



CITY OF SOMERVILLE, MASSACHUSETTS
ELECTION DEPARTMENT
KATJANA BALLANTYNE
MAYOR

September 26, 2025

Kimberley Wells
City Clerk
Somerville City Hall
93 Highland Avenue
Somerville, Ma 02143

CITY CLERK'S OFFICE
SOMERVILLE, MA

2025 SEP 26 A 11:28

Dear Ms. Wells:

We hereby certify that the thirteen (13) pages of the petition ("Zoning Map Amendment Application Form") given to us by your office contains the names of twelve (12) registered Somerville voters designated as such by a red check mark to the left of the name.

✓ against the name of each qualified voter certified.

N - no such registered voter at that address, or address is illegible.

S - unable to identify signature as that of voter because of form of signature, or signature is illegible.

T - already signed

BOARD OF ELECTION COMMISSIONERS

Justin Brown
Kelly J. Cooney
Michael P. Saloner



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
(617) 625-6600 EXT. 4200 • FAX: (617) 625-5643
EMAIL: ELECTIONS@somervillema.gov • www.somervillema.gov

ADAM DASH & ASSOCIATES

ATTORNEYS AT LAW

48 GROVE STREET, SUITE 304
DAVIS SQUARE
SOMERVILLE, MA 02144

TELEPHONE (617) 625-7373
FAX (617) 625-9452
www.adamdashlaw.com

ADAM DASH
PAUL METSCHER
MARK SHEEHAN

VIA HAND DELIVERY

September 26, 2025

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

RE: 363 Highland Avenue
110 Willow Avenue

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. Jake Wilson, via email only
Daniel Bartman, Planning Director, via email only



CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

ZONING MAP AMENDMENT • APPLICATION FORM

2025 SEP 26 A 10:49

Per Article 15.6.2 of the Somerville Zoning Ordinance (SZO), an individual property owner or a group of 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
1st Floor, City Hall
93 Highland Avenue
Somerville, MA 02143

Property to be changed

Property Address:	363 Highland Avenue	
Map: 24	Block: F	Lot: 2, 3, 4
Property Address:	363 Highland Avenue	
Map: 24	Block: D	Lot: 1
Property Address:	110 Willow Avenue	
Map: 24	Block: D	Lot: 2
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:
Property Address:		
Map:	Block:	Lot:

For ten (10) registered voters:

Name: Altitude Properties, LLC	Signature: 
Address: 5 Claremon Street, #1, Somerville, MA 02144	

Name: Mary Ellen Myler	Signature: 
Address: 34 Winslow Ave.	

Name: Mary Norcross	Signature: 
Address: 76 Willow Ave	

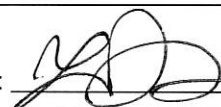
Name: HEIDI LEWIS	Signature: 
Address: 20 WILLOW AVE	

Name: Andrew Provencher	Signature: 
Address: 18 Day St	

Name: ALEX PITKIN	Signature: 
Address: 57 MOORE ST	

Name: Stephen M Post	Signature: 
Address: 86 Linden Ave	


Name: PAUL CHRISTIE	Signature: 
Address: 58 MEACHAM RD	

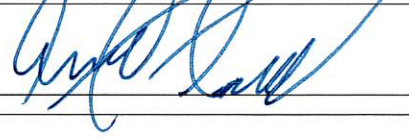
Name: Zev Pogrebin	Signature: 
Address: 17 Russell St #6	

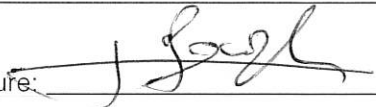
Name: Joel Paul	Signature: 
Address: 12 Moreland St #3	


For ten (10) registered voters:

Name: Altitude Properties, LLC	Signature: _____
Address: 5 Claremon Street, #1, Somerville, MA 02144	

Name: Kristen Gresh	Signature: 
Address: 36 Hamlet St. Apt. 2 Somerville MA 02143	

Name: Ivan Abarca	Signature: 
Address: 36 Hamlet St. Apt. 2 Somerville MA 02143	

Name: Laurent BOUZELTAH	Signature: 
Address: 9 STANFORD TERR. SOMERVILLE 02143	

Name: Rebecca Colley	Signature: 
Address: 36 Hamlet St. 02143 Somerville	

Name: _____	Signature: _____
Address: _____	

Name: _____	Signature: _____
Address: _____	

Name: _____	Signature: _____
Address: _____	

Name: _____	Signature: _____
Address: _____	

Name: _____	Signature: _____
Address: _____	

ZONING MAP AMENDMENT APPLICATION

Properties:

363 Highland Avenue, 24/F/2, 3, 4
363 Highland Avenue, 24/D/1
110 Willow Avenue, 24/D/2

2025 SEP 26 A 10:49

CITY CLERK'S OFFICE
SOMERVILLE, MA

Owners: **Altitude Properties, LLC (363 Highland Avenue)**
 NStar Electric and Gas Company (110 Willow Avenue)

Applicants: **Altitude Properties, LLC**
Agent for Applicant Altitude Properties, LLC: Adam Dash, Esq.

To: **Hon. Matthew McLaughlin, Chair of the Land Use Committee**
 Hon. Jake Wilson, Councilor at Large and Ward Councilor Designee
 Kimberly Wells, City Clerk
 Daniel Bartman, Planning Director

September 26, 2025

SUMMARY

The above-referenced Applicant, Altitude Properties, LLC ("Altitude") owns the properties known collectively as 363 Highland Avenue which are located at the following Assessors Map, Lot and Block numbers and which are all currently zoned as Mid-Rise 4 ("MR4"):

363 Highland Avenue, 24/F/2, 3, 4
363 Highland Avenue, 24/D/1

Said properties consist of one commercial building and a parking lot.

