



**Union Square Revitalization**  
**D2 Design & Site Plan Review Process**  
Neighborhood Meeting #2 | October 17, 2018



# MEETING GOALS

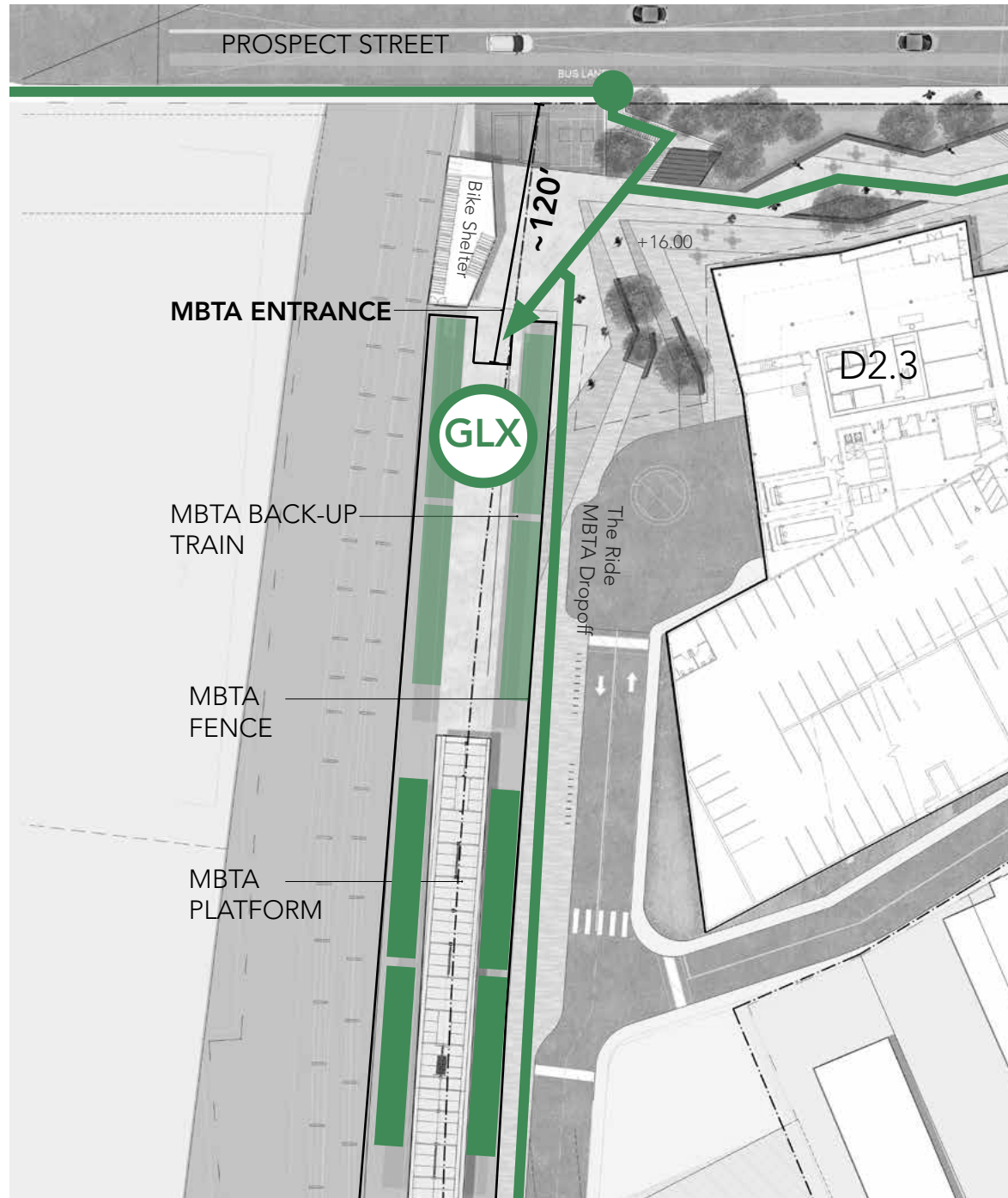
1. PRESENT EVOLUTION RELATIVE TO DRC FEEDBACK THEMES
2. RECEIVE COMMUNITY FEEDBACK ON THE DESIGN PROGRESS TO DATE





# DRC SUBMITTAL HIGHLIGHTS

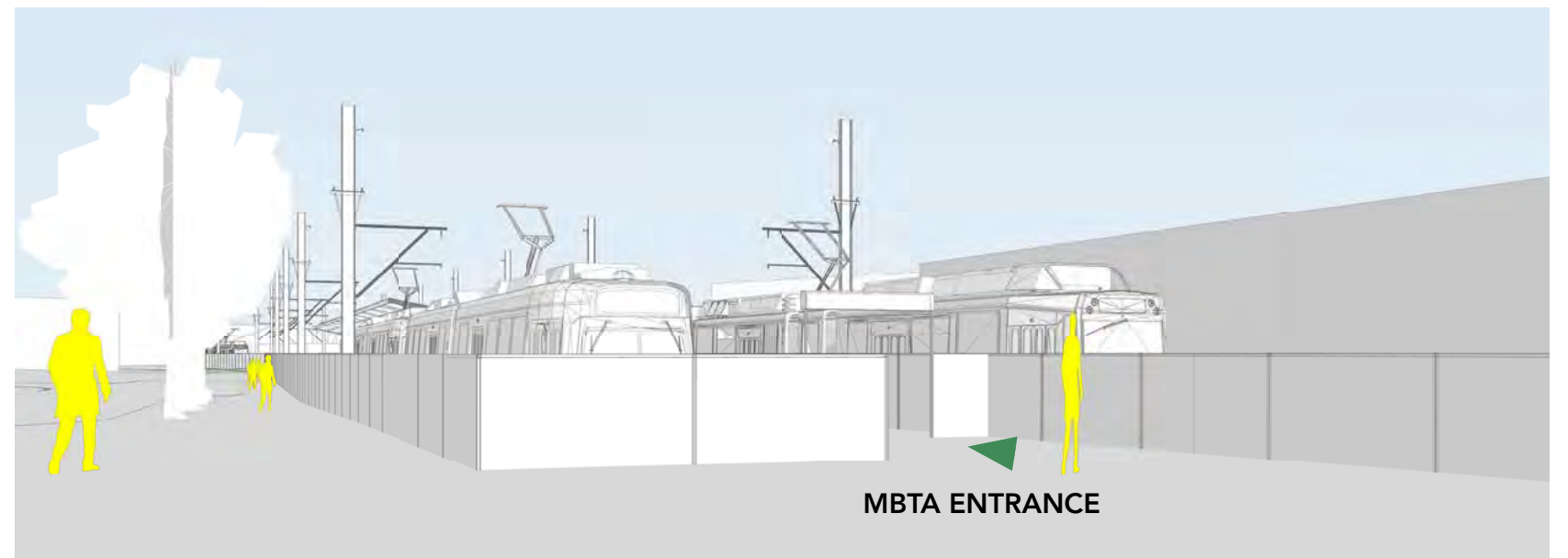




SITE PLAN



VIEW FROM THE PROSPECT STREET BRIDGE



VIEW FROM GRADE LEVEL

## MBTA ACCESS

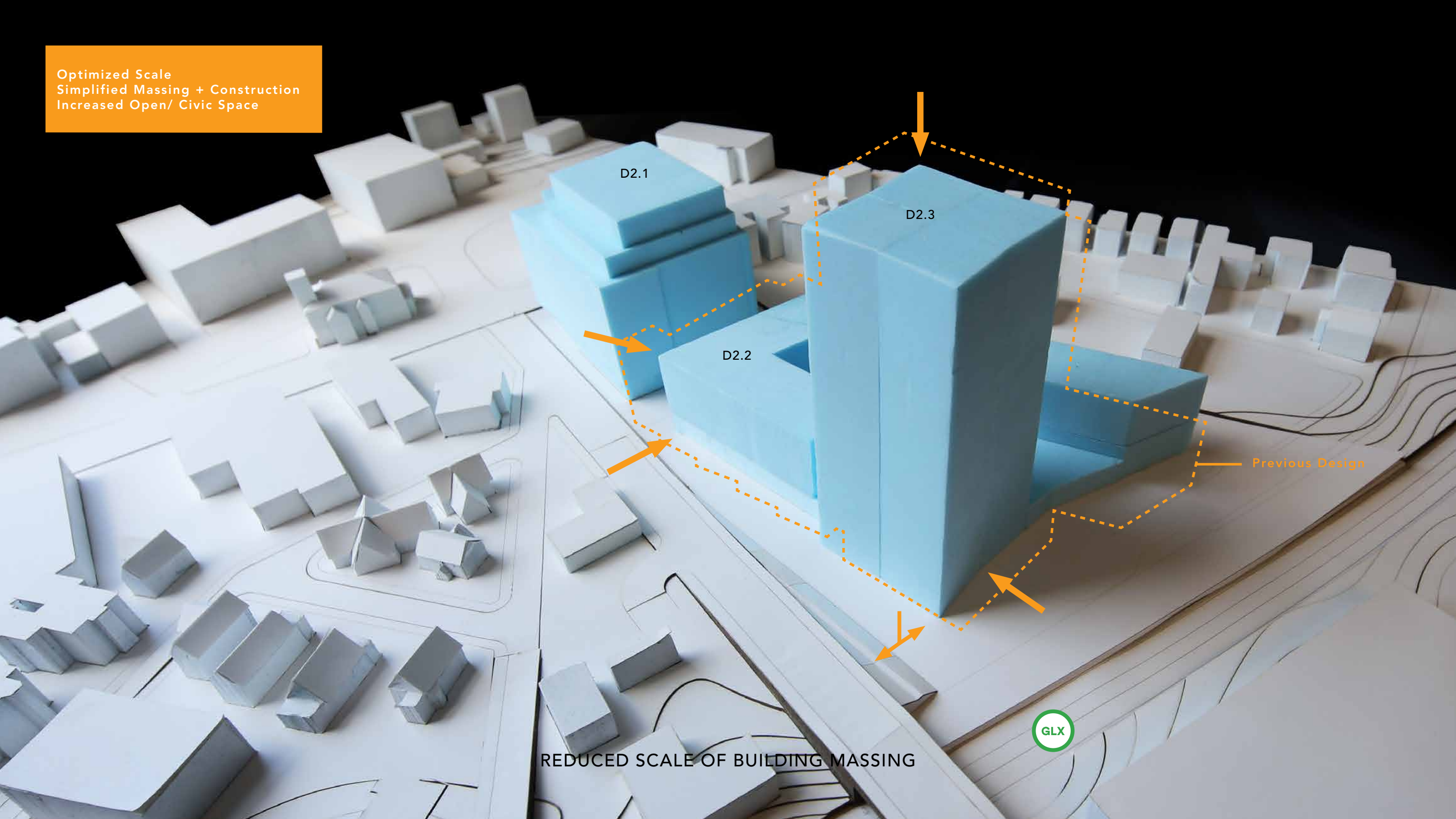


UNION SQUARE REVITALIZATION  
SOMERVILLE, MA.

UNION SQUARE - D2  
10 17 2018



Optimized Scale  
Simplified Massing + Construction  
Increased Open/ Civic Space



D2.1

D2.3

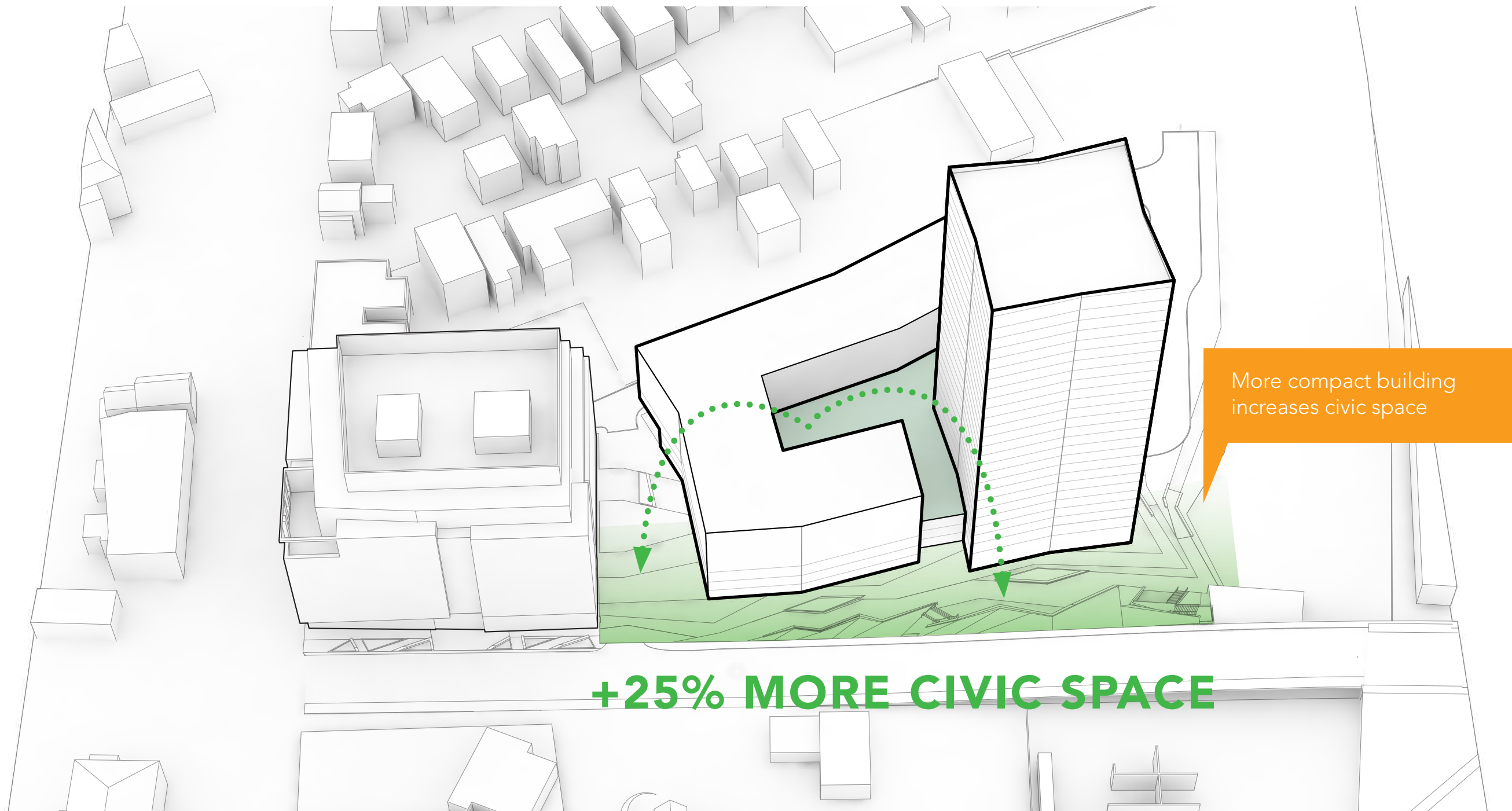
D2.2

Previous Design

GLX

REDUCED SCALE OF BUILDING MASSING



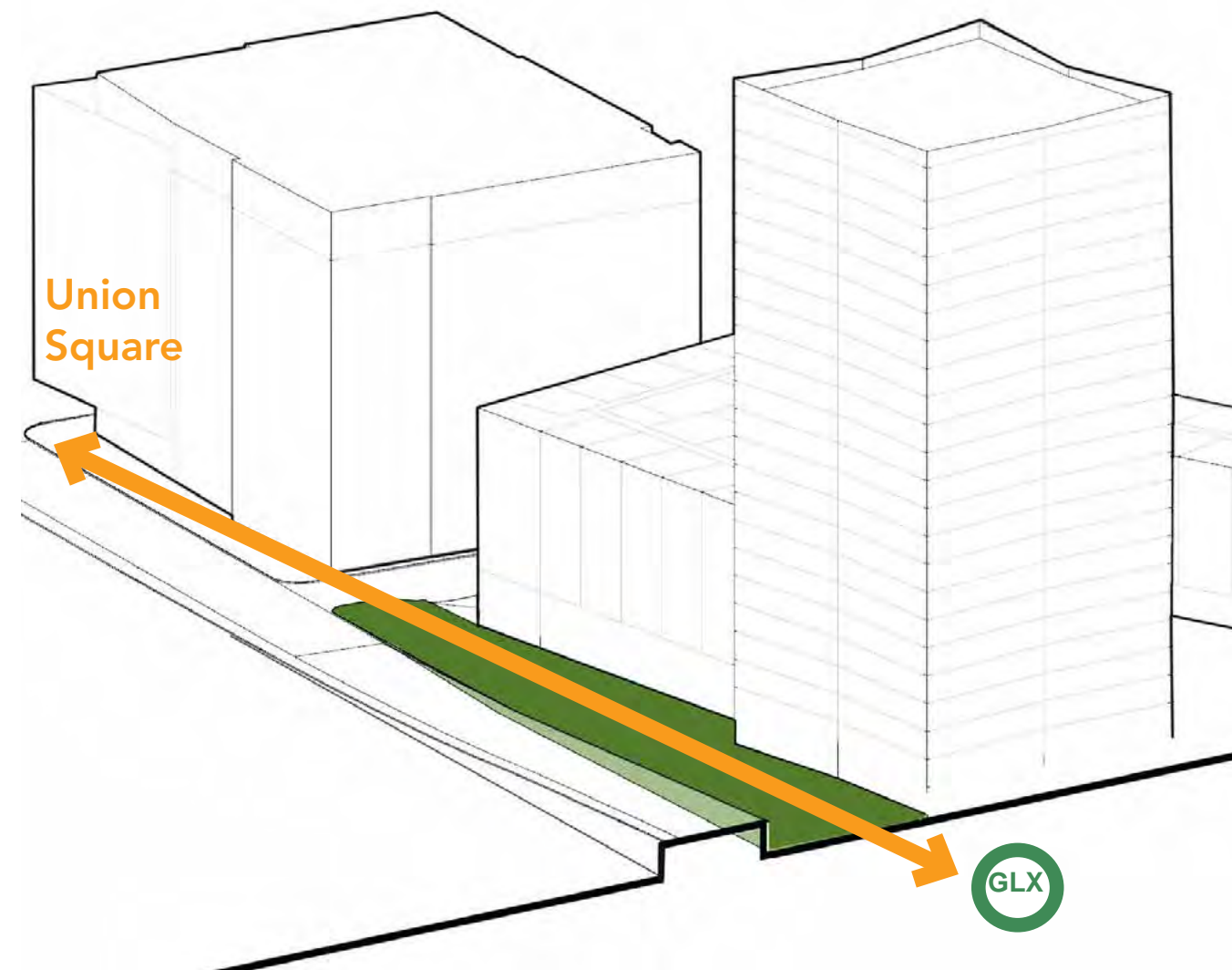
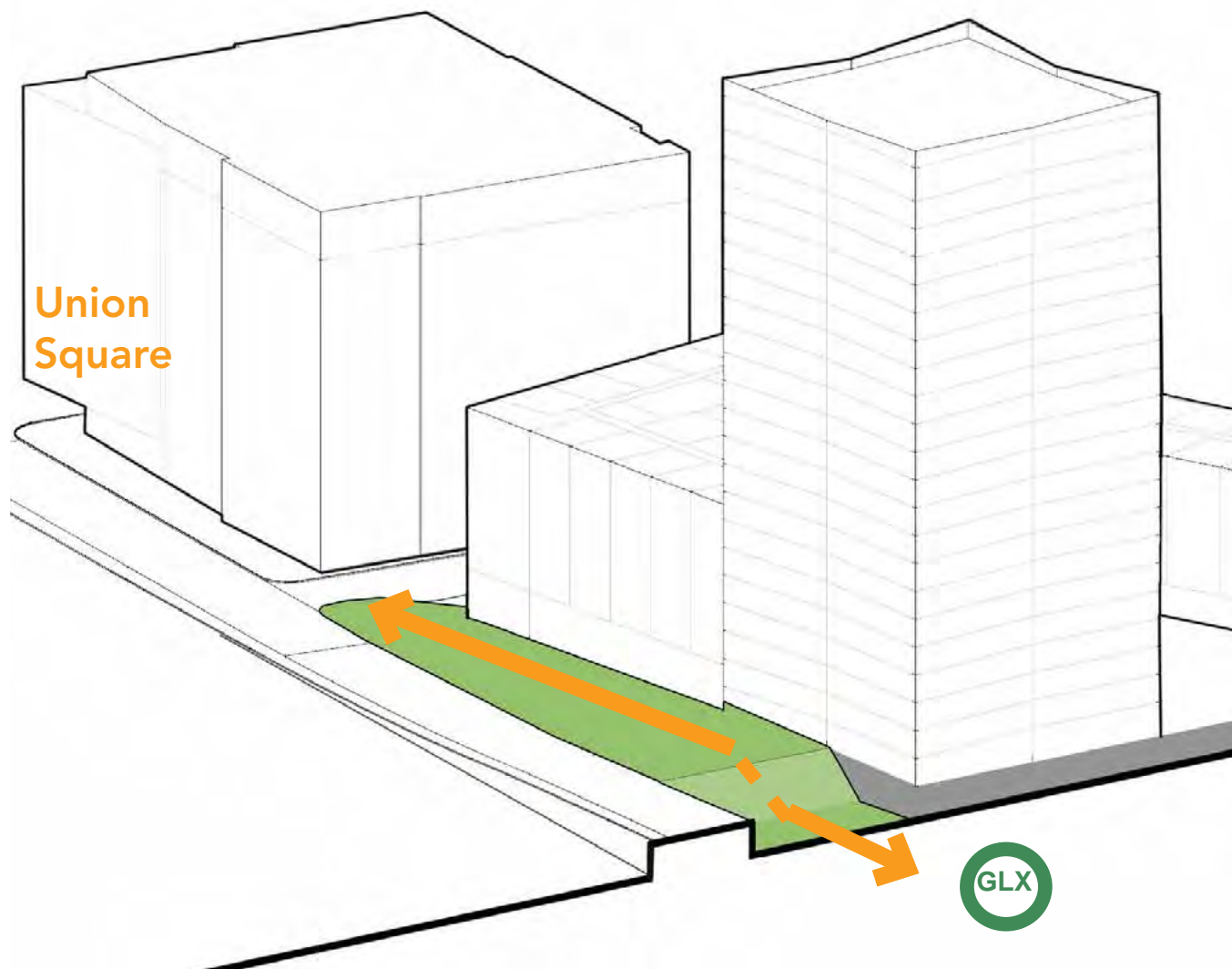


More compact building  
increases civic space

**+25% MORE CIVIC SPACE**





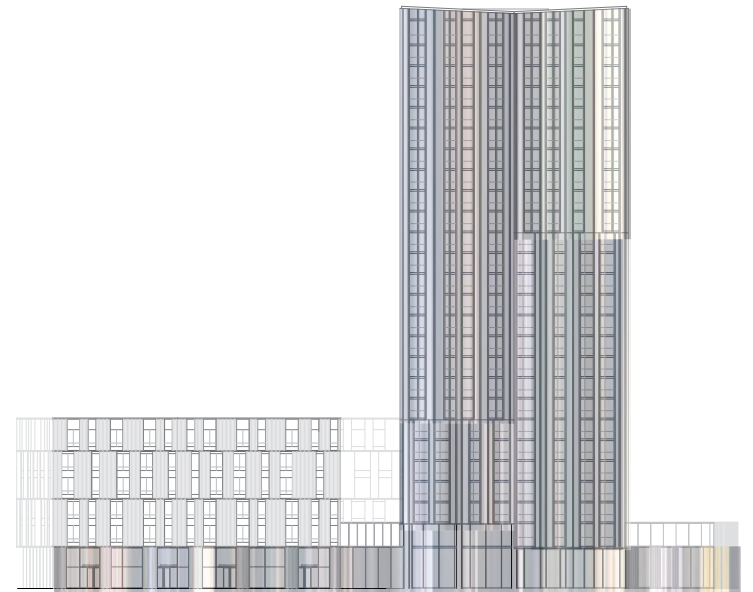
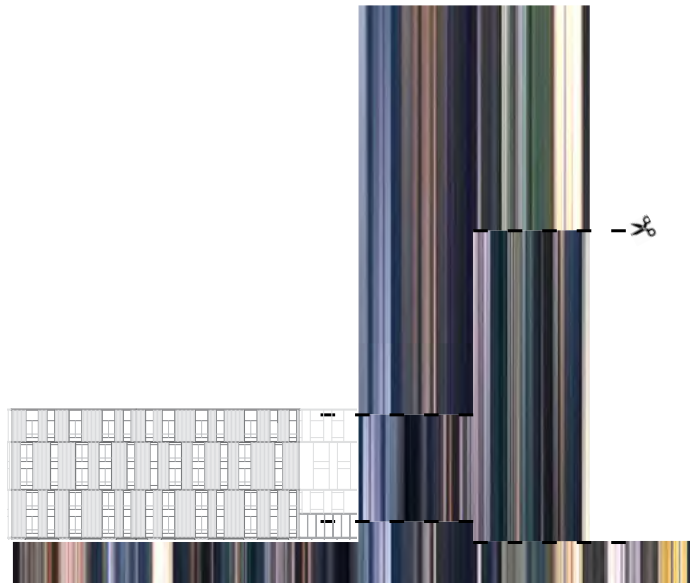


Previous Level of Plaza  
at Prospect St.

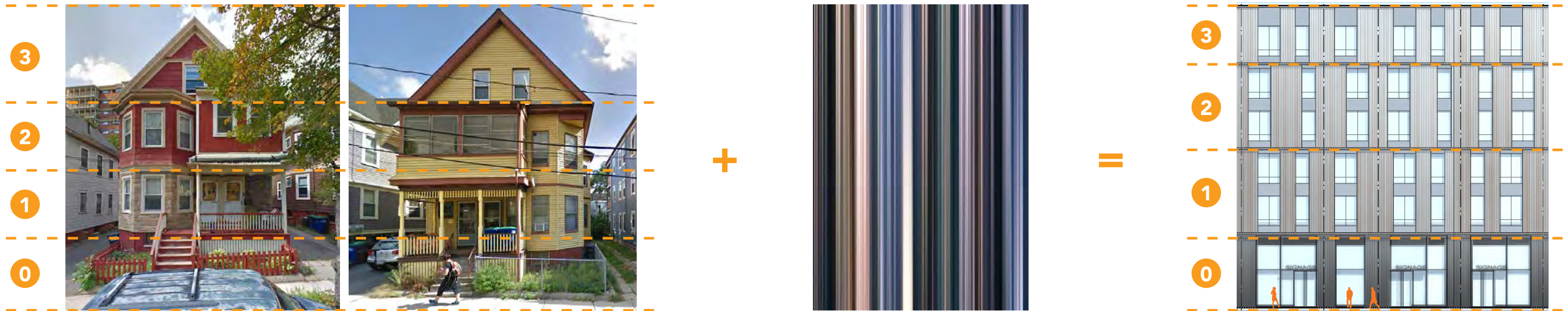
Current Level of Plaza  
at GLX

INCREASE IN OPEN SPACE

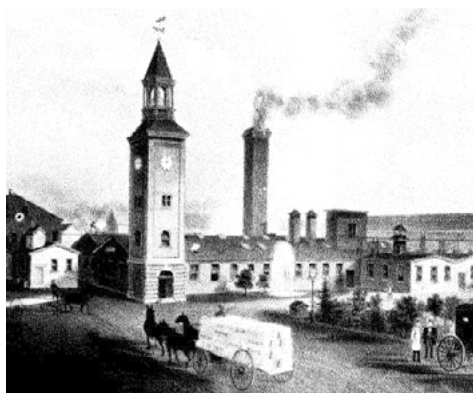
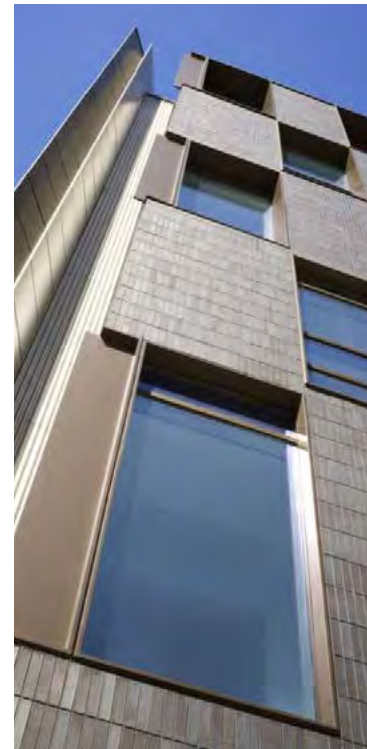
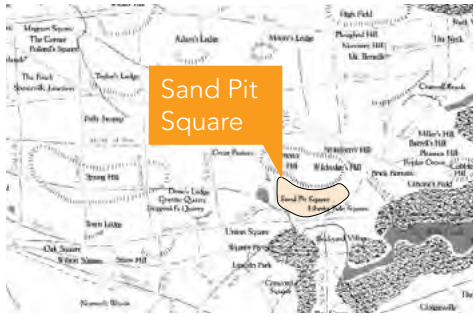












TRANSFORMATION INTO A VIBRANT EMPLOYMENT CENTER

MODERN EXPRESSION OF THE INDUSTRIAL VERNACULAR

VIEW FROM UNION SQUARE PLAZA



# FOR MORE INFORMATION ON USQ DRC SUBMITTAL

VISIT [HERE](#) FOR SUBMITTAL DOCUMENTS + PRESENTATIONS  
(ACCESS 'DESIGN AND SITE PLAN' TAB)





# TODAY'S AGENDA

## BIG PICTURE

1. D2 should consider the approach of users from all directions
2. How does D2 manage multiple modes and connect to the east?
3. Examine other Civic Space locations

## PEDESTRIAN EXPERIENCE

4. How can we improve the Civic Space's utility as an outdoor room?
5. Consider the user experience of the MBTA station platform

## BUILDINGS

6. How can we activate the zone at the southern edge of D2?
7. D2.3 clearly has a base but needs more definition at the top
8. Explore D2.2's rear facade design in more detail
9. What is the experience as you walk north from the station?
10. Consider redesign of D2.1's south west corner
11. How will the penthouse on D2.1 be designed?
12. What will the view be from Prospect Hill?

## QUESTION + ANSWER



# BIG PICTURE



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SOMERVILLE, MA.

