APPENDIX B:  Design Guidelines
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PROJECT TEAM
Land Owners
Novaya Real Estate Ventures
Cresset Group

Master Planning and Urban Design
SGA
Perkins & Will

Landscape Architect
Copley Wolff Design Group

Civil Engineers
VHB

Transportation Engineers
VHB

Permitting Consultant
VHB

Energy Modeling
AHA Consulting Engineers

Parking
Walker Consultants

Legal
Riemer & Braunstein LLP

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01 URBAN CONDITIONS
**PROJECT NARRATIVE + DESCRIPTION**

**DESIGN PRINCIPLES**

The following planning concepts are central to the proposed design:

**Connectivity** | The site is organized into five urban blocks which are consistent with the scale of the adjacent development at Assembly Row. The street layout is organized to accommodate future connections to the adjacent retail parcels (to the north and south of the site) to extend the urban fabric that has been established at Assembly Row. The hierarchy of the proposed streets are intended to re-establish the urban grid while emphasizing walkability and connections to transit.

**Open Space** | A publicly accessible green space is located at the center of the site and is intended to foster opportunities for active gathering and community events. This open space will serve as a signature component to the XMBLY development and will promote connectivity to the active uses at the ground levels of the proposed buildings. This space will serve as a public amenity and can be programmed to support a variety of uses and events in the district.

**Mixed-Use Program** | The proposed development offers a mix of uses to foster a vibrant live-work-play environment. A major portion of the site’s program is intended to support multi-family residential, commercial office, life sciences and R+D uses. At the ground level, retail and active uses are planned to encourage a vibrant pedestrian environment at the base of the proposed buildings.

The site is located at the key connection between Interstate 93 and the edge of the Assembly Row development to the east. The proposed development’s density, scale, massing and layout address an opportunity of the site and is intended to foster opportunities for active gathering and community events. This open space will serve as a signature component to the XMBLY development and will promote connectivity to the active uses at the ground levels of the proposed buildings. This space will serve as a public amenity and can be programmed to support a variety of uses and events in the district.

**SITE PLANNING**

The proposed development is planned to extend the urban fabric which has been established at Assembly Row and to provide future connectivity to the adjacent retail parcels. The proposed street layout is organized to reintroduce this grid and to establish the following hierarchy:

**Road K** | Road K is the central north/south thoroughfare through the site, connecting Revolution Drive to Foley Street and supporting frontage for Blocks 21, 23, 24 and 26. This street is of critical importance as it interfaces with the active uses at the base of the proposed buildings while also supporting the edge of the central public open space. Along Road K, careful consideration has been given to the public realm allowing it to offer and encourage a vibrant pedestrian experience throughout the development. At its northern portion (between Road L and Foley Street) Road K will be activated by the uses at the base of Block 21 as well as the future development to the east. Between Road L and Revolution Drive, Road K is intended to transition to a curb-less environment which provides a physical connection to the adjacent open space.

**Grand Union Boulevard, Foley Street and Revolution Drive** | Treatment at the edges of the site will be consistent with the street sections that has previously been established as part of the Assembly Row development. The proposed materials, corner conditions, planting zones and other design elements will emphasize continuity within the district and will serve to strengthen pedestrian connections to Assembly Row and to the MBTA’s Assembly rail station. Uses along these streets respond to the varying edge conditions and are organized to emphasize entry into the proposed development.

**Mystic and Middlesex Avenues** | The intersection between Mystic and Middlesex Avenues has been reconfigured to address site lines and traffic calming measures while also providing an opportunity to buffer this edge of the site with landscaped elements. Middlesex Avenue supports service access for Block 21, 24 and 26 as well as access to the proposed City of Somerville Fire Station located in Block 21b.

**ARCHITECTURAL CHARACTER**

In accordance with the design guidelines created for this development, the proposed buildings are intended to offer a diverse range of architectural expression. While the design of the buildings located in the northern portion of the Assembly Row offer a vernacular which pays homage to the site’s rich industrial past, the proposed office developments to the southern portion of Assembly Row as well as the Partner’s Healthcare Headquarters facility have transitioned to a more modern architectural aesthetic. In this context, the site offers the opportunity for the proposed buildings to further reflect a distinct modern vision for Somerville’s Assembly Square neighborhood.

These buildings are intended to be designed with a focus on the pedestrian experience, and careful consideration will be given to elements at the ground level (such as canopies, store fronts and building entrances) to define a comfortable pedestrian scale at the street edge. A high level of transparency will be offered at the ground level to encourage activation and to provide opportunities for a “porous” edge condition. While common themes will be emphasized (such as the expression of the structural column grid, scale-appropriate rhythm for openings and a mix of opaque and transparent materials) flexibility is given within the design guidelines for the buildings to have a distinct architectural expression.

At the upper levels, a varied palette of materials is envisioned for this district to encourage each block to have a unique identity. Suggested materials include glazing, masonry and rain-screen cladding with a focus on utilizing color, texture and pattern to provide an architecturally diverse series of buildings.

A critical point of emphasis is for each building (for all use types) to express a distinctive base, middle and top, as well as offering a varied expression at the roof line to contribute to the Somerville skyline in this district. Based on facade orientation and relationship to the public realm, the design guidelines further define the hierarchy of street wall conditions and offer areas of special emphasis, including corners which represent “gateway” opportunities and primary façades which respond to the site’s public realm goals.

By acknowledging Foley street as a major community connector to Assembly Row station from neighborhoods, a fire station and retail use are located at the ground floor of Block 21b garage that extends the active use characteristics of the overall complex. Upper level garage structure are architecturally screened from most of the public streets, similar to existing assembly row parcel garages.
EXISTING AERIAL CONDITIONS
EXISTING SITE CONDITIONS AS OF 06/07/2018

A | Current landscape at existing building and view towards Foley Street
B | Current landscape at existing building
C | Sidewalk at Foley Street
D | Existing bus drop-off at Grand Union Boulevard
E | View at existing parking lot
F | View at existing side parking lot towards Assembly
G | View at existing parking towards Storage Building
H | View at existing parking towards existing building
The proposed master plan is intended to extend the urban fabric established at Assembly Row to offer pedestrian friendly streetscapes, stronger connections to transit and a public realm network which celebrates the following:

- Pedestrian-friendly and walkable streetscapes through careful attention to scale, materiality and activated edges
- Proximity to the MBTA’s Assembly Station and improved pedestrian access to transit
- Relationship of site’s central open space to larger network, including active urban plazas at Assembly Row, Baxter State Park and Draw 7 Park
- Extension of urban grid to allow opportunities for future development and planned growth
OPEN SPACE
A publicly accessible green space is located at the center of the site and is intended to foster opportunities for active gathering and community events. This open space will serve as a signature component to the XMBLY development and will promote connectivity to the active uses at the ground levels of the proposed buildings. This space will serve as a public amenity and can be programmed to support a variety of uses and events in the district.

CONNECTIVITY
The site is organized into three urban blocks which are consistent with the scale of the adjacent development at Assembly Row. The street layout is organized to accommodate future connections to the adjacent retail parcels (to the north and south of the site) to extend the urban fabric that has been established at Assembly Row. The hierarchy of the proposed streets are intended to re-establish the urban grid while emphasizing walkability and connections to transit.

MIXED-USE PROGRAM
The proposed development offers a mix of uses to foster a vibrant live-work-play environment. A major portion of the site's program is intended to support multi-family residential, commercial office, life sciences and R+D uses. At the ground level, retail and active uses are planned to encourage a vibrant pedestrian environment at the base of the proposed buildings.
TYPICAL UPPER FLOOR PLAN

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>PRIMARY PROGRAM USE</th>
<th>AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLOCK 21A</td>
<td>OFFICE / LAB / R+D</td>
<td>12 floors</td>
</tr>
<tr>
<td>BLOCK 21B</td>
<td>PARKING</td>
<td>85 feet</td>
</tr>
<tr>
<td>BLOCK 23</td>
<td>RESIDENTIAL</td>
<td>329 units</td>
</tr>
<tr>
<td>BLOCK 24</td>
<td>OFFICE / LAB / R+D</td>
<td>13 floors</td>
</tr>
<tr>
<td>BLOCK 26</td>
<td>OFFICE / LAB / R+D</td>
<td>13 floors</td>
</tr>
</tbody>
</table>

TOTAL AREA: 1,576,600 sf

- RETAIL / ACTIVE BLOCKS 21-26: 24,500 sf
- COMMERCIAL: 1,232,900 SF
- RESIDENTIAL: 343,700 SF

78% use
22% use
02 PUBLIC REALM
OPEN SPACE AND LANDSCAPE
NEIGHBORHOOD CHARACTER

EXTENDING THE PATTERN
XMBLY proposes an extension of the public realm strategies established at Assembly Row, adapted and evolved to create a series of spaces that are identifiably unique yet intimately connected to the neighborhood at large.
NEIGHBORHOOD COMPOSITION

CREATING A PLACE

The master plan breaks the existing parcel into smaller scale blocks in line with the rest of the neighborhood. A new park at the center of the neighborhood introduces a large publicly-accessible open space bounded by Road K, Road L, Block 23, Block 24 and Block 26. The proposed park forms the core of development. It would be visible from all proposed buildings and from Road K.

The design provides a series of landscape experiences intended to enrich the lives of the residents and workers of Assembly Square. This is achieved through the provision of flexible spaces that can support a broad range of programming. Ranging from development of landscape spaces at multiple scales to support different levels of social interaction, seamless integration of Stormwater Best Management Practices and climate change planning measures, to inclusion of strategies for addressing adjacent highway impacts, the neighborhood plan has adapted to meet a wide range of demands.
CENTRAL OPEN SPACE

THE PARK AT XMBLY

• The Festival Streetscape | “Road K” from the intersection of “Road L” to the entry of the existing office building parking lot, would be graded level with the adjacent streetscape. The flush-curb condition, a woonerf, allows the street to be used in conjunction with the streetscape for neighborhood celebrations. The Festival Streetscape forms the linear transition zone between the flush street and the core of the open space to the south. This area is intended to provide an active, vibrant, pedestrian corridor featuring a continuation of the street tree planting language, unique furnishing clusters, and decorative paver patterns.

