



UNION SQUARE NEIGHBORHOOD PLAN

Technical Workshop #1 - Placemaking
February 4, 2015



Somerville *by*
DESIGN



PRINCIPLE + **Somerville** *by* **DESIGN**

utile



UNION SQUARE



DECEMBER 17

Crowdsourcing Event

Participate in a large-group brainstorming session.

6:30 PM

JANUARY 7 & 31

Visioning Sessions

Share your hopes and concerns with the design team.

January 7: 6:30 PM

January 31: 9:00 AM

Neighborhood Tour
departing from Old Post
Office, 10:00 AM Visioning
Session

FEBRUARY 4, 11, 18, & 25

Development Opportunities & Constraints Workshops

An opportunity to gain
insight into key issues
facing development.

6:30 PM

MARCH 9, 10, & 11

Design Charrette

Watch as community input
is transformed live into
visions for the future.

9:00 AM to 8:00 PM daily

MAY 13

Plan Open House

See a second round of
ideas refined through the
public process.

6:30 PM

**All events will be held at the
Old Post Office located at
237 Washington St**



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NEXT MEETING

FEBRUARY 11

Technical Workshop #2

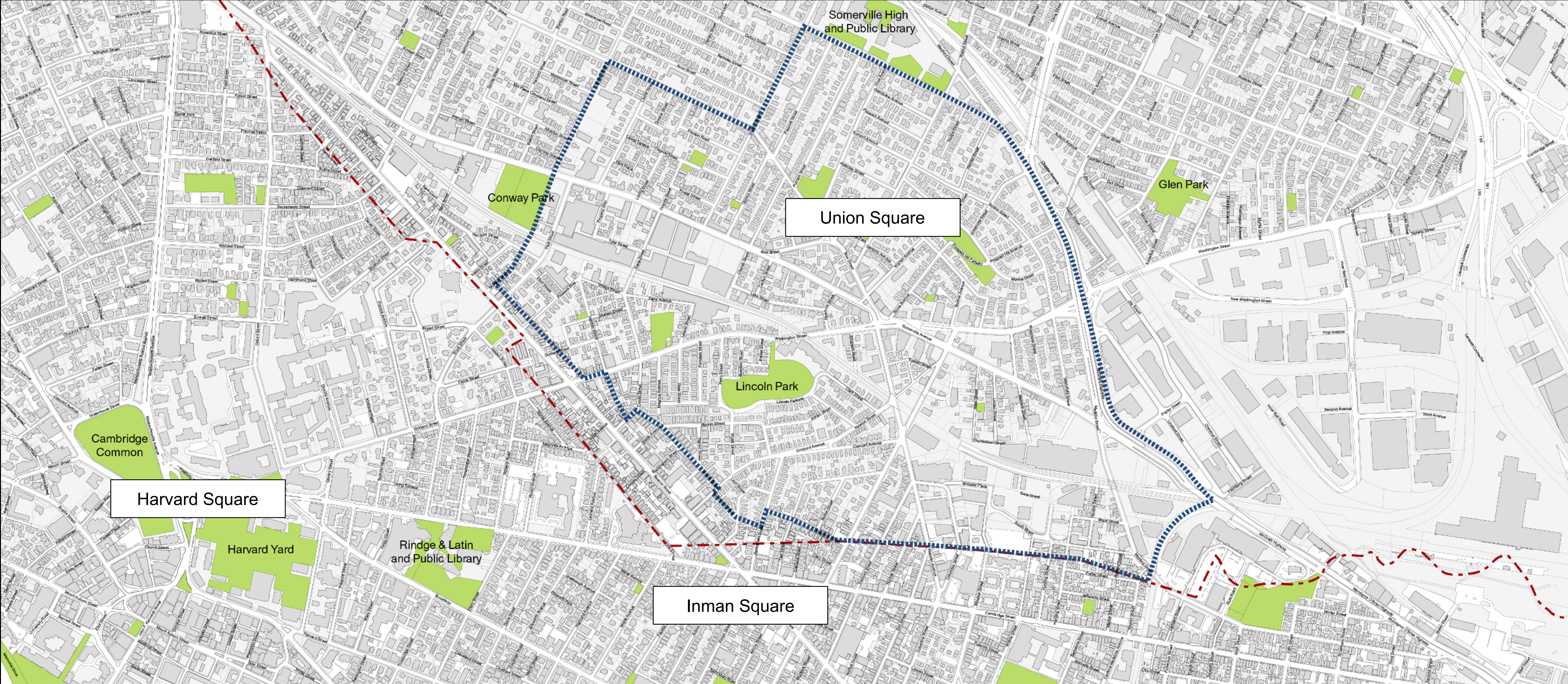
6:30 PM

at Old Post Office

REAL ESTATE MARKETS



Study Area



VISIONING MEETINGS FEEDBACK - FOCUS ON PLACE



VISIONING MEETINGS FEEDBACK - FOCUS ON PLACE



VISIONING MEETINGS FEEDBACK - FOCUS ON PLACE





sommervillebydesign.com



WHY CREATE A NEIGHBORHOOD PLAN?