NStar Electric Company ("NStar") owns the property located at 110 Willow Avenue, being Assessors Map, Lot and Block number 24/D/2, which is currently zoned as Civic ("CIV"). Said property consists of an NStar utility facility. NStar is not an Applicant in this zoning map amendment application.

All of the Properties for which this zoning map amendment is being sought are located in the one-half mile Transit Area, and are not in a Pedestrian Street District.

Altitude and more than ten (10) registered voters in the City of Somerville as identified above, hereby seek to amend the Somerville zoning map for all of said Properties owned by Altitude and NStar, by changing the zoning map designation of all said properties as follows:

363 Highland Avenue, 24/F/4 to Mid-Rise 5 ("MR5")
363 Highland Avenue, 24/F/2 and 3 to Mid-Rise 6 ("MR6")
363 Highland Avenue, 24/D/1 to Mid-Rise 6 ("MR6")
110 Willow Avenue, 24/D/2 to Mid-Rise 6 ("MR6")

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

The Properties being placed in the MR 5 and MR6 zoning districts can also be seen on the existing and proposed Somerville zoning maps filed herewith.

The purpose of this Application is to allow for redevelopment of Altitude's properties at 363 Highland Avenue to allow for one mixed-use five story building along Highland Avenue and one residential six-story building in the rear (the "Project"), and to allow for possible future redevelopment of the NStar property at 110 Willow Avenue should NStar wish to do so or to sell the property. The Project will create badly needed housing near the Davis Square MBTA Red Line station and buses.

Of course, even if this zoning map amendment is approved, the Project will still require zoning relief. This map amendment merely allows Altitude to file a zoning relief application for the Project.

DISCUSSION

The 363 Highland Avenue properties have a large grade change from Highland Avenue, as said properties drop down in grade along Whipple Street toward the Community Path to the rear of Altitude's properties. This is why Altitude seeks to have the portion of its property facing Highland Avenue be MR5, with the rear portions being MR6. Due to the grade change, even though the rear portions of Altitude's properties will be zoned for one more story than the front portion, the buildings will seem the same height due to said grade change.

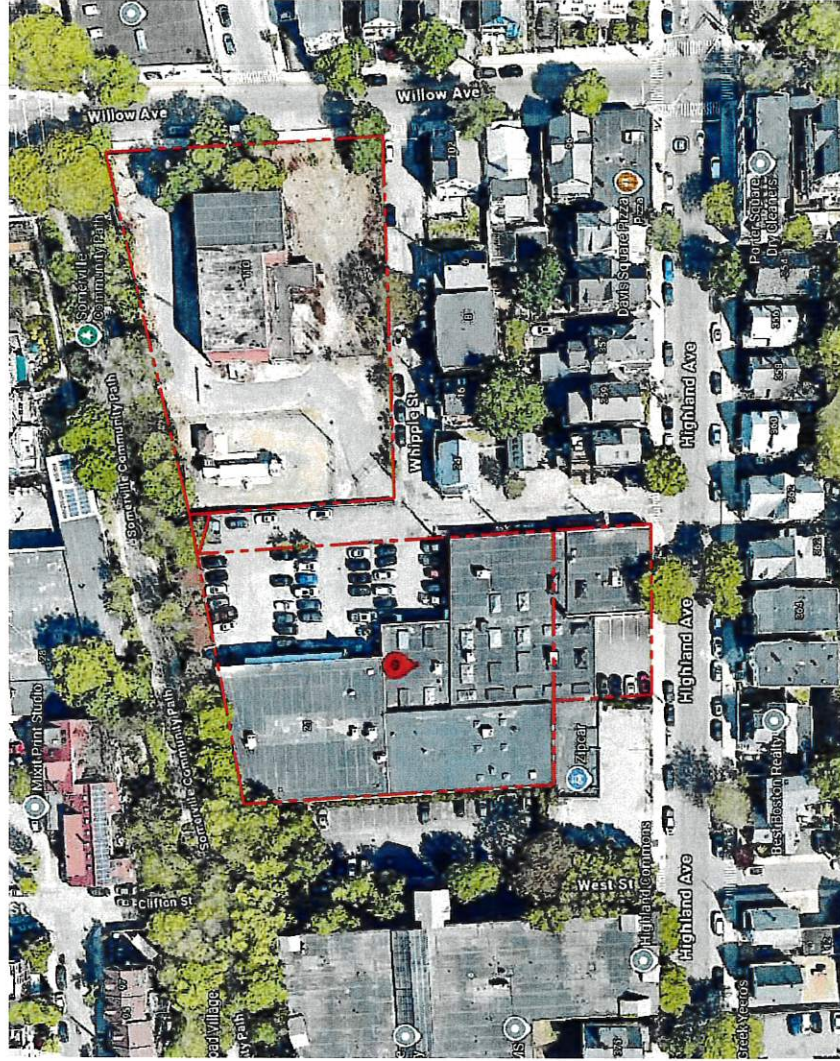
Also filed herewith are massing models outlining how amending the zoning map to place these Properties in the MR 5 and MR6 zoning districts would allow for new structures to be built on the land owned by Altitude.

Increasing the height of Altitude's properties from MR4 to MR5 and MR6 would not have a major impact on the neighborhood.

The NStar property at 110 Willow Avenue is only being included in the proposed MR6 zoning district in case NStar ever decides to redevelop or sell said property. Merely changing the zoning designation for 110 Willow Avenue does not obligate NStar to do anything at all, but it does create a unified, contiguous MR6 area with the Altitude properties.

Therefore, the Applicants request that the zoning map regarding the Properties be amended to place them in MR5 and MR6 as stated.

