

Union Square Revitalization

SRA Progress Update

March 12, 2024



USQ

Agenda

1. Master Project
2. 10-50 Prospect (D2)
3. Community Benefits
4. Questions

A large crowd of people is gathered in a city square, likely for a festival or public event. In the background, a historic brick building with a clock tower is visible, with a modern skyscraper under construction rising behind it. The scene is filled with trees and festival tents, creating a vibrant urban atmosphere.

Master Project Update

Master Project Overview: Massing



Master Project Overview: Site Plan



Project Data

- Mixed-use TOD
- 15.0 acres
- 2.4 million SF
- ± 60% commercial / ± 40% residential
- 17 building projects
- 11 public open spaces
- 3.6 acres of civic space and public realm

Commercial Uses

Residential Uses

Master Project Progress



1 D2 Project (Life Science + Housing)
607,000 SF
25.3% of Master Plan
Completion & Occupancy

2 D3.1 Project (Life Science)
280,000 SF
11.7% of Master Plan
Acquired, DSPR complete
Bldg. Permit / MBTA Coordination

3 D4.3 Project (Affordable Housing)
61,000 SF
2.5% of Master Plan
Amended CBA with USNC Feb '24
Land Pursuit / Predevelopment

P Future Sites under Consideration



10 – 50 Prospect (D2)



