

One Union Square

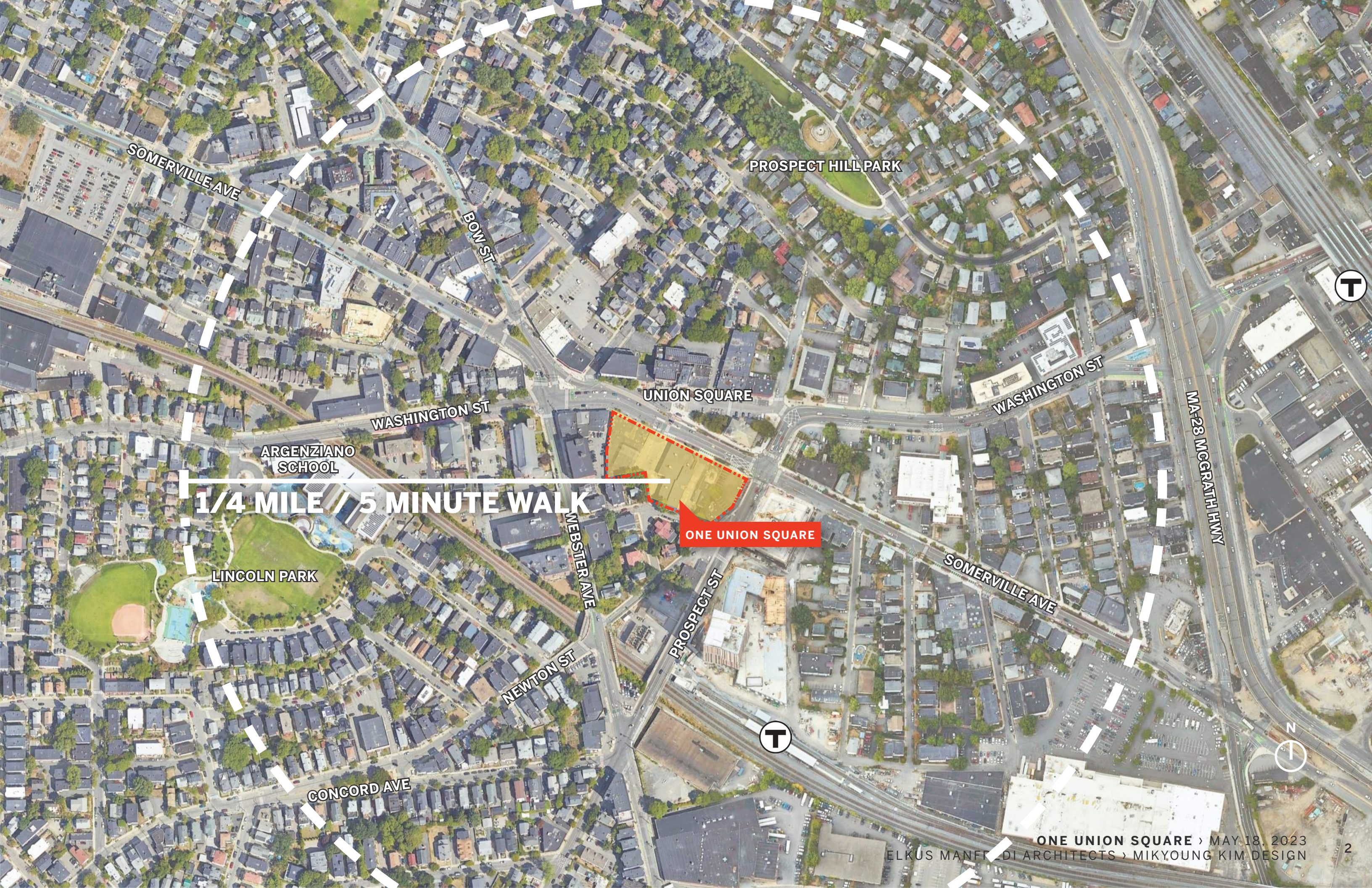
PRESENTATION TO
THE SOMERVILLE CITY COUNCIL AND PLANNING BOARD

MAY 18, 2023

mikyoungh kim design

ELKUS | MANFREDI
ARCHITECTS

THE
HAMILTON
COMPANY



SOMERVILLE AVE

PROSPECT HILL PARK

BOW ST

UNION SQUARE

WASHINGTON ST

WASHINGTON ST

ARGENZIANO SCHOOL

MA-28 MCGRATH HWY

1/4 MILE / 5 MINUTE WALK

ONE UNION SQUARE

WEBSTER AVE

SOMERVILLE AVE

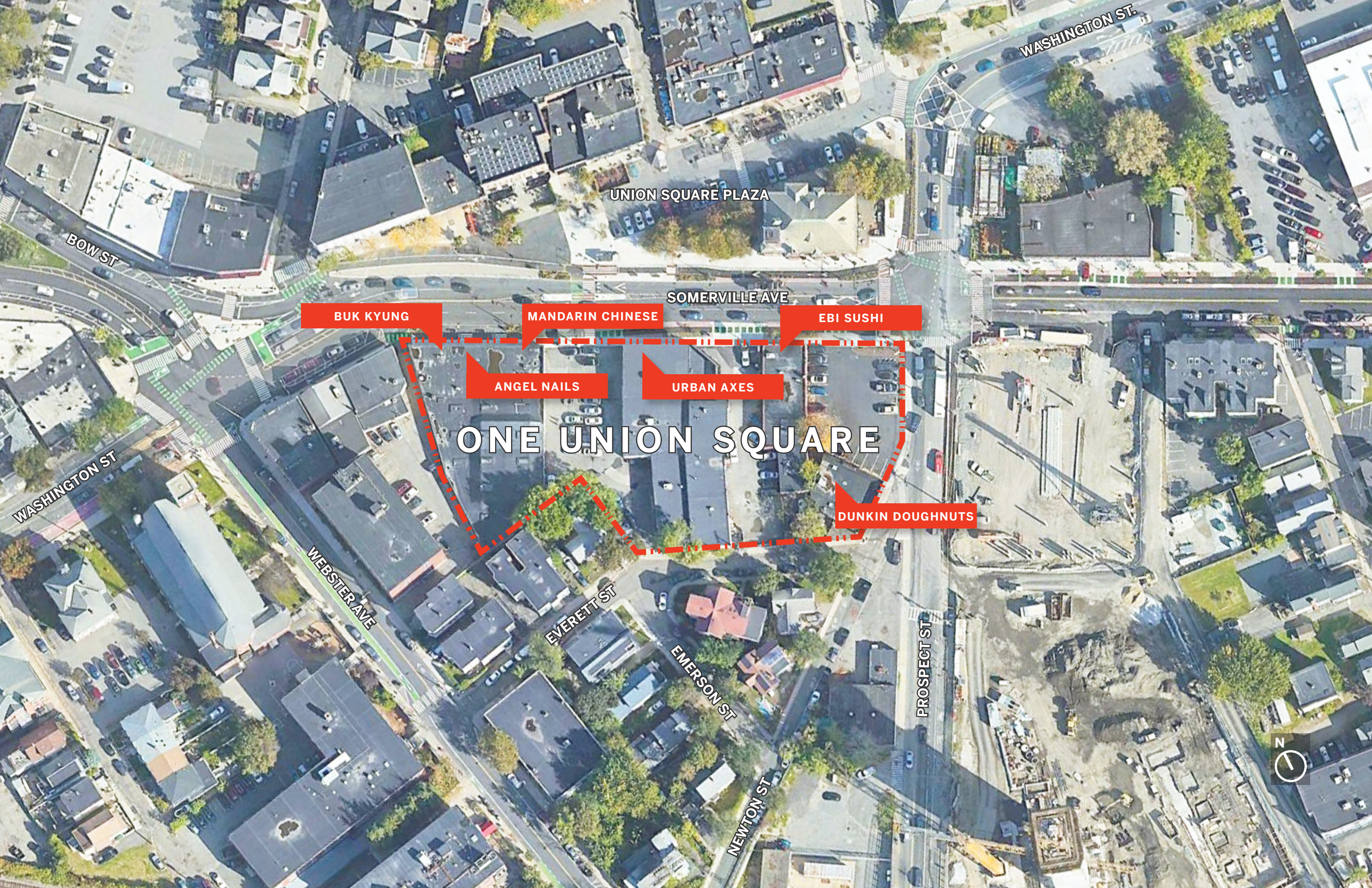
LINCOLN PARK

PROSPECT ST

NEWTON ST

CONCORD AVE





UNION SQUARE PLAZA

WASHINGTON ST.

BOW ST

SOMERVILLE AVE

BUK KYUNG

MANDARIN CHINESE

EBI SUSHI

ANGEL NAILS

URBAN AXES

ONE UNION SQUARE

DUNKIN DOUGHNUTS

WASHINGTON ST

WEBSTER AVE

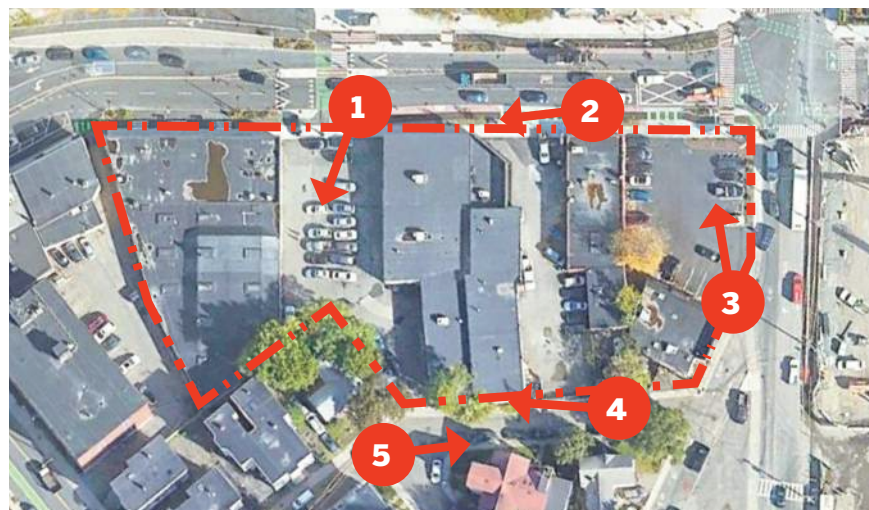
EVERETT ST

EMERSON ST

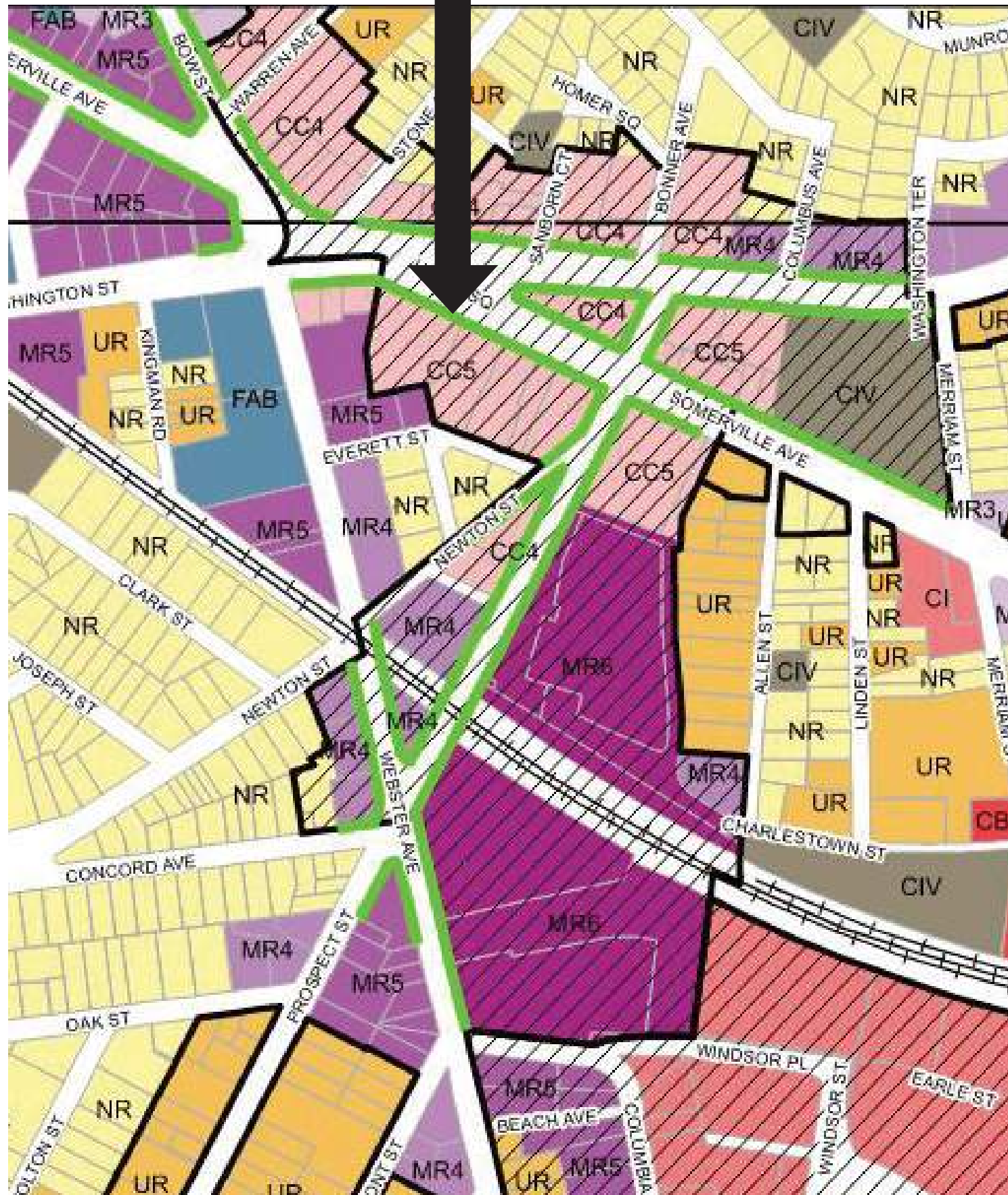
PROSPECT ST

NEWTON ST



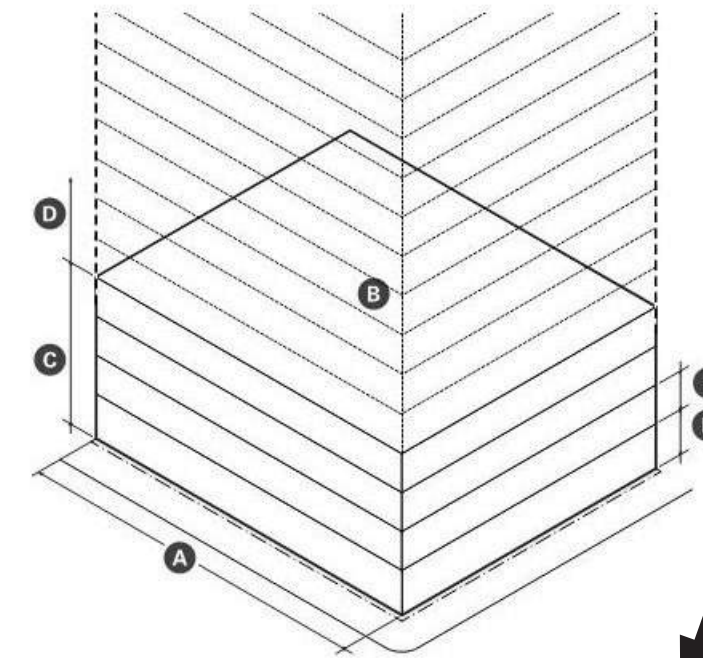


Existing Site

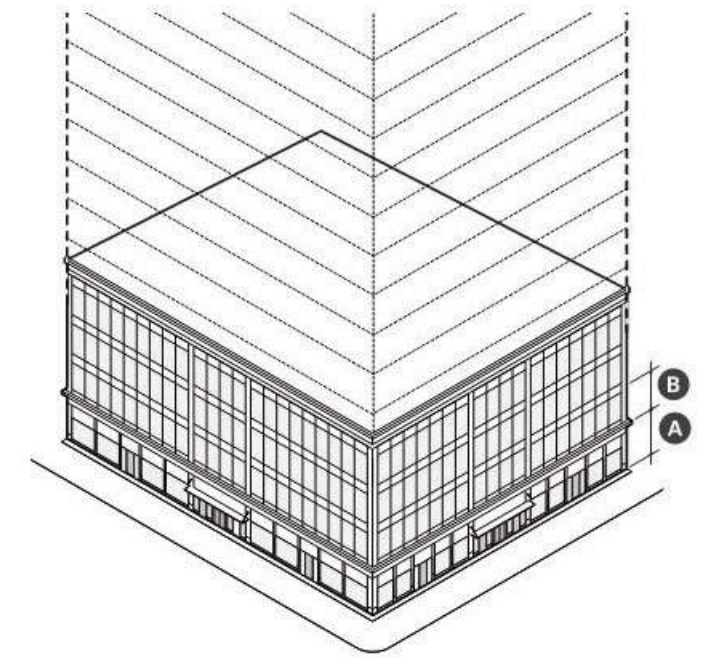


6.2.8. Lab Building (continued)

c. Height & Massing



d. Uses & Features



Main Mass	
A Building Width (max)	240 ft
FAÇADE Build Out (min)	–
Primary Frontage	80%
Secondary Frontage	65%
FLOOR PLATE (max)	35,000 sf
B GROUND STORY Height (min)	18 ft
C UPPER STORY Height (min)	10 ft
D Number of Stories (min)	3 stories
E Number of Stories (max)	Varies by Map Designation
F BUILDING Height, Feet (max)	–
3 STORY	50 ft
4 STORY	65 ft
5 STORY	80 ft
7 STORY	110 ft
10 STORY	155 ft
Roof Type	Flat

Facade Composition	
A Ground Story Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
B Upper Story Fenestration (min/max)	15% 70%
BLANK WALL (max)	20 ft

Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

Rooftop Mechanicals	
Mechanical Equipment, Screening, Penthouse Height (max)	–
Abutting NR, UR, or LHD	15 ft
Abutting any other district	20 ft

Zoning Text Amendment

- › **Current Zoning includes limits on Building Width and Floor Plate Size.**
 - › This results in two separate buildings being contemplated for this site
- › **The proposed text amendment would allow for a Single Building scheme**
 - › Does not change the existing regulations regarding Building Width and Floor Plate Size
 - › Utilizes original specific drafting approach used by the City so applicability would be practically limited to this Site.
- › **A Special Permit would be required for a specific Building that proposes alternative Building Width and Floor Plate Size**
 - › Introduces **new standard** to be considered before a Special Permit is issued:
“...if the Development is providing enhanced Civic Space, enhanced Open Space, additional space for Arts & Creative Enterprises or space for a Community Center, Library or Museum, or a combination of the foregoing.”

Zoning Text Amendment

Proposed Amendment to current Section 8.17.g.iii.a). and b).

iii. Dimensional Compliance

a). DEVELOPMENT of any building type permitted in the USQ sub-area may deviate up to five percent (5%) from the BUILDING WIDTH; POINT TOWER width, depth, diagonal, and FLOOR PLATE; FACADE build out; FENESTRATION; entrance spacing; and commercial space depth standards by Special Permit.

b). DEVELOPMENT of any building type permitted in the Commercial Core 5 district within the USQ sub-area may deviate from the BUILDING WIDTH; FLOOR PLATE; and FACADE build out by Special Permit.

c). ~~b).~~ In addition to the review criteria for all Special Permits specified in § 15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to permit DEVELOPMENT to deviate: ~~up to five (5) percent:~~

i). ~~For deviation under Section 8.17.g.iii.a).~~ if the proposed deviation can provide a positive refinement of the massing of a BUILDING in context to its surroundings, improve FLOOR PLATE efficiency, provide for unique storefront design, or better address specific operational requirements of commercial tenants;

ii). For deviation under Section 8.17.g.iii.b), if the DEVELOPMENT complies with Section 8.17.g.iii.c).i), and if the DEVELOPMENT is providing enhanced Civic Space, enhanced Open Space, additional space for Arts & Creative Enterprises or space for a Community Center, Library or Museum, or a combination of the foregoing.

3078973.1

THIS AMENDMENT

Does Not:

- › Change use regulations
- › Permit additional Building height
- › Alter the current dimensional regulations regarding Building Width; Point Tower width, depth, diagonal and Floor Plate; Facade build out; and Fenestration
- › Have wide applicability (limited to CC5 district within the USQ sub-area)
- › Alter the current requirement of a special permit at the Planning Board's discretion provided express criteria are met
- › Diminish any party's rights under the current zoning regulations

THIS AMENDMENT

Does:

- › Permit the Planning Board to consider a special permit, at its discretion, to allow variations from the existing Building Width, Floor Plate and Facade build-out regulations
 - Only within the CC5 district in the USQ sub-area
 - Only if the Development can meet both the existing special permit standards and a new standard



“THE D6 PARCEL ... FAC(ES) THE CORE OF UNION SQUARE...”

“...SITES THAT COULD ACCOMMODATE AN OFFICE OR LABORATORY TYPE OF COMMERCIAL BUILDING.”

“DEVELOPMENT ON D6.1 SHOULD BE SET BACK FROM PROSPECT STREET TO INCREASE VIEWS OF THE UNION SQUARE T STATION AND PROVIDE AN ADVANTAGEOUS LOCATION FOR OUTDOOR SEATING. THIS SPACE COULD BE EXPANDED INTO A PROPER PLAZA...”

