

# **Central Square City Lots Study**

## **Appendix B: Presentations & Engagement Materials**



# Central Square City Lots Study

## What is the City working on?

We're exploring how 10 City-owned properties in and around Central Square can better serve community needs and support City services and priorities!



## Which properties?

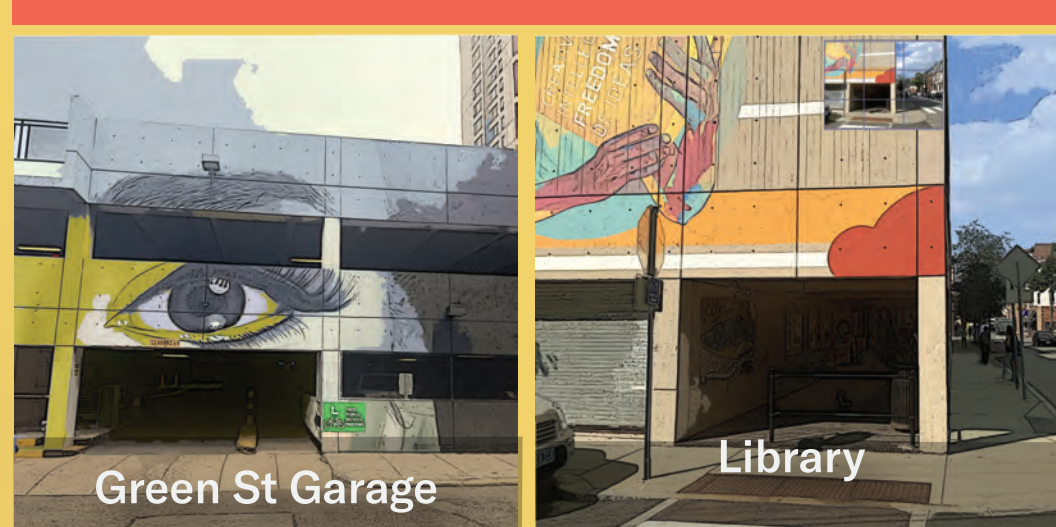
### 5 Surface Parking Lots



### 4 Identified Buildings



### The Green Street Garage & Central Square Library



## How can they be improved?

With investment and community support, we can reinvent these properties for new uses that better serve City and community needs.

Housing



Cultural Amenity



City Service



Open Space



Community Space



Other



Commercial Space



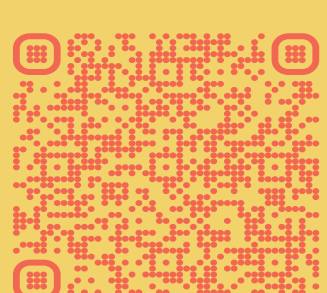
## How can I be involved?

The Team has been working hard this summer – reviewing plans and studies, exploring the use of each property, interviewing City staff and stakeholders. Now its time to hear from you!

We want to hear from you!

- Attend a Pop-Up Event
- Join the Community Meeting
- Check out the Project's Webpage

<http://bit.ly/Central-Sq-Lots>



<b>June</b> Project Kick-off	<b>July-August</b> Needs Assessment  Goals Identification  Pop-up Events	<b>September</b> Focus Groups  Community Meeting	<b>October</b> Draft Site Recommendations	<b>November</b> Presentations & Refinement	<b>December</b> Final Site Recommendations
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# Central Square needs ...

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**Have a location in mind?**

**Add a note to the map to show us where!**

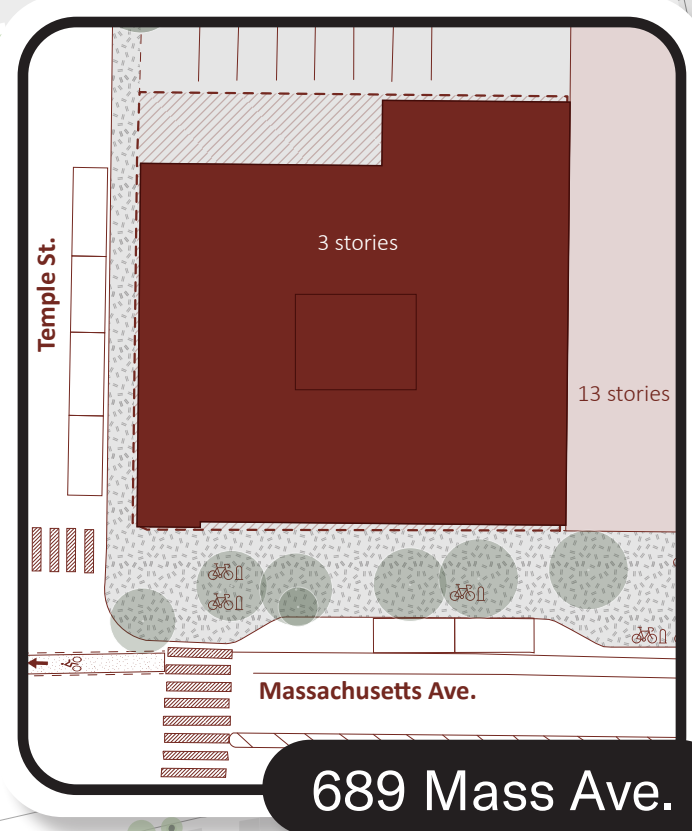


# Tell us about your relationship to Central Square ...

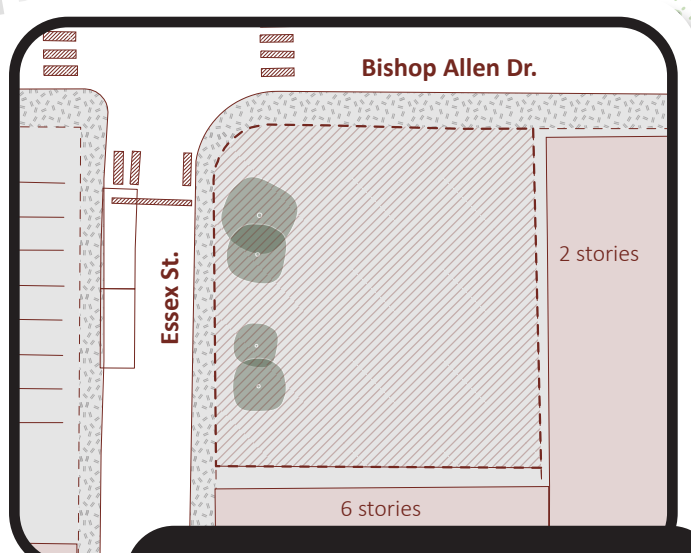
*Check all that apply!*

- I live in Central Square
- I work in Central Square
- I play or exercise in Central Square
- I shop or dine in Central Square
- I worship in Central Square
- I study in Central Square
- Other: \_\_\_\_\_

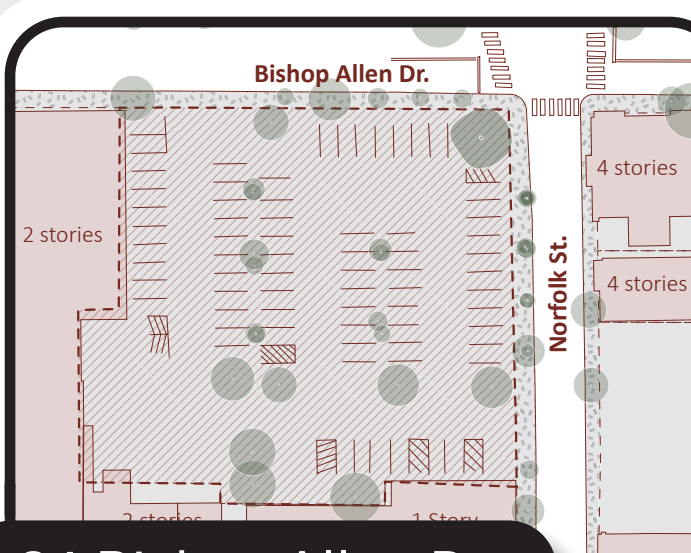




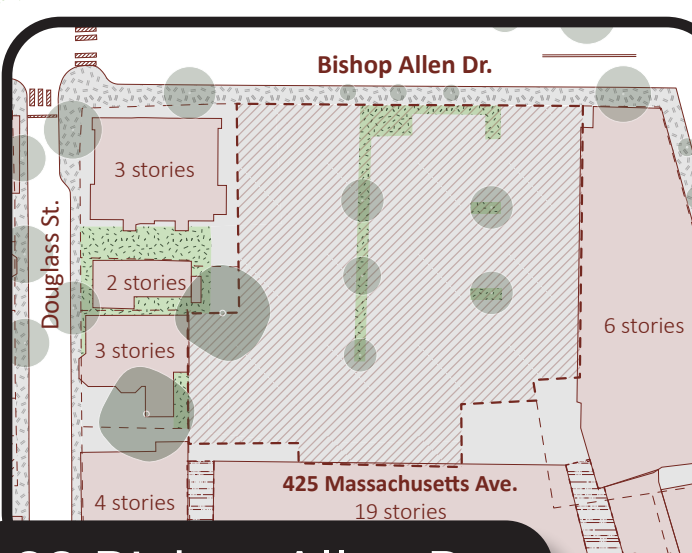
689 Mass Ave.



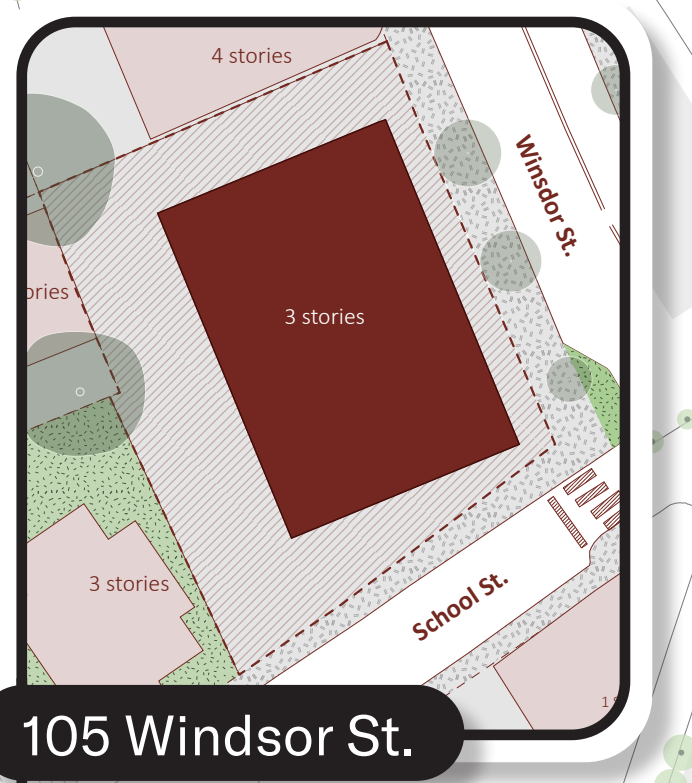
96 Bishop Allen Dr.



84 Bishop Allen Dr.



38 Bishop Allen Dr.



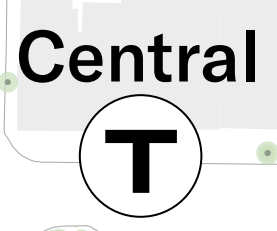
105 Windsor St.



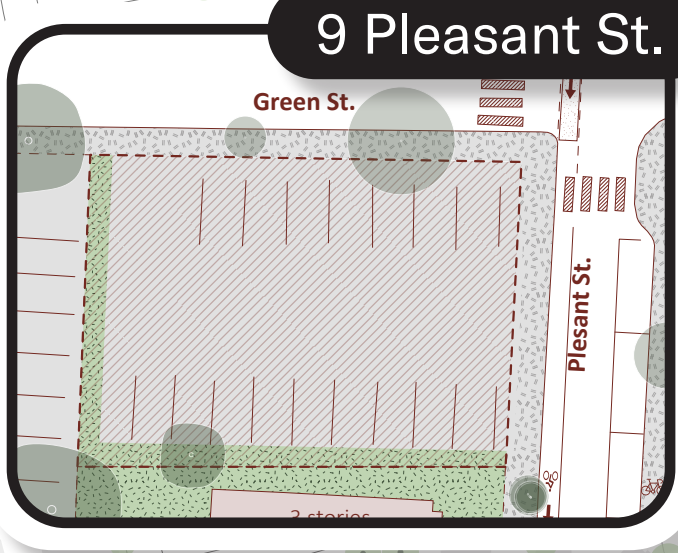
3 Bigelow St.



City Hall



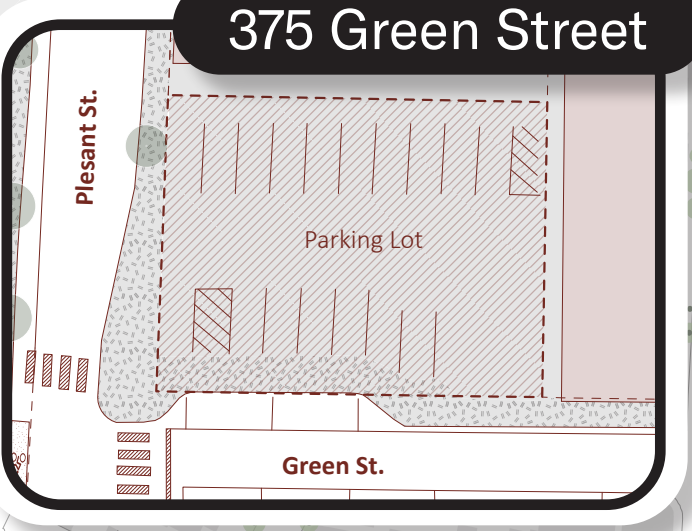
Central



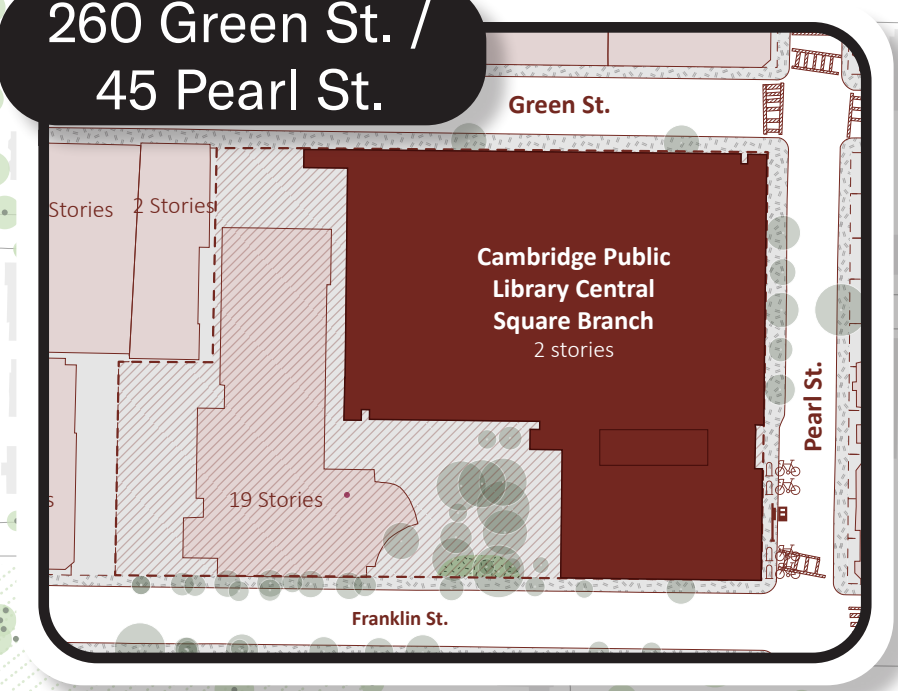
9 Pleasant St.



205 Western Ave.



375 Green Street



260 Green St. / 45 Pearl St.

# Central Square City Lots Study

There are 10 City-owned properties that are part of this study

Use sticky notes to share your thoughts and ideas for these sites!



# CENTRAL SQUARE CITY LOTS STUDY

CENTRAL SQUARE ADVISORY COMMITTEE



Agency  
Landscape + Planning

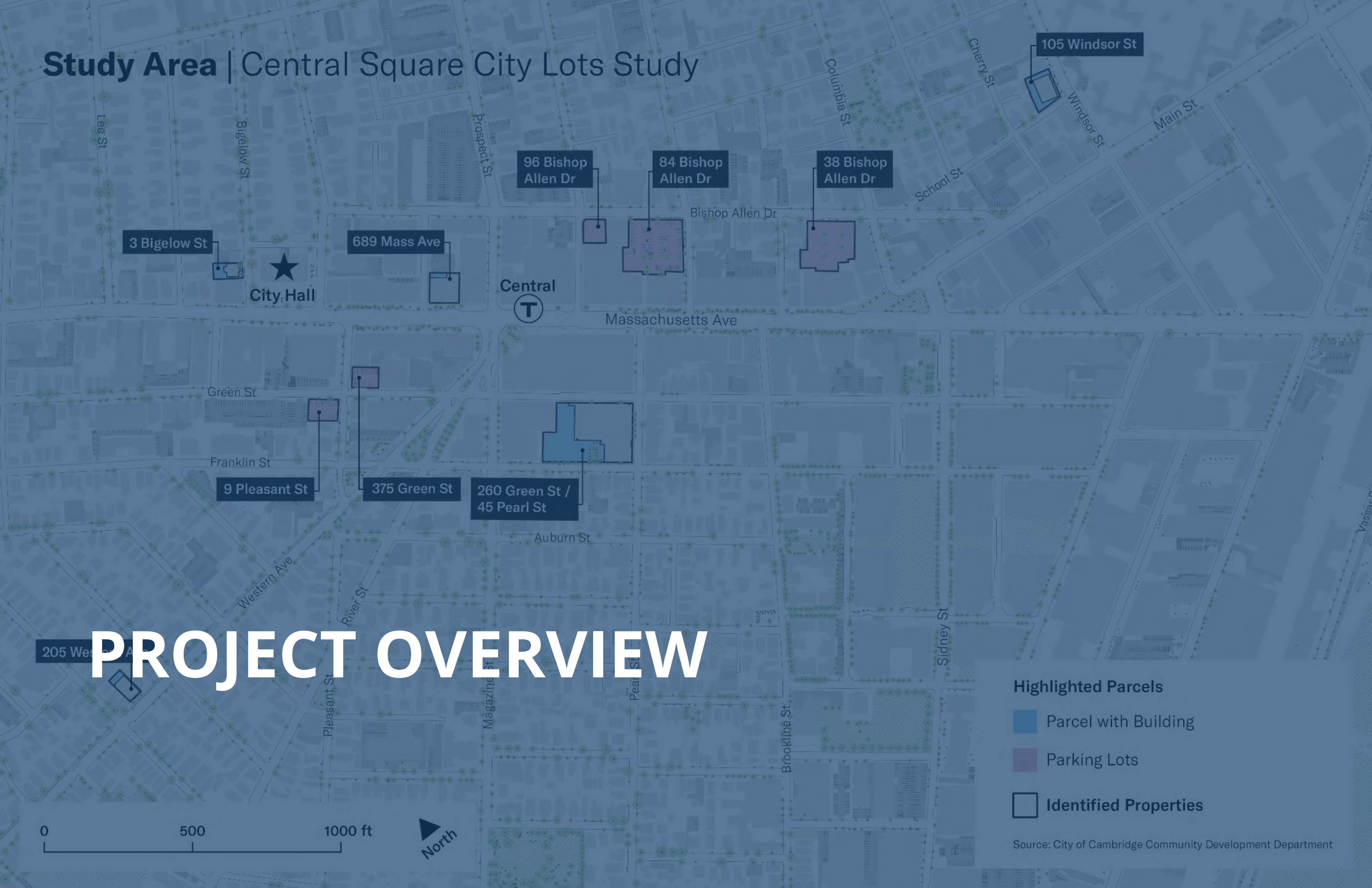
September 6, 2023

# AGENDA

1. Project Overview
2. Highlights of What We Are Working On
  - Technical Site Assessments
  - Pop-up Engagement
3. Next Steps




# Study Area | Central Square City Lots Study



# PROJECT OVERVIEW

### Highlighted Parcels

 Parcel with Building

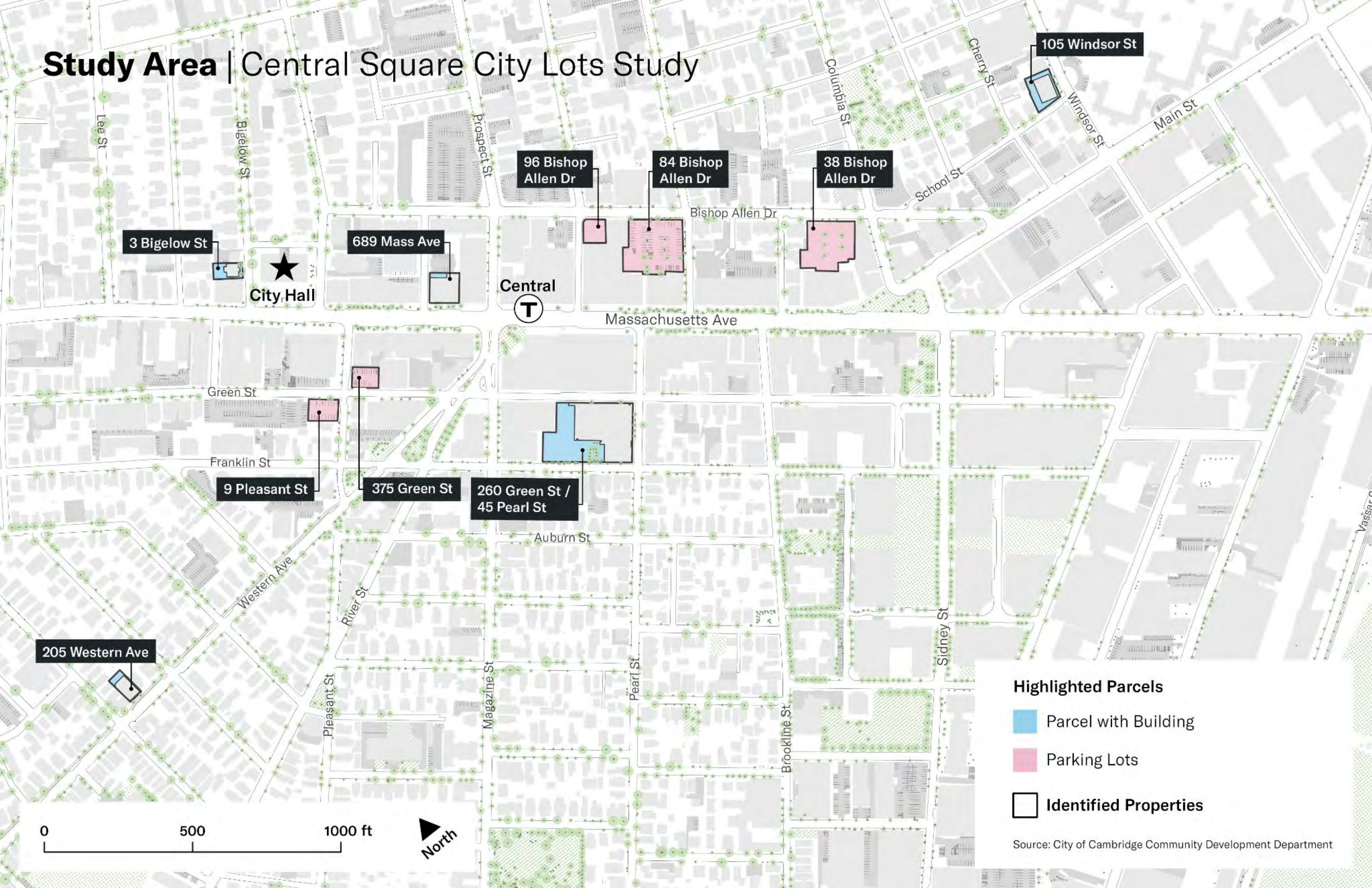
 Parking Lots

 Identified Properties

Source: City of Cambridge Community Development Department



# Study Area | Central Square City Lots Study



3 Bigelow St



689 Mass Ave

Central  
T

96 Bishop  
Allen Dr

84 Bishop  
Allen Dr

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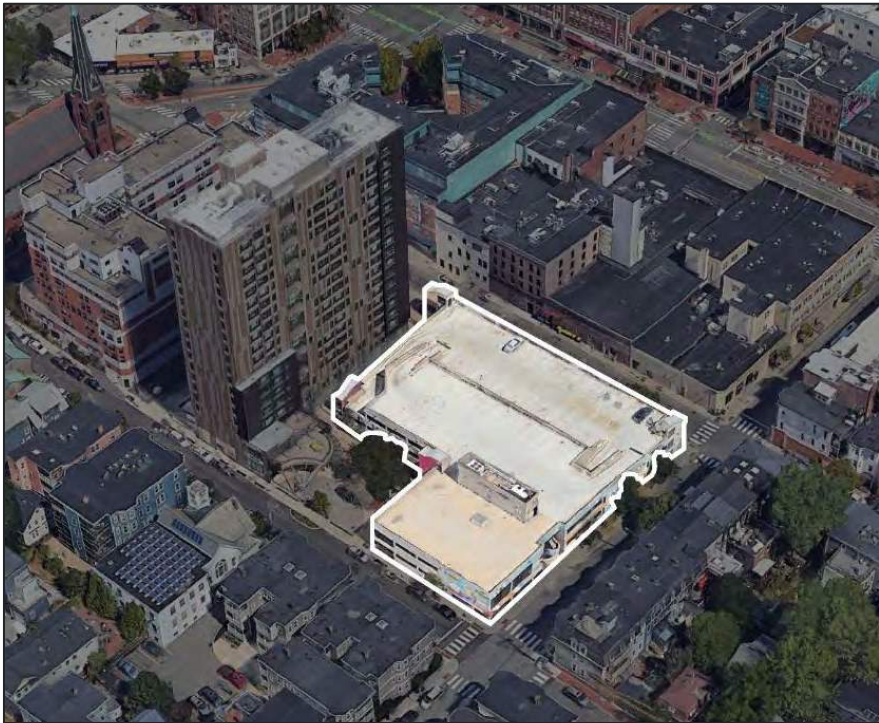
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# PROJECT SITES



3 Bigelow St



260 Green St / 45 Pearl St



689 Mass Ave



205 Western Ave



105 Windsor St



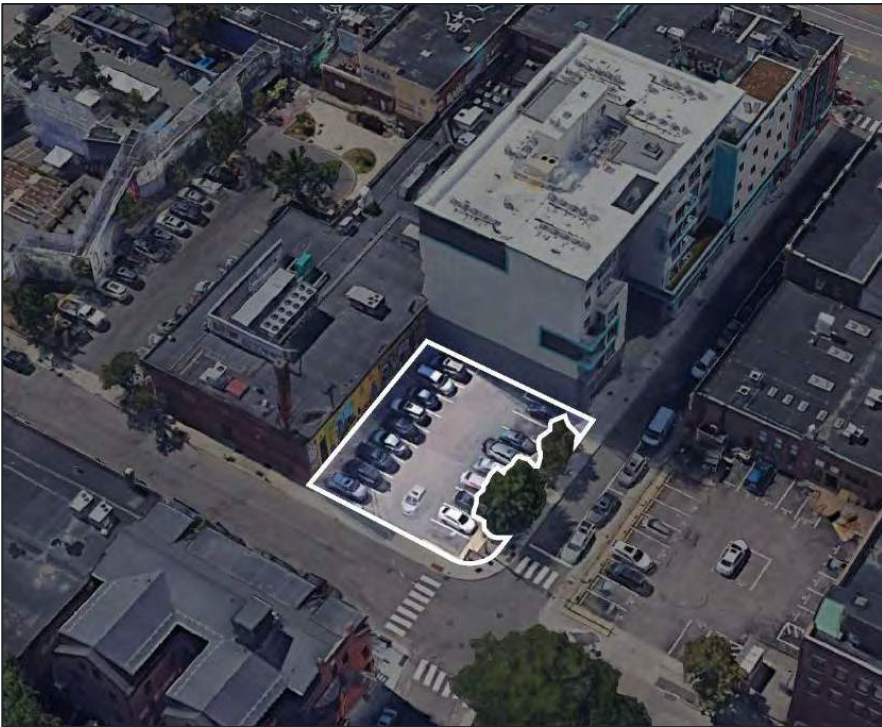
# PROJECT SITES



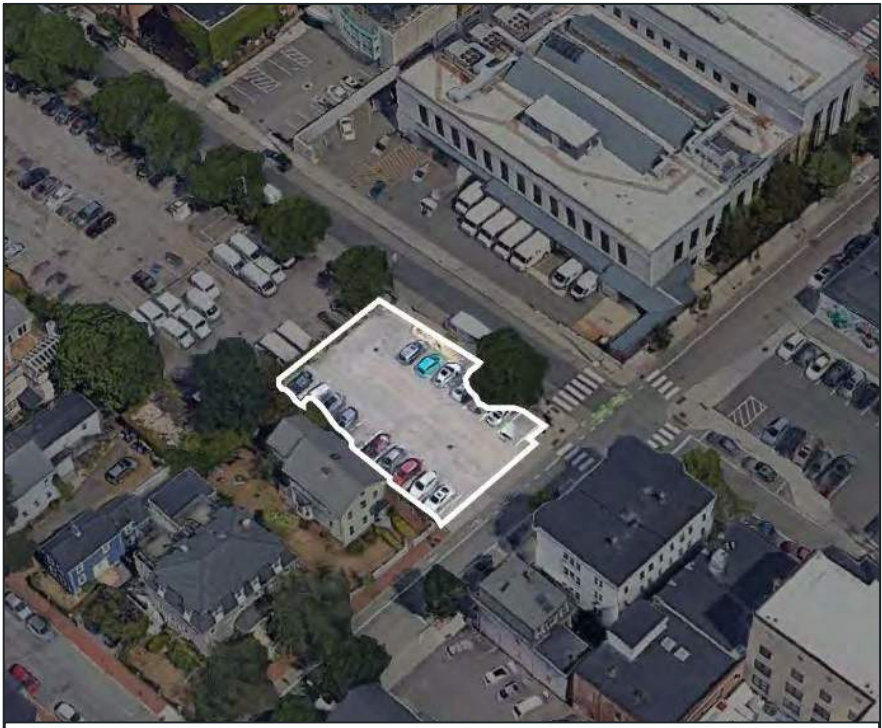
38 Bishop Allen Dr



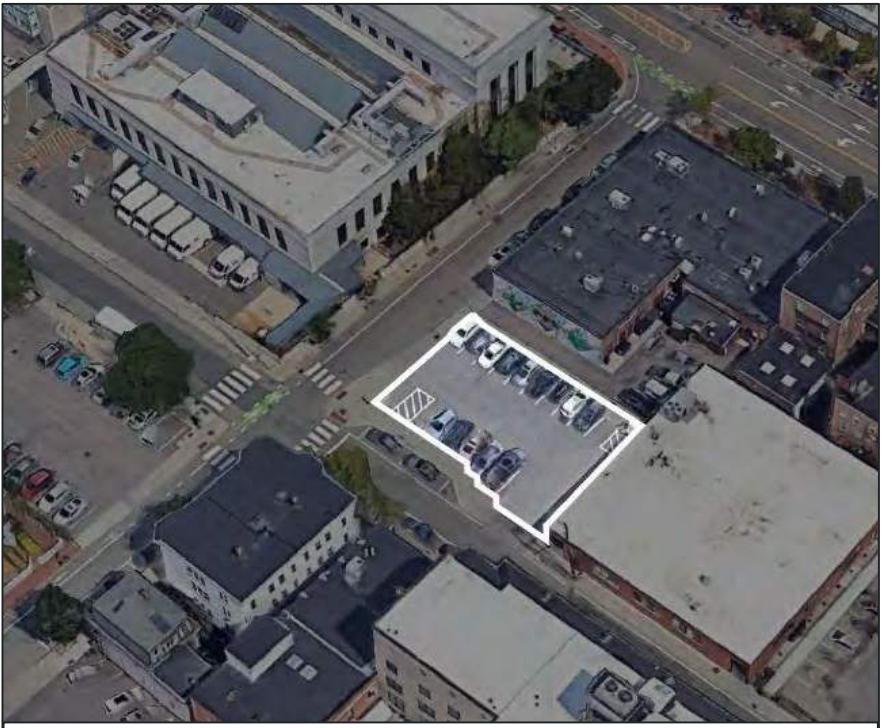
84 Bishop Allen Dr



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9 Pleasant St

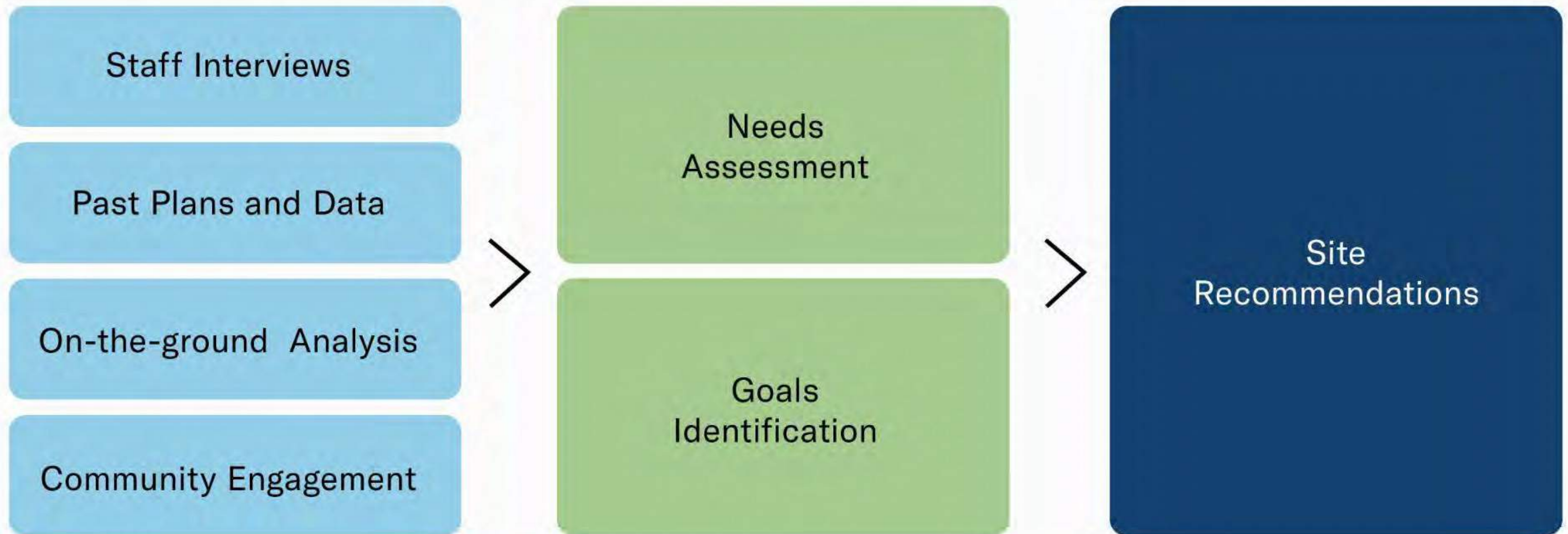


375 Green St



# PROJECT OVERVIEW

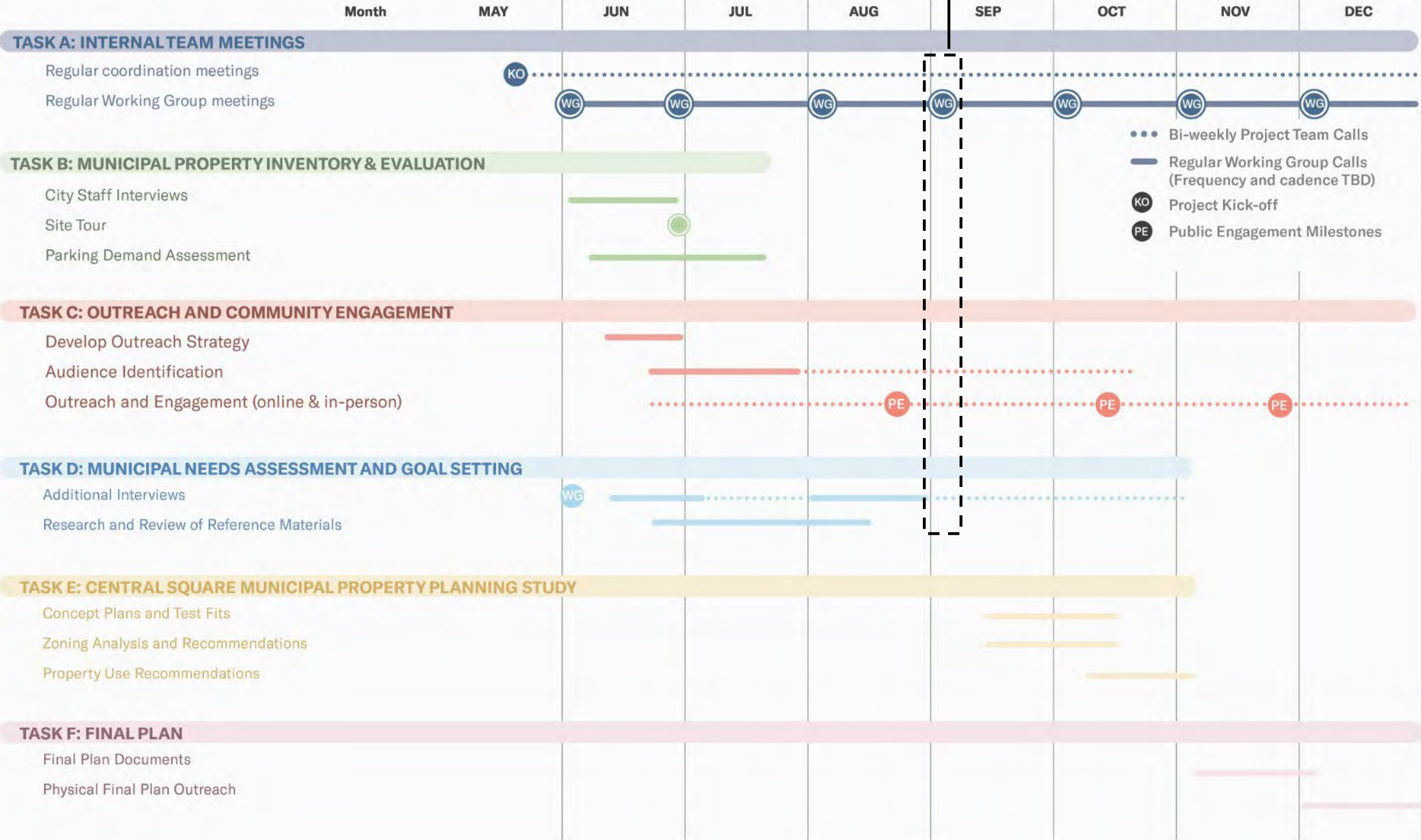
**Intent:** Support the City to best use its own assets (10 sites encompassing both land and buildings) to realize community goals and support City operations





# SCHEDULE

We're Here!



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





# HIGHLIGHTS

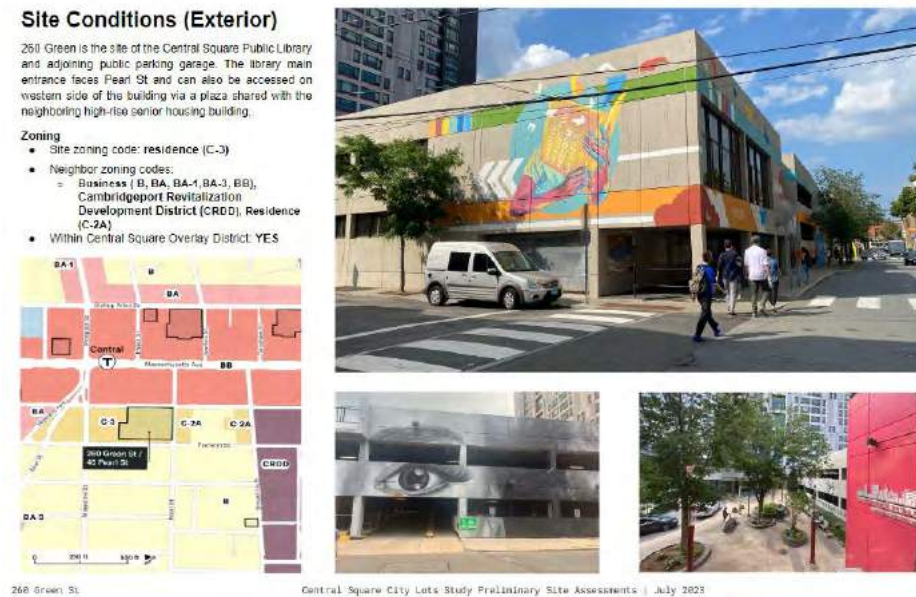


# TECHNICAL SITE ASSESSMENTS

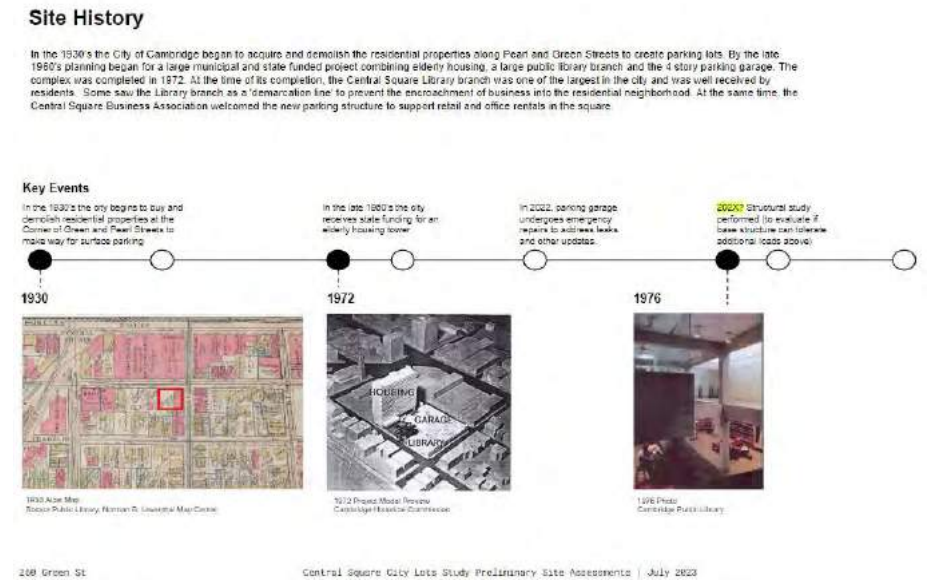
Through interviews, research, and site visits, we are working on technical assessments for each of the project sites.



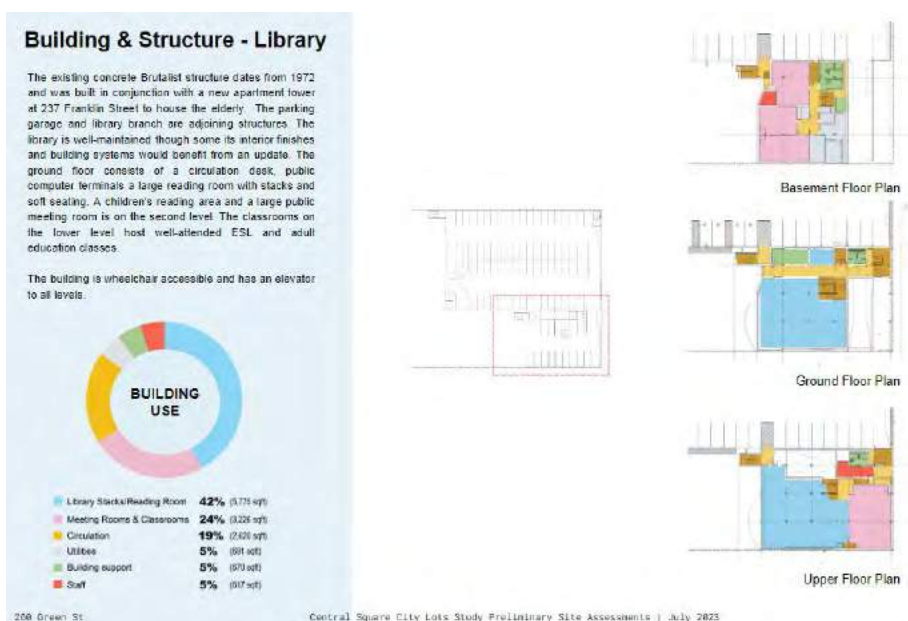
Mapping & Summary Statistics



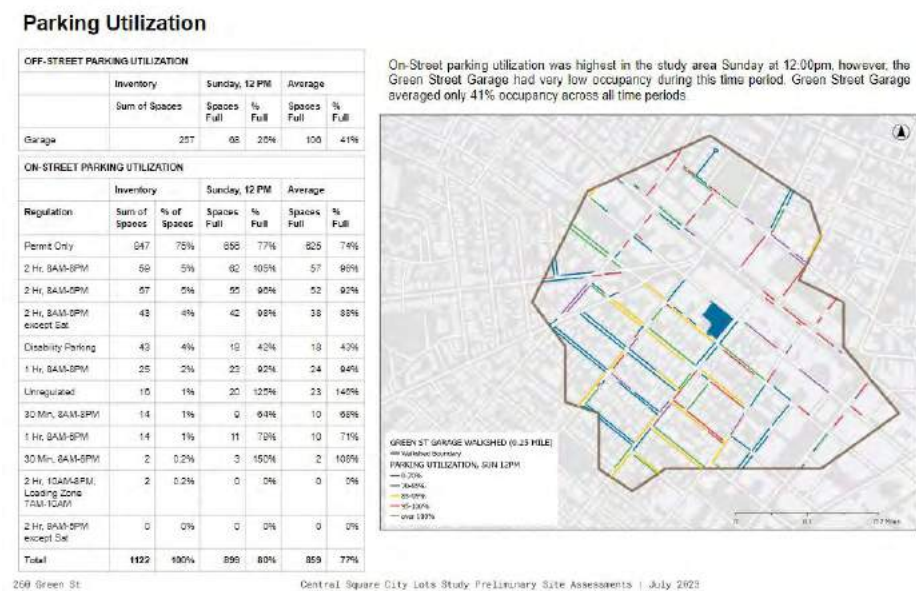
Site Conditions



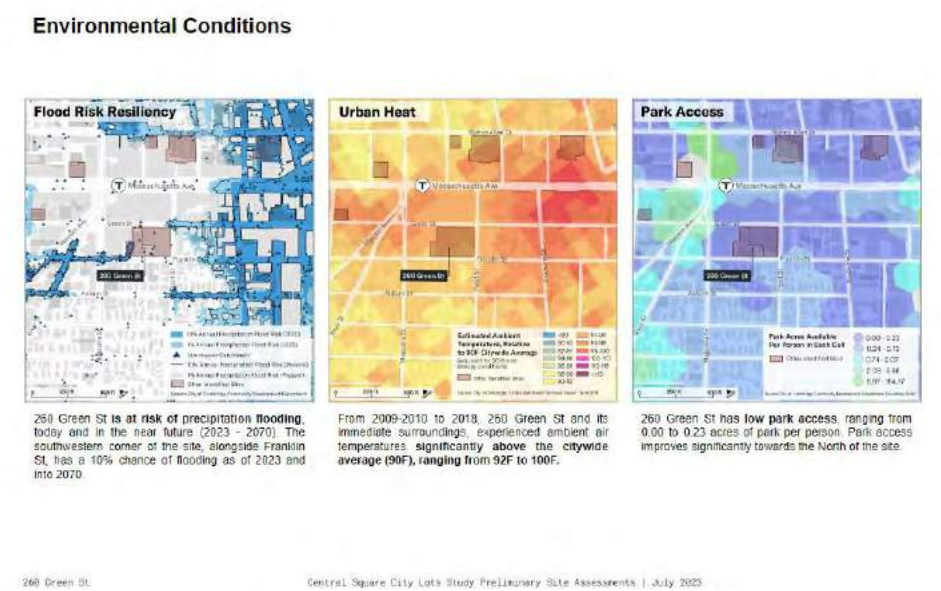
Site History



Building Use



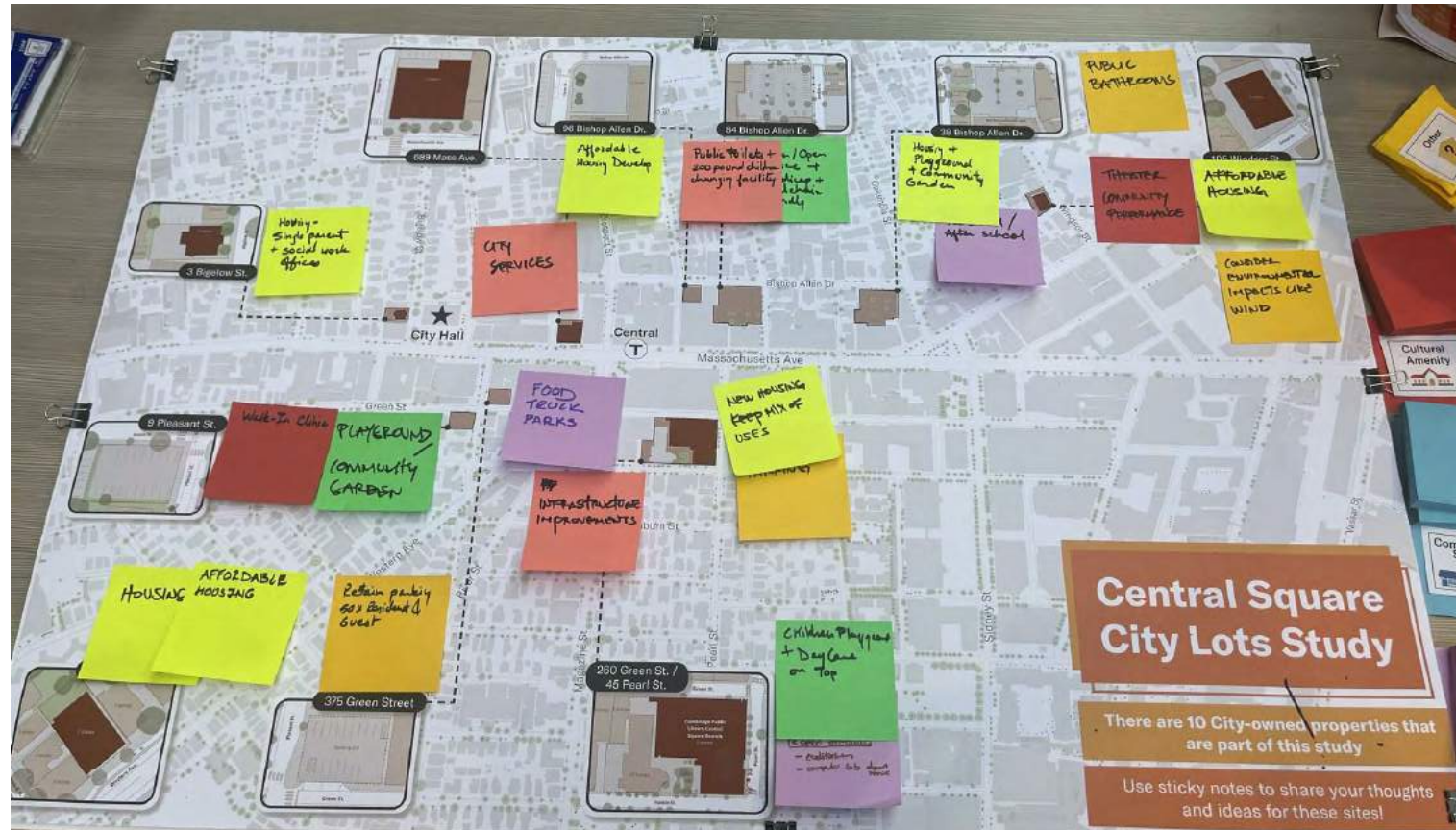
Parking Inventory & Utilization



Environmental Conditions



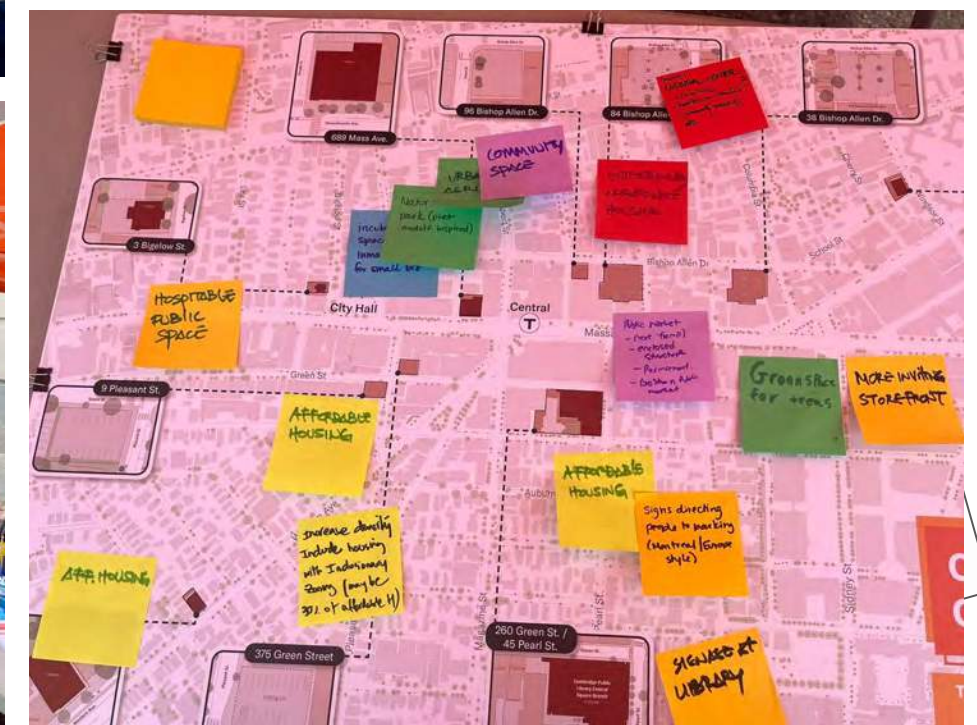
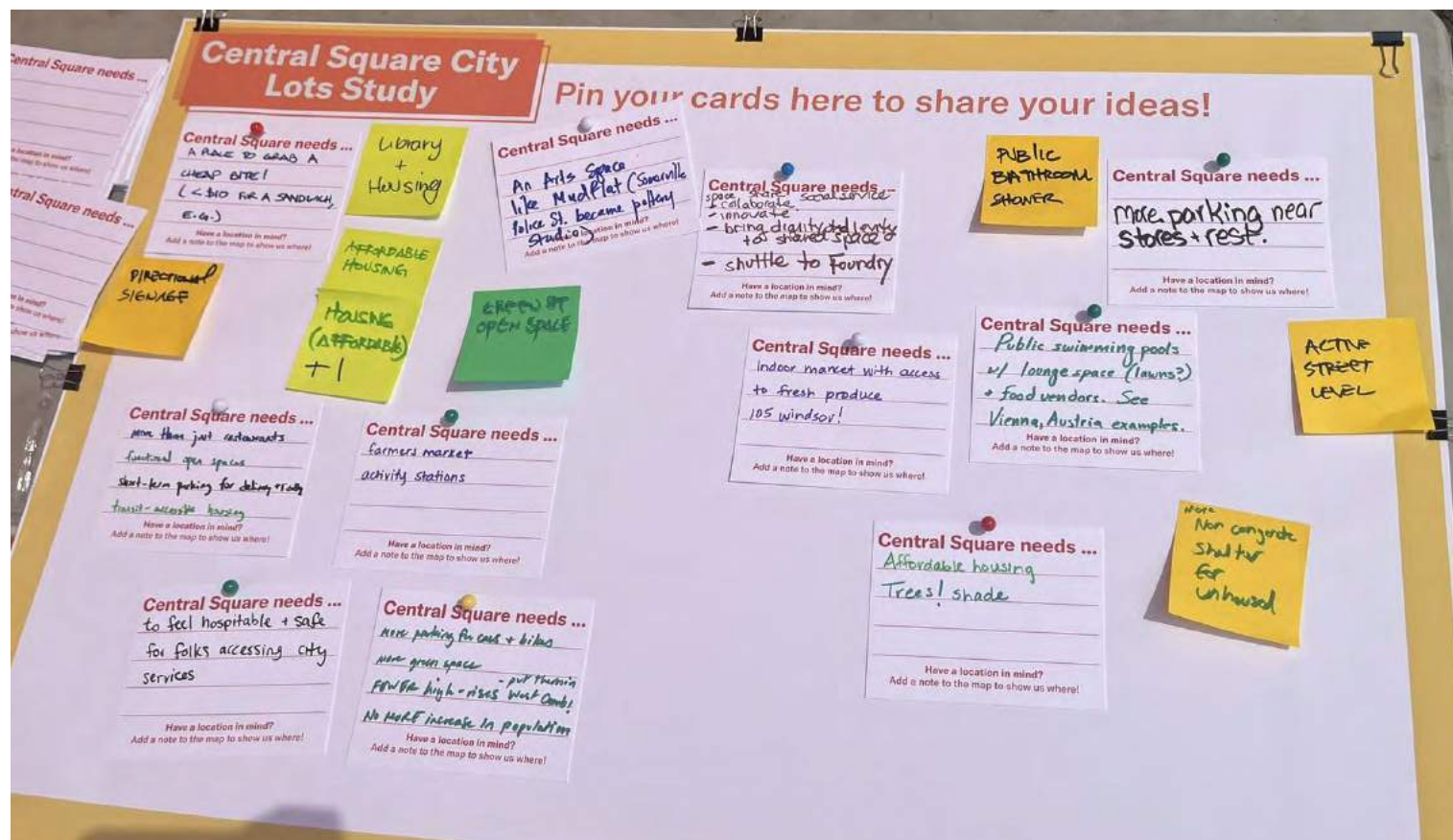
# AUGUST POP-UPS



## Central Square City Lots Study

Join one of our Pop-Up Events!

Monday August 21	Central Square Farmers Market (12-2pm)
Thursday August 24	Central Square Library Branch, MLK Jr. Plaza on Franklin Street (5-7pm) <small>Catch us before or after the Library's Twilight Stories and Songs event from 5:30 - 6pm!</small>
Sunday August 27	MathTalk Summer Family Day at Starlight Square (12-3pm)
Saturday September 9	Port Pride Day Clement G. Morgan Park (11am-2pm)





# COMMUNITY FEEDBACK AT AUGUST POP-UPS



A word cloud of community feedback. The most prominent words are 'affordable housing' and 'housing' in large red font. Other words include 'services', 'one-stop-shop', 'food vendors', 'parking', 'unhoused', 'public bathroom', 'market', 'stores', 'green space', 'playground', 'open space', 'park', 'community garden', and 'public space'.

services one-stop-shop food vendors parking  
unhoused public bathroom market stores  
**affordable housing**  
green space playground housing  
open space park community garden public space

**Central Square needs ...**

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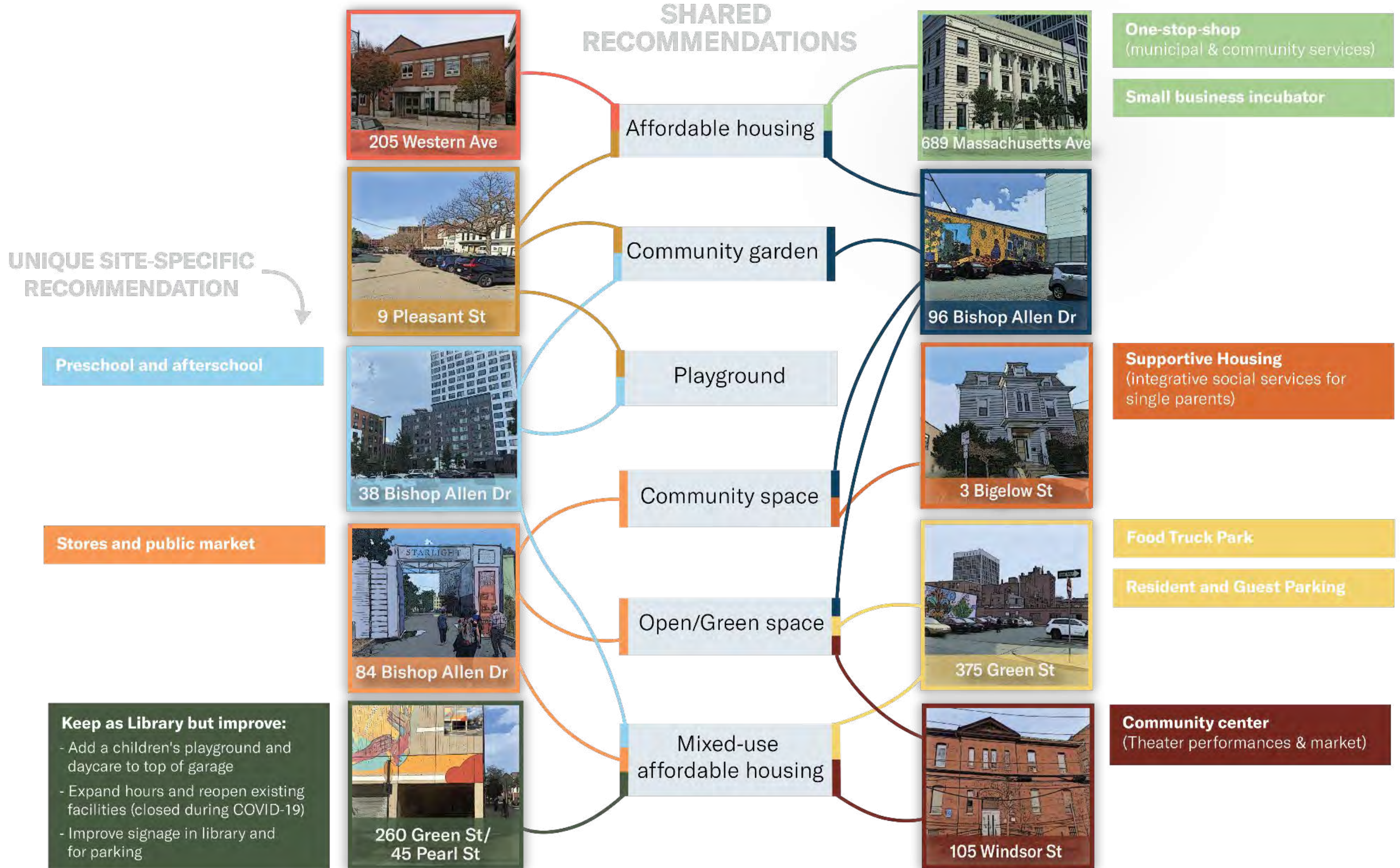
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**Have a location in mind?**  
Add a note to the map to show us where!



# COMMUNITY FEEDBACK AT AUGUST POP-UPS - SPECIFIC PROPERTIES





# ENGAGEMENT ELEMENTS

	COMMUNICATION MATERIALS	FOCUS GROUPS & INTERVIEWS	POP-UPS / SURVEY & COMMUNITY MEETING
ONGOING	Project Website	City Staff	Pop-ups with general project info, learn about community needs
	Updates on Social Media	Central Square BID	
UPCOMING	Flyering at local Central Square businesses & community centers/hubs	CET Focus Groups	Online Survey
	Canvassing or flyering at residences	Senior Center	October Community Meeting to share preliminary findings & opportunities
		Central Square Advisory Committee	
		Community Organizations, Businesses, others?	



# DISCUSSION



One million one stop shops to help you get around  
equipment services for unimpaired  
job services one stop shop  
"nurturing family" important space too

Affordable Housing Urgent Need

THEATER  
COMMUNITY PERFORMANCE  
Community center

Public Toilets +  
200 pound children  
changing facility

Affordable Housing  
San Diego has done that with a courtyard

Green Space!!  
(and)

Children Play area  
+ Day Care  
on Top

## Central Square City Lots Study

There are 10 City-owned properties that are part of this study

Use sticky notes to share your thoughts and ideas for these sites!



# DISCUSSION

## QUESTION 1

Central Square needs \_\_\_\_\_

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*Tell us what you think are the most pressing community needs for Central Square!*

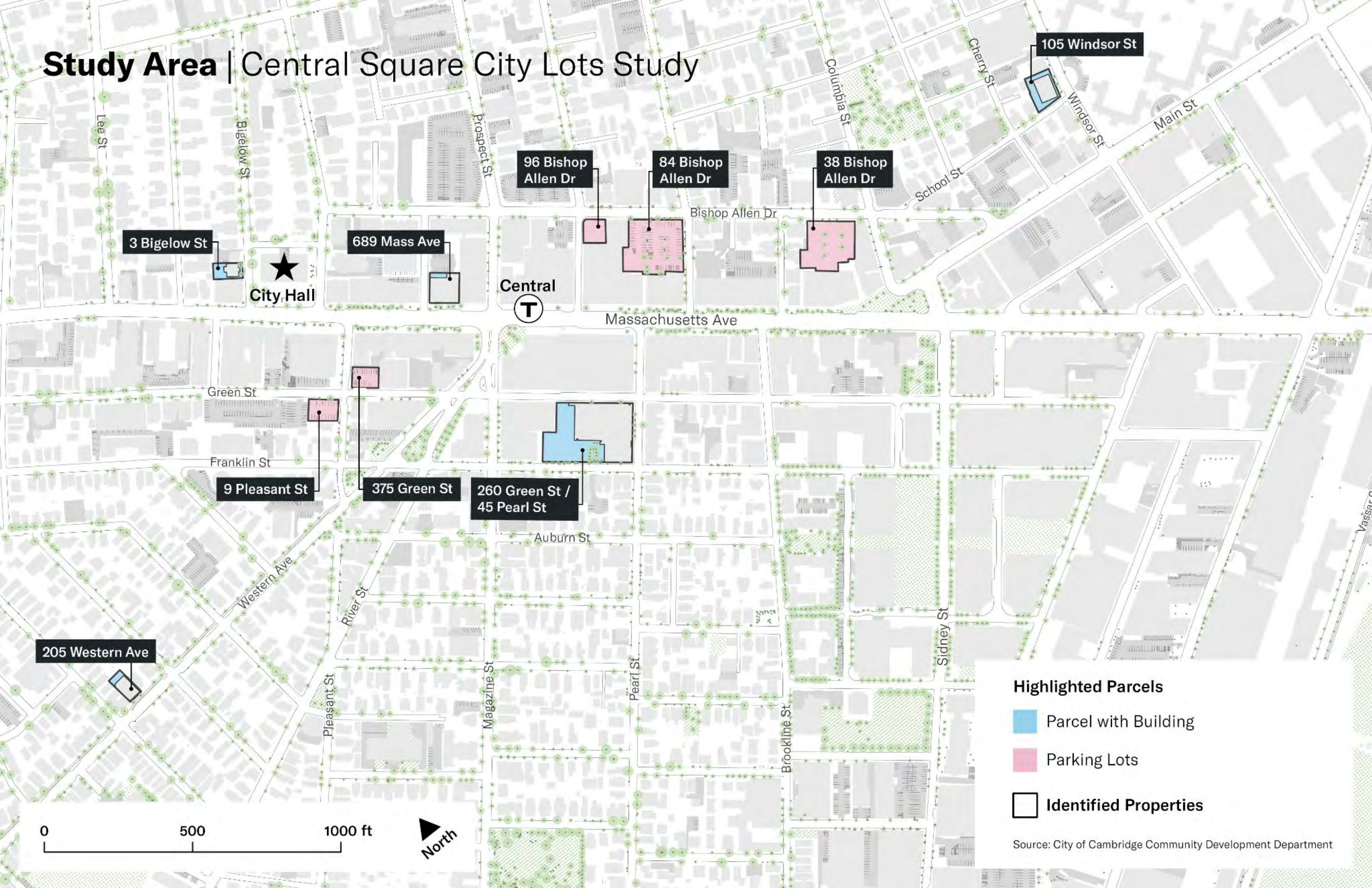
## QUESTION 2

Have a location in mind? Tell us which site you're thinking of!






