

23 October 2020

To Ms. Melissa Woods
Senior Planner
City of Somerville
93 Highland Avenue
Somerville, MA 02143

From Peter Quinn AIA
President PQA LLC

RE 3 Hawkins St – Passive House Project
Revised Application Material for the Special Permit

Hello Melissa,

We are returning with a revision to the 3 Hawkins St Project. This modification presents the project as a Passive House Project. It is essentially the same conforming building that we presented in July with 44 units, but with the number of units increased to 59 units, as allowed under the PH factor.

(For the record, we provide a brief 'history of the application' at the end of this Memo)

Per our discussions with you and Dan Bartman, we understand that this drawing set and associated material constitutes a revision to the original Application for 3 Hawkins which has been in the approval process since the original application in November 2019. Therefore, we understand that it is not a new application. As noted, this revision responds as compliant to the new zoning and its final district designation and rules.

Description of the proposed building:

- MR5 / Apartment Building
- 57,598-GSF incl structured parking and utility basement
- 51,444-GSF Residential Area
- 59 Units total (60 allowed under Passive House using 850-GSF-res per Unit)
- 11 Affordable units
- Five stories/approx. 60-ft
- Dimensionally and other zoning criteria compliant
- 15 Parking spaces for cars
- 65 short- and long-term bike spaces

This memo also serves as a transmittal for all the revised application material, as listed:

- Narrative and public outreach – submitted with original application
- Property Owner Authorization
- Fee – payment made with original application.

- Revised Drawing Set
- Landscape Drawings and Green Score Calc.
- Somerville Sustainable Buildings Questionnaire
- Mobility Management Report – revised
- AHIP Letter (Revision requested of Housing Office)
- 3D model (.skp)

Thank you for your continued guidance through this complicated transition.

Best Regards,

A handwritten signature in black ink, appearing to read "Peter Quinn", followed by a horizontal line extending to the right.

Peter Quinn AIA
President PQA LLC

CC: S Zink, D Lilley
Dan Bartman, Senior Zoning & Policy Planner

Encl: Brief History of the 3 Hawkins St Special Permit Application (for Record)

Brief History of the 3 Hawkins St Special Permit Application (for Record)

As this project has gone through a lot of changes during its public process, PQA is providing a brief history of the application process to date.

The project was conceived under the previous zoning by-law with the intention of emulating a future MR5 or MR6 district based on earlier versions of the proposed by-law. As such, the project was first designed as a six-story, 45-unit, 55,000-GSF building.

The base zoning at the time was NB (Neighborhood Business) and it was understood that the project would have needed variances for several dimensional criteria. The applicant diligently sought and obtained neighborhood and councilor support for the project. At least three neighborhood meetings were held along with numerous consultations with local residents and City Council members. It is fair to state that the project as designed had a high level of citizen support. This was conveyed to the ZBA and Planning Dept and summarized in letter of support and records of the various meetings submitted last Fall.

In November 2019 a complete application was made to the ZBA for Special Permit and Variance zoning relief from the NB district dimensional criteria. Then, while waiting on a hearing date, the new zoning bylaw was passed and implemented. This put the original application in a holding pattern for a month or two while everyone adjusted to the new roles and rules.

The applicant retained its place in line for a ZBA Hearing, however the site was now designated MR5. As before, the project as designed would require several variances, but now under the new zoning rules. A hearing was held at the ZBA on 11 Mar 2020. Several Board members expressed serious qualms about the nature of the Variance requests given the new zoning bylaw. The development team reconsidered the application and, following the hearing, the Applicant instructed the design team to adjust the building design to provide a conforming MR5 Apartment Building. As such, the project would need a Special Permit and Site Plan Approval from the Planning Board.

In July 2020, a revision was submitted for a conforming 44-unit MR5 building. For various reasons beyond the Applicant's control, this revision was not acted on by the Planning Board. Since then, further revision of the project has been undertaken, now as a 59-unit Passive House project. In terms of exterior appearances, the building is only slightly changed from the July version of the design.