



50 WEBSTER AVENUE (D3.1)

URBAN DESIGN COMMISSION 10/19/21

CIVIC SPACE

PROJECT TEAM

US2
d/b/a US Union Square D3.1 Owner LLC

SGA
Architect

MARVEL DESIGN
Design Architect + Landscape Architect

HOWARD STEIN HUDSON
Civil Engineer

MCNAMARA SALVIA
Structural Engineer

AHA
Mechanical Engineer

dbHMS
Sustainability Consultant

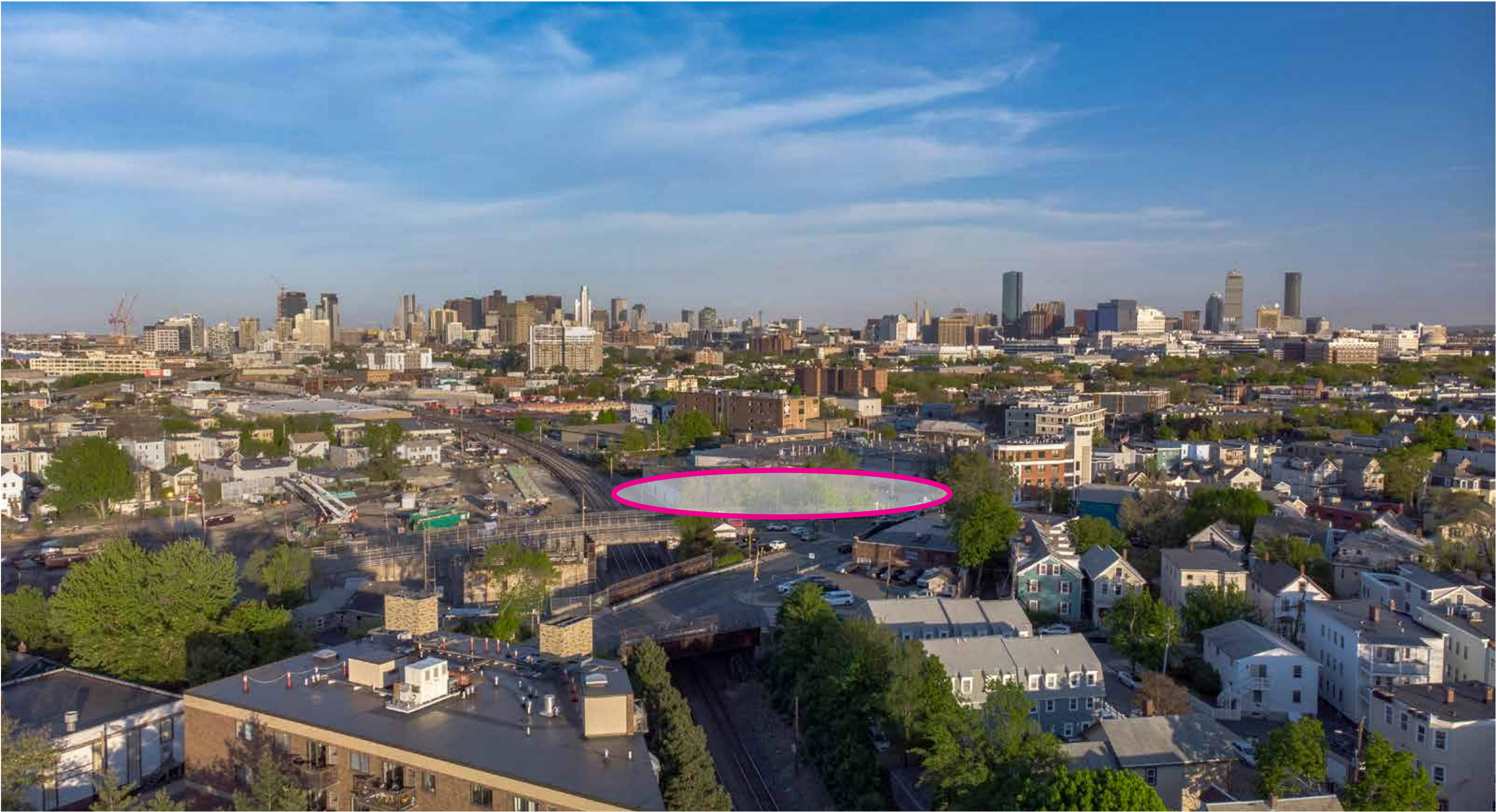


MARVEL



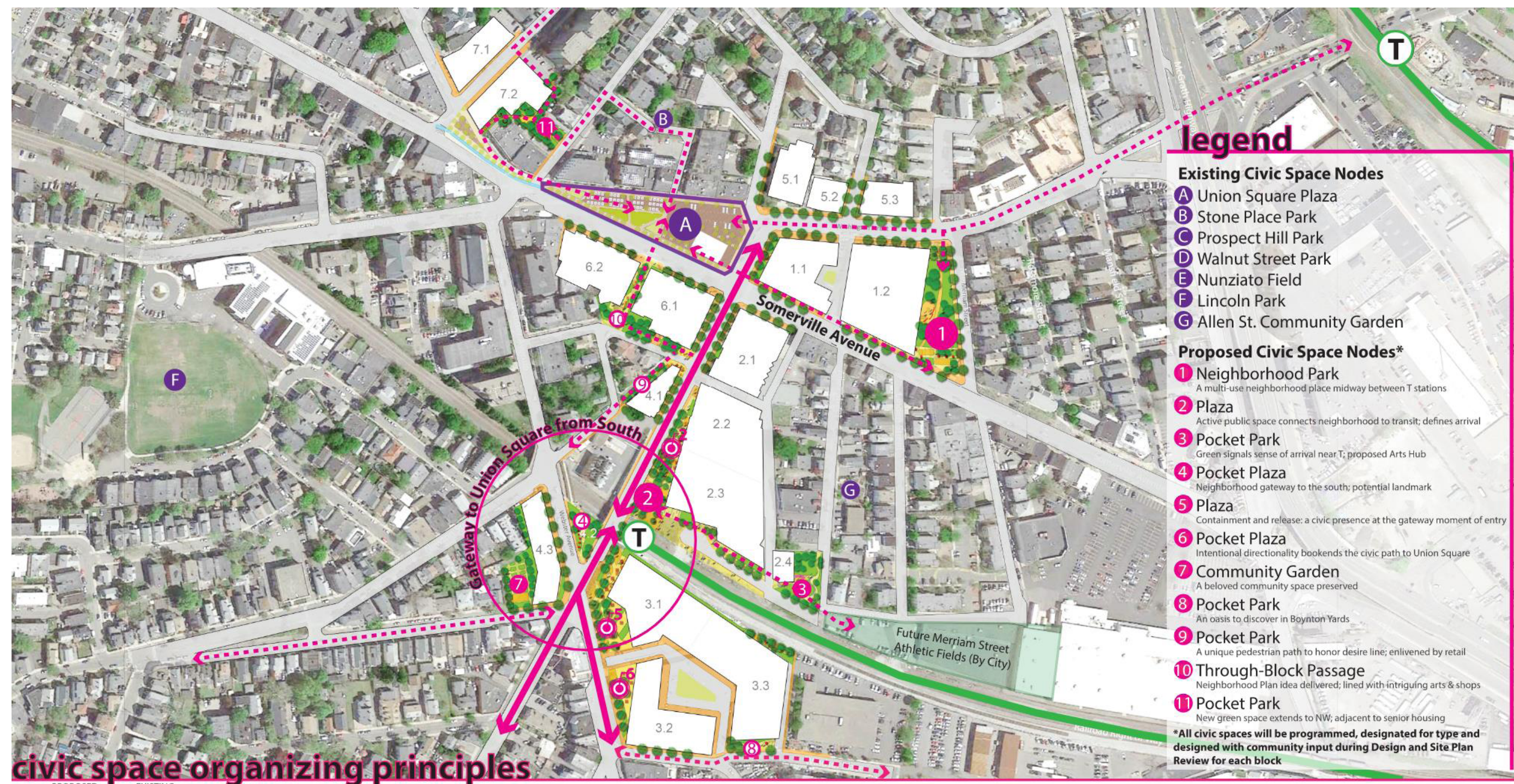
SITE CONTEXT

SITE LOCATION



50 WEBSTER

CIVIC SPACE IN CONTEXT | ORGANIZING PRINCIPLES



civic space organizing principles



Node
Eleven new civic spaces organized to create new destinations, define quality pedestrian zones along existing streets and add new passages for discovery will define a new Union Square public realm.

2 PRIMARY PATH
A series of civic spaces North and South of the tracks creating a primary Open Space axis leading to and from the new Union Square T station.

3 SECONDARY PATH
Reinforcing Union Square Plaza as the heart of the neighborhood, civic and public realm spaces reach out and connect the broader neighborhood.

