup>	COMPLIES
	FACADE BUILD OUT (SECONDARY) (%)	65 min	83 <sup>1b</sup>	COMPLIES
	FLOOR PLATE (SF)	20,000 max	10,137	COMPLIES
	GROUND STORY HEIGHT (FT)	14 min	14	COMPLIES
	UPPER STORY HEIGHT STORY HEIGHT (FT)	10 min	11	COMPLIES
	NUMBER OF STORIES	3 min, 5 max	6	REQUIRES RELIEF
	STEP-BACK, 5TH STORY (FT)	10 min	10	COMPLIES
	BUILDING HEIGHT (FT)	66 max	70.1	REQUIRES RELIEF
FACADE	ROOF TYPE	FLAT	FLAT	COMPLIES
	GROUND STORY FENESTRATION (%) - PRIMARY - SECONDARY	70 min 15 min, 50 max	70 (Hawkins) 45 (Lake)	COMPLIES COMPLIES
	UPPER STORY FENESTRATION (%) - PRIMARY - SECONDARY	15 min, 50 max 15 min, 50 max	37 (Hawkins) 46 (Lake)	COMPLIES COMPLIES
USE & OCCUPANCY	BLANK WALL (FT)	20 max	18.5	COMPLIES
	GROUND STORY ENTRANCE SPACING (FT)	30 max	22	COMPLIES
	COMMERCIAL SPACE DEPTH (FT)	30 min	36	COMPLIES
	GROSS FLOOR AREA PER DU (LOT AREA >5,500SF)	1,125 / DU	54,816 / 44 DU = 1,245	COMPLIES
	OUTDOOR AMENITY SPACE	1 / DU OR COMMON	SEE SHEET Z-8	COMPLIES
	NO. OF PARKING	45 max <sup>2</sup>	25	COMPLIES
ADUs	NO. OF LONG-TERM BIKE PARKING	45 min <sup>3</sup>	56	COMPLIES
	NO. OF SHORT-TERM BIKE PARKING	5 min <sup>4</sup>	5	COMPLIES
	4 OR MORE UNITS	8.8	9	COMPLIES

ALL DIMENSIONS ARE APPROXIMATE & PENDING PLOT PLAN VERIFICATION. SEE DIMENSIONAL SITE PLAN.

PETER  
QUINN  
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COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC  
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SOMERVILLE, MA 02144  
PH 617-354-3989

SEAL



CONSULTANT

PROJECT

3 HAWKINS ST

3 HAWKINS ST.  
SOMERVILLE, MA 02143

PREPARED FOR

HAWKINS STREET  
UNION SQ LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

ZONING  
COMPLIANCE  
(DIMENSIONAL  
TABLE)

SCALE AS NOTED

REVISION	DATE
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ZBA APPL	28 FEB 2020
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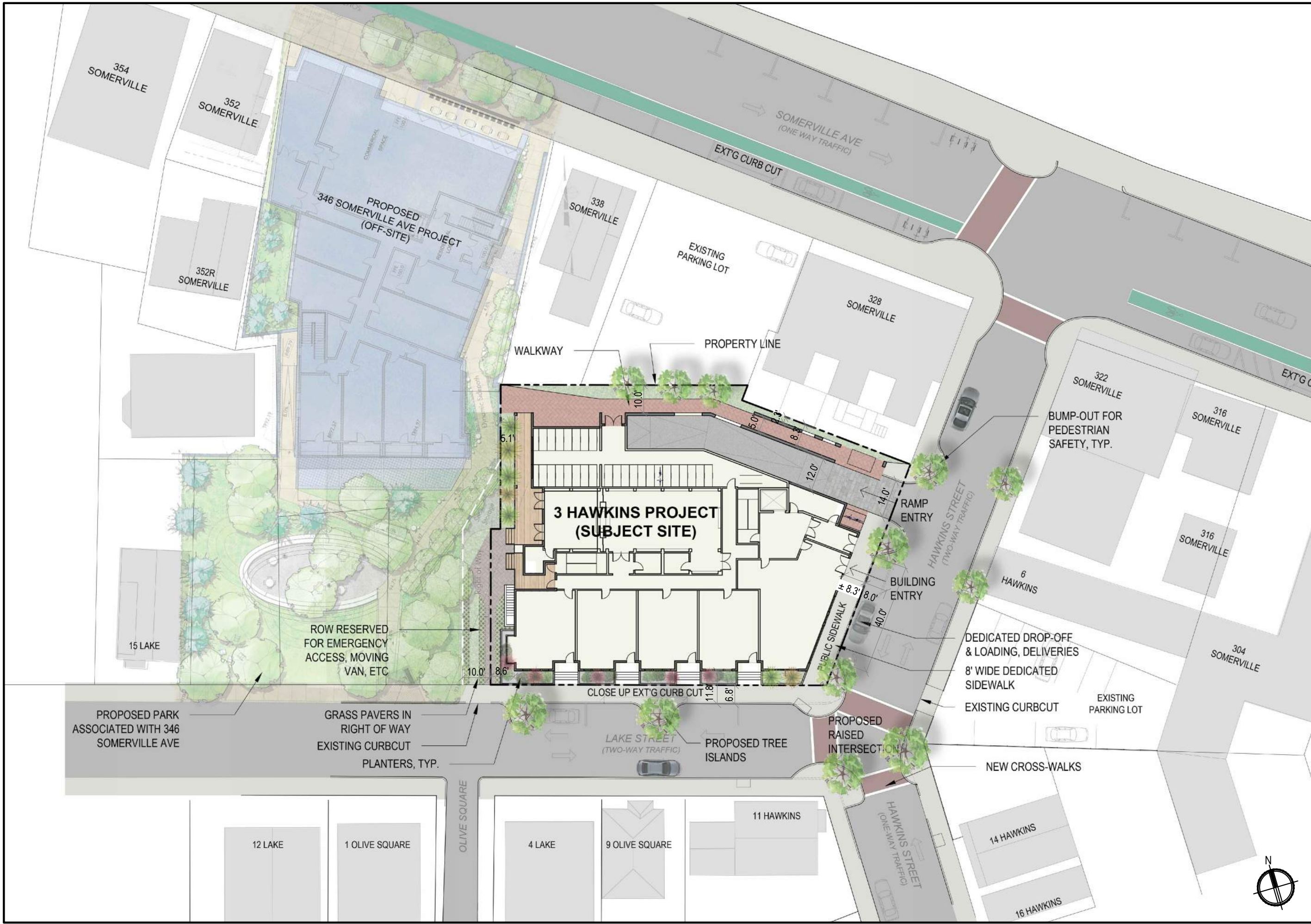
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Z-1

