

An aerial photograph of a city block in Copper Mill, North Carolina. The image shows a grid of streets with several multi-story brick and concrete buildings. There are numerous parking lots with cars and some trees scattered throughout the area. The text is overlaid in the center of the image.

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

PUBLIC MEETING

March 10, 2026

WHAT WE HAVE HEARD FROM THE COMMUNITY – KEY THEMES:

- **Strong demand for workforce housing**
- **Importance of housing near a transit node**
- **Density is the key to solving the housing crisis**
- **Incorporation of The Burren into the mixed-use housing project**
- **Small-scale artisan retail character is important**
- **Variety of retail options are desired**
- **Davis Square needs a catalyst**

WHAT WE HAVE HEARD FROM THE COMMUNITY:

Priorities Identified by the Community:	Key Components & Modifications of the Mixed-Use Residential Housing Project:
Extension of The Burren lease (which expired in August 2025):	<ul style="list-style-type: none"> Worked with business owner Tommy McCarthy to agree upon a one-year extension.
Long-term home for The Burren:	<ul style="list-style-type: none"> Business owner Tommy McCarthy endorsed the project in a written letter to the Mayor’s Office.
Open Project Office in Davis Square for further engagement:	<ul style="list-style-type: none"> Project office opening at 235 Elm Street the week of March 23rd
There is an acute shortage of housing; transit-oriented housing is critical to the future of Davis Square:	<ul style="list-style-type: none"> 502 units of residential housing will be created directly adjacent to a key transit node (the MBTA’s Davis Square Red Line Station).
Delivery of affordable housing is imperative:	<ul style="list-style-type: none"> 126 units of affordable housing will be created.
Housing should help facilitate key resident needs:	<ul style="list-style-type: none"> Creating opportunities for Somerville residents to age in-place.
Union job creation is important:	<ul style="list-style-type: none"> The unions are in urgent need of work for their members. Over 1,000 union jobs will be created by the project. Like all members of the workforce, union members and their families need housing proximate to their places of work.
Enhancement and expansion of the public realm and pedestrian experience:	<ul style="list-style-type: none"> Pursuant to feedback, the building has been setback meaningfully from the property line to further enhance and expand the public plaza and support local businesses.

WHAT WE HAVE HEARD FROM THE COMMUNITY (continued):

Priorities Identified by the Community:	Key Components & Modifications of the Mixed-Use Residential Housing Project:
Preserve retail character and curate a mix of small-scale unique artisan tenants:	<ul style="list-style-type: none"> ▪ Artisan retail spaces have been purpose-designed to accommodate small-format retail in a cost-effective manner (e.g. shared restrooms, shared storage space).
Relocation of residential lobby to Grove Street (from Elm Street):	<ul style="list-style-type: none"> ▪ Residential lobby has been relocated to Grove Street, further enhancing activation on Elm Street.
All loading should be ‘off-street’:	<ul style="list-style-type: none"> ▪ The loading (and trash removal) has been designed to be fully internalized within the building.
Creation of permanent, sustained jobs is important:	<ul style="list-style-type: none"> ▪ Over 100 permanent jobs will be created onsite.
New tax revenue generation is critical for the City:	<ul style="list-style-type: none"> ▪ The building will generate substantial new tax revenues for the City.
Provide subsidized opportunities for small businesses:	<ul style="list-style-type: none"> ▪ Prepared to give two new retail spaces for occupancy at no cost.
Arts & Culture uses are critical:	<ul style="list-style-type: none"> ▪ Currently exploring opportunities for additional arts & culture components in the building.
Davis Square needs a catalyst:	<ul style="list-style-type: none"> ▪ The residential building will generate a positive-feedback-loop and stimulate and sustain businesses (existing and new) in Davis Square. ▪ The project will rejuvenate the Davis Square ecosystem, particularly given the reduction in foot-traffic due to the Green Line opening and post-covid consumer habits.