OFF-STREET PARKING SHOULD BE UNDERGROUND OR LOCATED OFF-SITE”



Image Source: <https://www.somervillebydesign.com/neighborhoods/union-square/>

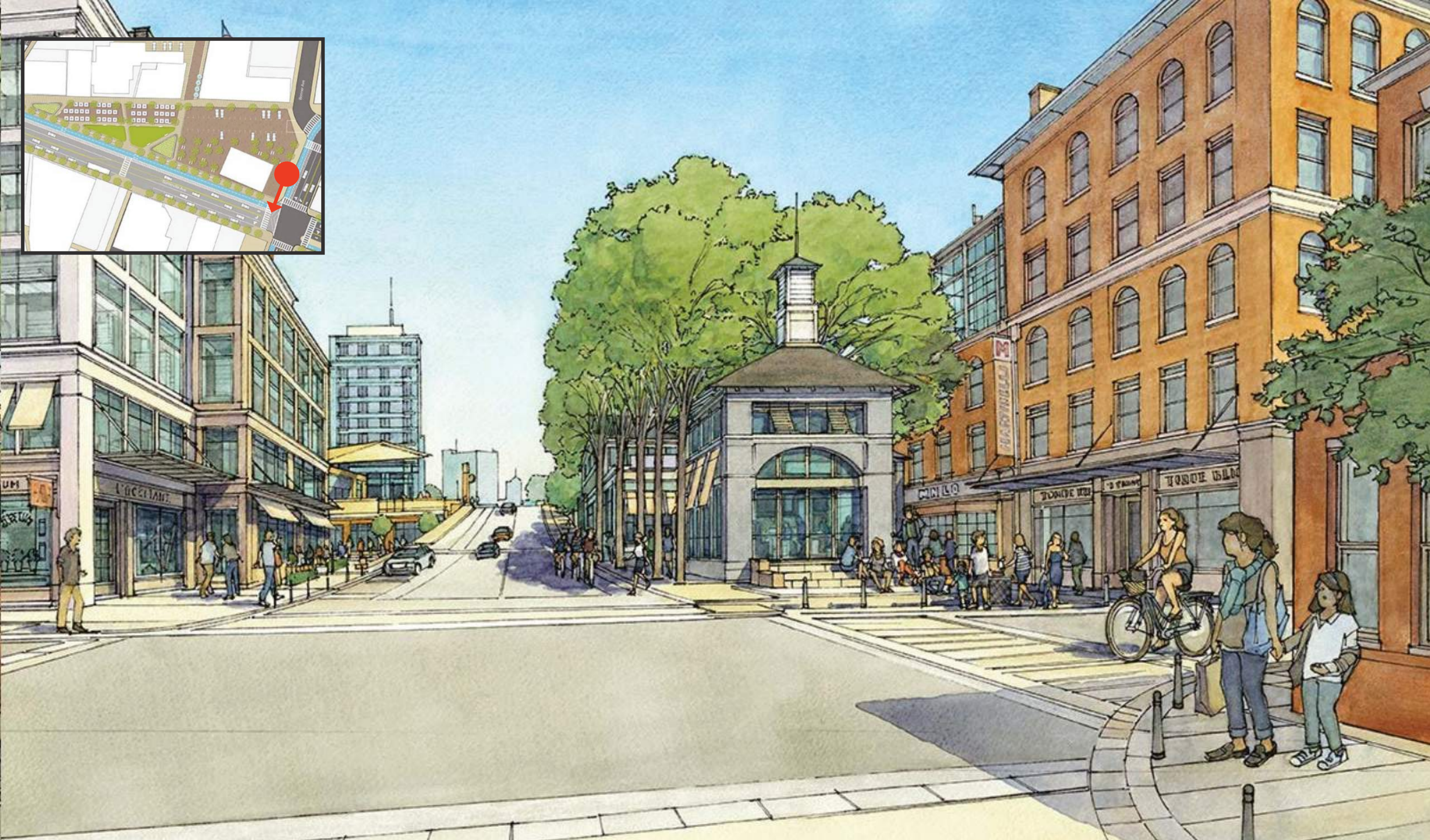
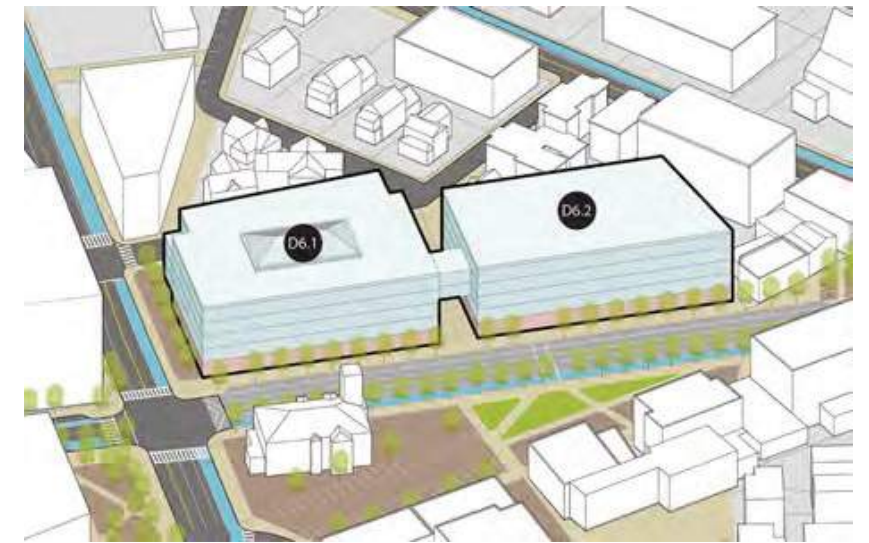
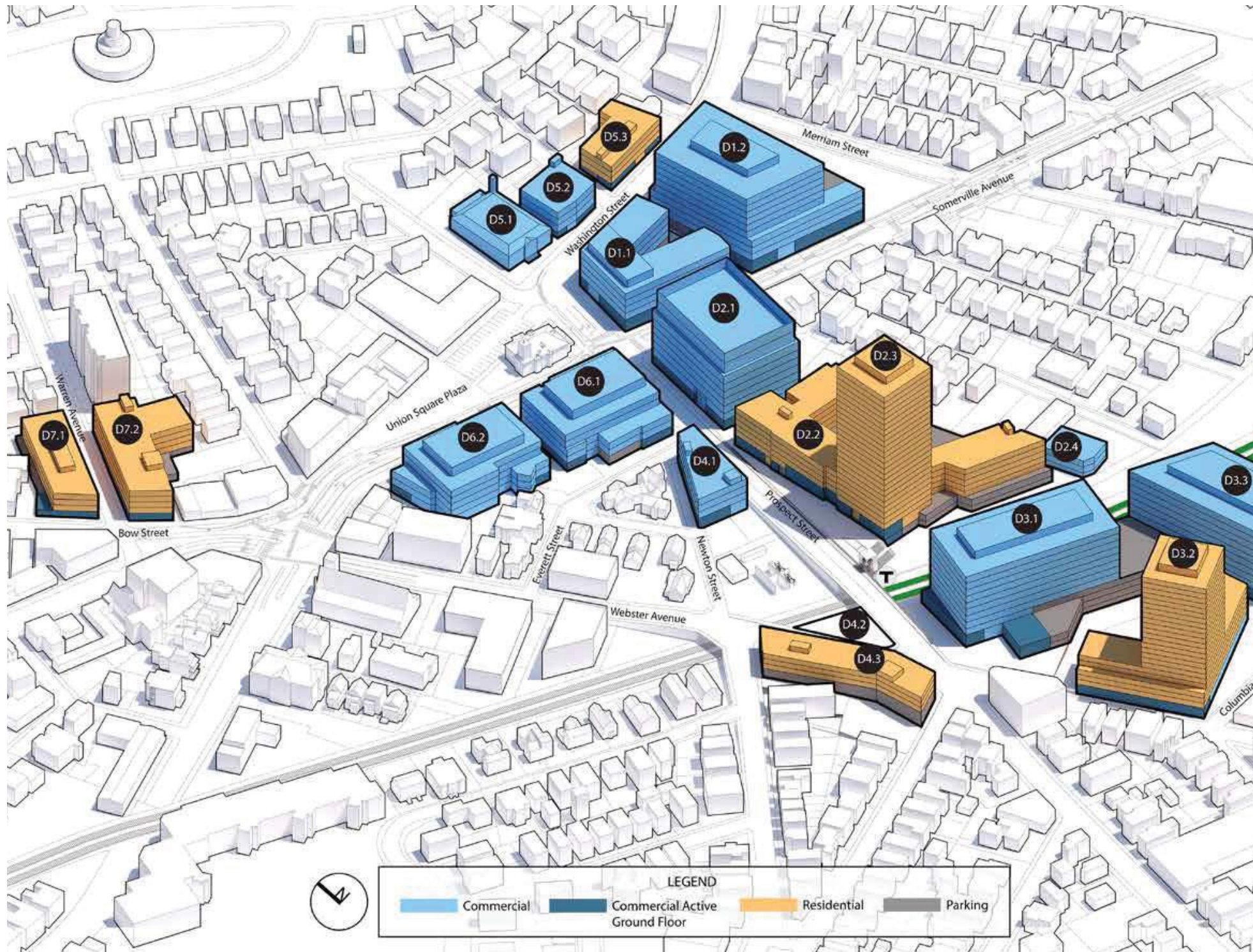
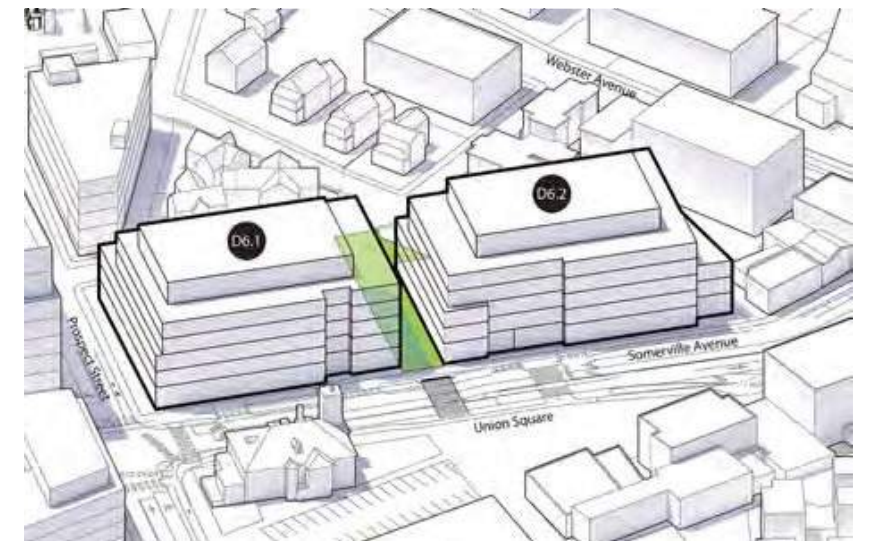


Image Source: <https://www.somervillebydesign.com/neighborhoods/union-square/>



NEIGHBORHOOD PLAN



COORDINATED DEVELOPMENT PLAN

Image Source:
https://s3.amazonaws.com/somervillema.gov-if-us-east-1/s3fs-public/US2-UnionSquare_CDSP_-Application.pdf
<https://www.somervillebydesign.com/neighborhoods/union-square/>

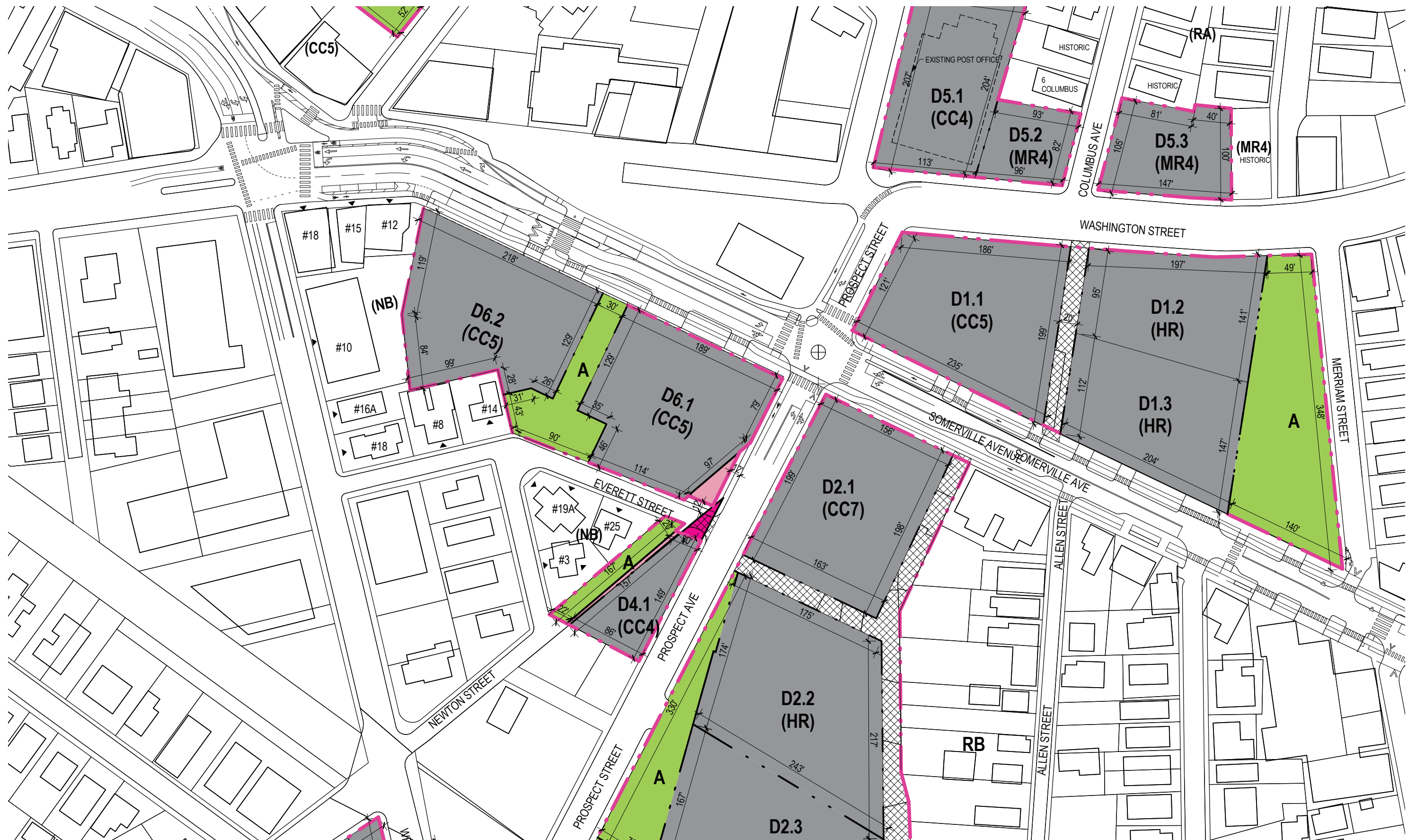


Image Source: https://s3.amazonaws.com/somervillema.gov/it-us-east-1/s3fs-public/US2-UnionSquare_CDSP_-_Application.pdf

- **There is interest in an indoor civic space being included in the project**

- A few people spoke in favor of density, both for the lab component (MIT scientist says there is a shortage of small and medium size labs) and housing – one person mentioned that if Somerville doesn't build more housing, the existing stock will get more expensive

COMMUNITY BENEFITS

1. Indoor community space and meeting space
2. Indoor community space/center

* green space=key/
outdoor cafes/
outdoor programmed space

How to avoid generic, placeless buildings

5. Lunch time appointment services for employees...dentist, post office, civic space to vote

We see such a densely populated city and we need more green space + a community center. I think U

The SomerVision Number

1:1

JOBS TO WORKER RATIO by 2040

By increasing commercial development and supporting home-based businesses, we hope to have one job for every working-age resident in Somerville by 2040. Related indicators include the square footage of dedicated artist space, the number of minority-owned businesses, the kinds of jobs available in the city, and income inequality as measured by the Gini coefficient.

“Currently ... only 15% of the city’s working residents work in Somerville” (p26)

“More commercial development would also produce a daytime population sufficient enough to support existing and new small businesses.” (p29)

“Work on zoning amendments to support the goals of this chapter...” (p33)

The SomerVision Number

105

NEW ACRES OF OPEN SPACE by 2040

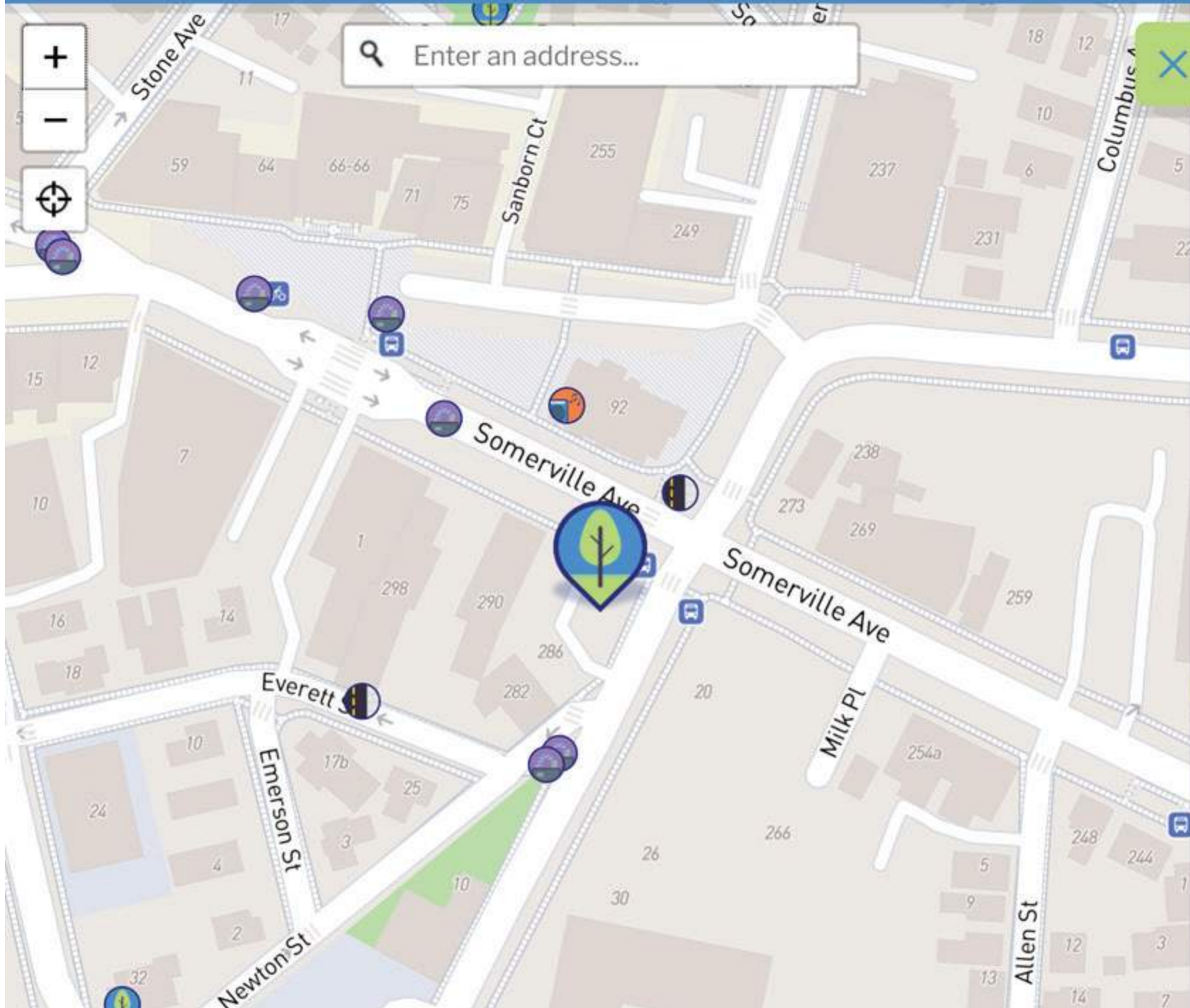
This goal, based off of SomerVision 2030’s numbers, sets an ambitious target for creating additional open space in the city. Related indicators include the percent of households within a 5-minute walk of open space and the number of trees planted in public spaces.

“The City designs and builds open spaces for the entire community...” (p68)

“Continue to identify open space expansion in neighborhood planning” (p70)

“The largest challenge is likely that the majority of land is privately owned” (p73)

SOMERVISION 2040 PLAN



3 SUPPORT



GREEN SPACE BY SUBWAY



██████████ added this Parks & Green Space Idea
NEAR 20 PROSPECT STREET, SOMERVILLE, MASSACHUSETTS
02143, UNITED STATES (PROSPECT ST/SUMMER ST INTERSECTION
AREA)
2 MONTHS AGO
0 COMMENTS

HOW THIS IDEA WILL IMPROVE SOMERVILLE...

Adding a decent-sized park or green space somewhere around here will offset all the large buildings going up. Also, having a space close to the subway for people to meet makes using the subway a bit more inviting. The current entry is under construction and horrible, and from the design plans I've seen won't be much better later.

