

297 Medford Street, Somerville

Somerville, MA

Just A Start / SCLT

COMMUNITY MEETING #2

2026.06.09



VERDANT
Landscape Architecture

Architecture
Interiors + Planning

PCA

PROJECT INFORMATION

- 50 apartment homes, 100% affordable in perpetuity
- All homes at or below 60% AMI
- 66% Family - 2 and 3 bedrooms
- On-site resident services/management
- Passive House Certification
- Bicycle parking, 10 parking spaces for cars
- Ground floor retail





2024

December Presentation #1 to **Somerville Affordable Housing Trust Fund**

2025

January Presentation at **Gilman Square Neighborhood Council**

February Presentation #2 to **SAHTF**

March Community Meeting re: zoning change
Meeting with GSNC
Land Use Committee Hearing

April Meeting w/ **Faulkner Tower residents**

2026

March Community Meeting #1

April Meeting with GSNC & **Councilors
Clingan and Councilor Strezo**

June Community Meeting #2

What We Have Heard:

How We Have Responded:

Connect the building to the fabric of the neighborhood



Explore nearby precedents as inspiration (Somerville Public Library, Knights of Malta Hall)

More family-sized homes and deeply affordable units



66% of homes are family sized. (10) 3-bedrooms, (23) 2-bedrooms

Limit the amount of parking, but include some for families and accessible units



10 garage parking spaces

Avoid bike/car conflict near Community Path crossing



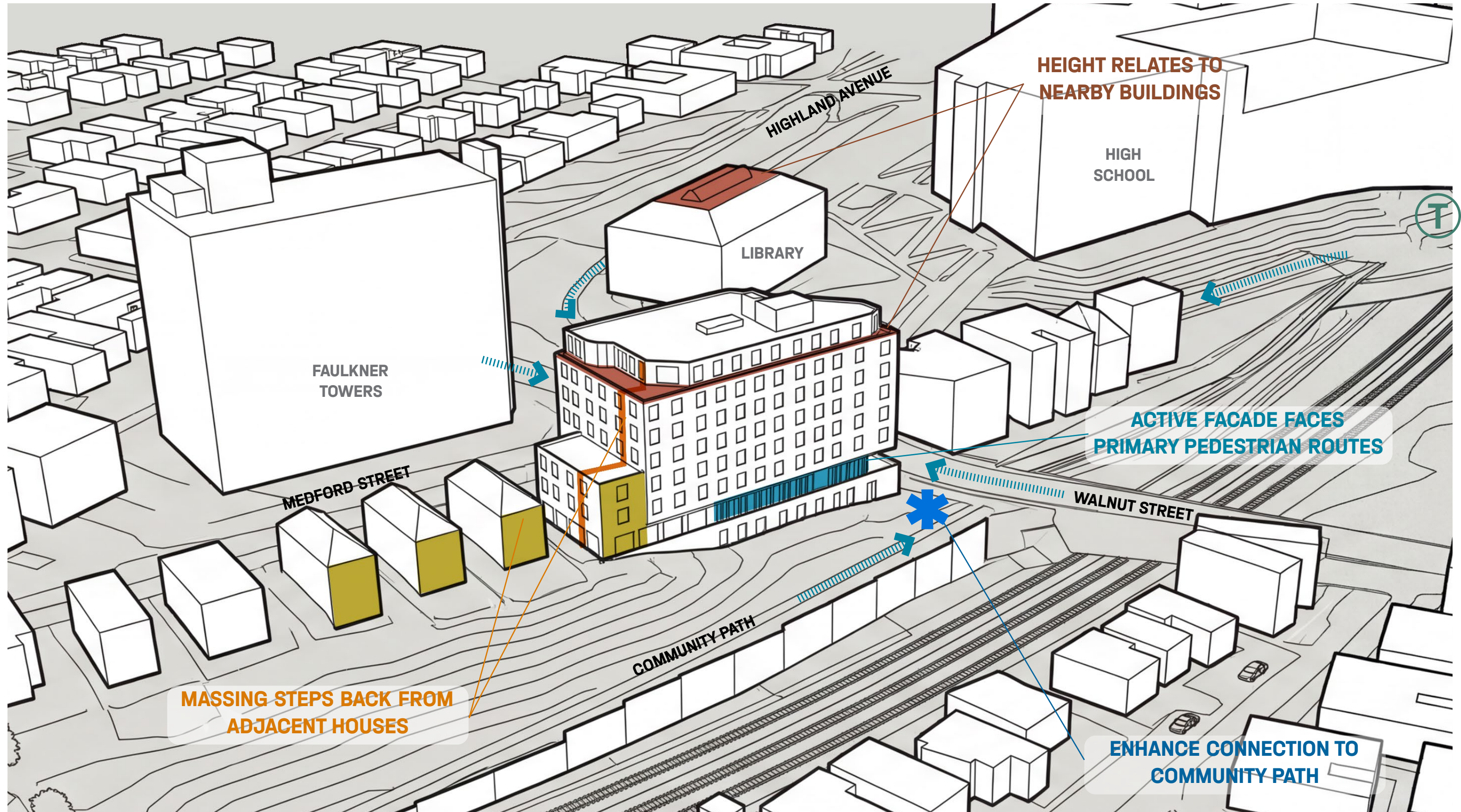
Garage entrance located on Medford Street

Desire for ground floor retail space (cafe, etc.)



