

An aerial photograph of Union Square in New York City, showing a large crowd of people, trees, and buildings. A large orange rectangular overlay is centered on the image, featuring the text 'US2' in large white letters and 'UNION SQUARE REDEVELOPMENT' in smaller white letters below it. The overlay is framed by white diagonal lines forming a diamond shape.

US2

UNION SQUARE REDEVELOPMENT



It starts with you...



...we will Engage, Listen, Synthesize & Create



SomerVision

City of Somerville, Massachusetts
Comprehensive Plan | 2010-2030

Endorsed by the
Somerville Board of Aldermen
April 12th, 2012

Adopted by the
Somerville Planning Board
April 19th, 2012



*Somerville: an Exceptional Place to
Live, Work, Play, and Raise a Family*



UNION SQUARE REVITALIZATION PLAN



BOYNTON YARDS TRANSPORTATION AND UTILITIES STUDY

April 8, 2014

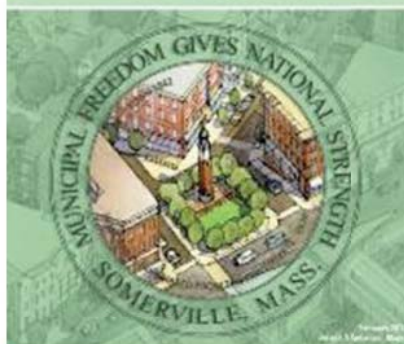


City of Somerville,
Massachusetts



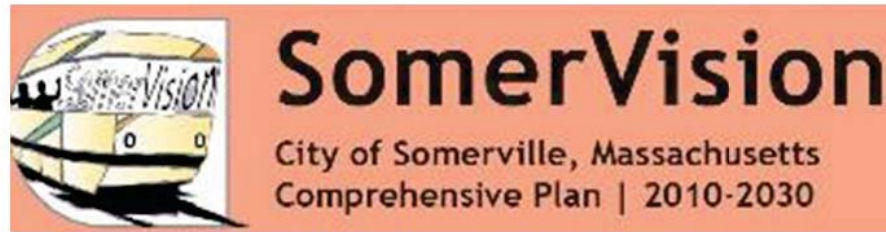
PARSONS
BRINCKERHOFF

GILMAN SQUARE STATION AREA PLAN



LOWELL STREET STATION AREA PLAN

**PUBLIC REVIEW
DRAFT**



30,000 New Jobs as part of a responsible plan
to create opportunity for all Somerville workers and entrepreneurs



125 New Acres of Publicly-Accessible Open Space
as part of our realistic plan to provide high-quality and well-programmed community spaces



6,000 New Housing Units - 1,200 Permanently Affordable
as part of a sensitive plan to attract and retain Somerville's best asset: its people.

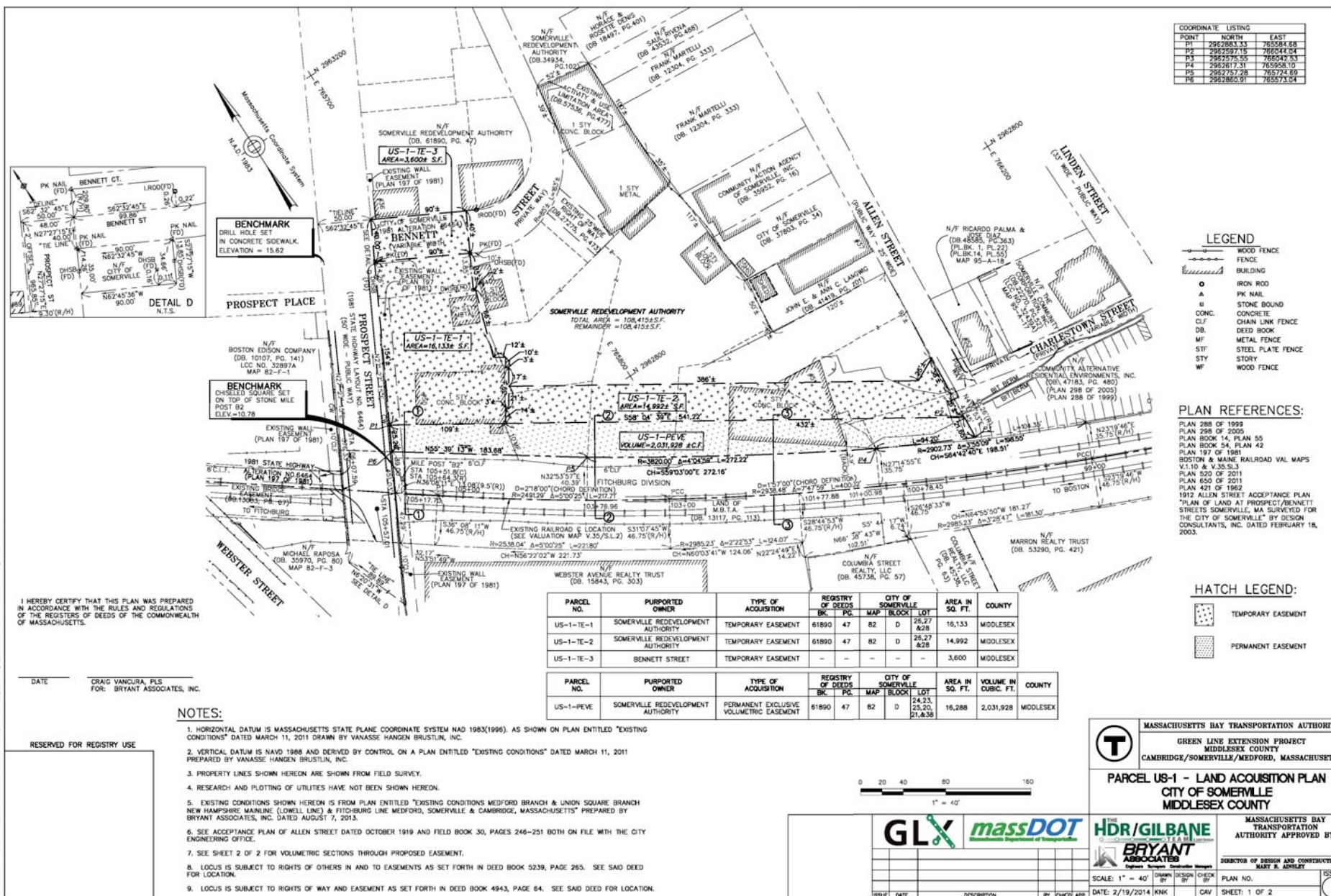


50% of New Trips via Transit, Bike, or Walking
as part of an equitable plan for access and circulation to and through the City.



85% of New Development in Transformative Areas
as part of a predictable land use plan that protects neighborhood character

The SomerVision Numbers cannot be separated into parts and cannot be separated from the SomerVision Map in order to advocate for a specific action by the City. They must be viewed in the context of entire Comprehensive Plan including the backup information in Appendix 1 and Appendix 2.



A large crowd of people is gathered on a city street, likely for a community event or festival. The scene is filled with people of various ages and backgrounds. In the background, there is a white tent and several signs, including one for "MANDARIN CUISINE RESTAURANT" and another for "EL NAILS". A yellow van is parked near the tent. The street is paved with cobblestones, and there are trees and buildings in the background. The text "Community based process" is overlaid in large orange letters across the center of the image.

Community based process



Kick Off event in Union Square
Fluff Festival
Harvest Fest
Farmers markets
Business roundtable
CAC meetings

PERMANENT STRUCTURES FOR
EMPOWERMENT OF RESIDENTS

Gentrification

PUBLIC SPACE OWNED
BY THE PUBLIC

ive
ities-
lish (bilingual)
no (AF)

Movi
lo

GREEN SPACE

DAYTIME POPULATION
TO SUPPORT LOCAL
BUSINESS

PARK SPACE
(playgrounds)

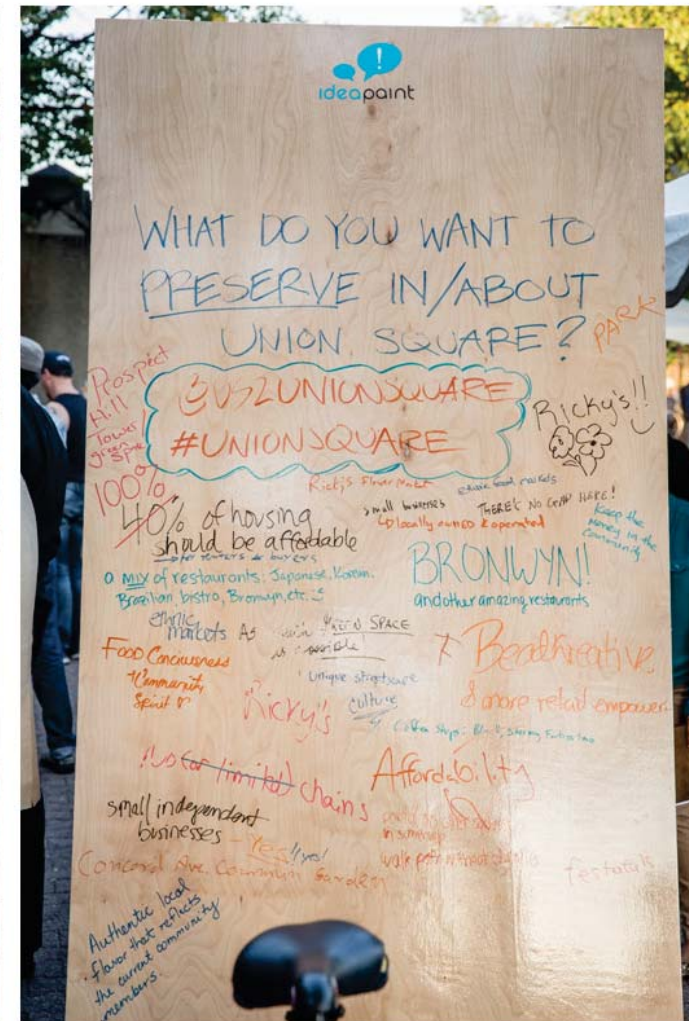
Brazilian and
do not let it be-
her South End - OR Harvard

Develop a pral gen yon

multi-
community
programming
provided by local

At least half of the
affordable housing in the
development should be
family-sized.







A photograph of a group of people in a meeting room. Some people are seated at a long table in the foreground, while others are standing in the background. A man in a dark suit is standing and gesturing with his hand. The room has white walls and fluorescent lighting. The text "Hundreds of interactions with community leaders, advocates and institutions representatives" is overlaid in orange.

Hundreds of
interactions with
community leaders,
advocates and
institutions
representatives

Detailed interviews with
over 25 institutions,
interest groups,
associations, or
organizations
interested in making
Union Square great





what we heard

idea park
A Partnership for
GLX Mayor Curtat
City of Somervi
Green Line
Extension UNION SQUARE
CIVIC ADVISORY
COMMITTEE

UNION SQUARE
A Great place for
Art
Creative, Original, Connect
Funky, Freaky

pub

**You want
something
memorable**

what we heard

**Something
uniquely Union
Square**



housing,
affordable
housing

useful retail

drugstore, hardware store,
fruits and vegetables,
performance venue,
convenience store, late
hours, avoid national
chains, local, unique
retail.

More specifically

A photograph of a residential street scene. In the foreground, there is a concrete sidewalk and a black metal fence. Behind the fence is a grassy area with some trees and bushes. In the background, there are several houses and more trees. The sky is blue with some clouds.

**Diversity...
of architecture,
uses and people**

**Art, culture and civic
buildings**

More specifically

**“strange” spaces
oases, unintentional,
undiscovered**



Balance of new and old...
Preserve the character of
the Square

More specifically

Encouragement of local
entrepreneurs and
ownership



Add commercial space

More specifically

Increase the City tax base



US²

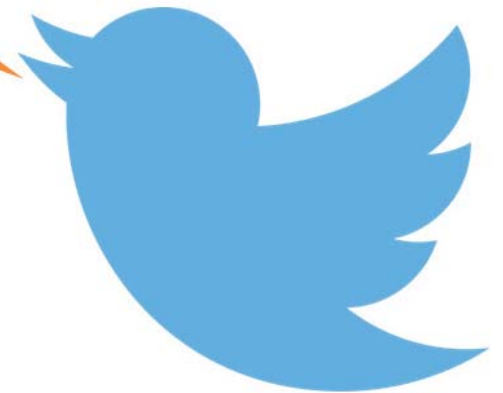
100 Day Plan

A Taste of
Union Square



ARE WE MISSING
SOMETHING?

**tweet us
what you
like
@us2unionsquare**



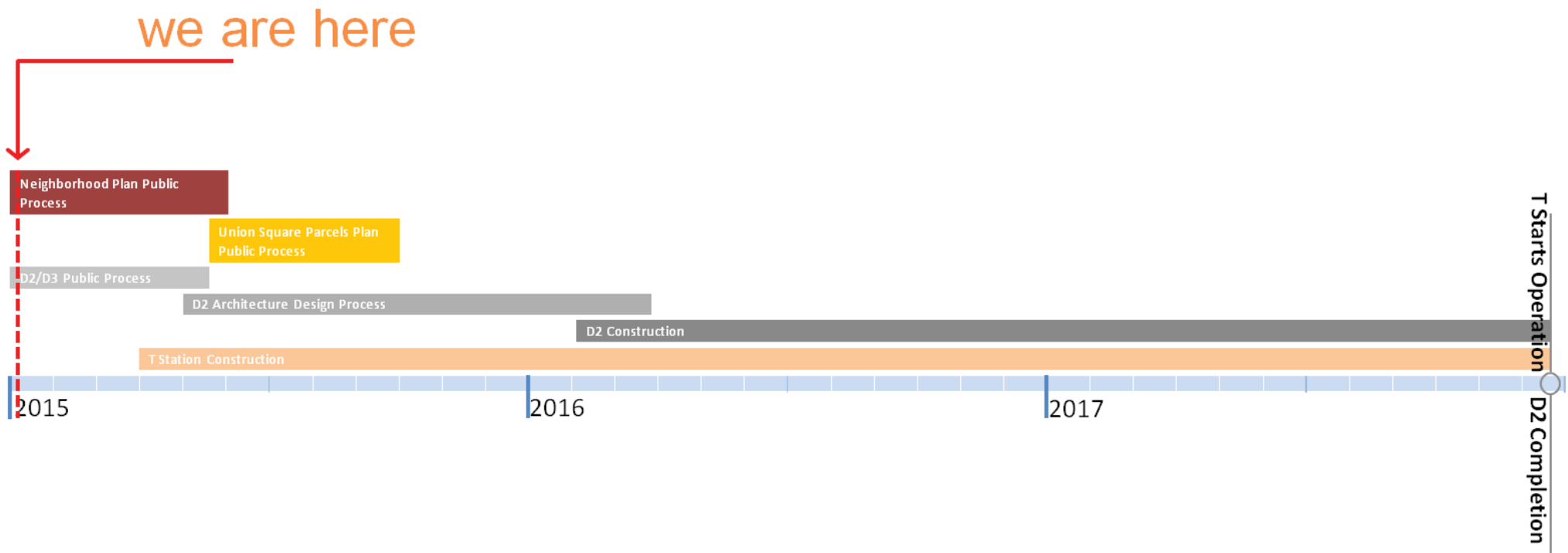
or email us to:

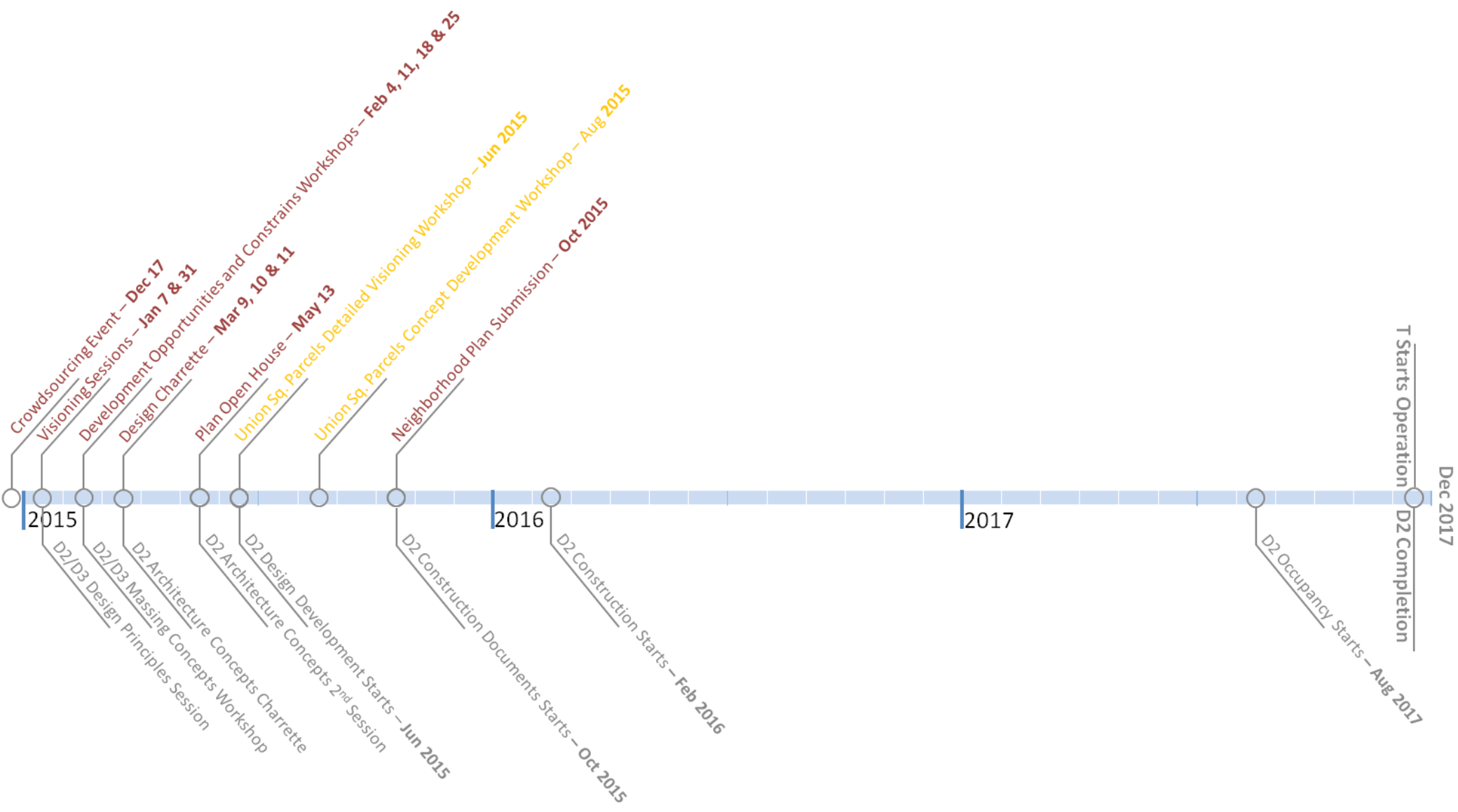
info@us2unionsquare.com

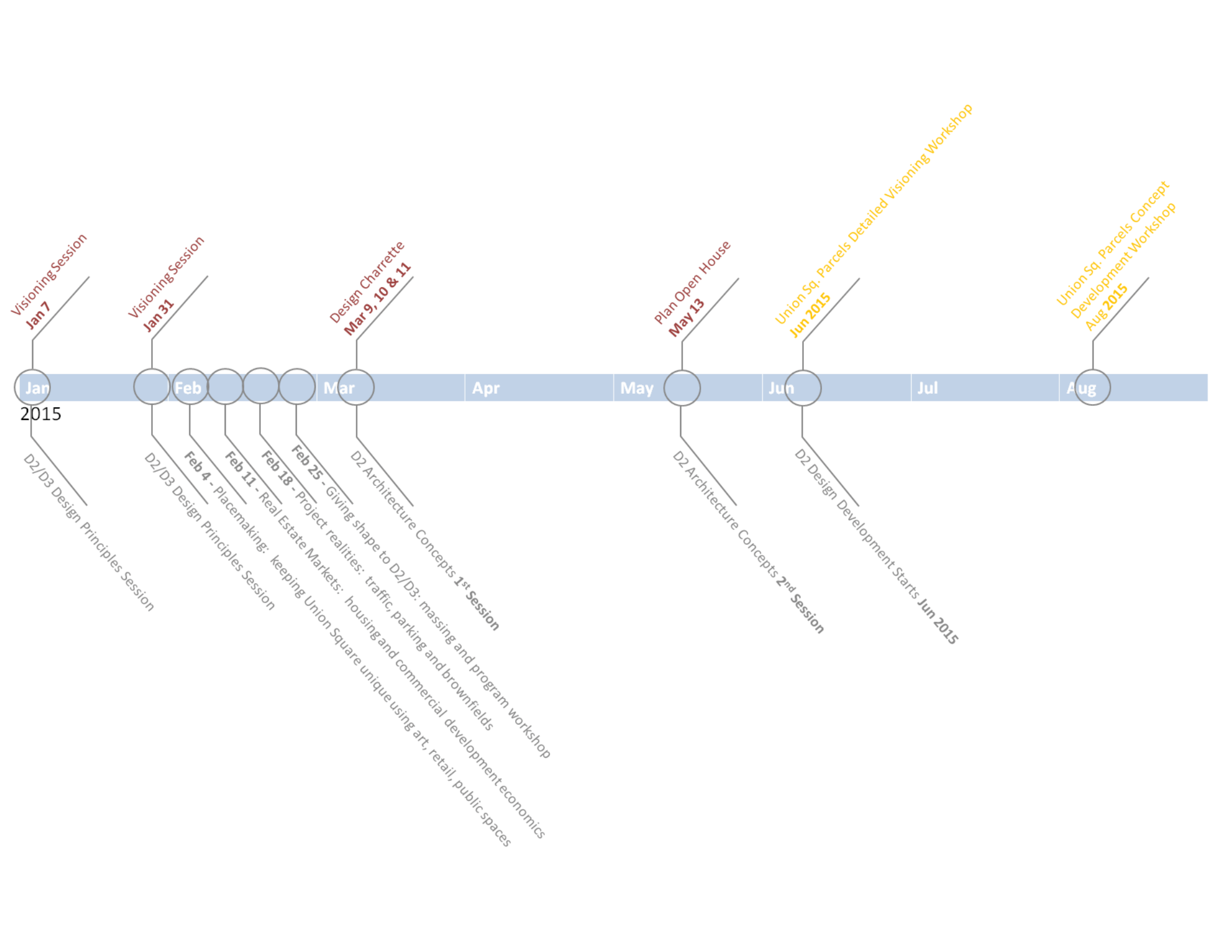


**...and we are just getting
started**

T Starts Operation
D2 Completion









US²

UNION SQUARE REDEVELOPMENT

D2 / D3

Transportation Authority
Map

The new Green Line T
station will **transform**
the area and expand
the boundaries of
Union Square



Union Sq., Somerville, Mass.

