



## 199 Elm Street, Davis Square

.08  
Acres

\$18,144  
Taxes/Yr.

Rare potential development opportunity ideally located in bustling Davis Square Somerville. This 3,601 sq/ft piece of land is zoned MR4 and is currently improved by a two-story structure totaling 1,491 sq/ft plus an additional 852 sq/ft in the unfinished basement. The property is currently used as the offices and parking for a publishing company. The property is located just a short distance to the Davis Square T Station (Red Line) and a short distance to the Porter Square T Station (Red Line and Commuter Rail). A 21E was conducted by the current owner in 1997. Seller and seller's agent make no representations as to the potential development of the site. Buyer and/or buyer's agent to conduct their own due diligence.

**Exclusively Offered for \$1,900,000**



**Anthony Bruno**  
Exclusive Listing Agent  
A.Bruno@GibsonSIR.com  
781.710.4544

Gibson | **Sotheby's**  
INTERNATIONAL REALTY

# Assessment and Sales Report

## Location & Ownership Information

**Address:** 199 Elm St Somerville, MA 02144-3129  
**Map Ref:** M: 26 B: C L: 11  
**Owner 1:** Wisdom Publications Inc  
**Owner Address:** 199 Elm St Somerville, MA 02144-3129

**Zoning:** NB  
**Owner 2:**

## Property Information

**Use:** Charity Property  
**Levels:** 2  
**Total Rooms:** 6  
**Full Baths:** 1  
**Year Built:** 1920  
**Total Area:** 2,744 SqFt  
**First Floor Area:** 0 SqFt  
**Attic Area:** 0 SqFt  
**Unfinished Basement:** 0 SqFt  
**Attached Garage:** 0  
**Heat Type:** Forced Hot Water  
**Roof Type:** Mansard  
**Air Conditioned:** Yes  
**Foundation:**

**Style:**  
**Lot Size:** 0.08 Acres (3,601 SqFt)  
**Bedrooms:** 3  
**Half Baths:** 1  
**Basement Type:**  
**Total Living Area:** 1,491 SqFt  
**Addl.Floor Area:** 265,000 SqFt  
**Finished Basement:** 0 SqFt  
**Total Basement:** 0 SqFt  
**Other Garage:** 0  
**Fuel Type:** Natural Gas  
**Exterior:** Vinyl Siding  
**Fireplaces:** 0  
**Condition:** Average

## Assessment Information

**Last Sale Date:** 04/18/1997  
**Last Sale Book:** 0  
**Land Value:** \$761,900  
**Misc. Improv.:** \$265,000  
**Fiscal Year:** 2024  
**Map Ref:** M: 26 B: C L: 11  
**Tax Rate (Comm):** 18.2

**Last Sale Price:** \$265,000  
**Last Sale Page:** 0  
**Building Value:** \$235,000  
**Total Value:** \$996,900  
**Estimated Tax:** \$0  
**Tax Rate (Res):** 10.52  
**Tax Rate (Ind):** 18.2

## Sales History

### Recent Sale #1

**Sale Price:** \$265,000  
**Buyer Name:** Wisdom Publications  
**Lender Name:** Somerset Svgs Bk  
**Sale Book:** 0

**Sale Date:** 04/18/1997  
**Seller Name:** Lester E Glaser  
**Mortgage Amount:** \$272,000  
**Sale Page:** 0

## MLS Property History

MLS #	Status	Type	Address	Town	List Date	List Price	Sale Price
73127863	ACT	CI	199 Elm Street	Somerville, MA: Davis Square	06/21/2023	\$35	

Public record information is set forth verbatim as received by MLS PIN from third parties, without verification or change. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information.

# 199 ELM ST

**Location** 199 ELM ST

**Mblu** 26/ C/ 11/ I

**Acct#** 07280035

**Owner** WISDOM PUBLICATIONS INC

**Assessment** \$996,900

**PID** 259

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$235,000	\$761,900	\$996,900

## Owner of Record

**Owner** WISDOM PUBLICATIONS INC

**Sale Price** \$265,000

**Co-Owner**

**Certificate**

**Address** 199 ELM ST  
SOMERVILLE, MA 02144

**Book & Page** 27221/0565

**Sale Date** 04/16/1997

**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WISDOM PUBLICATIONS INC	\$265,000		27221/0565	00	04/16/1997
GLASER LESTER E	\$1		26275/0001	1F	04/30/1996
GLASER LESTER E & BARBARA	\$23,000		11308/0614		01/01/1901

## Building Information

### Building 1 : Section 1

**Year Built:** 1920  
**Living Area:** 1,491  
**Replacement Cost:** \$307,185  
**Building Percent Good:** 76  
**Replacement Cost  
Less Depreciation:** \$233,500

Building Attributes	
Field	Description

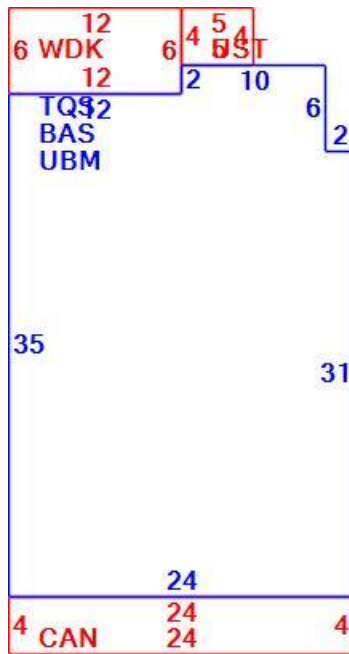
Style:	Office Bldg
Model	Commercial
Grade	Average
Stories:	2
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Mansard
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	CHARITABLE SERVICES
Total Rooms	6
Total Bedrms	
Total Baths	
Extra Kitch'	
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	

### Building Photo



(<https://images.vgsi.com/photos/SomervilleMAPhotos/\01\05\07\91.jpg>)

### Building Layout



([ParcelSketch.ashx?pid=259&bid=306](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	852	852
TQS	Three Quarter Story	852	639
CAN	Canopy	96	0
UBM	Basement, Unfinished	852	0
UST	Utility, Storage, Unfinished	20	0
WDK	Deck, Wood	72	0
		2,744	1,491

**Extra Features**

Extra Features	<u>Legend</u>
No Data for Extra Features	

**Land**

Land Use		Land Line Valuation	
<b>Use Code</b>	9570	<b>Size (Acres)</b>	0.08
<b>Description</b>	CHARITABLE SERVICES	<b>Frontage</b>	0
<b>Zone</b>	MR4	<b>Depth</b>	0
<b>Neighborhood</b>	4009	<b>Assessed Value</b>	\$761,900
<b>Alt Land Appr Category</b>	No		

**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			900.00 S.F.	\$1,500	1

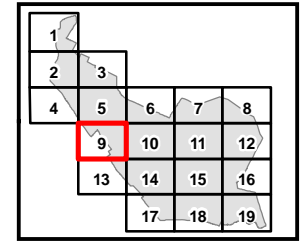
**Valuation History**










Assessment			
Valuation Year	Improvements	Land	Total
2024	\$235,000	\$761,900	\$996,900
2023	\$235,000	\$761,900	\$996,900
2022	\$235,000	\$761,900	\$996,900

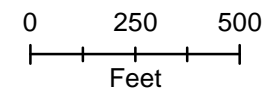
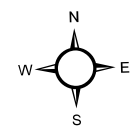
CITY OF SOMERVILLE, MA

OFFICIAL ZONING MAP

SHEET 9



-  Pedestrian Streets
-  SB Overlay
-  NR
-  UR
-  MR3
-  MR4
-  CIV
-  FAB
-  CC4