10 Prospect
Life Sciences
196,500 Rentable SF



20 – 50 Prospect
Residential
450 Apartment Units



MBTA Station

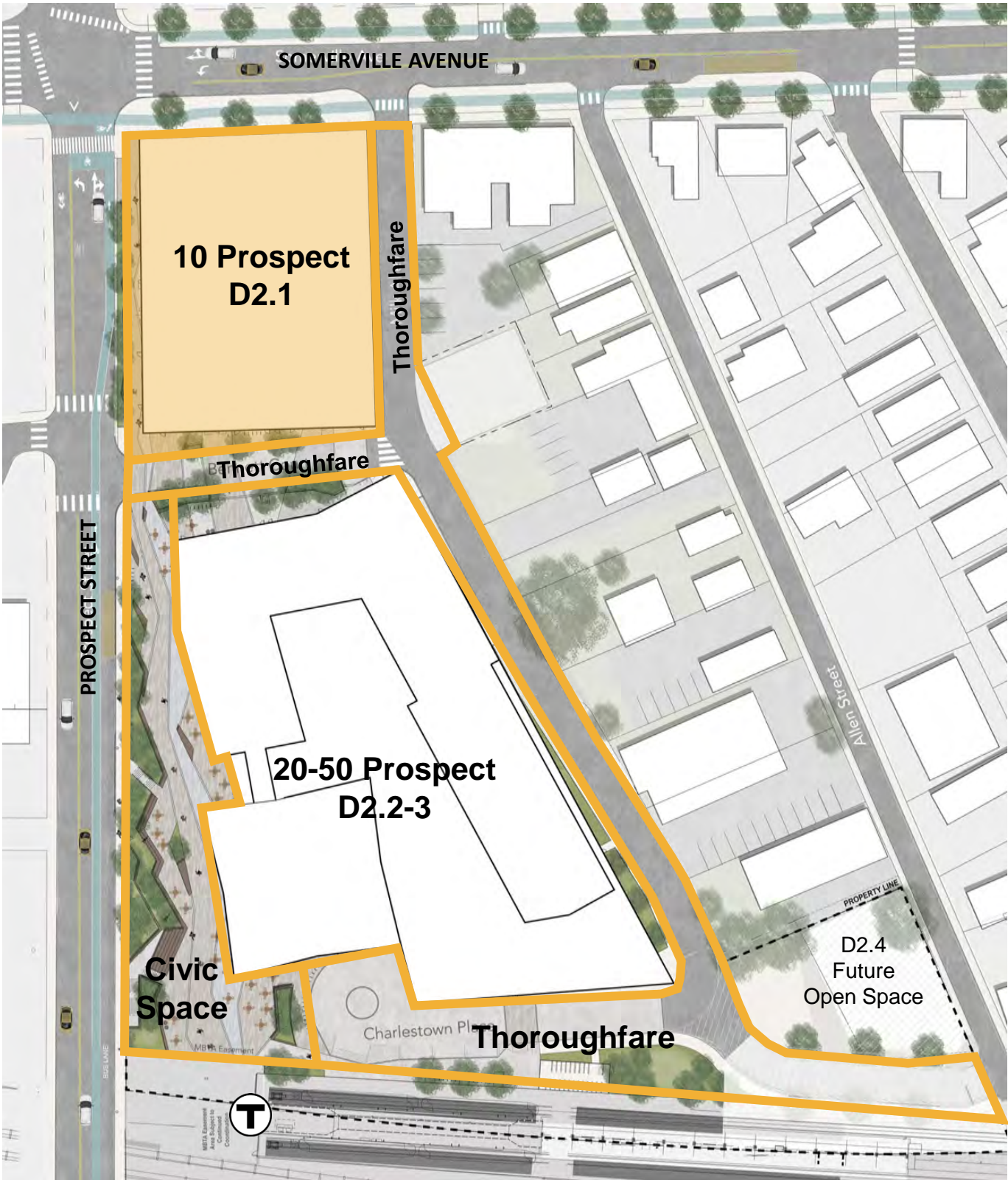


Union Square Plaza

D2 Brings *SomerVision* to Life



D2 Project Components – 10 Prospect Street



10 Prospect

180,000 GFA Life Sciences Building,
includes retail and ACE

Base Building
Certificate of Occupancy Achieved:
July 28, 2023

Leasing Activity Ongoing

Anticipated Final Completion:
March / April 2024

Two Floors of Move-in Ready Lab
Spaces under Construction:
July August 2024 Delivery

