



DEVELOPMENT

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31 Tufts Street Project

Urban Design Commission Submission Project Narrative February 2021

Project Overview

In partnership with the City of Somerville, E3 Development LLC is leading the redevelopment of the 13,000 s.f. City-owned parcel at 31 Tufts Street in East Somerville. The proposed project will create 16 units of new affordable and workforce rental housing as well as approximately 5,000 s.f. of new, publicly accessible open space to serve the local community. E3 Development, a certified WBE, was selected by the City of Somerville as developer for the project in 2019 as part of an RFP process. The project will deliver a number of community priorities identified in the RFP, including housing designed to meet the needs of different household types and a broad range of incomes, highly sustainable design features, and high-quality open space that contributes to a sense of place for the neighborhood.

Conclusions of Civic Space Study and Community Process

To inform the design of the 5,000 s.f. open space feature proposed for 31 Tufts Street, the design team conducted a survey of parks, playgrounds and other civic spaces within a ¼ mile and ½ mile radius of the 31 Tufts Street site. In addition, the team considered feedback from OSPCD staff and from neighborhood residents gathered through the City's RFP process and subsequent community meetings. The following were conclusions from this process:

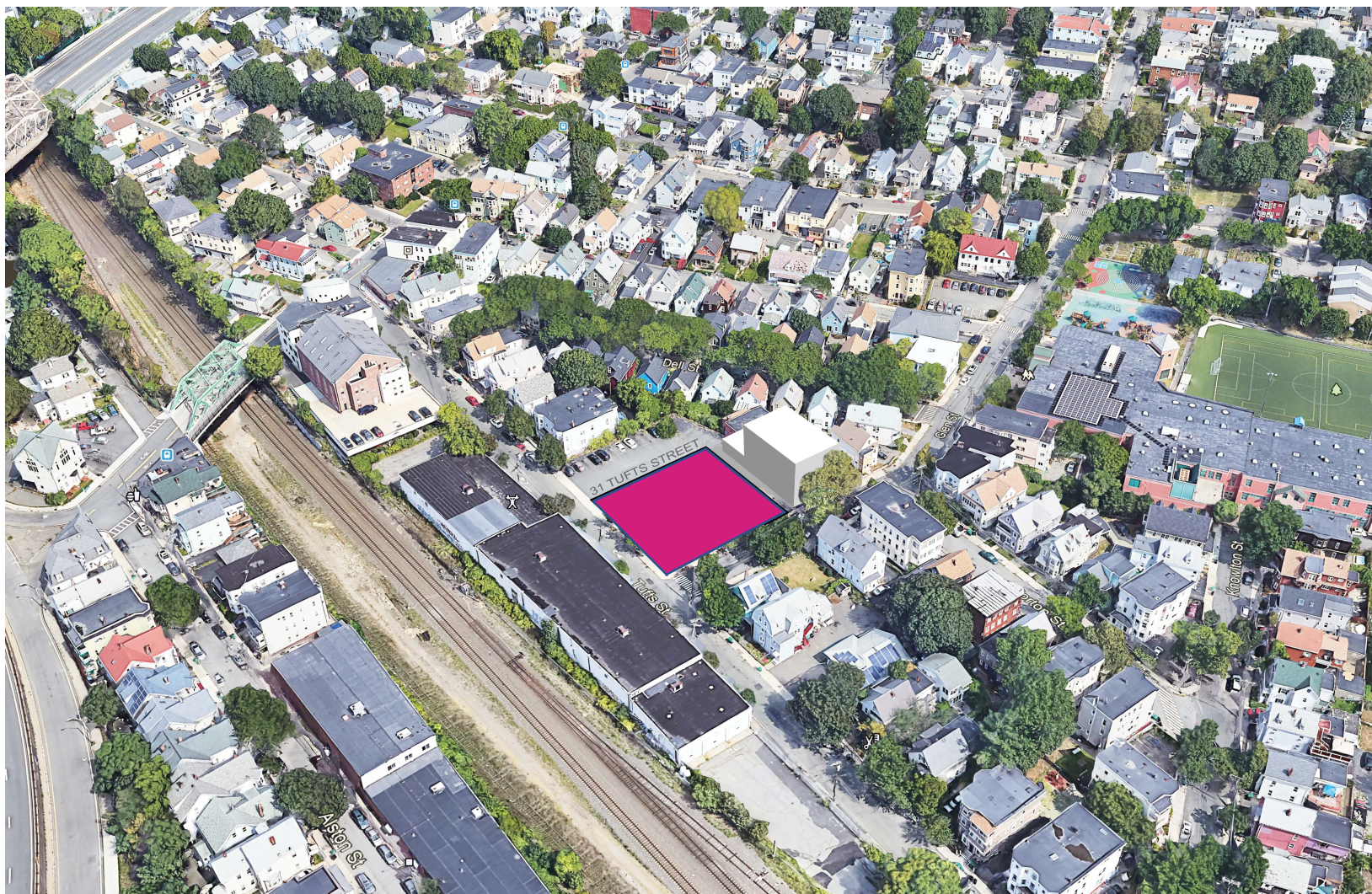
- Due to the site's proximity to neighborhood schools, local residents already have several opportunities for active recreation but fewer opportunities for passive recreation.
- Neighbors expressed a desire for a more contemplative space with trees and other landscape features.
- Neighbors generally preferred the opportunity to have more open space on the site, rather than to create parking for the new apartment units.
- There was consensus that the open space feature should be oriented along Glen Street, to make it feel accessible and welcoming to neighborhood residents.