• The Town Square | Like the Festival Streetscape, “Road L” from the intersection of “Road K” to the Block 21 Alley is proposed as a flush-curb woonerf. This portion of the streetscape features a decorative paving condition that extends across the vehicular throughway from the face of Block 21A into the park itself. This seamless transition allows the space to function as a multi-use plaza – able to be closed off for smaller festivals, farmer’s markets, and seasonal events.

• The Pergola Plaza | The Pergola Plaza provides a flexible, paved gathering space adjacent to the major pedestrian corridor at Road K. The Plaza would be ancThe Pergola Plaza provides a central gathering space for both members of the Assembly Square neighborhood and XMBLY community. The Plaza would be anchored by a distinctive architectural structure that functions as a gateway to both the Town Square and Central Lawn; creating a strong architectural statement that would be visible throughout the community. This Pergola would function as a major visual beacon and identifier for the neighborhood. Dramatic integrated lighting would reinforce the beacon-like nature of the feature at night and during the darker winter months.

• The Central Lawn | The Central Lawn anchors the core of the open space and is scaled to provide a strong landscape compliment to the adjacent architectural massings. The Lawn is sited to provide a visual bridge from pedestrian energy of Road K into the natural courtyard formed by the proposed buildings. Each edge of the Lawn features pathways and smaller-scale, designated seating areas. This creates a sense of the Lawn as a form of civic theater; a place to see and be seen. Varied grading allows the space to accommodate flexible programming at a number of scales; from casual recreation transitioning into a venue for small performances or festivals.

• The Filtration Grove | The adjacency of Interstate 93 presents a set of visual, aural, and environmental realities which must be addressed within the context of any successful open space proposal. The XMBLY master plan through the careful siting of the Block 24 and Block 26 building masses creates a near continuous architectural “wall” between the major open space and the elevated interstate. Between these two buildings and the freeway a dense grove of evergreen and deciduous planting would be sited within a naturalized landscape. The ground plane would be shaped to create depressions for temporary stormwater retentions and raised mounds to elevate plantings selected for their ability to filter air-borne particulate emanating from I-93.

• The Promenade | Adjacent to the Block 24 and Block 26 building entries, a vibrant linear plaza space is conceived. This pedestrian corridor would provide access to the lobbies and active spaces in the first floors of Blocks 21, 24 and 26. Pavement patterning, changes in materiality and integration of public art will break the length of the Promenade into a series of successive, human-scaled gathering spaces. At the intersection of the Promenade and “Road K”, a work of public art will be highlighted by the forced perspective.
CENTRAL OPEN SPACE

BLOCK 23
active frontage

ROAD K
festival street

main street

REVOLUTION DRIVE
entry
court

focal point
/ public art

main street

CENTRAL LAWN

view

open air pavilion

town square

landscape bridge

outdoor terrace

feature wall

feature wall

monumental stair

feature wall

stonedust
terrace

peastone parklet

stonedust path

entry court

entry court

entry court

lobby
Assembly Row established a palette of site materials rooted in the site’s rich manufacturing heritage. As the neighborhood has developed its own unique identity, these materials - wood, concrete, stone and steel - have been translated to create a series of spaces that retain the playful spirit of Somerville while reflecting an increasingly more sophisticated streak.

The materials palette will play an important role in defining XMBLY as a unique, but thriving component of a larger urban system. The materials will feel familiar, but will lean towards a more contemporary set of forms, patterns, and colors.
STREETSCAPE HIERARCHY

EXTENDING THE PATTERN

The proposed master plan draws on Assembly Square’s established streetscape hierarchy, creating an extension of the neighborhood that feels unique, yet related to the broader urban context.

Like Assembly Row, XMBLY is anchored by a pedestrian-oriented Main/Festival Street that runs parallel to Grand Union Boulevard. Connector streets bracket the neighborhood, creating clear corridors from East Somerville (Foley Street) to the Assembly T Station. An important side street (Road L) continues the rhythm of side and connector streets that intersect Grand Union at regular intervals.
STREETSCAPE TYPOLOGIES

MAIN STREET

Road K, the major lateral street running through the center of the Master Plan, takes on two typological forms - Main Street and Festival Street. In the Main Street segments, a large furnishing zones provide the opportunity to create a buffer from both adjacent street traffic and the flow of pedestrian commuters. The rain gardens also provide stormwater mitigation. The pedestrian zone is kept deliberately wide in acknowledgement of the importance of Road K as an active, walkable street. At the buildings edge, a frontage zone is provide to capture variations in the facade and provide a space for planters and other street furnishings.

![Diagram of STREETSCAPE TYPOLOGIES]

**SECTION**

<table>
<thead>
<tr>
<th>11'-6&quot;</th>
<th>11'-4&quot;</th>
<th>14'-4&quot;</th>
<th>6'-0&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARKING LANE</td>
<td>FURNISHING &amp; FILTRATION ZONE</td>
<td>PEDESTRIAN ZONE</td>
<td>FRONTAGE</td>
</tr>
</tbody>
</table>

**TYPICAL PLAN**
STREETSCAPE TYPOLOGIES

FESTIVAL STREET

At the center of XMBLY, the Road K transitions to a Festival Street condition. A Festival Street (or woonerf) is a flush street/sidewalk condition that allows the vehicular street area to be easily closed-off and used as an extension of the adjacent streetscape and park. The combined Furnishing, Pedestrian, and Frontage Zones act as a filter between the park and street as well as an attractive space in its own right.
STREETSCAPE TYPOLOGIES

BOULEVARD

The Boulevard typology recognizes nature of Grand Union Boulevard as a major vehicular and pedestrian spine connecting Assembly Square to both McGrath Highway (to the North) and Broadway/East Somerville (to the South). This typology is highly multi-functional; providing spaces for a variety of activities from service/mechanical to retail front entry.

The proposed Boulevard typology is adapted from the linear allee of Sycamore trees at Assembly Square Marketplace. At the street edge, a wide grass strip with street trees would continue the established rhythm of the existing allee to the intersection of Revolution Drive. At the back edge of the sidewalk, a frontage zone would be established creating an opportunity to provide additional space for outdoor dining, building entries or ornamental planting.
STREETSCAPE TYPOLOGIES

MAJOR CONNECTOR STREET

Similar to a Side Street, Connector Streets create important longitudinal connections between laterally-oriented Boulevards, Main Streets, and major intersections. Connector Streets distinguish themselves from Side Streets through their eventual connection to important public transit nodes; namely the headhouses for the Assembly T Station.

The Major Connector (Foley Street) has been developed to allow for a generous 25'-4" space between the back of curb and face of building. This dimension reflects Foley Street degree of pedestrian importance as a connection to East Somerville and creates an opportunity to create curbed tree pits, a more generous 15'-6" pedestrian zone, and a variable frontage zone which will respond to the proposed architectural facades.
STREETSCAPE TYPOLOGIES

SIDE STREET

Side Streets serve an important purpose within the larger urban narrative. These streets provide an opportunity to cluster necessary service activities (loading, garage entries) in order to reduce the impact of these features on the major pedestrian corridors.

Side streets have been developed to allow for a generous 17'-4” space between the back of curb and face of building. This dimension creates the opportunity to include curbed tree pit consistent with other existing and proposed street typologies in Assembly Square.
At major intersections, bump-outs are provided as a measure of pedestrian safety. As at Assembly Row, these bump-outs would feature decorative pavers, planters, and seating, identifying them as important nodes within the pedestrian experience in the neighborhood.
STREETSCAPE PALETTE

EXTENDING THE PATTERN

The proposed master plan draws on Assembly Square’s established streetscape hierarchy, creating an extension of the neighborhood that feels unique, yet related to the broader urban context.

Like Assembly Row, XMBLY is anchored by a pedestrian-oriented Main/Festival Street that runs parallel to Grand Union Boulevard. Connector streets bracket the neighborhood, creating clear corridors from East Somerville (Foley Street) to the Assembly T Station. An important side street (Road L) continues the rhythm of side and connector streets that intersect Grand Union at regular intervals.
STREETSCAPE TREES

INVESTING IN ECOLOGICAL DIVERSITY

The proposed tree list has been developed from the recommendations provided by the City of Somerville’s Draft Urban Forestry Management Plan developed by the Davey Resource Group. A variety of tree species would be selected based on size and solar requirements.

