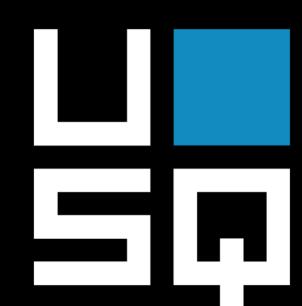
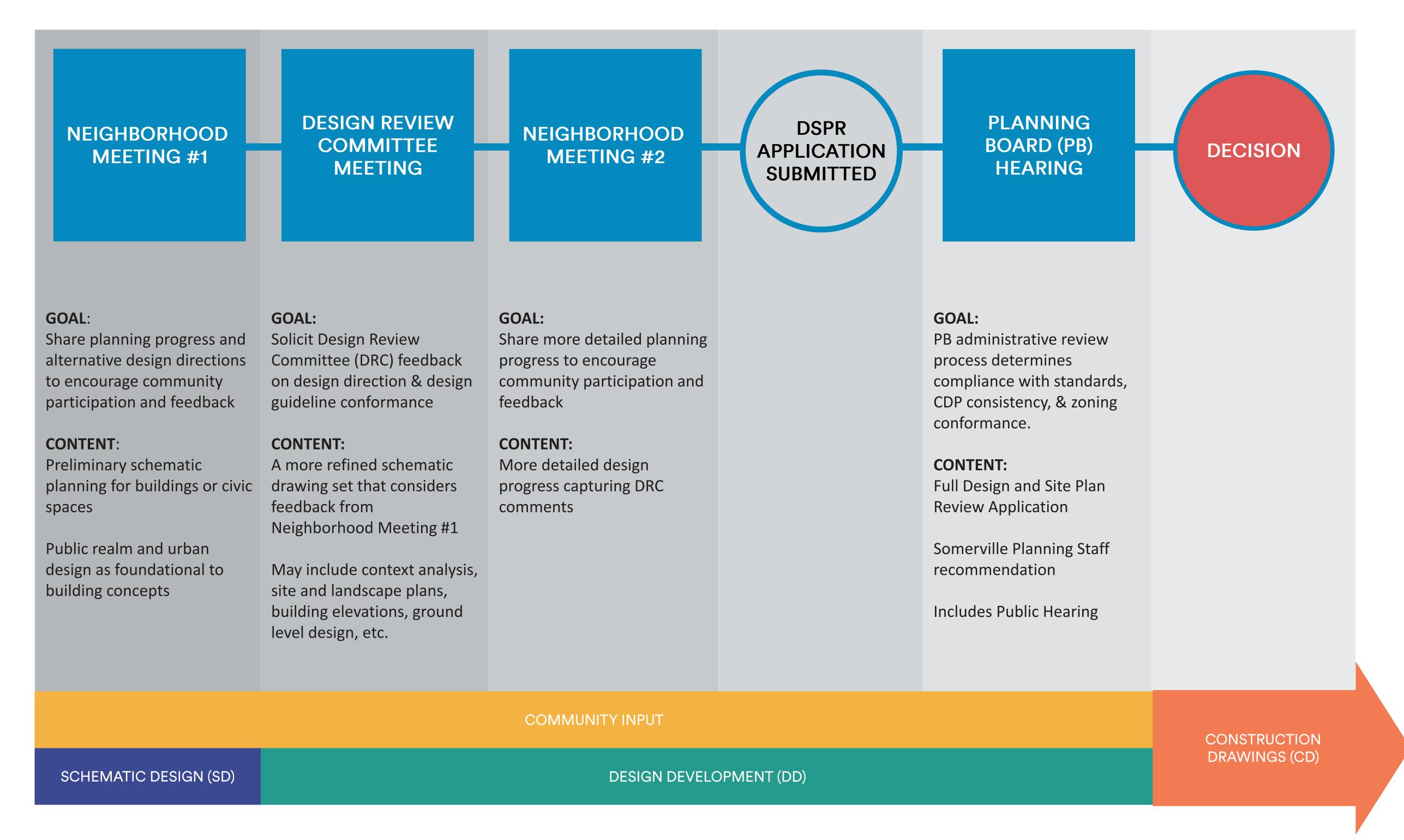
Process Project History

