D2.3 | Residential + Commercial

Union Square Revitalization

Somerville, MA

Design Review Committee
08.20.2018

PROJECT TEAM

Owner:
Union Square RELP
Master Developer LLC (US2)
31 Union Square
Somerville, MA. 02143

Designer:
Howeler + Yoon Architecture LLP
150 Lincoln Street, 3A
Boston, MA. 02111

Architect:
bKL Architecture LLC
225 North Columbus Drive
Suite 100
Chicago, IL. 60601

Structural Engineer:
Odeh Engineers, Inc.
1223 Mineral Spring Ave.
North Providence, RI. 02904

Landscape:
Ground, Inc.
285 Washington Street, #G
Somerville, MA. 02143

LEED Consultant:
db, HMS
303 W Erie St, Suite 510
Chicago, IL 60654

MEP Engineer:
R.W. Sullivan Engineers
The Schrafft's City Center
529 Main St., Suite 203
Boston, MA. 02129

Retail Consultant:
Graffito SP
108 Lincoln Street
Boston, MA. 02111

Traffic Engineer:
Stantec
226 Causeway Street, 6th Floor
Boston, Massachusetts
02114-2155

DRAWINGS LIST

D2.3
UNION SQUARE
SOMERVILLE, MA

OWNER
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Somerville, MA. 02143

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REV #	ISSUE DATE	DESCRIPTION
01	AUGUST 20, 2018	DRC

SEAL

Höweler+Yoon Architecture

DESIGNER
HOWELER + YOON
ARCHITECTURE
150 Lincoln Street, 3A
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T 1.617.517.4101

SHEET TITLE
CONSULTANT LIST + CONTACTS

DRAWING NUMBER
D2.3- G000

DESIGN INTENT

A vibrant community within a mixed-use hub

The D2.3 tower and D2.2 mid-rise bar building will provide new opportunities to live, work, and play all in Union Square. The combined 450 mixed-income units, including 90 permanently affordable units, will attract a vibrant community of residents who desire both easy access to public transport and proximity to the cultural richness of the Square. Additional program components will serve both residents and the community at large: public parking, active ground-level retail, arts and creative space, a publicly accessible dog run, and new civic space that will reflect the multi-modal character of the neighborhood. The design of all of these new amenities will reflect the inventive and playful spirit of Union Square.

Connecting station to square

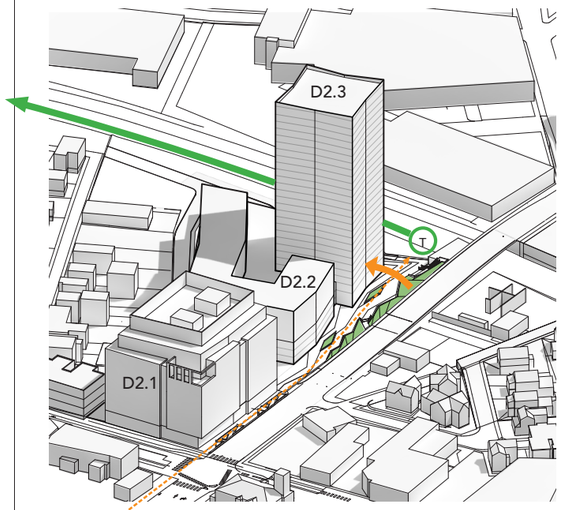
The path from the Union Square Station to the center of Union Square stretches 600 feet; the D2.3 tower, D2.2 mid-rise, and fronting civic spaces are all designed in concert to activate the transition from station to square. The combined massing of D2.2 and 2.3 peels back from Prospect Street, affording visibility to the station and leaving a generous green buffer between the plaza and street. The landscape edge at the street and the building facades at grade are inflected in a dynamic, sculptural way, together defining 'outdoor rooms' for different types of activity along the length of the plaza. Each building features a retail-dominated ground floor, boasting transparency to showcase the active uses inside.

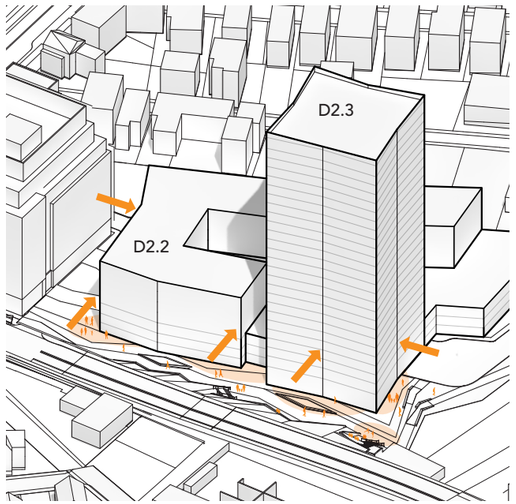
A new landmark

The 25-story residential tower on the D2.3 lot will provide an orienting landmark on the Somerville skyline, welcoming residents and visitors to Union Square. Commuters from the new Green Line Station, traversing the length of the platform, will arrive in Union Square via the tower's southern plaza; as they turn the corner heading north through a large plaza they will encounter a view of the historic Prospect Hill Monument, framed by street trees and a green landscaped buffer on the west and the tower's street wall to the east. The juxtaposition of these two landmarks, one past and one present, will highlight Somerville's unique mix of history and progressivism, announcing the revitalization of Union Square into an urban employment center.

A dynamic facade

Because of the tower's position at the confluence of railway, road, bike, and pedestrian paths, the tower facade is designed to harness movement around it to produce shifting views and readings. Vertical fins extend along the height of the tower; the play of light and shadow across them lends a sense of depth and accentuates the tower's slender proportions. Each fin features a colored face and a neutral face; within each grouping of fins, the colored faces are oriented together to produce a figural design of "interlocking blocks" around the four sides of the tower. As commuters arrive or pass through the site, the apparent color of the blocks will shift in intensity according to the viewer's changing vantage point. Colorful and ever-changing, the D2.3 tower will embody the ethos of the neighborhood in which it stands.





PROJECT INFORMATION

Building Type:	Mid-rise podium tower
Use Category:	Residential/ Retail
Total Gross Floor Area: (Includes Parking, D2.2, + D2.3)	511, 848 GSF
Height:	269'-6"
Number of Floors:	25
Parking Count:	300 Spaces
Loading Bays:	02

D2.3

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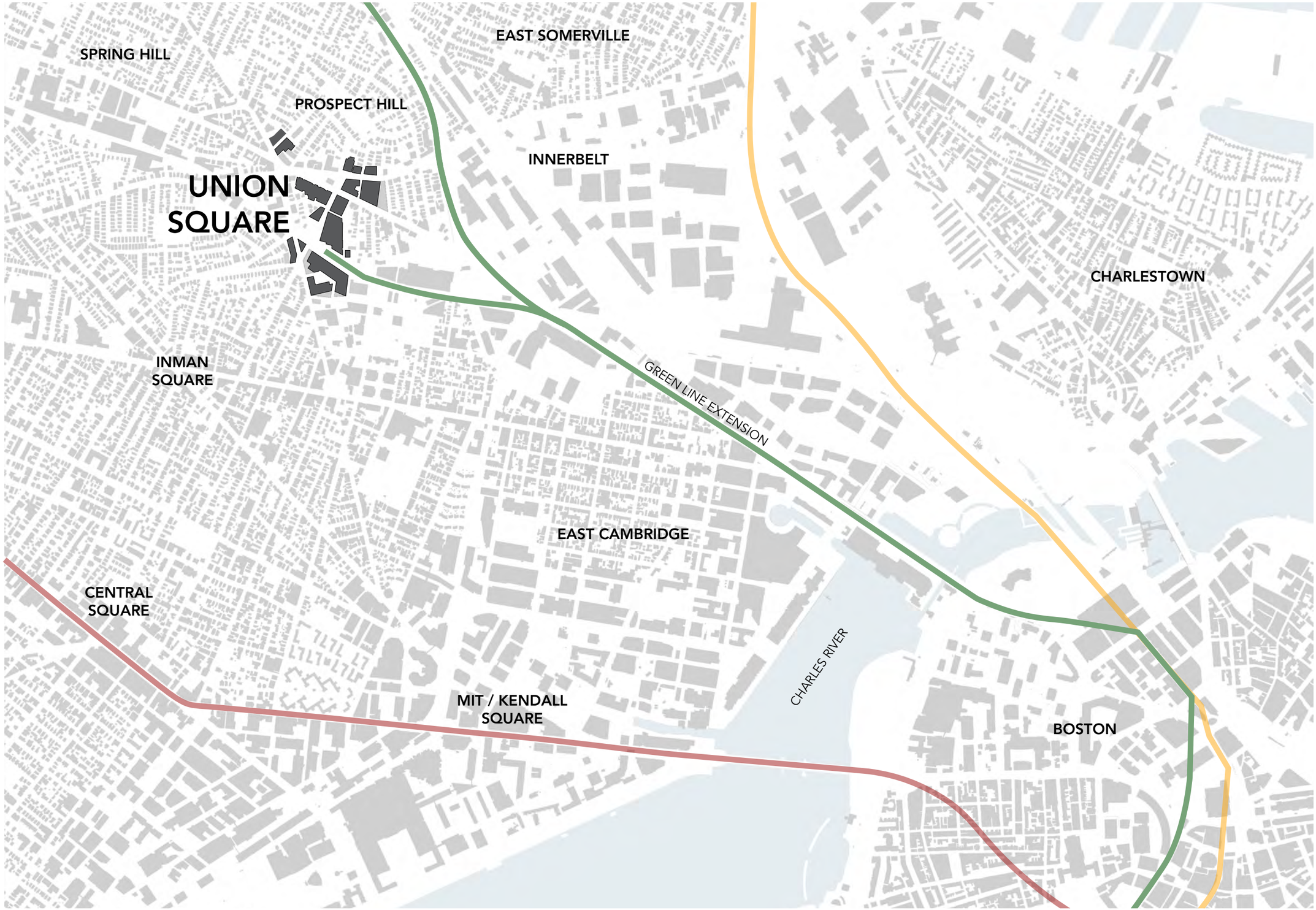
SHEET TITLE

DESIGN NARRATIVE

DRAWING NUMBER

D2.3- G001



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SHEET TITLE

LOCUS MAP

DRAWING NUMBER

D2.3- G100

D2.3

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LOCUS MAP

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D2.3- G101

A | View from Prospect Street facing north

B | View from Prospect Street overpass facing east

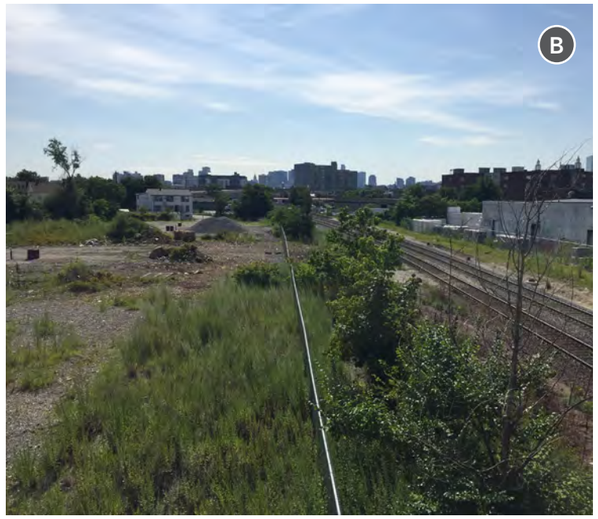
C | View from Site facing south

D | View from Prospect Street facing north east

E | View from the D2 site looking towards the back of Allen St. property

F | View from Prospect Hill Monument

G | View from Allen Street facing west



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CONTEXT PHOTOGRAPHS

DRAWING NUMBER

D2.3- G200

Aerial view looking south east towards Downtown Boston

D2.3

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CONTEXT PHOTOGRAPHS
EXISTING

DRAWING NUMBER

D2.3- G201

Aerial view looking south east towards Downtown Boston

D2.3

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CONTEXT PERSPECTIVE
PROPOSED

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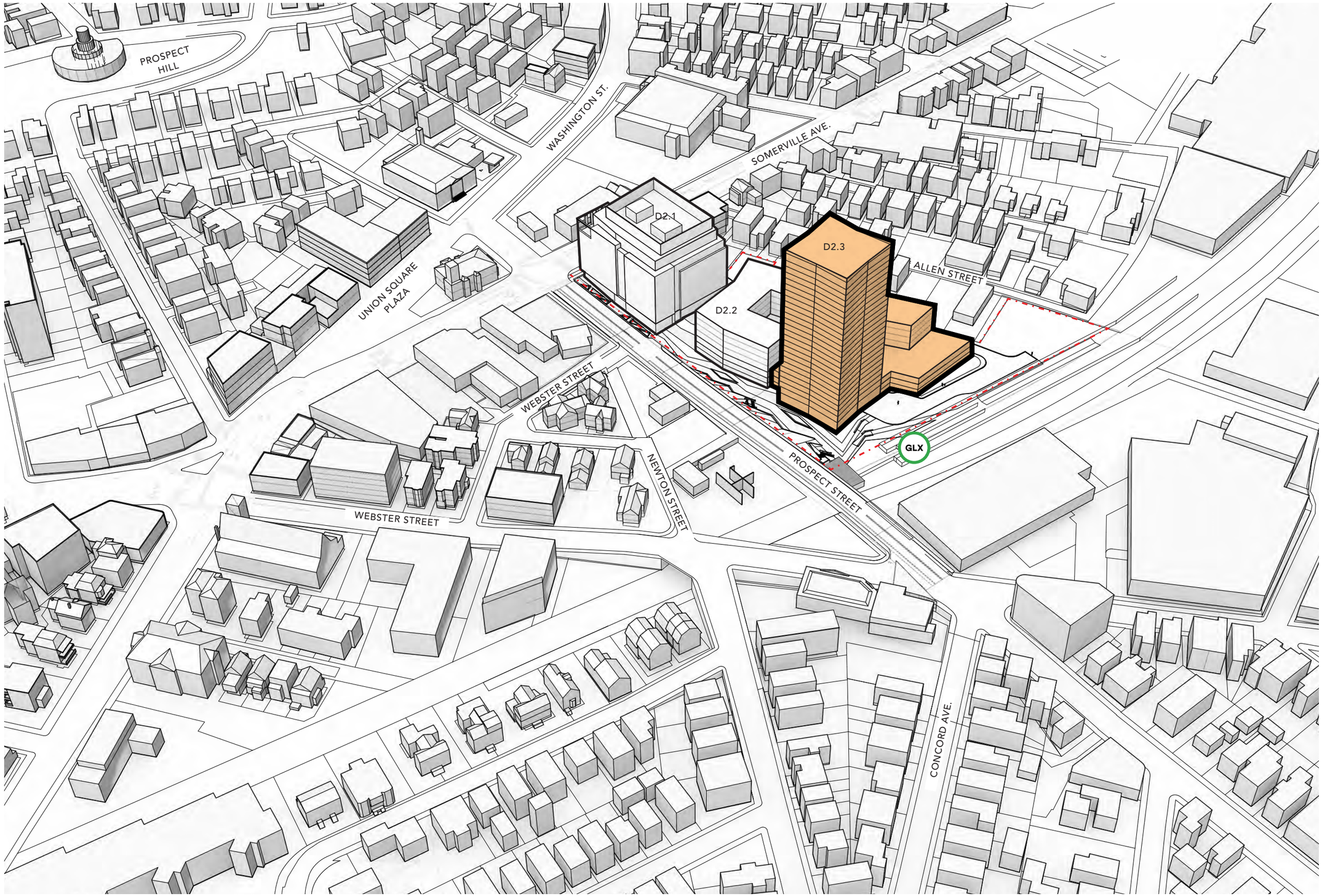
D2.3- G202