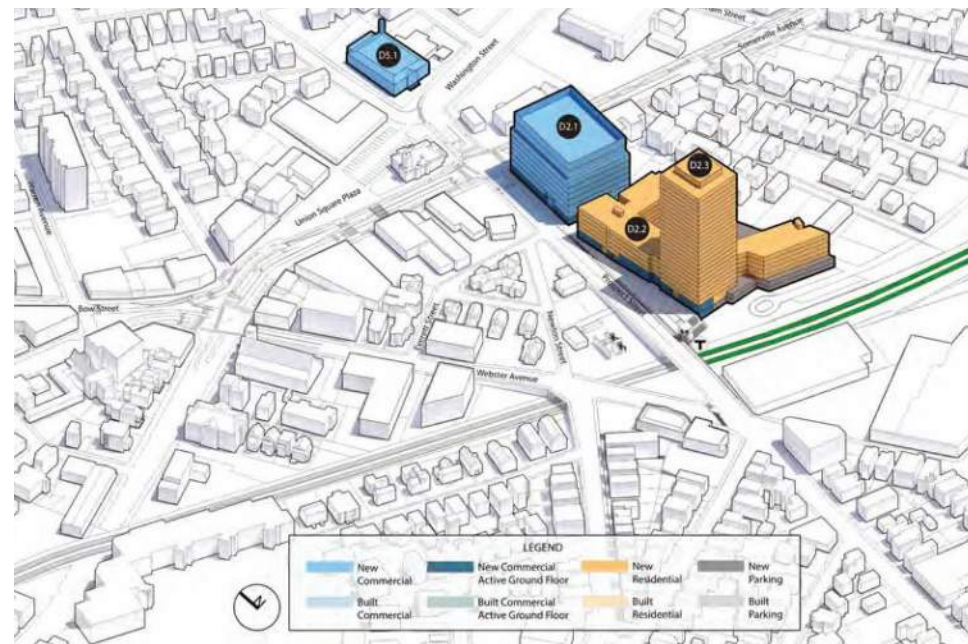
That area needs a green space, badly. The bus stop by SCAT is not really an inviting place to sit and chat and enjoy the vibrancy that is happening in Union Square.

Leave a Comment

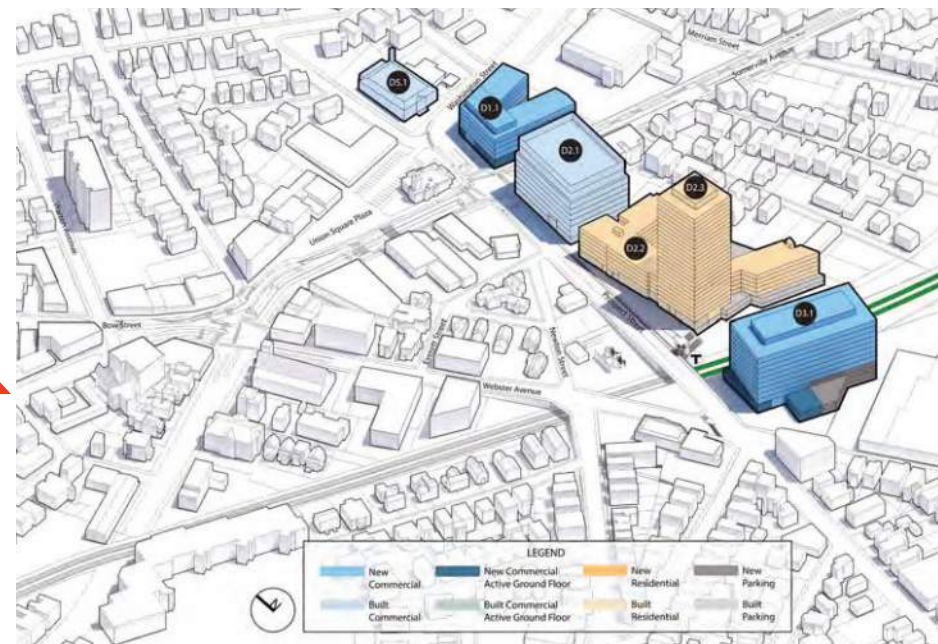
COMMUNITY BENEFITS:

ACCELERATED PHASING

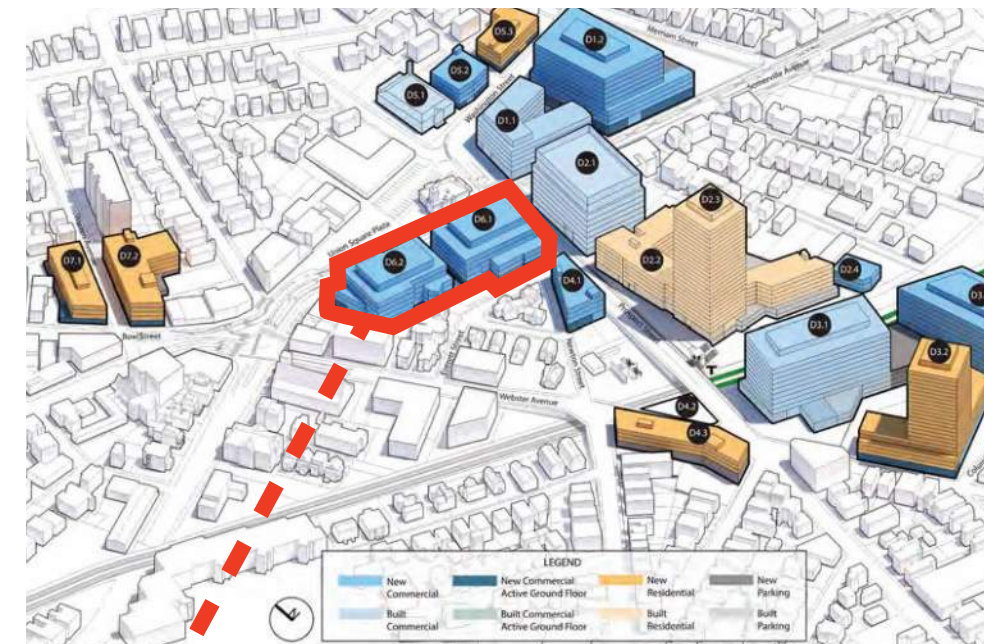
LINKAGE PAYMENTS
TAX REVENUE
DAYTIME POPULATION



CDSP: PHASE 1



CDSP: PHASE 2



CDSP: PHASE 3

Image Source: https://s3.amazonaws.com/somervillema.gov-if-us-east-1/s3fs-public/US2-UnionSquare_CDSP_-_Application.pdf

COMMUNITY BENEFITS

GREAT PUBLIC REALM & CIVIC SPACE

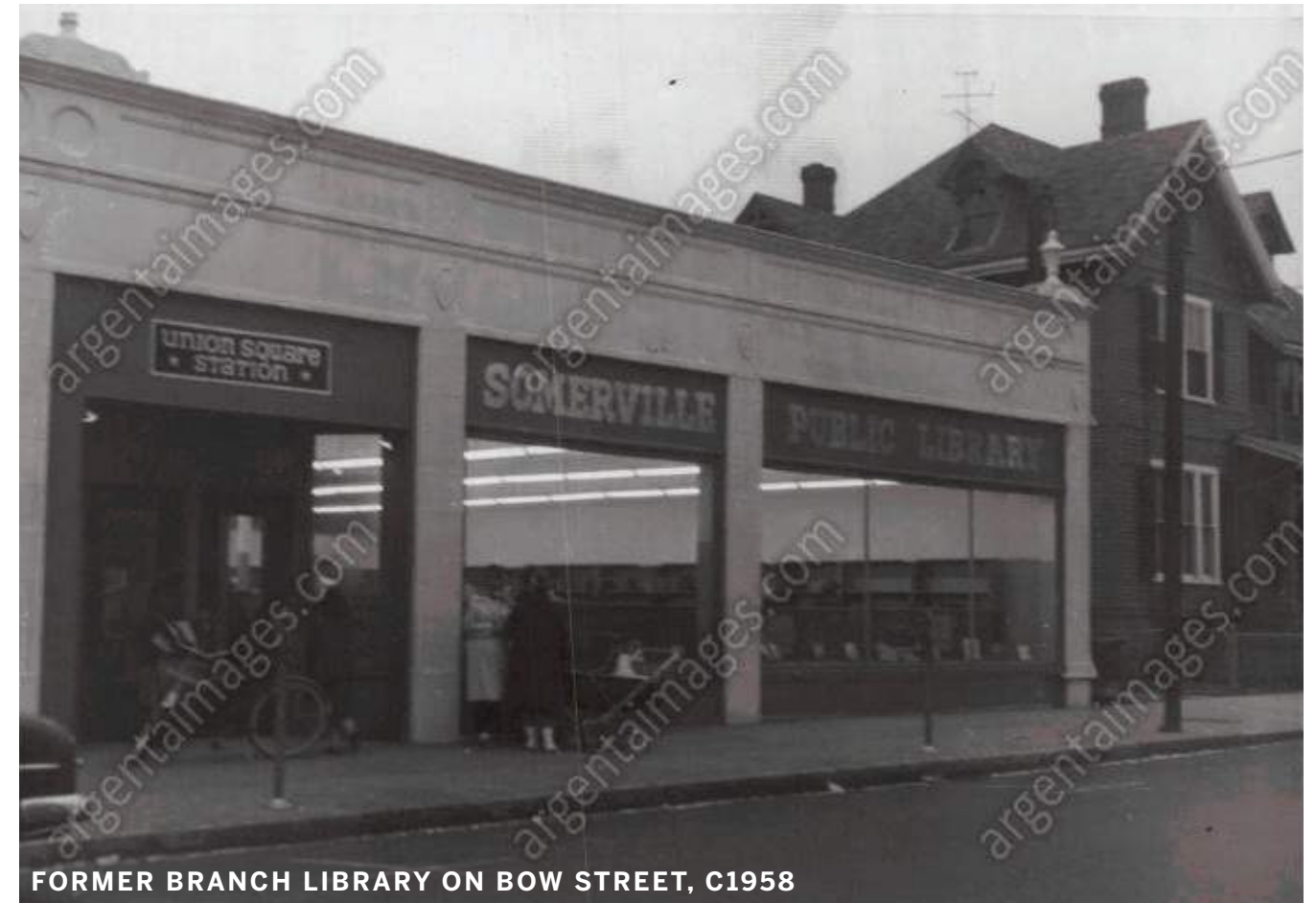


COMMUNITY BENEFITS

LEED PLATINUM BUILDING & SUSTAINABILITY BEACON



COMMUNITY BENEFITS
INDOOR CIVIC SPACE



**POST-COVID
RETAIL/GROUND
FLOOR**

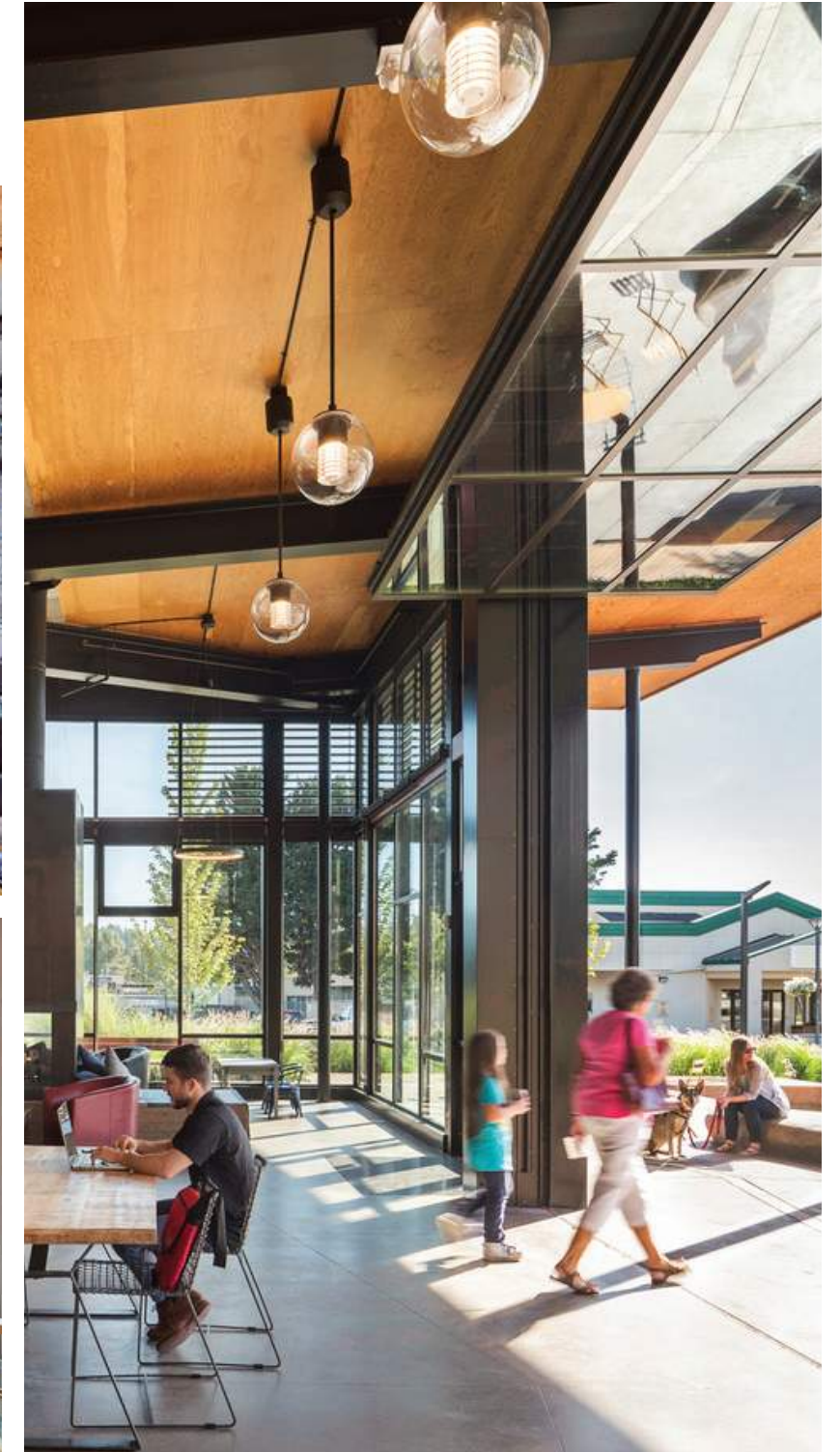


**COMMUNITY-
ORIENTED
PROGRAM**

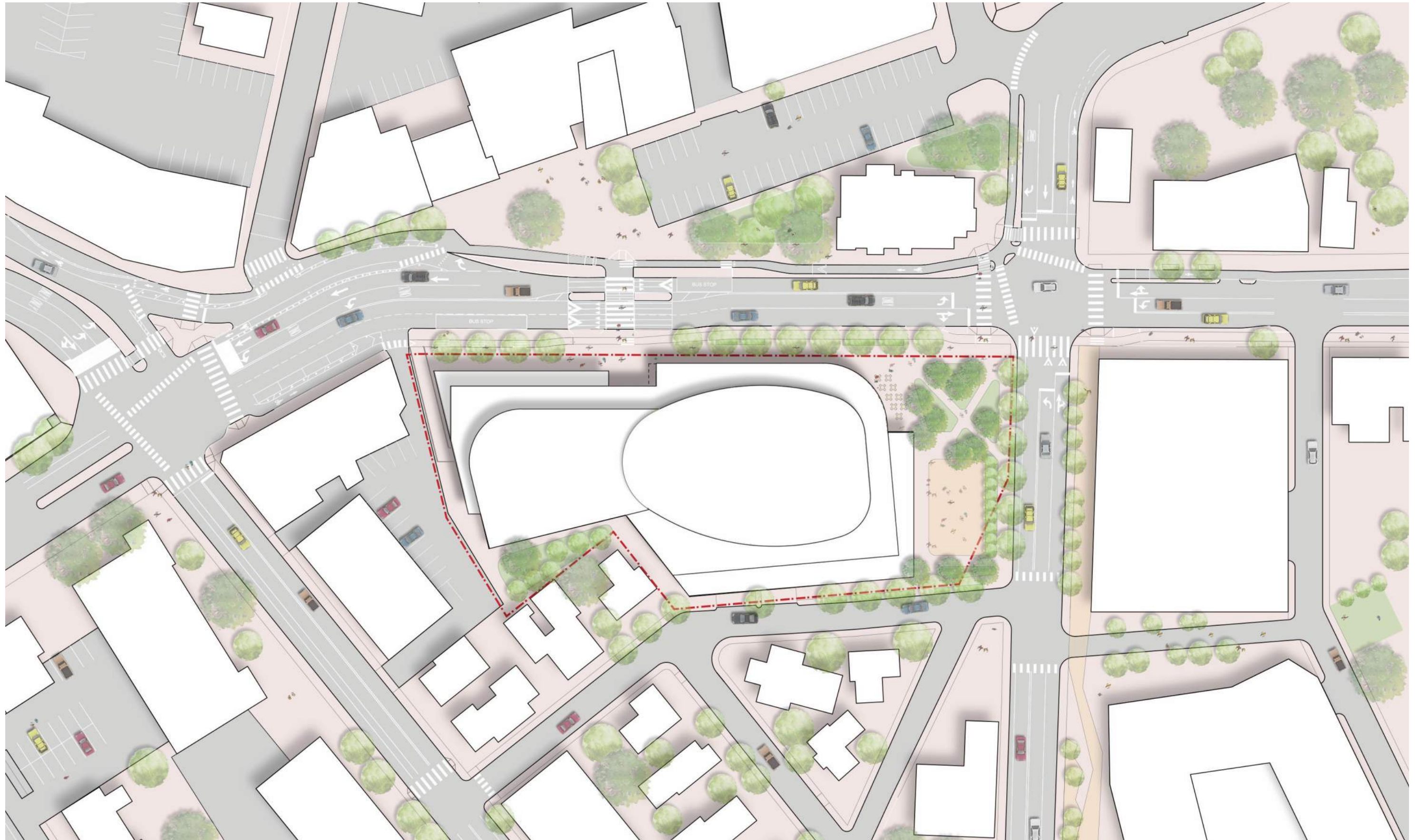
*CAN GROUND LEVEL ACT AS
NEW TYPE OF AMENITY FOR
TENANTS AND ANCHOR FOR
THE COMMUNITY AROUND IT?*

COMMUNITY BENEFITS

BRANCH LIBRARY / INDOOR CIVIC SPACE







Benefits of a Single Building:

- › Allows for creation of a **larger and more welcoming outdoor civic space** in a public-facing location
- › Larger floor plate size **accommodates a greater range of companies including R&D and lab**, making project viable
- › Larger floor plate size creates space on ground floor for **indoor civic use such as a branch library**
- › Single consolidated building lobby allows **more ground floor space to be active retail and/or arts & creative uses**
- › Single consolidated loading dock in one building instead of two loading docks in two buildings
- › Avoids conflict between primary pedestrian circulation and vehicular entries
- › Avoids truck access through civic space.



