



## UNION SQUARE REVITALIZATION



### OVERVIEW PRESENTATION

Planning Board | June 13, 2019

# D2 OVERVIEW

THIS WEEK

USQ Master Plan

D2 brings *SomerVision* to Life

Creating Vibrant New Public Spaces

NEXT WEEK – DESIGN TEAM

D2.2 & D2.3 Architecture & Design

More on Civic Space Design

# USQ Master Plan



# Approved Coordinated Development Special Permit (CDSP, Dec 2017)

Master Plan Balances a Variety of Goals in order to Seek an Equitable Outcome

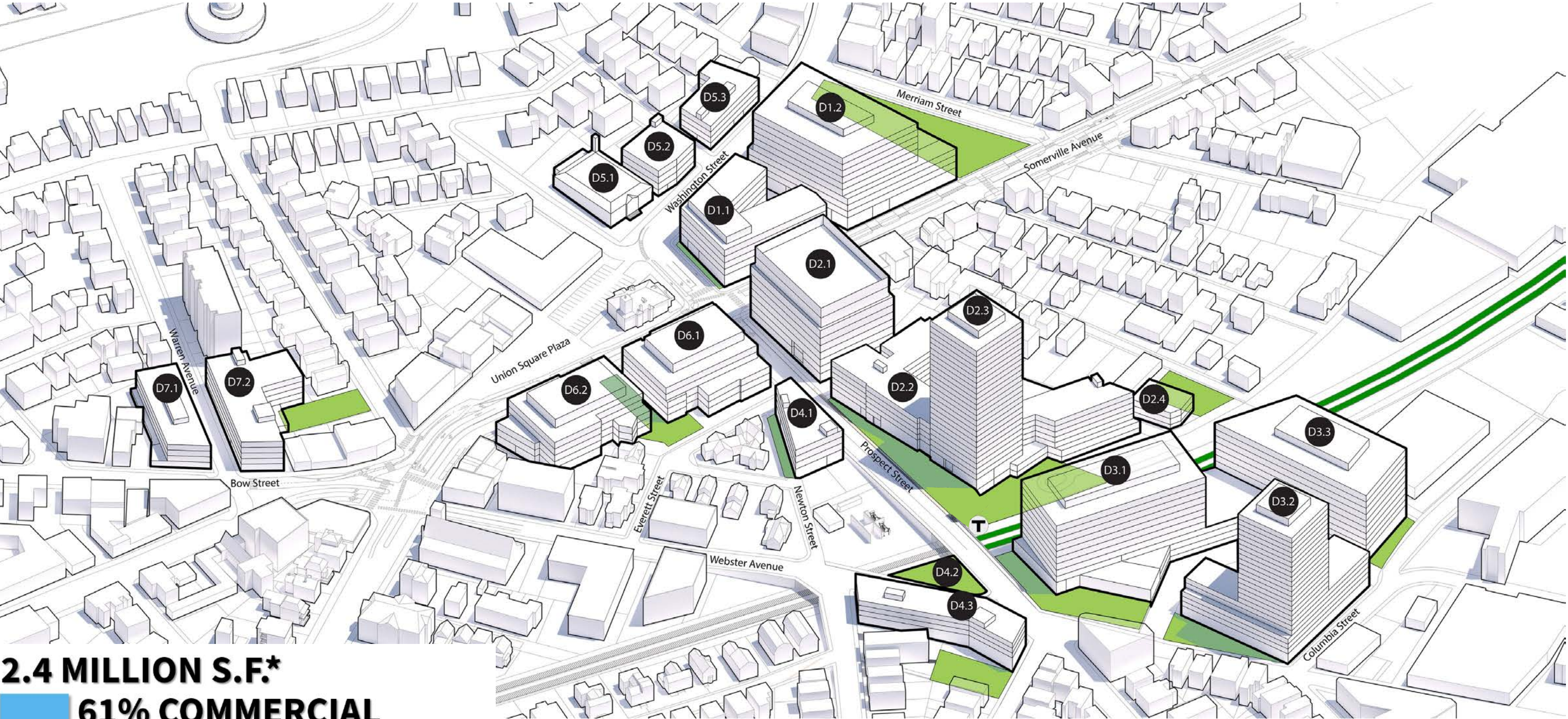


**2.4 MILLION S.F.\***  
**61% COMMERCIAL**  
**39% RESIDENTIAL**  
**110,000 S.F. CIVIC SPACE**  
**1,500 PARKING SPACES**



# Approved Coordinated Development Special Permit (Dec 2017)

New Civic Spaces

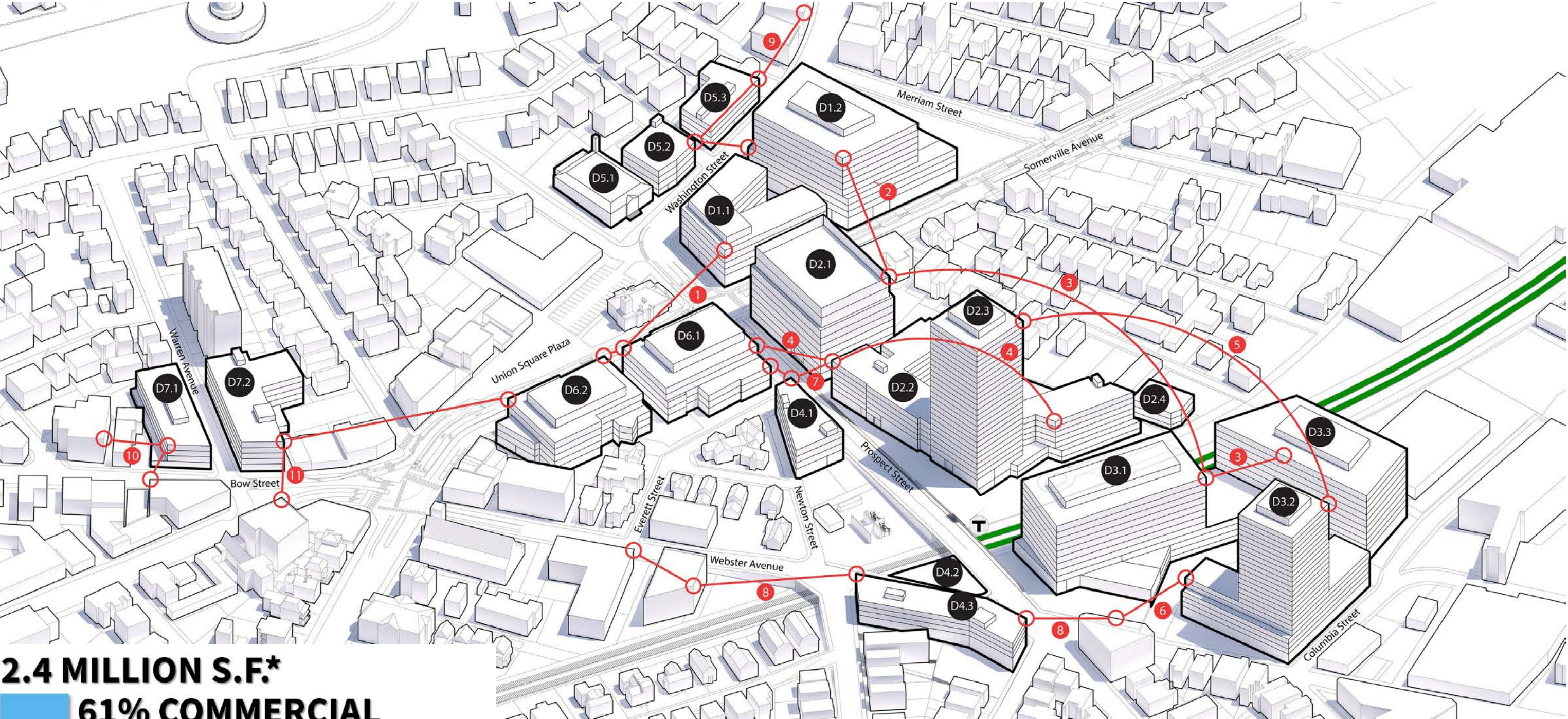


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# Approved Coordinated Development Special Permit (Dec 2017)

Considered Dimensional Relationships and Neighborhood Context



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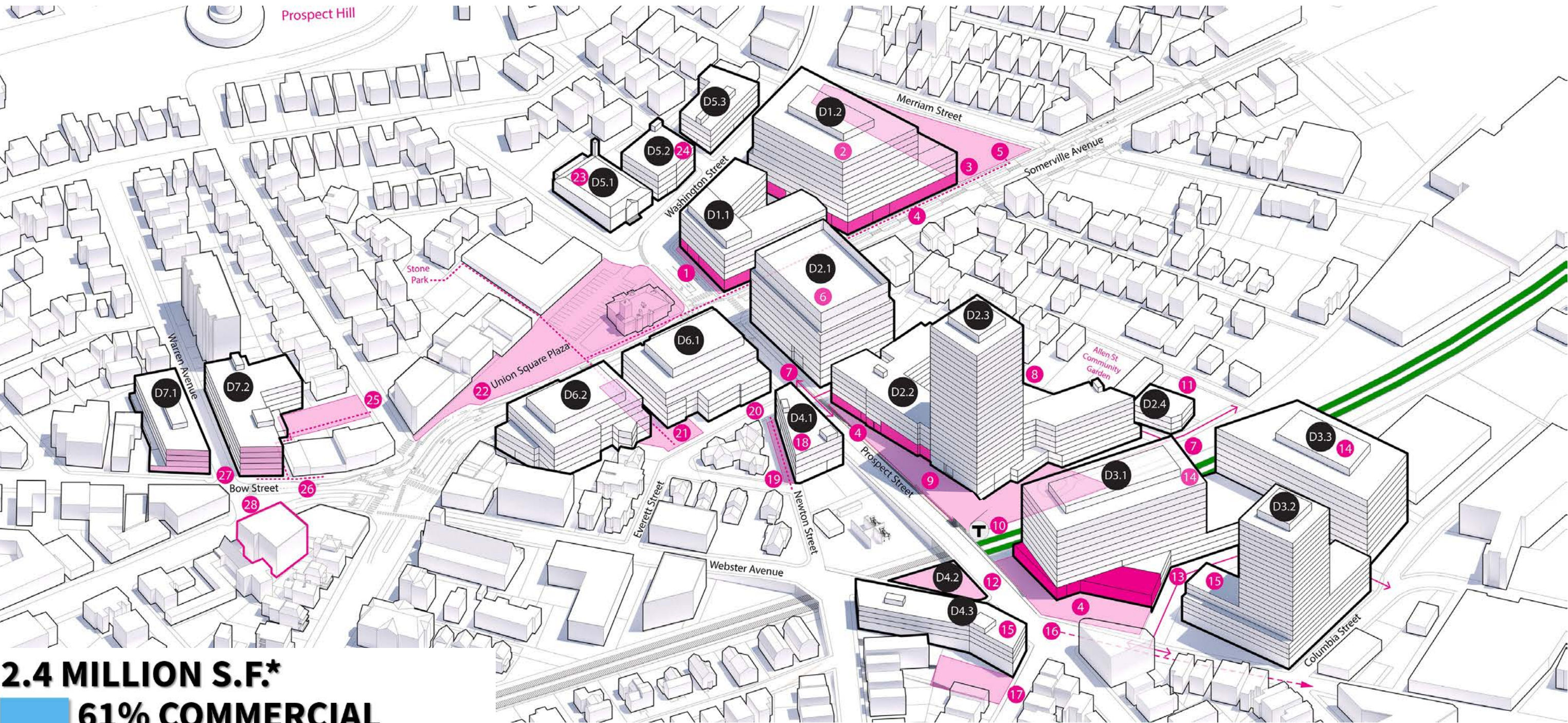
**110,000 S.F. CIVIC SPACE**

**1,500 PARKING SPACES**



# Approved Coordinated Development Special Permit (Dec 2017)

Incorporated a Variety of Features Responsive to Community Feedback



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# Approved Coordinated Development Special Permit (Dec 2017)

Use Distribution

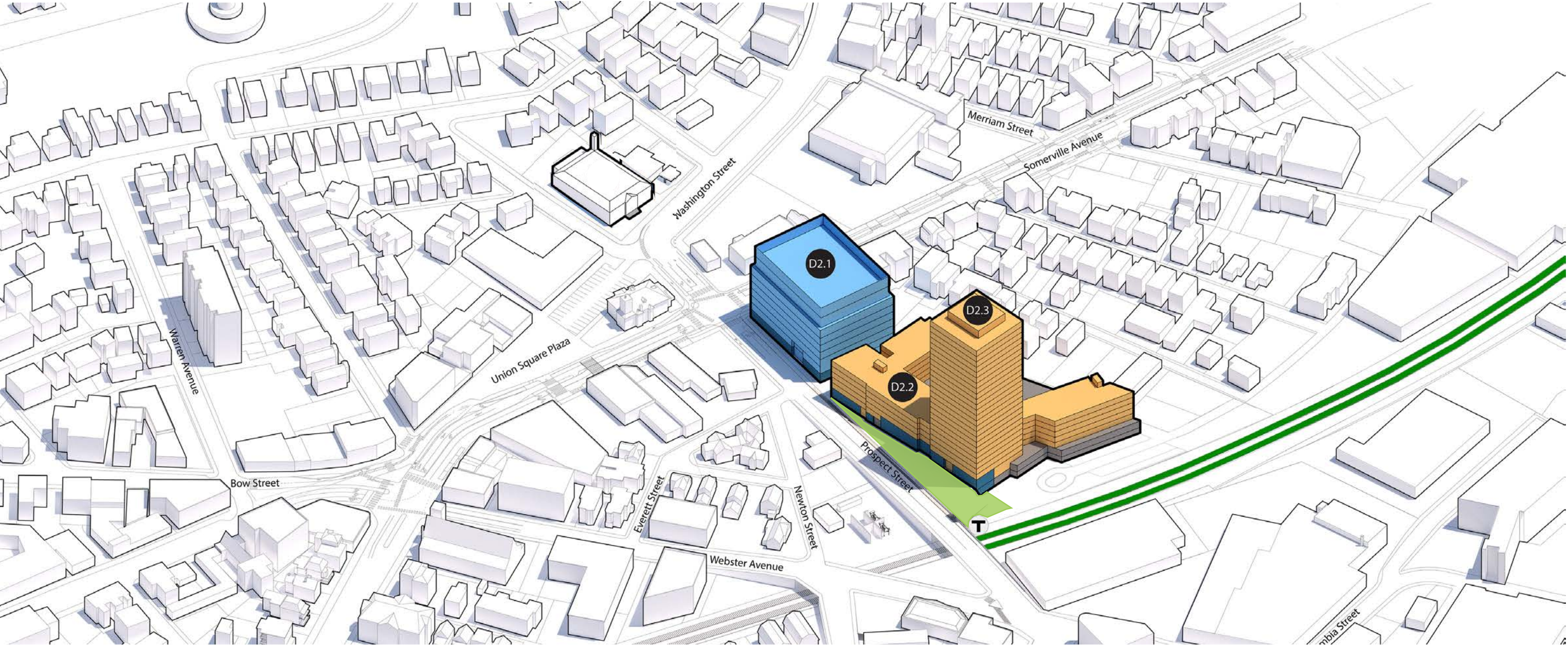


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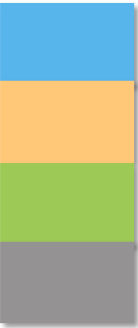


# Approved Coordinated Development Special Permit (Dec 2017)

Phase One - D2.1, D2.2 & D2.3



## CDSP D2.1, D2.2 & D2.3



- 208,000 COMMERCIAL SF
- up to 456 RESIDENTIAL UNITS
- 15,100 S.F. CIVIC SPACE
- 290 PARKING SPACES



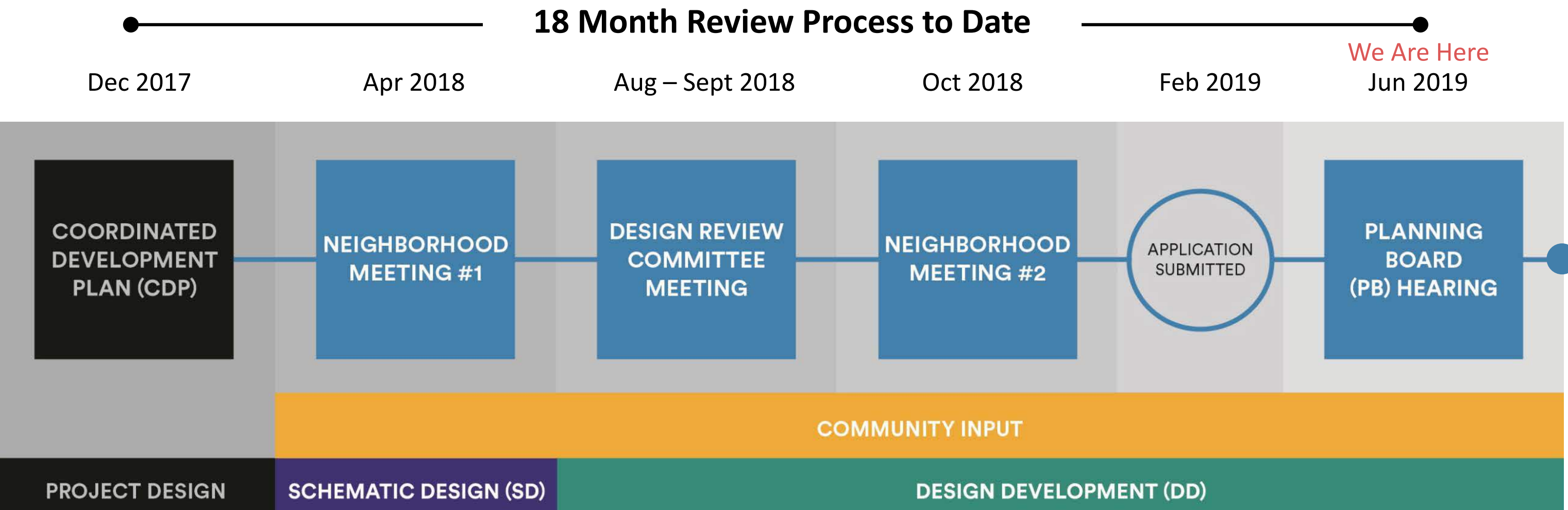
# Approved Block and Lot Plan (Dec. 2017)

Provides the Foundation for D2's Site Plan





# Design and Site Plan Review (DSPR) as Design Feedback Loop



# D2 brings *SomerVision* to Life





# SomervilleVision

City of Somerville, Massachusetts  
Comprehensive Plan | 2010-2030

Transform key opportunity areas, such as... Union Square into dynamic mixed-use and transit-oriented districts that serve as economic engines to complement the neighborhoods of Somerville.



# Somerville Vision Goals

City of Somerville, Massachusetts  
Comprehensive Plan | 2010-2030



## Jobs

Make Somerville a regional employment center with a mix of diverse and high-quality jobs.



## Open Space

Create and program a network of vibrant public open spaces and shared use paths.



## Housing

Promote mixed-use, mixed-income transit-oriented development to provide new housing options.



## Mobility

Invest in the growth of a resilient economic base that is centered around transit.  
Develop an equitable plan for access and circulation throughout the City.



D2 Brings *SomerVision* to Life





# D2 Brings *SomerVision* to Life



City-owned property should, where appropriate, be utilized to stimulate economic development for such activities.





# D2 Brings *SomerVision* to Life



## D2 Helps Enable Regional Transit Access Several Decades in the Making

\$1.5 million in D2 MBTA Station improvements (ADA access, The Ride Dropoff, breakroom, etc.)

