

## PROJECT NARRATIVE



The proposed development of 231 - 249 Elm & 6-8 and 12 Grove Street will be a 4-story, mixed-use building with lab & commercial space on the ground floor and lab space on the upper floors. The site is within a CC4 zoning district and will be fully compliant with the building envelope and setback requirements described in the Somerville Zoning Ordinance. Elm Street has been identified as a Pedestrian Street by the zoning ordinance and we have composed a project which reinforces the pedestrian experience by providing small scale retail along Elm Street and a mix of retail and multi-purpose tenant space replacing a surface parking lot on Grove Street. The proposed project is fully compliant with the Small Business Overlay of the Somerville Zoning Ordinance.

A key move in the design of the building involves preserving and restoring the facade of 245 - 249 Elm Street, as well as the retail space at 249 Elm, which will continue to be home to the Burren through construction. Ground floor spaces on Grove Street will be populated by a portion of retail frontage, tenant lobby space, and a tenant multi-purpose space with a strong visual connection to the street. Storefront windows and operable glazing at the ground floor facades will create a connection between interior space and the public realm. The remainder of the facade is proposed as a palette of textured and smooth brick and tinted precast elements. The facade design is inspired by historic industrial buildings and historic brick buildings in Davis Square.



The roof is characterized by a large, activated roof terrace, extensive plantings and provisions for a photovoltaic array hosted on the building's mechanical penthouse. The penthouse is positioned to minimize visibility from Elm and Grove Streets and to be sited furthest from the surrounding public realm.

The building will pursue LEED Platinum certification.



## DEVELOPMENT SUMMARY

### CC4 Zoning District

- Lab Building Type
- Ground floor commercial space and accessory lab space
- Upper Story lab / office

**4 Stories / 62' 10"**

**77 car parking spaces**  
**33 bike parking spaces**

**187,799** GSF Development  
(inclusive of garage and penthouse)  
9,334 sf Roof Deck

### LEED Platinum Certifiable

US Green Building Council