

UNION SQUARE ZONING

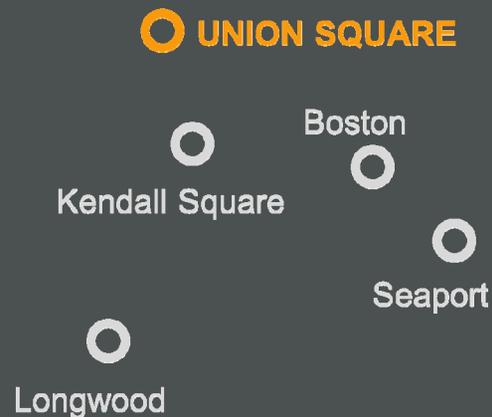
MAY 2, 2017 | SOMERVILLE, MA

IMPLEMENTATION CONCEPTS



NEIGHBORHOOD PLAN IMAGE

Union Square Revitalization

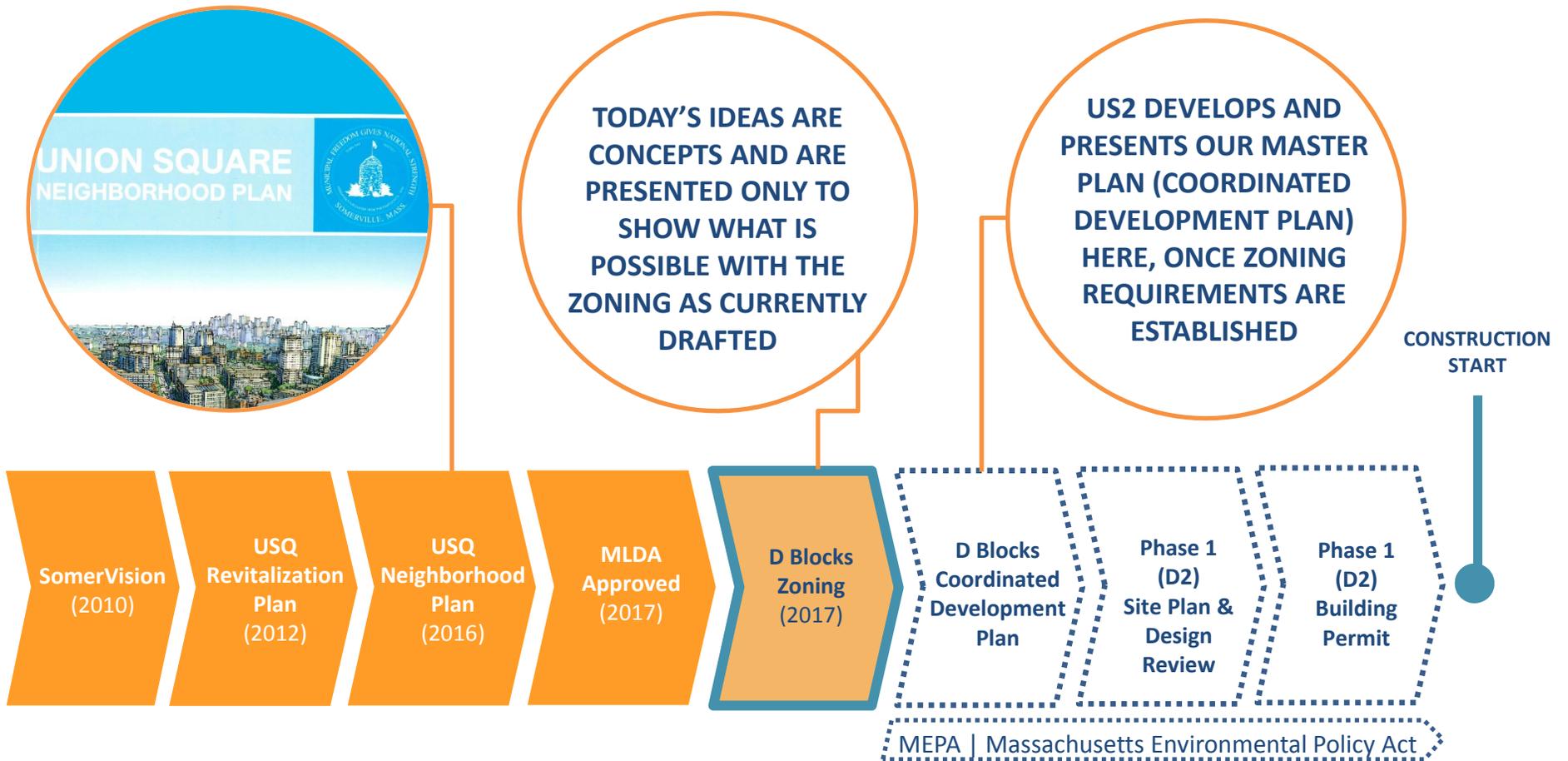


D Blocks will be the catalyst for Union Square's revitalization into a pedestrian-oriented, mixed-use urban employment district at the Green Line station.

SomerVision goals related to jobs, commercial taxes, open space, affordable housing, mobility and renewed infrastructure will be realized.

Community-Based Process

Where have we been? Where are we headed?



AGENDA



- Use Mix : Prioritize Commercial
- Civic & Open Space Ideas
- Examples : D2 and D6

Prioritize Commercial (60/40)

Best practice for urban T.O.D. employment centers; 18 hour activity



USE MIX



TAX REVENUE (est.)



