



**231-249 ELM STREET AND
6-8 & 12 GROVE STREET**

PUBLIC MEETING

FEBRUARY 12, 2025

What we've heard - key themes

- Strong need for housing
- Density
- Importance of housing near a transit node
- Small-scale artisan retail character
- Variety of retail options are desired
- Davis Square needs a catalyst

What we have heard from the Community:

- There is an acute shortage of housing; transit-oriented housing is critical to the future of Davis Square.
 - ✔ **500 units of residential housing will be created.**
- Delivery of affordable housing is imperative.
 - ✔ **100 units of affordable housing will be created.**
- Housing should help facilitate key resident needs (for example, allowing existing Somerville residents aging-in-place).
 - ✔ **Committed to working with the City to prioritize existing senior Somerville residents, existing Somerville residents, and veterans.**
- Union job creation is important.
 - ✔ **Construction will be executed with 100% union labor; over 1,000 union-construction jobs will be created.**
- Long-term home for existing business.
 - ✔ **Active discussions ongoing with The Burren to return (at its identical existing rent)**
 - ✔ **Active discussions ongoing with Dragon Pizza to return (at its identical existing rent)**

What we have heard from the Community *(continued)*:

- Preserve retail character and enhance public realm.
 - ✔ **Artisan retail spaces have been purpose-designed; currently curating a unique mix of retail tenants.**
 - ✔ **Increased public plaza space.**
- Request for a wine bar on the ground-floor.
 - ✔ **Active discussions ongoing with GrapeFruit.**
- Relocate residential lobby to Grove Street (from Elm Street).
 - ✔ **Residential lobby has been relocated to Grove Street, further enhancing activation on Elm Street.**
- All loading should be 'off-street'.
 - ✔ **The loading (and trash removal) has been designed to be fully internalized within the building.**
- Creation of permanent, sustained jobs is important.
 - ✔ **Over 100 permanent jobs will be created onsite.**

What we have heard from the Community *(continued)*:

- Generate new tax revenue for the City.
 - ✔ **The building will generate substantial new tax revenues for the City.**
- Davis Square needs a catalyst.
 - ✔ **The residential building will generate a positive-feedback-loop and stimulate and sustain businesses (existing and new) in Davis Square.**
 - ✔ **This will rejuvenate the Davis Square ecosystem, particularly given the reduction in foot-traffic due to the Green Line opening and post-covid consumer habits.**
- Provide subsidized opportunities for small businesses:
 - ✔ **Prepared to give two retail spaces to the City, at no cost.**