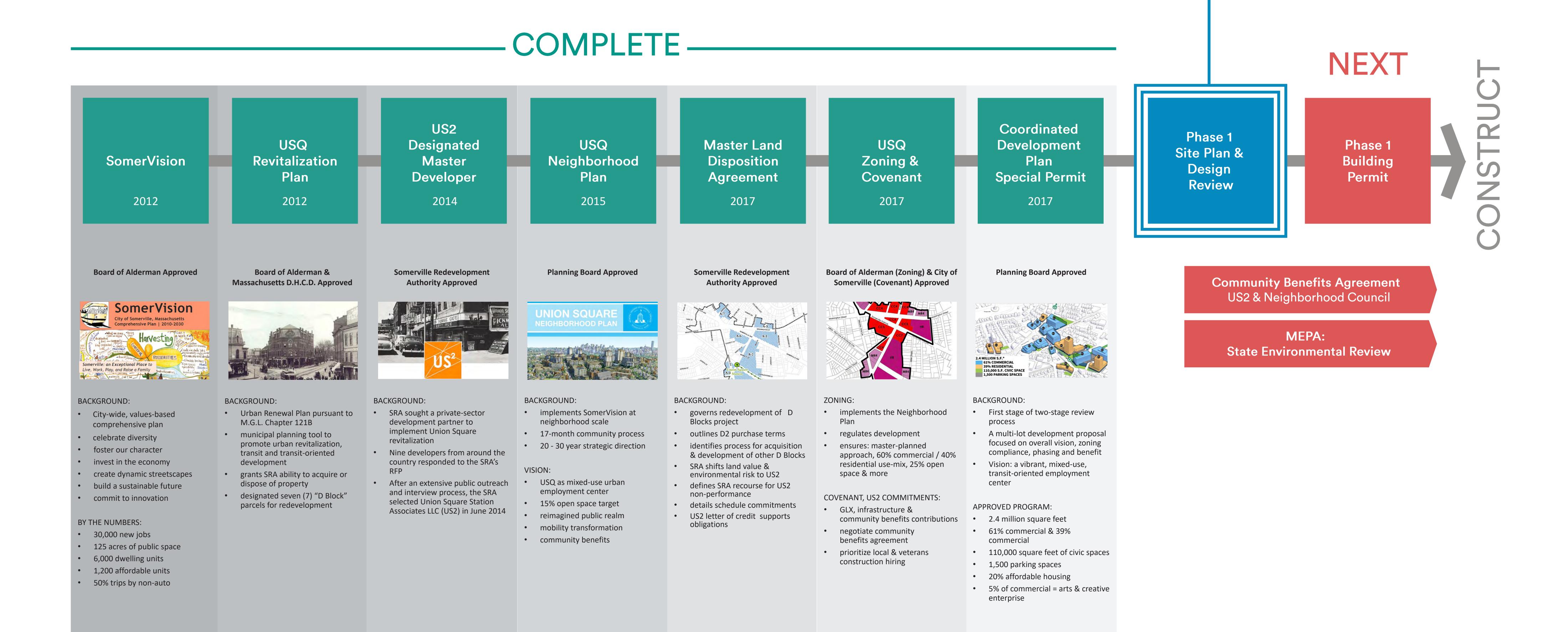


PHASE 1 DESIGN & SITE PLAN REVIEW PROCESS

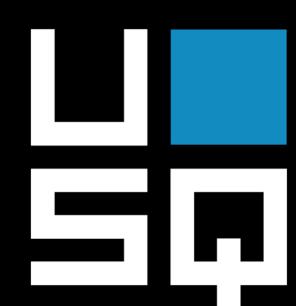


STARTS TODAY -

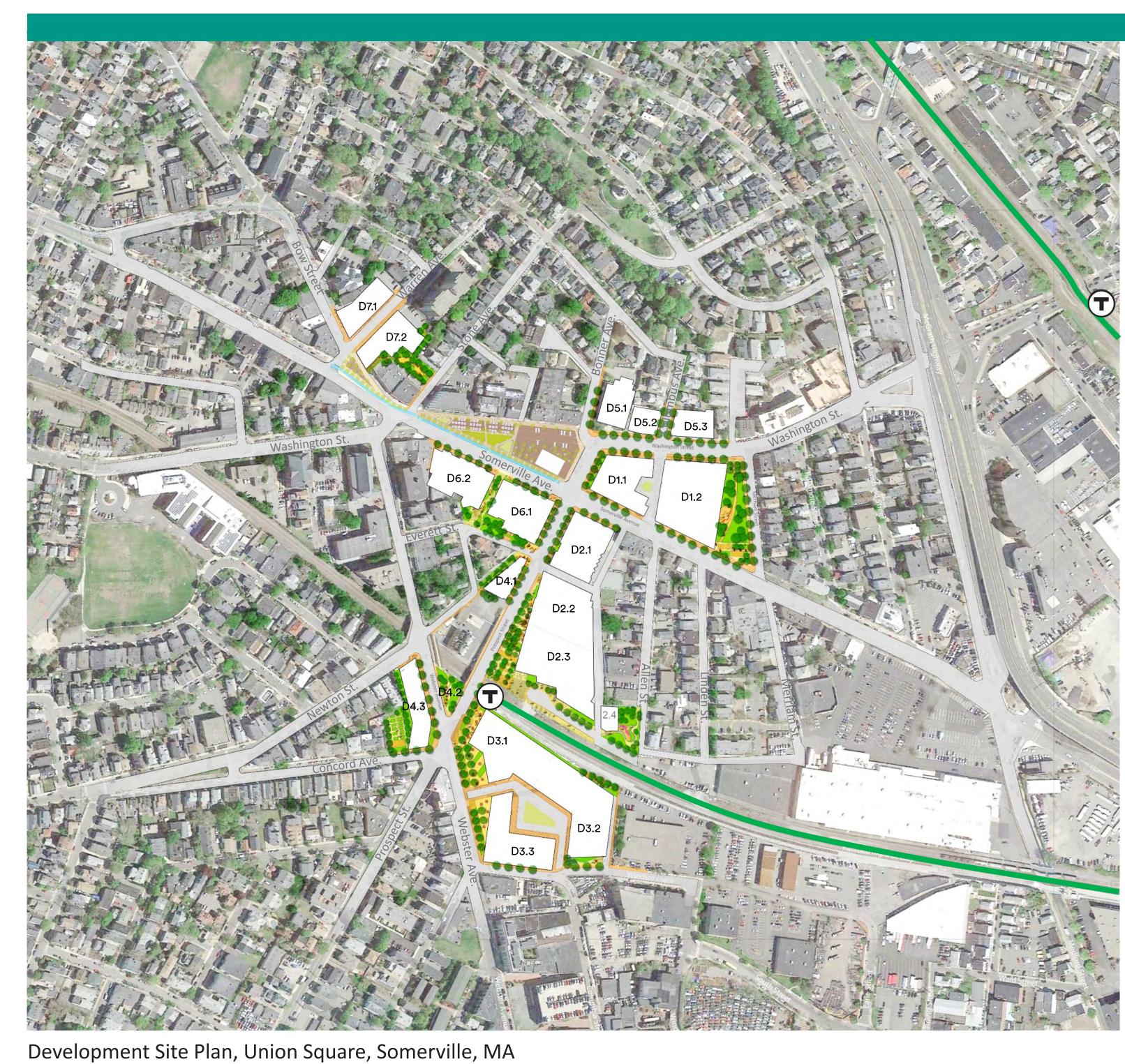
UNION SQUARE REVITALIZATION COMMUNITY-BASED PLANNING PROCESS



Process CDSP Overview



CDP | APPROVED COORDINATED DEVELOPMENT PLAN





REVITALIZATION OBJECTIVE

Transform key opportunity areas like Union Square into dynamic, mixed-use, transit oriented development districts

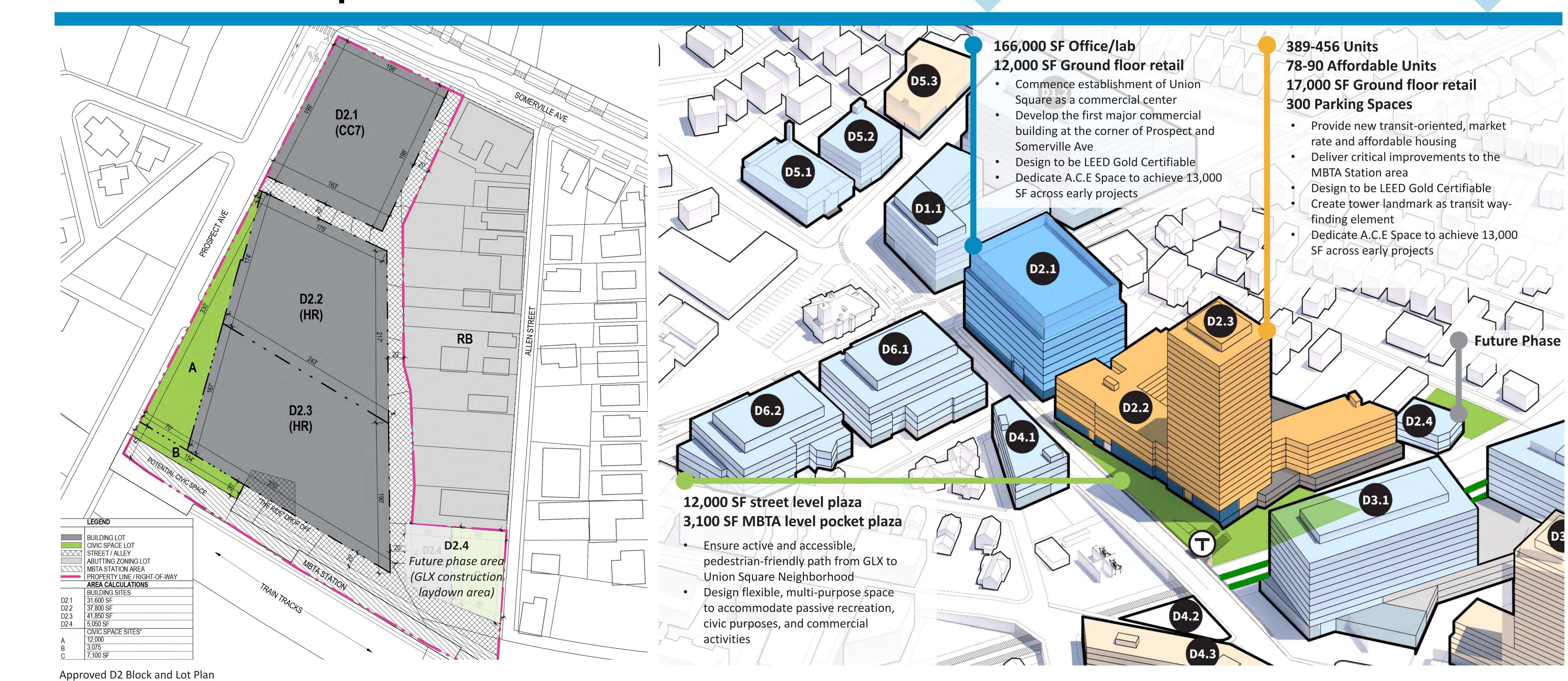
Goals & Values	By the Numbers
 celebrate diversity 	• 30,000 new jobs
 foster our character 	• 125 ac. of public space
 invest in the economy 	 6,000 dwelling units
 create dynamic streetscapes 	 1,200 affordable units
 build a sustainable future 	 50% trips by non-auto
 commit to innovation 	

Program	Master Project	D2 Projects
Area	2,400,000 SF	607,000 SF
Commercial	1,464,000 SF	185,000 SF
Residential	910-998 Units	389-456 Units
Civic Space	110,000 SF	15,100 SF

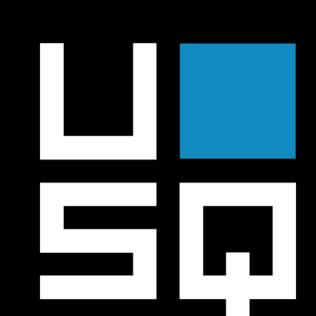
Massing Diagram of Union Square Revitalization Area

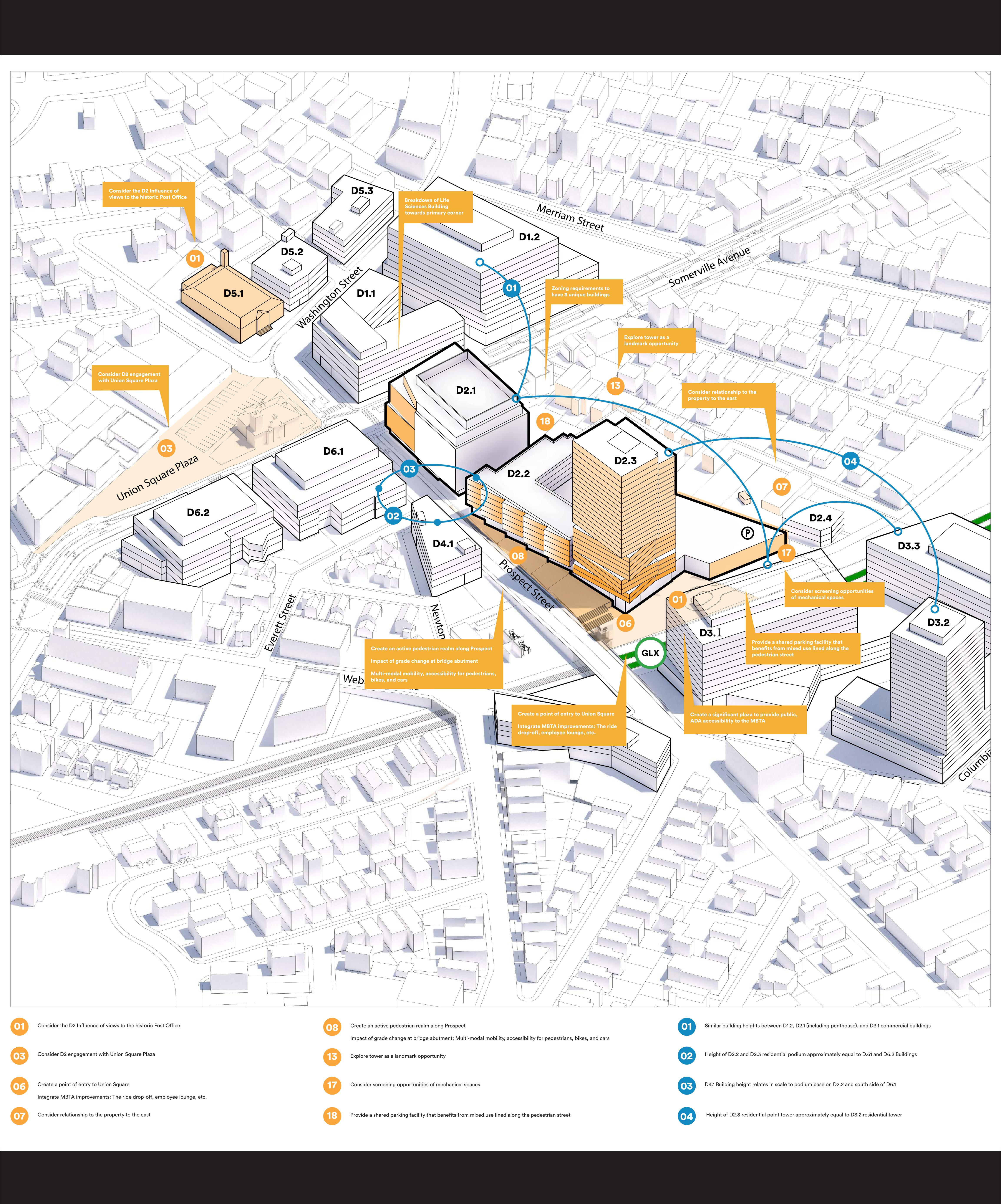
Economic Development (est.)	Master Project	D2 Projects	
Permanent Jobs	5,300	500	
Construction Jobs	4,000	1,100	
Property Taxes (annual)	\$11,318,000	\$2,387,000	
Permits & Fees	\$20,401,000	\$5,198,000	
Public & Community Benefits			
GLX Contribution	\$5,760,000	\$1,490,000	
Offsite Infrastructure	\$4,800,000	\$1,240,000	
Community Benefits	\$3,830,000	\$990,000	
Future Phase Contribution	\$3,560,000	n/a	
Jobs Linkage	\$2,890,000	\$250,000	
Total Public & Community Benefits	\$20,840,000	\$3,970,000	

