



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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**Case #:** PB 2014-12-R1(03/2016)

**Date:** April 21, 2016

**Recommendation:** Conditional Approval

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**PLANNING STAFF REPORT**

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**Site:** 2-8 Broadway

**Applicant Name:** 8 Broadway, LLC

**Applicant Address:** 320 Washington Street, Suite 3FF, Brookline, MA 02445

**Owner Name:** 8 Broadway, LLC

**Owner Address:** 320 Washington Street, Suite 3FF, Brookline, MA 02445

**Agent Name:** Sean O'Donovan, Esq.

**Agent Address:** 741 Broadway, Somerville, MA 02144

**Alderman:** Matthew McLaughlin

Legal Notice: Applicant & Owner, 8 Broadway, LLC, seeks a revision to the Special Permit with Site Plan Review (SPSR) to alter the location of a portion of the proposed structure. The original SPSR was to establish 19 residential units under SZO §6.5.D.1 & 7.13.E and under SZO §6.5.D.2 to establish by-right uses §7.13.B, and 7.13.C small and/or medium retail. The applicant received approval under SZO §9.17.2 for reduced parking requirements and compact spaces, 9.15.4 modification of the bicycle parking requirement, and §6.5.G.18 for the reduced lot area and §6.5.D.5 to alter facades and signage. Article 13 Inclusionary Housing apply. TOD 55. Ward 1.

Dates of Public Hearing: April 28, 2016

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**I. PROJECT DESCRIPTION**

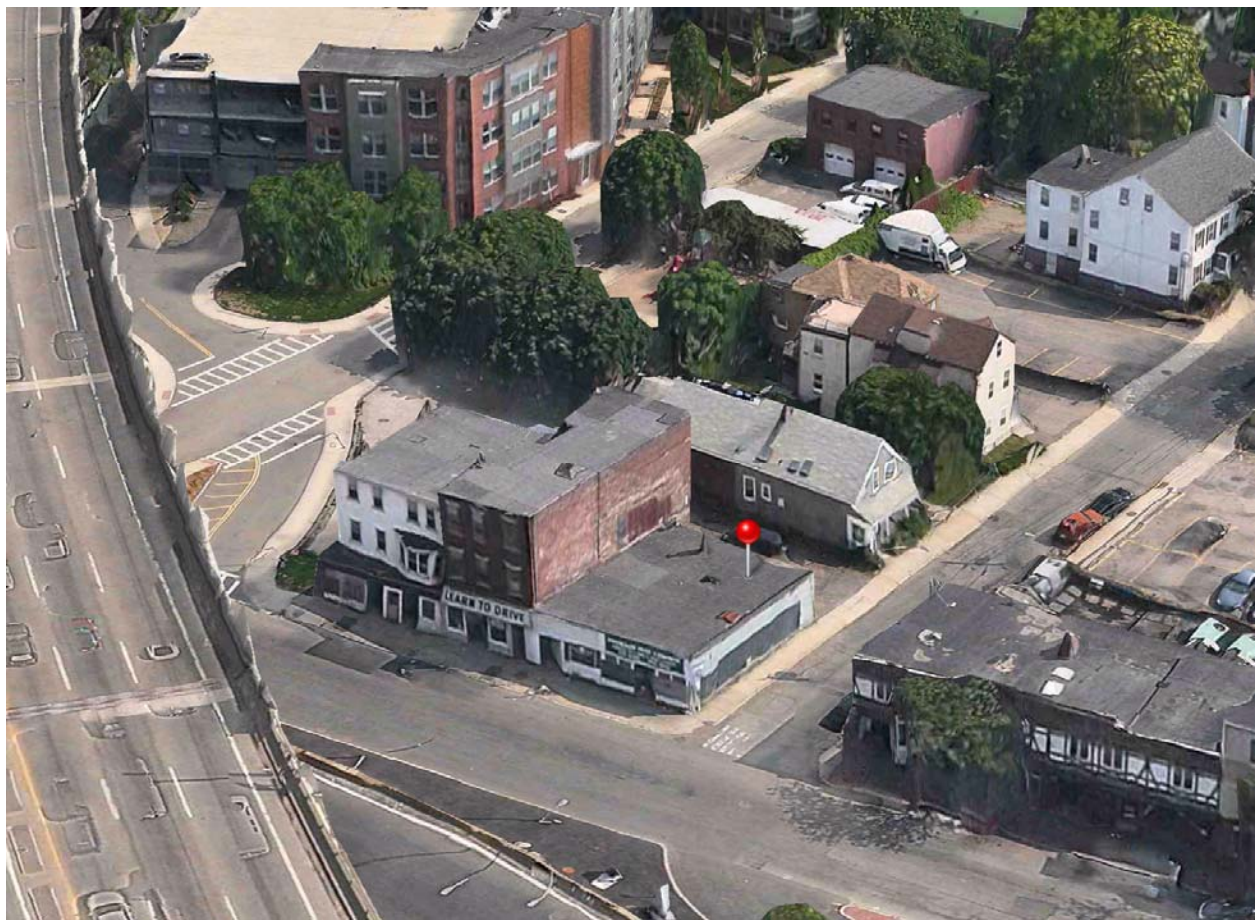
1. Subject Property: The subject property is 4 parcels fronting Broadway and Mt. Pleasant Streets. The parcels total 11,480 square feet and have 4 existing buildings. Prior to the start of construction the following uses and buildings were on the site. Two Broadway was an existing 3-story mixed use building with retail on the first floor and residences above. Four Broadway was an existing 3-story brick structure with retail on the first floor and residences above. It was often referred to as the "Learn to Drive" building. Six-Eight Broadway was an existing 1-story commercial building. There were two parking