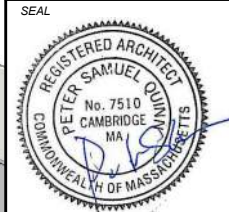


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WAKEFIELD, MA 01880

DRAWING TITLE  
**COMPOSITE  
SITE PLAN**

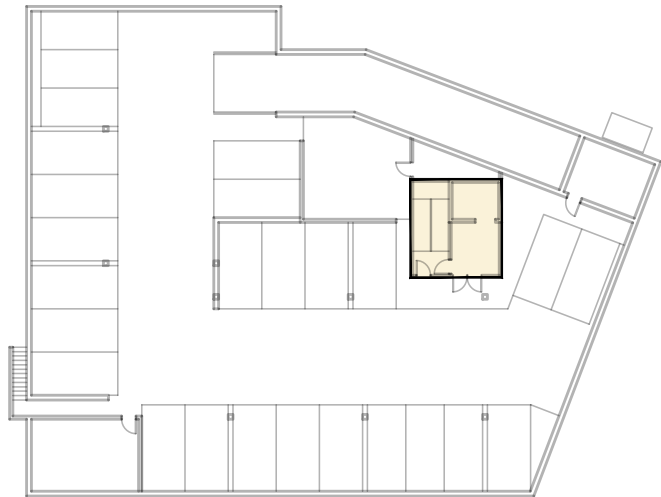
SCALE AS NOTED

REVISION	DATE
ZBA APPL	28 FEB 2020
DRAWN BY MN/ YC	REVIEWED BY PQ
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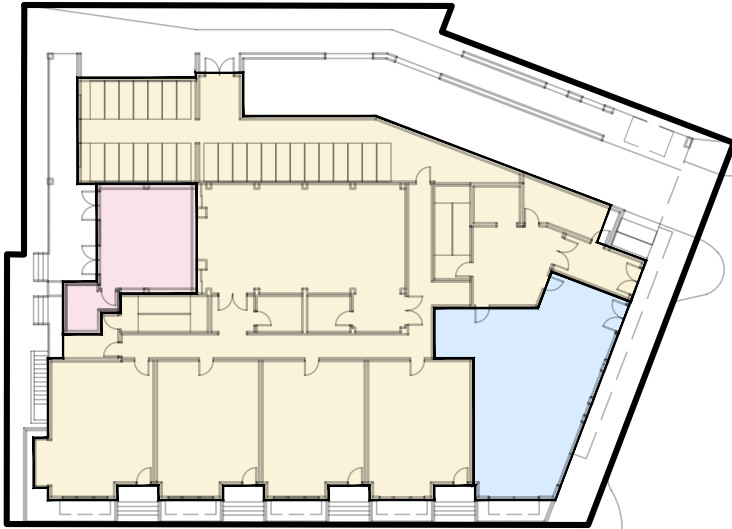
**AS1**



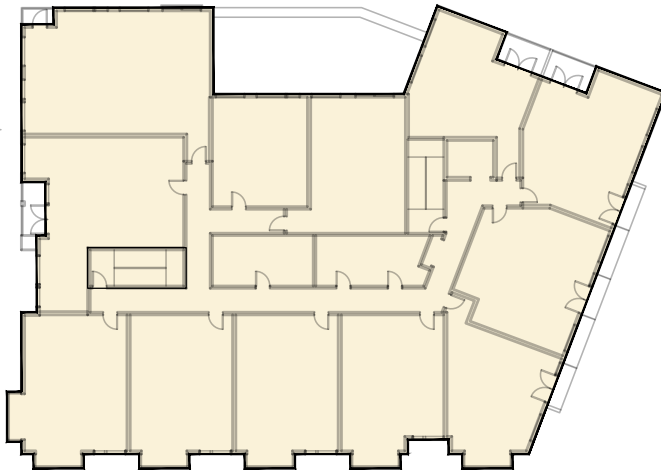
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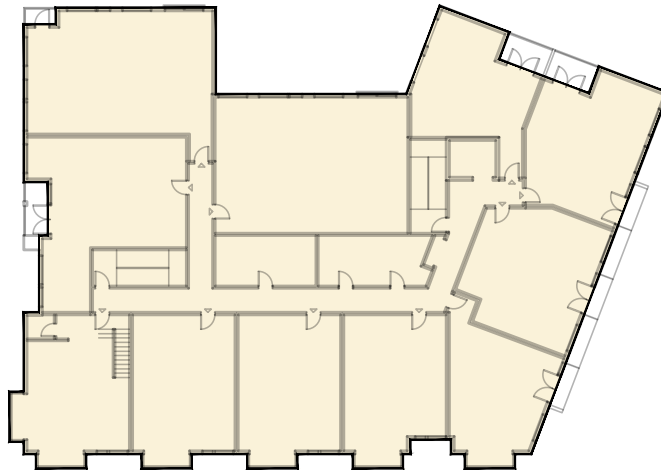
BASEMENT = 390-GSF



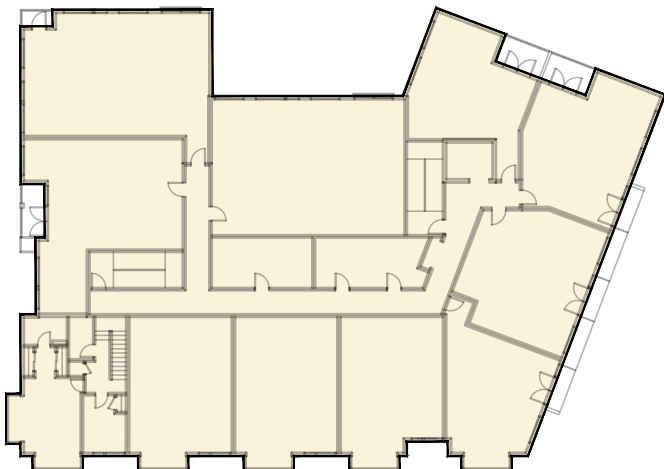
FIRST FLOOR: 6,960-GSF (RESIDENTIAL AREA)  
577-GSF (COMMUNITY AREA)  
1,152-GSF (RETAIL AREA)