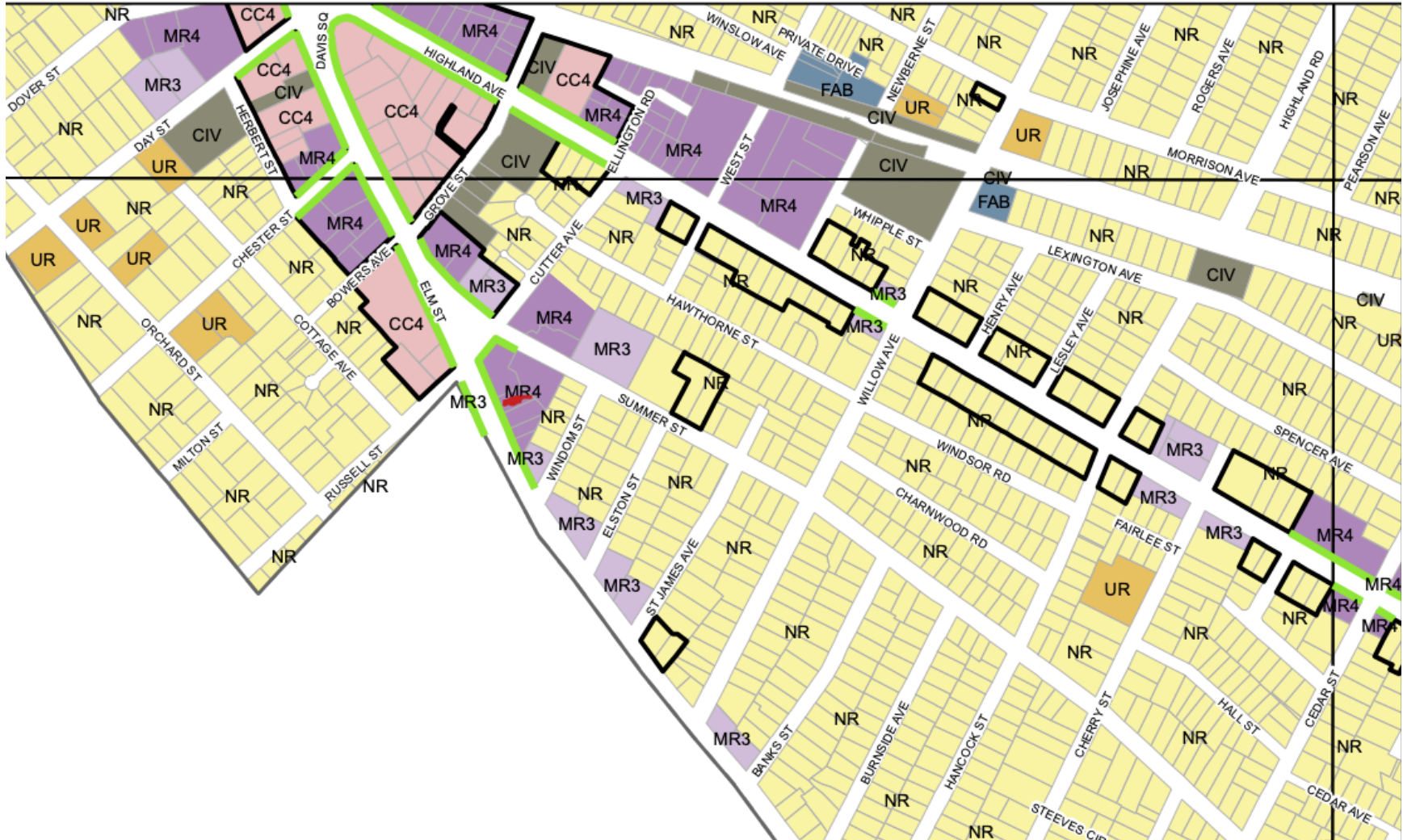


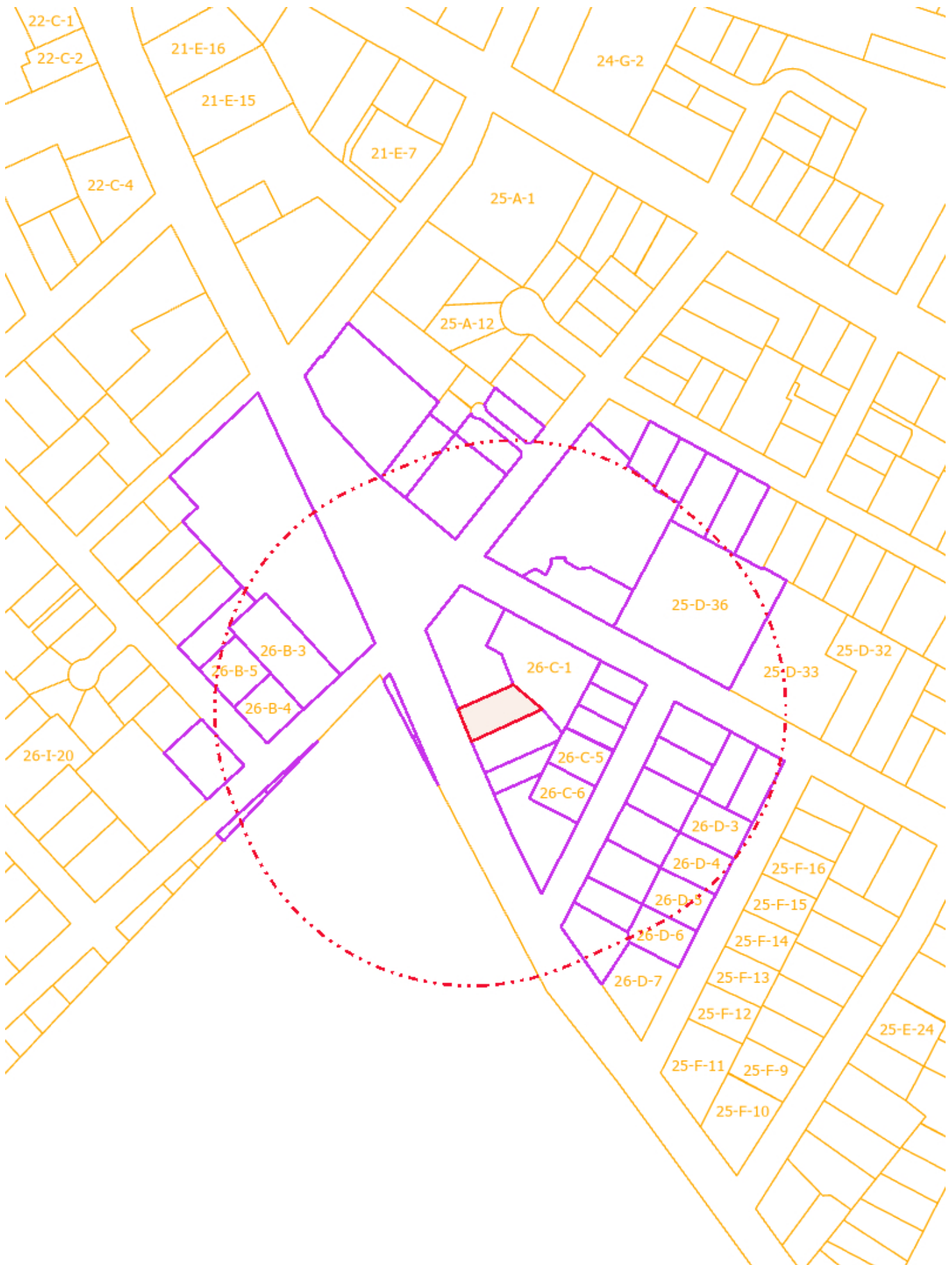
Date: March 20, 2022



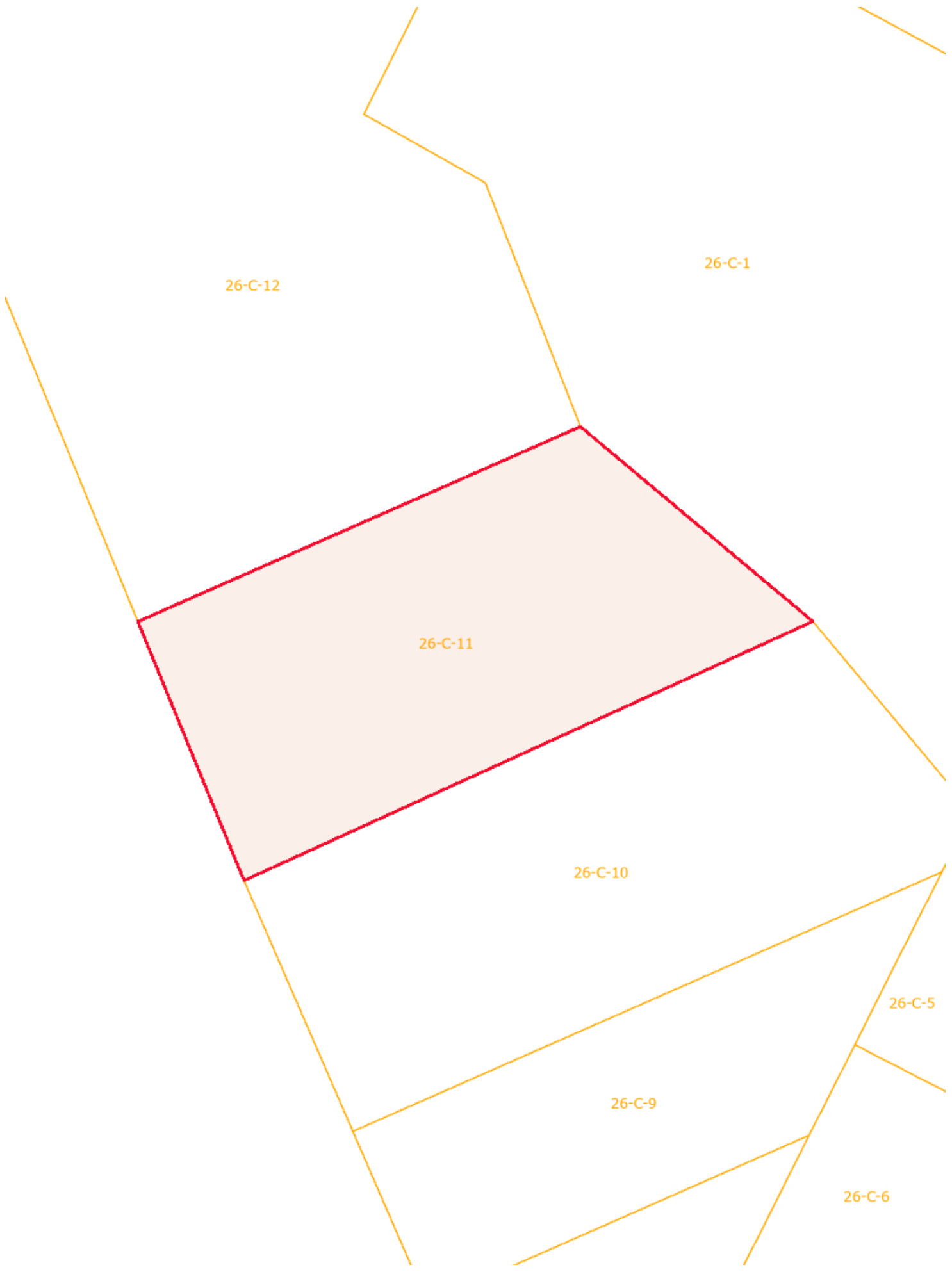
# 199 Elm Street, Davis Square

ZONING MAP









26-C-12

26-C-1

26-C-11

26-C-10

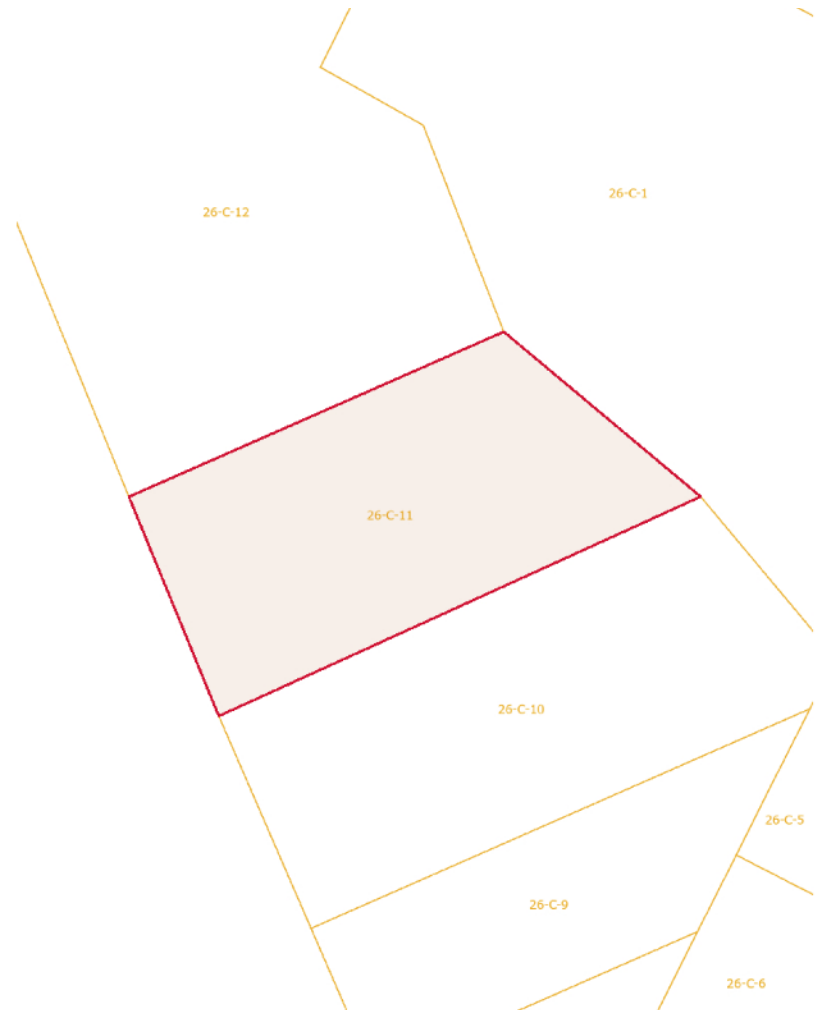
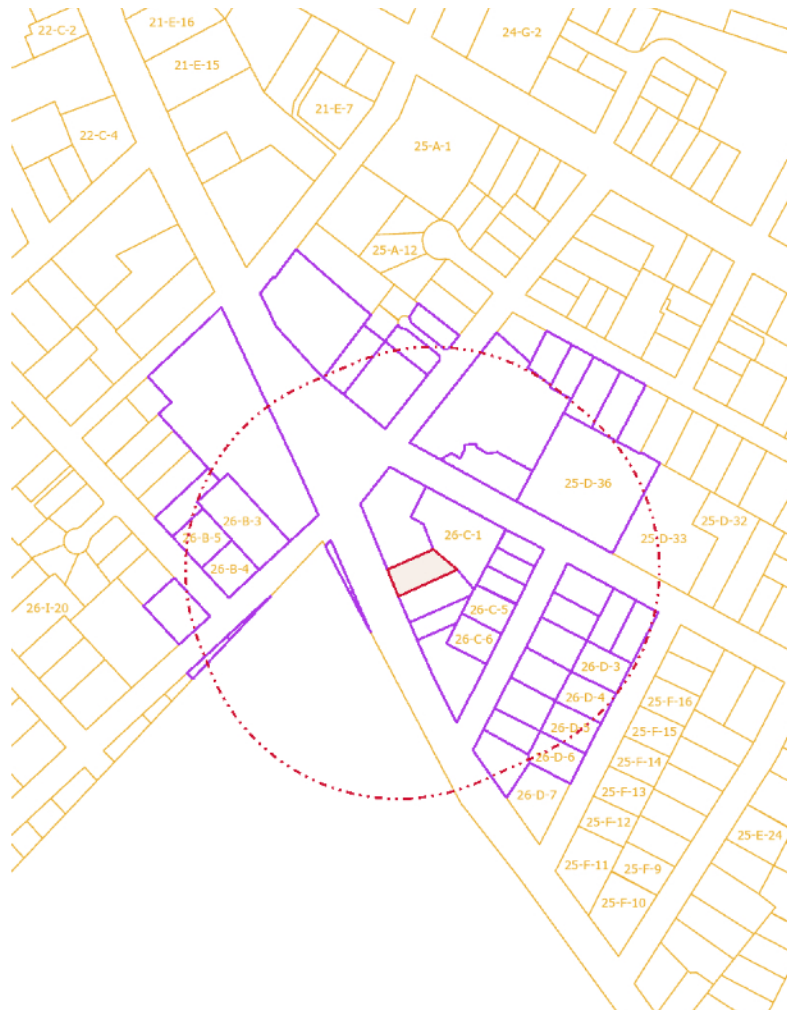
26-C-9

26-C-5

26-C-6

# 199 Elm Street. Davis Square

## ASSESSOR MAP



## 4.2 MID-RISE 4 (MR4)

### 1. Character Description

The Mid-Rise 4 district is characterized by a variety of moderate FLOOR PLATE buildings up to four (4) stories in height. Buildings are set close to the sidewalk to create a defined STREET wall that supports pedestrian activity

and a sense of place. The district is primarily commercial, with GROUND STORY USES that typically address the needs of residents and employees in the immediate neighborhood.



## 4. MID-RISE DISTRICTS

### Mid-Rise 4 (MR4)

#### 2. Intent

- a. To implement the objectives of the COMPREHENSIVE PLAN of the City of Somerville.
- b. To create, maintain, and enhance areas appropriate for smaller scale, multi-USE and mixed-USE buildings and neighborhood serving USES.

#### 3. Purpose

- a. To permit the DEVELOPMENT of multi-unit and mixed-USE buildings that do not exceed four (4) stories in height.
- b. To provide quality commercial spaces and permit small-scale, neighborhood serving commercial USES.
- c. To create DWELLING UNIT types, sizes, and BEDROOM counts ideal for larger households in apartment buildings.
- d. To create DWELLING UNIT types, sizes, and BEDROOM counts ideal for smaller households in general buildings.
- e. To permit increased residential density for buildings that are sustainable or that provide 100% AFFORDABLE HOUSING.
- f. To permit increased residential density for buildings that meet the definition of a NET ZERO BUILDING or 100% AFFORDABLE HOUSING.

#### 4. Applicability

- a. The section is applicable to all real property within the Mid-Rise 4 district as shown on the maps of the Official Zoning Atlas of the City of Somerville.

#### 5. Development Review

- a. DEVELOPMENT review is subject to the provisions of Article 15: Administration of this Ordinance.
- b. All DEVELOPMENT, excluding NORMAL MAINTENANCE, requires the submittal of a development review application to the BUILDING OFFICIAL and the issuance of a Certificate of Zoning Compliance prior to the issuance of a Building Permit or Certificate of Occupancy.
- c. Proposed DEVELOPMENT may or may not necessitate the need for SUBDIVISION Plan Approval, Site Plan Approval, a Special Permit, or a Hardship Variance based on the nature of the proposal. In such cases, additional DEVELOPMENT review is required in accordance with Article 15: Administration.
  - i. The Planning Board is the decision making authority for all DEVELOPMENT that requires Site Plan Approval or a Special Permit.
  - ii. The Zoning Board of Appeals is the Review Board for all Hardship Variances.
- d. Upon verification that no additional DEVELOPMENT review is necessary, or completion of the required DEVELOPMENT review, the BUILDING OFFICIAL shall issue a Zoning Compliance Certificate to certify compliance with the provisions and procedures of this Ordinance.

#### 6. Building Types

- a. One (1) PRINCIPAL BUILDING TYPE is permitted on each LOT.
- b. The following BUILDING TYPES are permitted by Site Plan Approval in the Mid-Rise 4 district:
  - i. Apartment Building
  - ii. General Building
  - iii. Commercial Building
- c. Apartment Buildings are prohibited on any LOT fronting a PEDESTRIAN STREET.
- d. ACCESSORY structures are regulated according to Article 10: DEVELOPMENT Standards of this Ordinance.

## 4.2.7 Apartment Building

A moderate FLOOR PLATE, multi-STORY, PRINCIPAL BUILDING TYPE purpose built for OCCUPATION by residential USES on all stories.

The following images are examples of the apartment BUILDING TYPE and are intended only for illustrative purposes.



