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PAUL METSCHER  
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VIA HAND DELIVERY

2024 NOV -6 P 12:06

CITY CLERK'S OFFICE  
SOMERVILLE, MA

November 6, 2024

Clerk's Office  
1<sup>st</sup> Floor, City Hall  
93 Highland Avenue  
Somerville, MA 02143

RE: 15 Ward Street and 11 Horace Street, 97/D/1  
13 Ward Street, 97/D/2  
9 Ward Street, 97/D/3  
5-7 Ward Street, 97/D/4  
15 South Street, 97/D/11  
21 South Street, 97/D/14

Dear Clerk's Office:

Enclosed please find the Zoning Map Amendment Application regarding the above-referenced properties.

Please let me know when this matter will be heard.

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

Thank you.

Very truly yours,



Adam Dash

cc: Hon. Matthew McLaughlin, via email only  
Hon. J.T. Scott, via email only  
Daniel Bartman, Acting Planning Director, via email only



# CITY OF SOMERVILLE

## Office of Strategic Planning & Community Development

### ZONING MAP AMENDMENT • APPLICATION FORM

Per Article 15.6.2 of the Somerville Zoning Ordinance (SZO), an individual property owner or ten (10) registered voters of the City of Somerville may petition the Somerville City Council to change the maps of the Somerville Zoning Atlas in response to changes in City policy or real-world conditions. To submit a map amendment petition to the City Council, the following must be provided:

1. A completed Zoning Map Amendment Application Form.
2. A copy of the appropriate Zoning Atlas map(s) with the proposed change(s) clearly noted.
3. A letter addressed to the City Council including a description of the proposed changes and the purpose for the petition.

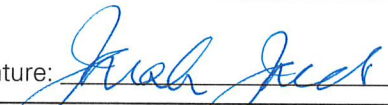
Submit all required documents to:


City Clerk's Office  
1<sup>st</sup> Floor, City Hall  
93 Highland Avenue  
Somerville, MA 02143


Property to be changed


Property Address:	15 Ward Street and 11 Horace Street	
Map: 97	Block: D	Lot: 1
Property Address:	13 Ward Street	
Map: 97	Block: D	Lot: 2
Property Address:	9 Ward Street	
Map: 97	Block: D	Lot: 3
Property Address:	5-7 Ward Street	
Map: 97	Block: D	Lot: 4
Property Address:	15 South Street	
Map: 97	Block: D	Lot: 11
Property Address:	21 South Street	
Map: 97	Block: D	Lot: 14
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:

For ten (10) registered voters:

Name: Horace-Ward LLC	Signature: 
Address: 15 Ward Street, Somerville, MA 02143	

Name: Belam Realty, LLC	Signature: 
Address: 321 Kent Street, Brookline, MA 02446	

Name: Delhi Properties, LLC	Signature: 
Address: 15 Ward Street, Somerville, MA 02143	

Name: Delhi Properties II, LLC	Signature: 
Address: 15 Ward Street, Somerville, MA 02143	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

Name:	Signature: _____
Address:	

**ZONING MAP AMENDMENT APPLICATION NARRATIVE**

**Properties:** 15 Ward Street and 11 Horace Street, 97/D/1  
13 Ward Street, 97/D/2  
9 Ward Street, 97/D/3  
5-7 Ward Street, 97/D/4  
15 South Street, 97/D/11  
21 South Street, 97/D/14

**Owners:** Horace-Ward LLC (15 Ward Street and 11 Horace Street and  
13 Ward Street)  
Belam Realty, LLC (9 Ward Street and 5-7 Ward Street)  
Delhi Properties, LLC (15 South Street)  
Delhi Properties II, LLC (21 South Street)

**Applicants:** Horace-Ward LLC  
Belam Realty, LLC  
Delhi Properties, LLC  
Delhi Properties II, LLC

**Agent for Applicants:** Adam Dash, Esq.

**November 6, 2024**

**To:** Hon. Matthew McLaughlin, Ward 1 Councilor and Chair of the Land Use  
Committee  
Hon. J.T. Scott, Ward 2 Councilor  
Kimberly Wells, City Clerk  
Daniel Bartman, Acting Planning Director

**SUMMARY**

The above-referenced Applicant, Horace-Ward LLC (“H-W”) owns the properties located at 15 Ward Street and 11 Horace Street, and 13 Ward Street.

The above-referenced Applicant, Belam Realty, LLC (“Belam”) owns the properties located at 9 Ward Street and 5-7 Ward Street.

The above-referenced Applicant, Delhi Properties, LLC (“Delhi”) owns the property located at 15 South Street.

The above-referenced Applicant, Delhi Properties II, LLC (“Delhi II”) owns the property located at 21 South Street.

All of the Properties are located in the Mid-Rise 4 (“MR4”) zoning district.

The properties at 9 Ward Street, 5-7 Ward Street and 21 South Street are located in the ½ Mile Transit Area. The properties at 15 Ward Street and 11 Horace Street, 13 Ward Street and 15 South Street are not located in a Transit Area.

None of the Properties are located in a Pedestrian Street District.

The Applicants, which own all of the Properties, seek to redevelop the Properties into a single, six-story, non-residential building for Research and Development, Laboratory and/or Tough Tech purposes (the “Project”).

The Applicants hereby ask to amend the Somerville zoning map for all of said Properties owned by Applicants by changing the zoning map designation for all said Properties to be in the Mid-Rise 6 (“MR6”) zoning district.

The existing Transit Area and Pedestrian Street District designations for said Properties are not being changed by this Application.

The Properties being placed in MR6 zoning district can be seen on the existing and proposed Somerville zoning maps filed herewith.

## **DISCUSSION**

The reason for changing the zoning district for the Properties is so the Project can be pursued. The current zoning for the Properties does not allow for enough height for the Project to be developed. Of course, even if this zoning map amendment is approved, the Project will likely still require zoning relief. This map amendment merely allows Applicants to file such a zoning relief application for the Project.

While the Properties are not within the Master Planned Development Overlay District (“MPD”), they do abut the MPD. With the new construction occurring in Boynton Yards around the Properties, changing the zoning for the Properties to MR6 would allow Applicants to develop a new structure which would be in keeping with the existing neighborhood context.

The Project will add open space where there is currently very little.

As part of the Project, the Applicants will give land to the City of Somerville for the widening of South Street with protected bicycle lanes and wider sidewalks.

The change to MR6 will also require Arts and Creative Enterprise (“ACE”) space to be included in the Project, while the MR4 does not have an ACE requirement.

Also filed herewith are massing models and shadow studies showing the small shadow impact of the Project which would be possible by making the requested map change.

The Applicants seek to change the current MR4 zoning designation of the Properties to MR6 so the Applicants can build a single, six-story, non-residential structure which will meet the intent

of the Somerville Zoning Ordinance and the SomerVision 2040 Plan by creating more density in a mid-rise zone, by providing jobs, by creating open space, by allowing for the improvement and enlargement of the public realm, by including ACE space, and by providing new commercial uses for the neighborhood.

Without the zoning map change, the Project would be hampered, and replacing the current buildings would not be economically feasible. As some of the existing buildings border directly on South Street, widening the public realm would not be possible unless those existing buildings were demolished.

The impact of going from four stories to six stories would not have a major impact on the neighborhood.

Therefore, the Applicants request that the zoning map regarding the Properties be amended from MR4 to MR6.

