

Union Square Revitalization

SRA Progress Update

March 4, 2026



Agenda

1. A Decade of Public-Private Progress
2. 10-50 Prospect (D2)
3. Master Project
4. Public & Community Benefits
5. Questions

A large, diverse crowd of people is gathered in an urban setting, likely a public square or street. The scene is filled with people of various ages and ethnicities, some in business attire and others in casual wear. In the background, there are several buildings, including a prominent brick building with a sign for "MANDARIN CHINESE RESTAURANT". A white tent is set up on the right side of the image, and a yellow van is parked nearby. The overall atmosphere is one of a busy, community-oriented event. The text "A Decade of Public-Private Progress" is overlaid in large, white, sans-serif font across the center of the image.

A Decade of Public-Private Progress

Image: US2's Union Square Revitalization Kick-off Event October 2014

A Decade of Public-Private Progress in Union Square

- Revitalization Vision → Implementation
- New MBTA Green Line Station Delivered (2022)
- Major Public Infrastructure Investments Completed (Somerville Avenue, Eversource, Mobility)
- Somerville's First Community Benefits Agreement Executed
- D2 Transformation: Former Scrap Yard → Commercial, Housing, Open Space
- Meaningful Fiscal Impact: \$36M One-Time + ~\$4M/year New Taxes
- Long-Term Institutional Capital Committed to 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.





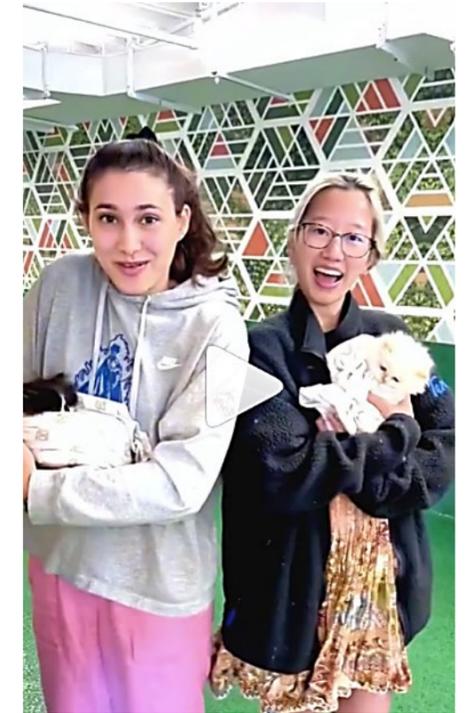
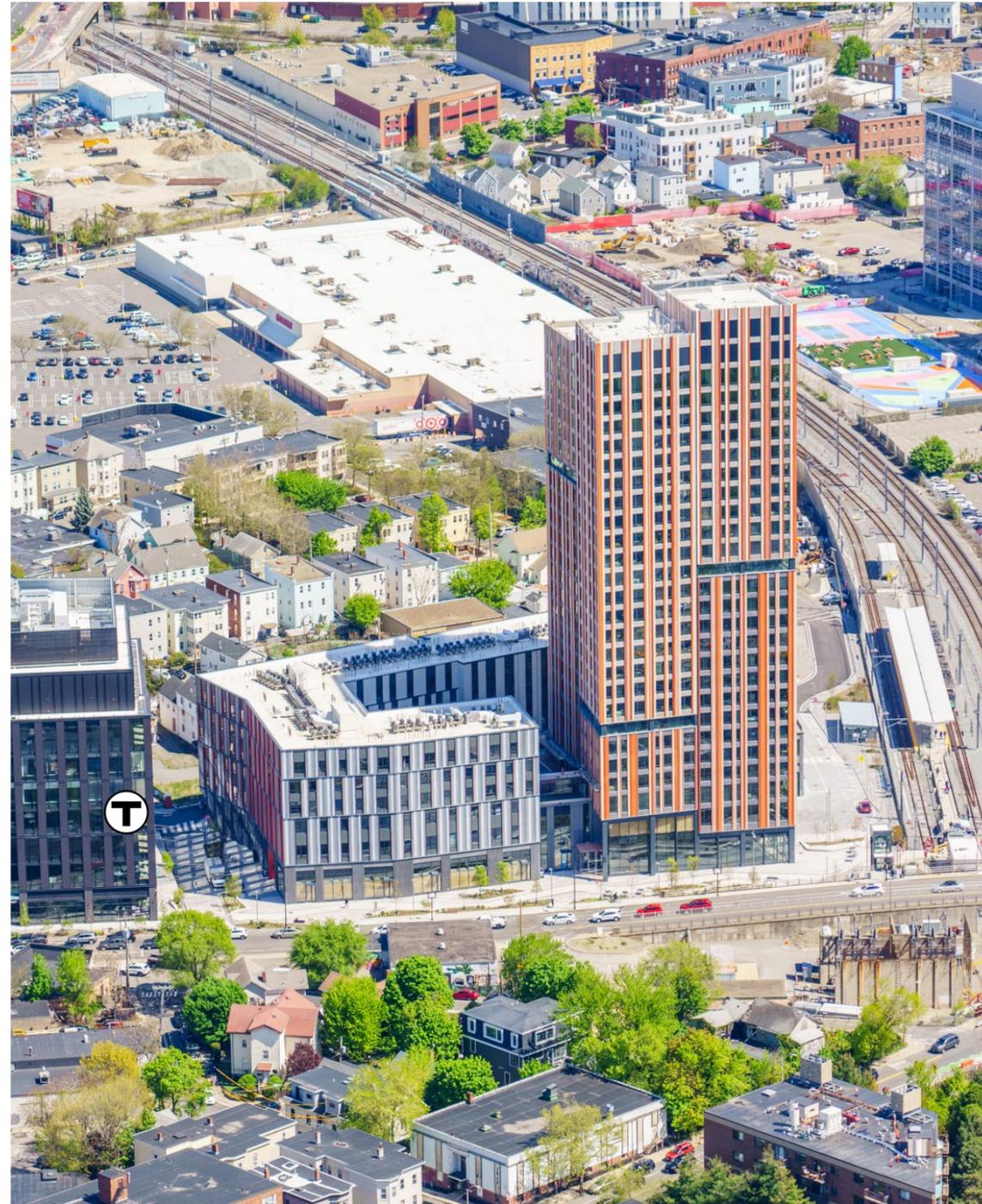
10 – 50 Prospect (D2) Leasing & Operations

