



COORDINATED DEVELOPMENT SPECIAL PERMIT APPLICATION

APPENDIX 2: NEIGHBORHOOD MEETING MATERIALS

UNION SQUARE REDEVELOPMENT

Submitted to the City of Somerville
Revised – November 7, 2017

Union Square Station Associates LLC
31 Union Square, Somerville, MA 02143



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INTRODUCTION
MEETING NOTICES
ATTENDEES
PRESENTATION MATERIALS
PRESENTATION MATERIALS FEEDBACK
US2 DISCUSSION NOTES
EXIT SURVEY
EVENT PICTURES



Commercial



CDP Neighborhood Meeting (9/5/17)

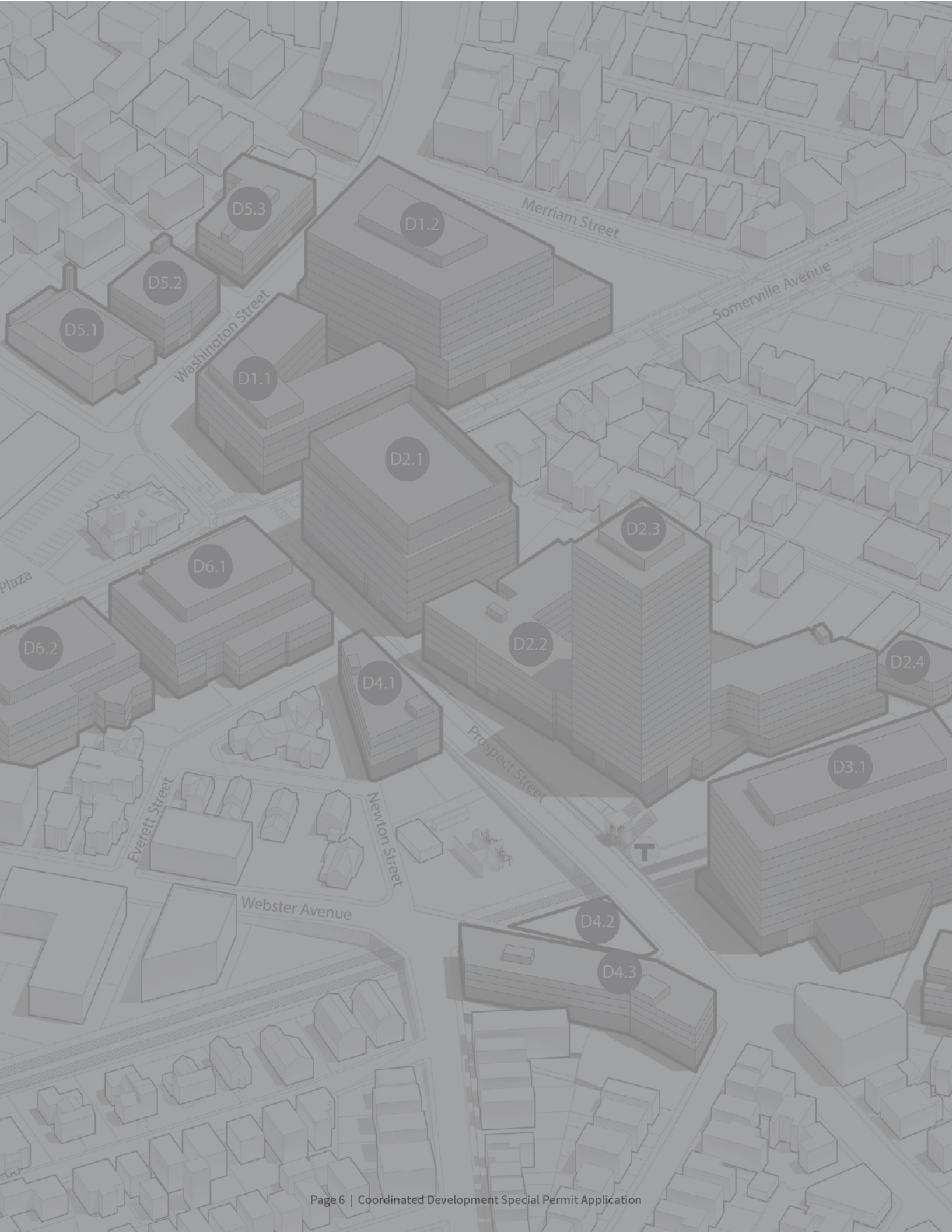


LEGEND

Commercial Active Ground Floor

Residential

Parking



INTRODUCTION

On September 5, 2017 between 4pm and 8pm, Union Square Station Associates LLC (US2) hosted a Neighborhood Meeting as required by Section 6.7.5.b of the Union Square Zoning. The neighborhood meeting was open to the public and was held at the City of Somerville Public Safety Building at 220 Washington Street in Somerville MA 02143 (i.e. on Block D1 of the Union Square Revitalization).

Local residents, business people, property owners and other community stakeholders were notified of the meeting via newspaper advertisements, mailings, emails, posters and hand delivered flyers as required by ordinance. Over 140 people attended. All attendees were asked to sign-in but not all obliged. Fourteen members of the US2 development team representing development, urban design, landscape architecture, transportation, community engagement and economic development were present to describe the project, discuss CDP details, respond to questions and solicit feedback. City staff members from the Departments of Economic Development, Transportation & Infrastructure and Planning & Zoning were also present. A member of the City staff, Sarah Lewis (Planning and Zoning), was present and recorded meeting notes as required by ordinance.

The meeting presentation included the following topics related to the Union Square Revitalization

project: project overview, process overview, employment center, community benefits, urban design, existing civic space, open space, transportation and infrastructure improvements. Participants were asked to offer specific feedback related to the discussion topics and were also invited to participate in an interactive exercise regarding civic space type preferences and walking desire paths. As they departed, each attendee was asked to complete an exit survey.

The following additional information related to the Neighborhood Meeting is included herein:

1. Meeting notice
2. Attendees
3. Presentation materials
4. Presentation materials feedback
5. US2 discussion notes
6. Exit survey
7. Event pictures

The community feedback provided at the neighborhood meeting informed and shaped the development proposal included in this CDP application.

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MEETING NOTICES

The following contains exhibits of notices that were provided to the public in advance of the CDP Neighborhood Meeting.



August 28, 2017

George Proakis
Director of Planning
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Dear Director Proakis,

We are seeking a letter of certification from your office that US2 is in compliance with the notice requirements enumerated in Section 6.7.5.C.3.b.i(g) of the City of Somerville's Union Square Zoning Ordinance as they pertain to our pending Neighborhood Meeting (required pursuant to Section 6.7.5.C.3.b.i of the Zoning Ordinance) on September 5, 2017. The requirements and our actions are enumerated below.


1. **Mailing notice to Parties in Interest**¹ On August 19, 2017 US2 mailed an informational notice (Exhibit 1) to a list of abutters within three hundred (300) feet of the property line of the D1-7 parcels. That list was provided by the City of Somerville's Department of Planning and Development. (Exhibit 2). See US postal mail receipts. (Exhibit 3)
2. **Mailing to a list of residents of the addresses owned by Parties in Interest, as provided by the US Post Office.** On August 18, 2017 US2 mailed notice to 5,506 residents in the following postal routes 02143-C001, 0003, C004, C005, C011, C022, C023 and PBOX. See mail receipts. (Exhibit 4)
3. **Making best efforts to hand deliver a flyer at each abutting property.** On August 17, 2017 a flyer was hand delivered to residential and business addresses on streets abutting Parcels D1-7. (Exhibit 5)
4. **Emailing individuals in the City that have request to be notified about updates to projects within the Union Square Overlay District.** The City of Somerville Office of Planning and Zoning sent notice to individuals on August 28, 2017. (Exhibit 6)

¹ (Ord. No. 2009-03, § 1, 4-23-2009) 2.2.119. *Parties in Interest*. As used in this Ordinance shall mean the petitioner; abutters, and abutters to the abutters within three hundred (300) feet of the property line of the petitioner as they appear on the most recent applicable tax list, even if the land of any such owner is located in another city or town (See definition for "Abutter" elsewhere in [Article 2](#)); the Planning Board of Somerville; and the Planning Board of every abutting city or town.

5. **Requesting local businesses post notice of the meeting in their establishment.** US2 posted notices throughout the Union Square Business District on August 17, 2017. (Exhibit 7)
6. **Newspaper of General Circulation.** On the week of August 16, 2017 and again on the week of August 23, 2017, US2 ran paid advertisements posting its flyer in the Somerville Times. The ads appeared in both the online and print editions. (Exhibit 8)
7. **Notice to the Planning Boards of each abutting city & town.** Notice sent to the Somerville Planning Board and the Planning Boards of the abutting cities and towns. US2 sent notice to the following Boards by certified mail: Medford, Arlington, Cambridge and Boston. (Exhibit 9)

Given the foregoing we respectfully request certification from your office that we are in compliance with the City's notice requirements. After you have had an opportunity to review the documents, please sign the certification below and return one to me at your earliest convenience.

Sincerely,



Greg Karczewski
President

PLANNING DIRECTOR CERTIFICATION PURSUANT TO SECTION 6.7.5.C.3.b.i(g)

The undersigned hereby certifies that the Applicant has satisfied the notice requirements for a Neighborhood Meeting pursuant to Section 6.7.5.C.3.b.i(g) of the Zoning Ordinance by taking the actions described above.

George Proakis, Planning Director

Exhibit 1 Informational Notice



UNION SQUARE REVITALIZATION COMMUNITY OPEN HOUSE

US2 is holding a Neighborhood Meeting to discuss its Coordinated Development Special Permit application pursuant to the Union Square Overlay District. Learn more about the project, the process ahead, and provide your feedback.

WHEN: **Tuesday, September 5, 2017**
Drop in any time between 4:00 PM - 8:00 PM

WHERE: **Public Safety Building**
220 Washington St, Somerville, MA 02143

THE VISION FOR UNION SQUARE

The Union Square Revitalization plan is the culmination of decades of planning and effort by residents, businesses and the city. The goal of the plan is to maintain the vibrancy of Union Square while adding new high-quality office, research & development space. The plan will also create new residential uses and will activate street level retail, restaurant and service uses.



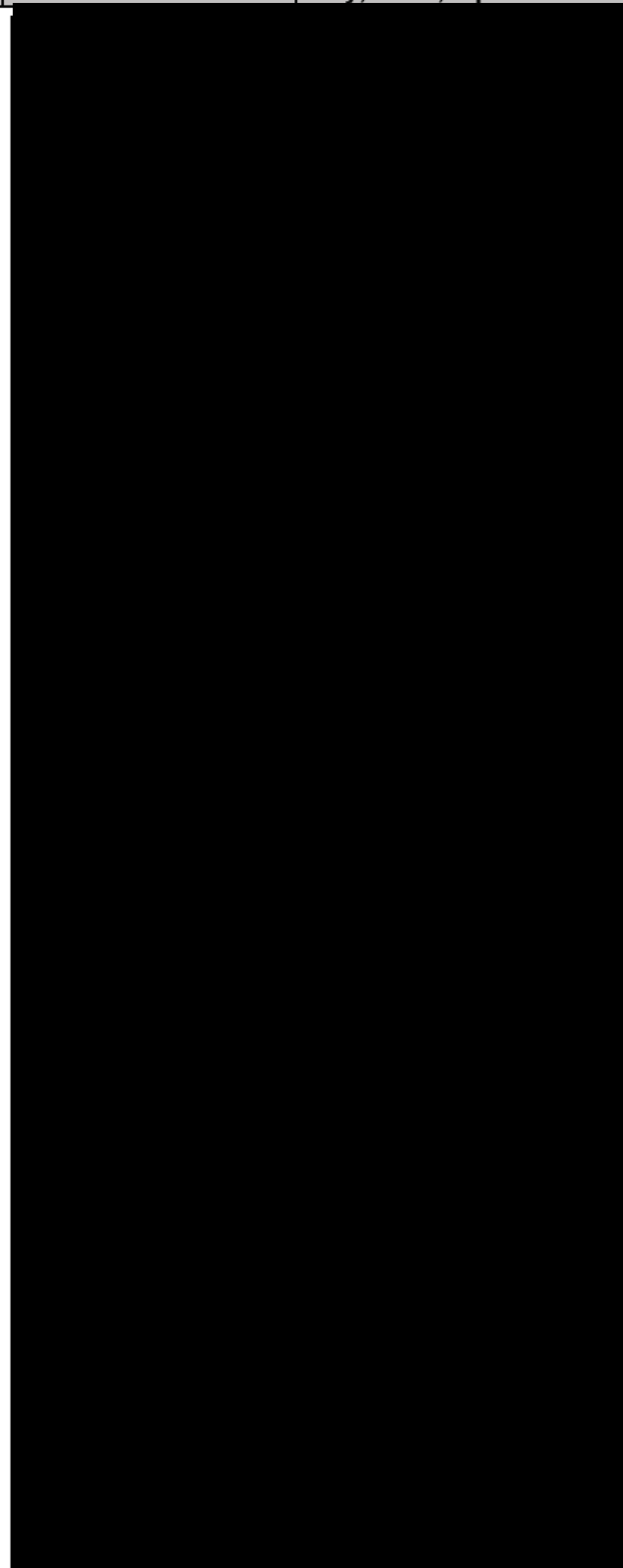
ABOUT US2

US2 (Union Square Station Associates LLC) is the Designated Master Developer working in partnership with the community, the Somerville Redevelopment Authority and the City of Somerville to realize the shared vision for Union Square's revitalization.

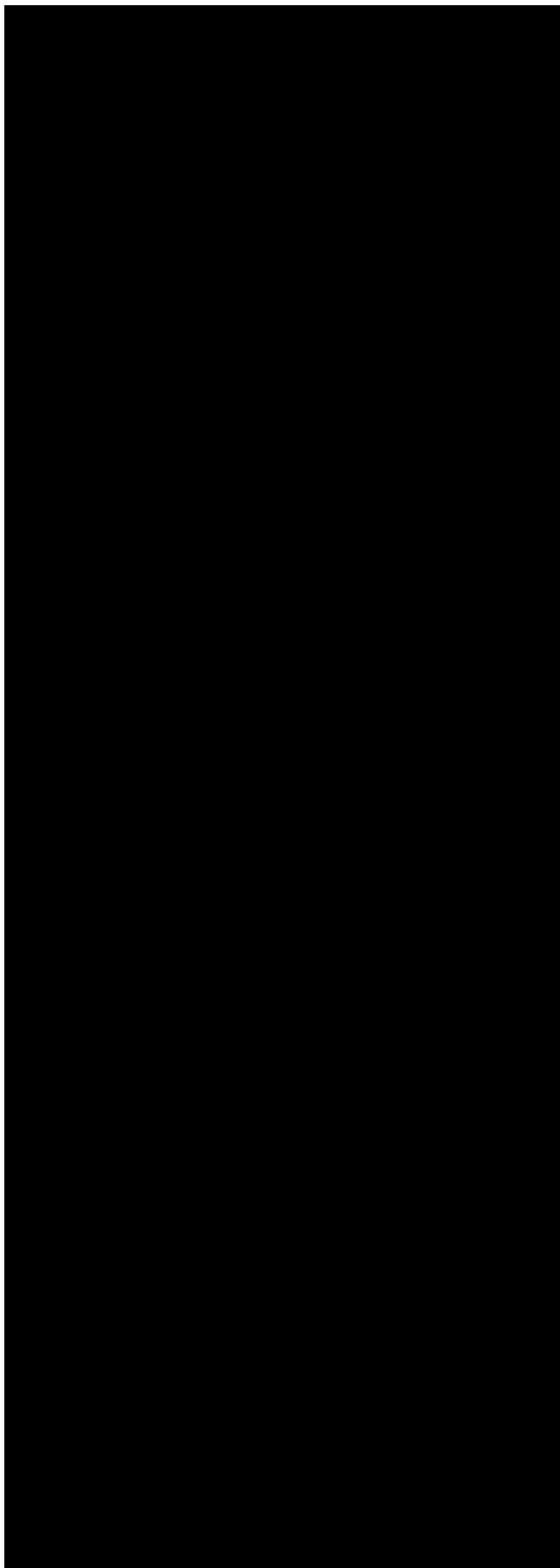
If you are unable to join us but have question or concerns, please contact us via phone at 617.804.1000 or e-mail us at info@unionsquarestationassociates.com



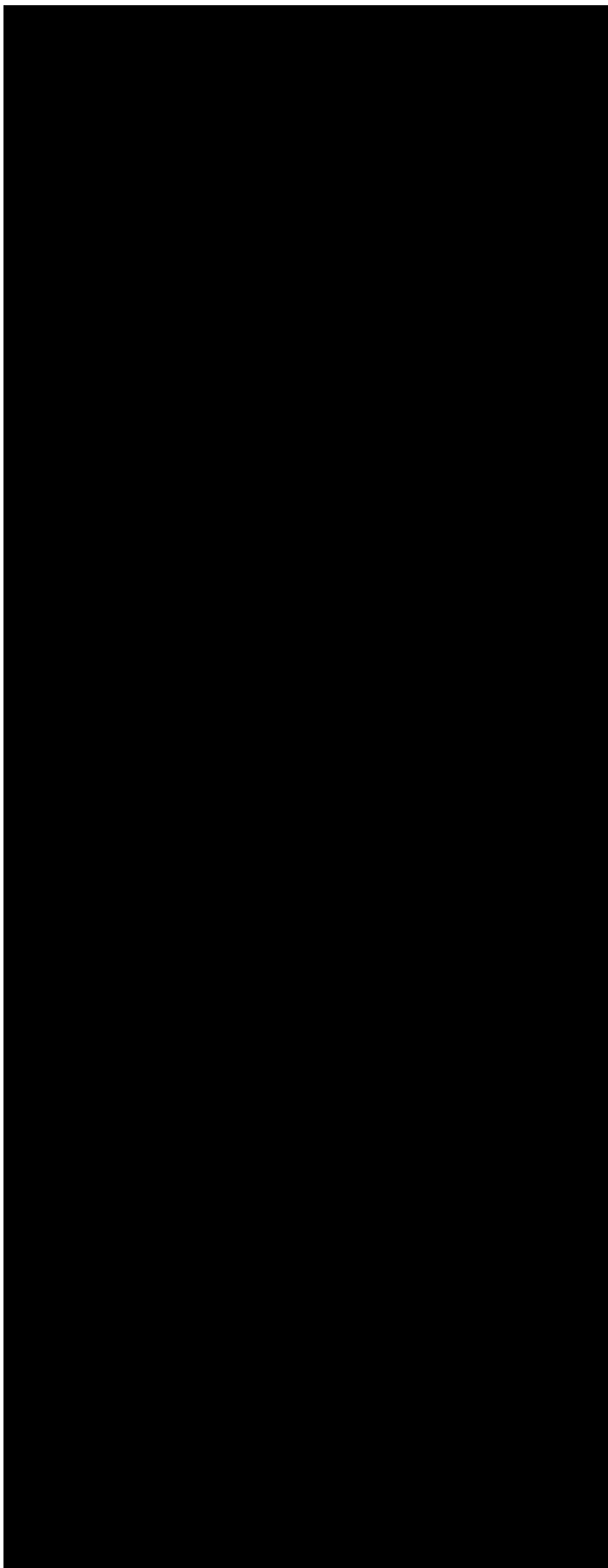
Exhibit 2 List of Abutters

Name	C/O	Address 1	City, State, Zip
CITY OF SOMERVILLE	WALNUT ST PARK		
POWDER BROOK LLC APEX DEVELOPMENT CO INC INANIMATE PROPERTIES LLC MUSICIAN REALTY TRUST LLC BORGES MANUEL & NAIR LORRAINE GRZYB HILDA POLCARI	HANSEN REGINA M		
MARY L CREMIN WILLIAM B DOYLE KATRYNA T HADLEY & MYLES H LOCKWOOD KATHLEEN & LIAM SEWARD	PASTACALDI PAMELA H		
JOHN F & GERALDINE A O'CONNELL WALTER MATTHEW TRUSTEE	TELEMARK REALTY TRUST SHARON A		
WILLIAM F DESMOND JR FOR LIFE JOSHUA & DEANNE M GALDSTON	ROTONDO TRUSTEE		
JOHN E BAILES WM R & CATHERINE SUTHERLAND TRUST	DAMORA JESARIELLE BAIKS 28 WARREN AVE REALTY TRUST SANBORN TRUST		
CATHERINE LENNON TRUSTEE	C/O M C SPANG ESQ		
ANGELINA M IANELLI IFEANYI A MENKITI TRUSTEE	S/O BOW 1 ASSOCIATES LLC AROLI REALTY TRUST		
17 BOW STREET LLC			
KEVIN J MCLAUGHLIN SANDRA G FORD	FORD RICHARD & ALLAN & W & D REM		
DOROTHY M FORD FOR LIFE ASSEFIE SEME JOSE M & MARIA G C MARQUES			

WILLIAM K BUTLER JR RALPH DE VITTO ETAL TRUSTEES	BONAIR REALTY TRUST EKATERINA SOROKINS
NICHOLAS SHAPLYKO BARBARA M MCMAHON JOSEPH C BECKMANN	THE JOHN P KAVANAUGH FAMILY TRUST SOMERVILLE ASSOC REALTY TRUST
JOHN P KAVANAUGH FOR LIFE	
EUGENE LEONARD TRUSTEE ASSIDUOUS CORPORATION	S/O MSG SOMERVILLE ATM LLC
CRE JV FIVE BRANCH HOLDINGS LLC 55 UNION SQUARE LLC 45 UNION SQUARE LLC SOMERVILLE HOUSING AUTH	
THOMAS J TAVARES	DARIN P DINUCCI PAULA M METIVIER REBECCA J TAPLEY EDWARD X & STEPHEN P DESOUSA A/K/A MARTIN D LOWENTHAL
JOAN F SHUTE	
STEVEN J & MULDER	
EDUARDO C & MARIA L DESOUSA FOR LIFE	
MARTIN LOWENTHAL DAVID W & COLLEEN MASON JOHN F & MARGARET M MURPHY CLAUDIA SANTORO CHARLES & JOANNE EHLIN ALBERT J JR & ANN MARIE TOPPI IAN SETH MAZSA & ELIZABETH GOVEK JANE L SHAPIRO TRUSTEE DANNY KEITH JAMES H & MARTA T BATMASIAN STEPHEN HARDY	MELVILLE REAL ESTATE TRUST
	C/O INVESTMENT LTD
NICOLE PATRICE FRAKTMAN DANIEL J & CATHERINE T MADDEN FOR LIFE INES SEQUEIRA	MICHAEL CHRISTOPHER CADOGAN REV STEPHEN J MADDEN MANUEL A



SANDRA J & GERALD J DI GIOVANNI TRUSTEES	SEQUEIRA SANDRA J DIGIOVANNI 2007 TRUST
EJH REALTY LLC TRUST THE INDEPENDENT REALTY LAXMI N PRADHAN TRUSTEE SELECT DEVELOPMENT CORPORATION CONAL C DOYLE TRUSTEE	KENNETH K KELLY TRUSTEE EVEREST REALTY TRUST
FRANCIS PRIVITERA TRUSTEE FRANCIS D & JENNIE PRIVITERA JOHN H & BARBARA A BUTLER ANDREW PETERSON JULIA VISHNEPOLSKY LYNNE MAYNARD SP SOMERVILLE LLC RCG STONE PLACE LLC	DON WARNER 65 UNION SQ REALTY TRUST DREYFUS BUILDING REALTY TRUST
GNY REALTY INC 26-28 BELKNAP STREET LLC	S/O GNY REALTY INC
FRANCIS A RUSSO MARY PASKOS FOR LIFE BRIAN MOULTON MATTHEW FARRELLEE & SUSAN LEE WILLIAM L CONRAD SAM ENGLESTAD & PATRICIA BERMAN TRUSTEES LISA M & MICHAEL J MURPHY AUGUSTO J & GILDA PAVAO PHILIP J PARSONS & JENNIFER M NEUWALDER	TRUST PASKOS IRREVOCABLE TINA SIMOLARI
SALLY LOH WO-KWUN 30 BOW LLC JAMES A MCGINNIS	COLUMBUS AVE REALTY TRUST



RICHARD & RALPH
DIGIROLAMO
TRUSTEES
SAM C STAMATOS
TRUSTEE
MARY H CAPONE
TRUSTEE
38 UNION SQ LLC

EDSON H LINO
TRUSTEE
INACIO M & MARIA F
ROMAO TRUSTEES
G N J REAL ESTATE
HOLDINGS LLC

LIAM MANNION

BELMONT HILL CORP

SAMUEL BACKER
304 SOMERVILLE
AVENUE LLC
300 SOMERVILLE
AVENUE LLC
MARJORIE S &

RUSSELL A BACKER
TRUSTEES
BELMONT HILL
CORPORATION

CONSTANCE F
OCONNOR
MICHAEL E &
CONSTANCE
O'CONNOR
JTSRE HOLDINGS LLC
DAVID CHARGIN
POONSAENG
VISUDHIPHAN & DAVID
CHARGIN
HERNANDEZ ELIO
JOSE R & WANDA J &
JULIO RIVERA
ELIZABETH G
LEFAVOUR
MATTHEW & JESSICA
MESERVEY
SAMUEL D FREILICH &
JULIE E NORVILLE
ANDREA L YAKOVAKIS
PAUL MACDONALD
SARAH MCGLINCHEY
JENNIFER JANE
DOHERTY

DIGIROLAMO
REALTY TRUST
16 BOW STREET
REALTY TRUST
ALBERT CAPONE
FAMILY TRUST

TRUST
INTERNATIONAL
REALTY
ROMAO REALTY
TRUST

MANNION
ADELEINE
RODENE
C/O TRIBECA
MANGEMENT
C/O TRIBECA
MANGEMENT

MARU REALTY
TRUST
C/O TRIBECA
MANAGEMENT
S/O 261-263
WASHINGTON
SOMERVILLE LLC
S/O 265
WASHINGTON
SOMERVILLE LLC

ORLANDO MONTEIRO
ABDIRHMAN NUR

MBTA
GORDON DAVID
BENJAMIN & LEAH S
MARIA & PIERRE
BELEUS
JOSE & ALZIRA G
VELOSO
JOHN A & ROSE M
SIMAS
BRIAN AYLWARD &
YONGMEI SUN
TRUSTEES

JOSEPH P & MARIA G
BRAGA TRUSTEES
CHRISTINA PALMIERI
EUN M HAN
JENNIFER STEVENSON
PETER J & EMILIE P
VALLE
ROBERT CORREIA JR
& KYLE L BARKER

JOHN E SMATHERS JR
RACHEL T & BRIAN E
SCHWARTZ

UNION SQUARE
APARTMENTS LLC
SHU-ZHEN CHEN &
SHU-DAN CHEN
PRADIP MAHARJAN &
JAMUNA DANGOL
URJITA &
VIJAYALAKSHMI
SUDULA

VERONICA OLSEN
ERIC L & KADY M
GOTLIEB
WILLIAM LANE &
KATHLEEN
ALEXANDER
MICHAEL MENIETTI &
CYNTHIA RENDUELS
CHRISTINA CHOW &
TIMOTHY ELLING
YVES R GRANT &
KYNESHA D
PATTERSON
ROBERT MEISNER

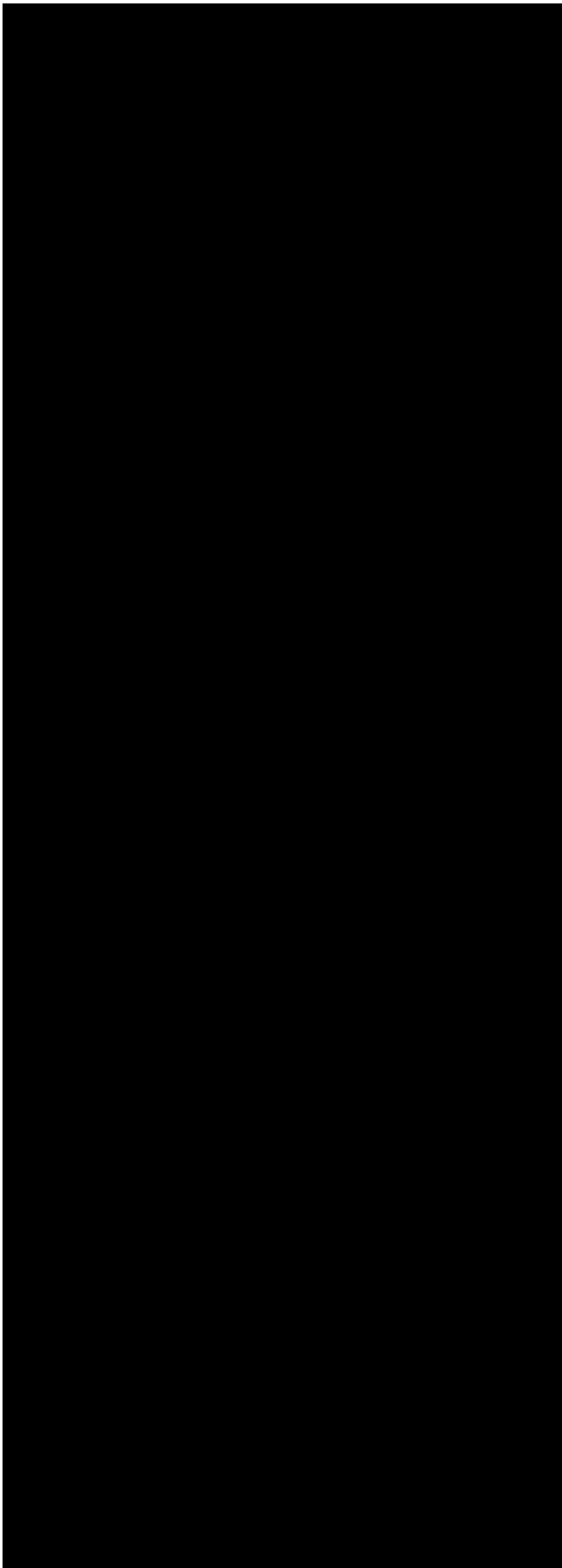
S/O LEVIN ILAN M
CLARA I

C/O MARK DOYLE
R E DIRECTOR

65 NEWTON
REALTY TRUST
JOSEPH P BRAGA
TR & MARIA G
BRAGA TR

PATRICIA R
QUINTIN

C/O THE
SOMERVILLE
COMMUNITY
CORP INC



MARTIN LOCKETT
S/O MARTIN
LOCKETT &
QINGJING XU

YADURAJ AITWAL

EMRE ERGECEN

ALLEN R GEE

SHUTONG LU
RISHI LIKHI & AJAY
KUMAR ARORA
LEN MOOI YEW & BING
K SOH

JOHN & JANIS LUTHER
ROSY SANDHU &
SAGAR NIGWEKAR
RAHUL & LISA
MAZUMDER
THOMAS A & MARY C
HELMING

JINGWEN KAN
PUNEET KOCHHAR &
PRAVEEN TAILAM

KELLY BRENNAN

BRIAN WEICHI
RALPH B SMITH JR &
KEANE B JOHNSON
GIOVAN BATTISTA
CAGNINELLI
PEDRO M ROBREDO &
ANN MARIE EGLOFF

STEVE TARANTO

DANIEL O KORALEK

VAN DYKE REALTY LLC

MERYL STAV
ANTON HRISTOV &
JOANNA JAMONTT

GAVIN M STROK

POONAM PATIDAR

KATHRYN A
HALLMANN TRUSTEE
SPOSATO KRISTIN &

KATHRYN A
HALLMANN
TRUST

BRIAN C SPIERS

SHAMJI ALYKHAN

SCELZO LLC

GIL & GUILHERMINIA
DEMATOS

MANUEL & ANA
ARRUDA AIRES

EDSON H & MITA R
LINO

YING LU SHOU

YAO QING HUANG
WILLIAM P & KATHLEEN
AMOYNE

ROBERT NIMAN
MITRANO ERASMO G &
LISA TRSTEEES

HELFAER BETSY
MITRANO REALTY
TRUST

BARBARA CHITOURAS

THEO MARSTON

DOUGLAS B CABOT
ERASMO G & LISA

MITRANO REALTY
TRUST

MITRANO TRUSTEES
LIBERO L & FLORA

ROSATO REALTY
TRUST

ROSATO TRUSTEES

VICTORIA K

THEODORE J POPPITZ
DANIEL & ANTHONY
VALENTE

CHOITZ

KEVIN M JACKSON

JOSEPHINE MITRANO
FOR LIFE

MITRANO J &
KEMPRECOS C
TRUSTEES
C/O MONRO

BRAZOS AUTOMOTIVE
PROP LTD PTN

MUFFER BRAKE
INC

JOHN & ELIZABETH
MULHOLLAND

YVETTE J RACCA

LI WEN & YUNFA YU
ANTONIO & DINA
CAMARA

MARY R LORENTI
JANE GERBRANDS &
LAWRENCE HIGGINS
COSMO G & ANNA M
PERRONE

ELIZABETH G WARD
ANNA FITZGERALD

PETER SISK
LUCIA B MOREIRA
JANE V PEYROUSE

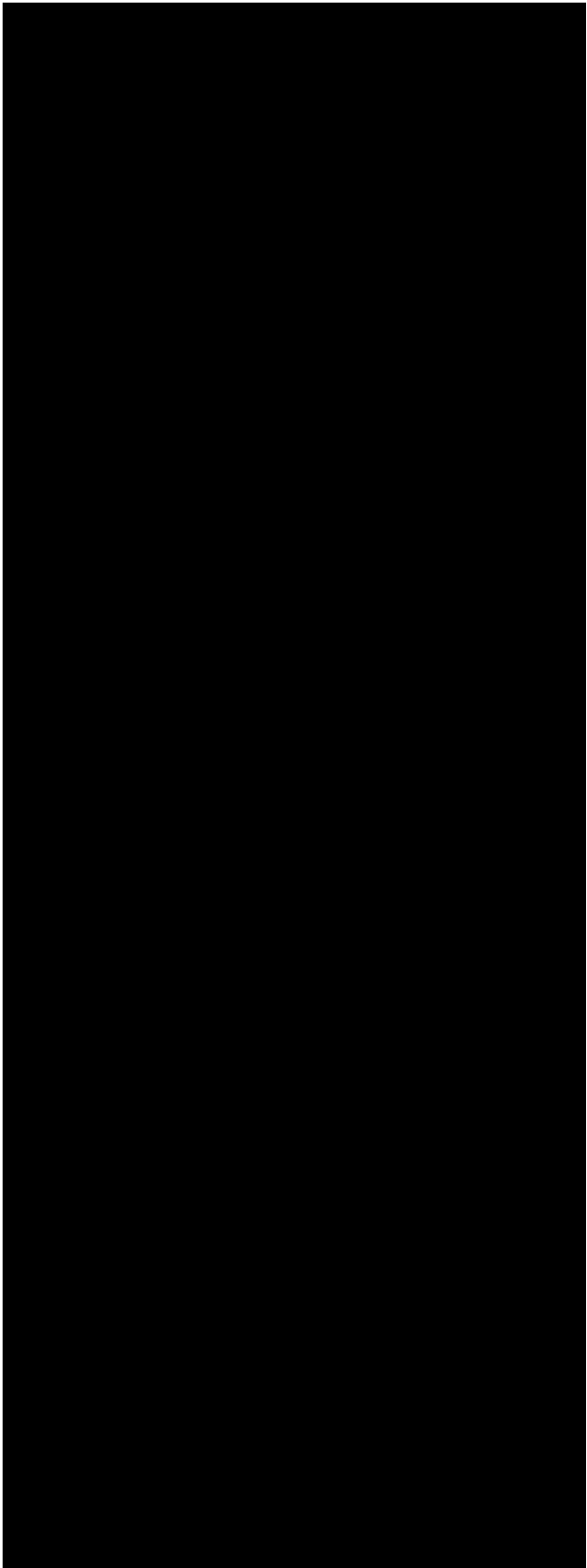
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STERIANOS