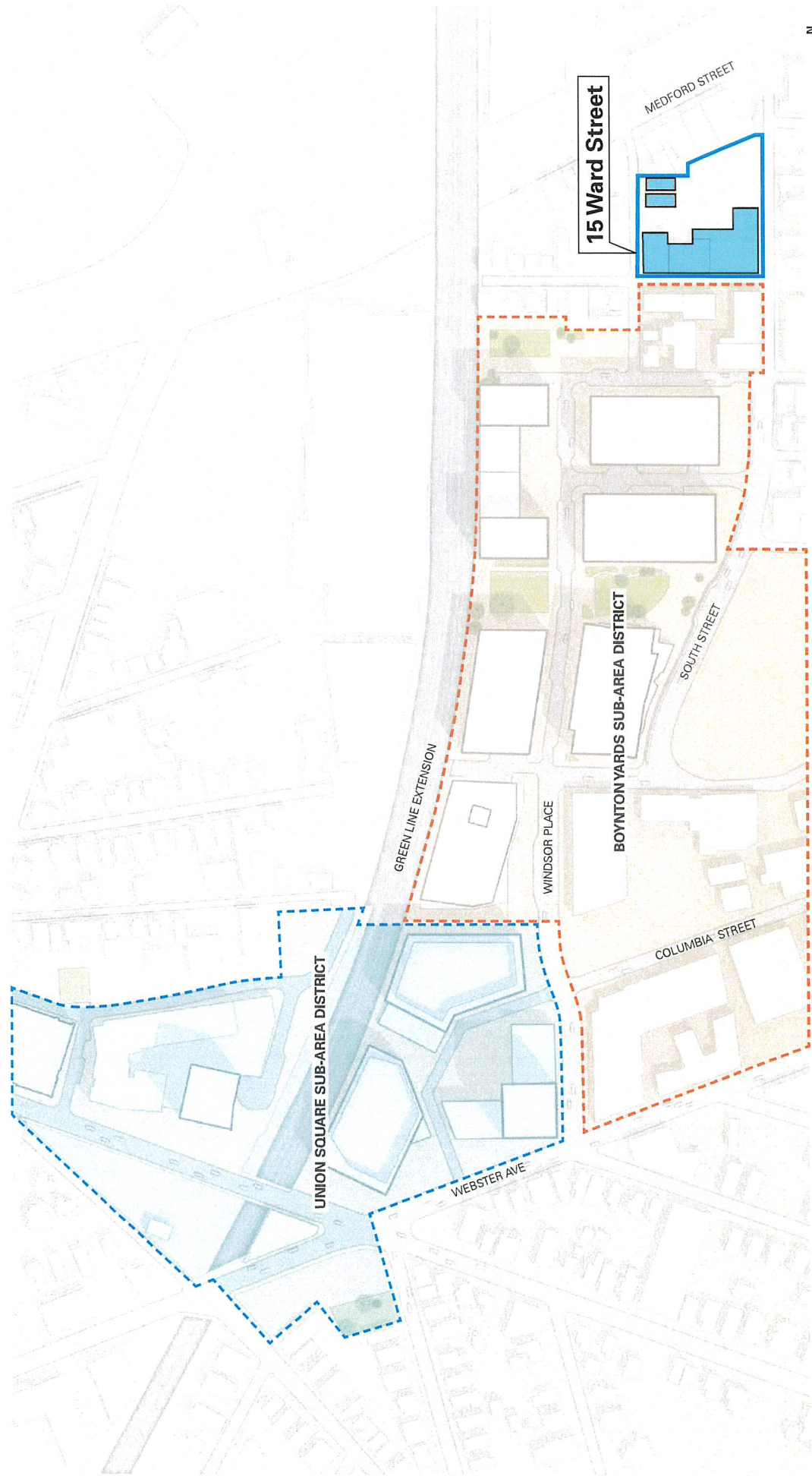


**15 WARD STREET**

10.28.2024



# SITE CONTEXT



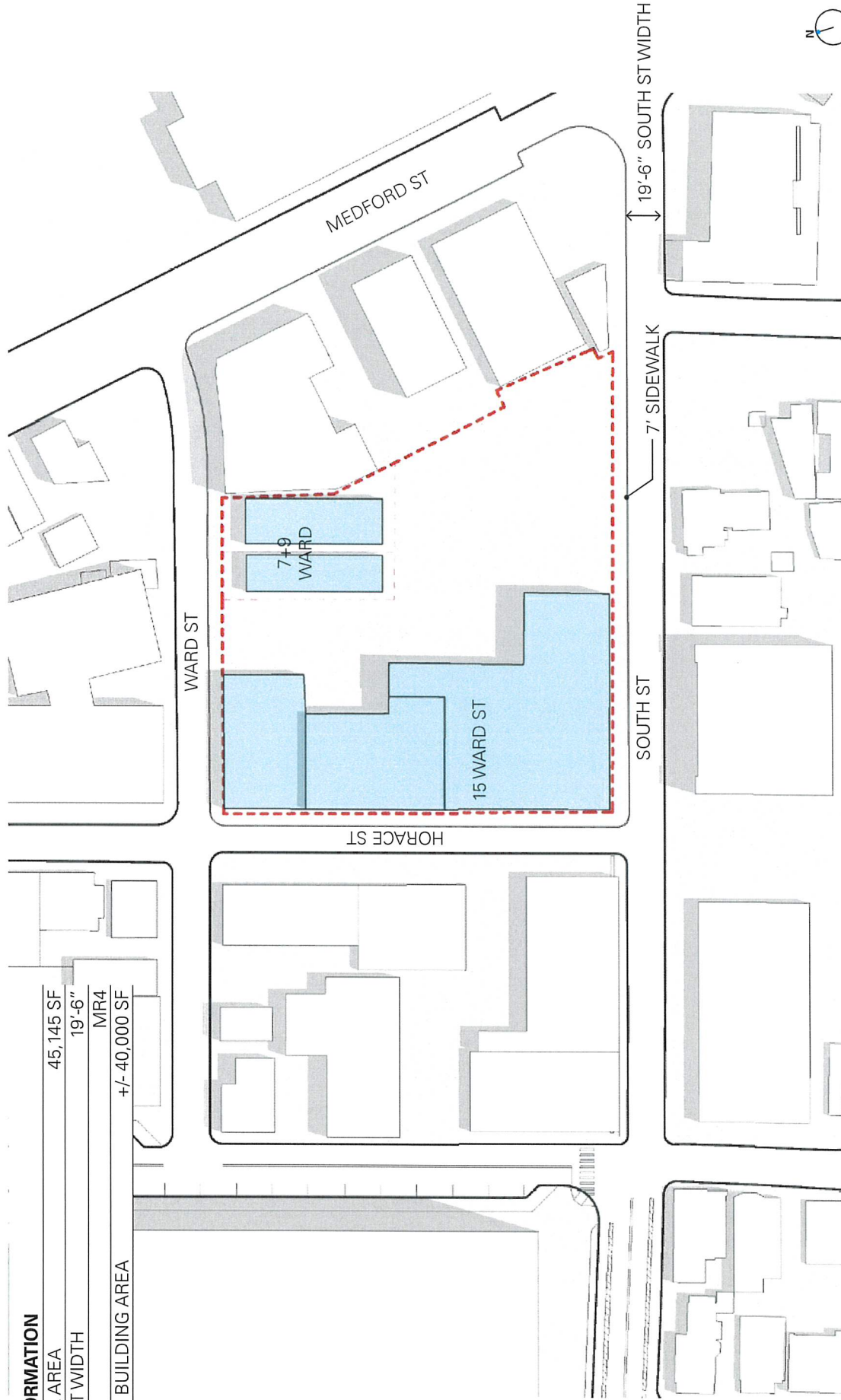
PROJECT BOUNDARY    BOYNTON YARDS SUB-AREA DISTRICT    UNION SQUARE SUB-AREA DISTRICT



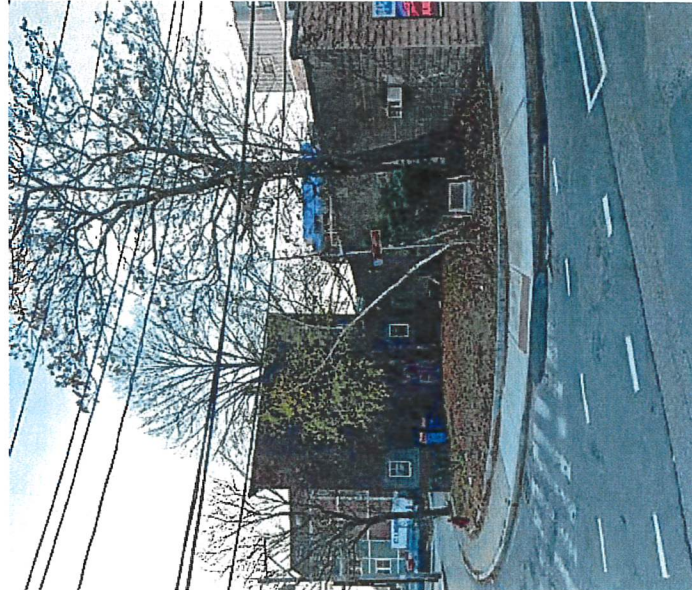
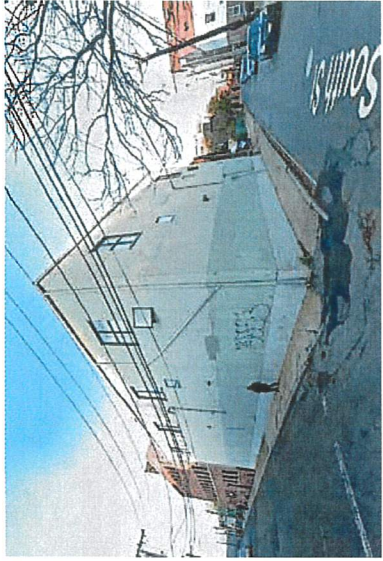
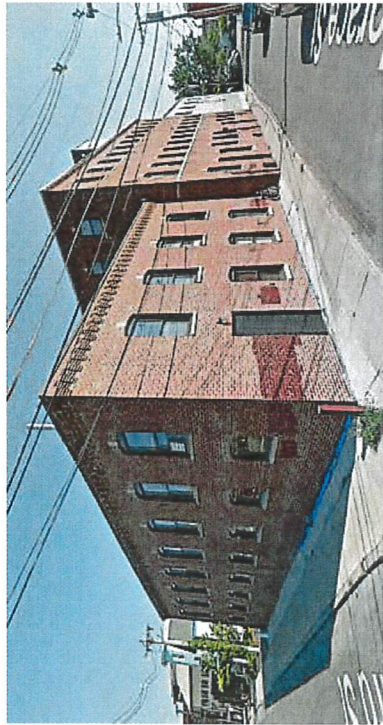


# EXISTING CONDITIONS SITE PLAN

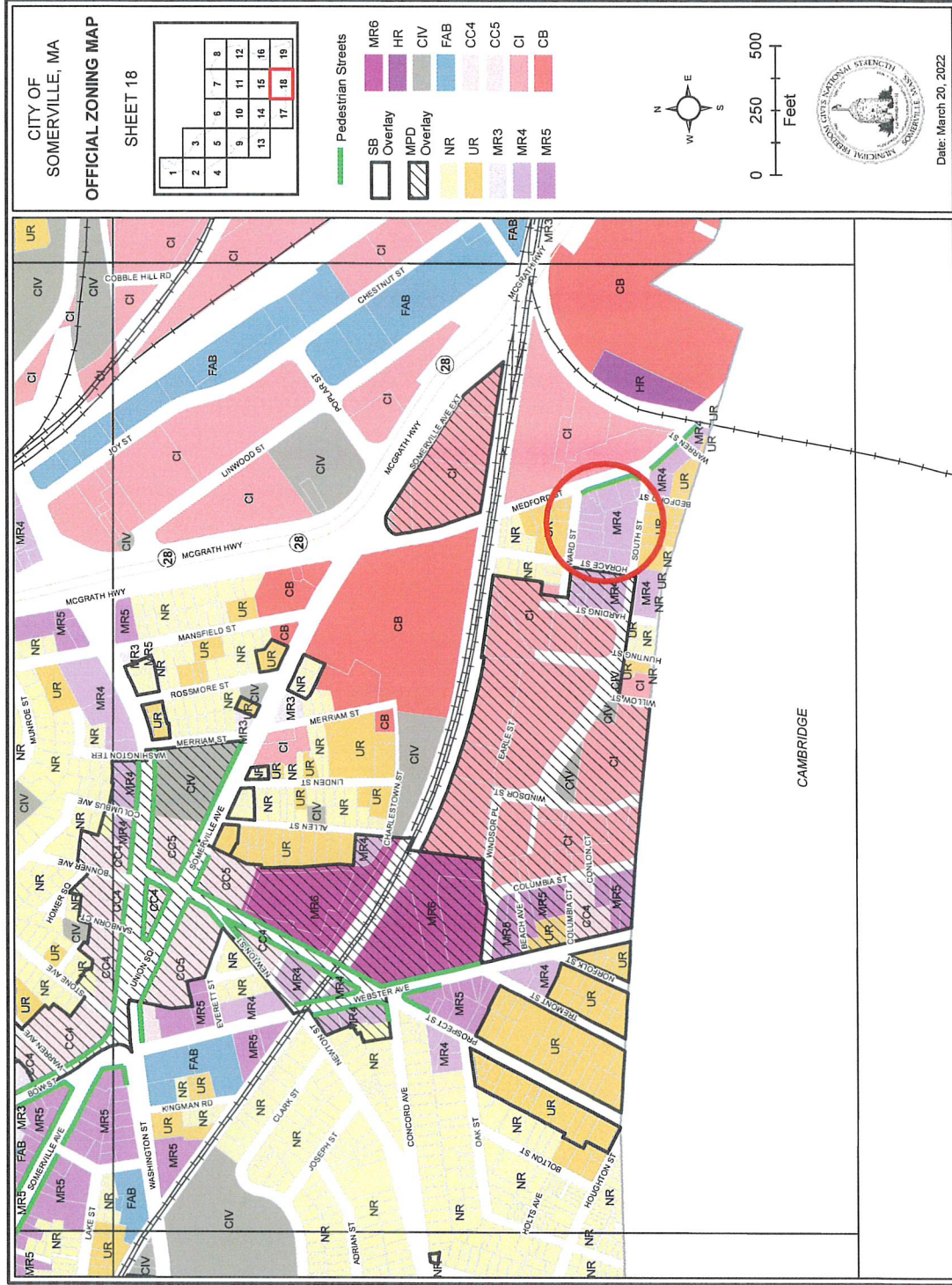
<b>LOT INFORMATION</b>	
OVERALL AREA	45,145 SF
SOUTH ST WIDTH	19'-6"
ZONING	MIR4
EXISTING BUILDING AREA	+/- 40,000 SF