Ground floor is being designed to include retail

DESIGN DIAGRAM



NEIGHBORHOOD CONTEXT INSPIRATION



Gilman Square



Central Library



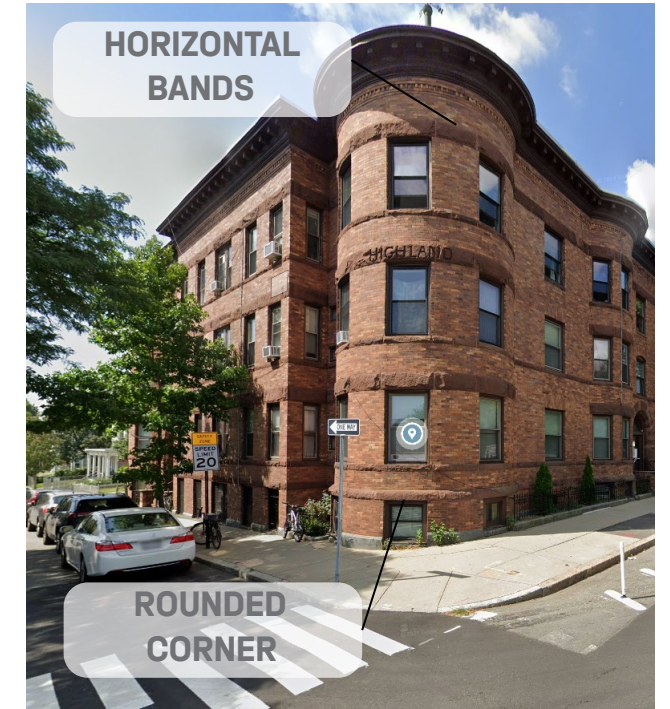
YMCA



High School and Central Hill Playground

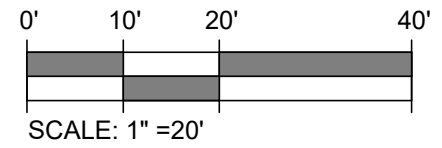
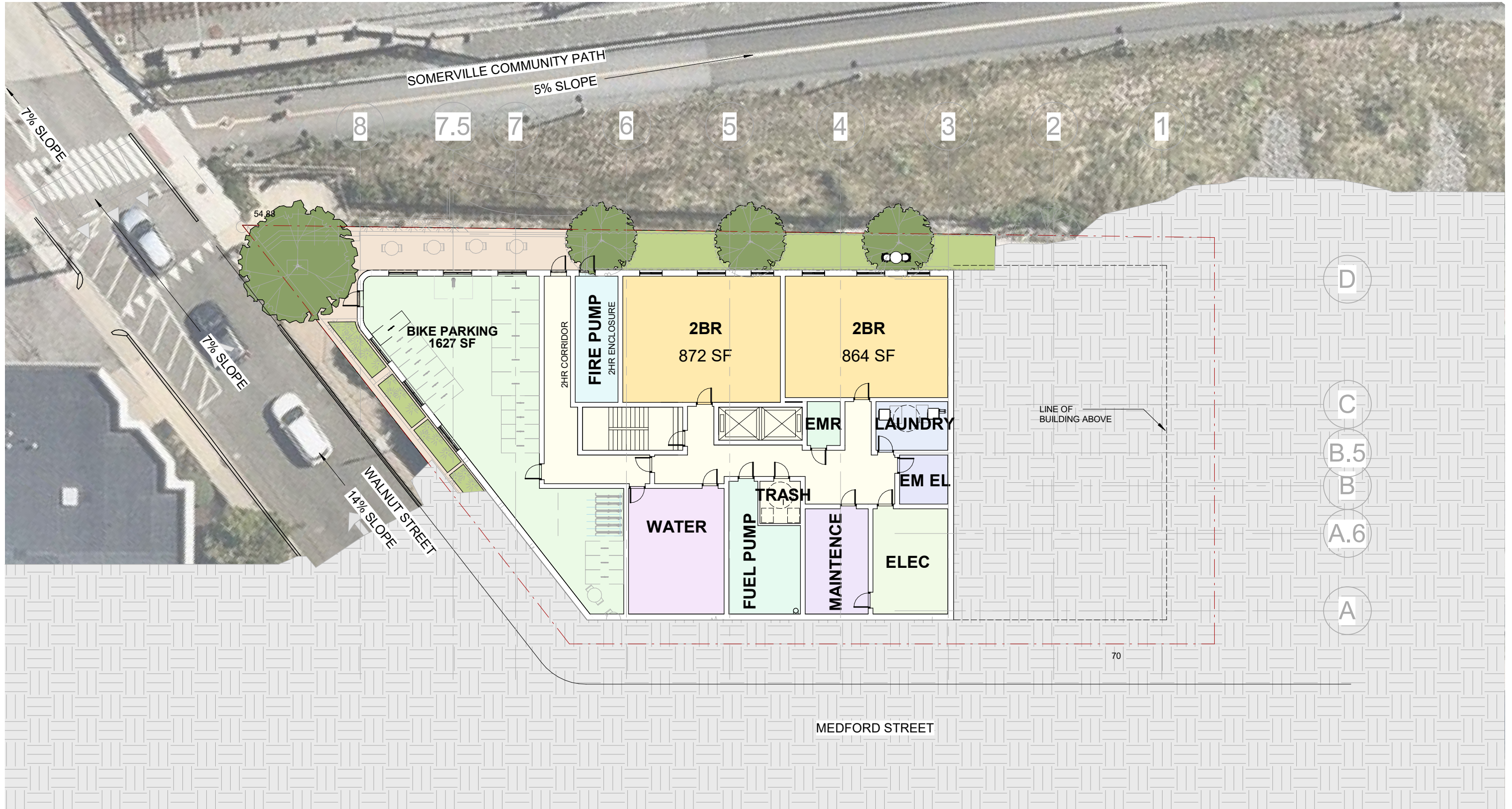


City Hall

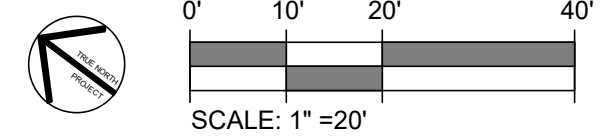
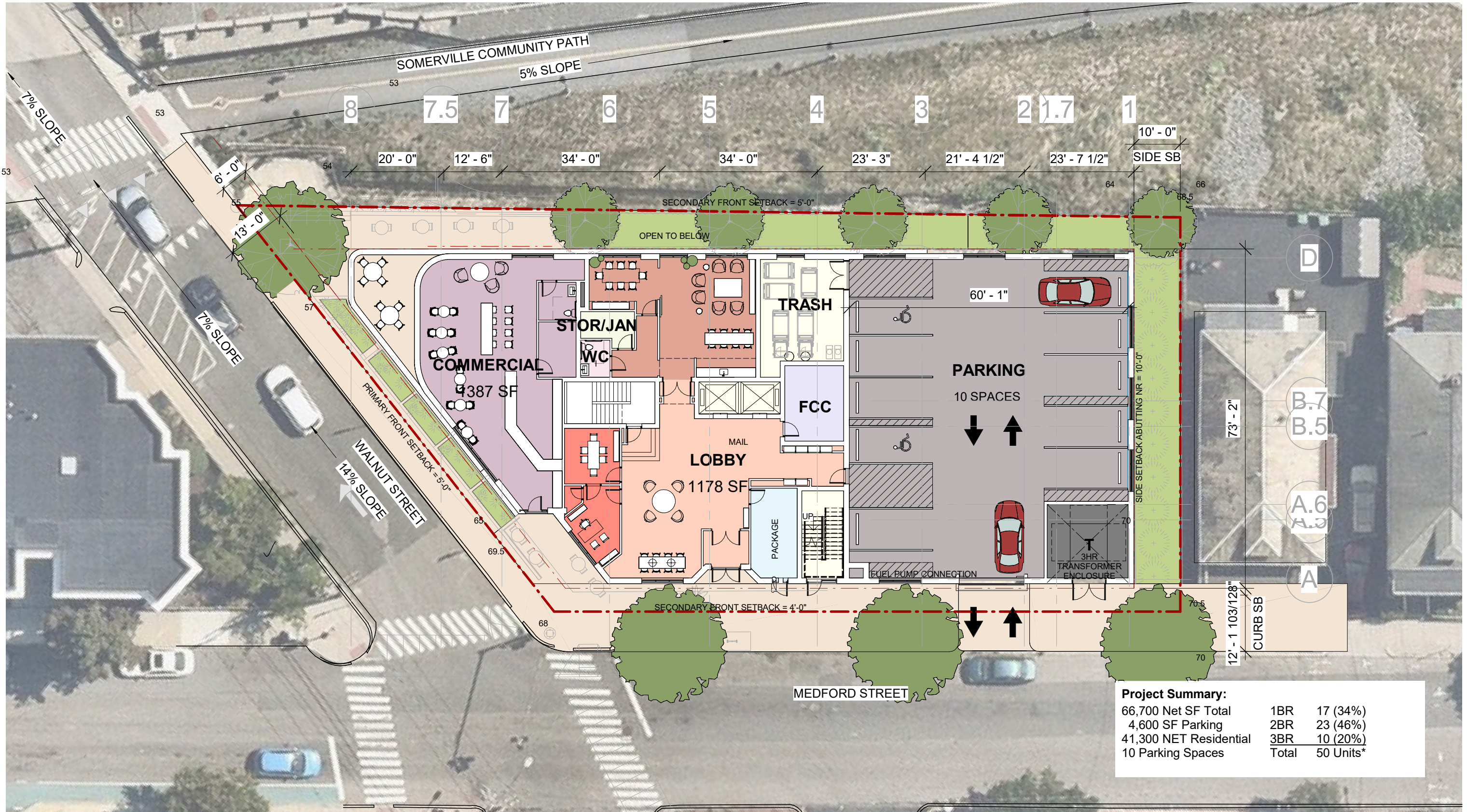


