

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?

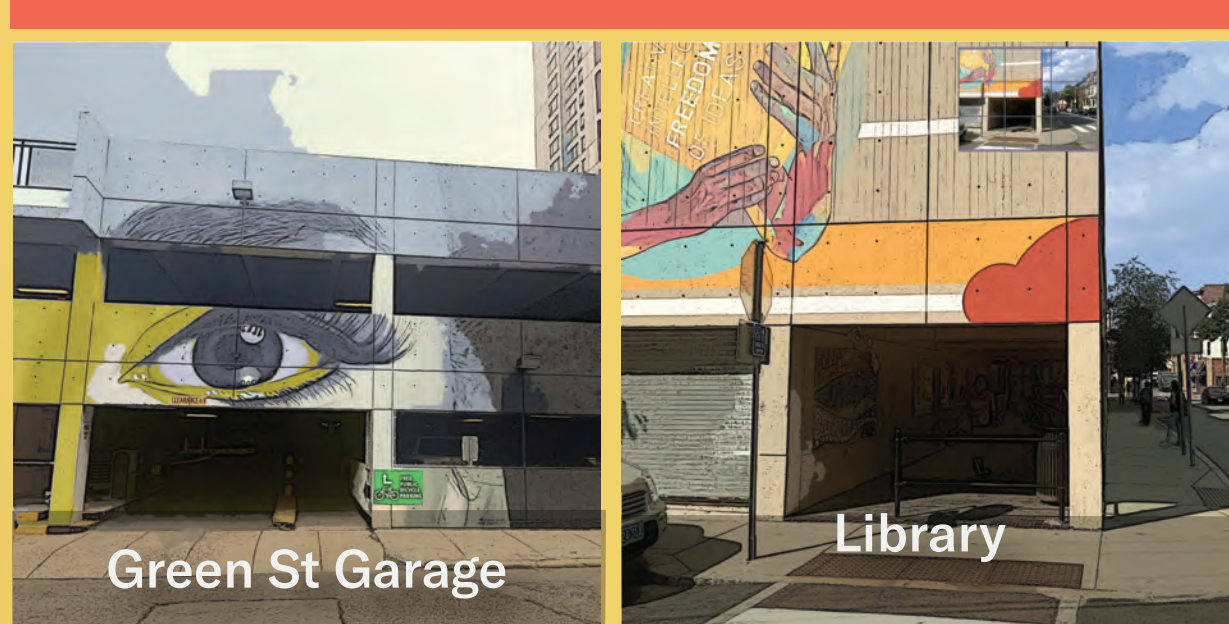
5 Surface Parking Lots



4 Identified Buildings



The Green Street Garage & Central Square Library



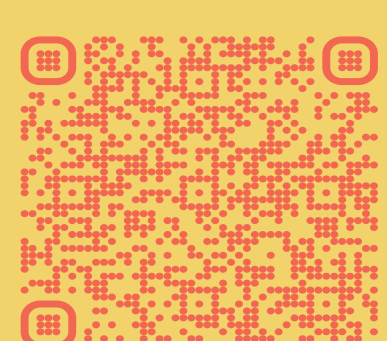
How can they be improved?

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



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>

| 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!

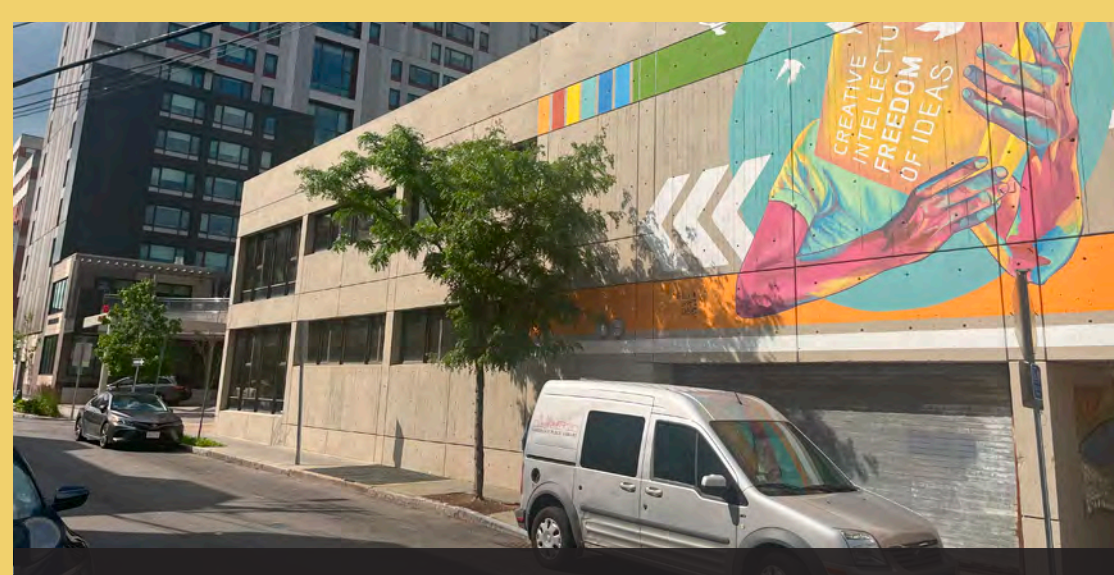
PRESENTATION

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.