VALERIE L TSIRIGOTIS
KEJA L VALENS

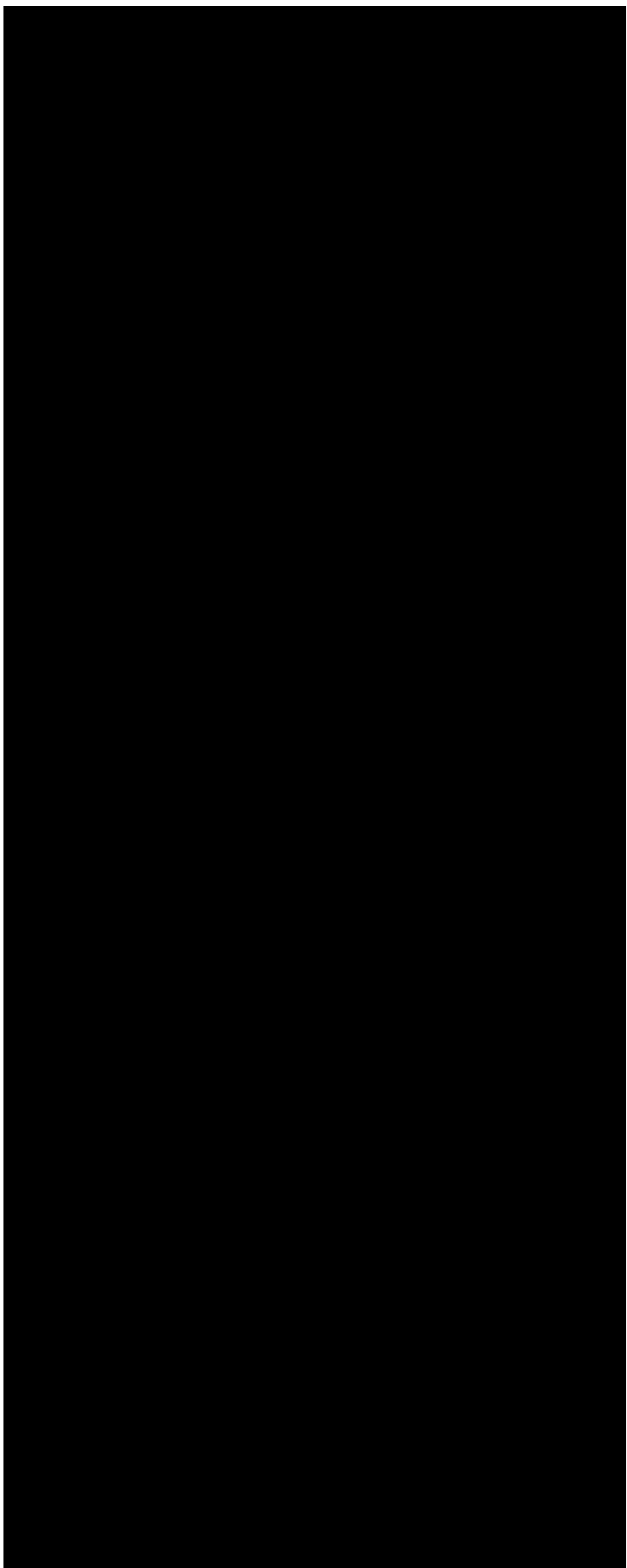
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ELAINE T LECCESE
TRUSTEES

ALESSANDRO &
ELAINE T
LECCESE FAMIY

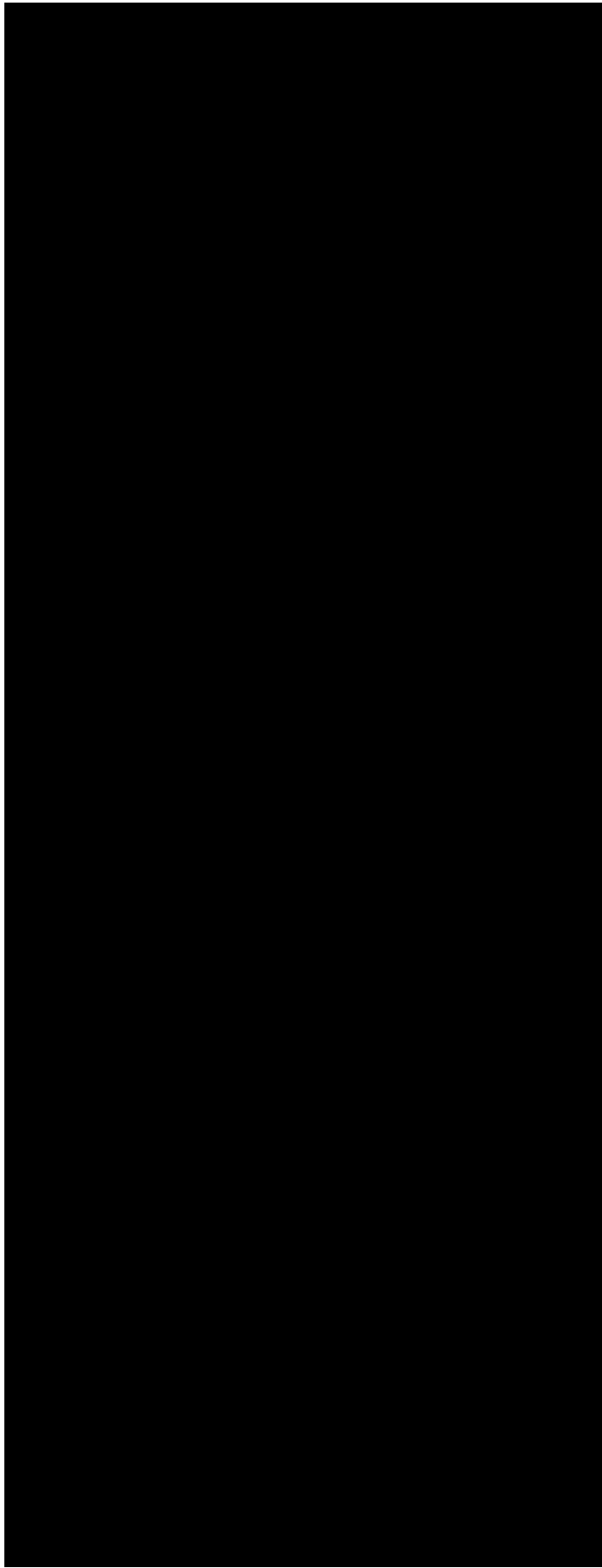
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ROSSMORE STREET LLC	RACHELE R MCDONOUGH
CARLOS E RODRIGUEZ MACHARLA JYOTHI & VEERBHADRA ROBERT & LINDA EOVINE JULIE M & JOHN M CZERKOWICZ TOMASZ JAN MALISIEWICZ	S/O 11 ROSSMORE STREET LLC ELSY RODRIGUEZ
VANESSA WINFIELD	
JARED HUNTER YOUBINWANG & YAN QU ESTATE OF CHARLES JR & SALLYANN M ABREU	C/O D ARBEU DESROSIERS 208-210 WASHINGTON ST REALTY TRUST GEORGE & PHILIP ELEFThERAKIS TRSTEEES
ERIC G MARBERBLATT TRUSTEE ELEFThERIOS & THEANO ELEFThERAKIS LIFE ROBERTA E & ARI E GOLDSCHNEIDER	SHERCHAN NIRMALA GAUCHAN THE AMERICAN LEGION INC. S & P REALTY TRUST
JEEVAN SHERCHAN SOMERVILLE MEMORIAL POST #447 MARIA F MENDONCA TRSTEE MARIO F & URANIA M SILVA CASCAP REALTY INC SHIRLEY M CAPOBIANCO TRUSTEE	CAPOBIANCO FAMILY REV TRUST 2011 THE ISIDORO FAMILY IRREVOCABLE
RICO J ISIDORO TRUSTEE	



CAI WENDY JUNWEN TRSTEE	TRUST 204-206 WASHINGTON STREET RLTY TR THE PRINCE STREET REALTY TRUST
PATRICK MAHER TRUSTEE CHARLES L & JANET M HANNON JEANNE M MALACHIE BRUNO R BELLANDO	
ANNAMARIE ALMEIDA FOSTER MARTIN & LYDIA RAJENDRA PATEL MITUL	
THOMAS T MCCARTHY SARILES MIGUEL A & EDITH O NICOLAI MAKEMSON	MARY LOUISE COSTELLO MCCARTHY
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RICHARD DIGIOVANNI BENEDETTO & MARY VIOLA FOR LIFE JOHN STRACQUALURSI RANDALL J & IRIS I CREEL DELIA KONG JOANNE C & JOHN S DWYER JAMES C & GREGORY DAVIDIAN TRUSTEES DAVIDIAN WASHINGTON STREET LLC UNION SQUARE PARTNERS LLC ROMAN CATHOLIC ARCHBISHOP	COLUMBUS AVE NOMINEE TRUST
25 WEBSTER AVE LLC MBTA	REV HENRY J JENNINGS C/O MARK DOYLE R E DIRECTOR



DAVID W CRAIG & JULIA FAIRCLOUGH ANTONIO M ESCOBAR JOSHUA B & MEGAN M KIVELA LAWRENCE & CLAUDINE M DYER	ESCOBAR MARIA
EDUARDO & NORA LLC D'ALELIO FAMILY LLC	
SHAHRIYAR MOJAHED	C/O ALAN F SABATINO
MIA REALTY LLC JACQUES & ELAINE THOMAS LINDEN AVENUE LLC 15 UNION SQUARE LLC JAMES F JR & THOMAS M BRENNAN TRSTEEES	T J TRUST TSIANTOULAS SOTIRIOS TRSTE
TRUST D & M NOMINEE UNION 2 ASSOCIATES LLC MICHAEL A LIPINSKI LOADWICK DIANE M & GEORGE J	S/O K & K DEVELOPMENT INC
HORACE C & ROSETTE DENIS SAUL A RIVERA	
FRANK MARTELLI COMMUNITY ACTION AGENCY OF SOM	S/O SOMERVILLE COMMUNITY CORP INC
JOHN E & ANN C LANGWIG SOMERVILLE REDEVELOPMENT AUTHORITY SOMERVILLE REDEVELOPMENT AUTH	KILEY BARREL SITE CAMB RED & GREEN LINE RT- C/O POINT PLUS S/O WANG WENHUI & ZHANG X-ZMW PROPERTIES C/O ROBERTA & THOMAS BREEN MARIA A HIDALGO
WILLIAM CHIN TRUSTEE	
WENHUI WANG & XUANG ZHANG BREEN GERTRUDE J ESTATE OF	
FRANCISCO MORALES TOME & MARGARIDA	



CORREIA
EVELYN PERSOFF
ROBERT & KAREN
ARENA

STEPHEN WYNER
TRUSTEE

STEPHEN R WYNER ET
AL TRUSTEES

ALIKI PISHEV
SUMMER
ENTERPRISES LLC
MANUEL AFONSO
TRUSTEE

AMARAL M &
ALEXANDRINA
MARTINS TRUSTEES
AMARAL M &
ALEXANDRINA
MARTINS TRUSTEES
JOSE G & MARIA D
BUIZON

TRUST CONCORD
AVENUE REALTY
HARTNETT GEORGE E

MELISSA ODILON
NATHAN TANEJA
JULIA C MCDONALD
SARAH K O'LEARY &
ERIC L WONG

NW #1 LLC
ALFRED L MOORE JR

PRISCILLA W CHEW
ELIZABETH J ROMYN &
JEREMY P CREAM
YVONNE PALMER
BOSTON EDISON
COMPANY

MICHAEL RAPOSA
TRUST THE 24
WEBSTER BUILDING
10 EMERSON STREET
LLC
WHITE MARY C
DEXTER BATES

32 WEBSTER AVENUE
LLC
LARKIN PATRICK M &

WEBSTER
NEWTON
CONCORD TRUST
WEBSTER
NEWTON
CONCORD TRUST

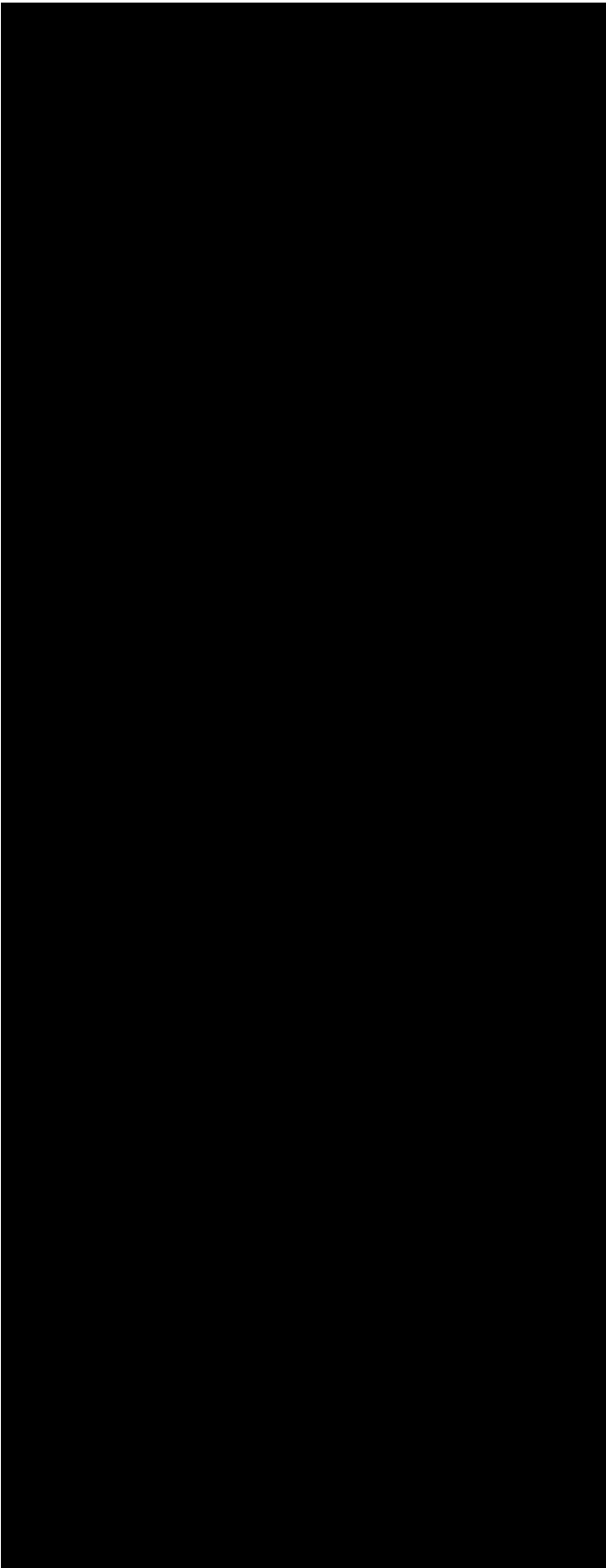
S/O TBMC
REALTY LLC
AFONSO FAMILY
TRUST

MARTINS LIVING
TRUST

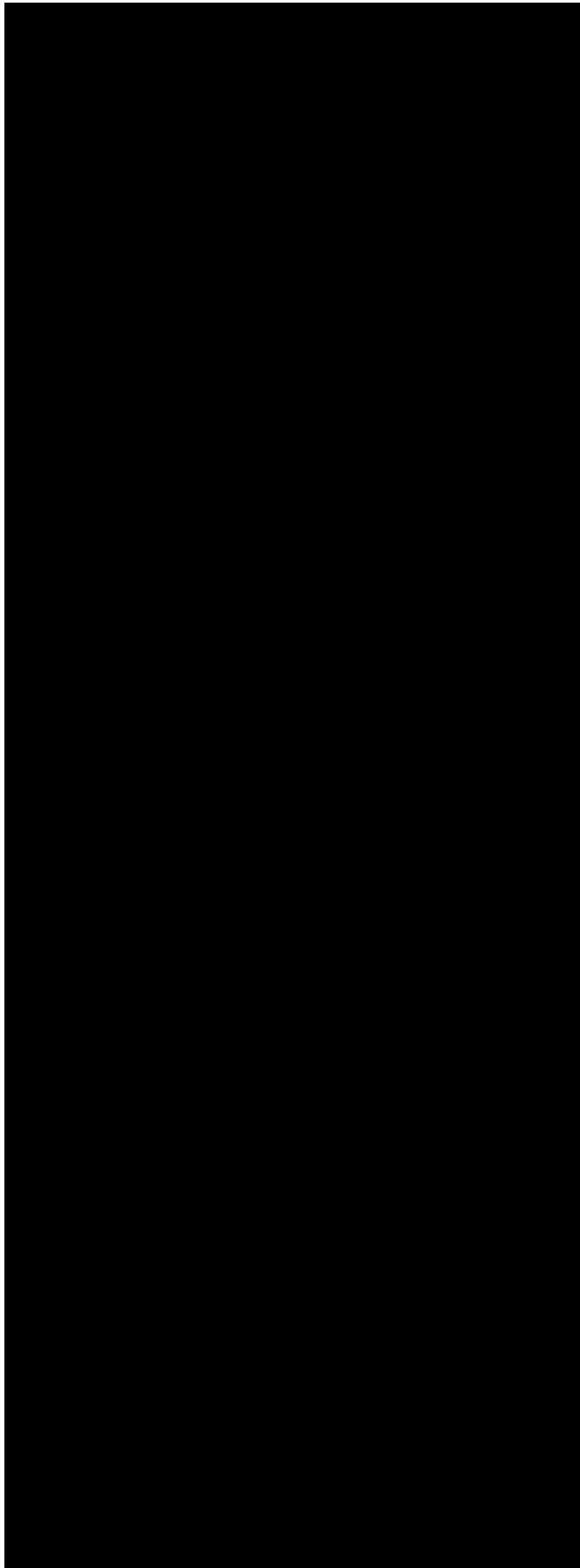
PABLO F & NELLY
J CARBONELL TR
HAN KIMBERLY
STEPHANIE
MEDEIROS

NSTAR ELECTRIC
& GAS COMPANY

EMMA &
DOMENICO
DEODATO
LARKIN FAMILY



ELIZABET A TRUSTEES	REVOCABLE LIVING TRUST
CASEY RILLAHAN KRISTEN H & IAN B LUCAS JOSHUA B LEDERMAN	
NATALIE KALOGERAKI LYNNE O CHANG	C/O A.K.A. NATALIE SYRION
LINDA GRITZ SOMERVILLE REDEVLOPMENT AUTHORITY SCOTT JEFERSON THOMAS	MICHAEL KATZ
BOSTON EDISON COMPANY BRAD & KARINA BALDELLI RUDOLPH CHRISOPHERHOEHN- SARIC MARK S SCHNITTMAN MICHAEL SANTANGELO OLGA BARTHOLOMEW MANUEL & VIRGINIA F MORAIS PEREIRA JOAO M & MARIA E LINDA WHITEWAY JENNIFER ELIZABETH FOLEY	PROPERTY TAX DEPT
LINDA J LAMBERT STEVEN G AZAR JONATHON & GILLEN JOSE & ORIANA DAESTRELA FOR LIFE TRUST THE MARLAND REALTY OLIVERIO & JARDELINA M COSTA TRSTEE	SILVA KATHLEEN M LIN YI-CHIA DAESTRELA RICH REM C/O GPI MODELS COSTA FAMILY TRUST TROFIMOW FAMILY REALTY TRUST
JOSEPH TROFIMOW TRUSTEE RITA J ALBORGHETTI	
70 PROSPECT ST LLC MOHAMMAD & MUSARRAT IQBAL MARGARET M FRANK TRUSTEE	57 WEBSTER AVE NOMINEE TRUST 59 WEBSTER AVENUE NOMINEE TRUST
ANNETTE LEE TRUSTEE	



MATTHEW C &
KATHARINE KRUGER

JIALI CHEN
ANDREW M &
ELIZABETH C INGLIS
PATRICIA KELLEHER
JAMES HANKEN
DEEPENDRA KRISHNA

MANANDHAR
ROBERT MARCUS
HAIMES

JOAN KAREN
SHAFRAN

JENNIFER W UYEDA
DOUGLAS P REED &
WILLIAM G MAKRIS
THOMAS EDMUND
KEIRSTEAD

SHAUNA DEIDRE
LYNCH

JONATHAN B &
MELISSA S LOSOS
MARIO M & MARIA
ALCINA BORGES
RYAN SONG
VIVALDO & MARIA
MENESES

MARTIN C CAFASSO
TRUSTEE
PROMETHEUS
ENTERPRISES LLC

80 PROSPECT
STREET
NOMINEE TRUST

DAVID J GILLER
RIGOBERTO &
KATHLEEN BURUCA

S/O 61 WEBSTER
REALTY TRUST

RUBEN A ABREGO
JOHN F & LIESE REILLY
JANUARIO & CHRISTINE DEMEDEIROS
ROLANDO DONGO

MARGOTH N
ORELLANA

EDWARD J
MARAKOVITZ &
DORINDA A JAQUITH
GILBERTO SAES
GANDRA

CHRISTA LYN
CASSALMAN
RACHEL S
GOLDBERG
JEFFREY
MAZIARZ

BRIAN E SOKOL

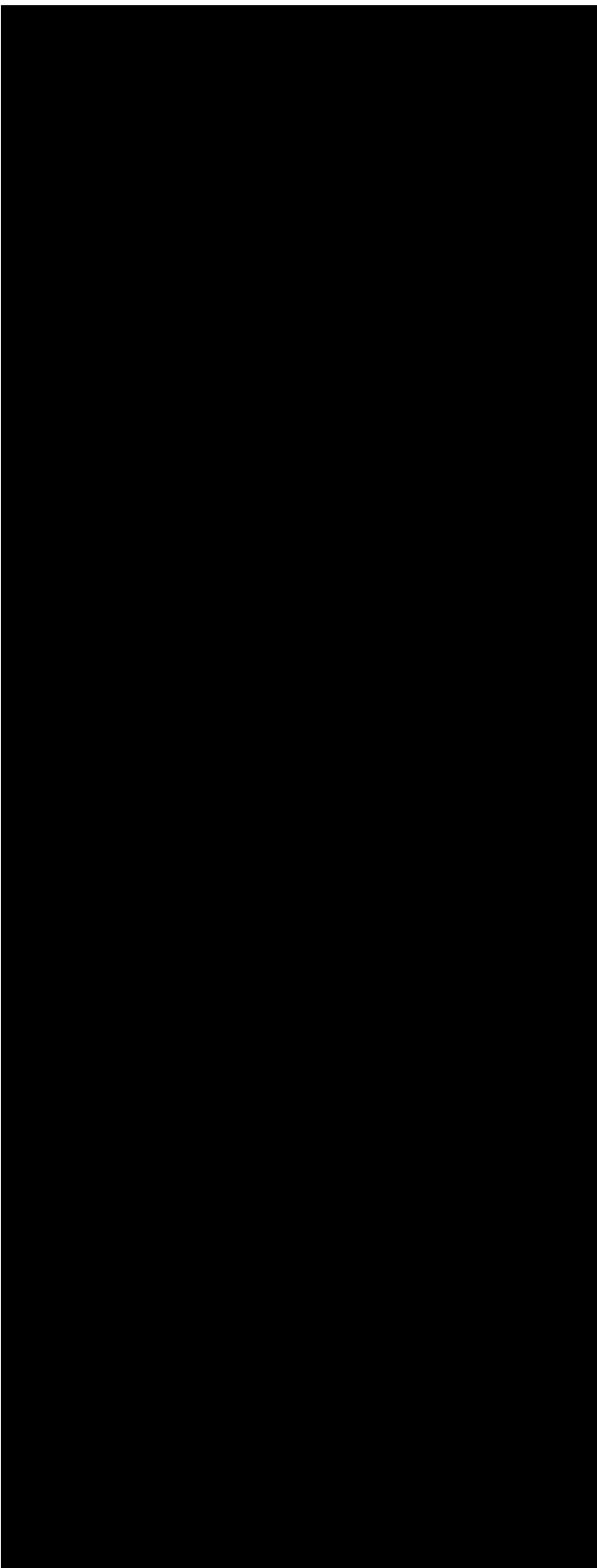
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GEORGE C & MARIA E
HATZIS

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JAMES HAYES

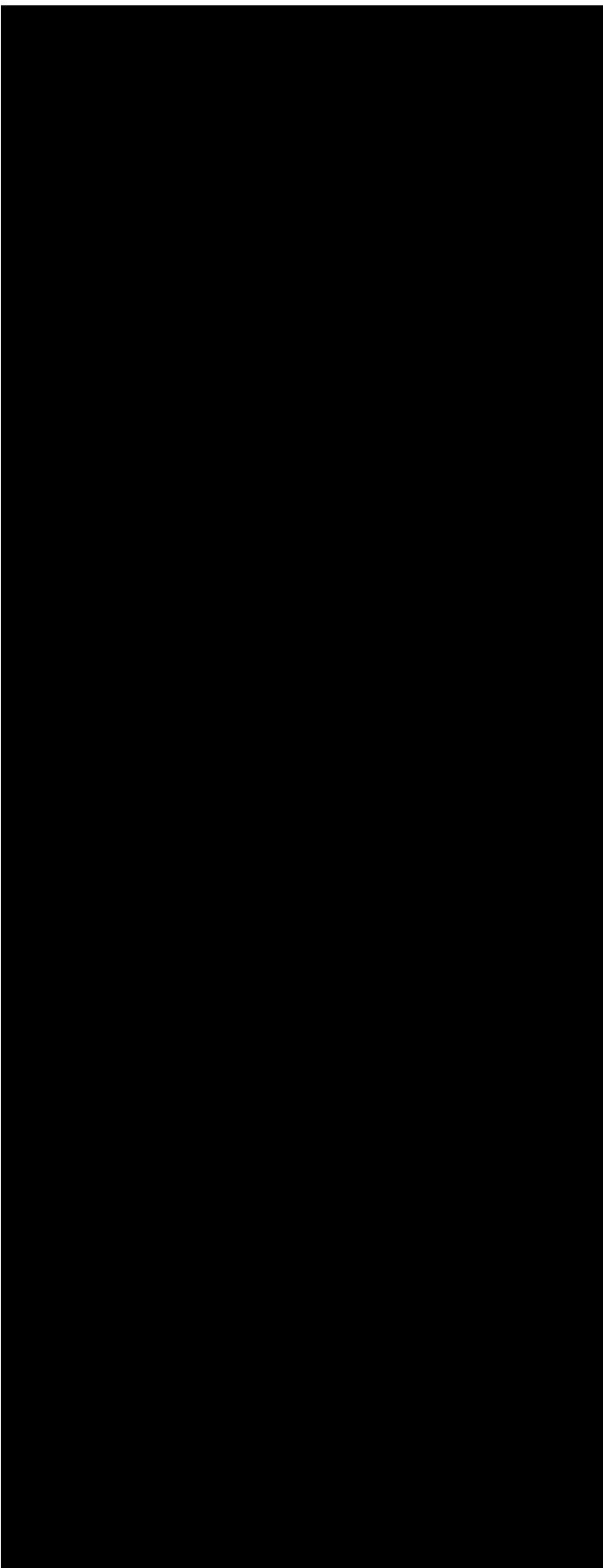
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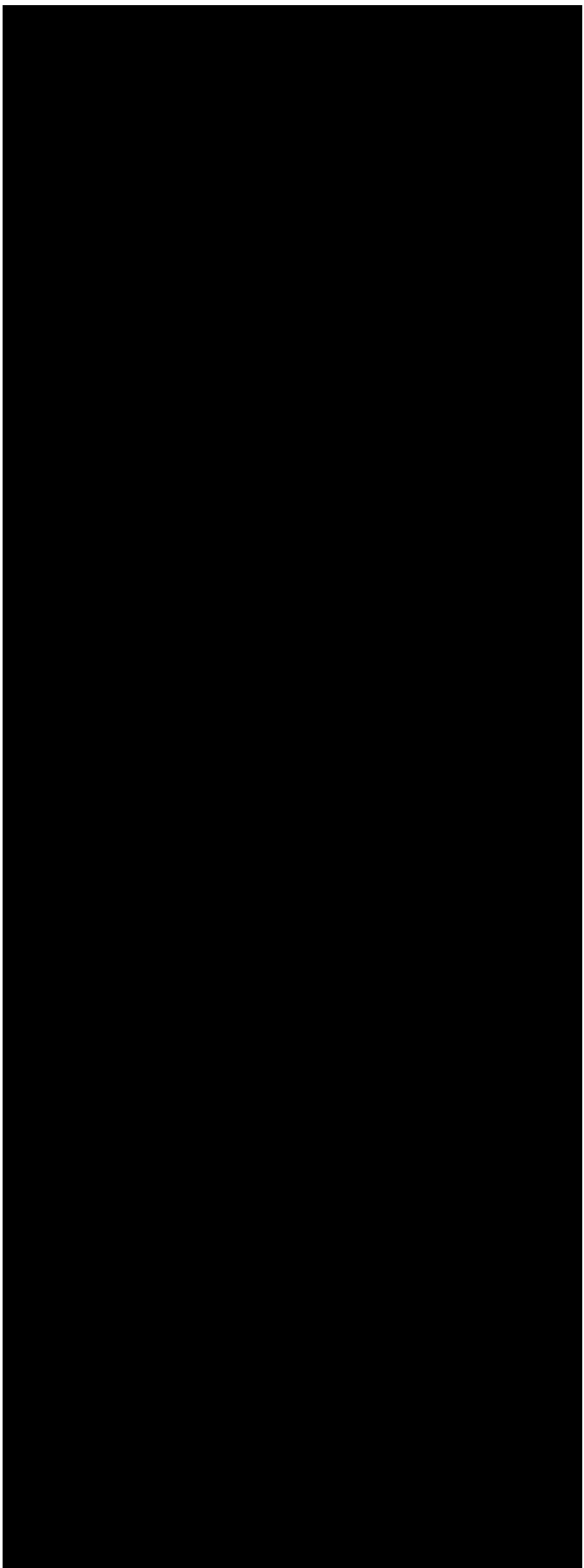
PAULA EMIRIDES
MOREIRA PONTE



LIFE	SANTOS
	OMALECK REM
	JOSE DIAZ
RICARDO PALMA	
JOSEPH O LAVOIE JR	
JOSHUA KELLERMAN	
FRANCIS X FAHEY	
JOHN A MCRAE	
TRUST ALLEN ST	PASQUALE
REALTY	ANTHONY
THERESA & MANUEL A	
GOUVEIA	
CRUMLEY J &	ALLEN
VANESSA &	PARTNERS
LAWRENCE B TRSTEEES	TRUST
SHAHIYAR MOJAHED &	
SARAH PAYDAVOSI	
JOSE HERNANDEZ	FELICITAS LOPEZ
MIJA CHOI	
NICHOLAS JACOVIDES	
ROBERT F & MARILYN L	
LEBLANC	
DAVID R FOX & SHOKO	
SATOH	
	CHRISTINE
STEVEN HOLM WILLIS	SCATKO
	13 LINDEN ST
	UNIT 3 NOMINEE
	TRUST
KATHARINE E H	
PETERSON TRUSTEE	
JOSE F & MARIA L	
CARVALHO	
THEODORE C &	
MAGDALINI HATZIS	
LINDEN ST LTD	C/O WINN
PARTNERSHIP	COMPANIES
ASIF KHAN	
GEORGE N	THE GEORGE N
MOUSSALLEM	MOUSSALLEM
TRUSTEE	1988 TRUST
ARMINDA & GABINO	
PANAMENO	
	JOSE S
FELICITAS LOPEZ	HERNANDEZ
MICHELLE BLAIN	
ROBYN ANDERSON	
STEPHEN HARDY	
MARY & GEORGE M	
KAZAZIAN	
JAIME J & MARIA C	S/O LACOURT
SILVA	FOUNDATION LLC
STAVROS & VASILIKI	
DINIS	
FRANK & TERESA	
MENDONCA	
ANNA DESANTIS	JOHN O'LEARY



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FRANK & TERESA
MENDONCA
FAN WU
TRUST WEBSTER AVE C/O BEACON
REALTY SALES COMPANY
ROTOR REALTY
CORPORATION
JAT REALTY CORP
JAT REALTY CORP
EDWARD & JANICE
WEISBERG
C/O ROYAL
HOSPITALITY
SERVICES INC
ZPF LLC
600 WINDSOR PLACE
LLC
BUSSINK A & GUIDELLI MILLERS RIVER
R & DANDINI P TRSTE REALTY TRUST
ALEXANDER & ANNE R ALSONS REALTY
SEGAL TRSTES TRUST
WEBSTER AVENUE
REALTY LLC
SHARON LYN AHERN
TIFFANY MANZI
DAWN SIMMONS
AMY J ALLEMAN
AMANDA & PAUL
STUBBS
JUSTIN ROSS
GREGORY A COOK
JOSEPH GREER
ANNE STICK
Yael Maguire DIANA S YOUNG
ASHLEY Mabus Blum
& Susan Mabus
Benjamin Del Vento S/O GWEN LONG
Konstantin & Inessa
Evdokimov
MICHELLE DASILVA
SHARON BRADEY
ELISA YOUNG
GEE
PAUL GEE
JOSEPH & BRENDA
BATTAT JAMES BATTAT



JENNY T TRIEU &
EDWIN YOO
DANIEL M TAUB &
VIRGINIA K APPLGATE S/O DANIEL TAUB

RINAT HAREL
KRYSTYNA COLBURN

MATTHEW MORIN

MAURA E LANDRY
QUINGI LI

HPG-BEK II LLC
ERIK K & DEBORAH
HILL
ANGELICA SILVIA
DELASOTA

PATRICIA MCMILLAN
OLIVER D KING &
SARAH COOMBS

NADAV KUPIEC

JEFFRY R HUGHES MARK D HUGHES
JAKE FOCETTA
PANKAJ & NEERU P& N KUMAR
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JOANNA RUCKER
ESSENCE MCGILL
ARZU

LEITER KANG
AMY MORAN-THOMAS
& FRANCO ROSSI

ROBIN L LEVINE

EMILY S GREENSTEIN

DANIEL T CHEN

PETER A ZINK
JASON SMITH
CHRISTOPHER S
LAROCHE & ROBERT A
COUTURE

JENNIFER L DORITY
NATHAN LYDIA GUARALDI
CHRISTOPHER FASH FASH

LINDA M REYNARD
ERSIN DUR
TRUSTEE SIEGAL
ANNE R
JAT REALTY CORP

C/O MELVIN H
SIEGEL

S/O 513
COLUMBIA
STREET LLC

ALLEN TALEWSKY
WEBSTER 66-68 LLC
DAVID APOSHIAN
TRUSTEE

70-80 WEBSTER
AVE TRUST

JACQUELYN MILLER

ELIZABETH KUBICKI
JANET CHEONG &
JAKE JOO

ANN T CHANEY

KIM Y PARK

CLAUDIA ROBAINA

DANIEL E GREENSPAN

MILI BERMEJO-
GREENSPAN

BETH SHOWERS
RANJIT AMIRA &
RANJEET VISHNU
EDWARD & AMELIA
LEUTZ

HASSAN MALIK

ALEJANDRO SIMOES

BAO LIN QUEK
ROSLYN SHOY

MURTUZA I DHILLA

CARRIE M MORGAN

AMY N RAUNER

AMY E MAGIERA

MARYAM KARIMI

ELANA KATZ

AMITA WADHWA
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NORMAN FAST
TRUSTEE

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TRUST 2002

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JACQUELINE

MELISSA PARKIN

ANDREW A SCHOLTE
MIN ZHOU & XU
XINLIANG

KATIE SPEANBURG
MARK CHEN
DEBORAH W &
THOMAS E KRUSKAL
TRUSTEES

JENNY CHUNG
CHRISTOPHER W NG &
JOHN N NG
ANDREW D
RICHARDSON

MARK R VACHON
SETH A BERKOWITZ &
KATHERINE ARAGON
ANITA SINGH & ANUL
THAPA

JELENA VELJKOVIC

JOYCE WU

HOLGER SIEBRECHT

CHRISTINE M LIU
NEIL J SAWARD &
ANNY T FENTON
SUSANA SALDANA
SANCHEZ & RICHARD
LORANT
BLAKE PAIVA
JAT REALTY
CORPORATION
J A T REALTY
CORPORATION

JENNIFER M SOUZA
TRUSTEE

495 COLUMBIA
STREET REALTY
TRUST

Exhibit 3 Mailed to Abutters Receipt

United States Postal Service

Postage Statement - First-Class Mail and First-Class Package Service

Use this form for First-Class Mail and First-Class Package Service.

