

299 Broadway: ZBA Hearing

Somerville ZBA Hearing #1 - 12.14.2022
Case Number P&Z 22-092

Applicants: Mark Development LLC, Beacon Communities Services LLC, and RISE Together, LLC
Owners: Comar Real Estate Trust and Second Comar Real Estate Trust

Renewal Plan



Proposed Plan

Mark Development & Beacon Communities



Public Engagement: July, 2021 - Present

Public / City Engagement Summary (19 total):

Neighborhood Meetings:	7 meetings
Winter Hill Community Advisory Committee:	5 meetings
Somerville Redevelopment Authority:	4 meetings
Urban Design Commission:	3 meetings

Project Influences

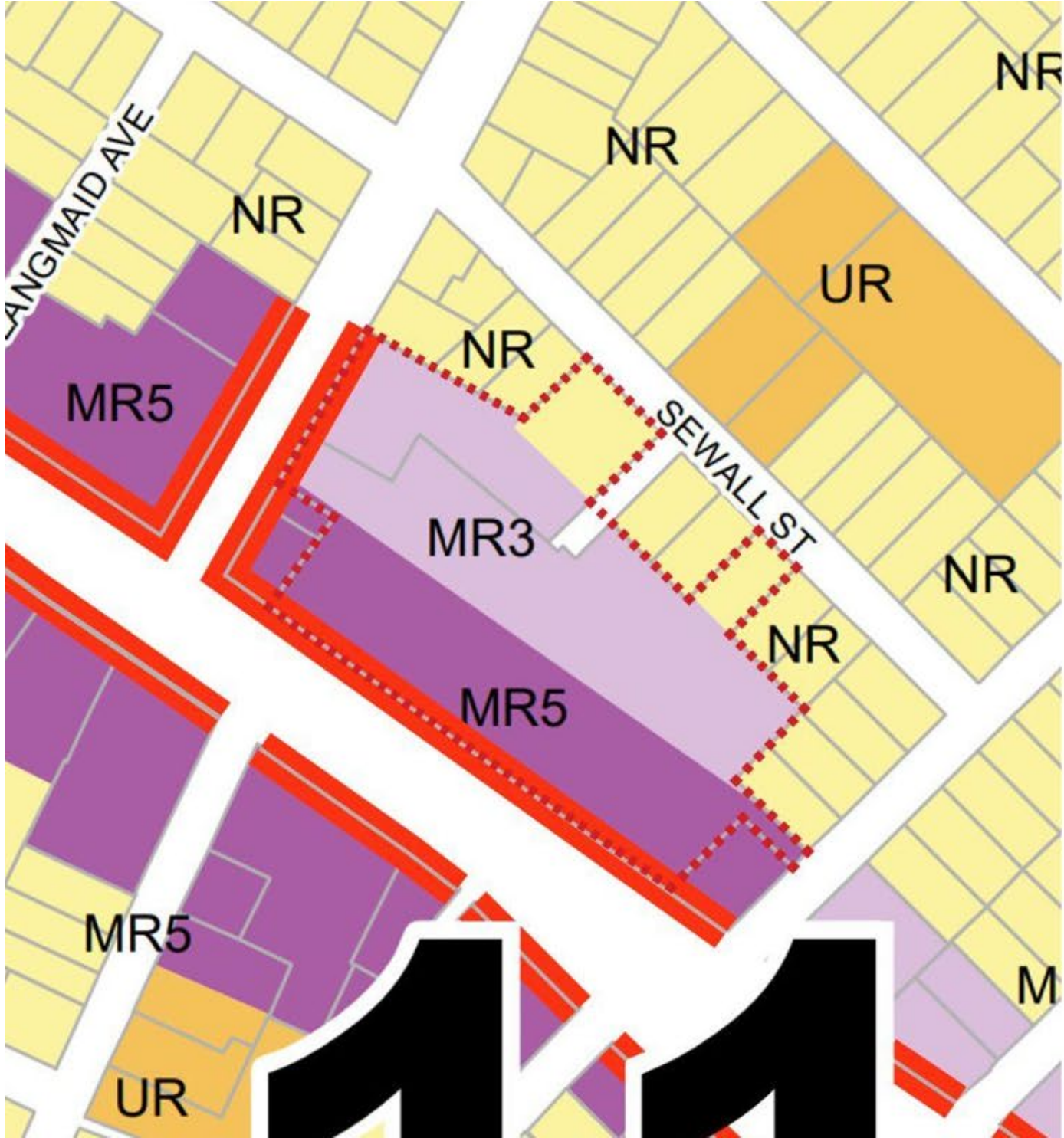
Winter Hill Neighborhood Plan
Winter Hill Urban Renewal Plan

Project Support

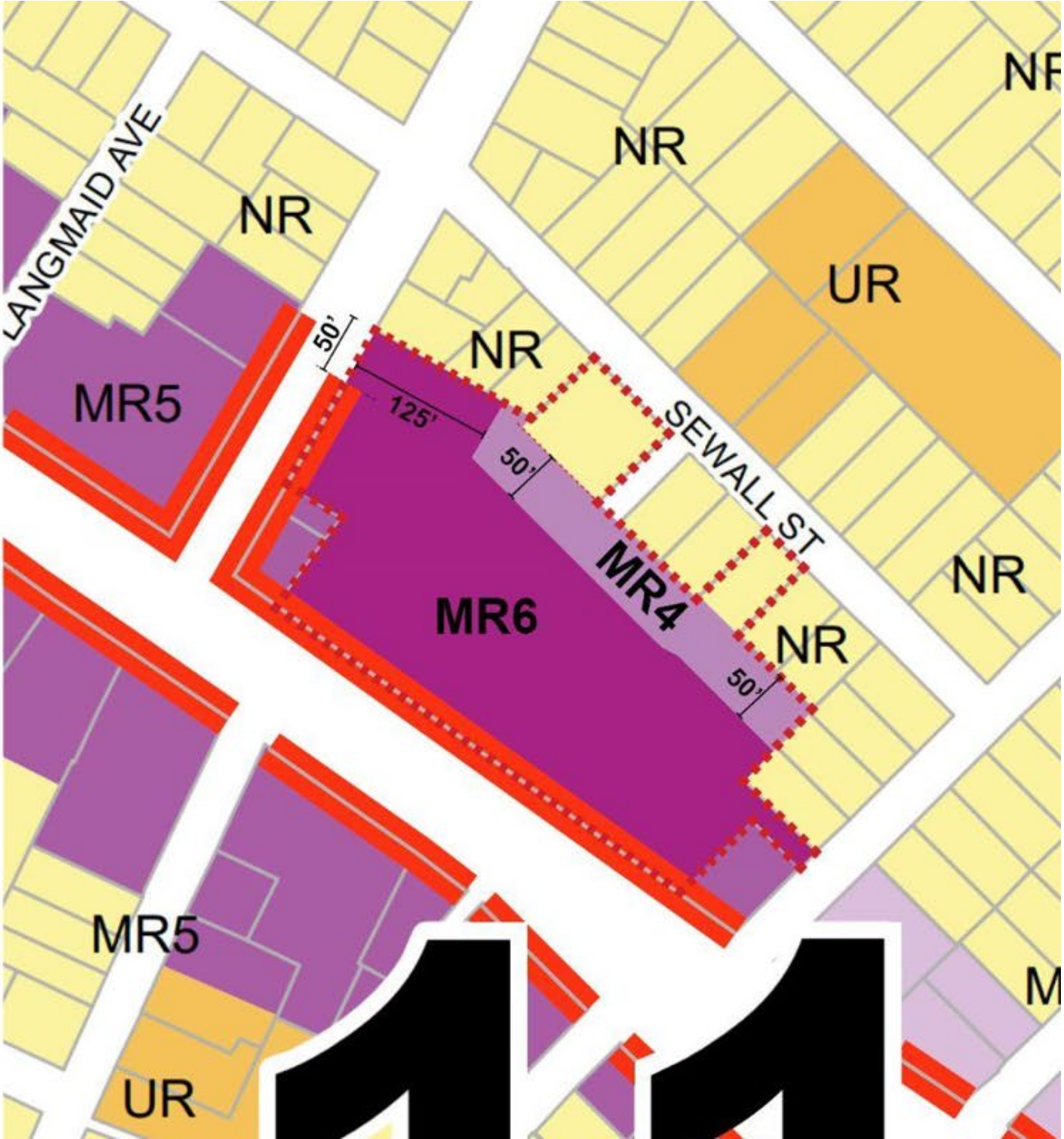
Letter of Support from Mayor of Somerville
Letter of Support from the Somerville Redevelopment Authority
Letter of Recommendation from Urban Design Commission

Zoning Revisions - February 2022

Zoning Prior to February 2022



Revised Zoning



Initial Mark Development Proposal



View of the proposed Pocket Plaza from Broadway



View of the proposed Mews, looking in the direction of the Broadway

Presented at an August 18, 2021 community meeting

Current Development Proposal



Looking towards Sewall Street

Ground Floor Plan



Site Plan

Existing Conditions

Overview

Neighborhood Plan

OVERVIEW

As part of the planning process, the City of Somerville requires the preparation of a Civic Space Study (CSS) in an effort to assess the existing conditions and to identify any areas of deficiency in civic space offerings locally. The CSS prepared by Applicant focused on a roughly half-mile radius from the redevelopment site at 299 Broadway to align with a 10-minute walking distance from the edge of the property. The area encompasses the Winter Hill Neighborhood of Somerville, but also captures portions of Ten Hills to the North, Magoun Square to the West and extends South to Somerville High School.

SUMMARY OF CONCLUSIONS

The results of the Civic Space Study of the area clearly illustrate the composition of the existing civic spaces to be predominately parks of varying size and use (77%), with the remaining balance of civic space (23%) within the study area to being public common space. There were no plazas of any type found within the study area. Civic uses further describe the existing civic spaces, some of which include multiple civic use types. These use types identify activities such as playgrounds, dog parks, athletic fields, water features, passive space, performance space and community gardens.

The CSS revealed the following considerations that inform our planning and strategic public realm design approach for civic space at 299 Broadway and 15 Temple Street:

- Given that there are no plazas of any type located within the study area, the community is least served by this form of civic space close to home;
- Within the study area, the most common civic uses found were playgrounds and athletic fields followed by passive space;
- In terms of civic uses, there appears to be a notable lack of dedicated dog parks and an equally lesser representation of performance spaces, community gardening spaces and water features.



