

297 Medford Street

Somerville, MA

Land Use Committee Hearing – March 20, 2025

ZONING COMPARISON



Atlas Map - MR3

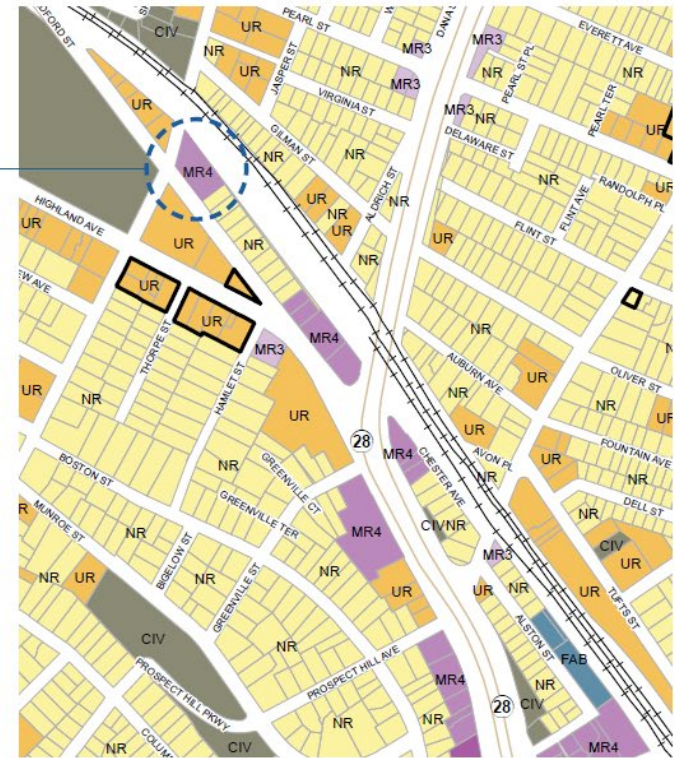
297 Medford Street

OFFICIAL ZONING MAP

SHEET 15

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	

- Pedestrian Streets
- SB Overlay
- MPD Overlay
- NR
- UR
- MR3
- MR4
- MR5
- MR6
- CIV
- FAB
- CC4
- CG5
- CI

