D2.1 Office / Lab

D2 | Union Square Revitalization

Somerville, MA

Design Review Committee
08.20.2018

PROJECT TEAM

Owner:
Union Square RELP
Master Developer LLC (US2)
31 Union Square
Somerville, MA. 02143

Architect:
SGA
200 High Street, Floor 2
Boston, MA 02110

LEED Consultant:
db, HMS
303 W Erie St, Suite 510
Chicago, IL 60654

Structural Engineer:
McNamara Salvia
101 Federal Street, Suite 1100
Boston, MA 02110

MEP Engineer:
AHA
700 Technology Square, Suite 402
Cambridge, MA 02139

Landscape:
Ground, Inc.
285 Washington Street, #G
Somerville, MA. 02143

Retail Consultant:
Graffito SP
108 Lincoln Street
Boston, MA. 02111

Traffic Engineer:
Stantec
226 Causeway Street, 6th Floor
Boston, Massachusetts
02114-2155

DRAWINGS LIST

D2.1
UNION SQUARE
SOMERVILLE, MA

OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
	AUGUST 20, 2018	DRC

SEAL

ARCHITECT
SPAGNOLO GISNESS & ASSOCIATES, INC.
200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE
CONTACTS + DRAWING LIST

D2.1-G000

DESIGN INTENT

Redefining Union Square as an Employment Hub

D2.1 will be the cornerstone of the transformation of Union Square into a vibrant employment center as envisioned in the Union Square Neighborhood Plan. As the first significant commercial building in the heart of Union Square, D2.1 will provide a new place for innovation through a combination of life sciences, office, creative enterprise and retail uses. At occupancy, over 400 new workers will infuse Union Square with their ideas, energy and activities. In the early 1900s, when Union Square was Somerville's largest commercial district, electric street cars made 88 stops a day in Union Square and burgeoning local industries included grist mills, brick manufacturing, ink, glass and copper tubing factories. The return of public transit via the GLX light rail will be a catalyst for redefining Union Square as the next significant employment hub in the Boston region and a host for the next generation of industries to include high tech, life sciences, innovation, creative, arts and more. D2.1's design celebrates the neighborhood's evolution in the context of Union Square's rich history, diverse character, entrepreneurial spirit and unique community identity.

Creating a Modern Expression of the Industrial Vernacular

Over 150 years ago, the marshland and sandy soils of the Union Square area yielded a fine grade of silica and gave rise to one of the neighborhood's first names – "Sandpit Square". This silica spawned brick-making and glass making as well as complimentary industries like metal fabrication and rope-walking. Drawing inspiration from this history, the D2.1 material palette reflects many of these materials that were the very early foundation of Union Square industry. The use of masonry, copper and glass celebrate the neighborhood's past, but are utilized in a modern manner to highlight Union Square's current aspirations. Applied in elongated and fluted modules, vertically aligned masonry units will frame transparent window openings. Copper and blackened metal accent elements, in the form of steel angle and channel shapes, are introduced into the openings in concert with vertically oriented mullions. Through the careful placement of material and attention to texture, color and scale, the collective façade expression is intended to emphasize a timeless, industrial architectural language, while providing a contemporary design viewpoint.

Massing and Façade Design Support Urban Design Objectives

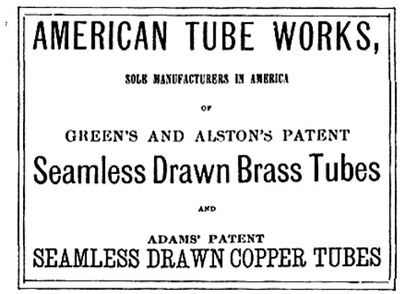
D2.1's massing and façade designs were carefully considered to respond to adjacent context and evolve a new urban environment. To celebrate D2.1's prominent location across from Union Square plaza, the building's masonry rhythm was modified to reveal added transparency in order to emphasize the corner while the height of the building steps back in deference to the importance of the plaza as a civic space. The top of this corner supports an outdoor building amenity that further activates the corner and serves as a visual marker. On the Prospect Street facade, an intentional break in the building's masonry façades serves to announce the primary entrance while breaking down the building scale – an expressed D2.1 design goal. These unique design moments serve as wayfinding elements on an urban scale and strengthen the rhythm of the vertical masonry elements at the building scale. The Prospect Street and Somerville Avenue facades employ masonry elements that are expressed vertically at a two-story module. As these façades turn to face Allen Street and the adjacent residential parcels, these elements transition to single-story expressions to recognize the neighboring scale. On each façade, window mullions will be utilized to highlight an even finer grain and design scale. Vertically, the building is organized into three distinct parts: base, middle and top. Retail and active uses are located below a continuous horizontal datum and serve to ground the building, while at the building's top, the massing steps back to conceal the necessary mechanical levels to be sensitive to shadow and visual impact to the neighborhood.

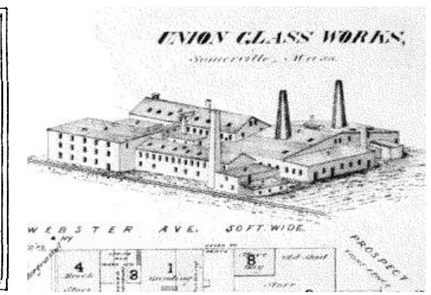
Crafting of the Public Realm

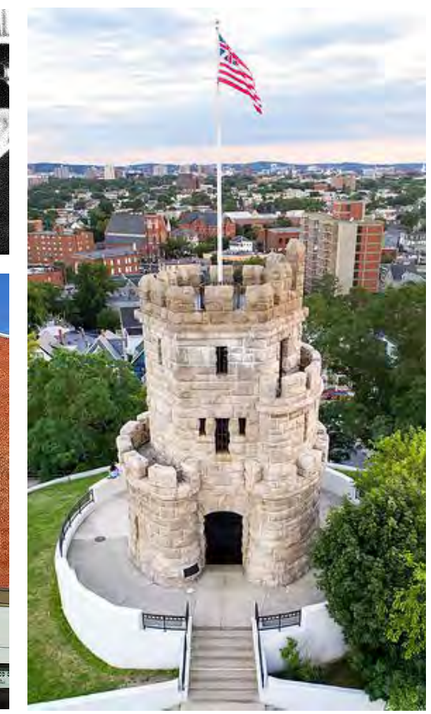
D2.1 will serve as a gateway between two significant neighborhood nodes: the Union Square plaza located directly across the street from D2.1 to the northeast, and the new MBTA station located at the southern end of D2. D2.1's design strengthens this connection by creating a ground floor that is activated by retail uses and designed at a comfortable pedestrian scale. These uses open onto generous sidewalks that encourage travel between the plaza and the station. At the corner of Somerville Avenue and Prospect Street (opposite the plaza), the building façade is pulled away from the corner at the ground level to create additional public realm space in order to facilitate circulation and gathering. In this moment, a soffit is utilized to frame views to Union Square's most notable landmarks: the Post Office Building, the former Fire Station and the Prospect Hill Monument. On Prospect Street at the southern end of D2.1, vertical piers extend to the ground plane to infuse variety into the retail storefronts design and enhance the pedestrian scale. Within these openings, copper and blackened metal accents frame glazed openings to further diversify the ground plane design and to allow the unique retail experiences to spill out to the public realm. This retail experience turns the corner into the public Arrival Court serving to activate this secondary pedestrian path and compliment the activated ground floor uses in the D2.2 residential building to the south of the Arrival Court.

PROJECT TYPE

Building Type:	Commercial Core (CC-7)
Use Category:	Lab / Research / Office
Total Gross Floor Area:	177,965 GSF
Height:	108'-0"
Number of Floors:	7 floors
Parking Count:	Accommodated in Parcel 2.2-2.3
Loading Bays:	03







D2.1

UNION SQUARE
SOMERVILLE, MA

OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

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SEAL

ARCHITECT

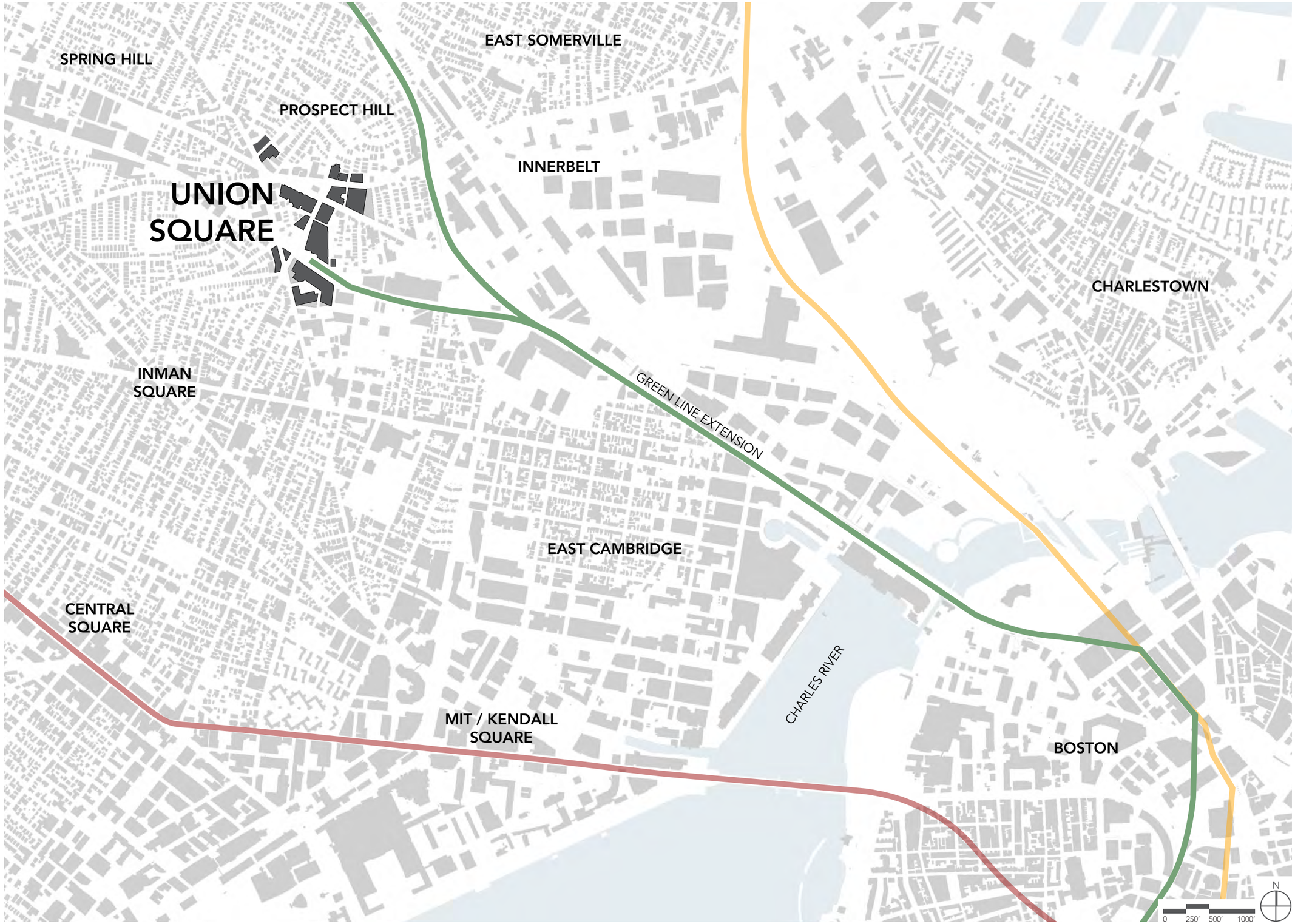
SPAGNOLO GISNESS & ASSOCIATES, INC.

200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE

DESIGN NARRATIVE

D2.1-G001



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SHEET TITLE

URBAN LOCUS MAP

D2.1-G100

D2.1

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CDSP LOCUS MAP

D2.1-G101

D2.1

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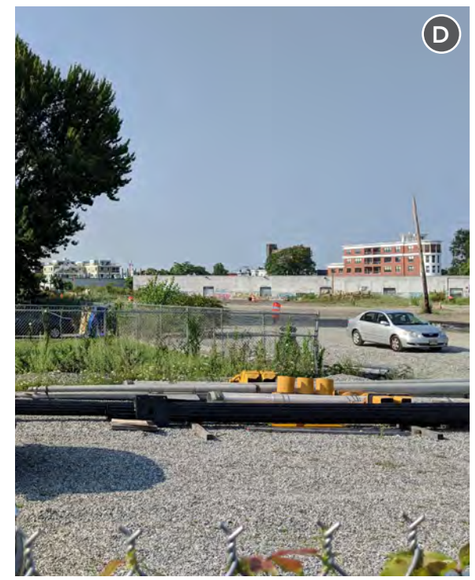
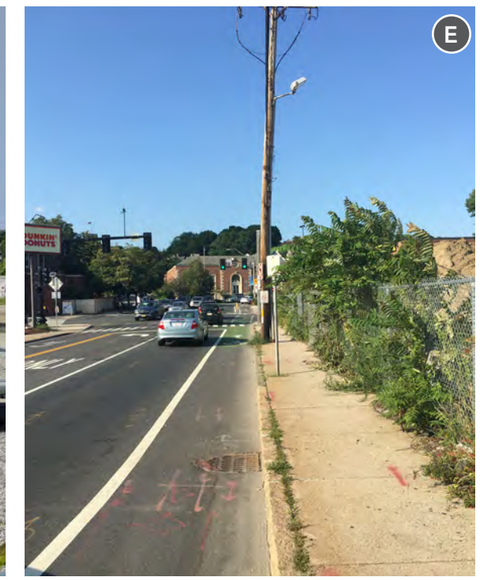
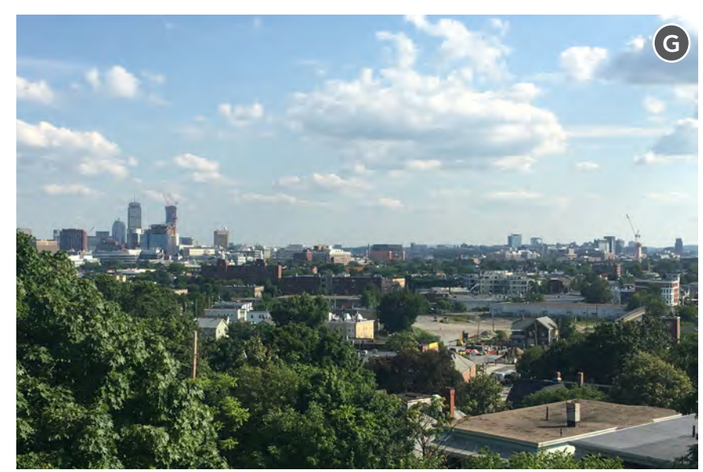
CONTEXT AERIAL PHOTOGRAPH