LARGE TREES
GREATER THAN 50’ IN HEIGHT WHEN MATURE

- **Fraxinus americana**   White Ash
- Ginkgo biloba (male)   Ginkgo
- **Gleditsia triacanthos inermis**   Thornless Honeylocust
- Gymnocladus dioicus   Kentucky Coffeetree
- Metasequoia glyptostroboides   Dawn Redwood
- **Nyssa sylvatica**   Black Tupelo
- Quercus bicolor   Swamp White Oak
- Quercus rubra   Northern Red Oak

MEDIUM TREES
26’ - 40’ IN HEIGHT WHEN MATURE

- **Acer campestre**   Hedge Maple
- Aesculus x carnea ‘Briotti’   Red Horsechestnut
- Carpinus caroliniana   American Hornbeam
- Ceratocladus japonicum   Katsuratree
- **Celtis kentukea**   American Honeylocust
- Halesia tetraptera   Carolina Silverbell
- Koelreuteria paniculata   Goldenrain Tree
- Osyra virginiana   American Hop hornbeam
- Parrotia persica ‘Vanessa’   Persian Ironwood
- Ulmus parvifolia   Lacebark Elm

SMALL TREES
10’ - 25’ IN HEIGHT WHEN MATURE

- **Acer ginnala ‘Red Rhapsody’**   Amur Maple
- Amelanchier spp.   Serviceberry
- **Cercis canadensis**   Eastern Redbud
- Cornus kousa   Kousa Dogwood
- Crataegus spp.   Hawthorn
- Malus spp.   Flowering Crabapple
- Syringa reticulata ‘Ivory Silk’   Japanese Tree Lilac
03 BUILT FORM
DESIGN GUIDELINES + ARCHITECTURAL CHARACTER
SITE MASSING DIAGRAM

- BLOCK 23: height 85'
- BLOCK 24: height 240'
- BLOCK 26: height 240'
- BLOCK 21A: height 220'
- BLOCK 21B: height 85'

COMMERCIAL RESIDENTIAL
To encourage a responsive and architecturally diverse district, significant urban conditions have been identified within the master plan to be acknowledged through design. Among the most important of these urban moments are the site’s “corner” conditions, which offer opportunities for gateway elements, visual emphasis and ground level activation.

**GATEWAY CORNER**
The site’s key entry points have been identified as “gateway corners” and are oriented towards major points of pedestrian access and vehicular access. These include the corner of Grand Union Boulevard and Revolution Drive, which welcomes pedestrians to the site from the nearby MBTA Assembly Station, and the corner of Foley Street and Road K, which invites pedestrians into the heart of the proposed master plan. Building massing, façade articulation and distinct architectural treatment are encouraged for these gateway moments to celebrate entry into the site.

**SECONDARY CORNER**
Secondary corners also represent critical moments within the proposed master plan. These corner conditions celebrate the relationships at important intersections and are defined in the following locations; the corner of Road K and Revolution Drive, which frames an important entrance into the site; the corner of Road L and Road K, which establishes an important relationship between Blocks 21 and 23; and at the corner of Foley Street and Middlesex Avenue, which serves as an important pedestrian threshold to the residential neighborhood form the west. Increased architectural treatment and responsive building massing are recommended for these conditions.

**VISUAL FOCAL POINT**
Visual focal points are oriented toward corners which offer the opportunity to provide visual markers to those experiencing the site from beyond. The focal points identified at Blocks 21, 24 and 26 offer the opportunity for building signage, iconic architectural elements and increased articulation at the roof of the proposed buildings as seen from from I-93.
STREETWALL TYPOLOGY | GROUND LEVEL FRONTAGE PLAN

Streetwalls frame the public realm and shape the pedestrian experience. These critical moments within the master plan have been organized into types which respond to a hierarchy of urban conditions. This classification of typologies is intended to identify appropriate locations for architectural expression and to illustrate building facades where investment in detail, quality of material and articulation of form should be concentrated. Refer to Somerville Zoning Frontage Types.

STREETWALL TYPE A
At the ground level, these critical edges are intended to activate the public realm and to frame the site’s most important open spaces. These edge conditions are located primarily along Road K and at the site’s central open space. These streetwalls are encouraged to provide a high level of transparency to offer visual access to building lobbies, retail and active uses. Façades at these locations are intended to offer a diverse palette of materials, scale and rhythm which strengthen the pedestrian experience and architectural features that support the public realm expression at the ground plane.

STREETWALL TYPE B
Highlighting important, yet less prominent, edges of the site, the façade language at these moments is intended to express rhythm and scale at the ground plane. Organized and rhythmic fenestration and material patterns are encouraged at these areas to compliment the adjacent iconic moments as defined by Streetwall Type A. These conditions occur mostly at sections of the buildings between corners and entry points and define a supportive architectural expression.

STREETWALL TYPE C
The streetwall condition in these locations are intended to be secondary and to be oriented towards areas of less frequent pedestrian access. Located primarily along Mystic, Middlesex Avenues and the service alley of Block 21, these façades are intended to be deemphasized and to play a secondary role to the more prominent streetwall types.
Above the ground plane, streetwalls respond to the greater urban scale and establish an architectural dialogue between buildings. Architectural forms, material and façade articulation allow these edges to highlight, compliment or defer to areas of significance within the master plan. The typologies referenced below are intended to illustrate the hierarchy of streetwalls tasked to respond to varying urban conditions.

**STREETWALL TYPE A**
At the upper levels, these significant building façades are meant to highlight prominent corners and building faces through a strong emphasis on architectural form, material quality and design expression. These streetwalls are primarily oriented towards Road K and the central open space to serve as a backdrop to the site’s most activated areas. These façades are also oriented towards the outer corners of the master plan, offering visual cues to the site’s gateway moments at the larger urban scale.

**STREETWALL TYPE B**
These important, yet less significant, streetwalls are meant to compliment and support the more prominent façade language offered by Streetwall Type A. Simpler fenestration patterns and organized material expression are intended to compliment the iconic language used to highlight the site’s significant edges and corners. At the upper levels, these streetwalls are primarily located between building corners along Foley Street, Grand Union Boulevard and Revolution Drive.

Note: Parking Level Streetwalls to be an open-air ventilated system.
A hierarchy of façade types has been established to create a massing which is responsive to the site’s urban design goals. This hierarchy suggests the level of architectural definition intended to respond to the site’s urban conditions, support the activation of the public realm and to create a unique assemblage of architectural expressions to define the development.

**PRIMARY BUILDING FACADE**

Aligned with Streetwall Type A, the primary building façades are intended to activate the public realm and to frame the site’s most important open spaces at the ground level. These edge conditions are located at Block 23 along Road K and at Blocks 21, 24 and 26 facing the site’s primary open space. At the upper levels, the massing and architectural expression of this façade type is meant to include a diverse palette of materials while emphasizing a unique architectural form. This façade type occurs at Blocks 21, 24 and 26, to celebrate the tower’s presence facing I-93, and at Block 26, highlighting the gateway condition at the corner of Mystic Avenue and Revolution Drive.

**SECONDARY BUILDING FACADE**

The architectural language at the secondary building façade type is intended to express rhythm and scale both at the ground plane and the upper levels. Organized and rhythmic fenestration and material patterns are encouraged for this façade type to contrast with areas of more prominent architectural expression. At Block 21, these conditions occur primarily on the west façades adjacent to significant building corners.

**TERTIARY BUILDING FACADE**

The tertiary façade type is meant to be secondary and to be utilized on façades which are oriented towards areas of less frequent pedestrian access. Architectural articulation for this façade type is intended to be deemphasized and to play a supportive role for the other more prominent conditions. This façade type is primarily located along Mystic and Middlesex Avenues as well as interior facing elevations.

**ROOF SCREEN FACADE**

Careful articulation at the building’s roof levels is encouraged to contribute to the diversity of the Somerville skyline. At critical corners of Blocks 21, 24, and 26, the roof screen presents an opportunity to create a strong visual marker, support signage opportunities and to emphasize the building’s verticality.
A hierarchy of façade types has been established to create a massing which is responsive to the site’s urban design goals. This hierarchy suggests the level of architectural definition intended to respond to the site’s urban conditions, support the activation of the public realm and to create a unique assemblage of architectural expressions to define the development.

**PRIMARY BUILDING FACADE**
The primary façades are intended to activate the ground level and to visually mark significant moments on the site. At the ground level, these edge conditions are located primarily along Road K. At the upper levels, significant corners, including the entry points at Foley Street, Revolution Drive and Grand Union Boulevard, as well as the site’s internal corners are meant to be emphasized through the architectural expression.

**SECONDARY BUILDING FACADE**
The architectural language at the secondary building façade type is compliment the more prominent expressions offered by the Primary Building Façade type. Organized and rhythmic fenestration and material patterns are encouraged for this façade type, which is intended to be employed at the ground level along Grand Union Boulevard and Foley Street. At the upper levels, this façade type is intended to express the north and east facades at Blocks 21, 24, and 26 and is captured primarily between building corners.

**TERTIARY BUILDING FACADE**
The tertiary façade type is meant to be secondary and to be utilized on façades which are oriented towards areas of less frequent pedestrian access or visual importance. Architectural articulation for this façade type is intended to be deemphasized and is oriented primarily towards the site’s side streets, including Road L.