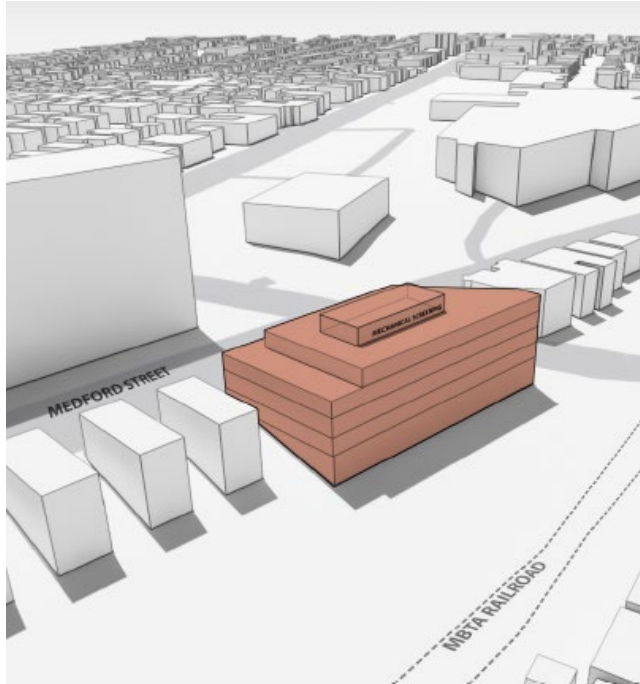


Atlas Map - MR4

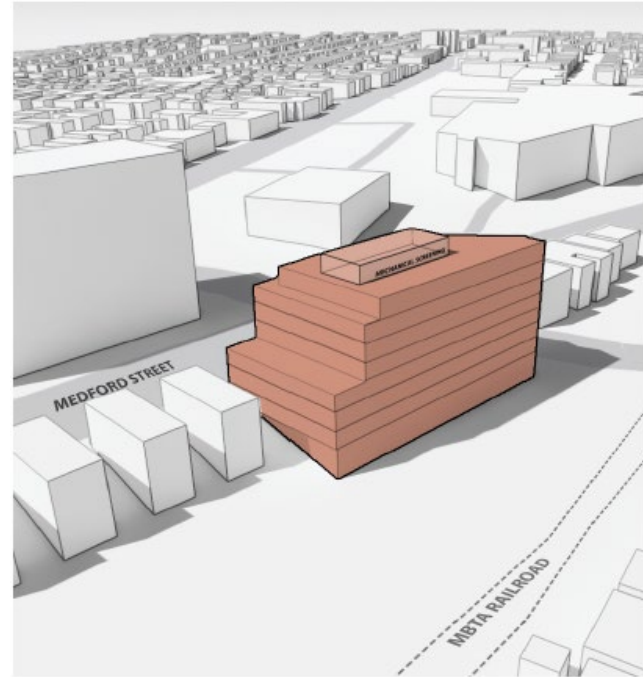
Site Context



Massing Diagrams

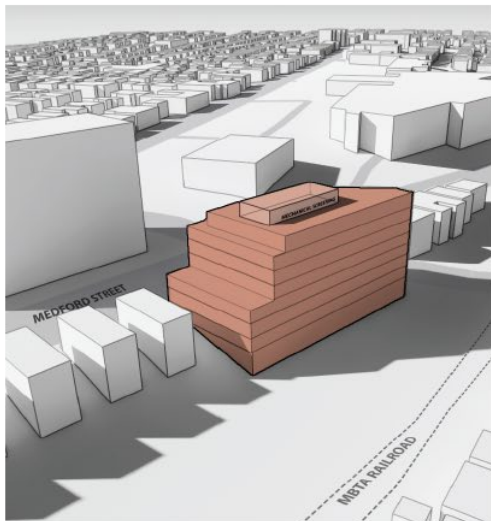


MR3 – 4 story

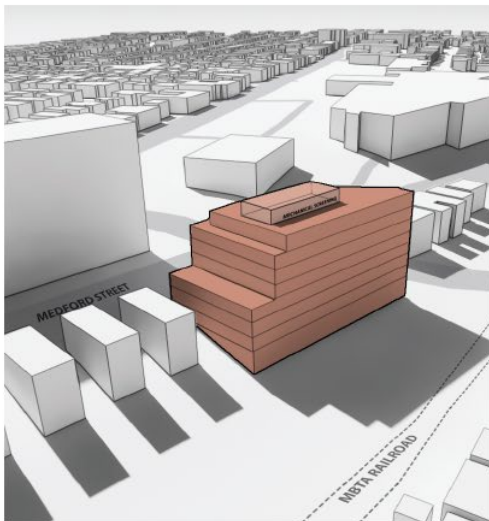


MR4 – 7 story

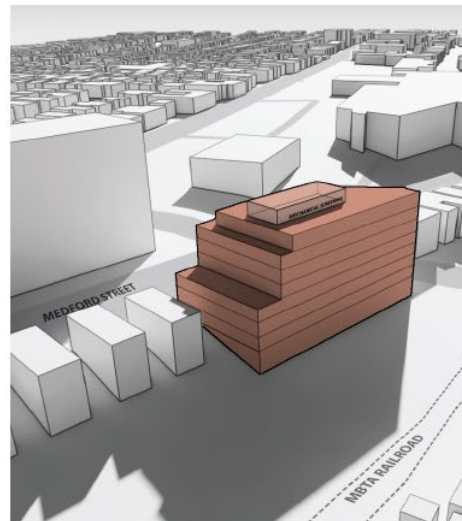
MARCH 21ST - SPRING EQUINOX



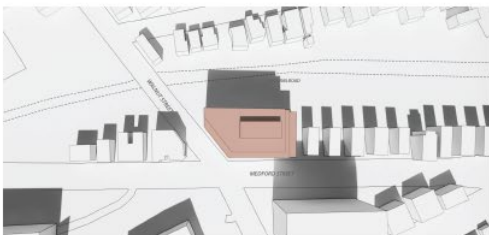
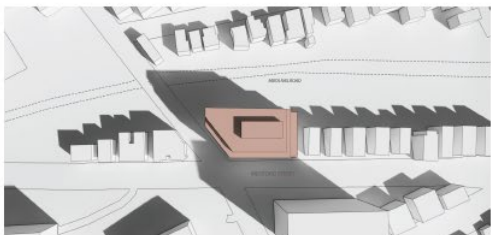
MR4 - 3/21/2025 @ 9am