D2.1-G200







A | View from corner of Somerville Avenue and Prospect Street

B | View from Everett facing east

C | View from Prospect Street facing south

D | View to Allen Street rear yards

E | View from Prospect Street facing north

F | View from Somerville Avenue facing west

G | View from Prospect Hill Monument

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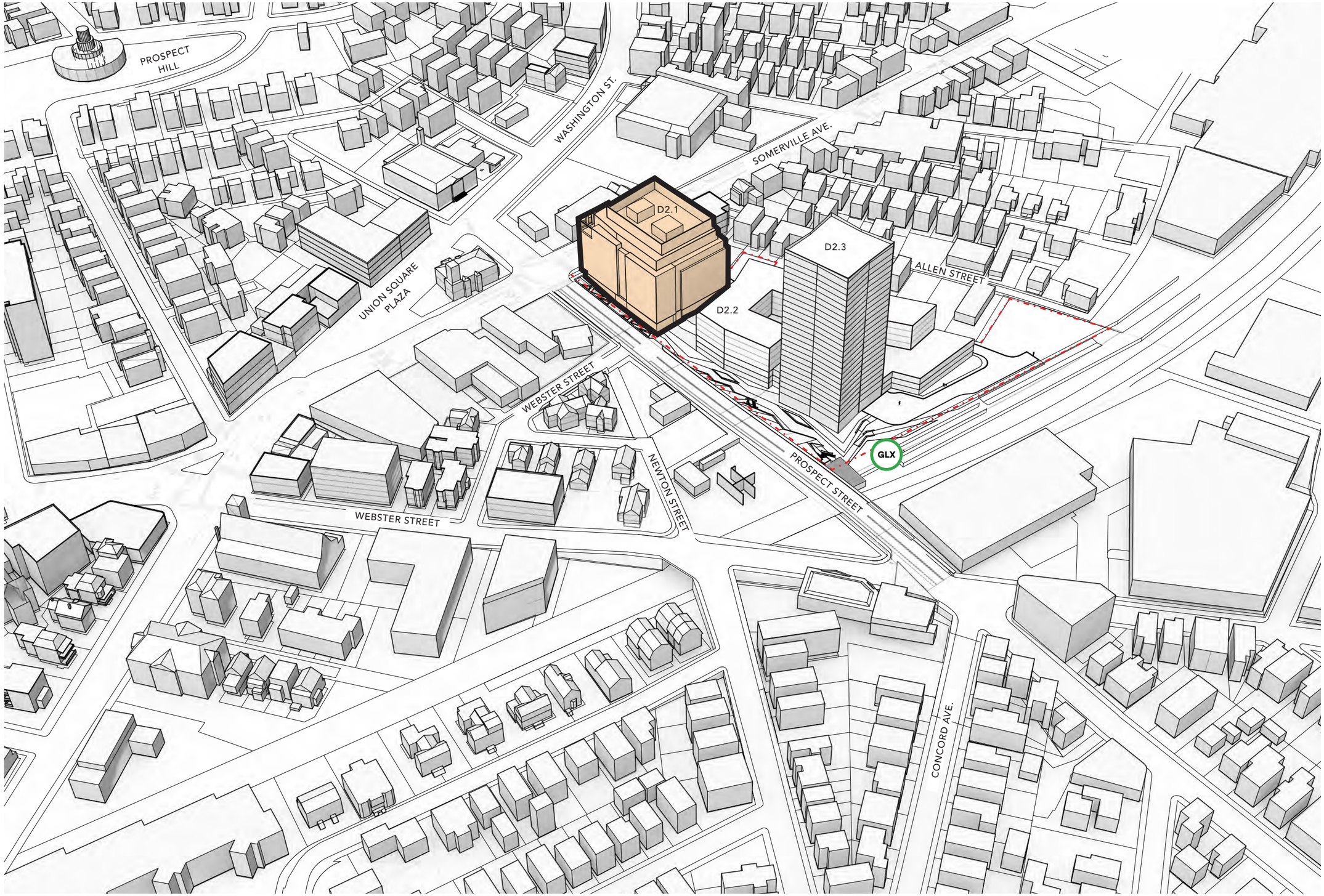
SHEET TITLE

CONTEXT PHOTOGRAPHS

D2.1-G201



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D2.2 + D2.3 DESIGNER

ARCHITECT

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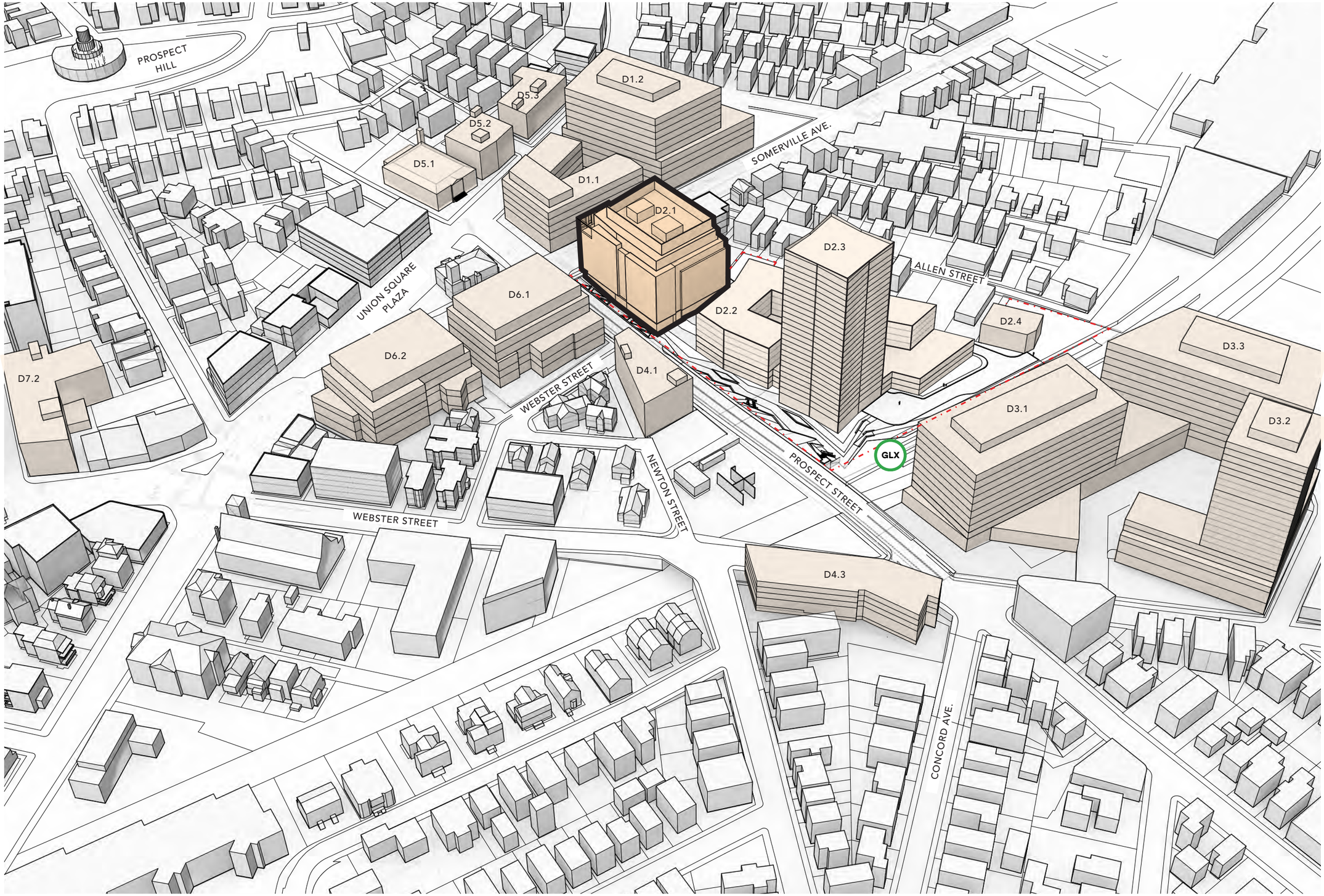
SHEET TITLE

CONTEXT ANALYSIS | EXISTING

D2.1-G300



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D2.2 + D2.3 DESIGNER

ARCHITECT

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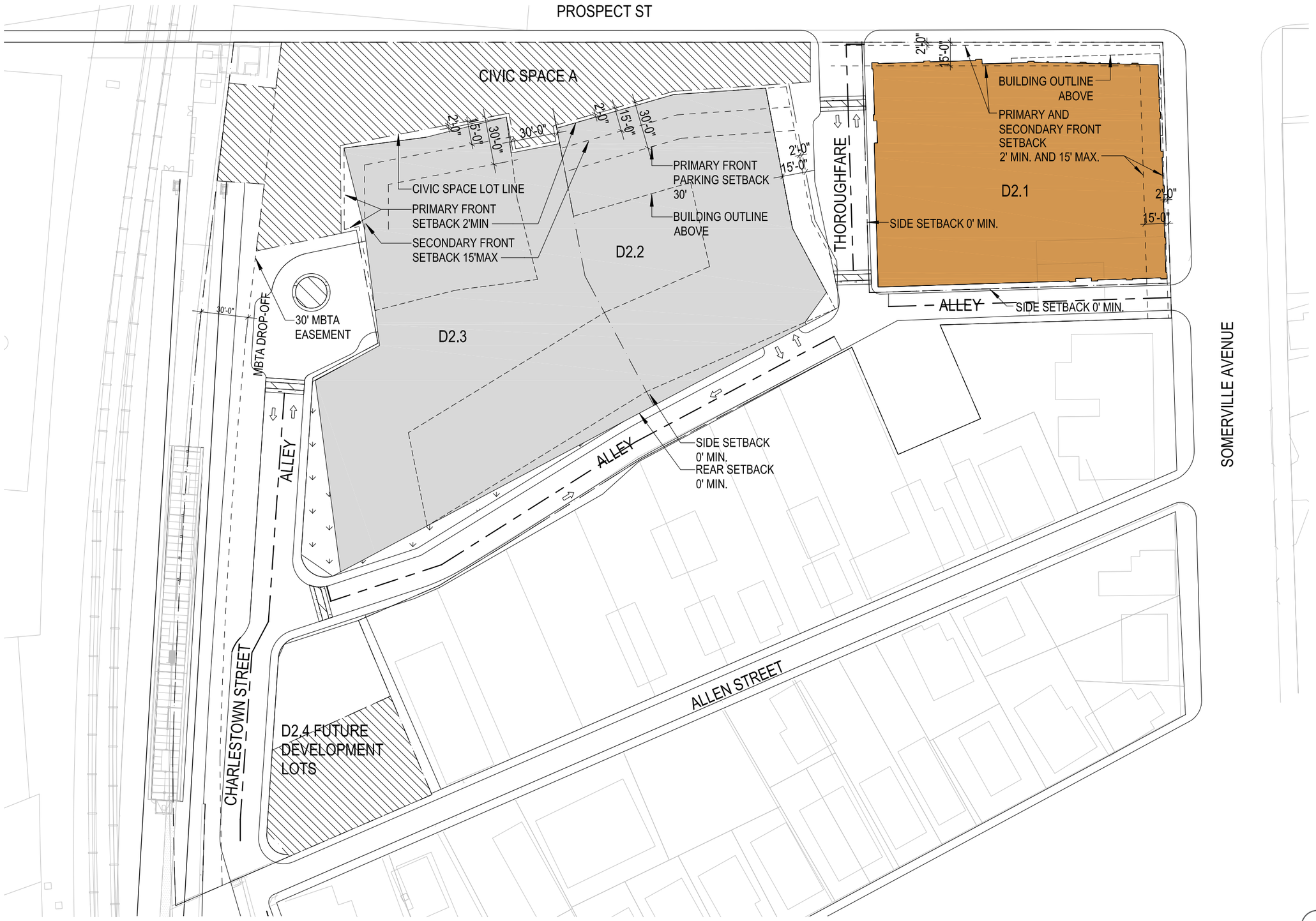
SHEET TITLE

CONTEXT ANALYSIS | PROPOSED

D2.1-G301



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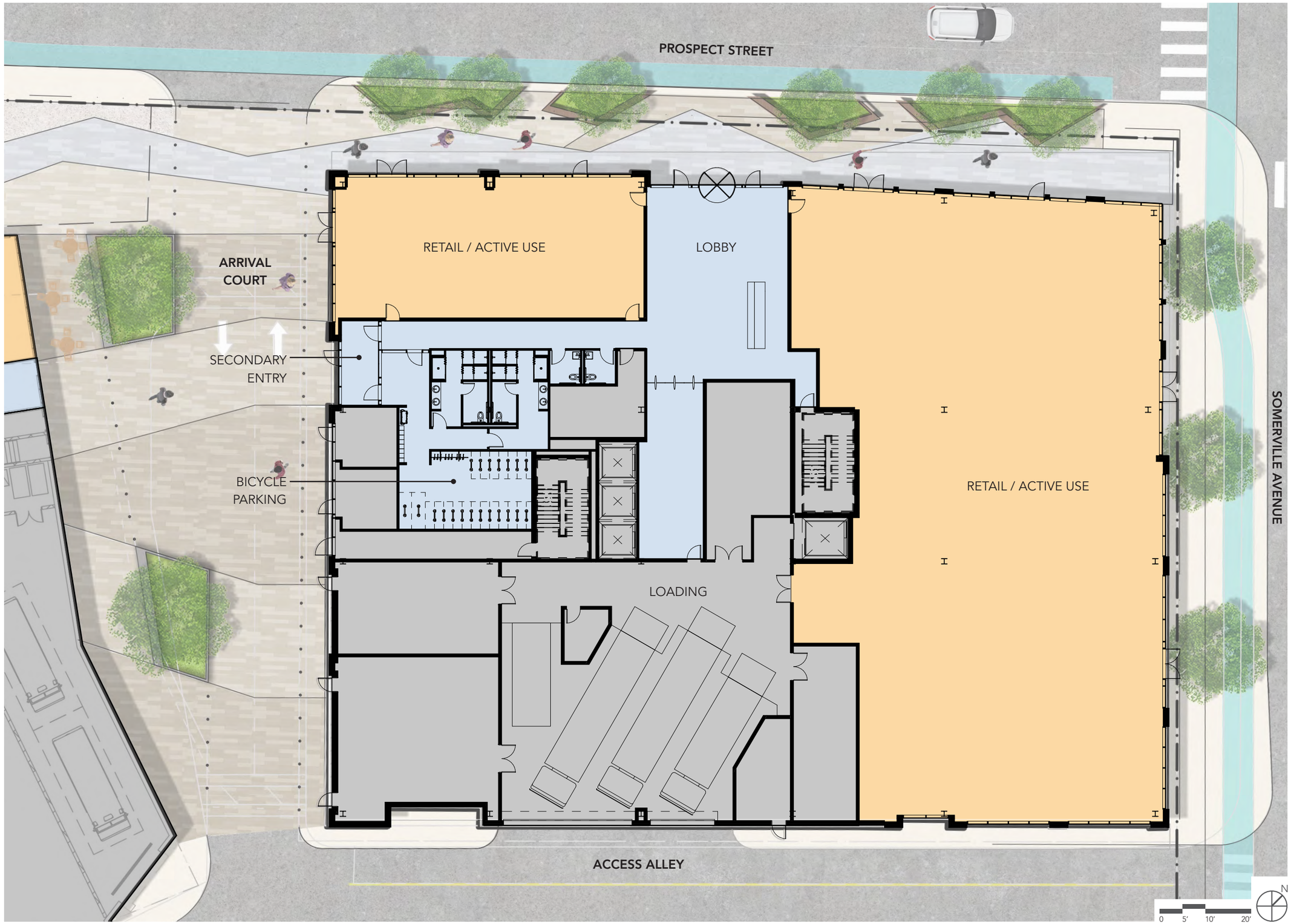
SHEET TITLE

ZONING MAP | SETBACK DIAGRAM

D2.1-G400



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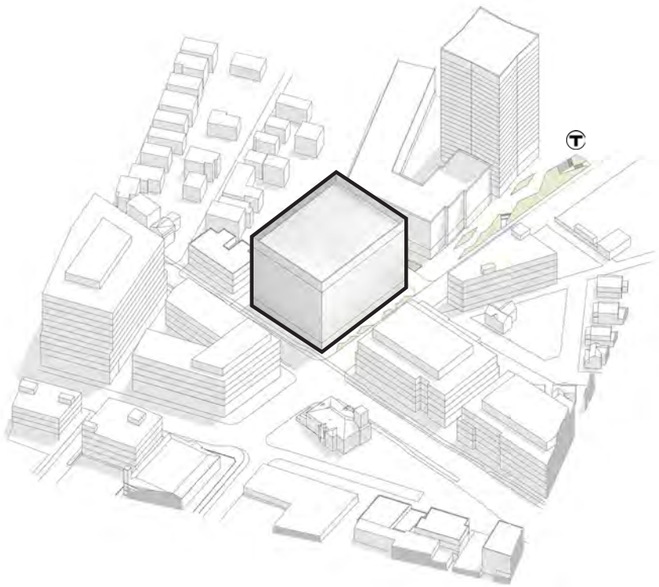
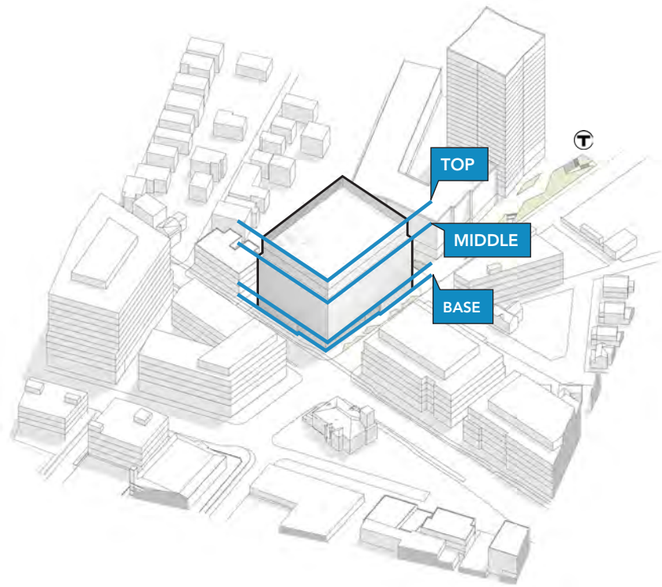
SHEET TITLE