Proposed Civic Space Features

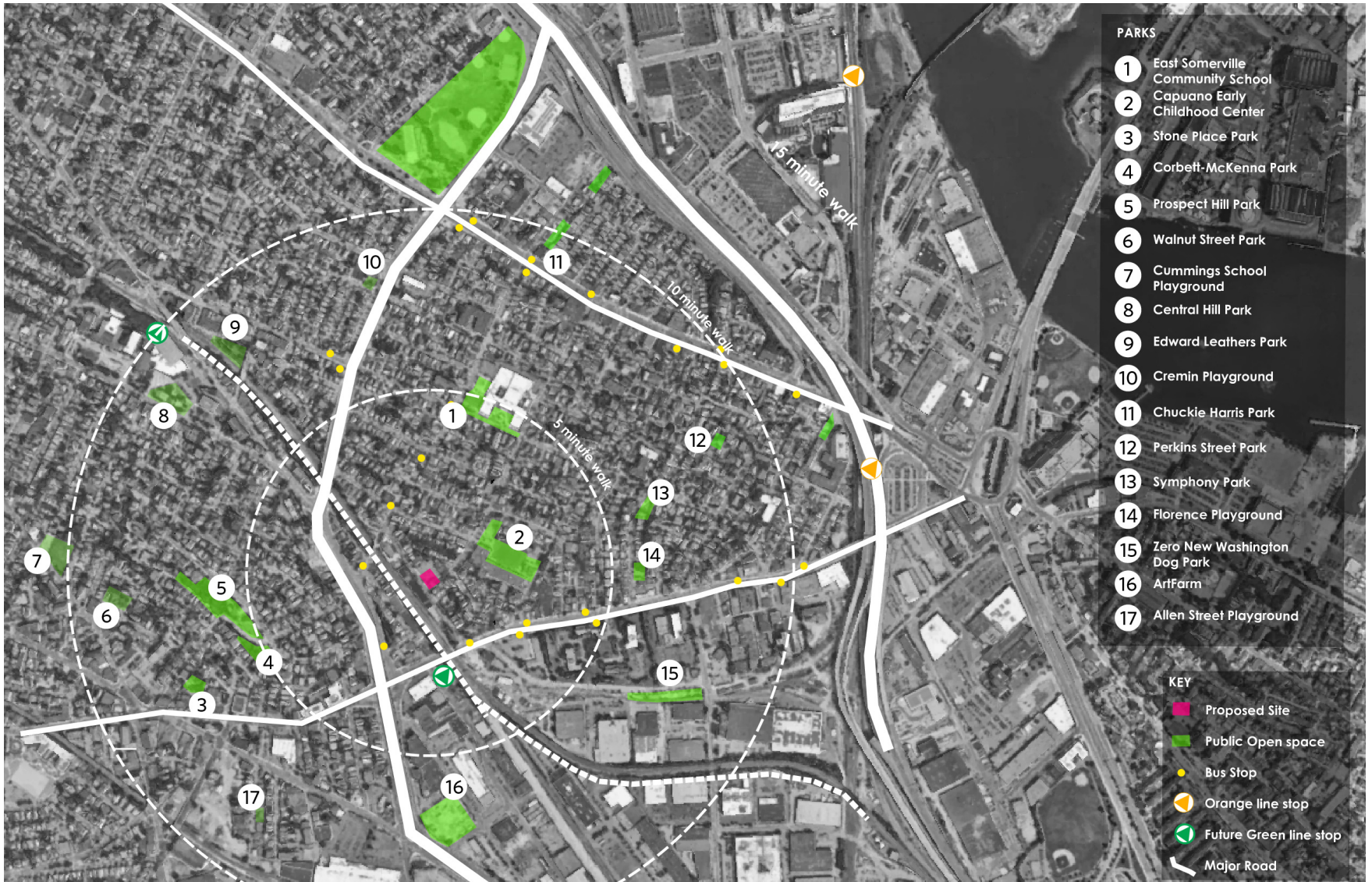
Using this feedback and analysis, the team has developed two design options (Options A and B) for the open space feature, using the City's new Pocket Park design guidelines. Both options will expand and enhance the open space network of this part of East Somerville by introducing approx. 5,000 s.f. of new, publicly accessible open space for gathering and passive recreation. Features of both options include:

- Orientation on Glen Street, which maximizes the solar exposure for the open space.
- New trees and landscaped areas that will provide shading and seasonal interest.
- A variety of seating locations and options.
- Bike racks, bulletin board, and drinking fountain feature.
- Pervious paving to increase onsite infiltration and promote sustainability.
- Green Score in excess of minimum requirements required by zoning ordinance. (See attached calculations)

31 TUFTS STREET CIVIC SPACE STUDY

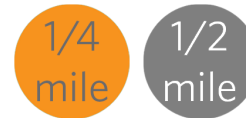
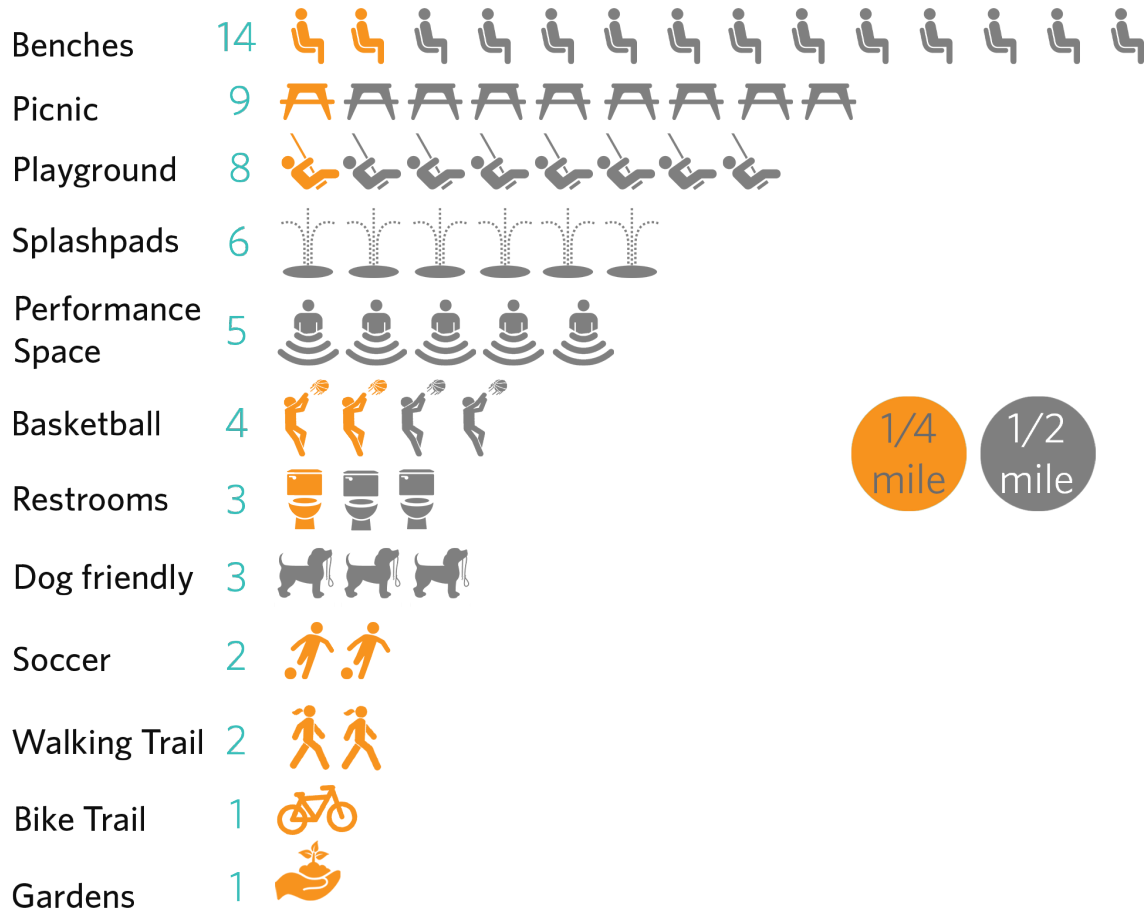


