

# **Central Square City Lots Study**

## **Appendix A: Technical Assessments**

# Central Square City Lots Study

Preliminary Site Assessments  
July 2023

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## LOTS

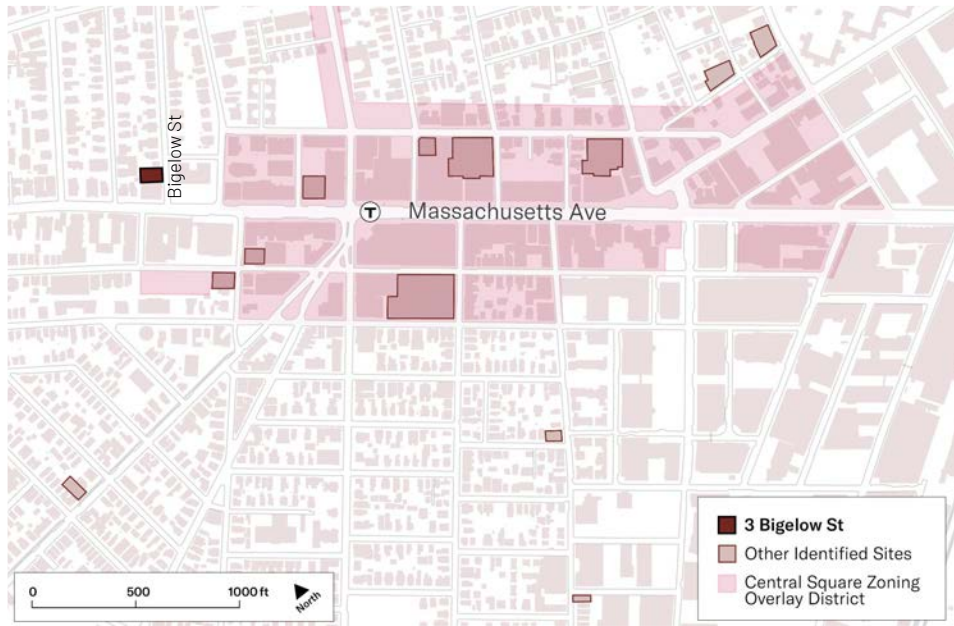
6. [38 Bishop Allen Dr \(Lot 6\)](#)
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**3 Bigelow St**



# 3 Bigelow St

## Mid-Cambridge

**Map Lot Number**  
118-29

**Owner**  
City of Cambridge  
(Department of Human Services)

**Current Use**  
Vacant Building

**Future Use**  
Unknown

### Site Description

Built in 1869, this three-story building sits adjacent to the City of Cambridge's City Hall and neighbors the City-leased (5 Bigelow) and City-owned building (Lombardi). DHS previously used the building as transitional housing, but it currently sits vacant, needing significant structural renovations.



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

**5,175**  
Site Area (sq ft)

**\$2,037,900**  
Assessed Value

**C-2B**  
Zoning District

**3**  
Number of Stories

**5**  
Parking Spaces

**0.2M / 4 Min Walk**  
Distance to nearest T-Station

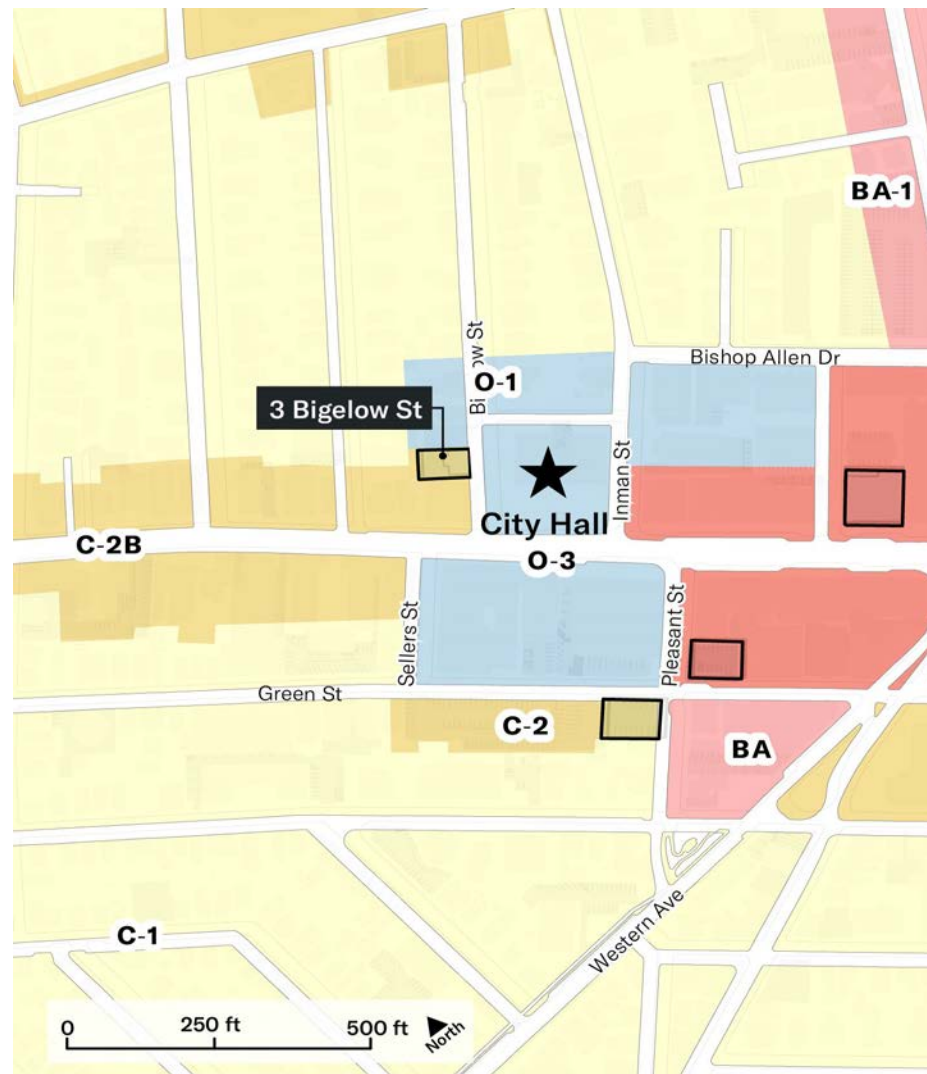
**82.9%**  
Impervious Surface

# Site Conditions

The 3 Bigelow St entrance faces Bigelow St, with a curb cut on the west side of the parcel that allows for vehicle entry to its small parking lot. There are additional entry points along the back of the building via an exterior fire escape to the third floor and a first-floor entryway. The front and back exterior of the building is flanked by low-lying vegetation.

## Zoning

- Site zoning code: **Residence (C-2B)**
- Neighbor zoning codes:
  - **Business (BA, BA-1, BB), Residence (C-2) and Office (O-1, O-3)**
- Within Central Square Overlay District: **NO**



# Site History

In 1869, Henry J Wells, lawyer and local politician, purchased land and built the existing structure that stands today. The city obtained the property in XXXX. In 1989, the Department of Human Resources proposed to develop property for use as an emergency shelter for displaced families; building was leased to Cambridge YWCA to oversee the renovation and to manage the shelter. A series of minor and emergency renovations occurred over the next two decades. In 2014 a full Conditions Assessment report was completed by LDa. The building was found to be in poor condition and in need of significant renovations. Soon after, residents moved out and the facility was closed.

## Key Events

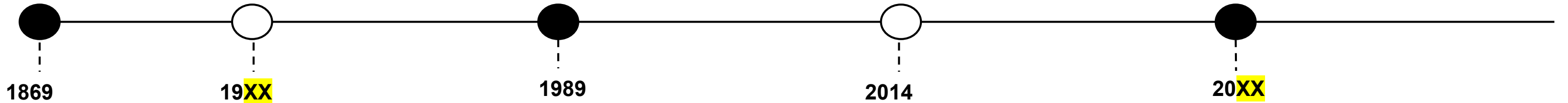
Henry J Wells purchases land & builds existing structure

City of Cambridge obtains rights to land

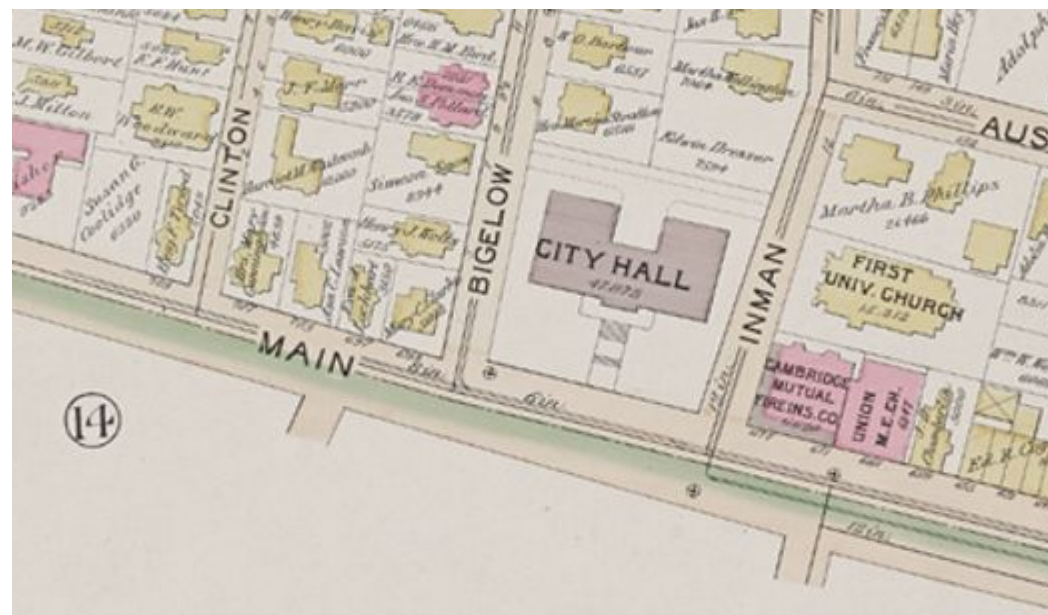
House is converted to an emergency shelter for displaced families