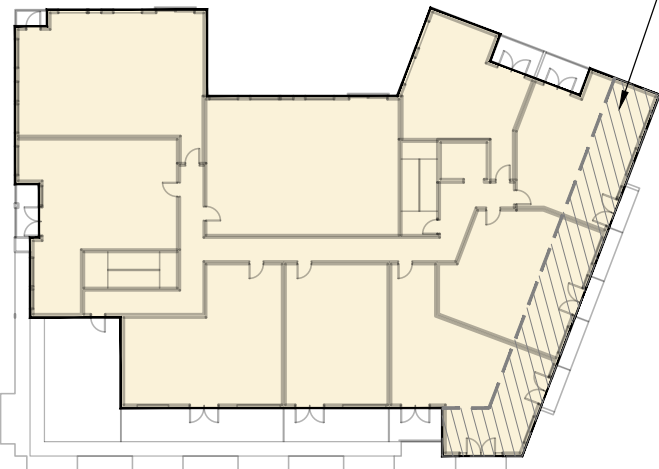
SECOND FLOOR = 10,137-GSF



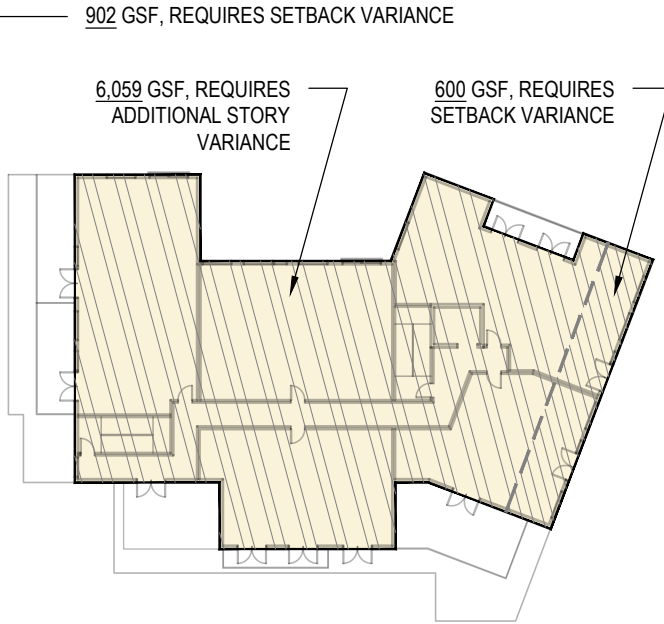
THIRD FLOOR = 10,137-GSF



FOURTH FLOOR = 10,137-GSF



FIFTH FLOOR = 8,667-GSF



SIXTH FLOOR = 6,659-GSF

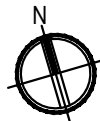
GROSS FLOOR AREA *			
FLOOR	RES GSF	COMMUNITY GSF	RETAIL GSF
BASEMENT	390		
1ST FL	6,960	577	1,152
2ND FL	10,137		
3RD FL	10,137		
4TH FL	10,137		
5TH FL	8,667		
6TH FL	6,659		
TOTAL	53,087	577	1,152
GFA	54,816		

\* PER ZONING BY-LAW DEFINITION

1

PROPOSED GROSS SQ FOOTAGE

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



PETER QUINN ARCHITECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

SEAL

REGISTERED ARCHITECT  
PETER SAMUEL QUINN  
No. 7510  
CAMBRIDGE  
MA  
COMMONWEALTH OF MASSACHUSETTS

CONSULTANT

PROJECT

3 HAWKINS ST

3 HAWKINS ST.  
SOMERVILLE, MA 02143

PREPARED FOR

HAWKINS STREET  
UNION SQ LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

ZONING  
COMPLIANCE  
(GROS SQ  
FOOTAGE)

SCALE AS NOTED

REVISIONDATE

ZBA APPL28 FEB 2020

DRAWN BYYC

REVIEWED BYPQ

SHEET

Z-4



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1 LAKE ST ELEVATION  
SCALE: 1/10" = 1'-0"

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LAKE ST  
ELEVATION

SCALE AS NOTED	
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SHEET

**A-8**



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1 HAWKINS ST ELEVATION  
SCALE: 1/10" = 1'-0"

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HAWKINS ST  
ELEVATION

SCALE AS NOTED

REVISION	DATE

ZBA APPL

DRAWN BY

MN/ YC

SHEET

26 FEB 2020

REVIEWED BY

PQ

A-9



Z:\00ADD\05\Hawkins-302 Schematic Design\Hawkins 3 - Elevations.dwg, A10, 2/24/2020 5:04:01 PM



1 REAR ELEVATION  
SCALE: 1/10" = 1'-0"

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ARCHI  
TECTS

ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN

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

SEAL



CONSULTANT

PROJECT

3 HAWKINS ST

3 HAWKINS ST.  
SOMERVILLE, MA 02143

PREPARED FOR

HAWKINS STREET  
UNION SQ LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

REAR  
ELEVATION

SCALE AS NOTED

REVISION	DATE

ZBA APPL	26 FEB 2020
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SHEET

A-10





# 1 PARK ELEVATION

SCALE: 1/10" = 1'-0"



PROPOSED MASSING  
(WITH ADDITION 6-STORY AND SETBACK NON-COMPLIANT)



AERIAL VIEW FROM WEST



AERIAL VIEW FROM EAST

PERMITTED MASSING  
(10' SETBACK 5-STORY)



AERIAL VIEW FROM WEST



AERIAL VIEW FROM EAST

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PREPARED FOR

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UNION SQ LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

ZONING  
COMPLIANCE  
(MASSING  
MODEL)

SCALE AS NOTED

REVISION	DATE

ZBA APPL

26 FEB 2020

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PROPOSED 6-STY @ 346  
SOMERVILLE AVE WITH  
PROPOSED PARK

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3 HAWKINS ST.  
SOMERVILLE, MA 02143

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HAWKINS STREET  
UNION SQ LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

AERIAL VIEW  
FROM WEST

SCALE AS NOTED

REVISION	DATE
ZBA APPL	26 FEB 2020
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SHEET	

A0.1





PROPOSED 6-STY @ 346  
SOMERVILLE AVE WITH  
PROPOSED PARK

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**3 HAWKINS ST**

3 HAWKINS ST.  
SOMERVILLE, MA 02143

PREPARED FOR

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UNION SQ LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

**STREET VIEW  
@ LAKE ST**

SCALE AS NOTED

REVISION	DATE

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**A0.2**



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SOMERVILLE, MA 02143

PREPARED FOR

HAWKINS STREET  
UNION SQ LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

STREET VIEW  
@ HAWKINS ST  
CORNER

SCALE AS NOTED

REVISION	DATE
ZBA APPL	26 FEB 2020
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SHEET	

A0.3





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SOMERVILLE, MA 02143

PREPARED FOR

HAWKINS STREET  
UNION SQ LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

STREET VIEW  
@ HAWKINS ST

SCALE AS NOTED

REVISION	DATE
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SHEET

A0.4



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PROPOSED 6-STY @ 346  
SOMERVILLE AVE WITH  
PROPOSED PARK

328  
SOMERVILLE AVE

EXISTING CONDITION  
(PARKING LOT)

338  
SOMERVILLE AVE

SOMERVILLE AVE

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PLANNING  
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259 ELM STREET, SUITE 301  
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PROJECT

