



HEART of Central Square + Surface Parking

Public ~~Permit~~ + private spaces

- Spaces the public controls
- How should private ^{open} spaces be dealt with?

What is future function of private spaces?

- Alternatives/financial mechanisms to parking + open space

- parking consolidation - 2 city lots
- Weighting community benefits
⇒ affordable housing

PRIORITIES

balance of priorities

Units for 3 tiers: affordable
- middle income
- market-rate

⇒ no surface parking

⇒ density → public benefits

Intercontinental ⇒ shared parkings

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

Rooftops for urban agriculture

climate change

⇒ doesn't count as floor area

incentives?

⇒ types of open space/balconies
green roofs/agriculture

balconies add to the urban form
⇒ ZONING ISSUE

- Indoor Outdoor Community Space

- ~~Forest City~~ ^{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

60° angle on Mass Ave.
⇒ High on Mass Ave ~~in~~ in order to
get open space + connections
w/ Mass Ave

45° Bishop Allen

⇒ Not high on Bishop Allen
transition to neighborhoods

⇒ 80ft Mass Ave
Push back from Norfolk

⇒ taxis move to side streets
allow for buses + cyclists

Bishop Allen Lot

- No surface parking EVES
REQUIRE TO
AND
PARKING/OPEN SPACE.
- Density along Mass Ave.
within limits (taller buildings)
less setback
- Public benefits in exchange
for greater density allowed
by current zoning ROOM
- Green roof, balconies, urban agr.
- Open space ~~to~~ connecting to
Mass Ave., plus housing



Quest Parcel
Mass Av bldgs - human scale

1-4 stories → tall along Mass; shorter near
neighborhoods

Variety of heights → Average height

Articulation

Up to 100' ^{along Mass} 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



- Potential change sites
 - ↔ New pedestrian connection opportunities
 - Lack of active ground floor uses
 - Primary MBTA access points
 - Potentially significant building
 - Potential landmark
 - Designated historic building
- 100 ft
30 m

- G
- GROUP 2
- 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?)
 - Δ : enable transfer of existing housing incentive to broader area
 - Heights - uniform height model (Paris, DC)
- or -
mixed heights, with greater heights around Laf. Sq. + CB Plaza
 - What if city bought Quest (or sold Lot G @ reduced cost w/ conditions)
 - promote live/work, creative space - reinforce cultural district designation at land

- 2
- C2 divisiveness has reduced ability to ask things of MIT. H2 business community coherence has promoted more serious attention to requests/priorities there. BID not nec. req'd... CSBA can do more.
 - Apply incentives @ Quest, Nagar - like free retail FAR to add housing, people. Only add green space if people come with them - tie new housing ~~to~~ conditions of new park space.
 - OK w/ increased density on Lot 5 etc if not 10+ stories, and w/ some added public space - multifunction indoor/outdoor desirable
 - put detailed goals into special permits guidelines/criteria



City acquiring
incent housing @
QUEST to overcome
Market incentive for large scale
research (not labs) -
limit
floor plates
to 15k?

Fresh, new
creative district -
live/work
(not "innovation")

In scale of context
height
increase ok

Recent
over Gr Fl retail
enable low rise
for MIT
in return
rel approach