PROPOSED SITE PLAN

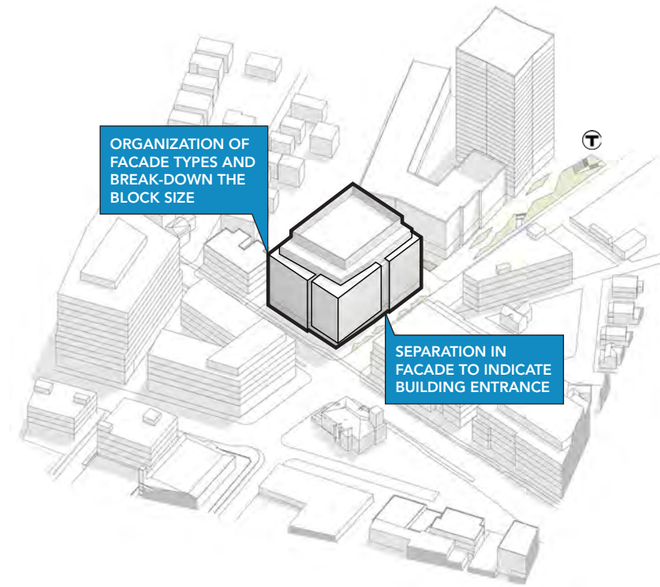
D2.1-A100



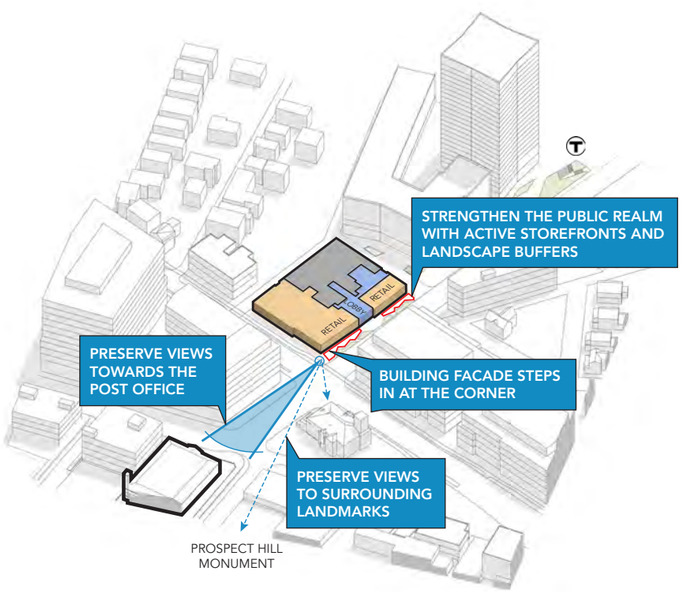
1 | CDSP Massing



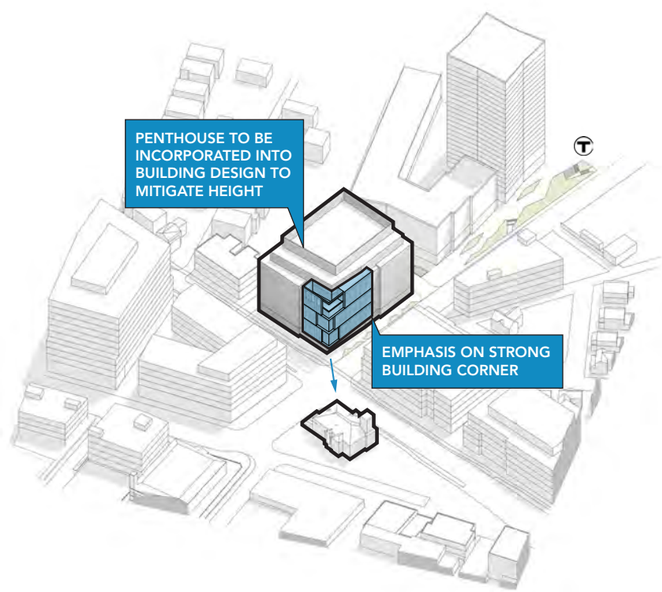
2 | Base | Middle | Top



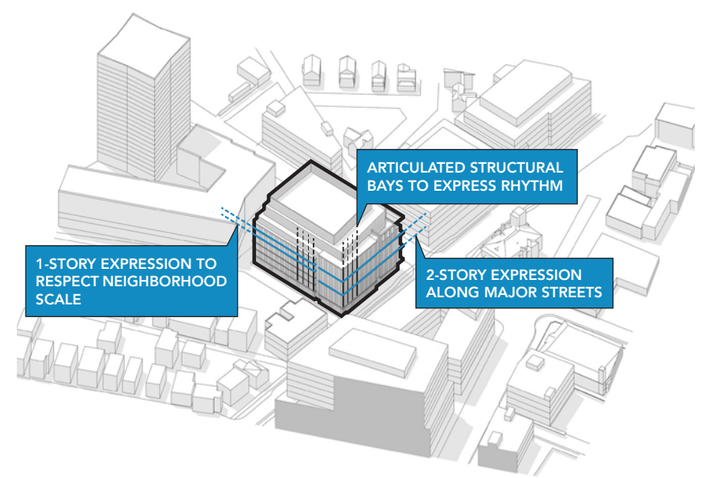
3 | Volume Articulation



4 | Ground level program and pubic realm



5 | Relationship to Union Square Plaza



6 | Relationship to Neighbors, Scale + Rhythm

D2.1

UNION SQUARE
SOMERVILLE, MA

OWNER

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SHEET TITLE

EVOLUTION OF MASSING DIAGRAMS

D2.1-A200

D2.1

UNION SQUARE
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SHEET TITLE

VIEW FROM UNION SQUARE PLAZA

D2.1-A201

D2.1

UNION SQUARE
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SHEET TITLE

VIEW FROM SOMERVILLE AVENUE
AND PROSPECT STREET

D2.1-A202

D2.1

UNION SQUARE
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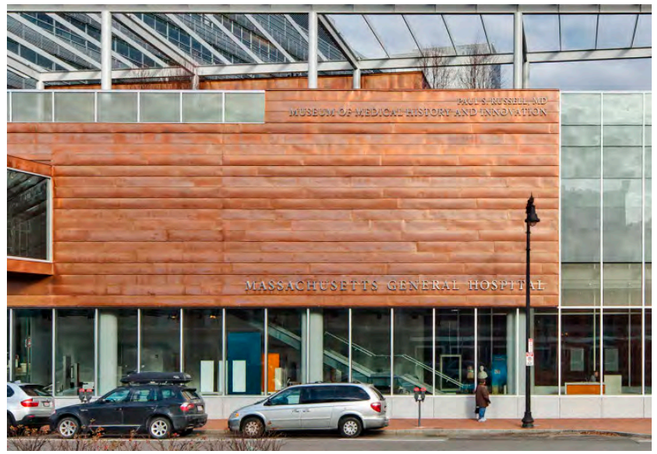
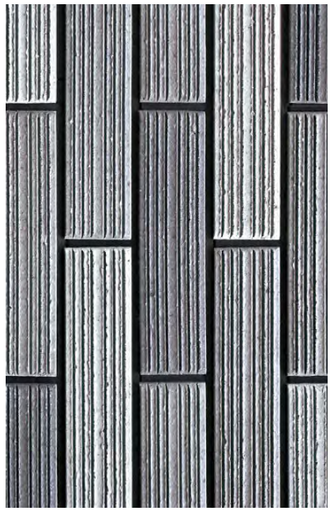
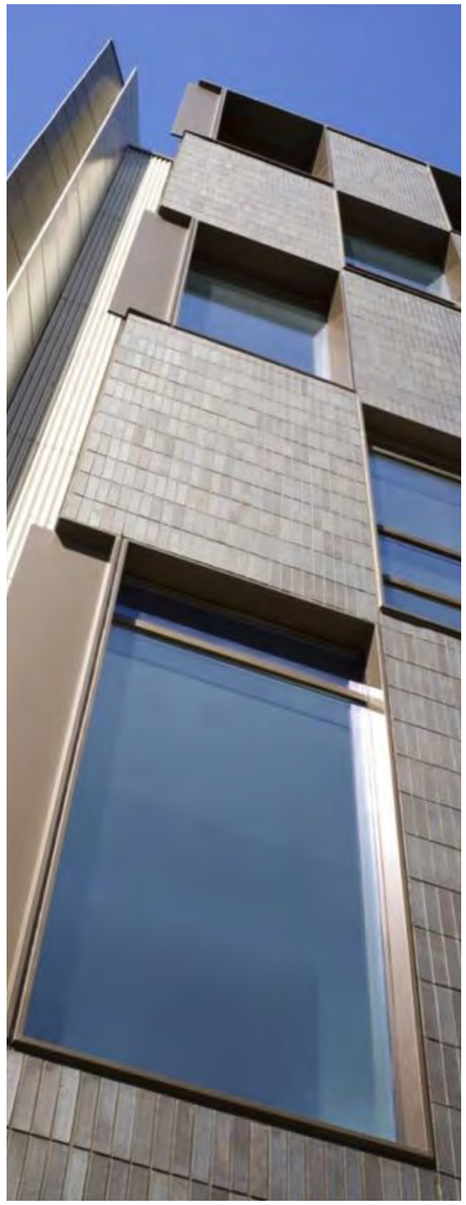
SHEET TITLE

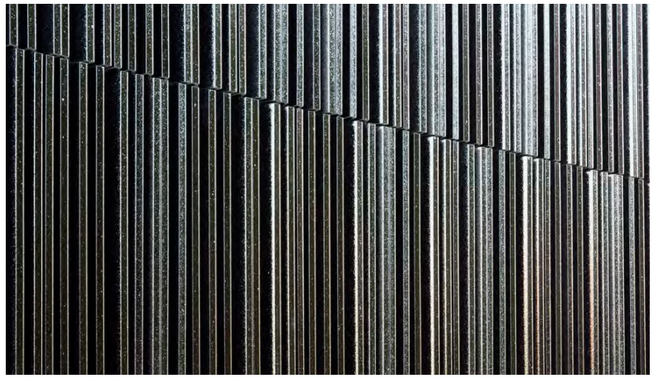
VIEW ALONG PROSPECT STREET
TOWARDS POST OFFICE

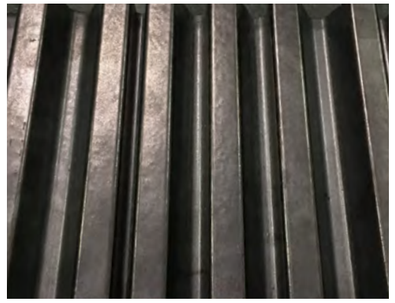
D2.1-A203











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SHEET TITLE

MATERIAL PALETTE

D2.1-A300

D2.1

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SHEET TITLE

WEST BUILDING ELEVATION

D2.1-A301

D2.1

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SHEET TITLE

NORTH BUILDING ELEVATION

D2.1-A302

D2.1

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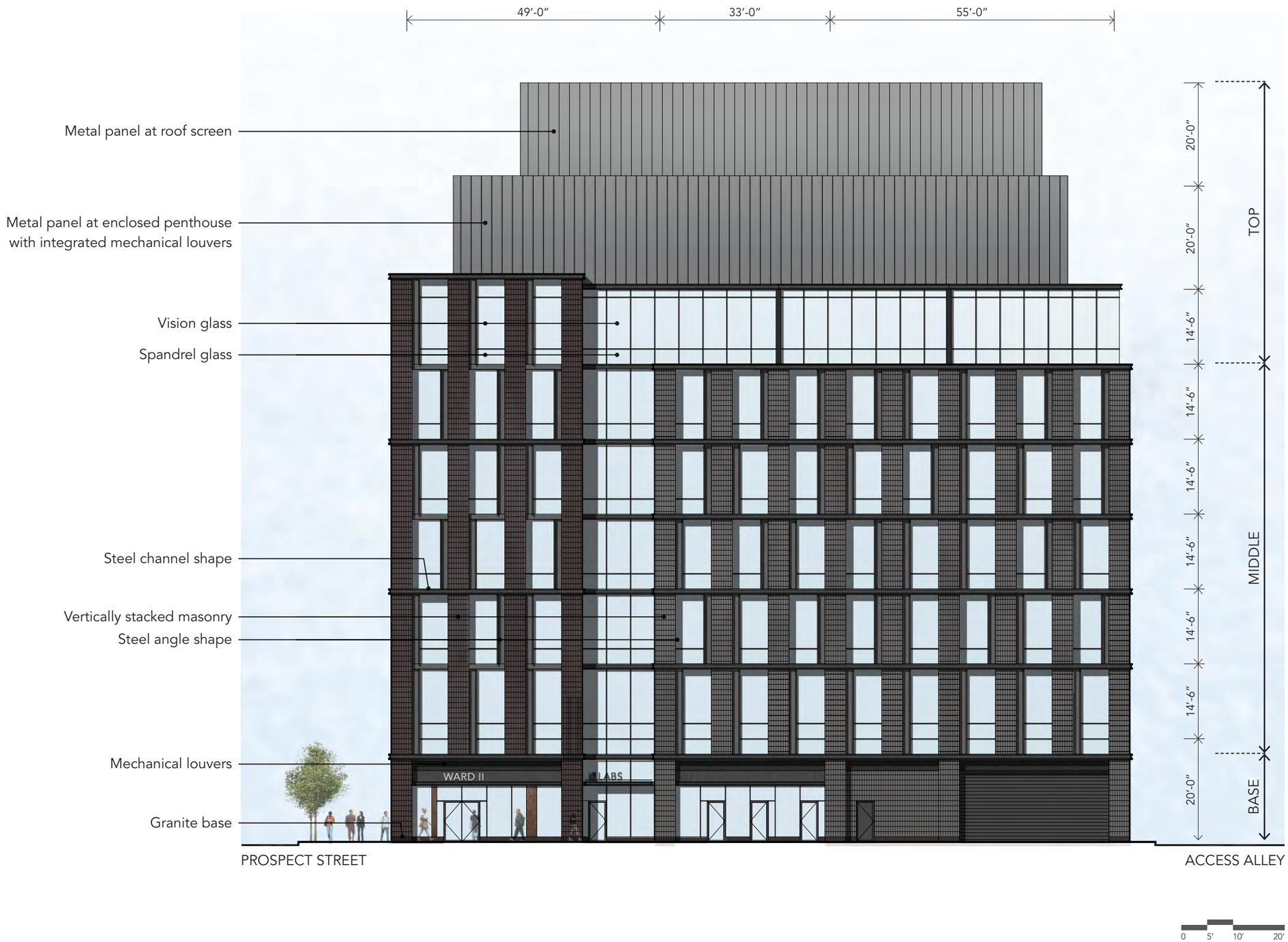
SHEET TITLE

EAST BUILDING ELEVATION

D2.1-A303

D2.1

UNION SQUARE
SOMERVILLE, MA



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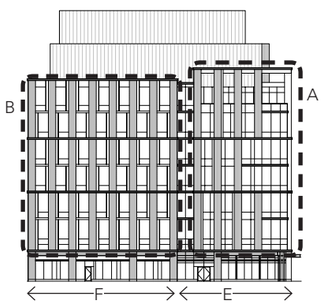
SHEET TITLE