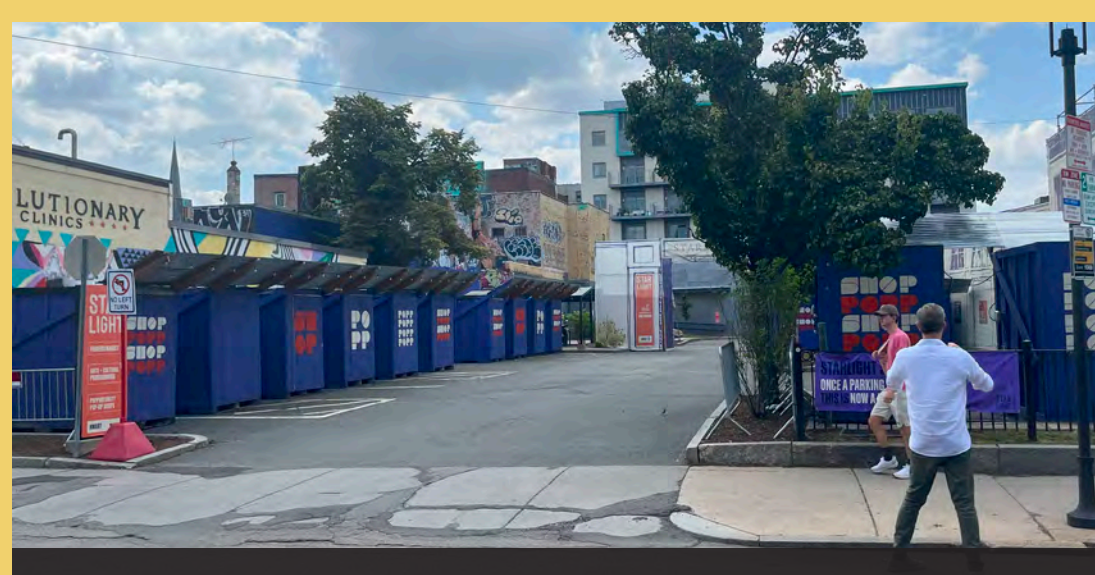
STATIONS

1

Leverage the Potential of Large City-Owned Sites



260 Green St / 45 Pearl St



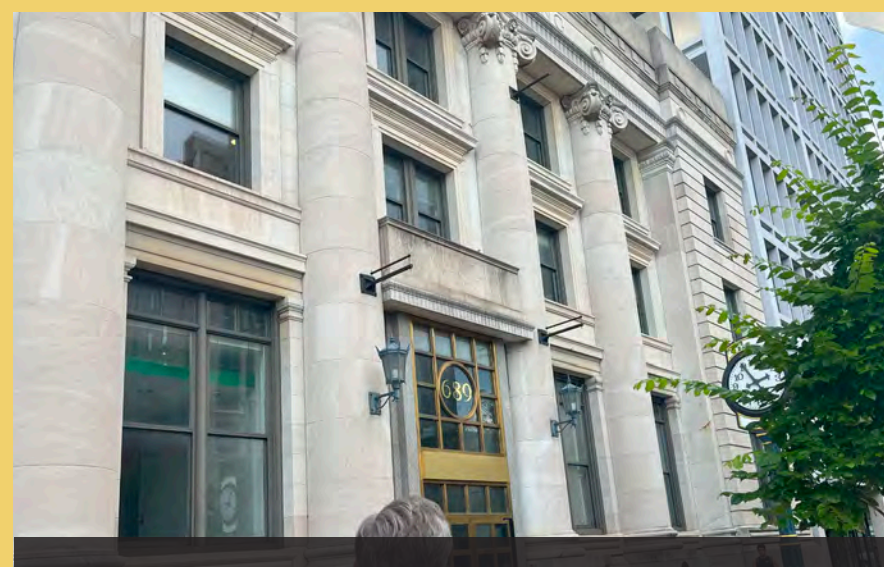
84 Bishop Allen Dr



38 Bishop Allen Dr

2

Bring New Life to Existing Buildings



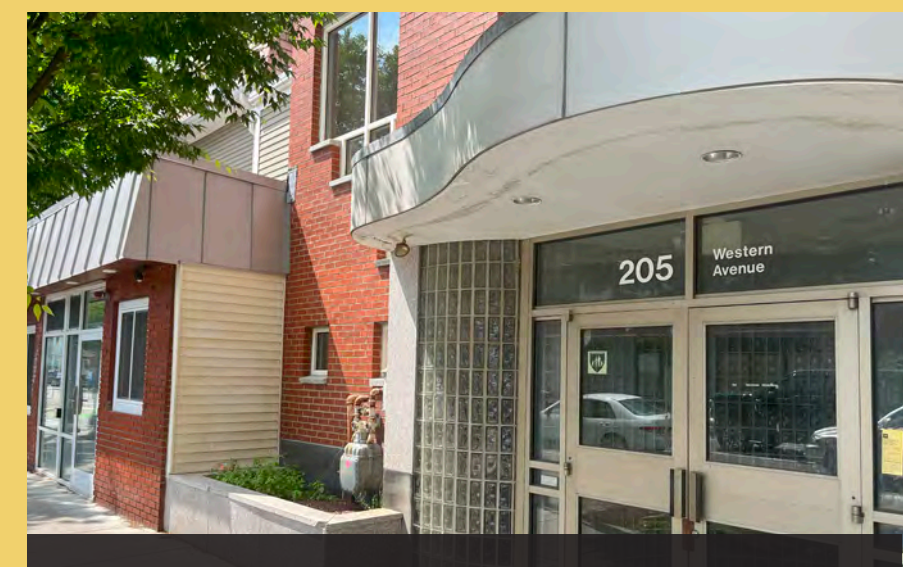
689 Mass Ave



3 Bigelow St



105 Windsor St



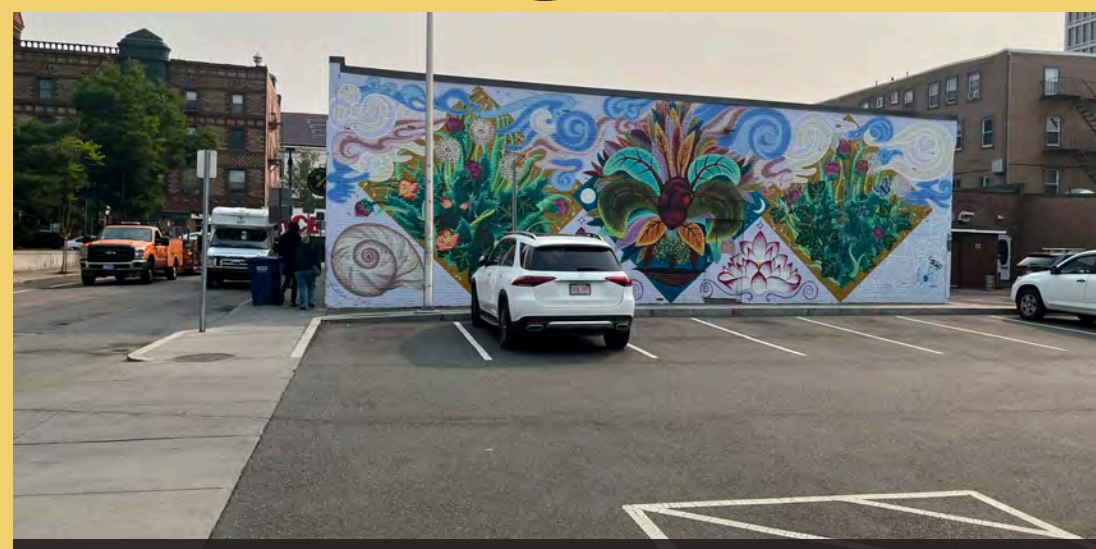
205 Western Ave

3

Activate and Infill Existing Lots



9 Pleasant St



375 Green St



96 Bishop Allen Dr

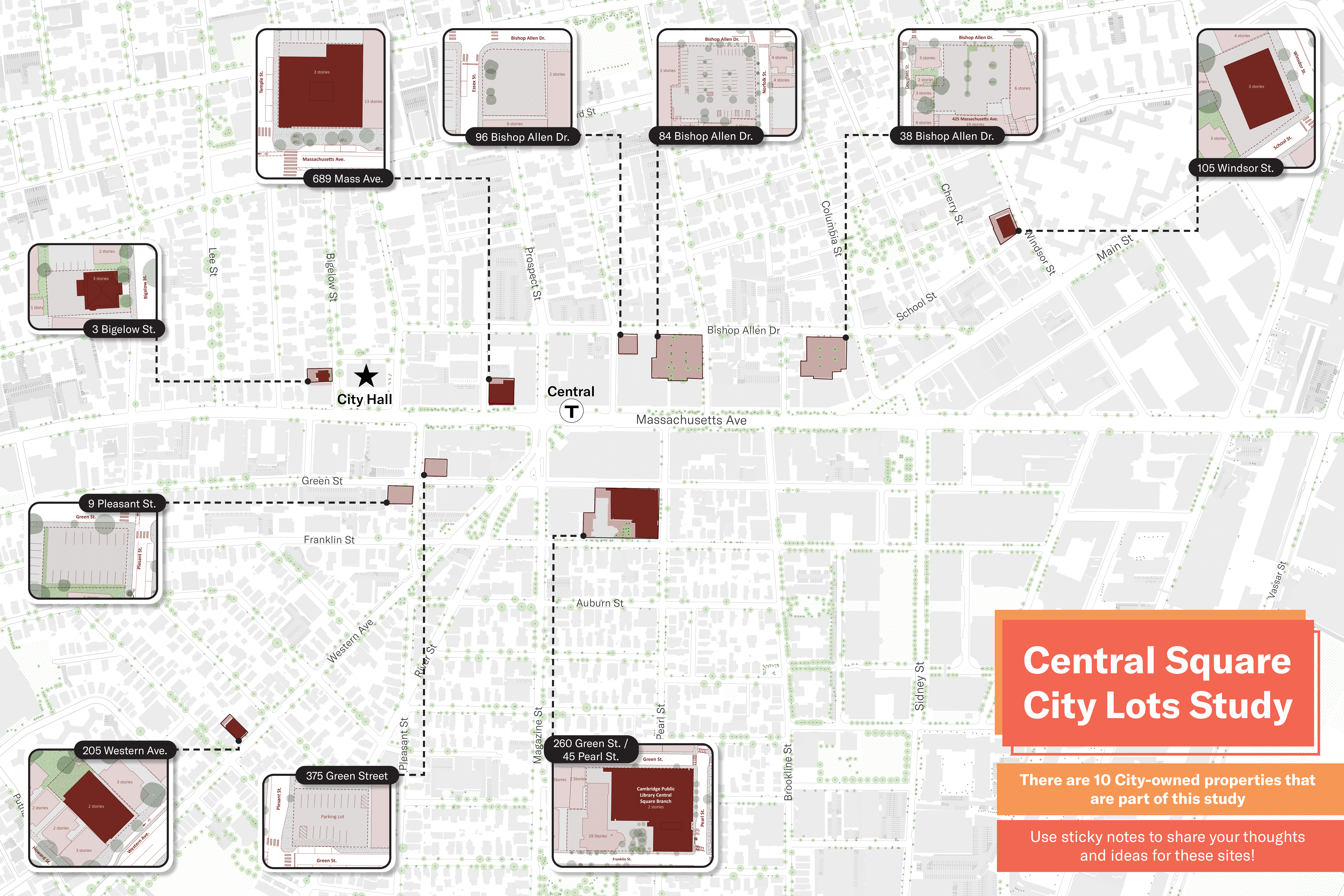
4

Map Activity & Next Steps

+ Coloring,
Games,
& Food!

