



# ASSEMBLY'S EDGE

AT ASSEMBLY SQUARE

PUD - PMP



- District Gateway
- Significant Corners
- Secondary Corners
- Public Open Space
- Pedestrian Access
- Assembly Square Orange Line Station
- Proposed Assembly's Edge Development



ASSEMBLY'S EDGE  
MAP 87 / BLOCK B  
CITY OF SOMERVILLE  
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Urban Elements & Site Connections

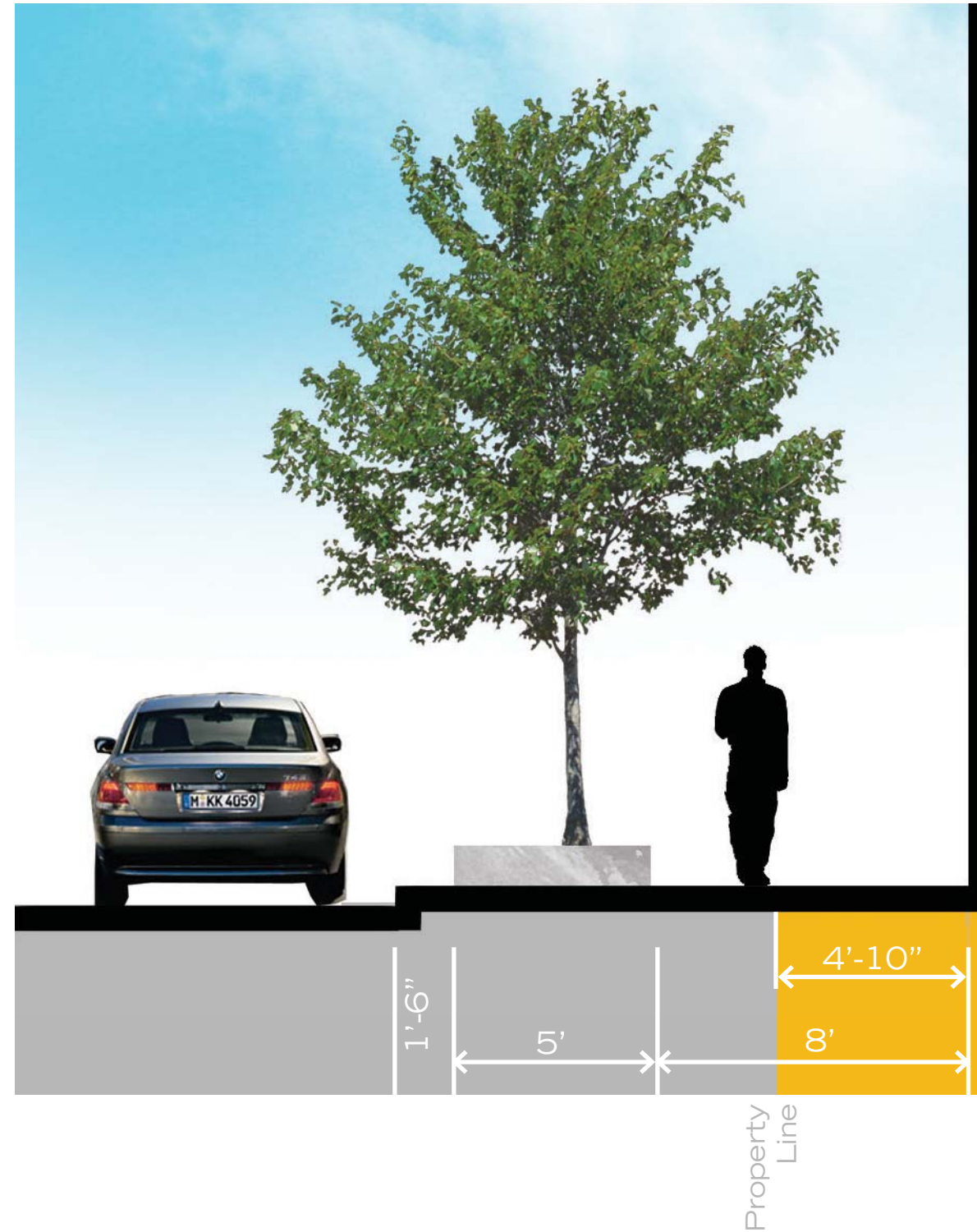
Figure 3.30 / 3.21

February 2018





Raised planters protect trees and plantings from trampling and reduce salt exposure.