Single Building - Ground Floor Plan

+/- 13,200 SF (20%)

Public Civic Space

+/- 19,400 SF (30%)

At-Grade Open Space

+/-200,000 SF

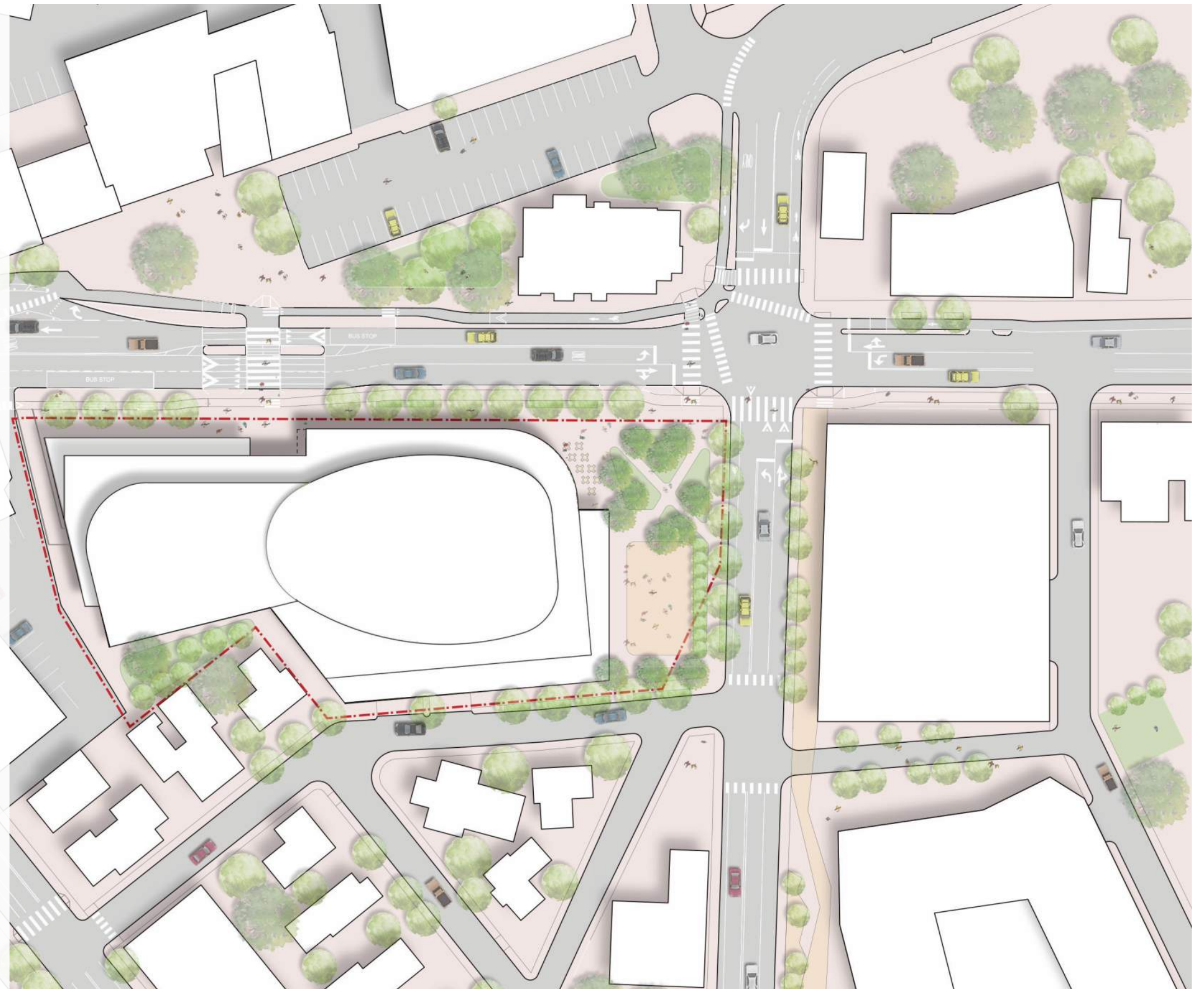
Gross Floor Area¹

85' / 4 Stories

Building Height

110 Spaces

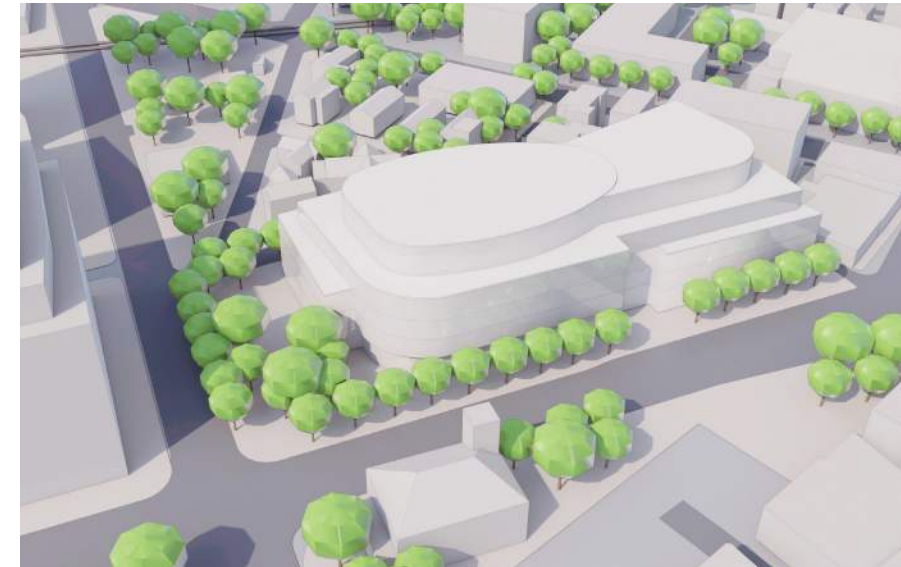
On-Site Below Grade Parking



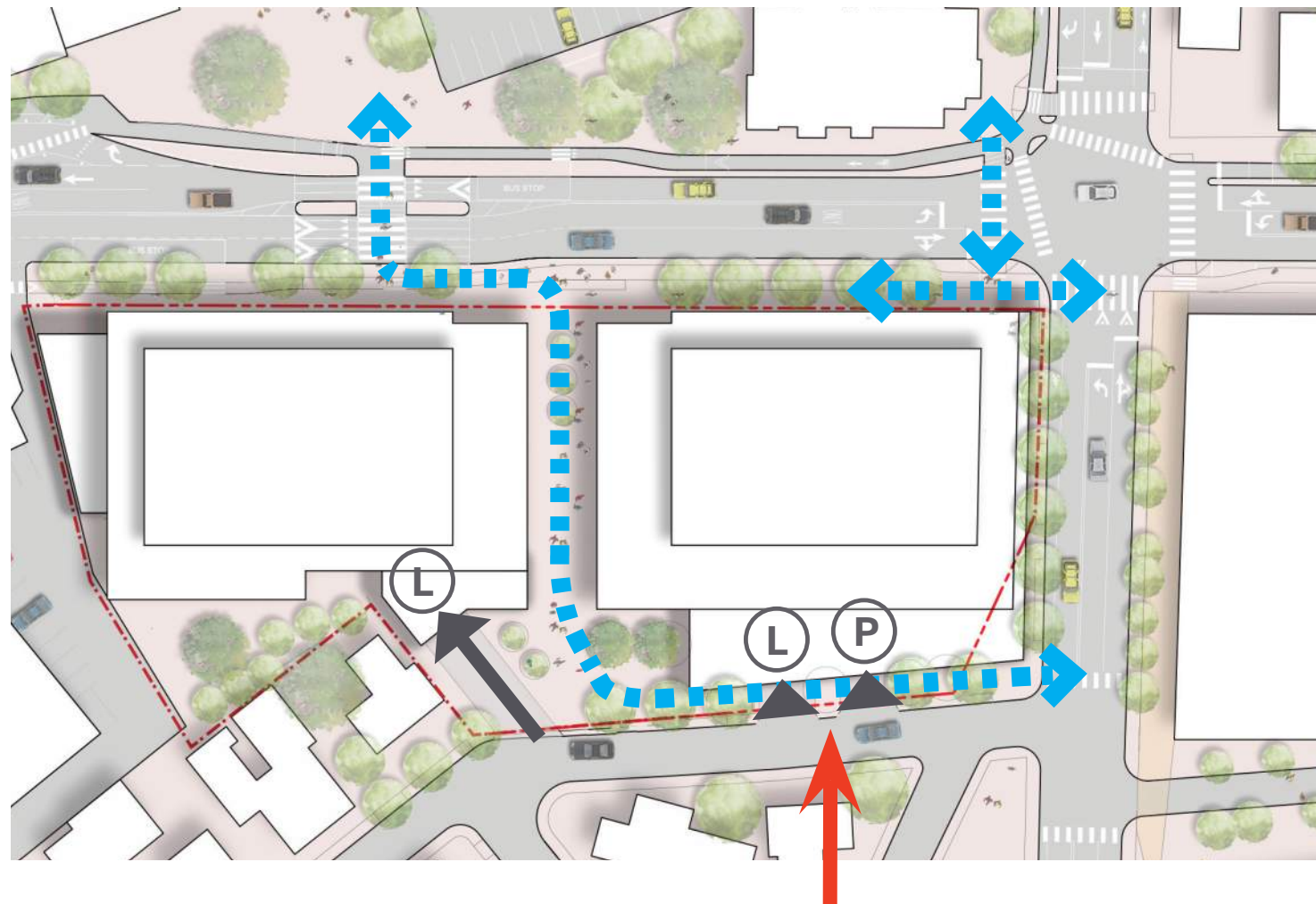
TWO BUILDINGS



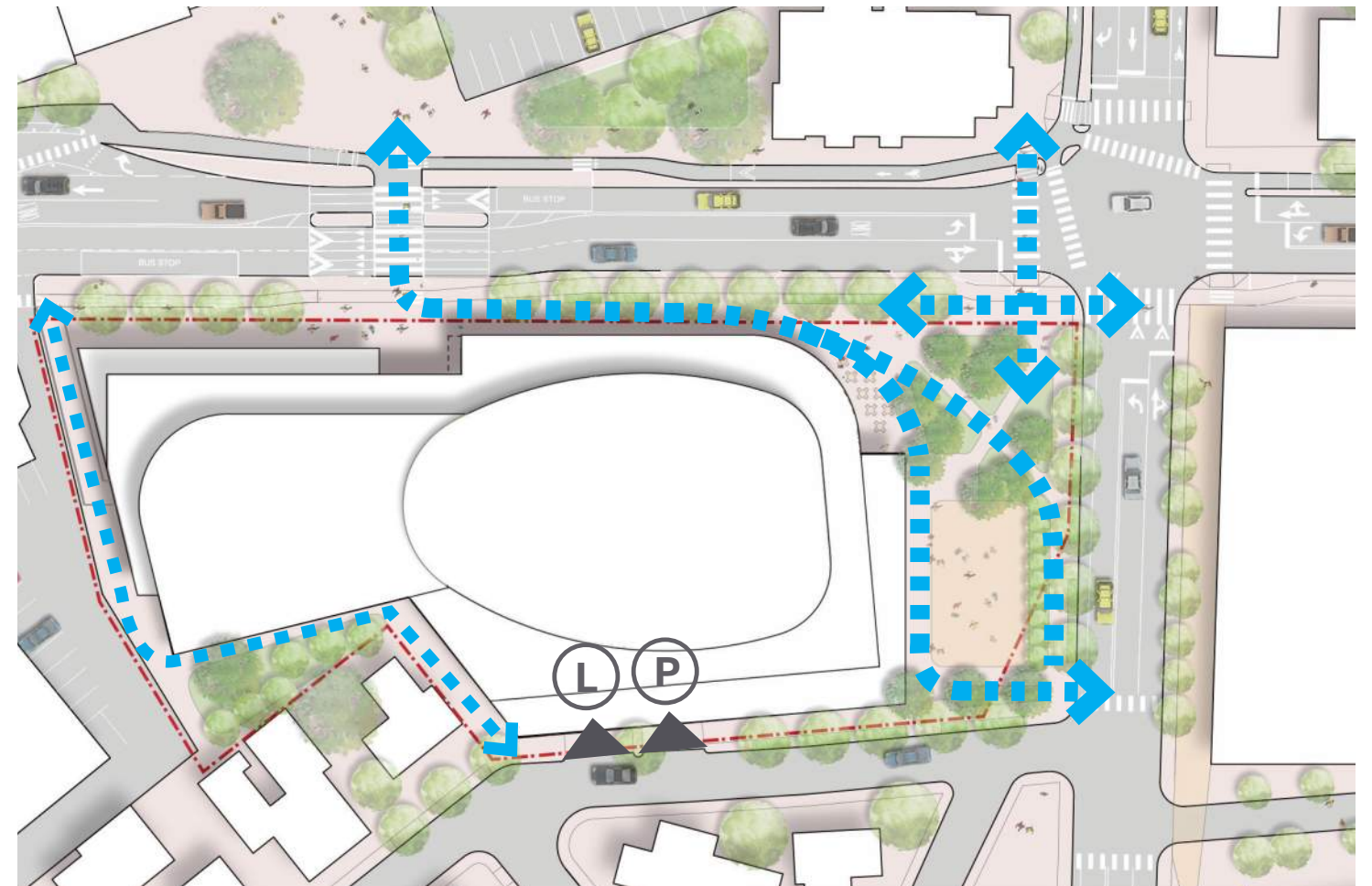
SINGLE BUILDING



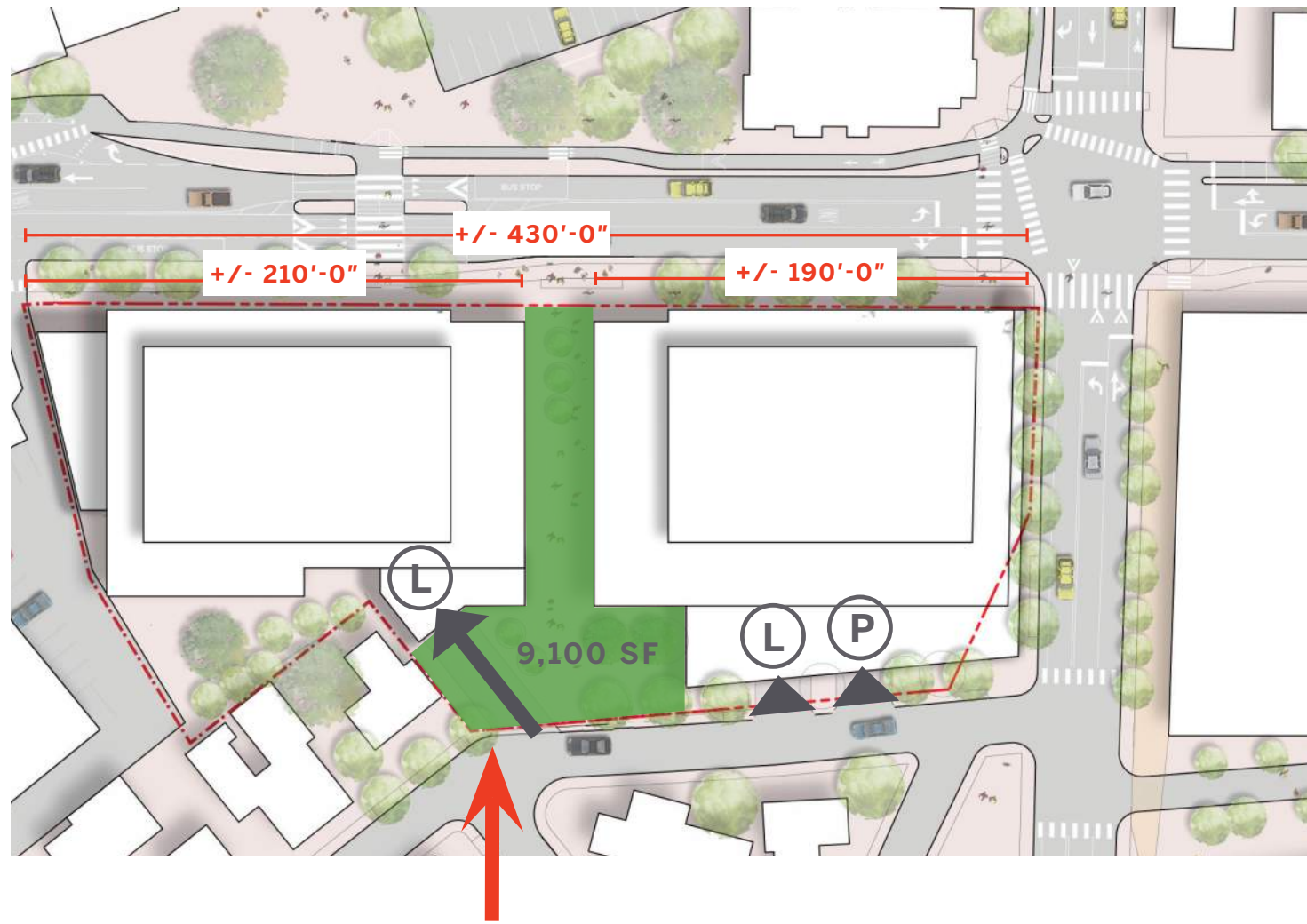
Maximum Height	85'-0"	85'-0"
Maximum stories	5	4
Total Area	225,000 gsf	200,000 gsf
Total Building(s) Footprint	± 50,000 gsf	± 45,000 gsf
Civic Space–Outdoor	9,100 sf (14%)	13,200 sf (20%)
Civic Space–Indoor	0 sf	6,500 sf
Parking Spaces	110	110
Loading Docks	2	1



TWO BUILDING PLAN

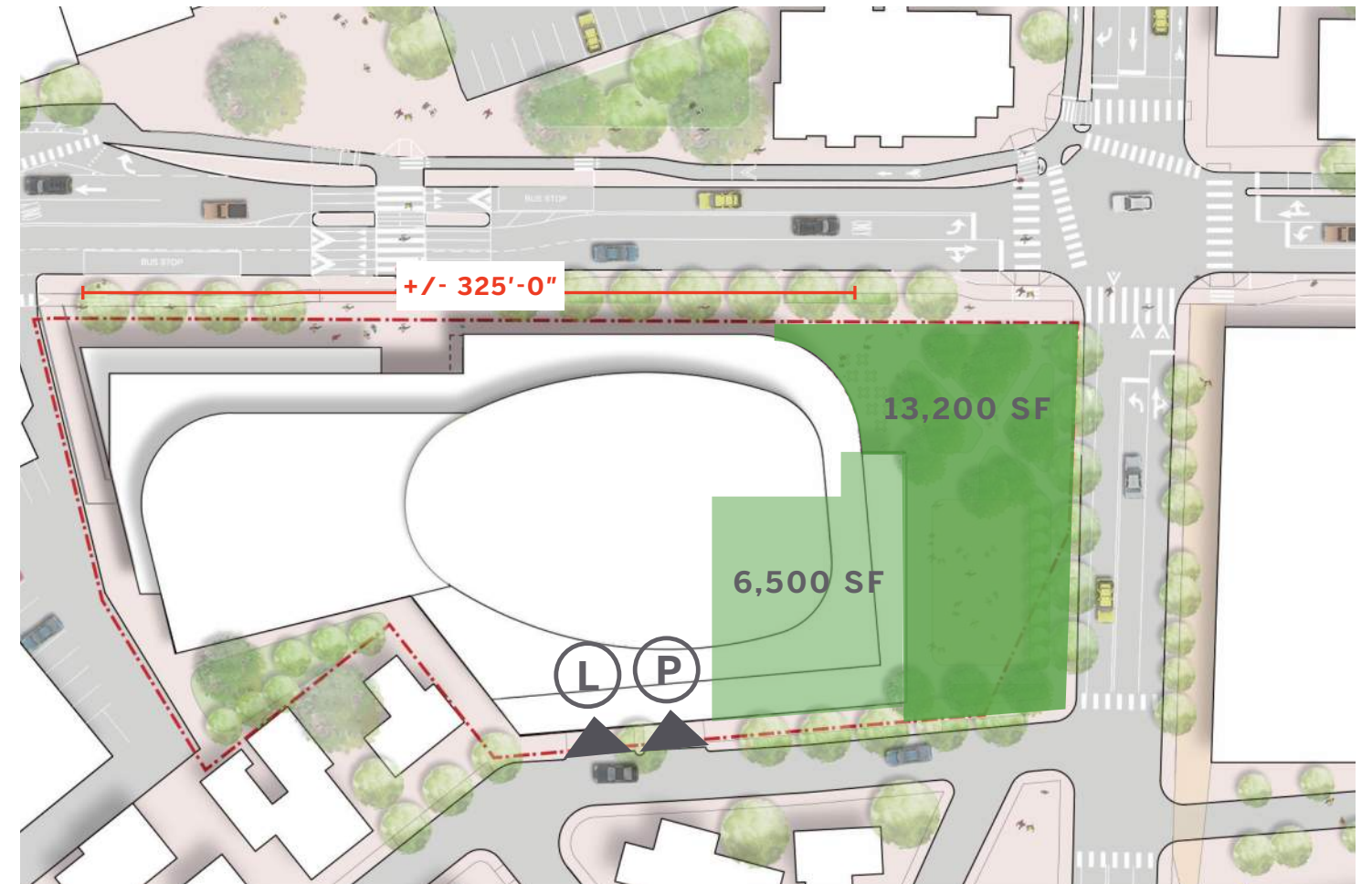


SINGLE BUILDING PLAN



TWO BUILDING PLAN

CIVIC SPACE: +/- 9,100 SF (14%)