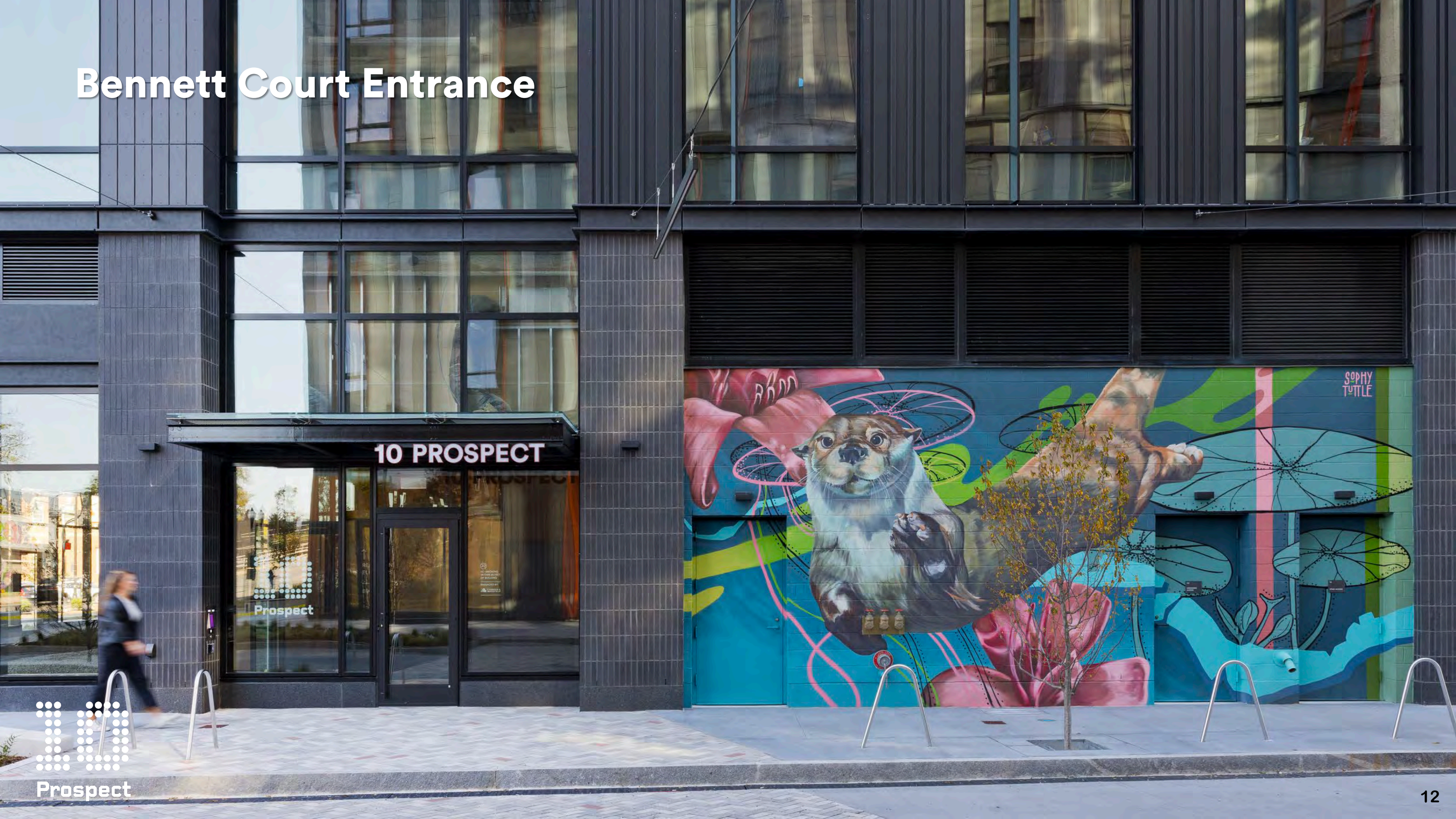


Surrounding Streetscape



Prospect

Bennett Court Entrance

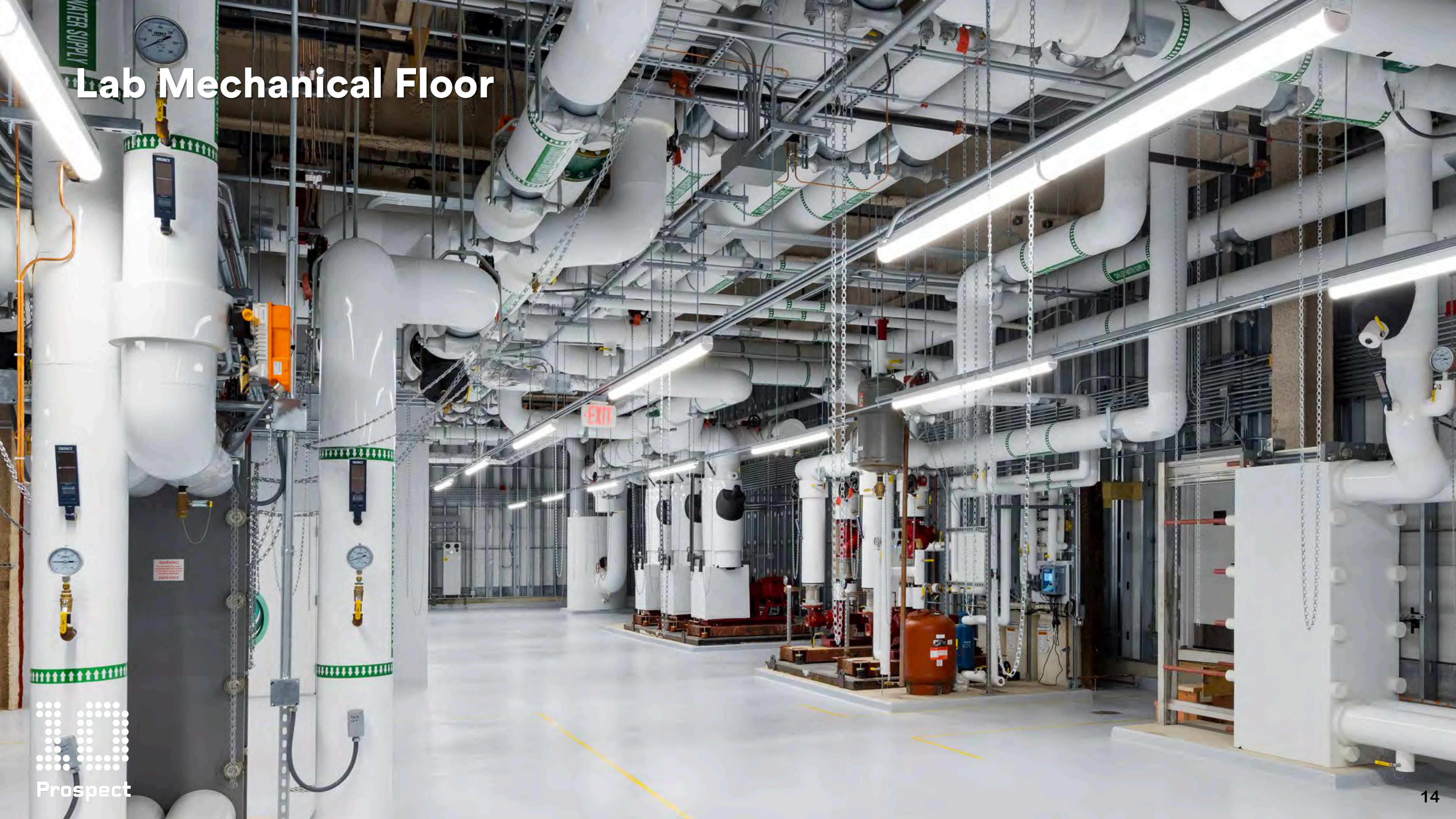


Prospect

Lobby Photo



Lab Mechanical Floor



Project Goal: Urban Employment Center

START HERE.

flexible start spaces for
entrepreneurs & start-ups

"THIRD SPACES"



COWORKING, INCUBATORS &
ACCELERATORS



MAKER



GROW HERE.

smaller, dedicated spaces for
emerging companies

START-UPS



HIGH-GROWTH COMPANIES



ENGINEERING, PRODUCTION &
INNOVATION



STAY HERE.

larger, Class A spaces for
mature companies

RESEARCH & DEVELOPMENT