PROPOSED ZONING MAP AMENDMENT ZONING CHANGE OF 363 HIGHLAND AVE, 21 WHIPPLE ST, AND 110 WILLOW AVE, SOMERVILLE



YIELD:
48 + 220 UNITS (w/ NZ BONUS) = 268 UNITS MAX ALLOWED
APPROX. 75 CARS IF UNDERGROUND PARKING PROVIDED

ARCHITECT'S NOTE
The development concept shown in this Feasibility Study is preliminary and is intended to illustrate a possible approach to developing the site. The necessary zoning relief and entitlements must be obtained from the City of Somerville and the Architect does not in any way guarantee that such relief or entitlements will be granted. It is advised that the prospective developer undertake his or her own due diligence and obtain legal advice on the matter.

INDEX:

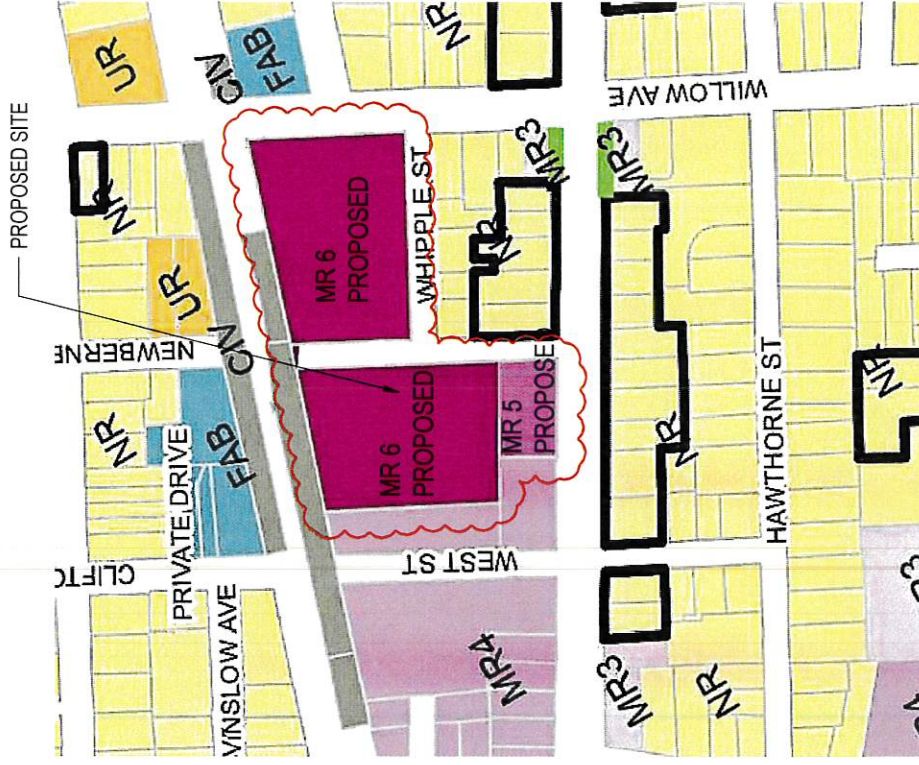
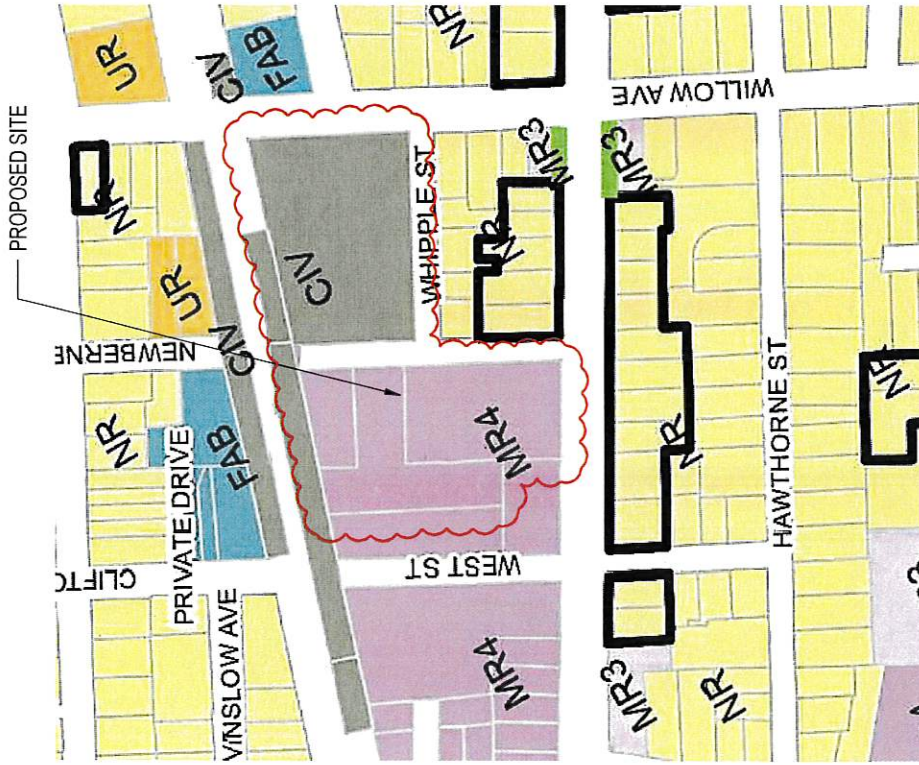
- SHEET 1 COVER - EXISTING LOTS AND PROJECT SUMMARY
- SHEET 2 EXISTING AND PROPOSED ZONING MAP
- SHEET 3 PROPOSED SITE PLAN
- SHEET 4 BUILDING SECTION
- SHEET 5-6 MASSING MODEL OF PROPOSED CHANGES
- SHEET 7-9 SHADOW STUDY OF MR4 vs MR5 & MR6
- SHEET 10 ESTIMATED BUILDOUT UNDER CURRENT MR4 ZONING

