



UNION SQUARE REVITALIZATION

COORDINATED DEVELOPMENT PLAN (CDP)

OVERVIEW PRESENTATION

CITY OF SOMERVILLE PLANNING BOARD

SOMERVILLE, MA | NOVEMBER 20, 2017

US²



Flag Raising, by
Union Square Business Mens Assn.
Somerville, Mass. Apr. 19, 1917

COMMUNITY GOALS

SomerVision

“Transform key opportunity areas, such as...Union Square into dynamic mixed-use and transit oriented districts that serve as economic engines.”

Union Square



Kendall Square



Longwood



Boston



Seaport



UNION SQUARE EMPLOYMENT CENTER

CREATING AN ECOSYSTEM FOR WORK AND INNOVATION

START HERE.

flexible start spaces for entrepreneurs & start-ups



GROW HERE.

smaller, dedicated spaces for emerging companies



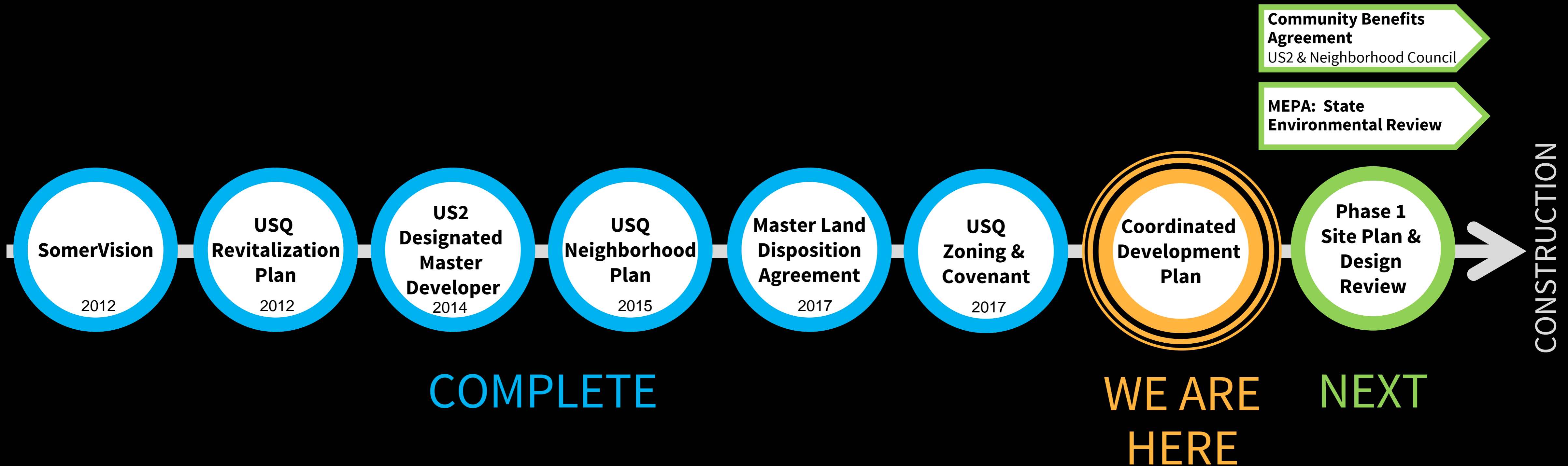
STAY HERE.

larger, Class A spaces for mature companies



COMMUNITY-BASED PROCESS

FROM CITY-WIDE PLAN TO DEVELOPMENT PROJECT REVIEW



CDP COMMUNITY ENGAGEMENT

NEIGHBORHOOD MEETING FEEDBACK INFORMED THE PLAN



9/5/2017 CDP Overview
150+ participants



10/18/2017 Neighborhood Park
50+ participants

COORDINATED DEVELOPMENT PLAN (CDP)

A UNION SQUARE ZONING REQUIREMENT

The first stage of a two-stage review process

A multi-lot development proposal focused on overall vision, zoning compliance, phasing and benefits

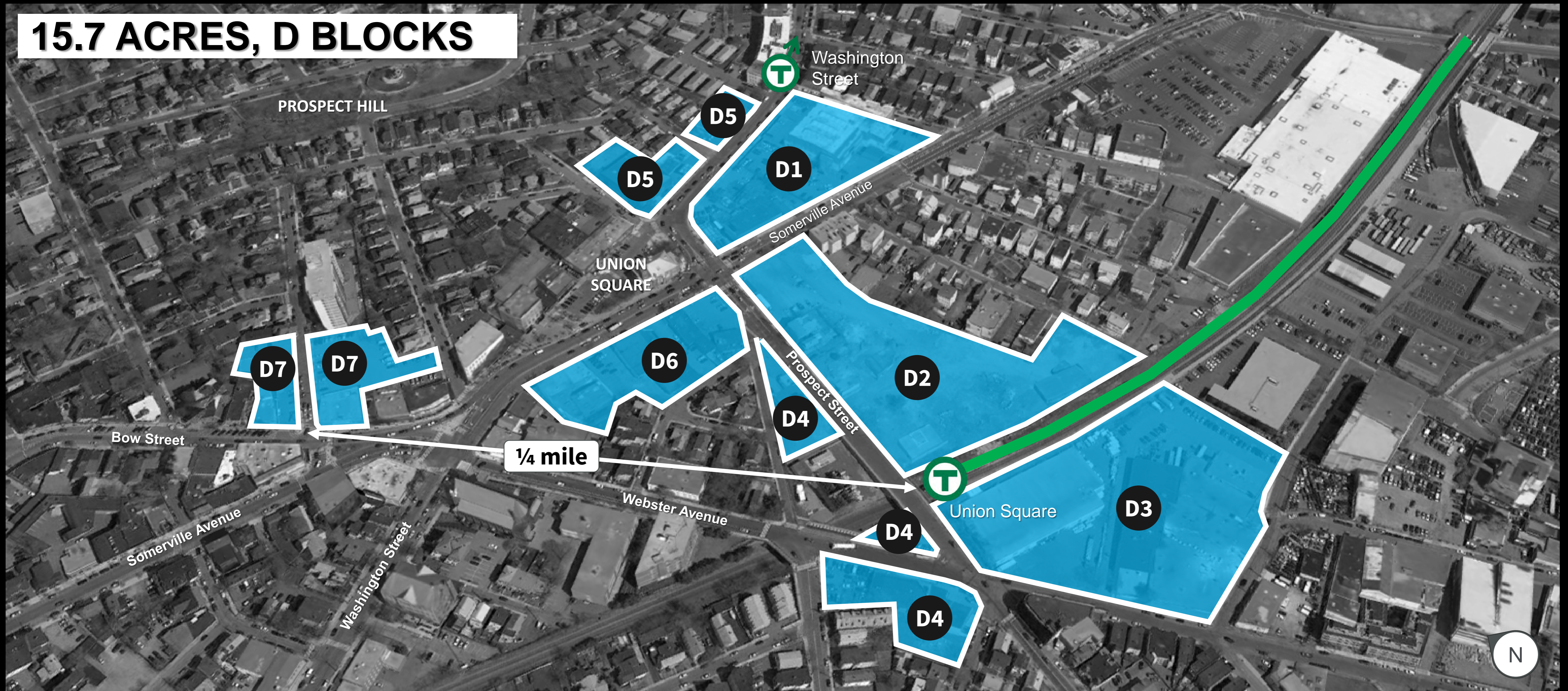
A pre-requisite to the detailed development review of any individual lot or civic space