Union Square has
always been a
crossroads between
different transportation
systems





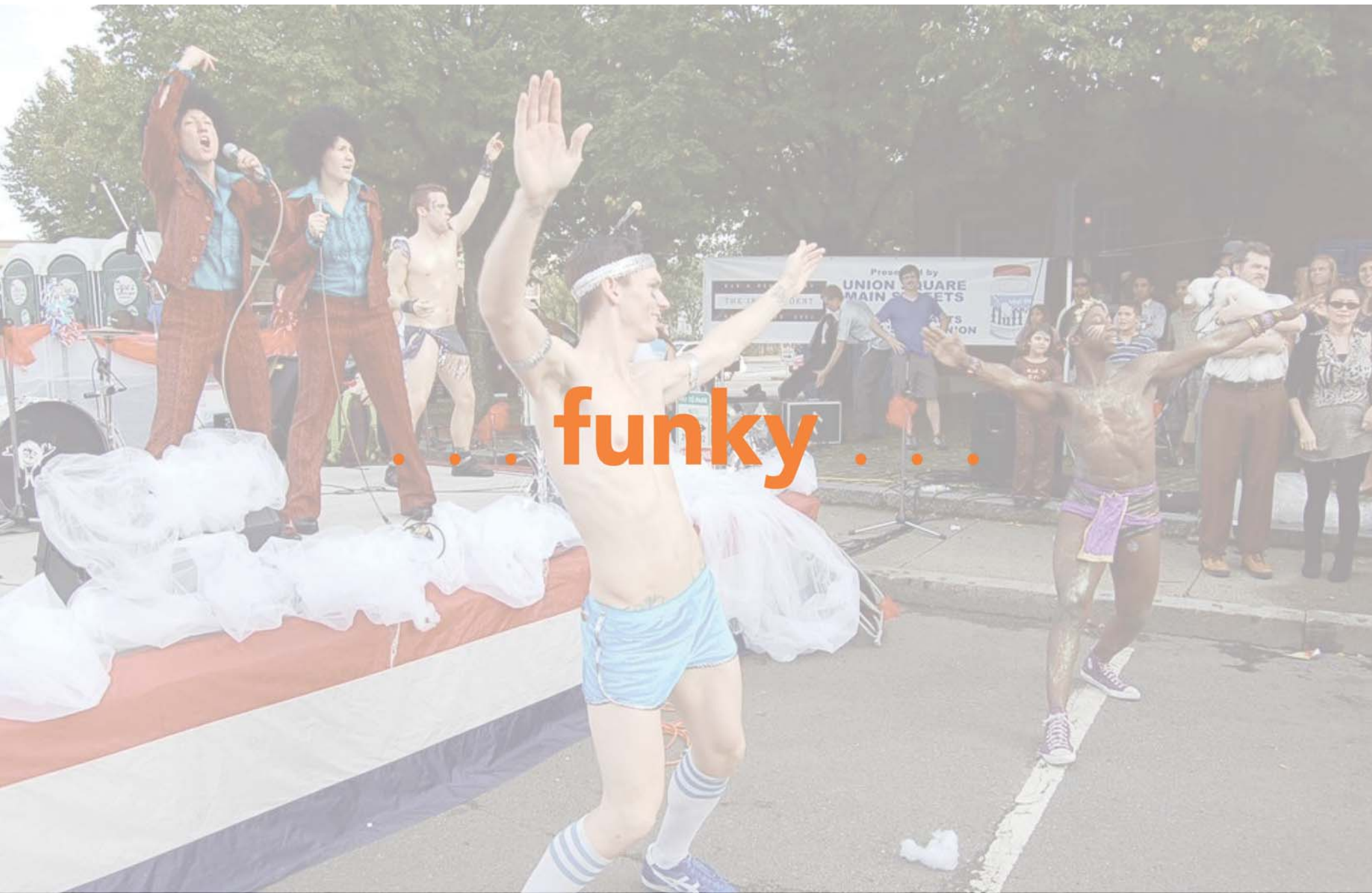
The new **confluence**
of rail, road, path and
place will impact the
square in a major way

A photograph of a bustling outdoor market in Somerville. In the foreground, a person in a blue winter coat walks towards the camera. To the left, a stall displays numerous clear plastic bottles. To the right, a table covered with a white cloth holds various items, including a wooden box and a small sign. In the background, many people are walking through the market, and several white tents are set up. A brick building with a clock tower is visible in the distance. The sky is overcast, and the trees are bare, suggesting a cool day.

Somerville has changed
throughout its history,
and its unique character
is a function of that
change

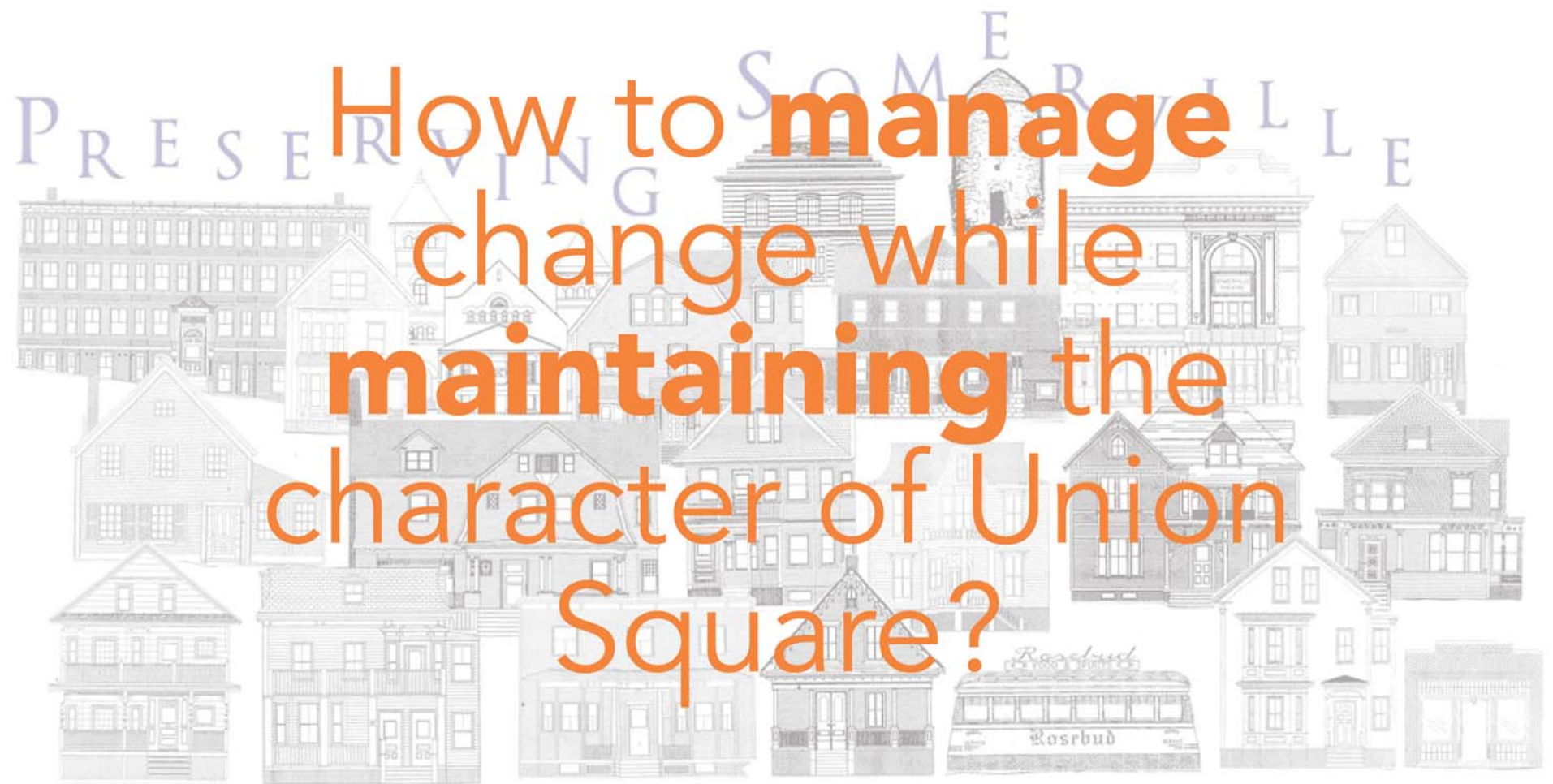


Union Square's urban
fabric is **diverse** . . .






... and authentic



How to **manage**
change while
maintaining the
character of Union
Square?

An aerial photograph of a city street intersection. A large parcel of land is highlighted in orange, with a smaller section of it highlighted in green. The orange parcel is labeled 'D2' and the green parcel is labeled 'D3'. The text 'D2 and D3 parcels will bookend the new T station forming a new gateway' is overlaid in orange. The street is labeled 'PROSPECT STREET' and runs diagonally from the top left to the bottom right. The surrounding area is filled with residential buildings and streets.

D2 and D3 parcels will
bookend the new T
station forming a new
gateway

D3

An aerial photograph of a city street grid. A path is highlighted in orange, starting from the top left, curving right, and then continuing straight down. A building is highlighted in green, located on the right side of the orange path. The text "PROSPECT STREET" is visible on the street to the left of the orange path. The text "The connection between the T station and Union Square will be a 600' long link" is overlaid in orange, with the word "link" in bold.


The connection
between the T station
and Union Square will
be a 600' long **link**



600'

PROSPECT STREET

D2 parcel will front this new **public link.**

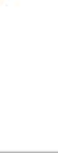


However, the
current situation of
sites adjacent to
the T Station are
underutilized . . .



... and in some cases
foreboding

The D2 parcel will
activate the public
realm that it is part of.





To be successful, the
design process must
recognize the **interface**
between the **private**
parcels and the **public**
realm . . .

and consider
constraints . . .





... and embrace
opportunities
(aspirations)

Empleadores no interferirán
con la organización de
sindicatos en el desarrollo.



Fondos para arte público
en el desarrollo creado
por artistas locales.



Public bulletin boards
for central advertising/...

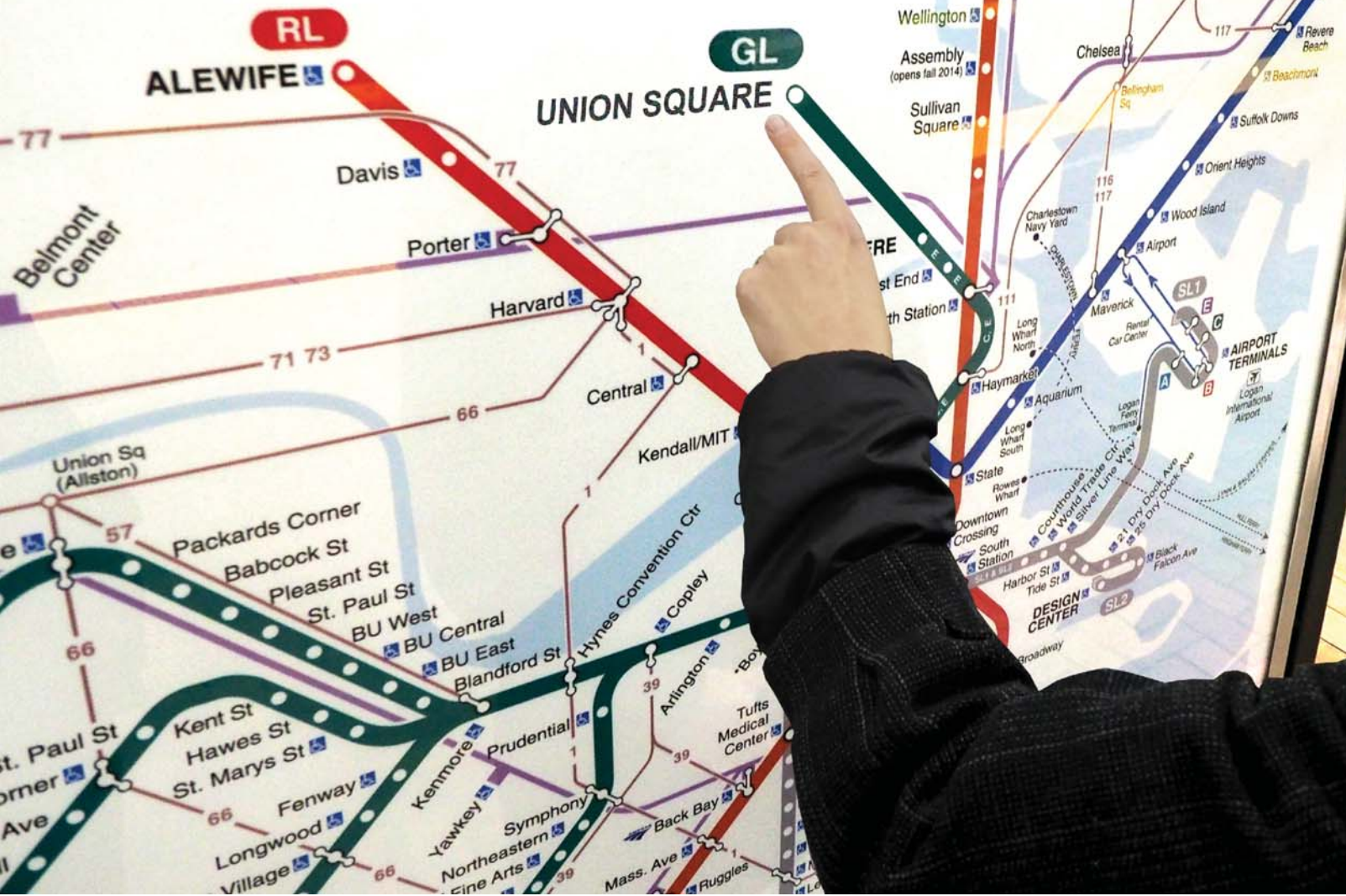
An aerial photograph of Union Square in New York City. The square is filled with a large crowd of people, many of whom are standing under white umbrellas. In the background, a prominent brick clock tower with a white clock face is visible. The surrounding area includes various buildings, trees, and a clear blue sky. The text "WHAT IS CHANGING ABOUT UNION SQUARE?" is overlaid in large, white, bold letters on an orange background across the center of the image.

WHAT IS CHANGING ABOUT UNION SQUARE?