INNOVATION COMPANIES



PUBLIC COMPANIES





Program & Leasing Priorities



AMENITY.

Indoor/outdoor shared spaces



START HERE.

Smaller, dedicated spaces for emerging companies

10K – 15K SF
LAB SUITES
2 floors under construction



GROW HERE.

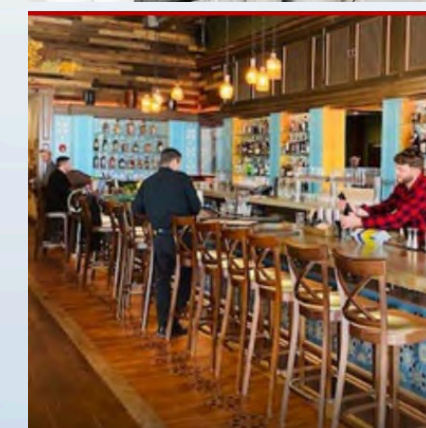
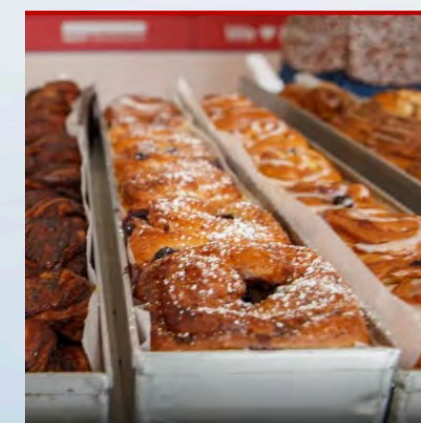
Flexible start up spaces for entrepreneurs

BUILD TO SUIT
SPACES
for Life Sciences Companies



AMENITY.

Retail focused on café, food & beverage and neighborhood services



Life Sciences Suites (under construction)



Life Sciences Suites (under construction)