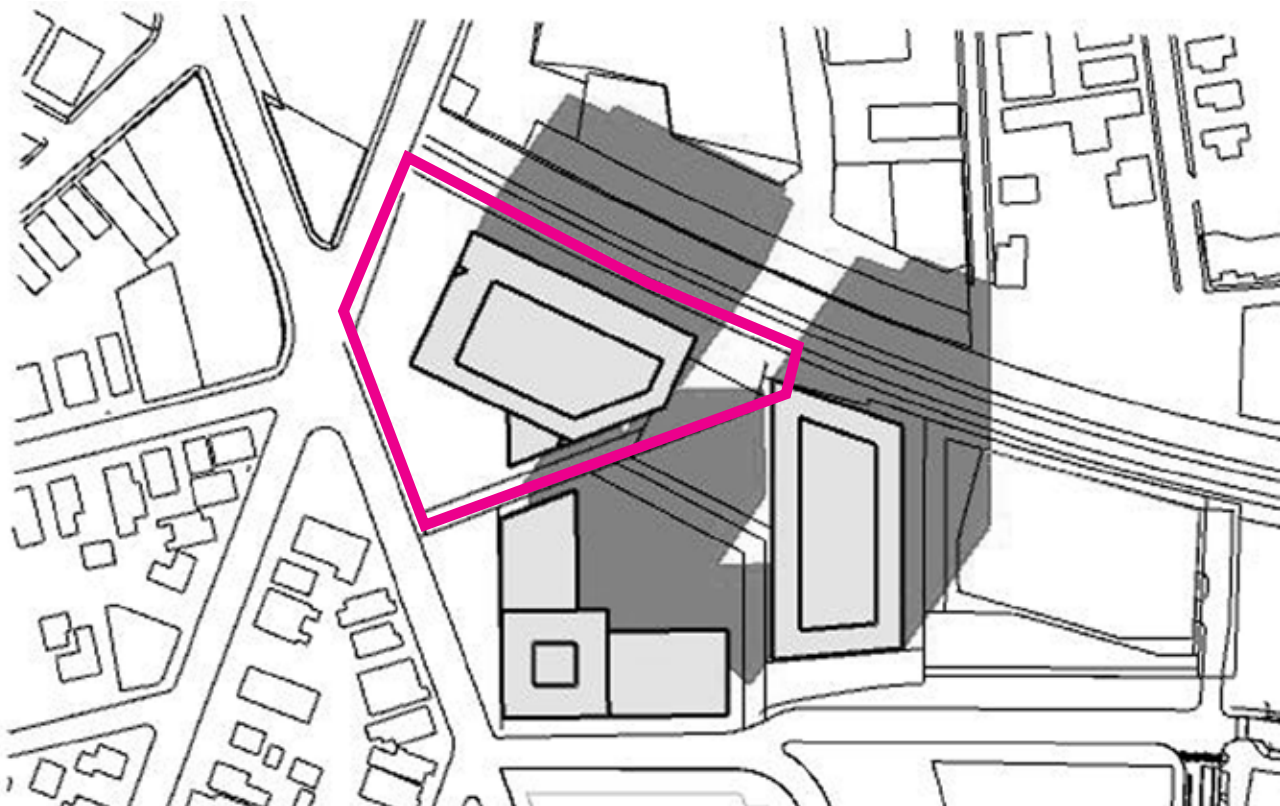
CIVIC SPACE IN CONTEXT | EXISTING CONDITIONS



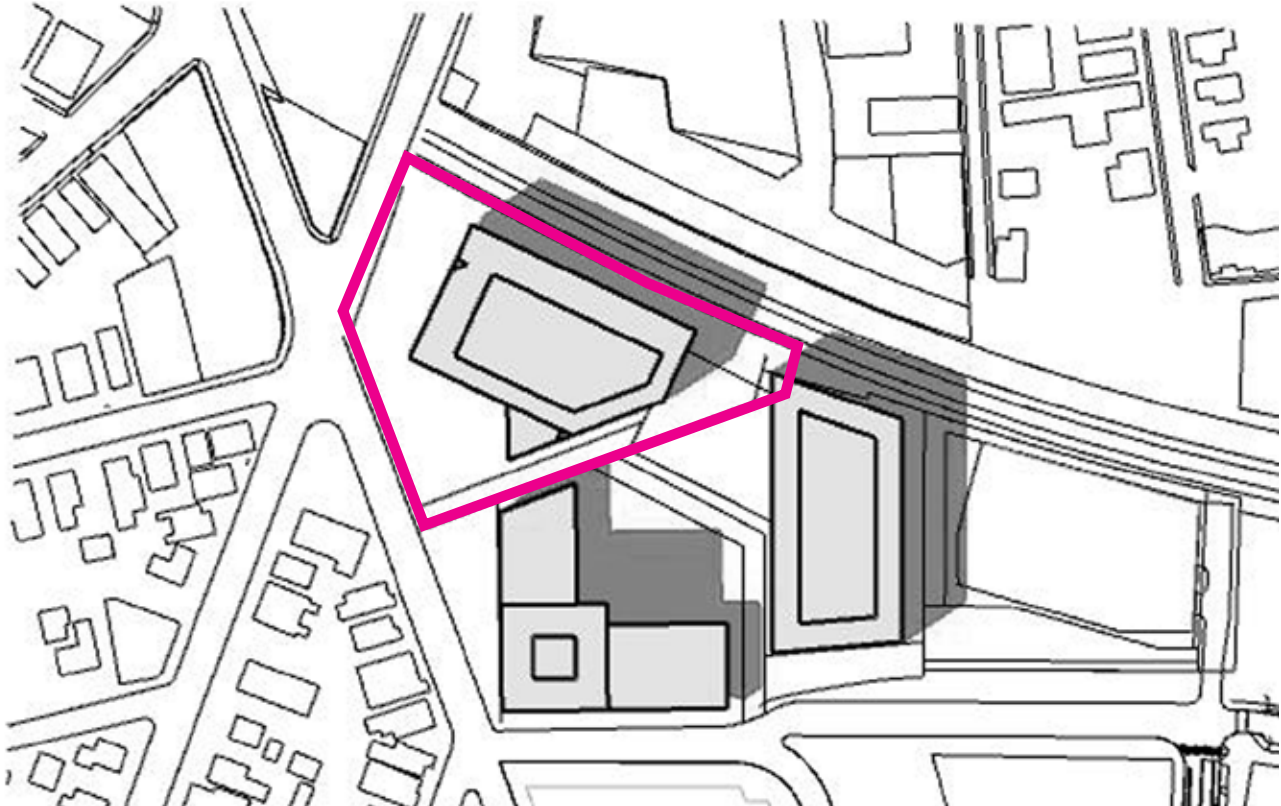
CIVIC SPACE IN CONTEXT | EXISTING CONDITIONS



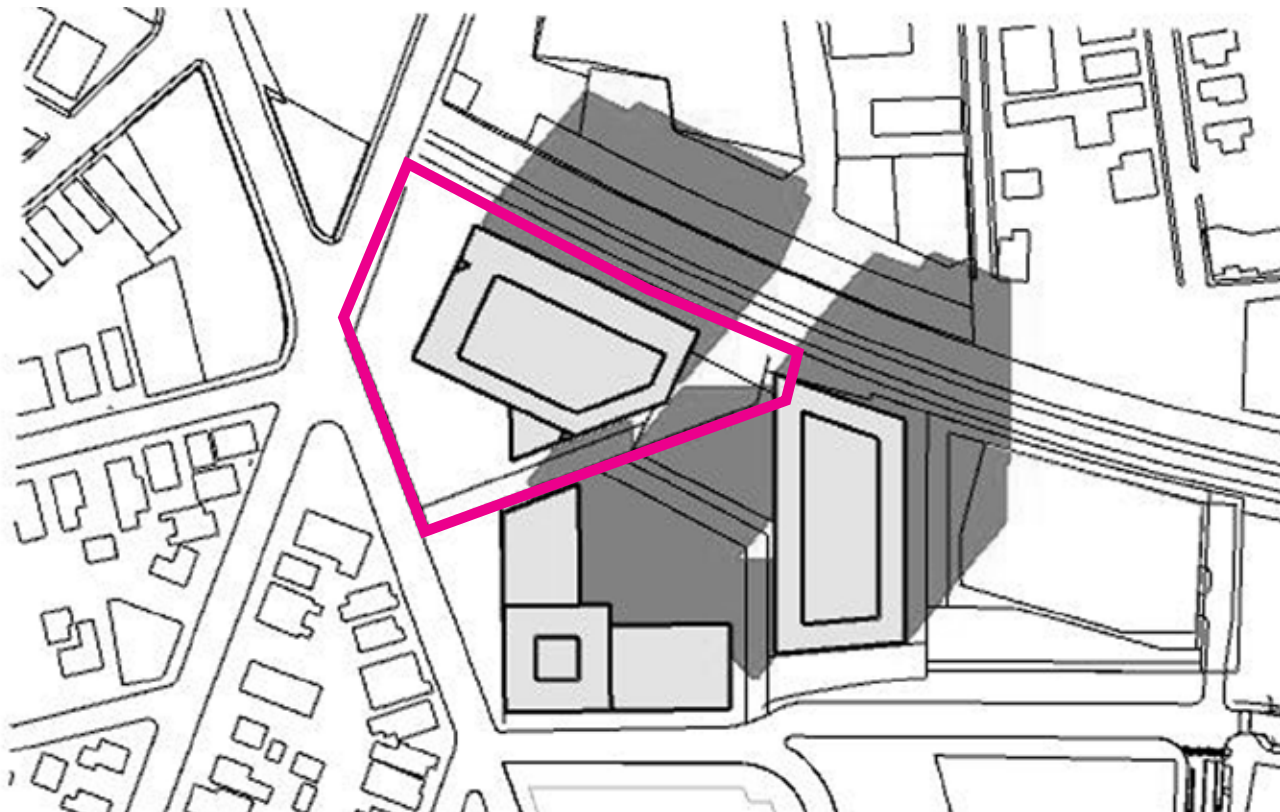
CIVIC SPACE IN CONTEXT | SEASONAL SOLAR STUDIES AT 2PM