Site Context

Existing Site Conditions: *View of Broadway looking East*



Site Context

Existing Site Conditions: *View of Broadway looking West*



Broadway - looking Northwest

Site Context

Sewall St

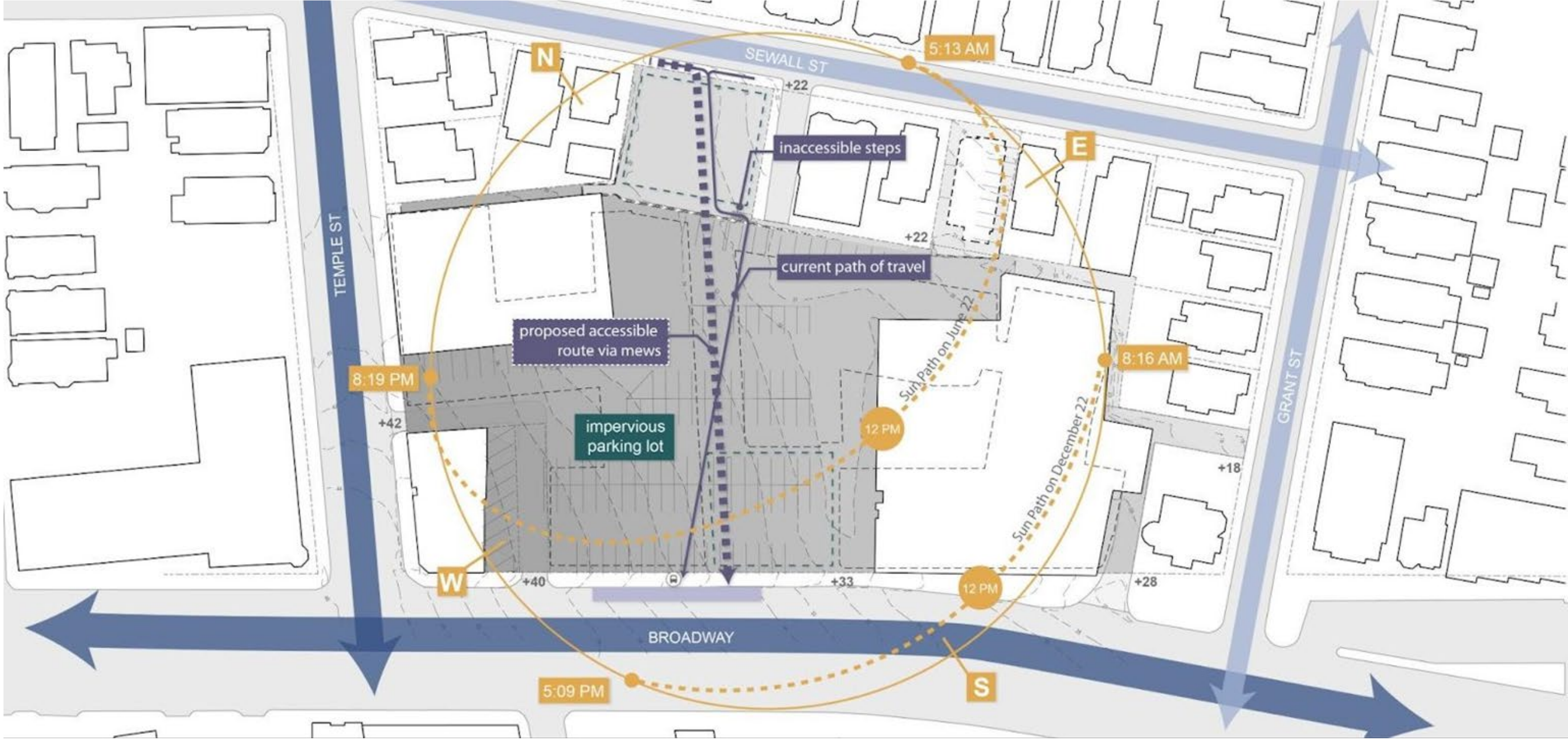


Sewall St Basketball Court



Sewall St Neighbors

Site Analysis



Buildings and Civic Spaces

Design Overview

Design Overview



Site Plan



SITE INFORMATION

- APPLICANT:
MARK DEVELOPMENT, LLC
275 GROVE STREET, SUITE 2-150
NEWTON, MA 02466
- OWNER:
COHEN JAMES ET AL TRUSTEES
C/O COMAR REAL ESTATE TRUST
89 WINCHESTER STREET
BROOKLINE, MA 02466
- PARCEL:
MAP 70, BLOCK D, LOTS 5 & 27
299 BROADWAY
CITY OF SOMERVILLE
MIDDLESEX COUNTY, MASSACHUSETTS

BOHLER
 S.C. CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LAND DEVELOPMENT
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: M211074
 DRAWN BY: JWW
 CHECKED BY: GPM
 DATE: 10/19/22
 CAD ID.: M211074-SUBD-1A

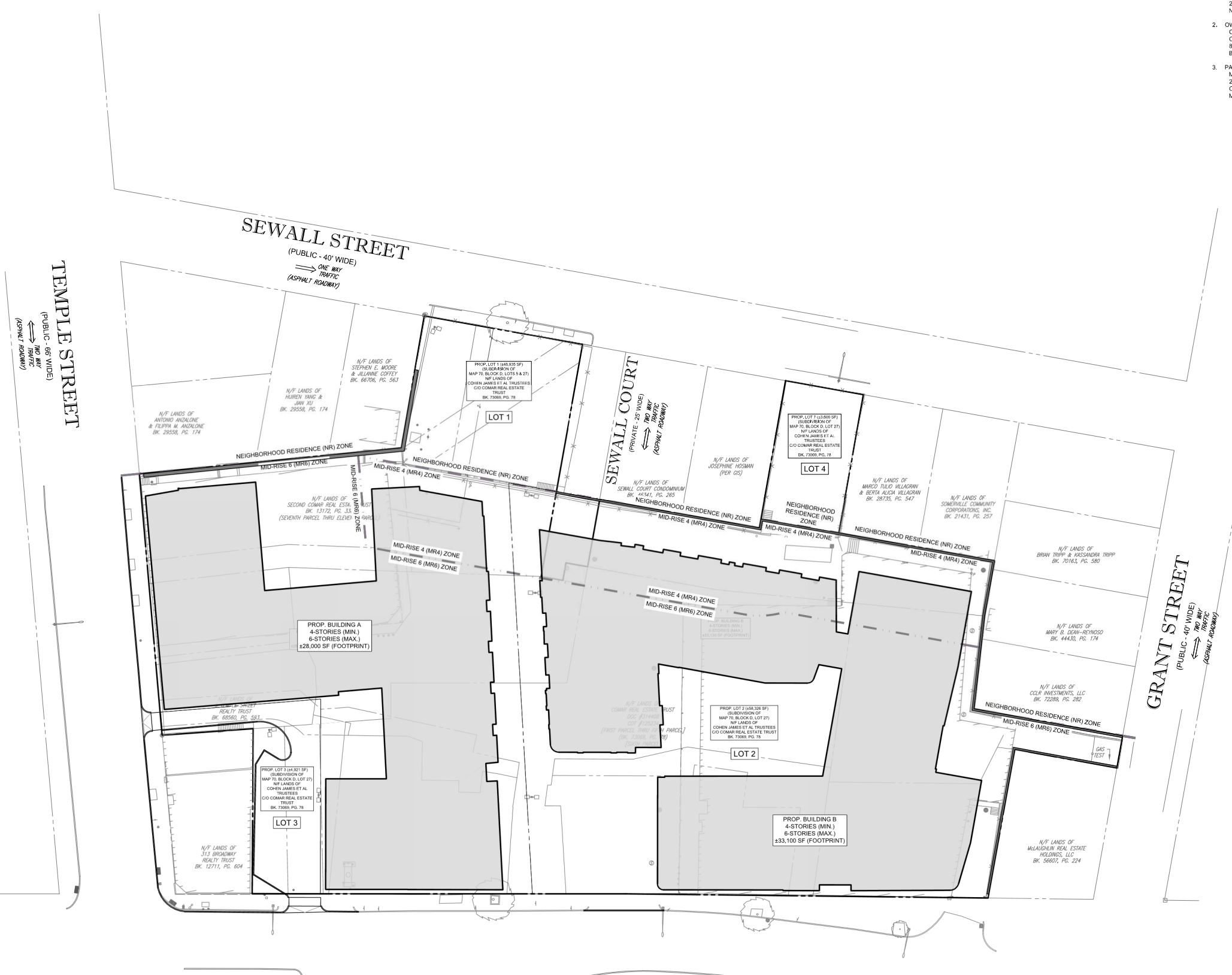
PROPOSED SITE PLAN DOCUMENTS

FOR
MARK DEVELOPMENT, LLC
 PROPOSED SUBDIVISION PLAN
 MAP 70, BLOCK D, LOTS 5 & 27
 299 BROADWAY,
 CITY OF SOMERVILLE,
 MIDDLESEX COUNTY,
 MASSACHUSETTS

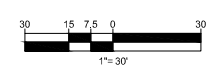
BOHLER
 45 FRANKLIN STREET, 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 849-8040
 www.BohlerEngineering.com

S.P. MARTORANO
 PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE No. 45942

SHEET TITLE:
OVERALL LOT SPLIT PLAN
 SHEET NUMBER:
C-001
 ORG. DATE - 10/19/22



BROADWAY
 (PUBLIC - VARIABLE WIDTH)
 TWO WAY TRAFFIC
 (ASPHALT ROADWAY)



