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# PROJECT NARRATIVE

REVISED 7.15.2022

Design  
Project Information  
Public Process + Design Review Report

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# DESIGN

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## PROJECT NARRATIVE

### Design - Civic Space

#### Summary

The Civic Space at 62 Prospect Street is designed to adhere to the design requirements of the “plaza” typology. The study of this site resulted in a desire to provide space for ample circulation due to its immediate proximity to the new Union Square Green Line Station to the north and the planned future development of the D3 Block. The proposed public space recognizes its location between the two growing districts of Union Square and Boynton Yards and seeks to maximize the public utility of a topographically challenging site.

At approximately 16,000 SF, the open space at 62 Prospect Street is guided by a framework of design principles. Through community meetings and site analyses, foundational elements for a successful civic space evolved and were used as goal posts through which the design would be measured. The civic space will be a place to relax and observe with accessible and clear circulation paths allowing for free movement and spaces for respite from the busy urban realm. The plaza will also be a place for human performance and

interaction as well as ecological performance and ample soil volume for the growth of healthy plant life. Above all, the civic space will be grounded in place and site history making it truly authentic to Union Square.

The plaza primarily receives southern and western solar exposure allowing a full sun and part sun planting palette which will further attract pedestrians midday, afternoons, evenings, and weekends.

#### Enhancing open space network

The proposed plaza at 62 Prospect Street will serve as a benefit to the local community and enhance the City’s existing open space network. The design of the 16,000 SF plaza acknowledges its location adjacent to the Prospect Street corridor as it undergoes a transformational development to further enliven the area with an expansion of retail, commercial, and residential spaces. The plaza is located at a 5-point intersection and will also receive additional passerby traffic from points east in the Boynton Yards development. With the confluence of users



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### Design - Civic Space

engaging the project site, the plaza will perform a critical role in providing safe passage for those traversing the space, while also providing a place of respite and connection from a busy urban environment.

The plaza will enhance the existing public realm by creating spaces for lingering and increased comfort, a departure from the existing narrow sidewalks characteristic of Webster Avenue south of the site. Through its geometry, the plaza will function as a ‘hinge’ site and will encourage pedestrians to pause within its “green rooms,” when discovered in sequence. Further, careful planning and programming will support the ground floor retail spaces with gathering spaces located strategically out of the path of greatest circulation. The retail and open spaces will each serve to activate the other providing a dynamic environment for visitors.

### **Gather, Explore, Perform**

The plaza at 62 Prospect is an extension of the successful and programmable public spaces in Somerville and Union Square. The surrounding neighborhood has a multitude of small pocket parks and wedge plaza spaces that promote public events and gathering. A small amphitheater with seat steps will be provided and a series of “alcoves” function as open space nodes throughout the plaza that accommodate small public events and small gatherings in intimate settings that are not perceived as owned by the building. The plaza is primarily open to midday to afternoon sun and can be planted densely with an array of diverse and primarily native species to encourage visitors to connect with their local flora.

Bolstered by the verdant plantings and warm seating materials, the plaza is meant to be used at all hours for all people. During the work week, steady flows of pedestrians, cyclists, and speed-controlled vehicles will circulate through the site and the plaza will be animated primarily through swift movement and short-term gatherings. The existing sidewalk will be expanded into the plaza

at most locations to encourage a more relaxed walking experience where pedestrians traveling at varying speeds do not feel overwhelmed by a lack of public space width in the public right of way. With widened sidewalks and an interior path, multiple options for circulation are provided making for a better open space and commuter experience. The elevation gain from the southern edge of the plaza to the north is nearly 12 feet which terminates at an overlook to the new Union Square Green Line Station. At the overlook, a proposed pavilion structure will provide a visual dialogue with the new development to the north and a gathering area dappled in shade. This uppermost location in the plaza will be frequented as an outdoor destination for meeting up, eating, working outside, and socializing with the experience of taking in the commuter line and the western terminus of the Green Line Extension.