YWCA Family Shelter Condition Assessment Report by LDa

Tenants move out; building is left unoccupied



1873 Atlas Map  
Boston Public Library, Norman B. Leventhal Map Center



1894 Atlas Map  
Boston Public Library, Norman B. Leventhal Map Center



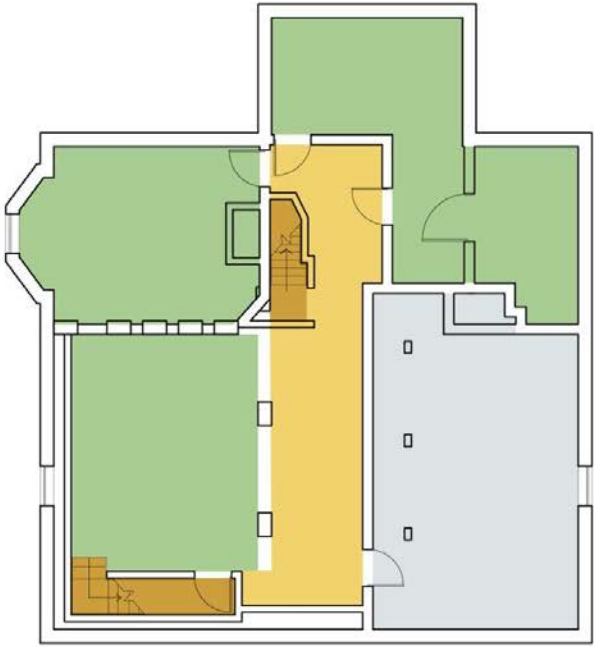
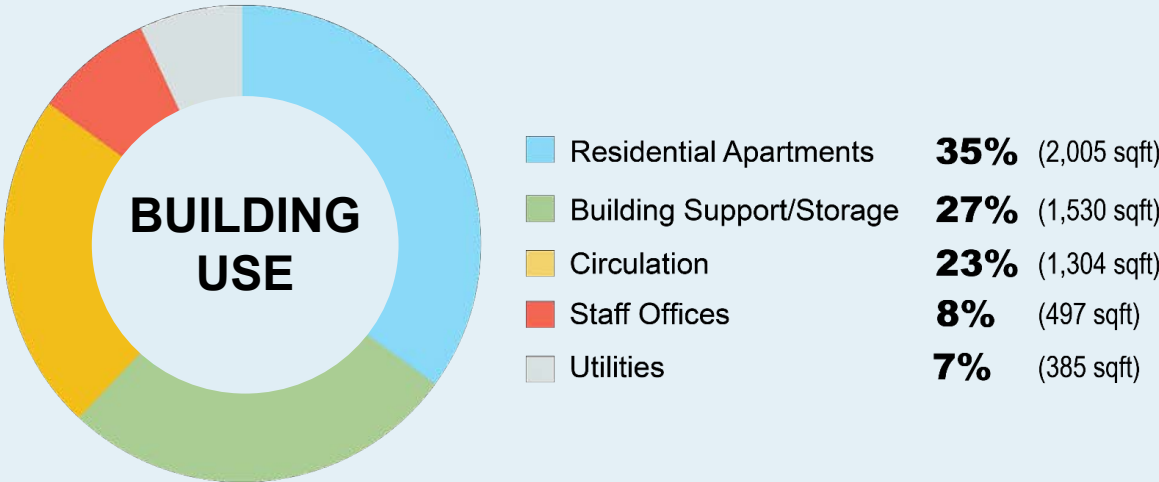
1965 Photo  
Cambridge Historic Commission

# Building & Structure

The existing structure is a 3-story wood framed house with a basement, built in the Second Empire Style. Its exterior decorative features include a central projecting pavilion supported by porch columns. The mansard roof has slate shingles in a stylized scallop pattern and metal rope detail edging. Dormer windows have arched 'eyebrow' shapes with decorative brackets.

The condition of the building today is fair to poor. The masonry foundation is visibly deteriorated and the vinyl siding is cracked, exposing the sheathing to the elements in several locations. A 2014 Conditions Assessment Study found evidence of water infiltration at the roof and basement levels and that rot is compromising the structural framing. The life safety systems are not up to code and there is an exterior fire escape from the upper floors. Full building systems (mechanical, electrical and plumbing) require full replacement to meet current standards. The assessment also notes hazardous material abatement and mold remediation may be required.

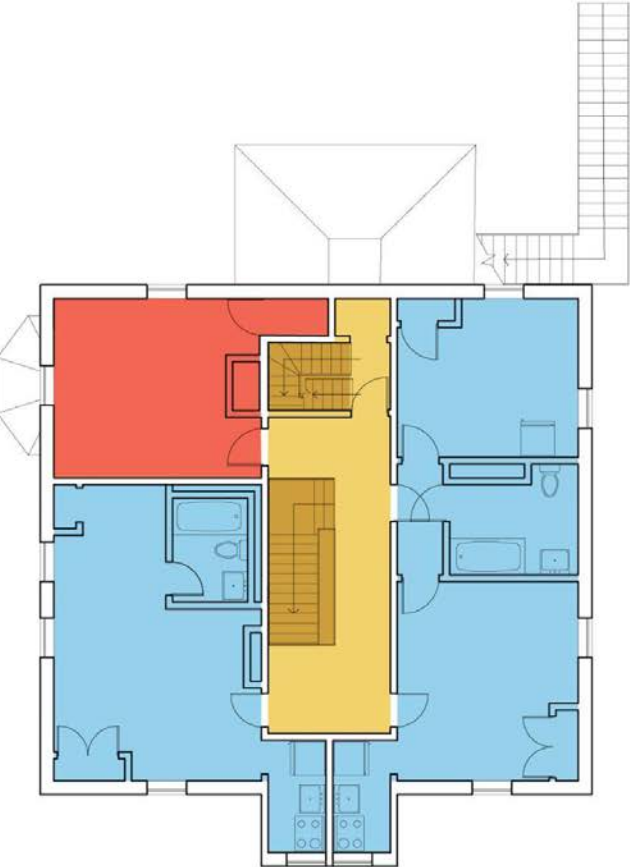
The building is not wheelchair accessible. There is a granite stoop with 7 risers at the front entrance from the sidewalk; a second entry at the rear parking lot is 5 risers above grade. There is no lift or elevator in the building today.