The Highland

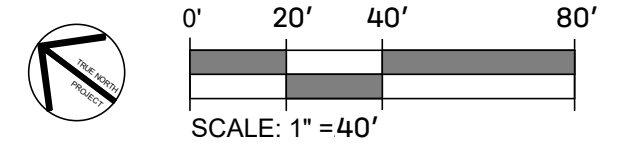
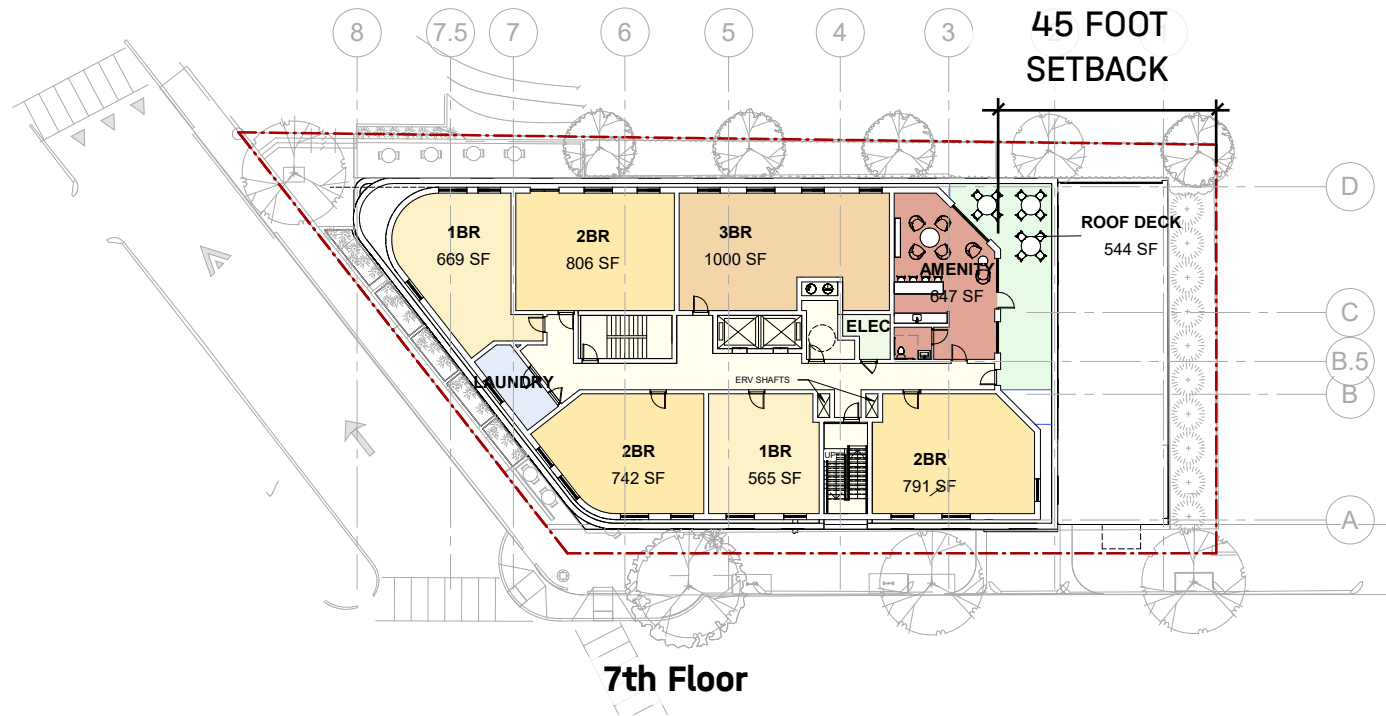
BASEMENT PLAN (@ COMMUNITY PATH LEVEL)



GROUND FLOOR PLAN (@ MEDFORD STREET LEVEL)



2ND-7th FLOORS



Scheme 1 - Vertical Piers - View looking Northeast from Library



Scheme 1 - Vertical Piers - View looking East on Medford Street



Scheme 1 - Vertical Piers - View looking South



Scheme 1 - Vertical Piers - View looking East across Walnut Street



Scheme 2 - Expressed Bays - View looking Northeast from Library



Scheme 2 - Expressed Bays - View looking East on Medford Street



Scheme 2 - Expressed Bays - View looking South



Scheme 2 - Expressed Bays - View looking East across Walnut Street



Scheme 3 - Framed Windows - View looking Northeast from Library



Scheme 3 - Framed Windows - View looking East on Medford Street



Scheme 3 - Framed Windows - View looking South



Scheme 3 - Framed Windows - View looking East across Walnut Street



ELEVATIONS



Scheme 1 - Vertical Piers



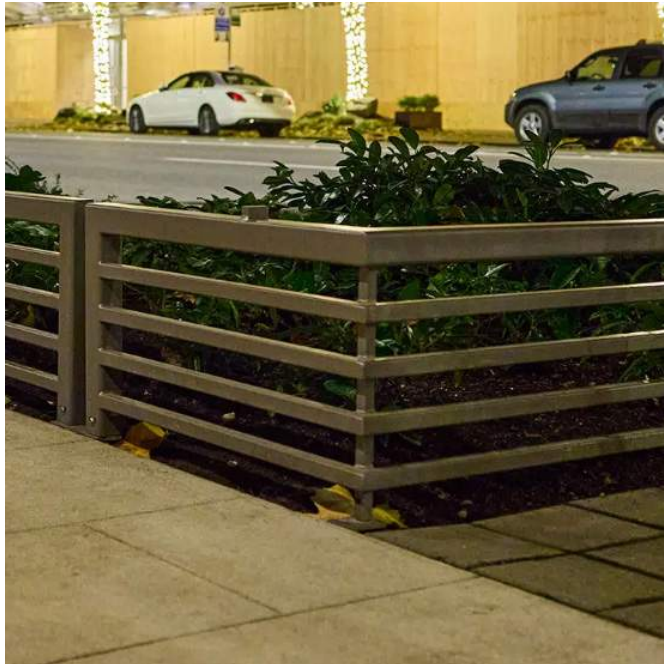
Scheme 2 - Exposed Bays



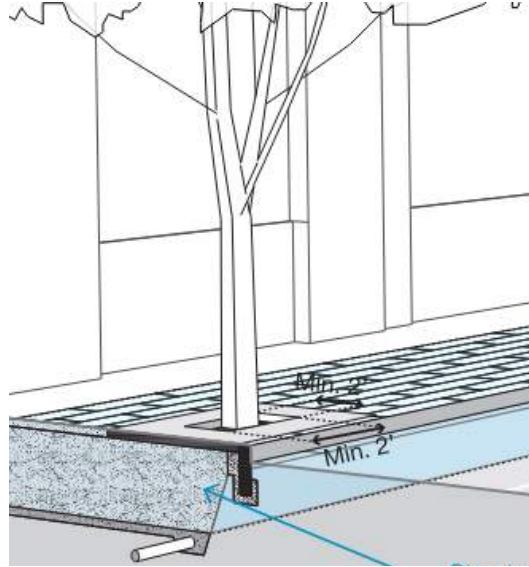
Scheme 3 - Framed Windows



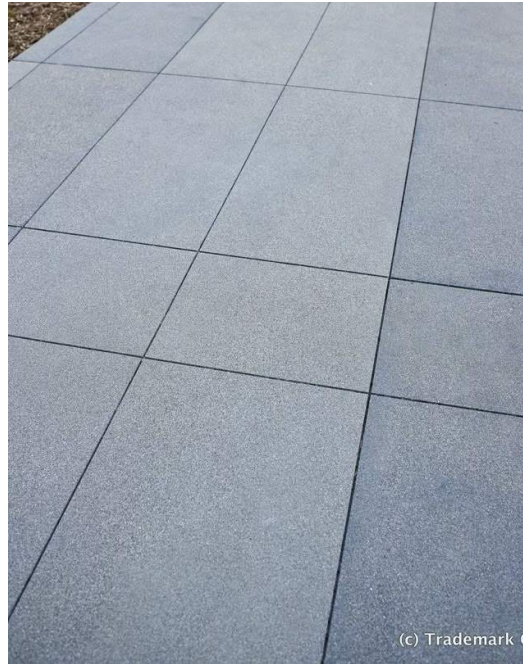
LANDSCAPE CONCEPT - Public Realm: Medford Street