## ASSEMBLY'S EDGE

McGrath Highway Streetscape Improvements:

- Expanded sidewalk width
- Tree plantings in raised curb planters
- Short term bicycle parking
- Accent pavements at building entrances
- Street lights





Treegrates and planters with seatwalls



Continuous treegrates expand available rooting space for trees.



Property  
Line

## ASSEMBLY'S EDGE

### Middlesex Avenue

- Back in angle parking for pedestrian and bicycle safety
- Expanded sidewalk width
- Tree plantings in tree grates
- Stormwater planters coordinated with tree plantings.
- Small curbed planters with accent plantings and seatwalls
- Short term bicycle parking
- Accent pavements at building entrances
- Street lights



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STREETSCAPE SECTION  
MIDDLESEX AVENUE SECTION  
Figure 3.13  
June 2017





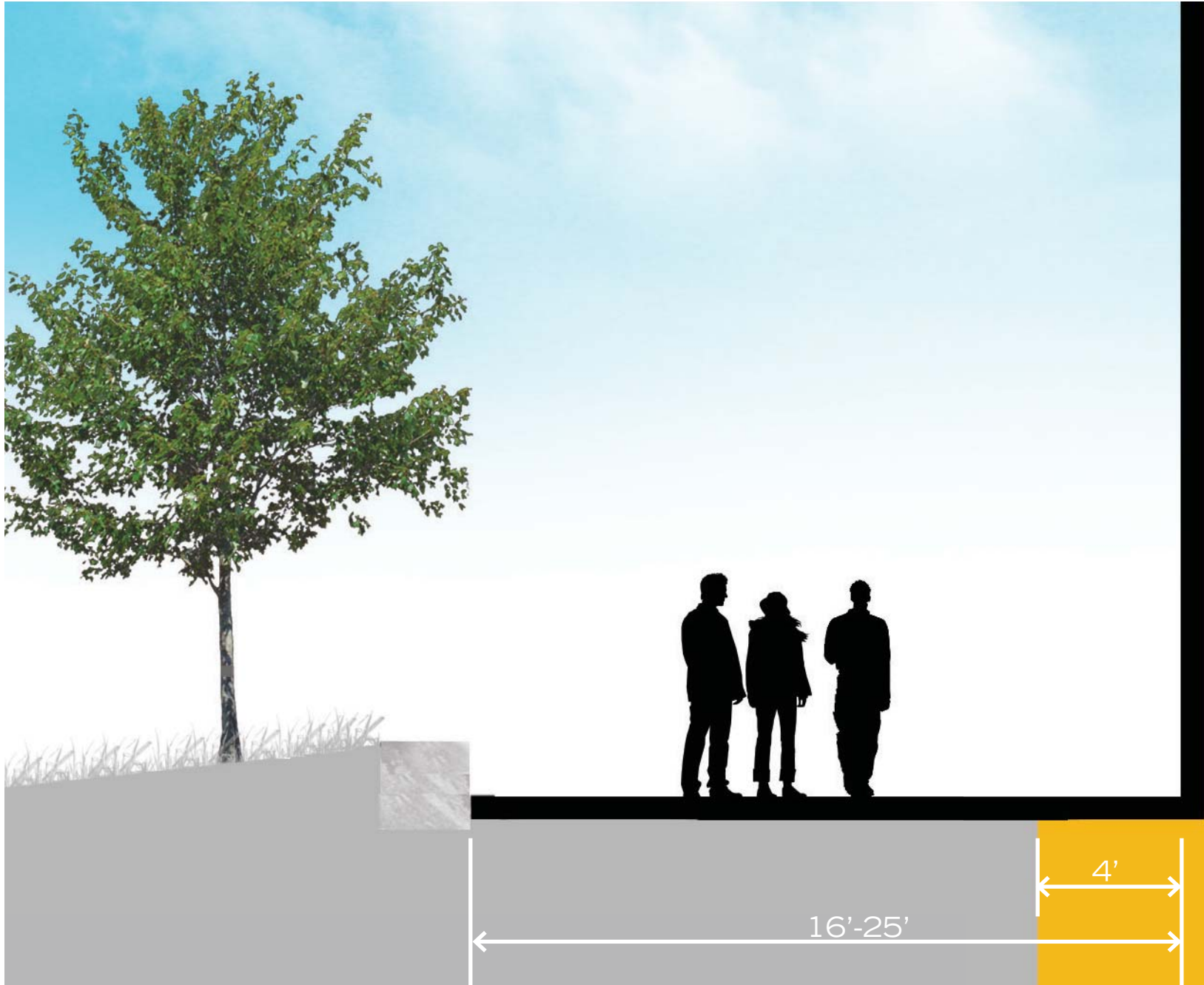
# ASSEMBLY'S EDGE

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Pedestrian Way, Lawn and Trees