Design

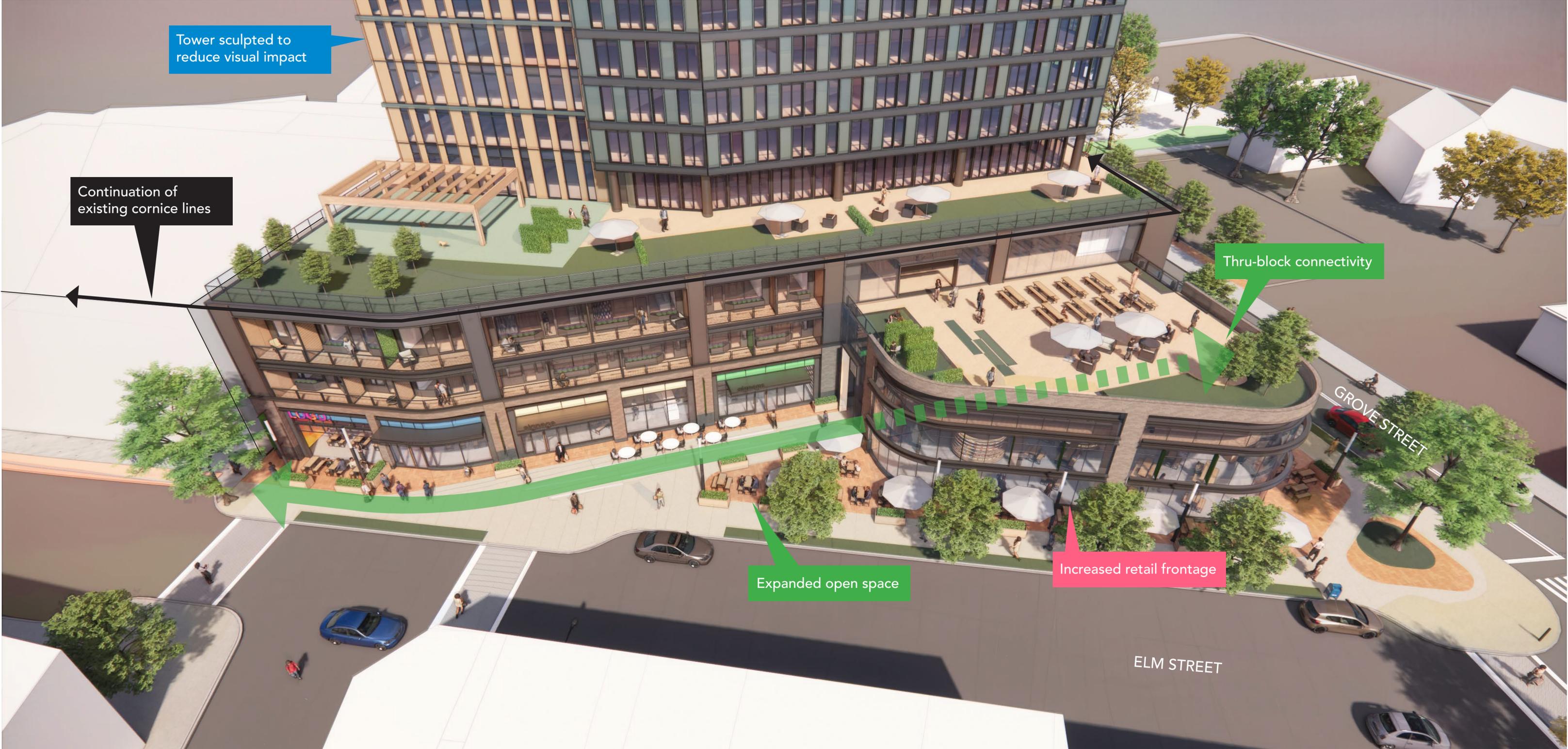


COPPER MILL



Davis Square

Podium and Streetscape



Podium and Streetscape



THANK YOU