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CONTEXT ANALYSIS- PROPOSED

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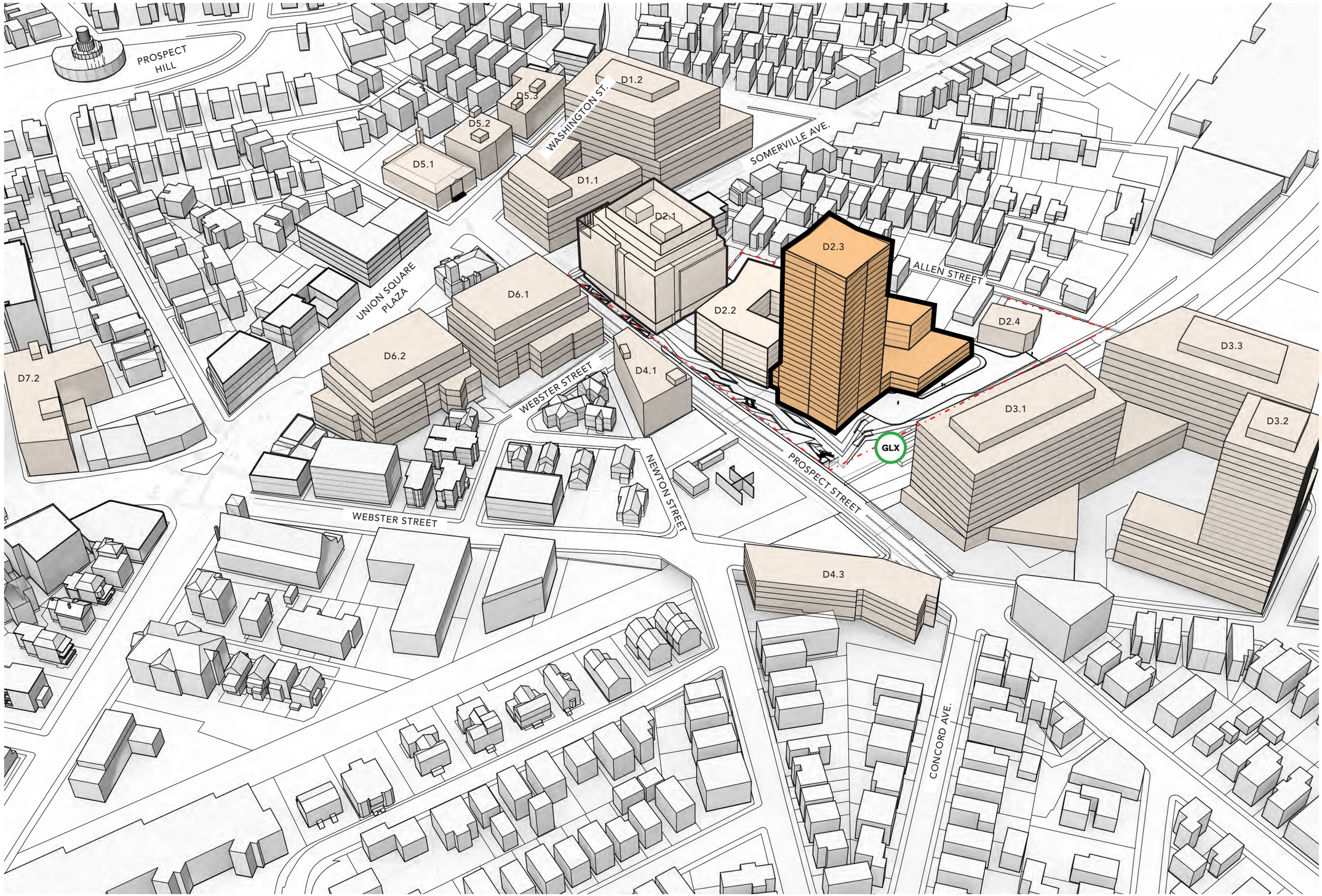
D2.3- G300



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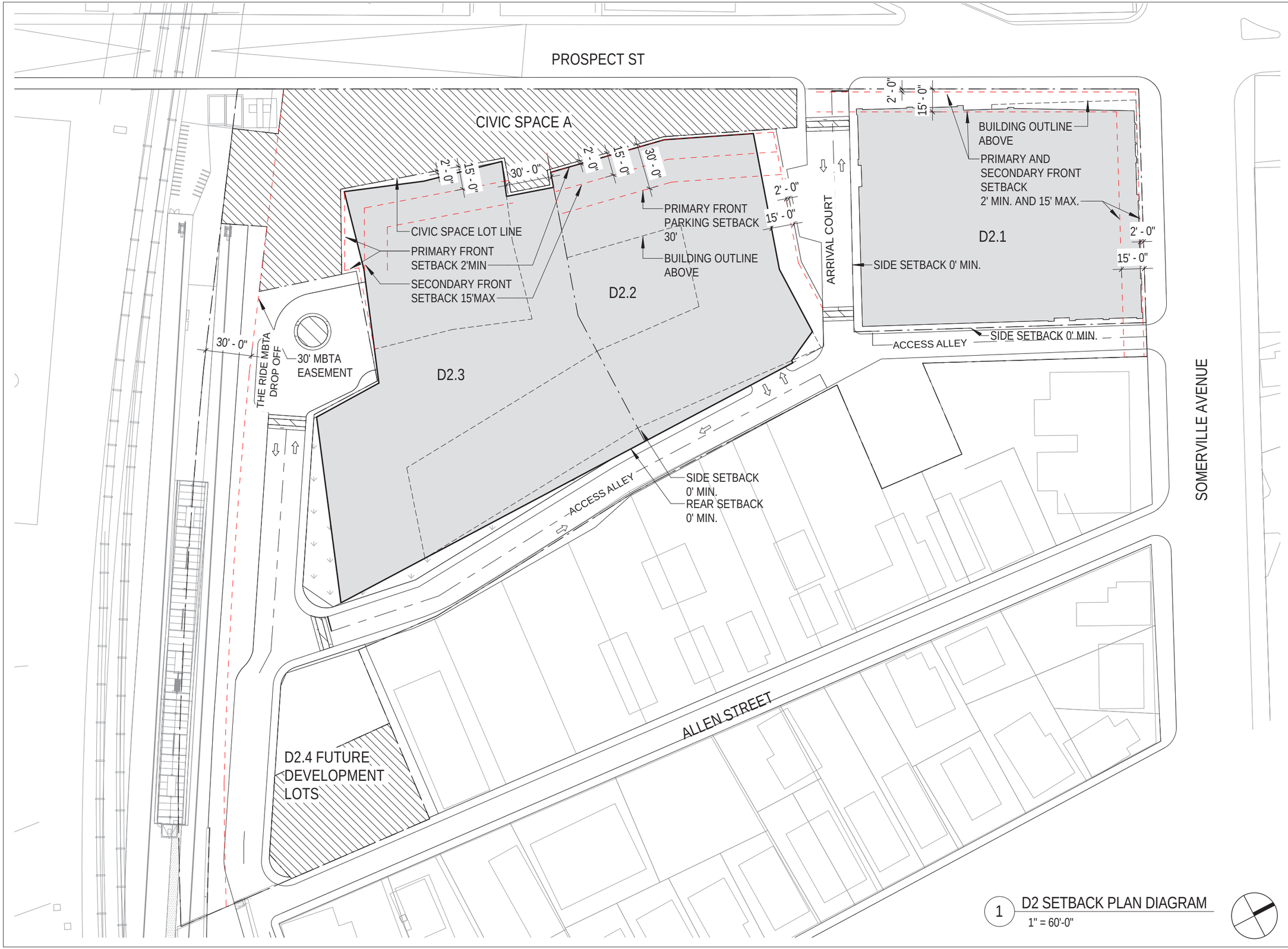
CONTEXT ANALYSIS- EXISTING

DRAWING NUMBER

D2.3- G301



1 D2 SETBACK PLAN DIAGRAM
1" = 60'-0"

D2.3

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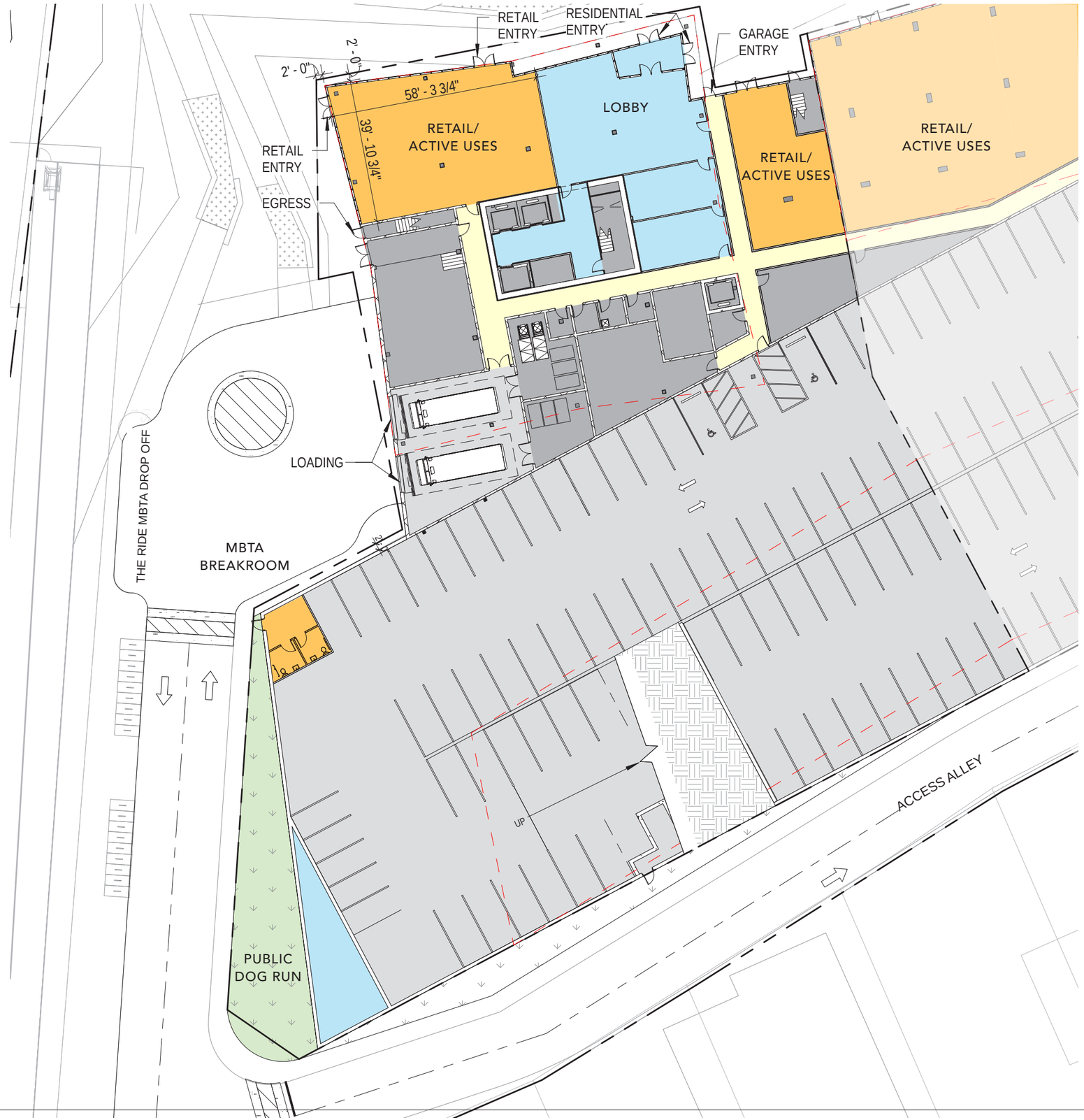
SHEET TITLE

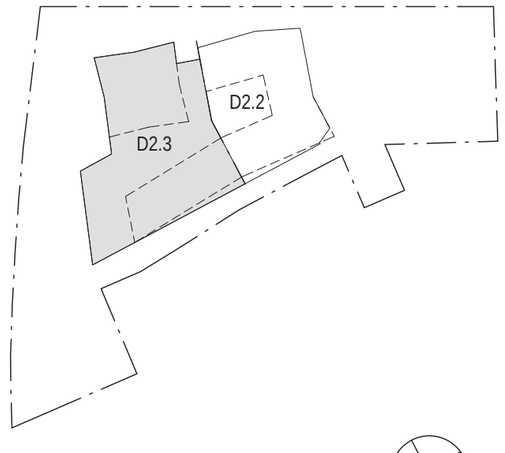
ZONING MAP

DRAWING NUMBER

D2.3- G400



- FOH
- CIRCULATION
- PARKING AND LOADING
- BOH
- RETAIL
- OUTDOOR AMENITY
- MBTA



1 LEVEL 01 (P1) FLOOR PLAN
1" = 30'-0"

D2.3

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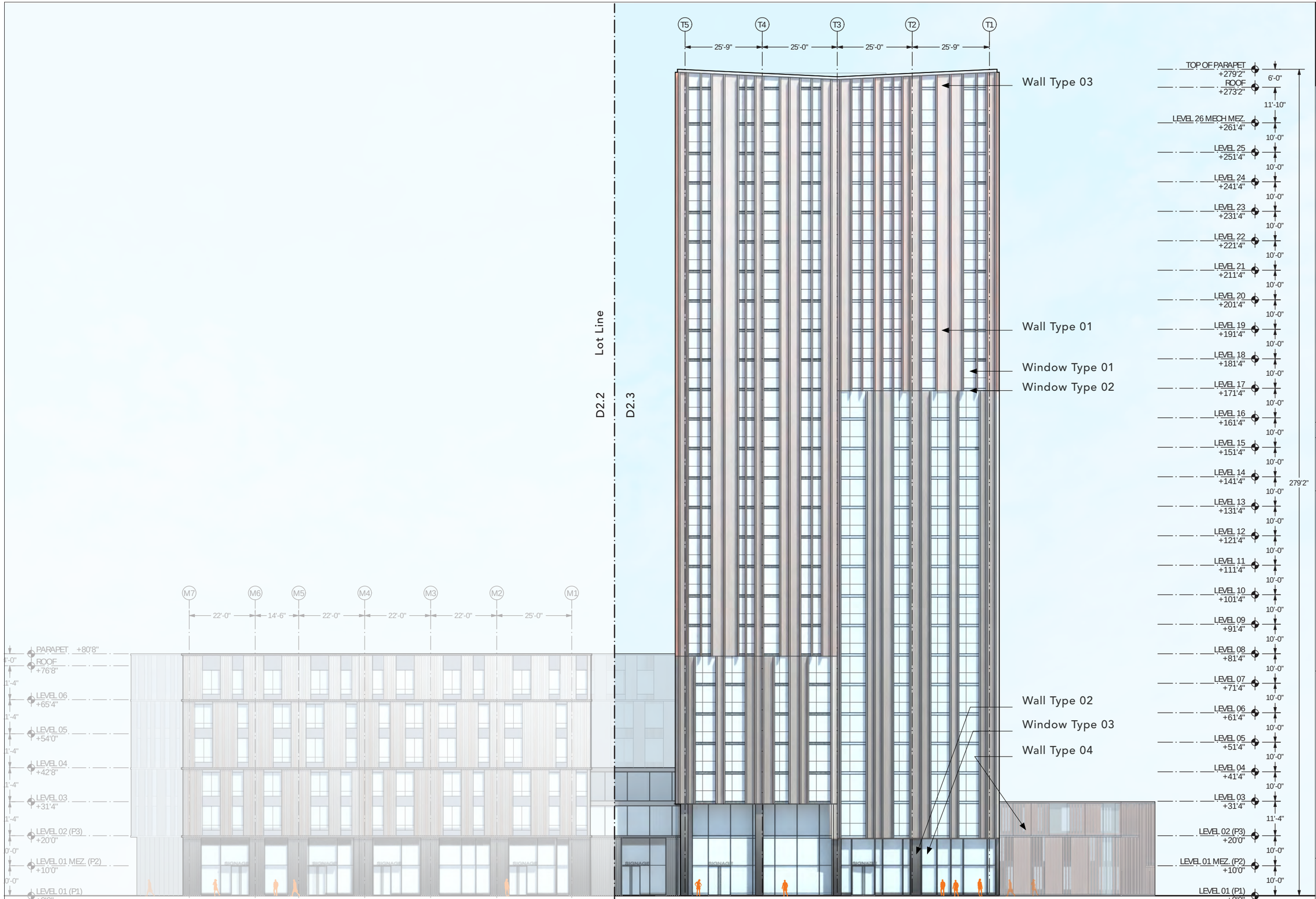
SHEET TITLE