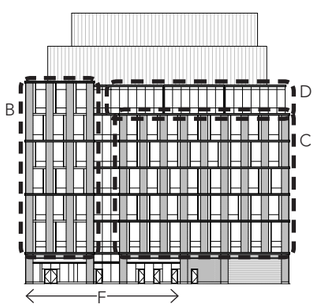
SOUTH BUILDING ELEVATION

D2.1-A304

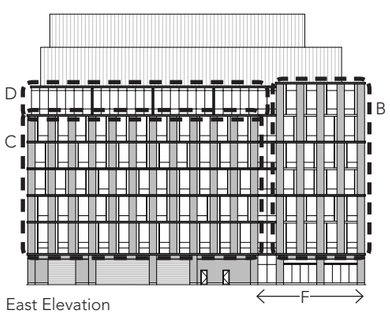
West Elevation



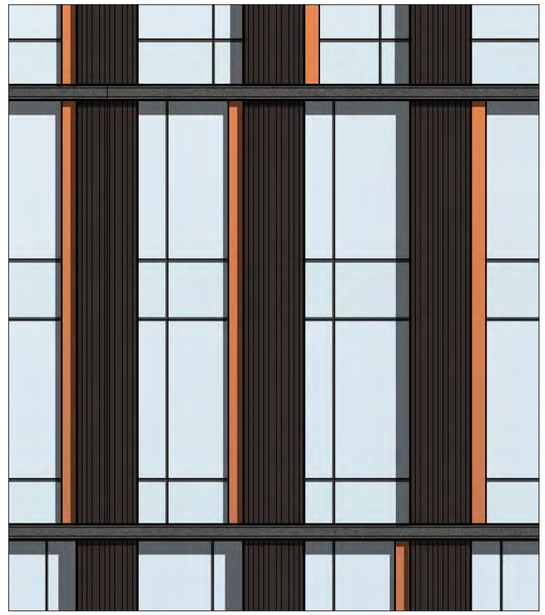
North Elevation



South Elevation



East Elevation

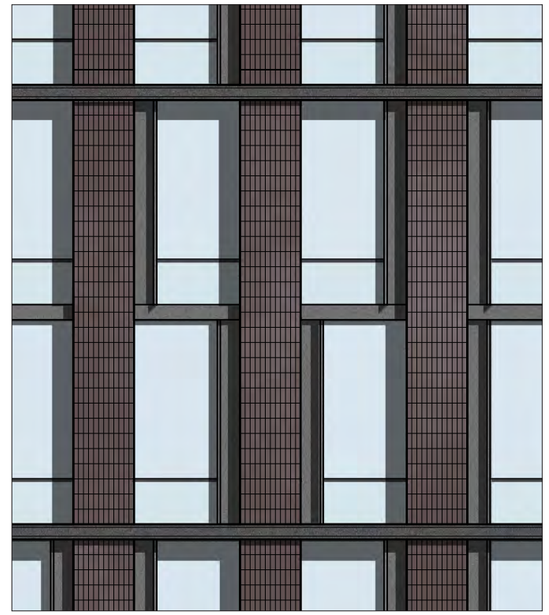


FACADE TYPE A

Fenestration (soild to void): 55.6% (41.7% vision glass)

Primary Facade Materials:

Vision / spandrel glazing	VLT: 40% min
Vertically orientated fluted masonry	VLR: 15% max
Steel accent shapes	
Accent metal panel	

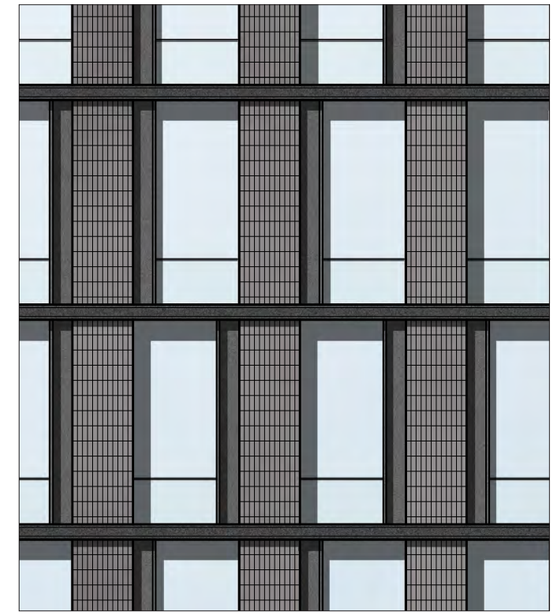


FACADE TYPE B

Fenestration (soild to void): 46.6% (36.2% vision glass)

Primary Facade Materials:

Vision / spandrel glazing	VLT: 40% min
Vertically stacked masonry	VLR: 15% max
Steel accent shapes	



FACADE TYPE C

Fenestration (soild to void): 46.6% (36.2% vision glass)

Primary Facade Materials:

Vision / spandrel glazing	VLT: 40% min
Vertically stacked masonry	VLR: 15% max
Steel accent shapes	

FACADE TYPE D

Fenestration (soild to void): 90.6% (62.5% vision glass)

Primary Facade Materials:

Vision / spandrel glazing	VLT: 40% min
Steel accent shapes	VLR: 15% max

FACADE TYPE E | STOREFRONT

Fenestration (soild to void): 60.6% (51.1% vision glass)

Primary Facade Materials:

Vision / spandrel glazing	VLT: 60% min
Vertically orientated fluted masonry	VLR: 15% max
Steel accent shapes	

FACADE TYPE F | STOREFRONT

Fenestration (soild to void): 47.5% (47.5% vision glass)

Primary Facade Materials:

Vision glazing	VLT: 60% min
Vertically stacked masonry	VLR: 15% max
Steel accent shapes	
Accent porcelain panel	

0 2.5' 5' 10'

D2.1

UNION SQUARE
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OWNER

UNION SQUARE RELP
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ARCHITECT

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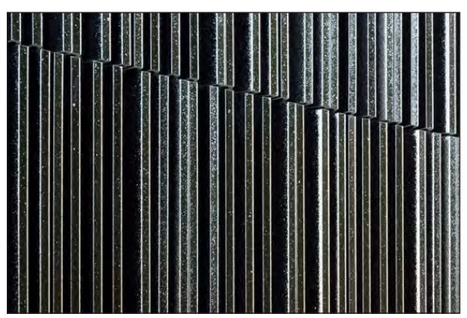
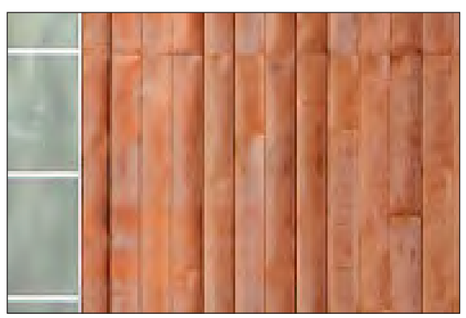
SHEET TITLE

FENESTRATION ANALYSIS

D2.1-A305



FLUTED MASONRY



ACCENT METAL

CAPTURED CURTAINWALL

BLACKENED METAL

D2.1

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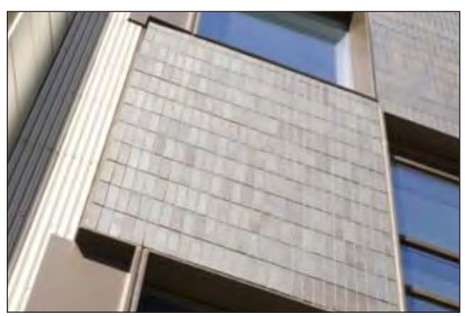
SHEET TITLE

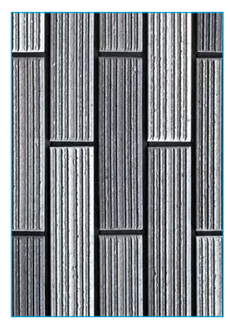
FACADE ARTICULATION

D2.1-A306



STACKED MASONRY

MASONRY



MASONRY

CAPTURED CURTAINWALL

BLACKENED METAL

D2.1

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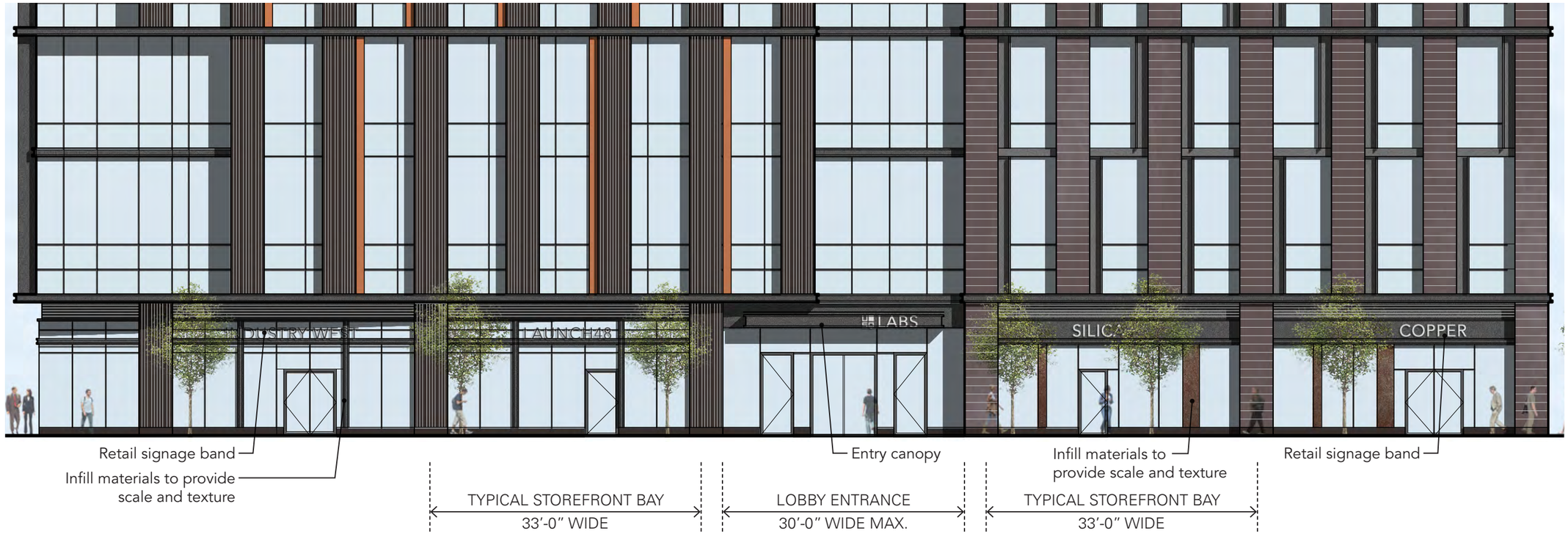
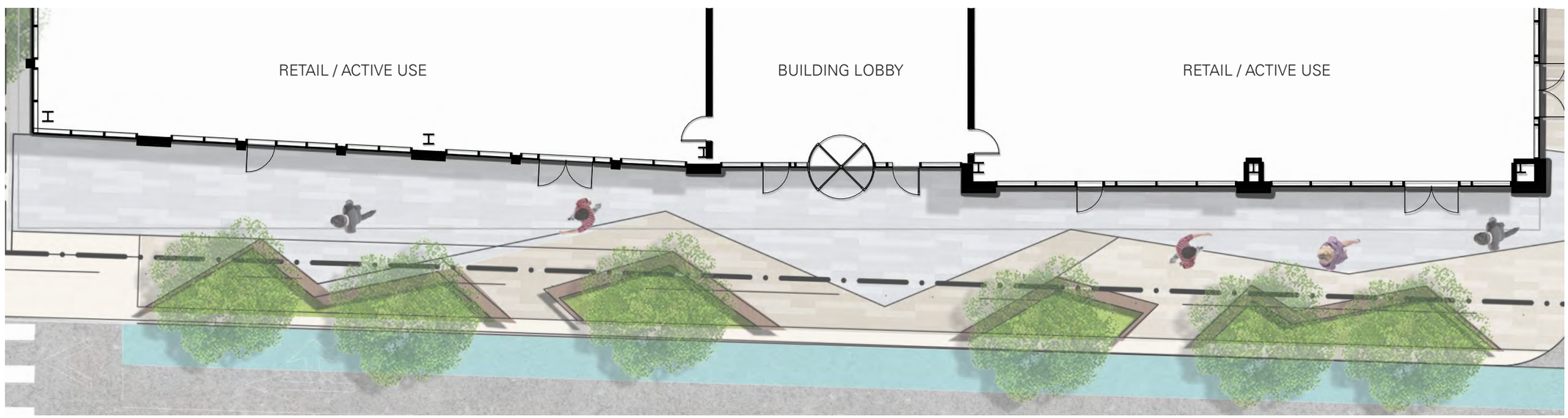
SHEET TITLE

FACADE ARTICULATION

D2.1-A307





GROUND FLOOR PLAN AT PROSPECT STREET

D2.1

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SHEET TITLE

GROUND LEVEL DESIGN | PROSPECT STREET

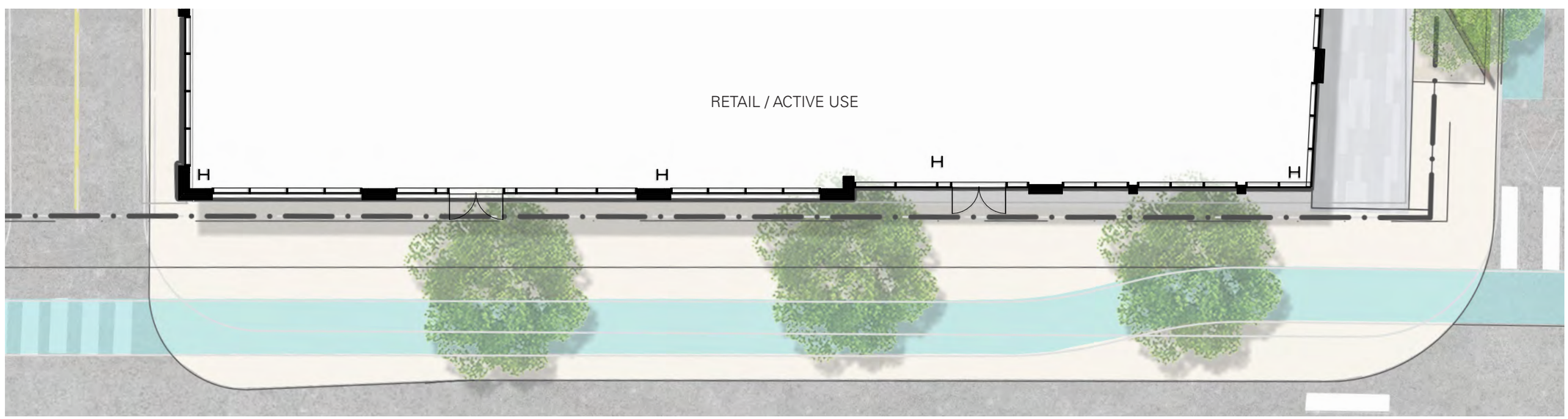
D2.1-A308

Retail signage band

Retail signage band

Infill materials to provide scale and texture

TYPICAL STOREFRONT BAY
33'-0" WIDE



GROUND FLOOR PLAN AT SOMERVILLE AVENUE

D2.1

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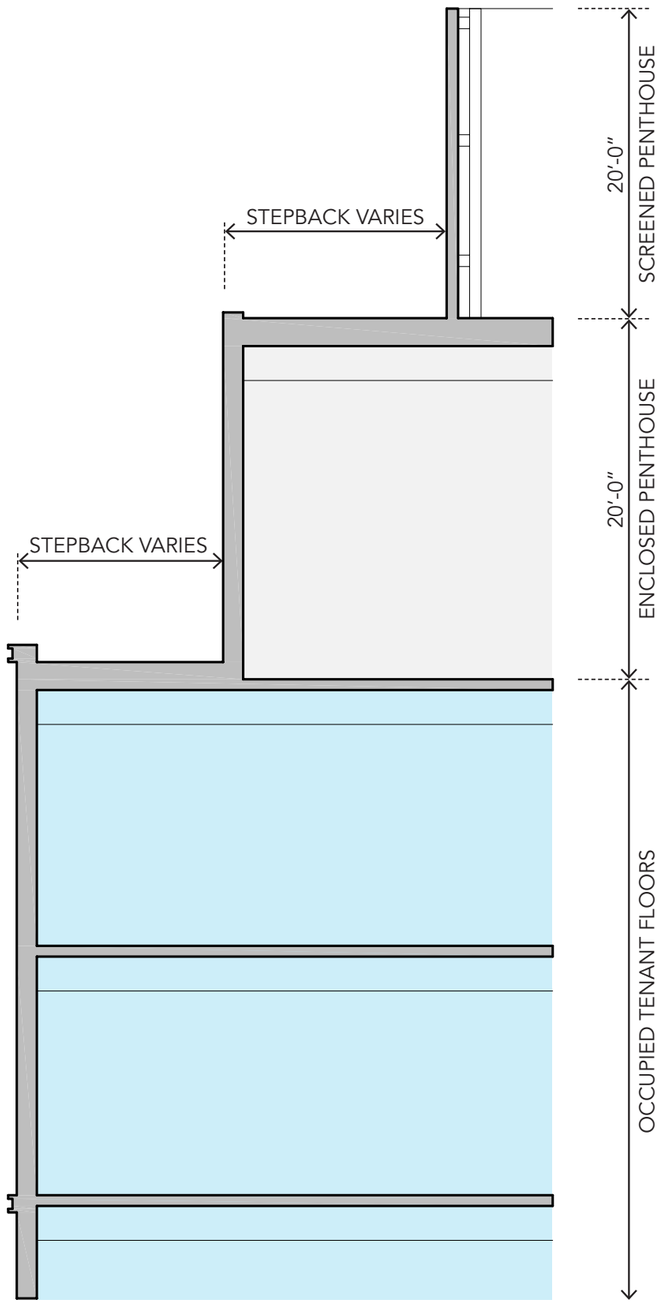
SHEET TITLE