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Ground Floor Plan



Site Plan

Site Overview

Axonometric from Broadway

Building A

Building B

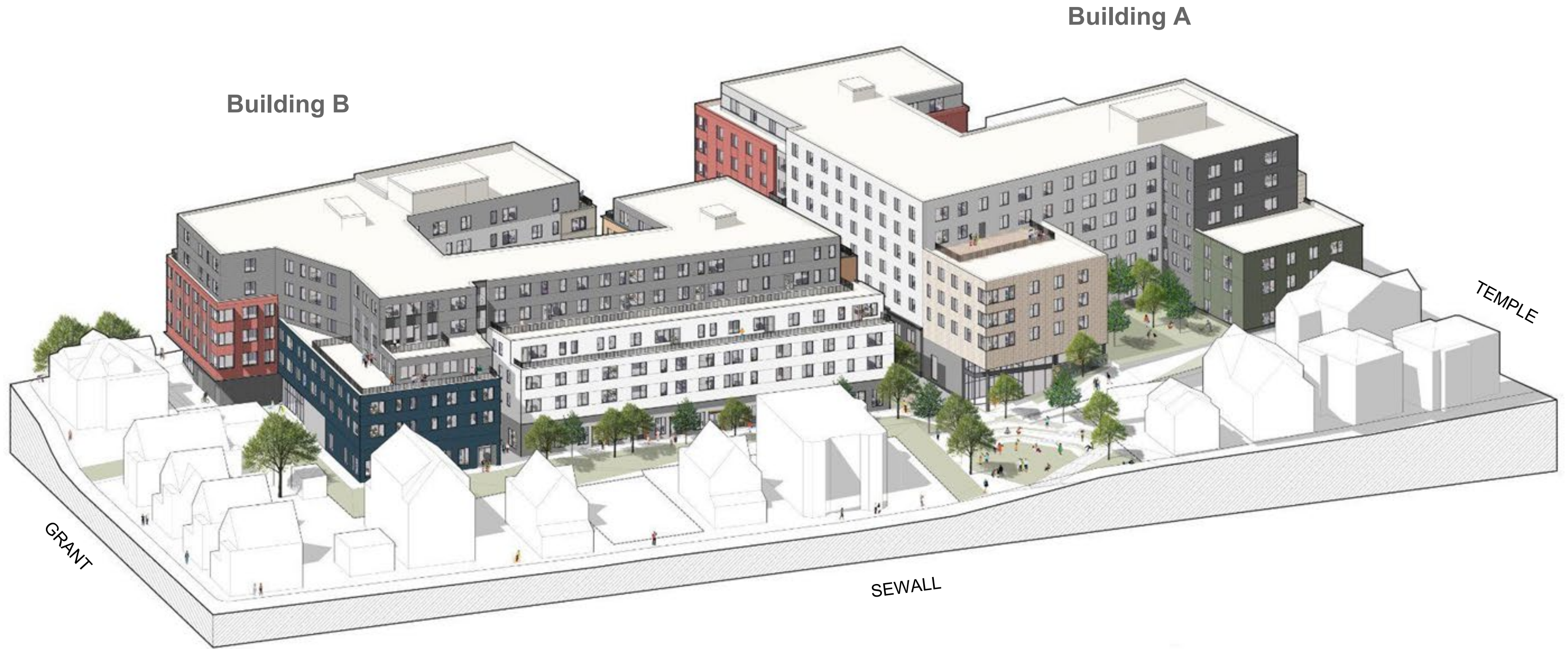


TEMPLE

BROADWAY

Site Overview

Axonometric from Sewall Street





View of Intersection of Temple & Broadway



Broadway Looking North

Site Plan



43,000 SF Total Open Space

Civic Plaza

Illustrative View



Looking towards Sewall Street

The Mews

Illustrative View



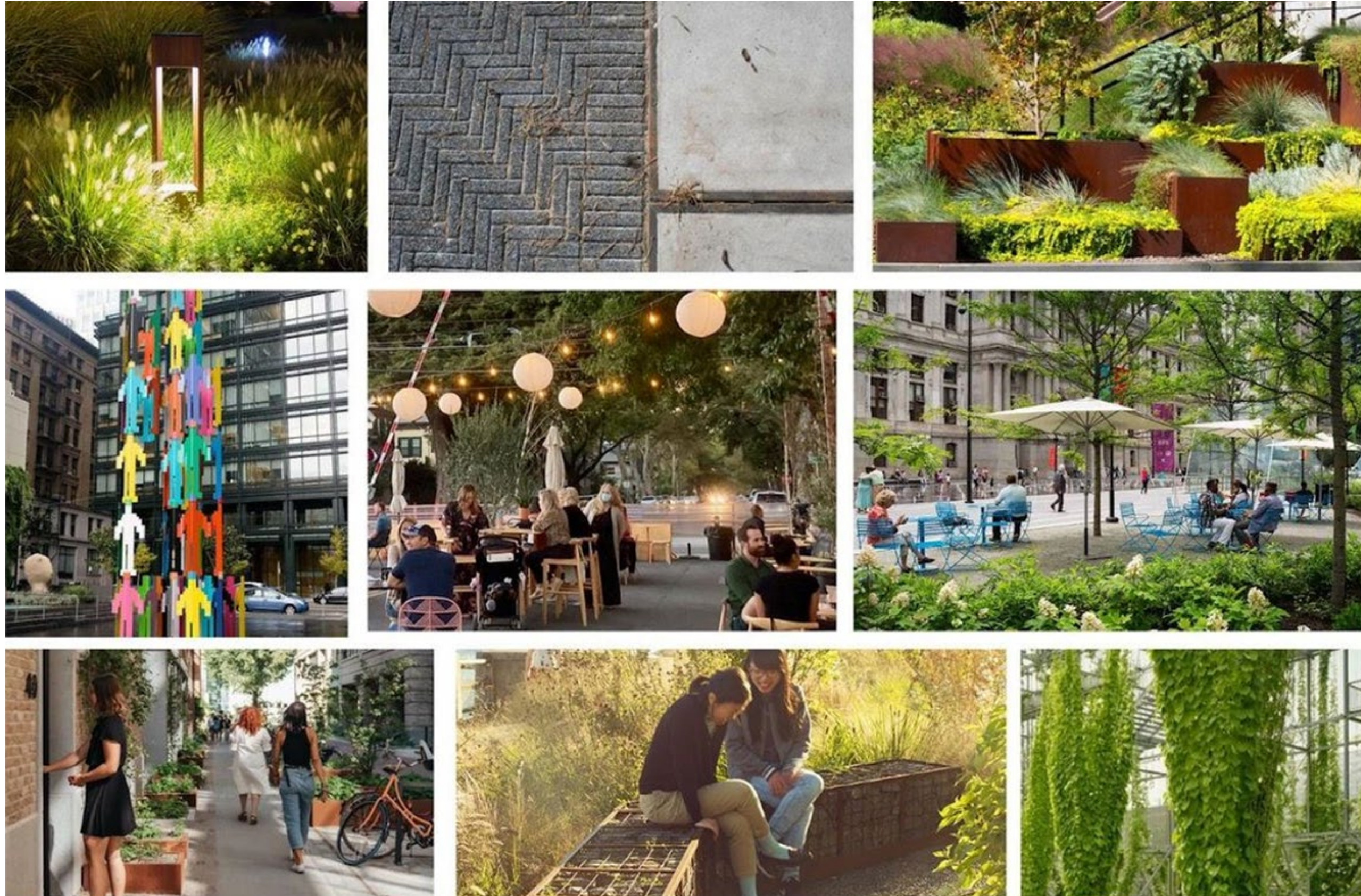
Looking towards Broadway

Sewall Street Park

Earlier Progress Illustrative View of Park



Materiality



Precedent Imagery Illustrating The Proposed Site Character

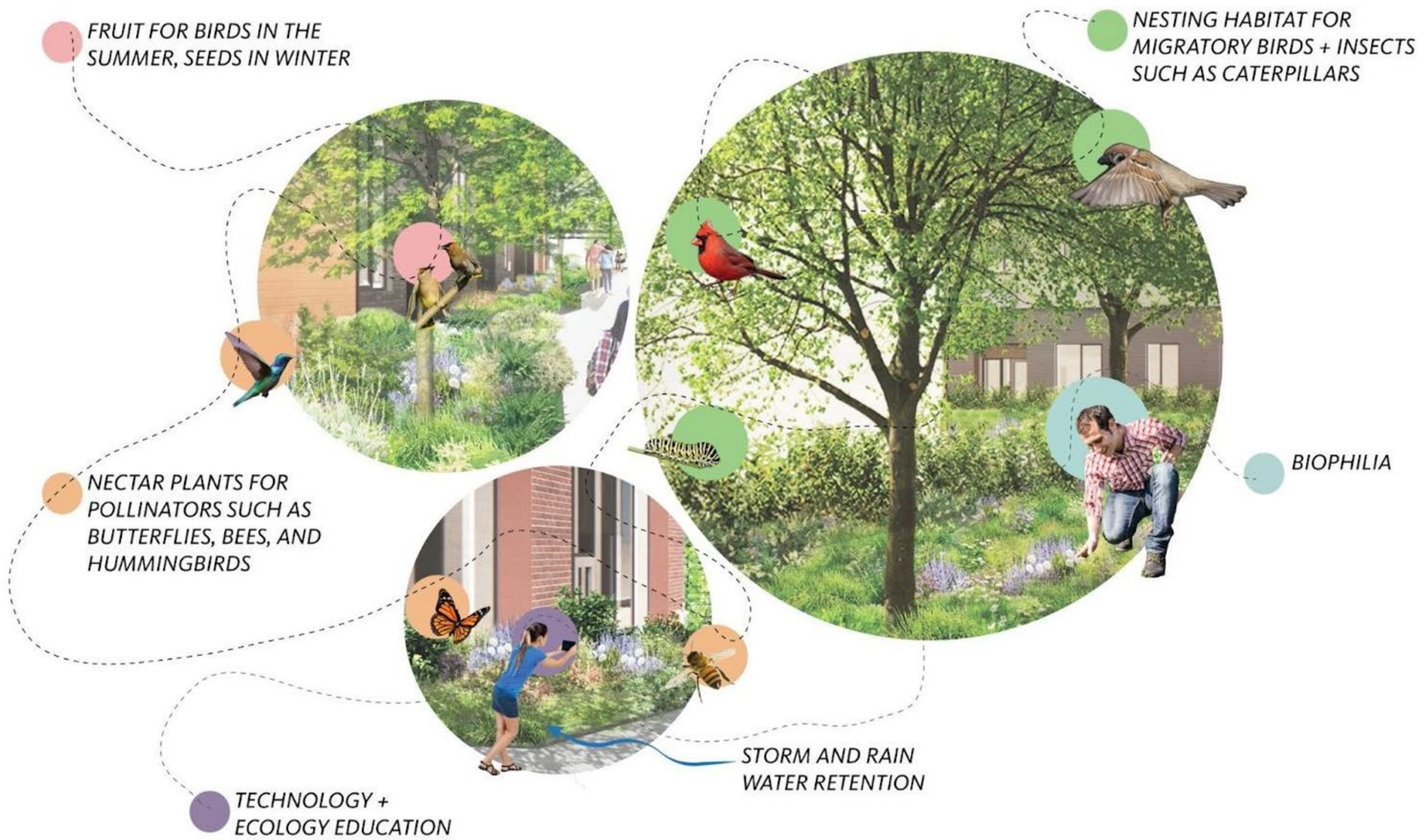
Sustainability + Planting Goals

- NATIVE AND ADAPTIVE PLANT SELECTIONS
- POLLINATOR + BIRD FRIENDLY HABITAT CREATION
- DROUGHT TOLERANCE + LOW MAINTENANCE
- POLLUTION + SALT TOLERANCE
- BIO-RETENTION
- TREES FOR SHADE AND STRUCTURE
- APPROPRIATE SOIL VOLUMES FOR TREES
- SEASONAL INTEREST
- GROW YOUR OWN
- PRIVACY SCREENING + VISUAL AMENITY
- GRADE/SLOPES NEGOTIATIONS



PRECEDENT IMAGERY

Cultivating Habitat



Forthcoming ZBA Hearing Topics

December Hearing (12/14): Project Overview & Site Plan

January Hearing (1/4): Building Design, Housing, Sustainability, Mobility & Parking Permit Waiver

January Hearing (1/18): Civic Space Design & Retail Strategy

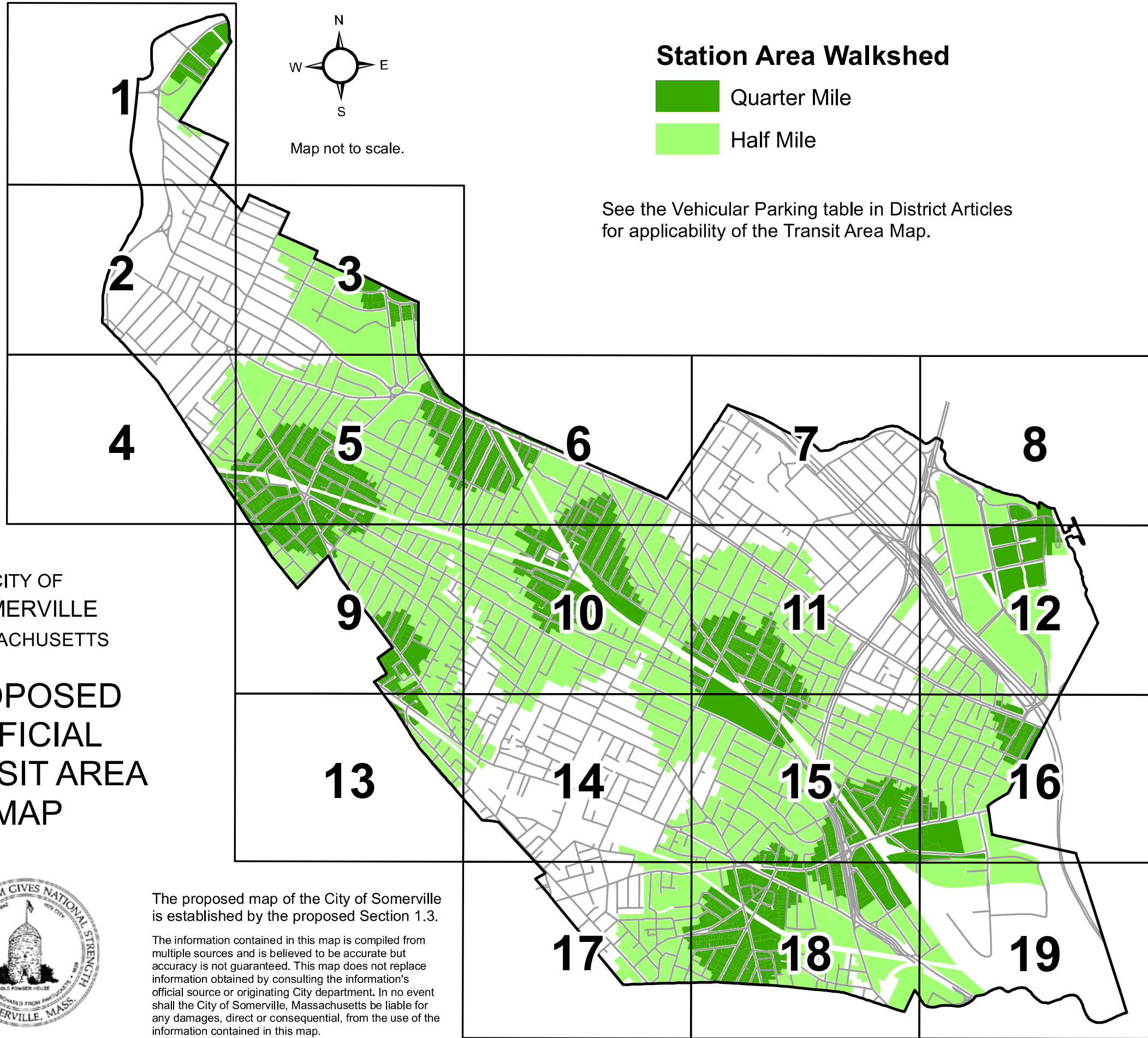
Thank you!

