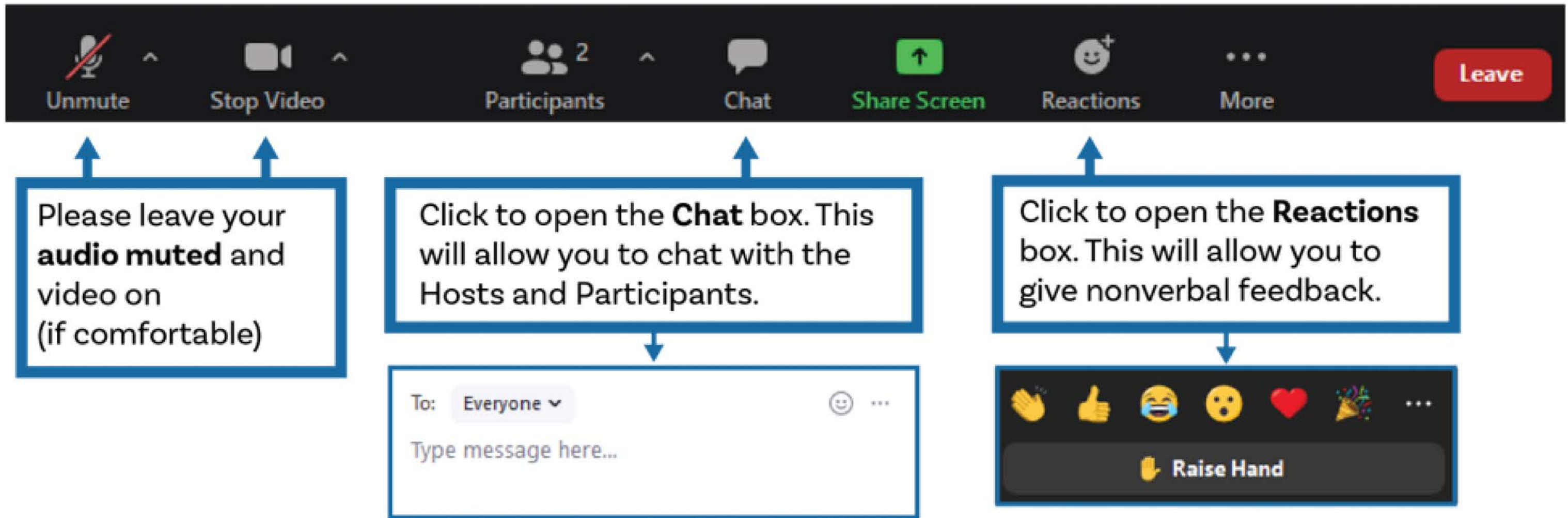


# Central Square City Lots Study

COMMUNITY MEETING #3



# GETTING TO KNOW ZOOM



For Zoom-related questions reach out to Annie Streetman via chat or email [annie@agencylp.com](mailto:annie@agencylp.com)



If you're having connectivity issues, call in at 929-436-2866 Meeting ID: 875 2977 7717



We're Recording!

# AGENDA

Presentation **30 min**

Accomplishing Community Goals with City-Owned Sites

Process & Community Engagement

Recommendations

Considerations for Implementation

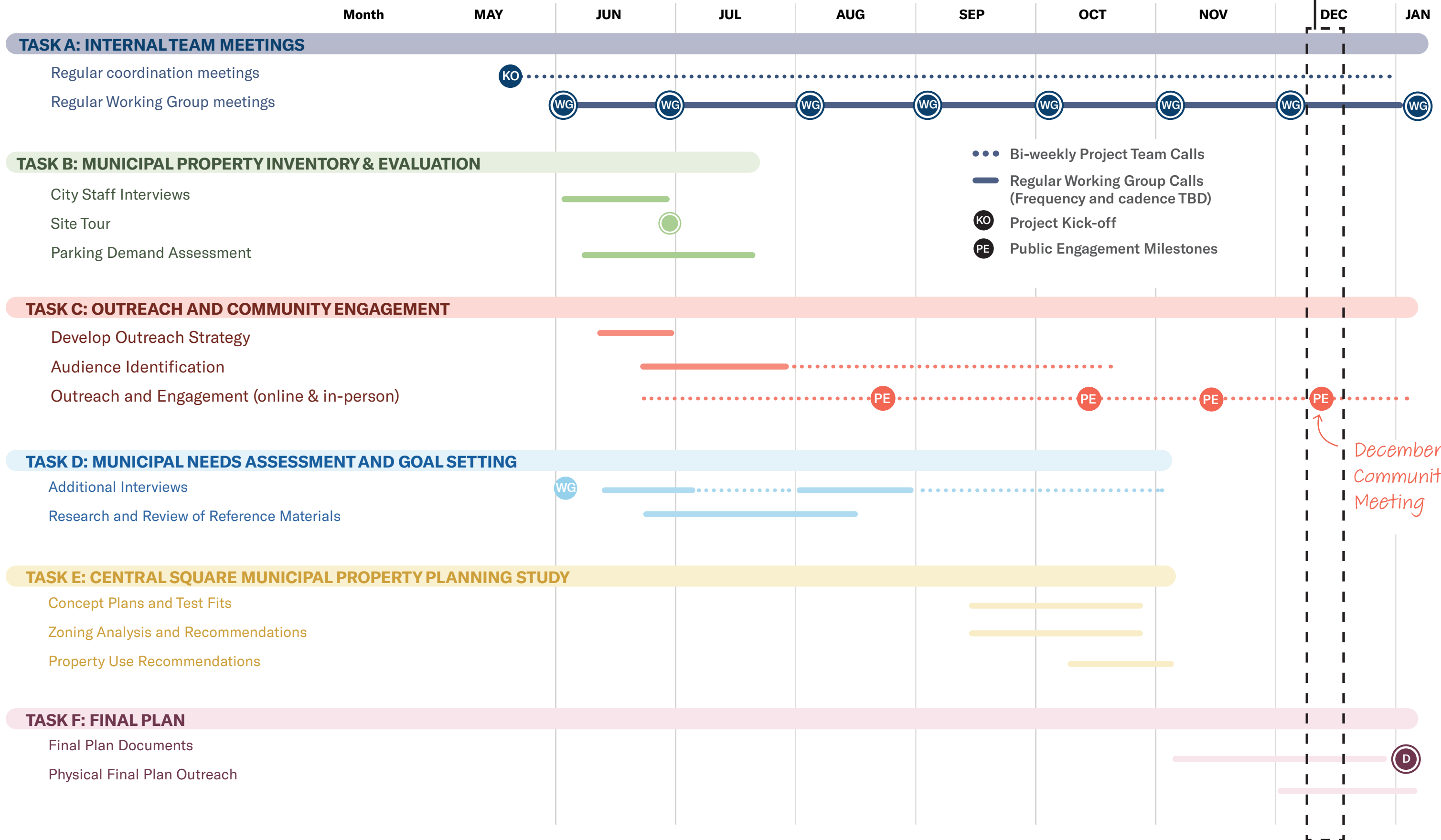
*Breakout Group Discussions* **20 min**

Report Back **15 min**

What's Next? **5 min**

# SCHEDULE | Central Square City Lots Study

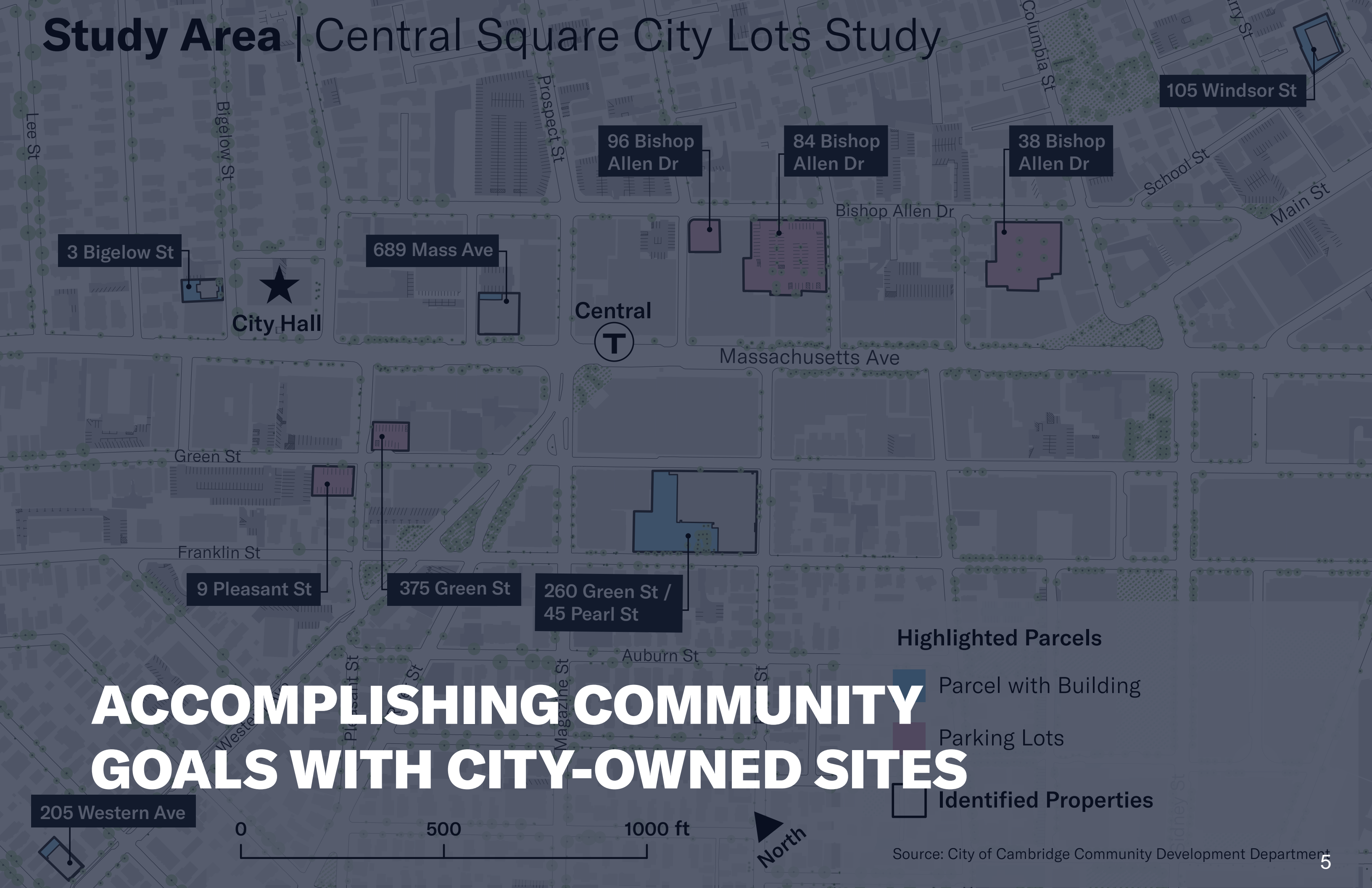
*We're Here!*



- Bi-weekly Project Team Calls
- Regular Working Group Calls (Frequency and cadence TBD)
- KO Project Kick-off
- PE Public Engagement Milestones

*December 14  
Community Meeting*

# Study Area | Central Square City Lots Study

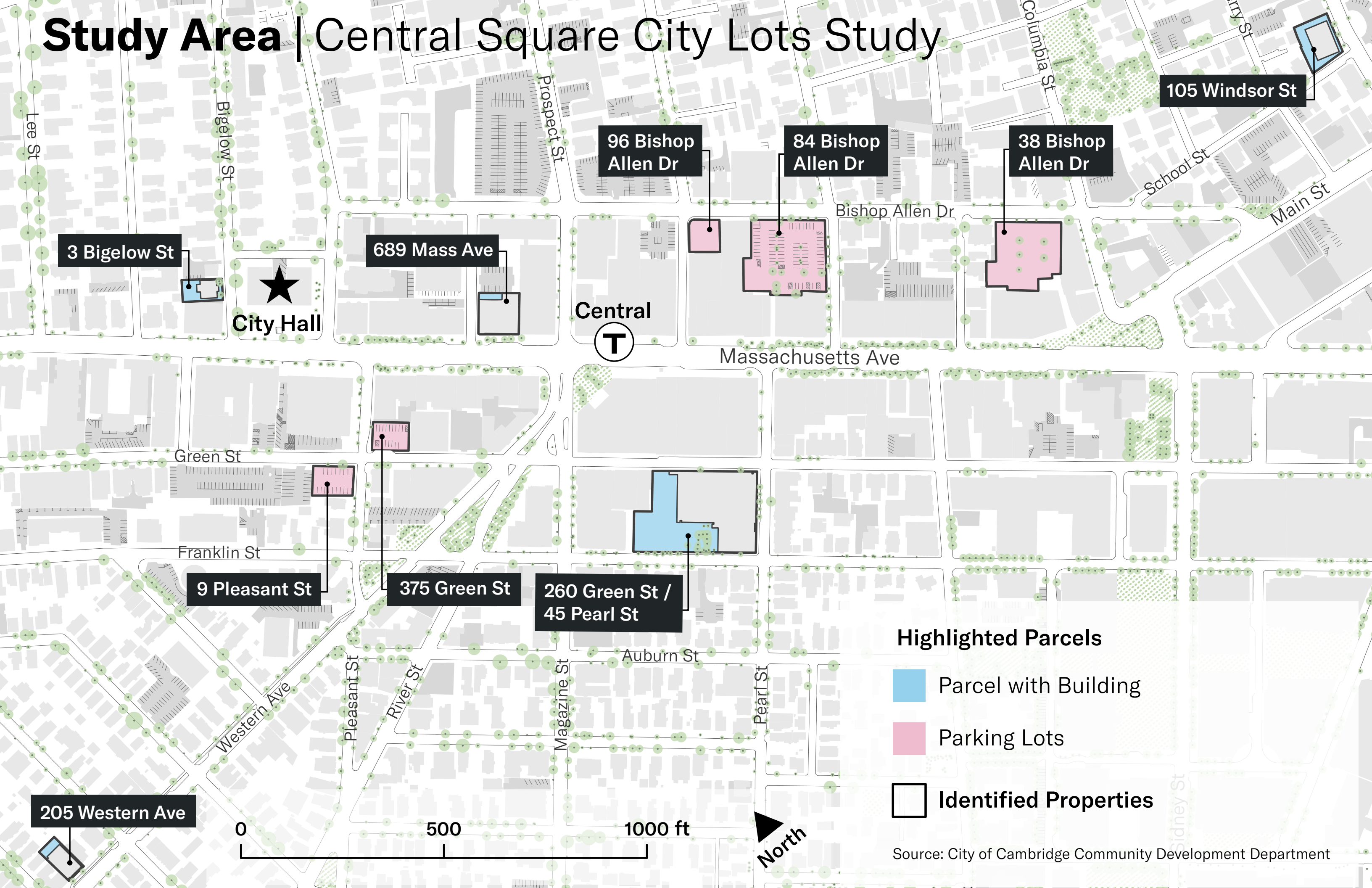


## ACCOMPLISHING COMMUNITY GOALS WITH CITY-OWNED SITES

- Highlighted Parcels**
- Parcel with Building
  - Parking Lots
  - Identified Properties

Source: City of Cambridge Community Development Department

# Study Area | Central Square City Lots Study



**Highlighted Parcels**

- Parcel with Building
- Parking Lots
- Identified Properties

Source: City of Cambridge Community Development Department

# Project Sites - Buildings



**3 BIGELOW ST**



**260 GREEN ST/45 PEARL ST**



**689 MASSACHUSETTS AVE**



**205 WESTERN AVE**



**105 WINDSOR ST**

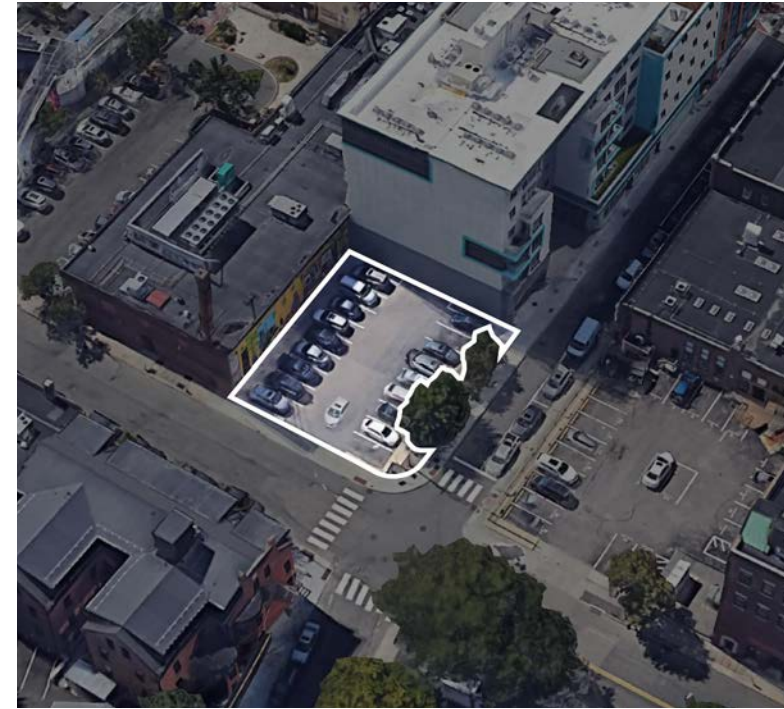
# Project Sites - Parking Lots



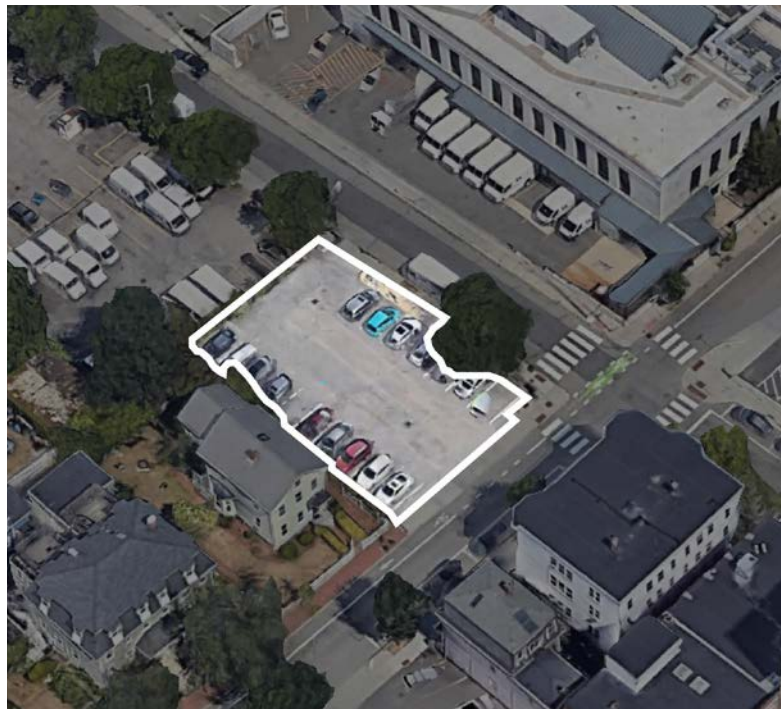
**38 BISHOP ALLEN DR**



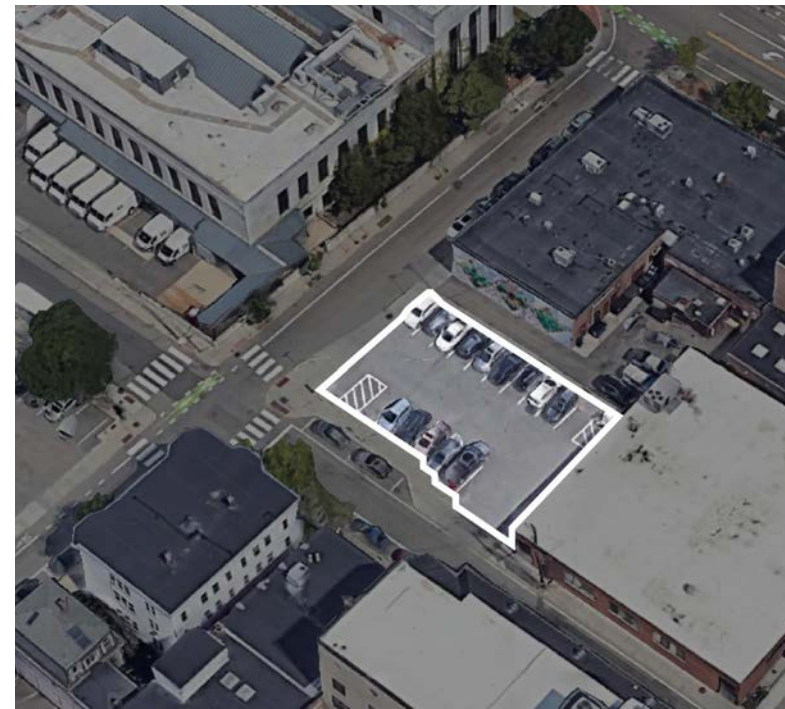
**84 BISHOP ALLEN DR**



**96 BISHOP ALLEN DR**



**9 PLEASANT ST**



**375 GREEN ST**



# “Central Square Lots” Study Process

## Support & build upon past discussions

Municipal parking lots represent one of the greatest opportunities for realizing a vision for Central Square  
- **K2C2 Central Square report**