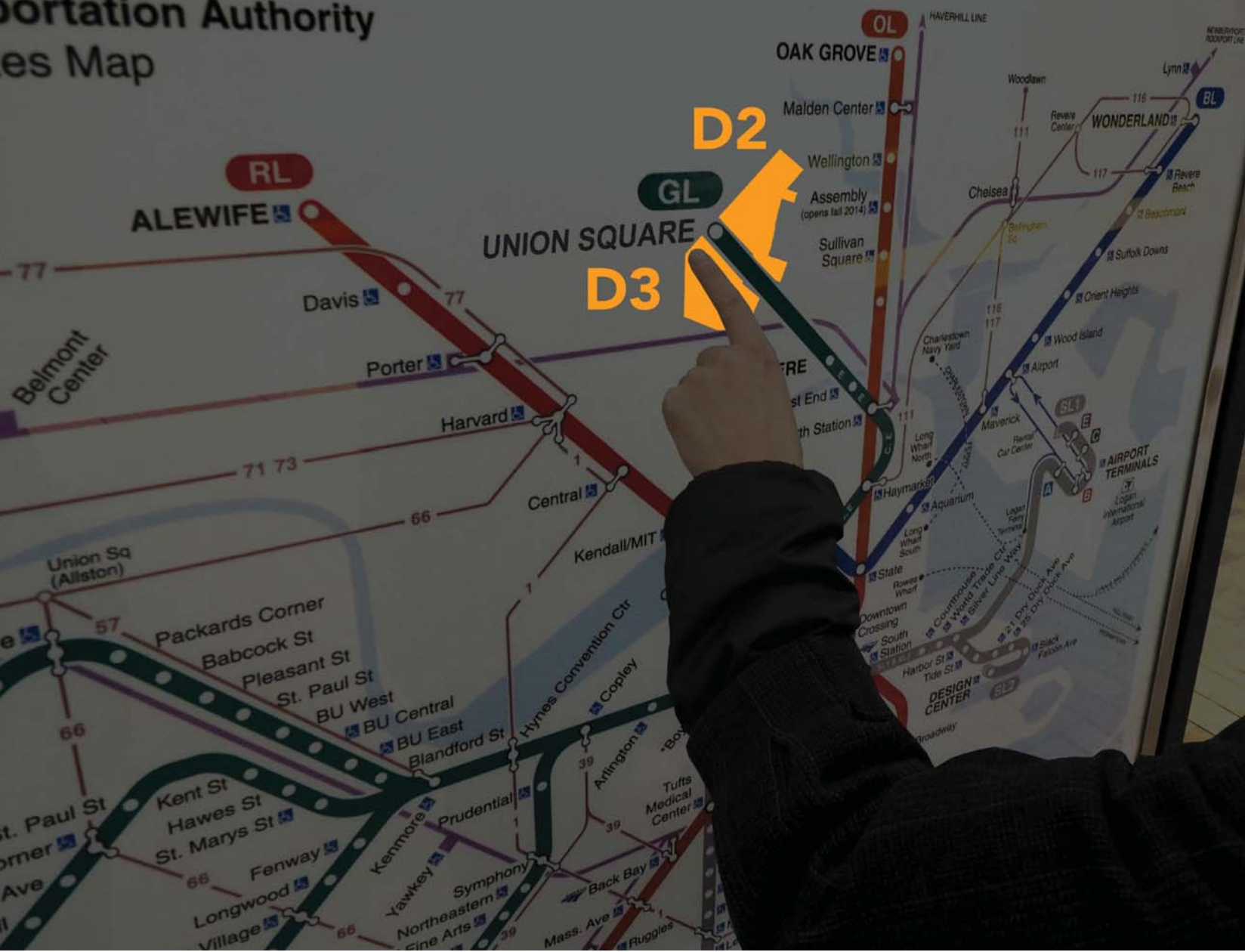
Transportation Authority Map

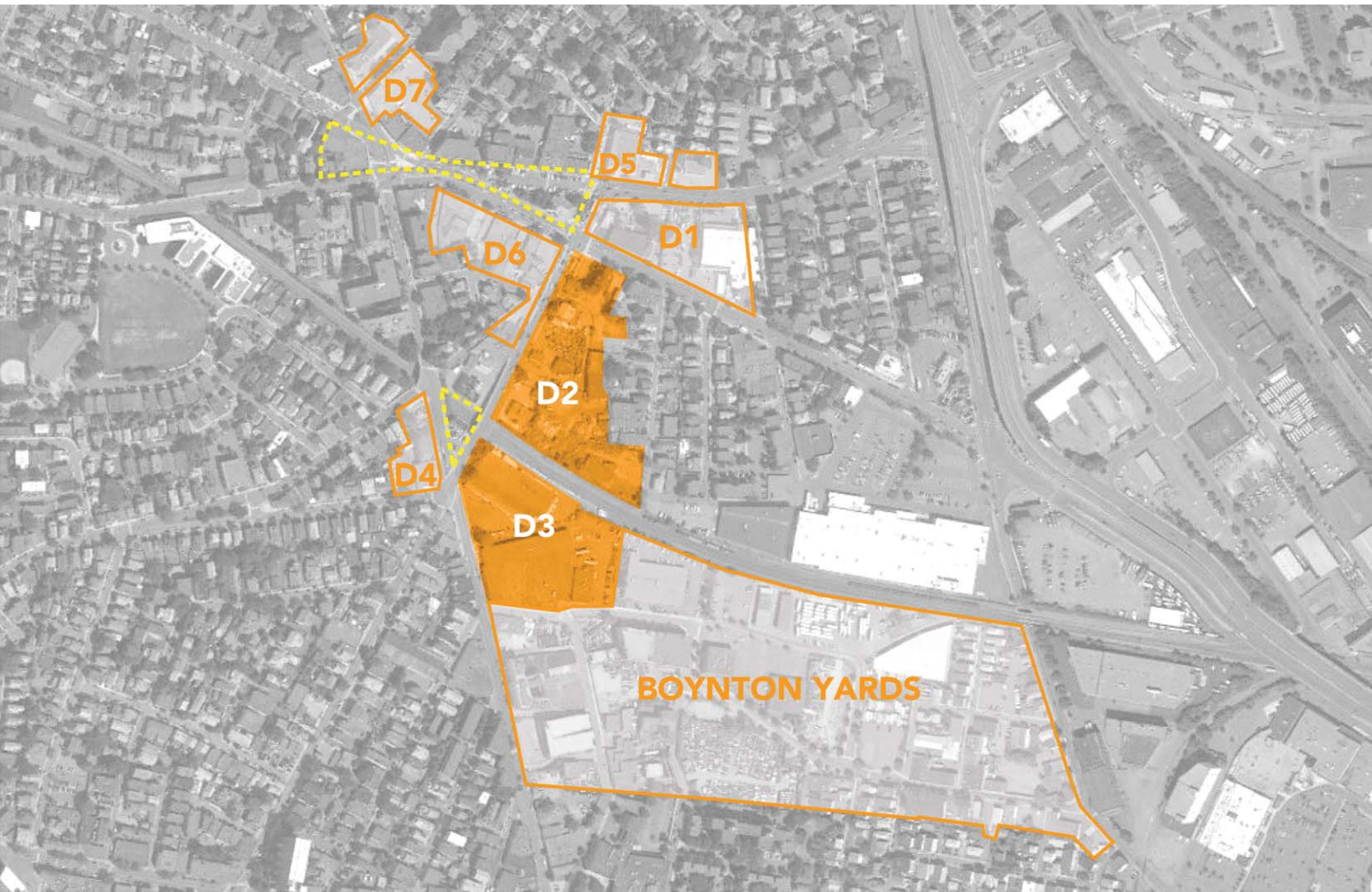


Transportation Authority
es Map



Transportation Authority Map





D7

D5

D1

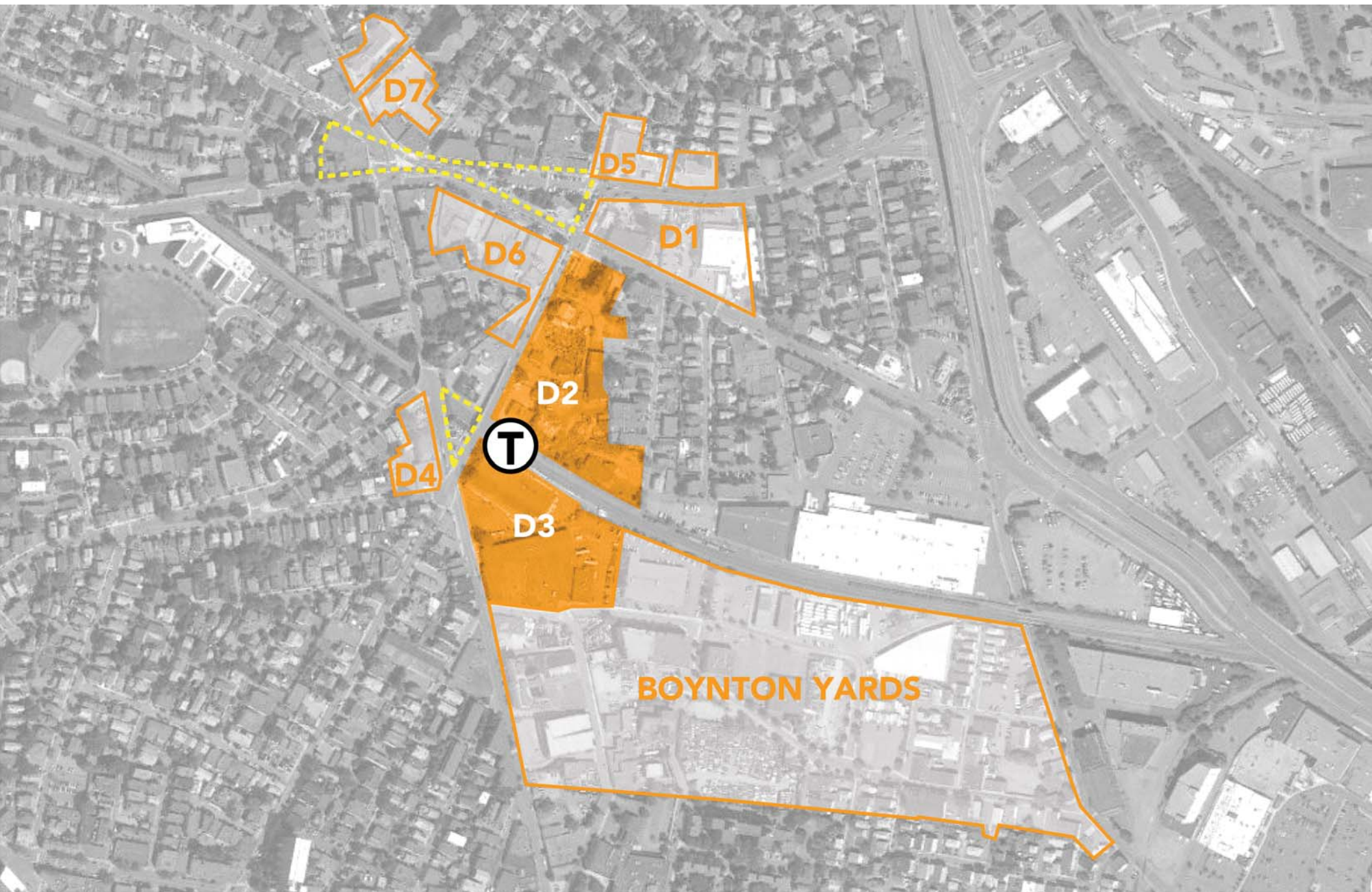
D6

D2

D4

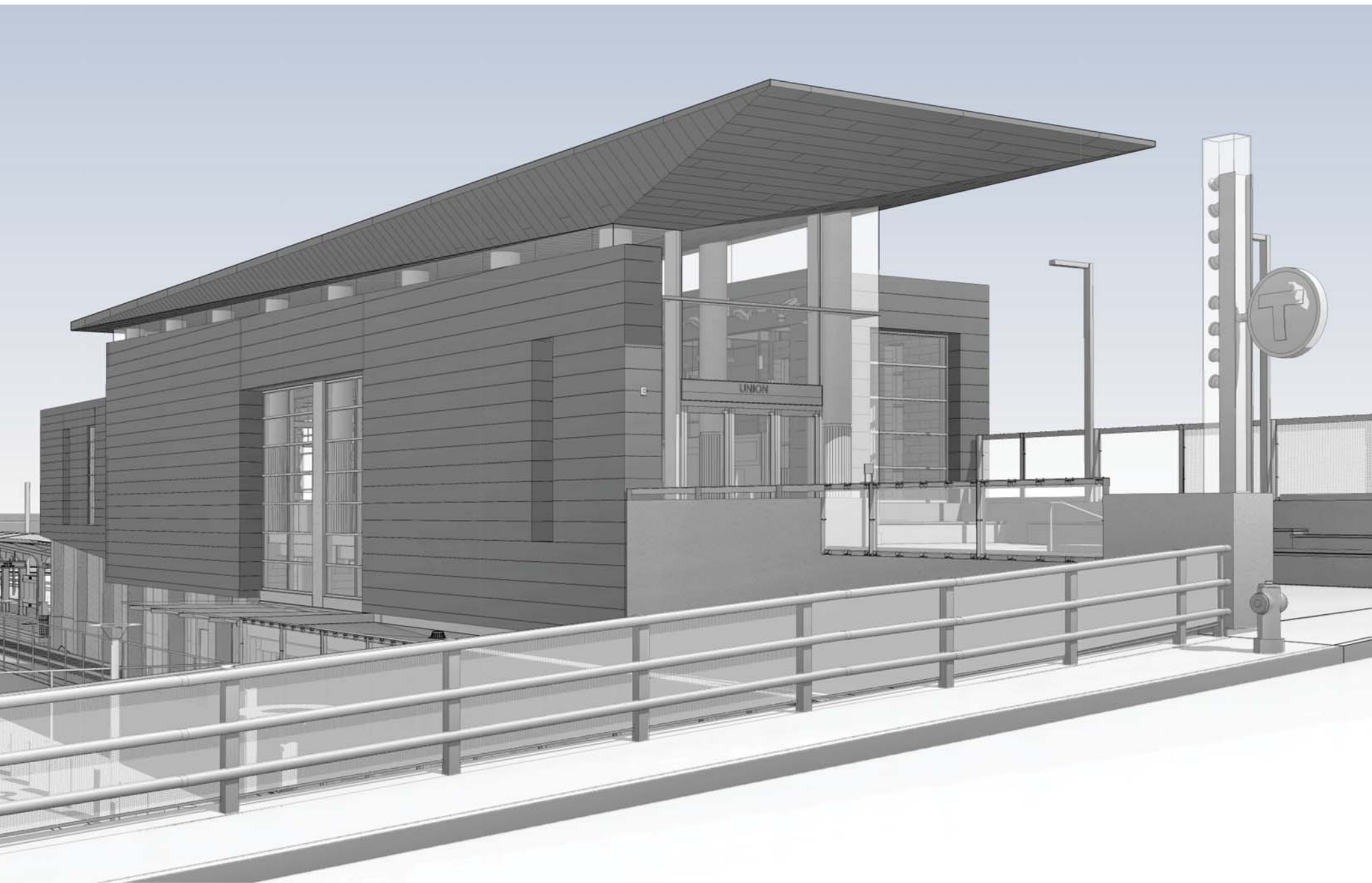
D3

BOYNTON YARDS



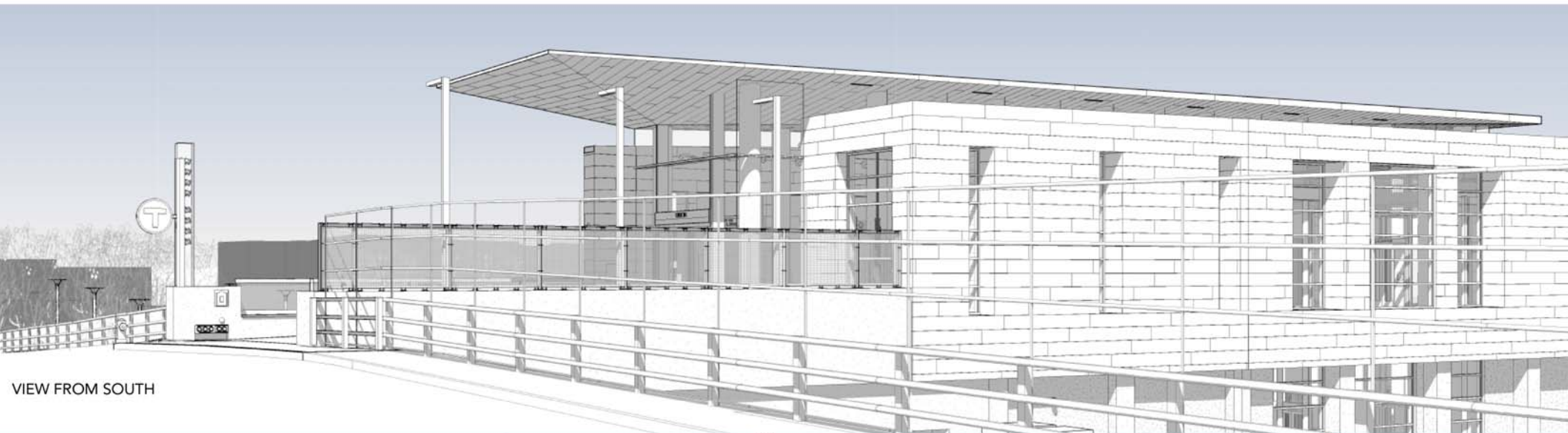


THE NEW MBTA STATION





VIEW FROM NORTHWEST



VIEW FROM SOUTH

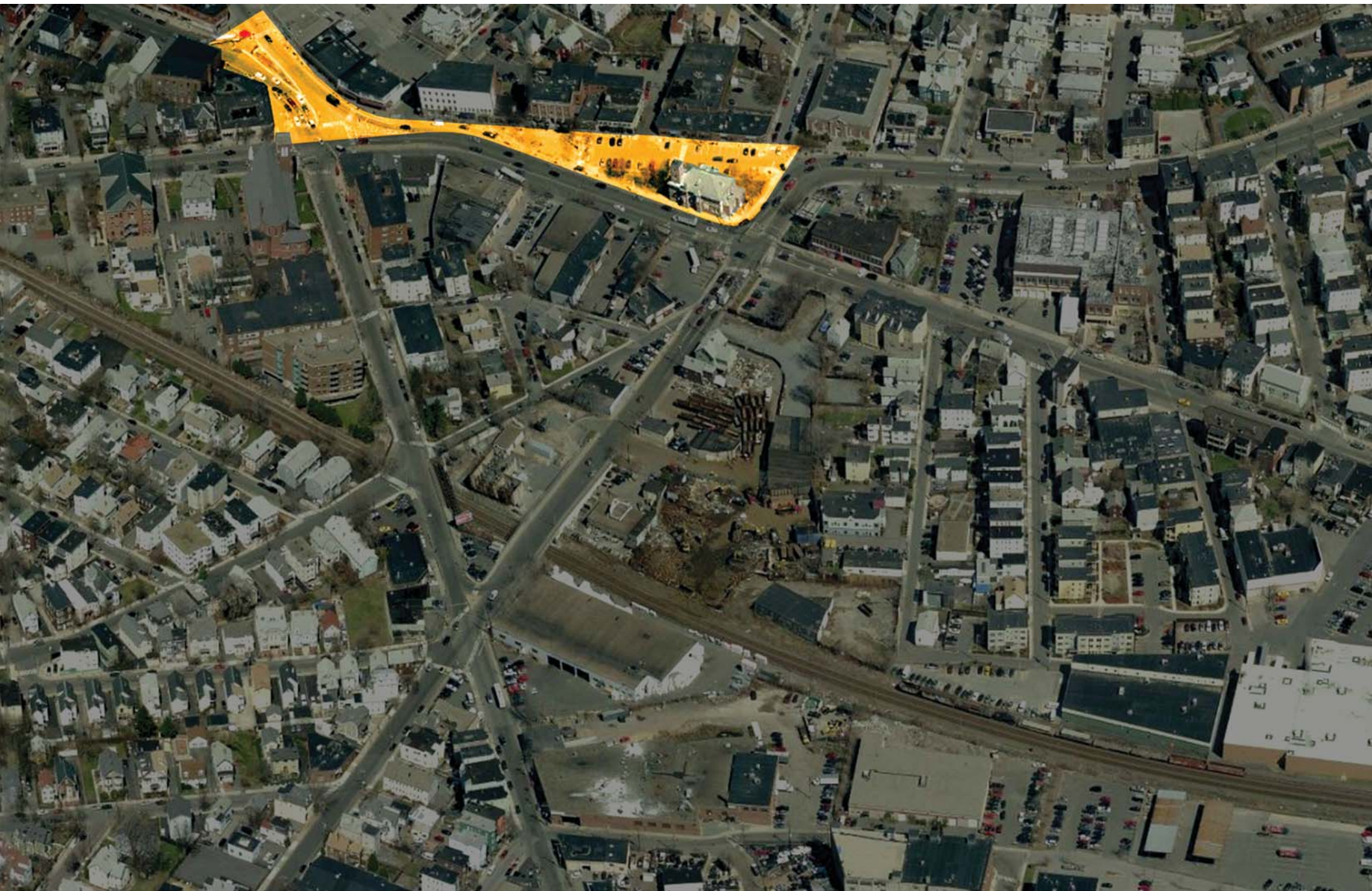


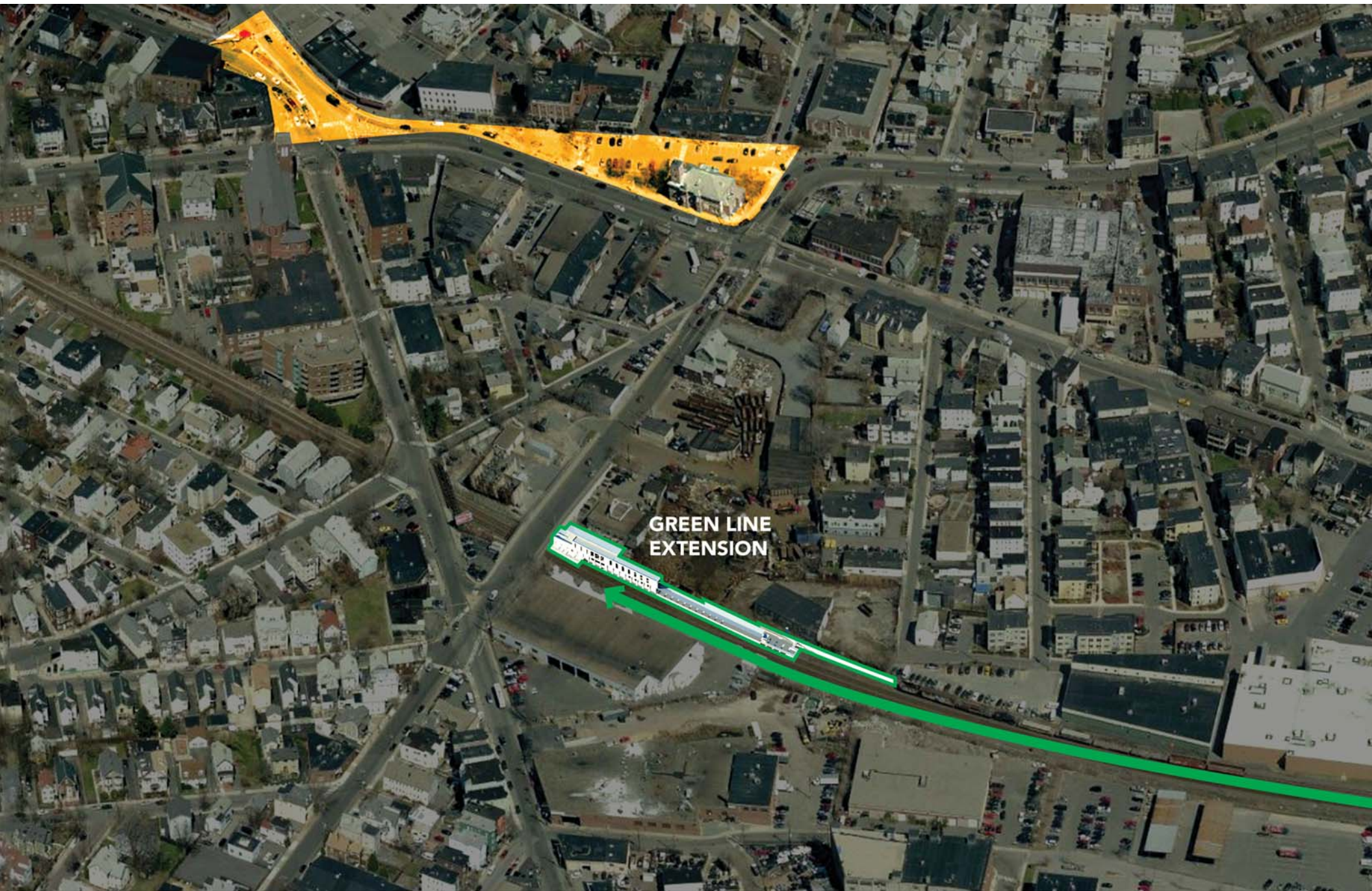
VIEW FROM NORTH



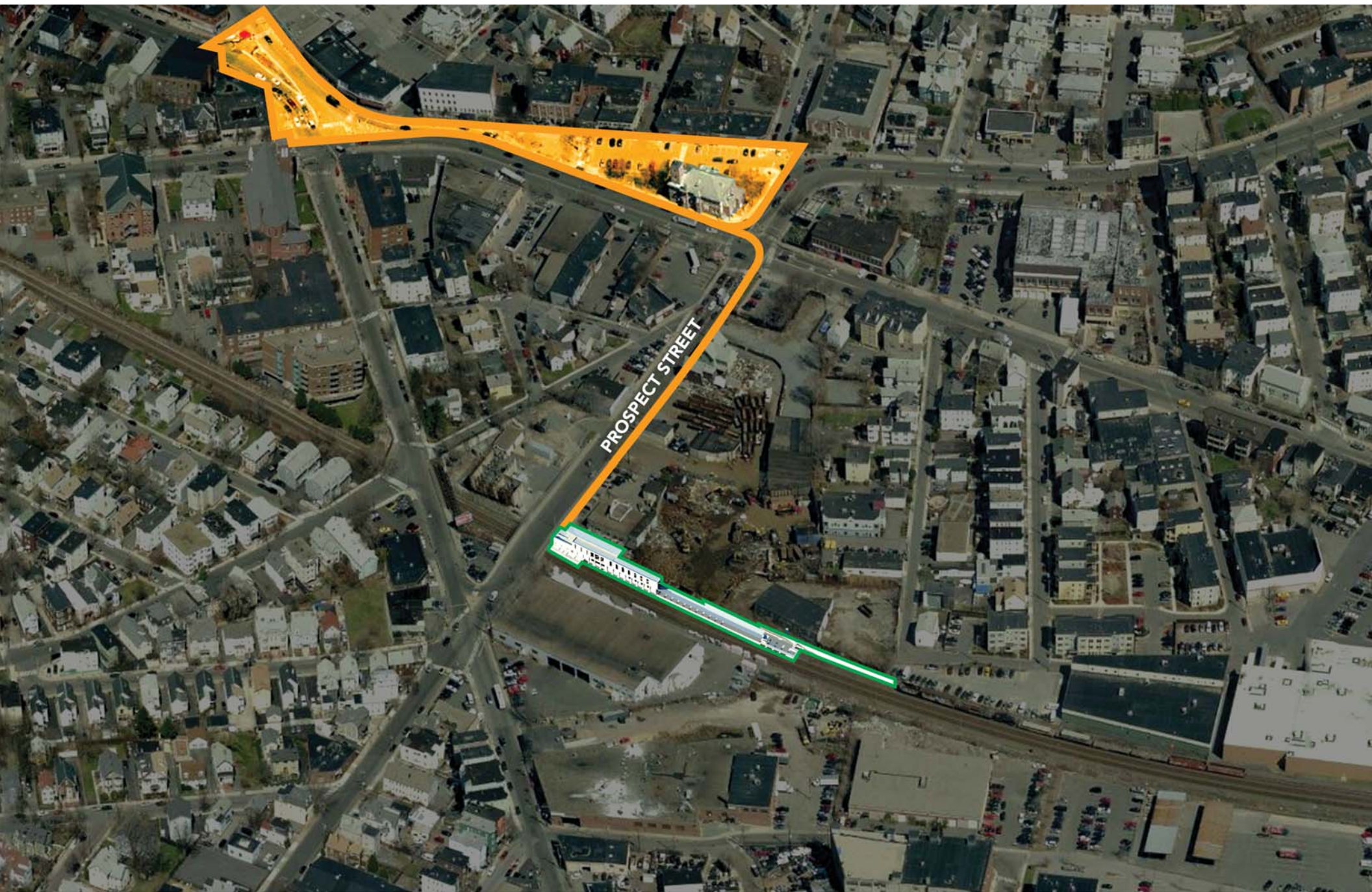
HOW DO WE
CONNECT UNION SQ.
TO THE T?







GREEN LINE
EXTENSION









PROMINENT
INTERSECTION

WEBSTER AVENUE

PROMINENT
INTERSECTION

PROSPECT STREET

D2

PROMINENT
INTERSECTION

D3

PROMINENT
INTERSECTION



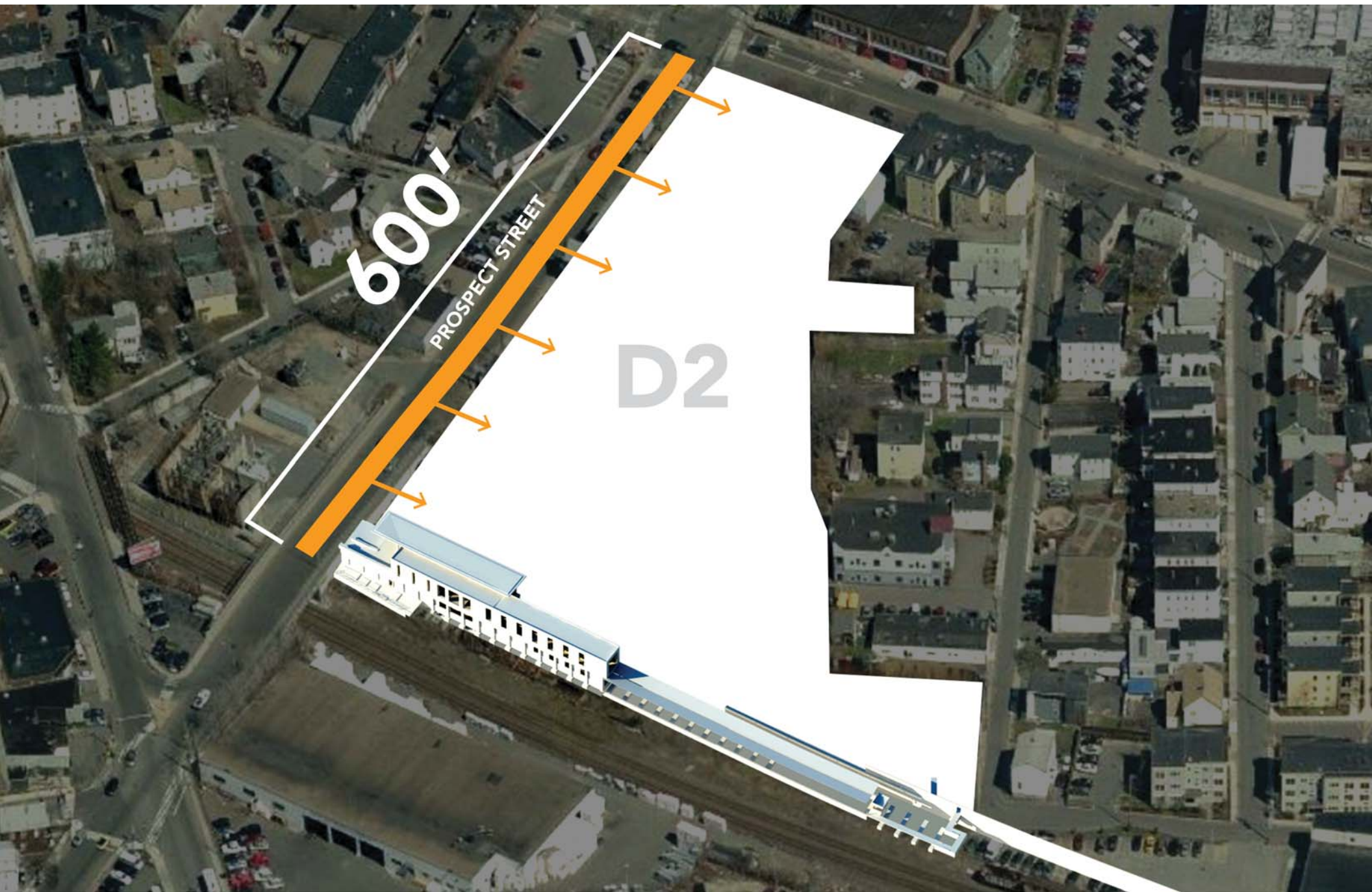
GATEWAY

PROSPECT STREET

D2

D3







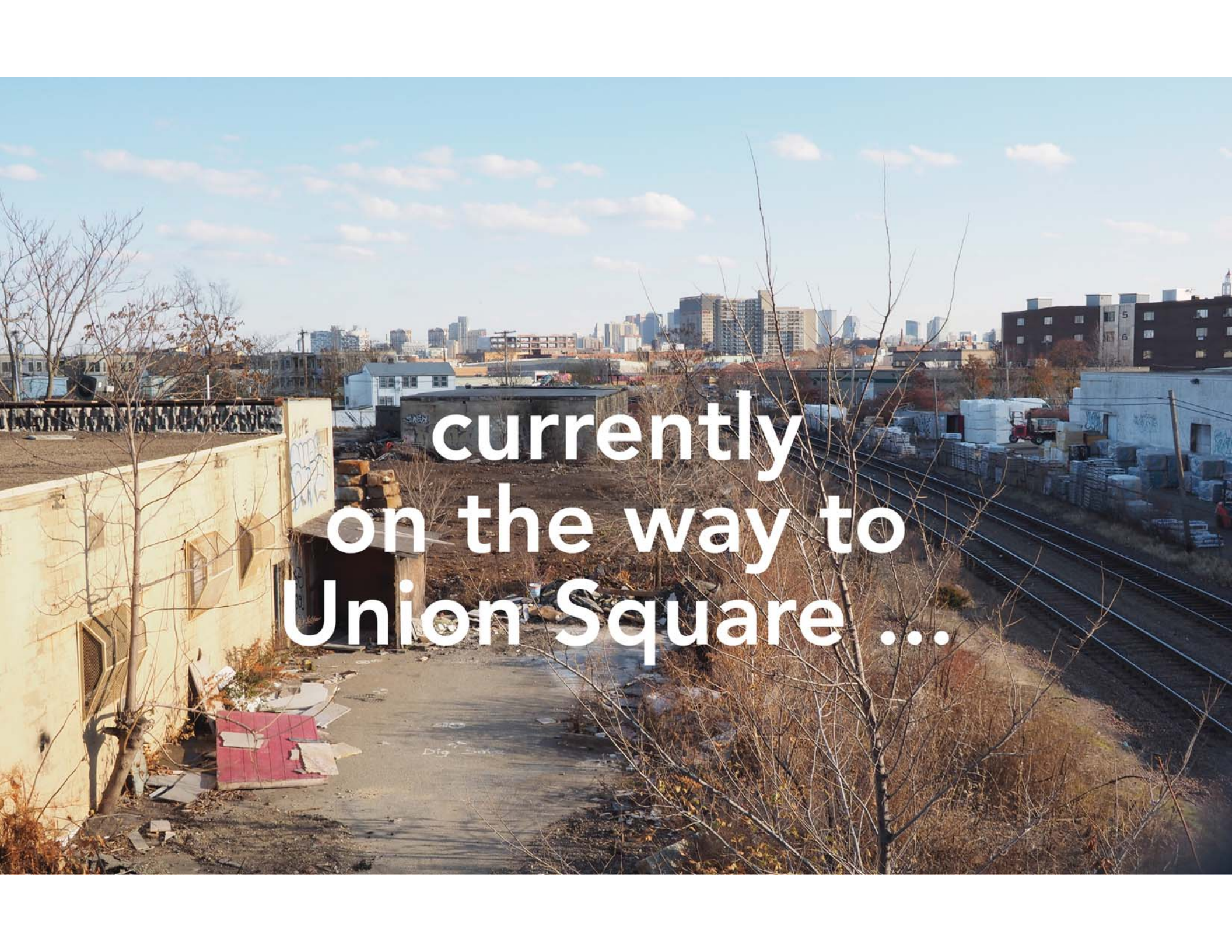
600'

PROSPECT STREET

D2

The image is an aerial photograph of a city block. A white polygon, labeled 'D2', is overlaid on the image, representing a specific area. An orange line, labeled 'PROSPECT STREET', runs diagonally across the block. A white line segment, labeled '600'', is also shown, indicating a distance or boundary. The background shows a dense urban environment with buildings and streets.