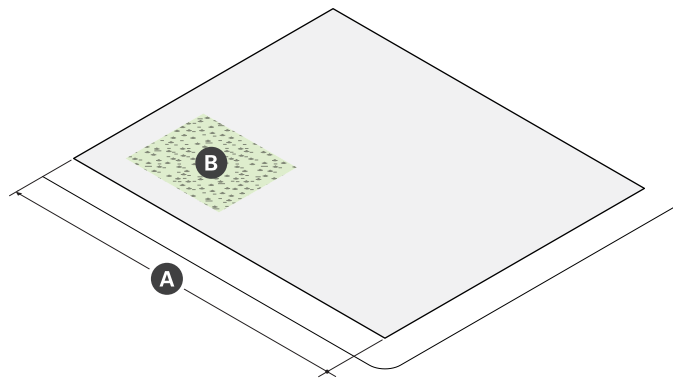
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# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## 4.2.7. Apartment Building (continued)

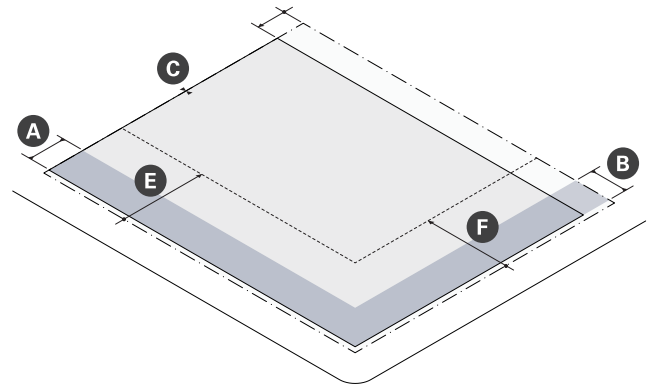
a. Lot Standards



Lot Dimensions	
<b>A</b> LOT WIDTH (min)	30 ft

Lot Development	
LOT Coverage (max)	90%
GREEN SCORE	--
Minimum	0.25
Ideal	0.30
<b>B</b> OPEN SPACE (min)	15%

b. BUILDING Placement

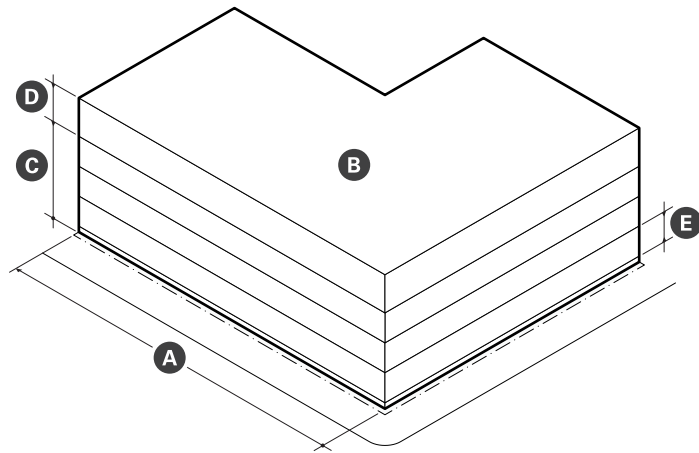


Building Setbacks		
<b>A</b> Primary Front SETBACK (min/max)	2 ft	12 ft
<b>B</b> Secondary Front SETBACK (min/max)	2 ft	12 ft
<b>C</b> Side SETBACK (min)	--	
Abutting an Alley or R-ROW		
	0 ft	
Abutting any non-NR or -LHD		
	0 ft	
	1st - 3rd Story abutting NR or LHD	10 ft
	4th Story abutting NR or LHD	30 ft
<b>D</b> Rear Setback (min)	--	
Abutting an Alley or R-ROW		
	0 ft	
Abutting any non-NR or -LHD		
	10 ft	
	1st - 3rd Story abutting NR or LHD	20 ft
	4th Story abutting NR or LHD	30 ft

Parking Setbacks	
<b>E</b> Primary Front SETBACK (min)	--
SURFACE PARKING	
	30 ft
STRUCTURED PARKING	
	30 ft
<b>F</b> Secondary Front SETBACK (min)	--
SURFACE PARKING	
	10 ft
STRUCTURED PARKING	
	2 ft

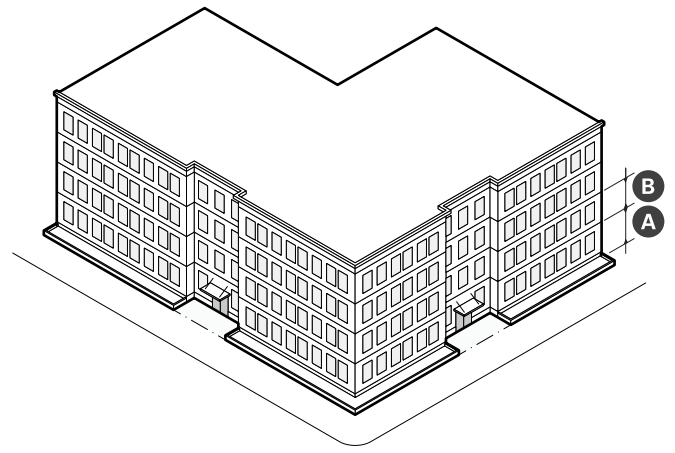
## 4.2.7. Apartment Building (continued)

### c. Massing & Height



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out (min)	–
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	15,000 sf
GROUND STORY Elevation (min)	2 ft
<b>C</b> STORY Height (min)	10 ft
<b>D</b> Number of Stories (min/max)	3   4
<b>E</b> BUILDING Height, Feet (max)	50 ft
Roof Type	Flat

### d. Uses & Features



Facade Composition	
<b>A</b> GROUND STORY FENESTRATION (min/max)	15%   50%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%   50%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROSS FLOOR AREA per DU	–
LOT AREA < 5,500 sf	1,500
LOT AREA >= 5,500 sf	1,125
NET ZERO BUILDING	850
100% AFFORDABLE HOUSING	850
OUTDOOR AMENITY SPACE (min)	1/DU

# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## 4.2.7. Apartment Building (continued)

- e. DEVELOPMENT Benefits
  - i. DEVELOPMENT is subject to the provisions of Article 12: DEVELOPMENT Benefits of this Ordinance. Where the provisions of this section conflict with those of Article 12, the provisions of Article 12 apply.
  - ii. DEVELOPMENT of a general building must provide AFFORDABLE DWELLING UNITS as specified on Table 4.2.7.
- f. Design Guidelines
  - i. GROUND STORY DWELLING UNITS should be elevated above the grade of any adjacent sidewalk so that the window sills of the DWELLING UNIT are at or above the eye-level of passing pedestrians. This elevation change maintains privacy for occupants while also encouraging open blinds or curtains to allow natural daylight into the unit.
  - ii. FENESTRATION patterns and window configurations should break the direct line of sight between neighboring properties to every extent practicable. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in such a way as to minimize privacy impacts.
  - iii. Outdoor AMENITY SPACES that are elevated, such as roof DECKS, fully projecting balconies, and UPPER STORY rear porches should, provide sight-obscuring visual screening at the sides to increase privacy, security, and to limit views of ABUTTING properties from elevated vantage points.

**Table 4.2.7 Required ADUs**

Total DWELLING UNITS	Required ADUs
0 to 3 units	None
4 or more units	20% of units



## 4.2.8 General Building

A moderate FLOOR PLATE, multi-STORY PRINCIPAL BUILDING TYPE with GROUND STORY commercial space and no limitations on the occupancy of UPPER STORIES for permitted USES. The UPPER STORIES of a general BUILDING are typically residential, but a wide variety exists. As the number of stories increases, it becomes more likely for the UPPER STORIES of a general BUILDING to host commercial USES as well as residential.

The following images are examples of the general BUILDING TYPE and are intended only for illustrative purposes.

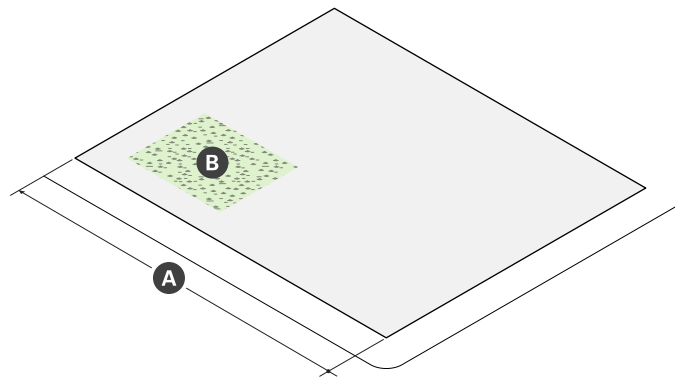


# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## 4.2.8. General Building (continued)

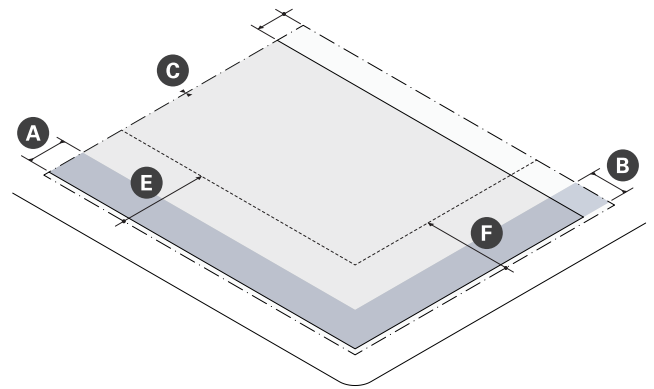
### a. Lot Standards



Lot Dimensions	
<b>A</b> LOT WIDTH (min)	30 ft

Lot Development	
LOT Coverage (max)	90%
GREEN SCORE	--
Minimum	0.25
Ideal	0.30
<b>B</b> OPEN SPACE (min)	15%

### b. BUILDING Placement

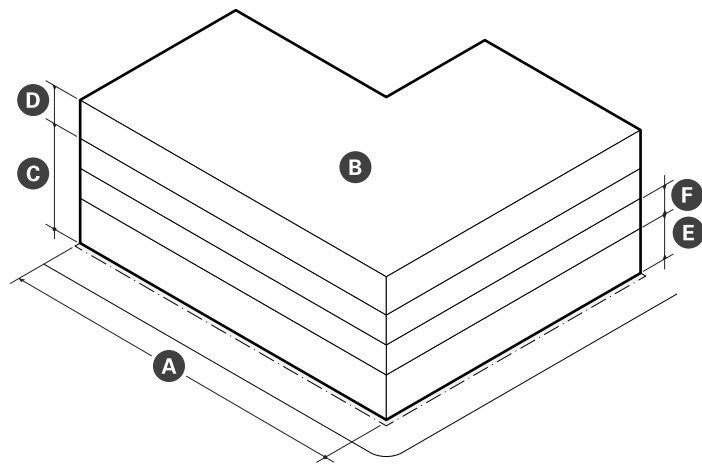


Building Setbacks		
<b>A</b> Primary Front SETBACK (min/max)	2 ft	15 ft
<b>B</b> Secondary Front SETBACK (min/max)	2 ft	15 ft
<b>C</b> Side SETBACK (min)	--	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	0 ft	
1st - 3rd Story abutting NR or LHD	10 ft	
4th Story abutting NR or LHD	30 ft	
<b>D</b> Rear Setback (min)	--	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	10 ft	
1st - 3rd Story abutting NR or LHD	20 ft	
4th Story abutting NR or LHD	30 ft	

Parking Setbacks	
<b>E</b> Primary Front SETBACK (min)	--
SURFACE PARKING	30 ft
STRUCTURED PARKING	30 ft
<b>F</b> Secondary Front SETBACK (min)	--
SURFACE PARKING	10 ft
STRUCTURED PARKING	2 ft

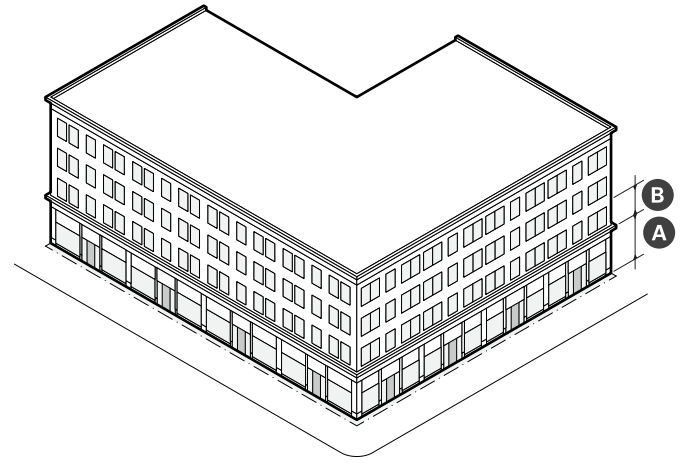
## 4.2.8. General Building (continued)

### c. Massing & Height



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out, Primary Front (min)	–
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	15,000 sf
<b>C</b> GROUND STORY Height (min)	14 ft
<b>D</b> UPPER STORY Height (min)	10 ft
<b>E</b> Number of Stories (min)	3   4
<b>F</b> BUILDING Height, Feet (max)	52 ft
Roof Type	Flat

### d. Uses & Features



Facade Composition	
<b>A</b> GROUND STORY FENESTRATION (min)	70%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%   50%
BLANK WALL (max)	20 ft

Use & Occupancy	
GROUND STORY Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft
GROSS FLOOR AREA per DU	–
LOT AREA < 5,500 sf	1,500
LOT AREA >= 5,500 sf	1,125
NET ZERO BUILDING	850
100% AFFORDABLE HOUSING	850
Outdoor AMENITY SPACE (min)	1/DU

# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## 4.2.8. General Building (continued)

- e. DEVELOPMENT Benefits
  - i. DEVELOPMENT is subject to the provisions of Article 12: DEVELOPMENT Benefits of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
  - ii. DEVELOPMENT of a general building must provide AFFORDABLE DWELLING UNITS as specified on Table 4.2.8 (a).
  - iii. DEVELOPMENT of a general building must provide linkage payments as specified on Table 4.2.8 (b).
- f. Design Guidelines
  - i. FENESTRATION patterns and window configurations should break the direct line of sight between neighboring properties to every extent practicable. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in such a way as to minimize privacy impacts.
  - ii. Outdoor AMENITY SPACES that are elevated, such as roof DECKS, fully projecting balconies, and UPPER STORY rear porches should, provide sight-obscuring visual screening at the sides to increase privacy, security, and to limit views of ABUTTING properties from elevated vantage points.