NEIGHBORHOOD PLAN MASSING + DEVELOPMENT COVENANT EXHIBIT C OPEN SPACE IMPROVEMENTS



All values approximate and subject to change or refinement

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Ground Floor Retail Uses

Zoning Requirement = 10%

Concept Plan = 7.5%



Civic Spaces

EXISTING

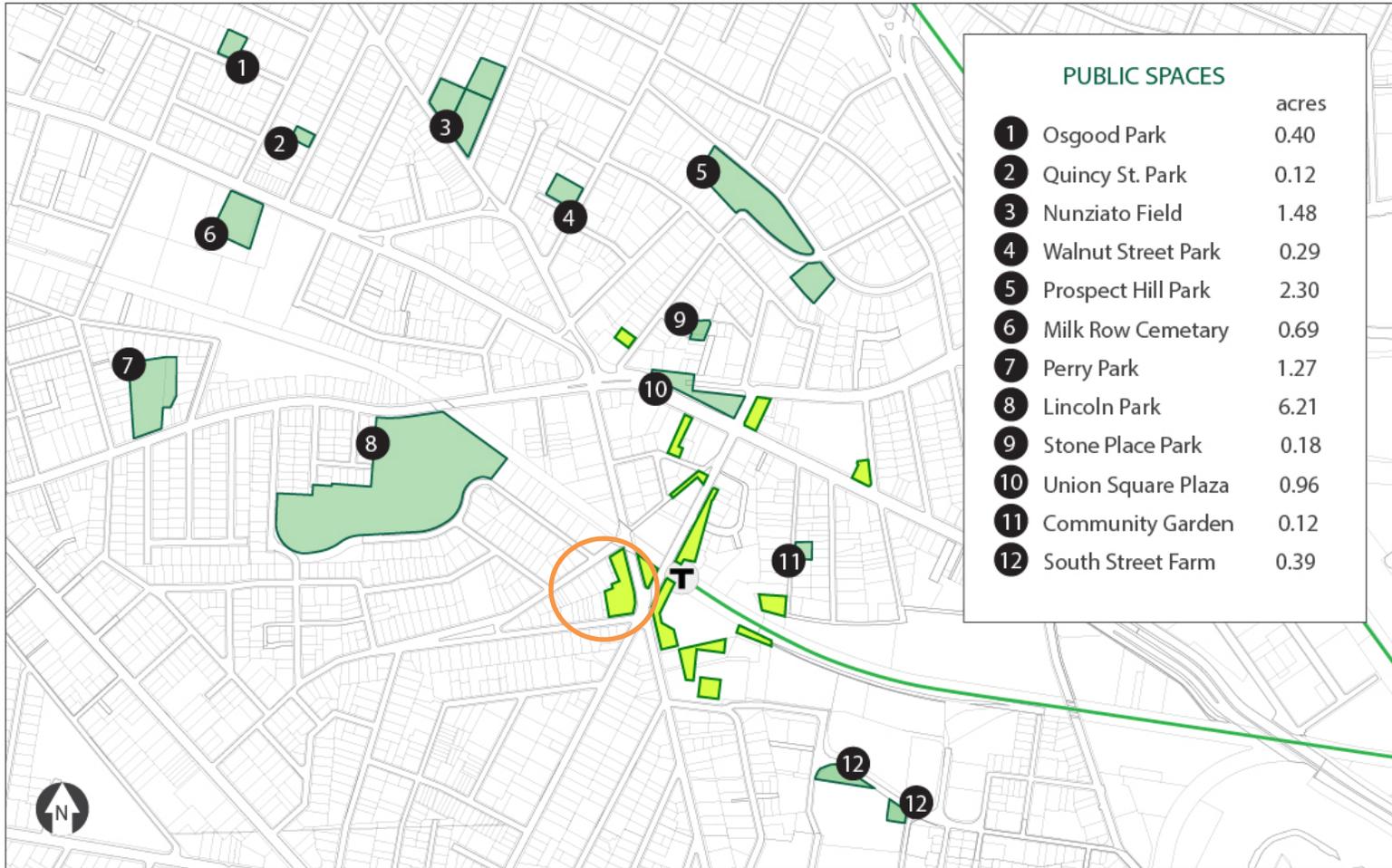


Union Square Neighborhood Plan

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Civic Spaces

FUTURE



Union Square Neighborhood Plan

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High Quality Civic Spaces

* NEW TYPE: THROUGH BLOCK PLAZA

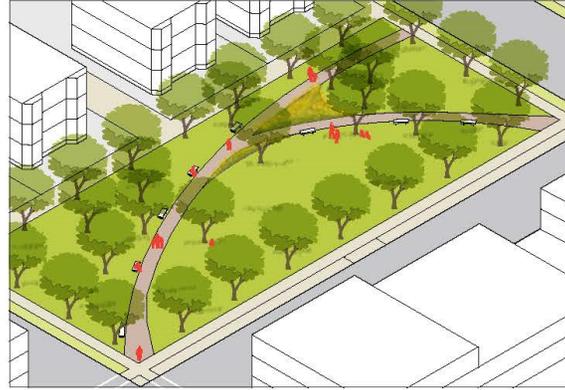
A Vision for the Future

CIVIC SPACE TYPES



RECREATION FIELDS

- Active recreation, athletic activity, and competitive sports outdoors



GREEN

- Passive recreation
- 70% landscape; primarily green space with lawns, planting beds, walking paths, & trees



NEIGHBORHOOD PARK

- Active and passive recreation
- 50% landscape; features and facilities support the immediate neighborhood



PUBLIC SQUARE

- Passive recreation and civic purposes
- 60% landscape; formally disposed lawns, paths, and trees



PLAZA

- Passive recreation, civic purposes, commercial activities
- 10% landscape; primarily permeable pavers



POCKET PARK

- Passive recreation
- 30% landscape; primarily vegetation and places to sit outdoors

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Civic & Open Space Concept Plan

Meets Zoning Objectives:

- **25%** Civic Space or Public Realm
- At least **70%** of the Open Space is High Quality Civic Space
- At least **1** neighborhood park and **1** plaza



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Variety of Experiences : D2 Plaza



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Variety: D4.1 Pocket



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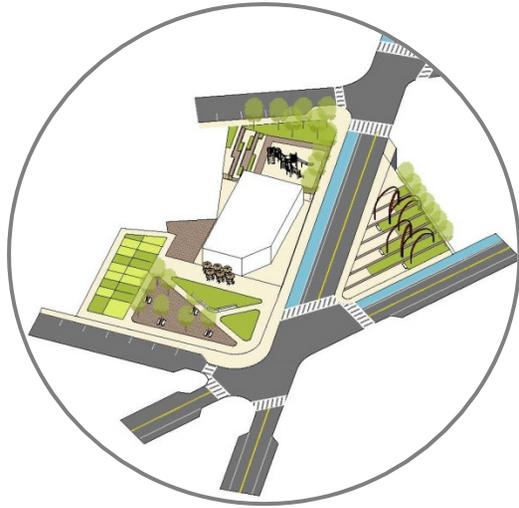
Variety: D7 Playground



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D4.3 Neighborhood Park

From the Neighborhood Plan



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Variety: D4.3 Neighborhood Park



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D4.3 Initial Thoughts

NEIGHBORHOOD
PARK (INCLUDING
COMMUNITY
GARDEN)



D4.3 Civic Space references



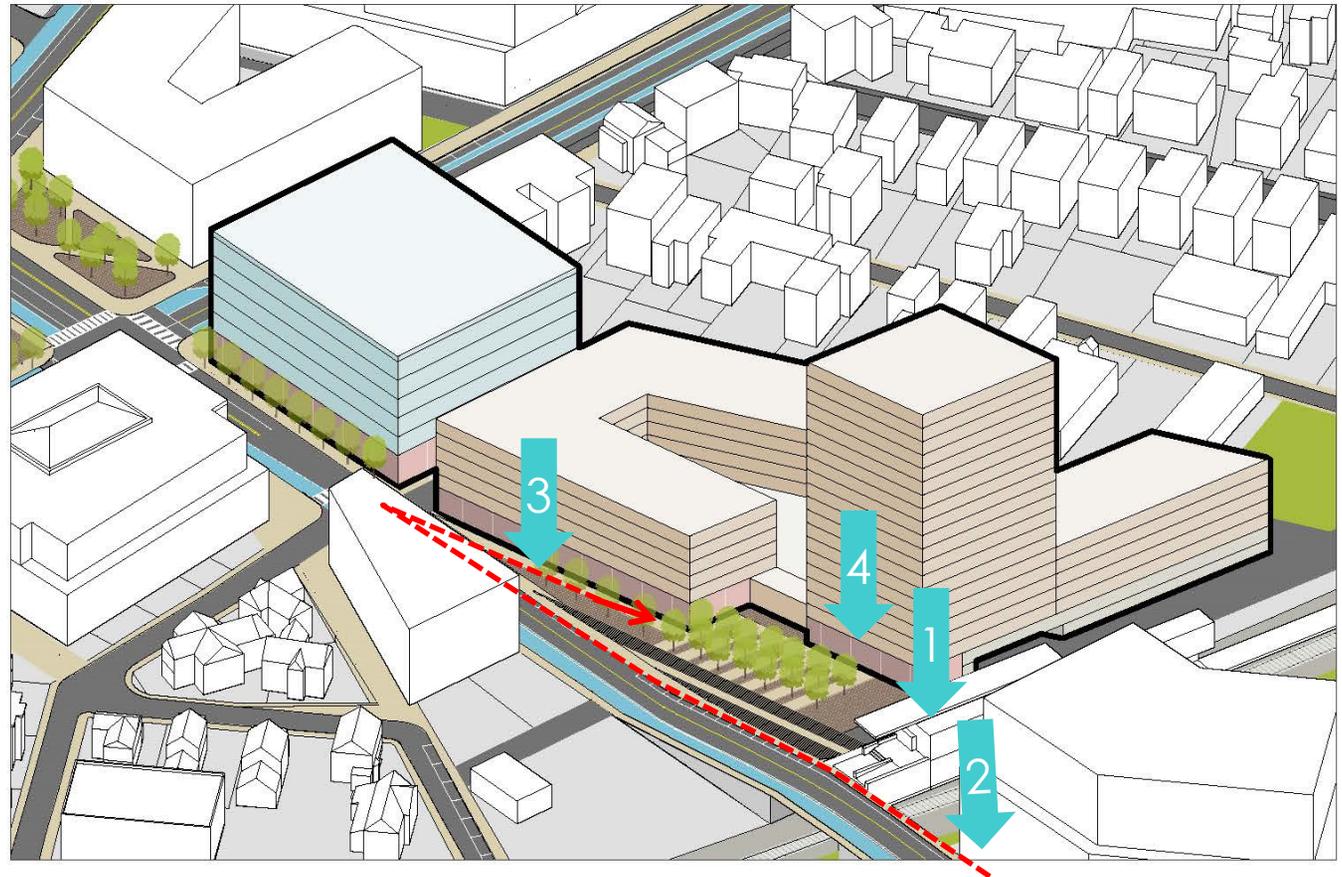
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Example: D2