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10 17 2018





# 1. D2 SHOULD CONSIDER THE APPROACH OF USERS FROM ALL DIRECTIONS





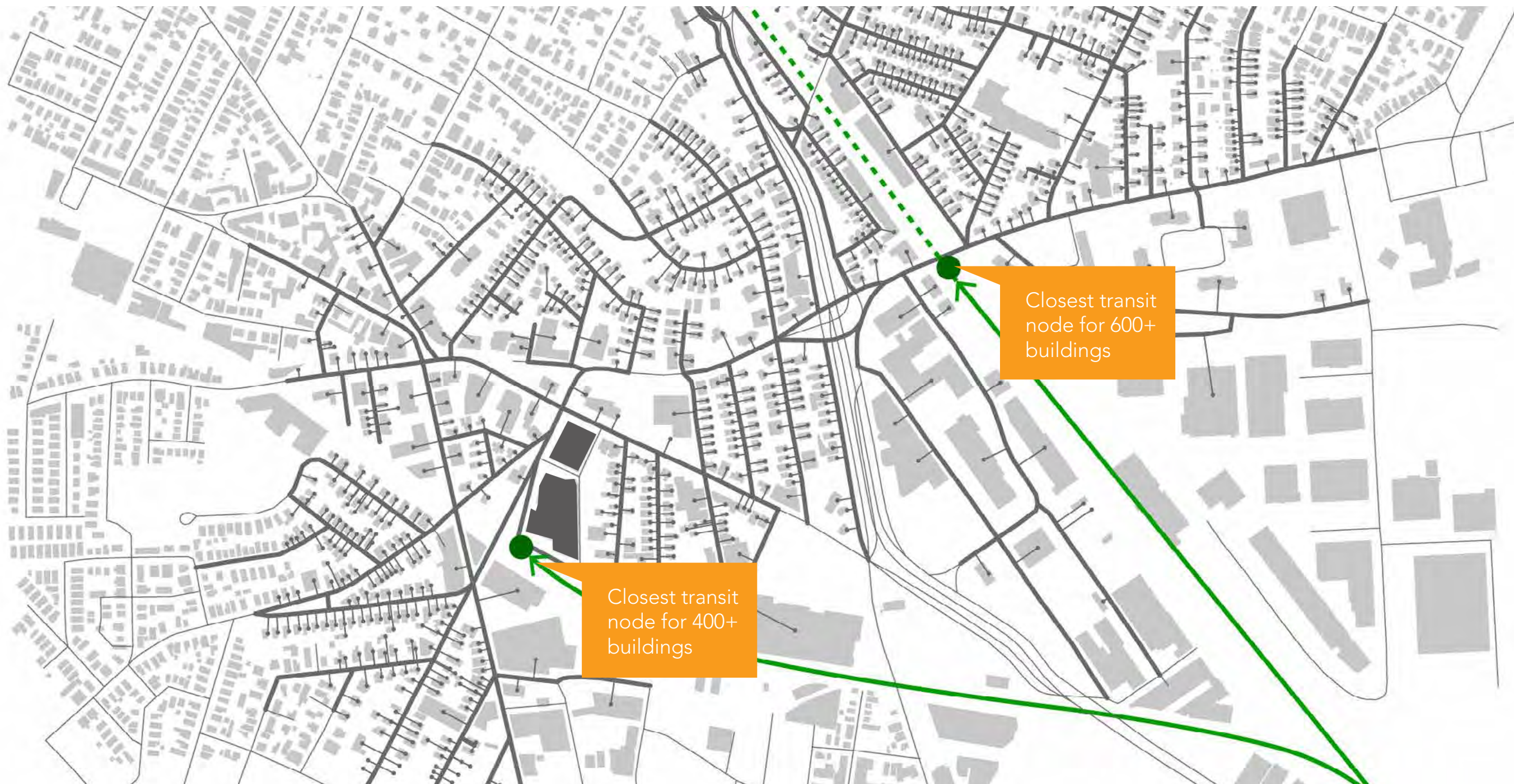




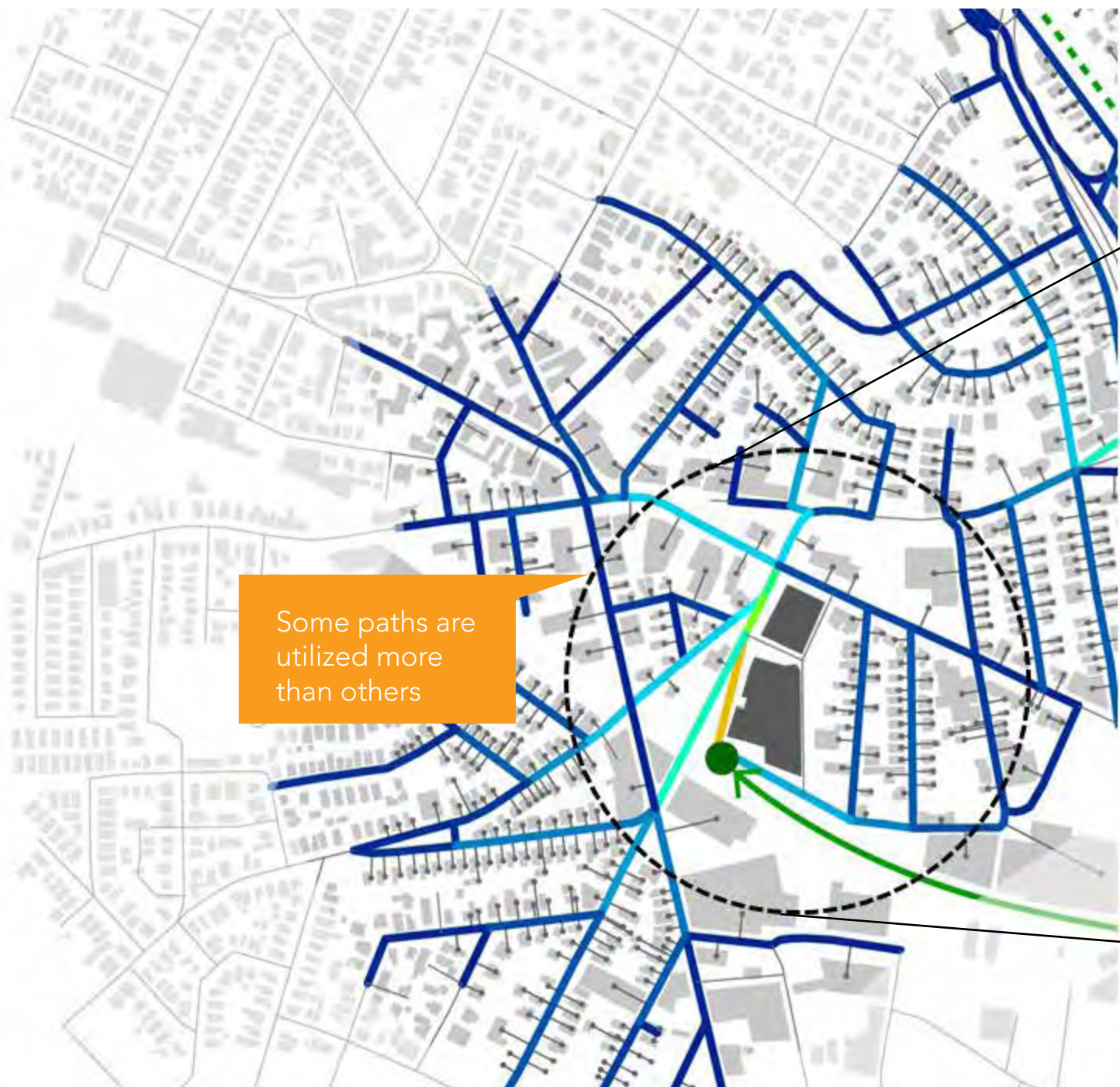




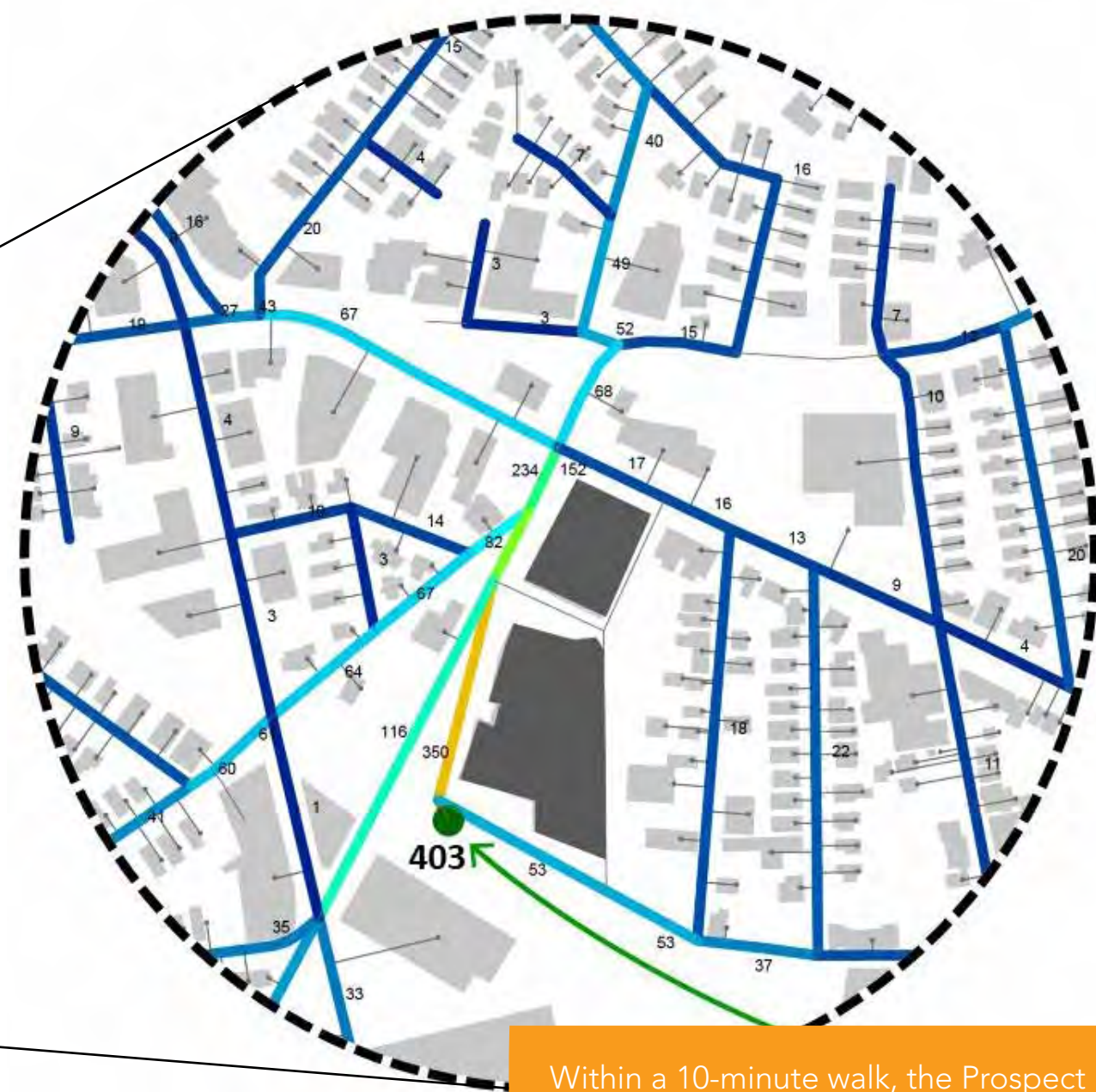




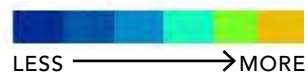




Some paths are utilized more than others



Within a 10-minute walk, the Prospect Street Plaza will provide the shortest path for 86% of the buildings







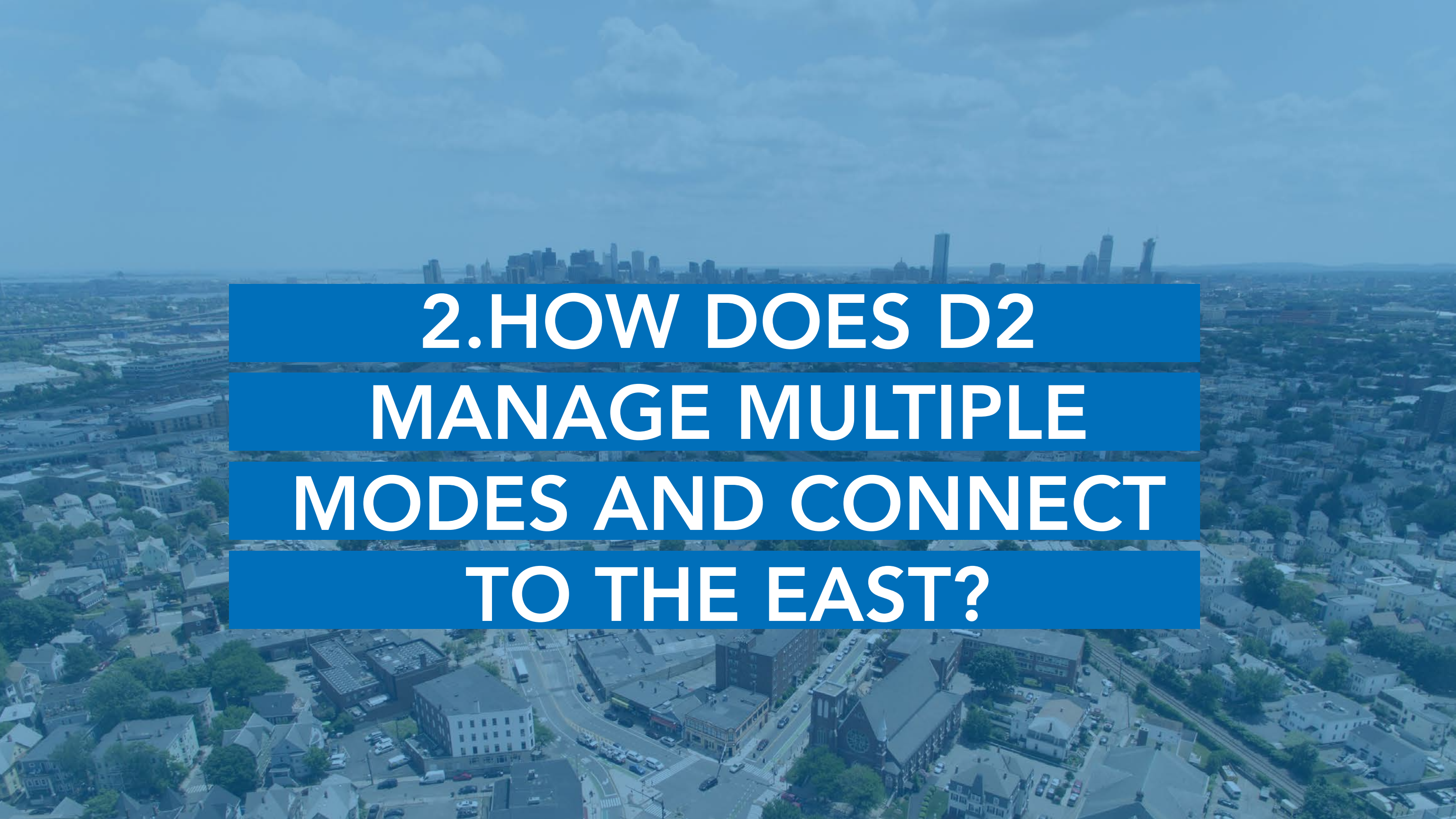
CITY OF SOMERVILLE PROPOSED PEDESTRIAN STREET MAP  
SEPTEMBER 26, 2018



The locations of the more heavily used routes are consistent with the City's proposed plan for Pedestrian Streets





An aerial photograph of a city, likely New York City, showing a dense urban landscape with various buildings, streets, and green spaces. In the background, a prominent skyline with several tall skyscrapers is visible against a blue sky with scattered clouds. The foreground shows a mix of residential and commercial buildings, with a church with a steeple visible on the right side. The overall scene is captured from a high angle, providing a comprehensive view of the city's layout.

## 2.HOW DOES D2 MANAGE MULTIPLE MODES AND CONNECT TO THE EAST?

















## DISTANCE FROM USQ STATION TO:

	Access Rd. .....	Prospect St. —————▶	Other -----
A	1,050 SF	▶ 777 SF	790 SF
B	1,177 SF	▶ 907 SF	1,190 SF
C	1,343 SF	▶ 1,073 SF	1,305 SF

## WHAT WE LEARNED

When considering all directions of approach to the Union square MBTA Station:

- 1 When the shortest path is sought, the Prospect Street Plaza is part of the most expedient route for 87% of area buildings
- 2 The access road's geometry makes its route longer than alternative paths
- 3 The southern edge of the site provides the best opportunity to serve pedestrians east of D2









WE'VE HAD SEVERAL MEETINGS WITH REPRESENTATIVES THAT ARE PLANNING THE NEIGHBORHOOD TO THE EAST AND HAVE ADAPTED THE D2 PLAN TO BE FLEXIBLE TO THEIR GOALS.

MILK SQUARE DEVELOPMENT

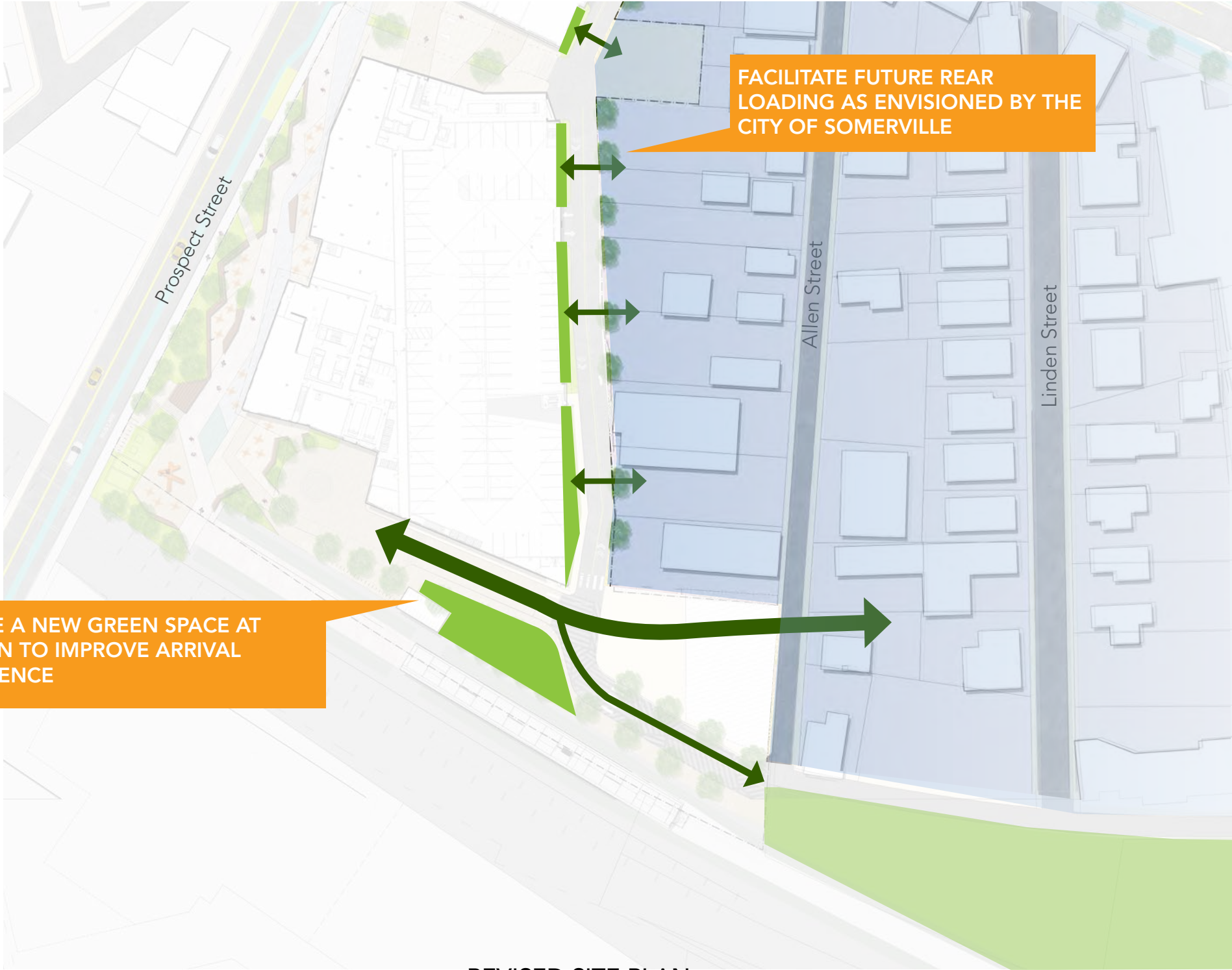




ACCESS ROAD REALIGNED  
TO OFFER OPTIONS TO  
CONNECT TO FUTURE  
CONDITION TO EAST

FACILITATE FUTURE REAR  
LOADING AS ENVISIONED BY THE  
CITY OF SOMERVILLE

CREATE A NEW GREEN SPACE AT  
STATION TO IMPROVE ARRIVAL  
EXPERIENCE



REVISED SITE PLAN



ACCESS ROAD REALIGNED  
AFTER DRC FEEDBACK  
AND MEETING WITH MILK  
SQUARE STAKEHOLDERS





HAS POTENTIAL TO PROVIDE  
MORE CONTIGUOUS GREEN  
SPACE AT SOUTHEAST  
CORNER OF SITE

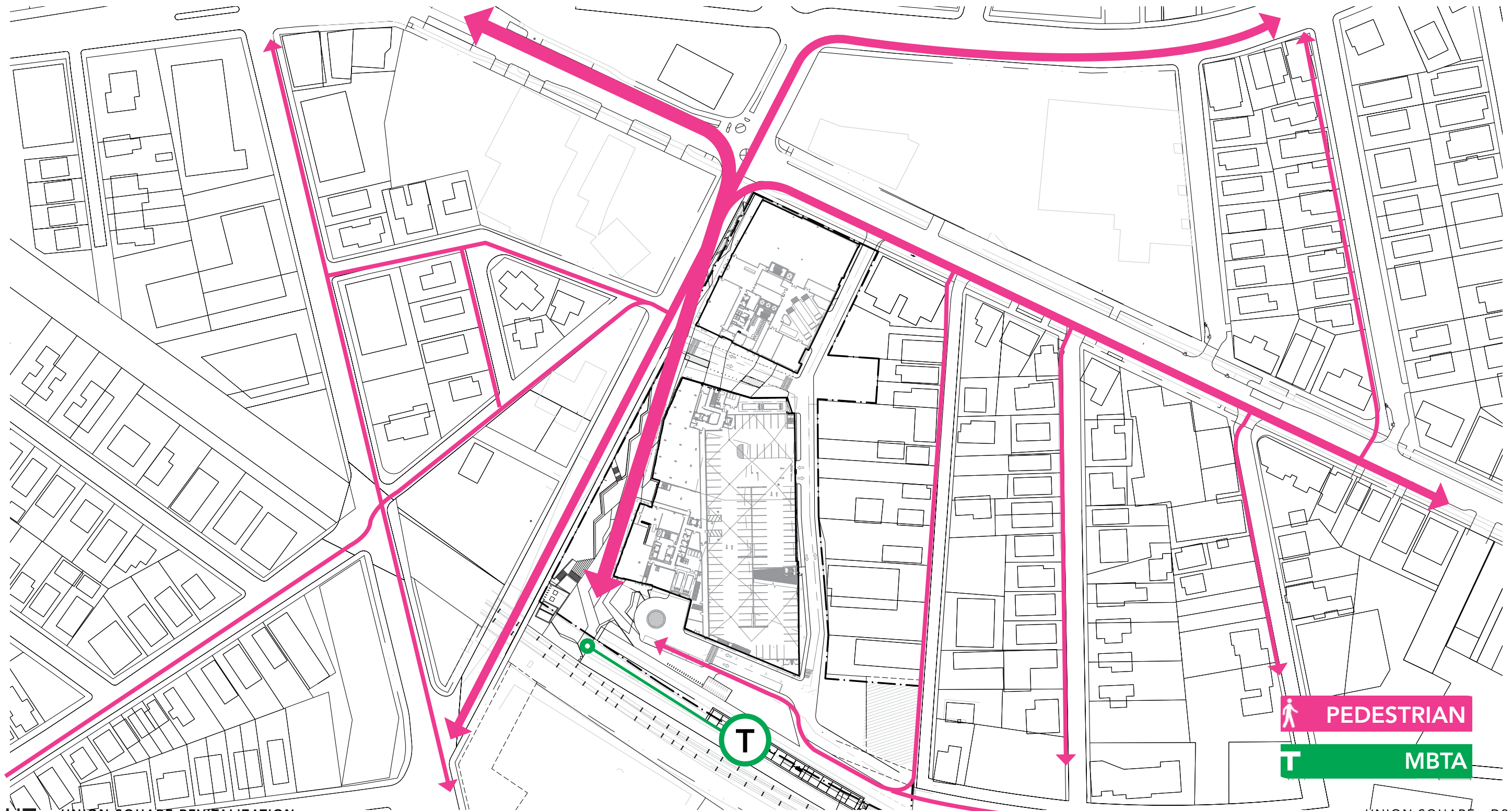




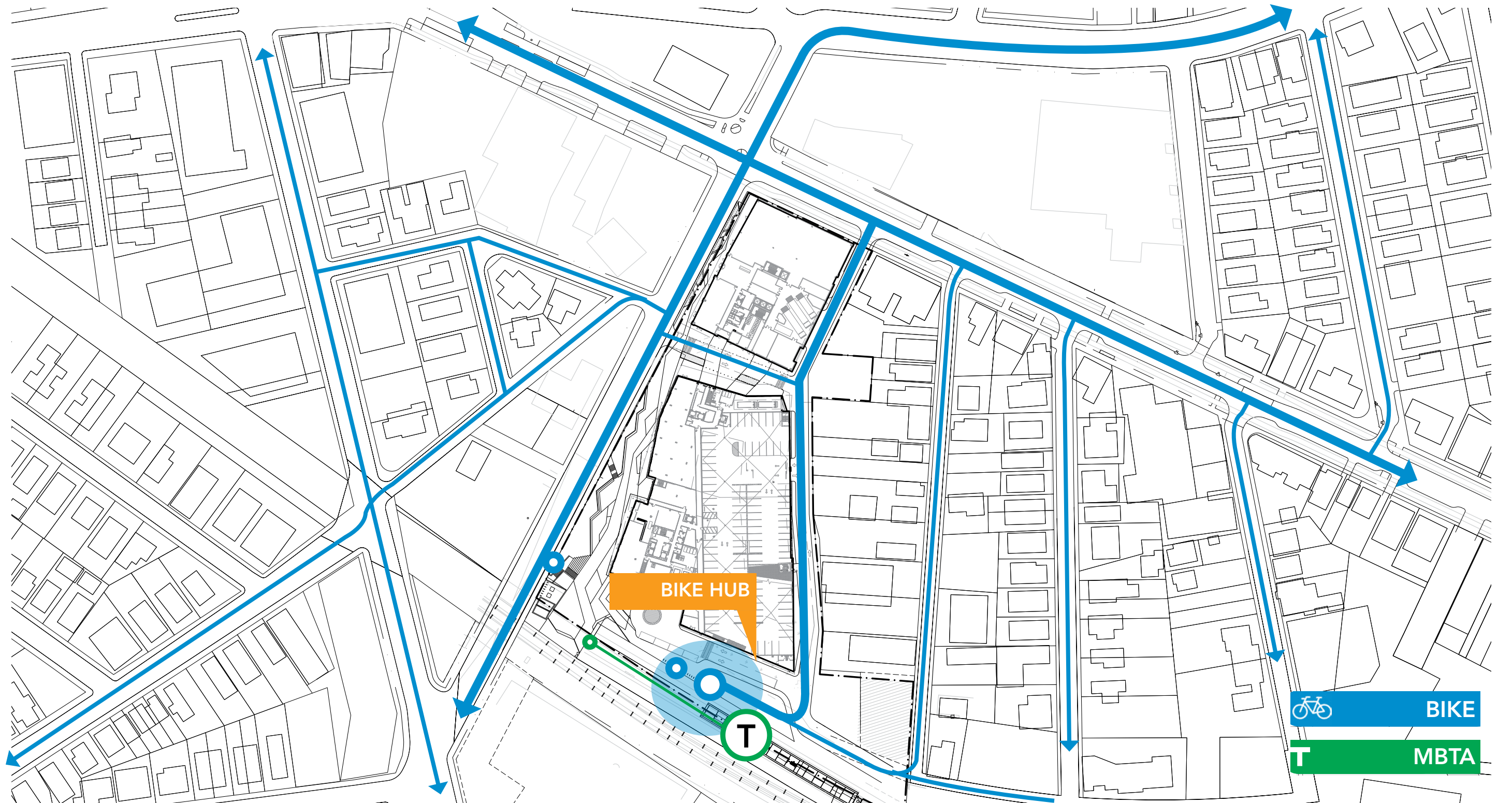
HAS POTENTIAL TO PROVIDE  
MORE CONTIGUOUS GREEN  
SPACE AT SOUTHEAST  
CORNER OF SITE











BIKE

T

MBTA

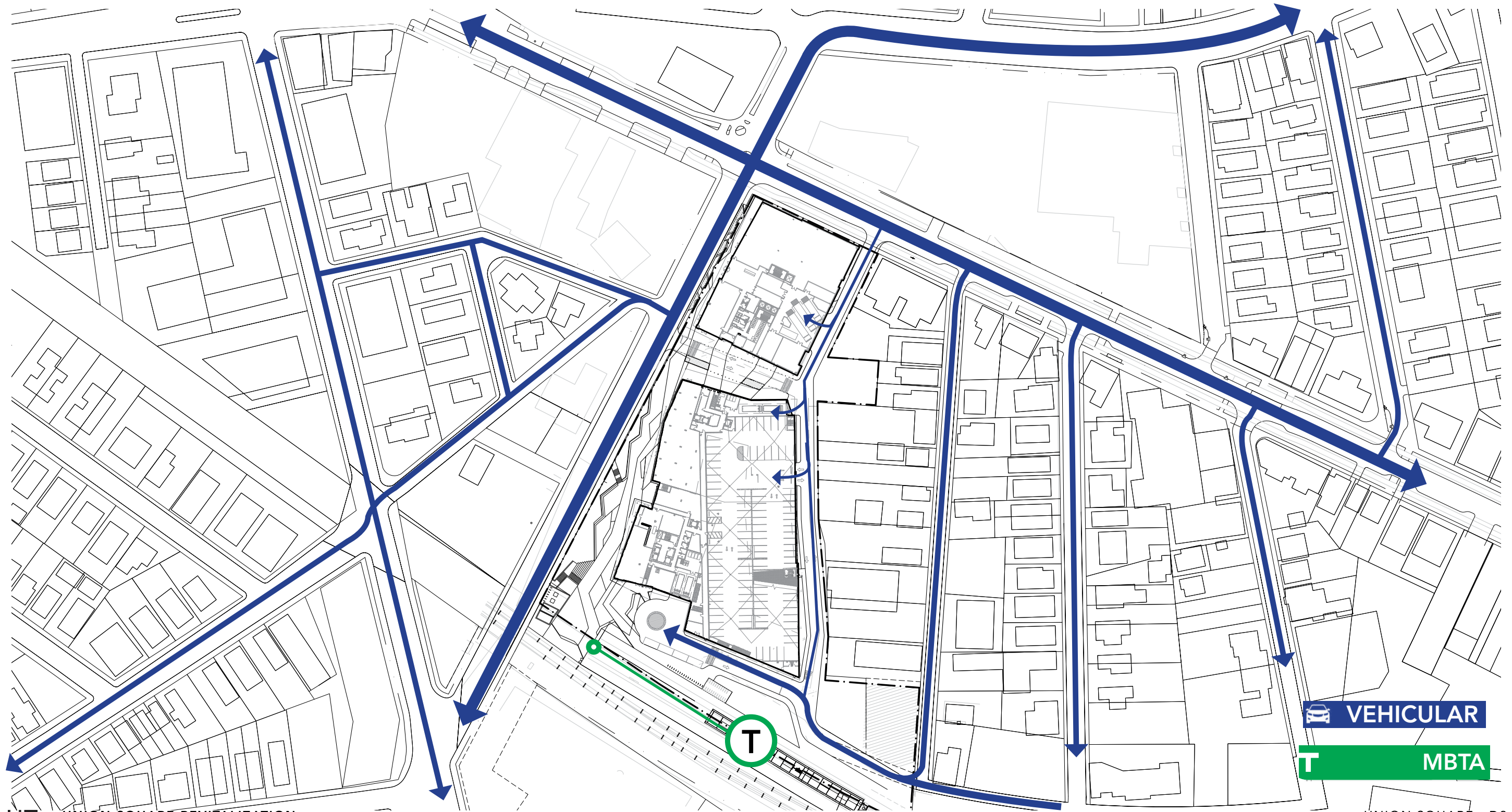


UNION SQUARE REVITALIZATION  
SOMERVILLE, MA.