PROPOSED SITE PLAN

DRAWING NUMBER

D2.3- A100



1 D2.3- WEST ELEVATION

1" = 30'-0"

D2.3

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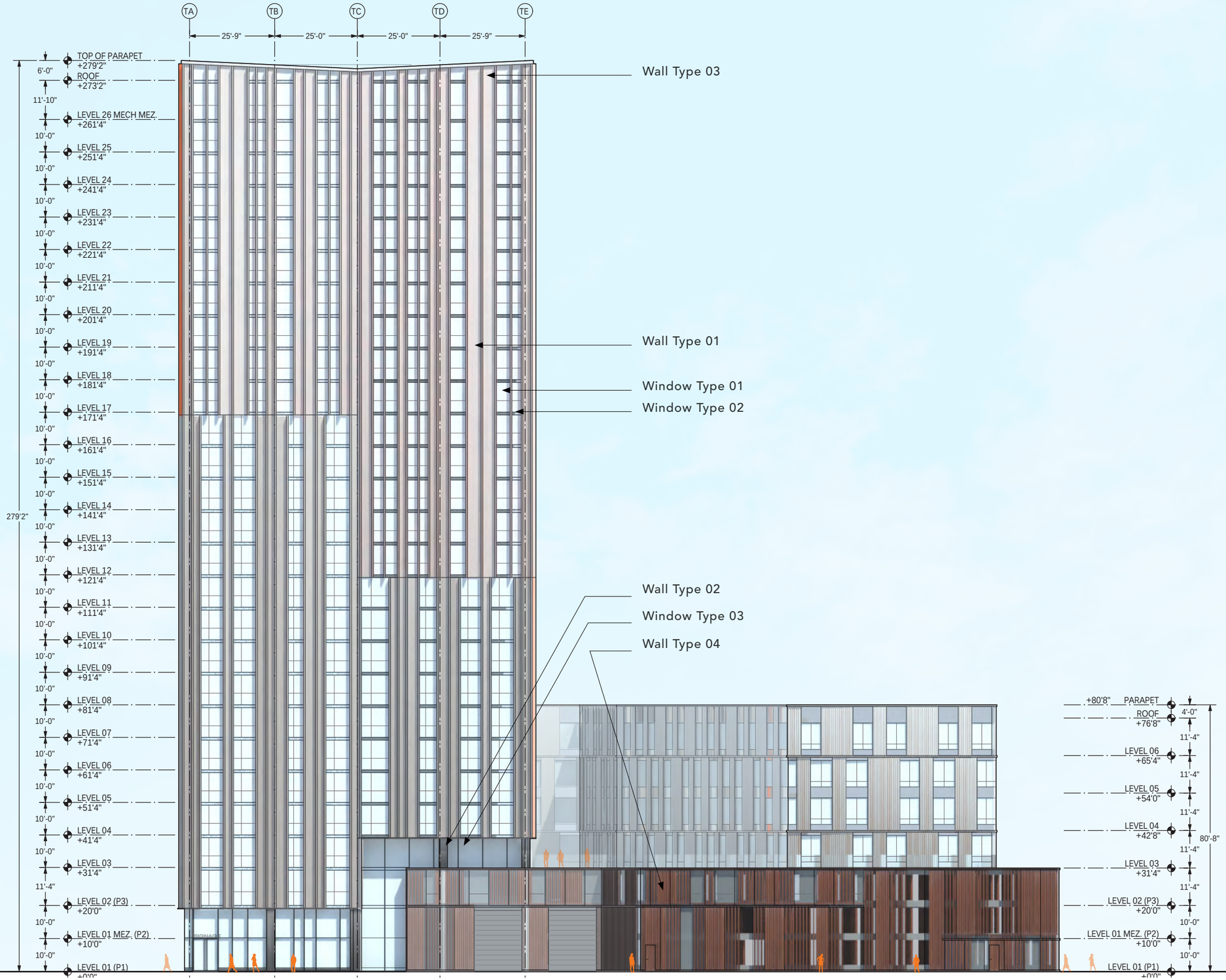
BUILDING ELEVATIONS

DRAWING NUMBER

D2.3- A500



1 D2.3- SOUTH ELEVATION
1" = 30'-0"

D2.3

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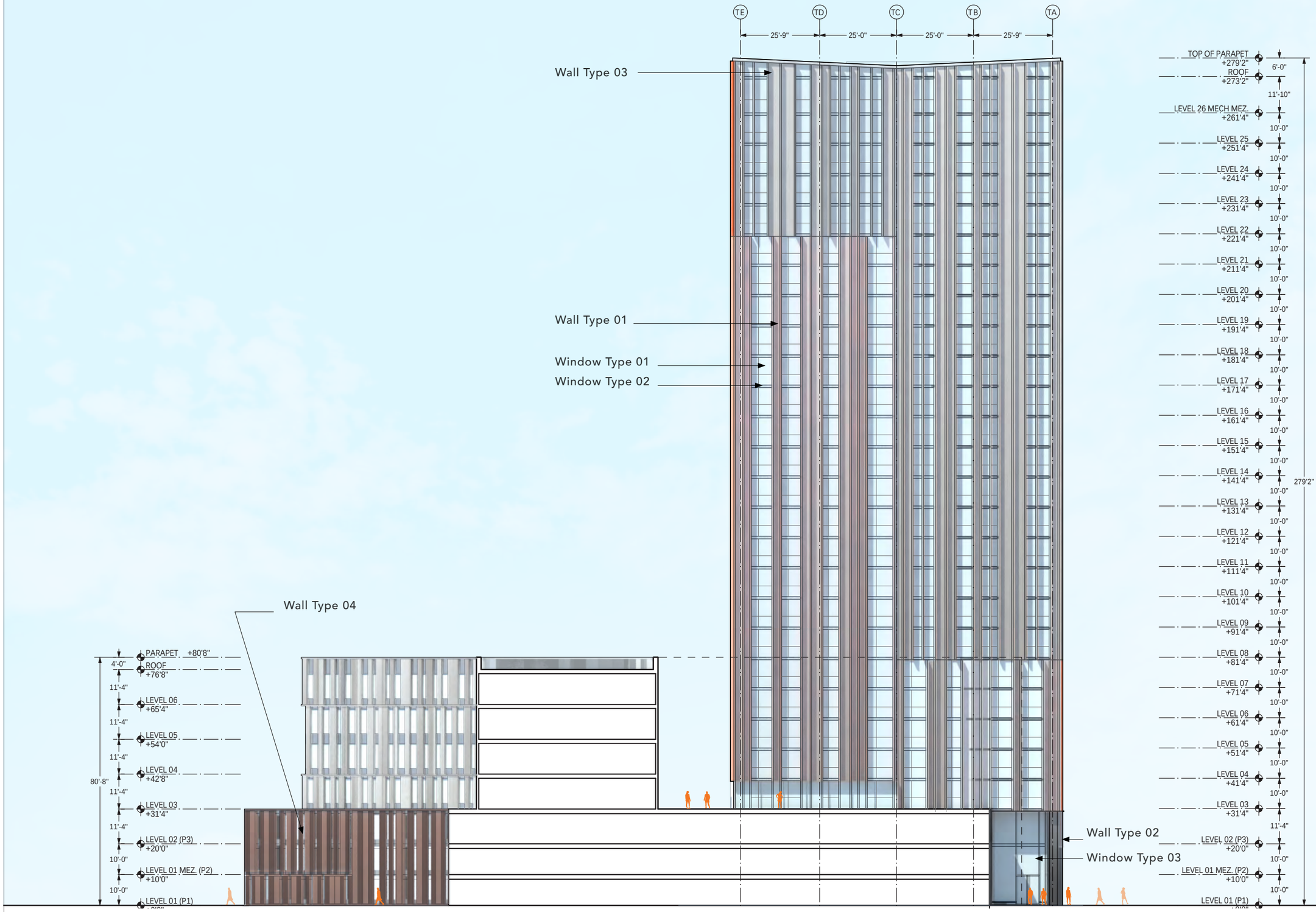
SHEET TITLE
BUILDING ELEVATIONS

DRAWING NUMBER
D2.3- A501



1 D2.3- NORTH ELEVATION
1" = 30'-0"

D2.3

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BUILDING ELEVATIONS

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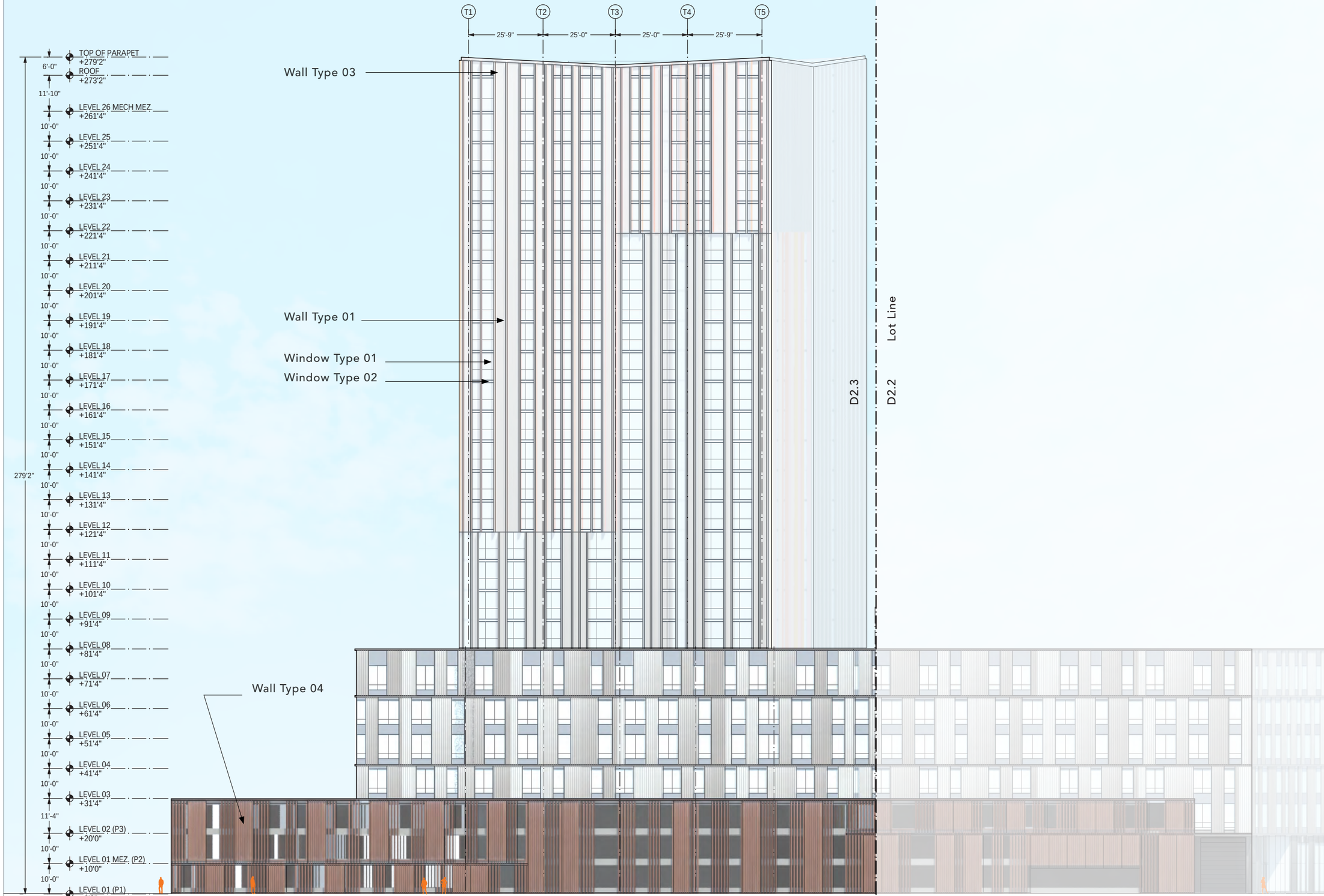
D2.3- A502



1 D2.3- EAST ELEVATION

1" = 30'-0"

