Status of Union Square Revitalization Project
for the Somerville Redevelopment Authority
September 15, 2021

Introduction:

US2 continues to work diligently to implement the Union Square Urban Revitalization plan and realize the vision in the Union Square neighborhood plan in accordance with our agreement together, the MLDA. Here's a high-level update of some of the more recent project activities:

GLX:

- The MBTA is completing the construction of the Union Square Green Line Station as it works towards a December 2021 service start date.
- US2 is coordinating with its contractor and the MBTA/GLX team on the delivery of the interim improvements (interim access, interim MBTA employee facility, bike racks/bike storage, etc.) that will support station opening.
- The steel and glass enclosure for the MBTA elevator that US2 is constructing are completed (image to the right).

Somerville Avenue Streetscape and Utilities Improvements:

- The final phase of paving is being completed at the east end of Somerville Avenue and substantial completion is expected in the next 30 days or so. New dedicated bike lanes, wider sidewalks and new green infrastructure are all welcome additions to the neighborhood (image to the right). The DIF for these improvements is supported by the property tax generation from the Union Square Revitalization.
- US2 continues to coordinate with the COS related to the interface between 10 Prospect Street and the new Somerville Avenue improvements.

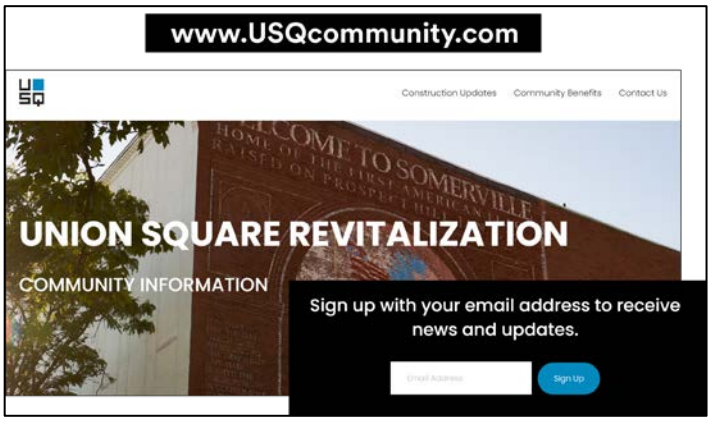
31 Union Square
Somerville, MA 02143
617.804.1000
DiscoverUSQ.com

10-50 Prospect Street Construction (formerly D2):

- A ceremonial ground breaking event was hosted on 7/21/2021 to kick off the Union Square Revitalization Project and 10-50 Prospect Street (images below). The event included local food and drinks, viewfinders with project images and music from a local band. Thanks to all who were able to attend. Coverage of the event was provided by 20+ print and TV outlets. Special thanks to the following Somerville vendors: Juliet, Nibble Kitchen + Carolicious, Union Square Donuts, Mineirao One Stop Market, Grossman Marketing and Bloc Café.

- As part of marketing commercial space with in the project, US2 opened a project leasing center at 31 Union Square as a way to showcase the project and neighborhood to potential tenants (images below). We are regularly touring prospective life sciences tenants. Special thanks to all of the supporting local businesses, including: OLP Creative, with photo cooperation from Juliet, Aeronaut, Bow Market, Greentown Labs, Brooklyn Boulders, Union Square Donuts, Right Hand Robotics and The Independent.

- Construction is underway on both the life sciences project (10 Prospect Street) and the residential project (20-50 Prospect Street). Recent activities have been focused on foundations, site utilities, MBTA elevator, MBTA interim improvements and the residential tower core.
- In order to help keep Union Square residents and business owners apprised of our progress on the implementation of the Union Square Revitalization, US2 created a website (www.USQcommunity.com) to serve as a single source for construction, planning and community benefits progress updates. The website will be updated on a weekly basis with D2 construction updates and periodically with other project updates. Please share this website with others in the community that might be interested in this information.



50 Webster Avenue (formerly D3.1):

- An affiliate of the master developer acquired the 50 Webster site in June 2021.
- The design review process started and a first neighborhood meeting was hosted on 8/25/2021 (meeting materials). On 8/28/2021, US2 also hosted a Neighborhood Meeting - Open House at the Union Square Farmer's Market in order to share project progress and solicit feedback from local residents (image below). The next step is the Urban Design Committee Meeting.

- Demolition of the existing building at the property is also being planned in the near term.

Property Acquisition – Privately Acquired Disposition Parcels Status:

- As required by the MLDA, US2 has initiated acquisition discussions with the following "D Block" property owners in an effort to privately acquire fee interest of the following D Blocks to advance the revitalization plan:

Block	Address	Property Owner
D4.1	35 Prospect Street	J.T. Scott
D3.2-D3.3	56 Webster 520 Windsor Street	56 Webster Ave LLC ZPF LLC
D6	2-9 Union Square 286-298 Somerville Ave	Union 2 Associates LLC
D7.1	1 Bow Street	Bow 1 Associates LLC

Community Benefits Implementation:

- US2 and USNC have hosted quarterly meetings to discuss CBA Implementation since April 2020.
- CBA accomplishments include:
    - US2's pre-funded Community Benefits funds and supported the hiring of a Union Square Main Streets Small Business Liaison ($70,000) and supported Somerville Community Corporation's workforce development initiatives ($100,000) during the pandemic (image to the right).
    - $467,000 of Community Benefits Funds have been contributed to date to the City of Somerville stabilization fund.
    - US2, SCC First Source and US2's contractors hosted a Careers in Construction Information Session & Jobs Fair in April.
    - US2 organized three "Learning Lab" session with Somerville High School Seniors in Somerville High School Career and Technical Education program (image to the right). The goal of the program is to introduce Somerville High School to the real estate, design and

construction industry through exposure to the Union Square Revitalization Project.

- Quarterly meetings the Small Business Construction Task Force (including USMS and the City) started as construction mobilized to discuss construction plans and impacts on local businesses.
- US2 supported local initiatives including COVID response in partnership with Union Square small businesses (see image below), USMS Fluff Festival, USMS Holiday Stroll, USMS Snap Match and the Somerville Museum Access for All Campaign.

NU KITCHEN formerly NU Café

EL POTRO MEXICAN BAR & GRILL

AUTHENTIC MEXICAN FOOD LA CANTINA CATERING

- Please see the community benefits tab at www.USQcommunity.com for additional information about our progress relative to community benefits implementation.

*** END OF STATUS UPDATE ***