



Holland Street

College Avenue

Kenney Park

Day Street

Herbert Street

Cutter Avenue

Highland Avenue

Elm Street



Holland Street

College Avenue

Kenney Park

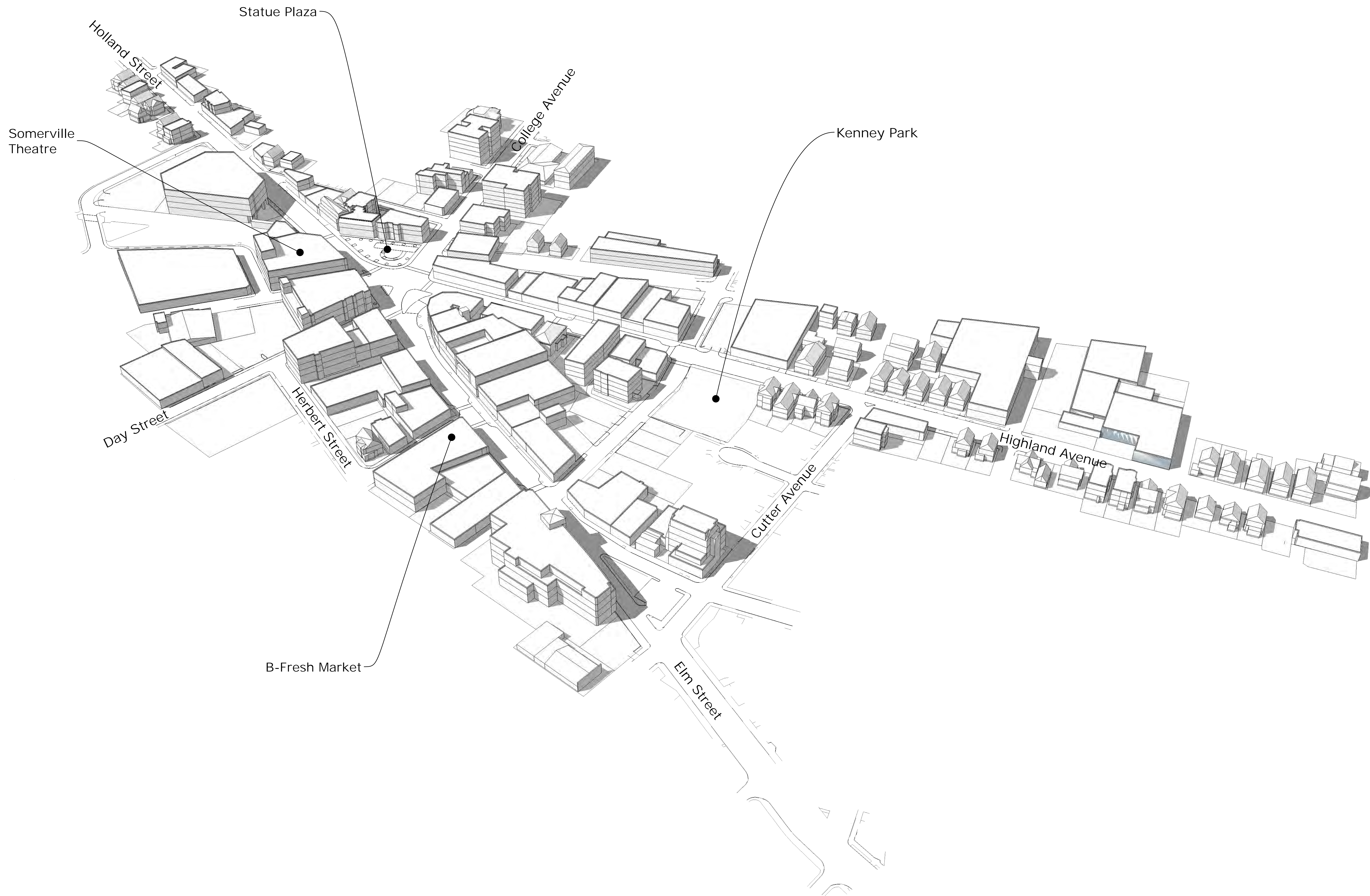
Day Street

Herbert Street

Cutter Avenue

Highland Avenue

Elm Street



Statue Plaza

Somerville Theatre

Kenney Park

B-Fresh Market

Holland Street

College Avenue

Day Street

Herbert Street

Cutter Avenue

Elm Street

Highland Avenue



Statue Plaza

Holland Street

Somerville Theatre

College Avenue

Kenney Park

Day Street

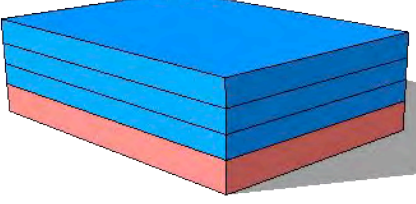
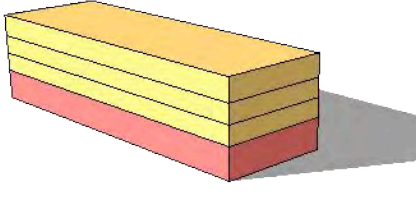
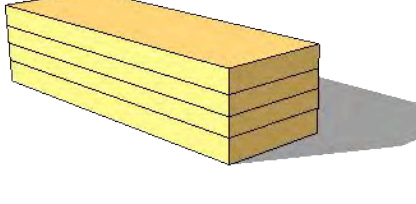
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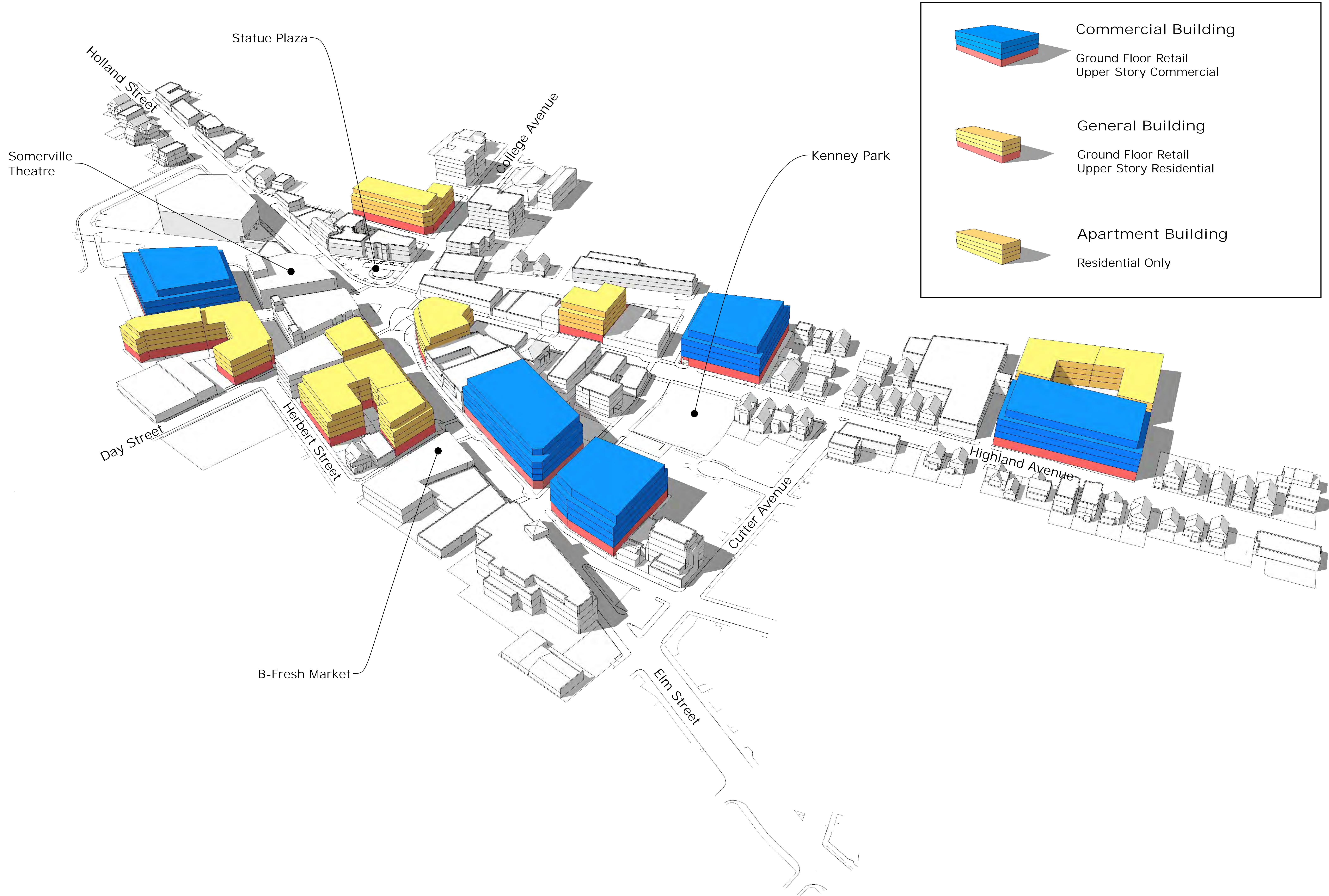
Cutter Avenue