REFINED SITE CIRCULATION HIERARCHY- BICYCLE

UNION SQUARE - D2  
10 17 2018







# 3. EXAMINE OTHER CIVIC SPACE LOCATIONS





- D1.2- 1.3 Neighborhood Park
- D2.2- 2.3 Plaza
- D2.4 Pocket Plaza
- D3.1 Pocket Plaza
- D3.2 Pocket Park
- D4.1 Pocket Park
- D4.3 Community Garden
- D6.1- 6.2 Through Block Plaza
- D7 Pocket Park

Civic Space A  
Plaza











STUDY 01- PARKING BELOW GROUND

More civic space located off Prospect Street



STUDY 02- PARKING ABOVE GROUND

Civic space adjacent to Prospect Street



STUDY 03- PARKING ABOVE GROUND

More civic space located off Prospect Street





UNION SQUARE - D2  
10 17 2018



# Highlights

- Provides for open space away from vehicular pollutants
- Level and continuous ground plane
- Creates landscape connection between D2.1 and D2.2/D2.3
- Considers neighborhood sightlines
- Stair receives transit riders from south
- Stair/amphitheater views station
- Demonstrates parking is a design driver

# Challenges

- Pedestrian routes relationship to MBTA station entry
- Civic space relationship with Union Square plaza - complement or compete?
- Removes peds from City-designated ped street
- Viability of internally facing ground floor uses
- Separated residential buildings create operational challenges
- Tower location
- Cost of underground parking on contaminated site



# Highlights

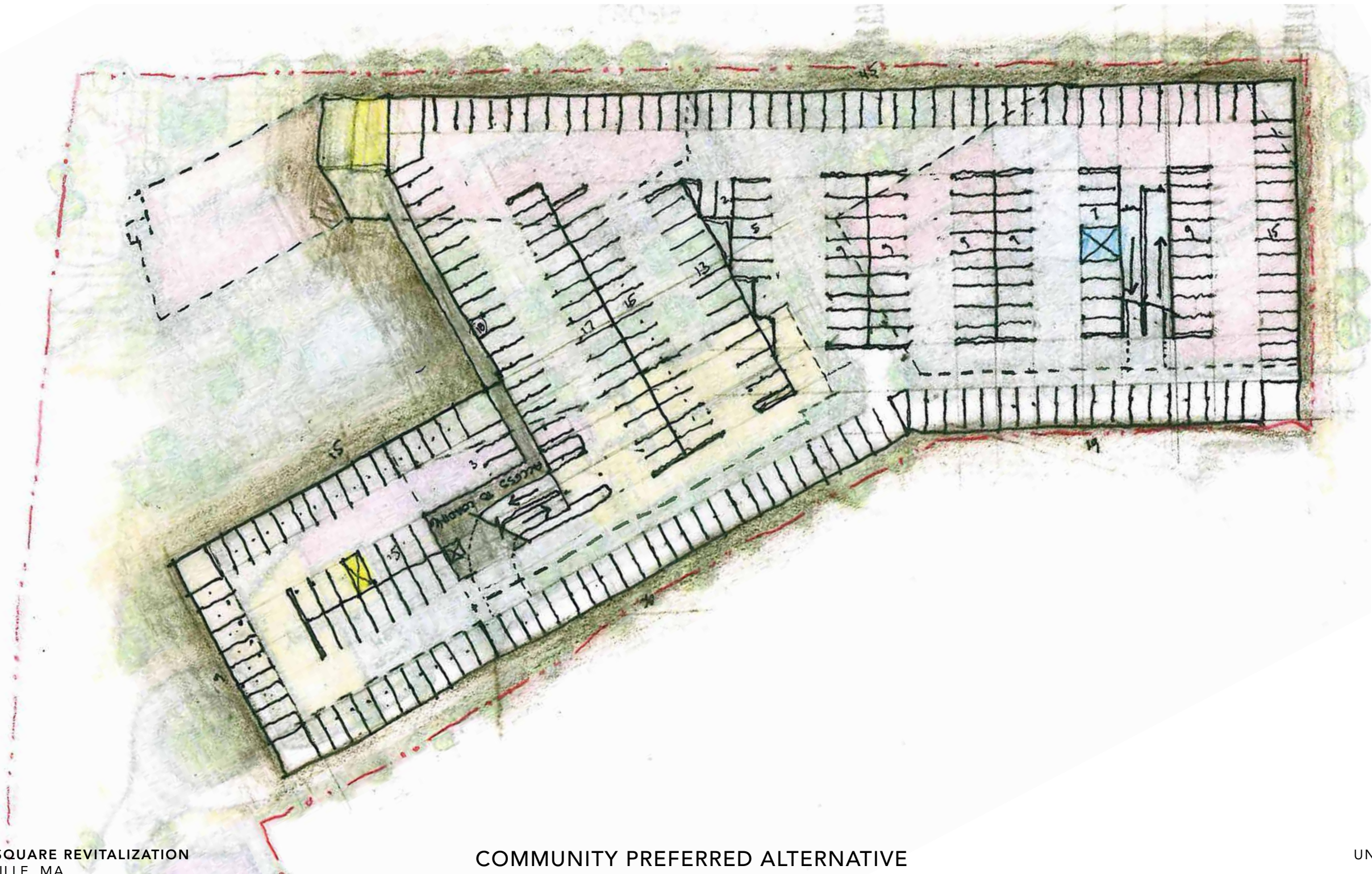
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- Demonstrates parking is a design driver

Key Question:  
What does it take to move the  
parking underground?

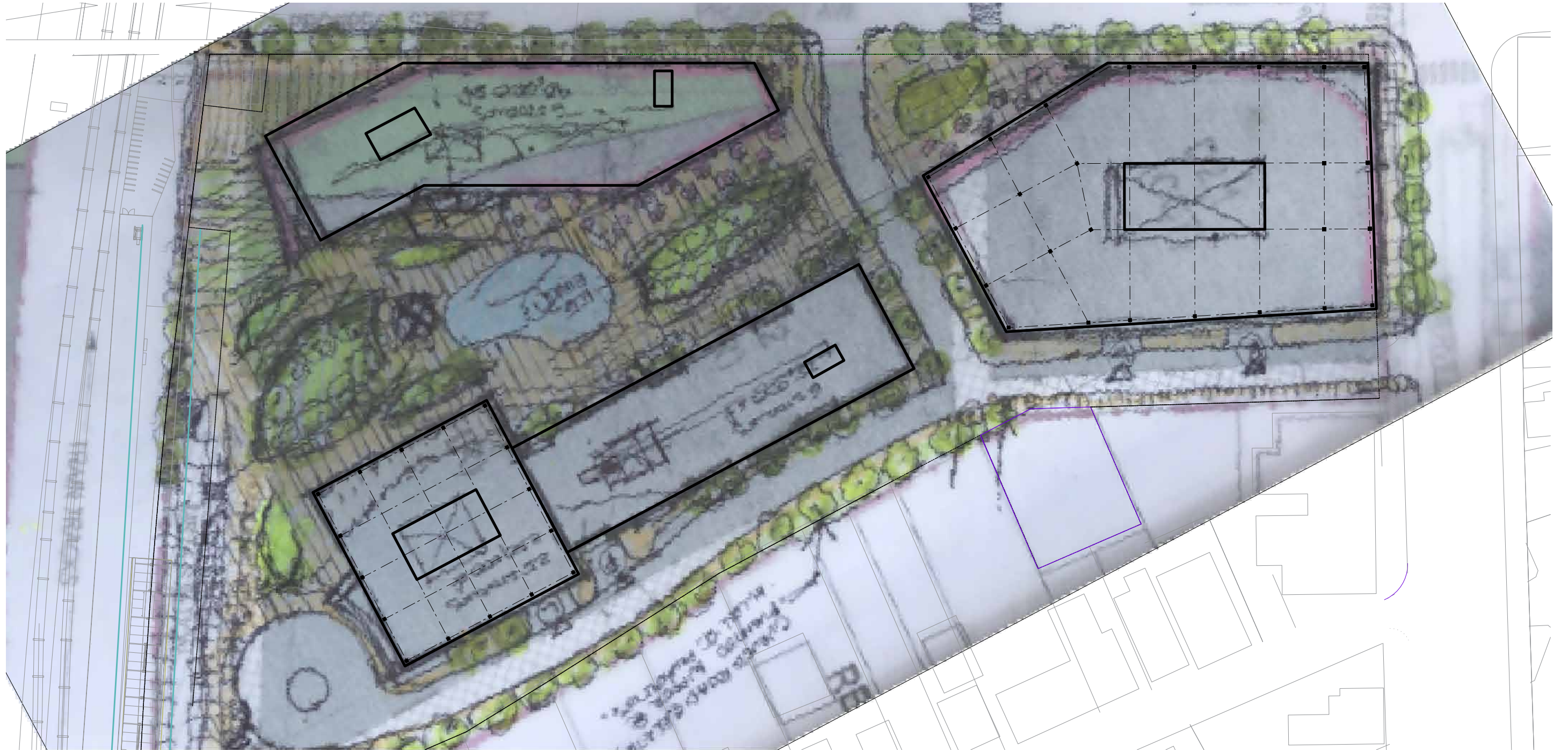
# Challenges

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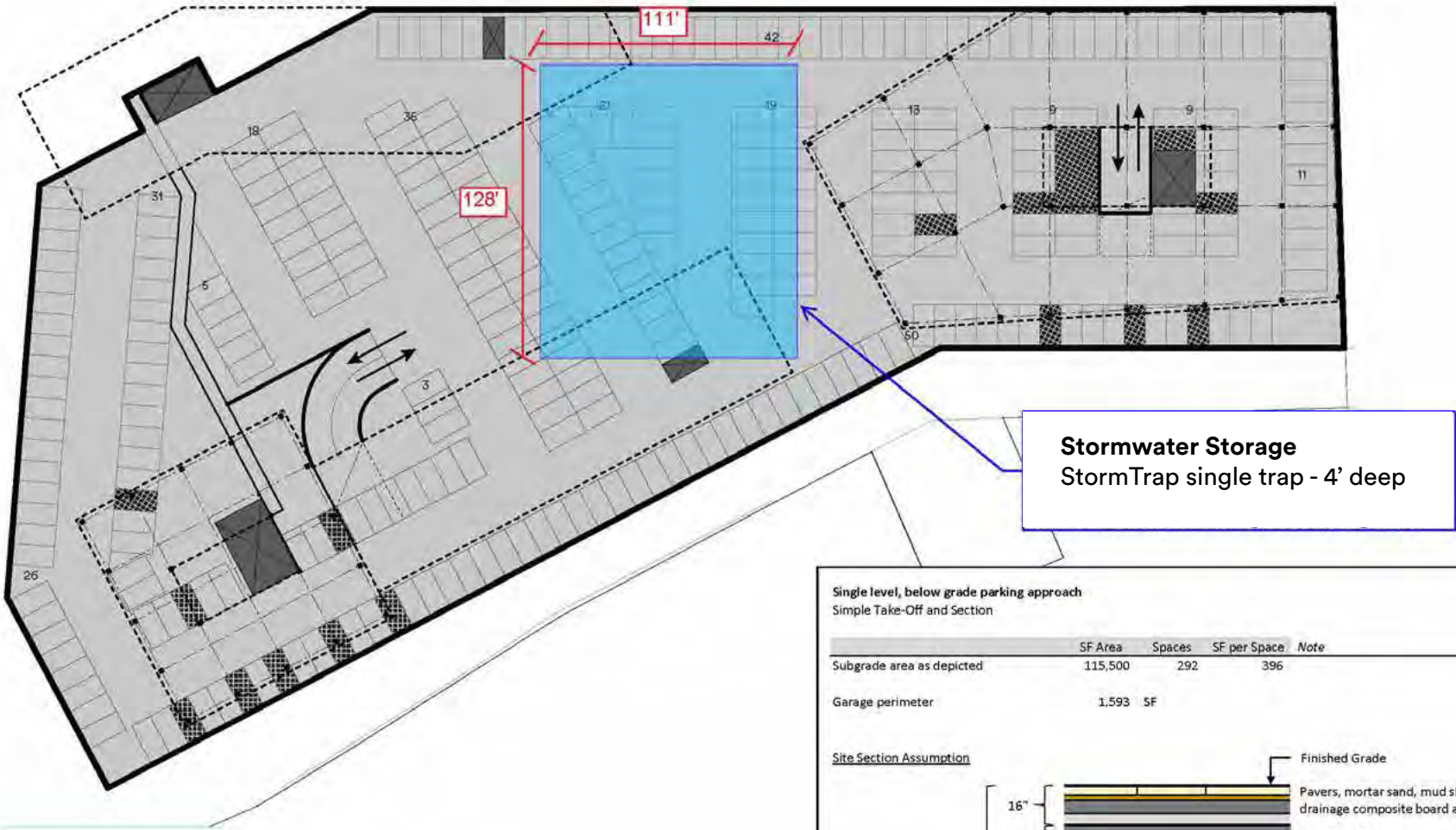






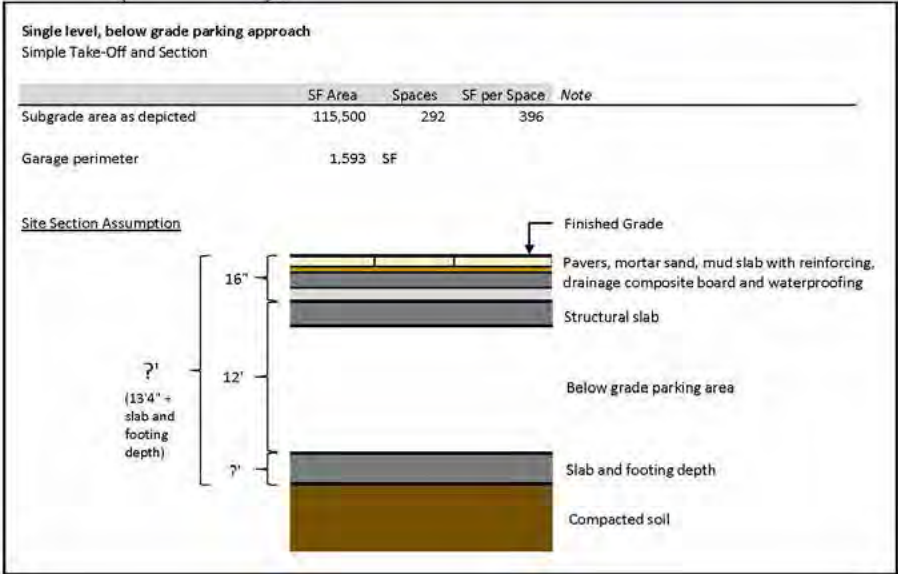




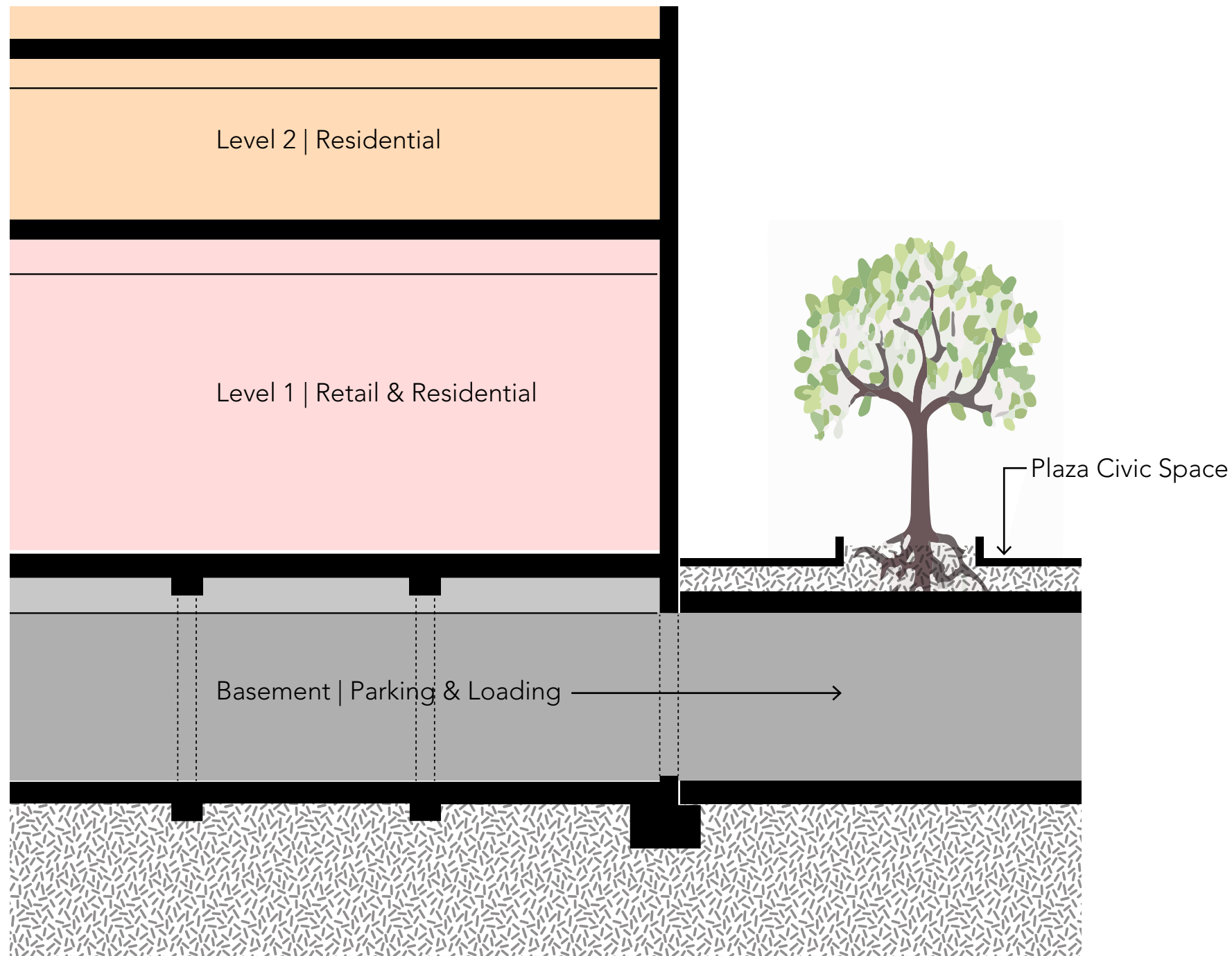


D2 Basement Parking Plan

Scale 1" = 50' @ 11x17  
292 Spaces







What are the financial implications of moving the parking underground?

**BENEFITS - COSTS = \$\$**

**BENEFITS (\$)**

**COSTS (\$)**









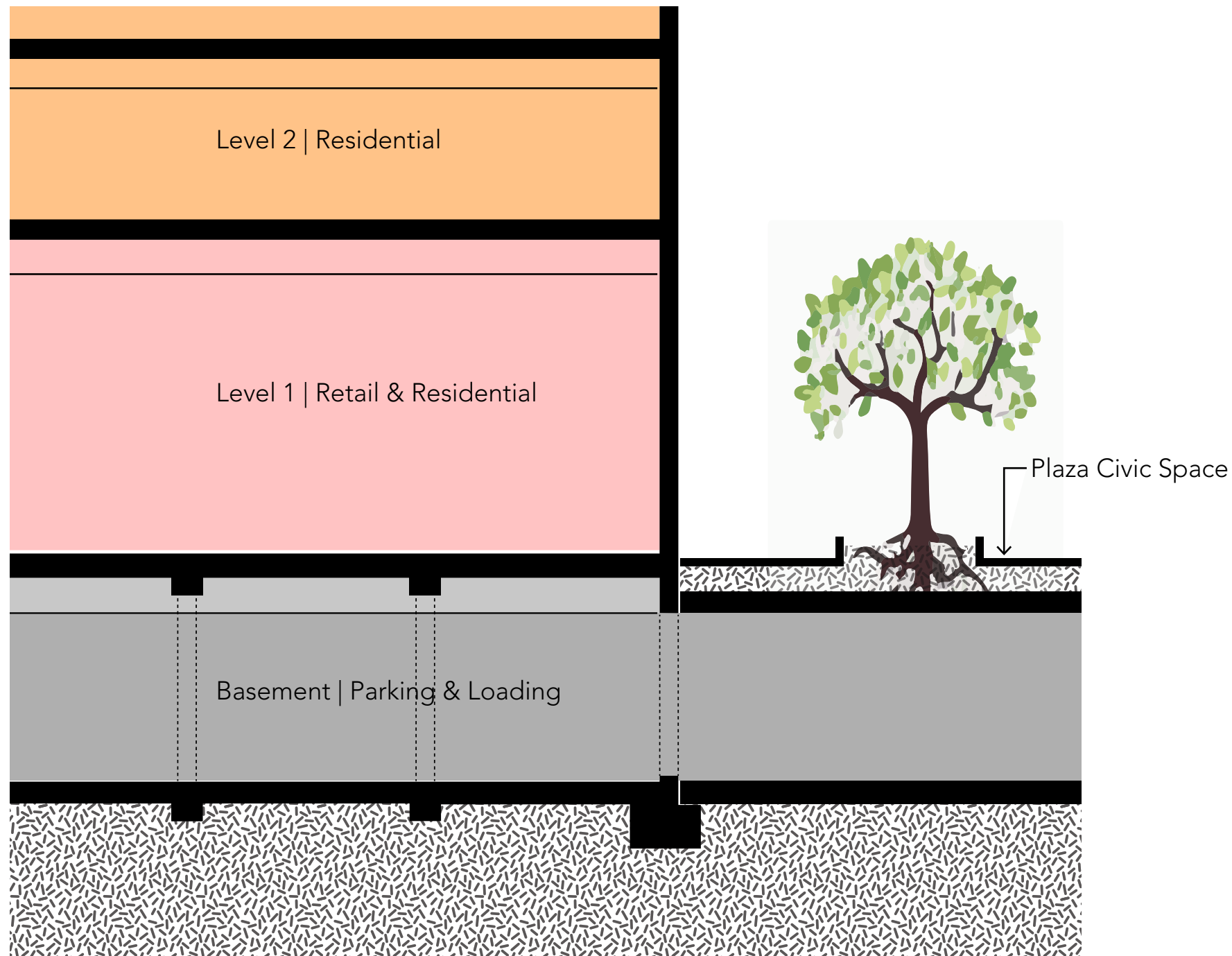
What are the financial implications of moving the parking underground?

**BENEFITS - COSTS = \$\$**

### COSTS (\$)

- Remove significant soil
- Increased environmental cleanup
- Shoring costs due to excavation
- Waterproofing and dewatering
- 4 month longer construction time
- New structural requirements





## What are the financial implications of moving the parking underground?

**BENEFITS - COSTS = \$\$**

### BENEFITS (\$)

- Additional L1 and L2 rentable SF
- Larger brownfield tax credit

### COSTS (\$)

- Remove significant soil
- Increased environmental cleanup
- Shoring costs due to excavation
- Waterproofing and dewatering
- 4 month longer construction time
- New structural requirements





What does it take to close  
the financial gap?



MAINTAIN SIGHT LINES

LANDSCAPE CONNECTION  
BETWEEN D2.1+D2.2

LEVEL AND CONTINUOUS  
GROUND PLANE

STAIR ORIENTATION TO  
THE MBTA

STAIR ACCESS FOR  
TRANSIT RIDERS FROM  
THE SOUTH

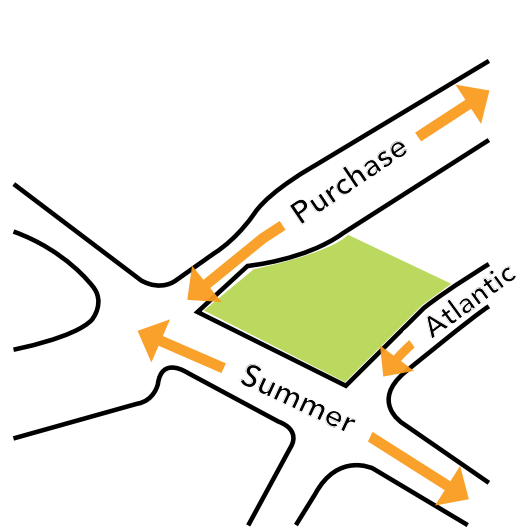
OPEN SPACE FURTHER FROM  
MAIN STREET

DESIGN FOR PEDESTRIAN  
MOVEMENT EAST

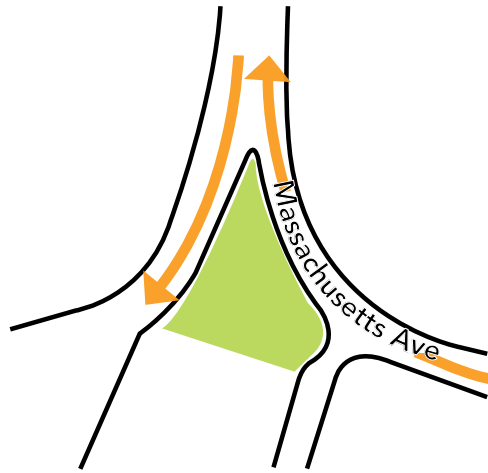
PUBLIC OPEN SPACE  
CENTRAL TO THE SITE



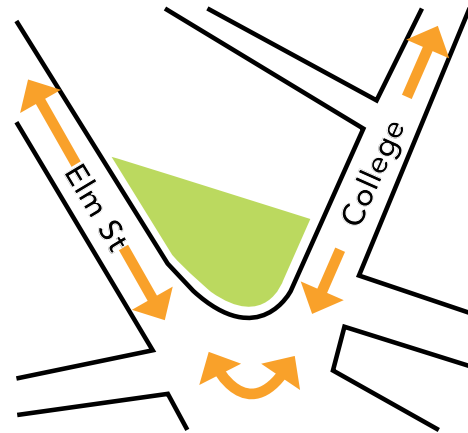




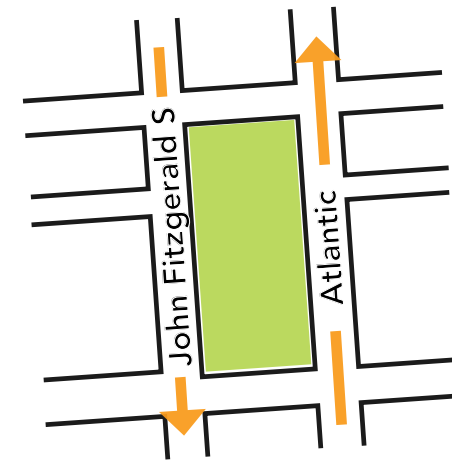
**DEWEY**  
SQUARE



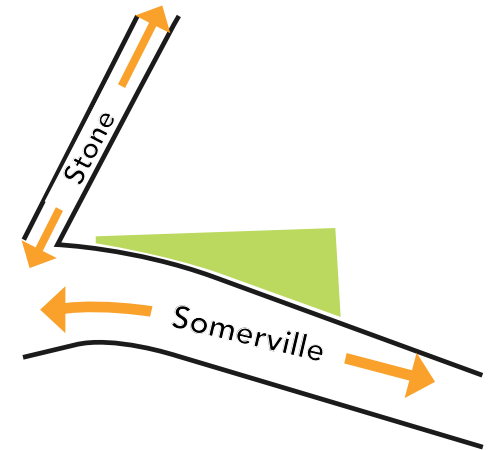
**HARVARD**  
SQUARE



**DAVIS**  
SQUARE



**GREENWAY**



**UNION**  
SQUARE  
PLAZA



# PEDESTRIAN EXPERIENCE

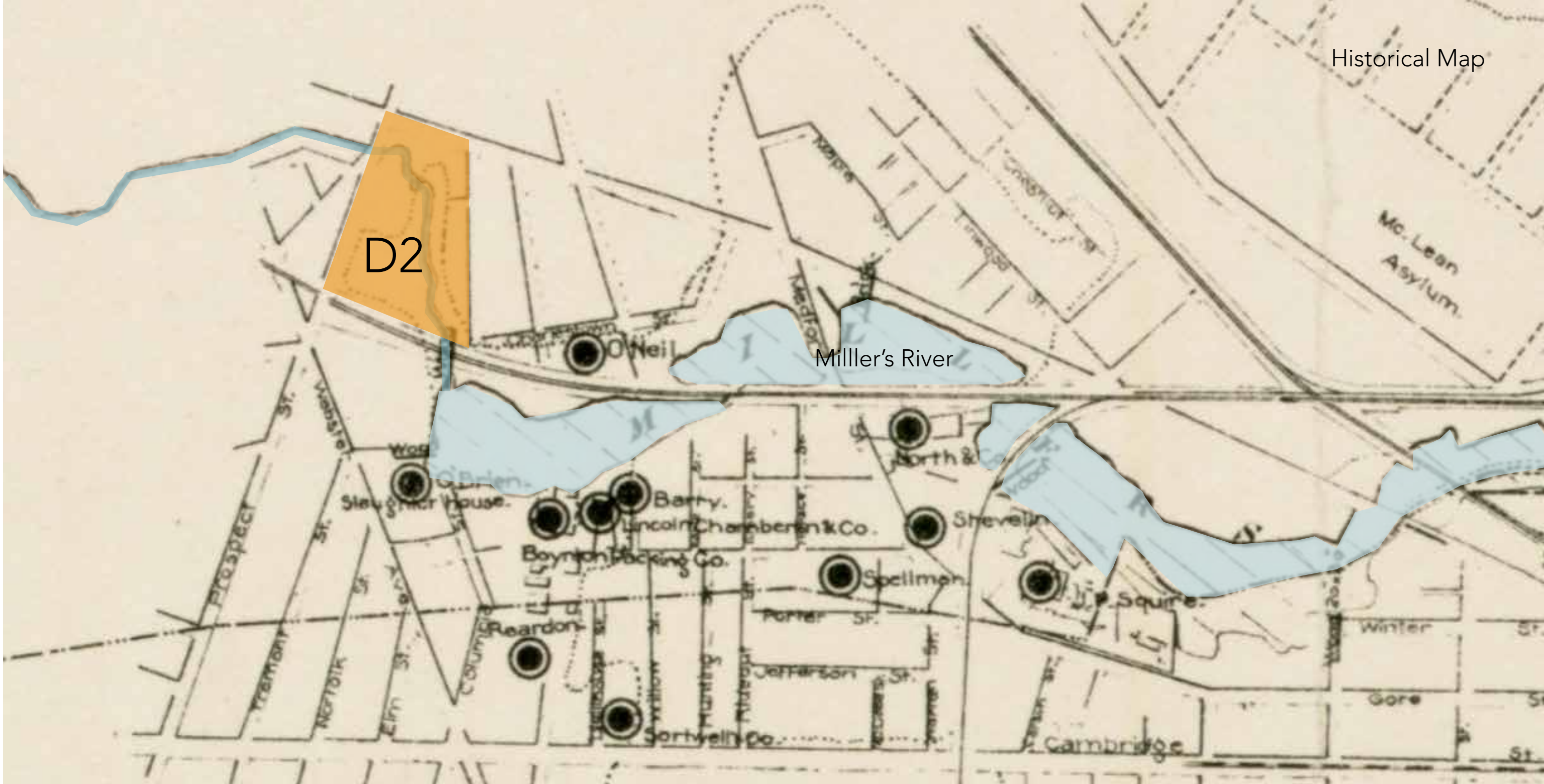




A photograph of a vibrant outdoor public space, possibly a park or a pedestrian-friendly street. In the foreground, a man in a white tank top and sunglasses walks from left to right, carrying a blue bag. To his right, a woman in a black and white striped dress walks a light-colored dog. The background is filled with lush green trees, a paved walkway, and other people enjoying the space. The overall atmosphere is bright and lively.