**Table 4.2.8 (a) Required ADUs**

Total DWELLING UNITS	Required ADUs
0 to 3 units	None
4 or more units	20% of units

**Table 4.2.8 (b) Linkage**

Commercial GROSS FLOOR AREA	Affordable Housing Linkage	Employment Linkage
30,000 sf or less	None	None
Over 30,000 sf	\$10/sf	\$2.46/sf

## 4.2.9 Commercial Building

A moderate FLOOR PLATE, multi-STORY, PRINCIPAL BUILDING TYPE purpose built for occupation by commercial uses on all stories. GROUND STORY commercial space is primarily occupied by commercial service, food & beverage service, or retail sales PRINCIPAL USES. Floor space on upper stories may be occupied by retail uses that do not rely on the visibility of a storefront at sidewalk level.

The following images are examples of the general BUILDING TYPE and are intended only for illustrative purposes.

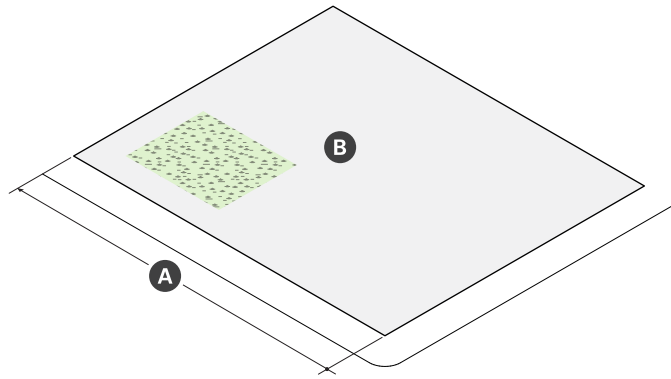


# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## 4.2.9. Commercial Building (continued)

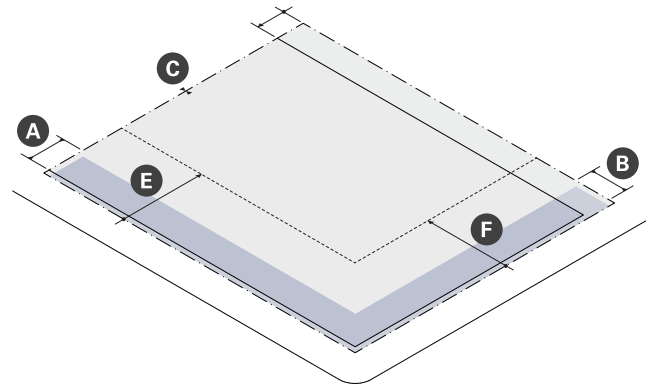
a. LOT Standards



Lot Dimensions	
<b>A</b> LOT WIDTH (min)	30 ft

Lot Development	
LOT Coverage (max)	90%
GREEN SCORE	--
Minimum	0.25
Ideal	0.30
<b>B</b> OPEN SPACE (min)	15%

b. BUILDING Placement

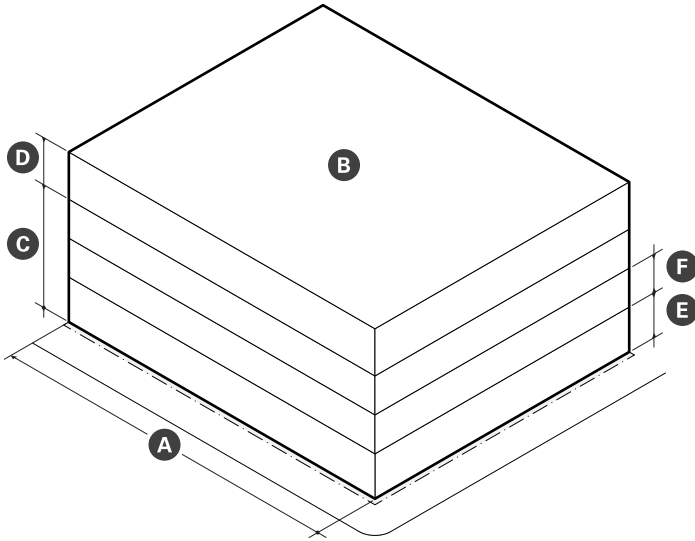


Building Setbacks		
<b>A</b> Primary Front SETBACK (min/max)	2 ft	15 ft
<b>B</b> Secondary Front SETBACK (min/max)	2 ft	15 ft
<b>C</b> Side SETBACK (min)	--	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	0 ft	
1st - 3rd Story abutting NR or LHD	10 ft	
4th Story abutting NR or LHD	30 ft	
<b>D</b> Rear Setback (min)	--	
Abutting an Alley or R-ROW	0 ft	
Abutting any non-NR or -LHD	10 ft	
1st - 3rd Story abutting NR or LHD	20 ft	
4th Story abutting NR or LHD	30 ft	

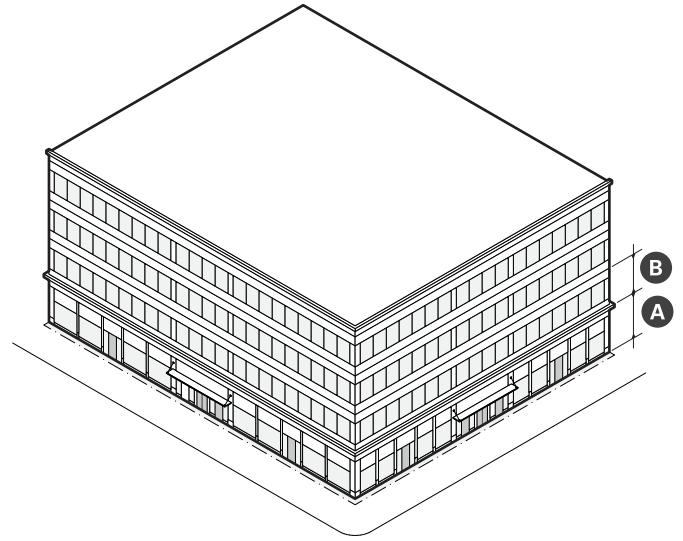
Parking Setbacks		
<b>E</b> Primary Front SETBACK (min)	--	
SURFACE PARKING	30 ft	
STRUCTURED PARKING	30 ft	
<b>F</b> Secondary Front SETBACK (min)	--	
SURFACE PARKING	10 ft	
STRUCTURED PARKING	2 ft	

## 4.2.9. Commercial Building (continued)

### c. Massing & Height



### d. Uses & Features



Main Massing	
<b>A</b> BUILDING WIDTH (max)	200 ft
FACADE Build Out, Primary Front (min)	–
Primary Front	80%
Secondary Front	65%
<b>B</b> FLOOR PLATE (max)	15,000 sf
<b>C</b> GROUND STORY Height (min)	14 ft
<b>D</b> Upper Story Height (min)	10 ft
<b>E</b> Number of Stories (min/max)	3   4
<b>F</b> Building Height, Feet (max)	55 ft
Roof Type	Flat

Facade Composition	
<b>A</b> GROUND STORY FENESTRATION (min)	70%
<b>B</b> UPPER STORY FENESTRATION (min/max)	15%   70%
BLANK WALL (max)	20 ft

Use & Occupancy	
PRINCIPAL ENTRANCE Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

## 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

### 4.2.9. Commercial Building (continued)

- e. DEVELOPMENT Benefits
  - i. DEVELOPMENT is subject to the provisions of Article 12: DEVELOPMENT Benefits of this Ordinance. Where the provisions of this section conflict with those of Article 12, the provisions of Article 12 apply.
  - ii. DEVELOPMENT of a general building must provide linkage payments as specified on Table 4.2.9.

**Table 4.2.9 Linkage**

<b>Commercial GROSS FLOOR AREA</b>	<b>Affordable Housing Linkage</b>	<b>Employment Linkage</b>
<b>30,000 sf or less</b>	<b>None</b>	<b>None</b>
<b>Over 30,000 sf</b>	<b>\$10/sf</b>	<b>\$2.46/sf</b>



**10. Building Components**

- a. BUILDING COMPONENTS are ACCESSORY elements attached to the MAIN MASSING of a PRINCIPAL BUILDING.
- b. BUILDING COMPONENTS are permitted by Site Plan Approval as specified on Table 4.2.10.
  - i. At least one (1) storefront is required for each GROUND STORY commercial space.
- c. BUILDING COMPONENTS not identified on Table 4.2.10 are prohibited.
- d. Unless otherwise specified, BUILDING COMPONENTS may attach to other BUILDING COMPONENTS to create assemblies of components.

**Table 4.2.10 Building Components**

	Apartment BUILDING	General BUILDING	Commercial BUILDING
Awning	N	P	P
Entry Canopy	P	P	P
Lobby Entrance	P	P	P
Storefront	N	P	P
Stoop	P	N	N
Bay Window	P	P	P
Balcony	P	P	N
Arcade	N	N	N

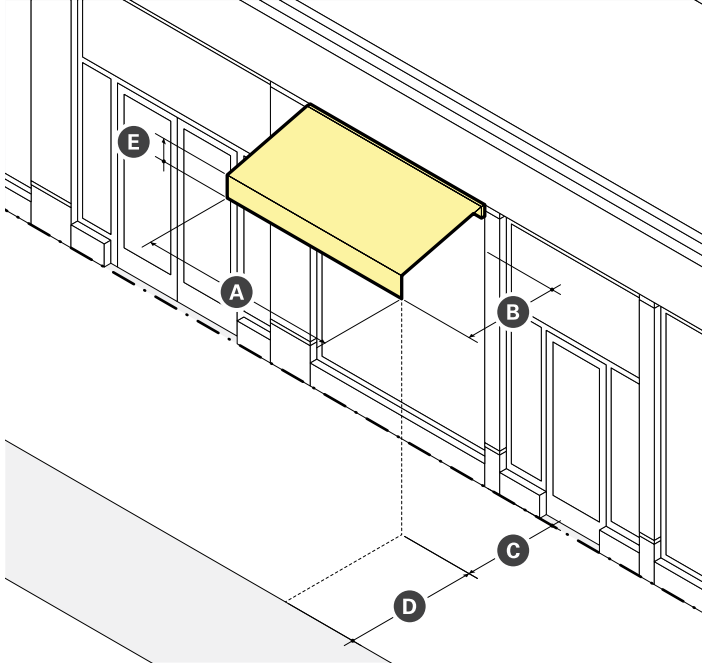
P - Permitted    SP - Special Permit Required    N - Not Permitted

# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## e. Awning

- i. An awning is a wall mounted frame covered with fabric or other material that provides shade and weather protection over a storefront or BUILDING entrance.

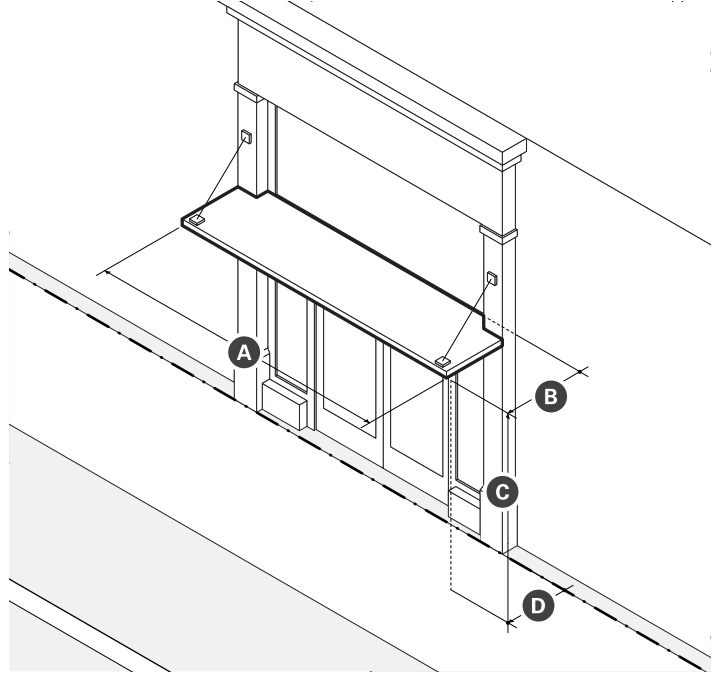


Dimensions	
<b>A</b> Width (min)	See ii Standards
<b>B</b> Projection (min)	3 ft
<b>C</b> CLEARANCE (min)	8 ft
Front SETBACK ENCROACHMENT (max)	100%
<b>D</b> SETBACK from Curb (min)	2 ft
<b>E</b> Valance Height (max)	12 in

- ii. Standards
  - a). Awnings must be securely attached to and supported by the BUILDING and must fit the windows or doors the awning is attached to.
  - b). An awning must be made of durable, weather-resistant material that is water repellent.
  - c). Internally illuminated or back-lit awnings are prohibited.
  - d). An awning that projects over the sidewalk of a public THOROUGHFARE requires compliance with all City Ordinances.

## f. Entry Canopy

- i. An entry canopy is a wall-mounted STRUCTURE that provides shade and weather protection over a storefront or BUILDING entrance.