spaces accessible from Mt Pleasant Street for 6-8 Broadway. The lots are mostly paved with the exception of the rear of 2 Broadway.

Eight Mount Pleasant Street is a 1 ½ story, 2-family home that was built in 1841-1842. The property is on the National Register of Historic Places because it is a rare surviving suburban cottage of the early 19<sup>th</sup> century development of East Somerville, likely dating to the original Charlestown subdivision before 1842. The National Register of Historic Places is part of a national program to coordinate and support efforts to identify, evaluate, and protect America's historic and archeological resources. This is mostly an honorary recognition; however, properties on the register can qualify for federal funding for preservation.

The site sits incredibly close, 1000 feet, to the Sullivan Square train station. The City's annual pedestrian counts show that during the evening peak hours, over 400 people walk past this site.



*Satellite photo showing 2-8 Broadway and 8 Mount Pleasant Street prior to the start of construction.*

In October of 2013, the Planning Board approved a SPSR for the properties at 2-8 Broadway which included commercial 1<sup>st</sup> floors and 9 residential units. The property owner acquired 8 Mount Pleasant Street and submitted a subsequent SPSR application for the property. The Planning Board approved the following project in May of 2014.

Two and 4 Broadway was proposed to be significantly renovated but the square footage and unit count was not proposed to change. The Applicant broke the project into two phases and completed 2 and 4

Broadway was phase one. Planning Staff held Certificates of occupancy for phase one because the built condition did not match the Planning Board approved plans. The Applicant reconstructed the façade of 4 Broadway and replaced lighting, the signage band, and painted two Broadway to make the facades more compliant with the approved plans. Certificates of occupancy for phase one have now been issued. The site work will be completed as part of phase two.

Phase two involves 6-8 Broadway. These buildings will be demolished and replaced by a building with a commercial first floor and 11 residential units above. The building was planned to extend over the 4 Broadway building but only be accessible from the 6-8 Broadway building. The proposed renovation will reconfigure the massing of the building so that it will not overlap with 4 Broadway. The house at 8 Mount Pleasant Street will remain. The existing rear additions will be demolished and the house will be moved closer to the front lot line. There will be a contemporary addition attached to the rear of the original portion of the house.