Post Office: Note Mail Arrival
Date & Time (Do Not Round-Stamp)

Mailer	Permit Holder Name, Address, Email, Telephone CAPS Cust. Ref. No. _____ CRID _____		Mailing Agent (If other than permit holder) Name, Address, Telephone CRID _____		Mail Owner (If other than permit holder) Name, Address CRID _____						
	Post Office of Mailing		Mailer's Mailing Date	Federal Agency Cost Code	Statement Seq. No.	Permit #	No. and type of Containers				
Mailing	Type of Postage <input type="checkbox"/> Permit Imprint <input type="checkbox"/> Precanceled Stamps <input type="checkbox"/> Metered		Processing Category <input type="checkbox"/> Letters <input type="checkbox"/> Flats <input type="checkbox"/> Parcels		For Mail Enclosed within Another Class <input type="checkbox"/> Marketing Mail Bound <input type="checkbox"/> Printed Matter <input type="checkbox"/> Library Mail <input type="checkbox"/> Periodicals <input type="checkbox"/> Media Mail Combined Mailing <input type="checkbox"/> Single Class			Weight of a Single Piece _____ pounds Total Pieces _____	SSF Transaction ID# _____ Total Weight _____	Parcels Only Hold For Pickup (HFPU) No. of pieces _____ Customer Generated Electronic Labels <input type="checkbox"/> SigCon	Letter or flat-size mailpieces contain: <input type="checkbox"/> Round Trip ONLY: One DVD/CD or other disk. This is a Political Campaign Mailing <input type="checkbox"/> Yes <input type="checkbox"/> No This is Official Election Mail <input type="checkbox"/> Yes <input type="checkbox"/> No
	Move Update Method <input type="checkbox"/> Ancillary Service Endorsement <input type="checkbox"/> NOAA Link <input type="checkbox"/> ACS		Alternative Method <input type="checkbox"/> Multiple <input type="checkbox"/> OneCode ACS <input type="checkbox"/> n/a Alternative Address Format								
	Parts Completed (Select all that apply): <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> S <input type="checkbox"/> NSA										
Postage	1		Subtotal Postage (Add parts totals)								
	2		Price at Which Postage Affixed (Check one): <input type="checkbox"/> Correct <input type="checkbox"/> Lowest <input type="checkbox"/> Neither		pcs. x \$ _____		= Postage Affixed				
	3		Incentive/Discount Flat Dollar Amount -								
	4		Fee Flat Dollar Amount +								
	5		Permit # _____		Net Postage Due (Line 1 +/- Lines 2, 3, 4)						
USPS Use Only	Additional Postage Payment (State reason)										
	For postage affixed, add additional payment to net postage due; for permit imprint, add additional payment to total postage.			Total Adjusted Postage Affixed							
	Postmaster: Report Total Postage in AIC 121			Total Adjusted Postage Permit Imprint							
Certification	Incentive/Discount Claimed: _____ Type of Fee: _____ The mailer's signature certifies acceptance of liability for and agreement to pay any revenue deficiencies assessed on this mailing, subject to appeal. If an agent signs this form, the agent certifies that he or she is authorized to sign on behalf of the mailer and that the mailer is bound by the certification and agrees to pay any deficiencies. In addition, agents may be liable for any deficiencies resulting from matters within their responsibility, knowledge, or control. The mailer hereby certifies that all information furnished on this form is accurate, truthful, and complete; that the mail and the supporting documentation comply with all postal standards and that the mailing qualifies for the prices and fees claimed; and that the mailing does not contain any matter prohibited by law or postal regulation. I understand that anyone who furnishes false or misleading information on this form or who omits information requested on this form may be subject to criminal and/or civil penalties, including fines and imprisonment.										
	Privacy Notice: For information regarding our Privacy Policy visit www.usps.com .										
USPS Use Only	Signature of Mailer or Agent		Printed Name of Mailer or Agent Signing Form		Telephone						
	Weight of a Single Piece _____ pounds		Total Weight		Are postage figures at left adjusted from mailer's entries? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, reason: _____						
	Total Pieces		Total Postage								
	Presort Verification Performed? (If required) <input type="checkbox"/> Yes <input type="checkbox"/> No		I CERTIFY that this mailing has been inspected for each item below if required:		Date Mailed Notified						
	(1) eligibility for postage prices claimed; (2) proper preparation (and presort where required); (3) proper completion of postage statement; (4) payment of annual fee; and (5) sufficient funds on deposit (if required)		By (Initials)		Time _____ AM _____ PM						
			USPS Employee's Signature		Print USPS Employee's Name		Round Stamp (Required) Payment Date				

PS Form 3600-FCM1, January 2017



CASS™ Summary Report

This form may be generated as the output of address matching processing using CASS Certified™ software in conjunction with current USPS® address database files. Any facsimile must contain the same information in the same format as the printed form.

See DMM® Section 708 for more information.

A. Software			
CASS A1	1. CASS Certified Company Name	2. CASS Certified Software Name & Version	3. Configuration
	4. Z4Change Certified Company Name	5. Z4Change Certified Software Name & Version	6. Configuration
	7. DirectDPV™ Certified Company Name	8. DirectDPV Certified Software Name & Version	9. Configuration
	10. eLOT® Certified Company Name	11. eLOT Certified Software Name & Version	12. Configuration
MASS A2	1. MASS™ Certified Company Name	2. MASS Certified Software Name, Version & Model No.	3. Configuration
			4. MLOCR Serial No.

B. List		
1. List Processor's Name	2. Date List Processed	3. Date of Database Product Used
	a. Master File	a. ZIP + 4® File
	b. Z4Change	b. Z4Change
	c. DirectDPV	c. DirectDPV
	d. eLOT	d. eLOT
	e. CRIS	e. CRIS
4. List Name or ID No. (if using ID No., number must start with ID #)	5. Number of Lists	6. Total Records Submitted for Processing

C. Output							
Output Rating	1. Total Coded	2. Validation Period		Output Rating	1. Total Coded	2. Validation Period	
a. ZIP + 4/DPV Confirmed ▶		From	To	d. 5-Digit Coded ▶		From	To
b. Z4Change Processed ▶				e. CRRT Coded ▶		From	To
c. DirectDPV ▶		From	To	f. eLOT Assigned ▶		From	To

D. Mailer		
I certify that the mailing submitted with this form has been coded (as indicated above) using CASS Certified software meeting all of the requirements listed in the DMM Section 708.		3. Name and Address of Mailer
1. Mailer's Signature	2. Date Signed	

E. Qualitative Statistical Summary (QSS)						
For informational purposes only: QSS is solely made available for the list processor's review and analysis. This information is not to be considered by U.S. Postal Service® personnel in determining rate eligibility under any circumstances. See reverse for a detailed explanation.						
High Rise Default	High Rise Exact	RR Default	RR Exact	LACS™	EWS	Suite™

Privacy Notice: For information regarding our Privacy Policy, visit USPS.COM®

Exhibit 4

Mailed to Mail Routes Receipt

Sage Consulting Services, LLC. Mail - US2 - EDDM piece

8/28/17, 12:04 PM

[Back to EDDM® Tool](#)

Order Details

Payment Method:
Paid with Permit (BMEU)

Delivery info:
5506 deliveries

ZIP Codes™:
02143

Nickname:
♥ N/A [Edit](#)

Order Number:
4475523

Drop-Off Date:
08/18/2017

Total amount:
\$1205.81

Entry Type:
Non-discounted (None)

Created:
08/17/2017

From: Lauren Fowler [mailto:lf@novus-grp.com]
Sent: Saturday, August 19, 2017 12:39 PM
To: Kris Potter
Subject: US2 - EDDM piece

<https://mail.google.com/mail/u/1/?ui=2&ik=9b79fa3cd5&jsver=PX1Y7GgZjW4.en.&view=pt&ms...021c6e9ee8854&q=kris%40cambridgeoffset.com&qs=true&search=query&siml=15e021c6e9ee8854> Page 2 of 3

Exhibit 5 Residential Canvassing

On August 17, 2017, residences within 300 feet of D1-7 were hand delivered a flyer.

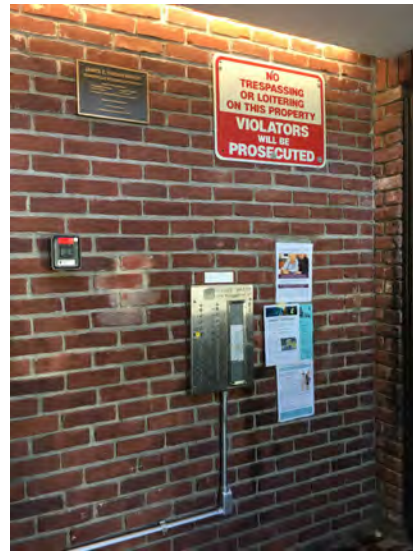
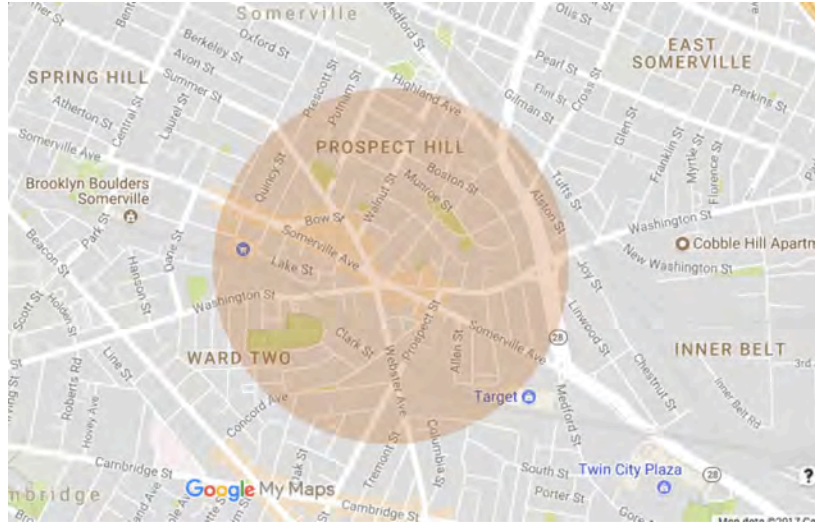


Exhibit 6 E-mail to Individuals in the City

Neighborhood Meeting by US2

9/25/17 12:39 PM

[Subscribe](#) |
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 [Translate](#) ▼ |
 [RSS](#)

Zoning Overhaul Open Houses

[View this email in your browser](#)

US2, the master developer for the Union Square Revitalization, is holding a Neighborhood Meeting to discuss its Coordinated Development Special Permit application pursuant to the Union Square Overlay District.

They invite you to learn more about the project, the process ahead, and provide your feedback.

WHEN: Tuesday, September 5, 2017

Drop in any time between 4:00 PM - 8:00 PM

WHERE: Public Safety Building
220 Washington St, Somerville, MA 02143

Note that this event is not being hosted by the City of Somerville. The developer's flyer is attached.



UNION SQUARE REVITALIZATION COMMUNITY OPEN HOUSE

US2 is holding a Neighborhood Meeting to discuss its Coordinated Development Special Permit application pursuant to the Union Square Overlay District. Learn more about the project, the process ahead, and provide your feedback.

WHEN: **Tuesday, September 5, 2017**
Drop in any time between 4:00 PM - 8:00 PM

WHERE: **Public Safety Building**
220 Washington St, Somerville, MA 02143

THE VISION FOR UNION SQUARE

Union Square Revitalization aims to facilitate a combination of residential, retail, and office uses, as well as public space and transit. The project has been approved by the Board of Selectmen and the City of Somerville. Learn more about the project, the process ahead, and provide your feedback.



ABOUT US2

US2 is a joint venture between US2 LLC and US2 Partners LLC. US2 Partners LLC is a joint venture between US2 Partners LLC and US2 Partners LLC. US2 Partners LLC is a joint venture between US2 Partners LLC and US2 Partners LLC.

If you are unable to join us but have questions or comments, please contact us via phone at 617-624-1000 or email us at info@union-square-revitalization.com

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Our mailing address is:
53 Highland Ave, Somerville, MA 02143

If you need ADA accommodations please contact us ahead of time at 617-626-0000 x2250.

[http://mailchi.mp/somerville/neighborhoodupdates](#)

Page 1 of 2

Exhibit 7 Business Canvassing

The following businesses were canvassed on August 17, 2017.

Master Printing (see picture below)



Mineirão One Stop Mart
Grace Salon
Union Square Smoke Shop
All State
Boost Mobile
Reliable Market
Citizen's Bank
Goodyear
Block 11
Hub Comics
Pop Up Shops
Somerville Dental
Juice Union
Neighborhood Restaurant
Siam Ginger
Union Square Donuts
Yuki

Dance Union (see picture below)



Capone Foods

Community Laundromat (see picture below)



Wagner Jewelers

East Boston Savings Bank (see picture below)



**Machu Picchu
International Optical
River Dog
Sally O'Briens**

International Food Corp (see picture below)



Union Square Custom Tailoring (see picture below)



SCOM Service Communication Grooves

Machu Chicken

Red House

India Palace

Somerville Cleaners

Juliet

Flaherty Funeral Service

Mama Gina's Pizza

Mid-Nite Convenient

Metro PCS

Western Union

Buk Kyung Korean

Angel Nails

Mandarian Chinese

Mike's Automotive

Ebi Sushi

CrossFit Somerville

SCATV (see picture below)



El Poltro
Union Square Pizzeria
Brass Union
Union Square Chiropractic
Cantina La Mexicana
Gulf
Monroe Muffler
Somerville Police Department
Lucky Corner
Nu Café
Cambridge Realty Group
Gracies Ice Cream
Loyal Supply
Brownyn

197 Union Square (see picture below)



Exhibit 8 Somerville Times Excerpts

Week of August 16, 2017, page 5:

The Somerville Times ————— AUGUST 16, 2017 5

THE NORTON GROUP REAL ESTATE *Experience Counts when buying or selling your home!*
Buyer and Seller Agents:

	<p>Donald Norton 39 years in business dnorton@nbg.com</p>		<p>Clifton Veridieu 10 years in business cliv@veridieu.com</p>		<p>John Pratti 6 years in business johnpratti@nbg.com</p>		<p>Denise Cosby 12 years in business denise_cosby@yahoo.com</p>		<p>Ida Fasano 30 years in business idafasano1@gmail.com</p>
---	--	---	---	---	--	---	--	---	--

To find out what the value of your home is call today for a free market analysis: **The Norton Group Real Estate** 699 Broadway, Somerville • 617-623-6600

The horror and majesty of 'Dunkirk'

By Dre Joseph

With a few lines of prologue and a lack of any traditional exposition, *Dunkirk* immediately burles the audience into the tense atmosphere that encapsulated the aforementioned beach during one of the Allied Forces' lowest moments in World War II. What follows are 106 minutes of heart-pounding, riveting, and majestically-crafted cinema from direction so assured that the three disjointed narratives beautifully merge into a singular masterpiece.

Set after the events that led to this 'colossal military disaster,' the film opens as Tommy, portrayed by newcomer Fionn Whitehead, and several other British soldiers scavenge the town for food and water. They are wordless, but their gloomy mannerisms embody their defeated spirits. Whether it be the endless onslaught of fliers promising them no escape from the German encirclement or the beach littered with an increasing number of bodies, hope is a scarcity amongst the sol-

diers. Tommy is no different. After nimbly escaping enemy fire, he encounters the equally quiet Gibson (Aneurin Barnard) and together they attempt to sneak onto a medical ship disguised as stretcher-bearers. After their plan is foiled, they are joined by another young lad. You would be forgiven for not immediately recognizing him as the front man of Britain's most famous boy band. With surprising authenticity, Harry Styles seamlessly blends into the story and conveys impressive emotional depth despite his limited dialogue.

From there, *Dunkirk* divides its time between three different narratives operating asynchronously. While the film presents the timeframes of each (a week on land in 'the mole,' one day for 'the sea,' and one hour for 'the air'), their relationship to each other is made intentionally unclear. Although Nolan is certainly the chess-master of this narratively-complex board, much credit is due to his longtime editor, Lee Smith, who eloquently blends these three narratives.



The sweeping World War II saga *Dunkirk* is currently playing at the Somerville Theatre.

Their moment of union is one of the film's most rewarding scenes.

'The sea' showcases the heroic efforts of an elder Englishman (humbly portrayed by Mark Rylance) and two teenagers as they cross the English Channel to assist

in the Dunkirk evacuation. Although they are more removed from the immediacy of danger that surrounds the other stories, there is increased nervousness with each additional scene as hopeful heroism clashes with

Continued on page 17

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Sean T. O'Donovan, Esq.

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UNION SQUARE REVITALIZATION
COMMUNITY OPEN HOUSE

US2 is holding a Neighborhood Meeting to discuss its Coordinated Development Special Permit application pursuant to the Union Square Overlay District. Learn more about the project, the process ahead, and provide your feedback.

WHEN: **Tuesday, September 5, 2017**
Drop in any time between 4:00 PM - 8:00 PM

WHERE: **Public Safety Building**
220 Washington St., Somerville, MA 02143

THE VISION FOR UNION SQUARE
The Union Square Revitalization is the combination of a mix of zoning and other development tools that will allow the goal of the plan to be achieved. The vision of Union Square will include new high-quality office, research & development space. The plan will also create the opportunity for new and innovative uses, such as retail, residential and other uses.

ABOUT US2
US2 (Union Square Revitalization) is the Coordinated Development Special Permit application to the City of Somerville. The project is being developed by the City of Somerville and the City of Somerville. The project is being developed by the City of Somerville and the City of Somerville.

If you are unable to join or had any question or concern, please contact us via phone at 617-629-1200 or email us at info@union-square-revitalization.com

An invitation to the 'Girls Trip'

By Dre Joseph

Have you ever been on your way to work or driving around town and a song comes on the radio or your music streaming device and you yell out, "Oh! That's my song"? You turn up the volume, blasting your speakers as the bass thumps and rattles your car that has now turned into a time machine transporting you back to when you and your crew use to "turn all the way up" on the regular?

If so, that was more likely than not a crazy time when you got into all sorts of trouble, doing things you would never tell anybody. Taking a vow to keep those skeletons locked in the closet forever. Yeah, of course, you remember. Funny, right? Things you never told a soul, including your children and your spouse. So, imagine all the hijinks four college girlfriends get into after a five-year hiatus. Regina Hall, Queen Latifah, Jada Pinkett-Smith, and Tiffany

Haddish take you on one ruckus weekend in *Girls Trip*, full of insane, sex-driven, raunchy comedy (and action) featuring gorgeous black women.

Girls Trip is about four lifelong friends traveling to New Orleans for the annual Essence Festival to rekindle their friendships that have been estranged for five years. They soon discover that everyone's life is not what they have imagined, leading to a wild weekend in the Big Easy. Imagine *The Hangover* meets *Sex and the City*. Instead of having Carrie, Miranda, Charlotte and Samantha, there is Ryan (Hall) the well-established television personality with the seemingly perfect life and marriage.

Sasha (Latifah), once an award winning journalist that is now an online tabloid reporter trying to get the next big story before she loses everything. Lia (Pinkett Smith) the former party girl, now a divorced mom with two kids, trying to loosen up and find her "true" self. And then



It's an epic weekend on the road in *Girls Trip* now playing at the Somerville Theatre.

last, but certainly not least, Dina (Haddish), the loud-and-brash, say what's on her mind, "ride or die" one of the foursome, whose rebellious behavior ALWAYS lands her in hot water.

Simply put: *Girls Trip* is laugh out loud hilarity. At times, the laughter is so loud that you miss the dialogue in a scene or two (more like 7). Although you can

easily predict the outcome of the movie, it is the journey that keeps you enthralled. From one outrageous scene to the next, you are thinking to yourself, surely there cannot be more craziness after that, right?

And just when you think you have seen the most outrageous scene, then comes another one that will have your mouth hang-

ing wide open and your stomach cramping from laughter. From a dance-off at a downtown New Orleans nightclub, to the strange man in the window, to zip-lining and getting stuck with no bathroom in sight (the preview doesn't show the funniest part) to the so-called grapefruit diet. I will say this ... if, however, you are not a Continued on page 17

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O'Donovan Law Office
741 Broadway
Sean T. O'Donovan, Esq.

Specializing in:

- Zoning/Permitting
- Real Estate
- Civil and Criminal Litigation
- Estate Planning/Wills & Trusts

CALL FOR INITIAL
FREE CONSULTATION
617 629-8888
FAX 617 623-7990

In Loving Memory

Paul (Archie) Archambeau 64 passed away peacefully in his home 8/9/17. Paul was a lifelong resident of Somerville and loving brother of Robin Assaf, of Boston, David Archambeau of North Adams and the late John Archambeau of Wayland known in law to Malek Al-Khatib and uncle to Brian, Kersten, Mary Beth & Danny. Paul attended St. Clements School and enjoyed his career with Arlington Yellow Cab. Paul was a close and loyal friend of Bill and achieved the promise of serenity. Paul will be remembered by his strong sense of humor and quick wit. A Celebration of Life service and luncheon and is being planned by his sister Robin & Malek Al-Khatib for 8/25. 617-901-0821.

**UNION SQUARE REVITALIZATION
COMMUNITY OPEN HOUSE**

US2 is holding a Neighborhood Meeting to discuss its Coordinated Development Special Permit application pursuant to the Union Square Overlay District. Learn more about the project, the process ahead, and provide your feedback.

WHEN: Tuesday, September 5, 2017
Drop in any time between 4:00 PM - 8:00 PM

WHERE: Public Safety Building
220 Washington St, Somerville, MA 02143

THE VISION FOR UNION SQUARE
The Union Square Revitalization project is the coordinated effort of planning and design to improve the area's appearance, increase the quality of the space to be improved, the density of urban building, and create more high quality office, residential, and commercial space. The project also includes the construction of a new transit station, the US2 station, and the construction of a new transit station.

ABOUT US2
US2 (Union Square Station Associates LLC) is the designated "host" developer working in partnership with the community, the Somerville Department of Planning and the City of Somerville to realize the development for urban revitalization.

If you are unable to join us but have questions or concerns, please contact us via phone at 617.608.1000 or e-mail us at info@union-square-station.com.

Exhibit 9 Certified Mail Receipts

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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For delivery information, visit our website at www.usps.com™.

MEDFORD, MA 02155

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Certified Mail Fee	\$3.35	0113
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	08/28/2017

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<input type="checkbox"/> Adult Signature Required	\$0.00	
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Postage	\$0.49	
Total Postage and Fees	\$6.59	08/28/2017

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SOMERVILLE, MA 02143

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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Total Postage and Fees	\$6.59	08/28/2017

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	08/28/2017

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ARLINGTON, MA 02474

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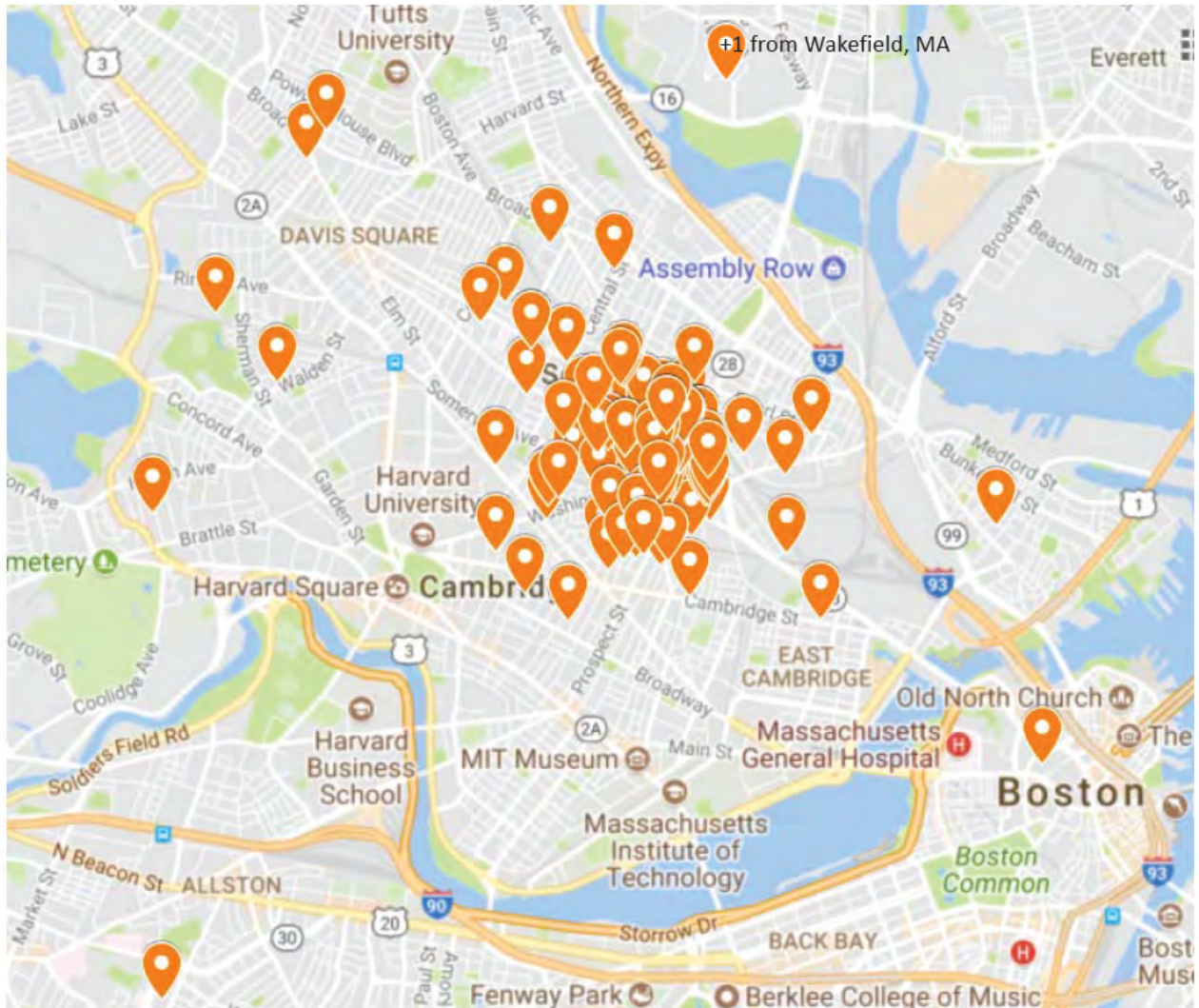
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Postage	\$0.49	
Total Postage and Fees	\$6.59	08/28/2017

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730 Mass Ave
City, State, ZIP+4®
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ATTENDEES



September 5, 2017 - Union Square Revitalization CDP Neighborhood Meeting Attendees

Name	Company	Address	City/Town	State	Email Address	Phone Number
Jennifer Doherty						
Matthew Hochman						
Hugh russell	Cambridge Planning Board					
Ramon Bueno						
Courtney O'Keefe	Somerville Local First					
Darren Crisp						
Damon Sidel						
James Williamson						
Irving Fischman						
Kellan Hays						
Mary Ann Heuston						
David Turin						
aaron manders						
Wig Zamore						
Matt Taylor						
Amy Plovnick						
Josh Rosmarin						
Matthew Vieira						
David Vieira						
Natalie Vieira						
Andy Greenspoon						
Mark Staloff						
Greg Bowne						
Matt Walter						
Rob Buchanan						
Alex Ezorsky	Awespark					
Stephanie Hirsh						
Vickie Choitz						
Ted Poppitz						
Larry Rich						
Mark Neidergang						
Erjona Van Dyke	NU Cafe & Juice Bar					
Joshua Van Dyke	Nu Cafe					
Bing Soh						
Yaduraj Aitwal	CHA					
JoAnne Coppolo						
Charles Ehlin						
Katie Gradowski						
Liliara Acvalo	Cambridge Realty Group					
George Ayonis	Cambridge Realty Group					
Jonathan Fournier						
Amy Wilson						
Young Park						
Noelle pino						
Joe Beckmann						
Ann Adelsberger						
Ken Carlson						
David Tavilla						
Ricky DiGiovanni						
Jenii M						
Steffani Scheer						
Mike kelley						
Greg Hill						
Laurie Goldman						
James McGinnis						
JT Scott						
Arron Acosta						
David Hamm	Janji					
Derek Brain						
William Harsell						

September 5, 2017 - Union Square Revitalization CDP Neighborhood Meeting Attendees

Name	Company	Address	City/Town	State	Email Address	Phone Number
Michael katz						
Tom Bent						
Seth Hoffman						
Ciaran Nagle	Foundation Kitchen					
Tim Talun						
manny dasilva						
Adam Patten						
Toni Shelzi	ABG Commercial					
Matt Miller						
Syed Ali						
Asad Jan						
Stefano Trevisan						
Bill Cavellini						
Scott Hayman	Somerville CDC					
Rene Mardones	Somerville CDC					
sam engelstad						
Pat bermsn						
Aileen Bellwood						
Sam Musher						
Mike Bellwood						
Samuel Freilich						
Moritz Gunther						
Lauren Gunther						
Steve Mulder						
Chris LaRoche						
Gina Shanafelt						
Anika Van Eaton						
Mark Duffy						
Mike Raposa						
Gorka Brabo						
William Gage	Somerville Redevelopment A					
Edwidge L Hrcule	Saint Joseph Parish					
Benjamin Bradlow						
alexander camara						
Ann Camara						
Dave ahouse						
Joe samaro						
Ruth Farris						
Don Meglio						
David Scott						
Renee Scott						
Victoria Antonino						
Bill Shelton						
Esther Hanig	USMS					
Pat Jehlen						
Stephanie Galas						
steve walsh	whdhtv					
Michelle Hewitt						
gerard roy						
Lilia Kilburn	Harvard University					
Cara Giaimo						
hilary farlow						
Mary White						
Sal Querusio						
Jacob Kramer						
Hayley Hinsberger						
Sarah Otts						
Mary Jo Rossetti						
Richard Lorant						
Paul Goodwin						

September 5, 2017 - Union Square Revitalization CDP Neighborhood Meeting Attendees

Name	Company	Address	City/Town	State	Email Address	Phone Number
Chris Ditunno	Cambridge/Somerville Recov					
Anne S Ryan						
Sarah martos	Hya					
Mike Gintz						
katryna hadley						
jane regan						
Andrea Shapiro						
Chris Cassel						
Erina Spiegelman						
Sunayana Thomas	City of Somerville					
George Proakis	City of Somerville					
sarah lewis	City of Somerville					
Mike Tremblay	City of Somerville					
Curtis Ranta	Hartford Funds					
Alex Wright						
Philip	Buk Kyung					
t simos						
Chung Lee						
Matt hayes						

PRESENTATION MATERIALS

WELCOME

A UNION SQUARE REVITALIZATION NEIGHBORHOOD MEETING

PART OF THE COORDINATED DEVELOPMENT PLAN (CDP) REVIEW PROCESS

SOMERVILLE, MA | SEPTEMBER 5, 2017



NEIGHBORHOOD MEETING PURPOSE

An opportunity for community members and US2 to discuss US2's Union Square Coordinated Development Plan (CDP)

Today's feedback will inform the CDP application that will be submitted in the coming weeks

We welcome your thoughts, questions & comments



US2 CDP Neighborhood Meeting | 2

WHAT IS A COORDINATED DEVELOPMENT PLAN?

