



**CITY OF SOMERVILLE, MASSACHUSETTS**  
**MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT**  
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JORDAN SMITH  
FRANK VALDES

**DESIGN REVIEW COMMITTEE MINUTES**

The City of Somerville Design Review Committee held a public meeting on **Thursday, November 15, 2018**, at **7:00 p.m.** in the **3<sup>rd</sup> Floor Conference Room of City Hall, 93 Highland Avenue, Somerville, MA.**

The purpose of the meeting was to review and make recommendations on the following proposals:

1. **Approval of Minutes from the September 27, 2018 meeting**  
Continued to the next meeting
2. **Approval of Minutes from the October 25, 2018 meeting**  
Continued to the next meeting
3. **2 Earle Street (Boynton Yards Building 2):** Seeking design review on modifications to a previously approved proposal for Building 2, which was for an 8-story lab building of 235,000gsf with retail on the ground floor.  
**2 Earle Street (Boynton Yards Building 2):**
  - i. **Project Description:** Seeking design review on modifications to a previously approved proposal for Building 2, which was for an 8-story lab building of 235,000gsf with retail on the ground floor.
  - ii. **Applicant:** RECP V Boynton Yards Owner, LLC
  - iii. **Project Team:** John Fenton – DLJ Real Estate Capital Partners, John Sullivan – SGA Architects, and Rola Idris – HSS Architects.
  - iv. **Project Highlights by the Project Team:**
    1. 9th floor added without going over the height limit.
    2. Rotated the building to orient it to the new green space. Improvements to the façade and exterior.
    3. Open space will include storm water management and seating areas.
    4. Back of the building will face service area.
    5. Architectural changes include more vertical reading that expresses the column grid, expressing the column grid, adding a curtain wall, creating a gradient with different shades of glass and spandrel, increased width of the ground level arcade.

b. **DRC Comments:**



- i. Compatibility with Surroundings:
  1. With the proposed changes, the DRC felt that the design for Building 1 should be modified to respond to the Building 2 revisions and future developments in Boynton Yards.
- ii. Architecture:
  1. Overall the DRC is supportive of the design changes but would like to see the following additional detail before the issuance of a building permit:
    - a. The DRC would like to see a night-time rendering to help understand the relationship between the retail and commercial components of the building.
    - b. The DRC would like to see a wall section and materiality details.
  2. Lastly, the DRC was of the opinion that the top cornice is unnecessary.

**Other Business**

There was no other business.

*NOTICE: While reasonable efforts have been made to assure the accuracy of the data provided in these minutes, do not rely on this information as the complete and accurate portrayal of the events in the meeting without first checking with the Planning Division staff. If any discrepancies exist, the decisions filed by the Committee serve as the relevant record for each case. The Planning Division also maintains audio recordings of most Committee meetings that are available upon request.*