### **Multi-Use**

On weekends the plaza will be free of heavy rush-hour pedestrian traffic and will therefore be used by residents and patrons of the retail establishments within the ground floor of the building. The space is meant to be playful, with a fully accessible interior pathway, with multiple loops, that can double as a playscape for toddlers and small children.

### **Ecological Features**

The proposed civic space creates multiple “alcove” spaces where people can be within the plaza and yet out of the flow of pedestrians that will course through it during peak moments of the day. As the alcoves serve to create safe harbor for seating, they are also the locations most heavily wrapped in verdant plant life and canopy trees. The urban forest created at the new Plaza will offer shade over the largest areas of hardscape at the building’s multiple entry points and flank most of the circulatory paths throughout the plaza further enhancing the experience of meandering through or relaxing in the civic space. The provision of large canopy trees to cast midday

## PROJECT NARRATIVE

### Design

shade over the public spaces will help reduce urban heat island effects and catch and collect stormwater on site.

### Grounded in History

The proposed civic space will be built on the site of the former Union Glass Company (1854-1927), a major historic producer of art glass objects, and the design takes inspiration from this. The swooping and circular forms are borrowed from the physical glass cutting process which essentially turns the glass piece while making incisions to create the ornate glass pieces. The circular forms also, like ornate glass, provide opportunity for viewing into and from a myriad of locations throughout the public space. Materials in the palette may include glass aggregate concrete paving, translucent seating options,



We are inspired by the Union Glass Company which previously occupied the site for nearly 80 years concluding in 1927, and produced the highest quality cut glass and art objects. Our design is inspired by the industrial vernacular architecture, and employs distinctive glass features and geometries, to celebrate the story of the site. We would like to offer a special thanks to the Somerville Museum for their collaboration and research regarding Union Glass Company.

illuminated planter walls, copper finished metal accents, and various types of specialty glasses to further connect to the site's heritage.

### A Memorable Place to Meet

The proposed design seeks to introduce programming into the plaza through thoughtful interventions and public art. The southern gathering oval provides for a central location for public art to be displayed that pays homage to the artfully cut glass of previous generations on the site, with its geometric surrounds elevating its visual prominence. Further north, the Civic Space appropriates the proposed building's corner column, introducing a pedestrian pass-through and establishing a centrally located anchor point. As the 'hinge' of the civic space, the ornamental column will create a historic homage to the site while also providing a civic moment for the experience of the public space. At the plaza's northern terminus, a glass-inspired pavilion will anchor the plaza's most elevated location with this highly visible and memorable element envisioned as a new landmark for the Union Square neighborhood.