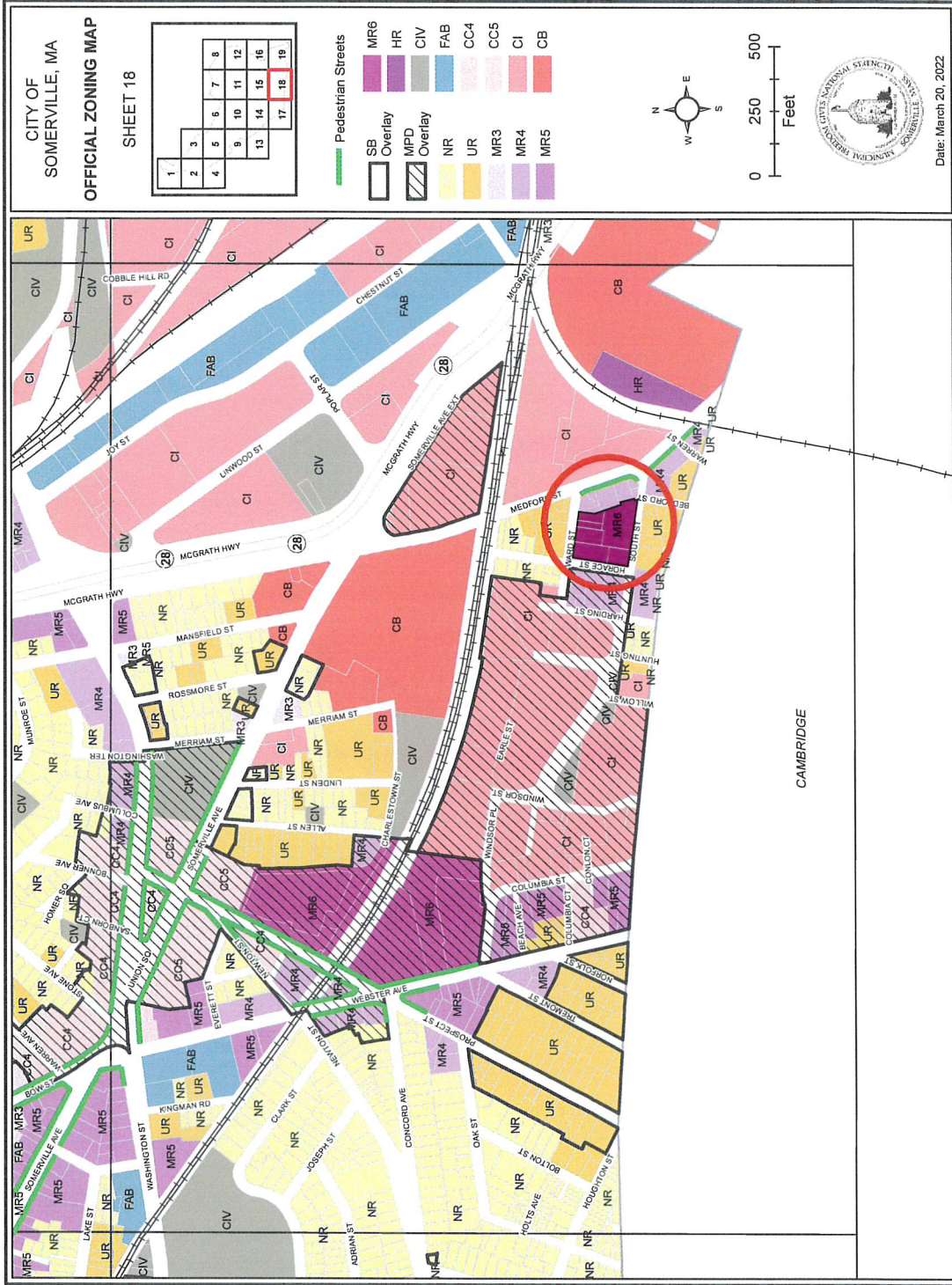
# EXISTING CONDITIONS



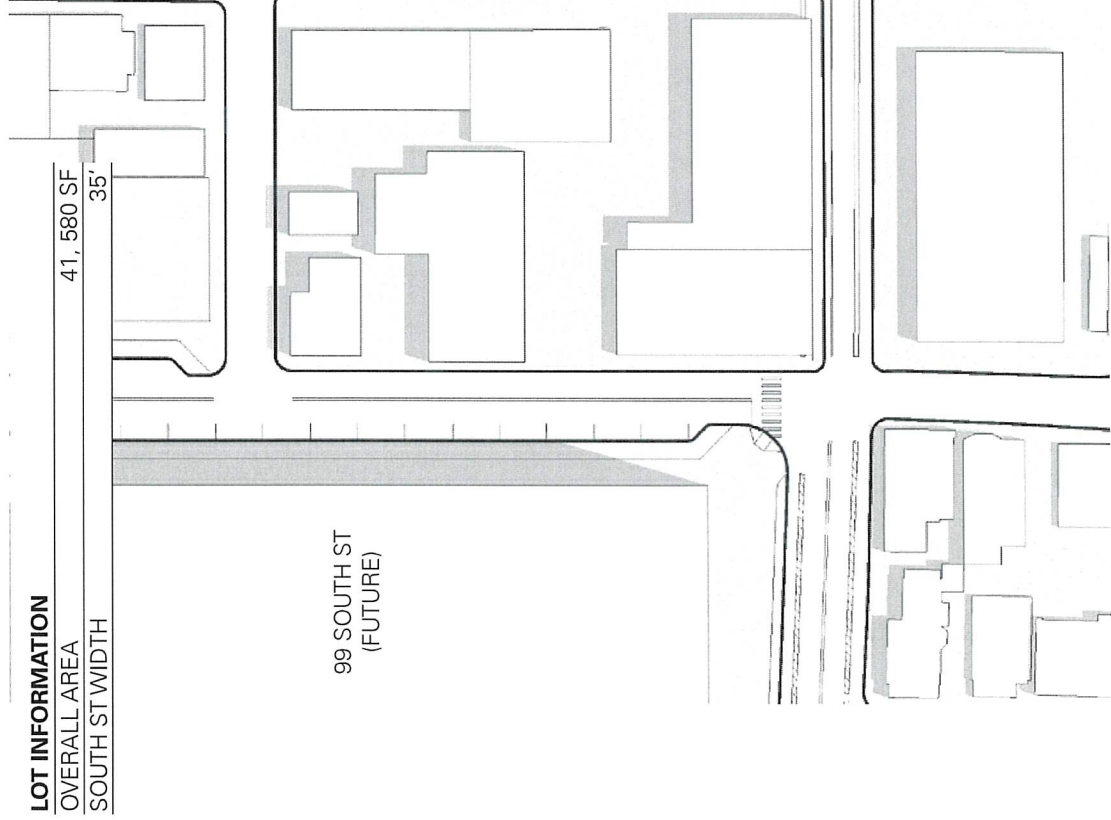
# ZONING MAP EXISTING



# ZONING MAP PROPOSED CHANGE



# REVISED LOT LAYOUT INCREASED SOUTH ST



## LOT INFORMATION

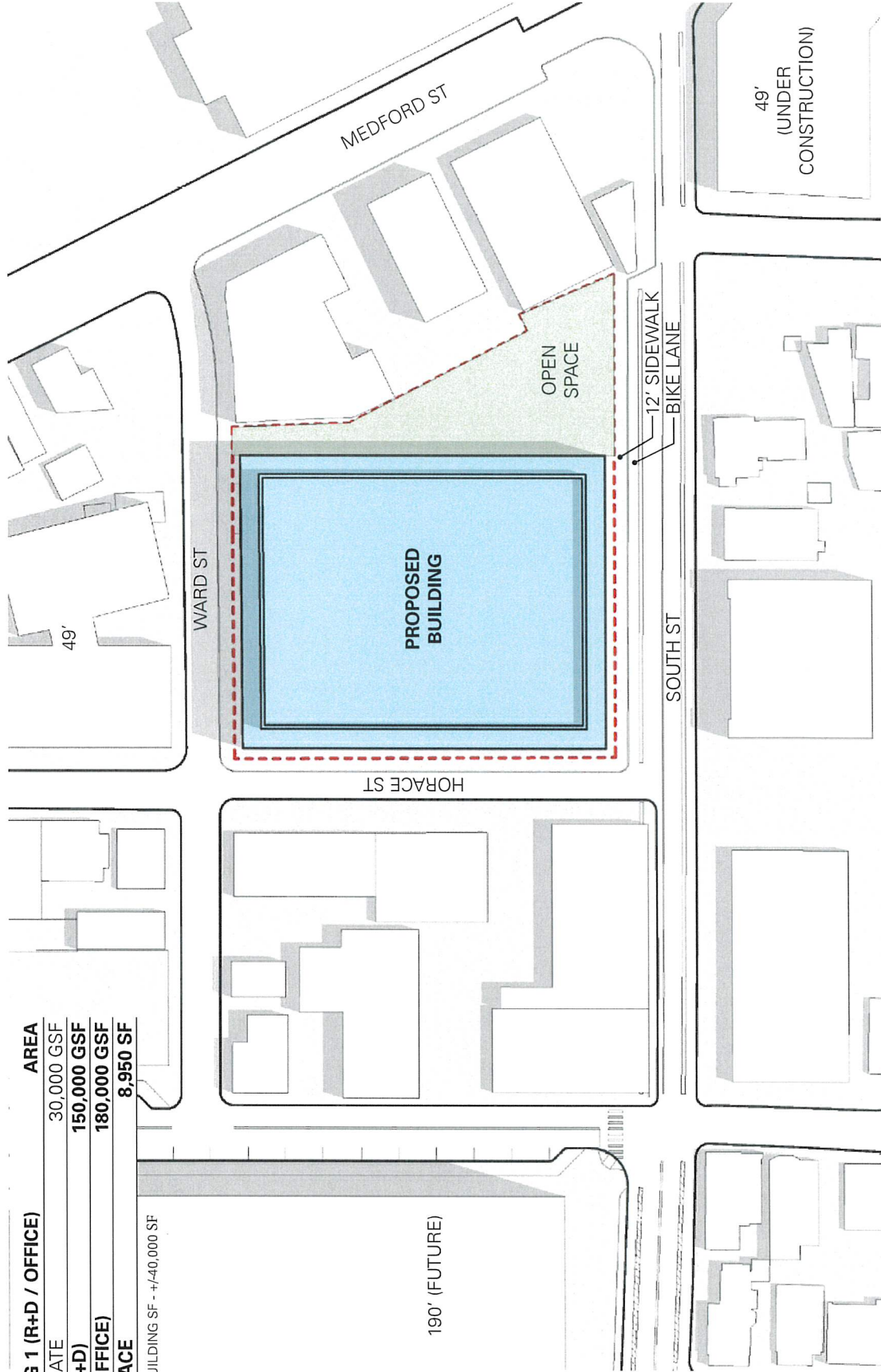
OVERALL AREA 41,580 SF  
SOUTH ST WIDTH 35'



# MR6 SITE PLAN

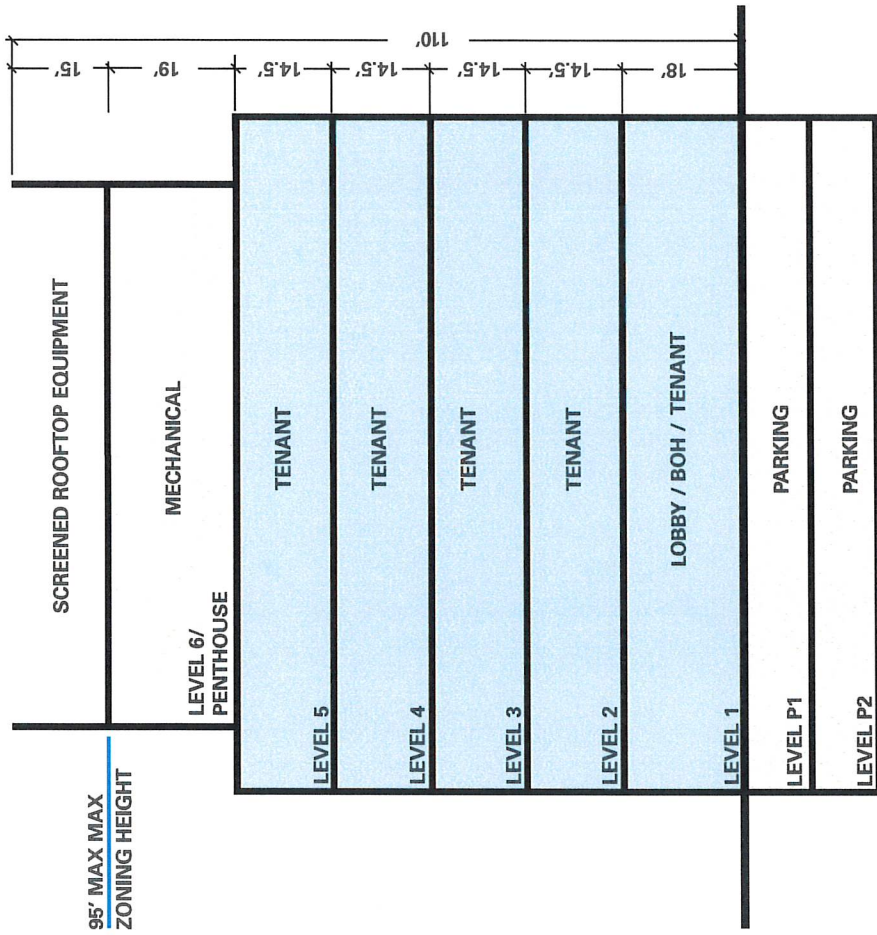
	AREA
<b>BUILDING 1 (R+D / OFFICE)</b>	
FLOORPLATE	30,000 GSF
<b>TOTAL (R+D)</b>	<b>150,000 GSF</b>
<b>TOTAL (OFFICE)</b>	<b>180,000 GSF</b>
<b>OPEN SPACE</b>	<b>8,950 SF</b>