**ROOF SCREEN FACADE**
At critical corners, the roof screen presents an opportunity to express vertically to highlight a significant moment within the master plan. At Block 21, the corner of Foley Street and Road K presents the opportunity to create a strong visual marker. At Blocks 24 and 26, the roof screen is intended to provide variation at the roof plane to contribute to the diversity of the Somerville Skyline.
Building facade articulation to express a base, middle and top

Percentage of fenestration, refer to facade hierarchy diagrams:

Building cantilever at the tower to reinforce base massing

Mechanical penthouse and screened area to shield equipment noise and view

Opportunity to create visual gateway expression at corner of Road K and Foley Street

Building facade design to be vertically articulated to express structural bays

Expression of structural bay to emphasize rhythm at pedestrian frontages

Provide transparent and permeable edge to denote building lobby

Potential for building signage at upper levels visible from I-93

Interior block corridors oriented to promote visibility and daylight

Opportunity to create iconic building corner with high visibility from I-93

Building facade design to encourage a diversity of materials to articulate scale and rhythm while minimizing solar gain

Opportunity to provide vertical expression at building entrances

Loading doors, louvers and other service components to be incorporated in building facade design
vertical articulation to accent prominent corners and highlight vertical transportation

provide building parapet at important corners for a varied roof line

building facade articulation to express a base, middle and top

provide ground floor transparency at activated building edges

vertical articulation to accent prominent corners and highlight vertical transportation

vertical articulation to accent prominent corners and highlight vertical transportation

parking areas to be screened from street view to articulate scale and rhythm along garage facade

building facade design to encourage a diversity of materials to articulate scale and rhythm

provide ground floor transparency at activated building edges
BLOCK 23 | CONCEPTUAL GUIDELINES

BUILDING PROGRAM | RESIDENTIAL
BUILDING TYPE | BLOCK BUILDING
NOTE: PROJECT UNDER CONSTRUCTION

- Building facade articulation to express a base, middle and top
- Parking podium (mechanically ventilated) to be integrated with building exterior design
- Mechanical penthouse and screened area to shield equipment noise and view
- Provide building parapet at important corners for a varied roof line
- Percentage of fenestration: refer to facade hierarchy diagrams: primary | 60-75% secondary | 40-65% tertiary | 30-40%
- Massing of town house units to be expressed
- 2-level town house units to offer a diverse streetscape and activation along Festival Street
- Building facade design to be vertically articulated to express unit typology
- Building facade design to encourage a diversity of materials to articulate scale and rhythm while minimizing solar gain
- Provide ground floor transparency at activated building corners
- Loading doors, louvers and other service components to be incorporated in building facade design
- Provide transparent and permeable edge to denote building lobby
- Building massing at lower level town house / active use to be expressed and to align with open space
- Building facade to continue vertically to create a varied roof line at significant corners
- Opportunity to create visual gateway expression at corner of Road K and Revolution Drive
- Articulate massing at building corner to establish entry as a gateway for pedestrians arriving from the Assembly Row Orange Line
- Provide transparent and permeable edge to denote building lobby
building to step back at roof line to provide massing relief and maximize views with exposure to sun

opportunity to create an iconic presence as a backdrop to the open space and to act as a visual beacon from surrounding neighborhoods

base to vary in form to define a dynamic edge designed with open space

provide transparent and permeable edge to denote building lobby

ground floor to be transparent with active use to engage the surrounding open space

roof screen to be integrated into building facade to express verticality at prominent corners

massing to be articulated at ends to express a hierarchy of forms

building facade design to be vertically articulated to express structural bays

building facade design to encourage a diversity of materials to articulate scale and rhythm while minimizing solar gain

canopies to provide scale and promote a comfortable pedestrian experience

mechanical penthouse and screened area to shield equipment noise and view

building facade articulation to express a base, middle and top

percentage of fenestration, refer to facade hierarchy diagrams:

opportunity to provide an activated roofscape

podium facade to be transparent and permeable to allow direct connection to open space

double height volume

top

middle / tower

base / streetwall

BUILDING PROGRAM | RESIDENTIAL
BUILDING TYPE | PODIUM TOWER
BLOCK 26 | CONCEPTUAL GUIDELINES

BUILDING PROGRAM | COMMERCIAL / R+D / HOTEL
BUILDING TYPE | COMMERCIAL BUILDING

- Mechanical penthouse and screened area to shield equipment noise and view.
- Roof screen to be integrated into building facade to express verticality at prominent corners.
- Opportunity to create visual gateway expression at corner of Road K and Revolution Drive.
- Building facade design to be vertically articulated to express structural bays.
- Building facade design to encourage a diversity of materials to articulate scale and rhythm while minimizing solar gain.
- Provide building notches to achieve relief in urban streetwall.
- Provide transparent and permeable edge to denote building lobby.
- Opportunity to create iconic building corner with high visibility from I-93.
- Massing to be articulated at ends to express hierarchy of forms.
- Building facade design to be vertically articulated to express structural bays.
- Building facade design to encourage a diversity of materials to articulate scale and rhythm while minimizing solar gain.
- Loading doors, louvers and other service components to be incorporated in building facade design.

- Building facade articulation to express a base, middle and top.
- Percentage of fenestration, refer to facade hierarchy diagrams: double height volume base / streetwall middle / tower top.
- Canopies to provide scale and promote a comfortable pedestrian experience and denote building entrance.
A consistent and unifying palette of materials and forms are encouraged for the commercial and residential buildings proposed in the master plan. The overall architectural composition of these buildings will identify the distinct identity for the district in the context of the Assembly Square neighborhood. The following concepts should be considered:

- The building façades should be carefully articulated to create an appropriate rhythm and scale expressed through the fenestration patterns and organization of cladding materials. A consistent palette of façade materials (including glazing, masonry and rainscreen cladding assemblies) are suggested to emphasize a unified assemblage of building architecture.

- Flat façades should be avoided through the incorporation of recessed or projected bays, canopies, awnings and other architectural elements. Building massing responds to the context and façades are closely organized in response to the urban conditions.

- Higher levels of transparency and glazing are encouraged to be employed at the ground level highlighted vertically. These moments are supported by adjacent façades articulated with hierarchical arrangement of glazed walls with shading treatments and masonry walls with projecting bays of window elements.

- The ground level façade is intended to promote activation at areas of public realm significance. A high level of transparency, in concert with accent materials and architectural elements, are encouraged to support an active building edge.

- Each building façade should be expressed to demonstrate a base, middle and top. The façade elements for taller buildings express their vertical nature and are organized to articulate structural bay spacing and rhythm.

- Articulation and variation at the roof level contributes to a diverse skyline. Continuity of façade materials integrated with the building elevation minimize the expression of penthouse and to step back at areas where the visual impact is intended to be mitigated.

- Towers above podium conditions are vertically expressed. Where buildings set back at these conditions, lower roofs have the potential to incorporate active uses and roof gardens.
A diverse palette of materials and forms are encouraged for the commercial and residential buildings proposed in the master plan. The overall architectural composition of these buildings should identify the a distinct identity for the district in the context of the Assembly Square neighborhood. The following concepts should be considered:

- The building façades should be carefully articulated to create an appropriate rhythm and scale expressed through the fenestration patterns and organization of cladding materials. A diverse range of façade materials (including glazing, masonry and rainscreen cladding assemblies) are suggested to emphasize a distinct assemblage of building expressions.
- Flat façades should be avoided through the incorporation of recessed or projected bays, canopies, awnings and other architectural elements. Building massing should respond to the surrounding context and façade planar variation is encouraged to mitigate extended streetwall conditions.
- Higher levels of transparency and glazing are encouraged to be employed at building entrances, prominent corners and at areas supporting active uses. These signature moments are intended to be supported by adjacent facades which are articulated with a balance between opaque materials and “punched” fenestration openings.
- The ground level façade is intended to promote activation at areas of public realm significance. A high level of transparency, in concert with accent materials and architectural elements, are encouraged to support an active building edge.
- Each building façade should be expressed to demonstrate a clear base, middle and top. The façade elements for taller buildings are intended to express their vertical nature and to be organized to articulate the structural bay spacing.
- Articulation and variation at the roof level is encouraged to contribute to a diverse roof edge. Screening elements are intended to be incorporated into the façade design language at prominent moments and to step back at areas where the visual impact is intended to be mitigated.
- Towers above podium conditions are intended to be vertically expressed. Where buildings set back at these conditions, lower roofs have the potential to incorporate active uses and roof gardens.
A diverse palette of materials and forms are encouraged for the commercial and residential buildings proposed in the master plan. The overall architectural composition of these buildings should identify the a distinct identity for the district in the context of the Assembly Square neighborhood. The following concepts should be considered:

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- Towers above podium conditions are intended to be vertically expressed. Where buildings set back at these conditions, lower roofs have the potential to incorporate active uses and roof gardens.
A primary objective of the master plan at XMBLY is to provide a vibrant and active pedestrian experience. Public realm improvements, in the form of publically accessible open space, pedestrian-friendly streetscapes and active gathering areas, are complemented by the incorporation of active uses at the ground level of the proposed buildings. These uses are intended to support the pedestrian experience and to add vibrancy at the street’s edge. A high level of transparency is encouraged to be used at the ground level to support visual access to this activation. Uses could range to provide a heightened level of interest at the building’s edge and could include the following:

- Coffee and Food Options
- Local Retail
- Building Lobbies
- Co-working Environments
- Maker Space
- Meeting and Gathering Spaces
- Technology Showroom
- Bicycle Workshop
- Creative Workplaces
- Interactive Exhibits
- Arts and Creative Enterprises
  - Artisan Production
  - Arts Exhibition
  - Arts Sales & Services
  - Co-Working
  - Design Services
  - Shared Workspaces & Arts Education
  - Work/Live Creative Studio

ARCHITECTURAL EXPRESSION | RETAIL / ACTIVE USE
04 RENDERINGS
AERIAL VIEW

FINAL BUILDING DESIGN AND MATERIALS TO BE DETERMINED AT SPSR
STREETScape | View from Revolution Drive

Final building design and materials to be determined at SPSR.
STREETSCAPE | VIEW FROM ROAD L

FINAL BUILDING DESIGN AND MATERIALS TO BE DETERMINED AT SPSR
STREETSCAPE | VIEW FROM OPEN SPACE

FINAL BUILDING DESIGN AND MATERIALS TO BE DETERMINED AT SPSR
05 APPENDIX
SHADOW STUDY | WINTER SOLSTICE DECEMBER 21

9:00 AM

11:00 AM

1:00 PM

3:00 PM
SITE PHASING | SITE CONDITIONS AS OF 06/07/2018 - INITIAL MASTER PLAN

800+/- total parking capacity

approved layout to be built

BLOCK 24
existing building

property line
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01 URBAN CONDITIONS
PROJECT NARRATIVE + DESCRIPTION

DESIGN PRINCIPLES

The following planning concepts are central to the proposed design:

Connectivity | The site is organized into five urban blocks which are consistent with the scale of the adjacent development at Assembly Row. The street layout is organized to accommodate future connections to the adjacent retail parcels (to the north and south of the site) to extend the urban fabric that has been established at Assembly Row. The hierarchy of the proposed streets are intended to re-establish the urban grid while emphasizing walkability and connections to transit.