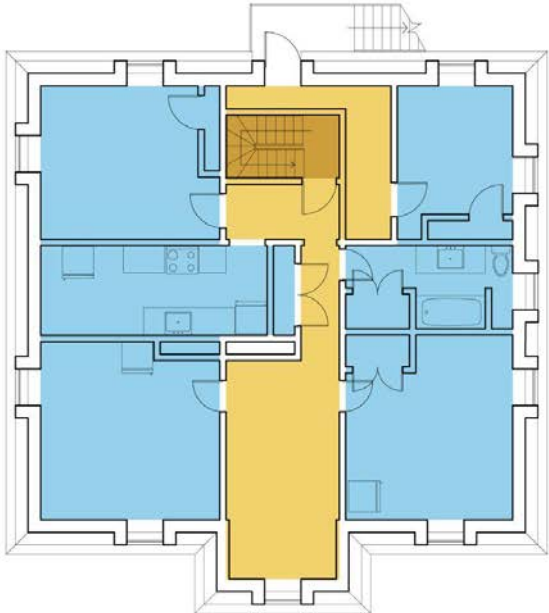
Level 0



Level 1



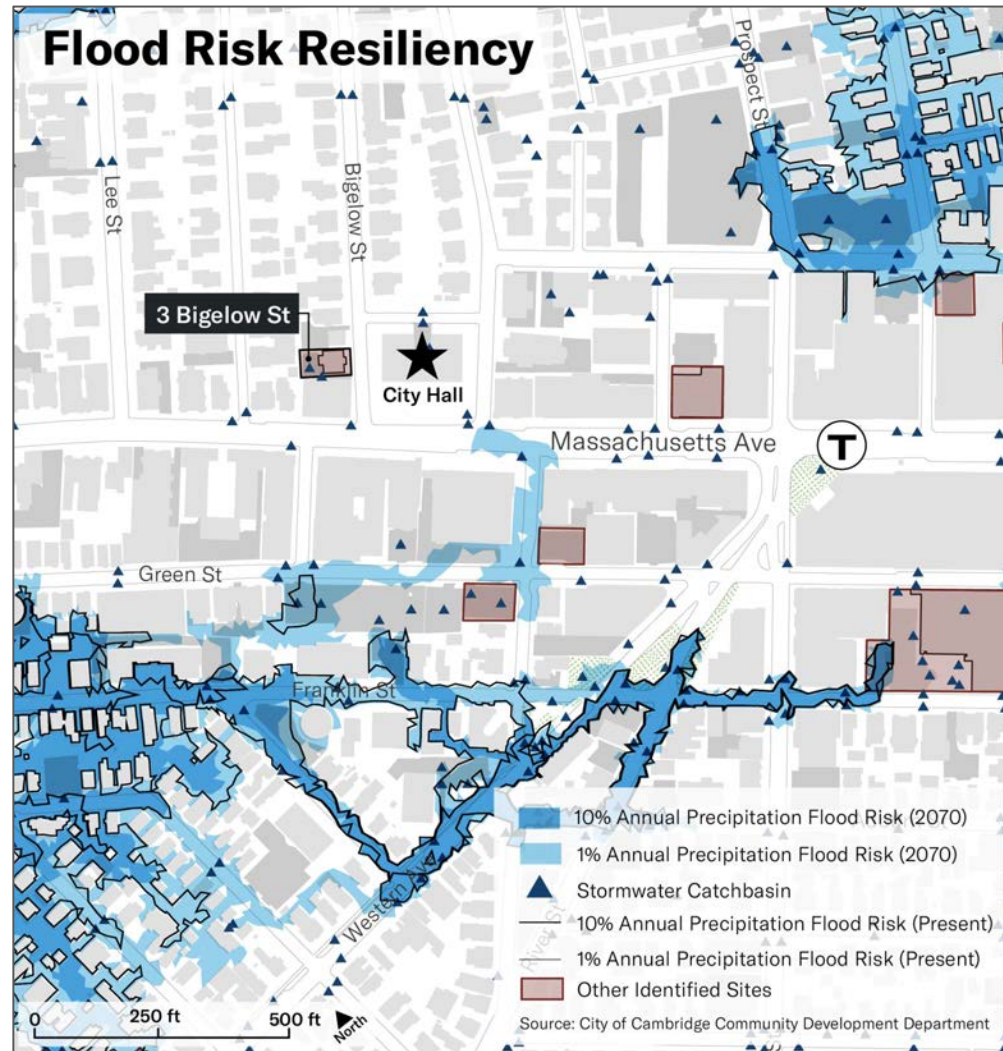
Level 2



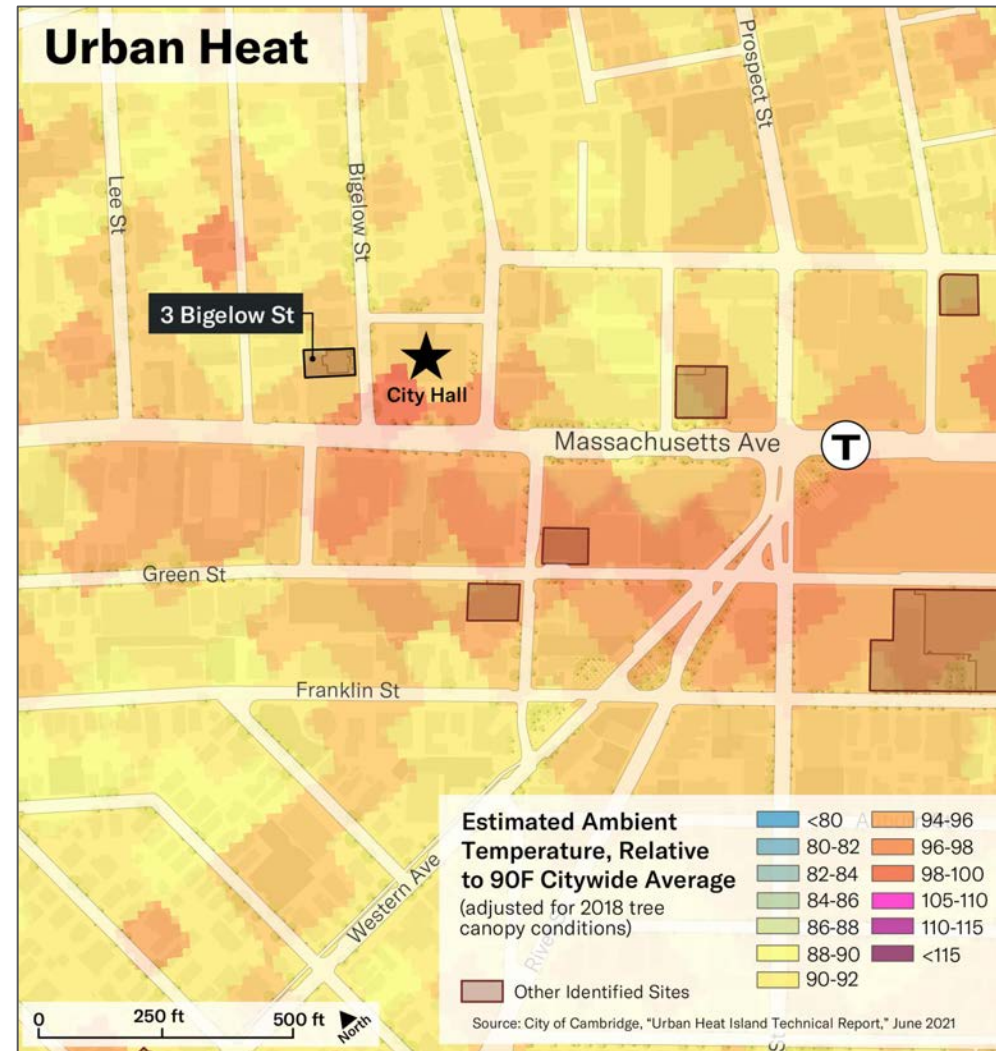
Level 3



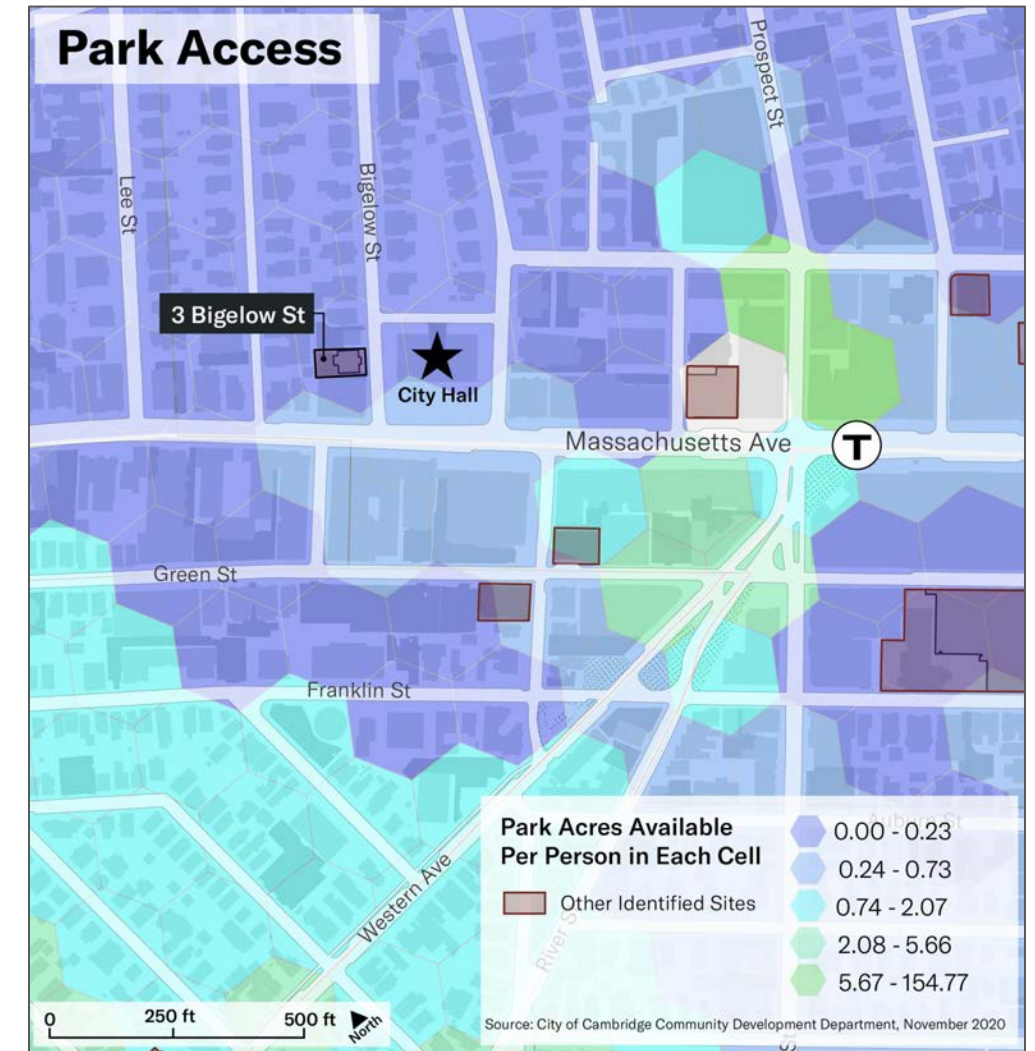
# Environmental Conditions



3 Bigelow St is **not at risk of precipitation flooding** today or in the near future (2023 - 2070).

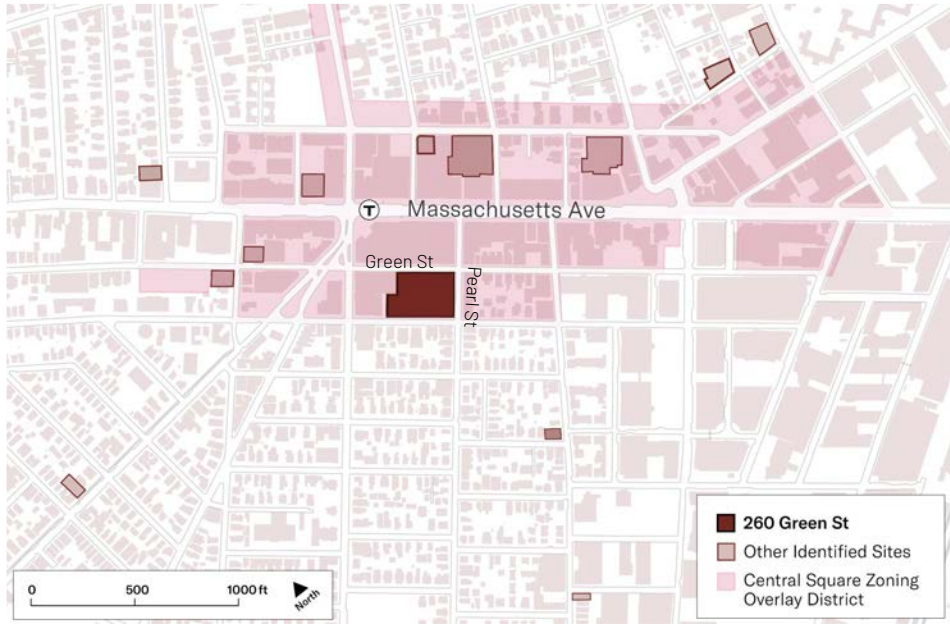


From 2009-2010 to 2018, 3 Bigelow St and its surrounding area, experienced ambient air temperatures **at and above the citywide average (90F), ranging from 88F to 100F.**



3 Bigelow St and has **low park access**, ranging from 0 to 0.23 acres of park per person. Park access improves towards the South of the site.