# 5. HOW CAN WE IMPROVE THE CIVIC SPACE'S UTILITY AS AN OUTDOOR ROOM?

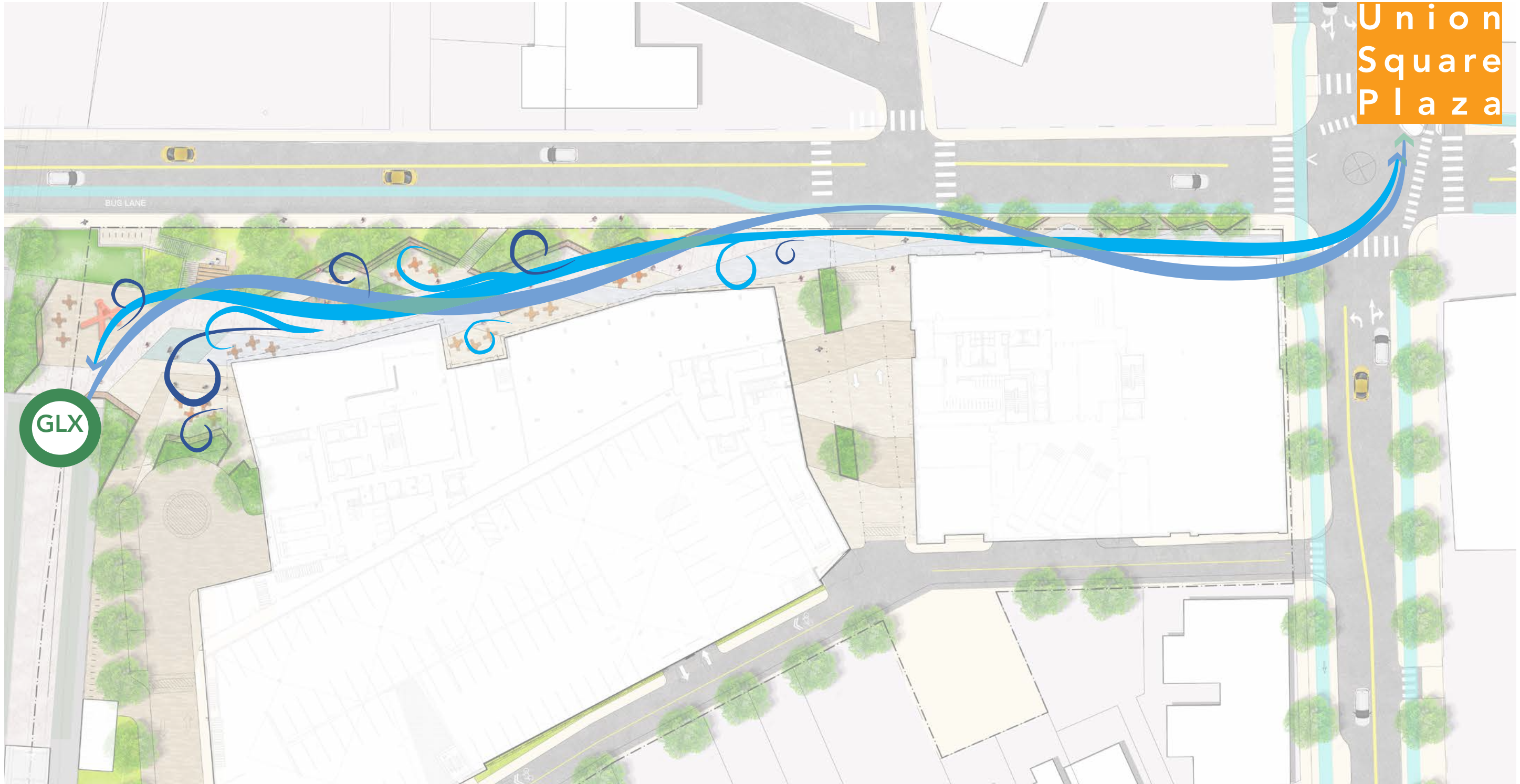




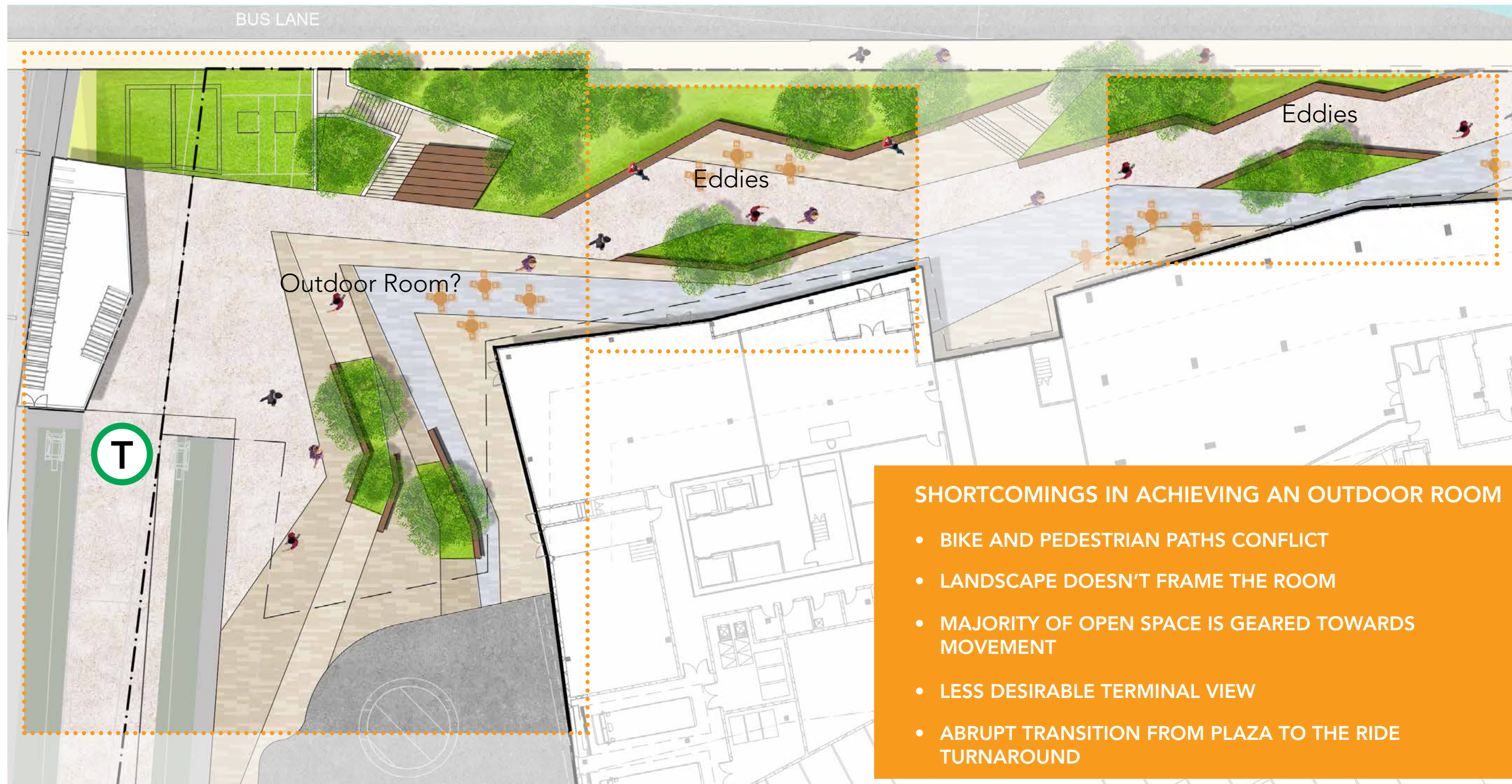
D2

Miller's River

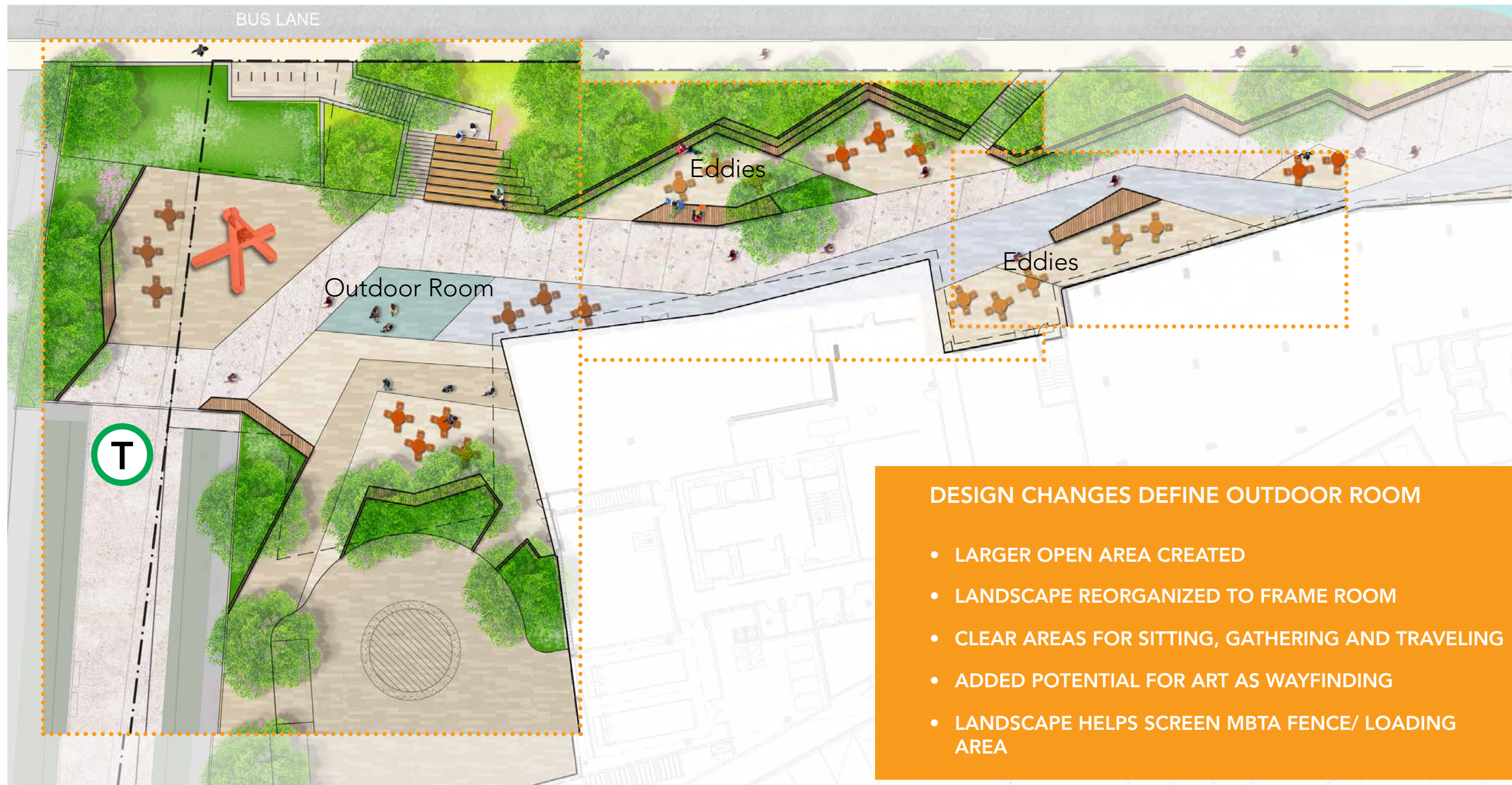










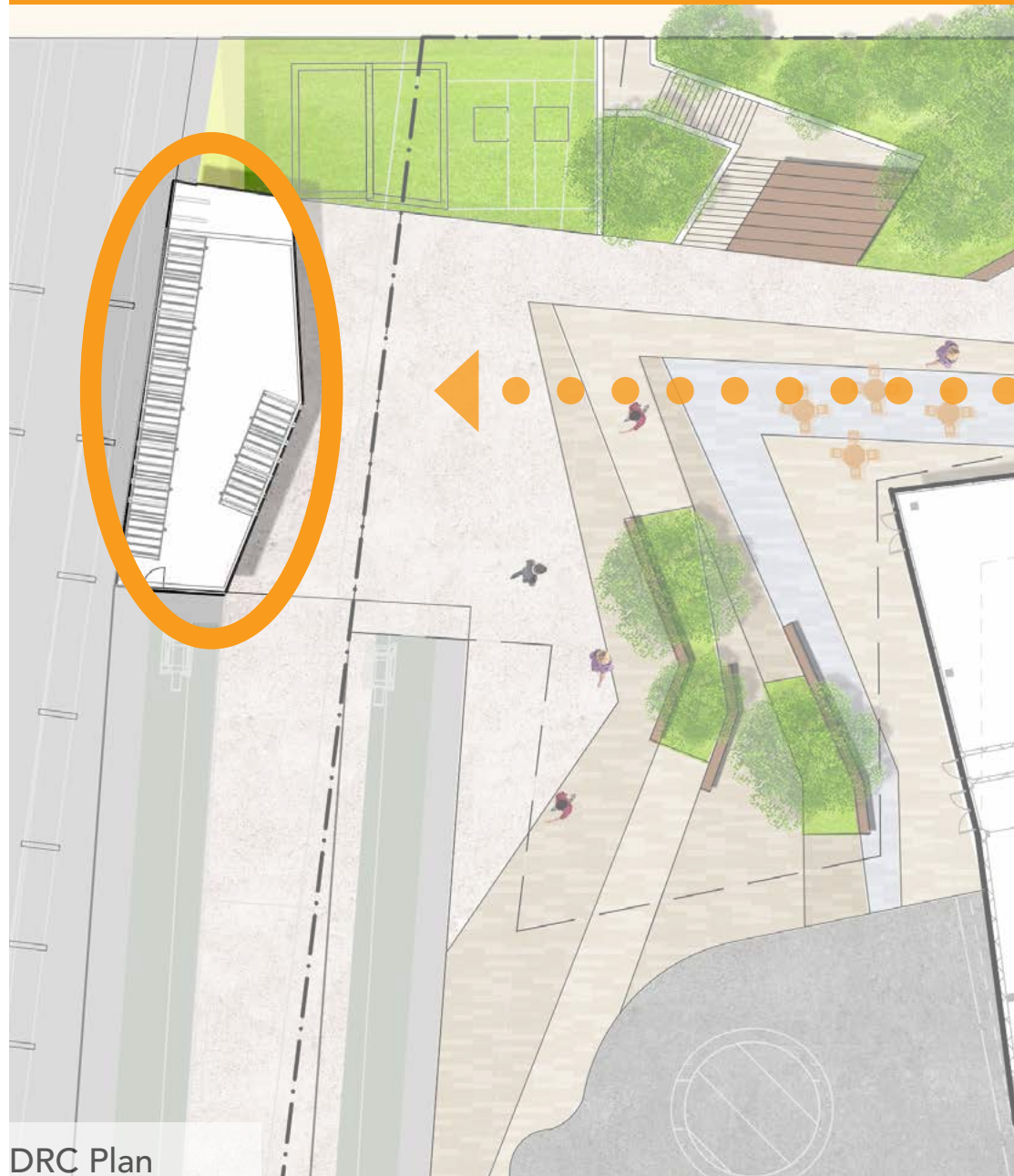






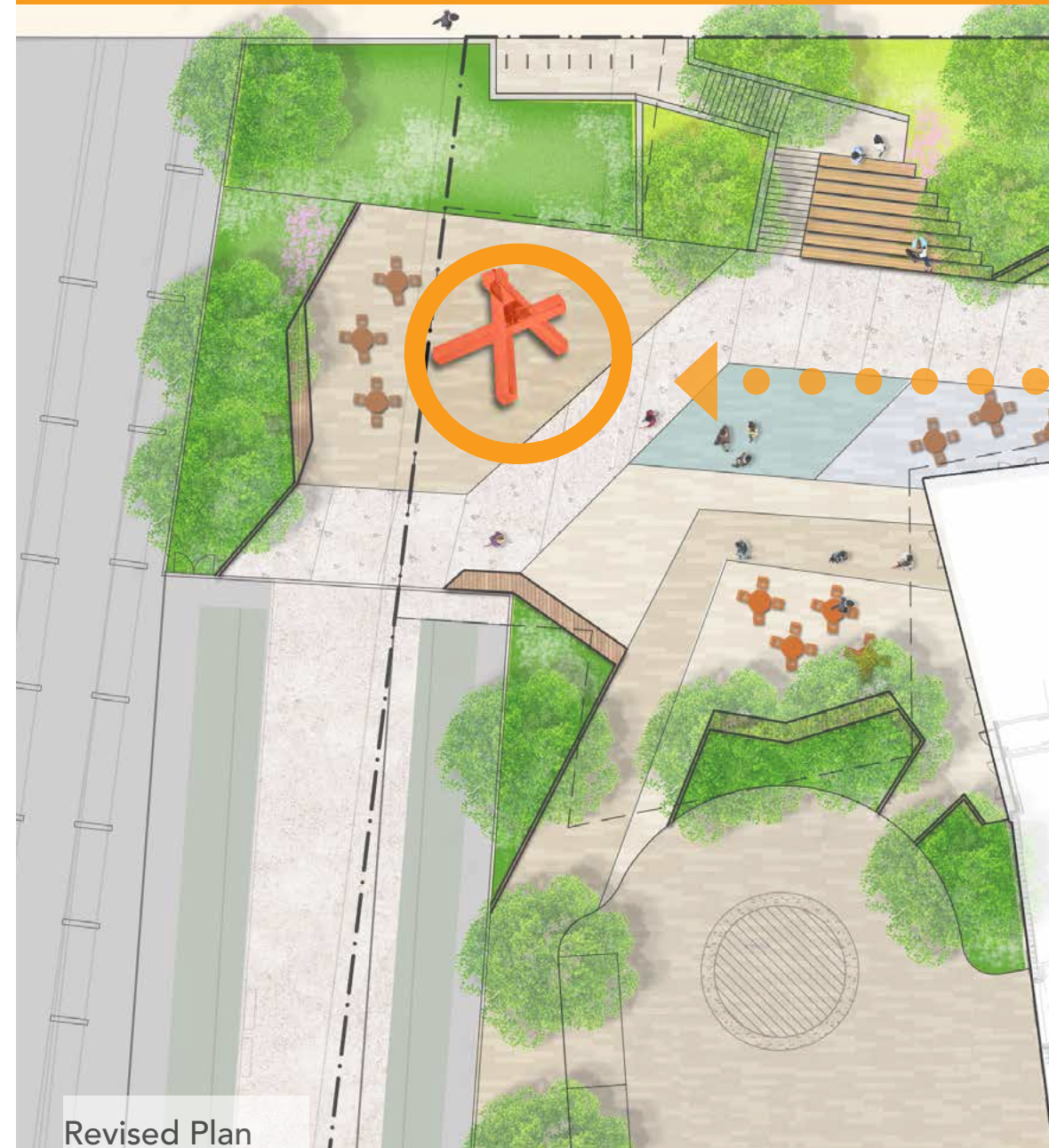


## RELOCATE BIKE SHELTER



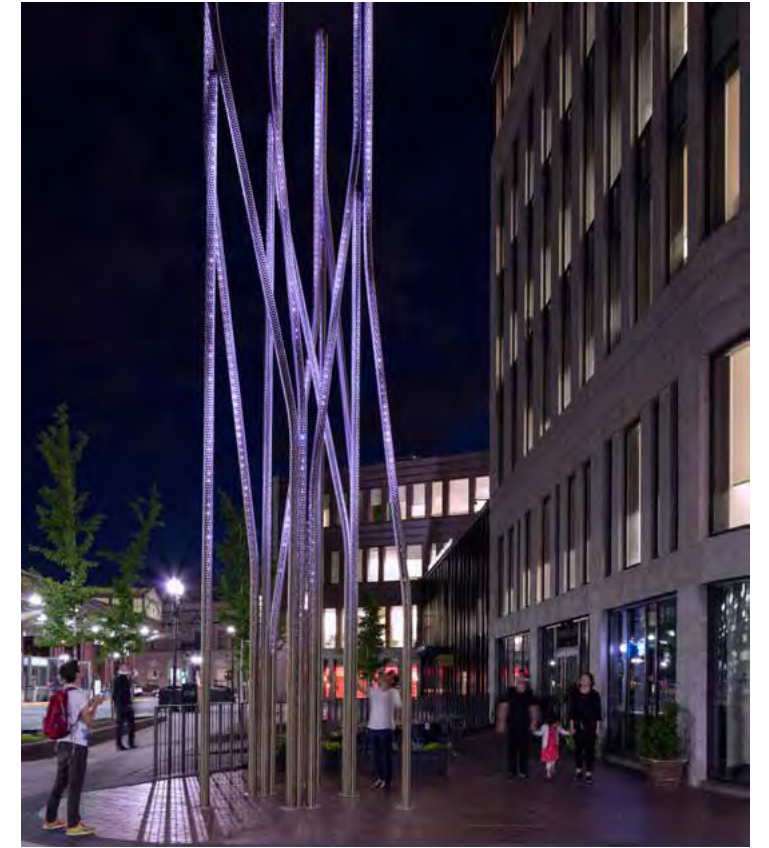
DRC Plan

## ART OPPORTUNITY + PLANTING BACKDROP

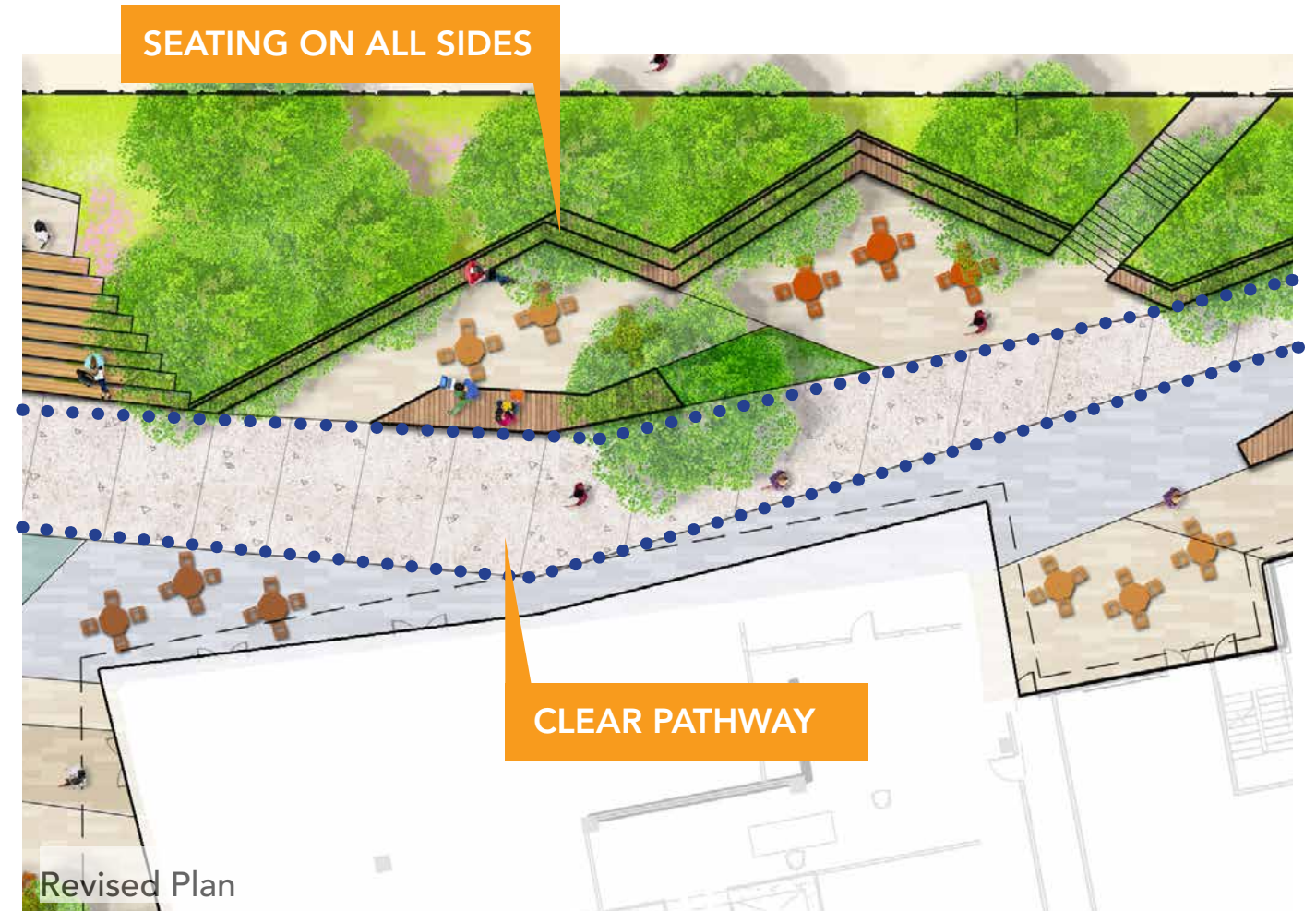
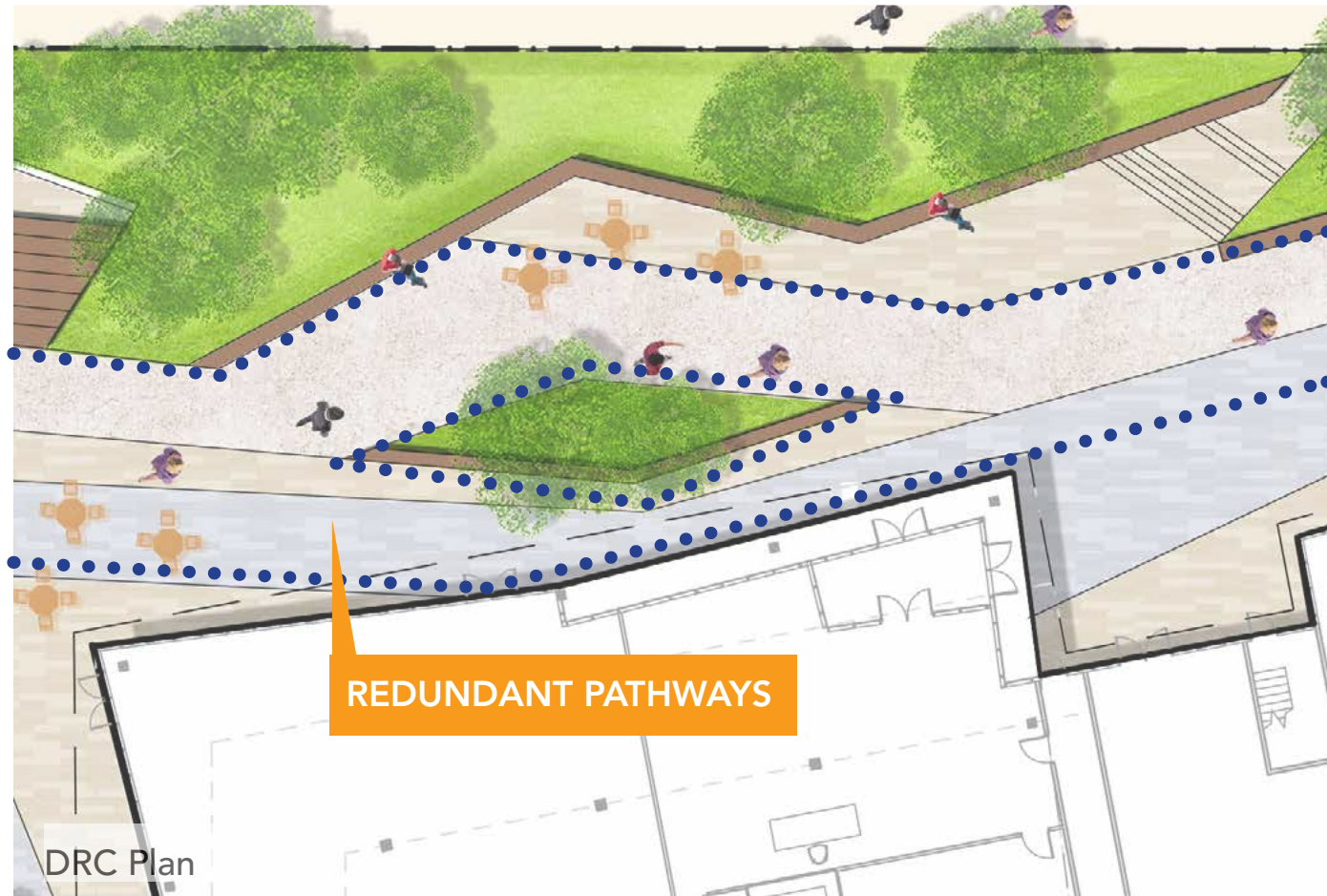


