

Madalyn Letellier

From: Adam Dash [REDACTED]
Sent: Thursday, February 8, 2024 11:49 AM
To: Kimberly Wells; Matthew McLaughlin; Planning1
Cc: Jesse Clingan; All City Council; Public Comments
Subject: Supplement to Item 23-1810 for zoning map change at 234 and 236 Pearl St
Attachments: Pearl St 234-236-supplement to zoning map change application 2024-02-08.pdf

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Dear Chairs McLaughlin and Capuano and Madame Clerk,

Attached please find a supplement to the submission regarding City Council Item 23-1810 for the zoning map change at 234 and 236 Pearl Street.

We will be ready to present at the joint Land Use and Planning Board meeting on February 15, 2024.

Best,

Adam Dash, Esq.
Adam Dash & Associates
[REDACTED]
Davis Square
Somerville, MA 02144
[REDACTED]

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**ADAM DASH & ASSOCIATES
ATTORNEYS AT LAW**

WWW.ADAMDASHLAW.COM

**ADAM DASH
PAUL METSCHER
MARK SHEEHAN**

VIA EMAIL ONLY

February 8, 2024

Kimberly Wells, City Clerk

Hon. Matthew McLaughlin, Chair, Land Use Committee

Michael Capuano, Chair, Planning Board

RE: 234 Pearl Street and 236 Pearl Street Zoning Map Change Application
City Council Item 23-1810

Dear Chairs and Madam Clerk:

Enclosed for filing with City Council Item 23-1810, please find the following supplemental documents to the above-referenced Zoning Map Amendment Application regarding the above-referenced properties:

1. Letter committing to certain community benefits which have been negotiated with the Gilman Square Neighborhood Council; and
2. Revised plans showing increased voluntary setbacks for the project proposed should the Zoning Map Change be approved.

We will present the application at the February 15, 2024 joint meeting of the Land Use Committee and the Planning Board.

If you have any questions, please feel free to contact me.

February 8, 2024
Page 2

Thank you.

Very truly yours,

A handwritten signature in black ink, consisting of a series of fluid, connected strokes that form the name 'Adam Dash'.

Adam Dash

cc: Hon. Jesse Clingan, Ward 4 Councilor, via email only
Planning Preservation and Zoning Division, via email only
City Council, via email only
City Clerk's office public comments portal, via email only

Tony Barros, Manager
Barros Properties LLC
[REDACTED]
Dorchester, MA 02124

February 7, 2024

Gilman Square Neighborhood Council

RE: 234 and 236 Pearl Street project

I am providing this letter per our meeting with members of the Gilman Square Neighborhood Council Board on February 1, 2024 regarding the proposal by Barros Properties LLC to demolish the existing structures at 234 and 236 Pearl Street in Somerville and to replace them with a new six-story, mixed-use building, in the event that the current application to change the zoning map designation of those properties from Mid Rise 4 to Mid Rise 6 is approved. This letter is the beginning of conversations with the community, and is not intended to be all encompassing of community benefits that will be considered for incorporation into the project when applying for zoning relief for the proposed project should the requested zoning map change be approved. Barros Properties LLC will continue to engage with the community in open dialogue through the entirety of the design and construction process.

Barros Properties LLC hereby commits to investigating the follow neighborhood requests before applying for zoning relief for the proposed project if said zoning map change to Mid Rise 6 is approved:

1. Revise the proposed building so as not to completely block the small, first floor bedroom window in Unit 1R at 226 Pearl Street, which window is currently located on the lot line.
2. Revise the proposed building so as to further increase light at the two second floor windows to the art studio in Unit 2R at 226 Pearl Street. This could include finding ways to allow for light to be more reflected into said windows.
3. Improve or create more outdoor space for the residents at the Pearl Street Park building at 240 Pearl Street. Changes to the 240 Pearl Street property, to the streetscape and to the street trees would need to be approved by the City of Somerville but implemented or paid for by Barros Property LLC, if allowed by the City.
4. Allocate a portion of the first floor commercial storefront space in the proposed building for a small, local business.
5. Request that the City either permit Barros Properties LLC to construct a raised crosswalk across Pearl Street near the proposed building, or alternatively allow Barros Properties

LLC to pay for said work should the City of Somerville want to perform said work itself. All work done would be in compliance with all codes and standards applicable to the City of Somerville.

Prior to receiving a building permit should the zoning map change and the zoning relief for the proposed building be approved, Barros Properties LLC will investigate the following:

1. Work to prevent damage to the structure of the 226 Pearl Street building during construction of the proposed building. The team is committed to communicating construction impacts to the community, and will provide a construction plan as is required in the Somerville Permitting process.

2. Cooperate with the owners of 226 Pearl Street and the Pearl Street Park building at 240 Pearl Street to prevent automobiles associated with the proposed building from parking on Skilton Avenue against the property lines of 226 Pearl Street and the Pearl Street Park building at 240 Pearl Street.

In addition to the above, Barros Properties LLC will submit revised views showing the increased stepbacks for the proposed building facing 226 Pearl Street and 232 Pearl Street as was presented at the neighborhood meeting on January 30, 2024.

