

# 6 APPENDIX

Public Process + Design Review Materials  
Digital 3d Model

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# PUBLIC PROCESS + DESIGN REVIEW MATERIALS

A. NEIGHBORHOOD MEETING #1

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**50 WEBSTER AVENUE (D3.1) | DESIGN AND SITE PLAN REVIEW**  
NEIGHBORHOOD MEETING #1  
AUGUST 25, 2021



**AGENDA**

**Announcements**

**Project Team**

**Public Process Review**

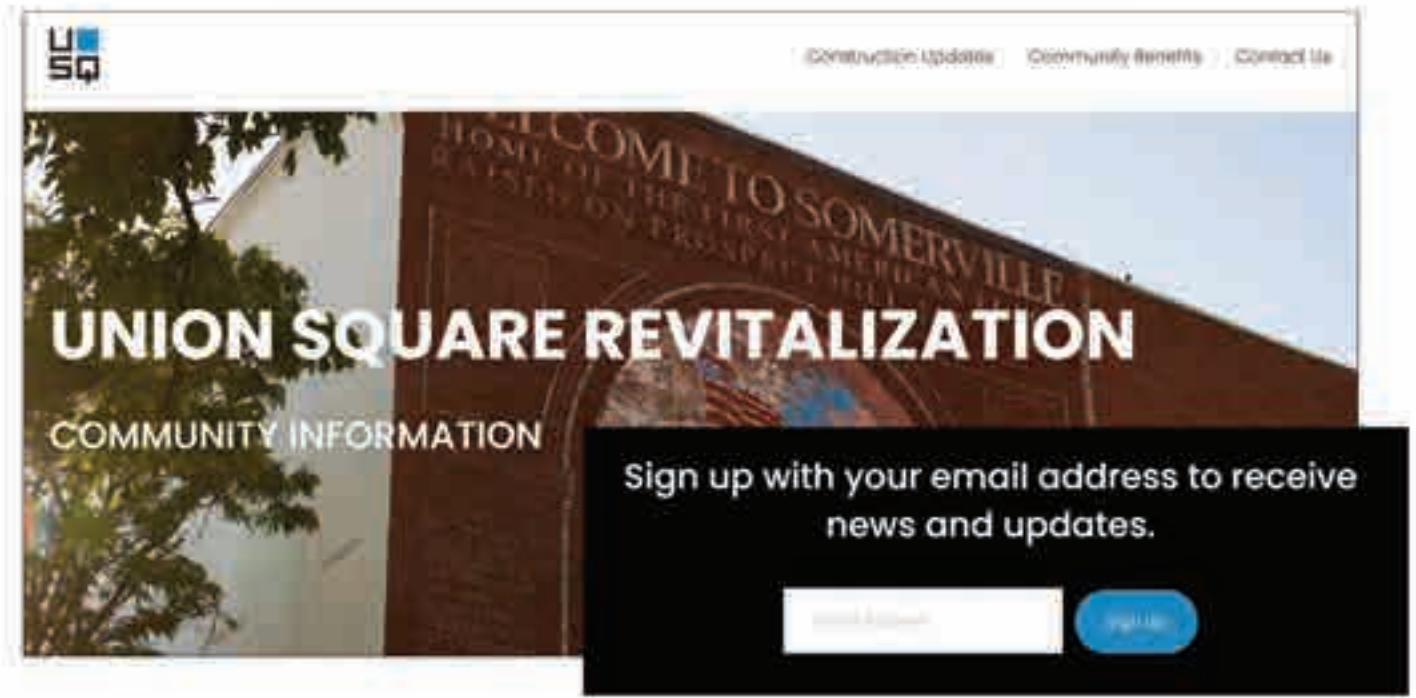
**Building Meeting #1**

- Context / Site History
- Analysis & Exploration
- Ideas & Opportunities
- Questions & Discussion

**Civic Space Meeting #1**

- Context
- Analysis & Exploration
- Ideas & Opportunities
- Questions & Discussion

[www.USQcommunity.com](http://www.USQcommunity.com)



**Neighborhood Meeting  
Open House Format**

- 600 Windsor Master Plan Special Permit
- 50 Webster Ave (D3.1) Site Plan Review
- Other aspects of the Union Square Revitalization

**Where:** Union Square Farmer's Market  
Booth in the vicinity of Sally O'Briens

**Date:** Saturday, 8/28/2021

**Time:** 9:00 am – 1:00 pm  
Stop by Anytime

**Hope to see you there!**

## Note: This Live Meeting is being recorded

By participating in this meeting, you agree that your communications are being recorded, including Q&A that may arise. The purpose of this recording is to save and archive this presentation for those who are unable to participate in the live presentation.

## Zoom Tips

Here are some tips on using Zoom for first-time users. Your controls should be available at the bottom of your screen. Clicking on these symbols activates different features.



Mute/unmute (you will remain muted until the Q&A begins)

If you joined the meeting by dialing from your phone, dial \*6 to mute/unmute yourself



Turn video on/off



The Q&A feature may be used to provide written questions and comments during the presentation and questions and answer session



Raise hand to ask for audio permission at the end of presentation

If you joined the meeting by dialing in from your phone, dial \*9 to raise your hand



## Virtual Meeting Etiquette

- We want to ensure that this conversation is a pleasant experience for all, and that all community members are comfortable sharing their comments, questions, and feedback.
- Participants will be muted during the presentation to avoid background noise. However, you will be able to unmute yourself and ask questions during the Q&A.
- Please be respectful and mindful of each other's time when asking questions/ providing comments, so that all attendees are able to participate in the meeting.

Please email us at [info@discoverUSQ.com](mailto:info@discoverUSQ.com) to set up a conversation with us directly to further discuss the project and/or process.



### PROJECT TEAM

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



**SGA**  
Architect



**MARVEL DESIGN**  
Design Architect + Landscape Architect

MARVEL



**HOWARD STEIN HUDSON**  
Civil Engineer



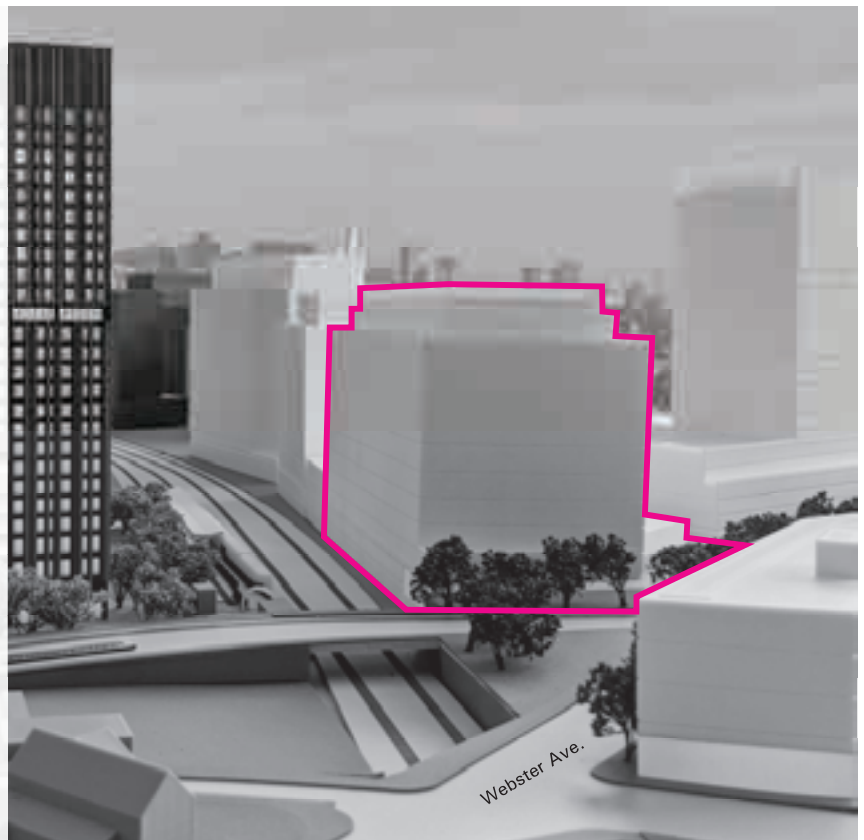
**MCNAMARA SALVIA**  
Structural Engineer

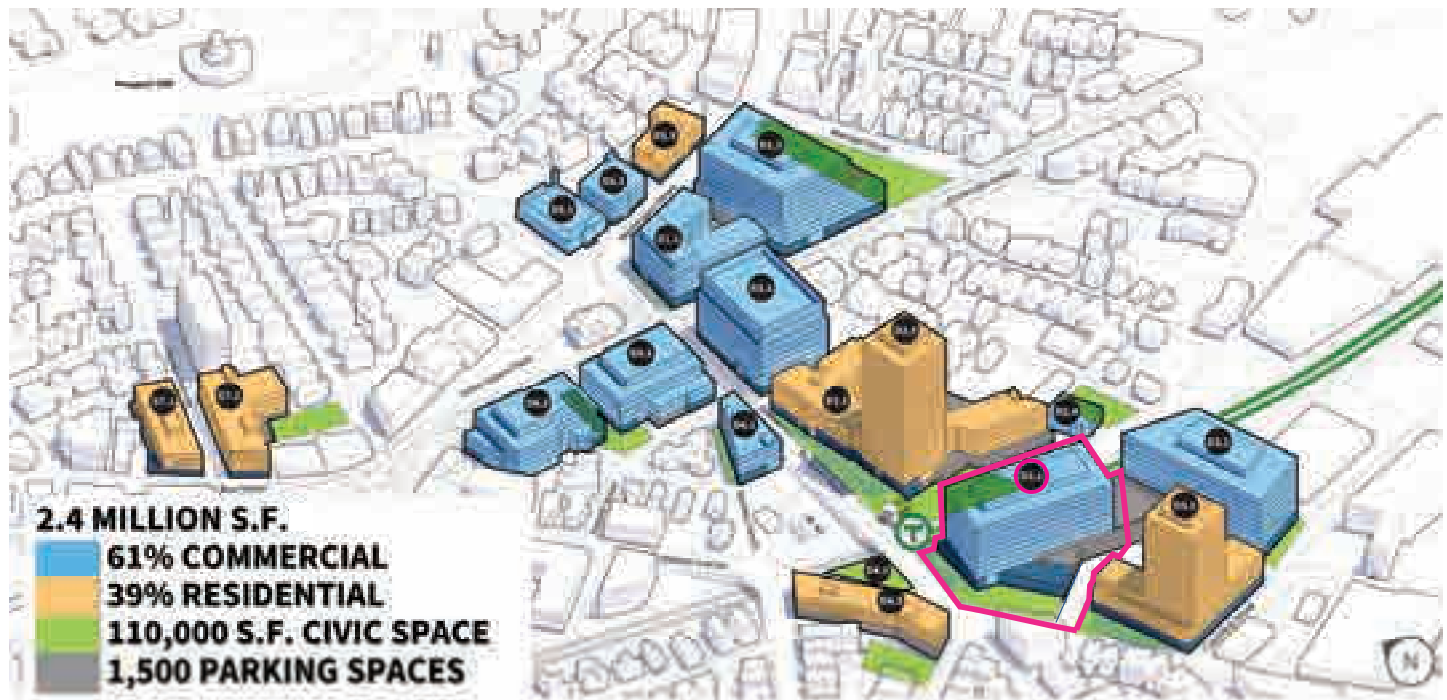


**AHA**  
Mechanical Engineer



**dbHMS**  
Sustainability Consultant





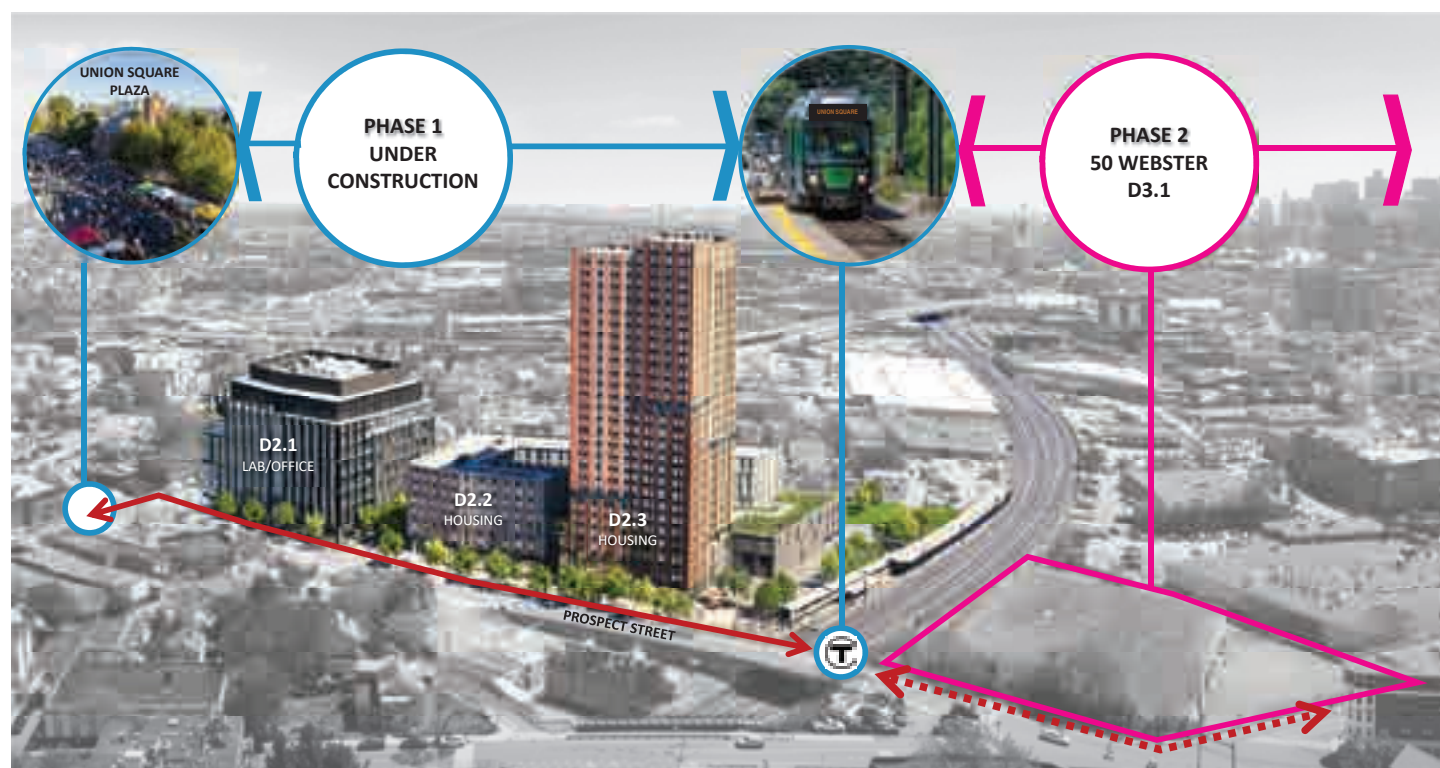
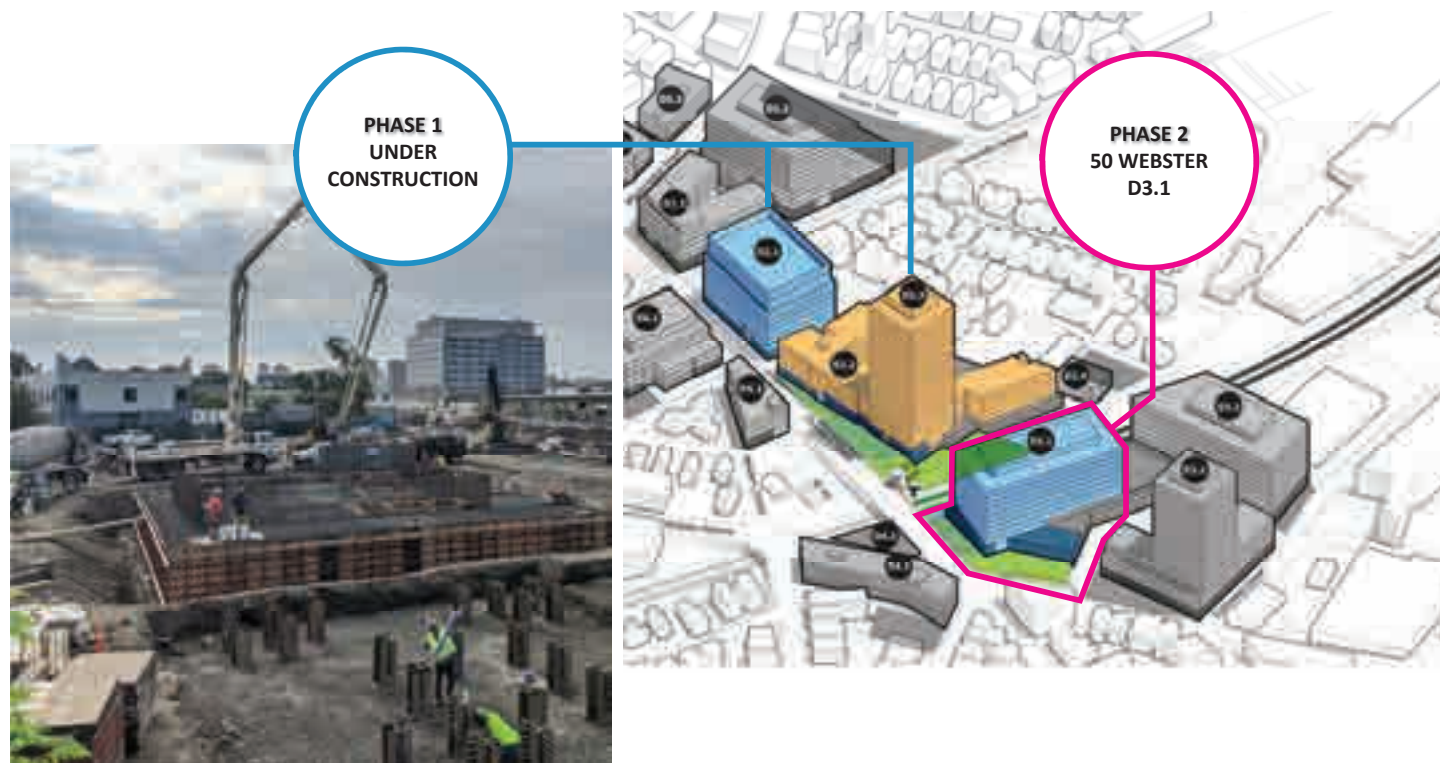
MASTER BLOCK AND LOT PLAN



50 WEBSTER AVENUE (D3.1) BLOCK AND LOT PLAN









## NEIGHBORHOOD MEETING #1

### 50 WEBSTER AVENUE | BUILDING LOT

Context / Site History  
Analysis & Exploration  
Ideas & Opportunities  
Questions & Discussion



## SITE HISTORY

SPECIAL THANKS TO THE







## SITE HISTORY | UNION GLASS COMPANY

### HISTORY

- Founded by Francis & Armory Houghton in 1854
- Sold to Thomas Dana in 1860
- Houghton subsequently founded the Corning Flint Glass Company in Corning, NY
- Julian deCordova took control in 1893 when his wife, Elizabeth Dana deCordova, inherited the company
- Shifted focus to cut-glass and art objects
- Produced the highest quality glass objects, rivaling the best companies at the time
- At peak, employed 200 workers
- Ceased operations in 1927



Francis Houghton



Julian DeCordova

PRODUCTS

- Only produced flint (leaded) glass products
- Flint glass combined saltpeter, red lead, pearl ash and sand sourced from the Berkshires
- Initially focused on pressed tableware, globes and oil lamps
- As cut glass became popular, provided blanks and also sold cut glass in-house
- Produced the largest American cut-glass punchbowl in existence (30 gallon capacity, 150 lbs.)
- A popular line of vases were sold to florists
- Also produced, other glass art inspired by Venetian forms or the iridescent glass line, Kew