Somerville Vision

City of Somerville, Massachusetts
Comprehensive Plan | 2010-2030



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

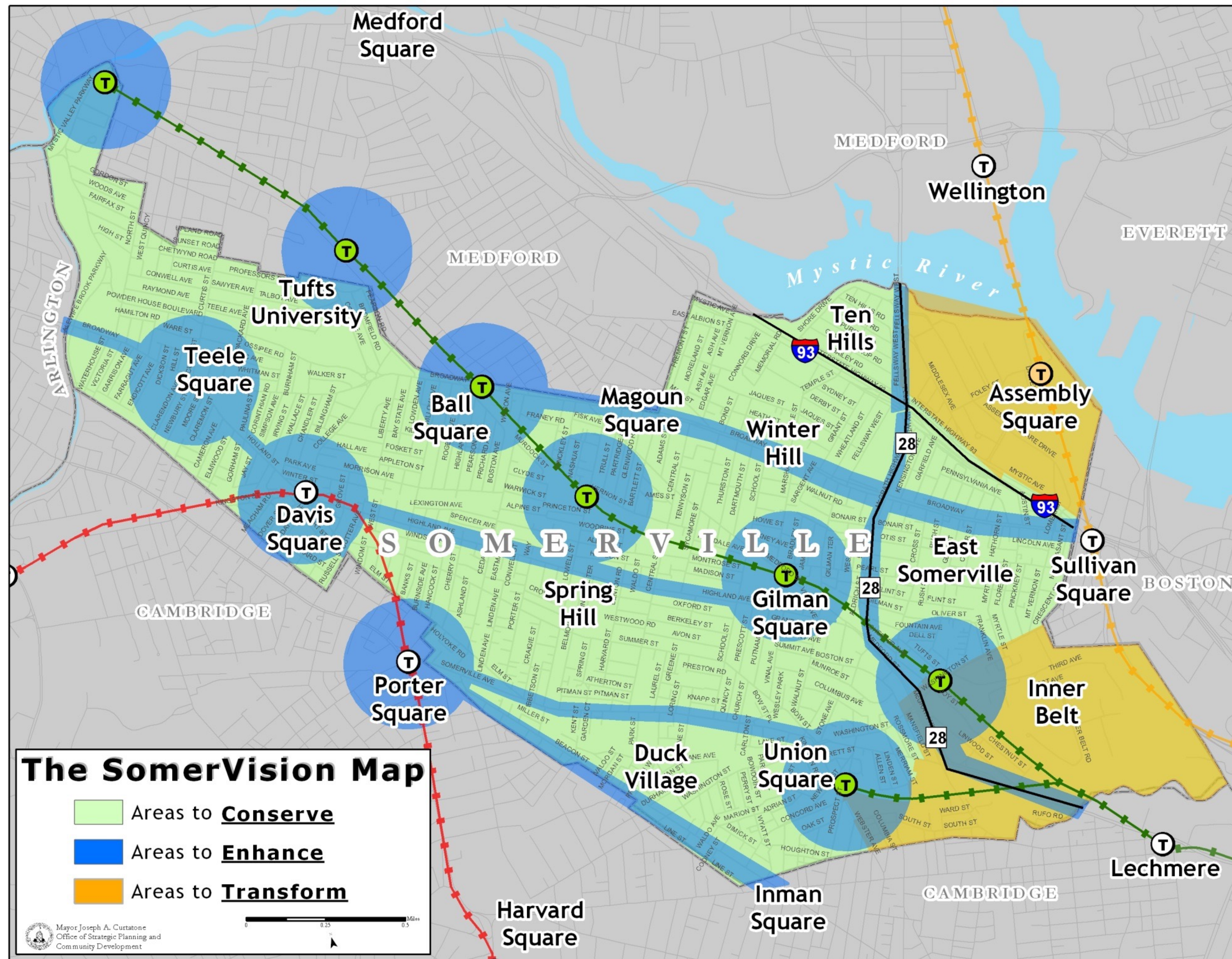
Adopted by the
Somerville Planning Board
April 19th, 2012