THE DEVELOPMENT SITE

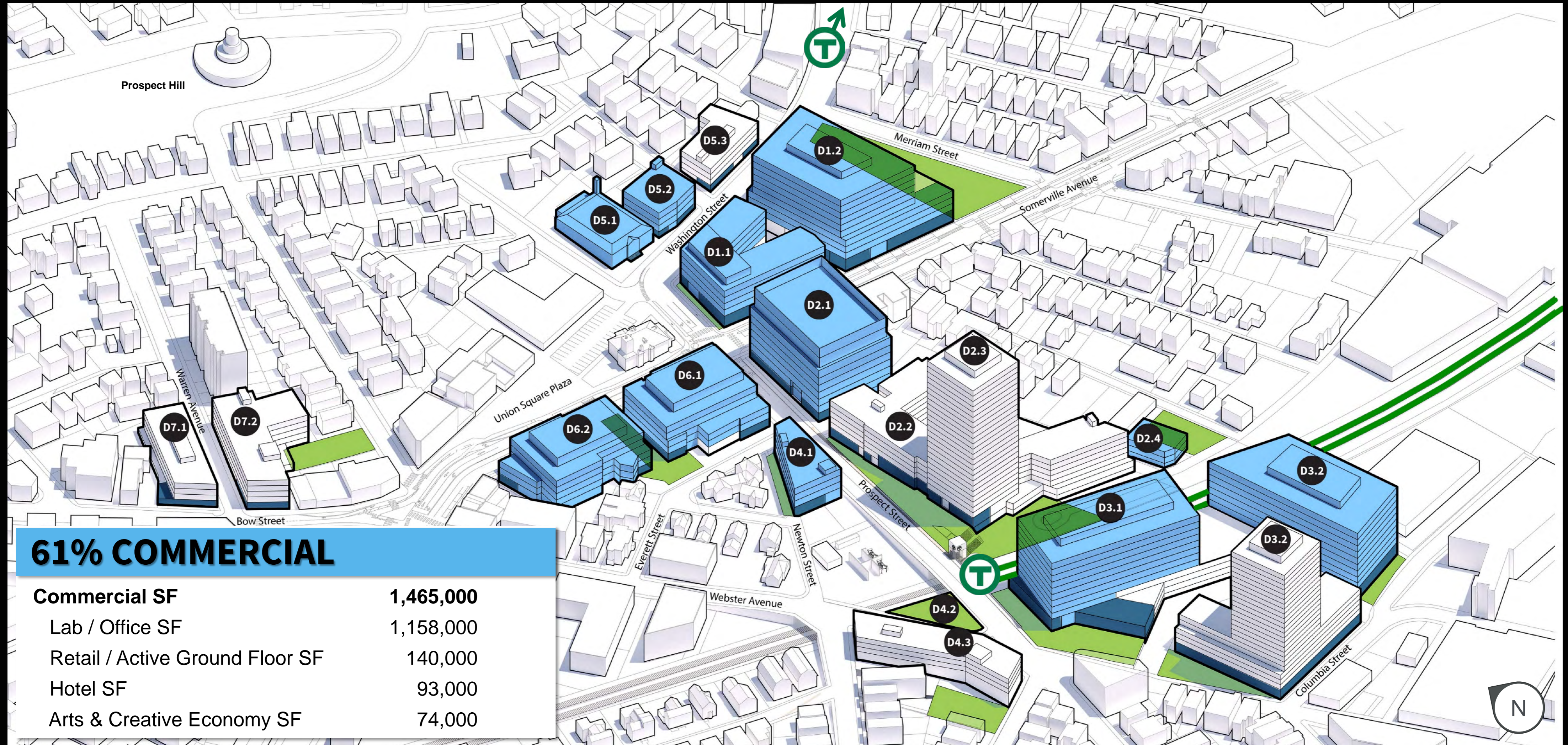
STATE APPROVED URBAN REVITALIZATION PLAN (M.G.L. Chapter 121B)