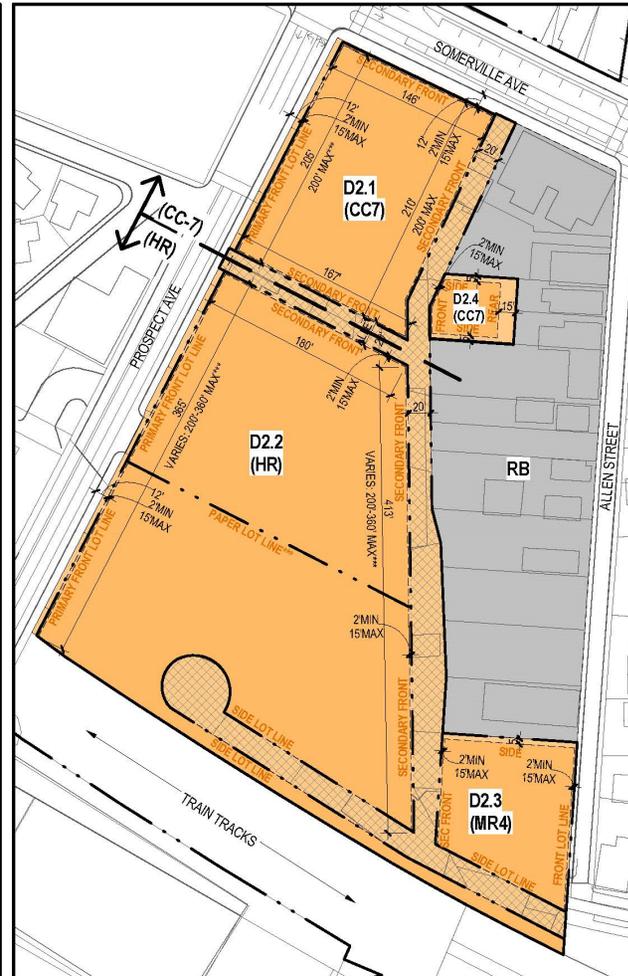
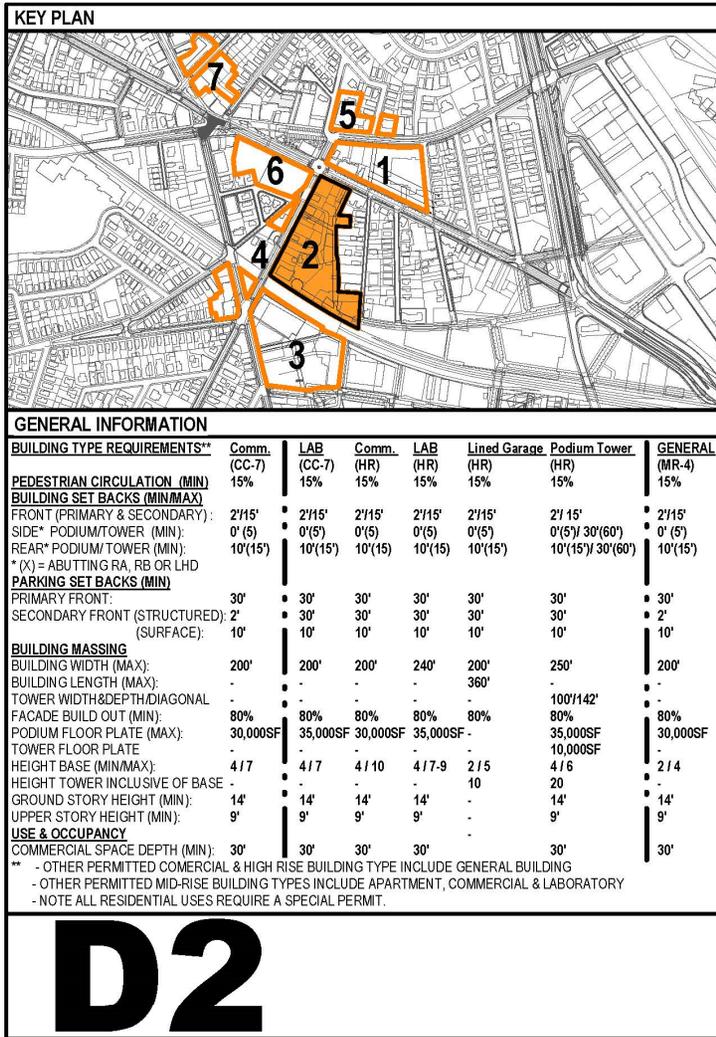
Neighborhood Plan Observations

1. 2-story MBTA Head House is eliminated
2. Prospect Street sidewalk is narrow, not ADA compliant
3. Concerns regarding connections to lower level plaza
4. Retail 15' below height of Prospect Street

Development in Union Square



D2 Zoning Diagram



DEVELOPMENT BLOCK 2

1" = 100'-0"

ZONING INFORMATION PERTAINING TO DEVELOPMENT BLOCK D-2

- 6.7.8 D. Mid-Block Passages: A Mid-Block passage is required for any Block Face that is four hundred (400) feet or greater in length. Mid-Block passages must connect the sidewalk of one thoroughfare to another on opposite sides of a block
- 6.7.8 D.4. Mid-Block passages must be at least twenty (20) feet in width, with a minimum ten (10) foot wide paved walkway designed as a continuation of the sidewalk's they connect.
- 6.7.8 E.1.b: Any lot with frontage on Somerville Avenue, Bow Street, Union Square, Prospect Street or Washington Street is considered a pedestrian street.
- 6.7.8 E.1 d. Pedestrian Streets: Development on any lot abutting a pedestrian street where the sidewalk is less than twelve (12) feet in width must be setback an additional distance to accommodate expansion of the abutting sidewalk to a width of at least twelve (12) feet
- 6.7.10 A. 1.c. (a). Pedestrian Circulation Space: When the pedestrian circulation space calculation results in less than six thousand (6,000) square feet of required space, that space may be provided as one or more of the following:
 - Increased Sidewalk Width.
 - A mid-block passage.
 - A pocket park civic space type.
 - Public Courtyard with no less than 70% courtyard.
 - Outdoor recreation facilities.
 - Make an in-lieu of payment for the required space.
- 6.7.10 A. 1.c. (c). When the pedestrian circulation space calculation results in six thousand (6,000) or more square feet of required space, that space must be provided as one or more civic space types. See section 6.7.9 Civic Space
- 6.7.10 A. 5 a. Dimensional Compliance: Development may deviate up to five (5) percent from the building width, point tower width, depth and diagonal, facade build out, fenestration, entrance spacing, and commercial space depth standards identified for each building in Section 6.7.10. C by Special Permit
- 6.7.13 B. 1.3 b: If an Alley is provided, all off-street parking must be accessed from the Alley.