Highland Avenue

B-Fresh Market

Elm Street

	Commercial Building Ground Floor Retail Upper Story Commercial
	General Building Ground Floor Retail Upper Story Residential
	Apartment Building Residential Only



Statue Plaza

Somerville Theatre

Holland Street

College Avenue

Kenney Park

Day Street

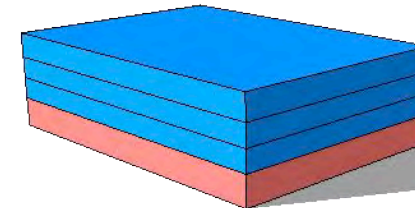
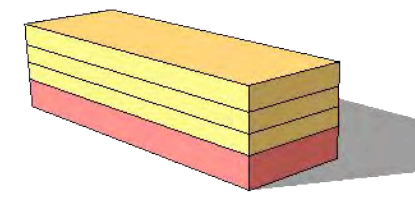
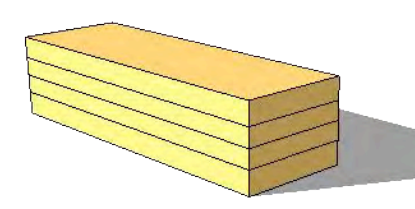
Herbert Street

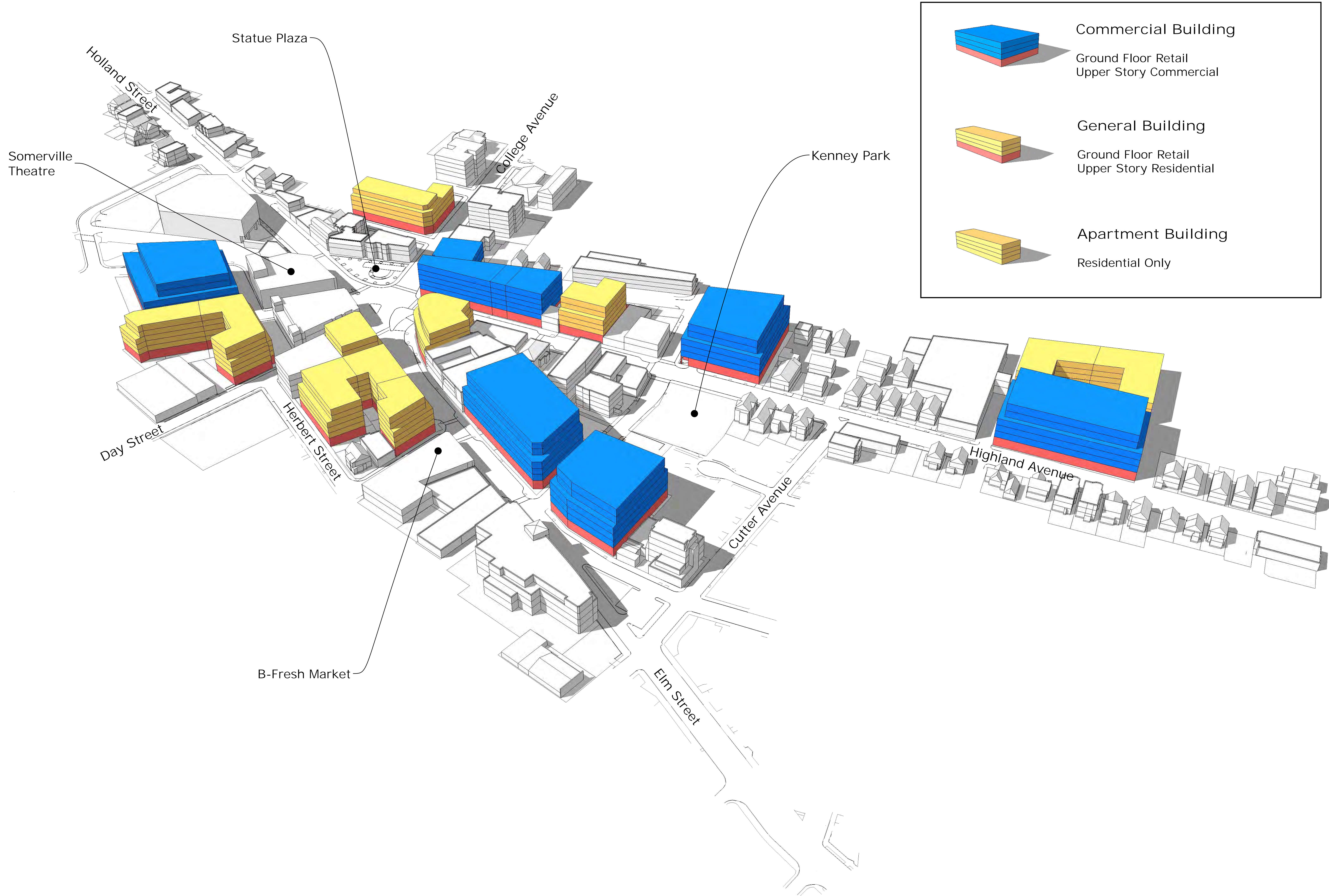
B-Fresh Market

Cutter Avenue

Elm Street

Highland Avenue

	Commercial Building Ground Floor Retail Upper Story Commercial
	General Building Ground Floor Retail Upper Story Residential
	Apartment Building Residential Only



Statue Plaza

Holland Street

Somerville Theatre

College Avenue

Kenney Park

Day Street

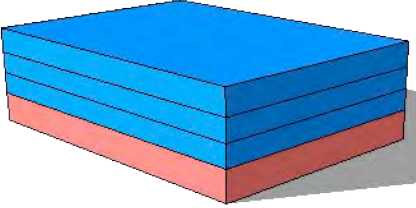
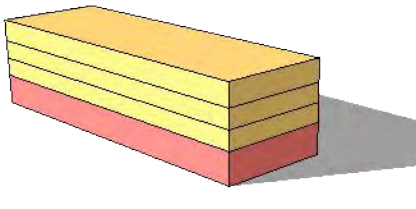
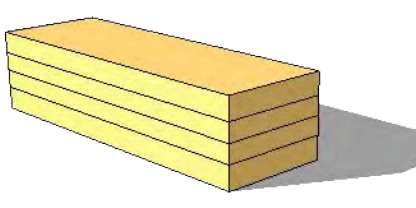
Herbert Street

Cutter Avenue

Highland Avenue

B-Fresh Market

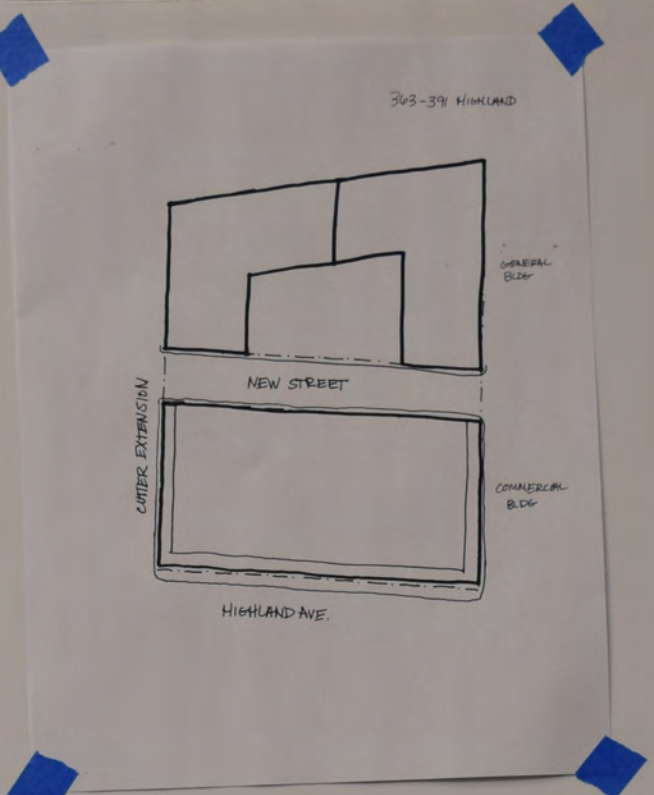
Elm Street

	Commercial Building Ground Floor Retail Upper Story Commercial
	General Building Ground Floor Retail Upper Story Residential
	Apartment Building Residential Only