# BUILDING ANALYSIS & EXPLORATION



PROSPECT HILL TOWER



HOUSING



HOUSING



HOUSING



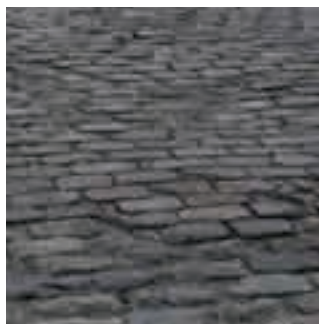
HOUSING



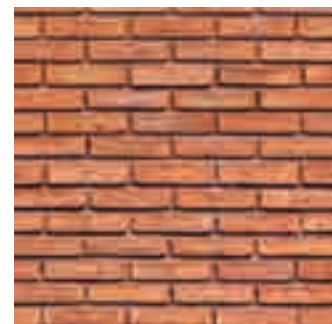
SOMERVILLE HIGH SCHOOL



STONE



COBBLESTONE



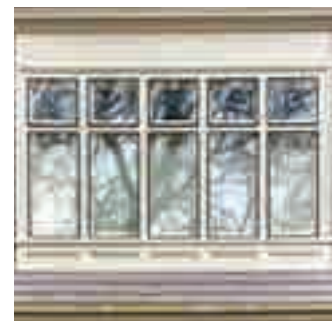
BRICK



WOOD



STEEL



GLASS





EAST SOMERVILLE COMMUNITY SCHOOL



1060 BROADWAY



SOMERVILLE HIGH SCHOOL



10 PROSPECT (D2.1)



20- 50 PROSPECT (D2.3)



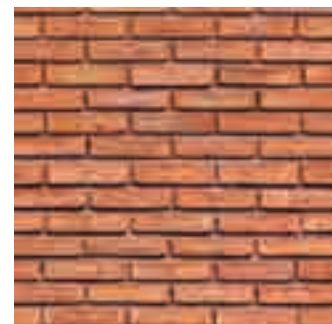
BOYNTON YARDS LAB



WOOD



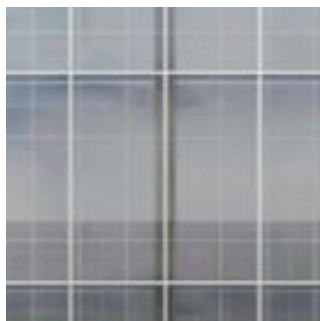
CONCRETE



BRICK



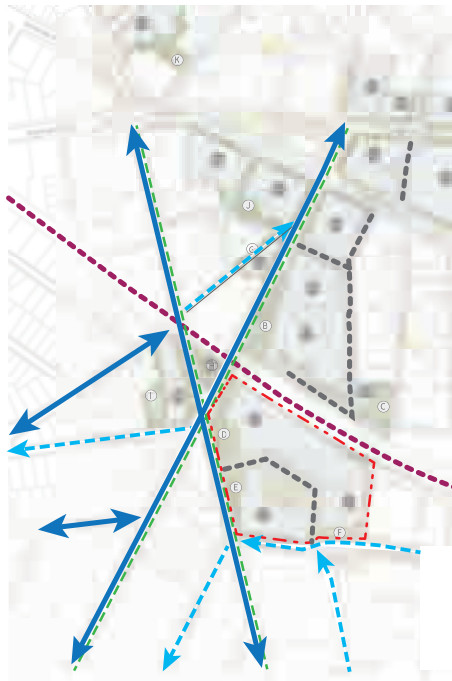
METAL PANEL



GLASS



STEEL



CIRCULATION

- TWO WAY ROAD W/BIKE LANE
- TWO WAY ROAD
- - - ONE WAY ROAD W/BIKE LANE
- - - TRAIN
- - - SERVICE ROADS



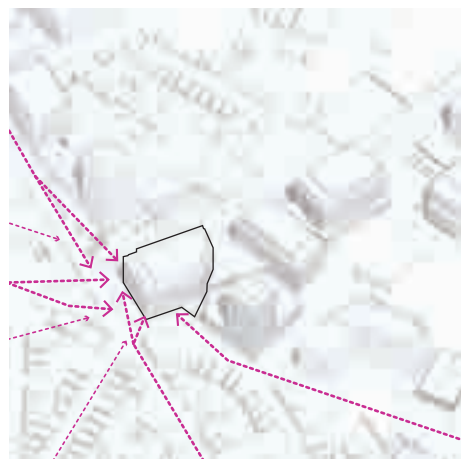
CIVIC SPACES & PEDESTRIAN PATH

- PROPOSED CIVIC SPACE
- - - PEDESTRIAN PATH

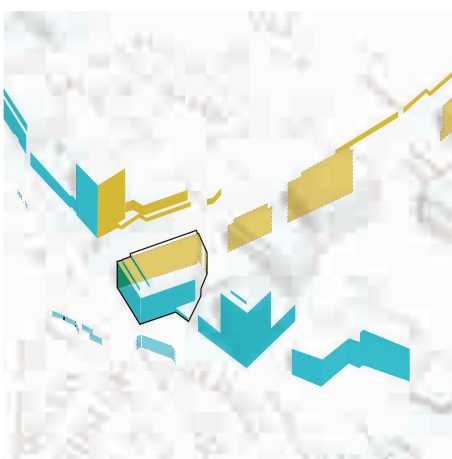


SCALE

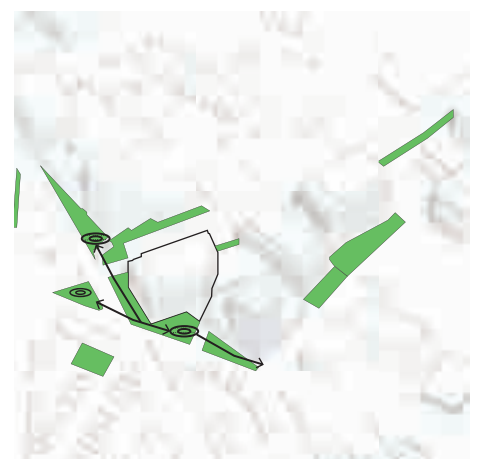
- MASTER PLAN BLDGS: 5 > LEVELS
- MASTER PLAN BLDGS: 4 - 5 LEVELS
- MASTER PLAN BLDGS: < 4 LEVELS
- EXISTING BLDGS: 4 - 5 LEVELS
- EXISTING BLDGS: < 4 LEVELS



SIGHTLINES



BUILDING FACES

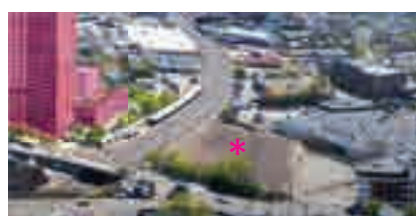


PUBLIC SPACES AND CONNECTIONS

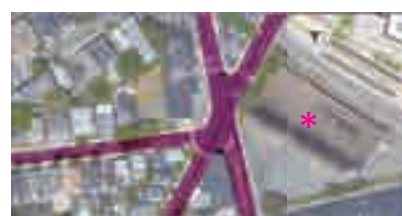




ANALYSIS & EXPLORATION | NOTABLE AREA ADJACENCIES



1 D2 Projects



4 5 Way Intersection



2 Green Line Extension



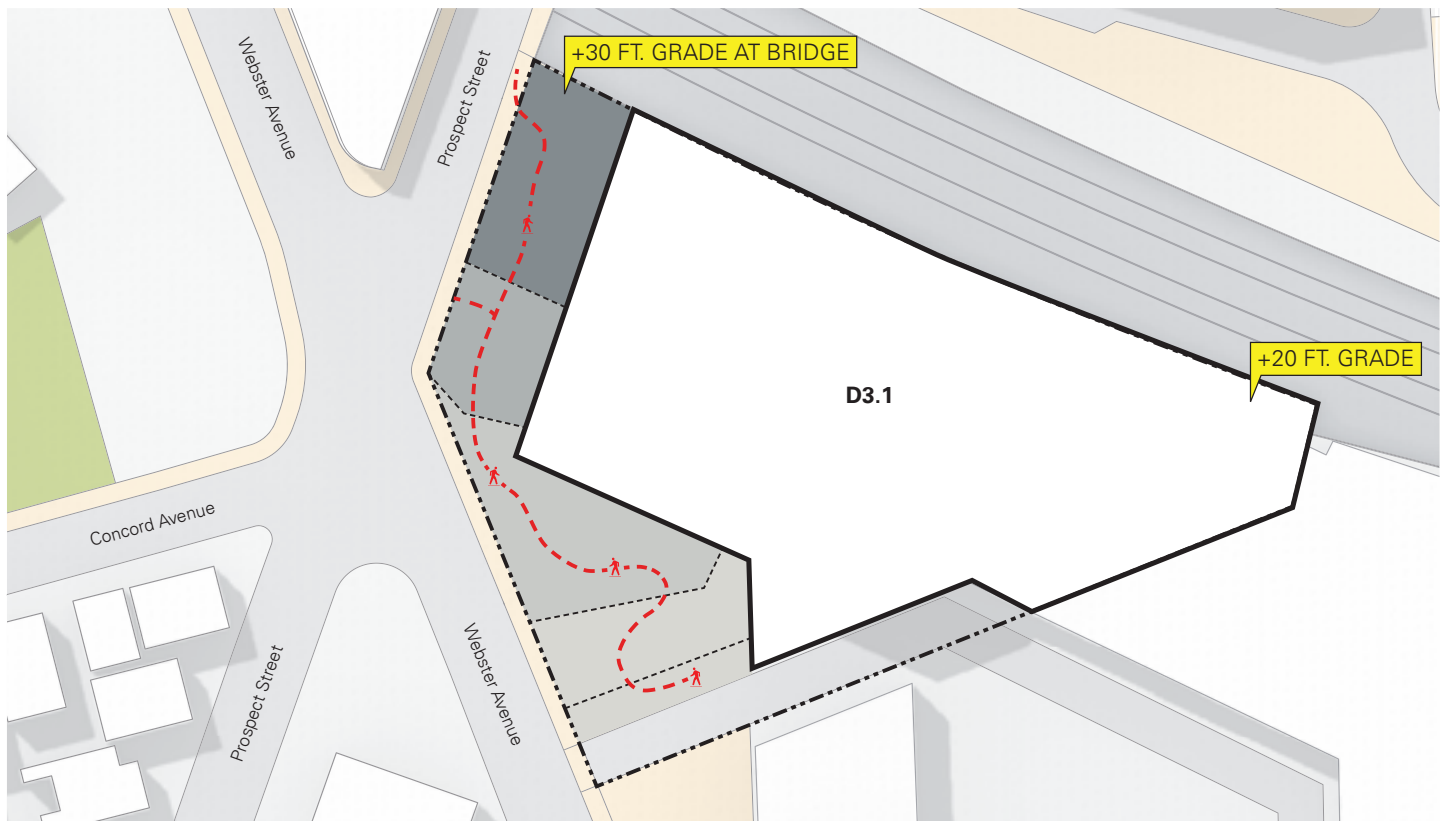
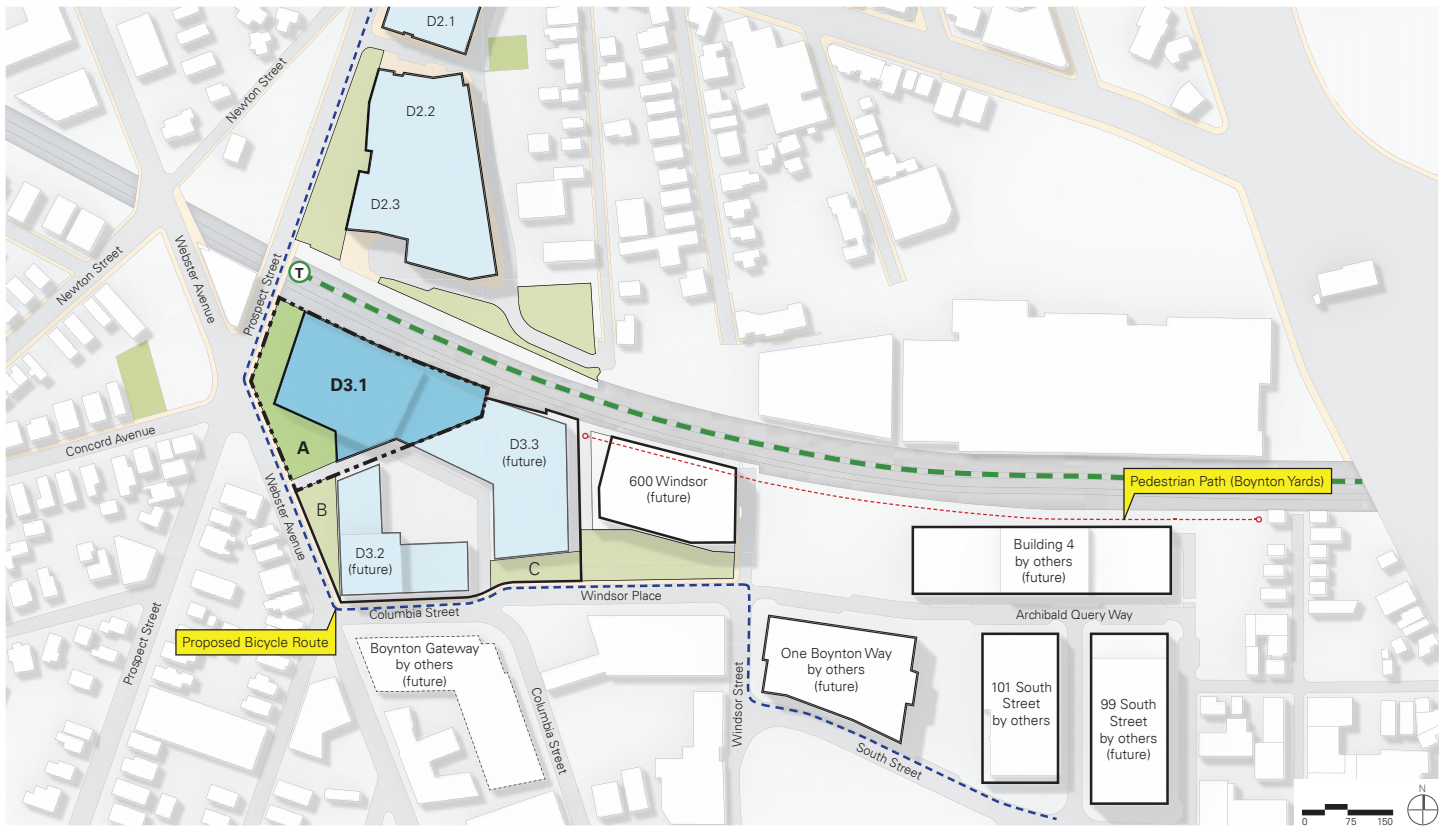
5 Grade Changes

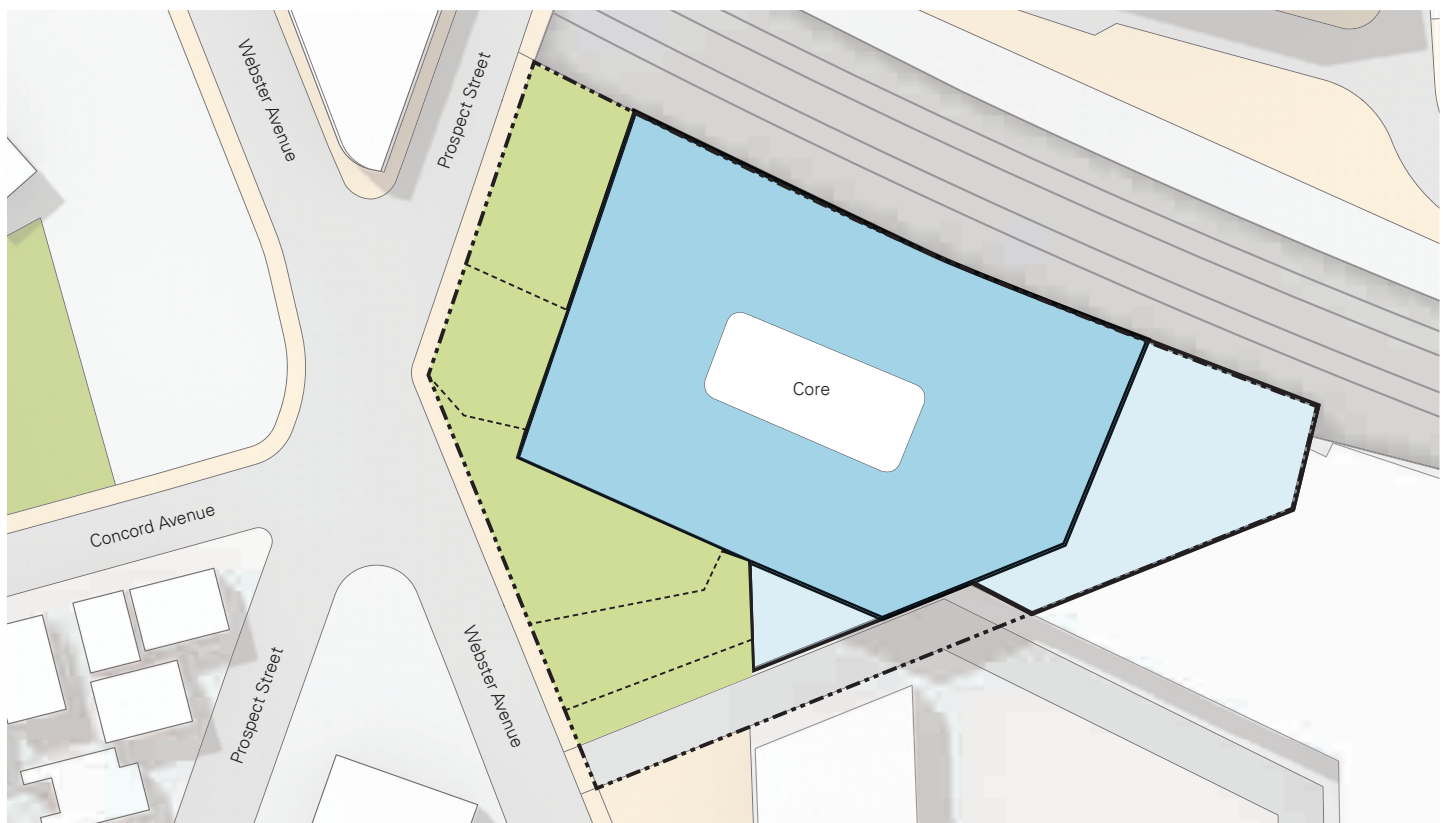
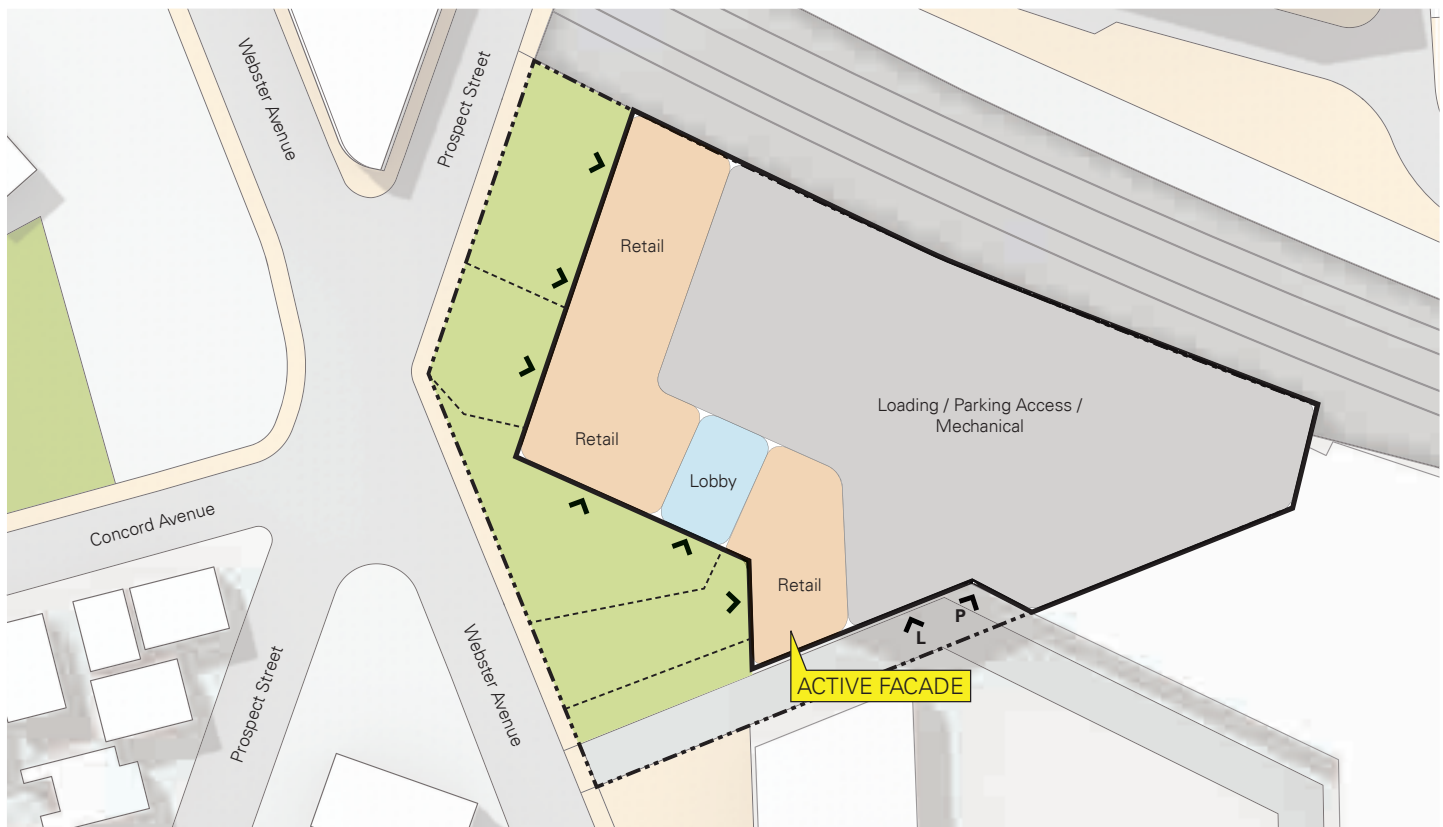