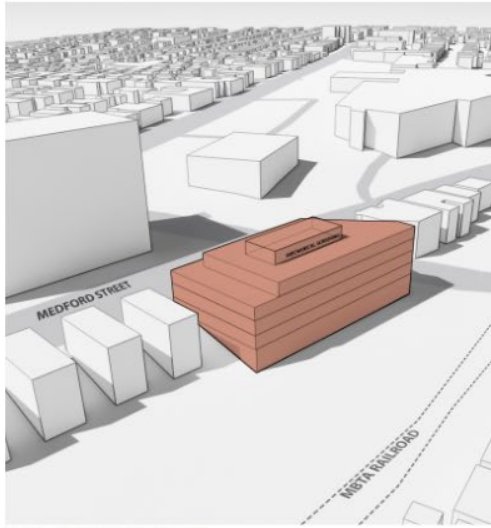
MR4 - 3/21/2025 @ noon



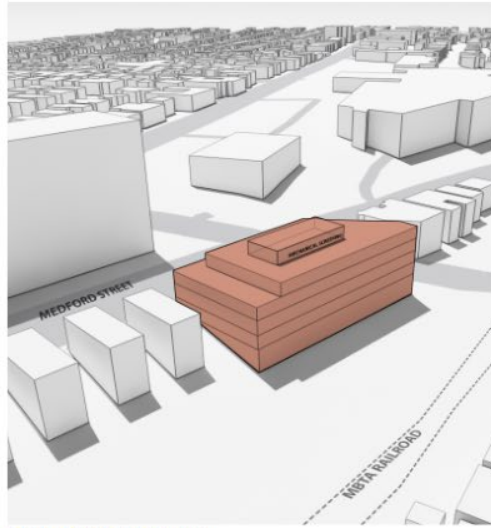
MR4 - 3/21/2025 @ 3pm



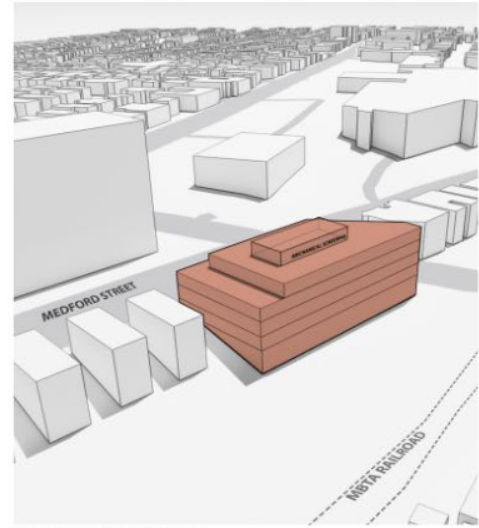
JUNE 21ST - SUMMER EQUINOX



MR3 - 6/21/2025 @ 9am



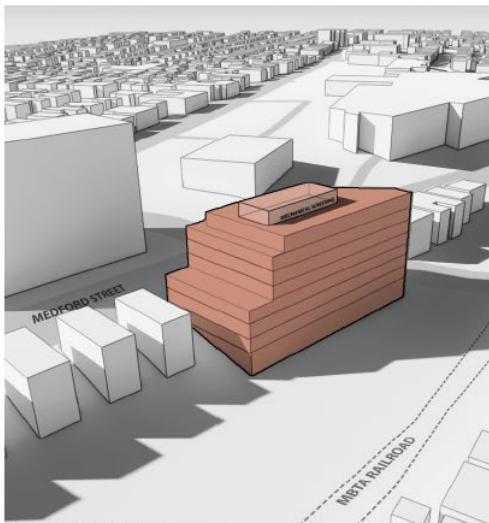
MR3 - 6/21/2025 @ noon