# PROJECT INFORMATION

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Design

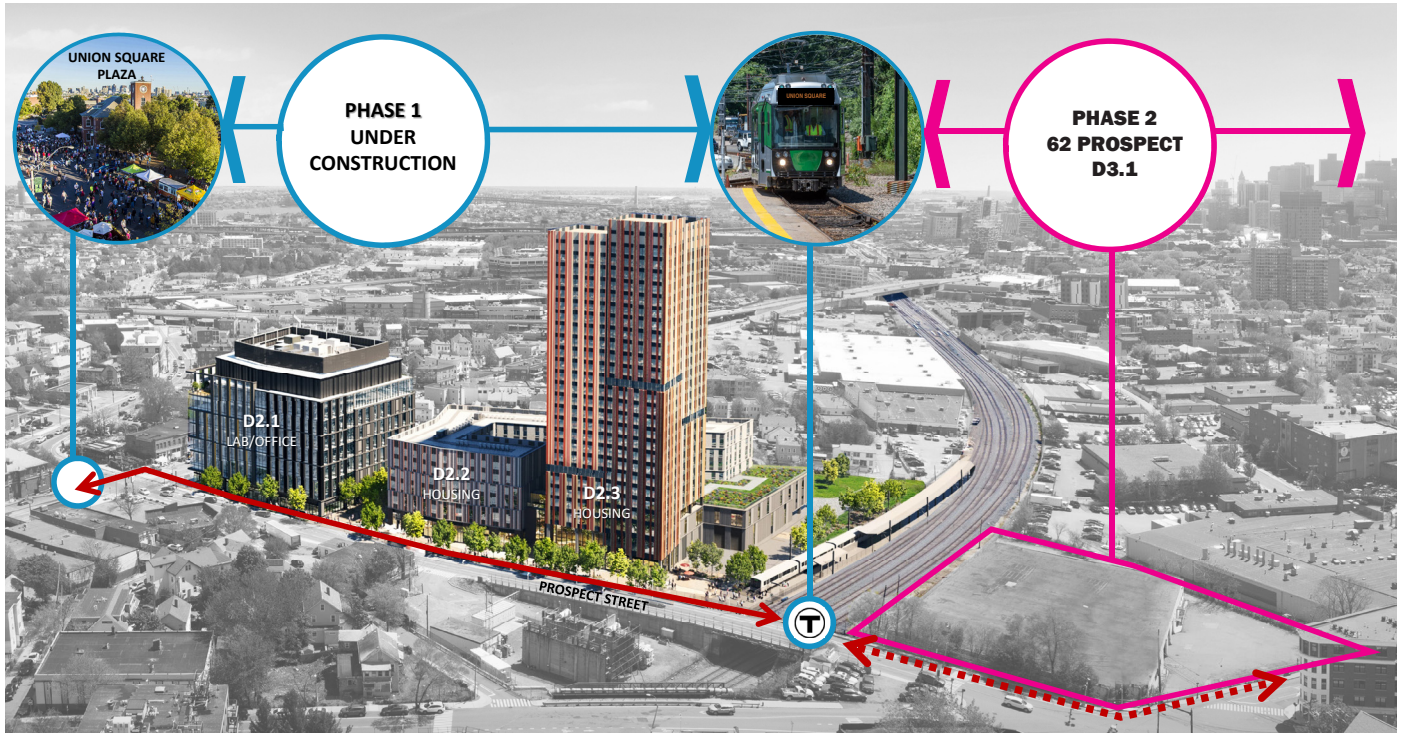
Table 6.7.9 Civic Space Standards			
<b>Zoning Requirements Summary Table</b>			
	<b>REQUIRED</b>		<b>PROPOSED</b>
Lot Size		<i>8,000 SF - 2 acres</i>	<b>16,070</b>
Major Portion	75% (min.)		<b>12,053</b>
Average Depth	40' (min.)		<b>53</b>
Average Width	40' (min.)		<b>160</b>
Max width	3 x avg. depth (max.)	<i>159</i>	<b>70</b>
Minor Portion	25% (max.)		<b>4,018</b>
Average Depth	15' (min.)		<b>56</b>
Average Width	15' (min.)		<b>71</b>
Unobstructed Area	50% (min.)	<i>8,035</i>	<b>10,542</b>
Pervious Area	70% (min.)	<i>11,249</i>	<b>14,151</b>
Seating	1 lf/30 sf of civic space	<i>536</i>	<b>545</b>
Movable Chairs			<b>104</b>
Tables	1 per every 4 movable chairs		<b>16</b>
Green Space	10%	<i>1,607</i>	<b>3,240</b>
Number of Large Trees		<i>16</i>	<b>16</b>