ASSEMBLY'S  
EDGE

Property  
Line



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STREETSCAPE SECTION  
KENSINGTON REMOVED  
Figure 3.14  
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# ASSEMBLY'S EDGE

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Assembly Square and surrounding developments have many different pavements and tree planting designs.



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STREETSCAPE  
REFERENCE IMAGES  
Figure 3.15  
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# ASSEMBLY'S EDGE

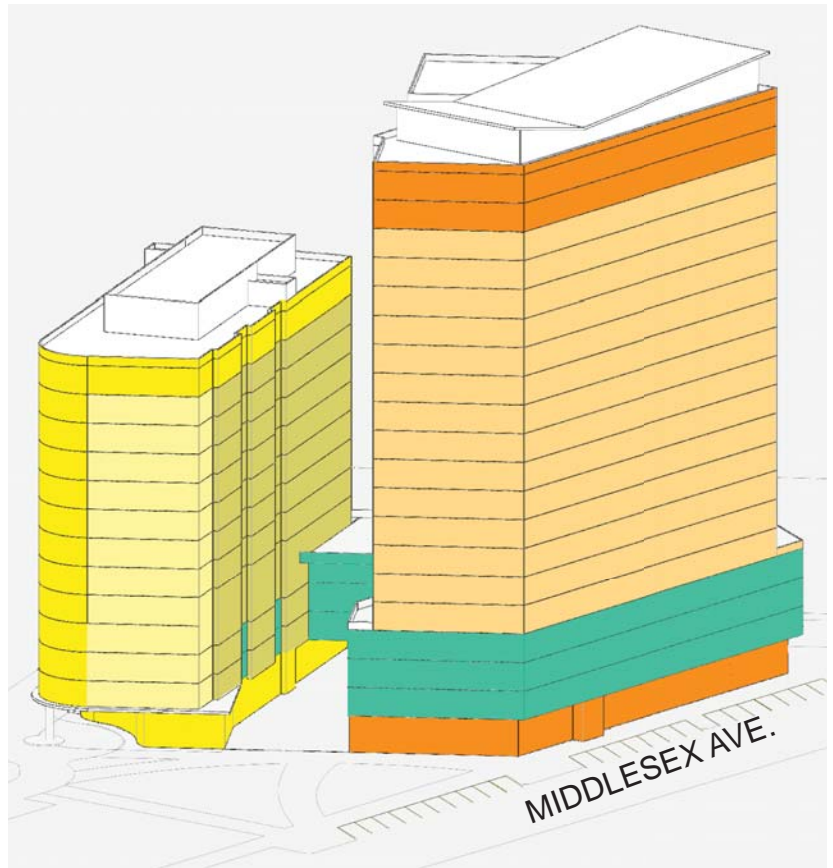
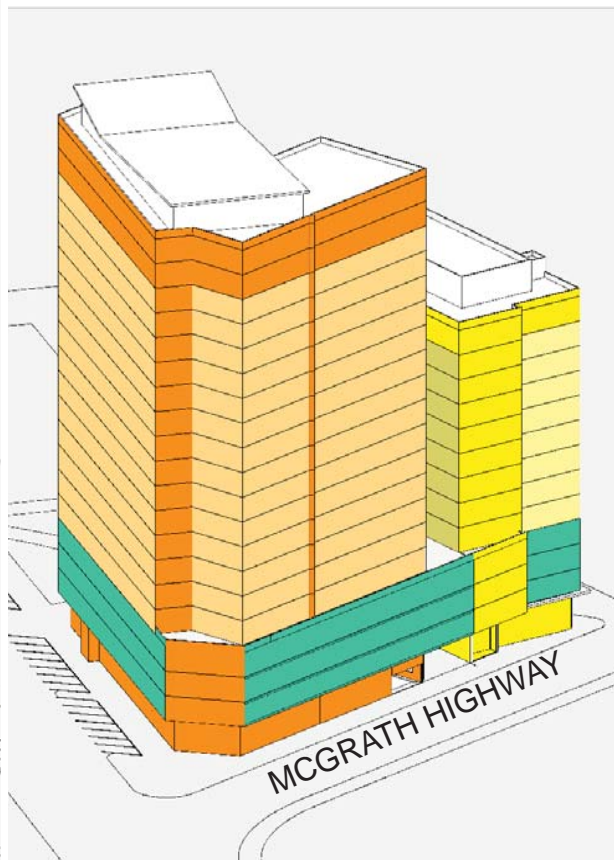
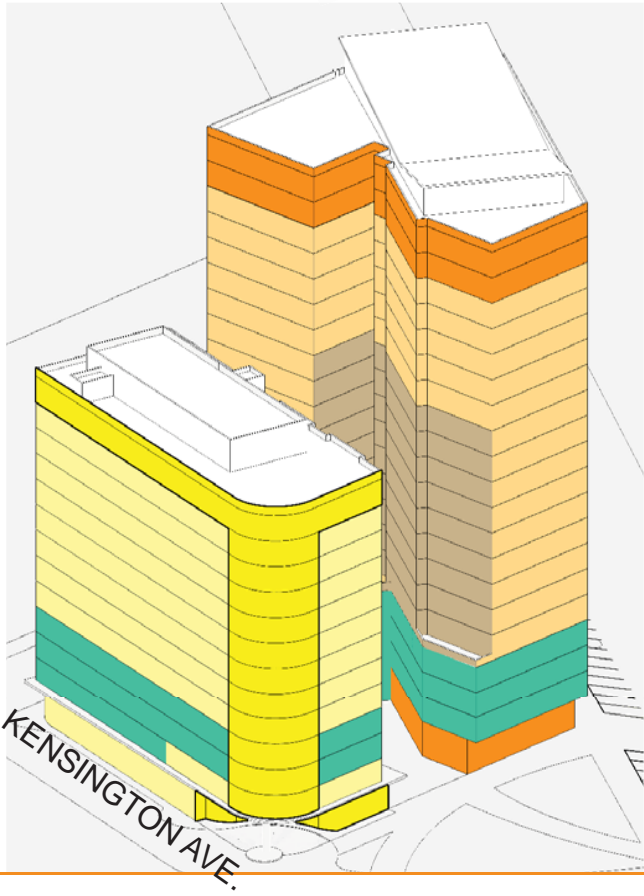
AT ASSEMBLY SQUARE