Creation of a public market



Creation of more public open space

Central Square has a lot of what might be called “dead or bland space”.  
- **Central Square Red Ribbon Report**

Mixed use buildings with housing and ground floor retail

Promote redevelopment that is mixed-use, pedestrian-oriented, and sustainable within surface parking lots  
- **Envision Cambridge**



## Test what's feasible

Technical site assessments



Parking analysis

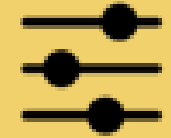


“Test-fits”

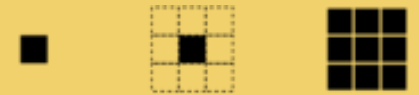


## Recommend possible steps

Preferred options



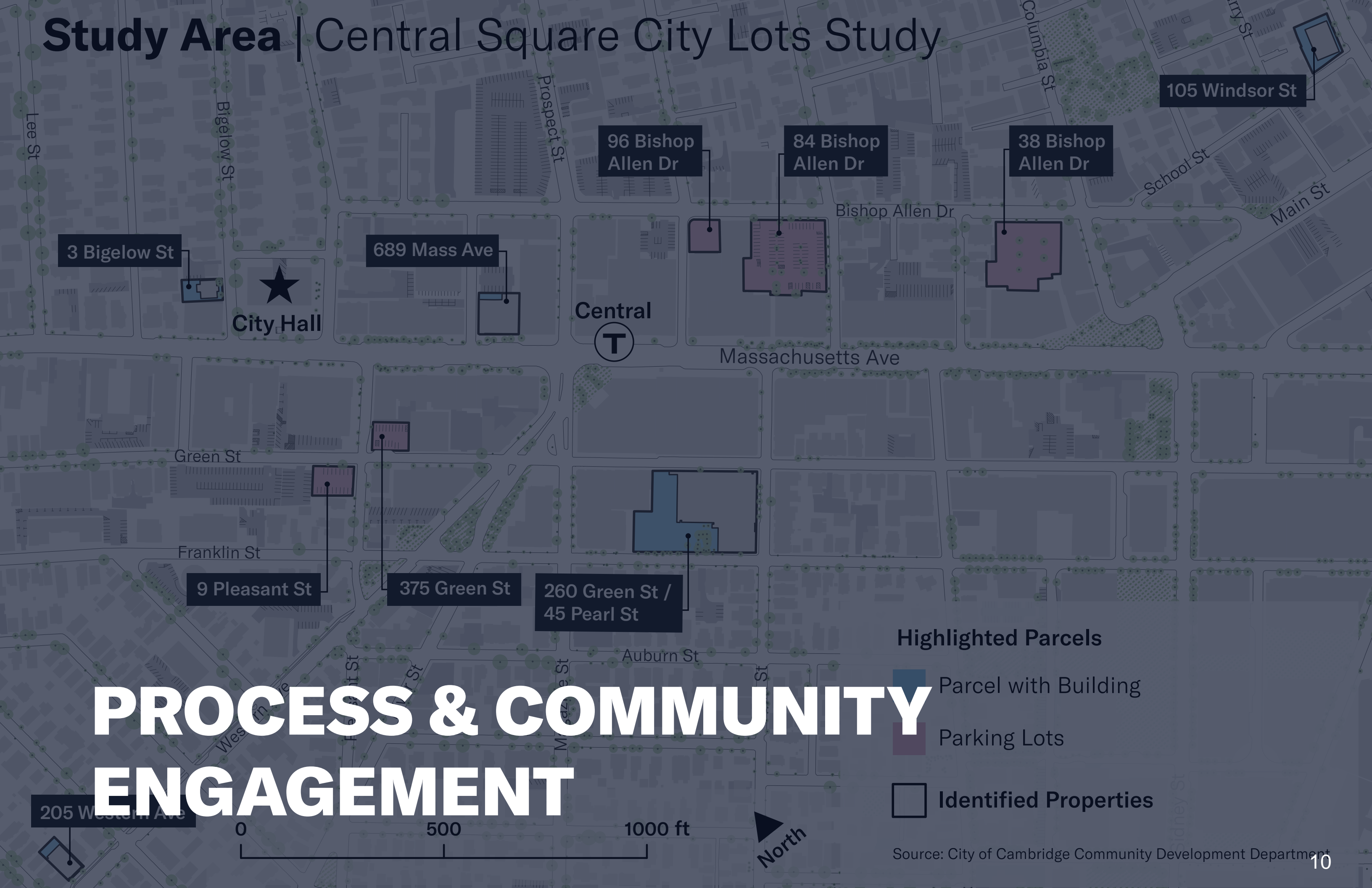
Phasing considerations



Changes likely to occur over 10+ years






# Study Area | Central Square City Lots Study



# PROCESS & COMMUNITY ENGAGEMENT

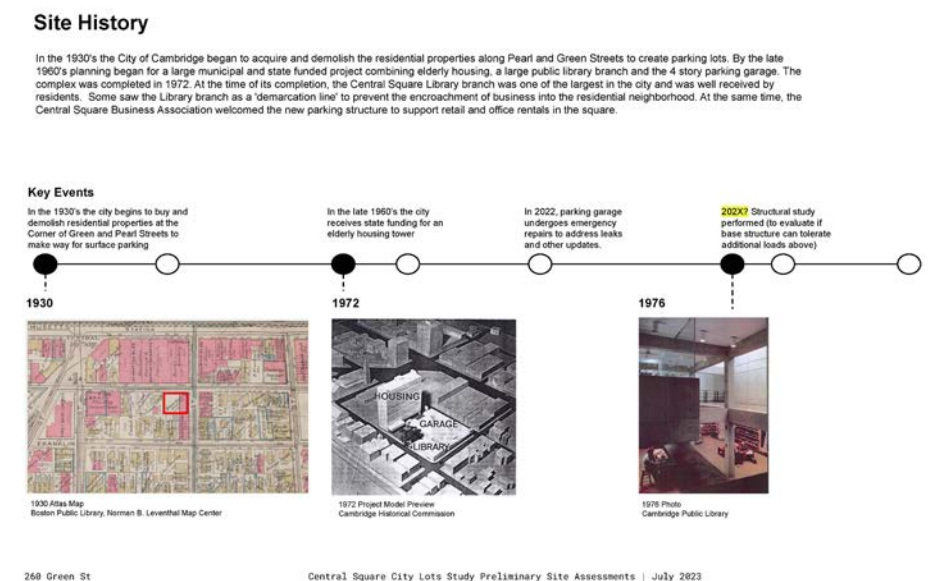
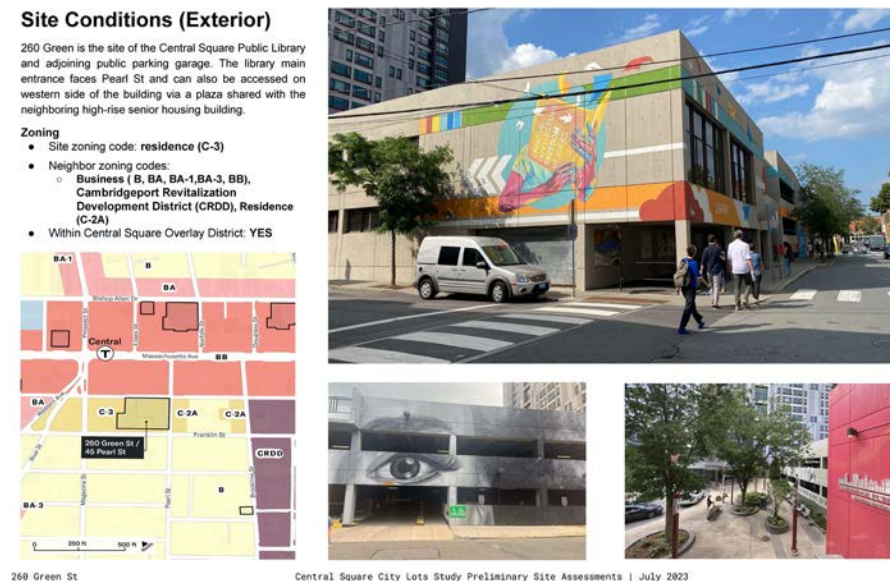
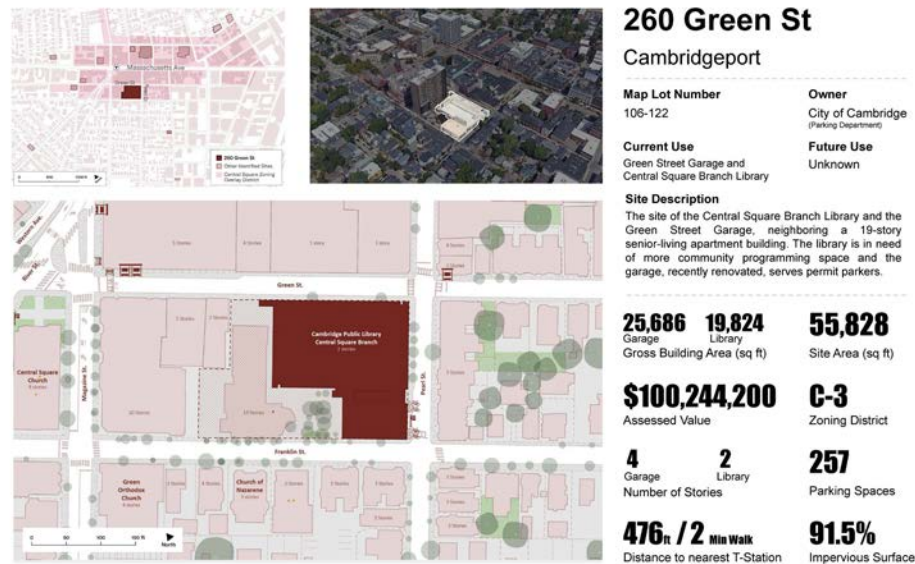
## Highlighted Parcels

-  Parcel with Building
-  Parking Lots
-  Identified Properties

Source: City of Cambridge Community Development Department

# Technical Site Assessments

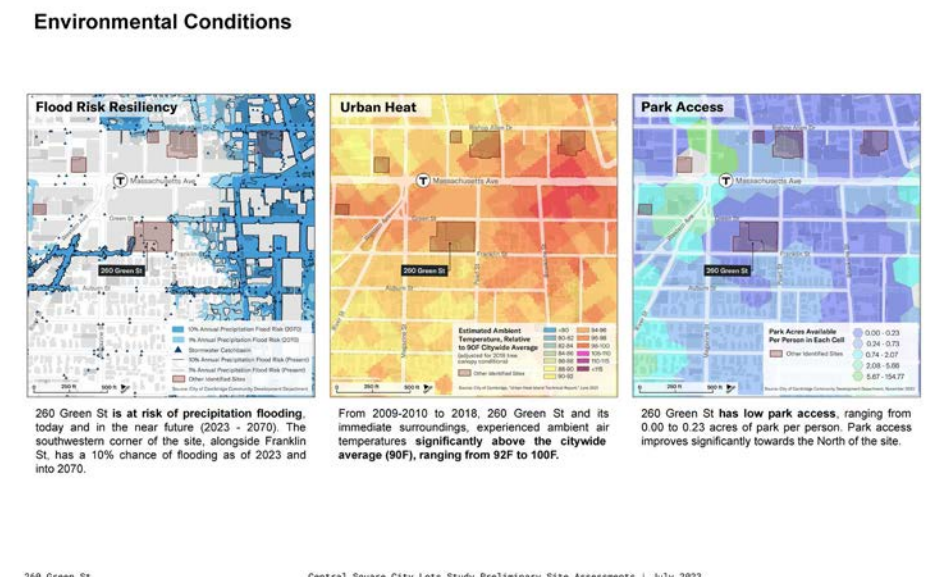
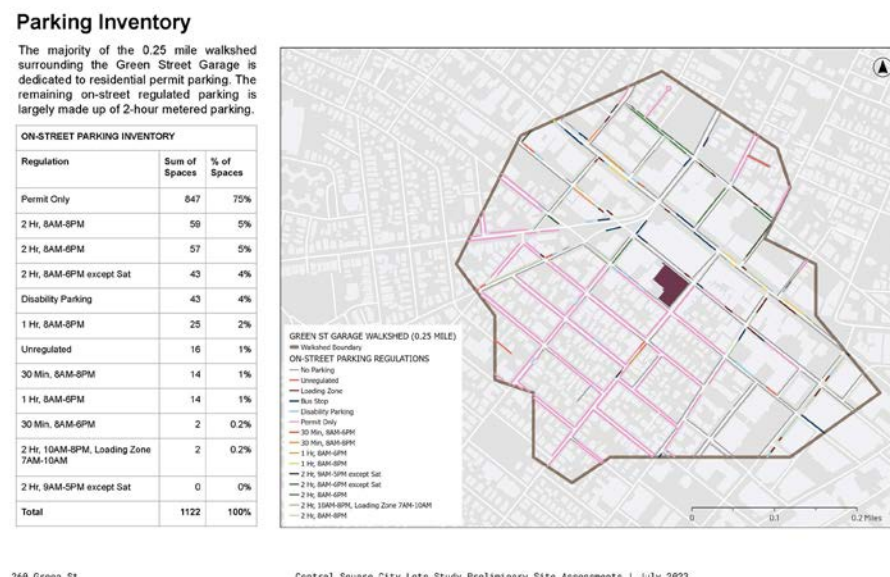
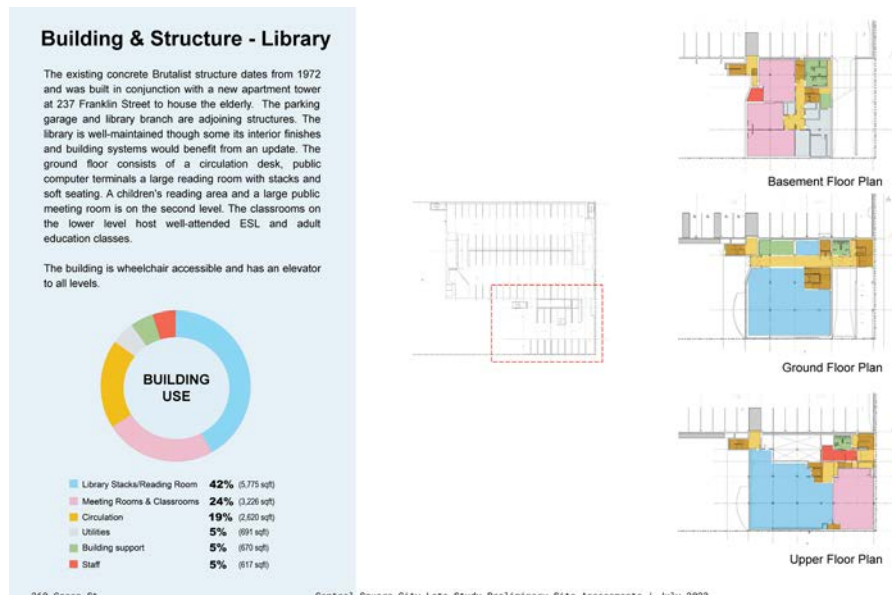
Through interviews, research, and site visits, we created technical assessments for each of the project sites.



## Mapping & Summary Statistics

## Site Conditions

## Site History



## Building Use

## Parking Inventory & Utilization

## Environmental Conditions

# Engagement Highlights

## 8 WORKING GROUP MEETINGS

- Internal working group comprised of City staff
- Interviews to review site conditions, and identify opportunities, city needs, and planning objectives
- Monthly meetings to share feedback and provide guidance

*+ a Project Website, social media updates and flyering to get the word out!*

## 20+ FOCUS GROUPS & INTERVIEWS

- Community Engagement Team (CET) Member Focus Group
- CET Resident Focus Group
- Small Business Focus Group
- Arts & Culture Focus Group
- Senior Center Focus Group
- Cambridgeport Neighborhood Association
- Margaret Fuller House
- City staff
- Multi Service Center/C-CAN Client Focus Group - Unhoused community
- Moore Youth Center Focus Group

## POP-UPS & COMMUNITY MEETINGS

- August 2023 Pop-up Events  
**75+ comments**
- Online Survey  
**90+ comments**
- October 8, 2023 Community Meeting 1  
**60+ attendees**  
**700+ voting dots**
- October 25, 2023 Community Meeting 2  
**65+ online attendees**  
**150+ registrants**
- December 14, 2023 Community Meeting 3  
**Tonight!**

# Engagement Highlights



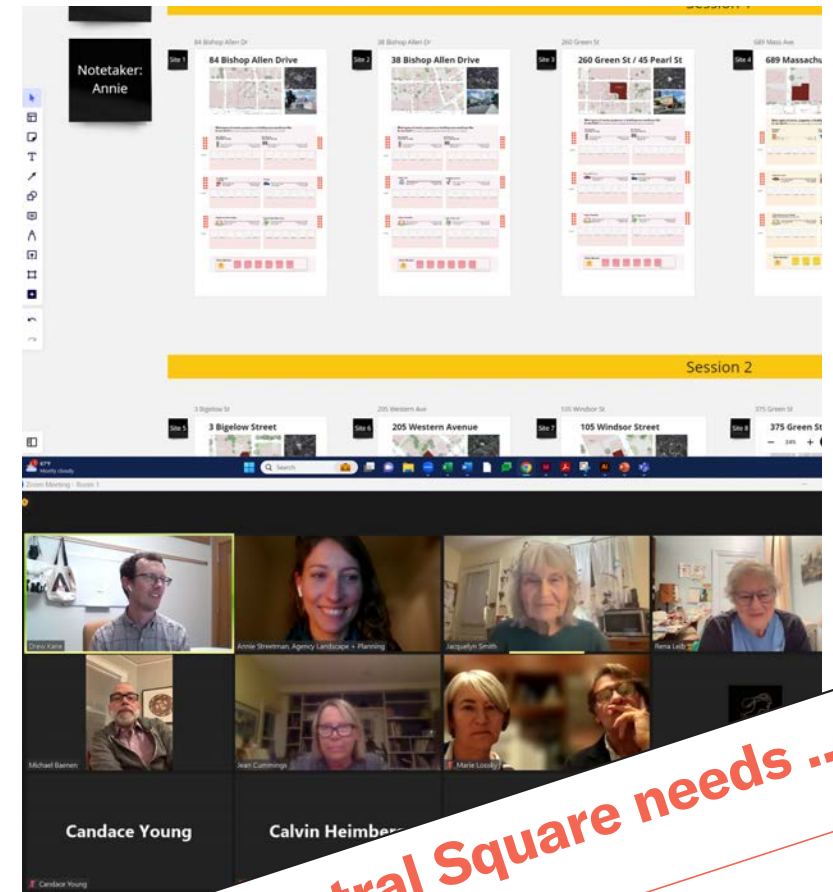
## Central Square City Lots Study

The City is exploring how 10 City-owned properties in and around Central Square can better serve community needs, and support City services and priorities.

The City has been working hard – reviewing plans and community needs, exploring the use of each property, and interviewing city staff. Now its time to hear from you.

If you couldn't meet us in person, fill out this form to tell us what you think Central Square needs!

Check out the 10 City-owned properties we're studying!



