



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

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PLANNING DIVISION

STAFF PRESENT

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
LORI MASSA, *SENIOR PLANNER*
AMIE HAYES, *PLANNER*

MEMBERS PRESENT

JULIE BRADY
JAMES KIRYLO
TANYA PAGLIA

DESIGN REVIEW COMMITTEE

RECOMMENDATIONS and MINUTES

The City of Somerville Design Review Committee held a public meeting on **Thursday, August 14, 2014**, at **6:30 p.m.** in City Hall, 3rd Floor Conference Room, 93 Highland Avenue, Somerville, MA.

The purpose of the meeting was to review and make recommendations on the following proposals:

1154 Broadway

Description: Review of the design for a mixed used development for the fire site in Teele Square.

The design responded to the DRC's recommendations from the past review. The following changes were incorporated into the design:

- The residential entry on Broadway was made more prominent to address the openness above it.
- The bay on the front façade was defined.
- The commercial appearance wraps around the courtyard.
- The lines of the cornice have been cleaned up.
- There is an elevated bay on the courtyard side of the structure.
- The material will be real brick but will be thin - 5/8".
- The columns are now flat and precast instead of brick.
- The low brick wall around the 2nd floor balcony in the courtyard should be lighter or have breaks.
- The color of the clapboard on the one-story rear portion of the building may need a different color than the clapboards on the fourth floor to distinguish them.

The DRC would like to review the design of the kiosk when it is complete.



260 & 266 Beacon

Description: Review of the design for 2 mixed use buildings with a combined site plan.

The Committee felt that their recommendations were addressed from their past review and had the following comments: the Owner of the property needs to maintain the green wall so that it stays green, the front balcony in the middle portion of the building should be opened up to allow residents to access this space, the sidewalk and patio should be required to be different materials as is shown on the plan, and the mechanical equipment on the roof needs thought especially due to the skylights on the roof.

434 McGrath Highway

Description: Review of the site plan and design 48 units and 15,000 commercial square feet in two structures.

The dumpster location was added from the previous review and public art was added to the front facade. The Committee was concerned about trucks backing out of the site. The DRC were given four designs to review. The members preferred option 2 because it was not historically referential and fits into the context of the City. They suggested adding 2-story bays and changing the material to break up the massing. There could be a thinner sky connection but it looks odd with the mansard roof.

Assembly Row Block 6

Description: Review of the site plan and design for 447 residential units, 40,000 square feet of retail, and 671 parking spaces.

The DRC reviewed a preliminary plan and made the following comments and recommendations.

- Reconfigure the tower so that the glazing is not hitting the base building, which is brick.
- Bring the tower down to the ground.
- Create a model that includes blocks 5, 7, and 8 to see how their shadows affect block 6.
- The massing is effective but make a stronger relation between the tower and the lower floors.
- The façade that will be seen from the T station is successful.
- Explore installing green roofs on the expansive flat roofs and community gardens for the residents in the courtyard.
- Hire a local artist to do the artwork on the garage.
- The DRC would like to see the final materials and a landscape plan.

771 McGrath Highway

Description: Review of the site plan and design for amendment to a Planned Unit Development with Stop and Shop to establish 75 residential units.

The DRC made the following recommendations on the design and discussed the following topics:

- Add an entry on the southern corner.
- The entry for the building needs to be identified.
- The site will be capped because of environmental reasons so underground parking is not an option.
- There looks like there are residential units in the stair towers on the western side of the building and this is confusing.
- The building looks homogeneous on the western side.
- The screens at the edge of the courtyards should be further developed.
- The DRC would like to do a material review.

Other Business

None.