D2 PROJECTS | DSPR SUBJECT

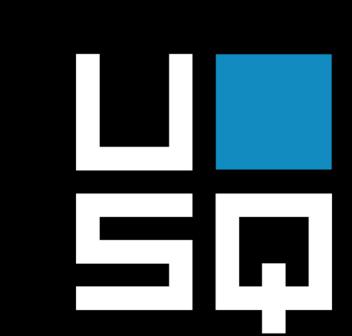


Urban Design Considerations



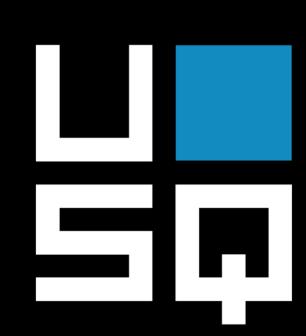


Urban Design Architectural Response



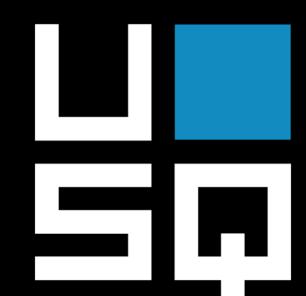


Urban Design Public Realm





Public Realm Upper Plaza

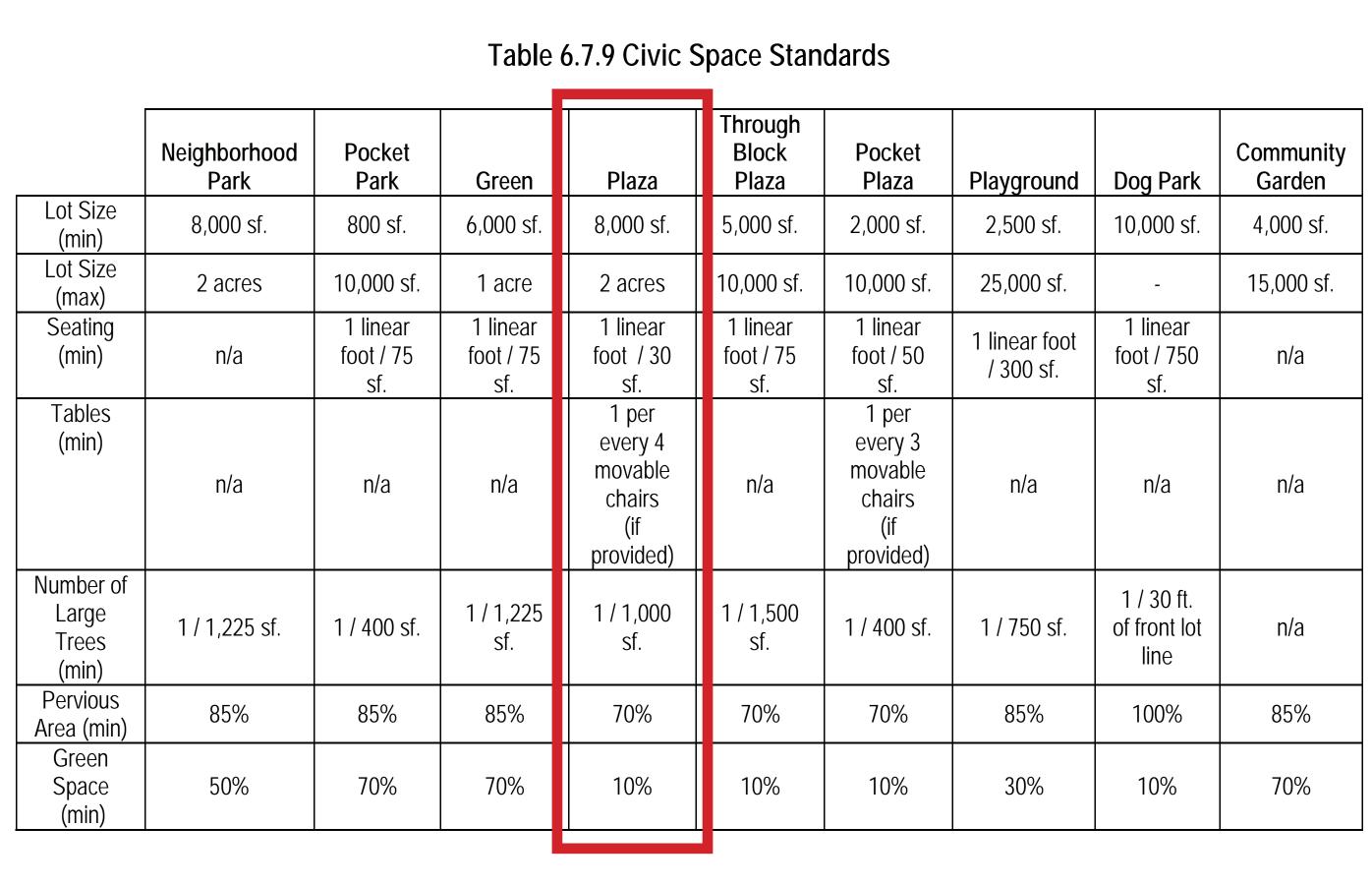


CIVIC SPACE TYPE ANALYSIS

Type: Plaza

D2 Civic Space location as defined by CDSP.

Union Square Zoning Requirements and Guidelines. Target Area: 12,000 SF



DEVELOPMENT STANDARDS

• The major portion of a public plaza is the area of a plaza that is largest in size and intended for primary use. Major portions must have a minimum average width and depth of forty feet, a maximum width that is not greater than three times the average depth, measured perpendicularly from the abutting sidewalk, and occupy no less than seventy five percent of the plazas total area. All points within the major portion of a plaza must be visible when viewed perpendicularly from the sidewalk of the Abutting thoroughfare.

• Minor portions of a plaza are secondary areas that allow for additional flexibility in the shape and configuration of a plaza. Minor portions must have a minimum average width and depth of fifteen feet, occupy no more than twenty five percent of the plazas total area, and be directly adjacent to the major portion. All points within a minor portion must be visible from within the major portion when viewed perpendicularly from the major portion. Minor portions that do not front onto the same thoroughfare as the major portion must have a minimum width that is not greater than three times the average depth.

DESIGN GUIDELINES

- A plaza should contain substantial areas of hardscape complemented by planting beds or arrangements of trees with open canopies.
 Plantings should contribute to the spatial definition of the spaces as an outdoor room.
 Benches and seating ledges or walls should be designed for the convenience and comfort of visitors, located in support of gathering spaces and along pedestrian
- circulation paths, but should be out of the flow of pedestrian traffic.

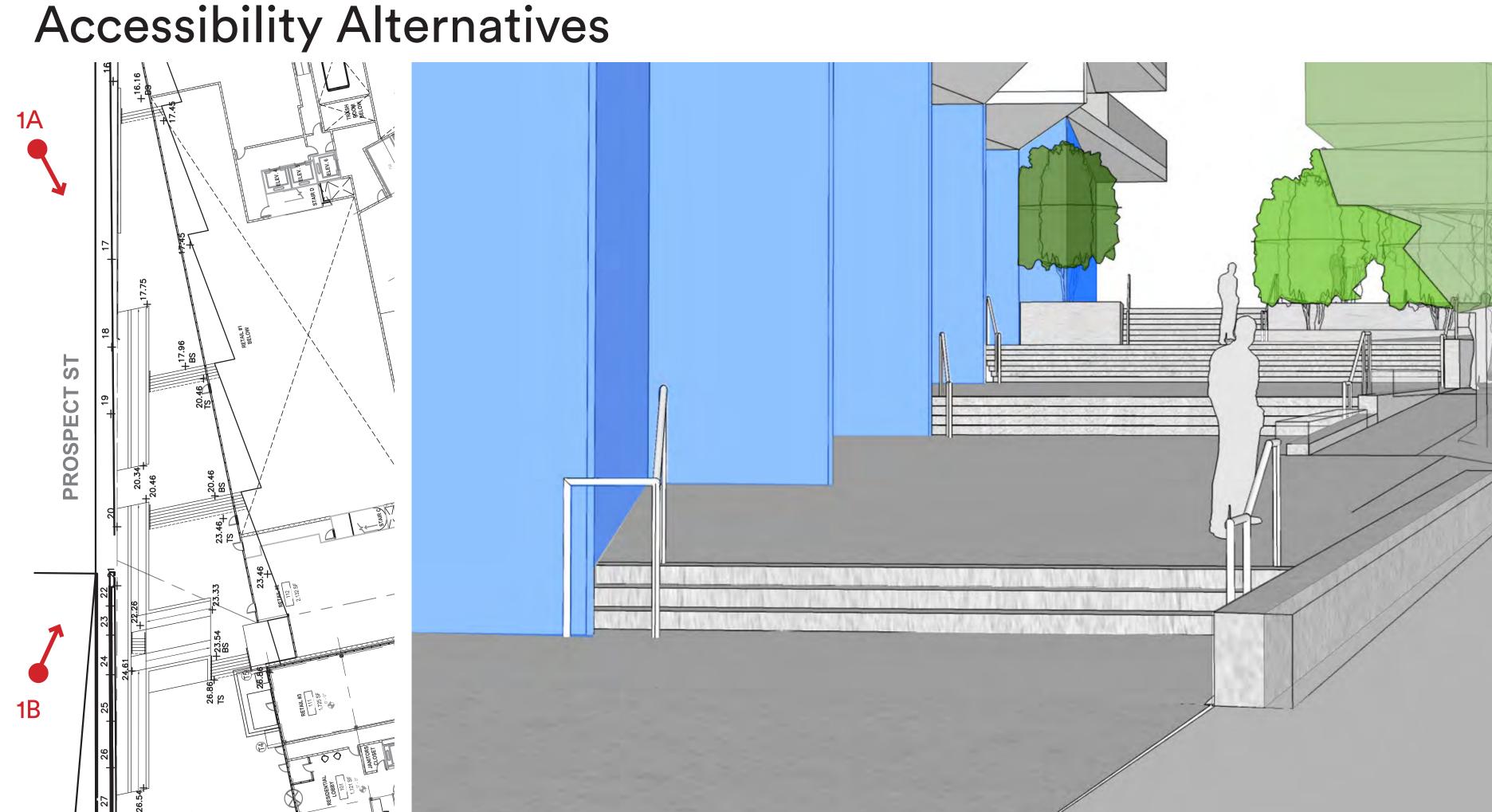
 The perimeter of a plaza should be well integrated into its surroundings and free from fences, hedges and other barriers that would impeded movements into the space and obscure visibility from adjacent streets or building frontages.