REVISED: JULY 15, 2022

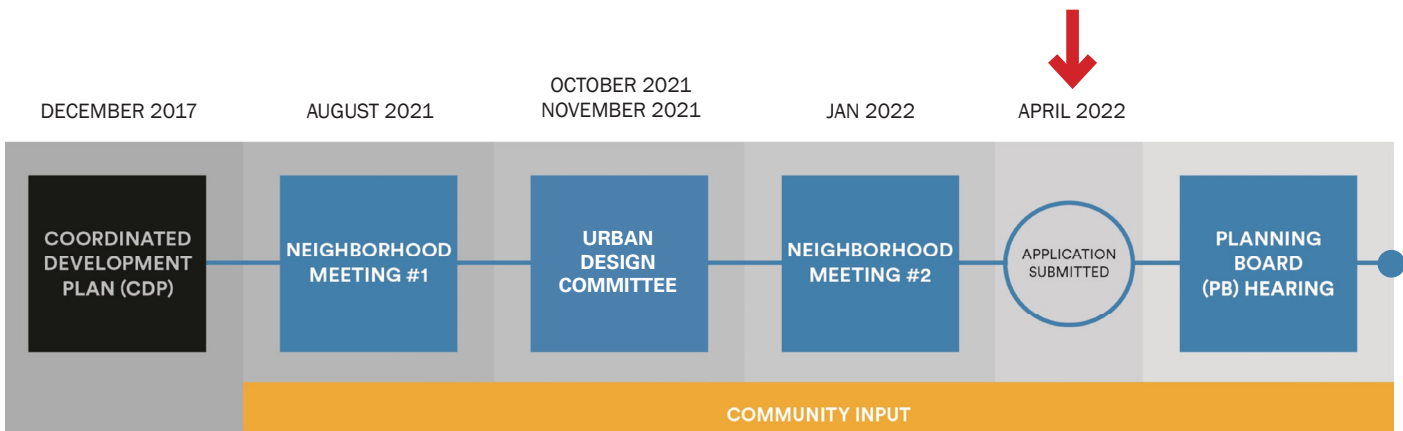
# PUBLIC PROCESS + DESIGN REVIEW REPORT

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PROJECT NARRATIVE  
Public Process + Design Review Report



Phase Two work begins at D3.1



Parallel processes for D3.1 Building (50 Webster) + D3.1 Civic Space (62 Prospect St)

## Introduction

The Public Process and Design Review Report section serves to catalogue and summarize the public entitlement process carried out to date. The section provides information on the date, time and location of meetings, a summary of information discussed, description of material shown, along with a summary of any changes made because of a specific meeting. The D3.1 Building along with the zoning required 'Plaza' type Civic Space have advanced through the sequence of public meetings together. Provided the direct planning relationships between the Building and the Civic Space, and the intent to deliver each improvement simultaneously, this report has been structured to include feedback on each application for reference. As the foundation for any proposed building or civic space project in the Union Square redevelopment area, the approved Coordinated Development Special Permit (CDSP) provides the point of departure for the proposed design's evolution. For reference the D3 block's CDSP-approved 'Block and Lot Plan' (below top) can be viewed relative to the subjects of this DSPR application below. (below bottom).



D3 Block and Lot Plan



D3.1 DSPR Application

## Neighborhood Meeting 1

Date: 8/25/21  
Time: 6:30 - 8:30pm  
Location: Virtual Zoom Webinar

Reviewers:  
Councilor Ben Ewen Campen (BEC) – Ward 3 City Council  
Andrew Graminski (AG) - Somerville Planning Dept

Speakers:  
Greg Karczewski, USQ (GK)  
Guido Hartray, Marvel (GH)  
Tim Fryatt, Marvel (TF)  
Tyler Silvestro, Marvel (TS)

## Summary of Items Discussed

Neighborhood Meeting 1 represented the first step in the Design and Site Plan Review (DSPR) public engagement process for the D3.1 Building and Civic Space. US2, together with its design team, presented schematic plans and sought community input. As the meeting was during the COVID-19 pandemic, it was held as a virtual on-line event. The team presented analyses of existing conditions, and preliminary concepts of the Building and Civic Space. The Neighborhood Meeting presentation has been included as a separate appendix within this application.