15.7 ACRES, D BLOCKS



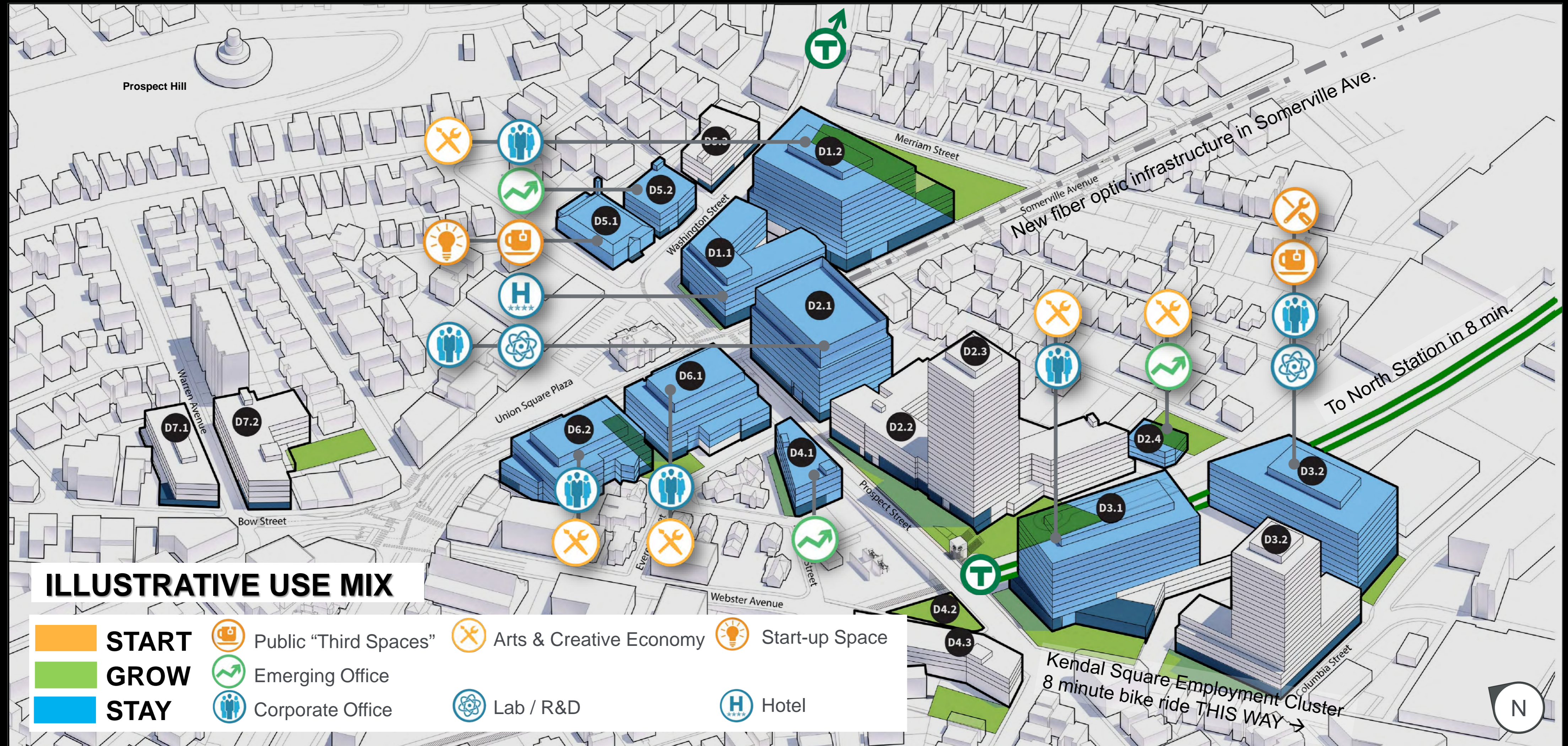
CDP COMMERCIAL CORE

DIVERSE COMMERCIAL USES ESTABLISH CENTER, EXPAND OPPORTUNITY



CONTINUUM OF WORKSPACES

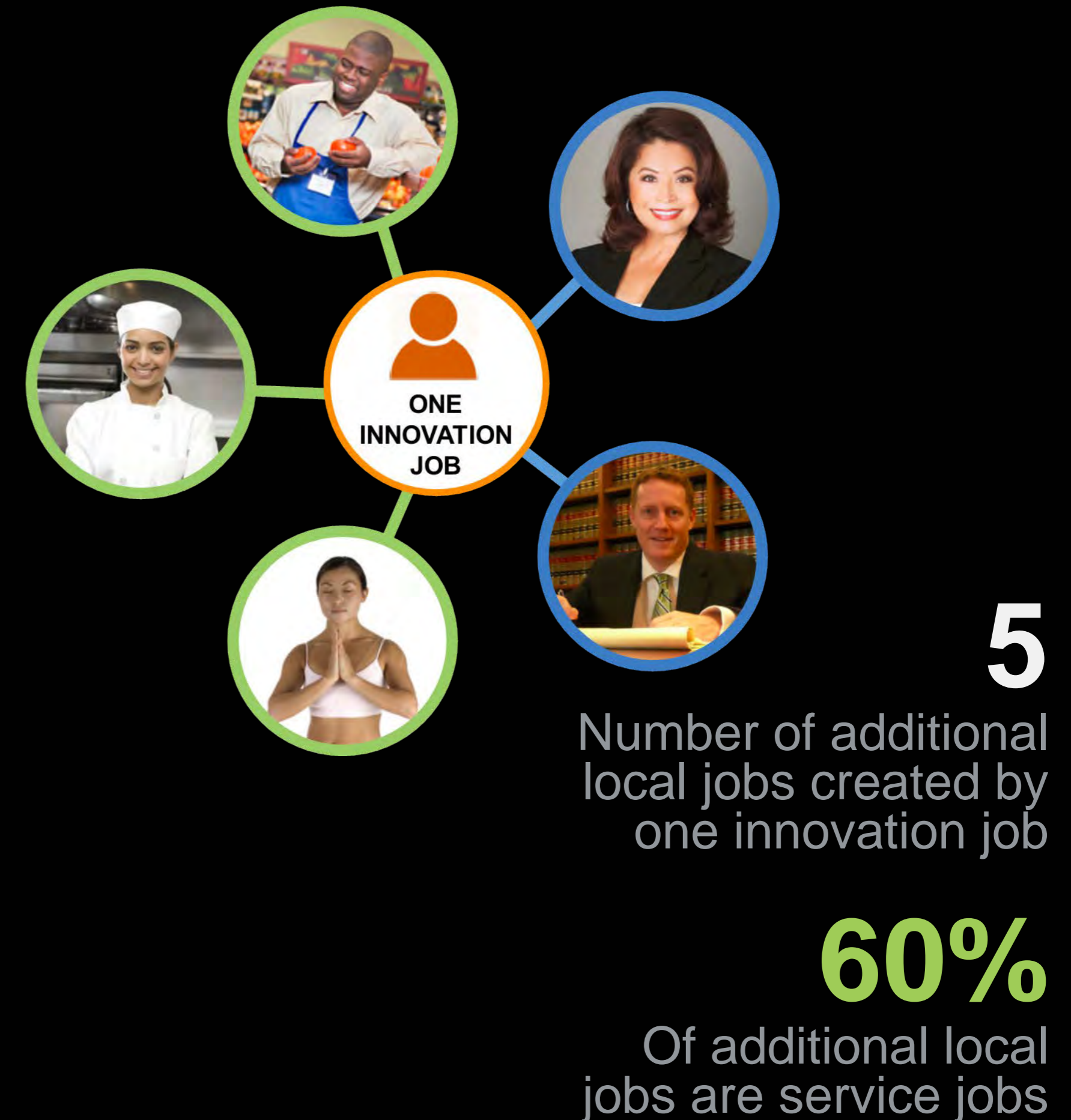
SPACES TARGET EMPLOYERS AT DIFFERENT STAGES OF GROWTH



EMPLOYMENT CENTER

PRIMARY OUTPUTS

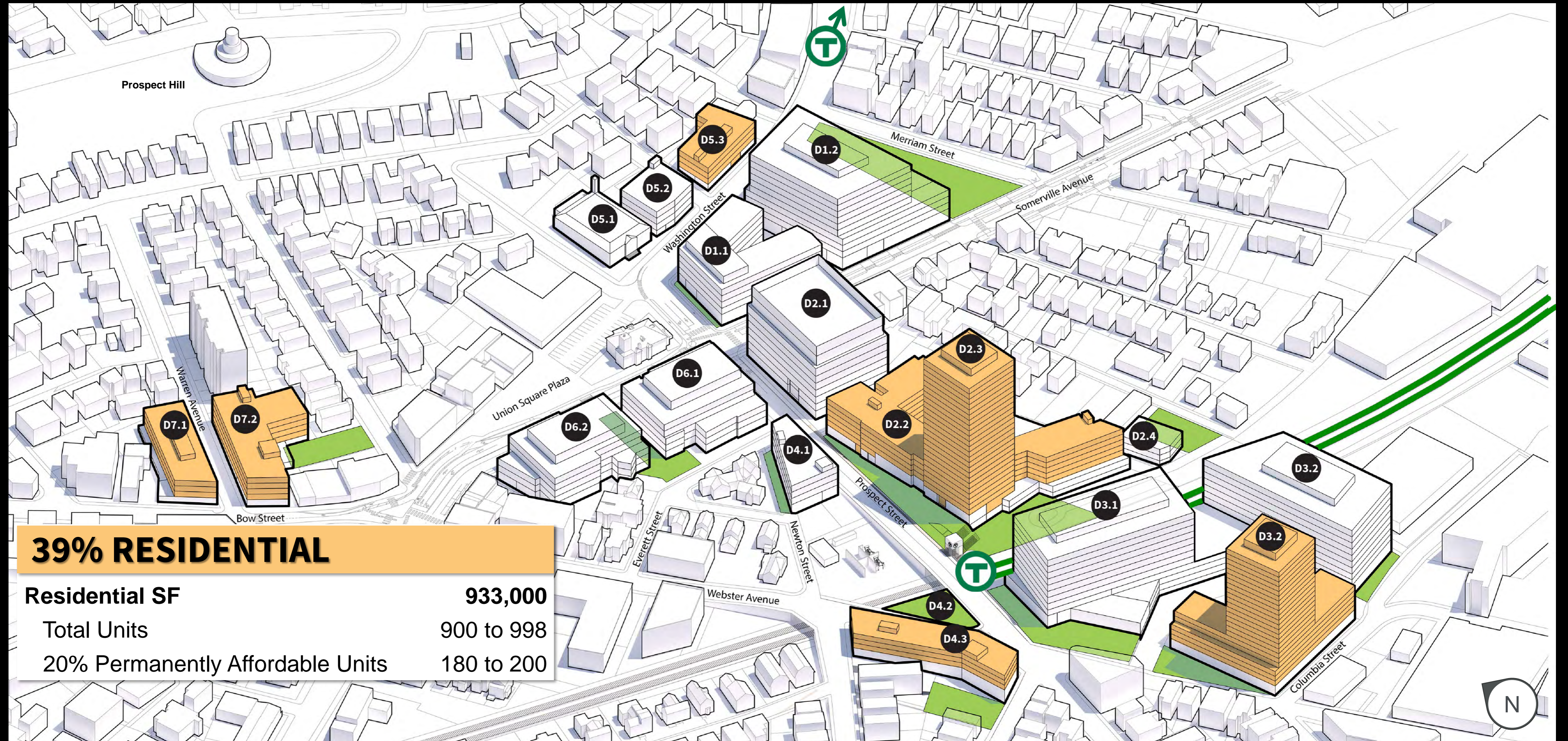
- 1. Direct Jobs.** 5,300+ permanent jobs and 4,000 construction jobs
- 2. Indirect Jobs.** Every innovation job may spur up to five additional local jobs
- 3. Commercial Taxes.** \$11.4M in estimated annual gross property taxes. Commercial taxes outpace residential 3:1.
- 4. Public Benefits.** Commercial spaces will generate jobs linkage, housing linkage, GLX payments, infrastructure payments and community benefits payments.



Source: Enrico Moretti, Economist, University of Cal-Berkley; Fullbright Fellow, IZA Young Labor Economist, 320 Metropolitan areas analyzed as part of supporting economic research.