\$1.5 million contribution to offset City GLX costs (a portion of \$5.8 million in total GLX contributions)

The MBTA station will be built on a portion of D2 property at no land cost to MBTA



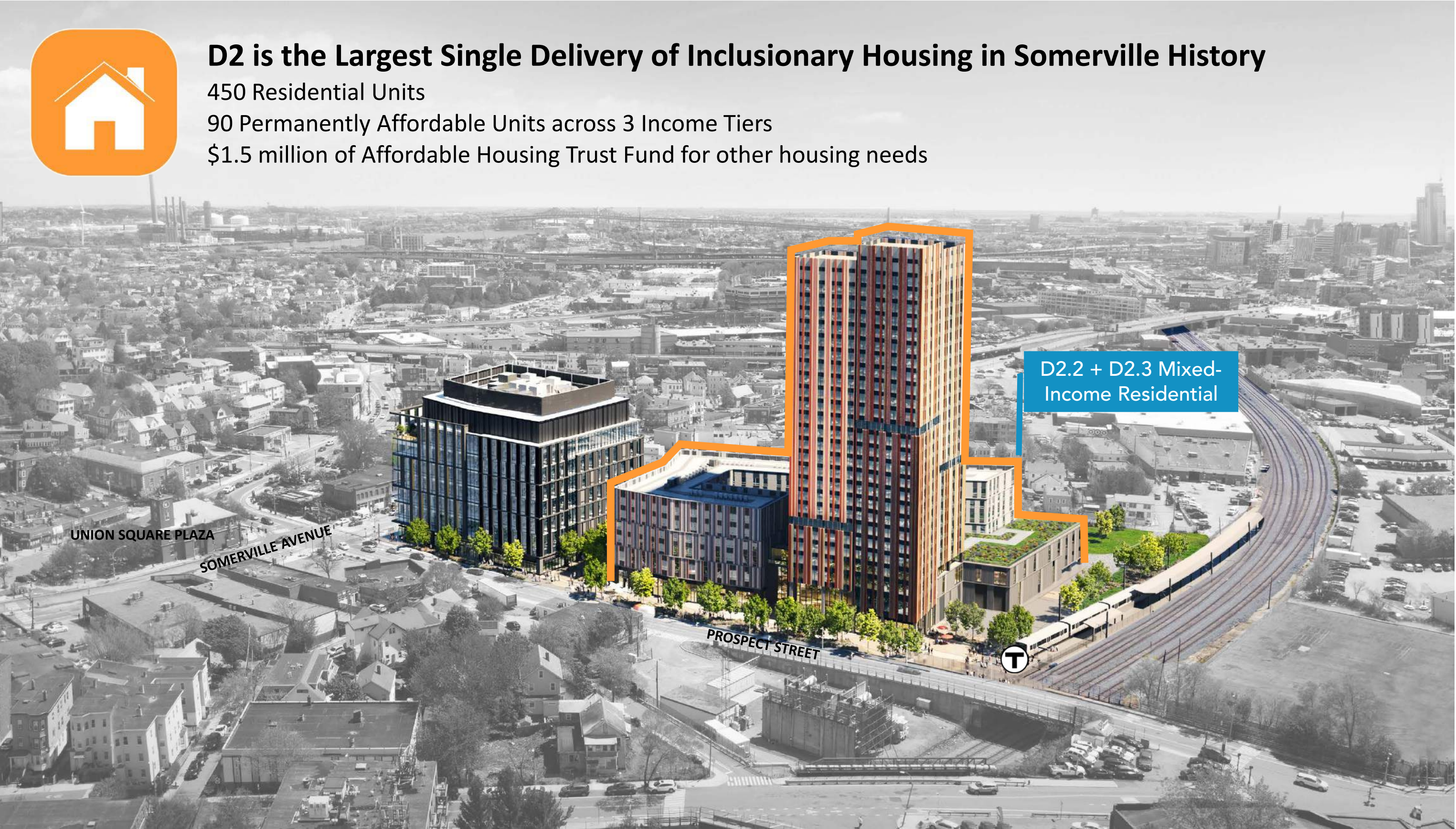


# D2 Brings *SomerVision* to Life



## D2 is the Largest Single Delivery of Inclusionary Housing in Somerville History

- 450 Residential Units
- 90 Permanently Affordable Units across 3 Income Tiers
- \$1.5 million of Affordable Housing Trust Fund for other housing needs





## D2 Brings *SomerVision* to Life



### D2.1, the First Commercial Building in the Square, Marks a New Employment Center

500 new Permanent Life-Science and Service Jobs

\$1.2 million / year in new Commercial Taxes

Daytime foot-traffic for area businesses and economic mobility opportunities for local residents





# D2 Brings *SomerVision* to Life



## 33,000+ SF of New Publicly Accessible Open Space is Created from Vacant Land

- High quality civic spaces, open space improvements and new neighborhood connections
- Over 35 large trees added to the urban tree canopy
- Over 70% pervious areas improves neighborhood resilience





# D2 Brings *SomerVision* to Life



**New Mobility  
Infrastructure**



**450 New  
Housing Units**  
(90 Permanently Affordable)



**500 New  
Permanent Jobs**



**33,000+ SF of  
New Open Space**



**\$2.4 M/year in Taxes  
\$33M+ in City Fiscal Benefits**





# Creating Vibrant New Public Spaces



# CDSP Site Plan (Dec. 2017)

The Starting Point for the Design & Site Plan Process

D2 Subdivision

Building Lots

D2.1 – 10 Prospect Street  
D2.2 – 20 Prospect Street  
D2.3 – 50 Prospect Street

Thoroughfares

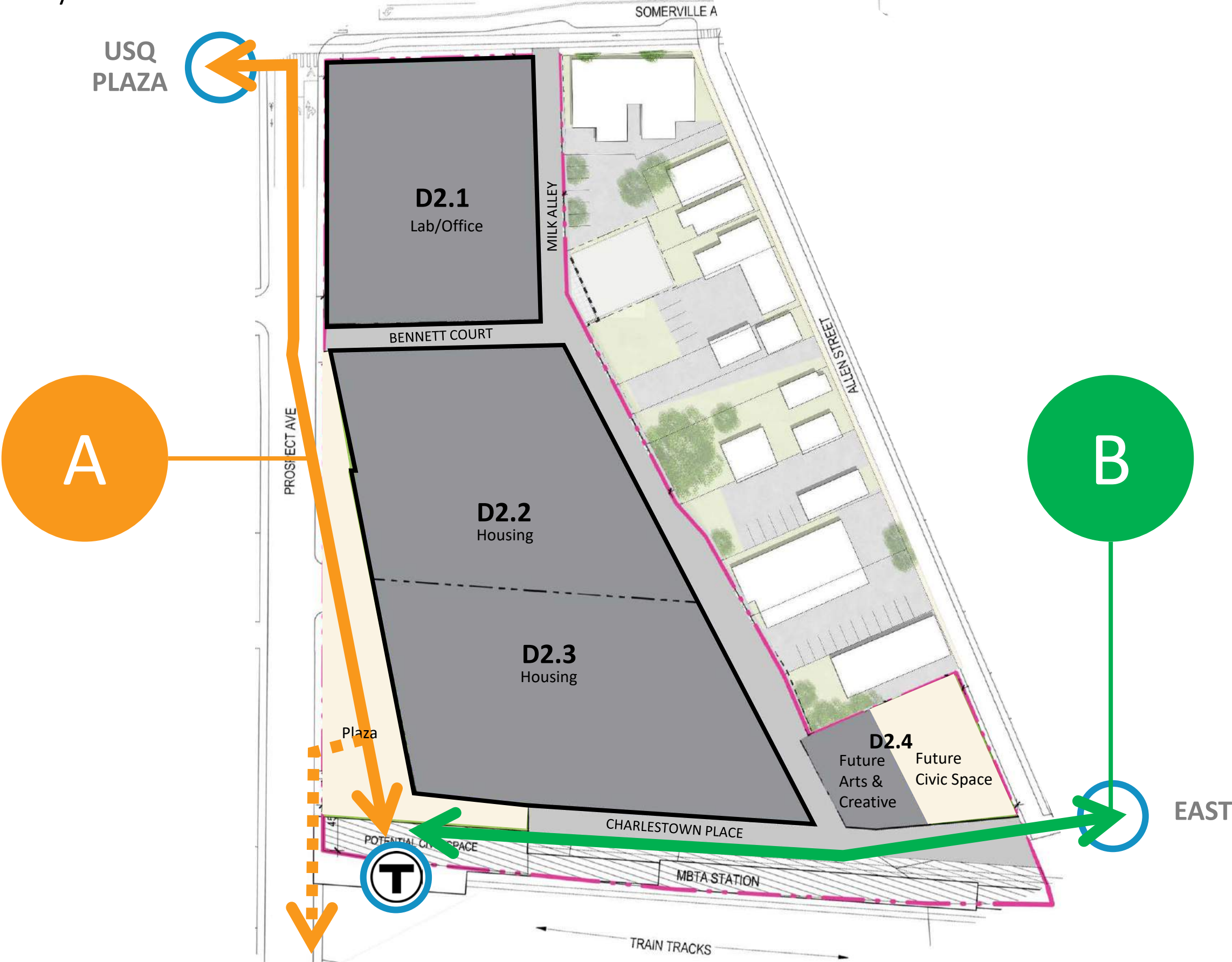
Civic Space





# CDSP Site Plan Opportunities

## Neighborhood Connectivity





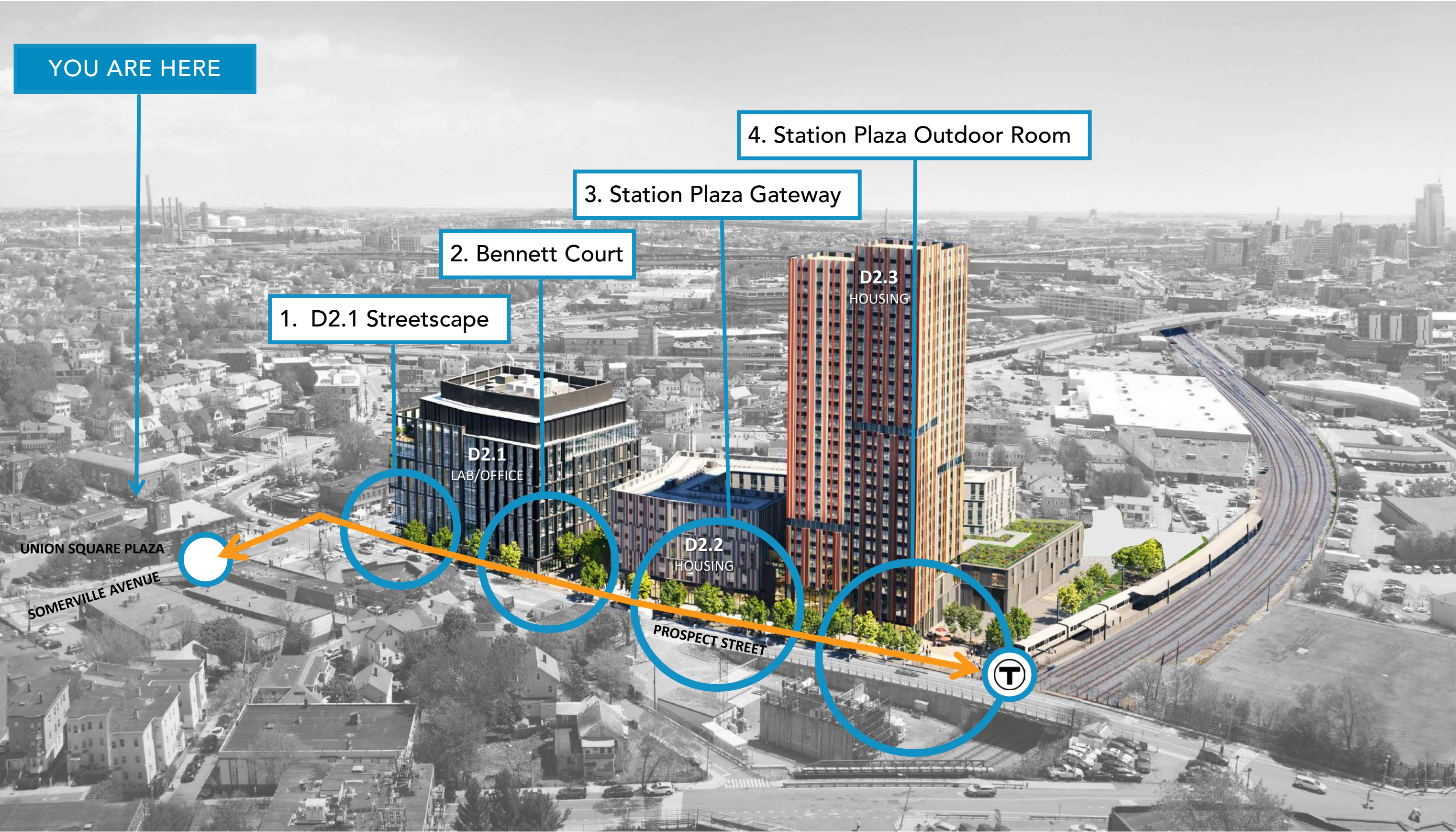
# D2 as a Critical Neighborhood Link

Create a Strong Public Connection Between Union Square Plaza and the MBTA Station





# Let's Explore the Path Between USQ Plaza and USQ Station





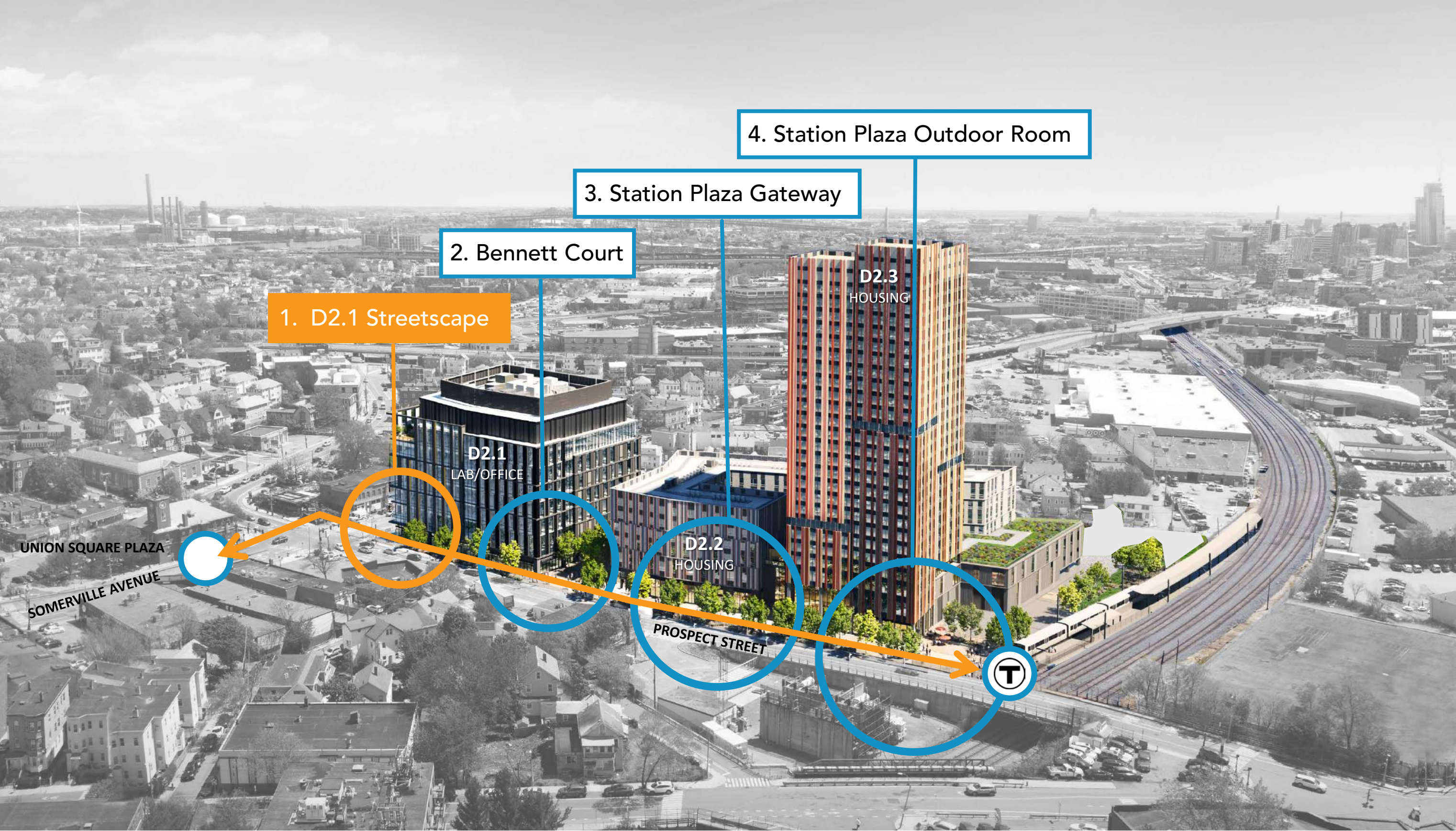
# Union Square Farmer's Market... Spring 2022

Grab Your Bag and Let's Go!