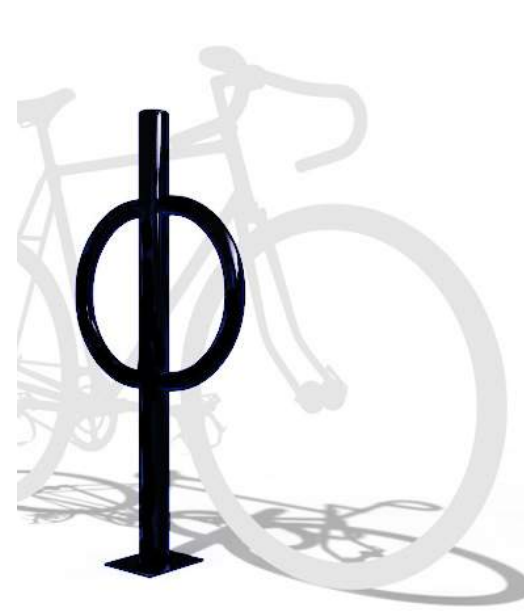
TREE PLANTER GUARD
PEDESTRIAN ZONE



STREET TREE
FURNISHING ZONE / GREENSCAPE ZONE
TREE TRENCH WITH PERVIOUS PAVERS.
STRUCTURAL SOIL BENEATH SIDEWALK TO
SUPPORT TREE GROWTH