3 HAWKINS ST

3 HAWKINS ST.  
SOMERVILLE, MA 02143

PREPARED FOR

HAWKINS STREET  
UNION SQ LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

STREET VIEW  
@ SOMERVILLE  
AVE

SCALE AS NOTED

REVISION

DATE

ZBA APPL

28 FEB 2020

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YC

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SHEET

A0.5





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SOMERVILLE, MA 02143

PREPARED FOR

HAWKINS STREET  
UNION SQ LLC

7 MORRISON RD WEST  
WAKEFIELD, MA 01880

DRAWING TITLE

VIEW ACROSS  
346 SOMERVILLE  
AVE PARK

SCALE AS NOTED

REVISION	DATE
ZBA APPL	26 FEB 2020
DRAWN BY YC	REVIEWED BY PQ
SHEET	

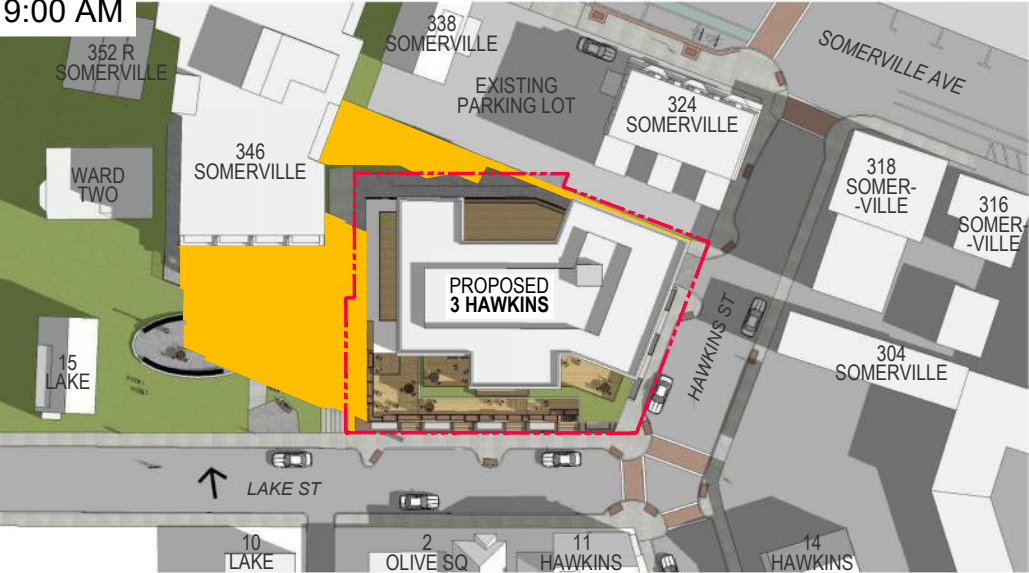
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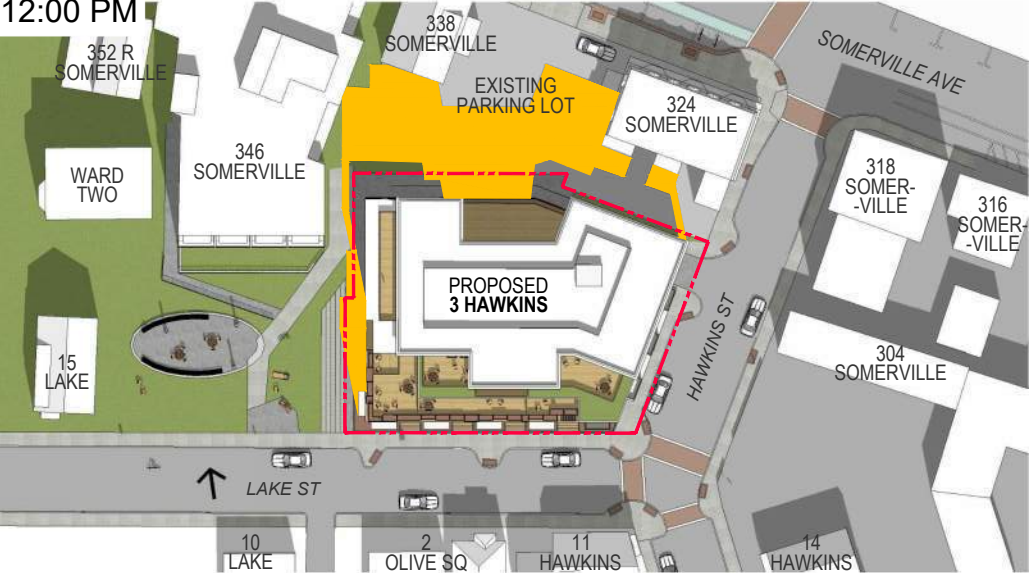
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SOMERVILLE, MASSACHUSETTS

