

REDEVELOPMENT OF 31 TUFTS STREET, SOMERVILLE

COMMUNITY MEETING
NOV. 18, 2019

E3 Development LLC, Developer
Placetaylor, Architect
DMLA, Landscape Design

E3 DEVELOPMENT LLC

- Woman-owned real estate development company
- 20+ years of development experience, with a focus on affordable and mixed-income housing
- More than 3,000 housing units permitted, financed, or completed over last 10 years
- Experience with, and commitment to, community process

Representative Projects



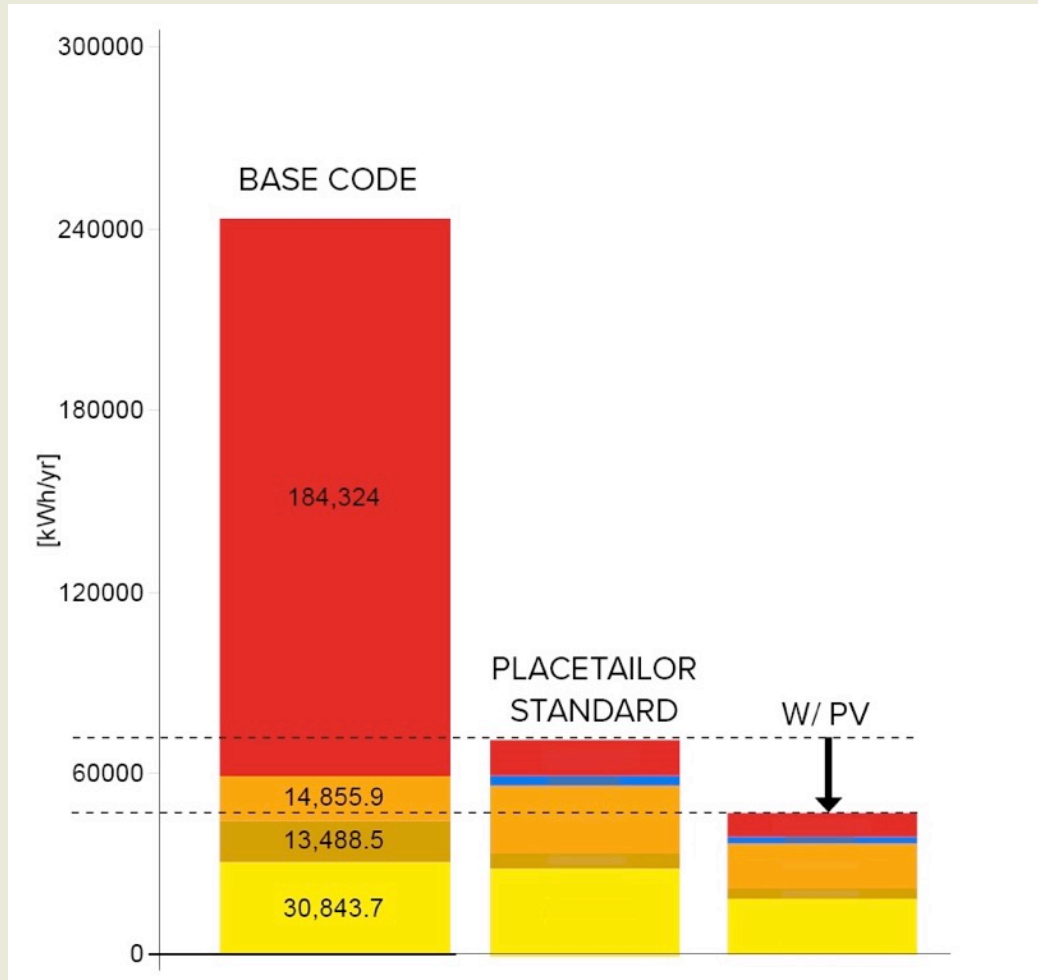
PLACETAILEOR

- Committed to ultra-high-performance buildings; “Passive House” standards utilized as our baseline for all projects.
- Our team's experience and focus is in middle income urban infill housing at small and large scale.
- A cooperative business, with diverse leadership, deeply rooted in the communities in which we work.
- Fully integrated development, design and construction company.