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

A word cloud shaped like a city map, with 'green' and 'space' as the largest words. Other words include 'public', 'tax', 'industry', 'base', 'future', 'using', 'development', 'crime', 'residents', 'social', 'help', 'center', 'creativity', 'mix', 'transit', 'lock', 'line extension', 'ng', 'essive', 'ntial', 'rture', 'place', 'paths', 'double', 'build', 'share', 'tod', 'connected', 'crime', 'ng', 'essive', 'ntial', 'rture', 'place', 'paths'.

this is somervision







SOMERVISION GOALS, POLICIES AND ACTIONS





SOMERVISION POLICY:

The City should maintain its unique and authentic character.





SOMERVISION GOAL:

Protect and promote a diverse and interesting mix of small-scale businesses in Somerville's neighborhoods





SOMERVISION GOAL:

Design and maintain a healthy and attractive public realm that fosters community connection, including streets, sidewalks, and other public space.



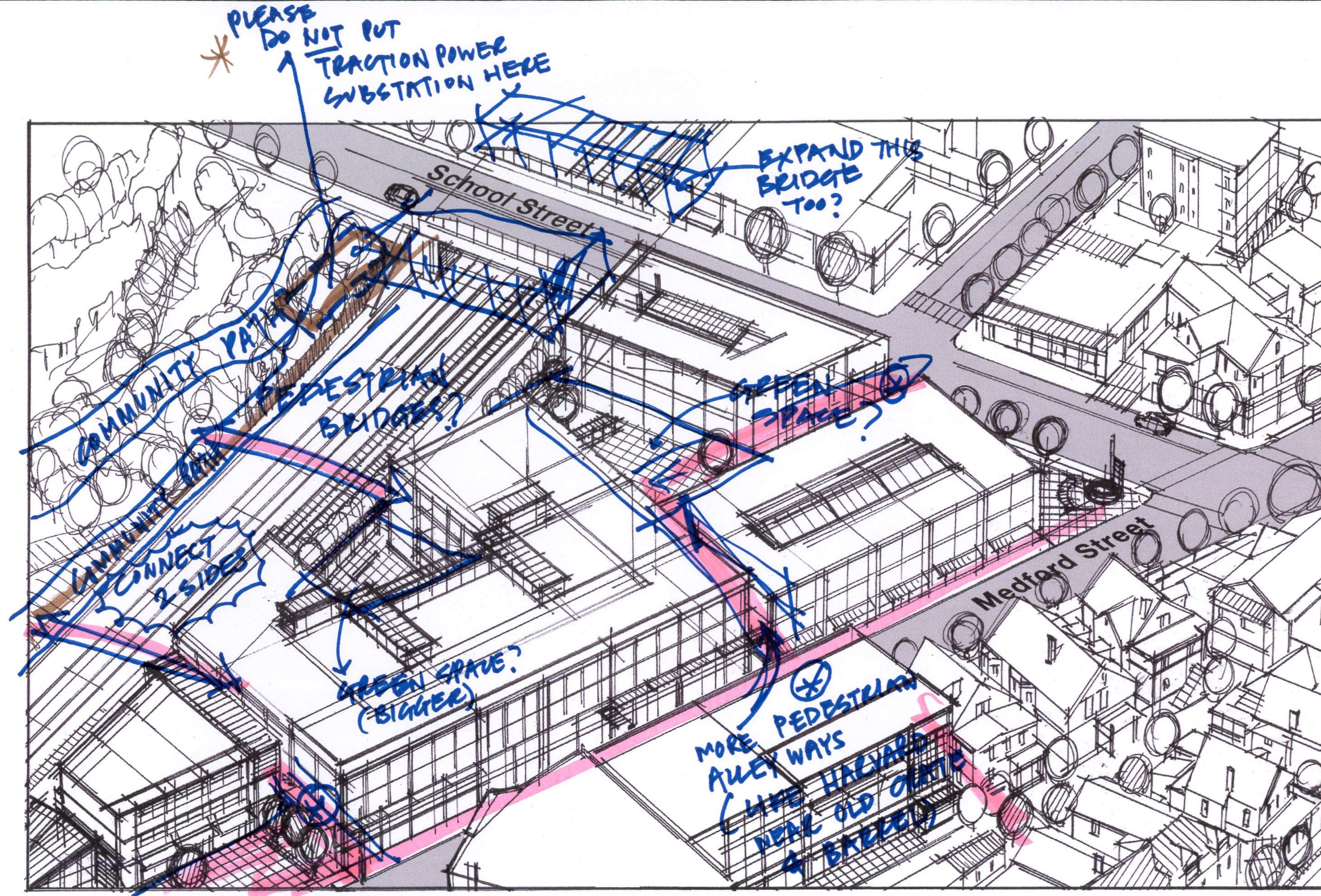


COLLABORATIVE PROCESS REINFORCES THESE GOALS





Somerville *by*
DESIGN



Somerville *by*
DESIGN




Somerville *by*
DESIGN



INTERIM & DEMONSTRATION PROJECTS






SAT MAY 31, 2014 4PM - 7PM

The Better Block PROJECT

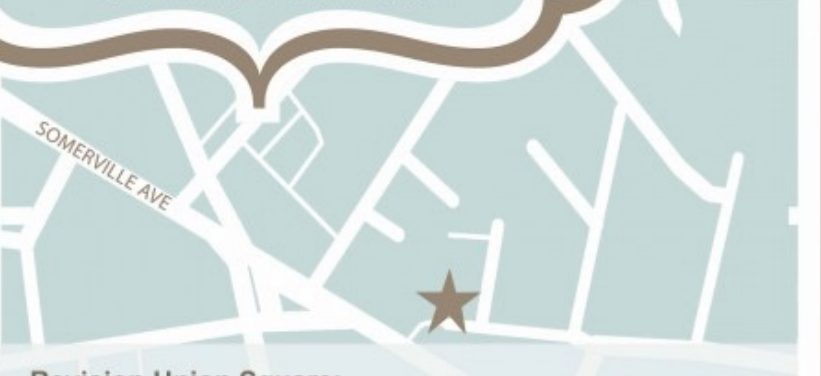
UNION SQUARE REVISIONING IN SOMERVILLE
somerville.teambetterblock.com

Somerville DESIGN

TEAM BETTER BLOCK



POSTER DESIGN BY A POUNDS



SOMERVILLE AVE

Revision Union Square:
Team Better Block, City of Somerville, & Somerville By Design
Saturday May 31 from 4PM - 7PM
somerville.teambetterblock.com

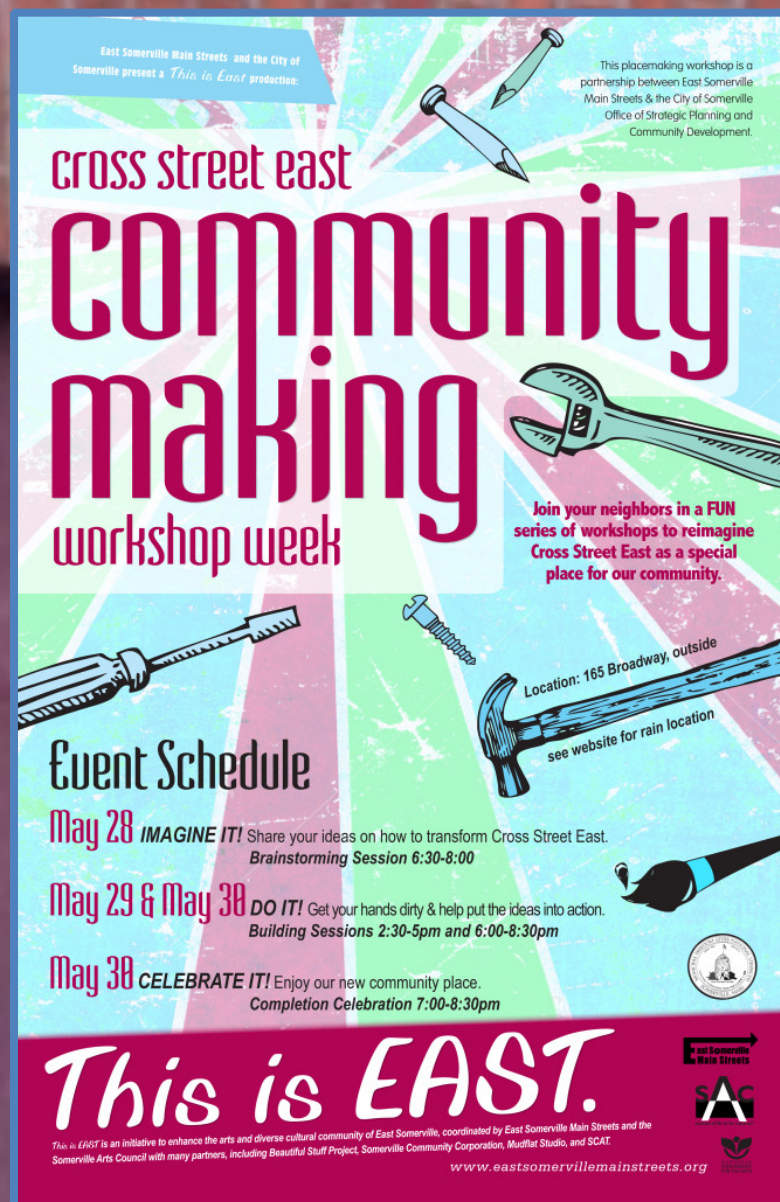
Located in Union Square on Somerville Ave in front of Community Access TV, and on Newton Street and Prospect Street.