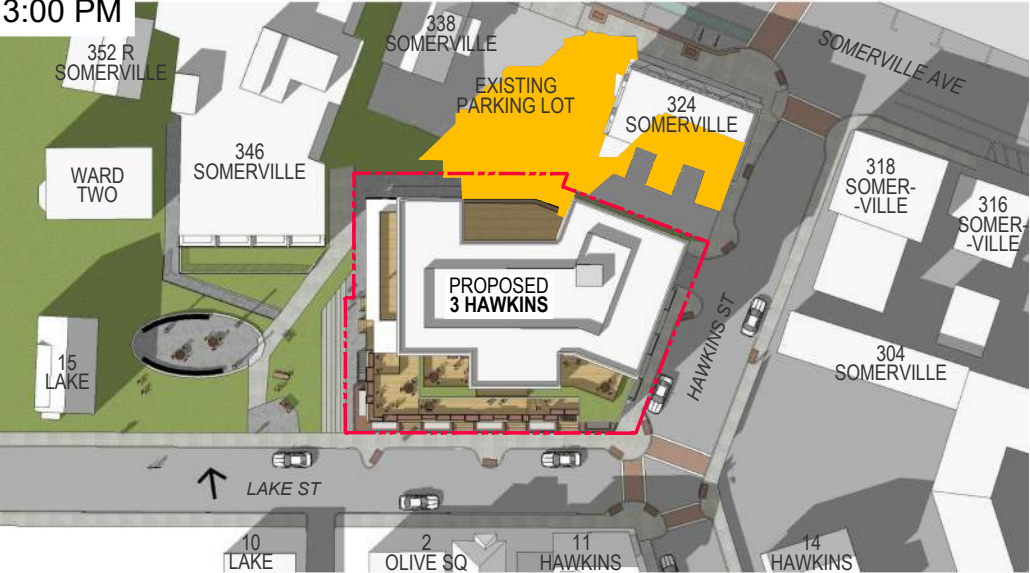
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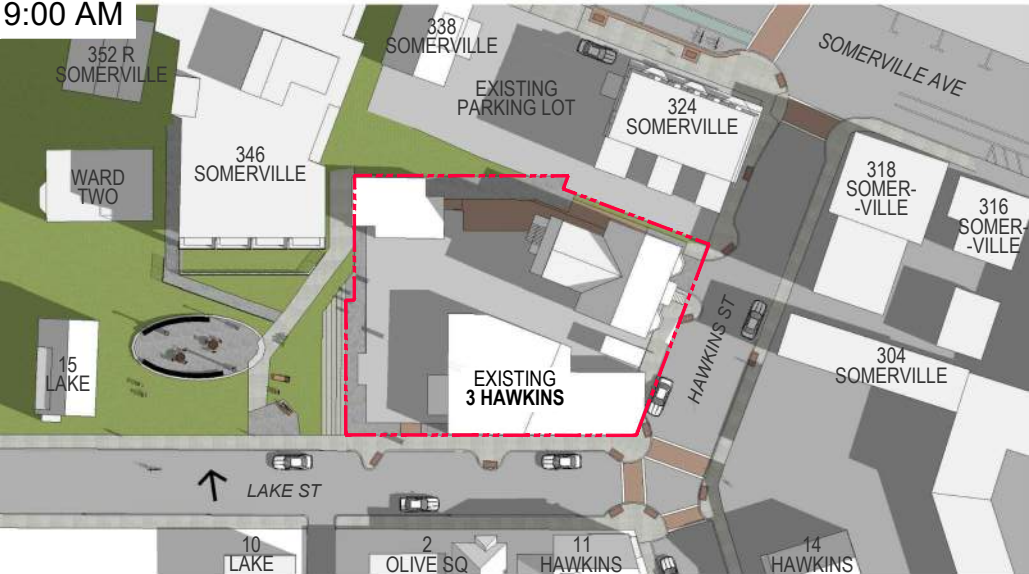
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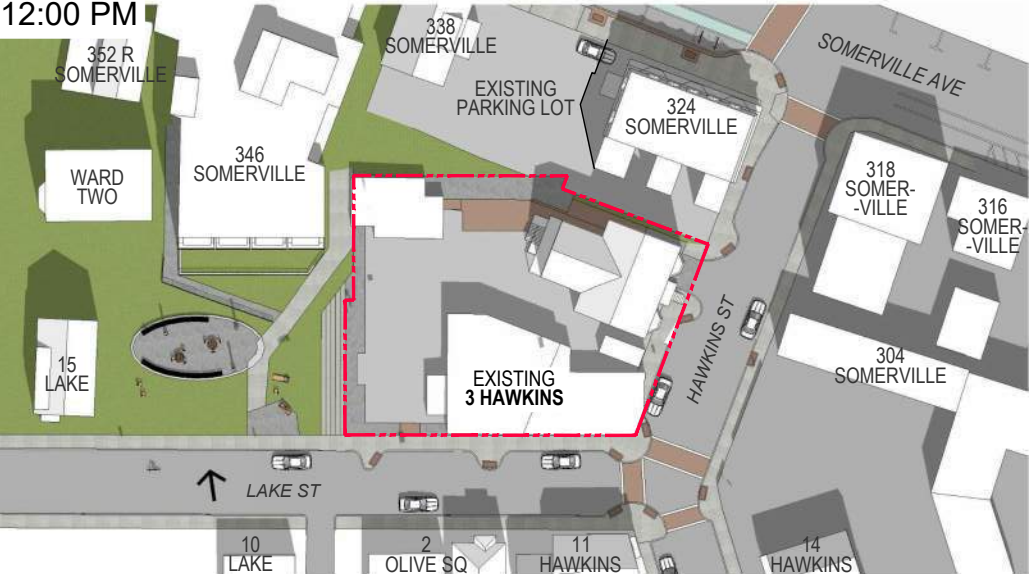
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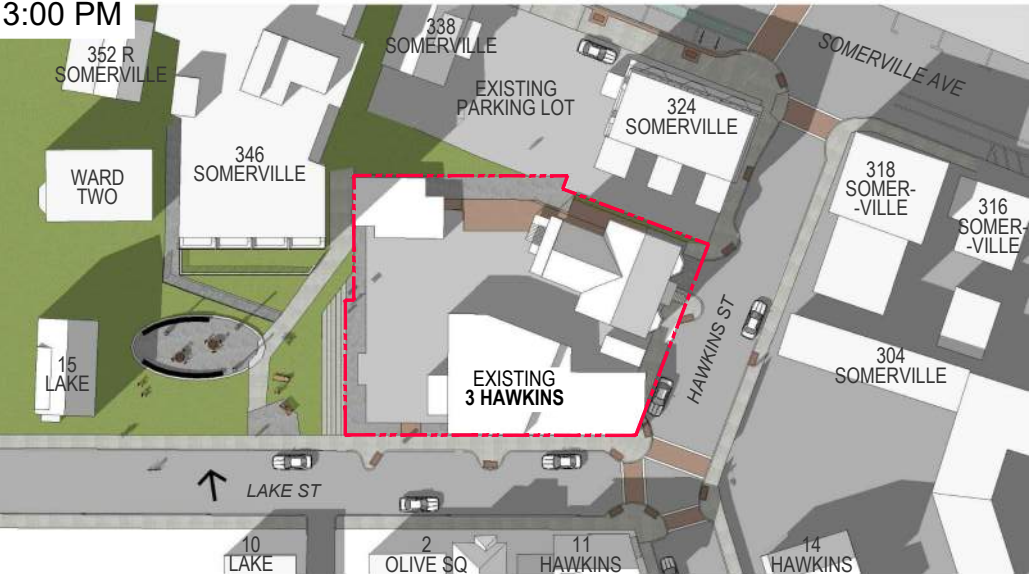
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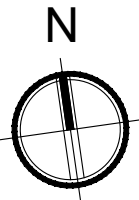
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ADDITIONAL SHADOW



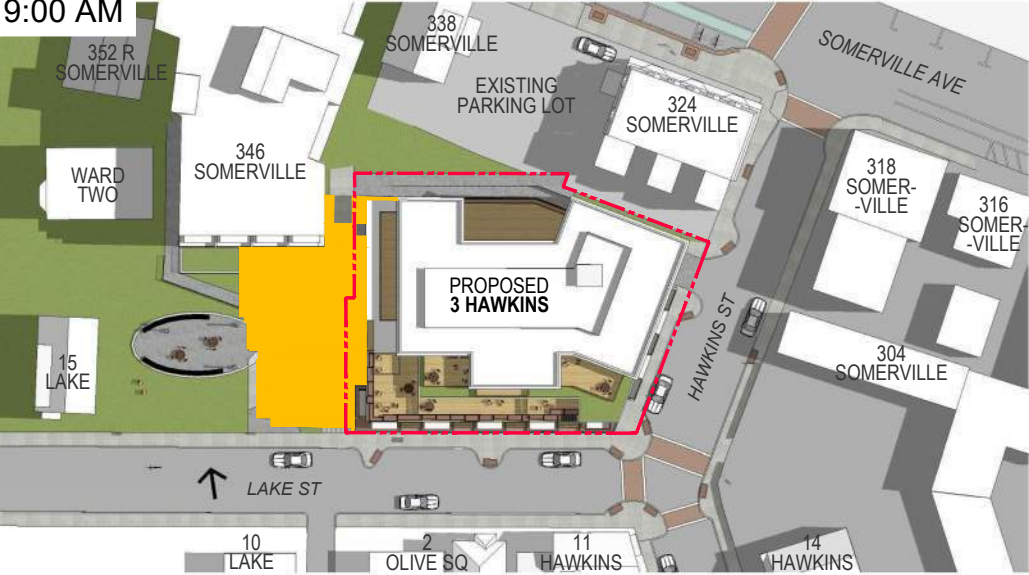
SPRING / FALL - MARCH 21 / SEPTEMBER 21  
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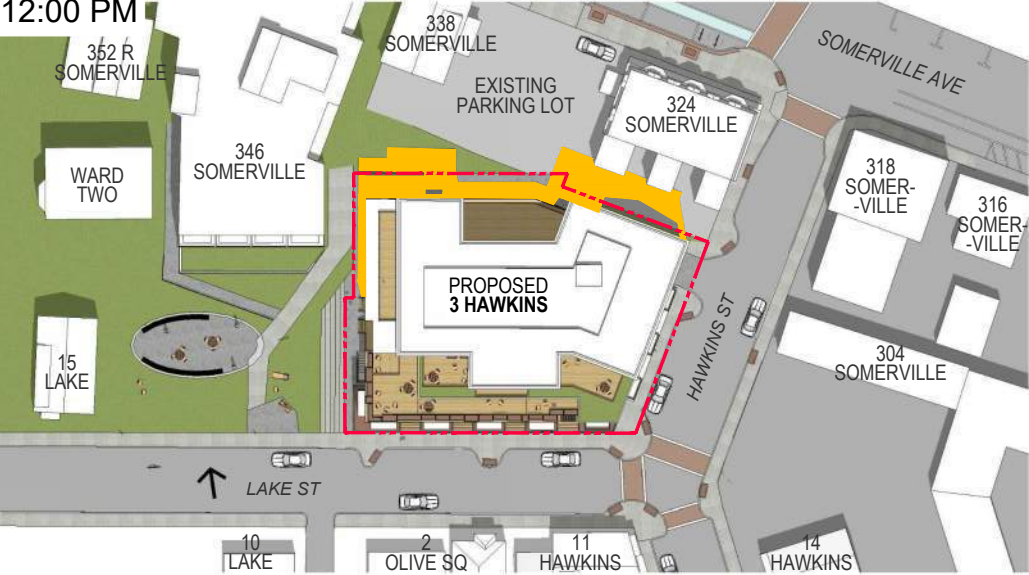
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SOMERVILLE, MASSACHUSETTS