**260 Green St**



# 260 Green St

## Cambridgeport

### Map Lot Number

106-122

### Owner

City of Cambridge  
(Parking Department)

### Current Use

Green Street Garage and  
Central Square Branch Library

### Future Use

Unknown

### Site Description

The site of the Central Square Branch Library and the Green Street Garage, neighboring a 19-story senior-living apartment building. The library is in need of more community programming space and the garage, recently renovated, serves permit parkers.



**25,686**

Garage

Gross Building Area (sq ft)

**19,824**

Library

**55,828**

Site Area (sq ft)

**\$100,244,200**

Assessed Value

**C-3**

Zoning District

**4**

Garage

Number of Stories

**2**

Library

**257**

Parking Spaces

**476ft / 2 Min Walk**

Distance to nearest T-Station

**91.5%**

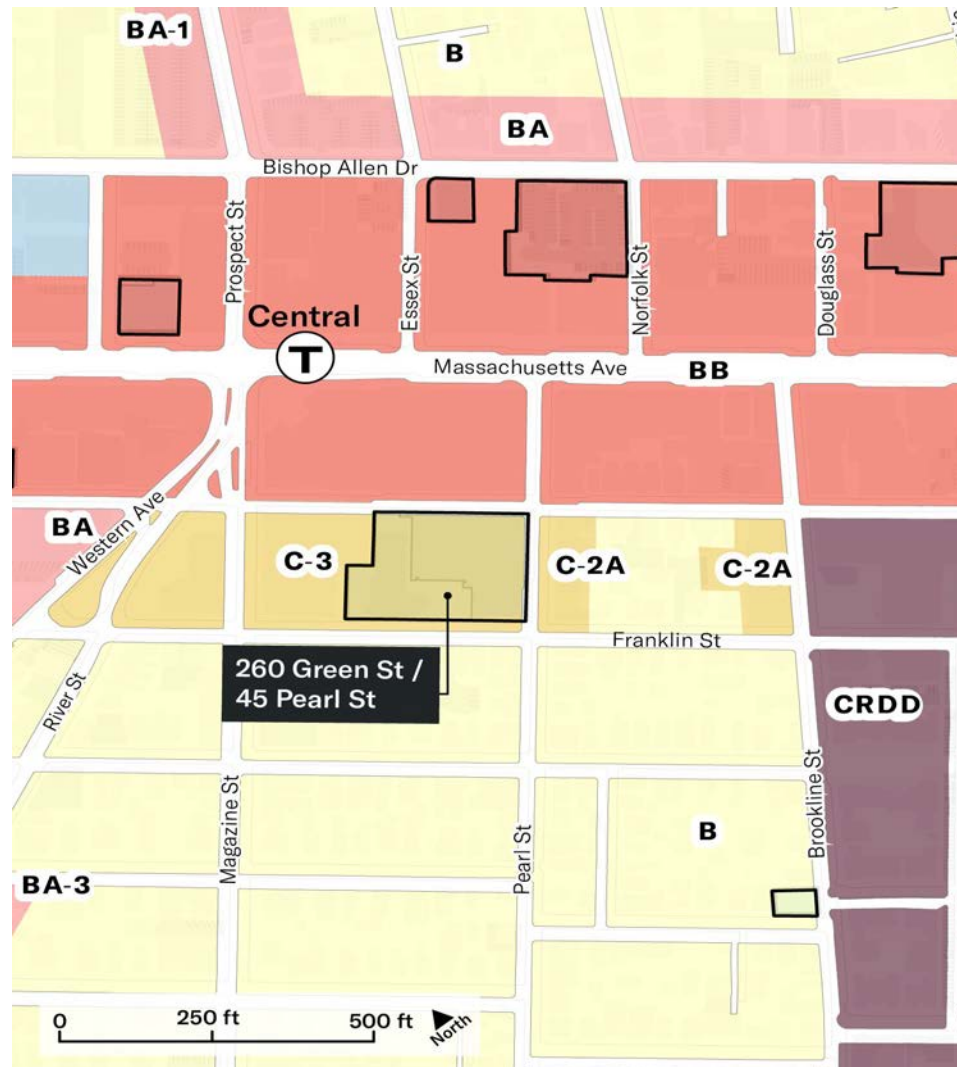
Impervious Surface

# Site Conditions (Exterior)

260 Green is the site of the Central Square Public Library and adjoining public parking garage. The library main entrance faces Pearl St and can also be accessed on western side of the building via a plaza shared with the neighboring high-rise senior housing building.

## Zoning

- Site zoning code: **residence (C-3)**
- Neighbor zoning codes:
  - **Business ( B, BA, BA-1,BA-3, BB), Cambridgeport Revitalization Development District (CRDD), Residence (C-2A)**
- Within Central Square Overlay District: **YES**



# Site Conditions (Interior)



# Site History

In the 1930's the City of Cambridge began to acquire and demolish the residential properties along Pearl and Green Streets to create parking lots. By the late 1960's planning began for a large municipal and state funded project combining elderly housing, a large public library branch and the 4 story parking garage. The complex was completed in 1972. At the time of its completion, the Central Square Library branch was one of the largest in the city and was well received by residents. Some saw the Library branch as a 'demarcation line' to prevent the encroachment of business into the residential neighborhood. At the same time, the Central Square Business Association welcomed the new parking structure to support retail and office rentals in the square.

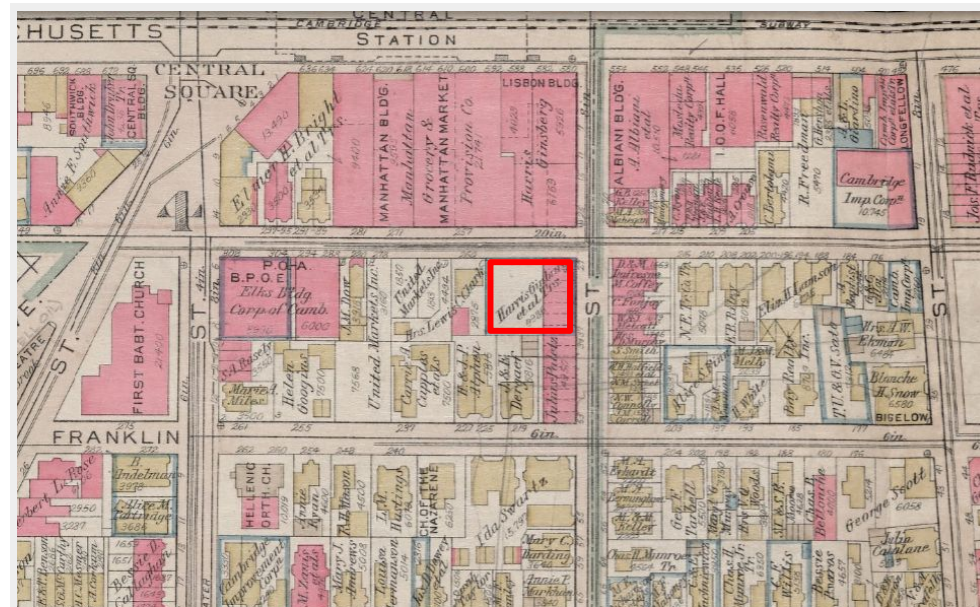
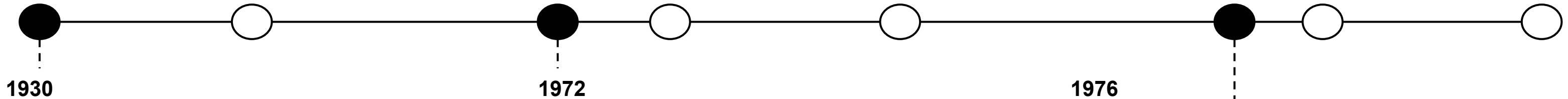
## Key Events

In the 1930's the city begins to buy and demolish residential properties at the Corner of Green and Pearl Streets to make way for surface parking

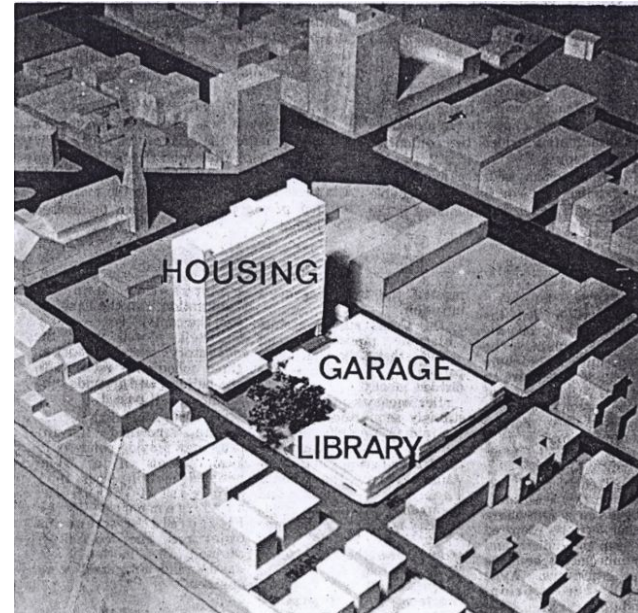
In the late 1960's the city receives state funding for an elderly housing tower

In 2022, parking garage undergoes emergency repairs to address leaks and other updates.