CDP HOUSING

NEW HOUSING COMPLEMENTS COMMERCIAL, ADDS HOUSING SUPPLY



OPEN SPACE GOALS

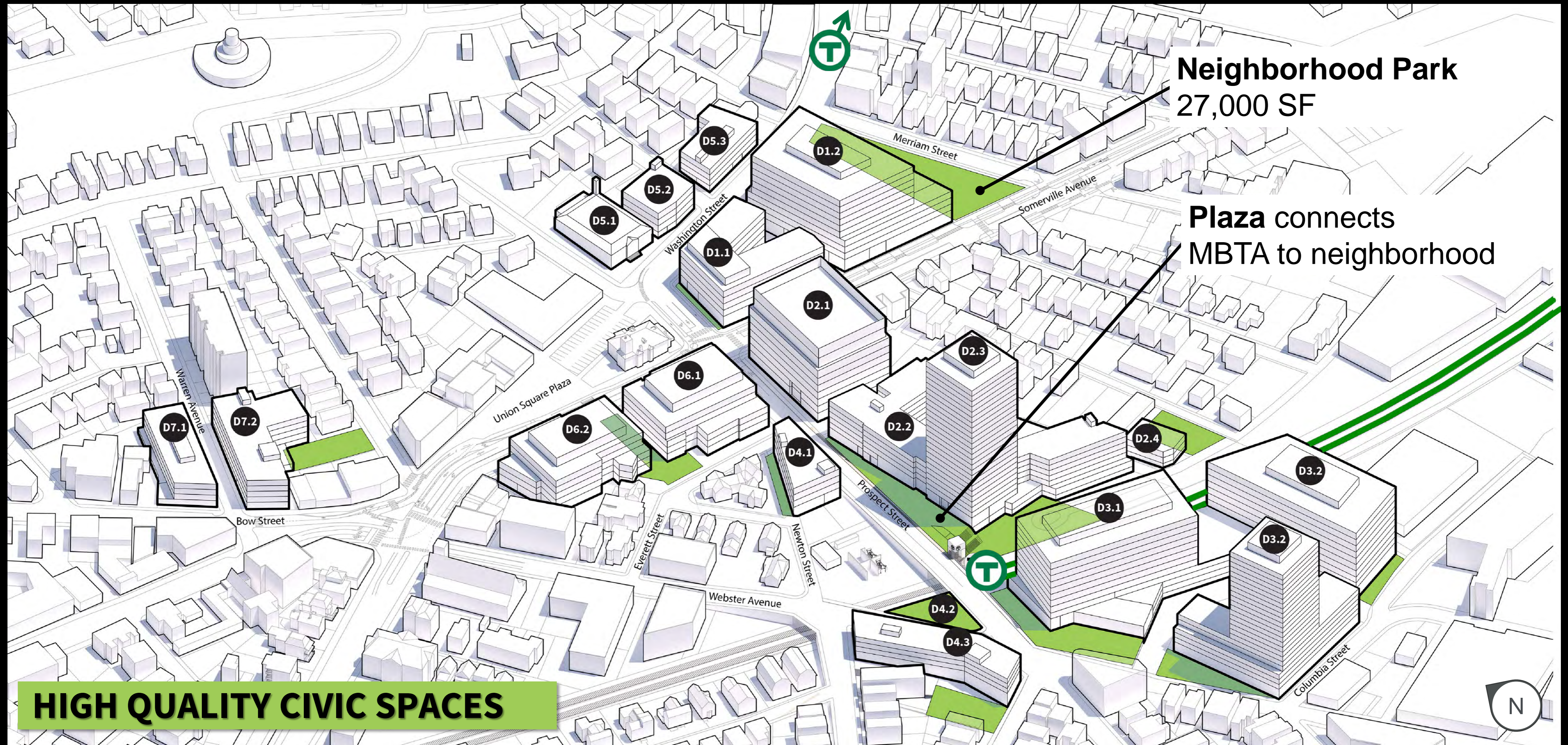
UNION SQUARE NEIGHBORHOOD PLAN

“Union Square should have a greater number of public spaces strategically located throughout the neighborhood to create a denser network of parks, squares, playgrounds, gardens, farms, and pocket parks. Uses and activities in these spaces should match the needs of local residents. It is also important to ensure new spaces are created that fill in the gaps, resulting in a diverse network of public spaces throughout the neighborhood.”



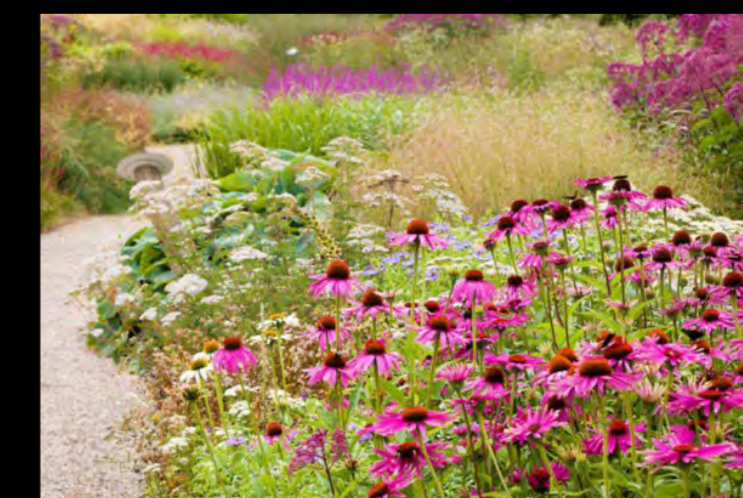
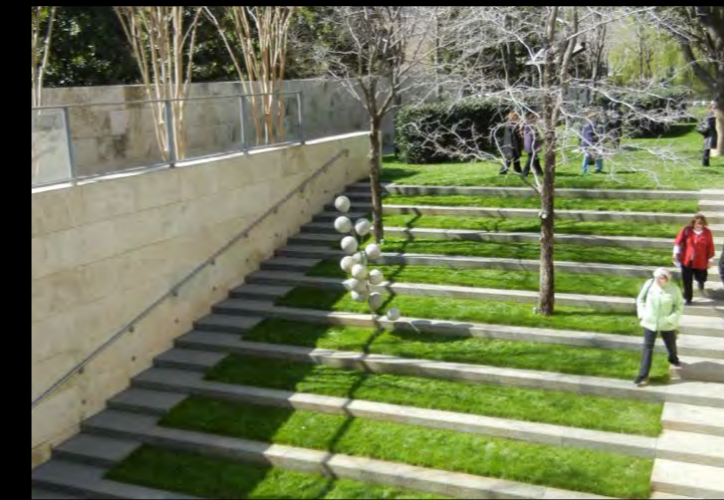
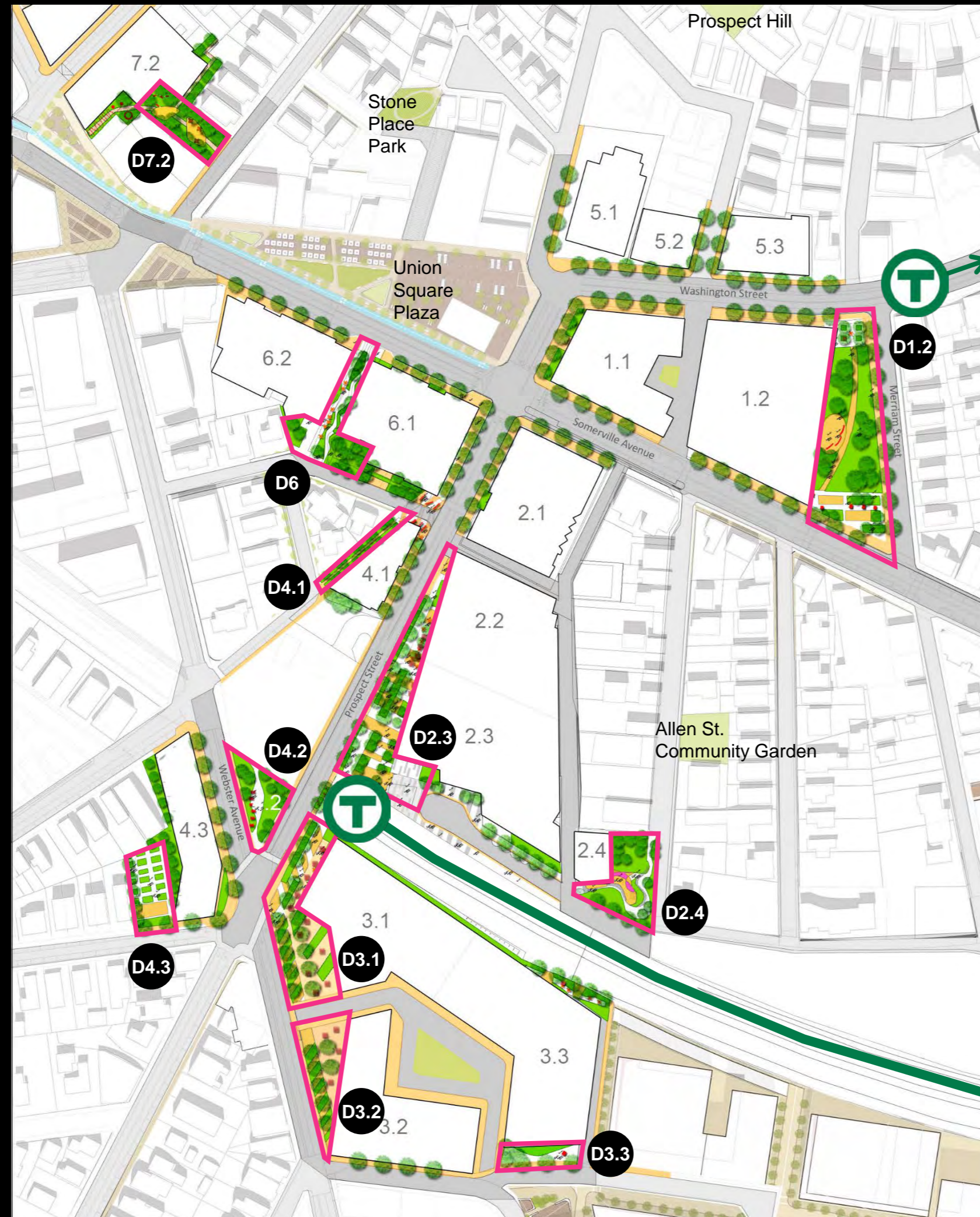
CDP PUBLIC OPEN SPACES