## Agenda

Announcements  
Project Team  
Public Process Review  
Building  
Context/Site History  
Analysis & Exploration  
Ideas & Opportunities  
Questions & Discussion  
Civic Space Meeting #1  
Context  
Analysis & Exploration  
Ideas & Opportunities  
Questions & Discussion

## Presentation Outline

- The verbal presentation began with the teams values and objectives
- A verdant, mixed use, transit oriented, urban employment center
- Placemaking - rooted, service to community



## PROJECT NARRATIVE

### Public Process + Design Review Report

- Eclectic variety in scale and use
- Vibrant neighborhood / Walkable
- Design Everywhere for Everyone

The presentation went on to discuss significant influences on the design

- Gateway to the neighborhood
- Building in the round
- Response to history - cut glass factory, industrial architecture
- Response to context - activated and connecting civic space
- Plaza design needs to mitigate busy traffic

### **Description of Changes made in response to the meeting**

#### **Civic Space | 62 Prospect Street**

- Many neighborhood speakers commented on the critical need for trees in the neighborhood for their many benefits to the urban environment and community health. In response the Design team has been able to increase Tree density in the Civic Plaza.
- The question of public access was raised by the community. The team responded that the Civic Space will be fully open to the public all day and night, every day of the year, unless determined otherwise in accordance with the provisions of zoning.
- The community suggested public art locations and opportunities be considered. The design team has imagined several locations and opportunities for art including the lower entry plaza, the southwest glass corner column, and the upper plaza glass pavilion overlooking the railroad right of way.
- Community members inquired if there will be slopes in excess of 1:20. The design team confirmed there will not be.

## PROJECT NARRATIVE

Public Process + Design Review Report

### Urban Design Commission Meeting 1

Date: 10/26/21  
Time: 6:00 - 9:00pm  
Location: Virtual Zoom Webinar

UDC Reviewers:  
Courtney Kirk (CK)  
Sarah Lewis (SL)  
Frank Valdes (FV)  
Andrew Arbaugh (AA)  
Deborah Fennick (DF)  
Tim Talun (TT)

Speakers:  
Greg Karczewski, USQ (GK)  
Guido Hartray, Marvel (GH)  
Tim Fryatt, Marvel (TF)  
Tyler Silvestro, Marvel (TS)

#### Summary of Items Discussed

Urban Design Commission Meeting 1 was the second step in the engagement process for the D3.1 building and Civic Space. US2, together with its design team, presented designs and sought community input from the committee. As the meeting was during the COVID-19 pandemic, it was held as a virtual on-line event. The presentation incorporated our response from initial feedback we heard at Neighborhood Meeting #1. The Building was presented first, and then the Civic Space. A question and answer period followed each section.

#### Agenda

1. Announcements
2. Project Team
3. Building
  - Site History
  - Design Principles
  - Massing Development
  - Facade Development
  - Questions & Discussion
4. Civic Space Meeting #1
  - Site Context
  - Site Analysis
  - Design
  - Questions & Discussion

## PROJECT NARRATIVE

Public Process + Design Review Report

### Urban Design Commission Meeting 2

Date: 11/19/21  
Time: 6:00 - 9:00pm  
Location: Virtual Zoom Webinar

UDC Reviewers:  
Courtney Kirk (CK)  
Sarah Lewis (SL)  
Frank Valdes (FV)  
Andrew Arbaugh (AA)  
Deborah Fennick (DF)  
Tim Talun (TT)

Speakers:  
Greg Karczewski, USQ (GK)  
Tim Fryatt, Marvel (TF)  
Tyler Silvestro, Marvel (TS)

### Summary of Items Discussed

Urban Design Commission Meeting 2 was the third step in the engagement process for the D3.1 building and Civic Space. US2, together with its design team, presented designs and sought approval from the committee attendance. As the meeting was during the COVID-19 pandemic, it was held as a virtual on-line event. The presentation incorporated our response from initial feedback we heard at the Urban Design Committee Meeting #1. The Building was presented first, and then the Civic Space. A question and answer period followed each section.