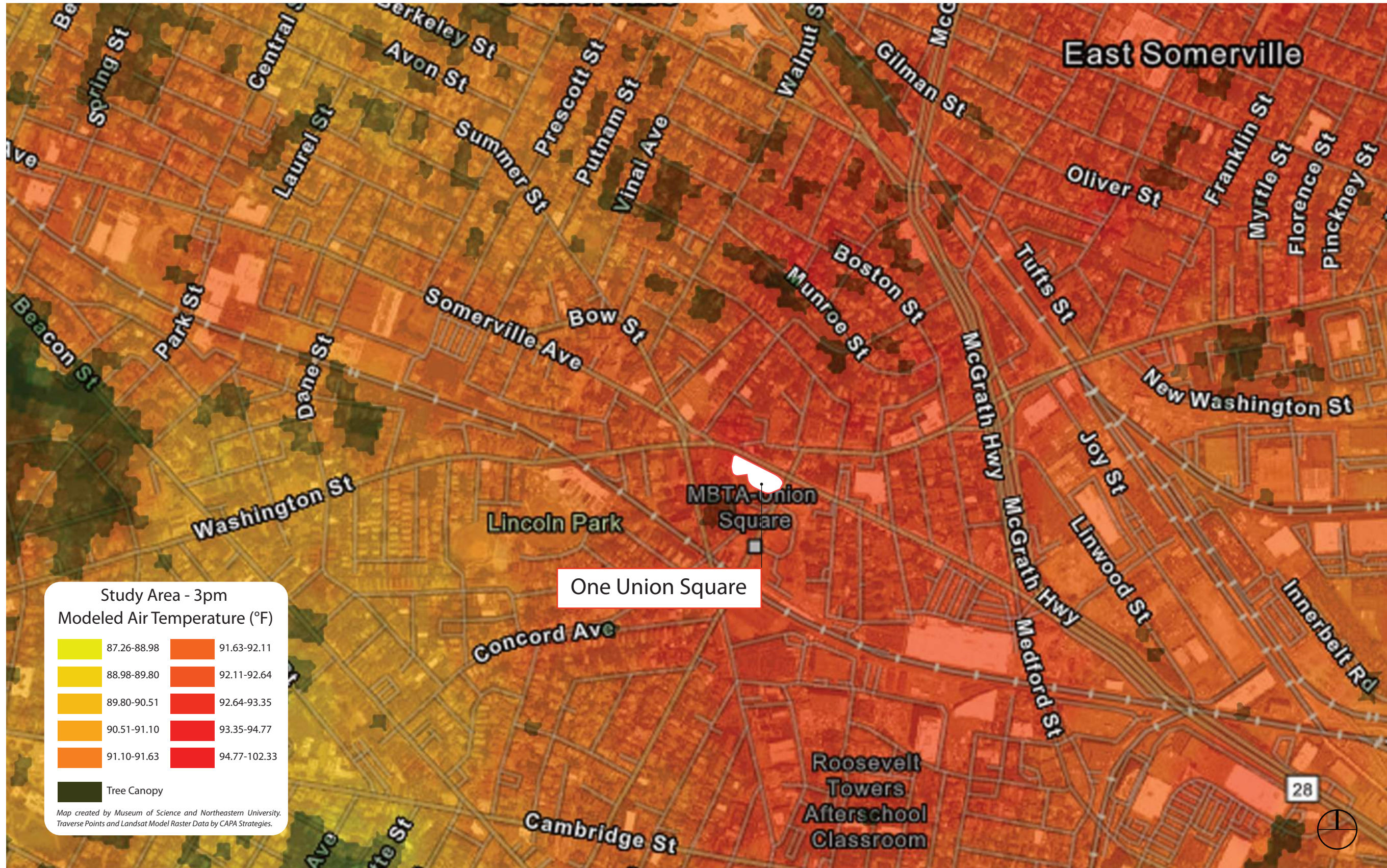


SINGLE BUILDING PLAN

CIVIC SPACE: +/- 13,200 SF (20%)
+ INDOOR CIVIC: +/- 6,500 SF

TOTAL = 19,700 SF

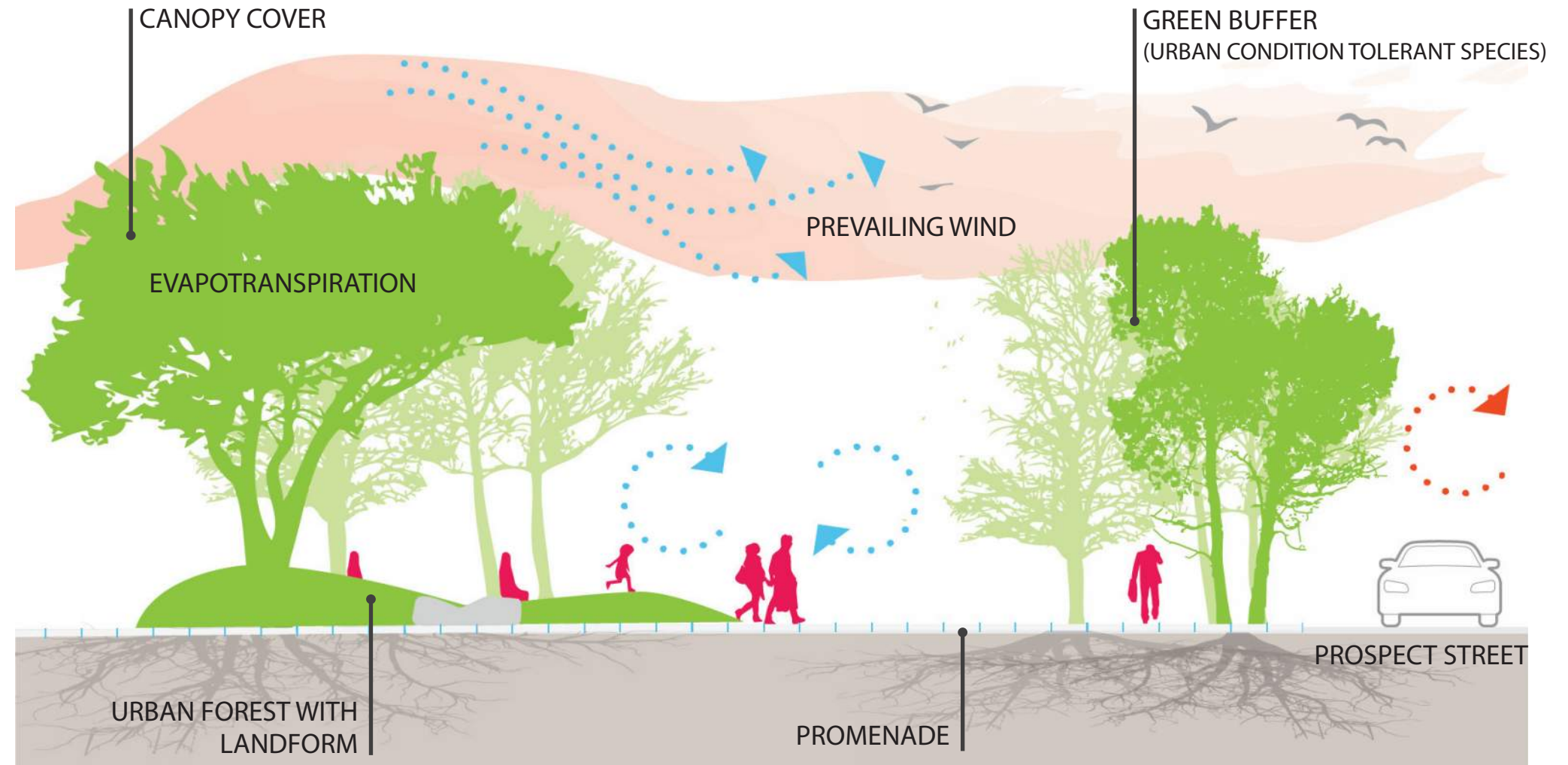
ONE UNION SQUARE: HUMAN COMFORT

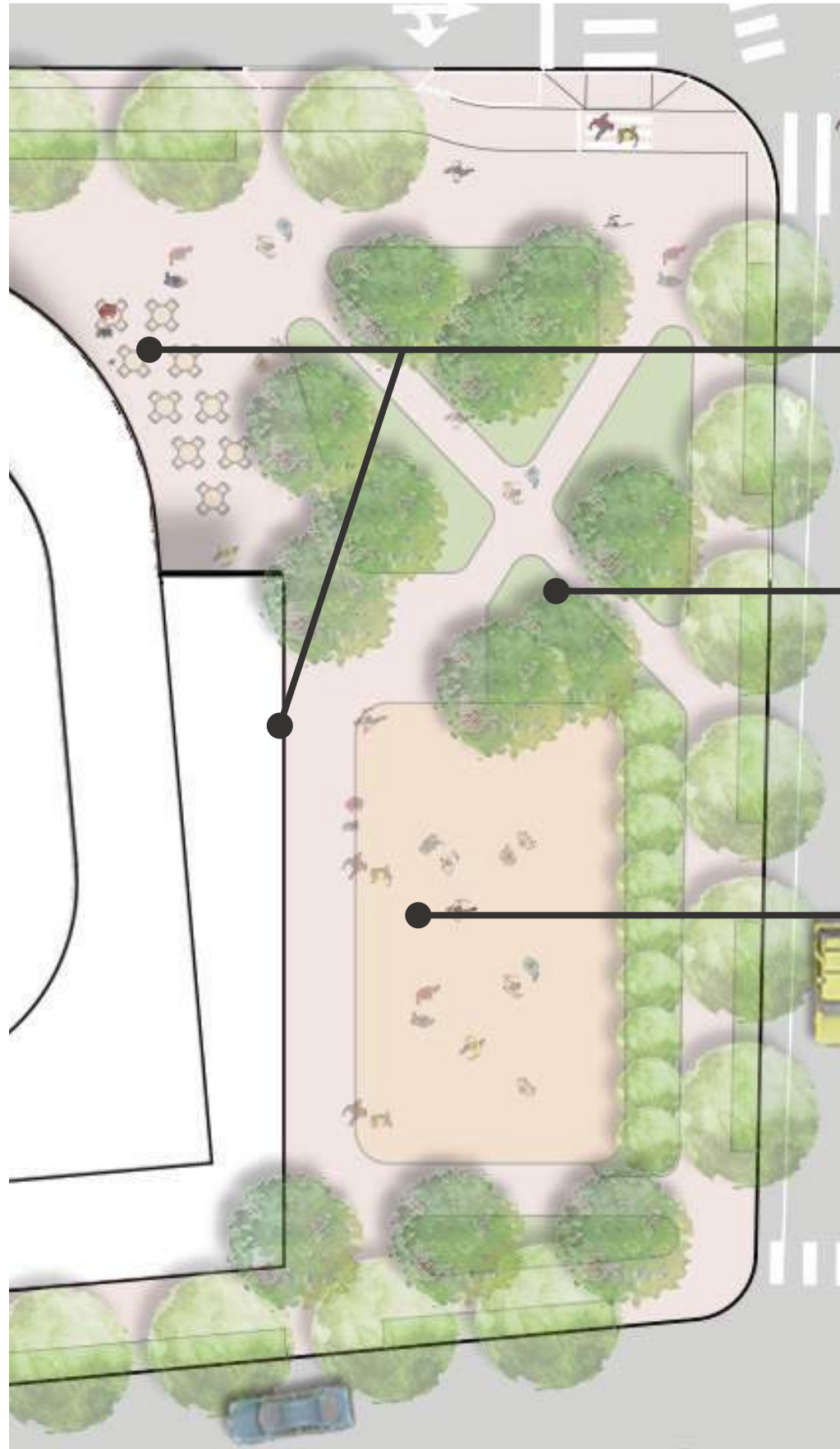


"Shaded surfaces may be **20-45°F** cooler than the peak temperature of unshaded materials."

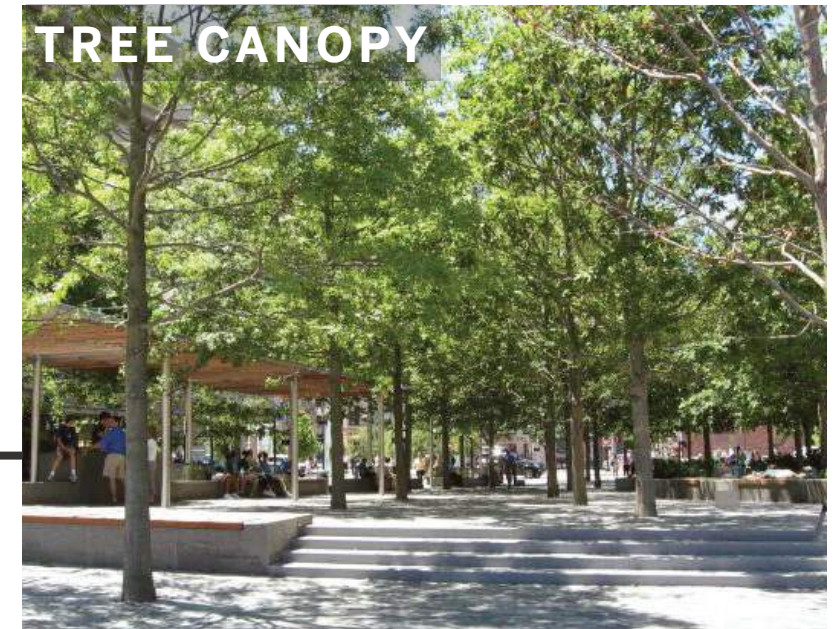
"Evapotranspiration from trees and vegetation can reduce peak summer temperature by **2-9°F**."