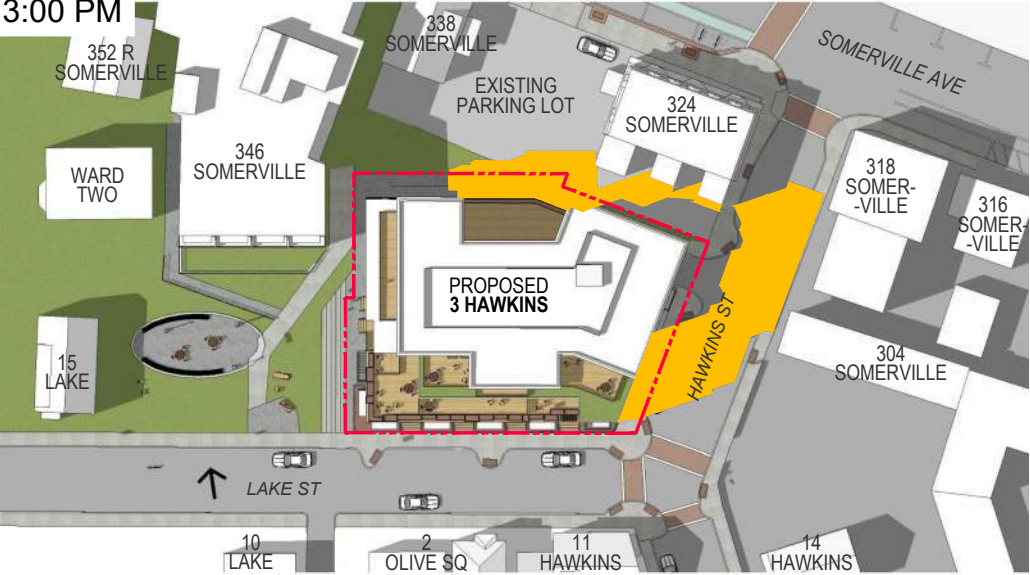
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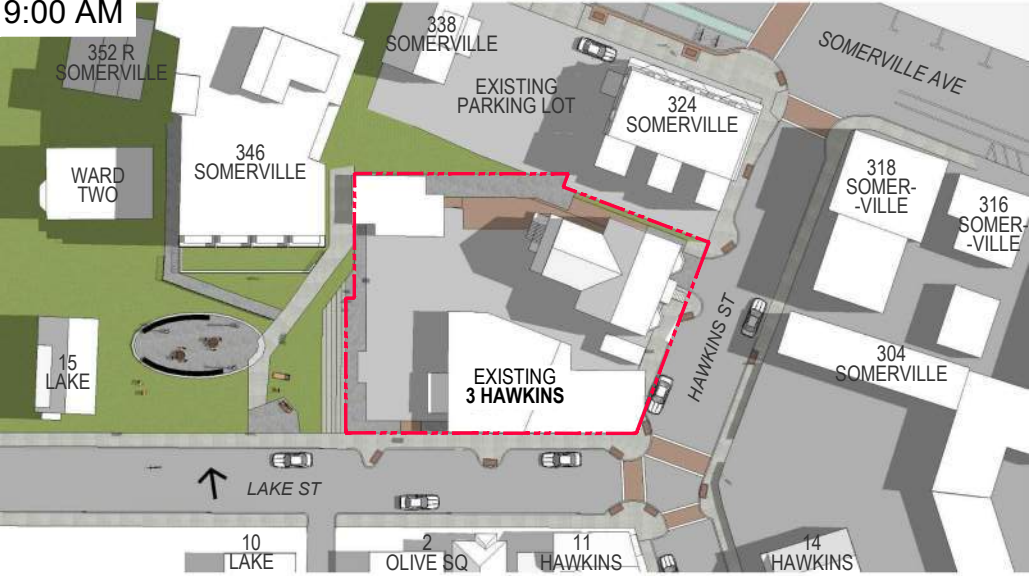
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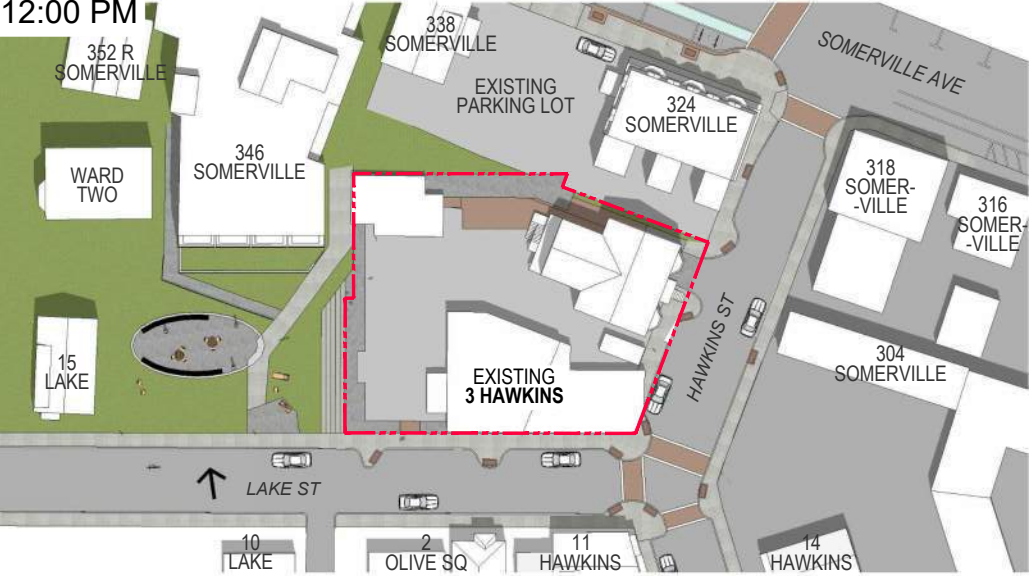
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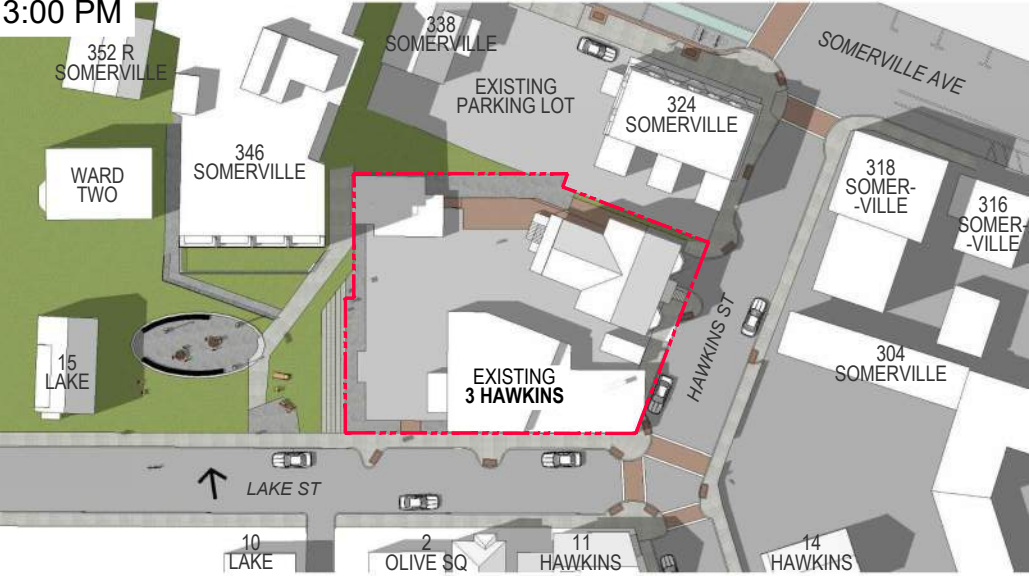
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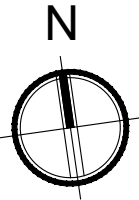
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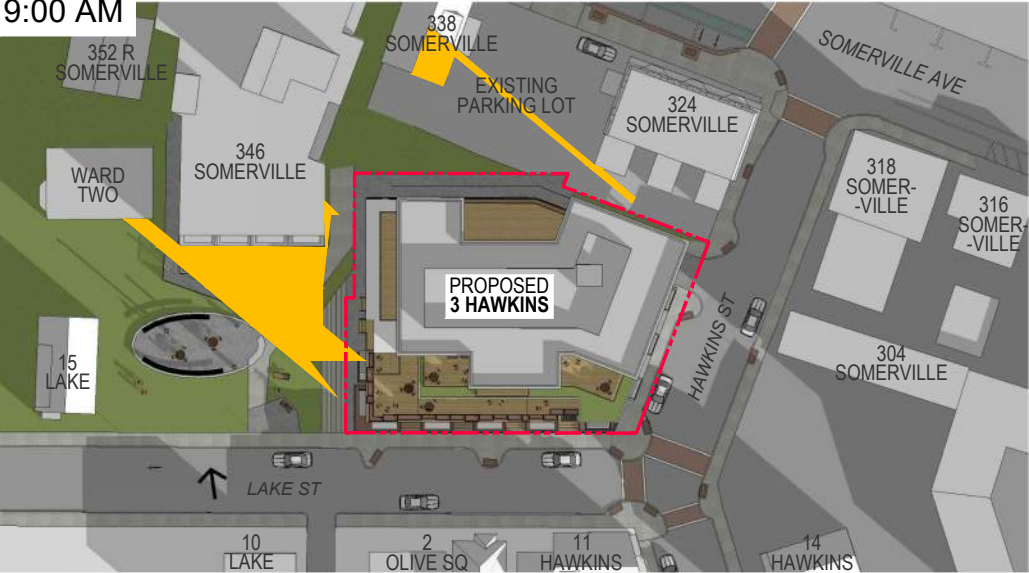
SUMMER - JUNE 21