APPROXIMATE RESIDENTIAL GSF SUMMARY:

LOT A	MR-5 GENERAL BUILDING
BASEMENT	0 GSF
1ST FLOOR	5,477 GSF
2ND FLOOR	9,239 GSF
3RD FLOOR	9,239 GSF
4TH FLOOR	9,239 GSF
5TH FLOOR	7,278 GSF
6TH FLOOR	0 GSF
ROOF	580 GSF
TOTAL	41,052 GSF
41,052 / 850 (NZ BONUS) = 48 UNITS MAX ALLOWED	
COMMERCIAL SPACE	3,095 GSF
LOT B	MR-6 APARTMENT BUILDING
BASEMENT	0 GSF
1ST FLOOR	24,340 GSF
2ND FLOOR	24,860 GSF
3RD FLOOR	24,860 GSF
4TH FLOOR	24,860 GSF
5TH FLOOR	23,045 GSF
6TH FLOOR	21,035 GSF
ROOF	0 GSF
TOTAL	143,000 GSF
143,000 / 650 (NZ BONUS) = 220 UNITS MAX ALLOWED	

363 HIGHLAND AVE, SOMERVILLE
Proposed Up-Zoning Lots MR-5 & MR-6 Combined
General Building & Apartment Building

ZONING MAP - EXISTING AND PROPOSED CHANGES



ZKCADWOSWHLand-36322 schematic DesignHighland 363.MRS and MRS Upzong Study,204 CULding, Site, 5/19/2025 12:03:17 PM