HOW DO WE MAKE
THE FIRST 600'
AWESOME?



currently
on the way to
Union Square ...



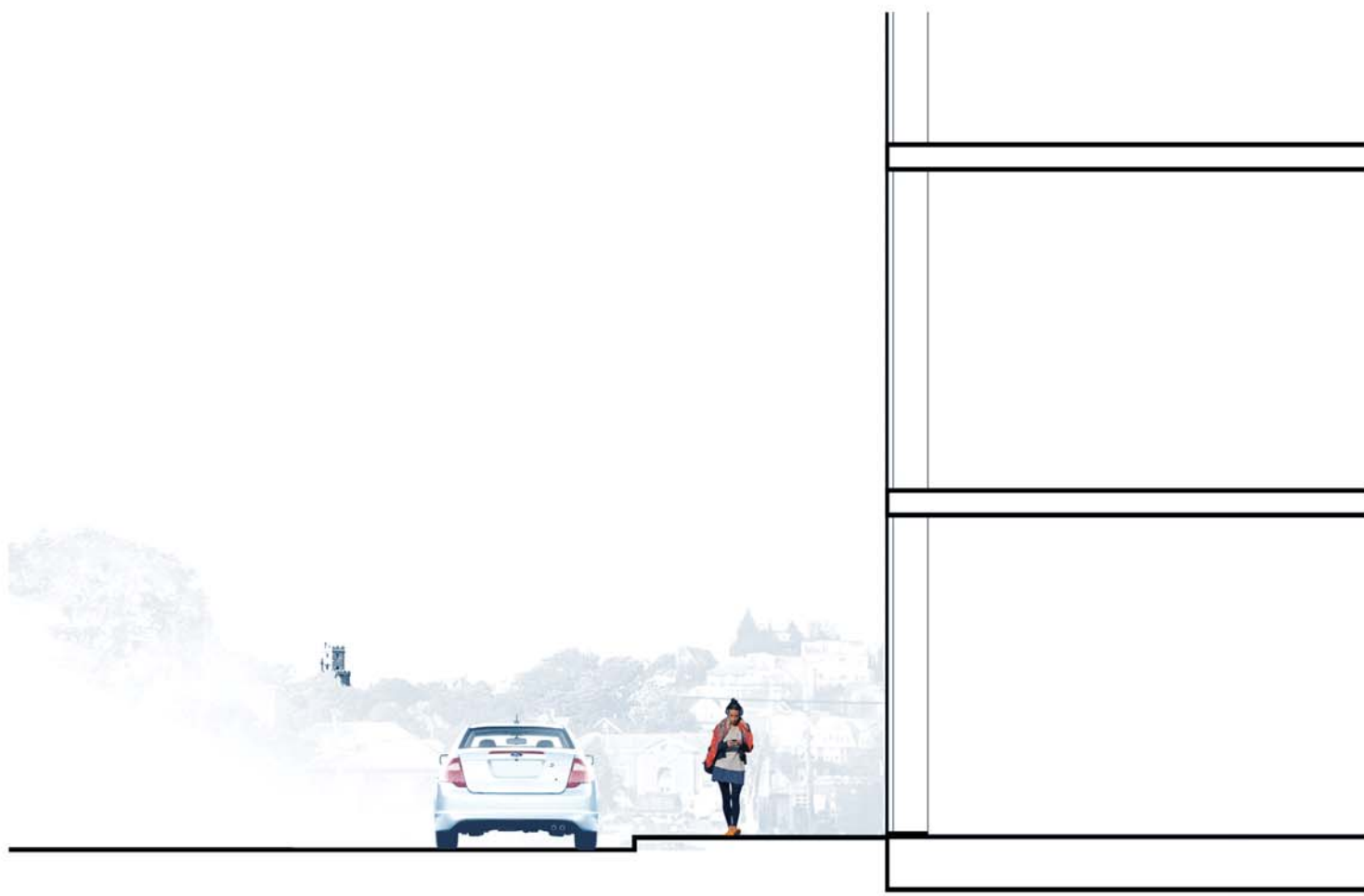


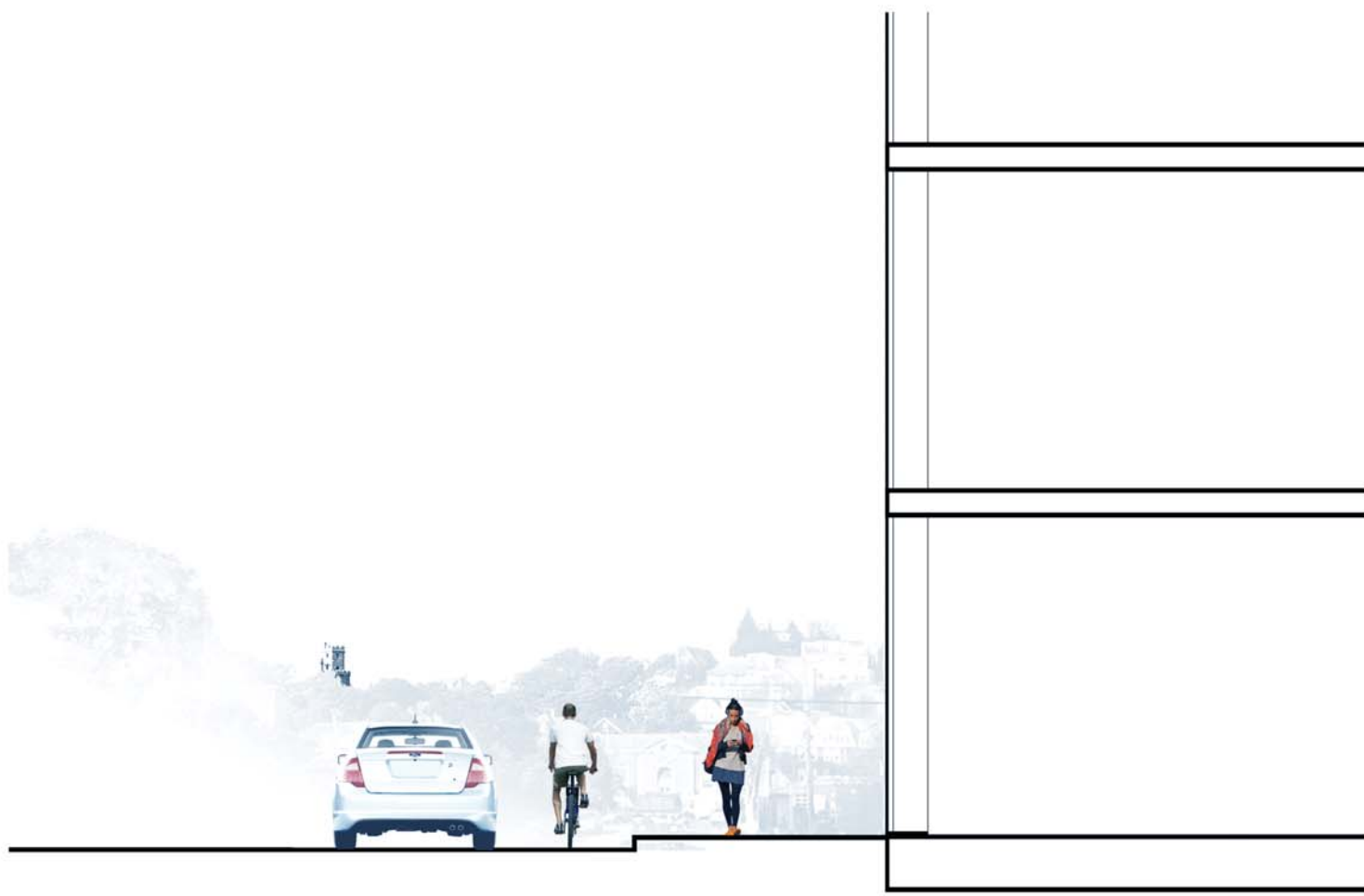


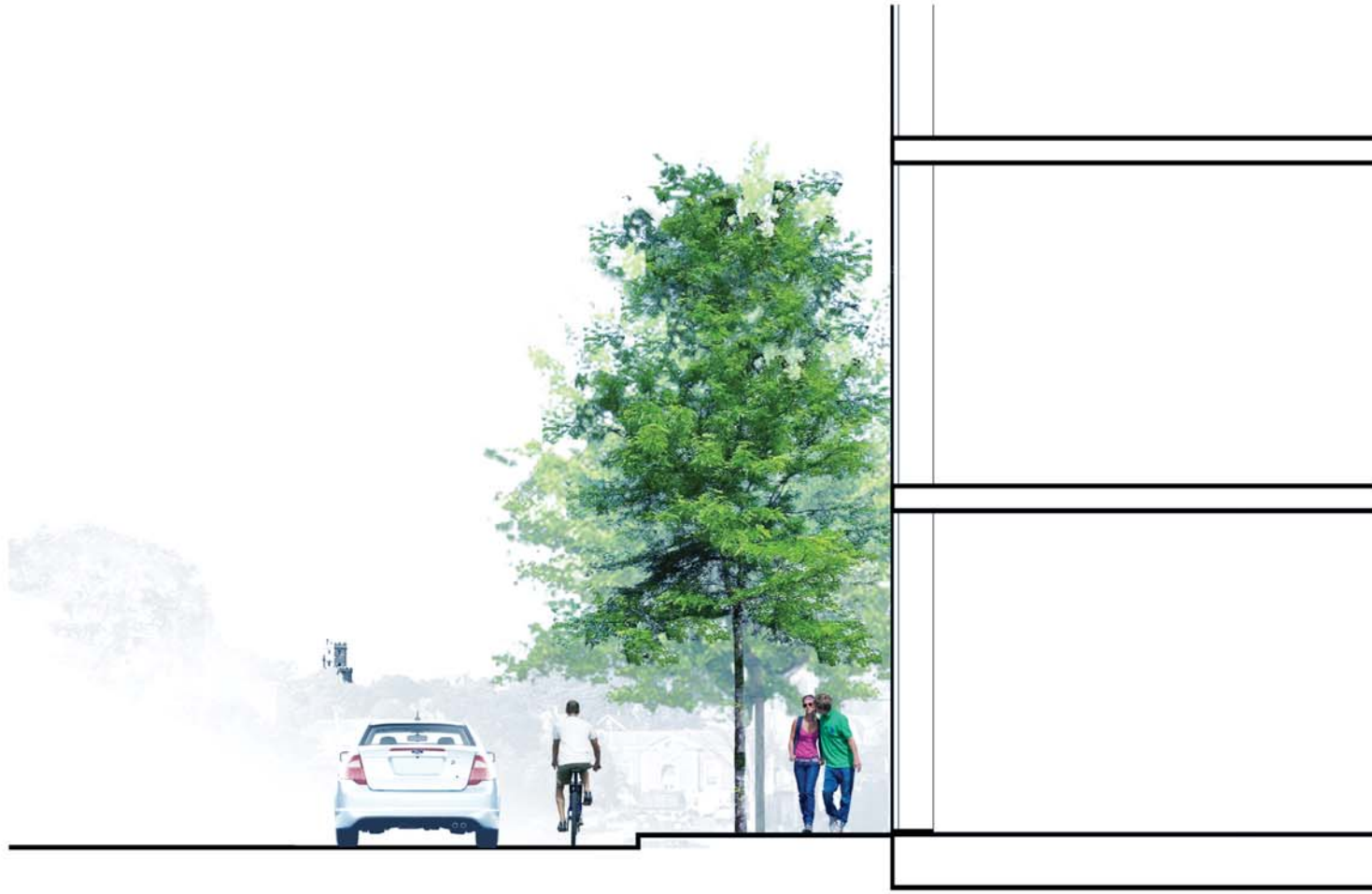


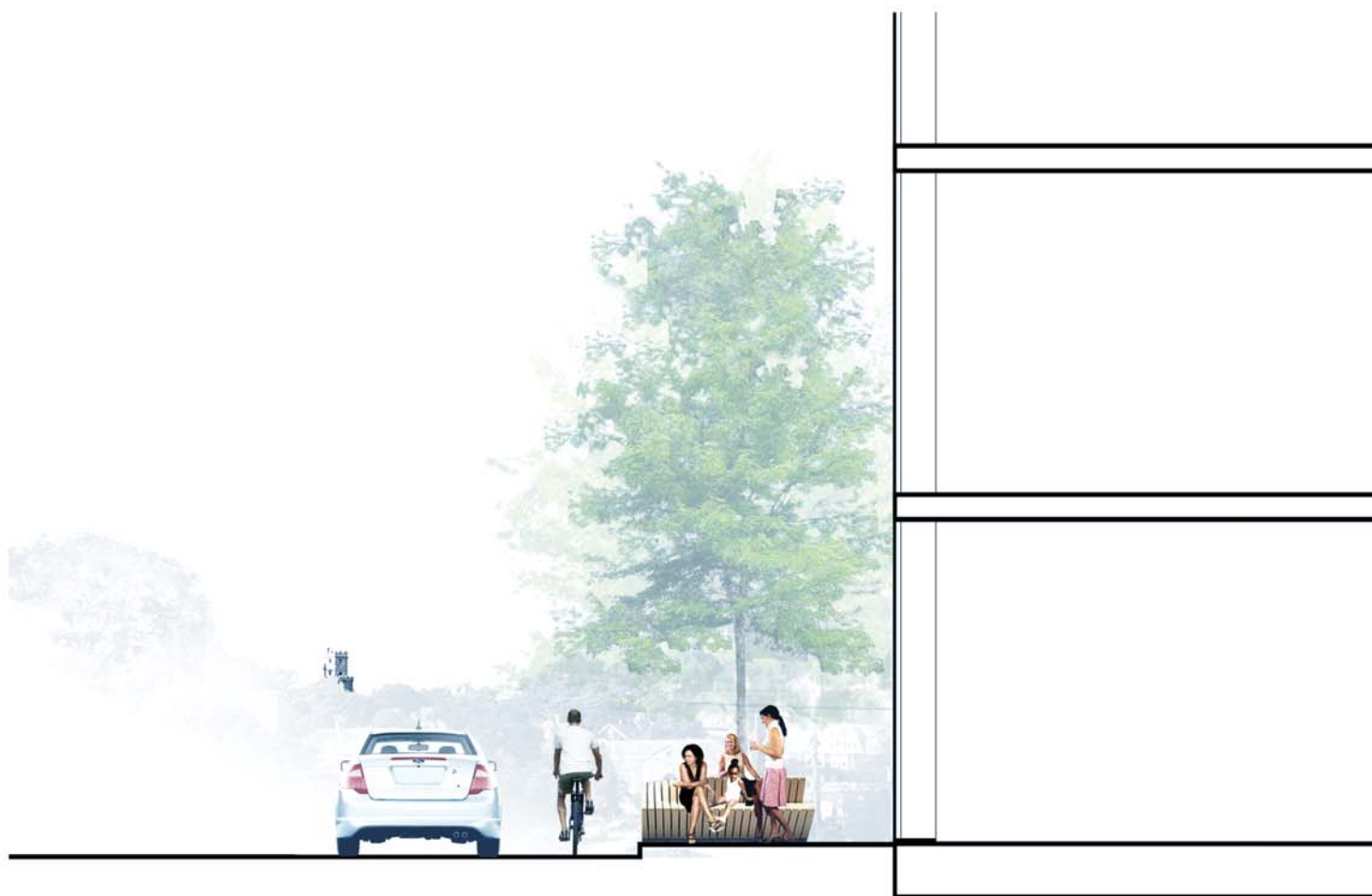
lets avoid this ...