The first stage of a two-stage review process required by Union Square Zoning

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

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



COMMUNITY-BASED PROCESS



COORDINATED DEVELOPMENT PLAN PLANNING BOARD PROCESS

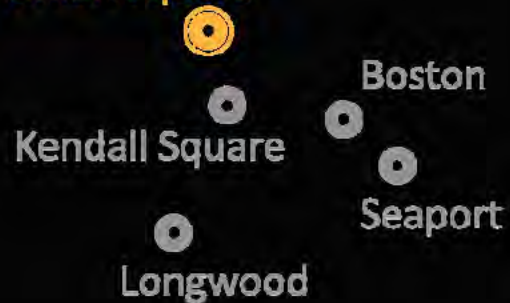


COORDINATED DEVELOPMENT PLAN

SomerVision

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

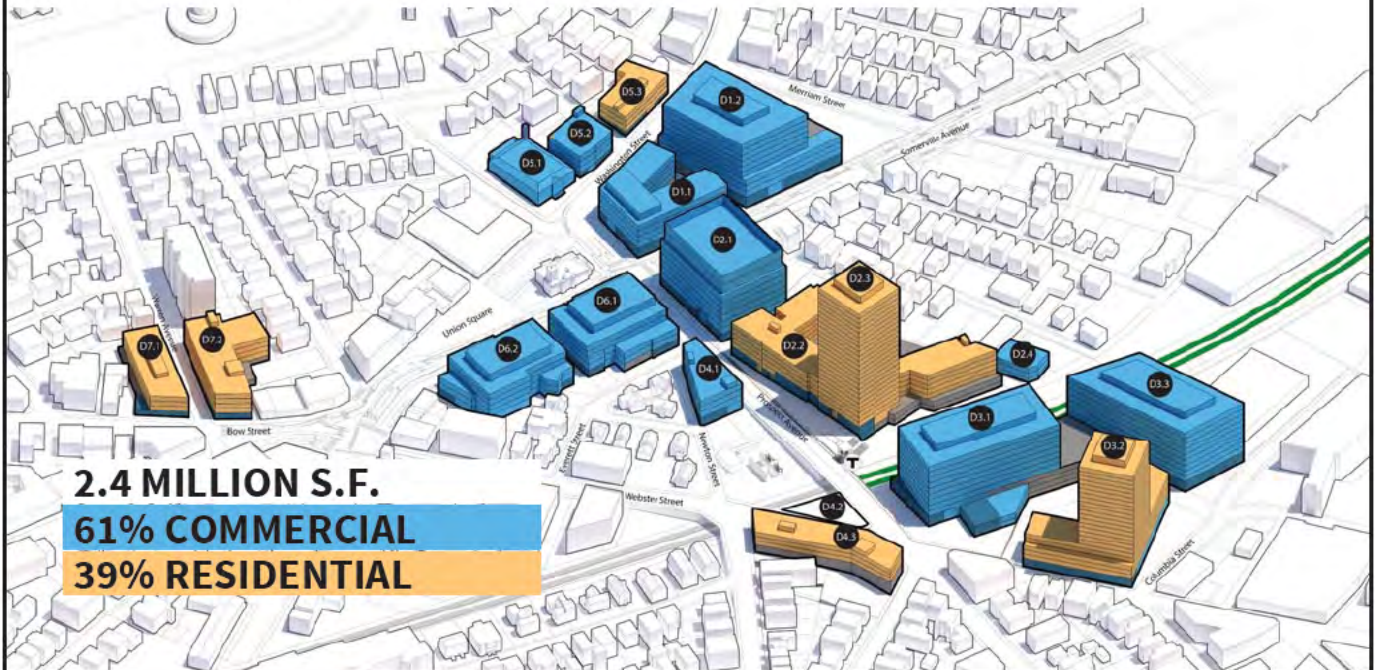
Union Square



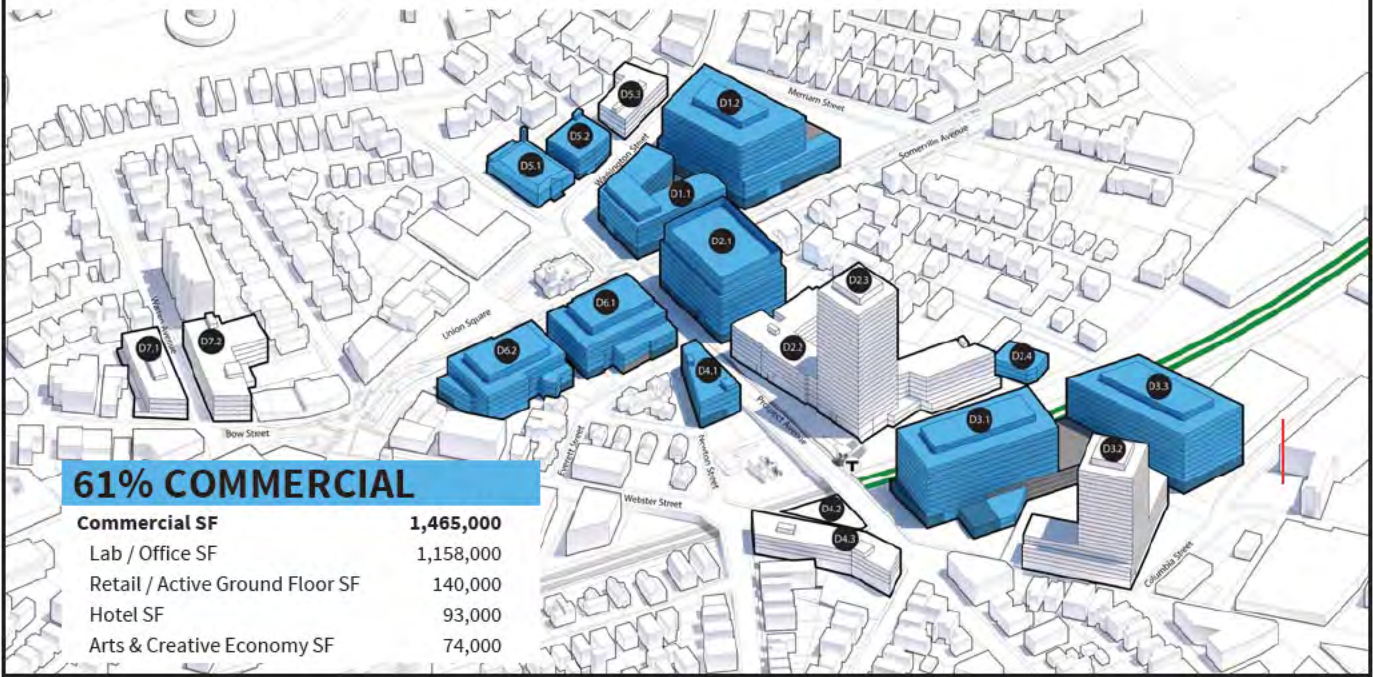
COORDINATED DEVELOPMENT PLAN



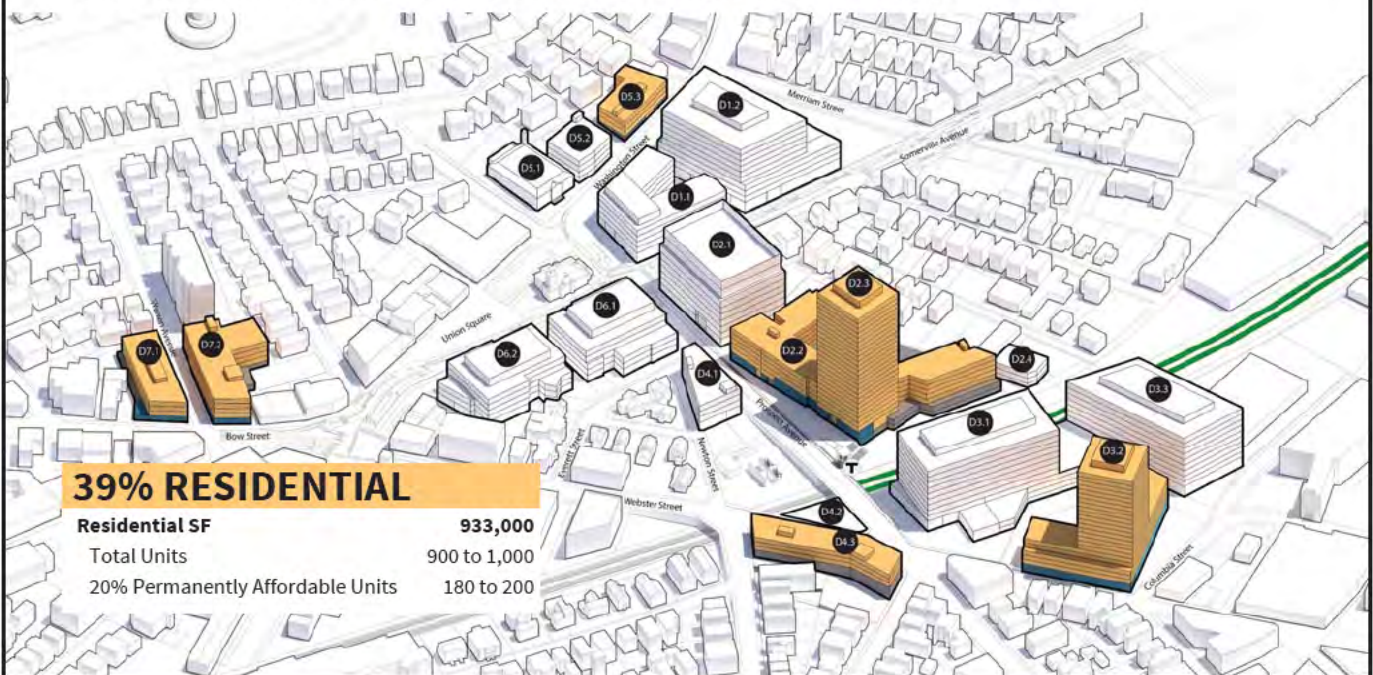
COORDINATED DEVELOPMENT PLAN



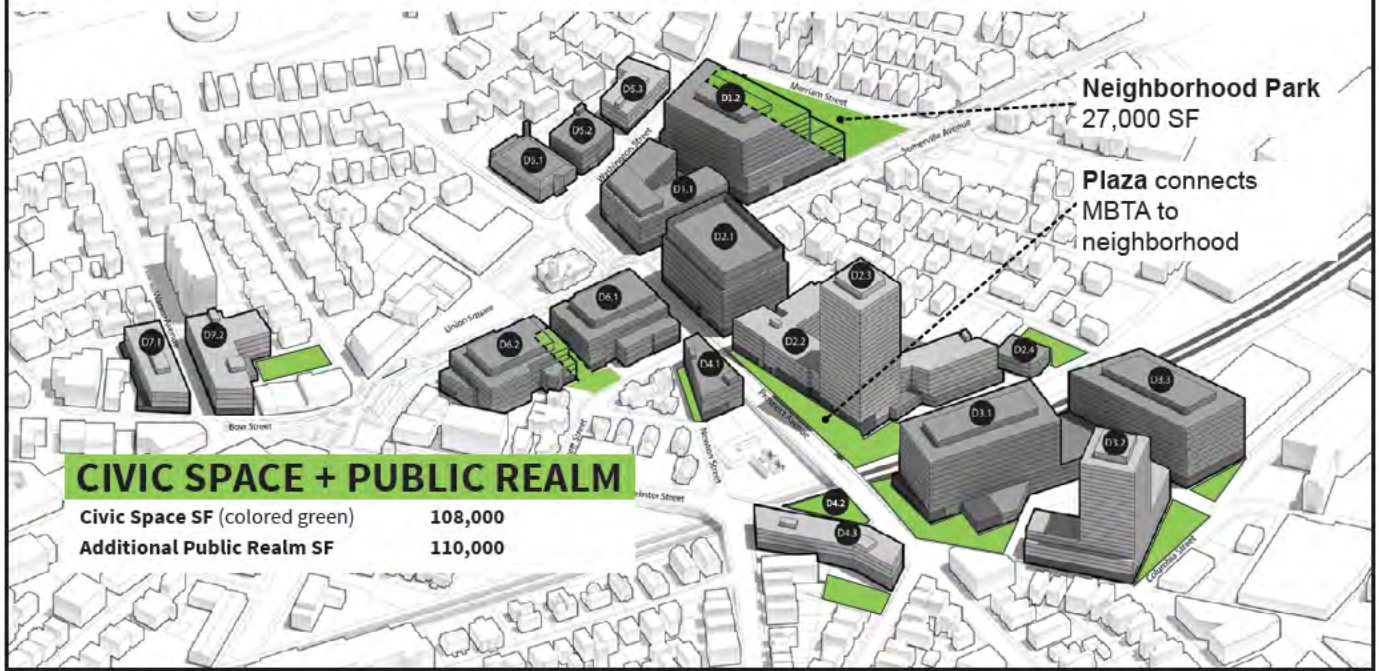
COORDINATED DEVELOPMENT PLAN



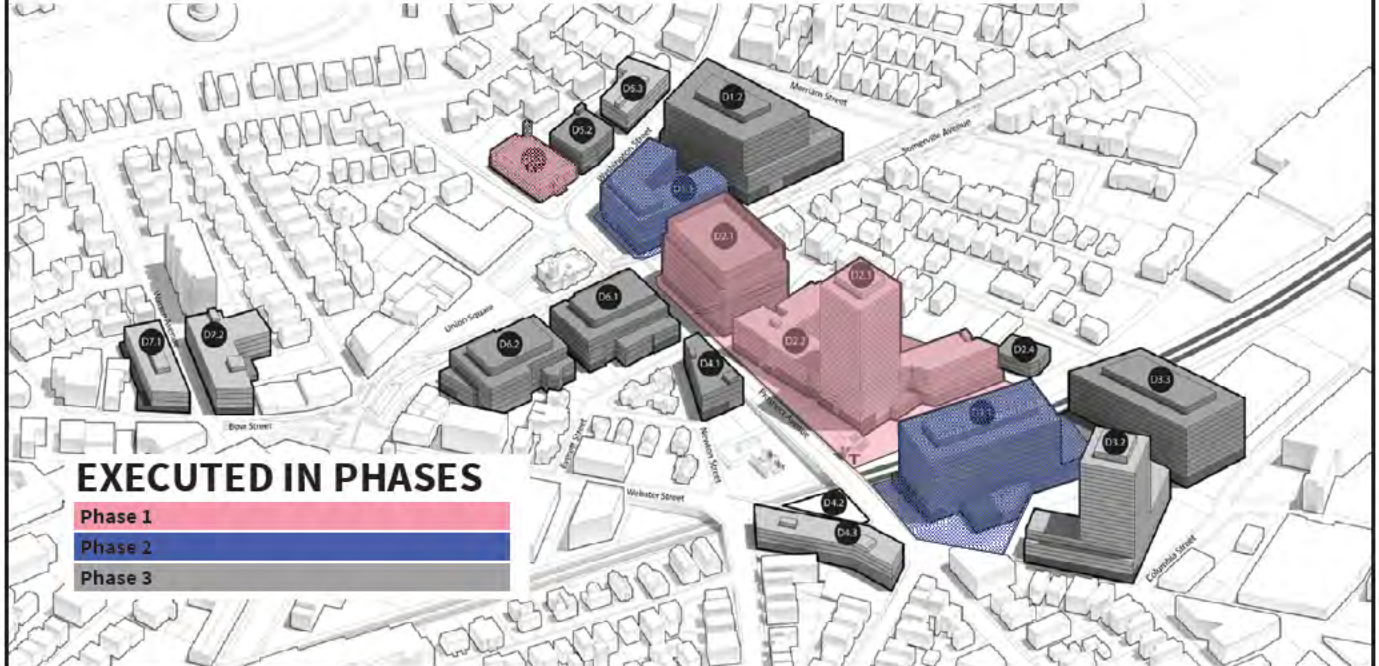
COORDINATED DEVELOPMENT PLAN



COORDINATED DEVELOPMENT PLAN



COORDINATED DEVELOPMENT PLAN



PROJECT BENEFITS

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

Includes more than \$19.2M in US2 cash contributions

\$471M in economic development benefit over 30 years

US2 to negotiate community benefits agreement with neighborhood council



MORE DETAILED INFORMATION FOLLOWS

 COMMUNITY PROCESS	 URBAN DESIGN	 INFRASTRUCTURE IMPROVEMENTS
 EMPLOYMENT CENTER	 EXISTING CIVIC SPACE	 TRANSPORTATION
 COMMUNITY BENEFITS	 OPEN SPACE	

THANK YOU FOR YOUR INTEREST.
PLEASE COMPLETE THE FEEDBACK SURVEY ON THE WAY OUT.



@us2unionsquare



Unionsquarestationassociates.com

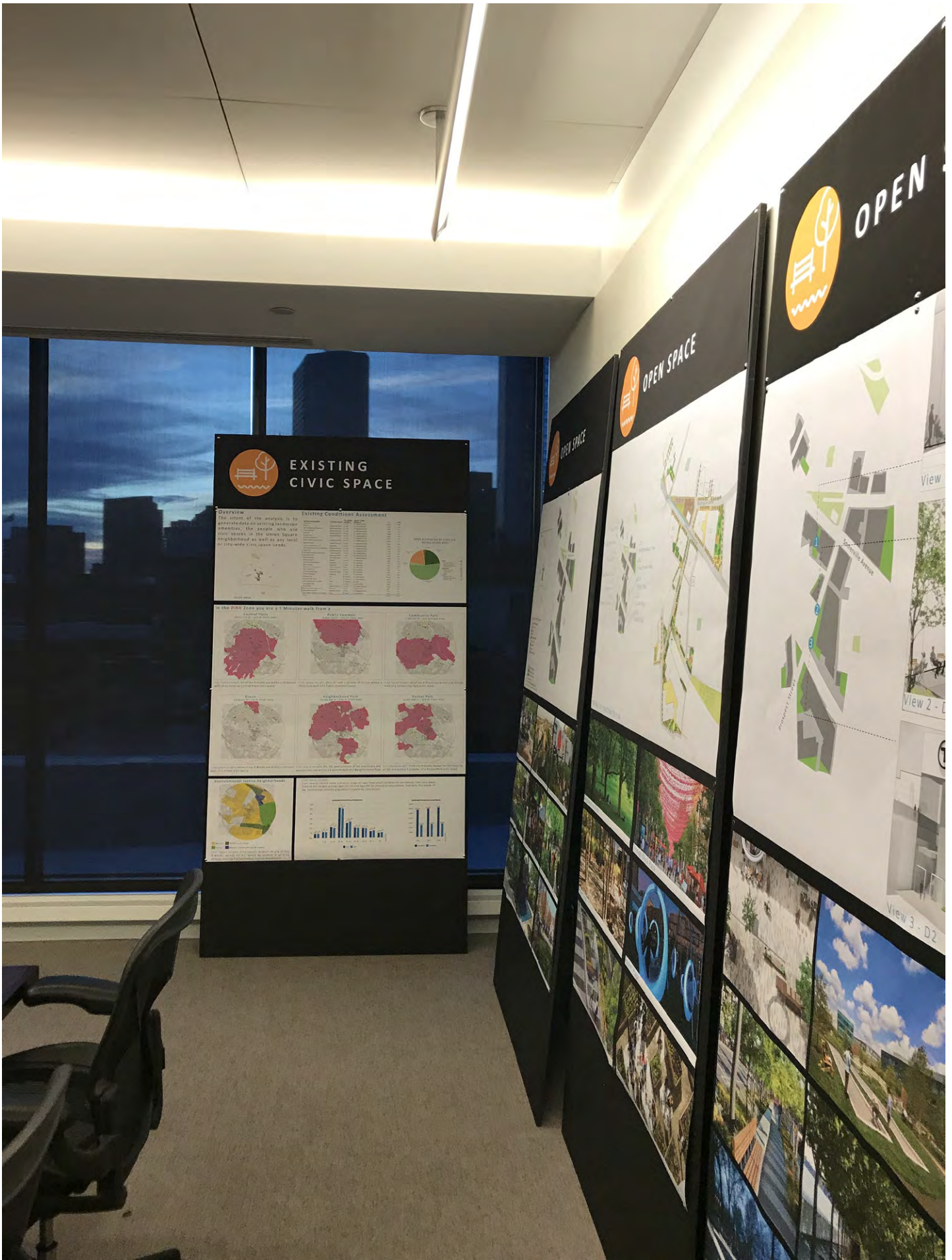


@us2unionsquare



CIVIC SPACE TYPES: USQ ZONING

<p>Neighborhood Park</p> <p>Designed for active and passive recreation with features and facilities that support the immediate neighborhood. Examples: Perry Park, Albion Street Park, and Walnut Street Park</p> <p>Lot Size: 8,000 – 46,000 SF Large Trees (min): 1 / 1,225 SF Pervious Area (min): 45% Green Space (min): 50%</p>	<p>Green</p> <p>Designed for passive recreation with landscape consisting primarily of green space with lawns, planting beds, paths, and trees. Example: Winthrop Square</p> <p>Lot Size: 6,000 – 41,000 SF Large Trees (min): 1 / 1,225 SF Pervious Area (min): 45% Green Space (min): 70%</p>	<p>Pocket Park</p> <p>Designed for passive recreation consisting primarily of vegetation and a place to sit outdoors. Examples: Quincy Street Park, Stone Place Park</p> <p>Lot Size: 800 – 10,000 SF Large Trees (min): 1 / 400 SF Pervious Area (min): 45% Green Space (min): 70%</p>
<p>Plaza</p> <p>Designed for passive recreation, civic purposes, and commercial activities, with landscape consisting primarily of hardscape. They are located in areas of high pedestrian activity. Examples: Statue Park Plaza, Union Square Plaza</p> <p>Lot Size: 8,000 – 86,000 SF Large Trees (min): 1 / 1,000 SF Pervious Area (min): 70% Green Space (min): 10%</p>	<p>Through Block Plaza</p> <p>Designed for passive recreation and to provide a pedestrian connection between two thoroughfares on opposite sides of a block. Consists primarily of paving and a place to sit outdoors</p> <p>Lot Size: 5,000 – 10,000 SF Large Trees (min): 1 / 1,500 SF Pervious Area (min): 70% Green Space (min): 10%</p>	<p>Pocket Plaza</p> <p>Designed for passive recreation consisting primarily of paving and a place to sit outdoors. Examples: Bay Village Neighborhood Park and Temple Street Park</p> <p>Lot Size: 2,000 – 10,000 SF Large Trees (min): 1 / 400 SF Pervious Area (min): 70% Green Space (min): 10%</p>
<p>Playground</p> <p>Designed primarily as a play area for children. They may be freestanding or incorporated as a subordinate feature of a neighborhood park. Examples: Walnut Street Playground, Grimmons Park, and Chuckie Harris Park</p> <p>Lot Size: 2,500 – 25,000 SF Large Trees (min): 1 / 750 SF Pervious Area (min): 45% Green Space (min): 10%</p>	<p>Dog Park</p> <p>Designed for the active recreation of dogs and their owners. Dog Parks may be freestanding or incorporated as a subordinate feature of neighborhood park. Example: Zero New Washington Community Park</p> <p>Lot Size: 10,000+ SF Large Trees (min): 1 / 30 SF Pervious Area (min): 50% Green Space (min): 10%</p>	<p>Community Garden</p> <p>Designed as individual garden plots available to residents for urban agriculture purposes, including storage facilities for necessary equipment. May be freestanding or features of a Neighborhood or Pocket Park. Example: Albion Community Garden</p> <p>Lot Size: 1,000 – 15,000 SF Large Trees (min): 1 / 400 SF Pervious Area (min): 70% Green Space (min): 10%</p>







COMMUNITY PROCESS

UNION SQUARE REVITALIZATION PLAN

background

- Urban Renewal Plan pursuant to M.G.L. Chapter 121B
- municipal planning tool to promote urban revitalization, transit and transit-oriented development
- grants SRA ability to acquire or dispose of property
- designated seven (7) "D Block" parcels for redevelopment

USQ URBAN RENEWAL PLAN APPROVED 2012; Board of Aldermen, MA DHCD

MASTER LAND DISPOSITION AGREEMENT (MLDA)

background

- governs redevelopment of D Blocks project
- outlines D2 purchase terms
- identifies process for acquisition & development of other D Blocks
- SRA shifts land value & environmental risk to US2
- defines SRA recourse for US2 non-performance
- details schedule commitments
- US2 letter of credit supports obligations

SRA/US2 ACQUISITION & DEVELOPMENT AGREEMENT APPROVED 2017; Somerville Redevelopment Authority

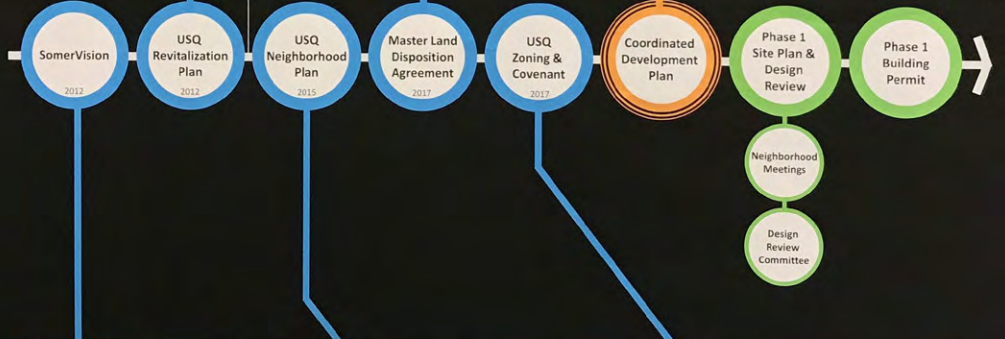
COORDINATED DEVELOPMENT PLAN

- allow for review of multi-lot development proposal
- define overall vision, program & phasing
- detailed design plan review for individual buildings occurs after CDP approval

REVIEW PROCESS

pre-submittal meeting → neighborhood meeting → submit application → Planning Board hearing → Planning Board review

COORDINATED DEVELOPMENT PLAN SPECIAL PERMIT
Planning Board Decision



SOMERVILLE CITY-WIDE, VALUES-BASED COMPREHENSIVE PLAN

APPROVED 2012; Board of Aldermen

goals & values

- celebrate diversity
- foster our character
- invest in the economy
- create dynamic streetscapes
- build a sustainable future
- commit to innovation

by the numbers

- 30,000 new jobs
- 125 ac. of public space
- 6,000 dwelling units
- 1,200 affordable units
- 50% trips by non-auto

UNION SQUARE NEIGHBORHOOD PLAN

APPROVED 2015; Planning Board

background

- implements SomerVision at neighborhood scale
- 17-mos. community process
- 20-30 year strategic direction

vision

- USQ as mixed-use urban employment center
- 35% open space target
- reimagined public realm
- mobility transformation
- community benefits

UNION SQUARE ZONING & US2 DEVELOPMENT COVENANT

APPROVED 2017; Board of Aldermen (zoning), City (covenant)

zoning

- implements the Neighborhood Plan
- regulates development
- ensures master-planned approach, 60% com/40% resi use-mix, 25% open space & more

covenant, US2 commitments

- GLX infrastructure & community benefits contributions
- negotiate community benefits agreements
- prioritize local & veterans construction hiring



EMPLOYMENT CENTER

SomerVision

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



What makes a successful employment center?

Connectivity

GREEN LINE

Complete Streets
Digital Infrastructure

Cluster

Union Square Cluster
Local Cluster

1.1 miles
20 min. walk

Commercial Spaces
Life Sciences of Kendall
Institutional

Vibrant Mix of Uses

ARTS & CREATIVE	75,000 SF
HOTELS	95,000 SF
RETAIL	185,000 SF
OFFICE	1,155,000 SF
APPROFABLE	180,200 UNITS
MARKET RATE	720,800 UNITS

61%
39%

Continuum of Work Spaces

spaces target employers at different stages

START HERE. Lowest cost spaces for entrepreneurs & startups

GROW HERE. Medium cost spaces for emerging companies

STAY HERE. Larger Class A spaces for mature companies

Illustrative commercial use distribution

START: Start-up Space, Arts & Creative Economy, Start-up Space
GROW: Emerging Office, Corporate Office, Lab / R&D, Hotel
STAY: Corporate Office, Lab / R&D, Hotel

Work Opportunity

5,300 new permanent jobs

5 Number of additional local jobs created by one innovation job

60% Of additional local jobs are service jobs

Innovation Culture

partner with local thought leaders to expand culture

GREENTOWN LABS, UNION SQUARE, S&A, ASYLUM, WORCESTER

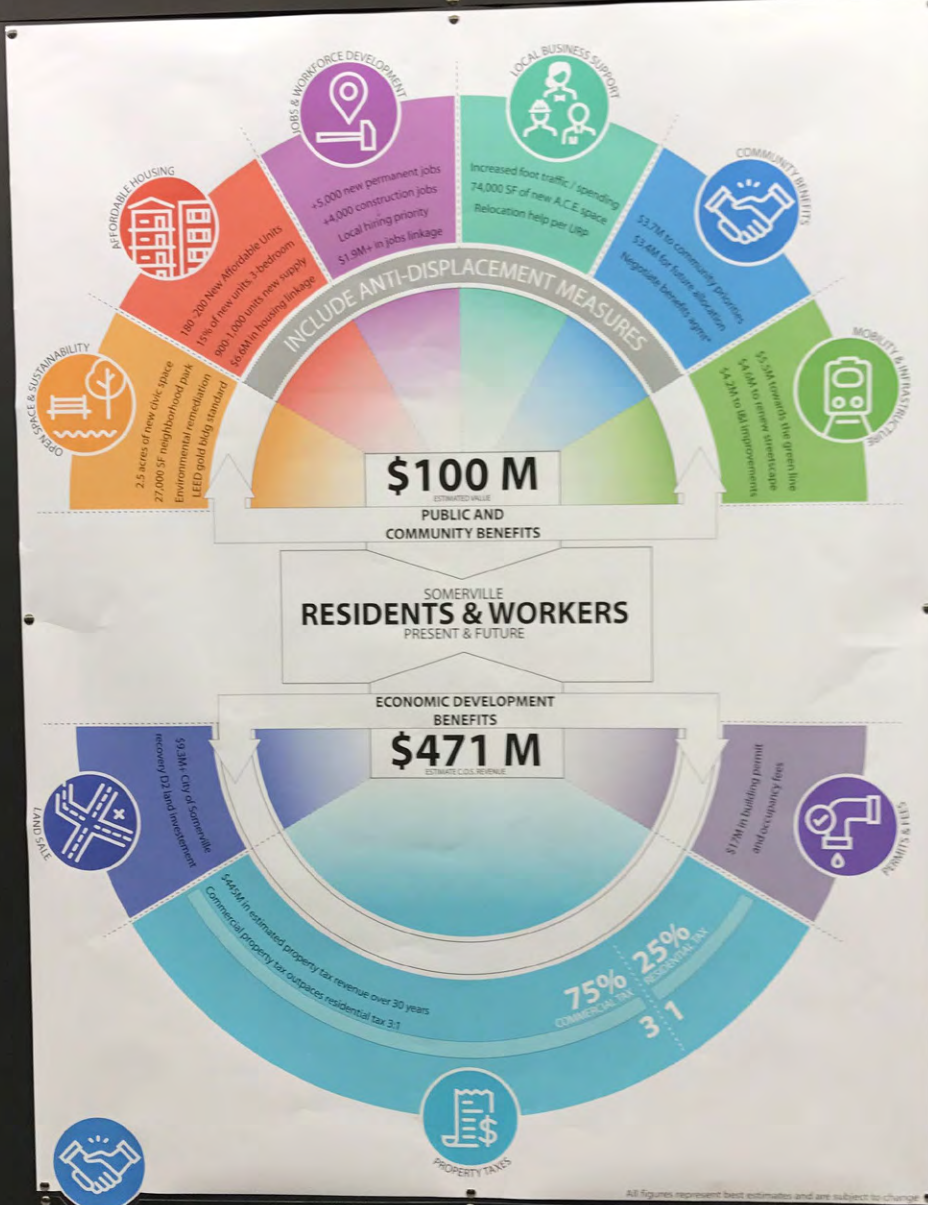
create new arts & creative spaces + opportunity

Question

What amenities or services would enhance Union Square's livability and/or contribute to creating a successful urban employment center?



COMMUNITY BENEFITS



* COMMUNITY BENEFITS PRIORITIES

As part of the \$100M in public and community benefits, US2 has committed at least a \$3.7M cash contribution to fund community benefit priorities determined by the community. In addition, US2 is committed to negotiating a community benefits agreement with the neighborhood council that is currently forming to address other means of collaborating to meet community objectives.

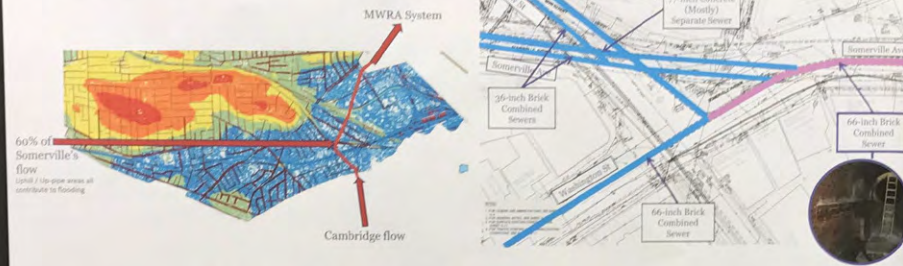
What additional community benefit priorities should be addressed?

