

297 Medford Street

Somerville, MA

Community Meeting – March 5, 2025

297 Medford Street Community Meeting Agenda

- Meeting Purpose
- Introductions
- Presentation
- Next Steps
- Q&A



Project Team



Carl Nagy-Koechlin
Executive
Director,
Just A Start



Noah Sawyer
Director of
Real Estate,
Just A Start



Ben Baldwin
Executive
Director,
SCLT



Andres Bueno,
Community
Engagement
Coordinator,
SCLT



Connor Ring
Project
Manager,
Just A Start



Project Team

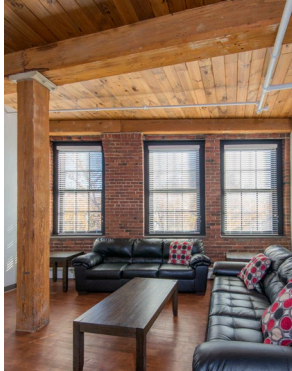
This project is a Joint Venture between the Somerville Community Land Trust and Just A Start.

SCLT and Just A Start will share decision making and project responsibilities.

SCLT will be primarily responsible for the community outreach process.



Just A Start's Affordable Housing



645 units of rental housing
in Cambridge + Somerville

1,500 residents

130 affordable condos built

350 units in development

Projected Timeline

Purchase and Sale Agreement
(December 2024)

Funding Request to Somerville Affordable Housing Trust
(February 2025)

Somerville Affordable Housing Trust Housing Commitment
(March 2025)

Acquisition
(September 2025)

Design Development, Community Engagement
(2025-2026)

Construction Start (2027)

Due Diligence
(early 2025)

Zoning Map Amendment Application
(Spring 2025)

Due Diligence Period Ends
(June 2025)

Funding Application to State
(Fall 2025)

Regulatory & Zoning Reviews and Approvals
(2026)



Project Site (Existing)



Project Site (Existing)



Neighborhood Context



SomerVision 2040

THE SOMERVISION NUMBER

20% of Housing Stock Affordable in perpetuity by 2040
(currently ~ 8.95%)

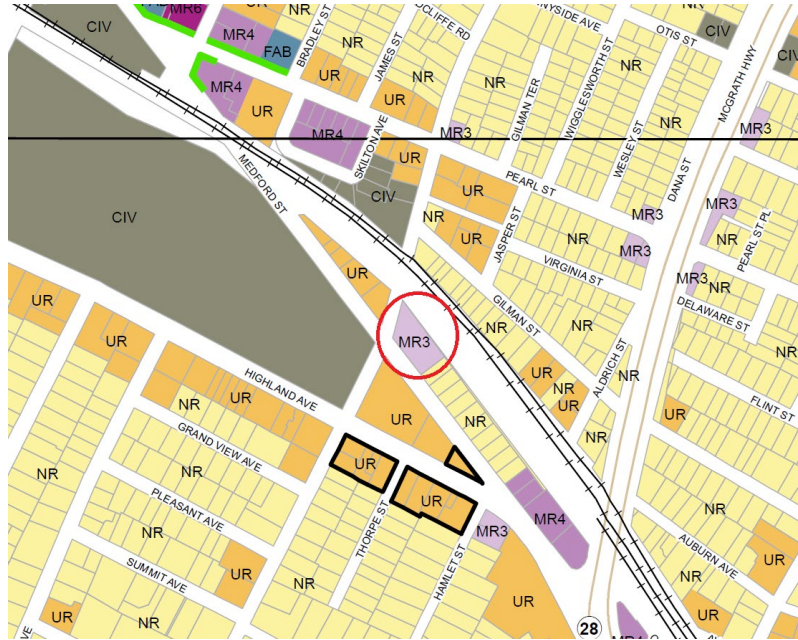
GOALS AND TAKEAWAYS

Increase the proportion of affordable housing. Somerville has always been a place for people of all incomes. Losing people of low- and middle-income is against our values of celebrating the diversity of our residents.

POTENTIAL TASKS

- Continue to partner with non-profit developers to increase the supply of permanently affordable housing.

Zoning Map Amendment



15-20 additional affordable homes
with change from MR3 to MR4

Submitted application to City
Council in February 2025

Land Use Committee Hearing
March 20th

Somerville Zoning and Affordable Housing Overlay

Table 8.1.6 Dimensional Standards

	Apartment Building	General Building
Building Setbacks		
Side Setback (min)	--	--
4th - 7th Story abutting NR or LHD		
Lot Width < 100 ft	20 ft	20 ft
Lot Depth > 100 ft	30 ft	30 ft
Rear Setback (min)	--	--
4th - 7th Story abutting NR or LHD		
Lot Depth < 100 ft	20 ft	20 ft
Lot Depth > 100 ft	30 ft	30 ft
Main Massing		
Number of Stories (max)	--	--
Mid-Rise 3 abutting NR	4	4
All other MR3-MR6 lots	7	7
Step-Back, Top Story (min)		

Somerville's Affordable Housing Overlay allows for additional building height for projects that are 100% affordable.