**Central Square needs ...**

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**Have a location in mind?  
Add a note to the map to show us where!**



# Community Feedback



# Goals

## Housing

- Create more housing in Central Square, particularly Affordable Housing

## City & Community Resources

- Accommodate cultural programs, events, and spaces
- Create high quality community services in Central Square
- Provide opportunities for social services to expand and co-locate
- Address city office and collaboration space needs

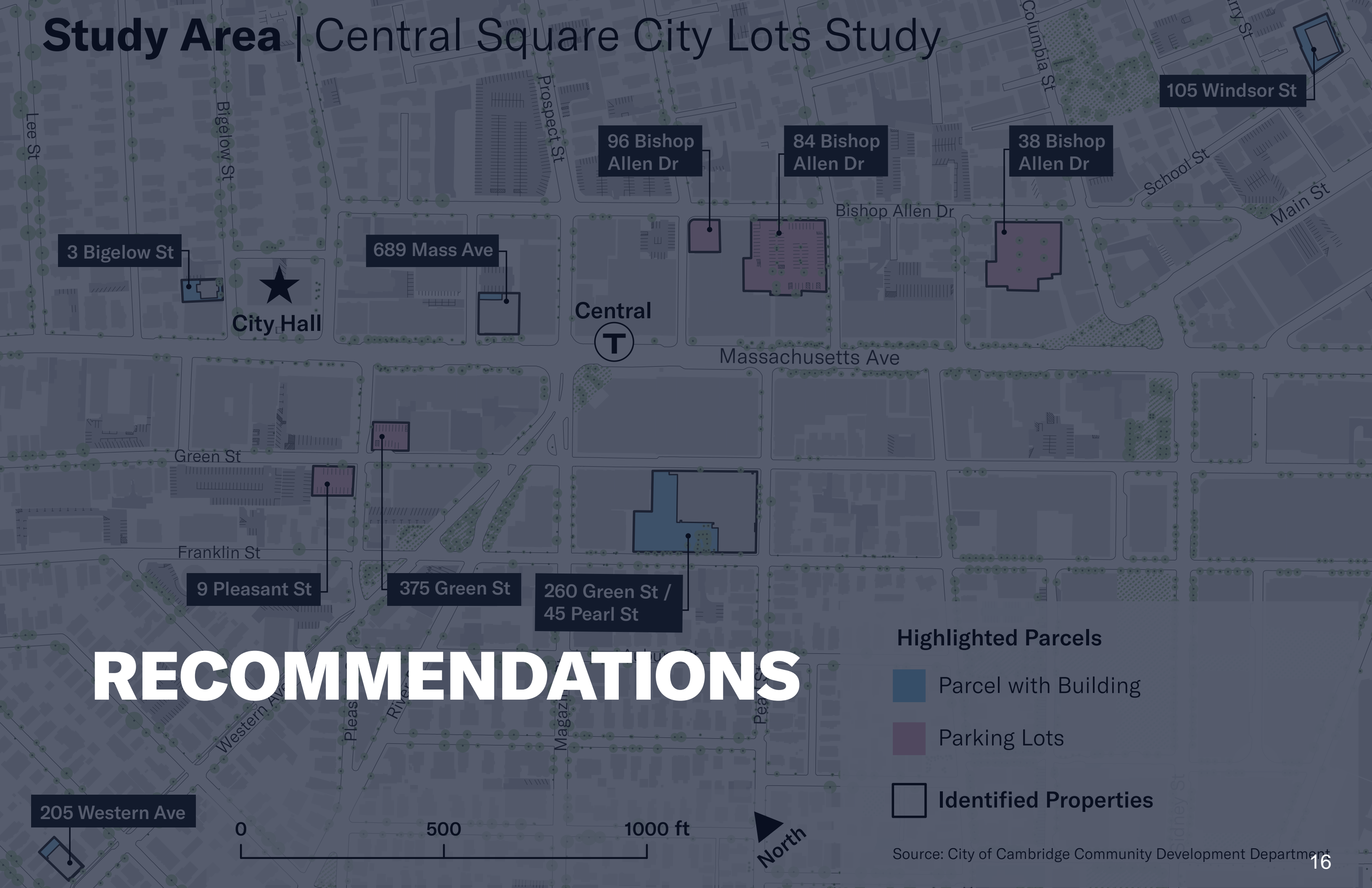
## Open Space, Parking, Infrastructure

- Increase parks and open spaces
- Support ongoing infrastructure improvement projects
- Meet parking needs & include transportation demand management

## Future Opps

- Plan for future opportunities to connect adjacent private lots

# Study Area | Central Square City Lots Study



3 Bigelow St



689 Mass Ave

96 Bishop Allen Dr

84 Bishop Allen Dr

38 Bishop Allen Dr

105 Windsor St

Central  
T

Massachusetts Ave

Green St

Franklin St

9 Pleasant St

375 Green St

260 Green St /  
45 Pearl St

# RECOMMENDATIONS

## Highlighted Parcels

 Parcel with Building

 Parking Lots

 Identified Properties

205 Western Ave

0 500 1000 ft



Source: City of Cambridge Community Development Department



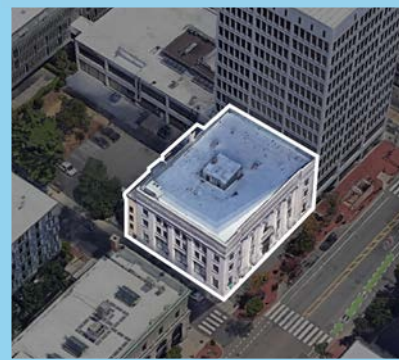
# Achieving Goals Across the 10 Sites

## City & Community Resources

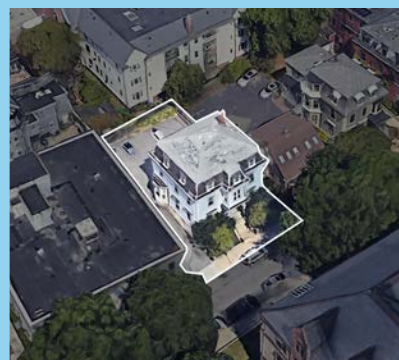
105 WINDSOR ST



689 MASS AVE



3 BIGELOW ST

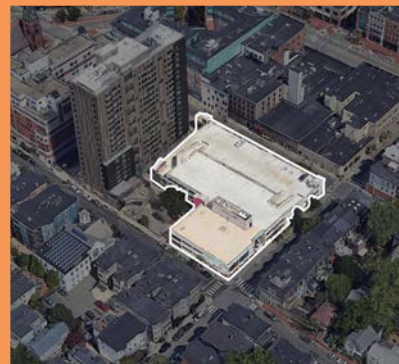


84 BISHOP ALLEN DR



## Housing / Mixed Use

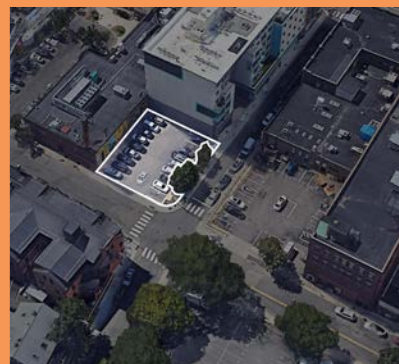
260 GREEN ST



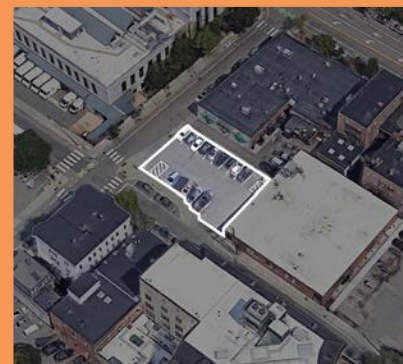
84 BISHOP ALLEN DR



96 BISHOP ALLEN DR



375 GREEN ST



205 WINDSOR ST



## Open Space, Parking, Infrastructure

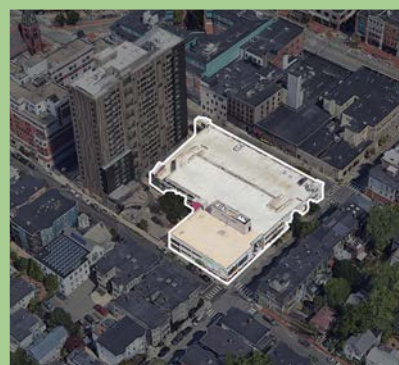
38 BISHOP ALLEN DR



9 PLEASANT ST



260 GREEN ST



84 BISHOP ALLEN DR



# Test Fit Assumptions

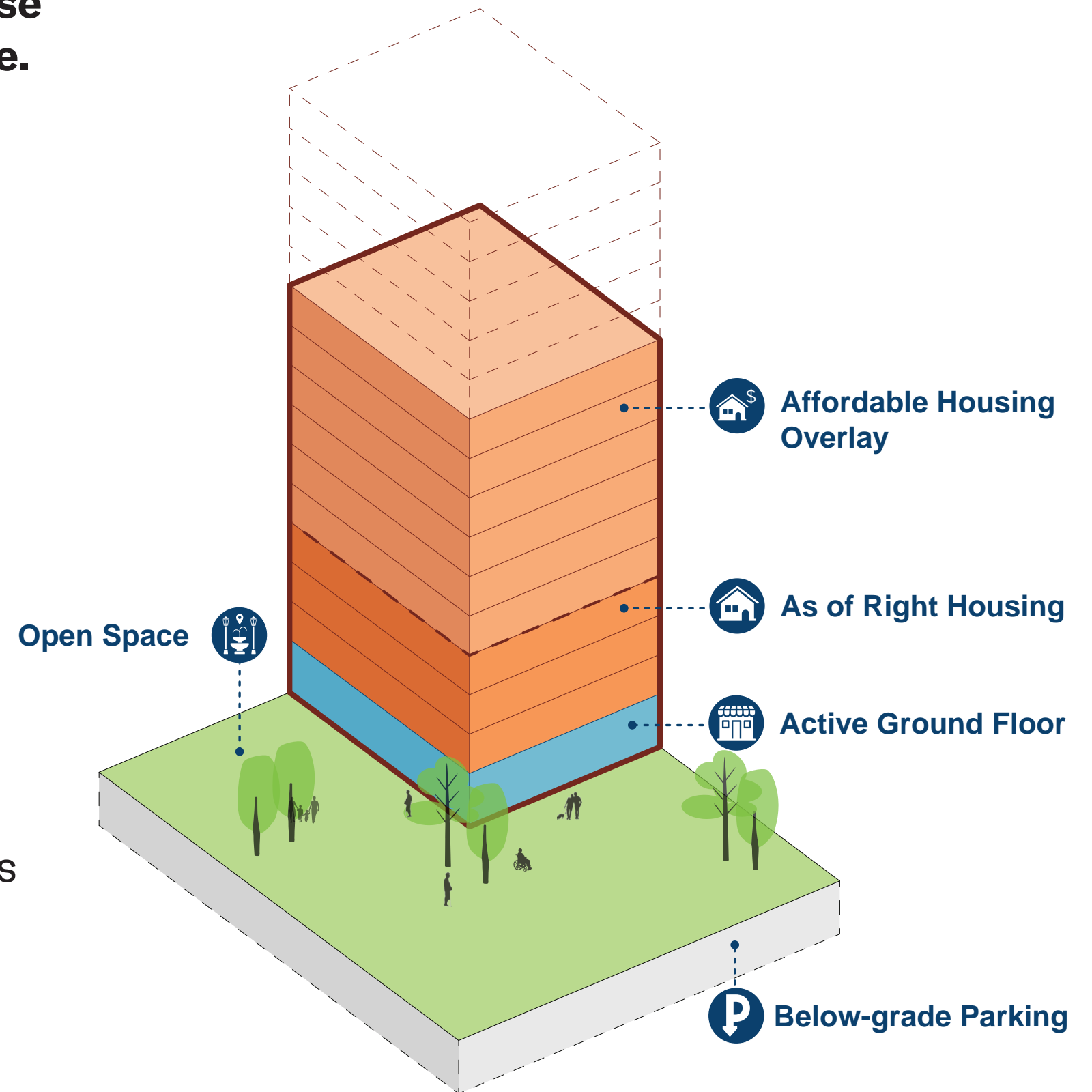
**Test-fits are massing studies, not designs. These will change as projects get refined in the future.**

## Match sites to their best uses

- Different types of uses have specific space needs that make them more or less suitable for different building sizes or configurations

## Test the maximum allowable by zoning

- Zoning informs height, density, setbacks, open space requirements and possible uses (among other things!)
- The Affordable Housing Overlay Amendment allows eligible buildings in Central Square to exceed zoning heights, up to 15 stories or 170' as a baseline.
- The AHO also provides more flexibility on some setbacks and open space requirements.



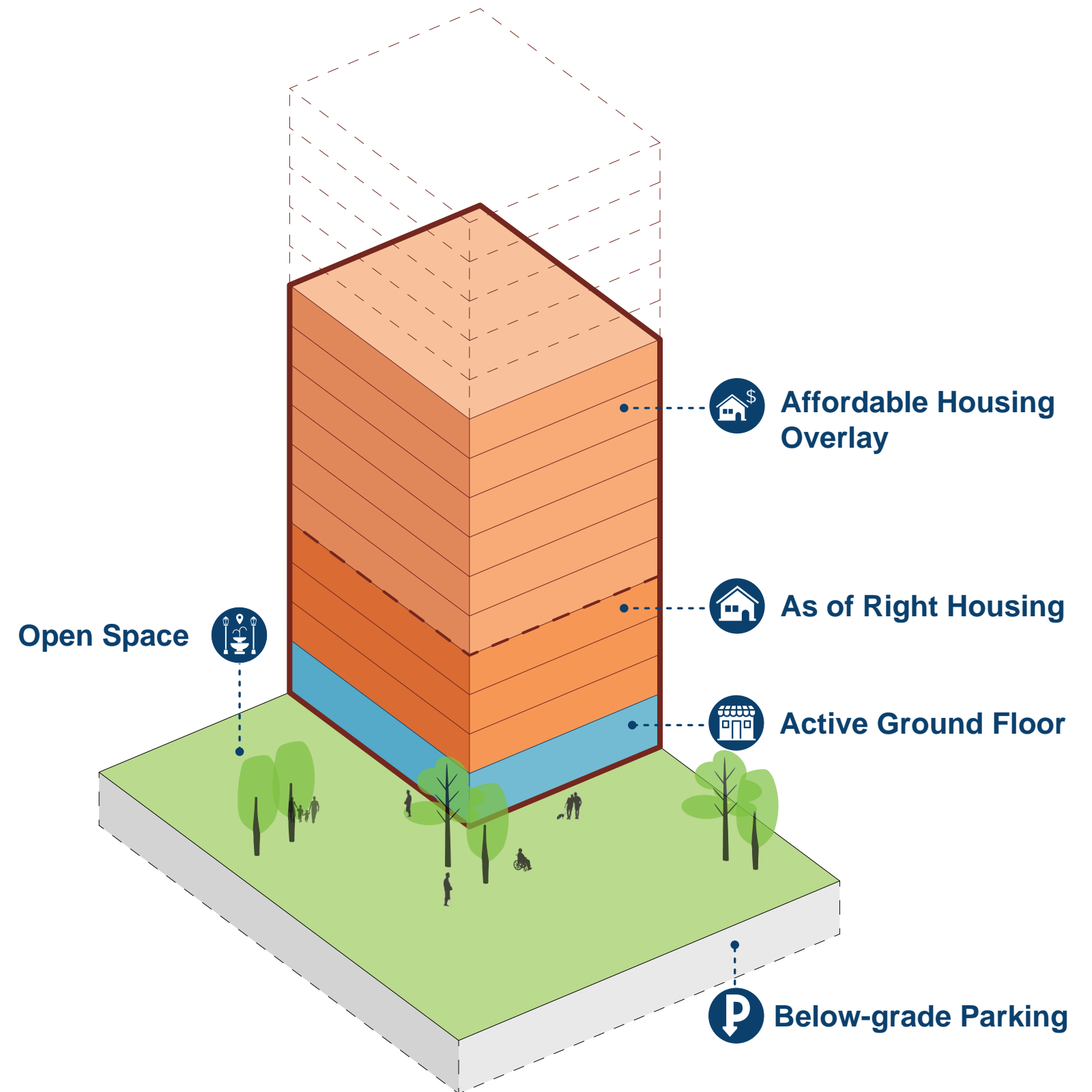
# Test Fit Assumptions (Continued)

## Adjust for what's most feasible today

- For small sites, 6 stories is most likely due to construction costs and technology
- Projects show a range of units to reflect a variety of options around unit sizes, common spaces or other variables that influence a building's efficiency

## Consider where future steps might adjust massing

- Design guidelines, program refinements, construction considerations, and relationships with other buildings will likely result in changes to the test-fit massings in future steps



# Existing Area

Housing

City & Community Resources

Open Space, Parking, Infrastructure



# Test-fit Options

Housing

City & Community Resources

Open Space, Parking, Infrastructure



Housing

City & Community Resources

Open Space, Parking, Infrastructure



3 Bigelow St

689 Mass. Ave

96 Bishop Allen Dr

84 Bishop Allen Dr

9 Pleasant St

375 Green St

260 Green St

38 Bishop Allen Dr

205 Western Ave

105 Windsor St.



Western Ave

# Many Design Options

Housing

City & Community Resources

Open Space, Parking, Infrastructure

3 Bigelow St

689 Mass. Ave

96 Bishop Allen Dr

84 Bishop Allen Dr

9 Pleasant St

375 Green St

260 Green St

38 Bishop Allen Dr

205 Western Ave

105 Windsor St.

N Western Ave



**HOW CAN WE EXPAND COMMUNITY AND CITY SERVICES IN CENTRAL SQUARE?**



**105 Windsor St**

**689 Massachusetts Ave**

**3 Bigelow St**





# 105 Windsor St



## EXISTING

GROSS BUILDING AREA

13,104 SF

SITE AREA

10,018 SF

ZONING DISTRICT

C-1

NUMBER OF STORIES

2

## COMMUNITY INPUT HIGHLIGHTS



Learning Spaces



Museum

## SITE CONSIDERATIONS

- Located across from Newtowne Court and near various nonprofit and health providers.
- Originally built as the Alphabet School, the first public school in the Port. Later uses included recreation facilities, the Cambridge Health Alliance and the Windsor House, a Senior daycare facility.
- Rear of site required for above ground utilities.



# Advance Community Space at 105 Windsor St

## PROGRAM

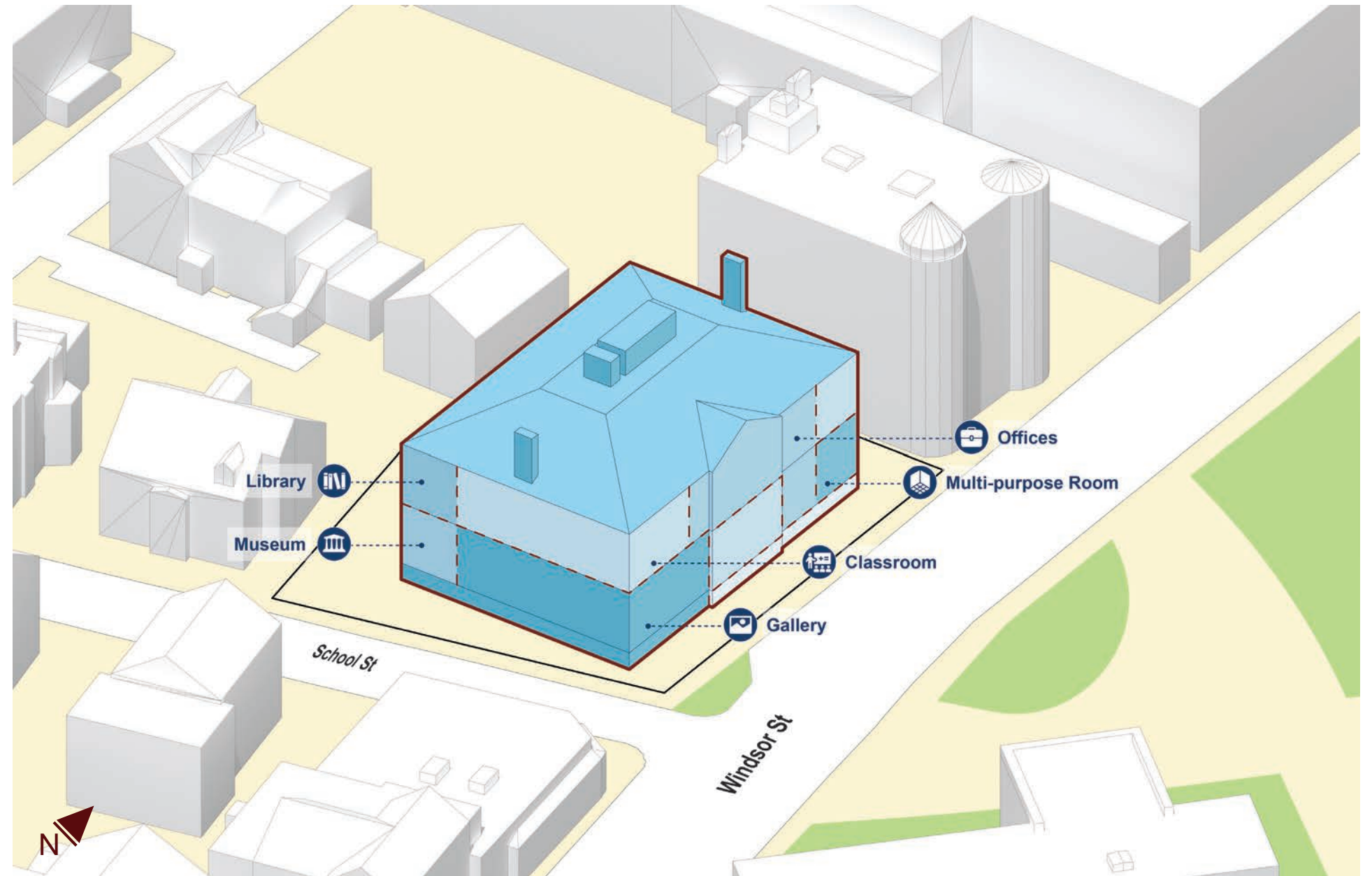
- 2 stories above grade
- Community spaces for the Port neighborhood (e.g. multi-purpose meeting spaces, museum/library space, classrooms/study spaces, small offices)
- Total Building Area (NSF) - 11,590 SF

## EARLY ACTION ITEM!

Community process to finalize uses at 105 Windsor St



11,590 SF  
community space



*Note: these are sample possible program options but will be refined with the community.*