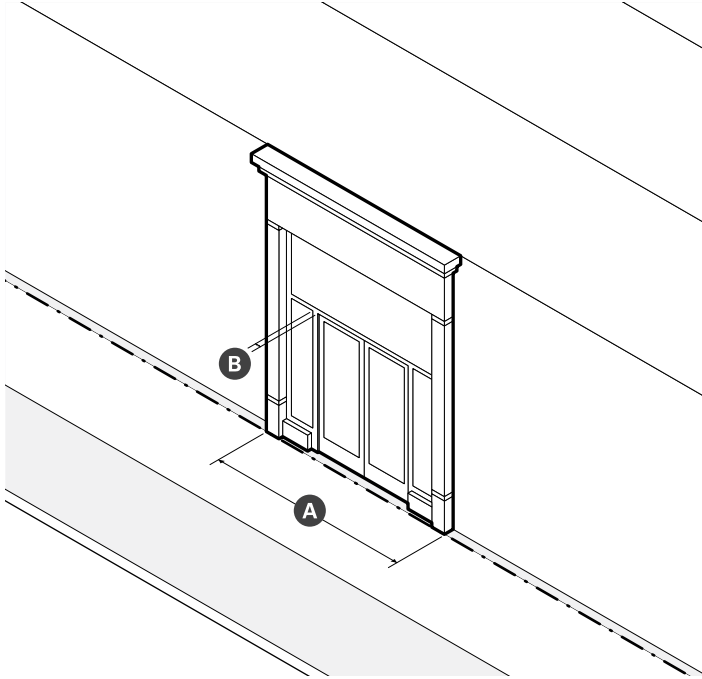


Dimensions	
<b>A</b> Width (min)	See ii Standards
<b>B</b> Projection (min)	3 ft
<b>C</b> CLEARANCE (min)	8 ft
<b>D</b> Front SETBACK ENCROACHMENT (max)	100%
SETBACK from Curb (min)	2 ft

- ii. Standards
  - a). Entry canopies must be visually supported by brackets, cables, or rods.
  - b). The width of an entry canopy must be equal to or greater than the width of the doorway surround or exterior casing it is mounted over.

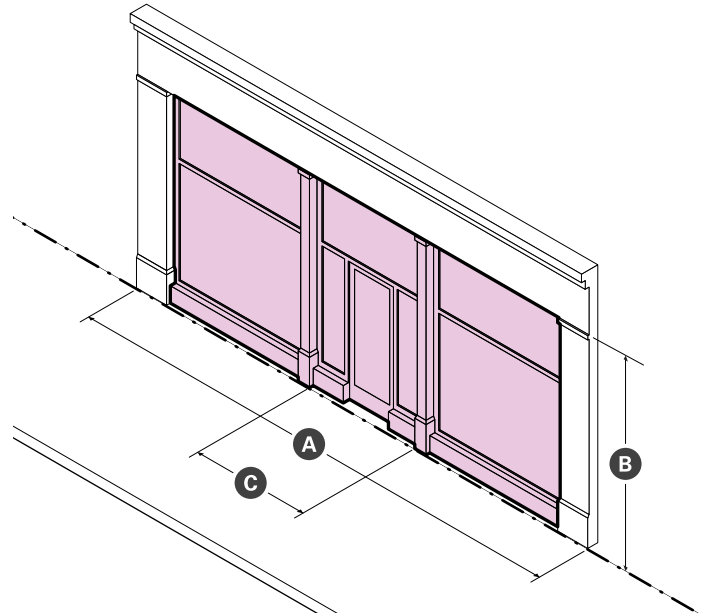
### g. Lobby Entrance

- i. A lobby entrance is a non-load bearing assembly of entry doors and windows providing ACCESS and light to the lobby of a BUILDING.



### h. Storefront

- i. A storefront is a non-load bearing assembly of commercial entry doors and windows providing ACCESS and light to a commercial space and a place to display goods, services, and SIGNS.



Dimensions		
<b>A</b> Width (min/max)	15 ft	30 ft
<b>B</b> Height (min)	80% of GROUND STORY Height	
Recessed Entrance Width (max)	15 ft	
Recessed Entrance Depth (max)	5 ft	

Dimensions		
<b>A</b> Width (min/max)	15 ft	30 ft
<b>B</b> Height (min)	80% of GROUND STORY Height	
Display Window Height (min)	8 ft	
Recessed Entrance Width (max)	15 ft	
Recessed Entrance Depth (max)	5 ft	

- ii. Standards
  - a). When a lobby entrance is set back from the FRONT LOT LINE, the FRONTAGE AREA must be paved.

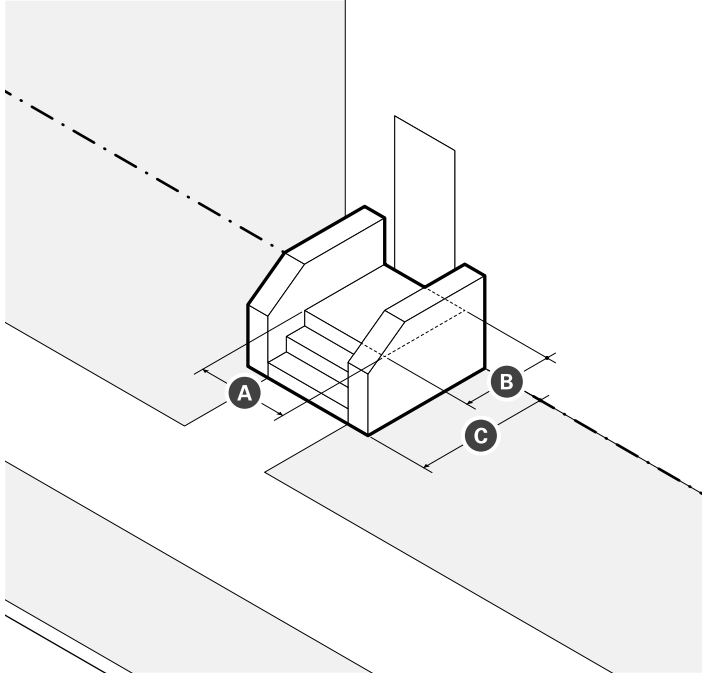
- ii. Standards
  - a). An unobstructed view of the interior space or a lighted and maintained merchandise display(s) must be provided for a depth of at least four (4) feet behind storefront display windows.
  - b). When storefronts are set back from the FRONT LOT LINE, the FRONTAGE AREA must be paved.
  - c). When present, awnings and canopies must be mounted between columns, PILASTERS, OR PIERS; above doorways and display windows; and below the SIGN BAND.
  - d). Exterior security grilles, gates, and roll-down security doors and windows are prohibited.

# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## i. Stoop

- i. A stoop is a set of stairs with a landing leading to the entrance of a BUILDING.

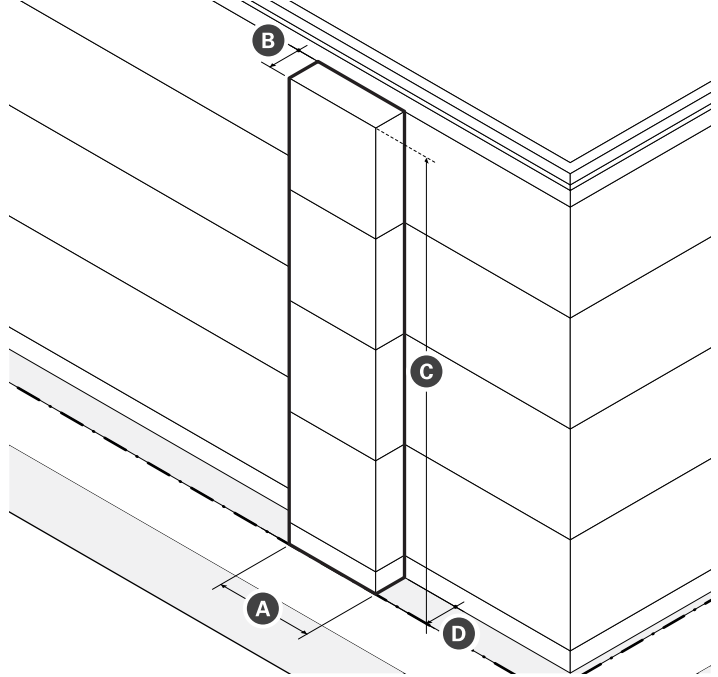


Dimensions	
<b>A</b> Landing Width (min)	4 ft
<b>B</b> Landing Depth (min)	4 ft
<b>C</b> Front SETBACK ENCROACHMENT (max)	100%

- ii. Standards
  - a). Paving, excluding driveways, must match the ABUTTING sidewalk unless paved with pervious, porous, or permeable materials.
  - b). Stairs may be recessed into the BUILDING FACADE when the BUILDING is set back four (4) feet or less.
  - c). Stairs are not permitted to ENCROACH onto any ABUTTING sidewalk.
  - d). Stairs may be built perpendicular or parallel to the BUILDING FACADE, but must lead directly to ground level or an ABUTTING sidewalk.

## j. Bay Window

- i. A bay window is an assembly of windows projecting from a building to provide additional HABITABLE space, increased light, multi-directional views, and ARTICULATION to an exterior wall.

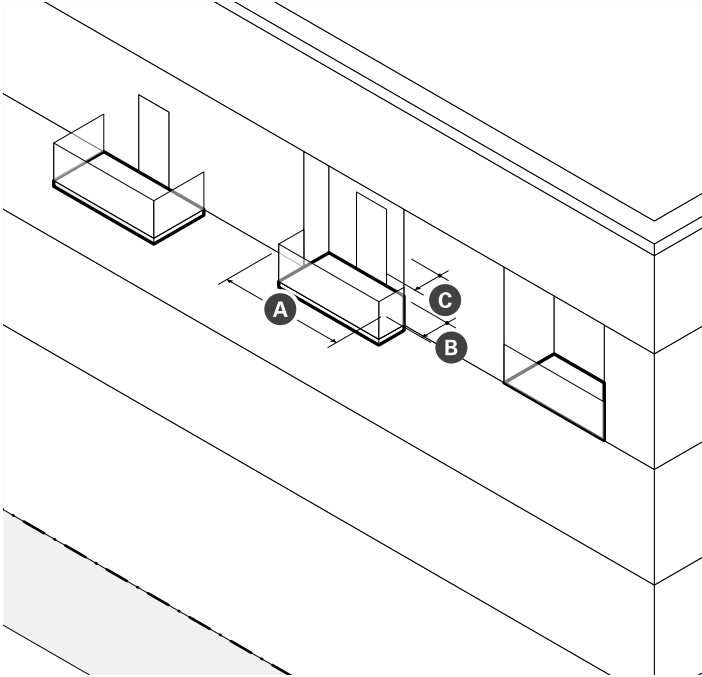


Dimensions	
<b>A</b> Width (max)	16 ft
<b>B</b> Projection (max)	3 ft
<b>C</b> Height (max)	Height of BUILDING in Stories
<b>D</b> Front SETBACK ENCROACHMENT (max)	3 ft
FENESTRATION (min)	60%

- ii. Standards
  - a). Bay windows, including box and bow windows, must include at least three (3) windows.
  - b). The cumulative width of multiple bays may equal up to fifty percent (50%) of the width of the exterior wall from which the bays project.
  - c). Bays projecting over the sidewalk of a public THOROUGHFARE must have at least two (2) stories of CLEARANCE and be compliant with all City Ordinances.

## k. Balcony

- i. A balcony is a platform with a railing that provides outdoor AMENITY SPACE.

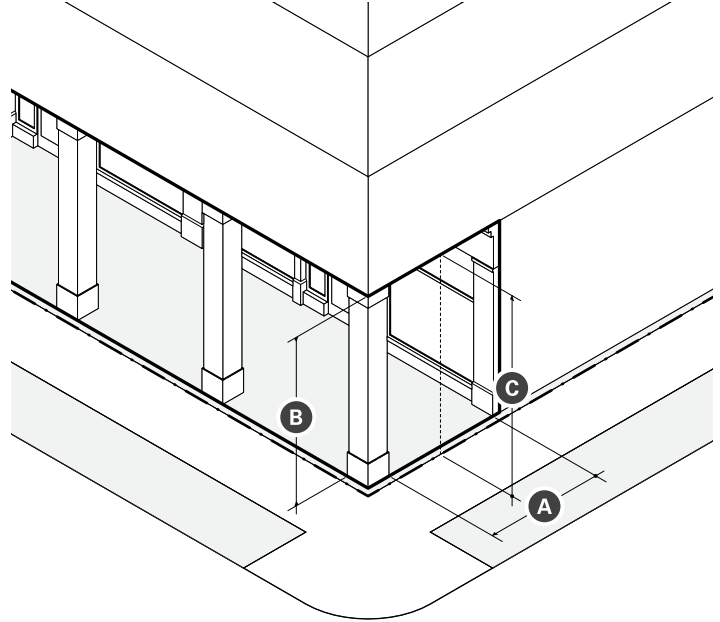


Dimensions	
<b>A</b> Width (min)	5 ft
<b>B</b> Depth (max)	5 ft
<b>D</b> Area (min)	50 ft
CLEARANCE (min)	10 ft
Permitted Front SETBACK ENCROACHMENT (max)	6 ft

- ii. Standards
  - a). Balconies may be recessed, projecting, a combination of the two, or terraced as part of the roof of a portico, porch, or bay.
  - b). A balcony that projects over the sidewalk of a public THOROUGHFARE requires compliance with all City Ordinances.
  - c). The guard rail of any balcony oriented toward a FRONT LOT LINE must permit visual supervision of the PUBLIC REALM through the posts and rails.
  - d). The guard rail of any balcony oriented toward a side OF REAR LOT LINE ABUTTING the NR district must include sight-obscuring visual screening so that it is at least fifty percent (50%) opaque.

## l. Arcade

- i. An arcade is a pedestrian walkway covered by the upper floors of a BUILDING. The GROUND STORY FACADE is SETBACK and upper floors are supported by a colonnade or supports.



Dimensions		
<b>A</b> Depth (min/max)	10 ft	15 ft
<b>B</b> Height (max)	1 STORY	
<b>C</b> CLEARANCE (min/max)	14 ft	24 ft

- ii. Standards
  - a). Arcades must extend the entire width of a BUILDING and must have a consistent depth.
  - b). Support columns or PIERS may be spaced no farther apart than they are tall.
  - c). Arcades are considered part of the BUILDING for the purpose of measuring FACADE build out.
  - d). Arcades may be combined only with storefront and lobby entrance frontages.
  - e). The finished ceiling of an arcade interior may be arched or flat, but must have a greater CLEARANCE than the openings between columns OR PIERS.

# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## 11. Facade Design

- a. FACADES must provide solid material framing each storefront and lobby entrance as follows:
  - i. PILASTERS or columns supporting a horizontal lintel and CORNICE;
  - ii. a spandrel positioned between PILASTERS or columns that extend from upper stories of the building to the ground; or
  - iii. flat wall above and to either side of a void or punched opening.
- b. Storefronts and lobby entrances must be set within the resulting frame provided for each by the FACADE.
- c. Materials framing each storefront or lobby entrance may be integrated into the design of the FACADE or customized for individual storefronts and lobby entrances.
- d. Mechanical louvers necessary for venting purposes are not permitted in the required frame, but may be incorporated into any storefront or lobby entrance system.
- e. FACADES must differentiate the GROUND STORY of the building from the upper stories through horizontal ARTICULATION, a change in material, or a change in window size or pattern to create a distinct base to the building FACADE. The entire height of the GROUND STORY must be included in the FACADE base.
- f. For buildings with more than one FACADE, the design of the base must align horizontally at the corner.
- g. FACADES must provide surface relief from the average plane of the FACADE by at least four (4) inches, through

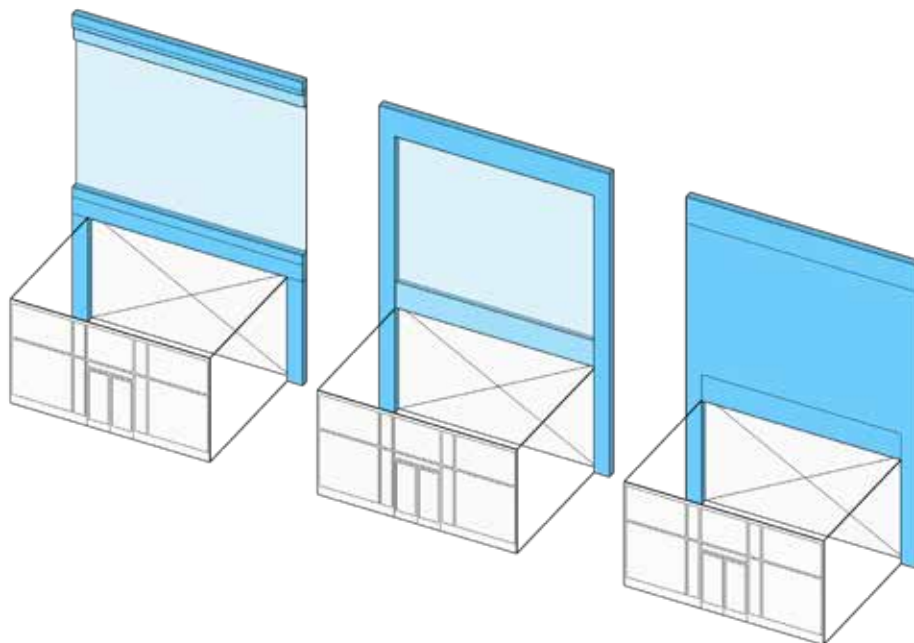
the USE of architectural elements such as bay windows, columns, CORNER BOARDS, CORNICES, door and window surrounds, moldings, PIERS, PILASTERS, recessed storefronts or lobby entrances, seat walls, sills, wall thickness, and recessed or projecting windows.

- h. The FACADE of any building greater than one hundred (100) feet in width must be divided vertically and designed as two (2) or more separate and distinct facades of differing architectural treatment so that the building appears to be multiple buildings. See Figure 4.2.11 (b). The differentiation between facade designs must include the following:
  - i. a change in CORNICE, roof eave, or parapet;
  - ii. a change in wall material; and
  - iii. a pilaster or column on either side of the division between each facade.

## 12. Architectural Design Guidelines

- a. FACADES should be visually divided into a series of ARCHITECTURAL BAYS that are derived, in general, from the building's structural bay spacing.
- b. PIERS, PILASTERS, or other features defining each ARCHITECTURAL BAY should either extend all the way to the ground or terminate at any horizontal ARTICULATION defining the base of the building.
- c. ARCHITECTURAL BAYS should align, in general, with individual or groups of storefronts and lobby entrances.
- d. PIERS, PILASTERS, or other features defining each ARCHITECTURAL BAY should always project forward and be uninterrupted by any horizontal articulation, excluding

Figure 4.2.11 (a) Storefront & Lobby Entrance Framing



- any horizontal ARTICULATION USED to differentiate the base of the building.
- e. Vents, exhausts, and other utility features on building FACADES should be architecturally integrated into the design of the building and should be located to minimize adverse effects on pedestrian comfort along sidewalks and within OPEN SPACES.
  - f. Buildings at TERMINATED VISTAS should be ARTICULATED with design features that function as focal points.
  - g. FENESTRATION glazing should be inset from the plane of exterior wall surfaces.
  - h. RIBBON WINDOWS should be avoided.
  - i. Monotonous and repetitive storefront or lobby systems, awnings, canopies, SIGN types, colors, or designs should be avoided.
  - j. Storefronts and lobby entrances should include awnings or canopies to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended and operable.
  - k. Lobby entrances for UPPER STORY USES should be optimally located, well defined, clearly visible, and separate from the entrance for other GROUND STORY USES.
  - l. Lobbies should be limited in both width and total area to preserve floor space and frontage for other GROUND STORY USES. Buildings should USE any combination of FACADE ARTICULATION, a double-height ceiling, a distinctive doorway, a change in wall material, a change in paving material within the FRONTAGE AREA, or some other architectural element(s) to make lobbies visual and materially distinctive.
  - m. The selection of materials, FENESTRATION, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.
  - n. The type and color of materials should be kept to a minimum, preferably three (3) or fewer.
  - o. Two (2) or more wall materials should be combined only one above the other, except for bay windows.
  - p. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight (wood and metal above brick, and all three above stone)
  - q. Horizontal or vertical board siding or shingles, regardless of material, should be avoided.
  - r. Architectural details and finish materials for the base of a building should be constructed of architectural concrete or pre-cast cementitious panels, natural or cast stone, heavy gauge metal panels, glazed or unglazed architectural terracotta, or brick.
  - s. Exterior Insulation and Finish Systems (EIFS) should be avoided.

**Figure 4.2.11 (b) Appearance of Two Buildings**



# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

## 13. Use Provisions

- a. General
  - i. The USE of real property is subject to the provisions of Article 9: USE Provisions of this Ordinance. Where the provisions of this section conflict with those of Article 9, the provisions of Article 9 apply.
  - ii. USE categories are permitted as specified on Table 4.2.13. USE categories that are not identified on Table 4.2.13 are prohibited.
  - iii. All USES must comply with any USE-specific standards applicable for each USE in §9.2 USE Definitions & Limitations.
  - iv. USES permitted by Special Permit require additional DEVELOPMENT review in accordance with §15.2.1 Special Permits.
- b. USE Limitations
  - i. The USE of any GROUND STORY commercial space fronting a PEDESTRIAN STREET, excluding lobbies for UPPER STORY USES, is limited to the following PRINCIPAL USE categories:
    - a). Arts & Creative Enterprise
    - b). Food & Beverage Service
    - c). Retail Sales
    - d). Civic & Institutional
- c. Increases in Density
  - i. Existing STRUCTURES may not be altered to conflict with number of DWELLING UNITS permitted for each BUILDING TYPE.

**Table 4.2.13 Permitted Uses**

Use Category Specific Use	MR4
<b>Arts &amp; Creative Enterprise</b>	
Artisinal Production	P
Arts Exhibition	P
Arts Sales & Services	P
Co-working	P
Design Services	P
Shared Workspaces & Arts Education	P
<b>Cannabis Establishment</b>	
Cannabis Cultivation	P
Cannabis Retail Sales	SP
Cannabis Research & Development	P
Cannabis Testing Laboratory	P
<b>Civic &amp; Institutional</b>	
Community Center	P
Hospital	SP
Library	P
Minor Utility Facility	SP
Museum	P
Private Non-Profit Club or Lodge	SP
Public Service	P
Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3	P

P - Permitted    SP - Special Permit Required    N - Not Permitted



**Table 4.2.13 Permitted Uses (continued)**

Use Category Specific Use	MR4
<b>Commercial Services</b>	
Animal Services (as noted below)	--
Commercial Kennel	SP
Pet Grooming	P
Pet Daycare & Training	SP
Veterinarian	SP
Assembly or Entertainment	SP
Banking & Financial Services (except as noted below)	P
Personal Credit	SP
Broadcast and/or Recording Studio	P
Building & Home Repair Services	SP
Business Support Services	P
Caterer/Wholesale Food Production	SP
Day Care Service (as noted below)	--
Adult Day Care Center	P
Child Day Care Center	P
Educational Services	P
Maintenance & Repair of Consumer Goods	P
Personal Services (except as noted below)	P
Body-Art Services	SP
Fitness Services	P
Funeral Services	SP
Health Care Services	SP
Formula Personal Services	SP
Recreation Services	SP
Vehicle Parking (except as follows)	--
Bike Share Parking	P
Car Share Parking (3 or fewer spaces)	P
Car Share Parking (4 or more spaces)	P
Commercial Parking	P
<b>Food and Beverage Service</b>	
Bar/Restaurant/Tavern	P
Bakery/Café/Coffee Shop	P
Formula Food & Beverage Service	SP

P - Permitted    SP - Special Permit Required    N - Not Permitted

**Table 4.2.13 Permitted Uses (continued)**

Use Category Specific Use	MR4
<b>Lodging</b>	
Bed & Breakfast	SP
Hotel or Hostel	SP
<b>Office</b>	
General Office	P
Research and Development or Laboratory	P
<b>Residential</b>	
Household Living	SP
Group Living (except as follows)	SP
Community or Group Residence	P
Dormitory, Fraternity or Sorority	SP
Homeless Shelter	SP
Nursing Home/Assisted Living Facility	SP
Rooming House	SP
<b>Retail Sales</b>	
Building/Home Supplies & Equipment	SP
Consumer Goods (except as follows)	P
Alcohol Sales	SP
Firearms Sales	N
Pet Store	SP
Formula Retail	SP
Fresh Food Market or Grocery Store	P
Farm/Vendor Market	P
<b>Urban Agriculture</b>	
Farming (as noted below)	--
Commercial Farming	P
Community Farming	P
Community Gardening	P

P - Permitted    SP - Special Permit Required    N - Not Permitted

# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

**Table 4.2.13 Permitted Uses (continued)**

Use Category Specific Use	MR4
<b>Accessory Uses</b>	
<b>Home Occupations (as noted below)</b>	--
Home Office	P
<b>Urban Agriculture (as noted below)</b>	--
Apiculture	P
Aviculture	P
Commercial Farming	P
Residential Gardening	P
<b>Vehicle Parking, Accessory (except as follows)</b>	P
Home Business Vehicle Parking	N

P - Permitted    SP - Special Permit Required    N - Not Permitted

## 14. Development Standards

- a. General
  - i. DEVELOPMENT is subject to the provisions of Article 10: DEVELOPMENT STANDARDS of this Ordinance. Where the provisions of this section conflict with those of Article 10, the provisions of Article 10 apply.
- b. SIGNS
  - i. A SIGN, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
    - a). Each GROUND STORY non-residential USE must identify the STREET address either on the PRINCIPAL ENTRANCE door or above or beside the PRINCIPAL ENTRANCE of the USE.
    - b). All residential BUILDING TYPES must identify the STREET address either on the PRINCIPAL ENTRANCE door, above or beside the PRINCIPAL ENTRANCE, or on a mailbox.
  - ii. Address SIGNS must be made easily visible through the USE of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the THOROUGHFARE that the BUILDING faces.
  - iii. Address SIGNS must be twelve (12) inches in height or less and may include the name of the occupant.

## 15. Parking & Mobility

- a. General
  - i. DEVELOPMENT is subject to the provisions of Article 11: Parking & Mobility of this Ordinance. Where the provisions of this section conflict with those of Article 11, the provisions of Article 11 apply.
  - ii. Vehicular parking must be provided as specified on Table 4.1 (d), except as follows:
    - a). Non-residential USES with five thousand (5,000) square feet or less of GROSS LEASABLE FLOOR AREA are exempt from any minimum requirements of Table 4.1. (d).
    - b). Any CHANGE IN USE within a non-residential STRUCTURE constructed before the effective date of this Ordinance, provided that the change is to a permitted USE, is exempt from any minimum requirements of Table 4.1 (d).
  - iii. There are no parking requirements for ACCESSORY USES.
  - iv. MOTOR VEHICLE PARKING spaces may be shared between USES on the same LOT and buildings on the same BLOCK in accordance with §11.3 SHARED PARKING.
- b. Type
  - i. MOTOR VEHICLE PARKING may be provided as SURFACE PARKING, above ground STRUCTURED PARKING, or underground STRUCTURED PARKING.
- c. Driveways
  - i. New driveways require a permit from the City Engineer in accordance with Chapter 11, Article II, Sec. 11-33 Driveway Construction of The Code of Ordinances, City of Somerville, Massachusetts.
  - ii. Driveways are not permitted in the FRONTAGE AREA between a building and the FRONT LOT LINE.
  - iii. Driveways may be up to twenty four (24) feet in width.
  - iv. Driveways may provide ACCESS in whole or in part on or across an ABUTTING LOT(s), provided that an ACCESS EASEMENT exists between all PROPERTY OWNERS.
- d. Parking Design
  - i. The design of all parking is subject to §11.1 Bicycle Parking and §11.2 MOTOR VEHICLE PARKING of this Ordinance.
- e. Parking Location
  - i. Required vehicular parking, excluding any required handicapped parking, may be provided on a contiguous LOT under the same ownership as the LOT that the parking will serve as follows:
    - a). Pedestrian ACCESS to off-SITE vehicular parking must be via a paved sidewalk or walkway.
    - b). A lease, recorded covenant, or other comparable legal instrument guaranteeing long term USE of the SITE must be provided to the review board or BUILDING OFFICIAL and executed and filed with the Registry of Deeds.
  - ii. For real property located in more than one municipality, MOTOR VEHICLE PARKING need not be located within the City of Somerville.
- f. Unbundled Parking
  - i. MOTOR VEHICLE PARKING spaces must be rented or leased as an option rather than a requirement of the rental, lease, or purchase of a DWELLING UNIT or non-residential floor space.
  - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
- g. Parking Relief
  - i. Relief from the parking standards of Table 4.2 (d) requires a Special Permit.
    - a). In addition to the review criteria for all Special Permits specified in §15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to approve or deny a special permit authorizing relief from the parking standards of Table 4.2 (d):
      - i). The supply and demand of on-STREET parking in the neighborhood, as determined through a parking study.
      - ii). MOBILITY MANAGEMENT programs and services provided by the APPLICANT to reduce the demand for parking.
      - iii). That parking provided in excess of any maximum permitted does not result in the increase in impervious LOT AREA.