D2.3

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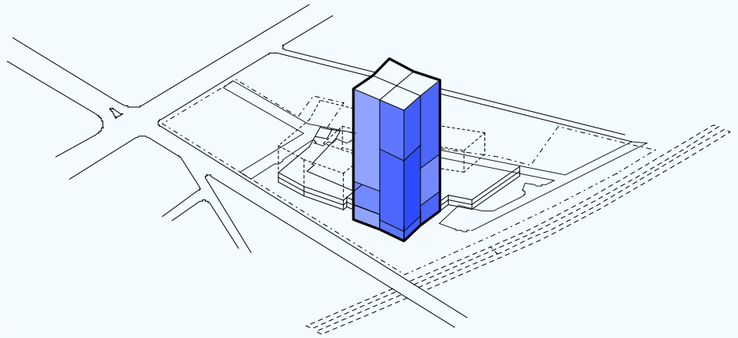
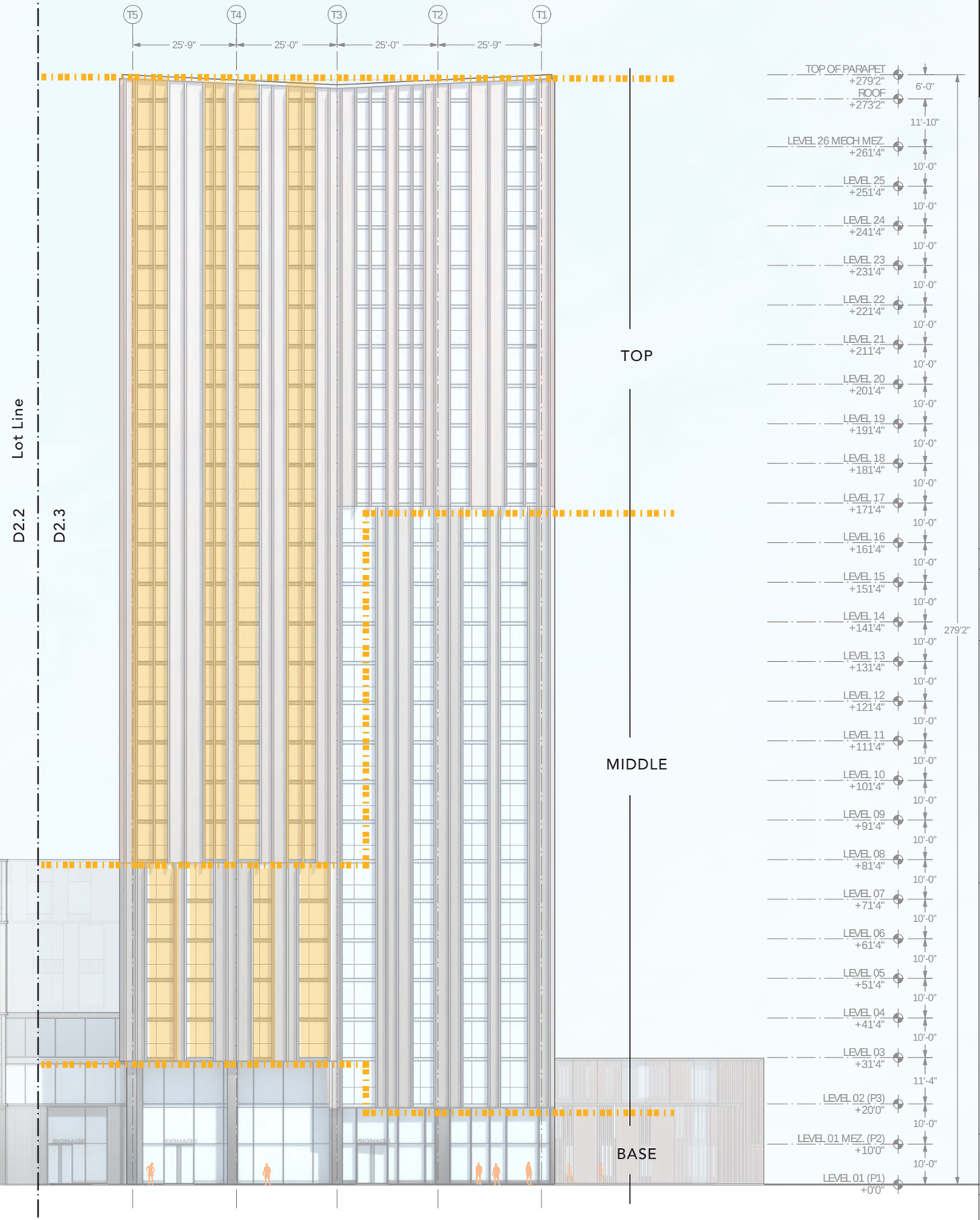
BUILDING ELEVATIONS

DRAWING NUMBER

D2.3- A503





1 D2.3- WEST ELEVATION

1" = 30'-0"

D2.3

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FACADE ARTICULATION

DRAWING NUMBER

D2.3- A510

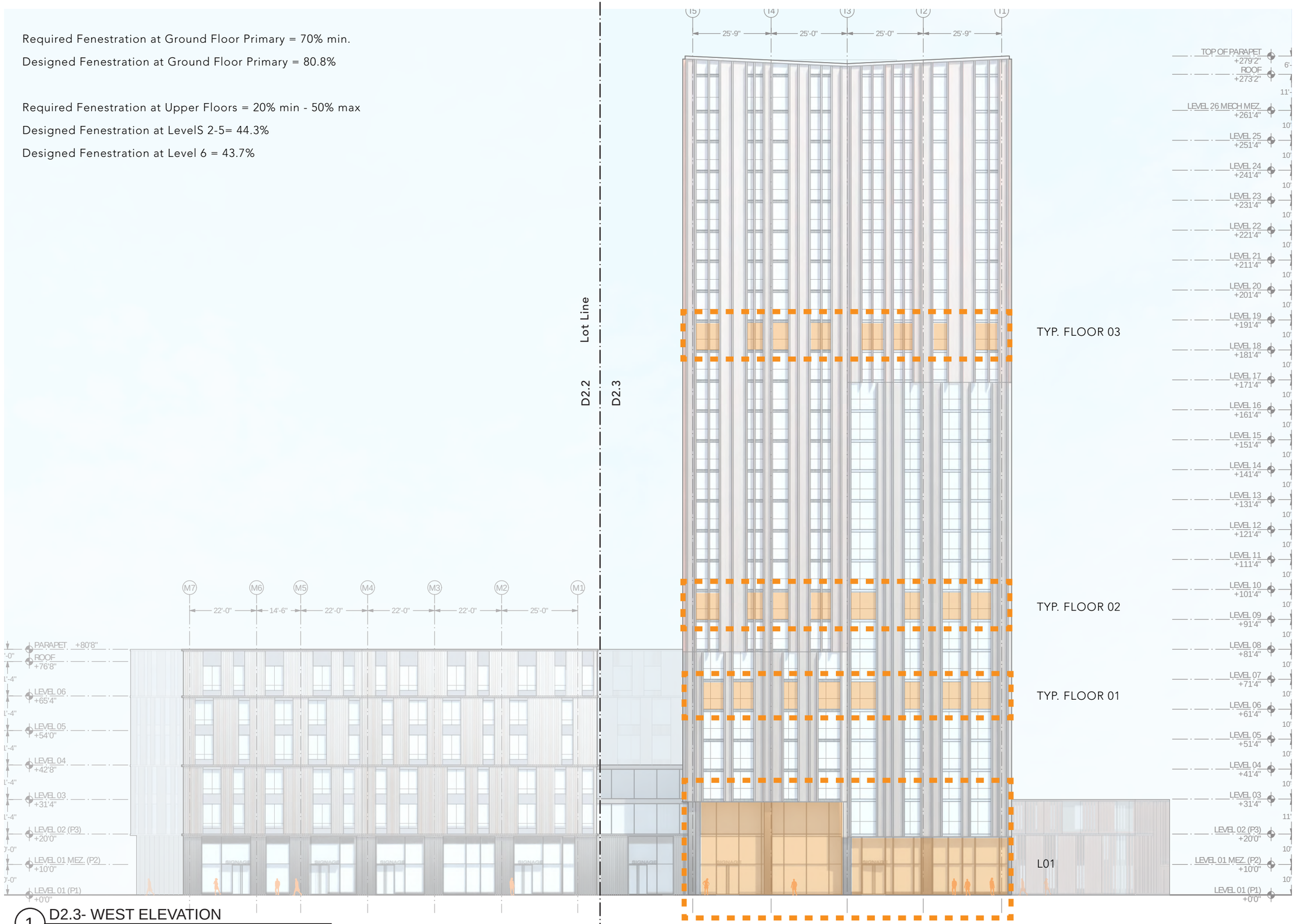
Required Fenestration at Ground Floor Primary = 70% min.

Designed Fenestration at Ground Floor Primary = 80.8%

Required Fenestration at Upper Floors = 20% min - 50% max

Designed Fenestration at LevelS 2-5= 44.3%

Designed Fenestration at Level 6 = 43.7%



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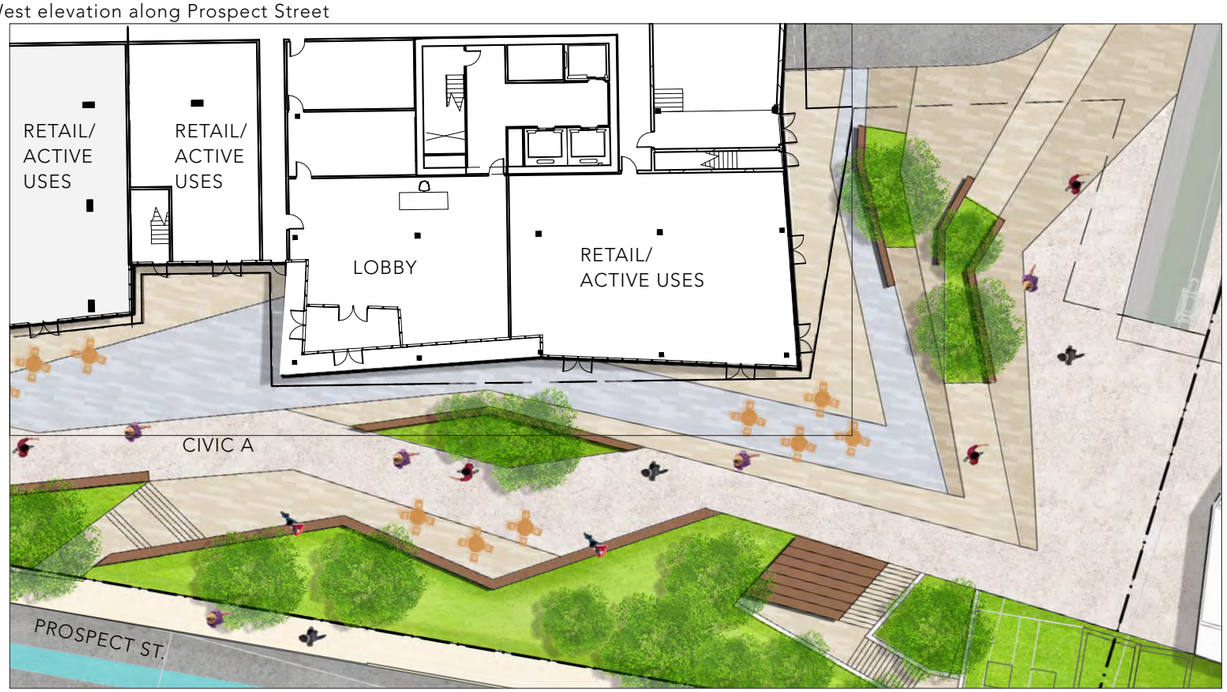
FENESTRATION ANALYSIS

DRAWING NUMBER

D2.3- A520

West elevation along Prospect Street

Civil A View looking south



Ground level plan at Civic A along Prospect Street

Civic A view looking north

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SHEET TITLE

GROUND LEVEL DESIGN

DRAWING NUMBER

D2.3- A550

South Civic A Plaza looking north

D2.3

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GROUND LEVEL PERSPECTIVE

DRAWING NUMBER

D2.3- A560

South Civic A Plaza looking west from the drop off and MBTA station

D2.3

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GROUND LEVEL PERSPECTIVE

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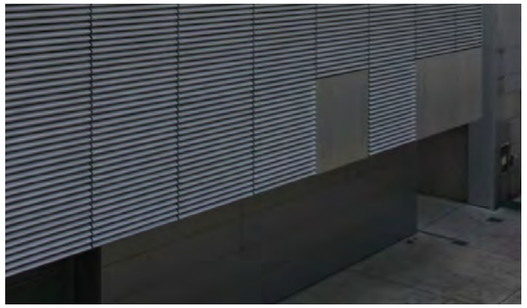
D2.3- A561

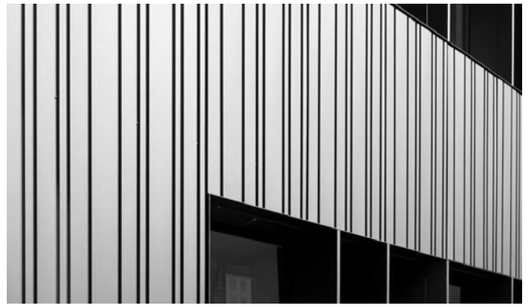
ARTICULATED METAL PANELS
WALL TYPE- 01

ALUMINUM WINDOW WALL
WINDOW TYPE- 01



ALUMINUM METAL LOUVERS
WALL TYPE- 03

METAL PANEL
WALL TYPE- 04



ARTICULATED METAL PANELS
WALL TYPE- 02

SPANDREL INFILL PANEL
WINDOW TYPE- 02

ALUMINUM STORE FRONT
WINDOW TYPE- 03

D2.3

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SHEET TITLE
MATERIALS

DRAWING NUMBER
D2.3- A700

D2.3

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MATERIAL PERSPECTIVE

DRAWING NUMBER

D2.3- A710

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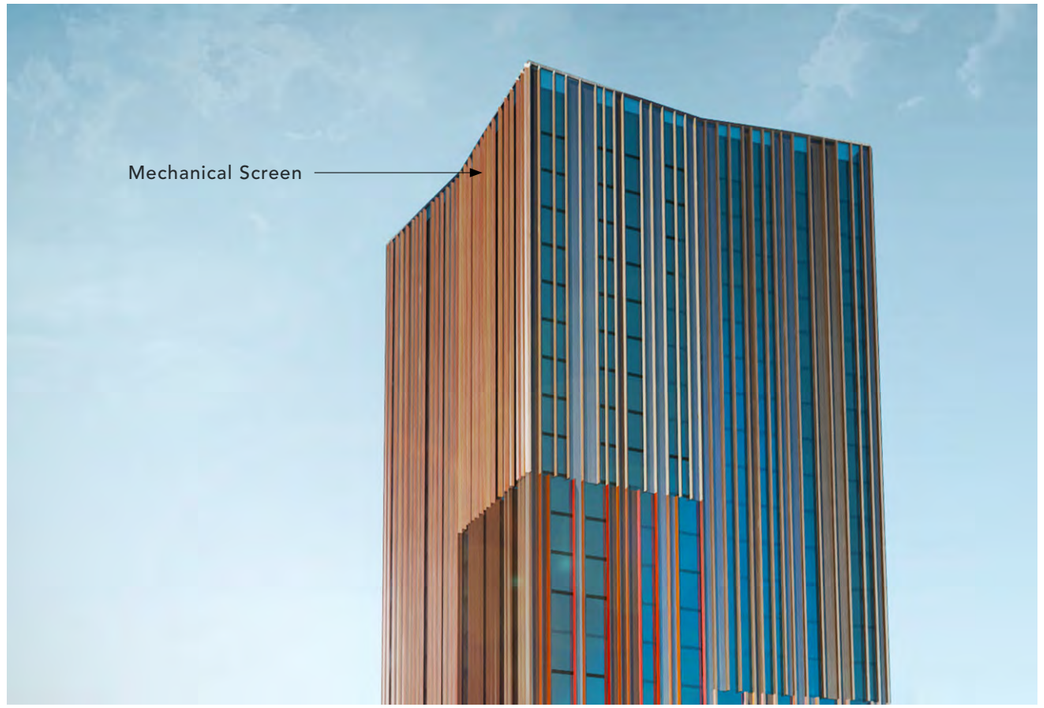
MATERIAL PERSPECTIVE