Experience the temporary transformation of Union Square as a more bicycle, pedestrian, and transit friendly area!

Interested in participating? Check the website for more information about "build days" on May 29 & 30!



EAST SOMERVILLE 2014



Somerville *by*
DESIGN



DAVIS SQUARE 2013



DAVIS SQUARE 2013



DAVIS SQUARE 2013

















FROM PLANNING TO IMPLEMENTATION

2012



INVITE PUBLIC LIFE
Creating Spaces for Socializing, Recreating, and Doing Business

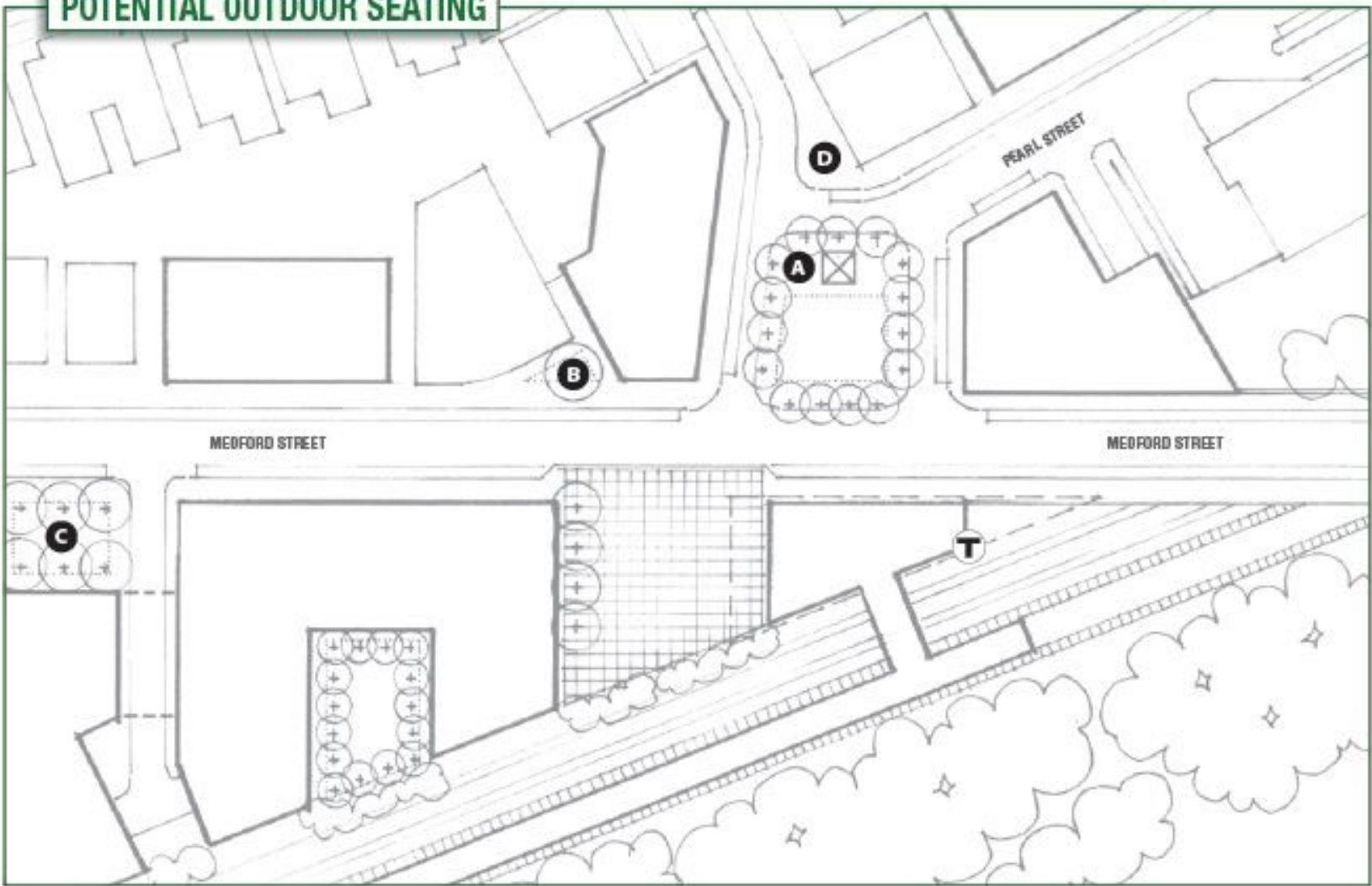
The redesign of Gilman Square's main intersection calls for the City to invest in the development of a public square to serve as the social and economic heart of the station area (see #1 on "Potential Outdoor Seating" below). This new 'Gilman Square' will provide a central social space for the public, an accessible path for pedestrians to the transit station, and a landmark that will help reinforce neighborhood identity. Construction of a new public square will also contribute toward achieving SomerVision's overall goal of developing 125 acres of new civic and recreation space citywide. However, because Somerville's urban fabric is densely woven, with relatively few parks and open spaces compared to the size of the population, achieving this open space goal will also require a creative, entrepreneurial approach from private property owners to design and build privately-owned, publicly-accessible spaces like retail plazas, street seating, and outdoor cafes.

