

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 and streets filled with cars. Green trees are scattered throughout the area, particularly on the right side. The text '231-249 ELM STREET AND 6-8 & 12 GROVE STREET' is overlaid in large, bold, black letters in the center of the image. Below it, 'APRIL 2026' is written in a smaller, white font. In the bottom left corner, 'COPPER MILL' is written in a light grey font. In the bottom center, 'Davis Square' is written in a light grey font. In the bottom right corner, 'cbt' is written in a light grey font.

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

APRIL 2026

Massing Study 01 (40B Proposal)

- 2-3 Story podium
- Increased public realm
- Tower set back from Elm St



26 floors

500 Units

Massing Study 01 (40B Proposal)

View from Elm Street



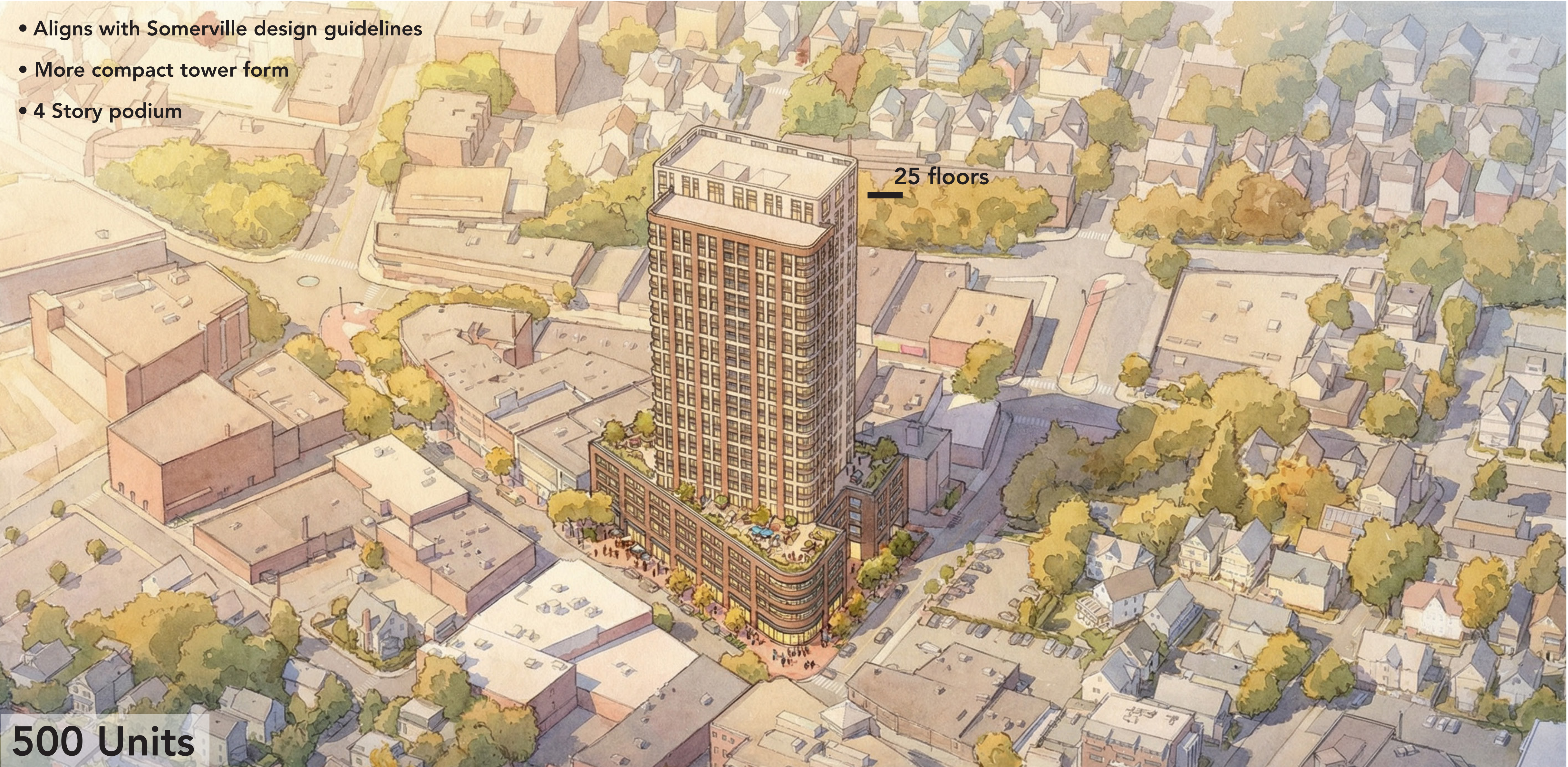
Massing Study 01 (40B Proposal)