157,000 SF PUBLIC OPEN SPACE INCLUDES 110,000 SF CIVIC SPACES



CDP CIVIC SPACE PLAN

A NETWORK OF 11 NEW SPACES WILL SERVE A VARIETY OF USERS AND USES



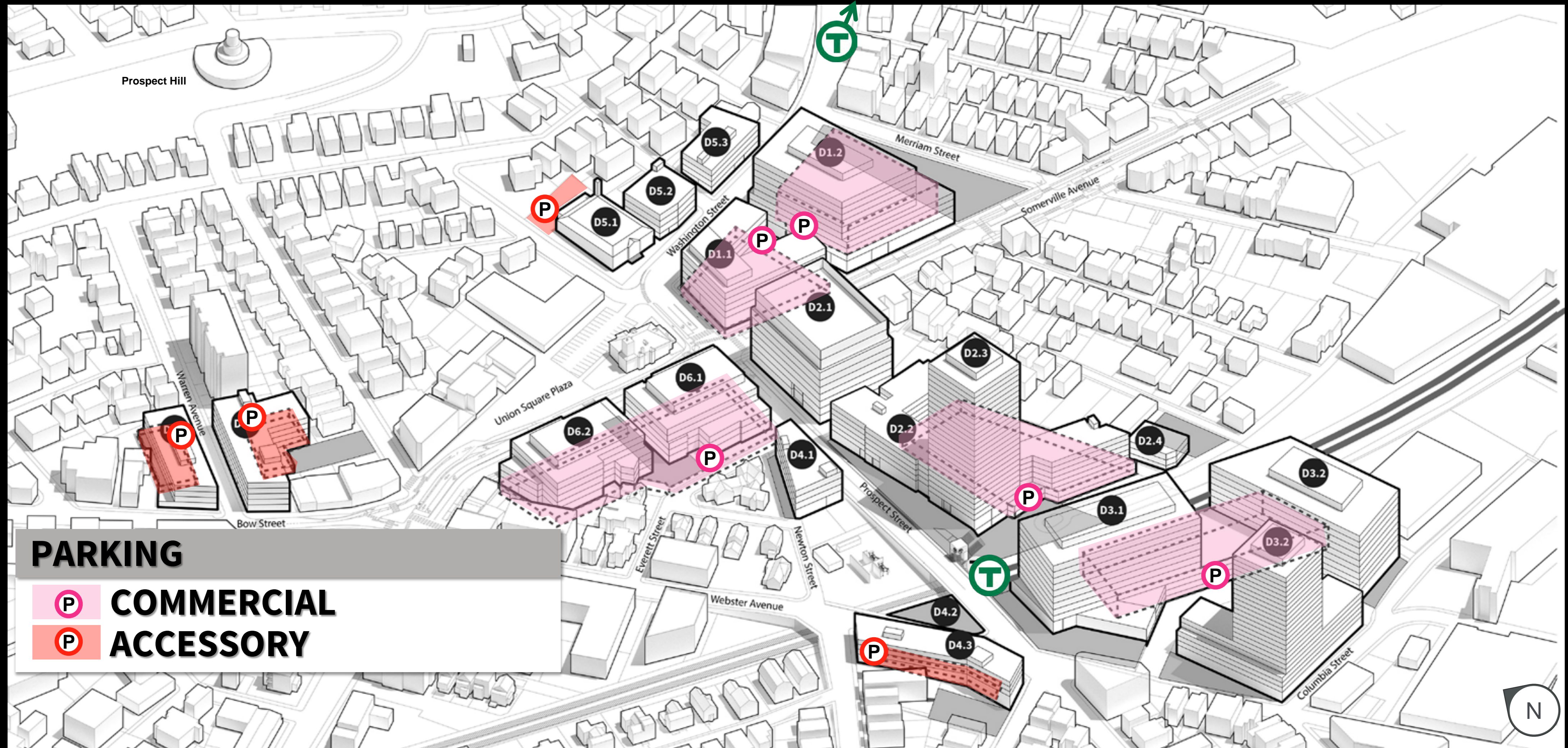
CHARACTER VIEW EXAMPLE

D2 PLAZA



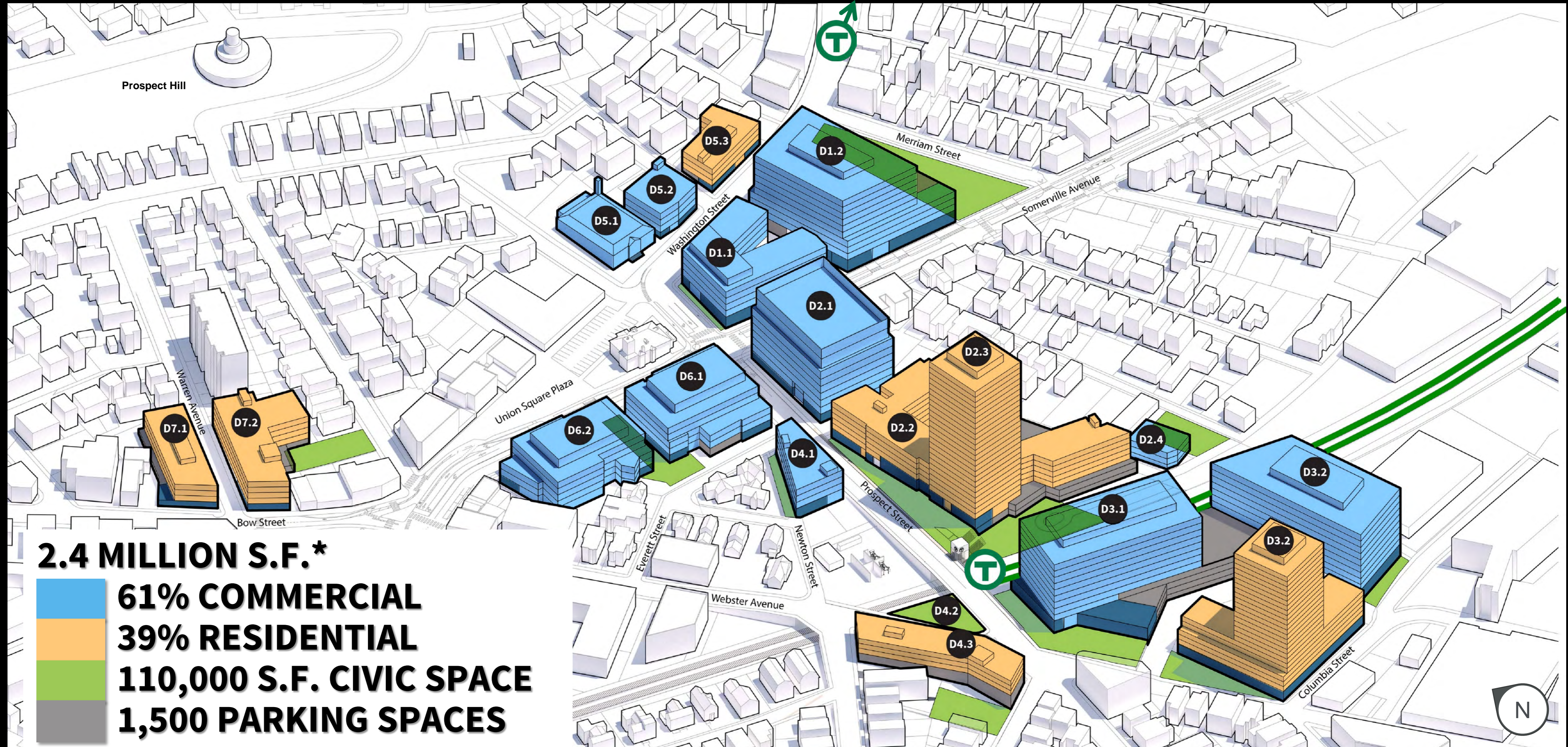
CDP PARKING INFRASTRUCTURE

1,500 PARKING SPACES SUPPORT THE NEW USES



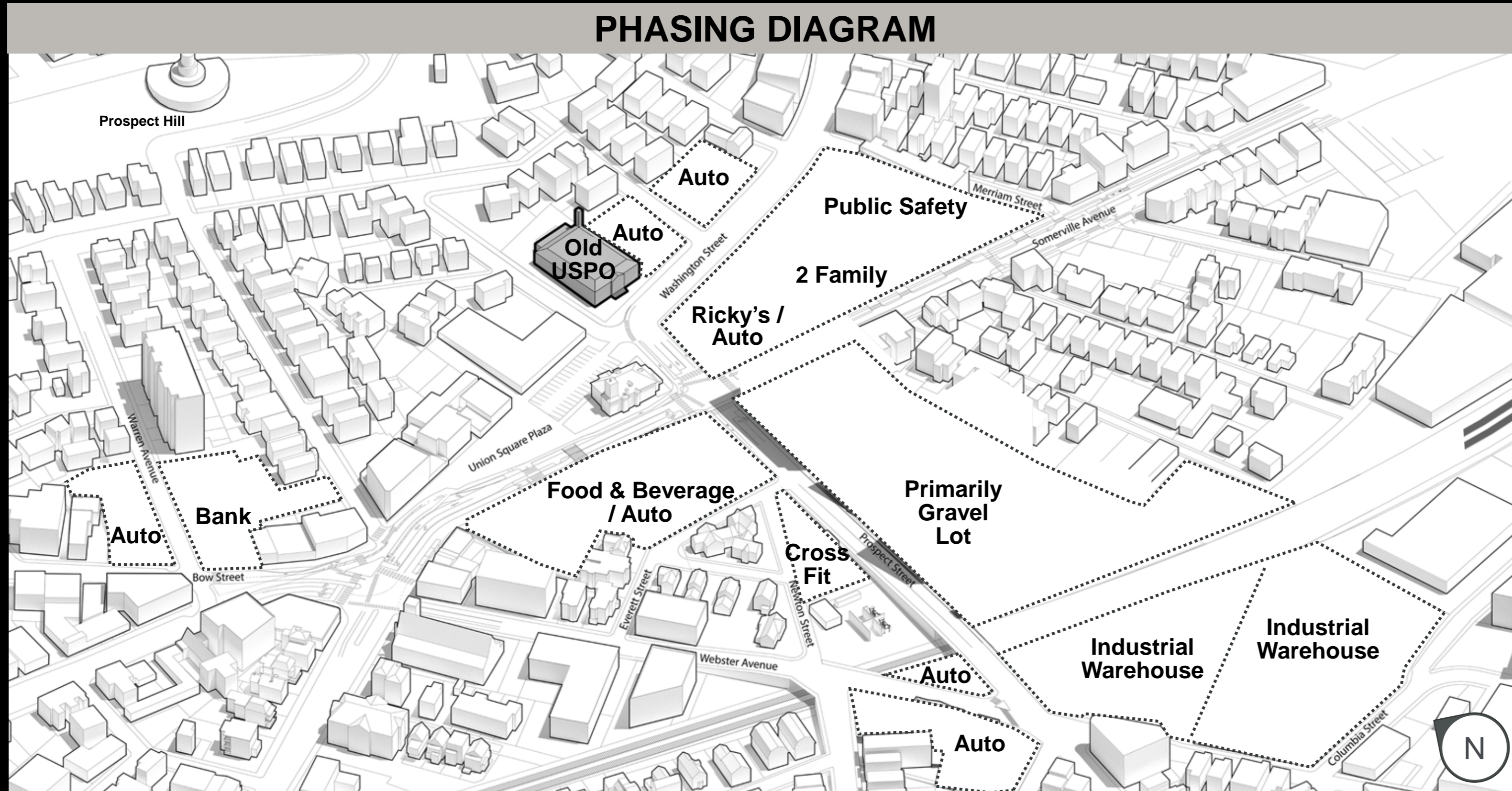