PLACETAAILOR

Benefits of
Passive
House
approach:



DMLA



“It would be very easy to end up with cookie cutter landscape design in these multi-block, dense multifamily developments that we do – but not with Deb Myers as our landscape architect. At Trinity’s Maverick, Washington Beech and Brockton developments, her vision of the urban environment led us to a better place. Her collaboration and openness with clients, residents and architects - as she designs - led us to richer expressions of outdoor spaces that we can proudly call “home” and “community.” For Trinity, I can say that our resident’s lives are much better for her efforts”.

Frank Edwards; Trinity Financial



RFP GOALS

The City is seeking projects, including but not limited to some or all of the following:

- accessible open space
- affordable housing
- artist housing
- artist live/work space
- arts uses
- small housing units for small households
- mix of uses beneficial to neighbors that could help to contribute to a “sense of place” with the above-mentioned accessible open space.

EXISTING CONDITIONS/CONTEXT



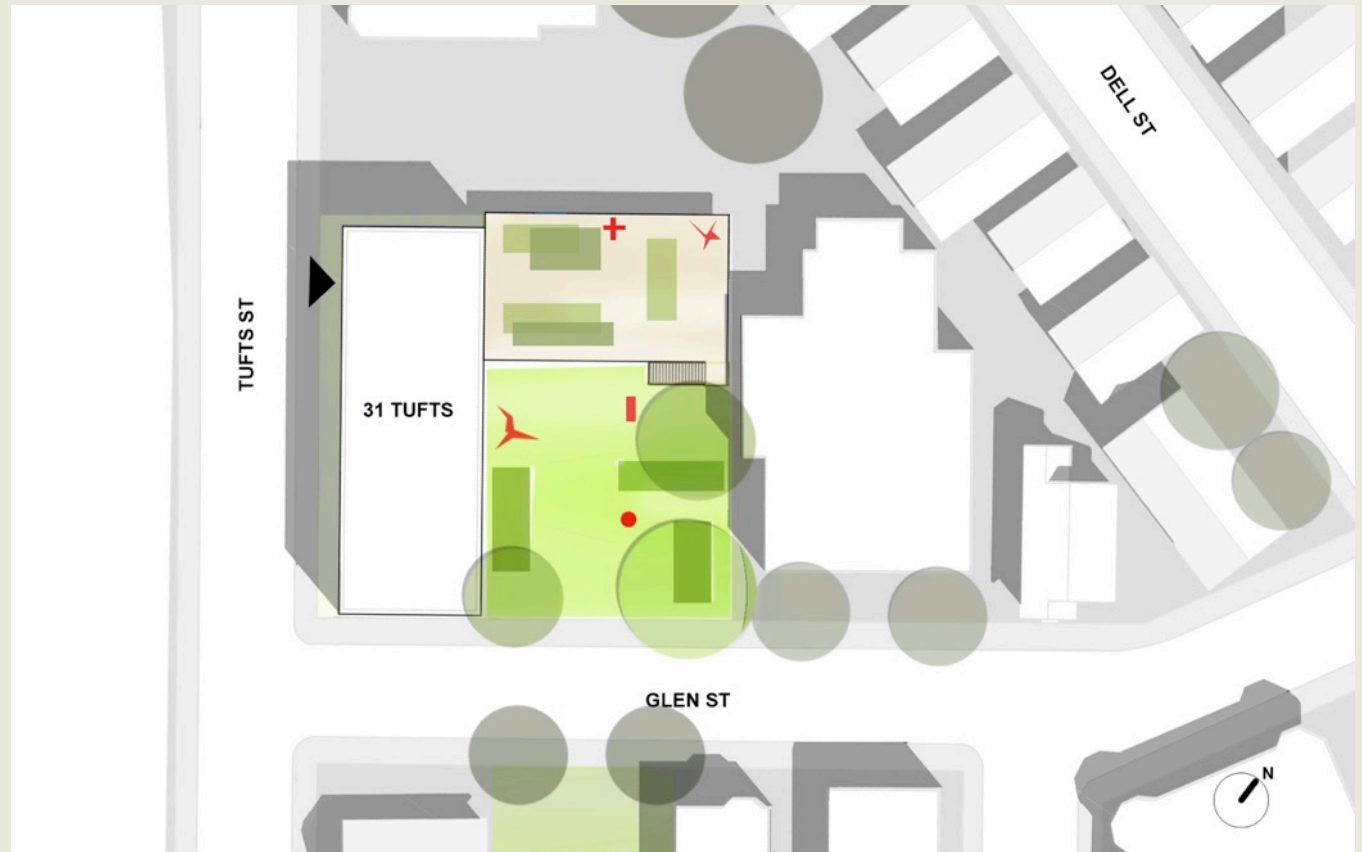
PROPOSAL HIGHLIGHTS