	4MR			5MR			6MR			Comments
	Green's	Red's	Delta	Green's	Red's	Delta	Green's	Red's	Delta	
260-270 Elm Street (Oath thru Josh Tree)	10	7	3	15	4	11	15	19	-4	All commercial Jobs & Tax \$\$\$ Could Setbacks preserve alley feel? Height seems appropriate here b/c of space in square (on 6MR dwg) Mix the heights This many residential units would require that parking permits are not available to their residents, or parking and traffic would become a nightmare
1 College Ave (Middlesex)	-	-	-	-	-	-	31	11	20	Why no other options? Please don't say that nothing else will attract investment.
5 Davis Square (Mike's)	10	9	1	13	4	9	17	20	-3	Consider making everything fronting onto statue plaza 2-story to let light in Historic district [seconded] [Rebuttal] 2-story would be more harmonious with plaza
403-407 Highland (Santader)	7	11	-4	12	0	12	22	15	7	Building significantly more housing - regionally0 is the only way to make housing more affordable generally Push for a higher ratio of affordable housing
393 Highland (Rite Aid)	11	12	-1	13	3	10	19	18	1	Any setback should be from the community path side, to preserve light [seconded] Too much shade on Kenney park form six stories "Restoration" of green bike path critical
55 Day Street (Parking Lot behind 1 Davis)	7	8	-1	9	1	8	25	17	8	
96-100 Dover (Ideal Auto)	10	10	0	18	13	5	-	-	-	This needs to be 3 stories - too close to residential
99 Dover (Candlewick Press)	9	7	2	13	1	12	16	15	1	Love this lane idea! Too much shadow on 10 Hills Park x2 A perfect site for independent senior housing or a hotel close to harvard vanguard, bike path, T, restaurants, movies
233-239 Elm Street	11	8	3	12	2	10	18	18	0	Dresden Circle residents concerned of shadows concerned about shadow effect on Kenney park Center 6 stories is OK by Mike's unsure about this section
246-250 Elm (Dali)	9	7	2	26	14	12	-	-	-	Yes to ground floor retail Design to match neighborhood context redbones ventilation All commercial jobs & Tax \$\$\$ Positively commented on design elements of building Bfresh - clean and open This location would offer a better ROI on commercial and jobs space not the best location for residential, especially familie Unsure why this is 5 stories of residential on Highland is 6 why not make it 6? Or make it commercia
391 Elm St (Downtown Wine & Spirits)	14	7	7	16	2	14	11	23	-12	3-story should be viable here. 4 max. Citizens bank already too big for its site. Dresden circle worried about shadows Step down towards three at the park
363-391 Highland (Altitude)	12	6	6	16	1	15	15	22	-7	Want residential to be higher than commercial (3 votes?) No residential here. Keep street too few spots for ocmercial. Davis need more \$\$\$ Drop it down to 3 Story. Four is too much w/residential across the street on both sides Too big for having residential homes on 2 sides and across the street Don't do this to the corner [on 6MR version] How much parking will be needed? Need non-commuter commercial parking Step down bldg height on east end of lot

SENDING / RECEIVING SITES
 LEASING / CONVEYANCE SYSTEMS
 PRELIM. SHADOW
 NEIGHBORHOOD PL
 *MEPA CERTIFICATE
 BUILDING SCALE

WILDED OUT / PROGRAM SUMMARIES
 # of Housing Units: 80 (of which 15 are affordable)
 Zoning Board of Appeal (ZBA) or Zoning Commission
 height, density, setbacks, parking, etc. will require approval from the Zoning Board of Appeal. Projects larger than one acre using Planned Development Areas (PDAs) will require approval from the Zoning Commission.
 INSPECTIONAL SERVICES DEPARTMENT (ISD) PERMITTING
 All cases require permit upon receipt of Certificate of Compliance from the ZBA Board and approved construction documents.



If 55+ jobs are created - how many parking spaces are needed? Likewise 55+ units will need parking

Need non-commercial

Step down bldg height on east end of lot.



Score: Rank:
 # of Jobs: 340
 # of Housing Units: 80
 (of which 15 are affordable)

Score: Rank:
 # of Jobs: 450
 # of Housing Units: 80
 (of which 15 are affordable)

Score: Rank:
 # of Jobs: 750
 # of Housing Units: 80
 (of which 15 are affordable)

No Residential here. Keep street for few spots for commercial. Don't need the 800

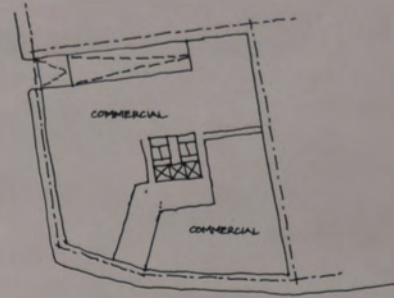
Want residential to be higher than commercial III

Drop it DOWN TO 3 STORY. 100' MIN. W/ 17' PERIMETER. ADDRESS THE STREET (NOT ON BOTH SIDES)

Too big to having residential houses on 2 sides and across the street

don't do this to the corner!

MEPA CERTIFIED BUILDING SEA



391 ELM ST.
GROUND COMMERCIAL

3 stories should
be north side.
4 mass.
The Collins Bank
edge is already too
big for the site.



Score: Rank:
of Jobs: 286
of Housing Units: 0
(of which 0 are affordable)



Score: Rank:
of Jobs: 356
of Housing Units: 0
(of which 0 are affordable)



Score: 8.0 Rank: 14
of Jobs: 427
of Housing Units: 0
(of which 0 are affordable)

Dresden Cr.
Building into lot
would cast shadows
on residential
garden
what about
deliveries?

step down to
3 towards
the park

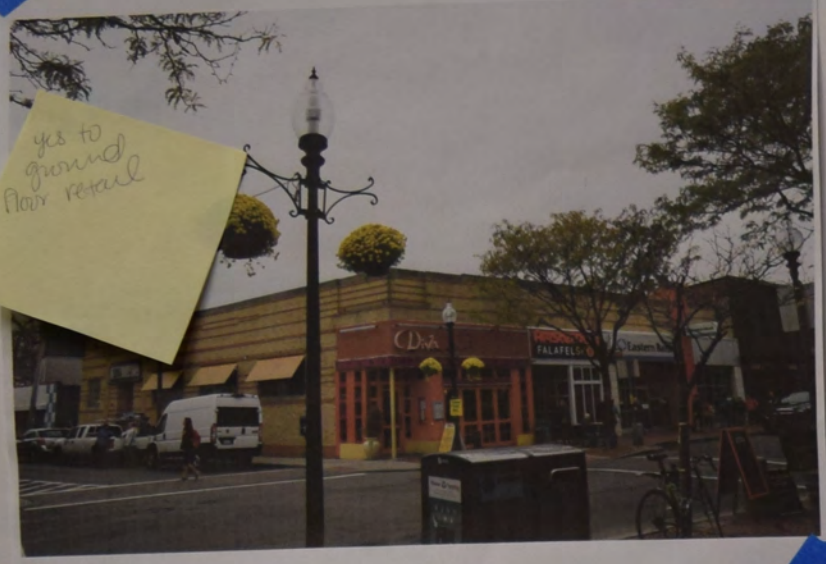


RELIM. SHADOW
NEIGHBORHOOD
*MEPA CERTIFIED
BUILDING 3

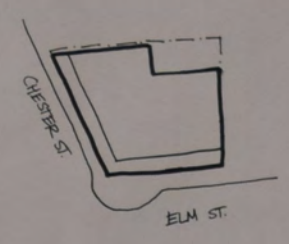
(of which 11 are affordable)
of Housing Units 25

246-250 ELM

246-250 ELM
GENERAL BLDG.



yes to ground floor retail



fresh clean open

This location will offer a better POI on commercial & jobs space - not the best location for residential resp. beauty