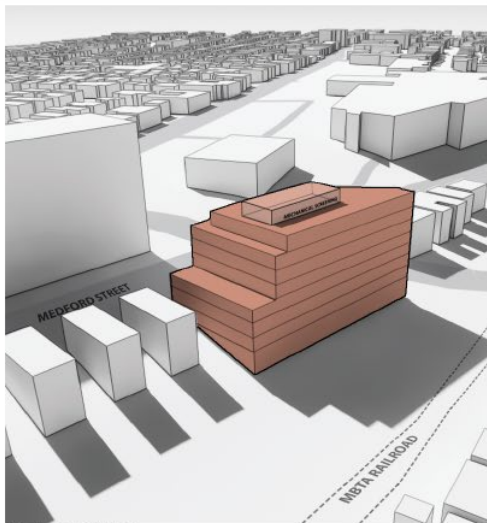
MR3 - 6/21/2025 @ 3pm



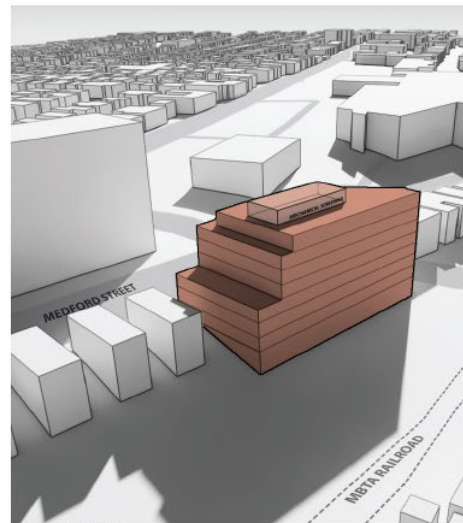
SEPTEMBER 21ST - AUTUMNAL EQUINOX



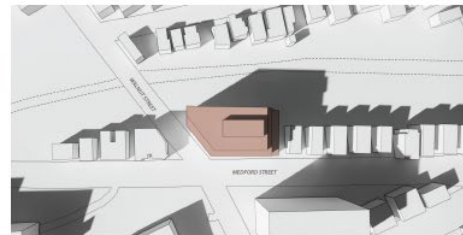
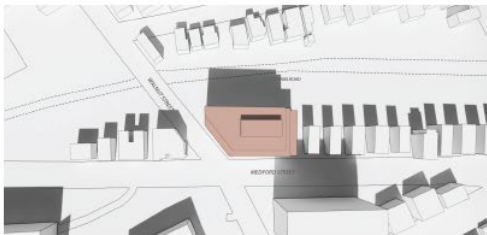
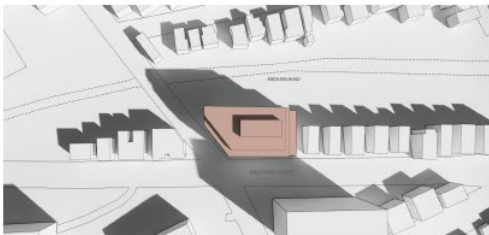
MR4 - 9/21/2025 @ 9am