There will be no change in the number of units in the existing buildings. Two Broadway has 2 commercial spaces and 4, 1-bedroom residential units. Four Broadway has 1 commercial space and 2, 3-bedroom residential units. The new building, 6-8 Broadway, will have 2 commercial spaces, and 11 residential units (1, 1-bedroom, 1, 2-bedroom, 8, 3-bedroom, and 1, 4-bedroom). Eight Mount Pleasant will have 2 residential units (1, 3-bedroom and 1, 4-bedroom). On site there will be 5 commercial spaces and 19 apartments (5, 1-bedrooms; 1, 2-bedrooms; and 11, 3-bedroom; and 2, 4-bedroom). There will be a total of 3,550 gsf of commercial space.

The buildings will total 30,058 gross square feet.

The landscaped percentage of the site will be maintained. There will be a lawn area and brick pavers in the rear yard. Along a portion of the edges of the site will be an arborvitae hedge. There will be 3 trees in the lawn. There will also be vines on 2 & 6-8 Broadway.

There will be 10 garaged parking spaces and bicycle parking on site. Four bicycle spaces will be in a bike room at grade. An additional 16 spaces will be located in the basement of 8 Broadway, accessible by elevator.

The mechanical equipment will be located on the roof along with a 150 square foot roof deck. Trash will be located in an interior room in the 8 Broadway building.

After renovations, 2-8 Broadway will have a unified storefront system and coordinated exterior materials. There will be a few types of signs on the 2-8 Broadway buildings. The retail signage for each store will be in the sign band on the building with gooseneck lighting above the signs. There will be a three story banner sign on the tower element of the building. A community information sign box will be located on the Mount Pleasant Street side of the building and a wooden blade sign above the box to make it more visible for people passing on Broadway. There will be another community information sign box on the left side of the building close to Broadway. Finally there will be a mural on the left side of the building facing the dog park. There will be a sign/placard on site near 8 Mount Pleasant Street explaining its historical context.

2. Proposal: The proposed revision is to remove a proposed two-story addition on top of an existing three-story building at 6 Broadway. Slightly less square footage is then added to the interior courtyard side of the proposed new construction at 8 Broadway. The relocated FAR is on top of the approved garage attached to the new building at 8 Broadway. The revision would not alter landscaped area, ground

coverage, setbacks, height or number of units. The FAR is slightly less than that in the approved plan. The buildings at 6 and 8 Broadway will total 18,482 square feet.

3. Green Building Practices: None listed on the application form.

4. Comments:

*Ward Alderman*: Alderman McLaughlin is not opposed to the changes. He would like stipulations that ISD regularly inspect the property to make sure it is in compliance.

## **II. FINDINGS FOR REVISION:**

In order to grant a revision to the special permit with site plan review, the SPGA must make certain findings and determinations as outlined in §5.2.5 of the SZO. This section of the report goes through the applicable findings in §5.2.5 that relate to the proposed revision.

1. Information Supplied: The Staff finds that the information provided by the Applicant conforms to the requirements of §5.2.3 of the SZO and allows for a comprehensive analysis of the project.

2. Compliance with Standards: The Applicant must comply “with such criteria or standards as may be set forth in this Ordinance which refer to the granting of the requested special permit with site plan review.”

A revision to a special permit is allowed if the final signoff and certificates of occupancy have not yet been issued. The revision is related to Phase 2 which is not yet under construction. Changes that are not de minimis must go back to the permit granting authority for approval. Staff deemed this revision to be greater than the de minimis requirements under §5.3.8 and the request is before the ZBA for a public hearing.

The proposed renovations will not impact compliance with the approved dimensions, uses or other standards of the SPSR approval.

4. Site and Area Compatibility: The Applicant has to ensure that the project “(i)s designed in a manner that is compatible with the existing natural features of the site and is compatible with the characteristics of the surrounding area, and that the scale, massing and detailing of the buildings are compatible with those prevalent in the surrounding area”.

