

An aerial photograph of a city street intersection. The main street runs vertically through the center, with a cross street running horizontally across it. The area is filled with multi-story brick and concrete buildings, many with flat roofs and HVAC units. There are several parking lots with cars parked. Green trees are scattered throughout the scene, particularly on the right side. The overall lighting is bright, suggesting a clear day.

231-249 ELM STREET AND  
6-8 & 12 GROVE STREET

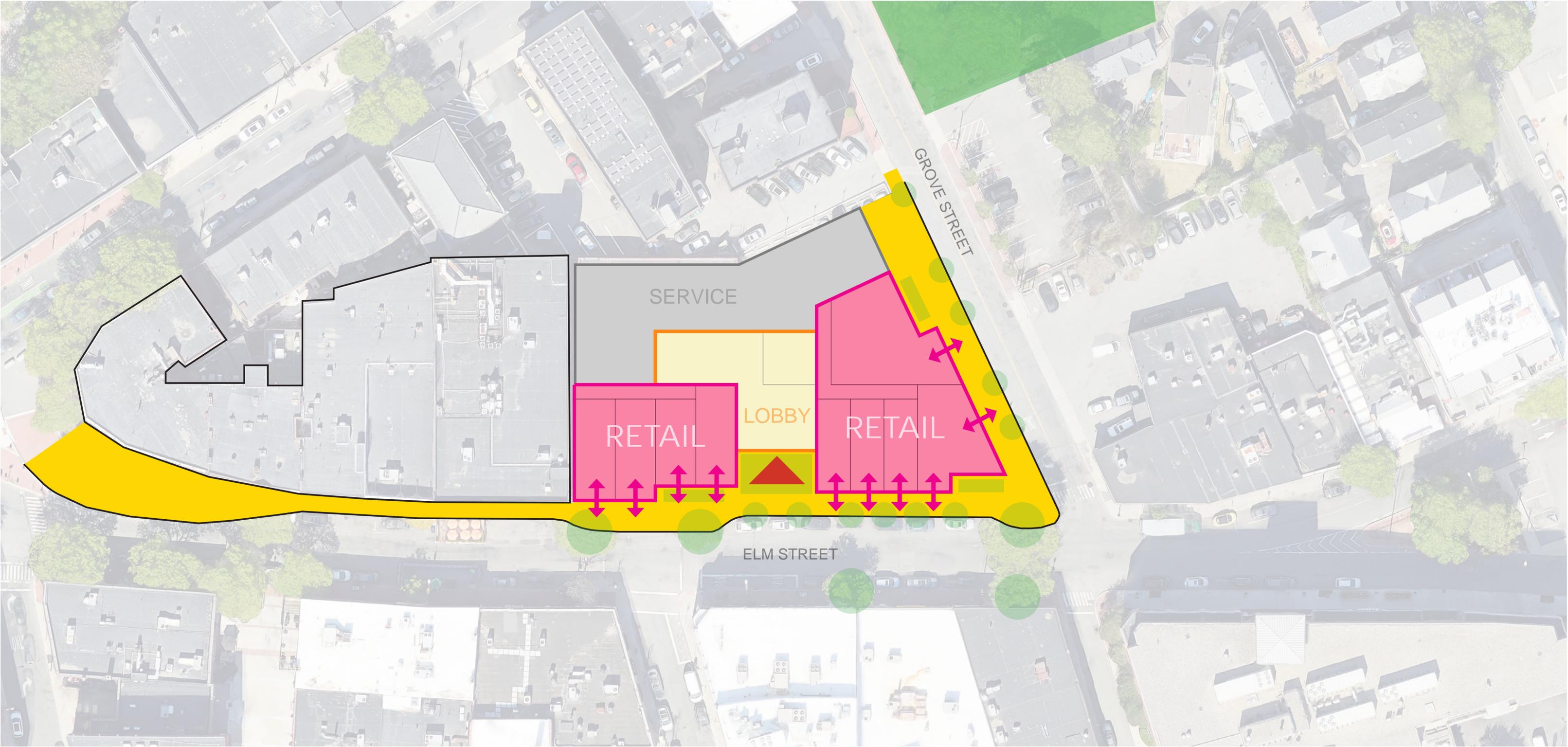
PUBLIC MEETING

DECEMBER 11, 2024

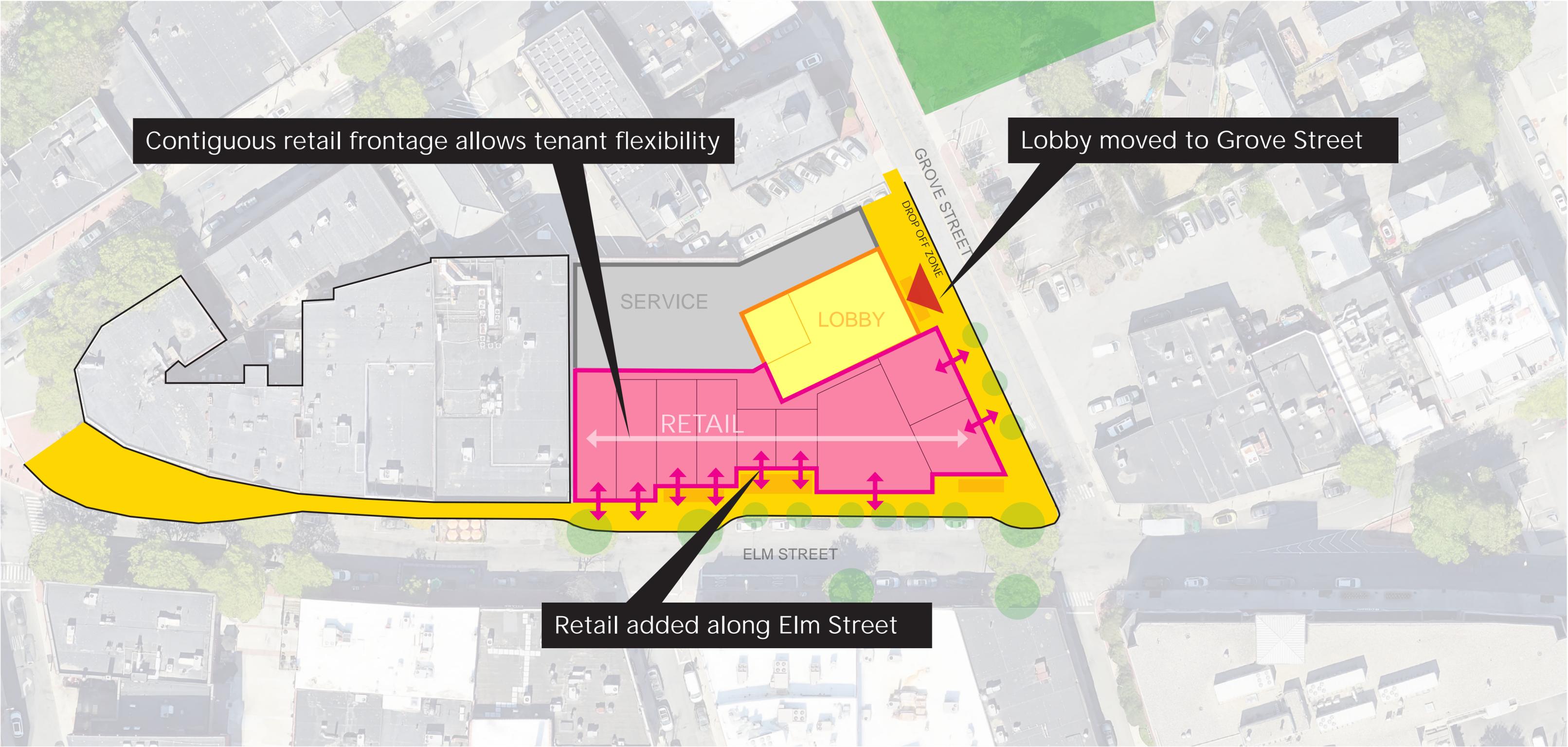
# What we heard at 11/20 meeting...

- Residential entrance should be moved from Elm to Grove street
- Improve the pedestrian experience
- Retail dimensions should be flexible enough to accommodate a variety of tenant types
- Desire to maintain scale and character of existing streetscape
- Housing density near transit nodes