The next page illustrates some of the many possibilities for incorporating additional outdoor spaces into sidewalk extensions and infill and redevelopment sites surrounding the new public square. If the Marshall-Pearl-Medford intersection and Gilman Square are redeveloped according to this plan,

the ABJ Auto Repair site would be slightly reshaped, creating the opportunity for a small protected plaza on the north side of Medford St., framed by the Knights of Malta Hall and a new four-story, mixed-use building on site (see #2 below). Redevelopment of the Xtra Fuels/Reid and Murdock building site could include a roughly 2,000 square foot commercial plaza or pocket park (see #3 below) internal to the lot. Finally, reorganization of the intersection creates an opportunity to bump-out the sidewalk in front of the Litchfield Block building, site of the new Sarma restaurant, that is appropriate for outdoor seating open to the public or as a dining patio for patrons (#4 below).

The first two objectives of this plan give residents of Gilman Square a destination to go to and a place to stay once they get there. Yet to fully invigorate the street life residents are looking for, other initiatives such as the City's Storefront Improvement Program and Street Tree Planting Program will be important in fostering a public realm that achieves our community goals of healthy living, economic vitality, traffic calming, and rich cultural activity.

POTENTIAL OUTDOOR SEATING



The new Gilman Square is a return to Somerville's roots. It will provide a gathering space for the public, an accessible path for pedestrians to the transit station, and a landmark that will help contribute toward neighborhood identity. The central space should be flexibly designed to host various activities and could include a small coffee or newspaper stand while also providing an opportunity for a prominent public art piece, such as the tower drawn in the conceptual renderings of this plan.