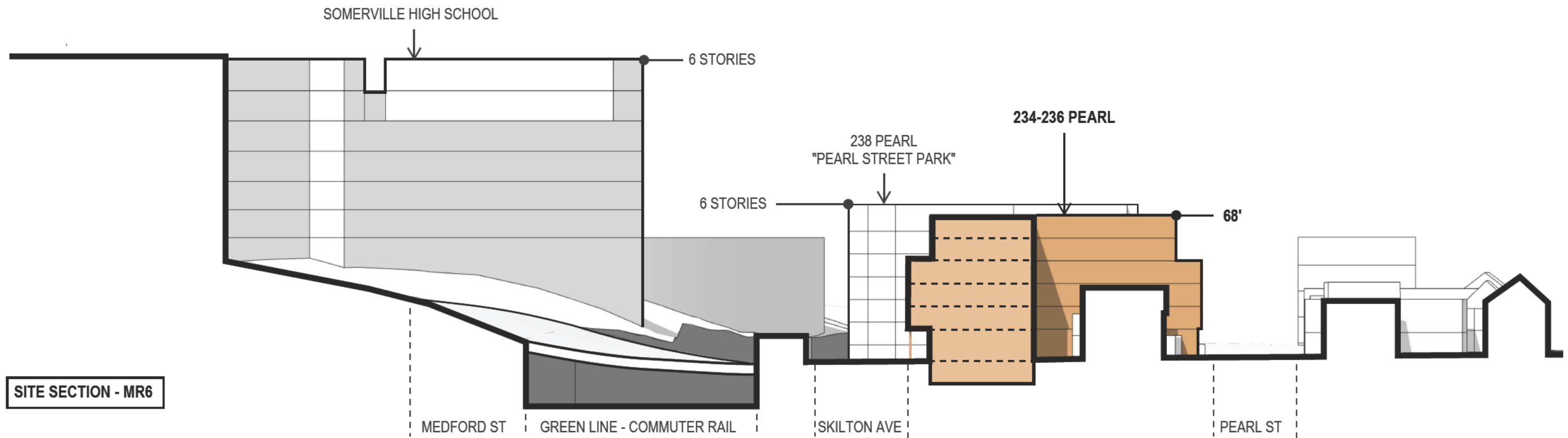
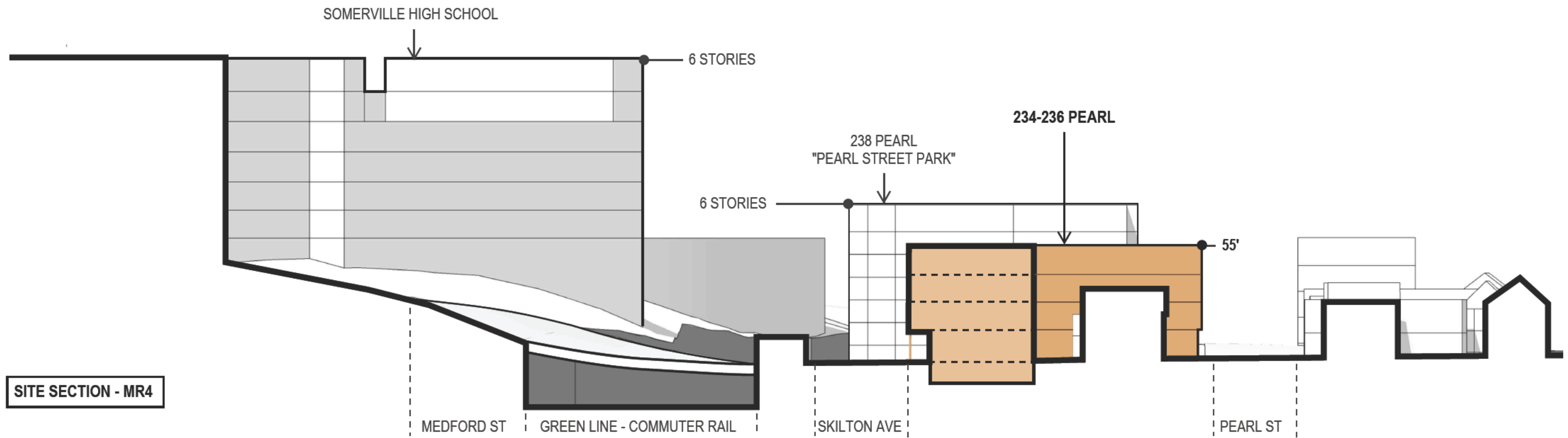
Thank you.

Very truly yours,

Handwritten signature of Tony Barros, consisting of a stylized 'B' and a flourish.