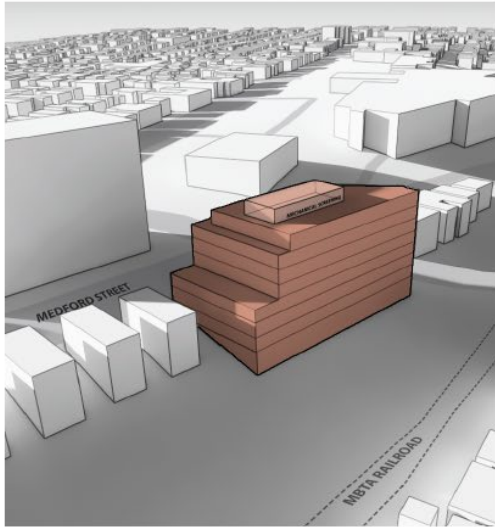
MR4 - 9/21/2025 @ noon



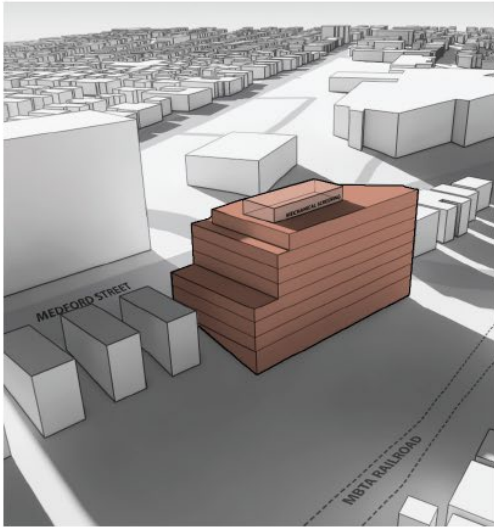
MR4 - 9/21/2025 @ 3pm



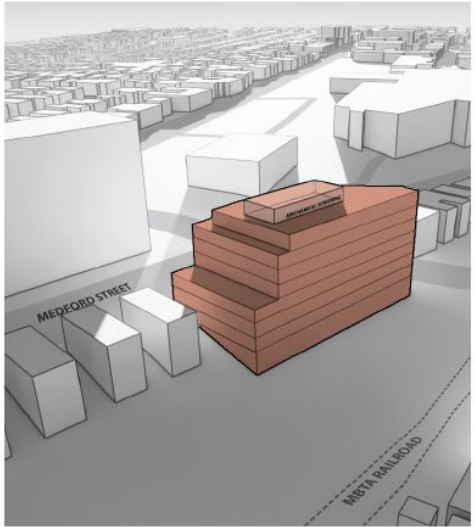
DECEMBER 21ST - WINTER EQUINOX



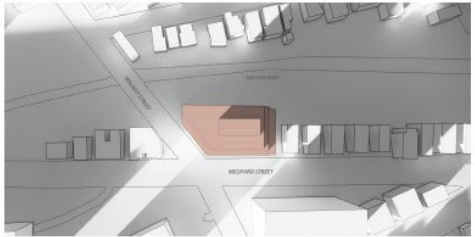
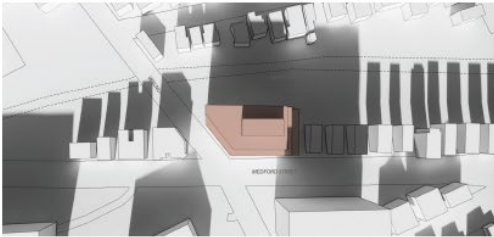
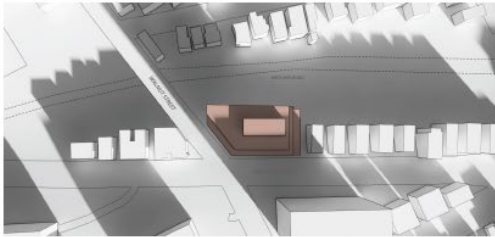
MR4 - 12/21/2025 @ 9am