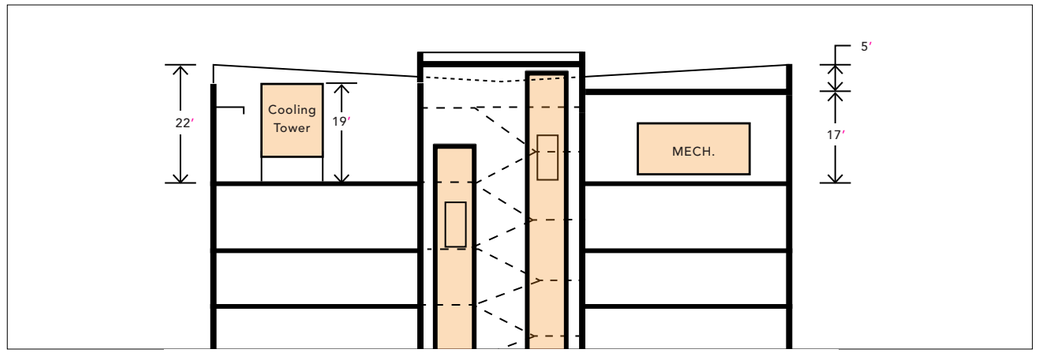
DRAWING NUMBER

D2.3- A711

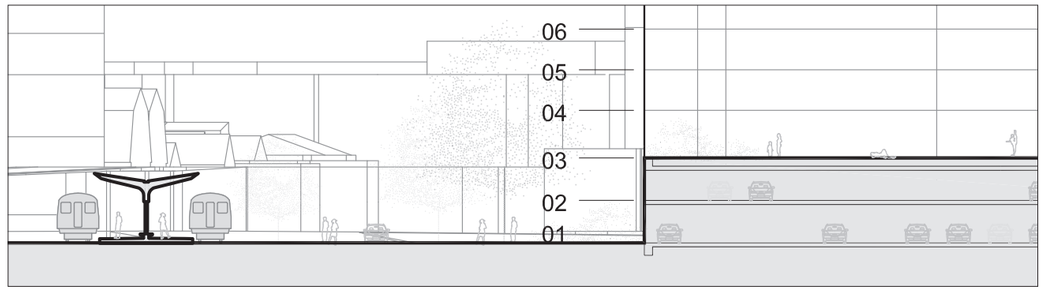


Tower mechanical penthouse screen

Parking garage screen



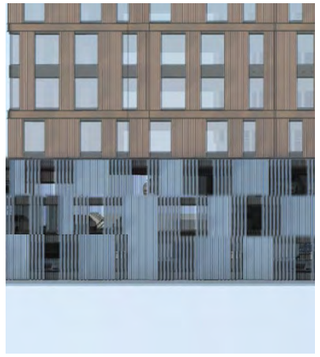
Tower mechanical penthouse section



North- South Site section through the parking garage

Parking screen study 01

Parking screen study 02



Parking screen study 03

Parking screen study 01a

Parking screen study 02a

Parking screen study 03a

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SCREENING DETAILS

DRAWING NUMBER

D2.3- A900

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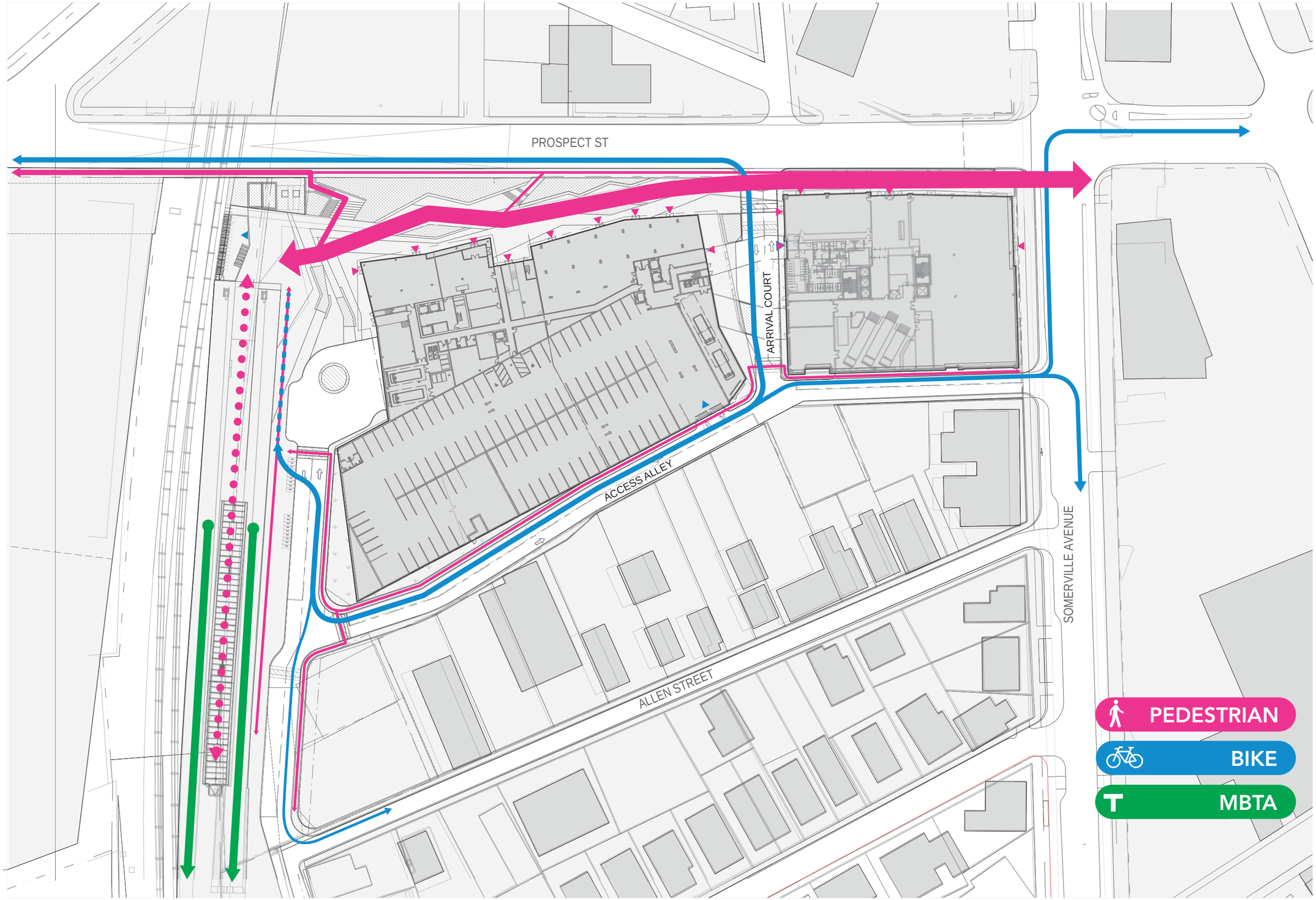
SHEET TITLE

PROPOSED LANDSCAPE PLAN

DRAWING NUMBER

D2.3- L100



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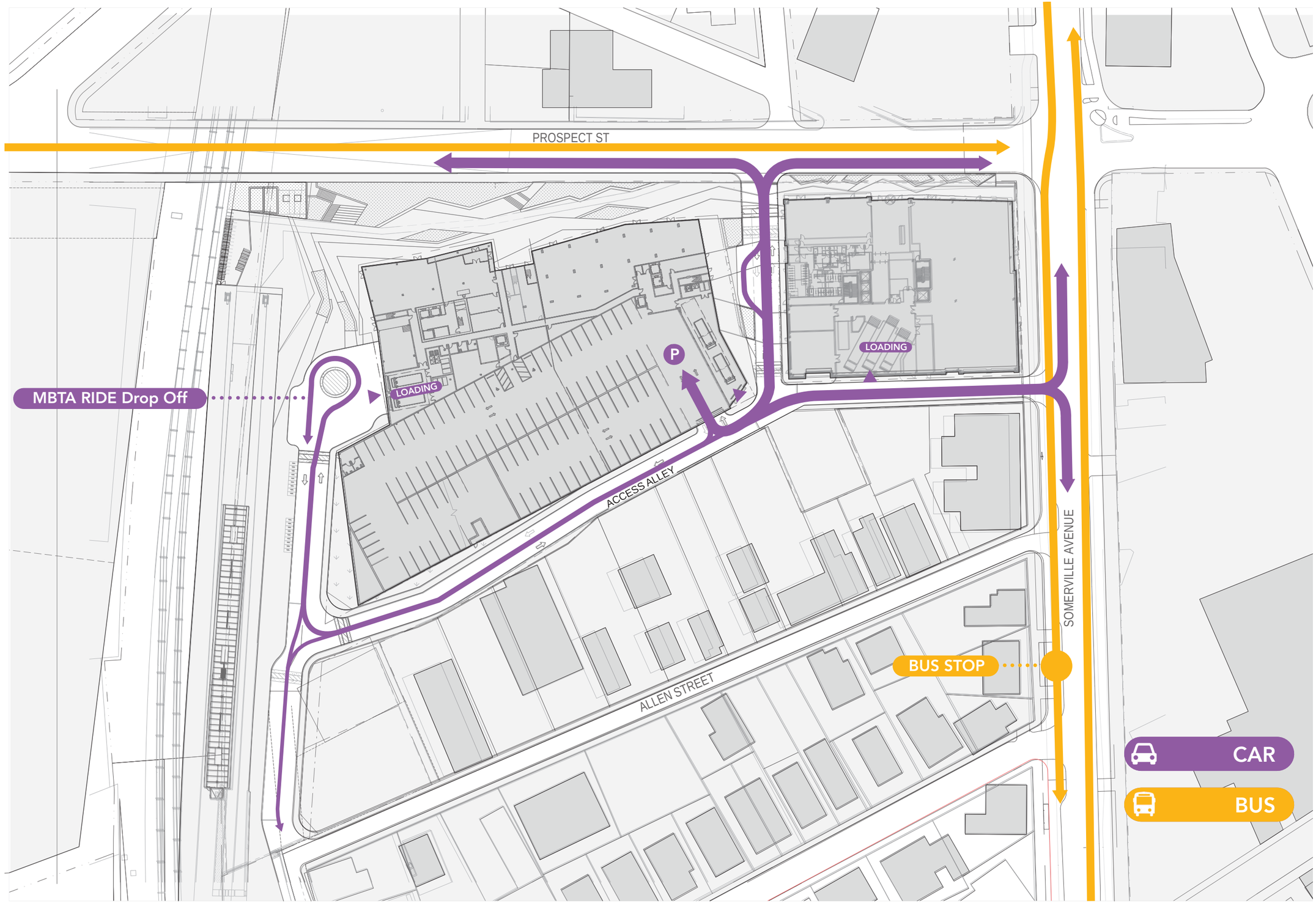
SHEET TITLE
SITE CIRCULATION

DRAWING NUMBER
D2.3- L200



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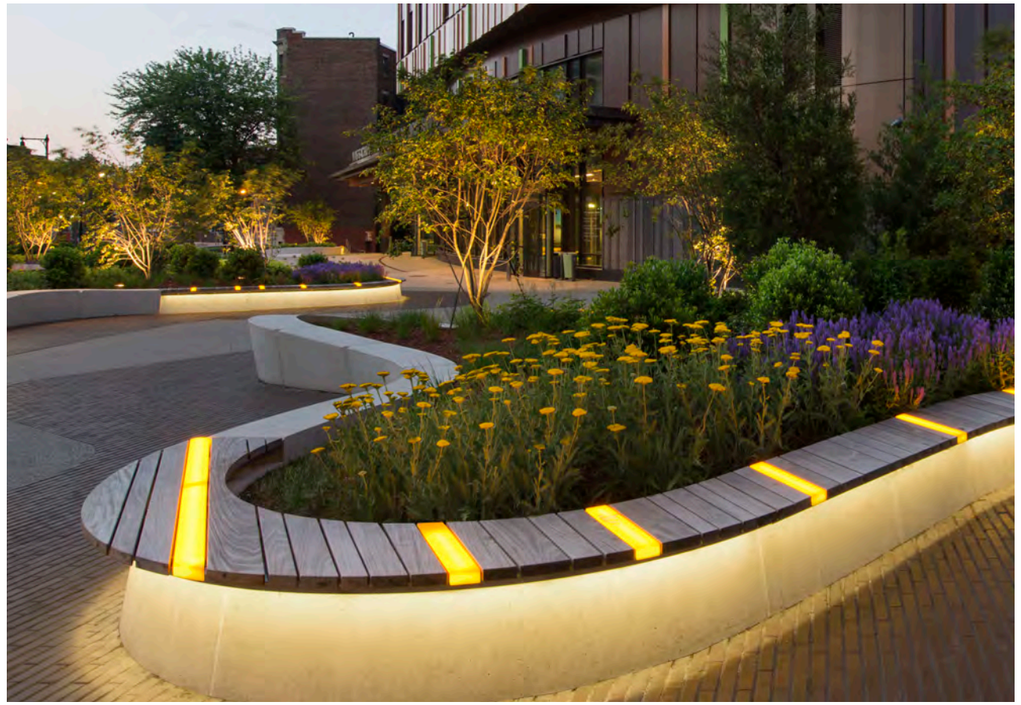
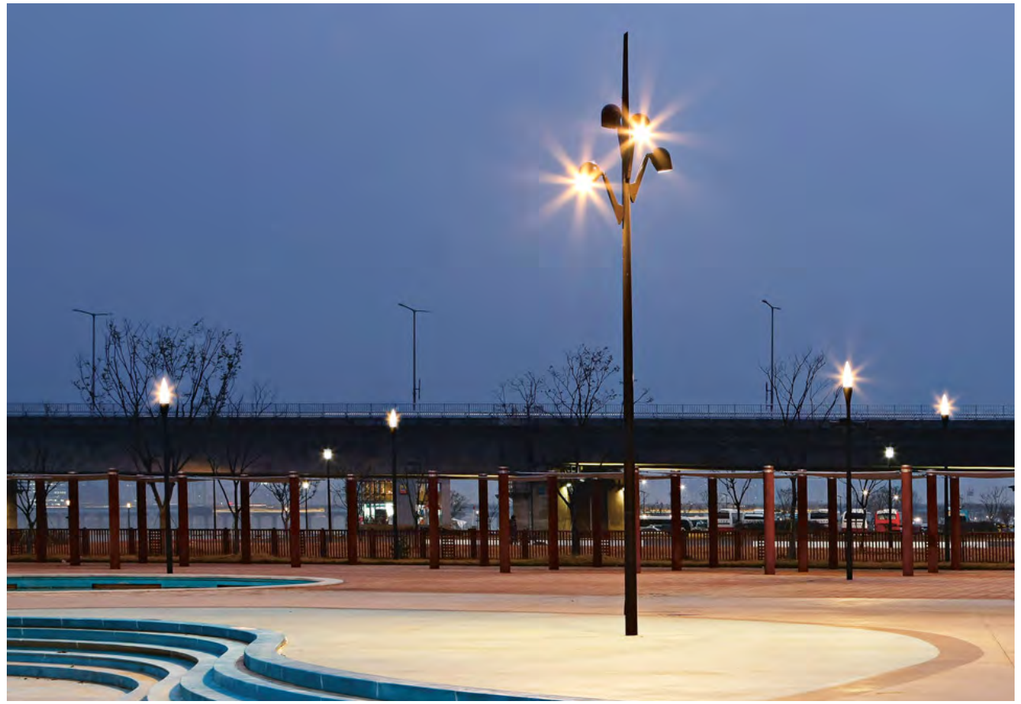
SITE CIRCULATION