2/7/24

Tony Barros, Manager
Barros Properties LLC



ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

RUNCIBLE STUDIOS

234-236 PEARL ST.
SOMERVILLE, MA
PROJECT NO. 2022-008

MARILYN W. MOEDINGER, AIA, LEED AP
CAMBRIDGE, MA
617-939-9888
MARILYN@RUNCIBLESTUDIOS.COM

SITE SECTIONS

A13.a

TITLE

SKETCH NUMBER

ZONING MAP CHANGE

REFERENCE

REVISED, 7 FEB 2024

DATE

PROJECT

ARCHITECT



MASSING DIAGRAM - MR4



MASSING DIAGRAM - MR6

ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

234-236 PEARL ST.
SOMERVILLE, MA
PROJECT NO. 2022-008

PROJECT

RUNCIBLE STUDIOS

MARILYN W. MOEDINGER, AIA, LEED AP
CAMBRIDGE, MA
617-939-9888
MARILYN@RUNCIBLESTUDIOS.COM

ARCHITECT

MASSING DIAGRAMS

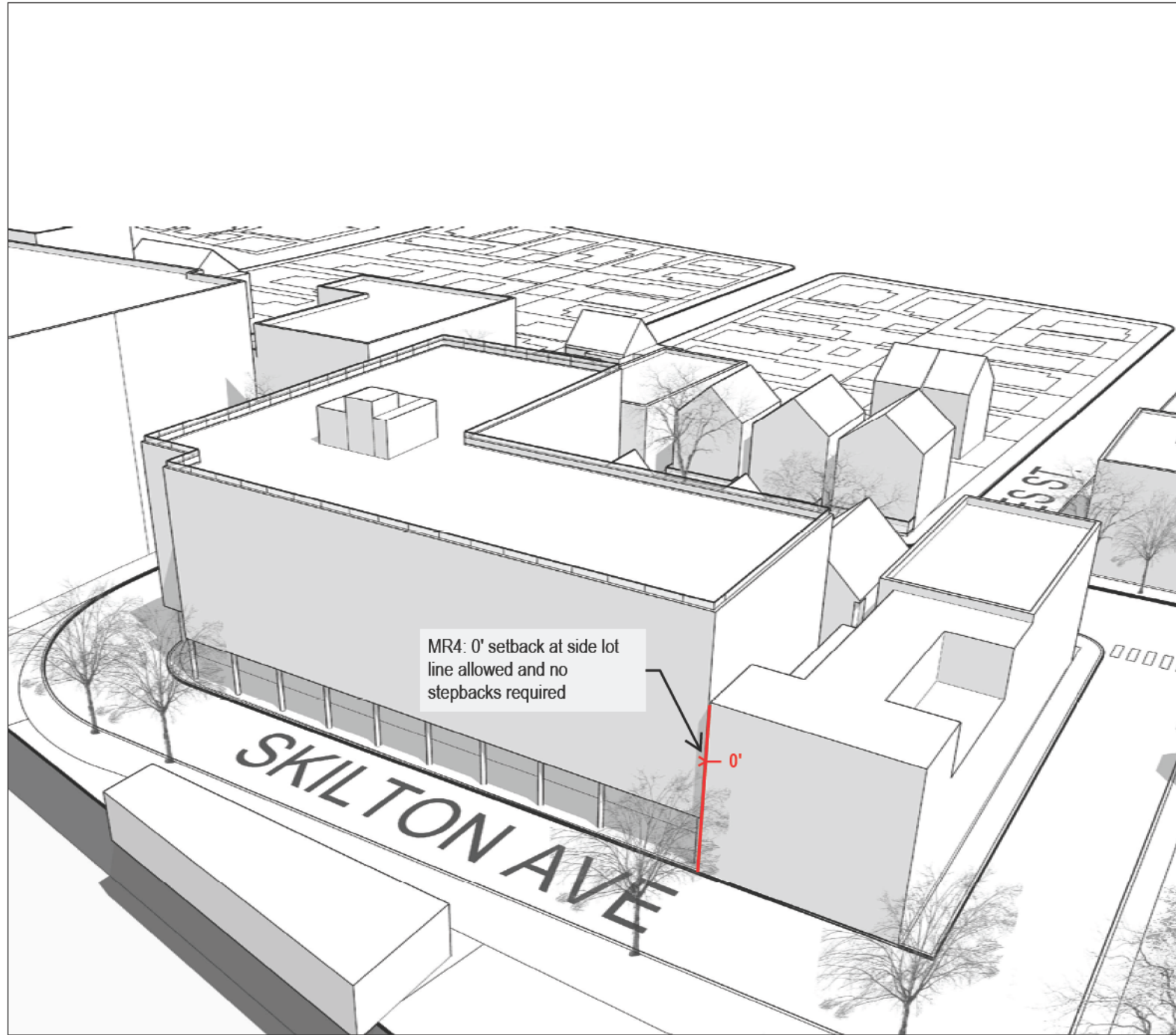
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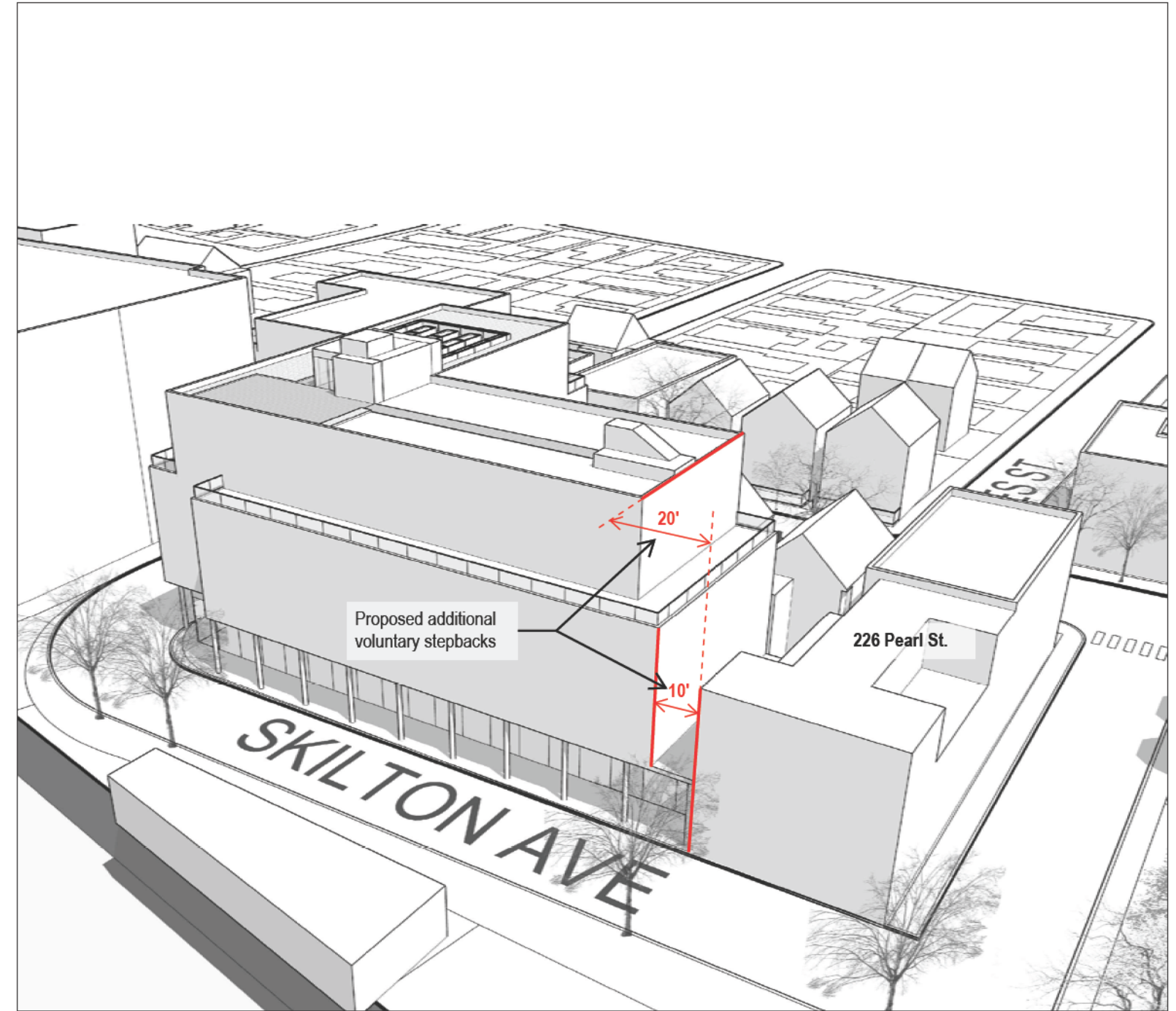
SHEET NUMBER