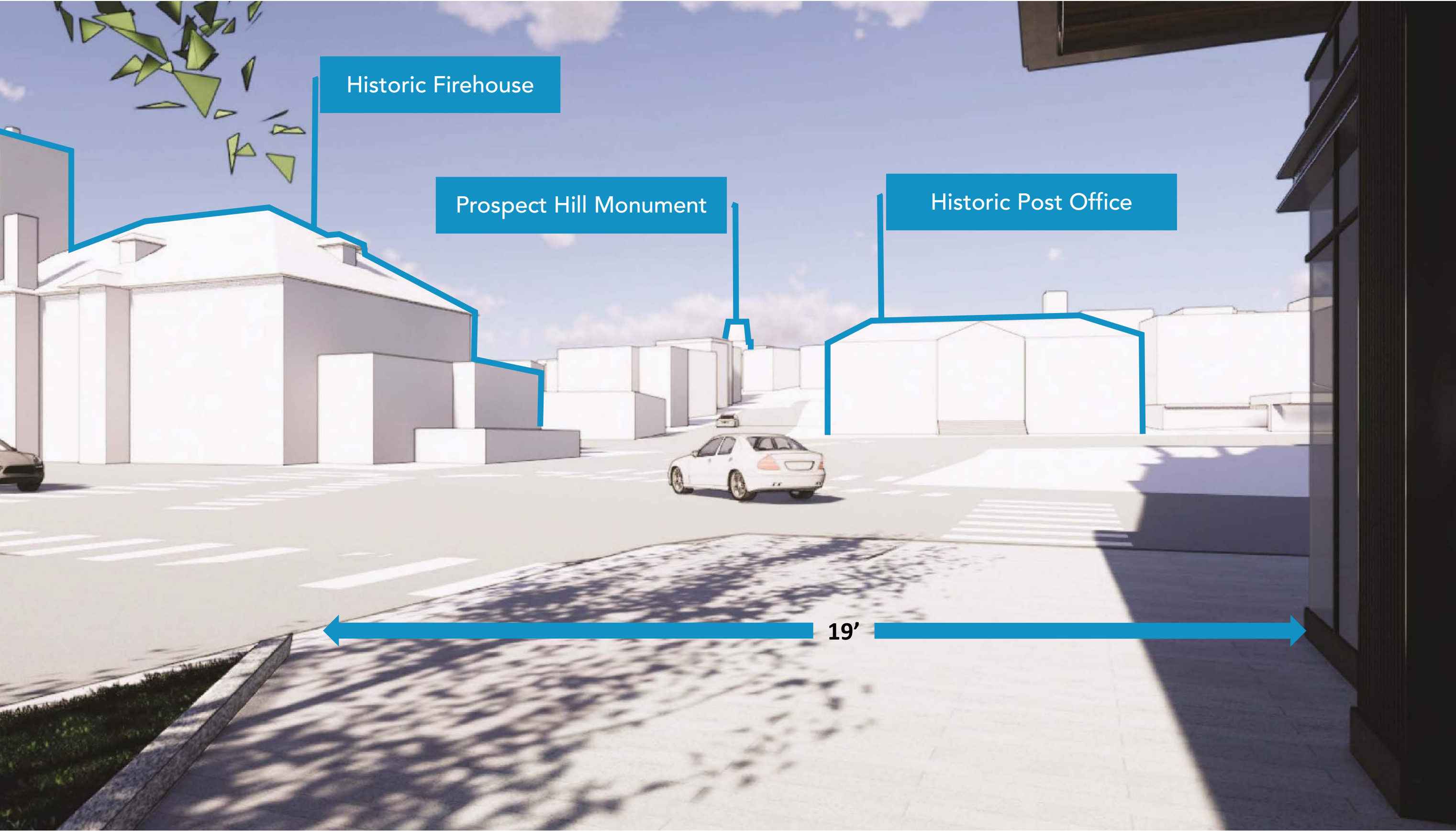


# Let's Explore the Path Between USQ Plaza and USQ Station





**D2.1 Streetscape**  
View North towards USQ Plaza





D2.1 Streetscape

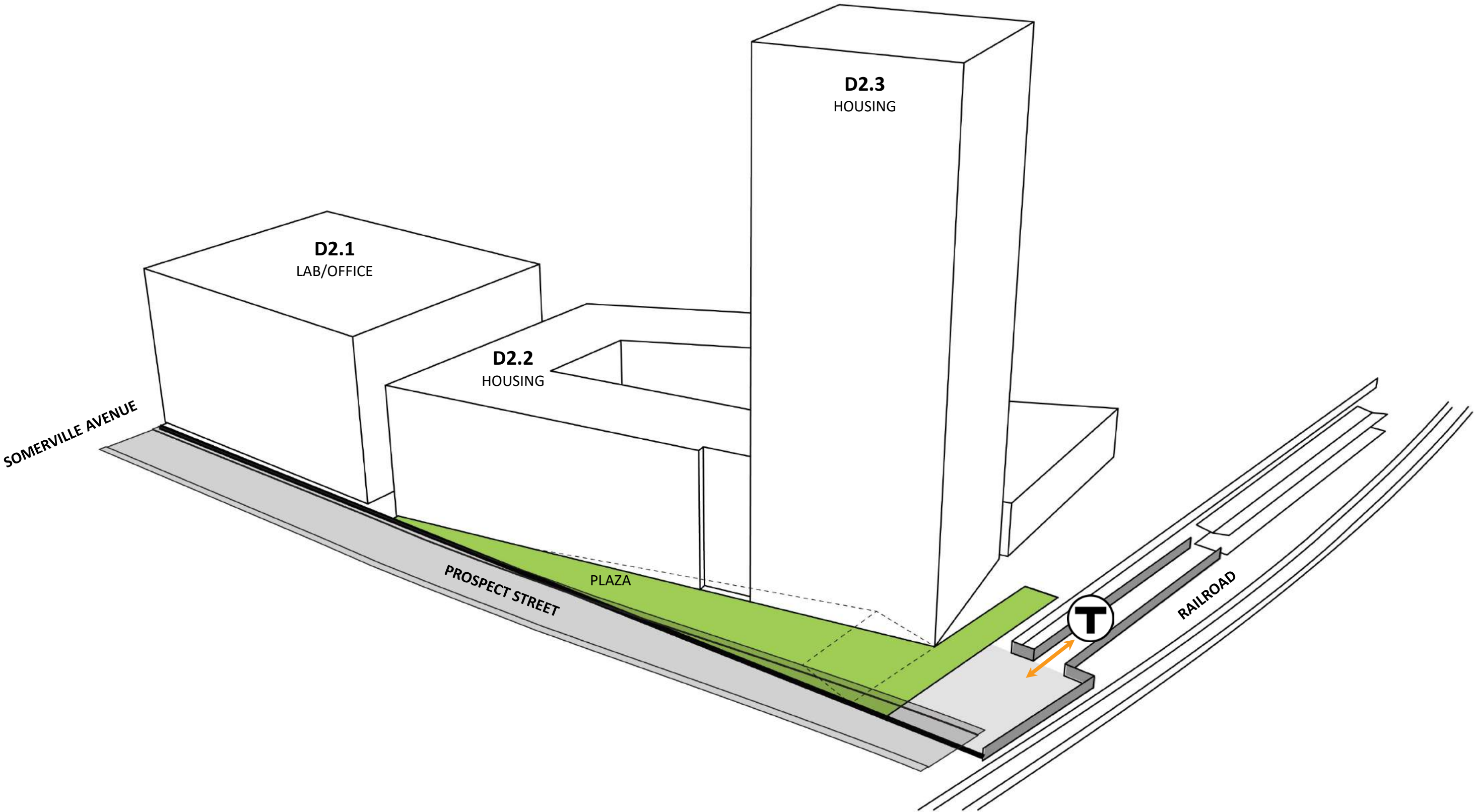
View South towards USQ MBTA Station





# CDSP Design Concept (Dec. 2017)

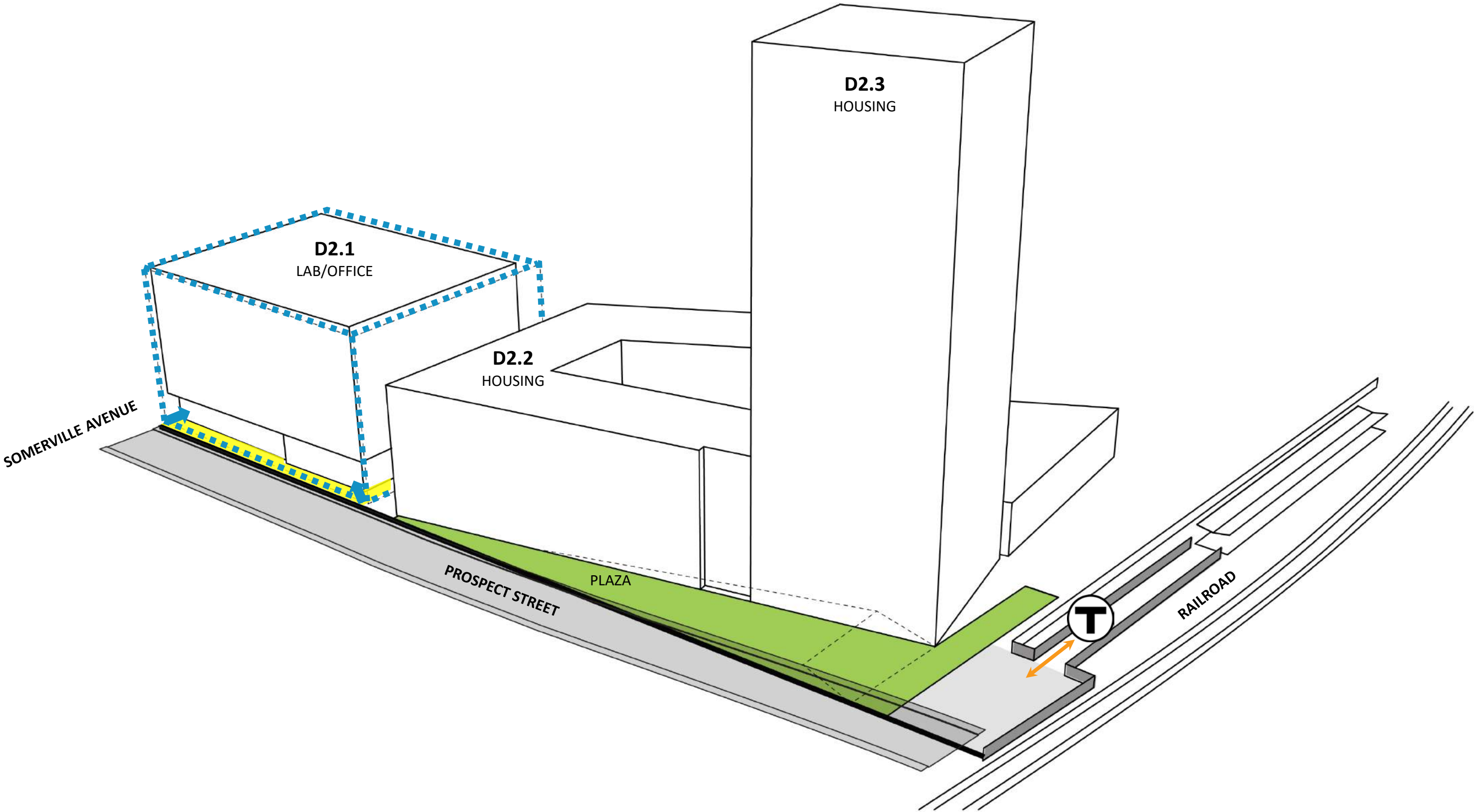
Massing Diagram





# DSPR Design Revision (Oct. 2018)

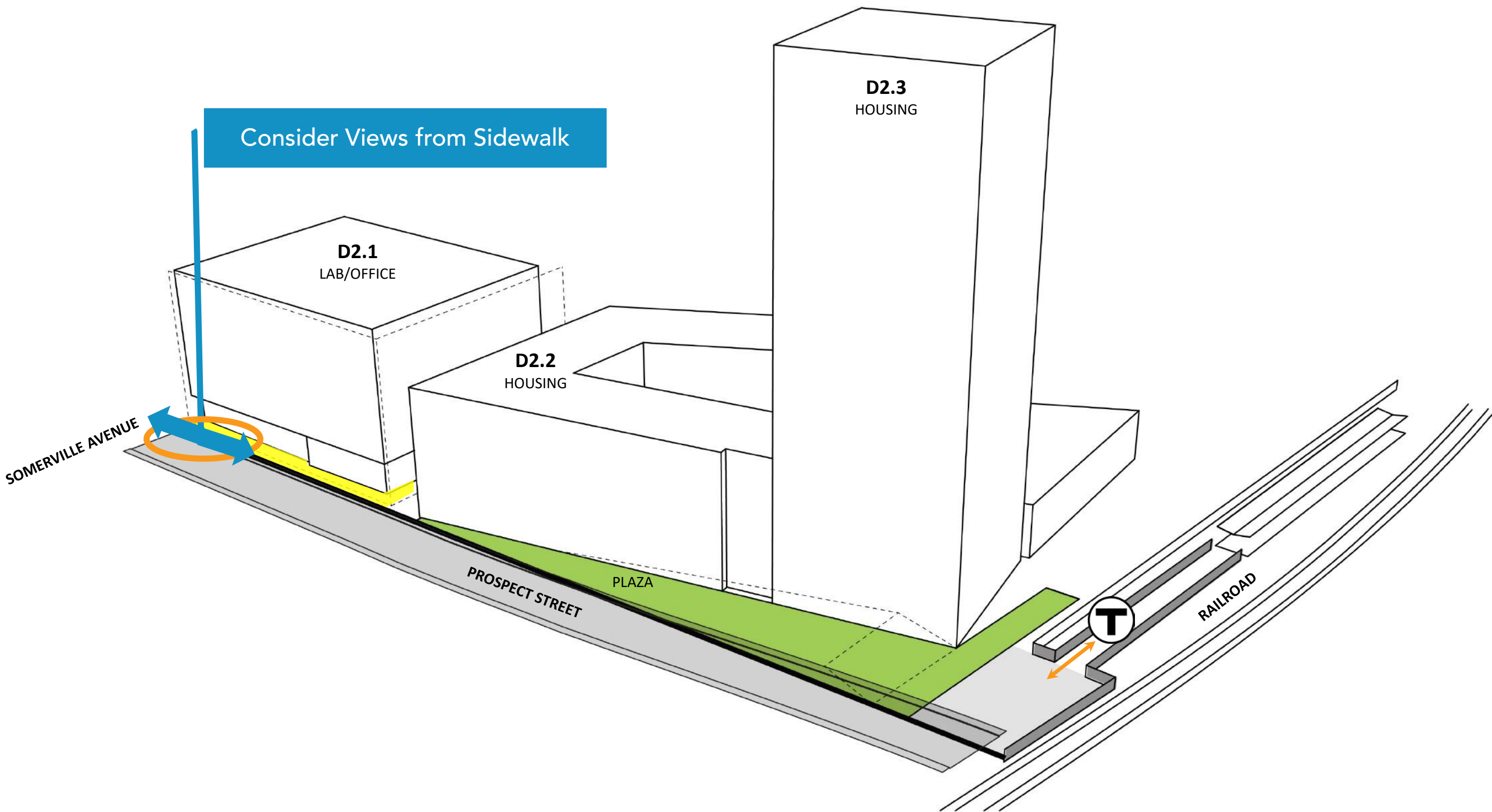
Building Size Reduction for Maximum Impact





# DSPR Design Revision (Oct. 2018)

Relationship from Corner to Neighborhood Context





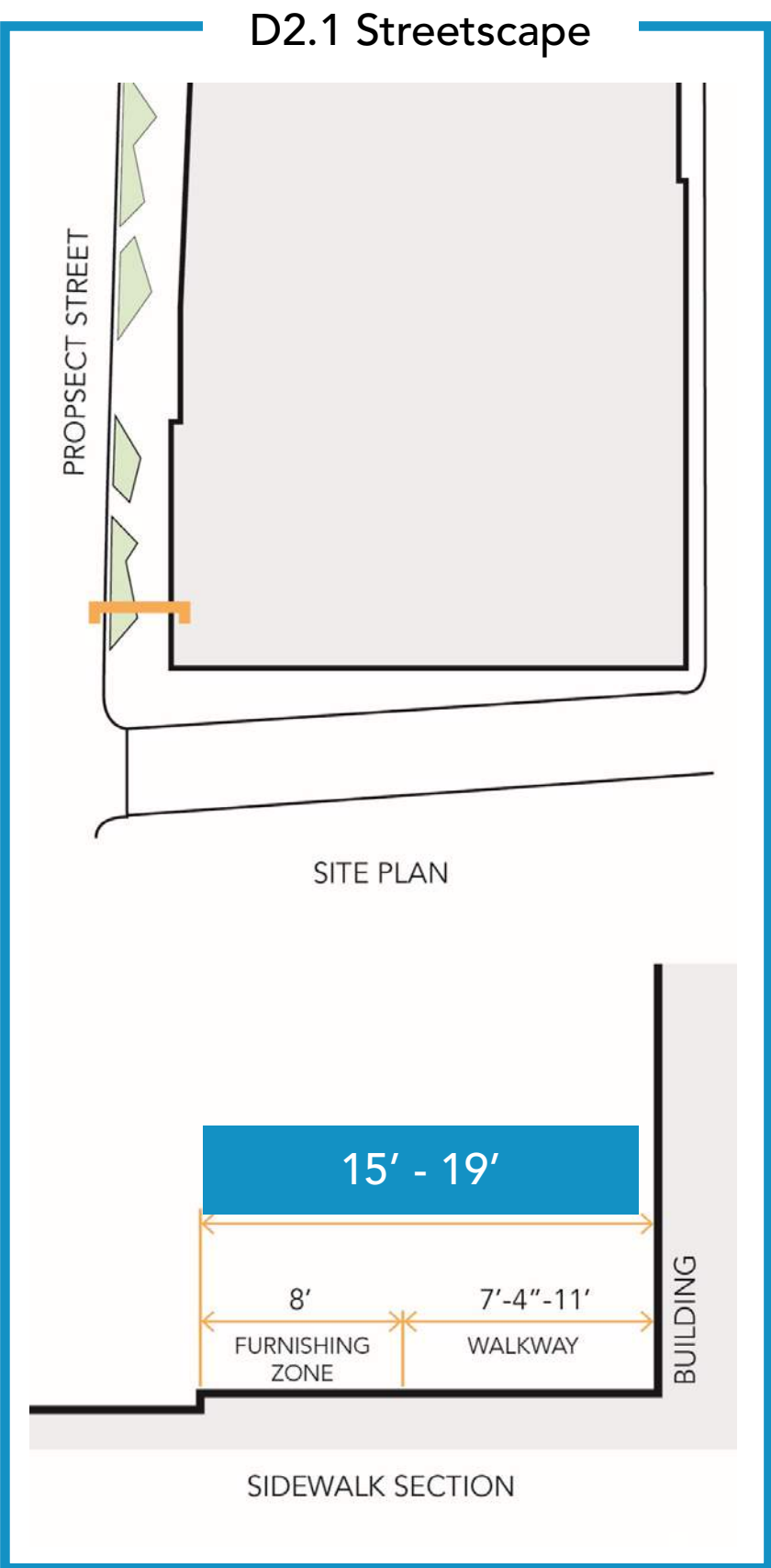
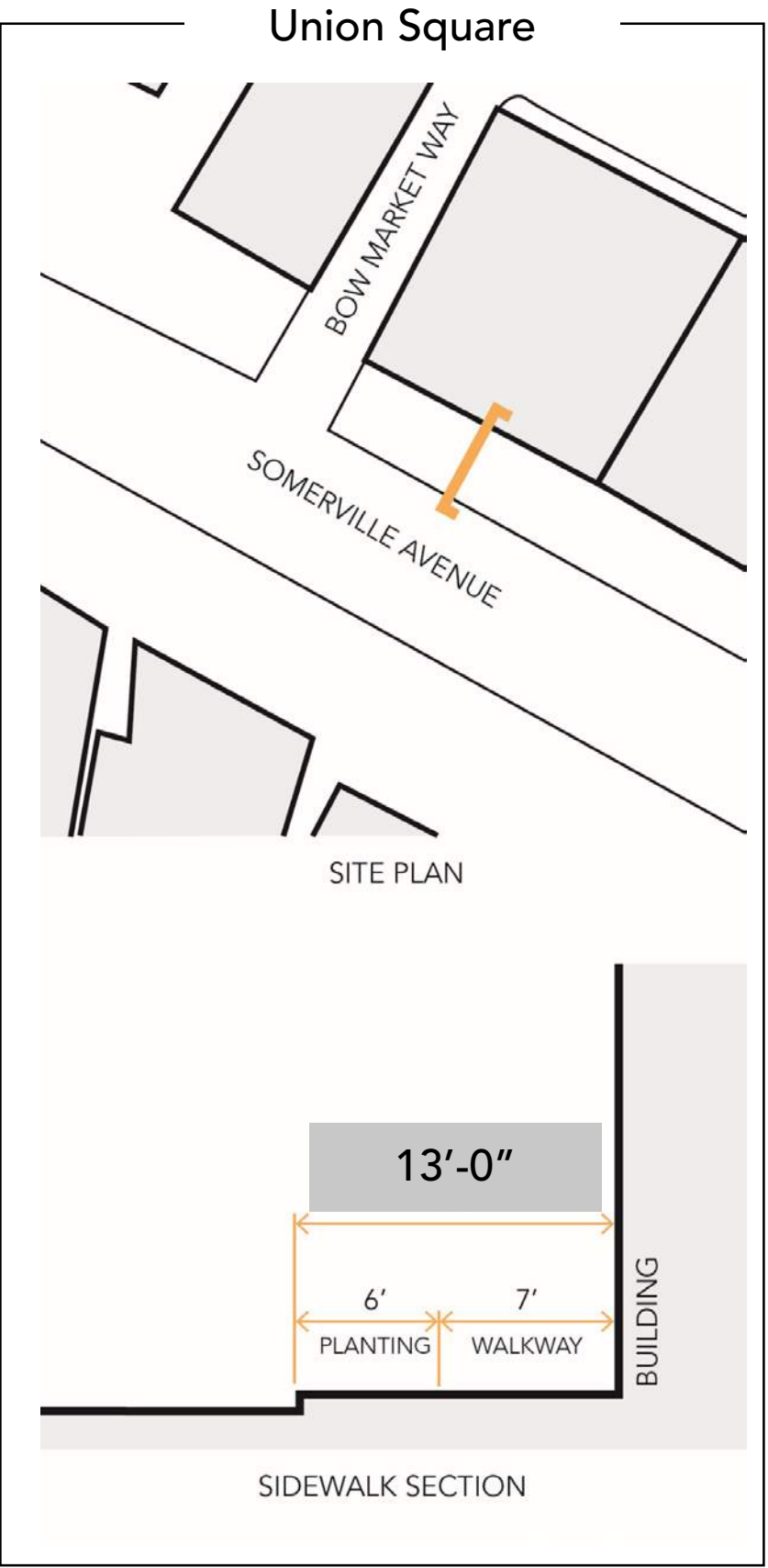
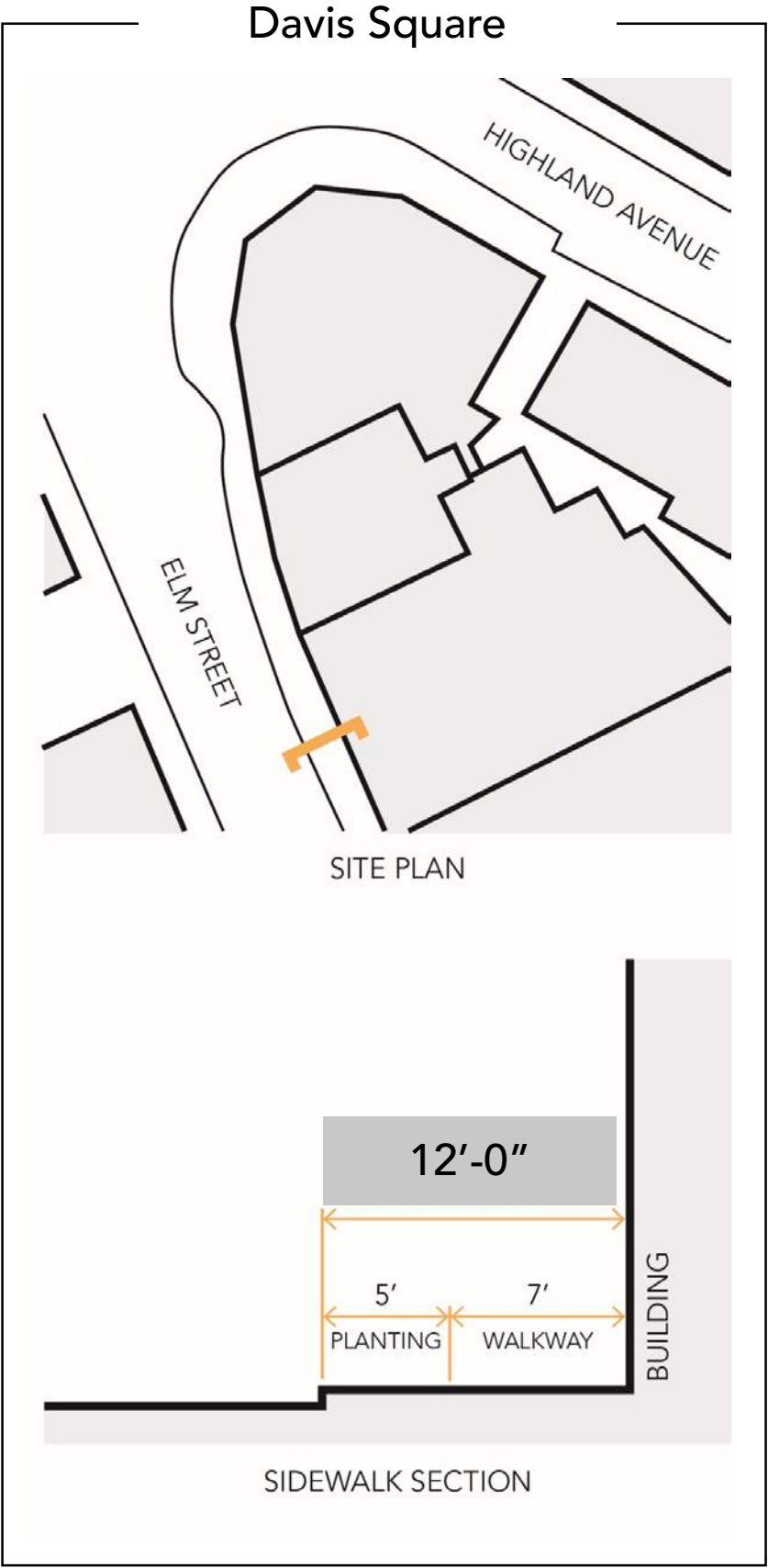
D2.1 Streetscape  
View North towards USQ Plaza