Open Space | A publicly accessible green space is located at the center of the site and is intended to foster opportunities for active gathering and community events. This open space will serve as a signature component to the XMBLY development and will promote connectivity to the active uses at the ground levels of the proposed buildings. This space will serve as a public amenity and can be programmed to support a variety of uses and events in the district.

Mixed-Use Program | The proposed development offers a mix of uses to foster a vibrant live-work-play environment. A major portion of the site’s program is intended to support multi-family residential, commercial office, life sciences and A+D uses. At the ground level, retail and active uses are planned to encourage a vibrant pedestrian environment at the base of the proposed buildings.

SITE PLANNING

The proposed development is planned to extend the urban fabric which has been established at Assembly Row and to provide future connectivity to the adjacent retail parcels. The proposed street layout is organized to re-introduce this grid and to establish the following hierarchy:

Road K | Road K is the central north/south thoroughfare through the site, connecting Revolution Drive to Foley Street and supporting frontage for Blocks 21, 23, 24 and 26. This street is of critical importance as it interfaces with the active uses at the base of the proposed buildings while also supporting the edge of the central public open space. Along Road K, careful consideration has been given to the public realm allowing it to offer and encourage a vibrant pedestrian experience throughout the development. At its northern portion (between Road L and Foley Street) Road K will be activated by the uses at the base of Block 21 as well as the future development to the east. Between Road L and Revolution Drive, Road K is intended to transition to a curb-less environment which provides a physical connection to the adjacent open space.

Road L | Road L connects Grand Union Boulevard to Middlesex avenue and serves to support access and service for the development. The street section at Road L will support pedestrian movement (through the use of sidewalks, planting zones, etc.) but will be de-emphasized as a major path of travel.

Grand Union Boulevard, Foley Street and Revolution Drive | Treatment at the edges of the site will be consistent with the street sections that has previously been established as part of the Assembly Row development. The proposed materials, corner conditions, planting zones and other design elements will emphasize continuity within the district and will serve to strengthen pedestrian connections to Assembly Row and to the MBTA’s Assembly rail station. Uses along these streets respond to the varying edge conditions and are organized to emphasize entry into the proposed development.

Mystic and Middlesex Avenues | The intersection between Mystic and Middlesex Avenues has been reconfigured to address site lines and traffic calming measures while also providing an opportunity to buffer this edge of the site with landscaped elements. Middlesex Avenue supports service access for Block 21, 24 and 26 as well as access to the proposed City of Somerville Fire Station located in Block 21b.

ARCHITECTURAL CHARACTER

In accordance with the design guidelines created for this development, the proposed buildings are intended to offer a diverse range of architectural expression. While the design of the buildings located in the northern portion of the Assembly Row offer a vernacular which pays homage to the site’s rich industrial past, the proposed office developments to the southern portion of Assembly Row as well as the Partner’s Healthcare Headquarters facility have transitioned to a more modern architectural aesthetic. In this context, the site offers the opportunity for the proposed buildings to further reflect a distinct modern vision for Somerville’s Assembly Square neighborhood.

These buildings are intended to be designed with a focus on the pedestrian experience, and careful consideration will be given to elements at the ground level (such as canopies, storefronts and building entrances) to define a comfortable pedestrian scale at the street edge. A high level of transparency will be offered at the ground level to encourage activation and to provide opportunities for a “porous” edge condition. While common themes will be emphasized (such as the expression of the structural column grid, scale-appropriate rhythm for openings and a mix of opaque and transparent materials) flexibility is given within the design guidelines for the buildings to have a distinct architectural expression.

At the upper levels, a varied palette of materials is envisioned for this district to encourage each block to have a unique identity. Suggested materials include glazing, masonry and rain-screen cladding with a focus on utilizing color, texture and pattern to provide an architecturally diverse series of buildings.

A critical point of emphasis is for each building (for all use types) to express a distinct base, middle and top, as well as offering a varied expression at the roof line to contribute to the Somerville skyline in this district. Based on façade orientation and relationship to the public realm, the design guidelines further define the hierarchy of street wall conditions and offer areas of special emphasis, including corners which represent “gateway” opportunities and primary façades which respond to the site’s public realm goals.

By acknowledging Foley street as a major community connector to Assembly Row station from neighborhoods, a fire station and retail use are located at the ground floor of Block 21b garage that extends the active use characteristics of the overall complex. Upper level garage structure are architecturally screened from most of the public streets, similar to existing assembly row parcel garages.
EXISTING AERIAL CONDITIONS
EXISTING SITE CONDITIONS AS OF 06/07/2018

A | Current landscape at existing building and view towards Foley Street
B | Current landscape at existing building
C | Sidewalk at Foley Street
D | Existing bus drop-off at Grand Union Boulevard
E | View at existing parking lot
F | View at existing side parking lot towards Assembly
G | View at existing parking towards Storage Building
H | View at existing parking towards existing building
URBAN DESIGN CONNECTIONS | VEHICULAR SITE ACCESS

ASSEMBLY ROW MARKET PLACE

SOUTH HEADHOUSE

BLOCK 3

BLOCK 4

BLOCK 6

BLOCK 8

DRAW 7 PARK

MBTA ORANGE LINE

NORTH HEADHOUSE

SOUTH HEADHOUSE

PARTNERS CAMPUS

HOME DEPOT

Mystic River

Baxter River-Front Park

INTERSTATE 93

THE STATES

EAST SOMERVILLE

TEN HILLS

URBAN DESIGN CONNECTIONS | VEHICULAR SITE ACCESS

ASSEMBLY ROW MARKET PLACE

SOUTH HEADHOUSE

BLOCK 3

BLOCK 4

BLOCK 6

BLOCK 8

DRAW 7 PARK

MBTA ORANGE LINE

NORTH HEADHOUSE

SOUTH HEADHOUSE

PARTNERS CAMPUS

HOME DEPOT

Mystic River

Baxter River-Front Park

INTERSTATE 93

THE STATES

EAST SOMERVILLE

TEN HILLS
The proposed master plan is intended to extend the urban fabric established at Assembly Row to offer pedestrian friendly streetscapes, stronger connections to transit and a public realm network which celebrates the following:

- Pedestrian-friendly and walkable streetscapes through careful attention to scale, materiality and activated edges
- Proximity to the MBTA’s Assembly Station and improved pedestrian access to transit
- Relationship of site’s central open space to larger network, including active urban plazas at Assembly Row, Baxter State Park and Draw 7 Park
- Extension of urban grid to allow opportunities for future development and planned growth
DESIGN PRINCIPLES

OPEN SPACE
A publicly accessible green space is located at the center of the site and is intended to foster opportunities for active gathering and community events. This open space will serve as a signature component to the XMBLY development and will promote connectivity to the active uses at the ground levels of the proposed buildings. This space will serve as a public amenity and can be programmed to support a variety of uses and events in the district.

CONNECTIVITY
The site is organized into three urban blocks which are consistent with the scale of the adjacent development at Assembly Row. The street layout is organized to accommodate future connections to the adjacent retail parcels (to the north and south of the site) to extend the urban fabric that has been established at Assembly Row. The hierarchy of the proposed streets are intended to re-establish the urban grid while emphasizing walkability and connections to transit.

MIXED-USE PROGRAM
The proposed development offers a mix of uses to foster a vibrant live-work-play environment. A major portion of the site’s program is intended to support multi-family residential, commercial office, life sciences and R+D uses. At the ground level, retail and active uses are planned to encourage a vibrant pedestrian environment at the base of the proposed buildings.
02 PUBLIC REALM

OPEN SPACE AND LANDSCAPE
NEIGHBORHOOD CHARACTER

EXTENDING THE PATTERN

XMBLY proposes an extension of the public realm strategies established at Assembly Row, adapted and evolved to create a series of spaces that are identifiably unique yet intimately connected to the neighborhood at large.
NEIGHBORHOOD COMPOSITION

CREATING A PLACE
The master plan breaks the existing parcel into smaller scale blocks in line with the rest of the neighborhood. A new park at the center of the neighborhood introduces a large publicly-accessible open space bounded by Road K, Road L, Block 23, Block 24 and Block 26. The proposed park forms the core of development. It would be visible from all proposed buildings and from Road K.

The design provides a series of landscape experiences intended to enrich the lives of the residents and workers of Assembly Square. This is achieved through the provision of flexible spaces that can support a broad range of programming. Ranging from development of landscape spaces at multiple scales to support different levels of social interaction, seamless integration of Stormwater Best Management Practices and climate change planning measures, to inclusion of strategies for addressing adjacent highway impacts, the neighborhood plan has adapted to meet a wide range of demands.
CENTRAL OPEN SPACE

THE PARK AT XMBLY

- The Festival Streetscape | “Road K” from the intersection of “Road L” to the entry of the existing office building parking lot, would be graded level with the adjacent streetscape. The flush-curb condition, a woonerf, allows the street to be used in conjunction with the streetscape for neighborhood celebrations. The Festival Streetscape forms the linear transition zone between the flush street and the core of the open space to the south. This area is intended to provide an active, vibrant, pedestrian corridor featuring a continuation of the street tree planting language, unique furnishing clusters, and decorative paver patterns.

- The Town Square | Like the Festival Streetscape, “Road L” from the intersection of “Road K” to the Block 21 Alley is proposed as a flush-curb woonerf. This portion of the streetscape features a decorative paving condition that extends across the vehicular throughway from the face of Block 21A into the park itself. This seamless transition allows the space to function as a multi-use plaza – able to be closed off for smaller festivals, farmer’s markets, and seasonal events.