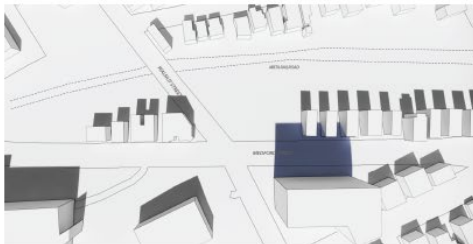
MR4 - 12/21/2025 @ noon



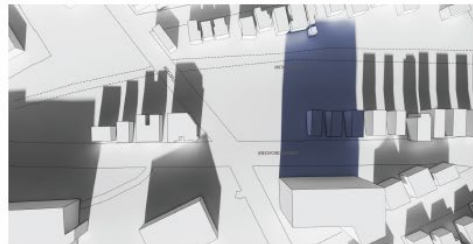
MR4 - 12/21/2025 @ 3pm



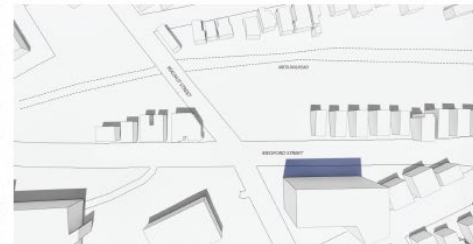
SHADOW STUDY COMPARISON



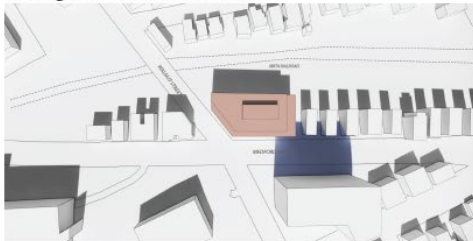
Existing Lot - 3/21/2025 @ noon



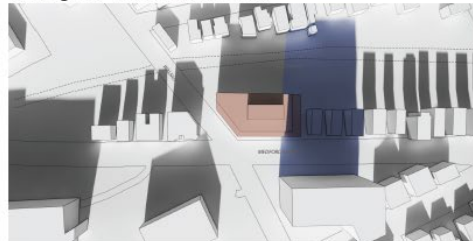
Existing Lot - 12/21/2025 @ noon



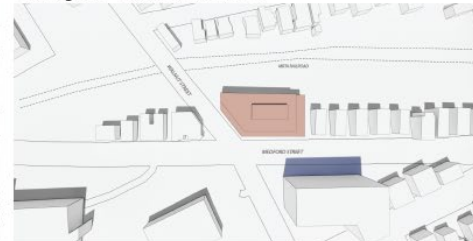
Existing Lot - 6/21/2025 @ noon



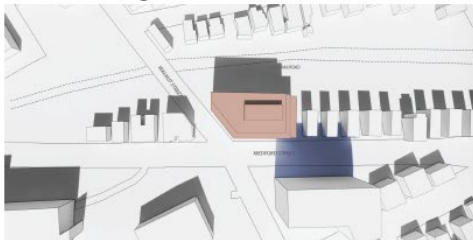
MR3 - 3/21/2025 @ noon



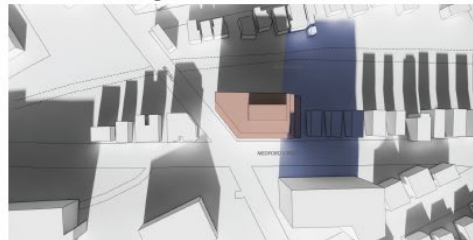
MR3 - 12/21/2025 @ noon



MR3 - 6/21/2025 @ noon



MR4 - 3/21/2025 @ noon



MR4 - 12/21/2025 @ noon



MR4 - 6/21/2025 @ noon

Thank you!