\*EXISTING BUILDING SF +/-40,000 SF

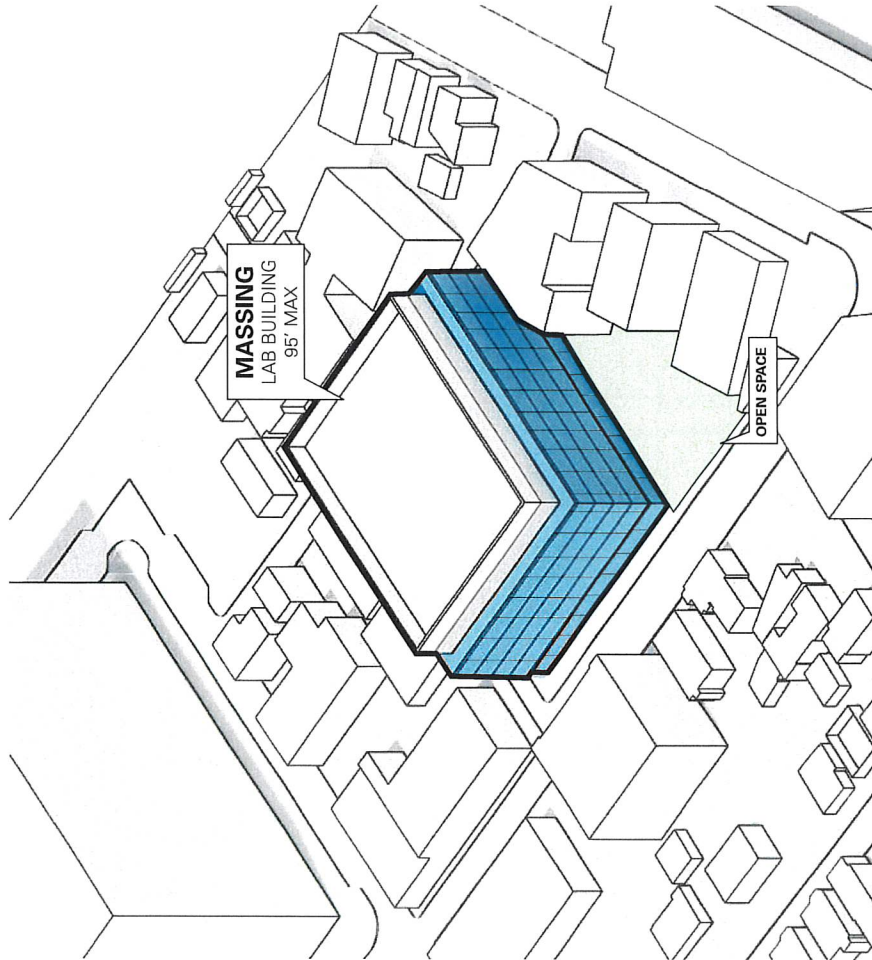


**MR6 MASSING (R+D)**

**BUILDING SECTION | R+D BUILDING**

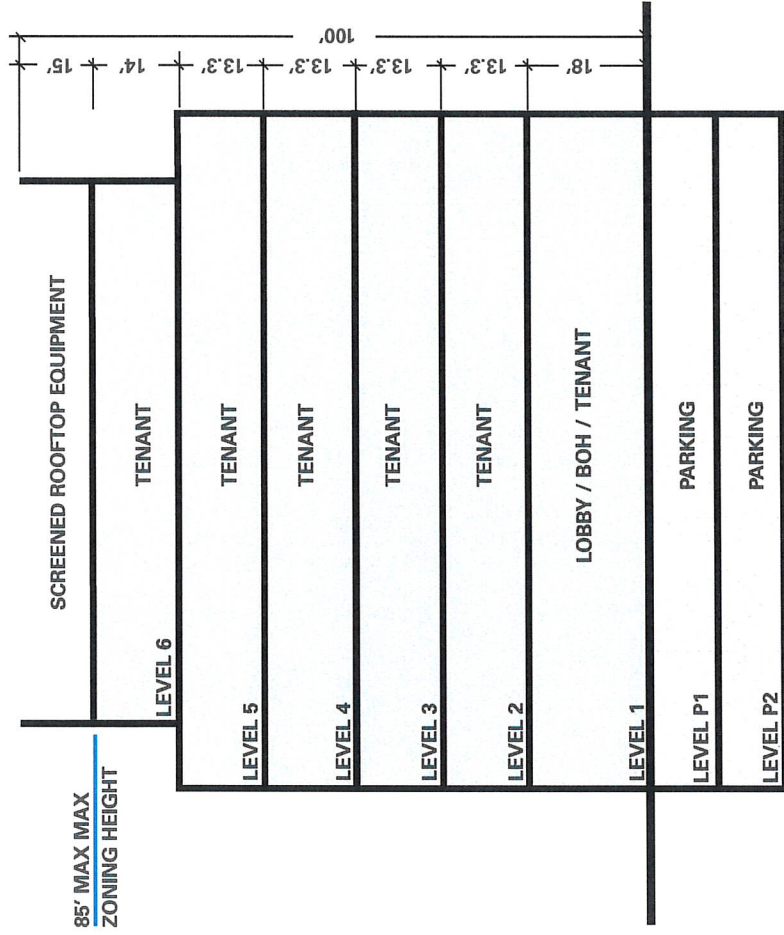
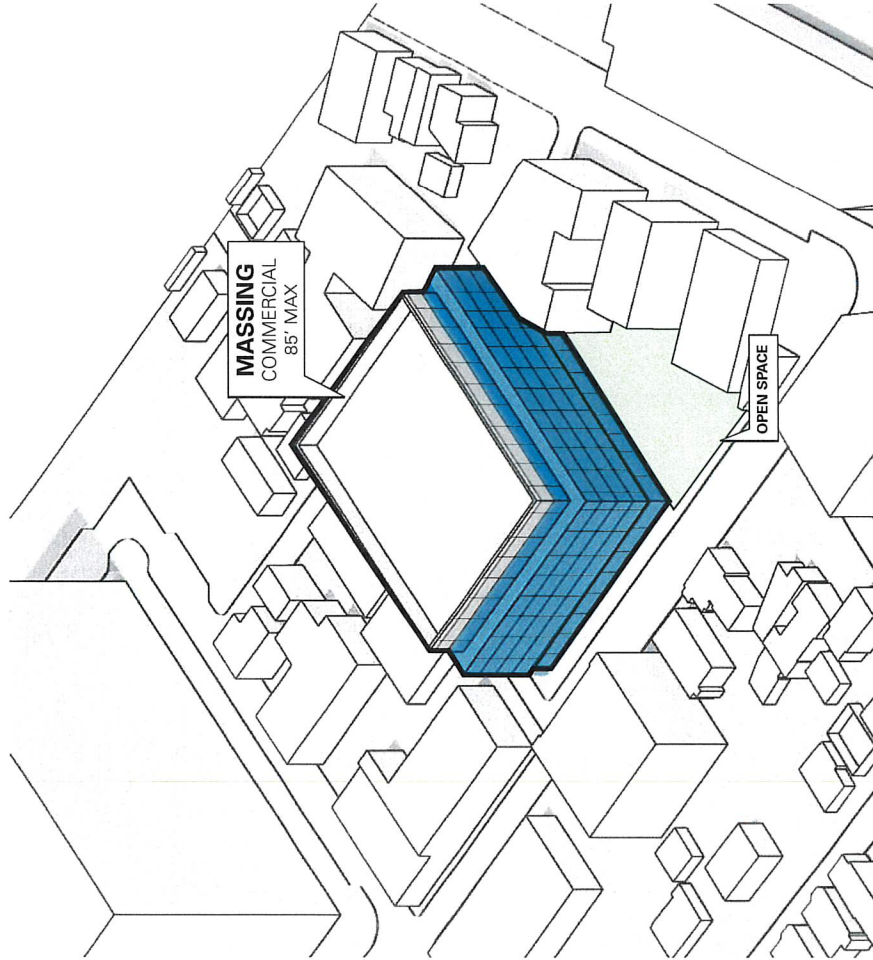