## 16. Public Realm

- a. Sidewalks
  - i. When DEVELOPMENT OCCURS on any LOT ABUTTING a sidewalk that is less than twelve (12) feet in total width, the BUILDING must be set-back an additional distance to accommodate expansion of the ABUTTING sidewalk to a width of at least twelve (12) feet. The minimum and maximum front SETBACKS for each BUILDING TYPE are increased accordingly.
- b. Sidewalk CURB CUTS
  - i. A CURB CUT requires a permit from the City Engineer and must be compliant with all City Ordinances.
  - ii. Unless otherwise specified, the City Engineer may not permit more than one (1) CURB CUT per FRONT LOT LINE of a LOT.
  - iii. CURB CUTS are prohibited along all THOROUGHFARES designated as a PEDESTRIAN STREET.
  - iv. CURB CUTS must be located to minimize conflicts with pedestrians and bicyclists and must have a clear distance from fire hydrants, STREET TREES, utility poles, and other furnishings as deemed necessary by the City Engineer.

# 4. MID-RISE DISTRICTS

Mid-Rise 4 (MR4)

**Table 4.2.15 Vehicular Parking**

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a TRANSIT AREA <sup>1</sup> (max)	Outside of a TRANSIT AREA <sup>1</sup> (min)
<b>Arts &amp; Creative Enterprise</b>				
All Permitted Uses	1 / 10,000 sf	1 / 3,000 sf	1 / 800 sf	1 / 1,000 sf
<b>Cannabis Establishment</b>				
Cannabis Retail Sales	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Cannabis Research & Development	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
Cannabis Testing Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
<b>Civic &amp; Institutional</b>				
Community Center	1 / 10,000 sf	4 / 10,000 sf	1 / 1,800 sf	1 / 600 sf
Educational Facility	1.0 / classroom	4.0 / classroom	1.5 / classroom	3.0 / classroom
Hospital	10 per entrance	1 / 5,000 sf	1 / 200 sf	1 / 1,000 sf
Library	1 / 3,000 sf	1 / 5,000 sf	1 / 800 sf	1 / 500 sf
Minor Utility Facility	n/a	n/a	n/a	n/a
Museum	1 / 2,000 sf	1 / 10,000 sf	1 / 800 sf	1 / 500 sf
Private Non-Profit Club or Lodge	1 / 2,000 sf	1 / 10,000 sf	1 / 200 sf	1 / 1,000 sf
<b>Commercial Services</b>				
Animal Services (as noted below)	–	–	–	–
Commercial Kennel	1 / 2,500 sf	1 / 10,000 sf	1 / 500 sf	1 / 500 sf
Pet Grooming	1 / 2,500 sf	none	1 / 500 sf	1 / 500 sf
Pet Day Care or Training	1 / 2,500 sf	none	1 / 500 sf	1 / 500 sf
Veterinarian	1 / 2,500 sf	1 / 5,000 sf	1 / 500 sf	1 / 500 sf
Assembly or Entertainment	1 / 40 seats	1 / 10,000 sf	1 / 6 seats	1 / 6 seats
Banking & Financial Services (except as noted below)	1 / 2,000 sf	1 / 10,000 sf	1 / 450 sf	1 / 400 sf
Broadcast and/or Recording Studio	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 600 sf
Building & Home Repair Services	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 2,000 sf
Business Support Services	1 / 2,500 sf	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Caterer/Wholesale Food Production	1 / 2,500 sf	1 / 10,000 sf	1 / 800 sf	1 / 1,000 sf
Day Care Service	2	1 / 10,000 sf	1 / 900 sf	1 / 600 sf
Maintenance & Repair of Consumer Goods	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Personal Services (except as noted below)	1 / 2,500 sf	1 / 10,000 sf	1 / 750 sf	1 / 1,000 sf
Health Care Services	1 / 2,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 300 sf
Recreation Services	1 / 2,500 sf	1 / 10,000 sf	–	–

sf - Gross Leasable Square Footage

DU - Dwelling Unit RU - Rooming Unit

<sup>1</sup> See the Transit Area Map

**Table 4.2.15 Vehicular Parking (continued)**

Use Category Specific Use	BICYCLE		MOTOR VEHICLE	
	Short-Term (min)	Long-Term (min)	Within a TRANSIT AREA <sup>1</sup> (max)	Outside of a TRANSIT AREA <sup>1</sup> (min)
<b>Food and Beverage Service</b>				
All Permitted Uses	1 / 1,000 sf	1 / 5,000 sf	1 / 300 sf	1 / 500 sf
<b>Lodging</b>				
Bed & Breakfast	n/a	2.0	1 / DU + 1 / 4 guest rooms	1 / DU + 1 / 4 guest rooms
Hotel or Hostel	1 / 20 rooms	1 / 10 rooms	1 / 2 rooms	1 / 2 rooms
<b>Office</b>				
Co-Working	1 / 20,000 sf	1 / 3,000 sf	1 / 1,200 sf	1 / 800 sf
General Office	1 / 20,000 sf	1 / 3,000 sf	1 / 900 sf	1 / 650 sf
Research and Development or Laboratory	1 / 20,000 sf	1 / 5,000 sf	1 / 1,000 sf	1 / 1,000 sf
<b>Residential</b>				
Household Living	0.1 / DU	1.0 / DU	1.0 / DU	1.0 / DU
Group Living (except as follows)	0.05 / room	0.5 / room	--	--
Community or Group Residence	--	--	--	--
Dormitory, Fraternity or Sorority	0.1 / room	0.5 / room	.05 / bed	1.0 / 4 beds
Homeless Shelter	--	--	4.0	4.0
Nursing Home/Assisted Living Facility	--	--	1 / 6 beds	1 / 6 beds
Single Room Occupancy Housing	--	--	1 / 6 beds	1 / 4 beds
<b>Retail Sales</b>				
Building/Home Supplies & Equipment	1 / 2,500 sf	1 / 10,000 sf	1 / 1,000 sf	1 / 1,000 sf
Consumer Goods (except as follows)	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Formula Retail	1 / 2,500 sf	1 / 10,000 sf	1 / 1,500 sf	1 / 750 sf
Fresh Food Market or Grocery Store	1 / 1,000 sf	1 / 10,000 sf	1 / 500 sf	1 / 1,500 sf
Farm/Vendor Market	n/a	n/a	n/a	1 / 1,500 sf

sf - Gross Leasable Square Footage      DU - Dwelling Unit      RU - Rooming Unit

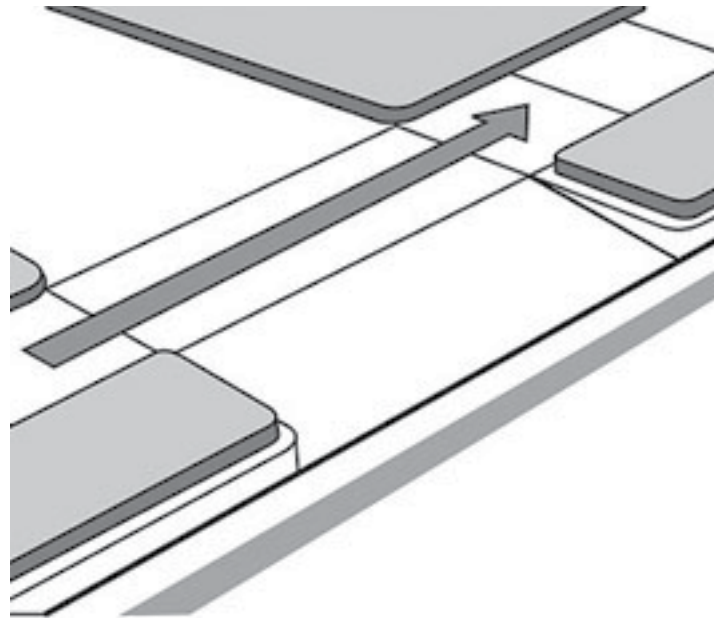
<sup>1</sup> See the Transit Area Map

## 4. MID-RISE DISTRICTS

### Mid-Rise 4 (MR4)

- a). CURB CUTS for commercial or high-volume driveways should be at least one-hundred (100) feet from an UNSIGNALIZED or SIGNALIZED intersection.
- b). CURB CUTS for residential driveways should be at least twenty (20) feet from an UNSIGNALIZED intersection and at least forty (40) feet from a SIGNALIZED intersection.
- v. The interior width of a CURB CUT (between curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.
- vi. A DRIVEWAY APRON may be installed only within the furnishing zone of a sidewalk and must be constructed in accordance with all standards established by relevant City Departments.
- vii. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the DRIVEWAY APRON and the ABUTTING driveway. The appearance of the walkway (ie. scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the sidewalk.

**Figure 4.2.16 Sidewalk Curb Cuts**



## T A B L E O F C O N T E N T S

- I. **SITE SPECIFICS**
  - A. Site Description
  - B. Inspection Of Site
  - C. Past Uses of Site And Adjacent Areas
  - D. Environmental Inspections/Studies
- II. **REGULATORY AGENCY FILE REVIEW**
  - A. EPA File Review
  - B. DEP File Review
  - C. Local Municipal Offices
- III. **SOURCES OF OIL AND HAZARDOUS MATERIALS**
  - A. Past And Present Storage
  - B. Waste Generation And Disposal
  - C. Potential Sources And Receptors
- IV. **SUBSURFACE INVESTIGATION**
  - A. Site Geology/Hydrology
  - B. Soil/Groundwater Sampling And Analysis
  - C. Soil Sample Screening Results
  - D. Magnetometer Survey
- V. **LIMITATIONS**
  - A. Limitations
- VI. **ATTACHMENTS**
  - A. Figures And Photographs
  - B. Informational Sources
  - C. Regulatory/Municipal Records
  - D. Oil/Hazardous Materials Records
  - E. Title Search And/Or Deed
  - F. Test Boring Logs
  - G. Asbestos, Lead, Radon Testing Results
  - H. Laboratory Test Results/Chain Of Custody
  - I. Massachusetts Contingency Plan

## SECTION V

### CONCLUSIONS AND RECOMMENDATIONS

#### **A. Inspection/Investigative Conclusions**

In February and March of 1997, IES conducted a Preliminary Site Assessment (PSA) of the subject site. This PSA consisted of a historical review, a site inspection, research of State and local files, as depicted in Sections I and Section II of this report, and a subsurface exploration program consisting of test borings, soil samples screening, and laboratory analysis of groundwater samples.

The subject site is occupied by a two-story, wood frame structure, which is occupied by an optometrist's office on the first floor, and a residential apartment unit on the second floor. The existing building was constructed around 1920 for residential use, prior to which time the site was occupied by a single-family dwelling since before the turn of the century. The commercial use of the site began in the 1960's, and previous tenants included an ice cream shop and lawyers offices.

The building at the site is heated with natural gas, and there is no record of any underground storage of oil or hazardous materials. In addition, the building has been utilized for residential purposes, as well as for an optometrist's office, a law office, and an ice cream shop, and there is no record of any oil or hazardous materials generation by any past or existing uses of the site. Finally, there is no record of any DEP or municipal investigations at the site involving a release of oil and/or hazardous materials at the site. As a result, no on-site potential sources of contamination were identified during the course of this investigation.

Potential off-site sources of contamination identified in proximity to the site in question include the past underground storage and documented releases at the abutting former Texaco Station at 201-203 Elm Street (RTN 3-0149), and at the former Best Station at 208 Elm Street (RTN 3-1562), which is located approximately 150 feet to the west of the site. In addition, past underground storage has also been documented in the vicinity of the site at 187, 191, and 214 Elm Street and 349, 377, and 381 Summer



## SECTION V

### CONCLUSIONS AND RECOMMENDATIONS

#### **A. Inspection/Investigative Conclusions**

In February and March of 1997, IES conducted a Preliminary Site Assessment (PSA) of the subject site. This PSA consisted of a historical review, a site inspection, research of State and local files, as depicted in Sections I and Section II of this report, and a subsurface exploration program consisting of test borings, soil samples screening, and laboratory analysis of groundwater samples.

The subject site is occupied by a two-story, wood frame structure, which is occupied by an optometrist's office on the first floor, and a residential apartment unit on the second floor. The existing building was constructed around 1920 for residential use, prior to which time the site was occupied by a single-family dwelling since before the turn of the century. The commercial use of the site began in the 1960's, and previous tenants included an ice cream shop and lawyers offices.

The building at the site is heated with natural gas, and there is no record of any underground storage of oil or hazardous materials. In addition, the building has been utilized for residential purposes, as well as for an optometrist's office, a law office, and an ice cream shop, and there is no record of any oil or hazardous materials generation by any past or existing uses of the site. Finally, there is no record of any DEP or municipal investigations at the site involving a release of oil and/or hazardous materials at the site. As a result, no on-site potential sources of contamination were identified during the course of this investigation.

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Street. Due to the proximity, the former underground storage at these properties is considered to pose a potential environmental threat to the subject site.

The nearby RCRA, CERCLIS, and NPL listed properties are located at a sufficient distance and/or cross gradient location so as not to pose a significant environmental threat to the subject site at this time.

In light of the aforementioned on-site and off-site potential sources of contamination, a subsurface exploration program was performed at the site. This investigation consisted of the advancement of a total of three test borings (B-1 through B-3), and the installation of monitoring wells in each of these borings. Soil sample screening during the borings did not indicate the presence of any significantly elevated levels of VOC's ( $\leq 1$  ppm) detected in soil samples obtained from all three of the borings which were advanced at the site as part of this investigation. As a result, laboratory analysis of soil samples was not considered warranted.