Wish we had 185 stories + residential in Highland is to who can make it to a more commercial

design to match neighborhood context

positively commented on design elements of building



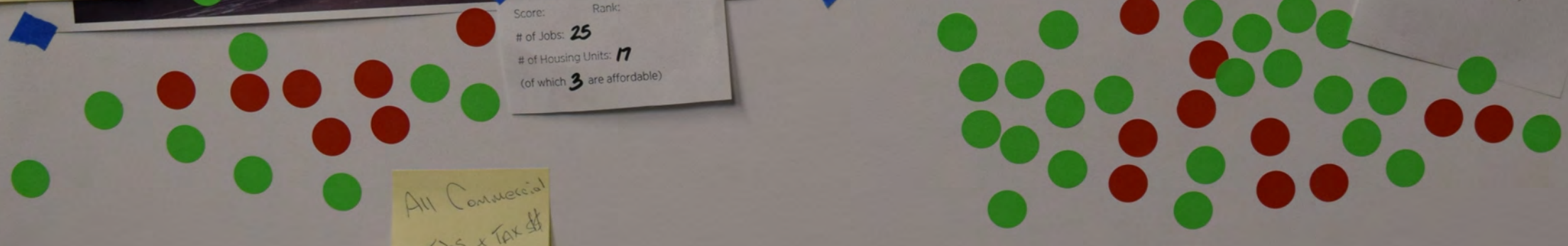
Redone ventilation



Score: Rank:
of Jobs: 25
of Housing Units: 22
(of which 4 are affordable)

Score: Rank:
of Jobs: 25
of Housing Units: 17
(of which 3 are affordable)

All Commercial
Jobs + Tax \$\$\$



LEASING / CONVEYANCE SYSTEMS
PRELIM. SHADOW
NEIGHBORHOOD
*MEPA CERTIFICATION
BUILDING EVAL

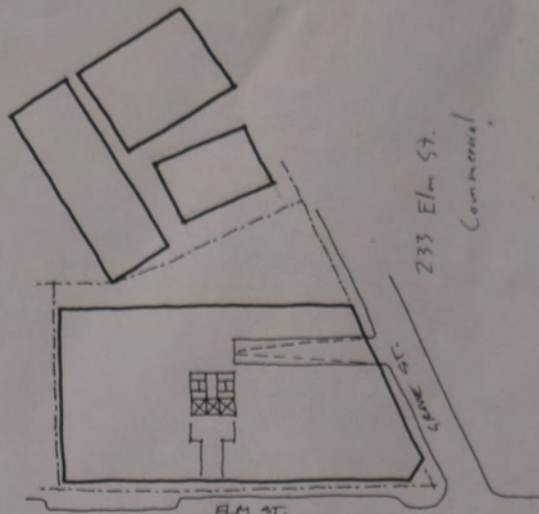
of Housing Units
(of which are affordable)

INSPECTIONAL SERVICES DEPARTMENT (ISD) PERMITTING
All plans a building permit require a Certificate of Compliance with the State and adopted construction documents.



233-234 Elm St.

has to observe ground
floor
this
ground floor



233 Elm St.
Commercial

concerned about
shadow cast
on ground floor
of existing
C-THIS

Owner & others
is really worried
about
this screen

Dundas
Circle
Residents
concern
of shadow
casting on
property
gardens



Score: Rank:
of Jobs: 302
of Housing Units:
(of which are affordable)



Score: Rank:
of Jobs: 457
of Housing Units:
(of which are affordable)



Score: 92 Rank: 3
of Jobs: 550
of Housing Units:
(of which are affordable)

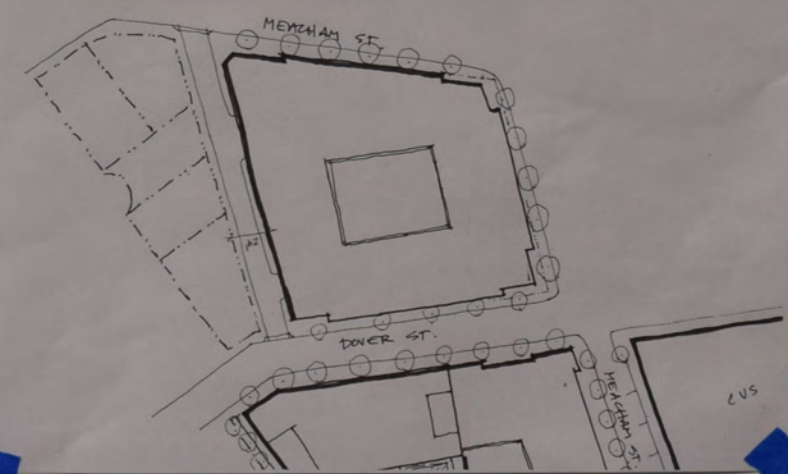


PRELIM. SHADOW
NEIGHBORHOOD PLAN
MEPA CERTIFICATE
BUILDING SCALE



LOVE THE
LANE IDEO!
↓

99 Dover St.
(Commercial)



Too much
Shadow on
10 HILLS PARK

A PERFECT SITE
FOR
INDEPENDENT
SENIOR
HOUSING

or a hotel

CLOSE TO -
- HARVARD VANGUARD
- BIKE PATH (EXERCISE!)
- RESTAURANTS
MOVIES



4 Story
Address: 99 Dover
Score: 9.3 (Rank #1)
of Jobs: 402
of Housing Units: 0



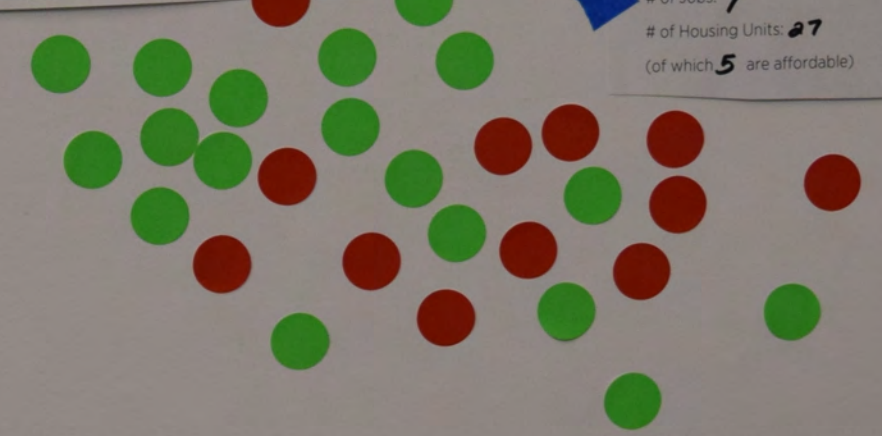
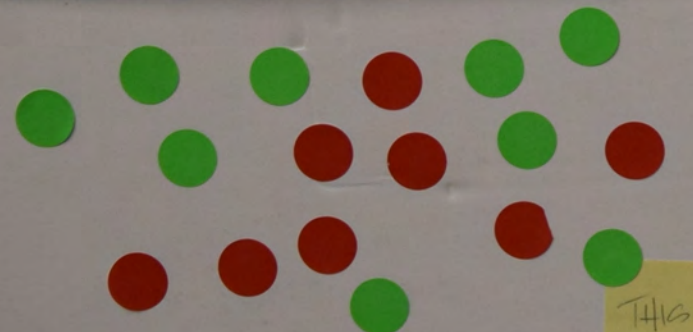
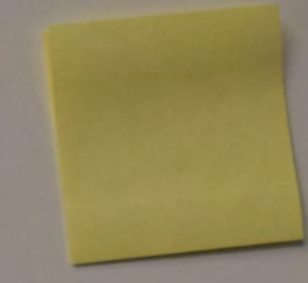
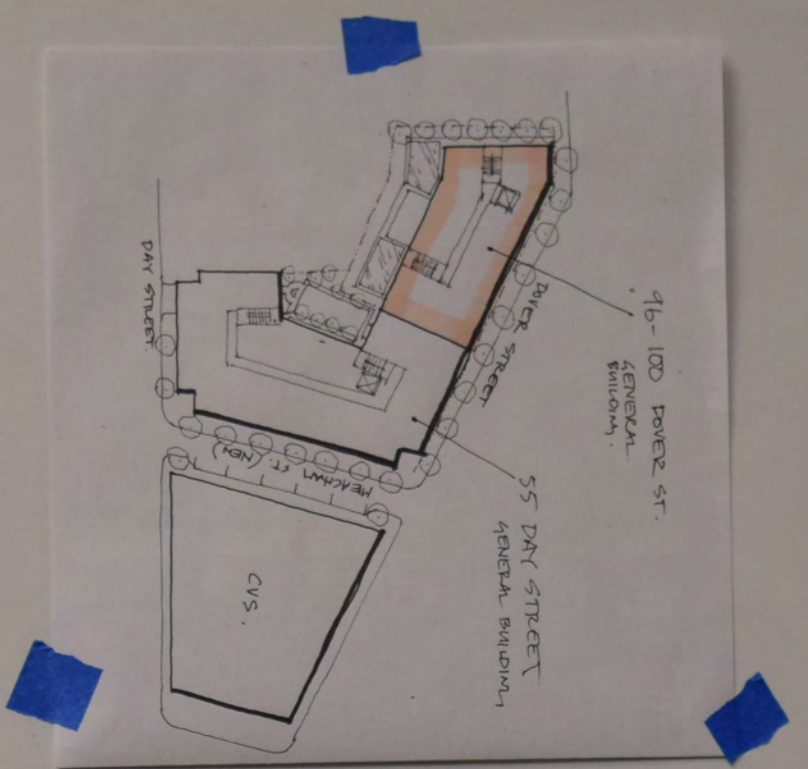
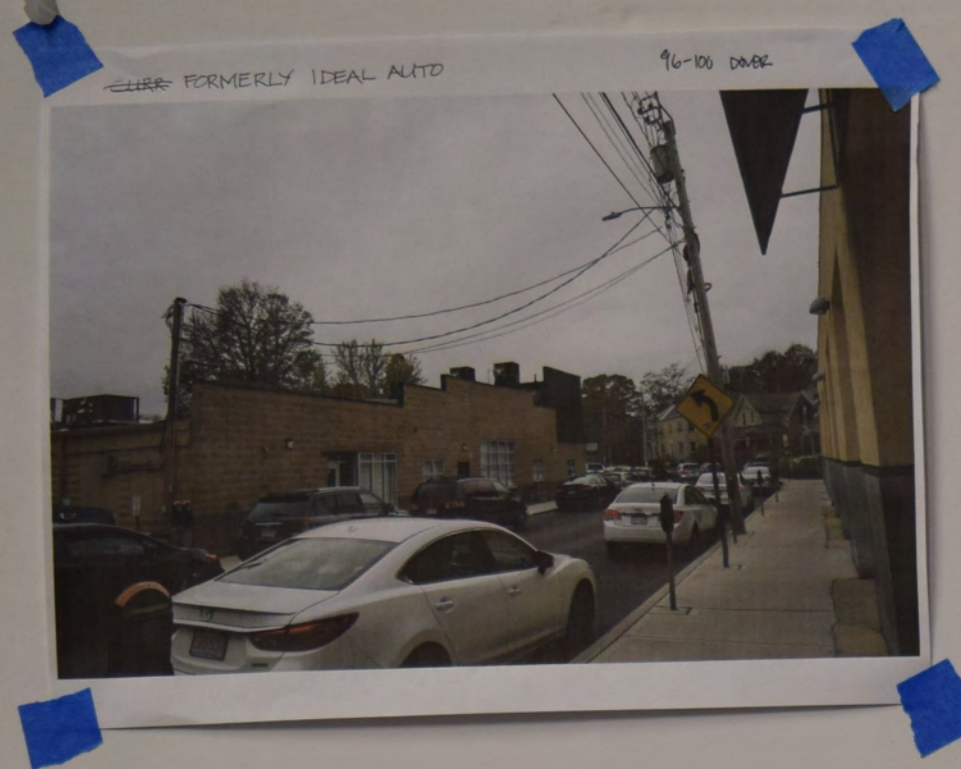
5 Story Stepback
Address: 99 Dover
Score: 9.9 (Rank #1)
of Jobs: 476
of Housing Units: 0