Design Advancement

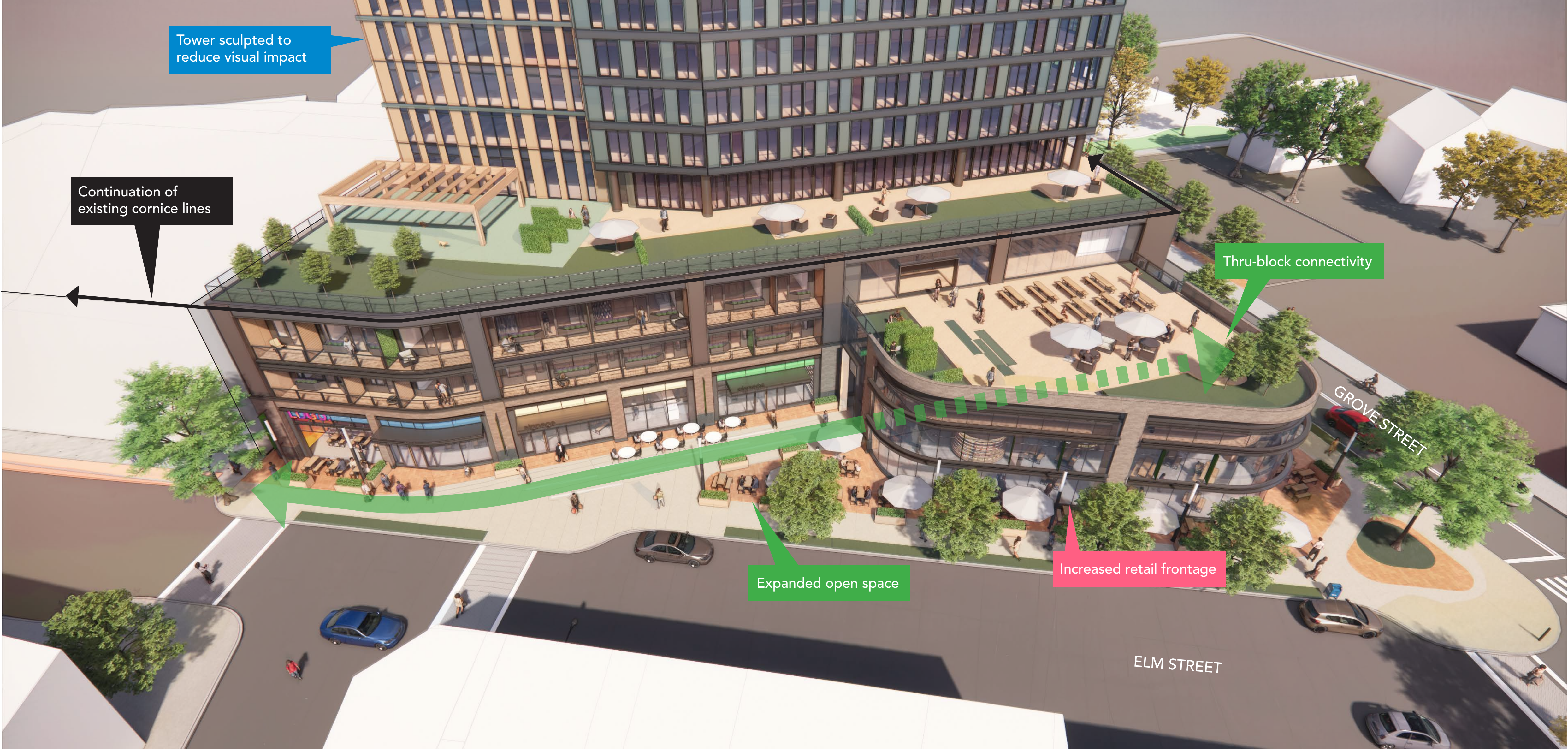


COPPER MILL



Davis Square

Podium and Streetscape



Podium and Streetscape



View from Elm Street

Thru-block retail arcade

Retail

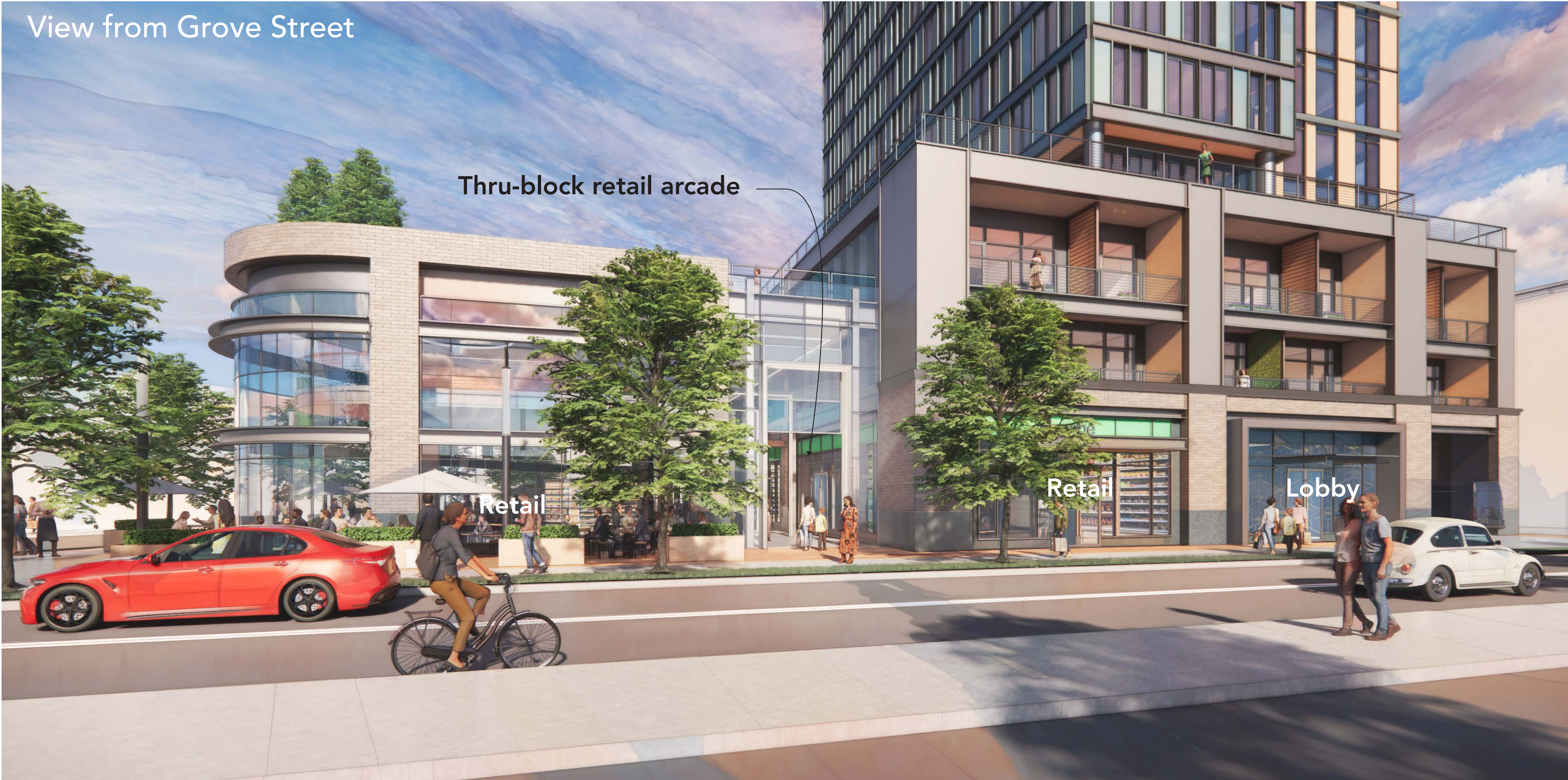
Retail

Podium and Streetscape



Podium and Streetscape

View from Grove Street



Thru-block retail arcade

Retail

Retail

Lobby

Podium and Streetscape









View from Grove Street



Retail Experience Summary:

Current Ground-Floor:	
Tenant:	
 The Burren	In discussions to return
 Dragon Pizza	In discussions to return
 McKinnon's	Declined to Return
 Kung Fu Tea	Declined to Return
Martsa	Declined to Return



Future Ground-Floor:		
Tenant:	Concept:	
 The Burren:	Irish music venue and pub (<i>existing tenant</i>); LETTER OF INTENT ISSUED (<i>identical to current rent</i>)	
 Dragon Pizza:	Pizza parlor (<i>existing tenant</i>); LETTER OF INTENT ISSUED (<i>identical to current rent</i>)	
 The Meating House:	Butcher shop (<i>discussions ongoing; McKinnon's has declined</i>)	
 Poets & Pulp:	Independent bookstore, papier, stationery and juice bar (<i>discussions ongoing</i>)	
 The Squawk:	Comedy club (<i>discussions ongoing</i>)	
 Bandit Bicycle Bar:	'Buccaneer-themed <i>bicyclist</i> bar' (<i>discussions ongoing</i>)	
 The Hollow:	'Arcade-style' experience (<i>discussions ongoing</i>)	
 GrapeFruit:	Wine bar (<i>discussions ongoing</i>)	