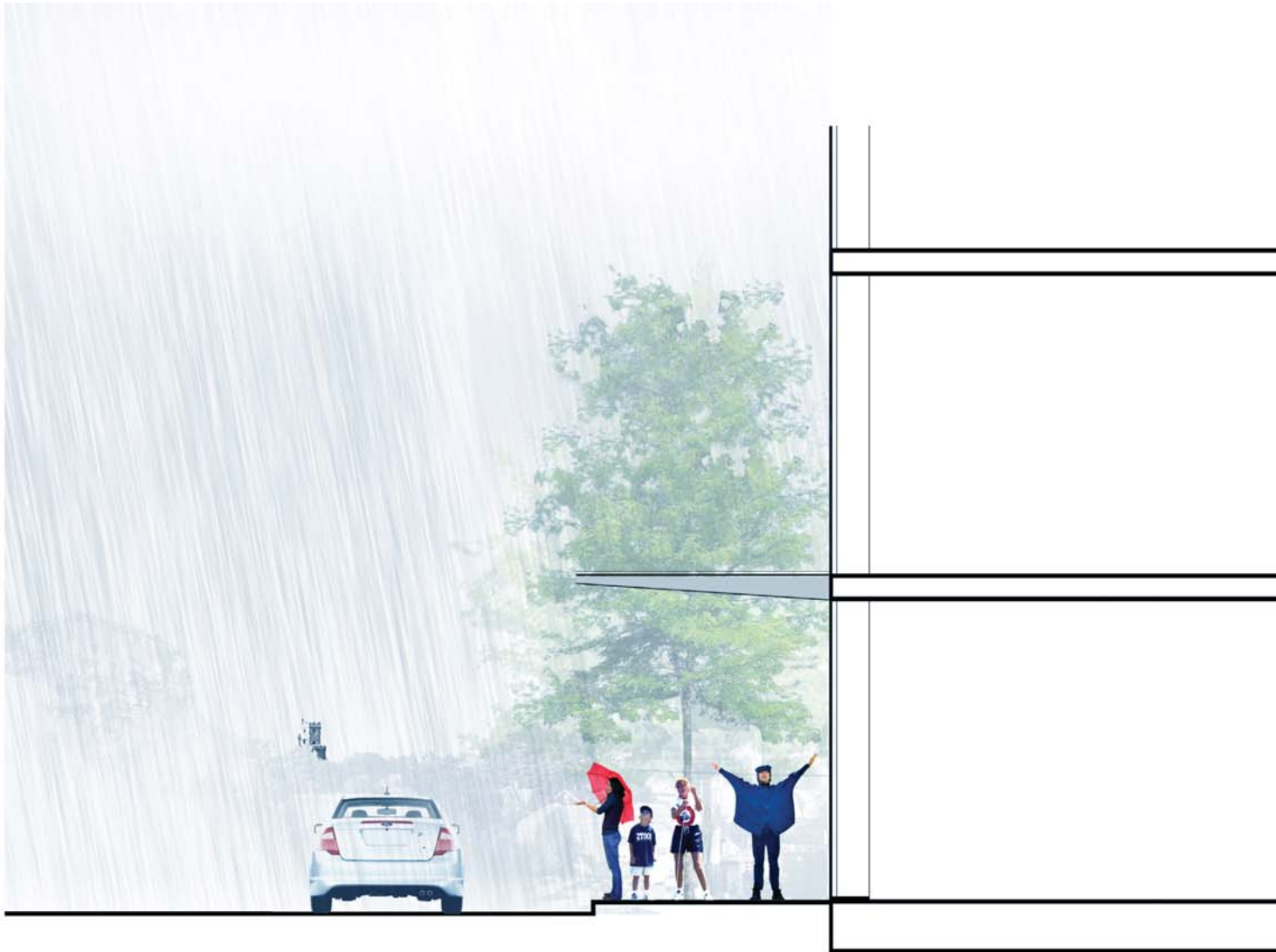


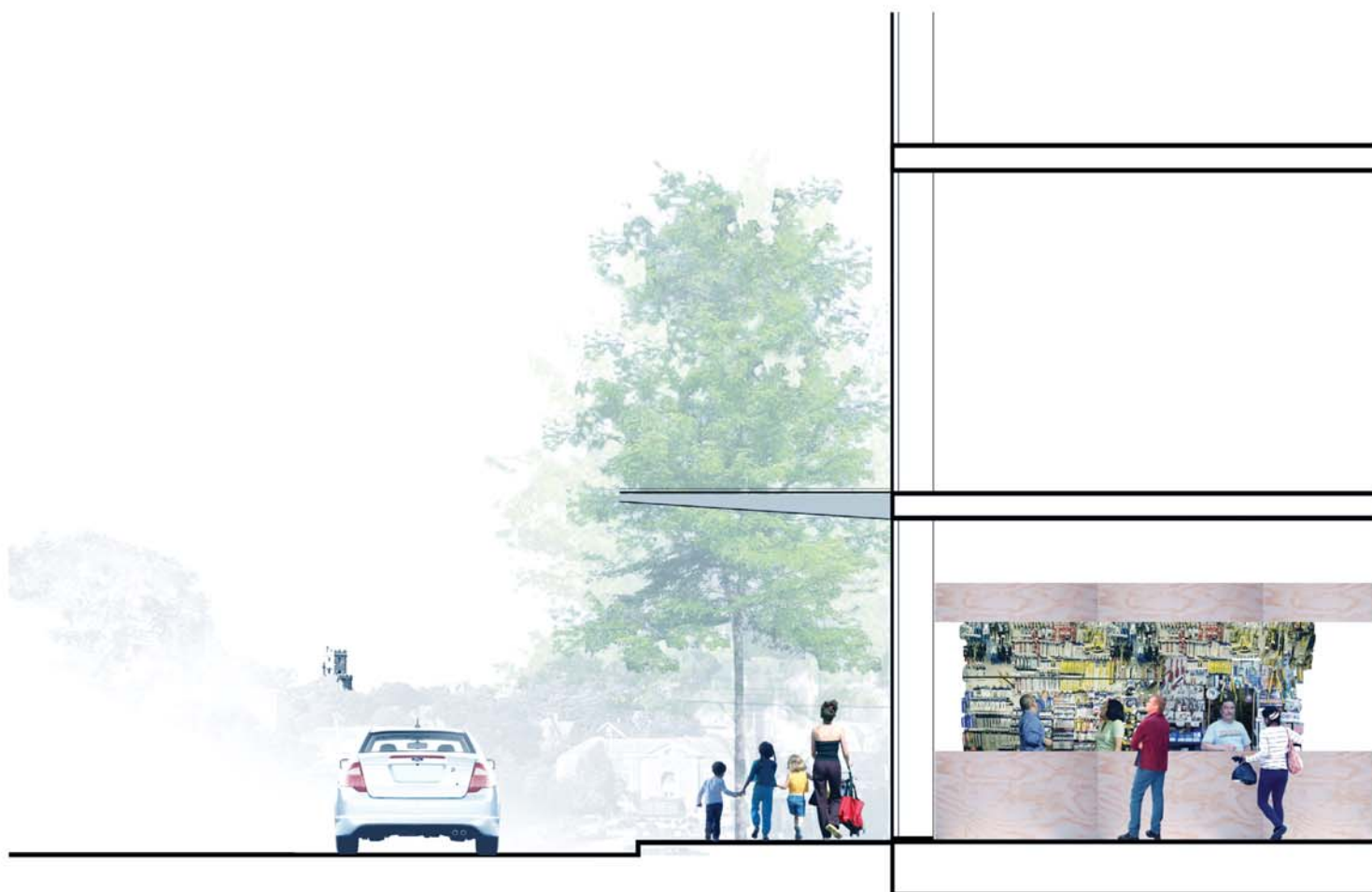


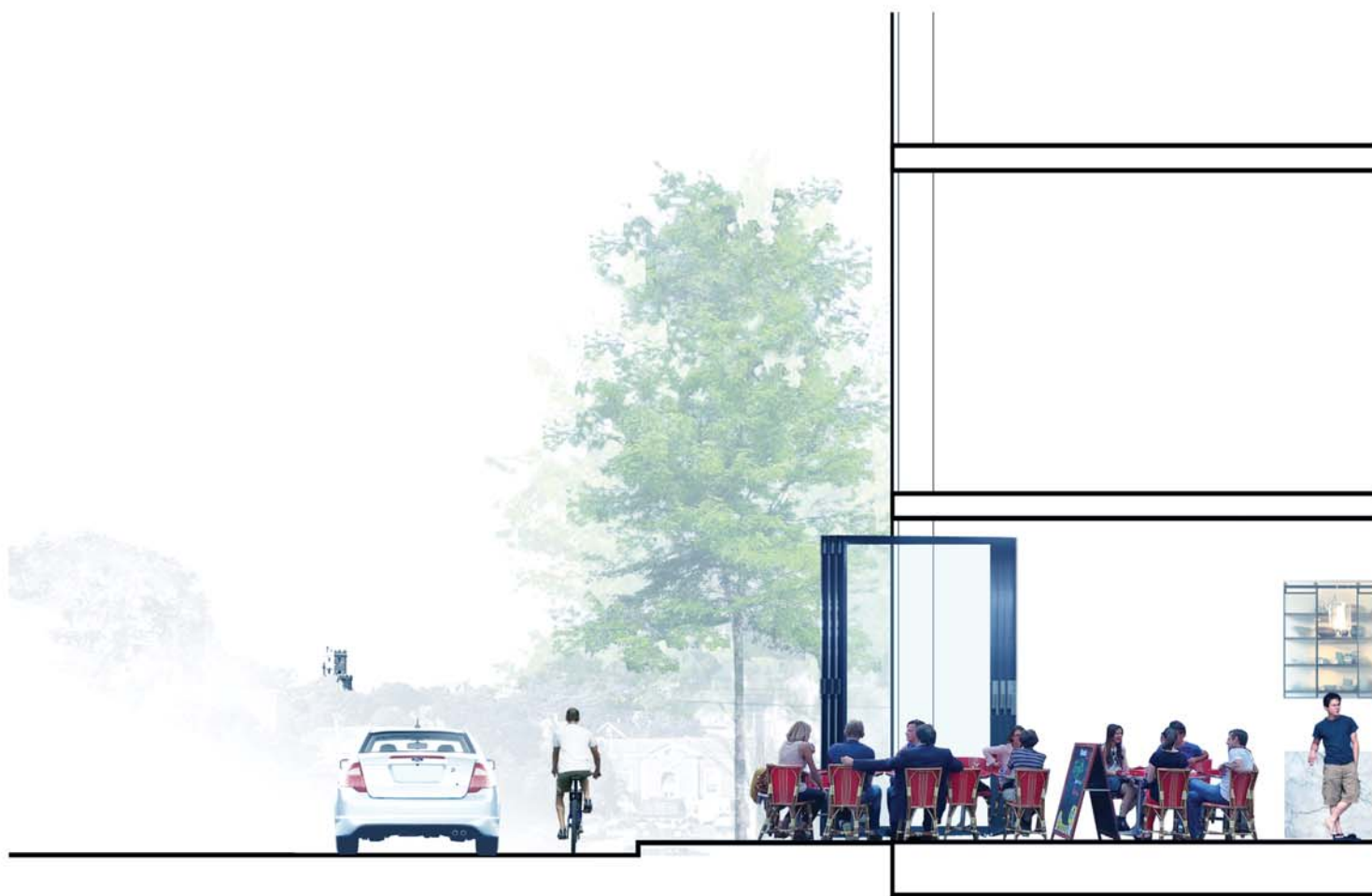


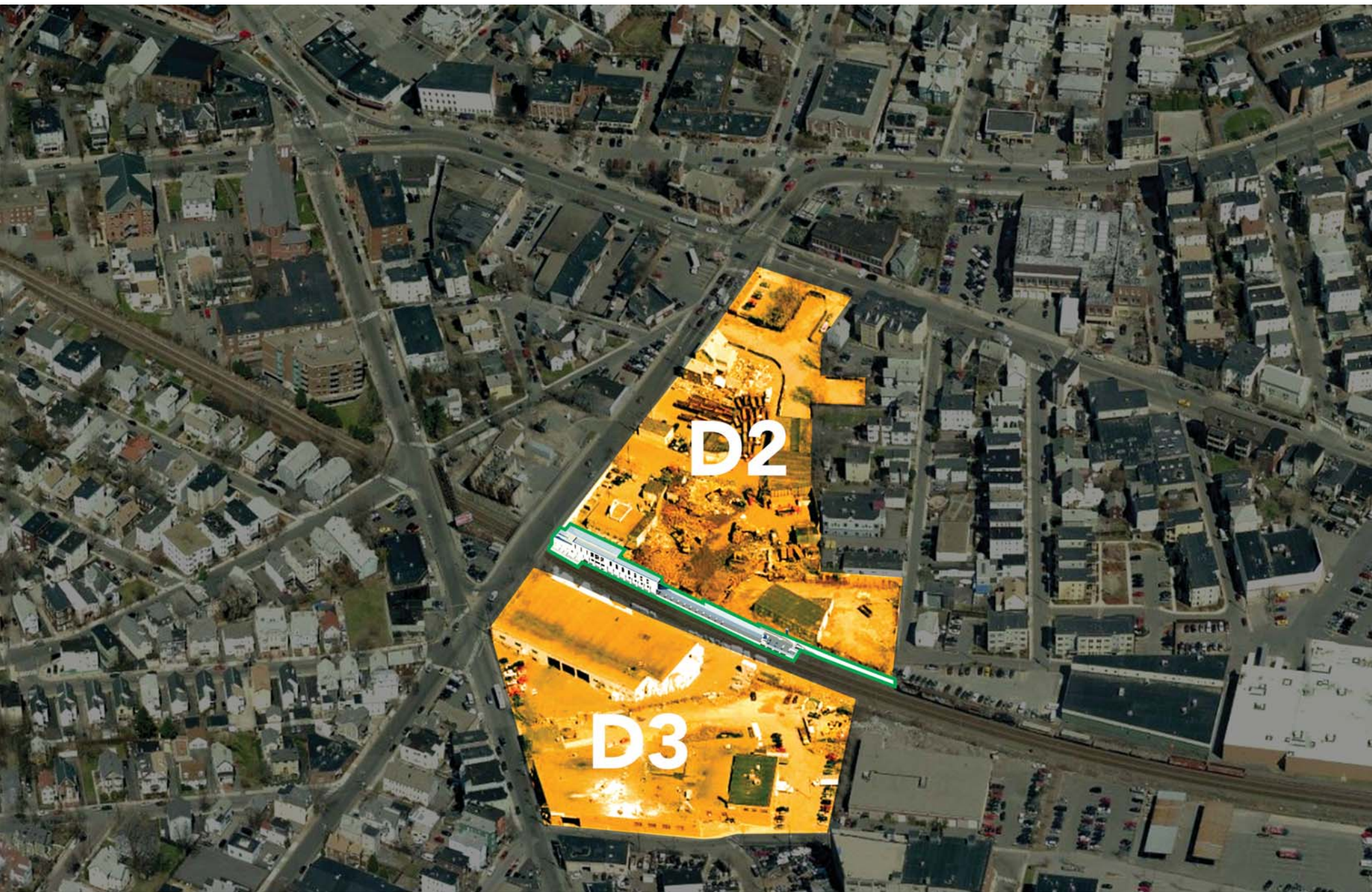


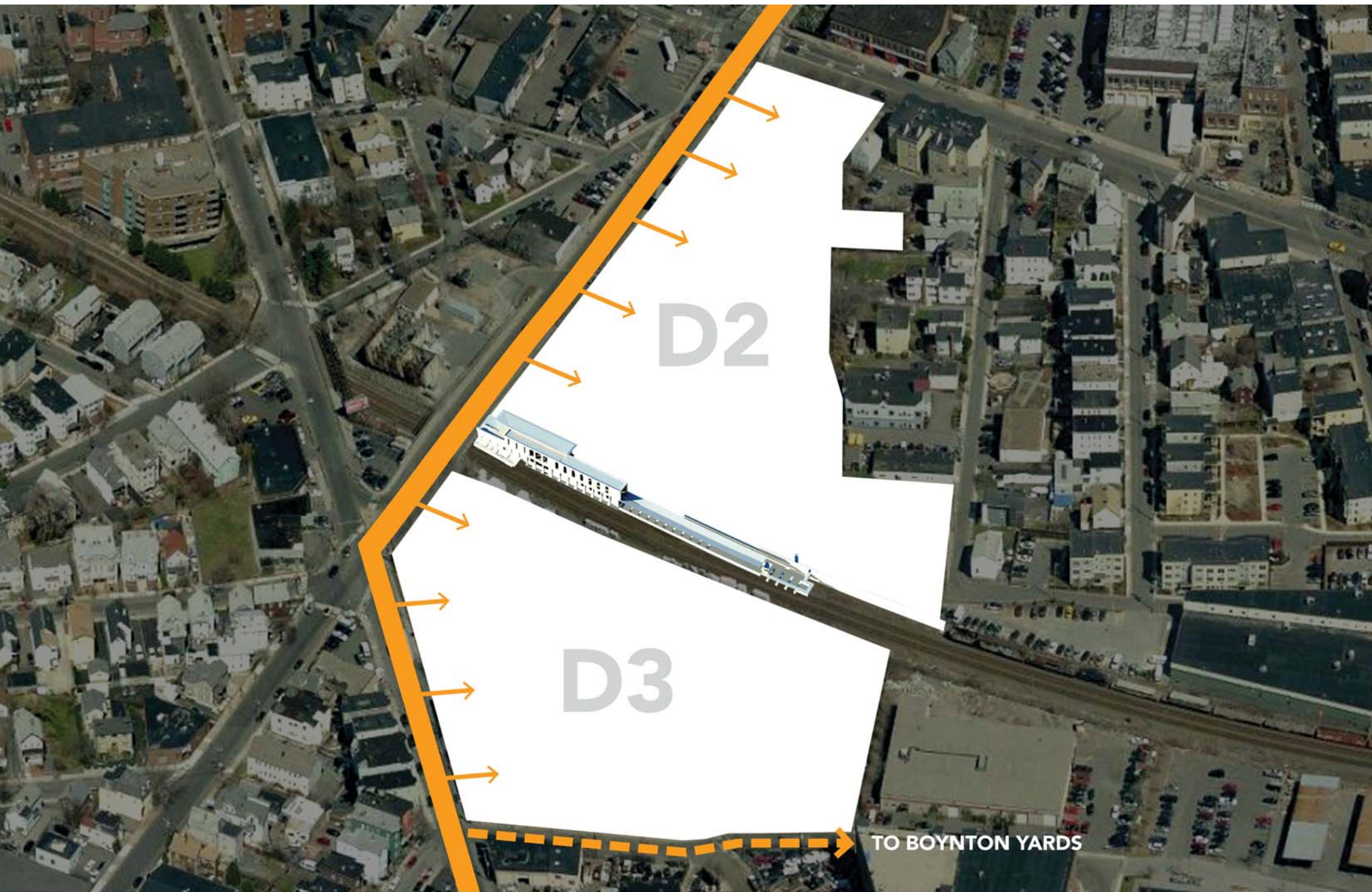


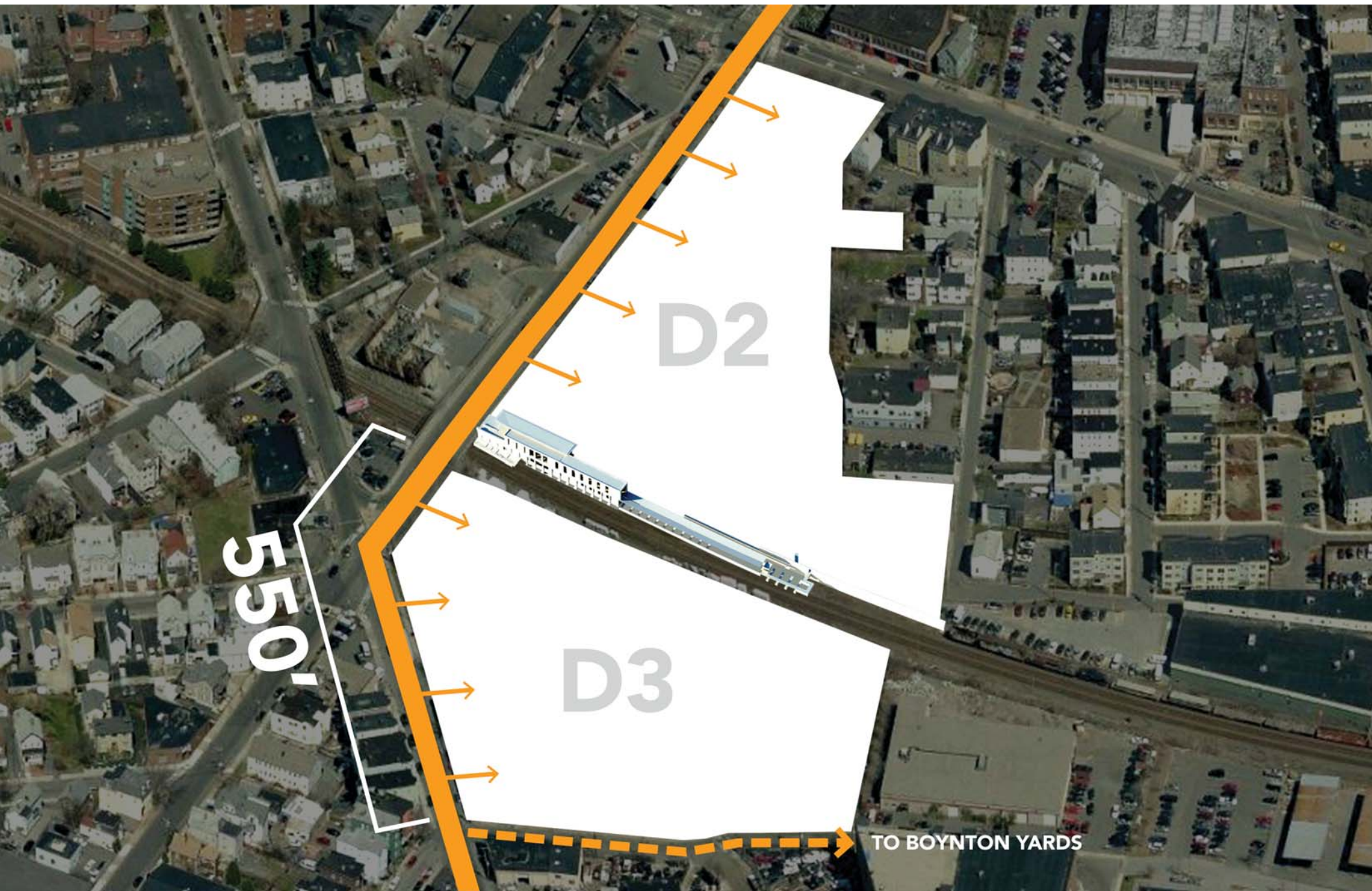










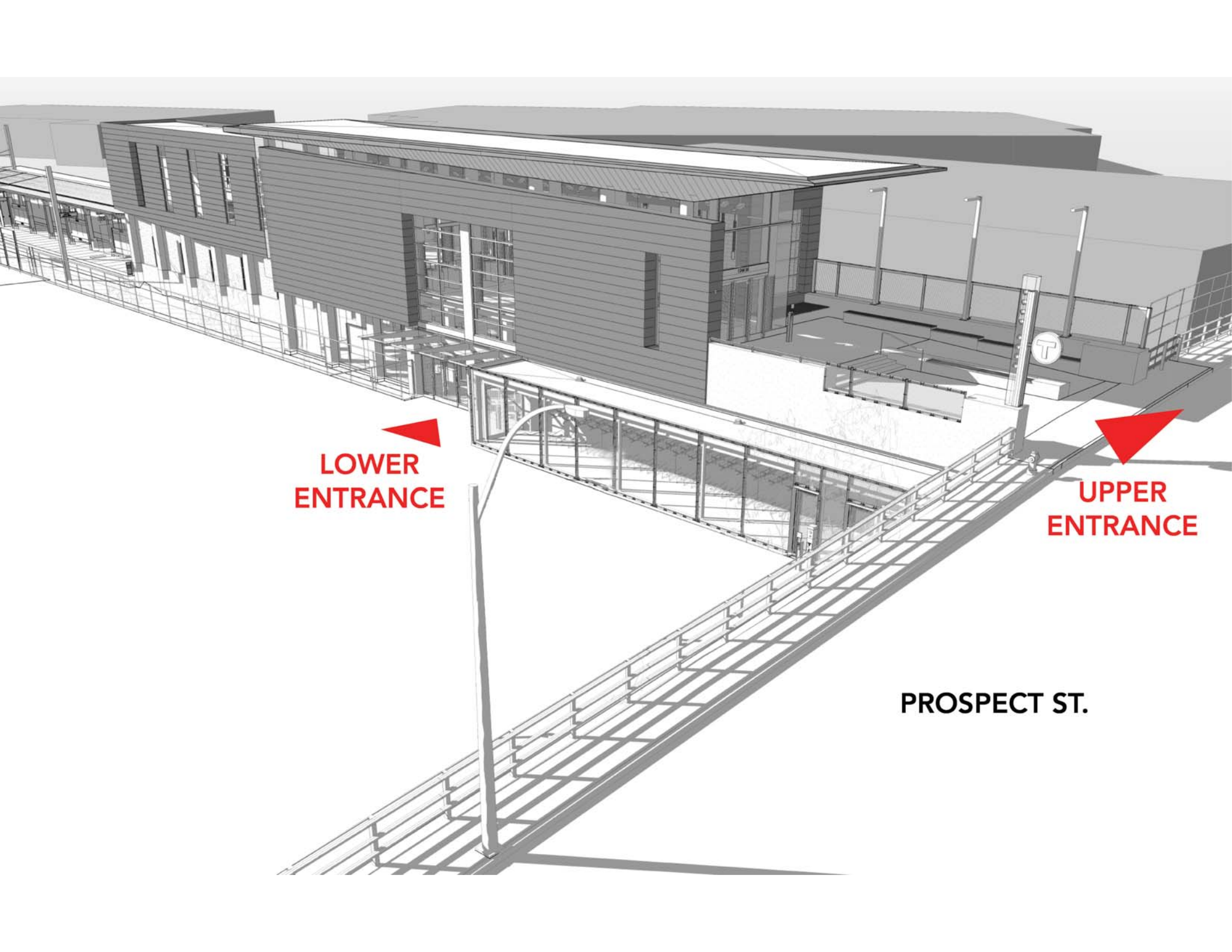


The background image shows an urban landscape. In the foreground, there are bare trees and some debris on the ground. In the middle ground, there are several buildings, including a large white building on the left and a smaller brown building in the center. In the background, a dense city skyline is visible under a clear sky. The text "D2/D3 SITE CONSIDERATIONS" is overlaid on the image in a large, bold, white font, centered horizontally and vertically.

D2/D3 SITE CONSIDERATIONS

A photograph of a neglected urban area. In the background, a concrete bridge with a metal railing spans across the frame. Below the bridge, there is a concrete wall. To the left, there is a large pile of overgrown, dry, brown vegetation. In the foreground, there is a paved area with some debris, including a large white bag and some wooden planks. A person is standing in the middle ground, facing away from the camera, looking towards the bridge. The sky is overcast and grey. The text "CONSIDERATION 01 : How do you enter the T station?" is overlaid in orange on the image.

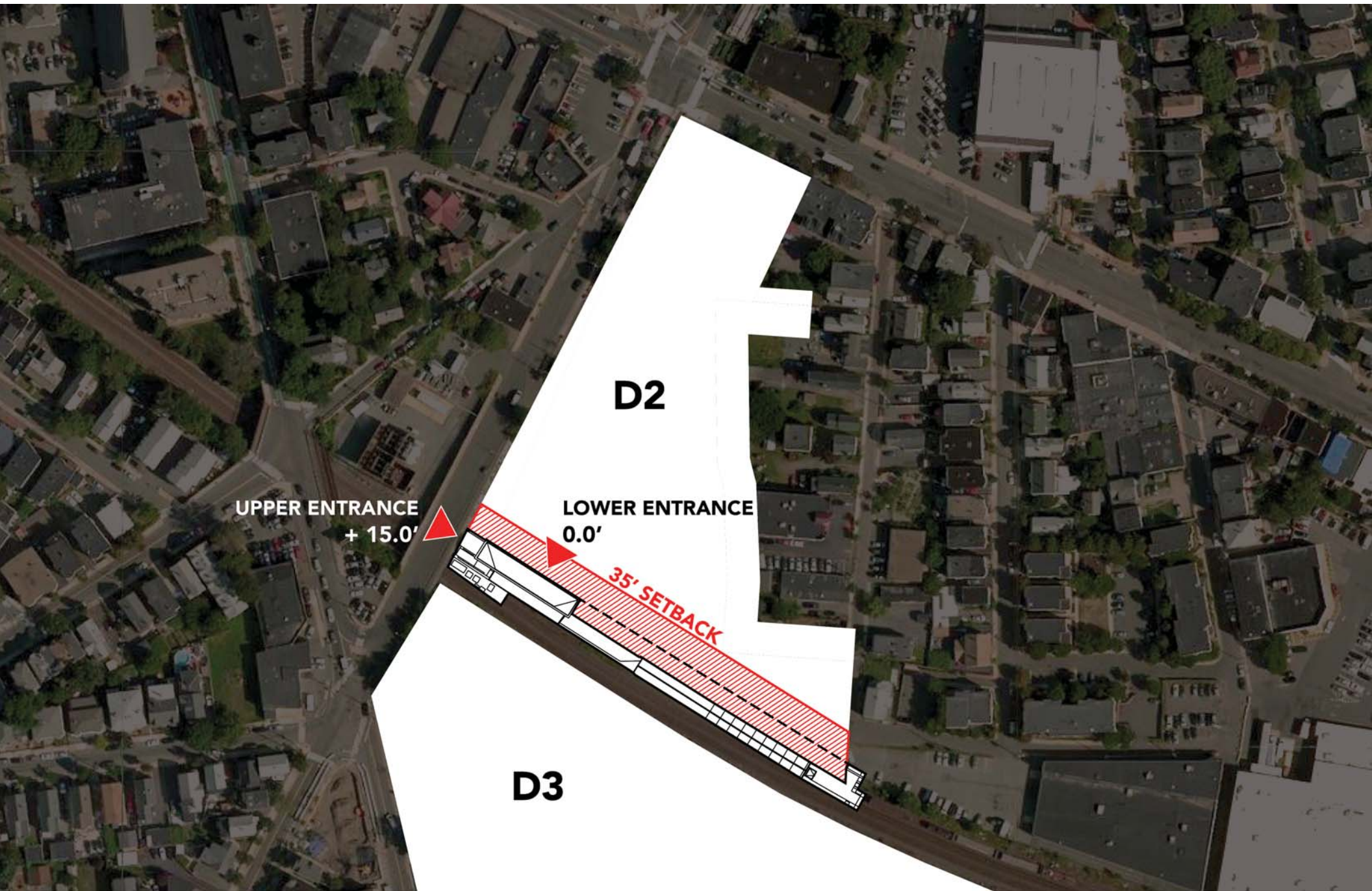
CONSIDERATION 01 :
How do you
enter the T station?



**LOWER
ENTRANCE**

**UPPER
ENTRANCE**

PROSPECT ST.