GROUND LEVEL DESIGN | SOMERVILLE AVENUE

D2.1-A309



D2.1

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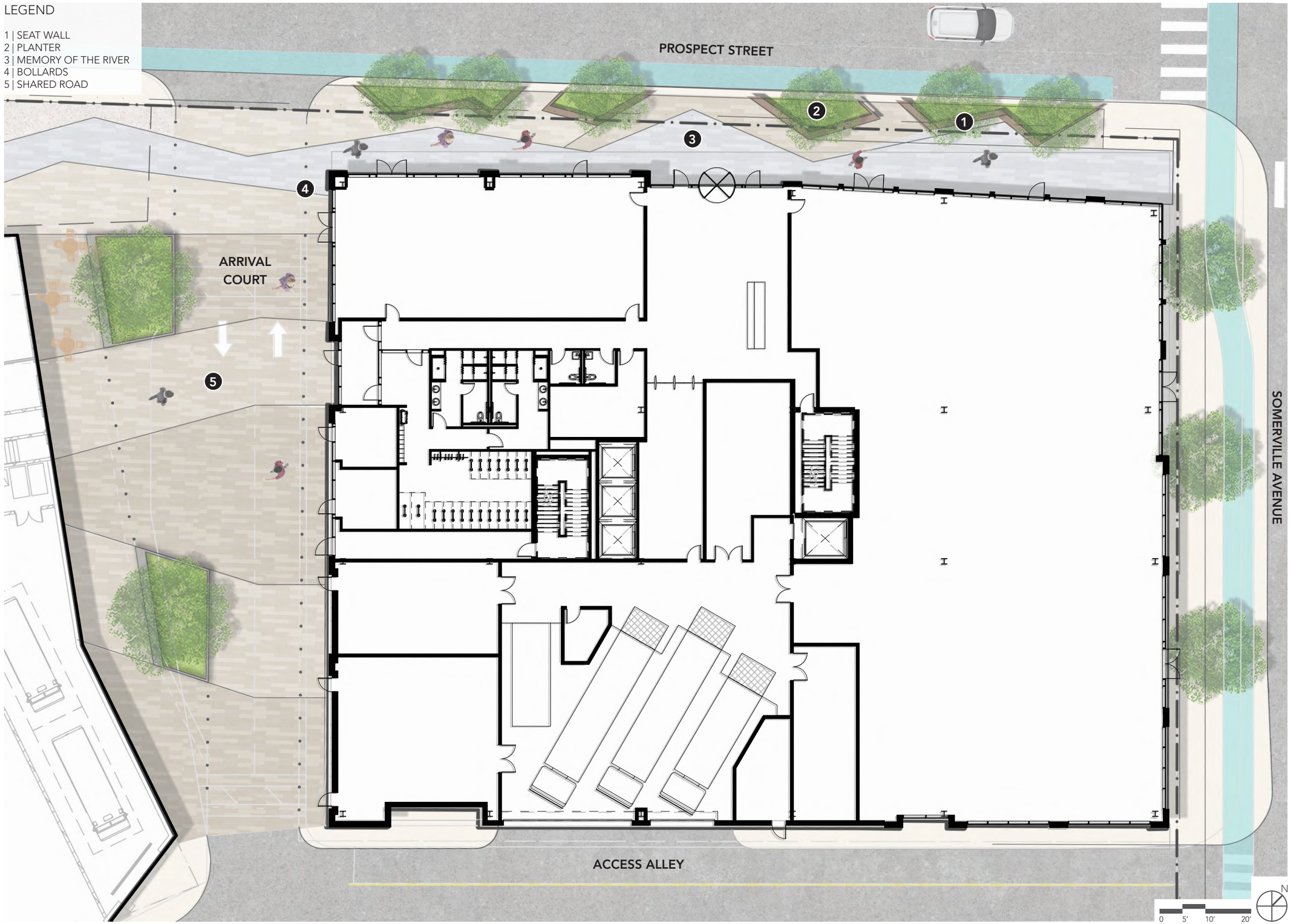
SHEET TITLE

SCREENING DETAILS

D2.1-A310

LEGEND

1 | SEAT WALL
2 | PLANTER
3 | MEMORY OF THE RIVER
4 | BOLLARDS
5 | SHARED ROAD



D2.1

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ARCHITECT

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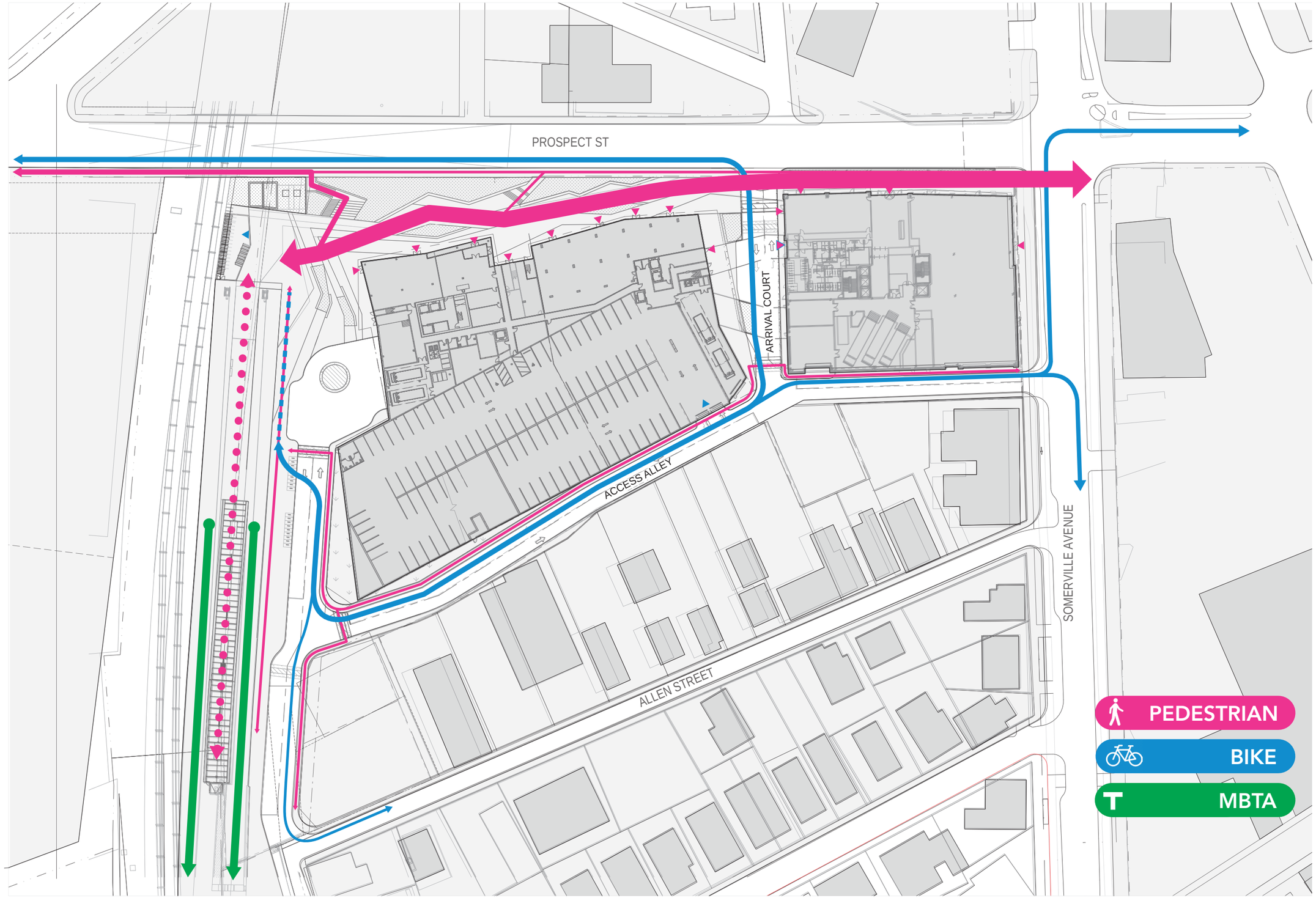
SHEET TITLE

PROPOSED LANDSCAPE PLAN

D2.1-L100



D2.1

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D2.2 + D2.3 DESIGNER

ARCHITECT

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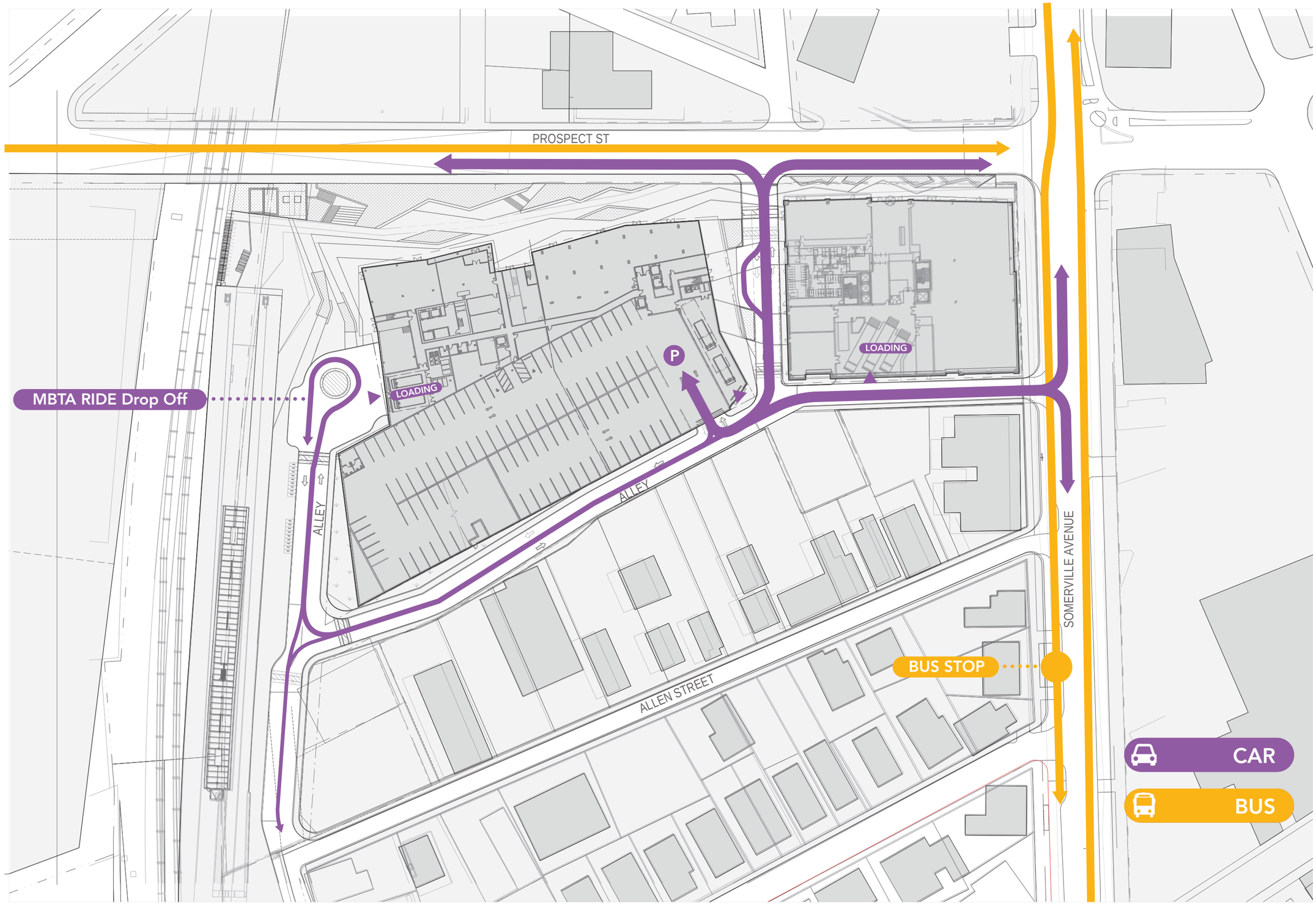
SHEET TITLE

SITE CIRCULATION | PEDESTRIAN

D2.1-L200



D2.1

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D2.2 + D2.3 DESIGNER

ARCHITECT

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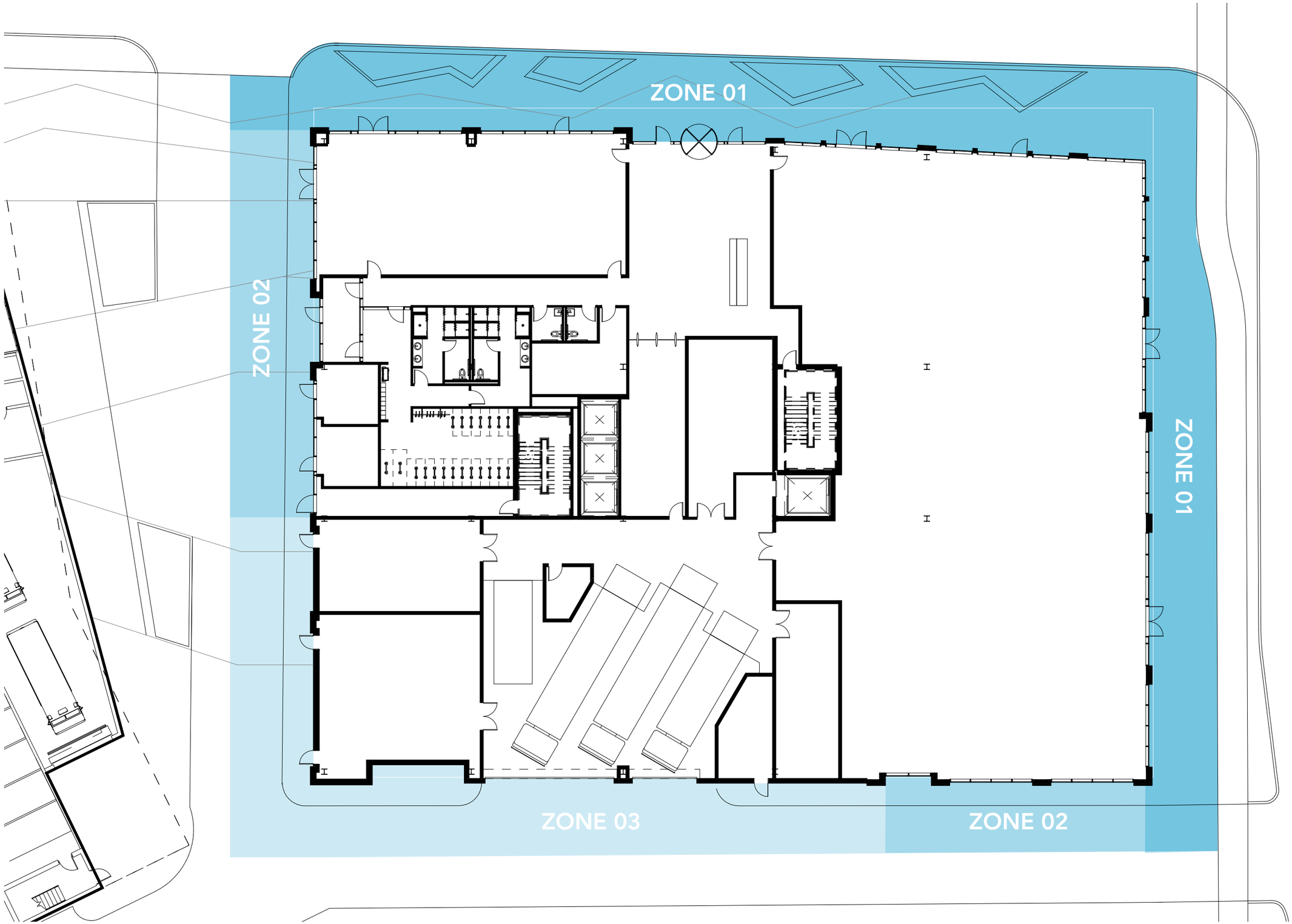
SHEET TITLE