### Agenda

1. Announcements
2. Project Team
3. Building
  - Materials
  - Design Update: Facade Development
  - Lot Plan
  - Questions & Discussion
4. Civic Space Meeting #1
  - Somerville program/culture
  - Results from Streetscape Sitewalk with Somerville's Mobility Division, Department of Engineering, and Economic Development teams
  - Design Update - Pavilion, Furniture, Materials, Programming, Layout
  - Questions & Discussion

# Urban Design Commission Meeting Resolution - 62 Prospect Street Civic Space



City of Somerville

## URBAN DESIGN COMMISSION

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

### DESIGN REVIEW RECOMMENDATION

**62 Prospect St: Civic Space**

January 5, 2021

The Urban Design Commission (UDC) met virtually via GoToWebinar on October 26, 2021 and November 23, 2021 to review the Central Plaza Civic Space type proposed at 62 Prospect St in the High Rise zoning district in Union Square neighborhood development of Somerville. The purpose of design review, as established by the Somerville Zoning Ordinance, is for peers in the professional design community to provide advice and recommendations during the schematic design phase of the architectural design process. In accordance with the UDC's adopted Rules of Procedure and Section 15.1.4 Design Review of the Somerville Zoning Ordinance, this recommendation includes, at least, the following:

1. Identification if applicable design guidelines are satisfied
2. Guidance and recommended modifications to address any design issues or concerns

Design review was conducted over the course of two meetings and the Commission guided the Applicant through various recommendations and suggestions to the applicants preferred civic space designs. Recommendations that were incorporated into the design through the review process included the following:

- Explore ways to incorporate more “fun” into the design concept, consider the use of color and other elements to help the space find its identity.
- Look for ways to incorporate “cut glass” into the park design to connect with the sites history of being a glass factory.
- More detail on the grading is needed to understand where there is a potential for a sloped walk vs. a ramp.
- Need more details on what the space will look like a night.
- Explore ways to reduce some of the hardscape so the space does not create a heat island effect.

Following a presentation of the revised design by the Applicant and review of the design guidelines for the Central Plaza Civic Space type, the Commission provided the following final guidance and recommended modifications:

- Space needs to be “funky and creative,” keep the weird moments in the design.
- Additional detail needed on “interactive feature” included at southern end of civic space. Applicant suggested a water feature could be included in the program element which was supported by the UDC.
- Look for ways to incorporate “wow” moments into the space, especially at the northern end of the park facing the GLX station and Union Square beyond. The

## Urban Design Commission Meeting Resolution - 62 Prospect Street Civic Space

proposed pavilion could accomplish this if larger and more expressive. The Commission was also open to the exploration of other sculptural concepts to be included.

- Scale of pass through is too small to make both sides of the civic space feel connected, especially from northern end of civic space where grade is higher. Explore increasing the scale of this in coordination with the adjacent proposed lab building.
- Lighting of the civic space needs to be developed further to make space feel more welcoming and unique in Union Square neighborhood.

The Commission voted unanimously (3-0) that all of the design guidelines for a Central Plaza Civic Space type were satisfied, voted unanimously (3-0) to recommend the additional guidance identified above and voted unanimously (3-0) that the Planning Board be made aware that the UDC did not review an integrated plan of how the proposed Civic Space will be integrated into the broad plan for the surrounding streets, sidewalks and crosswalks.

Attest, by the voting membership:

Andrew Arbaugh  
Debora Fennick  
Tim Talun

Attest, by the meeting Co-Chairs:

Cortney Kirk  
Luisa Oliveira



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Sarah Lewis,  
UDC Co-Chair  
Director of Planning &  
Zoning

## Urban Design Commission Meeting Resolution - 62 Prospect Street Civic Space

### APPLICABLE DESIGN GUIDELINES:

CENTRAL PLAZA			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
A plaza should contain substantial areas of hardscape complemented by planting beds or arrangements of trees with open canopies.	YES (4-0)		
Plantings should contribute to the spatial definition of the space as an outdoor room.	YES (4-0)		
Benches and seating ledges or walls should be designed for the convenience and comfort of visitors, located in support of gathering spaces and along pedestrian circulation paths, but should be out of the flow of pedestrian traffic.	YES (4-0)		
The perimeter of a plaza should be well integrated into its surroundings and free from fences, hedges, and other barriers that would impede movement into the space and obscure visibility from adjacent streets or building frontages.	YES (4-0)		