Source: epa.gov/heatislands

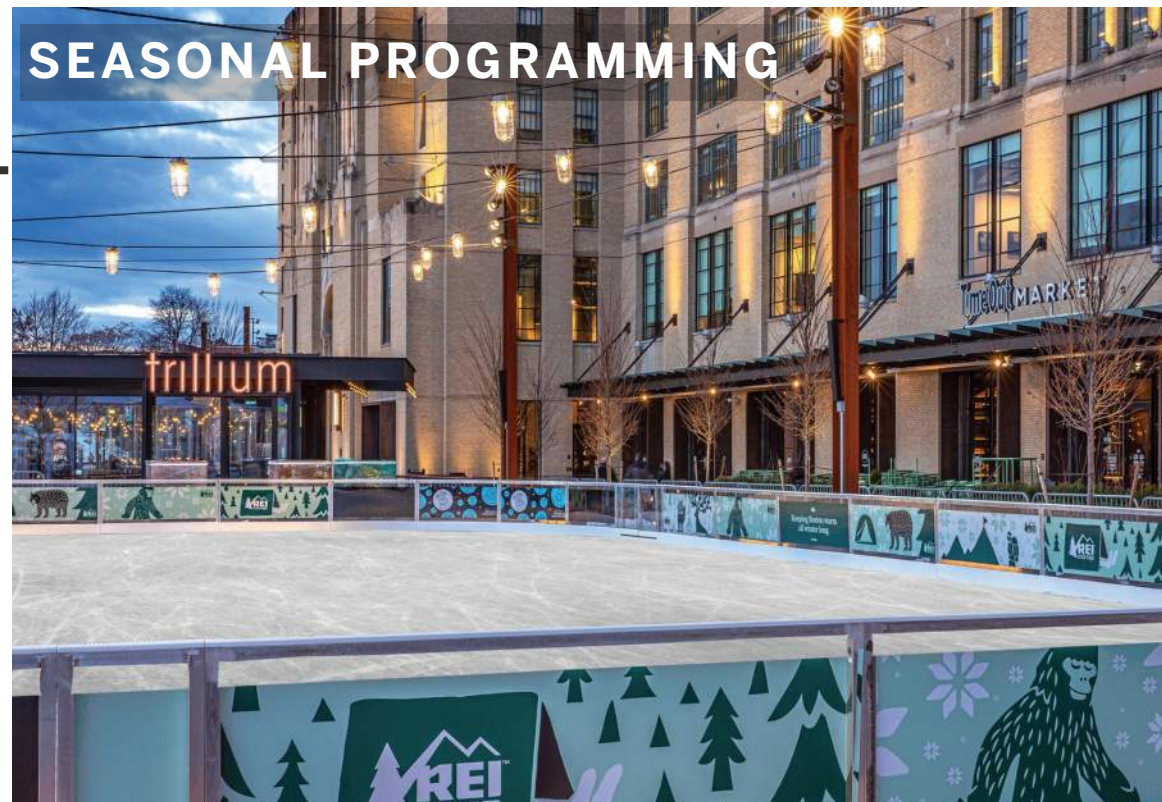




OUTDOOR DINING & ACTIVE EDGE

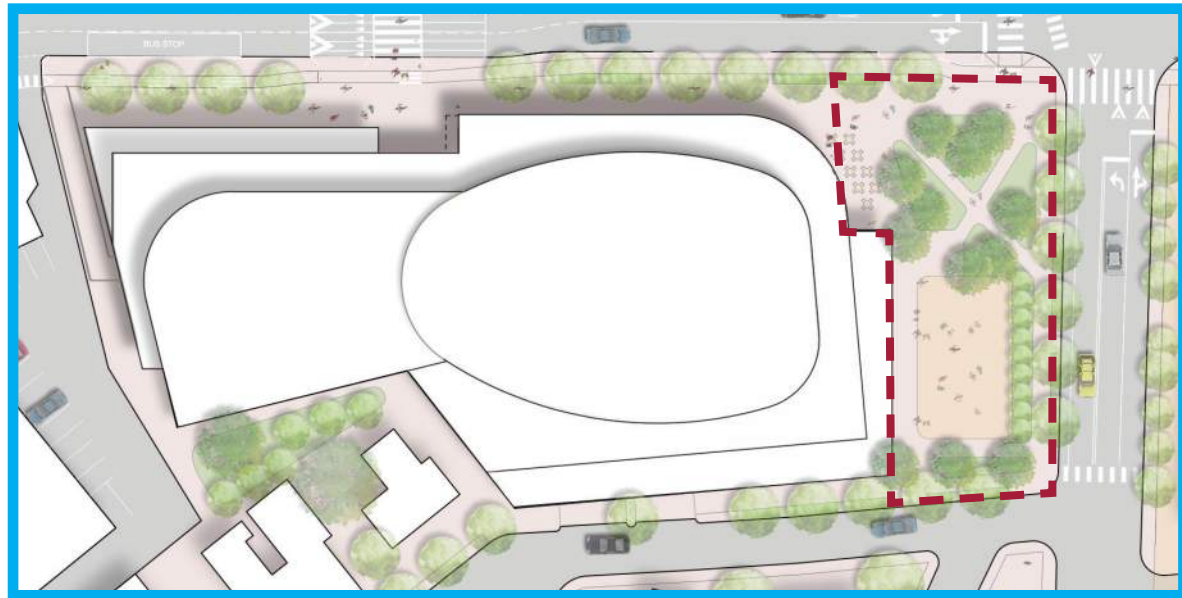


TREE CANOPY



SEASONAL PROGRAMMING

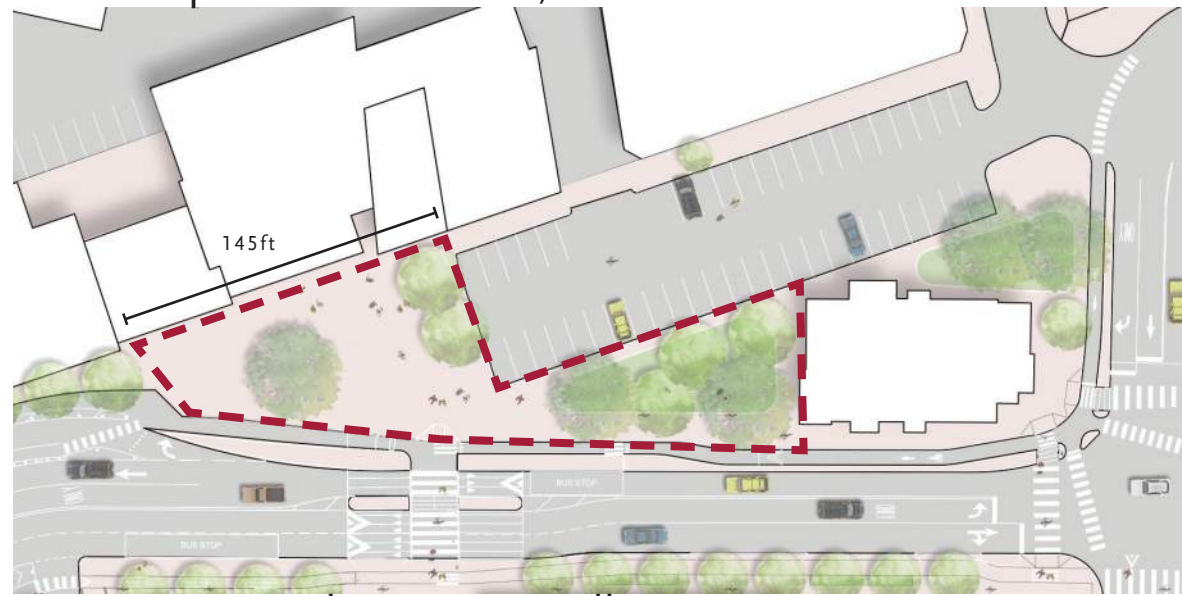




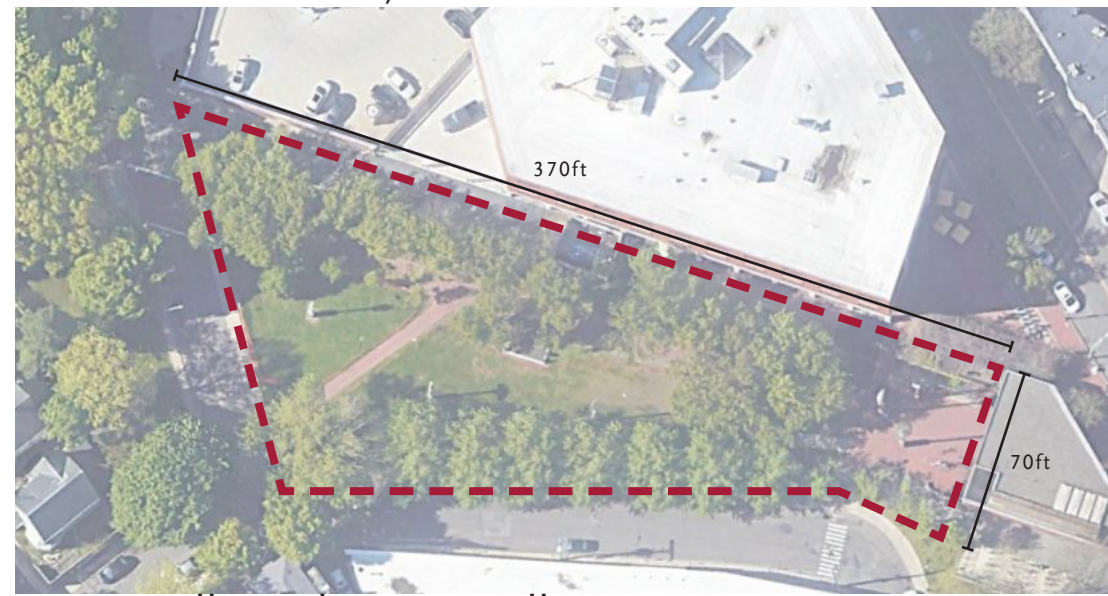
Union Square South Block, Somerville



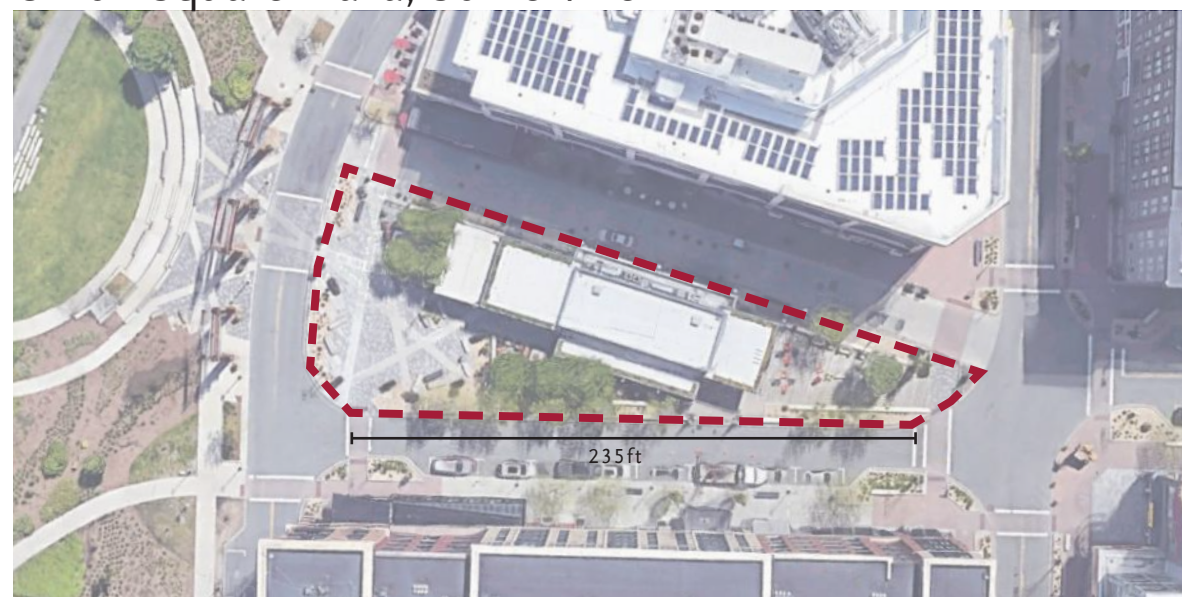
Walnut Street Park, Somerville



Union Square Plaza, Somerville



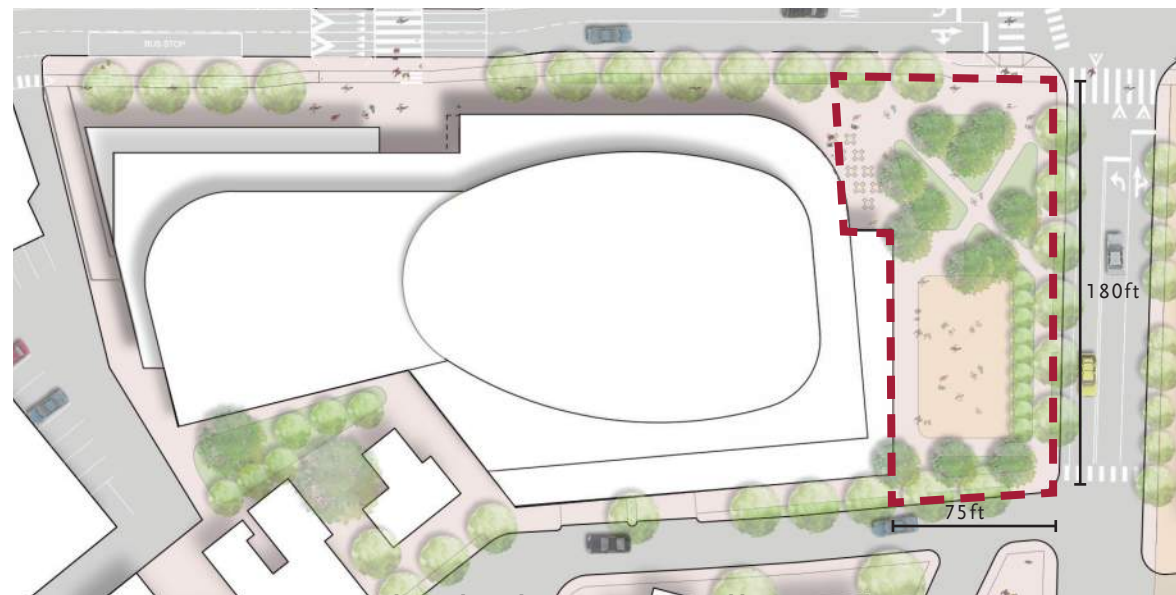
Seven Hills Park, Somerville



Assembly Row, Somerville



Quincy Street Park, Somerville

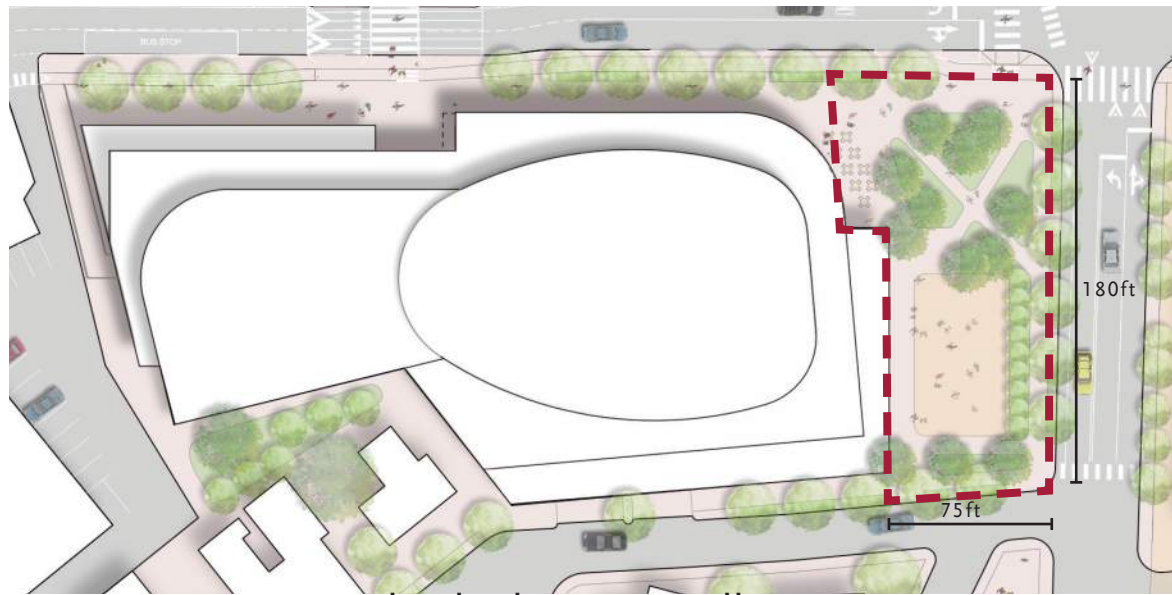


Union Square South Block, Somerville



Winthrop Square, Cambridge



