

# Saint Polycarp Village Apartments

SOMERVILLE, MASSACHUSETTS



## Development of an Urban Village THE SAINT POLYCARP VILLAGE STORY

To the development team, the decommissioned Saint Polycarp Church site represented a great opportunity despite its distinct environmental challenges. The team's vision was to create a green, mixed-use development that would serve the people of Somerville.

The newly built Apartment building, which adds a welcoming presence along the stark and elevated highway at the northern edge of Somerville, is the first addition to the site. The building forms a "gateway" to the city at a highly-visible intersection and shelters the landscaped courtyard from the traffic and noise.

The building offers 24 affordable apartments, 3 ground-level retail spaces, and a public landscaped outdoor space. Residents will benefit from extremely efficient systems, balcony views of downtown Boston and surrounding neighborhoods, and spacious and open floor plans.

Atop the building is a high-performance "power plant" roof that insulates the building, reflects unwanted solar heat, captures the sun's rays for electricity, evaporates rainwater, and generates oxygen. The roof also provides space for the building's mechanical equipment, including an Energy Recovery Ventilator capable of squeezing about 60% of the energy out of the exhausted air stream to pre-condition the incoming fresh air.

The roof of the Saint Polycarp Village Apartments is a good example of the technological applications used on Saint Polycarp Apartments, as well as the neighborhood-friendly attitude of the development team. The vegetated roof was planted by a class of students and teachers from Prospect Hill Academy in Somerville and Cambridge, working with the developer and architect.

Saint Polycarp Village is a mixed-use development that is revitalizing the area. The two historic stone buildings which will remain intact, the Church and Rectory, have been re-occupied by local institutions for new uses. Both historically-protected buildings have undergone preservation renovations, and remain as cherished neighborhood buildings. The newly completed Apartment building is the first of seven new residential/ retail buildings planned for the site. All the buildings, together with the landscape amenities, will create a vibrant mixed-use urban village.



## Overview

**Program** 24 units of affordable housing in a newly constructed building, 3 ground-level retail spaces, landscaped outdoor space, and 37 parking spaces.

**Project Type** Mixed-use building (Affordable Multi-family housing and Commercial/Retail space)

**Geographical Location** Somerville, MA



## Location

The newly constructed community is close to several transportation options, a shopping mall, grocery store and numerous other commercial and green-space amenities.

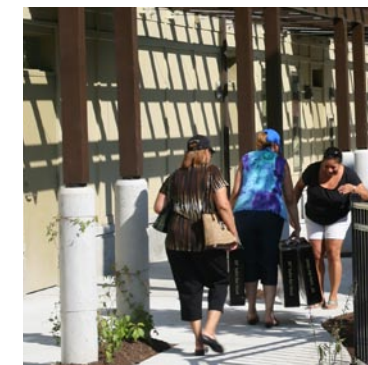
The convenience of having many nearby amenities and a bus stop cady-corner to the site, encourages residents to take public transportation, bike or walk.



## Roof as "Power Plant"

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- Roof insulated to R-45 with air-sealing sprayfoam insulation
- White heat-reflective TPO roof layer has a high albedo to reflect unwanted summer heat
- 2/3 is covered with solar photovoltaic panels (generating 53 kilowatts of electricity)
- Vegetated roof covered with dense fields of flowering succulent plants in growing medium absorbs rainfall



## Residents

100% of the units are fully occupied. The fact that all of the units filled up very quickly is a testament to the great need for affordable housing. Four units were designated for the Department of Mental Health and two units were designated for those that were formerly homeless. 30% of the units are occupied by tenants who were Somerville residents prior to moving in.



## Sustainability

The project is currently pursuing LEED Silver certification, an accomplishment that would verify the high level of sustainability targeted by the team. Results from energy modeling, coupled with testing of the completed building, show that the building will use less than half the energy of other new construction. Few affordable housing developments have achieved this level of sustainability and resident amenity.