# Prior ground floor plan



# Revised ground floor plan

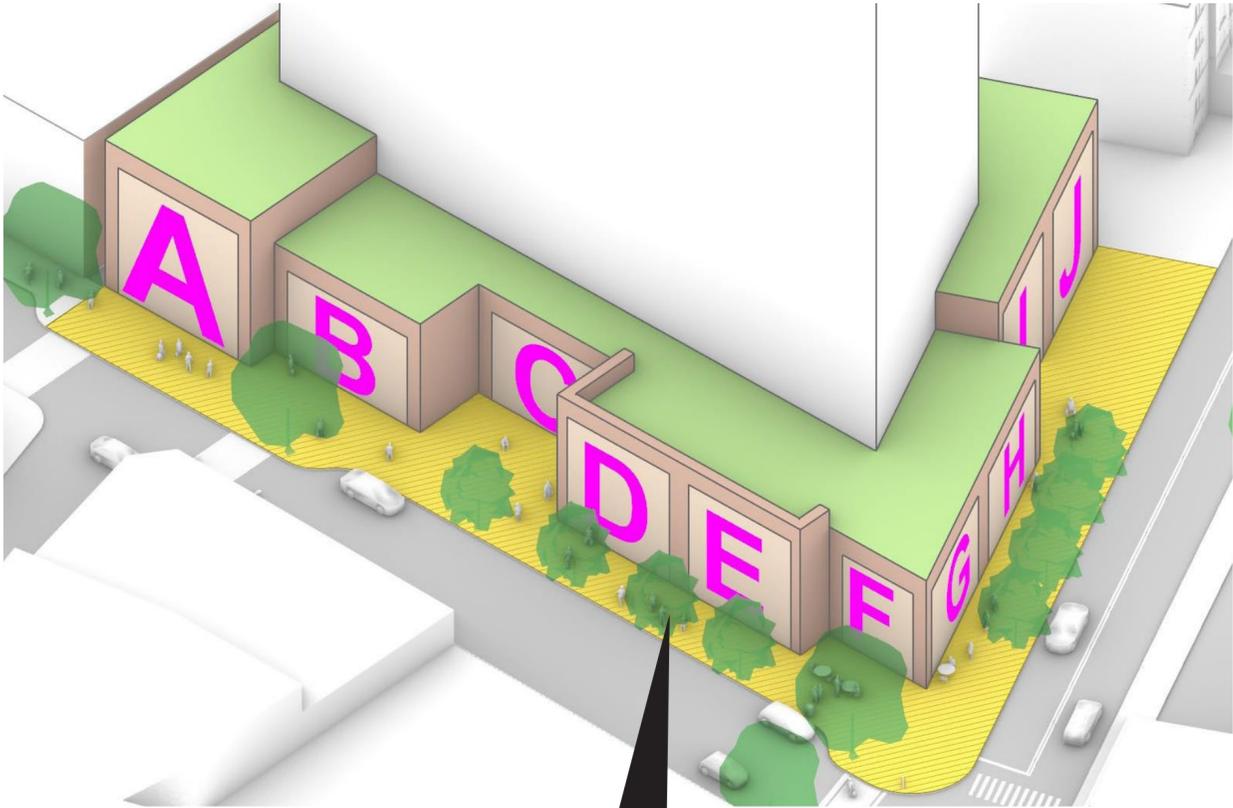


Contiguous retail frontage allows tenant flexibility

Lobby moved to Grove Street

Retail added along Elm Street

# Maintain Retail Street Character



Conceptual Massing Diagram

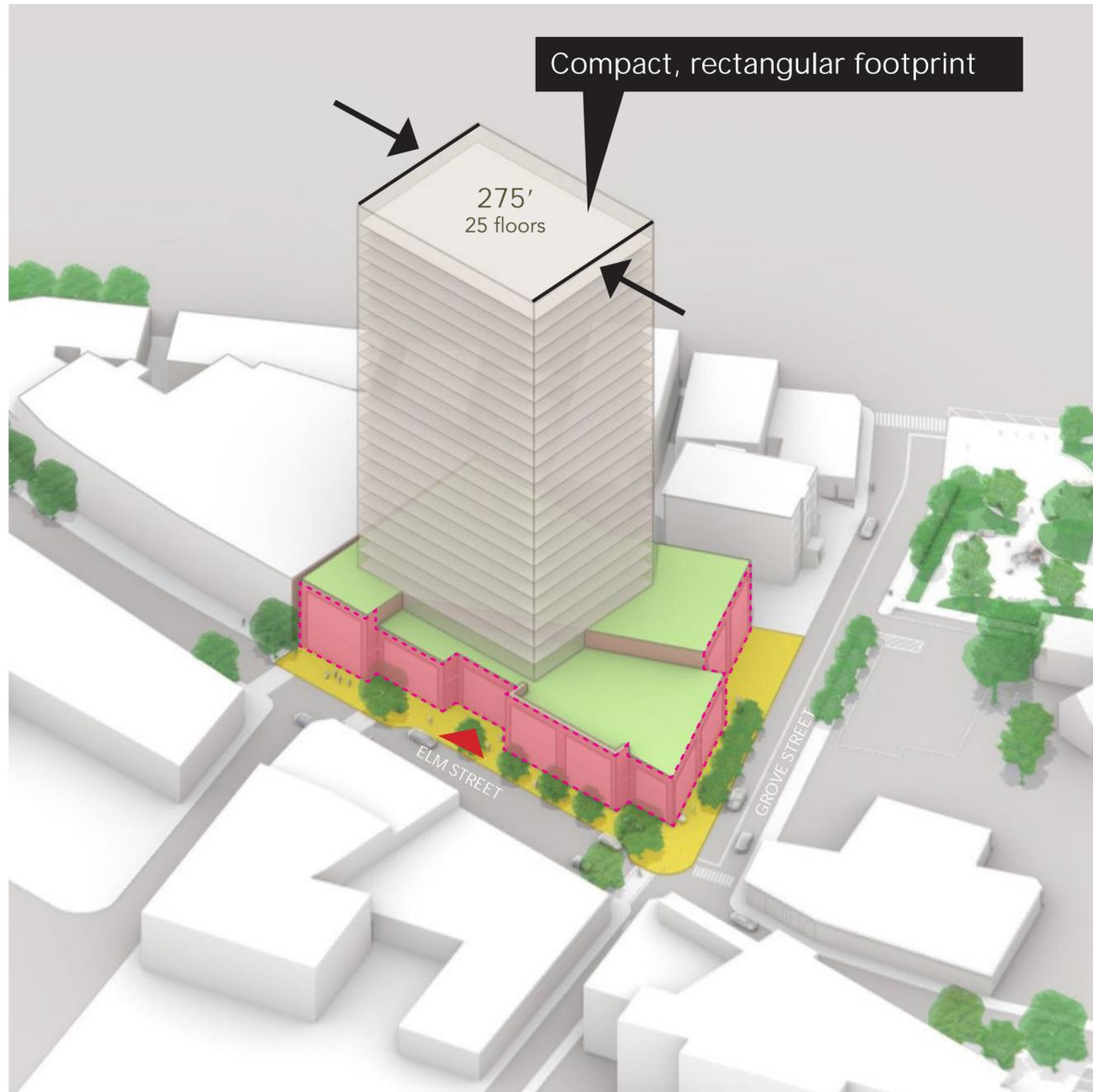


Conceptual Perspective from Elm Street

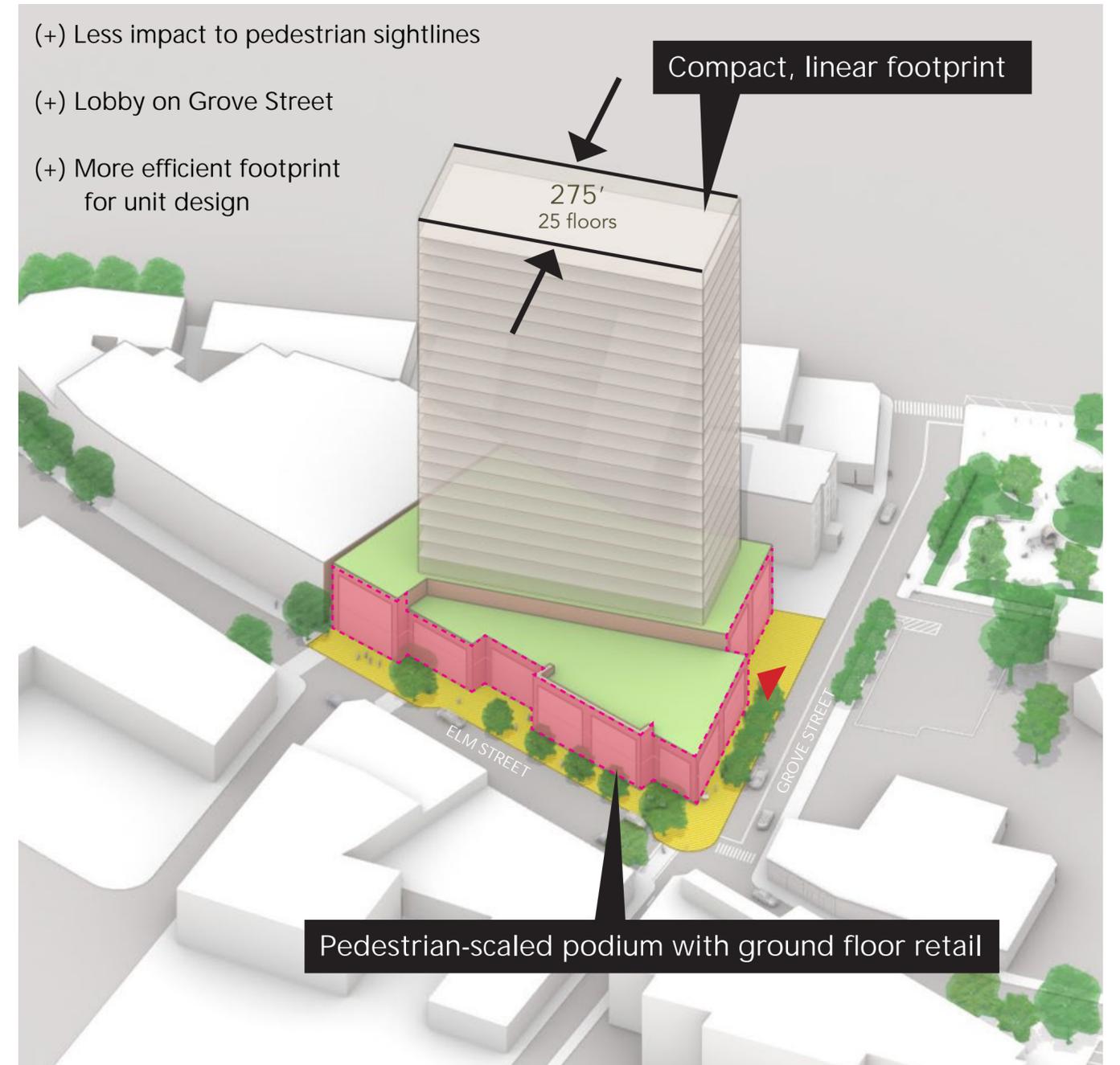
An opportunity to expand public realm

# Massing Studies

500 units



01



02

# View from Elm Street Prior lab massing



# View from Elm Street Residential massing 01



# View from Elm Street Residential massing 02



# View from Grove Street Prior lab massing



# View from Grove Street Residential massing 01



# View from Grove Street Residential massing 02



# Elm Street Comparison



Lab



Residential Massing 01



Residential Massing 02

# Grove Street Comparison



Lab



Residential Massing 01



Residential Massing 02

An aerial photograph of a city block, likely in Copper Mill, showing a mix of multi-story brick and concrete buildings, parking lots, and green trees. The scene is captured from a high angle, looking down on the streets and rooftops. The lighting is bright, suggesting a clear day.

THANK YOU

# APPENDIX

# What we've heard - direct community input

"I think we're totally in agreement that we need housing. We really need housing." - from 10/16/2024 public meeting

"You know how many cities would die to have this amount of transit access? And the fact that there isn't dense housing next to it is just like crazy." - from 10/16/2024 public meeting

