

**REDEVELOPMENT OF
31 TUFTS STREET**

**COMMUNITY MEETING #3
MARCH 30, 2021**

PROJECT TEAM

Developer



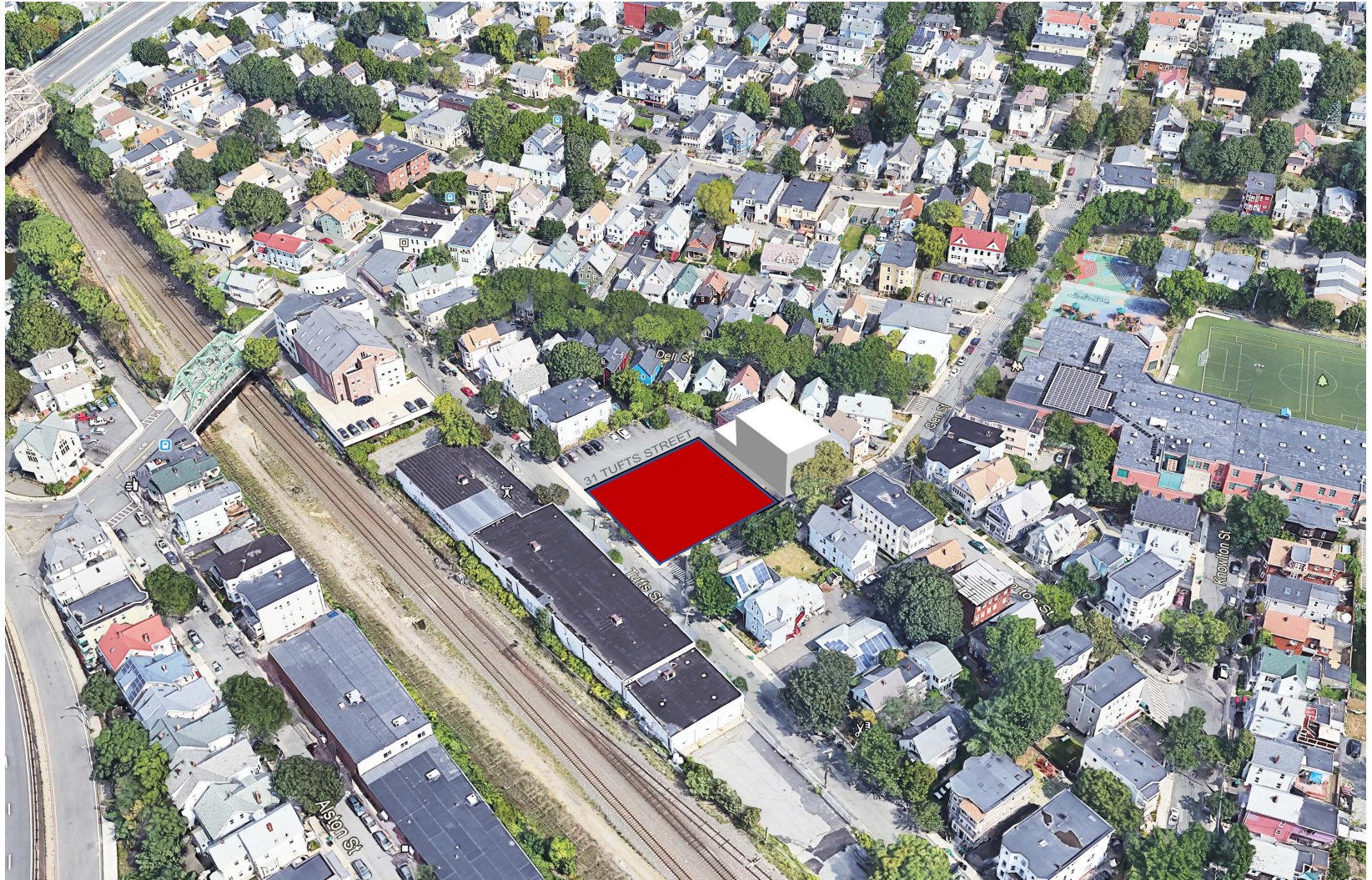
Architect



**Landscape
Design**



PROJECT SITE



PROJECT TIMELINE

Key Project Milestones (to date)