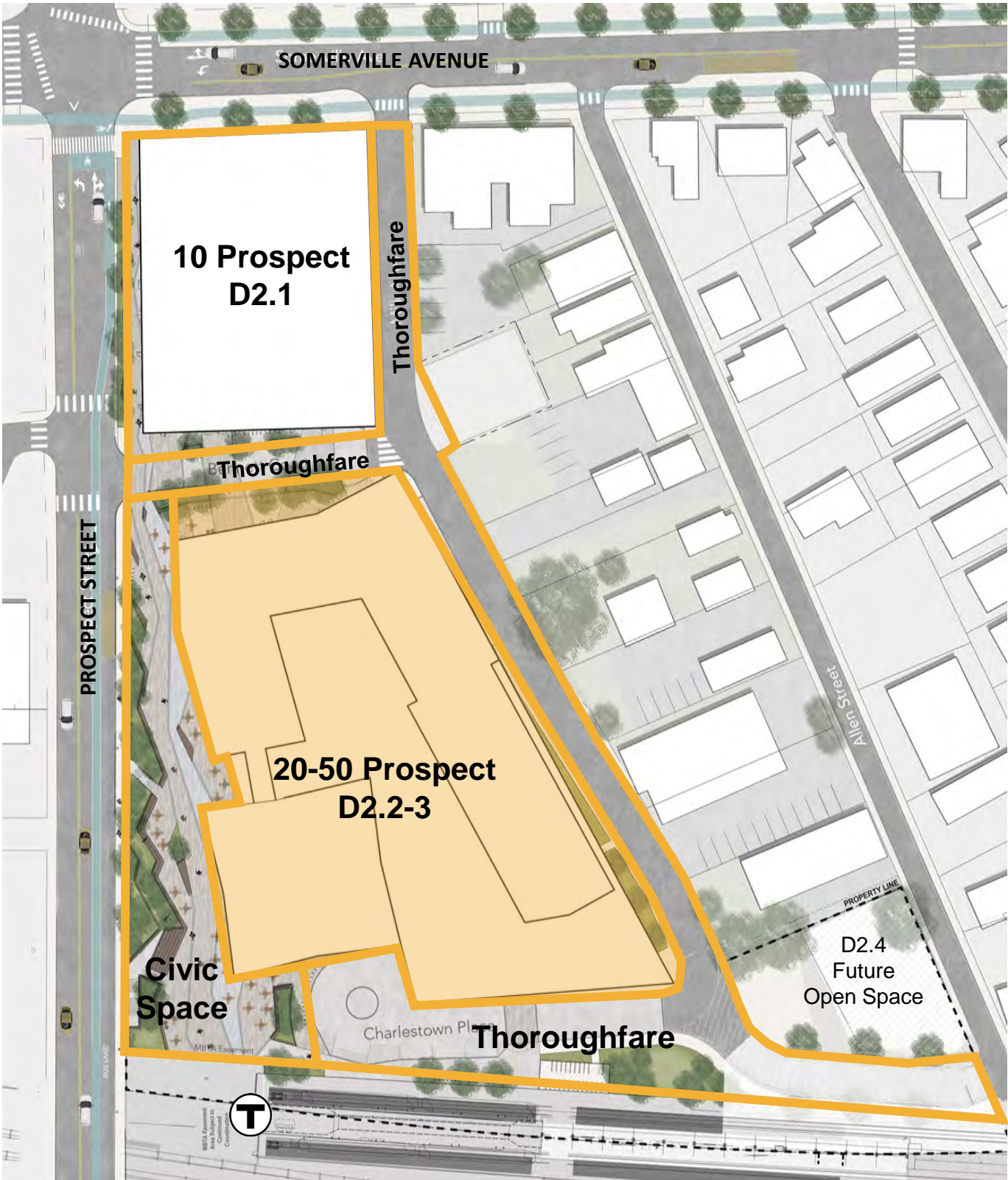


10 Prospect Leasing

Hosted Life Sciences Industry Events in November (120+ lab brokers, operators, consultants)



D2 Project Components: 20 - 50 Prospect Street



450 Unit Apartment Building
includes 20% affordable housing,
retail, ACE and shared parking

Phased Occupancy
Temp. Cert. of Occupancy achieved:
Tower Floors 3 - 22
Midrise Floors 2 – 6

Balance to Complete:
Tower Floors 23 - 25:

Leasing Activity Ongoing

Anticipated Final Completion:
March / April 2024

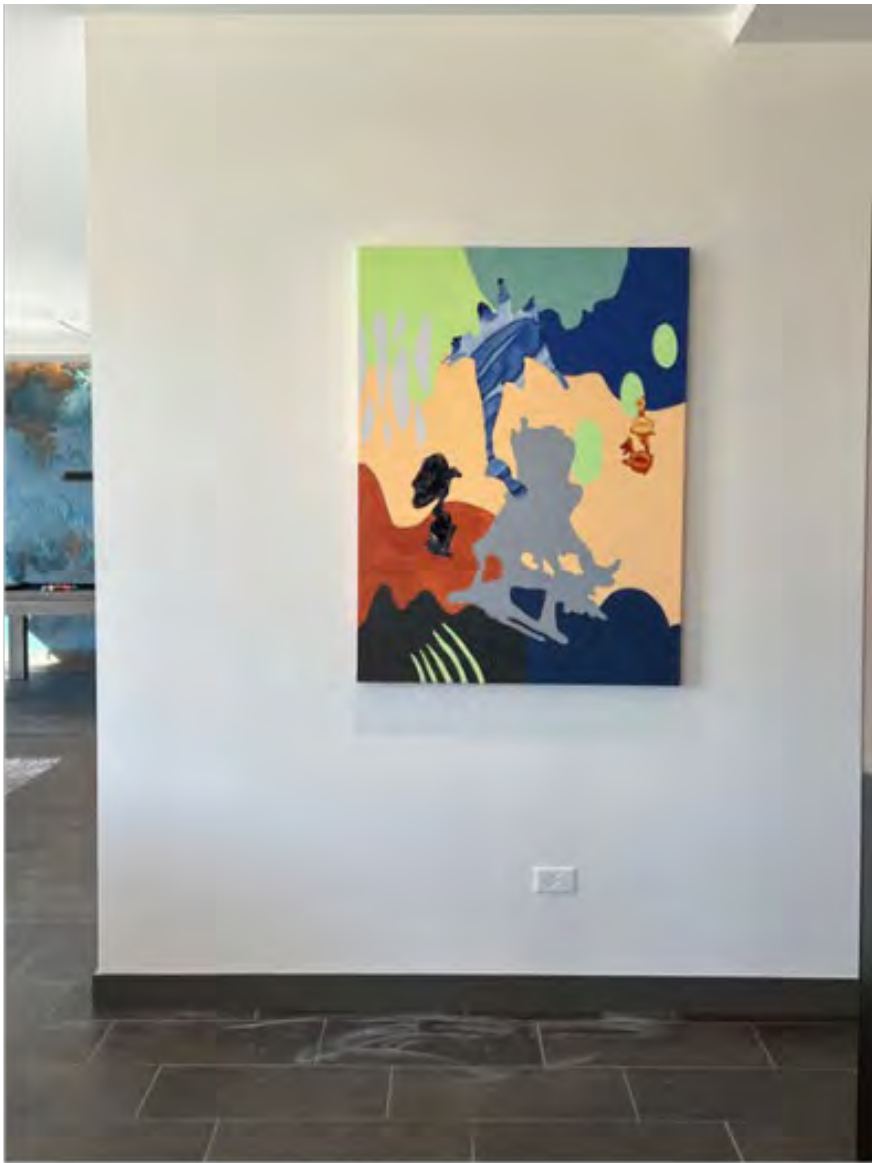


Leasing Update

Overall Occupancy: ± 250 Units (55%)

Affordable Occupancy: ± 81 Units (90%)

Local Art and Artist's Featured



Worked with local art curator, Susan Berstler, to identify art produced by local artists for Prospect Union Square's common areas.