NEIGHBORHOOD PLAN INFORMATION PERTAINING TO DEVELOPMENT BLOCK D-2

Pgs. 180-181

- When redeveloped, the D2 Parcel should be platted into at least four (4) lots: D2.1, D2.2, D2.3 & D2.4
- Lot D2.1 should be developed as a 7 story commercial or laboratory building
- Lot D2.2 should be developed as a 6 story general building with residential over retail
- Lot D2.3 should be developed as a podium tower building.
- Lot D2.4 should be a small infill building or open space. It was discussed that crossfit would be a good program for this block.
- An alley should be introduced into the D2 block to provide rear access and loading for any future development, including for lots fronting Allen Street.
- Below grade parking will likely be a challenge due to environmental concerns.

SOMERVILLE REQUIREMENTS PERTAINING TO DEVELOPMENT BLOCK D-2

- Provide an access Alley along the the rear lot line connecting the T drop off with Somerville Ave.

ADDITIONAL INFORMATION

- ***Hypothetical "paper lot lines" can be used to demise a parcel at any location which will increase the maximum building length & width, and allow for multiple building types on the same lot.

AREA CALCULATIONS	
TOTAL BLOCK AREA:	185,922 SF
TOTAL LOT AREA	31,222 SF
D2.1	32,706 SF
D2.2	104,464 SF
D2.3	14,980 SF
D2.4	4,277 SF
ALLEY	29,495 SF
	0 SF

PEDESTRIAN CIRCULATION SPACE (15%)	
D2.1 REQUIRED AREA:	4,906 SF
D2.2 REQUIRED AREA:	15,667 SF
D2.3 REQUIRED AREA:	2,247 SF
D2.4 REQUIRED AREA:	642 SF
TOTAL REQUIRED AREA:	23,462 SF

LEGEND

- BUILDING SET BACK
- AVAILABLE BUILDING/ PODIUM FOOTPRINT
- STREET / ALLEY
- ABUTTING ZONING LOT

US2

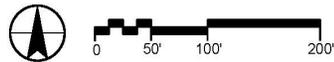
DEVELOPMENT BLOCK D2

Union Square

10/31/16

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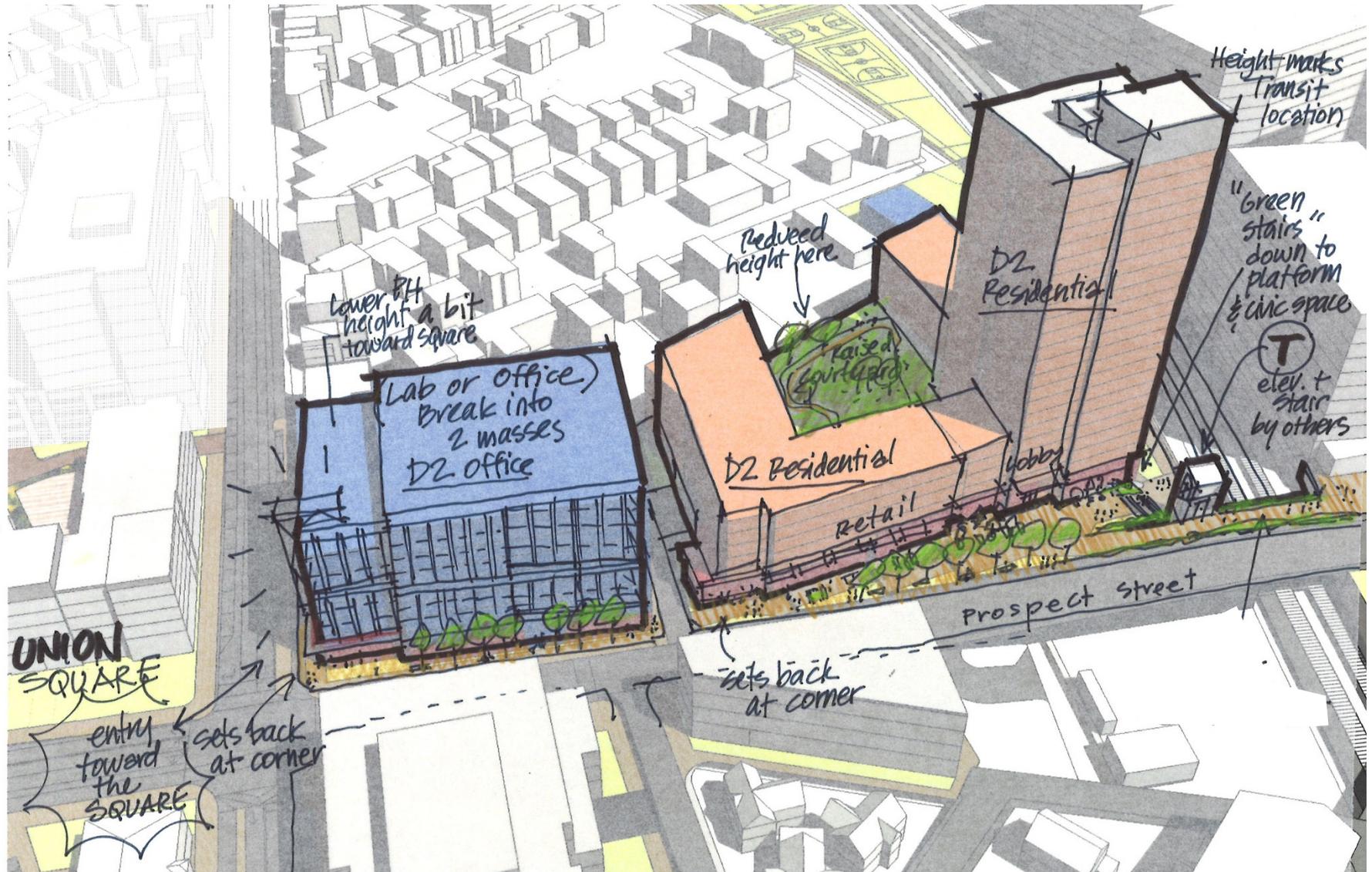