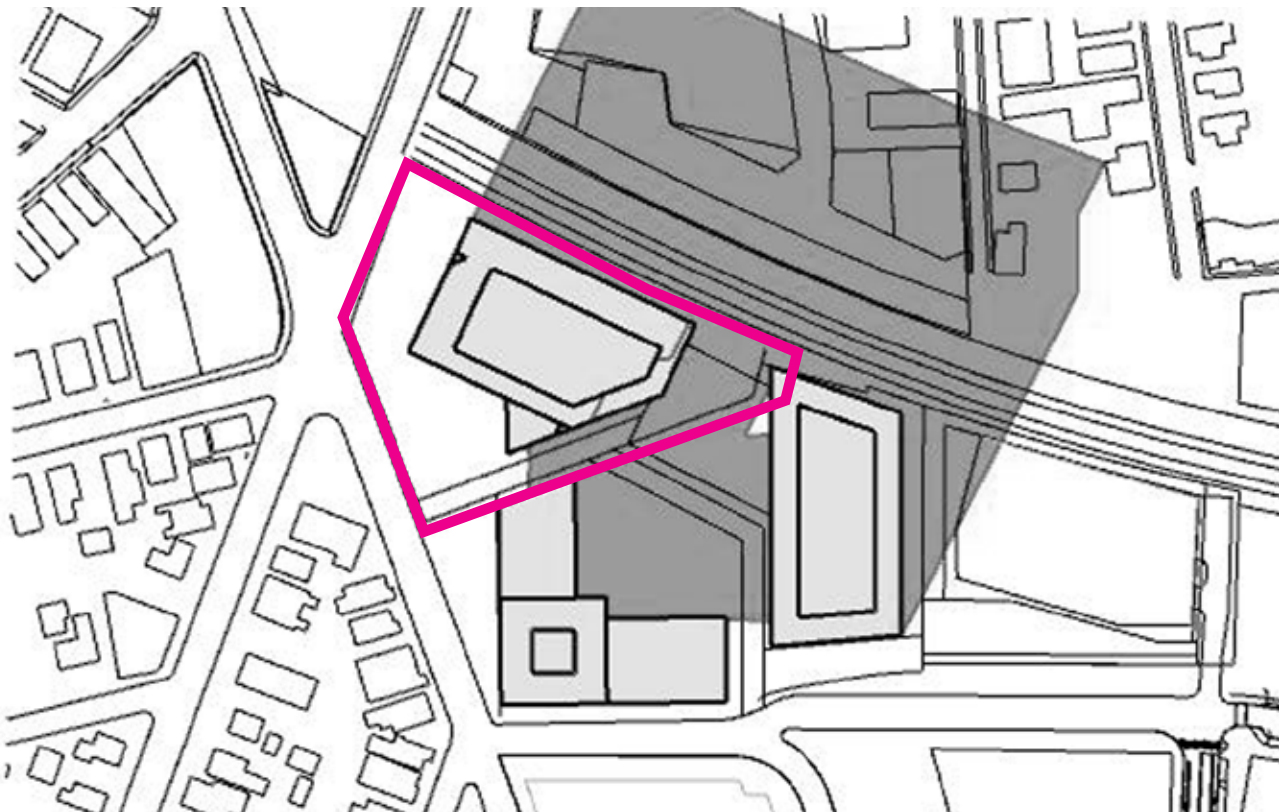
SPRING 2PM



SUMMER 2PM

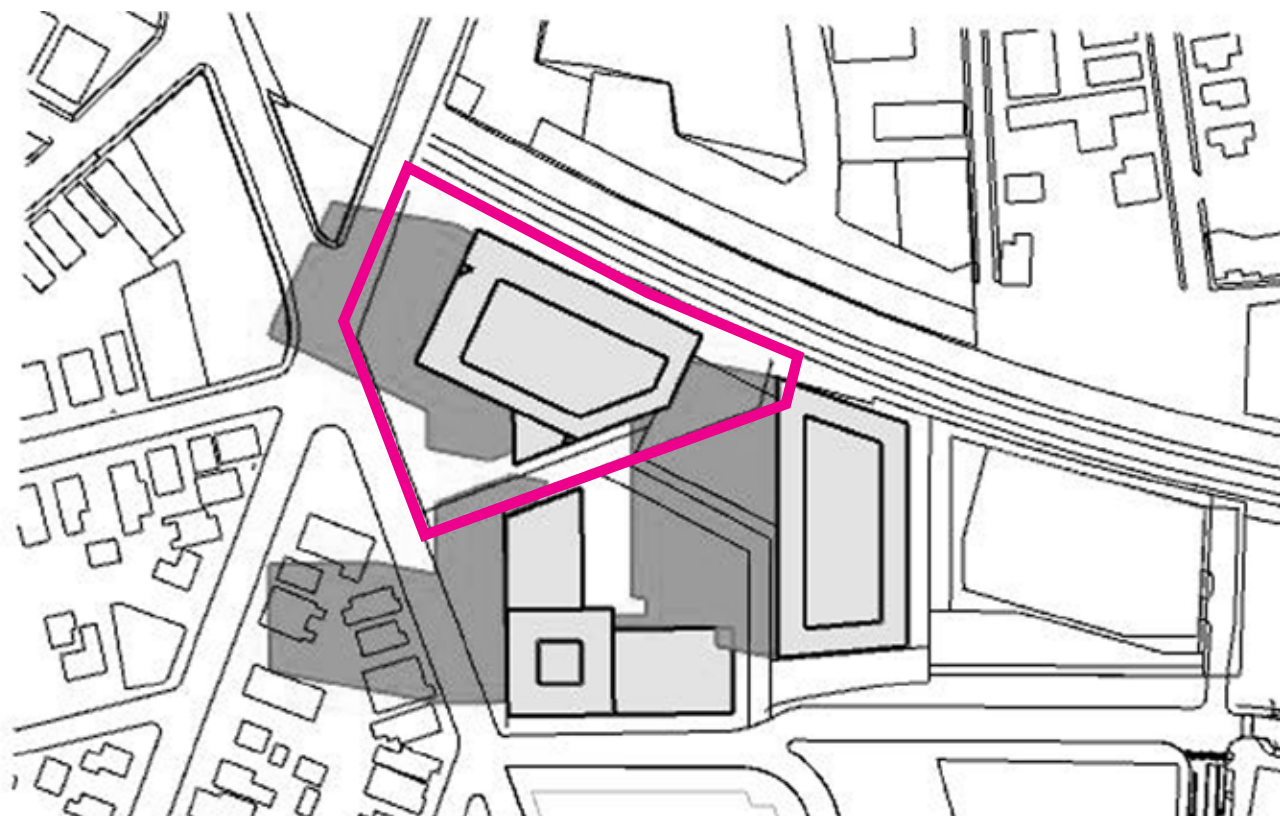


FALL 2PM

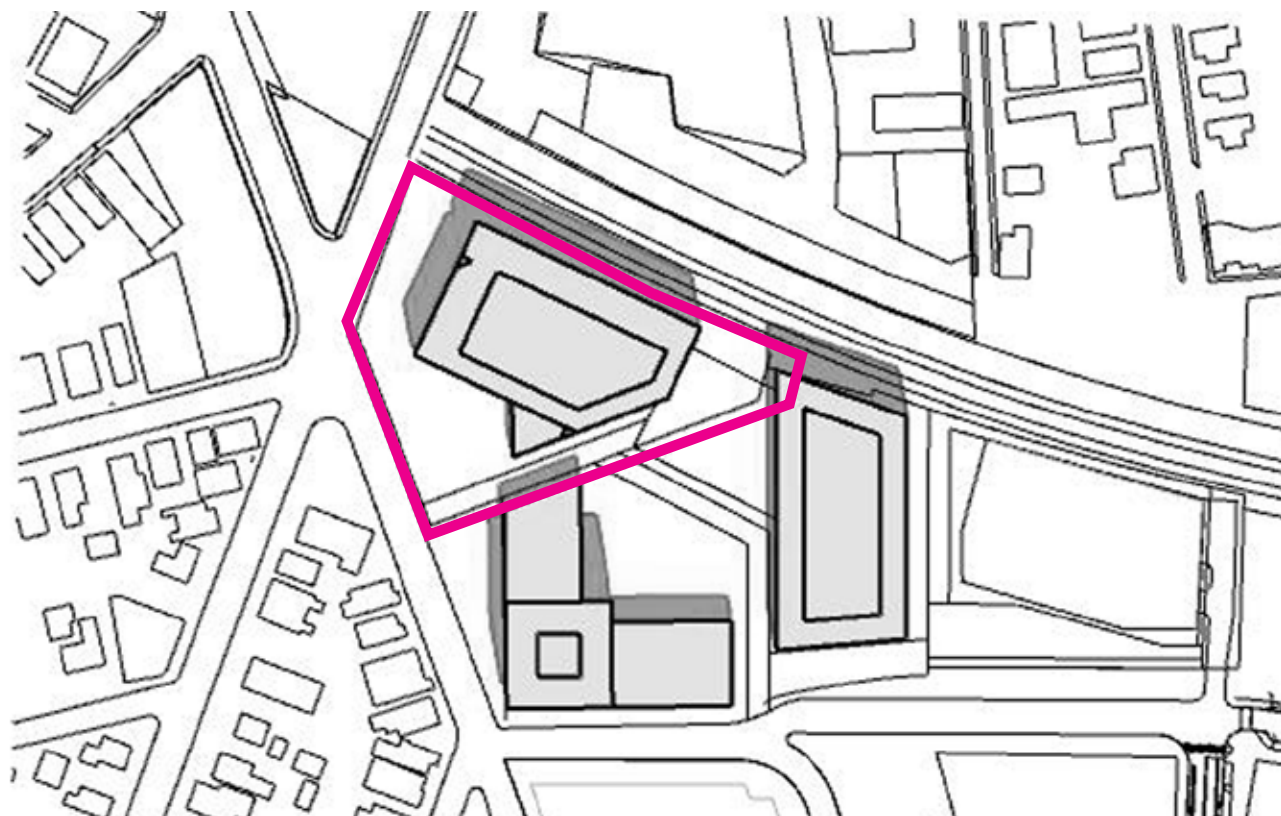


WINTER 2PM

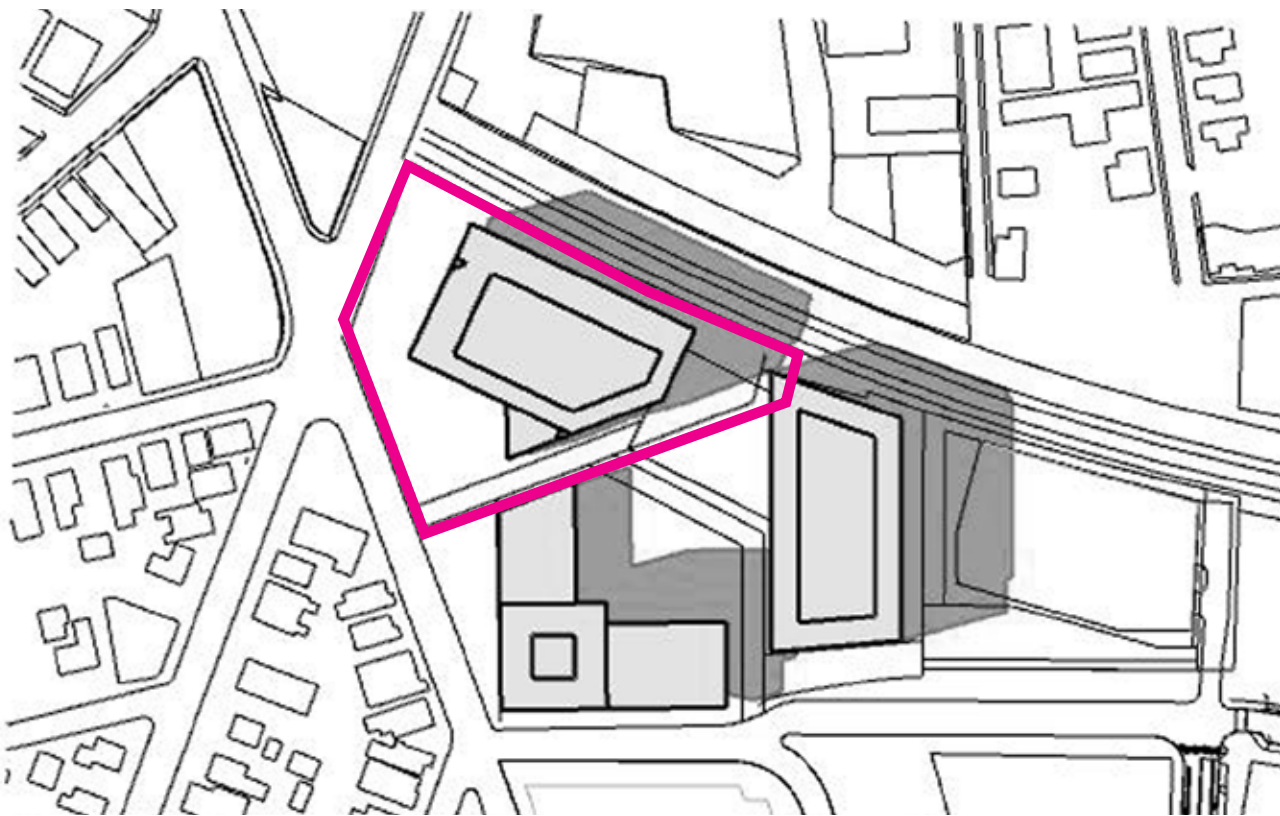
CIVIC SPACE IN CONTEXT | SUMMER SOLAR STUDIES