Revised Plan

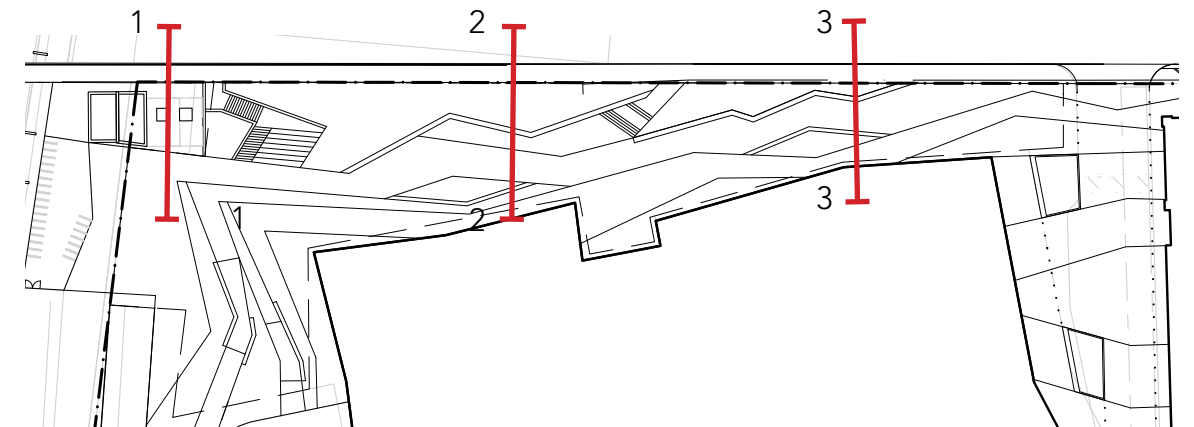
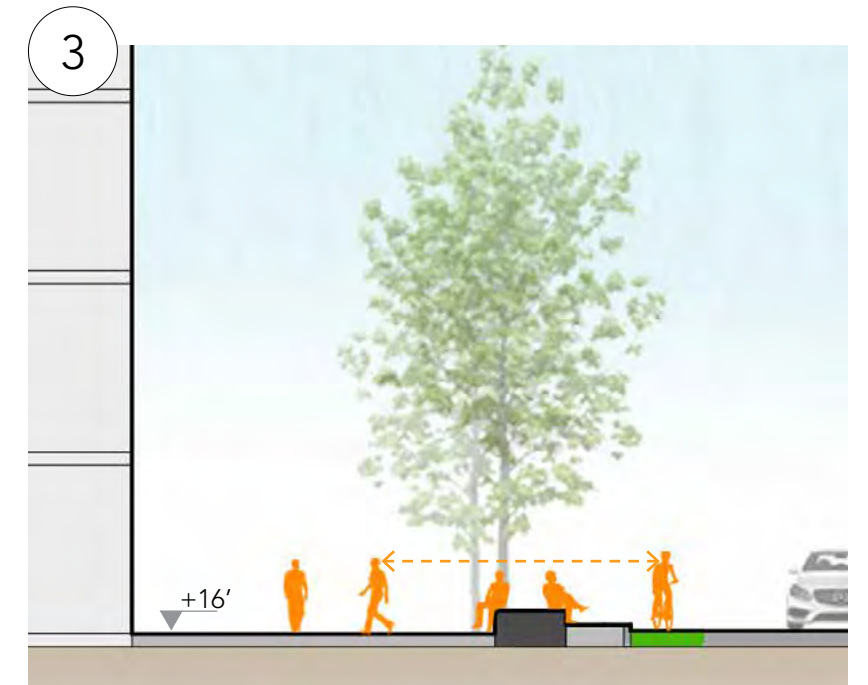
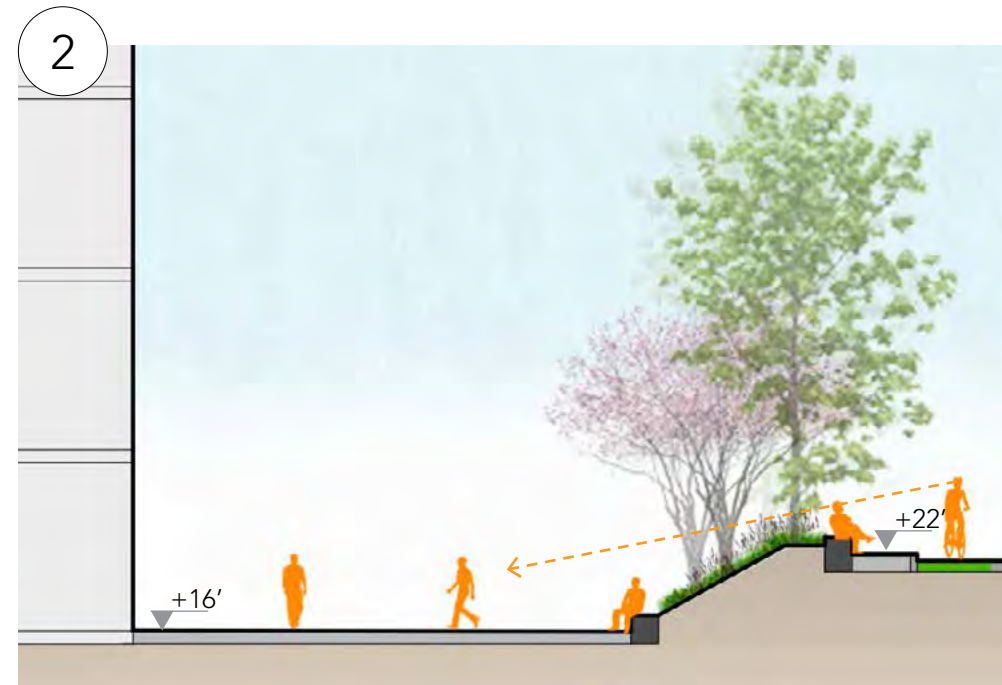
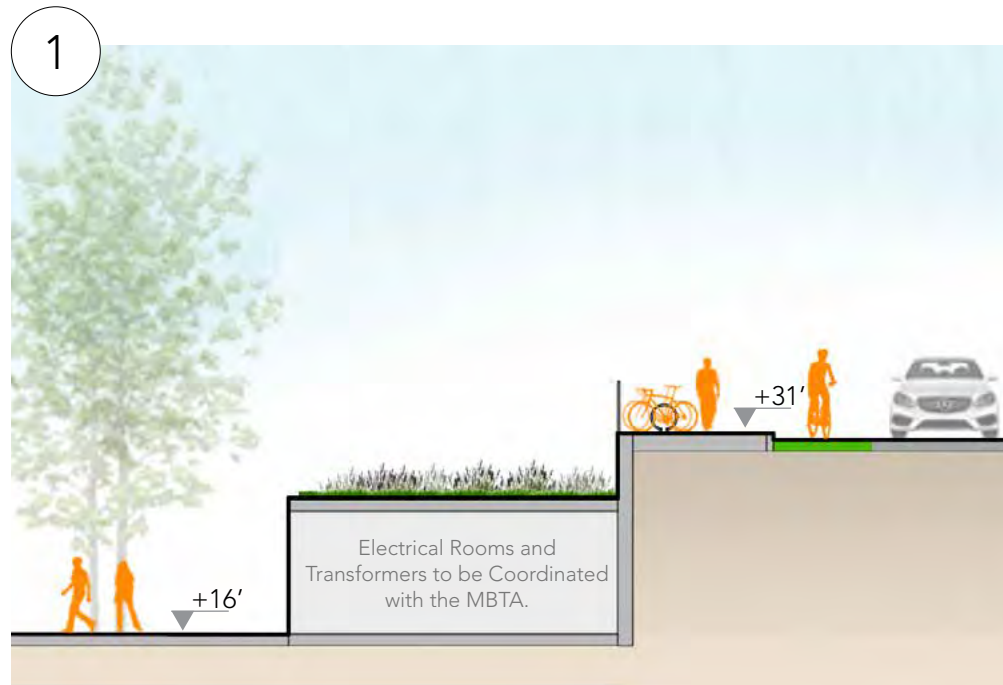










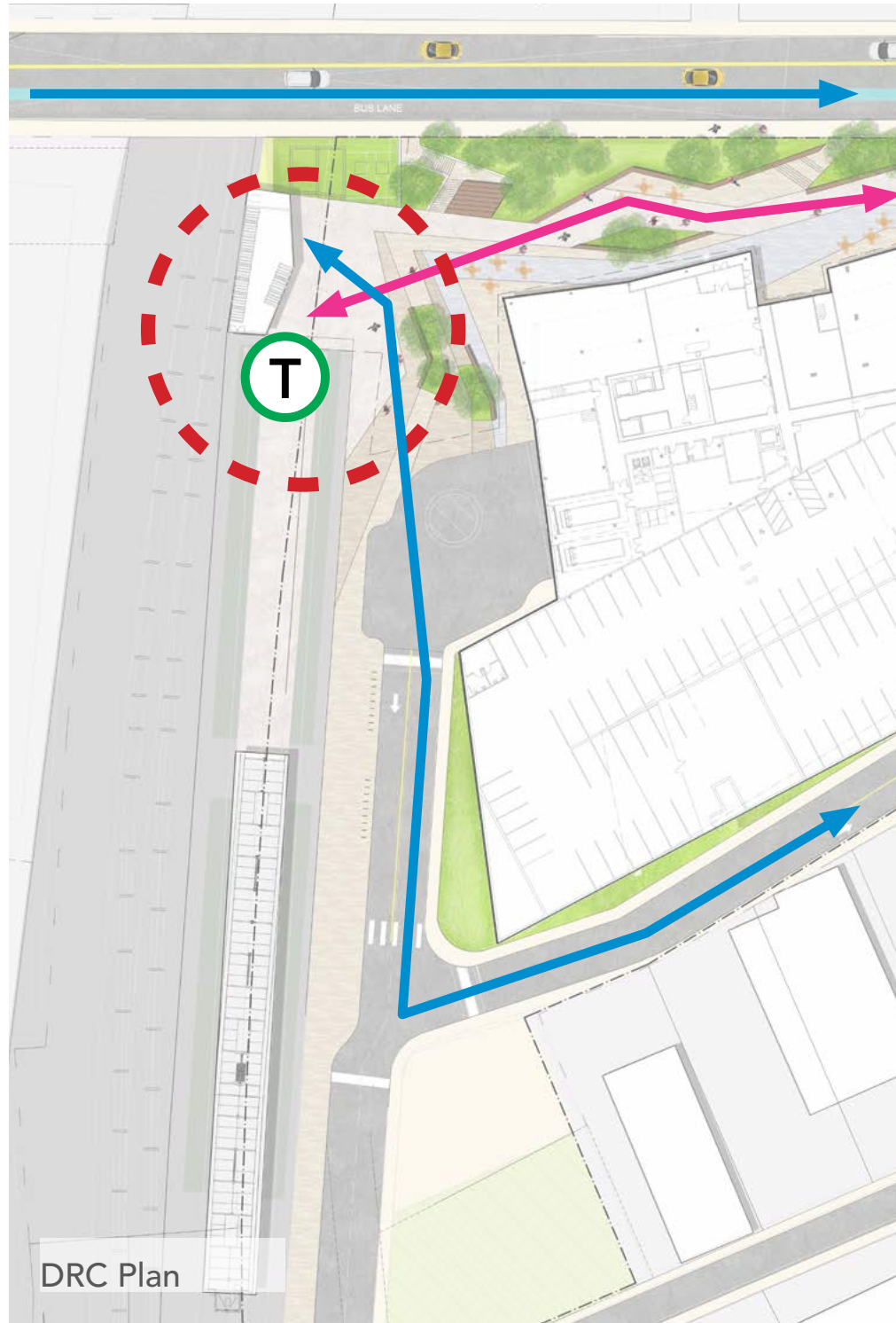




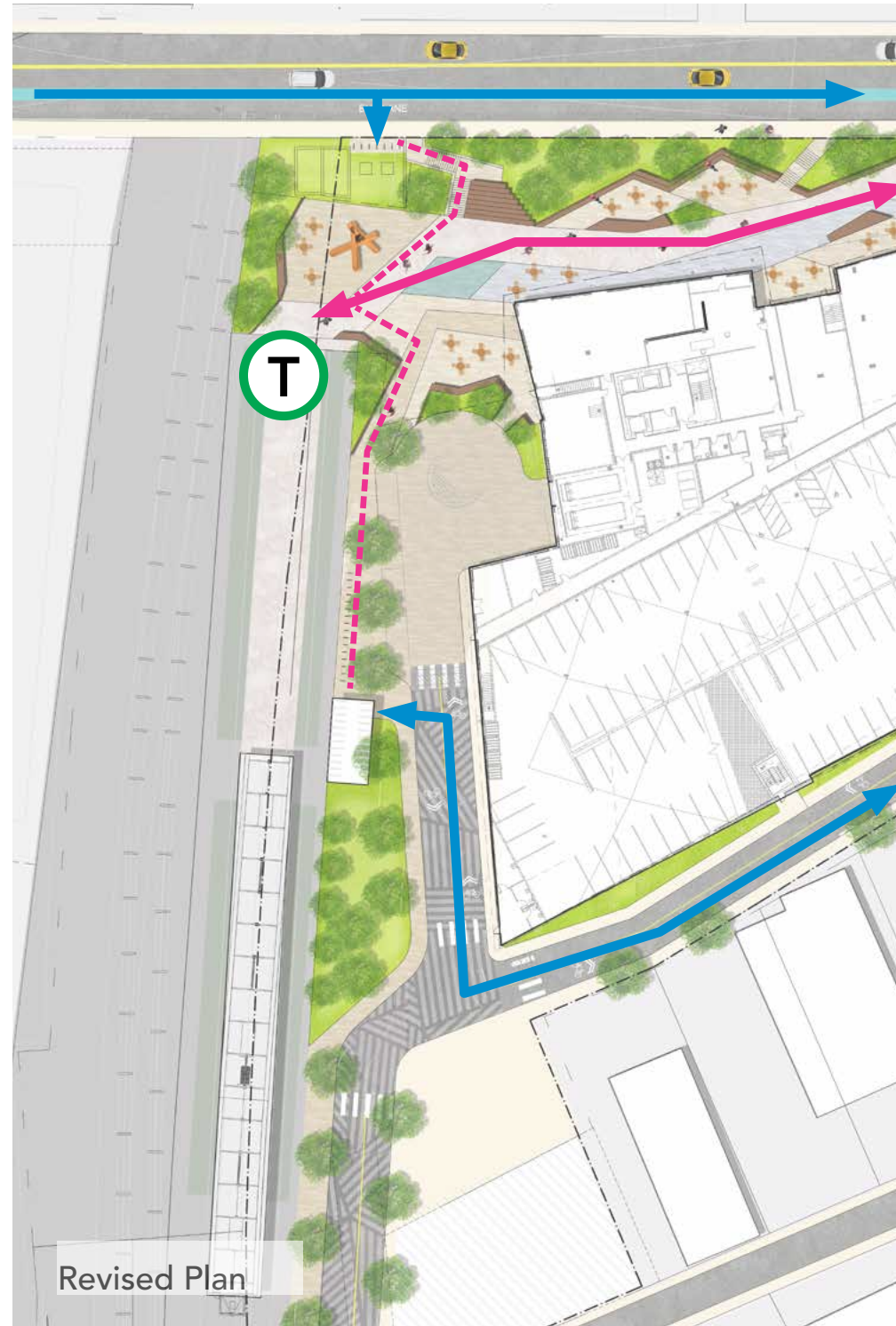
The background image shows an MBTA station platform. A green train with the number 3646 is stopped at the platform. Several people are standing on the platform. In the background, there are tall apartment buildings and trees. The text "5. CONSIDER THE USER EXPERIENCE OF THE MBTA STATION PLATFORM" is overlaid on the image in a blue box with white text.

# 5. CONSIDER THE USER EXPERIENCE OF THE MBTA STATION PLATFORM





DRC Plan

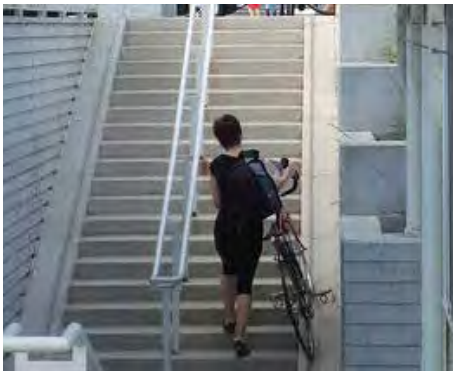


Revised Plan





Bike Ramp



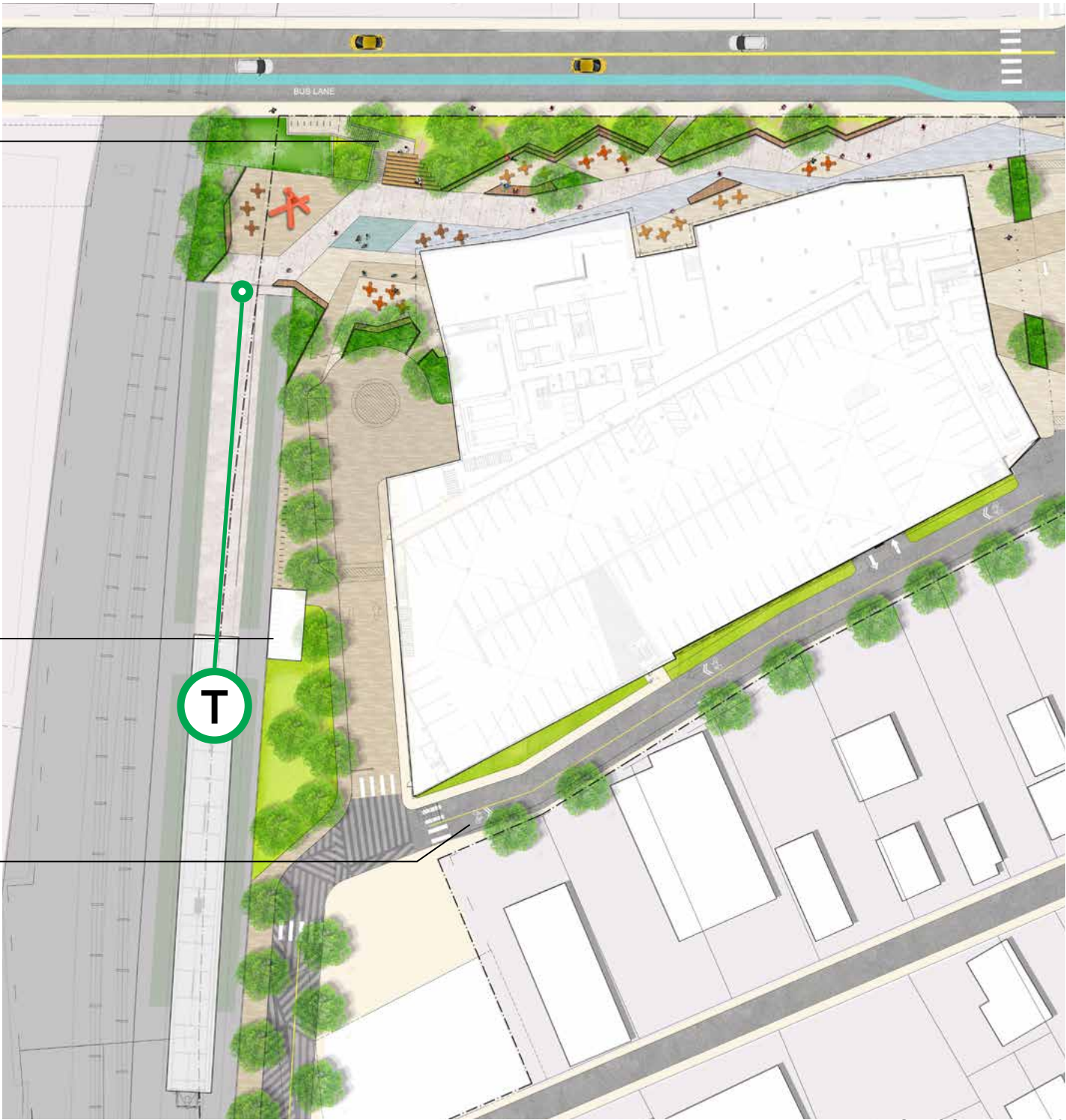
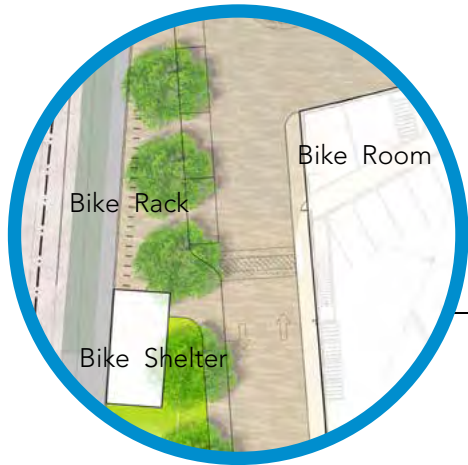
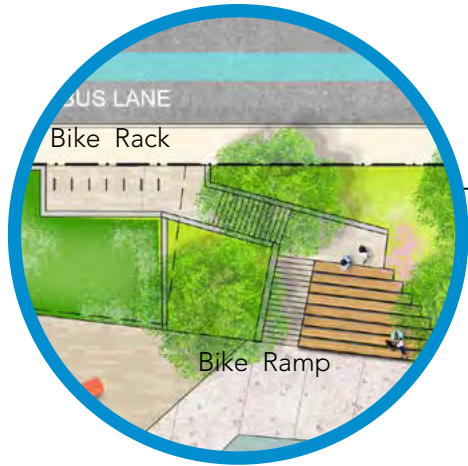
Bike Rack