**202X?** Structural study performed (to evaluate if base structure can tolerate additional loads above)



1930 Atlas Map  
Boston Public Library, Norman B. Leventhal Map Center

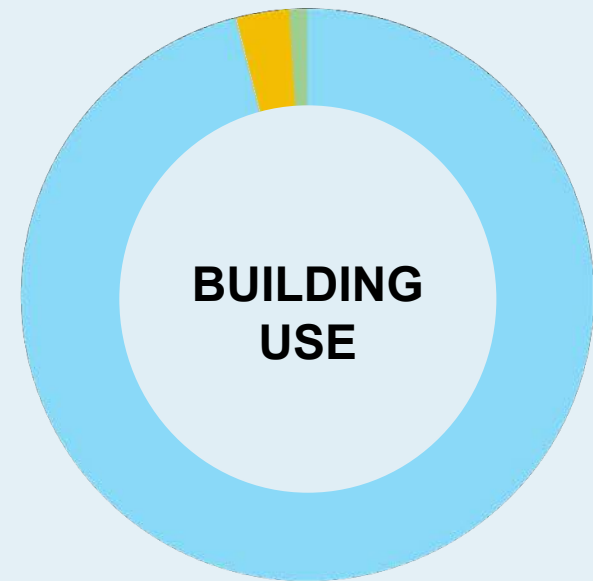


1972 Project Model Preview  
Cambridge Historical Commission

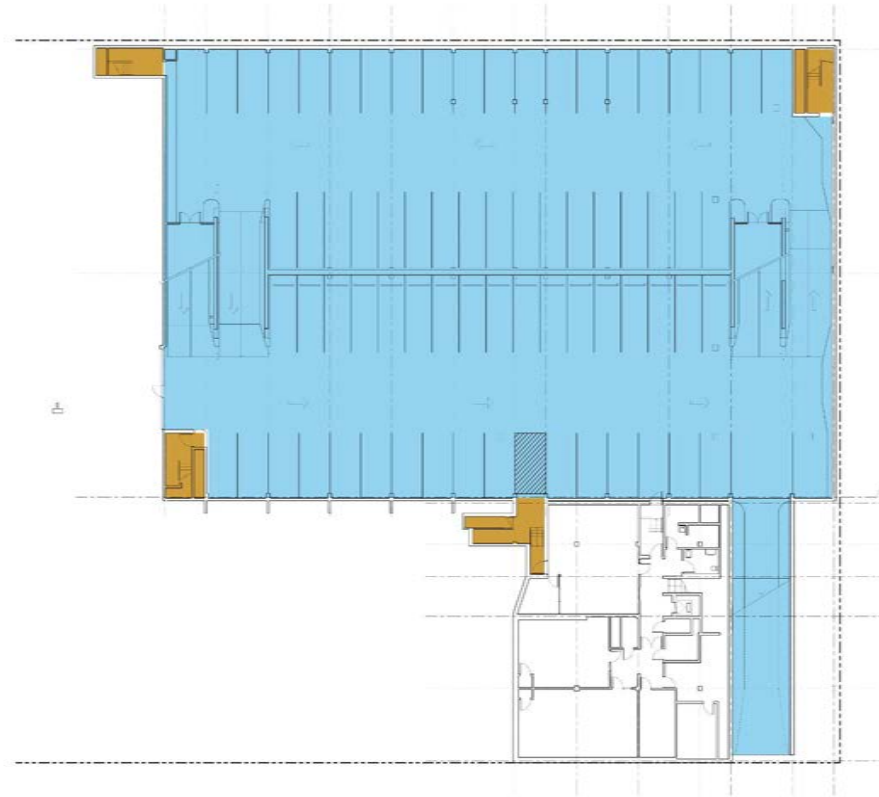


1976 Photo  
Cambridge Public Library

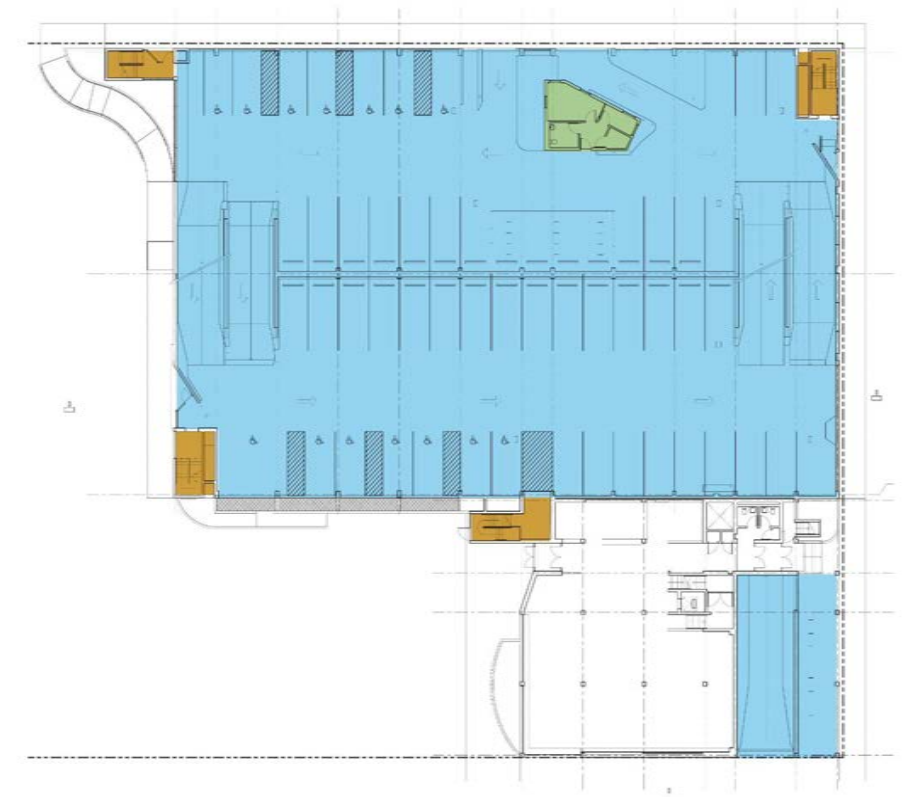
# Building & Structure - Garage



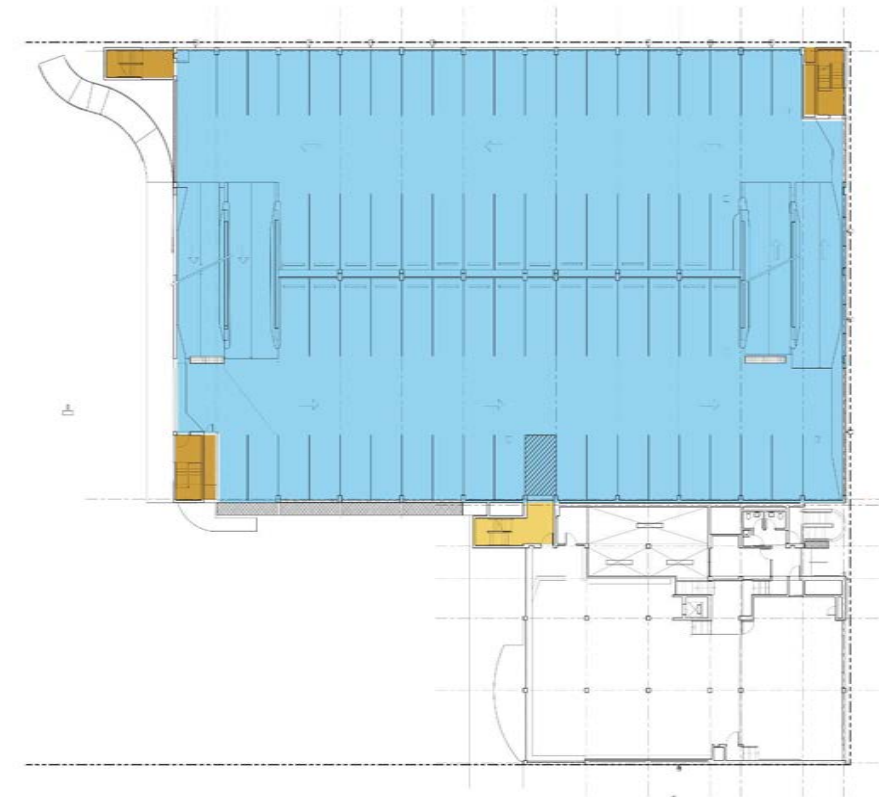
- Parking Garage **96.8%** (104,920 sqft)
- Circulation **2.8%** (3,039 sqft)
- Building Support **0.4%** (420 sqft)