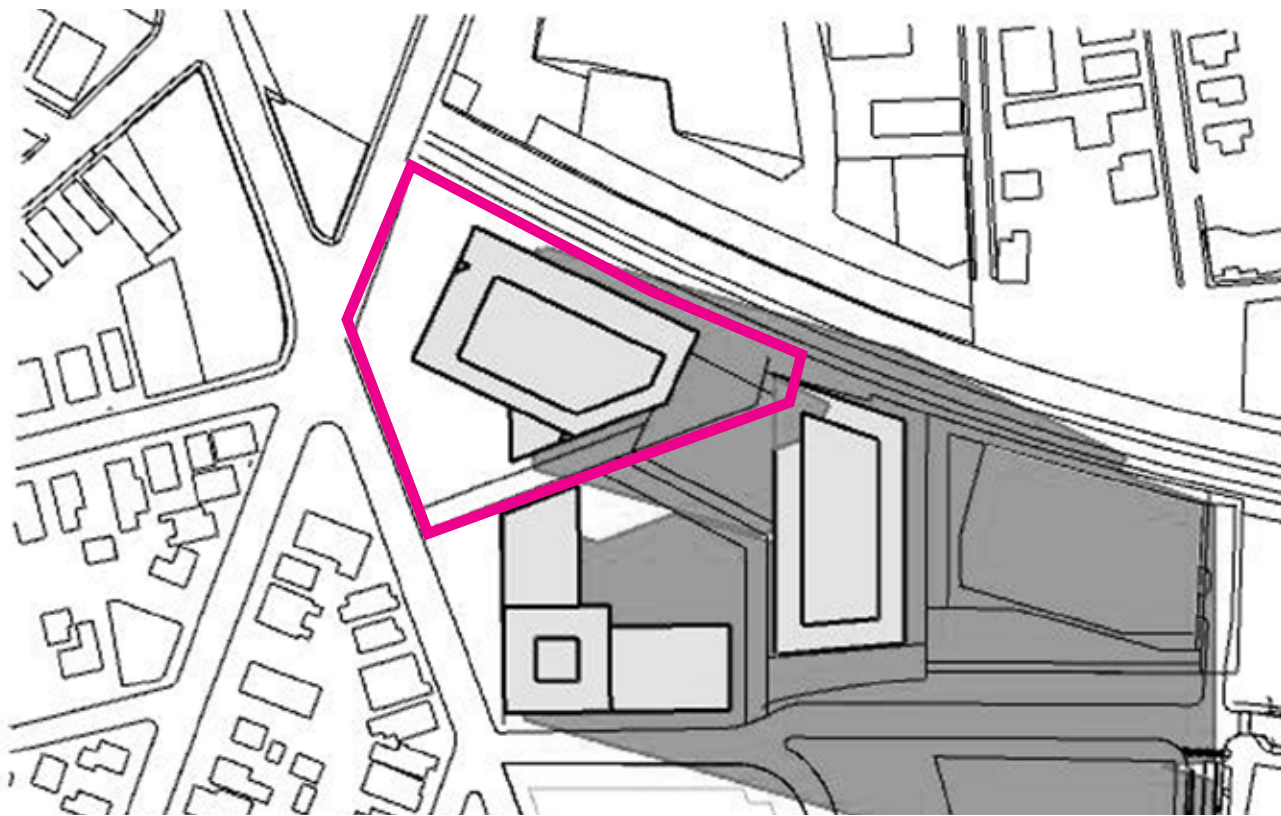
JUNE 21 | 9AM



JUNE 21 | 12PM



JUNE 21 | 3PM



JUNE 21 | 6PM

CIVIC SPACE IN CONTEXT

CHUCKIE HARIRIS PARK, SOMERVILLE, MA
14,400 SF



UNION SQUARE PLAZA, SOMERVILLE, MA
16,300 SF



SOMERVILLE COMMUNITY GARDEN CENTER, SOMERVILLE, MA
15,500 SF



14,000 - 17,000 SQUARE FEET



CIVIC SPACE = ~16,000 SQUARE FEET

CIVIC SPACE TYPOLOGY



GREEN



POCKET PARK



PLAZA



PLAYSPACE

CIVIC SPACE IN CONTEXT



PLAZA GOALS



SPACE TO OBSERVE / RELAX



CIRCULATION AND ACCESSIBILITY

PLAZA GOALS



SPACE FOR SOLACE / SAFETY

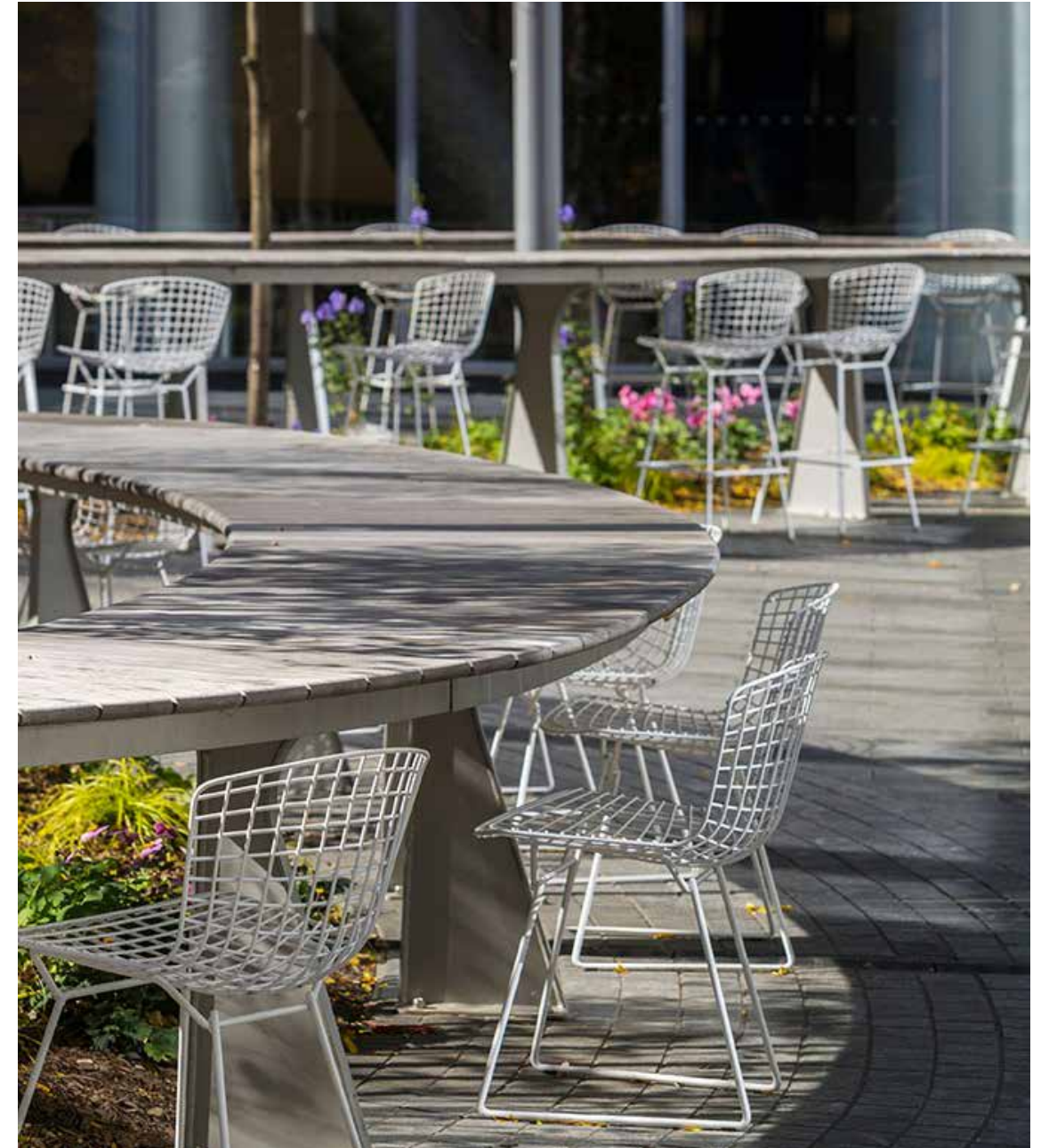


MAINTAIN SPACE FOR FREE FLOW

PLAZA GOALS



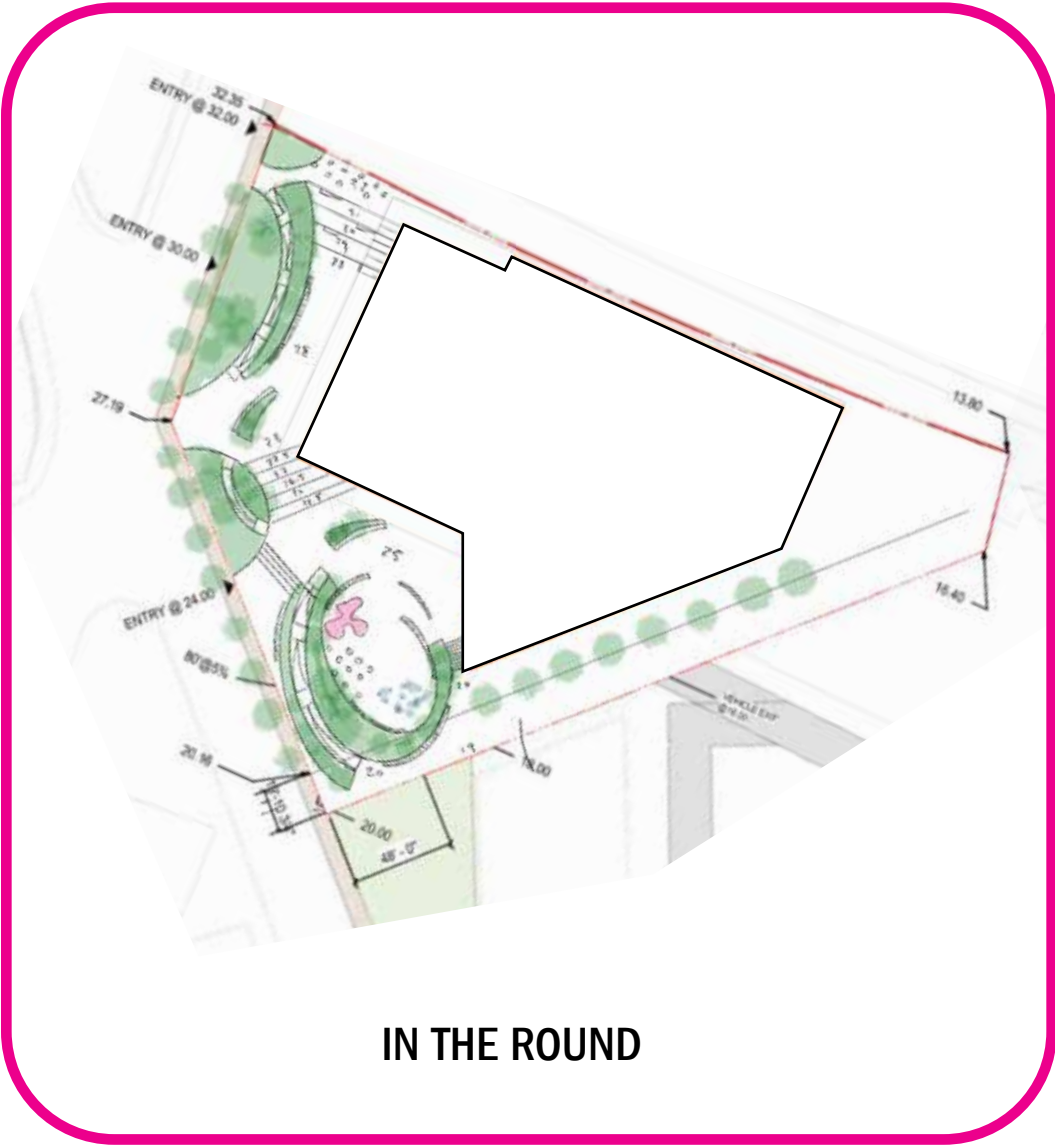
CREATE A MEMORABLE IDENTITY



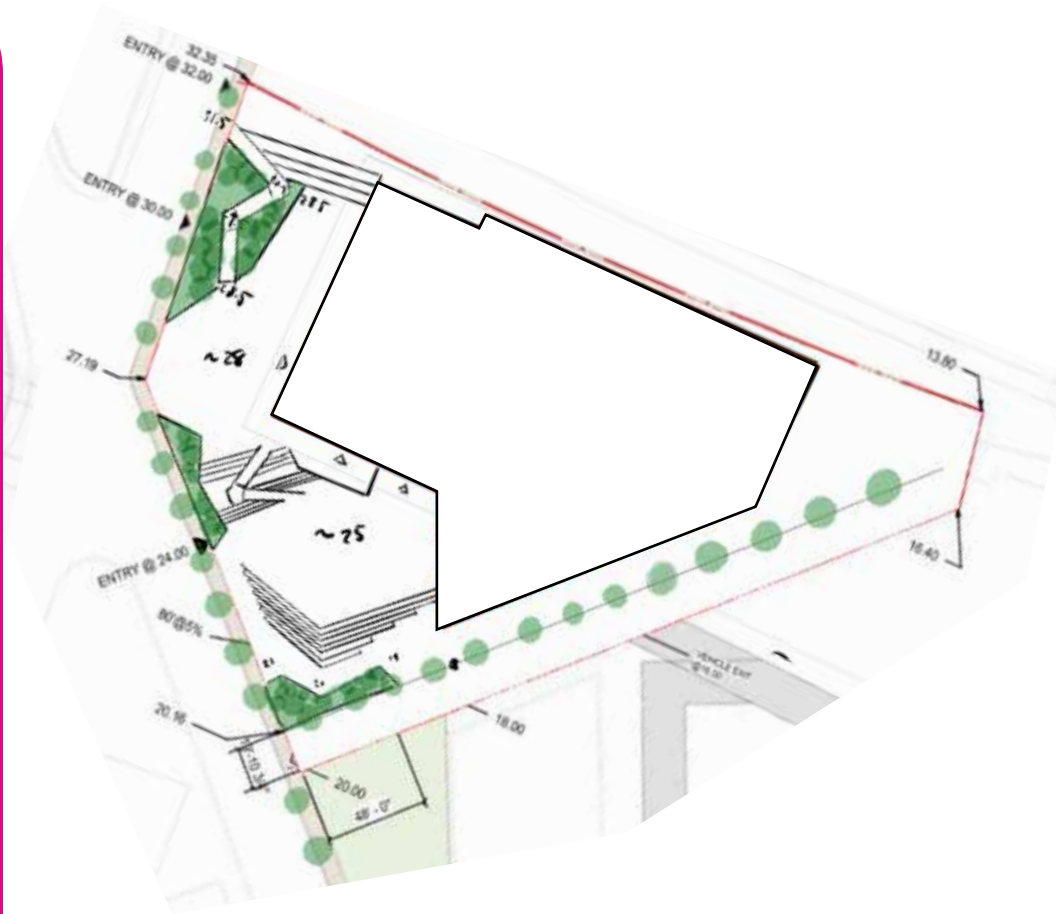
EXTEND CHARACTER INTO SITE FEATURES

CIVIC SPACE DESIGN

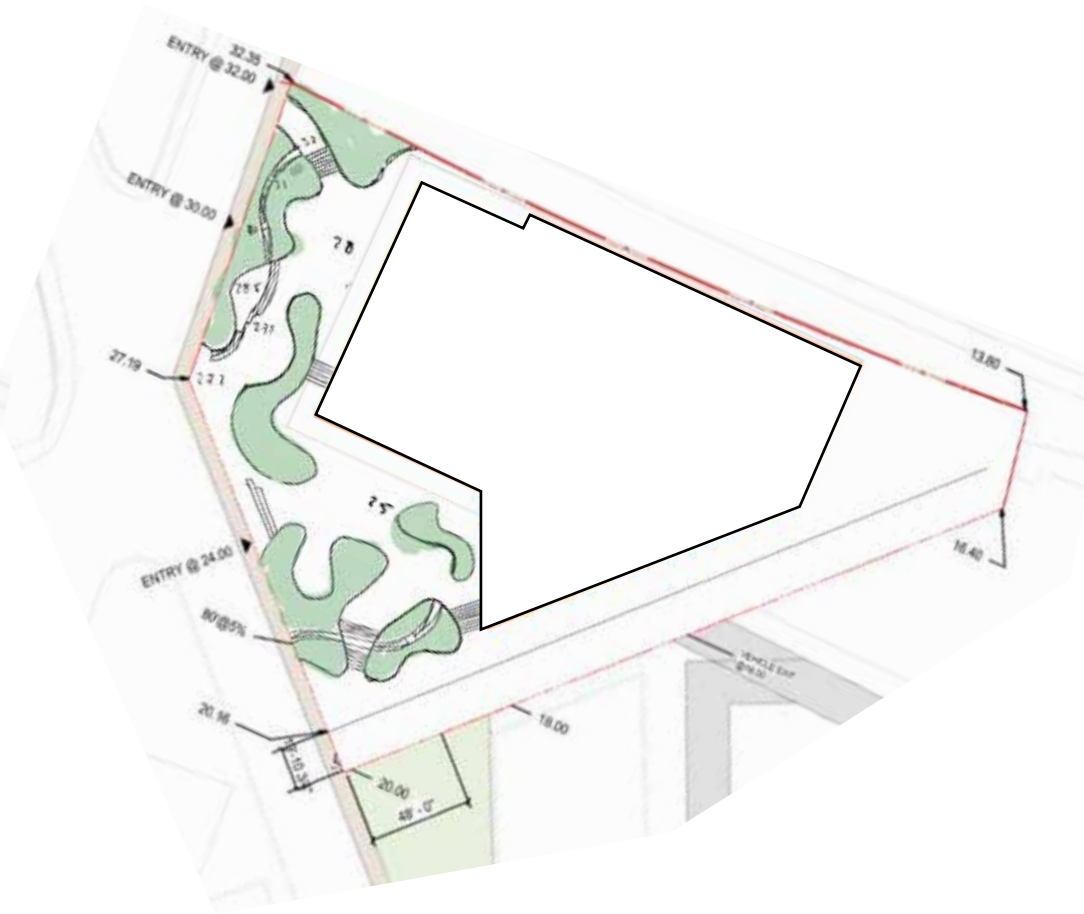
CIVIC SPACE DESIGN | PREFERRED OPTION