PUD - PMP

- Significant Features & Areas of Emphasis: Residential
- Primary Elevations - Residential
- Secondary Elevations - Residential
- Significant Features & Areas of Emphasis: Hotel Building
- Primary Elevations - Hotel
- Secondary Elevations - Hotel
- Garage Screening

Key Strategies:

- The southwest facade acts as an edge to Assembly Square, abutting Interstate 93.
- The Northeast, North, & South facades interact with the Assembly Row district.
- The ground floor facades on both buildings are to be emphasized to accentuate connectivity to the Public Realm
- The primary facades wrap the entire block; secondary facades occur at the courtyard.
- Loading & Parking access is from McGrath Highway, off of Middlesex Avenue.
- Retail entries occur at McGrath Highway, Middlesex Avenue, the proposed courtyard, and the proposed Kensington Avenue with the possibility of pass-through retail spaces.
- Hotel Access occurs at Kensington Avenue & the proposed courtyard.
- Residential Access occurs at Middlesex Avenue and the proposed courtyard.
- The south corner of the hotel facade is to be accentuated as this will become the gateway to Assembly Square from Interstate 93.
- The North corner of the Residential building is to be accentuated as a prominent corner of the residential building.



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Design Guidelines

February 2018



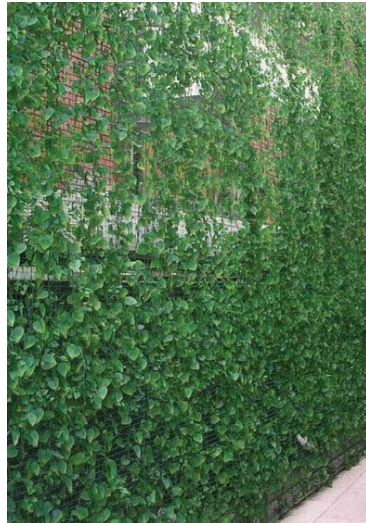


# ASSEMBLY'S EDGE

PUD - PMP

AT ASSEMBLY SQUARE

## DESIGN ELEMENTS



Greenscreens and vine plantings will extend plantings to help cover 2nd and 3rd floor garage facades.