20 - 50 Prospect Street Residential



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

Leasing & Operations



20 - 50 Prospect Street Residential

Activating the Ground Floor with a Rotating Exhibit of Local Art & Delivering on CBA goal



SOMERVILLE
OPEN
STUDIOS

presents

WHEN YOU KNOW YOUR NEIGHBOR

June 28 - October 31, 2025

A juried group show curated by Claire Millett Lima, inviting Somerville artists to explore themes of connection, place, and the many expressions of community. Being a neighbor is more than simply sharing a street or a building—it's about invisible threads that tie us to the spaces, people, and living systems around us.

This exhibit highlights personal interpretations of neighborhood and kinship, both visible and hidden. How do your surroundings influence your sense of self? In what ways do they affirm—or challenge—your place in the world?

Join us in celebrating the beauty of community and connection.

About Somerville Open Studios

Somerville Open Studios (SOS) is a non-profit organization formed for the purpose of producing an annual open studio and related events in Somerville, Massachusetts. Through its programming, SOS gives access to the work of visual artists living and working in Somerville. We provide opportunities to view art made within the community, and to meet local artists in their working studios. Our goal is to broaden the public's exposure to, and appreciation of, finished works of art as well as the art-making process, building community and raising awareness of the diverse artistic experience available in Somerville.

Learn more at somervilleopenstudios.org



EXHIBIT @ 50 PROSPECT

Exhibit @ 50 Prospect, sponsored by @discoverusq, is a new community arts space celebrating local creativity as part of the Union Square Revitalization Project (USQ). Located around the new MBTA station, USQ spans 20 acres and will include new lab and office space, housing, retail, and green spaces, supporting the "SomeVizion" plan for growth and sustainability.