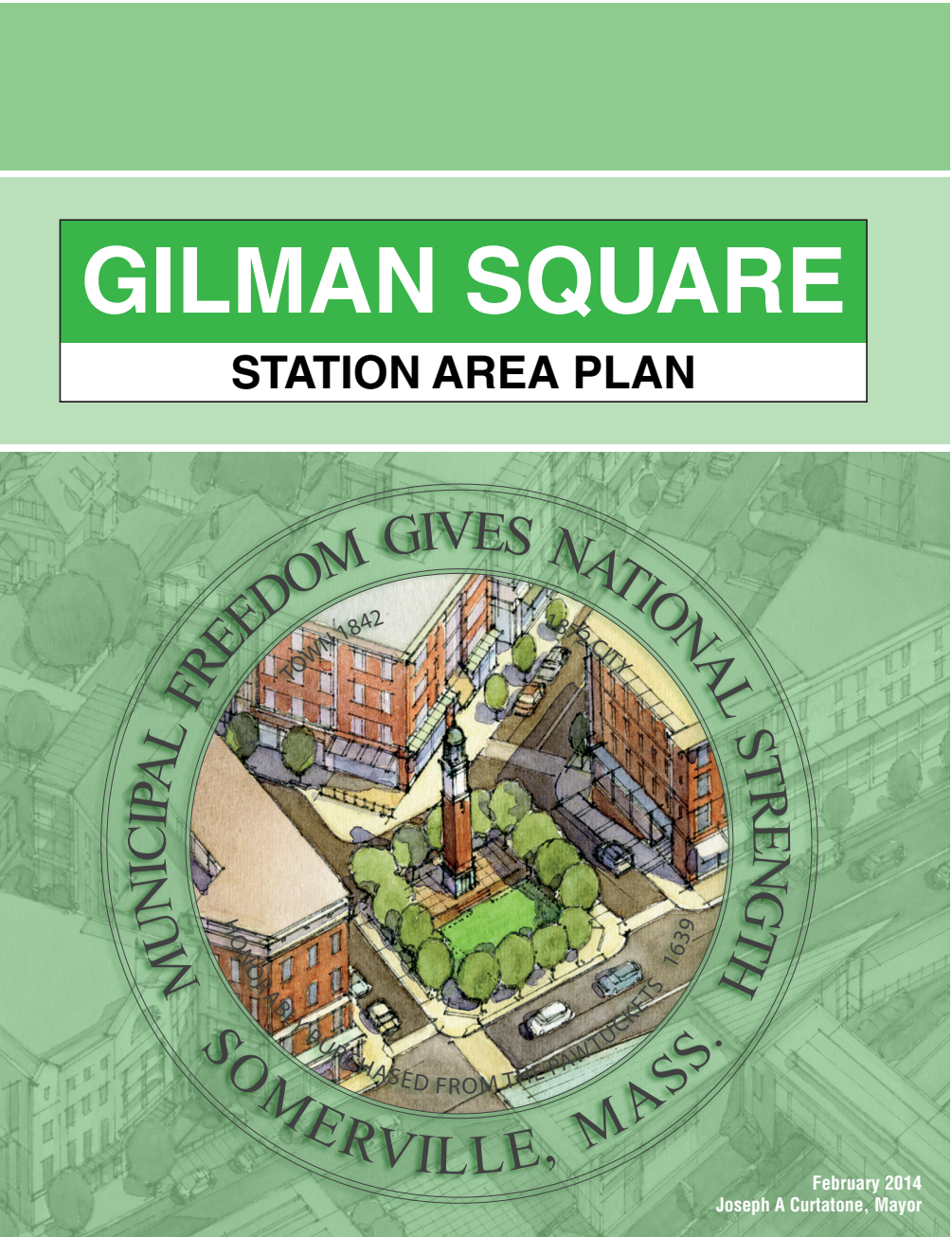
The southern end of the building envisioned for the ABJ Auto site will be one of the most valuable commercial spaces in Gilman Square. Generous sidewalks, particularly on the western side adjacent to the historic Knights of Malta Hall, create excellent opportunities for window-shopping or for outdoor dining, all in clear view of the Green Line station and the Somerville Community Path.



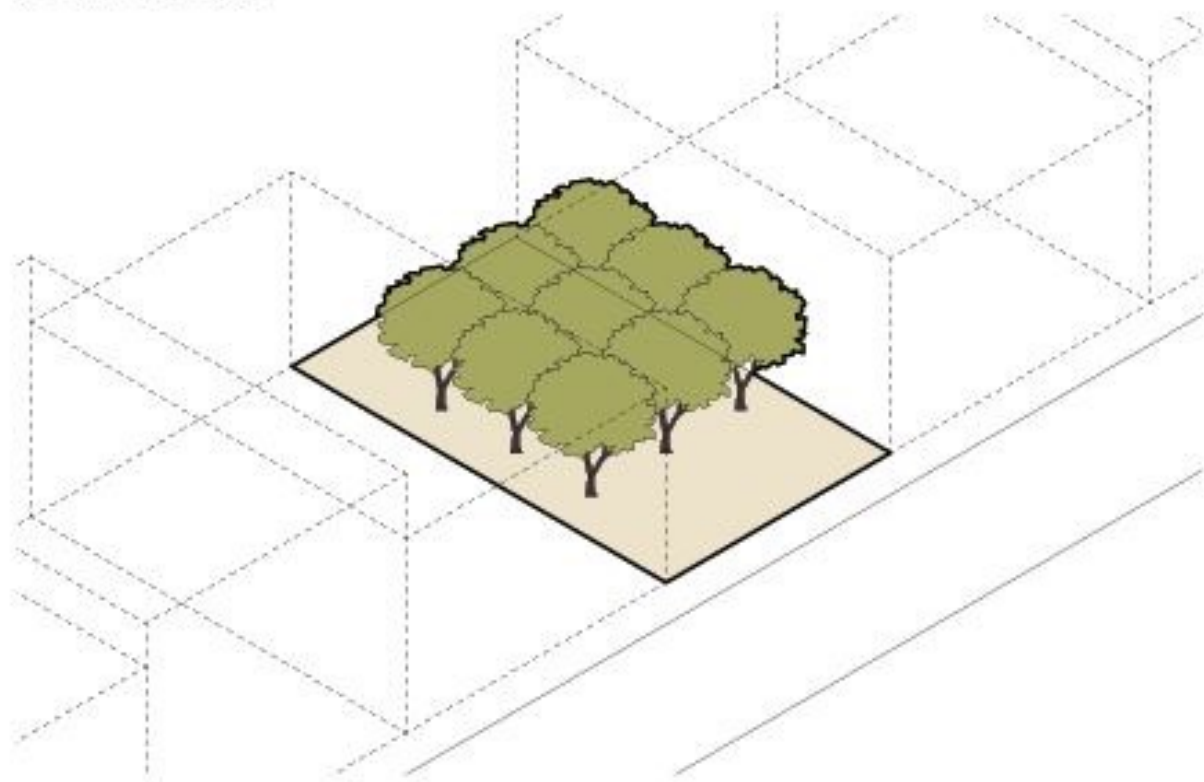
The recessed plaza between Xtra Fuels and the Reid and Murdock building site is large enough to feel like an urban park. It is conceptualized with enough land area to support large canopy trees that can offer shade for café tables and other seating which will add value to adjacent commercial and residential spaces.