ZONING MAP CHANGE REFERENCE

REVISED, 7 FEB 2024 DATE



MASSING DIAGRAM - MR4



MASSING DIAGRAM - MR6

ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

234-236 PEARL ST.
SOMERVILLE, MA
PROJECT NO. 2022-008

PROJECT

RUNCIBLE STUDIOS

MARILYN W. MOEDINGER, AIA, LEED AP
CAMBRIDGE, MA
617-939-9888
MARILYN@RUNCIBLESTUDIOS.COM

ARCHITECT

MASSING DIAGRAMS

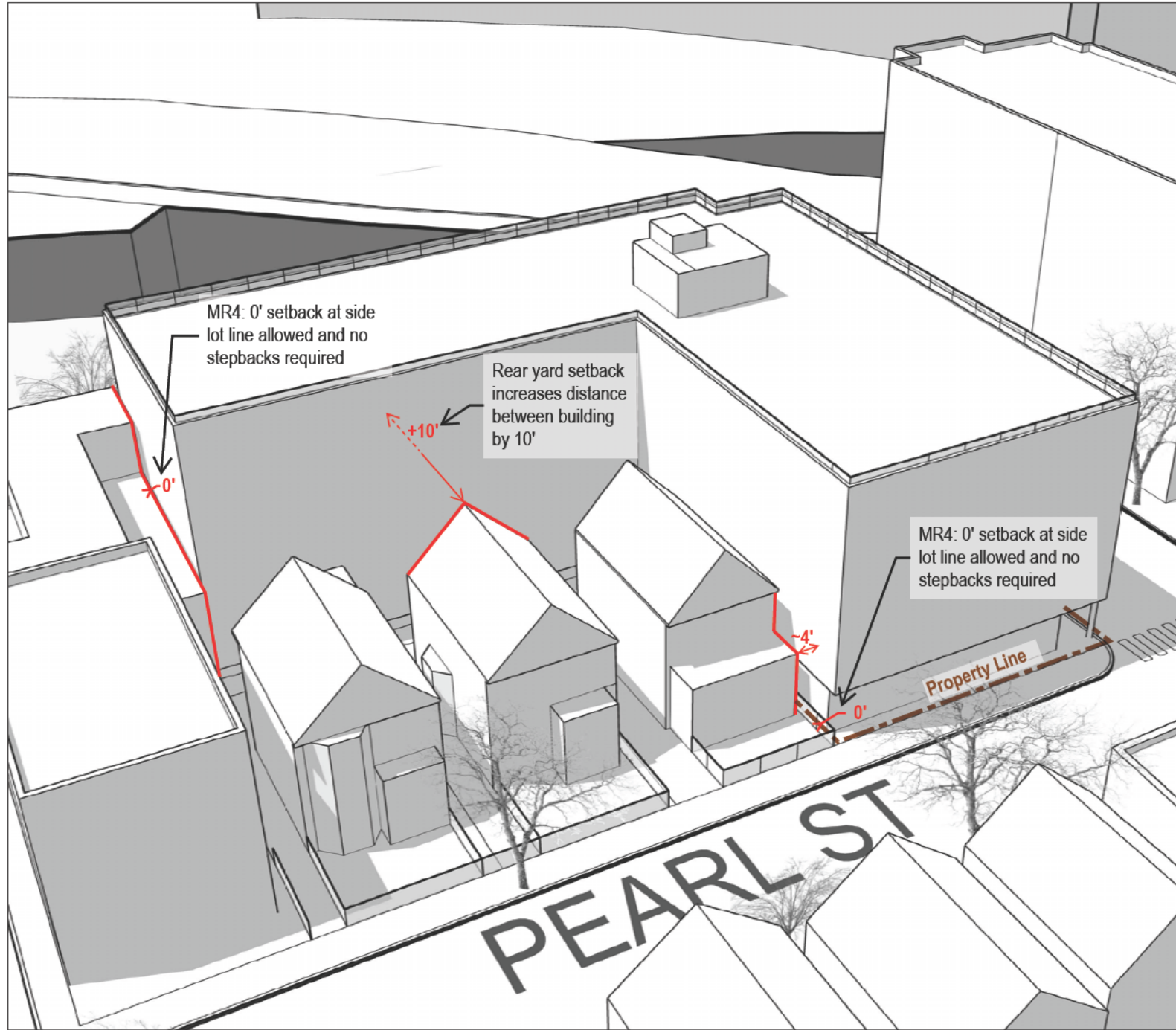
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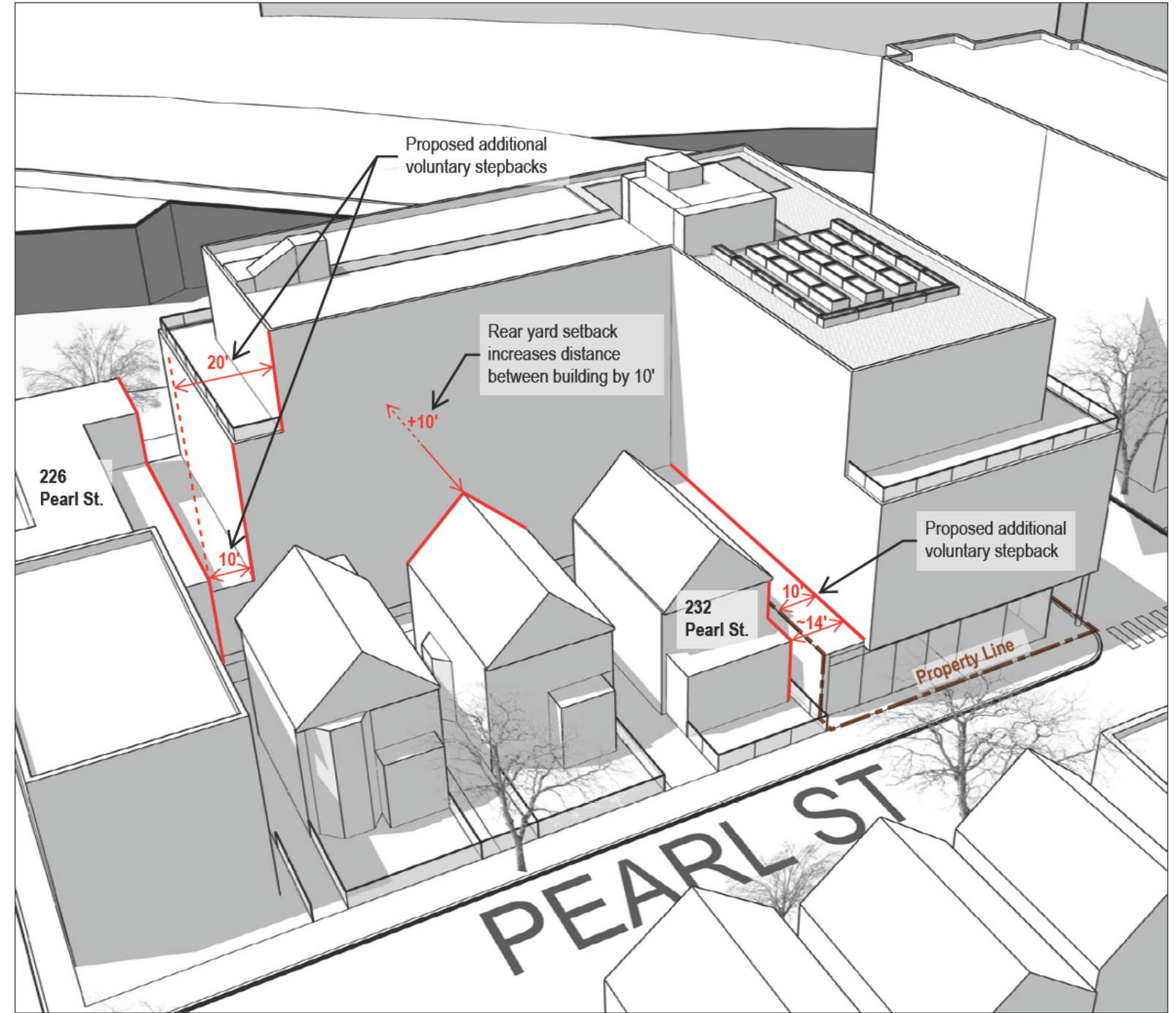
SHEET NUMBER