# D2.1 Streetscape

Generous Streetscape Exceeds Area Standard and Zoning Requirements





# D2.1 Streetscape

Creating a Strong Connection to the Station Relies on D2





# D2.1 Streetscape

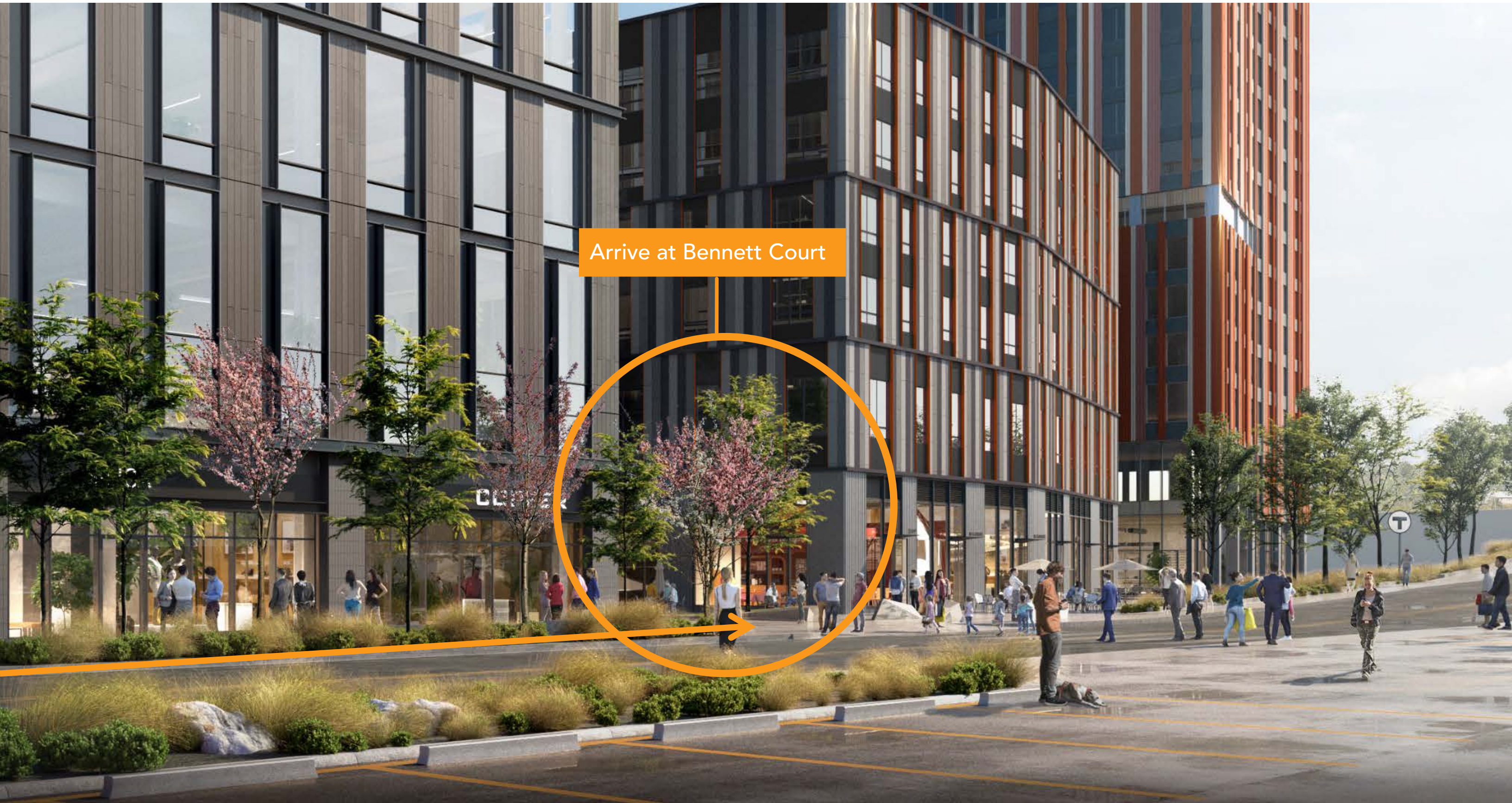
Creating a Strong Connection to the Station Relies on D2





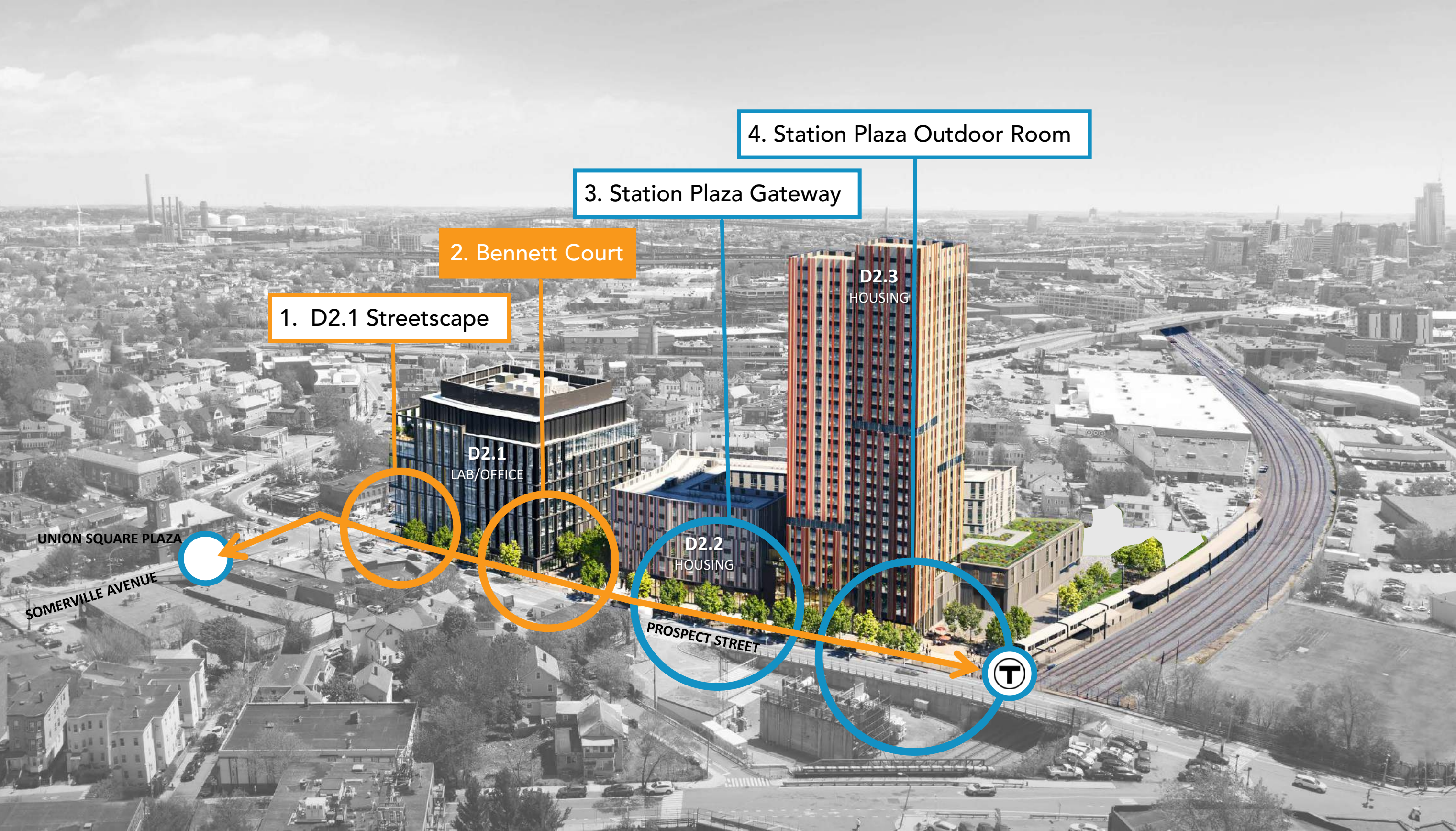
# D2.1 Streetscape

Creating a Strong Connection to the Station Relies on D2





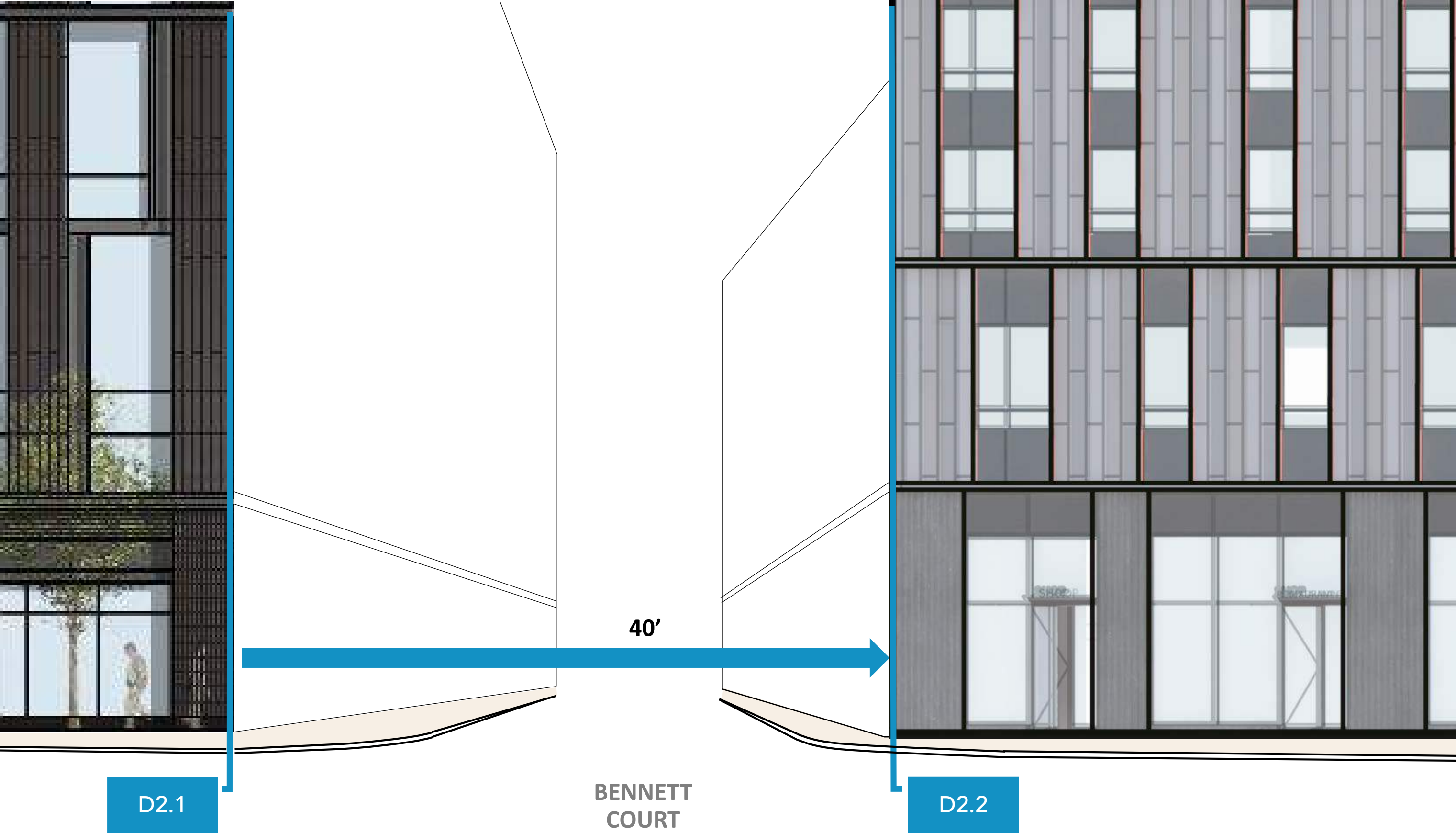
# Let's Explore the Path Between USQ Plaza and USQ Station





# Bennett Court

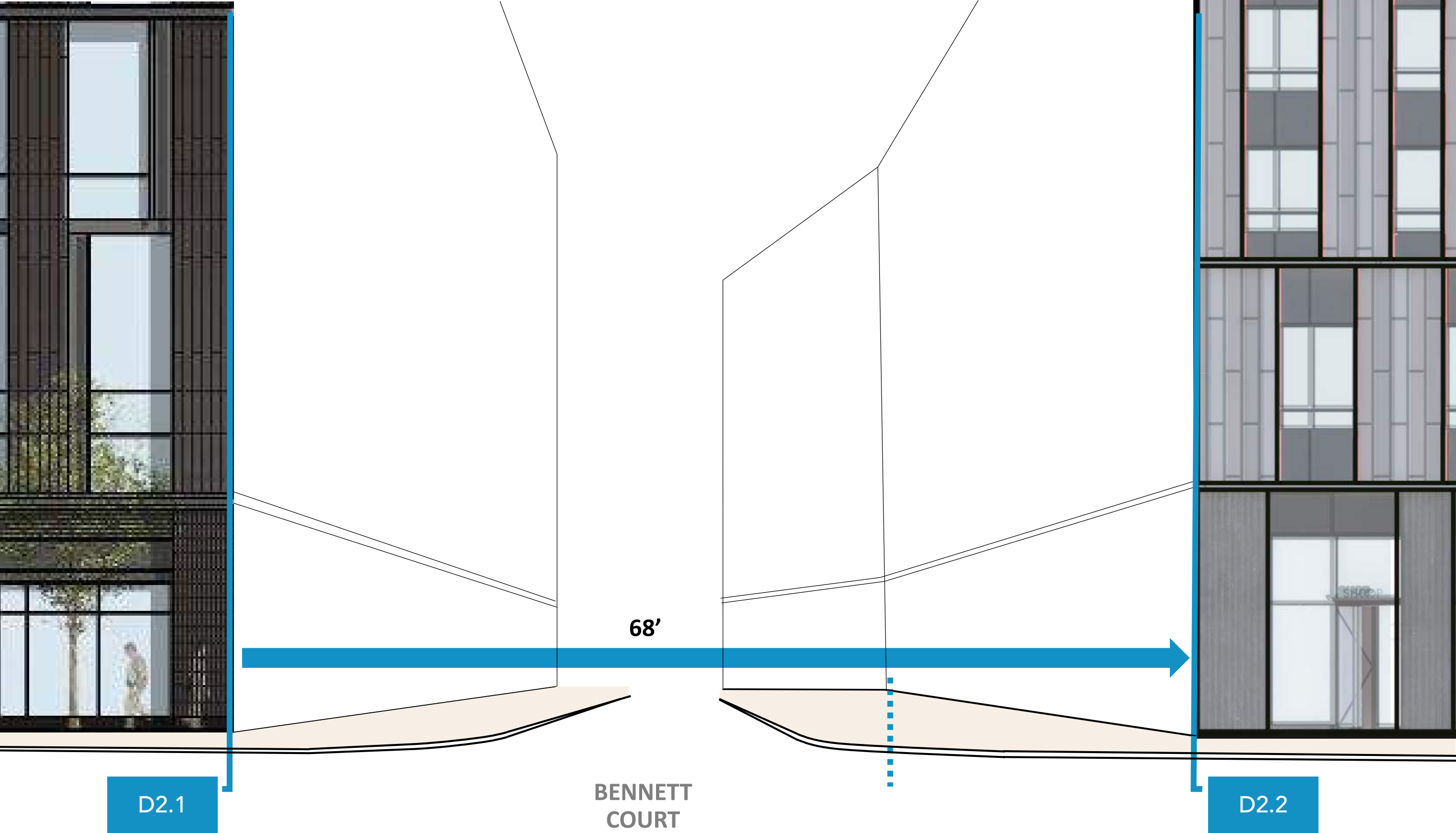
CDSP Plan Envisioned Primarily Vehicular Oriented Road Between D2.1 and D2.2





# Bennett Court

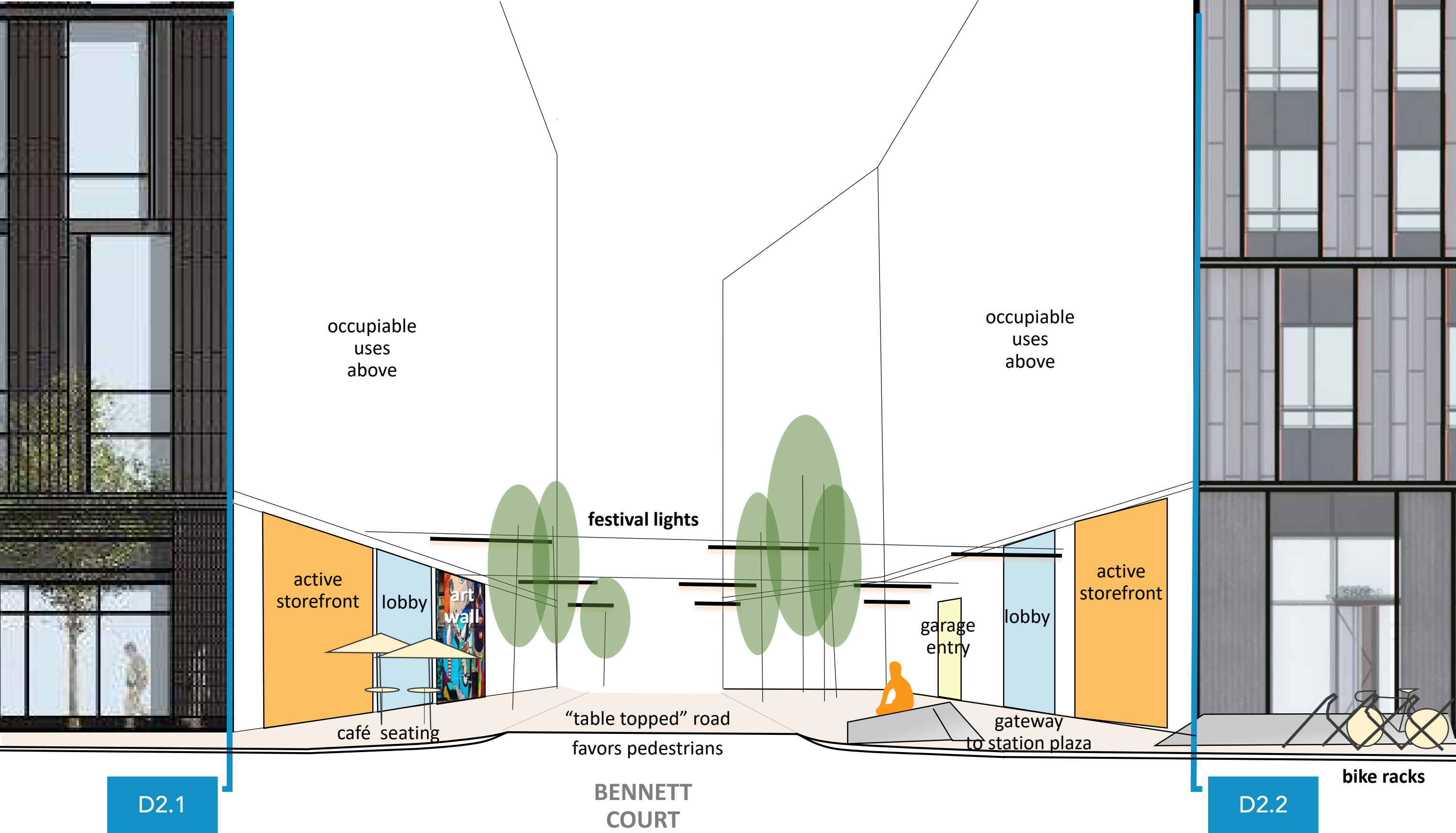
DSPR Process Re-Imagined Function and Expanded Public Realm