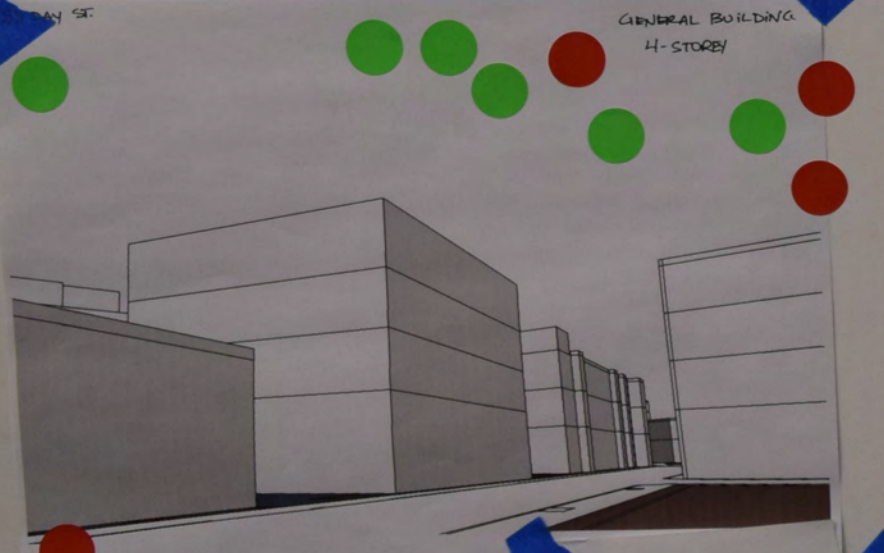
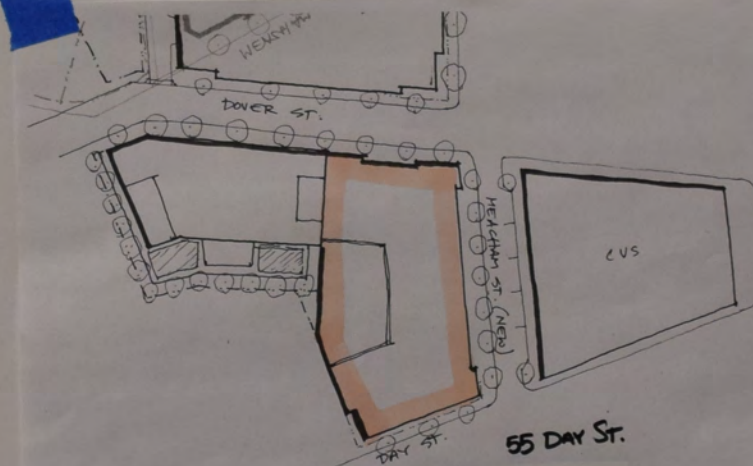
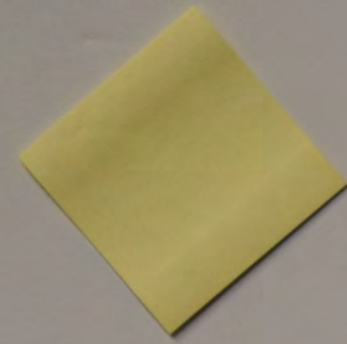
6 Story Stepback
Address: 99 Dover
Score: 10.0 (Rank #1)
of Jobs: 550
of Housing Units: 0



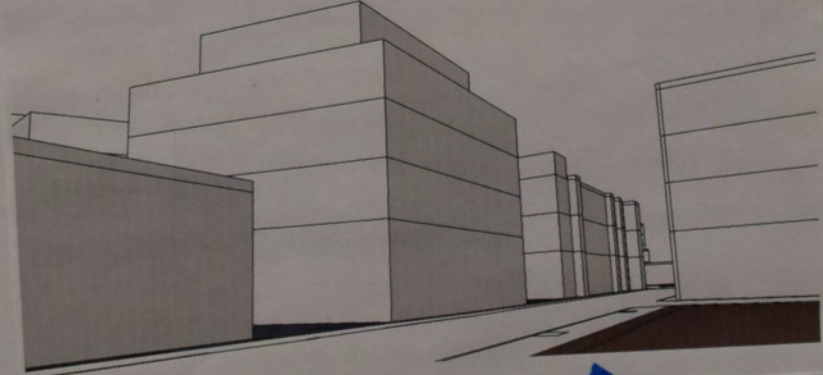
...ANCE SYSTEME
 ...IM. SHADOW
 ...BORHOOD PLA
 ... CERTIFICATE
 ... BUILDING SCALE



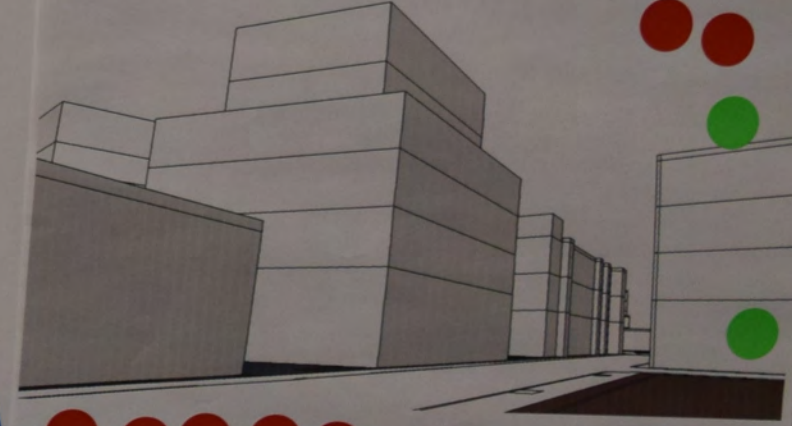
THIS NEEDS
 TO BE 3
 STORES — less!!
 TOO CLOSE TO
 RESIDENTIAL