SITE CIRCULATION | VEHICULAR

D2.1-L201



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SHEET TITLE

SITE LIGHTING | INTENSITIES

D2.1-L300

D2.1

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ARCHITECT

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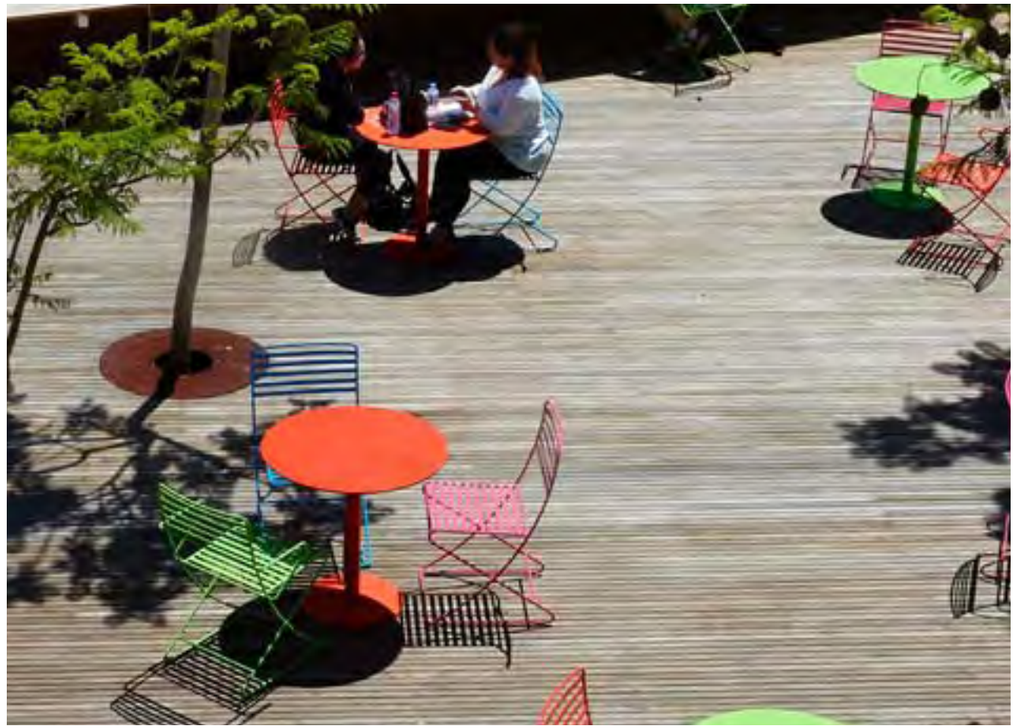
SHEET TITLE

SITE LIGHTING

D2.1-L301



MOVABLE TABLES AND CHAIRS

BOLLARDS

BIKE RACK

LITTER RECEPTACLE

D2.1

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ARCHITECT

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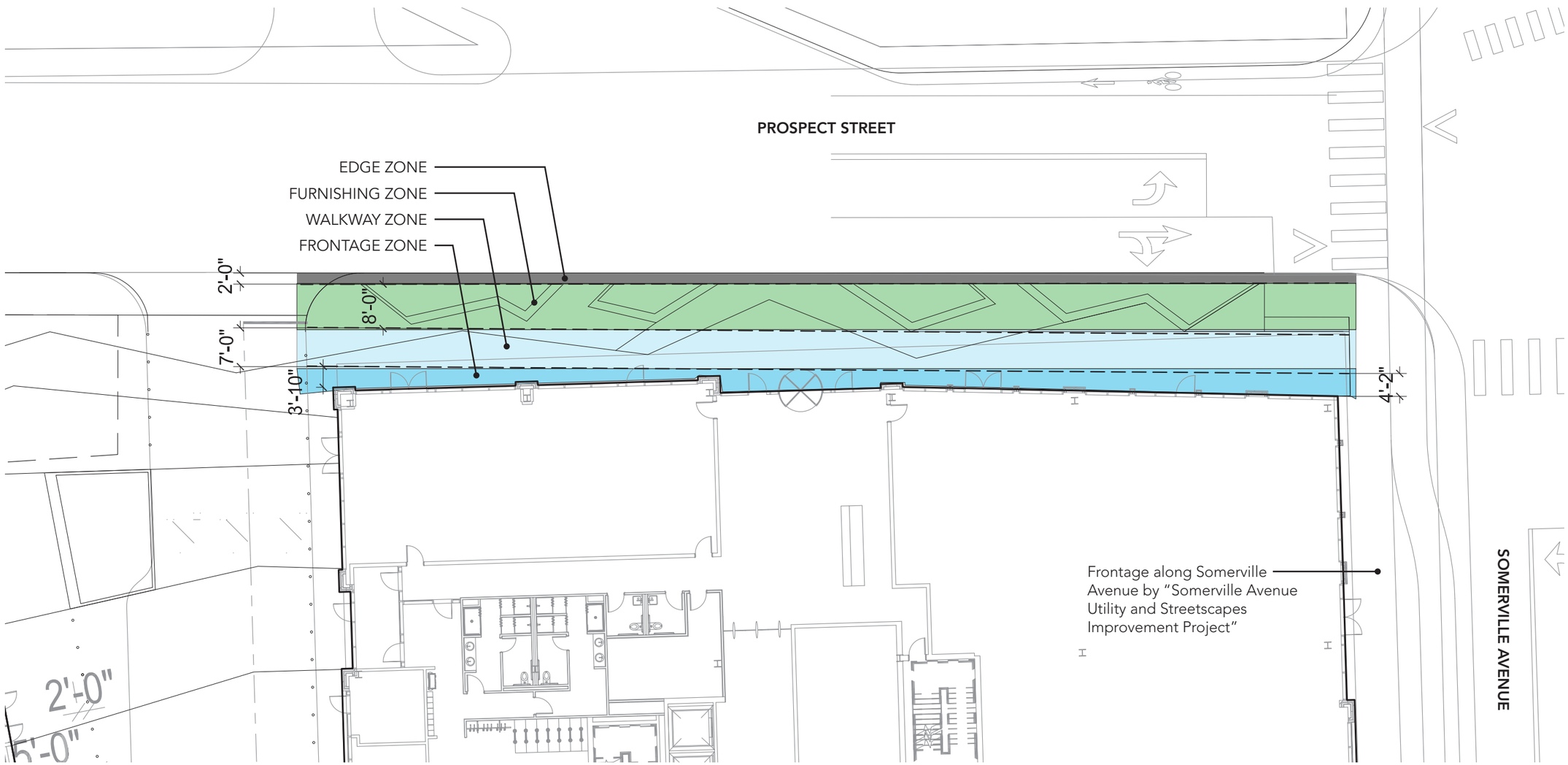
SHEET TITLE

SITE FURNISHINGS

D2.1-L400

3 | Sidewalks must include a walkway and furnishing zone, and may include an edge and/or frontage zone as illustrated in Figure 6.2: Sidewalks.

1. Walkways must be a minimum of six (6) feet in width.
2. Furnishing zones must be a minimum of four (4) feet in width.
3. Edge zones (ie. "curbwalks") must be a minimum of two (2) feet in width.
4. Frontage zones may be a maximum of four and a half (4.5) feet in width.



D2.1

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LANDSCAPE ARCHITECT

ARCHITECT

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SHEET TITLE

WALKWAY AND FURNISHING

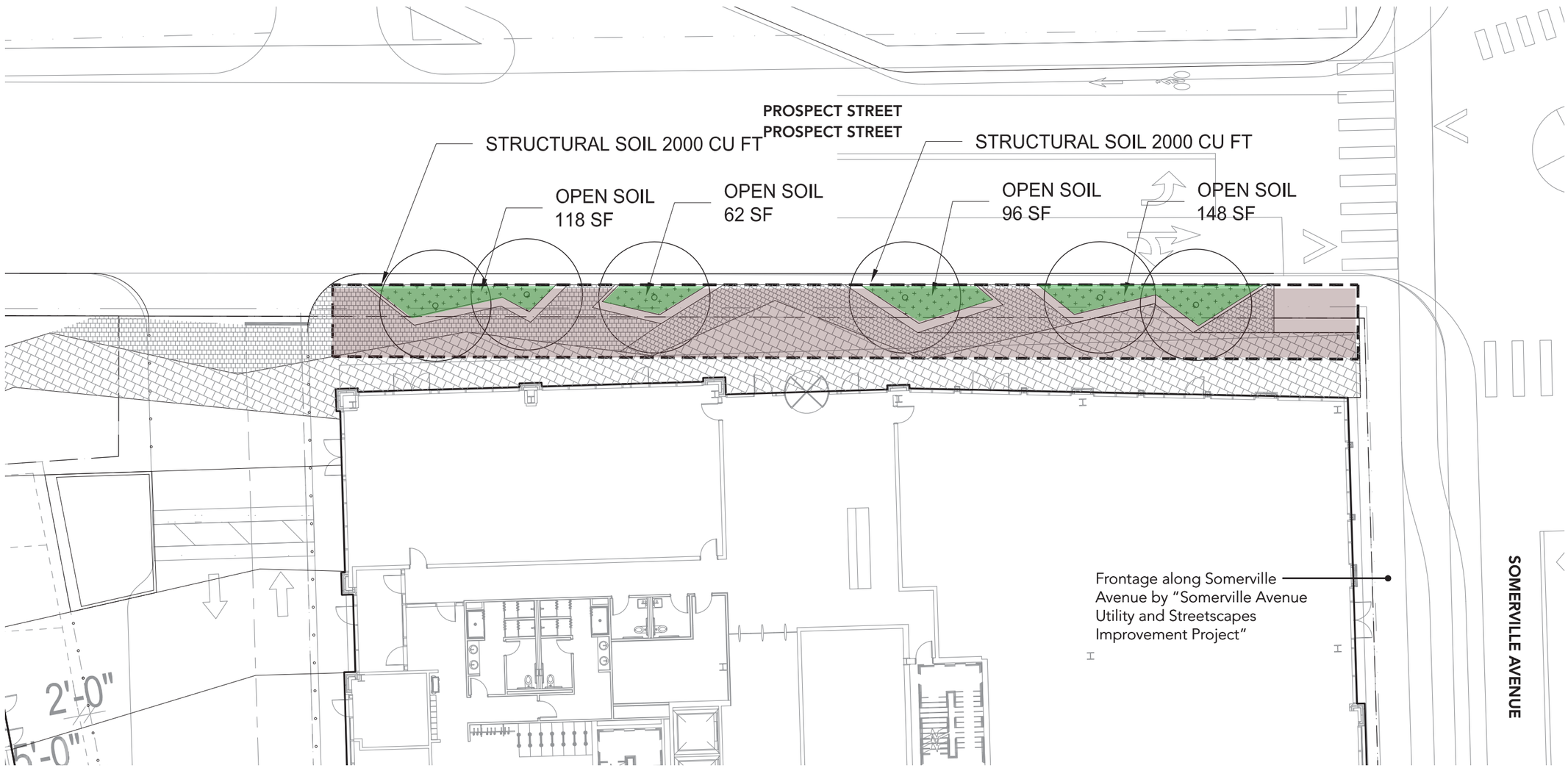
D2.1-L500

4 | At least one thousand (1,000) gross cubic feet of uncompacted soil volume must be provided for each tree within a twenty-seven (27) foot radius of the tree trunk.

1. Where required soil volumes for nearby trees overlap, up to twenty-five percent (25%) of the required soil volume per tree may be shared between trees.

2. Soil volume under paved surfaces must be provided through suspended pavements or structural cells. A sand-based structural soil system (open graded crushed stone over sand-based structural soil) may be used with approval of the Director of Transportation & Infrastructure.

6 | Tree pits must have a minimum thirty six (36) sq. ft. (such as 6'x6') open soil area not covered by paving, centered at the tree trunk.



D2.1

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SHEET TITLE

PLANTING SOIL

D2.1-L501

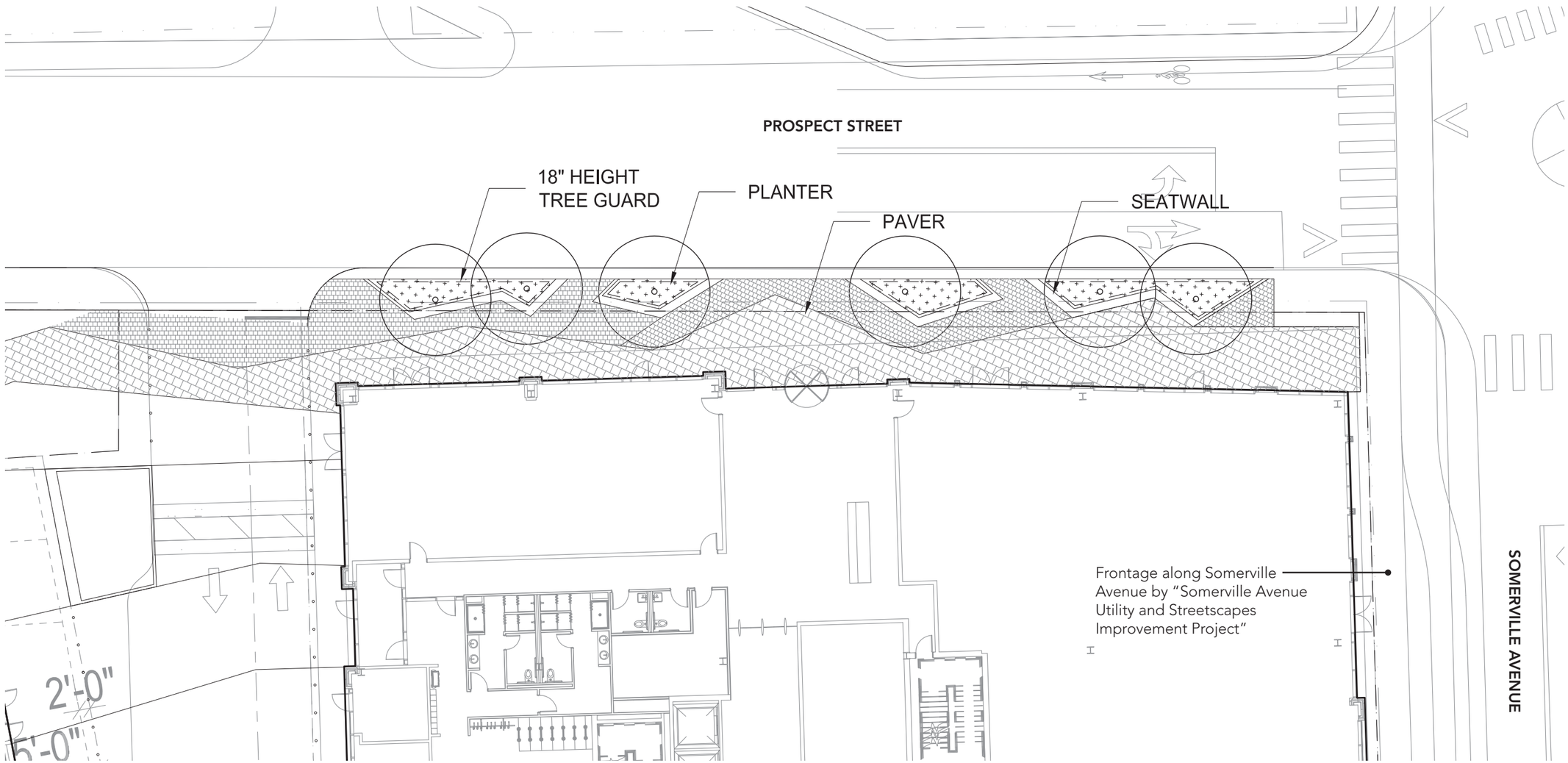
7 | To reduce soil compaction, shield a tree's trunk from physical damage, and prevent pet waste from entering the soil area, a tree guard at least eighteen (18) inches tall must be installed around the outer perimeter of the tree pit.

1. For sidewalks without an edge zone (i.e. 'Curbwalk'), tree guards must be three-sided and positioned at least one foot short of the outer edge of the curb, with the curbside remaining open (not fenced).

2. For sidewalks with an edge zone, tree guards must provide protection on all four sides of the tree pit.

3. Tree guards must allow for water to flow from the sidewalk into the tree pit.

10 | The pavement design of walkways must be continuous for the full length of each block face.



D2.1

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SHEET TITLE

MATERIAL PLAN

D2.1-L501

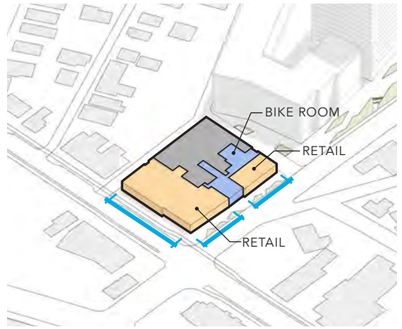
ARCHITECTURAL DESIGN GUIDELINES

6.7.5.D.4.c.ii.b.1.a:

General Design Review Criteria | Buildings

The prioritization of ground floor space for commercial uses rather than lobbies to upper story uses.