3 Commuter Rail ROW

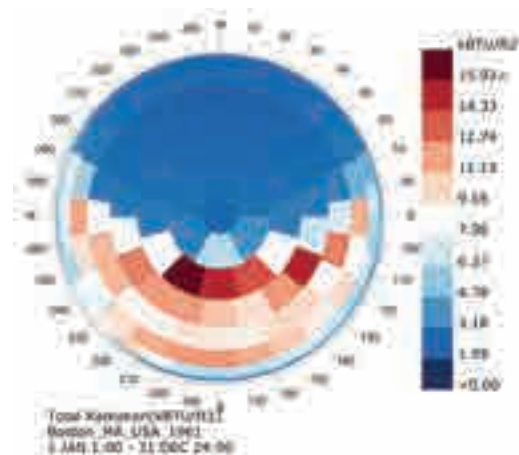
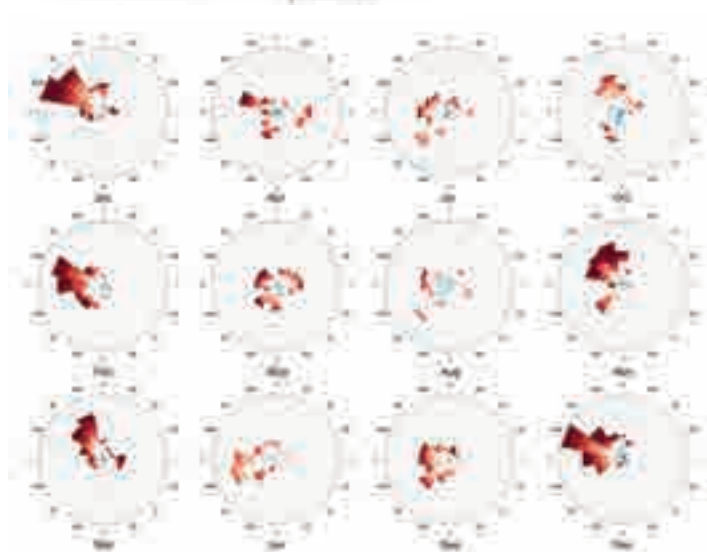
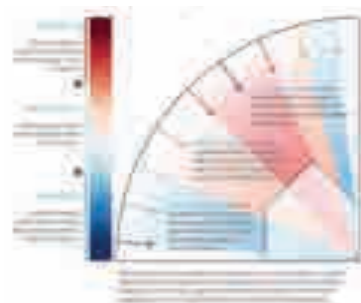
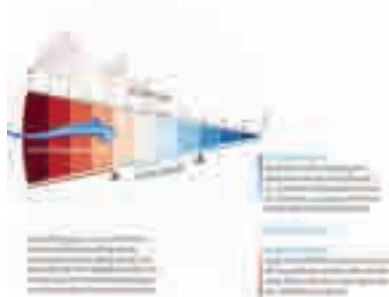


6 Phased 'D3 Block' Implementation





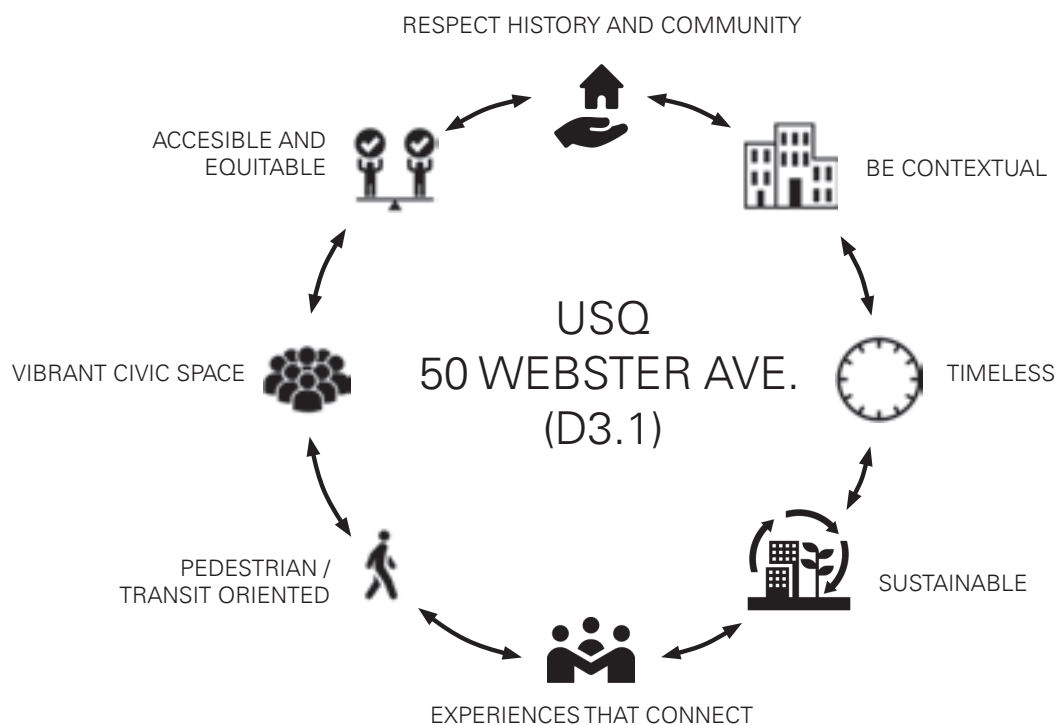


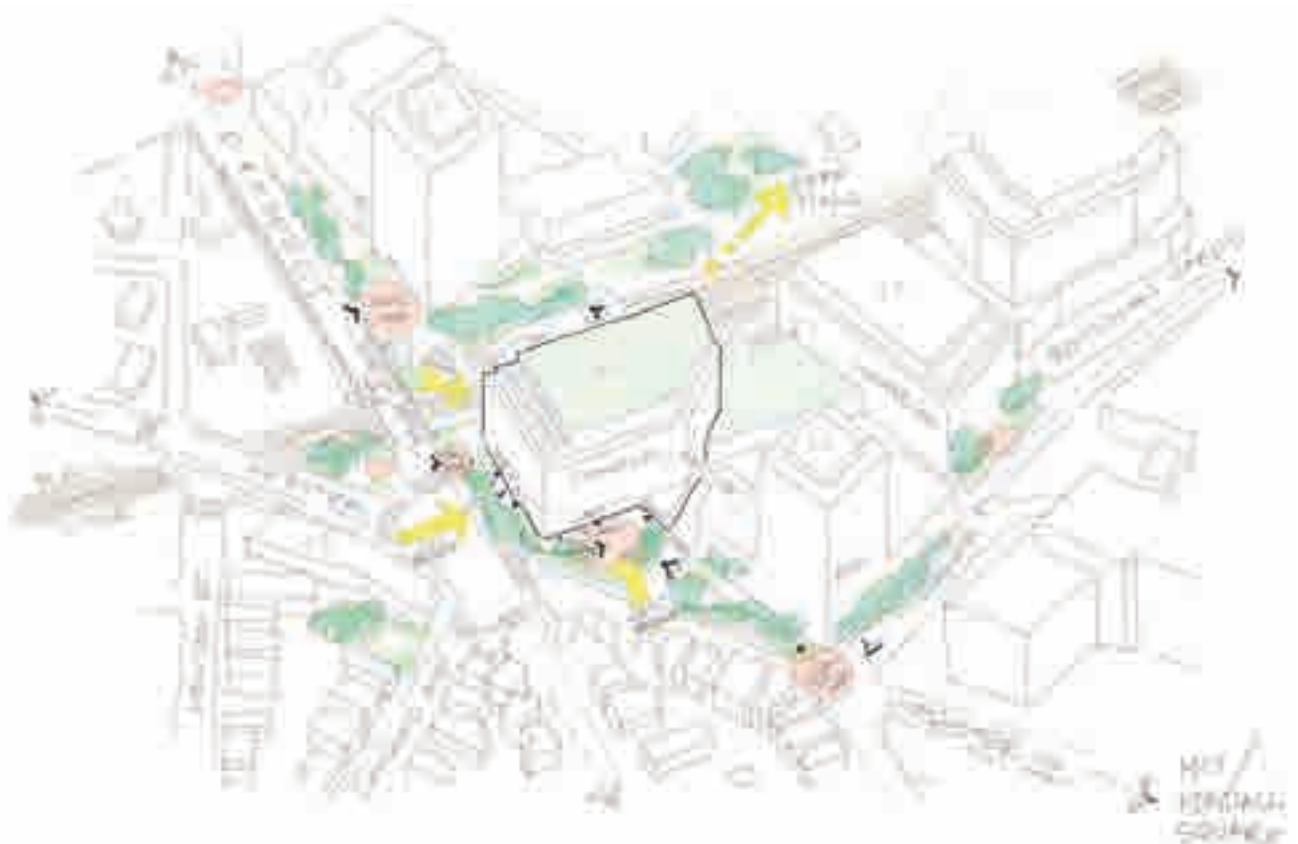


# BUILDING IDEAS & OPPORTUNITIES



IDEAS & OPPORTUNITIES | PROJECT PRINCIPLES









- ACTIVATED BUILDING PROGRAM
- HIGH PERCENTAGE OF STOREFRONT GLAZING
- MULTIPLE ACCESSIBLE PATHWAYS
- PLACES TO SIT AND SEE
- ADDED GREEN
- SHADED COMFORT

IDEAS & OPPORTUNITIES | GROUND FLOOR ACTIVATION | PRECEDENTS



GATHERING



PEOPLE WATCHING



EQUITY



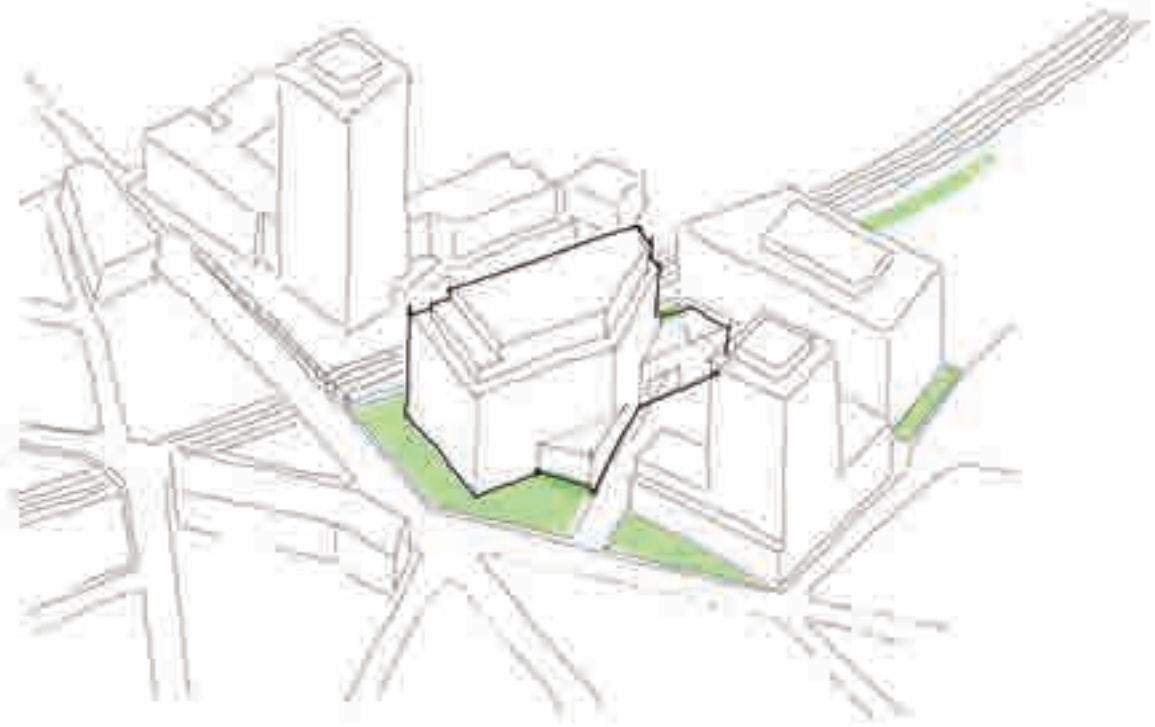
VERDENT



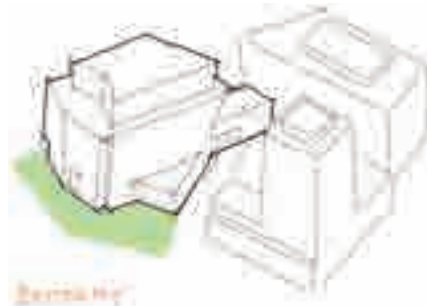
ACTIVATE



RESPIRE



ANALYSIS & EXPLORATION | INITIAL MASSING STUDIES

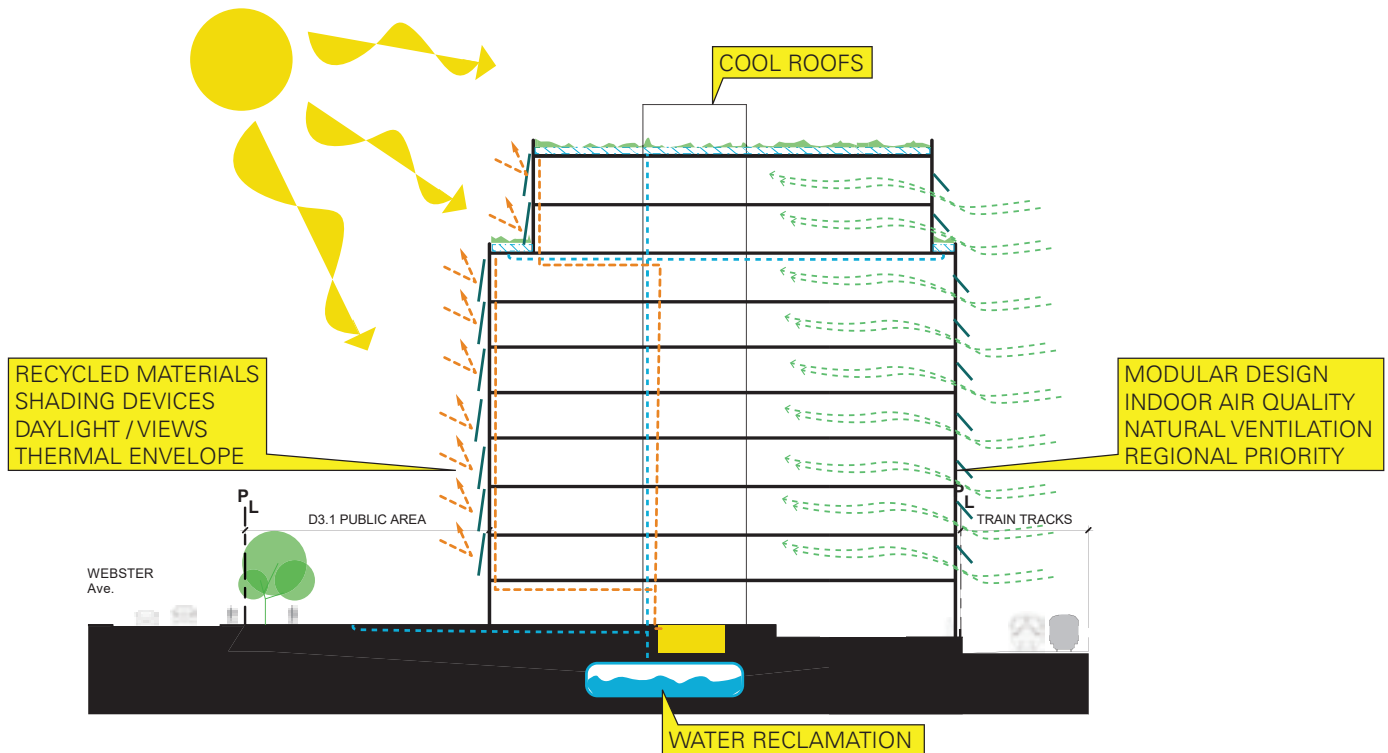








SUSTAINABILITY | CONCEPT APPROACHES



# BUILDING QUESTIONS & DISCUSSIONS

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## **NEIGHBORHOOD MEETING #1** **50 WEBSTER AVENUE** | CIVIC SPACE A

Context

Analysis & Exploration

Ideas & Opportunities

Questions & Discussion

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1 D2 Projects



4 5 Way Intersection



2 Green Line Extension



5 Grade Changes



3 Commuter Rail ROW



6 Phased 'D3 Block' Implementation







Pocket Park (Stone Place Park)



Plaza (Statue Plaza)