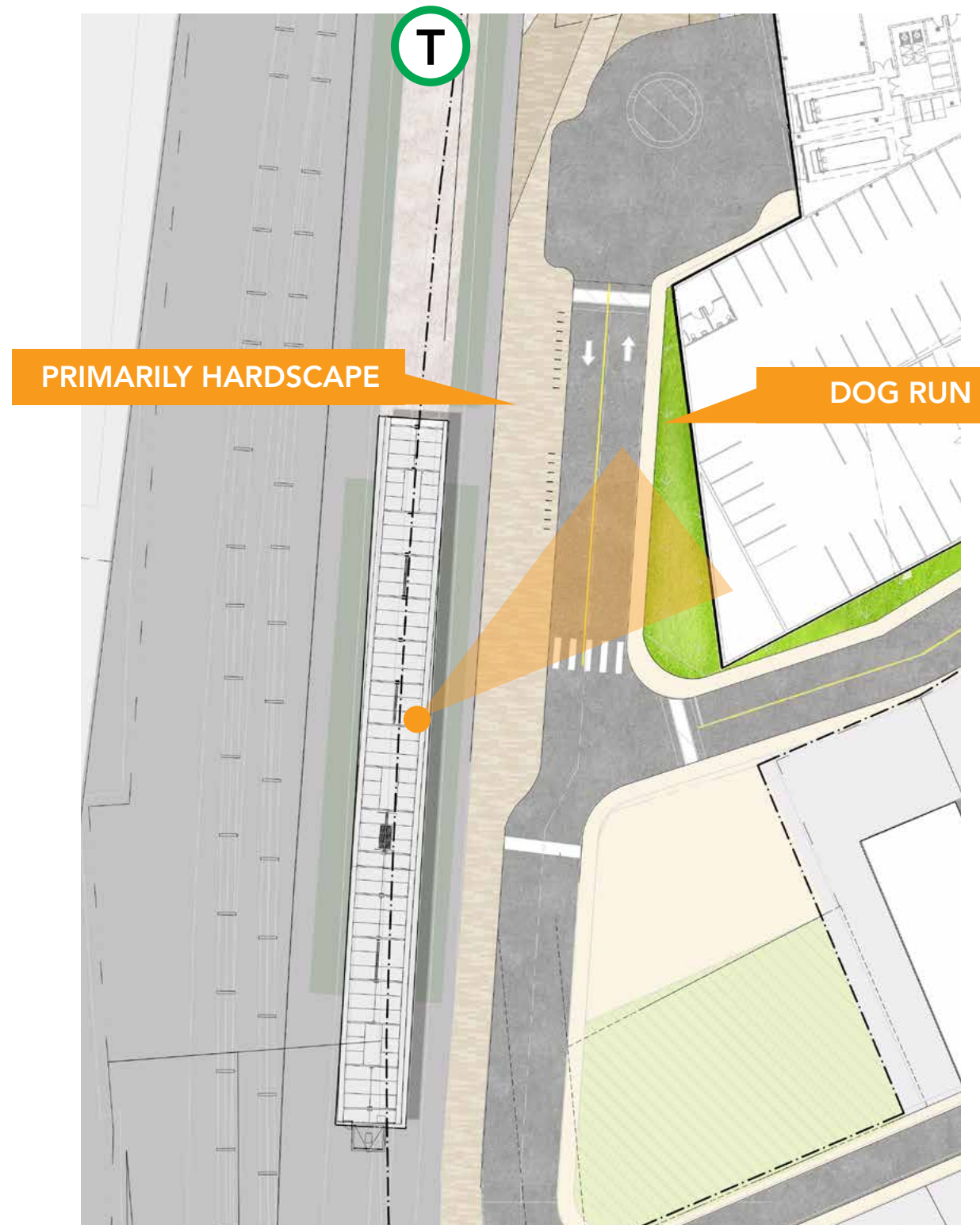
Bike Shelter



Sharrow

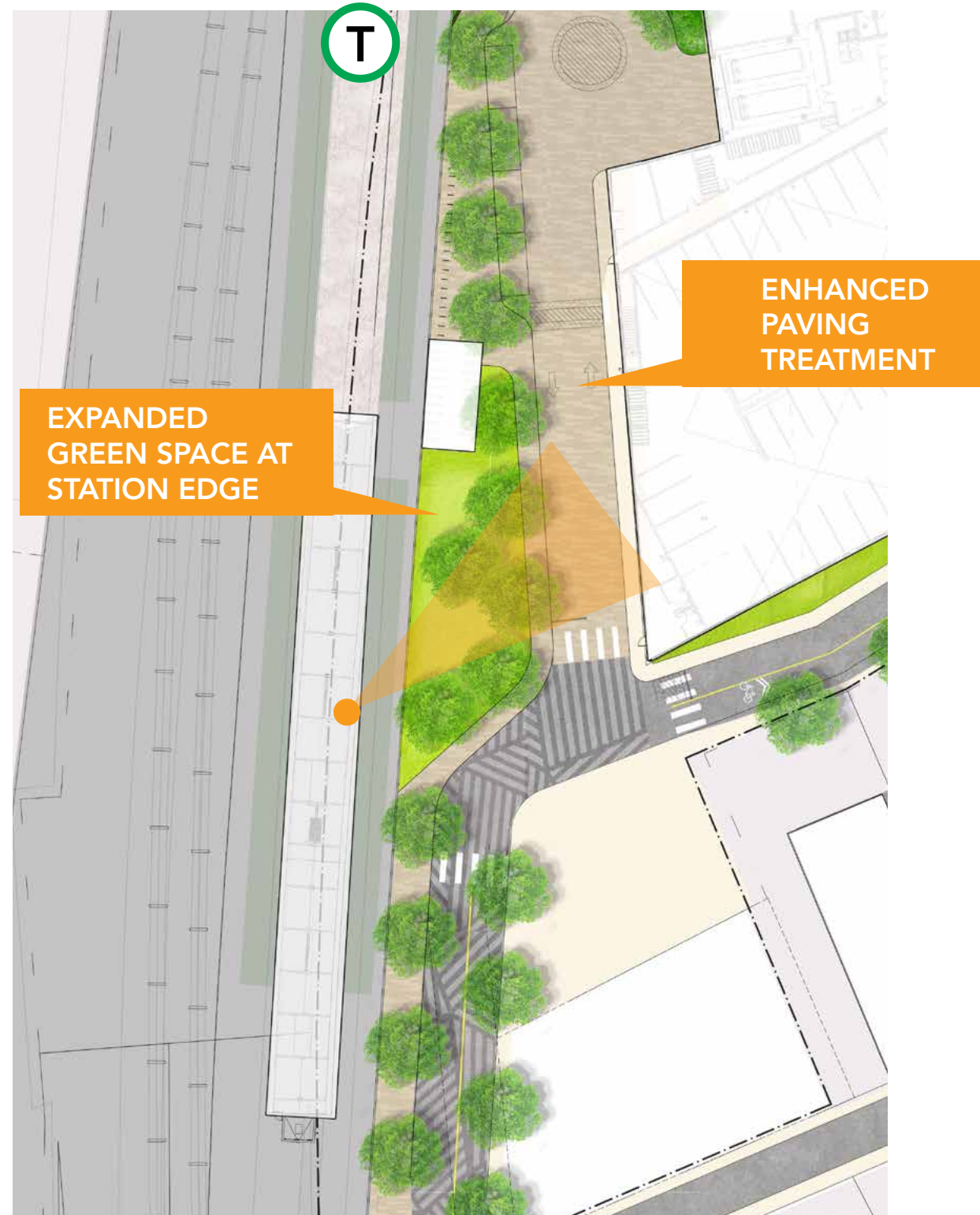






EXPERIENCE FROM THE PLATFORM - DRC PLAN



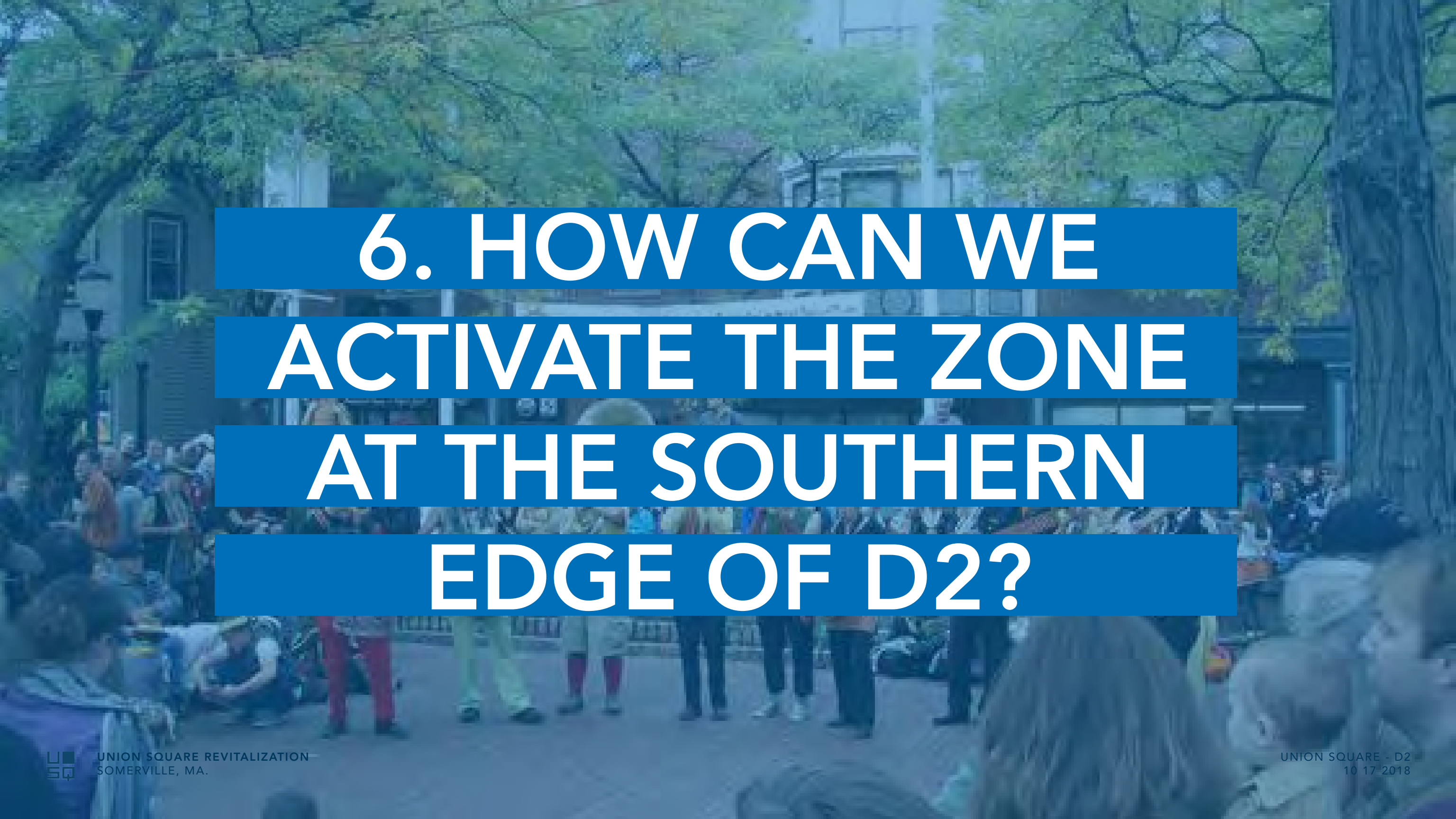




# BUILDINGS

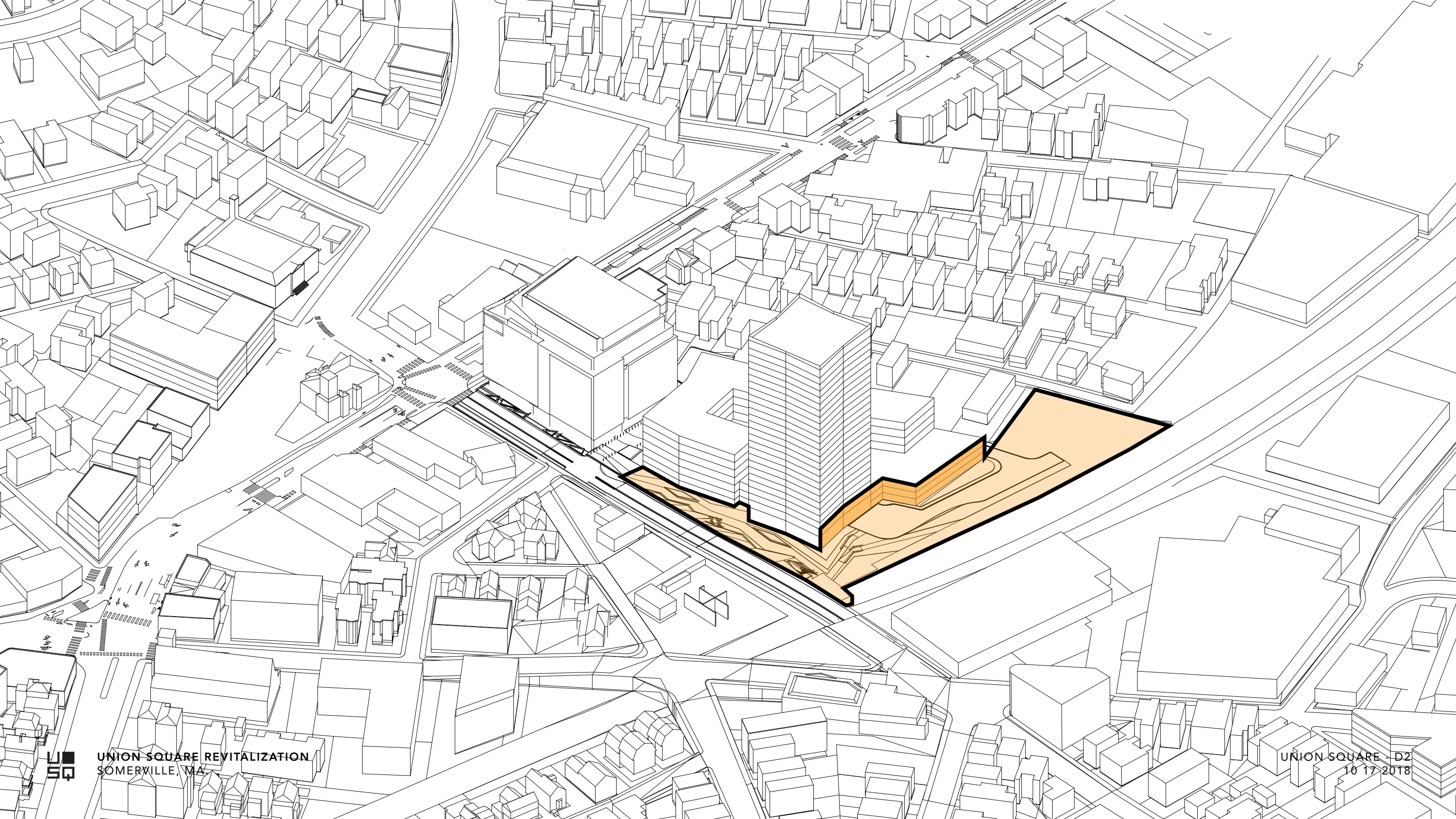






# 6. HOW CAN WE ACTIVATE THE ZONE AT THE SOUTHERN EDGE OF D2?

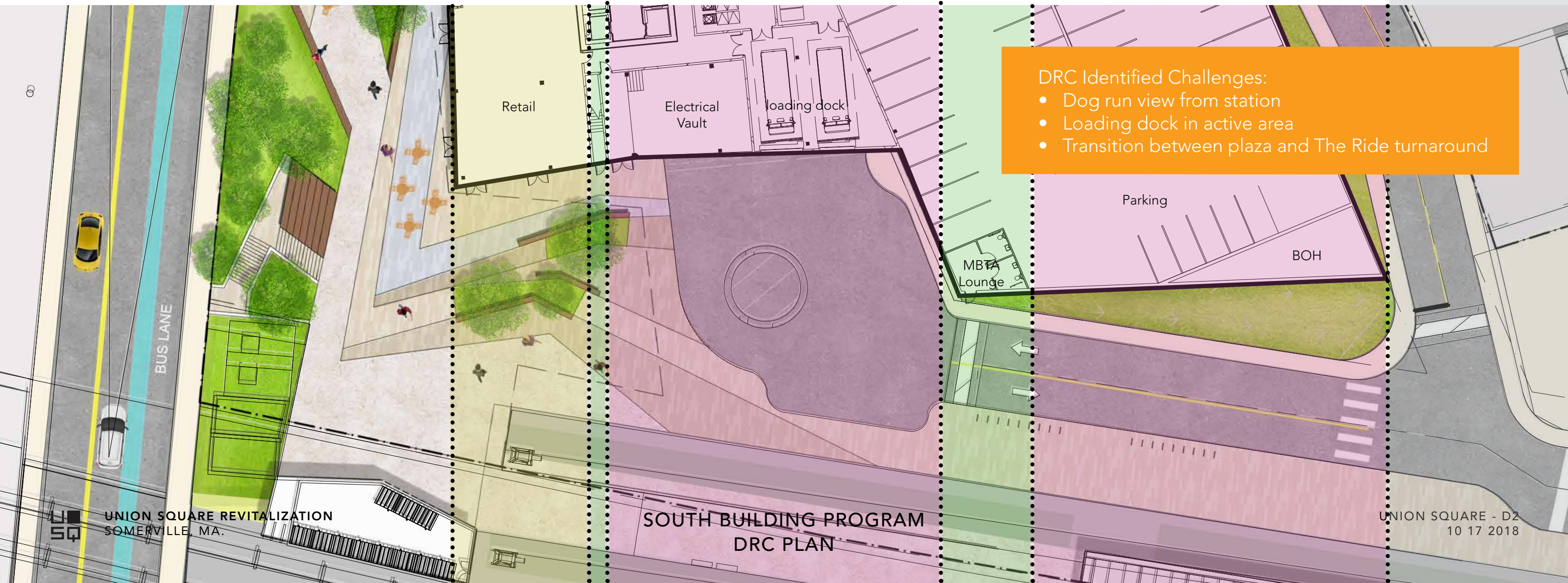












#### DRC Identified Challenges:

- Dog run view from station
- Loading dock in active area
- Transition between plaza and The Ride turnaround







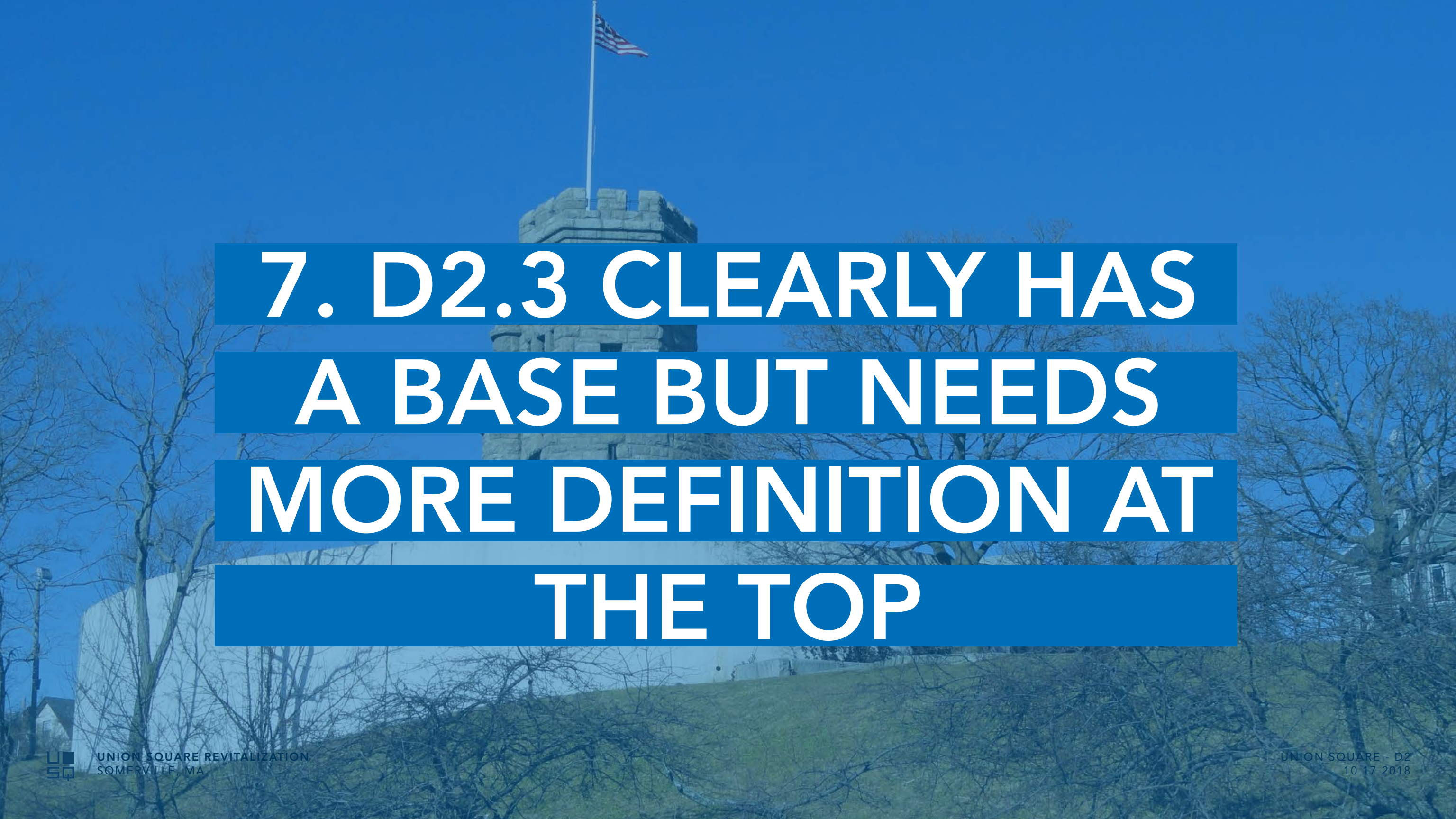






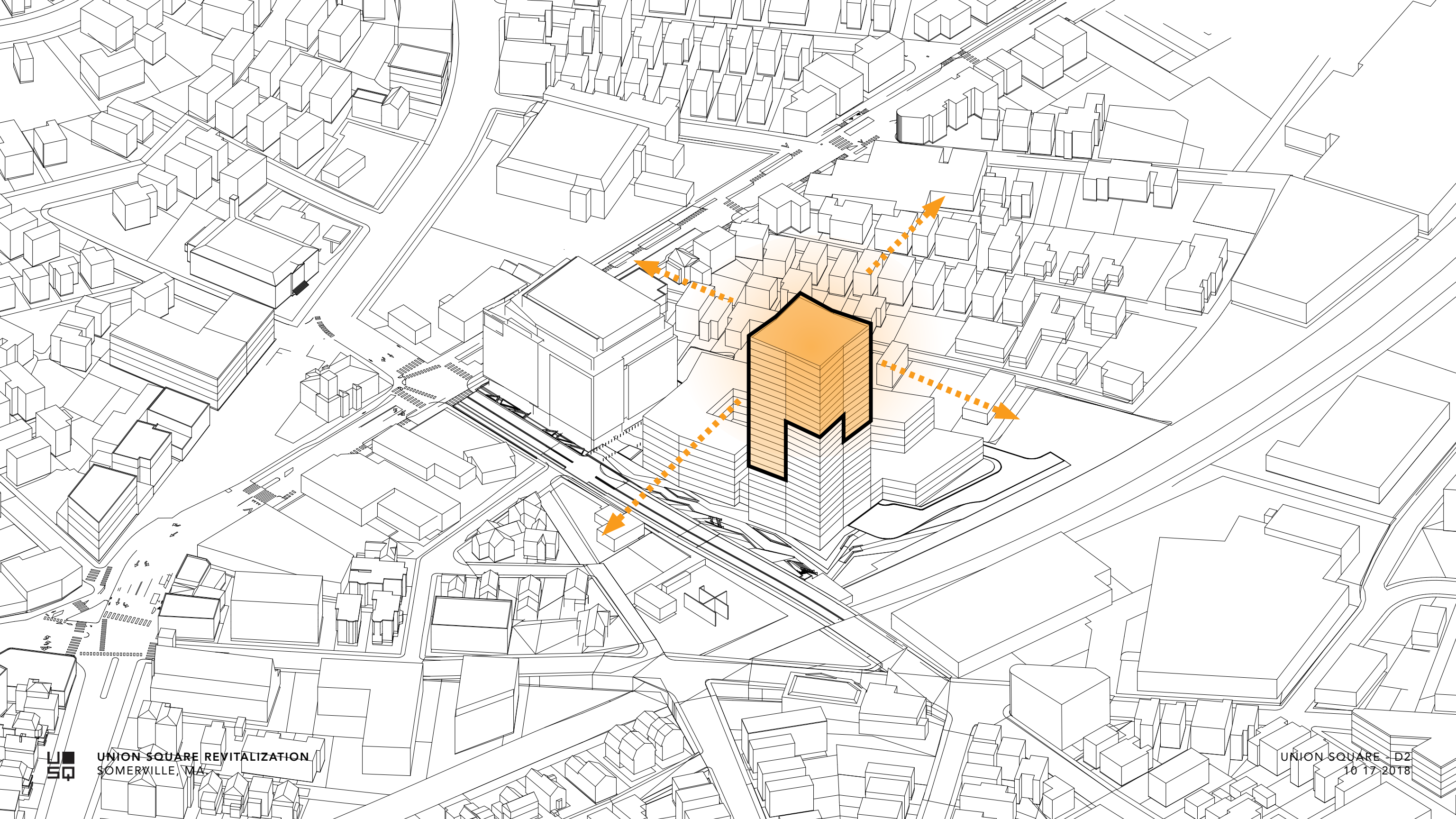
Prioritizing the pedestrian over vehicles





**7. D2.3 CLEARLY HAS  
A BASE BUT NEEDS  
MORE DEFINITION AT  
THE TOP**

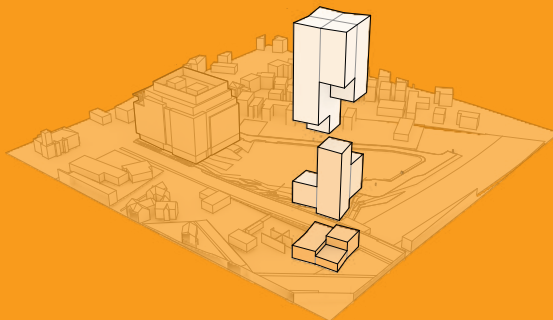








Can we further emphasize the 'puzzle' of base- middle- top?



D2.3 TOWER  
DRC





TOP

MIDDLE

BASE



The ground floor is already stepping to break up the ground level

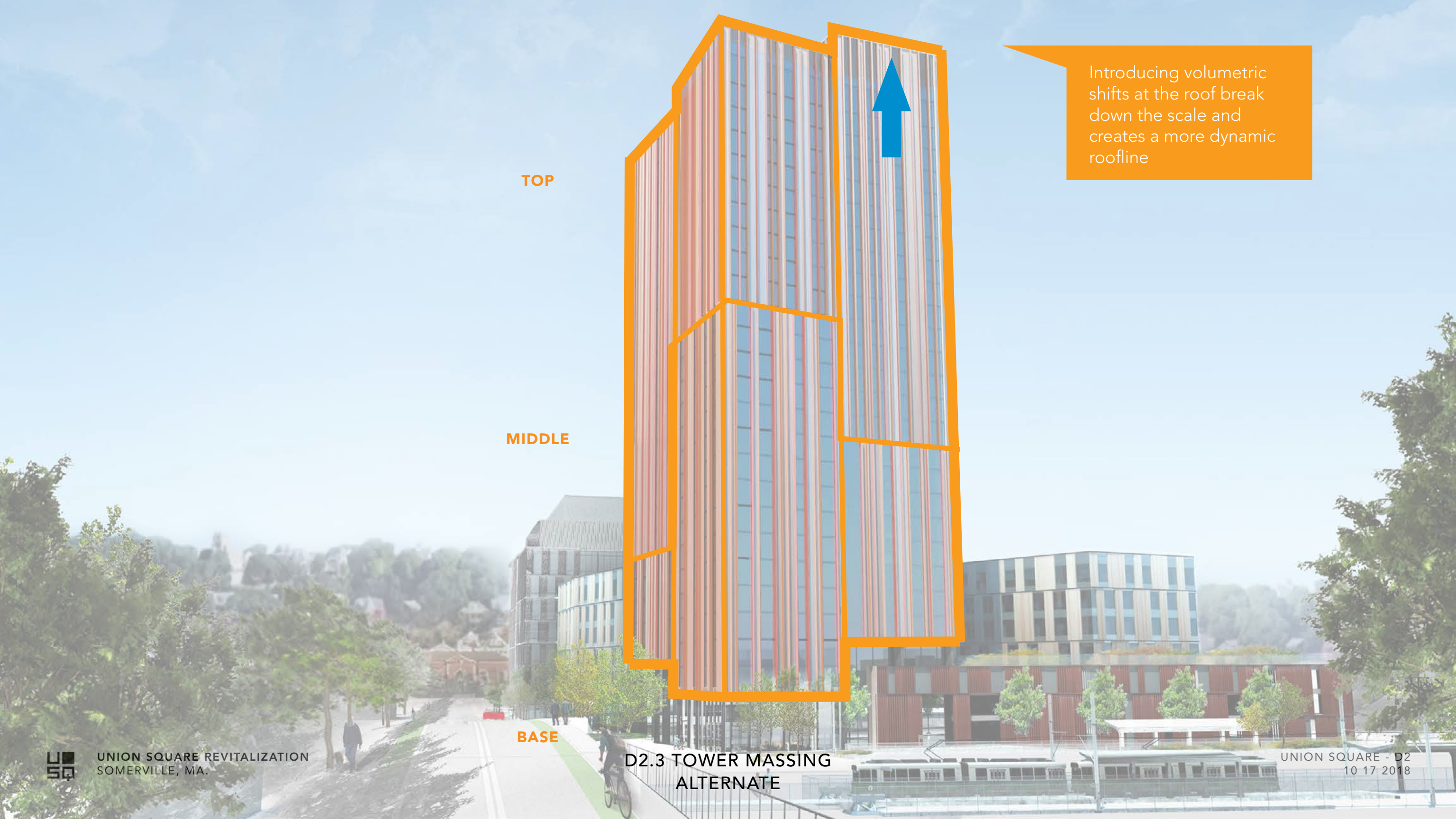


UNION SQUARE REVITALIZATION  
SOMERVILLE, MA.

D2.3 TOWER MASSING  
DRC

UNION SQUARE - D2  
10 17 2018





TOP

MIDDLE

BASE



Introducing volumetric shifts at the roof break down the scale and creates a more dynamic roofline



UNION SQUARE REVITALIZATION  
SOMERVILLE, MA.

D2.3 TOWER MASSING  
ALTERNATE

UNION SQUARE - D2  
10 17 2018

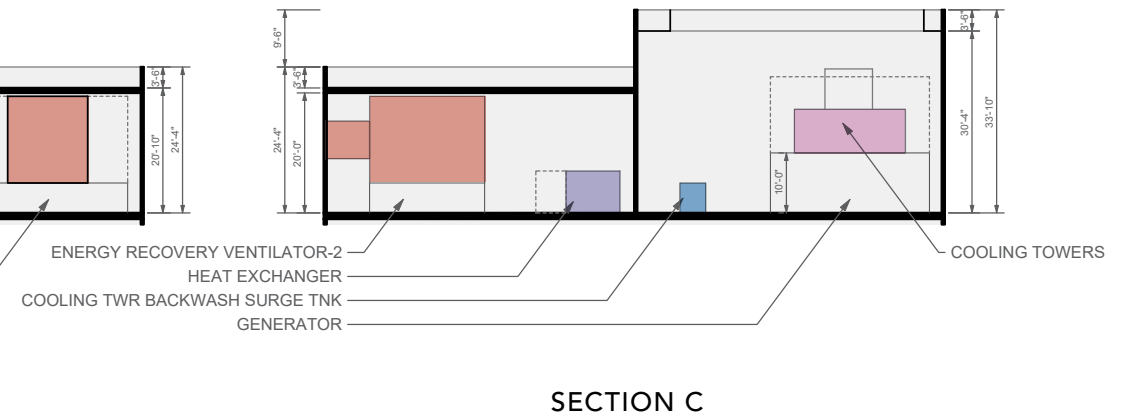
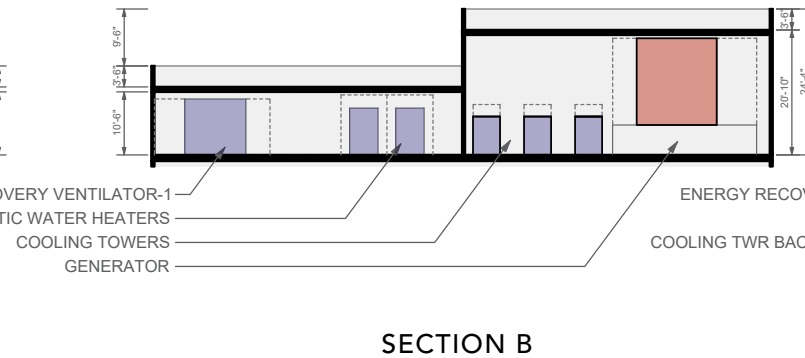
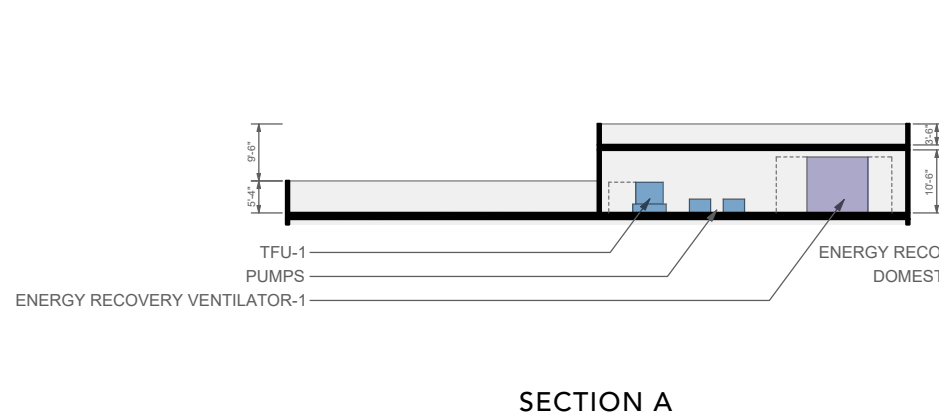
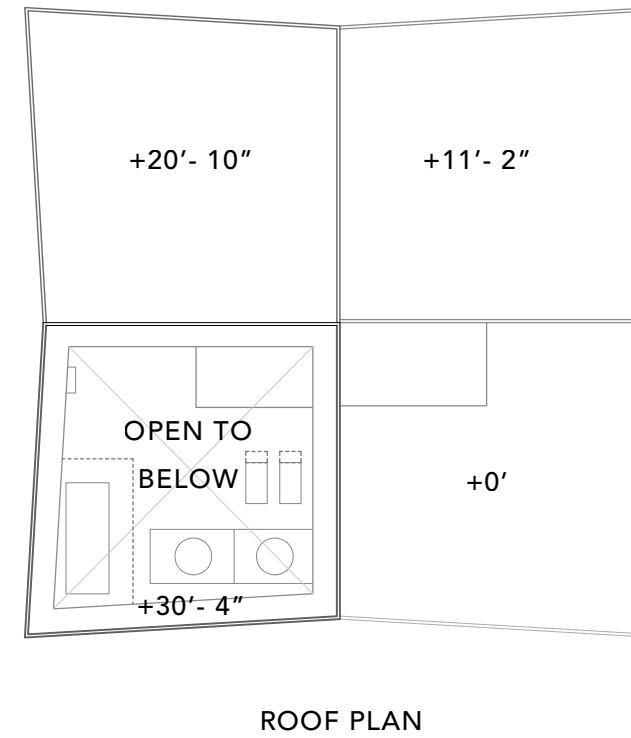




The mechanical penthouse and all utility equipment is screened by the building's facade extending to the roof parapet.

D2.3 TOWER MASSING  
MECHANICAL PENTHOUSE













# 8. EXPLORE D2.2'S REAR FACADE DESIGN IN MORE DETAIL





ALLEY

ADJACENT NEIGHBORHOOD TO THE EAST



UNION SQUARE REVITALIZATION  
SOMERVILLE, MA.

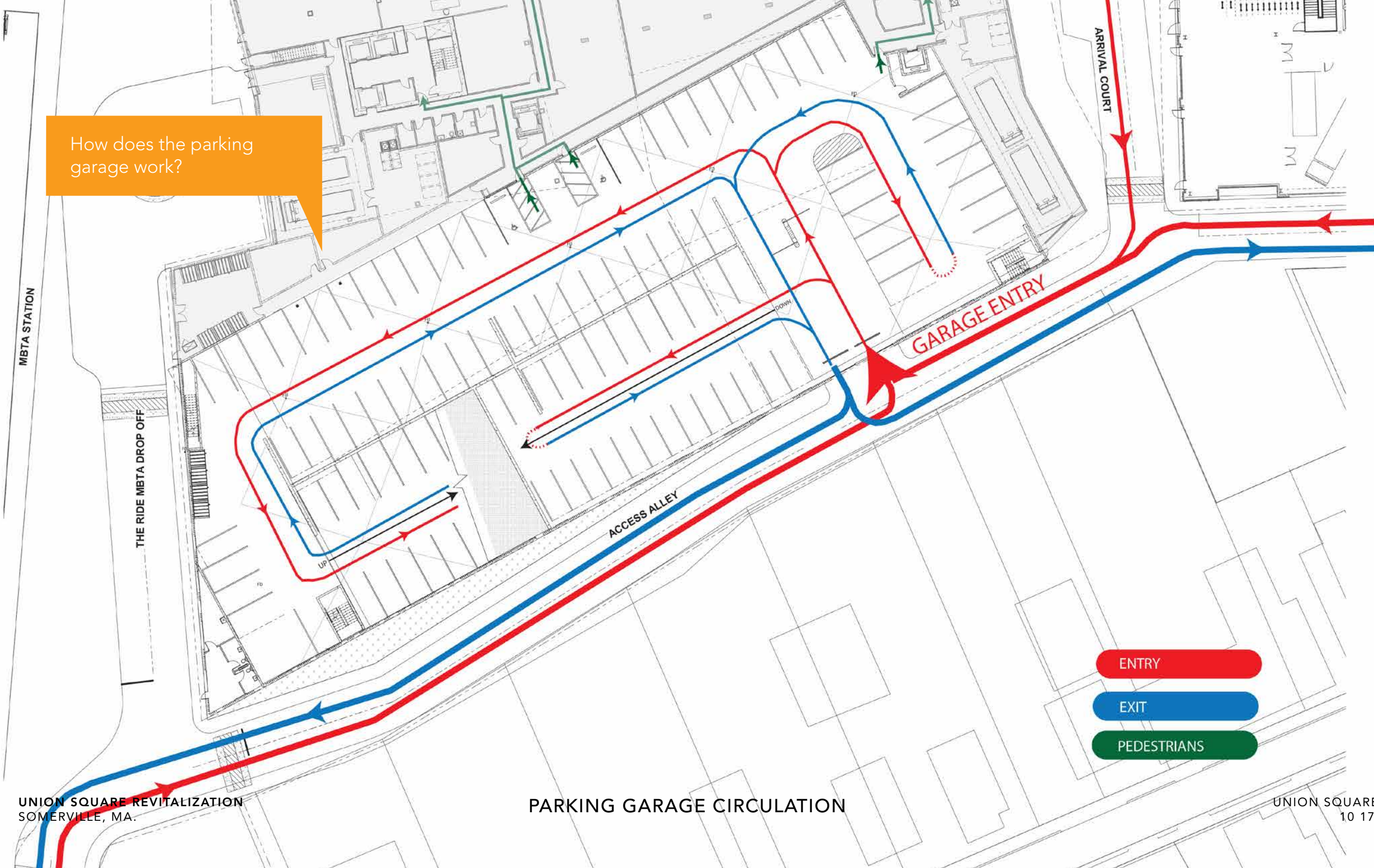
UNION SQUARE - D2  
10 17 2018







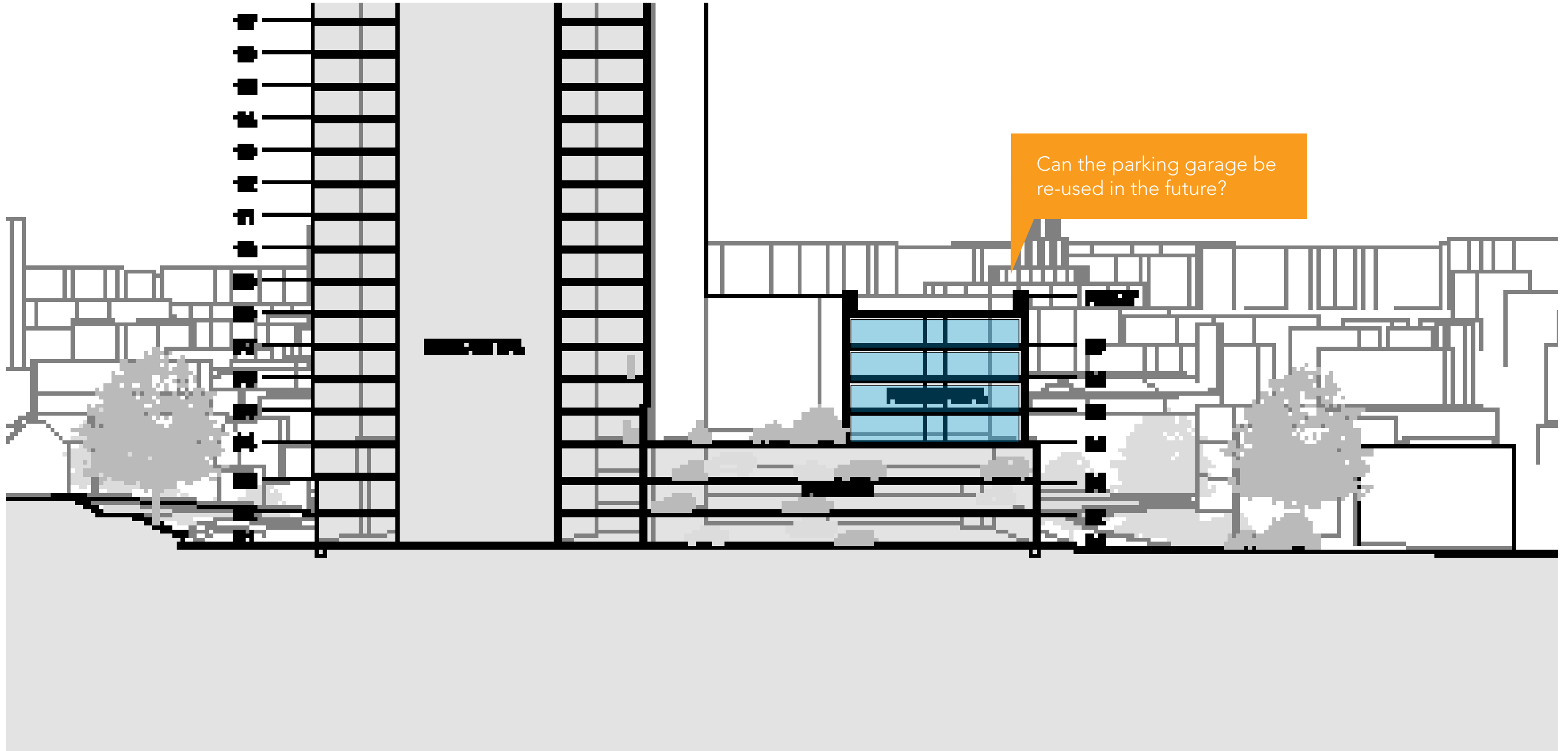
How does the parking garage work?



