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US2's \$2 billion USQ development continues as the Union Square Station T station opens to riders

April 01, 2022 - Owners Developers & Managers



Somerville, MA The MBTA Green Line Extension (GLX) opened transit service at Union Square Station on Monday, March 21, 2022. This is a major milestone for US2 and Union Sq. and its \$2 billion, 2.4 million s/f, mixed-use development, USQ, which lies adjacent to the new train station. Union Square Station will serve as a new terminus for the D branch, as part of the GLX, making this neighborhood all the more accessible and attractive as it transports riders from Union Sq. to North Station in less than ten minutes. Beginning in 2015, US2 collaborated closely with the MBTA and the city to help bring Union Square Station to fruition, connecting Somerville with the entirety of the MBTA system and greater Boston's economy. These efforts not only helped to maximize Union Sq.'s accessibility and connectivity for all ages and abilities, but also to reduce congestion and pollution. The addition of Union Square Station is a central element to the USQ development, and to the transformation of Union Sq. into a sustainable and mixed-use employment center, as envisioned by the city's SomerVision plan.

"The opening of Union Square Station on the Green Line Extension is a historical moment for the City of Somerville, a critical transit improvement, and an anchor to our USQ development. Between USQ and The Green Line Extension, there will be a profound ripple effect on life in Union Square, enabling new and existing residents to connect more readily with Greater Boston; allowing thousands of workers to come to and from Union Square with ease, and making way for patrons to better explore stellar art, retail and dining destinations. We are thrilled to mark this milestone, knowing that it represents our collective efforts to usher in a new, bright future for Union Sq. as a mixed-use employment center, while immediately delivering on numerous public benefits. US2 was honored to play a role in this transformative project and is very grateful to the MBTA and city of

Somerville for their partnership and commitment,” said Greg Karczewski, president of US2.

USQ is developed by US2, a joint venture between Magellan Development; RAS Development LLC; Cypress Equity Investments and USAA Real Estate. The project is being implemented in collaboration with the Somerville Redevelopment Authority and is part of a M.G.L. Chapter 121B Urban Renewal Plan (i.e., the Union Square Revitalization Plan)

USQ will become the newest destination within the Boston-Cambridge innovation economy as it expands on the neighborhood’s vibrant residential community. In total, USQ’s 2.4 million s/f is comprised of 1.2 million s/f of new lab, office, and innovation space; 1,000 residences, including 200 permanently affordable units; 3.6 acres of parks and open space; 11 new, multi-purpose civic open spaces, including three neighborhood parks; 140,000 s/f of retail; 74,000 s/f of arts and creative space; and 175 hotel rooms.

In laying the foundation for USQ, US2 maintained a commitment to smart growth principles and best practices in urban planning. The development is organized around forward-thinking approaches to mobility management, all of which promote walking, cycling and transit ridership over vehicle use.

US2 collaborated closely with the MBTA and the City of Somerville, and committed to delivering improvements that directly support Union Square Station operations, including

- An elevator serving MBTA patrons to the south;
- An MBTA bicycle storage facility;
- An ADA accessible pathway (as planned, interim facilities are now open and permanent facilities will deliver between now and 2023); and
- MBTA employee facilities (as planned, interim facilities are now open and permanent facilities will deliver between now and 2023).

USQ is also committed to new neighborhood mobility infrastructure that creates upgraded pedestrian routes, 1,750 bike parking spaces, new bike lanes, improved bus stops, and mobility management programs.

Additionally, US2 committed more than \$6 million to offset the city’s financial contribution to the GLX project and to support the city’s efforts to expand mobility options within the neighborhood.

10-50 Prospect St. within USQ; Developed by US2; Rendering Credit: US2

Union Square Station on the GLX directly neighbors Phase One of USQ, 10 – 50 Prospect St., a four-acre site that broke ground in early 2021. 10-50 Prospect St. will be home to three buildings

with 194,000 s/f of lab and innovation space, 450 apartment units, as well as retail, arts and creative spaces, all slated for delivery in 2023. Additionally, USQ's Station Plaza and new streetscape along Prospect St., will offer a welcoming, civic open space and reimagined pedestrian experience that will engage commuters as they bustle to and from Union Square Station.

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