CONSTRUCTION
 →



INFRASTRUCTURE IMPROVEMENTS

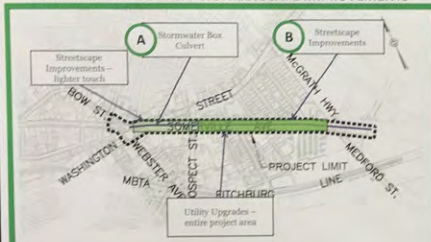
STORMWATER & SEWER NEEDS



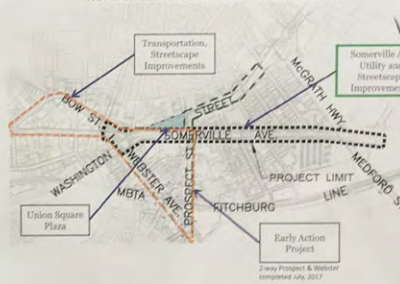
COMBINING INFRASTRUCTURE & MOBILITY

Pedestrian Prioritization

SOMERVILLE AVE UTILITY & STREETScape IMPROVEMENTS

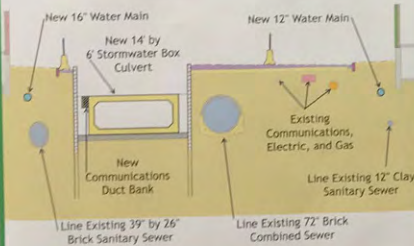


ROADWAY & STREETScape IMPROVEMENT



TYPICAL SECTIONS

A Box Culvert & Utilities | Typical Section



B Streetscape Enhancements | Typical Section



SURFACE IMPROVEMENTS

Bicycling for All Ages & Abilities Stormwater Green Infrastructure



Curbside Amenities

Enhanced Tree Growth



NEIGHBORHOOD PLAN

PROPOSED MASSING

Resident
Connect

PROPOSED MASSING

NEIGHBORHOOD PLAN



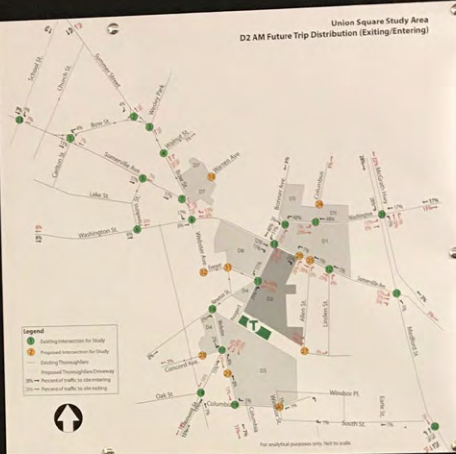
TRANSPORTATION

D2 Site AM Trip Distribution

An Origin-Destination study conducted in 2016 provided critical information about who travels to and from Union Square.

The percentages on the right indicate the estimated traffic flows to and from the D2 parcel. These figures represent residents of the new development as well as incoming employees and customers from around the northeastern Massachusetts region.

This same process is underway for all seven development parcels.



Parking Spaces per Lot

Lot	Accessory	Commercial	Bicycle
D1.1	50	19	
D1.2		385	163
D2.2		290	368
D3.1		270	289
D3.3		300	87
D4.3	25		14
D5.1	5		
D5.3	15		36
D6.1	55		51
D6.2	55		53
D7.1	20		32
D7.2	30		55
Total	255	1,245	1,166
	9%	47%	44%

Commercial and residential pedestrian access, accessory and public parking entry, and new thoroughfares are displayed in the site map to the right.



Bicycle Infrastructure

Dedicated bicycle facilities provide access to nearby neighborhoods as well as the remainder of Somerville, Cambridge and the greater Boston area. Ample bicycle parking provided at each site encourages cycling activity.

The Green Line extension will promote bicycle activity as a "last mile" connection to surrounding uses. Potential for additional Hubway facilities, bicycle-friendly retail uses, and public bicycle repair tools exists throughout the Union Square area.





URBAN DESIGN

NEIGHBORHOOD PLAN



PROPOSED MASSING

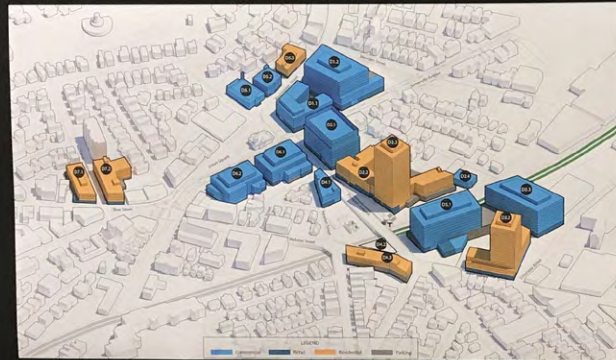


- Residential buildings targeted towards families.
- Connection from new pocket park to Bow Street

- Each of the 3 parcels shown in the neighborhood plan have remained and the historic former Post Office is being renovated into a market place

- The building massings have been shifted towards Prospect street to increase open space along Merrim Street to accommodate a new neighborhood park
- The residential program has been moved to D4.3

- The D2 block remains platted into 4 lots
- The open spaces has been aligned with the Prospect Street elevation. A new landscaped public stair and elevator provides access down to the T platform



Project Program

Commercial Space (61%)	
Office/Lab	1,158,000 SF
Retail	140,000 SF
Hotel	93,000 SF
Arts & Creative	74,000 SF
Sub-Total	1,465,000 SF

Residential Space (39%)	
Residential	933,000 SF
Sub-Total	933,000 SF
Total:	2,398,000 SF

Residential Units	
Market Rate	720-800
Affordable	180-200
Total Units	900-1,000

Public Realm + Civic Space	
Public Realm Improvements	110,000 SF
Civic Space	108,000 SF
Total	218,000 SF

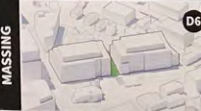
- The massings facing the residential neighborhood to the South and West have been lowered to better correspond to the surrounding scale
- The D6.1 building has been moved closer to Prospect Street to allow a wider through block passage and create a vibrant civic space

- D4.1 remains a building with a new civic space taking over the adjacent portion of Newton Street to allow a new pedestrian path and park

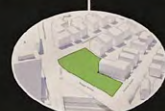
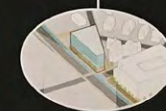
- The neighborhood park has been relocated to a more desirable location on D1.2 along Merrim Street
- The residential program from D1.2 has been moved to D4.3

- The commercial buildings and parking garage have been shifted to the rear of the site along the train tracks
- The residential program has been moved forward to line Webster Street with the base of the building, relative to the residential character of the neighborhood
- New sun filled open spaces sets the commercial and residential buildings back behind a landscape buffer along Columbia Street

PROPOSED MASSING



NEIGHBORHOOD PLAN





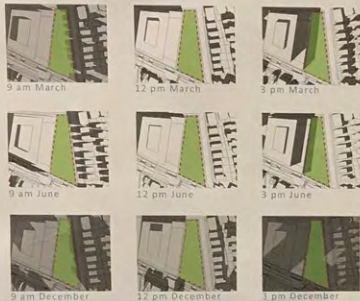
OPEN SPACE



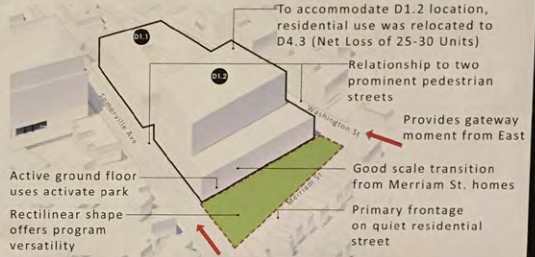
D1.2 Lush Greenery

D1.2 Artists Getaway

D1.2 Kids Play



D1.2 location addresses open space inequity, but central enough to serve all. D1.2 = 100% Commercial.



Abundant Planting



D1.2 Perspective View



Art Installations



Performance Space





OPEN SPACE



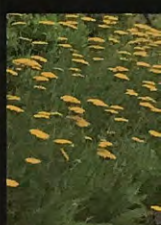
View 1 - D6



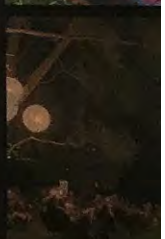
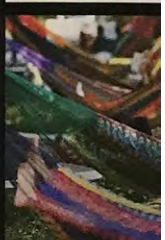
View 2 - D2



View 3 - D2



Abundant Pla





OPEN SPACE



OVERALL CIVIC SPACE MASTER PLAN



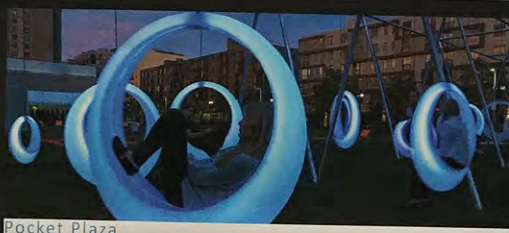
Neighborhood Park



Through Block Plaza



Pocket Park



Pocket Plaza



Plaza



Community Garden



OPEN SPACE

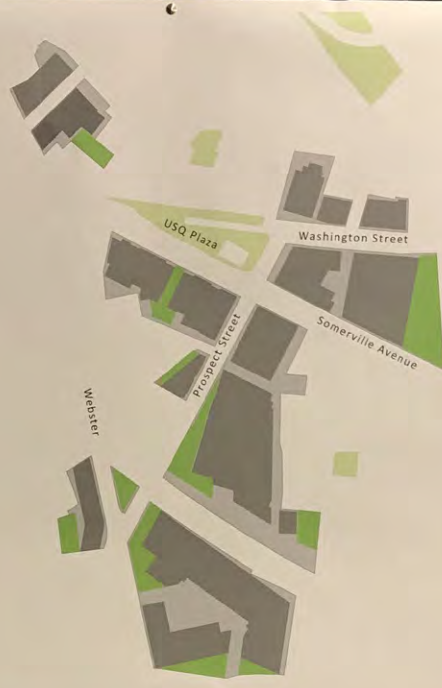
KEY PLAN

CIVIC SPACE TYPE KEY (USQ Zoning)

- Neighborhood Park
- Pocket Park
- Green
- Plaza
- Through Block Plaza
- Pocket Plaza
- Playground
- Dog Park
- Community Garden

Legend:

- Existing Civic Space
- Proposed Civic Space
- Proposed Development
- Area of Study
- Somerville/Cambridge City Line



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PRESENTATION MATERIALS FEEDBACK

September 5, 2017 – Union Square Revitalization CDP Neighborhood Meeting presentation board post-it note feedback itemization

OPEN SPACE

Overall Civic Space Master Plan Board

1. Behind condo's on corner of Walnut and Bow Street and purchase vacant lot on walnut street across from walnut street park – consider a linear park connecting stone place park and parking lot for Barrister's Bldg and put a green space on parcels 7.1 and 7.2 plus purchase parking lot
2. Park by 1.2 – best idea ever
3. Lets move this park (D1) to behind citizens – lets do both
4. We love Ricky's , it basically serves the function of a park right now. Pleas preserve it.
5. 26,000 SF park needs to be behind citizens bank
6. Love this pocket park (D7)
7. Future green path from stone place park to D7
8. – heart and soul of union park?
9. Please ensure landscaping reflects local biodiversity and is not just plants surrounded by mulch – the latter is bad for the environment
10. More street trees = great! What are provisions for keeping them healthy and replacing if necessary? We have lost several on our street in the past year. If trees are to make up a good chunk of green space, need plan to keep them around
11. Healthy old street trees
12. Big oaks, maples
13. Would love for bike path to connect all the way through GLX
14. D4.1 woonerf?
15. Other important spaces: community center, facility like the displaced Ruby Rogers Center, Safe injection site

Character view board

1. Playgrounds need to be natural – no crumbrubber
2. Are parks always desired?
3. More green within D2- make it a destination
4. More prograded spaces are better used
5. More green
6. More tree groves. Tres need interconnectedness for root system's communication and nutrient access
7. Park is too close to police station – in age of ICE raids for all to feel welcome
8. Spaces to throw a ball, sit on grass
9. More green, not just a sliver
10. Usable space more than pretty. Green space overhead, plants overhead.
11. Slivers and odd shaped green space may 'look' nice but I would want more usable space for socializing events
12. Expand sidewalk (over tracks) better pedestrian connection on prospect
13. Permeability
14. Perfect spot for neighborhood park (D7)
15. Make fluid and curving (Inn @ Harvard, Franklin)

16. More centrally located large park to extend USQ Plaza
17. More café dining
18. Encourage businesses to green
19. 48' tall sculpture at D4.2
20. Bocce a weird use of space – huge sand pits no one can use otherwise

Parks 'Note' Board

1. Food trucks
2. Lawn on D – temporary programming
3. Well maintained pathways
4. More community gardens
5. Need larger green space
6. Something for the kids
7. Storm water plan
8. View of prospect hill (from D2 alley)
9. Central green space on front
10. More green, less concrete
11. Walkability is important
12. Like spread out green space
13. Not usable along roadways
14. Like park to the east
15. More outdoor dining seating
16. Sustainability: “preparing for the future, increased shade”
17. Good location for park
18. Too close to police station
19. Proportion not great
20. Bad park location. Too narrow surrounded by 2 major roads (car exhaust) shadows of nearby building. D7.2 much better site.
21. Picnic / play catch
22. Do both parks, more green space for all
23. Is there more need for parking than a public safety building? Will the new location of the building still serve the community?
24. D7 park
25. Central park on D7.2
26. Citizens bank D7.2 site, Great location for Neighborhood Park. Close to Seniors, disables, families
27. D7, most central location for Union Square

D1 park board

1. Seating would be good for NU café
2. 6 months out of year in shade
3. Too shady, full shadow in winter, move park to D7.2
4. Open Space Grass!
5. D1.2 Park – not visible, security?
6. Park up against 5 story parking deck
7. Flooding zone

8. More green grass
9. Most use after work – still in shade

Civic Space Preferences Exercise

1. Pass through road from school
2. Location to vote, city hall annex :)
3. We want Rickys!
4. Still want to see green space here (D1.1)
5. Streets on three sides building > park
6. D1.2 bad place for park. Too narrow, in shadow by tall buildings, parking garage, near major road/car fumes, see D7.2
7. Add rest of comments from board

URBAN DESIGN

1. Please show actual heights on each building
2. Will the affordable units be distributed equally on all residential sites?
3. D7.1 Good place for community center
4. Ricky's is not articulated anywhere in this plan – no vision for relocation
5. Community Center with Roof access for greenhouse to encourage community – especially inter-generationally
6. Want more modulation of housing walls
7. Greenhouses? Would be good for year round use
8. w/roof access for greenhouse: community center for all paid for by US2
9. CBA green space, 40% affordable jobs for Somerville
10. Commercial % is great to allow small business owners space to grow and stay
11. Don't want it to feel like an office park
12. Who will manage the hotel?
13. Ricky's not located yet, uh oh
14. What happens to immigrant-owned small businesses
15. How do we keep building from becoming sterile? (like seaport)
16. Need to accommodate resi parking here (behind D4.1)
17. Wish there was a larger green space in the center
18. Worried about construction disruption
19. Check electro-magnetic field (substation)
20. Enclose substation please!
21. Need more green space – 'claustrophobic'
22. A bit overwhelming BUT looks good as parcels...
23. Cutting up green space into too many little pieces
24. Too easy to privatize green on D3+ others
25. Worried about scale near "Tazo's and neighbors 80 webster (want more setback)
26. Need lab space – More small, medium, and large,
27. CDSP is meant to be a public process, there appears to be only
28. Open space is too fragmented, broken into two small parcels
29. Luxury apartments (Gap? Workforce? Solution? – Affordable Apartments
30. Green feels too suburban
31. Can Somerville require units that have cars to park on site or not have a car?

32. Show small space for entrepreneurs: lab, retail, etc, startups
33. D3 buildings are good sound barrier
34. Can we have a public observation deck?
35. Can we move the green of D2 internally?
36. Can green walls, roofs, be incorporated more
37. Concern that housing will be too much luxury, NOT Somerville
38. 25 stories is too high, actually height, 250'?
39. Tower is too tall for Somerville
40. Good to put affordable mixed around in towers too
41. D1 park is nice for this neighborhood
42. Worry about traffic with all this development
43. Density! Want to see housing taller near transit
44. Too tall (D2.2 and 3.2)
45. Distribution between luxury rental + condo.

COMMUNITY BENEFITS

1. Indoor community space and meeting space
2. Indoor community space/center
3. 3.7M is the total community benefits contribution (128k per year), the remainder of 19M are required contributions to infrastructure, GLX, jobs linkage (all regulated by zoning)
4. Higher % of affordable housing. People can't afford to live here anymore
5. 20% is not enough
6. Higher % of 3 bedroom affordable units so families can afford to live here
7. At least 50% of affordable units need to be 3 bedroom
8. We need housing that is affordable AND affordable housing
9. Homeownership
10. We need affordable office space
11. Please don't fight to decrease jobs linkage fee
12. Create access and opportunity committee for jobs
13. It's not just about jobs, it's about family-supporting jobs. Ensure construction jobs are family supporting wage.
14. Subsidize the current businesses so those who aren't owners can afford to keep renting here
15. Funds set aside to subsidize small businesses like Ebi-Sushi and Bukkyung?
16. US2 needs to negotiate a REAL community benefit with the community
17. Build inexpensive small offices for start ups, wework and coffee shops are too small. Flexible Space that could be enlarged.
18. Are there opportunities for Somerville businesses that aren't artists?
19. Rent on retail should be affordable to Somerville residents to an extent.
20. Union Jobs for all construction
21. A lot less parking
22. Increased money for CBA, decreased 'open space' – larger unified parks

EMPLOYMENT CENTER

1. Please contribute meaningfully to a job training fund for local residents to have career pathways to better paying jobs.
2. What reduces displacement? Offering jobs/training to locals – US2 doing any of that?

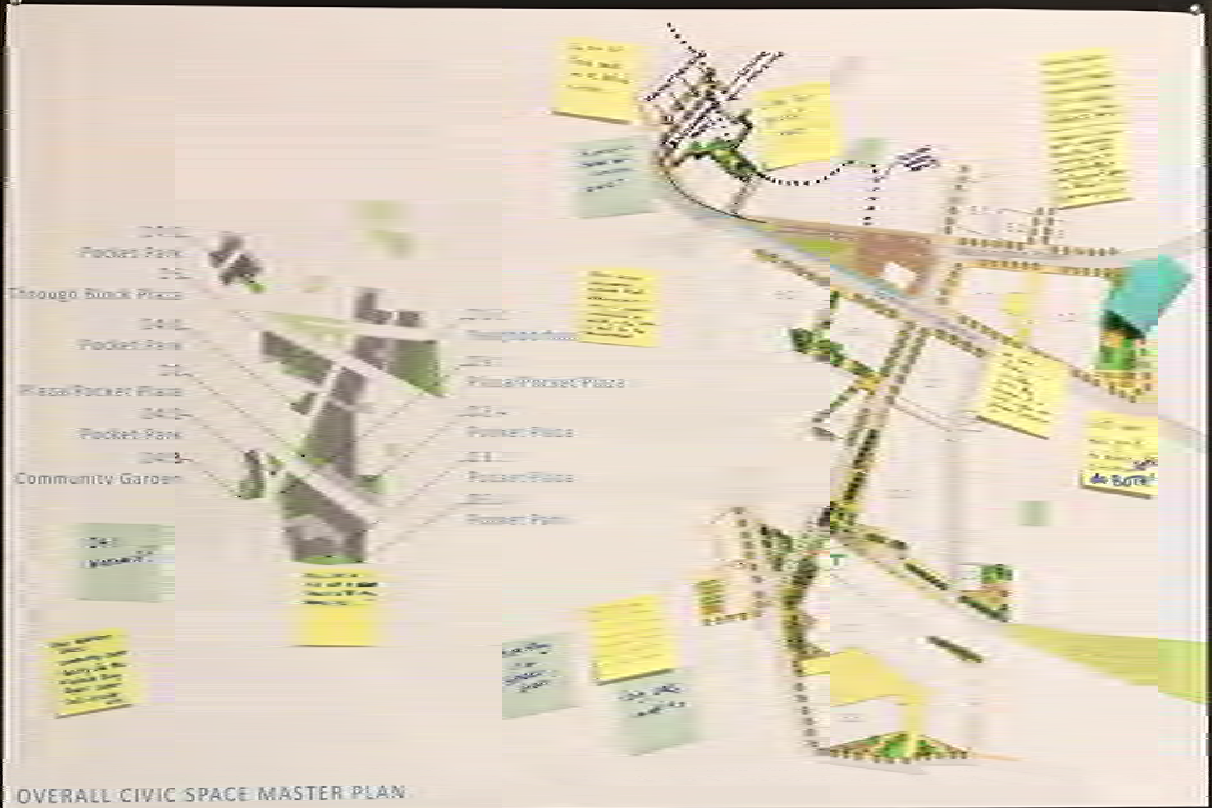
3. Living wages
4. You guys fund workbar – not sure we can call them thought leaders
5. Lunch time appointment services for employees...dentist, post office, civic space to vote
6. To encourage long-term ownership and keep Somerville affordable, restrict annual increases in sale price of certain units over a certain # of years. Once unit sells, repeat process. ← yes this (like aposthian buildings).
7. Affordable housing
8. Rent control

TRANSPORTATION

1. Stagger work hours
2. Left turn arrows (Somerville onto Webster, Somerville to Bow)
3. Crosswalk please (Somerville, between Linden and Medford)
4. Crosswalk please (Washington between Prospect / Allen)



OPEN SPACE



OVERALL CIVIC SPACE MASTER PLAN



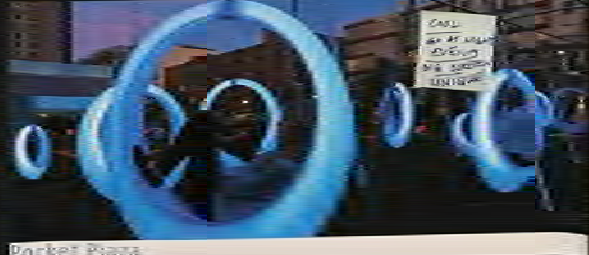
Neighborhood Park



Through Block Plaza



Pocket Park



Pocket Plaza



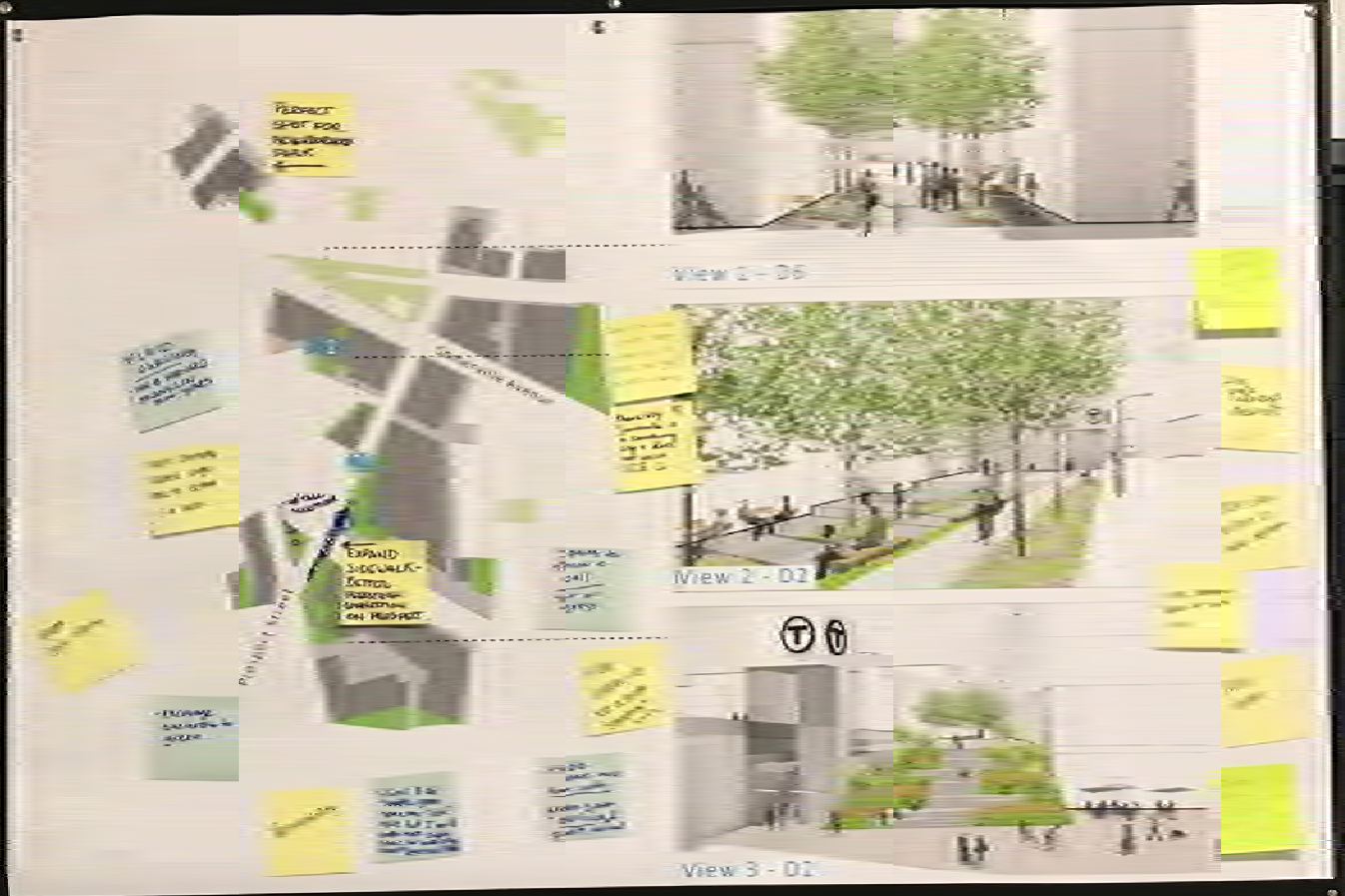
Garden



GARDEN

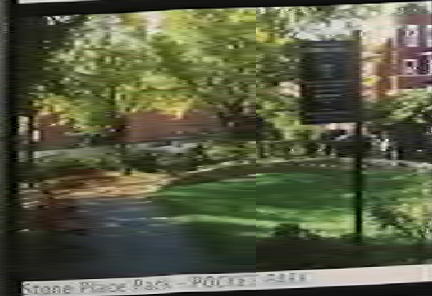
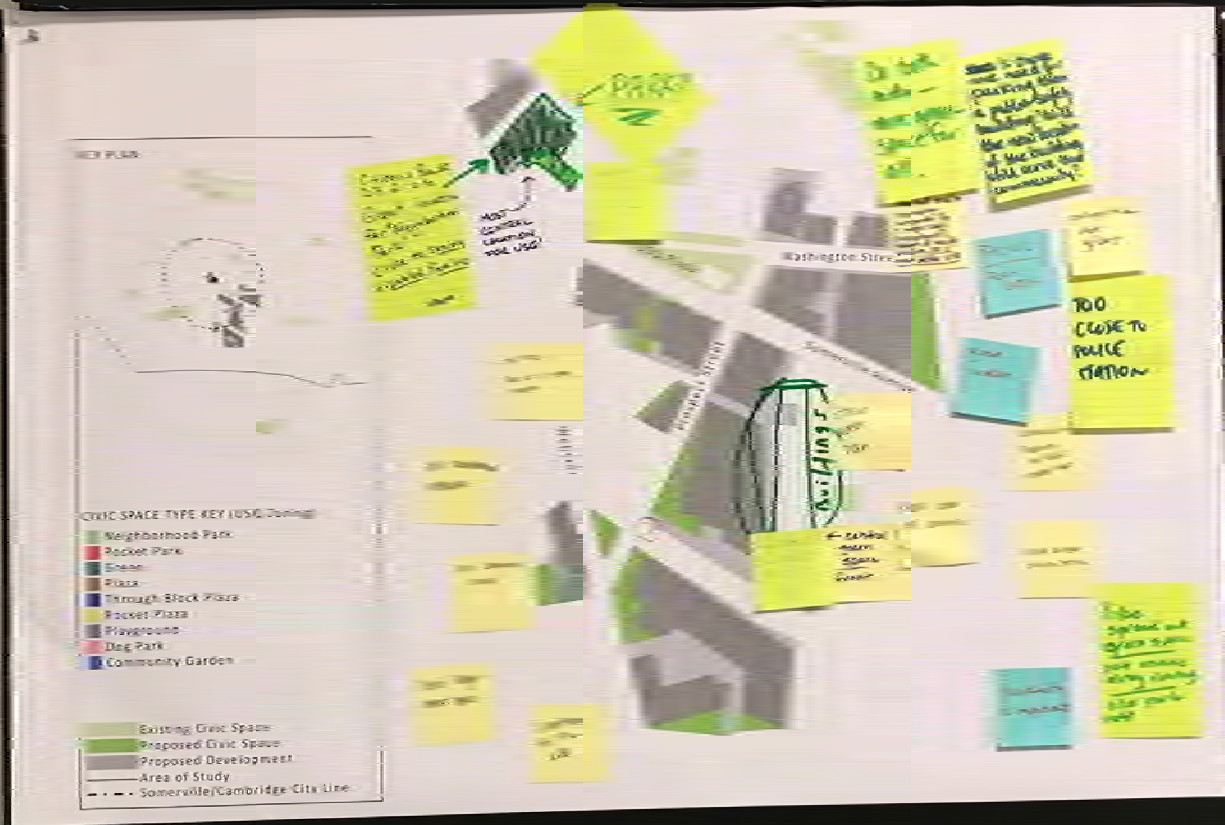


OPEN SPACE





OPEN SPACE





OPEN SPACE

D1.2 Lush Greenery **D1.2 Artists Getaway** **D1.2 Kids Play**

D1.2 location addresses open space inequity, but central enough to serve all.
 D1.2 = 100% Commercial.

To accommodate D1.2 location, residential use was relocated to D4.3 (Net loss of 25-30 Units)

Relationship to two prominent pedestrian streets

Provides gateway moment from East

Good scale transition from Merriam St. homes

Primary frontage on quiet residential street

Active ground floor uses activate park

Rectilinear shape offers program versatility

9 am March 12 pm March 3 pm March
 9 am June 12 pm June 3 pm June
 9 am December 12 pm December 3 pm December





ACCOUNTING OF PINS PLACE ON CIVIC SPACE BOARDS

Participants were asked to indicate their preferences for civic space types in particular locations by placing colored pins that each represented different civic space types.

Location	CIVIC SPACE TYPE OPTIONS								Totals	% of pins placed	
	Neighborhood Park	Green	Pocket Park	Plaza	Through Block Plaza	Pocket Plaza	Playground	Dog Park			Community Garden
D1.2	14	3	1				2	3		30	26%
D2.4		2		1			1			4	3%
D3.1		4		5			1			10	9%
D3.2		2				6	1			9	8%
D3.3		1		1	1		1	1	2	7	6%
D4.1		1	2						3	6	5%
D4.2		1	2					3		6	5%
D4.3		3	3						4	10	9%
D5.1					3				3	3	3%
D6.1		3							3	9	8%
D7.2	18		1			2		1		22	19%

TOTALS BY CIVIC SPACE TYPE

Totals	32	20	9	7	3	1	13	9	22	116	100%
% of pins placed	28%	17%	8%	6%	3%	1%	11%	8%	19%	100%	100%

MOST PINS PLACED



URBAN DESIGN

NEIGHBORHOOD PLAN



PROPOSED MASSING

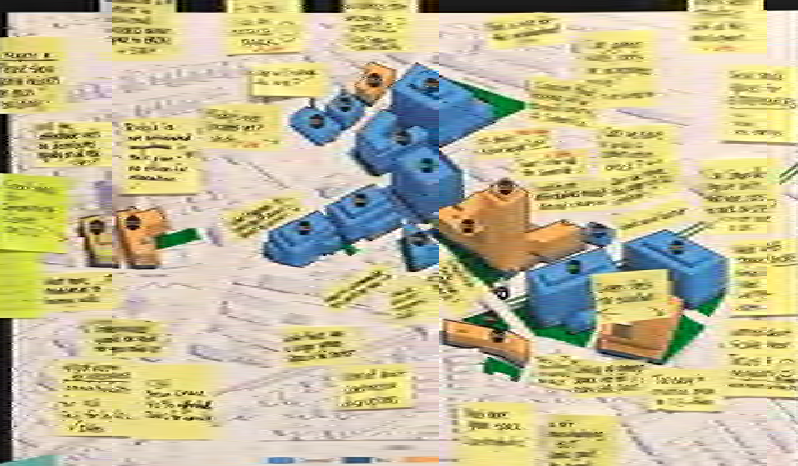


• Residential building height/footprint limits.
• Connection from new building back to Bow Street.

• Each of the Spencers shown in the Neighborhood Plan have remained in place. Historic former Post Office is being preserved with a modern facade.

• The building heights have been defined broadly. Project intent to increase open space along Main Street to accommodate a new neighborhood park.

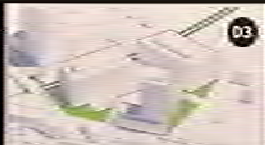
• The building heights have been defined broadly. Project intent to increase open space along Main Street to accommodate a new neighborhood park.



Project Program

Commercial Space (61%)	
Office/Lab	1,058,000 SF
Retail	240,000 SF
Hotel	95,000 SF
Arts & Creative	74,000 SF
Sub-Total	1,467,000 SF
Residential Space (39%)	
Residential	933,000 SF
Sub-Total	933,000 SF
Total:	2,398,000 SF
Residential Unit Mix	
Market Rate	725-800
Affordable	180-200
Units	900-1,000
Public Realm + Open Space	
Civic Space SF	103,800 SF
Additional Public Realm	46,000 SF
Total	154,800 SF

PROPOSED MASSING



NEIGHBORHOOD PLAN



• Building height reduction height allowed to the adjacent corner element to better correspond to the existing building height.

• D4.1 remains a building with a new civic space taking over the adjacent corner element Street to allow new pedestrian path access.

• The neighborhood park has been relocated to a more desirable location on D1.2 along Main Street.

• The residential program from D2.2 has been moved to D4.3.

• The commercial program has been shifted to the rear.

• The residential program has been moved forward to the rear.

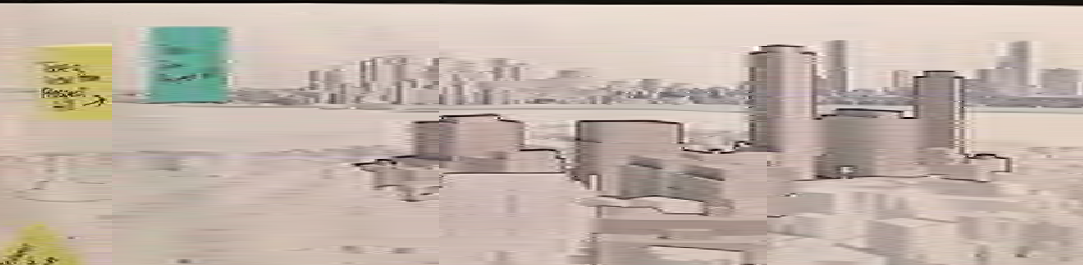
• The residential program has been moved forward to the rear.

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• The residential program has been moved forward to the rear.





EMPLOYMENT CENTER

SomerVision

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



What makes a successful employment center?

What makes a successful employment center?

Connectivity

GREEN LINE

Cluster

Vibrant Mix of Uses

39%

Continuum of Work Spaces
spaces target employers at different stages

WORK SPACE

STAY HOME

Illustrative commercial use distribution

Work Opportunity

5,300

5-

60%

Innovation Culture

Question

What amenities or services would enhance Union Square's livability and/or contribute to creating a successful urban employment center?