IN THE ROUND



PLANTED SQUARES



URBAN EDDIES

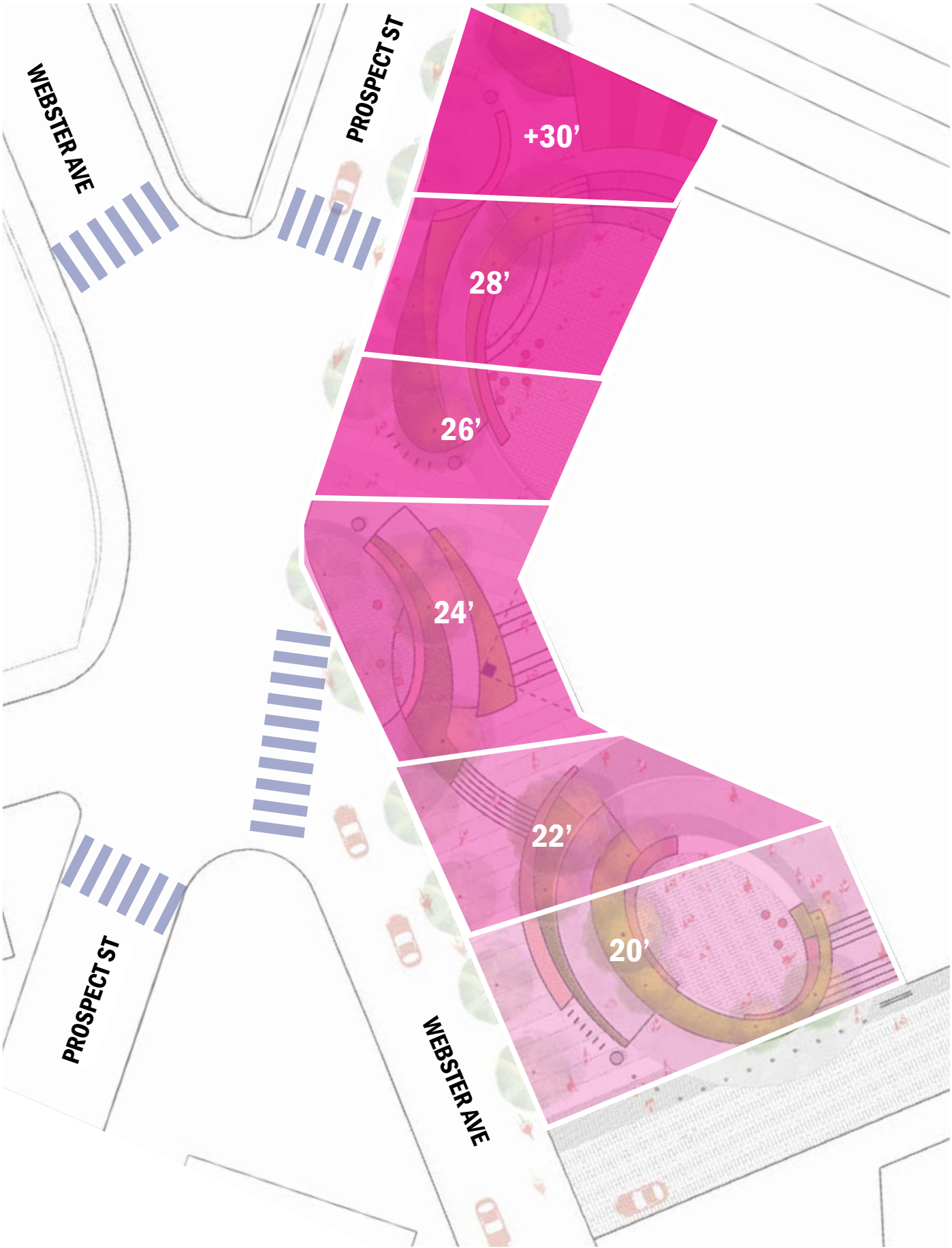
CIVIC SPACE DESIGN | ANNOTATED RENDERED PLAN



CIVIC SPACE DESIGN | EXISTING ELEVATION CHANGES

- Existing Crosswalks
- Approximate Existing Elevation

Existing elevations are approximate. The sidewalk is at a maximum grade of 5% on Webster Ave and Prospect Street and the grade is steepest at the Prospect Street bridge approach.



CIVIC SPACE DESIGN | MULTIPLE PATH OPTIONS

- Existing Crosswalks
- Widened Public Sidewalk
- Min. 8' Wide Circulation Path
- ADA Accessible Path within Plaza

The ADA Accessible Path is a is a path that connects all plaza levels within the Civic Space and leads to a number of ADA accessible levels. ADA access is not limited to this path and has several connection points to the existing sidewalk



CIVIC SPACE DESIGN | PLAZA COMPLIANCE