PARKING SPACES REQ'D AT .5/1000GSF - 75



**MR6 MASSING (OFFICE)**

**BUILDING PROGRAM | COMMERCIAL BUILDING**



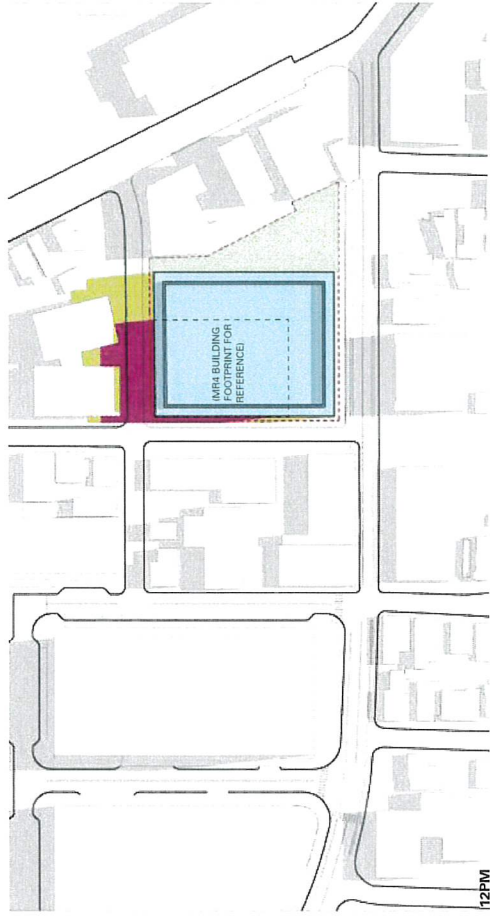
PARKING SPACES REQ'D AT .5/1000GSF - 90



# SHADOW STUDY MARCH 21 COMPARISON



3PM

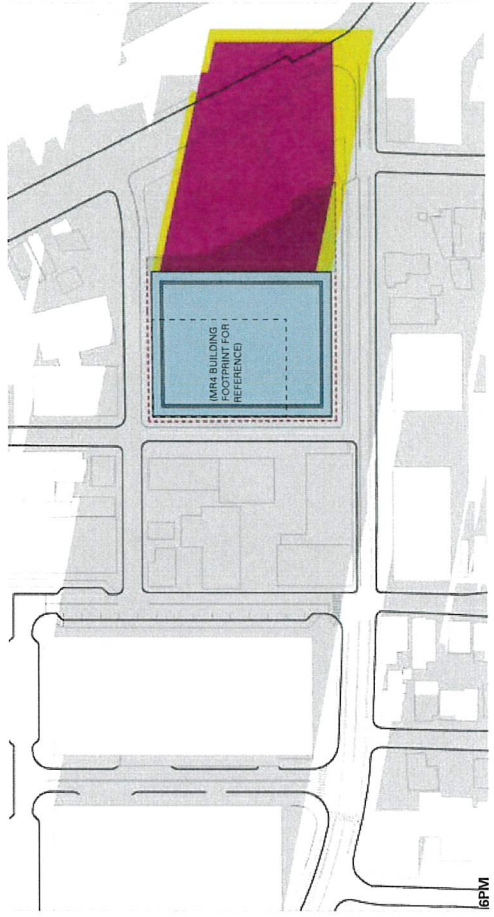
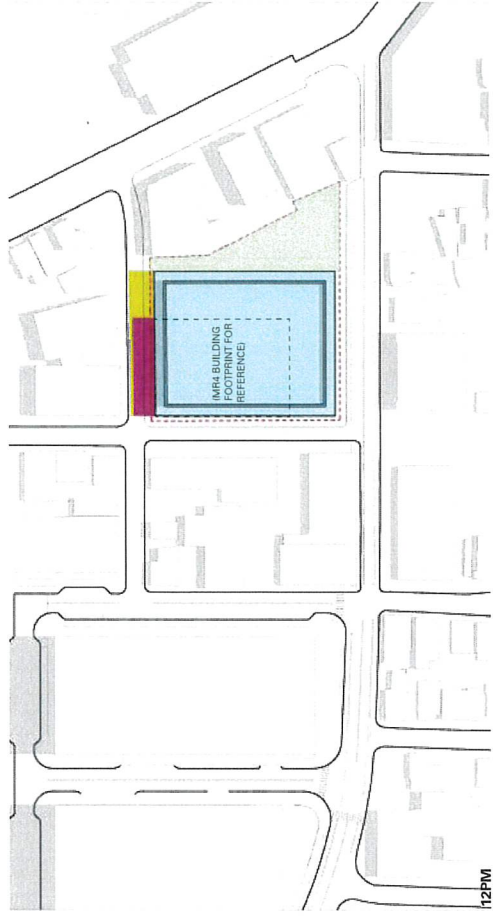
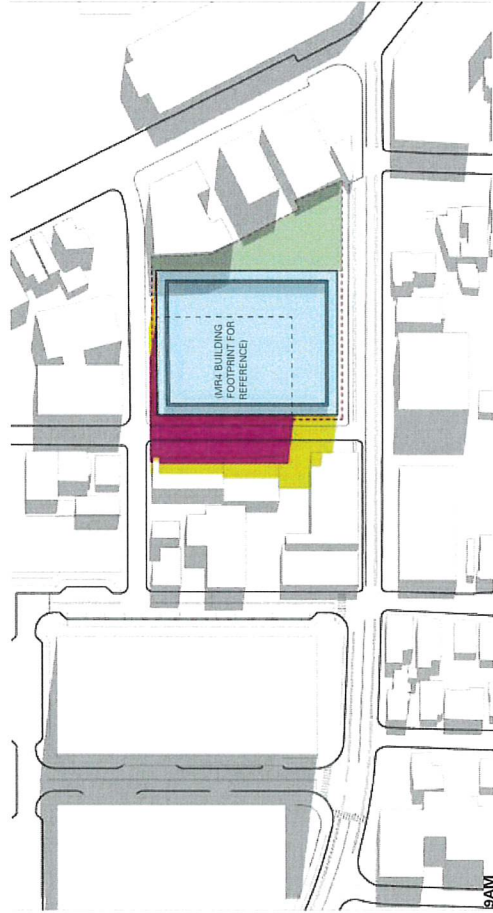


12PM

MR4 SHADOWS      ADDITIONAL MR6 SHADOWS



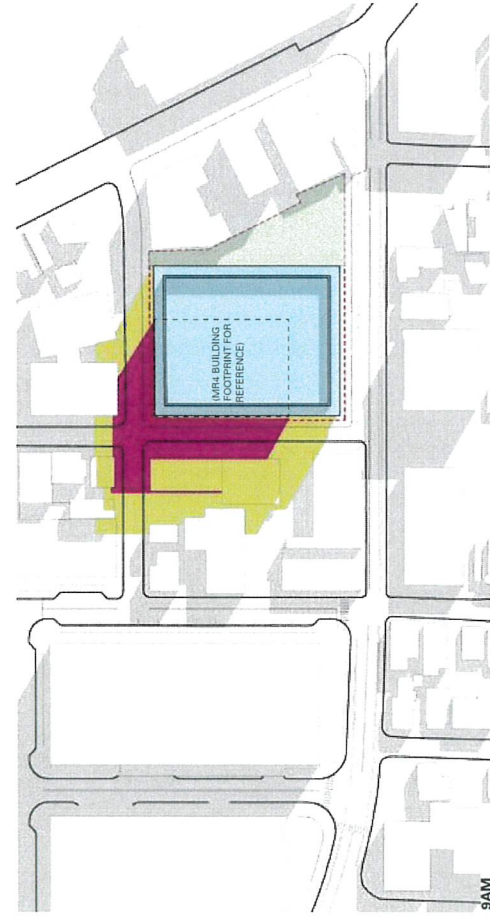
# SHADOW STUDY JUNE 21



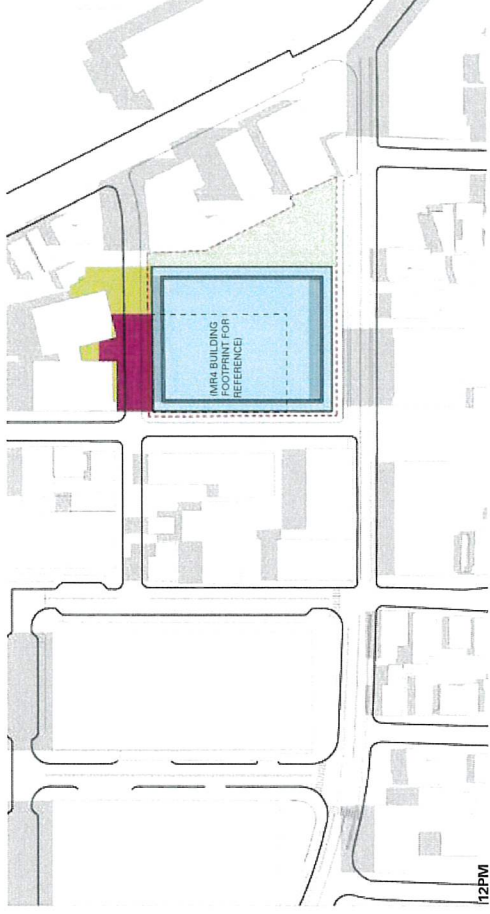
MR4 SHADOWS      ADDITIONAL MR6 SHADOWS



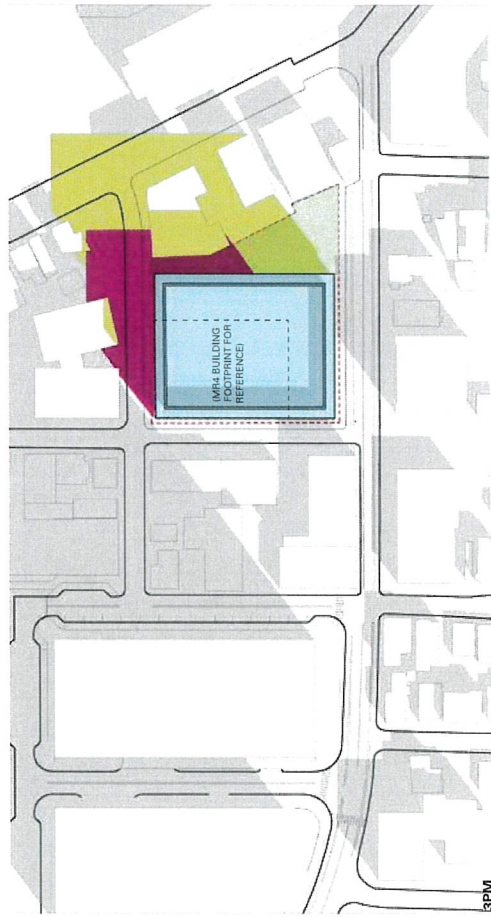
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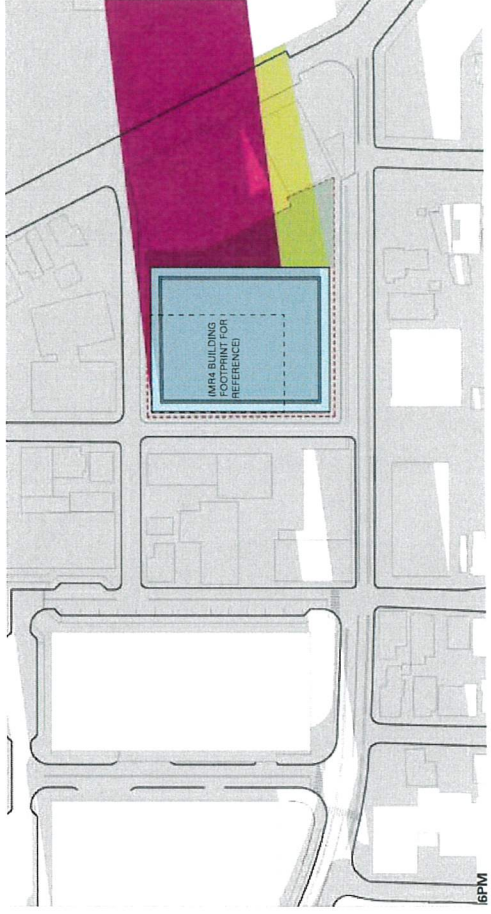
9AM