Living through job and stress



TRANSPORTATION

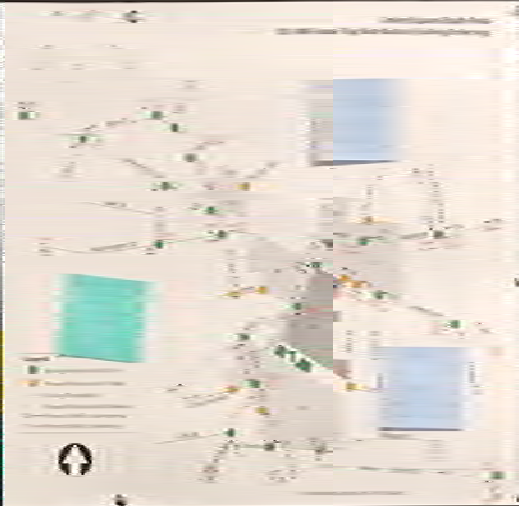
D2 Site AM Trip Distribution

An Origin-Destination study conducted in 2016 provided critical information about who travels to and from Union Square.

The percentages on the right indicate the estimated traffic flows to and from the D2 parcel. These figures represent residents of the new development as well as incoming employees and customers from around the northeastern Massachusetts region.

This same process is underway for all seven development parcels.

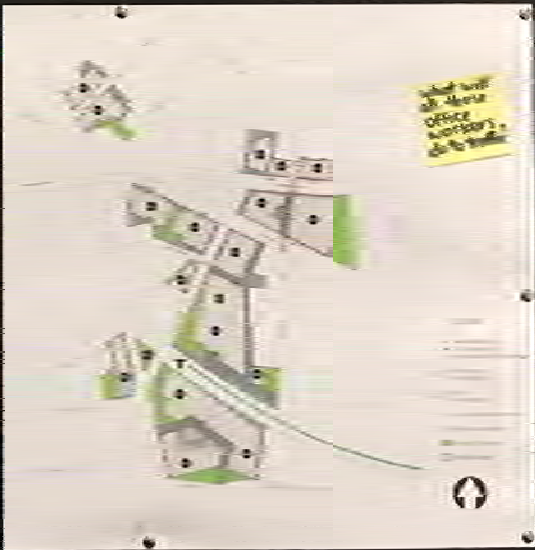
Stagger work hours



Parking Spaces per Lot

Lot	Residential	Commercial	Notes
01.1	100	100	100
02.1	100	100	100
03.1	100	100	100
04.1	100	100	100
05.1	100	100	100
06.1	100	100	100
07.1	100	100	100
08.1	100	100	100
09.1	100	100	100
10.1	100	100	100
11.1	100	100	100
12.1	100	100	100
13.1	100	100	100
14.1	100	100	100
15.1	100	100	100
16.1	100	100	100
17.1	100	100	100
18.1	100	100	100
19.1	100	100	100
20.1	100	100	100
21.1	100	100	100
22.1	100	100	100
23.1	100	100	100
24.1	100	100	100
25.1	100	100	100
26.1	100	100	100
27.1	100	100	100
28.1	100	100	100
29.1	100	100	100
30.1	100	100	100
31.1	100	100	100
32.1	100	100	100
33.1	100	100	100
34.1	100	100	100
35.1	100	100	100
36.1	100	100	100
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61.1	100	100	100
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81.1	100	100	100
82.1	100	100	100
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89.1	100	100	100
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91.1	100	100	100
92.1	100	100	100
93.1	100	100	100
94.1	100	100	100
95.1	100	100	100
96.1	100	100	100
97.1	100	100	100
98.1	100	100	100
99.1	100	100	100
100.1	100	100	100

Commercial and residential pedestrian access, accessory and public parking entry, and new thoroughfares are displayed in the site map to the right



Bicycle Infrastructure

Dedicated bicycle facilities provide access to nearby neighborhoods as well as the remainder of Somerville, Cambridge, and the greater Boston area. Ample bicycle parking provided at each site encourages cycling activity.

The Green Line extension will promote bicycle activity as a "last mile" connection to surrounding uses. Potential for additional Hubway facilities, bicycle-friendly retail uses, and public bicycle repair tools exists throughout the Union Square area.



US2 DISCUSSION NOTES

September 5, 2017 CDP Neighborhood Meeting

US2 discussion notes

In addition to the written feedback provided by meeting participants that is outlined elsewhere in this appendix, the US2 participants noted the following additional comments that were part of discussions at the open house.

URBAN PROJECT PROGRAM & DESIGN

PROJECT MIX

- Several attendees were supportive of 61/39 commercial/residential mix
- Several people also noted that they felt residential was important to avoid feeling “sterile” like Kendall Square and to help with housing affordability
- Several participants would like to see more detail about ACE space and how it will be subsidized so that small immigrant retailers, startups, etc. can actually afford it
- There is interest in an indoor civic space being included in the project
- Many questions and comments about project timing and phasing
- Also participants wanted to understand how they stay updated on the process

DENSITY & HEIGHT

- Seemed most understood that there would be some much taller buildings coming to Union Square and a few expressed specific support for height
- Others expressed surprise at the scale of the redevelopment, including residential tower heights
- Several people asked us to put the actual height in feet on every building, rather than just showing the number of floors, since office and residential floor to floor heights are different
- 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
- A few people said D3 buildings lacked the setbacks and sensitive massing that would create a better pedestrian scale; some would rather see residential tower hidden in the back

HISTORY OF PROCESS NOT WELL UNDERSTOOD

- Several people asked the question, “why is there so much density proposed?” and our team traced the process from SomerVision (determined Union Square as a location for employment hub but infrastructure and transit improvements are required), the Neighborhood Plan (groups participating in locating and shaping the program), through Zoning, and now the CDSP.
- Several neighbors distanced themselves from the Neighborhood Plan and expressed dissatisfaction for the density shown therein

HOUSING AFFORDABILITY

- Many people wanted more information than just the 20% number, such as:
 - How is the 20% distributed across the sites? 20% of each residential building? Or more in the low-rises?
 - What's the breakdown of rental vs. ownership?
 - How is the affordable rent calculated?
 - If 20% is deed-restricted, then how much is actually affordable to workforce renters?
 - Will the other 80% be all luxury or will the rents scale up between affordable and luxury?

OTHER

- People want more green houses, green roofs, and other unique Somerville elements where community can gather (e.g. someone asked for a community viewing platform – on one of the towers)

OPEN SPACE

GENERAL

- Many people were interested in talking about open space
- Several comments were made about how there should be more green space and/or it should be aggregated rather than spread out on all the sites
- Some people liked distribution of spaces, some would prefer it consolidated
- Most expressed desire for open green space – over hardscape
- Our graphic didn't adequately distinguish between plazas, pocket parks, and parks, so attendees thought each space was literally green
- Sometimes there was a lack of history of how the open space percentage has been increased throughout the process based on neighborhood input
- Interest in street trees, permeable paving, storm-water management
- Some liked the active cool spaces like lawn on D, food trucks etc., cool lights
- Several comments asking for larger open spaces for playing fields

SPECIFIC SITES

- Many attendees voiced their support for D1.2 neighborhood park location based on traffic at 4.3, open space equity and economic justice
- A number of people felt location of neighborhood park on 1.2 would be beneficial to the larger community beyond Union Square. The residential community on the east side of McGrath Highway could benefit from this location.
- A couple of people asked questions on the height of the building adjacent to the park on 1.2 and shadow concerns.
- Union Square Neighbors group consolidated support for neighborhood park at 7.2 - they advocated that it would get more use, could serve adjacent senior housing and would be more sunny
- Ambivalence on the D2 plaza and if it should be more park-like or plaza-like
- Concerns about traffic next to D2.2 Plaza
- One resident suggested turning 4.1 into a woonerf for driveway access
- Other residents suggested including green space to east of D2 instead of along Prospect
- Several positive responses to the D4.1 civic space as a match for their daily walk towards the square
- Only one person mentioned 4.3 as the neighborhood park location and they lived across from it
- D3 open spaces felt 'too suburban', 'will feel private to those buildings', 'broken into too many pieces'
- Several concerned that there was a place for Ricky's in Union Square, but suggested it doesn't have to be his current location.
- If Ricky's were to go in adjacent to the new park at D1.2, some voiced concern that part of neighborhood park area would be a commercial use

TRANSPORTATION

GENERAL

- Many individuals inquired about the changes to Prospect and Webster
- Concerns from local residents about being able to turn left onto Prospect NB
- The level of interest in future improvements to the general transportation network per the City was high
- Improvements to bicycle infrastructure on Somerville Avenue were viewed favorably
- The need for new crosswalks was emphasized, particularly across the western portion of Somerville Ave and the southern portions of Webster and Prospect, as well as at the intersection of Webster and Prospect
- Interest in protected and/or off-road bicycle facilities (like Western Ave in Cambridge) was also high
- Concern over traffic through Union Square, including traffic traveling to and from McGrath Highway
- Concern that Union Square traffic is already difficult, and that the development will just add more vehicles
- Interest in the shared street concept for Bow Street from the neighborhood plan
- Questions about what bicycle infrastructure the US2 project will support on the local streets

SITE ACCESS AND PARKING

- Concern over proposed parking was raised, given that a net gain in parking may incentivize more driving
- The loss of street parking along Somerville Ave and Bow Street due to long term City roadway improvements was raised as a concern
- The idea of monitoring D2 parking to calibrate parking needs at other sites and uses was viewed favorably
- Removing heavy trucks from the roadway network was raised as a priority, with emphasis on ensuring loading activities do not impact traffic adversely
- The potential for night time (12AM-4AM) loading was raised
- Support for the concept of “unbundling” parking from sales of units to create affordable options

COMMUNITY BENEFITS

- Many expressed interest in middle class housing opportunities. A single mother, an aspiring life sciences CEO and a number of other residents all asked for us to create middle income housing.
- Several people asked whether we would have space available for nascent businesses that weren't artists. One question was raised as to whether the artist space would be subsidized.
- Many concerned local hiring and how it would be enforced. Others asked about union construction, set asides for women and minorities as well as living wages.
- There was support for US2's commitments to Somerville and veterans preferences for construction hiring.
- Several local advocates were seeking more public and community benefits, including more affordable housing (more than 20%+, more 3 bedrooms), more contributions and more open space.
- One attendee did not like the format of the neighborhood meeting and would have preferred an opportunity to speak publicly. Another suggested the Somervision process should be re-opened.

EMPLOYMENT CENTER

- Discussions included the difficulty of bringing office or lab building to Somerville where it doesn't exist and they generally appreciated US2's strategy to get there
- One resident asked if we were going to have lab space similar to the shared office models, where young scientists with an idea, like his wife, could rent small one person labs or small generic lab space to get themselves started
- What research went into the statement that 5 additional local jobs were created for every innovation job?
- One person wanted the project to commit to local hiring during construction but wanted to require tenants to hire locally, offer job training and promise to pay a living wage.
- Several stakeholders were interested in learning about what would be going up around them.
- One resident was interested in leasing a space in one of our commercial buildings
- A number of people expressed interest in understanding how relocation of existing business would be handled (e.g. what is the plan for restaurants that will be affected?)
- There were a number of questions about the eminent domain process

EXIT SURVEY

US2 Community Open House
Exit Survey



Thank you for joining us! Please take 5 minutes to fill out the survey below. If you would like to complete the survey online, it will be available until Friday, September 8th. Please go to: www.surveymonkey.com/r/US2survey

How did you hear about the Community Open House?

- Newspaper Flyer Mailer
 E-mail Friend Other: _____
(please specify)

What content was of particular interest to you? *(select all that apply)*

- Employment Center Open Space
 Community Benefits Transportation
 Urban Design Infrastructure Improvements

What else would you like to know about the Coordinated Development Plan for Union Square?

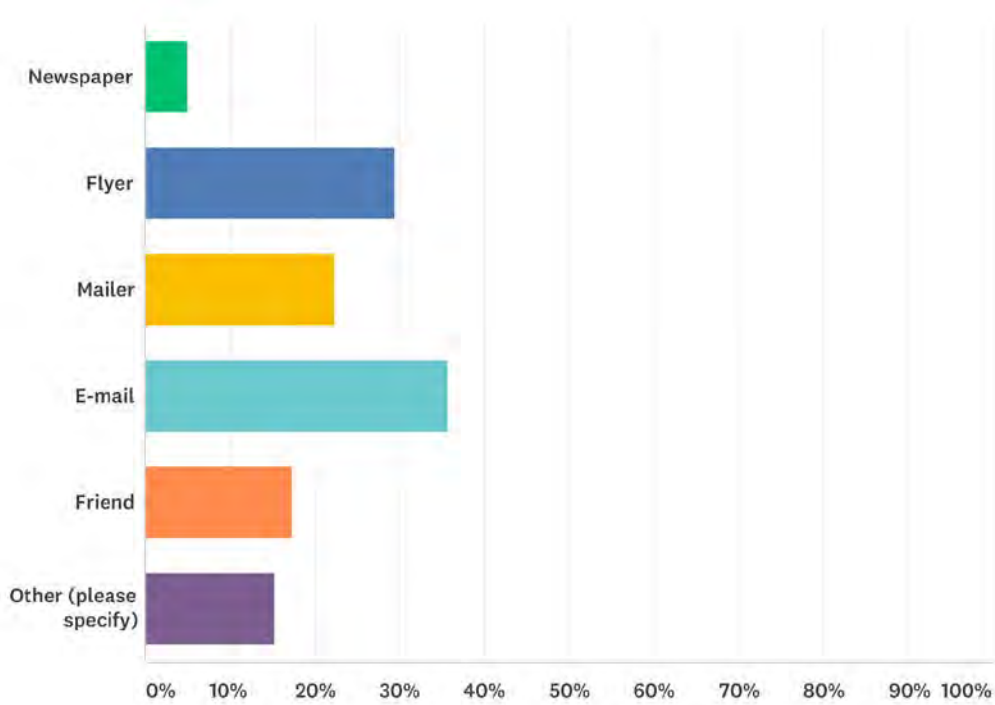
What additional comments, questions, or concerns, if any, do you have regarding the D1-7 parcels or the Coordinated Development Plan?

Contact Information

Name: _____
Zip Code: _____ Phone: _____
E-mail: _____

US2 Community Open House Exit Survey Results

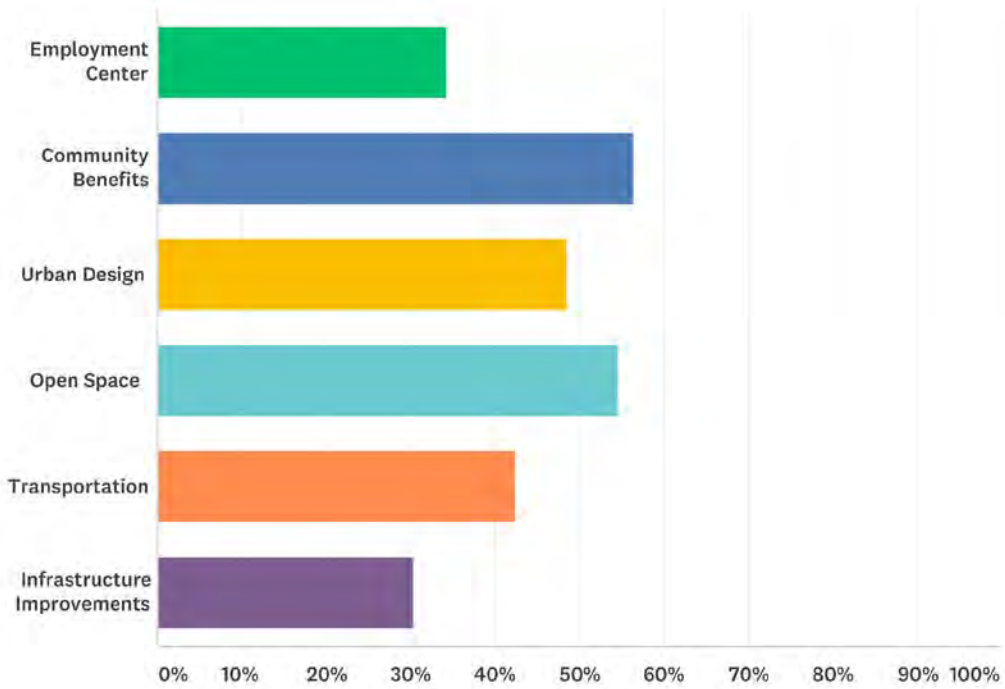
How did you hear about the Community Open House?



ANSWER CHOICES	RESPONSES	
Newspaper	5.10%	5
Flyer	29.59%	29
Mailer	22.45%	22
E-mail	35.71%	35
Friend	17.35%	17
Other (please specify)	15.31%	15
Total Respondents: 98		

US2 Community Open House Exit Survey Results

What content was of particular interest to you? (select all that apply)



ANSWER CHOICES	RESPONSES	
Employment Center	34.34%	34
Community Benefits	56.57%	56
Urban Design	48.48%	48
Open Space	54.55%	54
Transportation	42.42%	42
Infrastructure Improvements	30.30%	30
Total Respondents: 99		

US2 Community Open House
Exit Survey Results

What else would you like to know about the Coordinated Development Plan for Union Square?

of years per phase
Affordable Housing
During construction, how is traffic going to be managed?
How will US2 work with the city?
Will US2 have a point person?
How will US2 work with MBTA/MBCR?
All set for now
any more meetings?
Are you actively making multiple plans for the neighborhood park (see below)
Athletic plaza, fields on roofs
- Family-friendly housing neighboring open space
- Locations of indoor public space, like YMCA
Basis for projections.
Opportunity to discuss the implications of each scenario on the tax revenues, on each planning issue, on the affordability of related housing markets...
Changes in proposal construction, construction timeline
Commencement of development and duration of project
Community center

Construction timeline, building commercial to building residential timeline. Plan for displaced business.
Copy available?
Everything was explained well.
Everything: more community meetings at the beginning of each step to have better involvement & communications.
Expected to be more than it is, meeting was just boards on the wall
For 60% of added jobs that are service jobs, can you insist on companies paying a \$15 min wage and not opposing unionization (labor peace or neutrality agrments)
Future steps and future community meetings
How can the traffic be controlled with buildings containing so many new people.
How current home and biz owners will be effected + can make collaborative decisions w/ US2
How does zoning and long term city planning support this planning effort?
How long will things take.
How much is the price, what company?
Who is the architect?
how much retail space would be (rent)

How to avoid generic, placeless buildings
How to contribute to building design decisions
How to get involved or be employed with this project
How will tonight's feedback be incorporated into future plans?
How will your profit seeking development benefit low income and minority residents?
I learned enough tonight.
I would like to know more about accountability structures-once these goals are set, will there be a transparent process in place (like this!) for community members to keep tabs on things once they are happening?
I would like to see more balconies on residential developments. Would like to know where is next meeting. Can we vote on suggestions from developer?
I would love to see some clarity/ transparency about the feedback you called and how it will be used or has been used to far
Just want to get updates
More details on housing stock-specifically affordability (how affordable is defined)
My biggest concern is housing affordability and diversity of residents who can afford to stay/live here.

US2 Community Open House
Exit Survey Results

not much... have been following for some time
People where not too informed, except for the person at the "employment center"
Plans to move the public library? to connect the bike path down the GLX? what % of affordable units are for rent/ownership? what plans are in place to protect immigrant owned businesses?
Political process (agencies, deadlines, process, phasing)
Projections for cot, potential profit, risk as part of the development. In general, a more transparent fiscal process.
Reclaim storm water for when we have epic drought caused by climate change. Why is D7 off the table for a full park???? That is a big change.
Required parking in residential units
Residential Programs
Schedule of projects.
Shadow effect and tunnel effect of tall builds

Somerville Jobs -
Displacement to Stop -
Specifics regarding affordable housing and community benefits.
staging
-pedestrian & bicycle safety during construction
Staging
Thank you for holding this event- it was illuminating! It is also a little discouraging to see how much of this project was set in stone long ago. How much is US2 willing to shift its current plan to meet community needs?
Timeline & other opportunities in the future to give input.
Timeline, summary of plans as they develop, dates for meetings and events
to not be planned to especially fit business/market, to not overdevelop because in focused area shouldn't be overdeveloped. look for a repurposing for the better of crowded area at union intersection.
traffic mitigation, affordable housing & displacing residents

very clear plan.
What are the next steps in the community process? How much of the plan we saw tonight up for debate?
What is being done to seek state financing for >20% affordable housing?
what is happening to the plaza
When the community meeting will take place?
When will begin?
When will d 2 blocks start construction?
will you follow thru on all you have promised
Yes
Bike Path
- Get kids-do it at the High School
-do A joint effort- invite co sponsors including
- Canopy
- Bow Center
- Artisans Asylum
- Greentown Labs

US2 Community Open House
Exit Survey Results

What additional comments, questions, or concerns, if any, do you have regarding the D1-7 parcels or the Coordinated Development Plan?

* couple more meetings like this, please
* will be interested to see how the materiality/fabric for each building develops
* green space=key/ outdoor cafes/ outdoor programmed space
* Extend area for current farmers market and festivals
* wish was there a larger plan in regards to renewable energy than LEED and GaD for each individual building
A bunch of community members seem to feel that their feedback so far has been ignored
- Too much car parking
A greater percent of affordable housing
Affordable Housing
Displacement
Union jobs
Buildings to high
Buildings to high
Buildings to high
Commercial development on the D-2 pgt
Concerns about future affordability of Union Square and concerns that it will shift to a sterile, tech only, environment where current residents won't

be able to live. Hope to continue to see plans that take into consideration current residents while creating housing to alleviate housing shortage in Somerville.
Cover the sub station
D1.2 bad place for park. Too narrow, bordered by two major roads w/ car exhaust. In shadow often even w/ staggered nearby building height. Next to parking garage + concrete wall (won't feel open). Need park in D7.2-heart of Union Square. Will be on a shared street. Right next to family, elderly, and disabled housing.
D4.1 is silly :)
D7 for large park
Didn't get to understand what was going on, wasn't possible to learn more
Do not vie Prospect St for construction staging- it will be too great a danger to cyclists
Focus on 1. Transfer fee for housing- NOT on zoning
2. Generating incubator and artisan jobs
Great presentation
help people understand green space dimensions by making comparisons to similar areas
how long before they start building Phase one
How will it affect the integrity of Union Square

How will the city/ US2 be attempting to help current residents afford (jobs) the rising rents?
I am not sure what D1-7 is
I heard contentious discussion about the plan's intent to address the concerns of the community. Will there be active steps to incorporate the feedback received today?
I want to make sure that
I would like to support including a space for voting, registering to vote - a City Hall Annex of sorts
I'm slightly concerned about the lack of large open/community space. Such space seems to be concentrated in setbacks which can often be co-opted by the private entities that front them (e.g. sidewalk cafes). But the thoroughfares for vehicular parking are interesting.
Imminent domain
Impact on traffic during development
Impact on property values & taxes
Let's work together, build trust, and make an awesome city.
Location by D1 park - too close to traffic
Looks very good
Love the direction everything is heading. Can't wait to see the building begin!

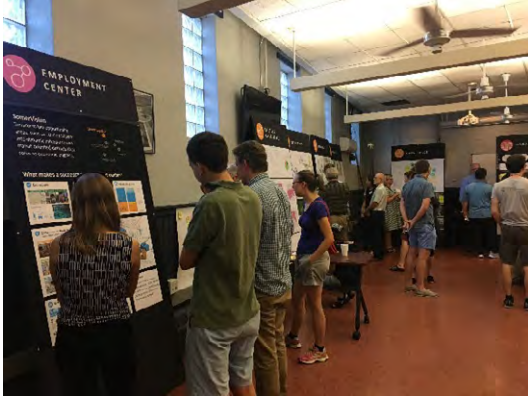
US2 Community Open House
Exit Survey Results

Maintain Ricky's. The path from the T to the square will have a heavily congested street next to lusteael, a green path to the T from the square should go on the other side of D2 (1/2/3). Will there really be a loading dock from the park behind D-1?
Make sure Ricky's stays
My main concerns are around affordability and maintaining some of the character of Union Square. US2 has come to change the neighborhood- how will you ensure that the people who made it into a desirable place to begin with are able to continue living and thriving here?
Need to see neighborhood park on 07. Is planning integrated w/ city planning?
Neighborhood park on D7!!
No 29-story building?
None right now
Not sufficient opportunity for real input in addition to a quick view of the overviews. Only one night right after labor day
Overall, I like the plan.
Propose a linear park from the Post Office roof part to Walnut St. park via Stone Place Park.
Put Neighborhood Park on D7, not D1. Where is community center?
Reiterate: more green space is needed

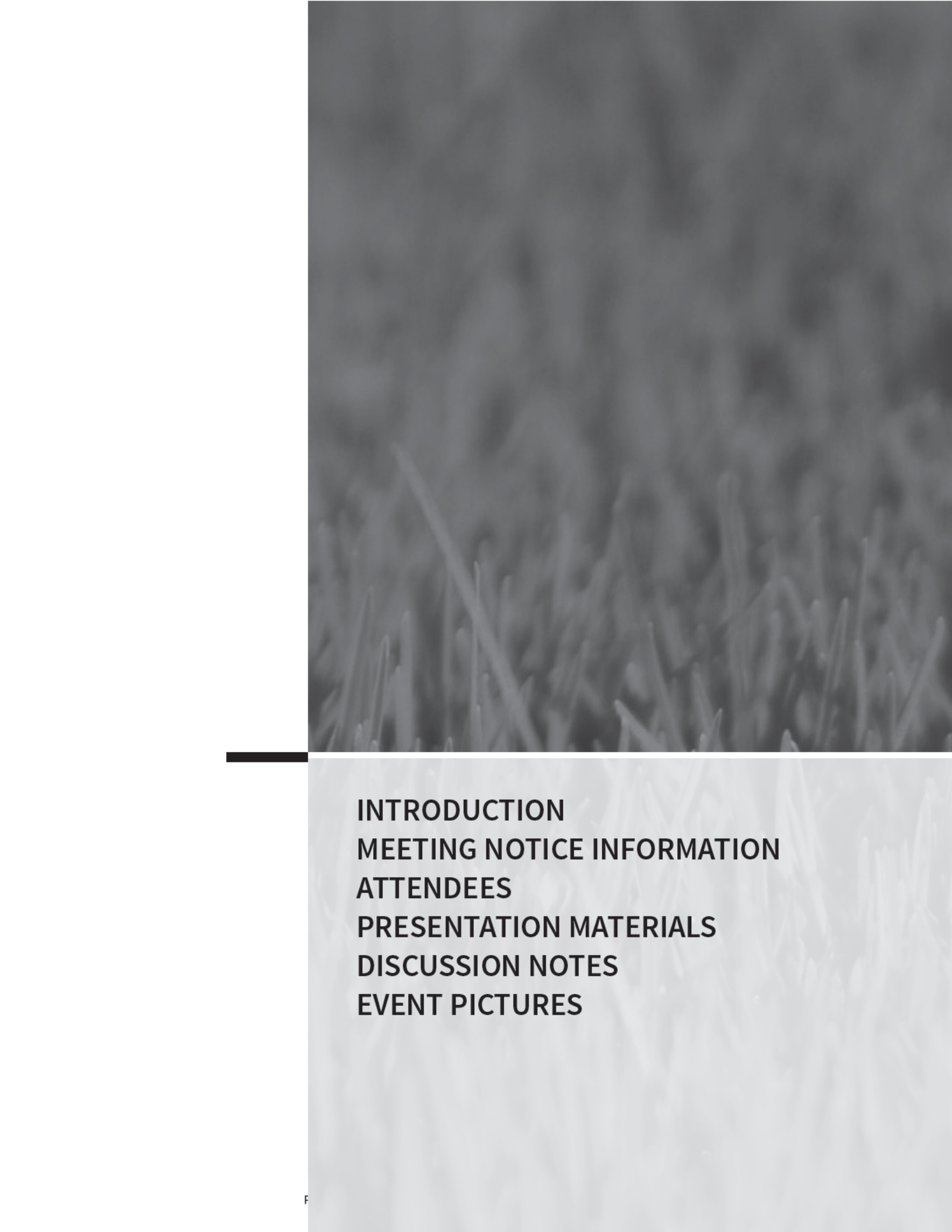
repurpose for the better and don't just build. concentrate for the space for clean energy for buildings and cars to the end encourage active transport also.
Revenue to develop
See above. Would like more crosswalks.
Timeline. Can the developers do this reasonably quickly, sticking to community needs?
Should consider 6 story podium buildings which at the moment is the preferred high density construction - small parcels & high rise focuses are most expensive to build and finance
Somerville has committed to be carbon neutral by 2050. Can US2 offer an upgrade path to make or allow that to happen?
Suggestions were made hoping greater and better result more welcoming
Thank you for investing in bringing urban density to Somerville.
That it would be closely coordinated with the cities analysis + planning regarding climate change vulnerabilities (esp. hotter summers + shading) see- Somerville Climate Forward initiative
That small businesses than are displaced can still stay in Union Square affordably

Things we also need that may not fit this glamorous vision... a facility that can serve those who need a space like the displaced Ruby Rogers Center, a safe injection site, zones w/ free public wifi
This is a complete disaster for Somerville, an utter disgrace, the end of the city's character and a black mark on the greater Boston area. It will complete the cycle of gentrification and ruin a great city.
traffic
We can make this the future we want, instead we're aiming really low
We need more
We see such a densely populated city and we need more green space + a community center. I think US2 can do better than the sliver of land currently proposed. Let's create some space that is really central! Also: I agree that the building at 70 prospect is very ugly. I hope US2's designs will be better. n/a
We're excited for this project and support the progress/project. :)
When will budget plans be available to the public?


EVENT PICTURES





A grayscale photograph of grass blades, used as a background for the document. The blades are sharp in the foreground and become increasingly blurred towards the top of the frame.

INTRODUCTION
MEETING NOTICE INFORMATION
ATTENDEES
PRESENTATION MATERIALS
DISCUSSION NOTES
EVENT PICTURES

A close-up, grayscale photograph of grass blades, serving as the background for the text.

**Neighborhood Park
Meeting (10//17)**



INTRODUCTION

On October 18, 2017 between 6pm and 8pm, Union Square Station Associates LLC (US2) hosted a Neighborhood Meeting to discuss the location of the Neighborhood Park that is proposed on the D Blocks within the Union Square Revitalization. The neighborhood meeting was open to the public and was held at the City of Somerville Public Safety Building at 220 Washington Street in Somerville MA 02143.

US2 hosted the meeting to follow up on community input during and after the September 5, 2017 CDP Neighborhood Meeting suggesting that an additional community discussion should be organized to discuss the neighborhood park location in greater detail.

Local residents, business people, property owners and other community stakeholders were notified of the meeting via a variety of channels:

1. October 11 Somerville Times newspaper ad;
2. Flyer distribution within the neighborhood;
3. Email to all attendees of the September 5th neighborhood meeting;

4. Email to all 600 people that have expressed interest in the project to US2 over the last four years;
5. Facebook ad targeted geographically to anyone residing in Union Square and the vicinity (viewed by over 12,000 people);
6. A copy of the flyer was provided to Tori Antonino (Green and Open Somerville) for distribution
7. Best efforts were made to alert community organizations including, Union Square Main Streets, Union Square Neighbors, SCC, CASS, Somerville Local First, the Chamber of Commerce and Greentown Labs; and
8. US2 met with a number of residents and business owners who expressed particular interest in the park issue.

Over 55 people attended in addition to city staff members (Sarah Lewis, OSPCD - Planning; Sue Thomas, OSPCD – Economic Development; and Luisa Olivera – OSPCD – Landscape Planning), US2 team members and three Alderman who attended (Ald. White, Ald. McWatters and Ald. Sullivan). All attendees were asked to sign-in but not all obliged.

The meeting included a US2 presentation which was followed by questions, comments and discussion with meeting participants. The presentation included an analysis of existing conditions relative to open space as well as information and an assessment of three potential locations for the Neighborhood Park (D4.3, D7.2 and D1.2). The assessment included a walkshed review, location context, shadow studies, park layout and pros/cons review. The presentation concluded with a more detailed discussion of US2's CDP proposal which included civic spaces on all three of the proposed sites: a 27,000 SF neighborhood park on D1.2, a 6,000 SF green or pocket park on D7.2 and a 6,000 SF community garden on D4.3.

The input generated was thoughtful and sincere. While people had differing views on location, most seemed appreciative of the amount of information presented. The discussion included further dialogue about the pros and cons of each location. In the end,

the D1.2 and D7.2 locations had the greatest amount of support, while the D4.3 (the Neighborhood Plan location) was viewed least positively. Community feedback from this meeting was considered in the preparation of this CDP proposal and will continue to inform the designs of the individual sites and civic spaces when more detail discussion occur during Site Plan & Design review later in the process.

The following additional information related to the Neighborhood Meeting is included herein:

1. Meeting Notice Information
2. Attendees
3. Presentation materials
4. US2 discussion notes
5. Event pictures

MEETING NOTICES

Local residents, business people, property owners and other community stakeholders were notified of the meeting via a variety of channels:

1. October 11 Somerville Times newspaper ad (copy follows);
2. Flyer distribution within the neighborhood (copy follows);
3. Email to all attendees of the September 5th neighborhood meeting;
4. Email to all 600 people that have expressed interest in the project to US2 over the last four years (copy follows);
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7. Best efforts were made to alert community organizations including, Union Square Main Streets, Union Square Neighbors, SCC, CASS, Somerville Local First, the Chamber of Commerce and Greentown Labs; and
8. US2 met with a number of residents and business owners who expressed particular interest in the park issue.

City Election 2017: Ward Alderman

On Tuesday, November 7, 2017, Somerville voters will cast their ballots in a City Election for the offices of Mayor of Somerville, various Board of Aldermen members, and School Committee Members in Wards 1 and 2. This week, the Somerville Times asked each of the qualified candidates for Alderman to describe why they would be the best choice for the office they are running for and what specific policies they would advocate or implement in that position, along with a bio if they choose to include one. Their responses are presented here in alphabetical order based on their last names, ward by ward.

For the Office of Ward 1 Alderman:



Elio LoRusso

As a life-long resident of East Somerville, I have a true and unwavering sense of appreciation and loyalty to this city and my fellow residents. Growing up here, I watched my parents, both immigrants seeking new opportunities in America, realize their potential in Somerville as small business owners. My father's company, Somerville Ornamental Iron Work, opened in 1969 and is still thriving at its original East Somerville location.

I attended and graduated from three great schools in the area: Little Flower School in East Somerville, Malden Catholic High School and Suffolk University. After earning my B.A. in Crimi-

nal Justice from Suffolk University, I entered into the family business with my father and today I successfully run the nine-person company.