Previous D2 with 2-story MBTA Headhouse

Plaza slopes down to station



D2 Studies

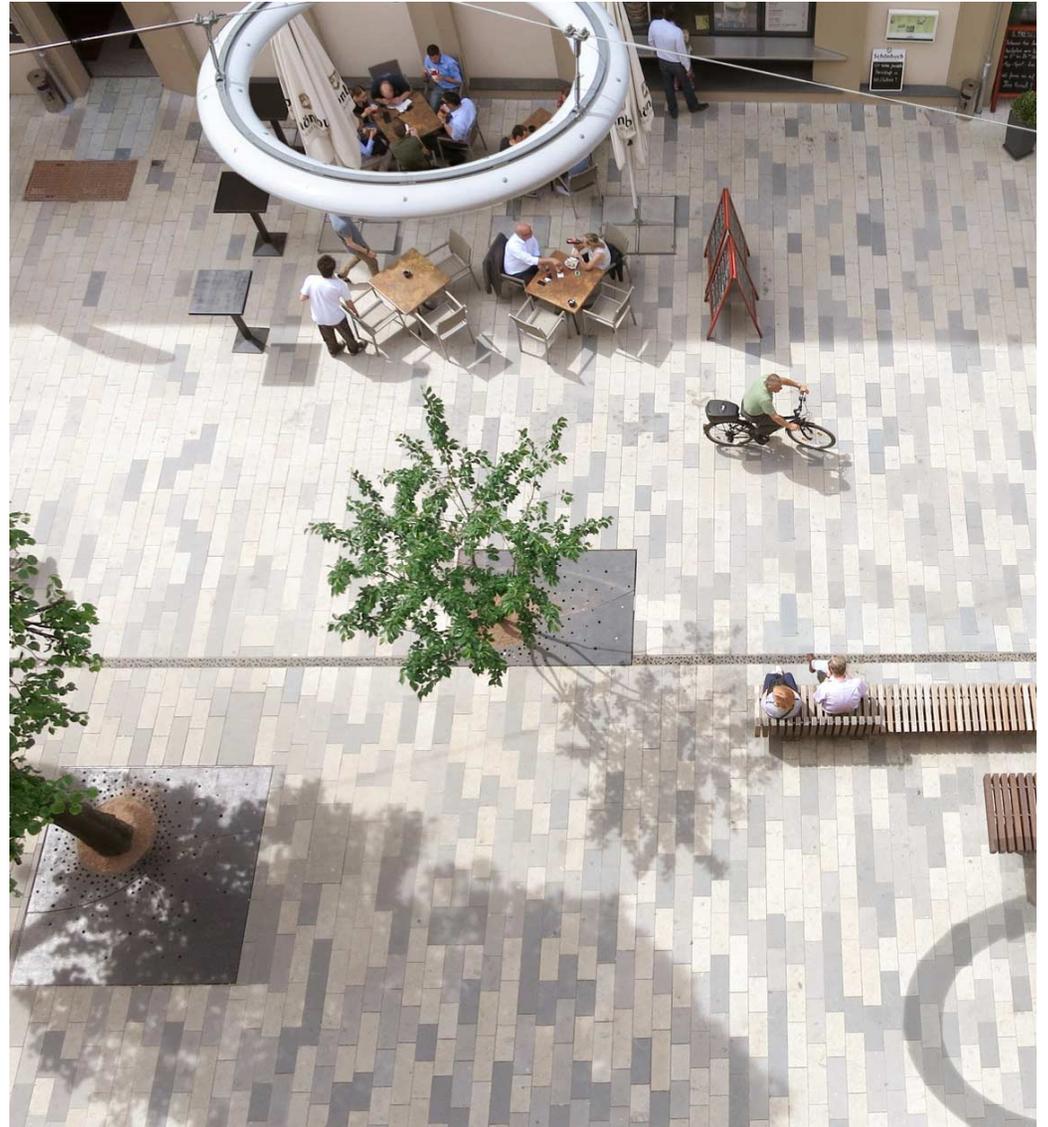


D2.2

PLAZA

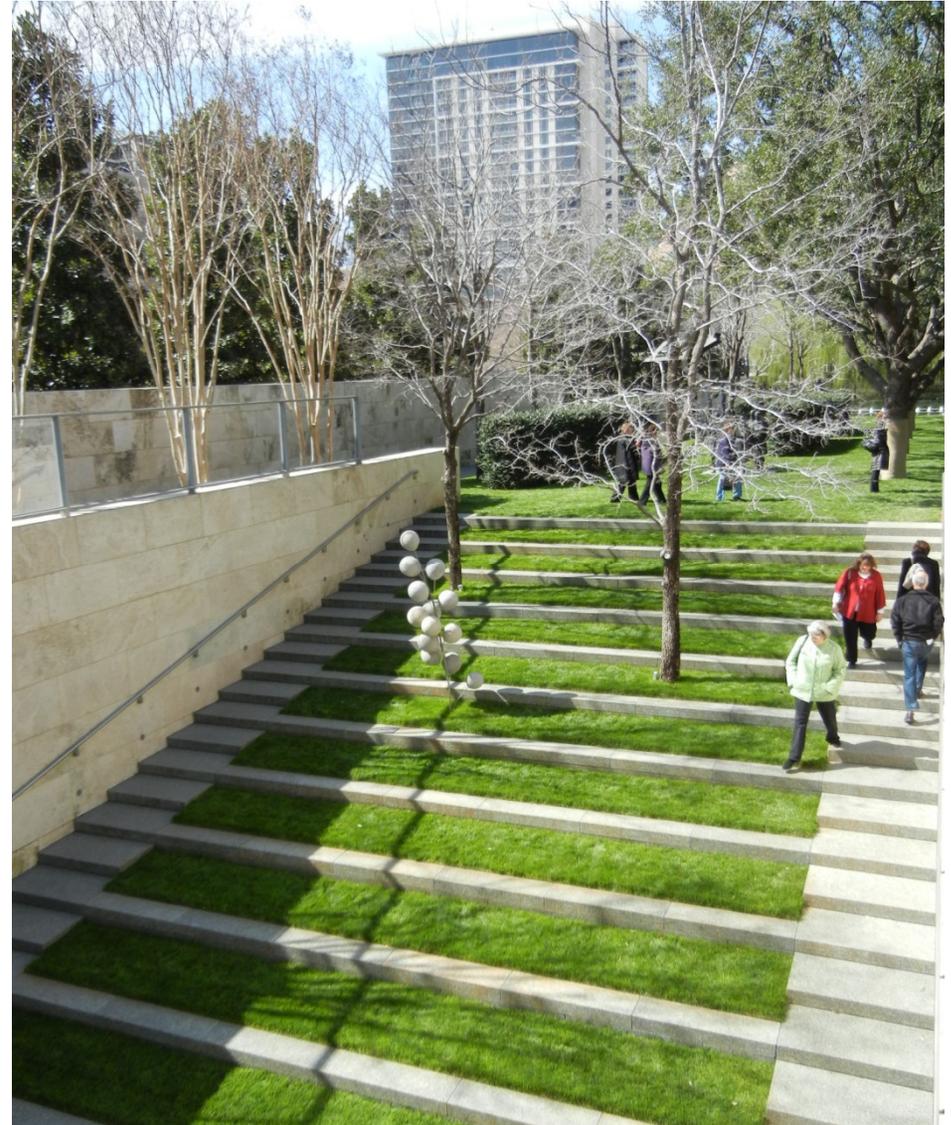
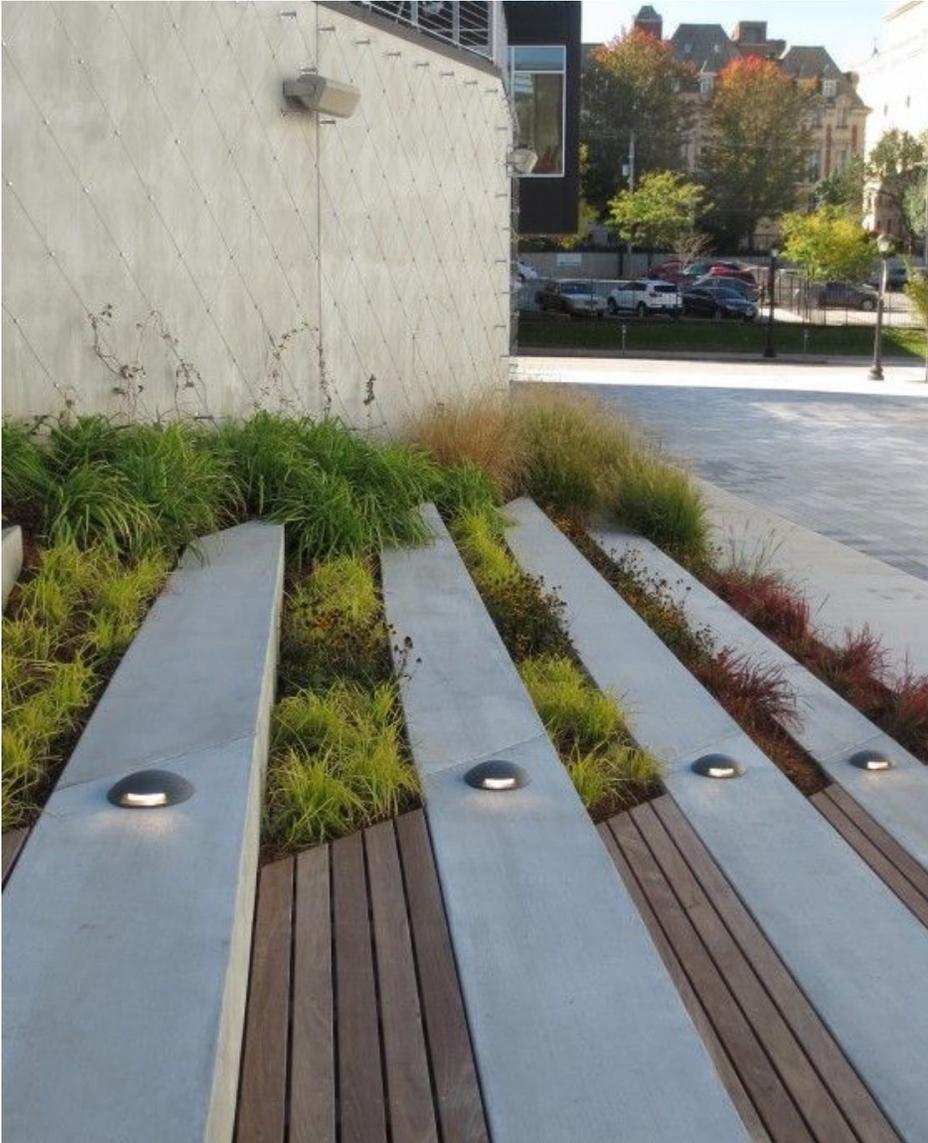