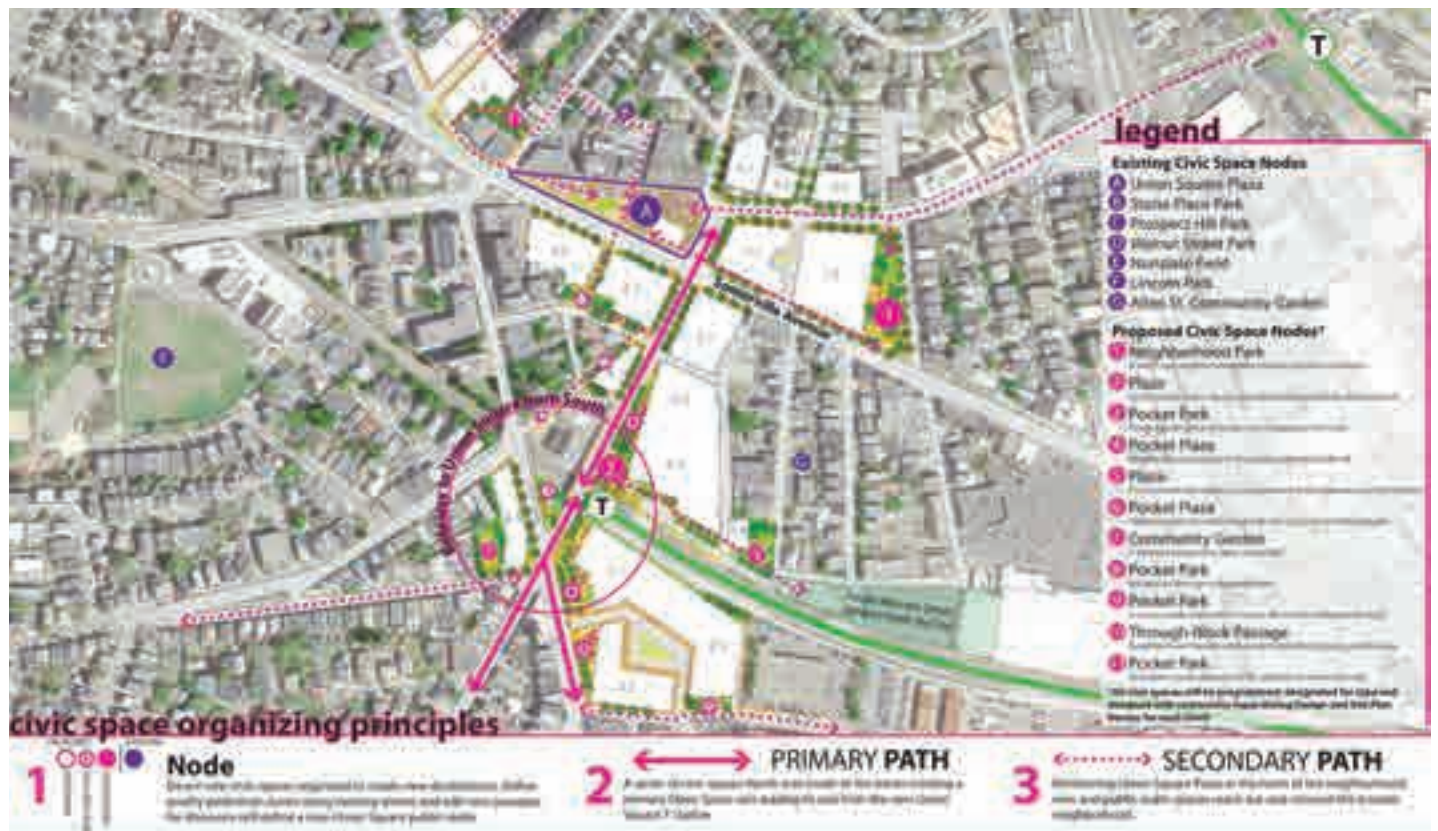


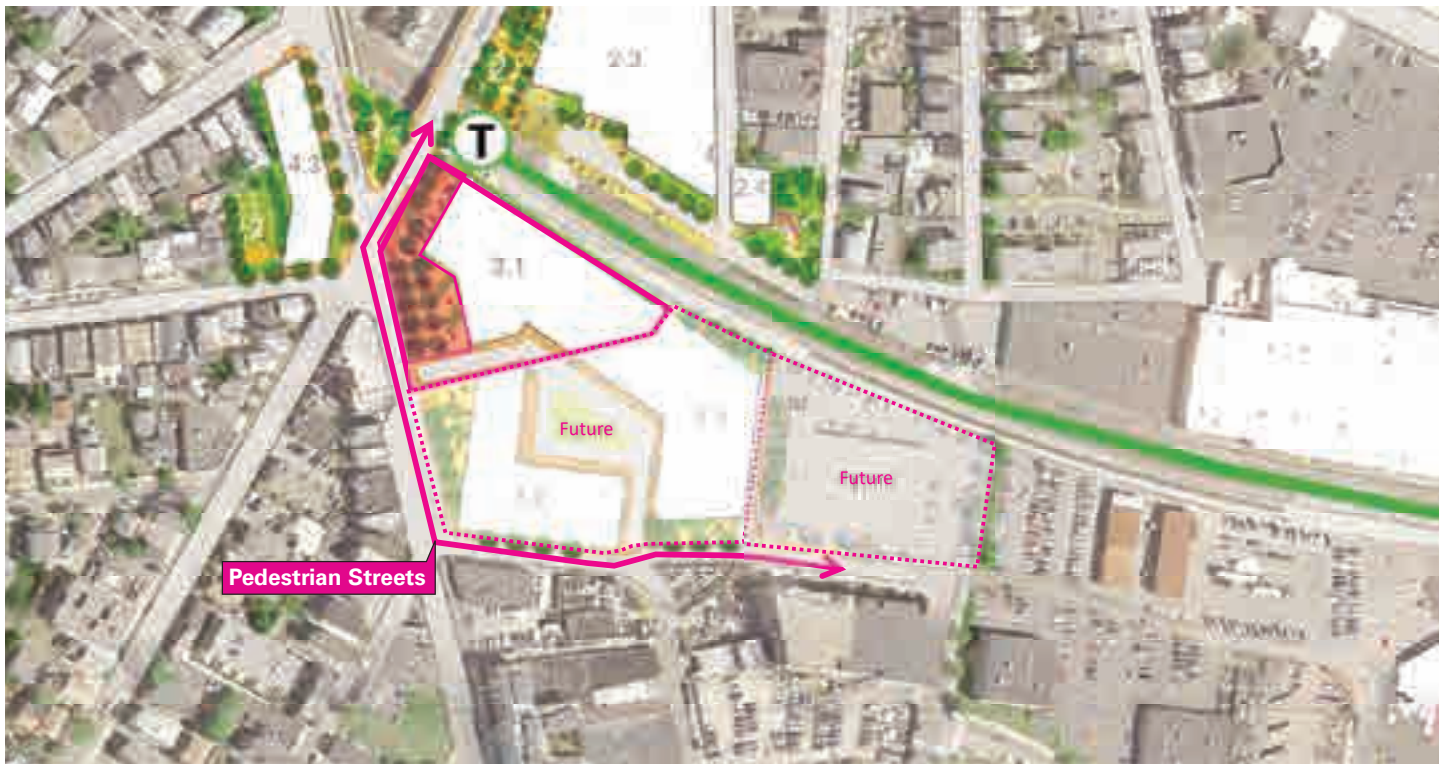
Green (Winthrop Square Park)



Pocket Plaza (Paley Park, NY)

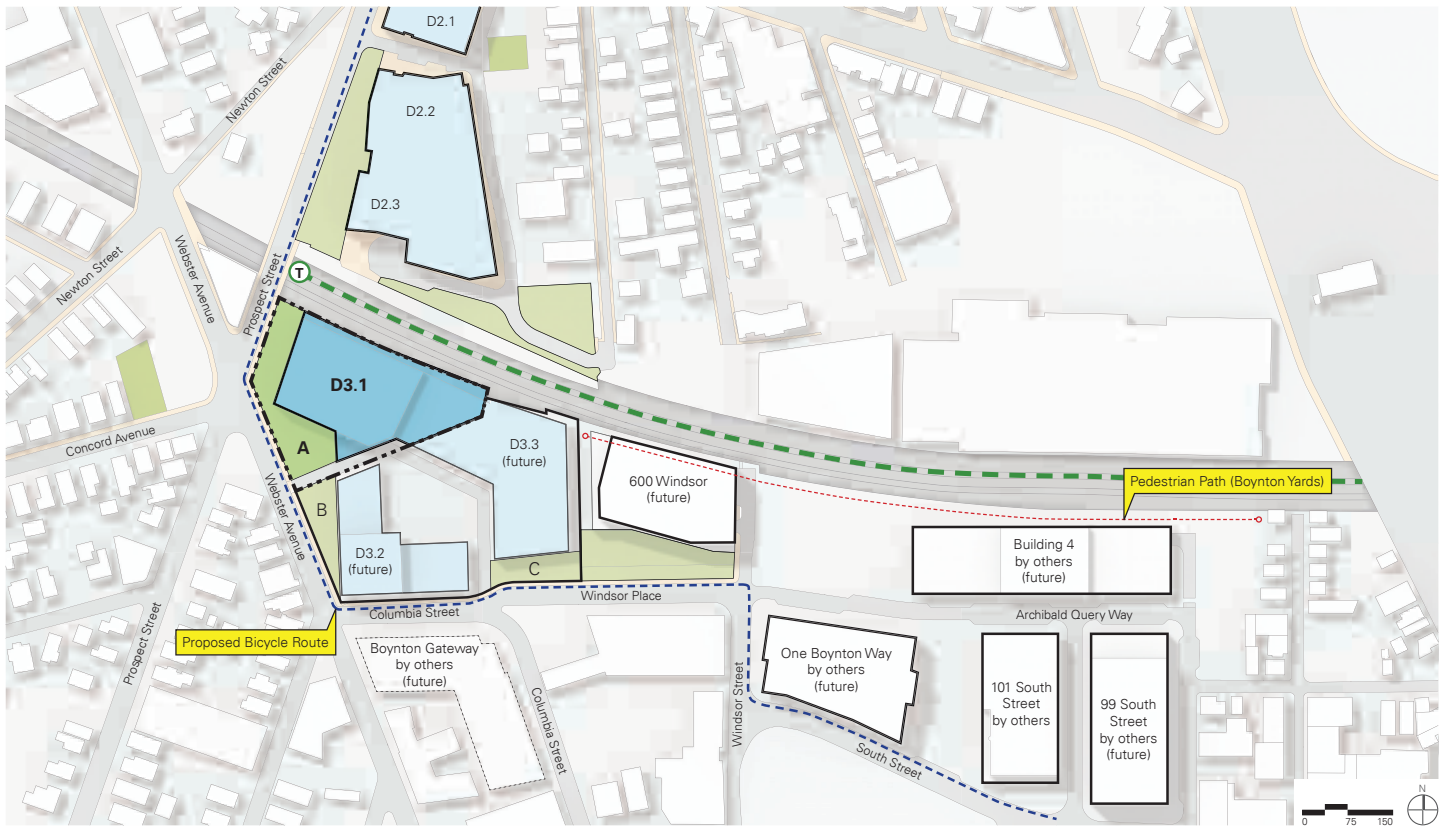
## CONTEXT | ORGANIZING PRINCIPLES





# CIVIC SPACE ANALYSIS & EXPLORATION

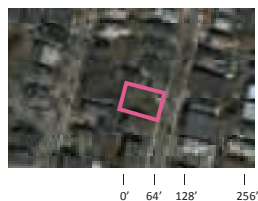




## ANALYSIS & EXPLORATION | SCALE COMPARISON

### 5,000 - 6,000 SQUARE FEET

**QUINCY STREET PARK, SOMERVILLE, MA**  
5,100 SF



**STONE PLACE PARK, SOMERVILLE, MA**  
6,100 SF



**ALLEN STREET COMMUNITY GARDEN, SOMERVILLE, MA**  
5,100 SF

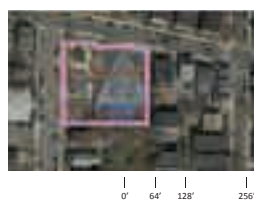


### 25,000 - 35,000 SF

**EDWARD LEATHERS PARK, SOMERVILLE, MA**  
32,300 SF



**KELLY-MORSE PARK, SOMERVILLE, MA**  
27,000 SF



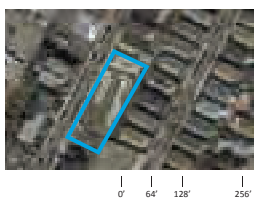
**ALBION STREET PARK, SOMERVILLE, MA**  
30,000 SF



## ANALYSIS & EXPLORATION | SCALE COMPARISON

### 14,000 - 17,000 SF

**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



### CIVIC SPACE = ~16,000 SF







GREEN



POCKET PARK

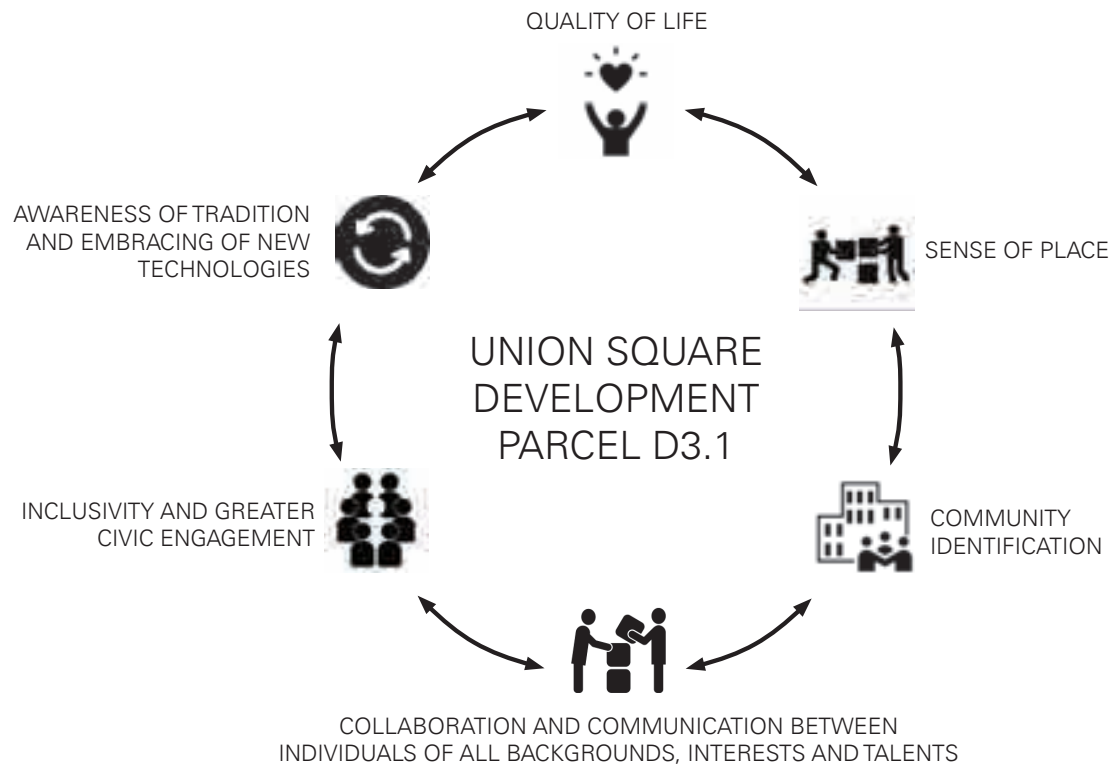


PLAZA



PLAYSPACE

# CIVIC SPACE IDEAS & OPPORTUNITIES



SPACE TO OBSERVE / RELAX



CIRCULATION AND MOVEMENT





SPACE FOR SOLACE / SAFETY



MAINTAIN SPACE FOR FREE FLOW



ECOLOGICAL PERFORMANCE



HUMAN PERFORMANCE





FEATURE LIGHTING ELEMENTS



INTERACTIVE WATER FEATURE



STRONG GEOMETRIES



SINUOUS PATHS



EMMERSIVE PLANTING EXPERIENCE



PROTECTIVE PLANTING EXPERIENCE



CREATING DENSE CANOPY



CAPTURING STORMWATER





REFLECT HISTORY & COMMUNITY



MAKE USEFUL CIVIC SPACE



SAFE AND EQUITABLE



CONNECT SPACES



OFFSET HEAT ISLAND EFFECT





# **CIVIC SPACE**

## QUESTIONS & DISCUSSIONS



# PUBLIC PROCESS + DESIGN REVIEW MATERIALS

B. DESIGN REVIEW COMMITTEE PRESENTATIONS

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## PROJECT TEAM

<b>US2</b> 50/5 US Urban Square D3.1 Owner LLC		
<b>SGA</b> Architect		
<b>MARVEL DESIGN</b> Design Architect + Landscape Architect		
<b>HOWARD STEIN HUDSON</b> Civil Engineer		
<b>MCMAMARA SALVIA</b> Structural Engineer		
<b>AHA</b> Mechanical Engineer		
<b>dbHMS</b> Sustainability Consultant		

# SITE CONTEXT

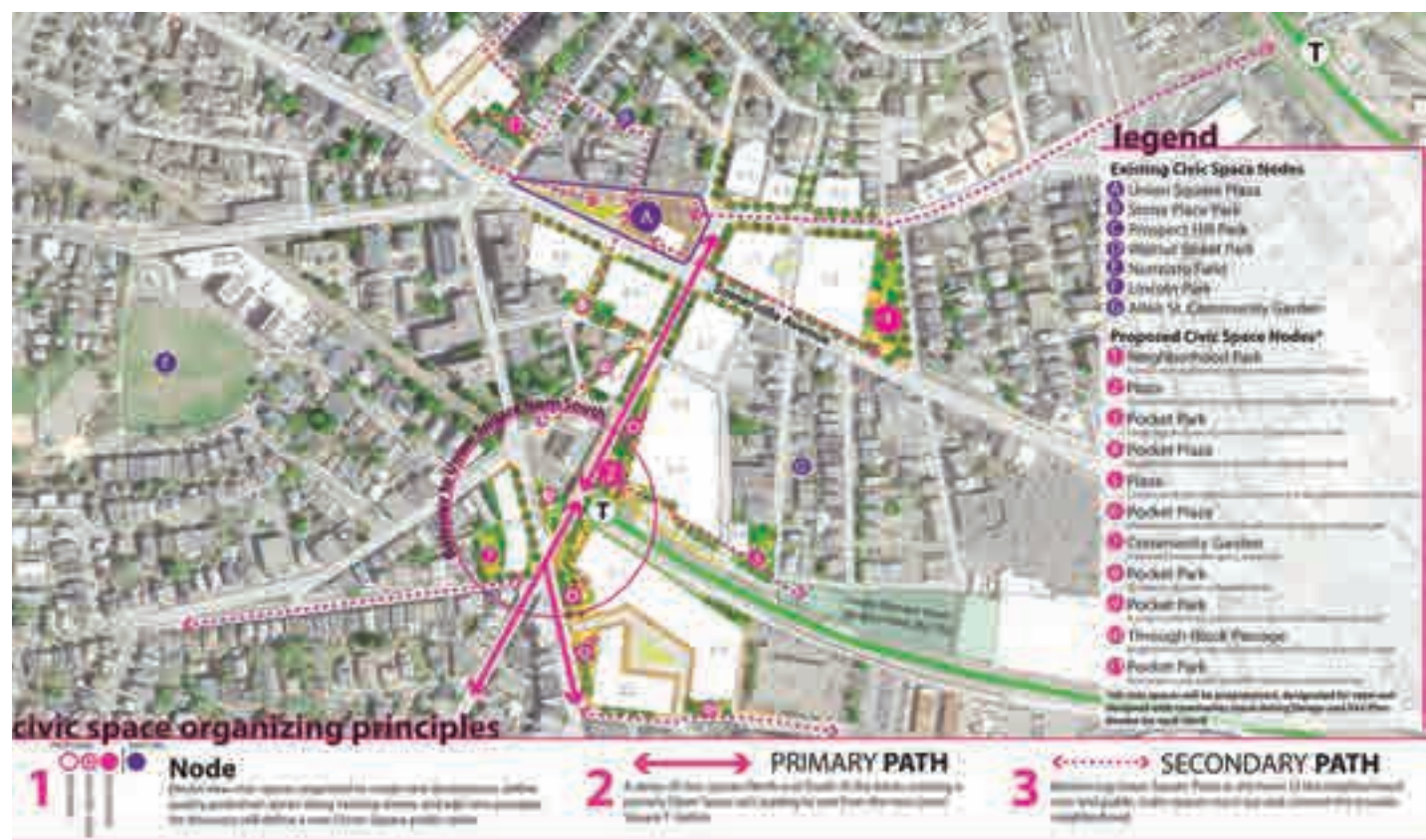
## SITE LOCATION



50 WEBSTER



CIVIC SPACE IN CONTEXT | ORGANIZING PRINCIPLES



CIVIC SPACE IN CONTEXT | EXISTING CONDITIONS

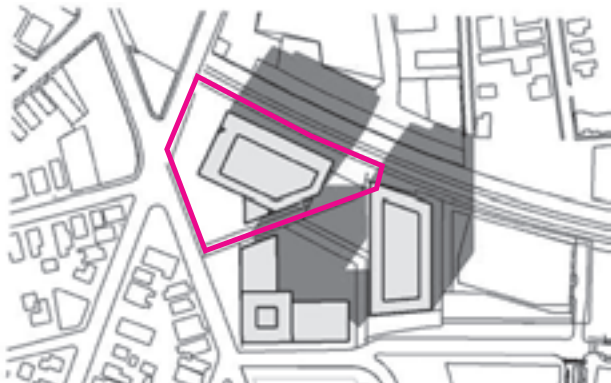




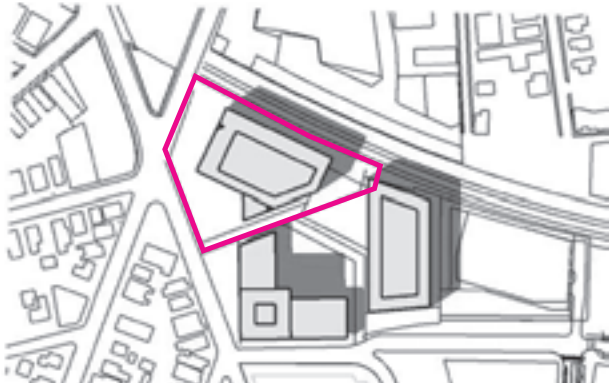
CIVIC SPACE IN CONTEXT | EXISTING CONDITIONS



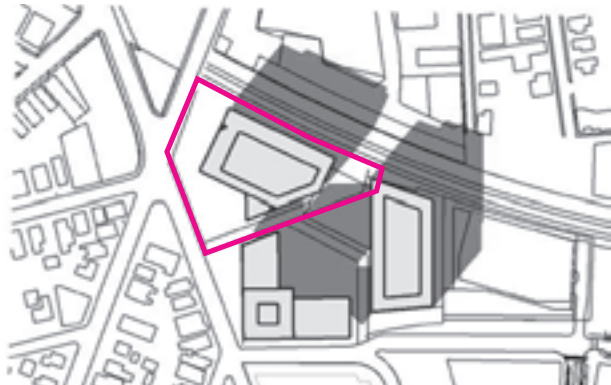
CIVIC SPACE IN CONTEXT | SEASONAL SOLAR STUDIES AT 2PM