- The Pergola Plaza | The Pergola Plaza provides a flexible, paved gathering space adjacent to the major pedestrian corridor at Road K. The Plaza would be ancThe Pergola Plaza provides a central gathering space for both members of the Assembly Square neighborhood and XMBLY community. The Plaza would be anchored by a distinctive architectural structure that functions as a gateway to both the Town Square and Central Lawn; creating a strong architectural statement that would be visible throughout the community. This Pergola would function as a major visual beacon and identifier for the neighborhood. Dramatic integrated lighting would reinforce the beacon-like nature of the feature at night and during the darker winter months.

- The Central Lawn | The Central Lawn anchors the core of the open space and is scaled to provide a strong landscape compliment to the adjacent architectural massings. The Lawn is sited to provide a visual bridge from pedestrian energy of Road K into the natural courtyard formed by the proposed buildings. Each edge of the Lawn features pathways and smaller-scale, designated seating areas. This creates a sense of the Lawn as a form of civic theater; a place to see and be seen. Varied grading allows the space to accommodate flexible programming at a number of scales; from casual recreation transitioning into a venue for small performances or festivals.

- The Rain Garden | Rain Gardens will be introduced to highlight on-site infiltration initiatives. These landscape elements will include native plantings chosen for both beauty and resiliency. An engineered-soil profile will be developed to allow on-site infiltration if possible based on testing of the existing conditions. Pedestrian-scale bridge will provide a direct connections across the raingardens and engage the passersby.

- The Filtration Grove | The adjacency of Interstate 93 presents a set of visual, aural, and environmental realities which must be addressed within the context of any successful open space proposal. The XMBLY master plan through the careful siting of the Block 24 and Block 26 building masses creates a near continuous architectural “wall” between the major open space and the elevated interstate. Between these two buildings and the freeway a dense grove of evergreen and deciduous planting would be sited within a naturalized landscape. The ground plane would be shaped to create depressions for temporary stormwater retentions and raised mounds to elevate plantings selected for their ability to filter air-borne particulate emanating from I-93.

- The Promenade | Adjacent to the Block 24 and Block 26 building entries, a vibrant linear plaza space is conceived. This pedestrian corridor would provide access to the lobbies and active spaces in the first floors of Blocks 21, 24 and 26. Pavement patterning, changes in materiality and integration of public art will break the length of the Promenade into a series of successive, human-scaled gathering spaces. At the intersection of the Promenade and “Road K,” a work of public art will be highlighted by the forced perspective.
Assembly Row established a palette of site materials rooted in the site’s rich manufacturing heritage. As the neighborhood has developed its own unique identity, these materials - wood, concrete, stone and steel - have been translated to create a series of spaces that retain the playful spirit of Somerville while reflecting an increasingly more sophisticated streak.

The materials palette will play an important role in defining XMBLY as a unique, but thriving component of a larger urban system. The materials will feel familiar, but will lean towards a more contemporary set of forms, patterns, and colors.
STREETSCAPE HIERARCHY

EXTENDING THE PATTERN

The proposed master plan draws on Assembly Square’s established streetscape hierarchy, creating an extension of the neighborhood that feels unique, yet related to the broader urban context.

Like Assembly Row, XMBLY is anchored by a pedestrian-oriented Main/Festival Street that runs parallel to Grand Union Boulevard. Connector streets bracket the neighborhood, creating clear corridors from East Somerville (Foley Street) to the Assembly T Station. An important side street (Road L) continues the rhythm of side and connector streets that intersect Grand Union at regular intervals.
Road K, the major lateral street running through the center of the Master Plan, takes on two typological forms - Main Street and Festival Street. In the Main Street segments, a large furnishing zones provide the opportunity to create a buffer from both adjacent street traffic and the flow of pedestrian commuters. The rain gardens also provide stormwater mitigation. The pedestrian zone is kept deliberately wide in acknowledgement of the importance of Road K as an active, walkable street. At the buildings edge, a frontage zone is provide to capture variations in the facade and provide a space for planters and other street furnishings.
STREETSCAPE TYPOLOGIES

FESTIVAL STREET.

At the center of XMBLY, the Road K transitions to a Festival Street condition. A Festival Street (or woonerf) is a flush street/sidewalk condition that allows the vehicular street area to be easily closed-off and used as an extension of the adjacent streetscape and park. The combined Furnishing, Pedestrian, and Frontage Zones act as a filter between the park and street as well as an attractive space in its own right.

SECTION

TYPICAL PLAN
STREETSCAPE TYPOLOGIES

BOULEVARD

The Boulevard typology recognizes nature of Grand Union Boulevard as a major vehicular and pedestrian spine connecting Assembly Square to both McGrath Highway (to the North) and Broadway/East Somerville (to the South). This typology is highly multi-functional; providing spaces for a variety of activities from service/mechanical to retail front entry.

The proposed Boulevard typology is adapted from the linear allee of Sycamore trees at Assembly Square Marketplace. At the street edge, a wide grass strip with street trees would continue the established rhythm of the existing allee to the intersection of Revolution Drive. At the back edge of the sidewalk, a frontage zone would be established creating an opportunity to provide additional space for outdoor dining, building entries or ornamental planting.
STREETSCAPE TYPOLOGIES

MAJOR CONNECTOR STREET

Similar to a Side Street, Connector Streets create important longitudinal connections between laterally-oriented Boulevards, Main Streets, and major intersections. Connector Streets distinguish themselves from Side Streets through their eventual connection to important public transit nodes; namely the headhouses for the Assembly T Station.

The Major Connector (Foley Street) has been developed to allow for a generous 25'-4" space between the back of curb and face of building. This dimension reflects Foley Street degree of pedestrian importance as a connection to East Somerville and creates an opportunity to create curbed tree pits, a more generous 15'-6" pedestrian zone, and a variable frontage zone which will respond to the proposed architectural facades.
STREETSCAPE TYPOLOGIES

SIDE STREET

Side Streets serve an important purpose within the larger urban narrative. These streets provide an opportunity to cluster necessary service activities (loading, garage entries) in order to reduce the impact of these features on the major pedestrian corridors.

Side streets have been developed to allow for a generous 17'-4" space between the back of curb and face of building. This dimension creates the opportunity to include curbed tree pit consistent with other existing and proposed street typologies in Assembly Square.
At major intersections, bump-outs are provided as a measure of pedestrian safety. As at Assembly Row, these bump-outs would feature decorative pavers, planters, and seating, identifying them as important nodes within the pedestrian experience in the neighborhood.
EXTENDING THE PATTERN

The proposed master plan draws on Assembly Square’s established streetscape hierarchy, creating an extension of the neighborhood that feels unique, yet related to the broader urban context.

Like Assembly Row, XMBLY is anchored by a pedestrian-oriented Main/Festival Street that runs parallel to Grand Union Boulevard. Connector streets bracket the neighborhood, creating clear corridors from East Somerville (Foley Street) to the Assembly T Station. An important side street (Road L) continues the rhythm of side and connector streets that intersect Grand Union at regular intervals.
STREETSCAPE TREES

INVESTING IN ECOLOGICAL DIVERSITY

The proposed tree list has been developed from the recommendations provided by the City of Somerville’s Draft Urban Forestry Management Plan developed by the Davey Resource Group. A variety of tree species would be selected based on size and solar requirements.

### LARGE TREES
GREATER THAN 50’ IN HEIGHT WHEN MATURE

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fraxinus americana</td>
<td>White Ash</td>
</tr>
<tr>
<td>Ginkgo biloba (male)</td>
<td>Ginkgo</td>
</tr>
<tr>
<td>Gleditsia triacanthos inermis</td>
<td>Thornless Honeylocust</td>
</tr>
<tr>
<td>Gymnocladus dioicus</td>
<td>Kentucky Coffeetree</td>
</tr>
<tr>
<td>Metasequoia glyptostroboides</td>
<td>Dawn Redwood</td>
</tr>
<tr>
<td>Nyssa sylvatica</td>
<td>Black Tupelo</td>
</tr>
<tr>
<td>Quercus bicolor</td>
<td>Swamp White Oak</td>
</tr>
<tr>
<td>Quercus rubra</td>
<td>Northern Red Oak</td>
</tr>
</tbody>
</table>

### MEDIUM TREES
26’ - 40’ IN HEIGHT WHEN MATURE

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Common Name</th>
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</thead>
<tbody>
<tr>
<td>Acer campestre</td>
<td>Hedge Maple</td>
</tr>
<tr>
<td>Aesculus x carnea ‘Briott’</td>
<td>Red Horsechestnut</td>
</tr>
<tr>
<td>Carpinus caroliniana</td>
<td>American Hornbeam</td>
</tr>
<tr>
<td>Ceratocladus japonicum</td>
<td>Katsuratree</td>
</tr>
<tr>
<td>Cercis kentukea</td>
<td>American Yellowwood</td>
</tr>
<tr>
<td>Halesia tetraptera</td>
<td>Carolina Silverbell</td>
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<tr>
<td>Koelreuteria paniculata</td>
<td>Goldenrain-tree</td>
</tr>
<tr>
<td>Ostrya virginiana</td>
<td>American Hophornbeam</td>
</tr>
<tr>
<td>Parrotia persica ‘Vanessa’</td>
<td>Persian Ironwood</td>
</tr>
<tr>
<td>Ulmus parvifolia</td>
<td>Lacebark Elm</td>
</tr>
</tbody>
</table>

### SMALL TREES
10’ - 25’ IN HEIGHT WHEN MATURE

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer ginnala ‘Red Rhapsody’</td>
<td>Amur Maple</td>
</tr>
<tr>
<td>Amelanchier spp.</td>
<td>Serviceberry</td>
</tr>
<tr>
<td>Cercis canadensis</td>
<td>Eastern Redbud</td>
</tr>
<tr>
<td>Cornus kousa</td>
<td>Kousa Dogwood</td>
</tr>
<tr>
<td>Crataegus spp.</td>
<td>Hawthorn</td>
</tr>
<tr>
<td>Malus spp.</td>
<td>Flowering Crabapple</td>
</tr>
<tr>
<td>Syringa reticulata ‘Ivory Silk’</td>
<td>Japanese Tree Lilac</td>
</tr>
</tbody>
</table>
03 BUILT FORM

DESIGN GUIDELINES + ARCHITECTURAL CHARACTER
SIGNIFICANT BUILDING CORNERS

To encourage a responsive and architecturally diverse district, significant urban conditions have been identified within the master plan to be acknowledged through design. Among the most important of these urban moments are the site’s “corner” conditions, which offer opportunities for gateway elements, visual emphasis and ground level activation.