D2

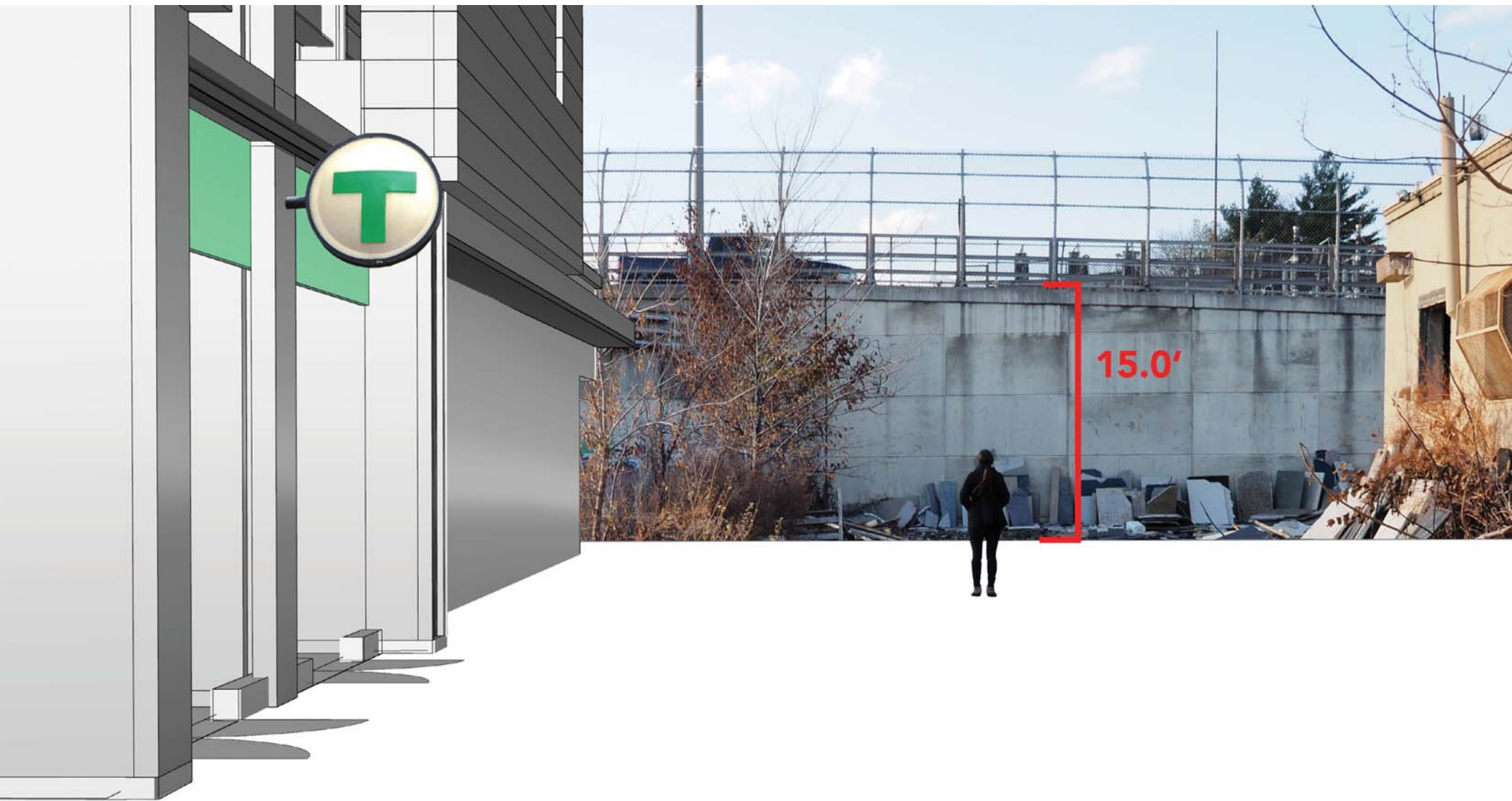
**UPPER ENTRANCE
+ 15.0'**

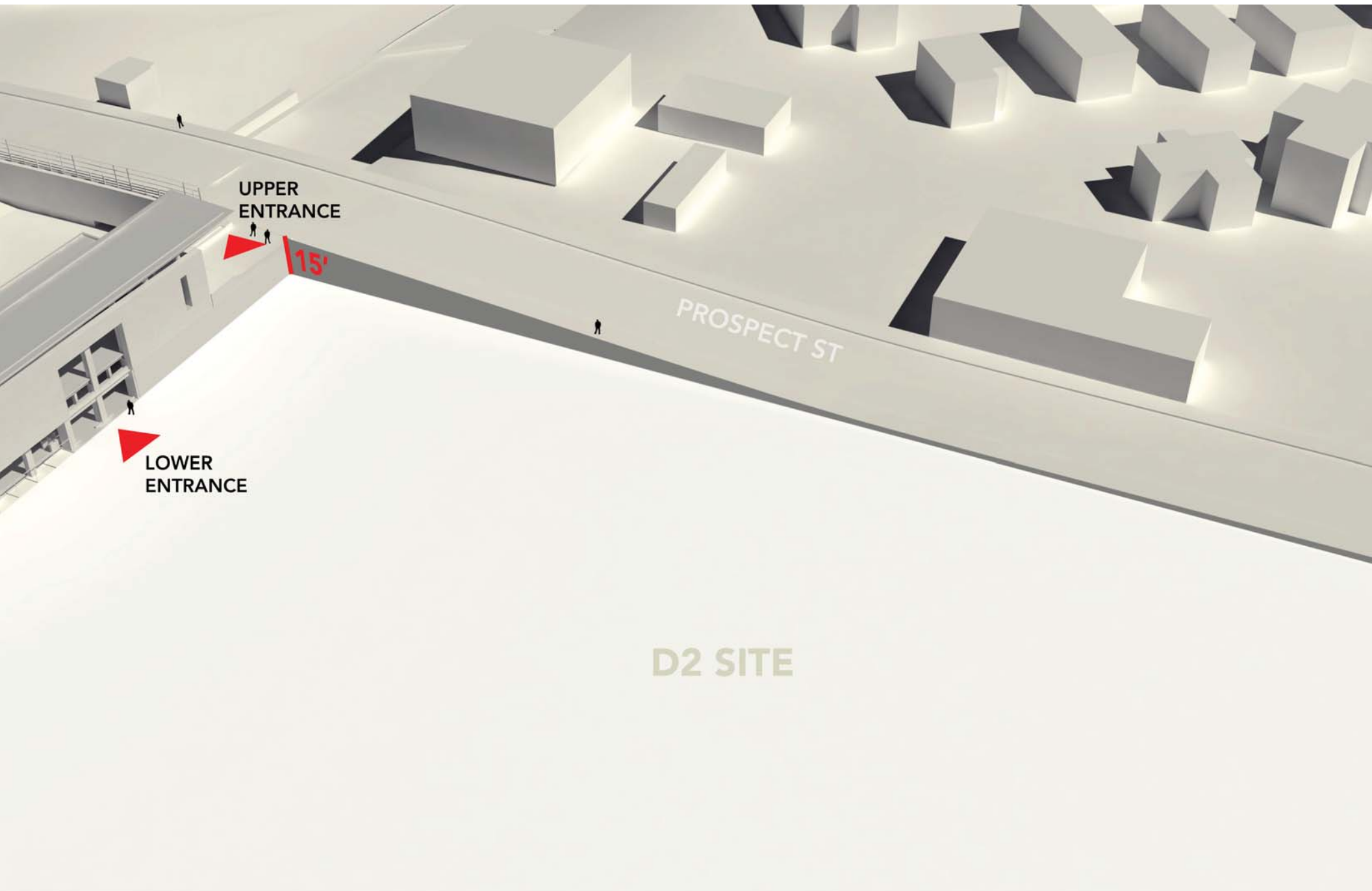
**LOWER ENTRANCE
0.0'**

35' SETBACK

D3







UPPER
ENTRANCE

15'

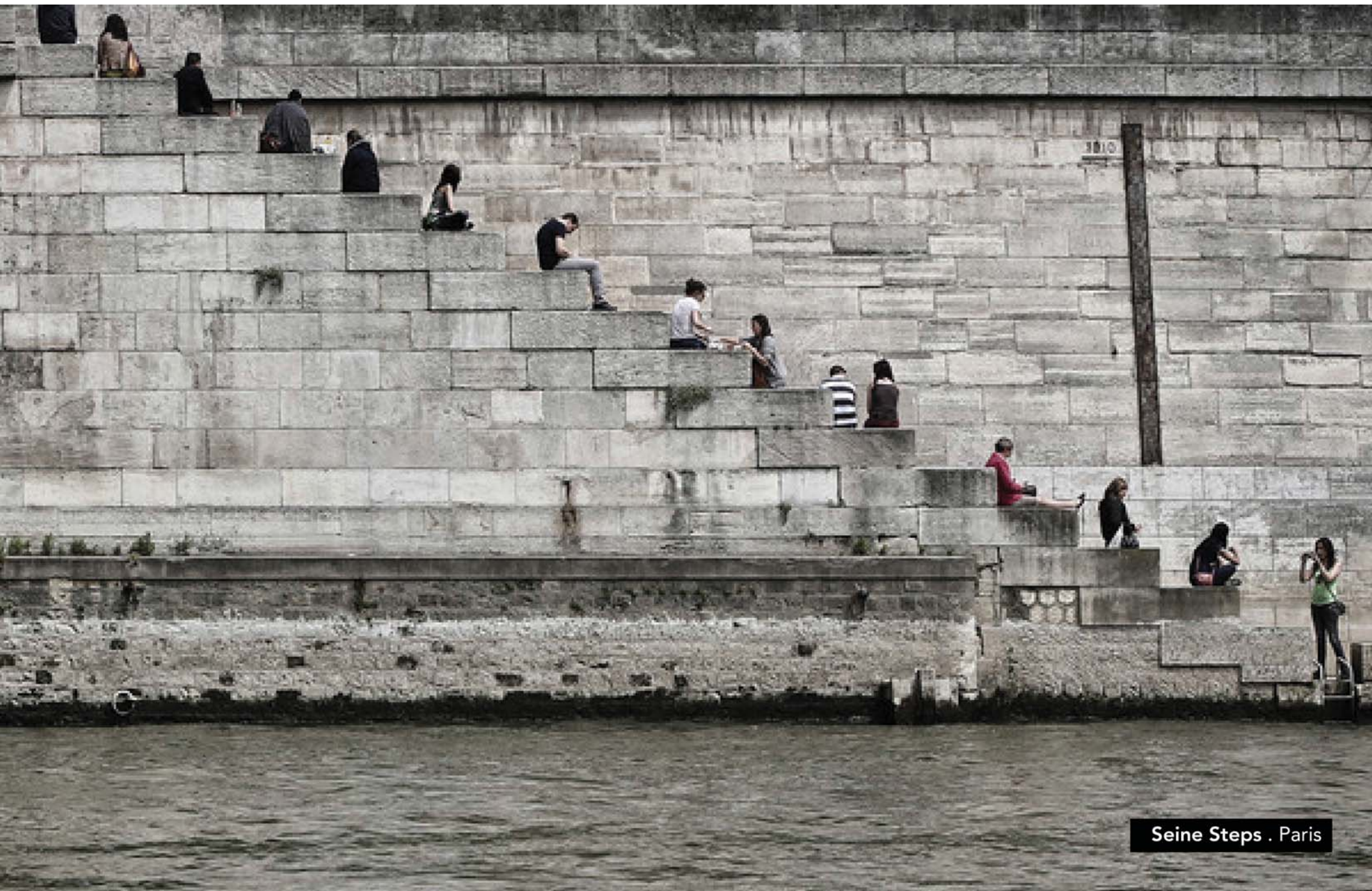
PROSPECT ST

LOWER
ENTRANCE

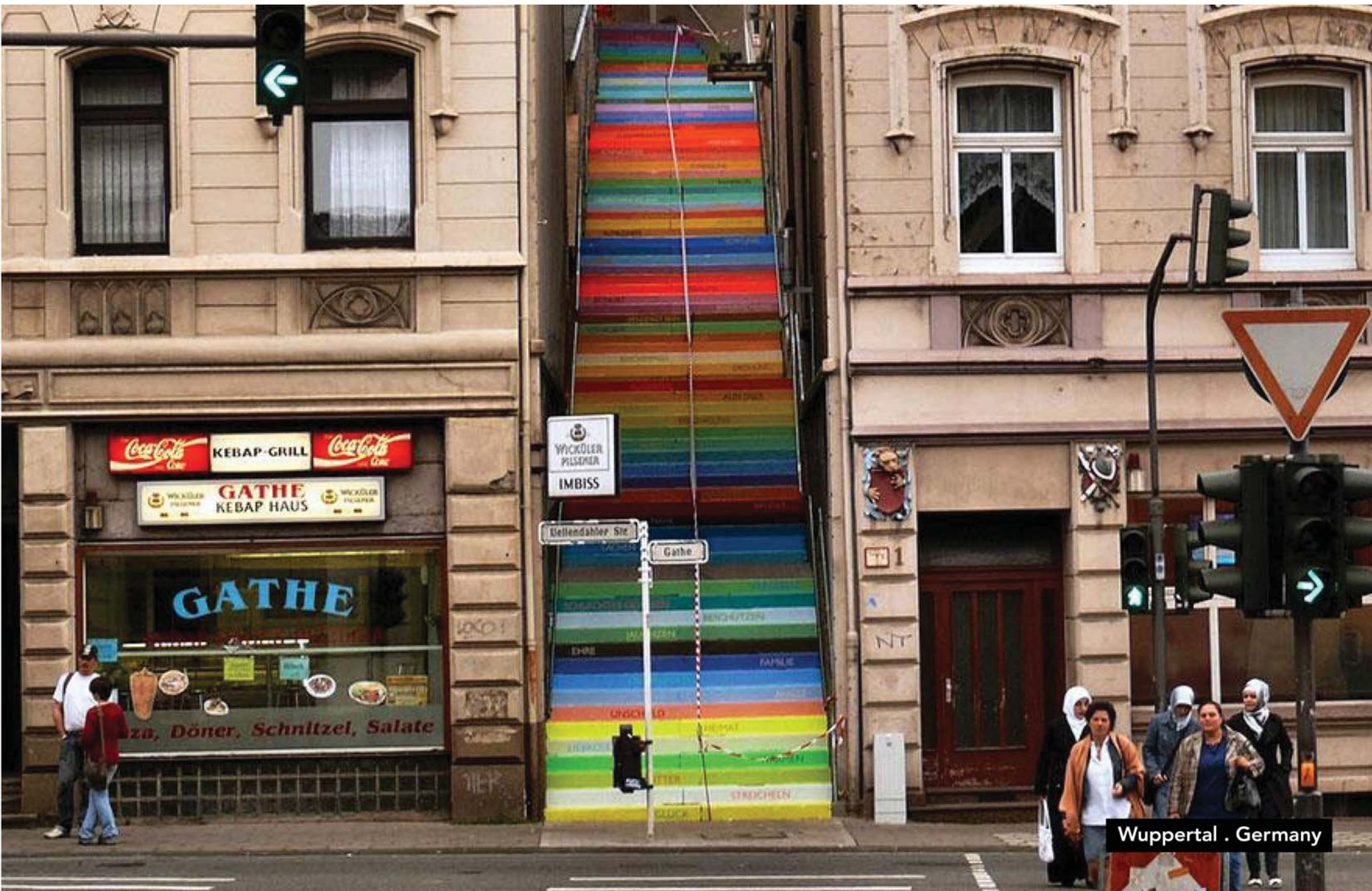
D2 SITE



D2 SITE



Seine Steps . Paris



Wuppertal . Germany



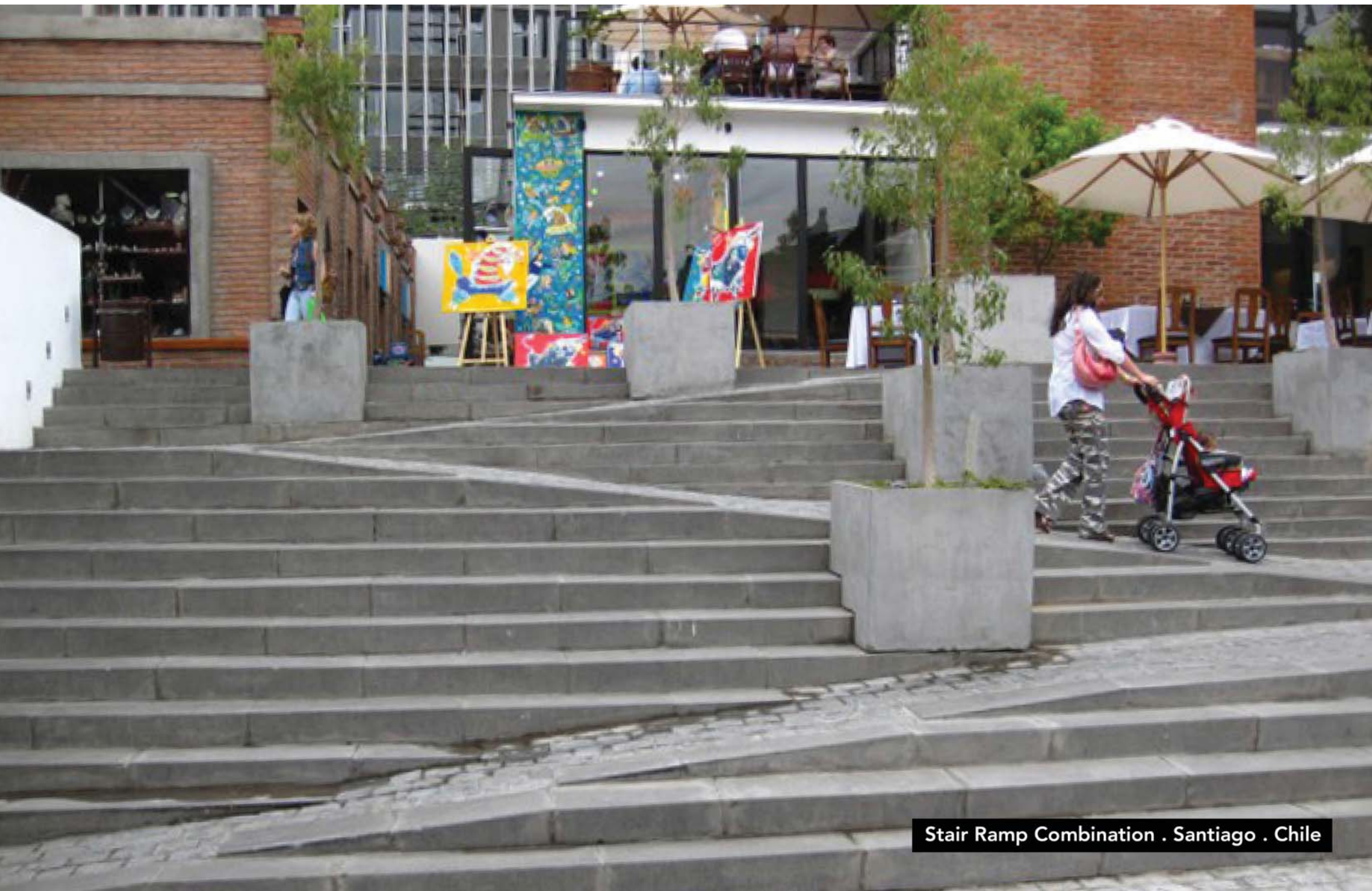
Sheung Wan . Hong Kong



Casablanca . Morocco



Escadaria Selaron . Rio de Janeiro . Brazil



Stair Ramp Combination . Santiago . Chile



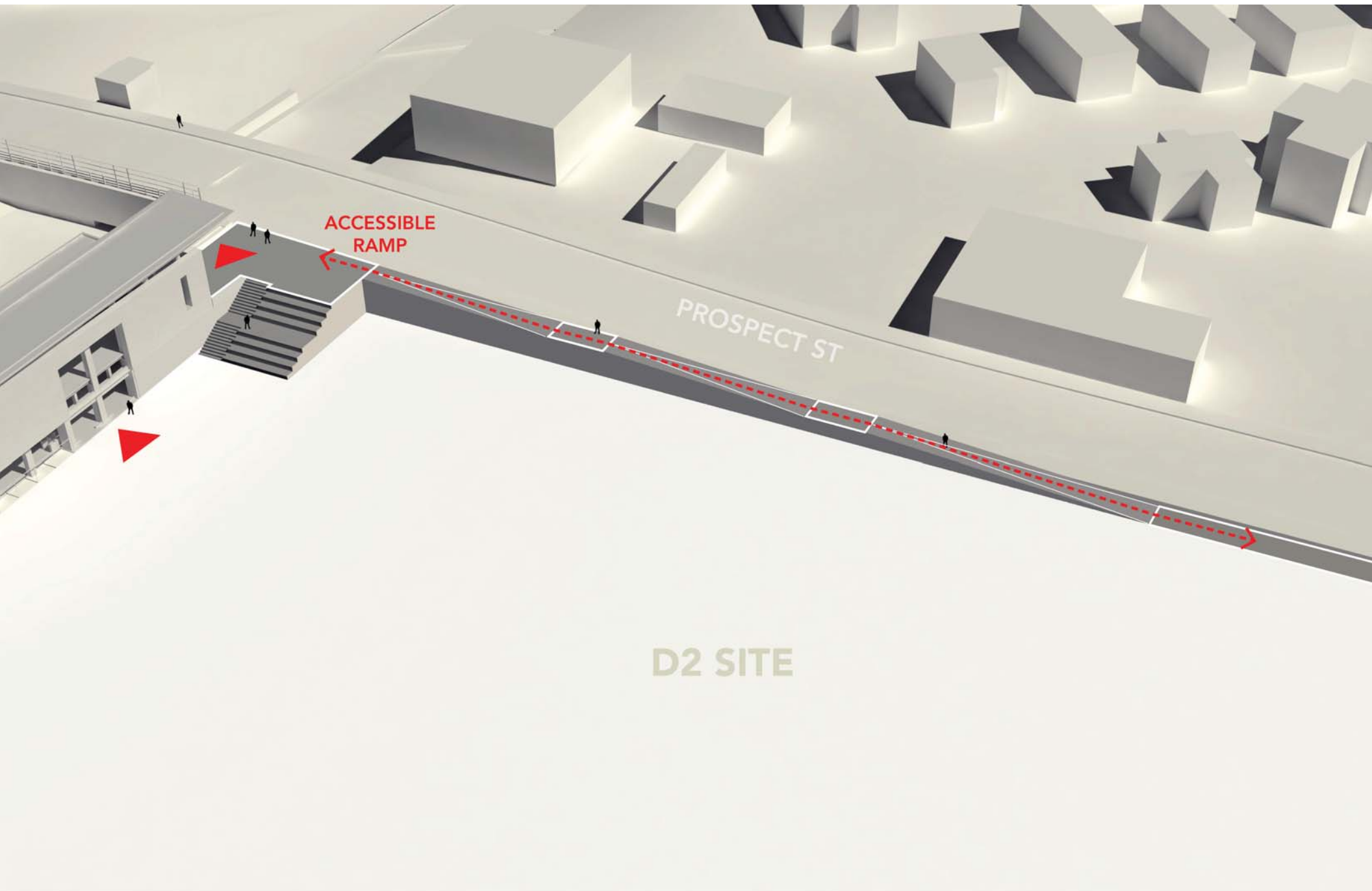
Balmori Associates . Jardin Garden . Bilbao

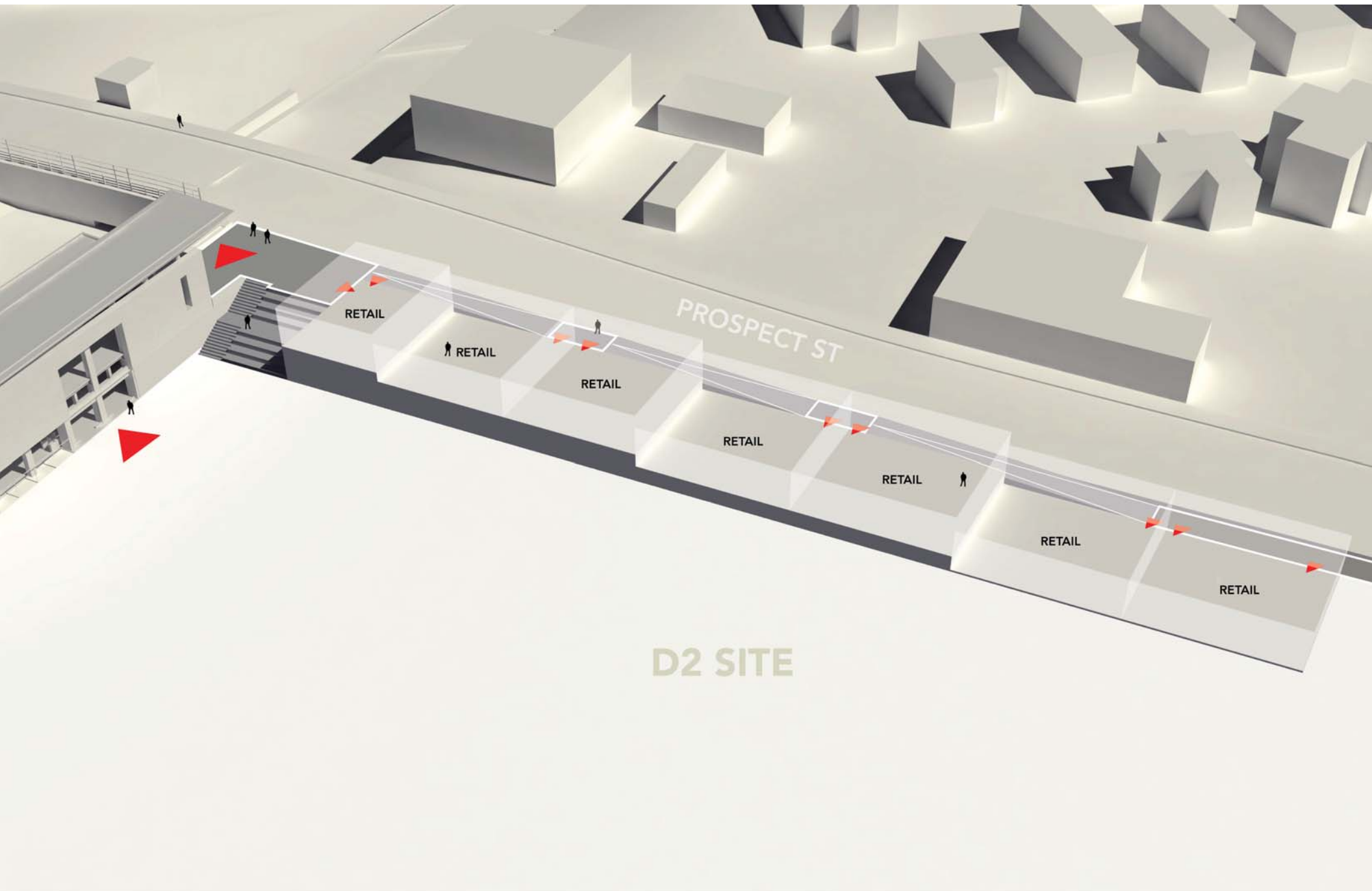
CONSIDERATION 02 :