RFP Process: **2018/2019**

Developer Agreement: **September 2019**

Community Meeting #1: **November 2019**

New Zoning Adopted: **December 2019**

Community Meeting #2: **March 2020**

Zoning Change for Site: **May 2020**

Financing Applications: **Spring/Summer 2020**

Urban Design Commission: **February 2021**

Community Meeting #3: **March 2021**



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



COMMUNITY/ZONING REVIEW PROCESS

Community Meetings #1 and #2

- Discussion/feedback on site plan options

Zoning Changes

- New Zoning Ordinance adopted
- Site changed from Civic to Urban Residence
- Civic Space requires Site Plan Review

Urban Design Commission Review

- Site plan options for Civic Space presented to UDC; UDC makes recommendation

Community Meeting #3 (TONIGHT)

- Additional feedback from community

Zoning Board of Appeals (ZBA)

- Final Civic Space plan presented for approval

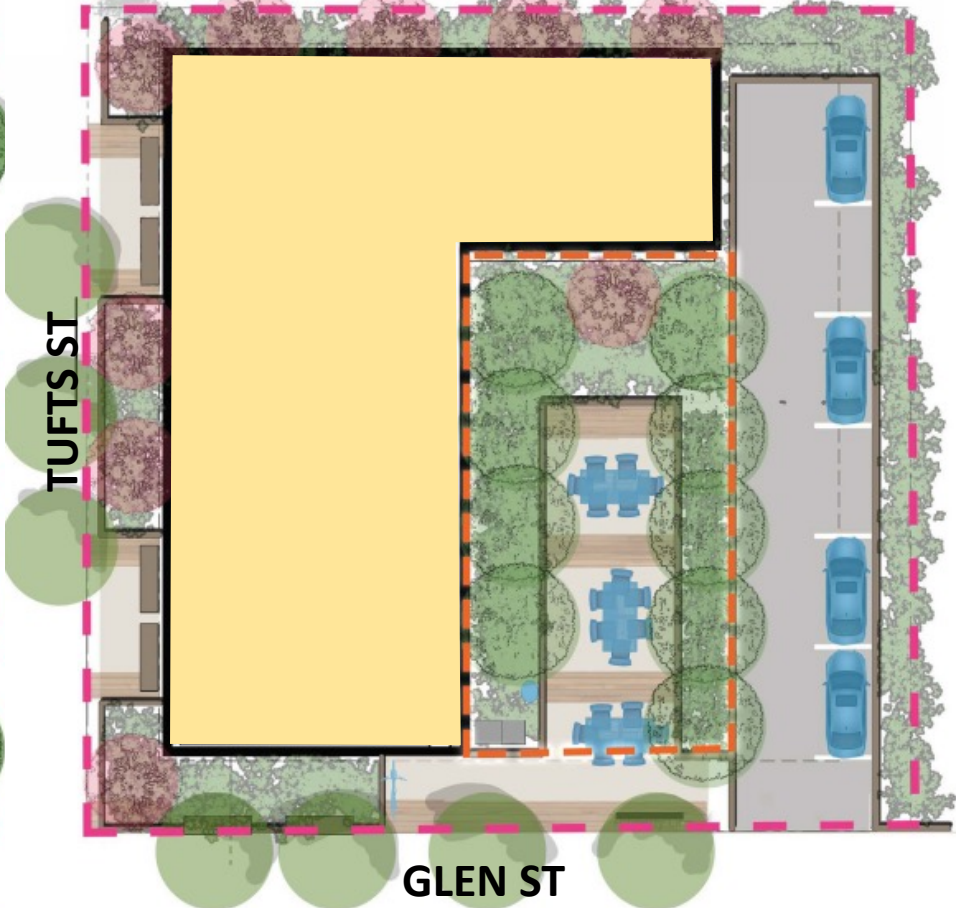
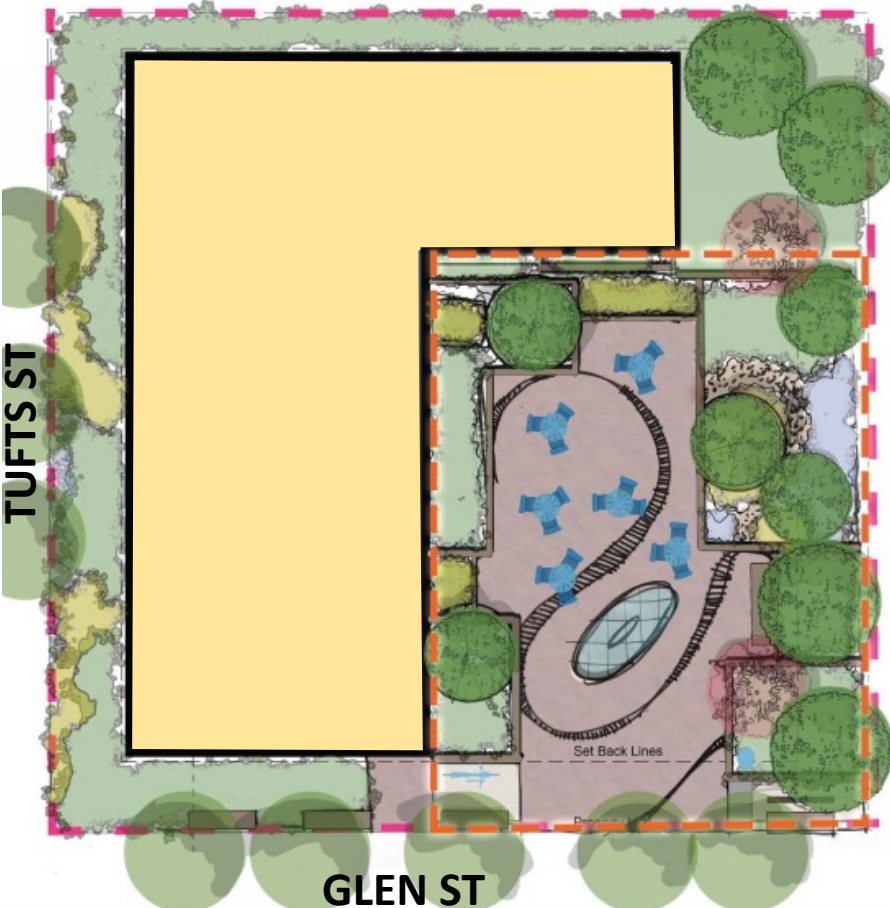