Score: 8.8 Rank: 2
of Jobs: 15
of Housing Units: 27
(of which 7 are affordable)



Score: 7.4 Rank: 2
of Jobs: 15
of Housing Units: 43
(of which 9 are affordable)

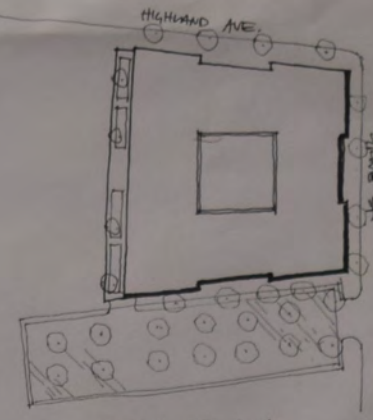


Score: 7.7 Rank: 2
of Jobs: 15
of Housing Units: 53
(of which 11 are affordable)

LEASING / COMETANCE STATEMENT
PRELIM. SHADOW STUDY



What laws about the City have to replace the existing zoning code in these designs?



393 Highland Ave
Commercial

RESTORATION OF GREENWAY BIKE PATH CRITICAL

Yellow sticky note



Score: Rank:
of Jobs: 326
of Housing Units: 0
(of which 0 are affordable)



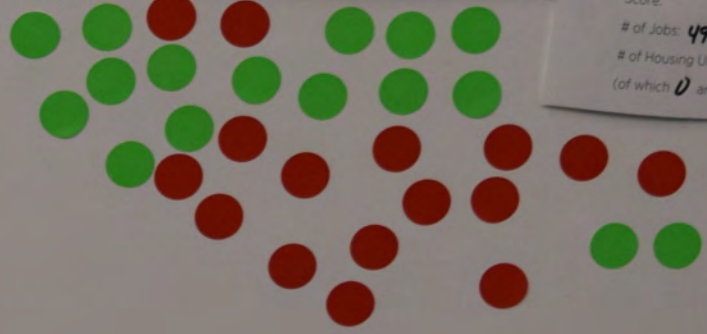
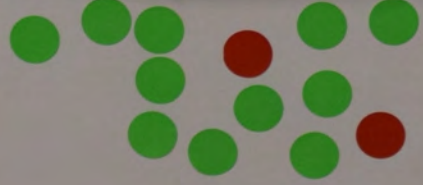
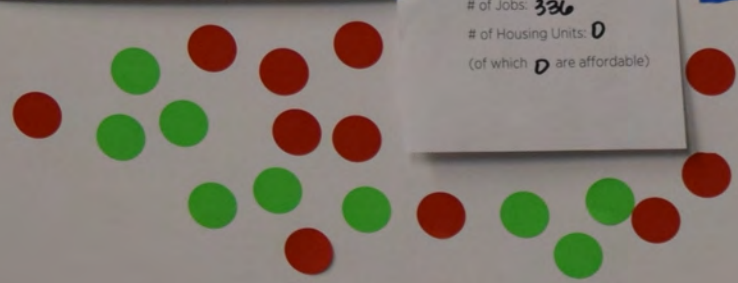
Score: Rank:
of Jobs: 410
of Housing Units: 0
(of which 0 are affordable)



Score: Rank:
of Jobs: 490
of Housing Units: 0
(of which 0 are affordable)

Any setbacks should be from the Commercial Path side, to preserve light.

Two more checks on zoning code from 5X stories

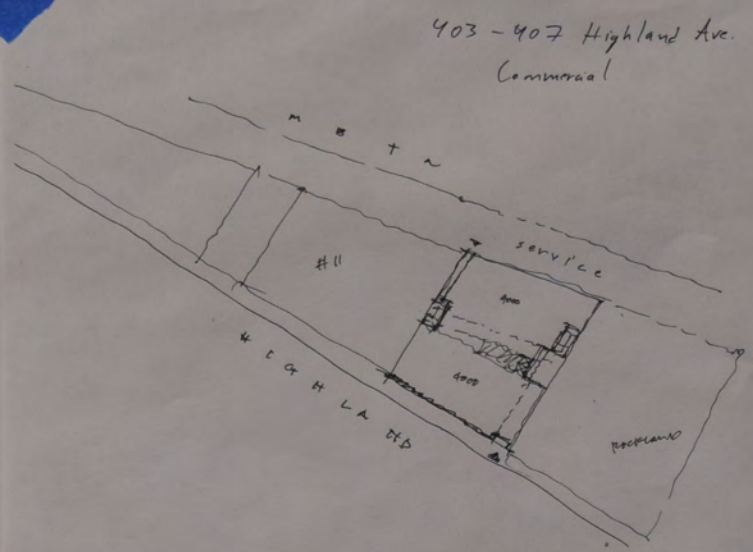


UNION SQUARE
ROADWAY & STREETSCAPE IMPROVEMENTS

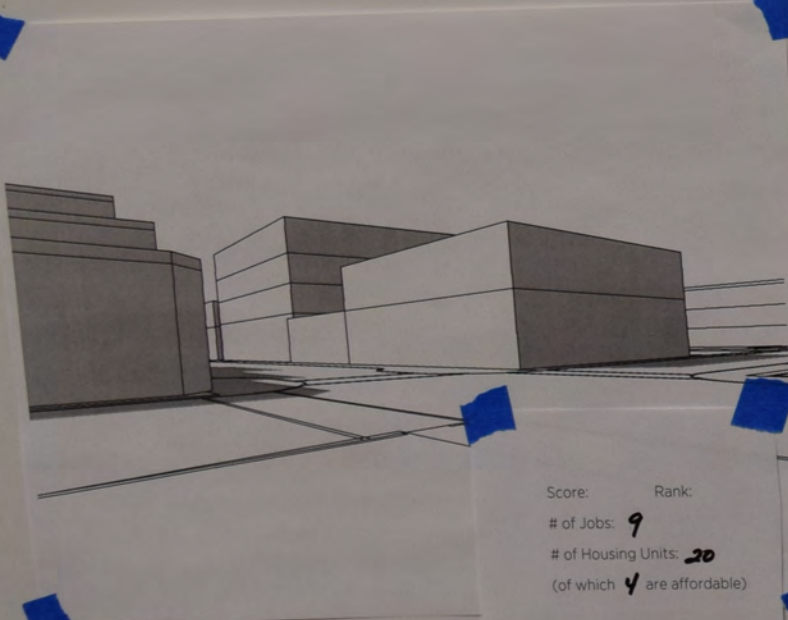
CREATIVE SOLUTIONS
EFFECTIVE PARTNERING



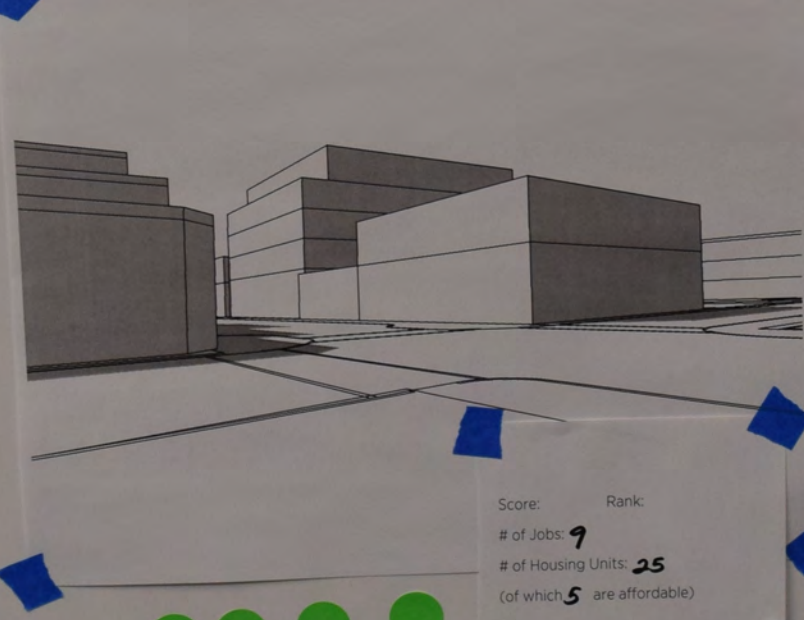
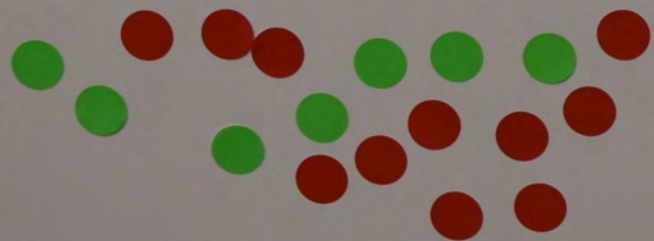
OPTION 1a