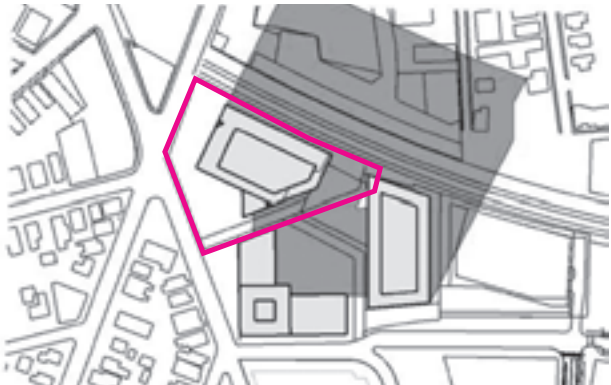
SPRING 2PM



SUMMER 2PM

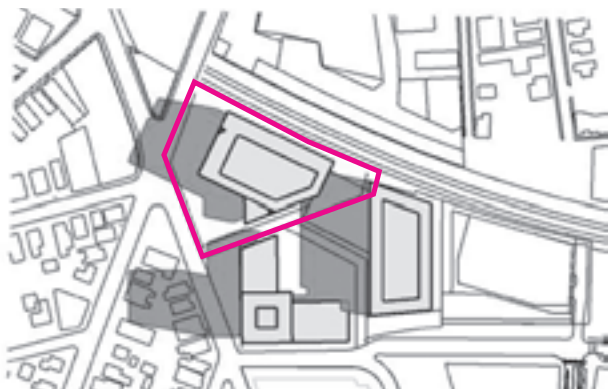


FALL 2PM



WINTER 2PM

CIVIC SPACE IN CONTEXT | SUMMER SOLAR STUDIES



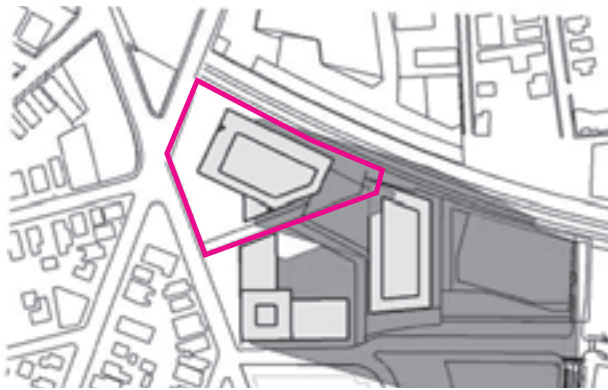
JUNE 21 | 9AM



JUNE 21 | 12PM



JUNE 21 | 3PM

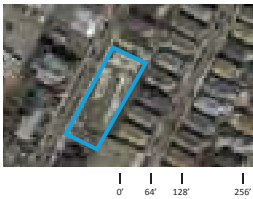


JUNE 21 | 6PM



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

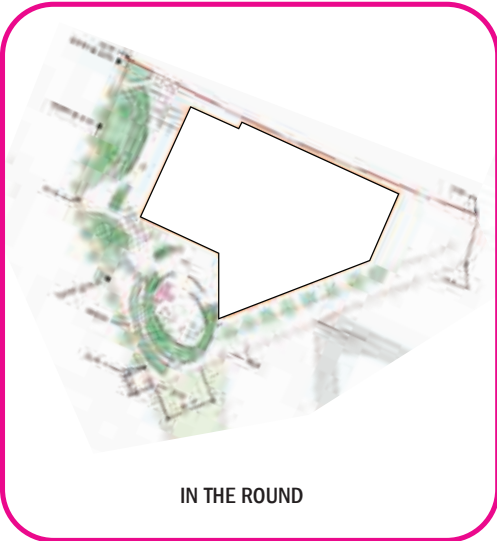


EXTEND CHARACTER INTO SITE FEATURES

# CIVIC SPACE DESIGN



CIVIC SPACE DESIGN | PREFERRED OPTION



IN THE ROUND



PLANTED SQUARES



URBAN EDDIES



CIVIC SPACE DESIGN | ANNOTATED RENDERED PLAN

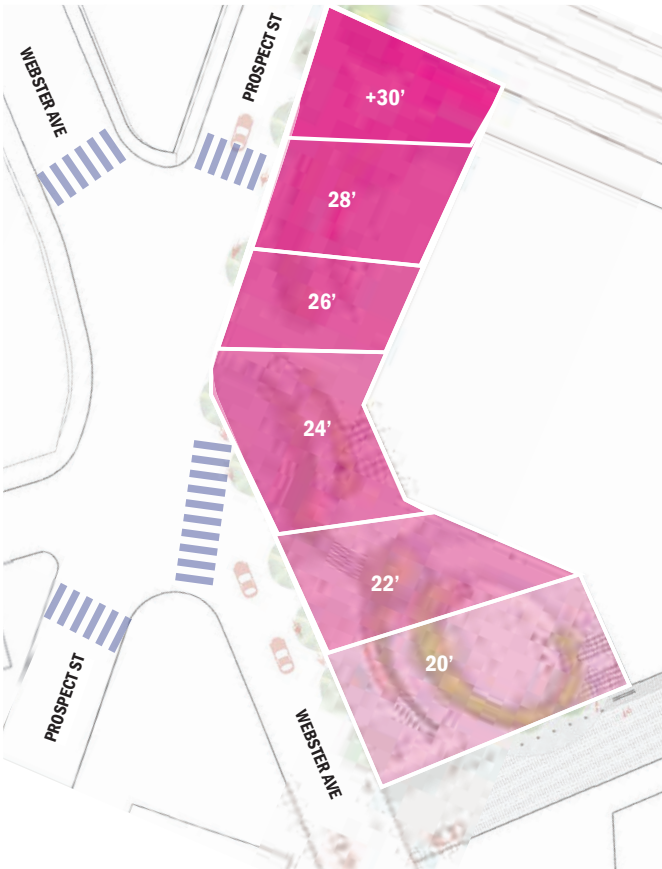


CIVIC SPACE DESIGN | EXISTING ELEVATION CHANGES

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 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



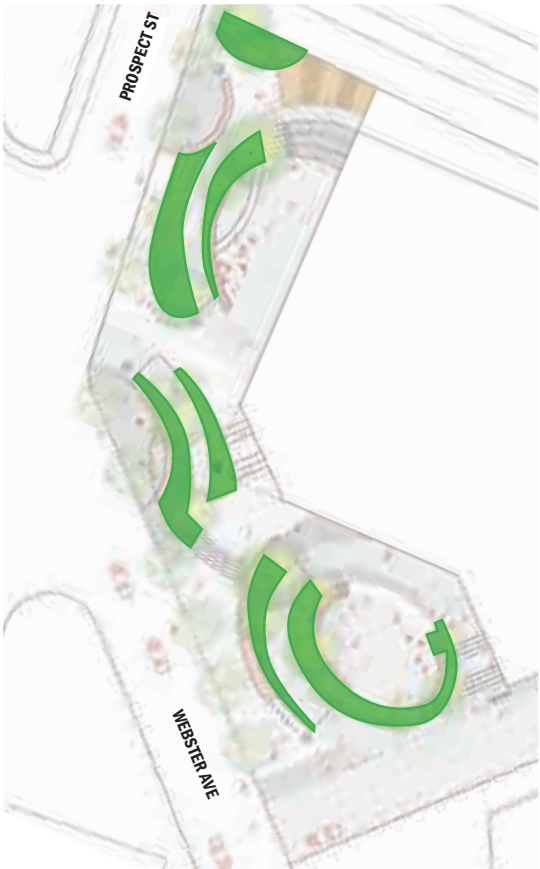
STORMWATER CAPTURE



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



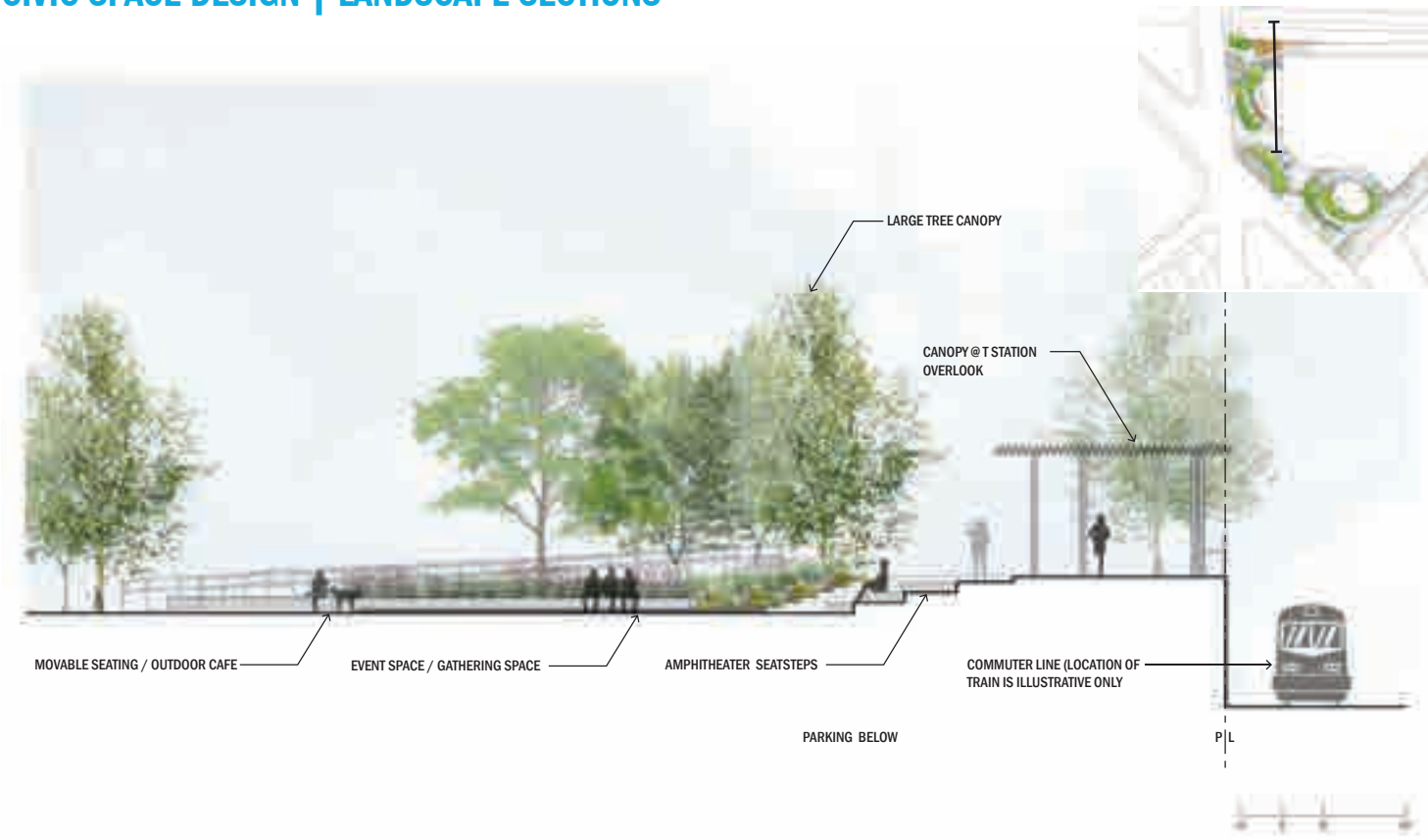
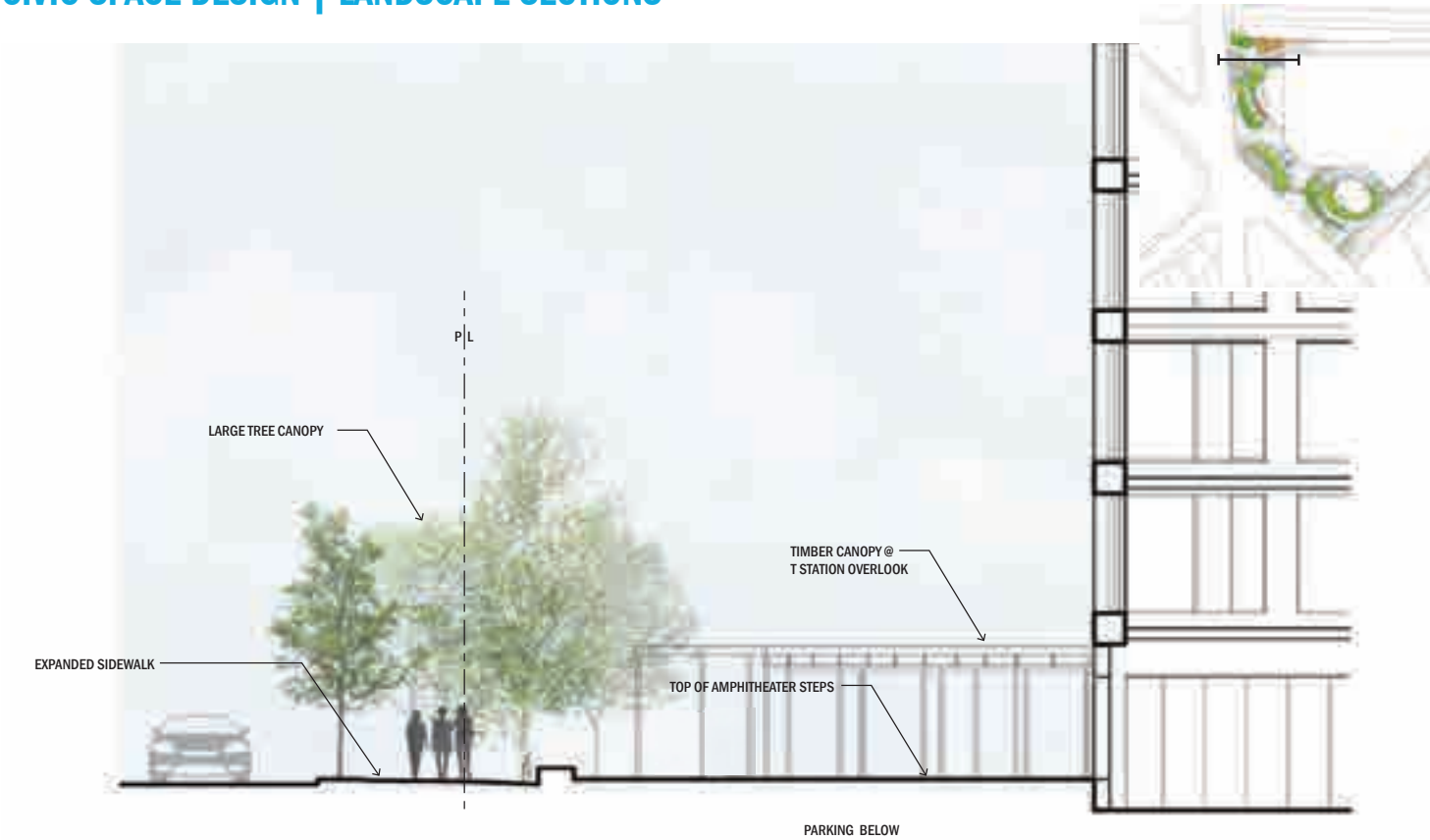


CIVIC SPACE DESIGN | LOWER PLAZA AT THOROUGHFARE



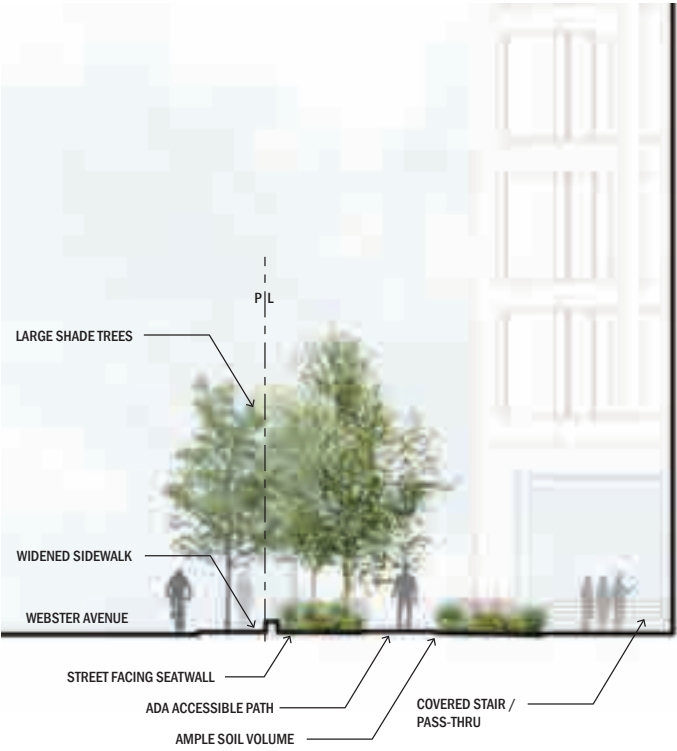
CIVIC SPACE DESIGN | LOWER PLAZA AT WEBSTER AVE



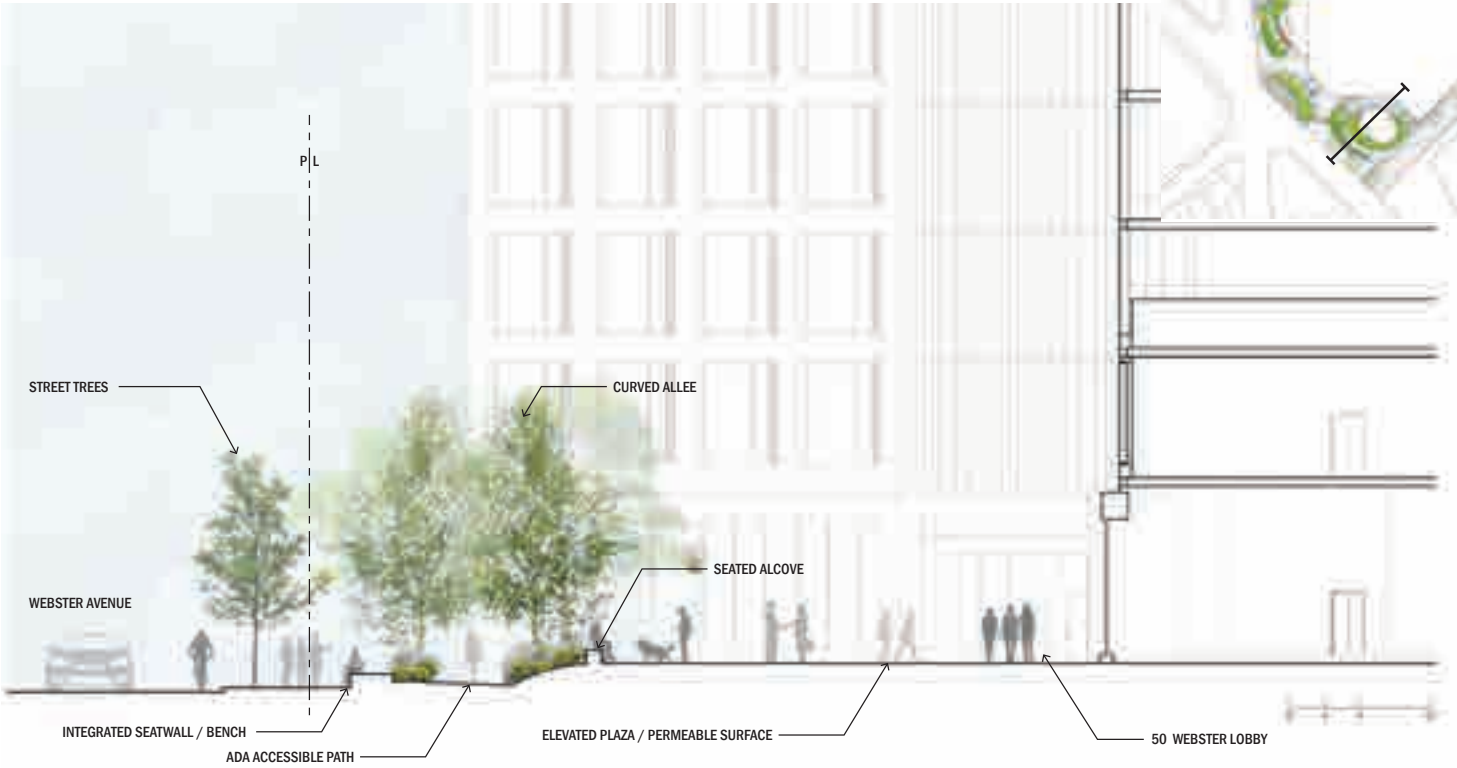




CIVIC SPACE DESIGN | LANDSCAPE SECTIONS



CIVIC SPACE DESIGN | LANDSCAPE SECTIONS





# 62 PROSPECT STREET (D3.1)

URBAN DESIGN COMMISSION SUBMISSION #2 | 11/23/21

CIVIC SPACE



## PREVIOUS CIVIC SPACE DESIGN | OCTOBER 26, 2021

### WHAT WE HEARD

CONSIDER STREETScape IMPROVEMENTS TO CREATE A SAFER AND MORE ACCESSIBLE SIDEWALK CONDITION

CREATE LESS OF A PERCEIVED EDGE AT THE PROPERTY LINE

CREATE DISTINCTION THAT REFLECTS UNION SQUARE AND PROVIDE PROGRAM THAT IS OUTWARD FACING

DISTINGUISH GREEN ROOMS FROM ONE ANOTHER

CONSIDER LIMITING CIRCULATION THROUGH THE SITE AS IT REDUCES THE USE OF PLAZA AREAS

DEMONSTRATE GRADING ACROSS THE SITE

ADAPT 'CUT GLASS' HISTORY TO MATERIAL CHOICES AND INTEGRATION OF LIGHT





### OUR RESPONSE

REORIENT UPPER PLAZA TOWARD UNION SQUARE & D2 PLAZA

LEVERAGE NORTHERN PLAZA FOR PAVILION STRUCTURE AND ENCOURAGE VISIBILITY

ADD ELEMENTS OF SURPRISE AND DISTINCTION WITH COLORFUL FURNITURE AND LIGHTING FEATURES

CREATE SPACE FOR INTERACTIVE FEATURES AND ARTISTIC EXPRESSION AND DISPLAY

ADD A LARGE CONTIGUOUS PLANTER AT BASE OF BUILDING COLUMN AND ELIMINATE STAIR TO CREATE A UNIQUE EXPERIENCE AND UNIVERSAL ACCESS AT PASS-THRU