View from Highland Ave



Massing Study 02 *(Point Tower)*

- Aligns with Somerville design guidelines
- More compact tower form
- 4 Story podium



500 Units

Massing Study 02 (Point Tower)

View from Elm Street



Massing Study 02 *(Point Tower)*

View from Highland Ave



Massing Study 03 *(Stepping Forms)*

- Massing stepped down towards Grove Street
- Reads as three stepping forms
- 3 Story podium



500 Units

Massing Study 03 (Stepping Forms)

View from Elm Street



Massing Study 03 *(Stepping Forms)*

View from Highland Ave



Massing Study 04 *(Interlocking Forms)*

- Massing stepped down towards Grove Street
- Reads as two interlocking forms
- 3 Story podium



500 Units

Massing Study 04 (Interlocking Forms)

View from Elm Street



Massing Study 04 *(Interlocking Forms)*

View from Highland Ave



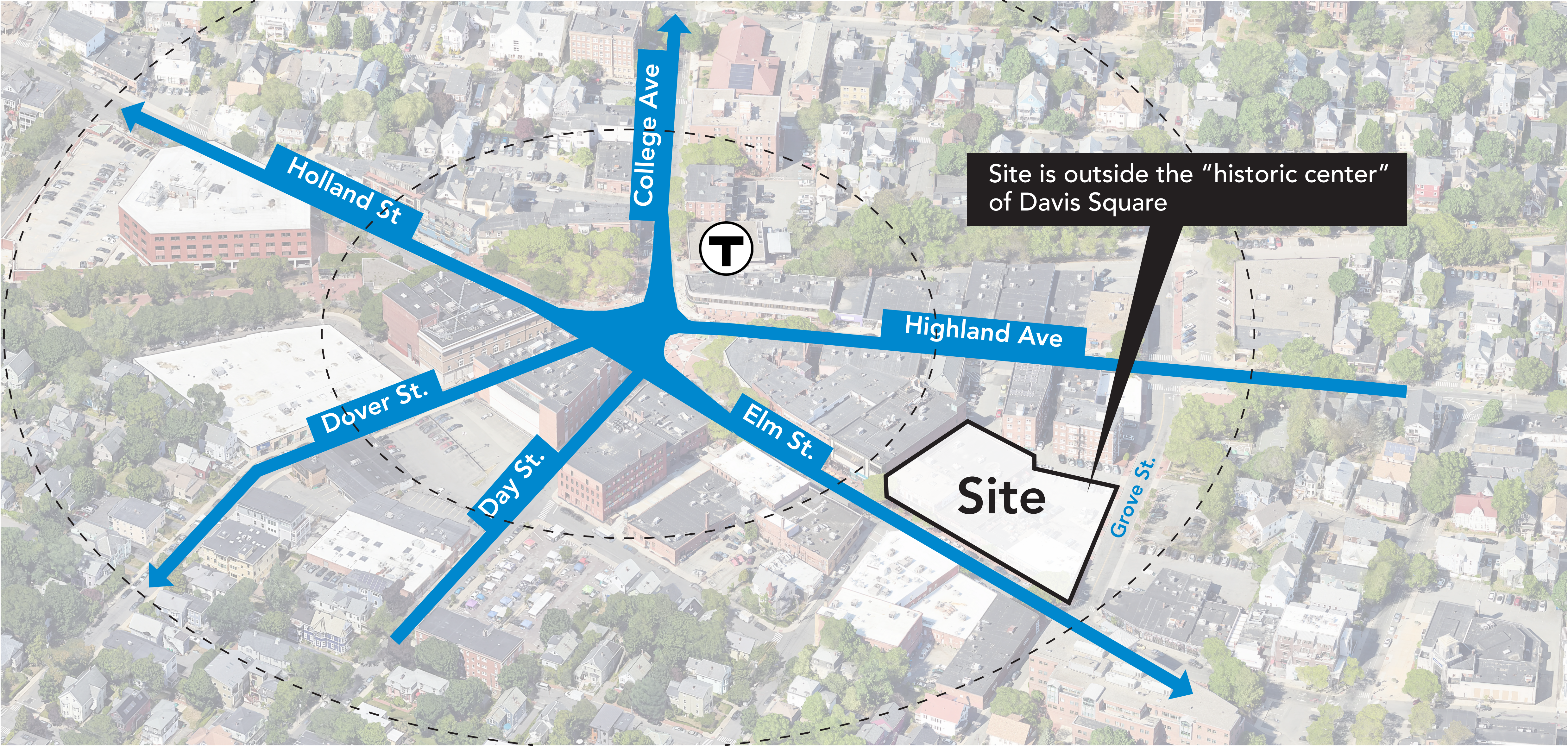


THANK YOU

An aerial photograph of a city block, likely in Copper Mill, showing a mix of multi-story brick and concrete buildings, parking lots, and streets. The word "APPENDIX" is overlaid in large, bold, black letters in the center of the image. The scene is captured from a high angle, showing the layout of the buildings and the surrounding urban environment.

APPENDIX

Project Location



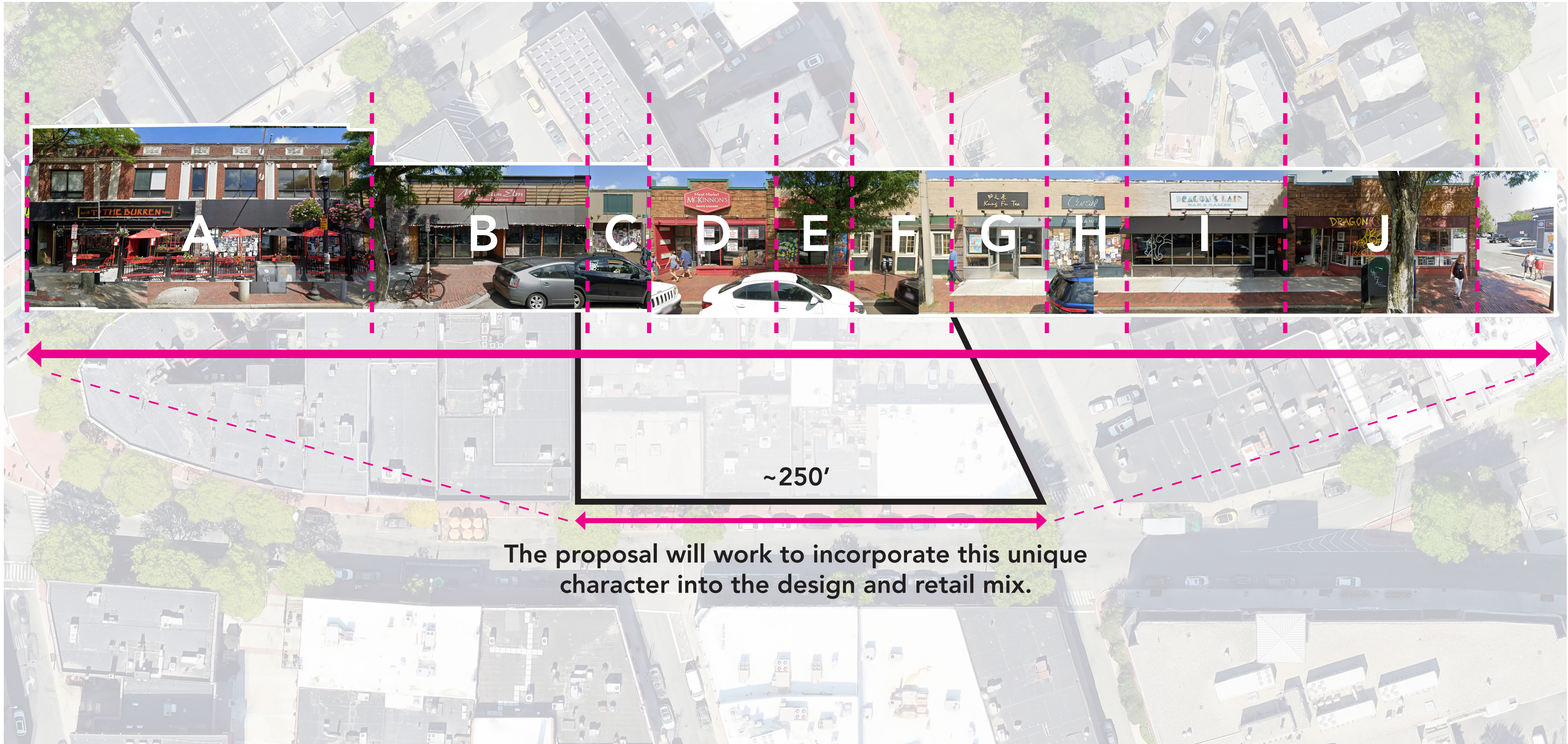
Site is outside the "historic center" of Davis Square