# 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



3 Bigelow St



260 Green St / 45 Pearl St



689 Mass Ave



205 Western Ave



105 Windsor St



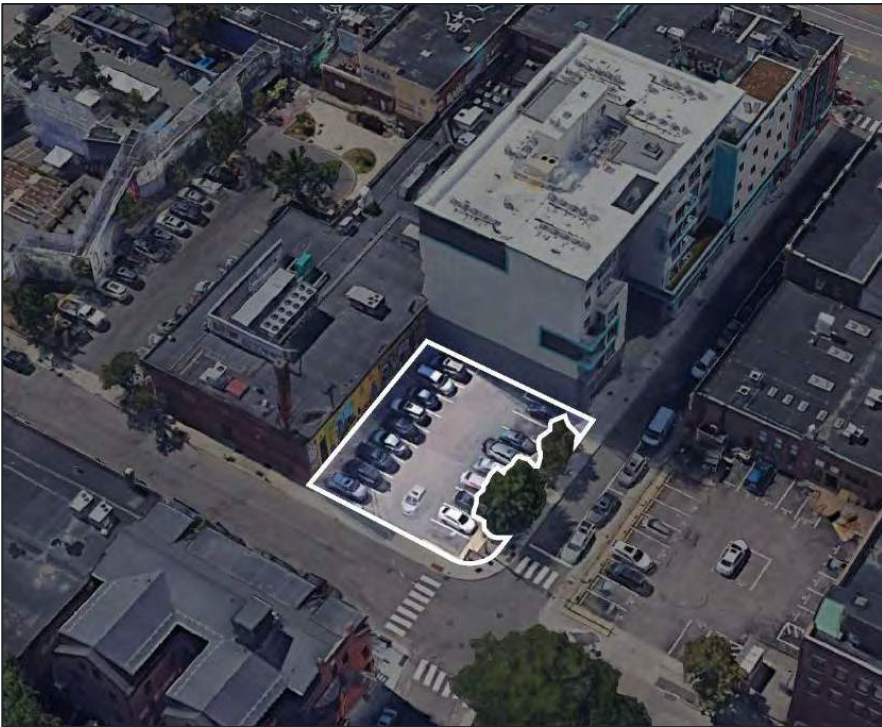
# PROJECT SITES



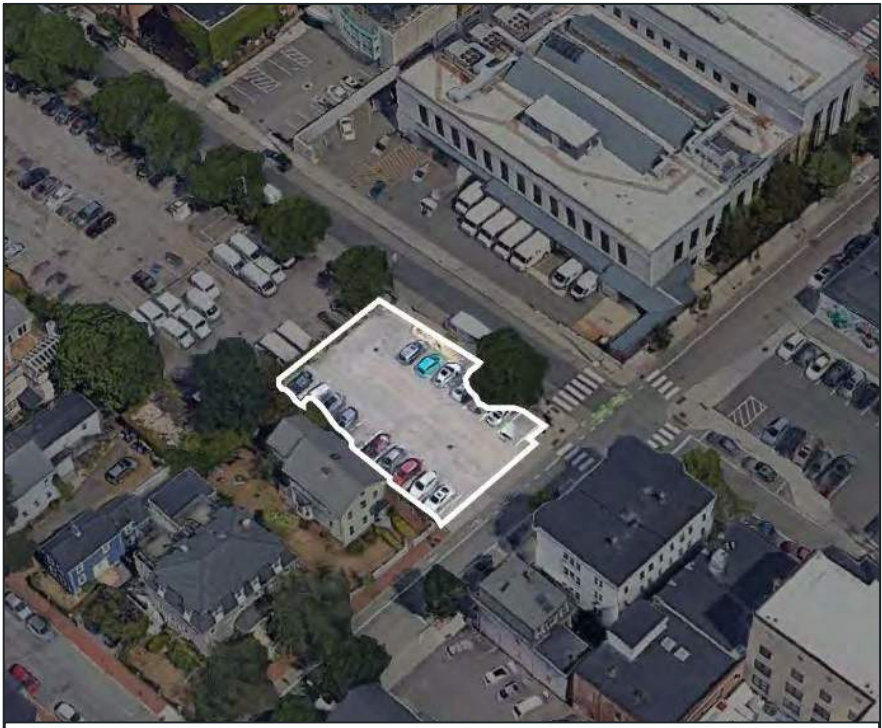
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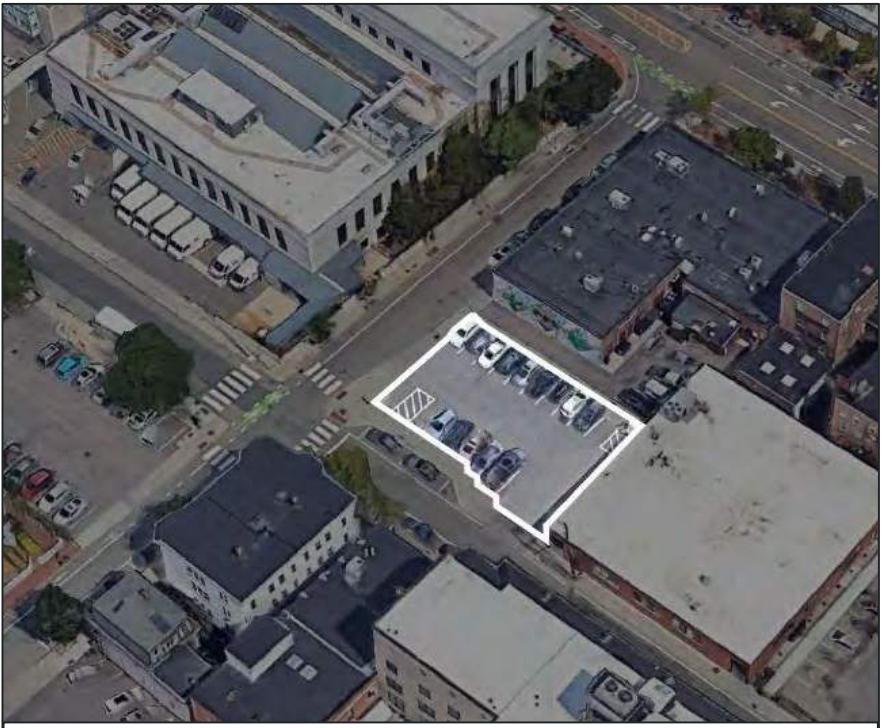
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9 Pleasant St



375 Green St



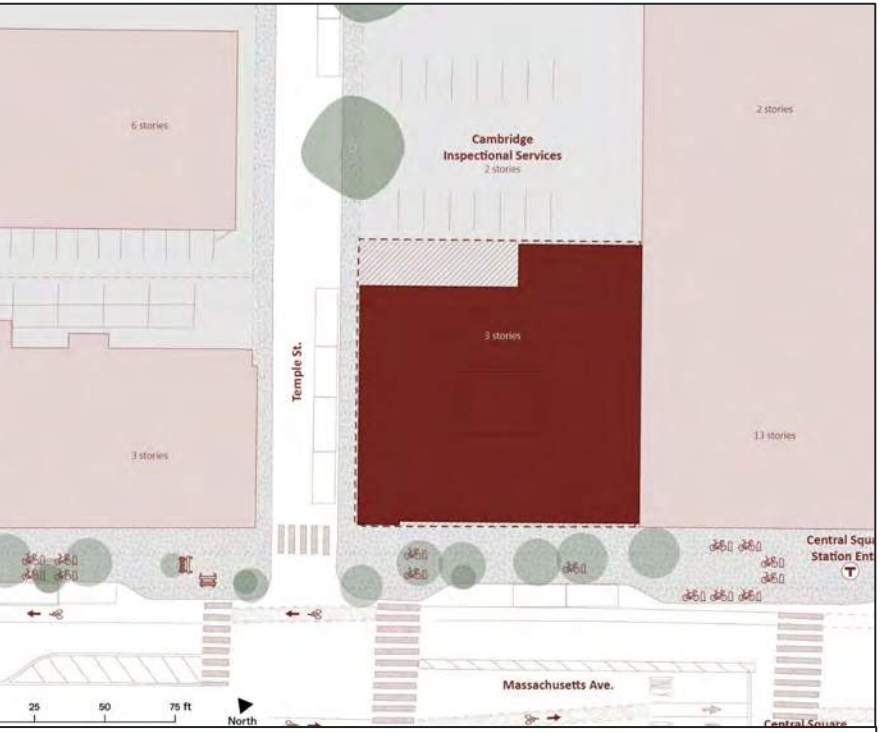
# PROJECT SITE PLANS



3 Bigelow St



260 Green St / 45 Pearl St



689 Mass Ave



205 Western Ave



375 Green St



# PROJECT SITE PLANS



38 Bishop Allen Dr



84 Bishop Allen Dr



96 Bishop Allen Dr



9 Pleasant St



105 Windsor St





**NEXT STEPS**

54MS



# NEXT STEPS THIS FALL

- Focus groups  
**Let us know if there are groups we should connect with!**
- Future Survey  
**Please fill out and share with your networks!**
- Public meeting in October  
**More information coming soon!**
- Test fits to identify opportunities and constraints

**THANK YOU!**



# CENTRAL SQUARE CITY LOTS STUDY

FOCUS GROUP MEETINGS



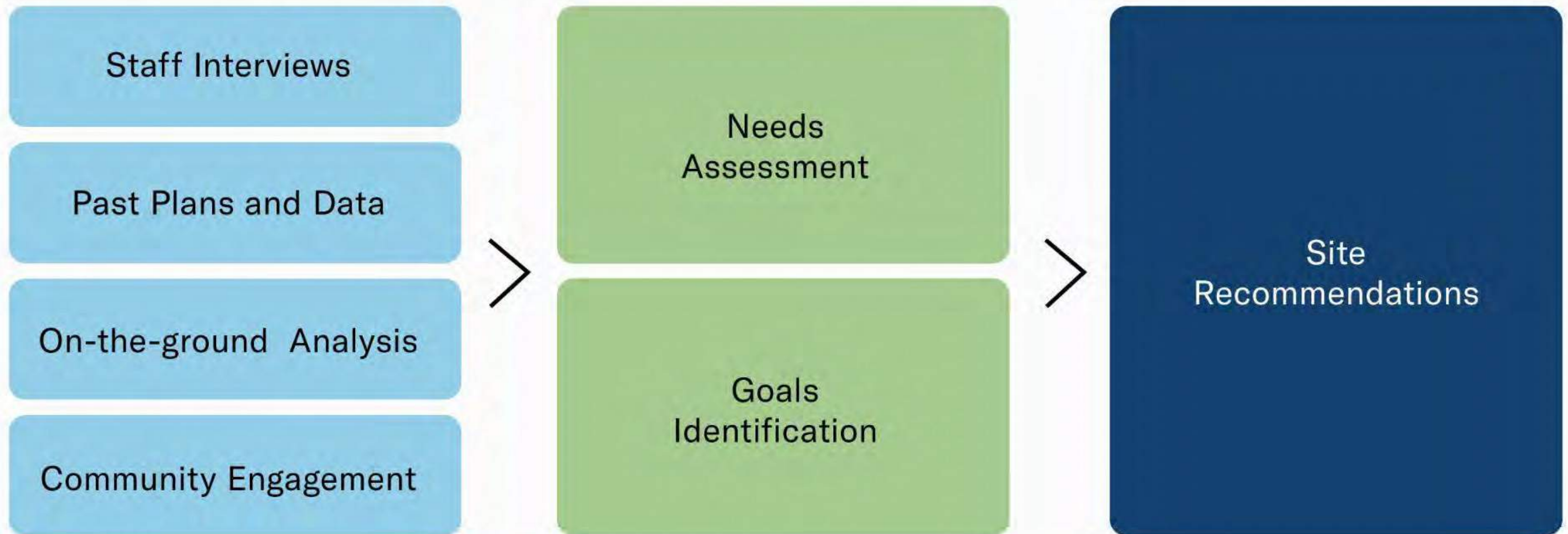
Agency  
Landscape + Planning

Fall 2023



# PROJECT OVERVIEW

**Intent:** Support the City to best use its own assets (10 sites encompassing both land and buildings) to realize community goals and support City operations







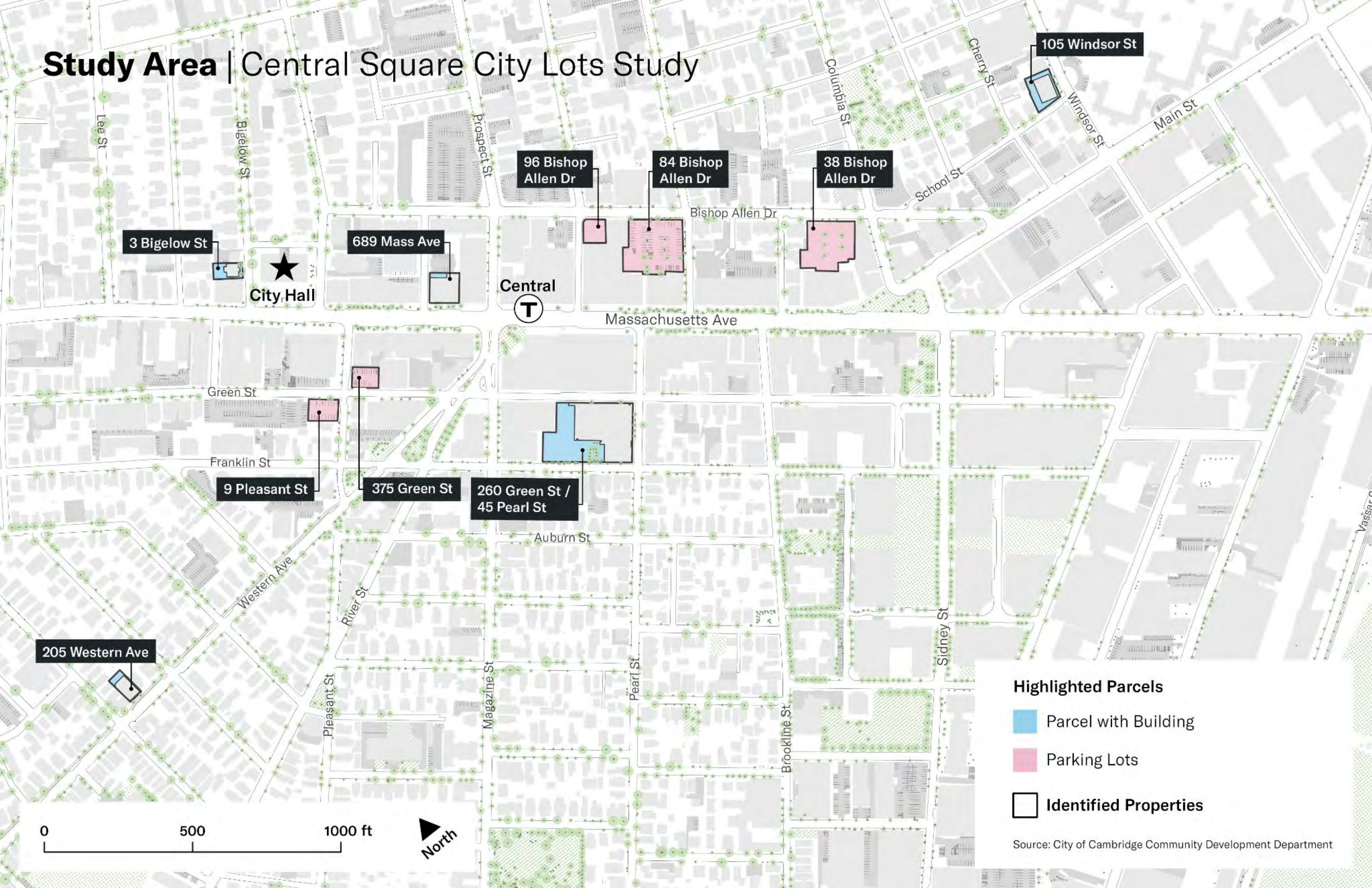


# ENGAGEMENT ELEMENTS


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	Updates on Social Media	Central Square BID	
		Central Square Advisory Committee	
UPCOMING	Flyering at local Central Square businesses & community centers/hubs	CET Focus Groups	Online Survey
	Canvassing or flyering at residences	Senior Center Community Organizations, Art, Businesses, others?	October Community Meeting to share preliminary findings & opportunities




# Study Area | Central Square City Lots Study



## Highlighted Parcels

 Parcel with Building

 Parking Lots

 Identified Properties

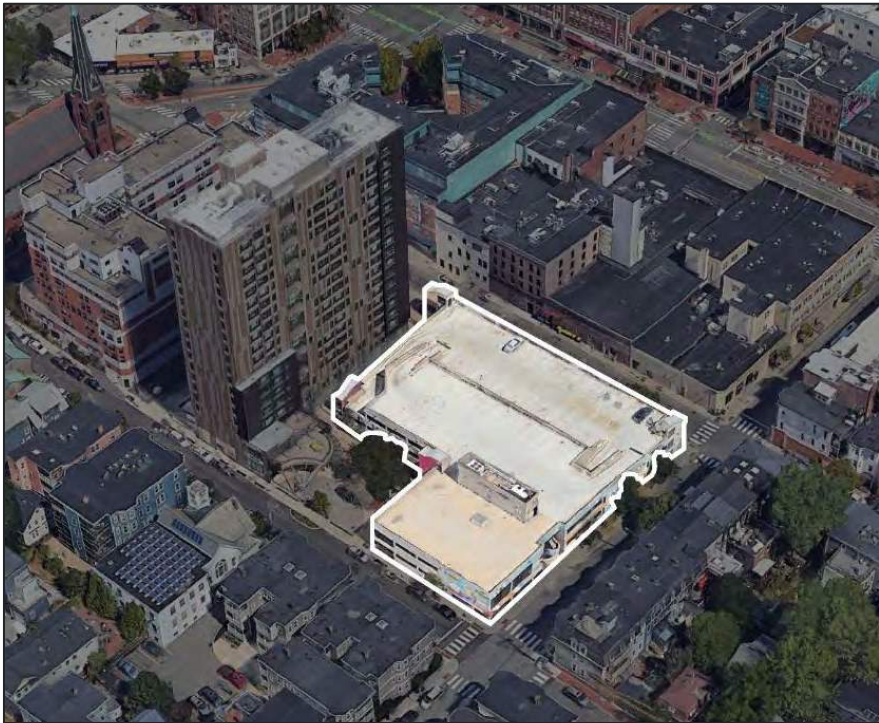
Source: City of Cambridge Community Development Department



# PROJECT SITES - Buildings



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260 Green St / 45 Pearl St



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205 Western Ave



105 Windsor St



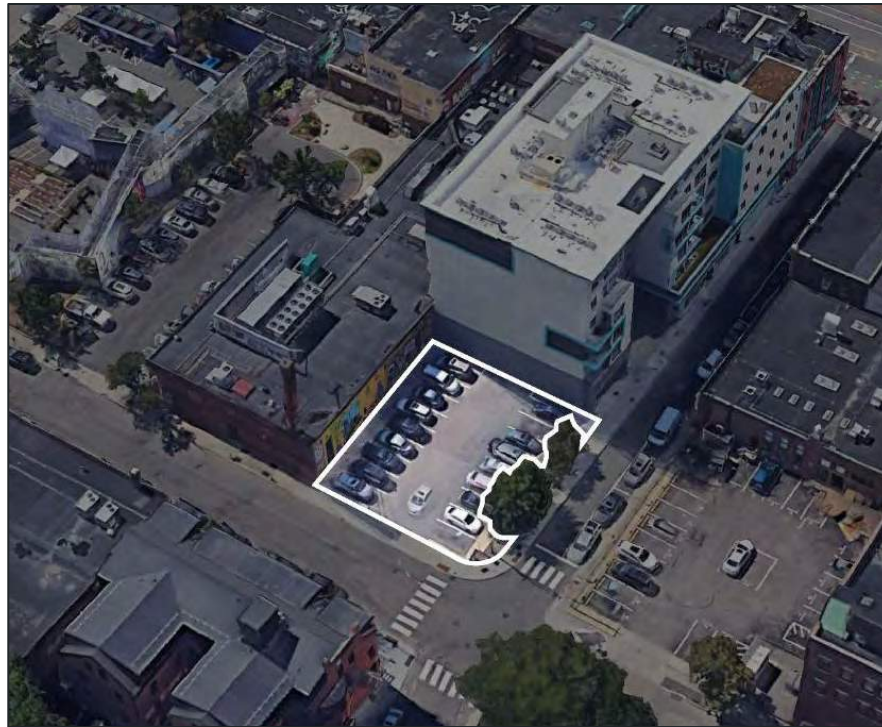
# PROJECT SITES - Lots



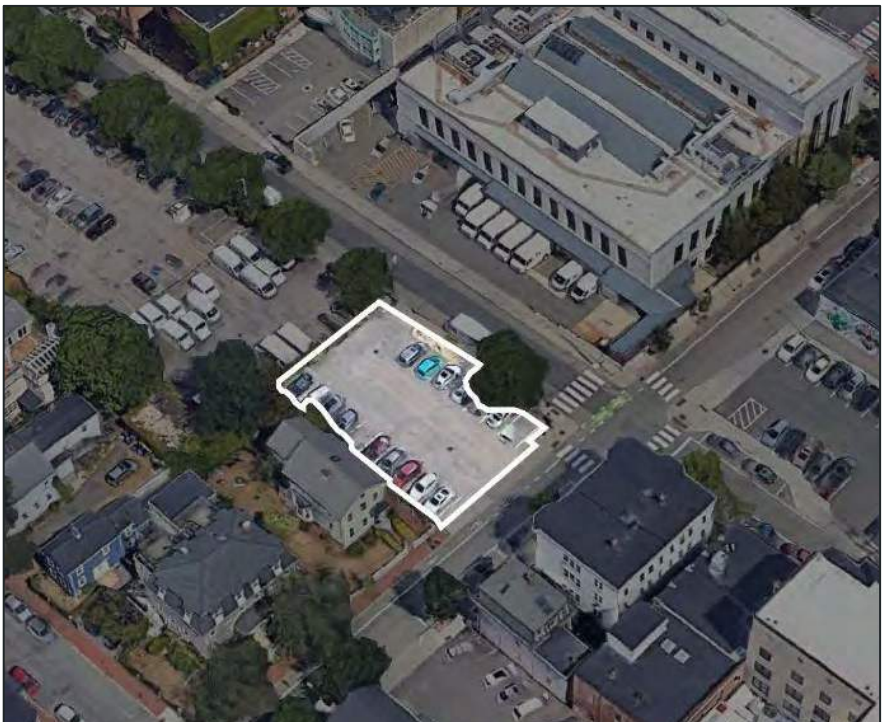
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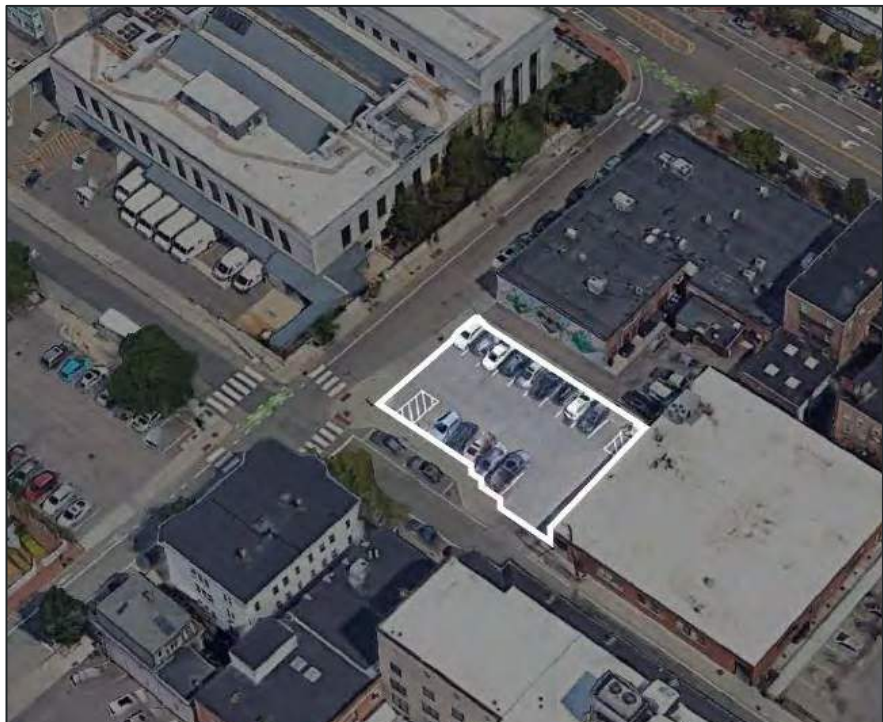
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375 Green St



# FOCUS GROUP QUESTIONS

## **Start by looking at Central Square and the 10-sites as a whole...**

1. What are the places you use the most in Central Square?
2. Central Square needs: \_\_\_\_\_  
(Tell us what you think are the most pressing community needs)
3. What destinations and uses would make the Square more appealing and comfortable?
4. What are the space needs of the arts community in Central Square? Are there identified needs for spaces to produce art, perform or exhibit, for artists to live (live/work), or anything else?
5. What are the opportunities to integrate public art and performances into new developments or open spaces? What size of space is useful?

## **Site-specific (choose 1-2 sites and explore them in more detail)**

1. What changes would you be excited to see at this site?
2. What size development do you think would work well here?
3. What types of events, programs, or building uses would you like to see?
4. What design and public space improvements would help this site be a great part of the neighborhood? How could art be a part of this?





# HIGHLIGHTS

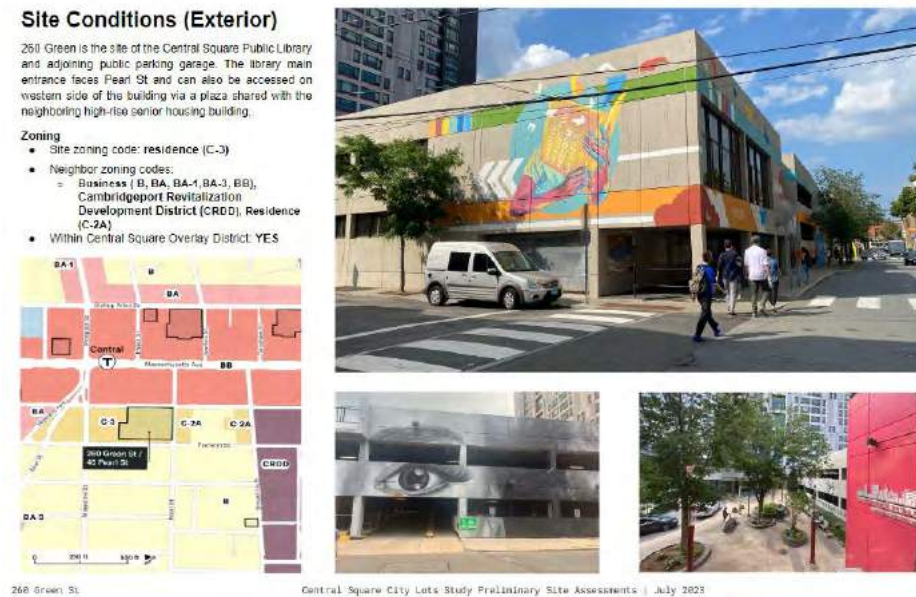


# TECHNICAL SITE ASSESSMENTS

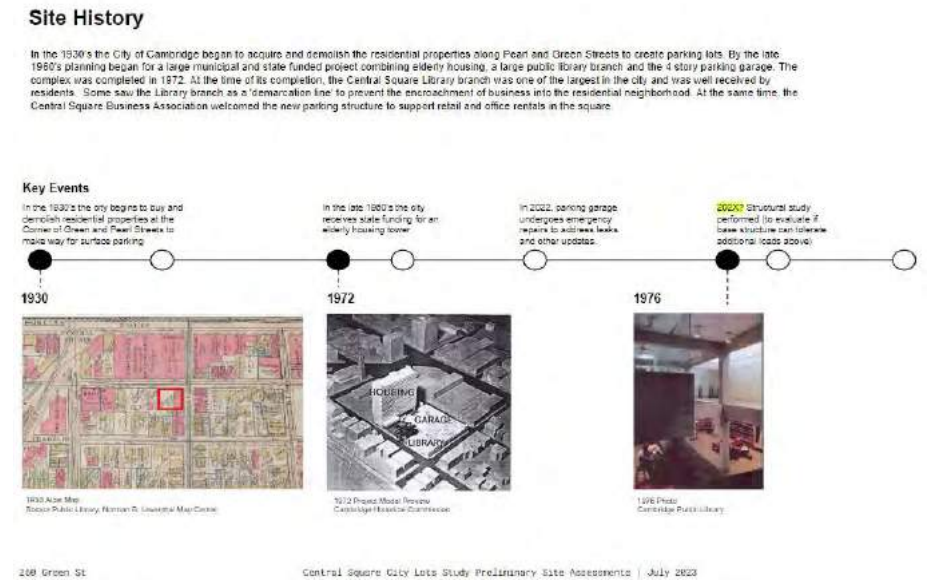
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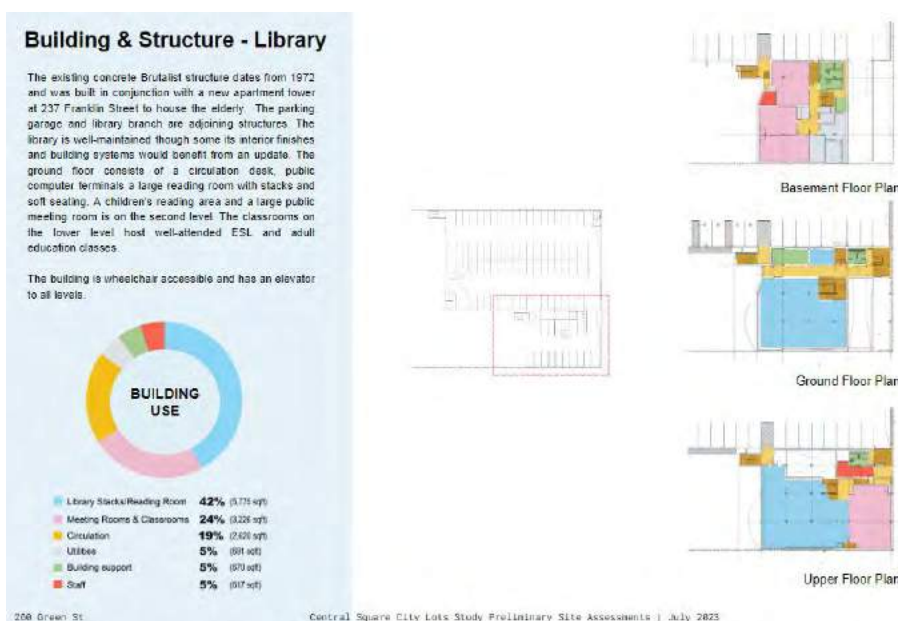
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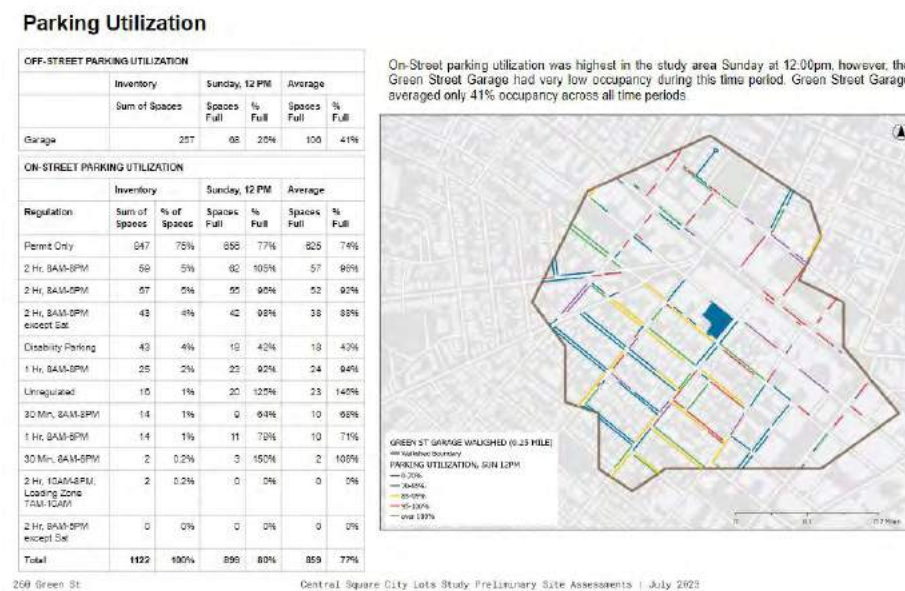
Site Conditions



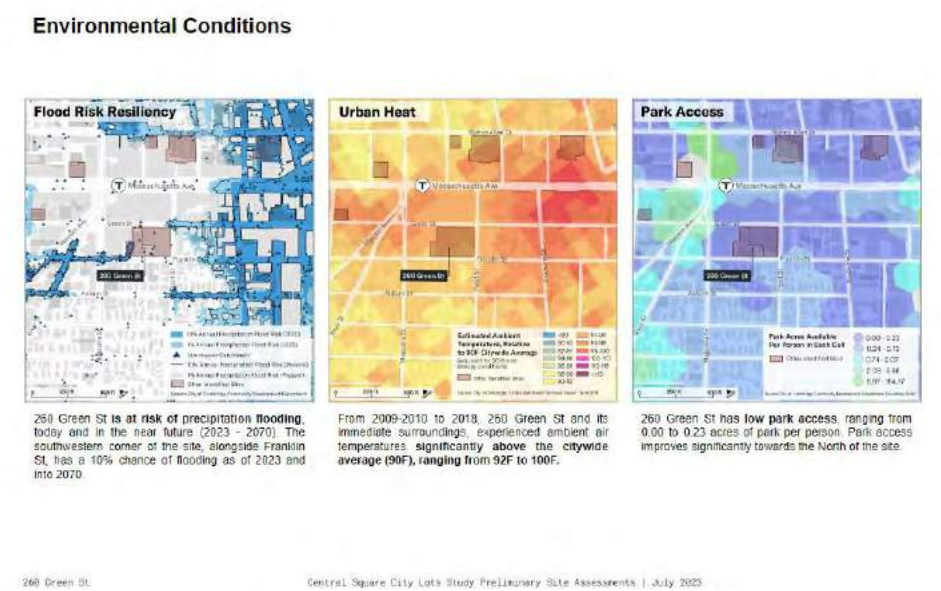
Site History



Building Use



Parking Inventory & Utilization



Environmental Conditions







# COMMUNITY FEEDBACK AT AUGUST POP-UPS



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# COMMUNITY FEEDBACK AT AUGUST POP-UPS - SPECIFIC PROPERTIES





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# DISCUSSION



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Affordable Housing Urgent Need

THEATER COMMUNITY PERFORMANCE Community center

Public Toilets + 200 pound children changing facility

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Use sticky notes to share your thoughts and ideas for these sites!

Central Square City Lots Study

What is the... We hope can be...

around Central Square... and priorities!

can I be involved?

Sign-Up Event... Meeting... project's Website



# FOCUS GROUP QUESTIONS

## **Start by looking at Central Square and the 10-sites as a whole...**

1. What are the places you use the most in Central Square?
2. Central Square needs:  

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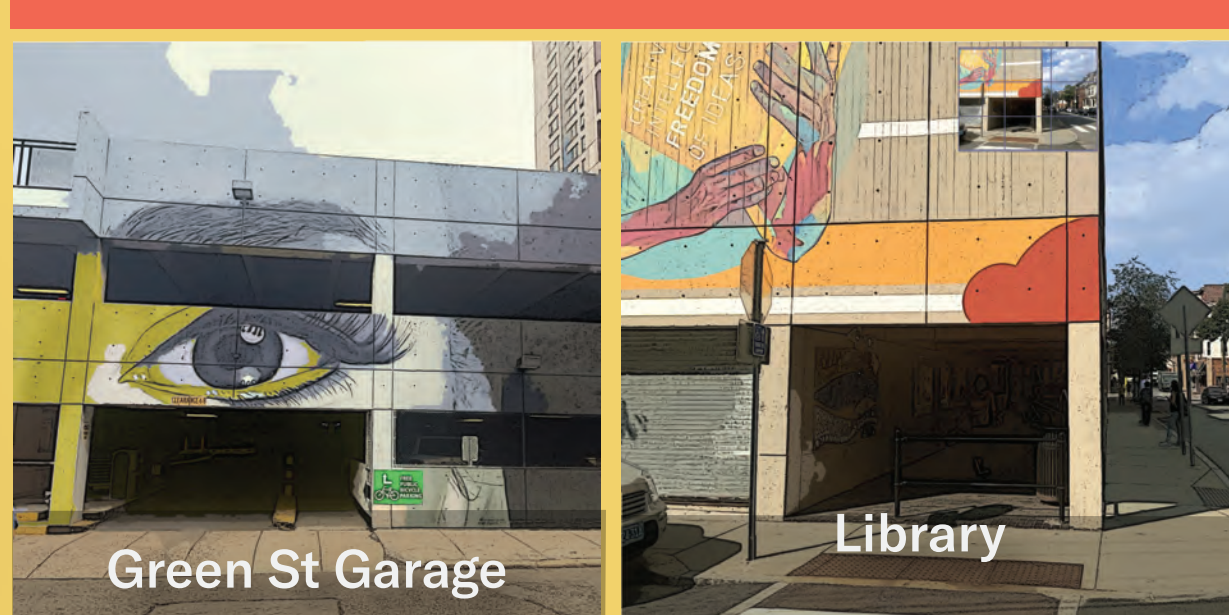
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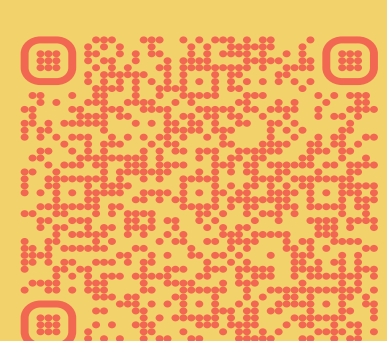
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June	July-August	September	October	November	December
Project Kick-off	Needs Assessment Goals Identification Pop-up Events	Focus Groups Community Group Conversations	Community Meeting Draft Site Recommendations	Ongoing Site Studies Revisions & Refinement	Final Site Recommendations



# Central Square City Lots Study

## TODAY'S EVENT!

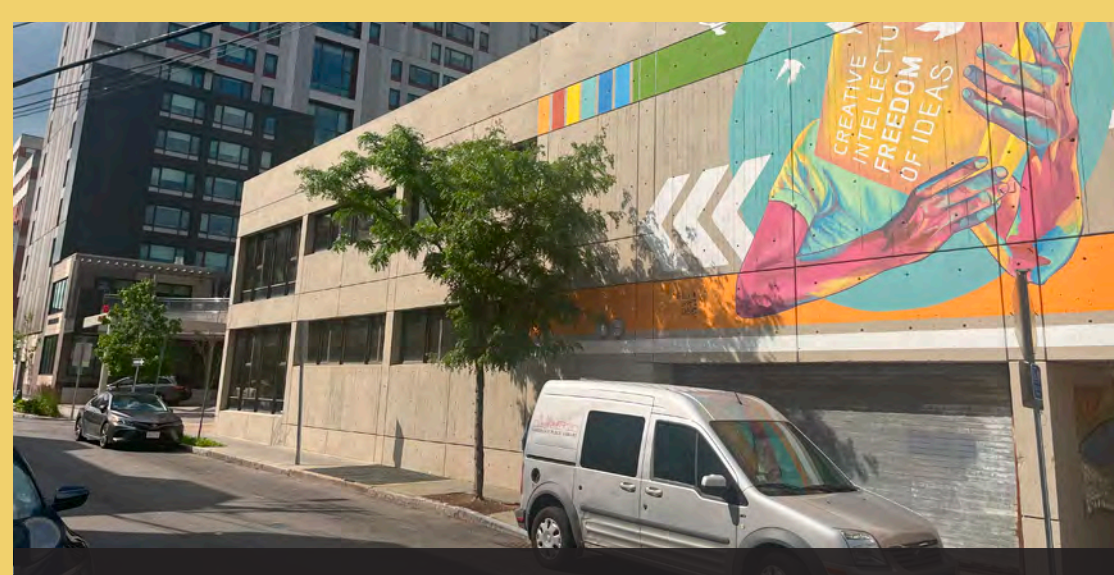
### PRESENTATION

A brief introductory presentation to share an overview of the project and today's event. Will happen twice during today's event at approximately 12:15 and 1:30 PM.

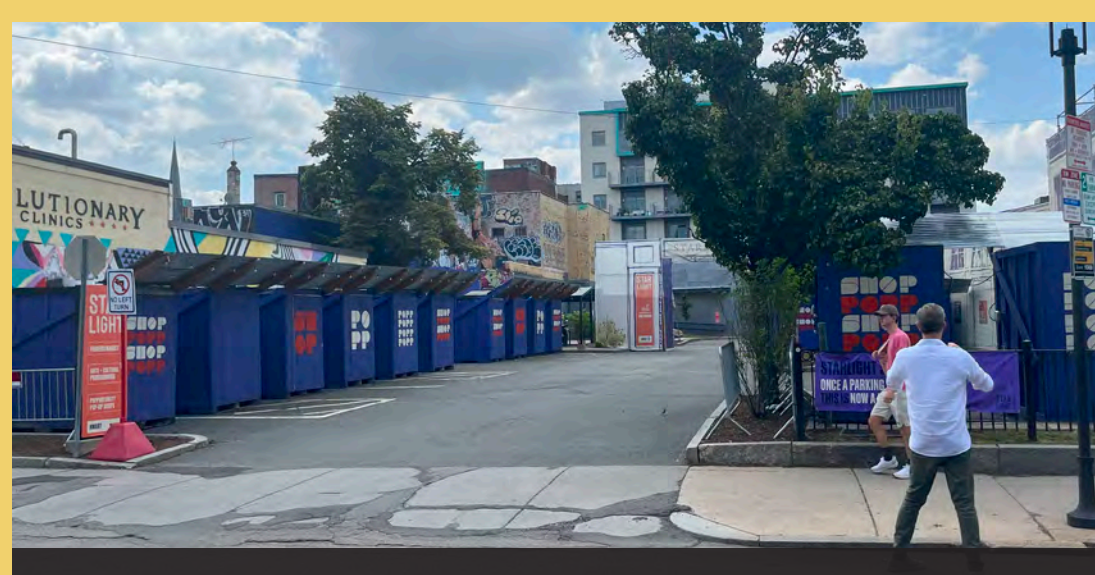
## STATIONS

1

### Leverage the Potential of Large City-Owned Sites



260 Green St / 45 Pearl St



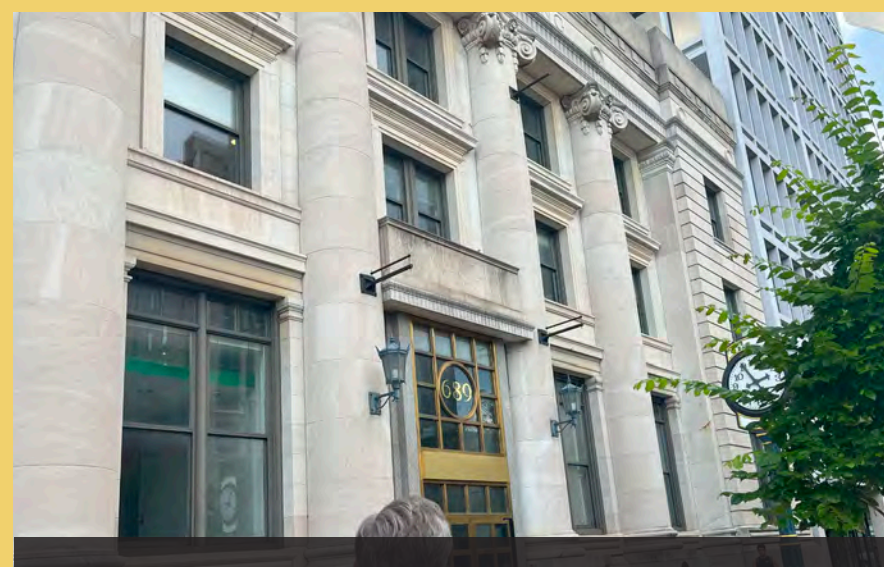
84 Bishop Allen Dr



38 Bishop Allen Dr

2

### Bring New Life to Existing Buildings



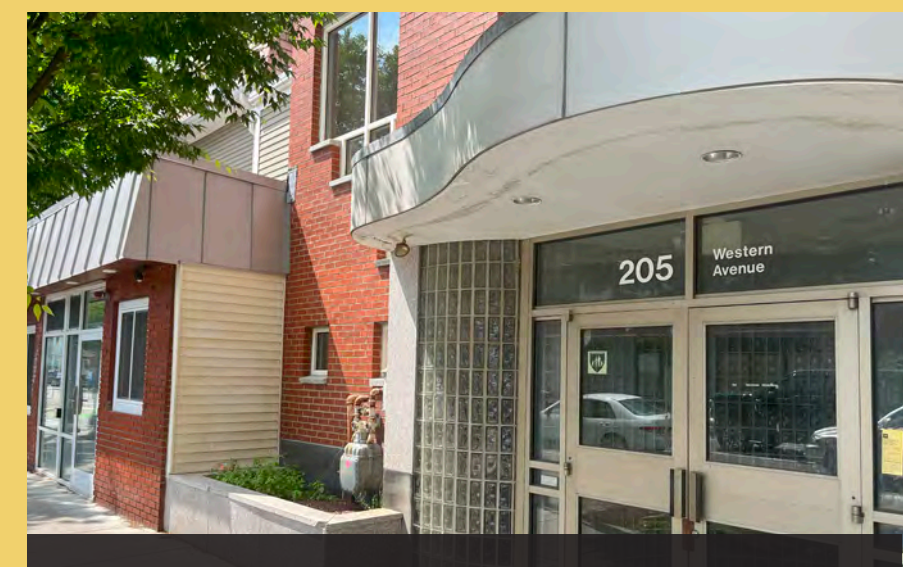
689 Mass Ave



3 Bigelow St



105 Windsor St



205 Western Ave

3

### Activate and Infill Existing Lots



9 Pleasant St



375 Green St



96 Bishop Allen Dr

4

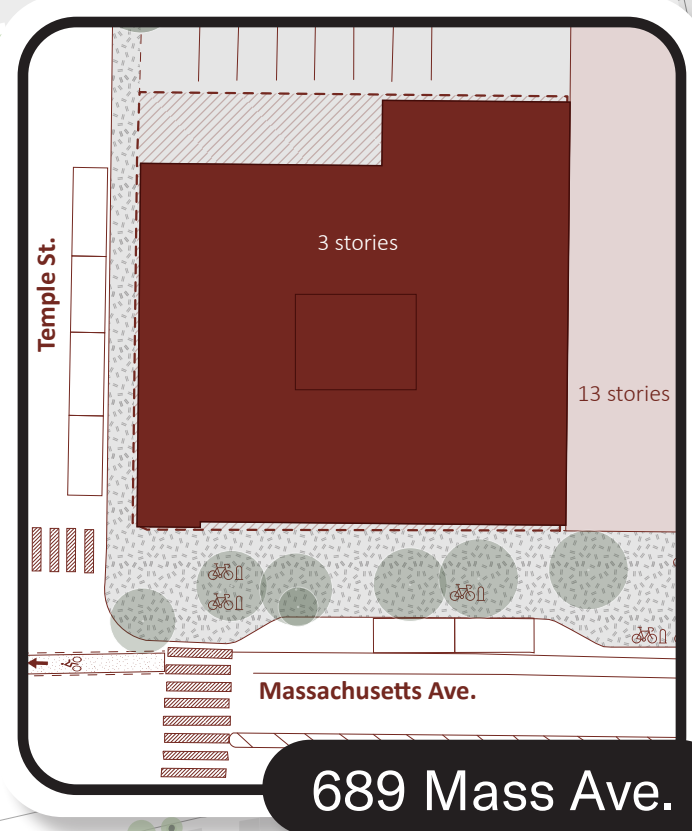
### Map Activity & Next Steps

+ Coloring,  
Games,  
& Food!

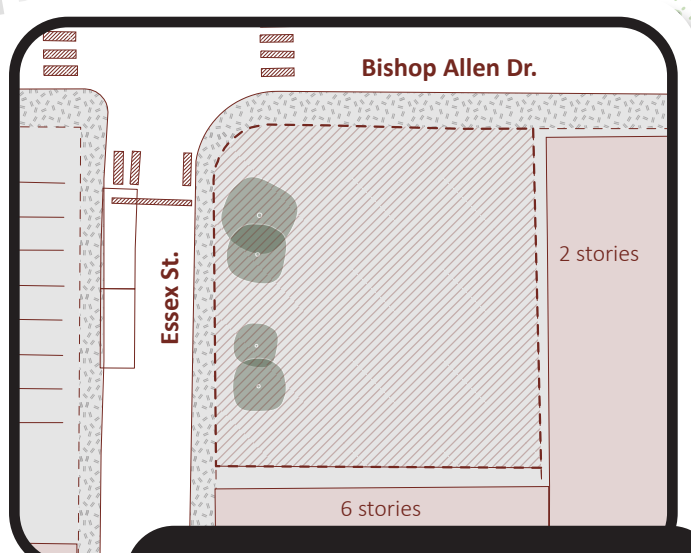
At each station, use  
your stickers or write a  
note to share input!



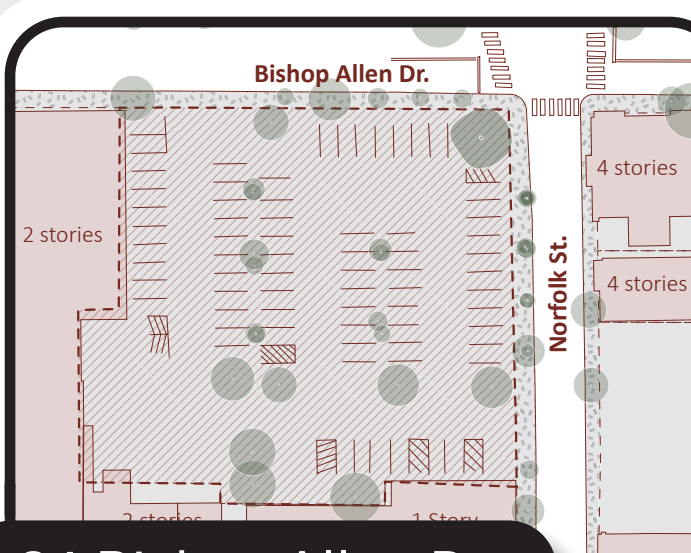




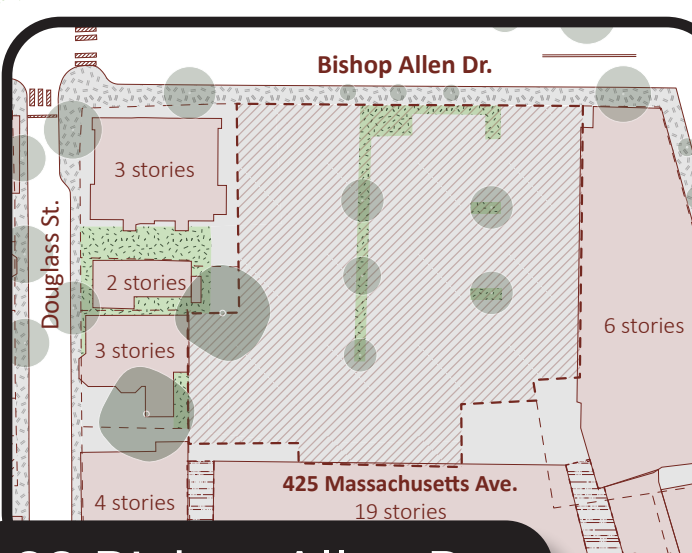
689 Mass Ave.



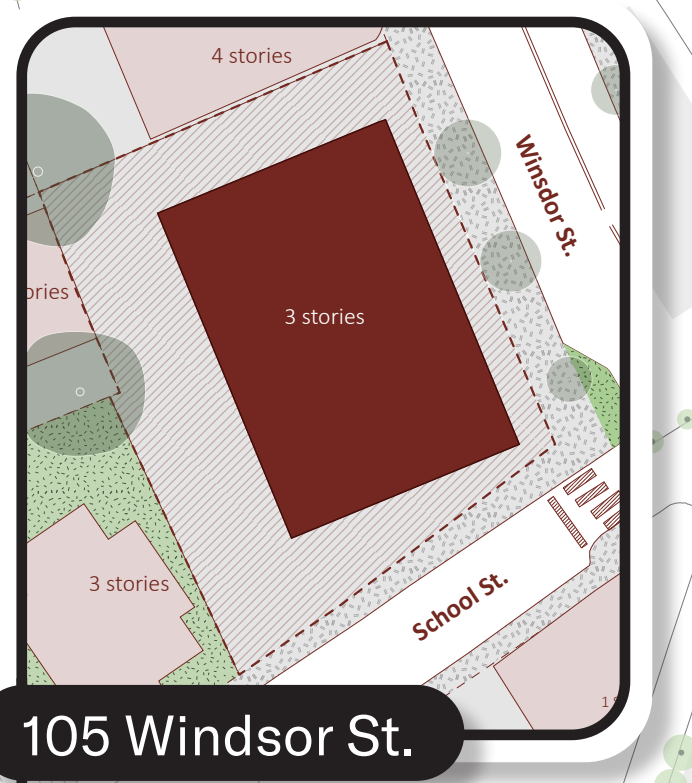
96 Bishop Allen Dr.



84 Bishop Allen Dr.



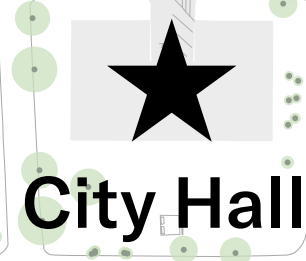
38 Bishop Allen Dr.



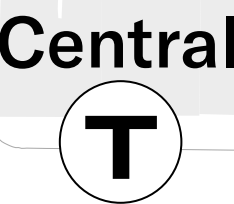
105 Windsor St.



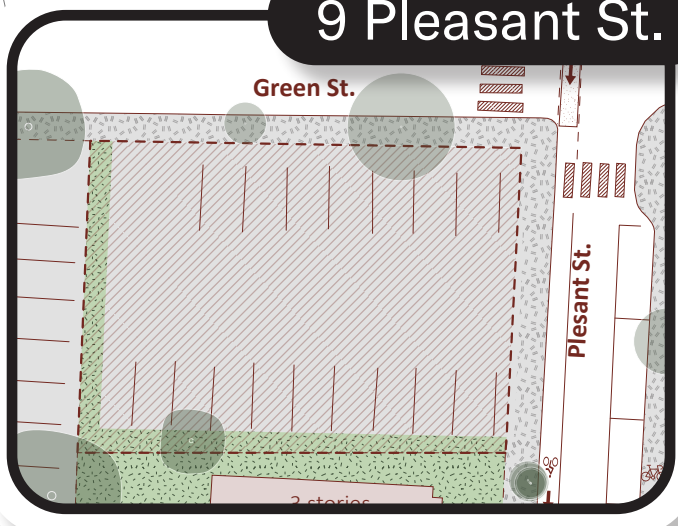
3 Bigelow St.



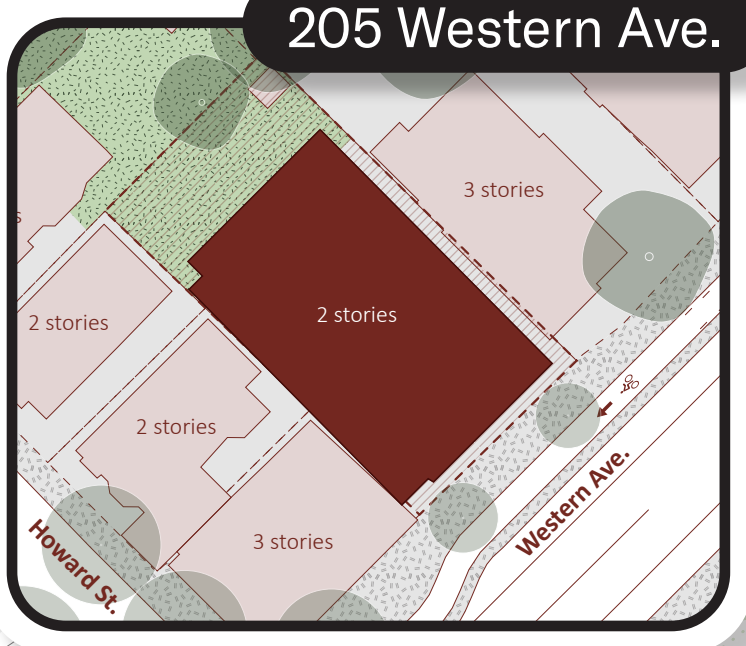
City Hall



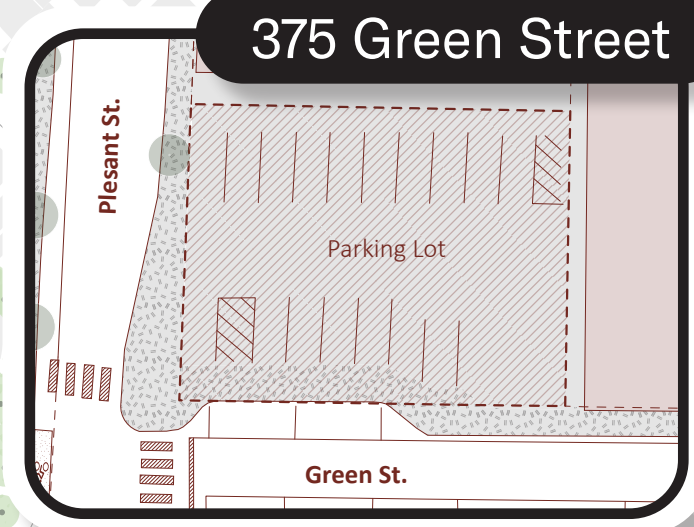
Central



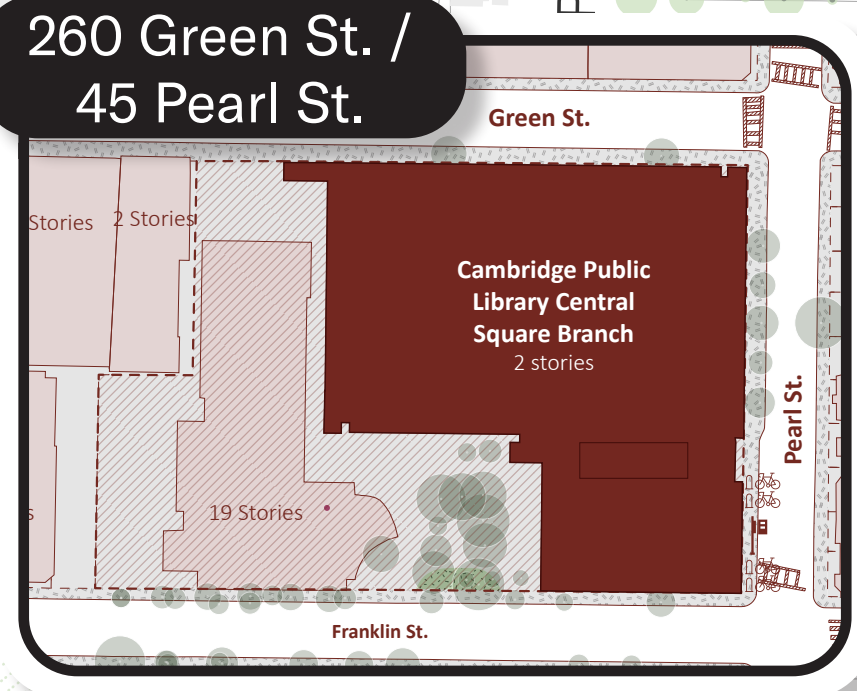
9 Pleasant St.



205 Western Ave.



375 Green Street



260 Green St. / 45 Pearl St.

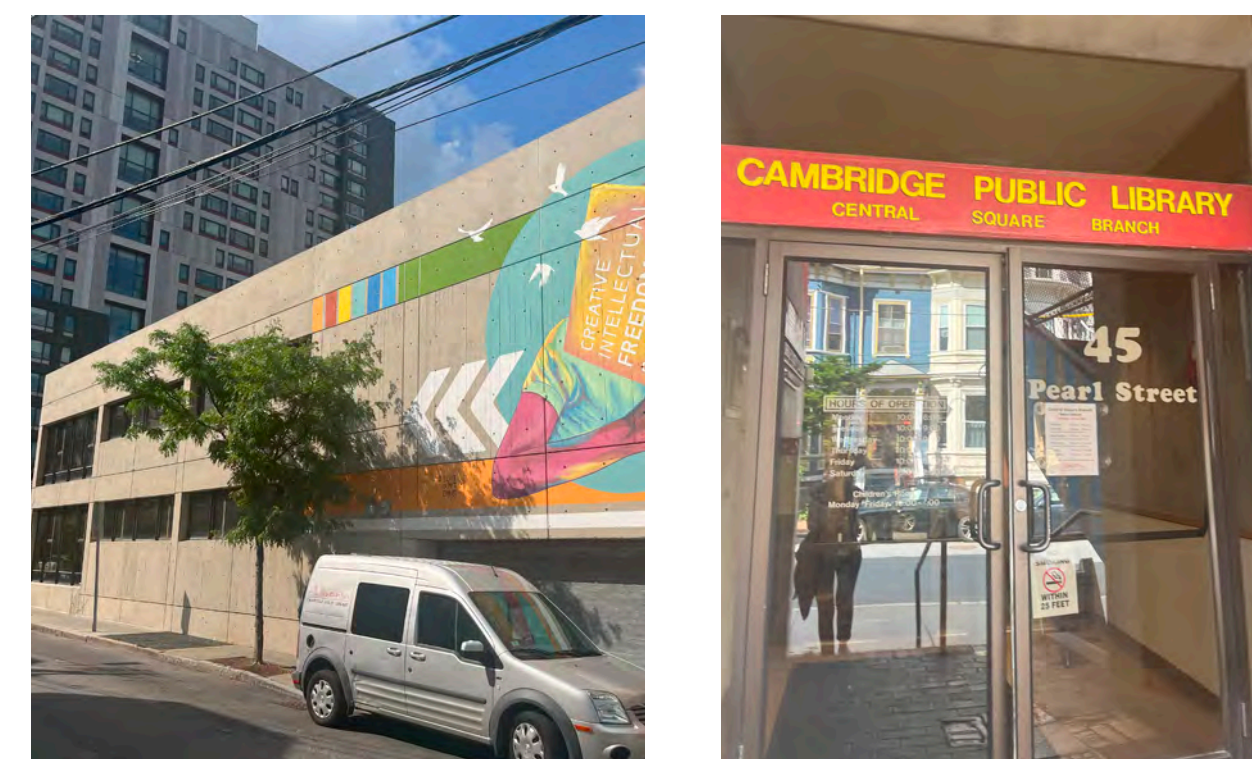
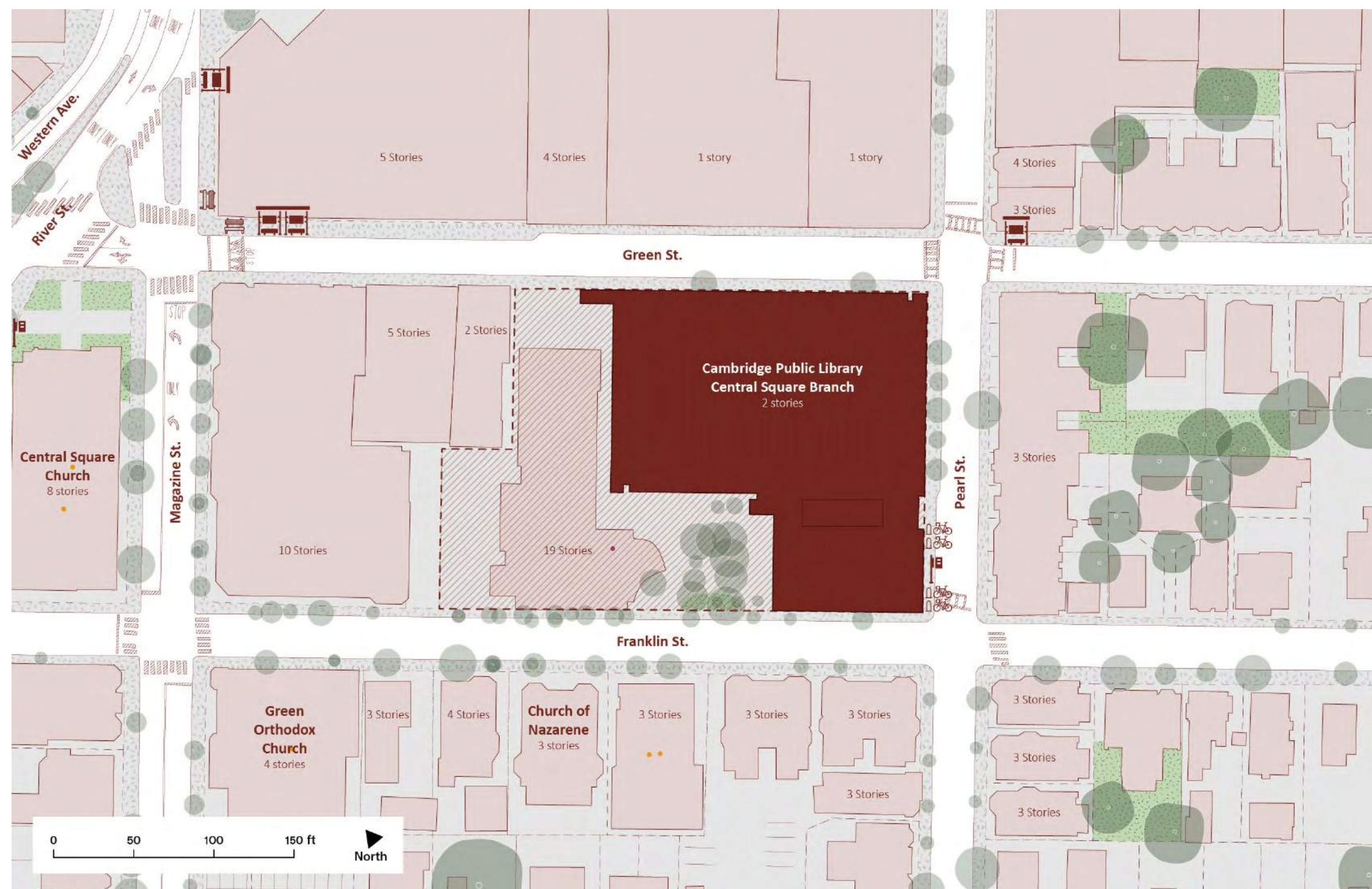
# Central Square City Lots Study

There are 10 City-owned properties that are part of this study

Use sticky notes to share your thoughts and ideas for these sites!



# 260 GREEN ST / 45 PEARL ST



**Current Use**  
Green Street Garage and Central Square Branch Library

**Gross Building Area**  
25,686 sq ft Garage  
19,824 sq ft Library

**Site Area**  
55,828 sq ft

**Parking Spaces**  
257

**Zoning District**  
C-3

## Highlights! From Analysis and Input So Far

### 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 is only half full on average and mostly used by monthly parkers.

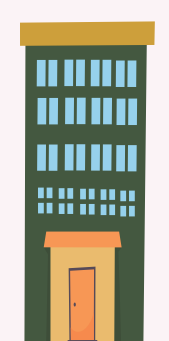
### SITE OPTIONS - More than 1 is possible!

- Improve the library
- Introduce significant affordable housing units
- Maintain or expand parking
- Demolish and rebuild or renovate portions of the building and expand strategically.



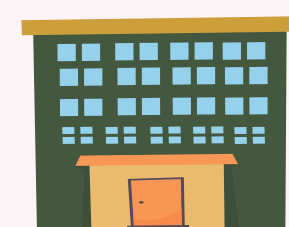
**What types of events, programs, or building uses would you like to see here?** Add a sticker to show your preferences below! These uses can be combined!

#### High-Density Affordable Housing



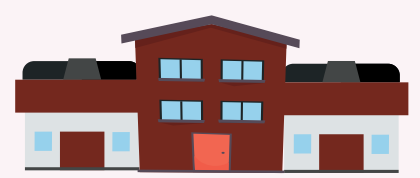
I don't want to see this use here I would love to see this use here!

#### Mid-Density Affordable Housing



I don't want to see this use here I would love to see this use here!

#### Expanded Library



I don't want to see this use here I would love to see this use here!

#### Expanded Parking



I don't want to see this use here I would love to see this use here!

#### Cultural Amenities



I don't want to see this use here I would love to see this use here!

#### Park / Playground



I don't want to see this use here I would love to see this use here!

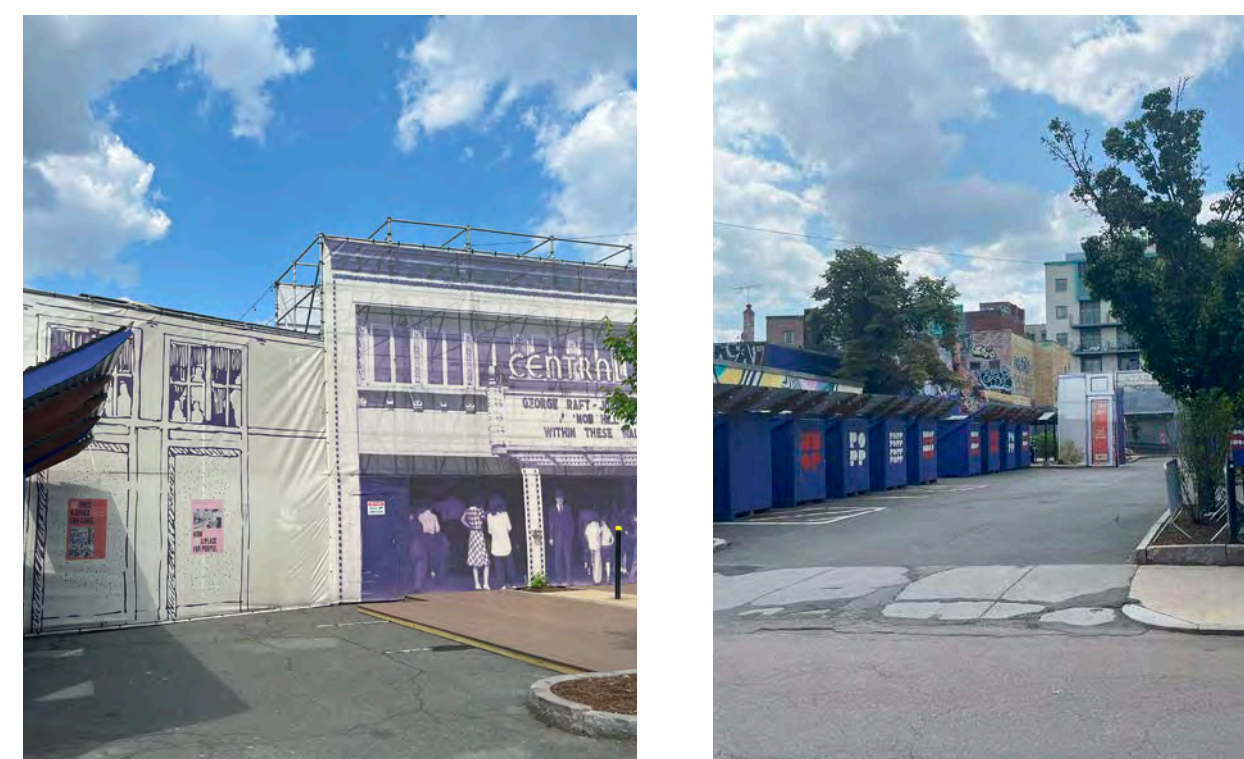
### What's Missing?



*(please add a note!)*



# 84 BISHOP ALLEN DR



**Current Use**  
Municipal Parking Lot 5  
(Starlight Square)

**Site Area**  
33,715

**Parking Spaces**  
23

**Zoning District**  
BB

## Highlights! From Analysis and Input So Far

### SITE CONSIDERATIONS

- H-Mart and other retailers rely on nearby parking.
- Buildings of up to 7 stories (80 feet) are allowed by zoning; up to 15 stories may be possible under the proposed Affordable Housing Overlay amendment.
- Important public realm considerations include Graffiti Alley, current use as Starlight Square, the Farmer's Market, and other events.

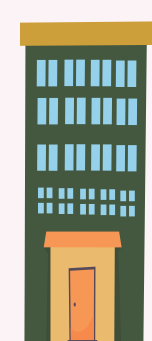
### SITE OPTIONS - More than 1 is possible!

- High-density affordable housing
- Flexible arts and marketplace uses
- Non-profit and commercial space or parking



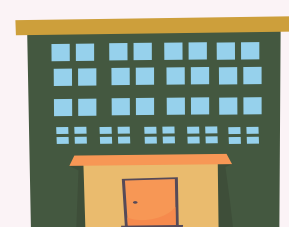
**What types of events, programs, or building uses would you like to see here?** Add a sticker to show your preferences below! These uses can be combined!

#### High-Density Affordable Housing



I don't want to see this use here I would love to see this use here!

#### Mid-Density Affordable Housing



I don't want to see this use here I would love to see this use here!

#### Small Business Incubator



I don't want to see this use here I would love to see this use here!

#### Parking



I don't want to see this use here I would love to see this use here!

#### Flexible Arts/Market Space



I don't want to see this use here I would love to see this use here!

#### Outdoor Plaza/Open Space



I don't want to see this use here I would love to see this use here!

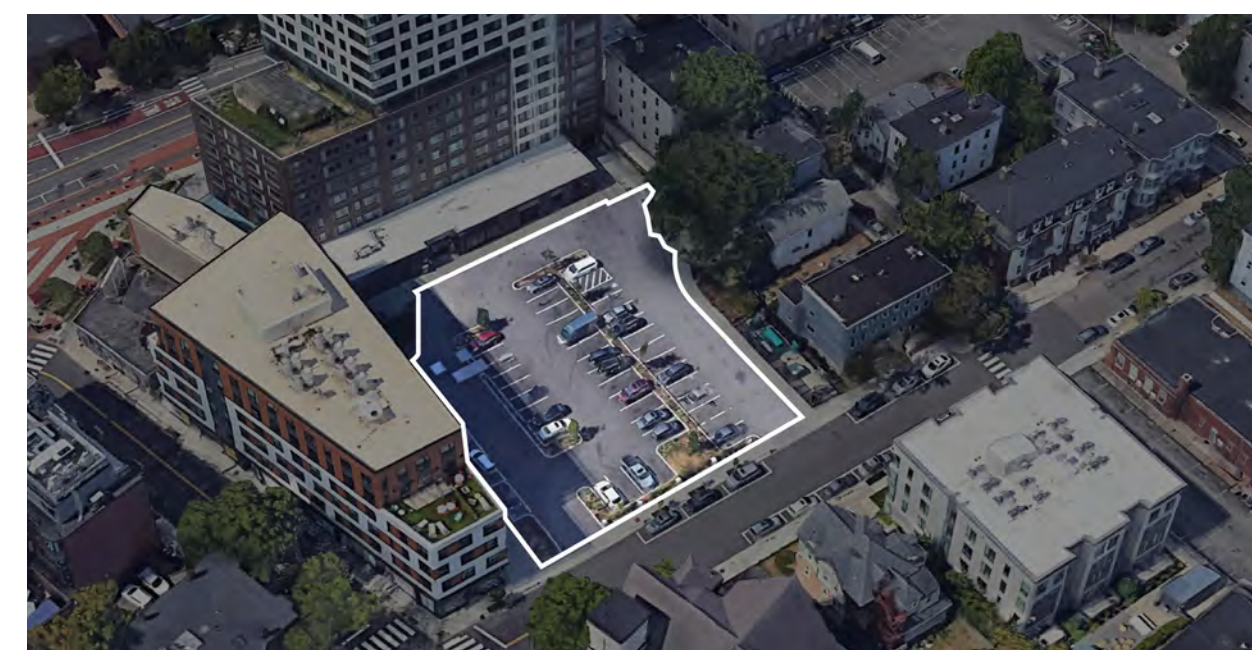
### What's Missing?



(please add a note!)



# 38 BISHOP ALLEN DR



**Current Use**  
Municipal Parking Lot 6

**Site Area**  
27,799

**Parking Spaces**  
40

**Zoning District**  
BB-CSQ

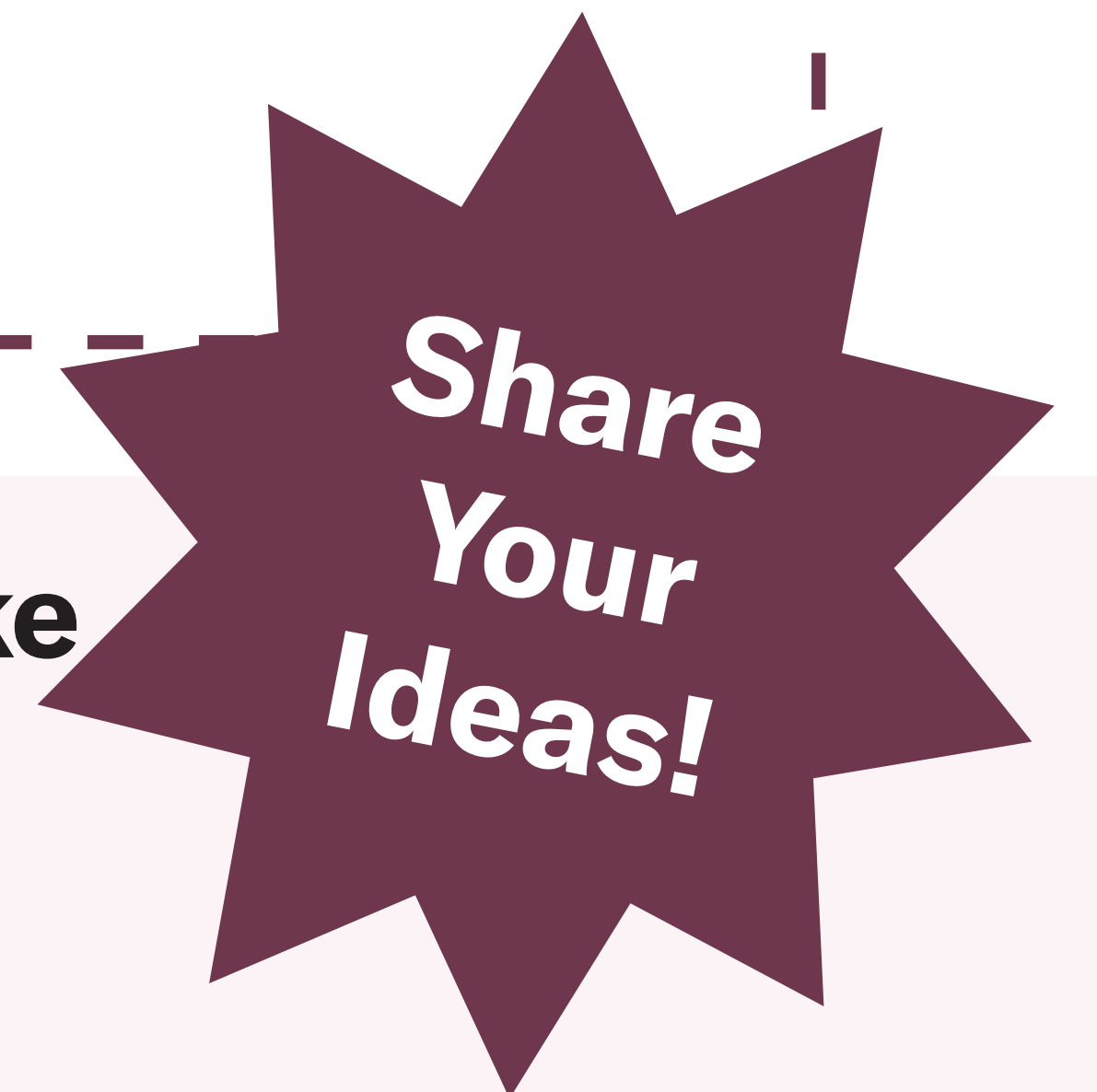
## Highlights! From Analysis and Input So Far

### 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.
- Only the middle section (~1/3) of the lot is buildable in the future.
- Surrounded by high density new housing and retail.

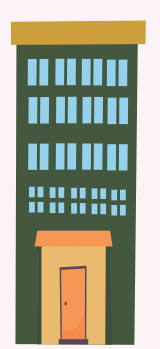
### SITE OPTIONS - More than 1 is possible!

- High-density affordable housing.
- Open space / public plaza.
- Additional stormwater retention storage.



**What types of events, programs, or building uses would you like to see here?** Add a sticker to show your preferences below! These uses can be combined!

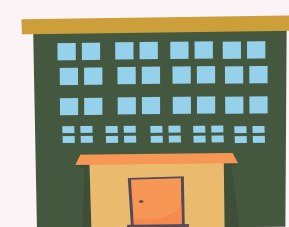
#### High-Density Affordable Housing



I don't want to see this use here

I would love to see this use here!

#### Mid-Density Affordable Housing



I don't want to see this use here

I would love to see this use here!

#### Public Plaza



I don't want to see this use here

I would love to see this use here!

#### Community Garden



I don't want to see this use here

I would love to see this use here!

#### Cultural Amenities



I don't want to see this use here

I would love to see this use here!

#### Park / Playground



I don't want to see this use here

I would love to see this use here!

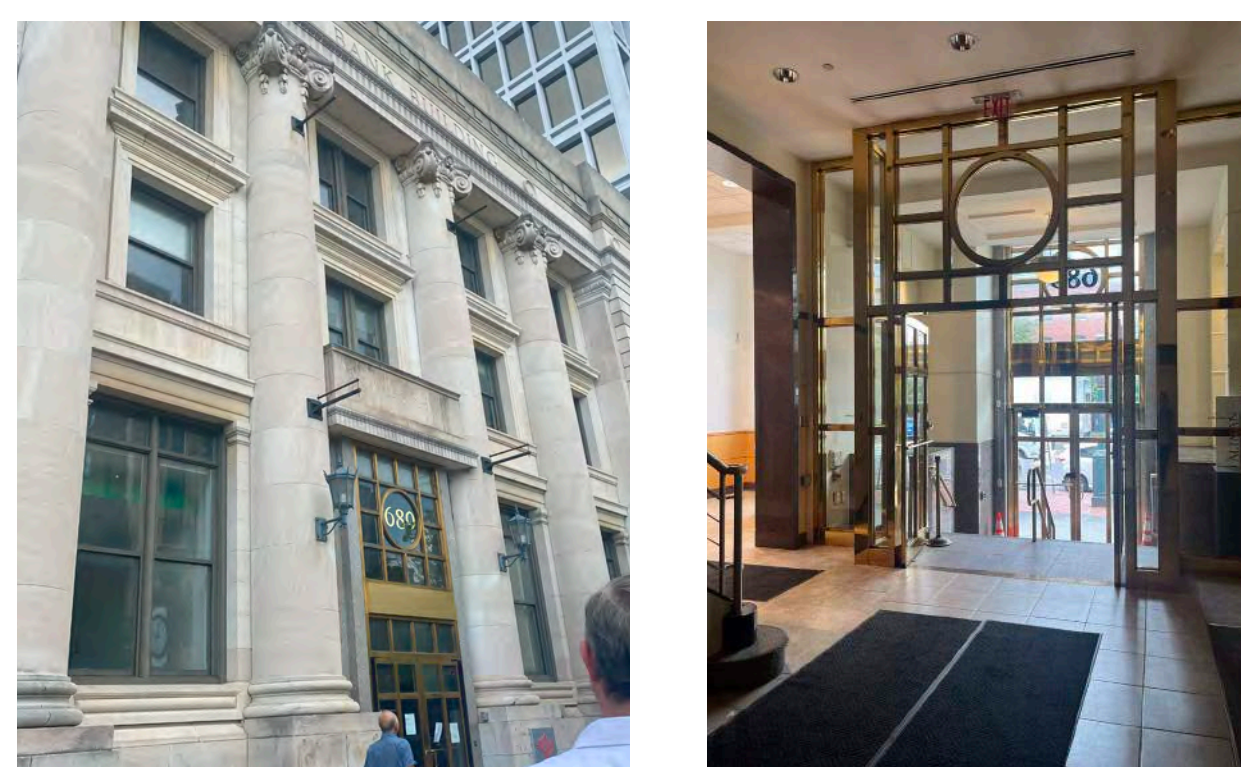
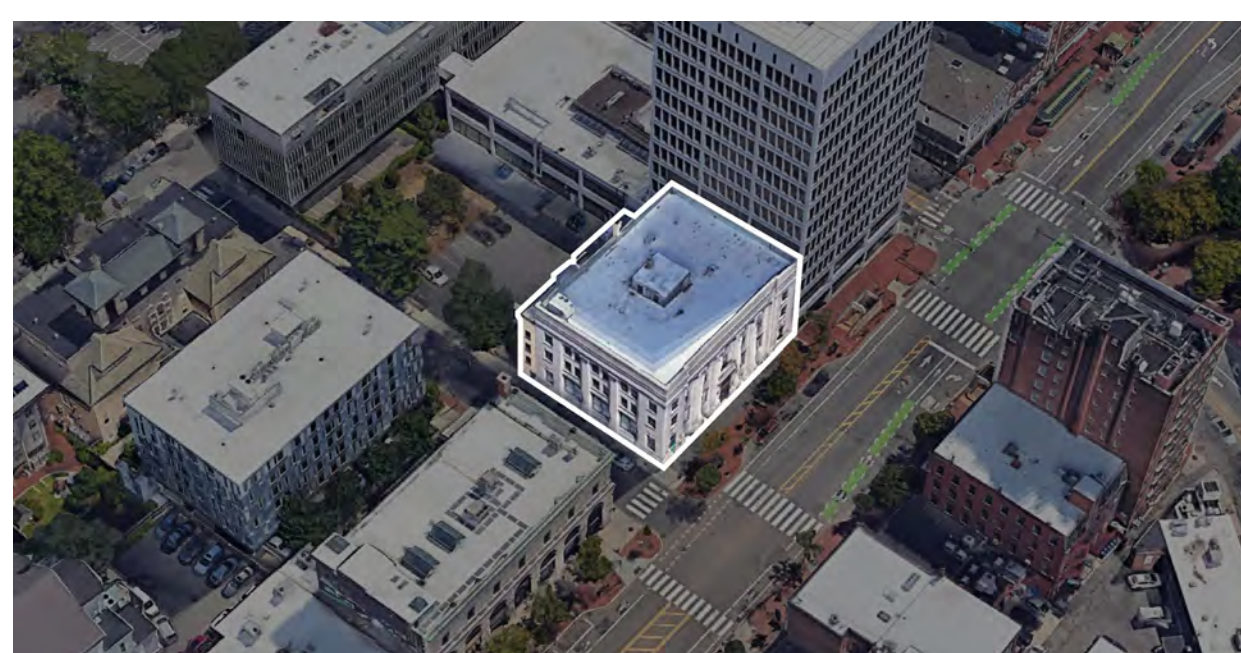
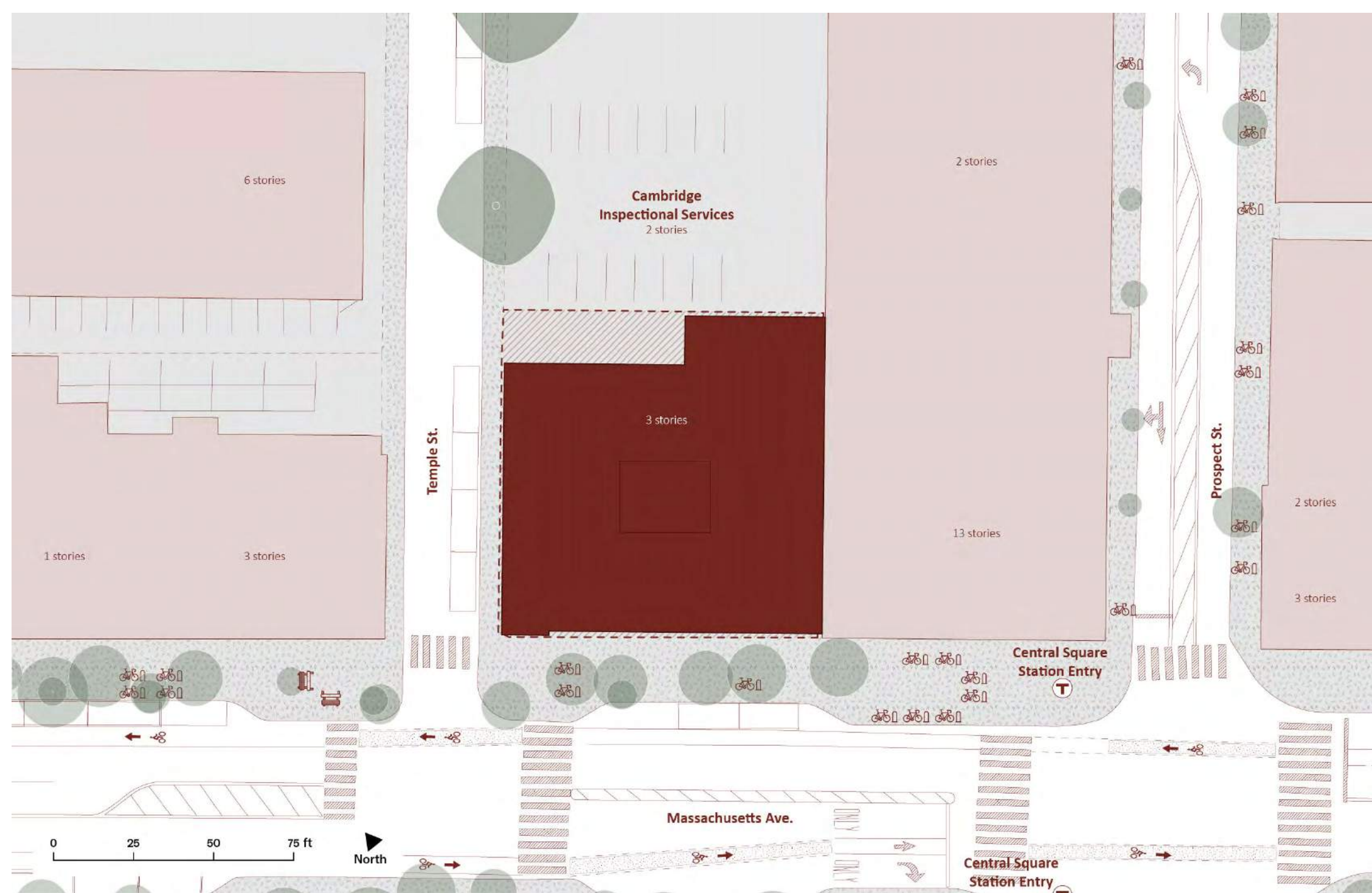
### What's Missing?