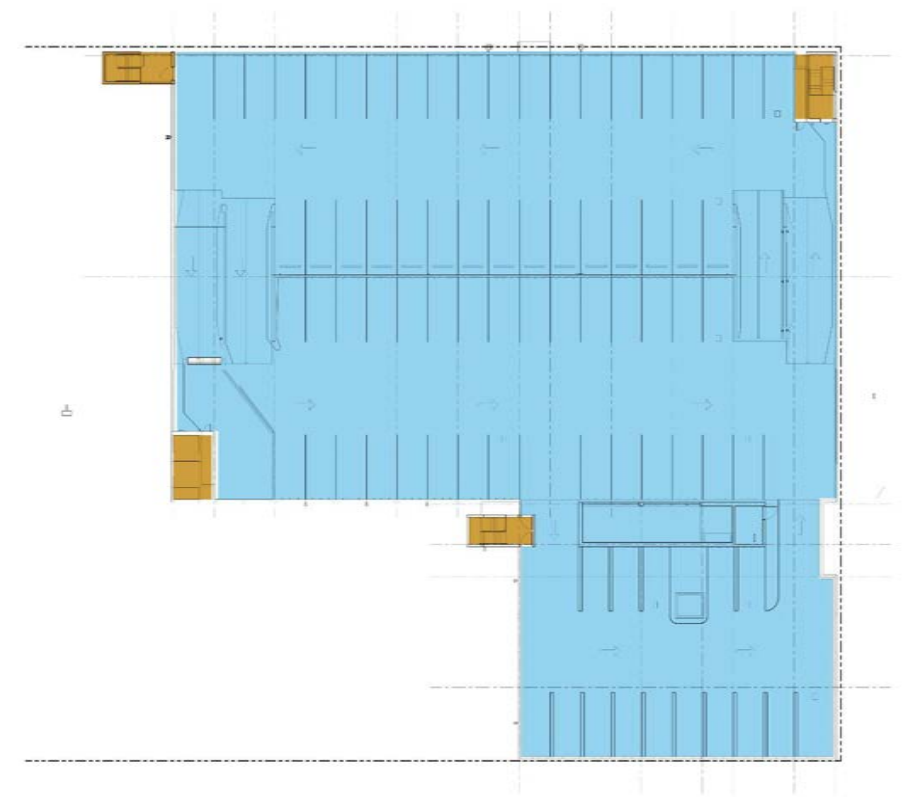
Basement Floor Plan



Ground Floor Plan



Upper Floor Plan

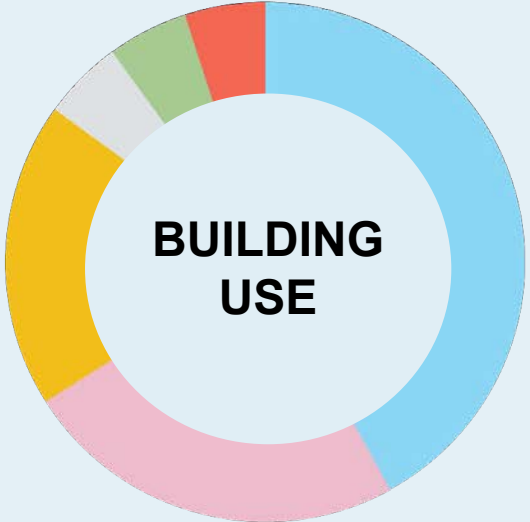


Roof Floor Plan

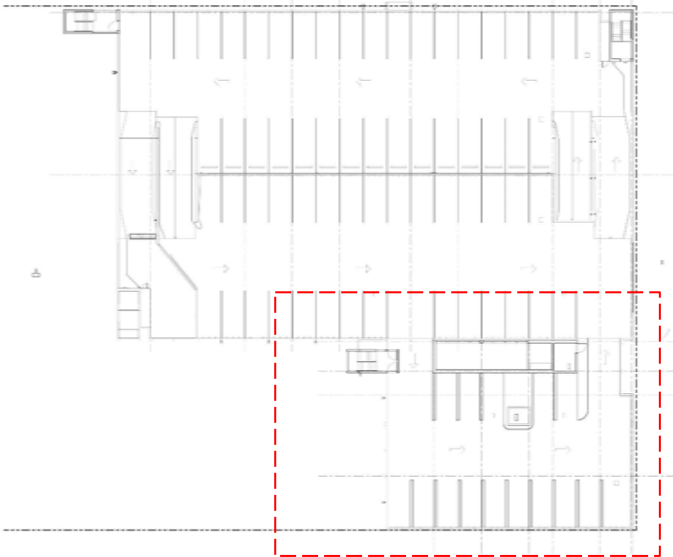
# Building & Structure - Library

The existing concrete Brutalist structure dates from 1972 and was built in conjunction with a new apartment tower at 237 Franklin Street to house the elderly. The parking garage and library branch are adjoining structures. The library is well-maintained though some its interior finishes and building systems would benefit from an update. The ground floor consists of a circulation desk, public computer terminals a large reading room with stacks and soft seating. A children's reading area and a large public meeting room is on the second level. The classrooms on the lower level host well-attended ESL and adult education classes.

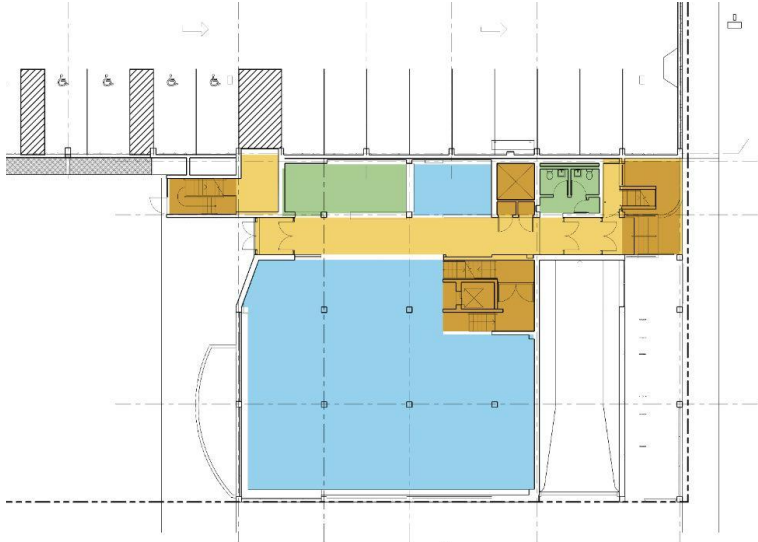
The building is wheelchair accessible and has an elevator to all levels.



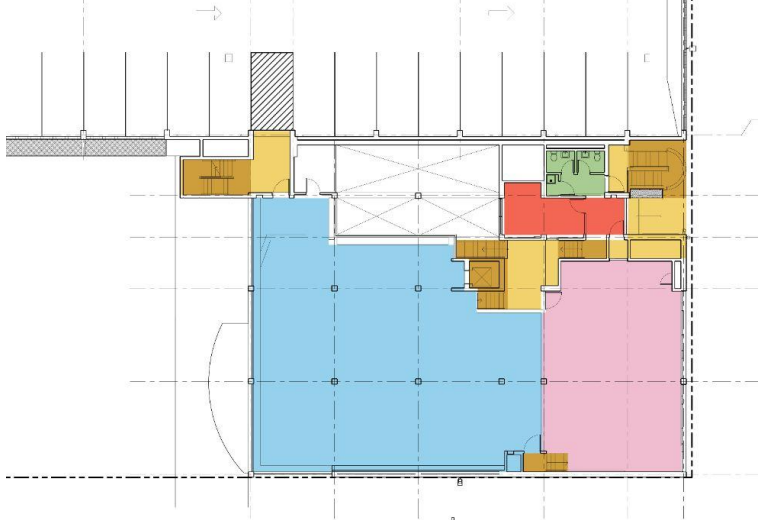
- Library Stacks/Reading Room **42%** (5,775 sqft)
- Meeting Rooms & Classrooms **24%** (3,226 sqft)
- Circulation **19%** (2,620 sqft)
- Utilities **5%** (691 sqft)
- Building support **5%** (670 sqft)
- Staff **5%** (617 sqft)



Basement Floor Plan



Ground Floor Plan



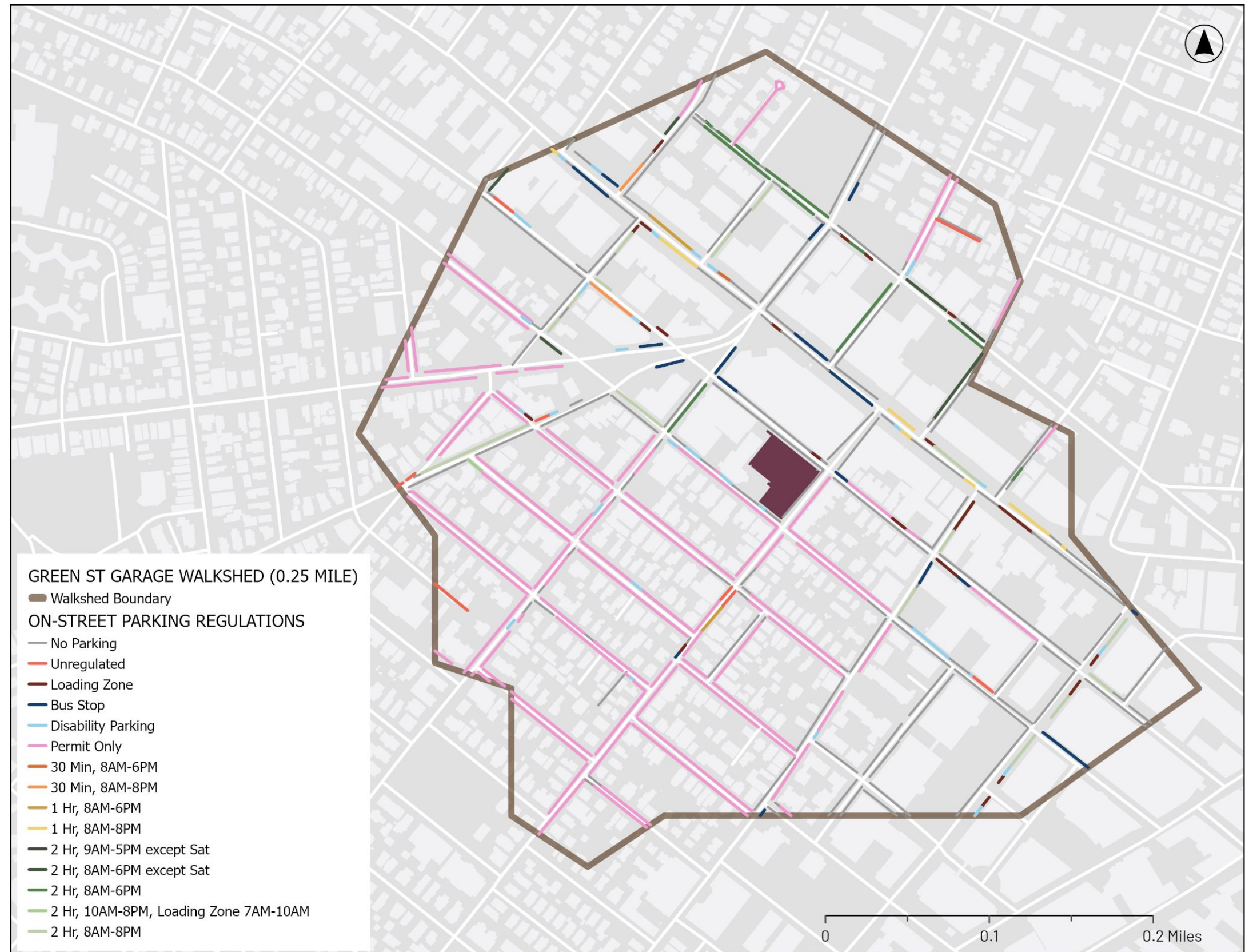
Upper Floor Plan



# Parking Inventory

The majority of the 0.25 mile walkshed surrounding the Green Street Garage is dedicated to residential permit parking. The remaining on-street regulated parking is largely made up of 2-hour metered parking.