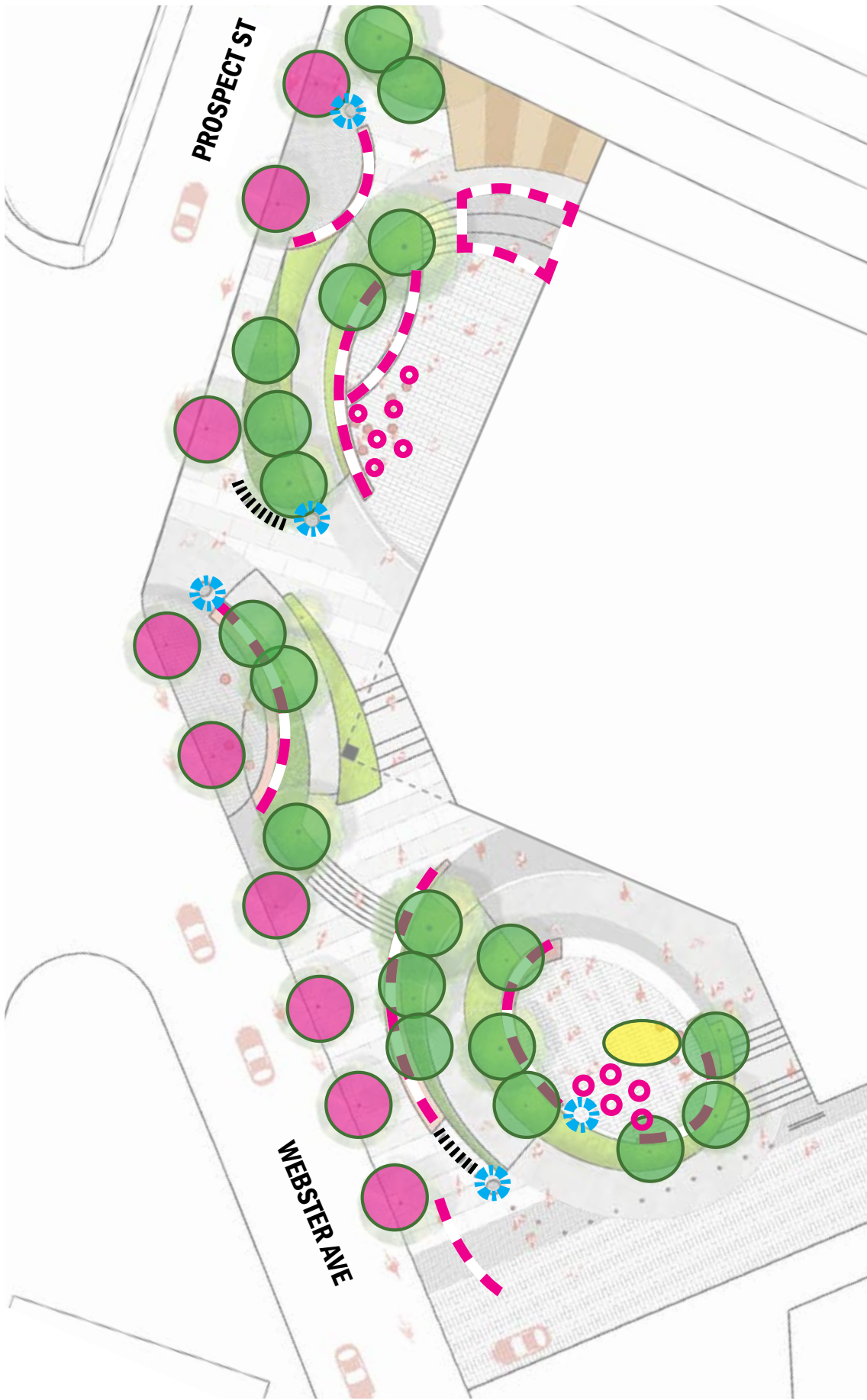
-  **Large Trees Provided = 16 (16 required)**
-  **Street Trees**
-  **Seatwalls, Benches and Bi-Directional Seating (533 LF required)**
-  **Plaza Feature**
-  **Compacting Receptacle (5 required)**
-  **Bike Racks**

Table 6.7.9 Civic Space Standards

	Plaza	50 Webster Civic Space Totals	
Lot Size (min)	8,000 sf.	16,000 Square Feet	
Lot Size (max)	2 acres	16,000 Square Feet	
Seating (min)	1 linear foot / 30 sf.	16,000 / 30 = 633 LF Required	Approx 533 LF Proposed
Tables (min)	1 per every 4 movable chairs (if provided)	Movable Chairs are Required by Zoning	8 Tables (32 Movable Chairs) Proposed
Number of Large Trees (min)	1 / 1,000 sf.	16,000 SF / 1,000 SF = 16 Large Trees Required	16 Large Trees Proposed
Pervious Area (min)	70%	70% of 16,000 SF = 11,200 SF Required	SF Proposed TBD
Green Space (min)	10%	10% of 16,000 SF = 1,600 SF Required	3,600 SF Proposed (23%)