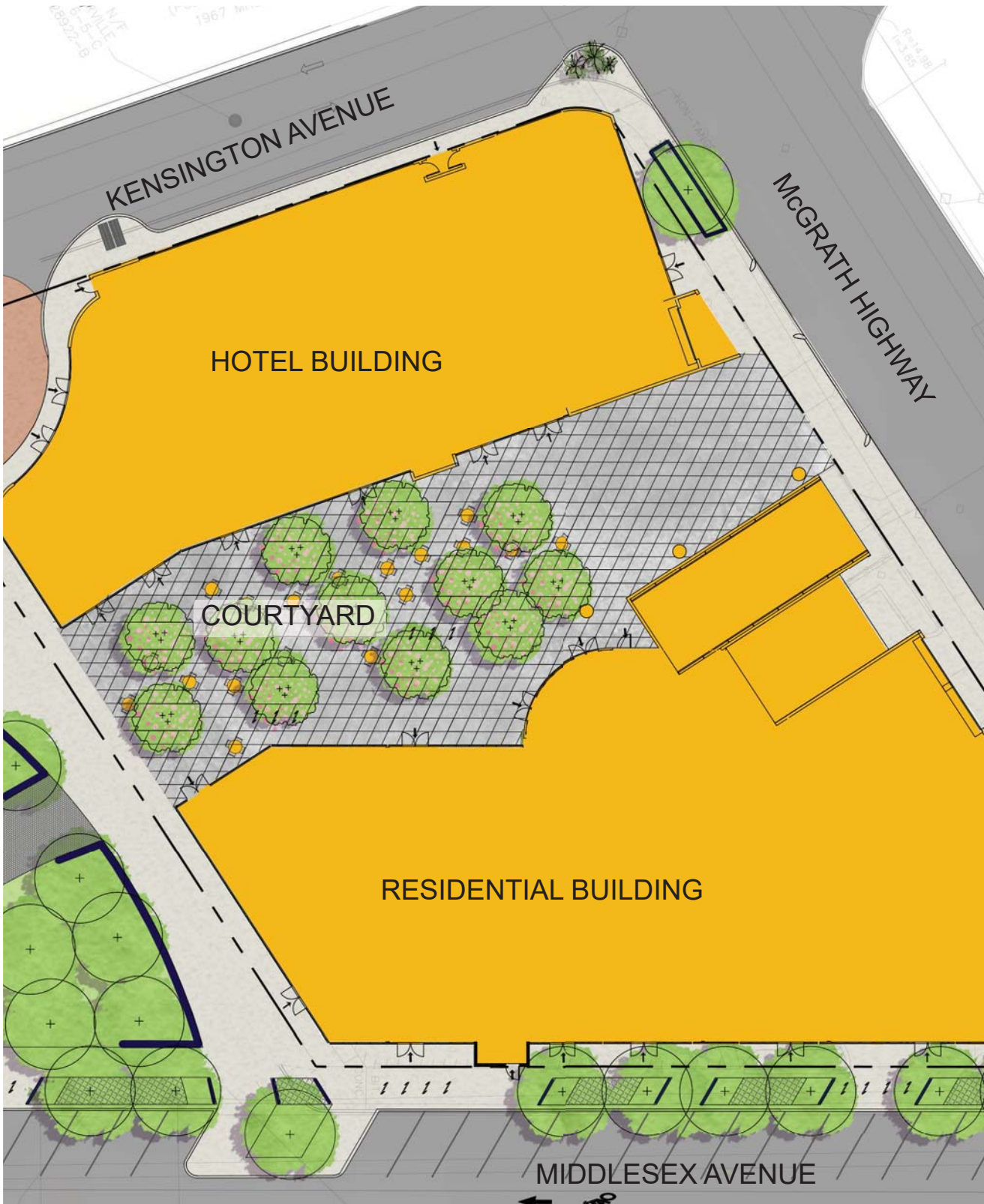
Contrasting foliage textures will accent courtyard



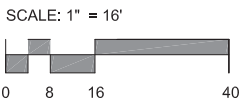
Moveable and permanent seating will foster public gathering and socializing



Courtyard will have a grid of colored pavements accented with an informal arrangement of cortan steel raised planters