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





689 Mass Ave.

3 stories

13 stories

Massachusetts Ave.

96 Bishop Allen Dr.

Bishop Allen Dr.

Essex St.

6 stories

2 stories

84 Bishop Allen Dr.

Bishop Allen Dr.

2 stories

4 stories

4 stories

Norfolk St.

38 Bishop Allen Dr.

Bishop Allen Dr.

3 stories

2 stories

3 stories

4 stories

6 stories

425 Massachusetts Ave.

19 stories

105 Windsor St.

4 stories

3 stories

3 stories

Windsor St.

School St.

3 Bigelow St.

2 stories

3 stories

1 story

Bigelow St.

9 Pleasant St.

Green St.

Pleasant St.

205 Western Ave.

3 stories

2 stories

2 stories

3 stories

Western Ave.

Howard St.

375 Green Street

Pleasant St.

Parking Lot

Green St.

260 Green St. / 45 Pearl St.

Green St.

Pearl St.

Cambridge Public Library Central Square Branch

2 stories

19 stories

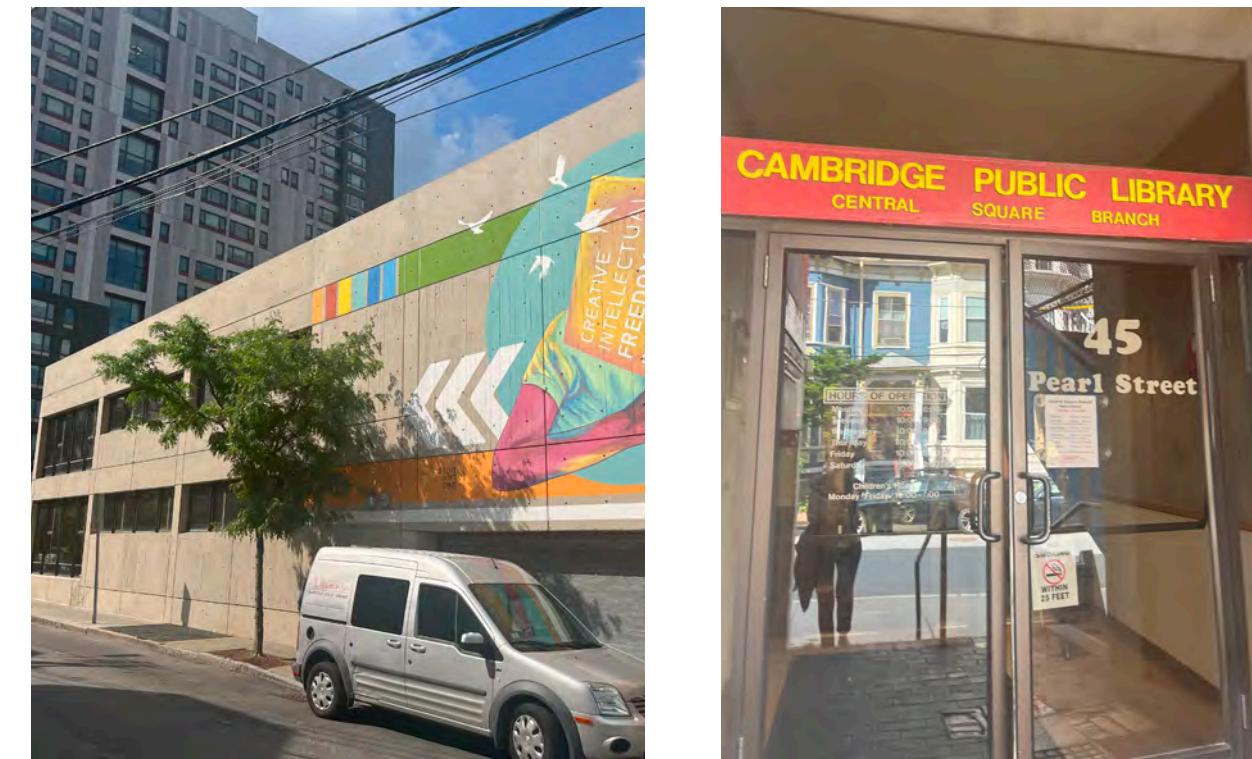
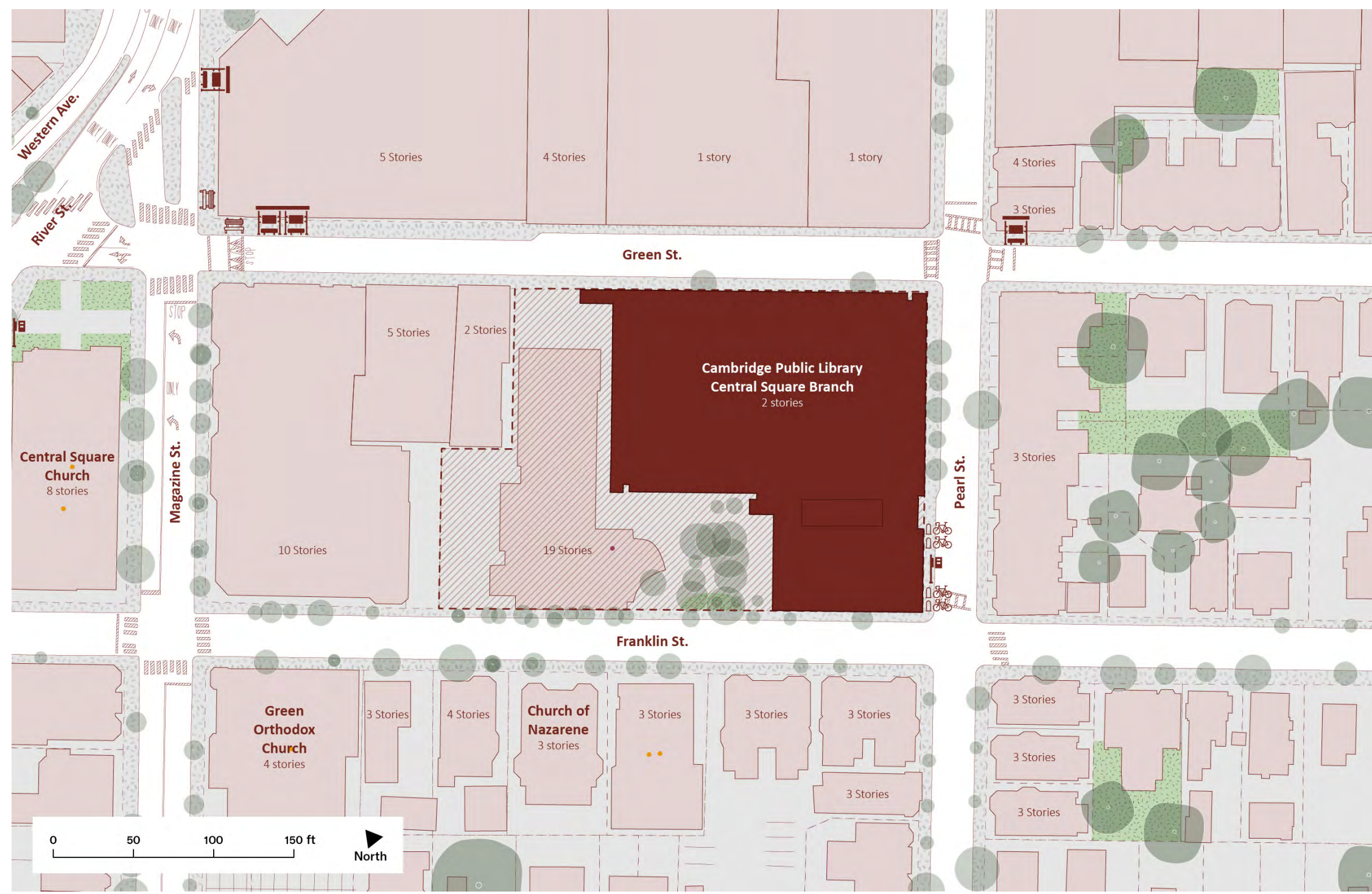
Franklin St.

