**HEART of Central Square + Surface Parking**

- Public permit + private spaces
- Spacing the public controls
- How should private spaces be dealt with?
- What is future function of private spaces?
- Alternatives/financial mechanisms to parking + open space

**Priorities**

- Parking consolidation - 2 city lots
- Weighting community benefits
  - Affordable housing
- Balance of priorities
- Units for 3 tiers: affordable
  - Middle income
  - Market-rate
- No surface parking
- Density → public benefits
- Intercontinental → Shared Parking
- Market integration
- Building community benefits
- Buildings on M Ave
Green space connect to Mass Ave.
⇒ don't want to lose mural
⇒ not interested in 10-12 story buildings on Mass Ave.

Park - Bishop Allen & Norfolk
park is visible from a distance
well integrated

Roof tops for urban agriculture
⇒ climate change
⇒ doesn’t count as floor area incentives?
⇒ types of open space/balconies

Balconies add to the urban form
⇒ ZONING ISSUE

- Indoor Outdoor Community Space
- Bishop Allen/Norfolk parking lot
- Use part as indoor/outside community space?
- Forms around lots
- buildings surround/density
- Open space connection to Mass Ave
- Heightened Density Concerns:
  ① Mass Ave
  ② Bishop Allen
  ③ Bishop Allen

Forms move to side streets
for buses, cyclists
100° angle on Mass Ave.

- High on Mass Ave. in order to get open space + connections w/ Mass Ave.
- 45° Bishop Allen
- Not high on Bishop Allen: transition to neighborhoods
- Public benefits: in exchange for greater density allowed by current zoning
- Green roof, balconies, urban agr.
- Open space connecting to Mass Ave., plus housing

bishop allen lot

- No surface parking
- Density along Mass Ave., within limits (taller buildings), less setback
- Public benefits in exchange for greater density allowed by current zoning
- 60ft Mass Ave. push back from Norfolk
- BRTS move to side streets allow for buses + cyclists

Room
Guest Parcel

Mass Au. Hogs - human scale
1-4 stories → tall along Mass; shorter near neighborhoods
Variety of heights → Average height

Articulation
Up to 100’; for more housing - height flexibility
to allow for variety of streetscape

Get full value for city parcel
"back to the neighborhood"
Public room in neighborhood for
whole community
Many people are overhoused near C2.

What about city tax revenue from high-
value property? (but rates have decreased
as value increased... little net gain?)

0 A: enable transfer of existing
housing incentive to broader
area.

Heights - uniform height model (Paris, DC)
or-
mixed heights, with greater
heights around LeF St., CB Plaza

What if city bought Quest
(or sold Lot 6 @ reduced cost w/conditions)

promote live/work, creative space - Renaissance Cultural District

C2 divisiveness has reduced ability
to ask things of MIT. H2 business
community coherence has promoted more
serious attention to requests/priorities here.
BID not nec. req'd... CSBA can do more.

Apply incentives @ Quest, Wrigley -
like free retail FAR to add housing,
people. Only add open space if people
come with them - tie new housing to
new park space.

OK w/ increased density on Lot 5 etc.
if not 10+ stories, w/ some added public
space - multifunction indoor/outdoor desirable

put detailed goals into special permit
and enforce criteria