Page 3 of 10



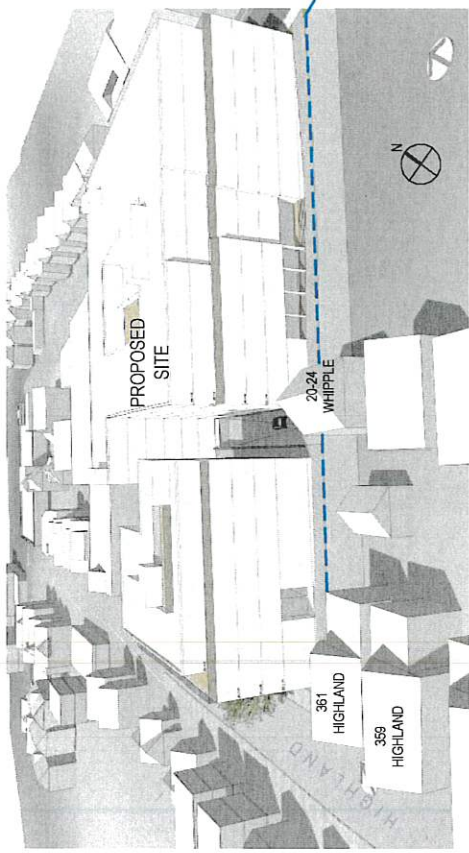


Page 4 of 10

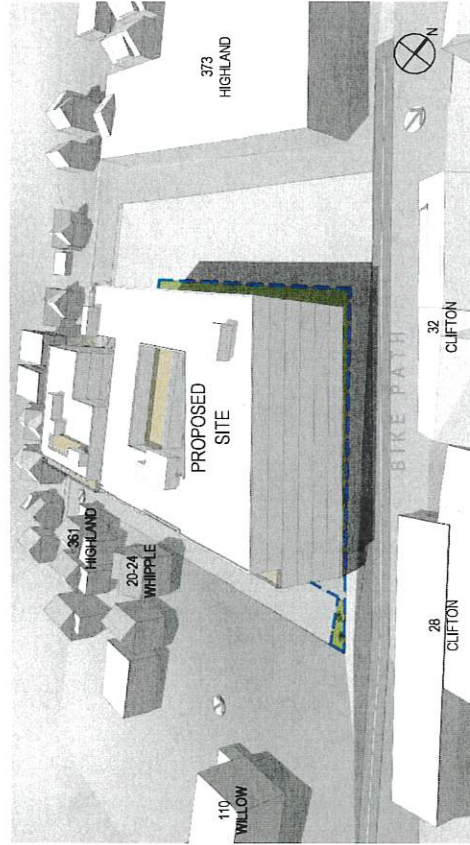
3D VIEWS



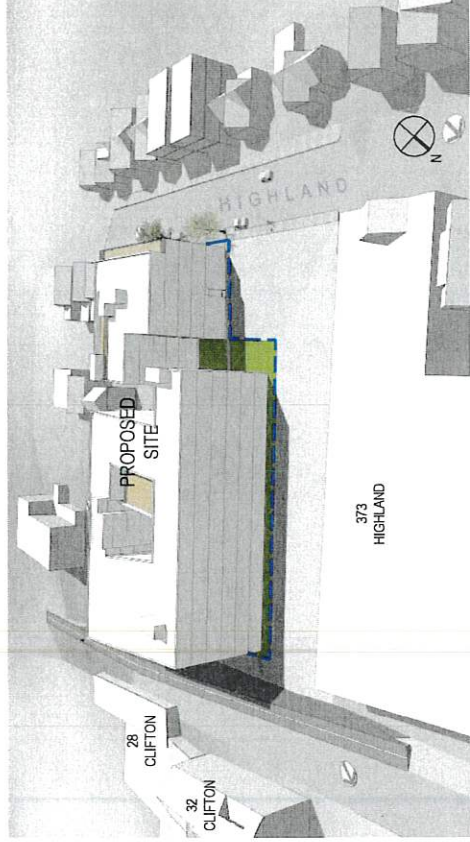
AERIAL VIEW OVER HIGHLAND AVE



AERIAL VIEW OVER WHIPPLE ST



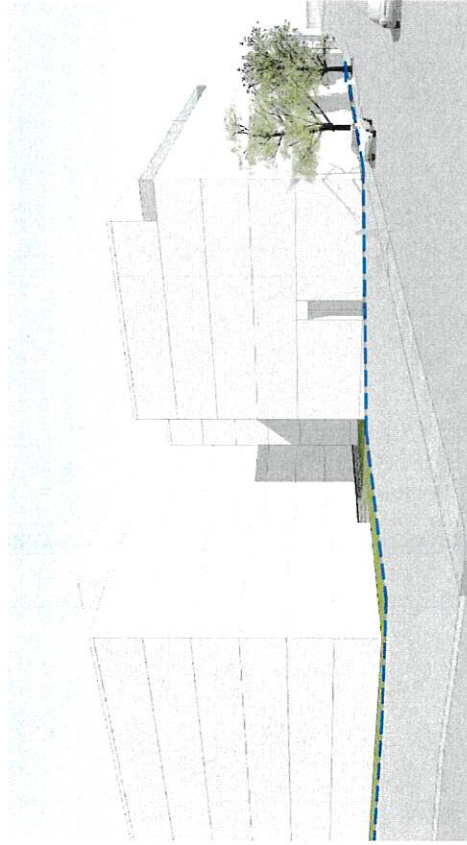
AERIAL VIEW OVER BIKE PATH



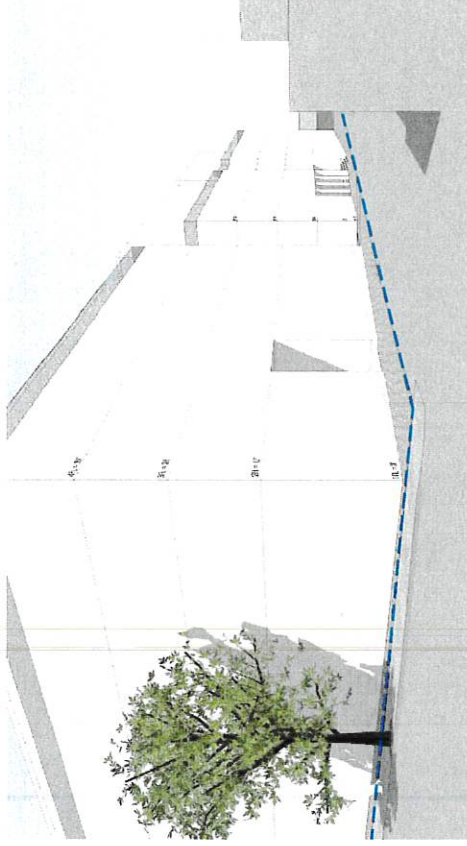
AERIAL VIEW FROM NORTH OF HIGHLAND AVE

363 HIGHLAND AVE, SOMERVILLE
 Proposed Up-Zoning Lots MR-5 & MR-6 Combined