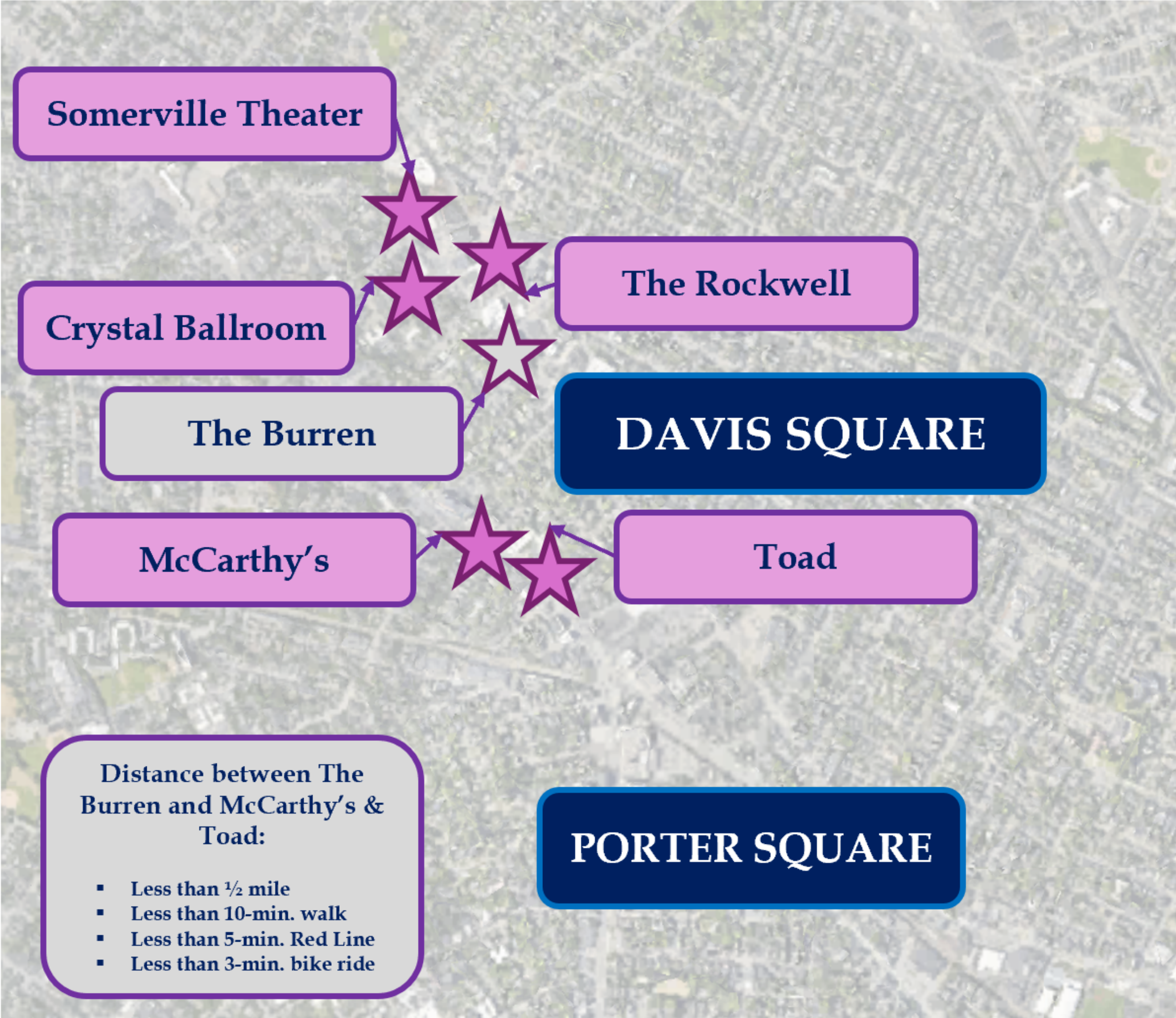


Please note: In response to community feedback – and in order to protect local businesses – Copper Mill has ceased discussions with Tatte and Santander.

Retail Experience Summary (continued):



Continuity of Cultural Presence during Construction Period:



THANK YOU



An aerial photograph of a city block, likely in Copper Mill, showing a mix of multi-story brick and concrete buildings, parking lots, and streets. The word "APPENDIX" is overlaid in large, bold, black letters in the center of the image. The scene is captured from a high angle, showing the layout of the buildings and the surrounding urban environment.

APPENDIX

Case Studies

Union Square



"I have lived in this neighborhood for almost 30 years and travel across town every day [to Union Square], so I was extremely opposed to that [Bacon] building, and I will happily tell you now, someone who has actually lived with that building in their space on a daily basis for quite some time now, it's really not that bad...I'm actually very happy to say that I really changed my mind on that over the years."