The shift in the massing of residential units for 6-8 Broadway will not be visible from Broadway or Mt Pleasant Street. The change in the building form will be noticeable from the park next to the property although the change will not be detrimental. Shifting massing to the middle of the sight will not change how abutting property owners are affected by the development. The design of the proposal will match the original approval.

## **III. RECOMMENDATION**

Revision under SZO §5.3.8 to Special Permit with Site Plan Review under SZO §6.5.D.1, 7.13.E, & 6.5.D.2 and a Special Permit under SZO §9.17.2, §9.15.4, §6.5.G.18, and §6.5.D.5:

Based on the materials submitted by the Applicant, the above findings and subject to the following conditions, the Planning Staff recommends **APPROVAL** of the requested **REVISION** to the **SPECIAL PERMIT with SITE PLAN REVIEW and SPECIAL PERMIT**.

The recommendation is based upon a technical analysis by Planning Staff of the application material based upon the required findings of the Somerville Zoning Ordinance, and is based only upon information submitted prior to the public hearing. This report may be revised or updated with new recommendations, findings and/or conditions based upon additional information provided to the Planning Staff during the public hearing process.

Conditions are updated to incorporate revised plans.

#	Condition	Timeframe for Compliance	Verified (initial)	Notes								
1	Approval is for a revision to Special Permit with Site Plan Review under SZO §6.5.D.1 & 7.13.E to establish 19 residential units and under SZO §6.5.D.2 to establish by-right uses §7.13.B, and 7.13.C small and/or medium retail. The applicant seeks approval under SZO §9.17.2 for reduced parking requirements and compact spaces, 9.15.4 modification of the bicycle parking requirement, and §6.5.G.18 for the reduced lot area and §6.5.D.5 to alter facades and signage. Article 13 Inclusionary Housing will apply. This approval is based upon the following application materials and the plans submitted by the Applicant:	CO / BP	ISD/Plng.									
	<table><tr><th>Date (Stamp Date)</th><th>Submission</th></tr><tr><td>March 29, 2016</td><td>Initial application submitted to the City Clerk’s Office</td></tr><tr><td>April 9, 2014</td><td>Modified plans submitted to OSPCD (A-0 Site Plan, A-0A Enlarged Site Plan, A-0B Sch. Lighting &amp; Landscaping Plan, D-1.1-D1.3 As Built, A-1.0-A-1.6 Proposed Plans, A2.1-A2.5 Elevations, Perspective)</td></tr><tr><td>December 1, 2015</td><td>Above plans as amended by: A-100 Basement Plan, A-101-106 Floor plans, A-921-922 Perspectives</td></tr></table>				Date (Stamp Date)	Submission	March 29, 2016	Initial application submitted to the City Clerk’s Office	April 9, 2014	Modified plans submitted to OSPCD (A-0 Site Plan, A-0A Enlarged Site Plan, A-0B Sch. Lighting & Landscaping Plan, D-1.1-D1.3 As Built, A-1.0-A-1.6 Proposed Plans, A2.1-A2.5 Elevations, Perspective)	December 1, 2015	Above plans as amended by: A-100 Basement Plan, A-101-106 Floor plans, A-921-922 Perspectives
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December 1, 2015	Above plans as amended by: A-100 Basement Plan, A-101-106 Floor plans, A-921-922 Perspectives											
Any changes to the approved site plan or elevations that are not <i>de minimis</i> must receive SPGA approval.												
<b>Affordable Housing/Linkage</b>												
2	Affordable Housing Implementation Plan (AHIP) should be approved by the OSPCD Housing Division and executed prior to issuance of Building Permit. Affordable units shall be provided on-site.	BP	ISD/ Housing									