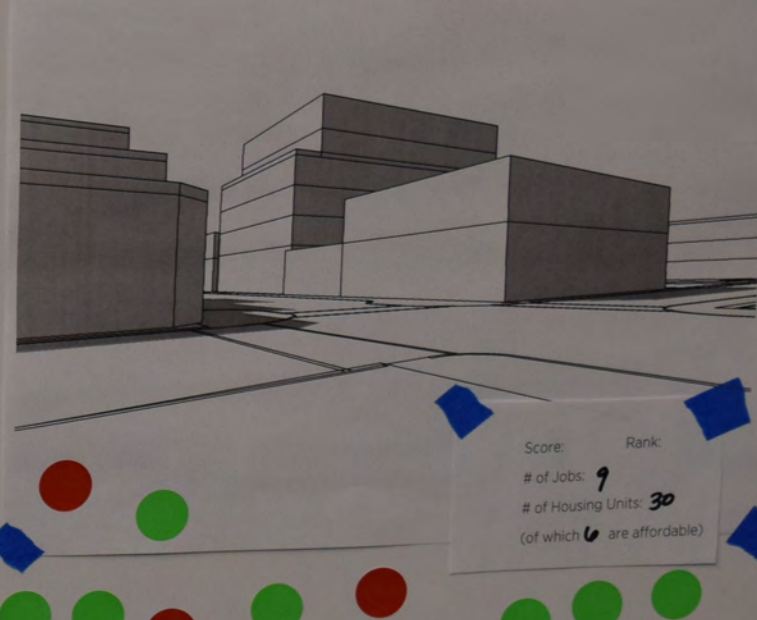
403-407 Highland Ave.
Commercial



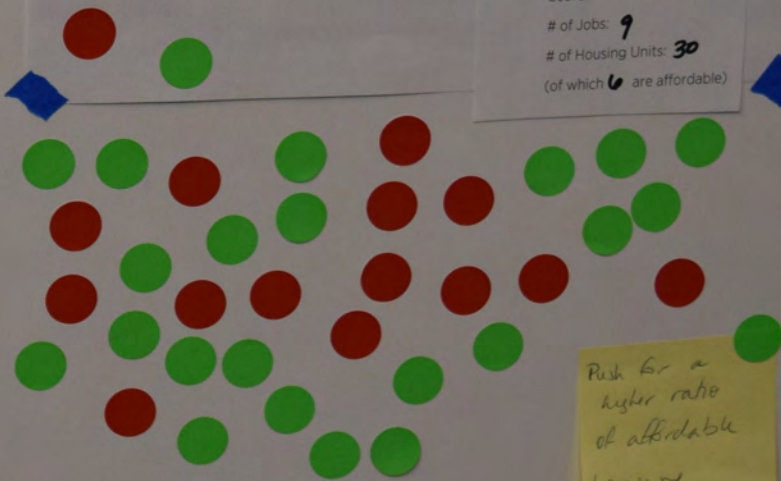
Score: Rank:
of Jobs: 9
of Housing Units: 20
(of which 4 are affordable)



Score: Rank:
of Jobs: 9
of Housing Units: 25
(of which 5 are affordable)



Score: Rank:
of Jobs: 9
of Housing Units: 30
(of which 6 are affordable)



Risk for a
higher ratio
of affordable
housing

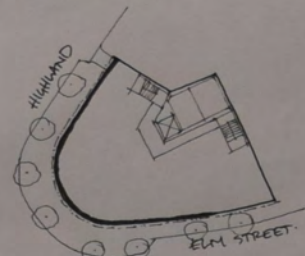
Building significantly
more housing
regionally - is the
only way to
make housing more
affordable locally



CREATIVE SOLUTIONS
EFFECTIVE PARTNERING®

UNION SQUARE
ROADWAY & STREETSCAPE IMPROVEMENTS

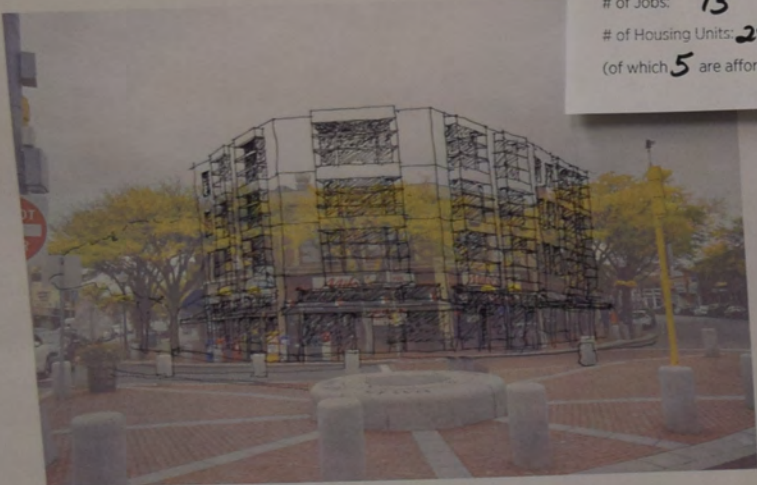




5 DAVIS SQUARE
COMMERCIAL

George S. ...
CONSIDER MAKING
EVERYTHING
FRONTING ONTO
STATUE PLAZA
2-STORY
TO LET LIGHT IN
HISTORIC
DISTRICT

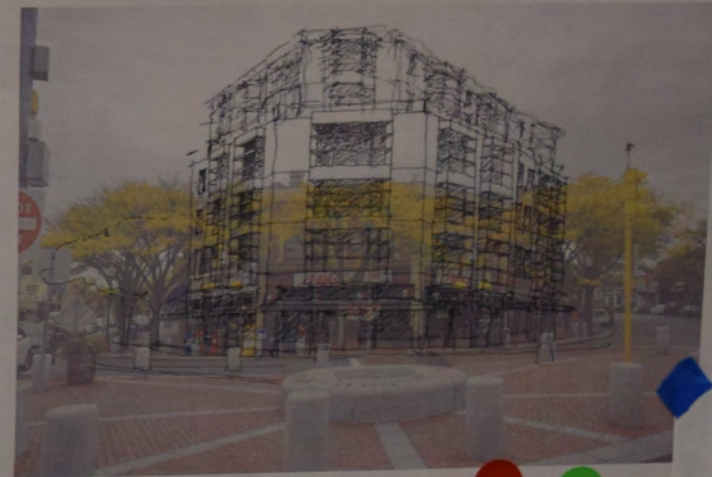
3 story would
be more harmonious
with the plaza



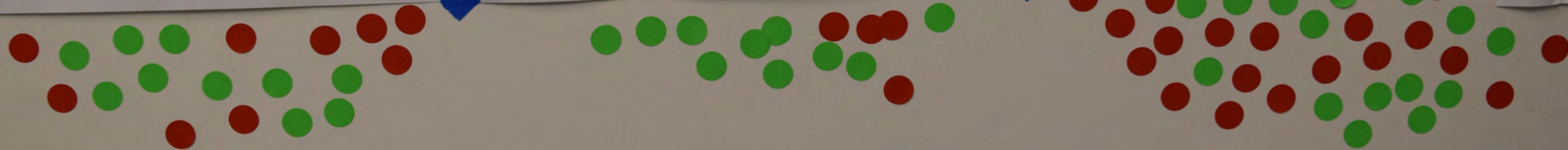
Score: **8.10** Rank: **11**
of Jobs: **13**
of Housing Units: **27**
(of which **5** are affordable)



Score: Rank:
of Jobs: **13**
of Housing Units: **35**
(of which **6** are affordable)