TO LEARN MORE: discoverusq.com | @discoverusq




SOMERVILLE
OPEN
STUDIOS



10 Prospect Street Commercial Lab/Office



196,500 Rentable SF

Commercial Catalyst
For Neighborhood

Now Leasing

AMENITY.
Indoor/outdoor shared spaces




START HERE.
Smaller, dedicated spaces for emerging companies

10K – 15K SF LAB SUITES
2 floors completed




GROW HERE.
Flexible start up spaces for entrepreneurs

BUILD TO SUIT SPACES
for Innovation Companies




AMENITY.
Retail focused on café, food & beverage and neighborhood services, including Ebi Sushi and Dashizen




Focused on Employment District Goals at 10 Prospect

2025: Leasing 10 Prospect Lab/Office Space



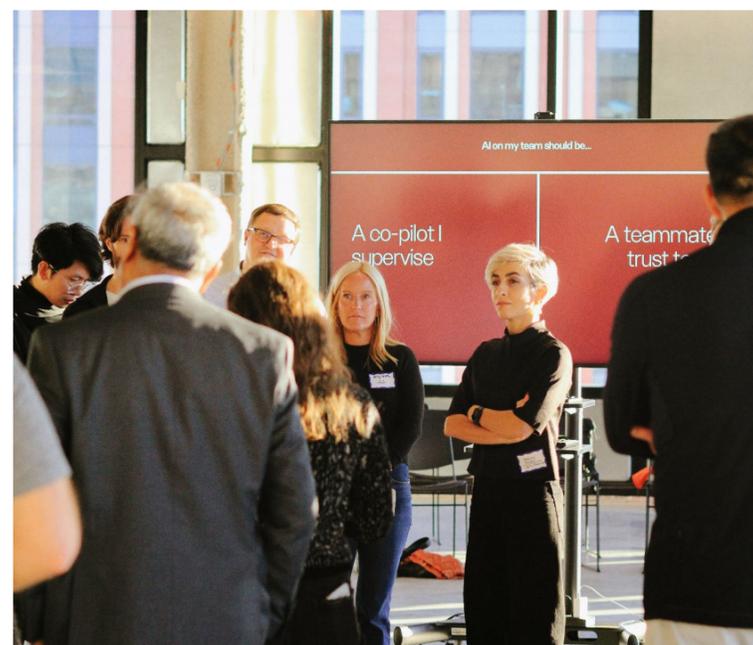
Pro-tenant market, very competitive

Despite market shifts, continued proactive strategy to position Union Square for long-term competitiveness:

- Built out tenant-ready plug-and-play lab spaces on two floors
- Flexible suites and creative deal structures
- Broadening target sectors: AI, robotics, climate tech, hybrid, life sciences, etc.
- Added amenities (e.g., onsite F&B, fitness)
- Tours for prospective tenants
- Innovation ecosystem outreach and event hosting

Building Innovation Community Through Events in 2025

Events strengthened ecosystem ties and spotlighted 10P and Union Square as a place shaping what's next



10P Events: A Location for Industry Connection & Growth

Leaders across the innovation ecosystem visited 10 Prospect in the last year



Relocating Ebi Sushi from D6 to 10 Prospect



- Award-winning, immigrant-owned, family-run business
- Relocating from D6 storefront (month-to-month agreement)
- New space, long-term lease commitment
- Reflects our commitment to supporting local small business, a priority identified through planning and CBA processes.
- Construction of the space is well underway.
- Spring opening anticipated.
- [VIDEO](#)