ZONING MAP CHANGE REFERENCE

REVISED, 7 FEB 2024 DATE



MASSING DIAGRAM - MR4



MASSING DIAGRAM - MR6

ZONING MAP CHANGE APPLICATION

NOT FOR CONSTRUCTION, APPLICATION FOR BUILDING PERMIT, OR PRICING

234-236 PEARL ST.

RUNCIBLE STUDIOS

MASSING DIAGRAMS

A16.a

234-236 PEARL ST.
SOMERVILLE, MA
PROJECT NO. 2022-008

MARILYN W. MOEDINGER, AIA, LEED AP
CAMBRIDGE, MA
617-939-9888
MARILYN@RUNCIBLESTUDIOS.COM

ZONING MAP CHANGE REFERENCE

REVISED, 7 FEB 2024 DATE

PROJECT

ARCHITECT

TITLE

SHEET NUMBER

Madalyn Letellier

From: Andrew Clough [REDACTED]
Sent: Saturday, February 10, 2024 5:24 PM
To: Planning1; All City Council; Public Comments
Subject: Upzoning 234 and 236 Pearl Street is a good idea

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hello, as a Somerville resident I'd like to lend my support to the proposal to upzone 234 and 236 Pearl St. Permitting more housing so close to a T stop is just common sense for providing people in the area places to live that minimize the disruption of their commute on both the environment and other drivers.

-Andrew Clough

Madalyn Letellier

From: Aaron Weber [REDACTED]
Sent: Friday, February 9, 2024 9:00 AM
To: Planning1; All City Council; Public Comments
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

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Good morning,

My name is Aaron Weber and I live at [REDACTED] Somerville. I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. This property is just steps from the T, and permitting lots of housing there is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city. I'm also pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and should be approved promptly.

Warmly,

Aaron Weber

Somerville YIMBY

Madalyn Letellier

From: Bathsheba Grossman [REDACTED]
Sent: Tuesday, February 13, 2024 9:20 PM
To: Planning1
Cc: Public Comments
Subject: 234-6 Pearl St zoning amendment

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This is in regard to the proposed zoning map amendment to change the zoning district of 234 and 236 Pearl Street from Mid-Rise 4 (MR4) to Mid-Rise 6 (MR6).

I'm in favor. This is the right amount of density near mass transit, and if we don't build it we are throwing away the work and activism that went into the GLX. If we're going to make a real square out of Gilman, let's start here.

In closing, the city needs to release the Homans parcel so that development can begin on it and surrounding vacant parcels. By not doing this the city is breaking faith with the neighborhood, which has been through a full community process on this parcel twice, and it is wasting the potential of the GLX. Construction laydown and snow storage are not valid uses for vacant land adjacent to a subway station, and the city is not even using the parcel for those weak excuses. RFP now.

Thanks for your consideration.

-Bathsheba

--

Bathsheba Grossman
<http://bathsheba.com>
<http://crystalproteins.com>

Bathsheba Sculpture LLC
Free Forms
Crystal Proteins

Madalyn Letellier

From: Becca Heilman [REDACTED]
Sent: Friday, February 9, 2024 9:13 AM
To: Planning1; All City Council; Public Comments
Subject: In support of upzoning 234 and 236 Pearl St

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Hi,

My name is Becca Heilman and I live at [REDACTED] Gilman Square. I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. This property is just steps from the T, and permitting lots of housing there is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city. I am also pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and should be approved promptly.

Best,
Becca Heilman
Gilman Square Resident

Madalyn Letellier

From: Ben Wheeler [REDACTED]
Sent: Friday, February 9, 2024 11:51 PM
To: Planning1; All City Council; Public Comments
Cc: Jesse Clingan; Ben Ewen-Campen
Subject: Support for rezoning 234 and 236 Pearl Street

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To the Somerville City Council, Planning Board, and to whom it may concern,

I am Benjamin Wheeler, residing at [REDACTED] two blocks or so from the Gilman Square T stop, in Somerville's Ward 4. I am reaching out to express my support for the proposed rezoning of 234 and 236 Pearl Street in Gilman Square, from a Midrise-4 to a Midrise-6 designation, detailed in item 23-1810.