DRAWING NUMBER

D2.3- L201





01 Furnishings List - Lighting

D2.3

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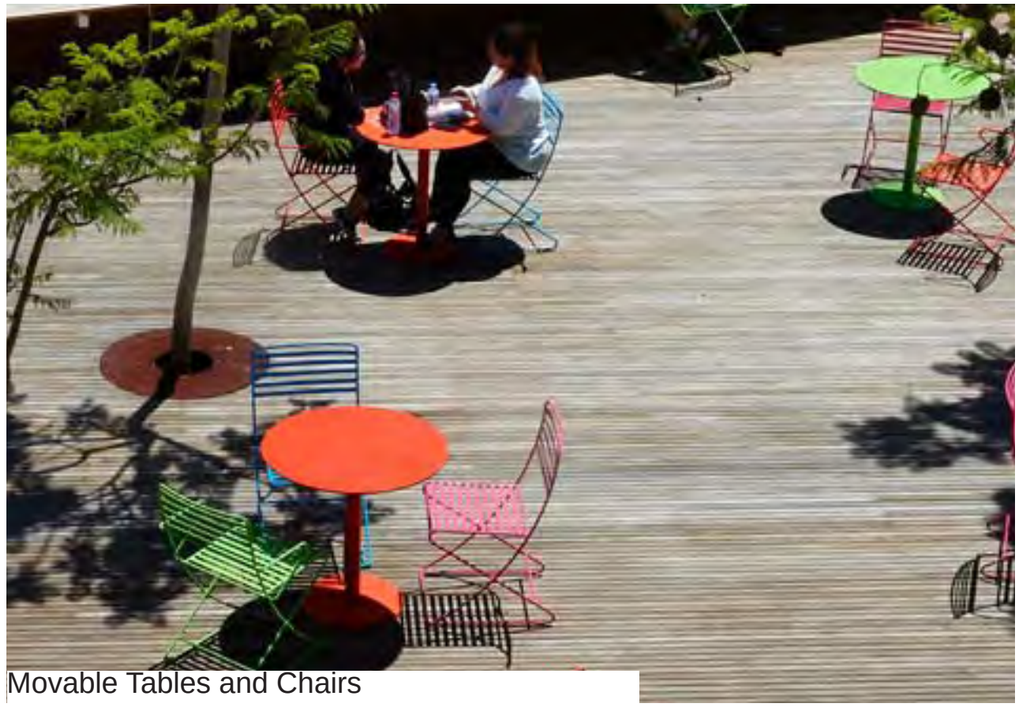
PROPOSED LIGHTING

DRAWING NUMBER

D2.3- L300



Movable Tables and Chairs

Bollard

Bike Rack

Litter Receptacle

01 Furnishings List

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SHEET TITLE

SITE FURNISHINGS

DRAWING NUMBER

D2.3- L900

ARCHITECTURAL DESIGN GUIDELINES

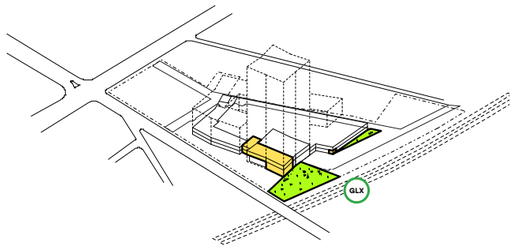
6.7.5.D.4.c.ii.b.1.a:

General Design Review Criteria- Buildings

The prioritization of ground floor space for commercial uses rather than lobbies to upper story uses.

Architectural Response
The ground level use is a combination of retail and arts & creative space that extends to the upper level. In addition, the southern edge of the site is further activated by engagement of Civic A, an MBTA breakroom, and a public dog run.

See Drawing(s) D2.3- A100



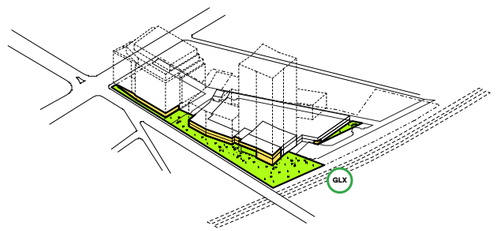
6.7.5.D.4.c.ii.b.1.b:

General Design Review Criteria- Buildings

The continuity of the street wall and spatial definition of the public realm by the building facade in relationship to neighboring buildings.

Architectural Response
The ground level is comprised of a continuous ribbon of retail, arts + creative program creating a connection to Union Square

See Drawing(s) D2.3- A100, A560



6.7.5.D.4.c.ii.b.1.c:

General Design Review Criteria- Buildings

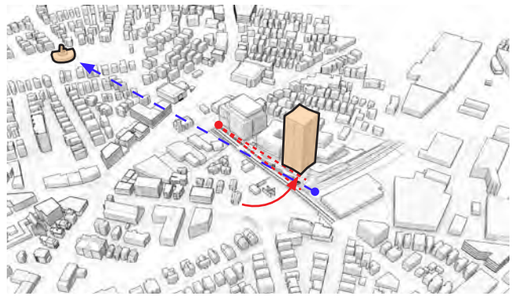
The location, alignment, and massing techniques of high-rise elements to mitigate shadow impacts cast on nearby sites or on-site activities, reduce impacts on view corridors, and increase the actual or perceived separation distance between towers.

Architectural Response
The tower has been pushed back from Prospect street to create a usable public civic space, and preserve views to local monuments such as the Prospect Hill Monument.

The tower pushes north to provide a more gracious civic space at the GLX station.

The tower is located at the western edge of the site to mitigate impact on the Allen Street properties

See Drawing(s) D2.3- A560



6.7.5.D.4.c.ii.b.1.d:

General Design Review Criteria- Buildings

The local micro-climate including pedestrian level winds, weather protection, air quality, the reflection of sunlight, and the casting of shadows.

Architectural Response
In progress, and will be addressed in further detail with the DSPR application

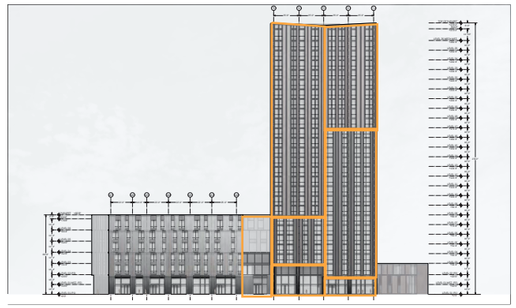
6.7.10.H.1.a.i:

Architectural Design Guidelines-
Vertical and Horizontal Articulation

Building facades should be vertically articulated with Architectural Bays to visually break down and minimize the apparent mass of buildings, shorten the perception of distance/length, provide structure to the composition and disposition of fenestration, enhance pedestrian orientation, and add visual interest to the public realm.

Architectural Response
The facade is composed of architectural bays which are packaged into several groups which shift horizontally from one another creating a diverse experience from the ground.

See Drawing(s) D2.3- A510, A710



6.7.10.H.1.a.ii:

Architectural Design Guidelines-
Vertical and Horizontal Articulation

Architectural bays should be derived, in general, from the building's structural bay spacing.

Architectural Response
The architectural bays of the tower are coordinated to respect the structural bays

See Drawing(s) D2.3- A500

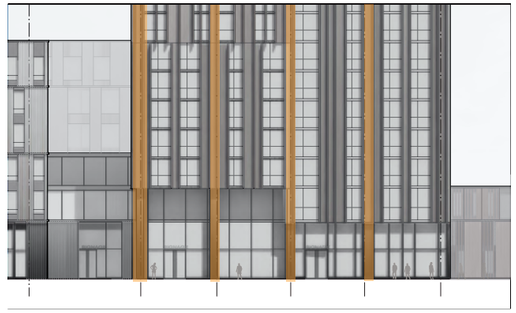
6.7.10.H.1.a.iii:

Architectural Design Guidelines-
Vertical and Horizontal Articulation

Architectural bays should have buttresses, pilasters, columns, or piers that extend either all the way to the ground or to the cornice and sign band of ground level storefronts.

Architectural Response
The tower's packages of vertical elements are connected to the experience at the ground level by carrying some of that textural language to the storefronts

See Drawing(s) D2.3- A500



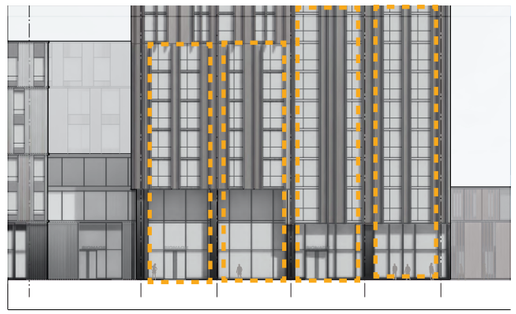
6.7.10.H.1.a.iv:

Architectural Design Guidelines-
Vertical and Horizontal Articulation

Architectural bays should align, in general, with individual or groups of storefront and lobby entrance frontages of the ground story of a building.

Architectural Response
Upper story architectural bays, when grouped, align with the storefront bays below.

See Drawing(s) D2.3- A500



D2.3

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ZONING NARRATIVE

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D2.3- X000

6.7.10.H.1.a.v:

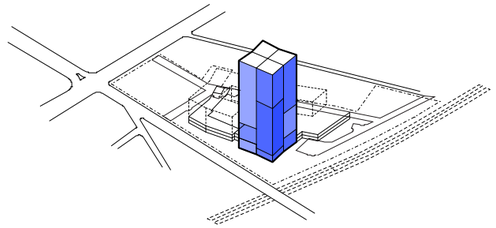
Architectural Design Guidelines-

Vertical and Horizontal Articulation

Building facades should be horizontally articulated with a clearly defined base, middle, and top. Visual differentiation between the base, middle, and top should be achieved using a cornice, band, or other architectural features(s) that visually indicates a horizontal line of expression and creates surface relief, depth, and shadow.

Architectural Response
The base, middle, and top of the tower shifts from elevation to elevation creating an element of surprise from every approach. The articulation of the facade panels provide the shimmer experienced as one moves around the tower.

See Drawing(s) D2.3- A510, A710



6.7.10.H.1.a.vi:

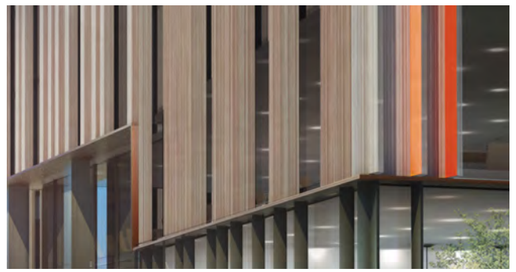
Architectural Design Guidelines-

Vertical and Horizontal Articulation

In most circumstances, the vertical buttresses, pilasters, columns, or piers of Architectural Bays should always project further and be uninterrupted by any horizontal elements of a façade, excluding the cornice, band, or other architectural feature(s) used to differentiate the base, middle, and top of a building from one another.

Architectural Response
The vertical facade panels are projected beyond the glazing line, and are packaged over the course of several floors delineating the base, middle, and top of the tower.

See Drawing(s) D2.3- A560



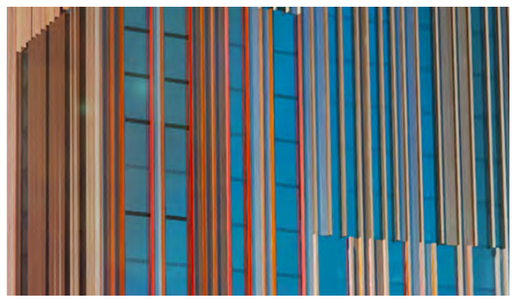
6.7.10.H.2.b.i:

Fenestration

Changes in fenestration patterns should be used to help differentiate the base, middle, and top of buildings.

Architectural Response
The packages of the facade panels shift horizontally to define base, middle, and top

See Drawing(s) D2.3- A710, A711



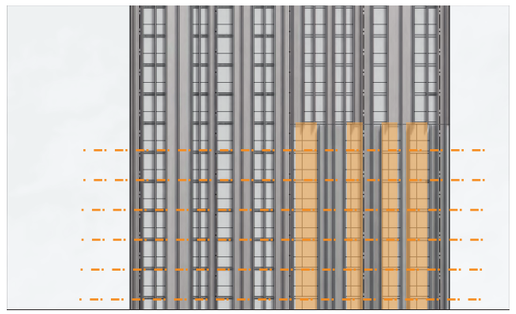
6.7.10.H.2.b.ii:

Fenestration

Within the base, middle, and top of a building, Fenestration should align vertically within each architectural bay and horizontally across each story of a building.

Architectural Response
The fenestration is aligned horizontally and vertically within each package.

See Drawing(s) D2.3- A500, A711



6.7.10.H.2.b.iii:

Fenestration

Upper stories should have a window to wall area proportion that is lower than that of the ground floor.

Architectural Response
The upper stories of the tower have a 44.3% window cover, and the ground level has an 80.8% window cover.

See Drawing(s) D2.3- A520

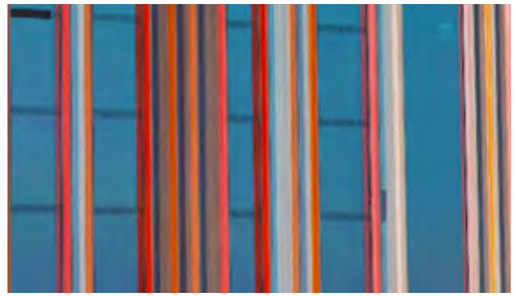
6.7.10.H.2.b.iv:

Fenestration

Windows should be punched into walls and glass should be inset from exterior wall surfaces.

Architectural Response
The fenestration is set back from the facade cladding

See Drawing(s) D2.3- A711



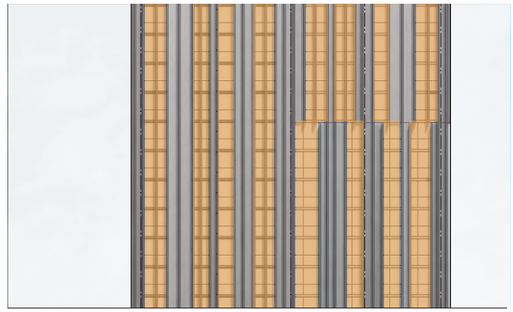
6.7.10.H.2.b.v:

Fenestration

Series of windows set side by side to form a continuous horizontal band across a facade (aka 'ribbon windows') should be avoided.

Architectural Response
The facade composition does not include a ribbon window

See Drawing(s) D2.3- A500



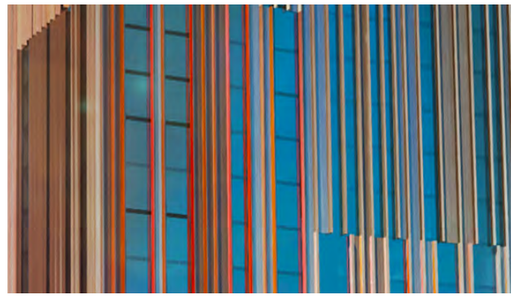
6.7.10.H.2.b.vi:

Fenestration

Solid wall materials should be used to frame groups of windows to reduce the perceived scale of a building.