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.

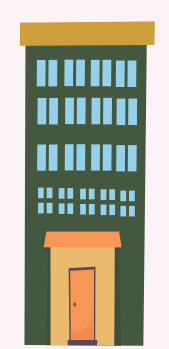
SITE OPTIONS - More than 1 is possible!

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



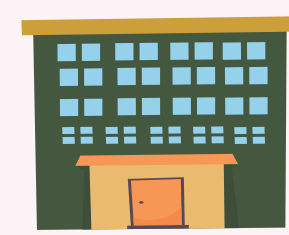
What types of events, programs, or building uses would you like to see here? Add a sticker to show your preferences below! These uses can be combined!

High-Density Affordable Housing



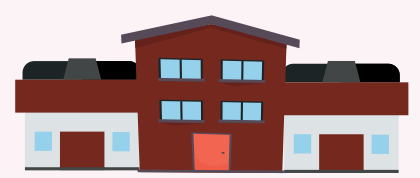
I don't want to see this use here I would love to see this use here!

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.

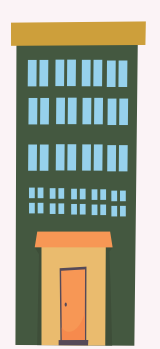
SITE OPTIONS - More than 1 is possible!

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



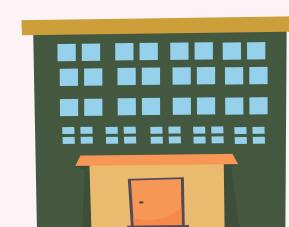
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High-Density Affordable Housing



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.

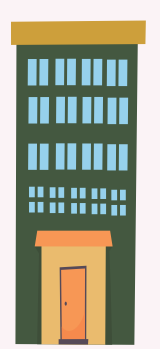
SITE OPTIONS - More than 1 is possible!

- 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!

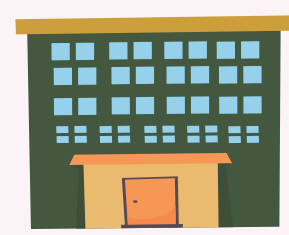
High-Density Affordable Housing



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

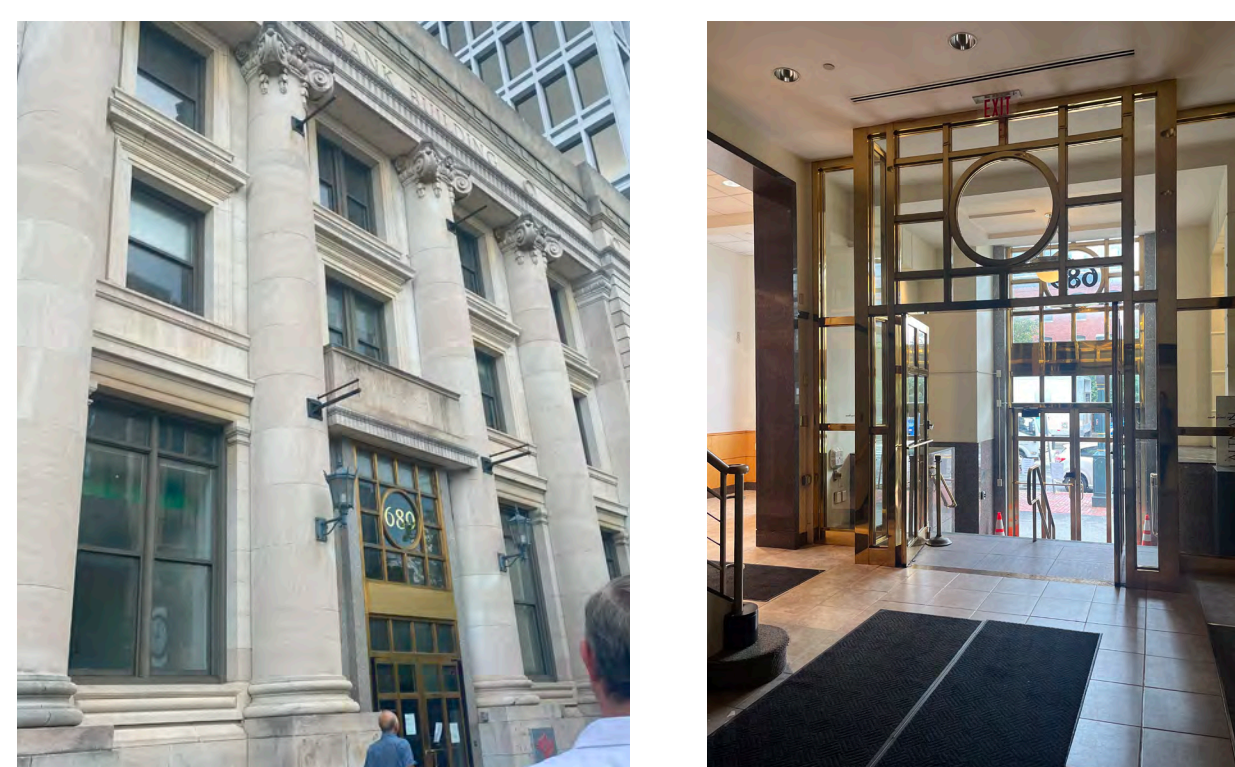
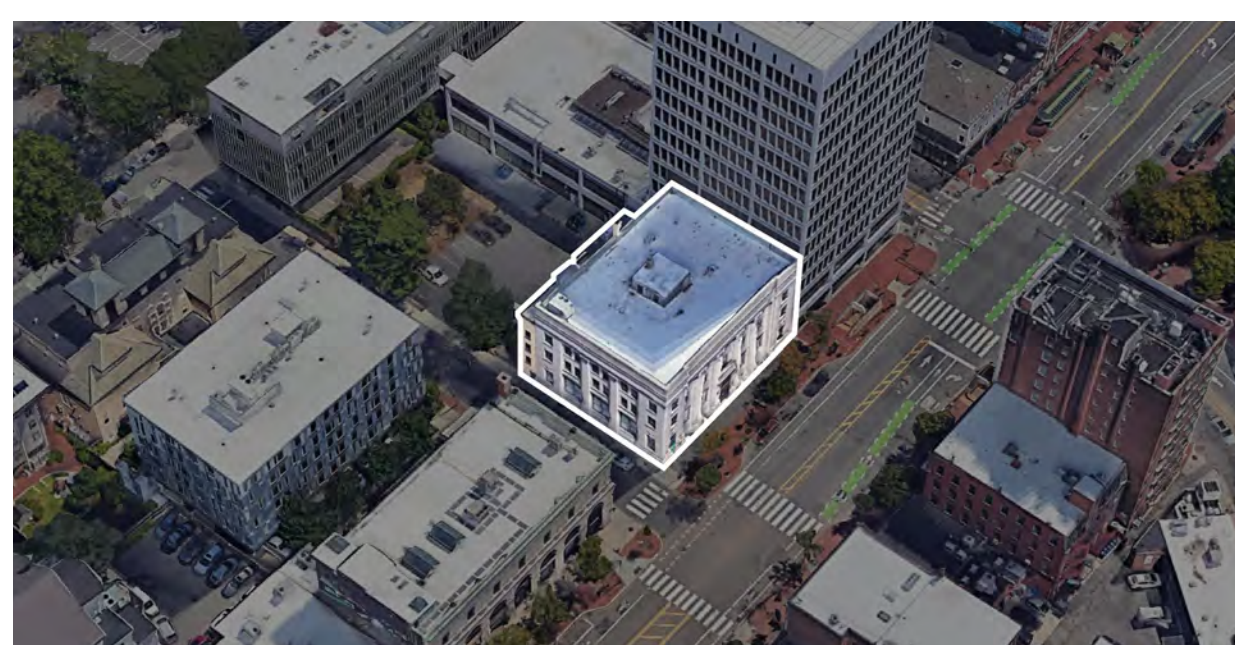
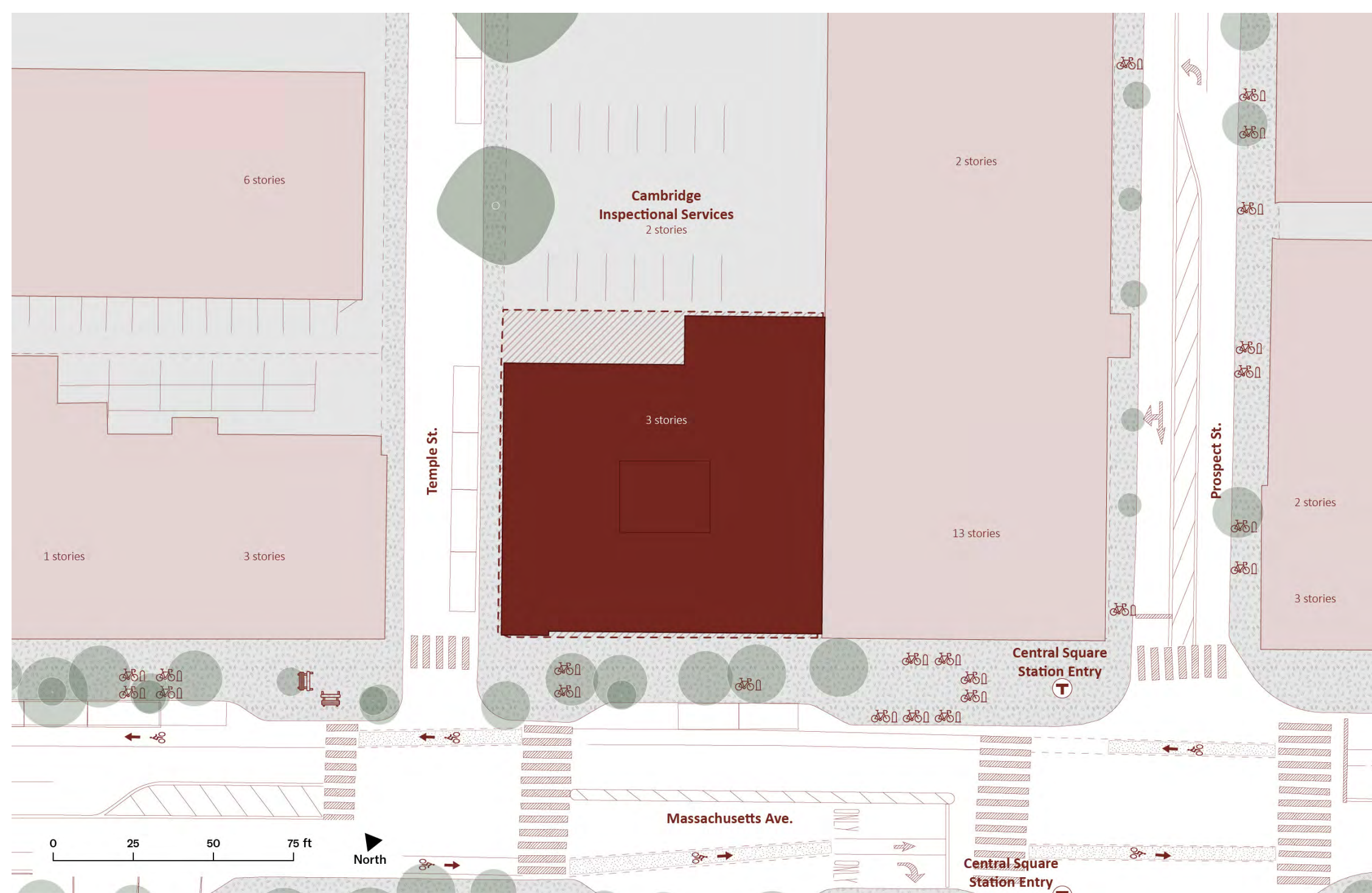
I would love to see this use here!