Q & A

Appendix

Waiver Requests

Parking Permit Waiver



Station Area Walkshed

- Quarter Mile
- Half Mile

See the Vehicular Parking table in District Articles for applicability of the Transit Area Map.

CITY OF
SOMERVILLE
MASSACHUSETTS

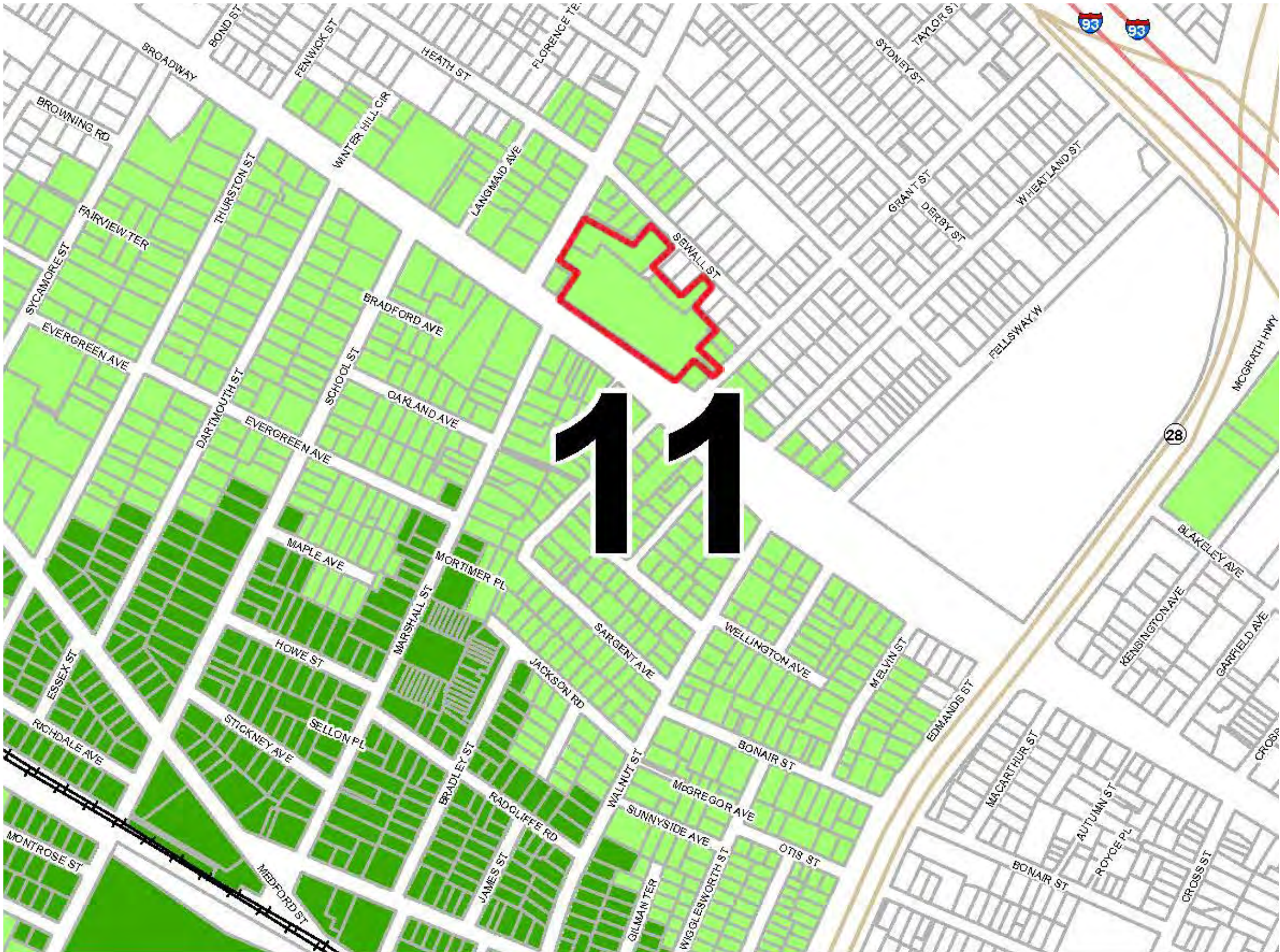
**PROPOSED
OFFICIAL
TRANSIT AREA
MAP**



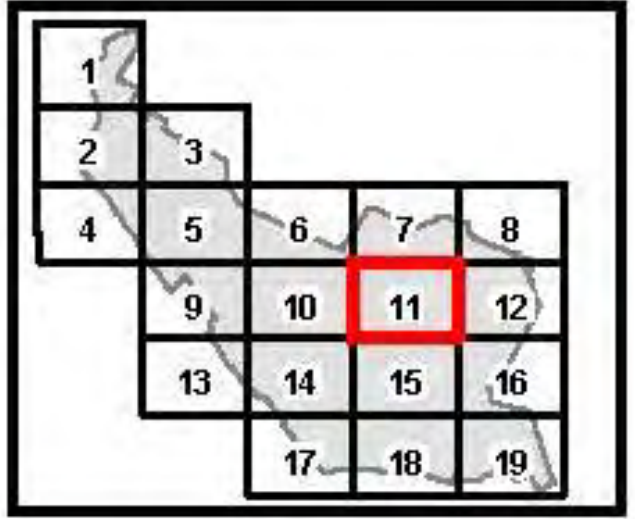
The proposed map of the City of Somerville is established by the proposed Section 1.3.

The information contained in this map is compiled from multiple sources and is believed to be accurate but accuracy is not guaranteed. This map does not replace information obtained by consulting the information's official source or originating City department. In no event shall the City of Somerville, Massachusetts be liable for any damages, direct or consequential, from the use of the information contained in this map.

Zone 11 Transit Map - Site Indicated



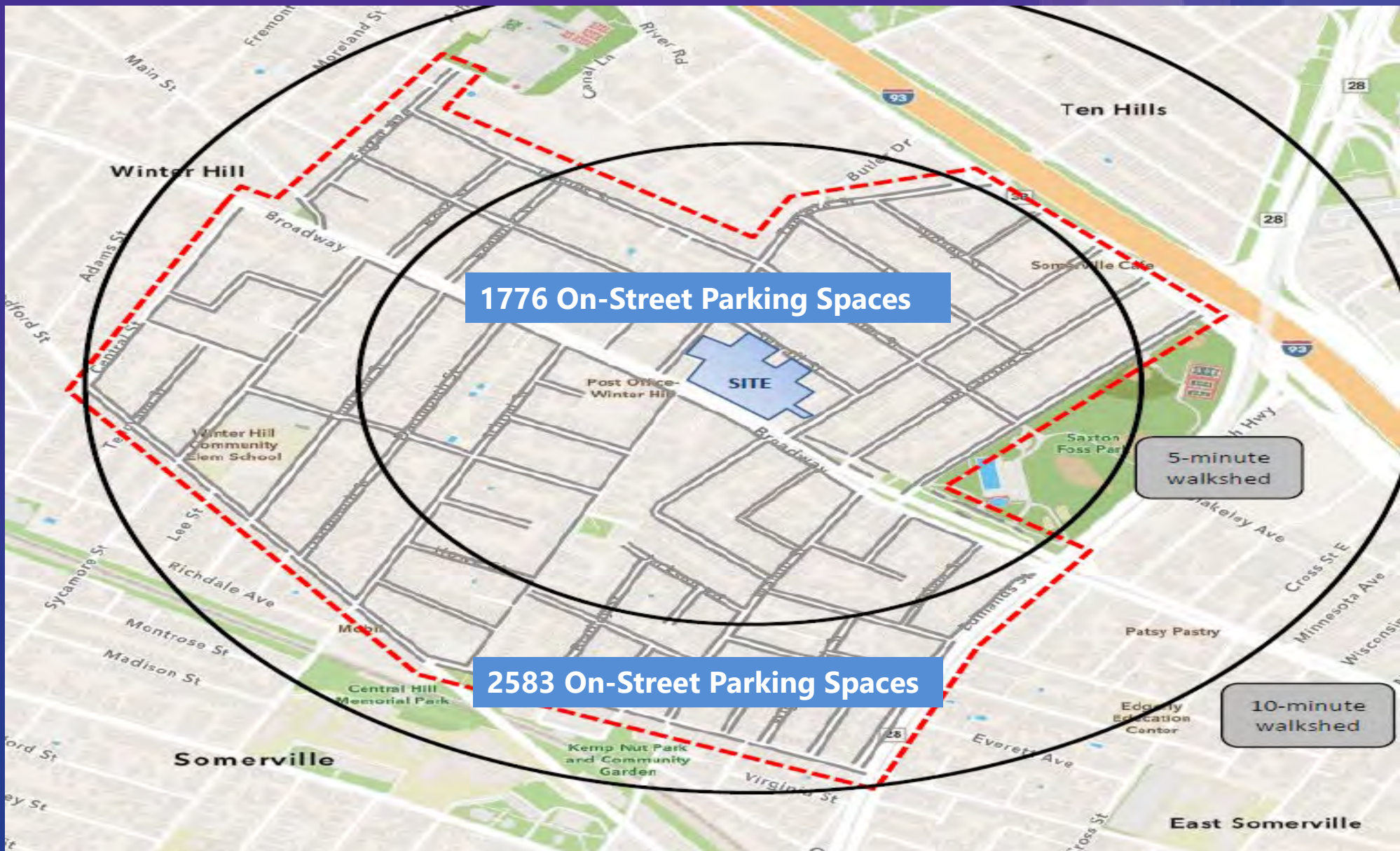
CITY OF SOMERVILLE, MA
TRANSIT AREA MAP



WALKSHED

- Quarter Mile
- Half Mile

On-Street Parking Occupancy Study Area



On-Street Parking Occupancy Study Area

Observations Were Conducted During The Following Four Time Periods:

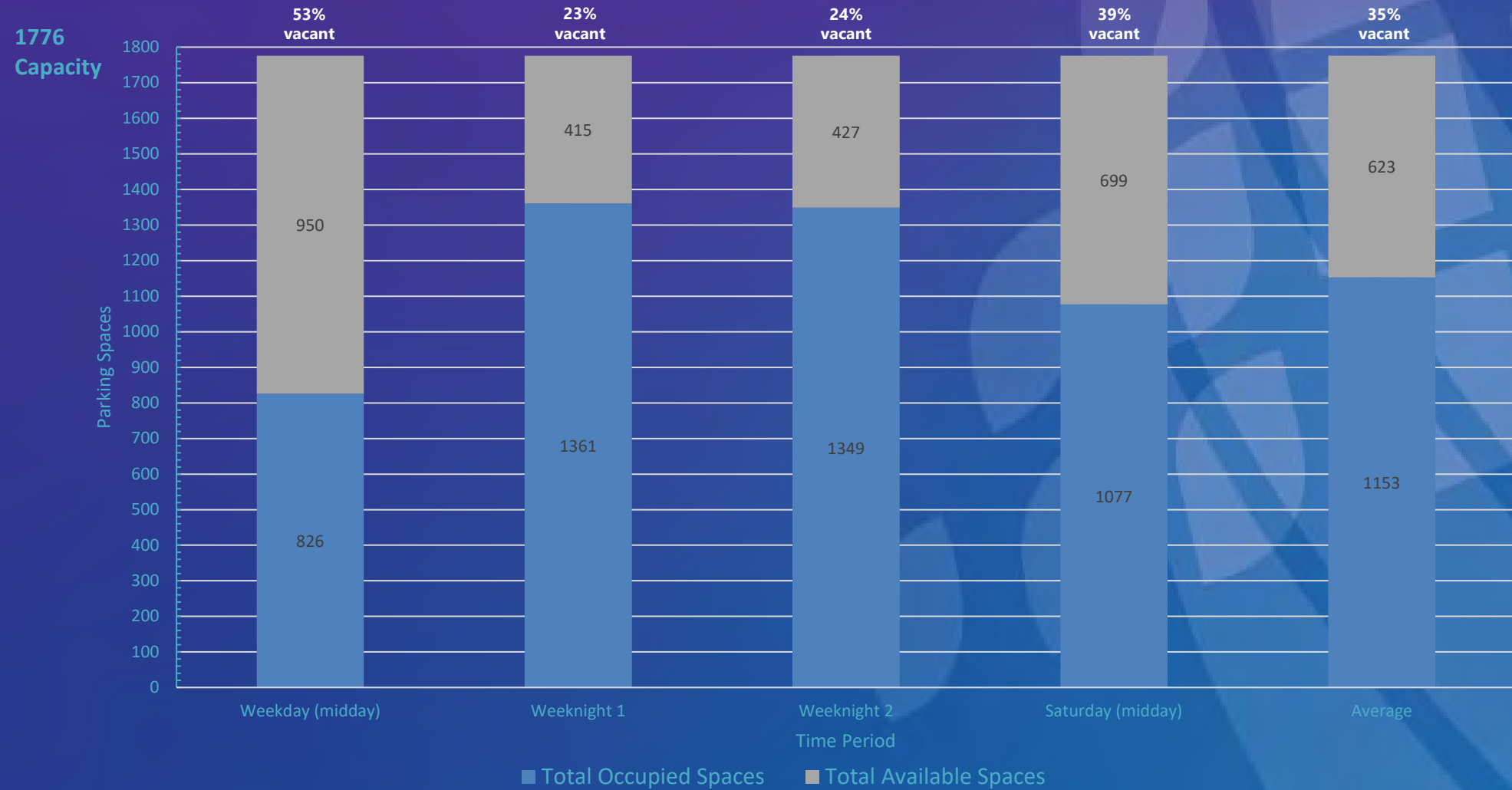
- **Typical Weekday: Wednesday, May 18, 2022, between 1:00 PM and 4:00 PM**
- **Typical Weeknight 1: Tuesday, May 25, 2022, between 10:00 PM and 1:00 AM**
- **Typical Weeknight 2: Wednesday, May 17, 2022, between 10:00 PM and 1:00 AM**
- **Typical Saturday: Saturday, May 21, 2022, between 10:00 AM and 1:00 PM**

All Counts were conducted on non-holiday weeks while local schools were in session. No major community events that could have impacted typical parking demand occurred during observations. Observations were also not conducted on evenings when street cleaning was plan for the following day.



Parking Occupancy

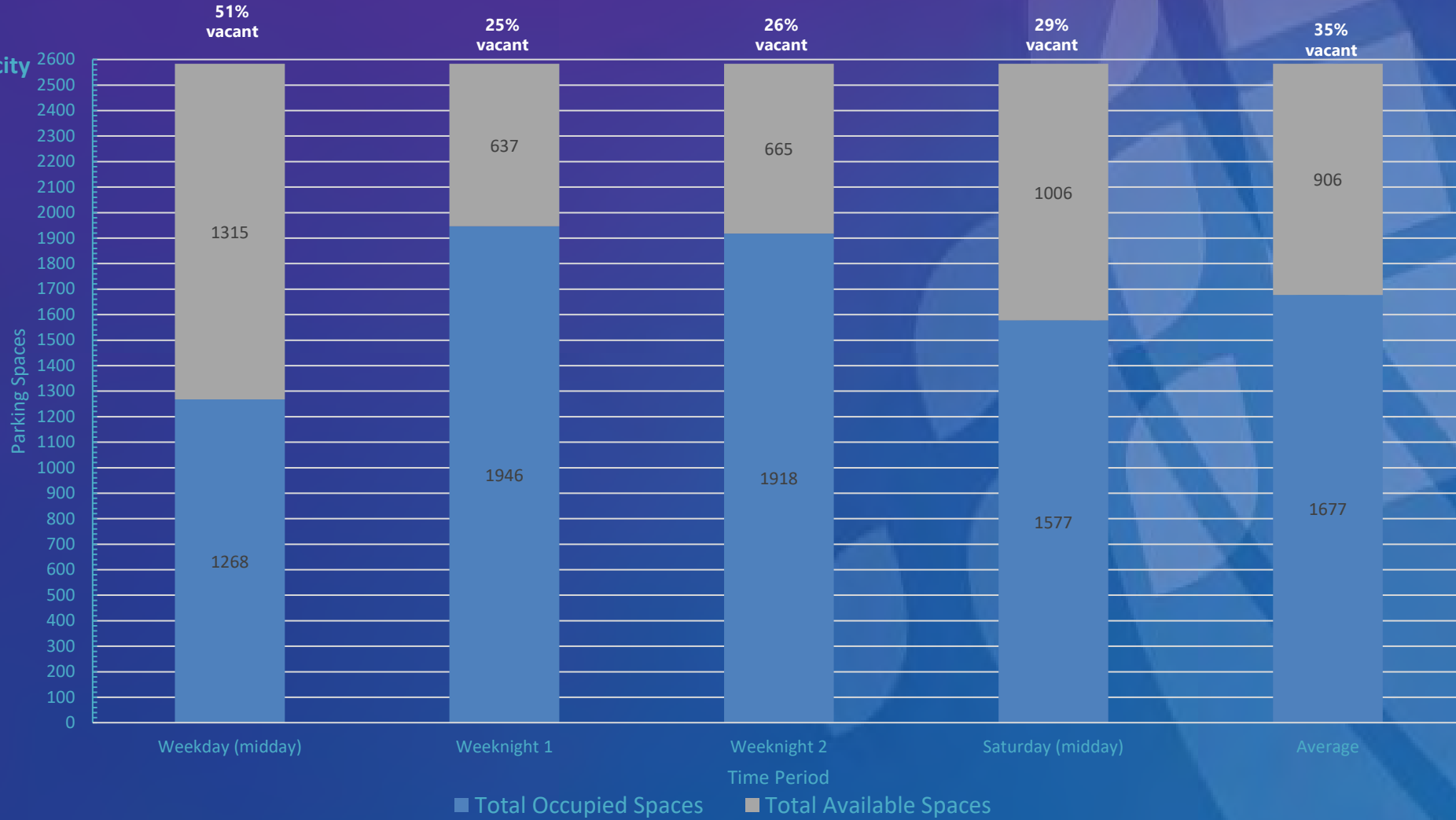
5-Minute Walking Radius



Parking Occupancy

10-Minute Walking Radius

2583
Capacity



Waiver Requests

Sitewide Design Waivers

SZO Waiver Requests

Urban design/public realm related waivers we are pursuing

Reference No: 4

Topic: Lot Dimensions

Sub-Topic: Lot Width

Ordinance Section: 4.4.8.a; 4.4

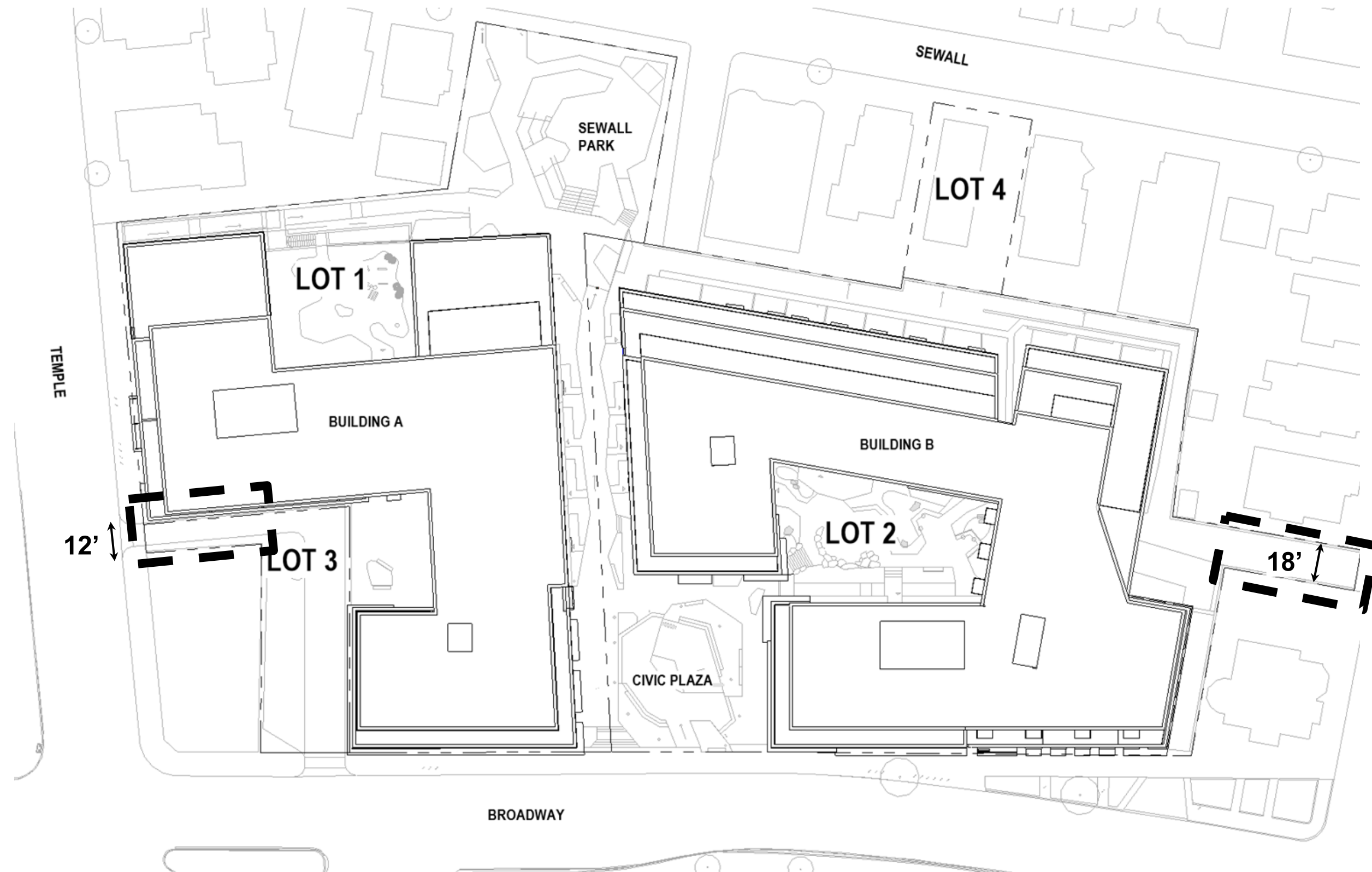
Requirements:

"In the MR6 district, a minimum Lot Width of 30 feet is required for all building types."

Relevant Lots: 2;3

Requested Waiver: Waiver from Lot Width requirement for Lot 2 and Lot 3.

Details: The Grant Street side of Lot 2 has a width of approximately 18 feet. The Temple Street side of Lot 3 has a width of approximately 12 feet.