D2 & D3 Civic Space references : plaza



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D2 & D3 Civic Space references : steps

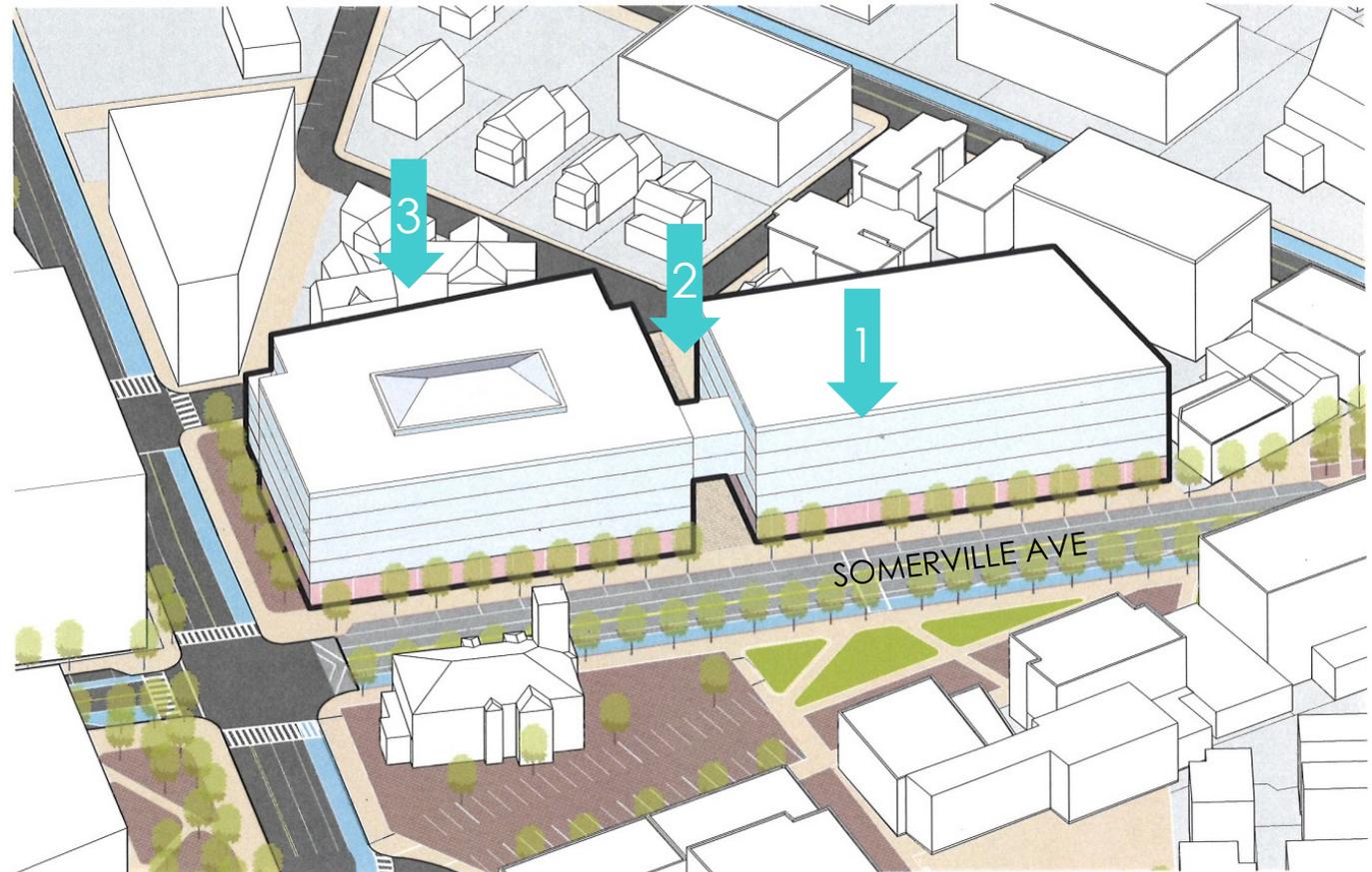


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Example : D6

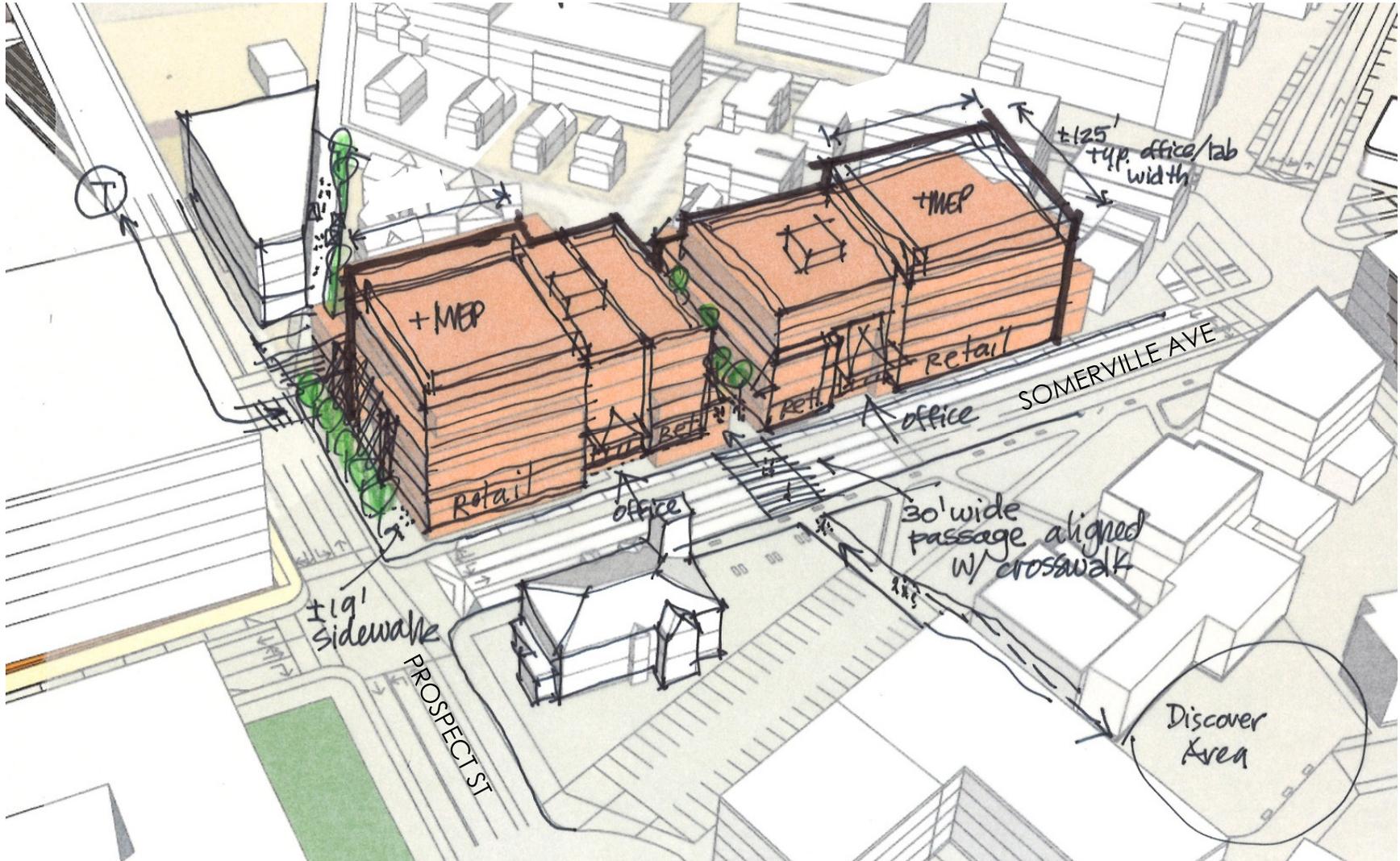
Observations from the Neighborhood Plan