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!

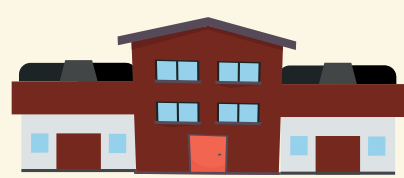
Community Services / One-Stop-Shop



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.

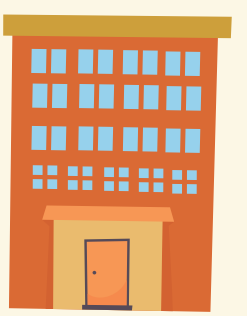
SITE OPTIONS - More than 1 is possible!

- 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!

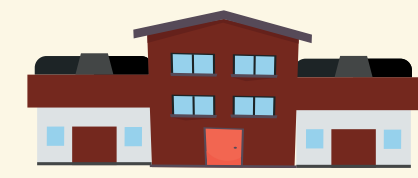
City Meeting Spaces



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

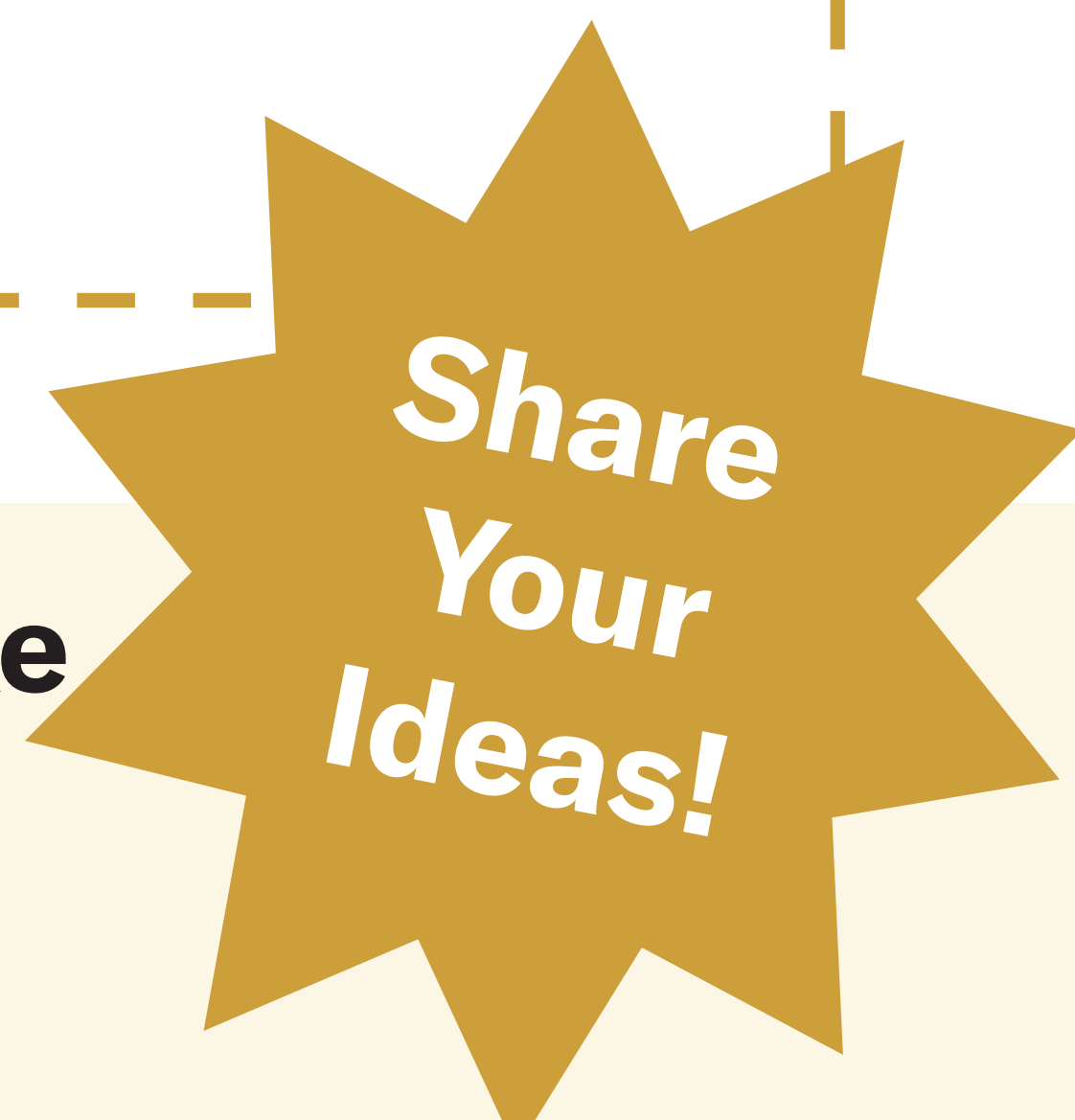
Highlights! From Analysis and Input So Far

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.