- Community member at Dec. 11th meeting

Key themes:

- Active public realm
- Meaningful housing generation
- Maintain neighborhood character

Central Square



What we've heard - direct community input

"I think we're totally in agreement that we need housing. **We really need housing.**" - from 10/16/2024 public meeting

"You know how many cities would die to have this amount of **transit access**? And the fact that there isn't dense housing next to it is just like crazy." - from 10/16/2024 public meeting

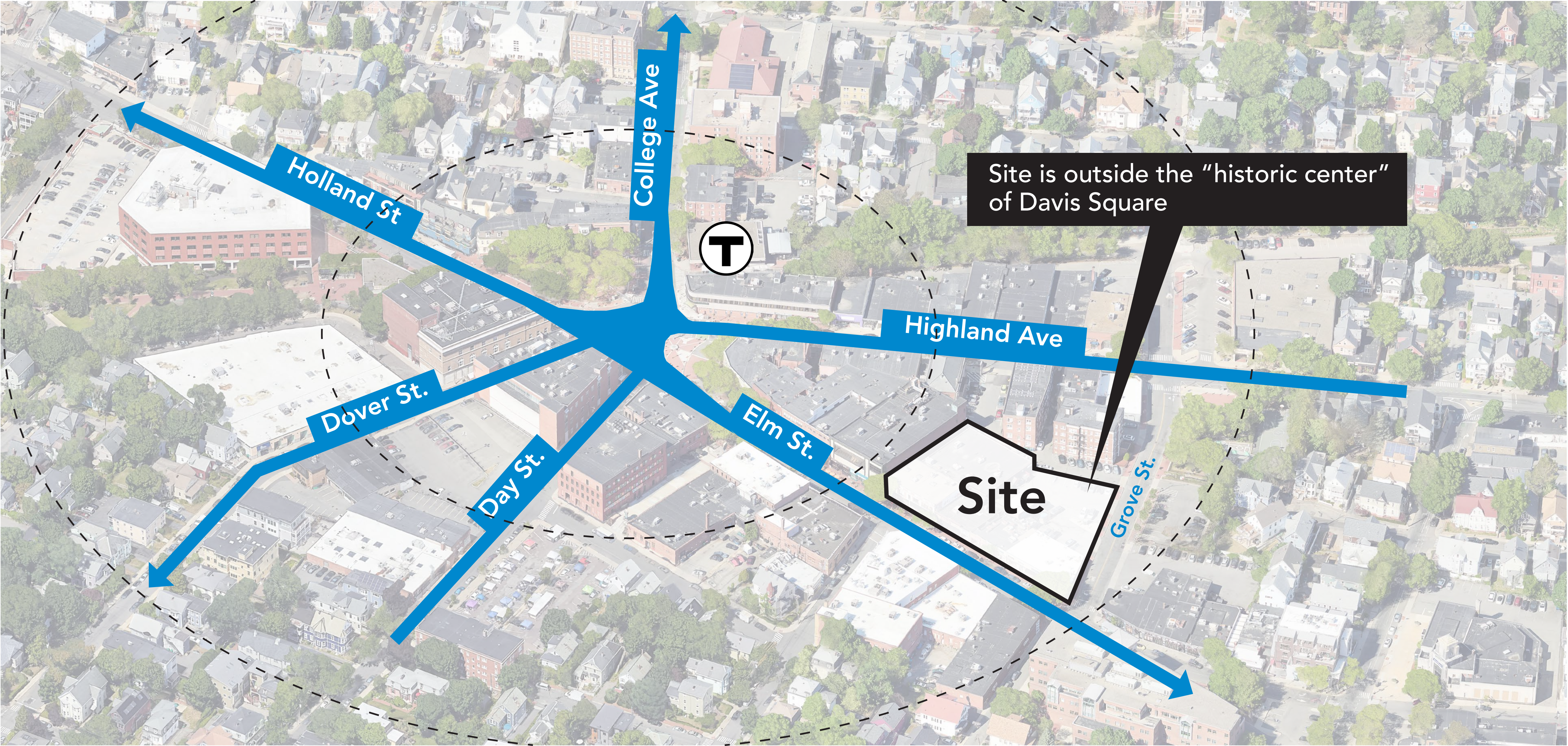
"[We need to] **preserve the eclectic fabric** of our Square." - from 10/30/2024 public meeting