GATEWAY CORNER

The site’s key entry points have been identified as “gateway corners” and are oriented towards major points of pedestrian access and vehicular access. These include the corner of Grand Union Boulevard and Revolution Drive, which welcomes pedestrians to the site from the nearby MBTA Assembly Station, and the corner of Foley Street and Road K, which invites pedestrians into the heart of the proposed master plan. Building massing, façade articulation and distinct architectural treatment are encouraged for these gateway moments to celebrate entry into the site.

SECONDARY CORNER

Secondary corners also represent critical moments within the proposed master plan. These corner conditions celebrate the relationships at important intersections and are defined in the following locations; the corner of Road K and Revolution Drive, which frames an important entrance into the site; the corner of Road L and Road K, which establishes an important relationship between Blocks 21 and 23; and at the corner of Foley Street and Middlesex Avenue, which serves as an important pedestrian threshold to the residential neighborhood form the west. Increased architectural treatment and responsive building massing are recommended for these conditions.

VISUAL FOCAL POINT

Visual focal points are oriented toward corners which offer the opportunity to provide visual markers to those experiencing the site from beyond. The focal points identified at Blocks 21, 24 and 26 offer the opportunity for building signage, iconic architectural elements and increased articulation at the roof of the proposed buildings as seen from from I-93.
Streetwalls frame the public realm and shape the pedestrian experience. These critical moments within the master plan have been organized into types which respond to a hierarchy of urban conditions. This classification of typologies is intended to identify appropriate locations for architectural expression and to illustrate building facades where investment in detail, quality of material and articulation of form should be concentrated. Refer to Somerville Zoning Frontage Types.

**STREETWALL TYPE A**
At the ground level, these critical edges are intended to activate the public realm and to frame the site’s most important open spaces. These edge conditions are located primarily along Road K and at the site’s central open space. These streetwalls are encouraged to provide a high level of transparency to offer visual access to building lobbies, retail and active uses. Façades at these locations are intended to offer a diverse palette of materials, scale and rhythm which strengthen the pedestrian experience and architectural features that support the public realm expression at the ground plane.

**STREETWALL TYPE B**
Highlighting important, yet less prominent, edges of the site, the façade language at these moments is intended to express rhythm and scale at the ground plane. Organized and rhythmic fenestration and material patterns are encouraged at these areas to compliment the adjacent iconic moments as defined by Streetwall Type A. These conditions occur mostly at sections of the buildings between corners and entry points and define a supportive architectural expression.

**STREETWALL TYPE C**
The streetwall condition in these locations are intended to be secondary and to be oriented towards areas of less frequent pedestrian access. Located primarily along Mystic, Middlesex Avenues and the service alley of Block 21, these façades are intended to be deemphasized and to play a secondary role to the more prominent streetwall types.
Above the ground plane, streetwalls respond to the greater urban scale and establish an architectural dialogue between buildings. Architectural forms, material and façade articulation allow these edges to highlight, compliment or defer to areas of significance within the master plan. The typologies referenced below are intended to illustrate the hierarchy of streetwalls tasked to respond to varying urban conditions.

**STREETWALL TYPE A**
At the upper levels, these significant building façades are meant to highlight prominent corners and building faces through a strong emphasis on architectural form, material quality and design expression. These streetwalls are primarily oriented towards Road K and the central open space to serve as a backdrop to the site's most activated areas. These façades are also oriented towards the outer corners of the master plan, offering visual cues to the site's gateway moments at the larger urban scale.

**STREETWALL TYPE B**
These important, yet less significant, streetwalls are meant to compliment and support the more prominent façade language offered by Streetwall Type A. Simpler fenestration patterns and organized material expression are intended to compliment the iconic language used to highlight the site's significant edges and corners. At the upper levels, these streetwalls are primarily located between building corners along Foley Street, Grand Union Boulevard and Revolution Drive.

Note: Parking Level Streetwalls to be an open-air ventilated system.
A hierarchy of façade types has been established to create a massing which is responsive to the site’s urban design goals. This hierarchy suggests the level of architectural definition intended to respond to the site’s urban conditions, support the activation of the public realm and to create a unique assemblage of architectural expressions to define the development.

**PRIMARY BUILDING FACADE**

Aligned with Streetwall Type A, the primary building façades are intended to activate the public realm and to frame the site’s most important open spaces at the ground level. These edge conditions are located at Block 23 along Road K and at Blocks 21, 24 and 26 facing the site’s primary open space. At the upper levels, the massing and architectural expression of this façade type is meant to include a diverse palette of materials while emphasizing a unique architectural form. This façade type occurs at Blocks 21, 24 and 26, to celebrate the tower’s presence facing I-93, and at Block 26, highlighting the gateway condition at the corner of Mystic Avenue and Revolution Drive.

**SECONDARY BUILDING FACADE**

The architectural language at the secondary building façade type is intended to express rhythm and scale both at the ground plane and the upper levels. Organized and rhythmic fenestration and material patterns are encouraged for this façade type to contrast with areas of more prominent architectural expression. At Block 21, these conditions occur primarily on the west façades adjacent to significant building corners.

**TERTIARY BUILDING FACADE**

The tertiary façade type is meant to be secondary and to be utilized on façades which are oriented towards areas of less frequent pedestrian access. Architectural articulation for this façade type is intended to be deemphasized and to play a supportive role for the other more prominent conditions. This façade type is primarily located along Mystic and Middlesex Avenues as well as interior facing elevations.

**ROOF SCREEN FACADE**

Careful articulation at the building’s roof levels is encouraged to contribute to the diversity of the Somerville skyline. At critical corners of Blocks 21, 24, and 26, the roof screen presents an opportunity to create a strong visual marker, support signage opportunities and to emphasize the building’s verticality.
A hierarchy of façade types has been established to create a massing which is responsive to the site’s urban design goals. This hierarchy suggests the level of architectural definition intended to respond to the site’s urban conditions, support the activation of the public realm and to create a unique assemblage of architectural expressions to define the development.

PRIMARY BUILDING FACADE
The primary façades are intended to activate the ground level and to visually mark significant moments on the site. At the ground level, these edge conditions are located primarily along Road K. At the upper levels, significant corners, including the entry points at Foley Street, Revolution Drive and Grand Union Boulevard, as well as the site’s internal corners are meant to be emphasized through the architectural expression.

SECONDARY BUILDING FACADE
The architectural language at the secondary building façade type is compliment the more prominent expressions offered by the Primary Building Façade type. Organized and rhythmic fenestration and material patterns are encouraged for this façade type, which is intended to be employed at the ground level along Grand Union Boulevard and Foley Street. At the upper levels, this façade type is intended to express the north and east facades at Blocks 21, 24, and 26 and is captured primarily between building corners.

TERTIARY BUILDING FACADE
The tertiary façade type is meant to be secondary and to be utilized on façades which are oriented towards areas of less frequent pedestrian access or visual importance. Architectural articulation for this façade type is intended to be deemphasized and is oriented primarily towards the site’s side streets, including Road L.

ROOF SCREEN FACADE
At critical corners, the roof screen presents an opportunity to express vertically to highlight a significant moment within the master plan. At Block 21, the corner of Foley Street and Road K presents the opportunity to create a strong visual marker. At Blocks 24 and 26, the roof screen is intended to provide variation at the roof plane to contribute to the diversity of the Somerville Skyline.
Building facade design to encourage a diversity of materials to articulate scale and rhythm while minimizing solar gain

Potential for building signage at upper levels visible from I-93

Interior block corridors oriented to promote visibility and daylight

Building facade design to create iconic building corner with high visibility from I-93

Opportunity to provide vertical expression at building entrances

Loading doors, louvers and other service components to be incorporated in building facade design

Building facade articulation to express a base, middle and top

Percentage of fenestration, refer to facade hierarchy diagrams:

Building cantilever at the tower to reinforce base massing

Mechanical penthouse and screened area to shield equipment noise and view

Opportunity to create visual gateway expression at corner of Road K and Foley Street