12PM



3PM

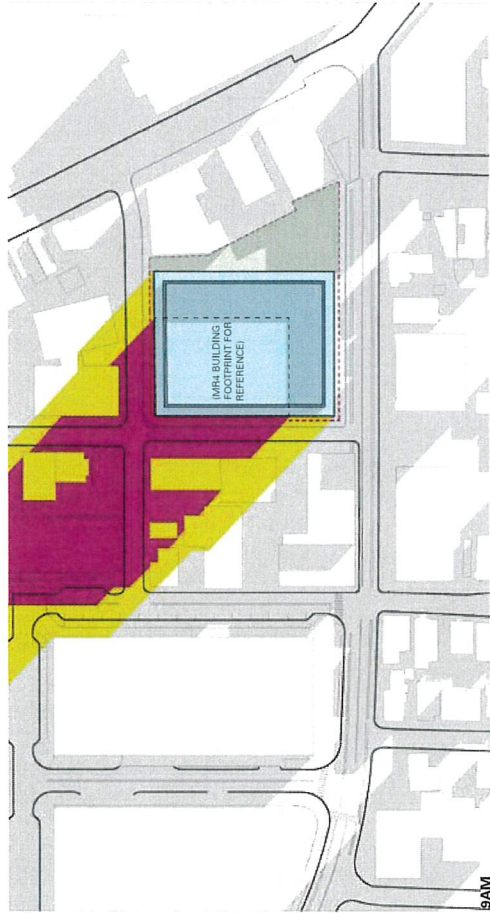


6PM

MR4 SHADOWS      ADDITIONAL MR6 SHADOWS



# SHADOW STUDY DECEMBER 21

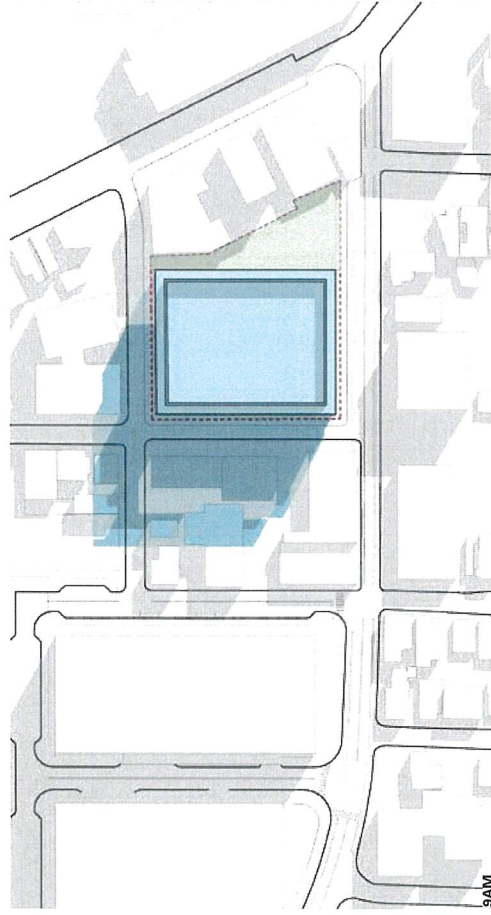


MR4 SHADOWS

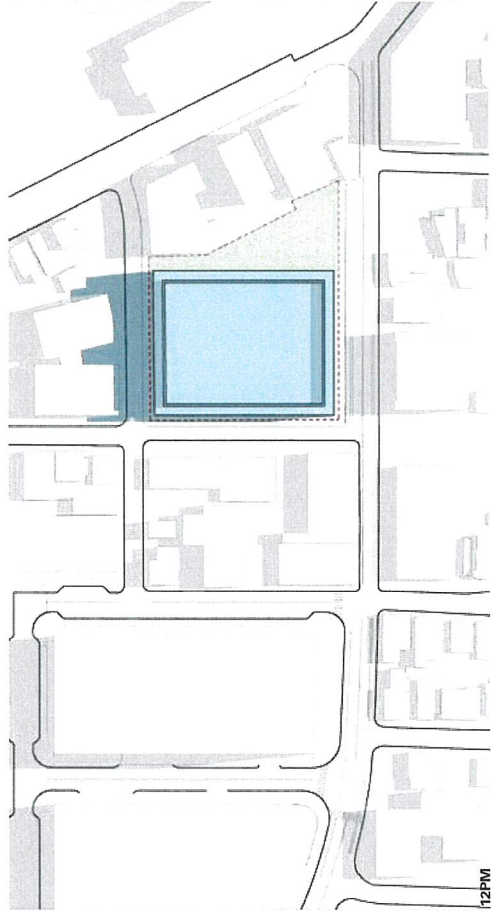
ADDITIONAL MR6 SHADOWS



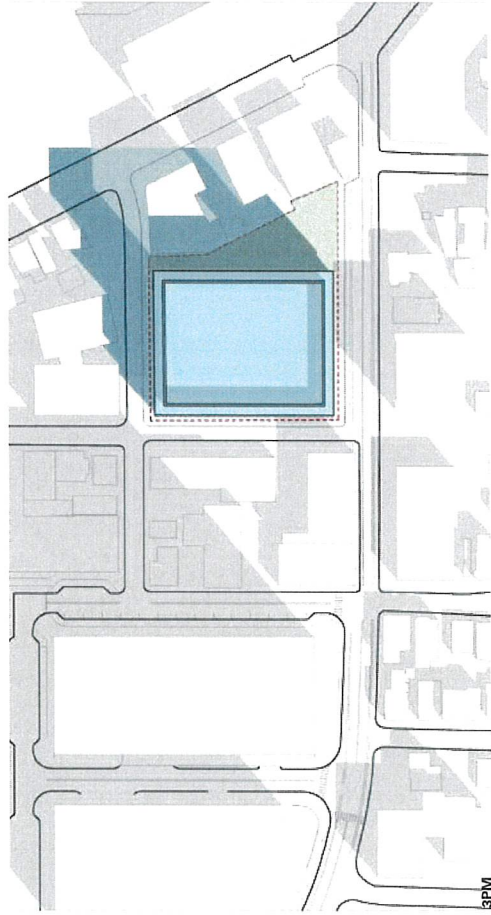
# SHADOW STUDY MARCH 21



9AM



12PM

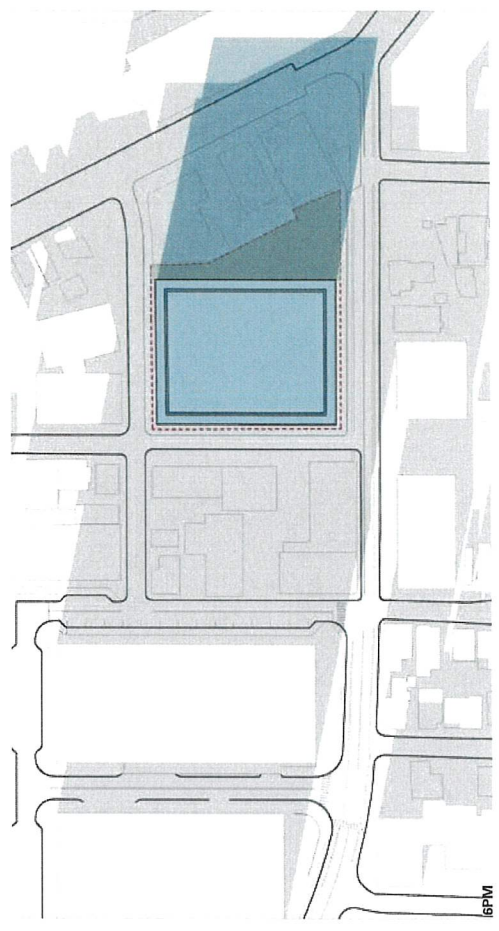
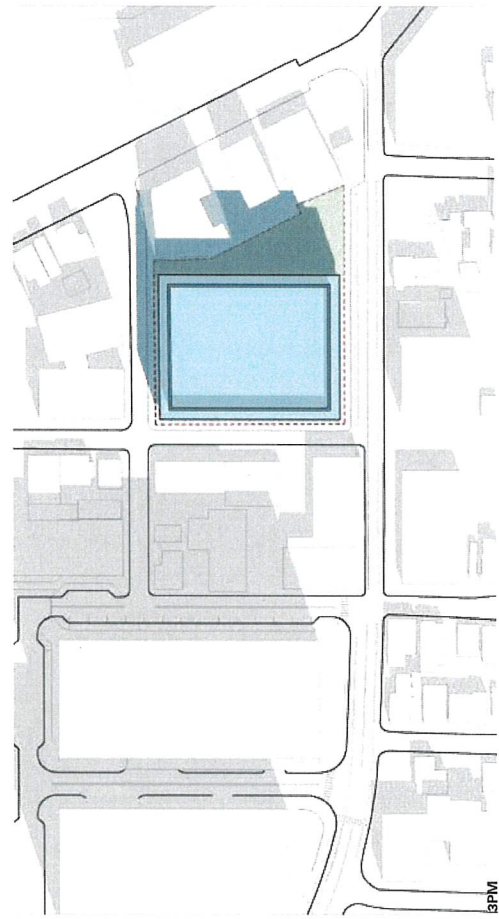
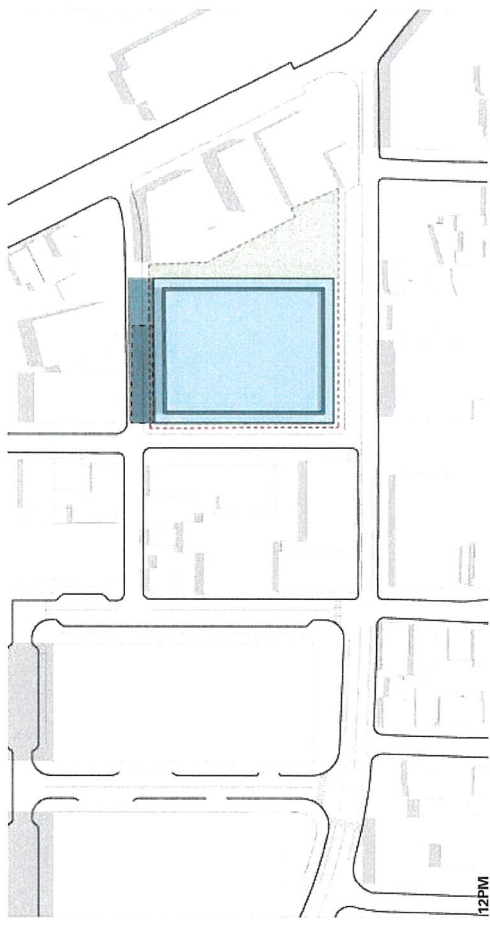
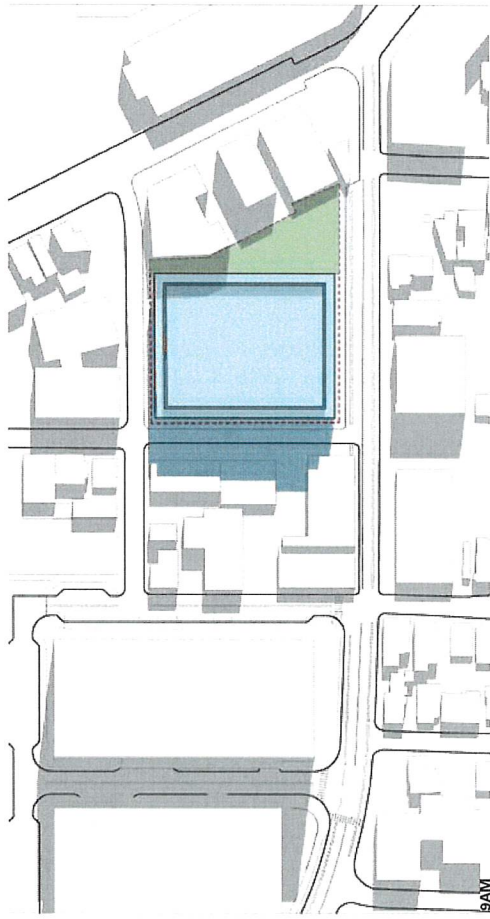