(please add a note!)



# 689 MASSACHUSETTS AVE



**Current Use**  
Municipal Dept Offices

**Gross Building Area**  
33,456 sq ft

**Site Area**  
10,101 sq ft

**Year Built**  
1904

**Zoning District**  
BB-CSQ

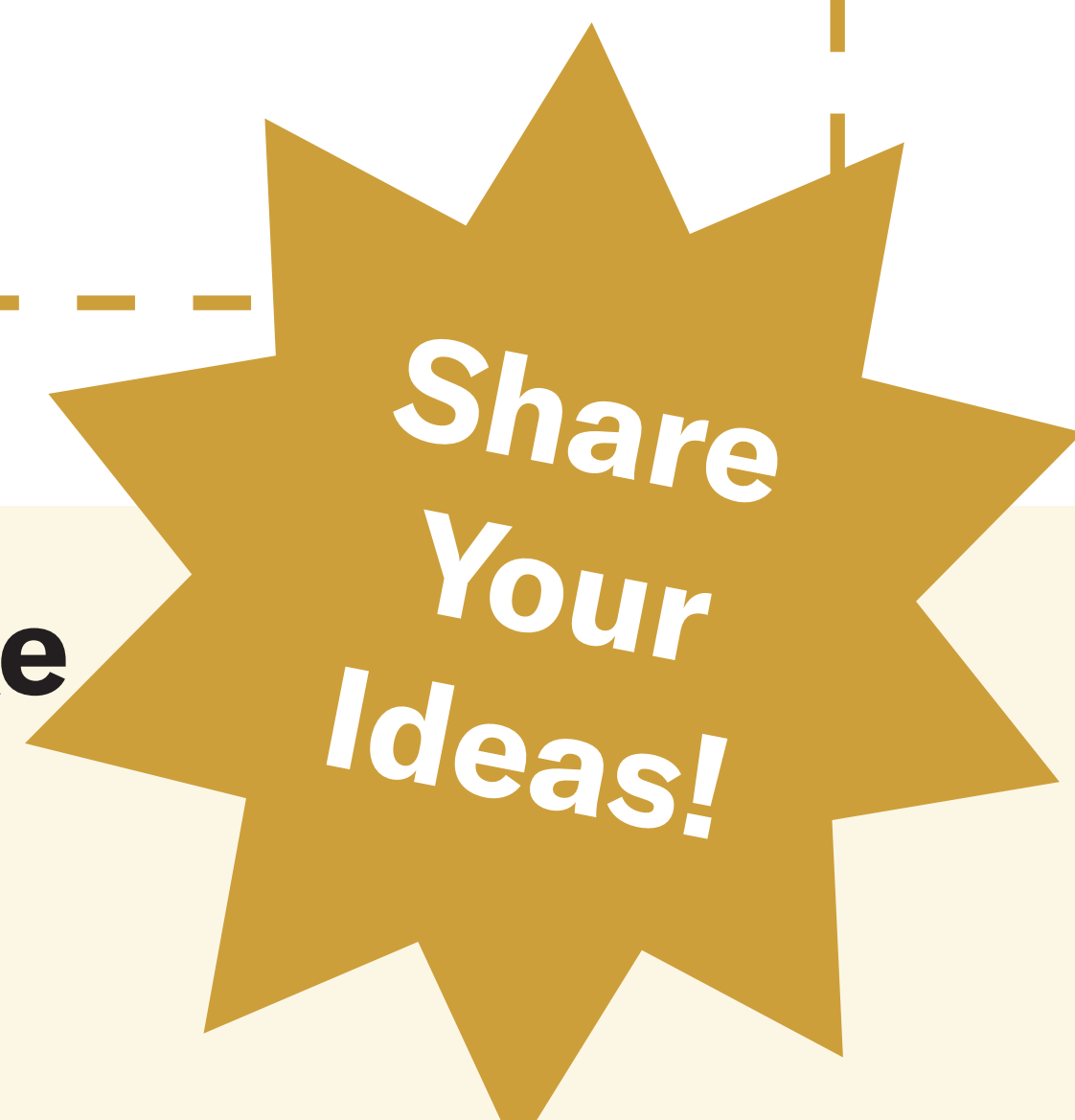
## Highlights! From Analysis and Input So Far

### 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.

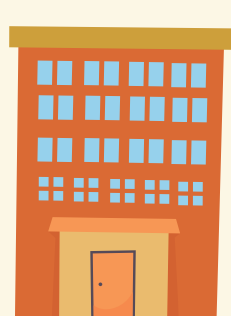
### SITE OPTIONS - More than 1 is possible!

- City offices
- Community services
- Cultural spaces
- Relocation of the Central Square Library branch



**What types of events, programs, or building uses would you like to see here?** Add a sticker to show your preferences below! These uses can be combined!

#### Municipal Offices



I don't want to see this use here

I would love to see this use here!

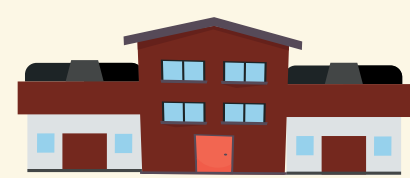
#### Community Services / One-Stop-Shop



I don't want to see this use here

I would love to see this use here!

#### Library Relocation



I don't want to see this use here

I would love to see this use here!

#### Small Business Incubator



I don't want to see this use here

I would love to see this use here!

#### Cultural Spaces (e.g. museum displays, performance spaces, etc)



I don't want to see this use here

I would love to see this use here!

#### Affordable Housing



I don't want to see this use here

I would love to see this use here!

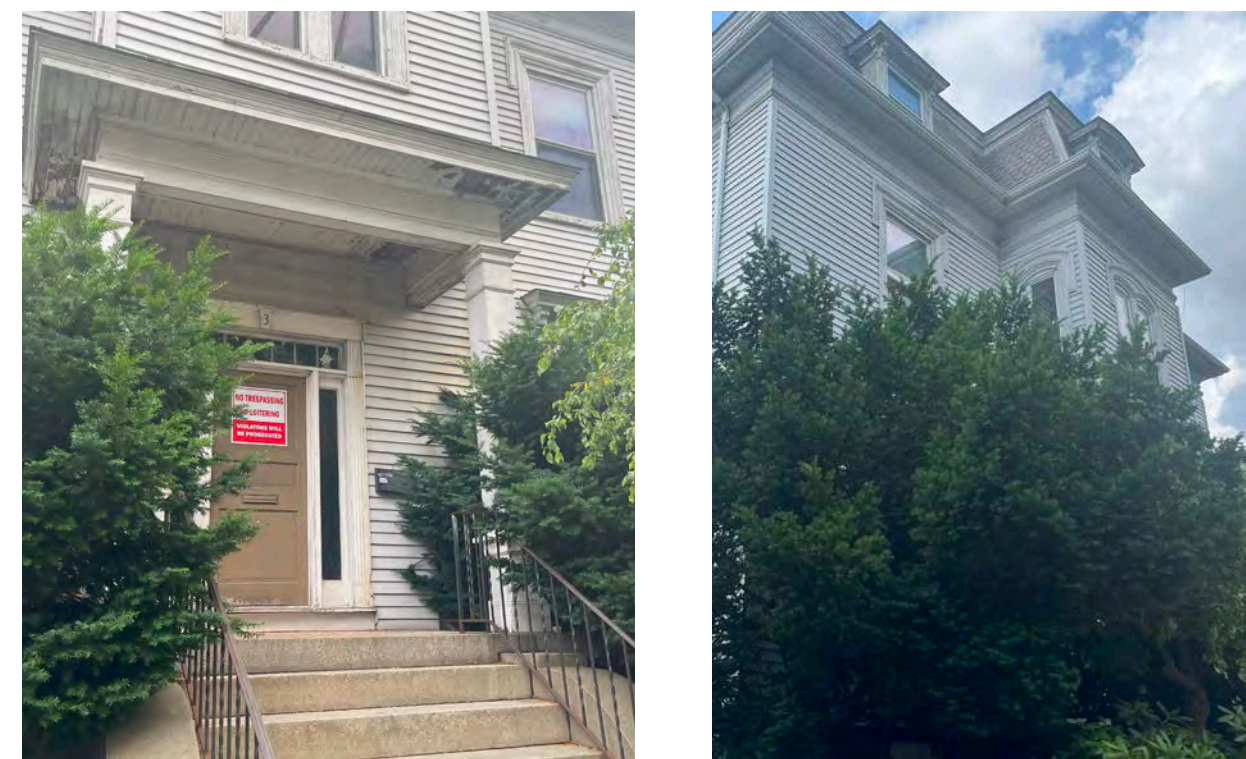
### What's Missing?



(please add a note!)



# 3 BIGELOW ST



**Current Use**  
Vacant Building

**Gross Building Area**  
6,386 sq ft

**Site Area**  
5,175 sq ft

**Year Built**  
1869

**Zoning District**  
C-2B

## Highlights! From Analysis and Input So Far

### 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.

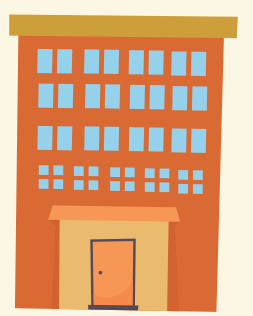
### SITE OPTIONS - More than 1 is possible!

- Municipal offices
- Community / City meeting spaces
- Renovate and expand through a rear yard addition
- Potential to combine with adjacent City-owned properties (Lombardi)



**What types of events, programs, or building uses would you like to see here?** Add a sticker to show your preferences below! These uses can be combined!

#### Municipal Offices



I don't want to see this use here

I would love to see this use here!

#### Community Meeting Spaces



I don't want to see this use here

I would love to see this use here!

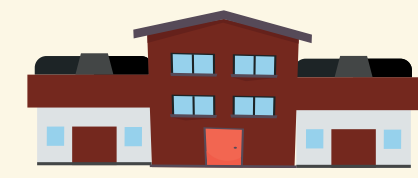
#### City Meeting Spaces



I don't want to see this use here

I would love to see this use here!

#### Community Services



I don't want to see this use here

I would love to see this use here!

#### Cultural Spaces (e.g. museum displays, etc)



I don't want to see this use here

I would love to see this use here!

#### Affordable Housing



I don't want to see this use here

I would love to see this use here!

#### What's Missing?



(please add a note!)



# 105 WINDSOR ST



**Current Use**  
Vacant Building

**Gross Building Area**  
13,104 sq ft

**Site Area**  
10,018 sq ft

**Year Built**  
1868

**Zoning District**  
C-1

## Highlights! From Analysis and Input So Far

### 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.

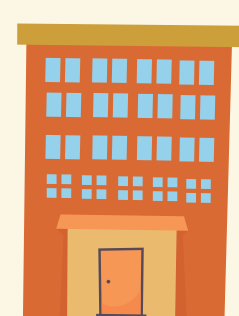
### SITE OPTIONS - More than 1 is possible!

- Museum or gallery/art space
- Non-profit Services and Offices
- Community Center and Educational Spaces
- Health Center



**What types of events, programs, or building uses would you like to see here?** Add a sticker to show your preferences below! These uses can be combined!

#### Museum



I don't want to see this use here

I would love to see this use here!

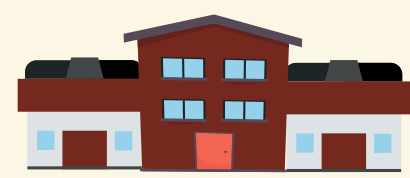
#### Community Services / Health Center



I don't want to see this use here

I would love to see this use here!

#### Learning Spaces



I don't want to see this use here

I would love to see this use here!

#### Small offices



I don't want to see this use here

I would love to see this use here!

#### Performance & Artist Spaces



I don't want to see this use here

I would love to see this use here!

#### Community Meeting Spaces



I don't want to see this use here

I would love to see this use here!

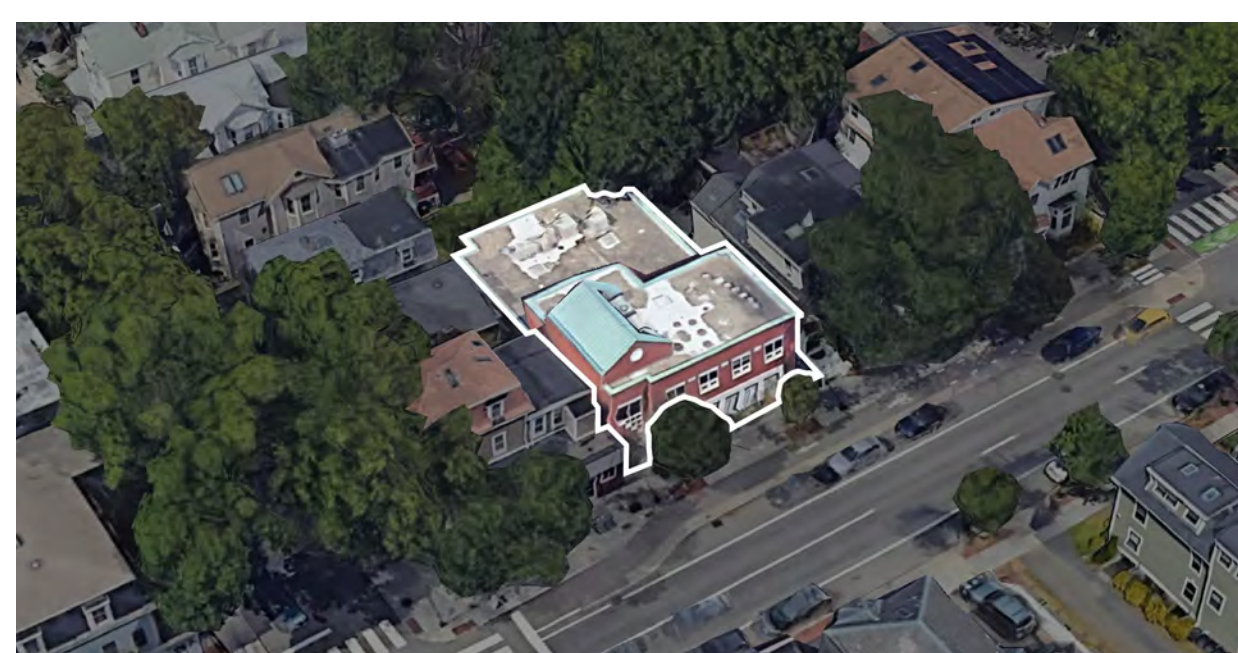
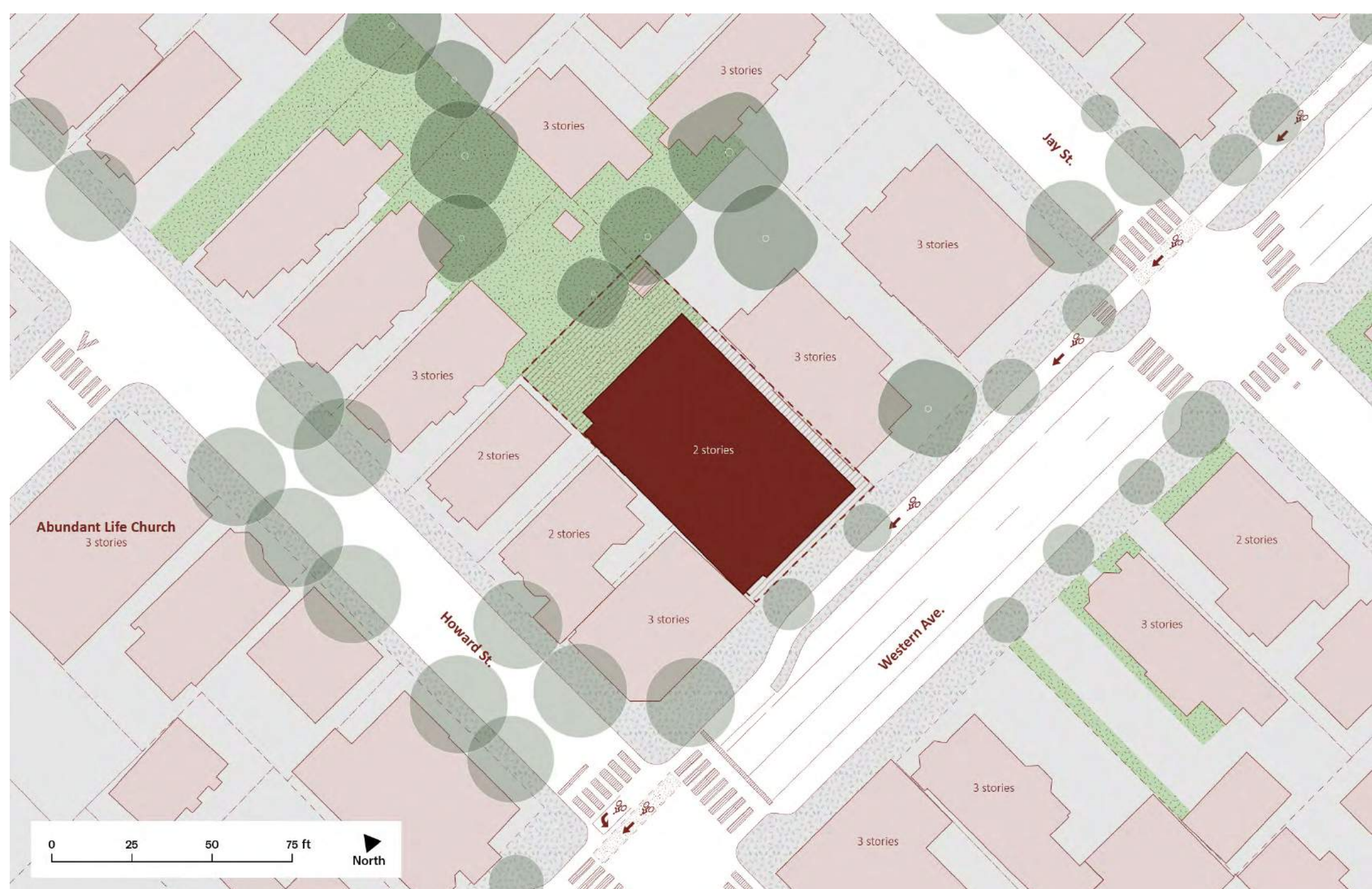
### What's Missing?



(please add a note!)



# 205 WESTERN AVE



**Current Use**  
Vacant Building

**Gross Building Area**  
4,280 sq ft

**Site Area**  
5,258 sq ft

**Year Built**  
1993

**Zoning District**  
BA-3

## Highlights! From Analysis and Input So Far

### 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.

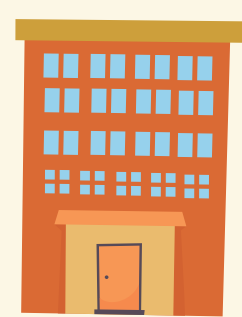
### SITE OPTIONS - More than 1 is possible!

- Renovate the existing structure.
- Demolish and build a new site or open space.
- Social services / supportive house.
- Affordable Housing, including home ownership.



**What types of events, programs, or building uses would you like to see here?** Add a sticker to show your preferences below! These uses can be combined!

#### Nonprofit Offices / Social Services



I don't want to see this use here

I would love to see this use here!

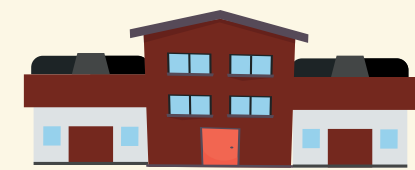
#### Supportive Housing



I don't want to see this use here

I would love to see this use here!

#### Community Meeting Spaces



I don't want to see this use here

I would love to see this use here!

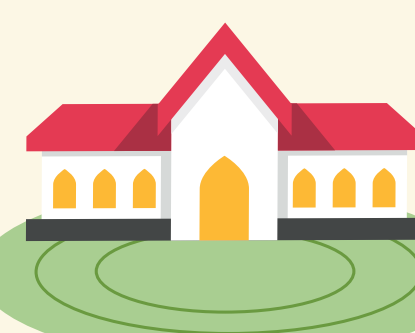
#### Small Business Incubator



I don't want to see this use here

I would love to see this use here!

#### Cultural Spaces (e.g. museum displays, etc)



I don't want to see this use here

I would love to see this use here!

#### Affordable Housing



I don't want to see this use here

I would love to see this use here!

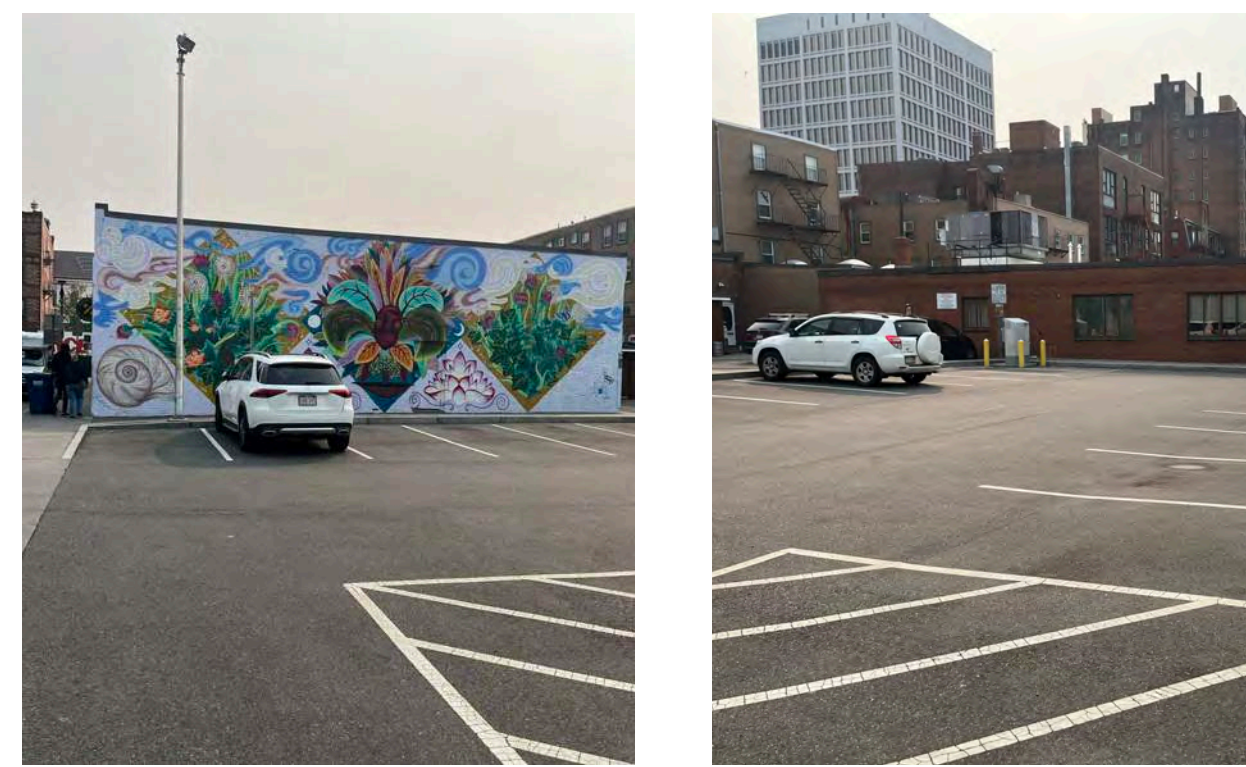
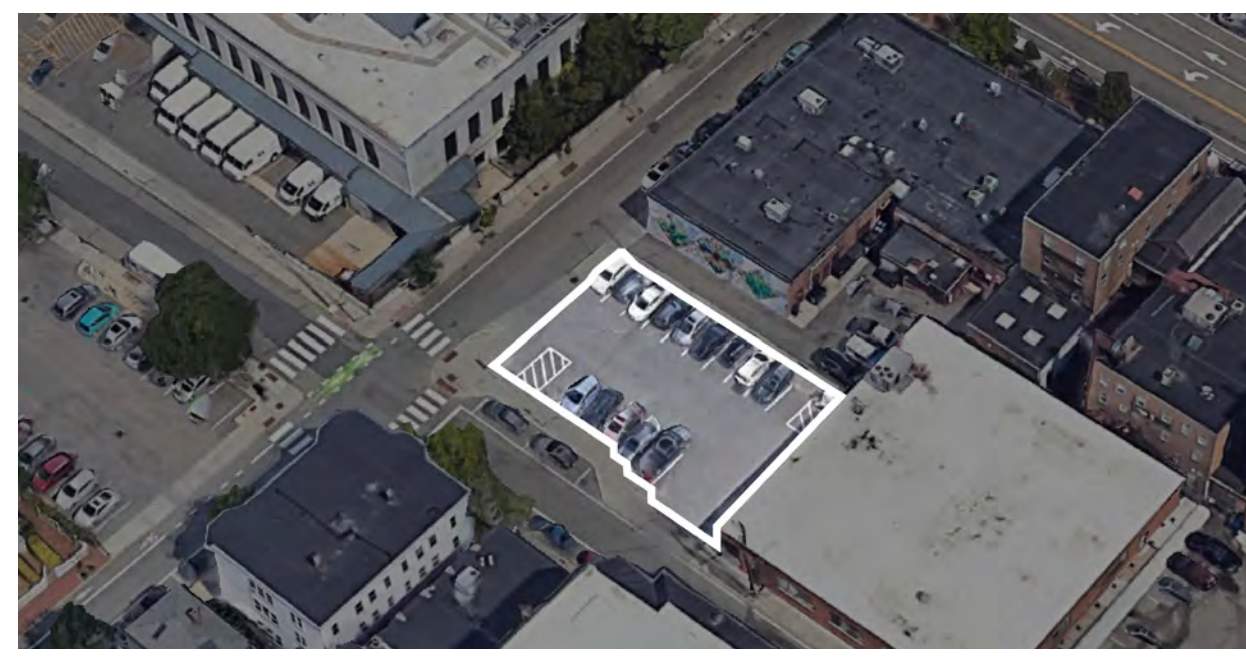
### What's Missing?



(please add a note!)



# 375 GREEN ST



**Current Use**  
Municipal Parking Lot 8

**Gross Building Area**  
N/A

**Site Area**  
6,436 sq ft

**Parking Spaces**  
17

**Zoning District**  
BB-CSQ

## Highlights! From Analysis and Input So Far

### SITE CONSIDERATIONS

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

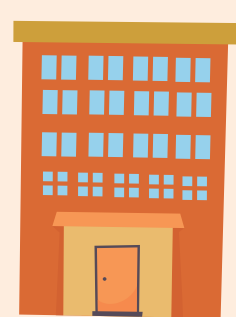
### SITE OPTIONS - More than 1 is possible!

- Affordable housing development
- Open Space / Pocket Park



**What types of events, programs, or building uses would you like to see here?** Add a sticker to show your preferences below! These uses can be combined!

#### Affordable Housing



I don't want to see this use here

I would love to see this use here!

#### Community Garden



I don't want to see this use here

I would love to see this use here!

#### Playground



I don't want to see this use here

I would love to see this use here!

#### Small Business Incubator



I don't want to see this use here

I would love to see this use here!

#### Performance space



I don't want to see this use here

I would love to see this use here!

#### Plaza / Gathering Places



I don't want to see this use here

I would love to see this use here!

### What's Missing?



(please add a note!)



# 9 PLEASANT ST



**Current Use**  
Municipal Parking Lot 9

**Gross Building Area**  
N/A

**Site Area**  
7,449 sq ft

**Parking Spaces**  
17

**Zoning District**  
C-2

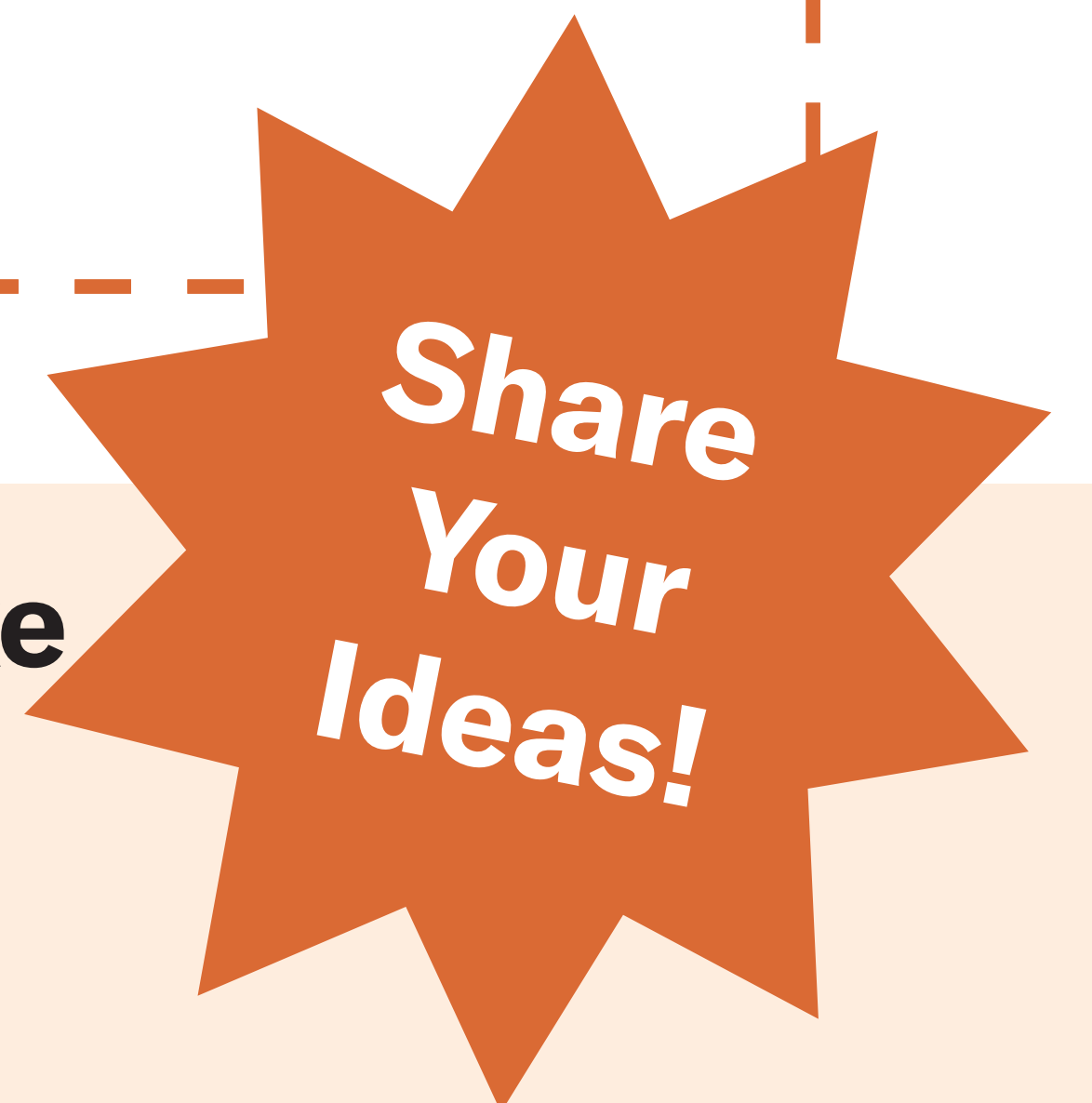
## Highlights! From Analysis and Input So Far

### 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.

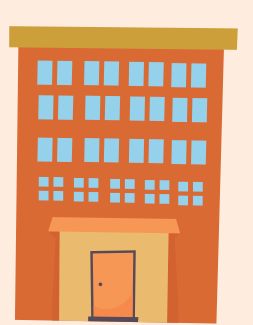
### SITE OPTIONS - More than 1 is possible!

- Small affordable housing development
- Open Space / Pocket Park



**What types of events, programs, or building uses would you like to see here?** Add a sticker to show your preferences below! These uses can be combined!

#### Affordable Housing



I don't want to see this use here

I would love to see this use here!

#### Community Garden



I don't want to see this use here

I would love to see this use here!

#### Playground



I don't want to see this use here

I would love to see this use here!

#### Small Business Incubator



I don't want to see this use here

I would love to see this use here!

#### Performance space



I don't want to see this use here

I would love to see this use here!

#### Plaza / Gathering Places



I don't want to see this use here

I would love to see this use here!

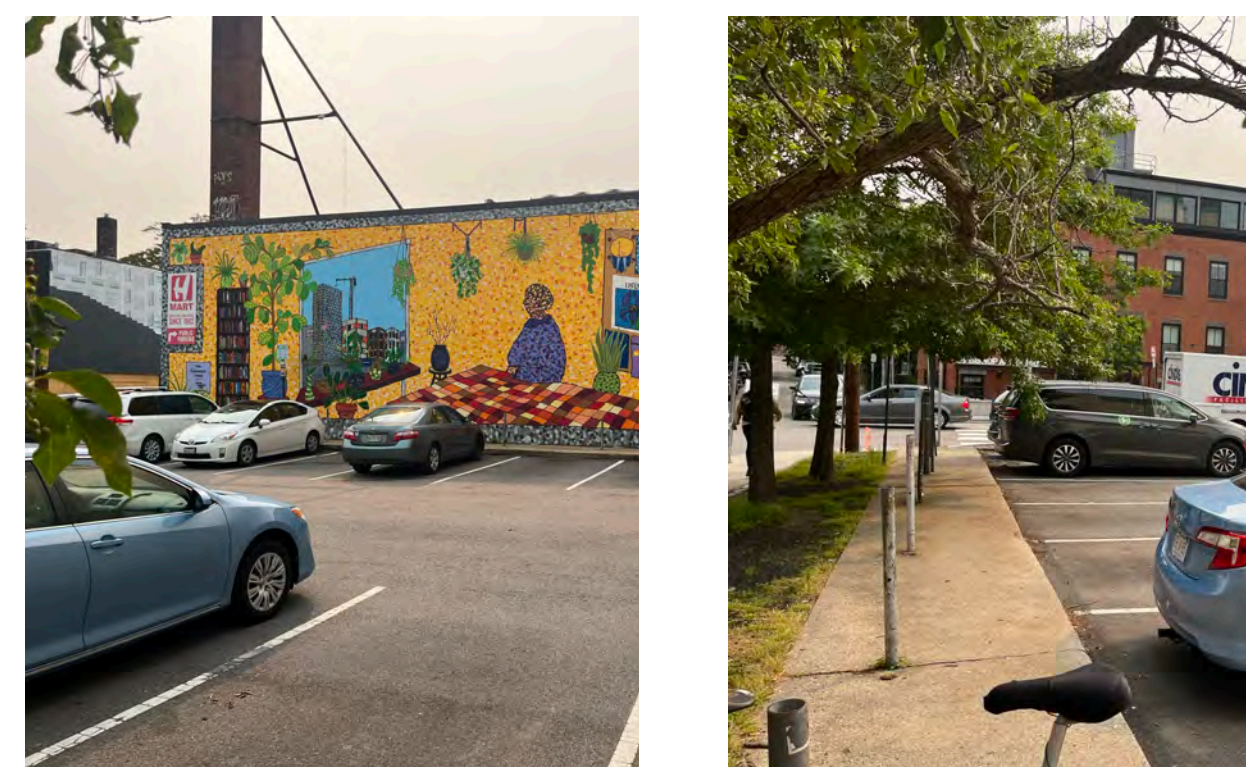
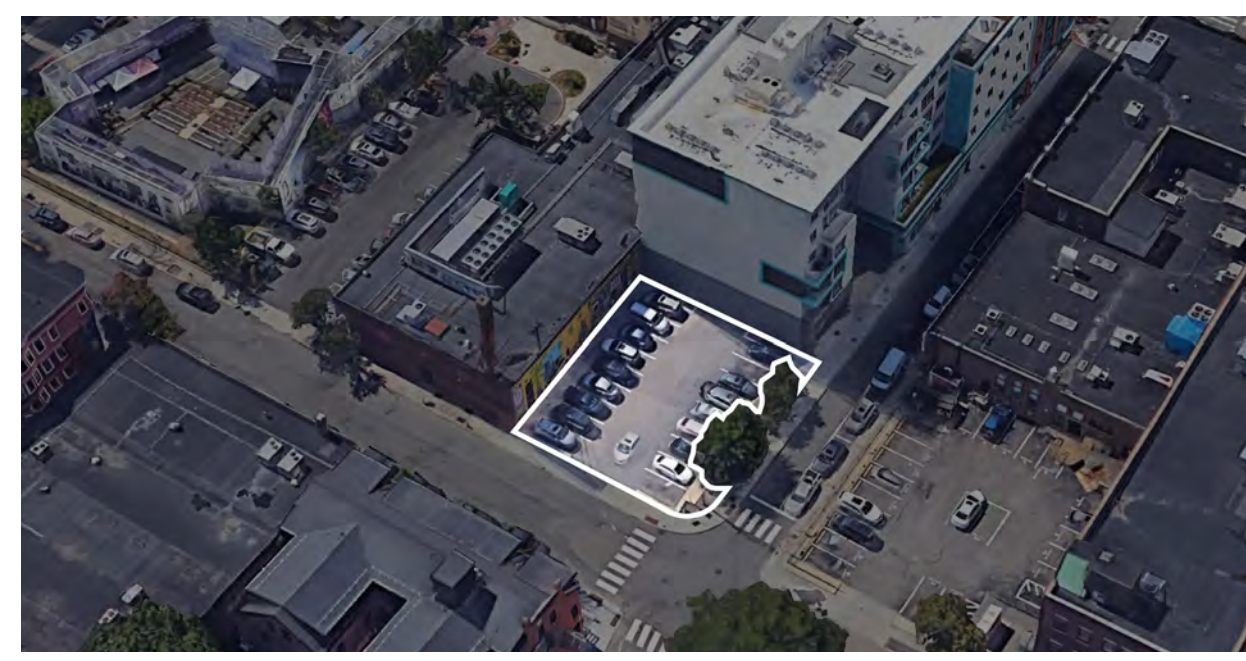
#### What's Missing?



(please add a note!)



# 96 BISHOP ALLEN DR



**Current Use**  
Municipal Parking Lot 4

**Gross Building Area**  
N/A sq ft

**Site Area**  
6,210 sq ft

**Parking Spaces**  
17

**Zoning District**  
BB

## Highlights! From Analysis and Input So Far

### SITE CONSIDERATIONS

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

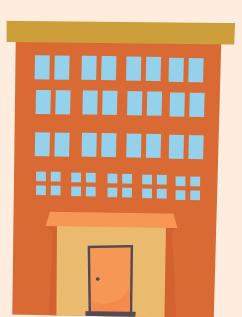
### SITE OPPORTUNITIES

- Affordable housing
- Public Plaza
- Open Space



**What types of events, programs, or building uses would you like to see here?** Add a sticker to show your preferences below! These uses can be combined!

#### Affordable Housing



I don't want to see this use here

I would love to see this use here!

#### Community Garden



I don't want to see this use here

I would love to see this use here!

#### Playground



I don't want to see this use here

I would love to see this use here!

#### Small Business Incubator



I don't want to see this use here

I would love to see this use here!

#### Performance space



I don't want to see this use here

I would love to see this use here!

#### Plaza / Gathering Places



I don't want to see this use here

I would love to see this use here!

### What's Missing?



(please add a note!)



# Central Square City Lots Study

## STAY ENGAGED!



Visit the Project Website



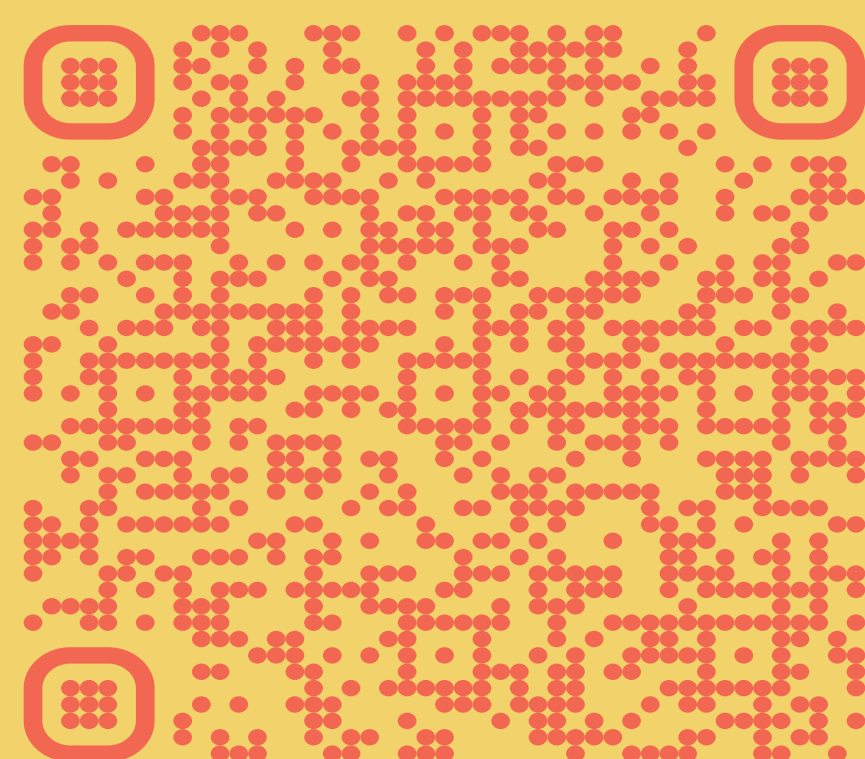
Share With Your Friends & Neighbors!



October 25th Virtual Version of this Meeting



Stay Tuned for More Opportunities to Engage!



[http://bit.ly/  
Central-Sq-Lots](http://bit.ly/Central-Sq-Lots)

June	July-August	September	October	November	December
<b>Project Kick-off</b>	Needs Assessment Goals Identification Pop-up Events	Focus Groups Community Group Conversations	Community Meeting Draft Site Recommendations	Ongoing Site Studies Revisions & Refinement	Final Site Recommendations



# CAMBRIDGE NEEDS & ASPIRES TO...

Build more affordable housing

Have a high quality library in Central Square


Provide office space for city departments and city services


Create more open spaces and shaded areas

Expand & colocate community services

Make room for large cultural events

What else?

 USE THE STAR STICKERS TO MARK WHICH NEEDS YOU THINK ARE MOST IMPORTANT

 PULL LOCATION STICKERS FROM THE MAP TO SHOW WHICH PROPERTIES MIGHT BE THE BEST FIT TO MEET EACH OF CENTRAL SQUARE'S NEEDS



# Coloring Activity!

Color in the shapes or draw what you'd like to see more of in Central Square!





# CENTRAL SQUARE CITY LOTS STUDY

VIRTUAL OPEN HOUSE

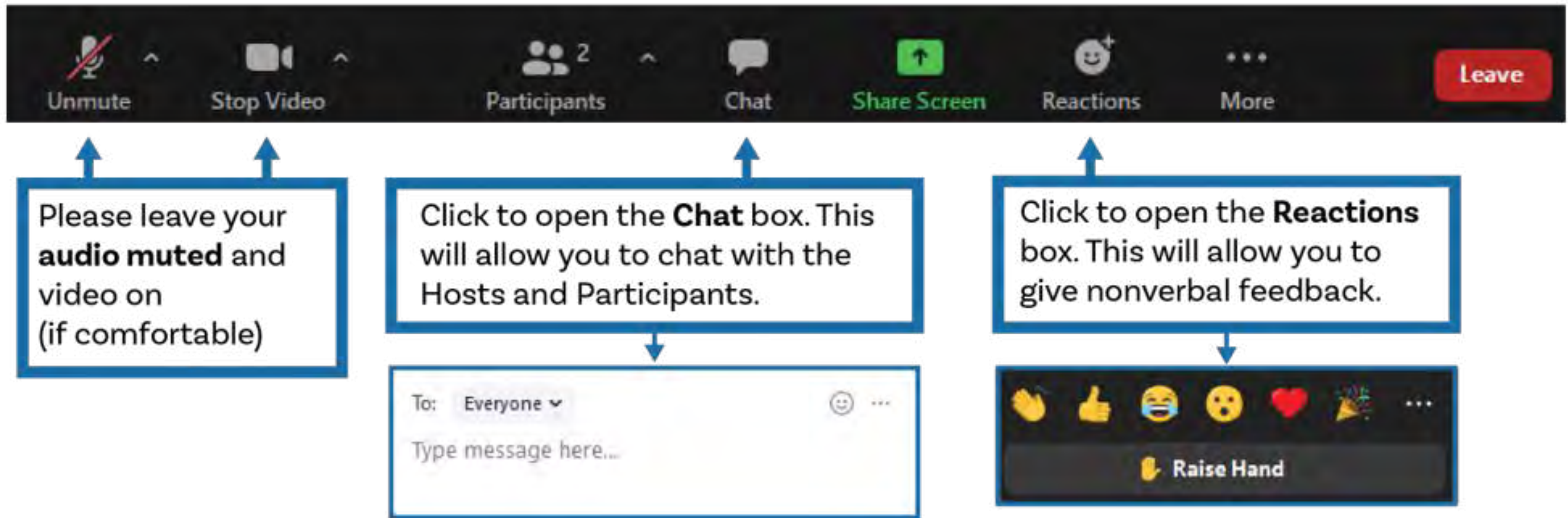


Agency  
Landscape + Planning

October 25, 2023



# 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: 830 0980 8992



We're Recording!



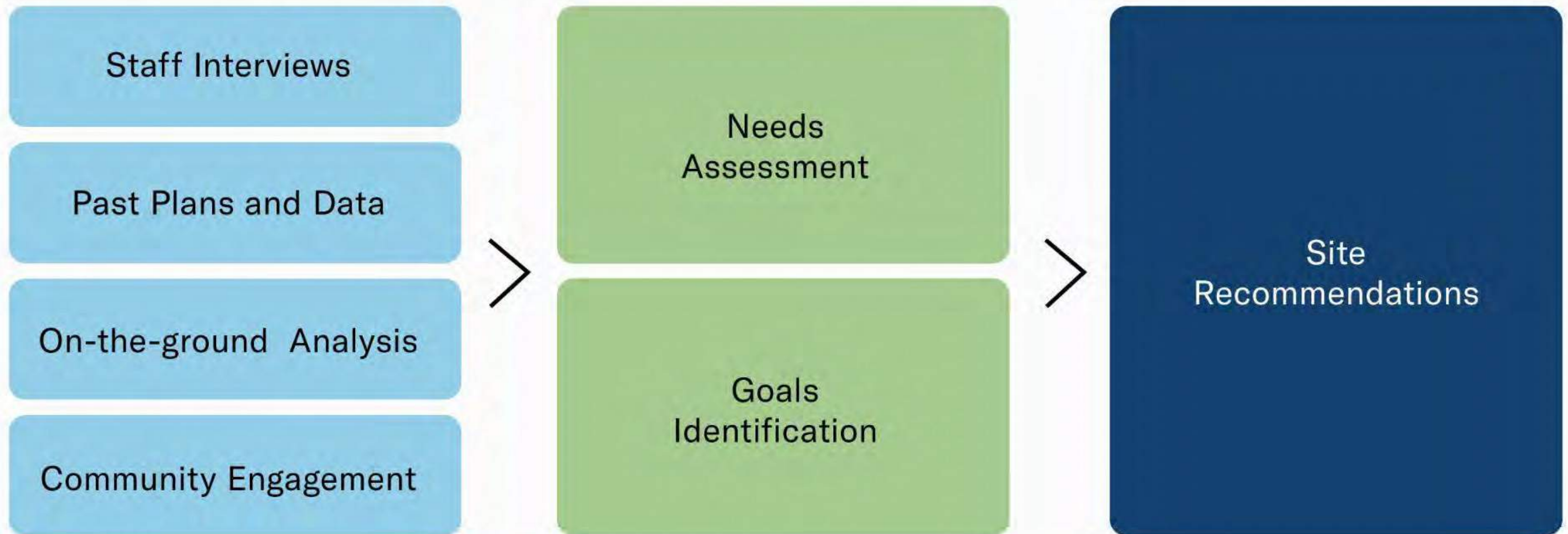
# AGENDA

1. Welcome & Introductions
2. Project Overview (15 min)
3. Breakout Discussion 1 (30 min)
  - Leverage the Potential of Large, City-owned Sites
4. Breakout Discussion 2 (30 min)
  - Bring New Life to Existing Buildings & Lots
5. Report Back & Next Steps (15 min)



# PROJECT OVERVIEW

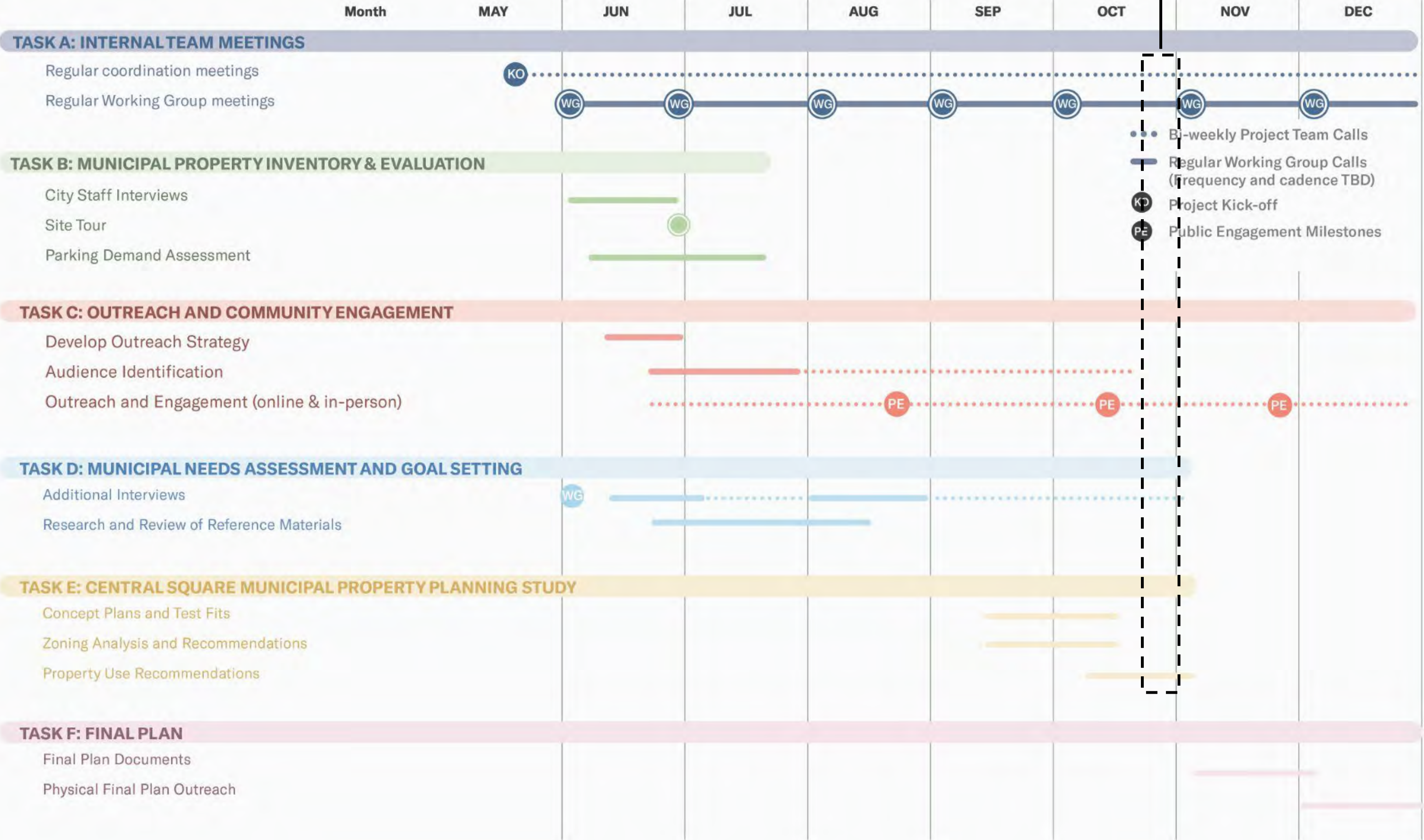
**Intent:** Support the City to best use its own assets (10 sites encompassing both land and buildings) to realize community goals and support City operations





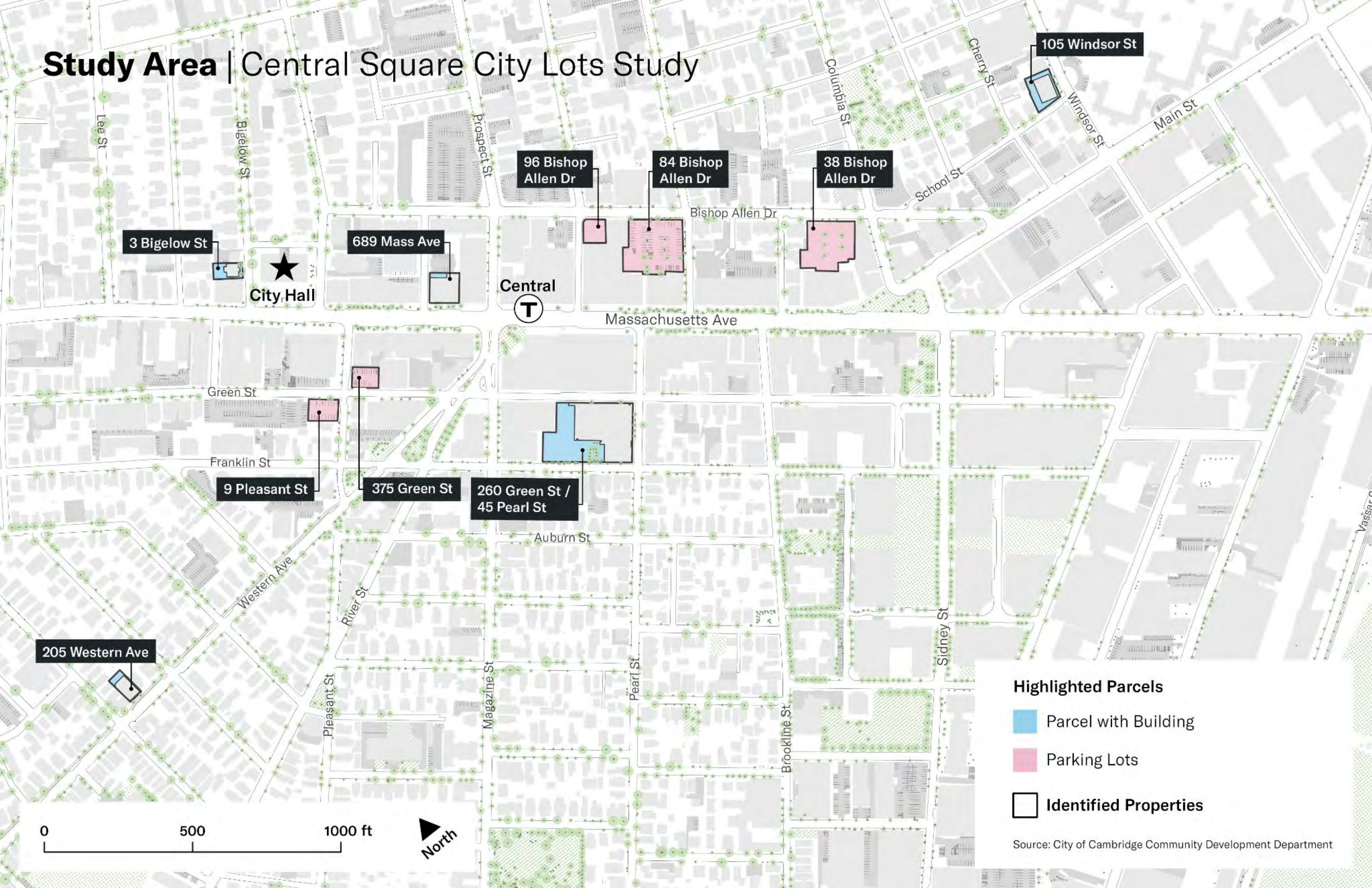
# SCHEDULE

*We're Here!*





# Study Area | Central Square City Lots Study



3 Bigelow St



City Hall

689 Mass Ave

Central  
T

96 Bishop  
Allen Dr

84 Bishop  
Allen Dr

38 Bishop  
Allen Dr

105 Windsor St

9 Pleasant St

375 Green St

260 Green St /  
45 Pearl St

205 Western Ave

## Highlighted Parcels

Parcel with Building

Parking Lots

Identified Properties

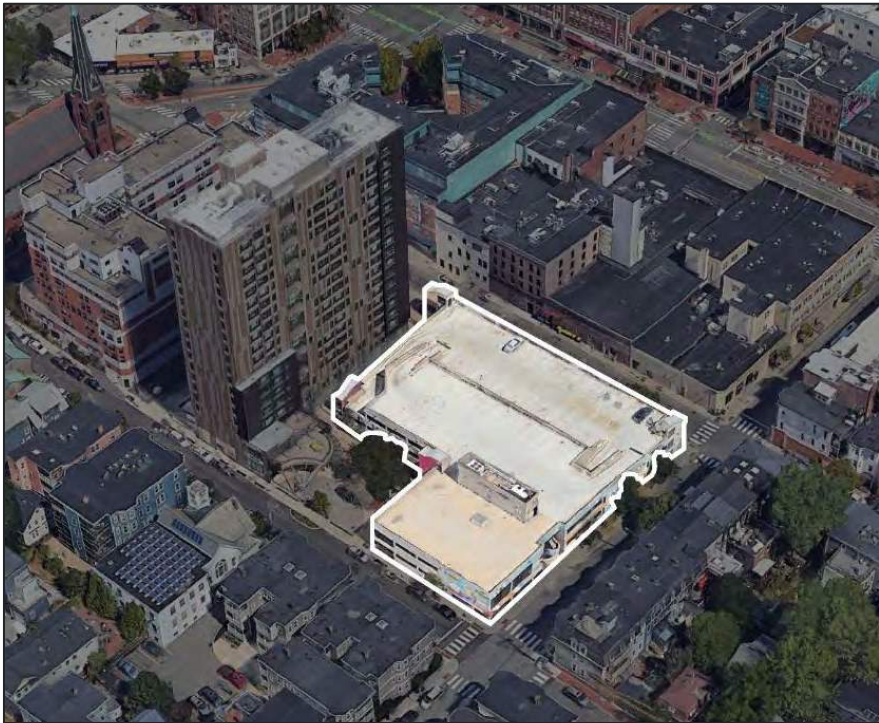
Source: City of Cambridge Community Development Department



# PROJECT SITES - Buildings



3 Bigelow St



260 Green St / 45 Pearl St



689 Mass Ave



205 Western Ave



105 Windsor St



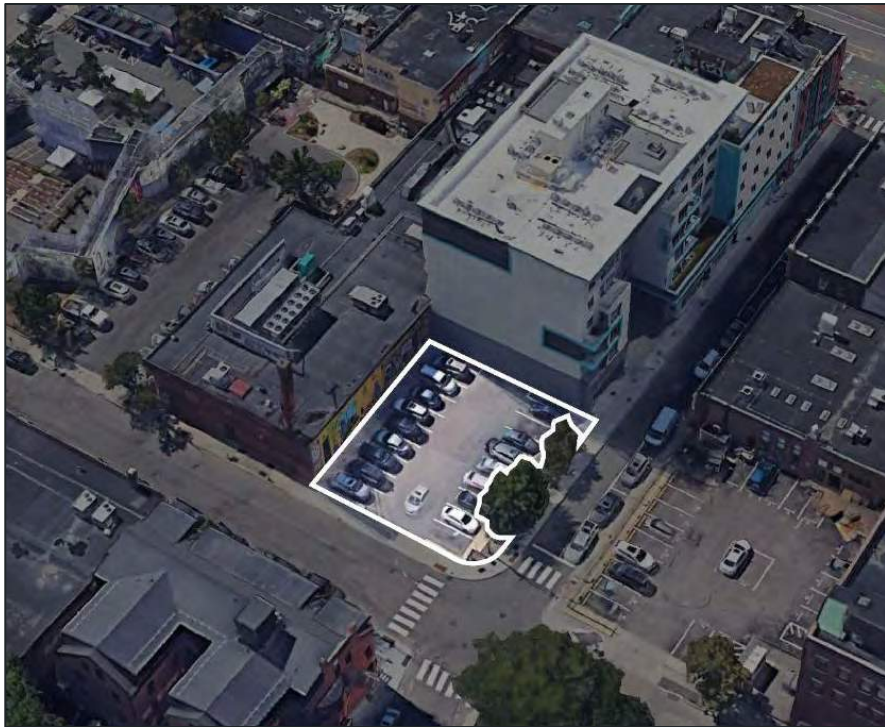
# PROJECT SITES - Lots



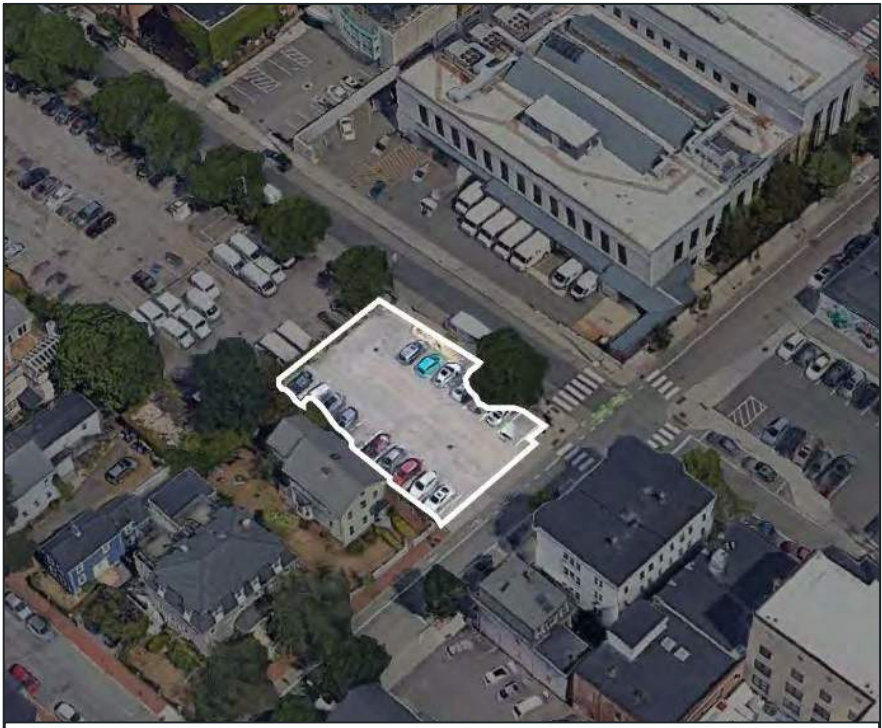
38 Bishop Allen Dr



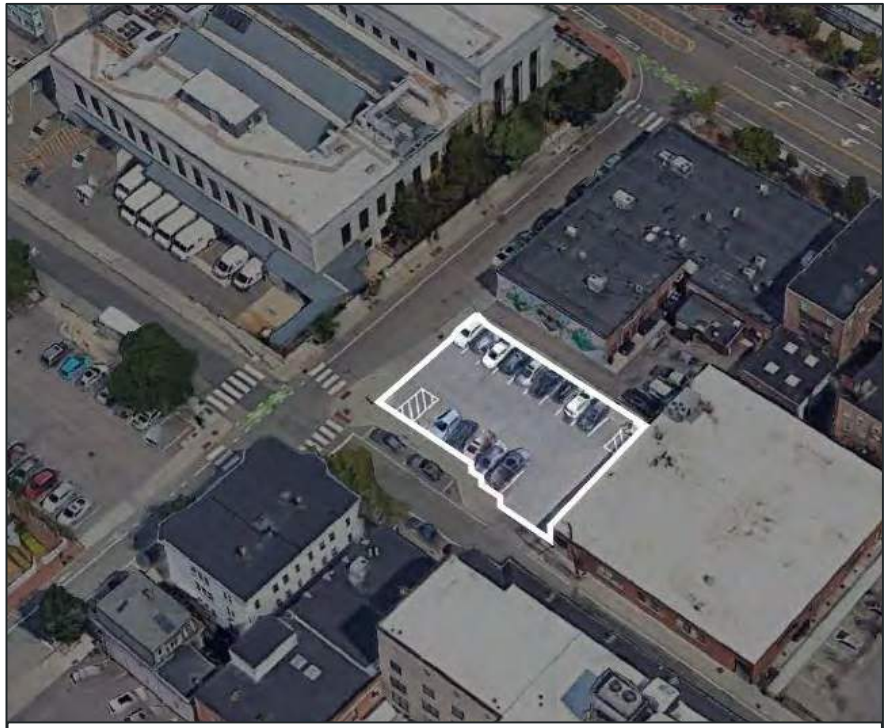
84 Bishop Allen Dr



96 Bishop Allen Dr



9 Pleasant St



375 Green St



# TECHNICAL SITE ASSESSMENTS

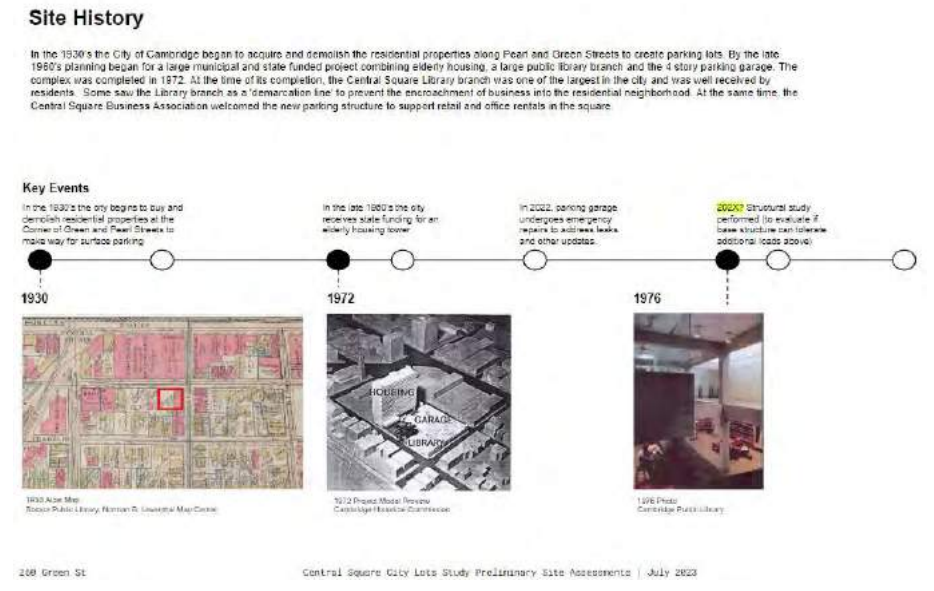
Through interviews, research, and site visits, we are working on technical assessments for each of the project sites.



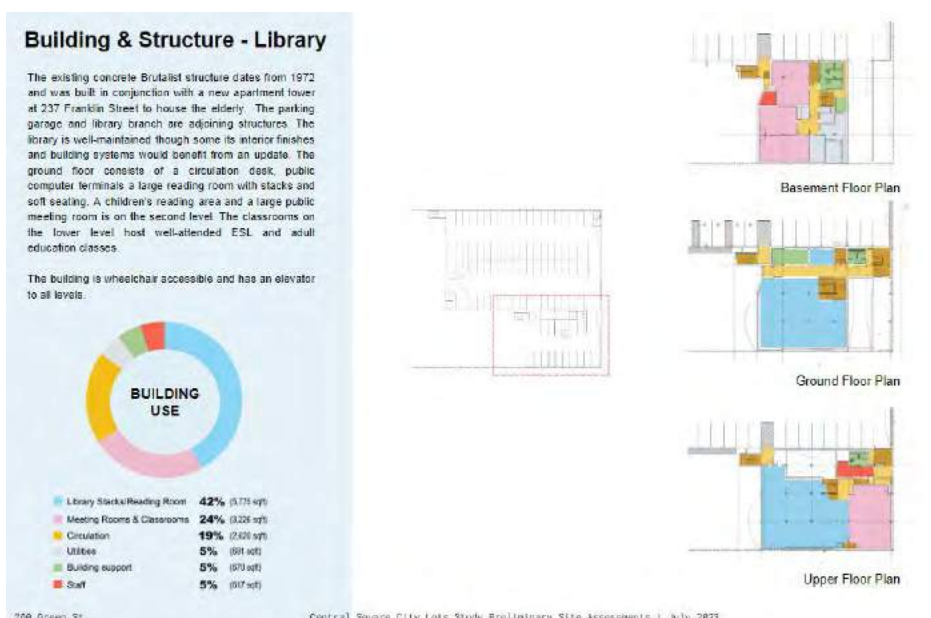
Mapping & Summary Statistics



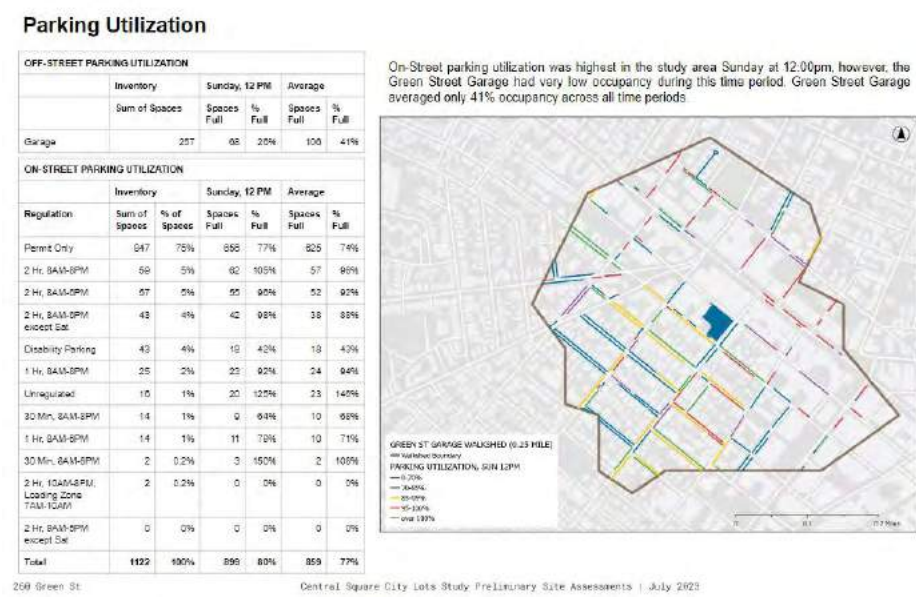
Site Conditions



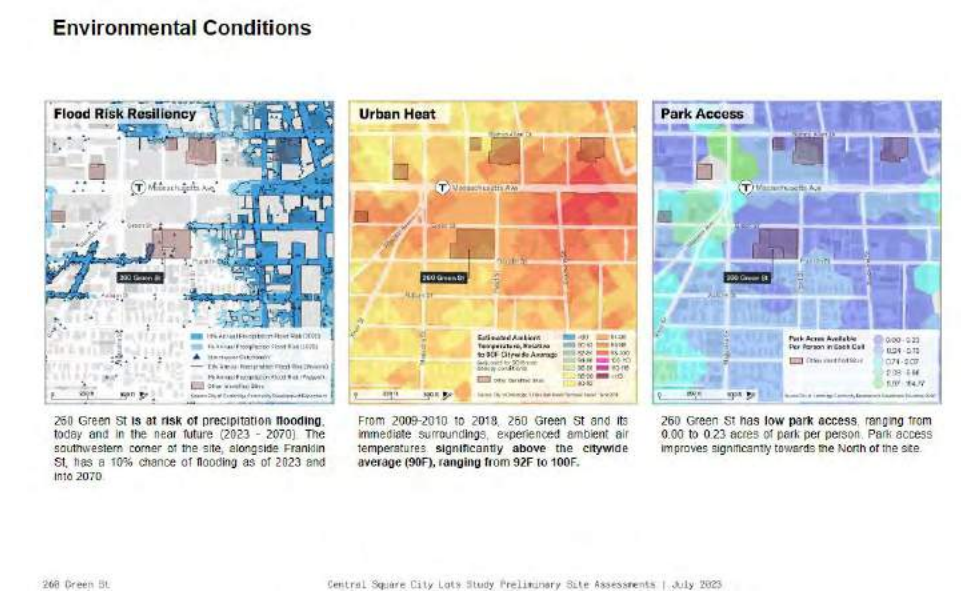
Site History



Building Use



Parking Inventory & Utilization



Environmental Conditions



# ENGAGEMENT ELEMENTS

## COMMUNICATION MATERIALS

Project Website

Updates on Social Media

Flyering at local Central Square businesses & community centers/hubs

Canvassing or flyering at residences

## FOCUS GROUPS & INTERVIEWS

City Staff

Central Square BID

Central Square Advisory Committee

CET Focus Groups

Senior Center

Community Organizations, Art, Businesses, others?