CDP DEVELOPMENT PROPOSAL

A VIBRANT, MIXED-USE, TRANSIT-ORIENTED EMPLOYMENT CENTER



PROJECT IMPLEMENTATION

CURRENT STATE

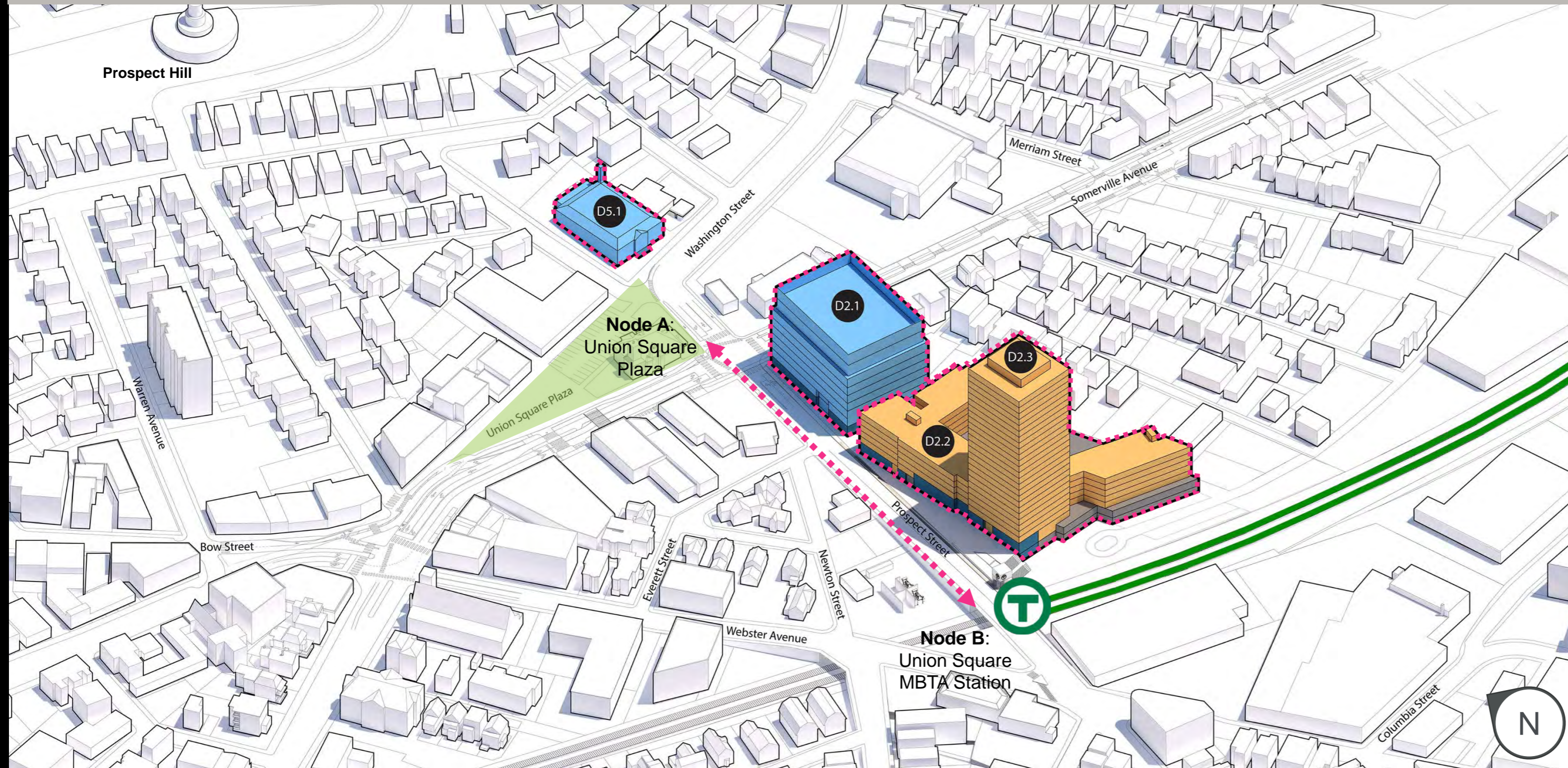


CURRENT STATE (ESTIMATED)		
	Program Area (SF)	Totals
Retail/Industrial	■	0.30M
Residential	■	0.04M
Total	■ 88% ■ 12%	0.34M
Somervision Goals		
Jobs	■	400
Civic Space SF	■	3,000
Housing Units	■	2
Annual Taxes	■	\$0.5M