CIVIC SPACE DESIGN | PLANTING ZONES



GREEN ROOMS



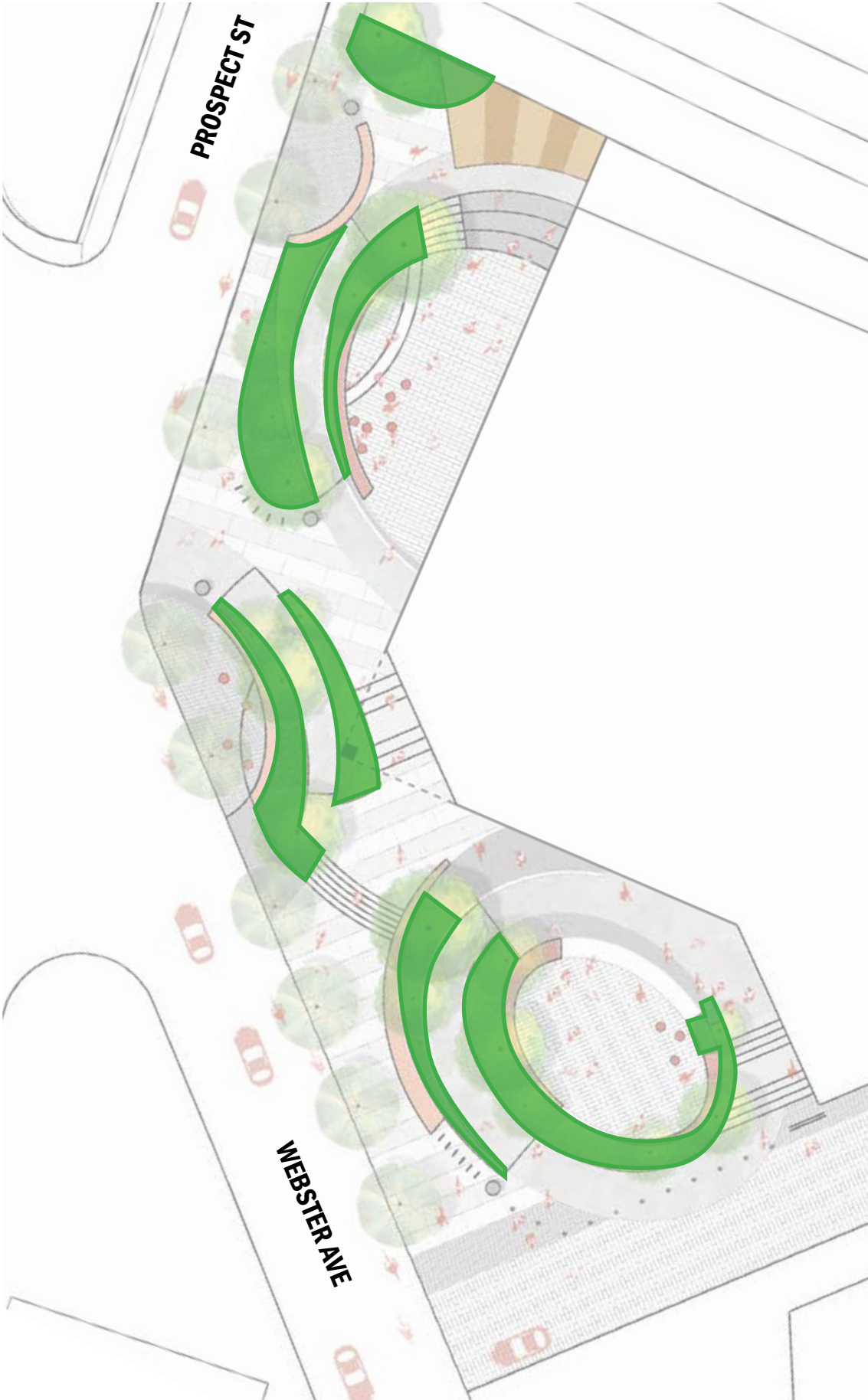
STORMWATER CAPTURE



SHADE TREES



PLANTED STREET BUFFER



CIVIC SPACE DESIGN | SEATING VARIETY ZONES



MOVABLE SEATING AND TABLES



MULTI-DIRECTIONAL SEATING OPTIONS



INTEGRATED SEAT / STEPS



SEAT HEIGHT PLANTER WALLS



CIVIC SPACE DESIGN | OTHER FEATURES



 PERMEABLE PAVING



 DARKSKY LIGHTING



 SPACE FOR ART



 STORMWATER CAPTURE



CIVIC SPACE DESIGN | UPPER PLAZA ALCOVE



CIVIC SPACE DESIGN | UPPER PLAZA ALCOVE



CIVIC SPACE DESIGN | PLAZA ENTRANCE AT WEBSTER AVE / PROSPECT ST INTERSECTION



CIVIC SPACE DESIGN | PLAZA ENTRANCE AT WEBSTER AVE / PROSPECT ST INTERSECTION



CIVIC SPACE DESIGN | MID-PLAZA PASS THRU



CIVIC SPACE DESIGN | LOWER PLAZA ALCOVE



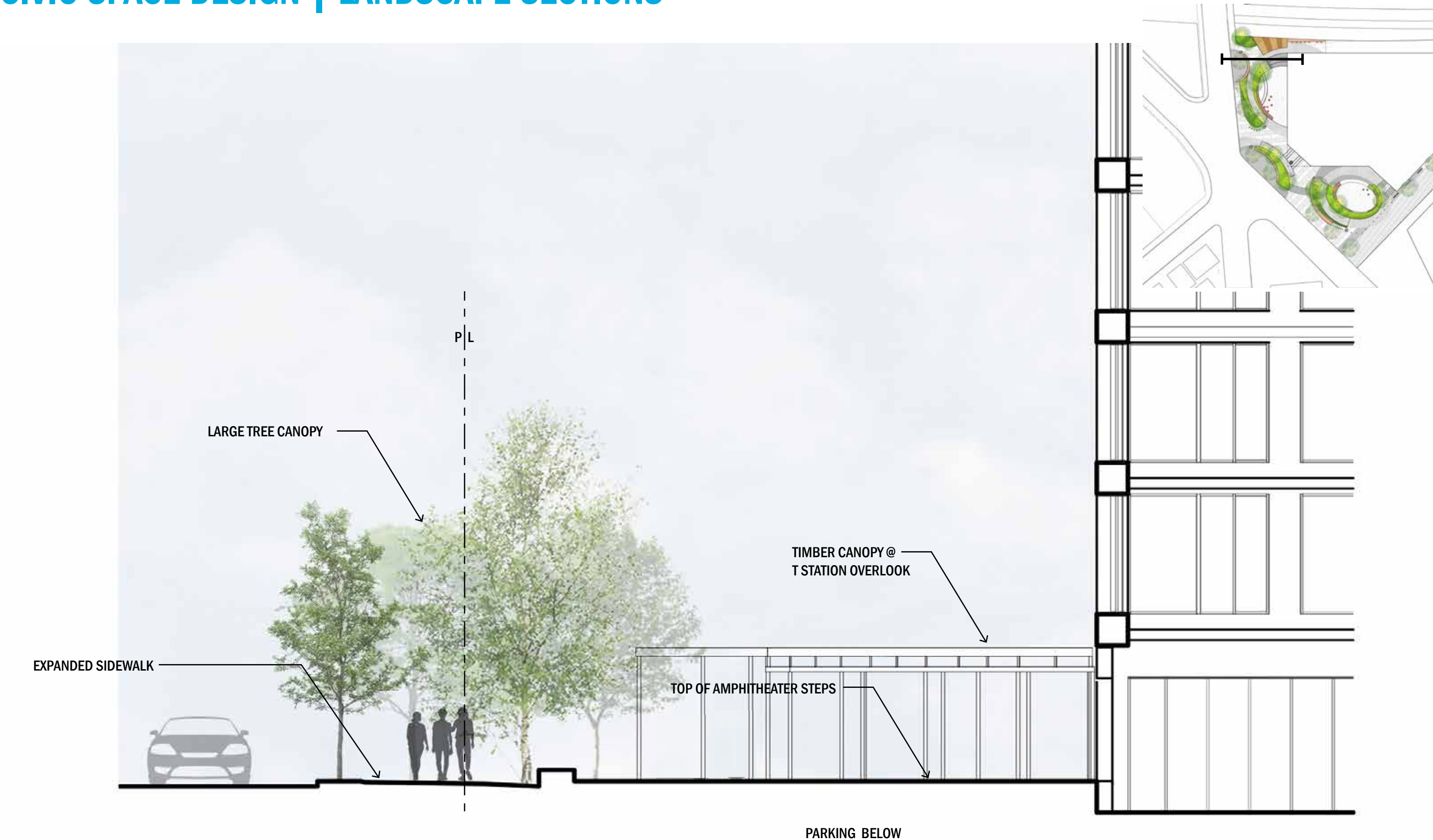
CIVIC SPACE DESIGN | LOWER PLAZA AT THOROUGHFARE