# Bennett Court

Features





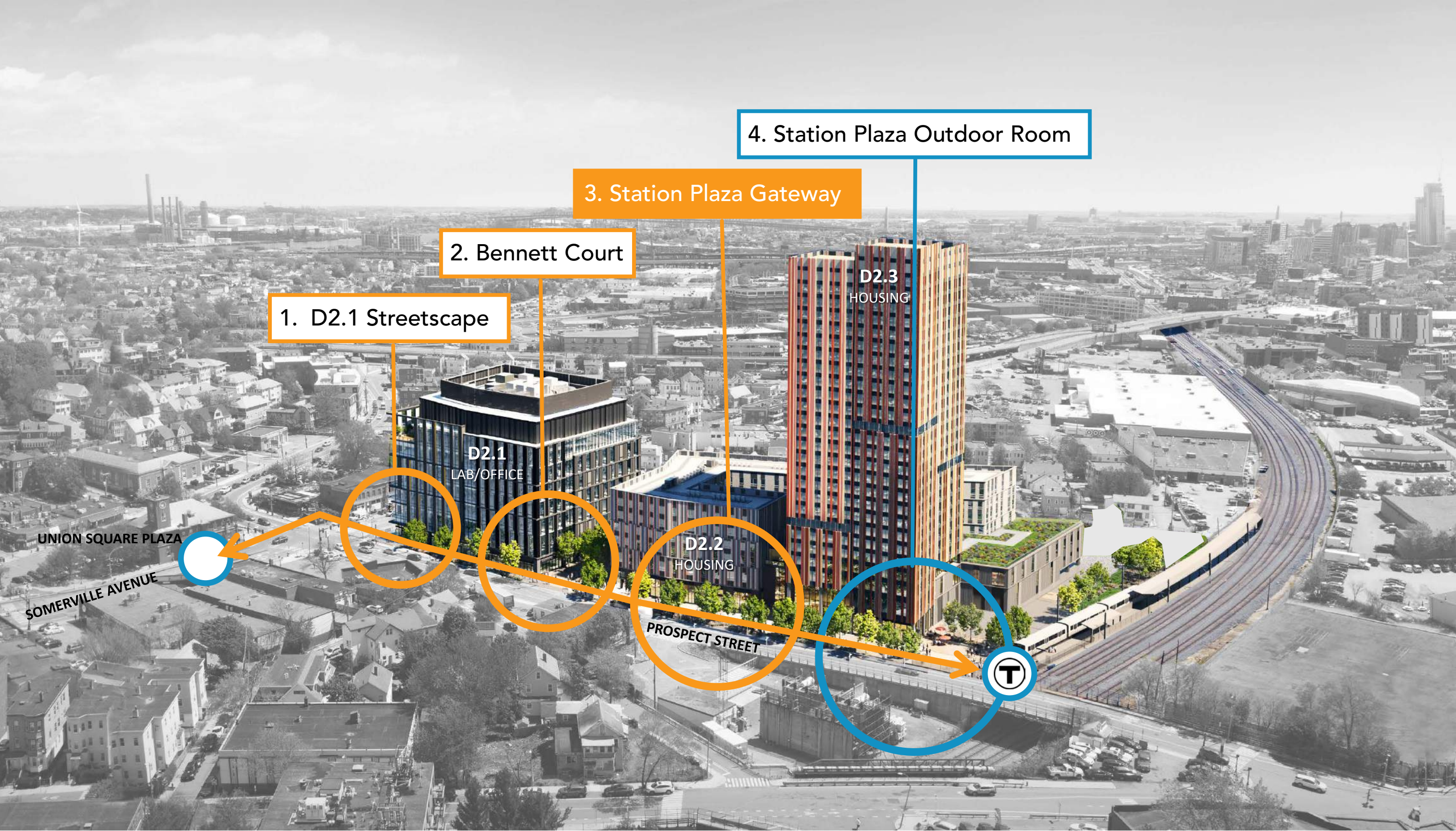
# Bennett Court

Cross functional public space





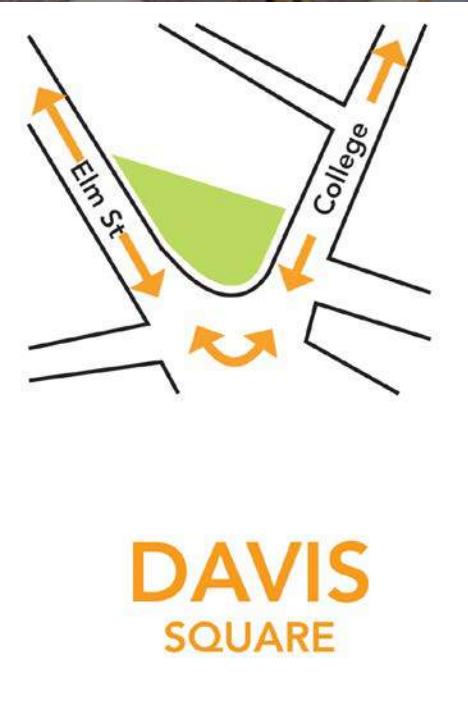
# Let's Explore the Path Between USQ Plaza and USQ Station





# Urban Plaza Precedents

Davis Square, Somerville, MA





# Urban Plaza Precedents

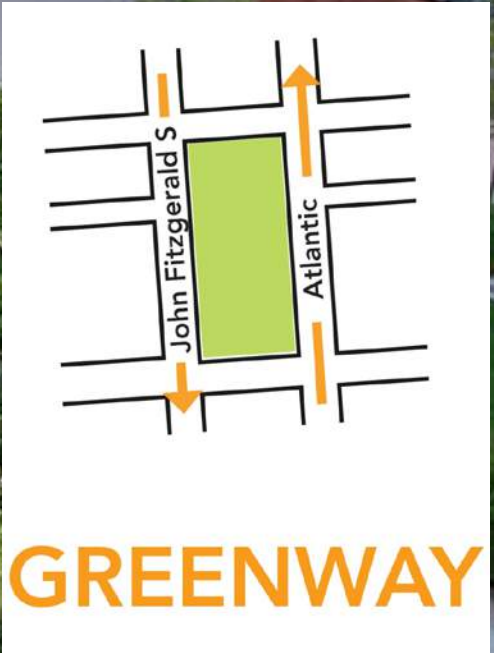
Harvard Square, Cambridge, MA





# Urban Plaza Precedents

Rose Kennedy Greenway, MA





# Urban Plaza Precedents

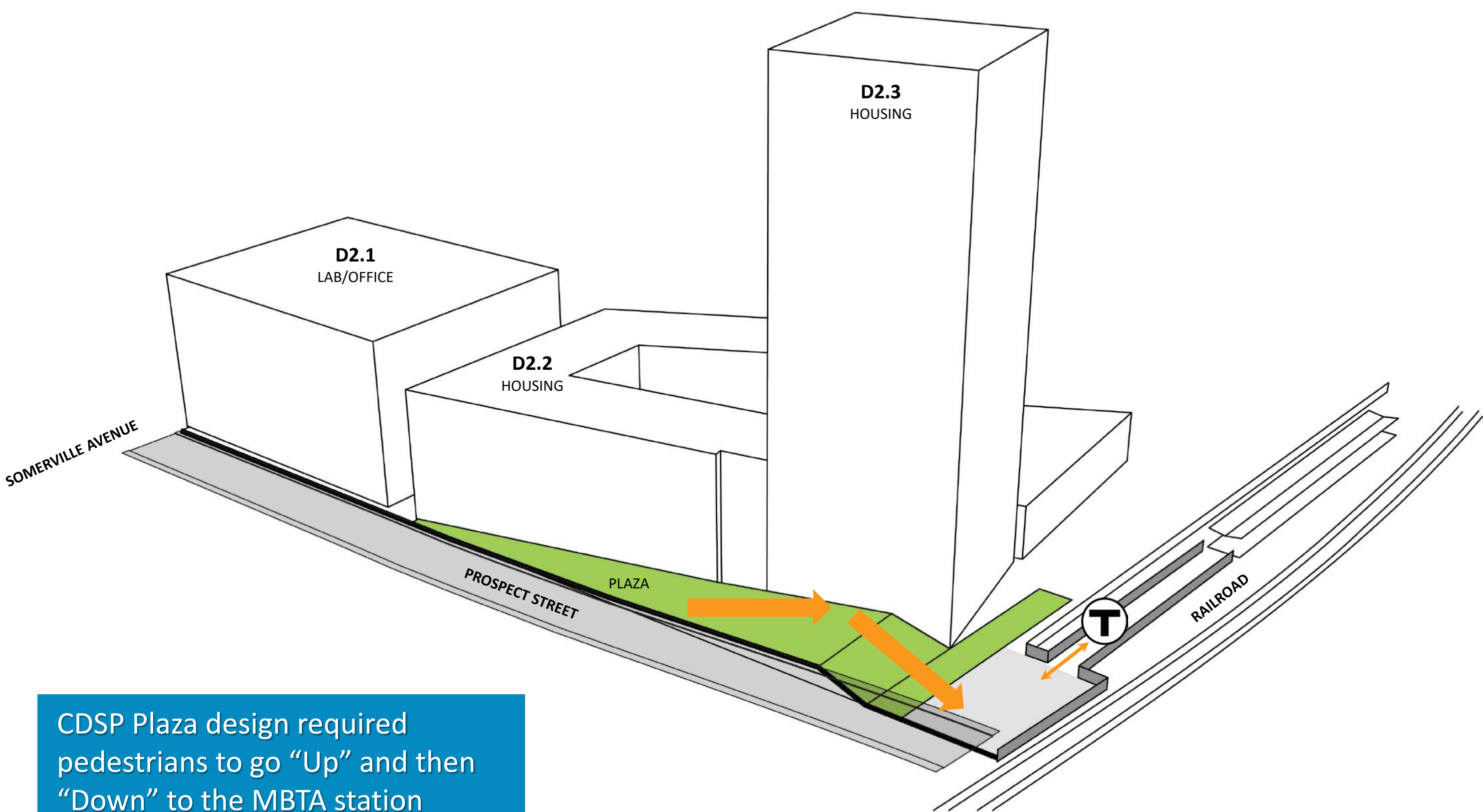
Union Square Plaza, Somerville, MA





# CDSP Design Concept (Dec. 2017)

Station Plaza Follows Prospect Street Elevations

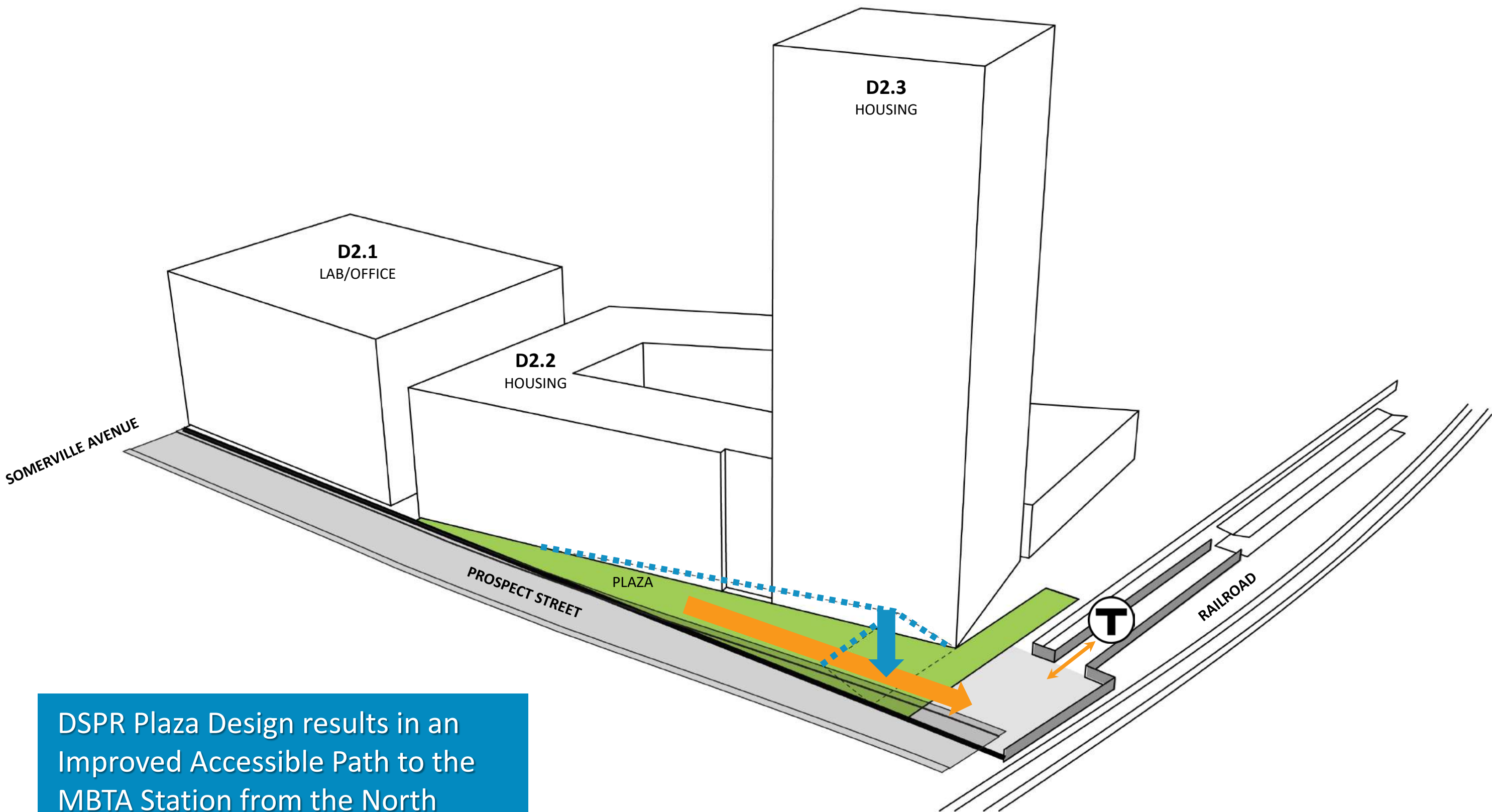


CDSP Plaza design required pedestrians to go “Up” and then “Down” to the MBTA station



# DSPR Design Revision (Aug. 2018)

Plaza lowered to MBTA Station Grade

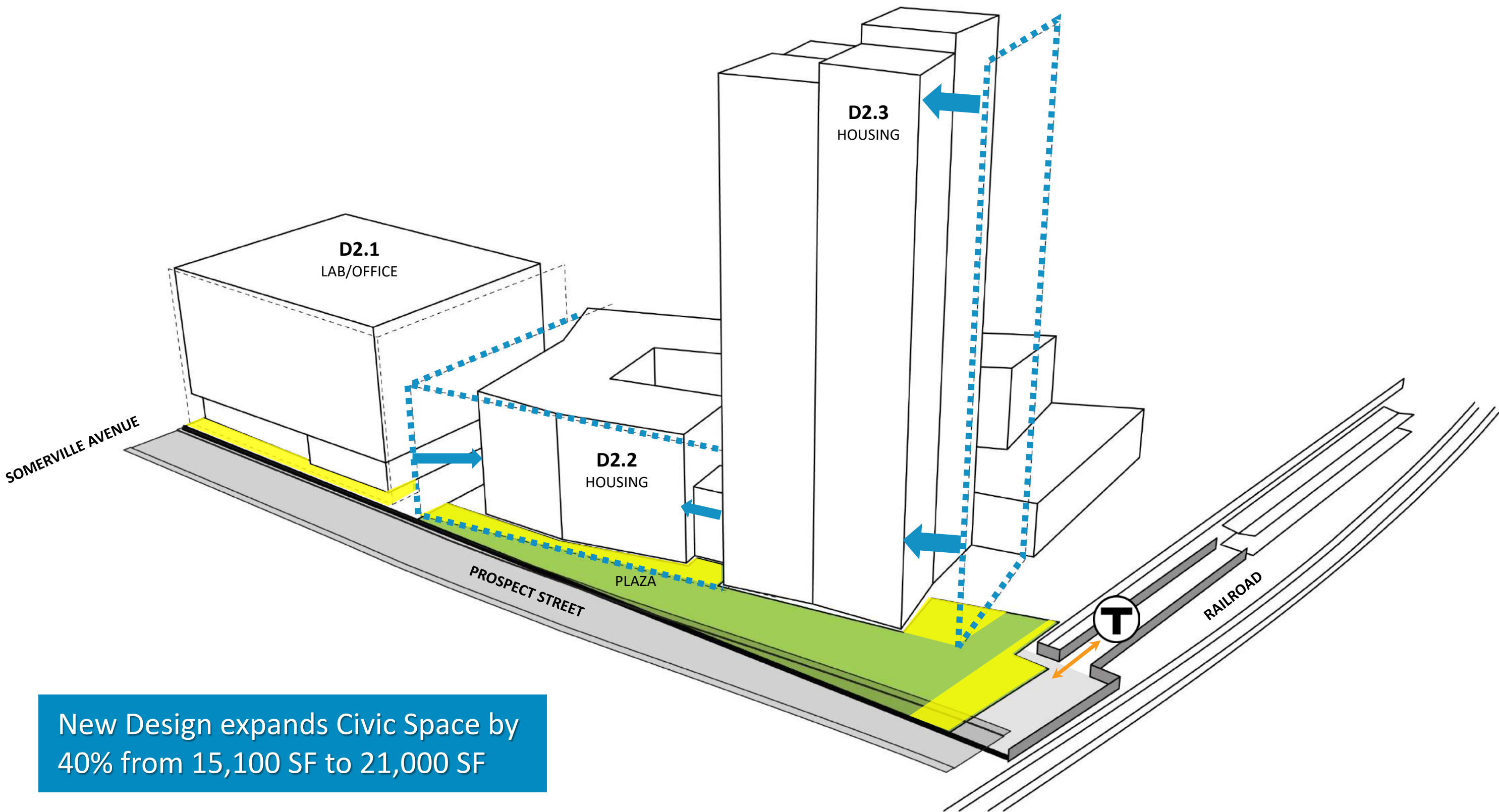


DSPR Plaza Design results in an Improved Accessible Path to the MBTA Station from the North