PHASE 1

D5.1, D2; CONNECT THE PLAZA TO THE STATION

PHASING DIAGRAM



OUTPUTS+ (ESTIMATED)

	Program Area (SF)		Totals
Commercial	■ +0.25M		0.25M
Residential		■ +0.40M	0.40M
Total	■ 38%	■ 62%	0.65M

SomerVision Goals

Jobs	■ +630	630
Civic Space SF	■ +15,100	15,100
Housing Units*	■ +425	425
Annual Taxes**	■ +\$2.6M	\$2.6M

Notes:

- + Outputs include contributions of new uses and exclude contributions of existing uses on undeveloped sites
- * 20% of all housing units will be permanently affordable
- ** Estimated gross annual property taxes are reflected.

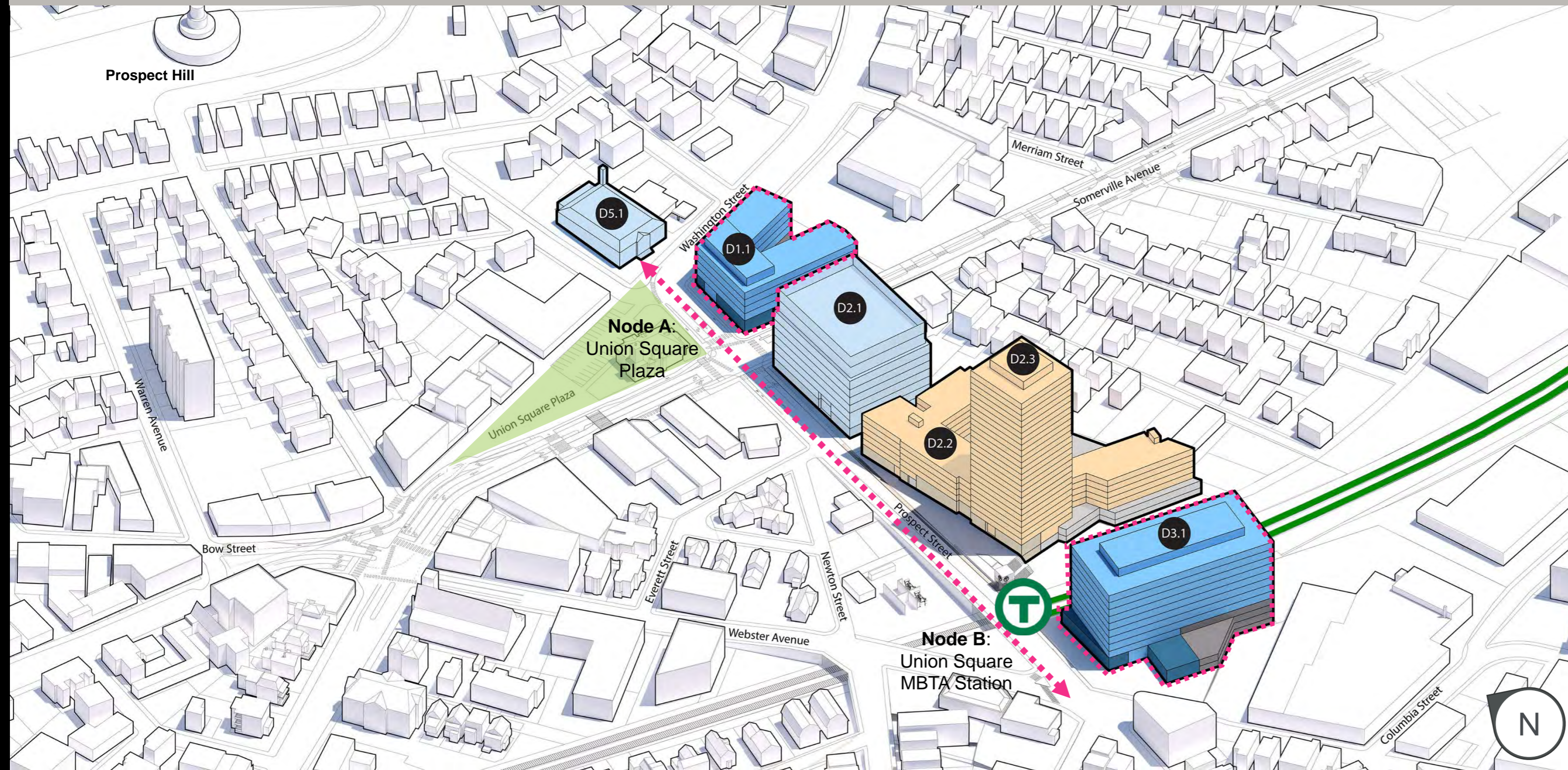
PHASING FLOW CHART (COMPLETIONS)



PHASE 2

D1.1, D3.1; COMPLETE THE EAST PROSPECT STREETWALL

PHASING DIAGRAM



OUTPUTS+ (ESTIMATED)

	Program Area (SF)	Totals
Commercial	+0.39M	0.63M
Residential	+0M	0.40M
Total	61% / 39%	1.03M

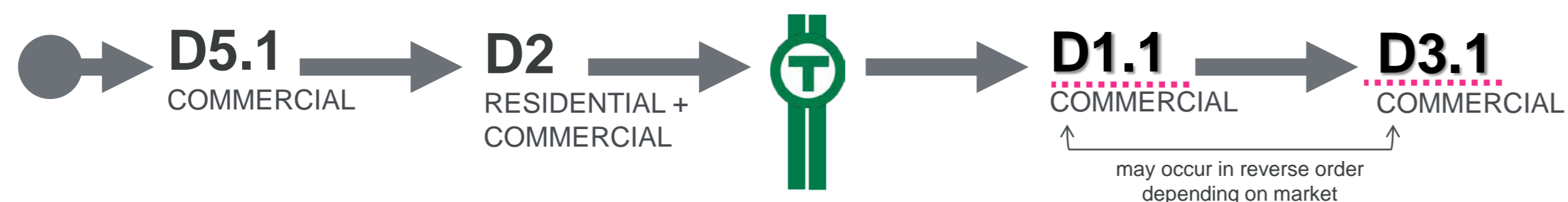
SomerVision Goals

Jobs	+730	1,370
Civic Space SF	+16,000	31,100
Housing Units*	+0	425
Annual Taxes**	+\$2.6M	\$5.2M

Notes:

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- ** Estimated gross annual property taxes are reflected.