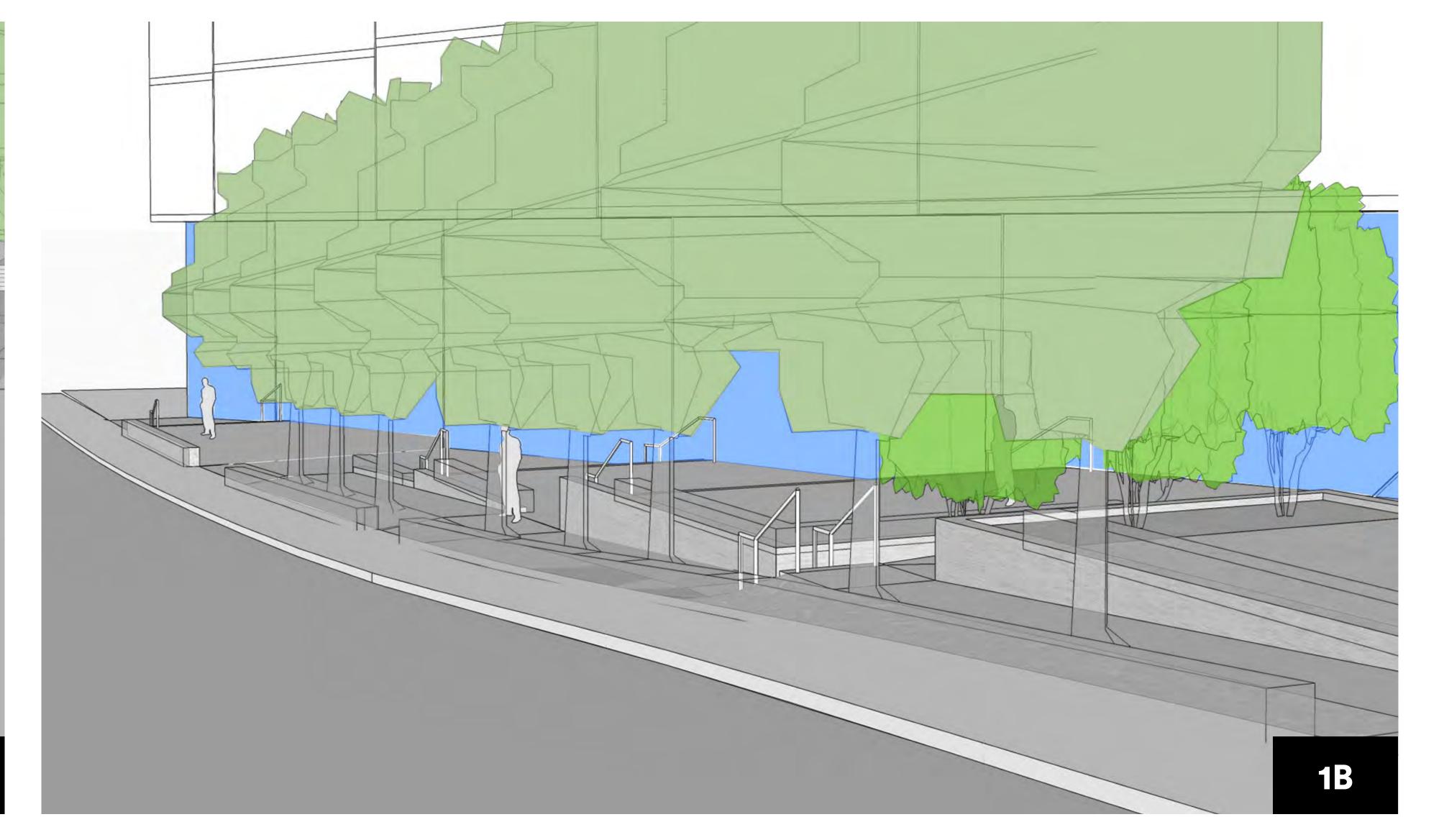


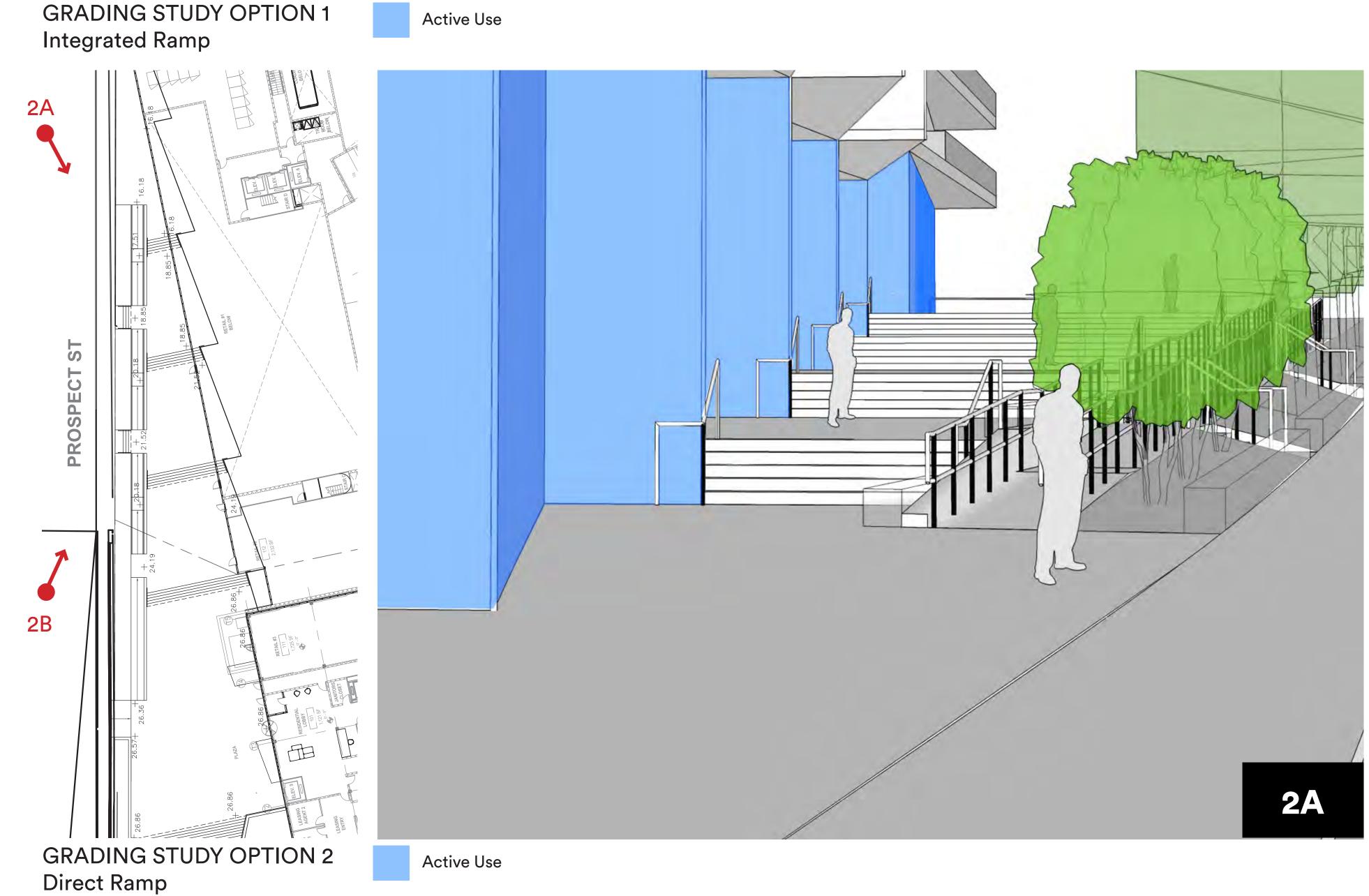
DSPR Plaza Concept

GRADING STUDIES

POTENTIAL CIVIC SPACE







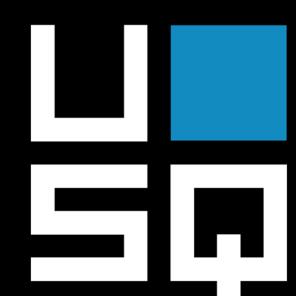


POTENTIAL MULTI-PURPOSE CIVIC SPACE





Public Realm Lower Plaza

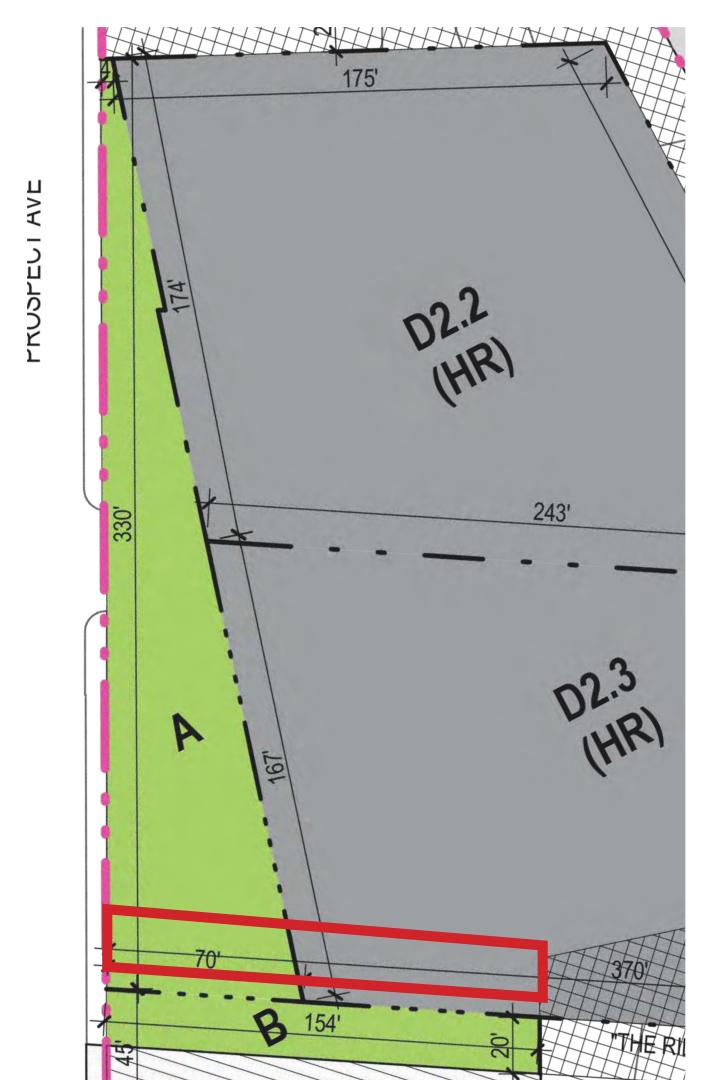


CIVIC SPACE TYPE ANALYSIS

Type: Pocket Plaza

D2 Civic Space location as defined by CDSP. Union Square Zoning Requirements and Guidelines.

Target Area: 3,000 SF



	Neighborhood Park	Pocket Park	Green	Plaza	Through Block Plaza	Pocket Plaza	Playground	Dog Park	Community Garden
Lot Size (min)	8,000 sf.	800 sf.	6,000 sf.	8,000 sf.	5,000 sf.	2,000 sf.	2,500 sf.	10,000 sf.	4,000 sf.
Lot Size (max)	2 acres	10,000 sf.	1 acre	2 acres	10,000 sf.	10,000 sf.	25,000 sf.	-	15,000 sf.
Seating (min)	n/a	1 linear foot / 75 sf.	1 linear foot / 75 sf.	1 linear foot / 30 sf.	1 linear foot / 75 sf.	1 linear foot / 50 sf.	1 linear foot / 300 sf.	1 linear foot / 750 sf.	n/a
Tables (min)	n/a	n/a	n/a	1 per every 4 movable chairs (if provided)	n/a	1 per every 3 movable chairs (if provided)	n/a	n/a	n/a
Number of Large Trees (min)	1 / 1,225 sf.	1 / 400 sf.	1 / 1,225 sf.	1 / 1,000 sf.	1 / 1,500 sf.	1 / 400 sf.	1 / 750 sf.	1 / 30 ft. of front lot line	n/a
Pervious Area (min)	85%	85%	85%	70%	70%	70%	85%	100%	85%
Green Space (min)	50%	70%	70%	10%	10%	10%	30%	10%	70%

DEVELOPMENT STANDARDS