# DSPR Design Revision (Oct. 2018)

Private Building Program Displaced to Benefit of Public Space

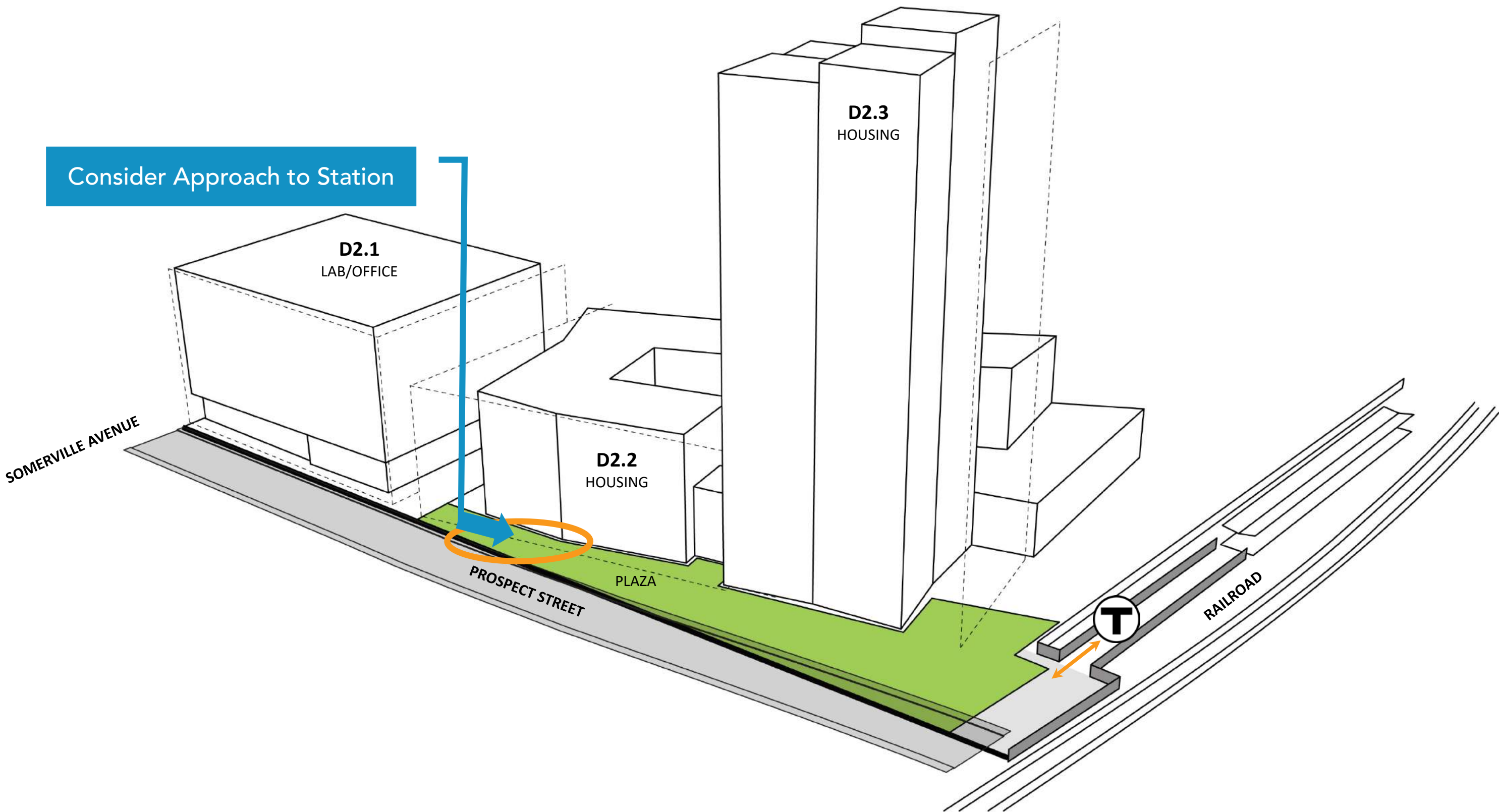


New Design expands Civic Space by 40% from 15,100 SF to 21,000 SF



# Station Plaza Design

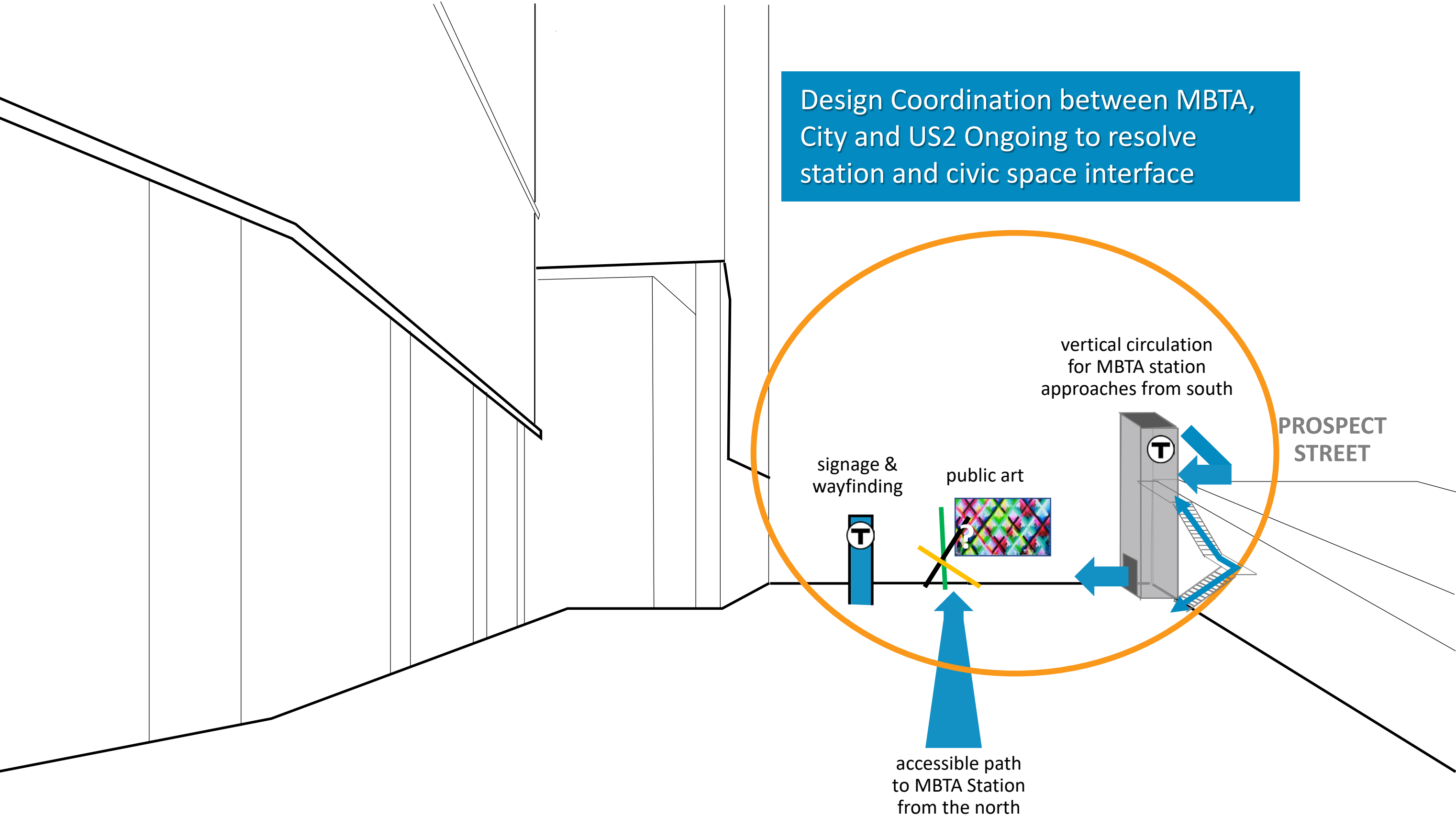
Approaching from the North





# Station Plaza

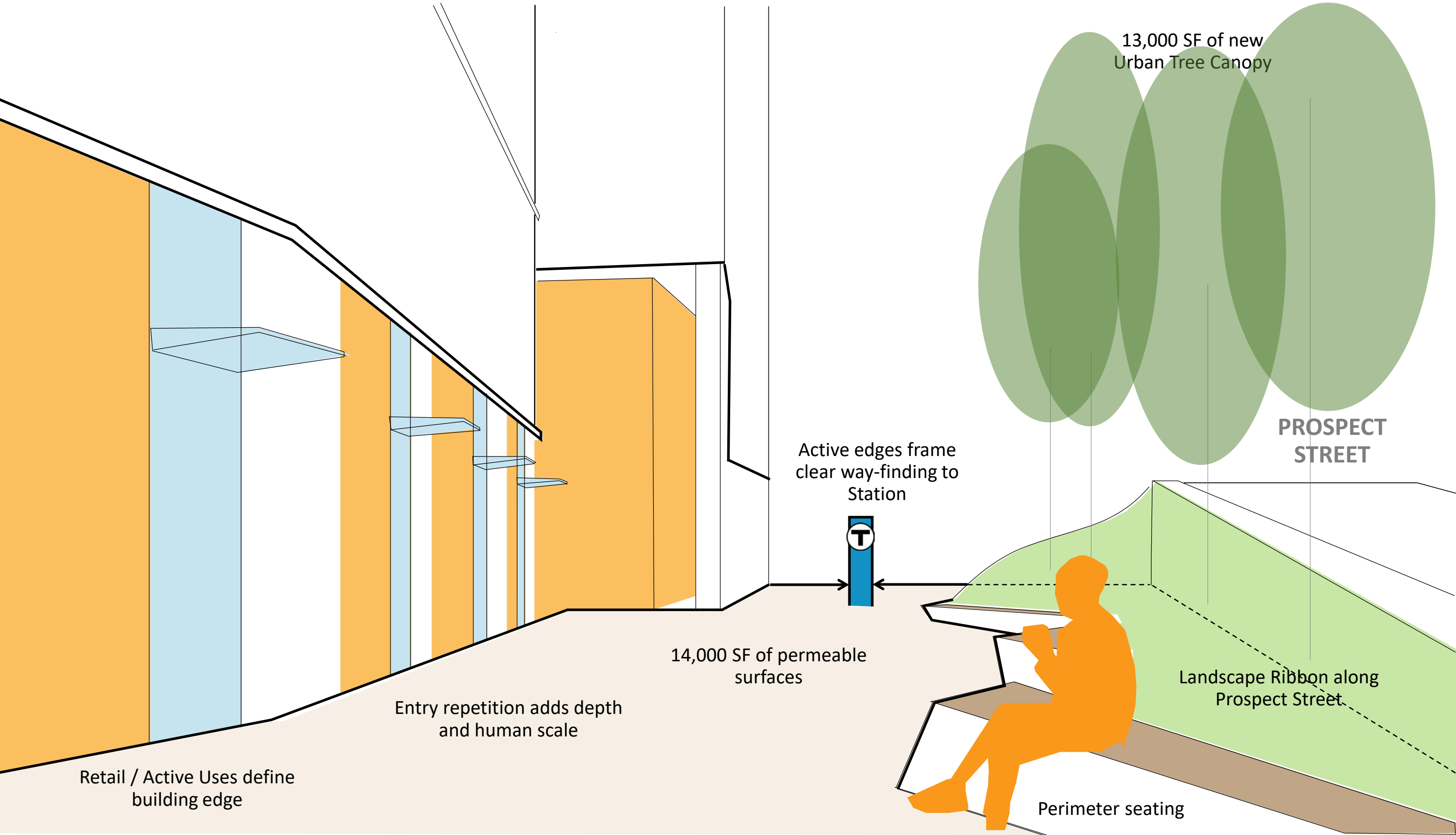
Serves Critical Function for MBTA Access





# Station Plaza

Features





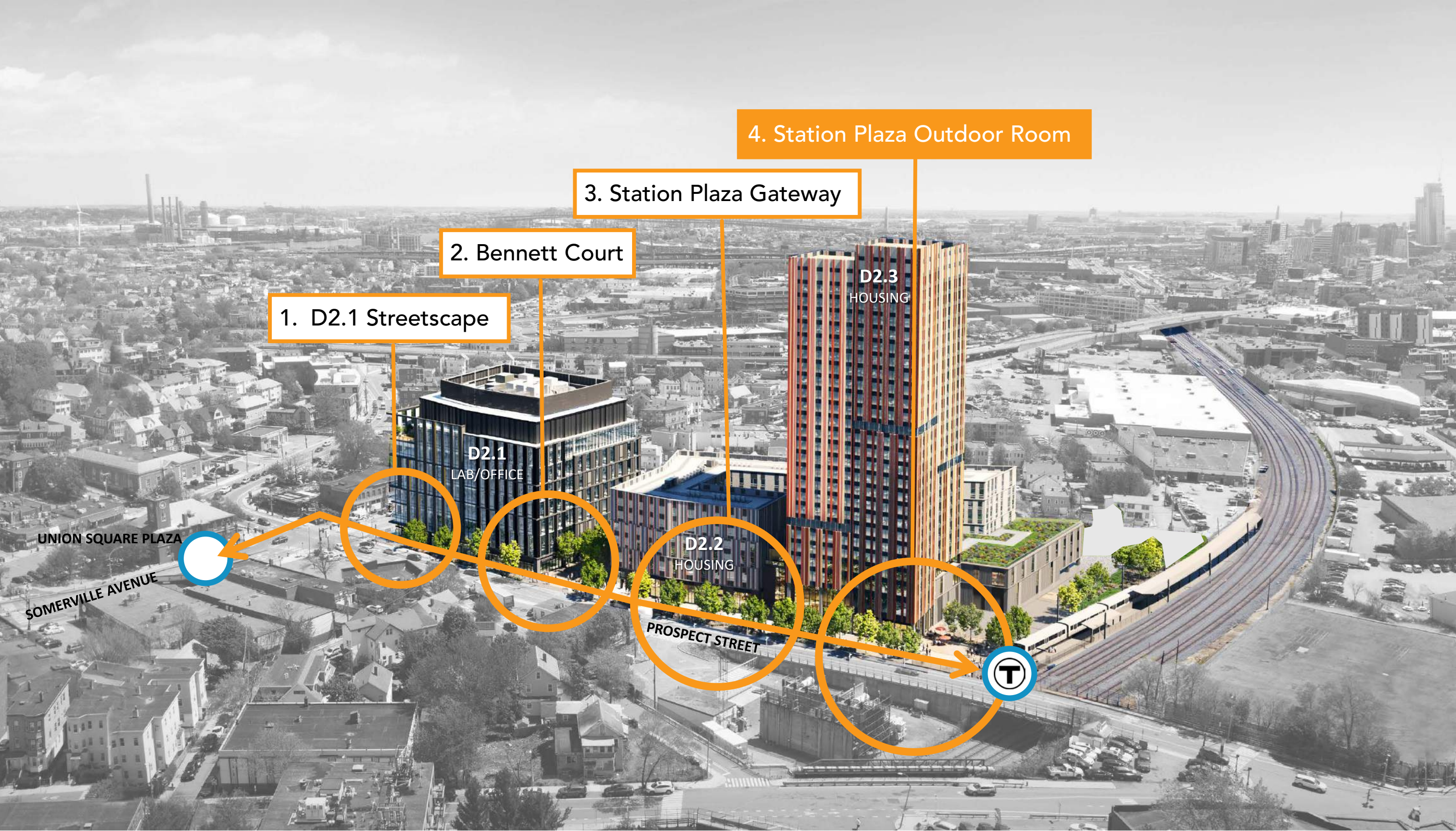
# Station Plaza

Approach to Union Square Station





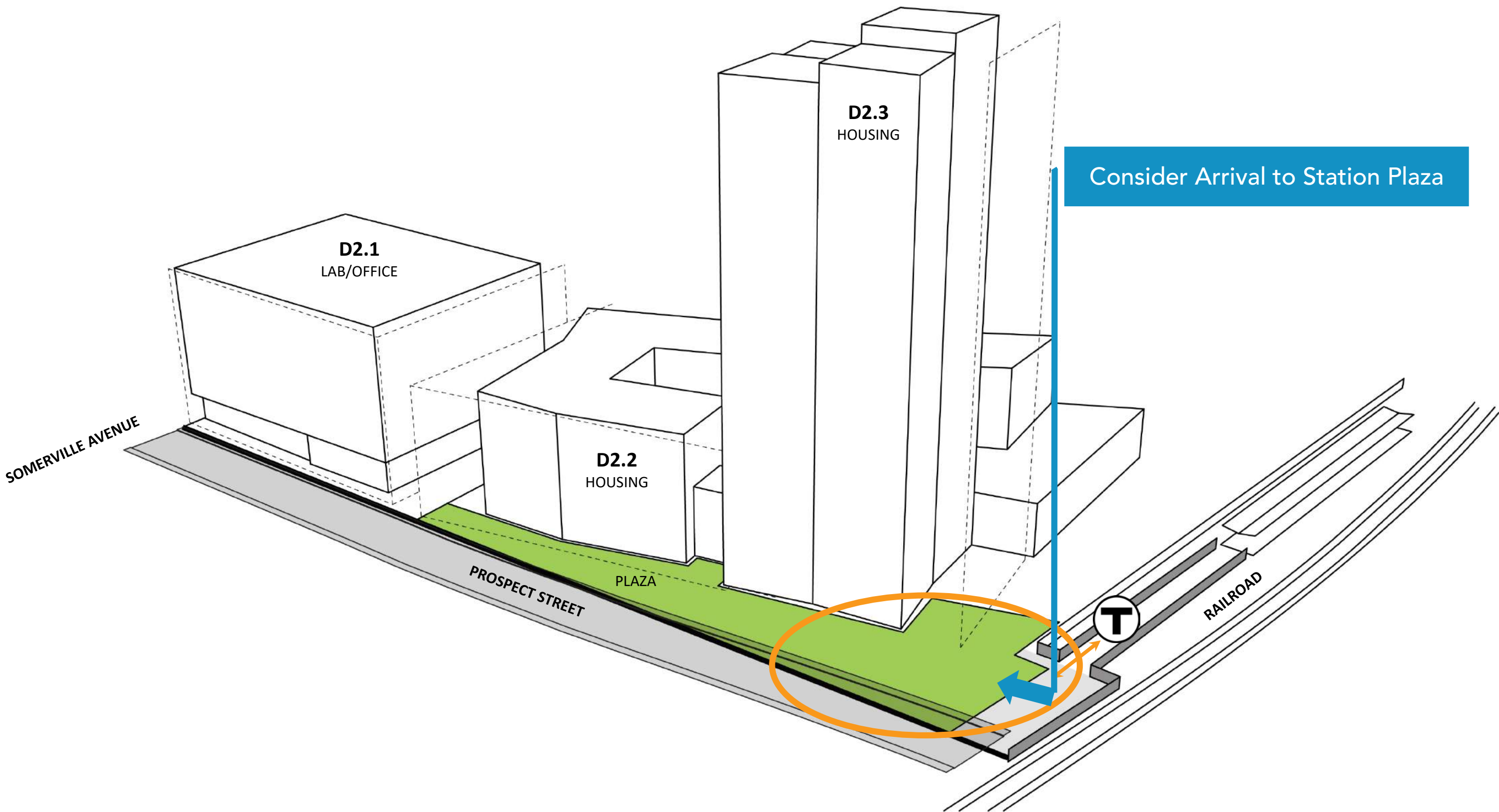
# Let's Explore the Path Between USQ Plaza and USQ Station