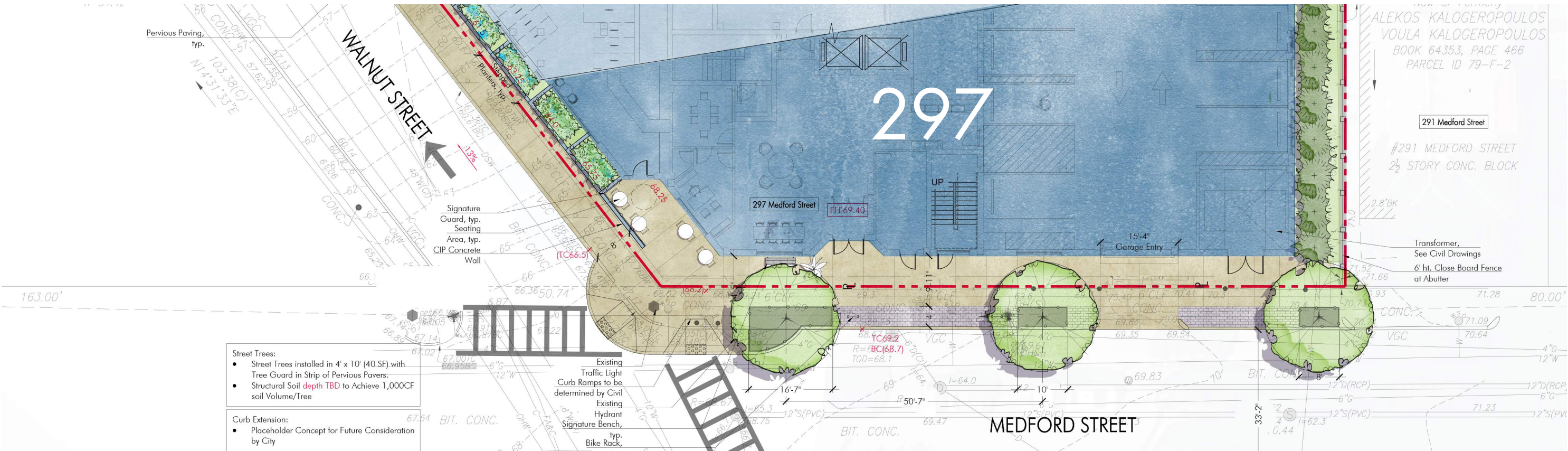
CONCRETE PAVING
PEDESTRIAN ZONE



BIKE RACKS
FURNISHING ZONE/GREENSCAPE ZONE



BENCHES + PLANTERS
FRONTAGE ZONE



LANDSCAPE CONCEPT - Public Realm + Porch: Walnut Street



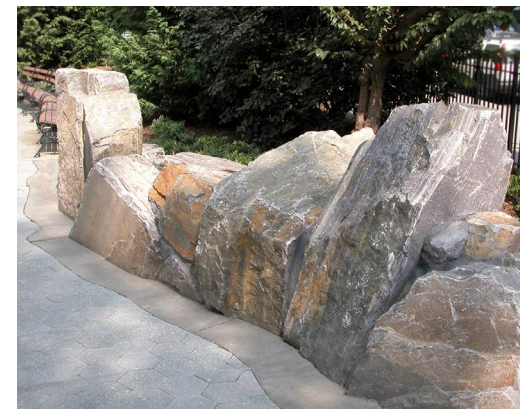
PERVIOUS PAVING
PORCH AT 297 MEDFORD



SIGNATURE GUARD
PORCH AT 297 MEDFORD

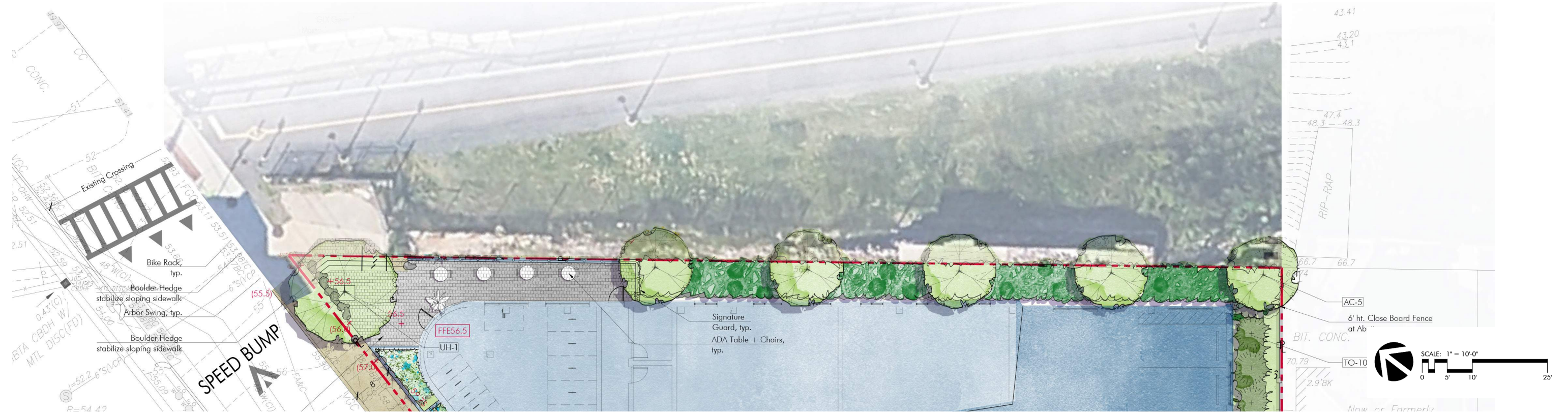


CONCEPTUAL VIEWS
PORCH AT 297 MEDFORD



BOULDER HEDGES
HOLD UP GRADES WHERE NEEDED

LANDSCAPE CONCEPT - Public Realm: Community Path

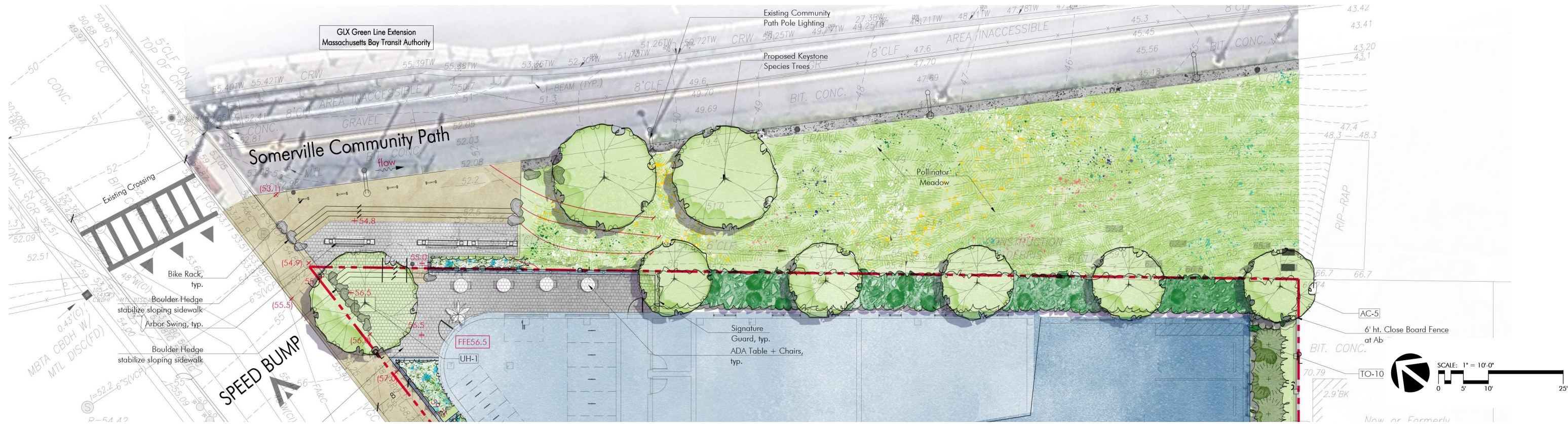


SOMERVILLE COMMUNITY PATH
LOOKING EAST ACROSS WALNUT STREET

SOMERVILLE COMMUNITY PATH
LOOKING WEST TOWARDS WALNUT STREET

SOMERVILLE JUNCTION PARK
BETWEEN CENTRAL STREET AND LOWELL STREET

LANDSCAPE CONCEPT - Creating an Oasis on the Community Path



ARBOR SWING
CREATES OASIS FOR PEOPLE TO RELAX



SITTING STEPS

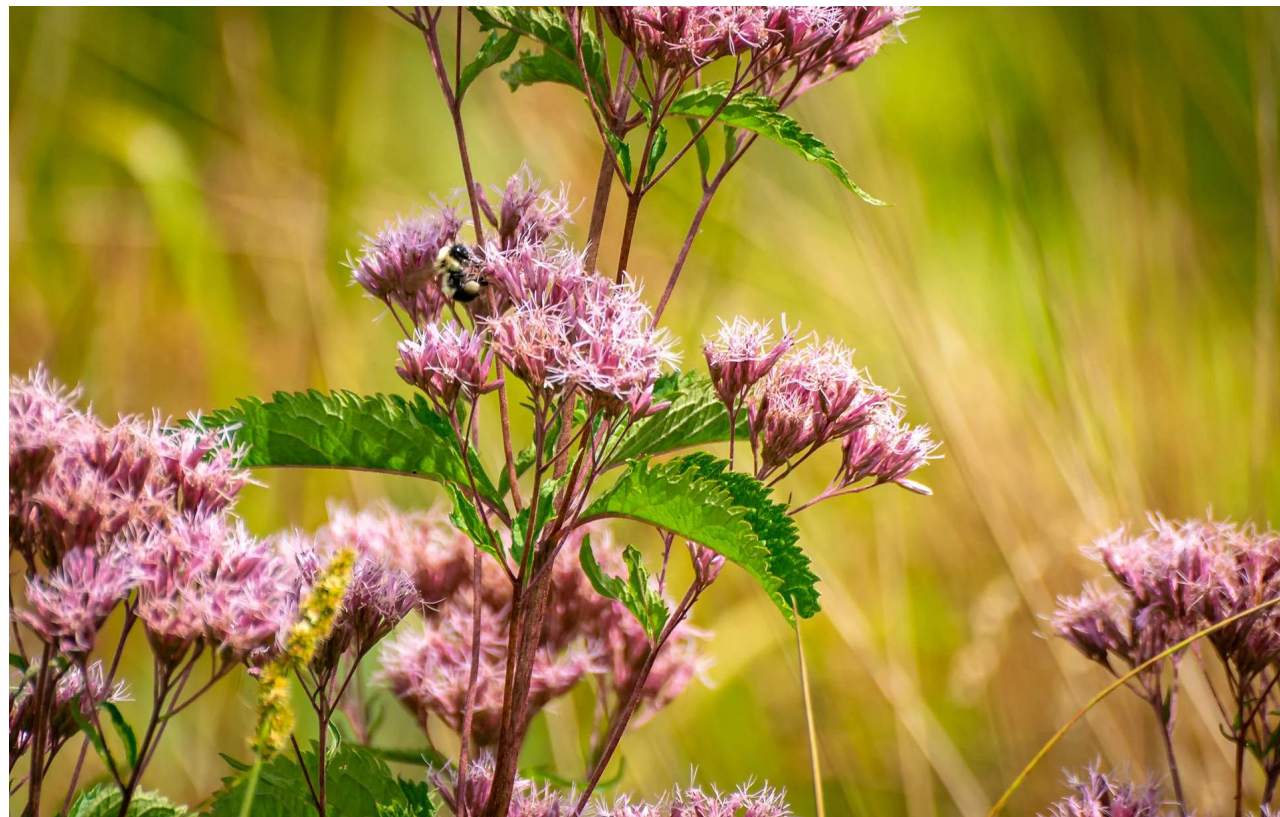
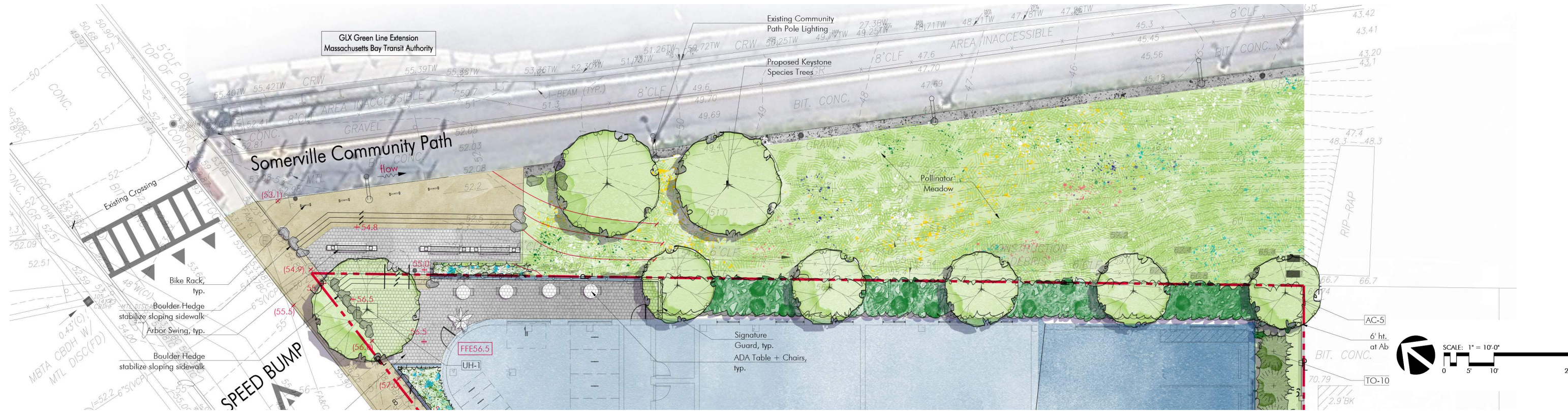


INTERACTIVE BOULDERS
COMBINES AESTHETIC AND ORGANIC AND FUN TO CLIMB ON!