31 TUFTS STREET CIVIC SPACE STUDY



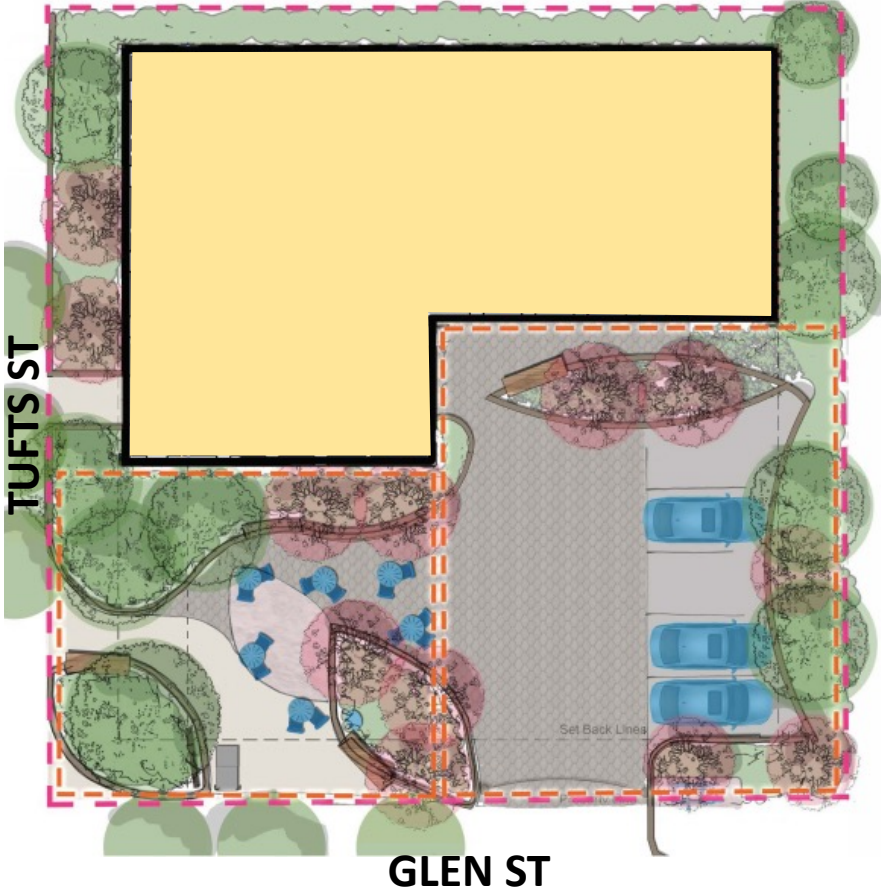
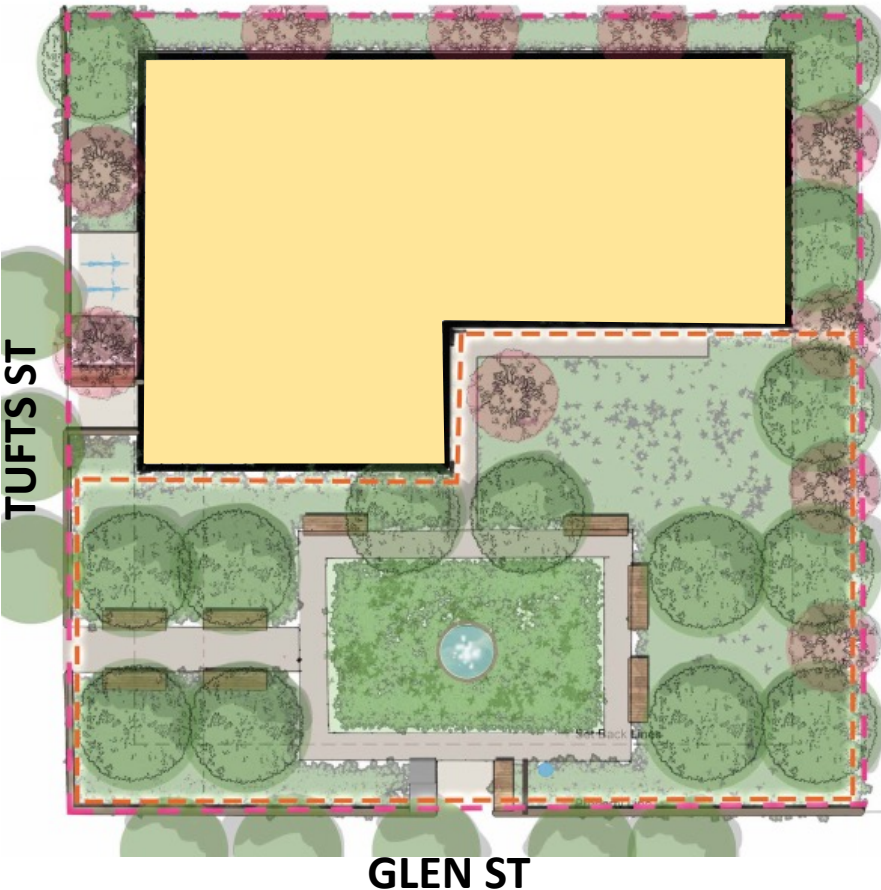
CIVIC SPACE DESIGN

Previous Site Plan/Civic Space Options (March 2020 Community Meeting)



CIVIC SPACE DESIGN

Previous Site Plan/Civic Space Options (March 2020 Community Meeting)