3PM

EXISTING SHADOWS NEW SHADOWS OVERALL SHADOWS



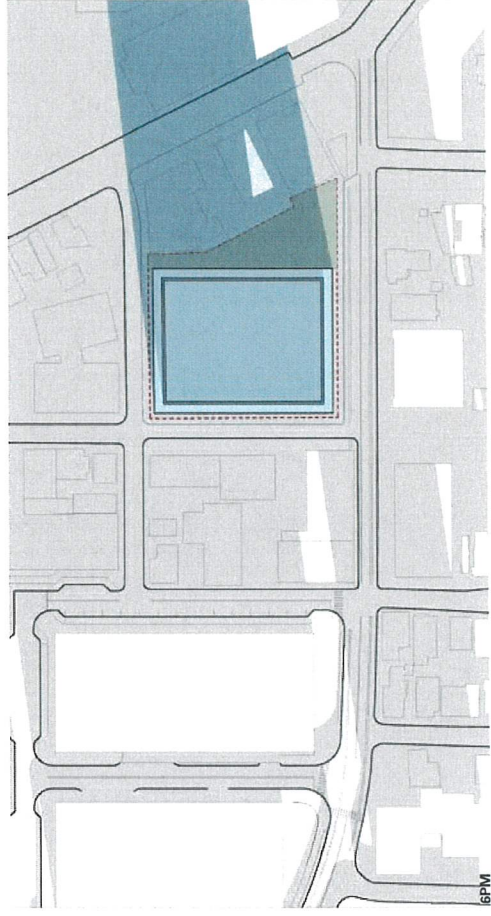
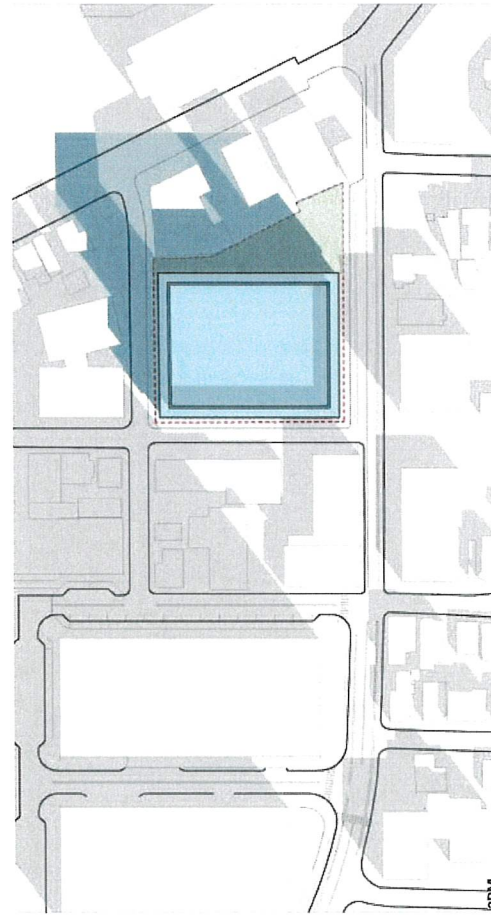
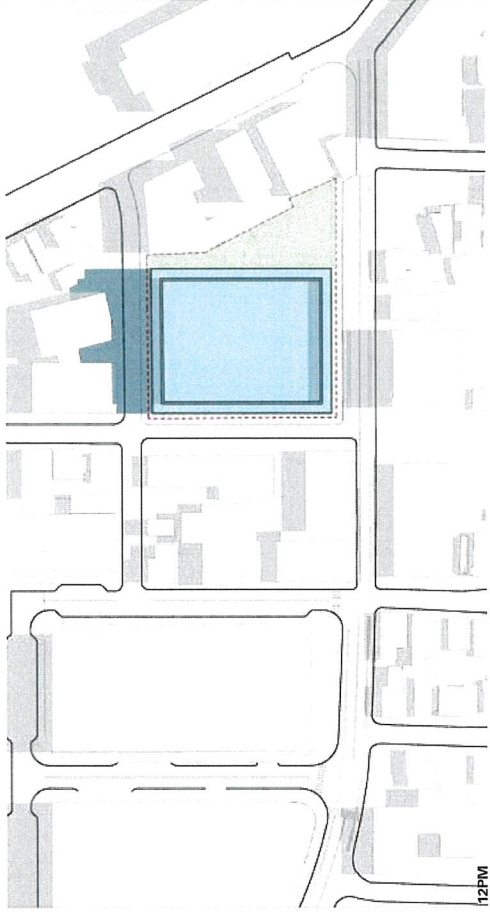
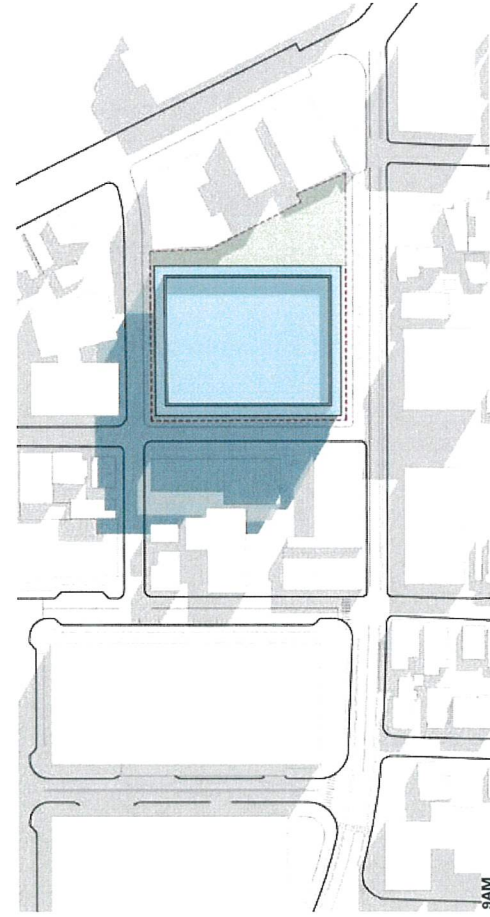
# SHADOW STUDY JUNE 21



- EXISTING SHADOWS
- NEW SHADOWS
- OVERALL SHADOWS



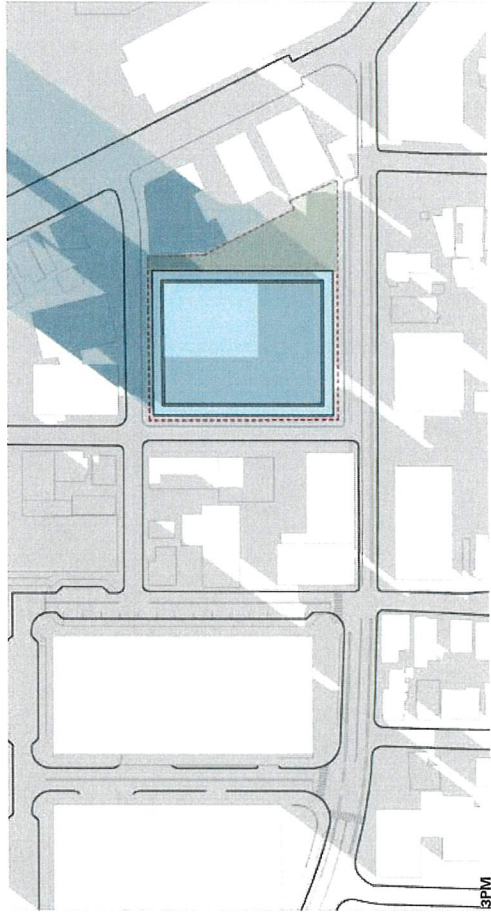
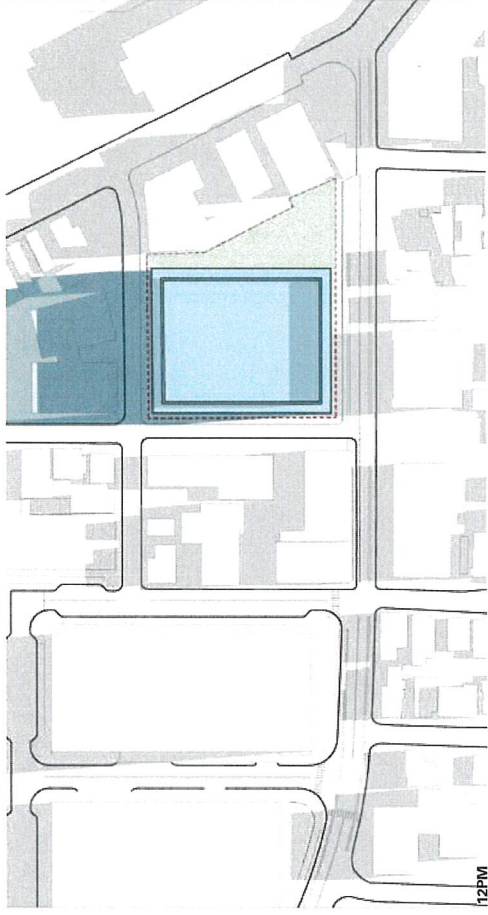
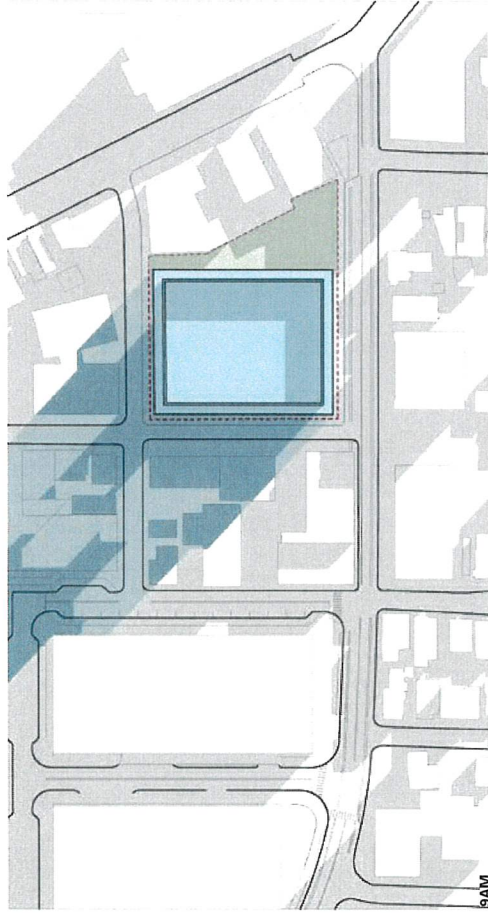
# SHADOW STUDY SEPTEMBER 21



