

90 Washington Street – Development objectives and program of uses Fall 2025

Prepared by:

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90 Washington Street Civic Advisory Committee (CAC)

1. Recoup a significant portion of funds paid for the taking of 90 Washington Street.
2. Achieve a combination of some or all of the following land uses:
 - a. **New housing**—Including owner-occupied and rental residences affordable to a range of incomes and available in a range of sizes.
 - b. **New commercial space**—Particularly for retail shopping, food & beverage and personal service businesses in ground-floor storefronts, with outdoor dining/seating if possible. Grocery stores, markets, retail food businesses, restaurants and pharmacies are especially desired by local residents.
 - c. **New civic space**—Particularly for non-profit organizations, community groups, social service enterprises.
 - d. **Green space**—Active and passive recreation and gathering areas.
3. Meet the following development principles:
 - a. **Mixed-use building formats**—The parcel should be primarily used for housing, but with a variety of ground-floor uses that address the commercial needs of residents and workers in the neighborhood.
 - b. **Dense development**—Target building density that is consistent with the City’s Mid-Rise or High-Rise zoning districts and that introduces significant new housing units to the area, while concentrating density on the western portion of the site closest to the East Somerville MBTA Station.
 - c. **Flexibility in form or massing**—Encourage architectural approaches that deliver High-Rise levels of density while allowing alternative typologies or configurations that advance community goals and enhance the public realm.
 - d. **Sustainable design**—Compliant with Somerville’s new Stretch Building Code and demonstrate leadership in resilient design.
 - e. **No surface parking**—Comply with Somerville’s Zoning Ordinance, which prohibits surface parking so near to transit stations (e.g. the new East Somerville GLX Station).
 - f. **Robust urban canopy and natural landscape**—Incorporate landscaping that strengthens the urban canopy, enhances the public realm, and creates an appropriate buffer to Cobble Hill Apartments. Preserve viable existing trees where possible.
 - g. **Diversity, equity, and inclusion in the development process**—M/WBE participation in the areas of development, financing, design, construction and ownerships; in workforce development programs; in contractor and supplies diversity programs; and in community outreach to underrepresented communities.