## **Urban Design Commission Description of Changes per 'Final Guidance' 62 Prospect St: Civic Space**

### **Final UDC guidance/recommendations and Design Team response:**

#### **Keep it weird**

- Final guidance: Space needs to be “funky and creative,” keep the weird moments in the design.
- Response: The design team appreciates this comment and understands the intention is to help serve and promote Somerville’s unique community with active public space that is flexible for many different types of casual and creative uses. As the design process continues, efforts will continue to ensure the space is original, fun, and funky.

#### **Southern Plaza interactive feature**

- Final guidance: Additional detail needed on “interactive feature” included at southern end of civic space. Applicant suggested a water feature could be included in the program element which was supported by the UDC.
- Response: The proposed design seeks to introduce programming into the plaza through thoughtful interventions and public art. The southern gathering oval provides for a central location for public art to be displayed that pays homage to the artfully cut glass of previous generations on the site, with its geometric surrounds elevating its visual prominence. The details of this interactive feature will be further considered as the design evolves.

#### **Pavilion and other feature elements**

- Final guidance: Look for ways to incorporate “wow” moments into the space, especially at the northern end of the park facing the GLX station and Union Square beyond. The proposed pavilion could accomplish this if larger and more expressive. The Commission was also open to the exploration of other sculptural concepts to be included.
- Response: The project team is actively developing the northern plaza pavilion feature, understanding its important role as a visual and spatial centerpiece of the design.

#### **SW Corner pass through**

- Final guidance: Scale of pass through is too small to make both sides of the civic space feel connected, especially from northern end of civic space where grade is higher. Explore increasing the scale of this in coordination with the adjacent proposed lab building.
- Response: The corner column planter pass-through pathway has undergone several iterations during the course of the public process, to ensure the visual and physical connection of the northern and southern plazas feel direct and generous and has a prominent connecting gesture to the street as well.

#### **Lighting**

- Final guidance: Lighting of the civic space needs to be developed further to make space feel more welcoming and unique in Union Square neighborhood.
- Response: Lighting design work is underway with the lighting designer to ensure the space feels unique, safe, and elegant in the night hours, while also not over-lighting so to preserve dark night sky principles and a sense of general comfort.

## Neighborhood Meeting 2

Date: 1/12/22  
Time: 6:30 - 9:00pm  
Location: Virtual Zoom Webinar

Reviewers:  
Councilor Ben Ewen Campen (BEC) – Ward 3  
City Council  
Andrew Graminski (AG) - Somerville Planning  
Dept

Speakers:  
Greg Karczewski, USQ (GK)  
Tim Fryatt, Marvel (TF)  
Tyler Silvestro, Marvel (TS)

## Summary of Items Discussed

Neighborhood Meeting 2 was the fourth step in the engagement process for the D3.1 building and Civic Space. US2, together with its various design teams, presented designs and sought comments from the public in attendance. As the meeting was during the COVID-19 pandemic, it was held as a virtual on-line event. The presentation incorporated our response from feedback we heard at the Urban Design Committee Meeting #2. The Building was presented first, and then the Civic Space. A question and answer period followed each section. The materials presented have been included as a separate appendix within this application.

## Presentation Outline

Located at the D3.1 site in the phased Union Square Development in Somerville, MA, the project promotes overall development goals to make a verdant, mixed use, transit oriented, urban employment center. Strategically located at the intersection of Prospect



Building Refinements Presented



Civic Space Plaza Refinements Presented



## PROJECT NARRATIVE

### Public Process + Design Review Report

Street, Webster Avenue, and the MBTA Rail line, the proposed building is to be 280,000 SF (285,942), 9 stories, with a steel structure. The program is commercial offices, specifically for Life Sciences Laboratories, with retail at grade, and an underground parking garage. The project also includes 16,000 SF of Civic Plaza Space.