Master Project Update

Master Project Overview: Massing

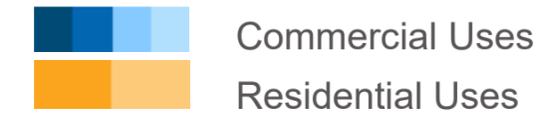


Master Project Overview: Site Plan



Project Data

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



Master Project Progress



- 1 D2 Project (R&D/Office + Housing)**
 607,000 SF
 25.3% of Master Plan
 SRA Certificate of Compliance Issued
 Leasing & Occupancy
- 2 D3.1 Project (R&D/Office)**
 280,000 SF
 11.7% of Master Plan
 Shovel Ready
 Foundation Permit Issued
- 3 D4.3 Project (~100% Affordable Housing)**
 61,000 SF
 2.5% of Master Plan
 Land Pursuit / Predevelopment
 To be developed by:

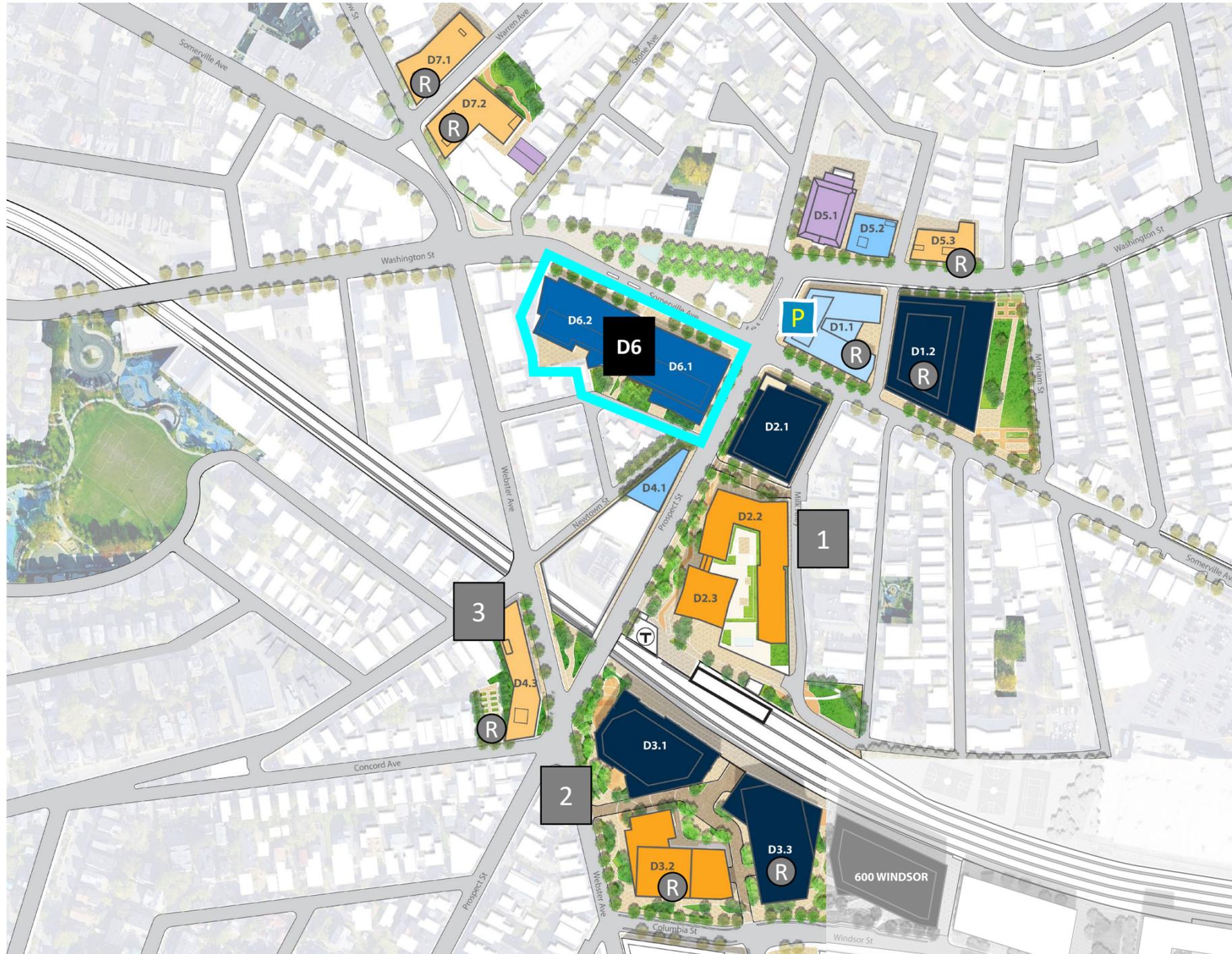


P Future Sites under Consideration

R Sites with Development Restrictions