## POP-UPS / SURVEY & COMMUNITY MEETING

Pop-ups with general project info, learn about community needs

Online Survey

October Community Meeting to share preliminary findings & opportunities





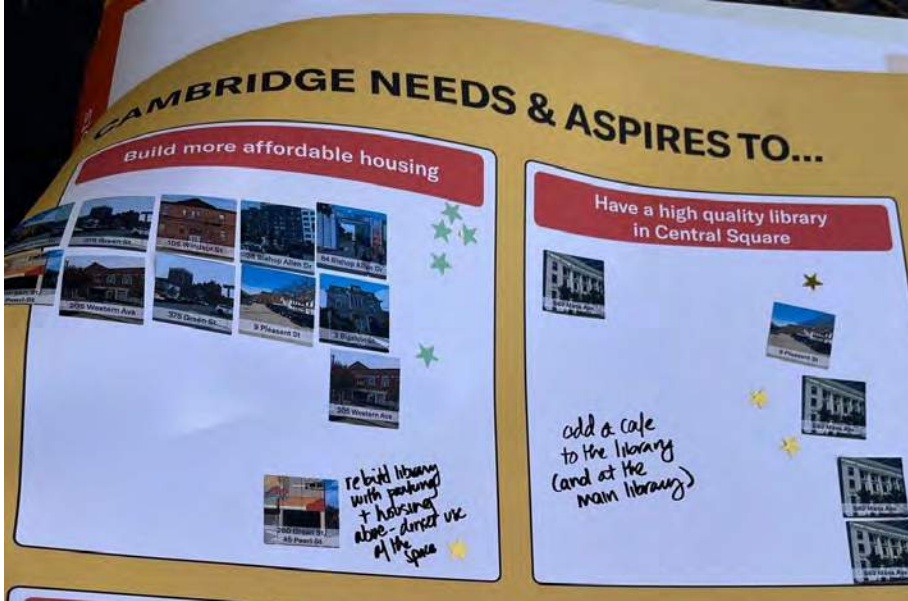
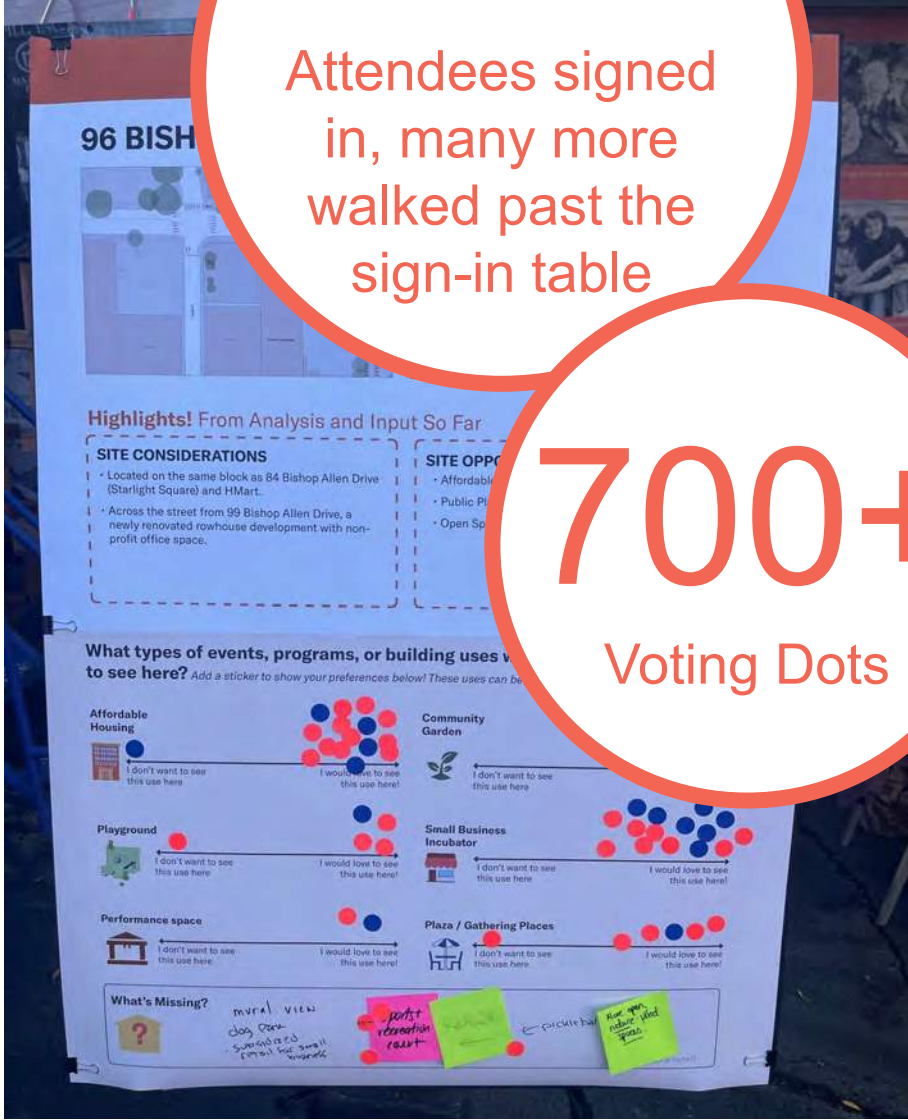


# OCTOBER OPEN HOUSE



30+  
Attendees signed in, many more walked past the sign-in table

700+  
Voting Dots





# HIGHLIGHTS: WHAT WE'VE HEARD SO FAR

- Develop affordable housing



- Retain, expand, and diversify flexible arts spaces (e.g. Starlight)



- Create more parks and open spaces



- Support small businesses



- Create spaces for people of different age groups to gather



 *Most heard suggestions*



# DISCUSSION: Breakout Groups

1 | Leverage the Potential of Large City-Owned Sites

### 84 BISHOP ALLEN DR

Highlighted From Analysis and Input So Far:

**SITE CONSIDERATIONS**

**SITE OPTIONS - More than 1 is possible!**

What types of events, programs, or building uses would you like to see here?



1 | Leverage the Potential of Large City-Owned Sites

### 38 BISHOP ALLEN DR

Highlighted From Analysis and Input So Far:

**SITE CONSIDERATIONS**

**SITE OPTIONS - More than 1 is possible!**

What types of events, programs, or building uses would you like to see here?



1 | Leverage the Potential of Large City-Owned Sites

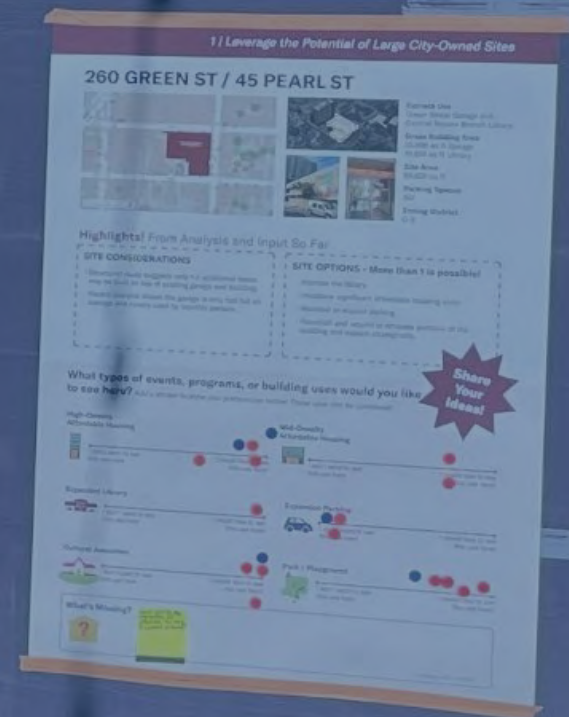
### 260 GREEN ST / 45 PEARL ST

Highlighted From Analysis and Input So Far:

**SITE CONSIDERATIONS**

**SITE OPTIONS - More than 1 is possible!**

What types of events, programs, or building uses would you like to see here?





# Breakout Instructions

Two 30-minute sessions

Brief presentations on considerations for each site followed by a discussion activity

## Group Discussion Guidelines

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



# **BREAKOUT SESSION 1**

30 MINUTES

Leverage the Potential of Large, City-owned Sites



# Leverage the Potential of Large, City-owned Sites



84 Bishop Allen Dr



38 Bishop Allen Dr



260 Green St / 45 Pearl St



689 Mass Ave



# Highlights! From Analysis and Input So Far

Flexible Arts/  
Market Space

Affordable Housing

Flexible Arts/  
Market Space

Small business  
incubator

Park/Playground or  
Outdoor Plaza

84 Bishop Allen Dr

38 Bishop Allen Dr

Cultural  
amenities /  
spaces

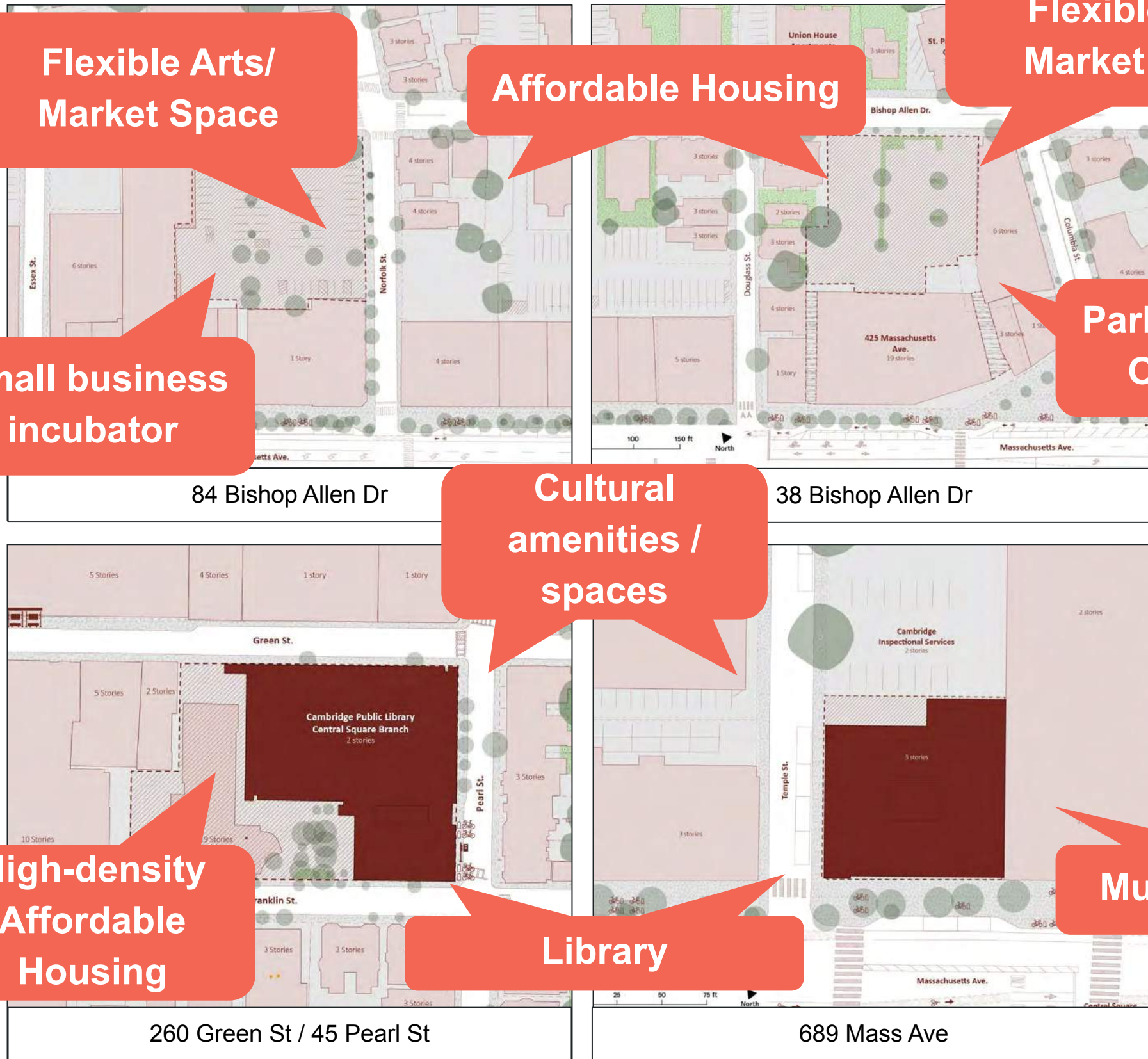
High-density  
Affordable  
Housing

Library

Municipal Offices

260 Green St / 45 Pearl St

689 Mass Ave







# 84 Bishop Allen Dr

## The Port

### SITE CONSIDERATIONS

- H-Mart and other retailers rely on nearby parking.
- Buildings of up to 7 stories (80 feet) are allowed by zoning; up to 15 stories may be possible under the proposed Affordable Housing Overlay amendment.
- Important public realm considerations include Graffiti Alley, current use as Starlight Square, the Farmer's Market, and other events.



**N/A**

Gross Building Area (sq ft)

**33,715**

Site Area (sq ft)

**23**

Parking Spaces

**BB**

Zoning District

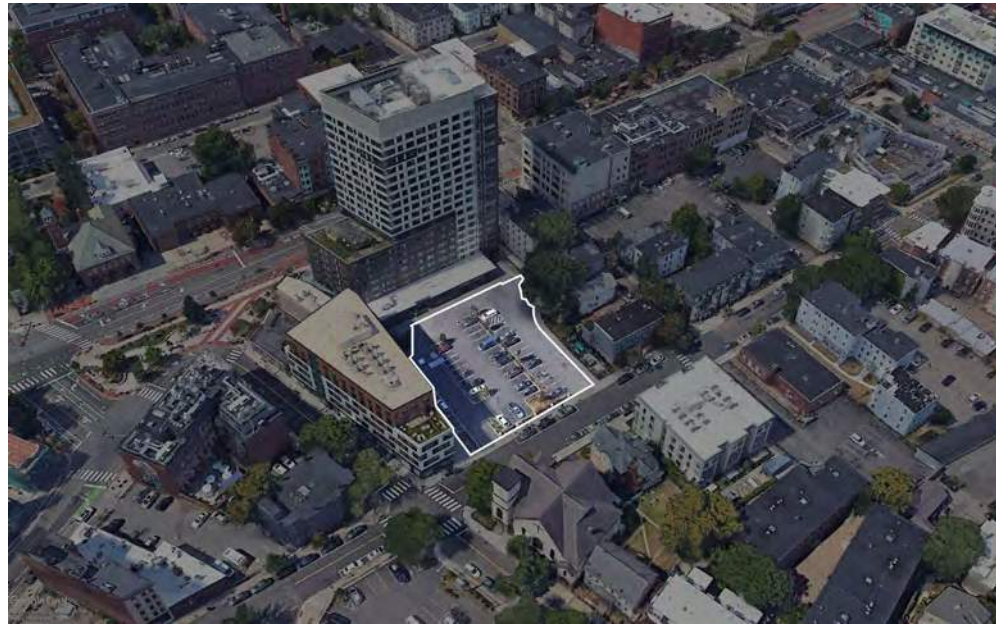
**N/A**

Number of Stories

**PARKING**

Current Use





# 38 Bishop Allen Dr

## The Port

### 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.
- Only the middle section (~1/3) of the lot is buildable in the future.
- Surrounded by high density new housing and retail.



**N/A**

Gross Building Area (sq ft)

**27,799**

Site Area (sq ft)

**Unknown**

Assessed Value

**BB-CSQ**

Zoning District

**N/A**

Number of Stories

**40**

Parking Spaces





# 260 Green St

Cambridgeport

## 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 is only half full on average and mostly used by monthly parkers.



**25,686**

Garage

**19,824**

Library

Gross Building Area (sq ft)

**55,828**

Site Area (sq ft)

**257**

Parking Spaces

**C-3**

Zoning District

**4**

Garage

**2**

Library

Number of Stories

**MIXED**

Current Use





# 689 Massachusetts Ave

## Mid-Cambridge

### 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.



**33,456**

Gross Building Area (sq ft)

**10,101**

Site Area (sq ft)

**\$15,112,200**

Assessed Value

**BB-CSQ**

Zoning District

**3**

Number of Stories

**0**

Parking Spaces



# **BREAKOUT SESSION 2**

30 MINUTES

Bring New Life to Existing Buildings & Lots



# Bring New Life to Existing Buildings & Lots





# Highlights! From Analysis and Input So Far

Municipal Offices



Supportive Housing



Performance & Artist Spaces

Museum

Learning Spaces



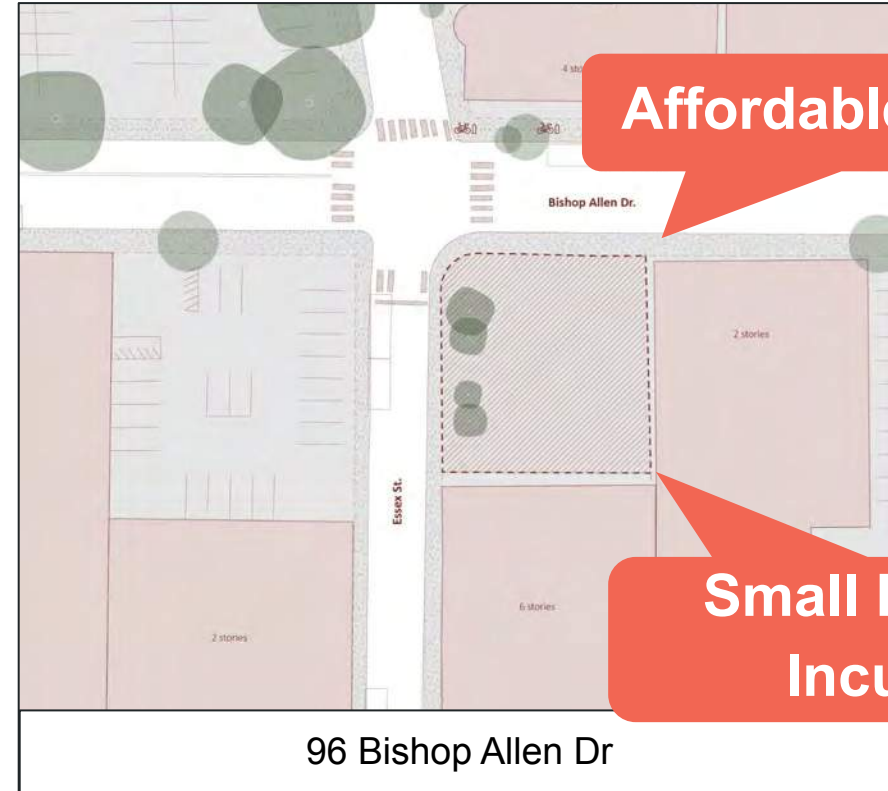
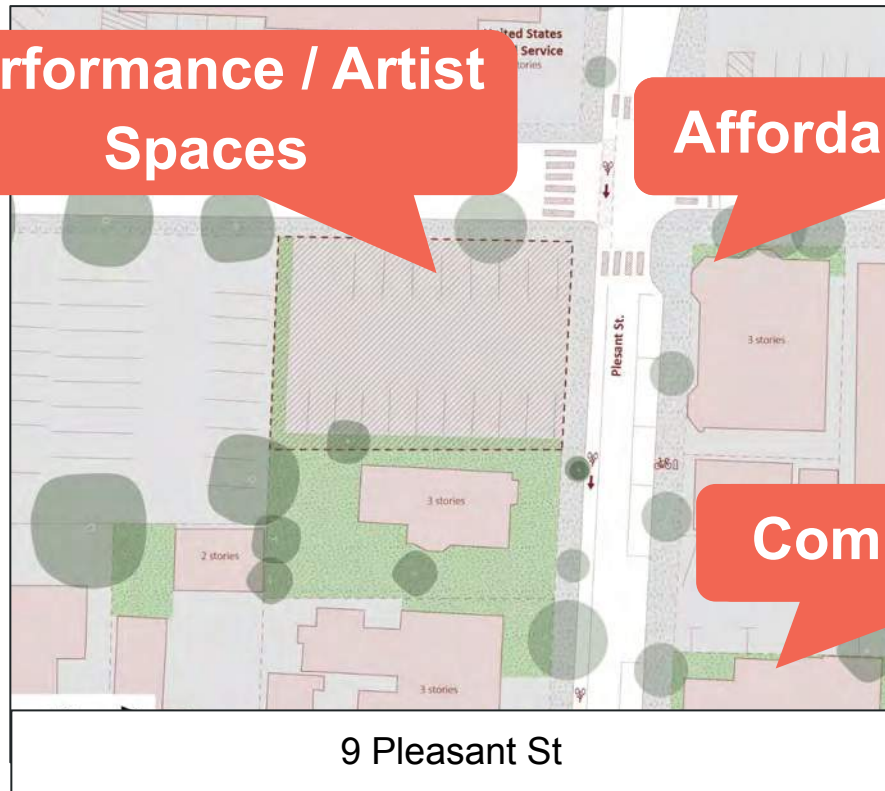
Performance / Artist Spaces

Affordable Housing

Affordable Housing

Community Garden

Small Business Incubator







# 3 Bigelow St

## Mid-Cambridge

### 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.



**6,386**

Gross Building Area (sq ft)

**5,175**

Site Area (sq ft)

**1869**

Year Built

**C-2B**

Zoning District

**3**

Number of Stories

**Vacant**

Current Building



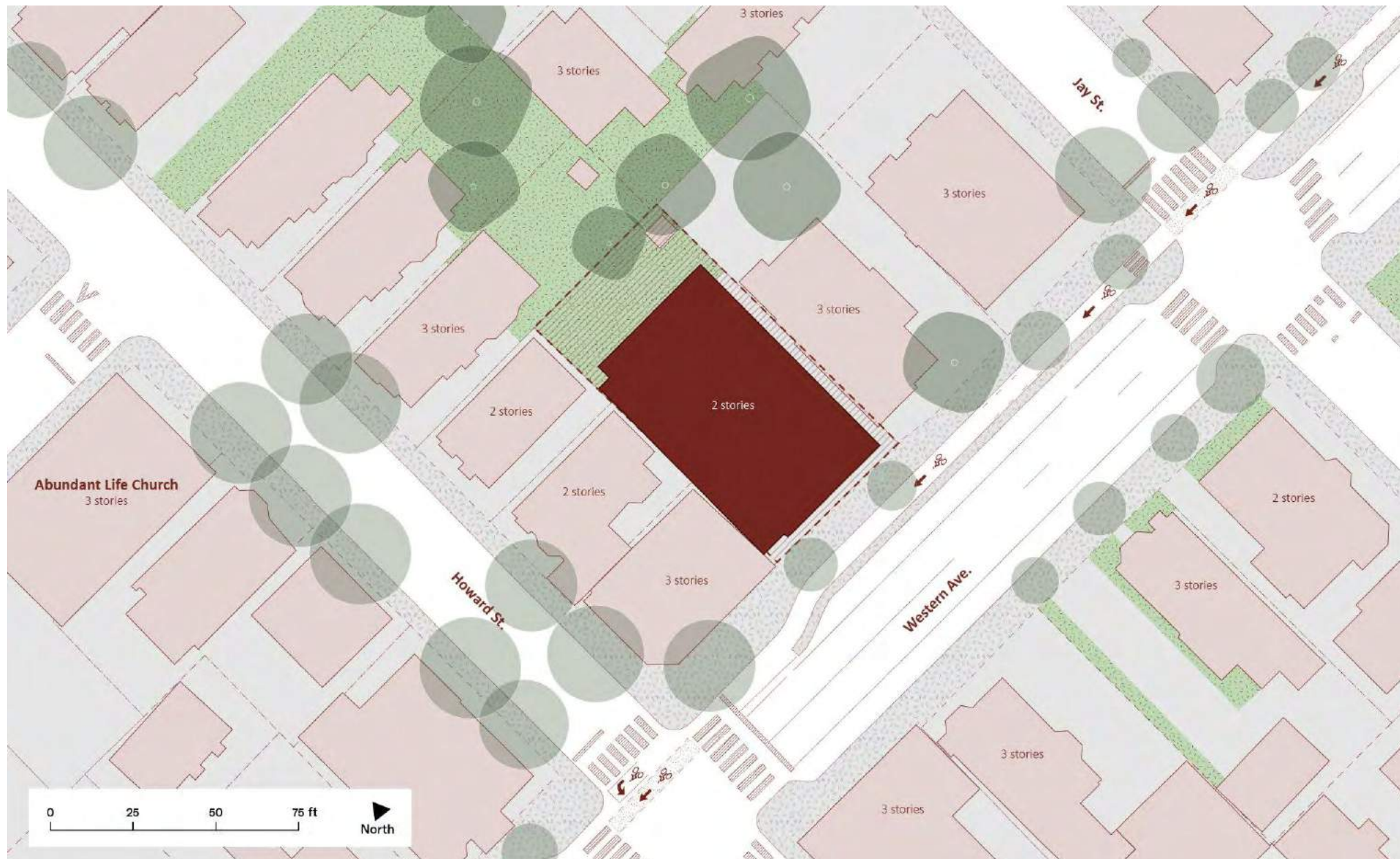


# 205 Western Ave

## Riverside

### 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.



**4,280**

Gross Building Area (sq ft)

**5,258**

Site Area (sq ft)

**1993**

Year Built

**BA-3**

Zoning District

**2**

Number of Stories

**VACANT**

Current Use





# 105 Windsor St

## The Port

### 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.



**13,104**

Gross Building Area (sq ft)

**10,018**

Site Area (sq ft)

**1868**

Year Built

**C-1**

Zoning District

**2**

Number of Stories

**VACANT**

Current Use





# 375 Green St

Riverside

## SITE CONSIDERATIONS

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



**N/A**

Gross Building Area (sq ft)

**6,436**

Site Area (sq ft)

**17**

Parking Spaces

**BB-CSQ**

Zoning District

**N/A**

Number of Stories

**Parking**

Current Use





# 9 Pleasant St

## Riverside

### 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.



**N/A**  
Gross Building Area (sq ft)

**7,449**  
Site Area (sq ft)

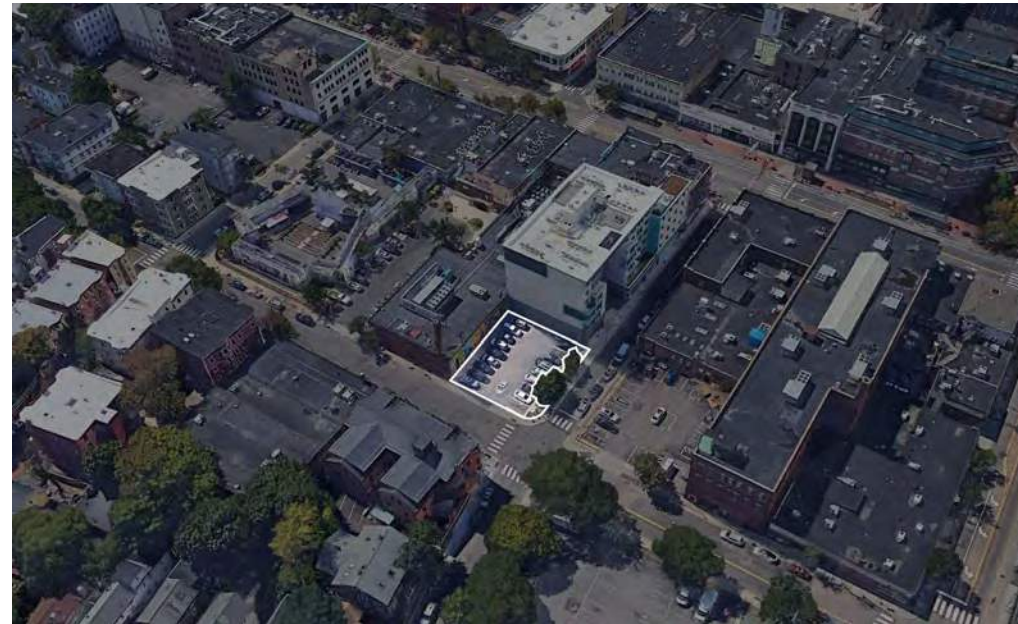
**17**  
Parking Spaces

**C-2**  
Zoning District

**N/A**  
Number of Stories

**PARKING**  
Current Use





# 96 Bishop Allen Dr

## The Port

### 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.



**N/A**

Gross Building Area (sq ft)

**6,210**

Site Area (sq ft)

**17**

Parking Spaces

**BB**

Zoning District

**N/A**

Number of Stories

**PARKING**

Current Use



# REPORT BACK

What are 2-3 Highlights from your group's discussions?





**NEXT STEPS**

54MS



# NEXT STEPS

- Focus groups

**Let us know if there are groups we should connect with!**

- Online Comments

**Please visit the website to share any further thoughts in the comment form and share the project with your networks!**

- Test fits to identify opportunities and constraints

**THANK YOU!**



# APPENDIX



# COMMUNITY FEEDBACK AT AUGUST POP-UPS



A word cloud of community feedback. The most prominent words are 'affordable housing' and 'housing' in large red font. Other words include 'services', 'one-stop-shop', 'food vendors', 'parking', 'unhoused', 'public bathroom', 'market', 'stores', 'green space', 'playground', 'open space', 'park', 'community garden', and 'public space'.

services one-stop-shop food vendors parking  
unhoused public bathroom market stores  
**affordable housing**  
green space playground **housing**  
open space park community garden public space

**Central Square needs ...**

---

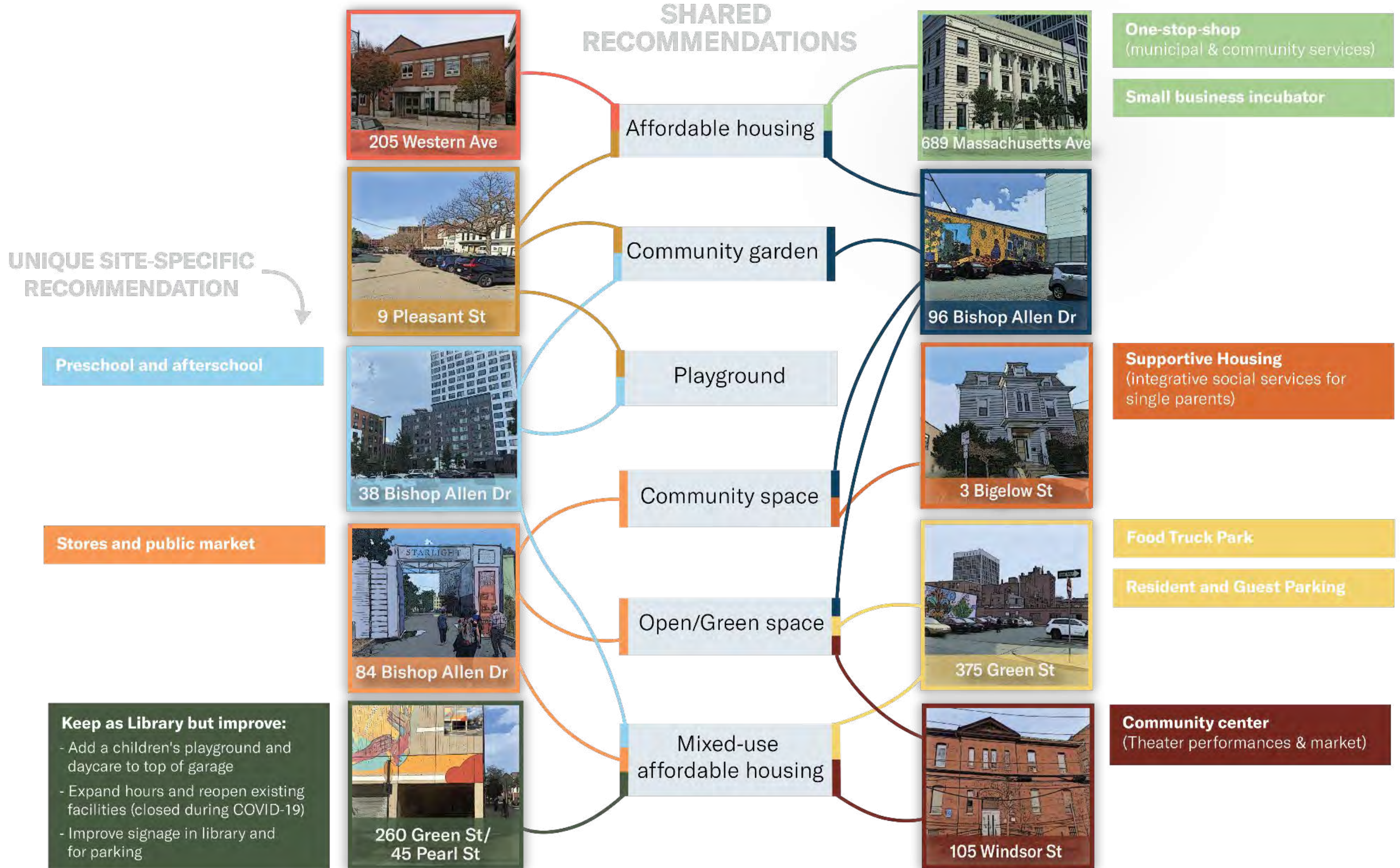
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---

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



# COMMUNITY FEEDBACK AT AUGUST POP-UPS - SPECIFIC PROPERTIES





# FOCUS GROUP QUESTIONS

## **Start by looking at Central Square and the 10-sites as a whole...**

1. What are the places you use the most in Central Square?
2. Central Square needs:  

---

(Tell us what you think are the most pressing community needs
3. In your opinion, what destinations and uses would make Central Square more appealing and comfortable?

## **Site-specific (choose 1-2 sites and explore them in more detail)**

1. What changes would you be excited to see at this site?
2. What size development do you think would work well here?
3. What types of events, programs, or building uses would you like to see?
4. What design and public space improvements would help this site be a great part of the neighborhood?



# DISCUSSION

## QUESTION 1

Central Square needs \_\_\_\_\_

---

*Tell us what you think are the most pressing community needs for Central Square!*

## QUESTION 2

Have a location in mind? Tell us which site you're thinking of!





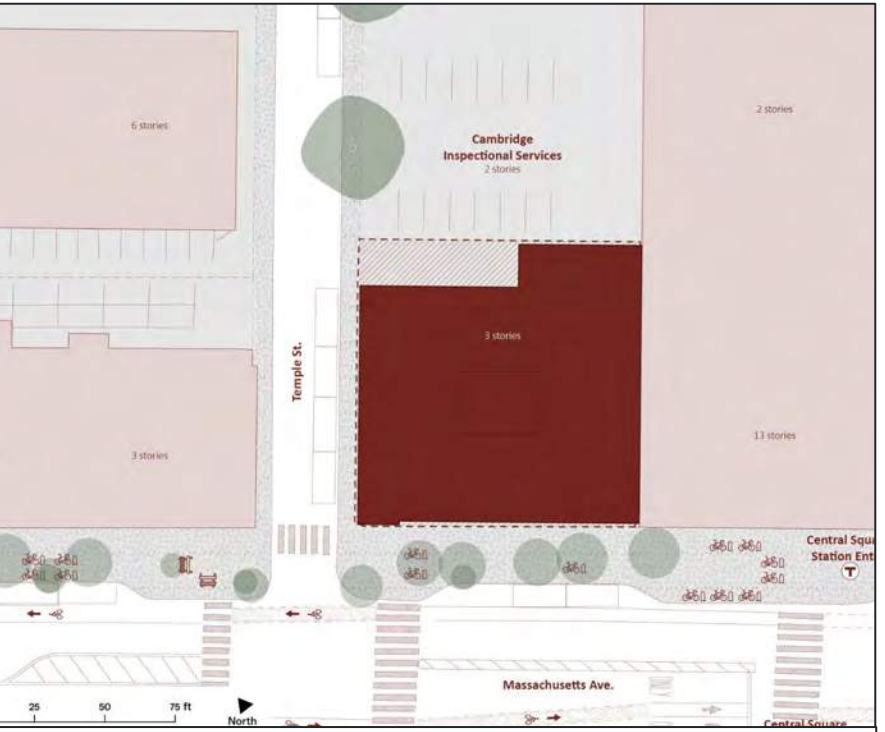
# PROJECT SITE PLANS



3 Bigelow St



260 Green St / 45 Pearl St



689 Mass Ave



205 Western Ave



105 Windsor St



# PROJECT SITE PLANS



38 Bishop Allen Dr



84 Bishop Allen Dr



96 Bishop Allen Dr



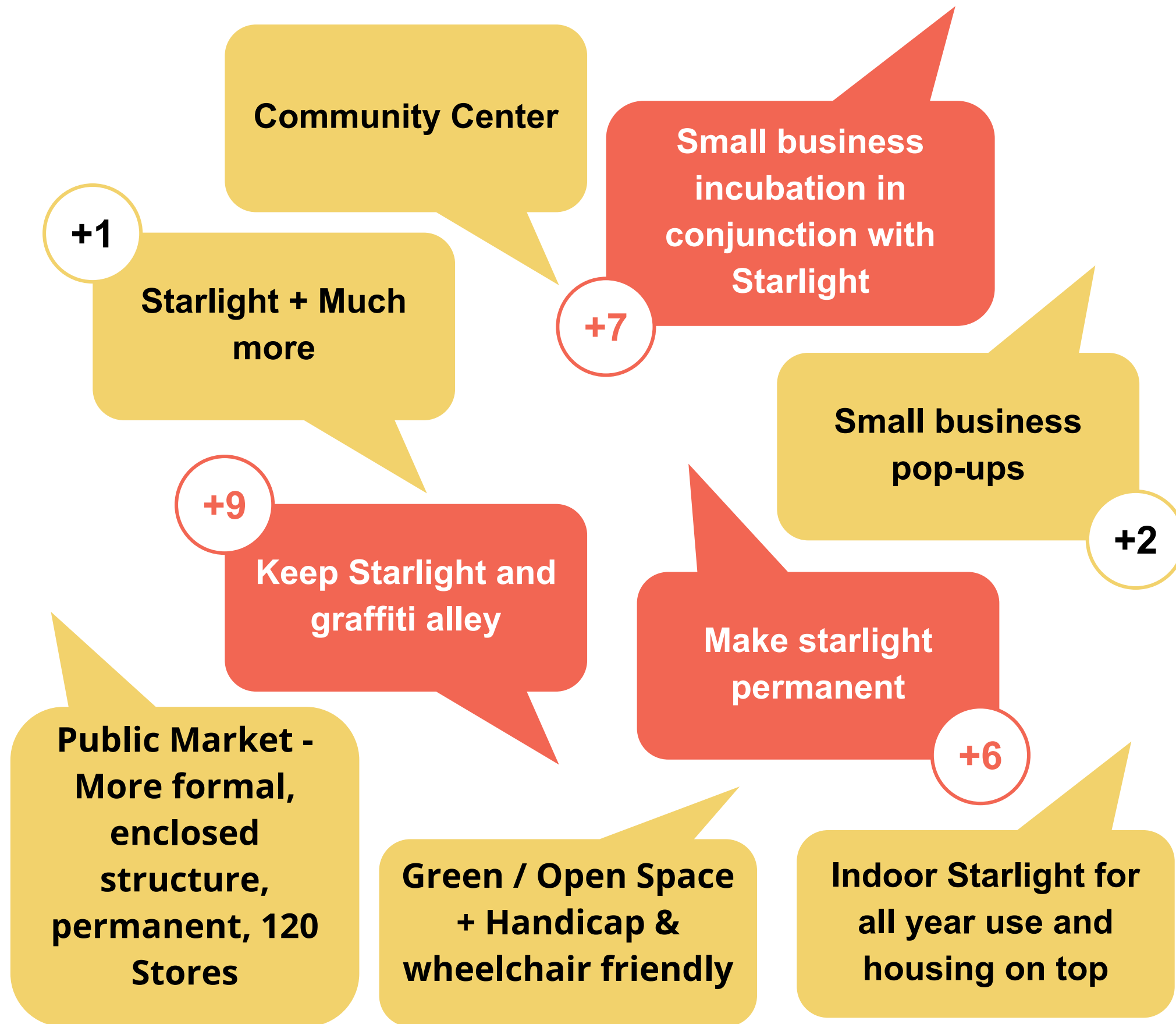
9 Pleasant St



375 Green St



# Highlights! From Analysis and Input So Far

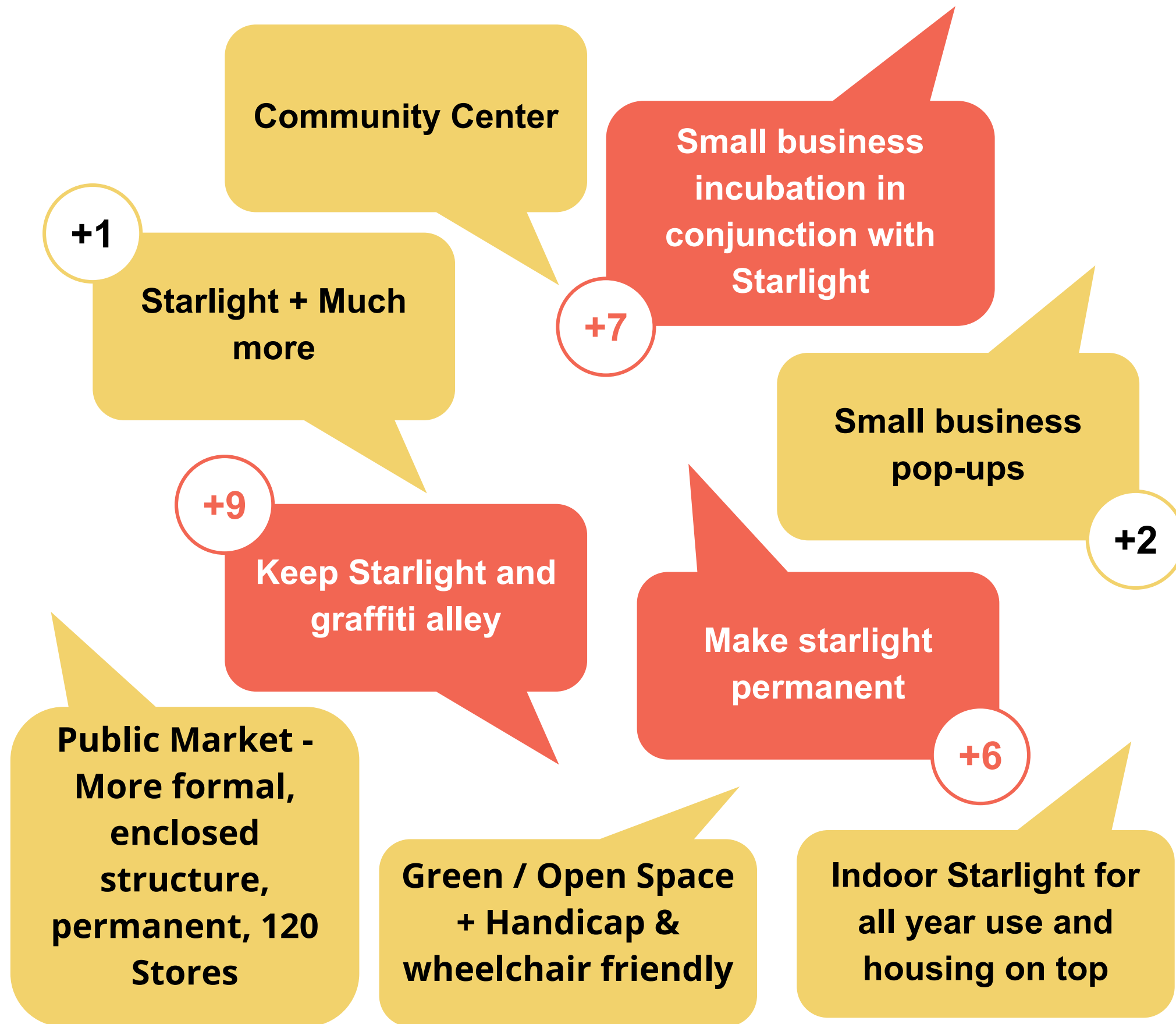


## SITE OPTIONS - More than 1 is possible!

- High-density affordable housing
- Flexible arts and marketplace uses
- Non-profit and commercial space or parking



# Highlights! From Analysis and Input So Far



## SITE OPTIONS - More than 1 is possible!

- High-density affordable housing
- Flexible arts and marketplace uses
- Non-profit and commercial space or parking



# Highlights! From Analysis and Input So Far

## COMMUNITY INPUT

- (Multi) Cultural Center - Exhibitions - Auditorium (Theater etc.) - Community meetings
- Community Center
- Public Market - More formal, enclosed structure, permanent, 120 Stores and public market
- Lowest lift for highest value is to maintain Starlight & Popportunity
- Expand Starlight and make it permanent.
- Green / Open Space + Handicap & wheelchair friendly

## SITE OPTIONS - More than 1 is possible!

- High-density affordable housing
- Flexible arts and marketplace uses
- Non-profit and commercial space or parking



# Highlights! From Analysis and Input So Far

+2

Move starlight here

Affordable Housing

Preschool and  
Afterschool

Dog Park! Retail /  
food / coffee  
pop-up

Housing +  
Playground +  
Community Garden

## **SITE OPTIONS - More than 1 is possible!**

- High-density affordable housing.
- Open space / public plaza.
- Additional stormwater retention storage.



# Highlights! From Analysis and Input So Far

## COMMUNITY INPUT

- Housing + Playground + Community Garden
- Preschool and Afterschool
- Shift Starlight here
- Dog park! Retail / food / coffee pop up
- Affordable Housing

## SITE OPTIONS - More than 1 is possible!

- High-density affordable housing.
- Open space / public plaza.
- Additional stormwater retention storage.



# Highlights! From Analysis and Input So Far

**Children playground +  
Daycare on the top of  
garage**

**New Housing (Keep  
mix of uses)**

**Affordable housing  
over library with some  
but less parking**

**Community center for  
the elder concentrating  
on Parkinson's center**

**Space for youth!  
Drop in center**

## **SITE OPTIONS - More than 1 is possible!**

- High-density affordable housing.
- Open space / public plaza.
- Additional stormwater retention storage.



# Highlights! From Analysis and Input So Far

## COMMUNITY INPUT

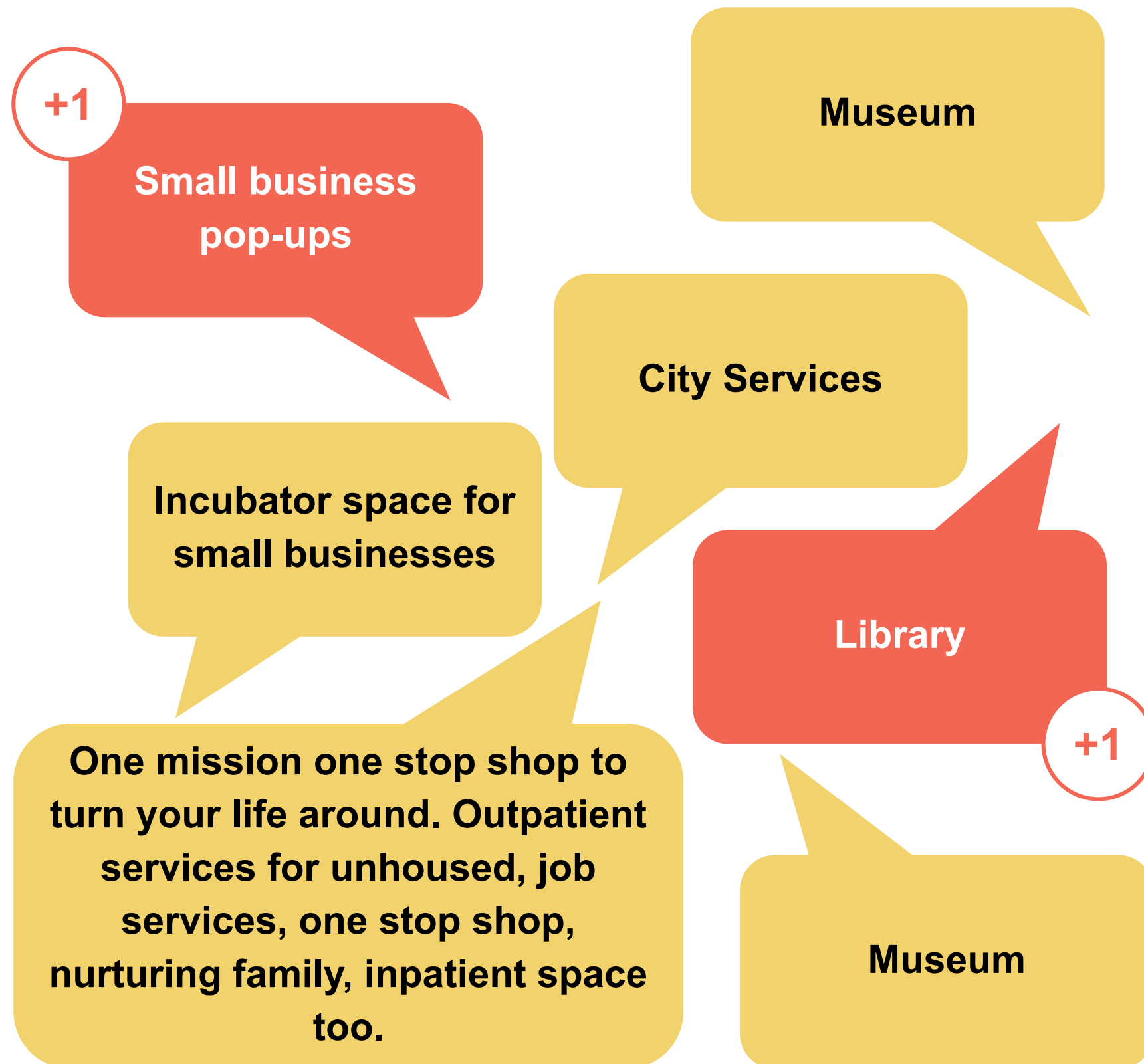
- Children playground + Daycare on the top of garage
- Affordable Housing
- New Housing (Keep mix of uses)
- Space for the youth! Drop in center.  
Community center for the elder  
concentrating on a Parkinson's center.
- Affordable housing over library with some, but less parking

## SITE OPTIONS - More than 1 is possible!

- High-density affordable housing.
- Open space / public plaza.
- Additional stormwater retention storage.



# Highlights! From Analysis and Input So Far



## **SITE OPTIONS - More than 1 is possible!**

- City offices
- Community services
- Cultural spaces
- Relocation of the Central Square Library branch



# Highlights! From Analysis and Input So Far

## **COMMUNITY INPUT**

- One mission one stop shop to turn your life around. Outpatient services for unhoused, job services, one stop shop, nurturing family, inpatient space too.
- Incubator space (Like Inman Incubator) for small businesses
- City Services
- Library
- Museum

## **SITE OPTIONS - More than 1 is possible!**

- City offices
- Community services
- Cultural spaces
- Relocation of the Central Square Library branch



# Highlights! From Analysis and Input So Far

+4

**Food Pantry**

**Hospitable Public Space**

**Community meeting space be combined with city meeting spaces**

**Housing for single parents and social work offices**

+1

**Parking**

## **SITE OPTIONS - More than 1 is possible!**

- Municipal offices
- Community / City meeting spaces
- Renovate and expand through a rear yard addition
- Potential to combine with adjacent City-owned properties (Lombardi)



# Highlights! From Analysis and Input So Far

## **COMMUNITY INPUT**

- Housing for Single Parents and Social work offices
- Hospitable Public Space
- Community meeting space be combined with city meeting spaces
- Food Pantry

## **SITE OPTIONS - More than 1 is possible!**

- Municipal offices
- Community / City meeting spaces
- Renovate and expand through a rear yard addition
- Potential to combine with adjacent City-owned properties (Lombardi)



# Highlights! From Analysis and Input So Far

+3

Affordable Housing

Ask for change in zoning for larger building

Cambridge Community Center

+2

Municipal Building

## SITE OPTIONS - More than 1 is possible!

- Renovate the existing structure.
- Demolish and build a new site or open space.
- Social services / supportive house.
- Affordable Housing, including home ownership.



# Highlights! From Analysis and Input So Far

## **COMMUNITY INPUT**

- Affordable Housing
- Municipal Building
- Cambridge Community Center
- Ask for change in zoning for larger building

## **SITE OPTIONS - More than 1 is possible!**

- Renovate the existing structure.
- Demolish and build a new site or open space.
- Social services / supportive house.
- Affordable Housing, including home ownership.



# Highlights! From Analysis and Input So Far

Something quiet in character with a residential neighborhood

+1

More Parks

Affordable Housing with courtyard

+1

Small coworking / coffee shops, community gathering spots

Indoor market with access to fresh produce

Museum + learning space

Theater and community performance

## SITE OPTIONS - More than 1 is possible!

- Museum or gallery/art space
- Non-profit Services and Offices
- Community Center and Educational Spaces
- Health Center



# Highlights! From Analysis and Input So Far

## **COMMUNITY INPUT**

- Something quiet in character with a residential neighborhood
- Affordable Housing with a courtyard
- Theater and Community Performance
- Indoor market with access to fresh produce
- Small co-working / coffee shops, community gathering spots
- Museum + learning space

## **SITE OPTIONS - More than 1 is possible!**

- Museum or gallery/art space
- Non-profit Services and Offices
- Community Center and Educational Spaces
- Health Center



# Highlights! From Analysis and Input So Far



**SITE OPTIONS - More than 1 is possible!**

- Affordable housing development
- Open Space / Pocket Park



# Highlights! From Analysis and Input So Far

I don't want to see this use here

I would love to see this use here!



Affordable Housing



Performance & Artist Spaces



Community Garden



Small Business Incubator



Outdoor Plaza / Gathering Space



Park / Playground



Food Truck Park

Resident & Guest Parking

+5  
Addiction Services

**SITE OPTIONS - More than 1 is possible!**

- Affordable housing development
- Open Space / Pocket Park



# Highlights! From Analysis and Input So Far

## **COMMUNITY INPUT**

- Addition Services
- Open Space or Park - consider flora that may help in flood mitigation / irrigation
- Food Truck Park
- Resident and Guest Parking
- Drop in rehab center/ center for homeless with housing, games, TV, bath, manicure, pedicure, etc.
- Partner with abbutters = bigger footprint

## **SITE OPTIONS - More than 1 is possible!**

- Affordable housing development
- Open Space / Pocket Park



# Highlights! From Analysis and Input So Far

Playground /  
Community Garden

+1

Partner with YMCA

+1

Build more SRO's

Walk-In Clinic

Affordable Housing

## **SITE OPTIONS - More than 1 is possible!**

- Small affordable housing development
- Open Space / Pocket Park



# Highlights! From Analysis and Input So Far

## **COMMUNITY INPUT**

- Playground / Community Garden
- Walk-In Clinic
- Affordable Housing
- Partner with YMCA
- Build more SRO's

## **SITE OPTIONS - More than 1 is possible!**

- Small affordable housing development
- Open Space / Pocket Park



# Highlights! From Analysis and Input So Far

+5

**Sports +  
Recreation Court**

**Natural Park (Piet  
Oudolf inspired)**

**Mural View & Dog  
Park**

**Affordable Housing  
Development**

**Indoor / Outdoor  
Space for Youth**

+1

**Pickleball or Sports  
Courts**

**Subsidized Retail  
for Small Business**

**SITE OPTIONS - More  
than 1 is possible!**

- Affordable housing
- Public Plaza
- Open Space



# Highlights! From Analysis and Input So Far

## **COMMUNITY INPUT**

- Affordable Housing
- Natural Park (Piet Oudolf inspired)
- Dog Park
- Mural View
- Subsidized retail for small business
- Pickleball or Sports Courts

## **SITE OPTIONS - More than 1 is possible!**

- Affordable housing
- Public Plaza
- Open Space



# HIGHLIGHTS: WHAT WE'VE HEARD SO FAR

I don't want to see  
this use here

I would love to see  
this use here!



Affordable Housing



Performance & Artist Spaces



Community Garden



Food Truck  
Park



Small Business Incubator



Resident &  
Guest  
Parking



Outdoor Plaza / Gathering Space



+5  
Addiction  
Services



Park / Playground





# CENTRAL SQUARE CITY LOTS STUDY

CITY COUNCIL ROUNDTABLE



Agency  
Landscape + Planning

November 13, 2023



# AGENDA

## 1. Welcome & Introductions

## 2. Project Overview (10 min)

- Study Purpose and Overview
- Summary of Engagement So Far

## 3. 10 Project Sites (15 min)

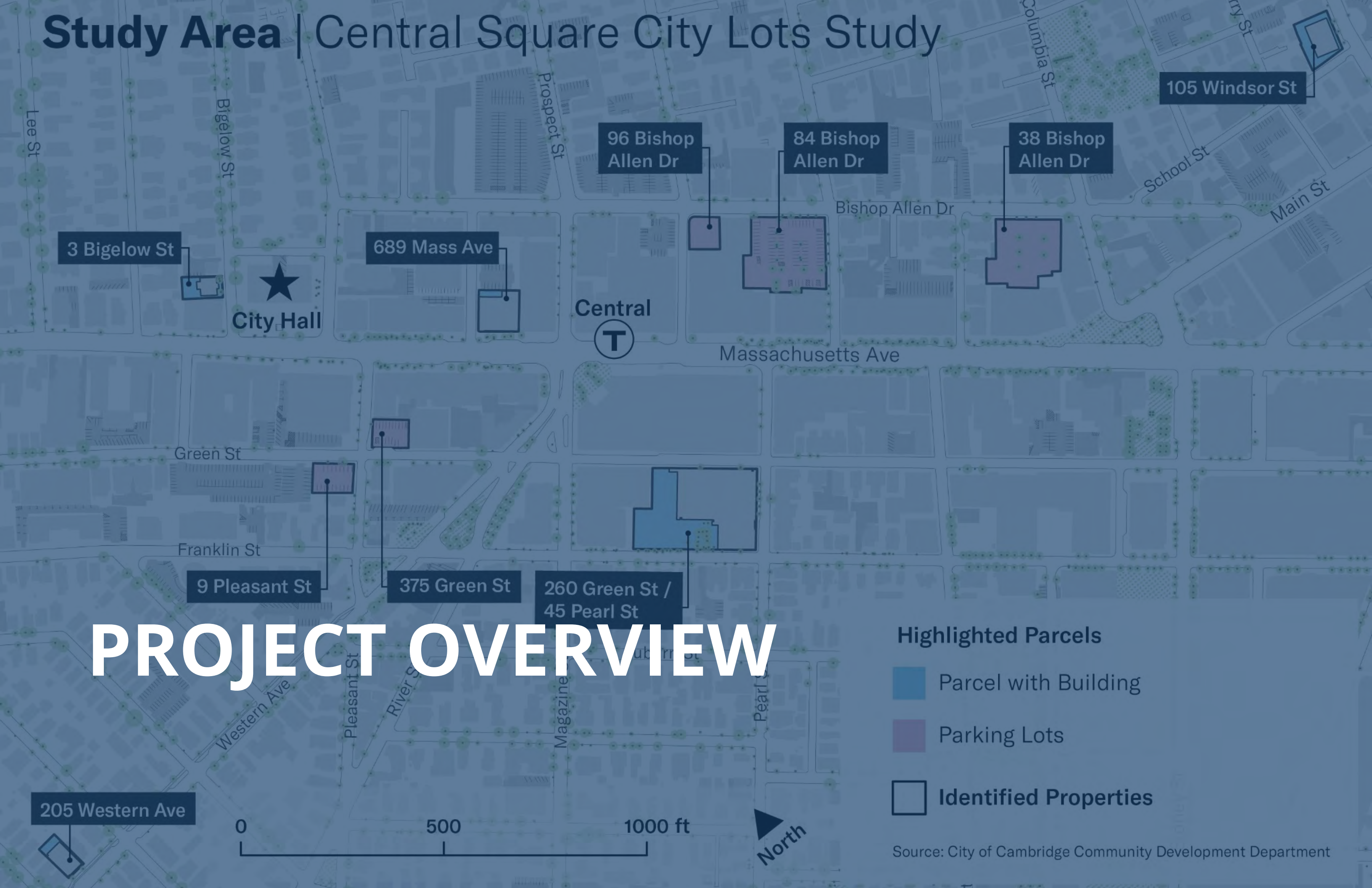
- Leverage the potential of large, city-owned sites
- Bring new life to existing buildings
- Activate and infill existing lots

## 4. Preliminary Options (5 min)

## 5. Next Steps (2 min)



# 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

# PROJECT OVERVIEW

## Highlighted Parcels

- Parcel with Building
- Parking Lots

Identified Properties

Source: City of Cambridge Community Development Department



# “Central Square Lots” Study Process

## Build on & confirm 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 Squared Red Ribbon Report*

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

Mixed use buildings with housing and ground floor retail



## Test what's feasible

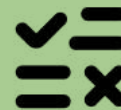
Technical Site Assessments



Parking analysis

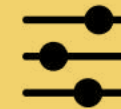


“Test-fits”

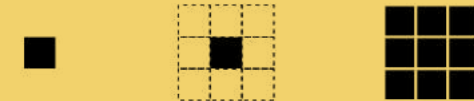


## Recommend possible steps

Preferred options



Phasing Considerations



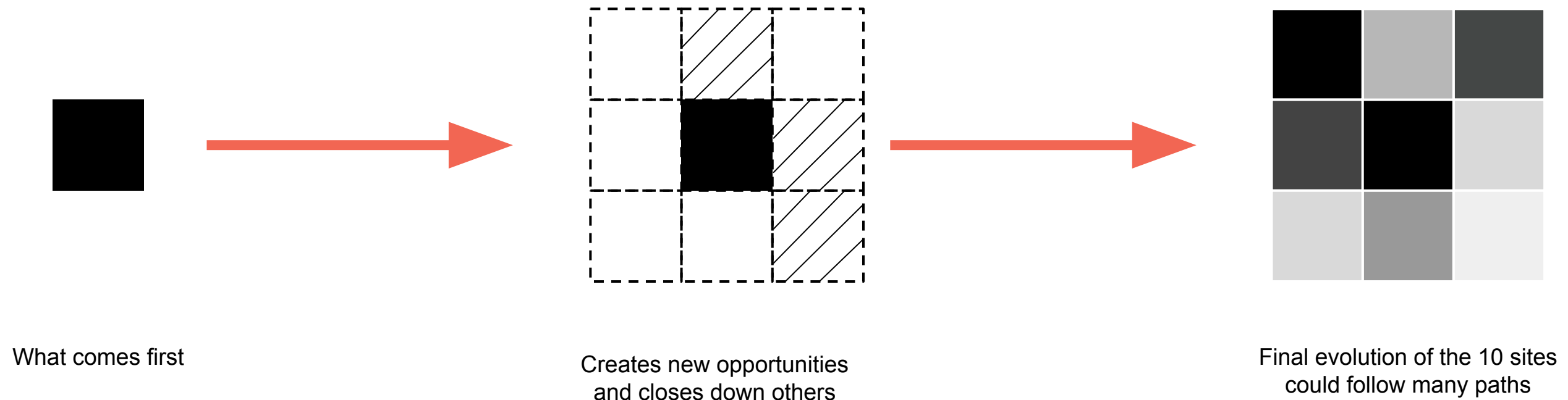
Changes likely to occur over 10+ years





# LONG-TERM FLEXIBLE APPROACH

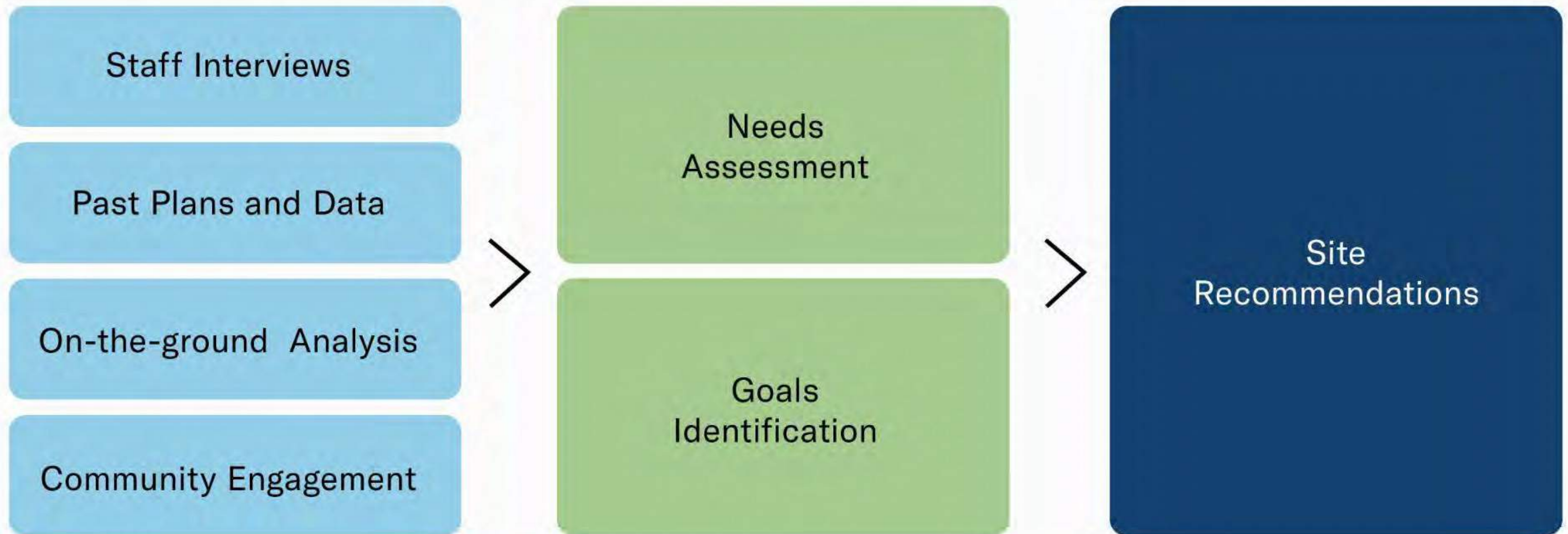
- These changes won't all happen at once! This work presents a suite of possibilities that will likely occur over 10+ years and it will be important to re-evaluate changing needs over time
- A phased approach can respond to new construction technologies, funding opportunities, and transportation demand management
- Economic costs & considerations will be an important part of future conversations



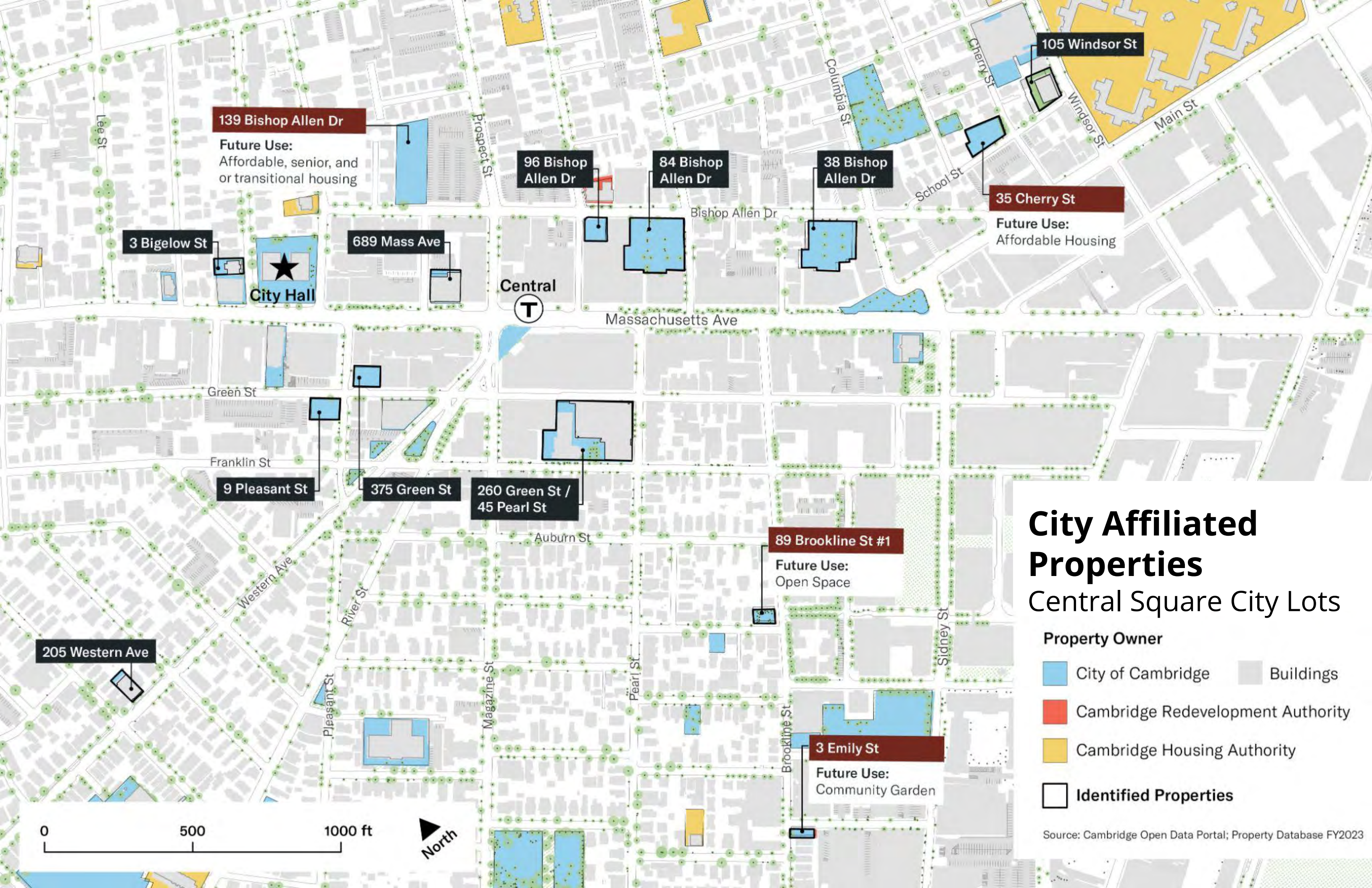


# PROJECT OVERVIEW

**Intent:** Support the City to understand how to best use its own assets (10 sites encompassing both land and buildings) to realize community goals and support City operations







**139 Bishop Allen Dr**

**Future Use:**  
Affordable, senior, and  
or transitional housing

**96 Bishop  
Allen Dr**

**84 Bishop  
Allen Dr**

**38 Bishop  
Allen Dr**

**105 Windsor St**

**35 Cherry St**

**Future Use:**  
Affordable Housing

**3 Bigelow St**

**689 Mass Ave**

**City Hall**

**Central**

Massachusetts Ave

Green St

Franklin St

**9 Pleasant St**

**375 Green St**

**260 Green St /  
45 Pearl St**

Auburn St

**89 Brookline St #1**

**Future Use:**  
Open Space

**205 Western Ave**

**3 Emily St**

**Future Use:**  
Community Garden

# City Affiliated Properties

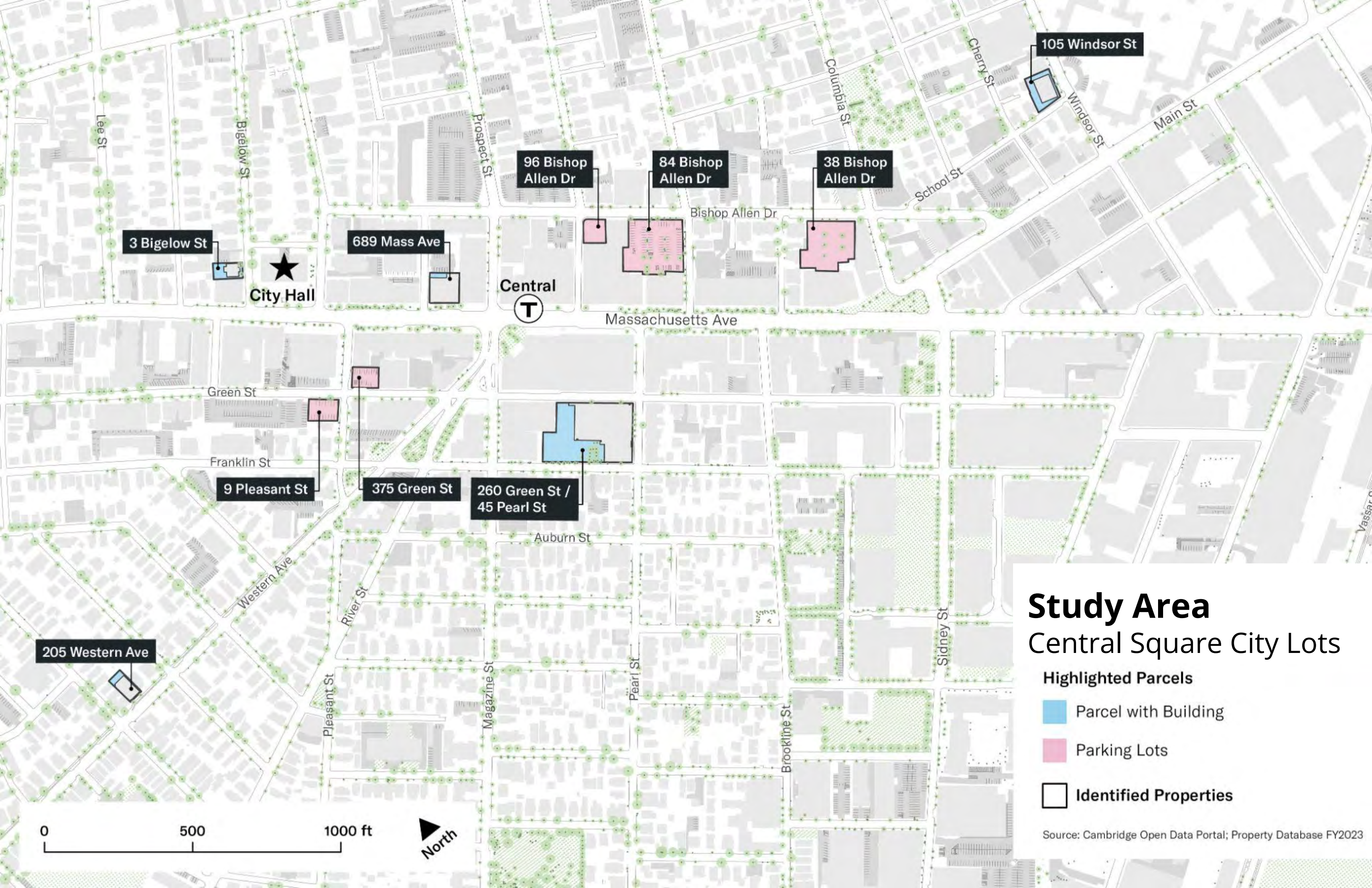
## Central Square City Lots

- Property Owner**
- City of Cambridge
  - Cambridge Redevelopment Authority
  - Cambridge Housing Authority
  - Identified Properties



Source: Cambridge Open Data Portal; Property Database FY2023





# Study Area

## Central Square City Lots

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

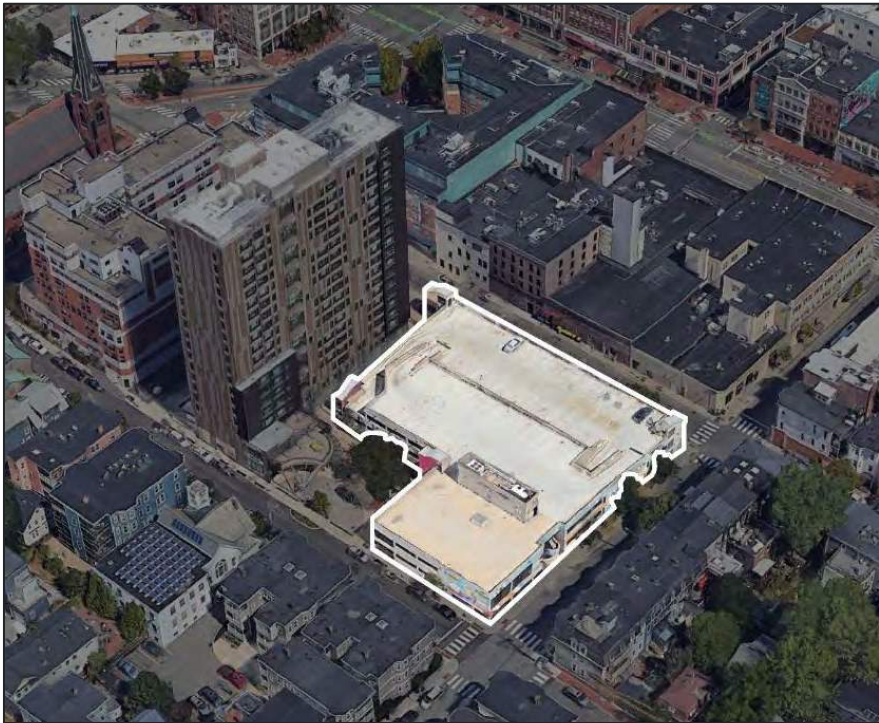
Source: Cambridge Open Data Portal; Property Database FY2023



# PROJECT SITES - Buildings



3 Bigelow St



260 Green St / 45 Pearl St



689 Mass Ave



205 Western Ave



105 Windsor St



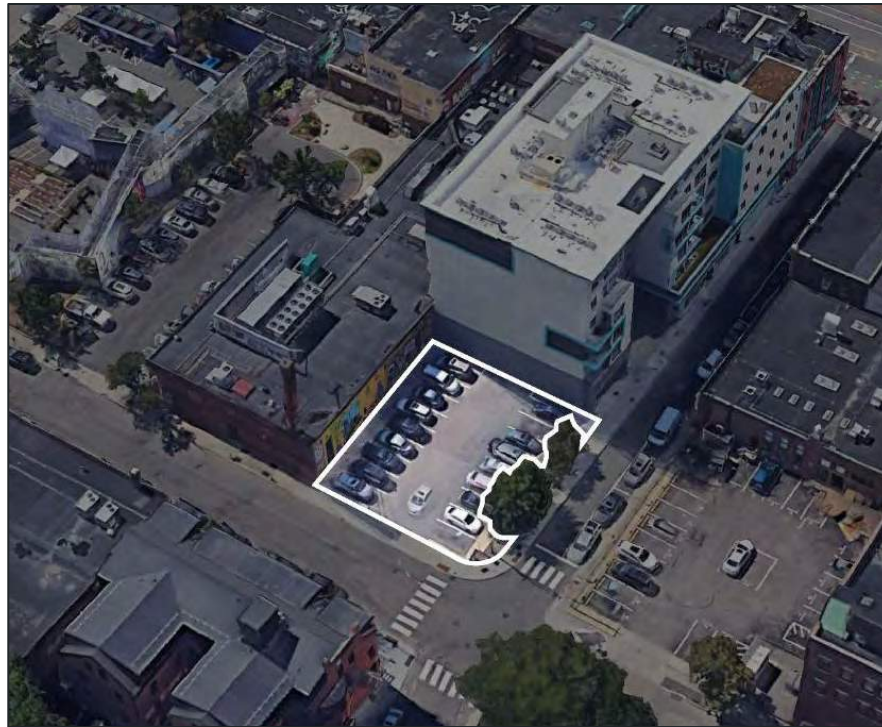
# PROJECT SITES - Lots



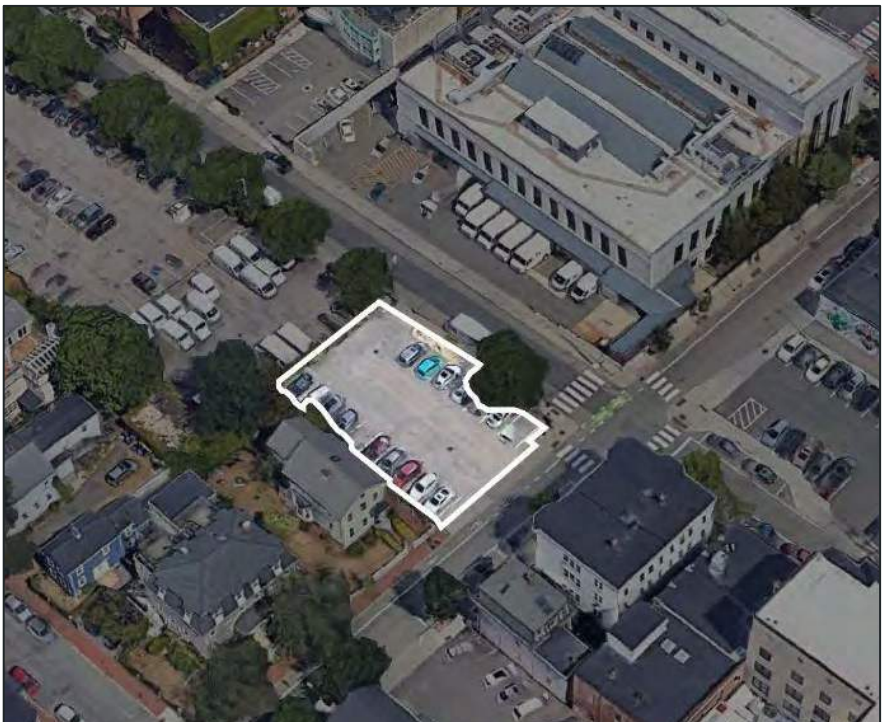
38 Bishop Allen Dr



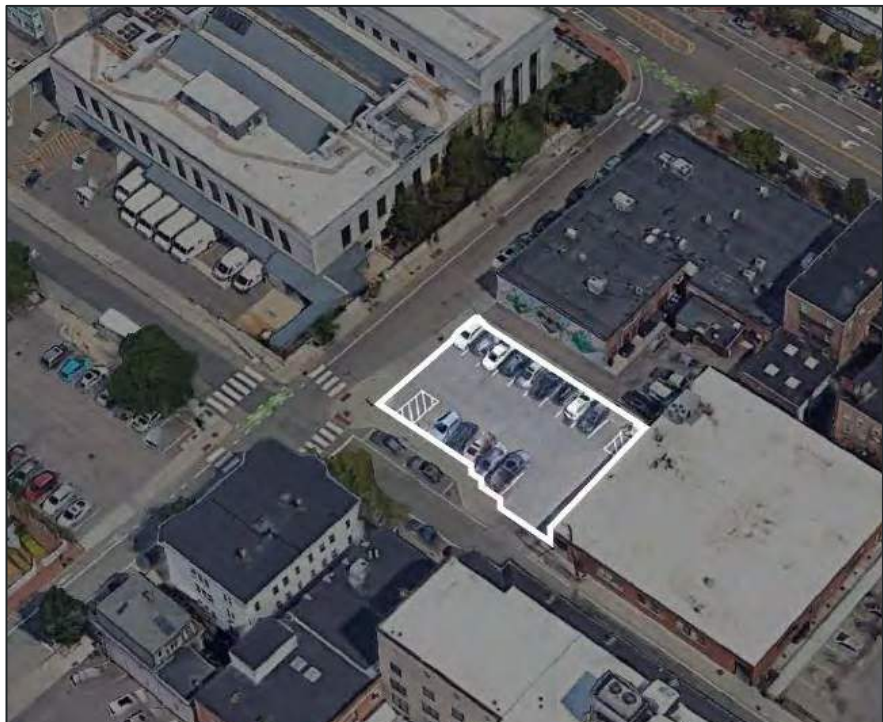
84 Bishop Allen Dr



96 Bishop Allen Dr



9 Pleasant St



375 Green St

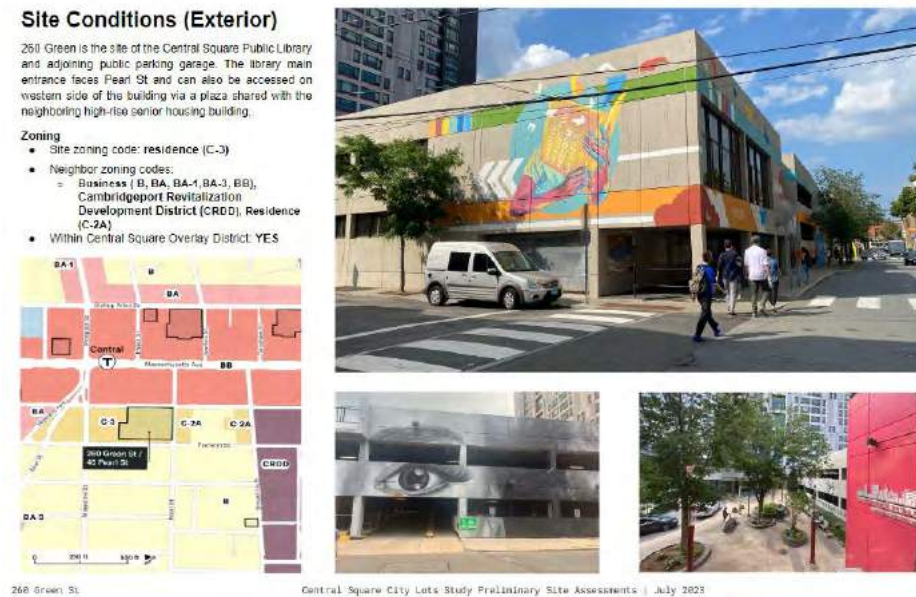


# TECHNICAL SITE ASSESSMENTS

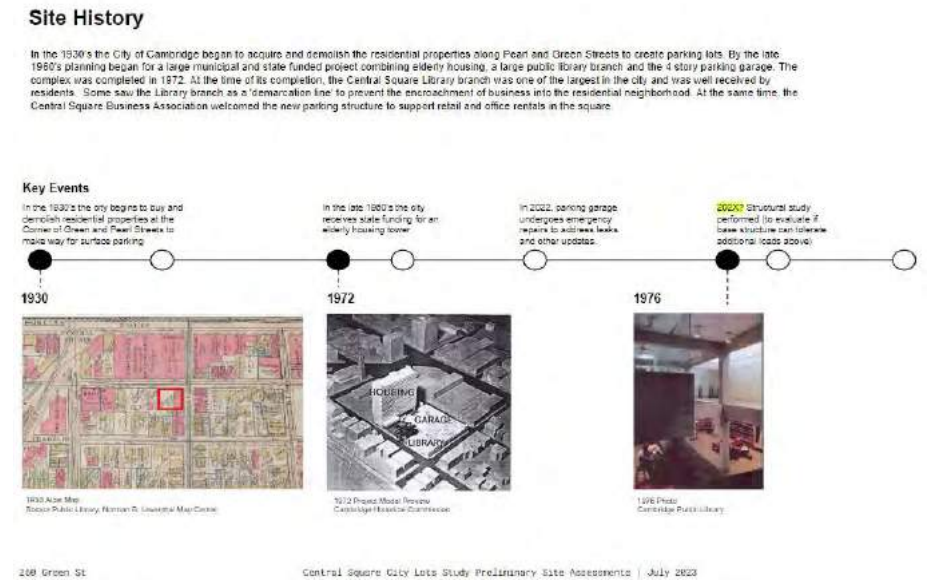
Through interviews, research, and site visits, we are working on technical assessments for each of the project sites.