· Pocket Plazas must have a minimum average width and depth of forty feet and a maximum width that is not greater than three times the average depth, measured perpendicularly from the Abutting sidewalk. · All points within a Pocket Plaza must be visible when viewed perpendicularly from the sidewalk of the Abutting thoroughfare. Visibility of a Pocket Plaza is not affected by permitted obstructions.

DESIGN GUIDELINES

 A Pocket Plaza should contain areas of hardscape complemented by planting beds or arrangements of trees with open, spreading canopies. · Plantings should contribute to the spatial definition of the space as an outdoor room. · Benches and seating ledges or walls should be designed for the convenience and comfort of visitors, located in support of gathering spaces and along pedestrian circulation paths, but should be out of the flow of pedestrian traffic. • Entrances should be well designed to make visitors feel welcome and comfortable entering the space.

· Water features, including fountains and waterfalls, are encouraged.



GRAND STAIR ALTERNATIVES

Establishing a Sense of Arrival



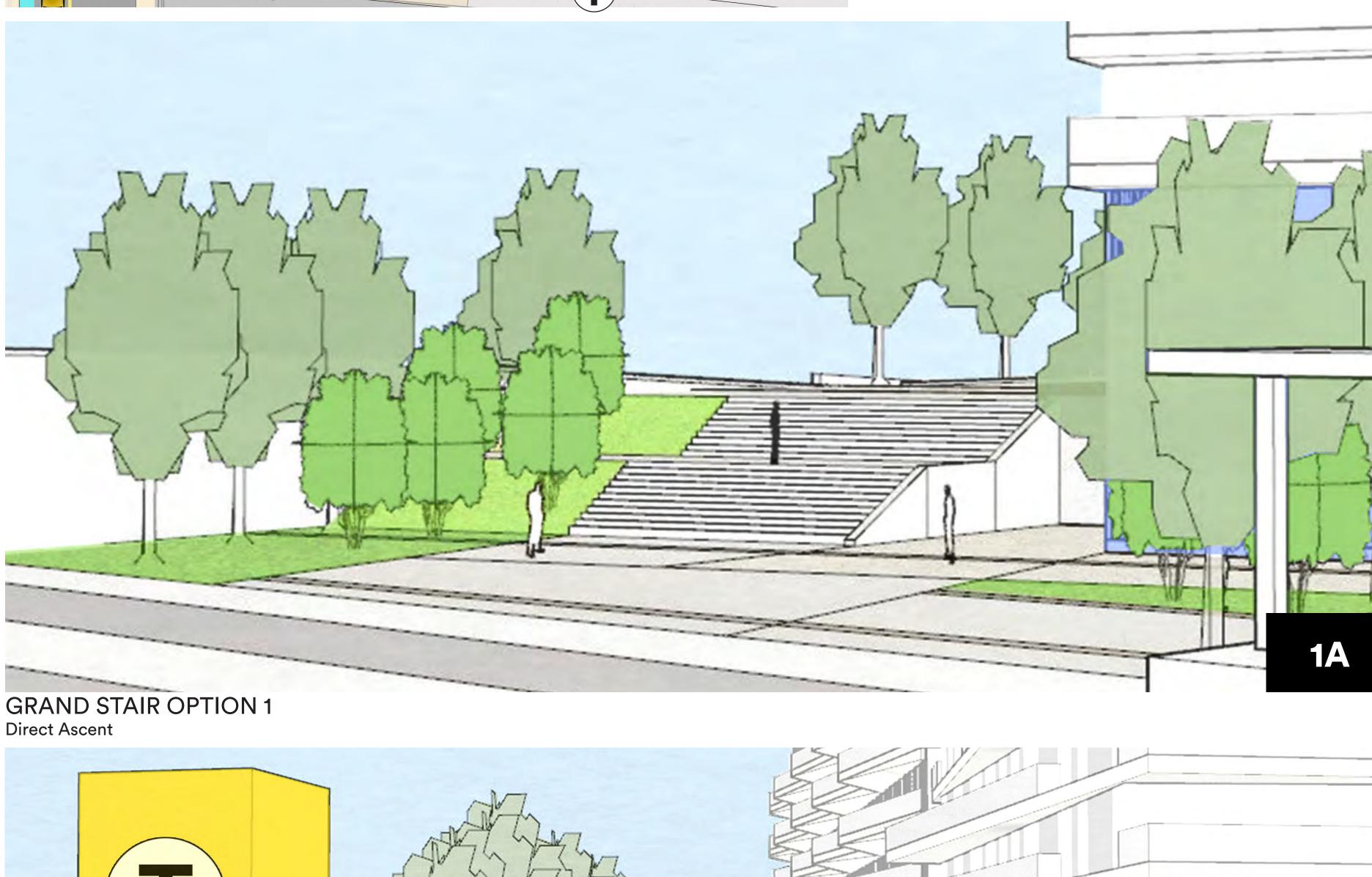
GRAND STAIR OPTION 1 Direct Ascent

The first stair study is the most simplistic and modern. Two grand stair cases lead you down to the lower pocket plaza and MBTA tracks. There is a parallel green area to create visual interest and screening from the road.