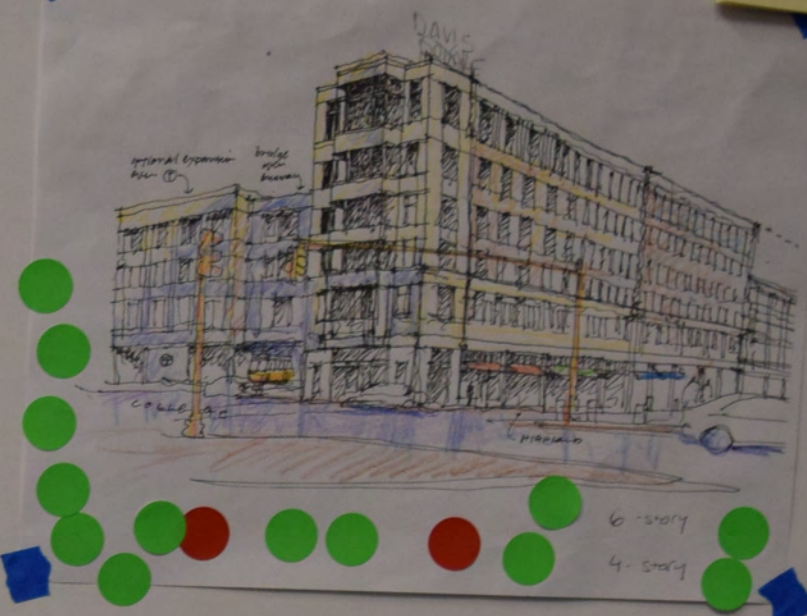
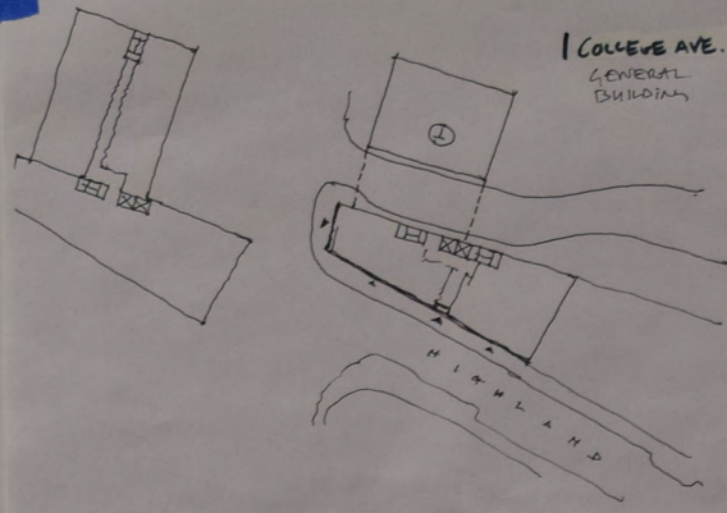


Score: **8.10** Rank: **11**
of Jobs: **13**
of Housing Units: **43**
(of which **8** are affordable)

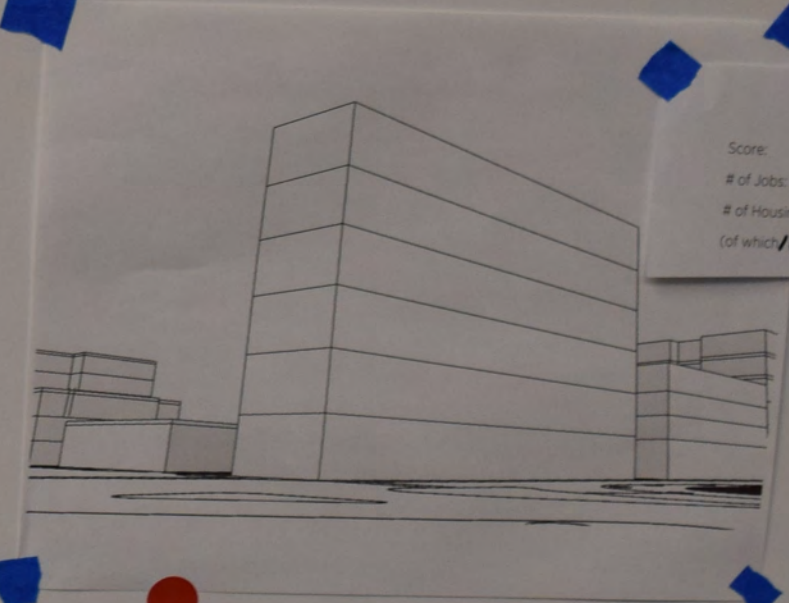


LEASING / CONVEYANCE STATEMENT
PRELIM. SHADOW STUDY

Zoning Board of
max (PDA) will
PERMITTING
via from BIA Board

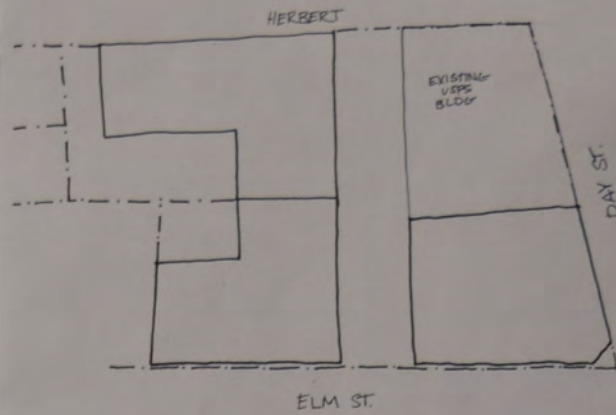


Why no other
options?
Please don't say
that nothing else
will attract investment



Score: Rank: //
of Jobs: //
of Housing Units: 55
(of which 10 are affordable)





Mix the heights

This many res units would require that parking permits are not available to their residents, or parking + traffic would become a NIGHTMARE

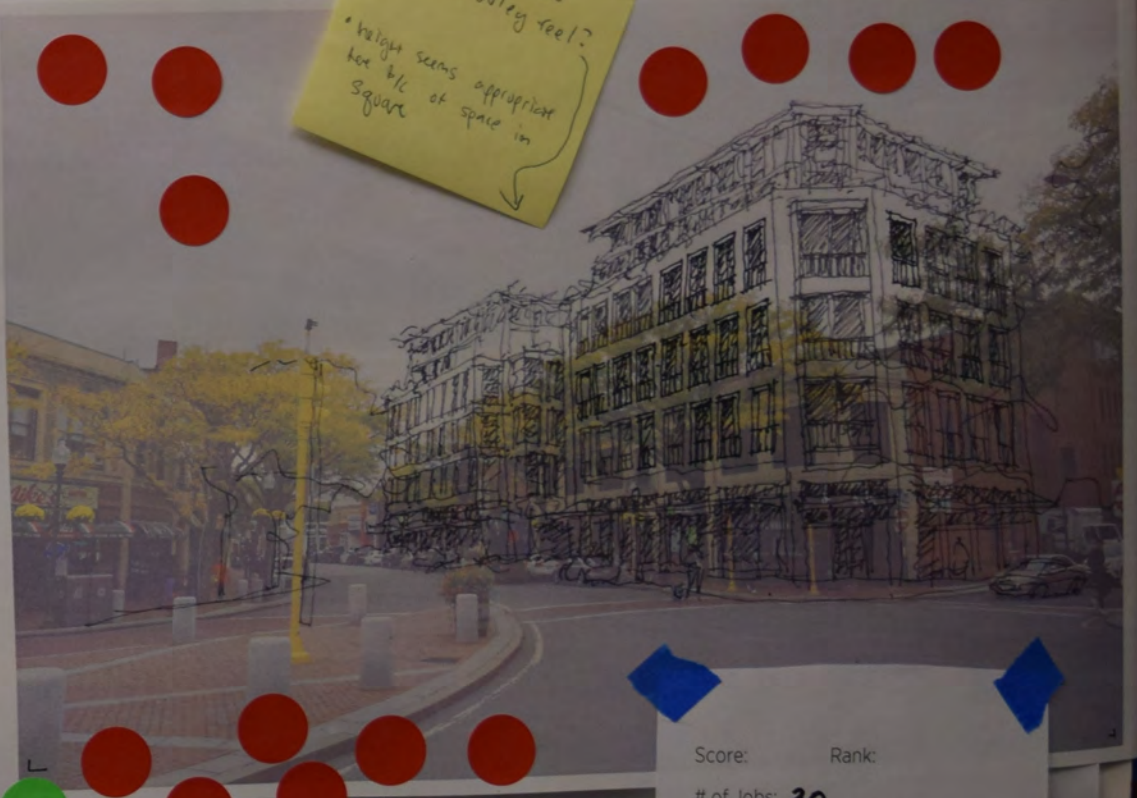


Score: Rank:
 # of Jobs: **30**
 # of Housing Units: **69**
 (of which **13** are affordable)

All Commercial Jobs + Tax \$\$\$



Score: Rank:
 # of Jobs: **30**
 # of Housing Units: **85**
 (of which **16** are affordable)



Score: Rank:
 # of Jobs: **30**
 # of Housing Units: **105**
 (of which **21** are affordable)

6' (0.01) setbacks preserve alley feel? *balcony seems appropriate here bc of space in square