

# REDEVELOPMENT OF 31 TUFTS STREET, SOMERVILLE

COMMUNITY MEETING #2  
MARCH 10, 2020

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

# PROJECT TEAM

## Developer



DEVELOPMENT

## Architect



**PLACETAILEDOR**

## Landscape Design



**DMLA**

# PROJECT TIMELINE

## Key Project Milestones (to date)

RFP Response Submitted: **December 2018**

Developer Selection: **April 2019**

Agreement Finalized: **September 2019**

Community Meeting #1: **November 2019**

New Zoning Adopted: **December 2019**

Community Meeting #2: **March 2020**



**CITY OF SOMERVILLE**

Joseph A. Curtatone, Mayor

Purchasing Department  
City Hall 93 Highland Avenue Somerville, MA 02143  
(617) 625-6600 ext.3400

**Request for Proposals**

RFP # 19-22 Re-bid

**31 Tufts Street**

**Property Disposition and Redevelopment**

RFP ADVERTISED AND AVAILABLE: 11/7/18  
QUESTIONS DUE: 11/26/18 by 2:00 PM EST  
PROPOSAL DEADLINE: 12/10/18 by 2:00 PM EST



# 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.

# PROPOSAL HIGHLIGHTS

## BALANCING DEVELOPMENT OBJECTIVES:

- Open Space
- Housing
- Parking





# EXISTING CONDITIONS/CONTEXT





# COMMUNITY MEETING #1

## Ideas for Open Space:

- Make space feel public, welcoming
- Preference for location along Glen St
- Create a space to relax, sit, read
- Plan for on-going maintenance
- Use plantings with seasonal interest, like evergreens



# COMMUNITY MEETING #1

## Ideas for Building:

- 3-4 stories OK  
(preference for 3)
- Desire to see family units in addition to small units
- Placement should respect neighboring structures
- Design should reflect history and context





# COMMUNITY MEETING #1

## Parking:

- Range of opinions on need for parking
- Preference for parking access off Tufts (two-way) vs Glen (one-way)
- Parking solution for snow emergencies?
- Work with City to add more street parking on Tufts Street

## Construction:

- Concerns about impacts on neighbors
- Concerns about air quality



# DESIGN OPTIONS

## ASSUMPTIONS

- Design options reflect new Somerville Zoning Ordinance, including Pocket Park development standards
- All options assume 3-story building with 15-17 apartments, depending on unit mix
- Options offer 2 different building orientations
- Consider trade-offs between parking and open space

# DESIGN OPTIONS



31 Tufts Street- A1 (Approx. 5000 SF Open Space)  
2020.03.09

DMLA

# DESIGN OPTIONS



31 Tufts Street- A1 (Approx. 5000 SF Open Space)  
2020.03.09



DMLA



# DESIGN OPTIONS



31 Tufts Street- A2 (Approx. 2500 SF Open Space)  
2020.03.09

DMLA

# DESIGN OPTIONS



31 Tufts Street- A2  
2020.03.09

(Approx. 2500 SF Open Space)

0' 4' 8' 16'



DMLA



# DESIGN OPTIONS



31 Tufts Street- B1 (Approx. 6000 SF Open Space)  
2020.03.09

DMLA

# DESIGN OPTIONS





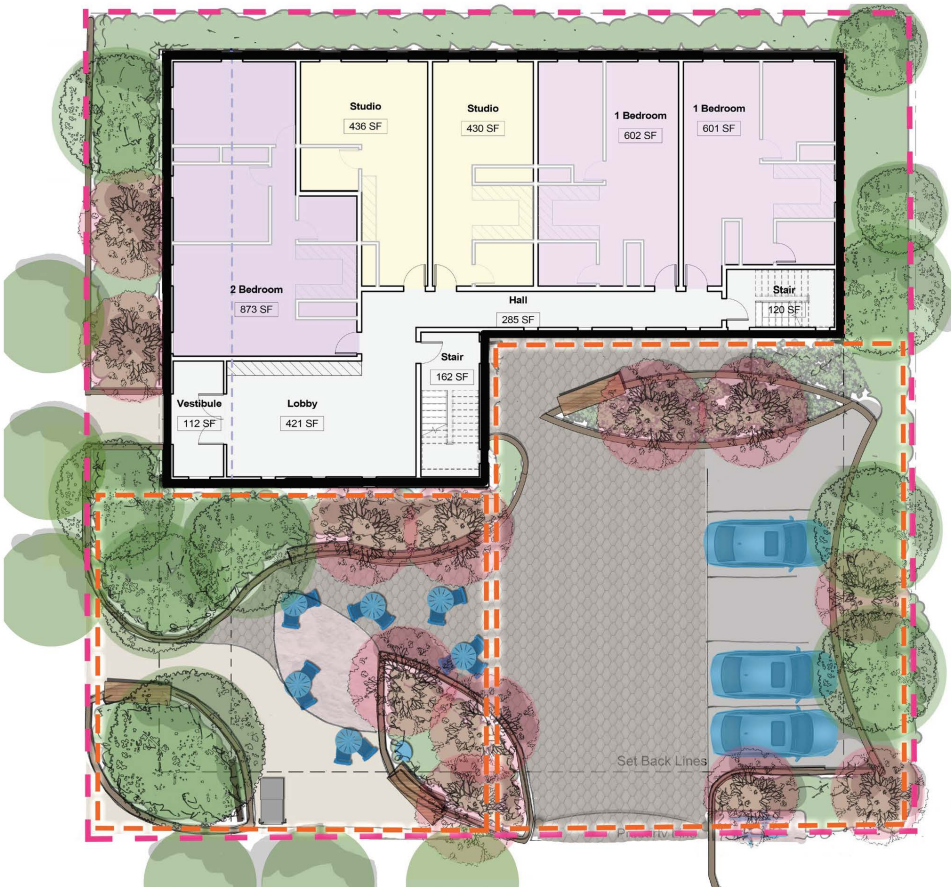
# DESIGN OPTIONS



31 Tufts Street- B2 (Approx. 2500 / 6500 SF Open Space)  
2020.03.09

DMLA

# DESIGN OPTIONS



# REVIEW PROCESS

## TONIGHT:

### Community Meeting #2

- Discussion/feedback on site plan options

## NEXT STEPS:

### Zoning Map Amendment (April)

- Civic to UR (Urban Residential)

### Urban Design Commission Review (April)

- Options presented to UDC

### City Council Approval of LDA/Zoning (April - June)



# QUESTIONS

## OSPCD:

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## E3 Development:

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## Project Info:

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