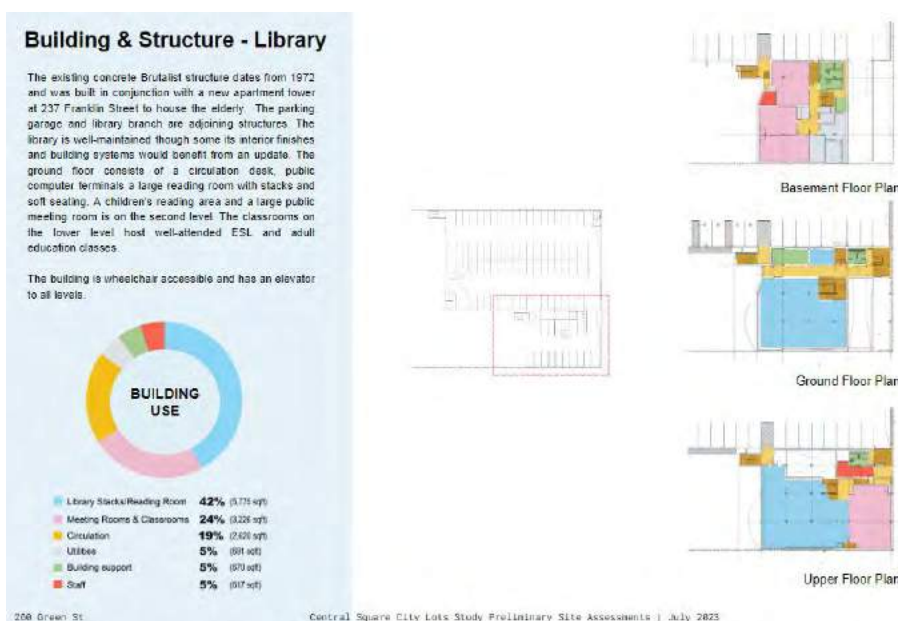
Mapping & Summary Statistics



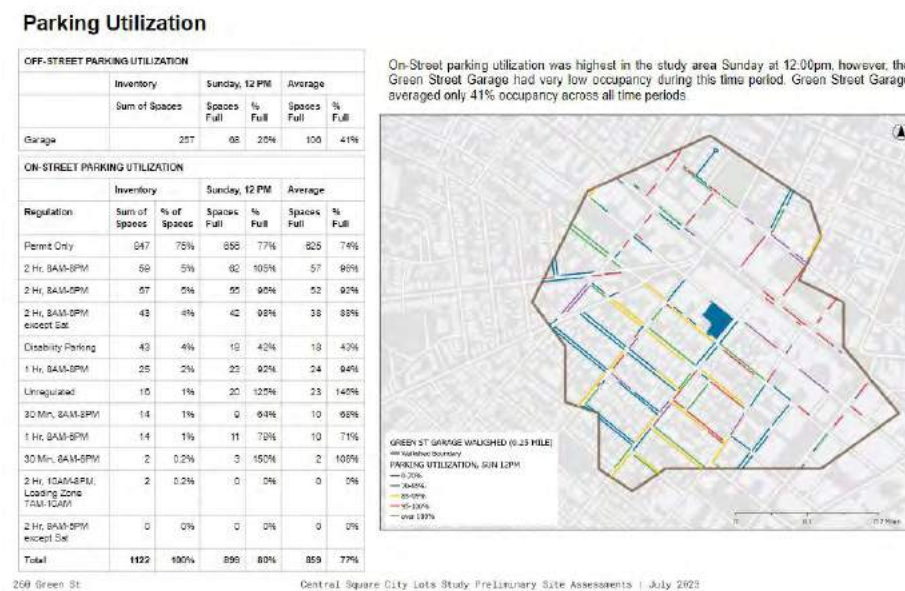
Site Conditions



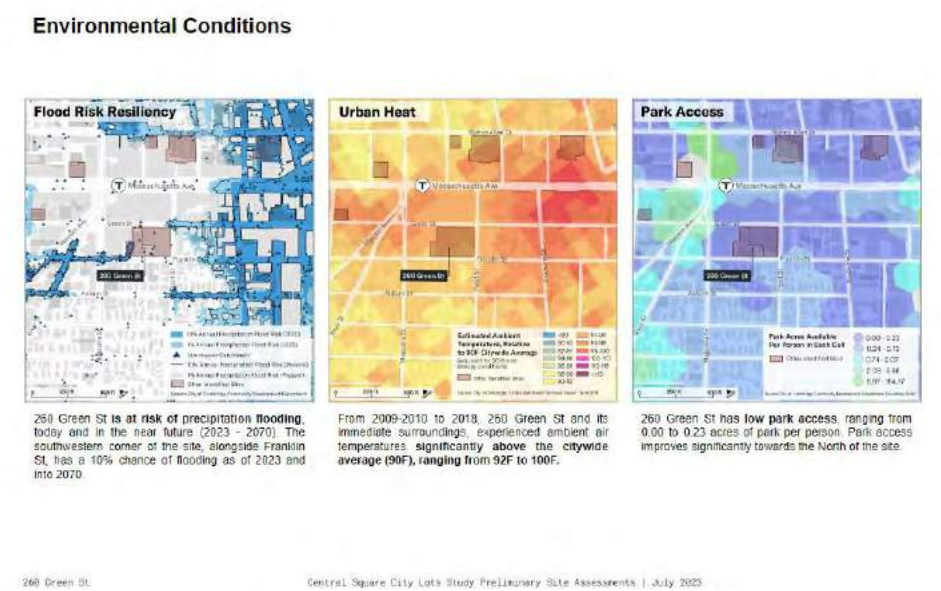
Site History



Building Use



Parking Inventory & Utilization



Environmental Conditions



# COMMUNITY ENGAGEMENT

## COMMUNICATION MATERIALS

Project Website

Updates on Social Media

Flyering at local Central Square businesses & community centers/hubs

## FOCUS GROUPS & INTERVIEWS

City Staff

Central Square BID

Central Square Advisory Committee

CET Focus Groups

Senior Center

Small Businesses

Arts & Culture

Multi Service Center/C-CAN Client

*UPCOMING*

Moses Youth Center Focus Group

## POP-UPS / SURVEY & COMMUNITY MEETING

August pop-ups

general project info, learn about community needs

Online survey form

October 8th Open House

share preliminary findings & opportunities

October 25th Virtual Open House

share preliminary findings & opportunities

Future Community Meeting (Date TBD)

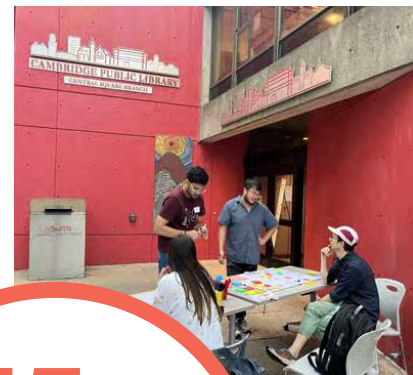
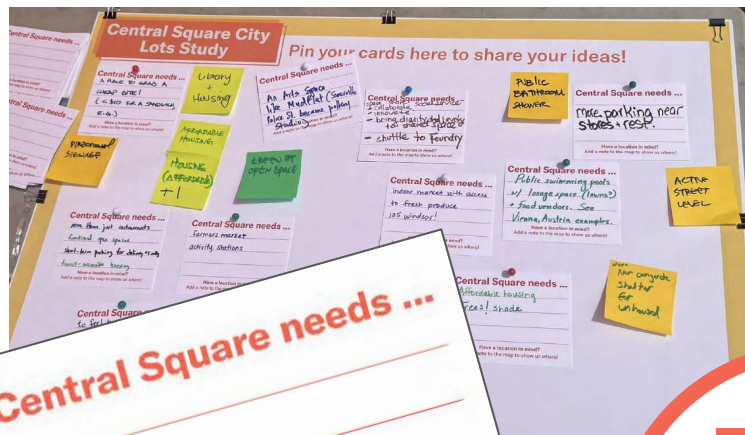
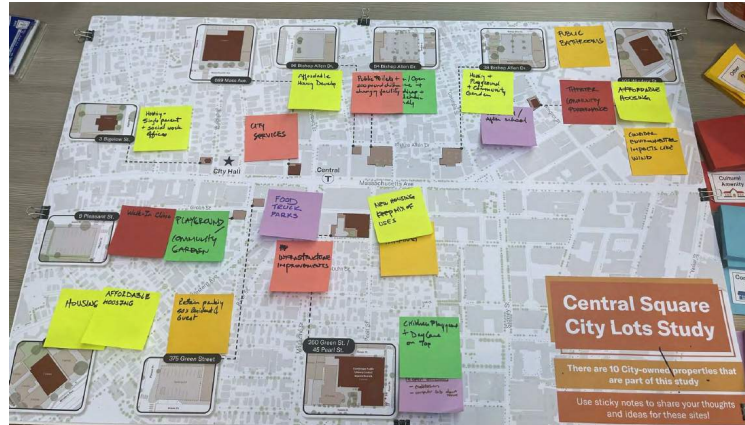
*and more!*



# ENGAGEMENT EVENTS

October 8, 2023 Open House

## August 2023 Pop-up Events



Central Square needs ...  
  
Have a location in mind?  
Add a note to the map to show us where!

75+  
In-person pop-up  
comments

85+  
Online survey  
form  
comments

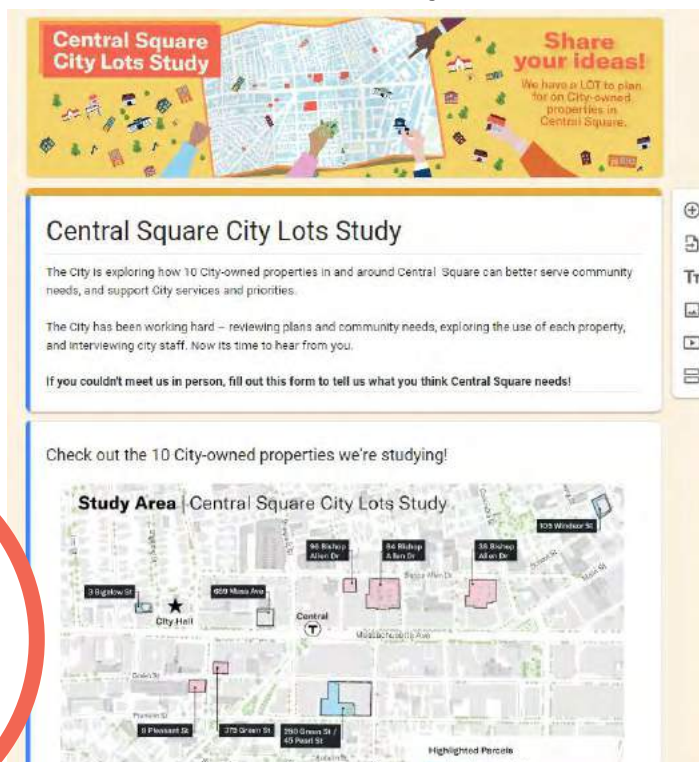
60+  
In-person  
attendees



700+  
Voting Dots

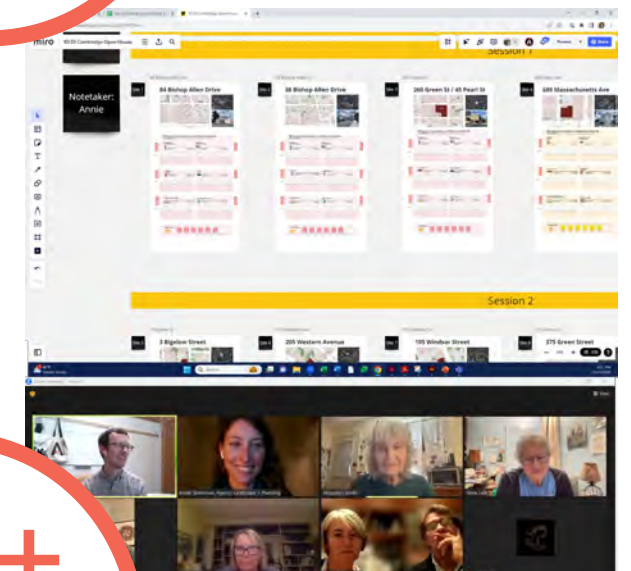
October 25,  
2023 Virtual  
Open House

## Online Survey Form



150  
Online meeting  
registrants

65+  
Online meeting  
participants

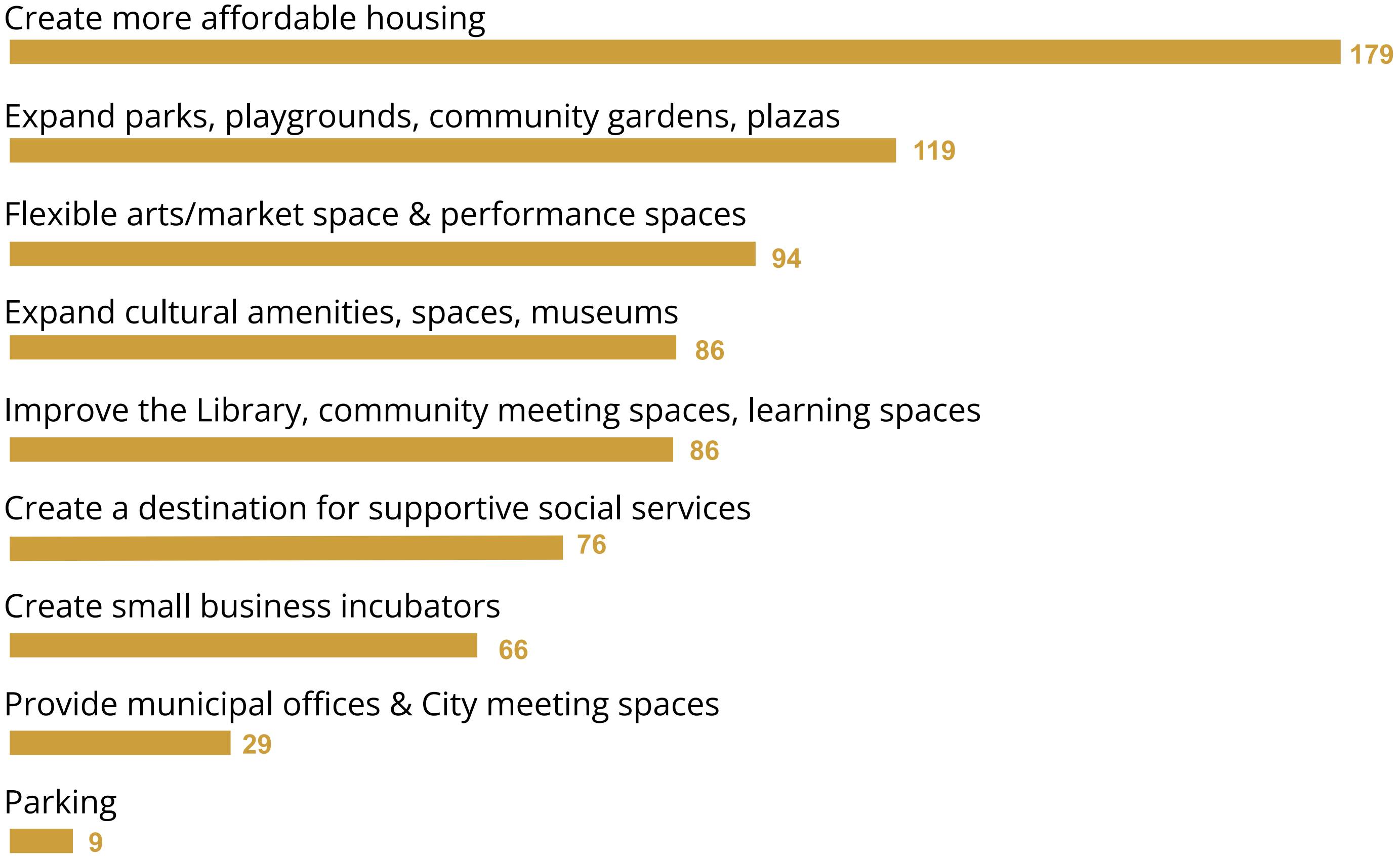




# COMMUNITY FEEDBACK

More frequent ideas

Less frequent ideas





# FOCUS GROUPS

Held So Far

Upcoming

10+

Focus groups

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



# **DRAFT OBJECTIVES for city-owned land**

- **Create more housing in Central Square, particularly affordable housing.**
- **Accommodate cultural programs, events, and spaces.**
- **Increase parks and open 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.**
- **Support ongoing infrastructure improvement projects.**
- **Meet parking needs & include transportation demand management.**
- **Plan for future opportunities to connect to adjacent private lots.**

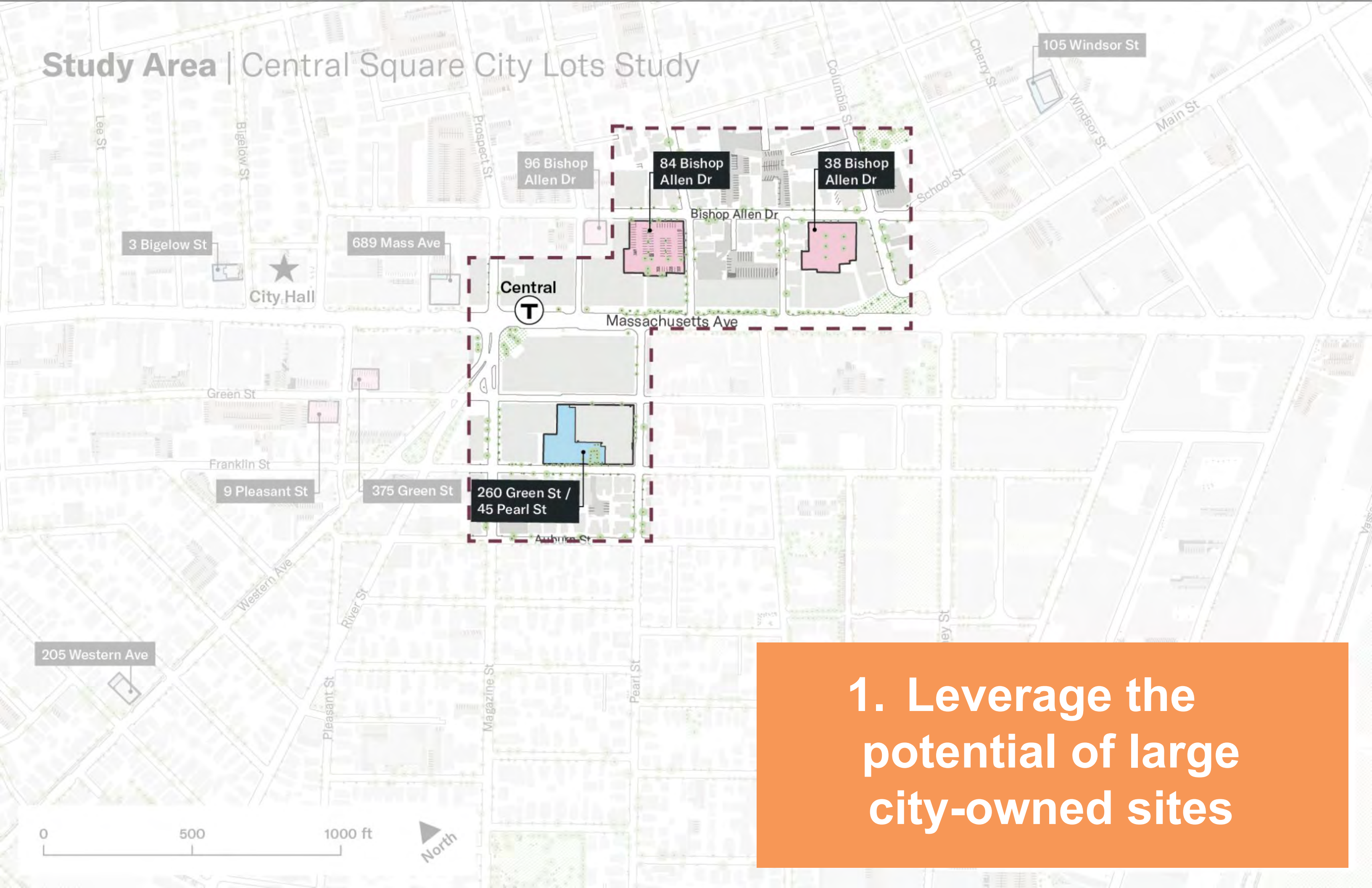




# 10 PROJECT SITES



# Study Area | Central Square City Lots Study



**1. Leverage the potential of large city-owned sites**





# 260 Green St

Cambridgeport

## 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 capacity and is mostly used by monthly parkers.



**25,686**

Garage

**19,824**

Library

Gross Building Area (sq ft)

**55,828**

Site Area (sq ft)

**257**

Parking Spaces

**C-3**

Zoning District

**4**

Garage

**2**

Library

Number of Stories

**MIXED**

Current Use



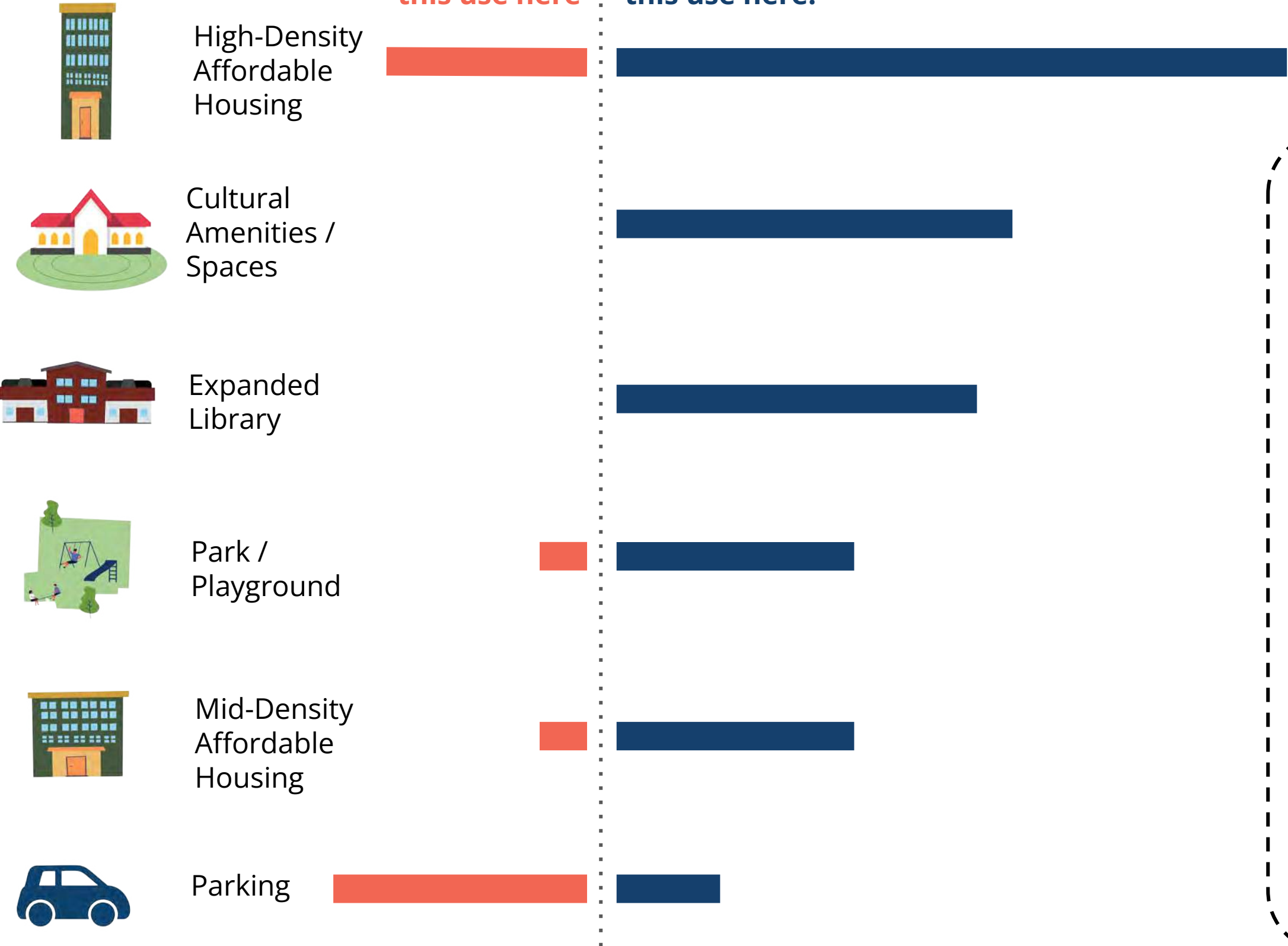
# Highlights From Analysis and Input So Far



260 Green St

I don't want to see this use here

I would love to see this use here!

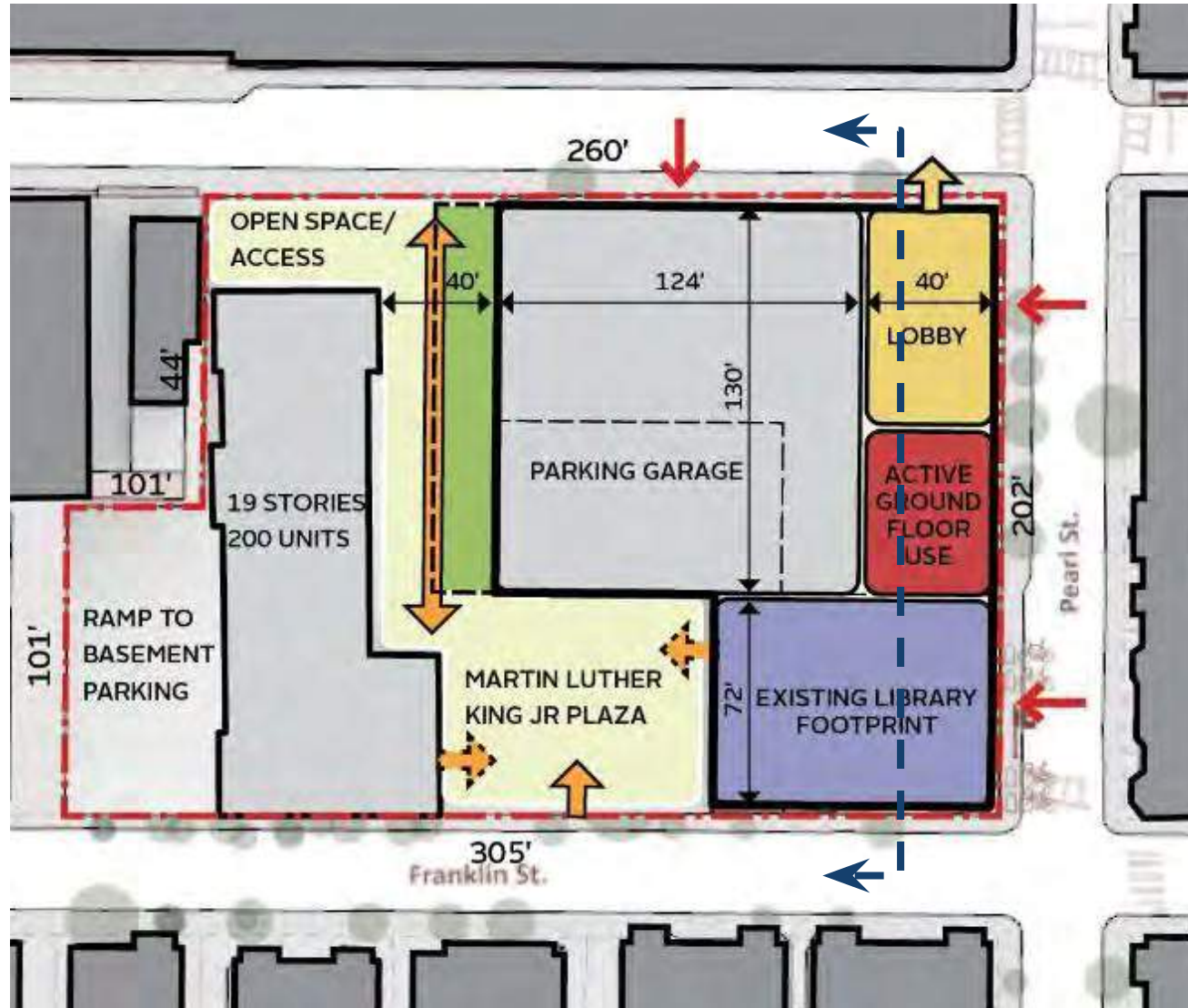


## SITE OPTIONS

- Improve the library
- Introduce significant affordable housing units
- Maintain or expand parking
- Demolish and rebuild or renovate portions of the building and expand strategically



# 260 Green Street

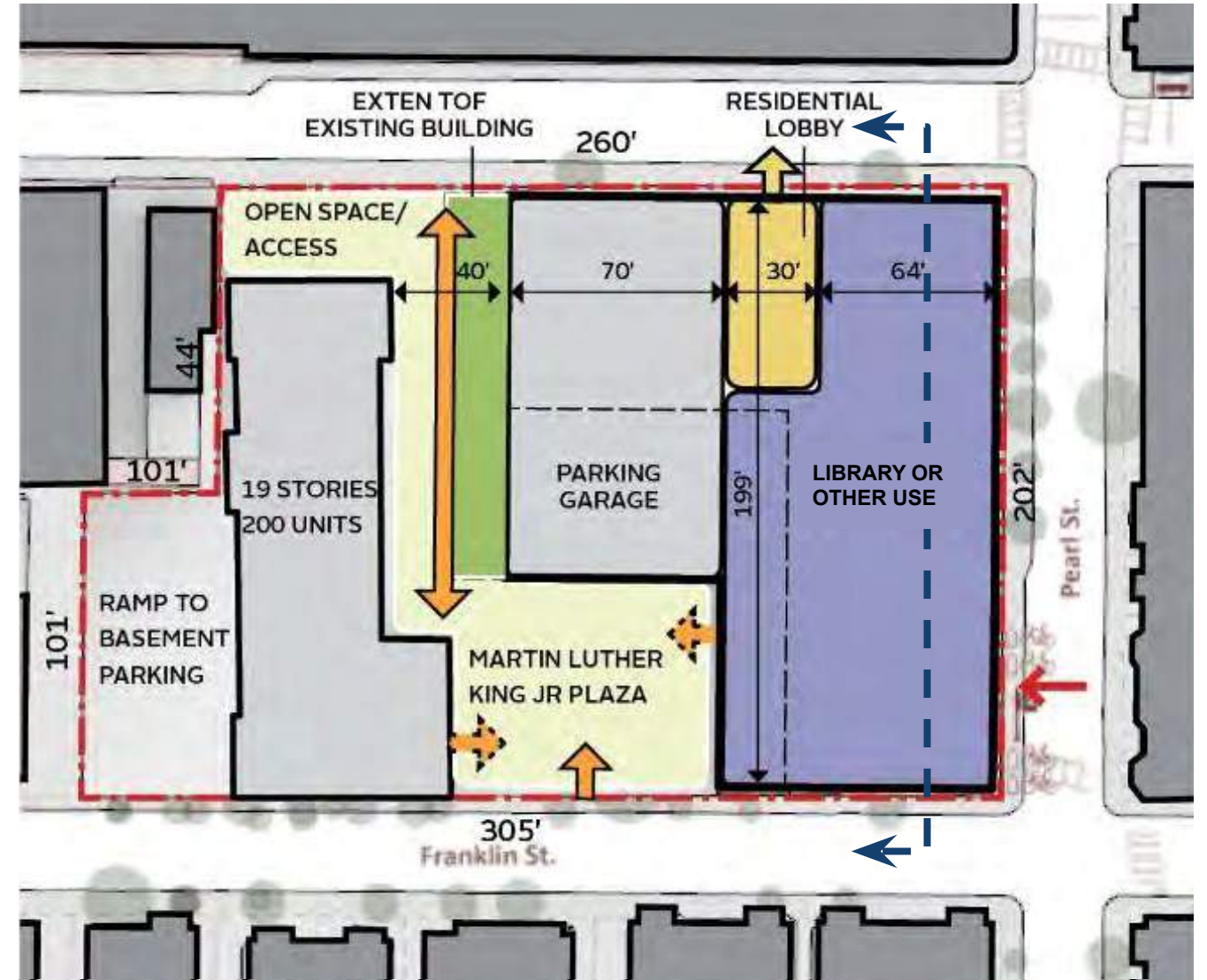


## 1 : Library Renovation

- Preserve existing library and expand up two floors
- Demolish existing garage
- Potential for 15 stories of housing
- Basement, ground floor, plus two levels of parking
- Retail / active use on Pearl St

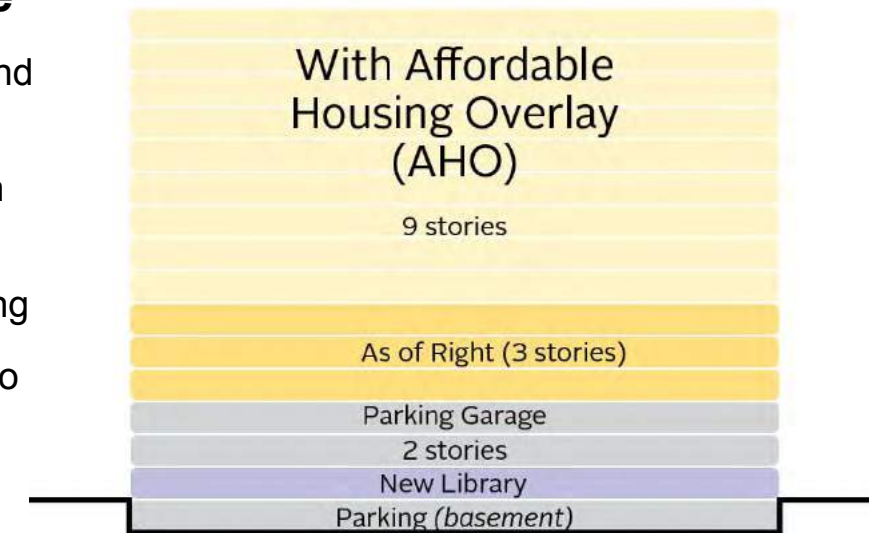


**305,460** GSF    **135** Parking Spaces    **140-150** Housing Units    **0.12** Acres Open Space



## 2: New Library or Other Use

- Demolish and replace Library and Green Street garage
- Expanded library or other use in new ground floor
- Potential for 15 stories of housing
- Basement, ground floor, plus two levels of parking garage



**359,600** GSF    **185** Parking Spaces    **180-200** Housing Units    **0.12** Acres Open Space





# 84 Bishop Allen Dr

(Lot 5)

## SITE CONSIDERATIONS

- H-Mart and other retailers rely on nearby parking.
- Buildings of up to 7 stories (80 feet) are allowed by zoning; up to 15 stories may be possible under the passed Affordable Housing Overlay amendment.
- Important public realm considerations include Graffiti Alley, current use as Starlight Square, the Farmer's Market, and other events.



**N/A**

Gross Building Area (sq ft)

**33,715**

Site Area (sq ft)

**23**

Parking Spaces

**BB**

Zoning District

**N/A**

Number of Stories

**PARKING**

Current Use



# Highlights From Analysis and Input So Far



84 Bishop Allen Dr

I don't want to see this use here

I would love to see this use here!



Flexible Arts & Market Space



Small Business Incubator



Outdoor Plaza



High-Density Affordable Housing



Mid-Density Affordable Housing



Parking

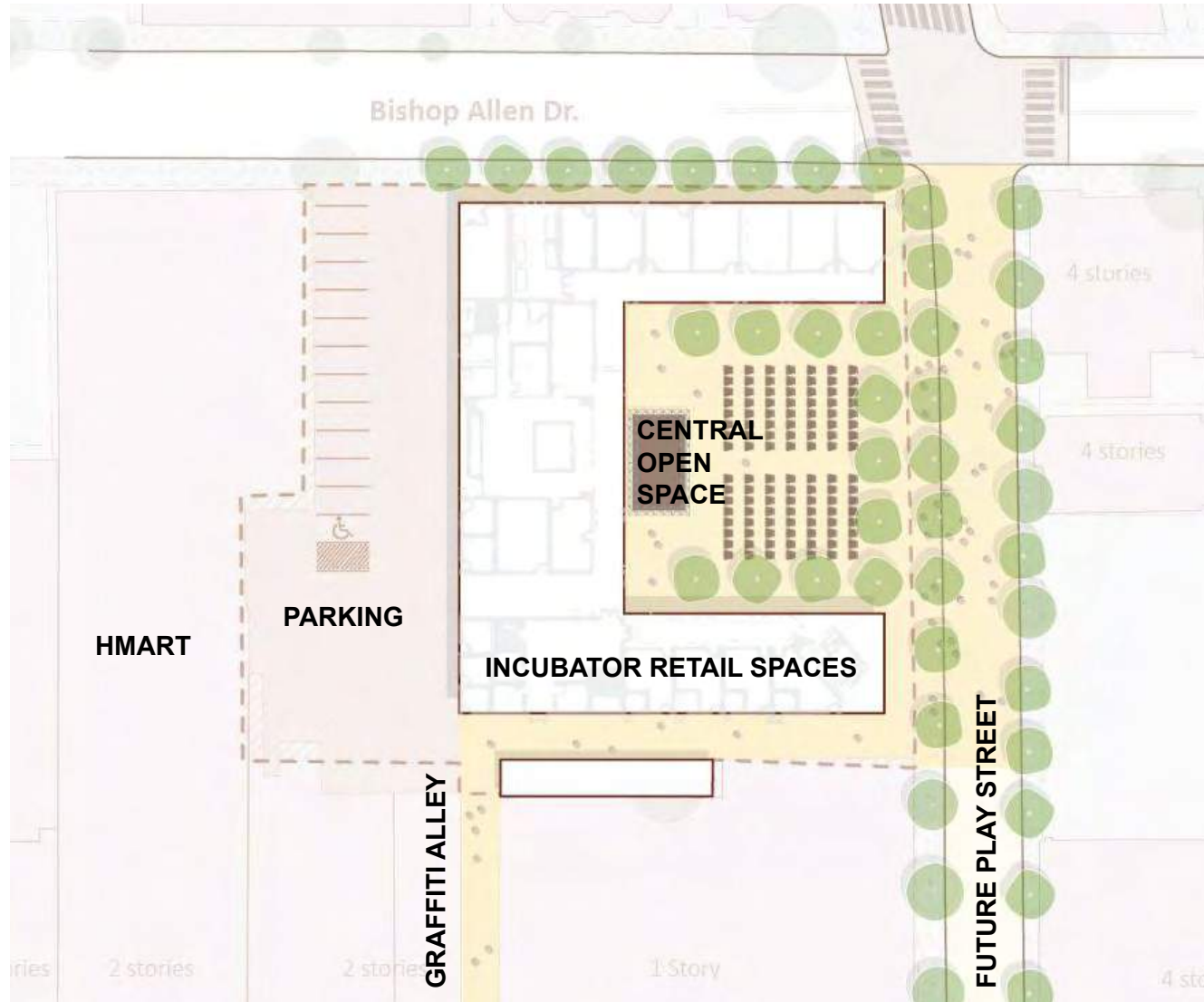


## SITE OPTIONS

- Flexible arts and marketplace uses
- Non-profit and commercial space or parking
- Affordable housing



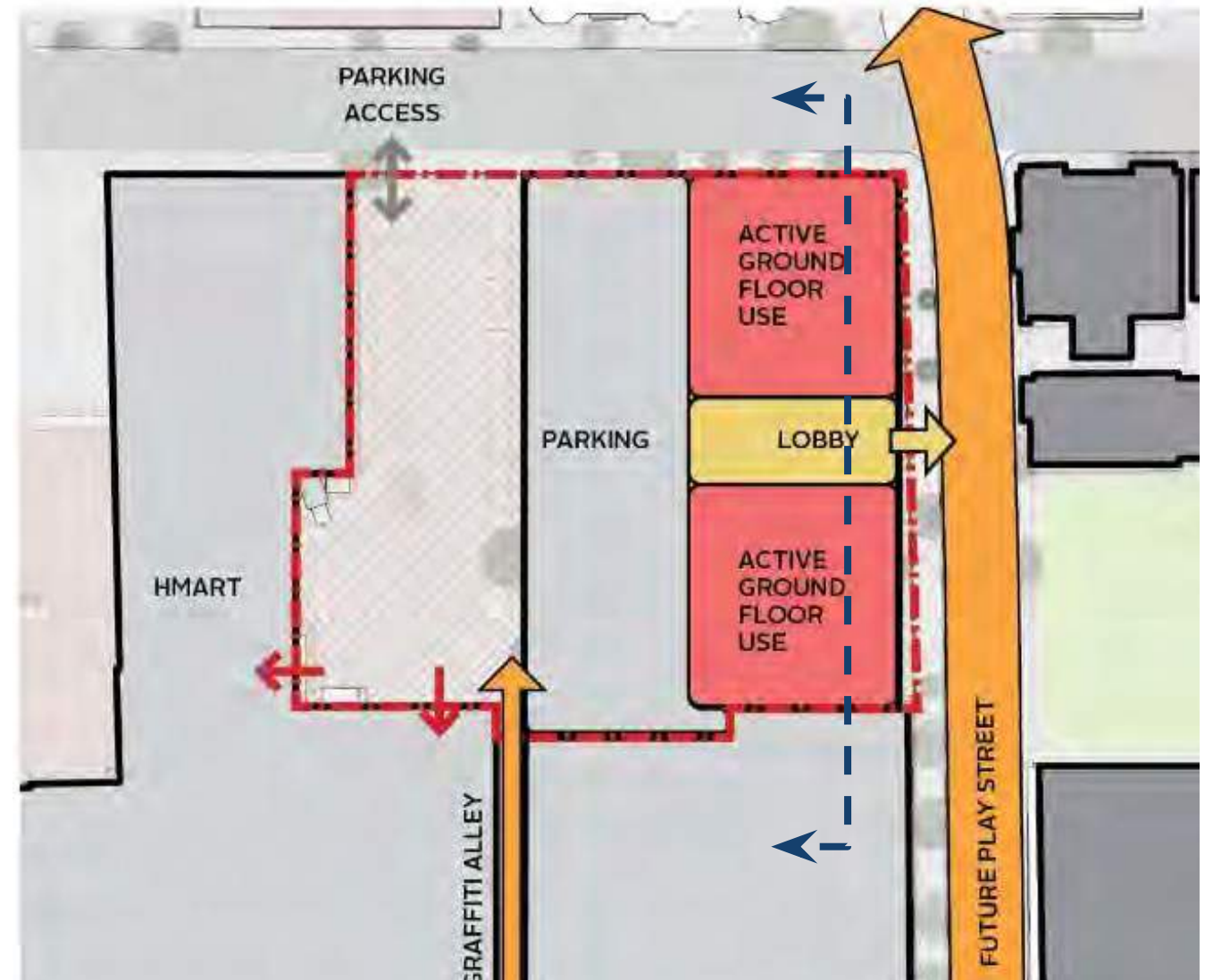
# 84 Bishop Allen Dr



## 1 : Cultural Space

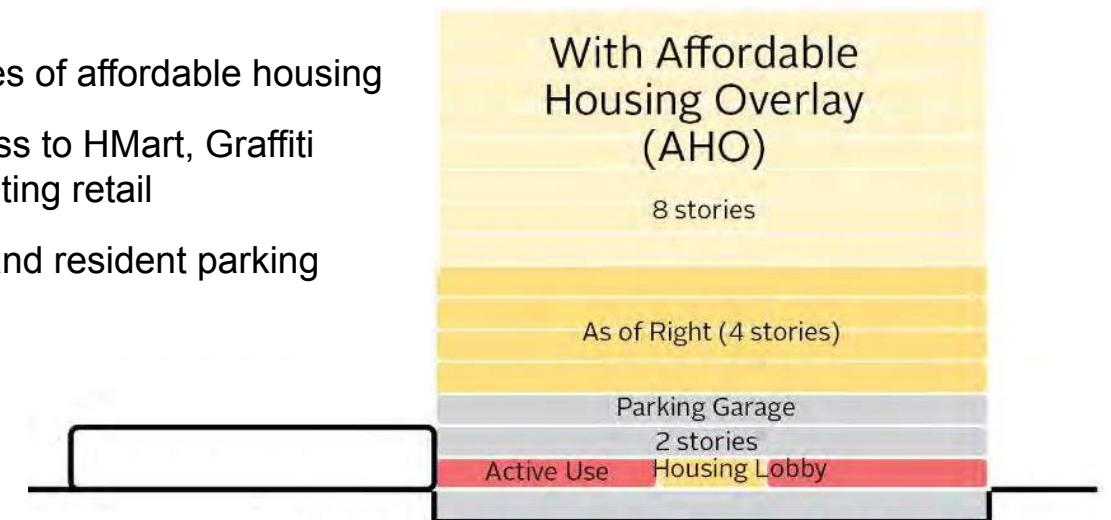
- Standalone cultural programming
- Links to Graffiti Alley and a potential future play street on Norfolk
- Maintains existing HMart parking and loading space

**20,000** GSF      **23** Parking Spaces      **0** Housing Units      **0.0** Acres Open Space



## 2: Maximize Affordable Housing

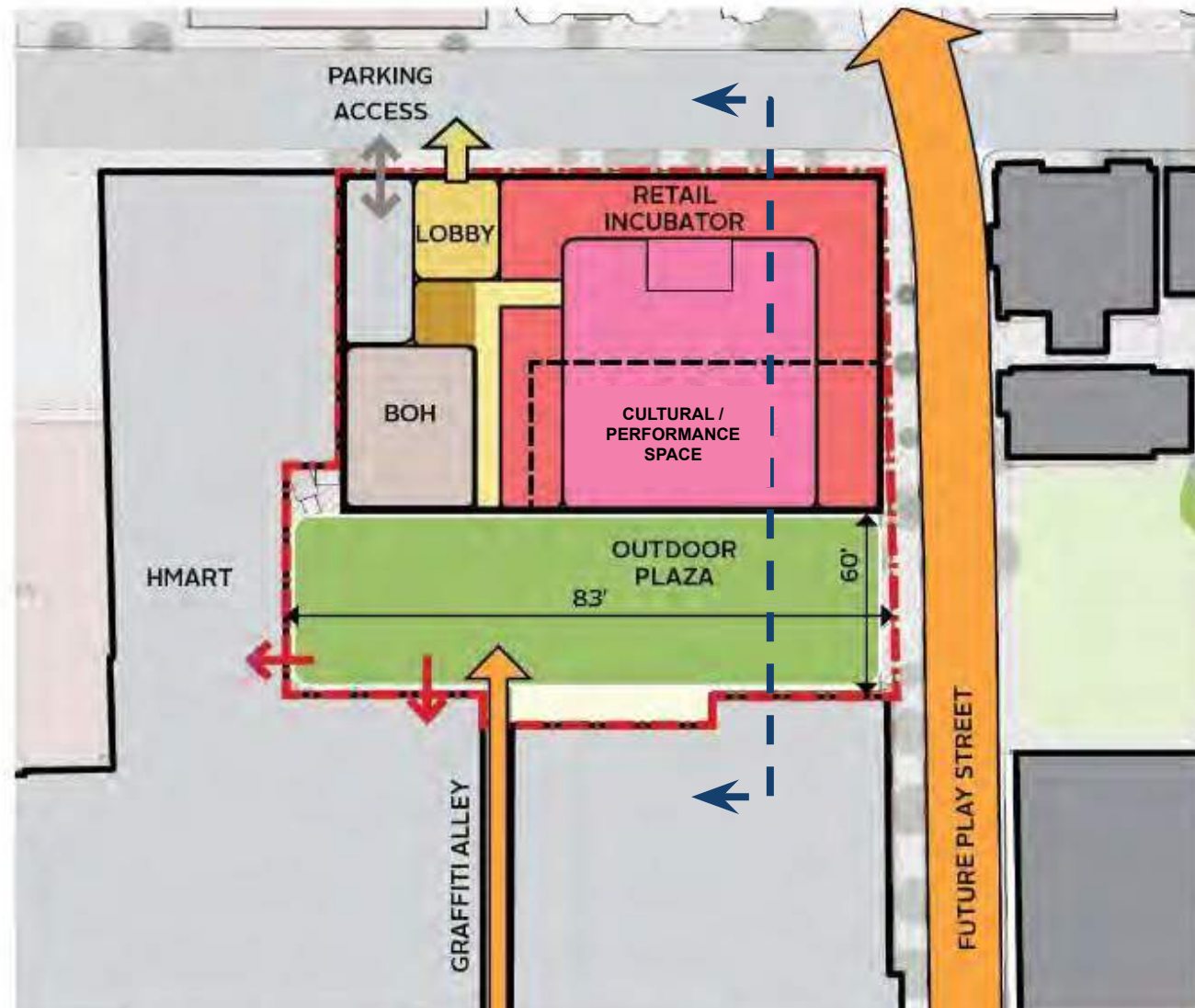
- Up to 15 stories of affordable housing
- Maintain access to HMart, Graffiti Alley, and existing retail
- Mix of public and resident parking



**272,500** GSF      **80** Parking Spaces      **170-180** Housing Units      **0.0** Acres Open Space

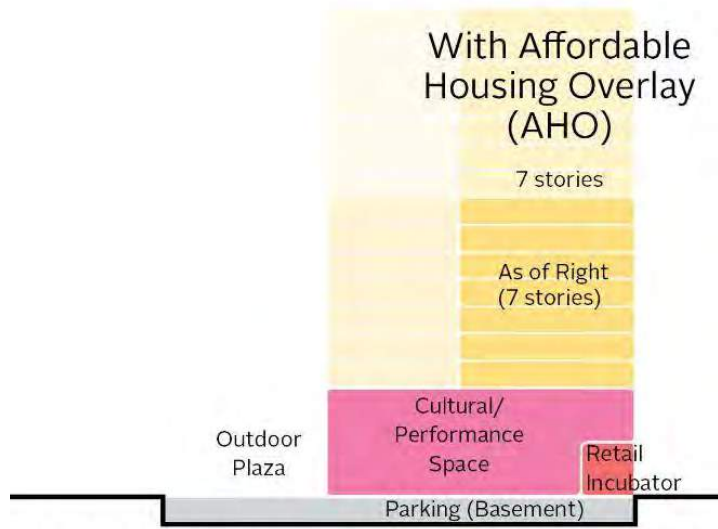


# 84 Bishop Allen Dr

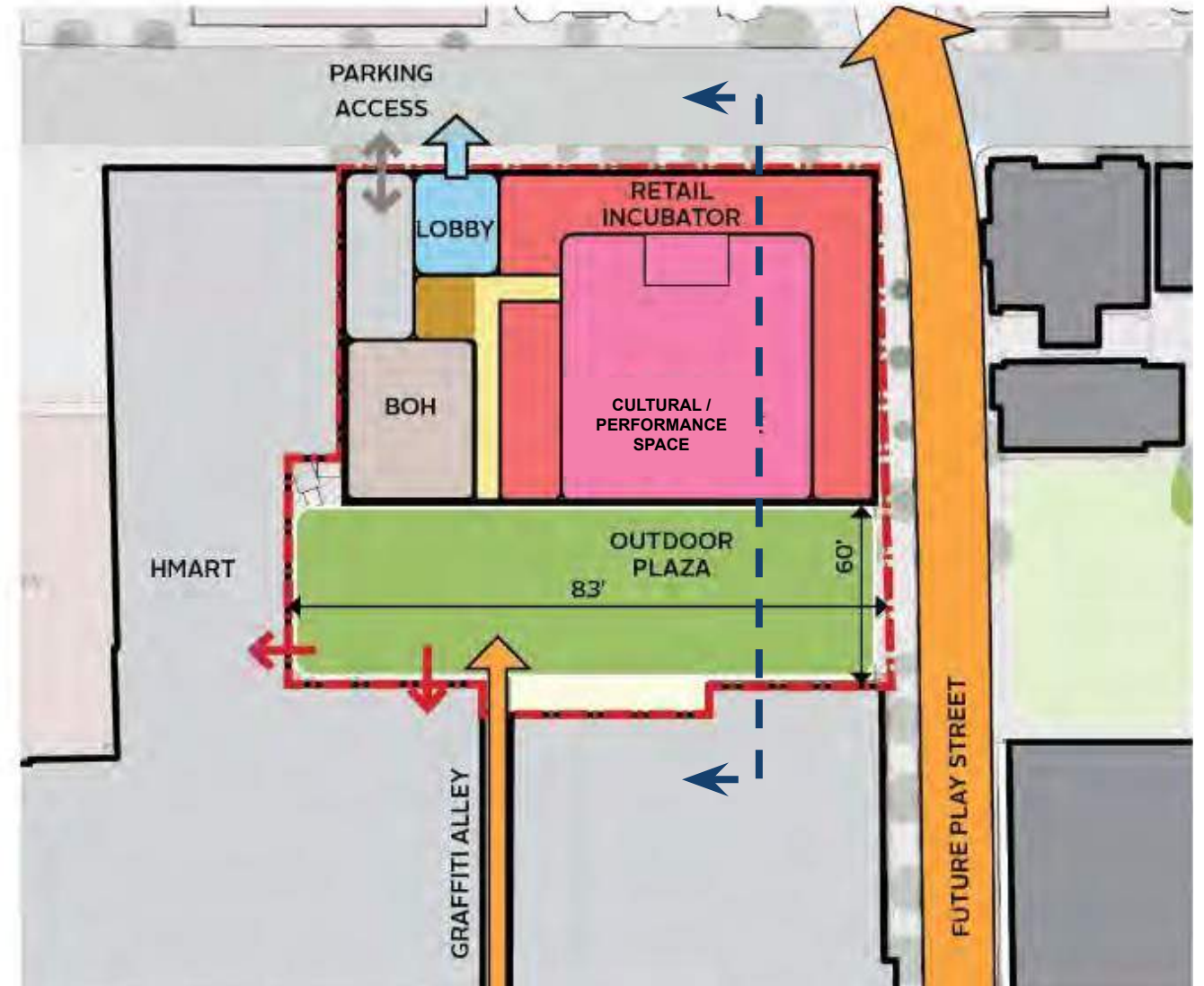


### 3 : Cultural Space with Housing Above

- Up to 15 stories of affordable housing above retail and performance space
- South-facing outdoor plaza
- Preserves access to HMart, Graffiti Alley, and existing retail
- One level of underground parking

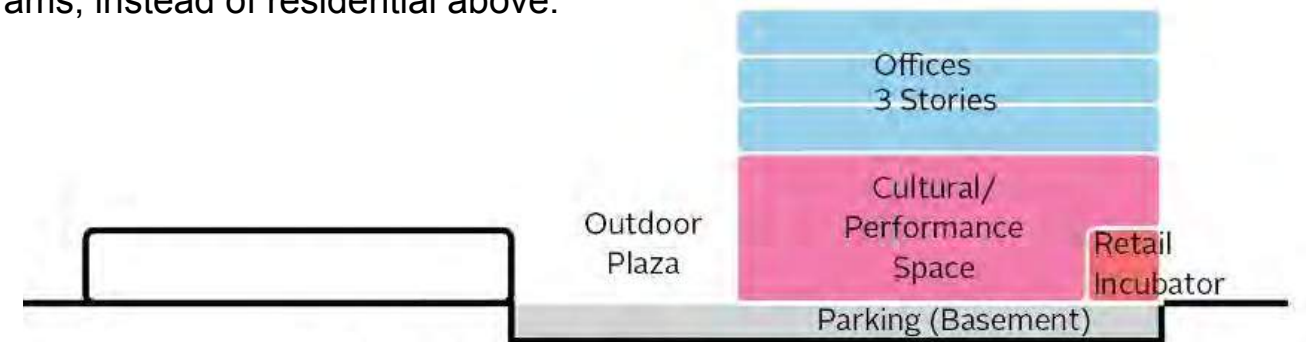


**203,000** GSF    **80** Parking Spaces    **120-130** Housing Units    **0.11** Acres Open Space



### 4: Cultural Space with Office Above

- Similar to at left, but three levels of office above cultural programs, instead of residential above.



**117,700** GSF    **80** Parking Spaces    **0** Housing Units    **0.11** Acres Open Space





# 38 Bishop Allen Dr

(Lot 6), The Port

## 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.
- Only the middle section (~1/3) of the lot is buildable in the future.
- Surrounded by high density new housing and retail.



**N/A**

Gross Building Area (sq ft)

**27,799**

Site Area (sq ft)

**Unknown**

Assessed Value

**BB-CSQ**

Zoning District

**N/A**

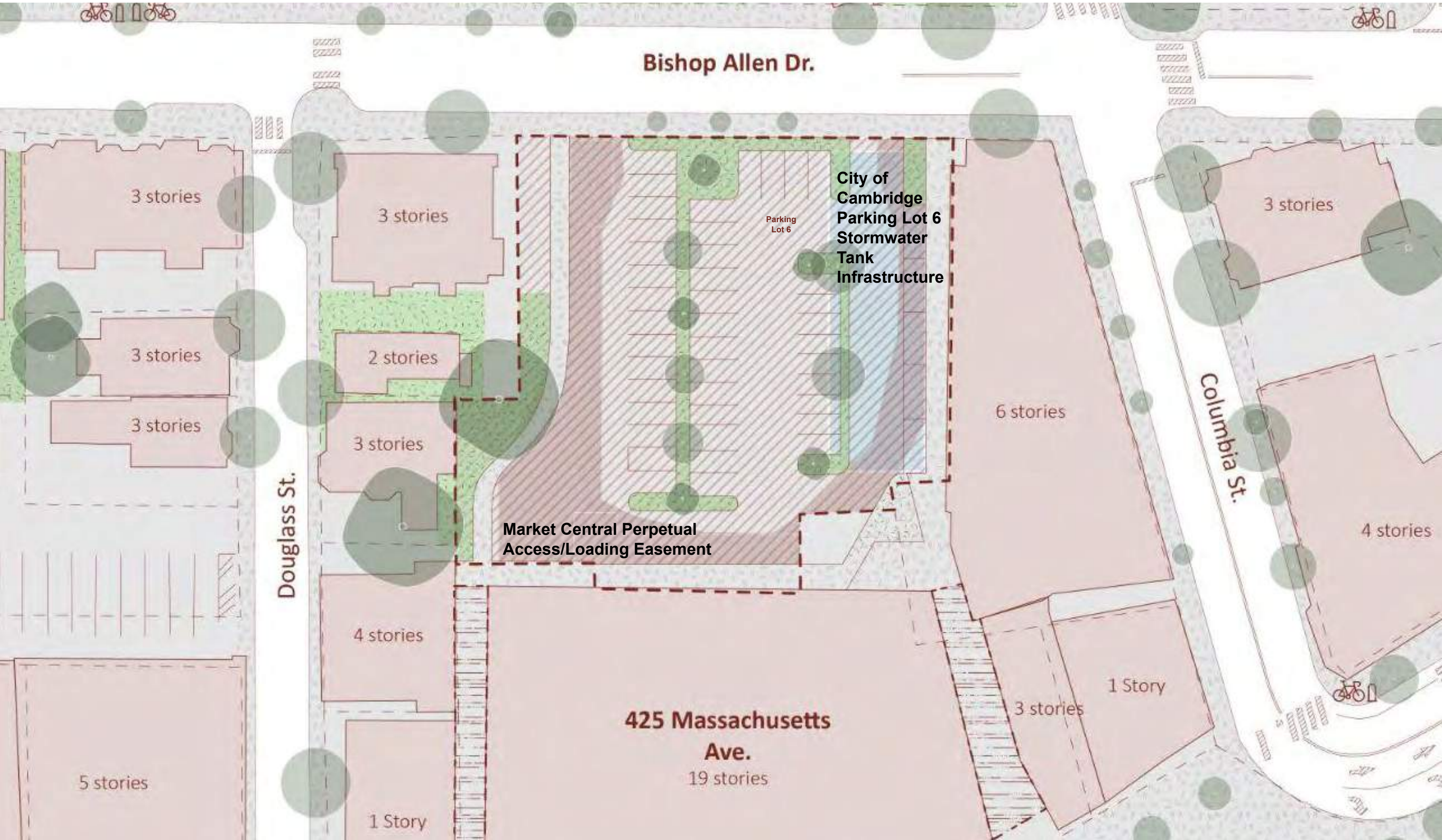
Number of Stories

**40**

Parking Spaces



# Easements



Bishop Allen Dr.

3 stories

3 stories

City of Cambridge  
Parking Lot 6  
Stormwater  
Tank  
Infrastructure

3 stories

3 stories

2 stories

Parking  
Lot 6

6 stories

3 stories

3 stories

Douglass St.

Columbia St.

4 stories

4 stories

Market Central Perpetual  
Access/Loading Easement

425 Massachusetts  
Ave.  
19 stories

3 stories

1 Story

5 stories

1 Story



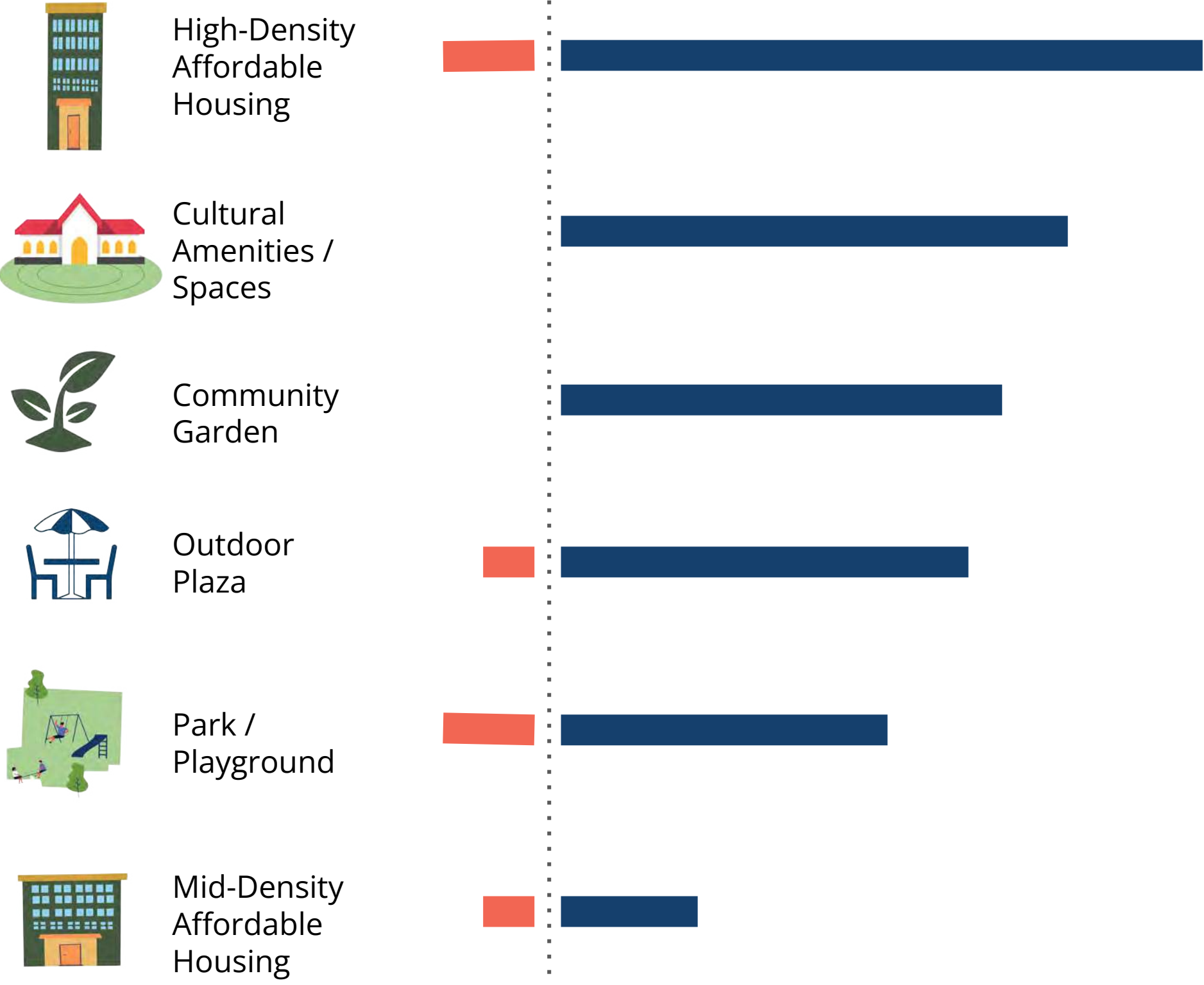
# Highlights! From Analysis and Input So Far



38 Bishop Allen Dr

I don't want to see this use here

I would love to see this use here!

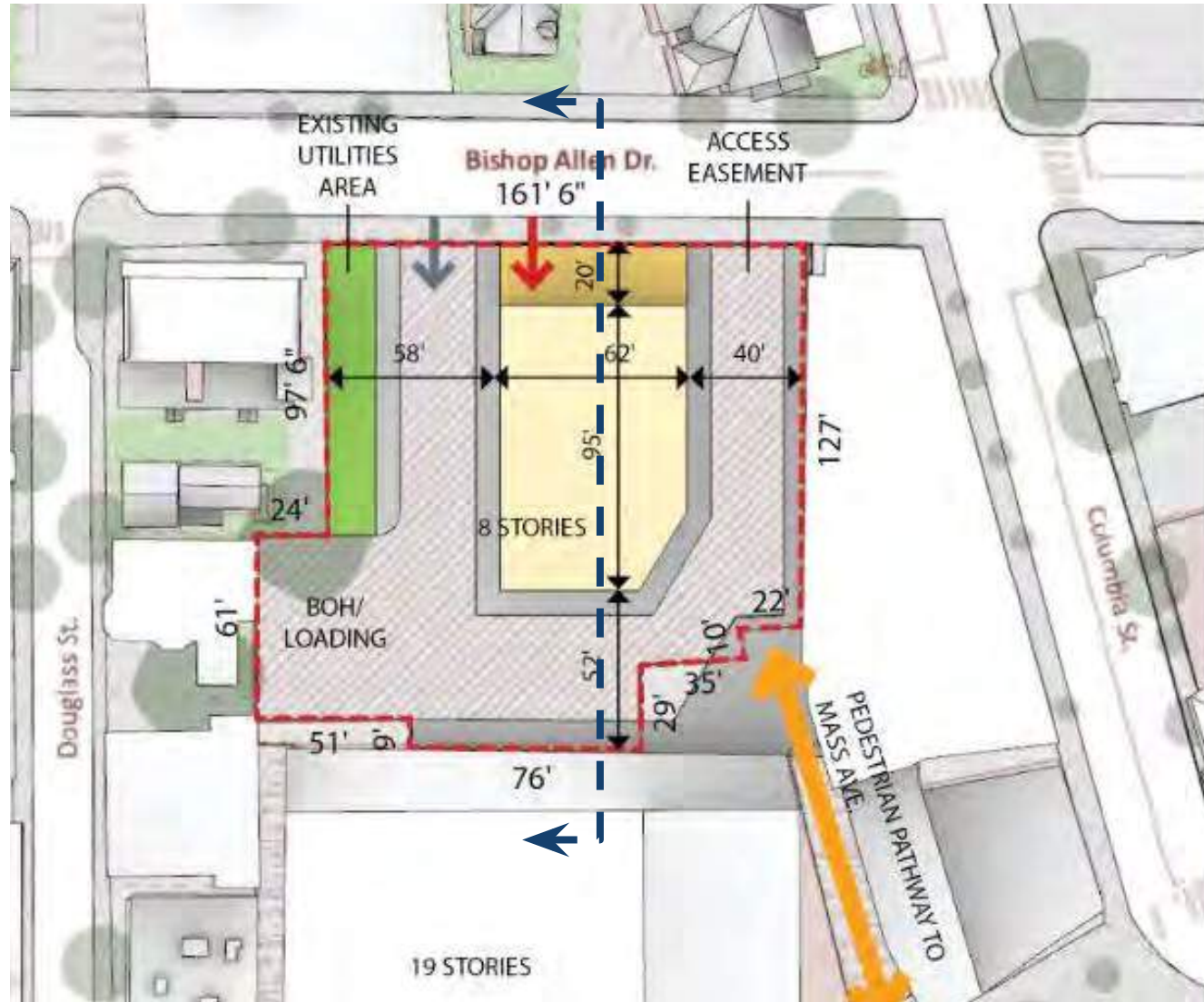


**SITE OPTIONS**

- High-density affordable housing.
- Open space / public plaza.
- Additional stormwater retention storage.