 (Development Covenant Commercial Use Priority, Public Safety Building Relocation, D3.2-3 Commercial Laundry Special Permit)

~40% of Master Plan Area
 MLDA Requires 50% by ~2037

Master Project: D6 Block



- 1 **D2 Project (R&D/Office + Housing)**
 607,000 SF
 25.3% of Master Plan
 SRA Certificate of Compliance Issued
 Leasing & Occupancy

- 2 **D3.1 Project (R&D/Office)**
 280,000 SF
 11.7% of Master Plan
 Shovel Ready
 Foundation Permit Issued

- 3 **D4.3 Project (~100% Affordable Housing)**
 61,000 SF
 2.5% of Master Plan
 Land Pursuit / Predevelopment
 To be developed by:

- P **Future Sites under Consideration**

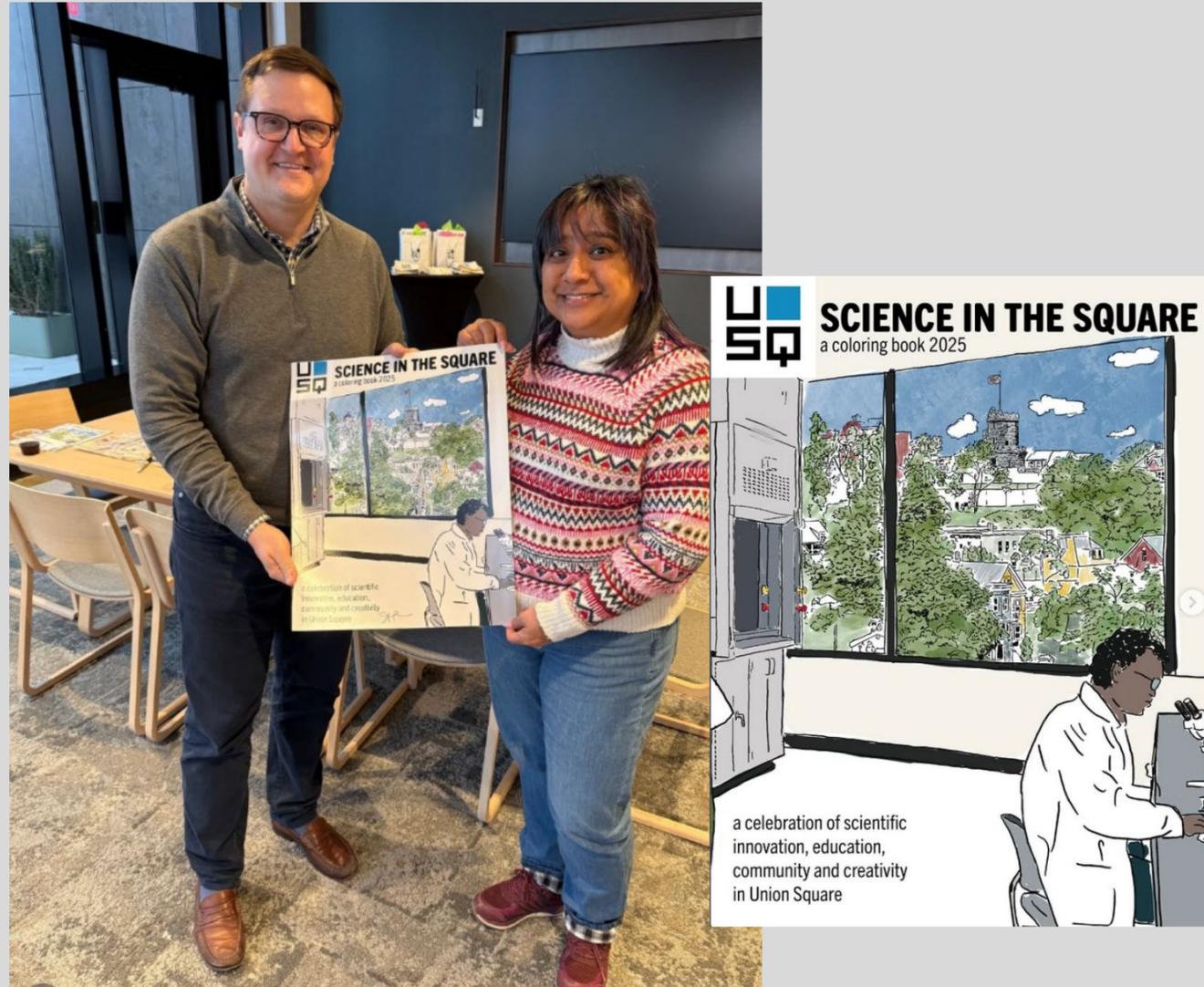
- R **Sites with Development Restrictions**
 (Development Covenant Commercial Use Priority, Public Safety Building Relocation, D3.2-3 Commercial Laundry Special Permit)