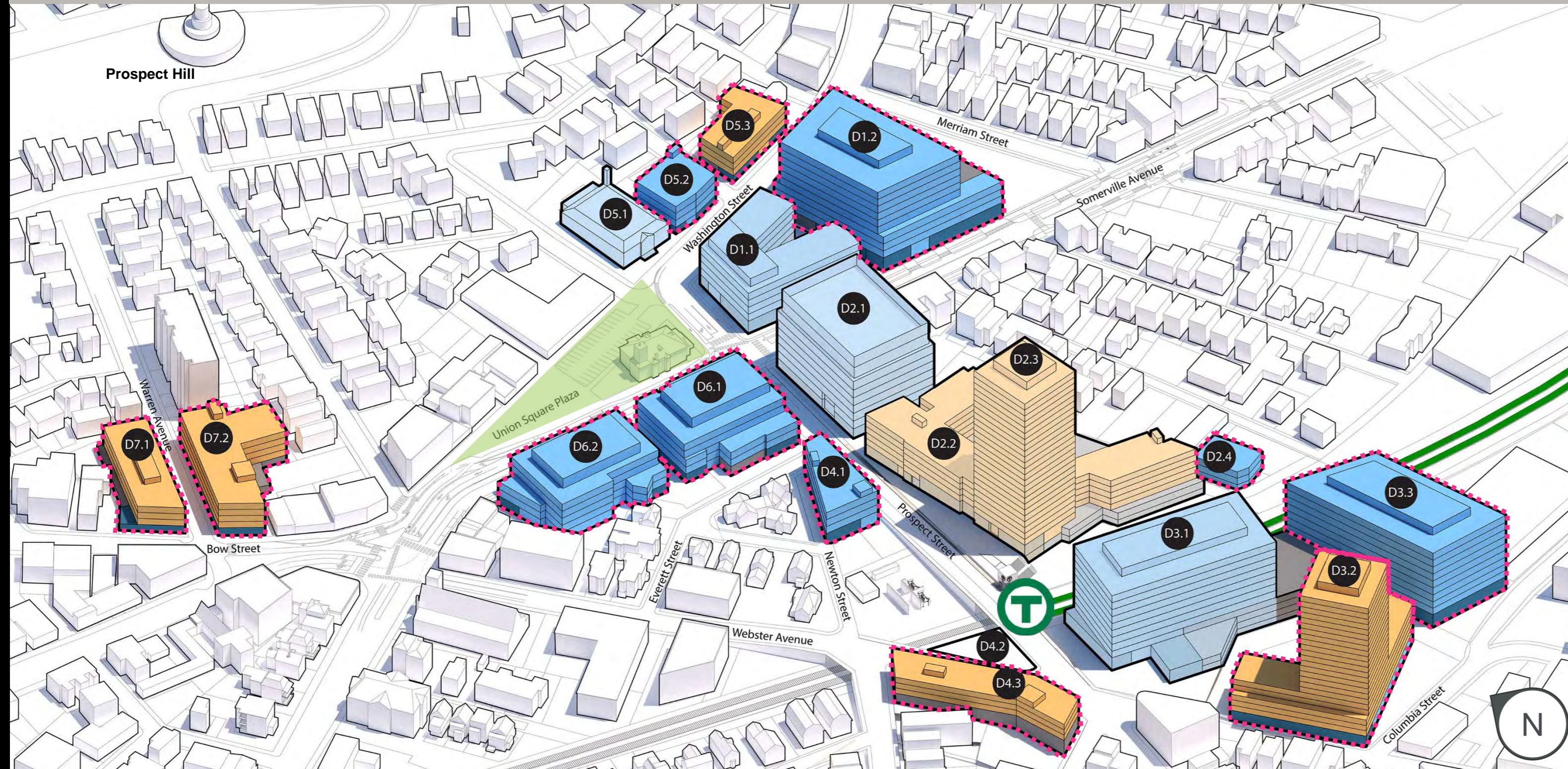
PHASING FLOW CHART (COMPLETIONS)



PHASE 3

ORDER TBD FOR LOTS D1.2, D2.4, D3.2, D3.3, D5.2, D5.3, D6 & D7; FULL BUILD

PHASING DIAGRAM



OUTPUTS+ (ESTIMATED)

	Program Area (SF)	Totals
Commercial	+0.83M	1.46M
Residential	+0.53M	0.93M
Total	61% / 39%	2.39M

SomerVision Goals

Jobs	+3,900	5,300
Civic Space SF	+50,000	110,000
Housing Units*	+556	998
Annual Taxes**	+\$6.1M	\$11.3M

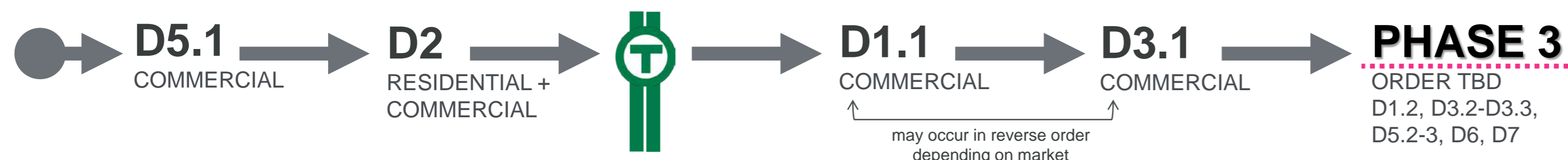
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PHASING FLOW CHART (COMPLETIONS)



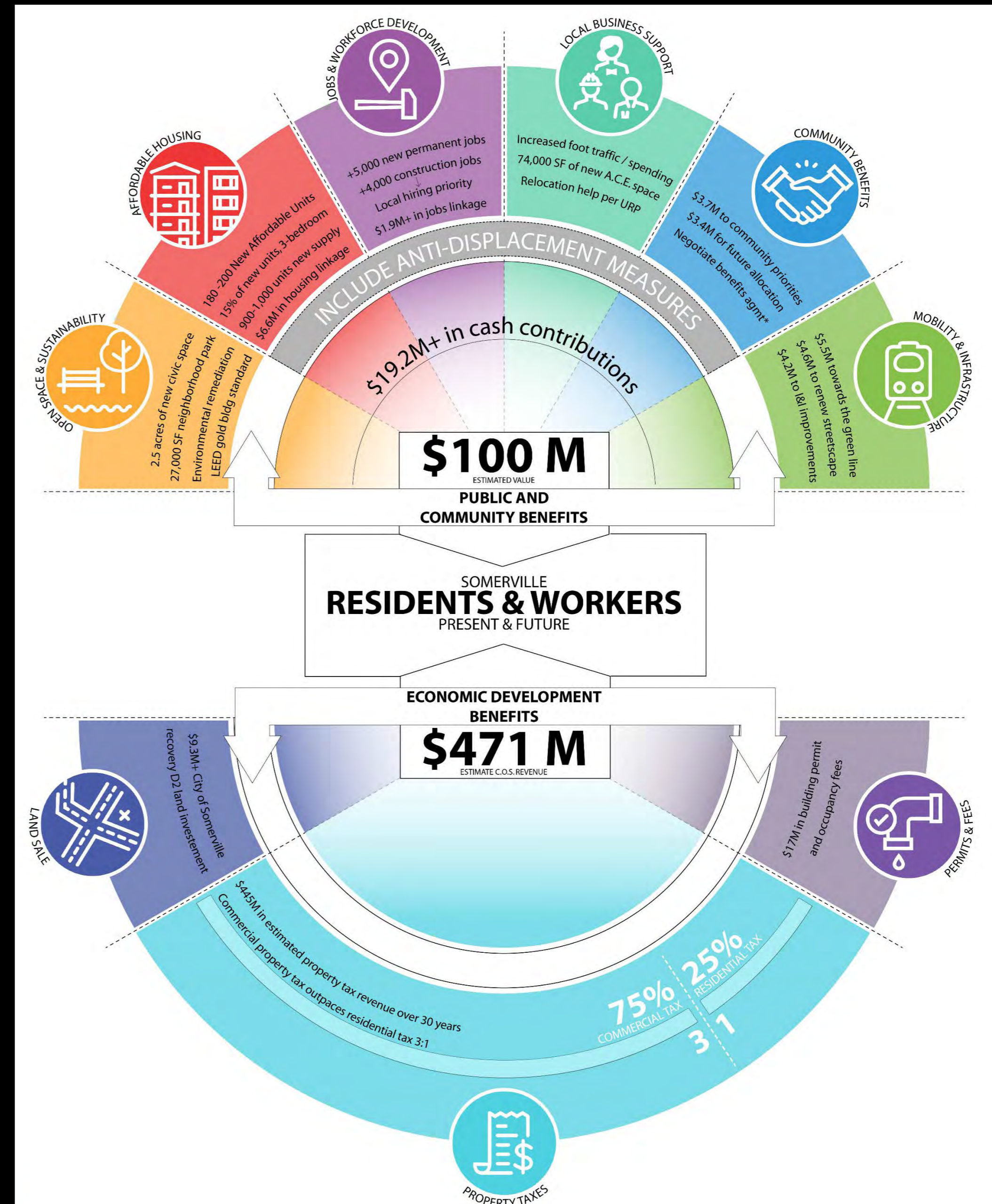
PROJECT BENEFITS

\$100M in Public & Community Benefits value across a range of community needs

\$19.2M+ in US2 cash contributions

\$471M in economic development benefit over 30 years

US2 to negotiate community benefits agreement with neighborhood council





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