ON-STREET PARKING INVENTORY		
Regulation	Sum of Spaces	% of Spaces
Permit Only	847	75%
2 Hr, 8AM-8PM	59	5%
2 Hr, 8AM-6PM	57	5%
2 Hr, 8AM-6PM except Sat	43	4%
Disability Parking	43	4%
1 Hr, 8AM-8PM	25	2%
Unregulated	16	1%
30 Min, 8AM-8PM	14	1%
1 Hr, 8AM-6PM	14	1%
30 Min, 8AM-6PM	2	0.2%
2 Hr, 10AM-8PM, Loading Zone 7AM-10AM	2	0.2%
2 Hr, 9AM-5PM except Sat	0	0%
<b>Total</b>	<b>1122</b>	<b>100%</b>

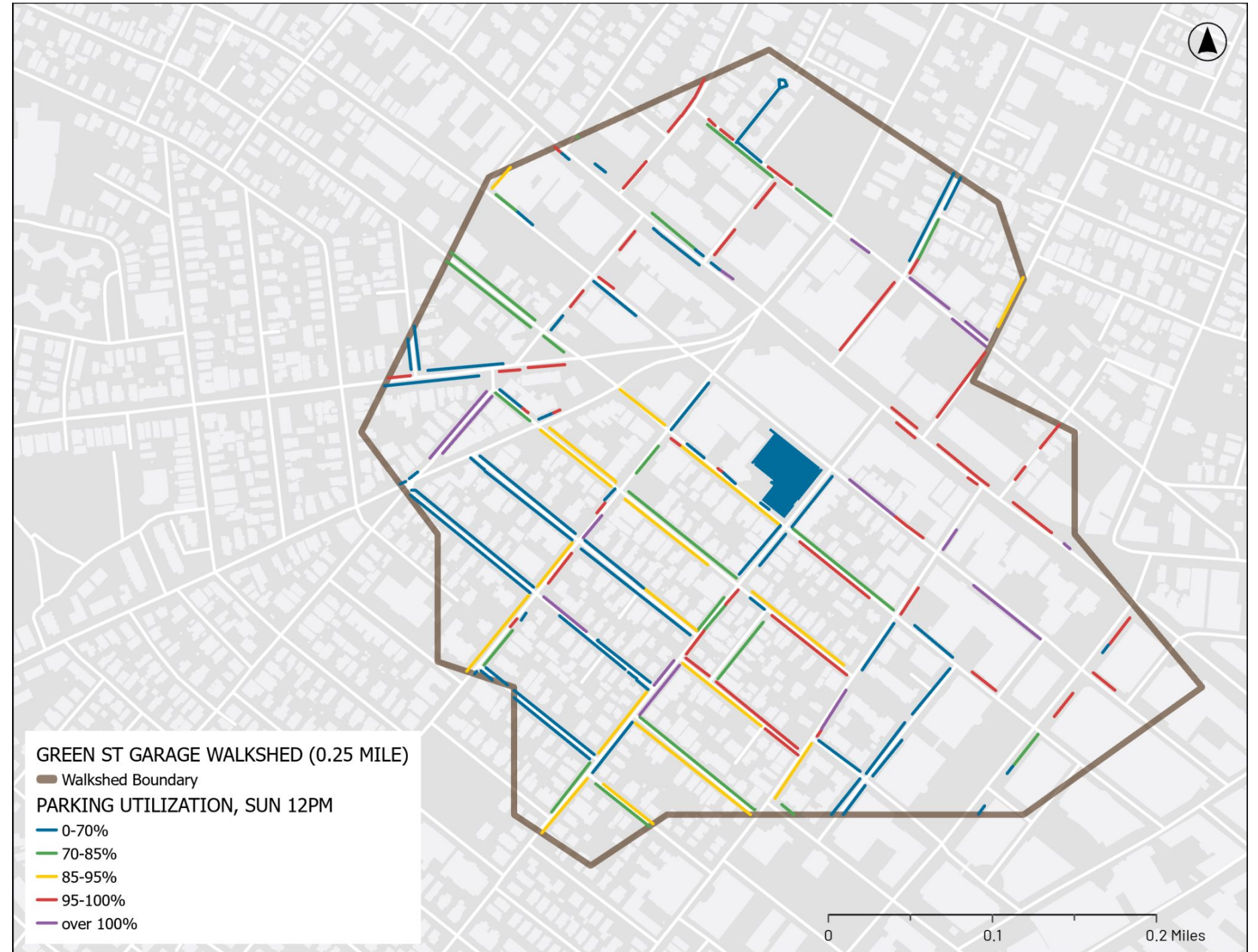


# Parking Utilization

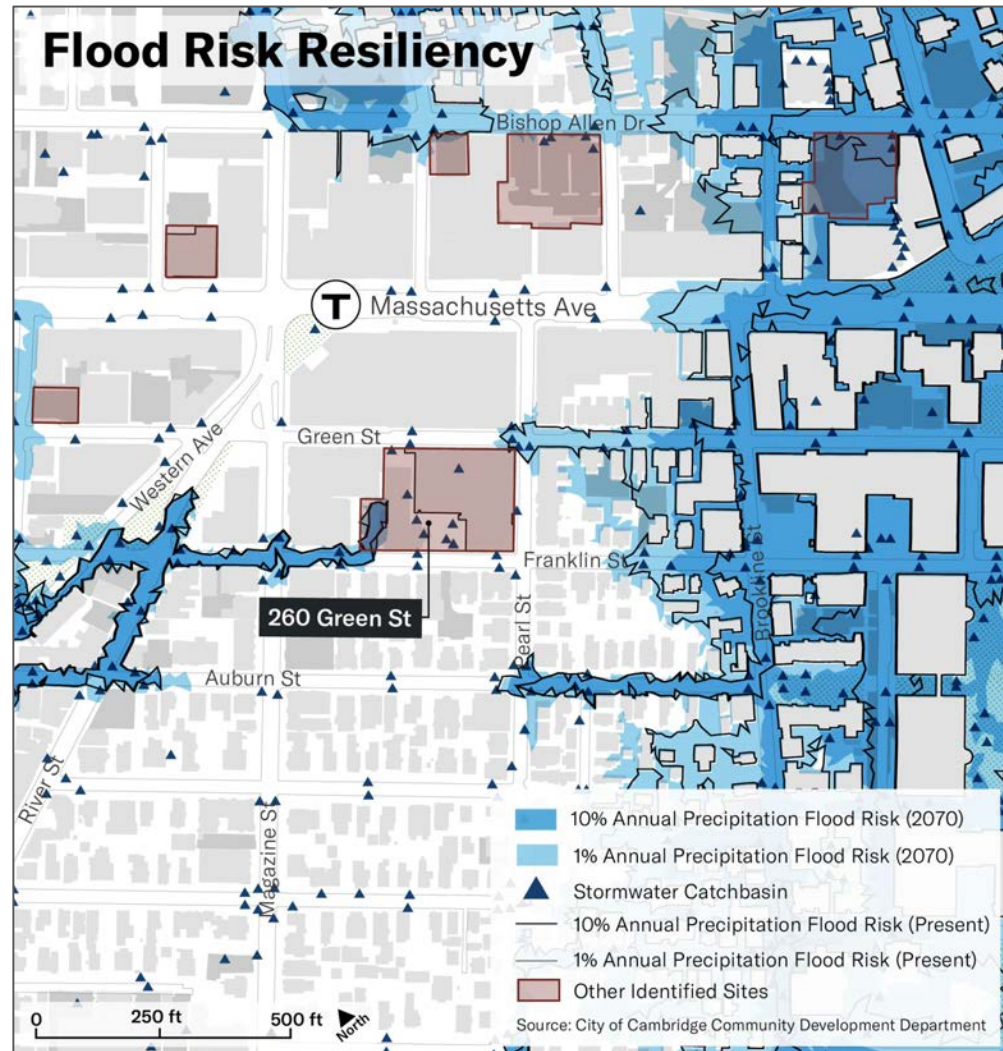
OFF-STREET PARKING UTILIZATION						
	Inventory		Sunday, 12 PM		Average	
	Sum of Spaces	Spaces Full	% Full	Spaces Full	% Full	
Garage	257	68	26%	106	41%	

ON-STREET PARKING UTILIZATION						
	Inventory		Sunday, 12 PM		Average	
Regulation	Sum of Spaces	% of Spaces	Spaces Full	% Full	Spaces Full	% Full
Permit Only	847	75%	656	77%	625	74%
2 Hr, 8AM-8PM	59	5%	62	105%	57	96%
2 Hr, 8AM-6PM	57	5%	55	96%	52	92%
2 Hr, 8AM-6PM except Sat	43	4%	42	98%	38	88%
Disability Parking	43	4%	18	42%	18	43%
1 Hr, 8AM-8PM	25	2%	23	92%	24	94%
Unregulated	16	1%	20	125%	23	146%
30 Min, 8AM-8PM	14	1%	9	64%	10	68%
1 Hr, 8AM-6PM	14	1%	11	79%	10	71%
30 Min, 8AM-6PM	2	0.2%	3	150%	2	108%
2 Hr, 10AM-8PM, Loading Zone 7AM-10AM	2	0.2%	0	0%	0	0%
2 Hr, 9AM-5PM except Sat	0	0%	0	0%	0	0%
<b>Total</b>	<b>1122</b>	<b>100%</b>	<b>899</b>	<b>80%</b>	<b>859</b>	<b>77%</b>