SZO Waiver Requests

Urban design/public realm related waivers we are pursuing

Reference No: 5

Topic: General Building

Sub-Topic: Building Placement - Building Setbacks in MR6 and MR4 Districts

Ordinance Section: 4.4.8.b; 4.2.8.b

Requirements:

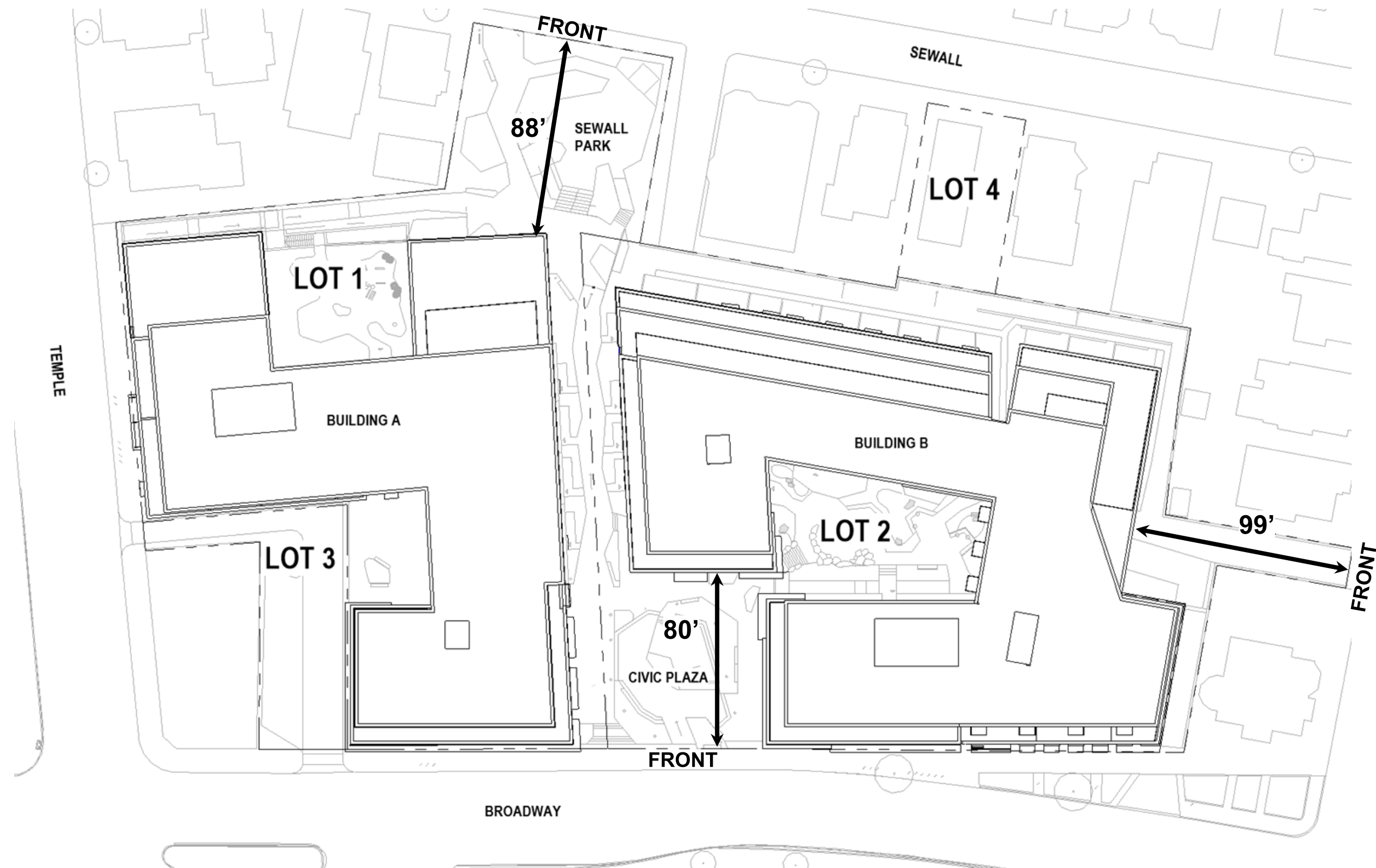
"(A) In the MR6 District, the primary front setback is a minimum of 2 feet and a maximum of 15 feet.; (B) In the MR6 District, the secondary front setback is a minimum of 2 feet and a maximum of 15 feet.; (C) In the MR4 District, the primary front setback is a minimum of 2 feet and a maximum of 15 feet.; (D) In the MR4 District, the secondary front setback is a minimum of 2 feet and a maximum of 15 feet."

Relevant Lots: 1;2

Requested Waiver: Waiver from Building Setback requirements.

Details: Building A (Lot 1) - Portion of building facing Sewall Street is more than 15 feet from the Sewall Street primary front lot line and the portion of the building located north of the Civic Plaza is more than 15 feet from the Broadway primary front lot line. Portion of building facing the Civic Plaza is more than 15 feet back from the lot line, which is a secondary front lot line.

Building B (Lot 2) - Portion of building facing Grant Street is more than 15 feet back from the Grant Street primary front lot line. A small portion of the north lot line of Lot 2 faces Sewall Park, a civic space, and therefore qualifies as a front lot line. The façade is setback 20 feet to comply with the MR4 rear setback requirements that apply elsewhere on this façade.



SZO Waiver Requests

Urban design/public realm related waivers we are pursuing

Reference No: 7

Topic: General Building

Sub-Topic: Massing and Height-Façade Build Out

Ordinance Section: 4.2.8.c; 2.4.4.a.i.a;

Requirements:

"(A) Building Facades must be built parallel to the front lot line for the minimum façade build out specified for each building type and is measured as a percentage of the lot width, measured at the maximum front setback line.

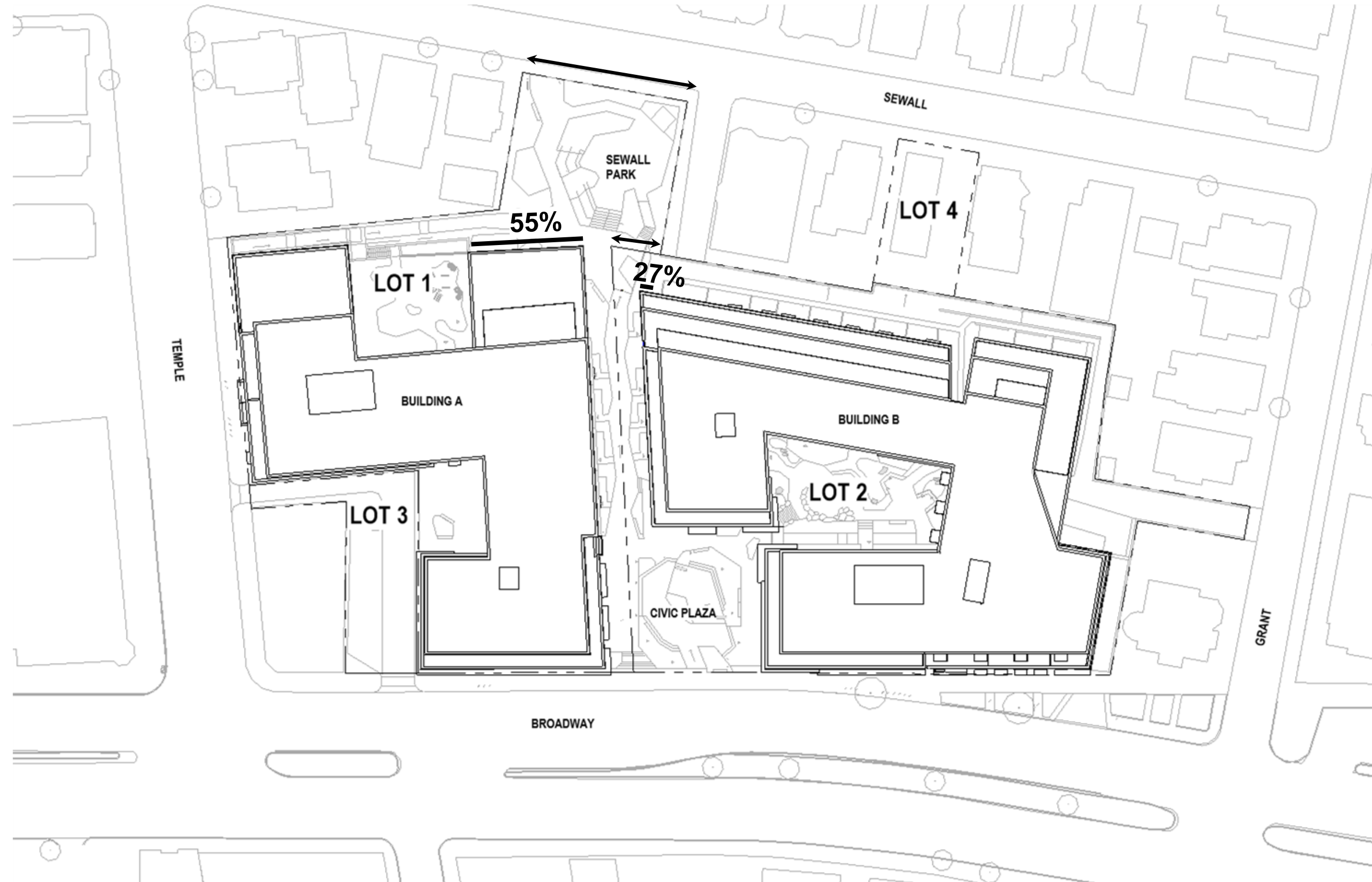
(B) In the MR4 District, the Minimum Façade Build Out is 80% on the primary front and 65% on the secondary front."

Relevant Lots: 1;2

Requested Waiver: Waiver from minimum Façade Build Out and parallel requirements.

Details: Building A (Lot 1) - The upper stories of the building façade facing Sewall Street are not parallel to the Sewall Street front lot line. The part of the building facing Sewall Park has a Façade Build Out of 55%, less than the 80% required for Primary Front.

Building B (Lot 2) - A small portion of the north lot line of Lot 2 faces Sewall Park, a Civic Space, and therefore qualifies as a secondary front lot line. The Façade Build Out on this façade is 27%.