Public & Community Benefits

Ben Ewen-Cameron @BenForWard Dec 7
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

Additional Community Benefit Updates



ARTS

Scenes from Somerville Coloring Book (Vol.4) w/Jen Palacio

USQ's
5th ANNUAL
HOLIDAY GIVE

Write a Wish. Warm a Home.

This holiday season, every wish helps **provide safe housing and essential support** for our Somerville neighbors in need.

All donors are entered to win one of two \$250 Bow Market prizes.

Together, we can help light the way home.

TO PARTICIPATE:
Choose a star.
Write your message.
Add it to the Wish Wall.

FOR DIGITAL PARTICIPATION:
Choose a star (A, B, or C),
email us your wish, make a donation, and we will hang your star in the storefront with your name or anonymously.
Wish@discoverusq.com

Scan to Support the Somerville Homeless Coalition

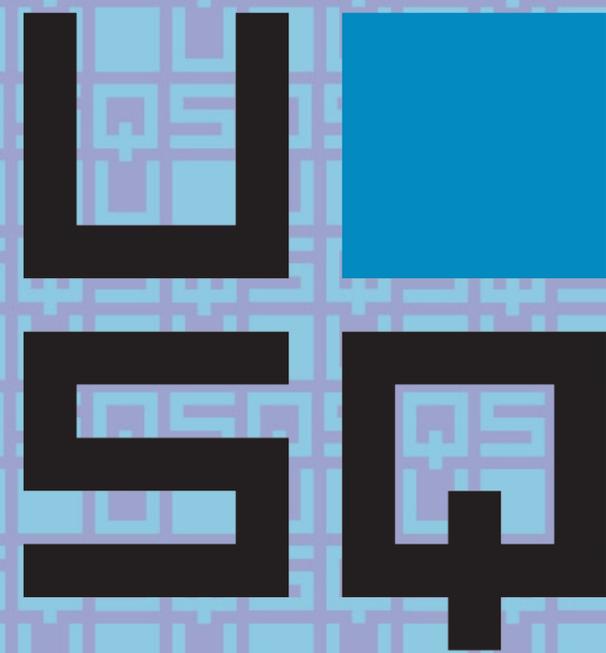
Select "USQ Holiday Give" on donation menu

USQ Somerville Homeless Coalition
finding everyone a home

COMMUNITY SUPPORT

5th Annual Donation Drive for Somerville Homeless Coalition

Since launching in 2021, the USQ Holiday Give has helped deliver the equivalent of more than 7,400 meals through a combination of monetary donations and goods



www.discoverUSQ.com