This area is conveniently located near public transit, and the shift towards higher density housing aligns well with the objectives set forth in the SomerVision 2040 and Somerville Climate Forward initiatives. These initiatives aim at decreasing reliance on automobiles and increasing the availability of transit-adjacent housing.

It is encouraging to learn about the developer's engagement with the Gilman Square Neighborhood Council to bring forth additional benefits for the community, such as enhancements to street safety. This development represents a significant opportunity for Somerville and merits swift approval.

-Ben Wheeler

I'm Ben Wheeler:

- * signed, sealed, delivered, I'm [REDACTED]
- * I just [REDACTED] to say I love you
- * part-time medium.com/@benjiwheeler
- * you are the techno-social.com of my life
- * I believe when I [Scratch](https://scratch.com) it'll be forever

Madalyn Letellier

From: Carter Weinberg [REDACTED]
Sent: Friday, February 9, 2024 3:08 PM
To: Planning1; All City Council; Public Comments
Subject: I Support Upzoning 234 and 236 Pearl Street, Gilman Square

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Hello!

My name is Carter Weinberg and I live at 25 Main St. I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. This property is just steps from the T, and permitting lots of housing there is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city. We're also pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and should be approved promptly.

Thanks,
Carter

Madalyn Letellier

From: David Hattis [REDACTED]
Sent: Monday, February 12, 2024 6:00 PM
To: Planning1; All City Council; Public Comments
Subject: In Support of Housing at 234 & 236 Pearl St.

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hello,

I wanted to write in support of the proposed six story apartment building at 234 and 236 Pearl St. Somerville is greatly in need of housing, both affordable and market rate. This area is booming economically, drawing large numbers of highly paid workers who understandably want to live near where they work. Unfortunately, we have not built enough housing to accomodate the demand created by all these new workers, and so this area's housing shortage has worsened and rent and home prices have risen dramatically in recent years. In Somerville between 2010 and 2020 we've built enough commercial space for 7,583 jobs but only 2,271 new homes.

<https://www.somervision2040.com/wp-content/uploads/sites/3/2019/01/The-Path-Since-2010-WEB-4.pdf>

A ratio of 3.4 new jobs for every new home is not good for housing affordability.

This particular project is an excellent opportunity to provide some badly needed market rate and affordable housing. The location is ideal, just steps from the new Gilman Square green line stop, right along the new bike path, which I've loved using to commute to my job in Boston. Six stories is perfectly appropriate here given thow close it is to the T. The Green Line extension has its flaws, but it's a wonderful amenity that cost 2.3 billion dollars to build. More people should have easy access to it! It's amazing to be able to walk to a train that can take you to the downtown of a thriving city like Boston in 15 minutes. It's better for everyone if more people took transit or biked to get to work. The eleven affordable units that will be created as part of this development are desperately needed and the developer has appeared to have worked collaboratively with the community to help out with other community needs as well. I urge you to support this development

David Hattis

[REDACTED] Somerville MA (until a couple weeks ago, I now live in Cambridge)

Madalyn Letellier

From: Douglas Kaiser [REDACTED]
Sent: Wednesday, February 14, 2024 12:41 AM
To: Public Comments
Subject: Strong Support for Upzoning Proposal 23-1810 at 234 and 236 Pearl Street

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

My name is Douglas Kaiser, living at [REDACTED] near Davis, and I am writing to express my strong support for the proposed map change under item number 23-1810, which seeks to upzone the properties at 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6.

I firmly believe in the transformative potential of thoughtful urban development to create vibrant, inclusive, and sustainable communities. This proposal aligns with the vision outlined in the SomerVision 2040 and Somerville Climate Forward plans. By encouraging high-density housing near public transit hubs, we can significantly reduce reliance on cars, thereby advancing climate goals and enhancing urban life.

The proximity of these properties to the T station makes them an ideal candidate for such densification. Transforming Gilman Square into an even more walkable neighborhood is not just about adding housing; it's about cultivating a community where needs are met within a few steps from home, thereby reducing the environmental footprint and fostering social interactions.

I am encouraged by the proponent's engagement with the Gilman Square Neighborhood Council, which has led to the identification of additional community benefits, including street safety upgrades. This collaborative approach exemplifies how development can and should work in favor of community interests.

I also advocate for the inclusion of market-rate housing within this development. Market-rate housing is essential for the financial viability of projects and for supporting a diverse urban fabric where people of various socio-economic backgrounds can find their place.

To those who argue that such developments threaten the character of our neighborhoods, I argue that the true character of a community lies in its ability to adapt, grow, and inclusively welcome all who wish to call it home. It's important that we move beyond the antiquated notions of single-family zoning which serve to segregate and limit our city's potential.

The upzoning proposal for 234 and 236 Pearl Street represents a critical step towards realizing a more sustainable, equitable, and thriving Somerville. I urge you to approve this proposal without delay, demonstrating our city's commitment to progress, inclusivity, and environmental stewardship.

Thank you for considering my perspective on this important matter. I am looking forward to seeing our city lead by example in building a future that aligns with the values of accessibility, sustainability, and community.

Sincerely,
Douglas Kaiser



Madalyn Letellier

From: Devin Matté [REDACTED]
Sent: Friday, February 9, 2024 6:22 PM
To: All City Council; Planning1; Public Comments
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

My name is Devin Matté, I live at 11 Roberts St.

I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. This property is just steps from the T, and permitting lots of housing there is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city.

I'm also very pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and should be approved promptly.

Projects like this are essential to the city helping pave the way on fixing the housing crisis and help reduce per capita carbon emissions

Thanks,
Devin Matte

Madalyn Letellier

From: Elaine Almquist [REDACTED]
Sent: Sunday, February 11, 2024 4:39 PM
To: Planning1; All City Council; Public Comments
Subject: Please support upzoning 234 and 236 Pearl St

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Dear Councilors and Planning Board members,

My name is Elaine F. Almquist, and my husband and I live on [REDACTED] West Somerville, Ward 7.

I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6.

This property is very close to the Gilman Square green line station, and permitting lots of housing there is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city.