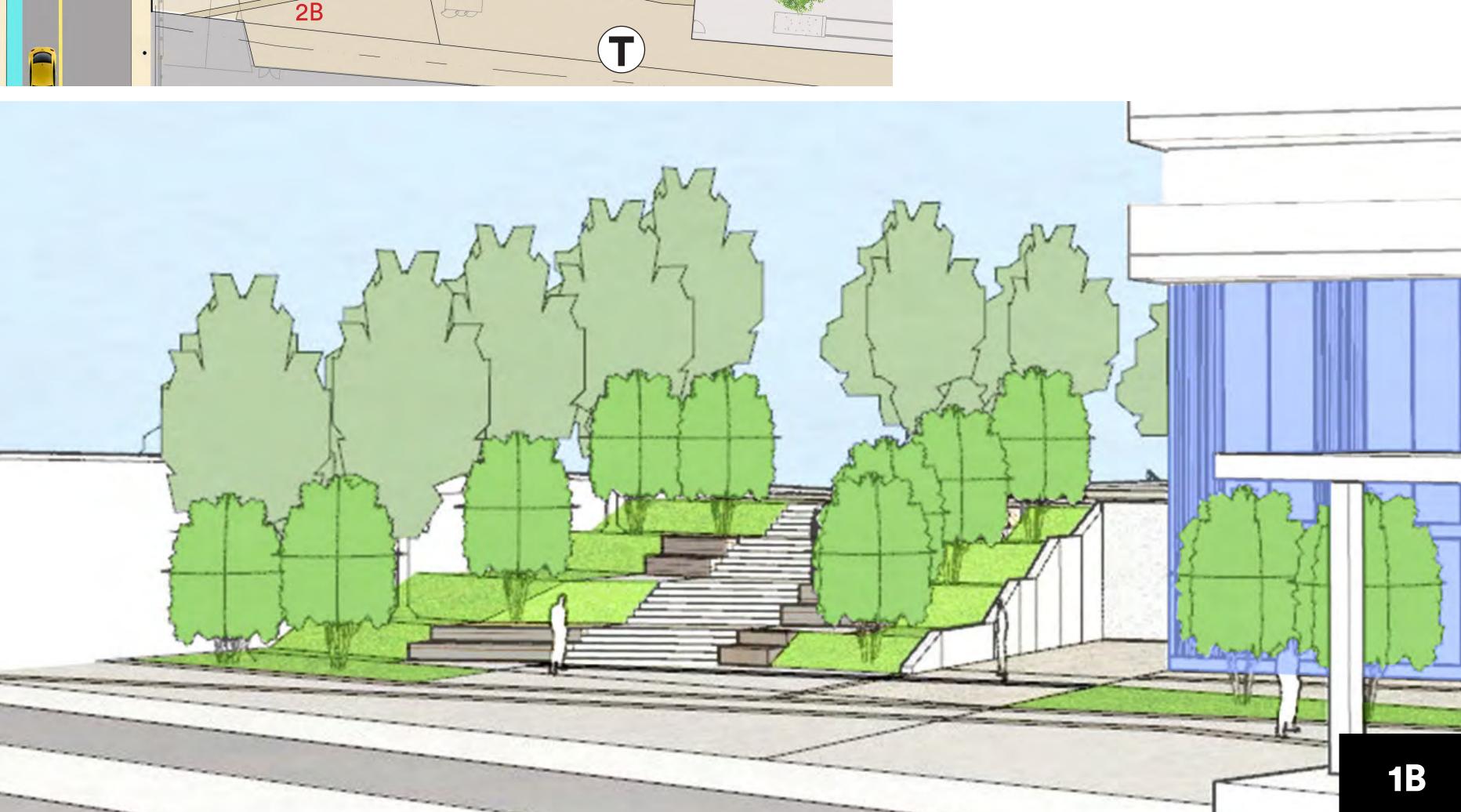


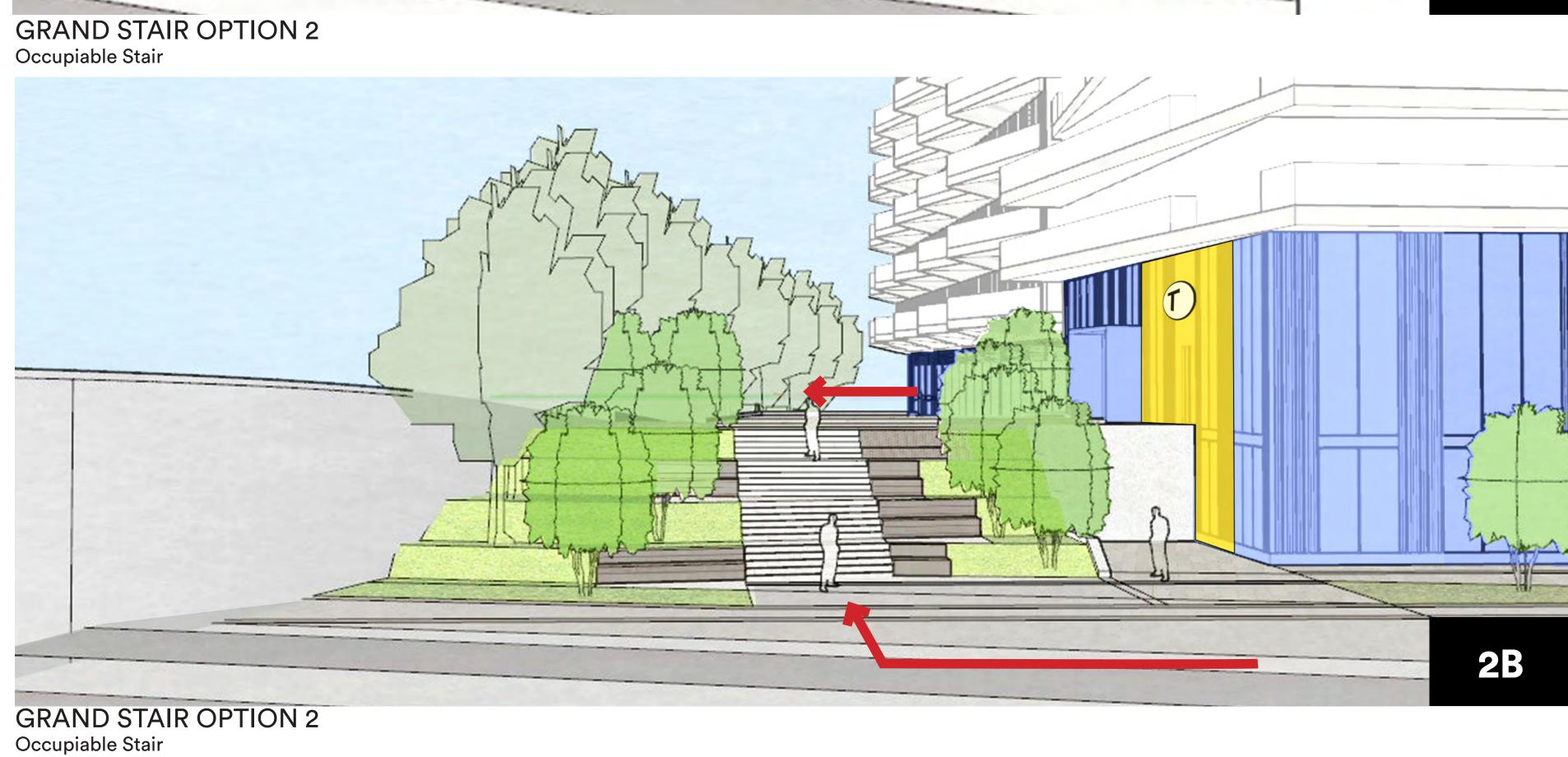
GRAND STAIR OPTION 2 Occupiable Stair

The second study is more dynamic and playful with the stairs at different angles with increased green space along the sides. Within, there are seating pockets for gathering and resting for your train.