Site

The Site

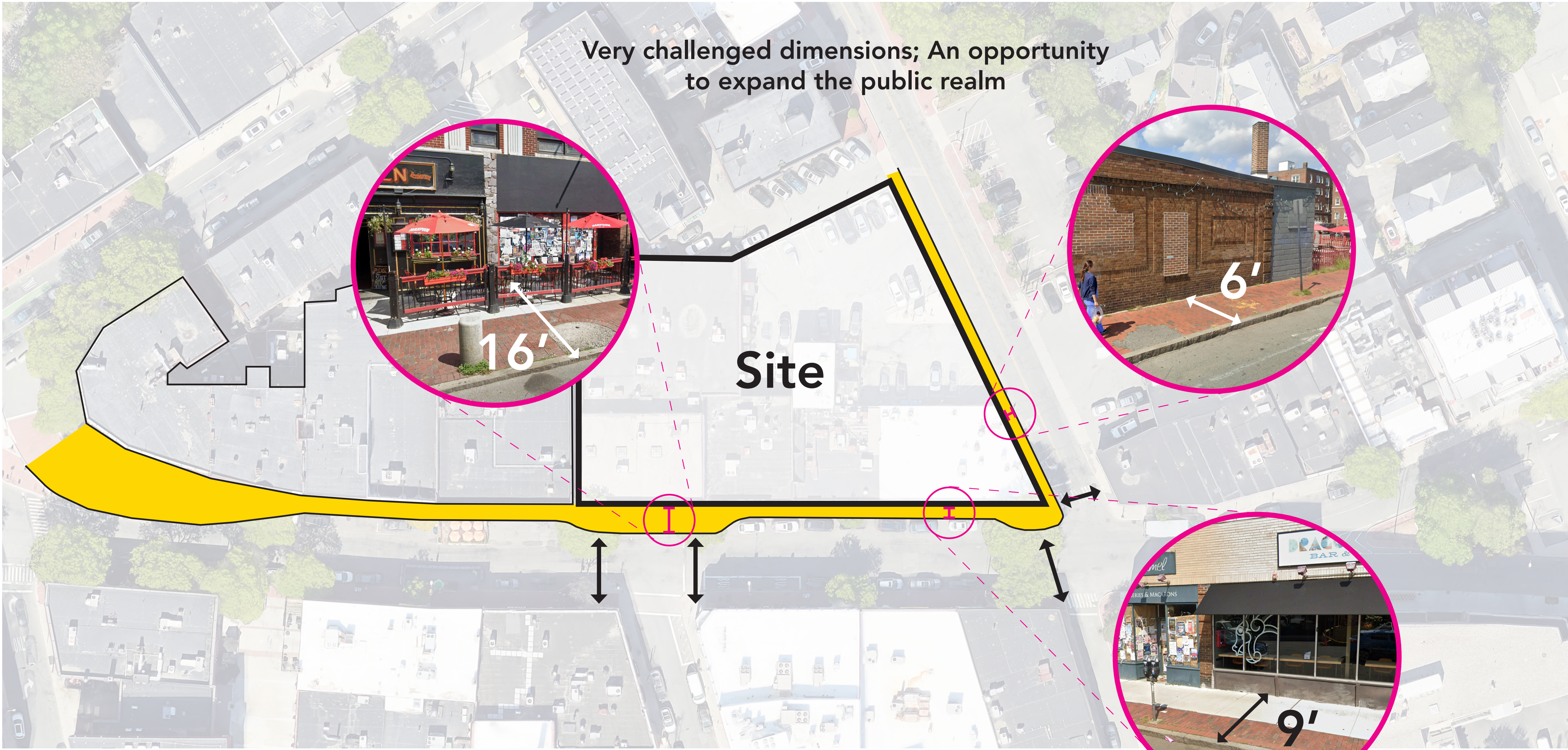


Elm Street character



Sidewalk widths

Very challenged dimensions; An opportunity to expand the public realm



Site

16'