1. Length of facades on Union Square are not in scale with Neighborhood Plan goals
2. Passage is too narrow to allow for active use, circulation and planting
3. Relationship to neighborhood to south, critical



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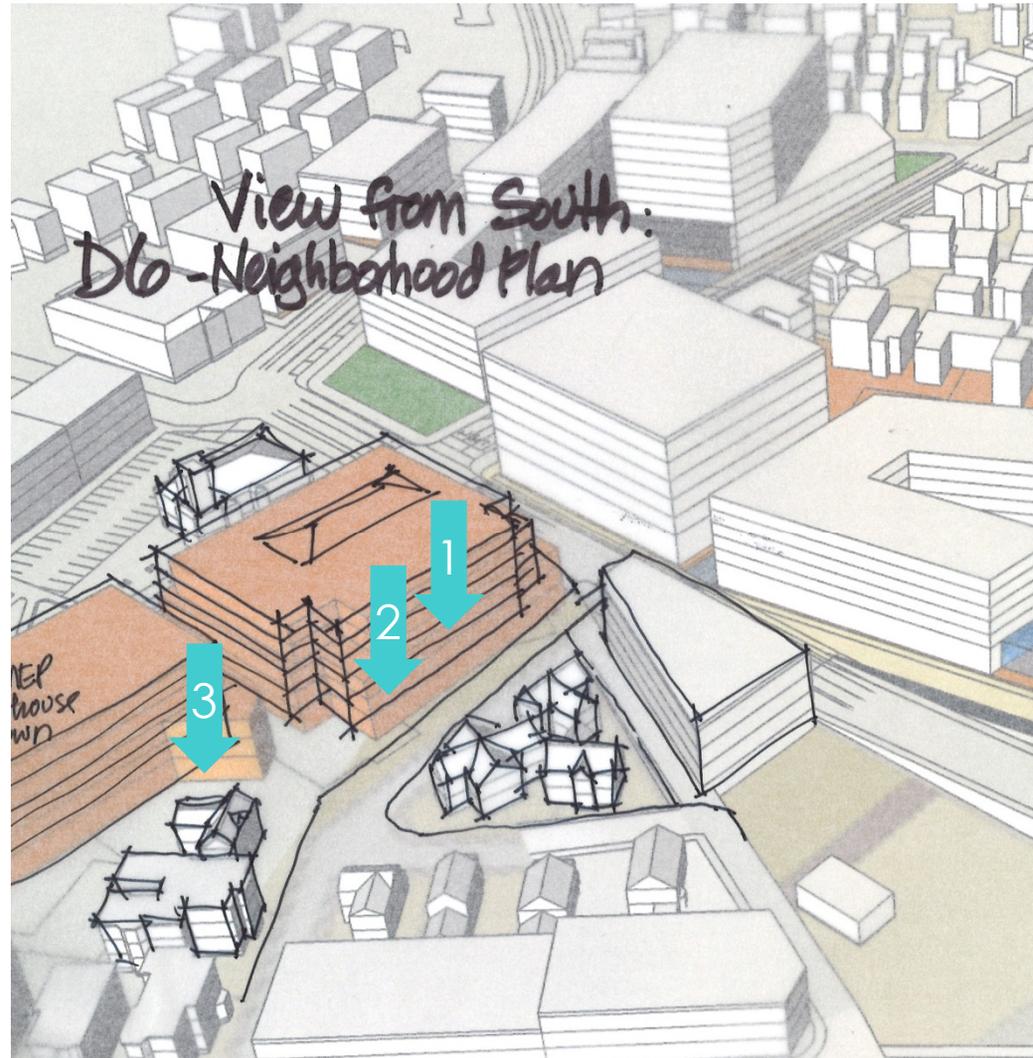
D6 Studies