EXISTING SHADOWS NEW SHADOWS OVERALL SHADOWS



# SHADOW STUDY DECEMBER 21

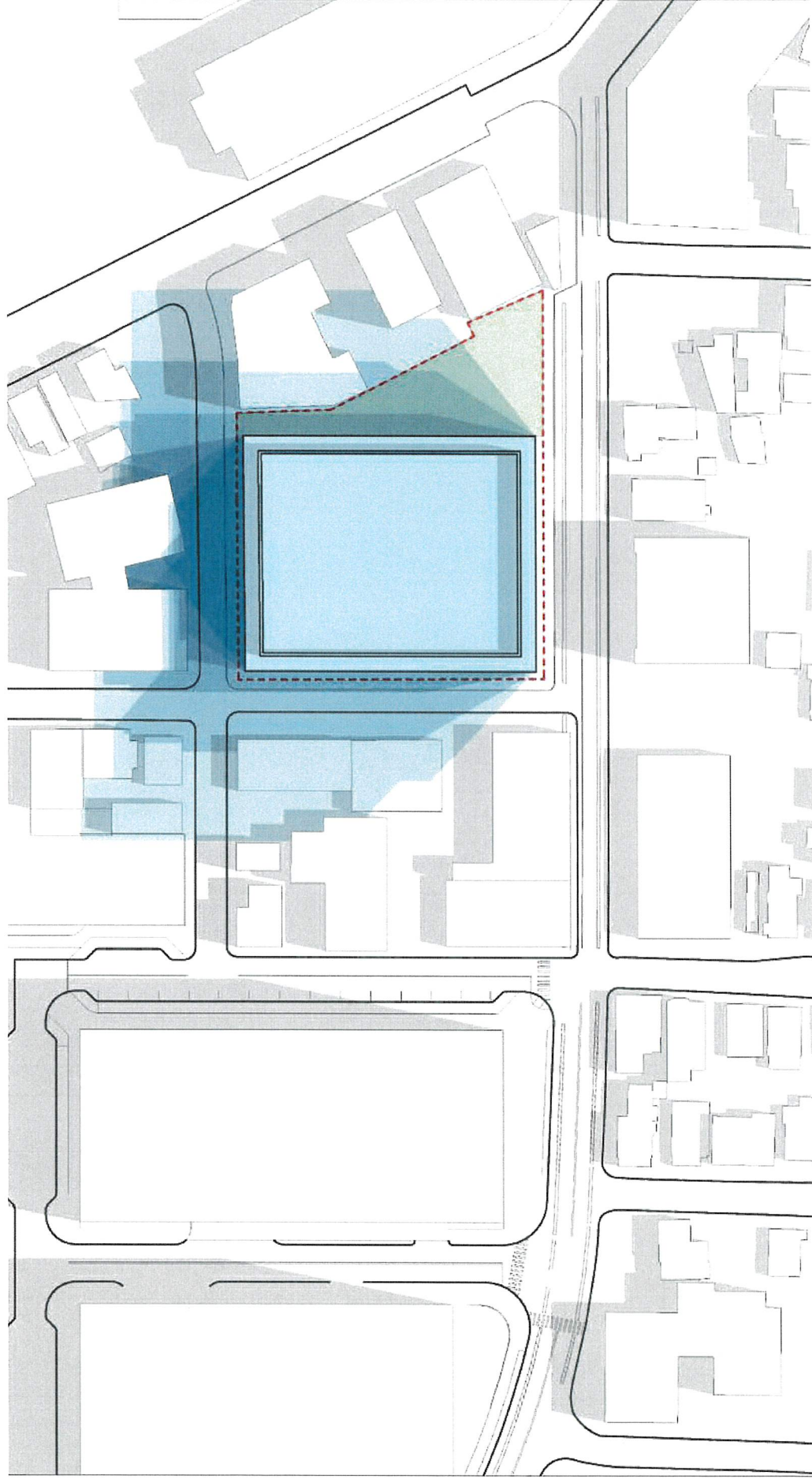


EXISTING SHADOWS NEW SHADOWS OVERALL SHADOWS





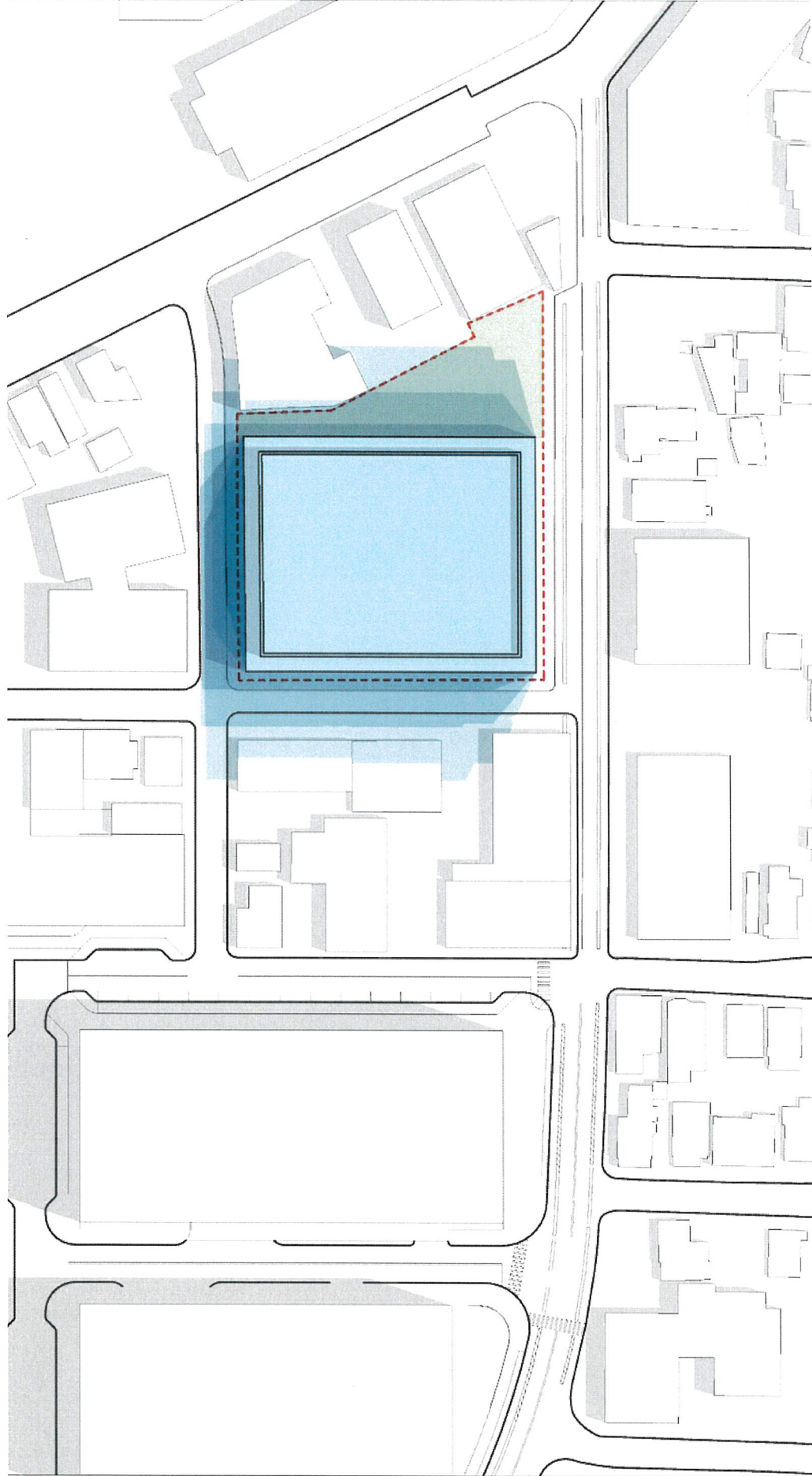
**SHADOW STUDY MARCH 21 CUMULATIVE 9AM-2PM**



EXISTING SHADOWS  
REPRESENTED AT 12PM



**SHADOW STUDY JUNE 21 CUMULATIVE 9AM-2PM**



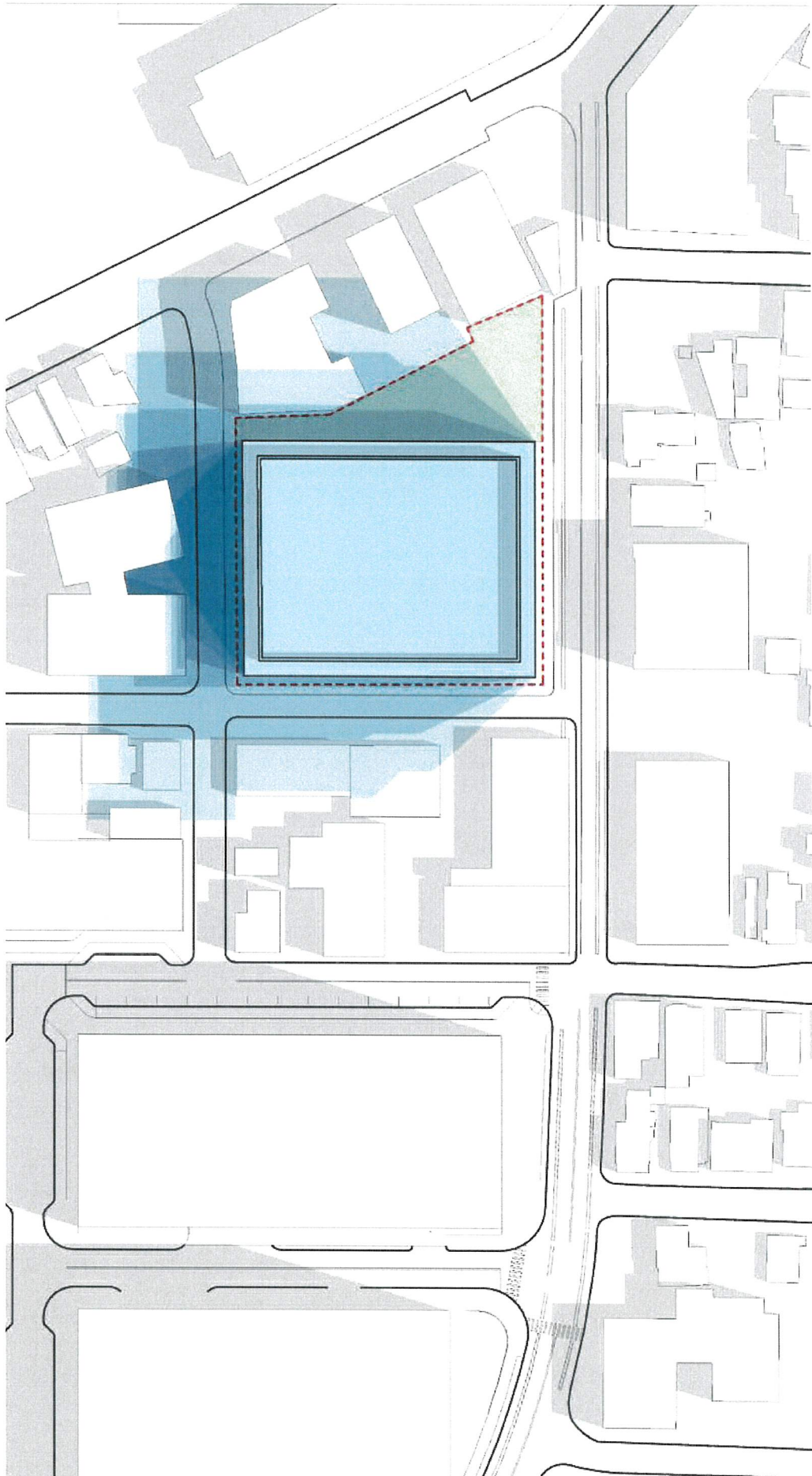
EXISTING SHADOWS  
REPRESENTED AT 12PM



15 WARD STREET  
10.28.24 20



**SHADOW STUDY SEPTEMBER 21 CUMULATIVE 9AM-2PM**



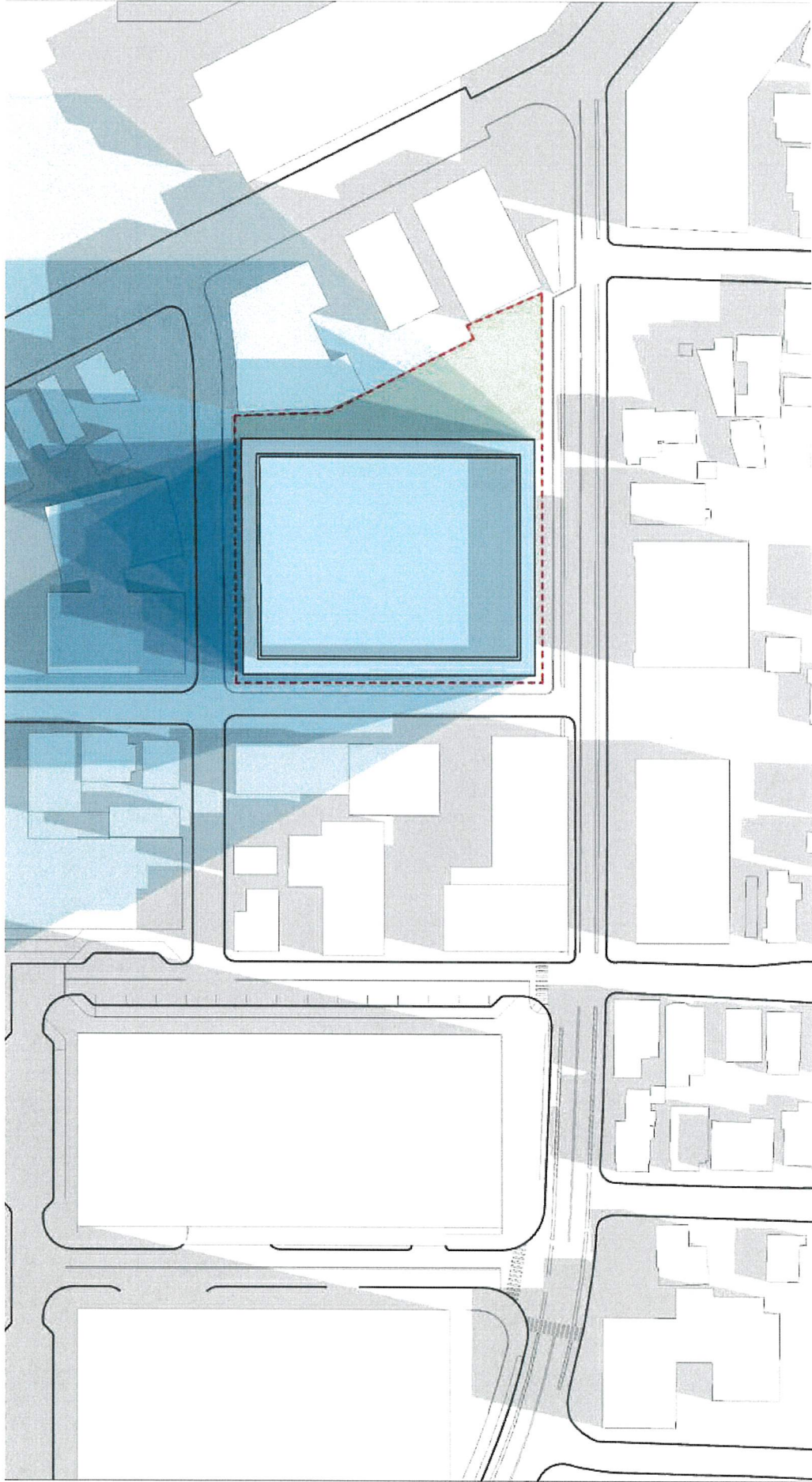
EXISTING SHADOWS  
REPRESENTED AT 12PM



15 WARD STREET  
10.28.24 21



**SHADOW STUDY DECEMBER 21 CUMULATIVE 9AM-2PM**



EXISTING SHADOWS  
REPRESENTED AT 12PM



15 WARD STREET  
10.28.24 22



THANK YOU



**15 WARD STREET**

10.28.2024