INTEGRATE GLASS FEATURES INTO PAVING, SHADE CANOPY, AND BUILDING COLUMN

WIDEN ALL SIDEWALKS TO EXCEED CITY'S STREETSCAPE GOALS AND ACTIVATE AN EQUITABLE PUBLIC SPACE EDGE

PROVIDE PLACEMAKING OPPORTUNITIES FOR THE COMMUNITY



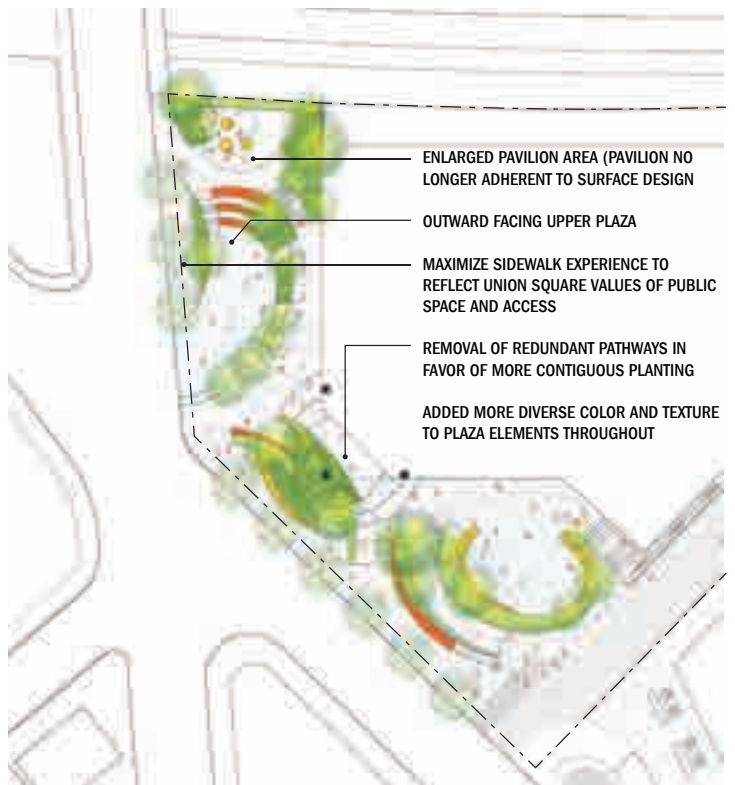
UDC SUBMISSION #2 11/23/2021 3



## CIVIC SPACE DESIGN | COMPARISON



PREVIOUS UDC PLAN



PROPOSED UDC PLAN



UDC SUBMISSION #2 11/23/2021 4



**STREETSCAPE SITEWALK | NOVEMBER 2, 2021**

PARTICIPANTS INCLUDED: SOMERVILLE'S MOBILITY DIVISION, DEPARTMENT OF ENGINEERING, ECONOMIC DEVELOPMENT, PSUF, TOOLE DESIGN, KLEINFELDER ENGINEERING, KLOPFER MARTIN DESIGN GROUP...AND PROJECT TEAM; HSH TRANSPORTATION ENGINEERS, MARVEL, US2

CIVIC SPACE DESIGN | ANNOTATED RENDERED PLAN



CIVIC SPACE DESIGN | FULL SITE PLAN





## CIVIC SPACE DESIGN | EXISTING ELEVATION CHANGES

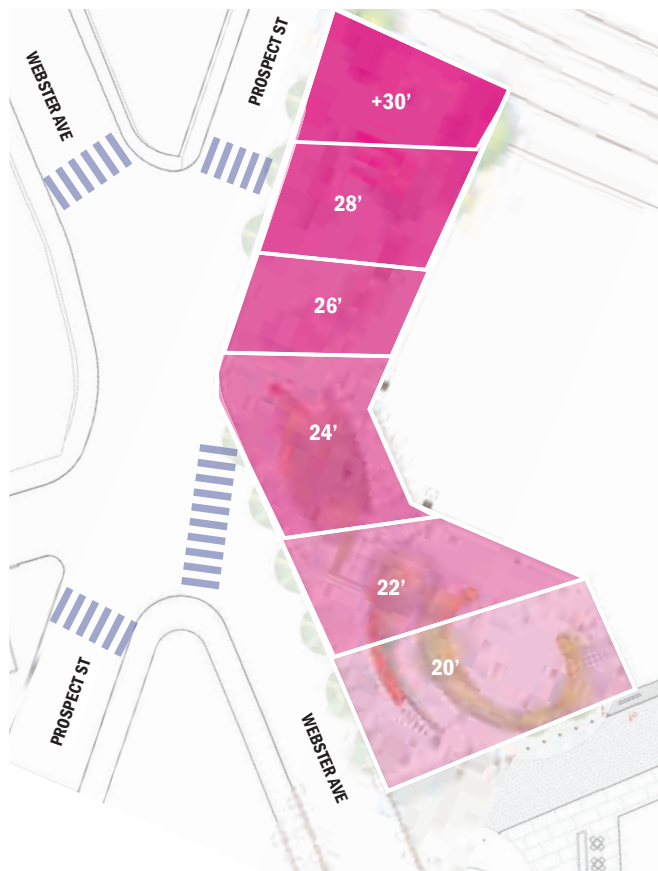


Existing Crosswalks



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 | PROPOSED ELEVATIONS



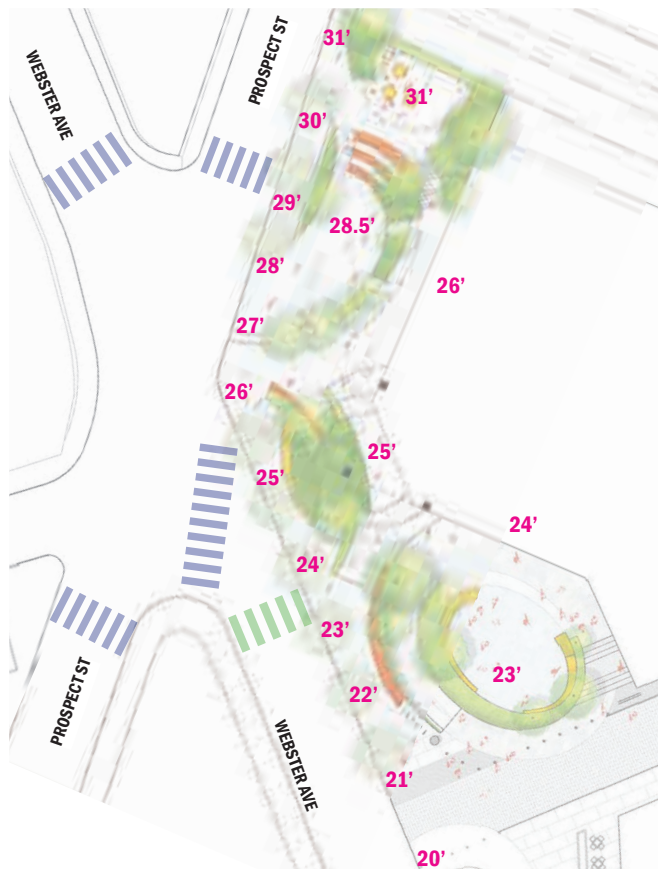
Existing Crosswalks



Recommended Crosswalk

28.5' Approximate Proposed Elevations

Proposed 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. All proposed grades are designed to tie laterally with the widened sidewalk for universal access and to connect the two primary plazas through an ADA accessible pass-thru at the building corner



## CIVIC SPACE DESIGN | MULTIPLE PATH OPTIONS



Existing Crosswalks



Recommended Crosswalk



Widened Public Sidewalk MIN 12'

Average Building Setback on Prospect = 64'

Average Building Setback on Webster = 77'



Min. 8' Wide Circulation Path

ADA Accessible Path within Plaza

All levels of the plaza are created to be accessible and inclusive to all. The various plaza spaces meet the levels of the existing sidewalk which has also been expanded to improve streetscape safety and accessibility to points north and south of the plaza.



## CIVIC SPACE DESIGN | PROGRAMMING POSSIBILITIES



Pavilion Structure



Pop-Up Performance Space



Future Public Art / Sculpture



Interactive Feature

### Potential Programming Options

Interactive Feature  
Performance Space  
Public Art / Sculpture  
Retail Outdoor Cafe  
Interpretive / Historic  
Gateway Structure  
Movable Seating  
Illumination Interest



CIVIC SPACE DESIGN | PAVILION AS LANDMARK...MEET ME AT THE DISH!



HIGHLY VISIBLE AND ELEVATED LOCATION



SPACES TO GATHER / MEET/ SEE AND BE SEEN

CIVIC SPACE DESIGN | PAVILION INSPIRATION



RECALL / REINTERPRET SITE HISTORY



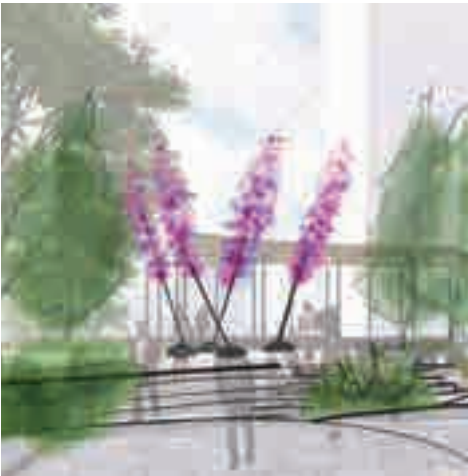
REINTERPRET HISTORY OF CUT GLASS



CREATE GLASS STRUCTURE THAT IS DISTINCT



CIVIC SPACE DESIGN | PAVILION IDEAS



ROCK CANDY / SUGAR CRYSTALS



CUT GLASS / PUNCH BOWL



MARSHMELLOW / CAMPFIRE



CIVIC SPACE DESIGN | PAVILION CONCEPT

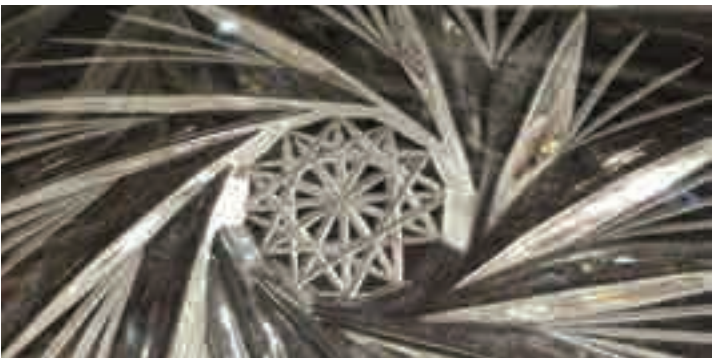




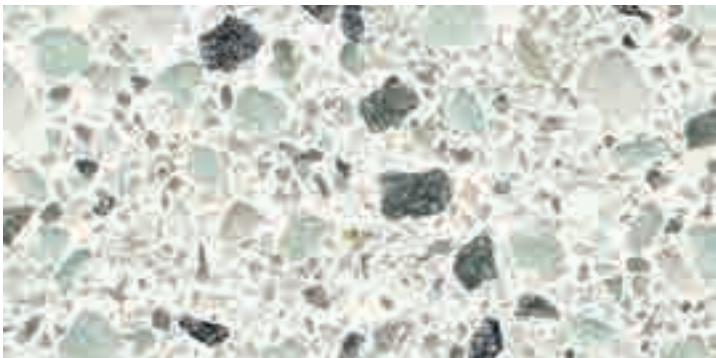
CIVIC SPACE DESIGN | PAVILION CONCEPT



CIVIC SPACE DESIGN | GLASS THEME MATERIALS



CRYSTAL PATTERNING



GLASS AGGREGATE CONCRETE



GLASS CAMPFIRE



ILLUMINATED / REFLECTIVE BEACON



CIVIC SPACE DESIGN | PLAZA CONNECTOR



CIVIC SPACE DESIGN | SEATING VARIETY



MOVABLE SEATING AND TABLES



MULTI-DIRECTIONAL SEATING OPTIONS



FIXED INFORMAL SEATING



INTEGRATED SEAT / STEPS



SEAT HEIGHT PLANTER WALLS



ILLUMINATED BENCHES



CIVIC SPACE DESIGN | PAVING / HARDSCAPE VARIETY



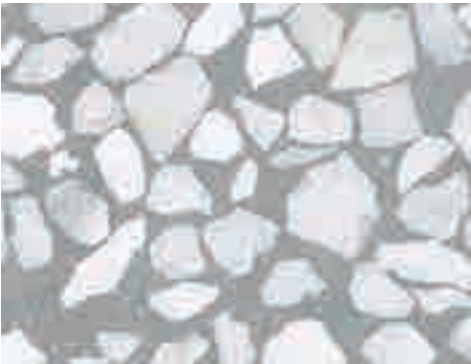
EXPOSED AGGREGATE



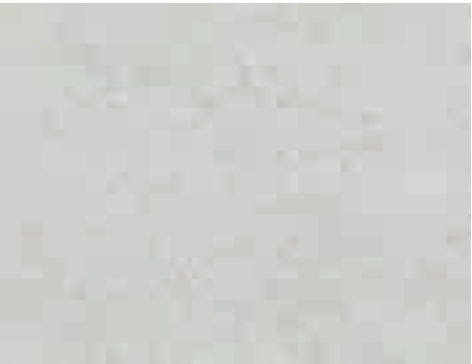
WEATHER / WORN PAVERS (INDSUTRIAL)