6'

9'

An expanding public realm around Davis

demonstrates a demand & need for more pedestrian space



Day Street

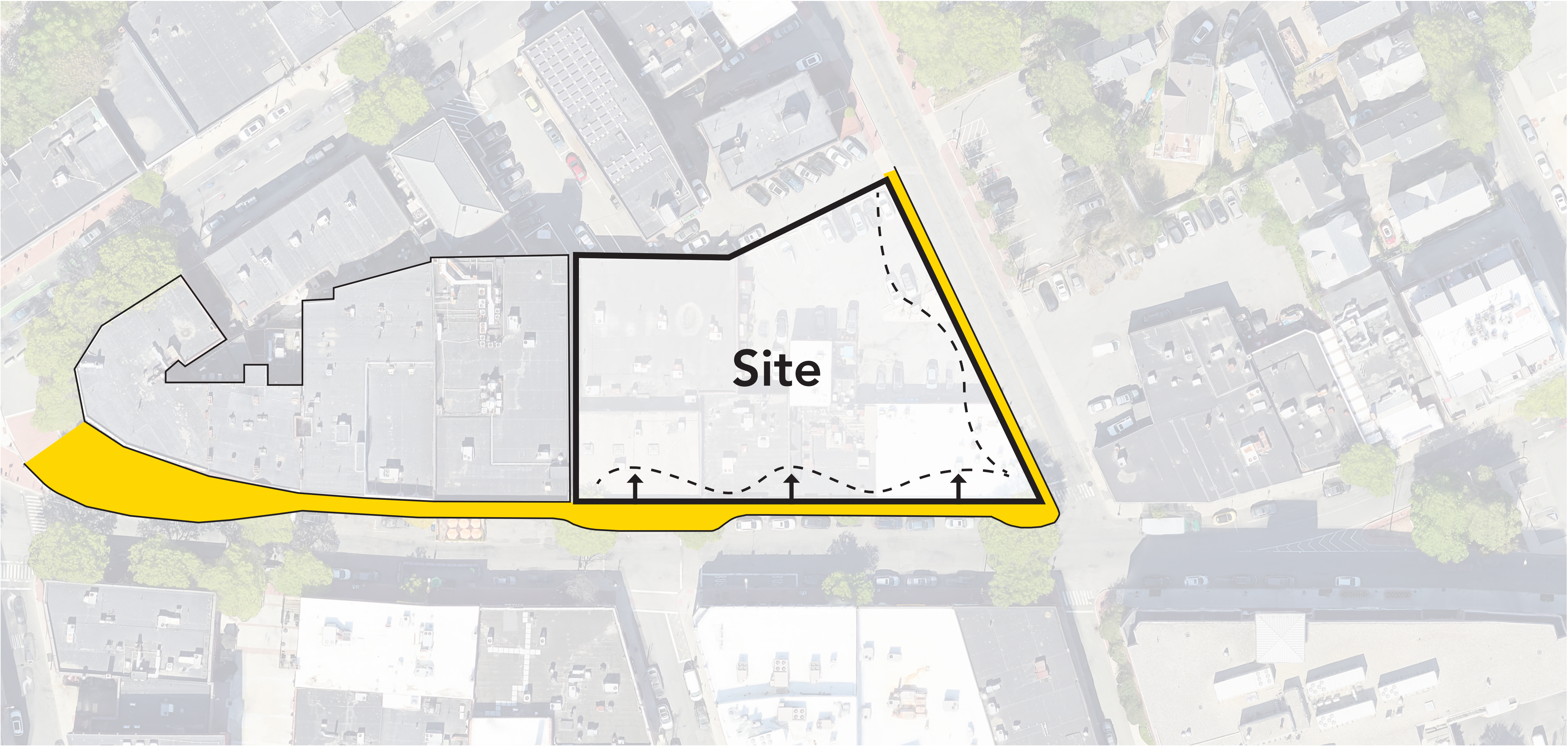


Elm Street



Chester Street

An opportunity to expand public realm



Case Studies

Union Square



Key themes:

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

Central Square



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