Expression of structural bay to emphasize rhythm at pedestrian frontages

Provide transparent and permeable edge to denote building lobby

Building facade design to be vertically articulated to express structural bays

Block 21A | Conceptual Guidelines

Building Program | Office / Research / Lab

Building Type | Podium Tower
vertical articulation to accent prominent corners and highlight vertical transportation

provide building parapet at important corners for a varied roof line

building facade articulation to express a base, middle and top

provide ground floor transparency at activated building edges

section at fire station

top

middle

base

building facade design to encourage a diversity of materials to articulate scale and rhythm

provide ground floor transparency at activated building edges

vertical articulation to accent prominent corners and highlight vertical transportation

parking areas to be screened from street view to articulate scale and rhythm along garage facade
building facade design to be vertically articulated to express unit typology
building facade design to encourage a diversity of materials to articulate scale and rhythm while minimizing solar gain
provide ground floor transparency at activated building corners
loading doors, louvers and other service components to be incorporated in building facade design
provide transparent and permeable edge to denote building lobby
building massing at lower level town house / active use to be expressed and to align with open space

building facade articulation to express a base, middle and top
parking podium (mechanically ventilated) to be integrated with building exterior design

section at parking screening

mechanical penthouse and screened area to shield equipment noise and view
provide building parapet at important corners for a varied roof line
percentage of fenestration, refer to facade hierarchy diagrams: primary | 60-75%
secondary | 40-65%
tertiary | 30-40%

massing of town house units to be expressed
2-level town house units to offer a diverse streetscape and activation along Festival Street

section at town house units

building facade design to continue vertically to create a varied roof line at significant corners
opportunity to create visual gateway expression at corner of Road K and Revolution Drive
articulate massing at building corner to establish entry as a gateway for pedestrians arriving from the Assembly Row Orange Line
provide transparent and permeable edge to denote building lobby

section at town house units
building to step back at roof line to provide massing relief and maximize views with exposure to sun

opportunity to create an iconic presence as a backdrop to the open space and to act as a visual beacon from surrounding neighborhoods

base to vary in form to define a dynamic edge designed with open space

provide transparent and permeable edge to denote building lobby

ground floor to be transparent with active use to engage the surrounding open space

roof screen to be integrated into building facade to express verticality at prominent corners

massing to be articulated at ends to express a hierarchy of forms

building facade design to be vertically articulated to express structural bays

building facade design to encourage a diversity of materials to articulate scale and rhythm while minimizing solar gain

canopies to provide scale and promote a comfortable pedestrian experience

mechanical penthouse and screened area to shield equipment noise and view

building facade articulation to express a base, middle and top

percentage of fenestration, refer to facade hierarchy diagrams:

opportunity to provide an activated rooftscape

podium facade to be transparent and permeable to allow direct connection to open space
mechanical penthouse and screened area to shield equipment noise and view

building facade articulation to express a base, middle and top

percentage of fenestration, refer to facade hierarchy diagrams:

canopies to provide scale and promote a comfortable pedestrian experience and denote building entrance

double height volume

base / streetwall

middle / tower

top

roof screen to be integrated into building facade to express verticality at prominent corners

opportunity to create visual gateway expression at corner of Road K and Revolution Drive

building facade design to be vertically articulated to express structural bays

building facade design to encourage a diversity of materials to articulate scale and rhythm while minimizing solar gain

provide building notches to achieve relief in urban streetwall

provide transparent and permeable edge to denote building lobby

opportunity to create iconic building corner with high visibility from I-93

massing to be articulated at ends to express a hierarchy of forms

building facade design to be vertically articulated to express structural bays

building facade design to encourage a diversity of materials to articulate scale and rhythm while minimizing solar gain

loading doors, louvers and other service components to be incorporated in building facade design
A consistent and unifying palette of materials and forms are encouraged for the commercial and residential buildings proposed in the master plan. The overall architectural composition of these buildings will identify the distinct identity for the district in the context of the Assembly Square neighborhood. The following concepts should be considered:

- The building façades should be carefully articulated to create an appropriate rhythm and scale expressed through the fenestration patterns and organization of cladding materials. A consistent palette of façade materials (including glazing, masonry and rainscreen cladding assemblies) are suggested to emphasize a unified assemblage of building architecture.
- Flat façades should be avoided through the incorporation of recessed or projected bays, canopies, awnings and other architectural elements. Building massing responds to the context and façades are closely organized in response to the urban conditions.
- Higher levels of transparency and glazing are encouraged to be employed at the ground level highlighted vertically. These moments are supported by adjacent façades articulated with hierarchical arrangement of glazed walls with shading treatments and masonry walls with projecting bays of window elements.
- The ground level façade is intended to promote activation at areas of public realm significance. A high level of transparency, in concert with accent materials and architectural elements, are encouraged to support an active building edge.
- Each building façade should be expressed to demonstrate a base, middle and top. The façade elements for taller buildings express their vertical nature and are organized to articulate structural bay spacing and rhythm.
- Articulation and variation at the roof level contributes to a diverse skyline. Continuity of façade materials integrated with the building elevation minimize the expression of penthouse and to step back at areas where the visual impact is intended to be mitigated.
- Towers above podium conditions are vertically expressed. Where buildings set back at these conditions, lower roofs have the potential to incorporate active uses and roof gardens.
A diverse palette of materials and forms are encouraged for the commercial and residential buildings proposed in the master plan. The overall architectural composition of these buildings should identify the a distinct identity for the district in the context of the Assembly Square neighborhood. The following concepts should be considered:

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- Flat façades should be avoided through the incorporation of recessed or projected bays, canopies, awnings and other architectural elements. Building massing should respond to the surrounding context and façade planar variation is encouraged to mitigate extended streetwall conditions.

- Higher levels of transparency and glazing are encouraged to be employed at building entrances, prominent corners and at areas supporting active uses. These signature moments are intended to be supported by adjacent facades which are articulated with a balance between opaque materials and “punched” fenestration openings.

- The ground level façade is intended to promote activation at areas of public realm significance. A high level of transparency, in concert with accent materials and architectural elements, are encouraged to support an active building edge.

- Each building façade should be expressed to demonstrate a clear base, middle and top. The façade elements for taller buildings are intended to express their vertical nature and to be organized to articulate the structural bay spacing.

- Articulation and variation at the roof level is encouraged to contribute to a diverse roof edge. Screening elements are intended to be incorporated into the façade design language at prominent moments and to step back at areas where the visual impact is intended to be mitigated.

- Towers above podium conditions are intended to be vertically expressed. Where buildings set back at these conditions, lower roofs have the potential to incorporate active uses and roof gardens.
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- Flat façades should be avoided through the incorporation of recessed or projected bays, canopies, awnings and other architectural elements. Building massing should respond to the surrounding context and façade planar variation is encouraged to mitigate extended streetwall conditions.
- Higher levels of transparency and glazing are encouraged to be employed at building entrances, prominent corners and at areas supporting active uses. These signature moments are intended to be supported by adjacent facades which are articulated with a balance between opaque materials and “punched” fenestration openings.
- The ground level façade is intended to promote activation at areas of public realm significance. A high level of transparency, in concert with accent materials and architectural elements, are encouraged to support an active building edge.
- Each building façade should be expressed to demonstrate a clear base, middle and top. The façade elements for taller buildings are intended to express their vertical nature and to be organized to articulate the structural bay spacing.
- Articulation and variation at the roof level is encouraged to contribute to a diverse roof edge. Screening elements are intended to be incorporated into the façade design language at prominent moments and to step back at areas where the visual impact is intended to be mitigated.
- Towers above podium conditions are intended to be vertically expressed. Where buildings set back at these conditions, lower roofs have the potential to incorporate active uses and roof gardens.
A primary objective of the master plan at XMBLY is to provide a vibrant and active pedestrian experience. Public realm improvements, in the form of publically accessible open space, pedestrian-friendly streetscapes and active gathering areas, are complemented by the incorporation of active uses at the ground level of the proposed buildings. These uses are intended to support the pedestrian experience and to add vibrancy at the street’s edge. A high level of transparency is encouraged to be used at the ground level to support visual access to this activation. Uses could range to provide a heightened level of interest at the building’s edge and could include the following:

- Coffee and Food Options
- Local Retail
- Building Lobbies
- Co-working Environments
- Maker Space
- Meeting and Gathering Spaces
- Technology Showroom
- Bicycle Workshop
- Creative Workplaces
- Interactive Exhibits
- Arts and Creative Enterprises
  - Artisan Production
  - Arts Exhibition
  - Arts Sales & Services
  - Co-Working
  - Design Services
  - Shared Workspaces & Arts Education
  - Work/Live Creative Studio
04 RENDERINGS
AERIAL VIEW

FINAL BUILDING DESIGN AND MATERIALS TO BE DETERMINED AT SPSR
STREETScape | VIEW FROM REVOLUTION DRIVE

FINAL BUILDING DESIGN AND MATERIALS TO BE DETERMINED AT SPSR
STREETSCAPE | VIEW FROM ROAD L

FINAL BUILDING DESIGN AND MATERIALS TO BE DETERMINED AT SPSR
STREETSCAPE | VIEW FROM OPEN SPACE

FINAL BUILDING DESIGN AND MATERIALS TO BE DETERMINED AT SPSR
SITE PHASING | PHASE 1

- BLOCK 21A: 13 floors, 379,500 sf, 329 units
- BLOCK 21B: 85 feet, 1283 spaces
- BLOCK 23: 8 floors, 343,600 sf, 329 units

- Activated deck
- Existing building
- Temporary landscape
- Shopping area Block 21
- Property line
- Middlesex Avenue
- Foley Street
- Road K
- Revolution Drive
- Grand Union Blvd
- Property line

COMMERCIAL | RESIDENTIAL
SITE PHASING | PHASE 3 - FULL BUILDOUT

```
- BLOCK 26
  - 13 floors
  - 386,000 sf

- BLOCK 24
  - 13 floors
  - 464,000 sf

- BLOCK 21B
  - 85 feet
  - 1283 spaces

- BLOCK 21A
  - 13 floors
  - 379,500 sf

- BLOCK 23
  - 8 floors
  - 334,600 sf
  - 329 units

- activated deck

- staging area
  - block 26

- property line

- ROAD K

- REVOLUTION DRIVE

- MIDDLESEX AVENUE

- BLOCK 25

- REVOLUTION DRIVE

- property line

- ROAD L

- Foley Street

- Grand Union Blvd

- Revolutionary Drive

- Middlesex Avenue
```

- activating deck

- staging area block 26

- property line