"I really appreciate... the emphasis on **residential and mixed-use** development... The other is the attention that you've given to the existing retail and how you want to keep the fuel in the square. I really feel like this is a **positive change and a great opportunity.**" - from 10/30/2024 public meeting

"...The state is pushing **transit-oriented housing** through the new zoning laws too, and we're not really taking advantage of that in a place where we have a Red Line and walkability to Green Line and bus lines." - from 10/16/2024 public meeting

"...**How can we get this project under construction in the next 12 months?** ... What are the challenges facing you guys? And is there anything that we as the community can do to help?." - from 10/30/2024 public meeting

Project Location

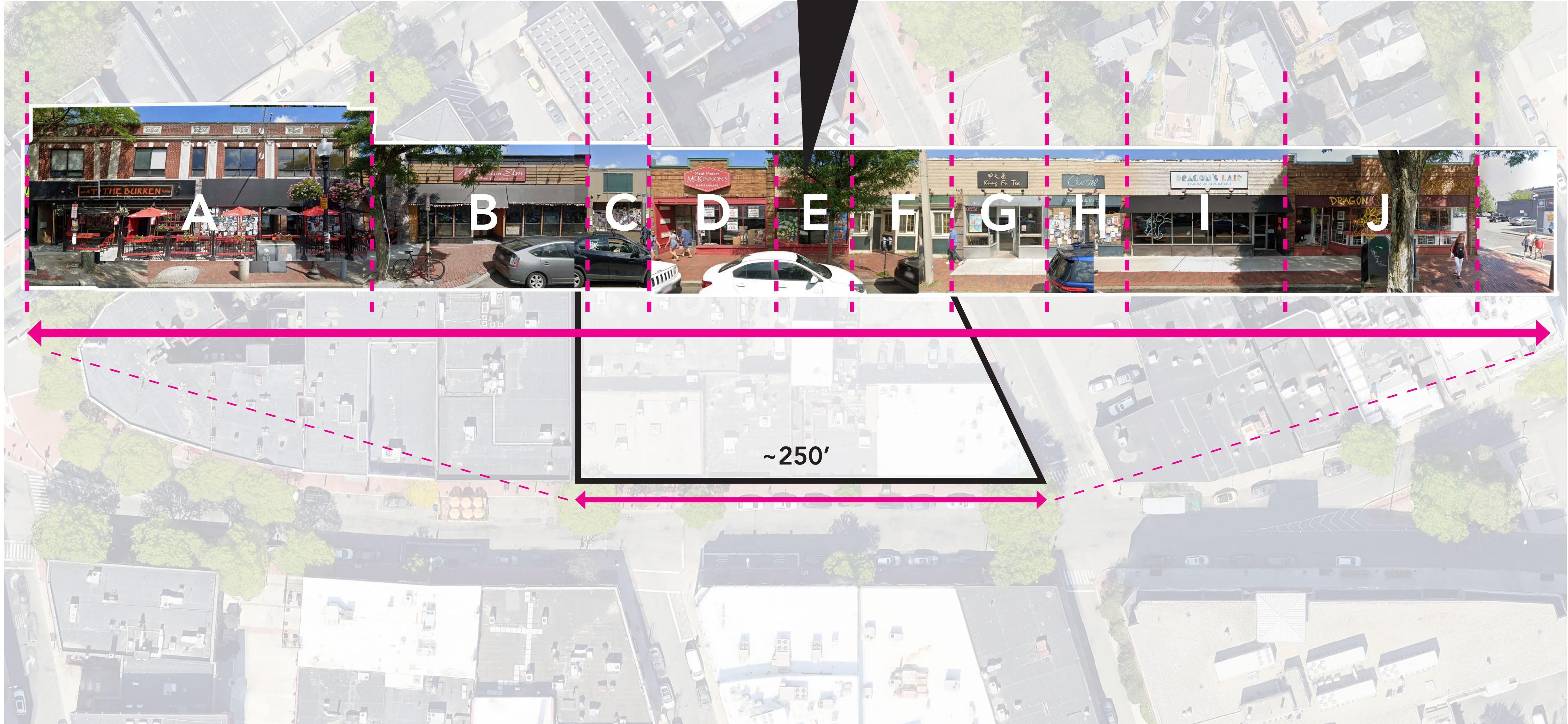