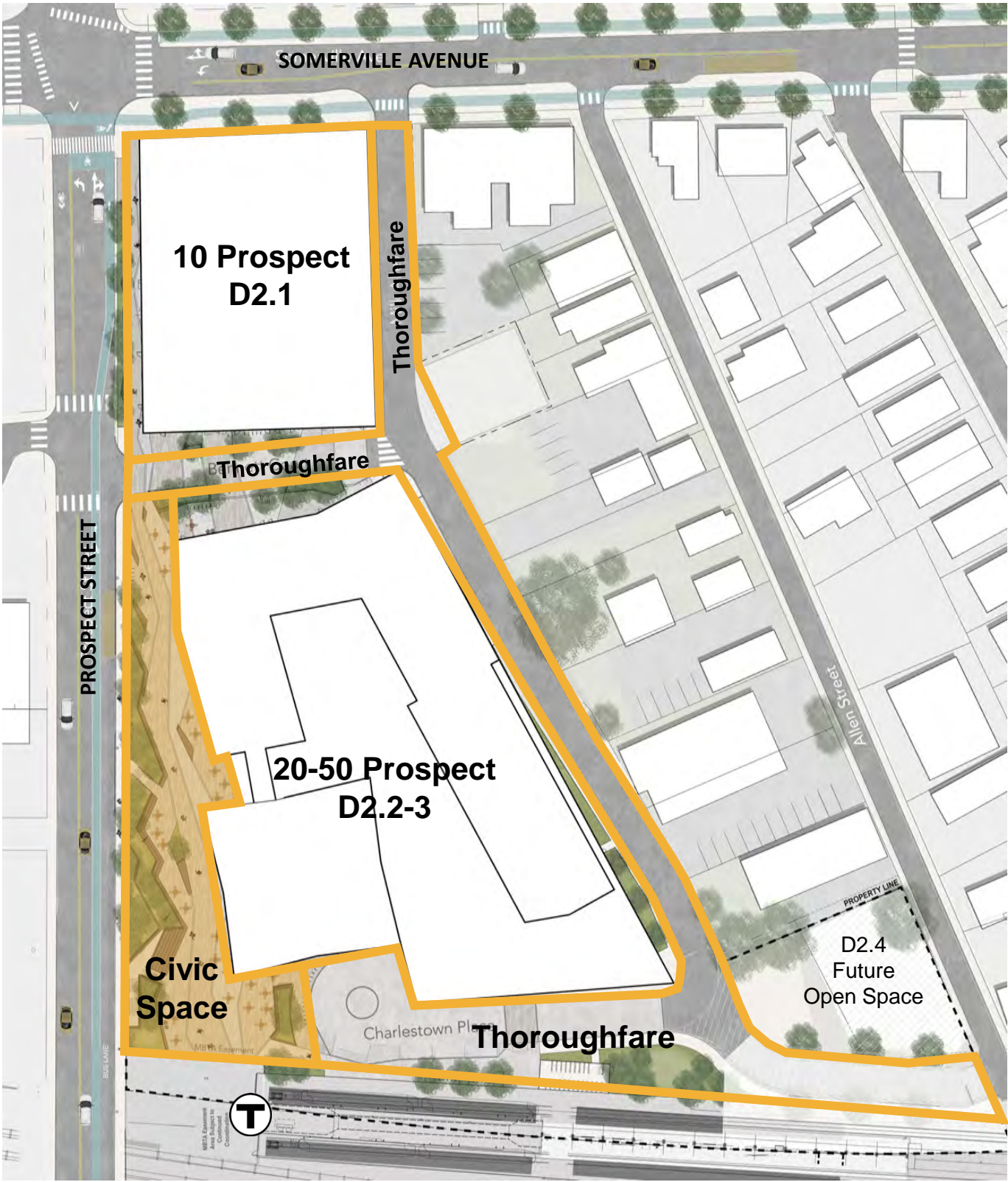
New Retail: Life Alive Café, Coming Soon



Bennett Court

Station Plaza along
Prospect Street

D2 Project Components: Station Plaza, Civic Space





PUBLIC OPEN SPACE
All are welcome.

**Union Square
Station Plaza**

This public open space is provided by US2 in partnership with the City of Somerville through a Civic Space Permit.
Maintained by: Prospect Union Square
Call 311 or 857-313-3318 to report problems.

18,636 square foot
Plaza Civic Space
(> Union Square Plaza 16,302 sf)

3,561 square feet increase from
CDSP Master Plan (+24%)

Designed by Union Square female-owned design firm, Ground Inc.

Substantial Completion:
October 2023

Station Plaza, Civic Space



PROSPECT
UNION SQUARE

PROSPECT STREET

Union Square Station Plaza

- Creates connection between MBTA Station and Union Square Plaza
- 600 Linear feet of seating
- Art Infrastructure
- 54 trees with 11 different species (predominantly native and drought tolerant)
- Stormwater infrastructure (e.g., 70% of the hardscape is pervious)

Station Plaza, Civic Space

New
Trees

MBTA
Bus Stop

Retail
Activation

Landscape
Buffer

Ample
Seating

Permeable Pavers

New Landscape

Accessible Path to
MBTA Station



Station Plaza, Ribbon Cutting November 2023



D2 Project Components: Thoroughfares & Infrastructure



Thoroughfares include onsite roadways:

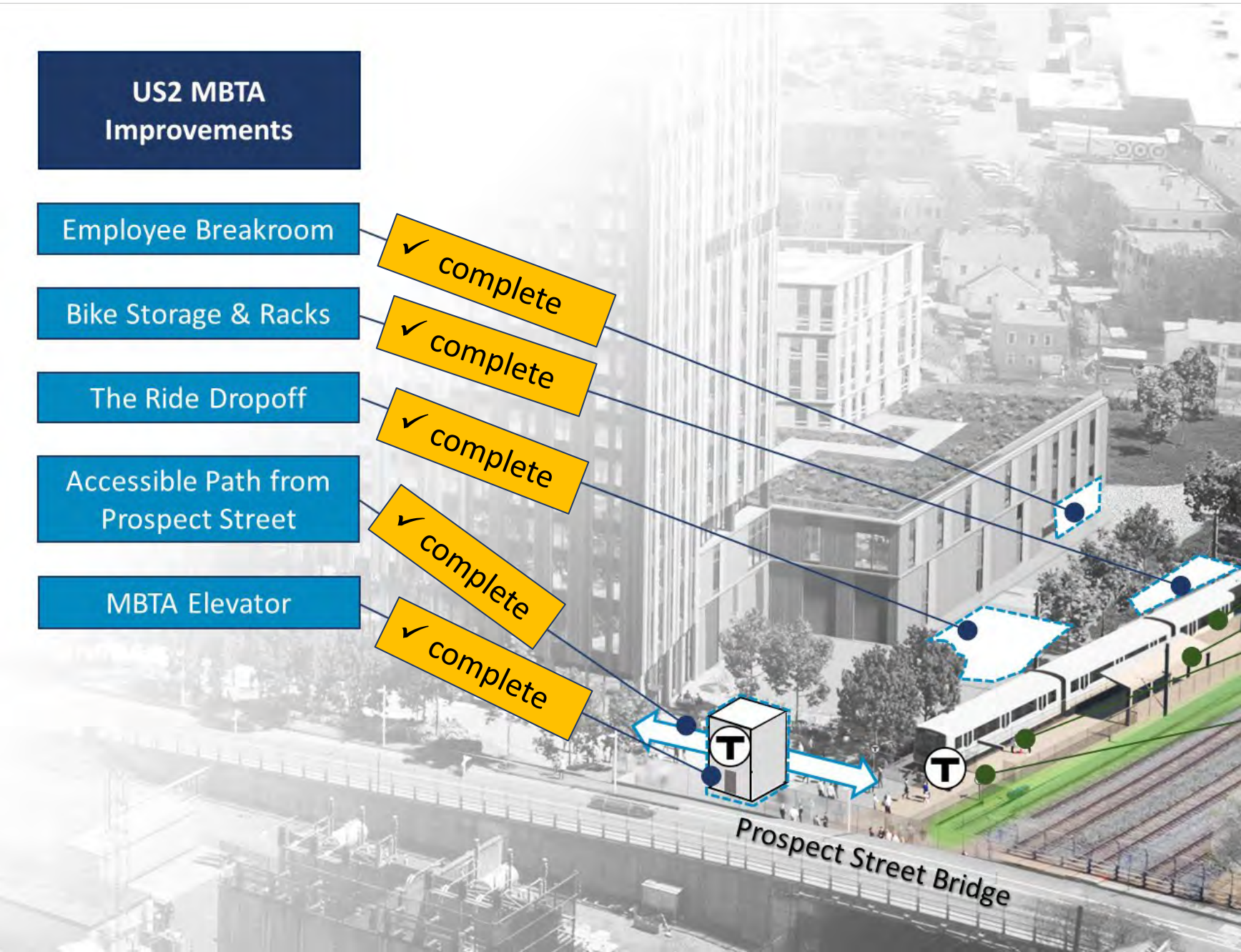
- Bennett Court
- Milk Alley
- Charlestown Place

Infrastructure includes:

- MBTA Improvements
- Stormwater Management System

Improvements are Complete.

All MBTA Infrastructure Operational



New Blue Bike Station (Dec 2023)





Community Benefits

Ben Ford-Camden @BenFordCamden
It's official - the Union Square Community Benefits Agreement has been SIGNED!
Five long years in the making, this is a first-of-its-kind achievement for Somerville. Thank

Community Benefit Updates



3rd Annual USQ Holiday Give
(\$7,000 & 800 lbs. of goods donated)



US2 + SAC creating Public Art Exhibit @ 50 Prospect



D4.3 Affordable Housing CBA Amendment Finalized



2023 Holiday Stroll Sponsor (sponsor since inception)



New \$155,000 CBA payment; total to date = \$777,000



What's next?

The Keeping Small Strong pilot project will progress through the end of the grant period on **June 30, 2024**

Fall/Winter 2023

- Block by Block Street Team Ambassadors begin
- Community engagement begins

Winter 2023/ Early Spring 2024

- Insider's Guide to Union distribution
- Wayfinding signage design finalized
- Reflection of community engagement
- Evaluation and refinement of the pilot

Late Spring/ Early Summer 2024

- Wayfinding signage installed
- Block by Block Street Ambassadors conclude work
- Presentation of the pilot evaluation results to the community, further refinement based on community feedback

USMS Keep Small Strong Steering Committee



www.discoverUSQ.com