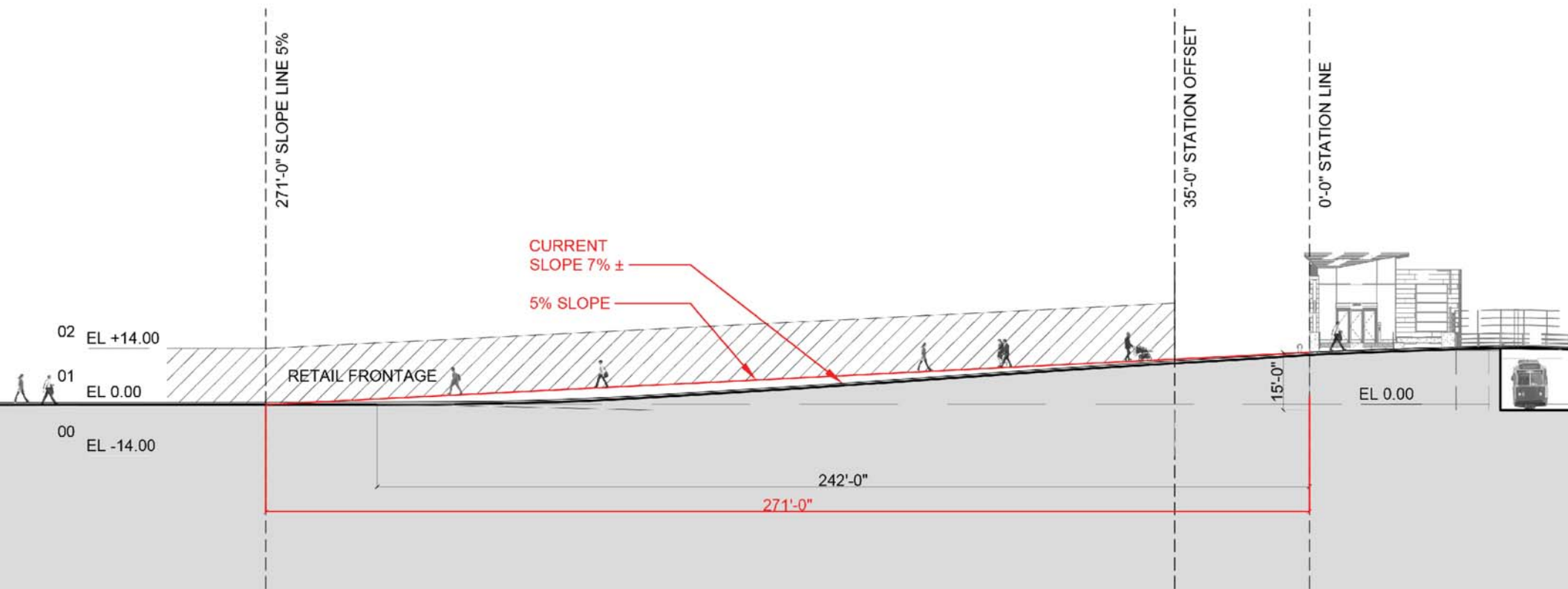
How do we design for
the Prospect St slope?

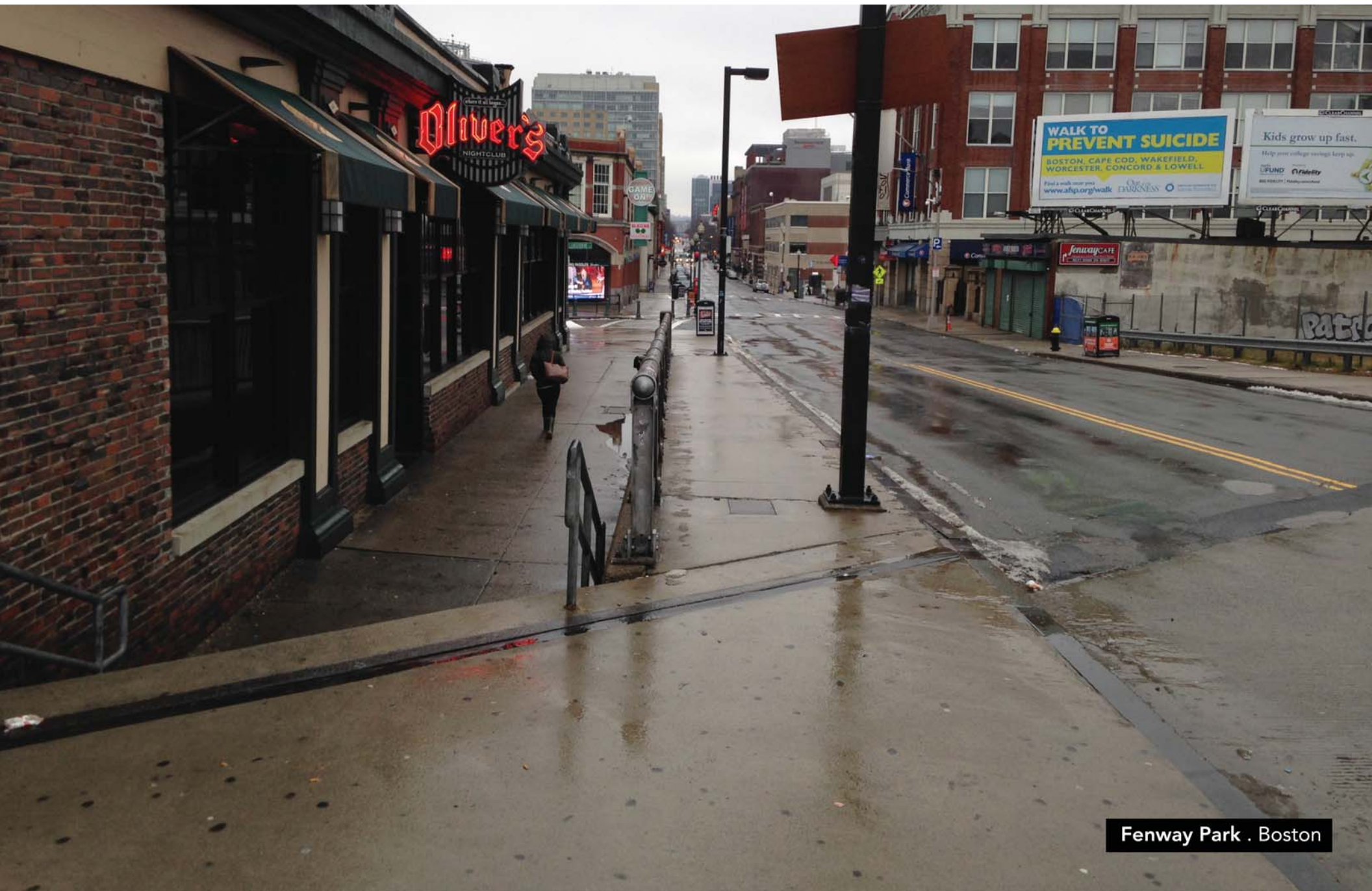












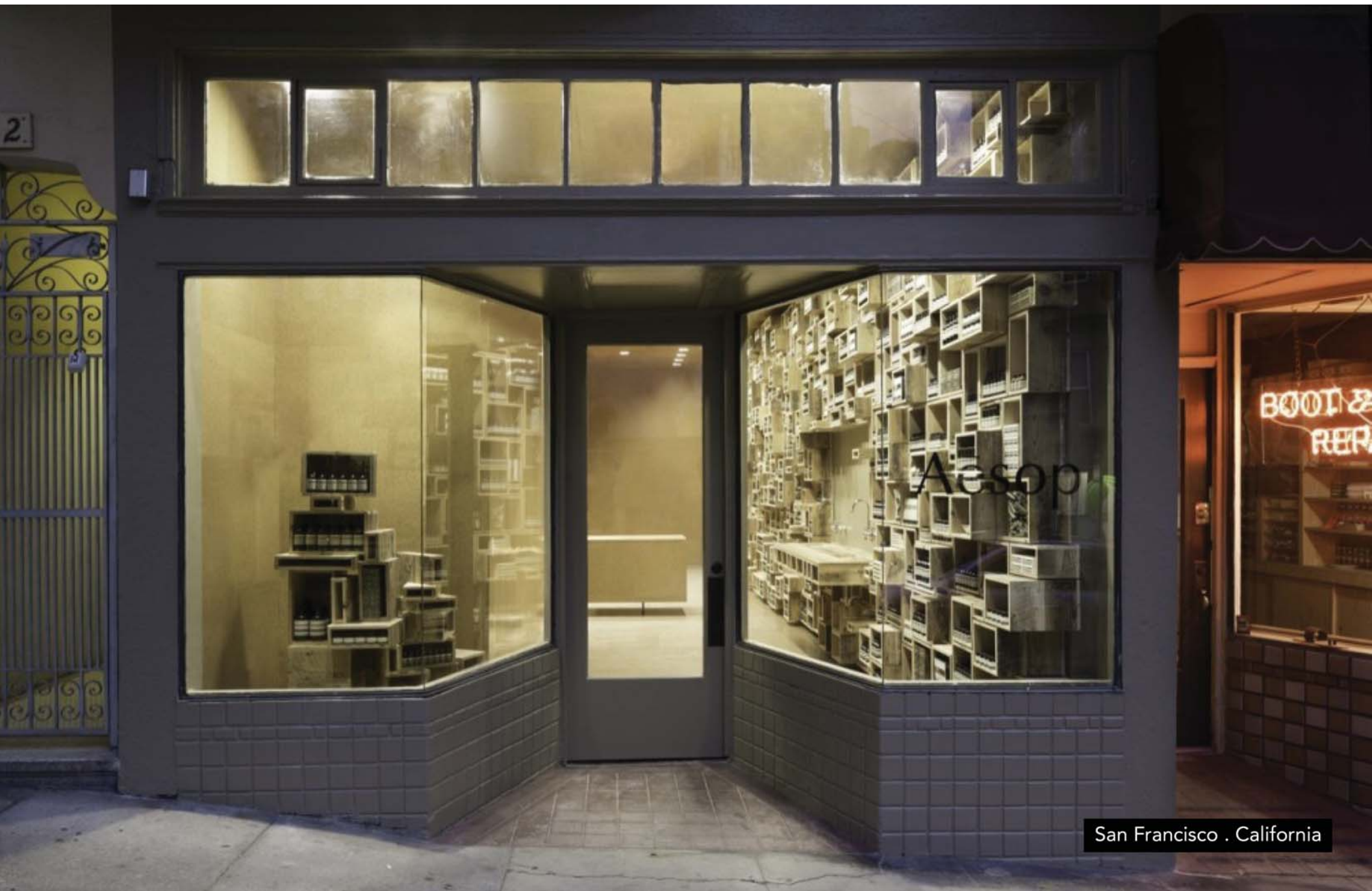
Fenway Park . Boston



San Francisco . California



San Francisco . California



San Francisco . California



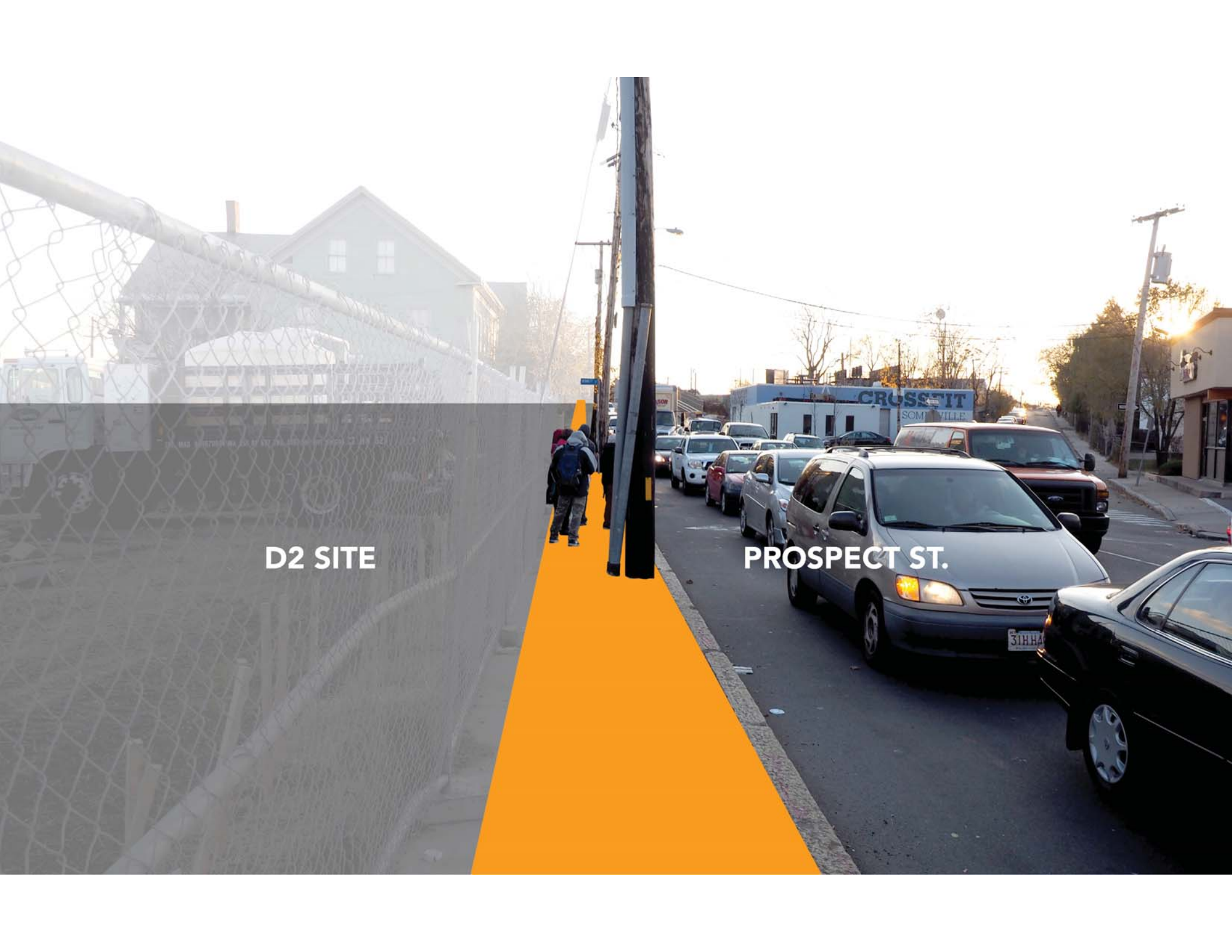
West End . Boston

CONSIDERATION 03 :

What happens on
the sidewalk?







D2 SITE

PROSPECT ST.















CONSIDERATION 04 :

What are the retail
programs of
Prospect Street?