MR3 sites abutting NR district allows for a maximum of 4 stories.

All other MR3 sites allow up to 7 stories.

Table 8.1.6 Dimensional Standards

	Apartment Building	General Building
4 or less stories	none	none
5 or more stories	10 ft	10 ft
Building Height, Feet (max)	--	--
Mid-Rise 3 abutting NR	50 ft	52 ft
All other MR3-MR6 lots	86 ft	88 ft



Zoning Comparison – MR3 and MR4

MR3 Zoning

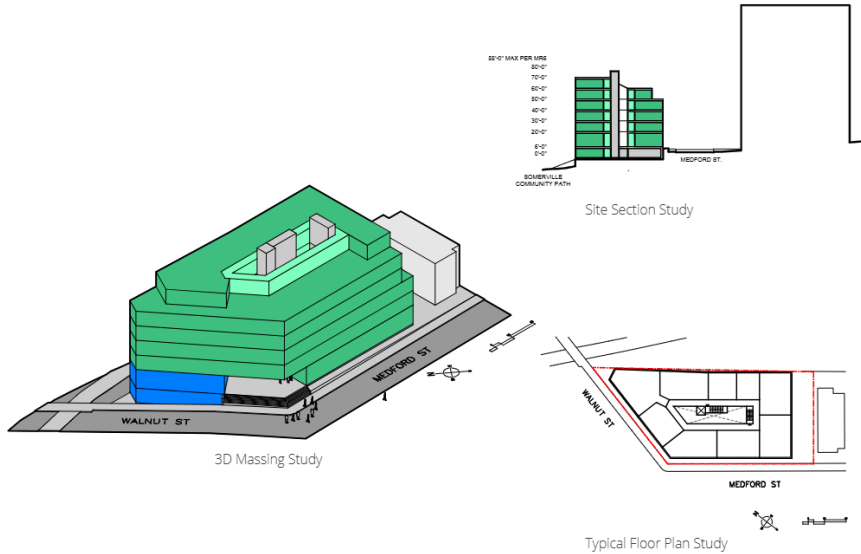
Max. Stories:	4*
Max Building Height:	50'
Parking:	none required
Front Setbacks:	2' min – 12' max
Rear Setback:	0'
Side Setbacks 1-3:	10'
Step-Back, Top Story:	0'
Open Space Requirement:	15%
Green Score:	.25

MR4 Zoning

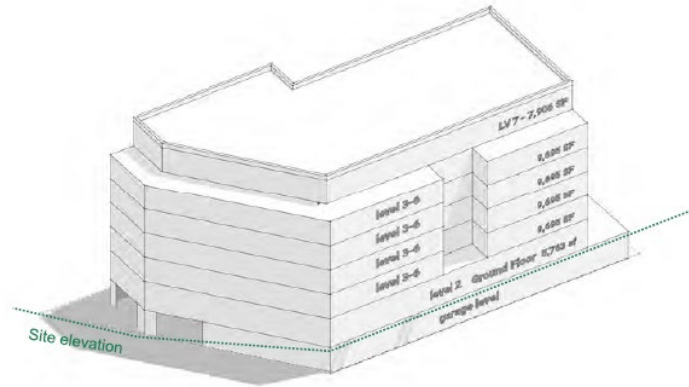
Max. Stories:	7*
Max Building Height:	86'
Parking:	none required
Front Setbacks:	2' min – 12' max
Rear Setback:	0'
Side Setback, Stories 1-3:	10'
Side Setback, Stories 4-7:	30'
Step-Back, Top Story:	10'
Open Space Requirement:	15%
Green Score:	.25

*per Affordable Housing Overlay

Massing Studies



6-stories
Machado Silvetti



Massing study, 7 stories
Stantec

Site Constraints and Opportunities

- Two building “fronts” – the Community Path and Medford Street
- Steep grade change
- Prominent Corner Site
- Views of Boston and Assembly Row
- Resident community/amenity space / ground floor commercial
- 6 or 7 stories – change in building code above 70’
- Parking / loading

Next Steps

- Listen to and consider community feedback
- Create project goals
- Conceptual design of building and site

Next Meeting:

Land Use Committee Hearing (Thursday, March 20, 6:30 PM)

Sign our letter of support!

bit.ly/support297medford

Q & A

- What do you want to hear from us at our next meeting?
- What are the best qualities of this site?
- What types of new housing would you be most excited to see?
- What qualities or attributes do you hope to see in the design of this building?
- How can the project benefit the overall neighborhood?

Thank you!