Architectural Response
The ground level use fronting the pedestrian streets is a combination of retail / active uses.

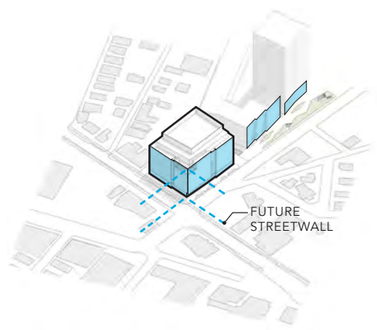


6.7.5.D.4.c.ii.b.1.b:

General Design Review Criteria | Buildings

The continuity of the street wall and spatial definition of the public realm by the building facade in relationship to neighboring buildings.

Architectural Response
The building creates a continuous streetwall along Prospect Street stepping down in scale towards the GLX Station, while introducing a new streetwall for future phases in the development along Somerville Avenue.

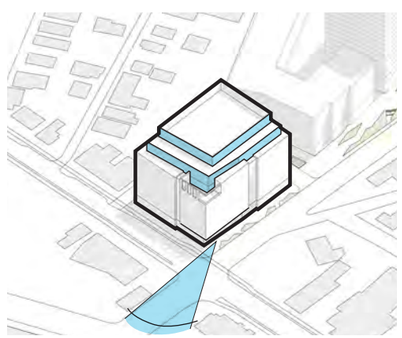


6.7.5.D.4.c.ii.b.1.c:

General Design Review Criteria | Buildings

The location, alignment, and massing techniques of high-rise elements to mitigate shadow impacts cast on nearby sites or on-site activities, reduce impacts on view corridors, and increase the actual or perceived separation distance between towers.

Architectural Response
The massing at the building's upper levels step back from the primary facade to minimize shadow and visual impacts to the surrounding neighborhood. At the corner of Somerville Avenue and Prospect Street, the ground level facade is pulled inward to offer additional public realm space and to frame views under a defined soffit to the Post Office Building, Prospect Hill Monument and towards the Union Square Plaza.



6.7.5.D.4.c.ii.b.1.d:

General Design Review Criteria | Buildings

The local microclimate including pedestrian level winds, weather protection, air quality, the reflection of sunlight, and the casting of shadows.

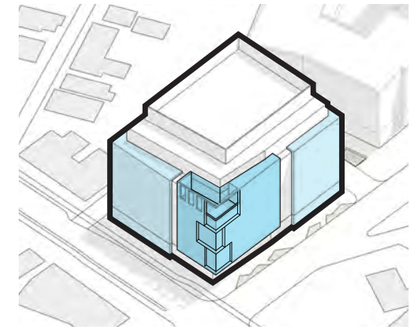
Architectural Response
Analysis in progress and to be addressed in further detail with the DSPR application.

6.7.10.H.1.a.i:

Architectural Design Guidelines | Vertical and Horizontal Articulation

Building facades should be vertically articulated with Architectural Bays to visually break down and minimize the apparent mass of buildings, shorten the perception of distance/length, provide structure to the composition and disposition of fenestration, enhance pedestrian orientation, and add visual interest to the public realm.

Architectural Response
The building's massing is composed into separate volumes to shorten the perceived length of the building and to allow each volume to respond to surrounding context in scale. The selective breaks in the building massing to place emphasis on building entrances. At the primary building corner, an outdoor amenity space is carved into the building crown to serve as a strong visual marker.

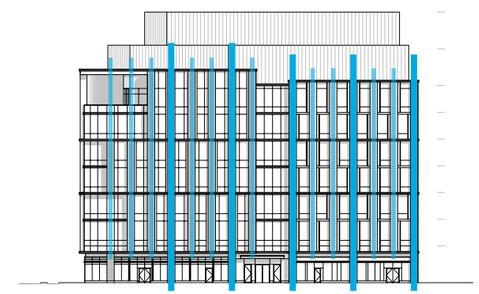


6.7.10.H.1.a.ii:

Architectural Design Guidelines | Vertical and Horizontal Articulation

Architectural bays should be derived, in general, from the building's structural bay spacing.

Architectural Response
Architectural bays are organized to express both the primary structural bay and correspond with the internal programming for a lab / research use.



6.7.10.H.1.a.iii:

Architectural Design Guidelines | Vertical and Horizontal Articulation

Architectural bays should have buttresses, pilasters, columns, or piers that extend either all the way to the ground or to the cornice and sign band of ground level storefronts.

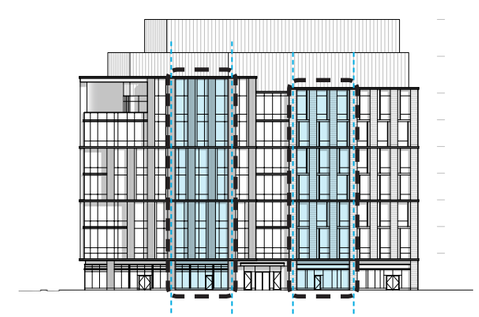
Architectural Response
Architectural bays are vertically expressed from the building's cornice to the ground level storefronts at the structural bay spacing to tectonically bear on grade.

6.7.10.H.1.a.iv:

Architectural Design Guidelines | Vertical and Horizontal Articulation

Architectural bays should align, in general, with individual or groups of storefront and lobby entrance frontages of the ground story of a building.

Architectural Response
Architectural bays at the upper stories are organized to frame the storefronts and lobby entrances at the ground story.



D2.1

UNION SQUARE
SOMERVILLE, MA

OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
	AUGUST 20, 2018	DRC

SEAL

ARCHITECT

SPAGNOLO GISNESS & ASSOCIATES, INC.

200 High Street, 2nd Floor
Boston, MA. 02110
T 1.857.300.2610

SHEET TITLE

ZONING NARRATIVE

D2.1-Z100

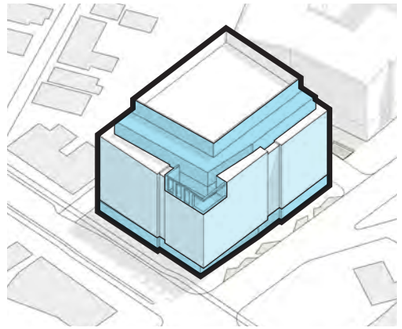
ARCHITECTURAL DESIGN GUIDELINES

6.7.10.H.1.a.v:

Architectural Design Guidelines | Vertical and Horizontal Articulation

Building facades should be horizontally articulated with a clearly defined base, middle, and top. Visual differentiation between the base, middle, and top should be achieved using a cornice, band, or other architectural features(s) that visually indicates a horizontal line of expression and creates surface relief, depth, and shadow.

Architectural Response
The building's base, middle, and top are clearly articulated by the ground level storefront, upper story facade articulation, and mechanical levels that are incorporated and featured at the corner outdoor building amenity.

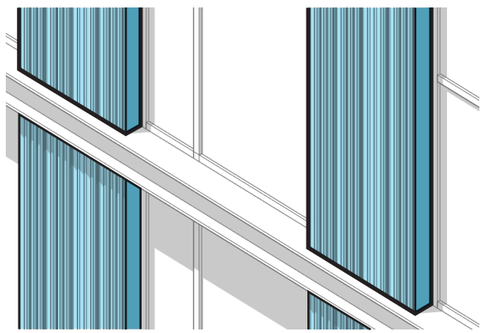


6.7.10.H.1.a.vi:

Architectural Design Guidelines | Vertical and Horizontal Articulation

In most circumstances, the vertical buttresses, pilasters, columns, or piers of Architectural Bays should always project further and be uninterrupted by any horizontal elements of a façade, excluding the cornice, band, or other architectural feature(s) used to differentiate the base, middle, and top of a building from one another.

Architectural Response
The building's vertical panels are expressed as two-story elements facing Prospect Street and Somerville Avenue. As the facade turns towards Allen Street, these elements transition into a single-story expression to recognize the scale of the neighborhood. At each break between vertical panels, architectural banding is applied to further emphasize the scale of each facade type.



6.7.10.H.1.b.i:

Architectural Design Guidelines | Fenestration

Changes in fenestration patterns should be used to help differentiate the base, middle, and top of buildings.

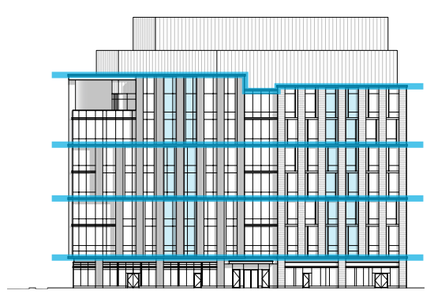
Architectural Response
The building's fenestration pattern at the upper stories has a punched expression to add depth to the overall composition. The fenestration at the base offers more transparency to highlight active uses. Each of the building's fenestration patterns help delineate the base, middle, and top.

6.7.10.H.1.b.ii:

Architectural Design Guidelines | Fenestration

Within the base, middle, and top of a building, Fenestration should align vertically within each architectural bay and horizontally across each story of a building.

Architectural Response
The building's fenestrations are aligned vertically within each architectural bay and horizontally across each story of the building.



6.7.10.H.1.b.iii:

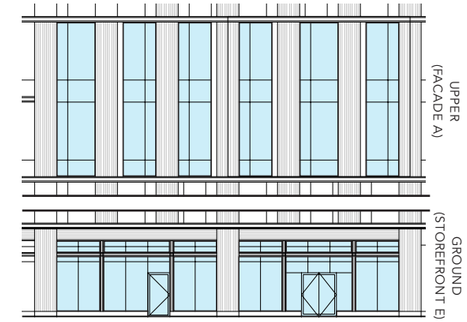
Architectural Design Guidelines | Fenestration

Upper stories should have a window to wall area proportion that is lower than that of the ground floor.

Architectural Response
The upper stories of the building will have a lower fenestration area than that of the ground floor.

Upper Floor (Facade A): Fenestration: 55.6% (41.7% vision glass)
Upper Floor (Facade B): Fenestration: 46.6% (36.2% vision glass)

Ground Floor (Storefront E): Fenestration: 60.6% (51.1% vision glass)
Ground Floor (Storefront F): Fenestration: 47.5% (47.5% vision glass)

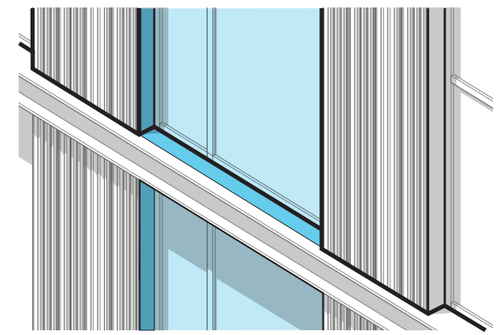


6.7.10.H.1.b.iv:

Architectural Design Guidelines | Fenestration

Windows should be punched into walls and glass should be inset from exterior wall surfaces.

Architectural Response
All punched windows are inset from exterior wall surface to add depth and shadow to the facade composition.



6.7.10.H.1.b.v:

Architectural Design Guidelines | Fenestration

Series of windows set side by side to form a continuous horizontal band across a facade (aka 'ribbon windows') should be avoided.

Architectural Response
The building facade does not include a continuous horizontal band or ribbon windows.

6.7.10.H.1.b.vi:

Architectural Design Guidelines | Fenestration

Solid wall materials should be used to frame groups of windows to reduce the perceived scale of a building.

Architectural Response
The building facade is organized into vertical panels to frame the grouping of windows. Accent steel shapes and panels are added into the window openings to further define and reduce the scale of the building.

D2.1

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SOMERVILLE, MA

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UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

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SHEET TITLE

ZONING NARRATIVE

D2.1-Z101

ARCHITECTURAL DESIGN GUIDELINES

6.7.10.H.1.c.i:

Architectural Design Guidelines | Materials

The palette of wall materials and colors used for a building should be kept to a minimum, preferably three. Similar wall materials as found on adjacent or nearby buildings should be used to strengthen district character and provide continuity and unity between buildings of divergent size, scale, and architectural styles.

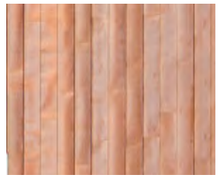
Architectural Response
It is intended to express a modern interpretation of a vernacular that is true to Union Square, primarily consisting of three materials: glass, masonry, and metal accent elements. Through careful attention to texture, scale, and color, the collective facade expression is intended to further emphasize reference to an industrial architectural language.

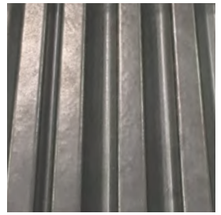
6.7.10.H.1.c.ii:

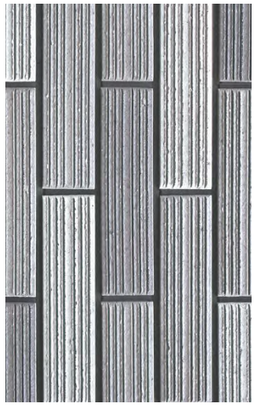
Architectural Design Guidelines | Materials

Acceptable wall materials include architectural concrete or precast concrete panels, natural or cast stone, curtain wall and heavy gage metal panel, and brick. Value added materials such as natural or cast stone, concrete, glazed or unglazed architectural terracotta, and brick should be used as wall materials where pedestrians closely encounter and interact with buildings.

Architectural Response
Elongated fluted masonry and vertically stacked brick masonry are intended to frame the window openings. Blackened steel metal accent elements, in the form of steel angle and channel shapes, are introduced into the openings to add elements of scale to the punched openings. It is intended that authentic materials will be utilized at the pedestrian level that will be rich in texture, scale, and color.







6.7.10.H.1.c.iii:

Architectural Design Guidelines | Materials

Exterior Insulation and Finish Systems (EIFS) should never be used for the base of a building.

Architectural Response
The building facade does not include any EIFS.

6.7.10.H.1.c.iv:

Architectural Design Guidelines | Materials

Horizontal or vertical board siding and shingles, whether wood, metal, plastic (vinyl), masonry, or composite materials, should only be used for smaller scale apartment buildings.

Architectural Response
The building facade does not include any horizontal or vertical board siding and shingles that are intended for apartment buildings.

6.7.10.H.1.c.v:

Architectural Design Guidelines | Materials

Two or more wall materials should be combined only one above the other. Wall materials appearing heavier in weight should be used below wall materials appearing lighter in weight.

Architectural Response
Vertical panels of masonry units from the upper stories will continue to the ground to bear on grade at the structural bay spacing. At intermediate vertical panels, steel channel shapes are to be applied to tectonically support the panels and to frame storefront openings at the ground level.

6.7.10.H.1.c.vi:

Architectural Design Guidelines | Materials

Building wall materials that are lighter in color, tint, or shade should be used for the lower floors of a building, with materials darker in color, tint, or shade used above.

Architectural Response
It is intended that a combination of darker materials will be used at the upper levels to emphasize an industrial architectural language.

6.7.10.H.1.c.vii:

Architectural Design Guidelines | Materials

If a building's massing and pattern of fenestration is complex, simple or flat wall materials should be used; if a building's massing and pattern of fenestration is simple, walls should include additional texture and surface relief.

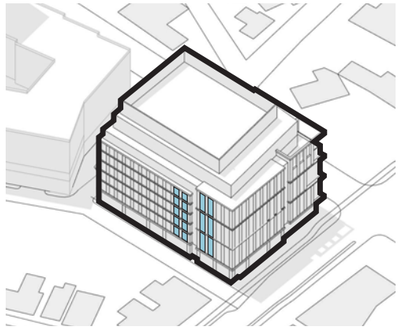
Architectural Response
The building's massing and fenestration pattern is ordered to express the rhythm and tectonic nature of a masonry building. Wall materials of elongated fluted masonry and vertically stack brick will provide texture and surface relief with varying shadow lines.

6.7.10.H.1.c.viii:

Architectural Design Guidelines | Materials

Side and rear building elevations that are visible from the public realm should have a level of trim and finish that is compatible with the façade of the building.

Architectural Response
The side and rear elevations facing the thoroughfares and alleys have an equal or similar level of articulation as the primary facade.



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SOMERVILLE, MA

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SHEET TITLE

ZONING NARRATIVE

D2.1-Z102

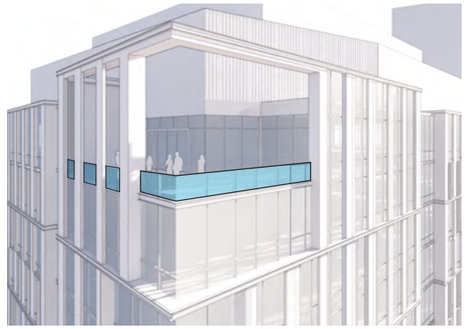
ARCHITECTURAL DESIGN GUIDELINES

6.7.10.H.1.c.ix:

Architectural Design Guidelines | Materials

Balconies should have either metal railing or glass guardrail systems.