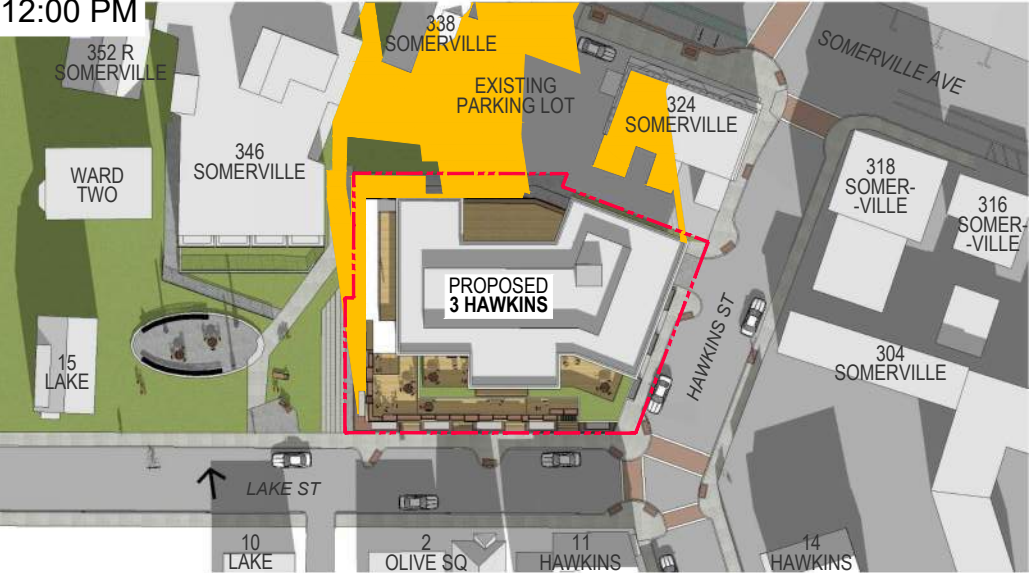
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SOMERVILLE, MASSACHUSETTS