GLASS / CONCRETE AGGREGATE



CONTRASTING EXPOSED AGGREGATE



CONTRASTING CIP CONCRETE



TRANSLUSCENT ELEMENTS

CIVIC SPACE DESIGN | PLANTING ZONES



GREEN ROOMS



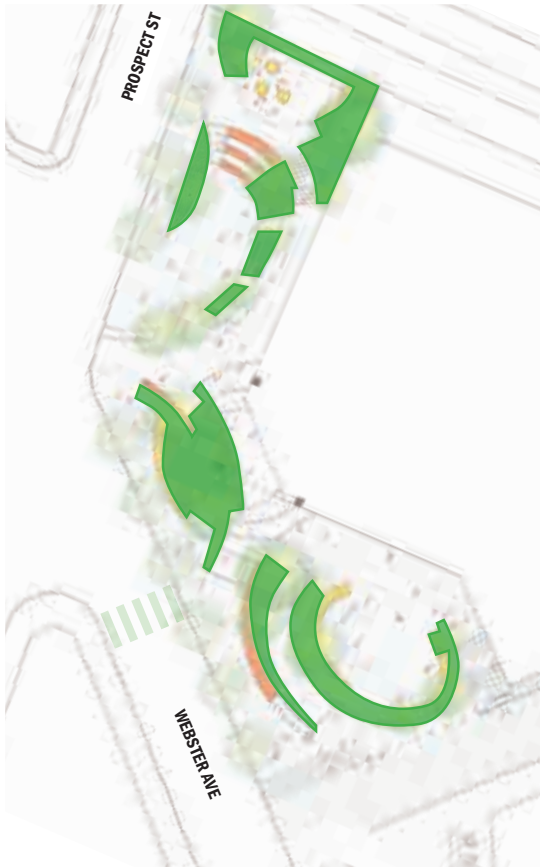
RICHLY PLANTED UNDERSTORY



SHADE TREES



PLANT DENSELY



CIVIC SPACE DESIGN | OTHER FEATURES



INTERACTIVE FEATURE



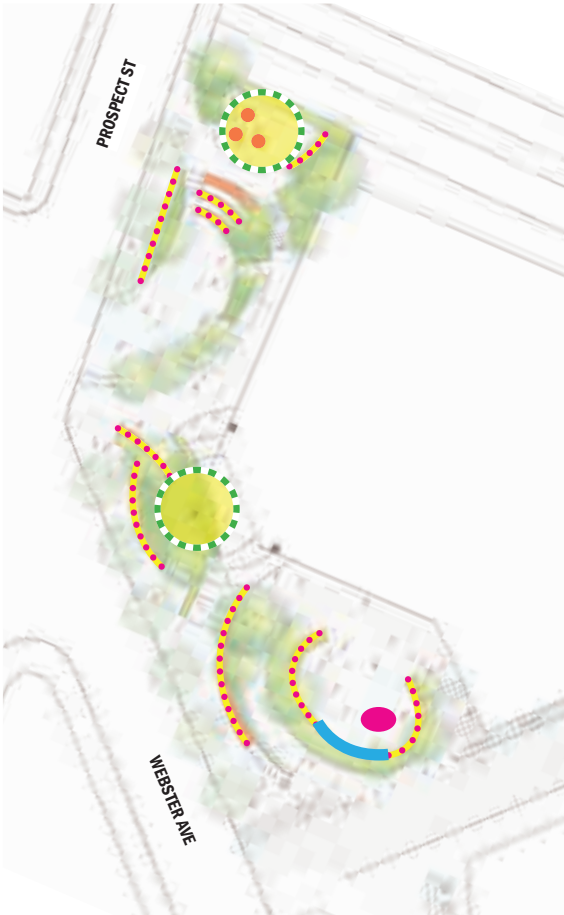
DARKSKY LIGHTING



SPACE FOR ART



ACCENT SPOT LIGHTING



CIVIC SPACE DESIGN | LOWER PLAZA ENTRY FROM WEBSTER AVE





CIVIC SPACE DESIGN | WEBSTER GREEN ROOM



CIVIC SPACE DESIGN | PLAZA LOOKING NORTH TOWARD PAVILION

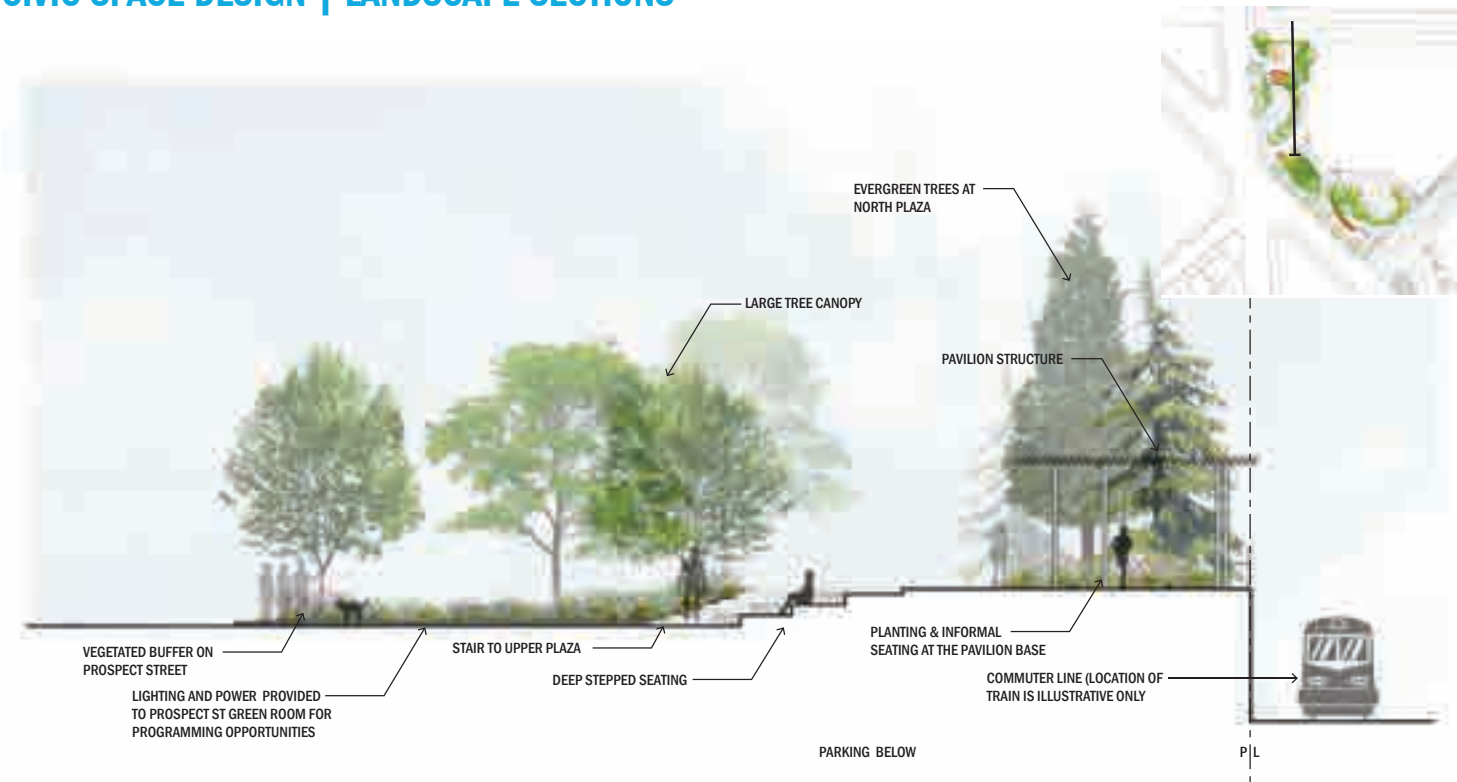




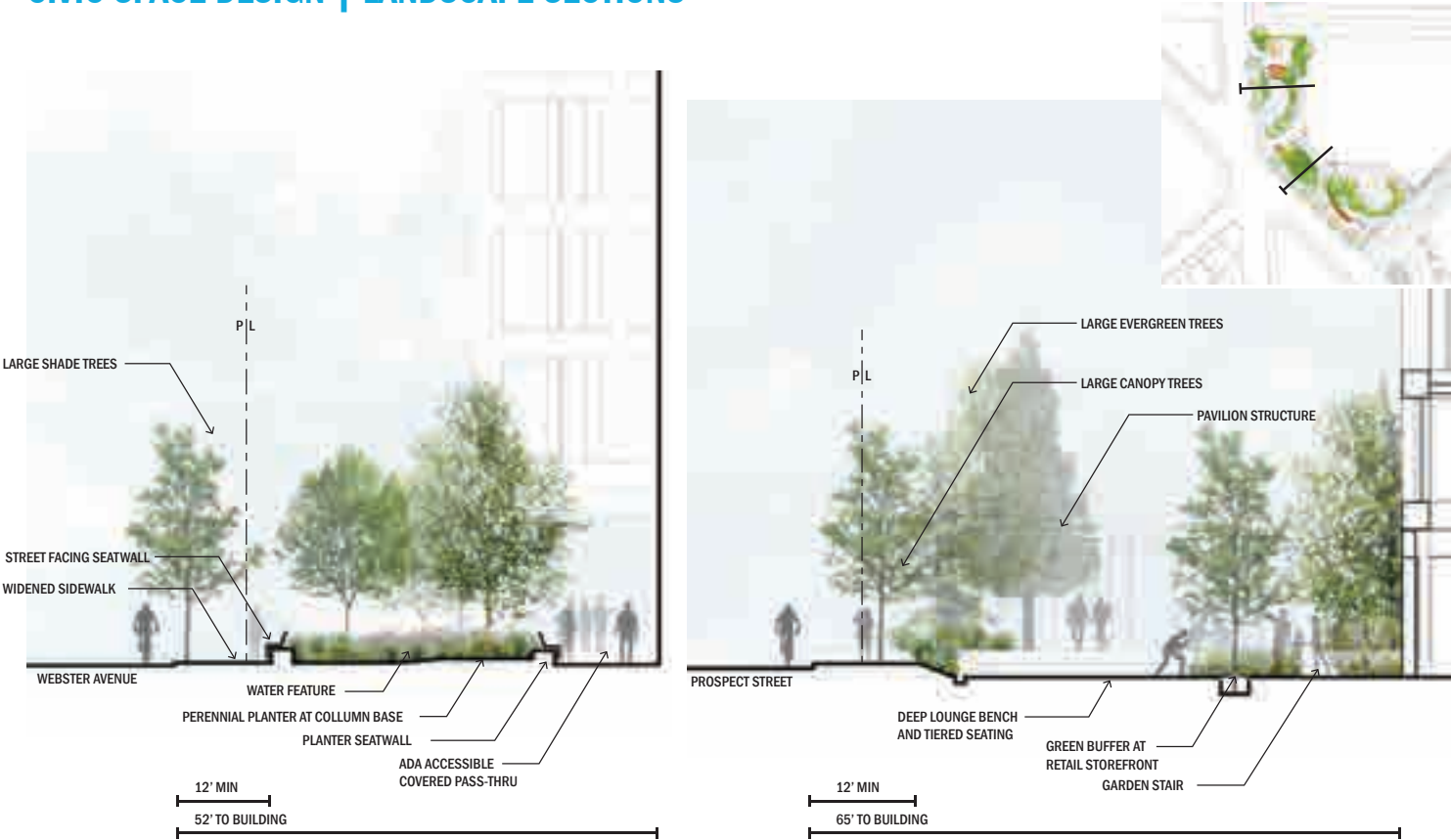
CIVIC SPACE DESIGN | UPPER PLAZA ENTRY FROM PROSPECT ST BRIDGE



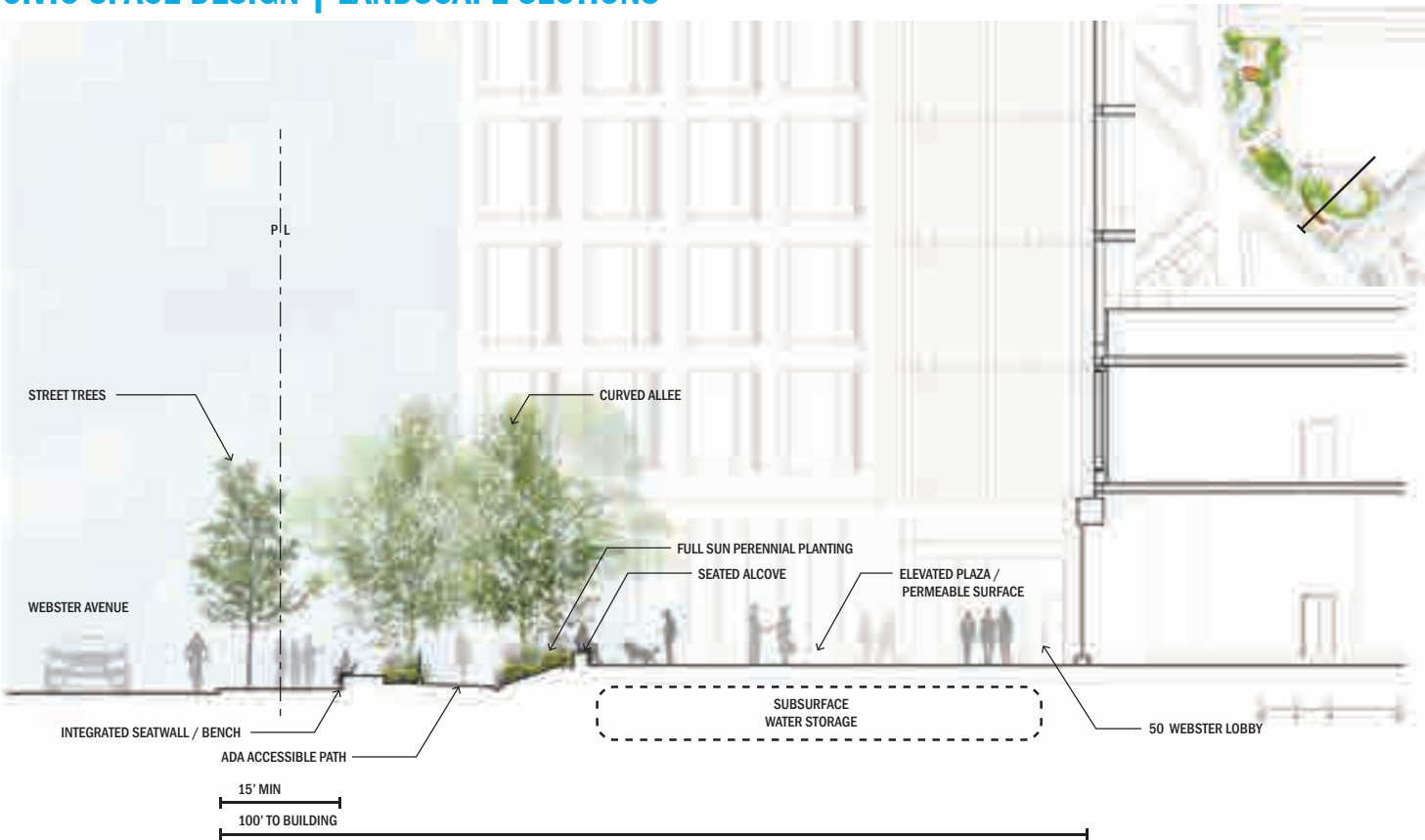
CIVIC SPACE DESIGN | LANDSCAPE SECTIONS



CIVIC SPACE DESIGN | LANDSCAPE SECTIONS



CIVIC SPACE DESIGN | LANDSCAPE SECTIONS

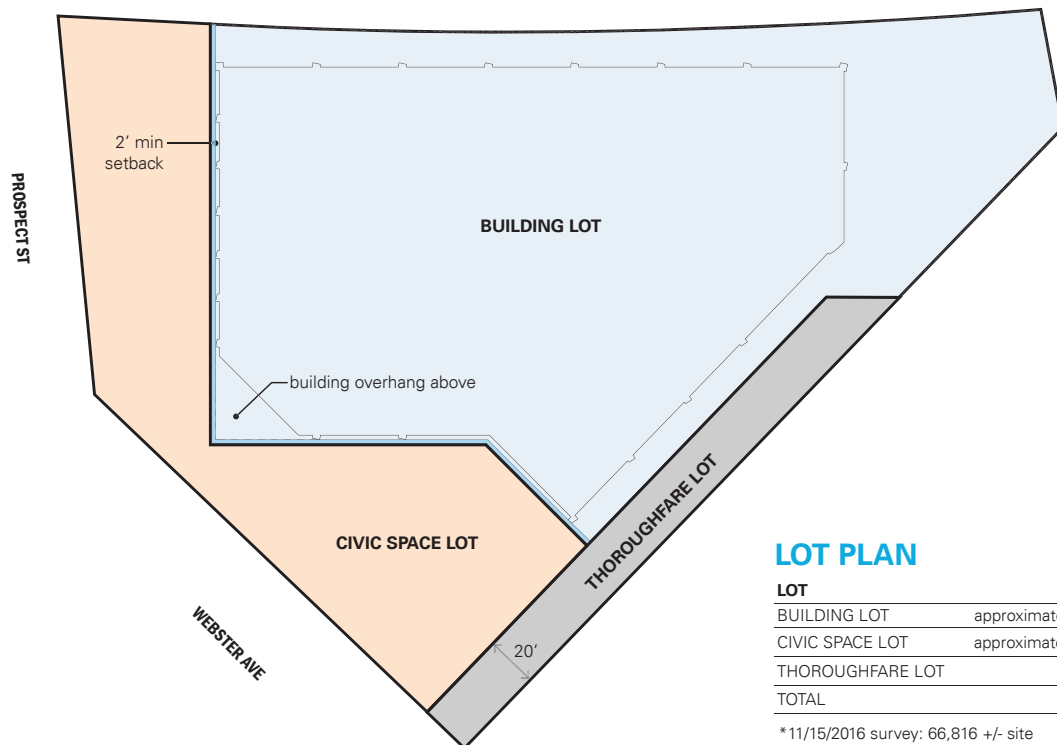






# CIVIC SPACE DESIGN | APPENDIX

## CIVIC SPACE DESIGN | LOT PLAN



### LOT PLAN

LOT	AREA
BUILDING LOT	approximately 45,718 SF
CIVIC SPACE LOT	approximately 16,000 SF
THOROUGHFARE LOT	4,602 SF
TOTAL	66,320 SF*

\* 11/15/2016 survey: 66,816 +/- site





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 = 533 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	3,328 SF Proposed (20%)



# PUBLIC PROCESS + DESIGN REVIEW MATERIALS

C. NEIGHBORHOOD MEETING #2



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## AGENDA

### Announcements

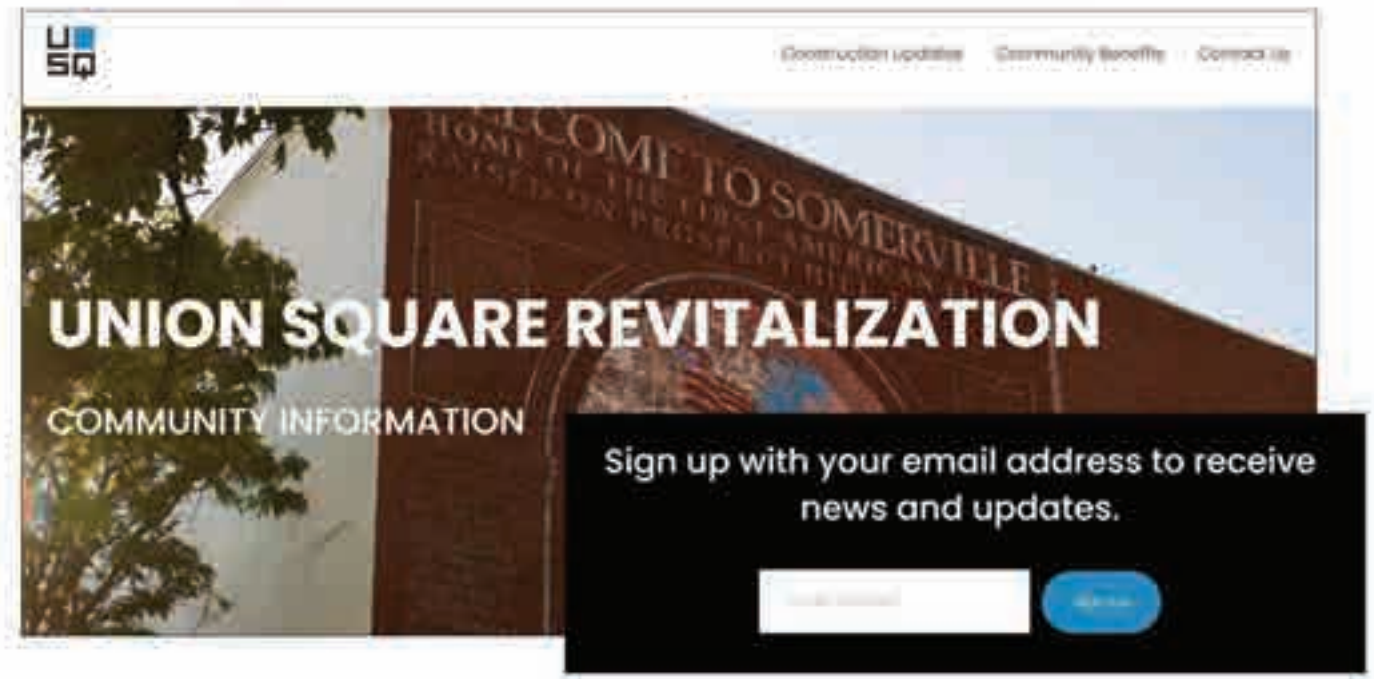
### Project Team

### Public Process Review

### Civic Space Meeting # 2

1. Neighborhood Meeting #1 Foundation
2. Urban Design Commission Design and Direction
3. Neighborhood Meeting #2 Update
4. Questions and Discussion

[www.USQcommunity.com](http://www.USQcommunity.com)



**Note: This Live Meeting is being recorded** 

By participating in this meeting, you agree that your communications are being recorded, including Q&A that may arise. The purpose of this recording is to save and archive this presentation for those who are unable to participate in the live presentation.



## Zoom Tips

Here are some tips on using Zoom for first-time users. Your controls should be available at the bottom of your screen. Clicking on these symbols activates different features.



Mute/unmute (you will remain muted until the Q&A begins)  
If you joined the meeting by dialing from your phone, dial \*6 to mute/unmute yourself



Turn video on/off



The Q&A feature may be used to provide written questions and comments during the presentation and questions and answer session



Raise hand to ask for audio permission at the end of presentation  
If you joined the meeting by dialing in from your phone, dial \*9 to raise your hand

## Virtual Meeting Etiquette

- We want to ensure that this conversation is a pleasant experience for all, and that all community members are comfortable sharing their comments, questions, and feedback.
- Participants will be muted during the presentation to avoid background noise. However, you will be able to unmute yourself and ask questions during the Q&A.
- Please be respectful and mindful of each other's time when asking questions/ providing comments, so that all attendees are able to participate in the meeting.

Please email us at [info@discoverUSQ.com](mailto:info@discoverUSQ.com) to set up a conversation with us directly to further discuss the project and/or process.