Architectural Response
The building's outdoor amenity space will have a glass guardrail system.



6.7.10.H.1.d.i:

Architectural Design Guidelines | Storefront

The design of storefronts should invite interaction, enliven the pedestrian environment, and provide a secondary, more intimate source of lighting at night.

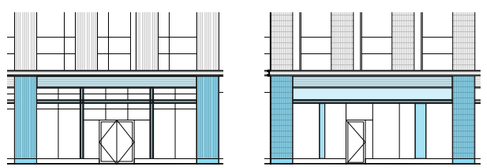
Architectural Response
The storefront will be designed with a high level of transparency to enliven the streetscape with interaction to retail / active uses within the building. The ground floor will feature a high floor-to-floor ceiling to allow more visual access into the space, while secondarily, reducing the amount of site lighting required at night.

6.7.10.H.1.d.ii:

Architectural Design Guidelines | Storefront

Monotonous and repetitive storefront and sign designs and types should be avoided.

Architectural Response
The ground level is composed of two storefront types to offer a visual variety and to shorten the perception of the building's length. Vertical piers extend to the ground plane to infuse variety into the retail storefronts design and enhance the pedestrian scale. Within these openings, copper and blackened metal accents frame glazed openings to further diversify the ground plane design and to allow the unique retail experiences to spill out to the public realm.

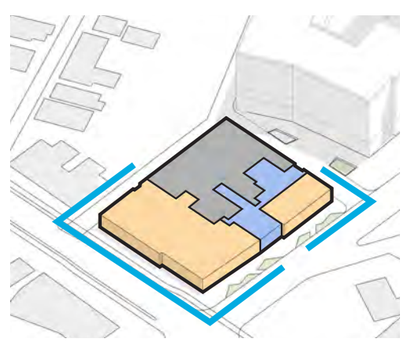


6.7.10.H.1.d.iii:

Architectural Design Guidelines | Storefront

Where a pedestrian street intersects with a side street, commercial spaces should wrap the corner and include at least one storefront bay on the side street.

Architectural Response
The retail / active uses at the ground level continues a full storefront bay on both side streets Road A and Road B.



6.7.10.H.1.d.iv:

Architectural Design Guidelines | Storefront

A paneled or rendered stallriser at least one (1) foot in height should be included below display windows.

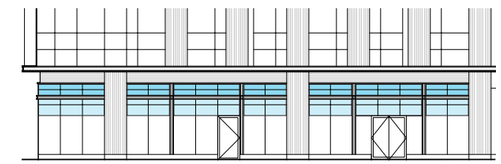
Architectural Response
This guideline will be addressed as tenant improvements are designed for each retailer.

6.7.10.H.1.d.v:

Architectural Design Guidelines | Storefront

Where height permits, transom windows should be included above storefront doors and display windows to allow additional natural daylight to penetrate into the interior space.

Architectural Response
The ground floor will feature a high floor-to-floor ceiling that will allow transom windows to be utilized above storefront doors for increased natural daylight.

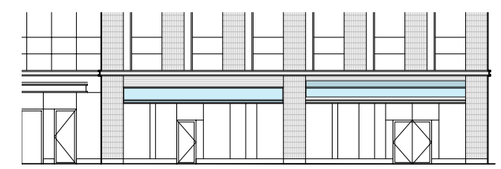


6.7.10.H.1.d.vi:

Architectural Design Guidelines | Storefront

Awnings are encouraged for each storefront to provide weather protection for pedestrians and reduce glare for storefront display areas. Awnings should be open-ended, and operable.

Architectural Response
Storefronts to be designed to accept awnings at the designated signage band.

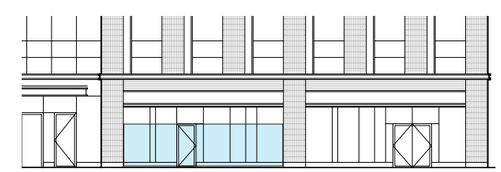


6.7.10.H.1.d.vii:

Architectural Design Guidelines | Storefront

Bi-fold glass windows and doors and other storefront systems that open to permit a flow of customers between interior and exterior space are encouraged.

Architectural Response
Storefronts to be designed to allow for bi-folding glass windows and doors, if desired by retail / active use.



D2.1

UNION SQUARE
SOMERVILLE, MA

OWNER

UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)

31 Union Square
Somerville, MA. 02143

REV #	ISSUE DATE	DESCRIPTION
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SEAL

ARCHITECT

SPAGNOLO GISNESS & ASSOCIATES, INC.

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SHEET TITLE

ZONING NARRATIVE

D2.1-Z103

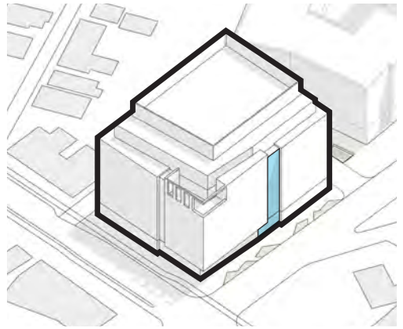
ARCHITECTURAL DESIGN GUIDELINES

6.7.10.H.1.e.i:

Architectural Design Guidelines | Entrances

Principal entrances should be optimally located, well defined, clearly visible, and universally accessible from the adjacent sidewalk.

Architectural Response
On the Prospect Street facade, an intentional break in the building's massing serves to announce the primary entrance. These unique design moments serve as wayfinding elements on an urban scale. All principal entrances are to be universally accessible from the adjacent sidewalks.

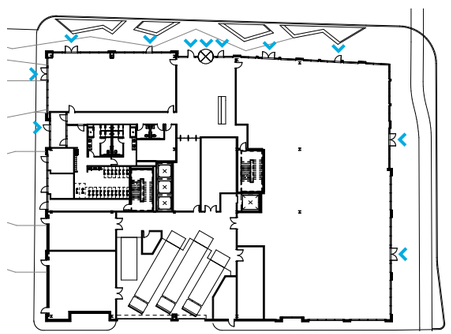


6.7.10.H.1.e.ii:

Architectural Design Guidelines | Entrances

Each ground floor use should have an individual entrance with direct access onto a sidewalk.

Architectural Response
Each ground floor use will have a dedicated entrance that is accessible from the public sidewalk.

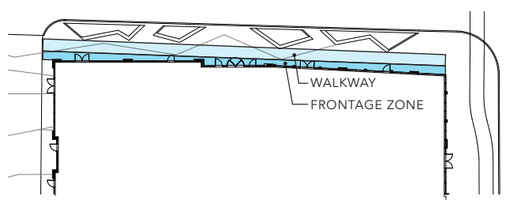


6.7.10.H.1.e.iii:

Architectural Design Guidelines | Entrances

Storefront doors should not obstruct pedestrians walking past or alongside a building.

Architectural Response
Storefront doors will be designed to swing within the streetscape frontage zone and not to obstruct the pedestrian walkway.

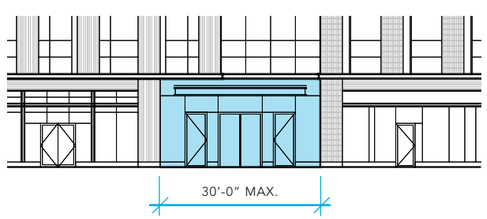


6.7.10.H.1.e.iv:

Architectural Design Guidelines | Entrances

Lobby entrances required for upper story uses should be limited in width (frontage) and separate from the entrance for any ground floor uses.

Architectural Response
Lobby entrance for the upper story uses is designed to a frontage of 30'-0"

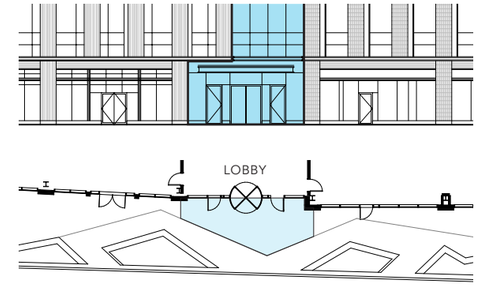


6.7.10.H.1.e.v:

Architectural Design Guidelines | Entrances

Features such as a double-height ceiling, distinctive doorway, decorative lighting, recessed façade, or a change in paving material within the setback area should be used to make lobbies for upper story commercial uses distinctive while preserving floor space for other ground floor uses.

Architectural Response
An intentional break in the building's massing serves to announce the primary entrance. The entrance is recessed from the primary facades to define a visual edge from Union Square Plaza while preserving ground floor retail / active use space. Articulation in landscape paving with further emphasize the building entry.

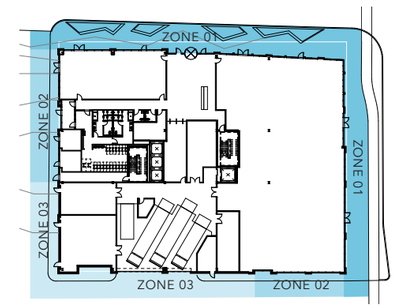


6.7.10.H.1.f.i:

Architectural Design Guidelines | Details

Exterior lighting (building, storefront, and landscape) should be integrated into the design of the building, create a sense of safety, and encourage pedestrian activity at night through layers of light that contribute to the nighttime experience.

Architectural Response
Exterior lighting will be fully integrated into the building, storefront and landscape design to enhance the evening streetscape while creating a sense of safety. Lighting levels will be designed in zones to correspond with the building's internal program and streetscape types. Internal activity and lighting from the retail / active uses will further add to the dynamic nighttime experience.



6.7.10.H.1.f.ii:

Architectural Design Guidelines | Details

Exterior lighting should relate to pedestrians and accentuate major architectural or landscape features, but should be shielded to reduce glare and eliminate light being cast into the night sky.

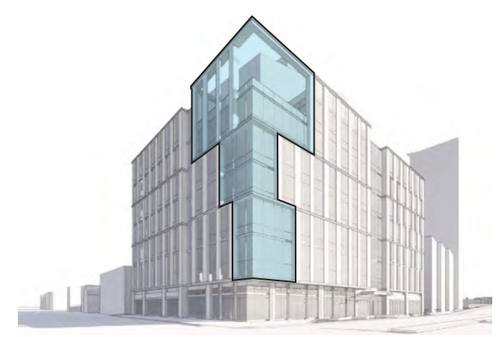
Architectural Response
Exterior lighting will be organized to minimize light pollution while providing safety and security to enhance the user's experience.

6.7.10.H.1.f.iii:

Architectural Design Guidelines | Details

The upper portions of buildings, especially high-rise buildings, should provide visual interest and a variety in detail and texture to the skyline.

Architectural Response
At the primary corner, outdoor space is carved into the building's crown. This distinctive architectural expression serves as a visual marker, visible from major streets and avenues, and referencing the monument in a roof scape conversation contributing to the architectural evolution of the neighborhood.



D2.1

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SOMERVILLE, MA

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SHEET TITLE

ZONING NARRATIVE

D2.1-Z104

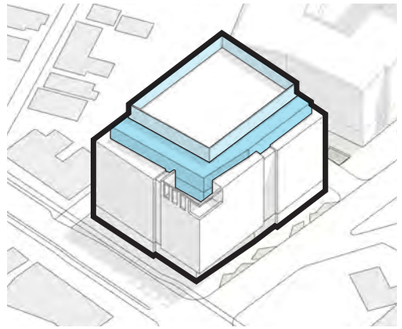
ARCHITECTURAL DESIGN GUIDELINES

6.7.10.H.1.f.iv:

Architectural Design Guidelines | Details

Mechanical and utility equipment should be integrated into the architectural design of the building or screened from public view. Penthouses should be integrated with the buildings architecture, and not appear as foreign structures unrelated to the building they serve. The proportion of screening to the rest of the building should be taken into consideration.

Architectural Response
Rooftop mechanical equipment will be screened and integrated with the building architecture, including at the outdoor amenity space. The penthouse form steps back from the primary building facades in deference to the importance of the plaza.

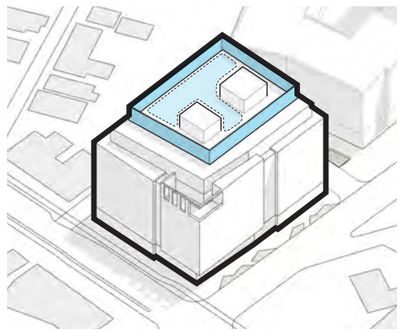


6.7.10.H.1.f.v:

Architectural Design Guidelines | Details

To every extent practicable, rooftop mechanical equipment should be centered in the roof area to limit its visibility from adjacent thoroughfares. Consideration should be given to the tradeoffs of individual or bundled stacks and requirements of uses internal to the building.

Architectural Response
Rooftop mechanical equipment will be located within an enclosed penthouse and screened roof area. It is intended to locate major equipment towards the center of the roof area to minimize sight lines to the equipment. To be addressed in further detail with the DSPR application.



6.7.10.H.1.f.vi:

Architectural Design Guidelines | Details

Ventilation intakes/exhausts should be located to minimize adverse effects on pedestrian comfort along the sidewalk and within outdoor spaces.

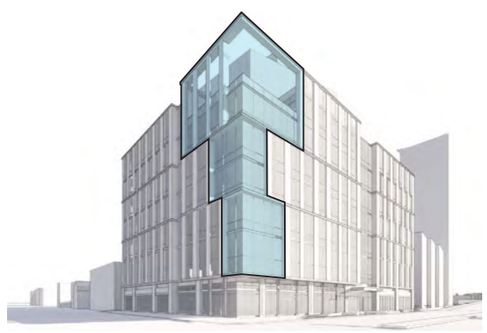
Architectural Response
Architectural louvers will be designed to be integrated in the overall facade composition. Any active louvers for intake/exhaust will be located to minimize its impact to the pedestrian experience.

6.7.10.H.1.f.vii:

Architectural Design Guidelines | Details

Buildings at terminated vistas should be articulated with design features that function as focal points to create memorable views that add to the character and enhance the aesthetics of the neighborhood.

Architectural Response
To celebrate D2.1's prominent location across from Union Square plaza, the building's masonry rhythm was modified to reveal added transparency in order to emphasize the corner while the height of the building steps back in deference to the importance of the plaza as a civic space. The top of this corner supports an outdoor building amenity that further activates the corner. This distinctive architectural expression serves as a visual marker, visible from major streets and avenues, and referencing the monument in a roof scape conversation contributing to the architectural evolution of the neighborhood.

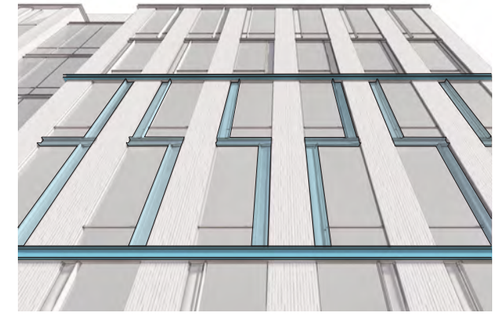


6.7.10.H.1.f.viii:

Architectural Design Guidelines | Details

Architectural details, ornamentation, and articulations should be used with building fenestration to create a harmonious composition that is consistent throughout the building, so that the building appears as a unified whole and not as a collection of unrelated parts that adds to the impression of bulk.

Architectural Response
Elongated fluted masonry and vertically stacked brick masonry are intended to frame the window openings. Blackened steel metal accent elements, in the form of steel angle and channel shapes, are introduced into the openings to add elements of scale to the punched openings. Through careful attention to texture, scale, and color, the collective facade expression is intended to further emphasize reference to an industrial architectural language.



6.7.10.H.1.g.i:

Architectural Design Guidelines | Structured Parking

Parking spaces of the top floor of any above ground parking structure should be fully enclosed within the structure or, if unroofed, substantially covered by solar panels. When fully enclosed within the structure, a green roof or athletic field is encouraged.

Architectural Response
Parking is provided via shared facility in D2.2 + D2.3.

D2.1
UNION SQUARE
SOMERVILLE, MA

OWNER
UNION SQUARE RELP
MASTER DEVELOPER LLC (US2)
31 Union Square
Somerville, MA. 02143

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	AUGUST 20, 2018	DRC

SEAL

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SHEET TITLE
ZONING NARRATIVE

D2.1-Z105