BRING WATER IN!
NOT FOR PEOPLE BUT FOR THE ANIMALS + POLLINATORS

LANDSCAPE CONCEPT - Creating an Oasis on the Community Path



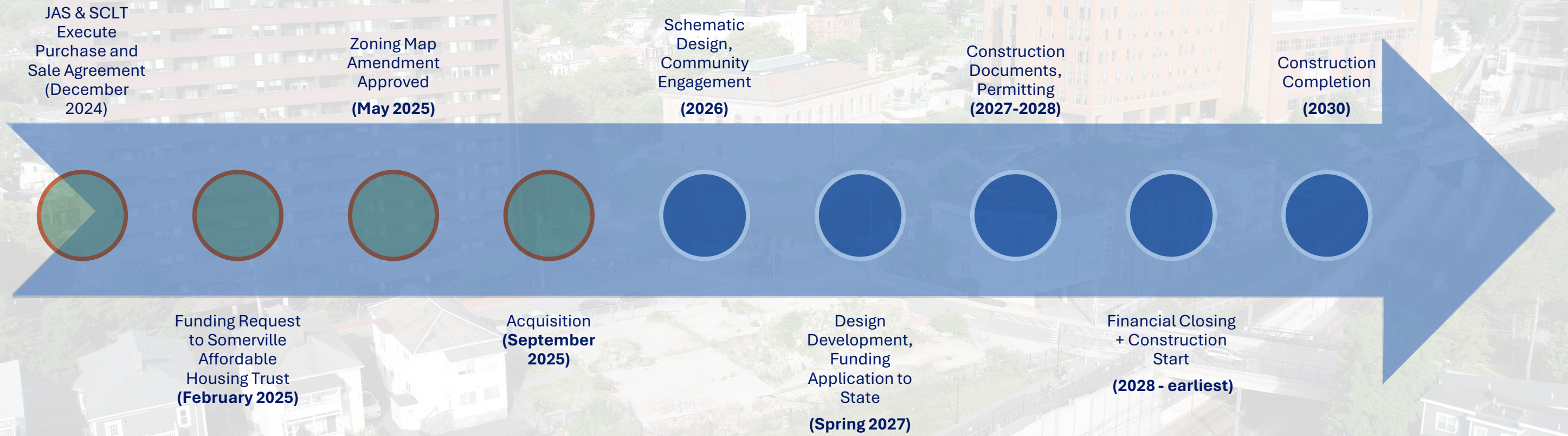
POLLINATOR MEADOW



**TREES REINFORCE THE OASIS VIBE
PLANT KEYSTONE SPECIES**



PROJECT TIMELINE



THANK YOU

Question or feedback?

Follow us at:

<https://www.justastart.org/297-medford-street/>



APPENDIX



POTENTIAL AMENITY SPACES



Resident Kitchen



Multi-Purpose Room



Lounge



Meeting Room



Work Pods



Homework Space / Library



Fitness

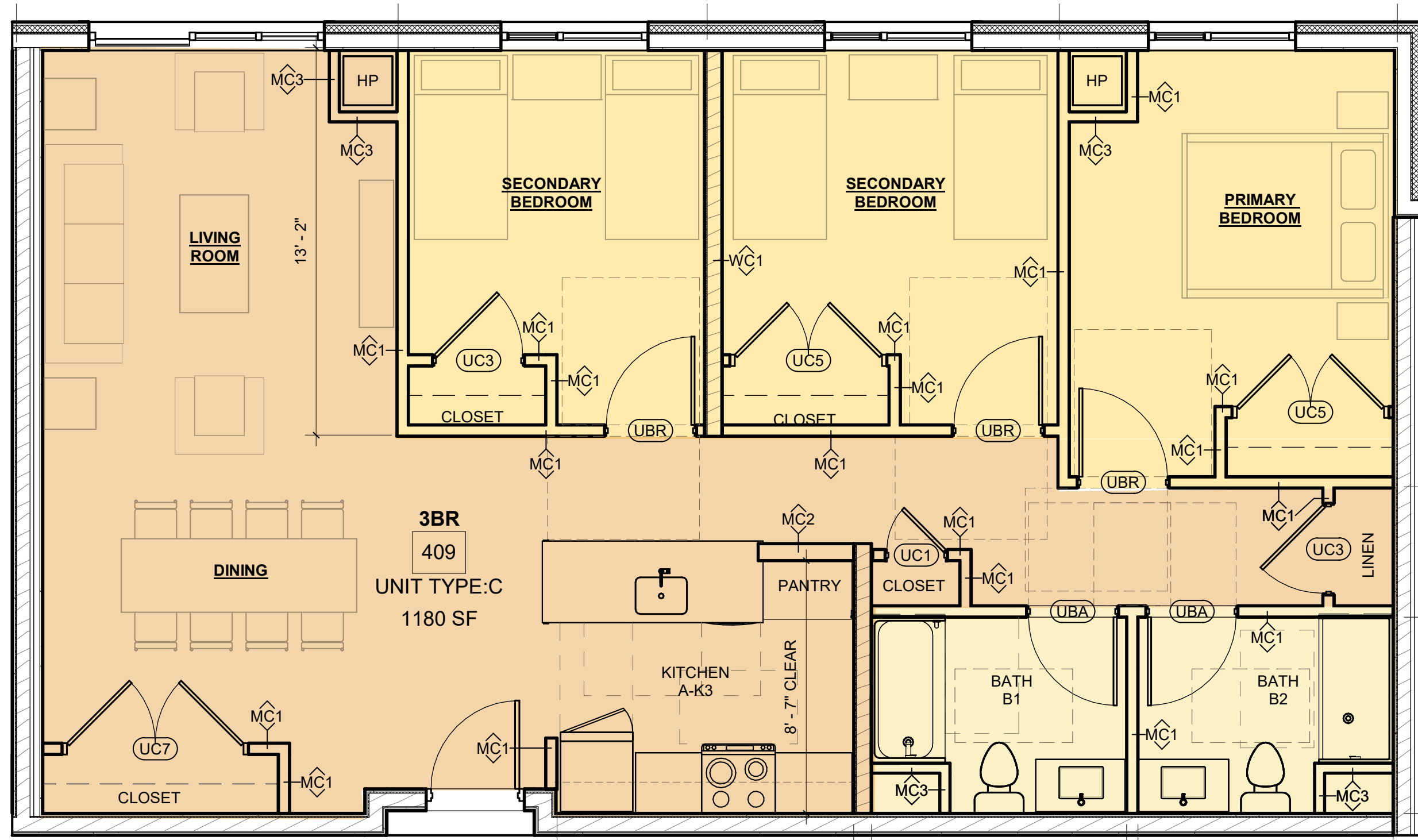


Bike Storage



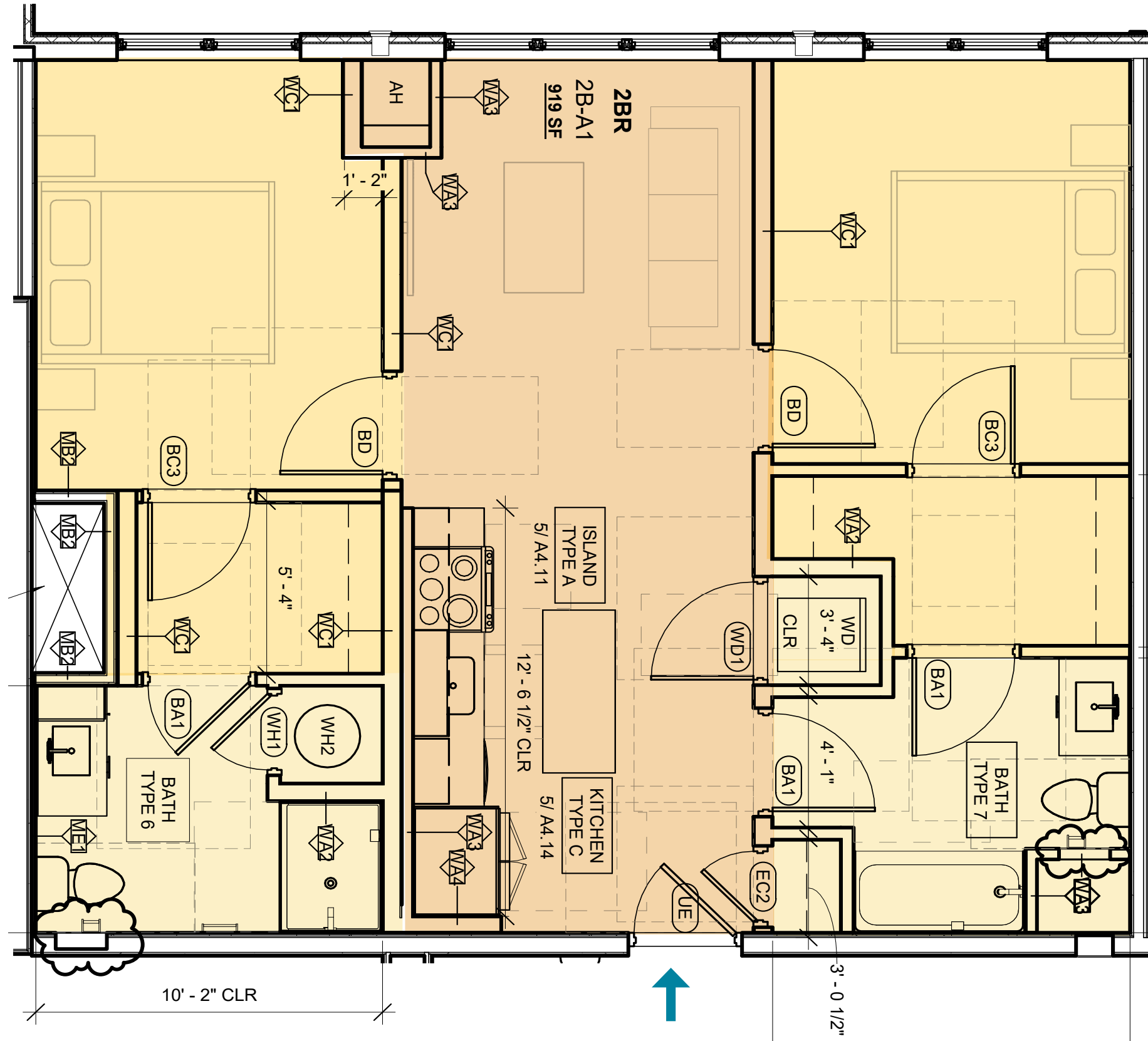
Patio

POTENTIAL UNITS TYPES



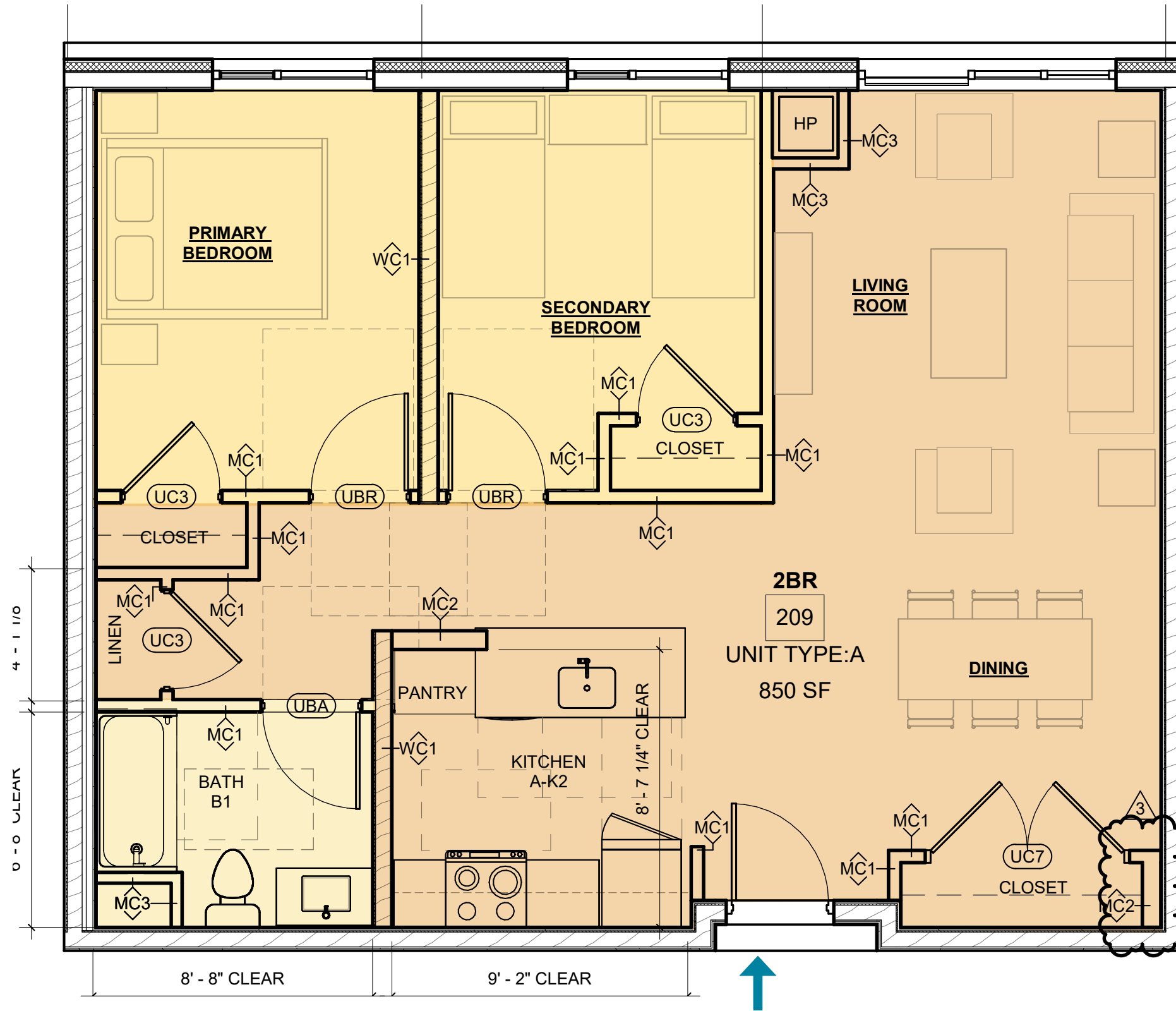
3-BEDROOM

POTENTIAL UNITS TYPES