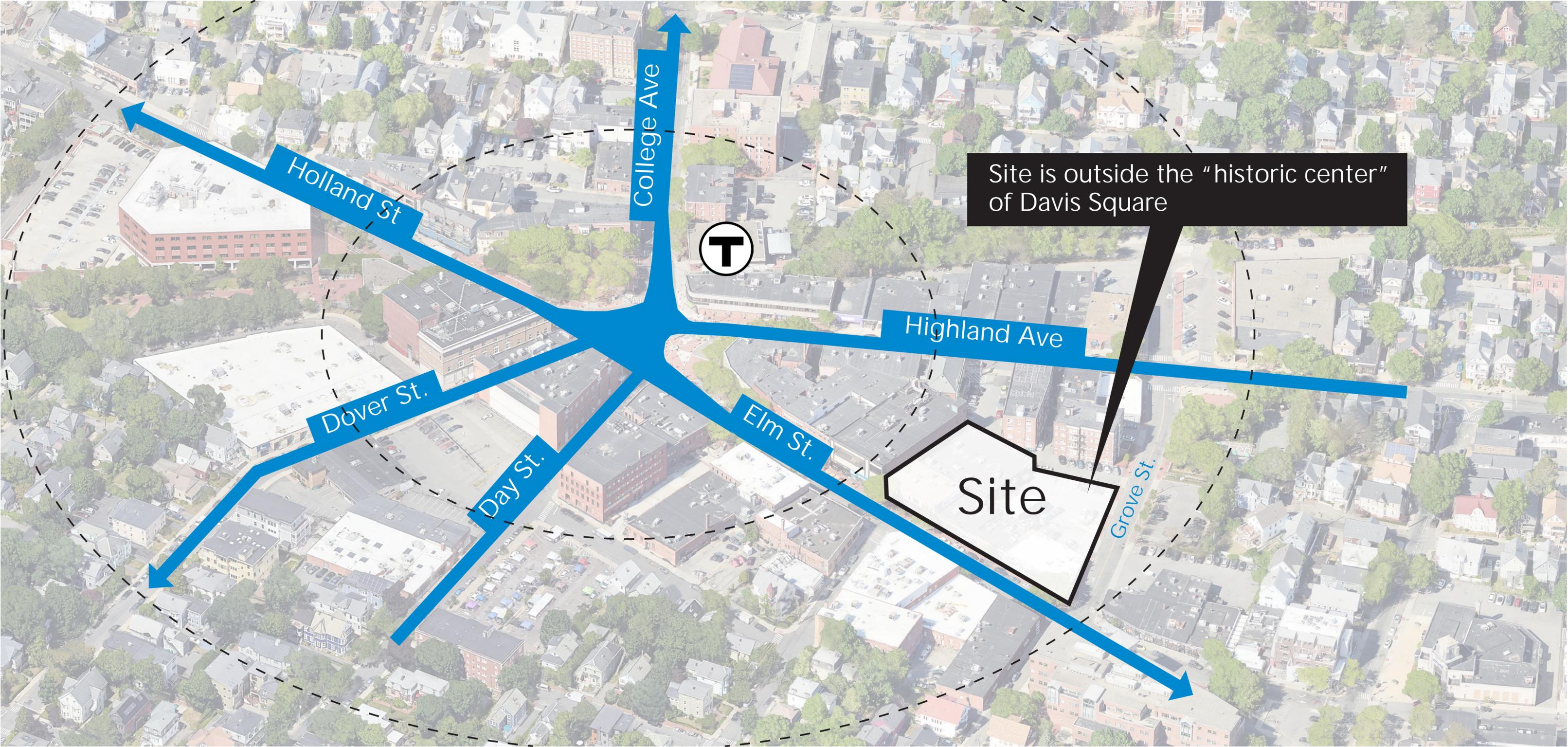
"[We need to] preserve the eclectic fabric of our Square." - from 10/30/2024 public meeting

"I really appreciate... the emphasis on residential and mixed-use development... The other is the attention that you've given to the existing retail and how you want to keep the fuel in the square. I really feel like this is a positive change and a great opportunity." - from 10/30/2024 public meeting

"...The state is pushing transit-oriented housing through the new zoning laws too, and we're not really taking advantage of that in a place where we have a Red Line and walkability to Green Line and bus lines." - from 10/16/2024 public meeting

"...How can we get this project under construction in the next 12 months? ... What are the challenges facing you guys? And is there anything that we as the community can do to help?." - from 10/30/2024 public meeting