Living, working and raising our daughter, Mariagabriella here, my wife, Juscelia and I had the privilege of watching our neighborhoods and city rapidly evolve. As we grow as a city, our constituent services must grow, as well. So many issues simply must be addressed: smart economic development, affordable housing, rodents, public safety, elder services, traffic and veteran care to name a few. I have the management experience, analytical mind and integrity necessary to fight for the best interests of each and every resident.

I know that it is the people who live in this city who make it so special. You deserve an Alderman who will represent you and your best interests. You deserve an Alderman who will work tirelessly to make Somerville the best place to live, work and raise a family.

As your Alderman, I will deliver a transparent, inclusive and effective government for all because I love this city and I love Ward 1.

It would be an honor and a privilege to receive your vote on election day!

Please Vote Tuesday, November 7, 2017

ELIO IS VESTED IN WARD 1
 Lifelong Ward 1 Resident
 Family man - Husband to Juscelia, a Brazilian Immigrant
 Father to Mariagabriella, who attends the East Somerville Community School
 Ward - 1 Homeowner
 Ward - 1 Business Owner
 Member of the St Benedicts Parish Council
 Member of the Ward 1 Democratic Party Committee
 Multi Lingual- Fluent in English and Italian with a working knowledge of Portuguese and Spanish
 A Strong Leader with a Commitment to Public Service
ELIO IS VESTED IN YOU! HIS PRIORITIES...

Rodent Control - Create a Ward 1 Rodent Task Force made up of Ward 1 Residents that will meet Regularly with City Officials to Address the Most Problematic Areas

Traffic Calming Measures- Reduce Cut-Through Traffic, Penalize Speeders, and Synchronize Traffic Signals to Eliminate Traffic Back-Up

Economic Development - Hold Developers Feet to the Fire to Abide by All City Ordinances and Zoning Regulations

Affordable Housing- Prioritize Somerville Residents for Available Units



Matt McLaughlin

I am a fourth generation Somerville resident, Iraq War veteran, labor activist, youth advocate, community organizer and Ward 1 Alderman.

This election is about actions, not words. There are many issues that residents want addressed: economic development, affordable housing, rodents, public safety, elder services, traffic and veteran care. I am only the candidate with a proven track record on these issues.

I assisted small businesses in zoning for building expansion and permitting for liquor licenses, outdoor seating, new signage and more. I helped pass 20 percent affordable housing, the highest percentage in the state. I *Continued on page 5*

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expires 10/31/17 with this coupon not valid on holidays

not valid with any other offers discounts or coupons

UNION SQUARE REVITALIZATION

COMMUNITY MEETING

US2 is holding a community meeting and presentation regarding the creation of a neighborhood park. Please join us!

WHEN: Wednesday, October 18

TIME: 6:00 PM – 8:00 PM

WHERE: Public Safety Building
 220 Washington St, Somerville, MA 02143

If you are unable to join us but have questions or concerns, please contact us via phone at 617.804.1000 or e-mail us at info@unionsquarestationassociates.com

ABOUT US2:
 US2 (Union Square Station Associates LLC) is the Designated Master Developer working in partnership with the community, the Somerville Redevelopment Authority and the City of Somerville to realize the shared vision for Union Square's revitalization.

UNION SQUARE REVITALIZATION

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Greg Karczewski <greg@unionsquarestationassociates.com>

Neighborhood Park Meeting

1 message

Union Square Station Associates <info@unionsquarestationassociates.com>
To: Greg Karczewski <greg@unionsquarestationassociates.com>

Mon, Oct 16, 2017 at 5:15 PM



Greg --

Last month, we held a [neighborhood meeting](#) for residents, local business owners and community stakeholders to learn more about our Coordinated Development Plan and to present our overall vision for the "D Blocks" in Union Square. The plan for Union Square will generate jobs, taxes, new open spaces and community benefits while preserving the community and neighborhood character that people love.

As part of our continued community outreach, we invite you to a community meeting and presentation regarding our plans for a neighborhood park.

Please join us!

Date: Wednesday, October 18, 2017

Time: 6:00pm - 8:00pm

Location: Public Safety Building
220 Washington St. Somerville, MA

If you are unable to join us but have questions or concerns, please contact us via phone at [617.804.1000](tel:617.804.1000) or e-mail us at info@unionsquarestationassociates.com

Thank you.

Greg Karczewski
President
Union Square Station Associates
-=-

Union Square Station Associates · United States

This email was sent to greg@unionsquarestationassociates.com. To stop receiving emails, [click here](#).

-=-

Created with [NationBuilder](#), software for leaders.



US2 - Union Square Station Associates

...

Published by Molly Kalari · 10 · October 13 at 2:06pm · @

Plans for new green spaces across Union Square are taking shape. Hear more at the Public Safety Building on 10/18 from 6-8pm.

UNION SQUARE REVITALIZATION

OVER 150,000 SF OF OPEN SPACE

The image is a central architectural rendering of a city block, showing a grid of buildings with various green spaces interspersed. Several callout boxes with arrows point to specific areas:

- New Park:** Located in the upper left quadrant.
- New 27,000 SF Neighborhood Park:** Located in the upper right quadrant.
- New Plaza:** Located in the lower left quadrant.
- Community Garden:** Located in the lower center.

 Surrounding the central rendering are several smaller inset images:

- Top left: A person sitting on a bench in a park.
- Top middle: A park area with trees and a bench.
- Top right: A close-up of colorful, abstract art or sculpture.
- Middle right: A person walking on a path.
- Bottom left: A row of red planters with green plants.
- Bottom middle-left: A park area with wooden benches.
- Bottom middle-right: A community garden with various plants.
- Bottom right: A person working in a garden.
- Bottom far right: The US2 logo.

12,380 people reached

[View Promotion](#)

[Like](#) [Comment](#) [Share](#)



[Tina Percoco, Evelyn Rosenthal and 53 others](#)

[Top Comments](#)

22 Shares

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ATTENDEES



Neighborhood Park Meeting
Sign In Sheet

October 18, 2017

NAME	ADDRESS	ZIP CODE	PHONE NUMBER	E-MAIL
Scott Smith	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Karen Narefsky				
Bing Soh				
Luisa Oliveira				
Gary Krjick				
David Gibbs				



Neighborhood Park Meeting
Sign In Sheet

October 18, 2017

NAME	ADDRESS	ZIP CODE	PHONE NUMBER	E-MAIL
Gene Scott	[Redacted]			
Tori Antonino				
Dominique STASART				
DEBBIE MUSNIKOW				
Ted FOPPITZ				
Philip Ghim				



Neighborhood Park Meeting
Sign In Sheet

October 18, 2017

NAME	ADDRESS	ZIP CODE	PHONE NUMBER	E-MAIL
Cosmo Pi Schmo				
Sara Engelstad				
Lucas Rogers				
Michael Salami				
Tim Tawil				
JTS ₂₀₁₇				
Stella Dammie				



Neighborhood Park Meeting
Sign In Sheet

October 18, 2017

NAME	ADDRESS	ZIP CODE	PHONE NUMBER	E-MAIL
Miguel Torres	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Robert Hess				
Suzanne DASH				
Gene Thomas				
W. Hansen				
Simon Hill				



Neighborhood Park Meeting
Sign In Sheet

October 18, 2017

NAME	ADDRESS	ZIP CODE	PHONE NUMBER	E-MAIL
Rob Buchanan	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Joe Beckmann				
Yeni Mofani				
Fred McCullough				
Marianne Salami				
Misty Peck				



Neighborhood Park Meeting
Sign In Sheet

October 18, 2017

NAME	ADDRESS	ZIP CODE	PHONE NUMBER	E-MAIL
JIM MCGINNIS	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Molly Kavan	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Evan Spetrini	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Bill Cavellini	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
JIM JARED HUNTER	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Scott Thompson	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

2017

DC-



Neighborhood Park Meeting
Sign In Sheet

October 18, 2017

NAME	ADDRESS	ZIP CODE	PHONE NUMBER	E-MAIL
MIKE KAR				
Andrew Kopaetz				
Wig Zamore				
Megan Slavish				
Janne Fay				
Andy Greenston				



Neighborhood Park Meeting
Sign In Sheet

October 18, 2017

NAME	ADDRESS	ZIP CODE	PHONE NUMBER	E-MAIL
Sarah Phillips	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Ben Ewen- Campen				
John Molho L CARD				
SARAH LEWIS				
Van Hardy				
Vickie Clwitz				

48
~~53~~



Neighborhood Park Meeting
Sign In Sheet

October 18, 2017

NAME	ADDRESS	ZIP CODE	PHONE NUMBER	E-MAIL
Derrek Brain				
Alex Frieden				
ERJONA VAN DYKE				
Joshua van Dyke				
Sarah Dunbar				
54 - Crazy Jody				

52



Neighborhood Park Meeting
Sign In Sheet

October 18, 2017

NAME	ADDRESS	ZIP CODE	PHONE NUMBER	E-MAIL
Karl Thideman	[Redacted]			
Elizabeth Wright				

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PRESENTATION MATERIALS

USQ NEIGHBORHOOD PARK

A UNION SQUARE REVITALIZATION NEIGHBORHOOD MEETING

PART OF THE COORDINATED DEVELOPMENT PLAN (CDP) REVIEW PROCESS

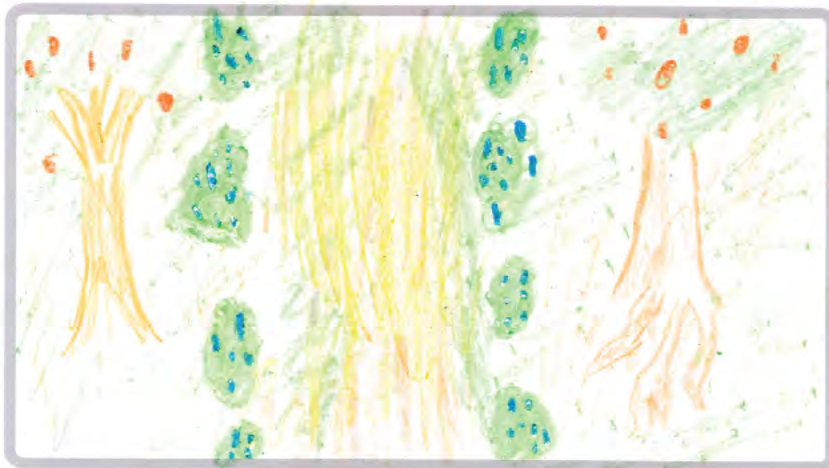
SOMERVILLE, MA | OCTOBER 18, 2017



FIRST, SOME INSPIRATION

Draw your Dream
Union Square Neighborhood Park!

Union Square's revitalization will include a 27,000 SF neighborhood park for the community to enjoy!



BLOCK 1 Draw your Dream
Union Square Neighborhood Park!

Union Square's revitalization will include a 27,000 SE neighborhood park for the community to enjoy!



— Draw your Dream
Union Square Neighborhood Park!

Union Square's revitalization will include a 27,000 SE neighborhood park for the community to enjoy!



Draw your Dream Union Square Neighborhood Park!

Union Square's revitalization will include a 27,000 SF neighborhood park for the community to enjoy!



5

AGENDA

1. Process Overview
2. Open Space to Date
3. Open Space Analysis
4. CDP Proposal
5. Discussion



6

PROCESS OVERVIEW

COMMUNITY-BASED PLANNING



Process Overview

WHAT IS A COORDINATED DEVELOPMENT PLAN?

The first stage of a two-stage review process required by Union Square Zoning

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

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



Process Overview | 8

COORDINATED DEVELOPMENT PLAN


A PLANNING BOARD PROCESS








OPEN SPACE TO DATE

SOMERVISION SET OPEN SPACE AS A PRIORITY

“Create and program a network of vibrant public open spaces and shared use paths throughout the city that are multi-purpose, promote healthy living, and reflect changing recreational interests and cultural opportunities.”



3. Our Vision: The SomerVision Numbers

-  **30,000 New Jobs** as part of a responsible plan to create opportunity for all Somerville workers and entrepreneurs
-  **125 New Acres of Publicly-Accessible Open Space** as part of our realistic plan to provide high-quality and well-programmed community spaces
-  **6,000 New Housing Units - 1,200 Permanently Affordable** as part of a sensitive plan to attract and retain Somerville's best asset: its people.
-  **50% of New Trips via Transit, Bike, or Walking** as part of an equitable plan for access and circulation to and through the City.
-  **85% of New Development in Transformative Areas** as part of a predictable land use plan that protects neighborhood character

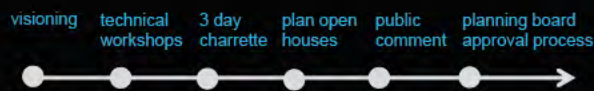
The SomerVision Numbers cannot be separated into good and bad or favor or disfavor from the SomerVision Map in order to advocate for a specific location in the City. They must be viewed in the context of the entire Comprehensive Plan to ensure the overall health of the City, its agencies, and its people.

Somerville: an Exceptional Place to Live, Work, Play, and Raise a Family

UNION SQUARE NEIGHBORHOOD PLAN

SOMERVISION AT THE NEIGHORHOOD SCALE

- A community-driven strategic plan
- Assessed D Block alternatives, opportunities and constraints
- 17 month community-based planning process:



UNION SQUARE NEIGHBORHOOD PLAN

OPEN SPACE OUTCOMES

- Recommends a 15% usable open space requirement for D Blocks
- In order to meet plan open space goals, a large park is envisioned on D4.3



UNION SQUARE ZONING OVERLAY DISTRICT

Open Space Regulations include:

- 25% Civic Space or Public Realm – a 66% increase over the Neighborhood Plan
- At Least 70% of which is high quality Civic Space (17.5%)
- At least one (1) Neighborhood Park
- At least one (1) Plaza



UNION SQUARE OVERLAY DISTRICT
Proposed Zoning

UNION SQUARE ZONING CIVIC SPACE TYPES (HIGH-QUALITY OPEN SPACES)



UNION SQUARE ZONING

NEIGHBORHOOD PARK CIVIC SPACE TYPE

Description

Designed for active and passive recreation with features and facilities to support the surrounding neighborhood

Design Standards

Size: 8,000 to 86,000 SF
 Large Trees (min): 1 / 1,255 SF
 Pervious (min): 85%
 Green space (min): 50%

Local Examples



Perry Park (55,000 SF)



Albion Street Park (30,000 SF)



Kelley-Morse Park (27,000 SF)



Corbett McKenna Park (27,000 SF)

COMMUNITY INPUT

ZONING PROCESS

How can we be sure the D Blocks include a large park?

- US2 agreed to provide a minimum 27,000 SF Neighborhood Park (the size of D4.3)

Will the City of Somerville own the Neighborhood Park?

- US2 agreed to convey the park to the City at completion

Is D4.3 the best location?

Can US2 investigate others during CDP?

- US2 agrees



CDP NEIGHBORHOOD MEETING 9/5/2017

NEIGHBORHOOD PARK LOCATION

Over 140 attendees

US2 presented the Coordinated Development Plan which included the D1 Neighborhood Park

Neighborhood Park location was discussed by many



D1 Neighborhood Park location was informed by:

- A) Civic Space Study (CSS) → (City Requirement)
- B) NHBD Park Investigations → (Community Encouraged)



Open Space to Date | 17

CIVIC SPACE STUDY (CSS), A CDP REQUIREMENT

PURPOSE

To generate data on existing landscape amenities, the people who use civic spaces in a specific area, and City-wide open space needs, to inform the CDP.



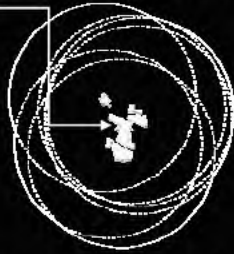
CDP Civic Space Study

CSS | EXISTING CONDITIONS

DEFINING THE STUDY AREA

Study Area

- A ½ mile radius (roughly a 10 minute walk) is extended from the center of each D-Block...



- ...the outermost extent of which defines the study area



CSS | EXISTING CONDITIONS

STUDY AREA CIVIC SPACES

Total area

34 acres of civic space, comprised of:

78.5% PARKS

- Regional Parks
- Community Parks
- Neighborhood parks
- Pocket Parks

19.8% COMMONS

- Public Common
- Public Square
- Green

1.7% PLAZAS

- Central Plaza
- Through Block Plaza
- Pocket Plaza

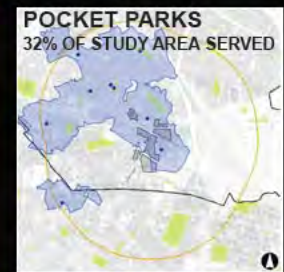
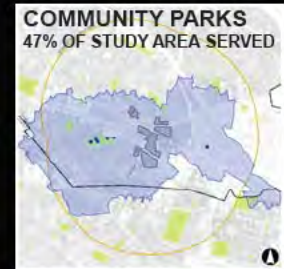
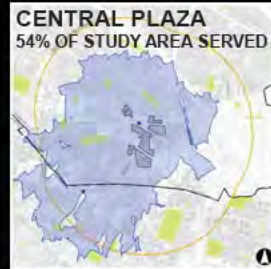
note: underlined subtypes were found in study area



CSS | EXISTING CONDITIONS

ACCESSIBILITY | WALKSHED ANALYSIS

- Assess existing accessibility for each civic space type
- GIS analytics measures 10 minute walk via “true path of travel” to each civic space



CSS | EXISTING CONDITIONS

ACCESSIBILITY OBSERVATIONS

General

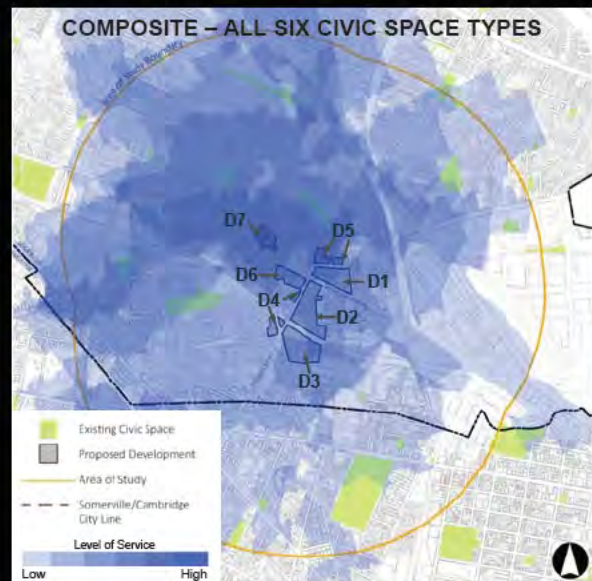
- A majority of study area residents and workers can reasonably walk to one or more civic spaces
- The north central portion of the study area is best served by civic spaces

Level of Service by Type

Residents and workers are:

Best served by Central Plazas and Neighborhood Parks (>50% coverage)

Least served by Greens (3% coverage), Commons (31% coverage) and Pocket Parks (32% coverage).



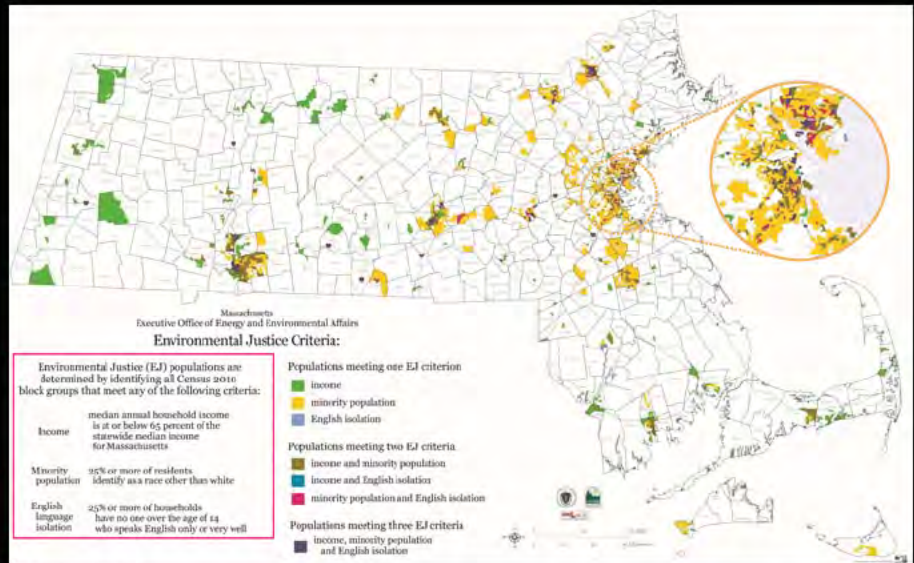
CSS | EXISTING CONDITIONS

ACCESSIBILITY | ENVIRONMENTAL JUSTICE

“Environmental Justice is the equal protection and meaningful involvement of all people with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies, and the equitable distribution of environmental benefits.”



<http://www.mass.gov/anf/docs/itd/services/massgis/ej-2010-state-with-inset.pdf>



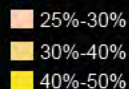
CSS | EXISTING CONDITIONS

ACCESSIBILITY | ENVIRONMENTAL JUSTICE | Census Data 2010



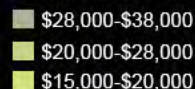
Minority Population

25% or more of residents identify as a race other than white



Income

Median annual household income is at or below 65% of the statewide AMI



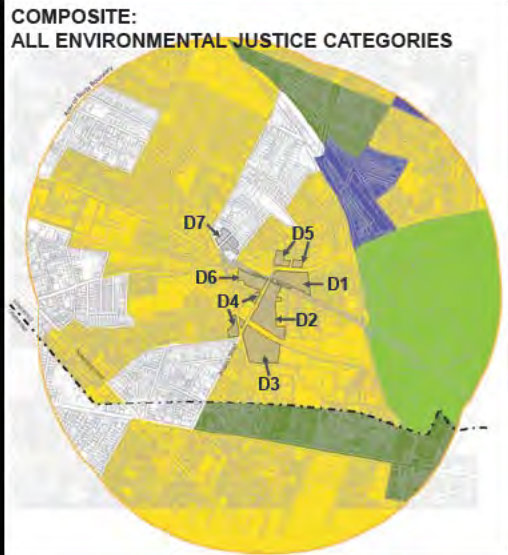
English Isolation

25% or more of households have no one over age 14 who speaks English only or very well



CSS | EXISTING CONDITIONS

ACCESSIBILITY | ENVIRONMENTAL JUSTICE OBSERVATIONS

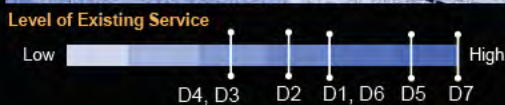


- Not an EJ Population
- Meets 1 EJ Criterion**
■ Minority Population
- Income
- Meets 2 EJ Criteria**
■ Minority & Income
- Meets 3 EJ Criteria**
■ Minority, Income, & English Isolation

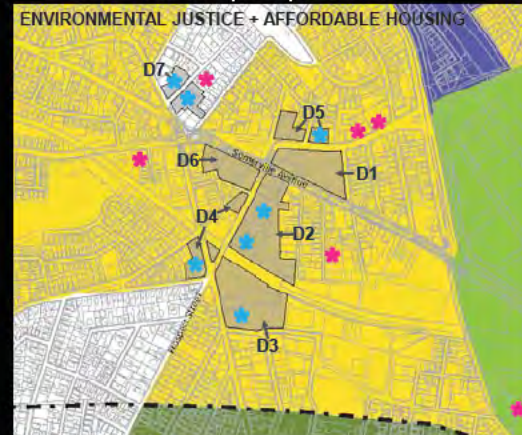
CSS | EXISTING CONDITIONS

ACCESSIBILITY | SUMMARY

WHERE open spaces serve



WHO open spaces serve

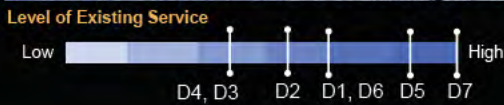


- Meets 1 EJ Criterion**
■ Minority
■ Income
- Meets 2 EJ Criteria**
■ Minority & Income
- Meets 3 EJ Criteria**
■ Minority, Income, & English Isolation
- Not an EJ Population
- Affordable Housing**
★ Existing affordable housing
★ Proposed affordable housing

CSS | EXISTING CONDITIONS

ACCESSIBILITY | SUMMARY

WHERE open spaces serve



WHO open spaces serve



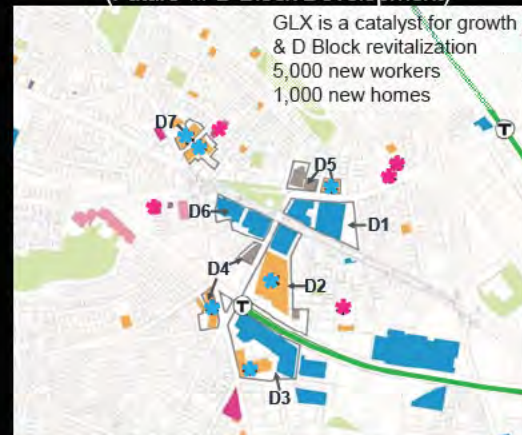
CSS | FUTURE CONDITIONS

NEIGHBORHOOD NEEDS WILL EVOLVE

WHO open spaces serve (Today)



WHO open spaces serve (Future w/ D Block Development)



- Large Employer
- Residential > 6 Units
- Schools
- Existing affordable housing
- Proposed market-rate and affordable housing

NEIGHBORHOOD PARK INVESTIGATIONS

THREE LOCATIONS CONSIDERED



Neighborhood Park Investigations

INVESTIGATION 1 | D4.3

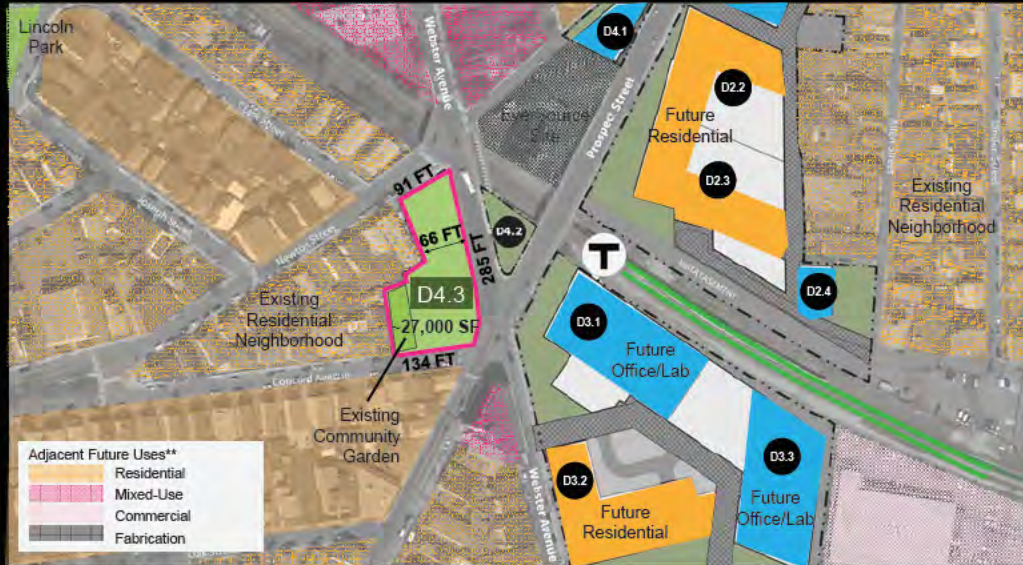
EXISTING CIVIC SPACE CONTEXT



Neighborhood Park Investigations | 30

INVESTIGATION 1 | D4.3

LOCATION CONTEXT



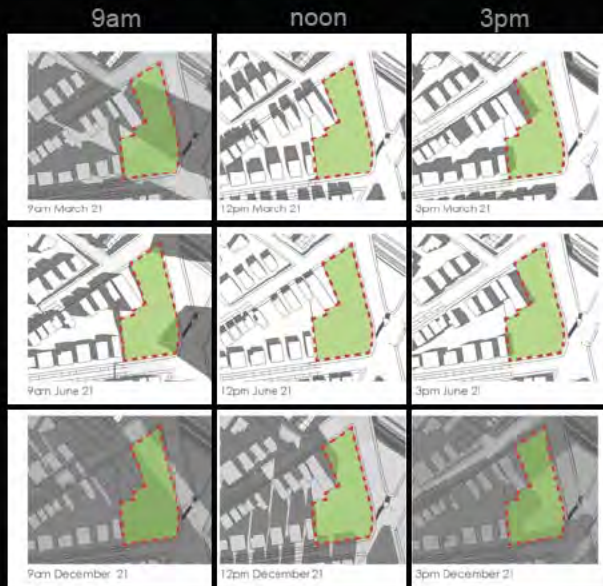
INVESTIGATION 1 | D4.3

CONTEXT PHOTOS



INVESTIGATION 1 | D4.3

SHADOW STUDY



INVESTIGATION 1 | D4.3

PROS & CONS



PROS

1. Consistent w/ Neighborhood Plan
2. Proximity to MBTA
3. Neighborhood gateway from South
4. Sunlight throughout the day
5. Community garden part of park

CONS

1. Primary frontage on busy street
2. Near tracks & Eversource
3. Not as centrally located, near Cambridge line
4. Shape is less rectilinear
5. Within 1/8 mile of renovated Lincoln Park

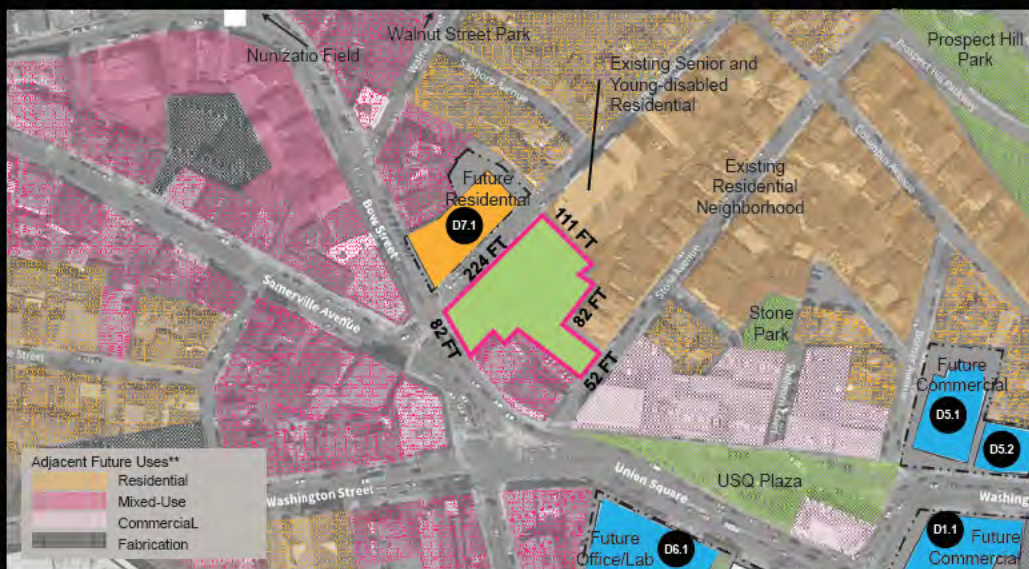
INVESTIGATION 2 | D7.2

EXISTING CIVIC SPACE CONTEXT



INVESTIGATION 2 | D7.2

LOCATION CONTEXT



** use categories are approximately depicted based on draft of Somerville Zoning Overhaul (subject to change)

INVESTIGATION 2 | D7.2

EXISTING CIVIC SPACE CONTEXT



VIEW LOOKING NORTHEAST AT D7.2



VIEW LOOKING EAST ACROSS D7.2



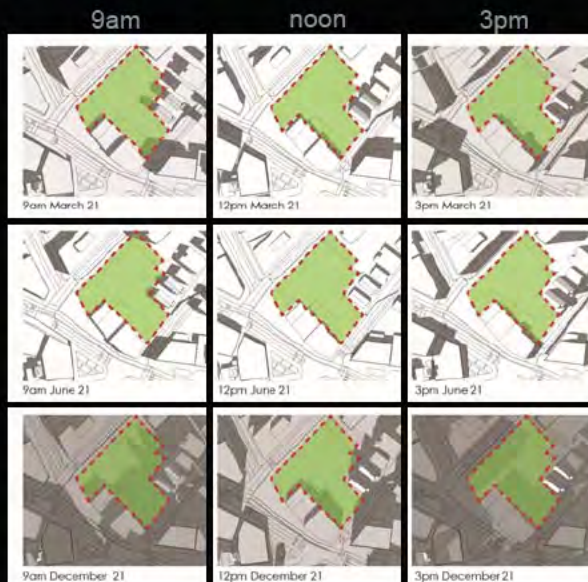
VIEW LOOKING EAST ACROSS D7.2



VIEW LOOKING SOUTHWEST FROM D7.2

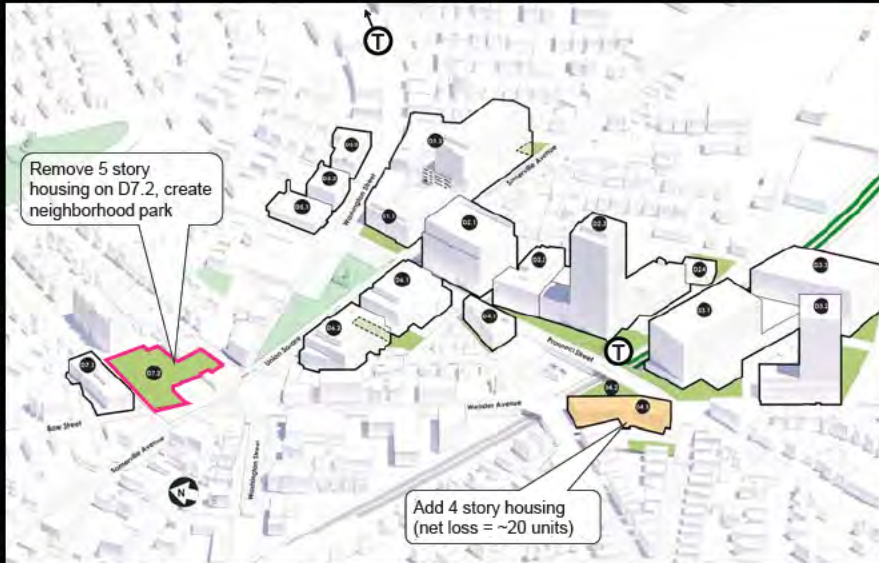
INVESTIGATION 2 | D7.2

SHADOW STUDY



INVESTIGATION 2 | D7.2

PROS & CONS



PROS

1. Not on a busy street
2. Near existing neighborhood activity node
3. Adjacent to housing for seniors/young-disabled
4. Sunlight throughout the day
5. Provides pedestrian connectivity