The proposed structure will be built on the site of the former Union Glass Company, a major historic producer of art glass objects. Our design takes inspiration from the historic materiality of this industrial factory building, and the faceted geometry of its cut glass products. The building also takes cues from the geometry of the context, its urban connections, and sustainability opportunities, with a particular focus on activating the ground floor.

Finally, its new use as a high tech center for innovation in science, is celebrated with transparency, and bold sawtooth and glassy forms. The result is rooted to community, celebrating Somerville's working heritage with a contemporary and timeless identity.

- Collaborative process with city, still ongoing
- Consistent with Masterplan
- Cluster for life sciences and new employment center
- Design grounded in history
- Unique to Somerville's working history and culture
- Civic Space provides the ability for people to use in unexpected ways
- Placemaking with memorable moments
- "Fun and Funky" Civic Space

## Description of Changes made in response to the meeting

### Civic Space

- Seating - A commenter appreciated there are lots of seating options.
- Inclusive design features – A commenter asked if there will be any defensive and hostile design to humans. The design team confirmed there will not be.
- Wind - A commenter noted Webster is something of a wind tunnel and wondered if the landscape can help. The landscape team noted the street trees and plantings will help break the wind from the plaza, which has been further studied through wind study testing provided in Section 4 of this application.
- Urban Forestry – a commenter suggested we meet with Urban Forestry team. The design team met with the Urban Forestry Committee and shared the proposal. The committee provided helpful feedback which has been incorporated into this application, including the thickening and widening of planting beds and increased diversity of the planting palette.
- Disability Task Force – a commenter suggested we meet with the Disability Task Force for their input on the grading challenges. Members of the design team met with the City of Somerville's ADA coordinator and a member of the Disabilities Commission to introduce the project. The discussion resulted in helpful feedback in designing more inclusively for all, informing seating opportunities, their locations, as well as the specification of surface

## PROJECT NARRATIVE

### Public Process + Design Review Report

treatments as it relates to both materiality and scale.

- Noise mitigation – A commenter asked if the landscape can help mitigate ambient urban noise. The team believes plantings can assist in mitigating ambient noise.
- Winter Use – A commenter asked if the outdoor space can be made comfortable in winter. User comfort is an important component of a successful public space. Measures to help mitigate the cold (blocking winds, allowing sun, materials which shed water and discourage ice) will be employed while maintaining necessary travel ways in support of the plaza's function.
- Pedestrian Path – There was feedback respecting the potential of accommodating a future path between the building and the railroad right of way. Understanding continued streetscape improvement strategies are under consideration by the City at the point of connection with the Prospect Street Bridge at the west, and a dead-end condition in the nearer term would exist at the east of the site, the proposed building has been shifted south to create additional space between the building and the railroad right-of-way so as to not preclude potential future connections.
- Safe Streets – A commenter asked about Safe Streets considerations. The design team employs many subtle measures in design, in access, circulation, activation and visibility to empowers citizens to help preserve a nuisance-free space that is a safe, clean, and a healthy environment for all types of users.
- Vehicular Traffic – A commenter asked if cars will be managed carefully for safety. The teams civil engineer will be carefully designing vehicular movements and signage, in coordination with the civic plaza design, to ensure pedestrian safety.
- Welcoming and dynamic design – A commenter noted that too often privately owned public spaces “feel owned” by the buildings. Our design has been careful to differentiate the Civic Space from the building, and connect openly to the public right of way, to promote and encourage its public use. Similarly, the building's column has been ‘appropriated’ by the Civic Plaza, providing a public-pass through that increases the perceived scale of the open space.
- Public Restrooms – It was asked if an exterior bathroom would be proposed in the Civic Space. An exterior bathroom is not being proposed.
- North Plaza Pavilion – A commenter encouraged the design of this feature remains distinctive/unusual, noting its potential as an iconic moment. The “campfire lights” was also noted as “cool”. The design team will continue to ensure this feature is original and engaging, to become and important landmark for Somerville.