 General Building & Apartment Building

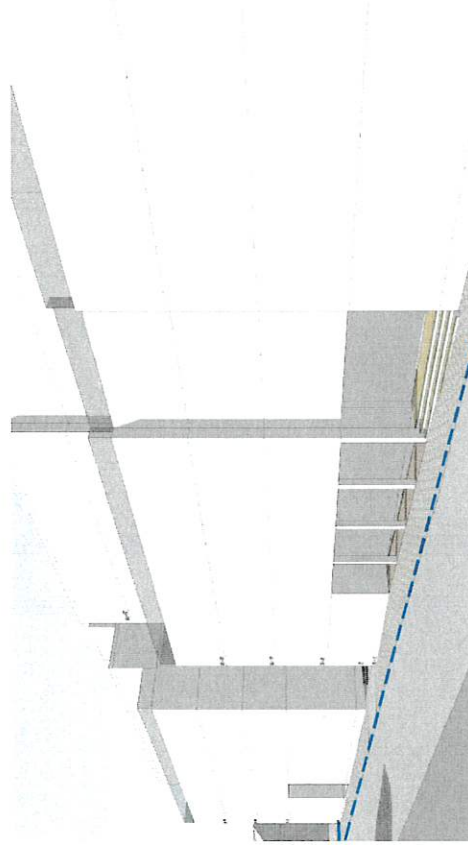
3D VIEWS



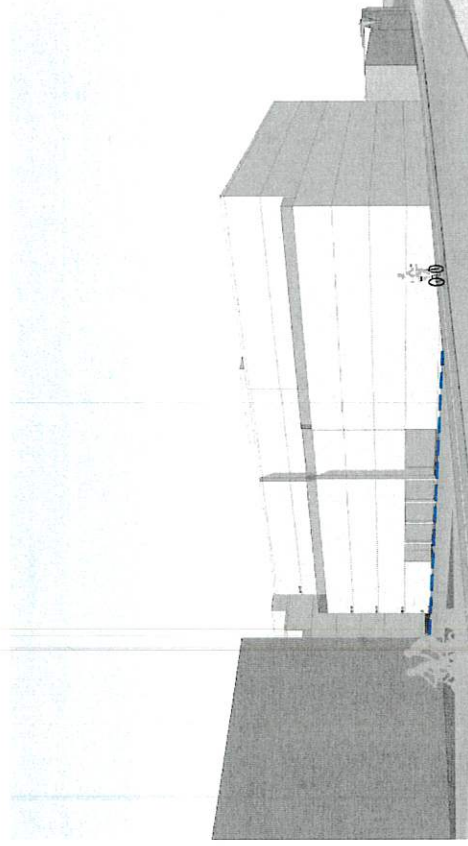
STREET VIEW FROM WEST HIGHLAND AVE



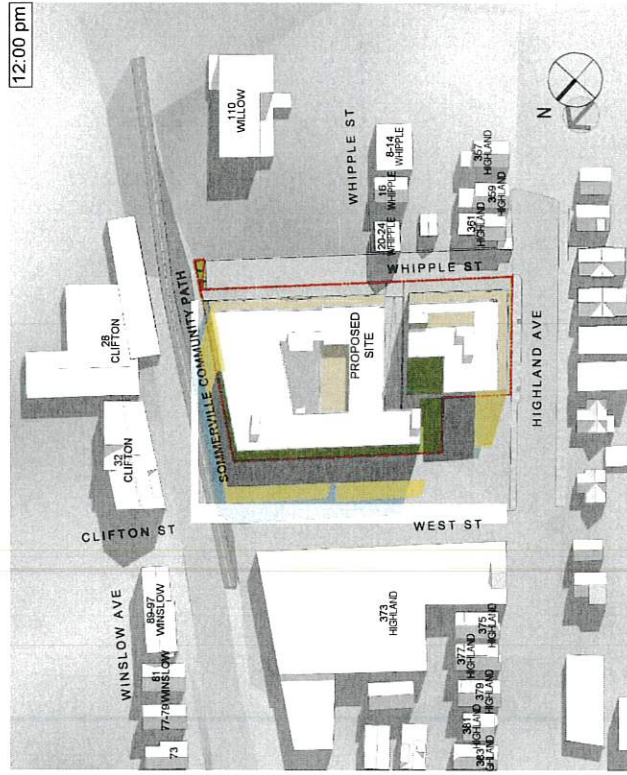
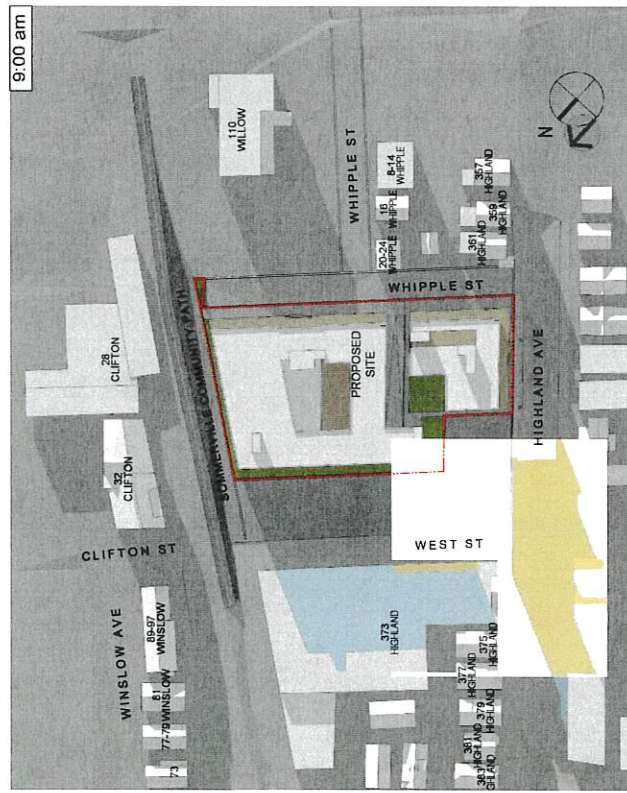
STREET VIEW FROM EAST HIGHLAND AVE



STREET VIEW FROM WHIPPLE ST ENTRY



STREET VIEW FROM BIKE PATH



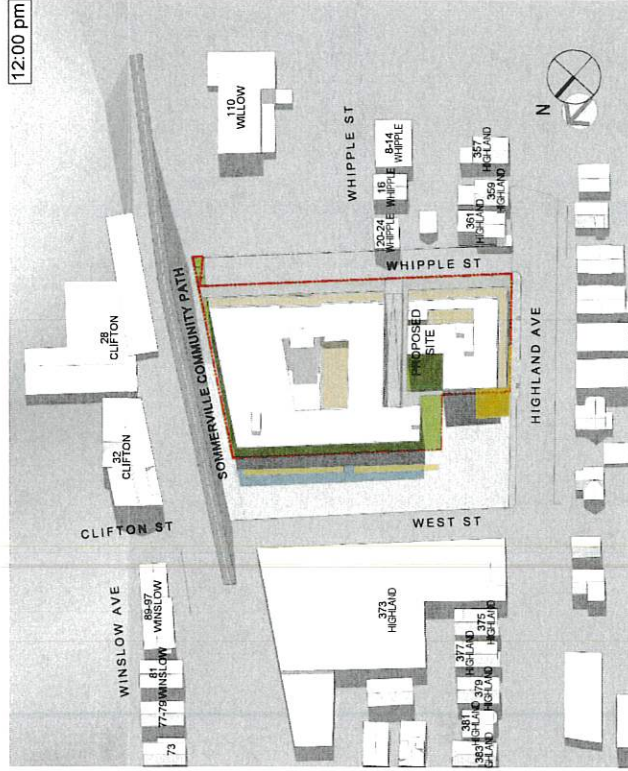
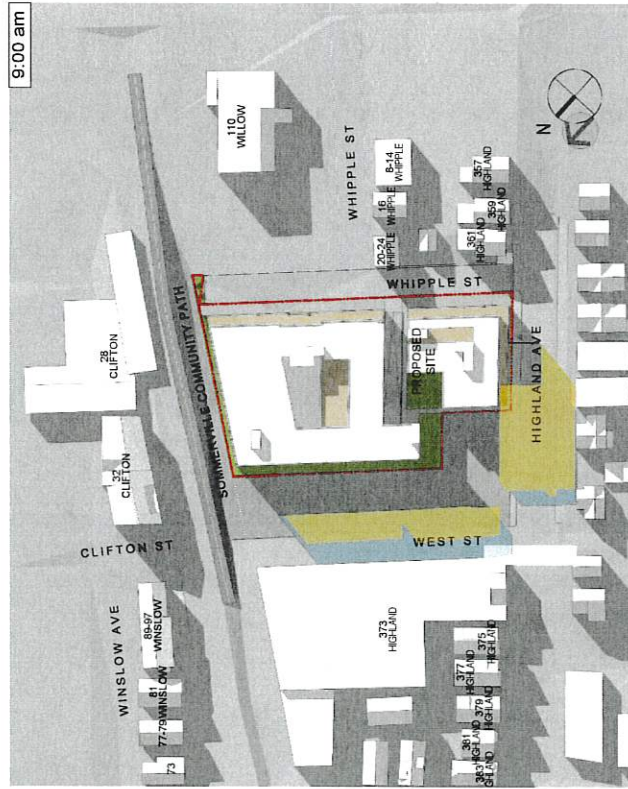
ADDITIONAL SHADOW OF MR5 & MR6