# Advance Community Space at 105 Windsor St

## NOTES

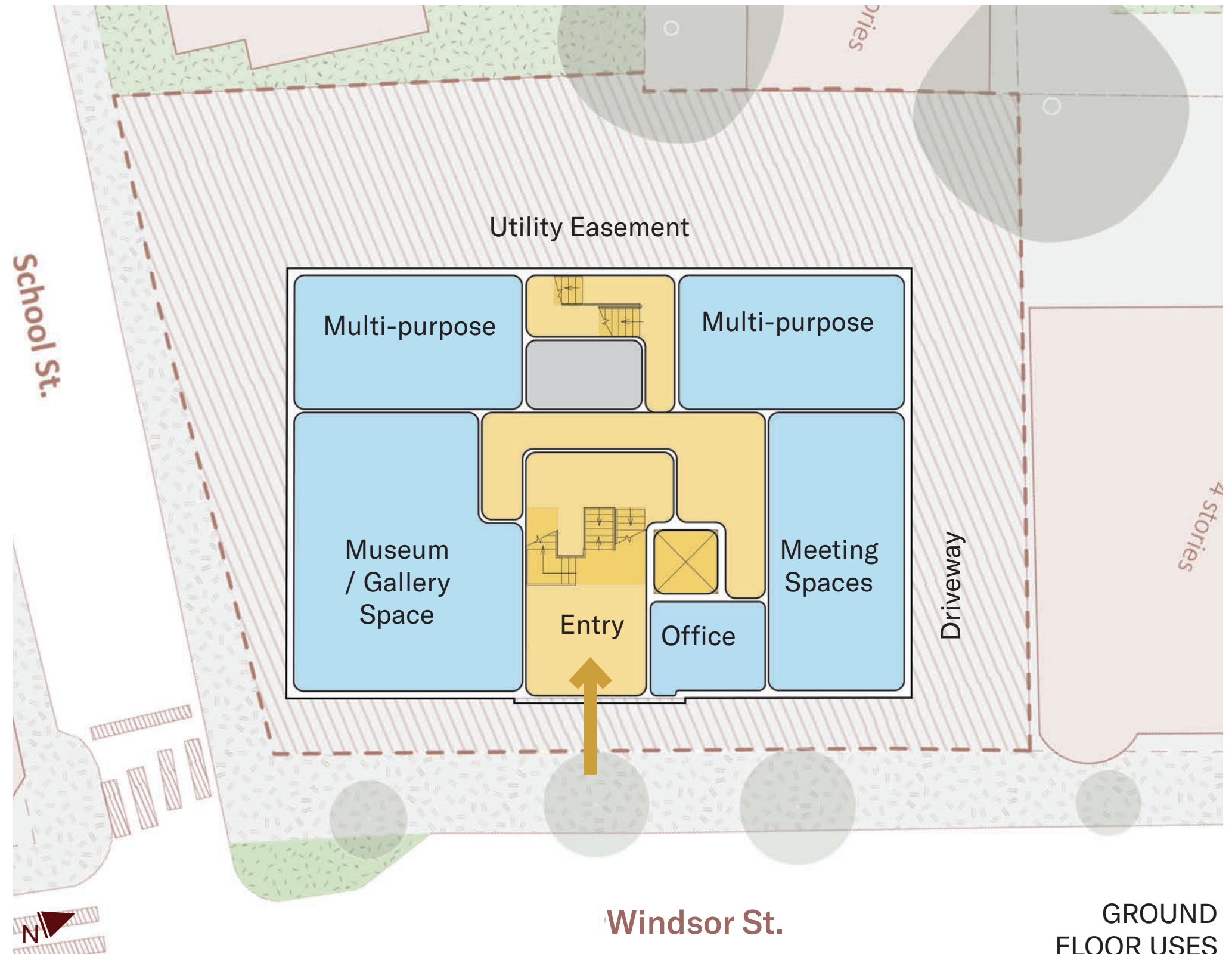
- Programming / space allocation to be determined in tandem with the Port community

## EARLY ACTION ITEM!

Community process to finalize uses at 105 Windsor St



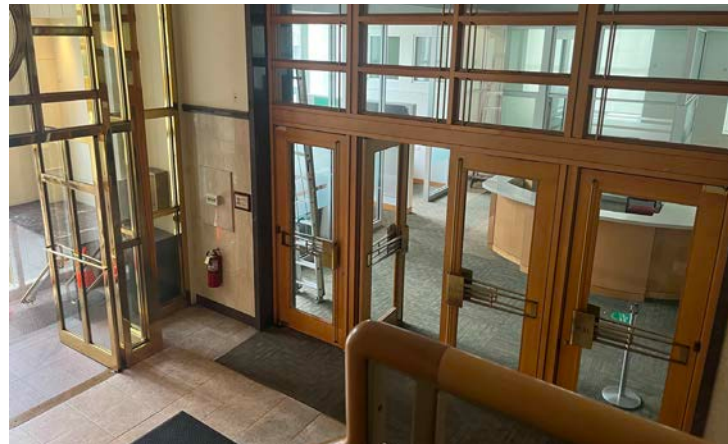
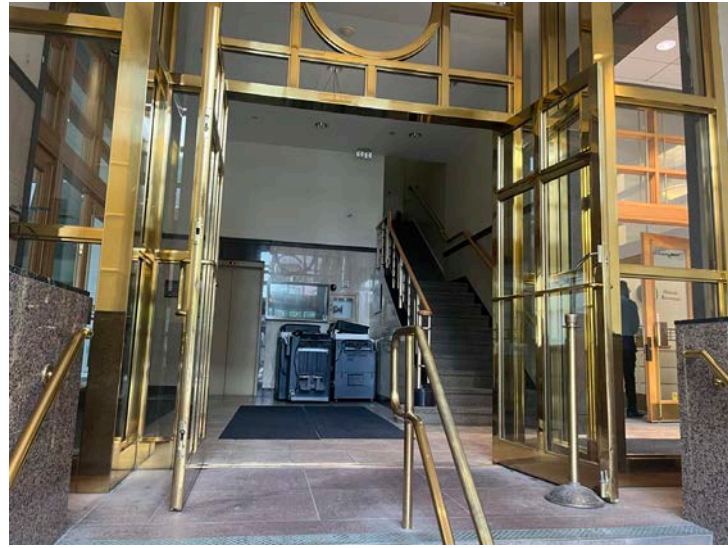
11,590 SF  
community space



GROUND  
FLOOR USES

Note: these are sample possible program options but will be refined with the community.

# 689 Massachusetts Ave



## EXISTING

**GROSS BUILDING AREA**

**33,456 SF**

**SITE AREA**

**10,101 SF**

**ZONING DISTRICT**

**BB-CSQ**

**NUMBER OF STORIES**

**3**

## COMMUNITY INPUT HIGHLIGHTS



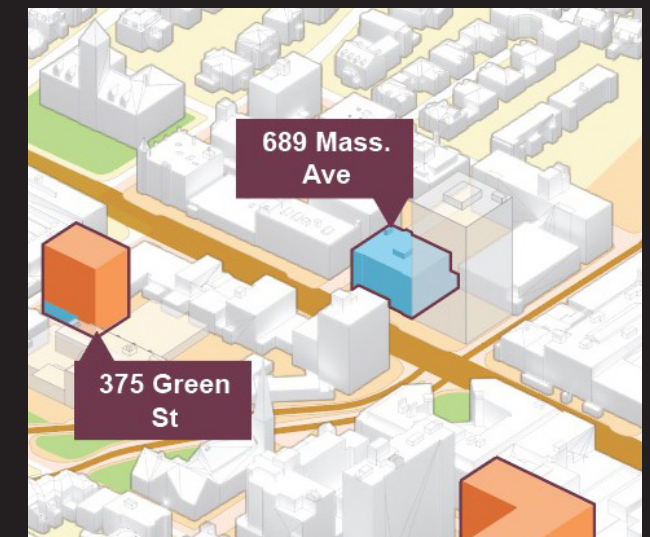
Cultural Amenities / Spaces



Library Relocation

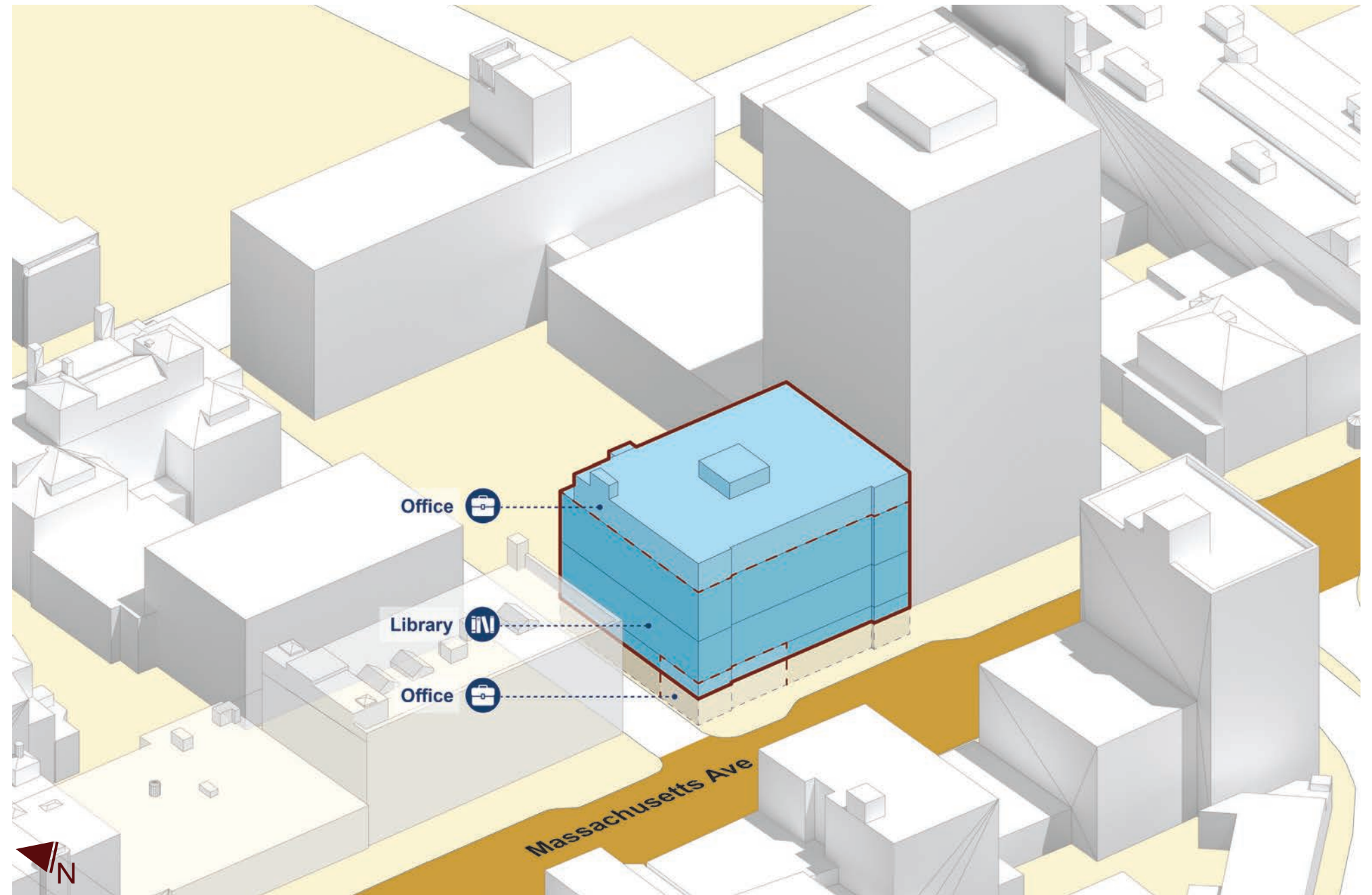
## SITE CONSIDERATIONS

- The City recently acquired this building with the approval to use it for municipal uses.
- The building has historic value and limited expansion potential.



# Relocate Library to 689 Mass Ave

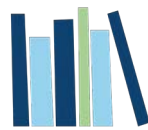
- 3 stories above grade
- Community members expressed a desire to see the library in a more prominent and accessible location.
- Additional space is also suitable for offices



*Note: these are sample test-fits for program direction and are not intended to illustrate building design.*



6,248 SF  
offices

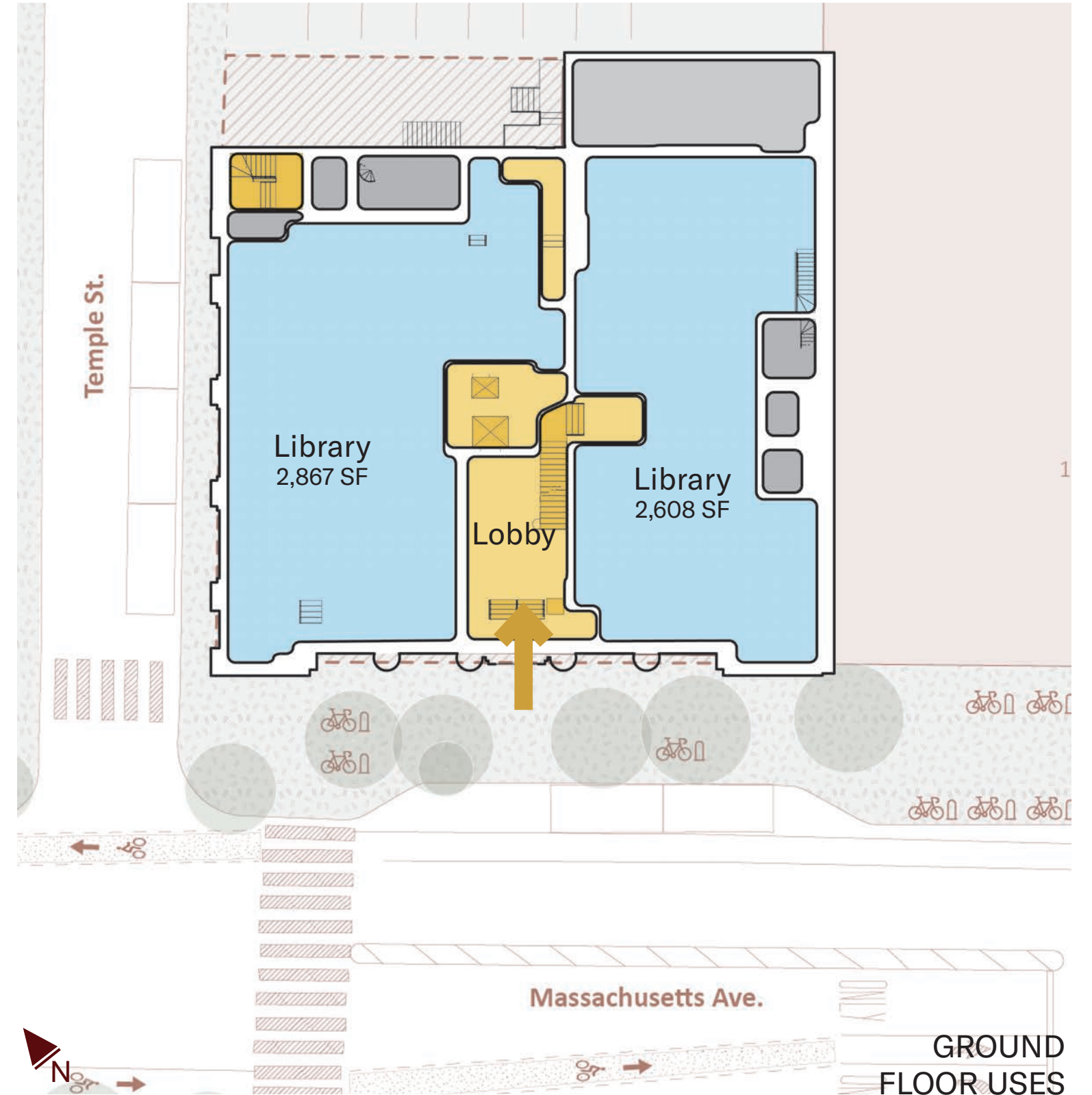


15,315 SF  
library

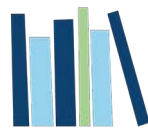
# Relocate Library to 689 Mass Ave

## NOTES

- Current 260 Green Library NSF - 13,699 SF
- Total library area (NSF) (Level 01 & 02) - 15,315 SF
- Office - 6,248 SF
- Total Building Area (NSF) - 28,757 SF



6,248 SF  
offices



15,315 SF  
library

# 3 Bigelow St



## EXISTING

**GROSS BUILDING AREA**

**6,386 SF**

**SITE AREA**

**5,175 SF**

**ZONING DISTRICT**

**C-2B**

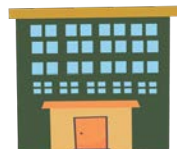
**NUMBER OF STORIES**

**3**

## COMMUNITY INPUT HIGHLIGHTS



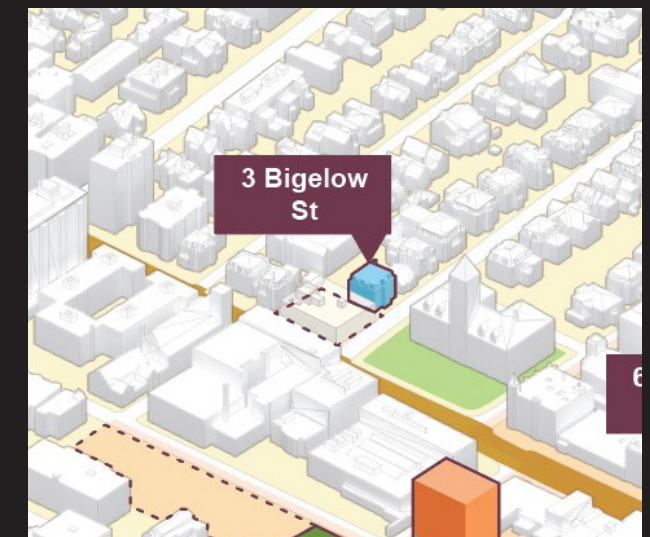
Community Services / One-Stop-Shop



Affordable Housing

## SITE CONSIDERATIONS

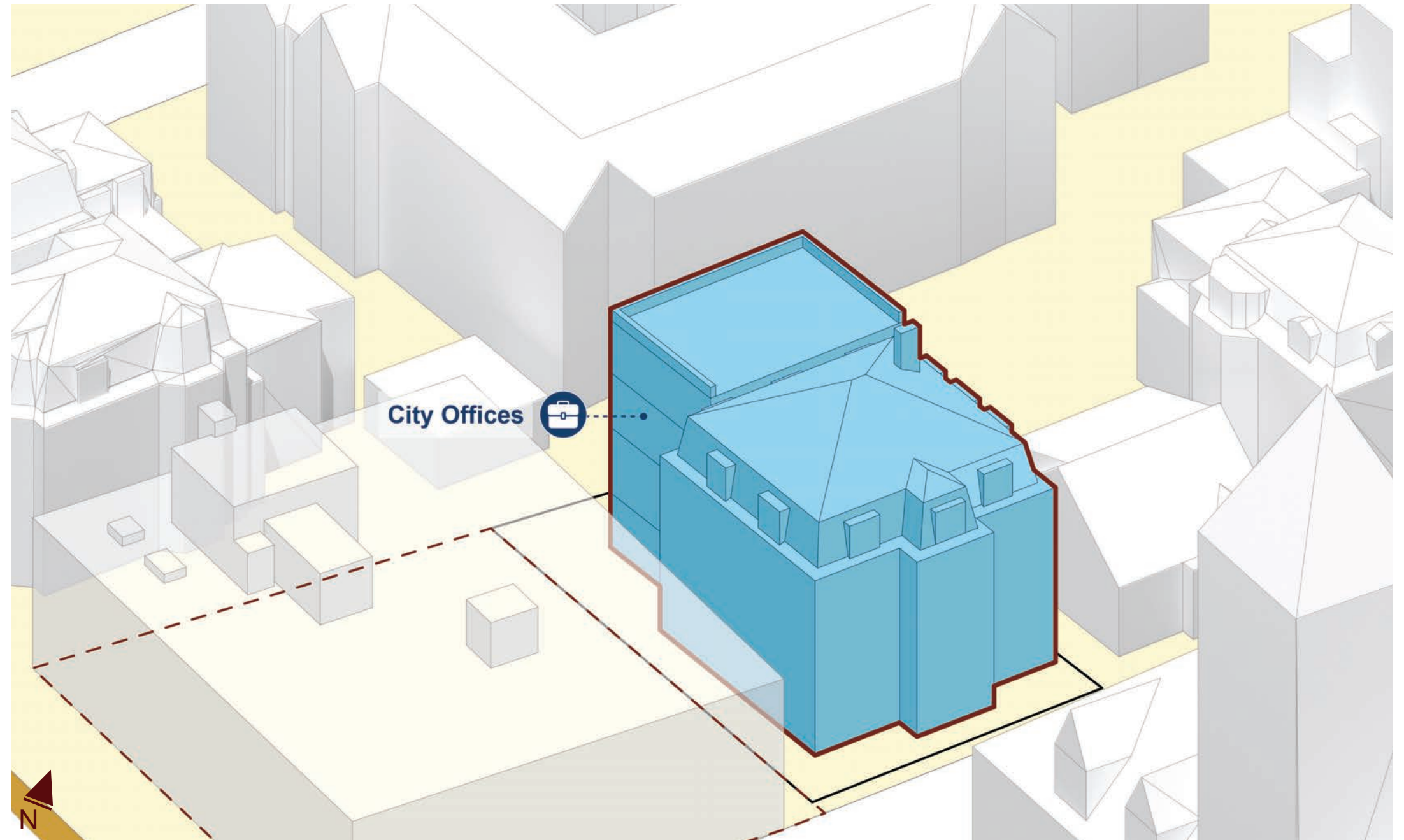
- The building is vacant, requires extensive renovations, and has historic character.
- Most recently used by the Department of Human Services as transitional housing.
- Adjacent to Cambridge City Hall and the Lombardi office building.