# Station Plaza Design

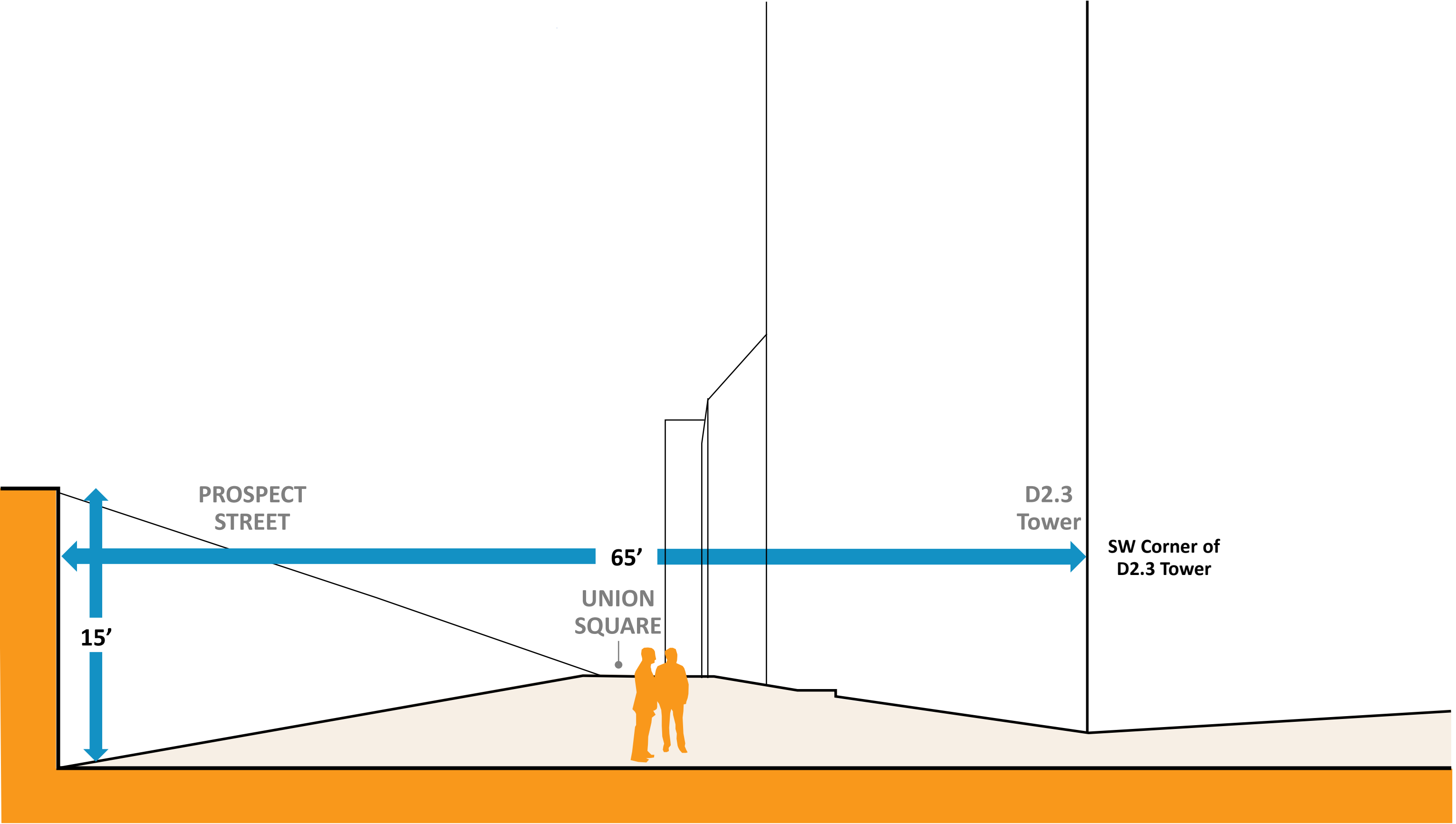
Arriving from the South





# Station Plaza

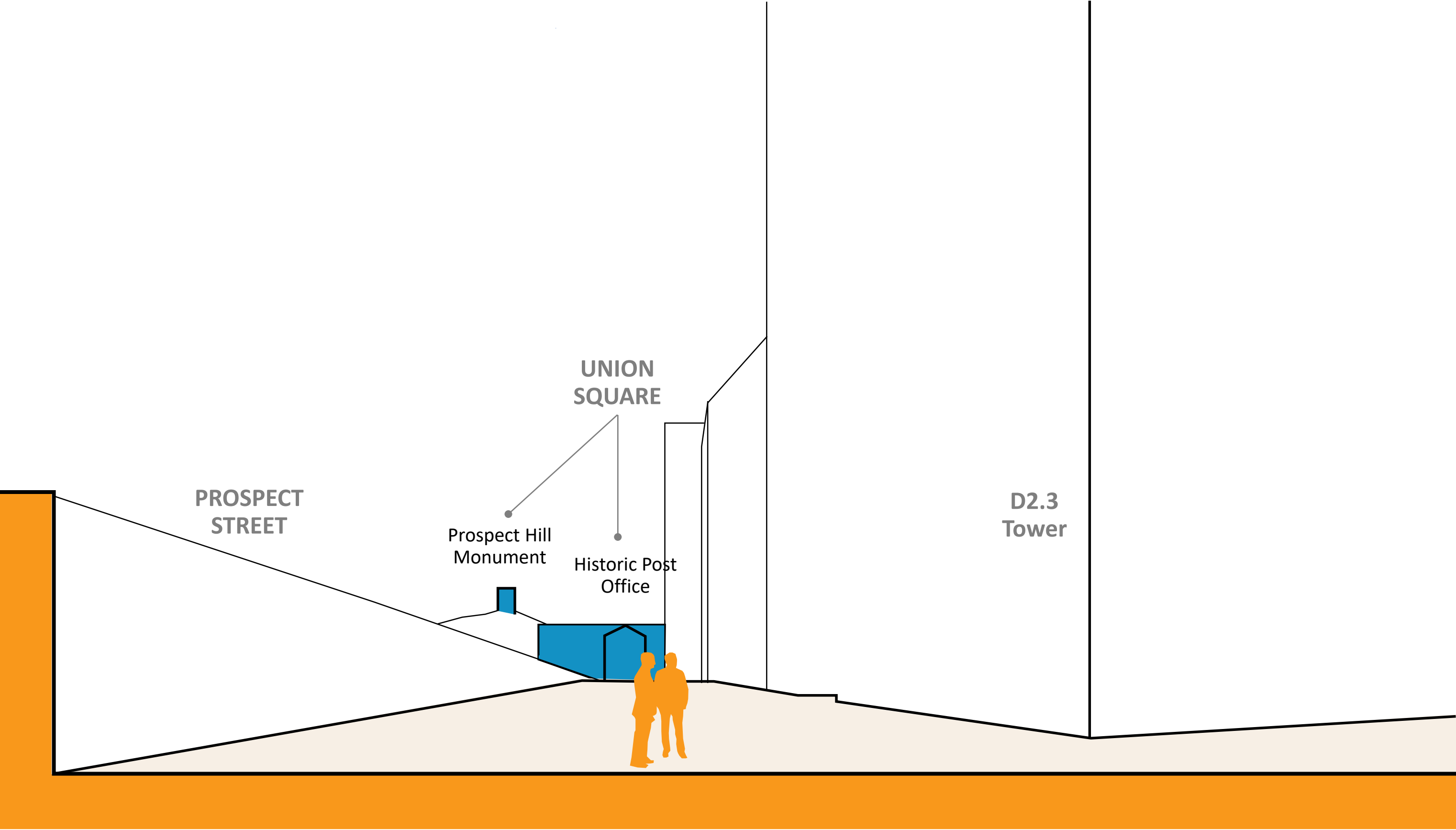
Dimensions





# Station Plaza

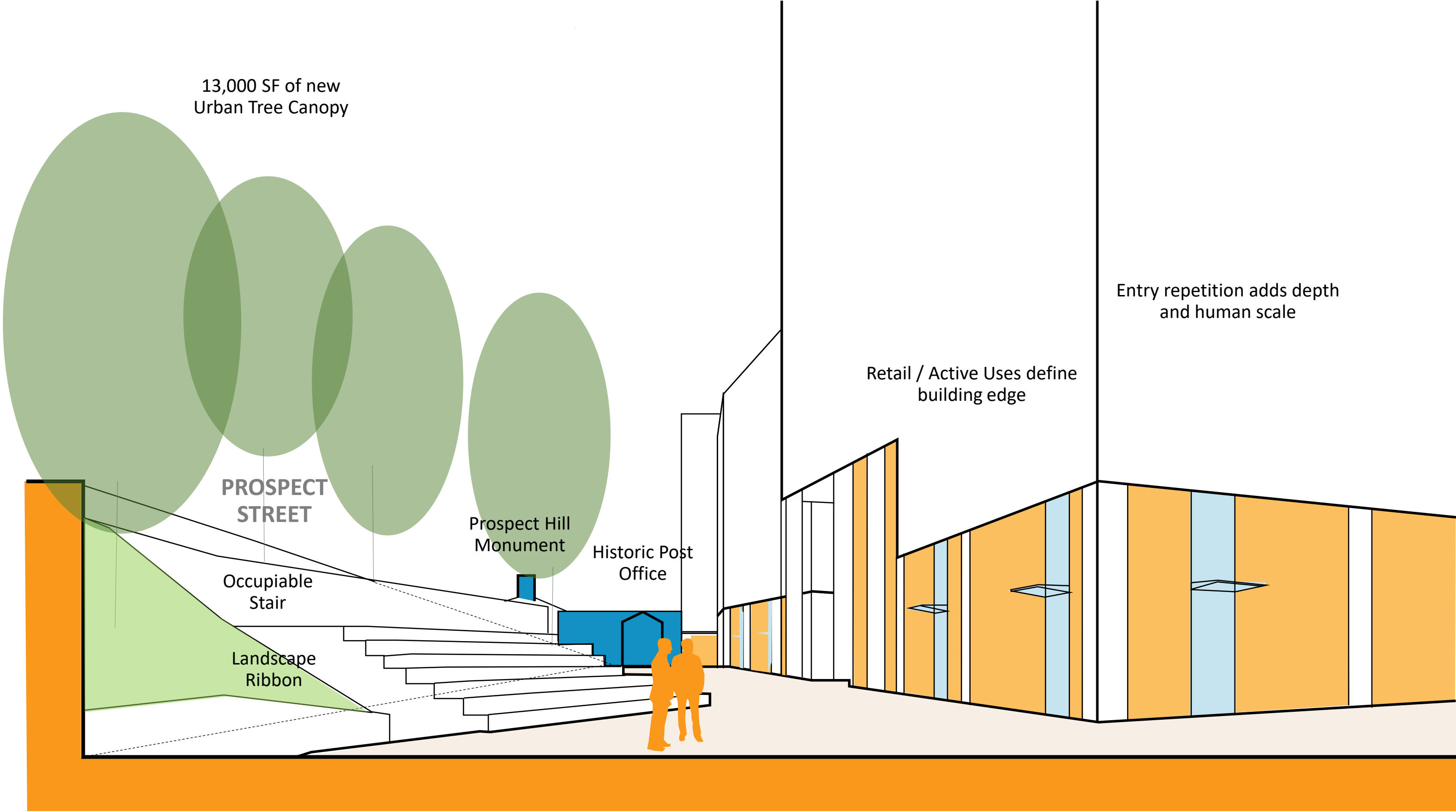
Features





# Station Plaza

Features





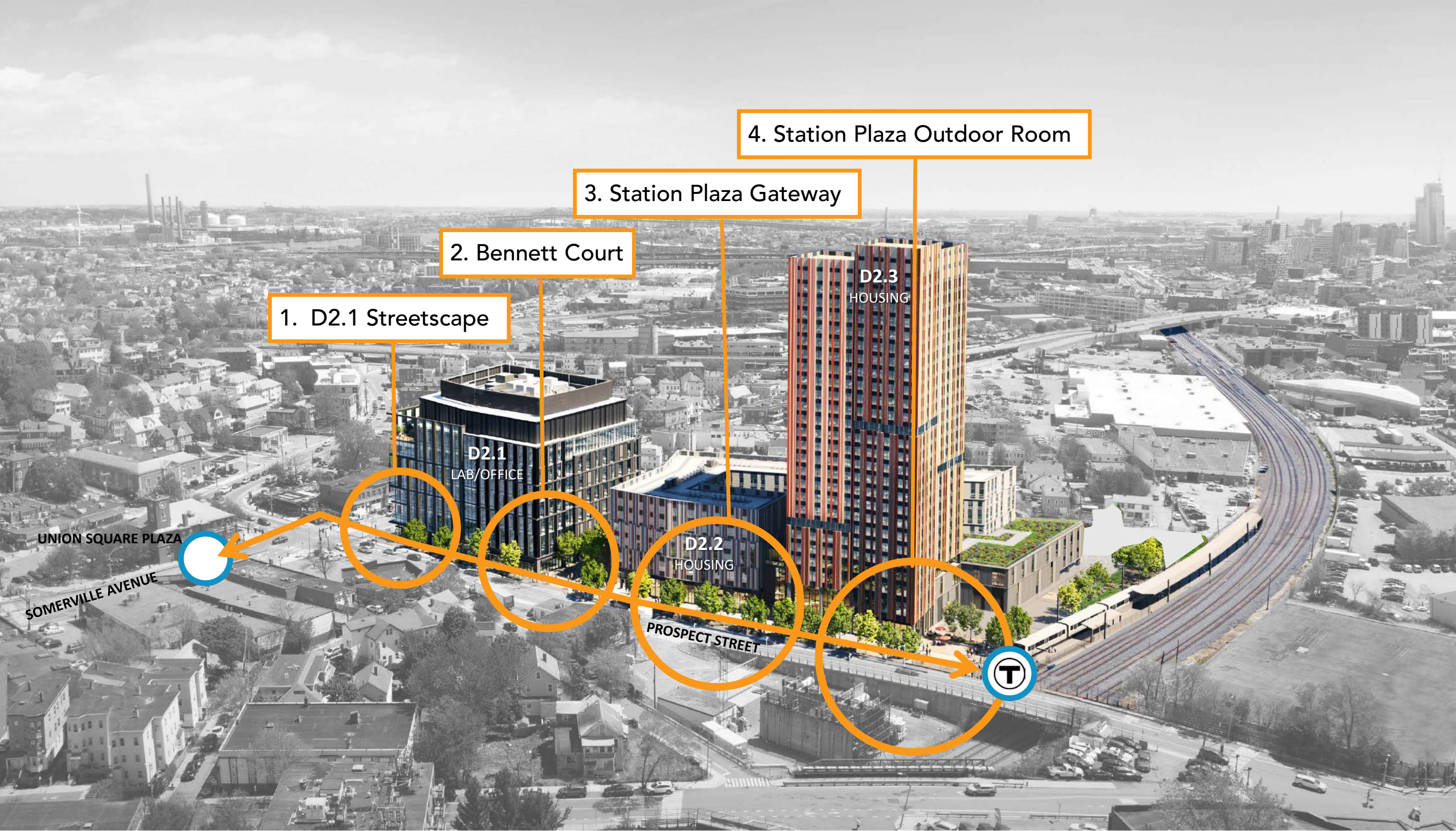
# Station Plaza

Arrival to Union Square, Somerville





# Let's Explore the Path Between USQ Plaza and USQ Station





# From USQ Station Back to USQ Plaza





# From USQ Station Back to USQ Plaza









# Community Design Feedback

## D2 Planning Priorities



1. More Open Space

2. Open Space Away from Prospect Street traffic

3. Make it Green

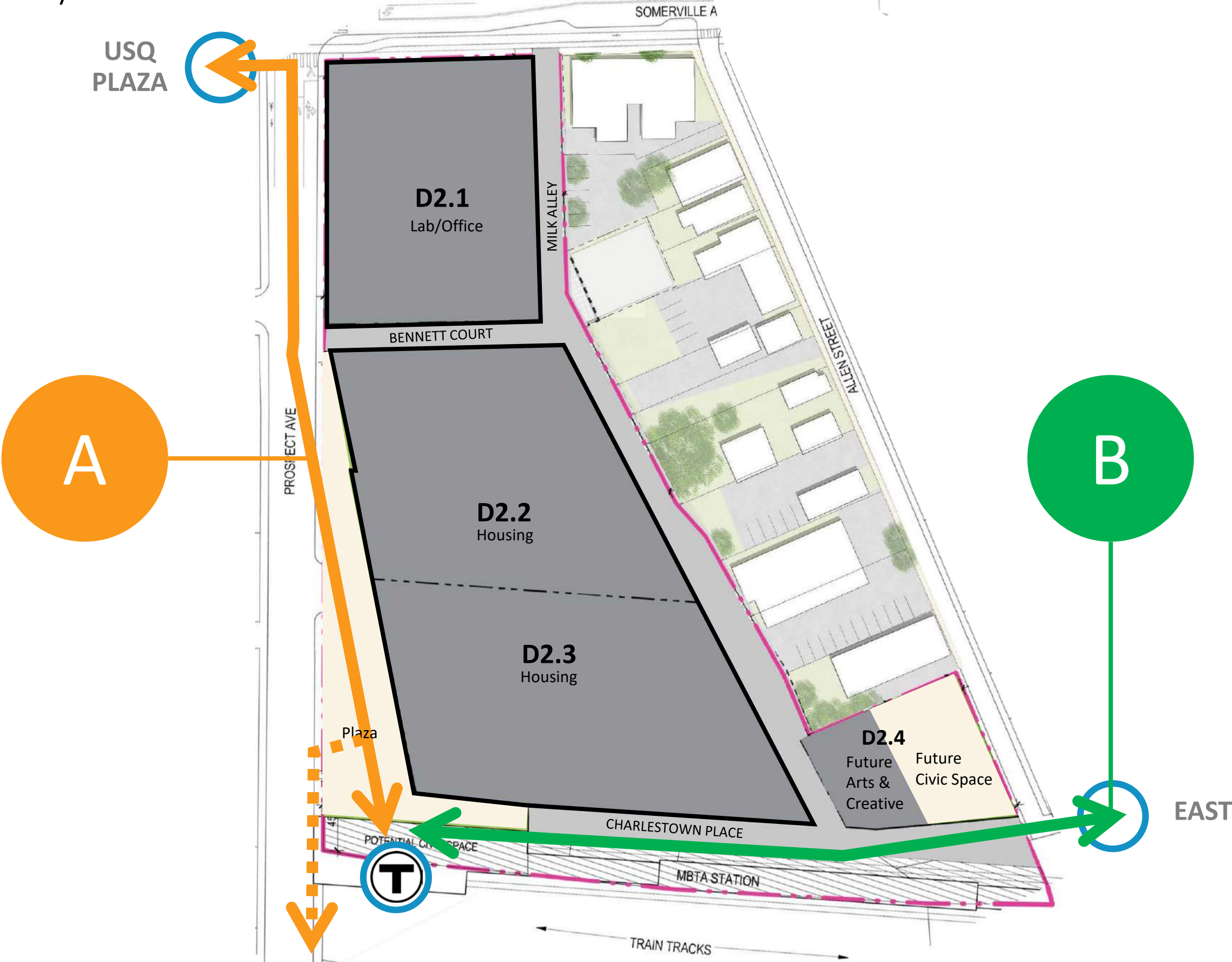
4. Improve D2's relationship to Allen Street Neighborhood