ADDITIONAL SHADOW OF MR4

SHADOW STUDY

- **SPRING/ FALL EQUINOX**
(MARCH 21/ SEPTEMBER 21)

363 HIGHLAND AVE, SOMERVILLE
Proposed Up-Zoning Lots MR-5 & MR-6 Combined
General Building & Apartment Building



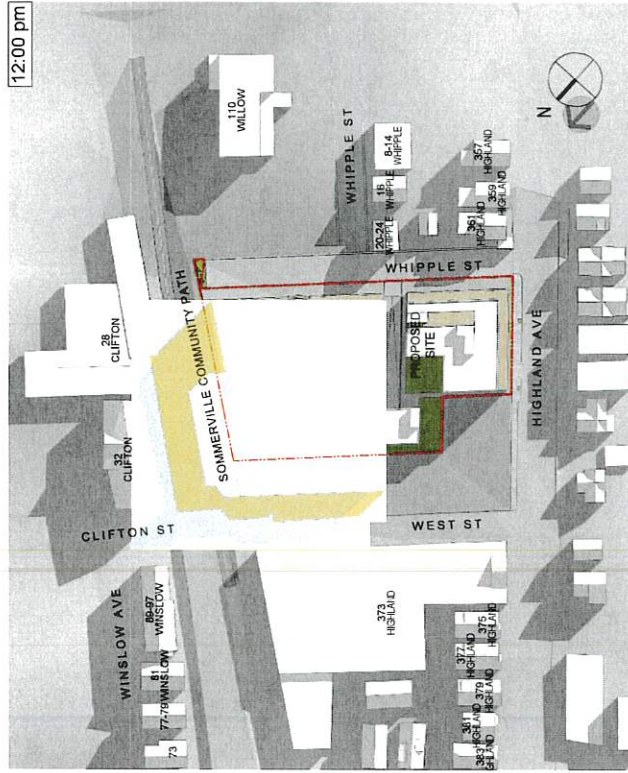
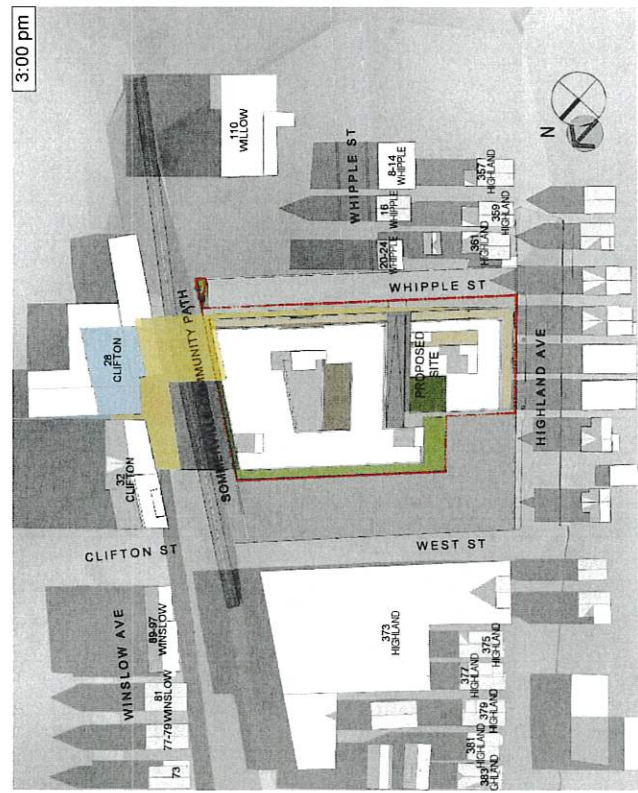
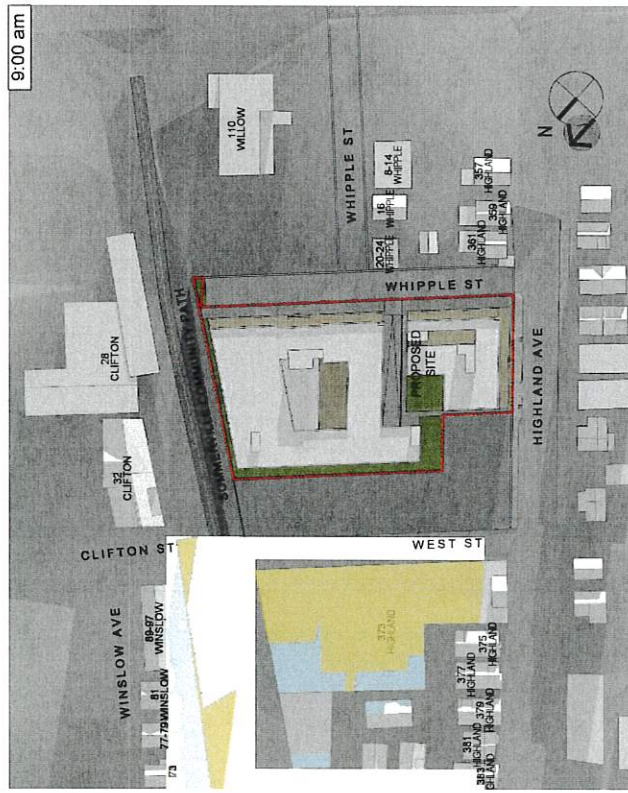
ADDITIONAL SHADOW OF MR5 & MR6