3	Written certification of the creation of affordable housing units, any fractional payment required, or alternative methods of compliance, must be obtained from the OSPCD Housing Division before the issuance of a Certificate of Occupancy (C.O.). No C.O. shall be issued until the OSPCD Housing Division has confirmed that the Affordable Housing Restriction has been approved and recorded and the developer has provided the promised affordable units on-site.	CO	ISD/ Housing	
4	No Certificate of Occupancy shall be issued until the OSPCD Housing Division has confirmed that the Developer has agreed to and executed a Memorandum of Understanding for Monitoring of the Affordable Unit(s).	CO	Housing	
<b>Pre-Construction</b>				
5	The Applicant will be required to demonstrate that the updated project plans meet the current City of Somerville stormwater policy. Utility, grading, and drainage plans/report must be submitted to the Engineering Department for review and approval.	BP	Eng.	
6	The Applicant shall develop a demolition plan in consultation with the City of Somerville Inspectional Services Division. Full compliance with proper demolition procedures shall be required, including timely advance notification to abutters of demolition date and timing, good rodent control measures (i.e. rodent baiting), minimization of dust, noise, odor, and debris outfall, and sensitivity to existing landscaping on adjacent sites.	Demolition Permitting	ISD	
<b>Construction Impacts</b>				
7	The applicant shall post the name and phone number of the general contractor at the site entrance where it is visible to people passing by.	During Construction	Plng.	
8	The Applicant shall at his expense replace any existing equipment (including, but not limited to street sign poles, signs, traffic signal poles, traffic signal equipment, wheel chair ramps, granite curbing, etc) and the entire sidewalk immediately abutting the subject property if damaged as a result of construction activity. All new sidewalks and driveways must be constructed to DPW standard.	CO	DPW	
9	All construction materials and equipment must be stored onsite. If occupancy of the street layout is required, such occupancy must be in conformance with the requirements of the Manual on Uniform Traffic Control Devices and the prior approval of the Traffic and Parking Department must be obtained.	During Construction	T&P	
<b>Design</b>				
10	Applicant shall provide final material samples for siding, trim, windows, and doors to Planning Staff for review and approval prior to construction.	BP	Plng.	
11	An exterior light and electrical receptacle is required for the first (or all) level of the porch and an electrical receptacle is required for the second level (if there is no access to the ground).	Final sign off	Wiring Inspector	



12	Upon removal of the “Learn to Drive” sign on 4 Broadway, the large fanlight transom above the storefront, the arched transom above the residential entry, and the sign band shall be restored. If Staff determines restoration of these elements is not feasible, the Applicant shall construct the storefront as illustrated on Sheet A-2.1.	BP/CO	Plng.	
13	The details that compose the primary façade of 4 Broadway which include the cornice, window sills, window headers and lintels, shall be restored in-kind by a tradesperson with the appropriate knowledge and experience regarding the preservation of such architectural details.	CO	Plng.	
14	The brickwork and mortar on 4 Broadway shall be repaired and restored in a manner consistent to the existing brick and mortar in color, texture, tooling, and vapor permeability.	CO	Plng.	
15	The Applicant shall provide a revised elevation of the addition to 8 Mount Pleasant reflecting a brick base.	BP	Plng.	
<b>8 Mount Pleasant Street</b>				
16	The Applicant will submit final elevations for 8 Mount Pleasant where the design and materials will attempt to emulate the original design and materials of the historic structure.	BP	Plng.	
17	The Applicant will work with Planning Staff and the HPC to determine the architectural details and materials of the exterior façade to remain.	BP/CO	Plng.	
18	The Applicant shall make every effort to retain the original chimney.	BP/CO	Plng.	
19	The Applicant shall submit a signage plan for the primary façade of the building to acknowledge why this structure has been retained to Planning Staff and one HPC commissioner for review and approval.	CO	Plng.	
20	The Applicant shall submit to Planning Staff a relocation plan detailing the processes by which the historic structure will be partially demolished and relocated prior to receiving a demolition permit.	Demo Permit	Plng.	
21	Any future exterior alterations to the finish or form of 8 Mount Pleasant Street requires Planning Staff review and approval. This includes but is not limited to siding, windows, structural changes, etc.	Perp.	Plng.	
<b>Site</b>				
22	Landscaping should be installed and maintained in compliance with the American Nurserymen’s Association Standards.	Perpetual	Plng. / ISD	
23	The electric, telephone, cable TV and other such lines and equipment shall be placed underground from the source or connection. The utilities plan shall be supplied to the Wiring Inspector before installation.	Installation of Utilities	Wiring Inspector	
24	The Applicant will install a new sidewalk on Mount Pleasant Street from the extent of work of the East Somerville Broadway streetscape project to the rear property line in accordance with the specifications of the Highway Superintendent.	CO	Plng.	
25	One tree must be planted and maintained according to National Nurseryman’s Standards, and in accordance with SZO §10.2.2 and §10.6.2;	CO	Plng.	