Site is outside the "historic center" of Davis Square

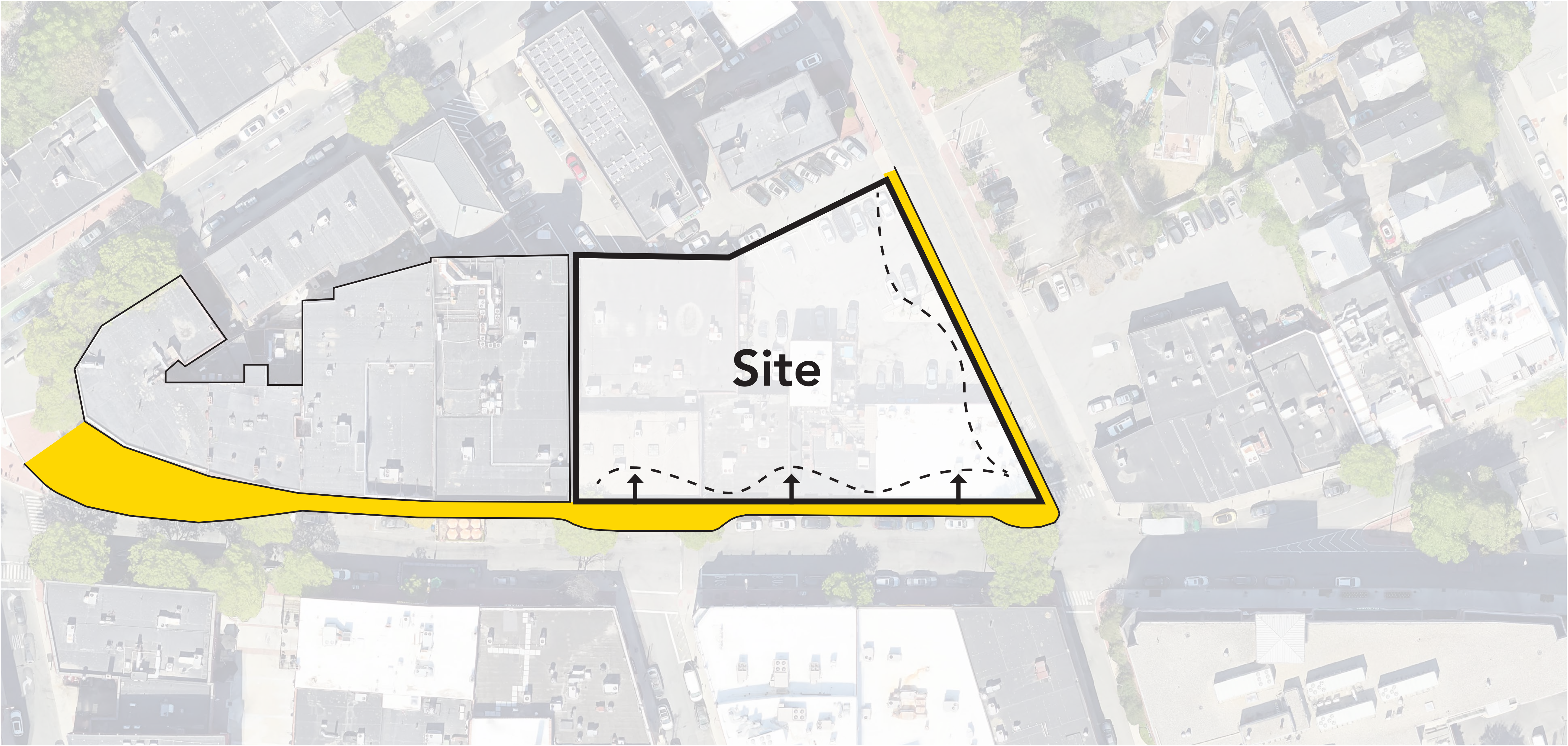
Site

Elm Street Character

A desire to maintain the scale and character of existing streetscape



An opportunity to expand public realm



An opportunity to add housing

Lab



Residential



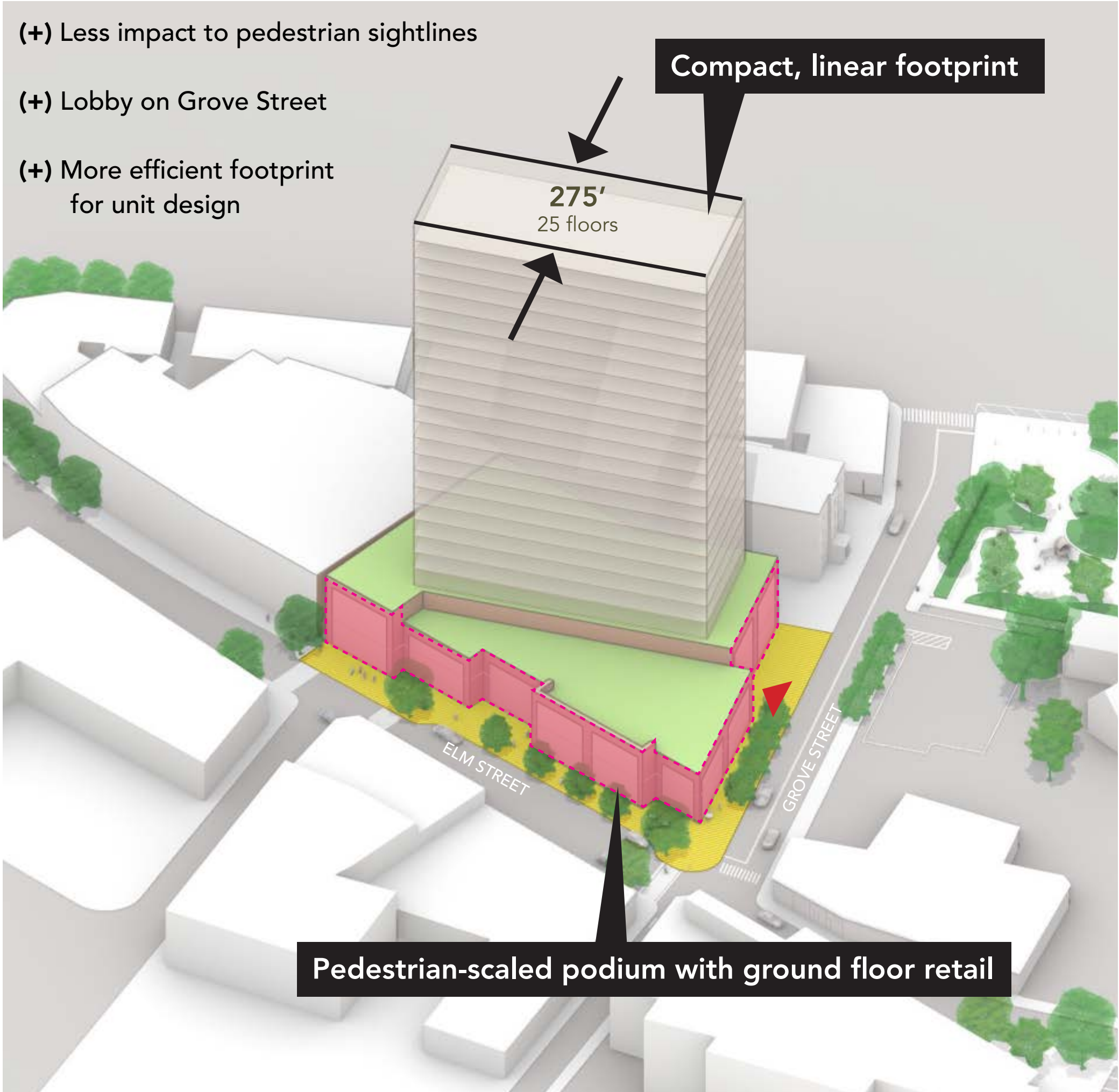
Public Realm 

Massing Studies shown at 12/11 meeting

500 units



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