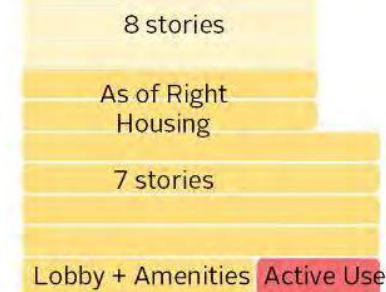
# 38 Bishop Allen Dr



## 1 : Affordable Housing

- Up to 8 stories of affordable housing shown since structured parking is not feasible
- Maintains utilities infrastructure and access easement to Market Central garage

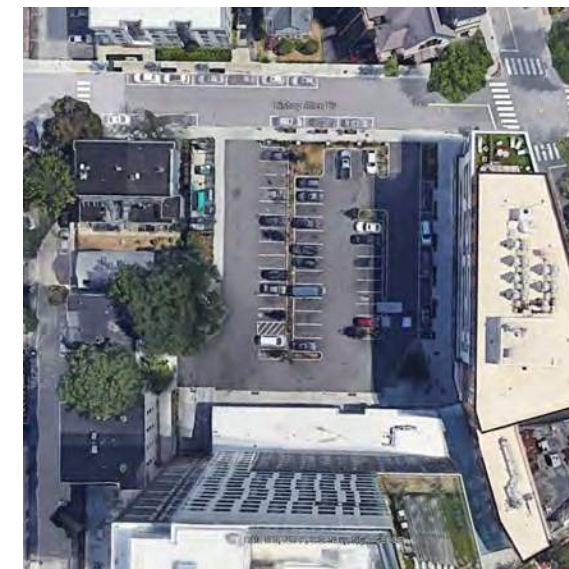
With Affordable Housing Overlay (AHO)



## 2 : Open Space

- 170' x 170' / 0.66 acres
- Lawn: 80' x 140'
- 500-1500 people in an event
- 20-30 tents + 5 trucks

## 3 : Maintain as Parking 40 spaces



**91,300**  
GSF

**0**  
Parking Spaces

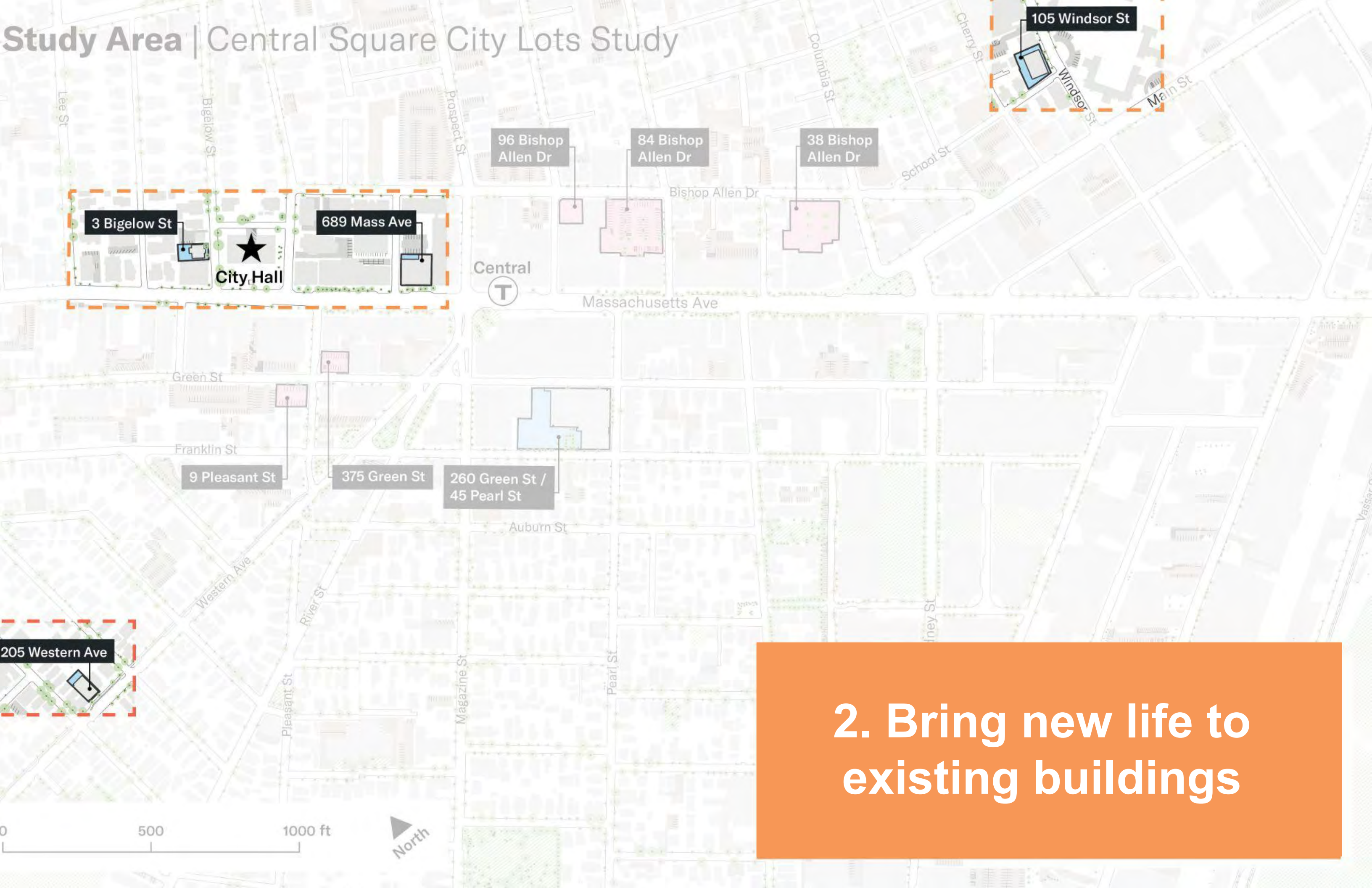
**70-80**  
Housing Units

**0**  
Acres Open Space

**0.66**  
Acres Open Space



# Study Area | Central Square City Lots Study



**2. Bring new life to existing buildings**





# 689 Massachusetts Ave

## Mid-Cambridge

### 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.



**33,456**

Gross Building Area (sq ft)

**10,101**

Site Area (sq ft)

**\$15,112,200**

Assessed Value

**BB-CSQ**

Zoning District

**3**

Number of Stories

**0**

Parking Spaces



# Highlights! From Analysis and Input So Far



689 Mass Ave

I don't want to see this use here

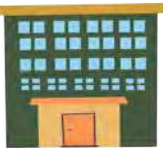
I would love to see this use here!



Cultural Amenities/  
Spaces



Library Relocation



Affordable Housing



Municipal Offices



Community Services /  
One-Stop-Shop



Small Business Incubator

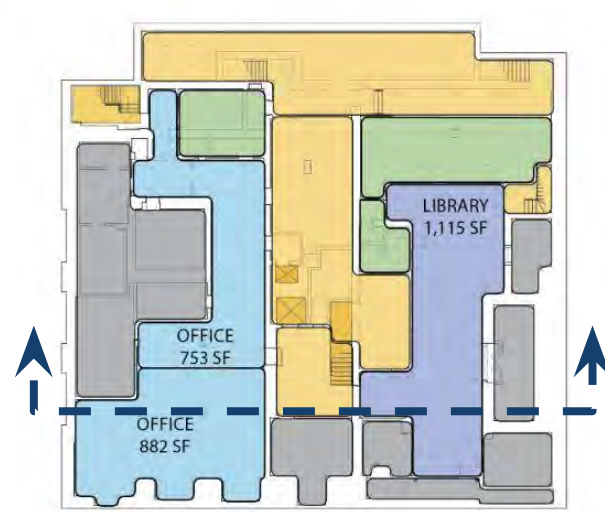


## SITE OPTIONS

- City offices
- Community services
- Cultural spaces
- Relocation of the Central Square Library branch



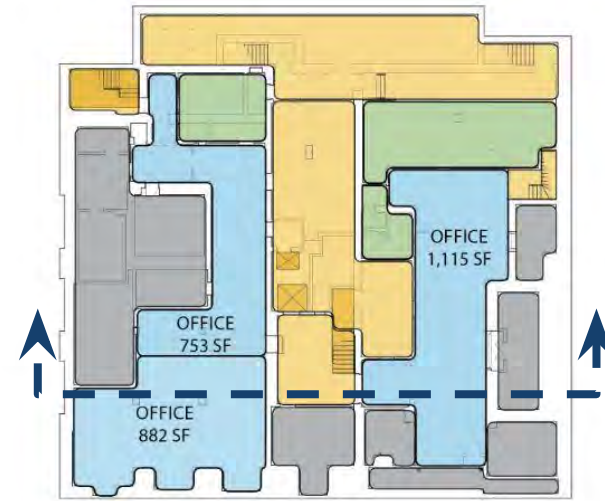
# 689 Mass Ave



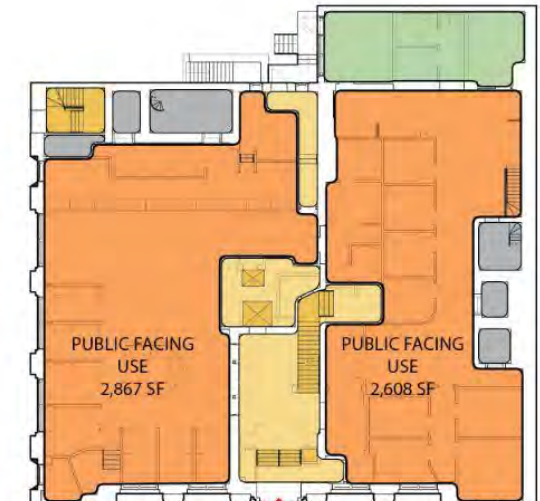
LEVEL -1



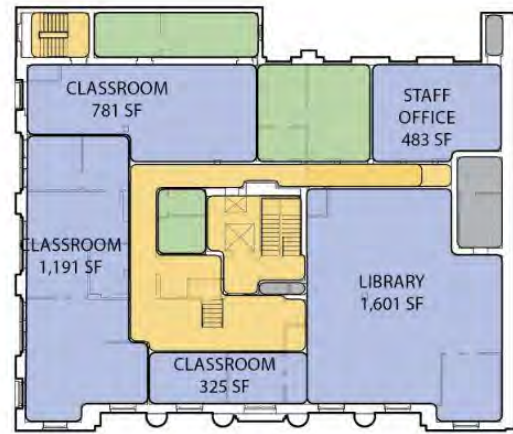
LEVEL 01



LEVEL -1



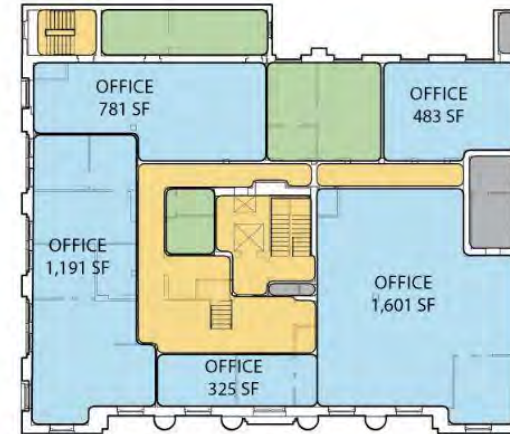
LEVEL 01



LEVEL 02



LEVEL 03



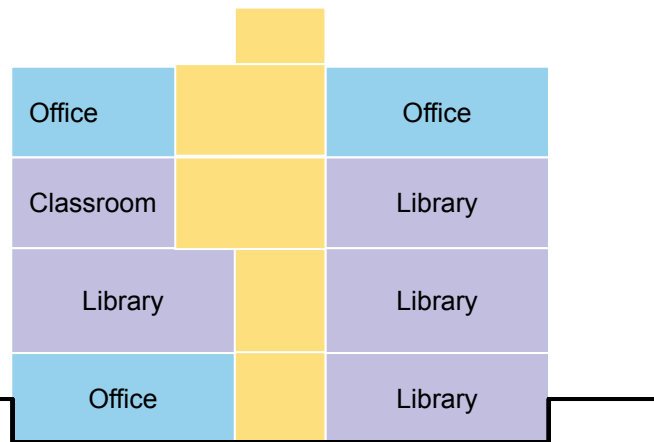
LEVEL 02



LEVEL 03

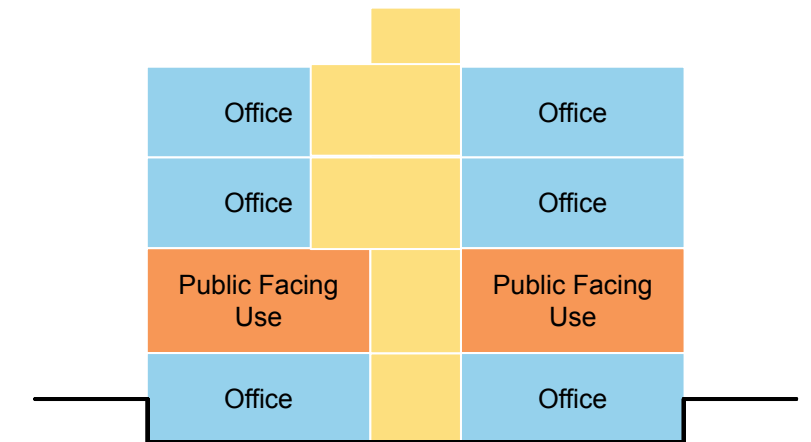
## 1 : Library with Offices

- Stories above grade 3
- Total building area (GSF) - 34,403 SF
- Total library area (NSF) (Level 01 & 02) - 15,315 SF.  
260 Green Library NSF - 13,699 SF
- Office - 6,248 SF
- Total Building Area (NSF) - 28,757 SF



## 2 : Ground Floor Public Uses with Offices

- Stories above grade 3
- Total building area (GSF) - 34,403 SF
- Offices - 16,236 SF
- Public Facing Use - 5,476 SF
- Total Building Area (NSF) - 28,757 SF





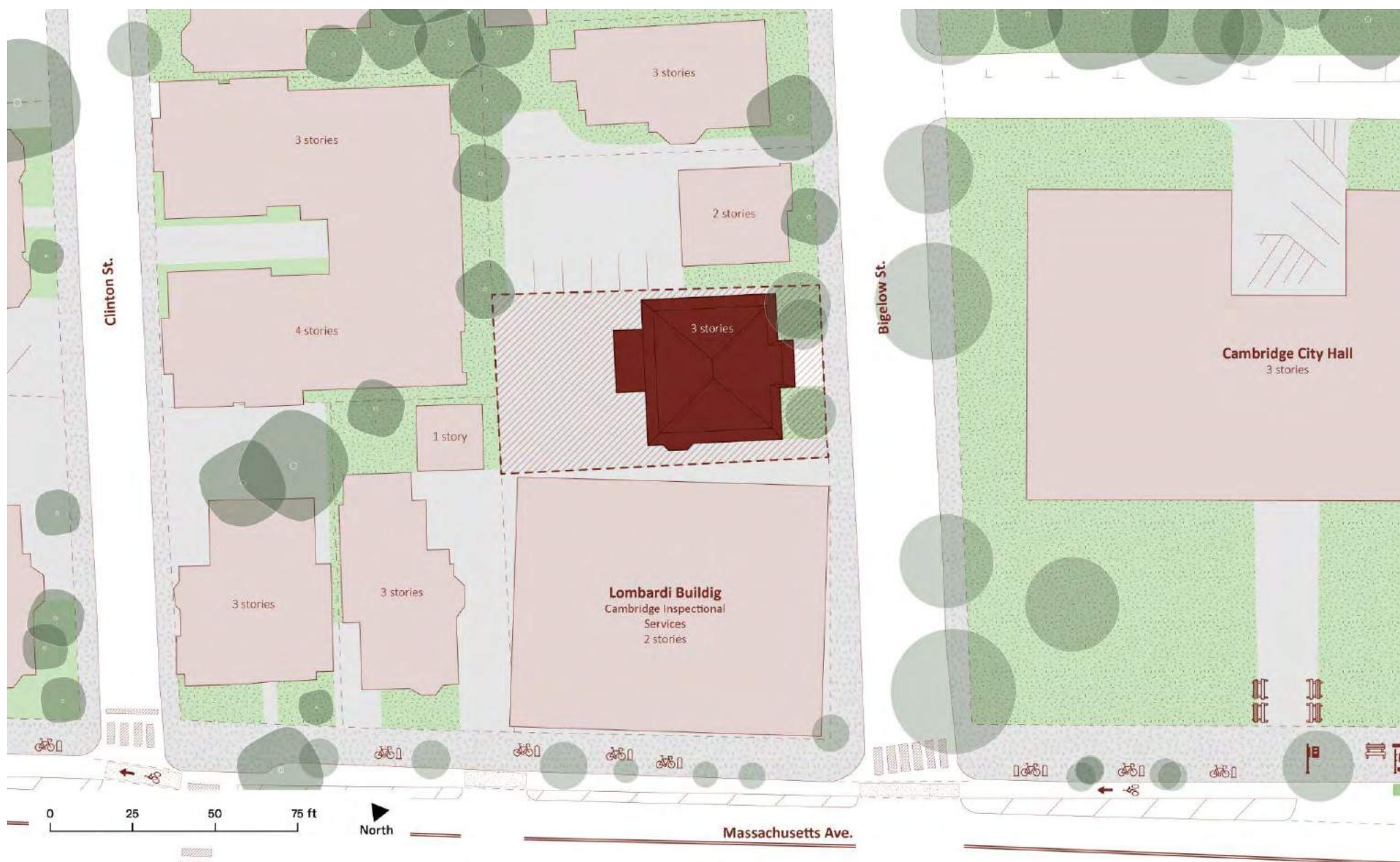


# 3 Bigelow St

## Mid-Cambridge

### 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.



**6,386**

Gross Building Area (sq ft)

**5,175**

Site Area (sq ft)

**1869**

Year Built

**C-2B**

Zoning District

**3**

Number of Stories

**Vacant**

Current Building



# Highlights! From Analysis and Input So Far



3 Bigelow St

I don't want to see this use here

I would love to see this use here!



Community Services / One-Stop-Shop



Affordable Housing



Cultural Amenities / Spaces



Community Meeting Spaces



Municipal Offices



City Meeting Spaces



## SITE OPTIONS

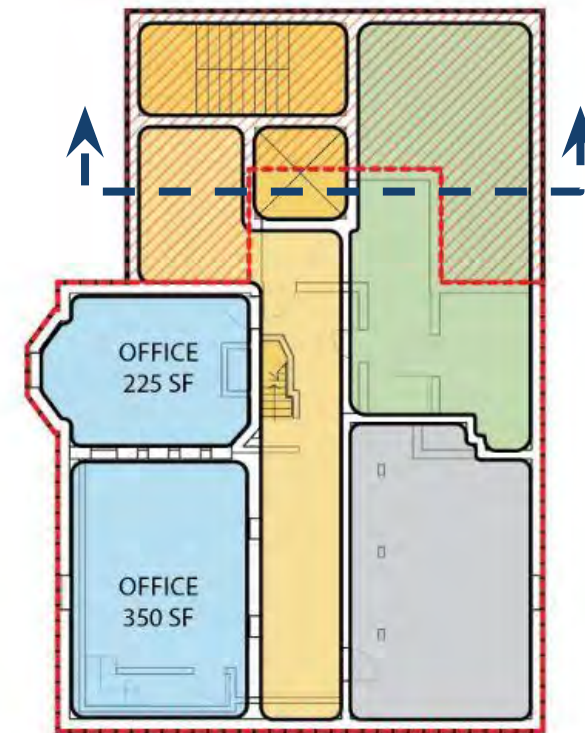
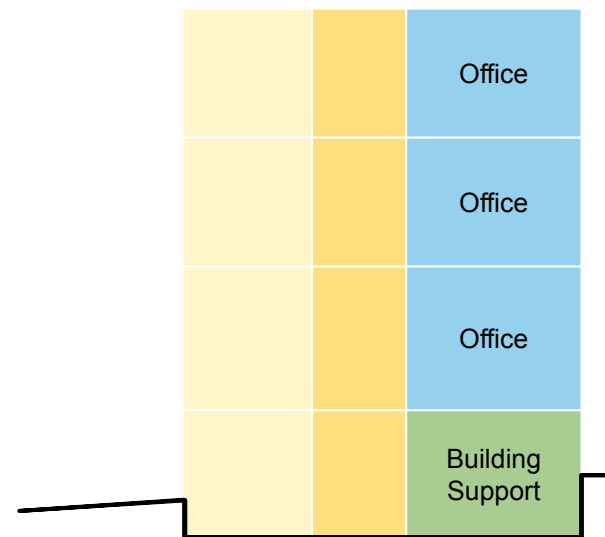
- Municipal offices
- Community / City meeting spaces
- Renovate and expand through a rear yard addition
- Potential to combine with adjacent City-owned properties (Lombardi)



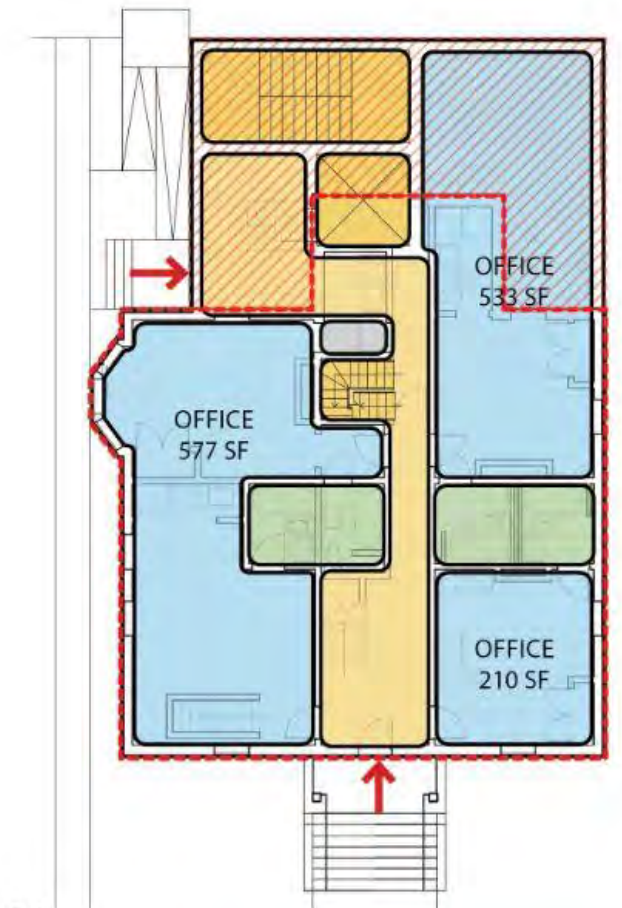
# 3 Bigelow Street

## 1 : Renovation + Expansion for Office Space

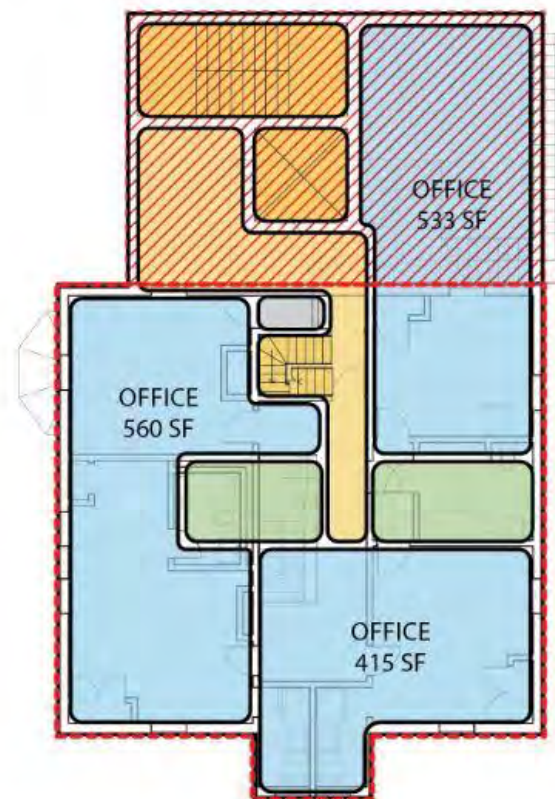
- Demolition of existing non-historic rear addition and new addition created to add space and make building accessible.
- Original building renovated for municipal offices.
- Additional development may be possible if building is demolished and rebuilt
- Stories above grade - 3
- Total Building Area (GSF) - 3,036 SF
- Total Addition Area (GSF) - 10,135 SF
- Total Building Area (NSF) - 8,475 SF



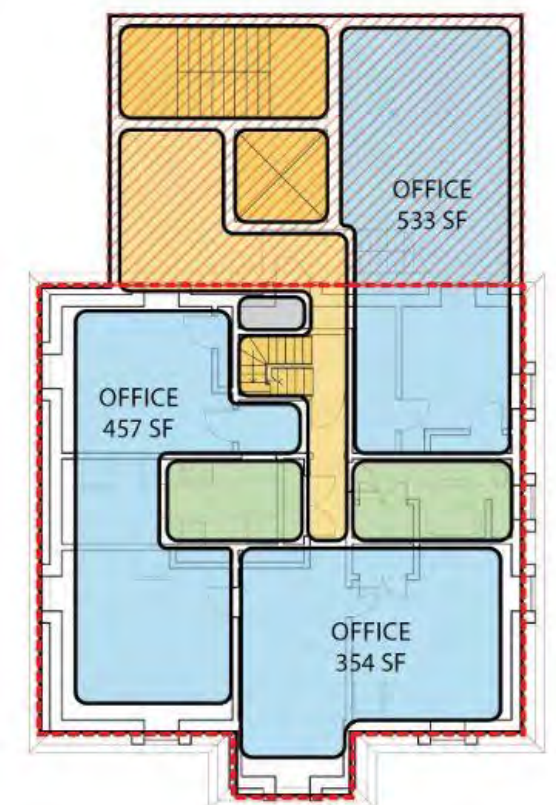
LEVEL 0



LEVEL 01



LEVEL 02



LEVEL 03



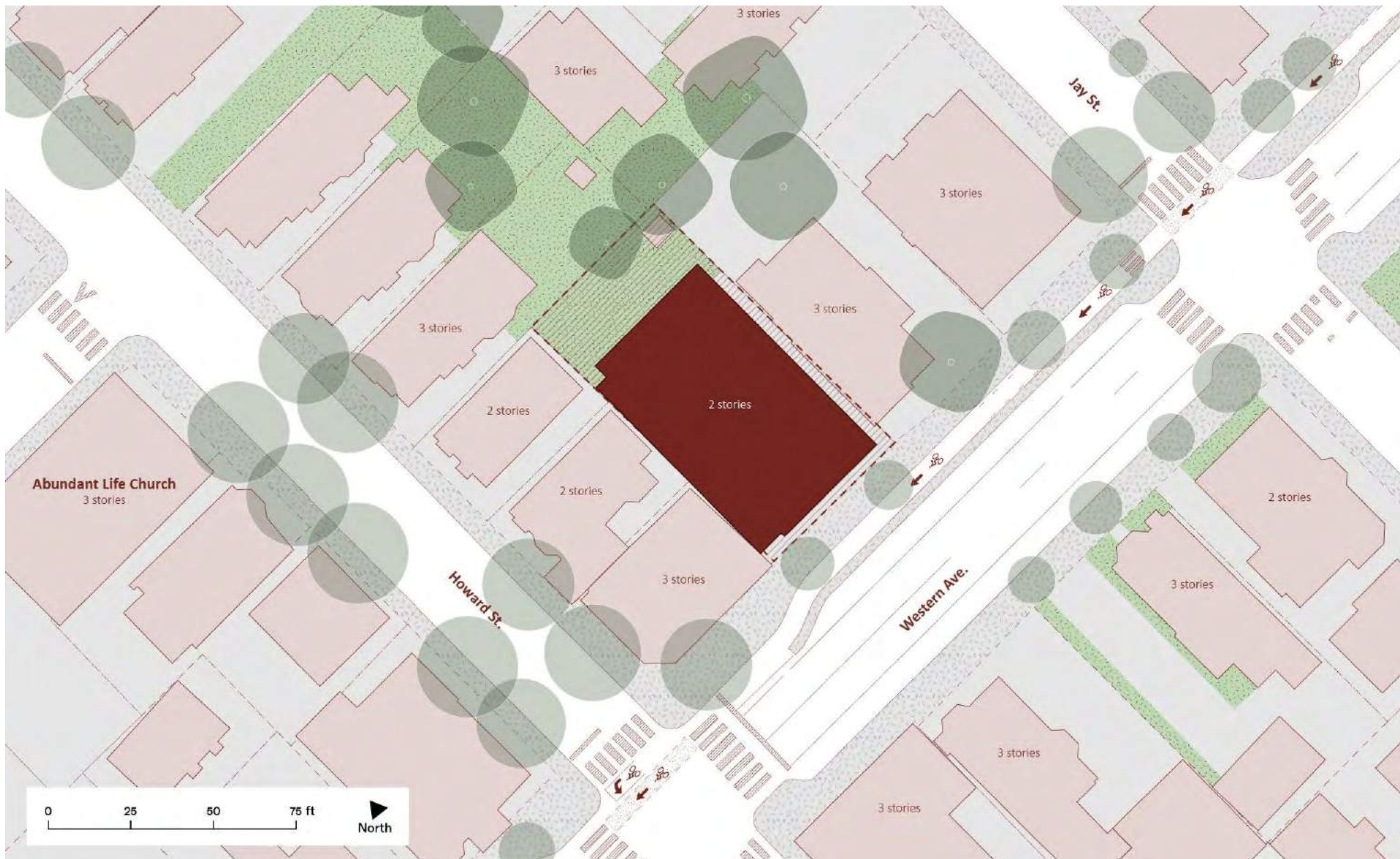


# 205 Western Ave

## Riverside

### 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.



**4,280**

Gross Building Area (sq ft)

**5,258**

Site Area (sq ft)

**1993**

Year Built

**BA-3**

Zoning District

**2**

Number of Stories

**VACANT**

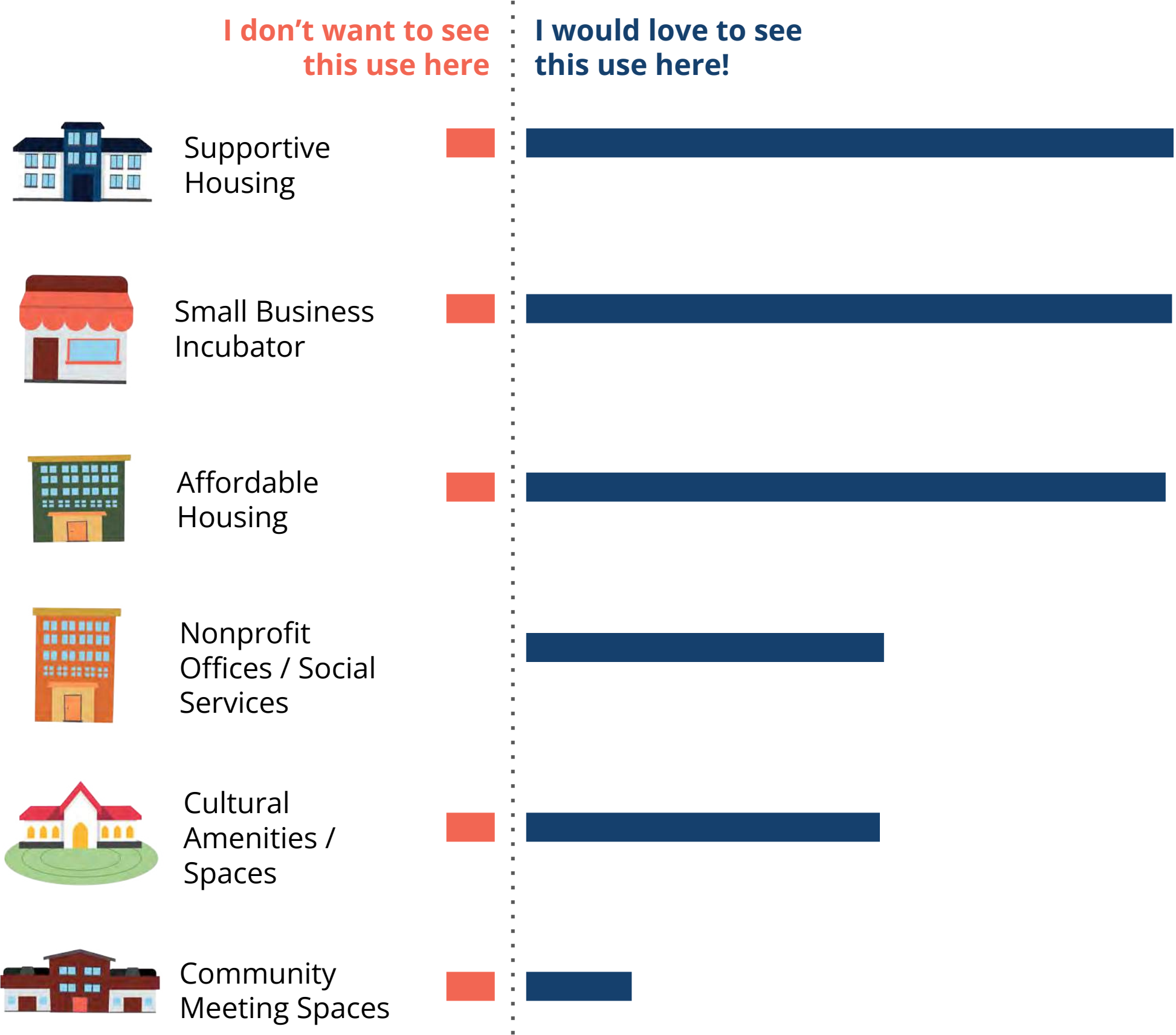
Current Use



# Highlights! From Analysis and Input So Far



205 Western Ave

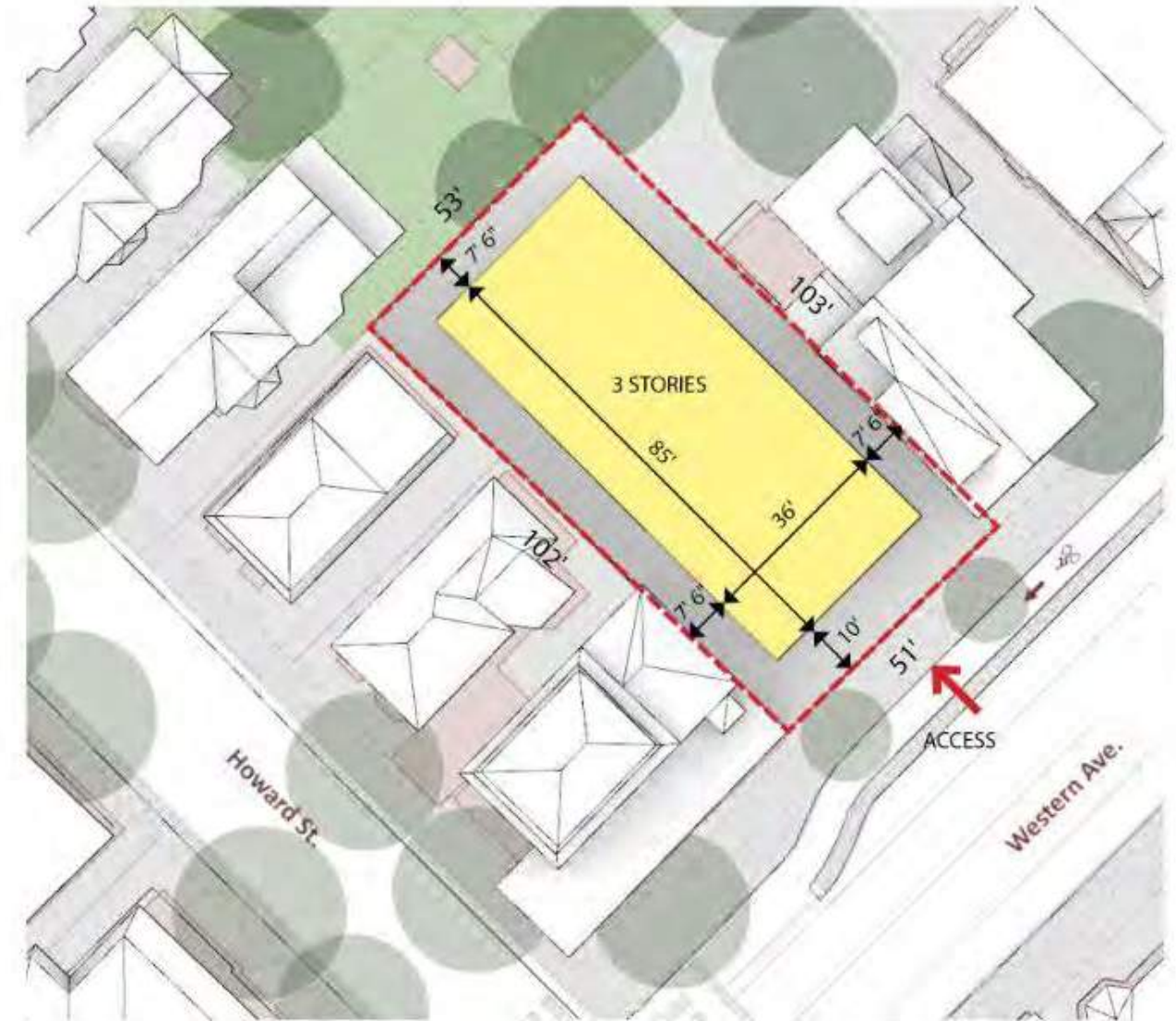
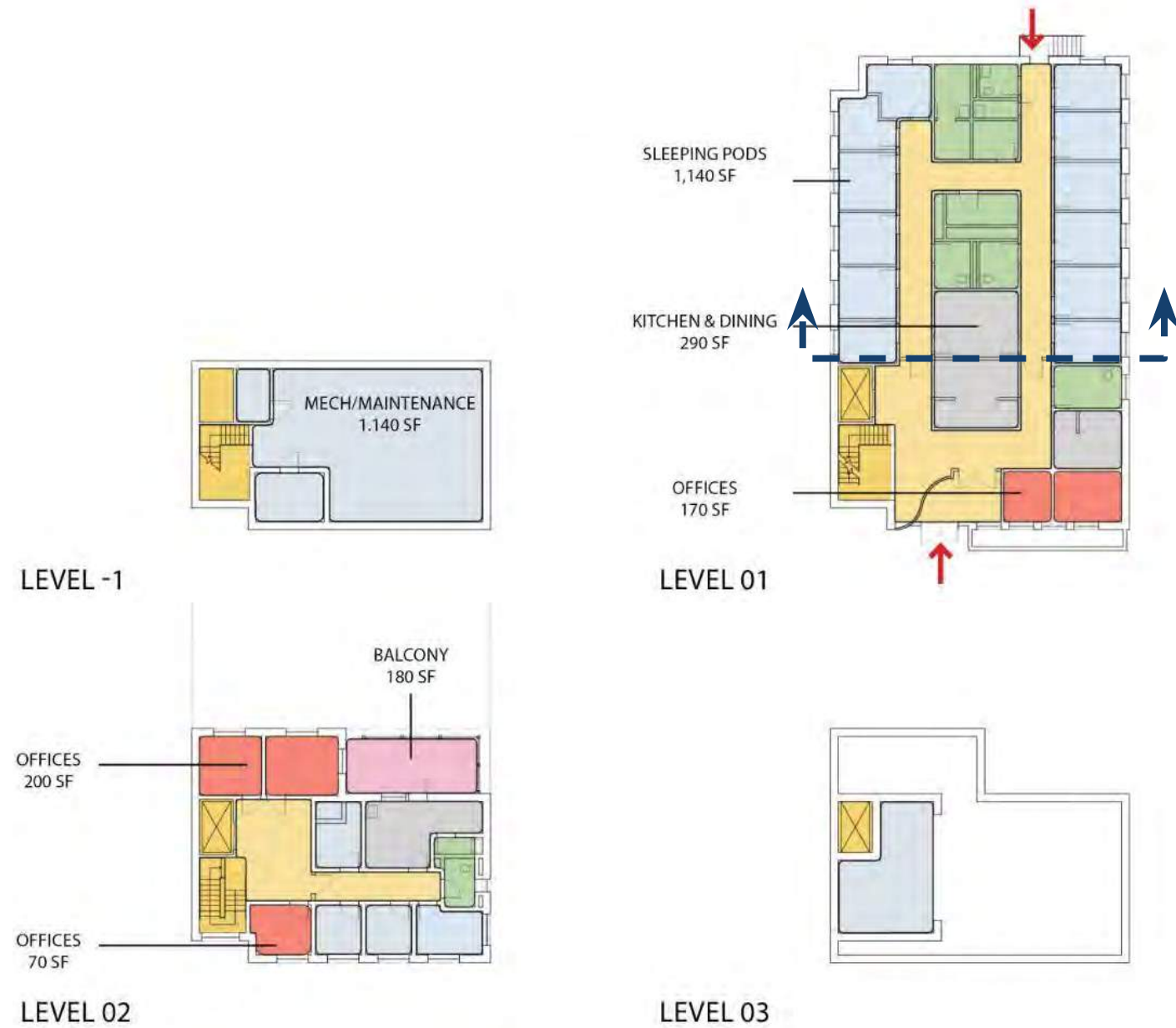


### SITE OPTIONS

- Renovate the existing structure.
- Demolish and build a new site or open space.
- Social services / supportive house.
- Affordable Housing, including home ownership.

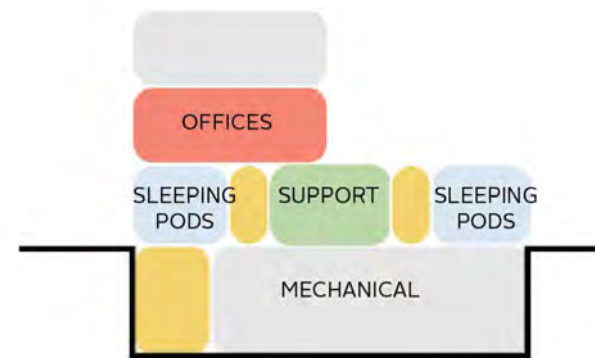


# 205 Western Ave



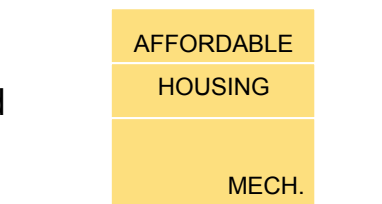
## 1 : Adaptive Reuse for Supportive Housing

- Stories above grade - 3
- Total Building Area (GSF) - 10,624 SF
- Sleeping Pods - 1,010 SF
- Offices - 440 SF
- Total Building Area (NSF) - 5,700 SF



## 2 : Demolition and Redevelopment for Affordable Housing

- 8 residential units
- 45' height limit under affordable housing overlay
- Building envelope is limited due to setbacks and resulting building footprint is small and doesn't yield a high number of units







# 105 Windsor St

## The Port

### 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.



**13,104**

Gross Building Area (sq ft)

**10,018**

Site Area (sq ft)

**1868**

Year Built

**C-1**

Zoning District

**2**

Number of Stories

**VACANT**

Current Use



# Highlights! From Analysis and Input So Far



105 Windsor St

I don't want to see  
this use here

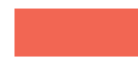
I would love to see  
this use here!



Learning  
Spaces



Museum



Performance &  
Artist Spaces



Community  
Services /  
Health Center



Community  
Meeting Spaces



Small  
Offices

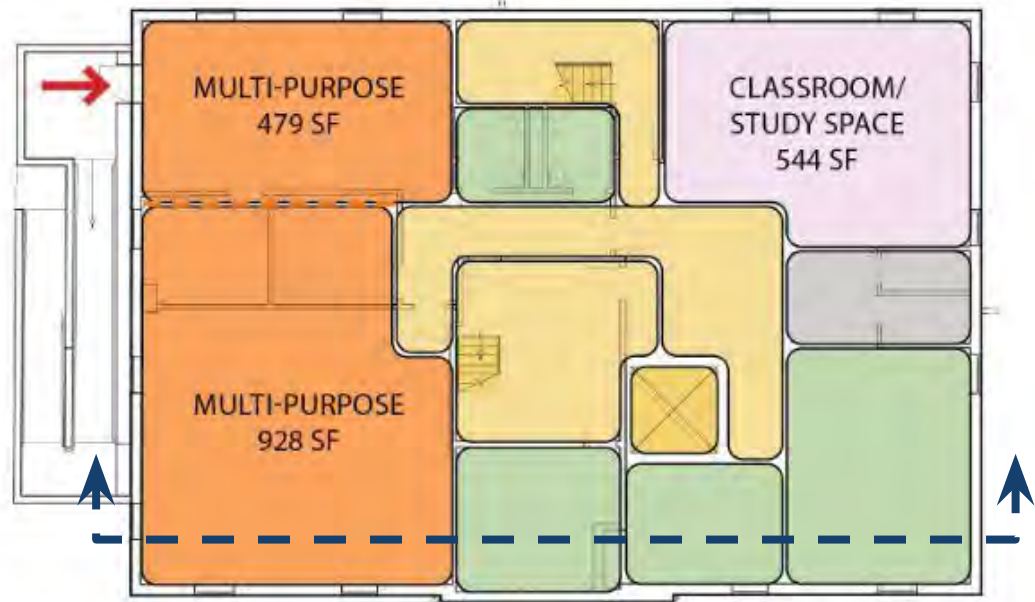


## SITE OPTIONS

- Museum or gallery/art space
- Non-profit Services and Offices
- Community Center and Educational Spaces
- Health Center



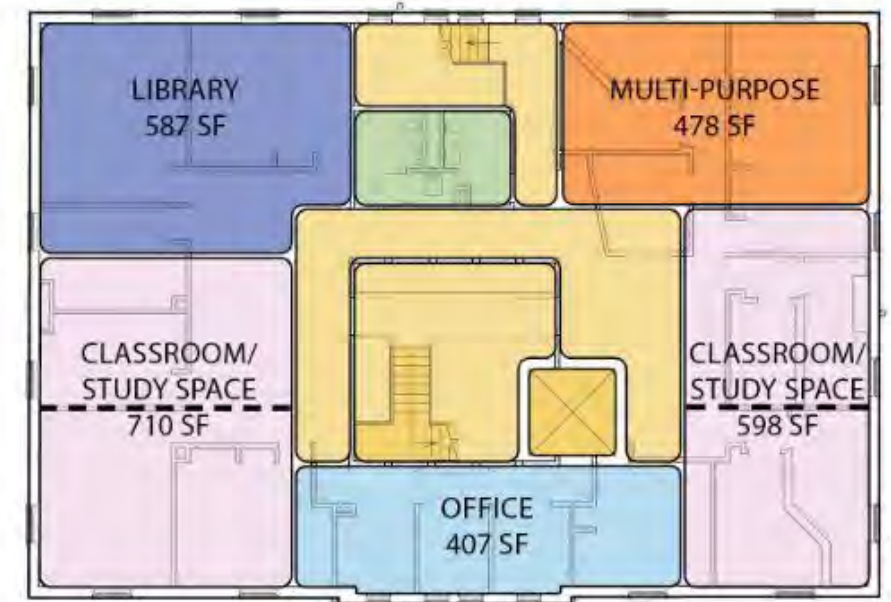
# 105 Windsor



LEVEL 0



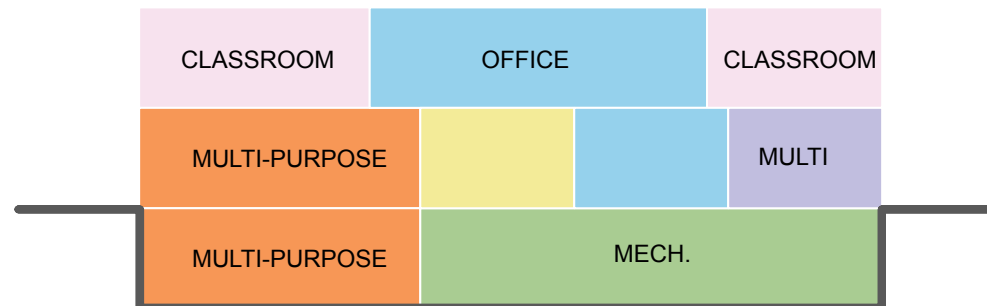
LEVEL 01



LEVEL 02

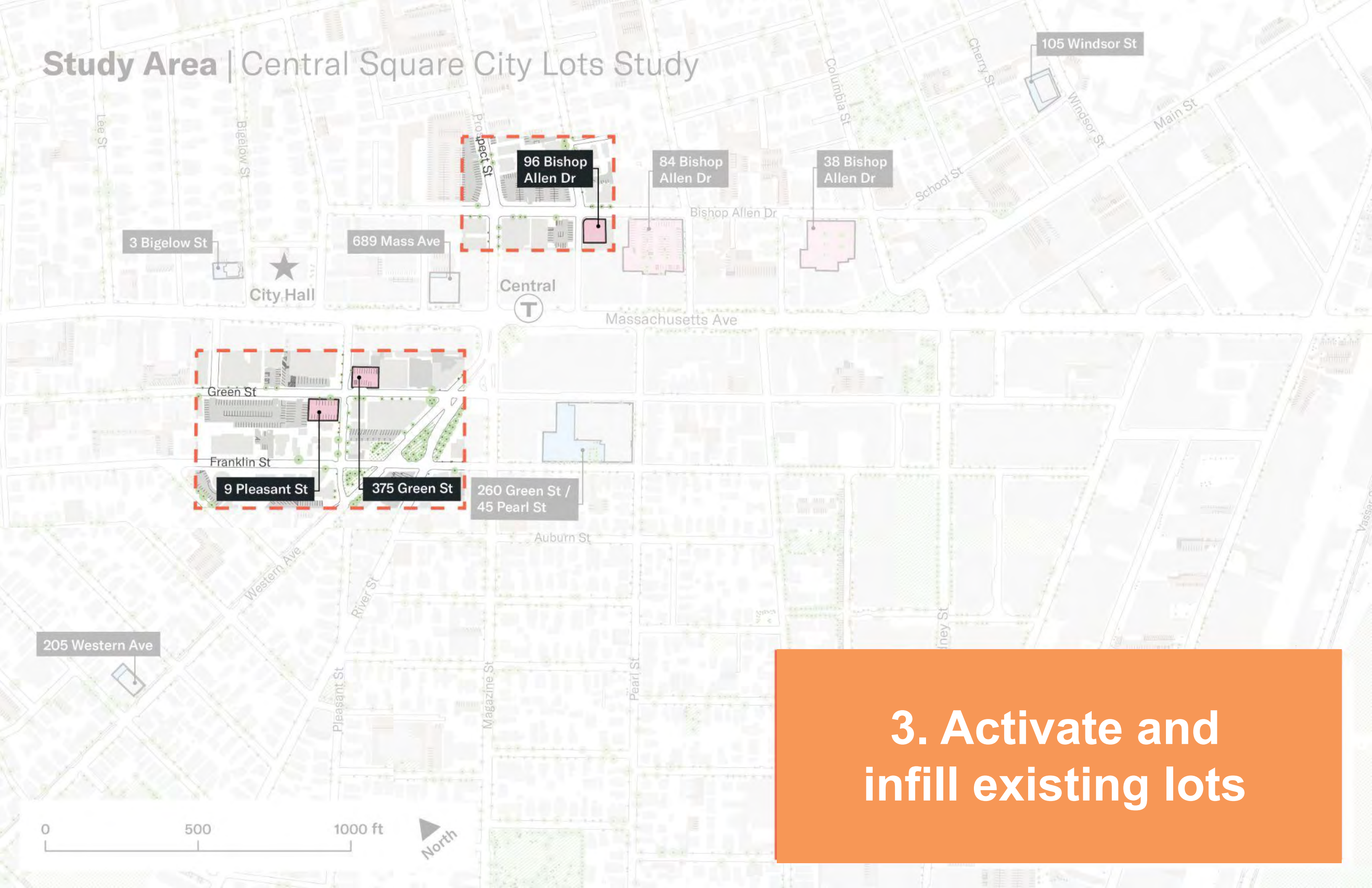
## 1 : Renovation for Neighborhood-serving Spaces

- Multi-purpose meeting spaces
- Museum/library space
- Classrooms/study spaces
- Small offices
- Stories above grade - 2
- Total Building Area (GSF) - 12,888 SF
- Total Building Area (NSF) - 11,590 SF





# Study Area | Central Square City Lots Study



**3. Activate and infill existing lots**





# 375 Green St

(Lot 8), Riverside

## SITE CONSIDERATIONS

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



**N/A**

Gross Building Area (sq ft)

**6,436**

Site Area (sq ft)

**17**

Parking Spaces

**BB-CSQ**

Zoning District

**N/A**

Number of Stories

**Parking**

Current Use



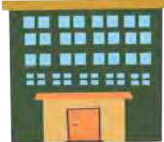
# Highlights! From Analysis and Input So Far



375 Green St

I don't want to see this use here

I would love to see this use here!



Affordable Housing



Performance Space



Community Garden



Small Business Incubator



Outdoor Plaza / Gathering Space



Park / Playground



## SITE OPTIONS

- Affordable housing development
- Open Space / Pocket Park
- Retain parking in the near-term

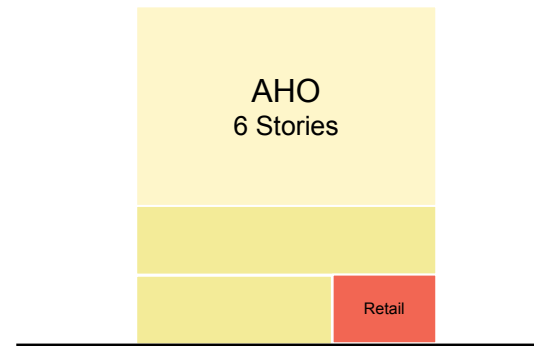


# 375 Green Street



## 1: Redevelopment Potential for Affordable Housing

- 40 units of affordable housing , 9 stories
- Retail / active use on ground floor
- No parking provide; loss of existing parking spaces
- No open space requirement



**51,750** GSF      **0** Parking Spaces      **40** Housing Units      **0.0** Acres Open Space



## 2: Open Space / Pocket Park (Explored in Tandem with 9 Pleasant St)

- Two new pocket parks, connected by street and crossing improvements
- 375 Green: 55' x 90' / 0.11 acre
- 9 Pleasant: 60' x 100' / 0.14 acre

**0** GSF      **0** Parking Spaces      **0** Housing Units      **0.25** Acres Open Space





# 9 Pleasant St

(Lot 9), Riverside

## 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.



**N/A**

Gross Building Area (sq ft)

**7,449**

Site Area (sq ft)

**17**

Parking Spaces

**C-2**

Zoning District

**N/A**

Number of Stories

**PARKING**

Current Use



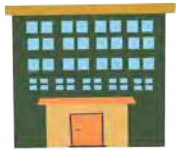
# Highlights! From Analysis and Input So Far



9 Pleasant St

I don't want to see this use here

I would love to see this use here!



Affordable Housing



Performance & Artist Spaces



Park / Playground



Community Garden



Small Business Incubator



Outdoor Plaza

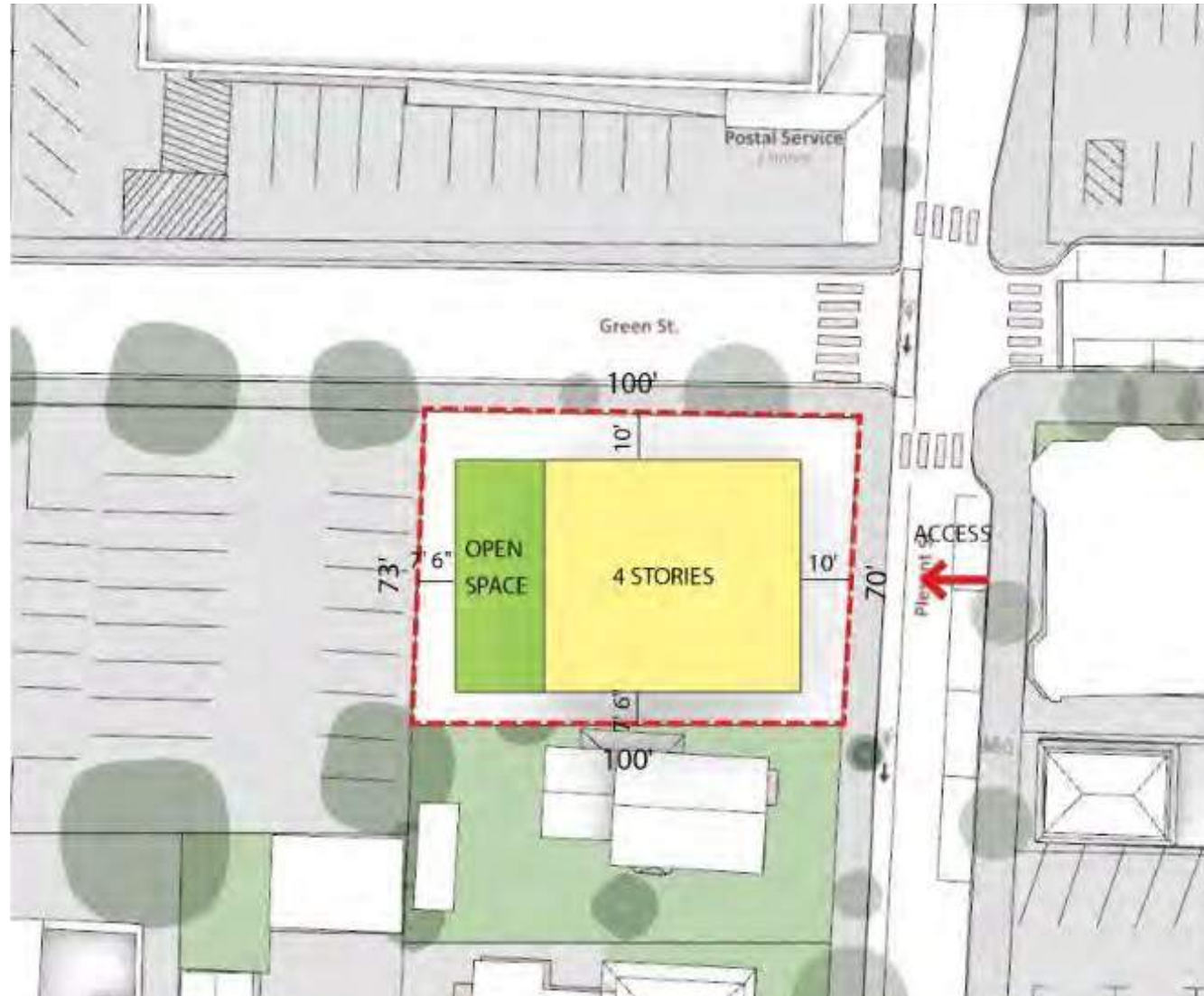


## SITE OPTIONS

- Small affordable housing development
- Open Space / Pocket Park
- Retain parking in the near-term

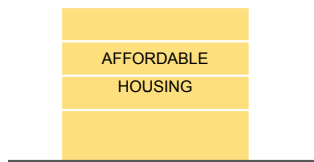


# 9 Pleasant Street

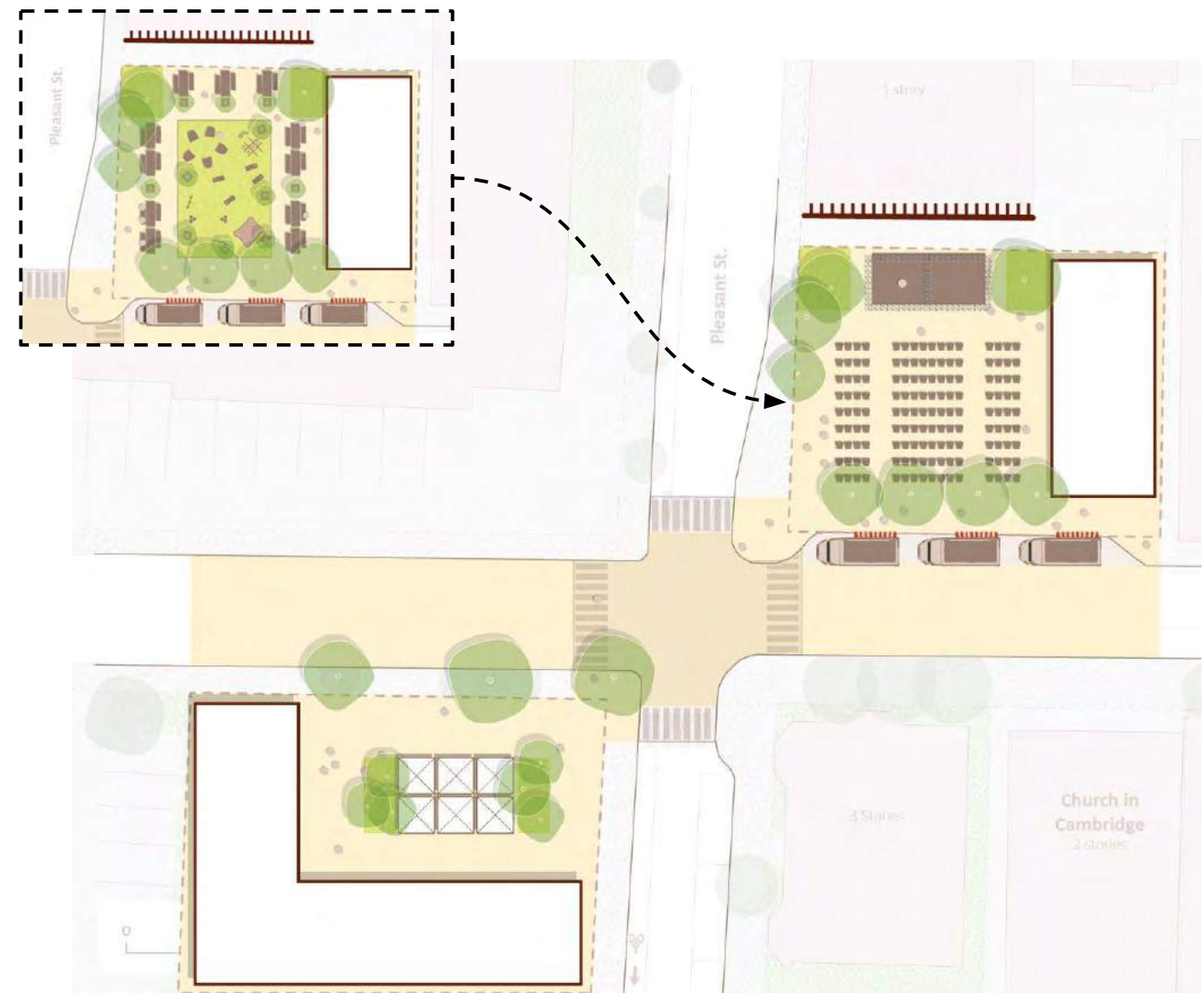


## 1: Redevelopment Potential for Affordable Housing

- 11 affordable units, 4 stories
- Setbacks and open space requirements yield a small developable footprint
- Ground floor taken up by lobby and circulation; limited opportunity for retail
- Open space in the rear yard
- No parking provided, loss of existing parking spaces



**13,900** GSF      **0** Parking Spaces      **11** Housing Units      **0.03** Acres Open Space



## 2: Open Space / Pocket Park (Explored in Tandem with 9 Pleasant St)

- 8-10 retail incubator spaces over 2 floors, 6-10 tents + 3 food trucks, 300 person flexible event space
- Accommodates the complete existing Starlight Square program across two smaller lots
- Potential to be tied to broader intersection and Green St improvements
- Flexibility for 375 Green Street to act as an everyday plaza when not in use for events

**8,000** GSF      **0** Parking Spaces      **0** Housing Units      **0.1** Acres Open Space





# 96 Bishop Allen Dr

(Lot 4), The Port

## 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.



**N/A**

Gross Building Area (sq ft)

**6,210**

Site Area (sq ft)

**17**

Parking Spaces

**BB**

Zoning District

**N/A**

Number of Stories

**PARKING**

Current Use



# Highlights! From Analysis and Input So Far



96 Bishop Allen Dr

I don't want to see this use here

I would love to see this use here!



Affordable Housing



Small Business Incubator



Community Garden



Outdoor Plaza



Park / Playground



Performance & Artist Spaces

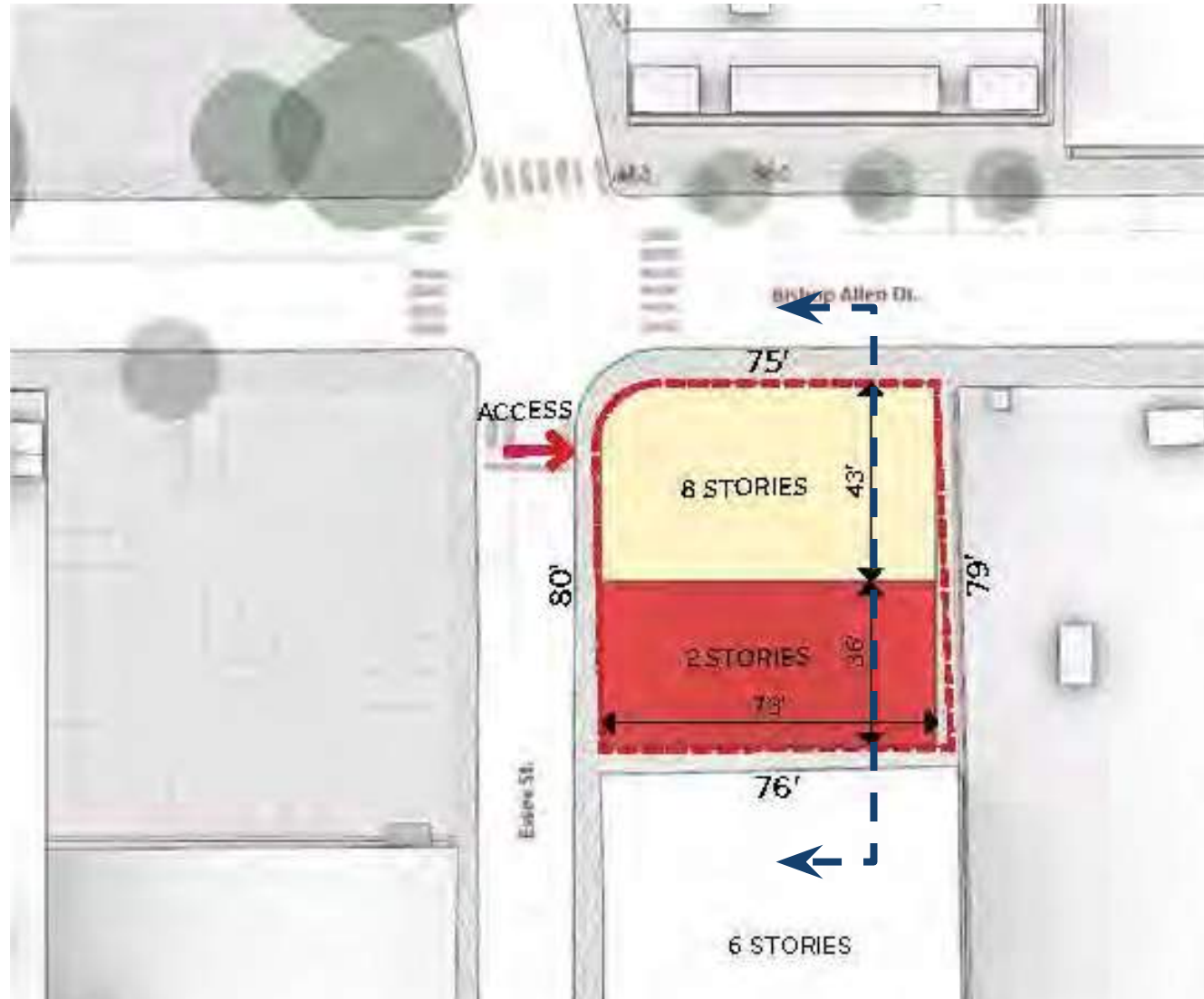


**SITE OPTIONS**

- Affordable housing development
- Performance & artist space
- Open Space / Pocket Park

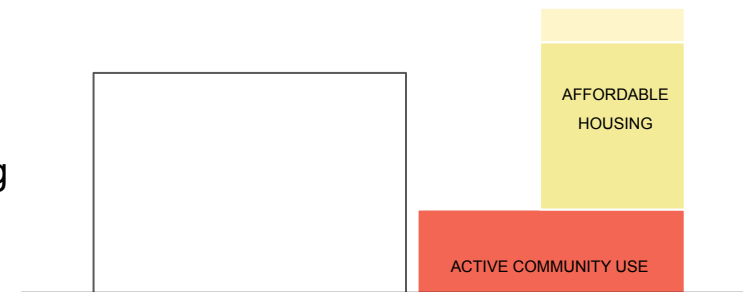


# 96 Bishop Allen Drive



## 1: Redevelopment Potential for Affordable Housing

- 15-20 units, 8 stories
- Active community use on the ground floor.
- No open space requirement
- No parking provided, loss of existing parking spaces



**30,060** GSF      **0** Parking Spaces      **15-20** Housing Units      **0.0** Acres Open Space

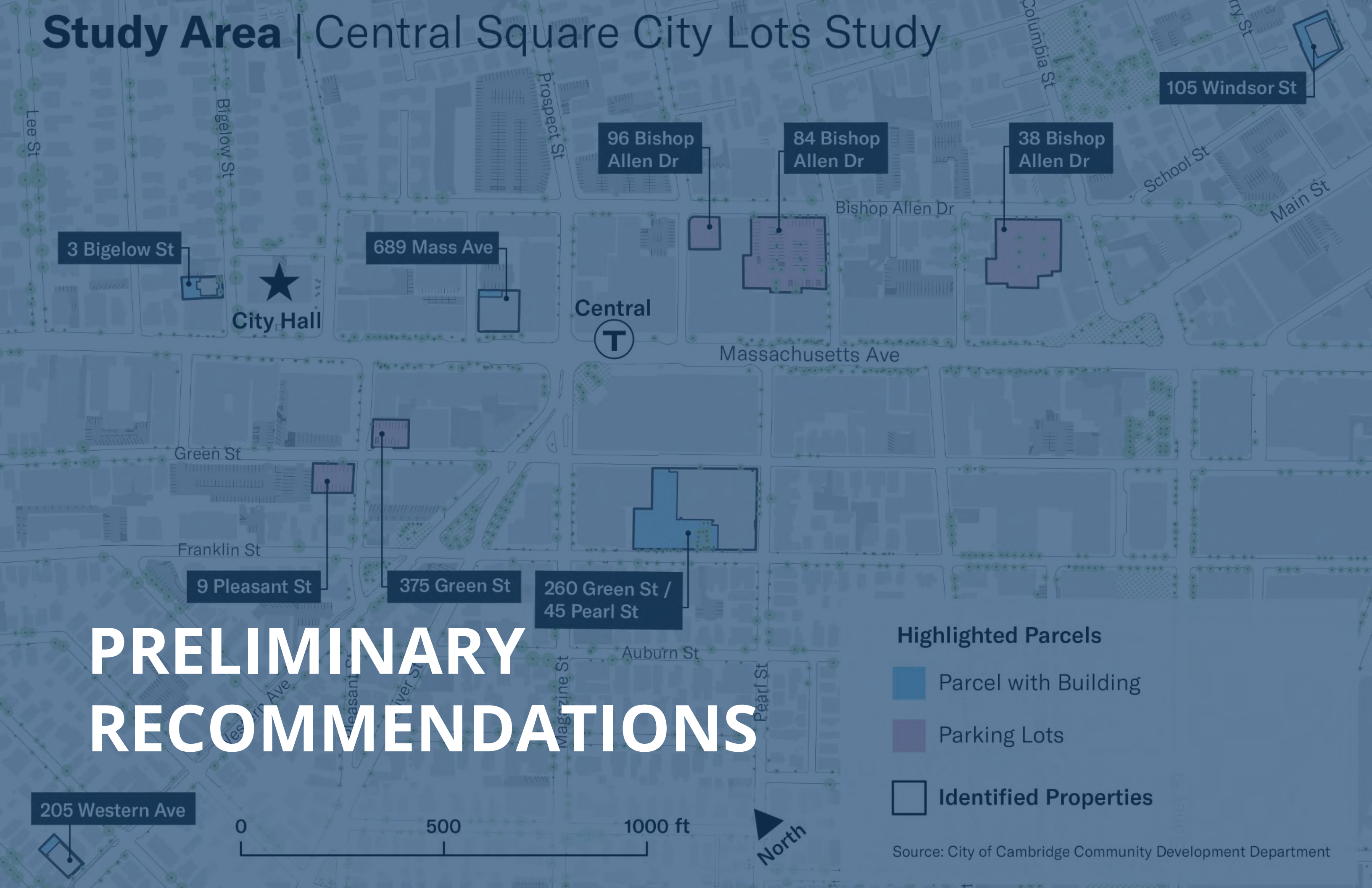
## 2: Public Plaza

- 75' x 80' / 0.14 acre

**0** GSF      **0** Parking Spaces      **0** Housing Units      **0.14** Acres Open Space



# 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

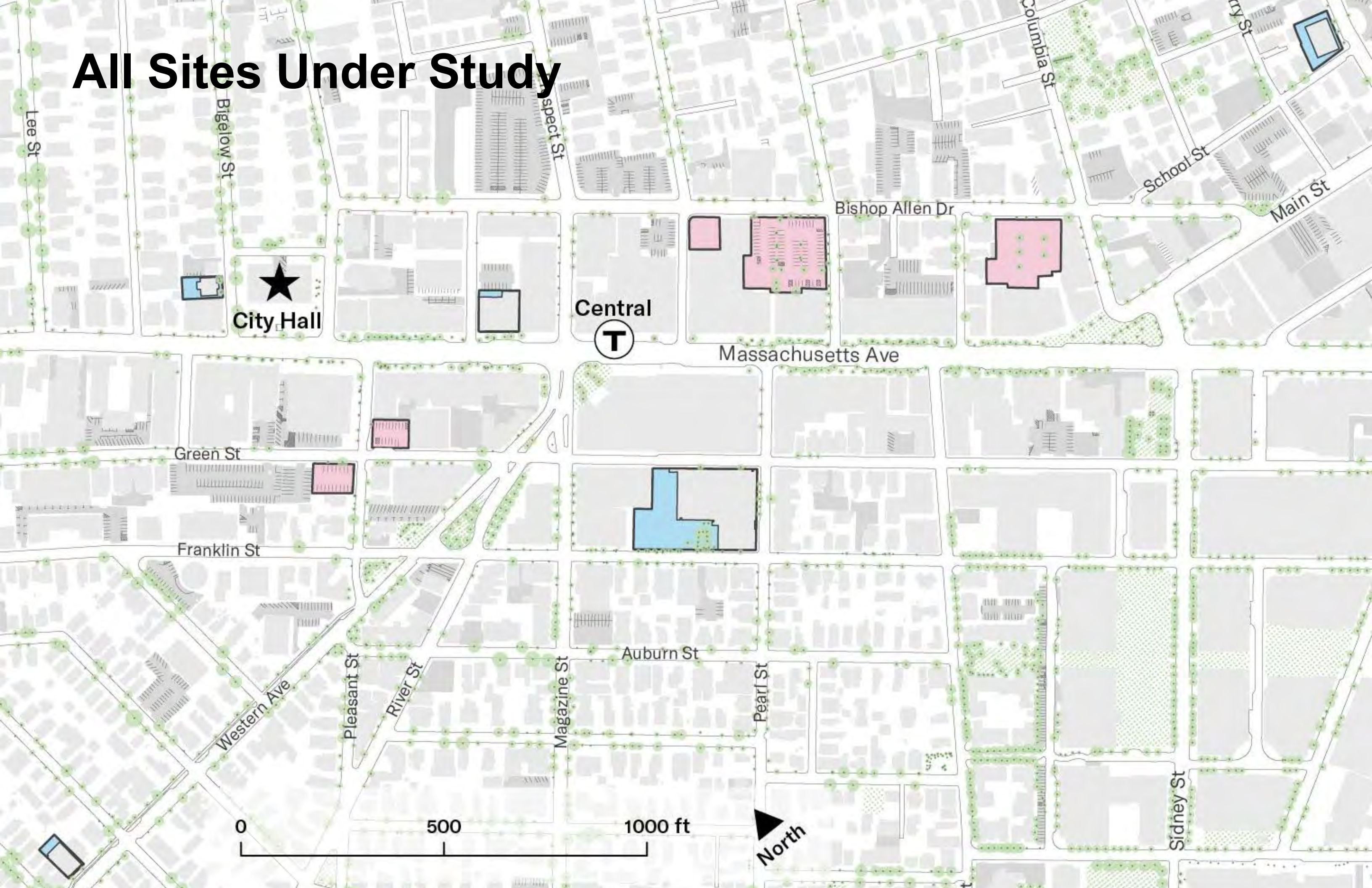
Identified Properties

# PRELIMINARY RECOMMENDATIONS

Source: City of Cambridge Community Development Department



# All Sites Under Study





# Emerging Direction for 7 Sites

**3 Bigelow**  
Municipal Offices



**96 Bishop Allen (Lot 4)**  
Affordable housing



**105 Windsor**  
Mixed use community center serving the Port

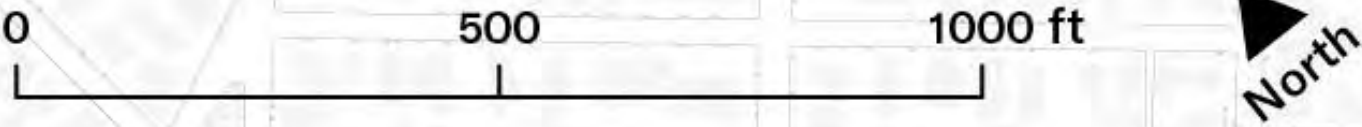
**38 Bishop Allen (Lot 6)**  
Park, parking, and/or additional stormwater storage

**375 Green St (Lot 8) +  
9 Pleasant St (Lot 9)**  
Reserve for future uses  
Possible temporary activation/park

**205 Western**  
Adaptive reuse for supportive housing

**Legend**

- Affordable Housing
- Community & City Resources
- Supporting Infrastructure
- Identified Properties





# 3 Large, Central Sites with Key Questions

## 689 Mass Ave

Library OR

Ground floor public uses  
with offices above

## 84 Bishop Allen (Lot 6)

Permanent plan for  
standalone cultural space  
OR

Ground floor cultural space  
with other uses above  
(housing or offices)

## 260 Green/45 Pearl

High density affordable housing OR

Renovated library in mixed use  
affordable housing building

### Legend

 Large Central Sites  
with Key Questions

 Identified Properties

0 500 1000 ft



North



# Possible Directions

**3 Bigelow**  
Municipal offices



**96 Bishop Allen**  
(Lot 4)  
Affordable housing

**84 Bishop Allen**  
(Lot 6)  
Cultural space and/or  
Affordable hsg

**105 Windsor**  
Mixed use community  
center serving the Port

**38 Bishop Allen (Lot 6)**  
Park, parking, and/or  
additional stormwater storage

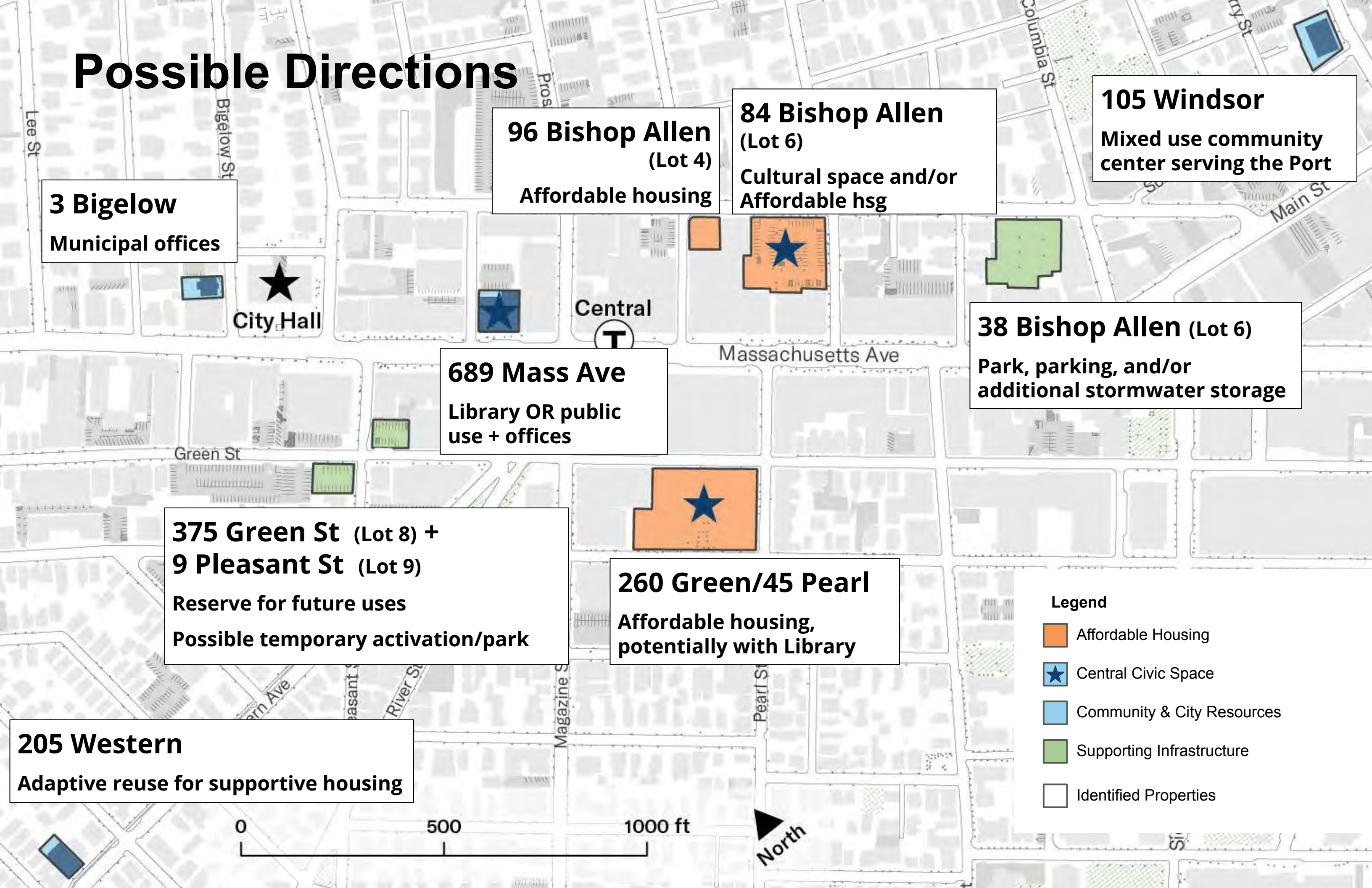
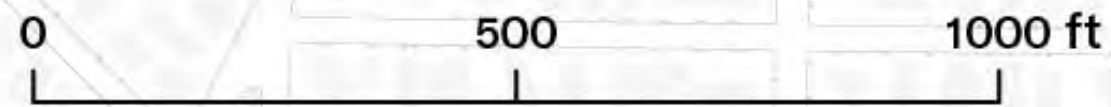
**689 Mass Ave**  
Library OR public  
use + offices

**375 Green St (Lot 8) +  
9 Pleasant St (Lot 9)**  
Reserve for future uses  
Possible temporary activation/park

**260 Green/45 Pearl**  
Affordable housing,  
potentially with Library

**Legend**

- Affordable Housing
- Central Civic Space
- Community & City Resources
- Supporting Infrastructure
- Identified Properties





# Possible Directions

**3 Bigelow**  
Municipal offices



**96 Bishop Allen**  
(Lot 4)  
Affordable housing

**84 Bishop Allen**  
(Lot 6)  
Cultural space and/or  
Affordable hsg

**105 Windsor**  
Mixed use community  
center serving the Port

**38 Bishop Allen (Lot 6)**  
Park, parking, and/or  
additional stormwater storage

**689 Mass Ave**  
Library OR public  
use + offices

**375 Green St (Lot 8) +  
9 Pleasant St (Lot 9)**  
Reserve for future uses  
Possible temporary activation/park

**260 Green/45 Pearl**  
Affordable housing,  
potentially with Library

- Potential program options**
1. Up to approximately 400 affordable units (zoning maximum)
  2. Supportive housing and services
  3. Over an acre of open space
  4. Central cultural gathering space
  5. 10,000 SF Port community center
  6. 12,000-25,000 SF city offices
  7. Flexible surface spaces + additional structured parking

**205 Western**  
Adaptive reuse for supportive housing





# Discussion

**3 Bigelow**  
Municipal offices



**96 Bishop Allen**  
(Lot 4)  
Affordable housing

**84 Bishop Allen**  
(Lot 6)  
Cultural space and/or  
Affordable hsg

**105 Windsor**  
Mixed use community  
center serving the Port

**38 Bishop Allen (Lot 6)**  
Park, parking, and/or  
additional stormwater storage

**689 Mass Ave**  
Library OR public  
use + offices

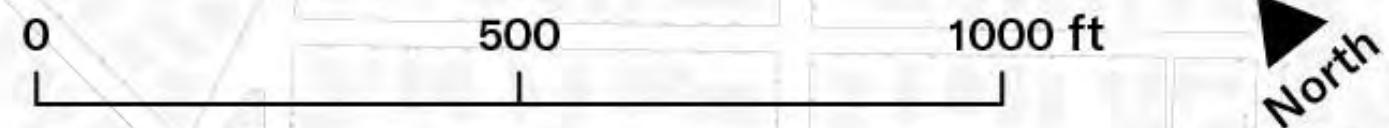
**375 Green St (Lot 8) +  
9 Pleasant St (Lot 9)**  
Reserve for future uses  
Possible temporary activation/park

**260 Green/45 Pearl**  
Affordable housing,  
potentially with Library

**Questions**

1. Should the Library move to a more visible location?
2. What should development of a cultural venue or central gathering space look like?
3. What are the aspirations for development on 84 Bishop Allen and 260 Green Street?