I'm also excited that the Gilman Square Neighborhood Council was consulted with to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and should be approved promptly!

Thank you for your consideration,
Elaine

Elaine F. Almquist
(she/her/hers)

Twitter: [@EAlmquist](#) Instagram: [@EFAlmquist](#)
Phone: [REDACTED]

Madalyn Letellier

From: George Schneeloch [REDACTED]
Sent: Sunday, February 11, 2024 3:08 PM
To: Planning1; All City Council; Public Comments
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi, I'm a Somerville resident of [REDACTED] for 13 years now. I am a 7 minute walk from Gilman Square, near 234 and 236 Pearl St. Please vote to upzone these two parcels so more housing can be built there. Housing is a supply and demand issue and Somerville has a lot more work to do a lot more to allow building of many new units of housing, to help address the region wide as affordability crisis. Upzoning these two parcels would be a small step in the right direction.

Thanks,
George Schneeloch
[REDACTED]

Madalyn Letellier

From: Ida Kao [REDACTED]
Sent: Saturday, February 10, 2024 10:34 PM
To: Planning1; All City Council; Public Comments
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

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To whom it may concern,

My name is Ida Kao and I live at [REDACTED]. I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. As a car free resident who lives by the Gilman Square T stop, I know there is projected to be an influx of jobs this part of Somerville in the coming years, I would like to see more housing available with access to public transportation.

Permitting lots of housing there is also completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city. I'm also pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and should be approved promptly.

Sincerely,
Ida

Madalyn Letellier

From: Jason King [REDACTED]
Sent: Sunday, February 11, 2024 11:00 AM
To: All City Council; Planning1; Public Comments
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

My name is Jason King and I live at [REDACTED]. I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. This property is just steps from the T, and permitting lots of housing there is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city. We're also pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and should be approved promptly.

Thank you

Madalyn Letellier

From: Jonathan Price [REDACTED]
Sent: Monday, February 12, 2024 9:53 PM
To: Planning1; All City Council; Public Comments
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

My name is Jonathan Price and I live at [REDACTED], Somerville. I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. This property is just steps from the T, and permitting lots of housing there is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city. We're also pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and should be approved promptly.

Thanks,
Jonathan

Madalyn Letellier

From: Joshua A. Tauber [REDACTED]
Sent: Friday, February 9, 2024 1:56 PM
To: Planning1; All City Council; Public Comments
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

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I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. This property is just steps from the T, and permitting lots of housing there is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city. We're also pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and should be approved promptly.

-jat42

--
Joshua A. Tauber
[REDACTED]
Somerville, MA 02145
[REDACTED]

Madalyn Letellier

From: L Little [REDACTED]
Sent: Friday, February 9, 2024 2:15 PM
To: Planning1; All City Council; Public Comments
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

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Hello,

My name is Larissa Little and I live at [REDACTED] I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. This property is just steps from the T, and permitting lots of housing there is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city. I'm also pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and should be approved promptly.

Best,
Larissa

Madalyn Letellier

From: Max Miller [REDACTED]
Sent: Friday, February 9, 2024 11:05 PM
To: Planning1; All City Council; Public Comments
Subject: Gilman Square upzoning

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

My name is Maxwell Miller and I live at [REDACTED] Somerville, MA 02143. I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. This property is just steps from the T, and permitting lots of housing there is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city. We're also pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and should be approved promptly.

Best,
Maxwell Miller

Madalyn Letellier

From: Mitchell Rosen [REDACTED]
Sent: Sunday, February 11, 2024 11:18 AM
To: Planning1; All City Council; Public Comments
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

My name is Mitchell and my wife and I recently bought a home at [REDACTED]. Previously, we were living at [REDACTED].

I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. I am primarily interested in increasing housing supply to bring rent prices down, and reducing car dependency in the city.

My wife and I just paid \$1.4 million dollars for our home in Somerville, which feels a little bit ridiculous. We blew out 100% of our savings, had to borrow a ton of money from our families, and we both need to keep our full time jobs in perpetuity to make our mortgage payments. We need to make renting and home ownership more economically viable for others than it was for us. The previous generation simply failed to build enough housing and extract enough resources via taxation from the richest 1%, and the majority of us are now suffering immensely for it.

Thank you for your attention to this matter,
Mitchell & Shruti Dalvi Rosen

Madalyn Letellier

From: Patrick Meyer [REDACTED]
Sent: Saturday, February 10, 2024 7:52 AM
To: Public Comments
Subject: Support For Gilman Square Development

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Hello,

My name is Patrick Meyer and I live at [REDACTED] Somerville, MA. I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6.

This property is just steps from the T, and permitting lots of housing in this area is perfectly aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city. I'm also happy to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades.

We desperately need more housing like this. This proposal is a clear win for the city and should be approved promptly.

Thank you,

Patrick Meyer

Madalyn Letellier

From: PJ Santos [REDACTED] >
Sent: Monday, February 12, 2024 7:50 PM
To: Planning1; All City Council; Public Comments
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

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Hello Somerville Planning,

My name is Peter Kim-Santos and I live at [REDACTED]. I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. This property is just steps from the T, and permitting lots of housing there is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city. We're also pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and should be approved promptly.

Best,
Peter Kim-Santos

Madalyn Letellier

From: Samuel Bar [REDACTED]
Sent: Friday, February 9, 2024 9:15 AM
To: Public Comments
Subject: Pearl Street Development

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Hi there,

My name is Samuel Bar and I live at [REDACTED]. I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. This property is just steps from the T, and permitting lots of housing there is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city. We're also pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and should be approved promptly.

Sam

Madalyn Letellier

From: Stephanie Galaitsi [REDACTED]
Sent: Friday, February 9, 2024 9:20 AM
To: Planning1; All City Council; Public Comments
Subject: I support the zoning map change for item number 23-1810, to upzone 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6

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Dear Planning Board and City Council,

I support the zoning map change for item number 23-1810, to upzone 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. I volunteered with Somervision2040 for the Climate and Sustainability Chapter, where we talked about reducing GHG emissions. Increasing housing near public transit is an excellent way to displace emissions that otherwise would be polluting our air as those same workers drive through Somerville to get to their jobs. This upzoning is good for our goals in emissions reduction.