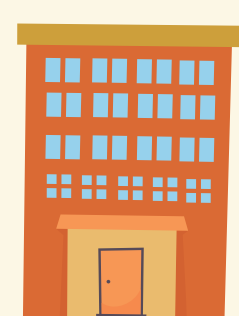
SITE OPTIONS - More than 1 is possible!

- 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!

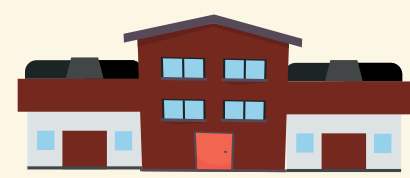
Community Services / Health Center



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

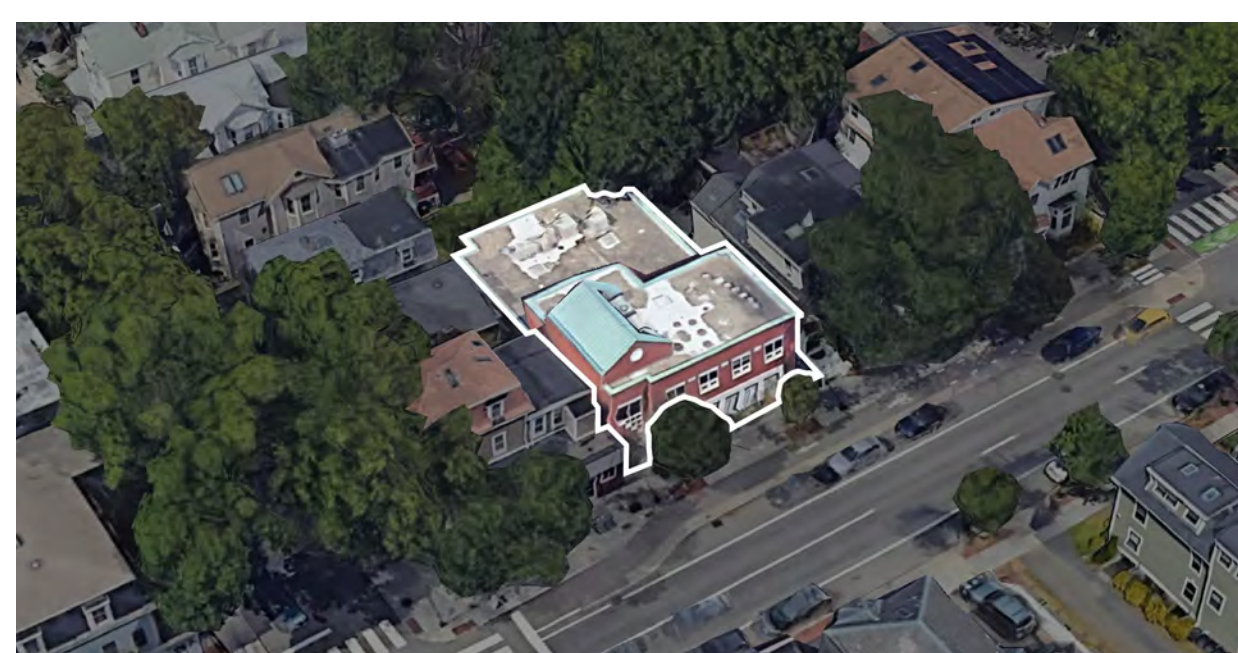
I would love to see this use here!

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.

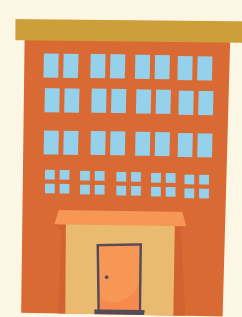
SITE OPTIONS - More than 1 is possible!

- 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!

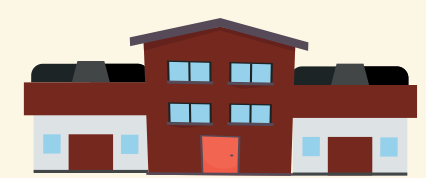
Supportive Housing



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

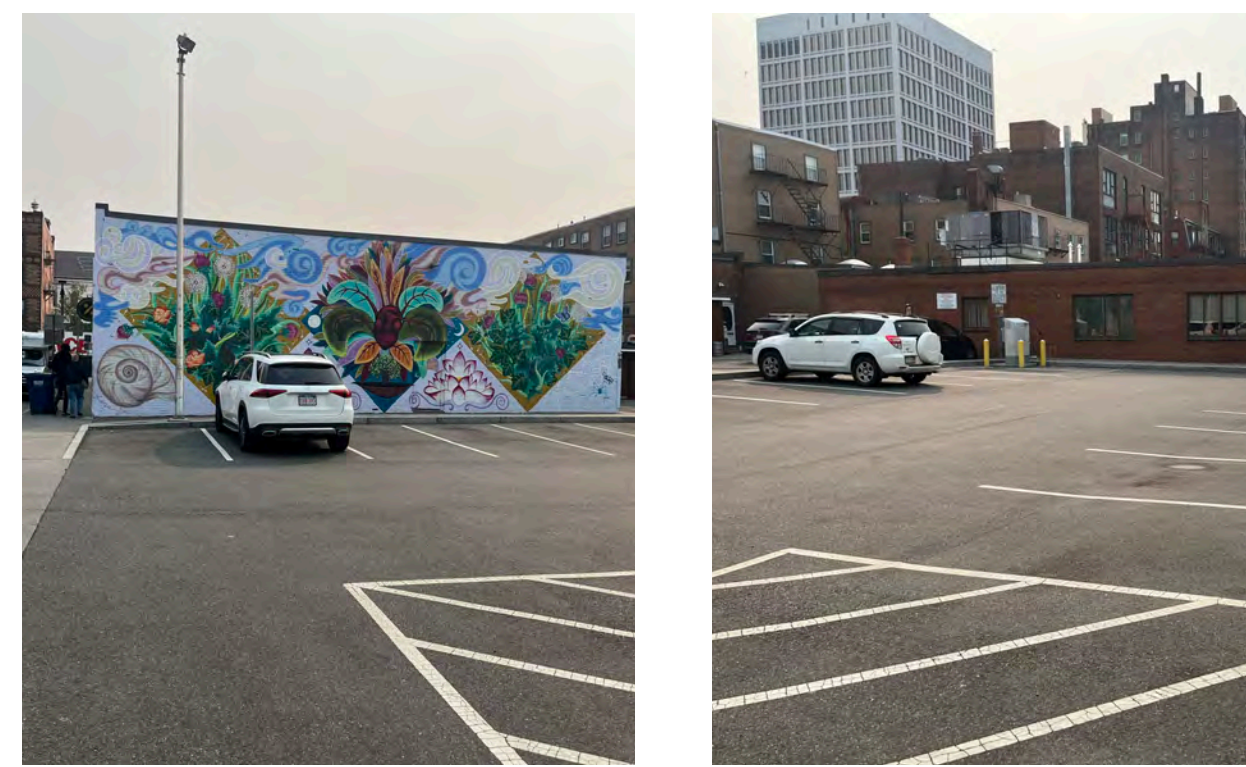
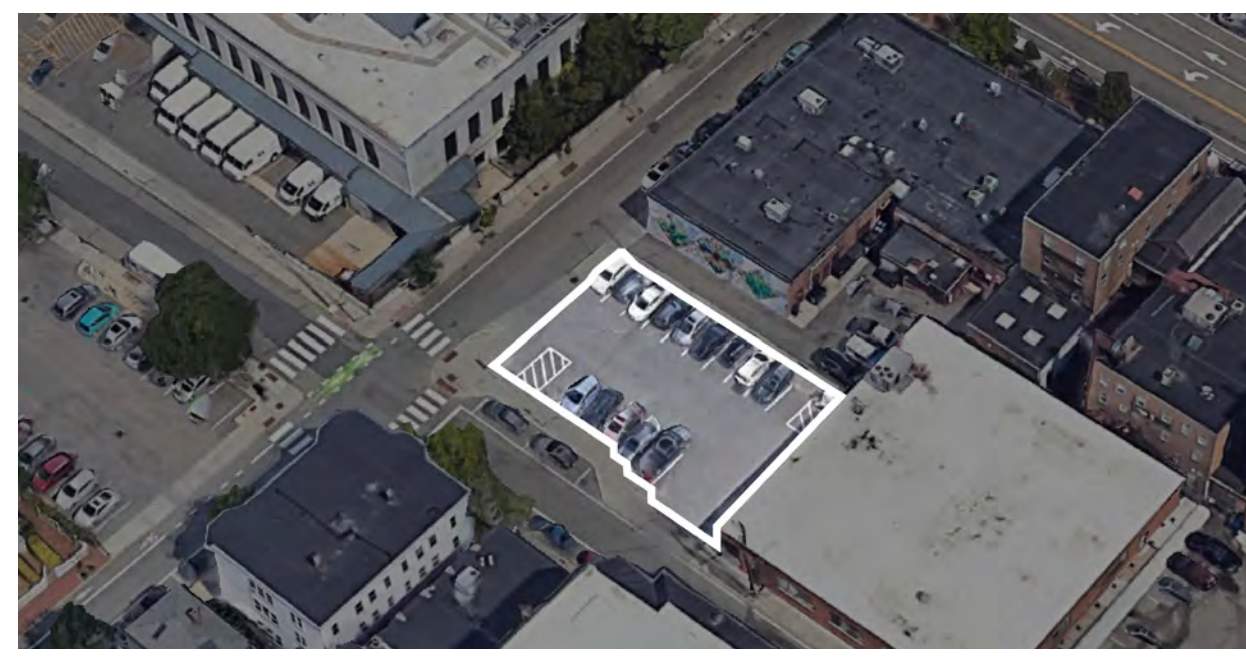
I would love to see this use here!