D6 Studies

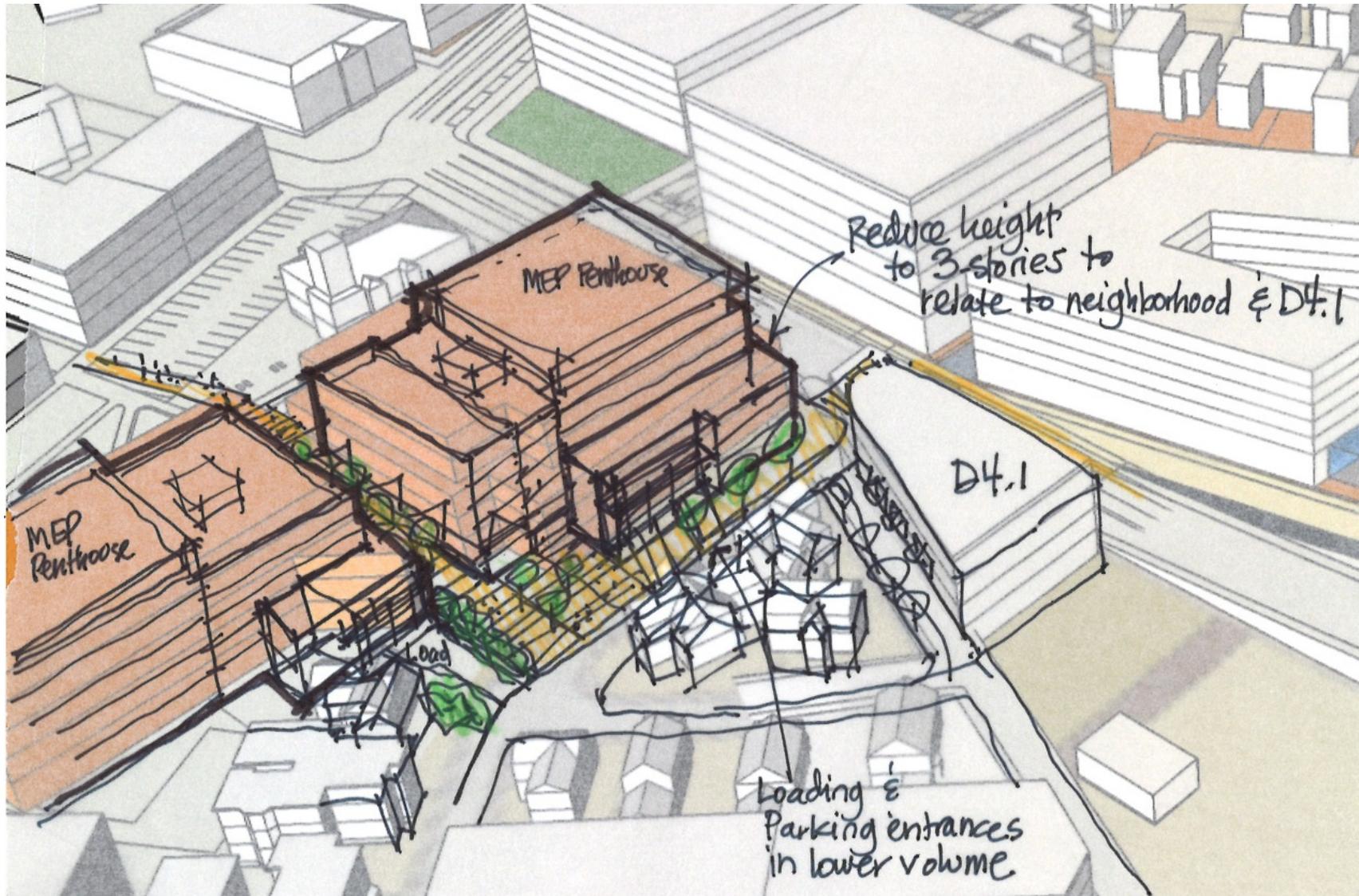
Neighborhood Plan

1. Scale of buildings is very different from residential neighborhood
2. Office/lab buildings need service, parking entrance, utilities, etc.
3. Historic property needs a buffer from pedestrian circulation through passage



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D6 Studies



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D6 Civic Space references

25' wide Passage : Northern Liberties, Phila.



D6 Civic Space references

32' wide Passage : Bethesda Row

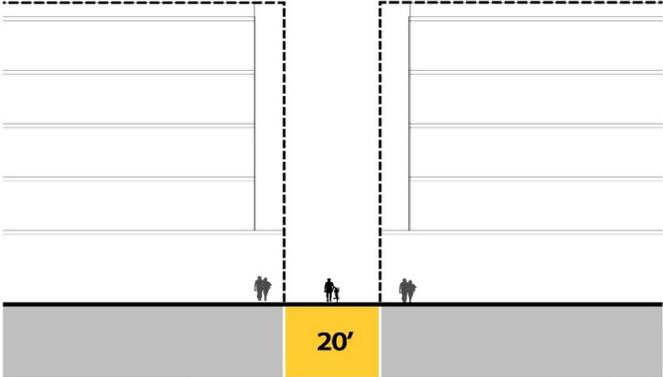


D6 Civic Space references

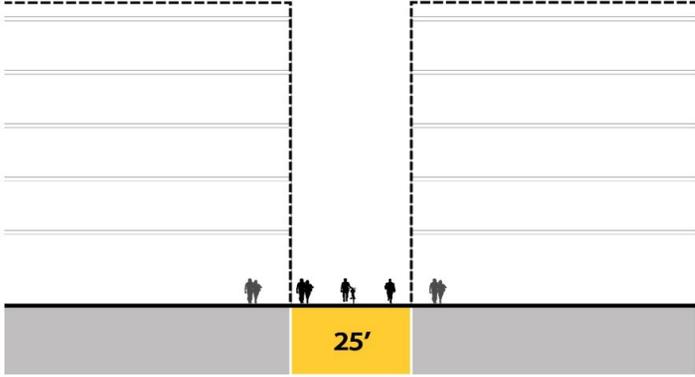
40' wide Passage : GE proposed



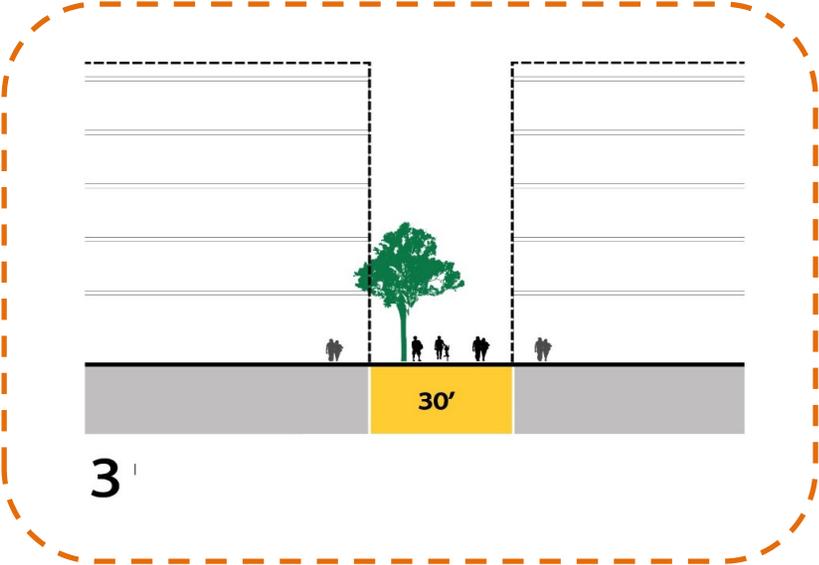
D6 Pedestrian Passage Study



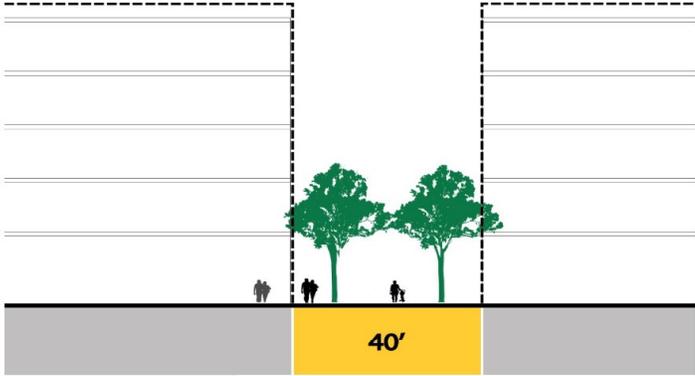
1



2



3



4

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D6 Plan Study

Concept pedestrian circulation



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