SZO Waiver Requests

Urban design/public realm related waivers we are pursuing

Reference No: 8

Topic: General Building

Sub-Topic: Floor Plate - MR 6 and MR 4 Districts

Ordinance Section: 4.4.8.c; 4.2.8.c

Requirements:

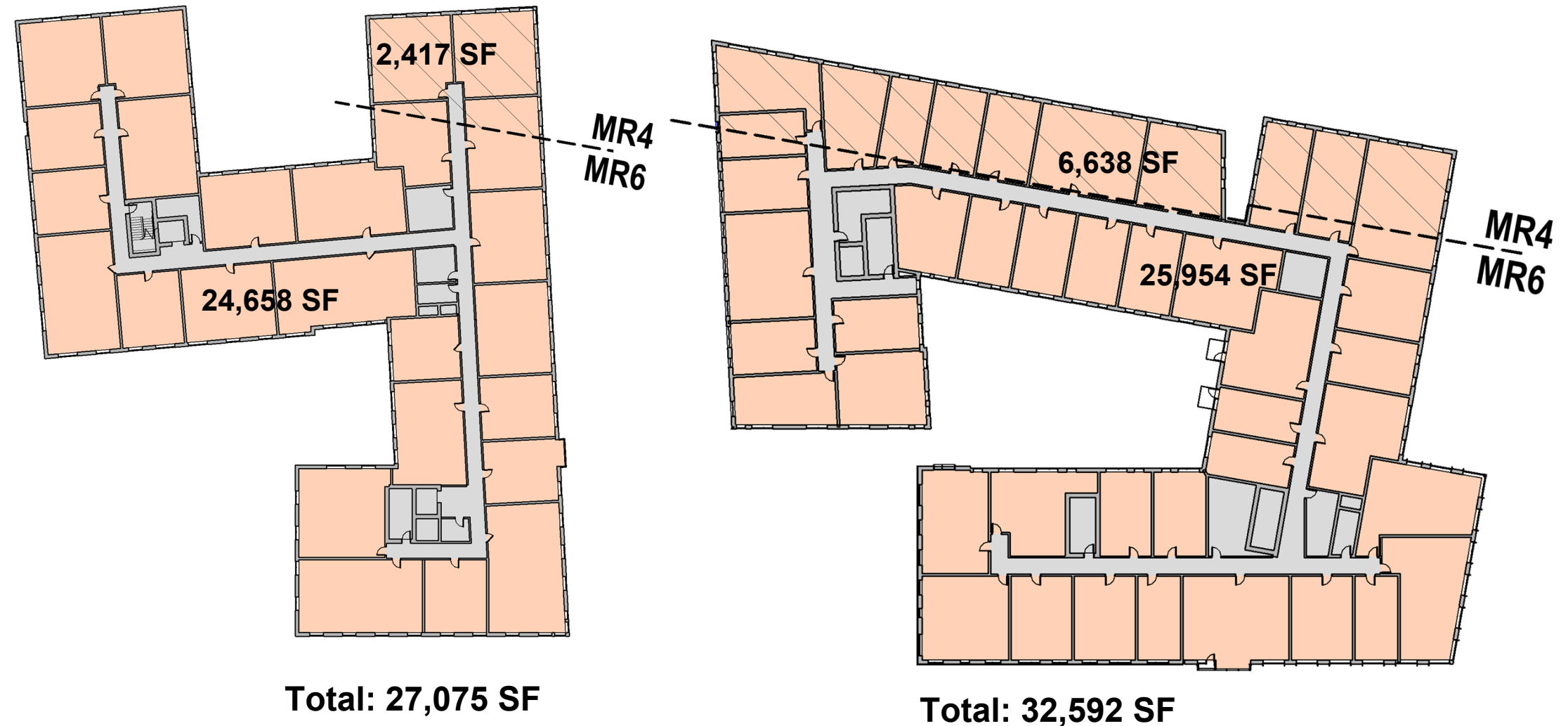
"The maximum floor plate of a General Building in the MR6 district is 30,000 sf and the in the MR4 district is 15,000 sf."

Relevant Lots: 1;2

Requested Waiver: Waiver from the maximum floor plate requirement.

Details: Building A (Lot 1) - Building A has a total floorplate of 28,462 sf with 2,601 sf located within the MR4 District and 25,861 sf located within the MR6 District.

Building B (Lot 2) - Building B has a total floorplate of 34,213 sf 6,845 sf located within the MR4 District and 27,368 sf located within the MR6 District.



Level 3

SZO Waiver Requests

Urban design/public realm related waivers we are pursuing

Reference No: 11

Topic: General Building

Sub-Topic: Uses & Features - Use & Occupancy

Ordinance Section: 4.2.8.d

Requirements:

"The maximum number of Dwelling Units permitted is calculated by dividing the total gross floor area of the building by the density factor. In the MR4 District, a lot with a Lot Area greater than 5,500 sf has a density factor of 1,125."

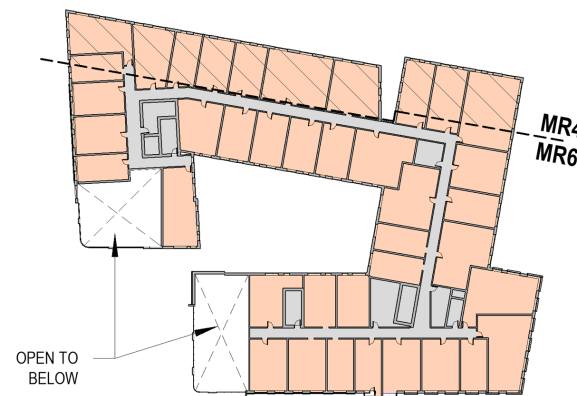
Relevant Lots: 2

Requested Waiver: Waiver from density factor for portion of Lot 2 within the MR4 District.

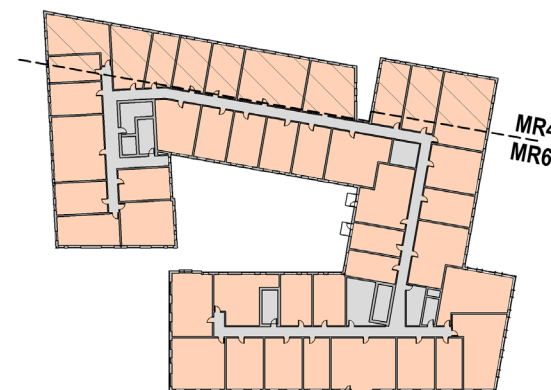
Details: Building B on Lot 2 is located partially within the MR6 District (151,801 gross square area) and partially within the MR4 District (24,628 gross floor area). Using a density factor of 1,125 allows for 22 units within the MR4 District. Building B contains more than 22 units within the MR4 District. Using a density factor of 850 allows for 179 units within the MR6 District. Lot 2 contains 173 total units, which is less than the 201 total units (22 units in MR4 plus 179 units in MR6) that would otherwise be permitted.



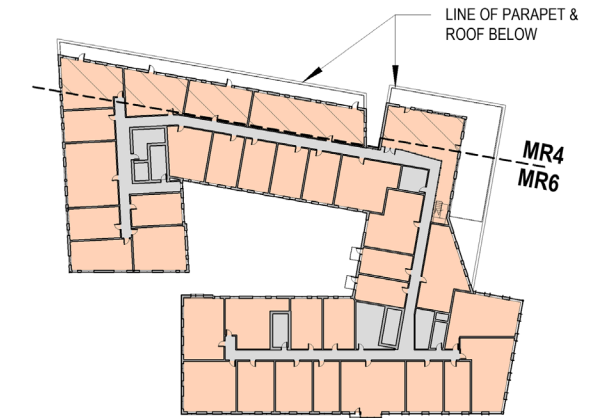
Level 1



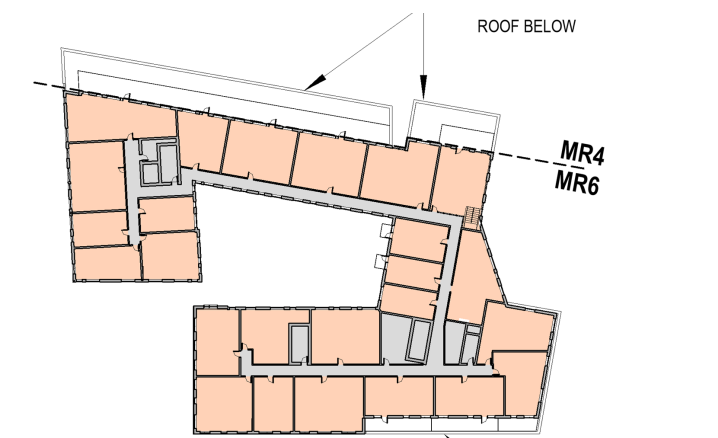
Level 2



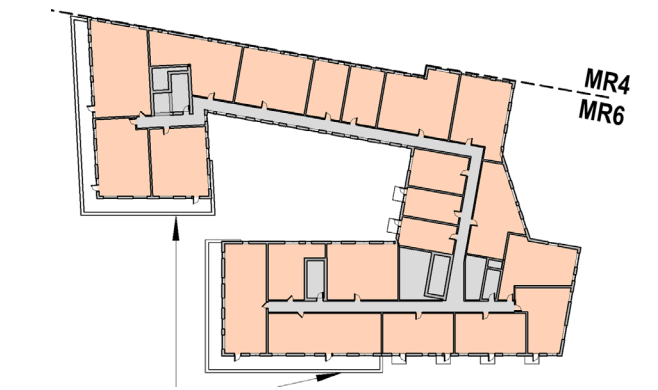
Level 3



Level 4



Level 5



Level 6

SZO Waiver Requests

Urban design/public realm related waivers we are pursuing

Reference No: 12

Topic: General Building

Sub-Topic: Uses & Features - Ground Story

Occupancy

Ordinance Section: 4.4.8.d

Requirements:

"Ground Story Entrance Spacing shall not exceed 30 feet."

Relevant Lots: 1; 2

Requested Waiver: Waiver from Ground Story Entrance Spacing requirements..

Details: Portions of Building A on Lot 1 and Building B on Lot 2 along Broadway will have entrances spaced greater than 30 feet apart.



SZO Waiver Requests

Urban design/public realm related waivers we are pursuing

Reference No: 13

Topic: Affordable Dwelling Units

Sub-Topic: General Building - MR 6 and MR 4 Districts

Ordinance Section: 4.4.8.e; Table 4.4.8.a; 4.2.8.e; Table 4.2.8.a; Section 12.1

Requirements:

"Buildings with 4 or more units require that 20% of the units be Affordable Dwelling Units. Affordable Housing is to be provided in the tiers and subject to the requirements set forth in Section 12.1."

Relevant Lots: 1; 2

Requested Waiver: Waiver from compliance with affordability provisions and tiers set forth in the Zoning Ordinance.

Details: 100% of the units within Building A on Lot 1 will be affordable units with 16 units affordable to households with total household income, adjusted for household size, at up to 30% of area median income and 99 units available to households with total household income, adjusted for household size, at up to 60% area median income. 17 of the units within Building B on Lot 2 will be affordable to households with total household income, adjusted for household size, at up to 80% of area median income. Specific rental, tenancy and development standards for the affordable units shall be in accordance with the requirements of MGL c. 40B and DHCD.

Reference No: 14

Topic: On-Street Parking

Sub-Topic: Commercial Services/ Food & Beverage Service/ Retail Uses

Ordinance Section: 4.4.16; Table 4.4.16; 4.2.15; Table 4.2.15

Requirements:

"Specifies vehicular parking requirements for various commercial, retail, and food and beverage uses.."

Relevant Lots: 1;2

Requested Waiver: Waiver from this requirement for Lot 1 and Lot 2.

Details: No on-site parking is being provided as part of the Project.