Laboratory testing was performed on groundwater samples obtained from the three monitoring wells installed at the site as part of this investigation. The results of this testing did not indicate the presence of any VOC's or TPH, above laboratory quantitation limits, in any of the samples tested, with the exception of 7  $\mu\text{g/l}$  of Naphthalene in the sample obtained from the monitoring well installed in boring B-1, and 1  $\mu\text{g/l}$  of Naphthalene in the groundwater sample obtained from B-2. However, this concentration is well below the applicable Reportable Concentration (RCGW-2) for Naphthalene of 6,000  $\mu\text{g/l}$ .

Based on the contents of this report, the interpretation of the data above, and the interpretation of the remainder of the information detailed in this report, the subject site, at this time, is considered to exhibit a release which is **below** the Department of Environmental Protection's "Reportable Concentrations", as defined in the Massachusetts Contingency Plan (310 CMR 40.0300), and therefore, DEP notification is not required at this time.

#### **B. Recommendations For Further Investigation**

None at this time.

DEBORAH P. FAWCETT  
ATTORNEY AT LAW

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9 April 1997

Mr. Timothy McNeill  
Wisdom Publications, Inc.  
361 Newbury Street 4th floor  
Boston, MA 02115

Re: 199 Elm Street, Somerville, Massachusetts

Dear Mr. McNeill:

I have been pleased to advise you, in consultation with Kathleen McCabe, Esq., on certain environmental matters related to Wisdom Publication, Inc.'s intended acquisition of 199 Elm Street in Somerville for its corporate offices. My work has focused on potential liability for contamination at the property under the Massachusetts Oil and Hazardous Material Release Prevention and Response Act, Mass. Gen. Laws ch. 21E, and the regulations promulgated thereunder at 310 CMR 40.0000 et seq. (collectively, "Chapter 21E"). I have not evaluated other possible environmental concerns, such as the presence of lead, radon or asbestos at the property; I understand that others have advised you on those issues.

Chapter 21E establishes a statutory framework of affirmative obligations and liability for actual or threatened releases of oil and/or hazardous materials that exceed stated thresholds, known as reportable concentrations. The statute lists five categories of responsible parties for releases of hazardous materials: (1) the current owner and current operator of the site at or from which the release has occurred, (2) the owner and operator of the site at the time the hazardous materials were stored or disposed of at the site, (3) the party who arranged for transport, disposal, storage or treatment of the hazardous material at or to the site, (4) the party who transported the hazardous material to the site, and (5) any party who otherwise caused or is legally responsible for the release. The first and fifth categories also apply to releases of oil; the second, third and fourth do not. Liability under the statute is "strict"; it is based upon status rather than fault.

Subject to certain exceptions, parties who fit within one of these categories of liability are responsible for notifying the appropriate public

are liable to the Commonwealth of Massachusetts for costs the Commonwealth incurs in responding to the release and for natural resource damages. Responsible parties are also liable to others whose property is damaged as a result of the release. Liability to the Commonwealth and to those whose property has been damaged is "joint and several." Any one of the responsible parties for the release can be held liable for 100% of the damages. The statute takes a different approach to response costs incurred by responsible parties. Any party who undertakes necessary and appropriate response actions is entitled to reimbursement of the reasonable costs of those response actions from any other person liable for the release. Where there are two or more responsible parties, each is liable to the others for its "equitable share" of the response costs.

Under this statutory scheme, unwitting purchasers of contaminated property can find themselves facing great cost and inconvenience. The purpose of my work, in consultation with Kathleen McCabe, has been to help you to evaluate and minimize the risk of such unfortunate consequences in connection with Wisdom's purchase of the 199 Elm Street property. To that end, I assisted Kathleen McCabe in drafting and negotiating the purchase and sale agreement, and I worked with Frank Dardeno, the Seller's attorney, and Daniel Jaffe of IES, Inc., the environmental consultant hired by the Sellers, on the details and scope of the environmental site assessment work to be performed at the site. The first phase of the assessment included an inspection of the property, an investigation of the historical uses of the property and surrounding properties, and a review of available government records. Dan Jaffe and I discussed the results of the first phase when it was completed. I then discussed the need for and scope of the second phase, the subsurface investigation, with Dan Jaffe and Frank Dardeno. I discussed the results of the subsurface work with Dan Jaffe after he received the report from the laboratory, and I have reviewed and discussed with Jaffe the preliminary site assessment report prepared by IES (dated March 19, 1997 and identified as IES Project # 797-134). I also requested and worked with Jaffe on the wording of a letter to Wisdom Publications from IES authorizing Wisdom and its lender, Somerset Savings Bank, to rely on the contents of the IES report. A copy of that letter is enclosed herein.

In reviewing the IES report on 199 Elm Street, I noticed a statement on page 12 that was inconsistent with several other statements and conclusions contained in the report: it indicated that a permit for a 3000 gallon underground fuel oil storage tank had been issued for the property in 1945. The inconsistency was significant, and I expressed my concern to Jaffe. Jaffe assured me that the

Mr. Timothy McNeill  
9 April 1997  
Page 3

statement was in error and should not have been included in the report. He later provided me with a substitute page 12, with the statement deleted, a copy of which is enclosed in this letter. The copy of the report I received was also missing materials related to the Best Petroleum site, which should have been included in the IES report's appendix. At my request, Jaffe forwarded me the missing materials, which I have reviewed. I believe he also sent a copy of the missing materials to you directly.

The initial phase of IES's assessment turned up a number of potential off-site sources of contamination, but none within the property boundaries of 199 Elm Street itself. The IES report notes three sites that are included in the list of sites maintained by the Massachusetts Department of Environmental Protection (DEP) in close proximity to 199 Elm Street: Best Petroleum at 208 Elm Street, Ming Toy Restaurant at 212-214 Elm Street, and the former Texaco station at 201 Elm Street, which abuts 199 Elm Street to the northwest. The report also notes the apparent presence of underground storage tanks, some of them quite old, in the immediate vicinity of 199 Elm Street, though there is no indication that underground storage tanks were ever present at 199 Elm Street itself. The existence of these potential sources of contamination led IES to conclude that a subsurface investigation of 199 Elm Street was warranted.

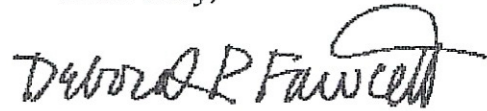
The subsurface work consisted of three borings, each of which was developed as a ground water monitoring well. Soil encountered during the borings was screened at intervals in the field for total VOCs (volatile organic compounds); the readings were low enough for IES to conclude that laboratory analysis of soil samples was unnecessary. One sample of groundwater from each of the wells was collected and subjected to analysis for VOCs and TPH (total petroleum hydrocarbons) at Analytical Laboratories, Inc. of Somerville. The results, as reported by IES, showed no VOCs or TPH above the laboratory quantitation limits except for low levels of naphthalene in two samples: 7 micrograms per liter in B-1, and 1 microgram per liter in B-2. The reportable concentration threshold for naphthalene in the groundwater at the property is 6000 micrograms per liter; the concentrations found at the property are far below this reporting threshold.

I have no independent knowledge of the conditions at the property and I am relying on all representations made by IES in its report as accurate and true. The report notes the presence of a number of possible sources of contamination in close proximity to the 199 Elm Street property; but, according to the report, none of the three nearby DEP sites appears to be upgradient of the 199 Elm Street property. Most importantly, the subsurface investigation did not turn up

Mr. Timothy McNeill  
9 April 1997  
Page 4

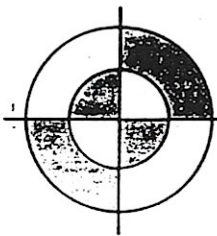
any evidence of contamination on the property beyond the reportable concentrations. There is therefore no evidence of contamination at the 199 Elm Street property that would give rise to any affirmative obligation to notify the Massachusetts Department of Environmental Protection or to take any response actions by virtue of assuming ownership of the property. The situation is not completely risk-free. It is possible that there could be some contamination in the soil or groundwater at the property that was not detected by the three-boring point investigation conducted by IES. But the investigation did not reveal the presence of oil or hazardous materials at the property that would give rise to any affirmative obligation or liability under Chapter 21E.

Yours truly,

A handwritten signature in black ink, appearing to read "Deborah P. Fawcett". The signature is written in a cursive, flowing style with a large loop at the end of the last name.

Deborah P. Fawcett

cc: Kathleen McCabe, Esq.



# IES, INC.

ENVIRONMENTAL CONSULTANTS

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March 19, 1997

Dr. Lester Glaser  
5196C Euorpa Drive  
Boynton Beach, FL 33437

Re: IES Project #797-134  
Preliminary Site Assessment  
199 Elm Street  
Somerville, MA

Dear Dr. Glaser:

As requested, and in accordance with the Terms of our Contract, IES, Inc. has conducted a Preliminary Site Assessment (PSA) relative to the above referenced property. The purpose of this Preliminary Report is to address the likelihood of a release or threat of release of oil or hazardous materials at the subject site.

The following is our **Executive Summary** which details the major findings of the report:

1. In February and March of 1997, IES conducted a Preliminary Site Assessment (PSA) of the subject site. This PSA consisted of a historical review, a site inspection, research of State and local files, as depicted in Section I and Section II of this report, and a subsurface investigation, including test borings, soil sample screening, and laboratory analysis of groundwater samples.
2. The subject site is occupied by a two-story, wood frame structure, which is occupied by an optometrist's office on the first floor, and a residential apartment unit on the second floor. The existing building was constructed around 1920 for residential use, prior to which time the site was occupied by a single-family dwelling since before the turn of the century. The commercial use of the site began in the 1960's, and previous tenants included an ice cream shop and lawyers offices.
3. The building at the site is heated with natural gas, and there is no record of any underground storage of oil or hazardous materials. In addition, the building has been utilized for residential purposes, as well as for an optometrist's office, a law office, and an ice cream shop, and there is no record of any oil or hazardous materials generation by any past or existing uses of the site. Finally, there is no record of any DEP or municipal investigations at the site involving a release of oil and/or hazardous materials at the site. As a result, no on-site potential sources of contamination were identified during the course of this investigation.



4. Potential off-site sources of contamination identified in proximity to the site in question include the past underground storage and documented releases at the abutting former Texaco Station at 201-203 Elm Street (RTN 3-0149), and at the former Best Station at 208 Elm Street (RTN 3-1562), which is located approximately 150 feet to the west of the site. In addition, past underground storage has also been documented in the vicinity of the site at 187, 191, and 214 Elm Street and 349, 377, and 381 Summer Street. Due to the proximity, the former underground storage at these properties is considered to pose a potential environmental threat to the subject site.

The nearby RCRA, CERCLIS, and NPL listed properties are located at a sufficient distance and/or cross gradient location so as not to pose a significant environmental threat to the subject site at this time.

5. In light of the aforementioned on-site and off-site potential sources of contamination, a subsurface exploration program was performed at the site. This investigation consisted of the advancement of a total of three test borings (B-1 through B-3), and the installation of monitoring wells in each of these borings. Soil sample screening during the borings did not indicate the presence of any significantly elevated levels of VOC's ( $\leq 1$  ppm) detected in soil samples obtained from all three of the borings which were advanced at the site as part of this investigation. As a result, laboratory analysis of soil samples was not considered warranted.


Laboratory testing was performed on groundwater samples obtained from the three monitoring wells installed at the site as part of this investigation. The results of this testing did not indicate the presence of any VOC's or TPH, above laboratory quantitation limits, in any of the samples tested, with the exception of 7  $\mu\text{g/l}$  of Naphthalene in the sample obtained from the monitoring well installed in boring B-1, and 1  $\mu\text{g/l}$  of Naphthalene in the groundwater sample obtained from B-2. However, this concentration is well below the applicable Reportable Concentration (RCGW-2) for Naphthalene of 6,000  $\mu\text{g/l}$ .

6. Based on the contents of this report, the interpretation of the data above, and the interpretation of the remainder of the information detailed in this report, the subject site, at this time, is considered to exhibit a release which is **below** the Department of Environmental Protection's "Reportable Concentrations", as defined in the Massachusetts Contingency Plan (310 CMR 40.0300), and therefore, DEP notification is not required at this time.

Furthermore, if additional data becomes available, or related quantitative or qualitative analysis is performed, IES should review the material to determine if the conclusions in this report should be modified


Respectfully submitted,

IES, INC.

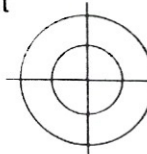


Daniel G. Jaffe  
President

REVIEWED BY:

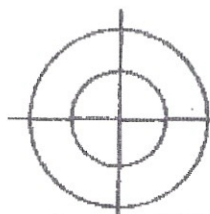


Gerard R. Goguen  
Vice President



IES, INC.





**IES, INC.**

**ENVIRONMENTAL CONSULTANTS**

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April 3, 1997

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Mr. Timothy McNeill  
Wisdom Publications, Inc.  
361 Newbury Street  
Boston, MA 02115

Re: IES Project No. 797-134  
Preliminary Site Assessment  
199 Elm Street  
Somerville, MA

Dear Mr. McNeill:

IES, Inc. prepared the above referenced report at the request of Lester and Barbara Glaser, the current owners of 199 Elm Street in Somerville, MA. The report documents the Preliminary Site Assessment (PSA) that IES conducted on the property, at the Glasers' request, in order to address the likelihood of a release or threat of release of oil or hazardous materials at the property at the time of the report, in accordance with M.G.L. Chapter 21E and the Massachusetts Contingency Plan (310 CMR 40.0000).

IES understands that Wisdom Publications, Inc. is interested in purchasing the property from the Glasers, provided that the environmental condition of the property is satisfactory, and that Wisdom expects to obtain financing for the purchase from Somerset Savings Bank of Somerville, MA. Pursuant to the Glasers' request, and to the terms of IES's agreement with the Glasers, IES has provided you with a copy of the referenced report, and hereby authorizes Wisdom Publications, Inc. and Somerset Savings bank to use and rely upon the report in conjunction with the pending purchase and financing of the property.

Furthermore, if additional data becomes available, or related quantitative or qualitative analysis is performed, IES should review the material to determine if the conclusions in this report should be modified.

IES is pleased to have been of service to you, and should you have any questions about this report, please do not hesitate to contact our office.

Respectively Submitted  
IES, INC.

Daniel G. Jaffe  
President

cc: Ms. Deborah Fawcett