31 TUFTS STREET CIVIC SPACE STUDY



31 TUFTS STREET CIVIC SPACE STUDY

WALKABLE AMENITIES

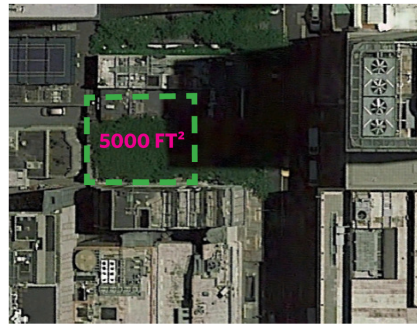


31 TUFTS STREET CIVIC SPACE STUDY

Symphony Park-
Somerville



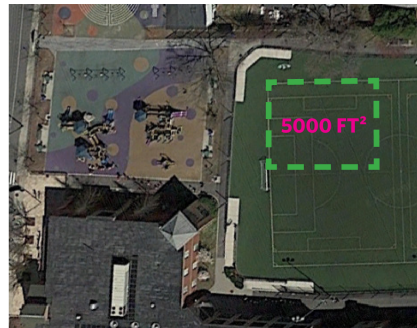
Paley Park-NYC



Basketball Court



Capuano Childhood
Open Space- Somerville



Proposed Site





Site Green Score Calculation

			MIN VALUE	X	sum
landscape area <24" soil		SF		0.3	0
landscape area > 24" soil		SF	3280	0.6	1968
Pervious paving with 6-24" subsurface		SF	3153	0.2	630.6
pervious paving >24" subsurface		SF		0.5	0
					0
turf, mulch, inorganic groundcover		SF	528	0.1	52.8
					0
vegetation <2' tall		SF	942	0.2	188.4
vegetation >2' tall		12SF/plant	2730	0.3	819
					0
small trees	11	50 sf/plant	550	0.6	330
large trees	5	450 sf/plant	2250	0.6	1350
preserved trees	0	65 sf/plant		0.8	0
					0
vegetated wall	0	SF		0.1	0
rain garden	0	SF		1	0
green roof <6" medium	0	SF		0.1	0
green roof 6-10" medium	0	SF		0.4	0
green roof 10-24" medium	0	SF		0.6	0
green roof >24" medium	0	SF		ind plant	0

SUM	5338.8
Site Area	13225
SCORE	0.40369

Pocket Park Checklist

Pocket Park Guidelines	Requirements	Proposed Park
1 tree/ 400 SF	13.5 trees	14
70-100% landscape	3780	2558
85% pervious SF	4590	330
1 LF/ 75 SF Benches	72 LF	165 LF
Green score min- .35	0.35	0.4
Seating at entrance		yes
Well defined entry no visual obstructions		yes
Plant beds have raised edges		yes
Screening from residential areas		yes
Drinking fountain near entrance		yes
1 bike rack	1	1
community bulletin board near entrance		yes
darker paving color		yes
residential units screened		yes
fast growing, resilient, easily maintained plantings		yes
trees: 10' tall or 2" cal minimum		yes
groundcover: <6" height within underground or overhead utility or drainage		yes
<6" height within 3' of fire protection systems		yes
Buffer shrubs at least 5 gal and 75% evergreen		yes



Site Green Score Calculation

			min VALUE	X	sum
landscape area <24" soil		SF		0.3	0
landscape area > 24" soil		SF	4805	0.6	2883
Pervious paving with 6-24" subsurface		SF	1814	0.2	362.8
pervious paving >24" subsurface		SF		0.5	0
					0
turf, mulch, inorganic groundcover		SF		0.1	0
					0
vegetation <2' tall		SF	942	0.2	188.4
vegetation >2' tall		12SF/plant	3419	0.3	1025.7
					0
small trees	10	50 sf/plant	500	0.6	300
large trees	4	450 sf/plant	1350	0.6	810
preserved trees		65 sf/plant		0.8	0
					0
vegetated wall		SF		0.1	0
rain garden		SF		1	0
green roof <6" medium		SF		0.1	0
green roof 6-10" medium		SF		0.4	0
green roof 10-24" medium		SF		0.6	0
green roof >24" medium		SF		ind plant	0

SUM	5569.9
divide	13225
SCORE	0.421164

Pocket Park Checklist

Pocket Park Guidelines	Requirements	Proposed Park
1 tree/ 400 SF	13.5 trees	13
70-100% landscape	3780	3800
85% pervious	4590	475
1 LF/ 75 SF Benches	72 LF	76 LF
Green score min- .35	0.35	0.4
Seating at entrance		yes
Well defined entry no visual obstructions		yes
Plant beds have raised edges		yes
Screening from residential areas		yes
Drinking fountain near entrance		yes
1 bike rack	1	1
community bulletin board near entrance		yes
darker paving color		yes
residential units screened		yes
fast growing, resilient, easily maintained plantings		yes
trees: 10' tall or 2" cal minimum		yes
groundcover: <6" height within underground or overhead utility or drainage		yes
<6" height within 3' of fire protection systems		yes
Buffer shrubs at least 5 gal and 75% evergreen		yes