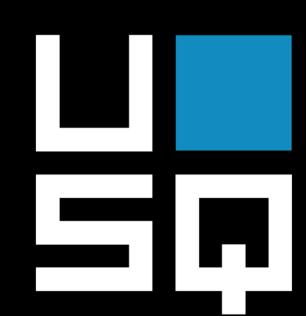


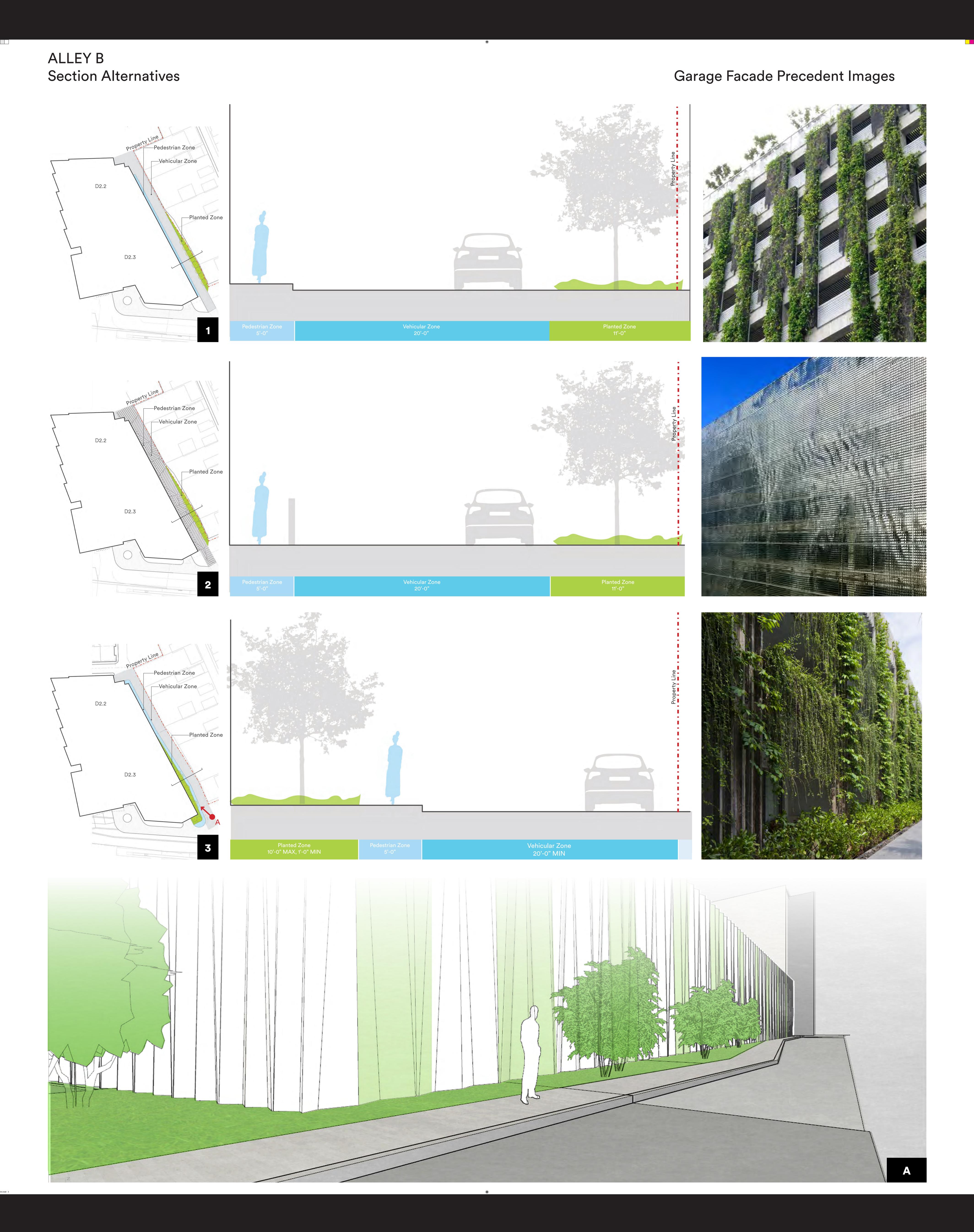


Direct Ascent

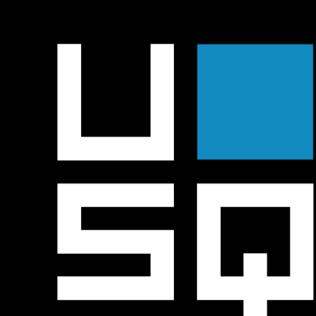


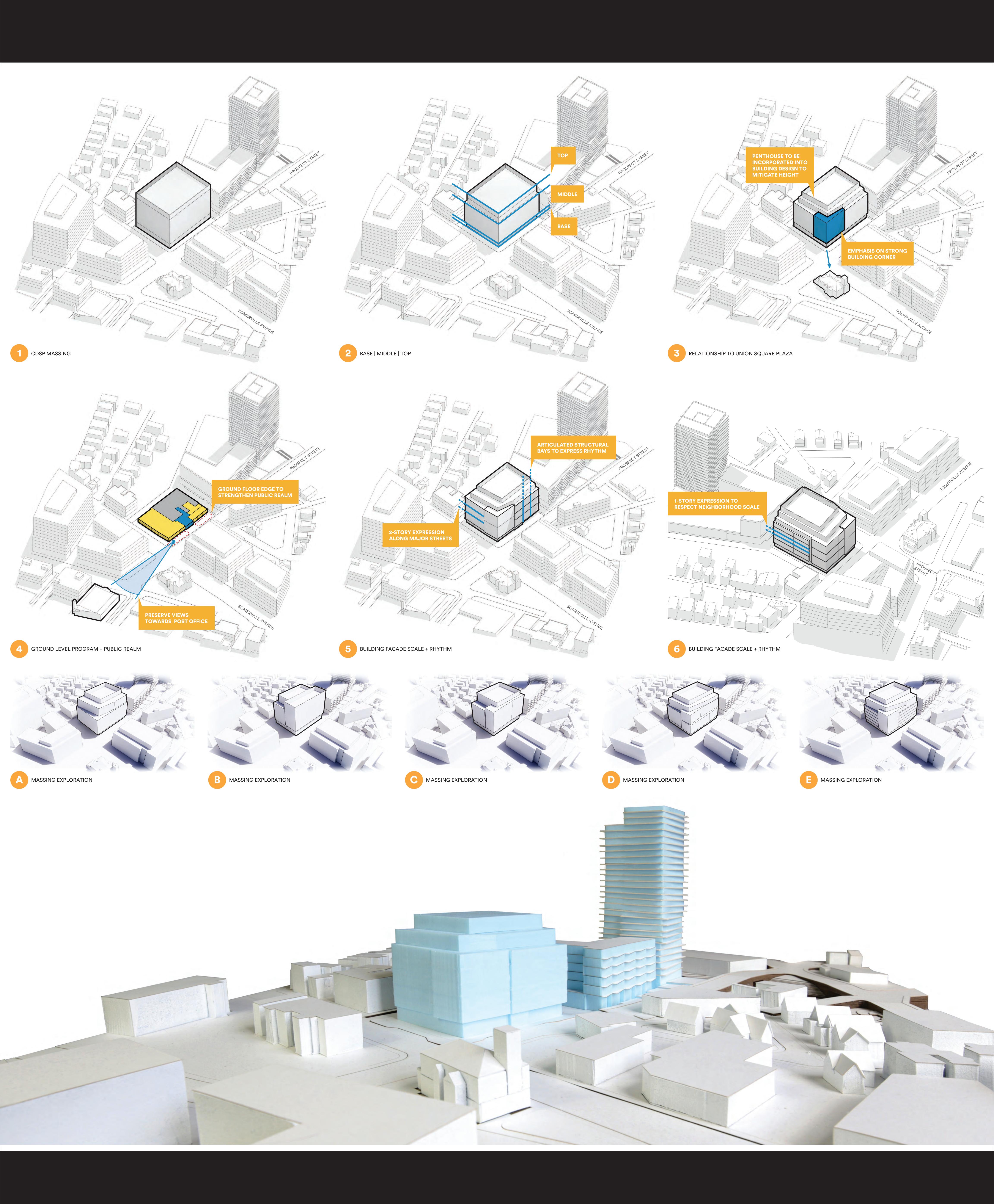
Public Realm Alley B



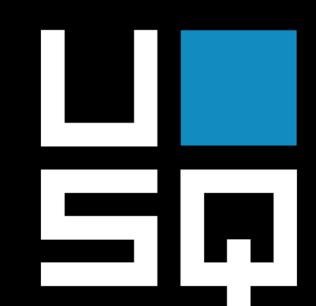


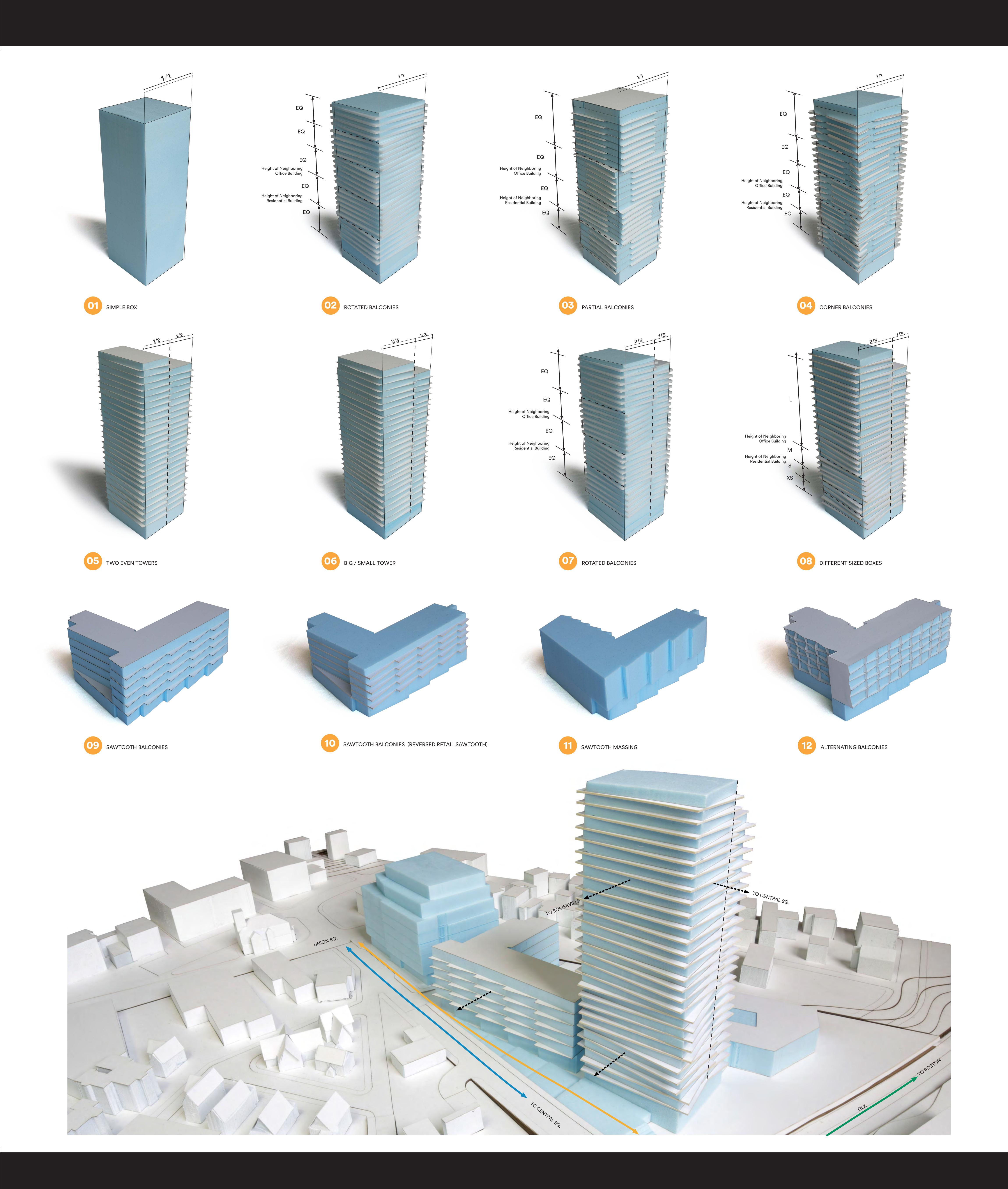
Building Design D2.1 Studies



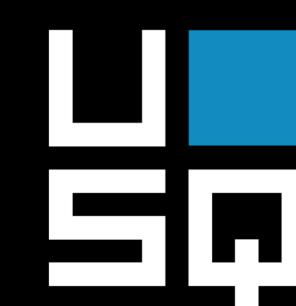


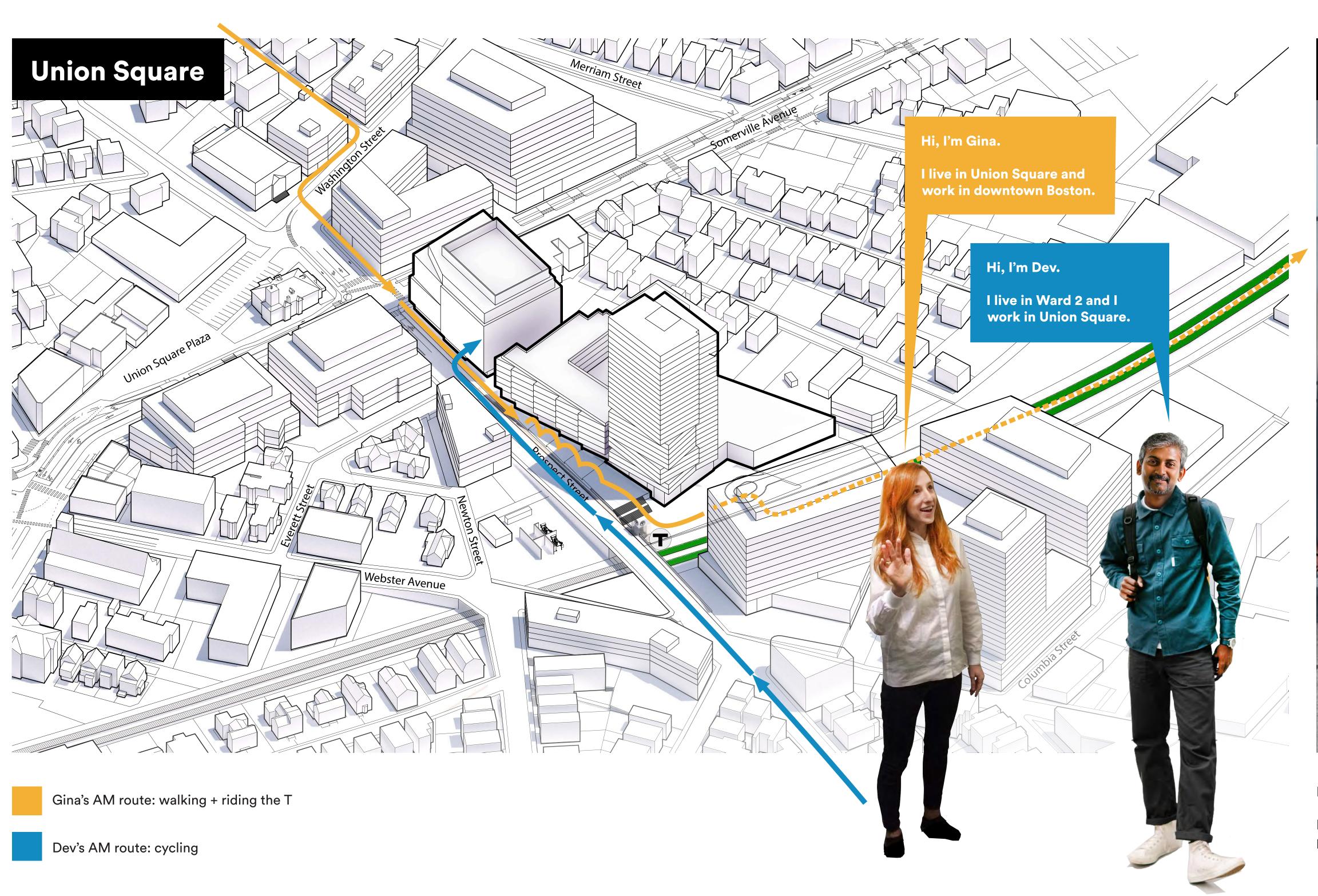
Building Design D2.2 and D2.3 Studies





Day in the Life Morning







PEDESTRIAN FRIENDLY

Buildings D2.2 and D2.3 are set back from Prospect Street, carving out room for a pedestrian-friendly civic space on the way to the Union Square T Station.



MULTI-MODAL COMMUTING

The new civic space will serve as a transportation hub. Commuters will arrive by foot, bike, car, or Green Line.



A PLACE TO LINGER

Terraced plazas match the rising elevation of the Prospect Street bridge. Each plaza provides a defined zone for plantings and seating, breaking up the scale of the long, linear park.