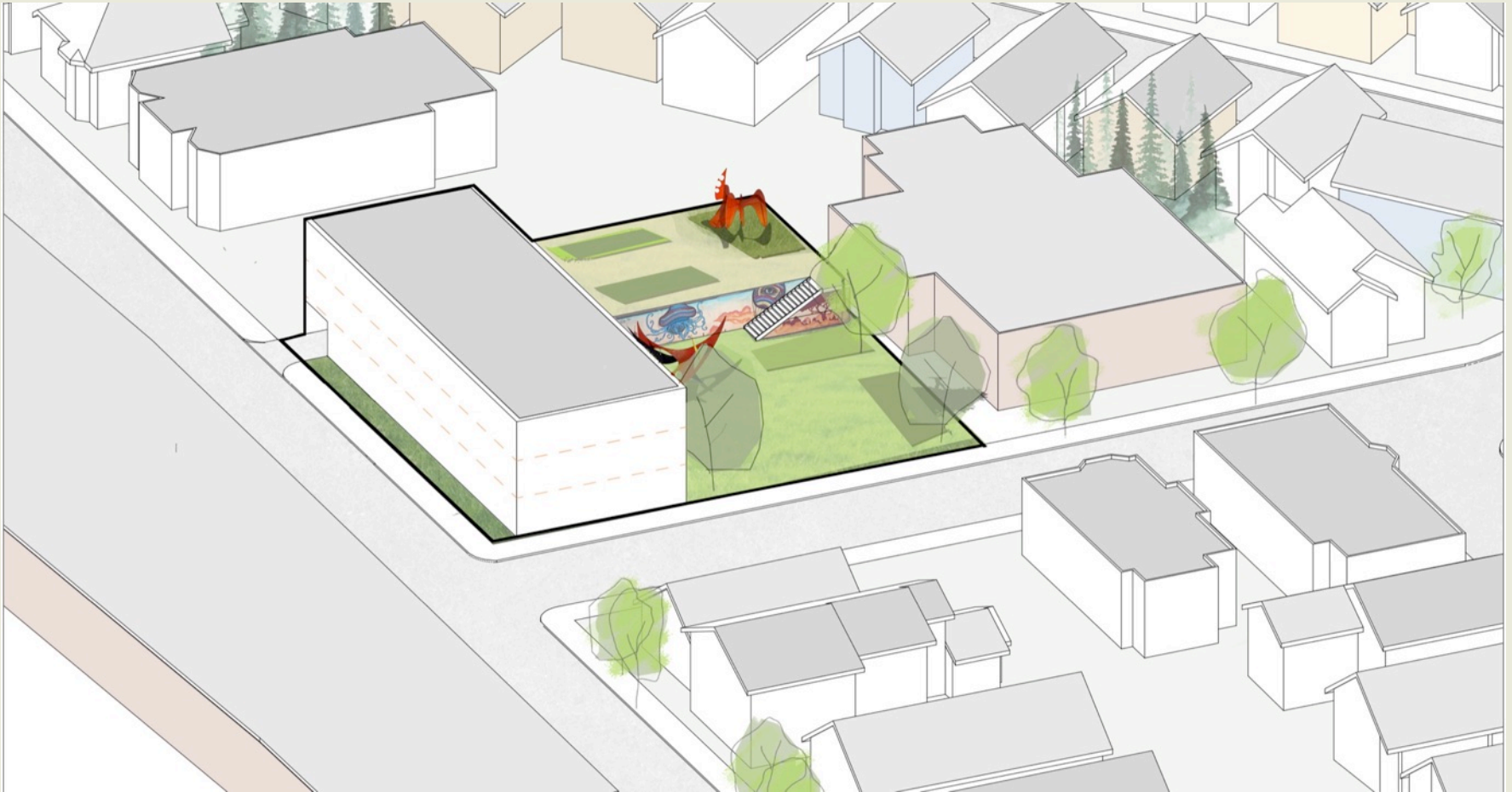
PROPOSAL HIGHLIGHTS

BALANCING DEVELOPMENT OBJECTIVES:

- Open Space
- Housing
- Parking



PROPOSAL HIGHLIGHTS



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PROPOSED PROGRAM:

- 13 Apartments
- 7 On-site Parking Spaces
- 5,000 s.f. of accessible open space
- Sustainable building design

Ground Floor



Typical Floor



PROPOSAL HIGHLIGHTS

HOUSING PROGRAM AND AFFORDABILITY:

- Mix of studio, 1-bedroom and 2-bedroom apartments to accommodate a range of households types
- Mix of affordability, with units at 50%, 80%, and 120% of AMI, to accommodate households with a wide range of incomes
- Unique opportunity to create middle-income rental housing by leveraging City-owned land and funding resources from MassHousing, State and City
- Energy efficient design and construction will support affordability over long term

REFINING THE DESIGN CONCEPT

BALANCING DEVELOPMENT OBJECTIVES:

Open Space

- How does it relate to other open space in the neighborhood?
- What should it look like/what amenities should it include?

Housing

- Where does the building sit?
- How tall should it be? (3-story vs 4-story)