SZO Waiver Requests

Urban design/public realm related waivers we are pursuing

Reference No: 17

Topic: Public Realm

Sub-Topic: Curb Cuts

Ordinance Section: 4.4.17.b; 11.2.2

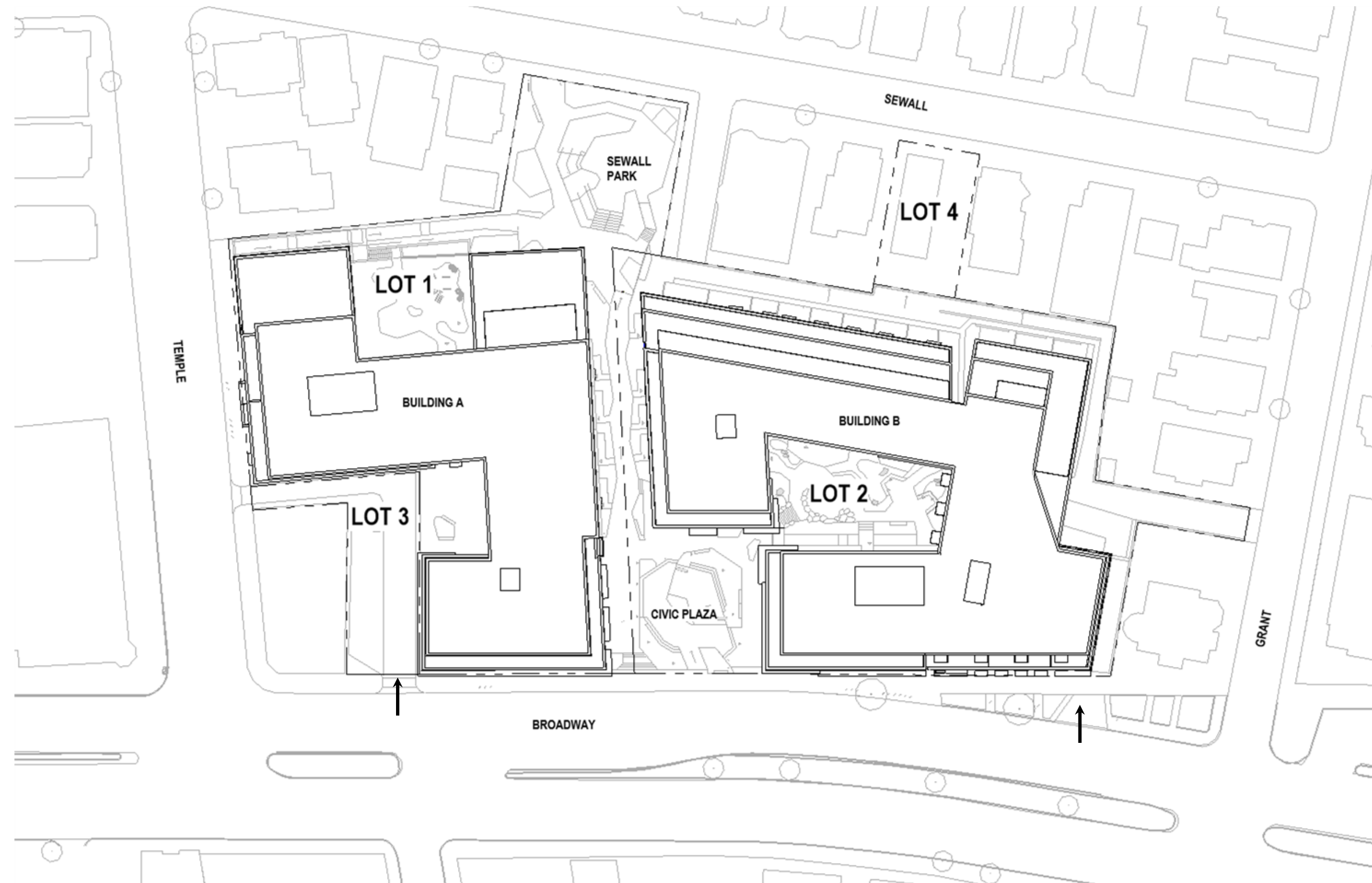
Requirements:

"A Curb Cut requires a permit from the City Engineer. Curb Cuts are prohibited along all Thoroughfares designated as a Pedestrian Street. Vehicular entrances to Parking Lots are prohibited along any Thoroughfare designated as a Pedestrian Street."

Relevant Lots: 1; 2; 3

Requested Waiver: Waiver from the need to obtain a Curb Cut Permit from the City Engineer and waiver from prohibition on curb cuts on Pedestrian Streets.

Details: Curb cuts are provided on Broadway to access a loading area for Building 2 and curb cuts are provided on Broadway and Temple Street to the parking lot on Lot 3 serving the adjacent property uses and to provide access and loading for Lot 2.



SZO Waiver Requests

Urban design/public realm related waivers we are pursuing

Reference No: 21

Topic: Development Standards

Sub-Topic: Land Platting - Lots; Lot Shape

Ordinance Section: 10.1.4.c

Requirements:

"Lots must be platted to be generally rectilinear."

Relevant Lots: 1;2;3

Requested Waiver: Waiver from Lot shape requirement.

Details: Lots 1, 2 and 3 are not rectilinear due to the land that is part of the development.



SZO Waiver Requests

Urban design/public realm related waivers we are pursuing

Reference No: 26

Topic: Sustainable Development

Sub-Topic: Green Buildings

Ordinance Section: 10.10.1

Requirements:

"New construction of any principal building type greater than 50,000 square feet in Gross Floor Area must be LEED Platinum certifiable."

Relevant Lots: 1;2

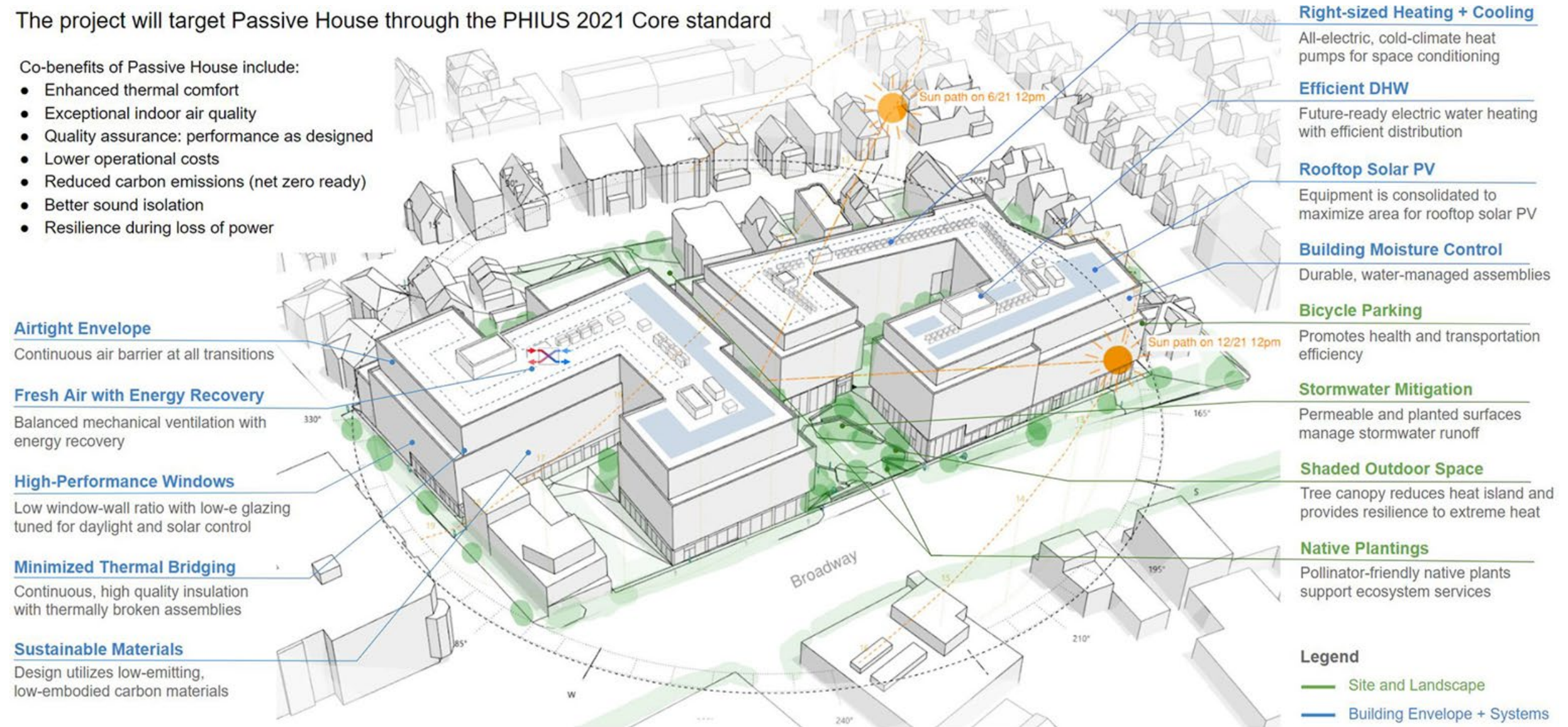
Requested Waiver: Waiver from LEED Platinum requirement.

Details: Building A on Lot 1 and Building B on Lot 2 will meet Passive House certifiability, which will achieve many of the same goals as LEED Platinum.

The project will target Passive House through the PHIUS 2021 Core standard

Co-benefits of Passive House include:

- Enhanced thermal comfort
- Exceptional indoor air quality
- Quality assurance: performance as designed
- Lower operational costs
- Reduced carbon emissions (net zero ready)
- Better sound isolation
- Resilience during loss of power



SZO Waiver Requests

Urban design/public realm related waivers we are pursuing

Reference No: 28

Topic: Parking & Mobility

Sub-Topic: Loading Facilities

Ordinance Section: 11.2.5.a

Requirements:

"Buildings providing space for uses that regularly receive or distribute large quantities of goods must provide loading facilities as required by the Director of Mobility. Loading facilities must be sufficient to adequately serve the intended use(s)."

Relevant Lots: 1; 2

Requested Waiver: Waiver from need to obtain approvals from Director of Mobility.

Details: Loading facilities for Building A on Lot 1 and Building B on Lot 2 will provide loading facilities as shown on the plans approved by the ZBA.

Reference No: 29

Topic: Parking & Mobility

Sub-Topic: Motor Vehicle Parking - On-Street Parking in Transit Areas

Ordinance Section: 11.2.7; Somerville Traffic Commission Traffic Regulations

Requirements:

"Upon adoption of an official policy, prohibits all Dwelling Units, except as set forth in the policy, to participate in the Somerville Residential Permit Parking Program. The Traffic Commission Regulations prohibit the issuance of residential parking permits for new developments on property in Transit Areas. The Director of Parking is authorized to waive the prohibition in certain circumstances, including for residents of deed restricted affordable dwelling units."

Relevant Lots: 2

Requested Waiver: Waiver to allow up to 50% of the market rate units within Building B on Lot 2 to participate in the Residential Permit Parking Program.

Details: No on-site parking is being provided as part of the Project. The waiver would allow the City to grant up to 78 residential parking permits to residents of the market rate units in Building B on Lot 2.

Reference No: 30

Topic: Public Realm

Sub-Topic: Civic Spaces

Ordinance Section: 13.1.1.a

Requirements:

"The Development of any Civic Space requires Site Plan Approval followed by a Civic Space Permit."

Relevant Lots: 1; 2

Requested Waiver: Waiver from Site Plan Approval and Civic Space Permit for the proposed Civic Spaces.

Details: The Project Site includes two Civic Spaces. The Site Plan Approval and Civic Space Permit will be granted through the Comprehensive Permit.

SZO Waiver Requests

Urban design/public realm related waivers we are pursuing

Reference No: 35

Topic: Stormwater Management

Sub-Topic: City of Somerville Engineering Site Permit Rules & Regulations

Ordinance Section: Design Standards, Large Project Review, Section 1, Part d

Requirements:

"A project is required to reduce stormwater runoff to the public right of way (piped and overland) such that the 10-year proposed peak flow is less than the existing 2-year peak flow."

Relevant Lots: 1; 2; 3; 4

Requested Waiver: Waiver from this runoff volume standard.

Details: The presence of unsuitable soil throughout the Project Site prevents the safe infiltration of stormwater. Due to this, proposed stormwater management system will not be able to reduce the total volume of runoff from the Project Site. The proposed stormwater management system will provide a net reduction of peak flow for the analyzed storm events as required by the City of Somerville. In addition, the net runoff volume from the Project Site is expected to be reduced with the decrease in impervious area made by the proposed site improvements. The project meets this design standard such that the peak rate of runoff from the post-development 10-yr 24-hour storm is reduced below 2-yr 24-hour storm rate, however, due to on-site soil constraints the project cannot meet this requirement volumetrically for the same conditions.

Reference No: 36

Topic: Public Works; Division of Highways, Electric Lines and Lights

Sub-Topic: Municipal Code, Chapter 11, Article II, Sec. 11-88

Ordinance Section: n/a

Requirements:

Approval of the location of curb cuts

Relevant Lots: 1; 2; 3; 4

Requested Waiver: Approval of the general location of curb cuts.

Details: Approval of the general location of curb cuts as part of the Comprehensive Permit. Final review of curb cut locations will be conducted at the building permit application stage.