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

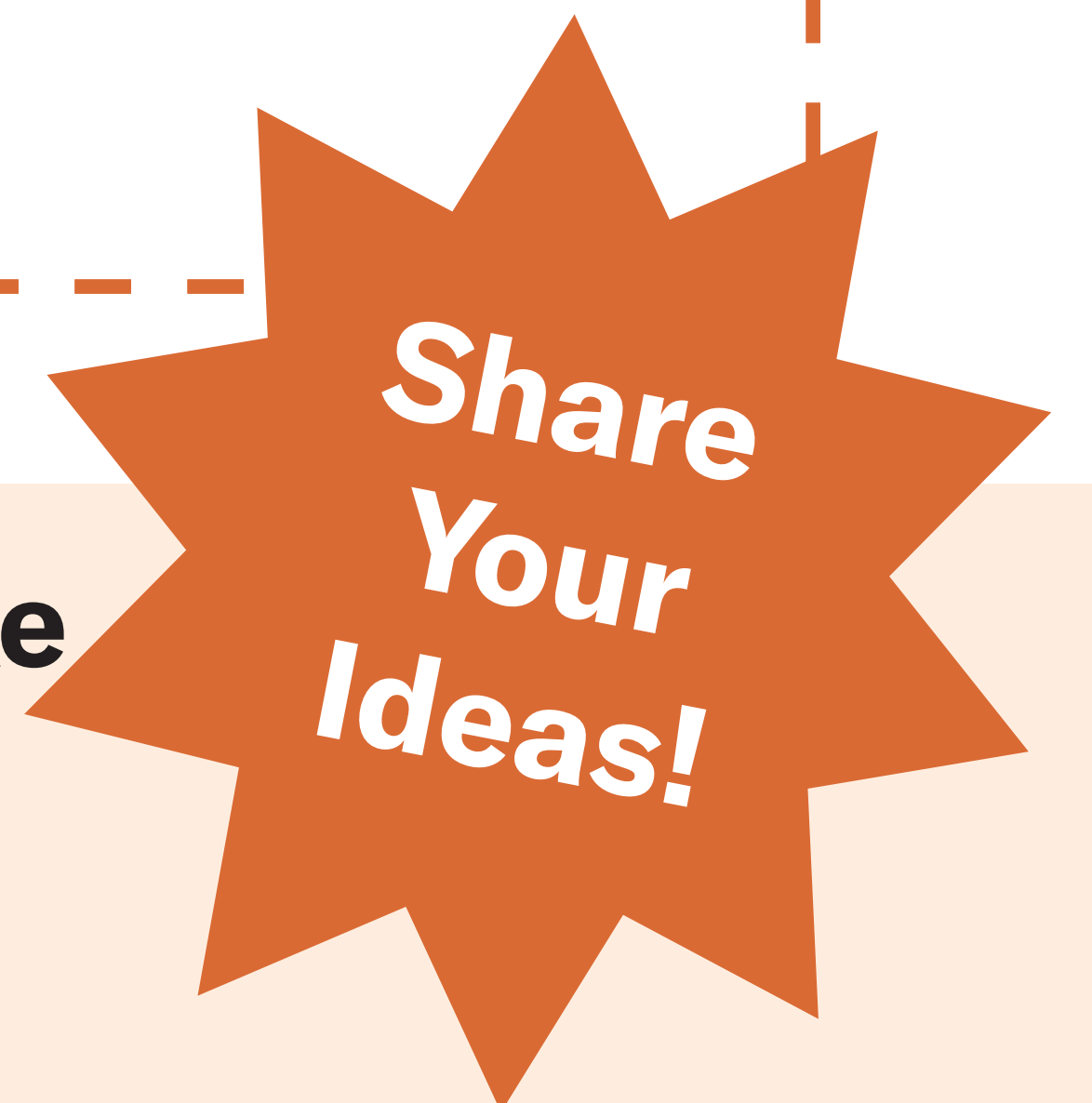
Highlights! From Analysis and Input So Far

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.

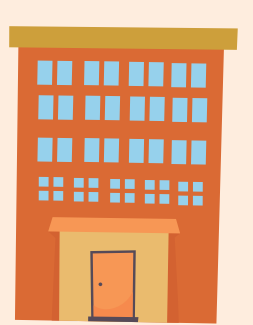
SITE OPTIONS - More than 1 is possible!

- Small affordable housing development
- Open Space / Pocket Park



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Affordable Housing



I don't want to see this use here

I would love to see this use here!