- Unit mix and affordability

Parking

- Is parking needed?
- How much? (more parking = less open space)

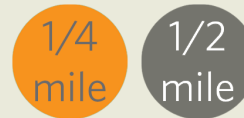
REFINING THE DESIGN CONCEPT: OPEN SPACE



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WALKABLE AMENITIES

Benches	14	
Picnic	9	
Playground	8	
Splashpads	6	
Performance Space	5	
Basketball	4	
Restrooms	3	
Dog friendly	3	
Soccer	2	
Walking Trail	2	
Bike Trail	1	
Gardens	1	

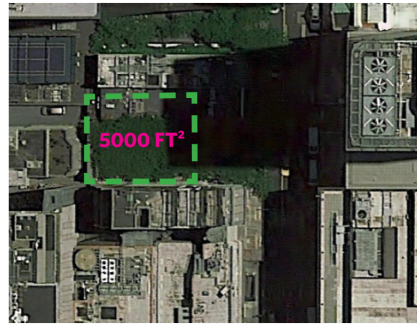


REFINING THE DESIGN CONCEPT: OPEN SPACE

Symphony Park-
Somerville



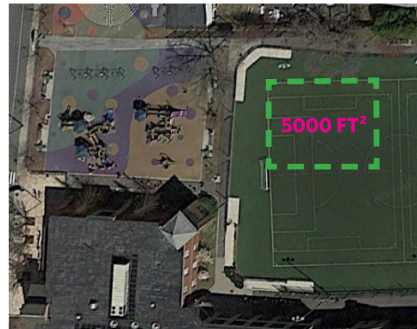
Paley Park-NYC



Basketball Court



Capuano Childhood
Open Space- Somerville



Proposed Site



REFINING THE DESIGN CONCEPT: HOUSING



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COMMUNITY PROCESS

TONIGHT:

- Small group discussions/feedback

NEXT STEPS:

Community Meeting #2 (December/January)

- *Team presents design options; additional feedback*

Community Meeting #3 (February)

- *Team presents preferred option*

City Council Approval of LDA/Zoning (March – June)

QUESTIONS

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