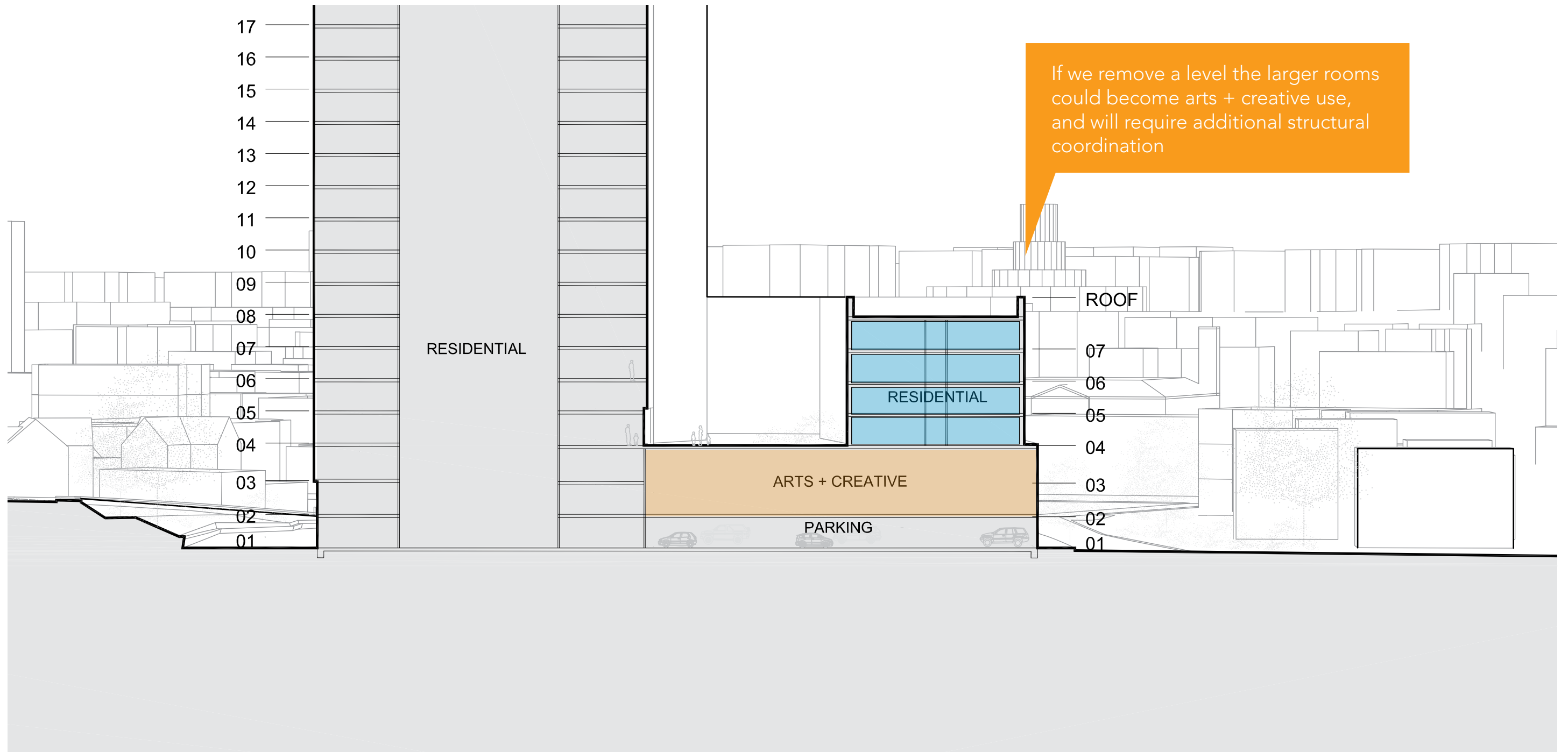
- ENTRY
- EXIT
- PEDESTRIANS













How can the scale of the building be reduced?



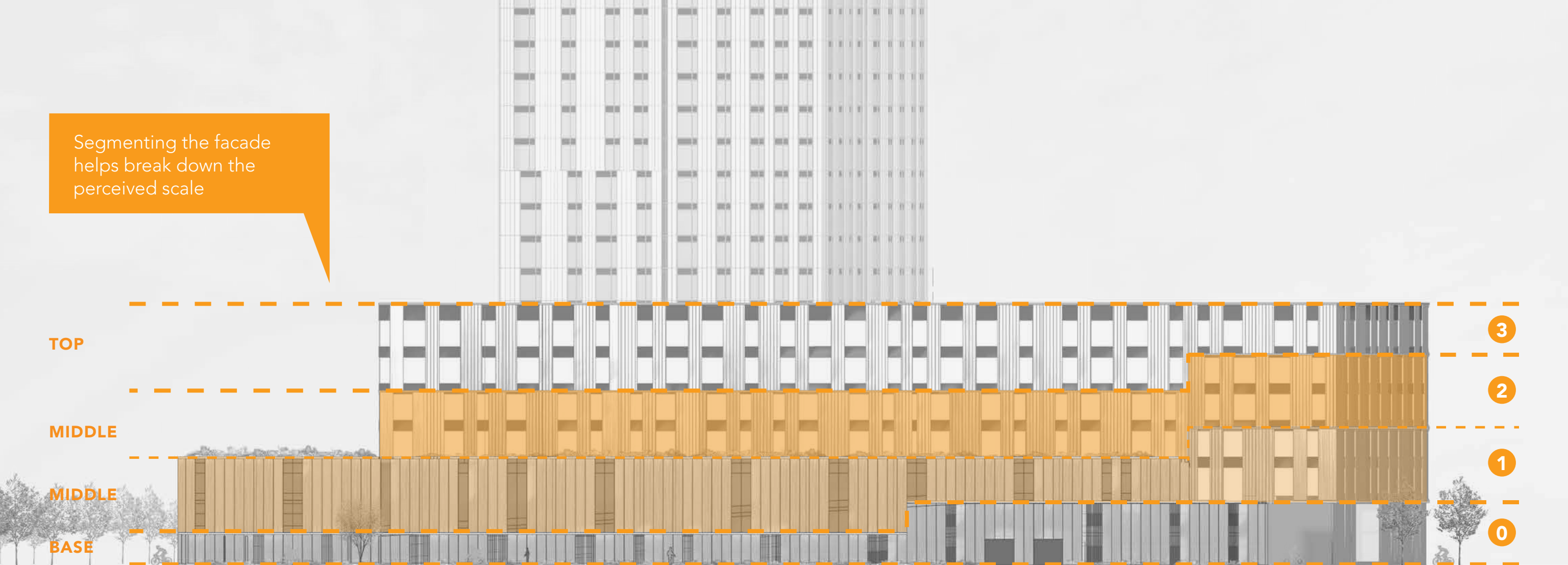
UNION SQUARE REVITALIZATION  
SOMERVILLE, MA.

EAST ELEVATION  
DRC

UNION SQUARE - D2  
10 17 2018



Segmenting the facade  
helps break down the  
perceived scale



UNION SQUARE REVITALIZATION  
SOMERVILLE, MA.

EAST ELEVATION  
ALTERNATE- BASE, MIDDLE, TOP

UNION SQUARE - D2  
10 17 2018



How can the facade engage more with the pedestrian experience?



UNION SQUARE REVITALIZATION  
SOMERVILLE, MA.

EAST ELEVATION  
ALTERNATE

UNION SQUARE - D2  
10 17 2018



Vegetation softens the finish,  
and provides relief in the  
length of the facade

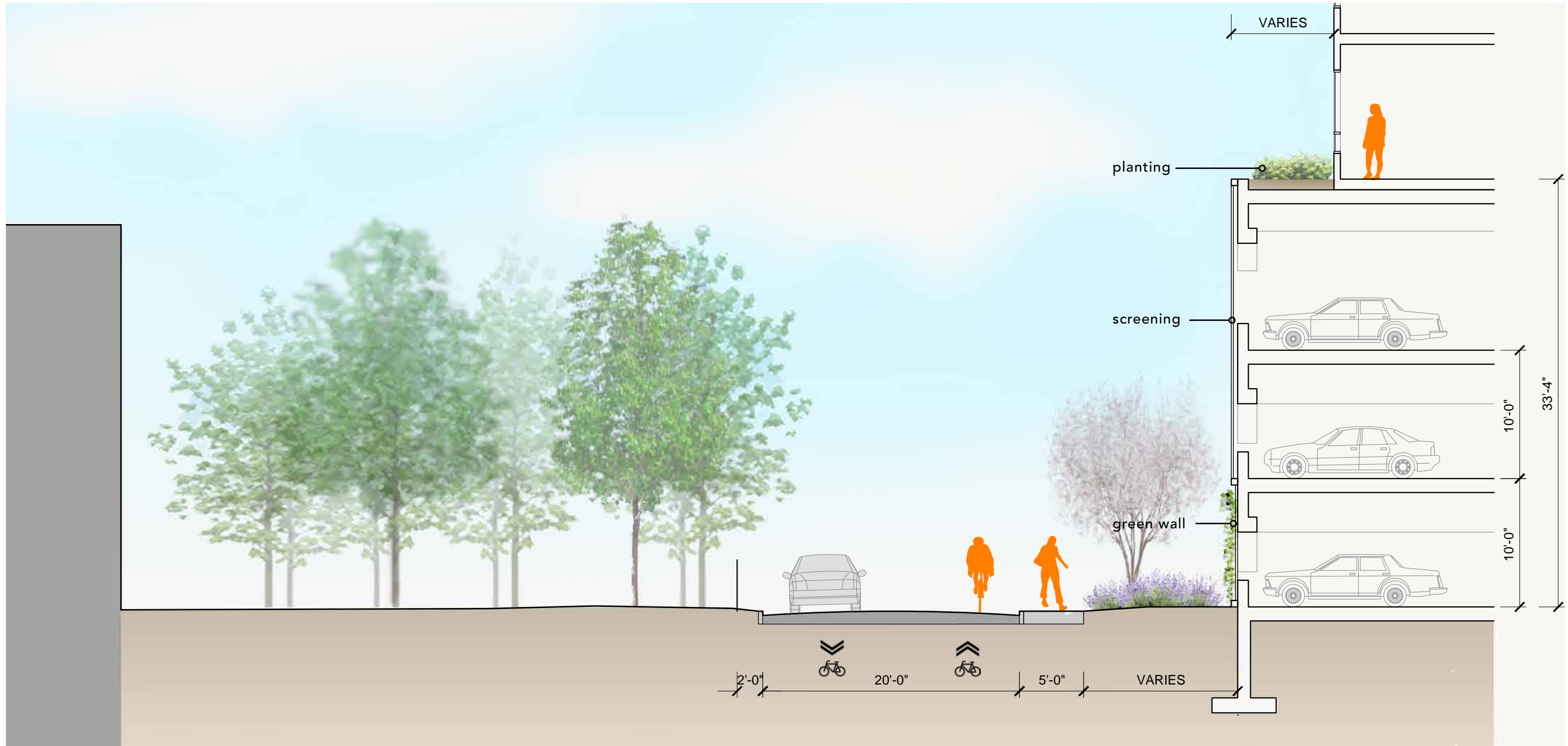


UNION SQUARE REVITALIZATION  
SOMERVILLE, MA.

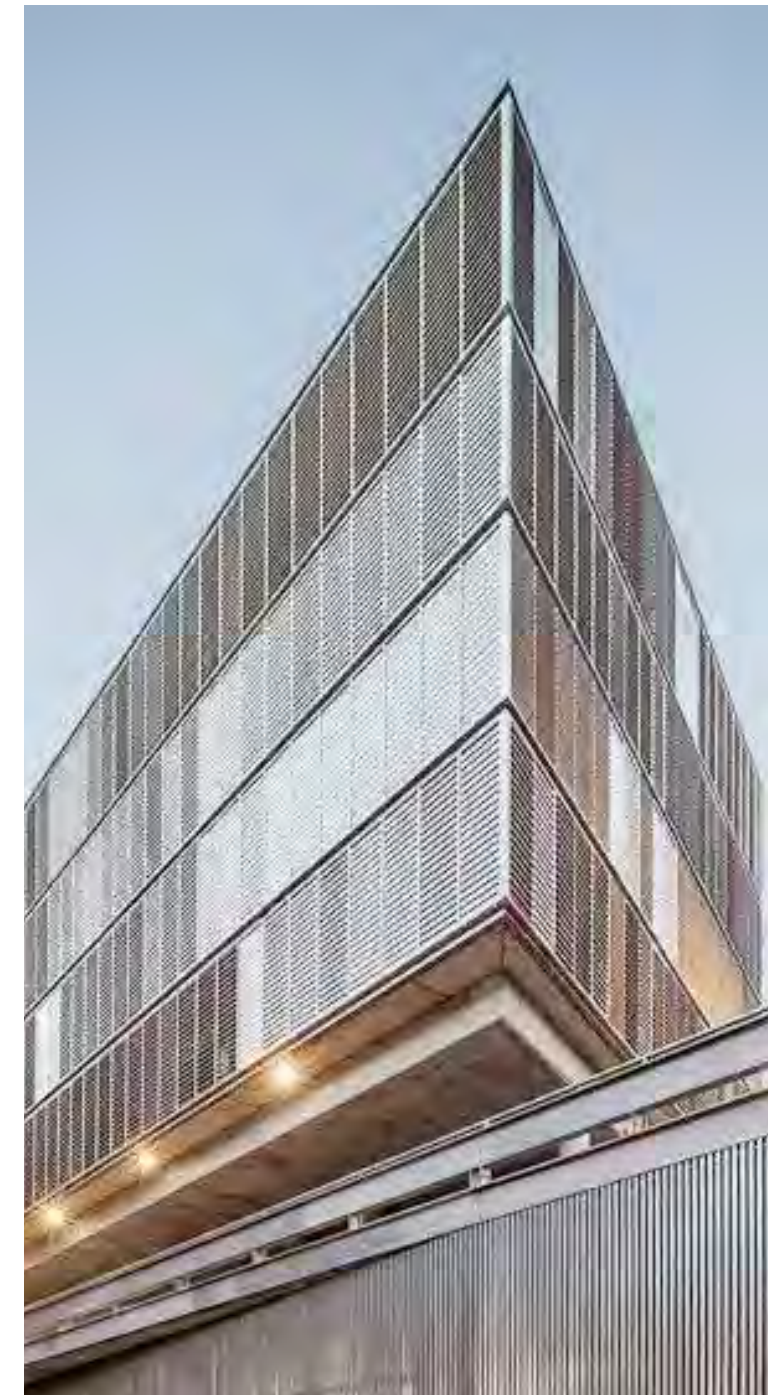
EAST ELEVATION  
ALTERNATE WITH VEGETATION

UNION SQUARE - D2  
10 17 2018









UNION SQUARE REVITALIZATION  
SOMERVILLE, MA.

PLAYING WITH TEXTURE

UNION SQUARE - D2  
10 17 2018







An aerial photograph of a city street scene, likely in an urban area. The image shows a mix of residential and commercial buildings, a multi-lane road with cars, and a set of railroad tracks on the right side. A semi-transparent blue rectangular box is overlaid on the center of the image, containing white text. The text is arranged in four lines, each within a separate horizontal bar of the blue box.

**9. WHAT IS THE  
EXPERIENCE  
AS YOU WALK NORTH  
FROM THE STATION?**

















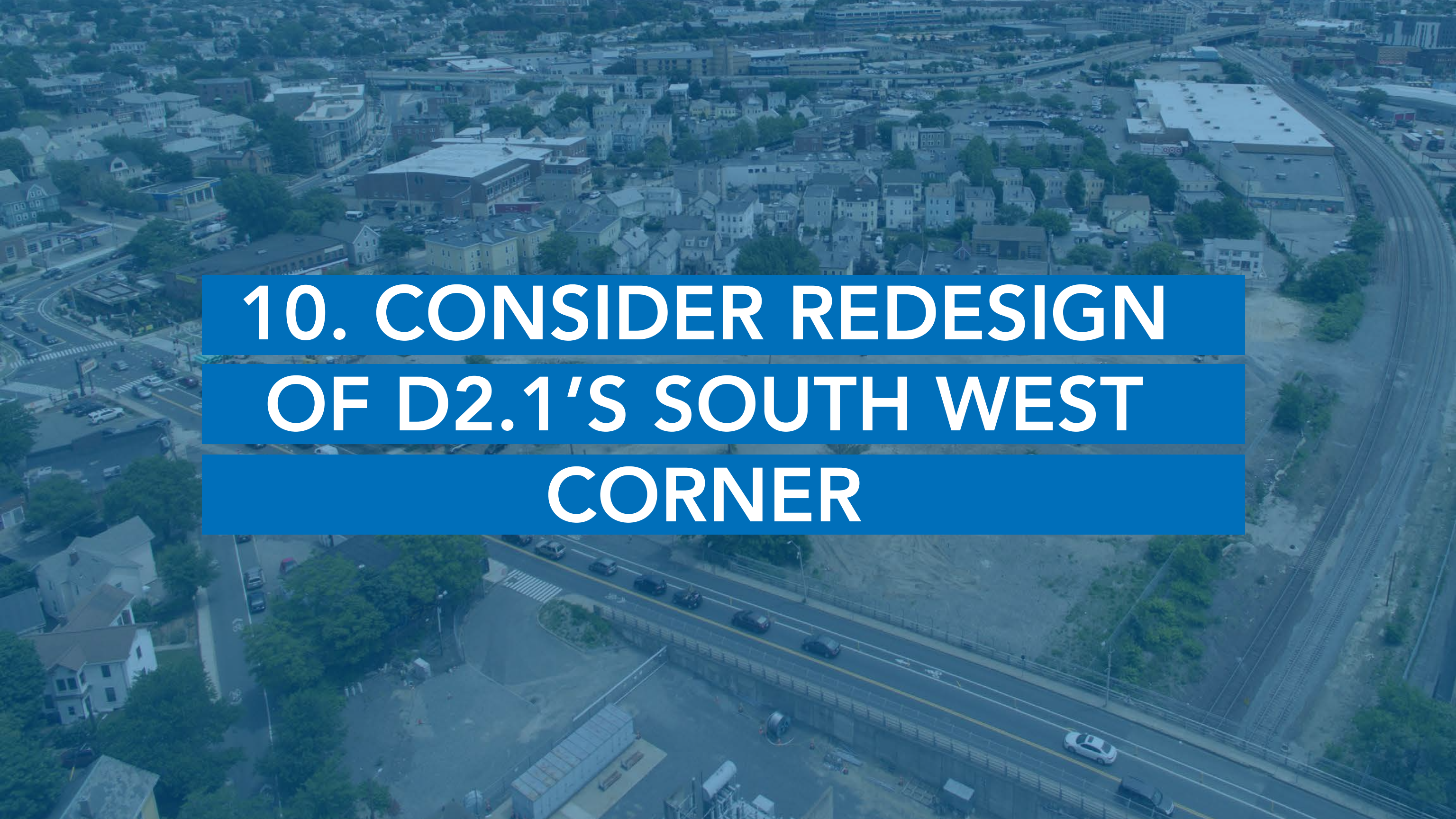










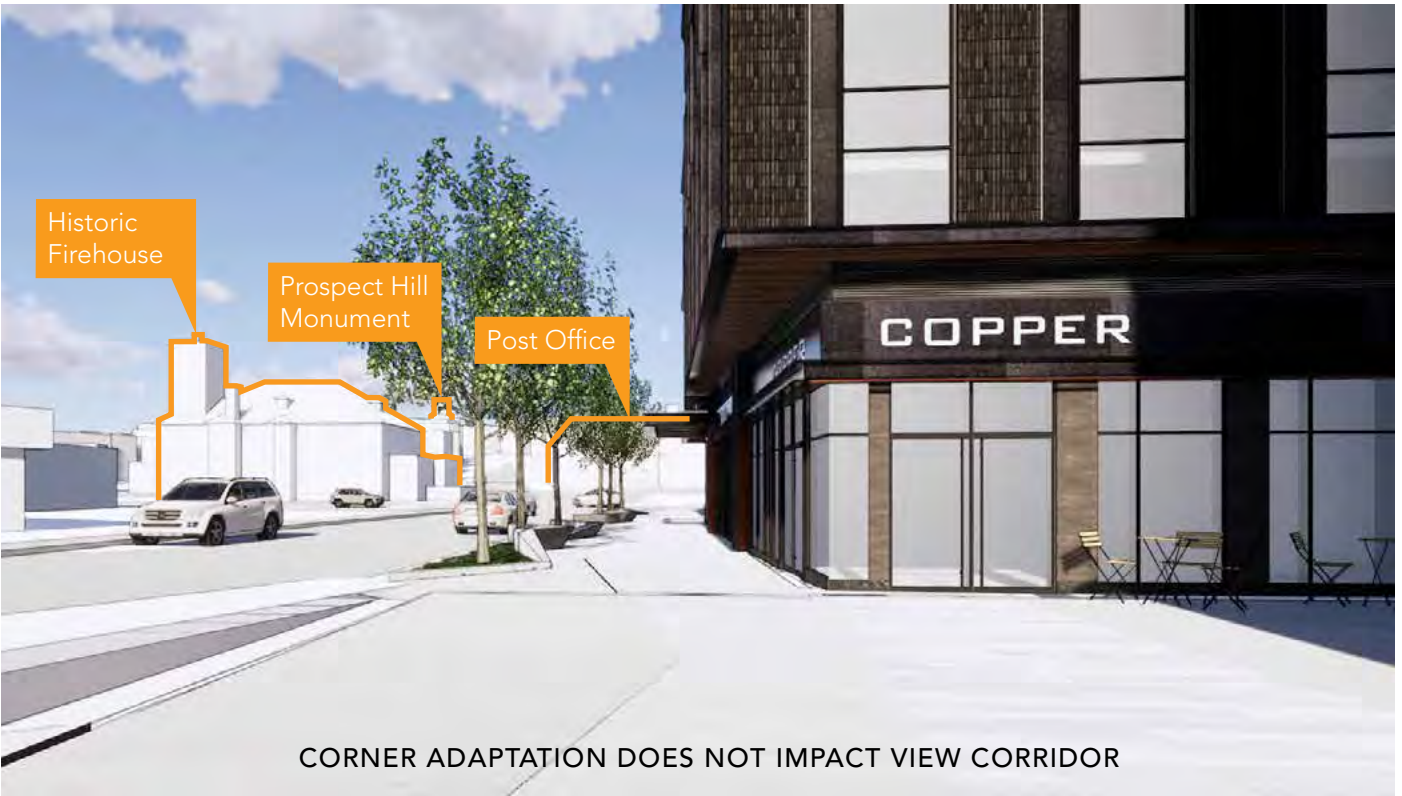
An aerial photograph of a city street corner, likely in Philadelphia, showing a mix of residential and commercial buildings, a highway interchange, and railroad tracks. A semi-transparent blue banner is overlaid across the center of the image, containing white text.

# 10. CONSIDER REDESIGN OF D2.1'S SOUTH WEST CORNER

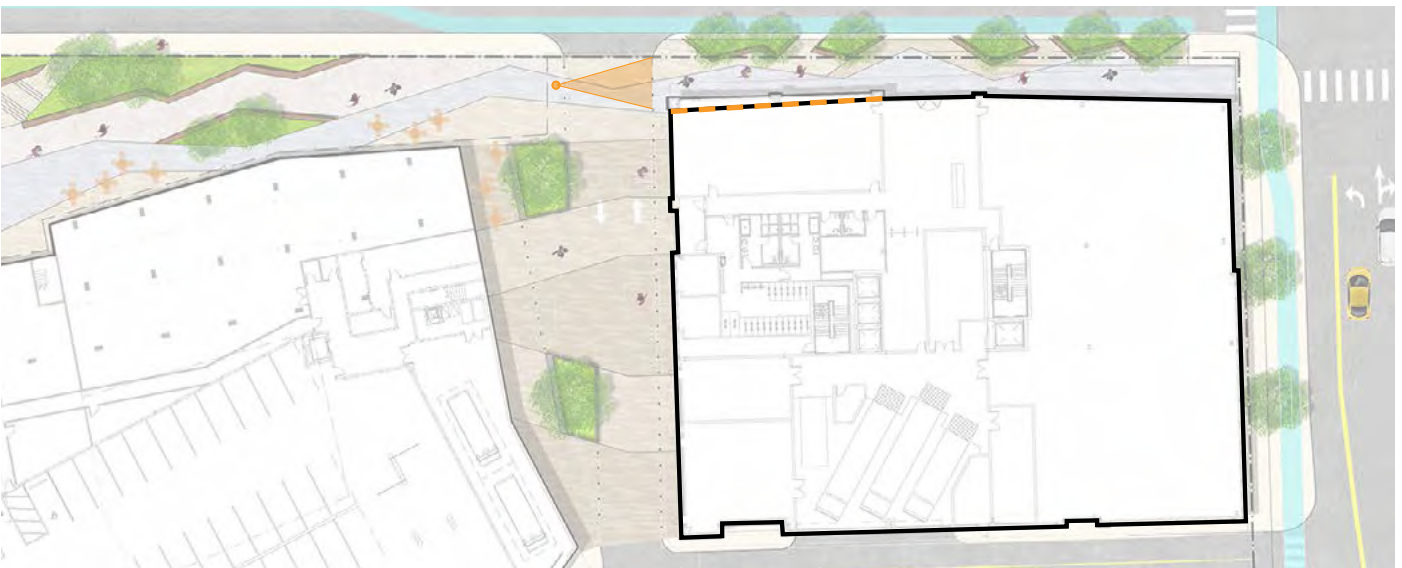








DRC



ALTERNATE STUDY





DRC



ALTERNATE STUDY

## COMPARISON



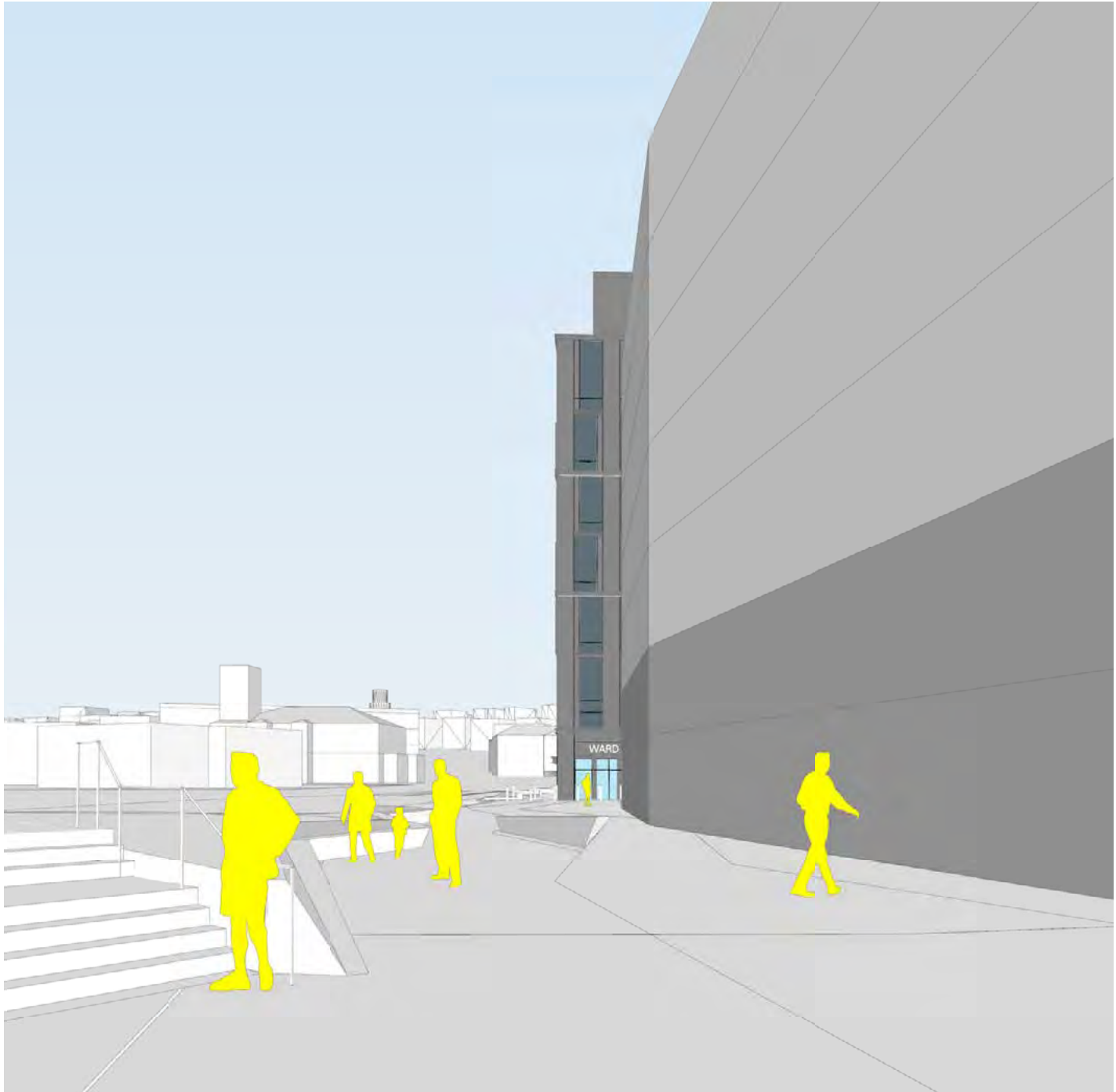
UNION SQUARE REVITALIZATION  
SOMERVILLE, MA.