# Project Location

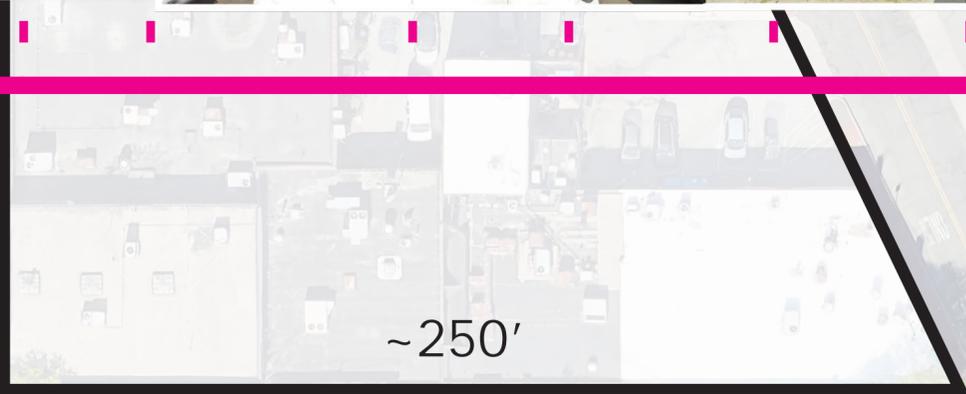


Site is outside the "historic center" of Davis Square

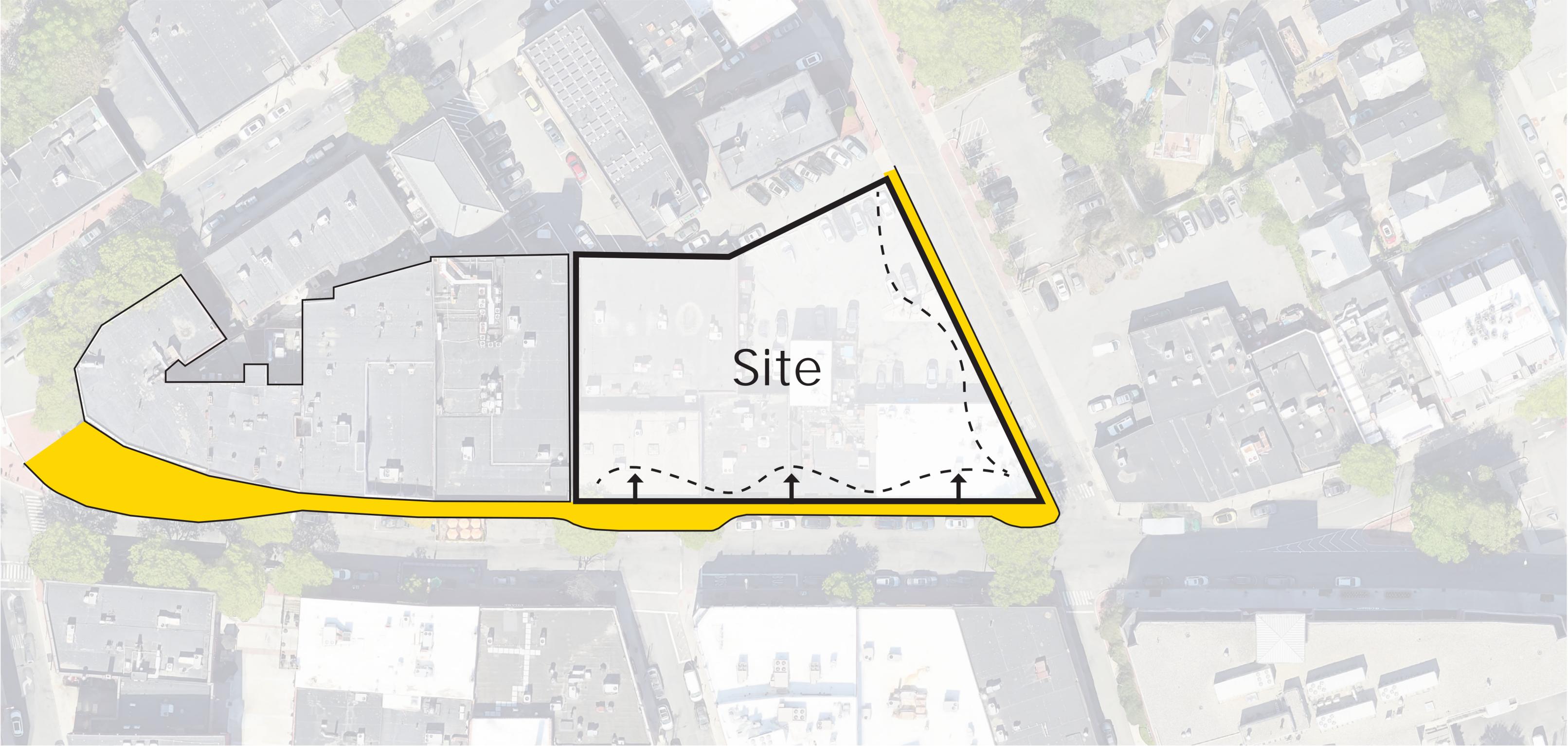
Site

# Elm Street Character

A desire to maintain the scale and character of existing streetscape



# An opportunity to expand public realm



# An opportunity to expand public realm

Lab



Residential



Public Realm 

# Case Studies

## Union Square



Key themes:

- Active public realm
- Meaningful housing generation
- Maintain neighborhood character

## Central Square