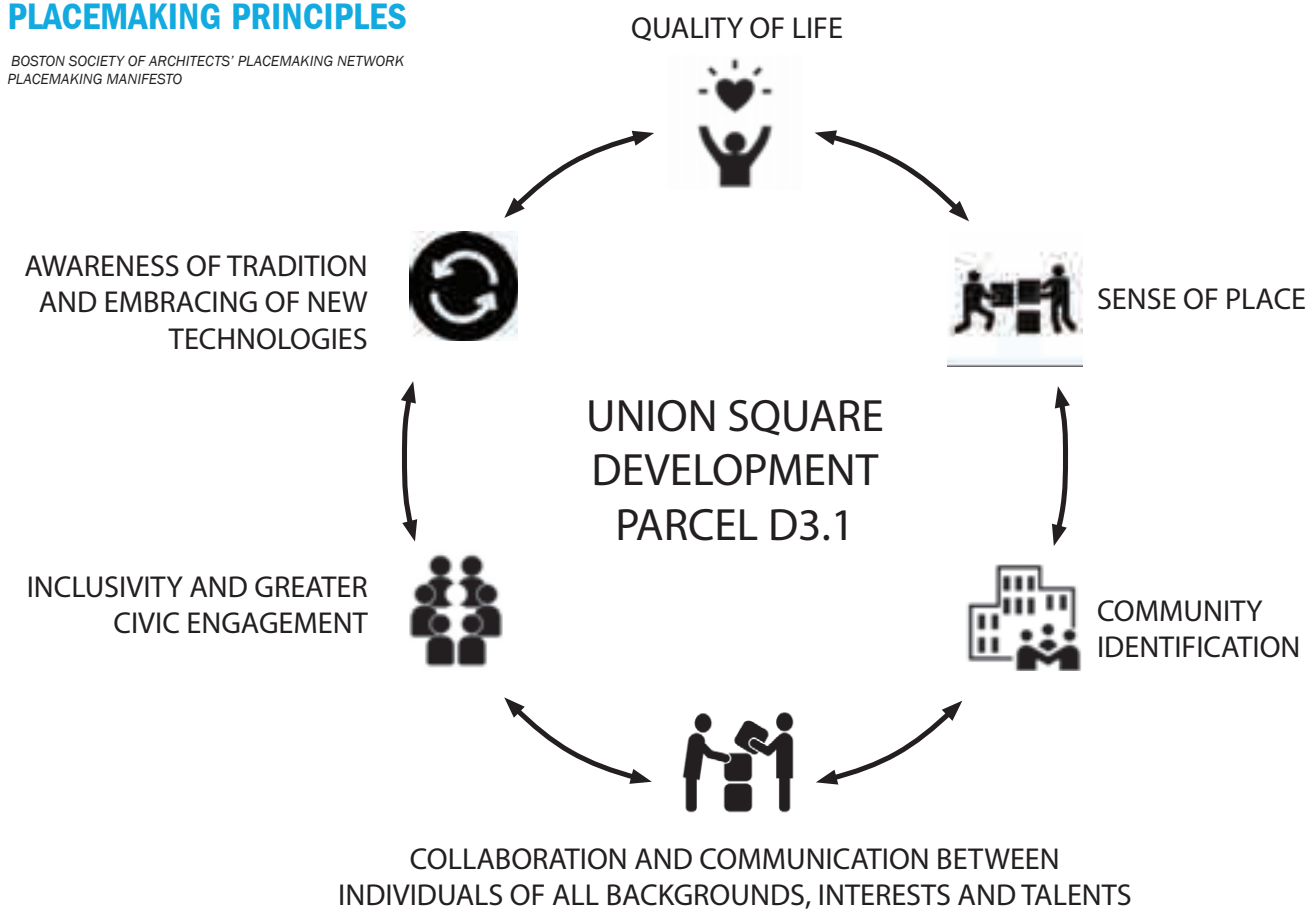
## NEIGHBORHOOD MEETING # 2

### 50 WEBSTER AVENUE | CIVIC PLAZA

1. Neighborhood Meeting #1 Foundation
2. Urban Design Commission Design and Direction
3. Neighborhood Meeting #2 Update
4. Questions and Discussion

## PLACEMAKING PRINCIPLES

BOSTON SOCIETY OF ARCHITECTS' PLACEMAKING NETWORK  
PLACEMAKING MANIFESTO





**STREETSCAPE SITEWALK | NOVEMBER 2, 2021**

PARTICIPANTS INCLUDED: SOMERVILLE'S MOBILITY DIVISION, DEPARTMENT OF ENGINEERING, ECONOMIC DEVELOPMENT, PSUF, TOOLE DESIGN, KLEINFELDER ENGINEERING, KLOPFER MARTIN DESIGN GROUP...AND PROJECT TEAM; HSH TRANSPORTATION ENGINEERS, MARVEL, US2



DESIGN PRINCIPLES



SPACE TO OBSERVE / RELAX



CIRCULATION AND MOVEMENT



ECOLOGICAL PERFORMANCE



HUMAN PERFORMANCE



DESIGN CONCEPT



## DESIGN EVOLUTION

NEIGHBORHOOD MEETING #1



URBAN DESIGN COMMISSION, MEETING #1



NEIGHBORHOOD MEETING #2 01/12/2022

13

## COMMENTS | DESIGN AND DIRECTION

### NEIGHBORHOOD MEETING #1 AND URBAN DESIGN COMMITTEE

NEIGHBORHOOD MEETING #1

**Consider streetscape improvements to create a safer and more accessible sidewalk condition.**

**Create less of a perceived edge at the property line.**

**Create distinction that reflects Union Square and provide program that is outward facing.**

**Distinguish green rooms from one another.**

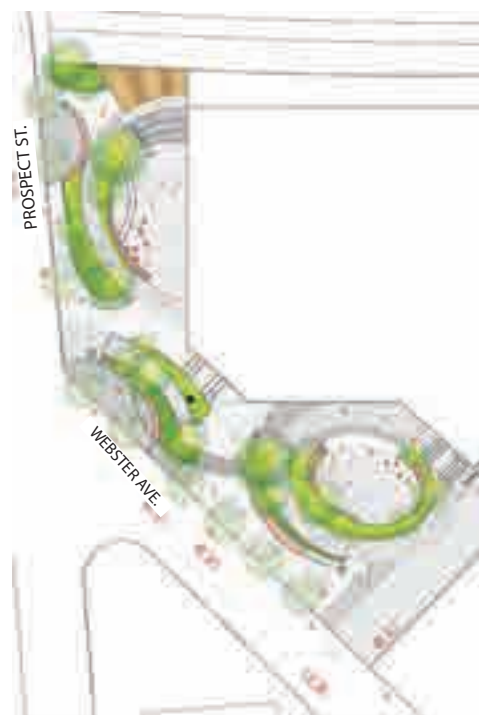
**Consider limiting circulation through the site as it reduces the use of the plaza areas.**

**Demonstrate grading across the site.**

**Adapt 'cut glass' history to material choices and integration of light.**



URBAN DESIGN COMMISSION, MEETING #1



NEIGHBORHOOD MEETING #2 01/12/2022

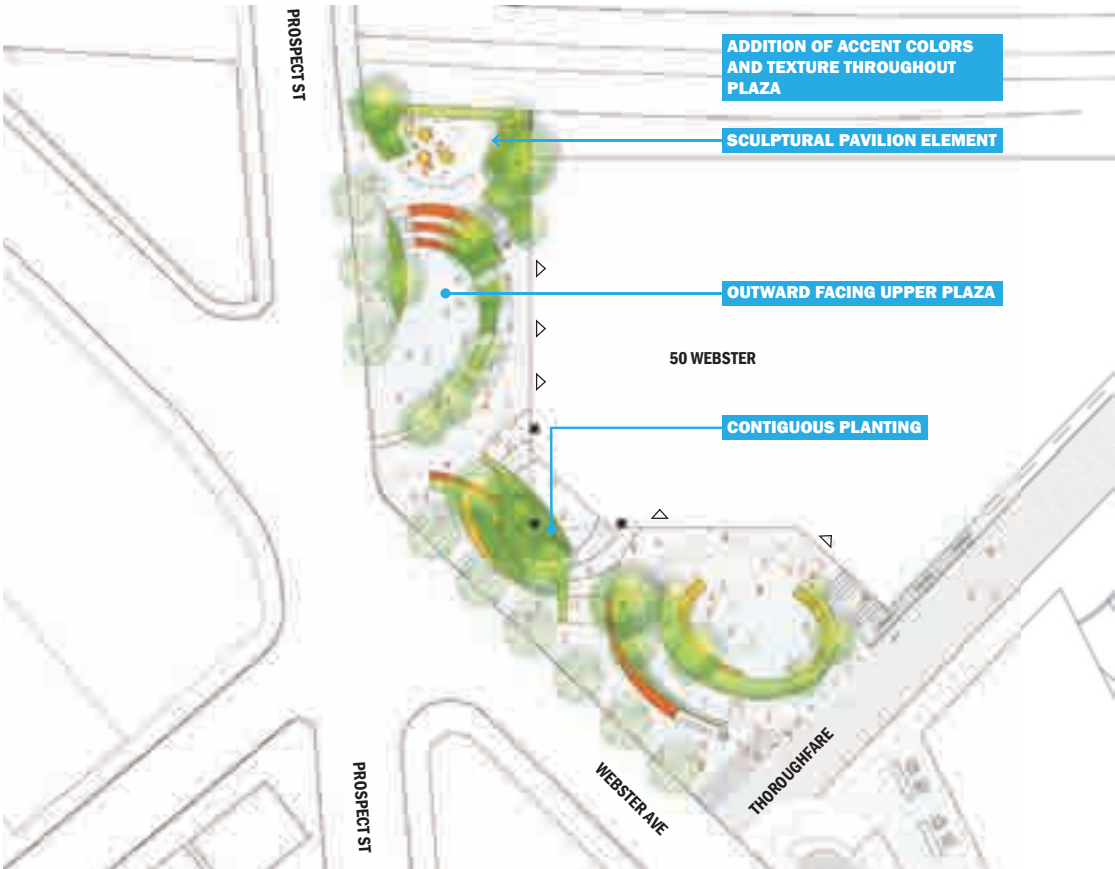
14



PREVIOUS CIVIC SPACE DESIGN | AREAS OF FOCUS



PROPOSED CIVIC SPACE DESIGN

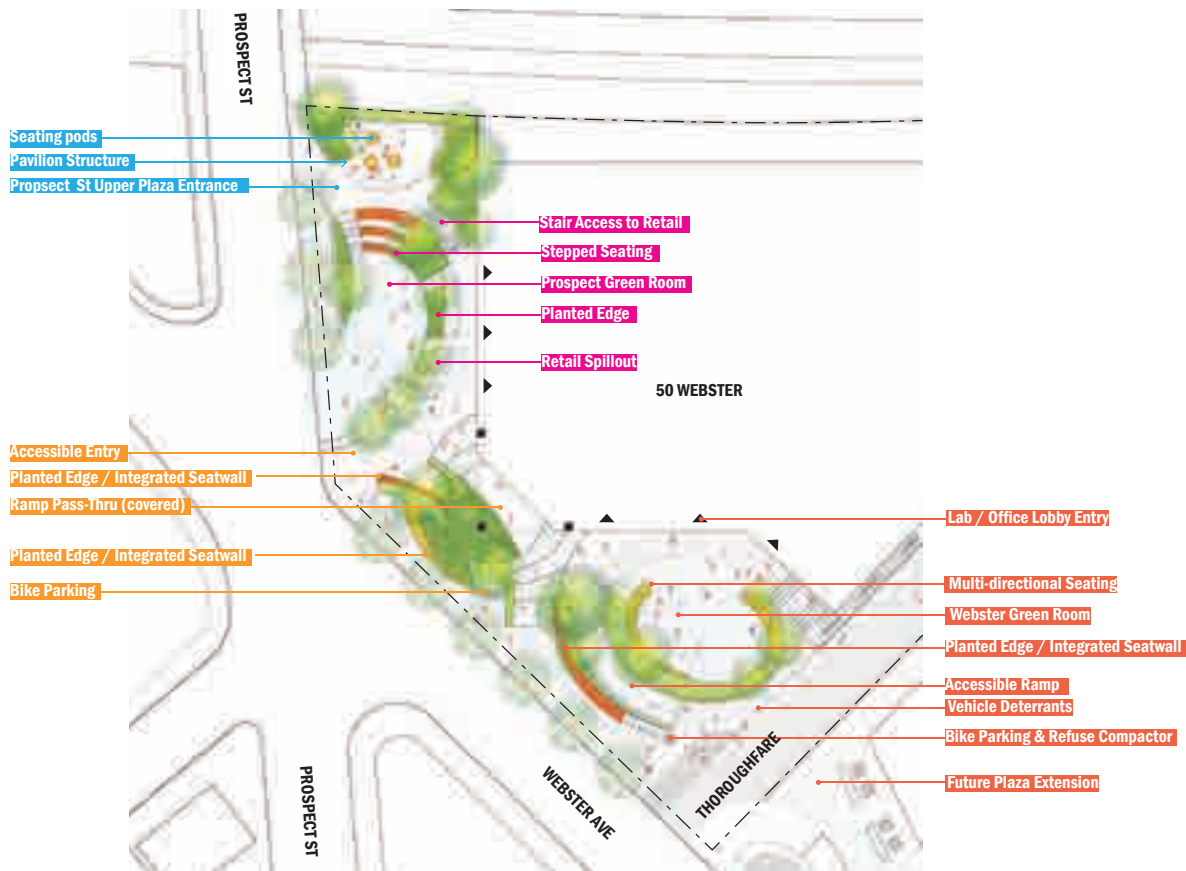




PROPOSED CIVIC SPACE DESIGN



PROPOSED CIVIC SPACE DESIGN



## CIVIC SPACE DESIGN | EXISTING ELEVATION CHANGES



Existing Crosswalks



Approximate Existing Elevation

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## CIVIC SPACE DESIGN | MULTIPLE PATH OPTIONS



Existing Crosswalks



Recommended Crosswalk



Widened Public Sidewalk MIN 12'

Average Building Setback on Prospect = 64'

Average Building Setback on Webster = 77'



Min. 8' Wide Circulation Path

ADA Accessible Path within Plaza

All levels of the plaza are created to be accessible and inclusive to all. The various plaza spaces meet the levels of the existing sidewalk which has also been expanded to improve streetscape safety and accessibility to points north and south of the plaza.





CIVIC SPACE DESIGN | PROGRAMMING POSSIBILITIES

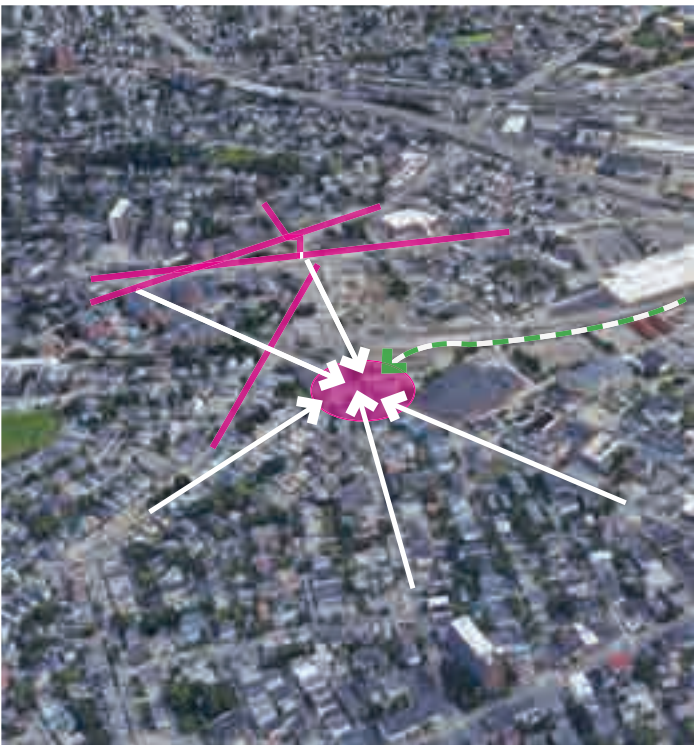
- Pavilion Structure
- Pop-Up Performance Space
- Future Public Art / Sculpture

Potential Programming Options

- Interactive Feature
- Performance Space
- Public Art / Sculpture
- Retail Outdoor Cafe
- Interpretive / Historic
- Gateway Structure
- Movable Seating
- Illumination Interest



CIVIC SPACE DESIGN | PAVILION AS LANDMARK...MEET ME AT THE DISH!



HIGHLY VISIBLE AND ELEVATED LOCATION



SPACES TO GATHER / MEET/ SEE AND BE SEEN





CIVIC SPACE DESIGN | PAVILION INSPIRATION



RECALL / REINTERPRET SITE HISTORY

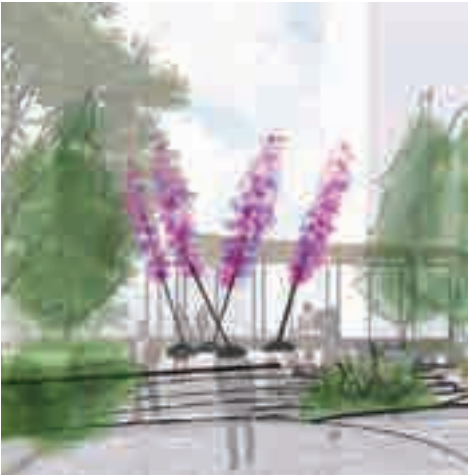


REINTERPRET HISTORY OF CUT GLASS



CREATE GLASS STRUCTURE THAT IS DISTINCT

CIVIC SPACE DESIGN | PAVILION IDEAS



ROCK CANDY / SUGAR CRYSTALS



CUT GLASS / PUNCH BOWL



MARSHMELLOW / CAMPFIRE



CIVIC SPACE DESIGN | PAVILION CONCEPT



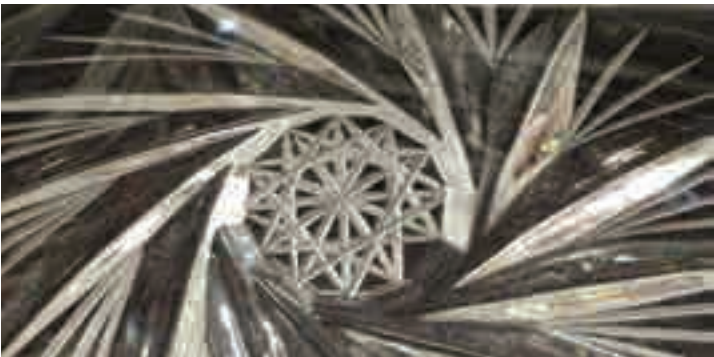
CIVIC SPACE DESIGN | PAVILION CONCEPT





CIVIC SPACE DESIGN | GLASS THEME MATERIALS

MATERIALS ARE REPRESENTATIVE AND SUBJECT TO CHANGE, REFINEMENT AS DESIGN PROGRESSES



CRYSTAL PATTERNING



GLASS AGGREGATE CONCRETE



GLASS CAMPFIRE



ILLUMINATED / REFLECTIVE BEACON



CIVIC SPACE DESIGN | SEATING VARIETY

MATERIALS ARE REPRESENTATIVE AND SUBJECT TO CHANGE, REFINEMENT AS DESIGN PROGRESSES



MOVABLE SEATING AND TABLES



MULTI-DIRECTIONAL SEATING OPTIONS



FIXED INFORMAL SEATING



INTEGRATED SEAT / STEPS



SEAT HEIGHT PLANTER WALLS



ILLUMINATED BENCHES





CIVIC SPACE DESIGN | PAVING / HARDSCAPE VARIETY

MATERIALS ARE REPRESENTATIVE AND SUBJECT TO CHANGE, REFINEMENT AS DESIGN PROGRESSES



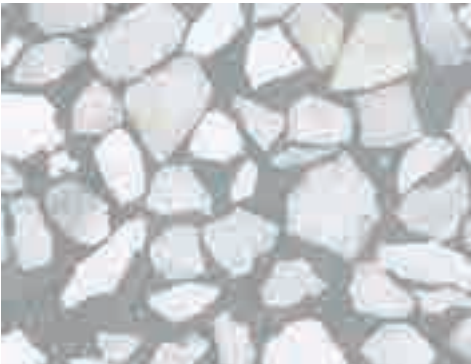
EXPOSED AGGREGATE



WEATHER / WORN PAVERS (INDSUTRIAL)



GLASS / CONCRETE AGGREGATE



CONTRASTING EXPOSED AGGREGATE



CONTRASTING CIP CONCRETE



TRANSLUCENT ELEMENTS



CIVIC SPACE DESIGN | PLANTING ZONES



GREEN ROOMS



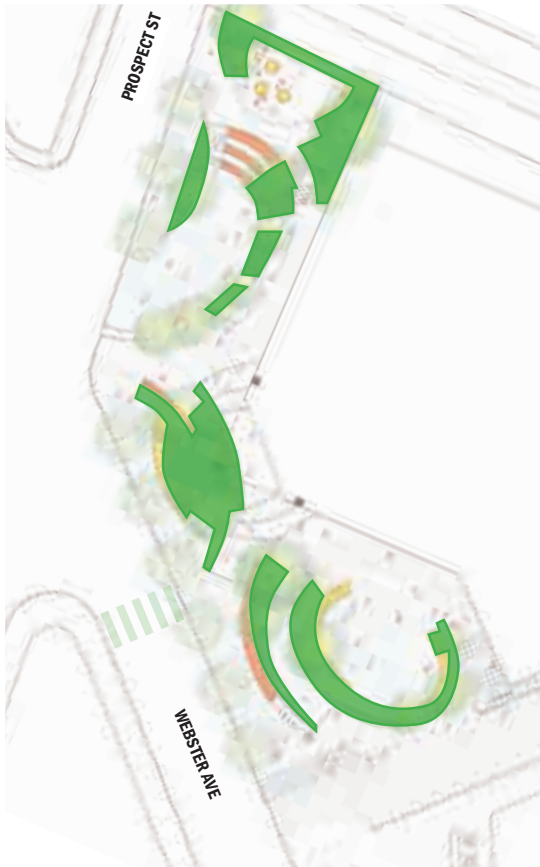
RICHLY PLANTED UNDERSTORY



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CIVIC SPACE DESIGN | OTHER FEATURES



INTERACTIVE FEATURE



DARKSKY LIGHTING



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CIVIC SPACE DESIGN | LOWER PLAZA ENTRY FROM WEBSTER AVE





CIVIC SPACE DESIGN | WEBSTER GREEN ROOM



CIVIC SPACE DESIGN | PLAZA LOOKING NORTH TOWARD PAVILION





# CIVIC SPACE QUESTIONS & DISCUSSION