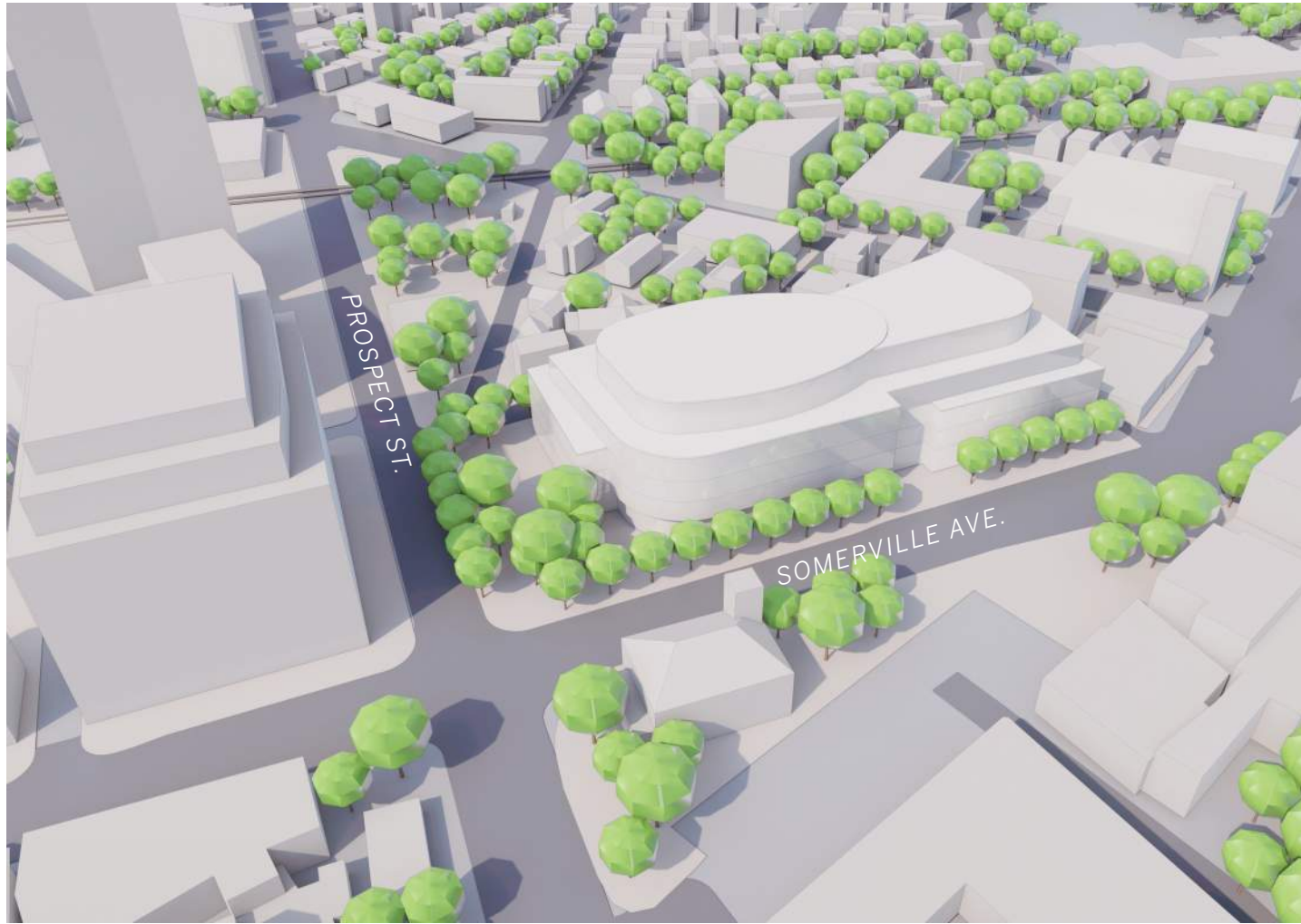


Union Square South Block, Somerville

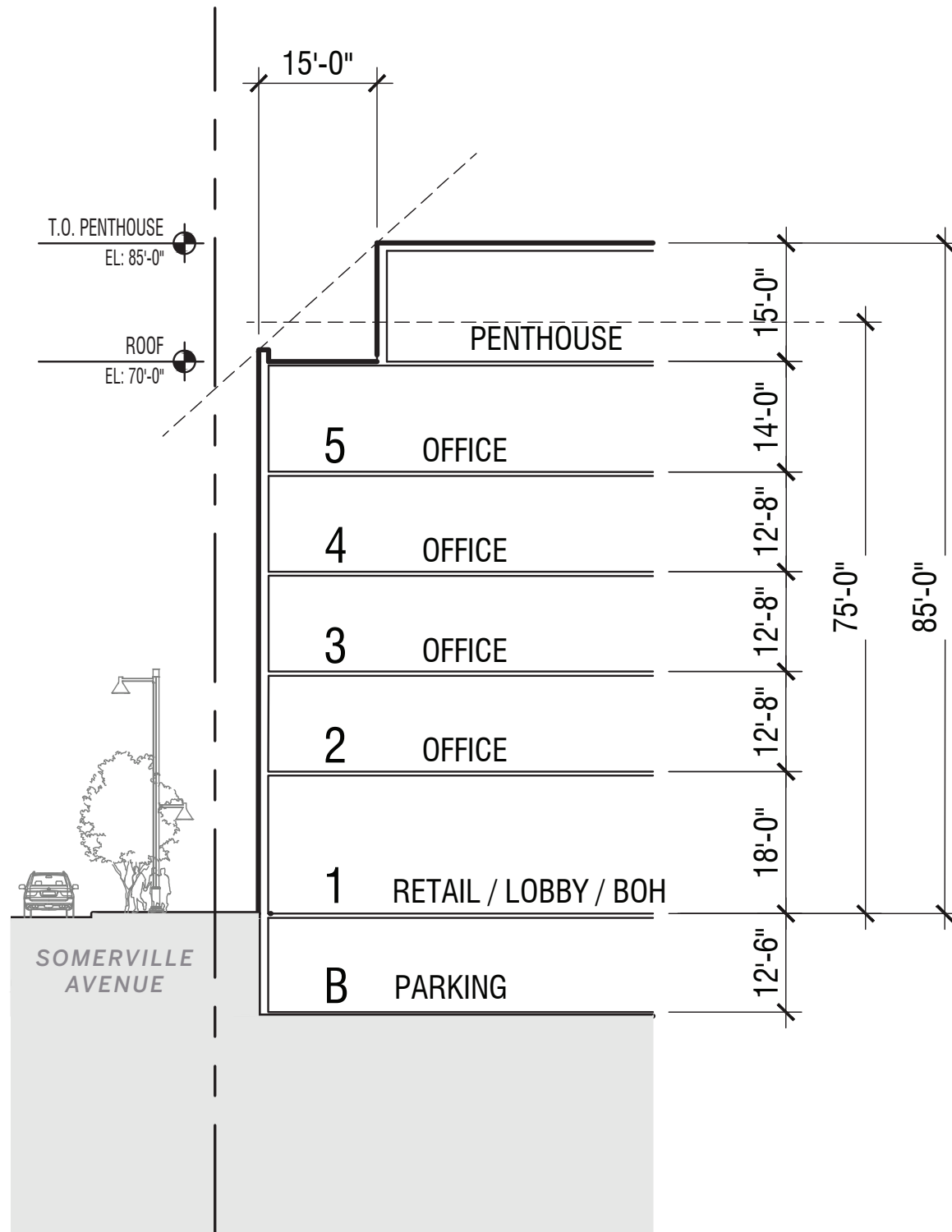


Central Wharf Plaza, Boston

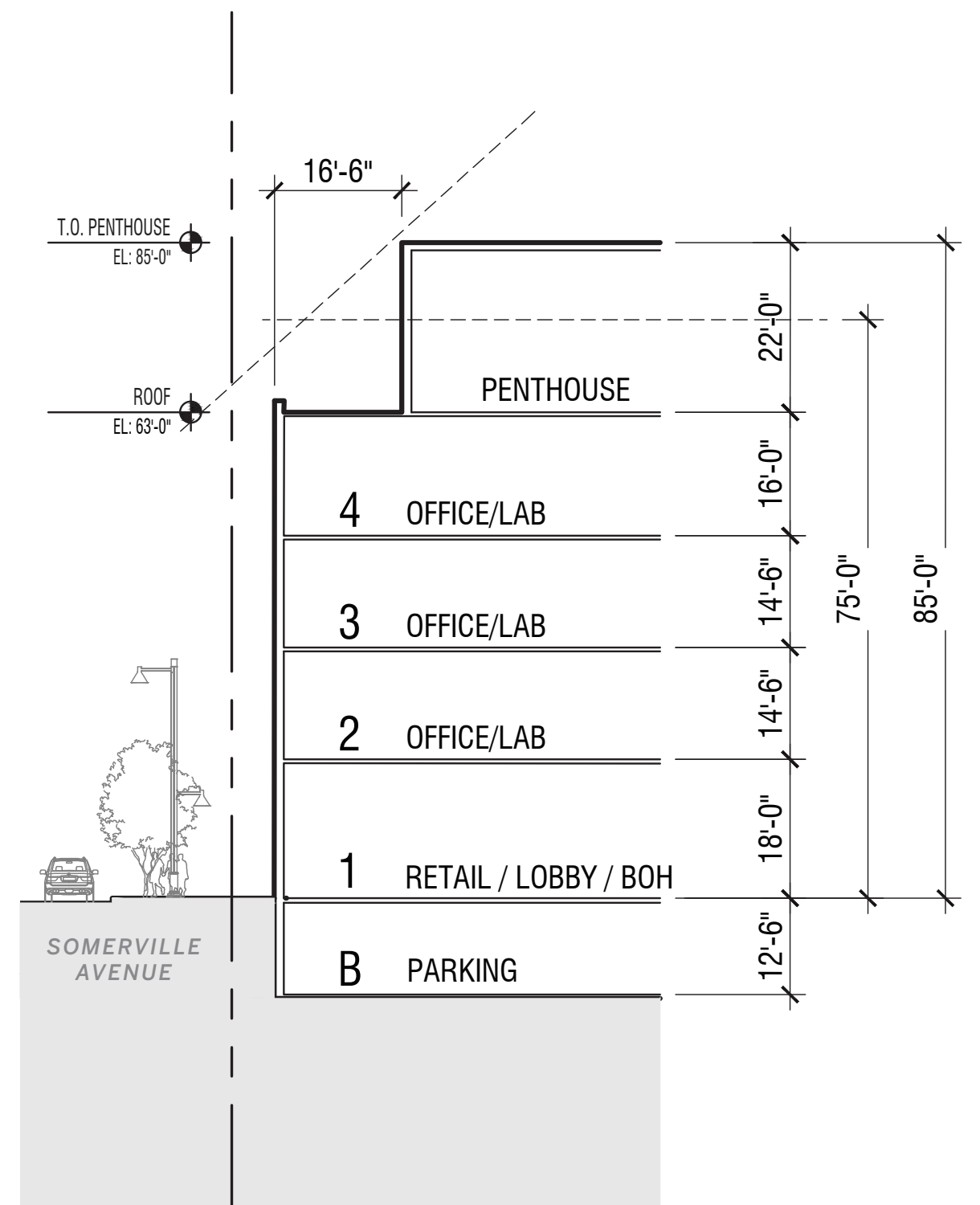


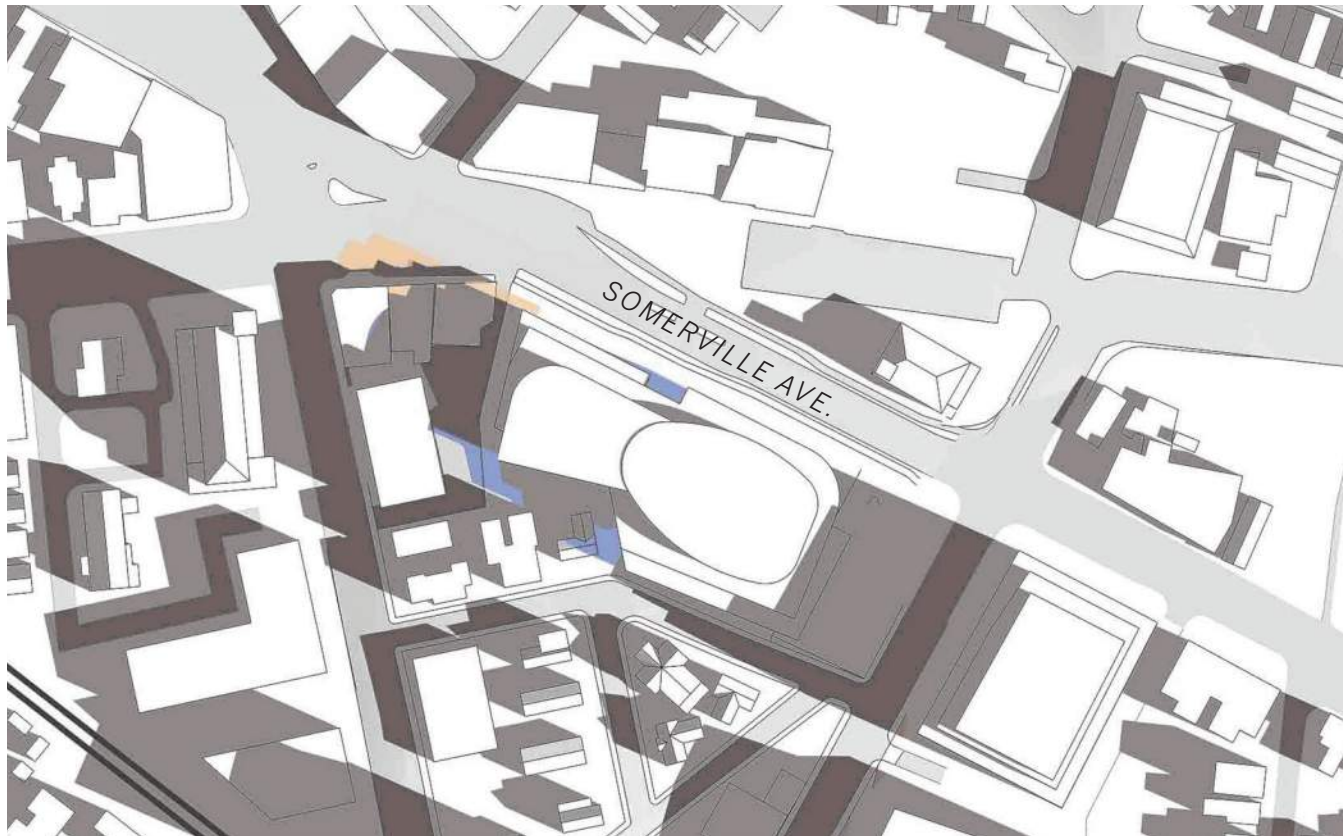


PRIOR CONCEPT

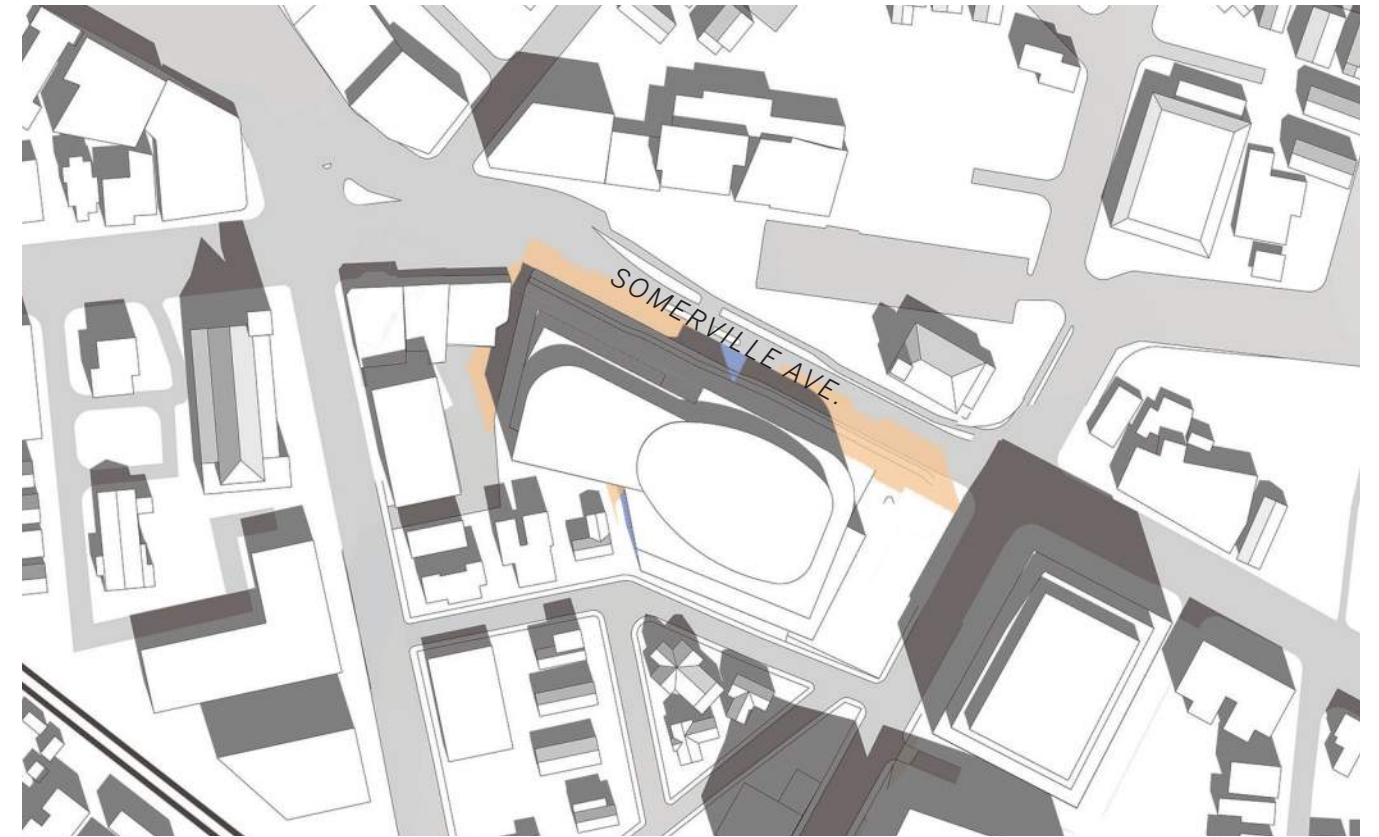


PROPOSED

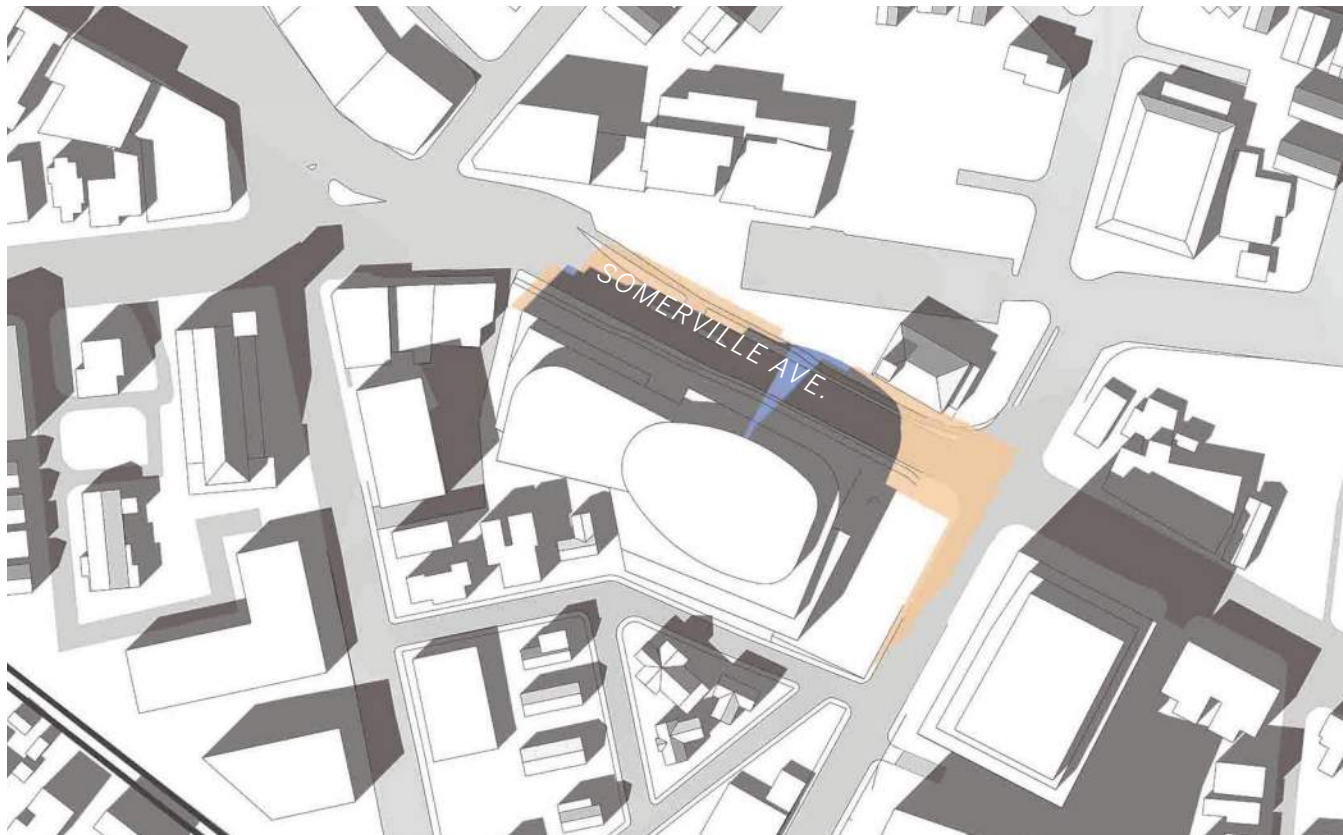




9 AM



12 PM



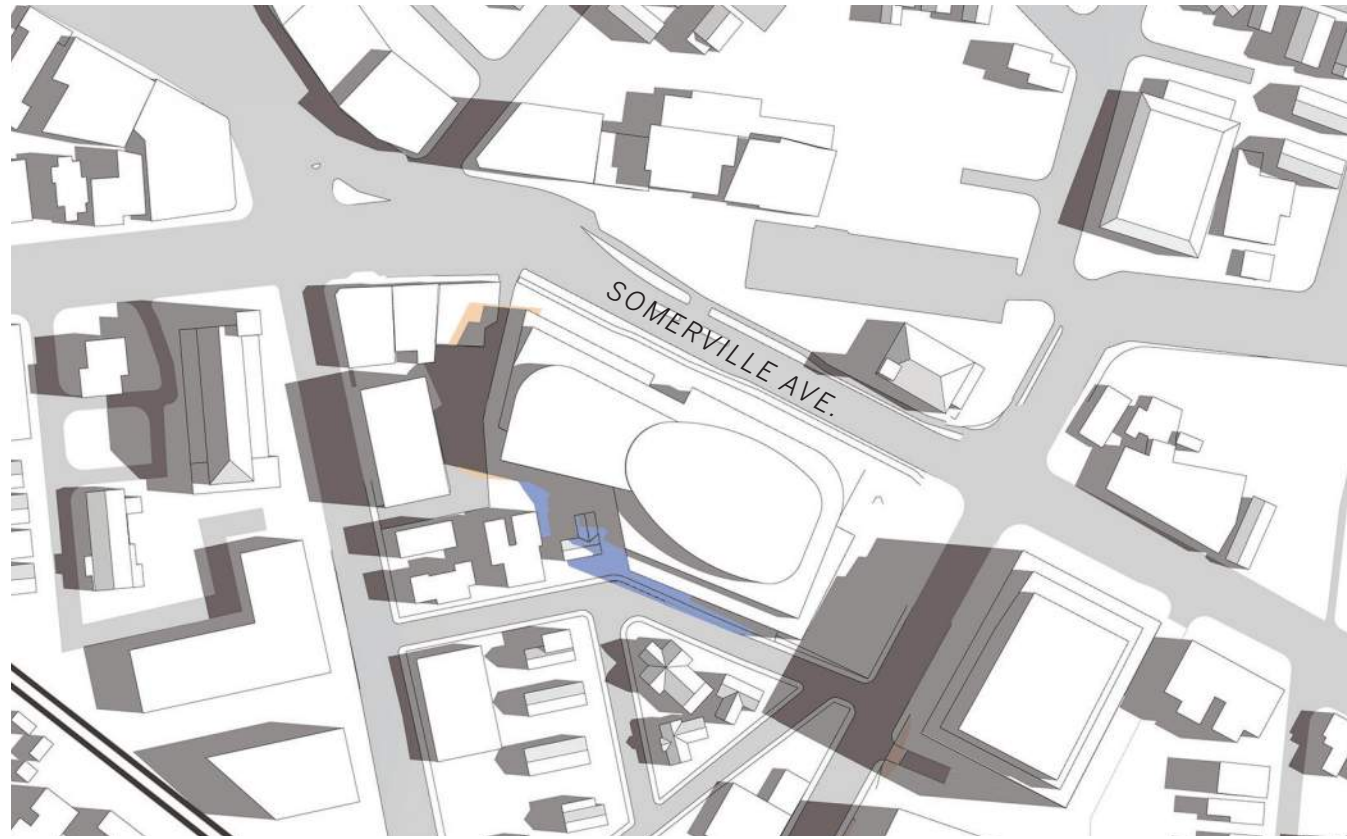
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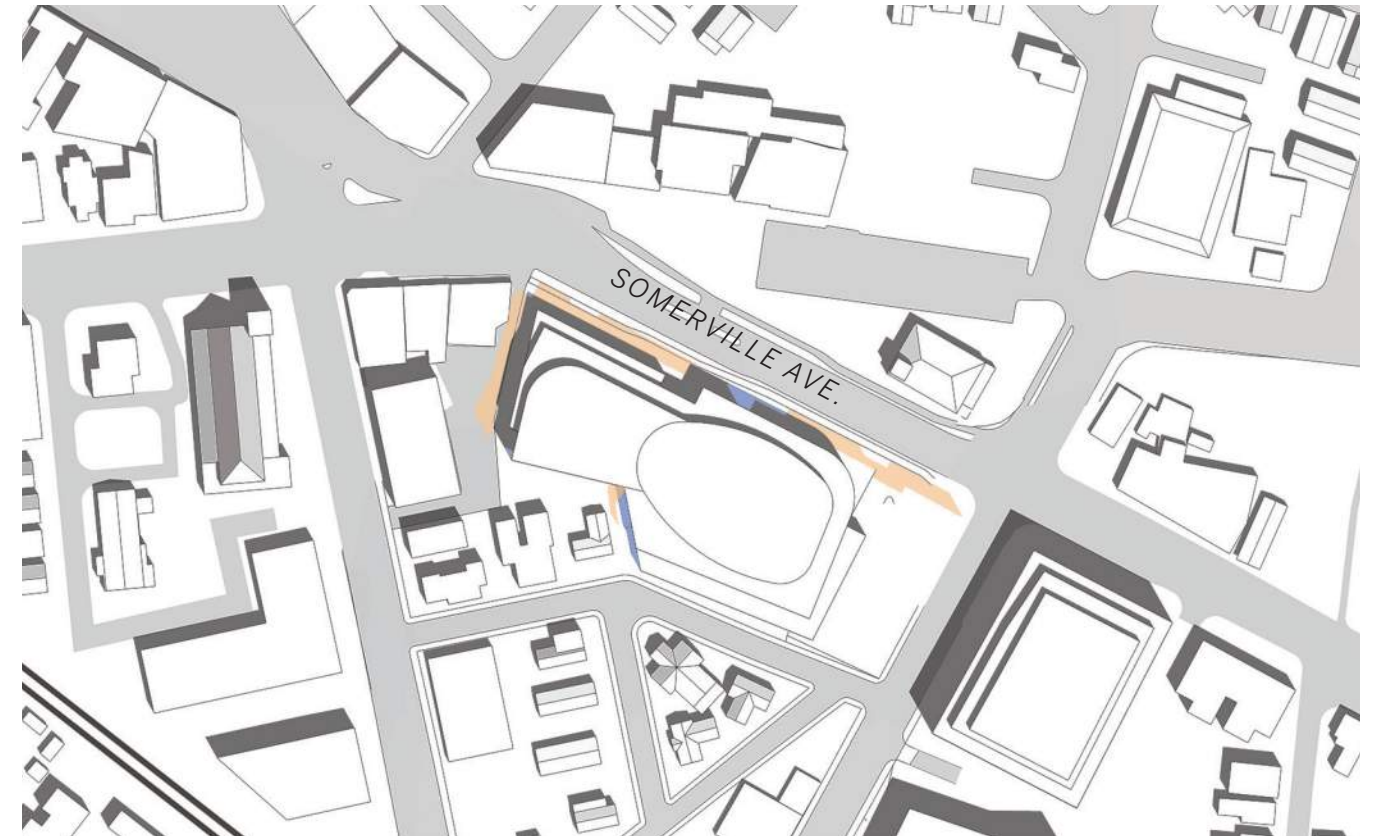
SHADOWS **REMOVED**
COMPARED TO TWO BUILDING SCHEME



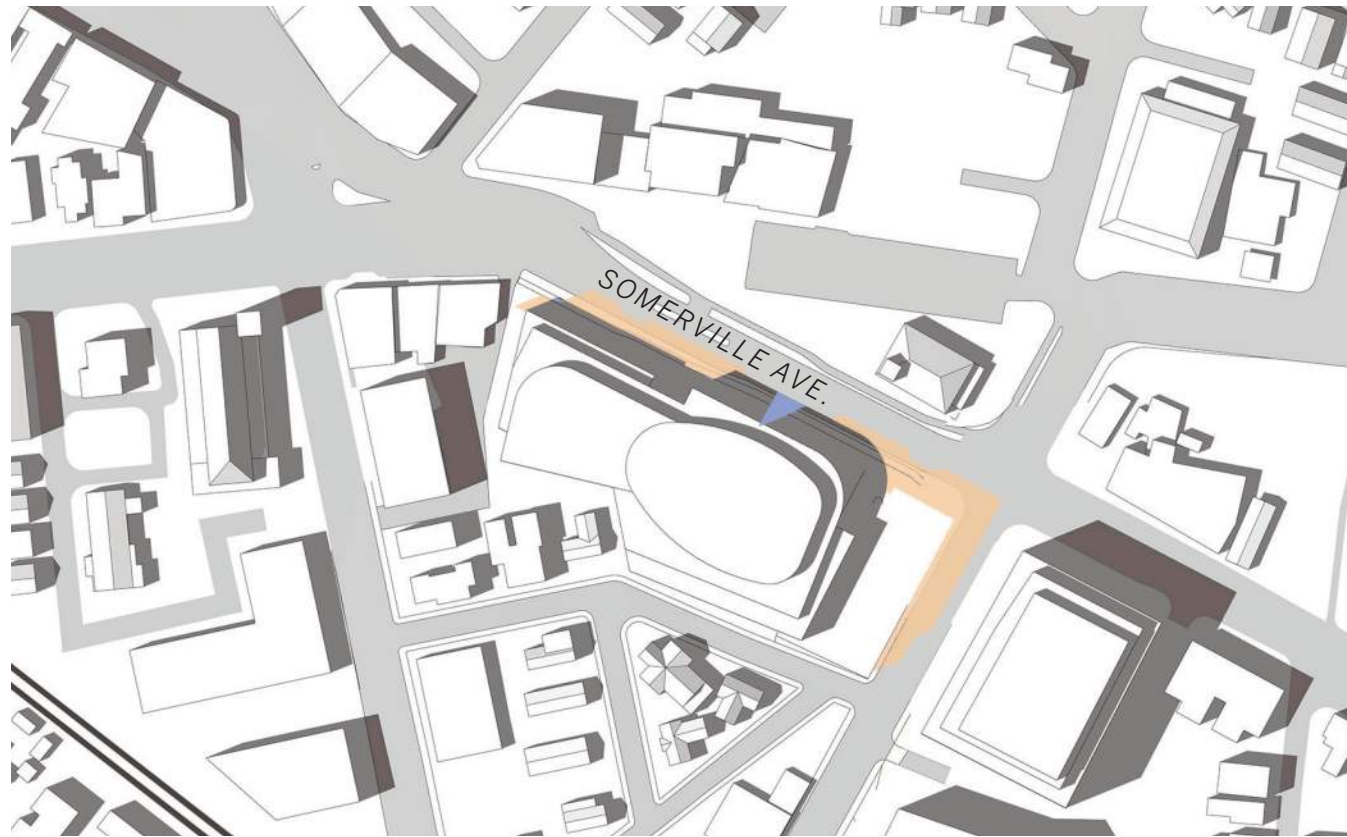
SHADOWS **ADDED**
COMPARED TO TWO BUILDING SCHEME