The restaurant space formerly known as the Paddock was renovated by a well-known chef and opened for business in the Fall of 2013. With a focus on reinvestment in and support for existing assets, the plan to create a real 'Gilman Square' creates an opportunity to bump-out the sidewalk on Marshall Street, potentially a place outdoor seating for this new restaurant, while simultaneously slowing traffic and increasing pedestrian safety.



G. Pocket Park



A civic space type designed for unstructured recreation, integrated as part of a block/lot or located internal to a block/lot, consisting of greenery and a place to sit outdoors for adults, and spatially defined by surrounding buildings.

PROCESS

a. Plan Submittal	Design and Site Plan
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FORM

a. Size	800 sq. ft. - 10,000 sq. ft. max.
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AMENITIES

a. Seating	1 linear foot / 50 sq ft.
b. Tables	1 per every 3 movable chairs

1. Design Guidelines

- a. A POCKET PARK should contain substantial areas of hardscape complemented by planting beds or formal arrangements of trees with open, spreading canopies.
- b. A POCKET PARK should offer an abundance and variety of seating types and seating locations.
- c. Benches and seating ledges or walls should be designed for the convenience and comfort of visitors, located in support of gathering spaces and along the perimeter of the space, but should be out of the flow of pedestrian traffic.
- d. A POCKET PARK should incorporate lighting that promotes safety while adding visual ambiance and character to the space at night. Lighting fixtures should be smaller-scale, frequently placed, and scaled to pedestrians. Fixture components (base, pole, luminaries) should have stylistic compatibility, while varying in form according to functional requirements. The indiscriminate use of bright lighting shall be prohibited.
- e. Entrances should be well designed to make visitors feel welcome and comfortable entering the space.

Title: Gilman Square Roadway Improvements

Project Description: Improve the intersection of Medford, Pearl, and Marshall Streets and create a square at Gilman Square.

Justification: Improve access, flow, and safety for all modes of transportation (pedestrian, bicycle, MBTA bus, and vehicular) in coordination with the Green Line Extension and create a sense of place and community space through targeted enhancements as developed via community input gathered by Somerville by Design. For more information please see the [draft Gilman Square plan](#).



Operational Cost Impact: Improved landscaping will require a little additional maintenance that can be absorbed by existing staff.

Mayor's Goal:

- 1. Quality of Life

Project Address:

Medford St., Pearl St., and Marshall St. in Gilman Square

	Total Estimated Cost	Prior Years Funding	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Capital Costs:							
Preliminary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design	250,000	-	-	-	250,000	-	-
Land/ROW	-	-	-	-	-	-	-
Construction	2,500,000	-	-	-	-	1,500,000	1,000,000
Equipment	-	-	-	-	-	-	-
Administration	-	-	-	-	-	-	-
Total:	\$ 2,750,000	\$ -	\$ -	\$ -	\$ 250,000	\$ 1,500,000	\$ 1,000,000
Funding Sources:							
Capital Stab. Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GO Bonds	2,750,000	-	-	-	250,000	1,500,000	1,000,000
CDBG	-	-	-	-	-	-	-
Ch. 90	-	-	-	-	-	-	-
Total:	\$ 2,750,000	\$ -	\$ -	\$ -	\$ 250,000	\$ 1,500,000	\$ 1,000,000



#PlanUnionSquare