Architectural Response
The facade cladding is organized into vertical strips which frame groups of windows disguising the perceived height of the tower

See Drawing(s) D2.3- A710



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6.7.10.H.2.c.i:

Materials

The palette of wall materials and colors used for a building should be kept to a minimum, preferably three. Similar wall materials as found on adjacent or nearby buildings should be used to strengthen district character and provide continuity and unity between buildings of divergent size, scale, and architectural styles.

Architectural Response
The facade is primarily composed of three materials (e.g. glass, metal panel, and steel accents).

See Drawing(s) D2.3- A700

6.7.10.H.2.c.ii:

Materials

Acceptable wall materials include architectural concrete or precast concrete panels, natural or cast stone, curtain wall and heavy gage metal panel, and brick. Value added materials such as natural or cast stone, concrete, glazed or unglazed architectural terracotta, and brick should be used as wall materials where pedestrians closely encounter and interact with buildings.

Architectural Response
Final material selection subject to continued evaluation. Acceptable materials will be specified.

6.7.10.H.2.c.iii:

Materials

Exterior Insulation and Finish Systems (EIFS) should never be used for the base of a building..

Architectural Response
The facade cladding does not include EIFS.

6.7.10.H.2.c.iv:

Materials

Horizontal or vertical board siding and shingles, whether wood, metal, plastic (vinyl), masonry, or composite materials, should only be used for smaller scale apartment buildings.

Architectural Response
The facade cladding does not include siding or shingles.

6.7.10.H.2.c.v:

Materials

Two or more wall materials should be combined only one above the other. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight.

Architectural Response
Vertical articulation of tower materials extend to the ground plane, driving visual weight to the tower base.

See Drawing(s) D2.3- A560, A900

6.7.10.H.2.c.vi:

Materials

Building wall materials that are lighter in color, tint, or shade should be used for the lower floors of a building, with materials darker in color, tint, or shade used above.

Architectural Response
An increase in density of vertical articulation towards the tower top lightens the perception of lower levels through increased opacity.

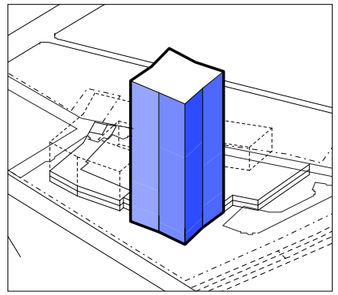
6.7.10.H.2.c.vii:

Materials

If a building's massing and pattern of fenestration is complex, simple or flat wall materials should be used; if a building's massing and pattern of fenestration is simple, walls should include additional texture and surface relief.

Architectural Response
The geometry of the tower massing is simple, but the articulation of the facade has a complex texture providing an element of surprise.

See Drawing(s) D2.3- G001, A700



6.7.10.H.2.c.viii:

Materials

Side and rear building elevations that are visible from the public realm should have a level of trim and finish that is compatible with the façade of the building.

Architectural Response
The side and rear elevations facing the thoroughfares and alleys have an equal or similar level of articulation as the primary facades.

See Drawing(s) D2.3- A900

6.7.10.H.2.d.i:

Storefronts

The design of storefronts should invite interaction, enliven the pedestrian environment, and provide a secondary, more intimate source of lighting at night.

Architectural Response
The storefront along the south west corner of the tower provides opportunity for direct engagement with the civic plaza and every day pedestrian traffic. The high floor to floor and full height glazing will provide ample lighting in the evening from the interior minimizing the requirement for exterior lighting.

See Drawing(s) D2.3- A550, A560

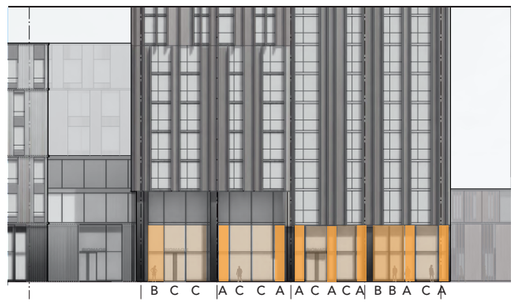
6.7.10.H.2.d.ii:

Storefronts

Monotonous and repetitive storefront and sign designs and types should be avoided.

Architectural Response
The ground level facade is composed of a variety of standard window sizes organized in a manner which reduces a monotonous repetition

See Drawing(s) D2.3- A500, A550



D2.3

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D2.3- X002

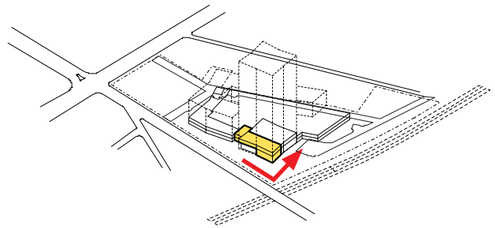
6.7.10.H.2.d.iii:

Storefronts

Where a pedestrian street intersects with a side street, commercial spaces should wrap the corner and include at least one storefront bay on the side street.

Architectural Response
The retail at the ground level continues along the south facade of the tower facing the MBTA station

See Drawing(s) D2.3- A550, A560



6.7.10.H.2.d.iv:

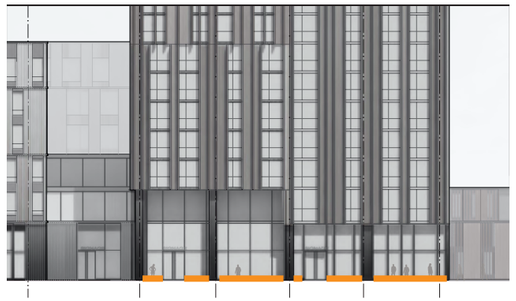
Storefronts

A paneled or rendered stallriser at least one (1) foot in height should be included below display windows.

Architectural Response
A stallriser is provided below all storefront without direct access to the Civic Space

Design guidelines will be developed for future retail users to promote architectural diversity and to allow identity of the retailer to activate the street level pedestrian experience.

See Drawing(s) D2.3- A550



6.7.10.H.2.d.v:

Storefronts

Where height permits, transom windows should be included above storefront doors and display windows to allow additional natural daylight to penetrate into the interior space.

Architectural Response
The storefronts have a high floor to floor ceiling allowing for ample transom windows provides greater access to natural light

See Drawing(s) D2.3- A550, A560

6.7.10.H.2.d.vi:

Storefronts

Awnings are encouraged for each storefront to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended, and operable.

Architectural Response
Slender canopies extend from the facade to provide shelter to those entering or exiting the building.

Design guidelines will be developed for future retail users to promote architectural diversity and to allow identity of the retailer to activate the street level pedestrian experience.

See Drawing(s) D2.3- A560

6.7.10.H.2.d.vii:

Storefronts

Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.

Architectural Response
Pivot doors, or similar, are proposed for seasonal access to the ground level. This provides for an opportunity to integrate building program and activity with that of Somerville's festive culture.

Design guidelines will be developed for future retail users to promote architectural diversity and to allow identity of the retailer to activate the street level pedestrian experience.

See Drawing(s) D2.3- A500, A550, A560

6.7.10.H.2.e.i:

Entrances

Principal entrances should be optimally located, well defined, clearly visible, and universally accessible from the adjacent sidewalk.

Architectural Response
The primary entries are framed and sometimes recessed to create a contrast to the primary facade

See Drawing(s) D2.3- A550

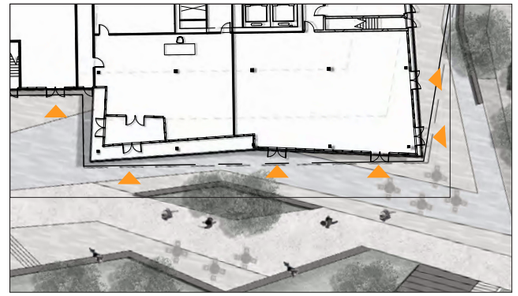
6.7.10.H.2.e.ii:

Entrances

Each ground floor use should have an individual entrance with direct access onto a sidewalk.

Architectural Response
The primary entries are located adjacent to the civic plazas

See Drawing(s) D2.3- A550



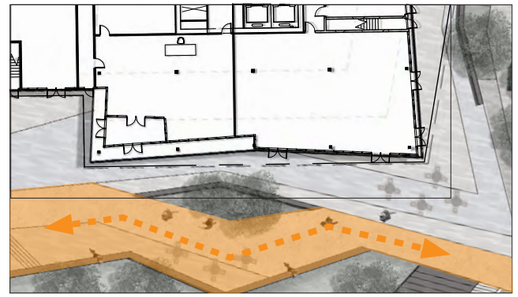
6.7.10.H.2.e.iii:

Entrances

Storefront doors should not obstruct pedestrians walking past or alongside a building.

Architectural Response
The primary circulation for the plaza is located down the center allowing sufficient space for retail access to be unobstructed

See Drawing(s) D2.3- A550, A560



D2.3

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D2.3- X003

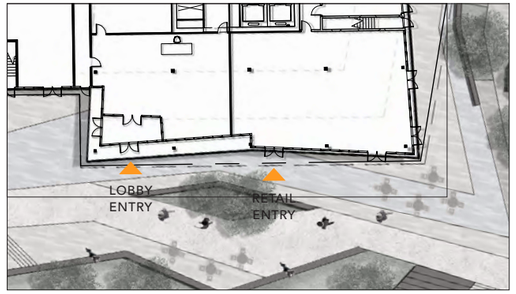
6.7.10.H.2.e.iv:

Entrances

Lobby entrances required for upper story uses should be limited in width (frontage) and be separate from the entrance for any ground floor uses.

Architectural Response
Design guidelines will be developed for future retail users to promote architectural diversity and to allow identity of the retailer to activate the street level pedestrian experience.

See Drawing(s) D2.3- A550



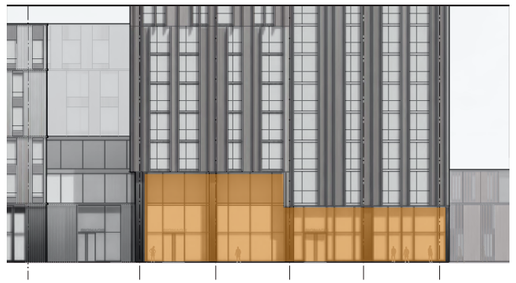
6.7.10.H.2.e.v:

Entrances

Features such as a double-height ceiling, distinctive doorway, decorative lighting, recessed façade, or a change in paving material within the setback area should be used to make lobbies for upper story commercial uses distinctive while preserving floor space for other ground floor uses.

Architectural Response
Design guidelines will be developed for future retail users to promote architectural diversity and to allow identity of the retailer to activate the street level pedestrian experience.

See Drawing(s) D2.3- A550



6.7.10.H.2.f.i:

Details

Exterior lighting (building, storefront, and landscape) should be integrated into the design of the building, create a sense of safety, and encourage pedestrian activity at night through layers of light that contribute to the nighttime experience.

Architectural Response
The primary lighting for the public realm will be discreetly integrated with the landscape design, and the interior glow from the storefront windows will provide additional lighting for passers-by.

See Drawing(s) D2.3- L300

6.7.10.H.2.f.ii:

Details

Exterior lighting should relate to pedestrians and accentuate major architectural or landscape features, but should be shielded to reduce glare and eliminate light being cast into the night sky.

Architectural Response
Exterior lighting will be organized to minimize light pollution while providing safety and security to enhance the user's experience

See Drawing(s) D2.3- L300

6.7.10.H.2.f.iii:

Details

The upper portions of buildings, especially high-rise buildings, should provide visual interest and a variety in detail and texture to the skyline.

Architectural Response
The tower will not only be the new gateway to Union Square for those arriving by MBTA, but it is a new landmark which also serves as a way-finding device to the MBTA and Union Square.

See Drawing(s) D2.3- G202

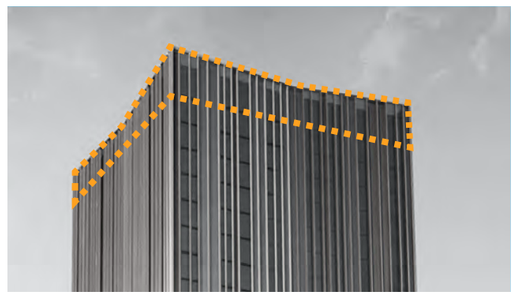
6.7.10.H.2.f.iv:

Details

Mechanical and utility equipment should be integrated into the architectural design of the building or screened from public view. Penthouses should be integrated with the buildings architecture, and not appear as foreign structures unrelated to the building they serve. The proportion of screening to the rest of the building should be taken into consideration.

Architectural Response
The mechanical penthouse is screened from public view, and integrated into the facade system creating a more dynamic termination to the massing in the Somerville skyline

See Drawing(s) D2.3- A900



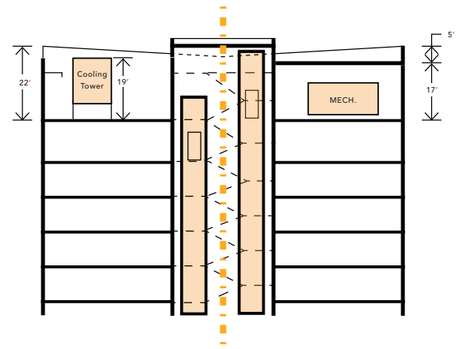
6.7.10.H.2.f.v:

Details

To every extent practicable, rooftop mechanical equipment should be centered in the roof area to limit its visibility from adjacent thoroughfares. Consideration should be given to the trade offs of individual or bundled stacks and requirements of uses internal to the building.

Architectural Response
The elevator core is centered on the tower plan allowing it to be hidden from public view.

See Drawing(s) D2.3- A900



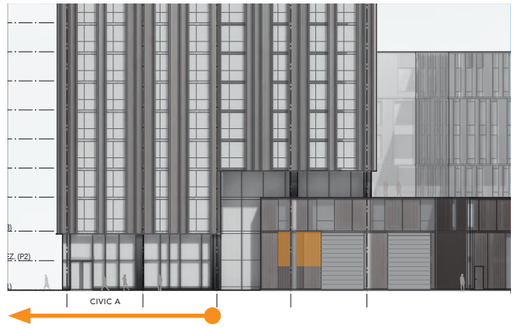
6.7.10.H.2.f.vi:

Details

Ventilation intakes/exhausts should be located to minimize adverse effects on pedestrian comfort along the sidewalk and within outdoor spaces.

Architectural Response
The mechanical louvers are either located at the PH or along the loading zones. Therefore, the mechanical and services are located above or outside of range which impact those within the Civic Spaces. Subject to continued coordination.

See Drawing(s) D2.3- A501



D2.3

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D2.3- X004

6.7.10.H.2.f.vii:

Details

Buildings at terminated vistas should be articulated with design features that function as focal points to create memorable views that add to the character and enhance the aesthetics of the neighborhood.

Architectural Response
As the terminus to the incoming Green Line, and a gateway to those arriving to Union Square, the tower naturally becomes a feature landmark for Somerville.