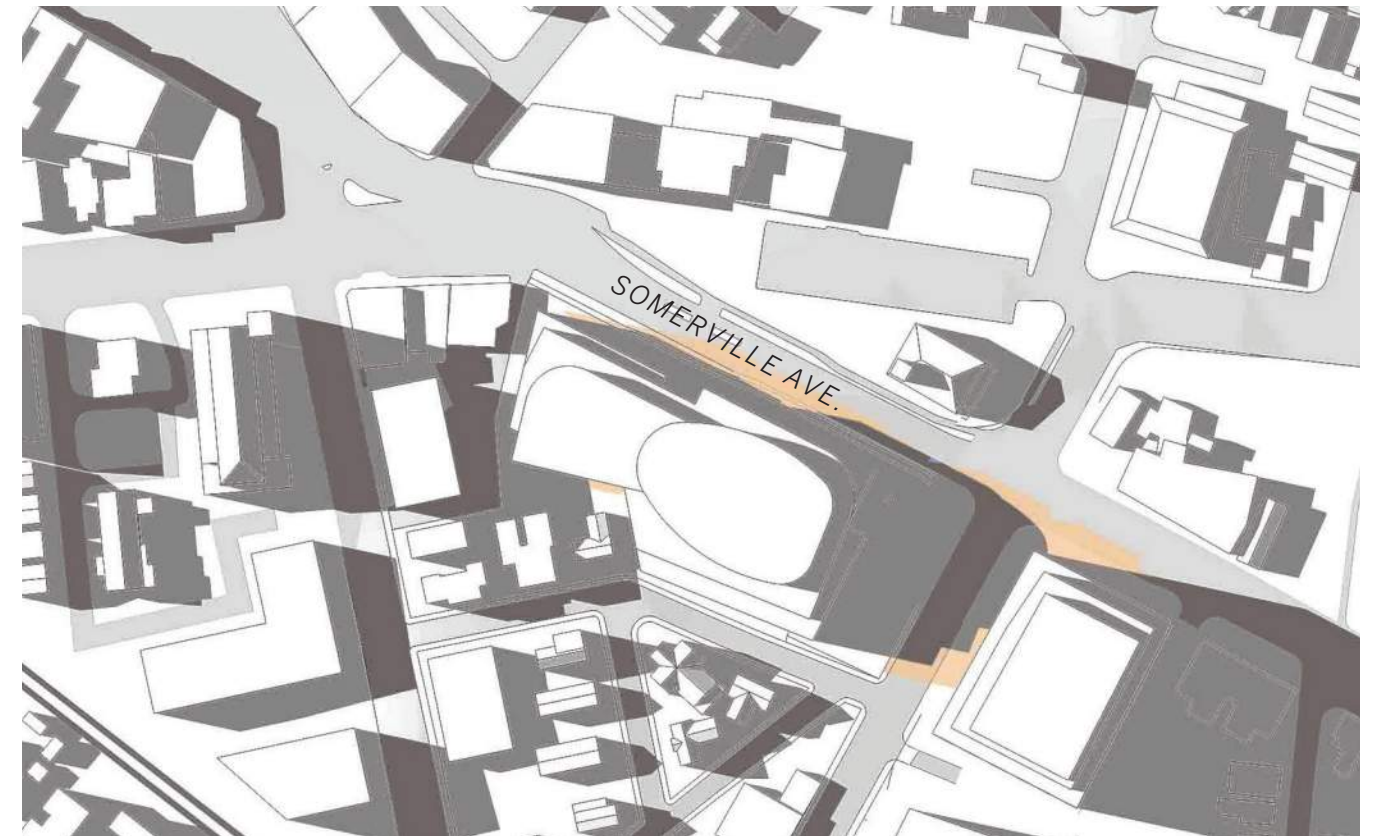
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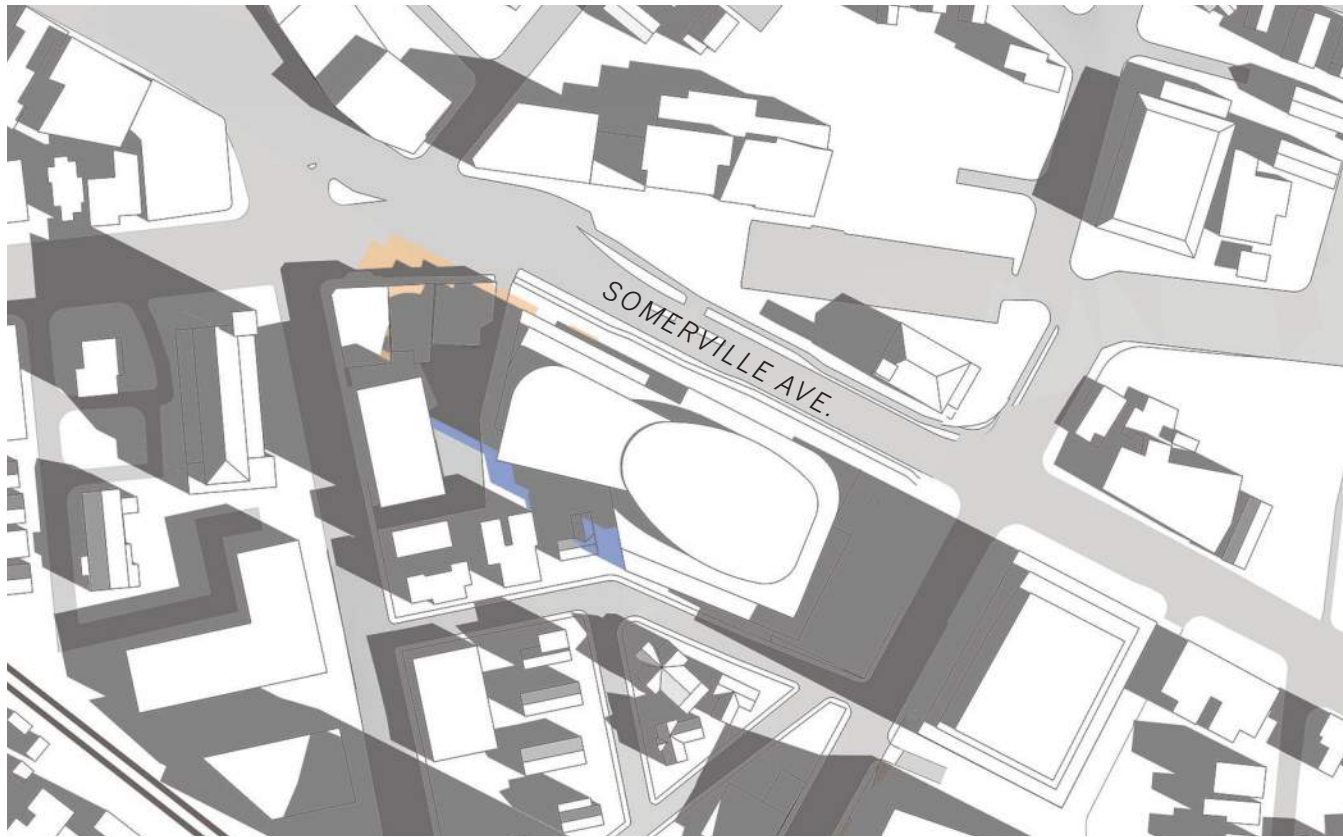
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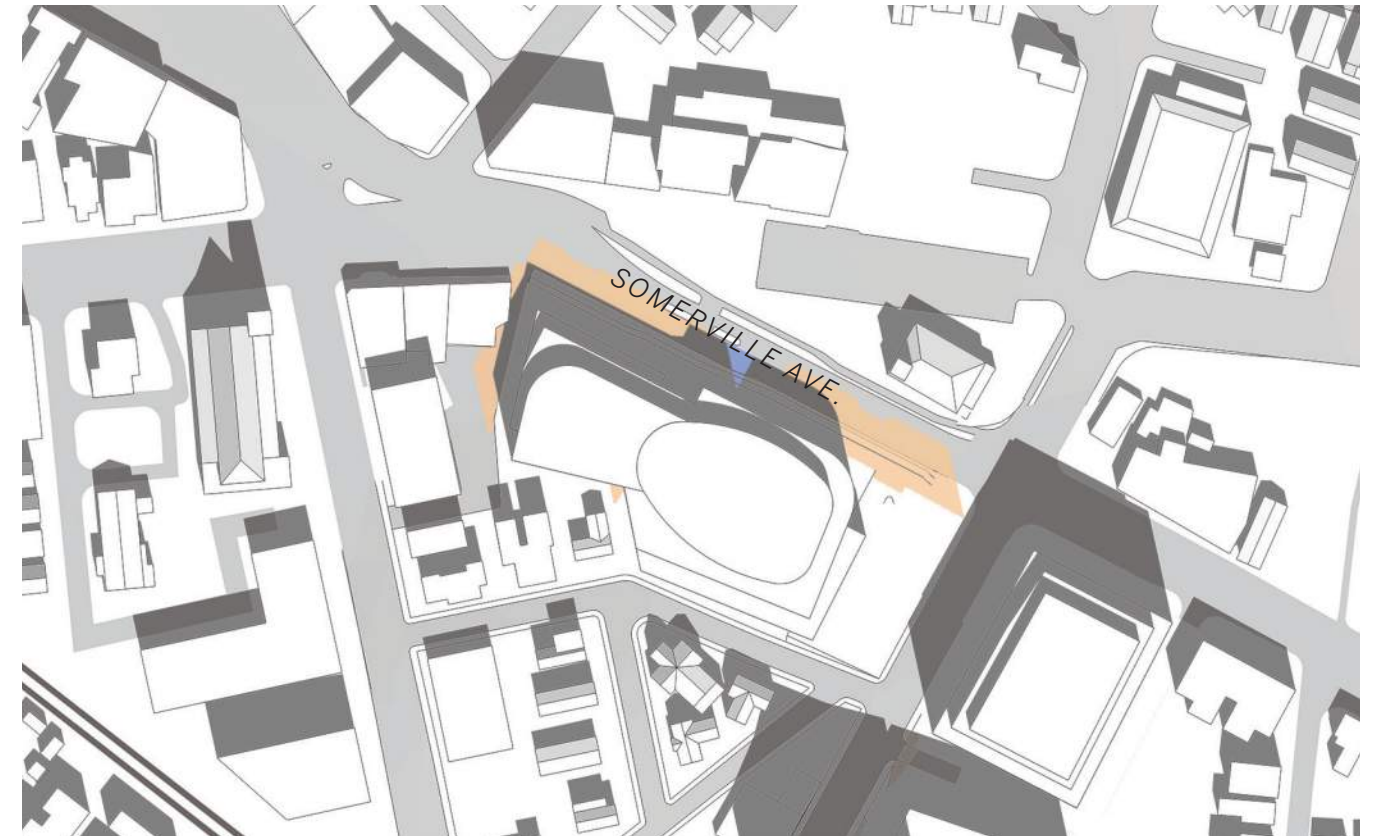
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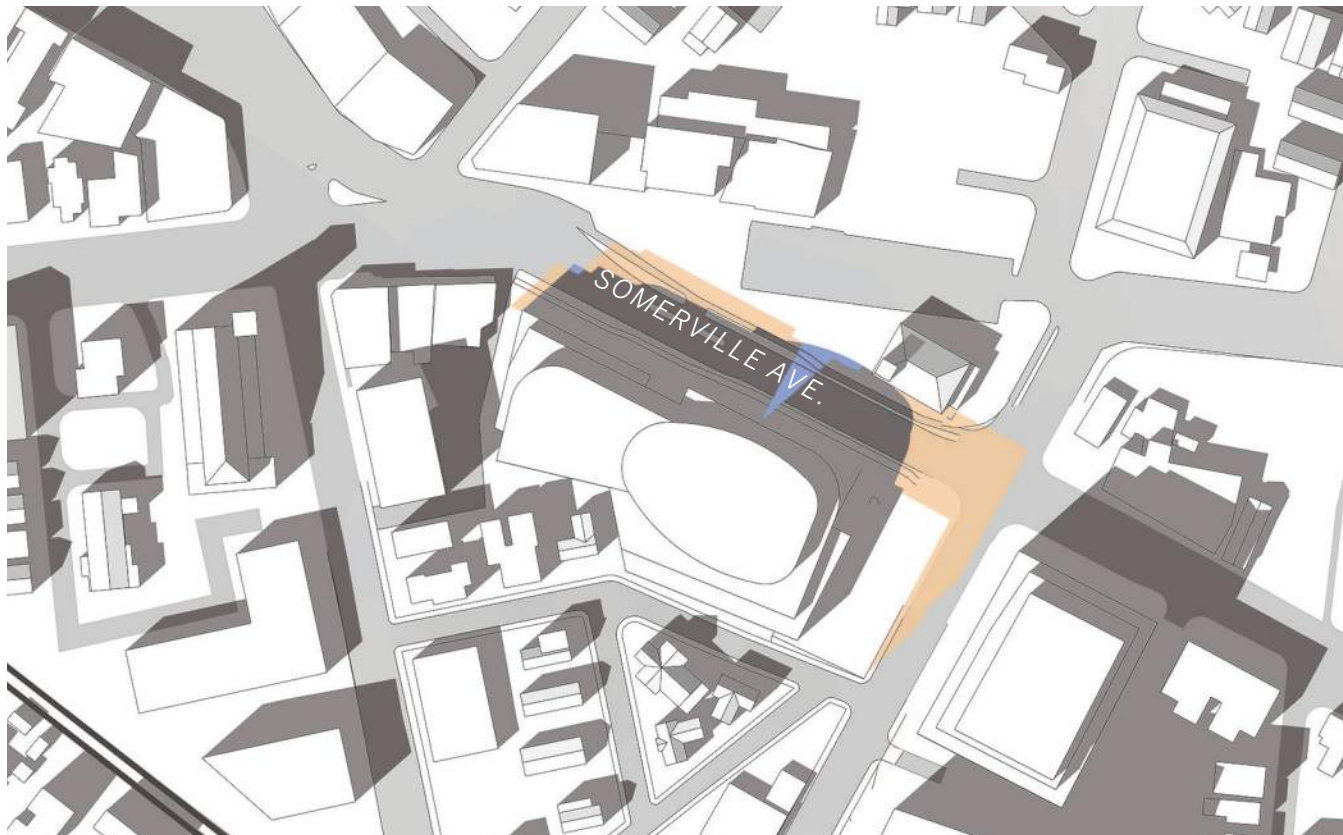
6 PM



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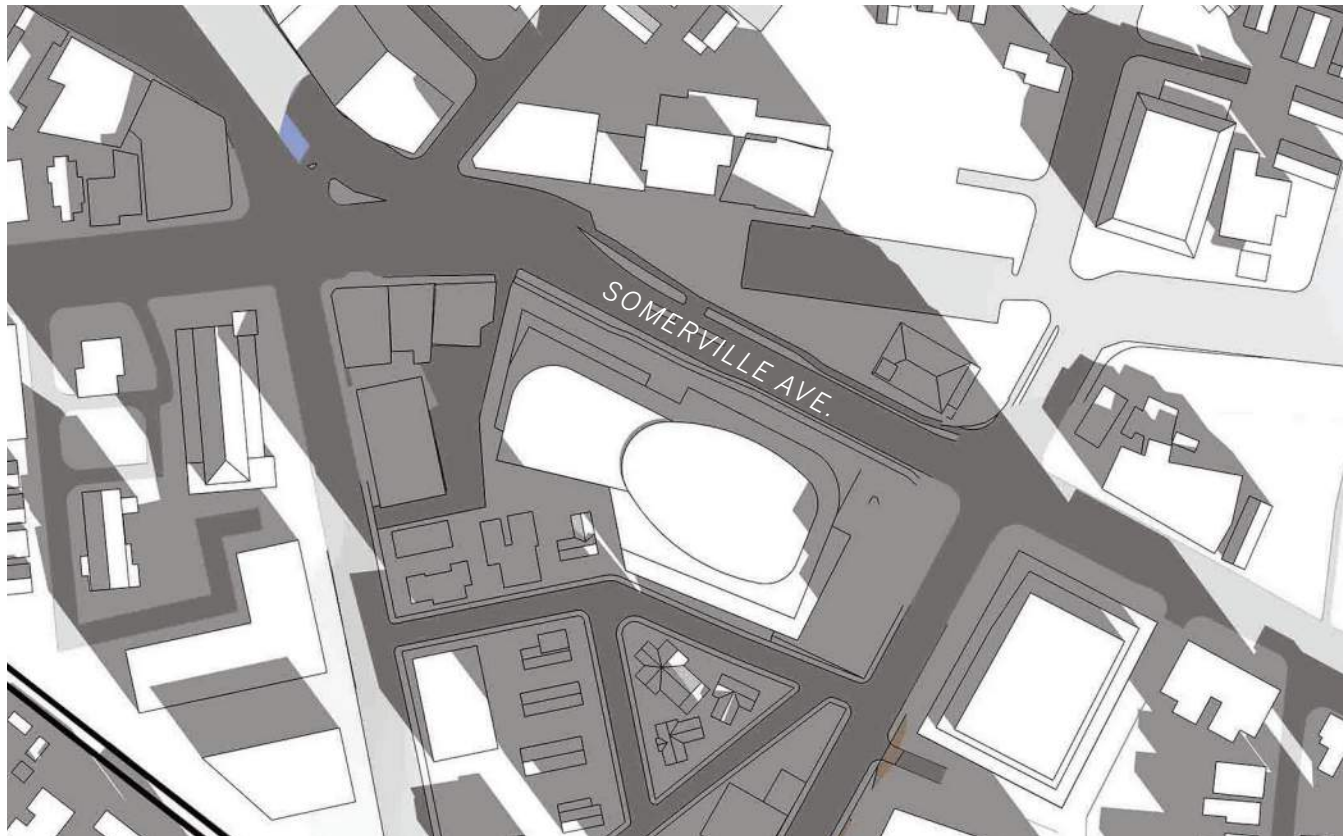
12 PM



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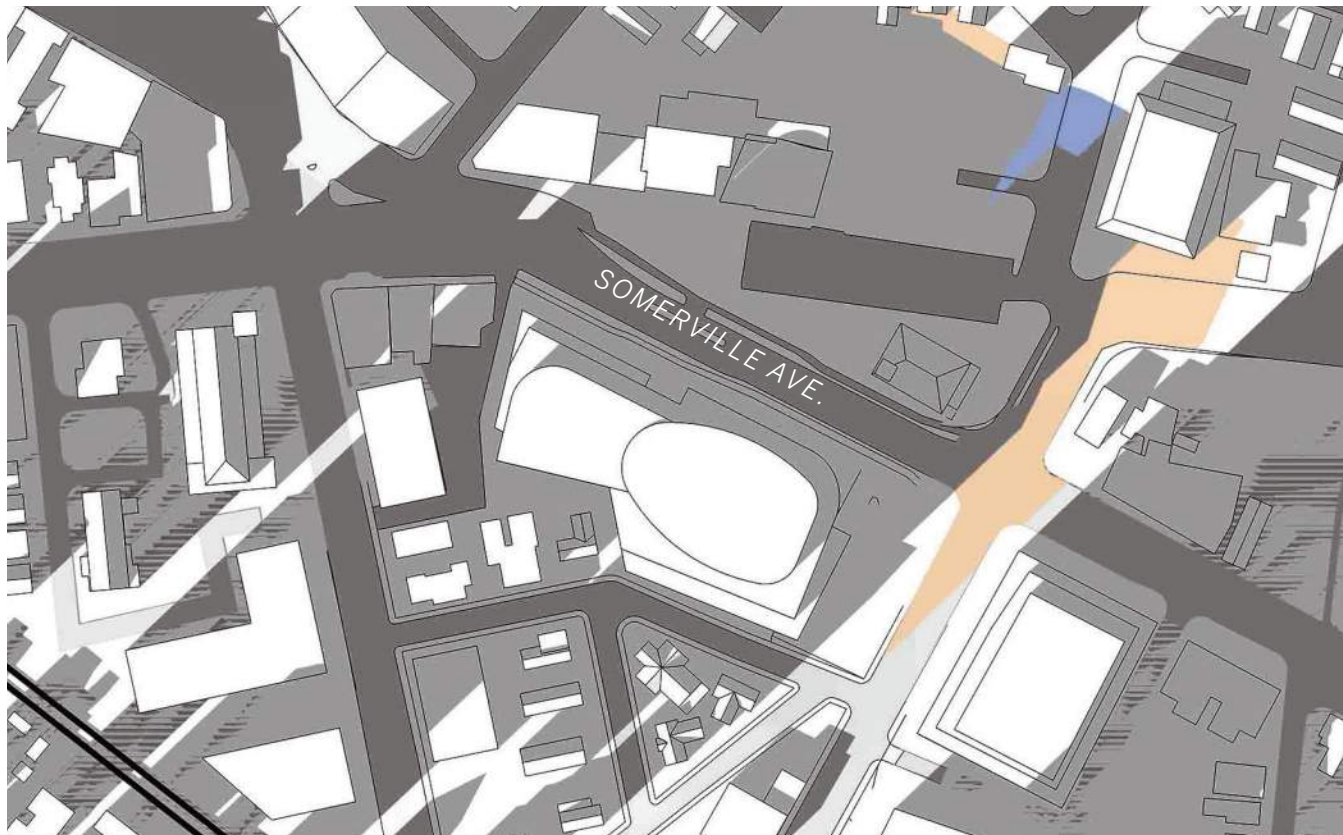
6 PM



9 AM



12 PM



3 PM



SHADOWS **REMOVED**
COMPARED TO TWO BUILDING SCHEME



SHADOWS **ADDED**
COMPARED TO TWO BUILDING SCHEME



© ELKUS MANFREDI ARCHITECTS



© ELKUS MANFREDI ARCHITECTS



Approximate Massing – CDSP Scheme



Walking towards Union Square Plaza from T Stop

Potential Future Steps

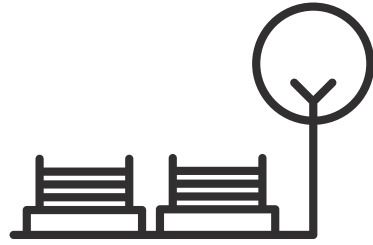


Community Benefits



ECONOMIC

- › **Accelerated phasing delivers financial benefits earlier than currently anticipated**
- › **\$\$\$** to Affordable Housing Trust
- › **\$\$\$** to Job Creation and Retention Trust Fund (JCRT)
- › Approximately **\$x,xxx,000 in annual tax revenue** for the City (approximately \$xx,000 today).
- › **Relocation assistance** for existing businesses on site.
- › **Fulfillment of Somervision and Neighborhood Plan goals**



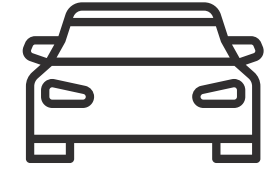
OPEN SPACE & DESIGN

- › **A new neighborhood park**, creating a community amenity and destination in the heart of Union Square
- › Creation of **indoor civic space such as a branch library**, meeting a long-term community goal.
- › **Streetscape improvements and setbacks** along Somerville Avenue, Prospect Street and Everett Street including widened sidewalks, new street trees and new street lighting to create **a more comfortable pedestrian environment.**
- › Architectural design that creates a **landmark building and a unique identity for Union Square** in this important civic location.



ENVIRONMENTAL

- › **LEED Platinum Certifiable building**
- › Integration of sustainable design strategies to create a **“sustainability beacon”**, including providing **on-site renewable energy** with **biosolar roof**
- › Outdoor terraces with **green roofs** create healthy workspaces for tenants
- › Commitment to **native species** and **tree planting in excess of zoning requirements**
- › **Brownfield remediation** including removal and off-site disposal of contaminated soil.



TRAFFIC & MOBILITY

- › **All parking underground**, consistent with neighborhood and City planning goals
- › Dedicated bike parking in a **“active mobility hub” on ground floor** with capacity in excess of zoning requirements.
- › Implementation of a **robust transit demand management plan** and a reduction in number of parking spaces provided to **minimize new traffic generation.**
- › Life-science tenants typically have a lower employee density than conventional office, **minimizing traffic generation.**

Zoning Text Amendment

Proposed Amendment to current Section 8.17.g.iii.a). and b).

iii. Dimensional Compliance

a). DEVELOPMENT of any building type permitted in the USQ sub-area may deviate up to five percent (5%) from the BUILDING WIDTH; POINT TOWER width, depth, diagonal, and FLOOR PLATE; FACADE build out; FENESTRATION; entrance spacing; and commercial space depth standards by Special Permit.

b). DEVELOPMENT of any building type permitted in the Commercial Core 5 district within the USQ sub-area may deviate from the BUILDING WIDTH; FLOOR PLATE; and FACADE build out by Special Permit.

c). ~~b).~~ In addition to the review criteria for all Special Permits specified in § 15.2.1.e. Review Criteria, the review board shall make findings considering the following in its discretion to permit DEVELOPMENT to deviate; ~~up to five (5) percent:~~

i). ~~For deviation under Section 8.17.g.iii.a).~~ if the proposed deviation can provide a positive refinement of the massing of a BUILDING in context to its surroundings, improve FLOOR PLATE efficiency, provide for unique storefront design, or better address specific operational requirements of commercial tenants;

ii). For deviation under Section 8.17.g.iii.b), if the DEVELOPMENT complies with Section 8.17.g.iii.c).i), and if the DEVELOPMENT is providing enhanced Civic Space, enhanced Open Space, additional space for Arts & Creative Enterprises or space for a Community Center, Library or Museum, or a combination of the foregoing.

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Thank You!