# Expand City Offices at 3 Bigelow St and Potentially Adjacent Sites

## PROGRAM

- Demolition of existing non-historic rear addition and new addition created to add space and make building accessible.
- Original building renovated for municipal offices
- Total Addition Area (GSF) - 3,036 SF



*Note: these are sample test-fits for program direction and are not intended to illustrate building design.*



8,475 SF  
offices

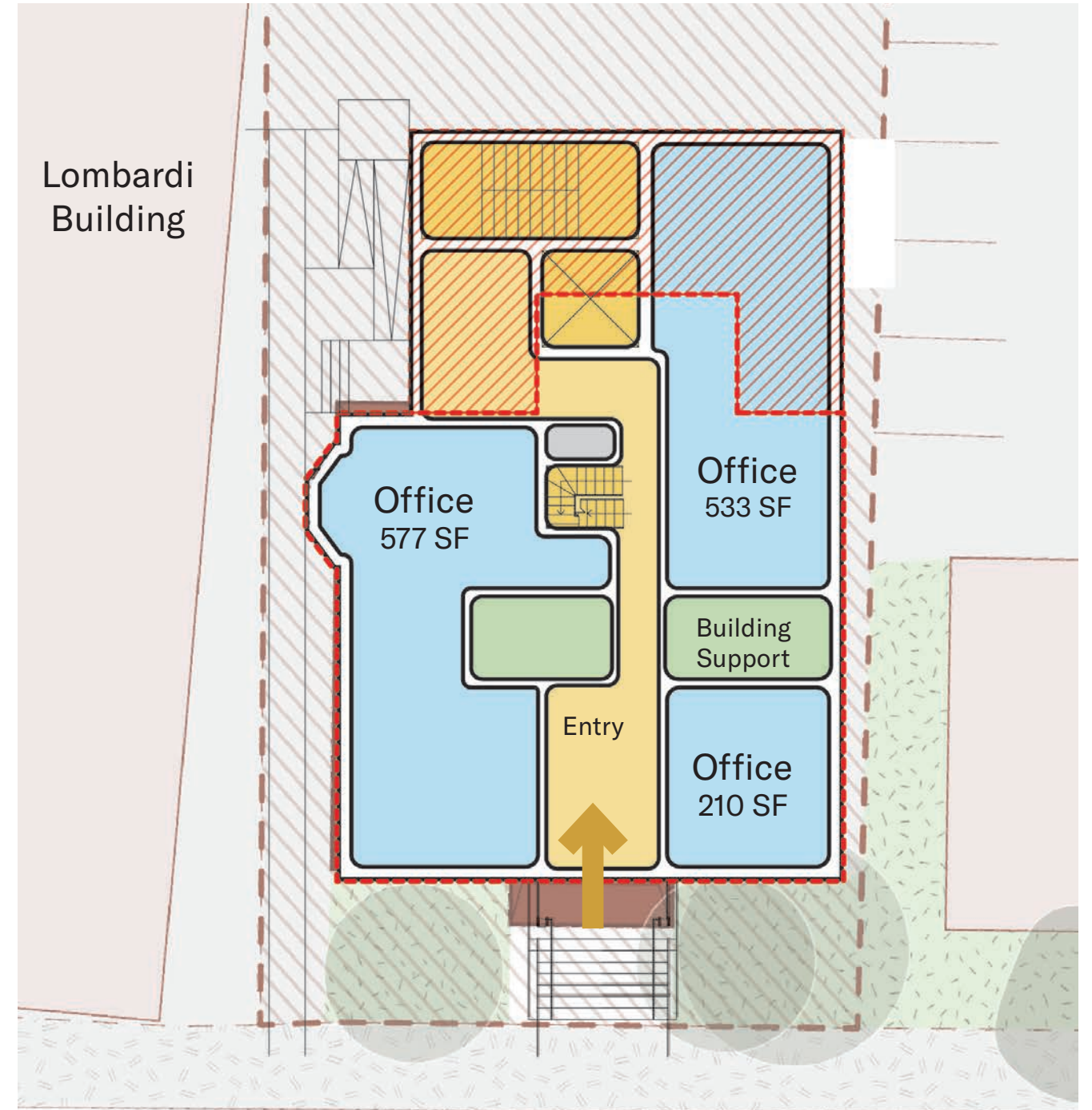


# Expand City Offices at 3 Bigelow St and Potentially Adjacent Sites

- Additional development may be possible if building is demolished and rebuilt in tandem with Lombardi building.



8,475 SF  
offices



GROUND  
FLOOR USES



## HOW CAN WE INCREASE HOUSING?

**260 Green St / 45 Pearl St**

**84 Bishop Allen Dr (Lot 5)**

**96 Bishop Allen Dr (Lot 4)**

**375 Green St (Lot 8)**

**205 Western Ave**



# 260 Green St / 45 Pearl St



## EXISTING

### GROSS BUILDING AREA

25,686 SF Garage

19,824 SF Library

### SITE AREA

55.828 SF

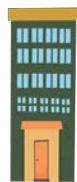
### ZONING DISTRICT

C-3

### PARKING SPACES

257

## COMMUNITY INPUT HIGHLIGHTS



High-density affordable housing



Cultural Amenities / Spaces

## SITE CONSIDERATIONS

- Structural study suggests only 1-2 additional levels may be built on top of existing garage and building.
- Recent analysis shows the garage may have additional capacity and is mostly used by monthly parkers.



# Create a hub of housing, parking, and community space at 260 Green St

- Demolish & replace Library and Green St garage
- Ground floor public use oriented along Pearl St
- Potential for 12 stories of housing
- Basement, ground floor, plus two levels of parking garage



120-200 housing units



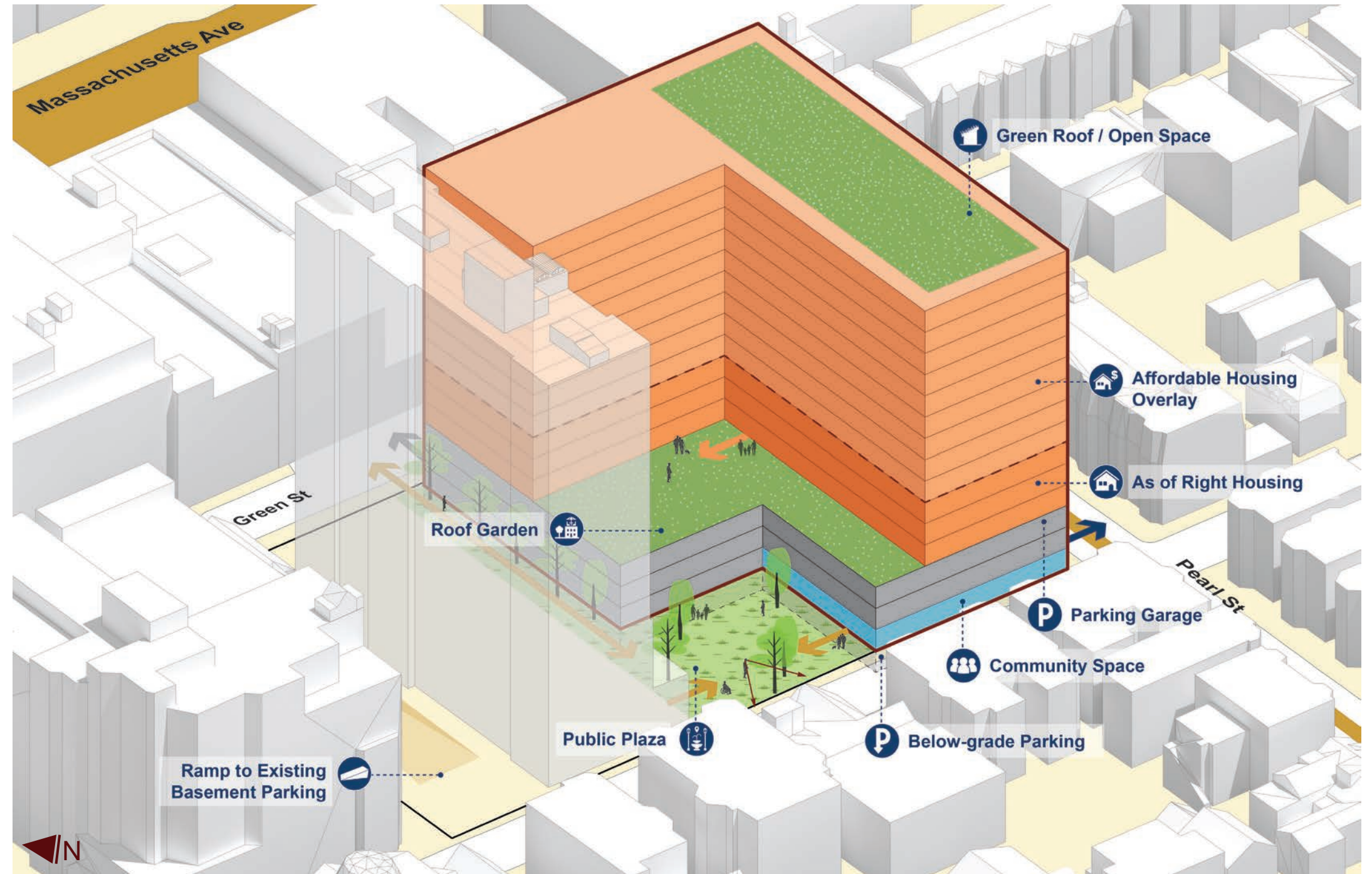
150-200 parking spaces



0.12 acres



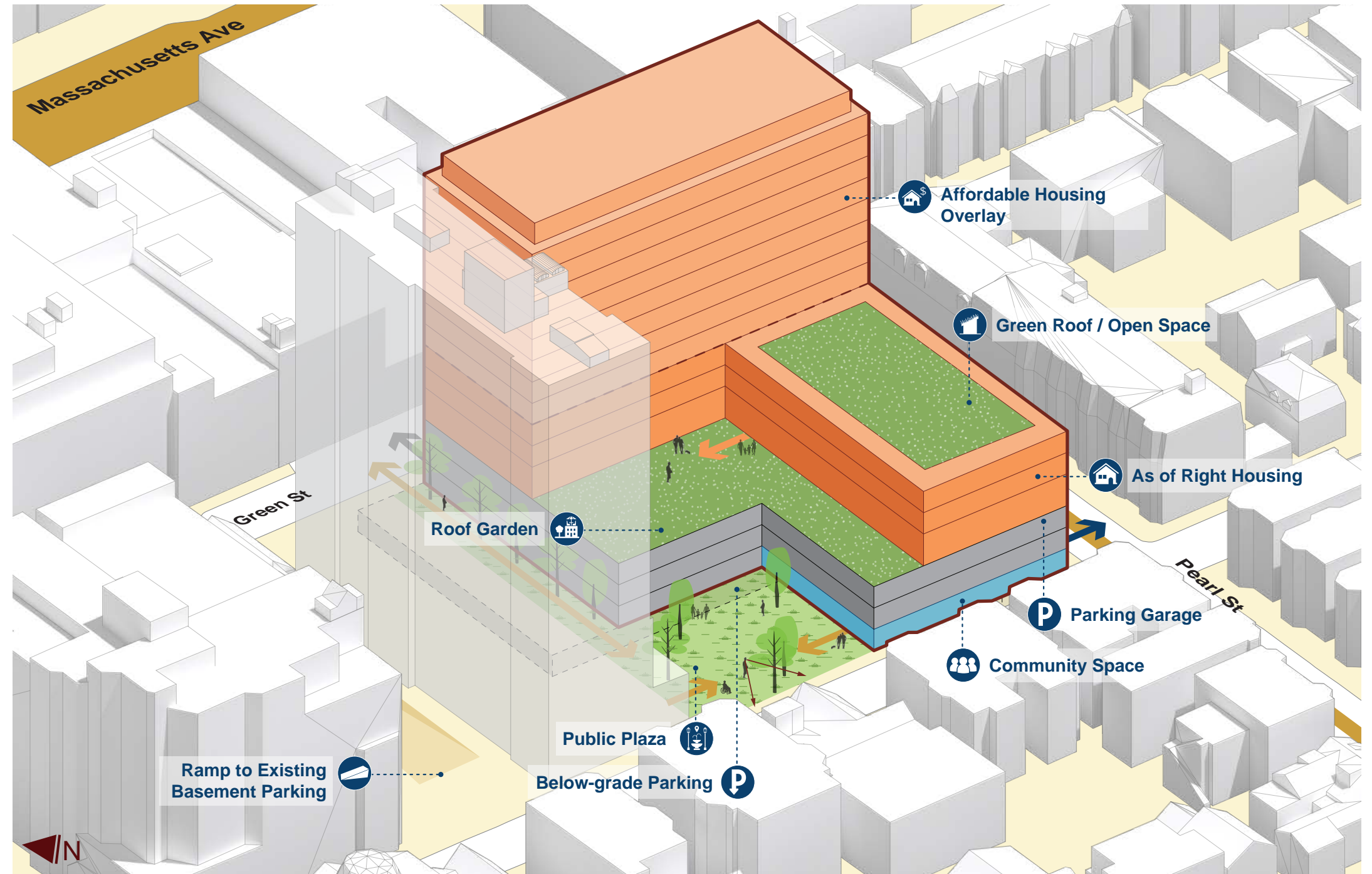
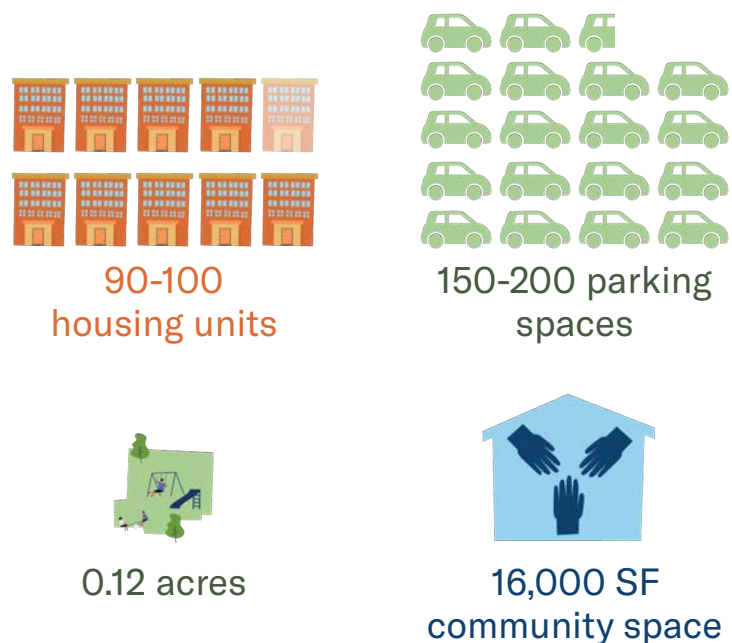
16,000 SF community space



Note: these are sample test-fits for program direction and are not intended to illustrate building design.

# Future design can test the right massing

- Demolish & replace Library and Green St garage
- Ground floor public use oriented along Pearl St
- Potential for 12 stories of housing
- Basement, ground floor, plus two levels of parking garage

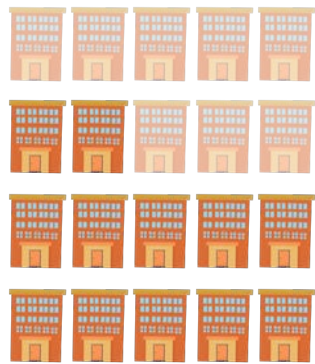


Note: these are sample test-fits for program direction and are not intended to illustrate building design.

# Create a hub of housing, parking, and community space at 260 Green St

## NOTES

- Replacement parking and a parking study will be necessary in combination with redevelopment



120-200 housing units



150-200 parking spaces



0.12 acres



16,000 SF community space

GROUND FLOOR USES

# 84 Bishop Allen Dr (Lot 5)



**EXISTING**

**SITE AREA**

**33,715 SF**

**ZONING DISTRICT**

**BB**

**PARKING SPACES**

**23**

## COMMUNITY INPUT HIGHLIGHTS



Flexible Arts & Market Space



Outdoor Plaza



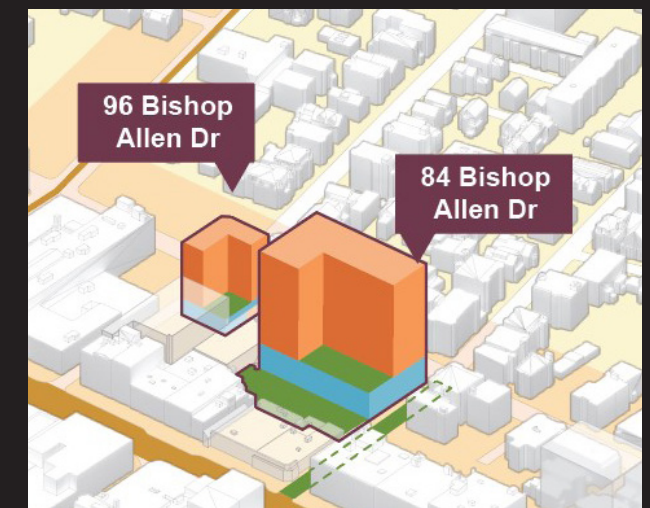
Small Business Incubator



Affordable Housing

## SITE CONSIDERATIONS

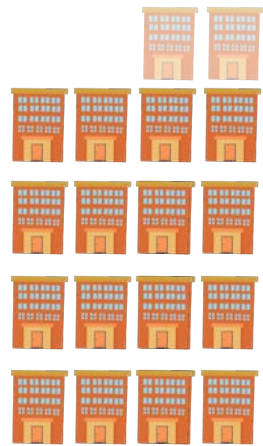
- H-Mart and other retailers rely on nearby parking.
- Important public realm considerations include Graffiti Alley, current use as Starlight Square, the Farmer's Market, and other events.



# Develop Housing with Flexible Arts, Plaza, and Market Space at 84 Bishop Allen Dr

## PROGRAM

- Civic/cultural Space
- Up to 14 stories of housing above retail, civic/cultural space and performance space
- South-facing outdoor plaza
- One level of underground parking (note: could be tested for more)



160-180  
housing units



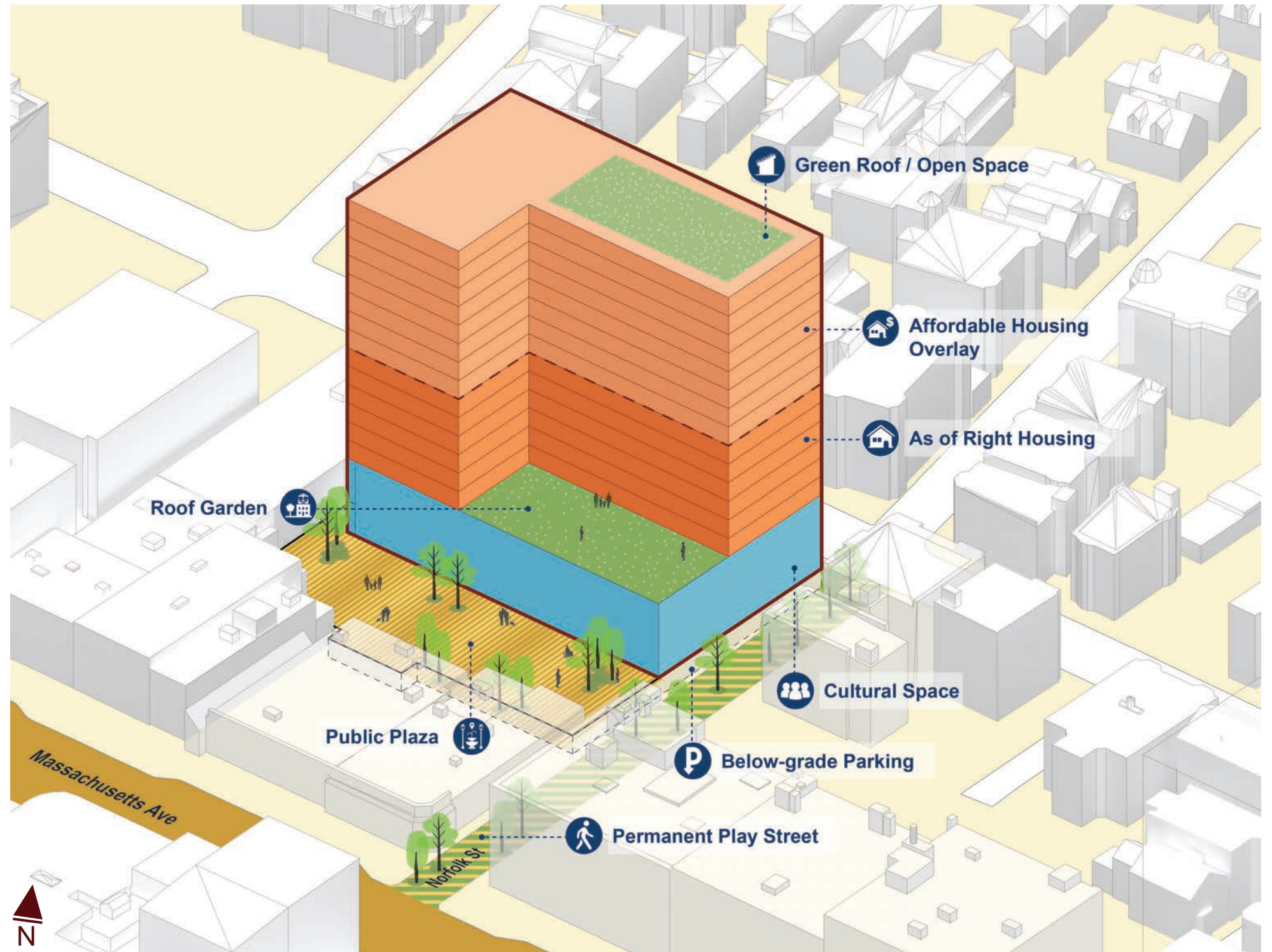
19,000 SF flexible  
market / cultural /  
performance space



40-80 parking  
spaces



0.11 acres



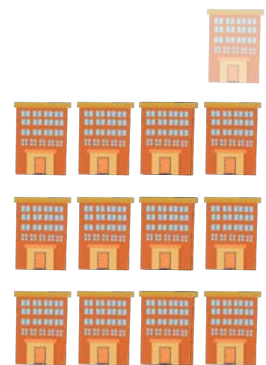
Note: these are sample test-fits for program direction and are not intended to illustrate building design.



