

Agenda

CENTRAL SQUARE BUILT FORM WORKSHOP NOVEMBER 3, 2012

- 9:00-9:05 Welcome
- 9:05-9:35 Background Presentation - Central Square Built Form Workshop: Context, Character Goals, Concepts for Consideration
- 9:45-11:15 Breakout group exercise
- Part 1: Please focus attention throughout the study area, keeping in mind:
- Heart of Central Square: Core and Neighborhood Transitions
 - Osborn Triangle: Core and Neighborhood Transitions
 - Surface Parking Lots: City and Private
- Consider these questions:
- How should height transitions be handled? Are the current 45 degree plane approaches appropriate where implemented?
 - Is it appropriate to allow additional density and/or height as an incentive for community-defined goals (e.g. low/middle income housing)?
 - If yes:
 1. Where would greater density be acceptable?
 2. Where would greater heights be acceptable?
 3. How close should tall volumes come to streets or other public places?
 4. Should tall footprints be limited in size and/or separated by minimum distances?
 5. What potential impacts are most important to consider as criteria? e.g.
 - Shadows on public places
 - Shadows on neighborhoods
 - Loss of sky view
 - Loss of green space
 - Other _____
 6. Prioritize these potential community benefits into at least two tiers:
 - Middle-income/family housing (80-120% AMI)
 - Affordable housing (up to 80% AMI)
 - Student housing
 - Market rate housing (unspecified income mix)
 - Additional public parks, plazas and/or "public room"
 - Public realm investments such as in plantings, seating, public art, play elements
 - Affordable retail space
 - Affordable non-profit office/cultural space
 - Public parking replacing existing surface spaces
 - Other _____
- Part 2: City parking lots
- What is the most appropriate future use of City parking lots?
 - If city parking lots should be released for redevelopment, what conditions should be established for redevelopment?
 - Please record your ideas on the large base map using markers, colored paper and by pasting on any precedent images you consider appropriate.
- 11:15-12:00 Report-backs. Each group should provide a 2-minute summary of the principal themes and ideas they discussed

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