UNION SQUARE - D2  
10 10 2018









DRC



ALTERNATE STUDY

COMPARISON

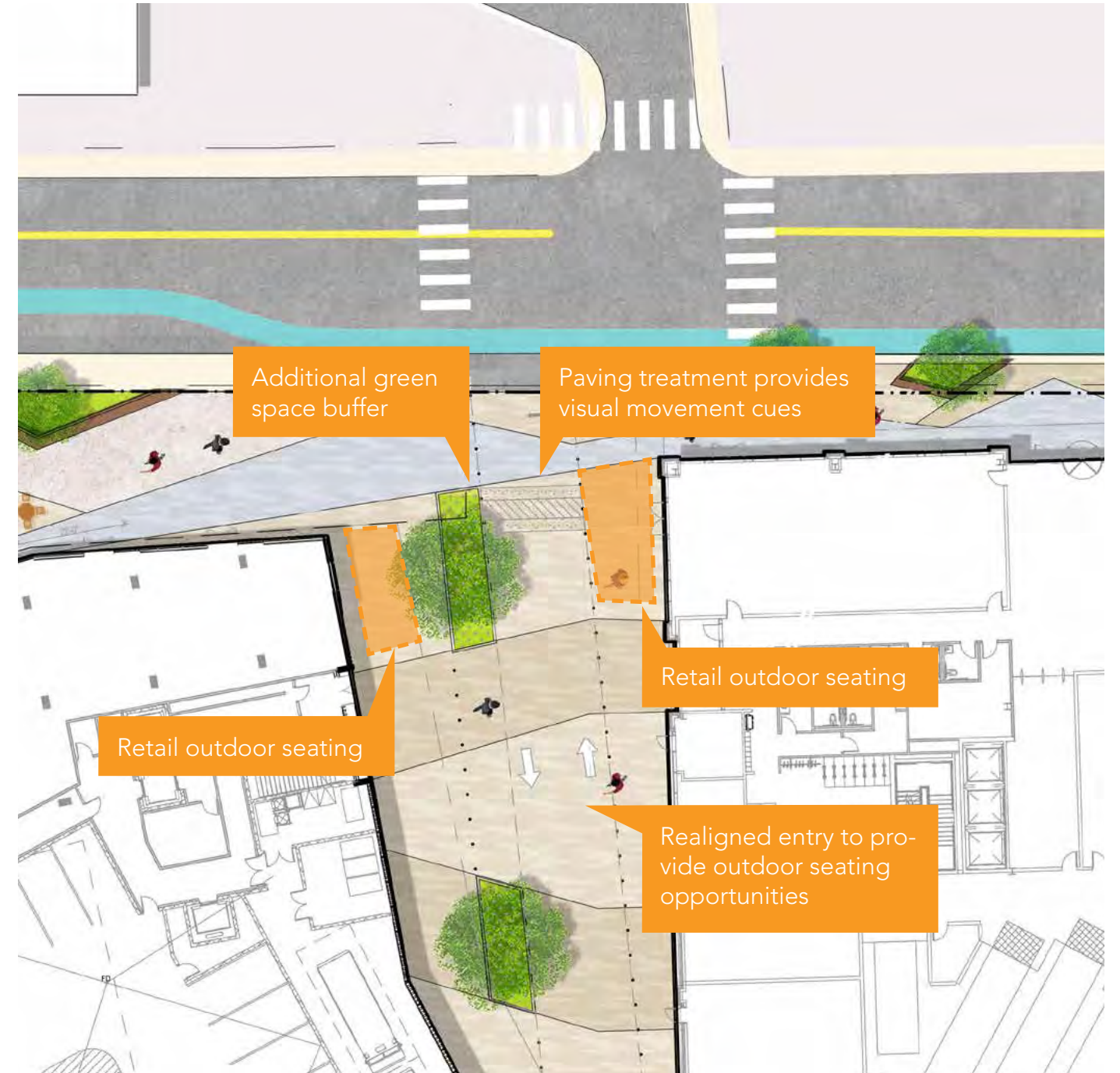








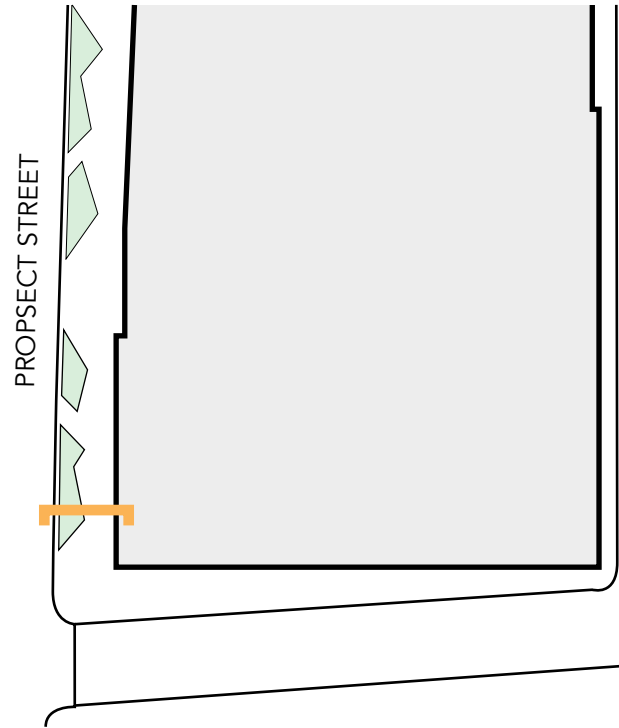
DRC



ALTERNATE STUDY

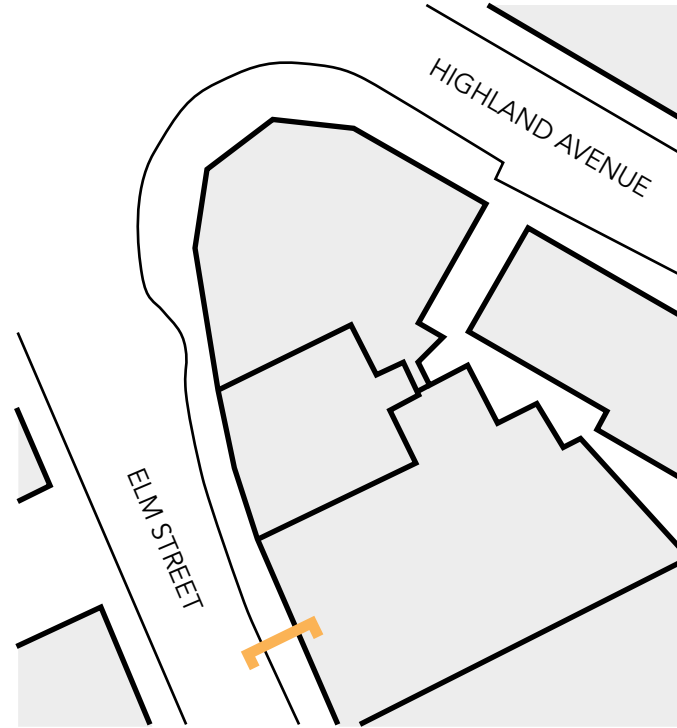


PARCEL D2.1



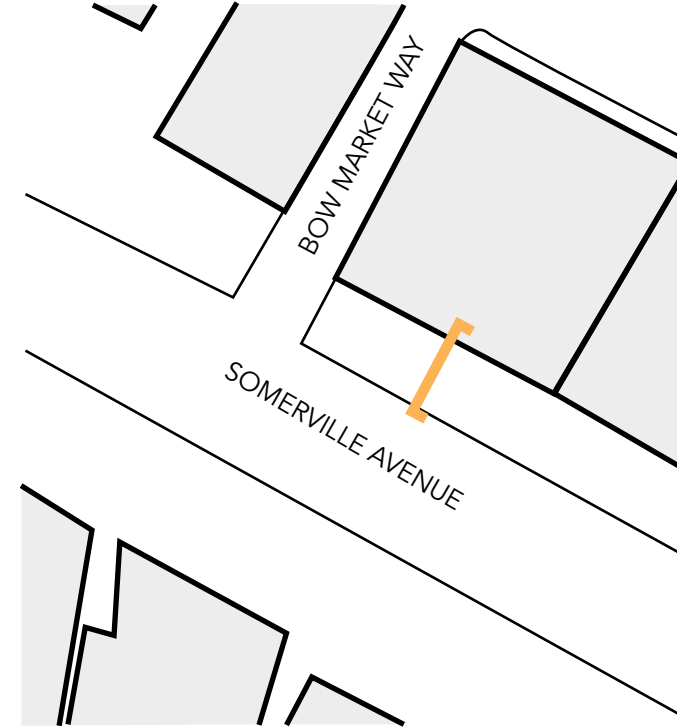
SITE PLAN

DAVIS SQUARE



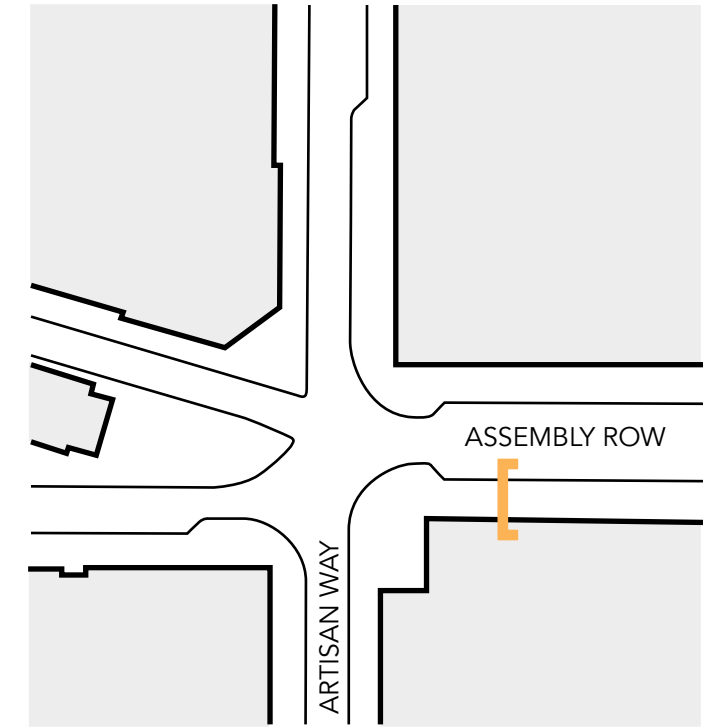
SITE PLAN

UNION SQUARE

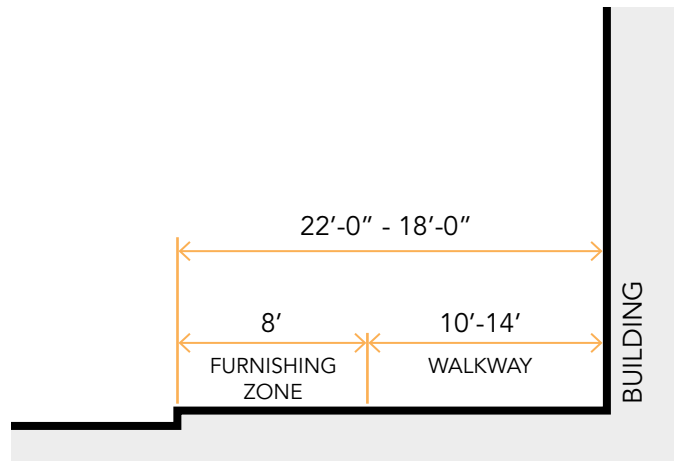


SITE PLAN

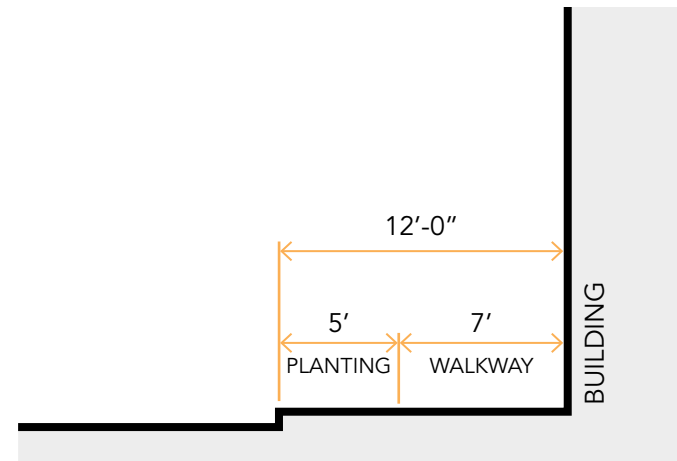
ASSEMBLY ROW



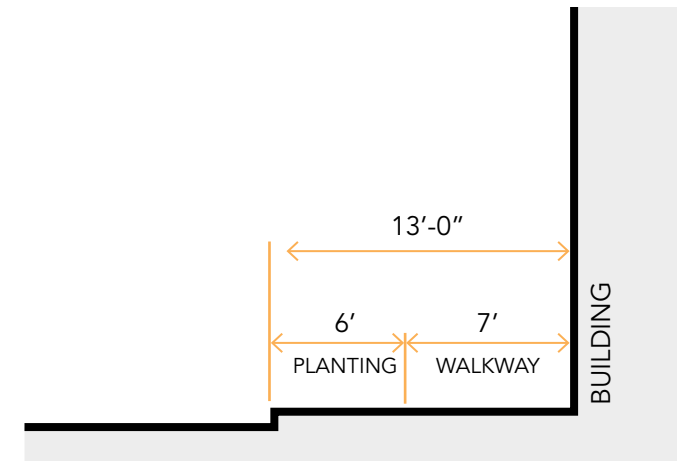
SITE PLAN



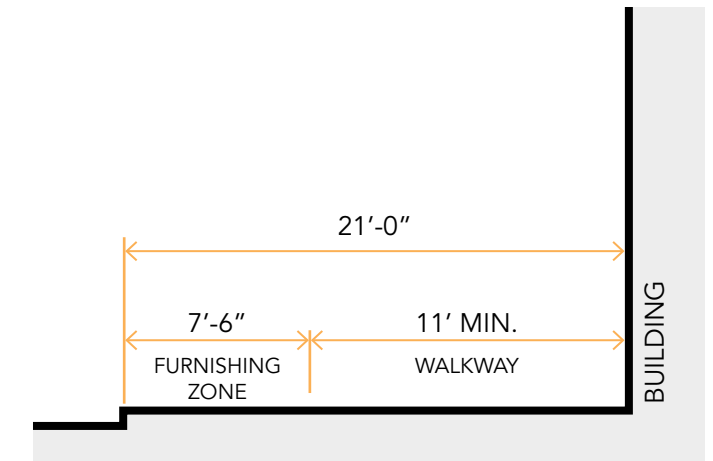
SIDEWALK SECTION



SIDEWALK SECTION



SIDEWALK SECTION



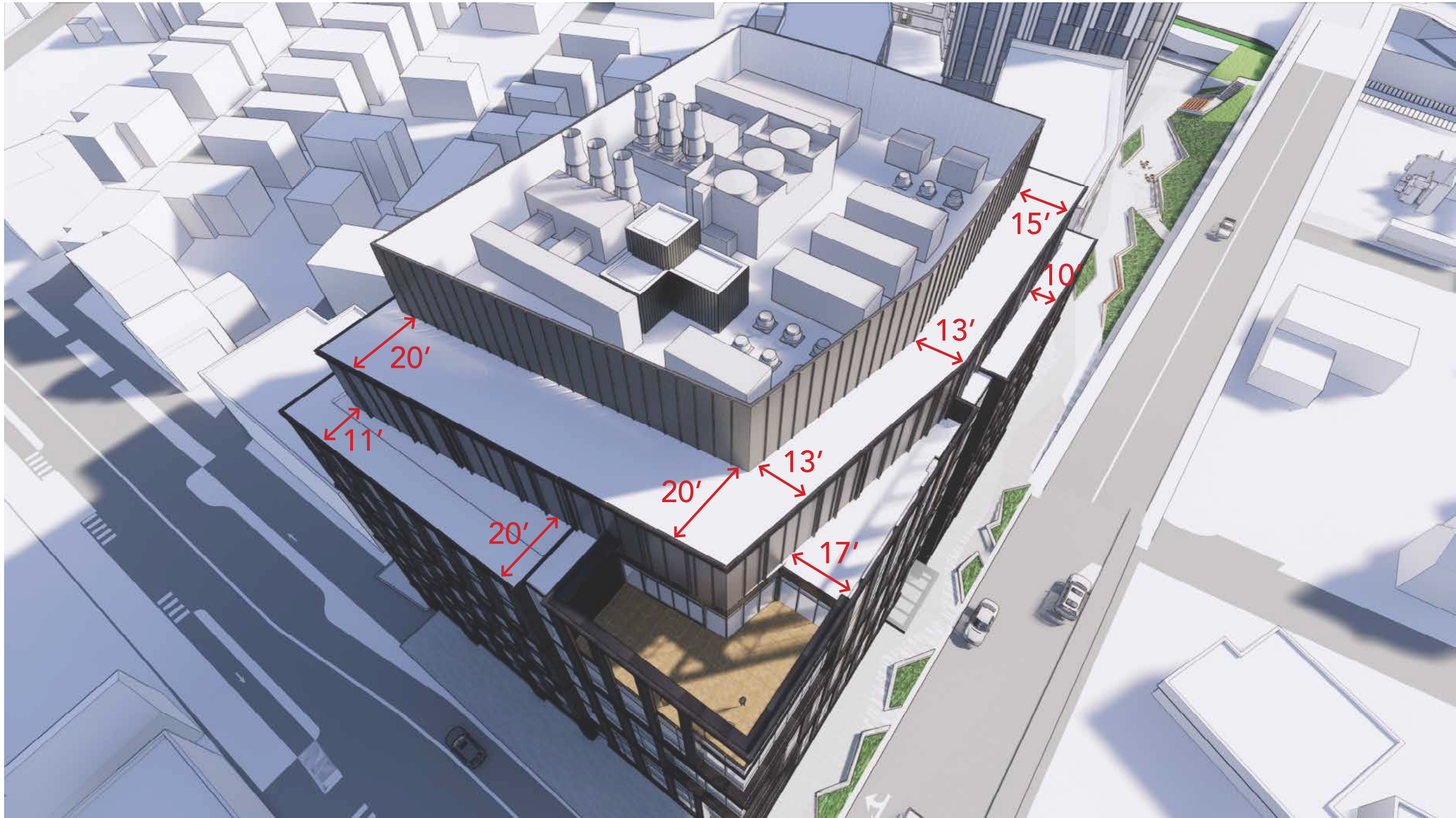
SIDEWALK SECTION



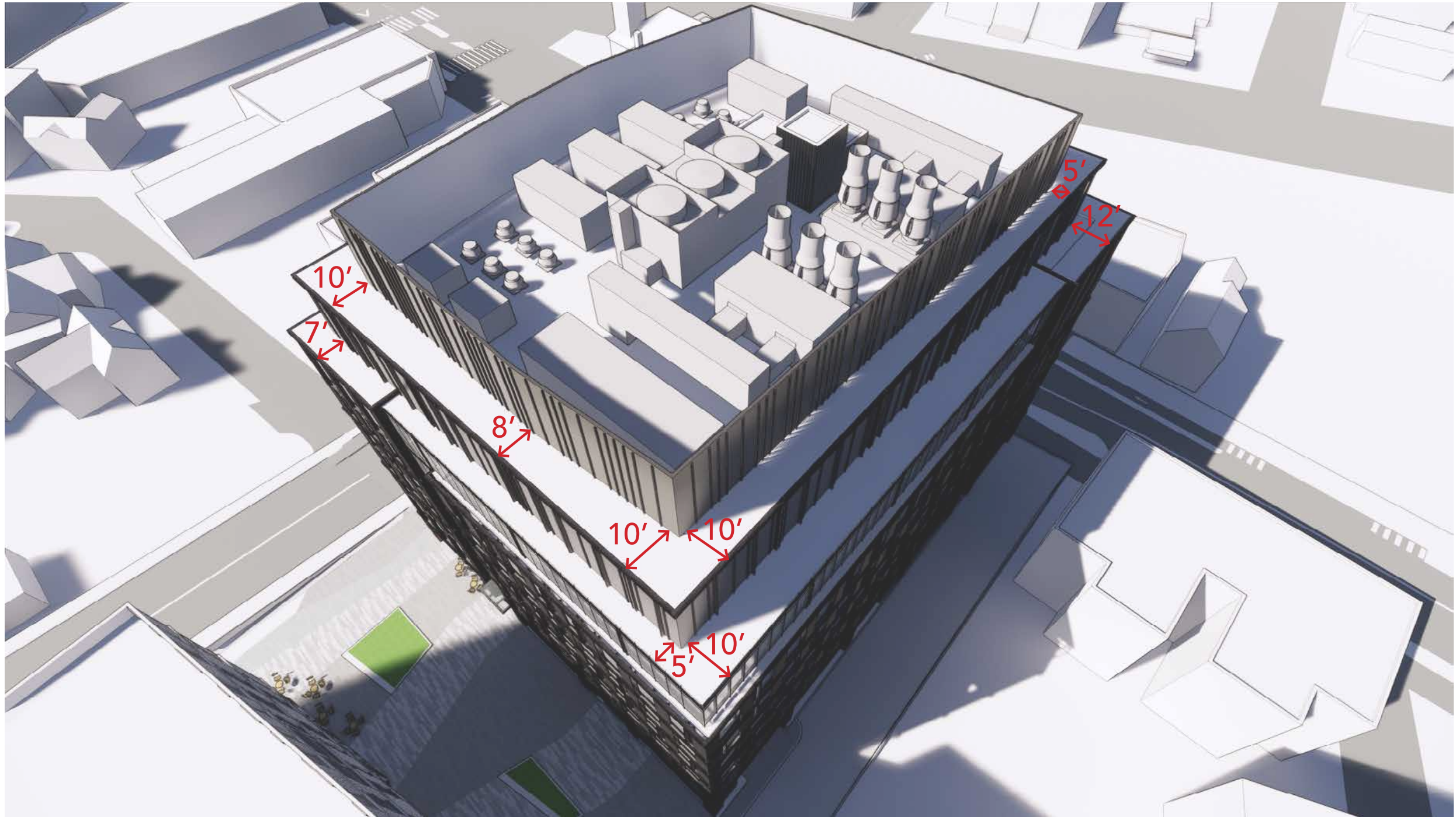
An aerial photograph of a city street scene. The street is filled with cars and has a crosswalk. To the right of the street are railroad tracks. The background shows a dense urban area with various buildings and trees. A blue banner with white text is overlaid on the center of the image.

# 11. HOW WILL THE PENTHOUSE OF D2.1 BE DESIGNED?









































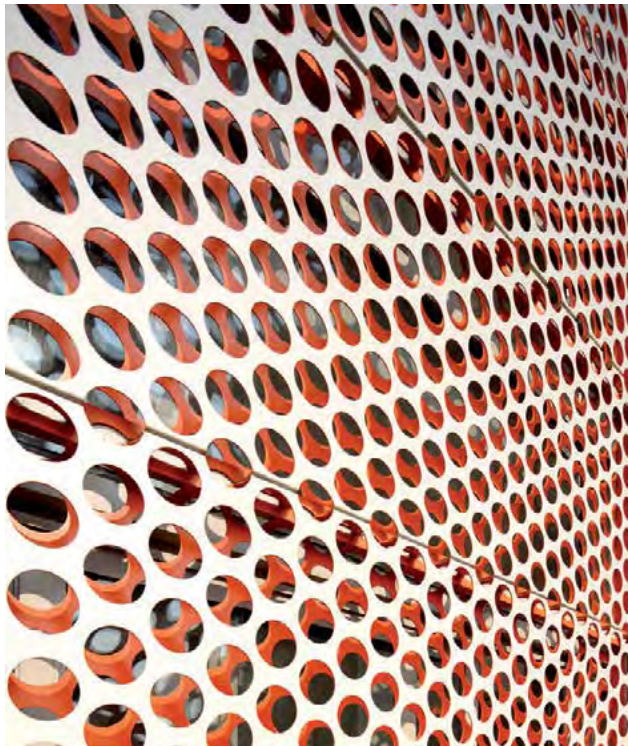
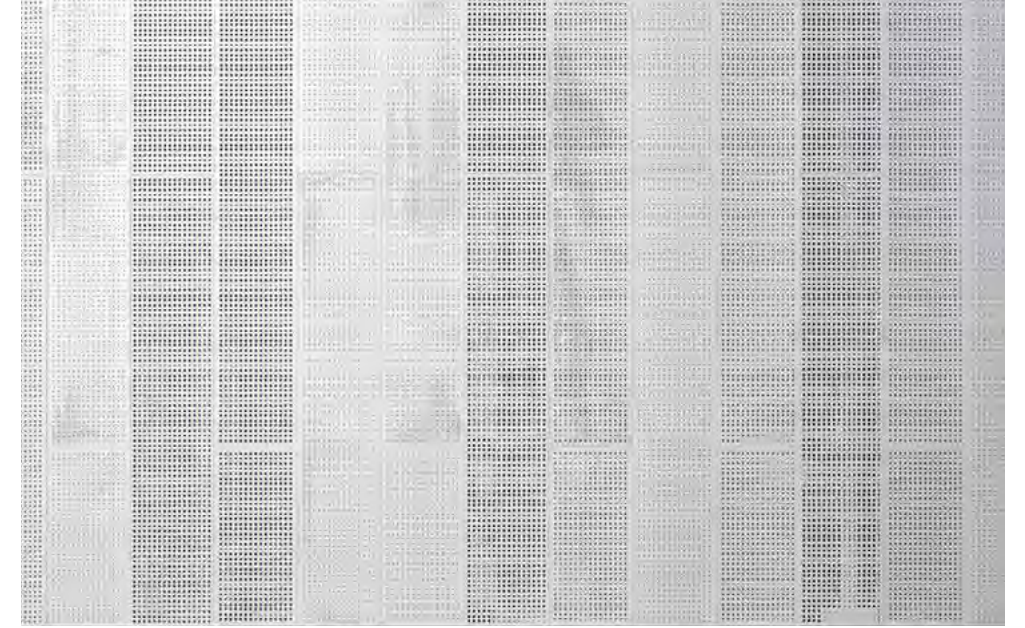
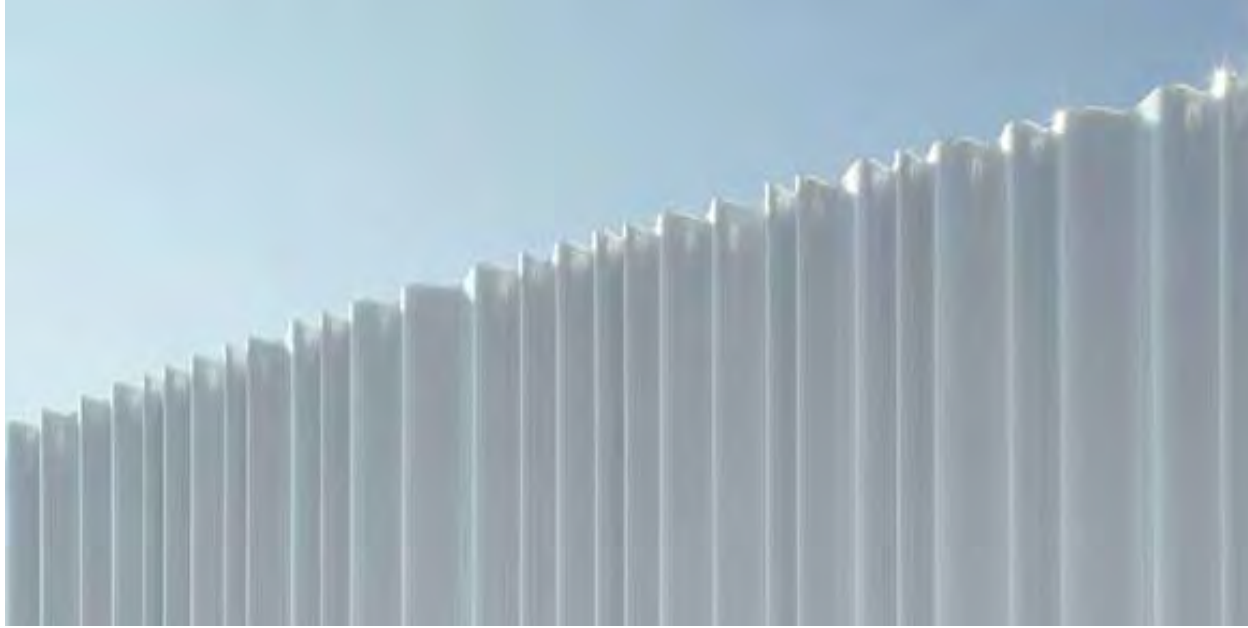










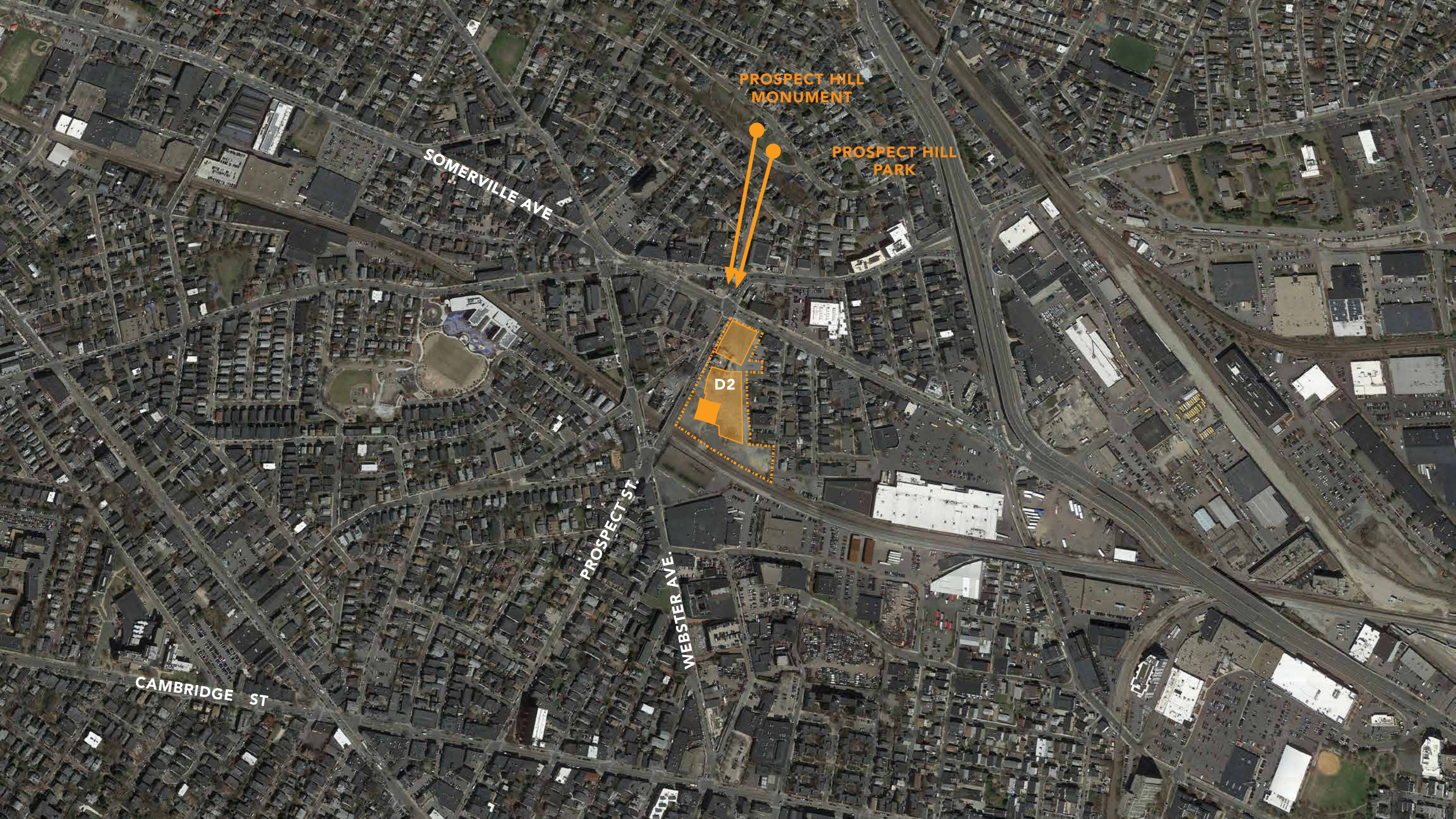




A scenic view of Prospect Hill, featuring a paved road with a metal guardrail, lush green trees, and a clear blue sky. The foreground shows a grassy slope. In the background, a city skyline is visible through the foliage.

## 12. WHAT WILL THE VIEW BE FROM PROSPECT HILL?













PROSPECT HILL MONUMENT





PROSPECT HILL PARK



**QUESTIONS?  
COMMENTS?**