Additionally, I'm pleased to hear that the proponent is including street safety upgrades. I volunteer with the Somerville Alliance for Safe Streets, and we need partners to help us with our efforts to keep Somerville safer. Please support this rezoning so we can have these great additions to our community,

Stephanie

Madalyn Letellier

From: Seth Hurwitz [REDACTED]
Sent: Friday, February 9, 2024 9:35 AM
To: Planning1; All City Council; Public Comments
Cc: Lily Linke
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

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Good morning, my name is Seth Hurwitz and I live at [REDACTED] Somerville, MA 02145. My wife and I (Lily, cc'd here) both strongly urge the Planning Board to approve Tony Barros's request to upzone the parcel at 234 and 236 to six stories. We desperately need more housing in the city and six stories right next to a brand new T stop should be a no-brainer.

Best,
Seth Hurwitz
[REDACTED]

Madalyn Letellier

From: Sara Sigel [REDACTED]
Sent: Friday, February 9, 2024 9:18 AM
To: All City Council; Planning1; Public Comments
Subject: Pearl Street Development Support

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Hello there,

I live on [REDACTED] Gilman Sq is our main form of public transportation. We walk, love, and use the surrounding neighborhoods and are writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6.

This property is steps from the T. Permitting lots of housing there is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city. It's very promising that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and neighborhood. Please approve this promptly.

Thank you for your consideration,
Sara S
Ward 3

Madalyn Letellier

From: Thomas Egan [REDACTED]
Sent: Monday, February 12, 2024 10:48 AM
To: Planning1; All City Council; Public Comments; Jake Wilson; Ben Ewen-Campen
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hello Somerville City Council and Planners,

I am writing today as a Gilman Square resident in support of the upzoning on 234 and 236 Pearl Street. We have the privilege of living in one of the most walkable, bikeable, and transit connected communities in the country. In the midst of a housing and climate crisis, it is our responsibility to allow for and encourage high density residential development city-wide.

This issue is personal to me as a renter living in Gilman Square. The city's failure to develop the Homans lot has robbed Gilman of the vibrancy it desperately needs. I believe the Gilman Square Neighborhood Council is unique in being the only neighborhood group in the city (and perhaps the region) that is actively begging for development, yet we are still ignored by city leadership. While we wait for the administration to give Gilman its much needed attention, it is crucial to allow for the development of surrounding sites so that our square can be slowly stitched back together. More neighbors and more businesses means greater vibrancy.

We must recognize the consequences of not approving this upzoning. The current economic conditions means the financing may not pencil out at only 4 stories, causing the development to be abandoned. If the building does get built to 4 stories, the city will have made an active choice in favor of displacement and in opposition to the climate. The new construction units will likely go at a high price. If not approved, the residents that would've lived in the top two floors will instead outbid existing residents in the surrounding housing stock. Those who are displaced from Somerville will then be pushed to sprawling suburbia where they will emit more CO2.

I understand there is a small group of vocal opposition to this project due to its shadow impacts. The shadows cast on three buildings do not outweigh the housing crisis of our community or the global climate crisis. I live in the first floor of a triple decker in the shadows of a neighboring triple decker. By the opposition's logic I should have the right to tell my neighbor to remove their top unit so I can get more sunlight. We should not compromise on our housing and climate needs to appease the few who do not accept the reality that cities are a constantly changing environment.

I support the upzoning to six stories. I would support any residential development in my neighborhood significantly higher than six stories, even in my own backyard.

Best regards,

Tom Egan
[REDACTED]

Madalyn Letellier

From: Yuval Shavit [REDACTED]
Sent: Saturday, February 10, 2024 3:22 PM
To: Planning1; All City Council; Public Comments
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

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My name is Yuval Shvait and I live at [REDACTED]. I also work at Assembly Square, and bike to work. I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. This property is just steps from the T, and permitting lots of housing there is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city. We're also pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades. This proposal is a clear win for the city and should be approved promptly.

Thank you,
Yuval Shavit

Madalyn Letellier

From: Thomas Scahill [REDACTED]
Sent: Saturday, February 10, 2024 10:42 AM
To: Planning1; All City Council; Public Comments
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

My name is Tom Scahill, and I live at [REDACTED]. I'm writing to support the map change for item number 23-1810, upzoning 234 and 236 Pearl Street, Gilman Square from Midrise-4 to Midrise-6. This property is right next to the new Gilman Square stop on the Green Line. Permitting a lot of housing on this parcel is completely aligned with the SomerVision 2040 and Somerville Climate Forward plans to reduce car dependency and increase the amount of housing near transit in the city - and it is in the spirit of the MBTA Communities Act, to boot. I'm also pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades.

As a former resident of Marshall Street, I know that Gilman Square has the potential to become one of Somerville's more vibrant neighborhoods, and smart development around the new GLX stop will help it realize that potential. This proposal is a clear win for the neighborhood and for the whole city, and I urge you to approve it without delay.

Sincerely,
Tom Scahill

Madalyn Letellier

From: Wallace Donahoe [REDACTED]
Sent: Friday, February 9, 2024 6:36 PM
To: Planning1; All City Council; Public Comments
Subject: Support for item 23-1810, upzoning 234 and 236 Pearl Street

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

My name is Wallace Donahoe and I live at [REDACTED] and I am writing to express my support for the zoning change for item number 23-1810; upzoning 234 and 236 Pearl Street from Midrise-4 to Midrise-6.

Being just steps away from the new Gilman Square T stop, the opportunity to have the aforementioned parcels upzoned in order to support denser housing should not be overlooked or delayed.

In addition to transportation and climate benefits, adding density to Gilman Square will bring about a new vibrancy to Gilman Square which many in the community have been looking forward to after the arrival of the Green Line.

I'm pleased to hear that the proponent has worked with the Gilman Square Neighborhood Council to identify other community benefits, including street safety upgrades, and that they have listened to the abutters and addressed several of their concerns in a good faith manner, and is willing to work very closely with them to minimize disruptions during construction.

Please see that the zoning changes are adopted so that more people will be able to live within a quick walking distance to the T, to the library, and to the local businesses of Gilman Square.

Sincerely,
Wallace Donahoe