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## COURTYARD PLAN

Figure 3.16  
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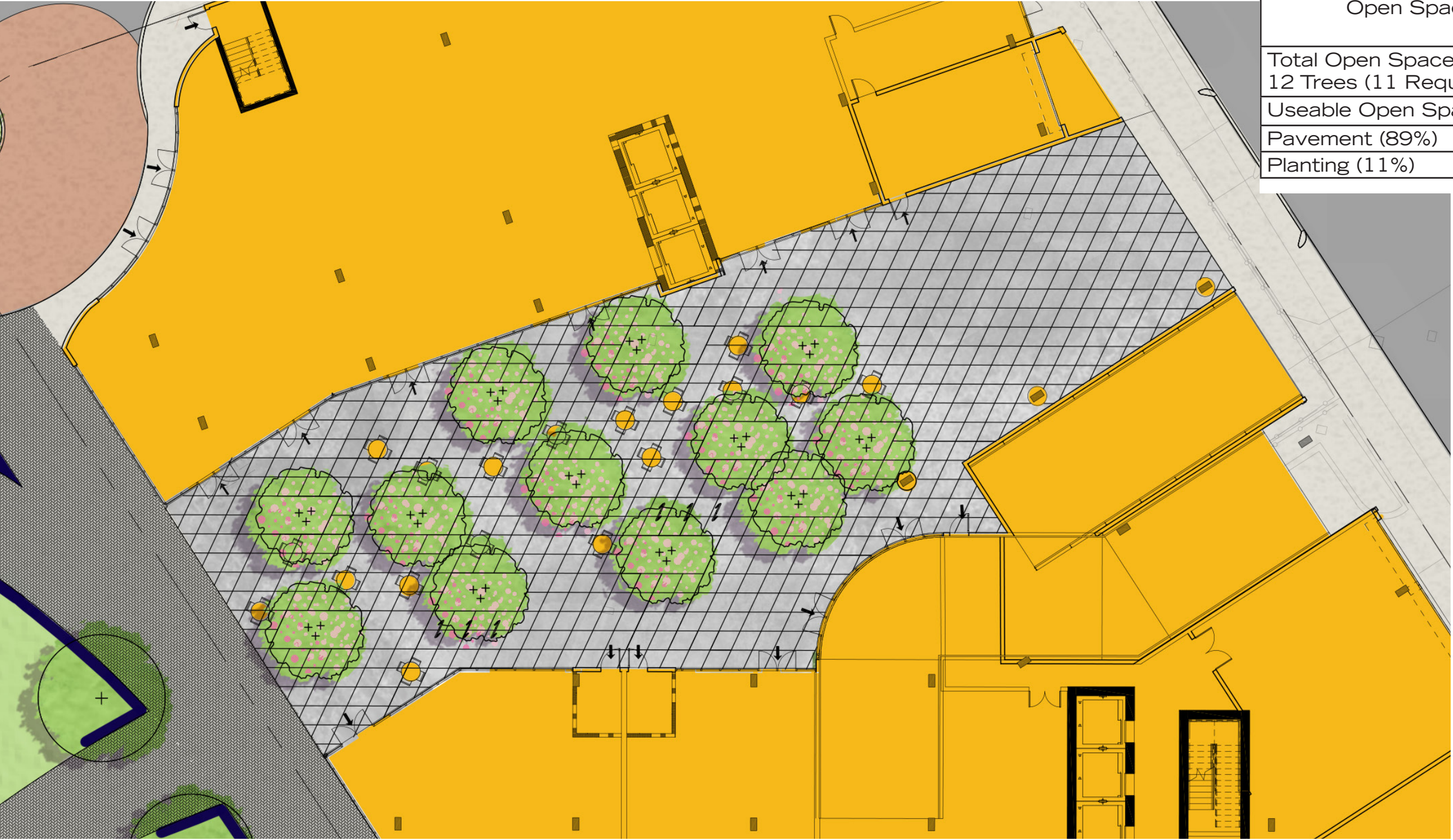




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Open Space Summary	Approx. Dimensions (SF)
Total Open Space 12 Trees (11 Required)	10,613
Useable Open Space	8,542
Pavement (89%)	7,602
Planting (11%)	940



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Courtyard Diagram

February 2018





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Lawn area for informal gatherings and performance space



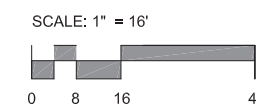
Seatwall and tree shaded path images



Seatwall



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URBAN PARK PLAN

Figure 3.17  
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