5. Ensure Quality Access to the MBTA Station



# CDSP Site Plan Opportunities

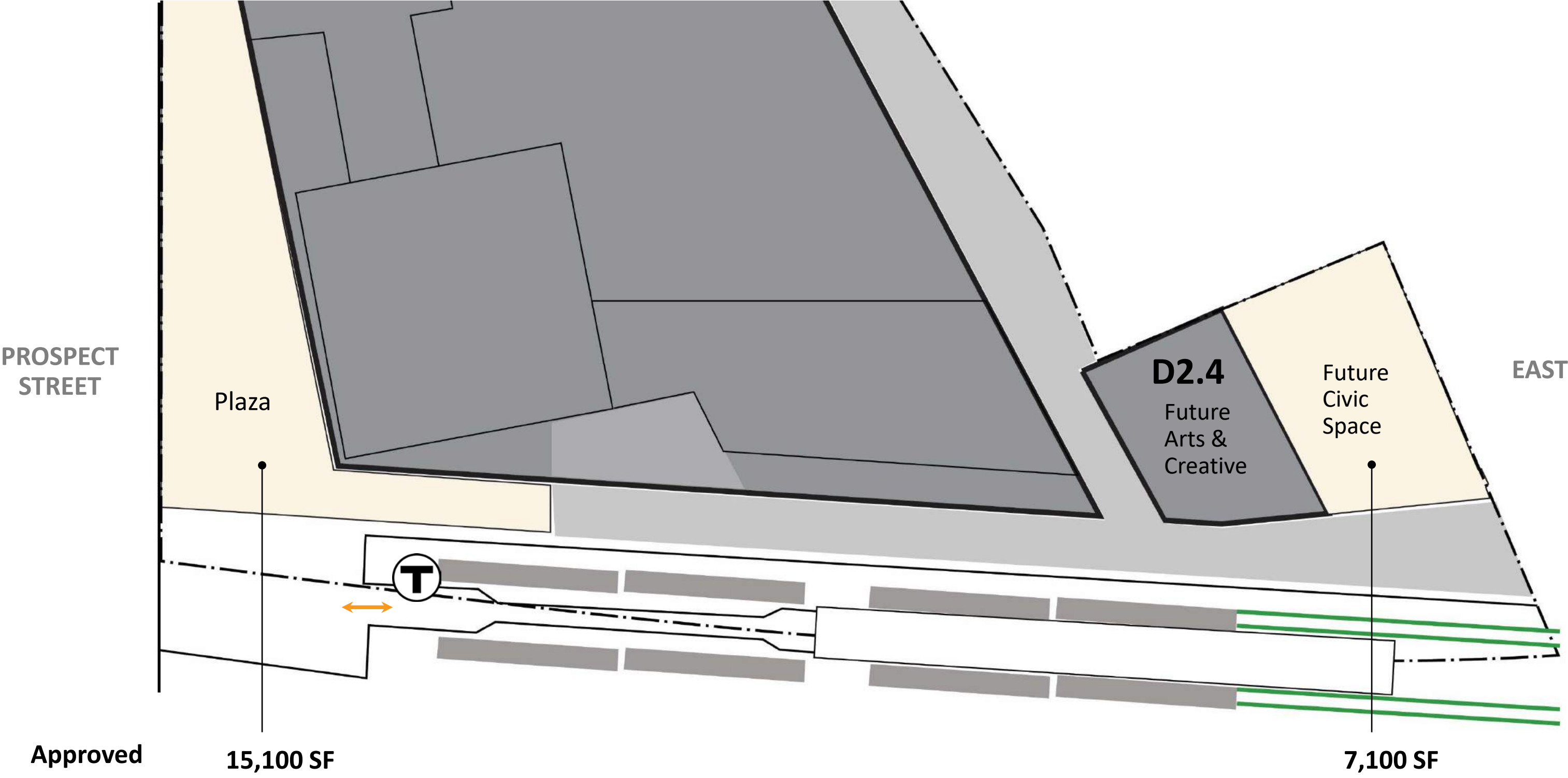
## Neighborhood Connectivity





# CDSP D2 Plan (Dec. 2017)

Planned Civic Spaces

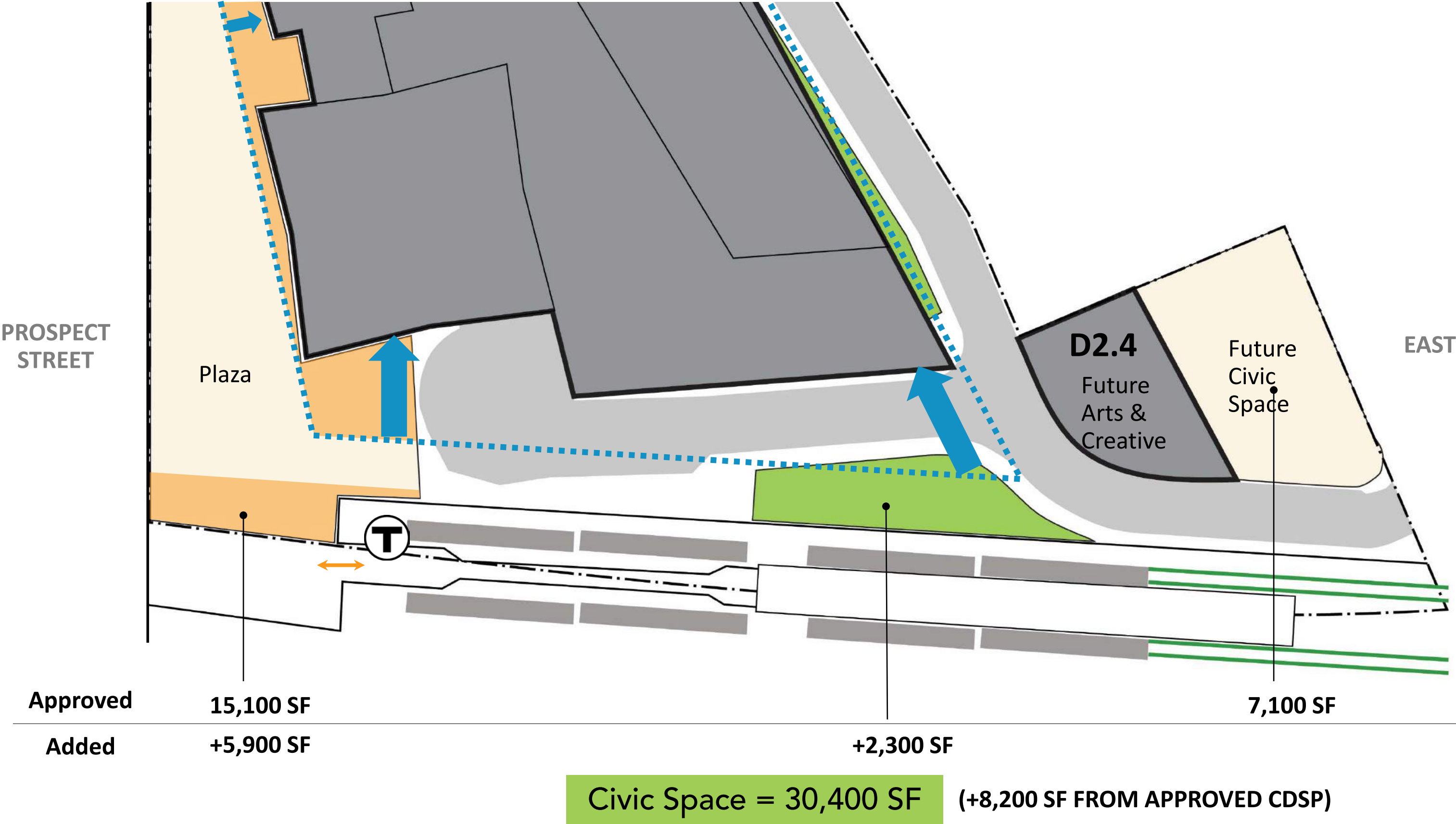


Civic Space = 22,200 SF



# DSPR D2 Plan (Oct. 2018)

A More Compact Building Design Creates More Public Realm Near MBTA Station





# Lot D2.4

How can Lot D2.4 help respond to community planning priorities?



Approved	15,100 SF	7,100 SF
Added	+5,900 SF	+2,300 SF

Civic Space = 30,400 SF (+8,200 SF FROM APPROVED CDSP)



# D2.4 becomes USQ Neighborhood Park #2

New Green Space Away from Prospect Street connects MBTA Station to the Neighborhood to the East



Approved	15,100 SF		7,100 SF
Added	+5,900 SF	+2,300 SF	+2,900 SF

Civic Space = 33,300 SF (+11,100 SF FROM APPROVED CDSP)



# D2.4 becomes USQ Neighborhood Park #2

New Green Space Away from Prospect Street connects MBTA Station to the Neighborhood to the East





# D2.4 becomes USQ Neighborhood Park #2

New Green Space Away from Prospect Street connects MBTA Station to the Neighborhood to the East





# D2.4 Also Provides Flexibility to Achieve Other Community Goals

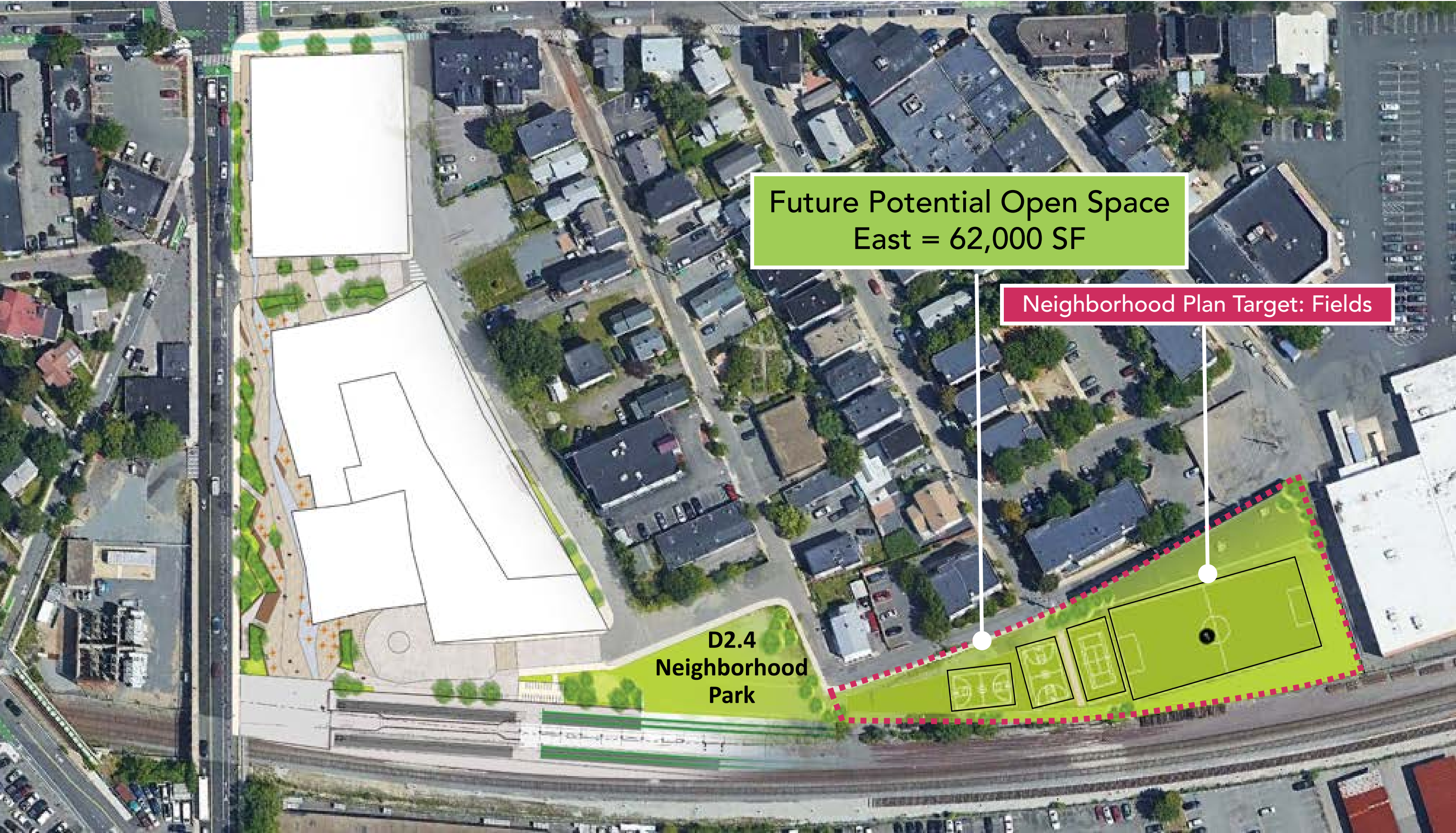
Realigned Roadway Network Might Also Offer More Open Space and Better Connectivity





# D2.4 Also Provides Flexibility to Achieve Other Community Goals

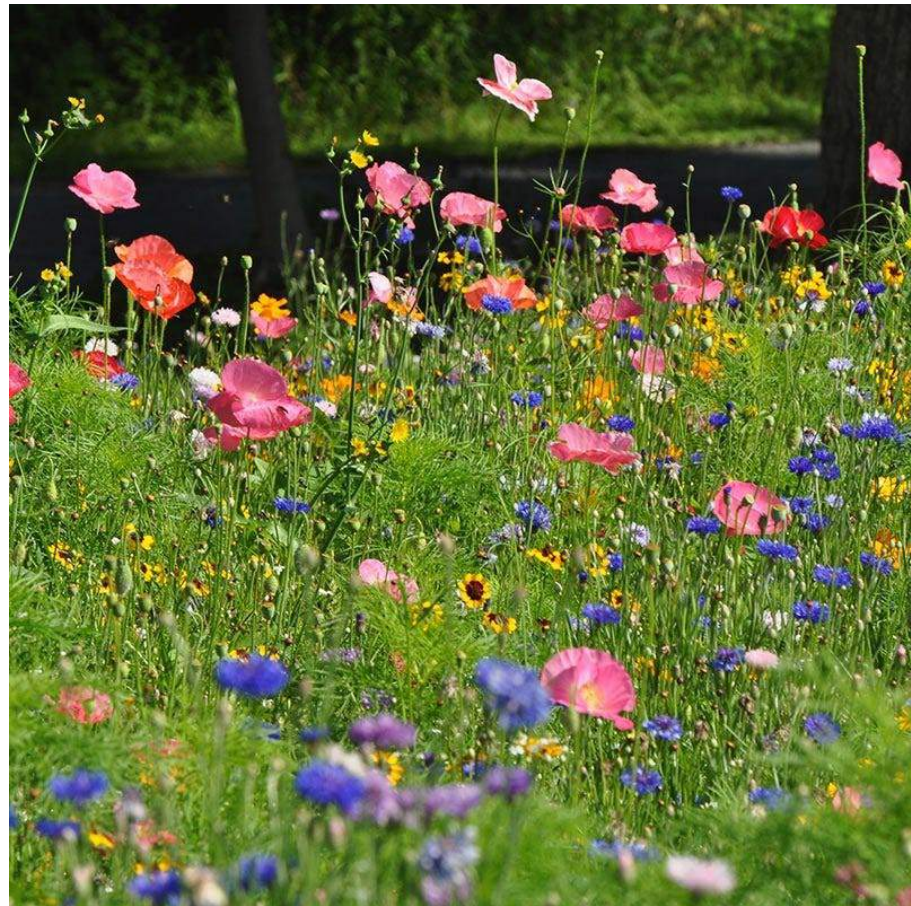
Realigned Roadway Network Might Also Offer More Open Space and Better Connectivity





# Allen Street Neighborhood Park

Precedent Images





# Allen Street Neighborhood Park

Looking West Toward MBTA Station and Charlestown Place from D2.4 Neighborhood Park





## D2.4 Also Provides Flexibility to Achieve Other Community Goals

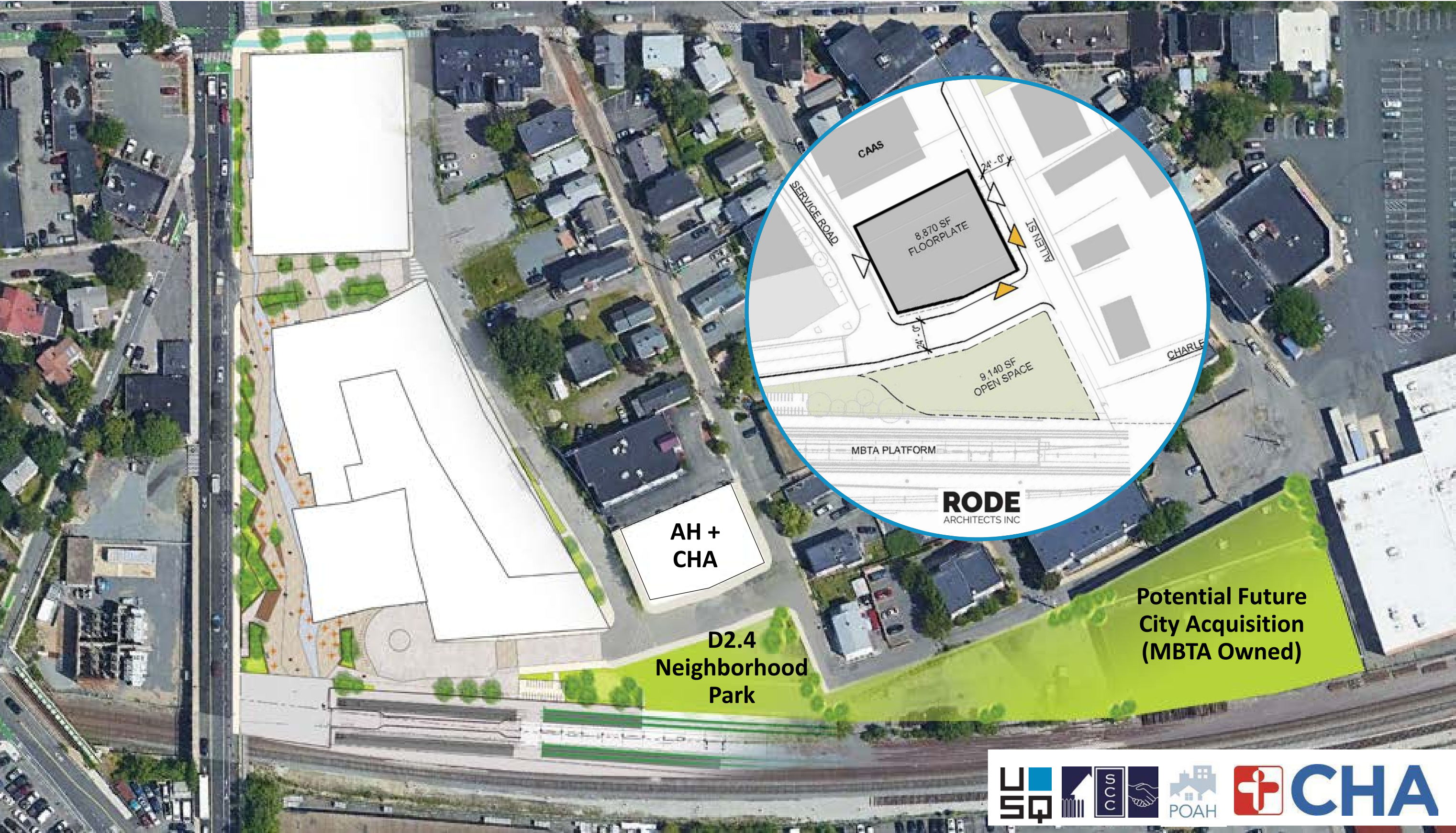
Realigned Roadway Network Might Also Offer More Open Space and Better Connectivity





# D2.4 Also Provides Flexibility to Achieve Other Community Goals

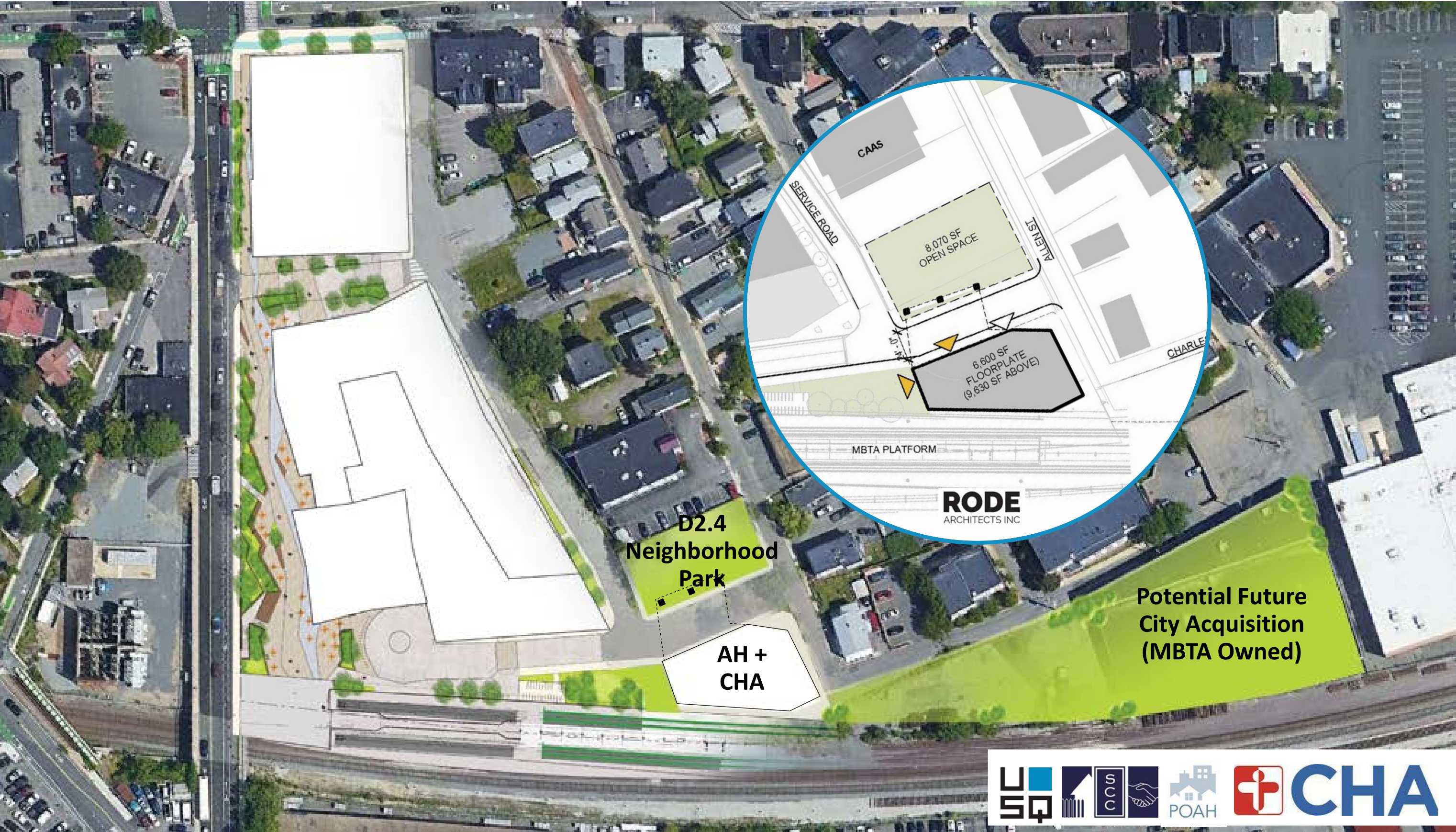
Potential additional of new development program with community partners (Concept A)





# D2.4 Also Provides Flexibility to Achieve Other Community Goals

Potential additional of new development program with community partners (Concept A)





# Site Plan Improvements

Community Process Results in Significant Public Realm Enhancements

33,000 SF Civic Space (+11,000 SF) includes a New Neighborhood Park  
Results in 35% Open Space on D2  
Plus the flexibility to accomplish more community goals to the East

CDSP (Dec. 2017)



DSPR (June 2019)





# D2 Site Plan Provides Two Accessible Paths of Unique Character to USQ Station





# D2 Site Plan Provides Two Accessible Paths of Unique Character to USQ Station

From USQ Plaza South towards the MBTA Station





# D2 Site Plan Provides Two Accessible Paths of Unique Character to USQ Station

From the Adjacent Neighborhood, West towards the MBTA Station