# Future design can test the right massing

## PROGRAM

- Up to 14 stories of housing above retail and performance space
- South-facing outdoor plaza
- One level of underground parking (note: could be tested for more)



120-130  
housing units



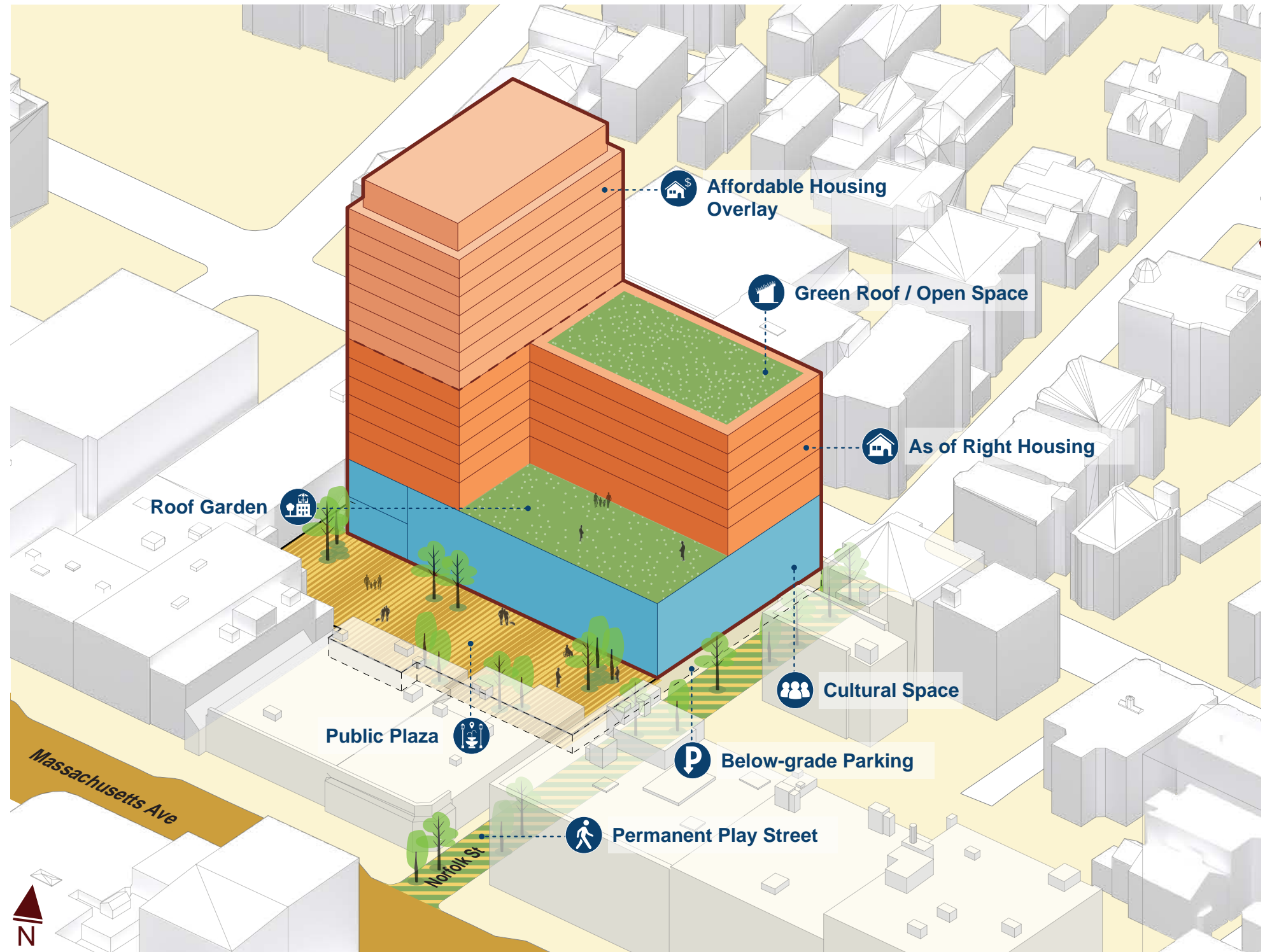
19,000 SF flexible  
market / cultural /  
performance space



40-80 parking  
spaces



0.11 acres



Note: these are sample test-fits for program direction and are not intended to illustrate building design.

# Develop Housing with Flexible Arts, Plaza, and Market Space at 84 Bishop Allen Dr

- Preserves access to HMart, Graffiti Alley, and existing retail.



120-180 housing units



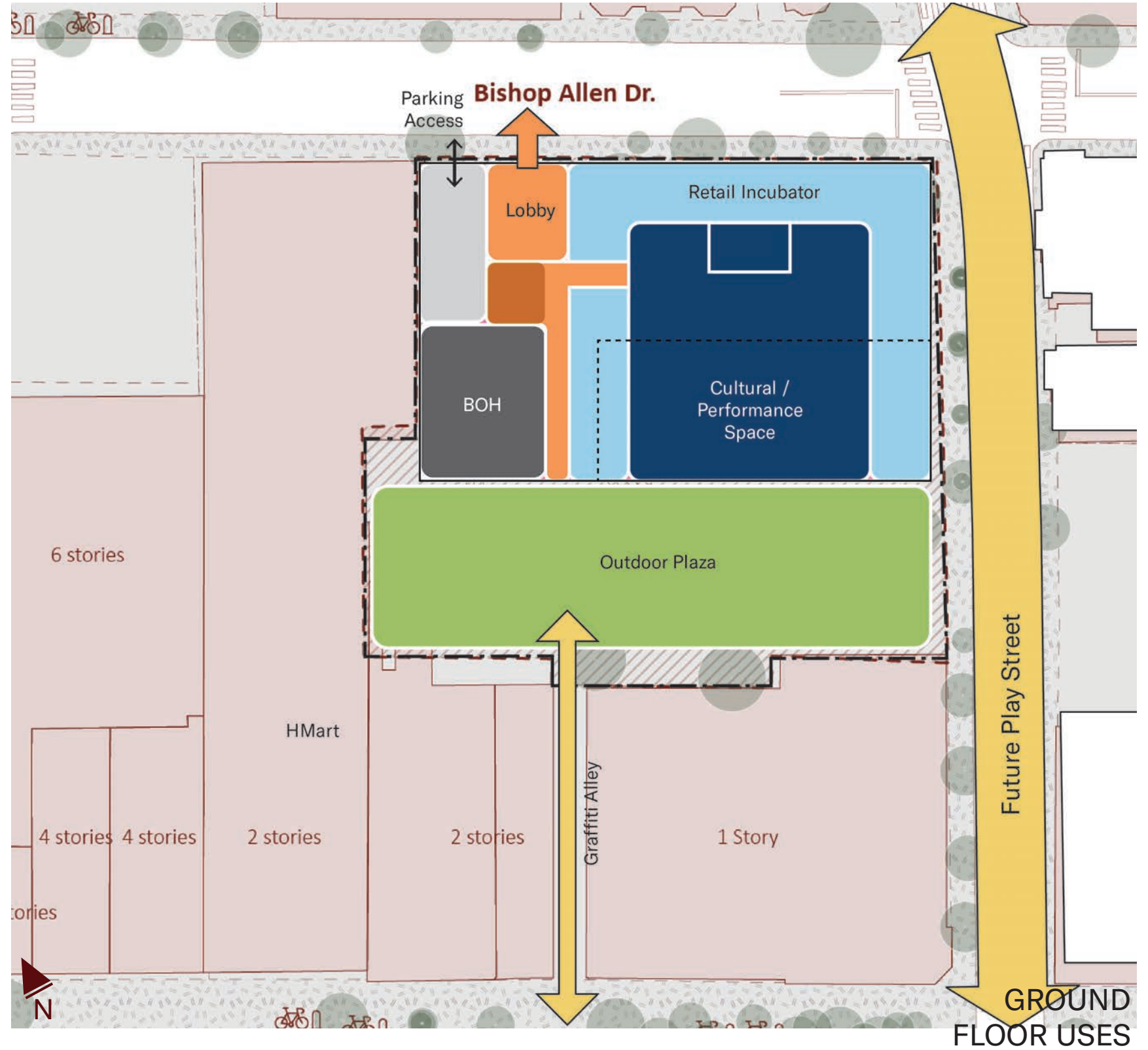
19,000 SF flexible market / cultural / performance space



40-80 parking spaces



0.11 acres



# 96 Bishop Allen Dr (Lot 4)



**EXISTING**

**SITE AREA**

**6,210 SF**

**ZONING DISTRICT**

**BB**

**PARKING SPACES**

**17**

## COMMUNITY INPUT HIGHLIGHTS



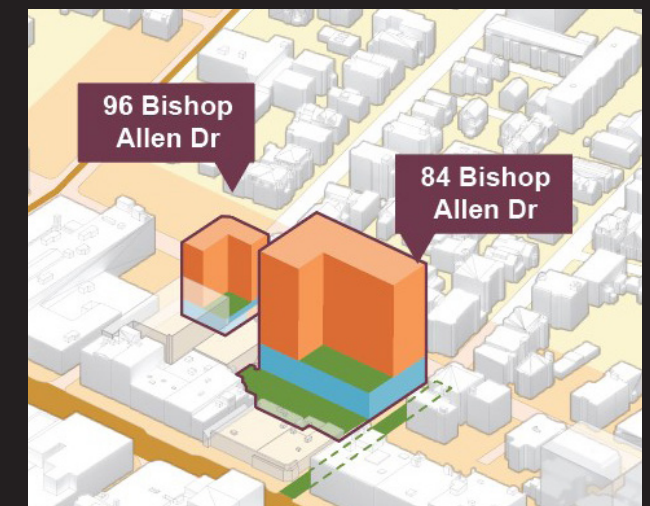
Affordable Housing



Small Business Incubator

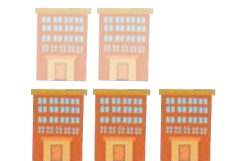
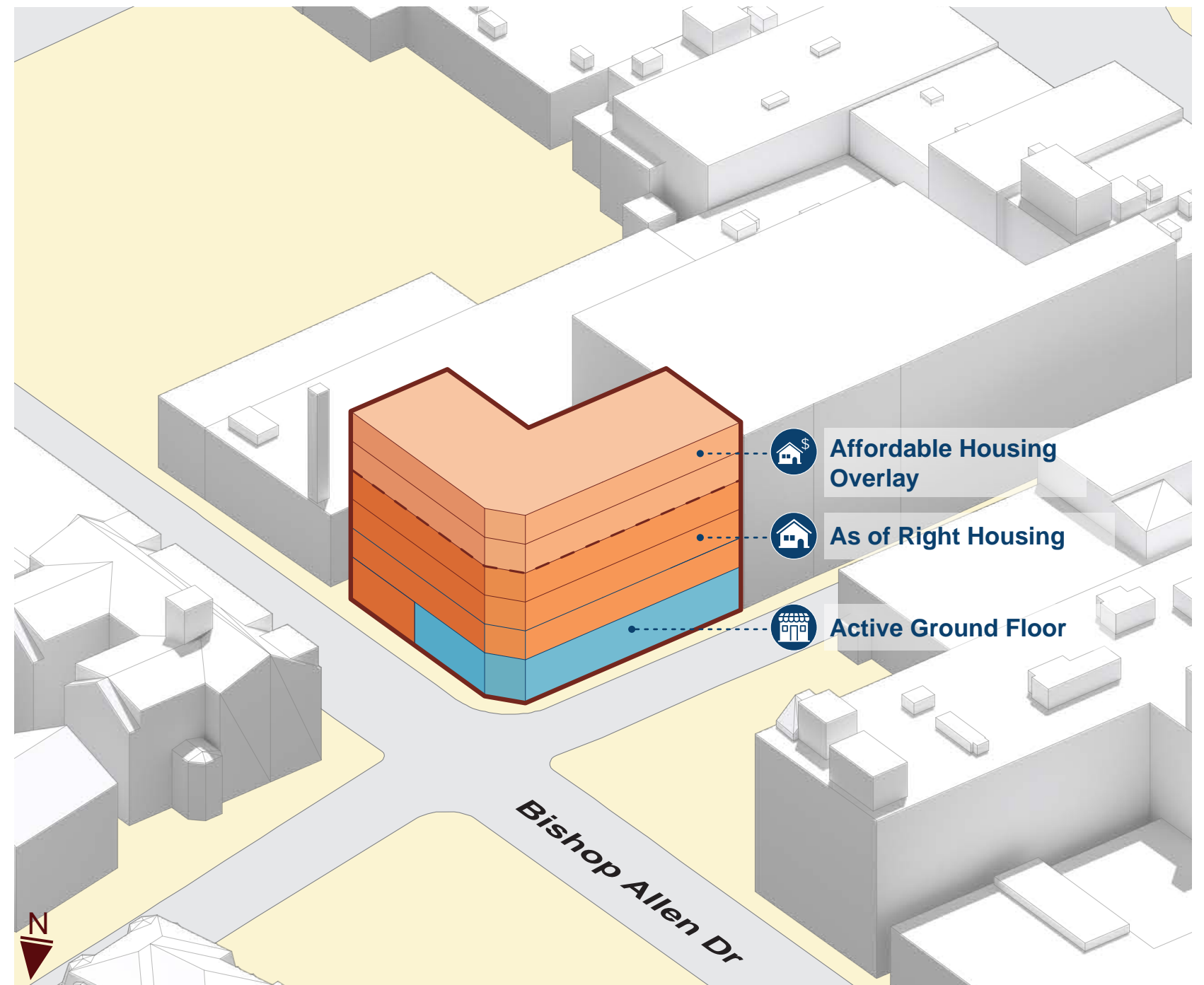
## SITE CONSIDERATIONS

- Located on the same block as 84 Bishop Allen Drive (Starlight Square) and HMart.
- Across the street from 99 Bishop Allen Drive, a newly renovated row house development with non-profit office space.



# Explore Housing Potential at 96 Bishop Allen Dr

- 15-20 units, 6 stories
- Active community use on the ground floor
- AHO allows height up to 15 stories, but not feasible due to parcel size and construction technologies
- Loss of existing parking spaces; consider relocating lost parking spaces to other sites



15-20  
housing units

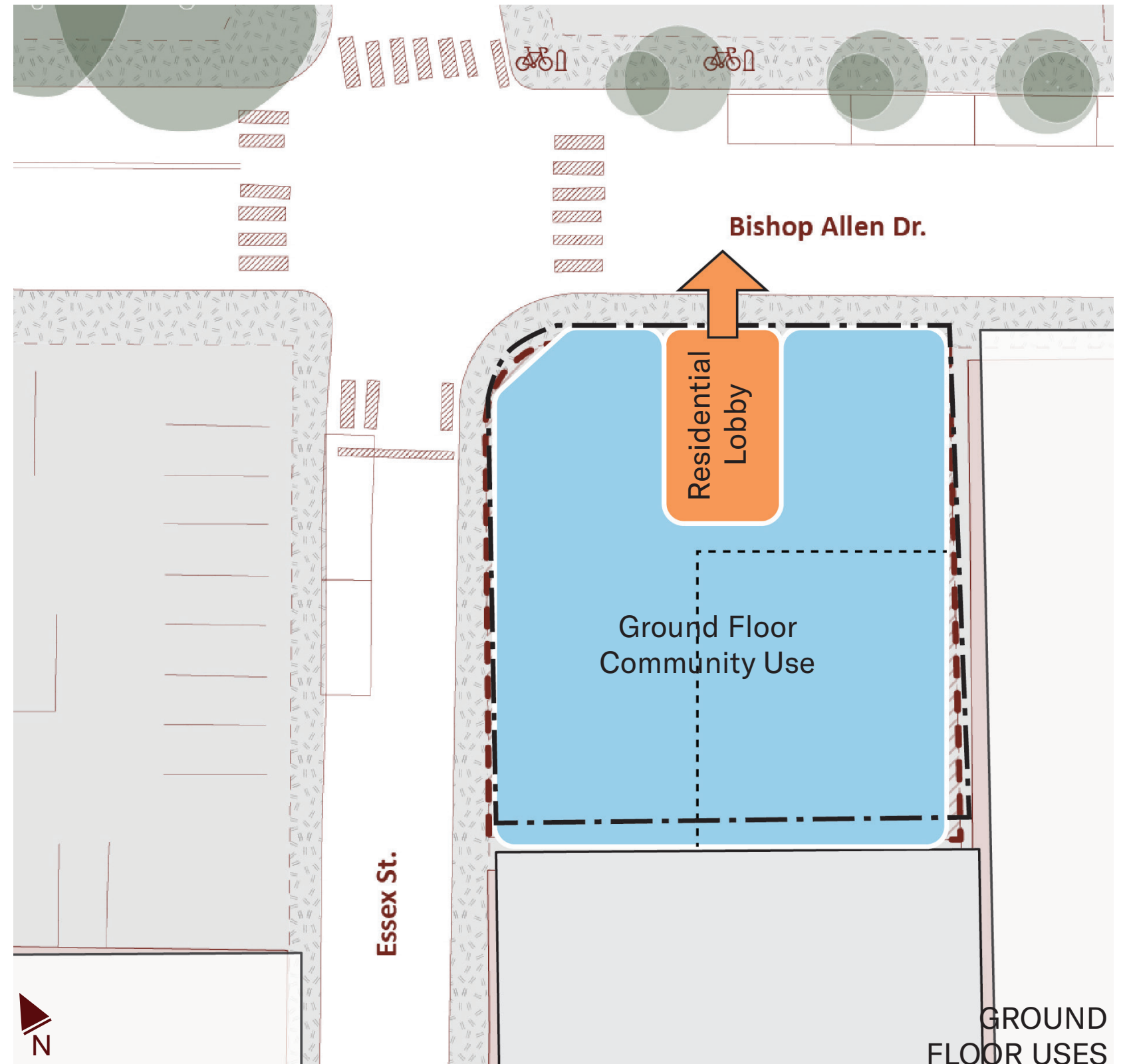


5,000 SF active  
ground floor or  
community use

*Note: these are sample test-fits for program direction and are not intended to illustrate building design.*

# Explore Housing Potential at 96 Bishop Allen Dr

- No open space requirement
- Shade conditions at this site make the space less suited for a park or open space



15-20  
housing units



5,000 SF active  
ground floor or  
community use

# 375 Green St (Lot 8)



**EXISTING**

**SITE AREA**

**6,436 SF**

**ZONING DISTRICT**

**BB\_CSQ**

**PARKING SPACES**

**17**

## COMMUNITY INPUT HIGHLIGHTS



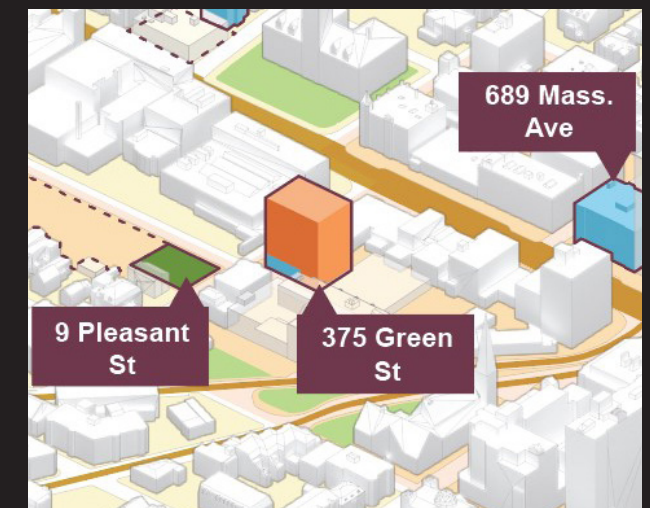
Affordable Housing



Performance & Artist Spaces

## SITE CONSIDERATIONS

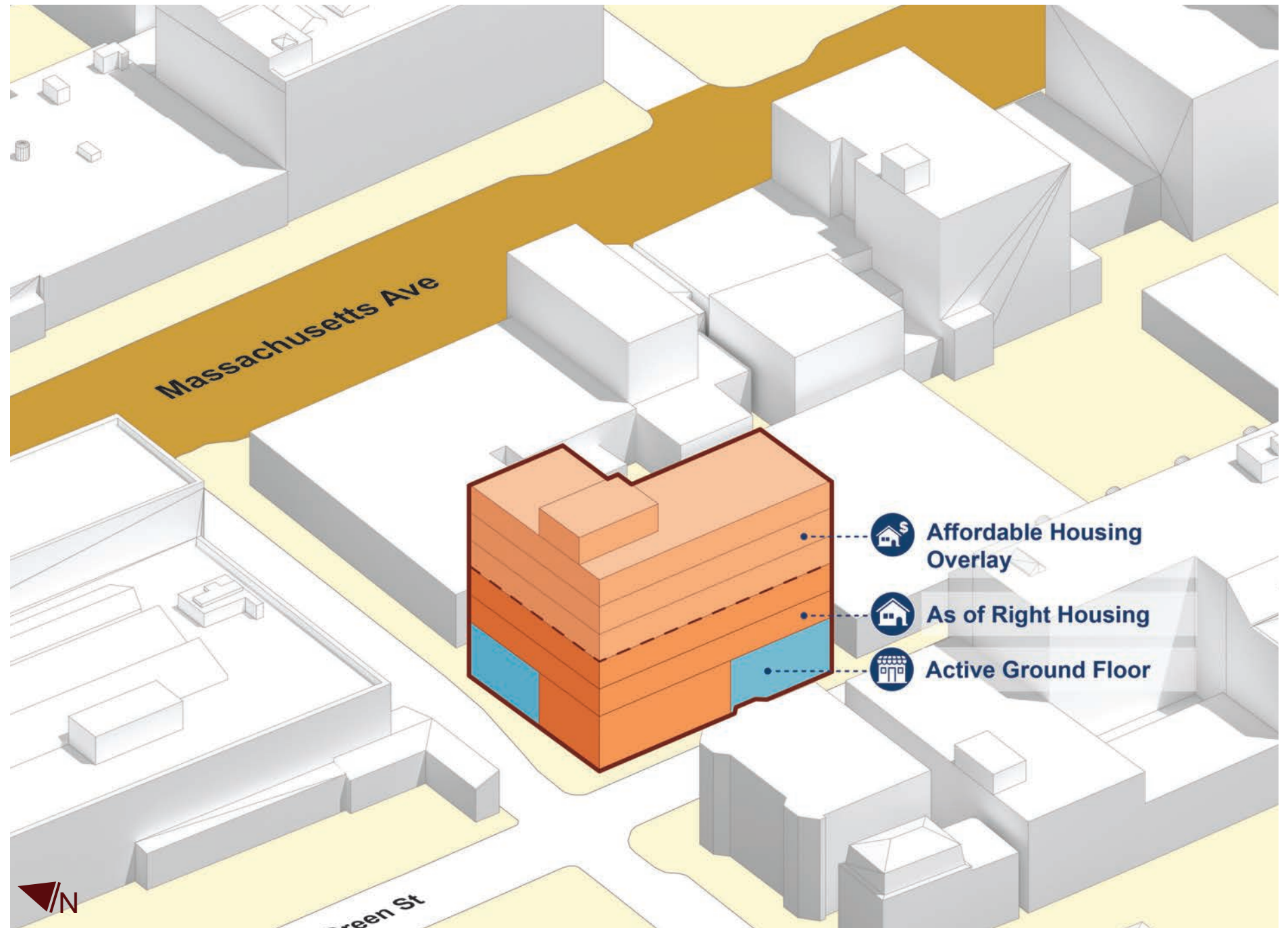
- Next to building that fronts on Mass Ave.
- Low open space access and potential for flooding.
- Zoning allows for full development of the site.