Community Garden



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Playground



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Small Business Incubator



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Performance space



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Plaza / Gathering Places



I don't want to see this use here

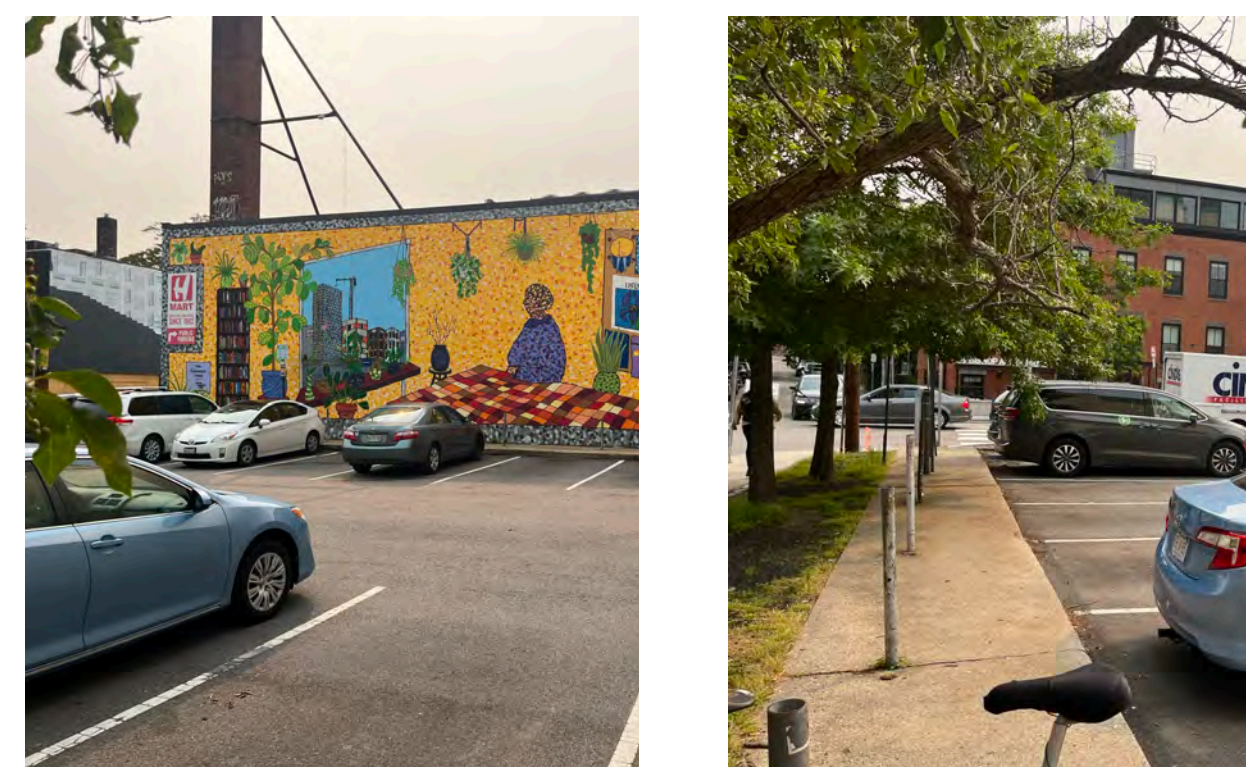
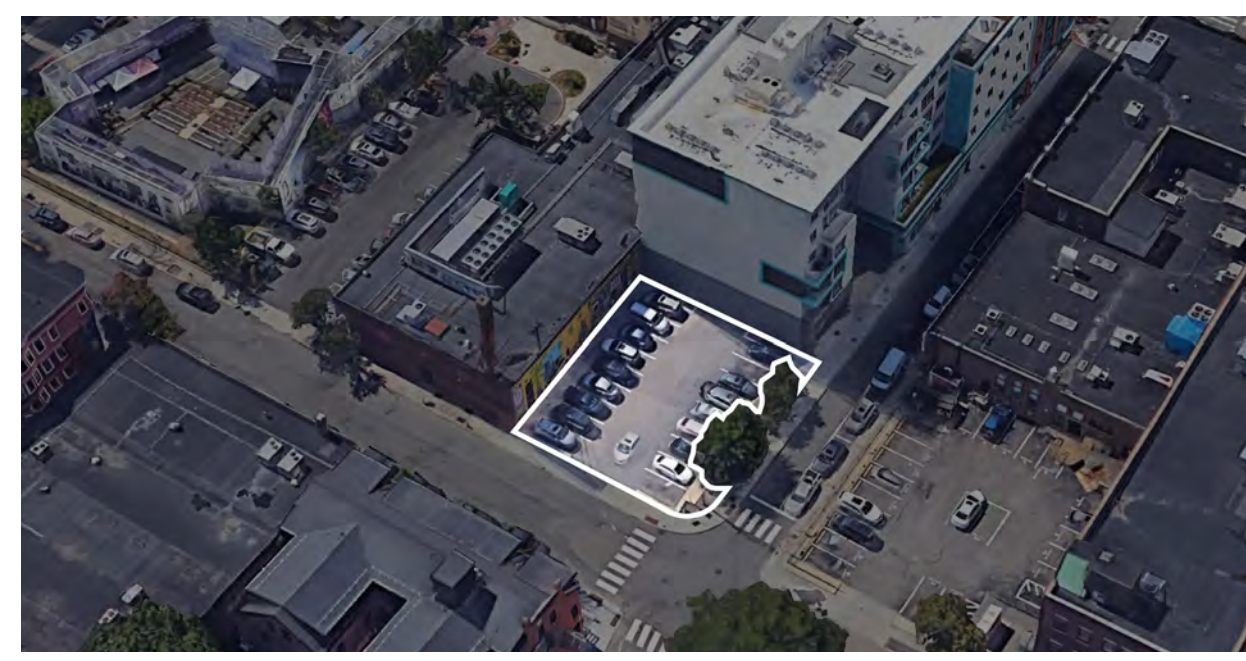
I would love to see this use here!

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 HMart.
- Across the street from 99 Bishop Allen Drive, a newly renovated rowhouse development with non-profit office space.

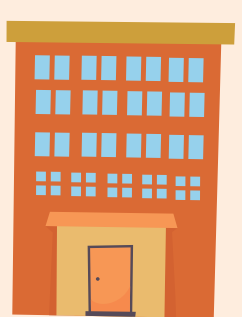
SITE OPPORTUNITIES

- Affordable housing
- Public Plaza
- Open Space



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Affordable Housing



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Community Garden



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Playground



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Small Business Incubator



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Performance space



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Plaza / Gathering Places



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What's Missing?



(please add a note!)

Central Square City Lots Study

STAY ENGAGED!



Visit the Project Website



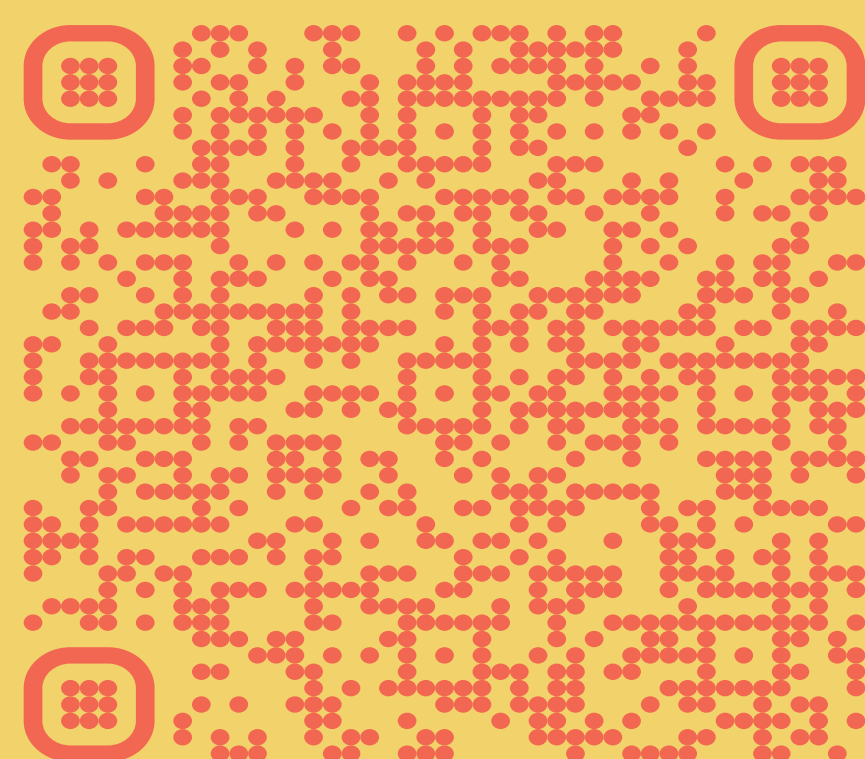
Share With Your Friends & Neighbors!



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)

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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 & collocate 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!