See Drawing(s) D2.3- G202, A710

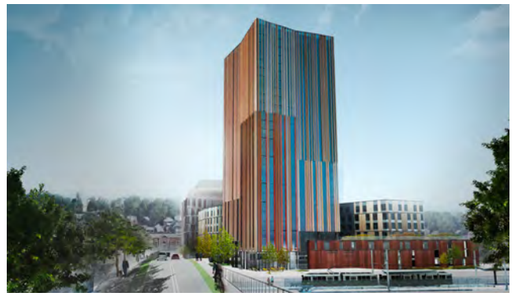
6.7.10.H.2.f.viii:

Details

Architectural details, ornamentation, and articulations should be used with building fenestration to create a harmonious composition that is consistent throughout the building, so that the building appears as a unified whole and not as a collection of unrelated parts that adds to the impression of bulk.

Architectural Response
The facade articulation is carried through the base, middle, and top of the project at various scales and using similar materials so the composition is built from a similar language.

See Drawing(s) D2.3- A710, A900



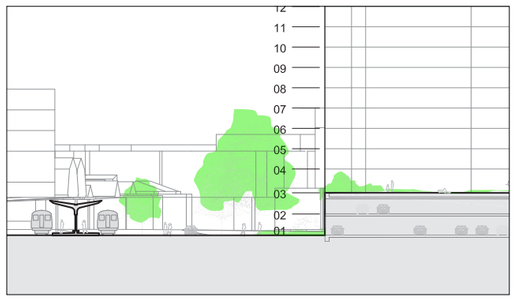
6.7.10.H.2.g.i:

Structured Parking

Parking spaces of the top floor of any above ground parking structure should be fully enclosed within the structure or, if unroofed, substantially covered by solar panels. When fully enclosed within the structure, a green roof or athletic field is encouraged.

Architectural Response
The top of the parking garage structure will be covered by a roof. in some areas, the garage roof will also serve as the floor for the residential bar above, and in other locations the garage roof will be improved with landscape and hardscape to serve as the outdoor amenity space for the residential units required by zoning.

See Drawing(s) D2.3- A900



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D2.3- X005

ZONING CONFORMANCE

6.7.8.F.1:

Pedestrian orientation

The D2.3 building lot fronts a Civic Space lot, which requires additional considerations:
b. Vehicular access to parking lots, structured parking, loading facilities, and service areas must be from an Alley or secondary frontage.

Architectural Response
The parking garage entry, and loading facilities are located off of Alleys, along secondary frontages.

See Drawing(s) D2.3- G400

6.7.10.A.1.a:

Lot Standards: Number of buildings

All buildings and structures must be located at or behind any required minimum front, side, or rear setback except as indicated in §6.7.8.A.2.c

i. One (1) principal Building Type may be built on each lot.

Architectural Response
Lot D2.3 is a Mid-Rise Podium Tower, permitted by right per table 6.7.10 (A) within High Rise Districts

Table 6.7.10 (A) – Permitted Building Types

Y = Permitted by Right
N = NOT Permitted
L = Permitted only as a liner or cap to a lined parking garage

Sub-District	Apartment Building	General Building	Commercial Building	Laboratory Building	Mid-Rise Podium Tower	Lined Parking Garage
Commercial Core	N	Y	Y	Y	N	N
Mid-Rise 4	Y	Y	Y	Y	N	N
Mid-Rise 5	Y	Y	Y	Y	N	N
High Rise	L	Y	Y	Y	Y	Y

6.7.10.A.2.i:

Building Placement: Setbacks

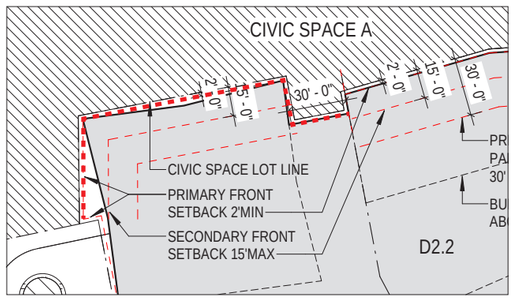
i. All buildings and structures must be located at or behind any required minimum front, side, or rear setback except as indicated in §6.7.8.A.2.c
Ii. The facade of a principal building must be built at or in front of any maximum front setback for each story of a building. The façade of upper stories may not project forward of the façade of the first story except through the use of permitted building components and building frontages.

6.7.10.C.5- Mid-Rise Podium Tower– a multi story Building Type composed of a residential point tower above a mid-rise general building serving as a podium. (HR)

Primary & Secondary Front Setback :	2′ min, 15′ max.
Side setback:	0′
Rear setback:	0′
Primary front parking setback	30′

Architectural Response
The building placement does not exceed the minimum setback line

See Drawing(s) D2.3- G400



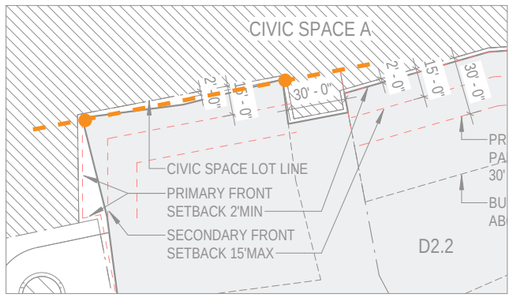
6.7.10.A.3.b.i:

Height and Massing- Facade Orientation

The facade of a principal building must be built parallel to a front lot line or to the tangent of a curved front lot line.

Architectural Response
The principal building facade is parallel to the front lot line

See Drawing(s) D2.3- G400, A100



6.7.10.A.3.c.ii:

Height and Massing- Facade Build Out

Façade build out is a ratio of building width to lot width, measured at the maximum front setback line.

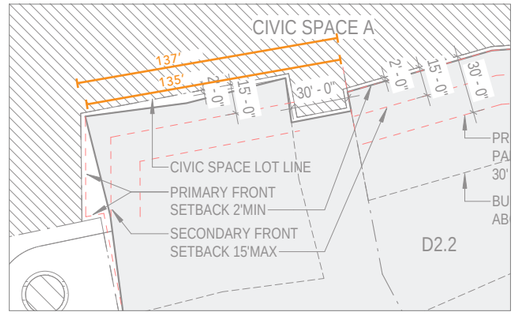
6.7.10.C.5- Mid-Rise Podium Tower– a multi story Building Type composed of a residential point tower above a mid-rise general building serving as a podium. (HR)

Building width:	250′ max.
Primary facade:	80% min.
Secondary Facade:	65% min.

Architectural Response

Lot Width:	137′-0″
Building width:	135′-0″
Primary facade:	98.5%
Secondary Facade	NA

See Drawing(s) D2.3- A100, G400



6.7.10.A.5.a:

Height and Massing- Dimensional Compliance

Development may deviate up to five percent (5%) from the building width; point tower width, depth, diagonal, and floor plate; façade build out; fenestration; entrance spacing; and commercial space depth standards identified for each Building type in Section 6.7.10.C by Special Permit.
i. In its discretion to permit development to deviate up to five (5) percent, the Planning Board shall consider the following: (a) The review considerations for all Special Permits as specified in Section 5.1 Special Permits; (b) If the proposed deviation can provide a positive refinement of the massing of a building in context to its surroundings, improve floor plate efficiency, provide for unique storefront design, or better address specific operational requirements of commercial tenants.

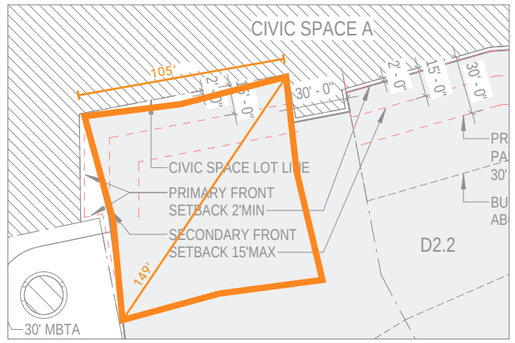
6.7.10.C.5- Mid-Rise Podium Tower– a multi story Building Type composed of a residential point tower above a mid-rise general building serving as a podium. (HR)

Floor plate	10,000sf + 500sf (5%)= 10,500sf max.
Width	100′ + 5′ (5%)= 105′ max.
Diagonal	142′ + 7.1′ (5%)= 149.1′ max.

Architectural Response

Floor plate	10,500sf
Width	105′
Diagonal	149′

See Drawing(s) D2.3- G400



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D2.3- X006

6.7.10.A.4.c.i:

Uses and Features- Frontage Types

i.A Storefront is a Frontage Type conventional for commercial uses featuring an at-grade principal entrance accessing an individual ground story space with substantial display windows for the display of goods, services, and signs.

iii. Display windows must extend to at least eight (8) feet above the grade of the Abutting sidewalk.
v. Storefront entrances may be recessed up to five (5) feet behind the plane of the facade, provided that the recessed area is no wider than fifteen (15) feet per individual entry.

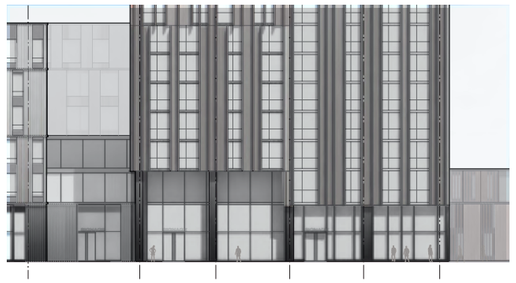


Table 6.7.10 (C) – Frontage Type Dimensional Standards: Storefront

Max. width	30′
Min. distance between fenestration	2′
Max. depth of recessed entry	5′

Table 6.7.10 (C) – Frontage Type Dimensional Standards: Lobby Entrance

Max. width	30′
Min. distance between fenestration	2′
Max. depth of recessed entry	5′

Architectural Response

Storefront	
Width	20-25′′
Distance between fenestration	2-3″, 3′-3″, 6′-6″
Depth of recessed entry	0′
Lobby Entry	
Width	20′
Distance between fenestration	2-3″, 3′-3″, 6′-6″
Depth of recessed entry	4′

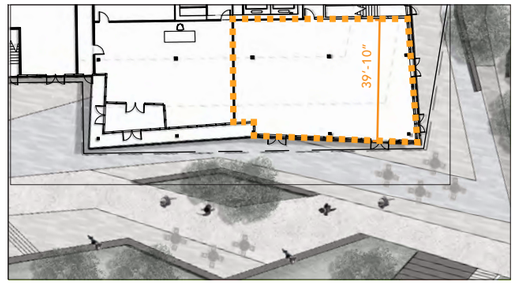
6.7.10.A.4.e.ii:

Use and Occupancy- Commercial Space Depth

a. Ground story spaces intended for a commercial tenant must have a leasable area with the depth indicated for each Building Type on Table 6.7.10 (A). This depth must be provided for at least seventy percent (70%) of the floor area of the space, measured as the distance from the facade towards the interior of a building.

6.7.10.C.5- Mid-Rise Podium Tower– a multi story Building Type composed of a residential point tower above a mid-rise general building serving as a podium. (HR)

Commercial Space depth min.	30′-0″
Ground floor entrance spacing max.	30′-0″



Architectural Response
The commercial leasable space has a depth of 30′-0″ or more for 100% of the total leasable area. The ground floor entrances are spaced a max. of 30′ apart

See Drawing(s) D2.3- A100

6.7.10.G.1.e:

Building Design Standards- Contextual Massing and Design

Notwithstanding the maximum heights indicated for the Mid-Rise Podium Tower building type, any Mid-Rise Podium Tower on a lot fronting onto a Civic Space that fronts onto Prospect Street may be built to twenty-five (25) stories and two hundred and eighty-six (286) feet, prior to any bonuses.

6.7.10.C.5- Mid-Rise Podium Tower– a multi story Building Type composed of a residential point tower above a mid-rise general building serving as a podium. (HR)

Building height min.	3 stories
Building max. Height	25 stories, 286′
Podium max. height:	6 stories
Tower ground story min. Height	14′
Tower upper story min. Height	10′

6.7.10.A.3.d.ii. To calculate building height in feet, height is measured as the vertical distance from the façade of the building to the top of the structural beam or joists of the upper most story.

Architectural Response
D2.3

Building height	25 stories, 269′-6″
Podium height:	6 stories
Tower ground story height	20′
Tower upper story height	10′-0″

See Drawing(s) D2.3- A500

6.7.10.G.2.c:

Building Design Standards- Facades

Facades must provide a frame for each storefront and lobby entrance in accordance with the following:

i. A horizontal lintel or beam (architrave) and cornice extending across the full width of the building supported by columns, pilasters, or piers; or
ii. A horizontal beam or fascia (architrave) positioned between columns, pilasters, or piers that extend from the upper stories of a building all the way to the ground.
d. When present, the horizontal lintel, beam, or fascia (architrave) serves as the sign band for each storefront.

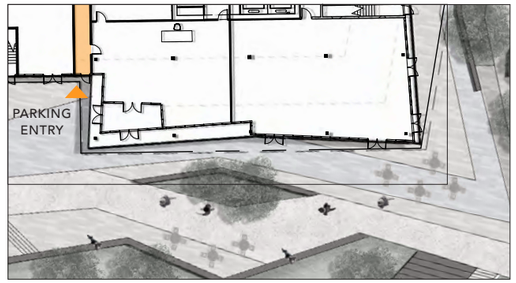
Architectural Response
Design guidelines will be developed for future retail users to promote architectural diversity and to allow identity of the retailer to activate the street level pedestrian experience.

See Drawing(s) D2.3- A550

6.7.13.B.5.a:

Parking and Loading- Standard for All Off Street Motor Vehicle Parking

a. Access i. Off street motor vehicle parking in an underground facility, a Lined Parking Garage, or structure attached to a Mid-Rise Podium Tower building type must have a separate lobby from the lobby providing access to other principal uses. The lobbies may provide access to each other through and internal door, so long as the lobby dedicated to the off-street parking provides pedestrian access directly to a sidewalk or publicly accessible walkway.



Architectural Response
There are 300 vehicle parking spaces lined with retail along the primary street, and with an architectural screen along the east face fronting the residential neighborhood. There is pedestrian access provided directly from the sidewalk along the main civic plaza on Prospect.

See Drawing(s) D2.3- A100, A900

6.7.13.C:

Parking and Loading- Bicycle Parking

a. To encourage and support the use of bicycles as a viable transportation option throughout the city and promote the use of bicycles at a rate that will help to achieve the mode share goals of the MASTER PLAN of the City of Somerville.
b. To provide long-term bicycle parking intended for residents or employees that provides security and protection from the weather.

3.c. Short-Term Bicycle Parking must be provided outside of a principal building and within fifty (50) feet of the principal entrance of the use served by the parking.

4.b. Long-Term Bicycle Parking must be provided in a well-lit, secure location within the same building as the use the parking is intended to serve or within an accessory structure located within two-hundred (200) feet of the principal entrance of the building.

Table 6.7.13 Required Bicycle Parking (Gross leasable sf)

Residential Short term min.	0.1 per Dwelling U.
Retail Short term min.	1.0 per 2,500 sf
Residential Long term min.	1.0 per Dwelling U.
Retail long term min.	1.0 per 10,000 sf
Arts and Creative Enterprise Short term min.	1.0 per 10,000 sf
Arts and Creative Enterprise Long term min.	1.0 per 3,000 sf

Architectural Response
Short and long term spaces to be calculated based on final program for final DSPR application

D2.3

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ZONING NARRATIVE

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