26	The Applicant shall submit a landscape plan stamped by a licensed landscape architect to Planning Staff for review and approval.	Installation of landscaping / CO	Plng.	
27	Applicant will supply specification for interior bicycle parking spaces – bikes must be able to be secured by the frame and wheel.	CO	Plng.	
28	Applicant will purchase and install a bike corral or 4 bike racks along the newly constructed sidewalk and coordinate the location with OSPCD Staff. If the sidewalk is not yet complete prior to applying for a certificate of occupancy for the building, the Applicant will purchase and deliver to the City the bike corral and provide payment for the installation.	CO	Plng.	
29	The existing curbcuts to access 6-8 and 8 Mt. Pleasant will be closed. There will be one curbcut on Mount Pleasant Street to access the parking area for this development.	CO	Plng.	
<b>Traffic &amp; Parking</b>				
30	The Applicant will pay the City/Traffic and Parking \$5,000 for traffic mitigation to foster improved on street parking spaces for the purchase of various signs, poles and associated hardware to enhance and improve recognition of proper on street parking spaces.	CO	Plng.	
<b>Miscellaneous</b>				
31	The Applicant, its successors and/or assigns, shall be responsible for maintenance of both the building and all on-site amenities, including landscaping, fencing, lighting, parking areas and storm water systems, ensuring they are clean, well kept and in good and safe working order.	Cont.	ISD	
<b>Public Safety</b>				
32	The Applicant or Owner shall meet the Fire Prevention Bureau's requirements.	CO	FP	
33	Any transformers should be located as not to impact the historic building or landscaped area, and shall be fully screened. If the transformer cannot be located at the current location on the plans or by the property line shared with the dog park then the transformer must be vaulted. A site plan, with a transformer location agreed to by the electric company, should be submitted to Planning Staff for review and approval.	BP	Plng/ISD	
34	To the extent possible, all exterior lighting must be confined to the subject property, cast light downward and must not intrude, interfere or spill onto neighboring properties.	CO	Plng.	
35	An elevation and specification of architectural lighting shall be incorporated into the elevation of the 2-8 Broadway buildings and should be submitted to Planning Staff for review and approval. Lighting for retail signage shall be consistent for each tenant.	BP	Plng.	
36	The Applicant shall provide notice of intent to strictly comply with applicable State and Federal regulations regarding air quality including without limitation continuous dust control during demolition and construction.	CO	Plng/OSE	
<b>Signage</b>				
37	Signage will be limited to the signage band as shown on the elevations. Signage plans shall be submitted to Planning Staff for review and approval when a tenant is secured.	CO/Cont.	Plng.	



38	The commercial windows shall not be blocked by interior storage, non-artistic displays or greater than 30% internally mounted signage.	CO/Cont.	Plng.	
39	The Applicant will submit the design for the mural to Planning Staff for review and approval. The mural cannot be advertising.	CO	Plng.	
40	The Applicant will submit the design of the civic banner to Planning Staff for review and approval. The banner can only advertise the East Broadway business district or civic events.	CO	Plng.	
<b>Final Sign-Off</b>				
41	The Applicant shall contact Planning Staff at least five working days in advance of a request for a final inspection by Inspectional Services to ensure the proposal was constructed in accordance with the plans and information submitted and the conditions attached to this approval.	Final sign off	Plng.	