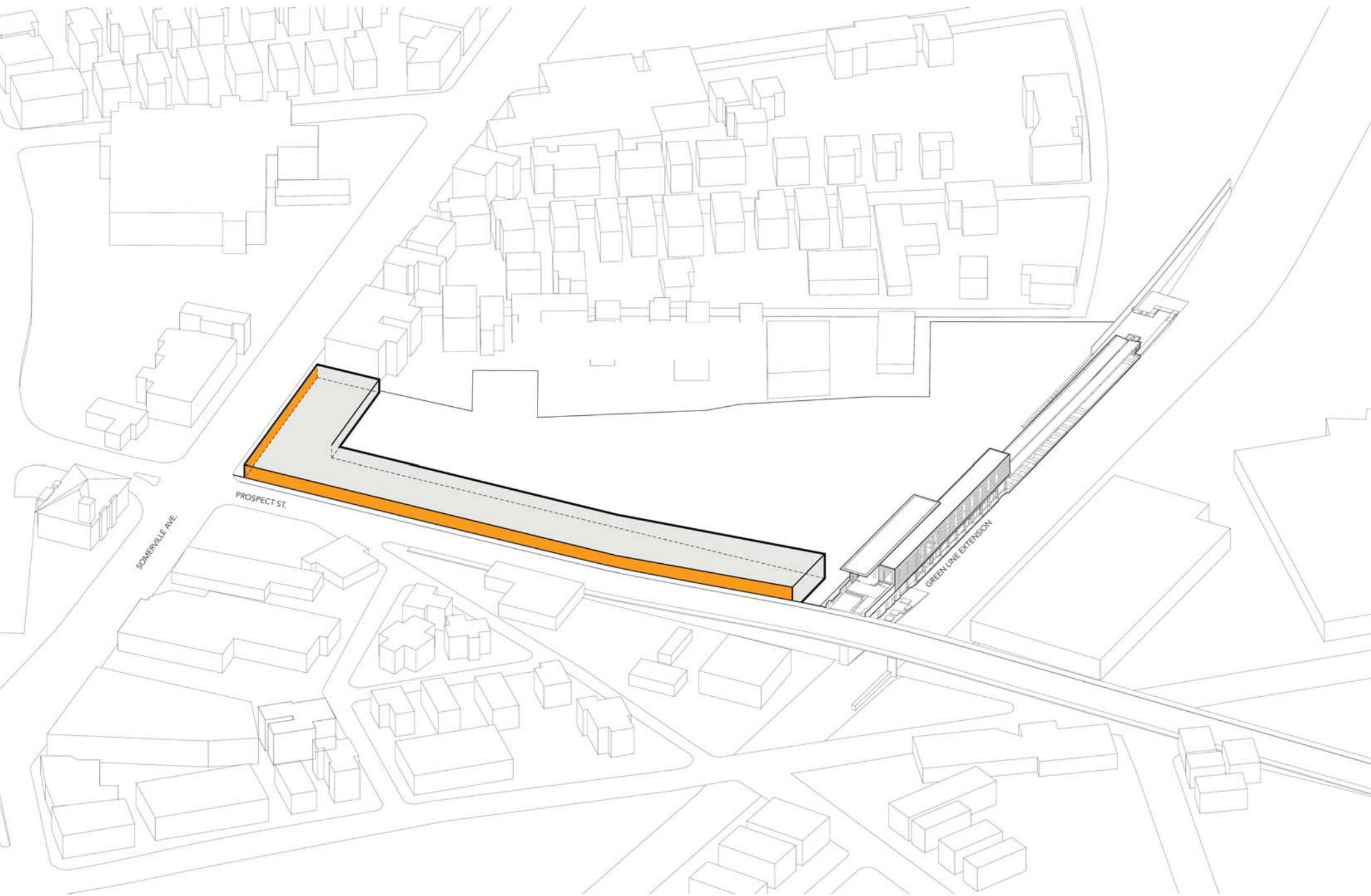


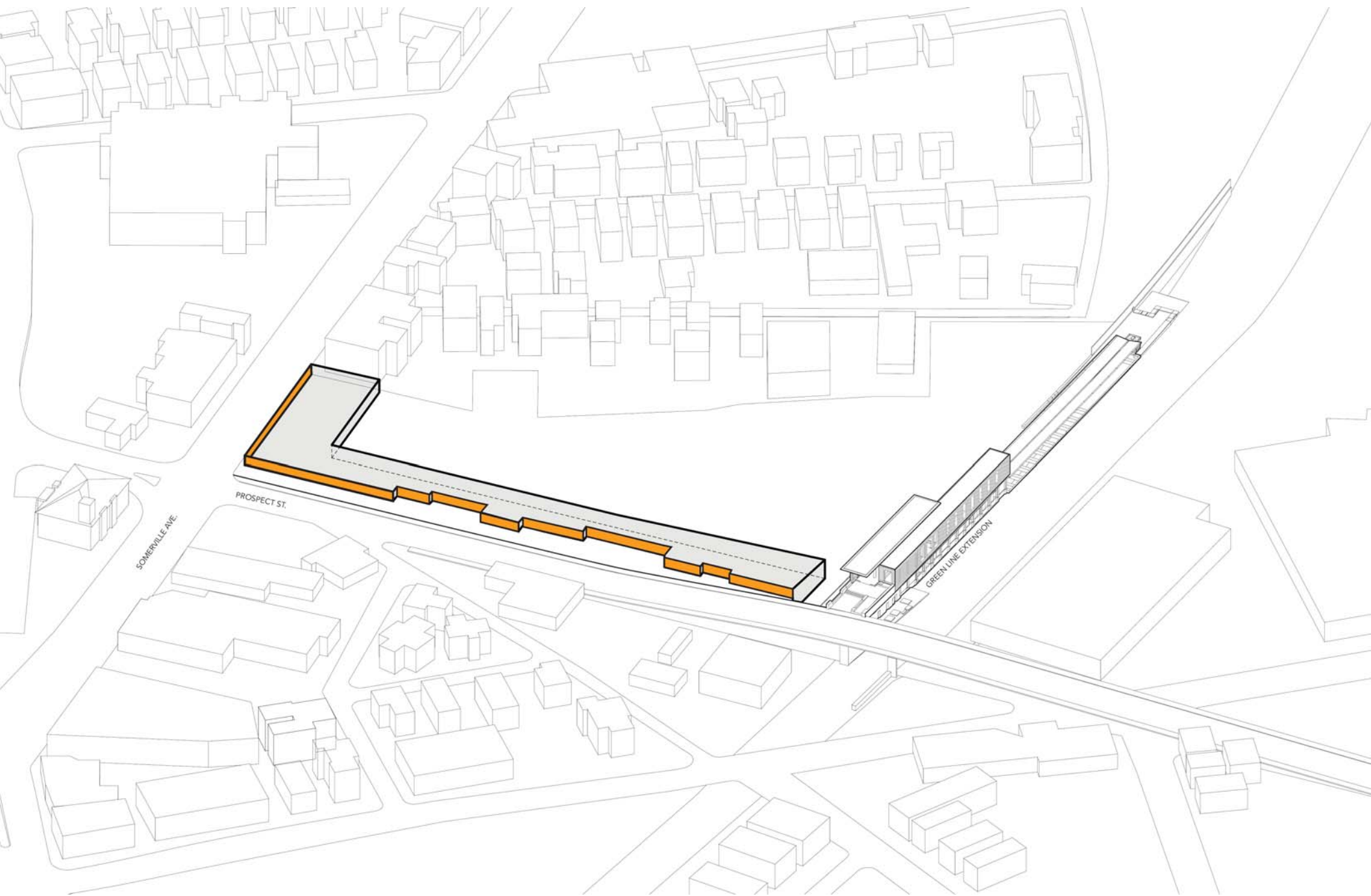
LOCAL BUSINESSES





MOM & POP SHOPS









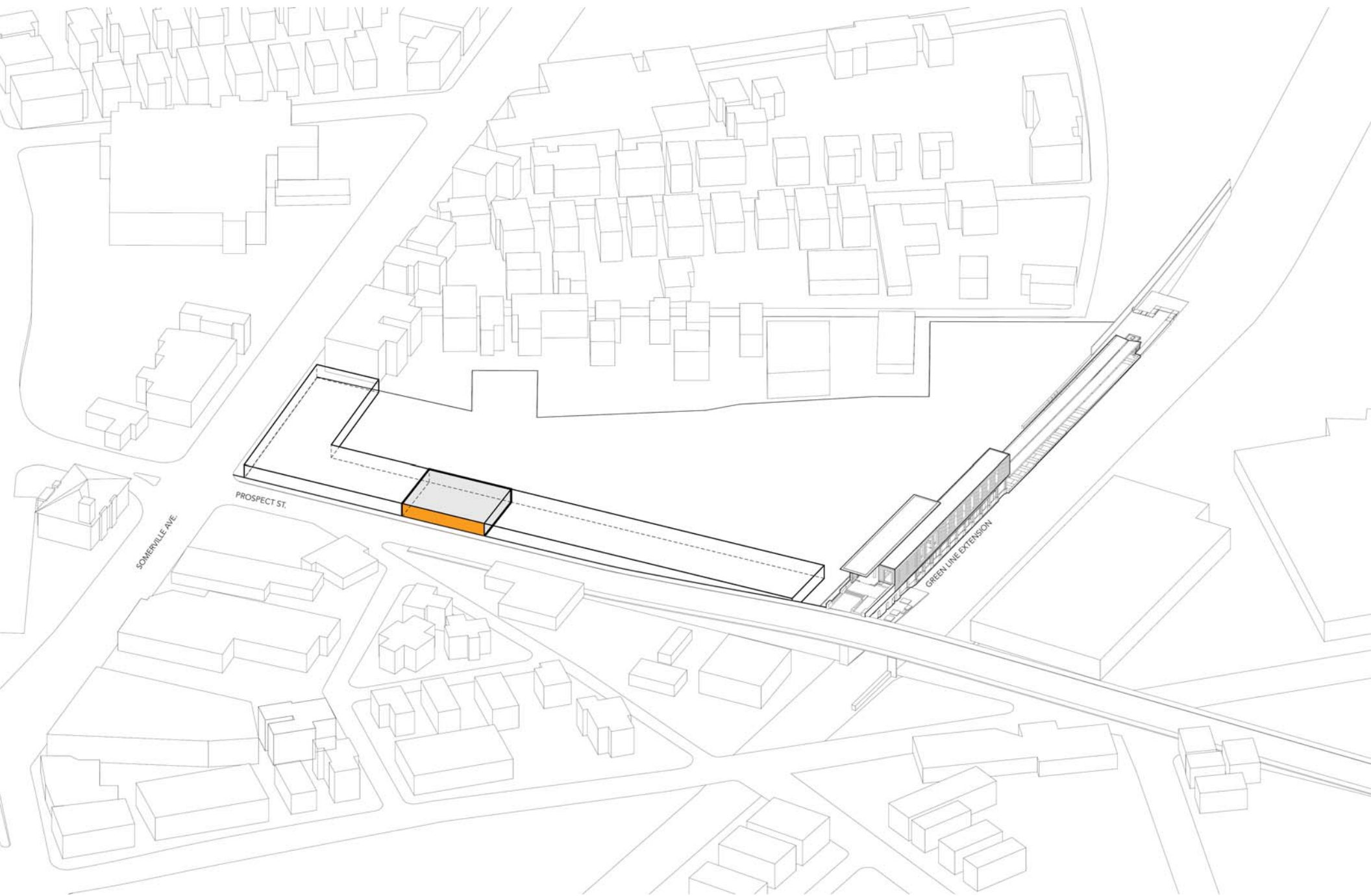
Newbury St . Boston

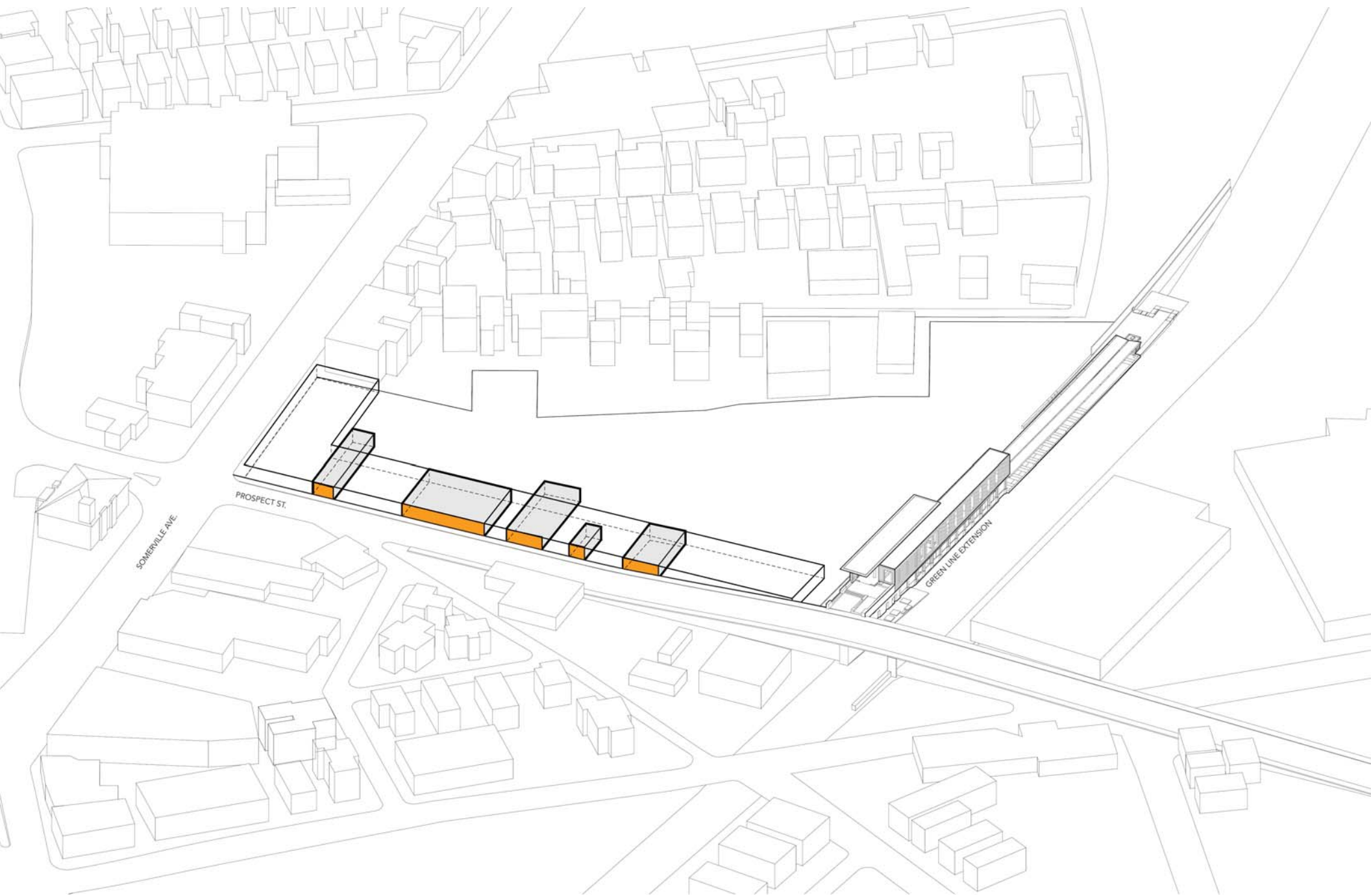


West 8 . Boreno Sporenburg . Amsterdam



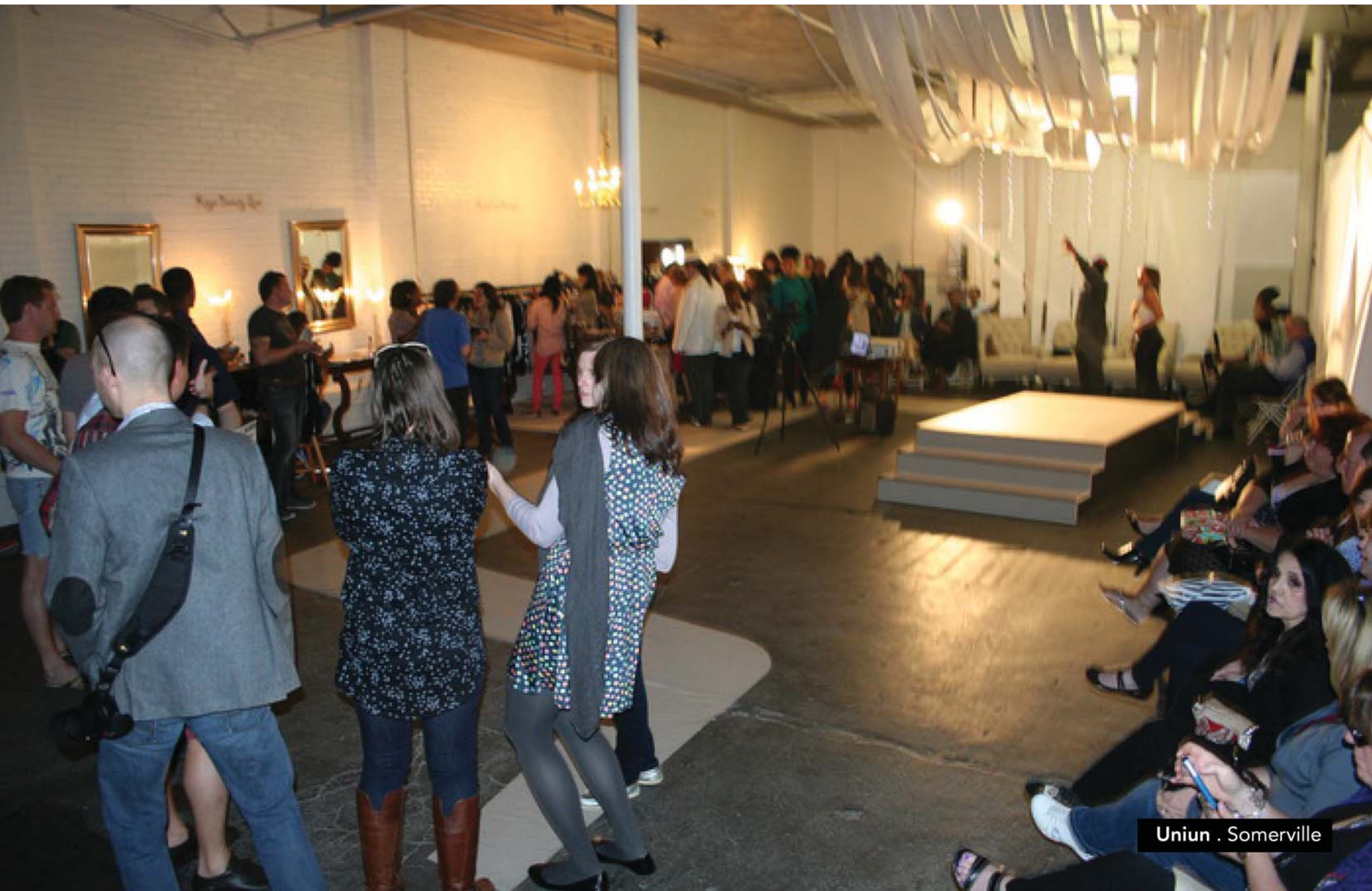
Abbott Kinney . Venice, CA







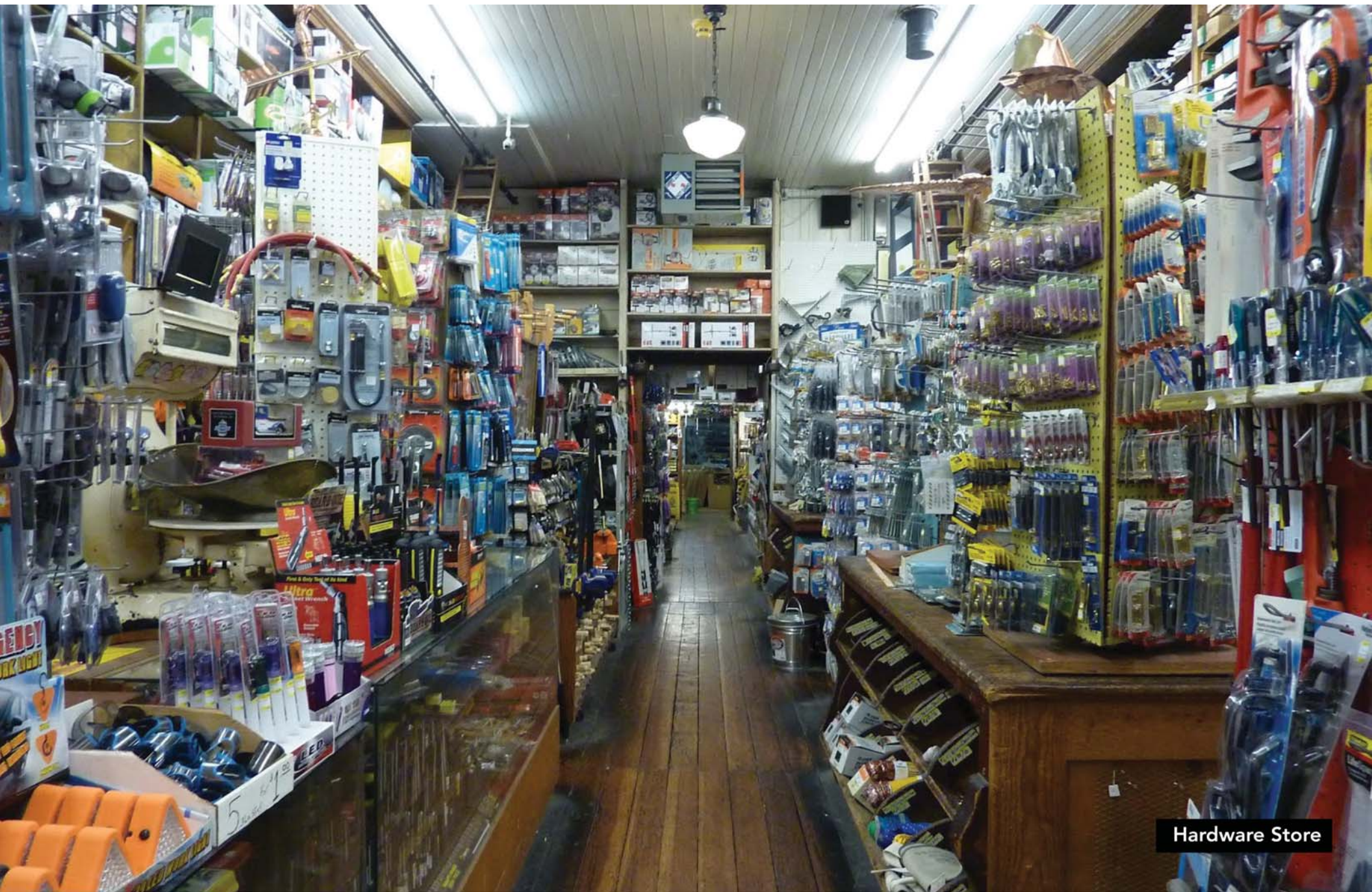
AeroNaut Brewery . Somerville



Union . Somerville



New York Hall of Science . Situ Studio . New York

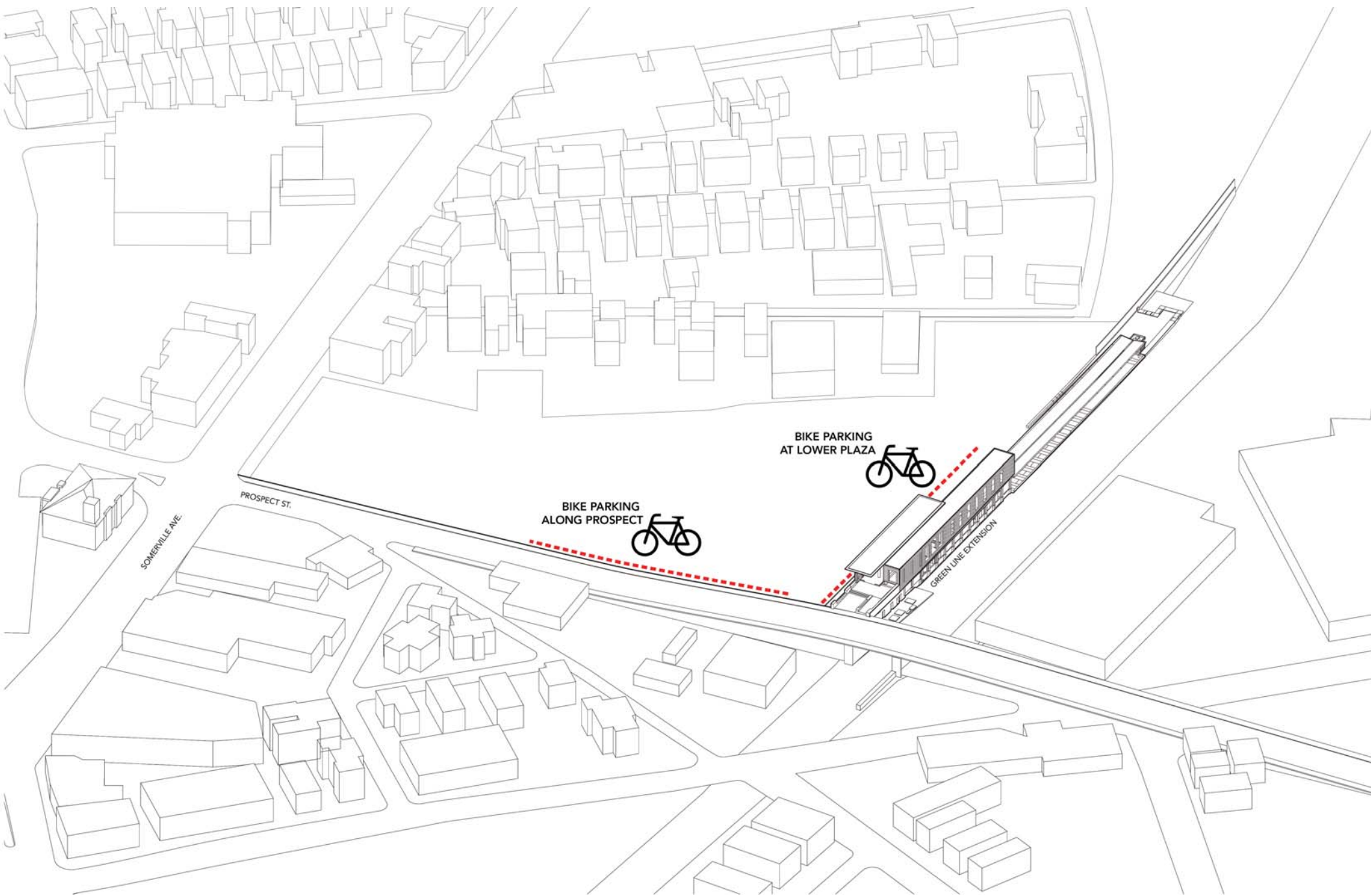


Hardware Store



CONSIDERATION 05 :

How do we integrate
public amenities?



SONERVILLE AVE.

PROSPECT ST.

BIKE PARKING
ALONG PROSPECT

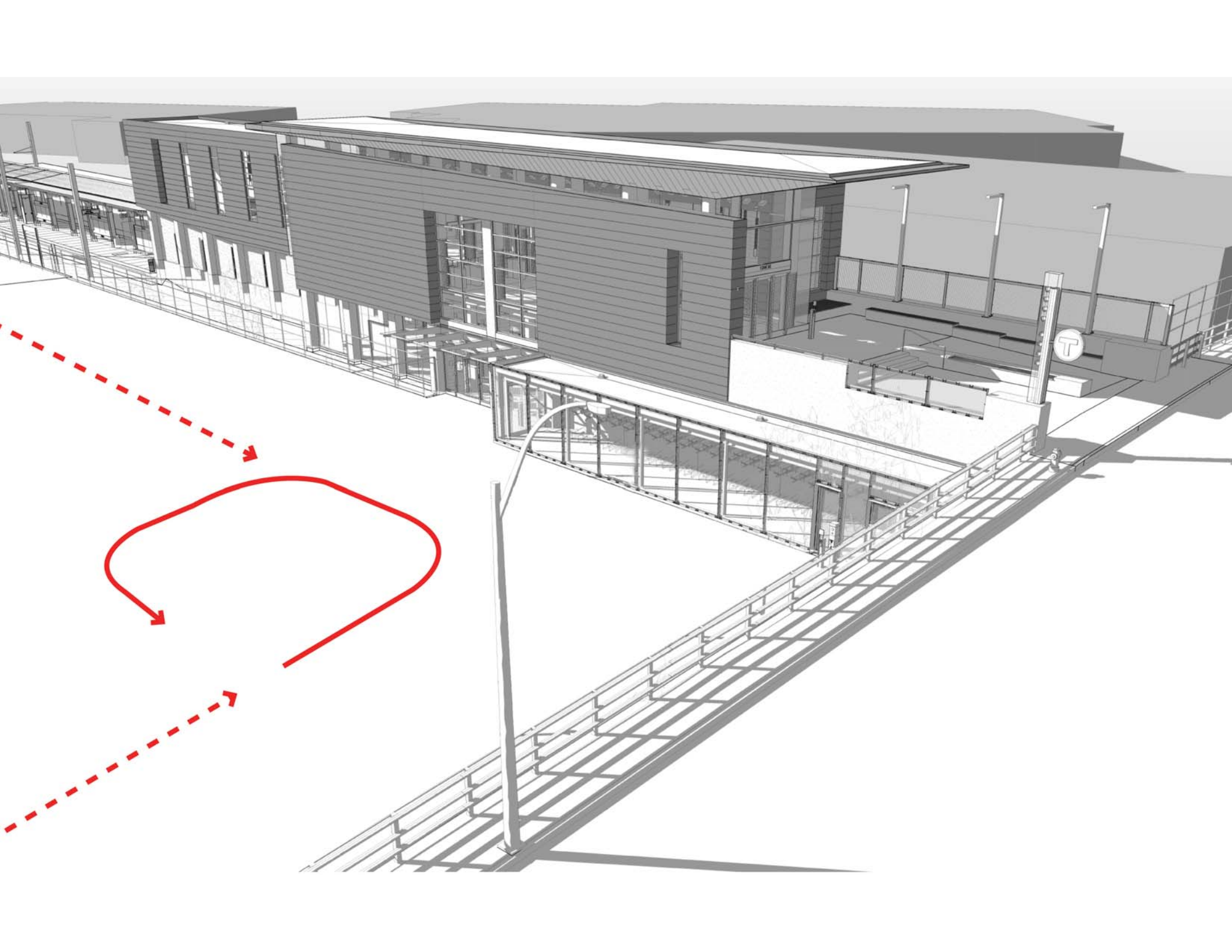
BIKE PARKING
AT LOWER PLAZA

GREEN LINE EXTENSION











D2/D3 SITE CONSTRAINTS RECAP



An aerial photograph of a city street grid, likely in New York City, showing a dense urban area with numerous buildings and streets. Two hands are visible, pointing to specific locations on the map. The map is overlaid with a semi-transparent orange banner containing the text "D2/D3 ACTIVITY".

D2/D3 ACTIVITY




When the T Station opens, what are the qualities that you would like to see on the public stair? (benches, planters, etc).



What amenities and services are important to have in the neighborhood surrounding the future T Station?

A photograph of a busy city sidewalk, likely in New York City, showing a group of people sitting on yellow bollards. The scene is overlaid with a semi-transparent orange rectangle containing white text. The background shows a crowded pedestrian walkway with many people walking, some carrying backpacks, and a blue bus visible in the distance. The lighting suggests a sunny day with strong shadows.

**The Prospect Street sidewalk
between Union Square and
Windsor Place should be:**

A photograph of a brick building with arched windows and a large bottle sculpture on the roof. The building is illuminated from within, and the windows show interior displays. A semi-transparent orange text box is overlaid on the lower half of the image.

When the T opens, we want to see
_____ on the D2 buildings
ground floor.

An aerial photograph of a modern urban plaza at dusk. The plaza is characterized by a series of wavy, white, illuminated lines that create a sense of movement and flow across the ground. In the center, there is a star-shaped fountain with a grid-like pattern. To the left, a small, curved, white structure is visible. The plaza is surrounded by multi-story residential buildings with many lit windows. Streetlights and trees are also visible, adding to the urban atmosphere.

When standing on the corner of
SCATV looking towards the T
Station, we want to see :



**NEXT STEPS FOR
FEBRUARY . . .**

The background image shows a large room with high ceilings and arched windows. A group of people are seated at long tables, some looking towards the front where a person is standing and presenting. The room is filled with people, suggesting a large-scale event or workshop. The text is overlaid on this image in white and orange boxes.

February :

- Development Opportunities & Constraints Workshops
- Placemaking / Real Estate Markets / Project Realities
- D2/D3 Massing Concept Workshops

March :

- D2 Architecture Concepts Charrette

May :

- Plan Open House