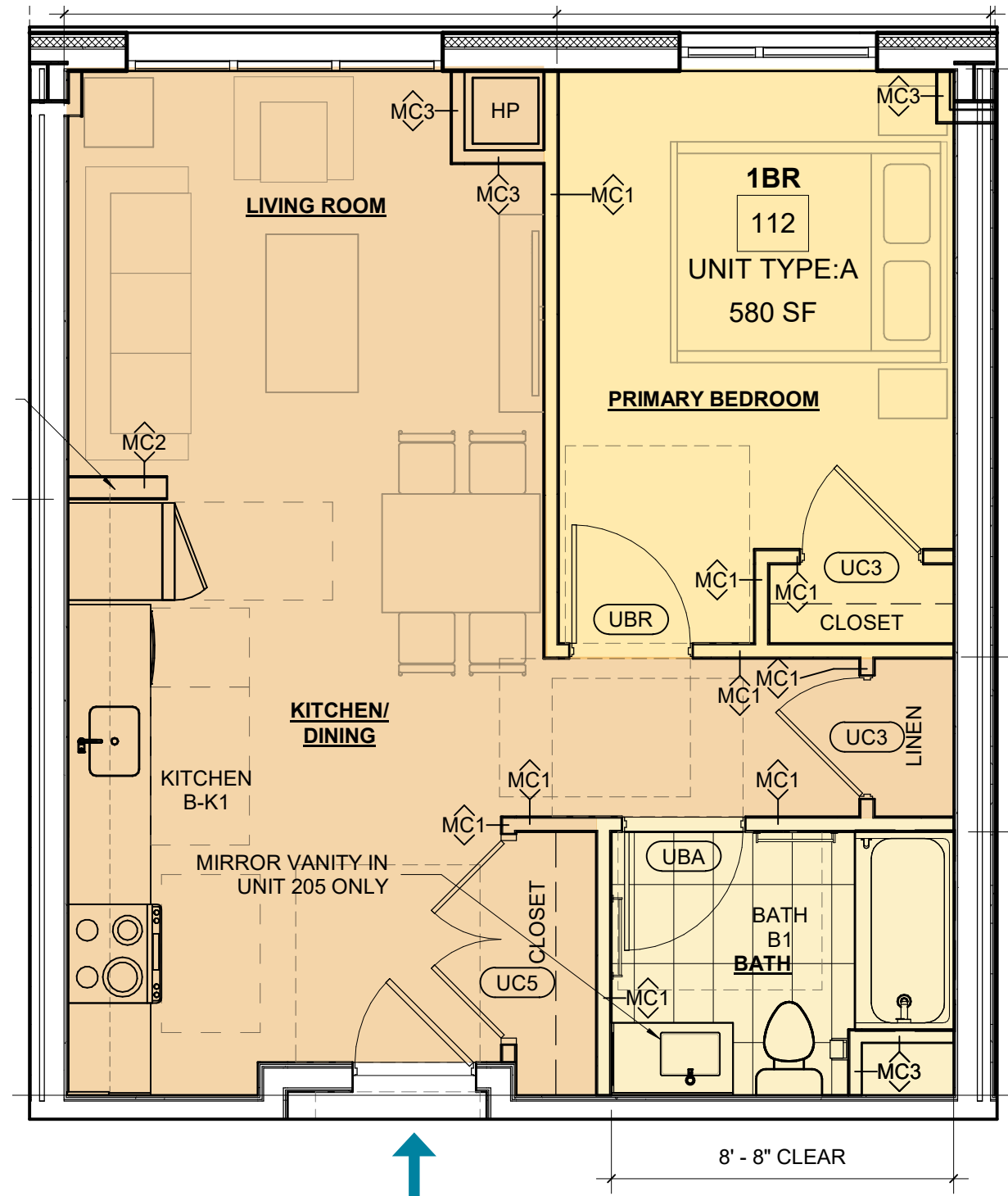
2-BEDROOM, TYPE 1

POTENTIAL UNITS TYPES



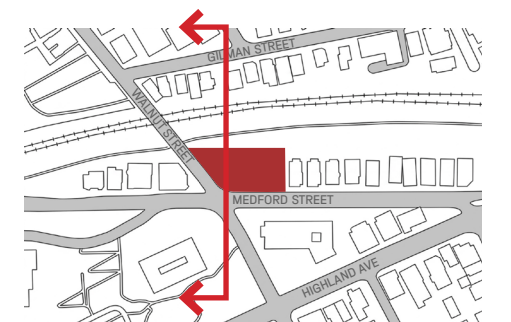
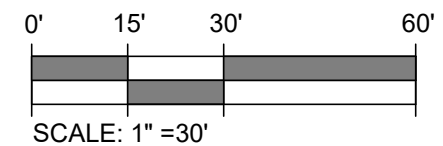
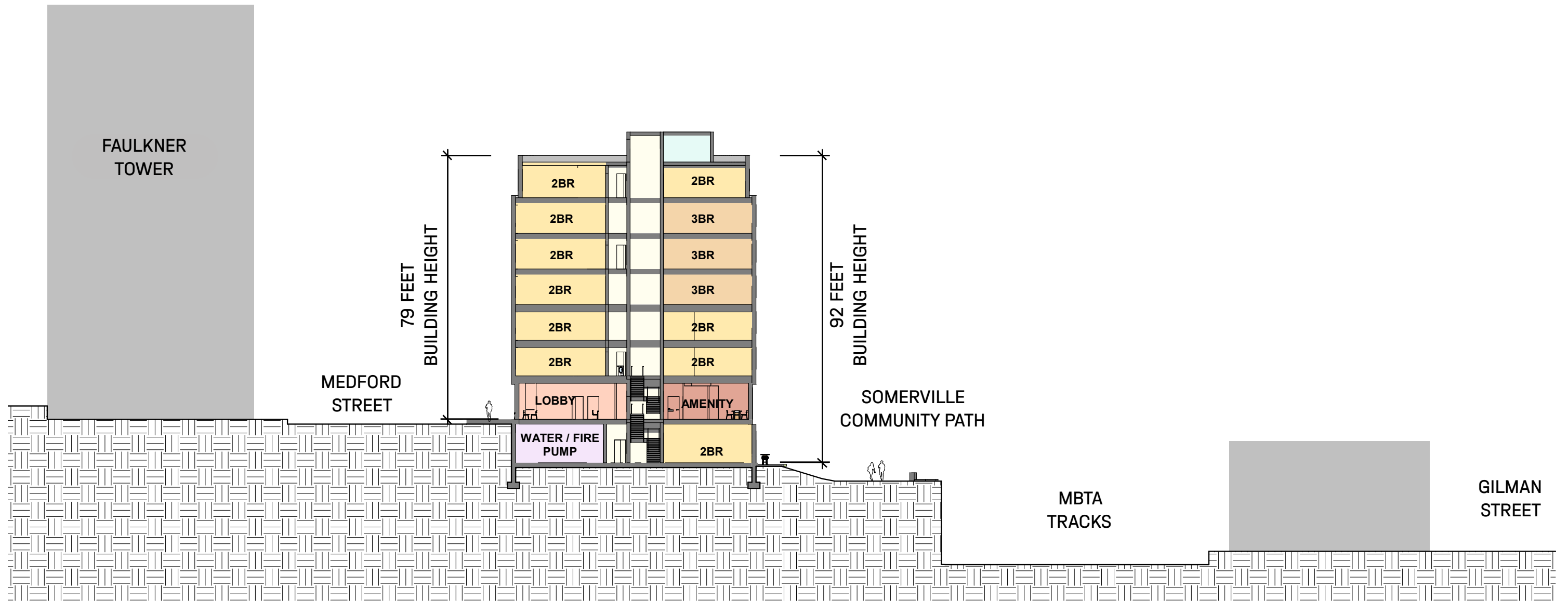
2-BEDROOM, TYPE 2

POTENTIAL UNITS TYPES



1-BEDROOM

BUILDING SECTION



Scheme 1 - Vertical Piers - View looking Southwest



Scheme 2 - Expressed Bays - View looking Southwest



Scheme 3 - Framed Windows - View looking Southwest