ADDITIONAL SHADOW OF MR4

SHADOW STUDY

- SUMMER
(JUNE 21)

363 HIGHLAND AVE, SOMERVILLE
Proposed Up-Zoning Lots MR-5 & MR-6 Combined
General Building & Apartment Building



ADDITIONAL SHADOW OF MR5 & MR6

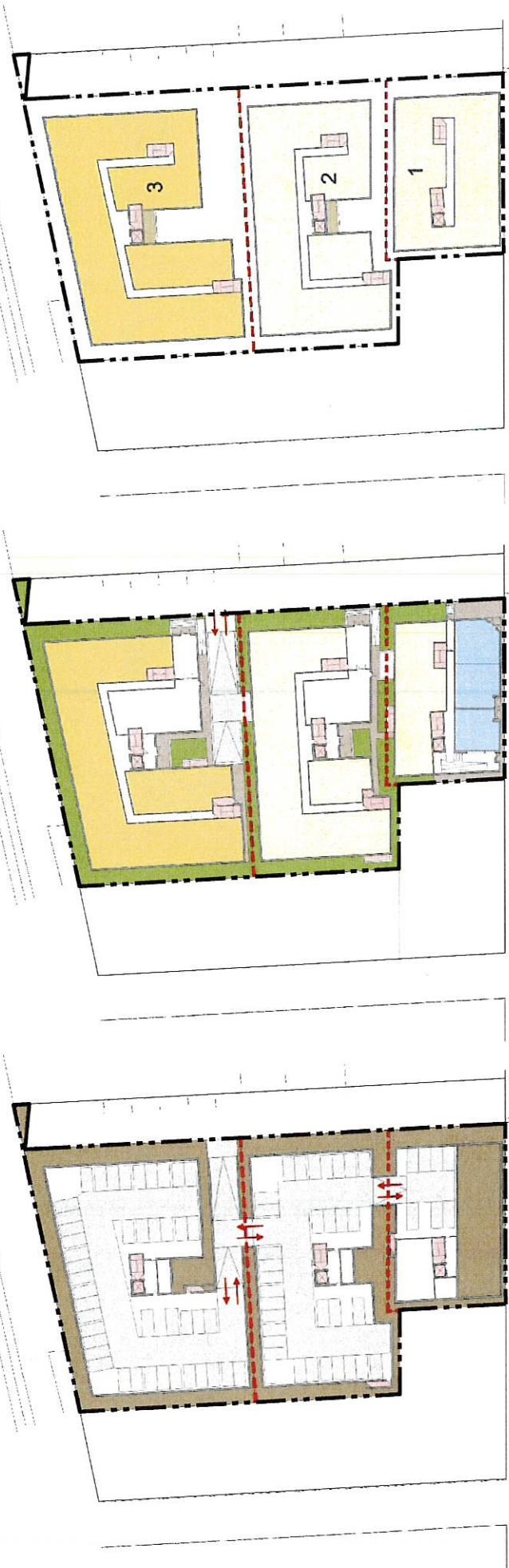
ADDITIONAL SHADOW OF MR4

SHADOW STUDY

- WINTER
(DECEMBER 21)

363 HIGHLAND AVE, SOMERVILLE
Proposed Up-Zoning Lots MR-5 & MR-6 Combined
General Building & Apartment Building

MR4 STUDY - EXISTING ZONING DESIGNATION (APPROX. 119 UNITS)



BASEMENT

GROUND LEVEL

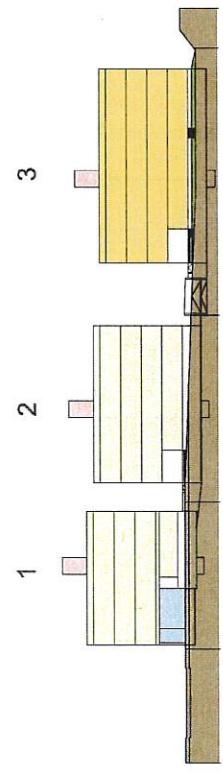
UPPER LEVEL

FIELD SUMMARY:

	Building 1	Building 2	Building 3	Total
General	27,520	49,280	59,340	136,140
Residential GSF	24	43	52	119/161
DUs	2,415	0	0	2,415
Commercial	7	32	44	83
Parking Spaces				ESTIMATED

APPROX PRACTICAL: 110 UNITS/ 140NZ BONUS

ESTIMATED



CONCEPTUAL WHIPPEL ST ELEVATION

	Building 1	Building 2	Building 3	Total
Basement	380	405	405	1,190
First Floor	7,200	12,250	14,780	34,230
Second Floor	7,325	12,075	14,585	33,985
Third Floor	7,325	12,075	14,585	33,985
Fourth Floor	7,325	12,075	14,585	33,985
Roof	380	400	400	1,180
Total	29,935	49,280	59,340	138,555

(Building 1 includes 2,415 Commercial Space)