CONS

1. D7 area is best served by existing civic spaces
2. Several building "backs" face park – limited control of character
3. Irregular shape
4. Bow St streetwall not restored (Neighborhood Plan goal)
5. Net loss of residential units

INVESTIGATION 3 | D1.2

EXISTING CIVIC SPACE CONTEXT



INVESTIGATION 3 | D1.2

LOCATION CONTEXT



** use categories are approximately depicted based on draft of Somerville Zoning Overhaul (subject to change)

INVESTIGATION 3 | D1.2

SITE PHOTOS



VIEW LOOKING NORTH AT SOUTH END OF D1.2 PARK



VIEW LOOKING NORTH FROM D1.2 PARK



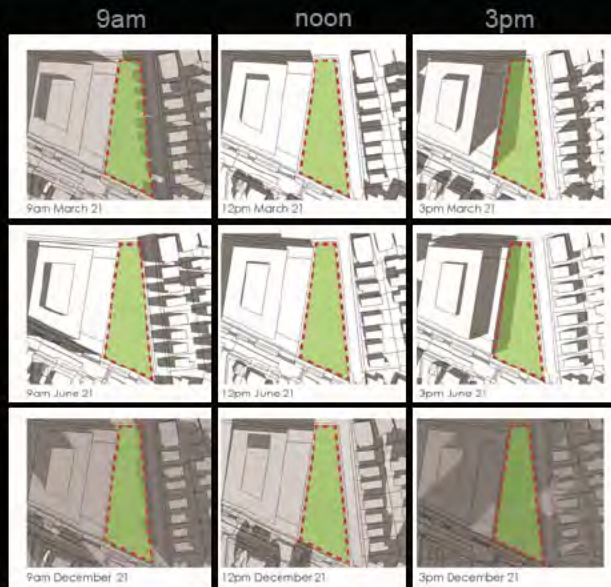
VIEW LOOKING SOUTH ALONG MERRIAM ST



VIEW LOOKING SOUTH AT NORTH END OF D1.2 PARK

INVESTIGATION 3 | D1.2

SHADOW STUDY



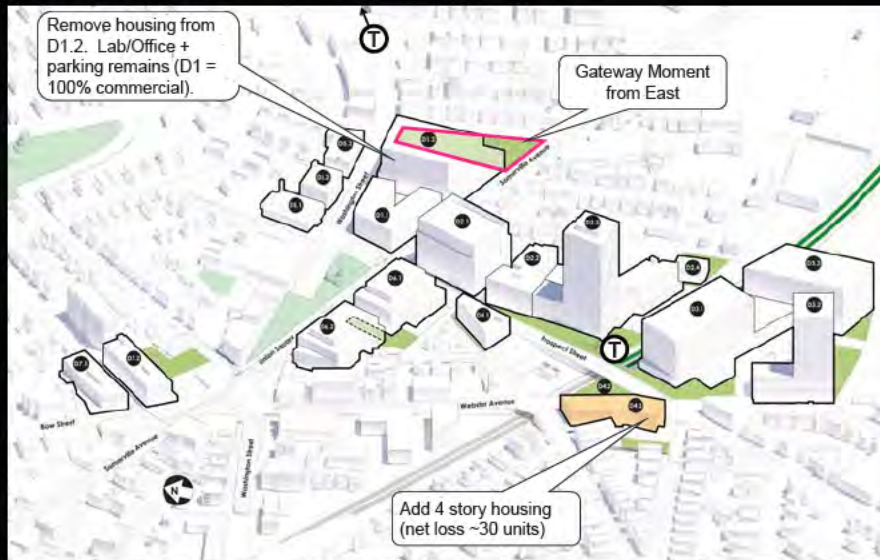
March
vernal equinox

June
summer solstice

December
winter solstice

INVESTIGATION 3 | D1.2

PROS & CONS



PROS

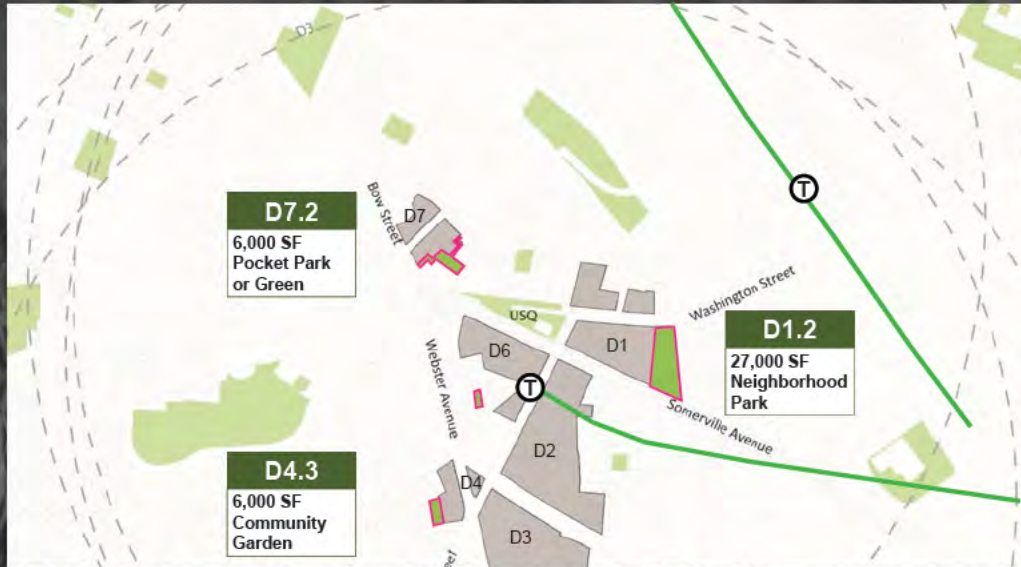
1. Location addresses open space inequity on east side of USQ
2. Pedestrian connectivity - ¼ mile from both Washington Street and Union Square MBTA
3. Primary frontage on a quiet street
4. Scale transition from Merriam St homes (Neighborhood Plan goal)
5. Project density is better distributed across D Blocks
6. Flexible rectilinear shape, activated by new uses at edges

CONS

1. Frontage on busier streets
2. Afternoon shade
3. Net loss of residential units

CDP PROPOSAL

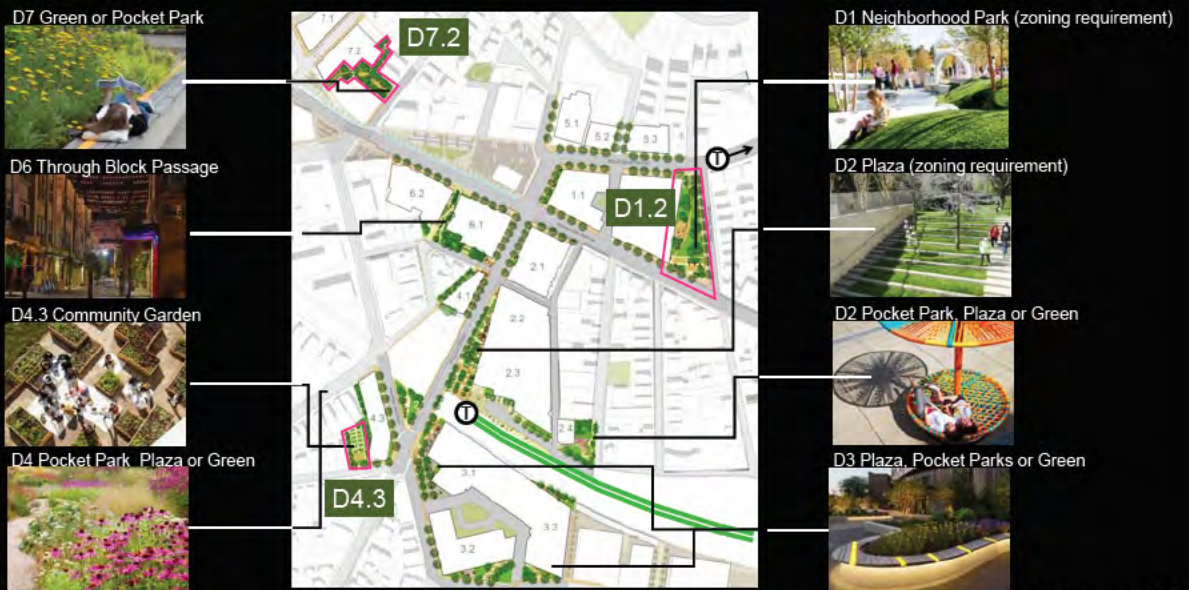
HIGH-QUALITY CIVIC SPACES ON ALL THREE LOCATIONS



Neighborhood Park Investigations

CDP CIVIC SPACE PROPOSAL

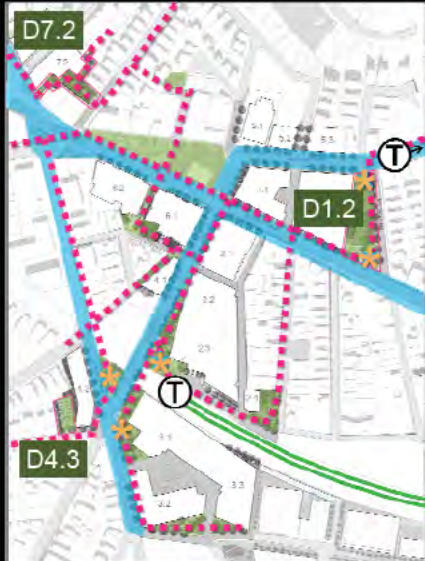
A DIVERSE COLLECTION OF TYPES, SIZES AND LOCATIONS



CDP Proposal | 46

CDP CIVIC SPACE PROPOSAL

COMMUNITY INPUT – CIVIC SPACE CONNECTIVITY



9/5 NEIGHBORHOOD MEETING FEEDBACK



KEY

- Red dotted line: Pedestrian connection
- Orange star: Neighborhood gateway
- Blue shaded area: Pedestrian friendly streetscape area
- Green shaded area: Civic space

D1.2 NEIGHBORHOOD PARK

NEW CIVIC SPACE ADDRESSES NEIGHBORHOOD NEED

27,000 SF new multi-use neighborhood park

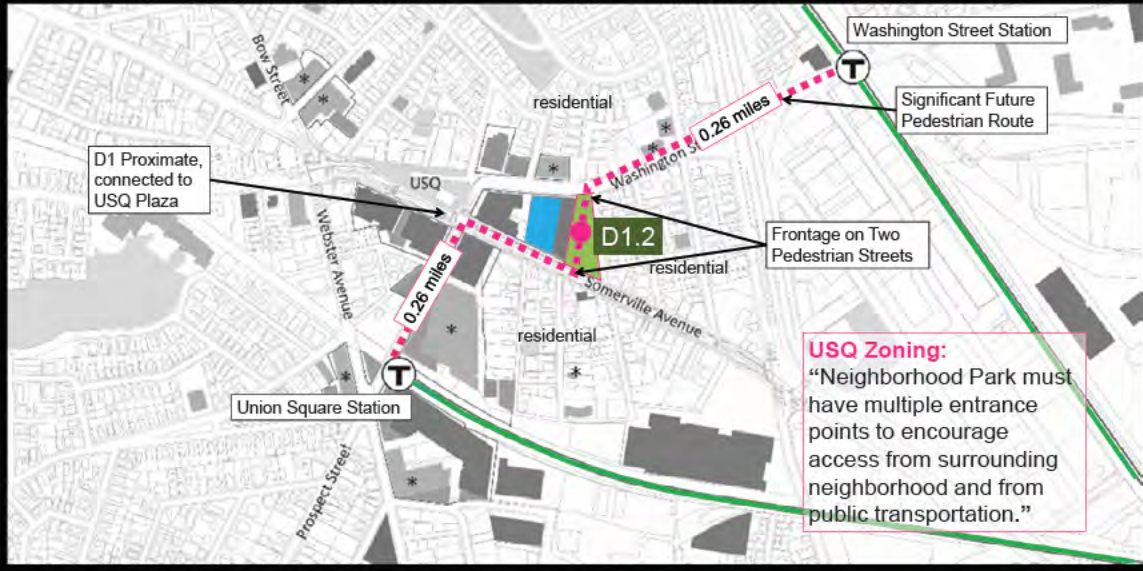
Location addresses open space needs of east side of neighborhood, but is central enough to serve everyone

Community-based Design & Site Plan review process to follow



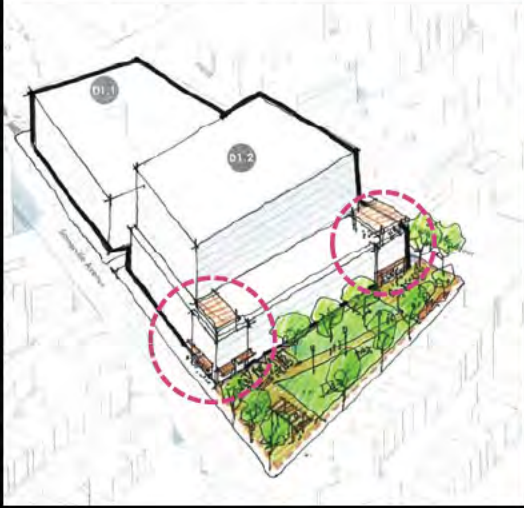
D1.2 NEIGHBORHOOD PARK

LOCATION, CONNECTIVITY PROMOTE PARK'S SUCCESS



D1.2 PARK | ACTIVATED

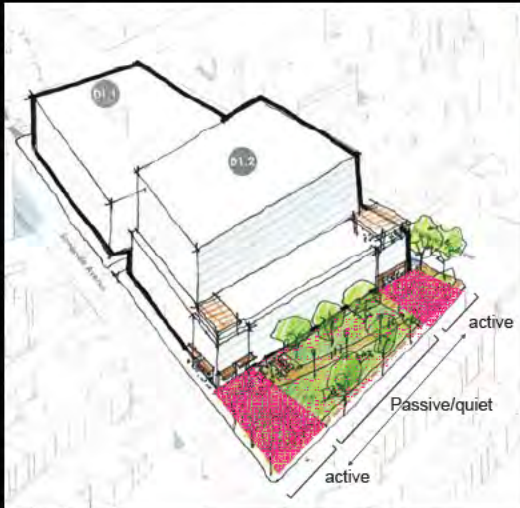
Restaurant, retail & arts and creative enterprise uses may activate the park edges



D1.2 NEIGHBORHOOD PARK

DESIGN AND PROGRAM FLEXIBILITY AND OPPORTUNITY

Rectilinear shape, active/passive zones and podium backdrop offer flexibility and opportunity.

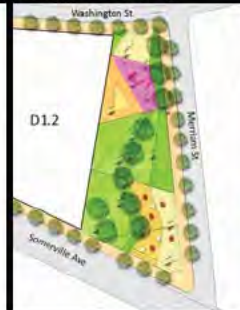


Design Possibilities

Lush Green



Artists Getaway



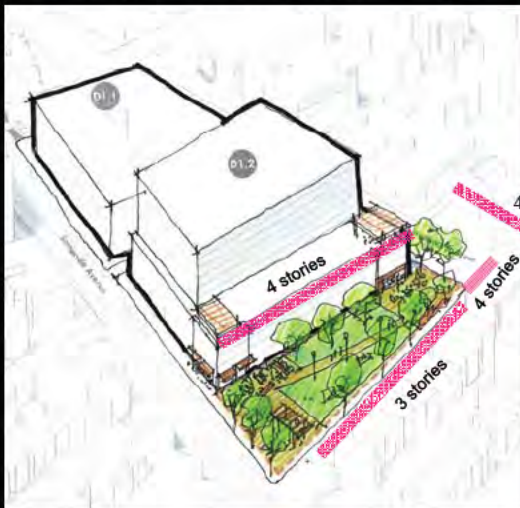
Play



D1.2 NEIGHBORHOOD PARK

URBAN DESIGN OPPORTUNITIES | BORDER BUILDINGS FRAME THE PARK

D1.2 podium (4 stories) and homes on Merriam St (3-4 stories) frame new neighborhood "living room".



Merriam Street homes facing new neighborhood park

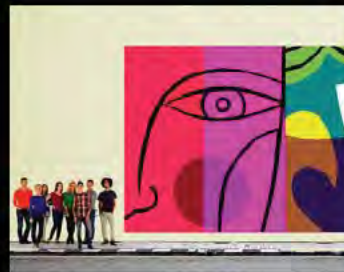
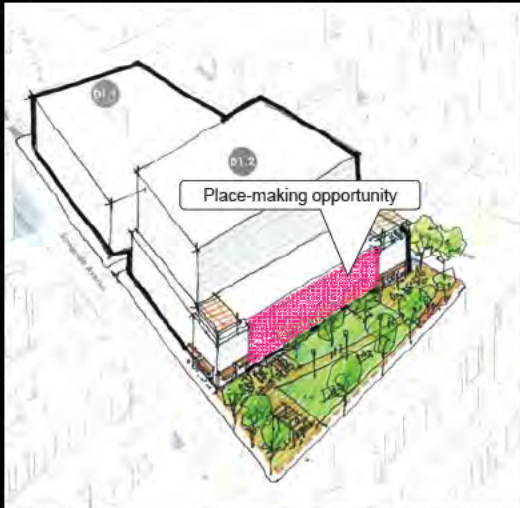


Precedent image: Victorian homes facing Alamo Square in San Francisco

D1.2 NEIGHBORHOOD PARK

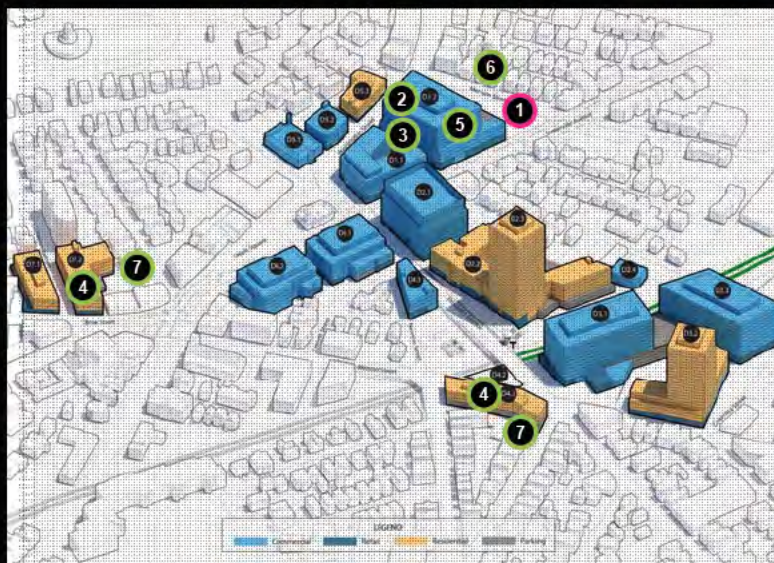
URBAN DESIGN OPPORTUNITIES | PODIUM PLACE-MAKING

Rectilinear shape, active/passive zones and podium backdrop offer program flexibility and opportunity.



D1.2 NEIGHBORHOOD PARK

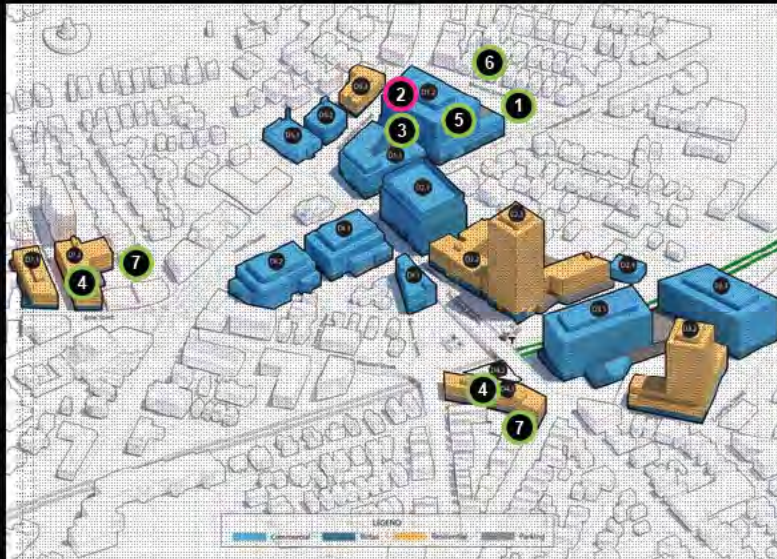
CONTRIBUTES TO A BETTER COORDINATED DEVELOPMENT PLAN



- 1 **D1 Neighborhood Park** location addresses social inequity, but is central enough to serve everyone
- 2 **Less D1 Density** means population and parking demand is better distributed and less concentrated in center of square
- 3 **D1 is 100% Commercial** consistent with employment center goals for Union Square
- 4 **D4 & D7 Housing** extend existing neighborhoods & will be built on sites shaped best for housing
- 5 **More Sensitive D1.2 Building Orientation** puts narrow sides on pedestrian streets and facing Prospect Hill making for better urban realm
- 6 **Better D1 scale Transition** occurs between D1.2 and Merriam Street (a neighborhood plan goal) due to park and podium configuration
- 7 **New D7 and D4 civic spaces** fulfill specific community desires for those spaces

D1.2 NEIGHBORHOOD PARK

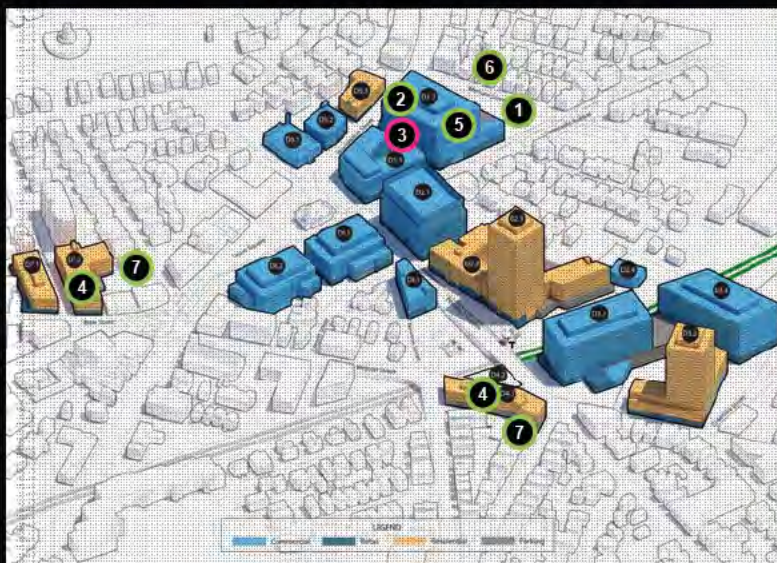
CONTRIBUTES TO A BETTER COORDINATED DEVELOPMENT PLAN



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D1.2 NEIGHBORHOOD PARK

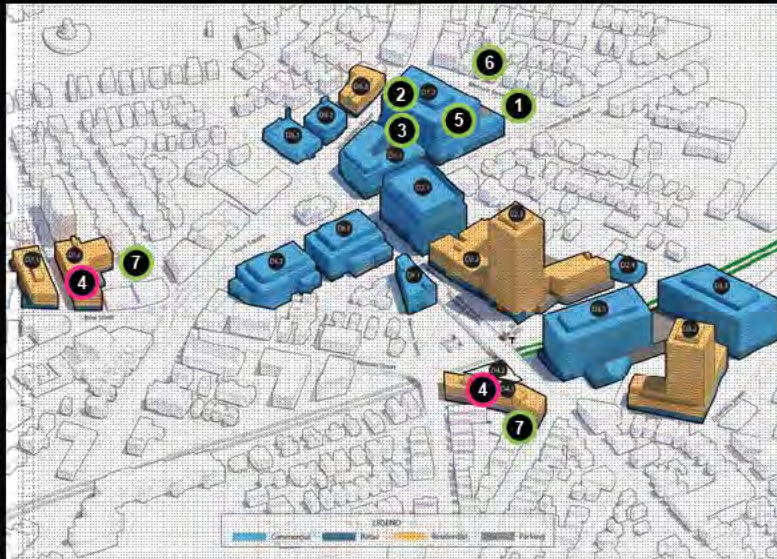
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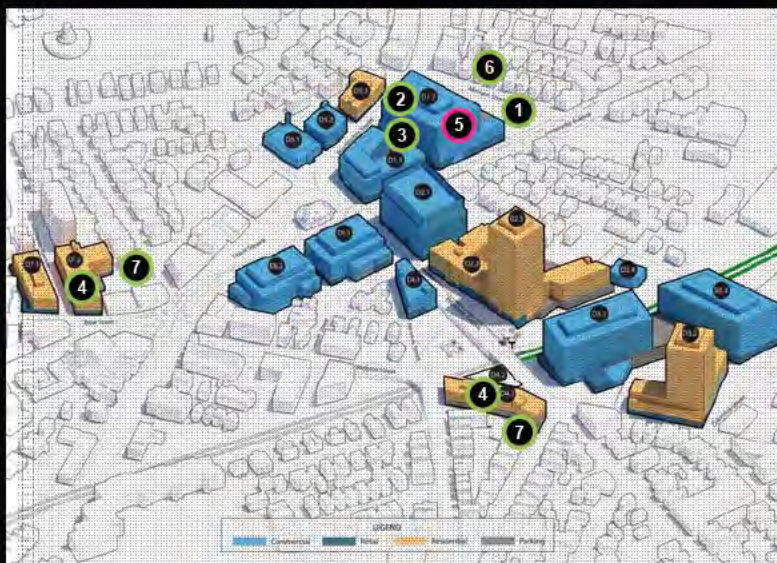
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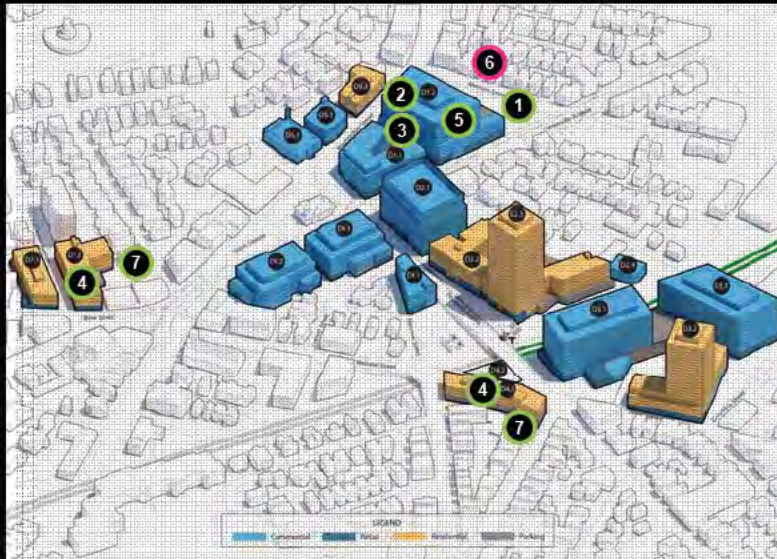
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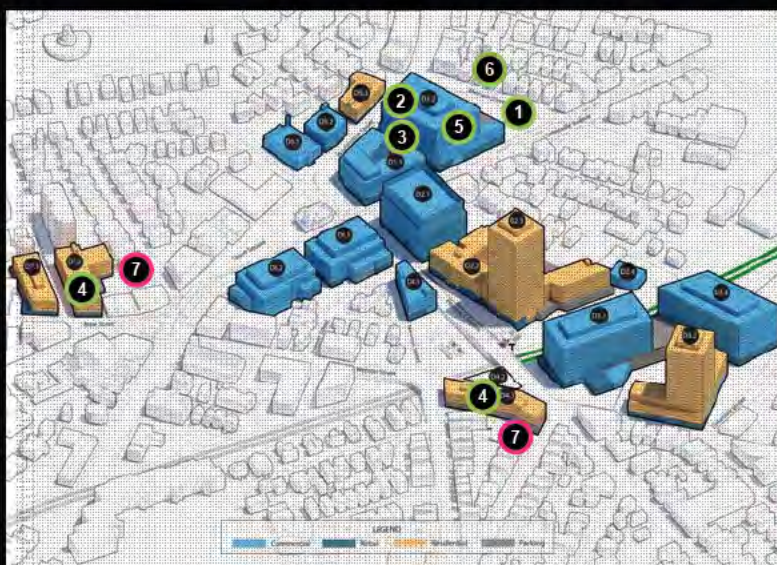
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D4.3 CIVIC SPACE

PRESERVE CONCORD AVENUE COMMUNITY GARDEN

6,000 SF dedicated to the preservation of the Concord Avenue Community Garden.

Delivers on a priority identified by Union United in 2014 and included in the Union Square Neighborhood Plan.



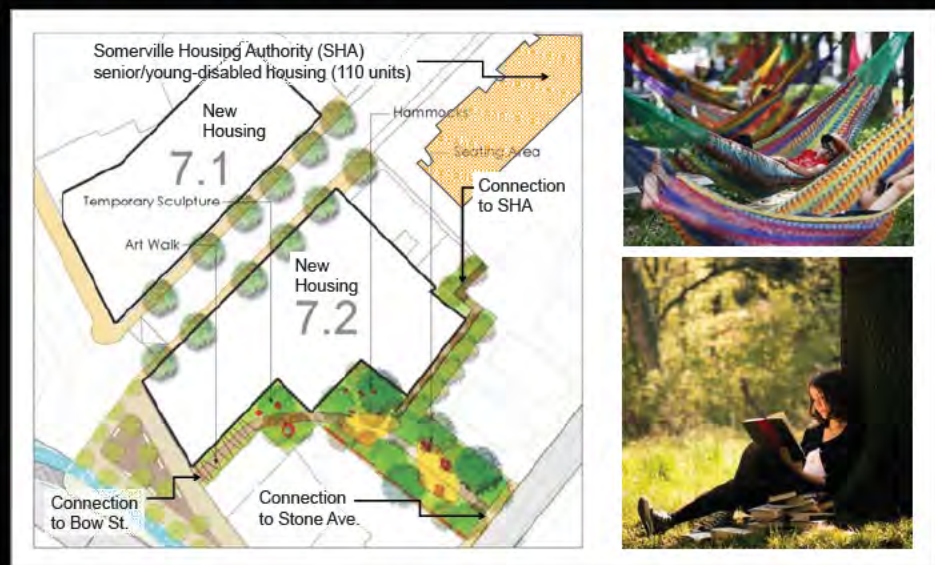
D7.2 CIVIC SPACE

NEW SPACE RESPONDS TO COMMUNITY INPUT

6,000 SF Green or Pocket Park

Pedestrian connections to senior/young-disabled housing, Stone Ave. & Bow St. respond to community input

Community-based Design & Site Plan review process to follow



D7.2 CIVIC SPACE

SIMILARLY SIZED EXISTING CIVIC SPACES

**Quincy Street
Open Space**
5,100 SF
a sustainable
woodland landscape



**Stone Place
Park**
6,100 SF
a hidden oasis
behind Union Square



DISCUSSION



@us2unionsquare



Unionsquarestationassociates.com



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DISCUSSION NOTES

October 18, 2017 CDP Neighborhood Park Community Meeting

US2 meeting notes

The following comments or questions were noted from meeting participants during the discussion portion of the neighborhood meeting:

- City has historically been underserved by open space so thoughtfully adding quality spaces was viewed as an important project goal.
- There was a question about whether there would be other new open spaces south of D1 and how the D1 park location fit into the broader plan (including the possibility of the MBTA-GLX Charlestown Street site becoming the athletic fields envisioned in the Neighborhood Plan).
- Appreciation for the fact that D1 location addressed underserved areas. Interest expressed for more sun on D1 and more green on D7.
- Is the City still planning Bow Street as a shared street? How will Stone Avenue be treated?
- Strengthening neighborhood edges is important; further civic space design refinement should focus on these issues; D7 park feels like a dead-end
- Plans show a number of street trees, which is great - how do we make sure they are installed?
- How was the meeting noticed? How can we make sure we get more perspectives involved?
- Ricky's is important to the community, where will Ricky's be relocated? How about the other small businesses on the D Blocks?
- D7 location could provide benefit to adjacent Somerville Housing Authority senior/young-disabled building
- Washington Street business owner favored the D1 location and thought it would help activate that portion of the neighborhood
- Location of park seen as an important decision that merits careful consideration/discussion of options
- Consider creating a park or ballfield on top of parking structures
- D1 location could provide an open space near affordable housing on Washington / Linden
- Washington Street will become a more heavily travelled pedestrian path once the Washington Street location is in place.
- Let's do both D1 and D7
- How do we make sure good designs are executed? When can we see more detailed design?
- Is accessing the D1 location more difficult because it requires street crossings of either Somerville Ave or Washington Street? How can we slow down traffic?
- Park location should be considered from perspective of small businesses. It's important to keep civic center compact as local retail and businesses rely on foot traffic.
- D1 location serving eastern population viewed as positive as was its proximity to both MBTA locations
- D7 is familiar and in the current path of travel of many residents (one participant played on the lot in her youth)
- There is an identified need for athletic fields in the city. Where can athletic fields be located? Can they go on top of parking?
- Prospect of putting retail on the park is important, ideally food, ideally local. Should be considered in proposed park location.
- Consider moving all the parking on D1 underground and create a larger open space.
- Both D1 and D7 are within a 1,000 feet of each other.
- US2 committed to specific timing of acquisition and improvement of park (i.e. in first half of development, accelerated faster than natural course of implementation). Does D1 location change this?
- What will the process be going forward?
- Could more building height be added in exchange for more open space?
- Would having the Charlestown parcel improved as an athletic field change the analysis?

The following comments were submitted to US2 after the meeting:

- Please consider forgoing a traditional lawn in favor of a less water and herbicide intensive landscape option using native plants.
- The park needs to be actually public. Accessible parks on top of buildings should not be counted as civic space.
- I think we have enough parks that have play areas for children. I want a park where you can sit and enjoy some scenery. Maybe an area for outdoor music in nice weather. Plenty of trees and flowers.
- I don't like the D1 location. It's going to be dark and feels like a glorified sidewalk. Why doesn't the neighborhood get any input as to where it should go?
- Where is the replacement fire/police station planned to go?
- I would like to see more details on D7 as a neighborhood park.
- The idea of developing a sports field on top of the parking was rejected too quickly because of financial feasibility. Could you look at it?
- What about the idea of having 2 or 3 parks in Union Square (D7, D1 and D4).

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EVENT PICTURES