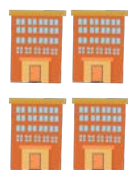
# Maintain as Parking in the Short-term and Explore Long-term Housing Opportunities at 375 Green St

## LONGER-TERM

- 10-20 units of housing, 6 stories with retail / active use on ground floor
- AHO allows height up to 15 stories, but not feasible due to parcel size and construction technologies
- Loss of existing parking spaces; consider relocating lost parking spaces to other sites
- No open space requirement



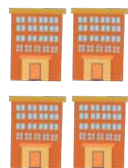
*Note: these are sample massing test-fits for program direction and are not intended to illustrate building design.*



10-20  
housing units

# Maintain as Parking in the Short-term and Explore Long-term Housing Opportunities at 375 Green St

- No open space requirement



10-20  
housing units

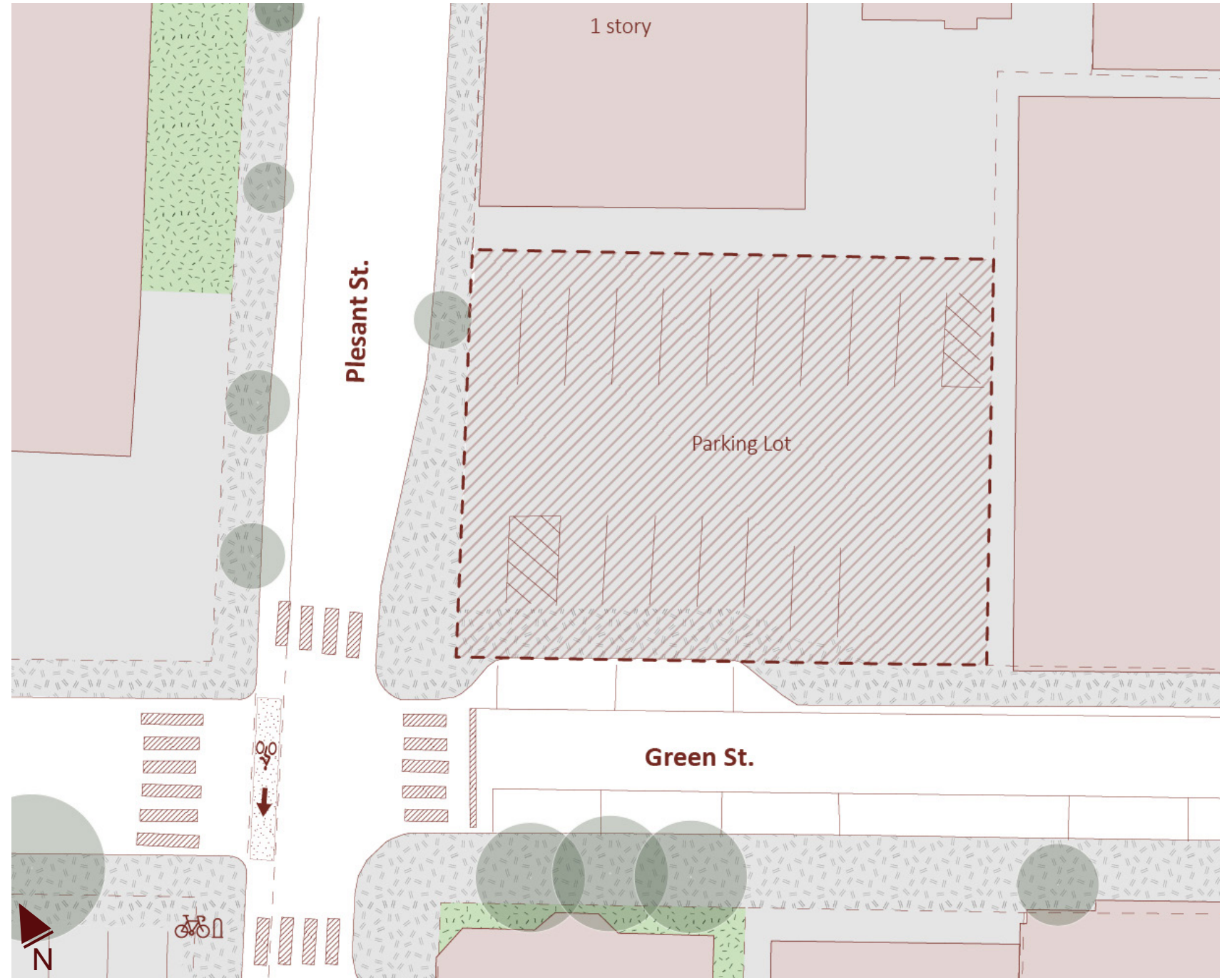
GROUND  
FLOOR USES



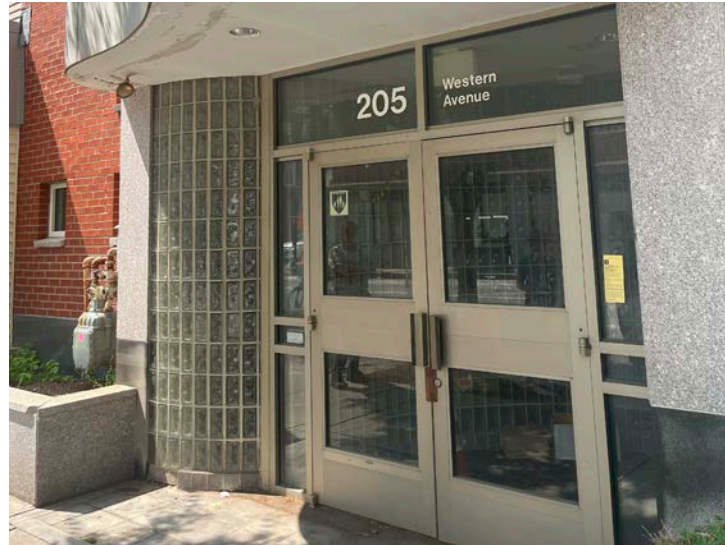
# Maintain as Parking in the Short-Term and Explore Long-term Housing Opportunities at 375 Green St

## SHORT-TERM

- Maintain as parking while nearby sites are under construction
- Consider moving cultural / performance spaces from 84 Bishop Allen Dr here during construction



# 205 Western Ave



## EXISTING

GROSS BUILDING AREA

4,280 SF

SITE AREA

5,258 SF

ZONING DISTRICT

BA-3

NUMBER OF STORIES

2

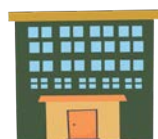
## COMMUNITY INPUT HIGHLIGHTS



Supportive Housing



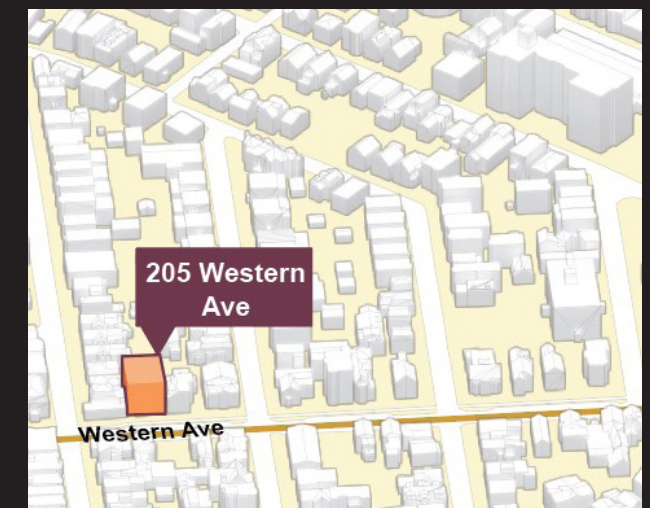
Small Business Incubator



Affordable Housing

## SITE CONSIDERATIONS

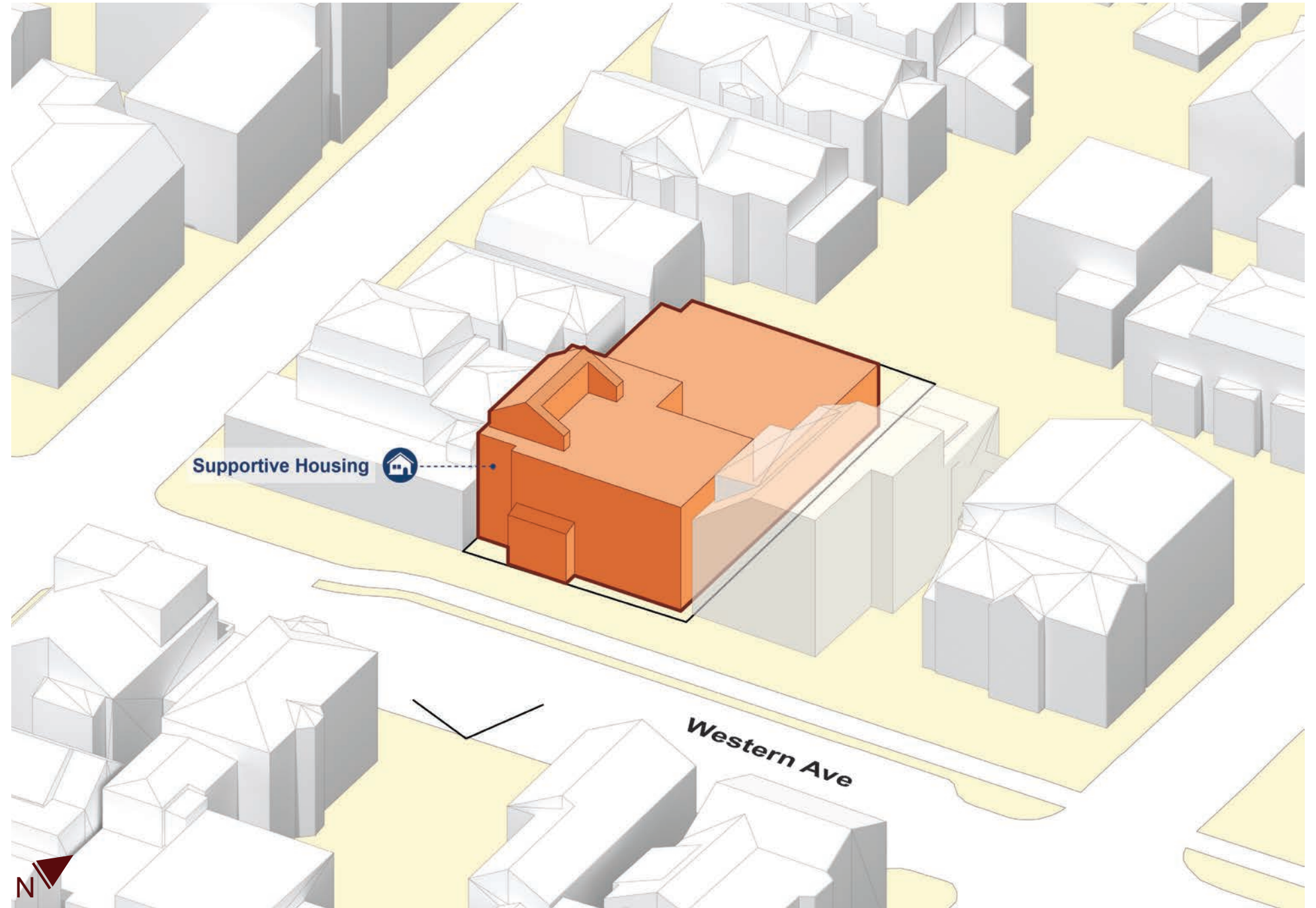
- Building is vacant and requires extensive renovations.
- Does not have significant historic value.
- If demolished, the replacement building may not be able to be as large as is currently built due to current zoning requirements for the site.



# Tested Housing at 205 Western Ave

## PROGRAM

- 3 stories above grade
- 8-10 studio units (270-320 SF)
- Assumes one shared common area on ground floor (250 SF)
- Offices - 350 SF
- Total Building Area (GSF) - 10,624 SF



*Note: these are sample test-fits for program direction and are not intended to illustrate design.*



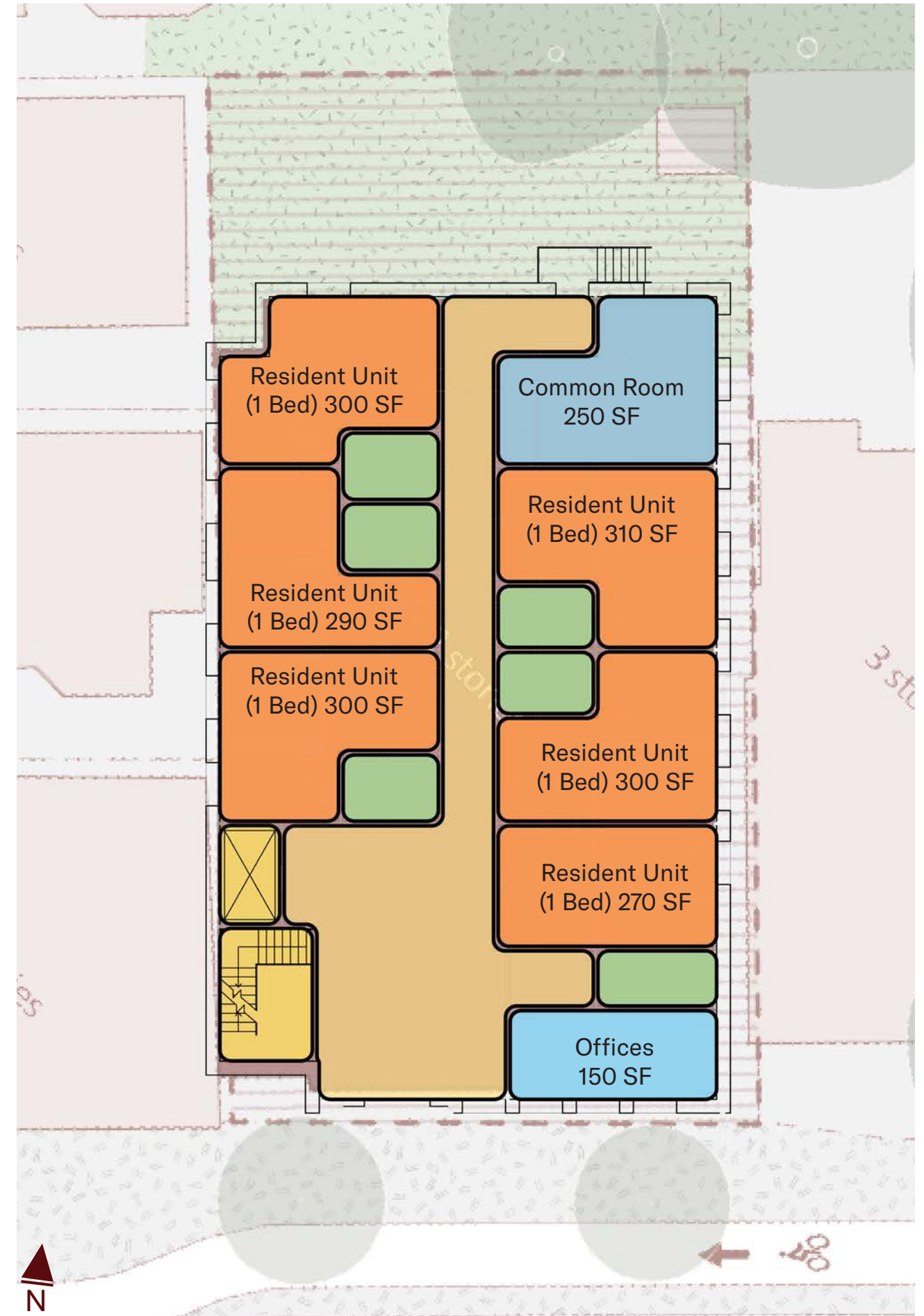
8-10 studio  
units

# Tested Housing at 205 Western Ave

## PROGRAM

- 3 stories above grade
- 8-10 studio units (270-320 SF)
- Assumes one shared common area on ground floor (250 SF)
- Offices - 350 SF
- Total Building Area (GSF) - 10,624 SF

## GROUND FLOOR USES



*Note: these are sample test-fits for program direction and are not intended to illustrate design.*



8-10 studio units



**HOW CAN WE MAINTAIN FLEXIBILITY,  
MEET INFRASTRUCTURE NEEDS,  
AND INCREASE OPEN SPACE?**



**38 Bishop Allen Dr (Lot 6)**

**9 Pleasant St (Lot 9)**



# 38 Bishop Allen Dr (Lot 6)



**EXISTING**

**SITE AREA**

**27,799 SF**

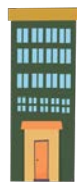
**ZONING DISTRICT**

**BB\_CSQ**

**PARKING SPACES**

**40**

## COMMUNITY INPUT HIGHLIGHTS



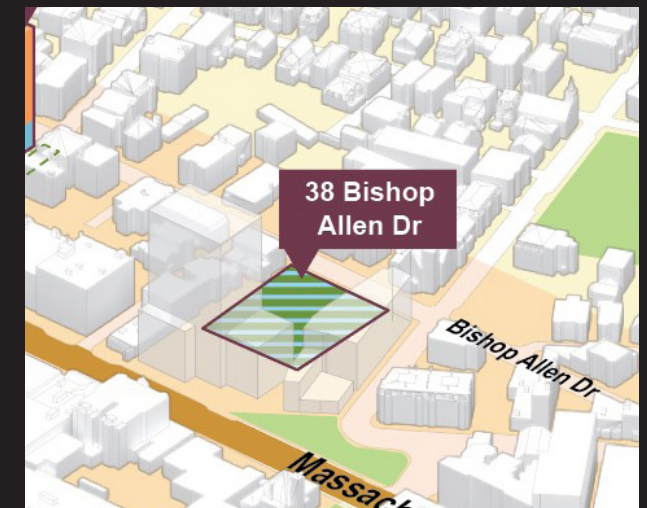
High-density affordable housing



Cultural Amenities / Spaces

## SITE CONSIDERATIONS

- Development is limited to certain areas of the site due to underground stormwater retention tanks and an access easement granted to Market Central for garage access and loading. As a result, only the middle section (~1/3) of the lot is buildable in the future.
- Surrounded by high density new housing and retail.