BUILDING AMENITIES

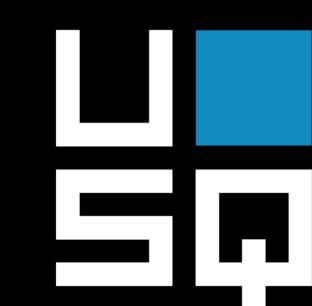
Both D2.1 and D2.3 offer public bike storage for visitors to Union Square.

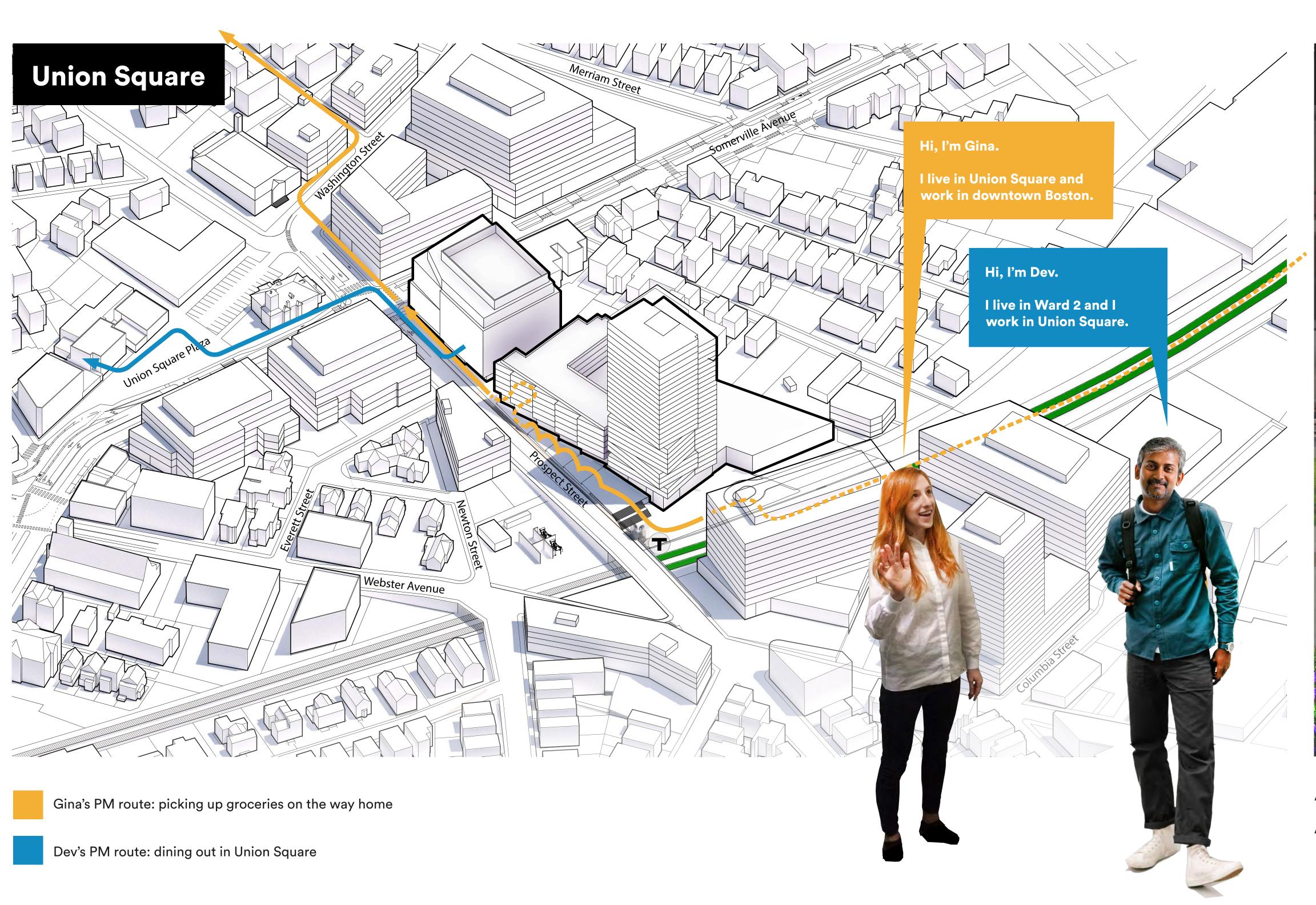


PLATFORM LEVEL AMENITIES

The civic space descends from the bridge level down to the Green Line platform, where commuters will find additional amenities to enjoy while they wait for the train to arrive.

Day in the Life Evening







ARRIVING BY T

A vibrant plaza welcomes commuters exiting the Union Square Green Line Station.



WELCOMING LANDSCAPE

Landscape features emphasize active use along the path towards Union Square.



ACCESSIBLE PLAZA

A series of ramps and sloped walkways provide an ADA accessible route through the plaza.



NEIGHBORHOOD NECESSITIES

Shop fronts facing the plaza will provide convenient retail space for the neighborhood.



DRIVING NEW BUSINESS

The design of the civic space on the D2 block draws visitors toward the already-vibrant businesses in Union Square.