**205 Western**  
Adaptive reuse for supportive housing





# Next Steps

- Explore scenarios to test how the pieces fit together
- Consider phasing & timing, budget/funding options, parking and other variables for implementation
- Continue engagement
- Refine recommendations for each site



# APPENDIX



# PROJECT SCHEDULE



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



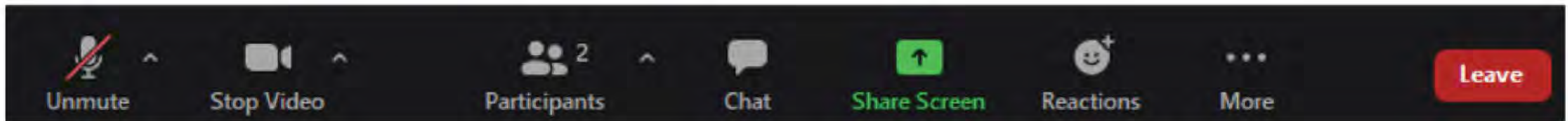
# Central Square City Lots Study

COMMUNITY MEETING #3





# GETTING TO KNOW ZOOM



The image shows a Zoom toolbar with several icons: Unmute (muted), Stop Video (video off), Participants (2), Chat, Share Screen, Reactions, More, and a red Leave button. Below the toolbar are three callout boxes with arrows pointing to specific icons. The first callout points to the Unmute and Stop Video icons. The second callout points to the Chat icon. The third callout points to the Reactions icon. Below the second callout is a screenshot of the Zoom chat interface, and below the third callout is a screenshot of the Zoom Reactions panel.

Please leave your **audio muted** and video on (if comfortable)

Click to open the **Chat** box. This will allow you to chat with the Hosts and Participants.

Click to open the **Reactions** box. This will allow you to give nonverbal feedback.

To: Everyone ▾  
Type message here...

👏 👍 😂 😮 ❤️ 🎉  
Raise Hand



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**

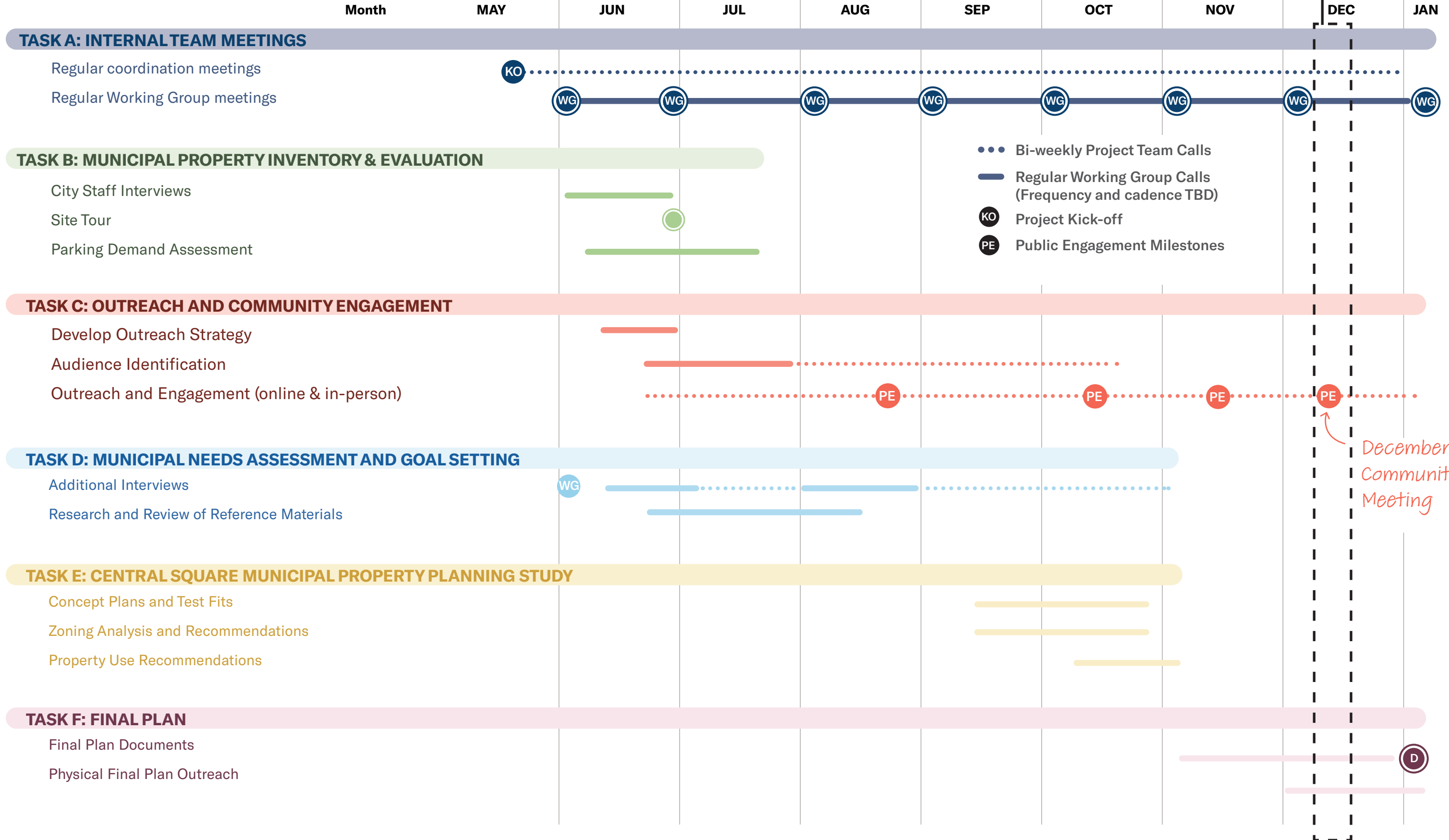
Report Back **15 min**

What's Next? **5 min**



# SCHEDULE | Central Square City Lots Study

*We're Here!*

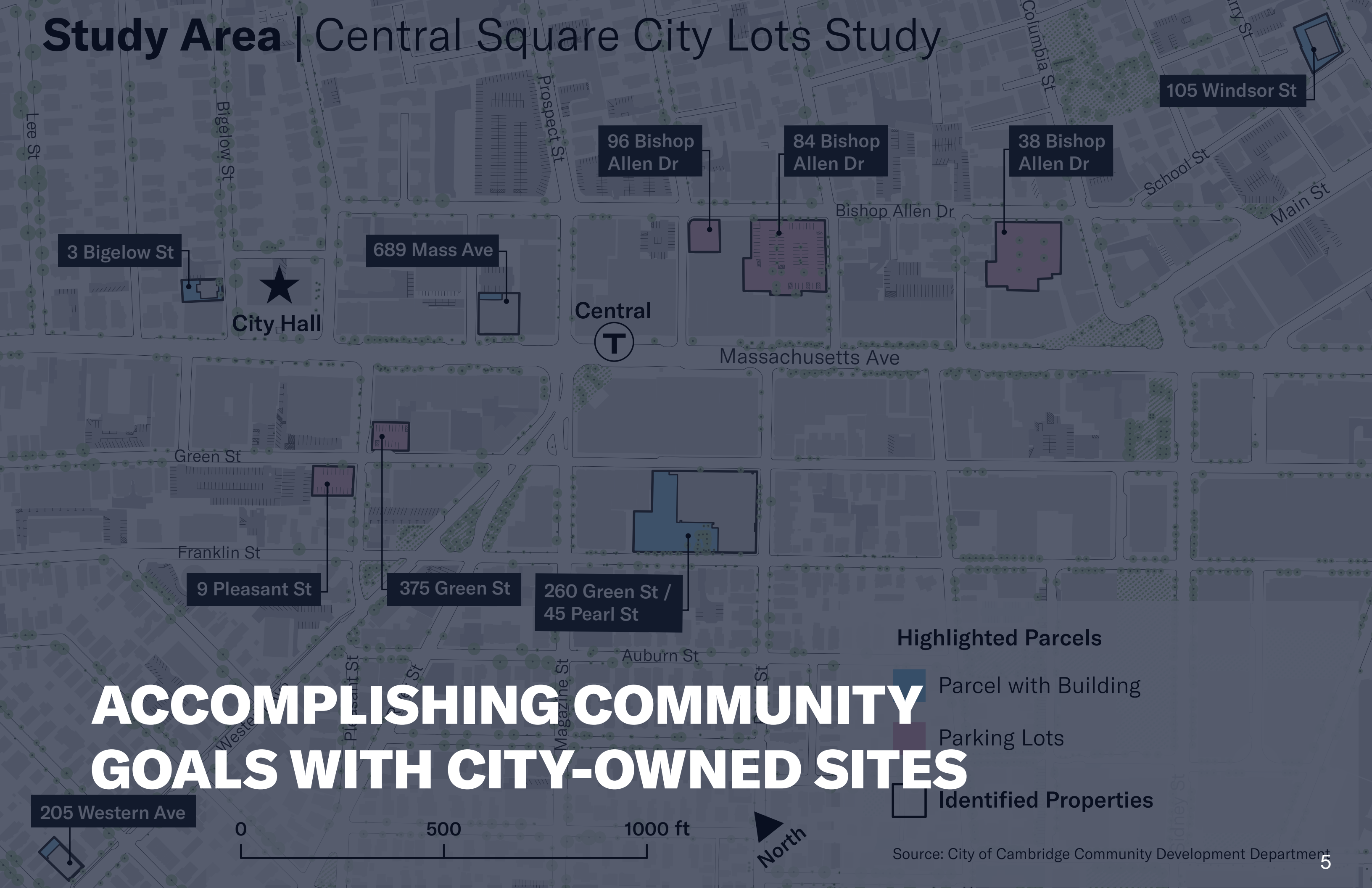


- Bi-weekly Project Team Calls
- Regular Working Group Calls (Frequency and cadence TBD)
- KO Project Kick-off
- PE Public Engagement Milestones

*December 14  
Community Meeting*



# Study Area | Central Square City Lots Study



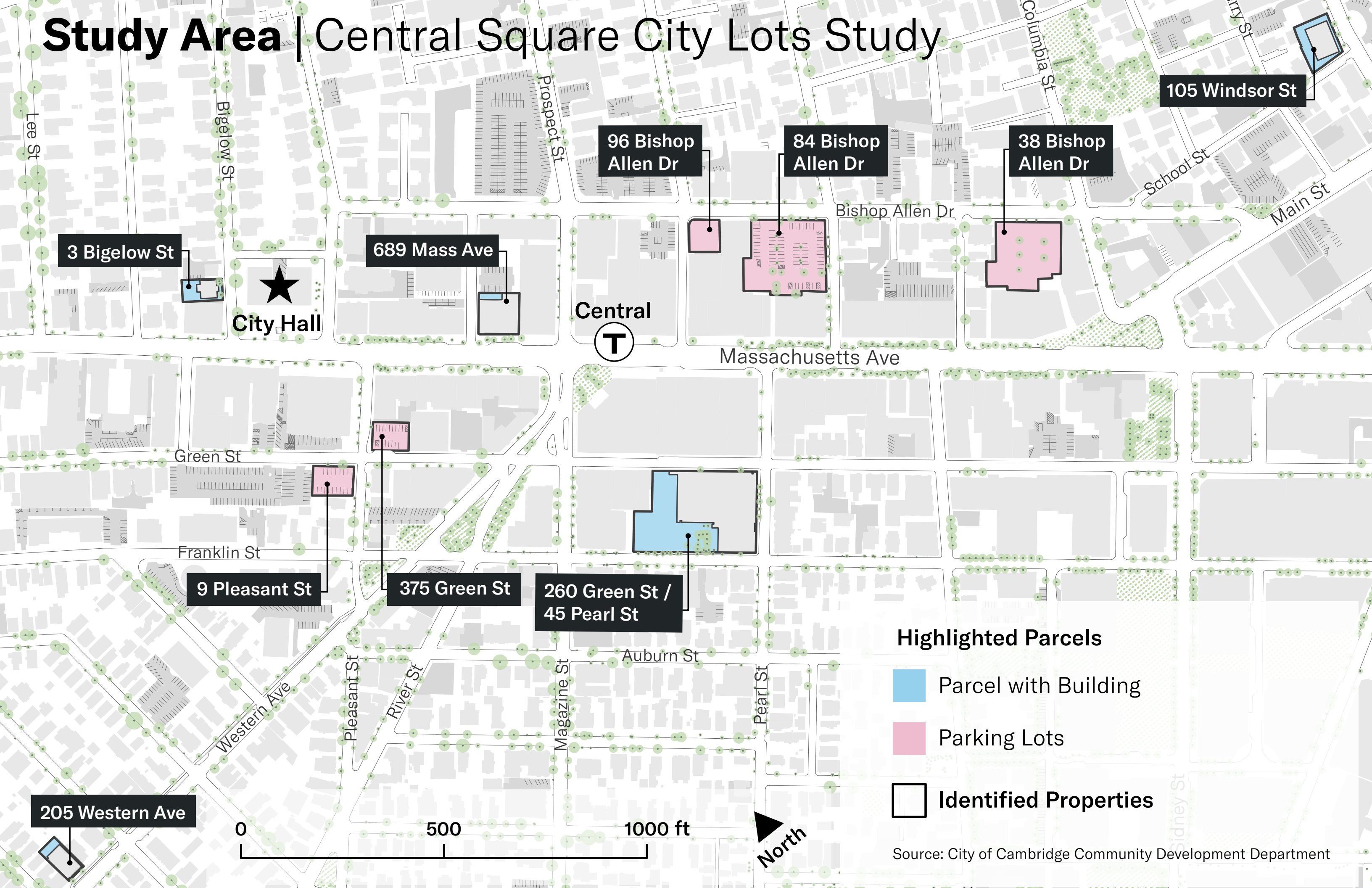
## ACCOMPLISHING COMMUNITY GOALS WITH CITY-OWNED SITES

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

Source: City of Cambridge Community Development Department



# Study Area | Central Square City Lots Study



96 Bishop Allen Dr

84 Bishop Allen Dr

38 Bishop Allen Dr

105 Windsor St

3 Bigelow St

★  
City Hall

689 Mass Ave

Central  
T

Massachusetts Ave

Green St

Franklin St

9 Pleasant St

375 Green St

260 Green St /  
45 Pearl St

Auburn St

205 Western Ave

0 500 1000 ft

North

## Highlighted Parcels

Parcel with Building

Parking Lots

Identified Properties

Source: City of Cambridge Community Development Department



# Project Sites - Buildings



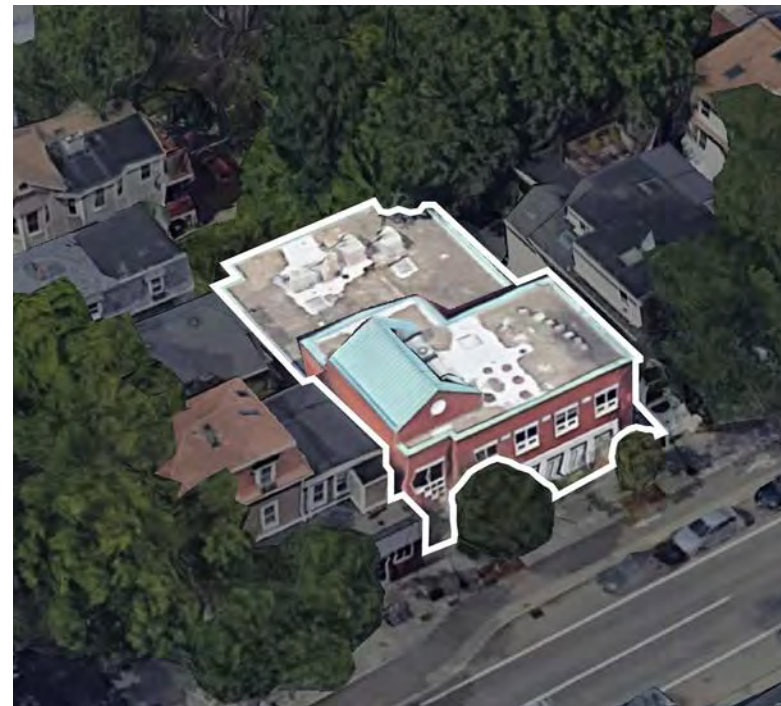
**3 BIGELOW ST**



**260 GREEN ST/45 PEARL ST**



**689 MASSACHUSETTS AVE**



**205 WESTERN AVE**



**105 WINDSOR ST**



# Project Sites - Parking Lots



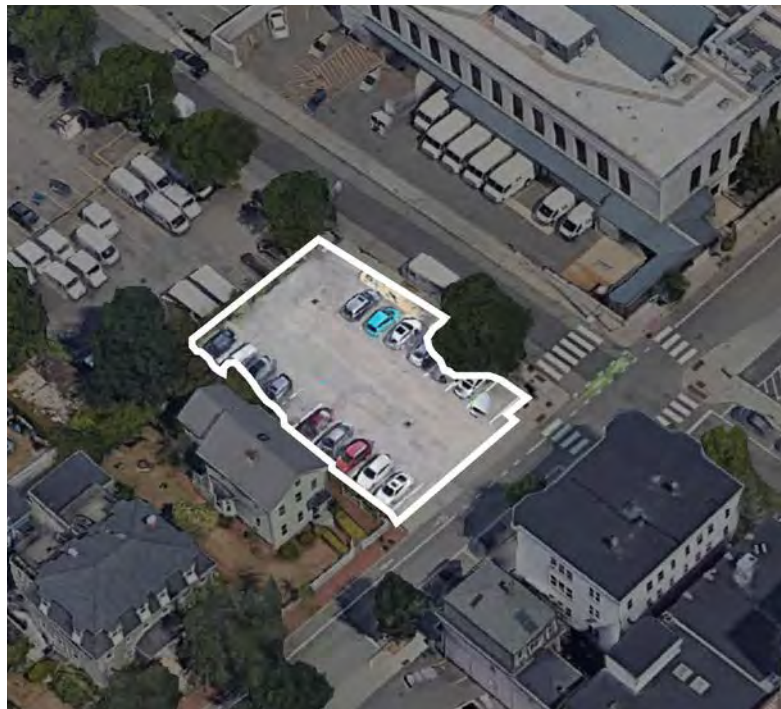
**38 BISHOP ALLEN DR**



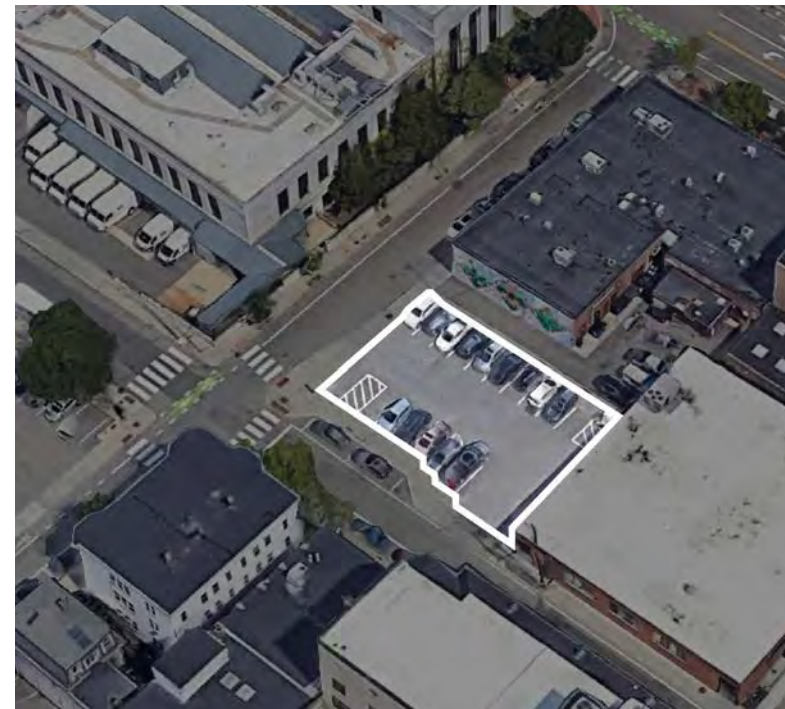
**84 BISHOP ALLEN DR**



**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**

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

Mixed use buildings with housing and ground floor retail



## Test what's feasible

Technical site assessments



Parking analysis



“Test-fits”



## Recommend possible steps

Preferred options



Phasing considerations

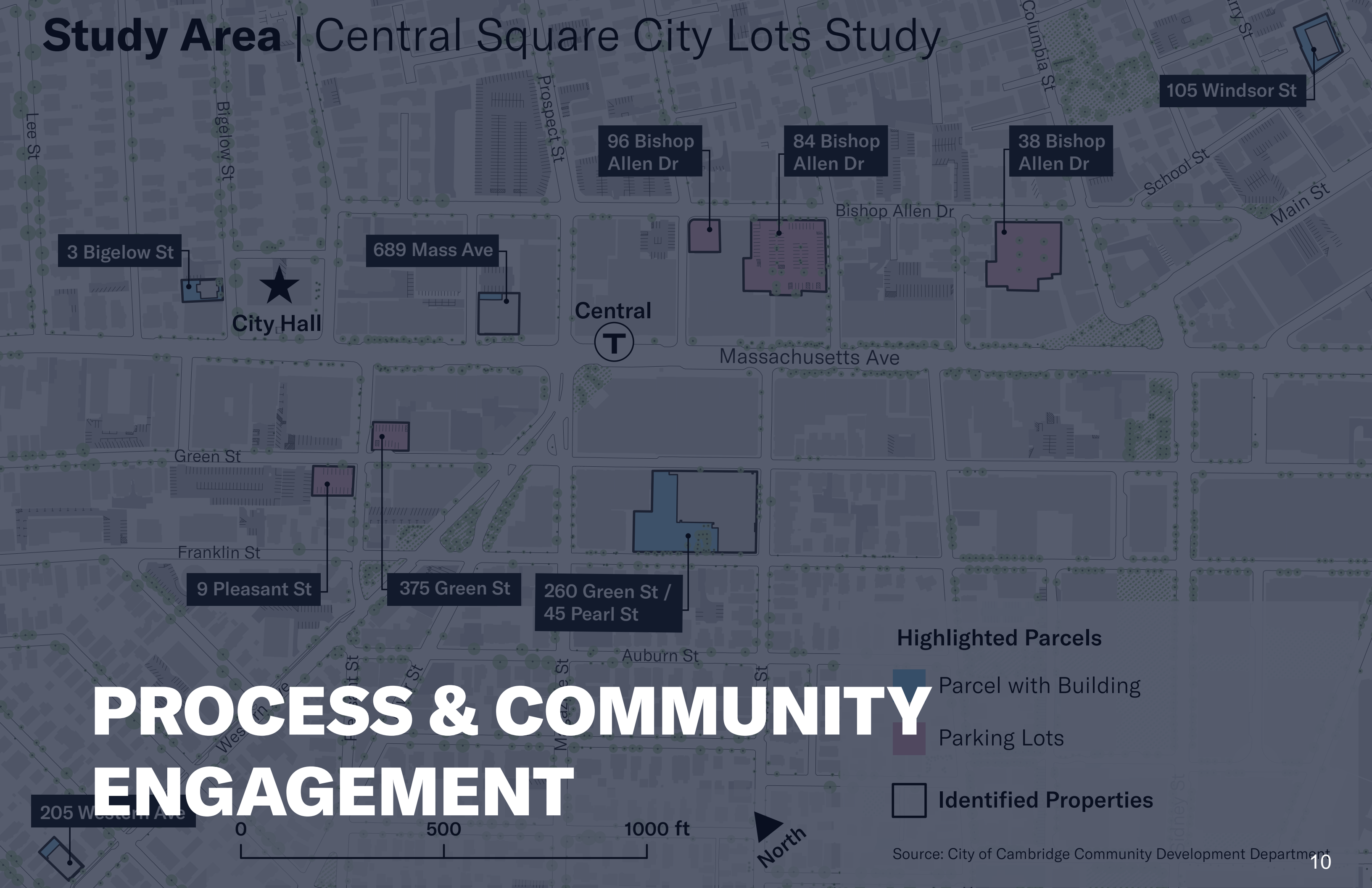


Changes likely to occur over 10+ years





# Study Area | Central Square City Lots Study



3 Bigelow St



689 Mass Ave



96 Bishop Allen Dr

84 Bishop Allen Dr

38 Bishop Allen Dr

105 Windsor St

9 Pleasant St

375 Green St

260 Green St /  
45 Pearl St

# PROCESS & COMMUNITY ENGAGEMENT

## Highlighted Parcels

 Parcel with Building

 Parking Lots

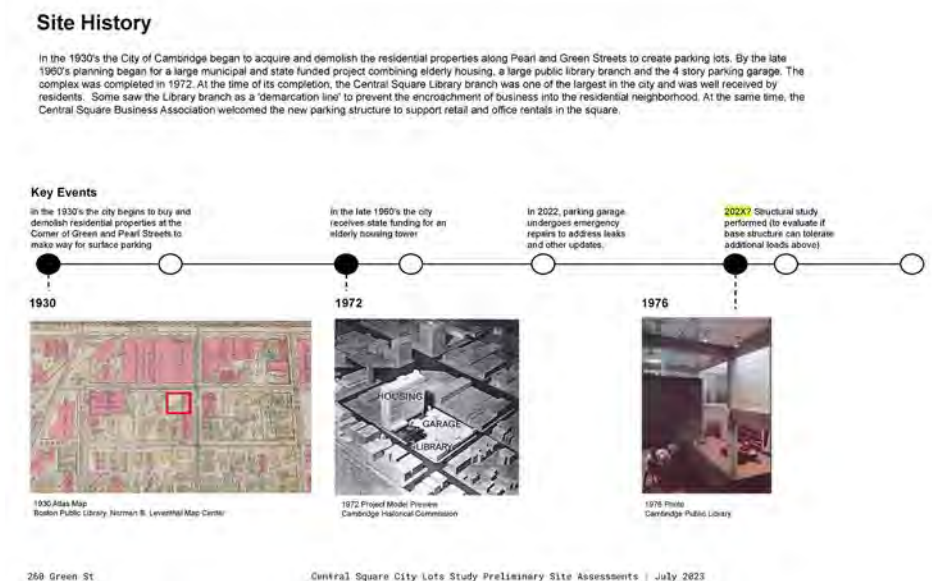
 Identified Properties

Source: City of Cambridge Community Development Department



# Technical Site Assessments

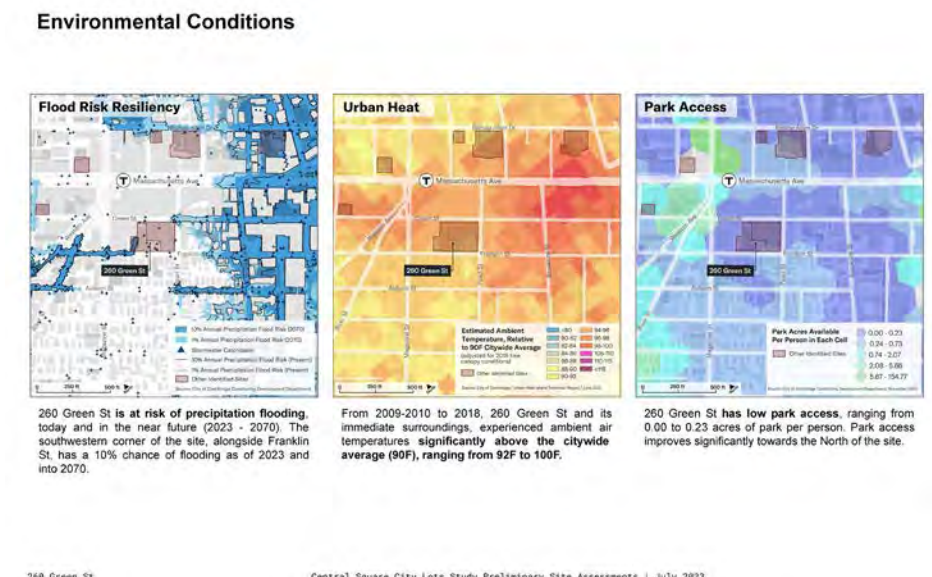
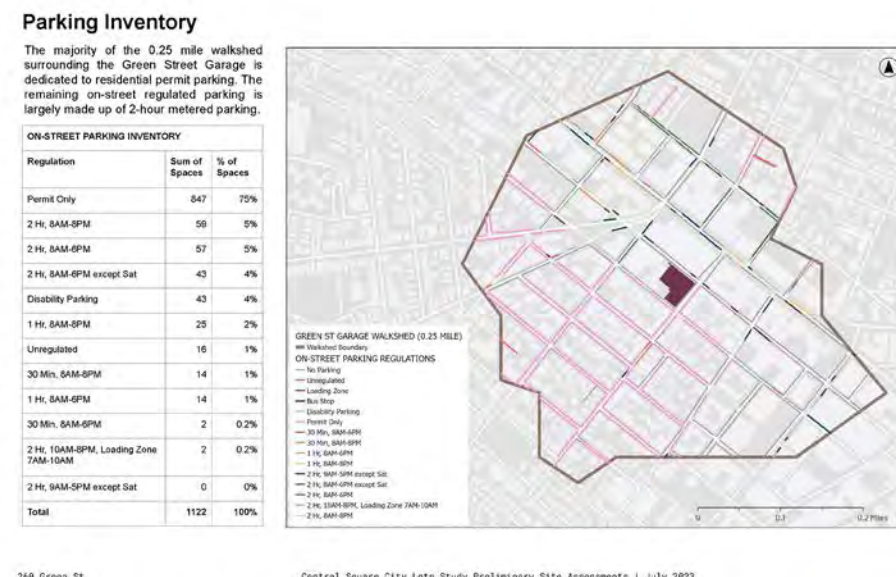
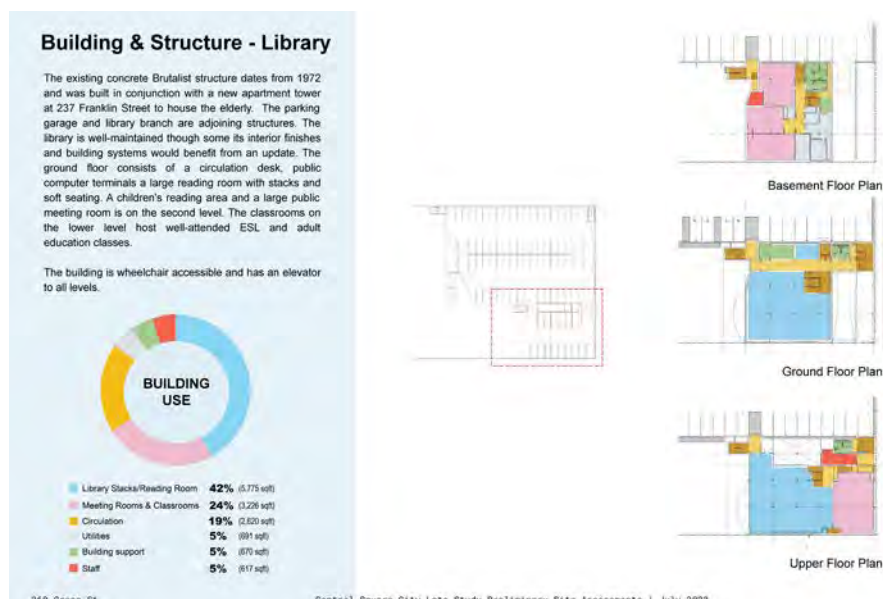
Through interviews, research, and site visits, we created technical assessments for each of the project sites.



## 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



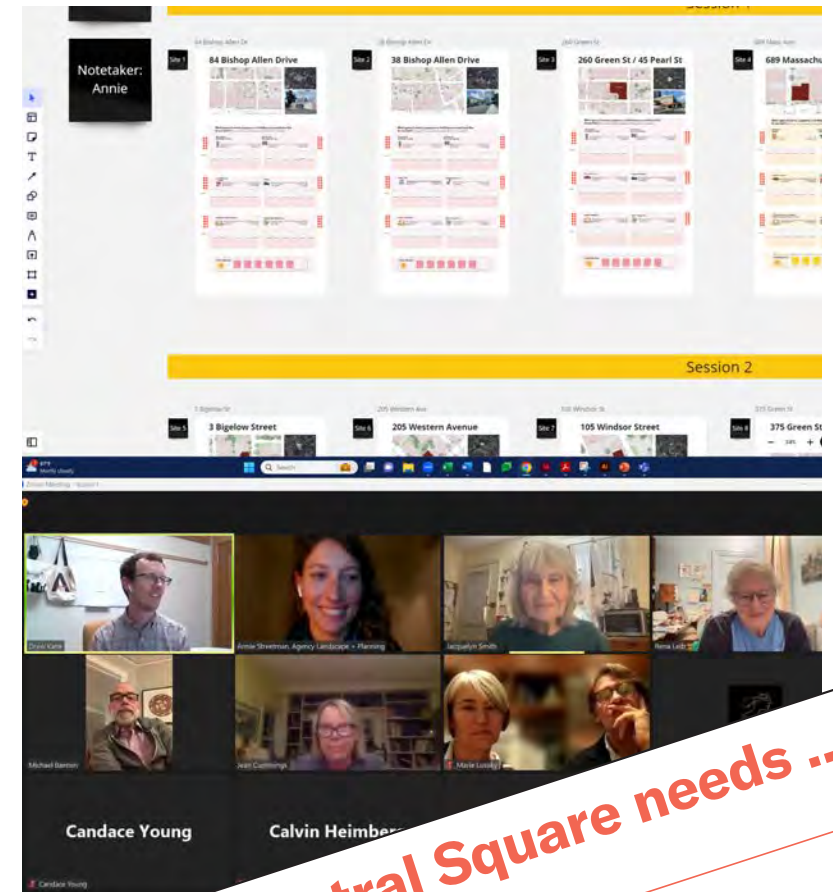
## Central Square City Lots Study

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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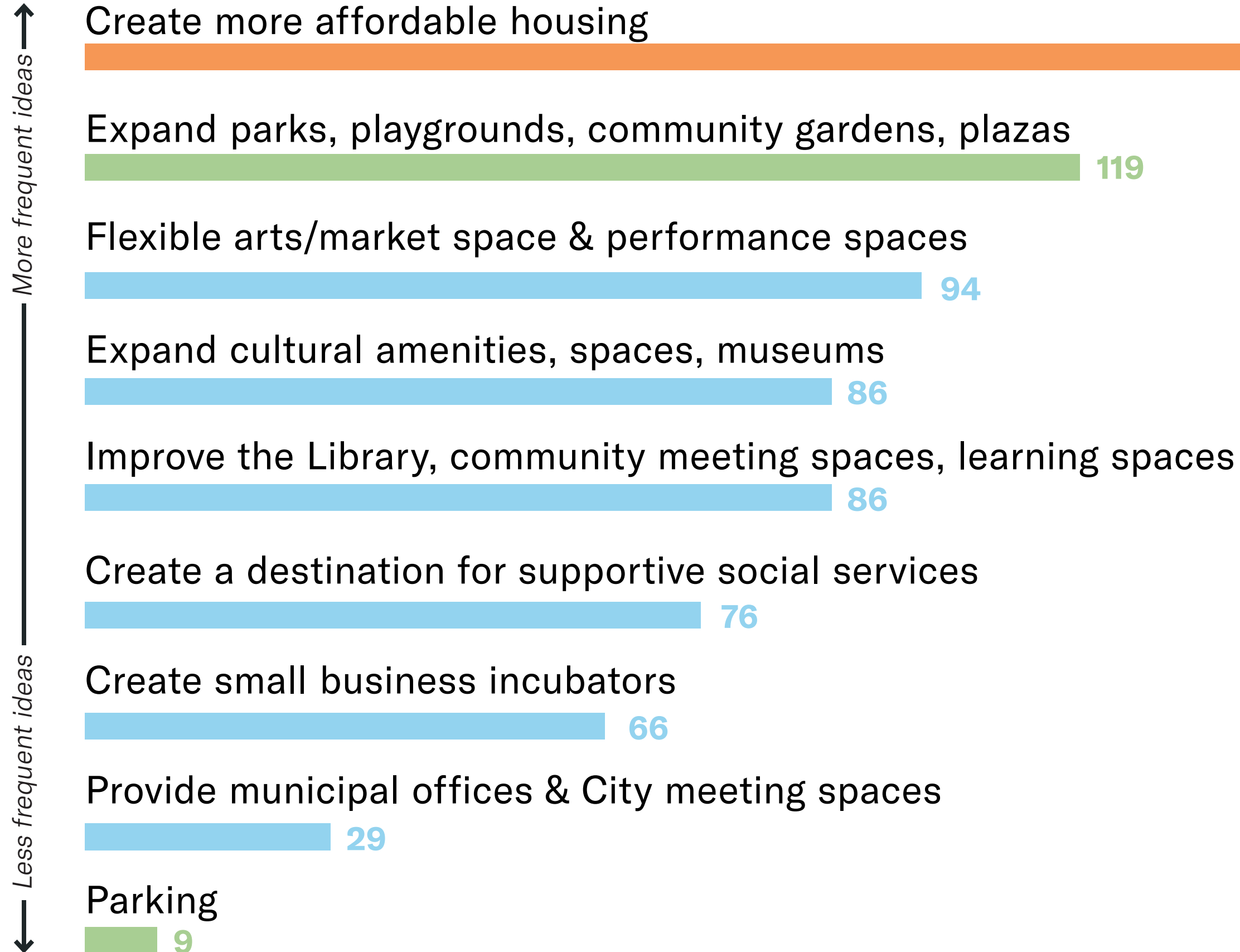


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**Have a location in mind?  
Add a note to the map to show us where!**



# Community Feedback



Housing

City & Community Resources

Open Space, Parking, Infrastructure



# 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

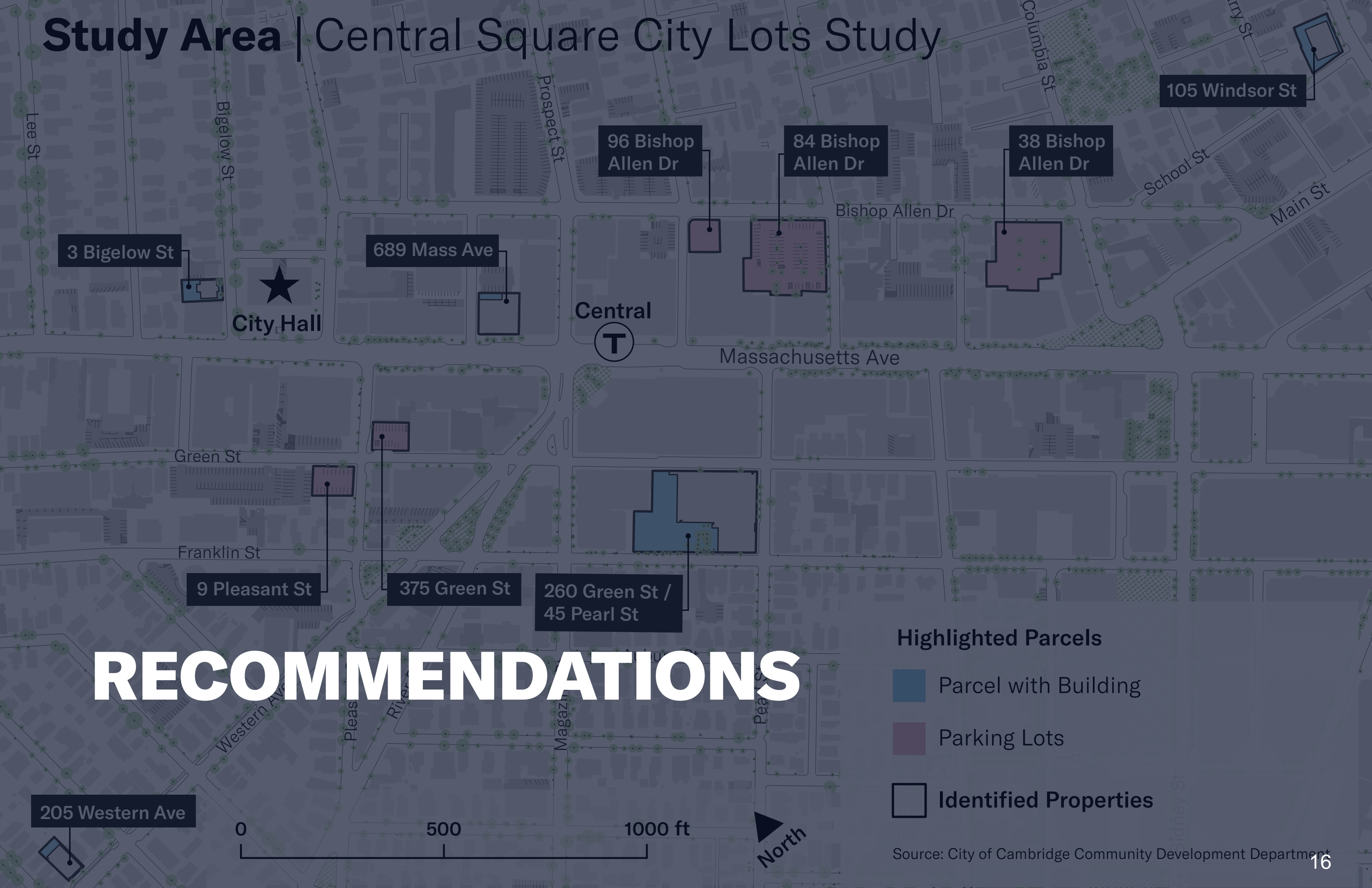
- Increase parks and open spaces
- Support ongoing infrastructure improvement projects
- Meet parking needs & include transportation demand management

## Future Opps

- Plan for future opportunities to connect adjacent private lots



# Study Area | Central Square City Lots Study



3 Bigelow St

City Hall

689 Mass Ave

Central



96 Bishop Allen Dr

84 Bishop Allen Dr

38 Bishop Allen Dr

105 Windsor St

9 Pleasant St

375 Green St

260 Green St / 45 Pearl St

205 Western Ave

## Highlighted Parcels

Parcel with Building

Parking Lots

Identified Properties

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

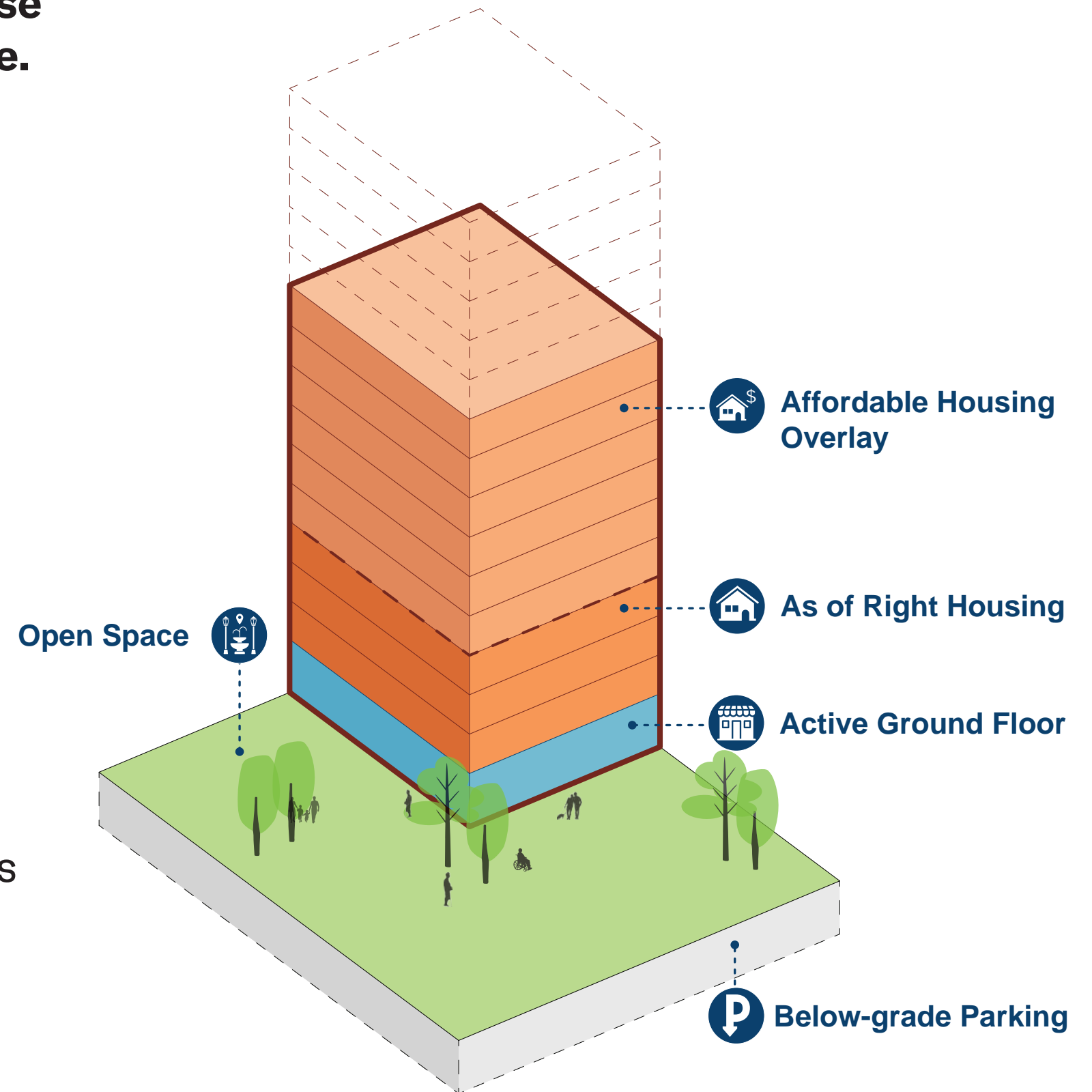
**Test-fits are massing studies, not designs. These will change as projects get refined in the future.**

## 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.





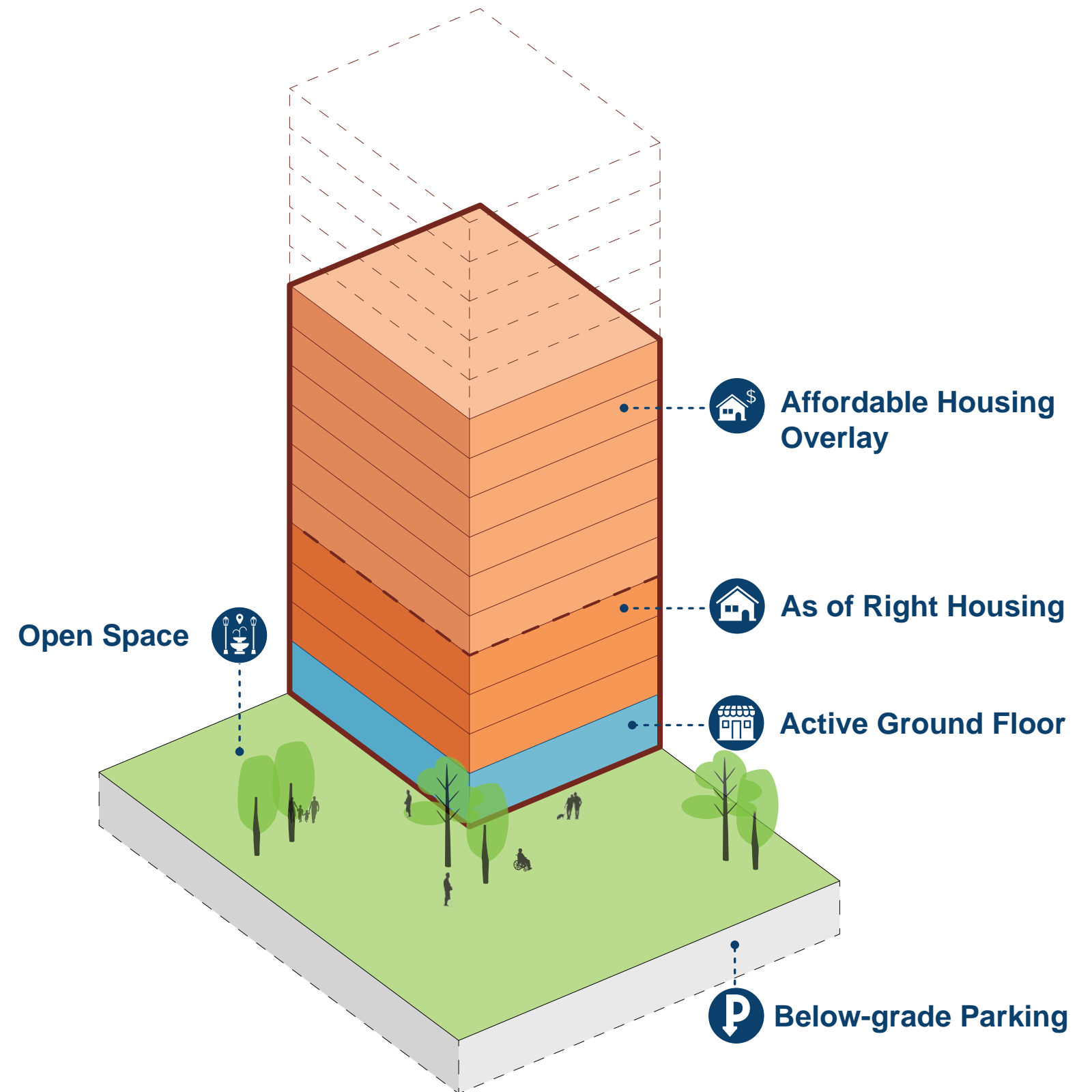
# Test Fit Assumptions (Continued)

## 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

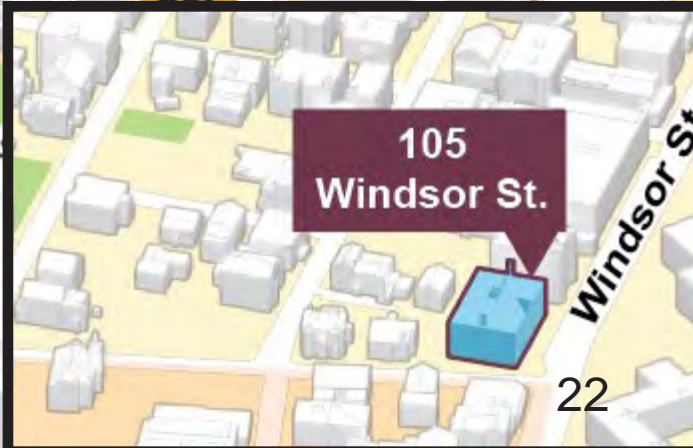
375 Green St

38 Bishop Allen Dr

260 Green St



205 Western Ave



105 Windsor St.



# 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



## 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.

## EXISTING

GROSS BUILDING AREA

13,104 SF

SITE AREA

10,018 SF

ZONING DISTRICT

C-1

NUMBER OF STORIES

2





# Advance Community Space at 105 Windsor St

## PROGRAM

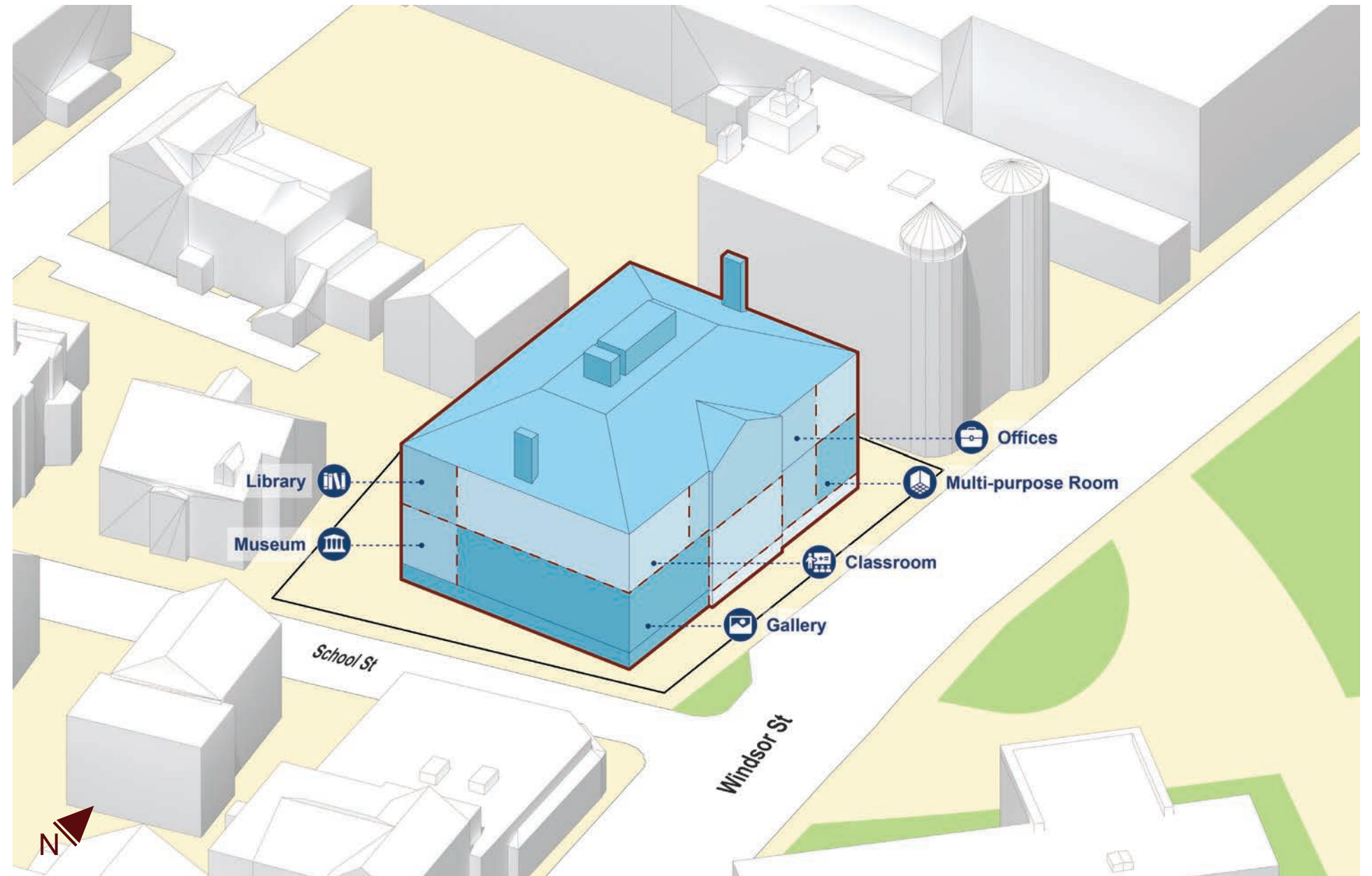
- 2 stories above grade
- Community spaces for the Port neighborhood (e.g. multi-purpose meeting spaces, museum/library space, classrooms/study spaces, small offices)
- Total Building Area (NSF) - 11,590 SF

## 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

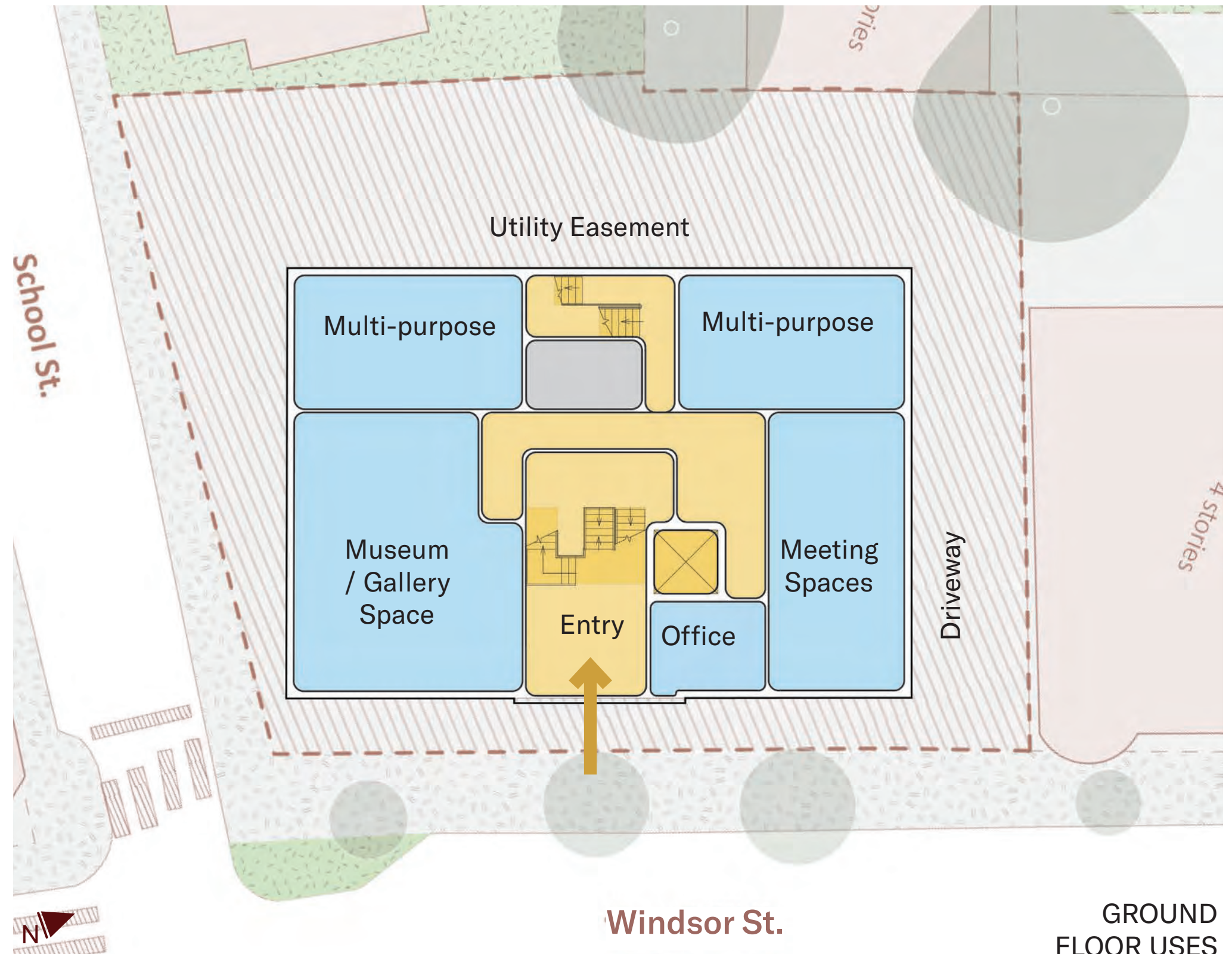
- Programming / space allocation to be determined in tandem with the Port community

## EARLY ACTION ITEM!

Community process to finalize uses at 105 Windsor St



11,590 SF  
community space

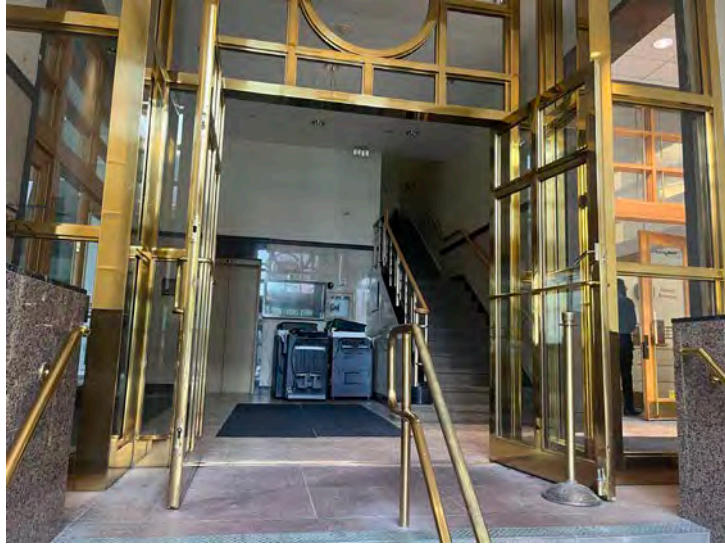


GROUND  
FLOOR USES

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

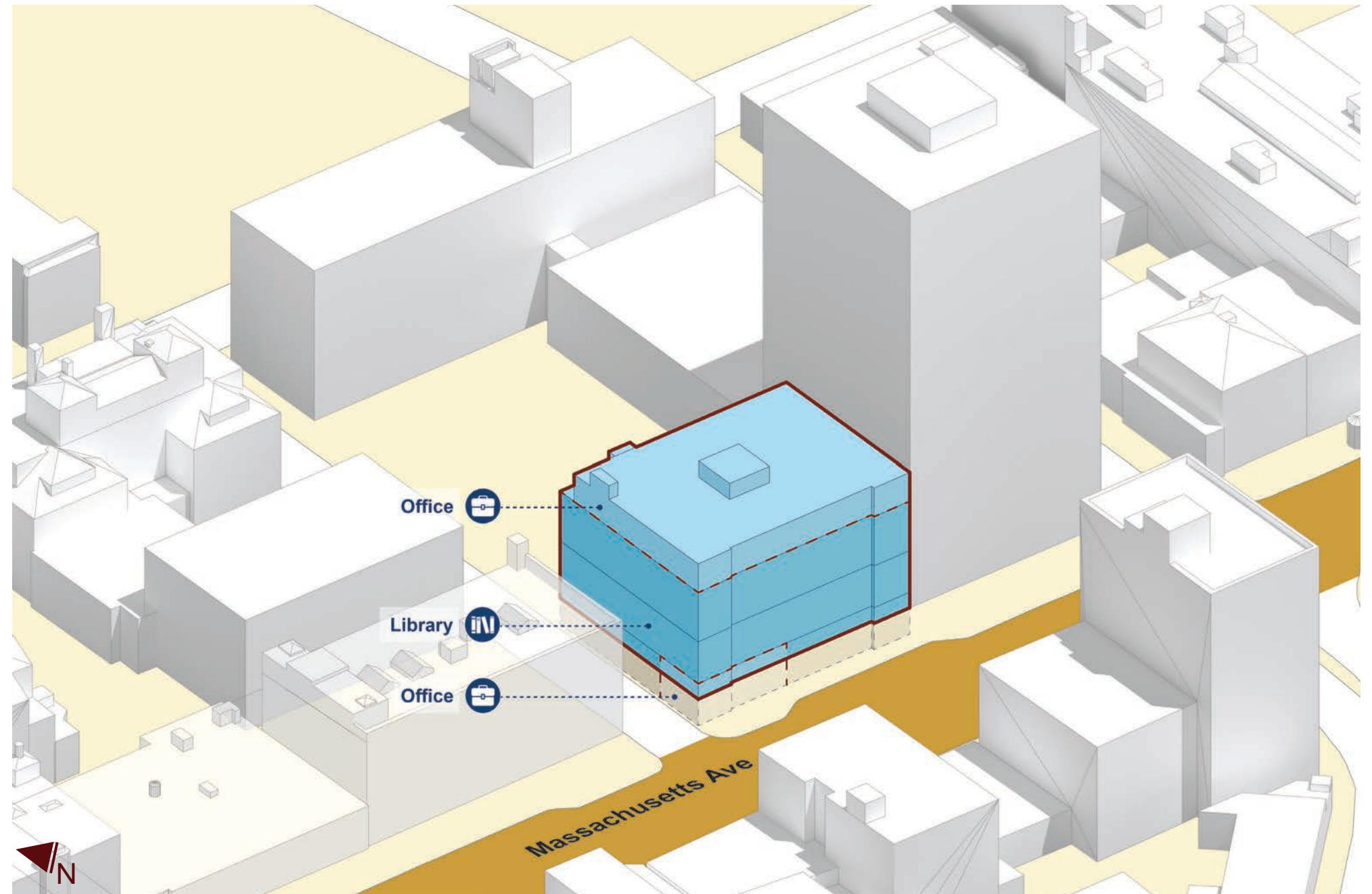
- The City recently acquired this building with the approval to use it for municipal uses.
- The building has historic value and limited expansion potential.





# 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

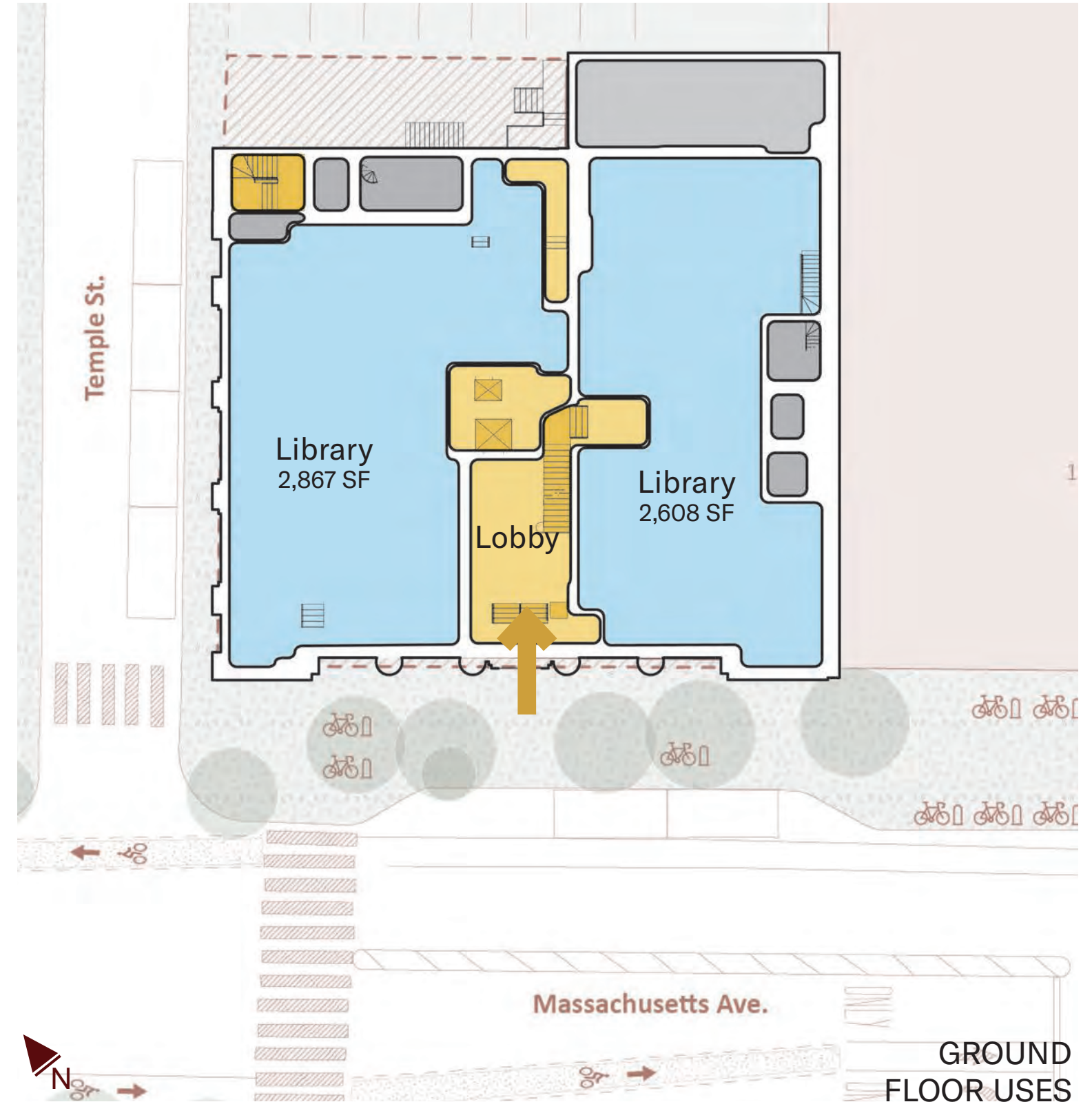
- Current 260 Green Library NSF - 13,699 SF
- Total library area (NSF) (Level 01 & 02) - 15,315 SF
- Office - 6,248 SF
- Total Building Area (NSF) - 28,757 SF



6,248 SF  
offices

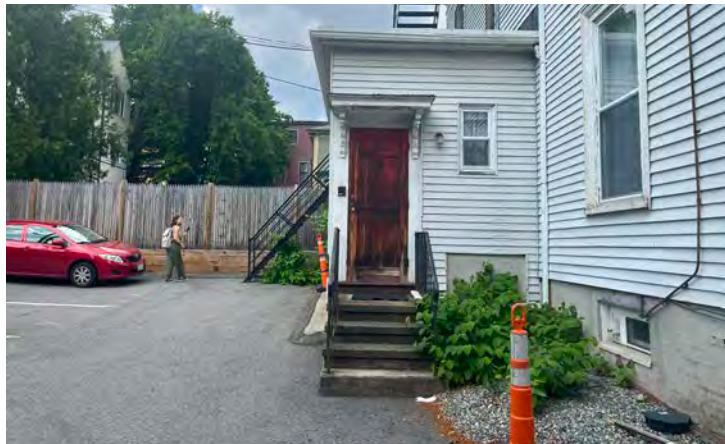


15,315 SF  
library





# 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



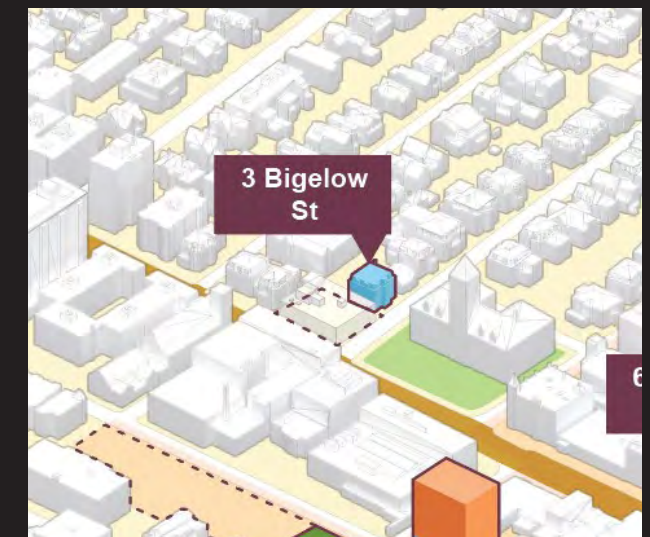
Community Services / One-Stop-Shop



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.