# Leverage Opportunities for Near-term Parking and Long-term Open Space / Infrastructure at 38 Bishop Allen Dr

## LONG-TERM

- Open Space that maintains access for easements
- Allows for addition of another underground stormwater tank
- 170' x 170' / 0.66 acres
- Lawn: 80' x 140'

## NOTES

- 500-1500 people in an event
- 20-30 tents + 5 trucks



0.66 acres



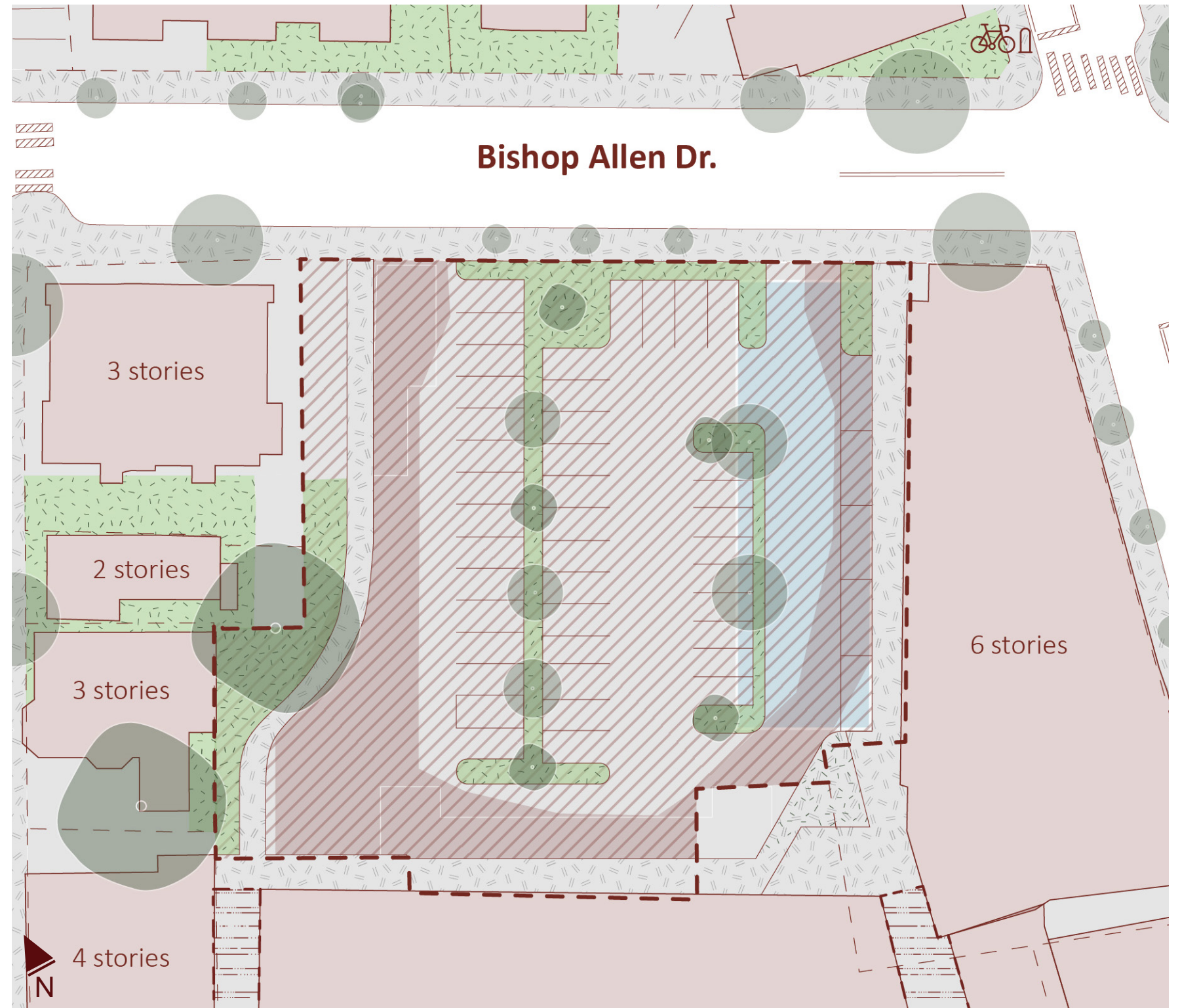
stormwater tank



# Leverage Opportunities for Near-term Parking and Long-term Open Space / Infrastructure at 38 Bishop Allen Dr

## SHORT-TERM

- Maintain as parking
- Can serve as parking as other nearby projects move forward





# 9 Pleasant St (Lot 9)



## EXISTING

SITE AREA

7,449 SF

ZONING DISTRICT

C-2

PARKING SPACES

17

## COMMUNITY INPUT HIGHLIGHTS



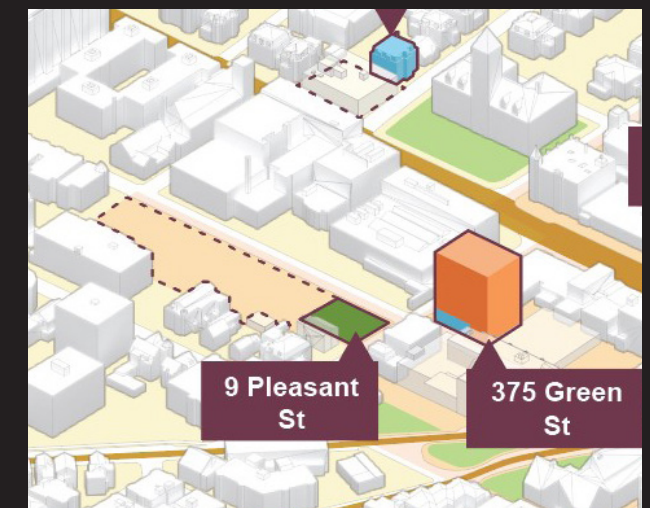
Affordable Housing



Performance & Artist Spaces

## SITE CONSIDERATIONS

- Located across from the US Post Office building and surrounded by public and private parking lots.
- Low open space access.
- Future buildings could be up to 85 tall, but have setback requirements and a 15% open space requirement that limit development opportunities.



# Maintain as Parking and Consider for Long-term Open Space

## SHORT-TERM

- Maintain as parking during construction of other lots
- Opportunity to relocate some open market uses from 84 Bishop Allen Dr during construction as needed



# Maintain as Parking and Consider for Long-term Open Space

## LONG-TERM

- Create a pocket park (0.14 acres), possibly in tandem with opportunities for housing on adjacent lots

## NOTES

- 500-1500 people in an event
- 20-30 tents + 5 trucks



0.1 acres

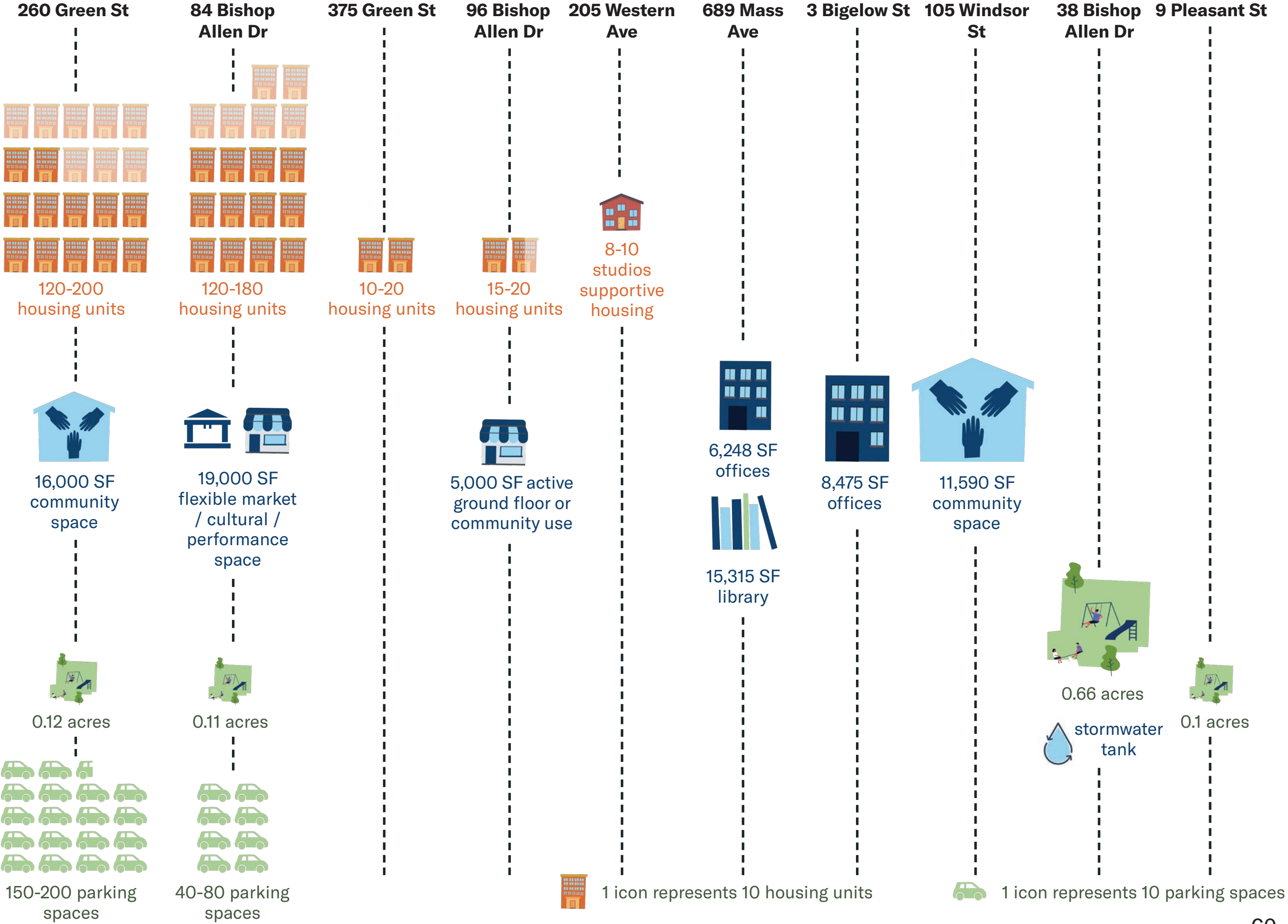
# Program Table

**Housing**  
250-450 units

**City & Community Resources**  
67,000 SF community spaces  
15,000 city offices

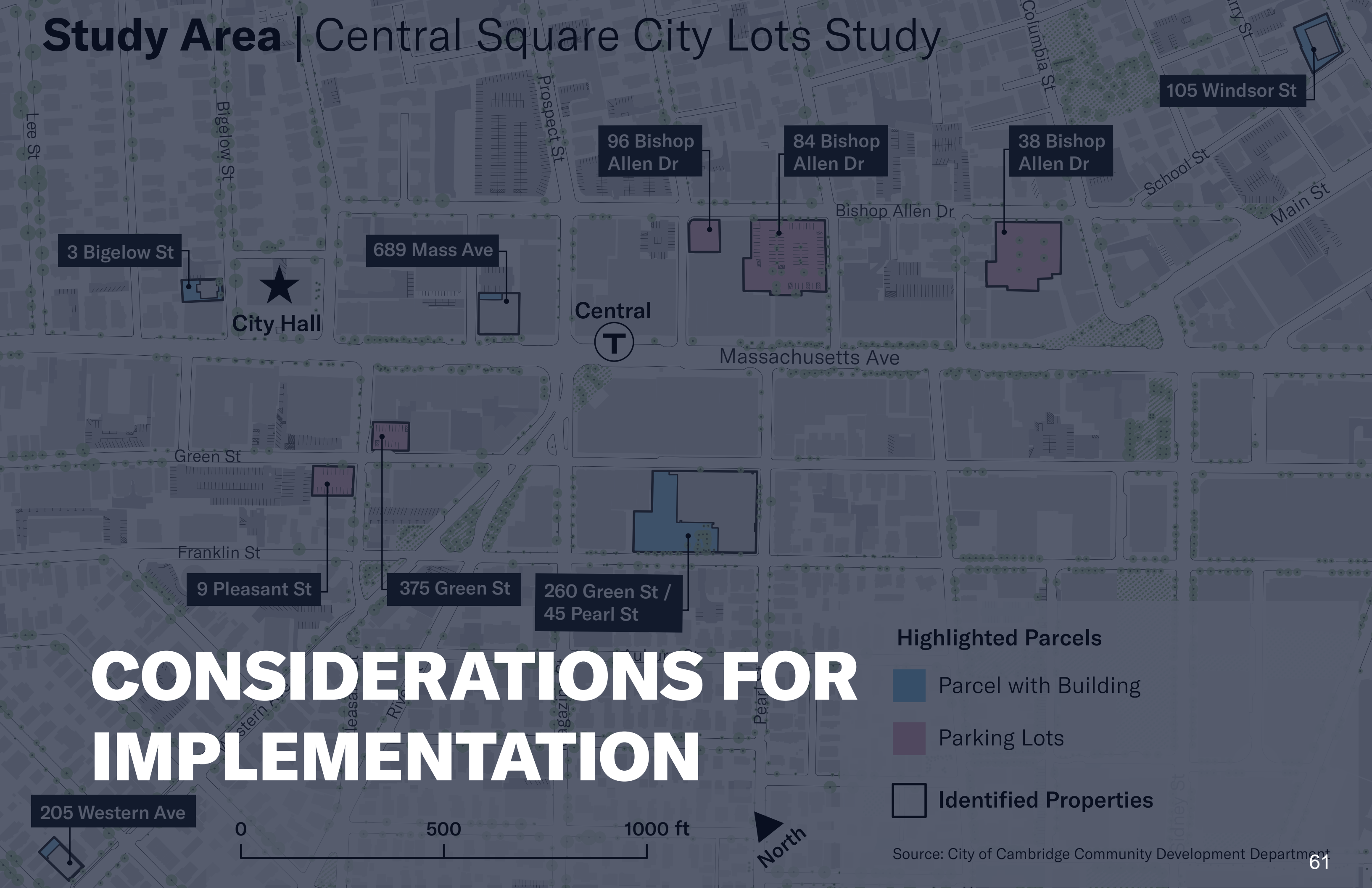
**Open Space & Supporting Infrastructure**  
1 acre

**Parking**  
200-300 spaces



(totals are approximate counts)

# Study Area | Central Square City Lots Study



# CONSIDERATIONS FOR IMPLEMENTATION

- Highlighted Parcels**
- Parcel with Building
  - Parking Lots
  - Identified Properties

Source: City of Cambridge Community Development Department

**EXISTING SITES**



Here are some ideas for where to start! - which projects should be early action items and which are part of a longer-term vision?



**Transform Bishop Allen Dr**

Move forward on drafting an RFI to create a mixed-use development that meets community goals for housing, civic/cultural space, and public parking on 84 Bishop Allen Dr and 96 Bishop Allen Dr

Leverage 38 Bishop Allen Dr for parking until public parking is replaced at 84 Bishop Allen Dr.

**Move Forward with a Community Center at 105 Windsor**

Engage the Port neighborhood to determine uses to include at this community center.

**Parking Balance**

Replace as much public parking as possible when sites redevelop. Parking counts in this study serve as a baseline but should be restudied as part of each site's detailed implementation.

**Explore Adjacency Opportunities**

Explore possibilities to expand projects to include adjacent sites where feasible.



**Create a High-Quality Central Square Branch Library at 689 Mass Ave and Housing at 260 Green St**

Renovate 689 Mass Ave and move the library into its new location with city offices in any remaining available space.

**Once library is relocated, redevelop 260 Green St as housing (including affordable) and parking**

During reconstruction, leverage City lots such as 375 Green St, 9 Pleasant St, and 38 Bishop Allen Dr to meet parking needs. Explore opportunities to supplement through lease of private lots.

**Create as Much Housing as Possible while Observing Design Guidelines**

Incorporate the city’s design guidelines and community considerations to create quality public realm and massing.

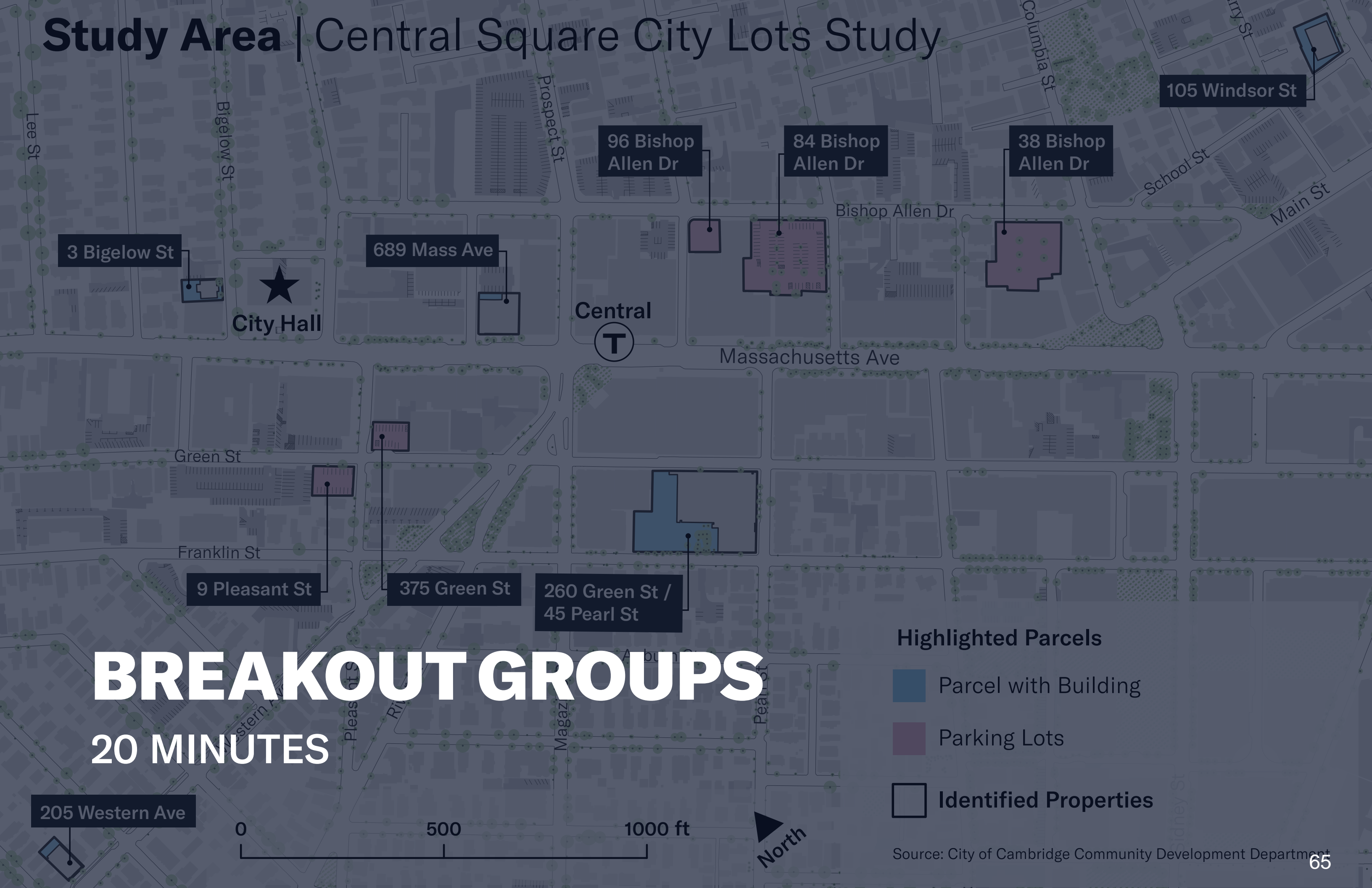
Determine feasibility of supportive housing at 205 Western Ave or elsewhere.

**Invest in Supporting Parks and Infrastructure**

Leverage 38 Bishop Allen Dr and 9 Pleasant St and all lots to support city infrastructure needs (parks, open space, stormwater retention)



# Study Area | Central Square City Lots Study



3 Bigelow St



689 Mass Ave

96 Bishop Allen Dr

84 Bishop Allen Dr

38 Bishop Allen Dr

105 Windsor St

Central  
T

9 Pleasant St

375 Green St

260 Green St /  
45 Pearl St

205 Western Ave

## Highlighted Parcels

Parcel with Building

Parking Lots

Identified Properties

# BREAKOUT GROUPS 20 MINUTES

Source: City of Cambridge Community Development Department

# Group Discussion Guidelines

- Be respectful, be kind
- Embrace diverse points of view
- Avoid interruptions, one person speaks at a time
- Listen to understand, not to respond
- All stereotyping and hateful comments are not tolerated

# Discussion Questions

- Any questions, revisions, concerns on what was shown?
- Are there projects you're particularly excited to see move forward?
- What other considerations should the City think about as part of a long-term vision for these sites?  
Are there any design considerations that should be factored into future development?

# **REPORT BACK**

SHARE 2-3 HIGHLIGHTS FROM YOUR GROUP'S DISCUSSION!

# Next Steps

- Report draft in progress, to be refined based on tonight's discussion
- Submit final report to City Council in January

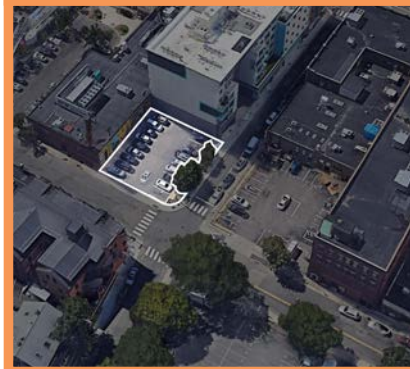
## EARLY ACTION ITEMS!

Move forward on drafting RFI to create a mixed-use development that meets community goals for housing, civic/cultural space, and public parking on 84 Bishop Allen Dr and 96 Bishop Allen Dr

84 BISHOP ALLEN DR



96 BISHOP ALLEN DR



Community process to determine programming at 105 Windsor St

105 WINDSOR ST