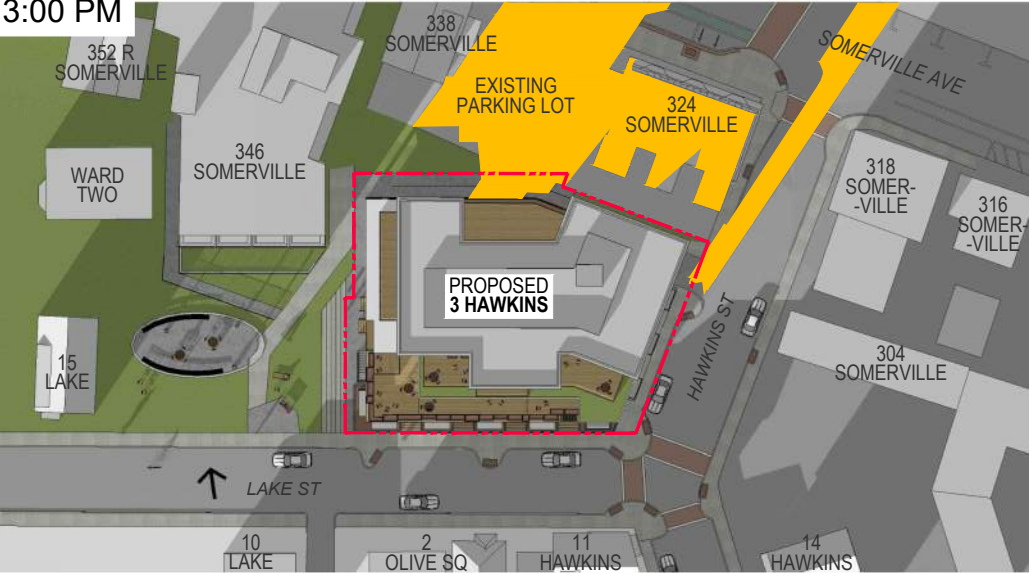
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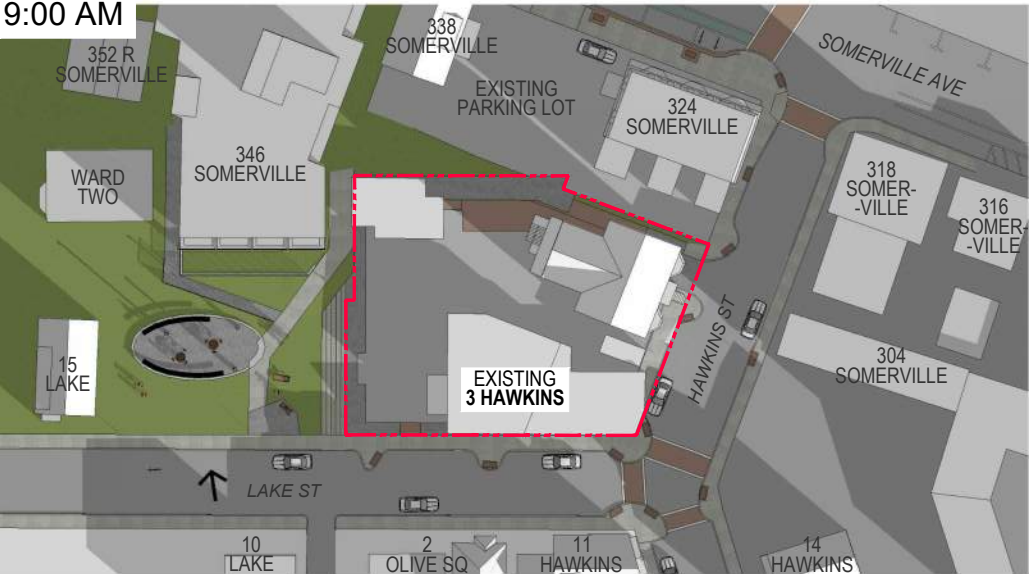
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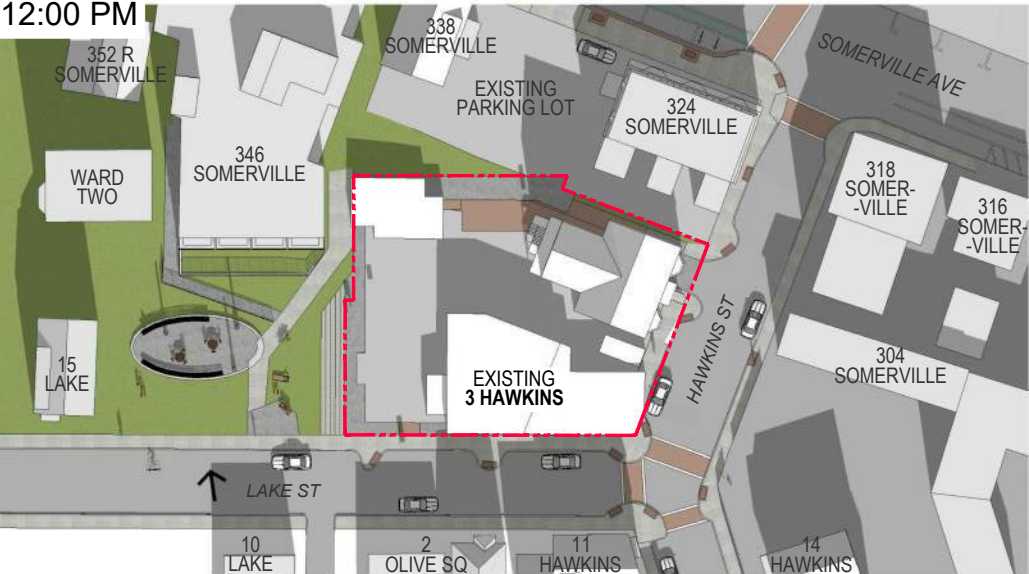
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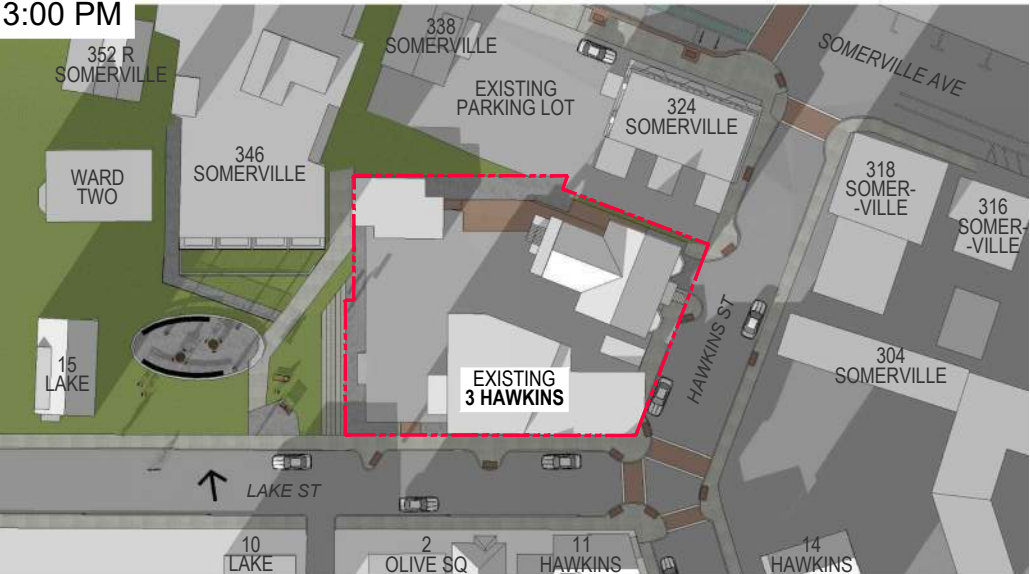
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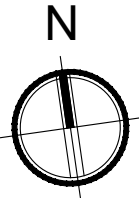
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ADDITIONAL SHADOW



WINTER - DECEMBER 21