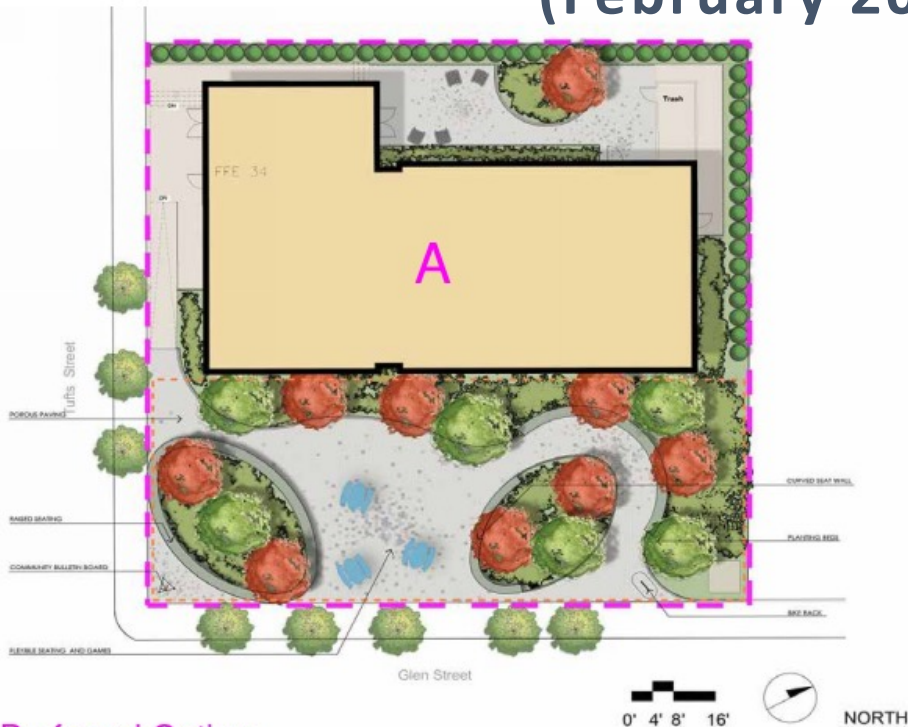
CIVIC SPACE DESIGN

Summary of Community Feedback:

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

CIVIC SPACE DESIGN

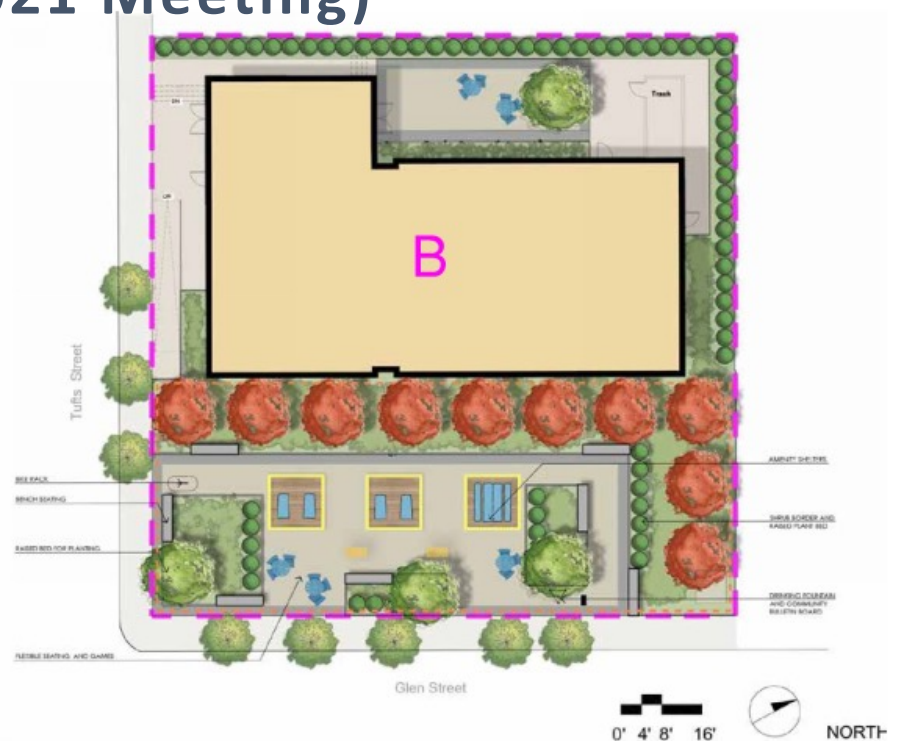
Urban Design Commission Options (February 2021 Meeting)



Preferred Option

- + loved flow of the space and less formal feeling
- + how it engaged ramp corner of the building
- + large gathering space but also some tucked away spaces

- make sure views are open and safe
- provide variety of seating, including backs



- + loved the programmability of the space
- + loved the amenity shelters
- + loved how the space felt permeable but enclosed along Glen Street

- ensure views and light isn't blocked against first floor units
- provide variety of seating, including backs

CIVIC SPACE DESIGN

Urban Design Commission: Preferred Option



CIVIC SPACE DESIGN

Urban Design Commission: Preferred Option

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

BUILDING DESIGN



NEXT STEPS

Zoning Board of Appeals (April/May)

- Final Civic Space plan presented for approval

City Council (May/June)

- Approval of Land Disposition Agreement

Construction Start (Fall 2021)

Construction Completion/Occupancy (Fall 2022)

QUESTIONS

OSPCD:

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E3 Development:

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Project Info:

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