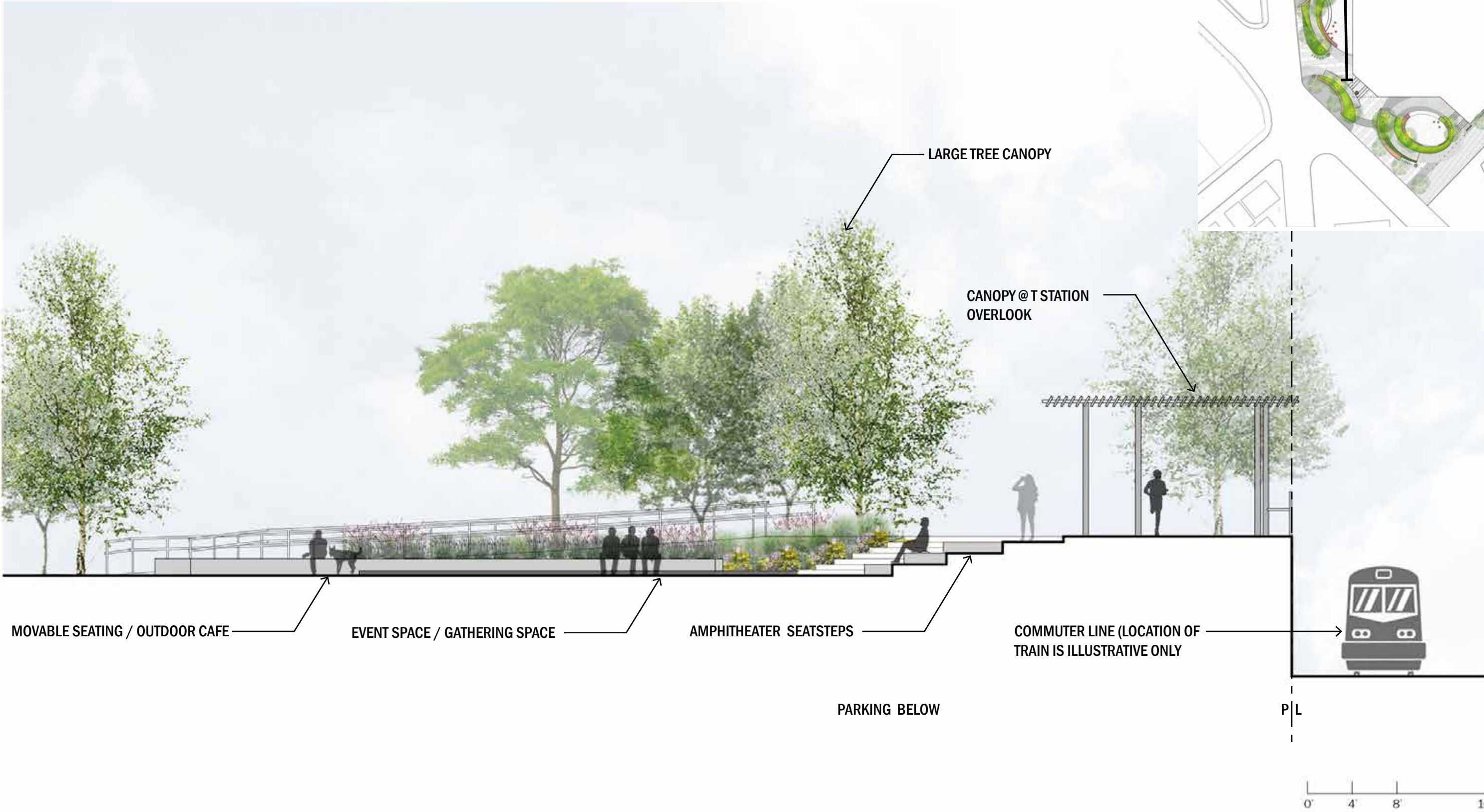
CIVIC SPACE DESIGN | LOWER PLAZA AT WEBSTER AVE



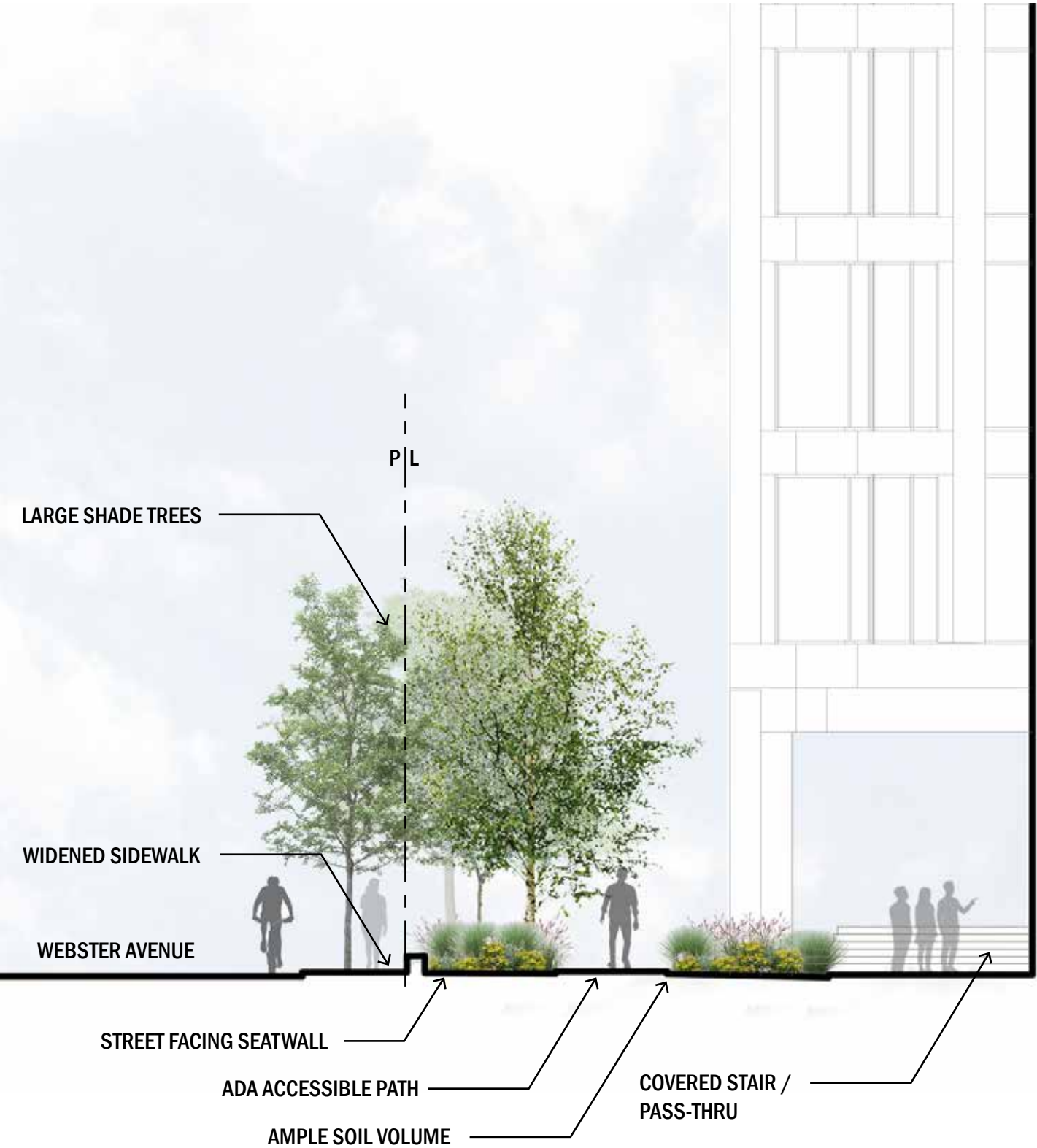
CIVIC SPACE DESIGN | LANDSCAPE SECTIONS



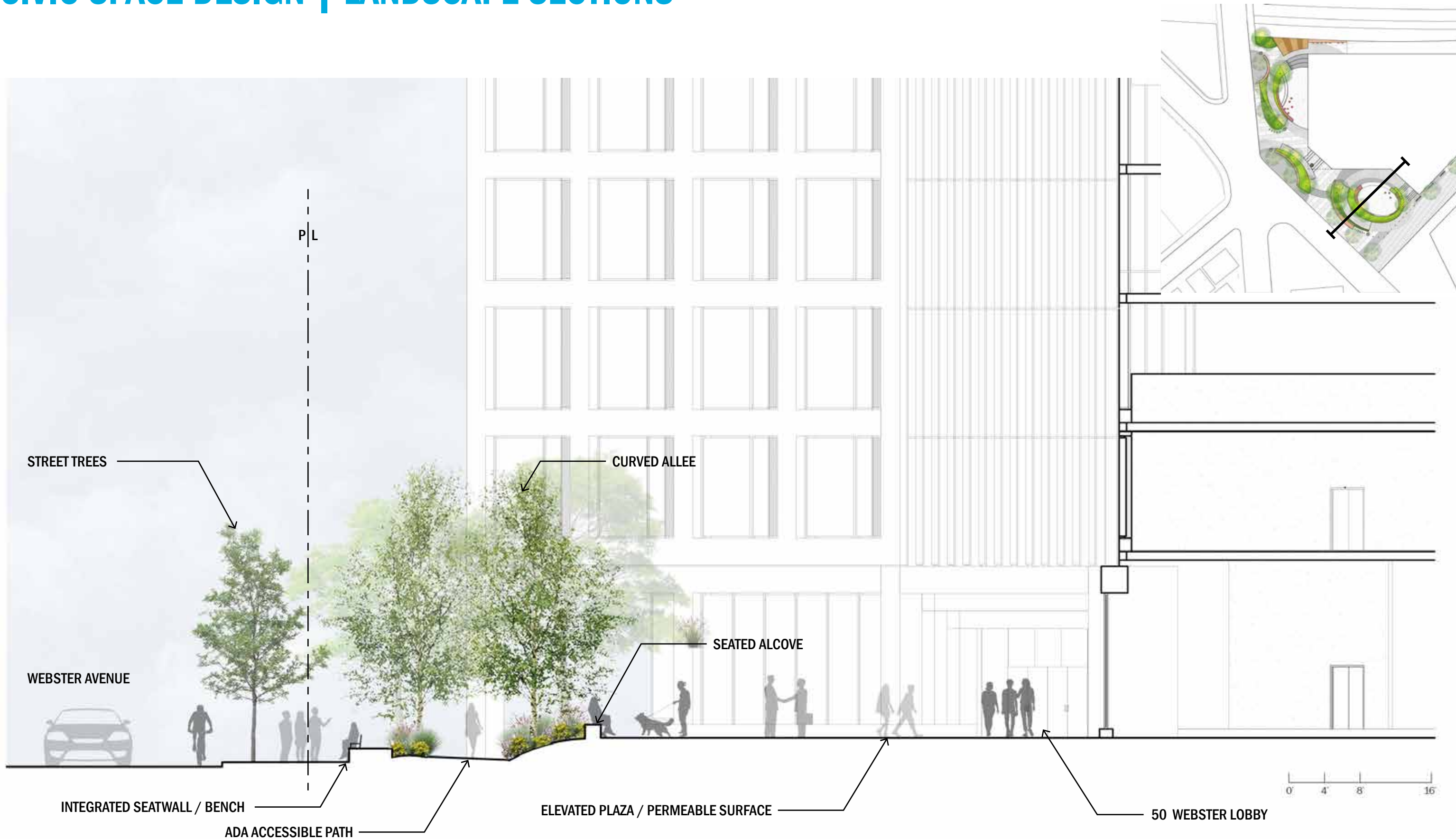
CIVIC SPACE DESIGN | LANDSCAPE SECTIONS



CIVIC SPACE DESIGN | LANDSCAPE SECTIONS



CIVIC SPACE DESIGN | LANDSCAPE SECTIONS



CIVIC SPACE DESIGN | FULL PLAZA