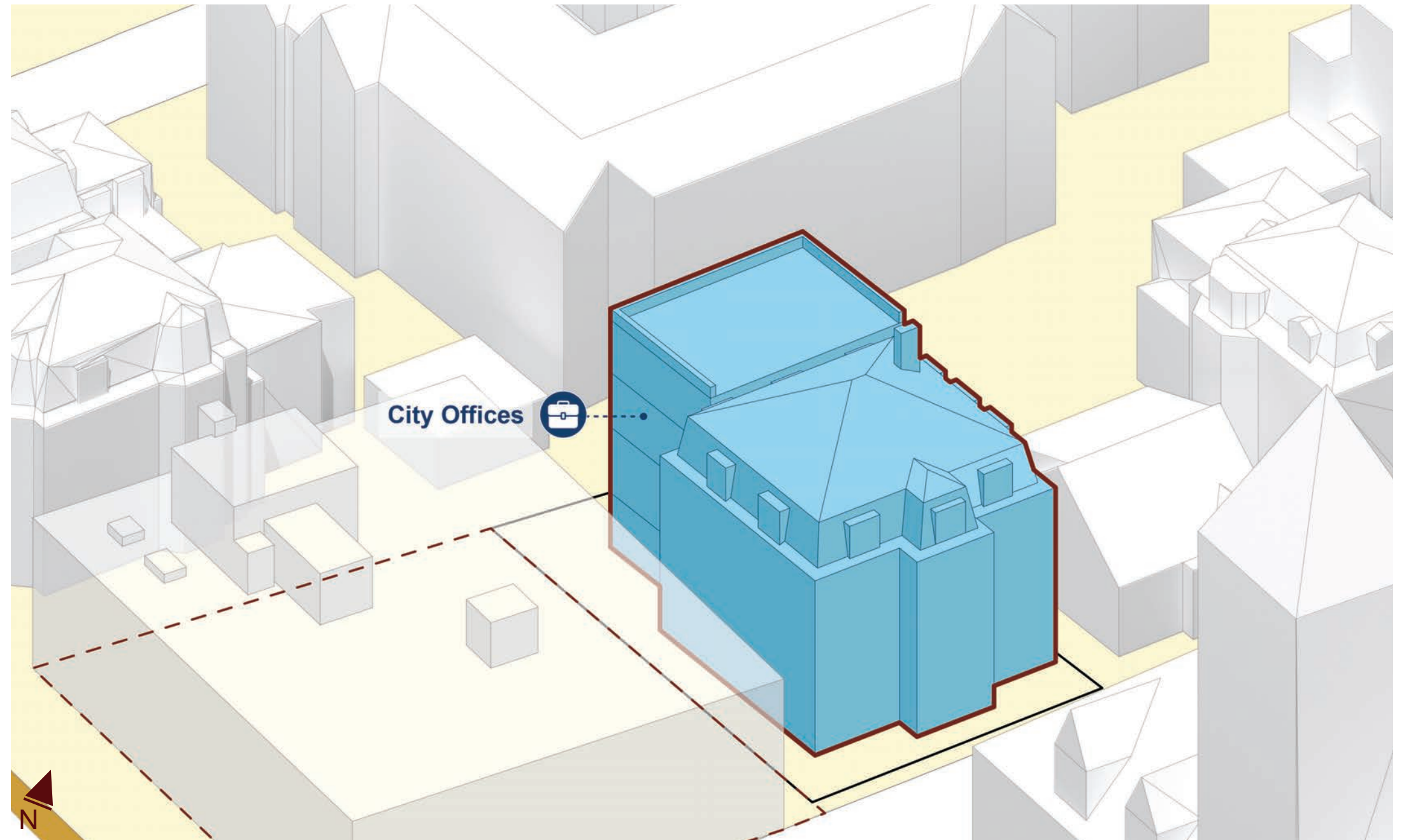




# Expand City Offices at 3 Bigelow St and Potentially Adjacent Sites

## 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

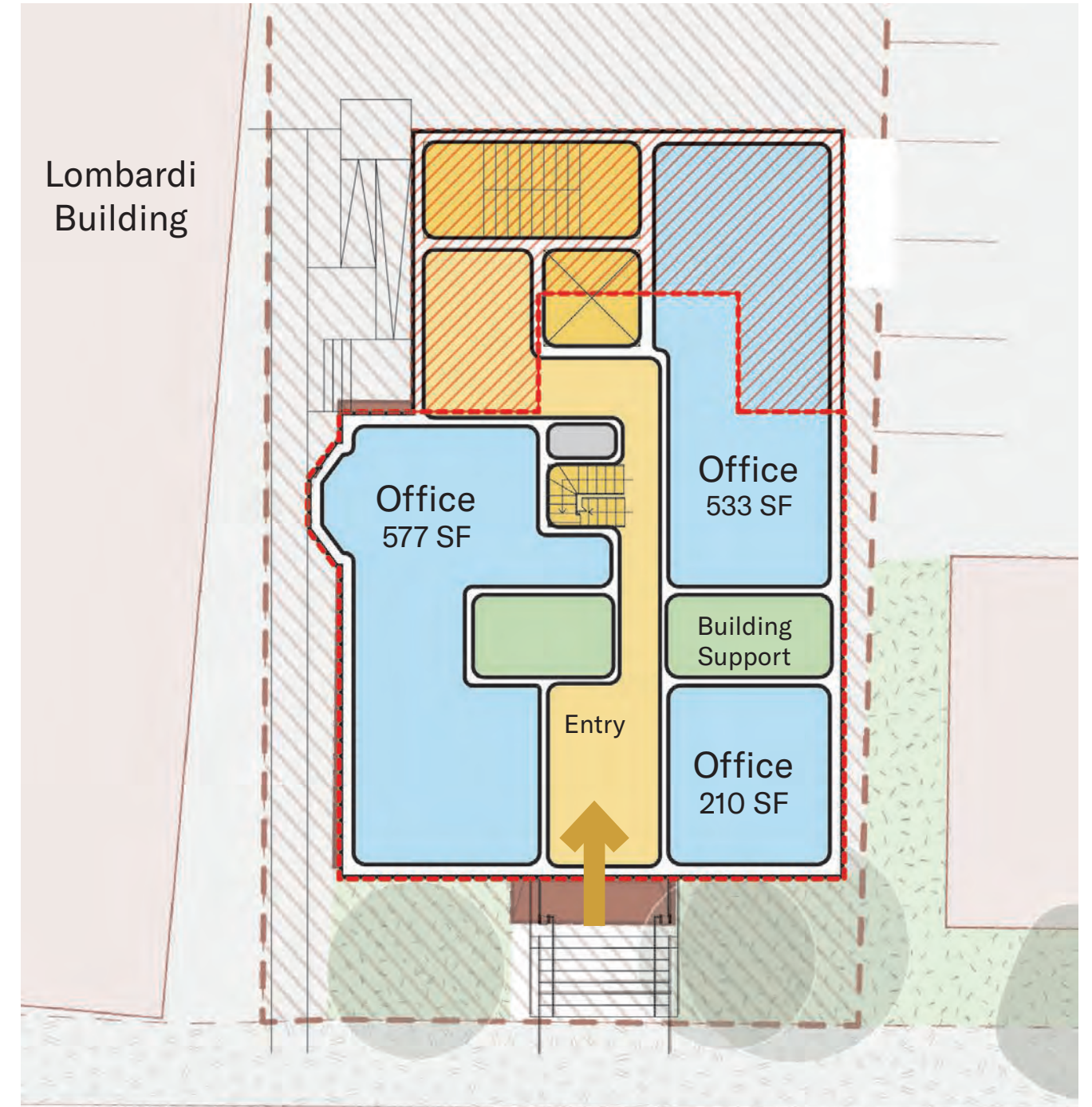


# Expand City Offices at 3 Bigelow St and Potentially Adjacent Sites

- 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?



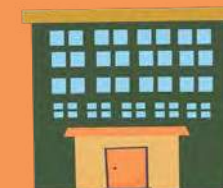
**260 Green St / 45 Pearl St**

**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.



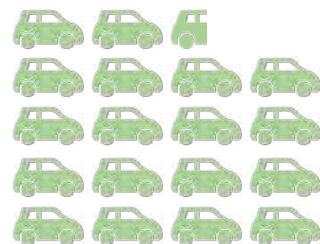


# Create a hub of housing, parking, and community space at 260 Green St

- 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



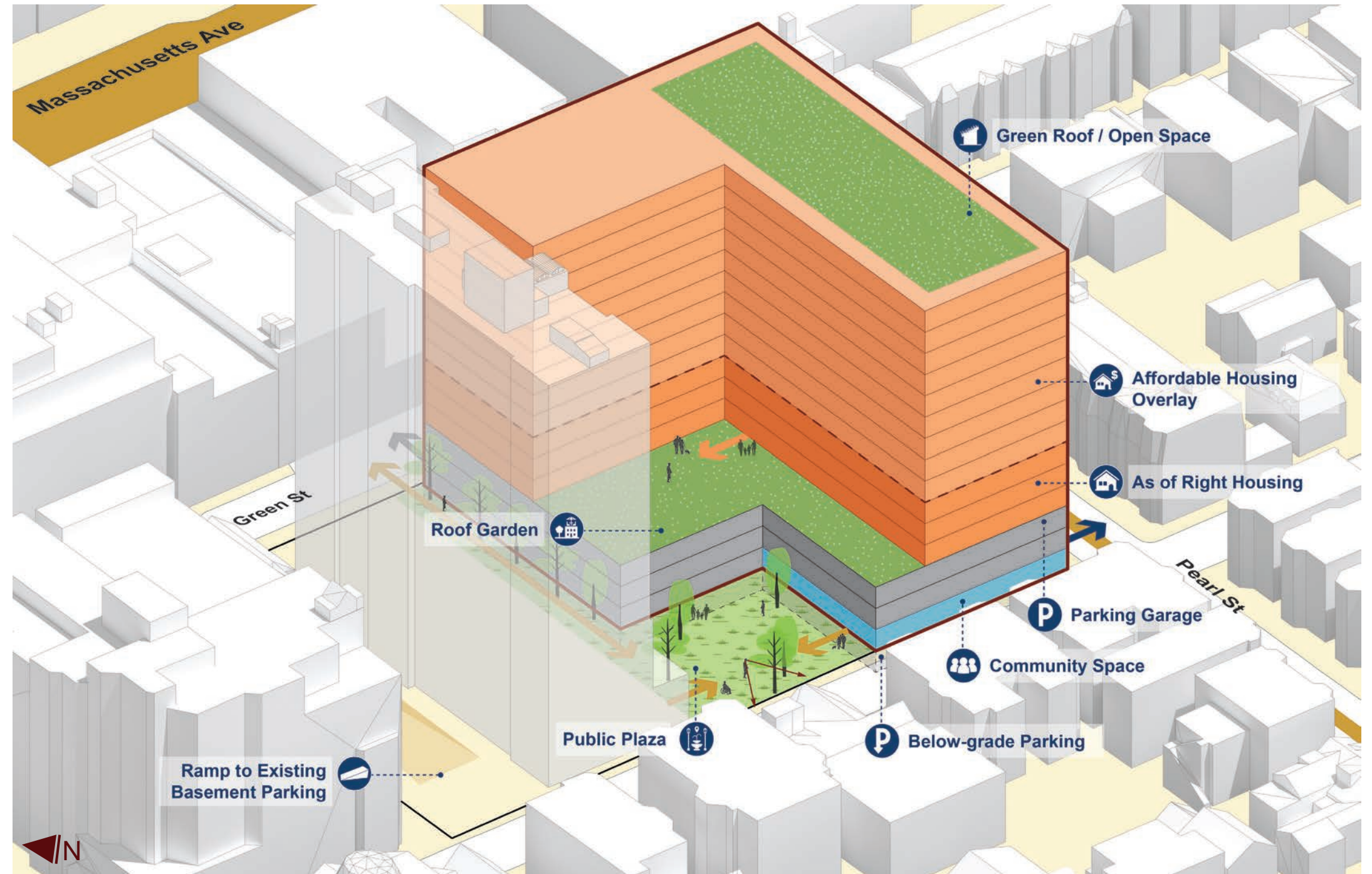
150-200 parking spaces



0.12 acres



16,000 SF community space

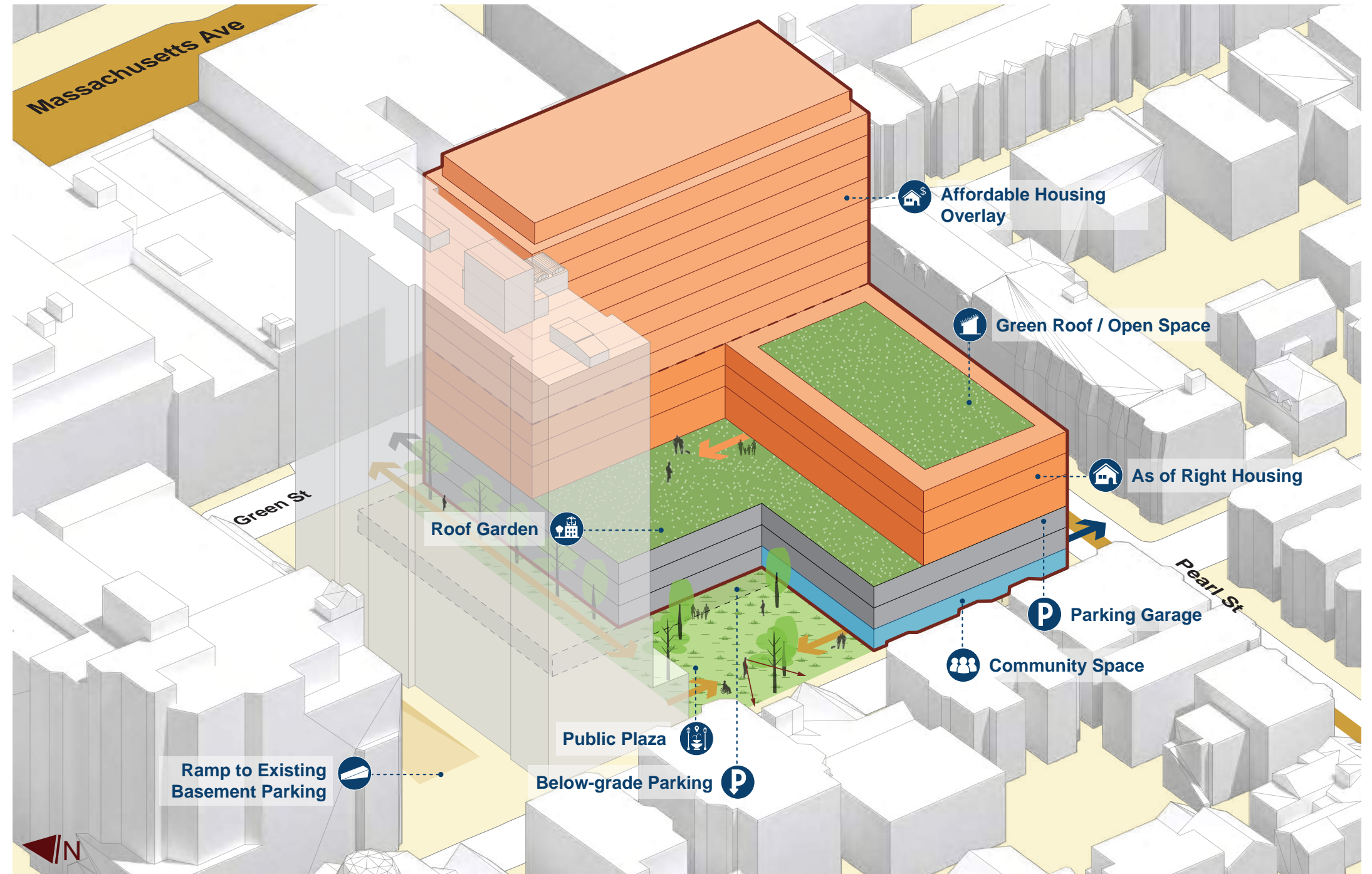
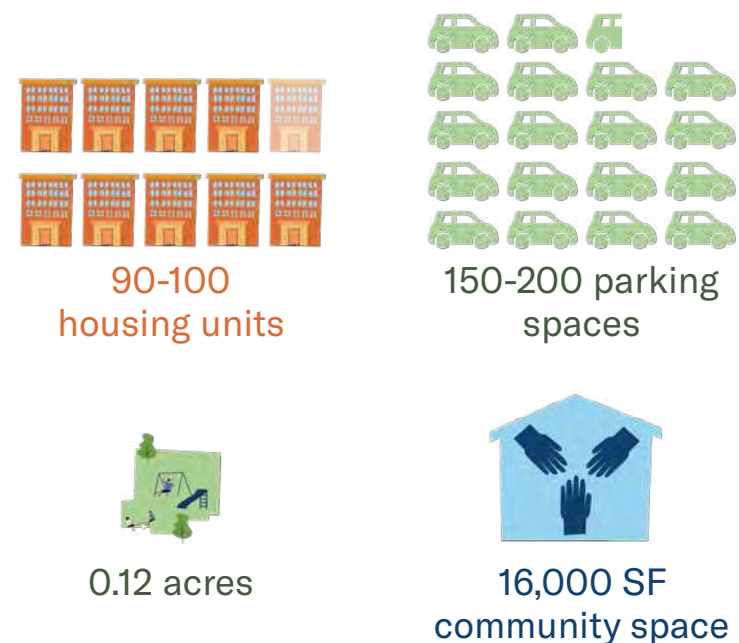


Note: these are sample test-fits for program direction and are not intended to illustrate building design.



# 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.



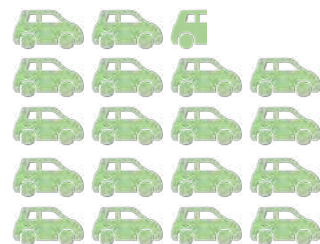
# Create a hub of housing, parking, and community space at 260 Green St

## 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.

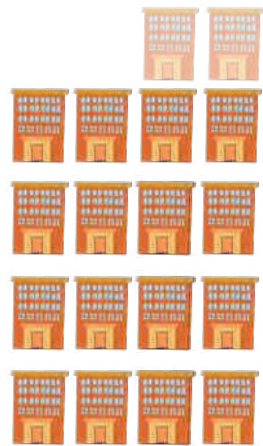




# Develop Housing with Flexible Arts, Plaza, and Market Space at 84 Bishop Allen Dr

## 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



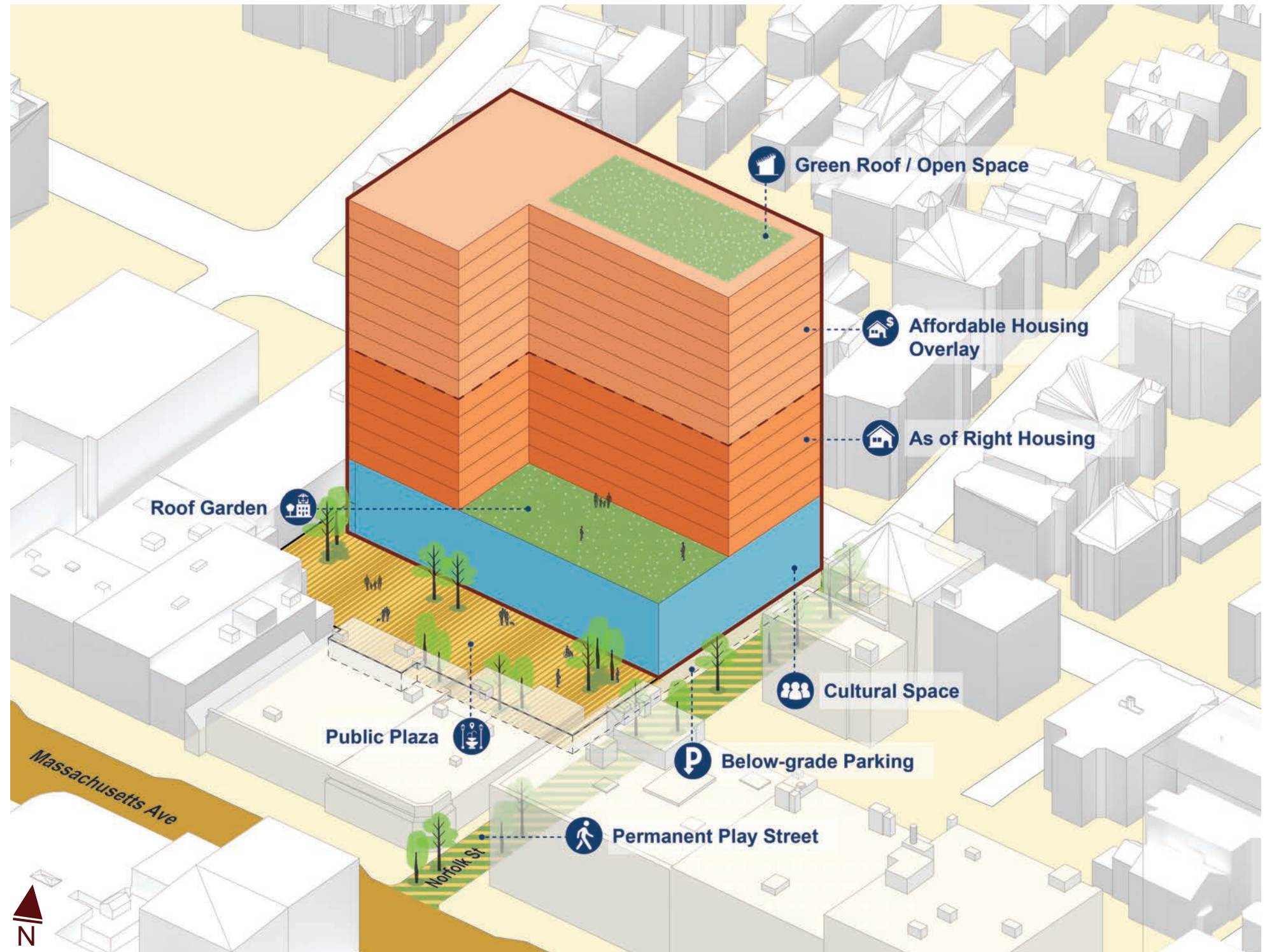
19,000 SF flexible  
market / cultural /  
performance space



40-80 parking  
spaces



0.11 acres



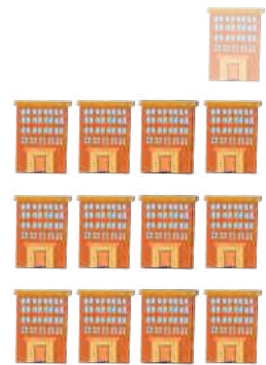
Note: these are sample test-fits for program direction and are not intended to illustrate building design.



# Future design can test the right massing

## PROGRAM

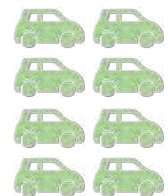
- Up to 14 stories of housing above retail and performance space
- South-facing outdoor plaza
- One level of underground parking (note: could be tested for more)



120-130  
housing units



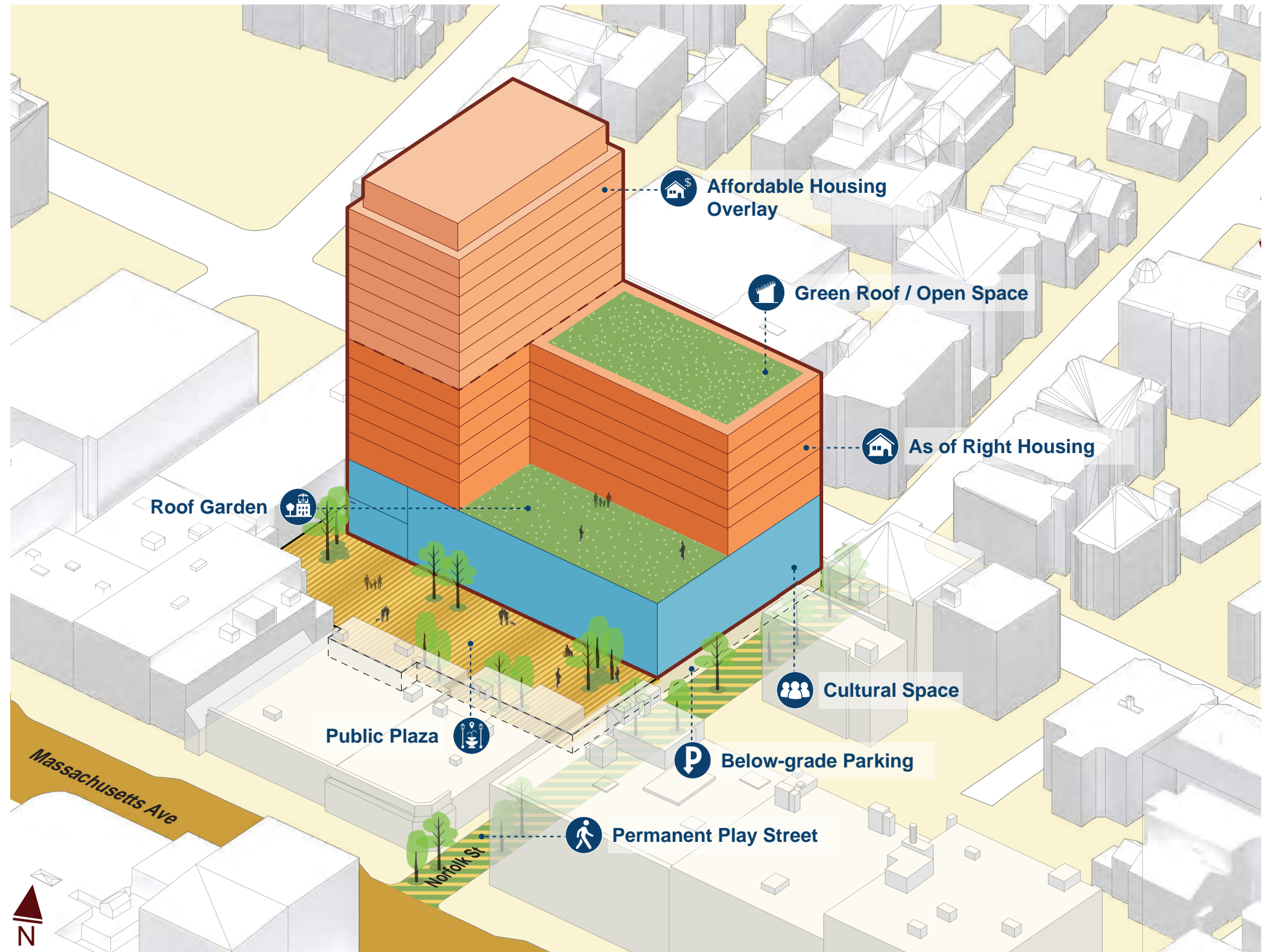
19,000 SF flexible  
market / cultural /  
performance space



40-80 parking  
spaces



0.11 acres

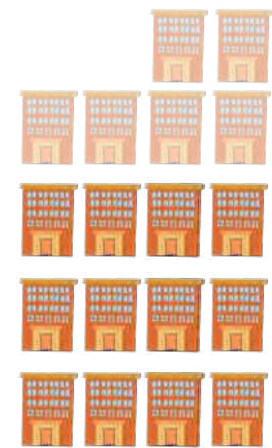


Note: these are sample test-fits for program direction and are not intended to illustrate building design.



# 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



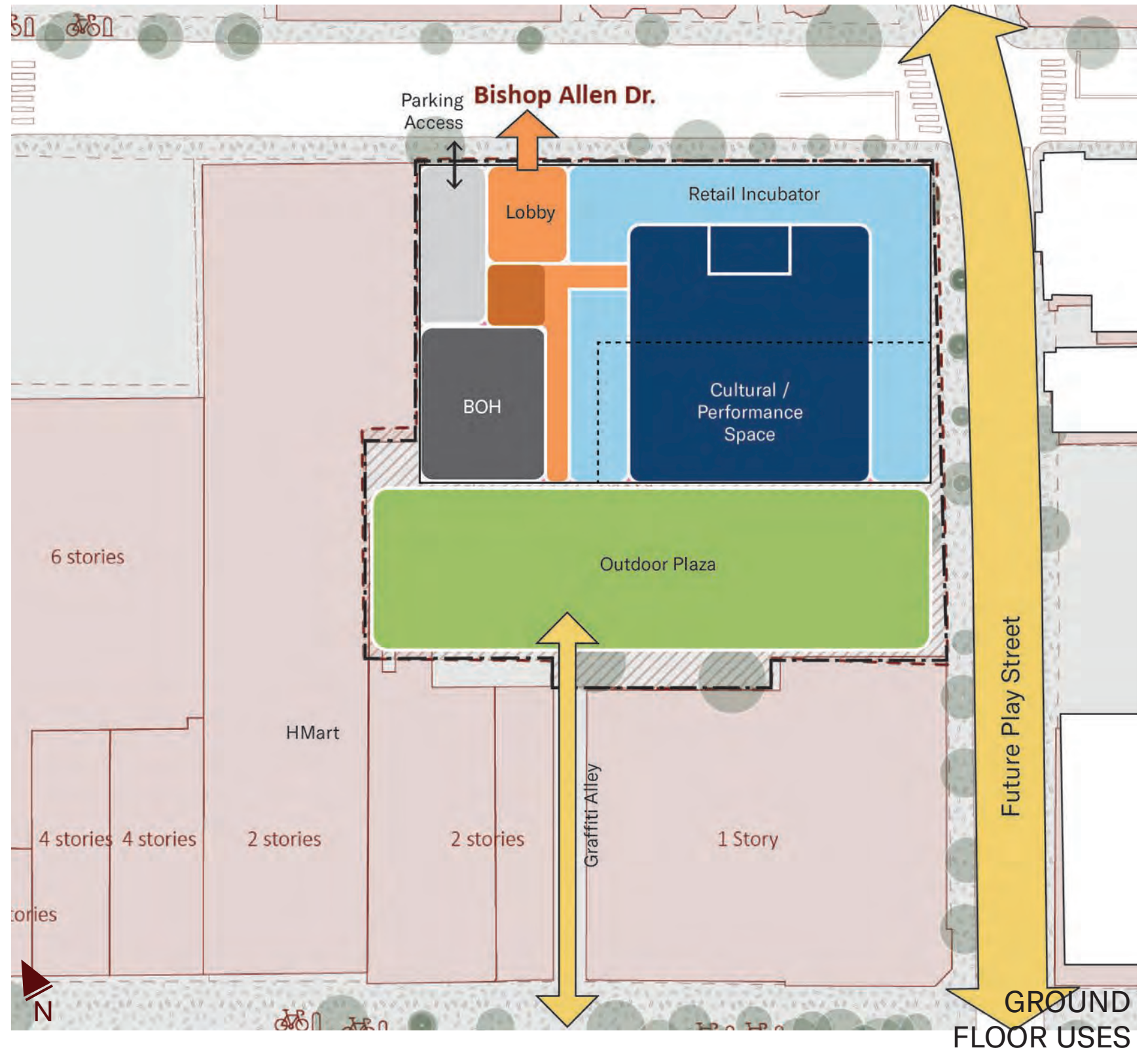
19,000 SF flexible market / cultural / performance space



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

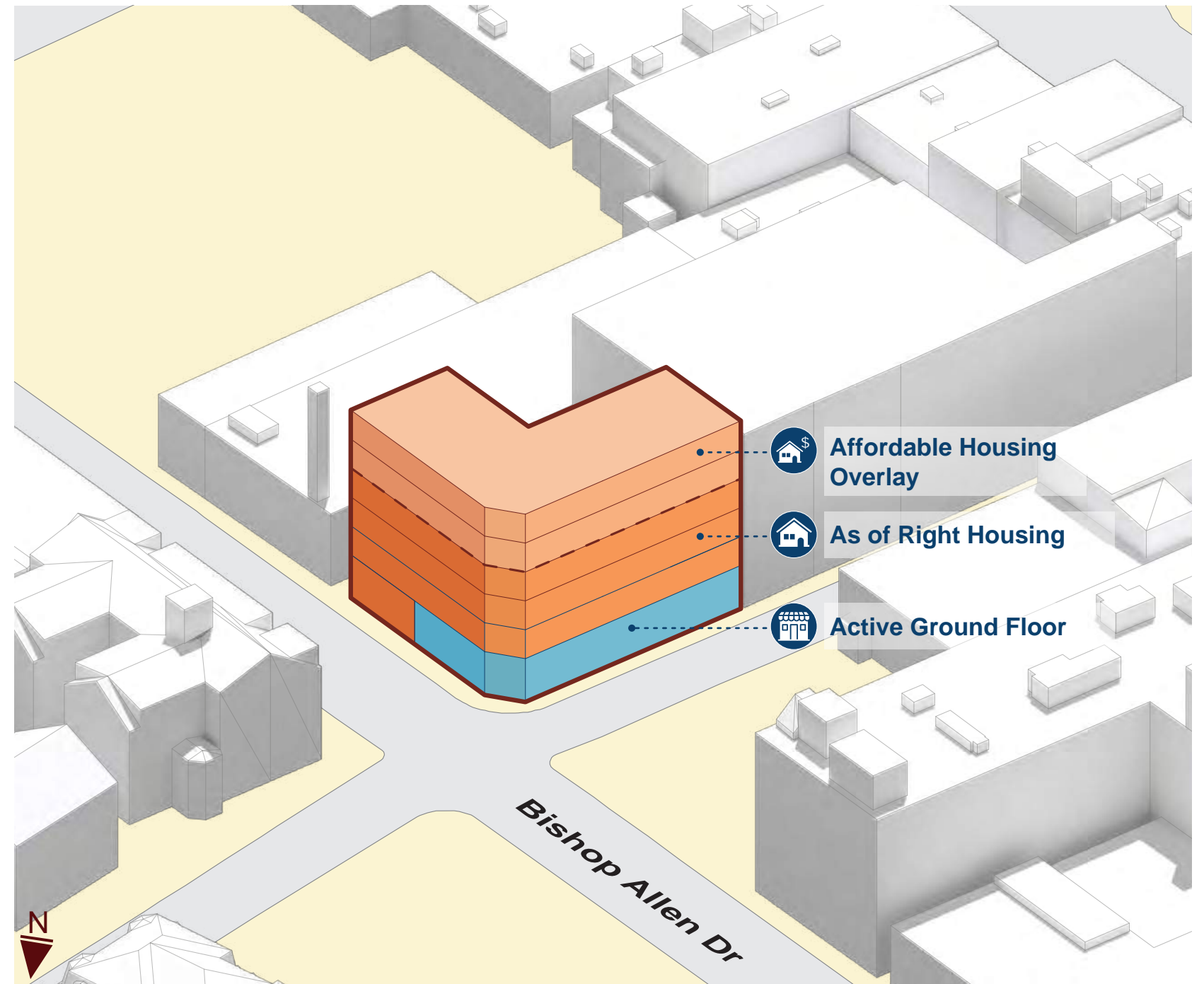
- Located on the same block as 84 Bishop Allen Drive (Starlight Square) and HMart.
- Across the street from 99 Bishop Allen Drive, a newly renovated row house development with non-profit office space.





# 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



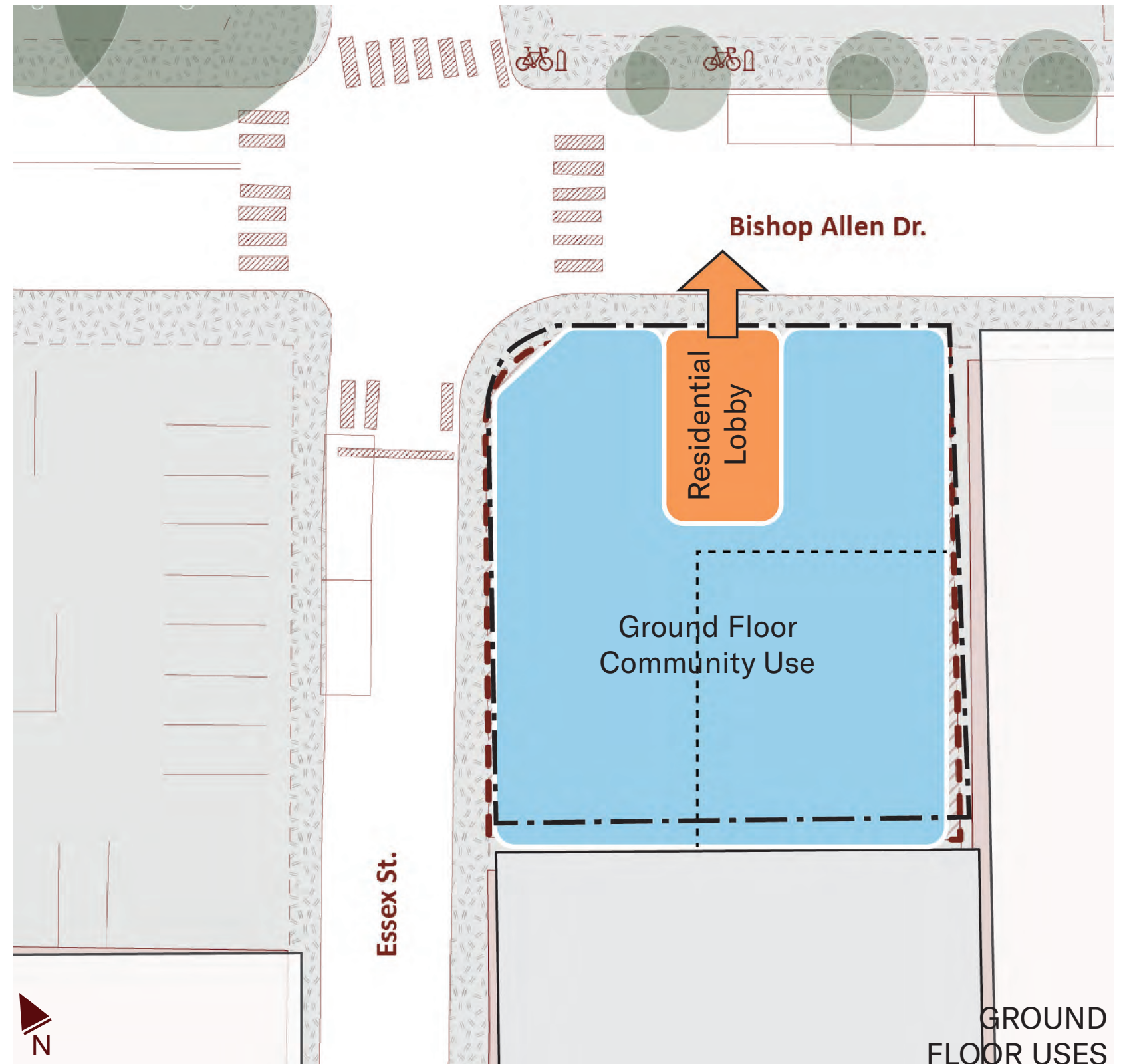
5,000 SF active  
ground floor or  
community use

*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



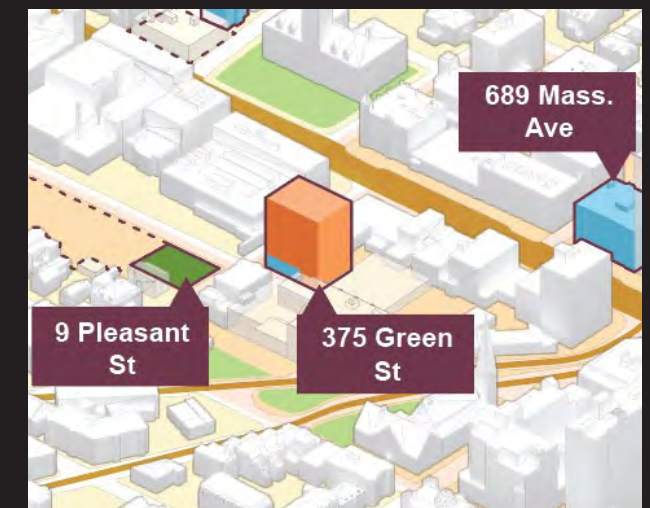
Affordable Housing



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.

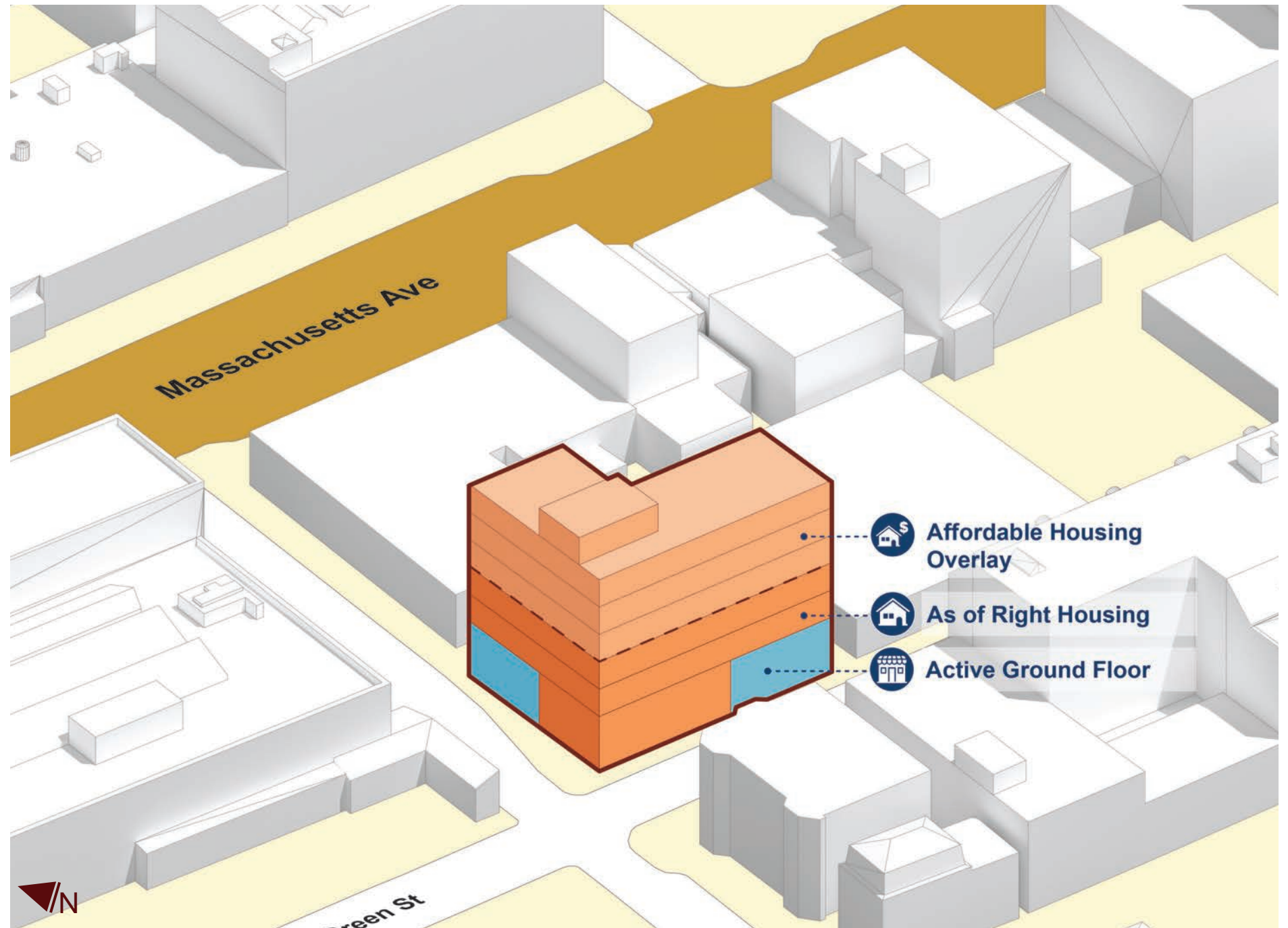




# Maintain as Parking in the Short-term and Explore Long-term Housing Opportunities at 375 Green St

## 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.*

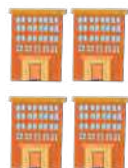


10-20  
housing units



# 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

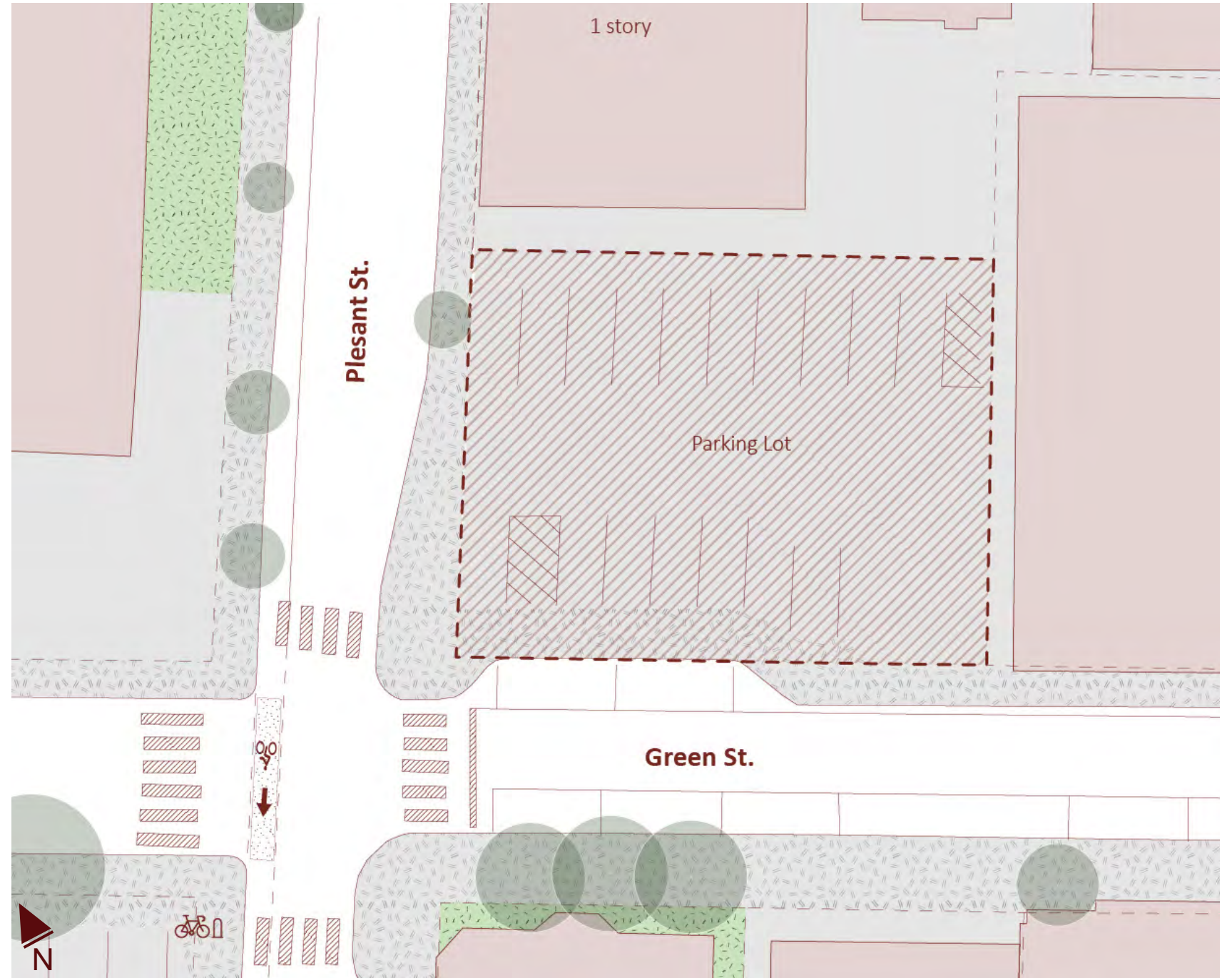
GROUND  
FLOOR USES



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

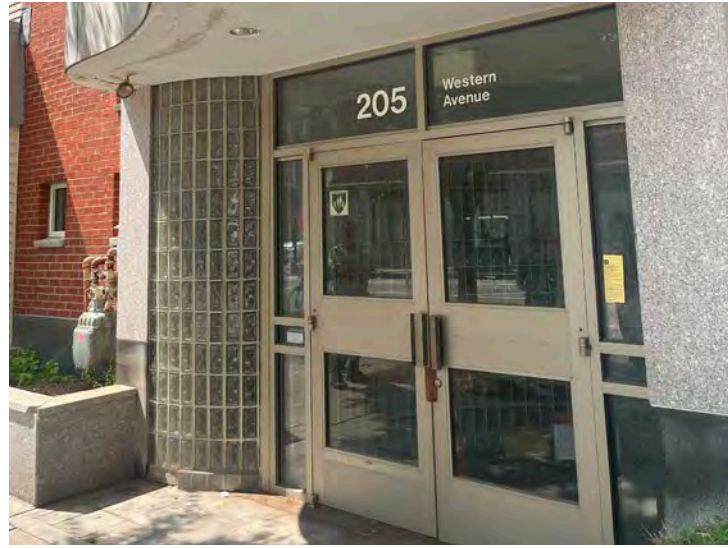
## SHORT-TERM

- 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

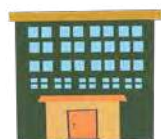
## COMMUNITY INPUT HIGHLIGHTS



Supportive Housing



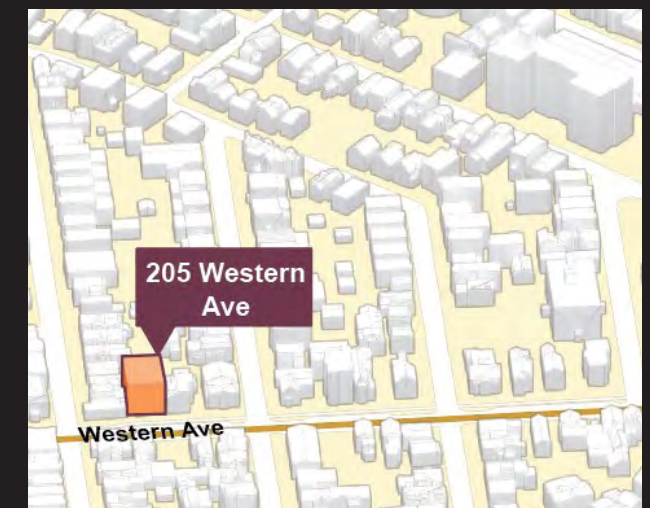
Small Business Incubator



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.

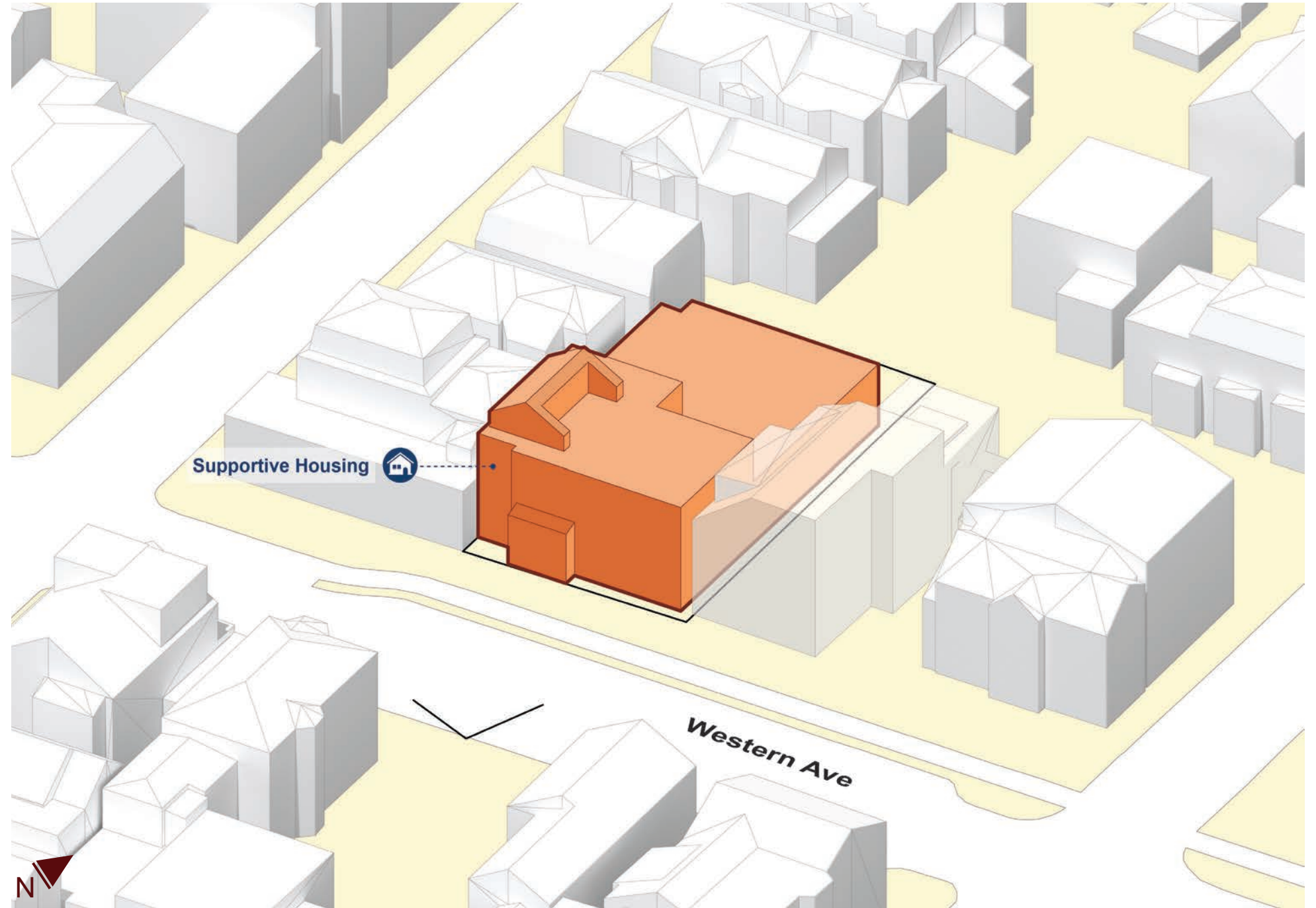




# Tested Housing at 205 Western Ave

## 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

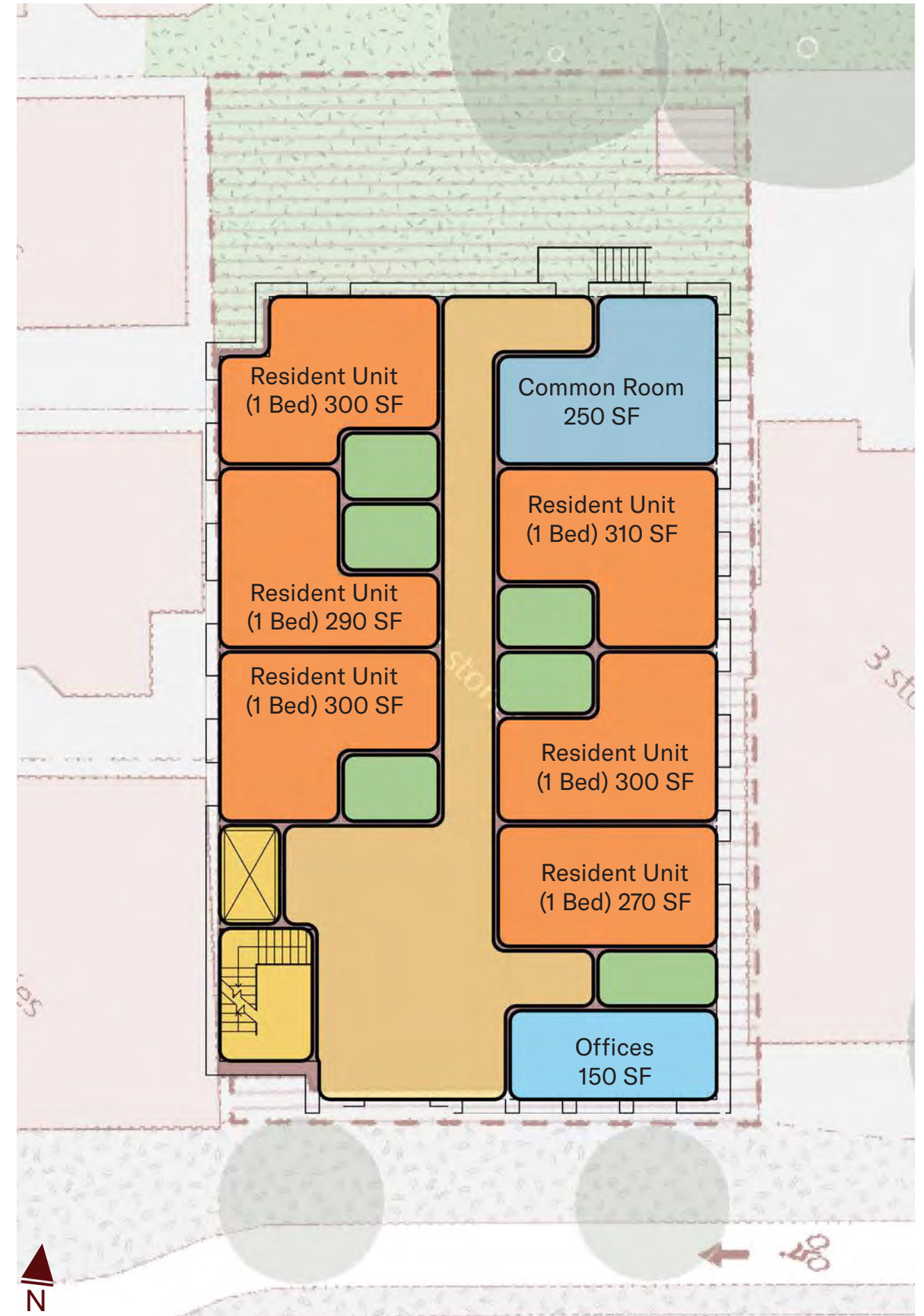
## PROGRAM

- 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.*







**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

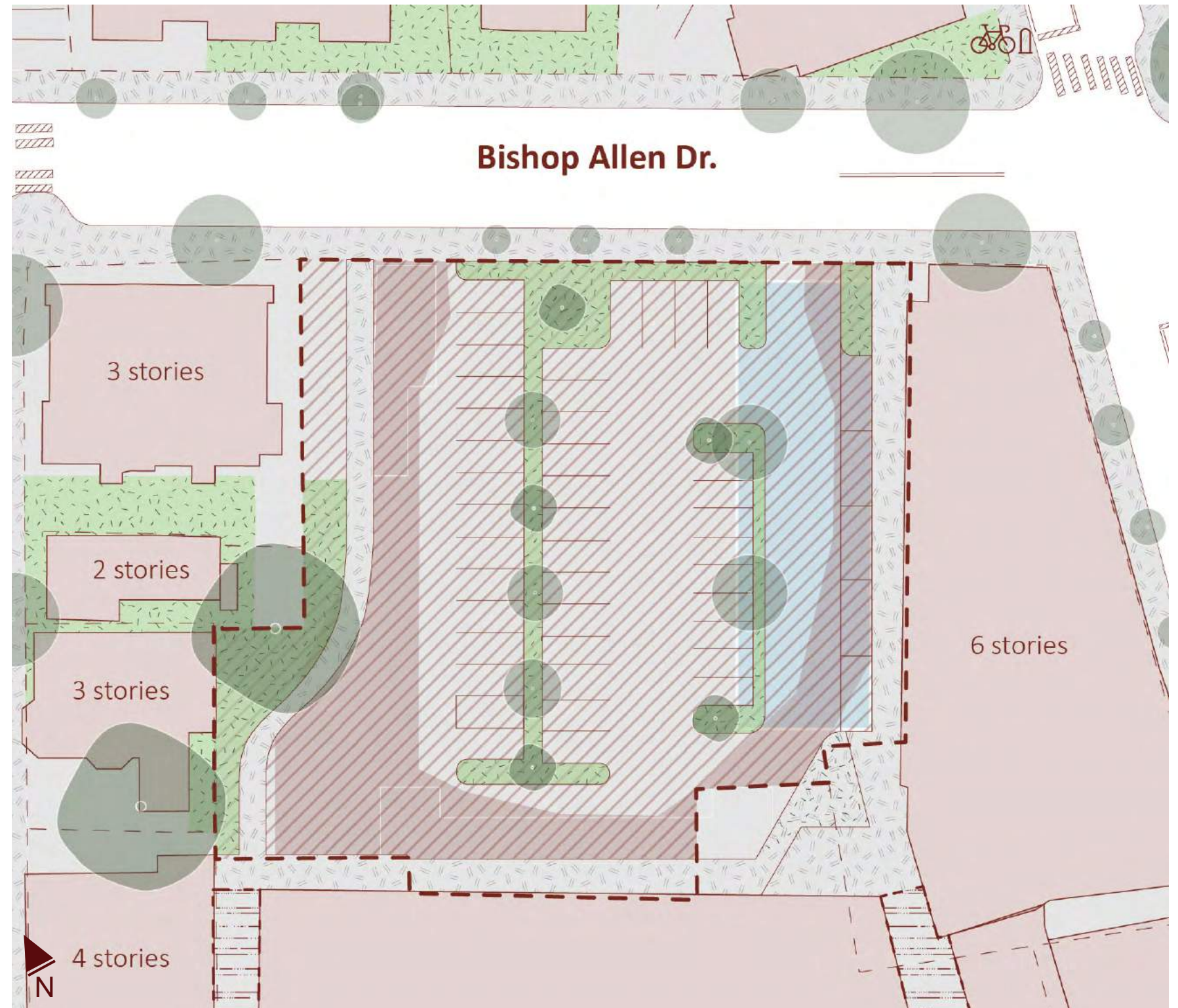




# Leverage Opportunities for Near-term Parking and Long-term Open Space / Infrastructure at 38 Bishop Allen Dr

## 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



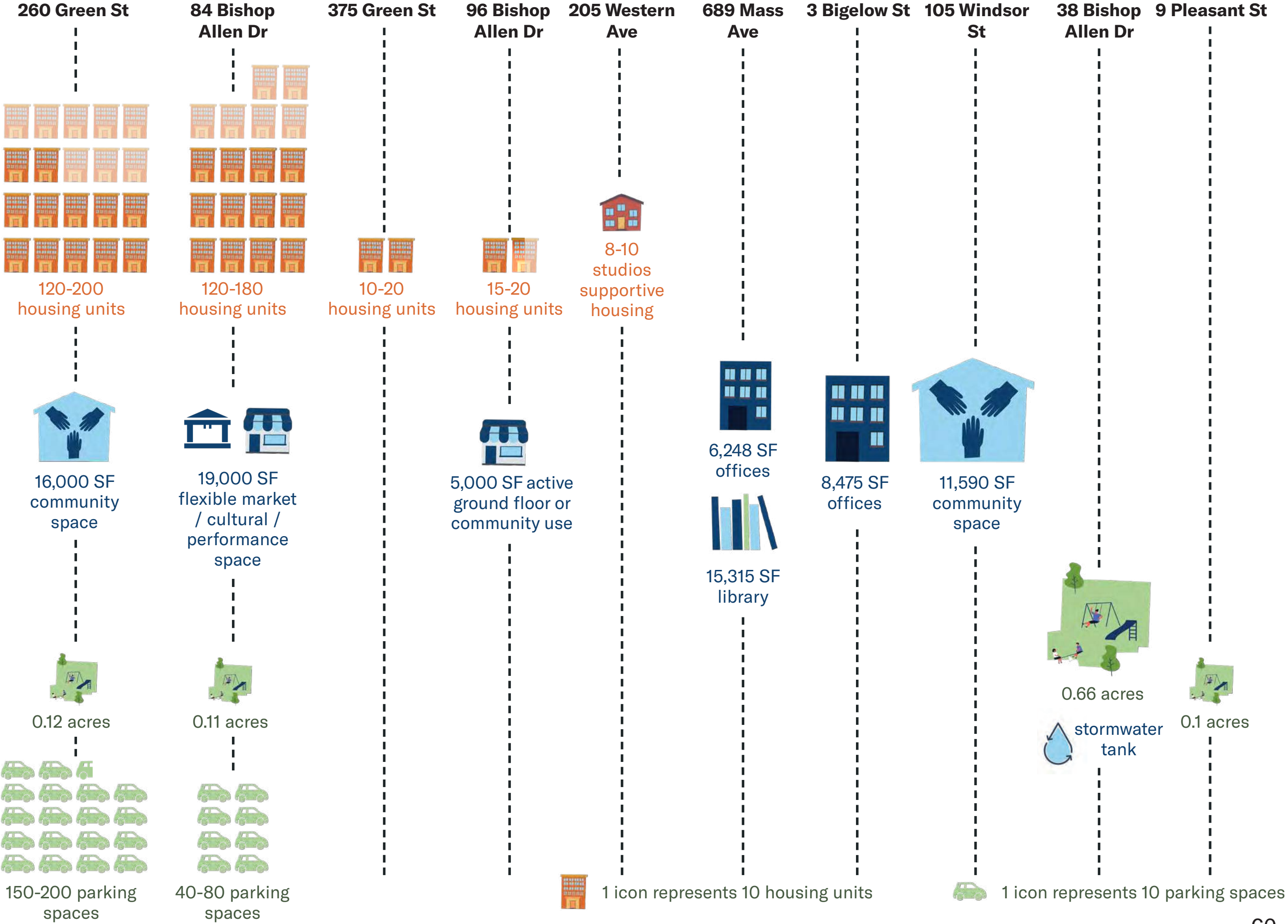
# Program Table

**Housing**  
250-450 units

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

**Open Space & Supporting Infrastructure**  
1 acre

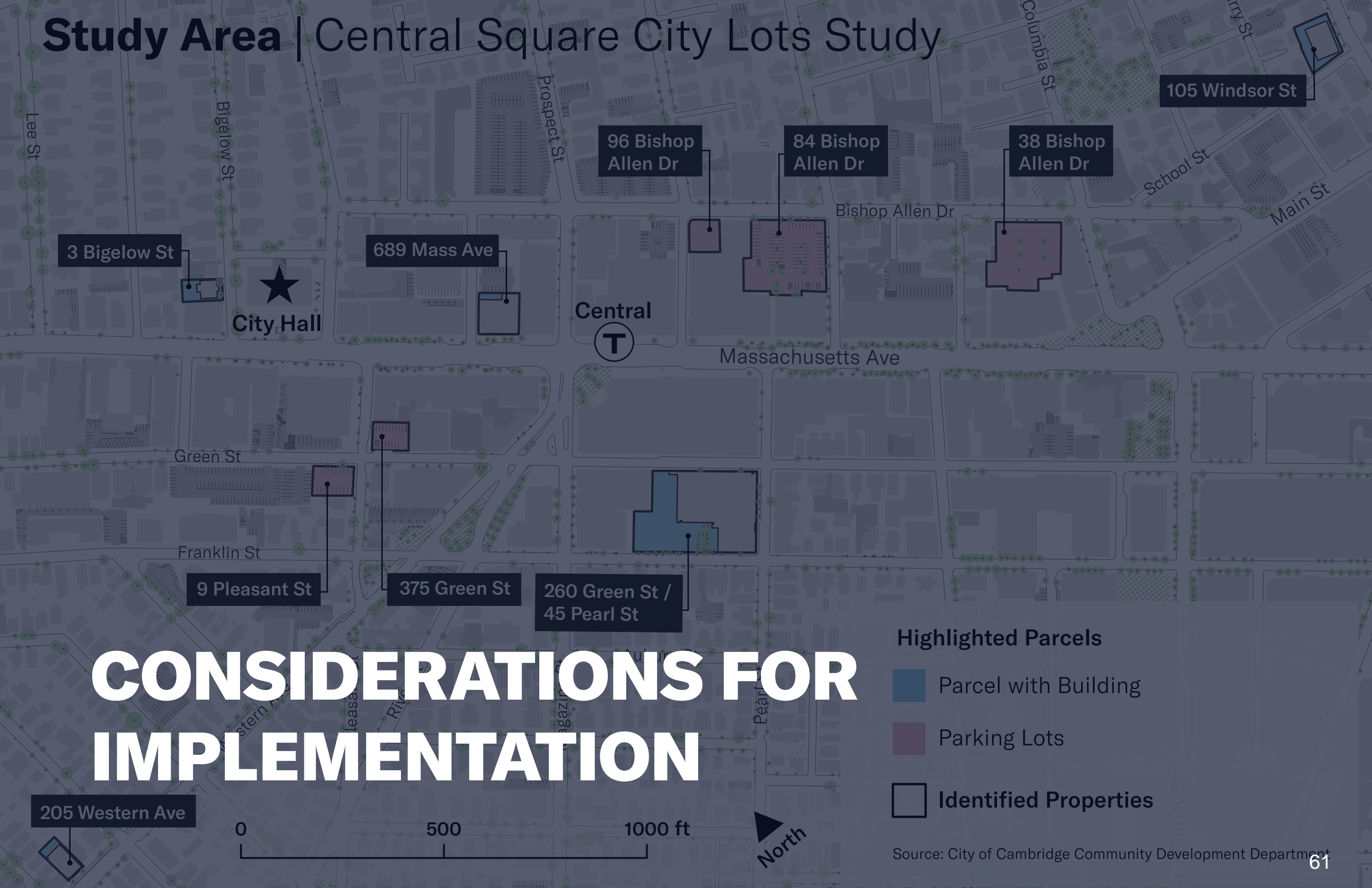
**Parking**  
200-300 spaces



(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.

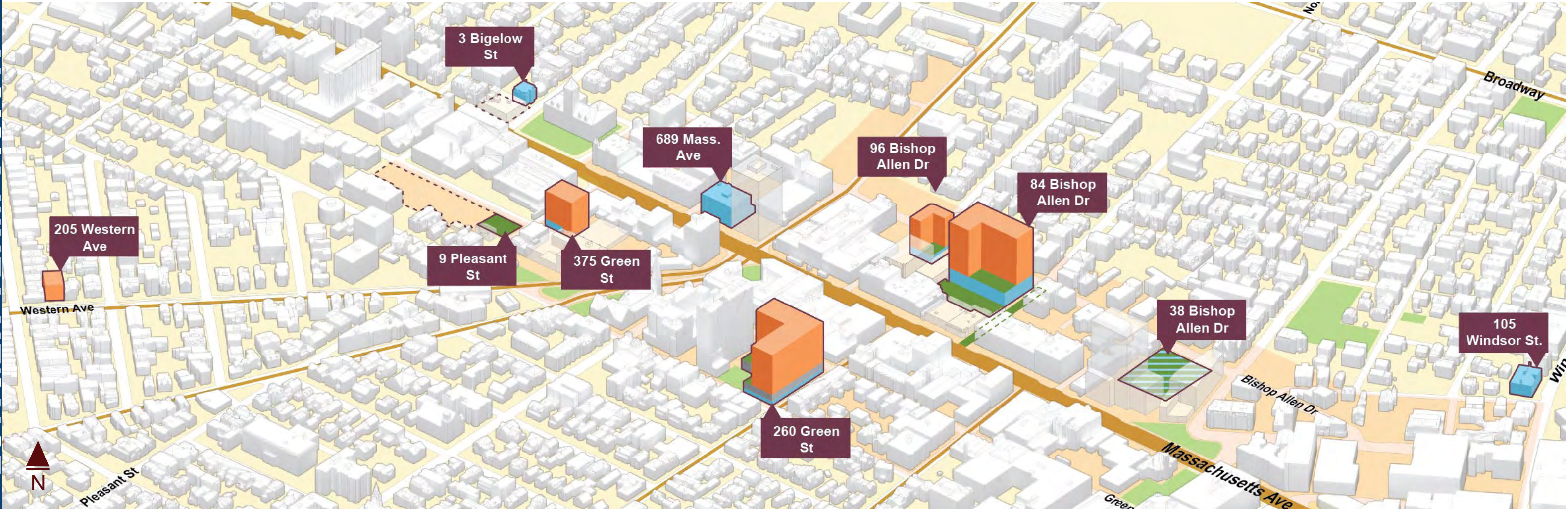
**Parking Balance**

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.

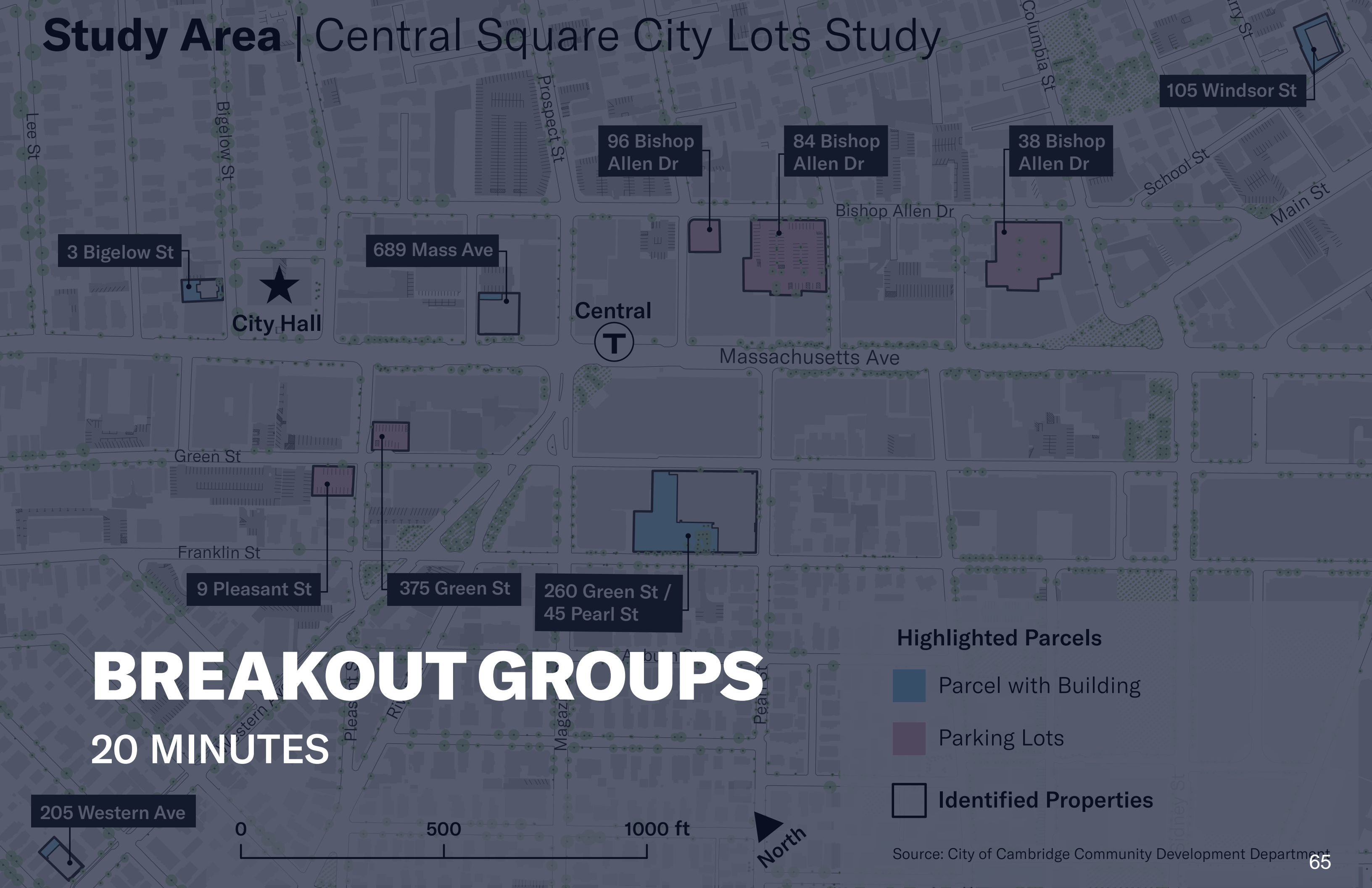
Determine feasibility of supportive housing at 205 Western Ave or elsewhere.

**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



Massachusetts Ave

Green St

Franklin St

9 Pleasant St

375 Green St

260 Green St /  
45 Pearl St

## Highlighted Parcels

 Parcel with Building

 Parking Lots

 Identified Properties

# BREAKOUT GROUPS

## 20 MINUTES

205 Western Ave



Source: City of Cambridge Community Development Department



# Group Discussion Guidelines

- Be respectful, be kind
- Embrace diverse points of view
- Avoid debates and 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