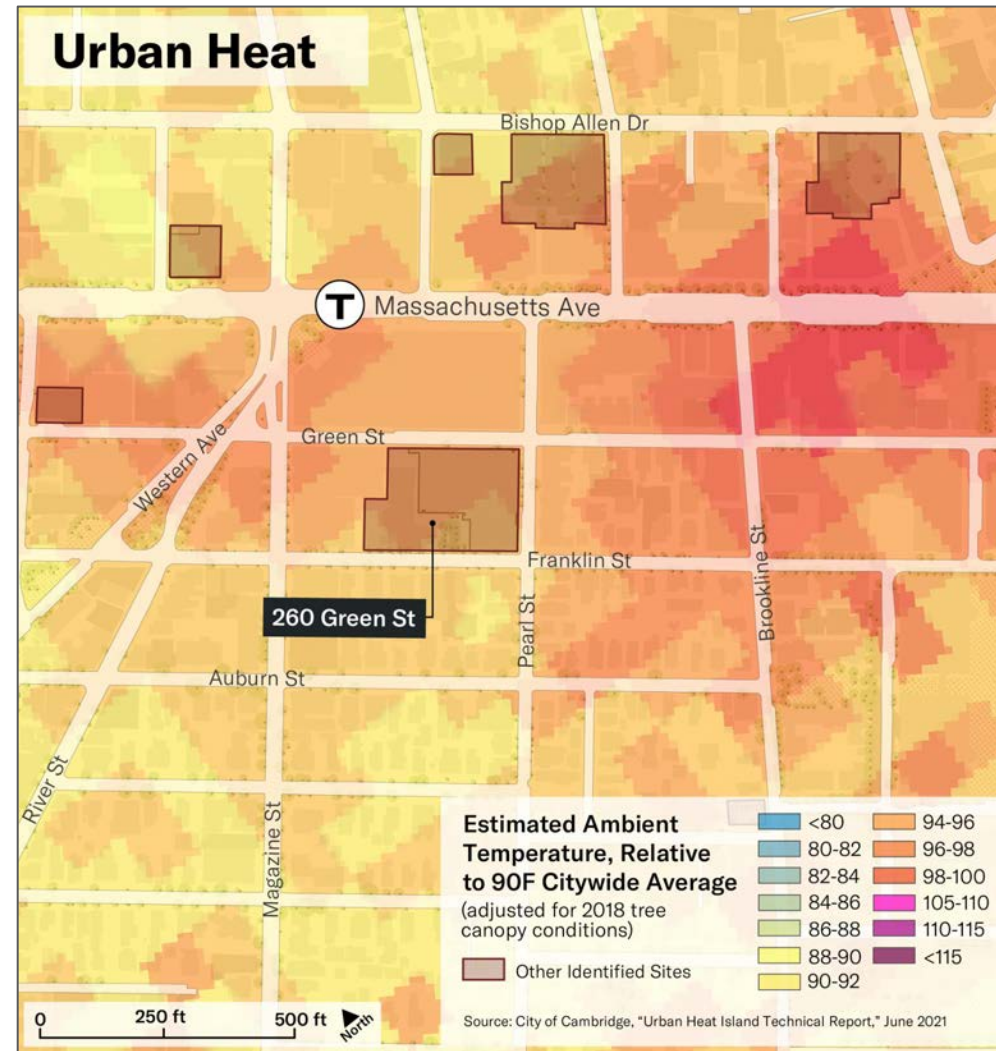
On-Street parking utilization was highest in the study area Sunday at 12:00pm, however, the Green Street Garage had very low occupancy during this time period. Green Street Garage averaged only 41% occupancy across all time periods.



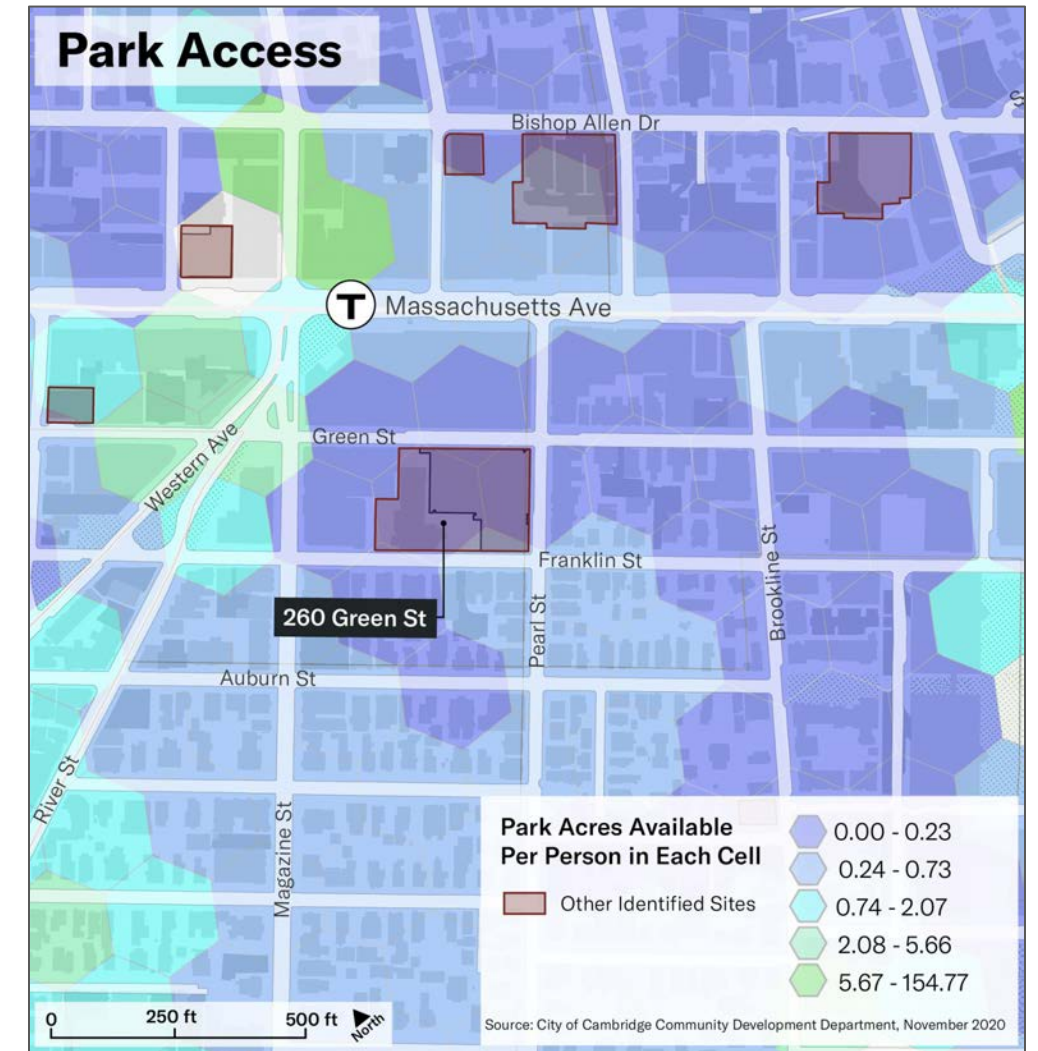
# Environmental Conditions



260 Green St is at risk of precipitation flooding, today and in the near future (2023 - 2070). The southwestern corner of the site, alongside Franklin St, has a 10% chance of flooding as of 2023 and into 2070.

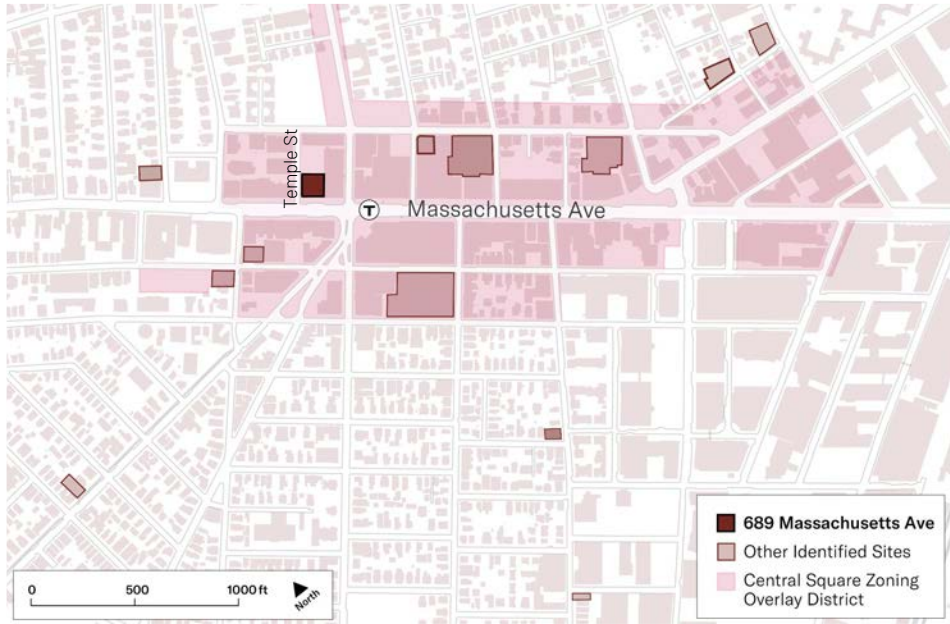


From 2009-2010 to 2018, 260 Green St and its immediate surroundings, experienced ambient air temperatures significantly above the citywide average (90F), ranging from 92F to 100F.



260 Green St has low park access, ranging from 0.00 to 0.23 acres of park per person. Park access improves significantly towards the North of the site.

**689 Massachusetts Ave**



# 689 Massachusetts Ave

## Mid-Cambridge

**Map Lot Number**

107-135

**Owner**

City of Cambridge

**Current Use**

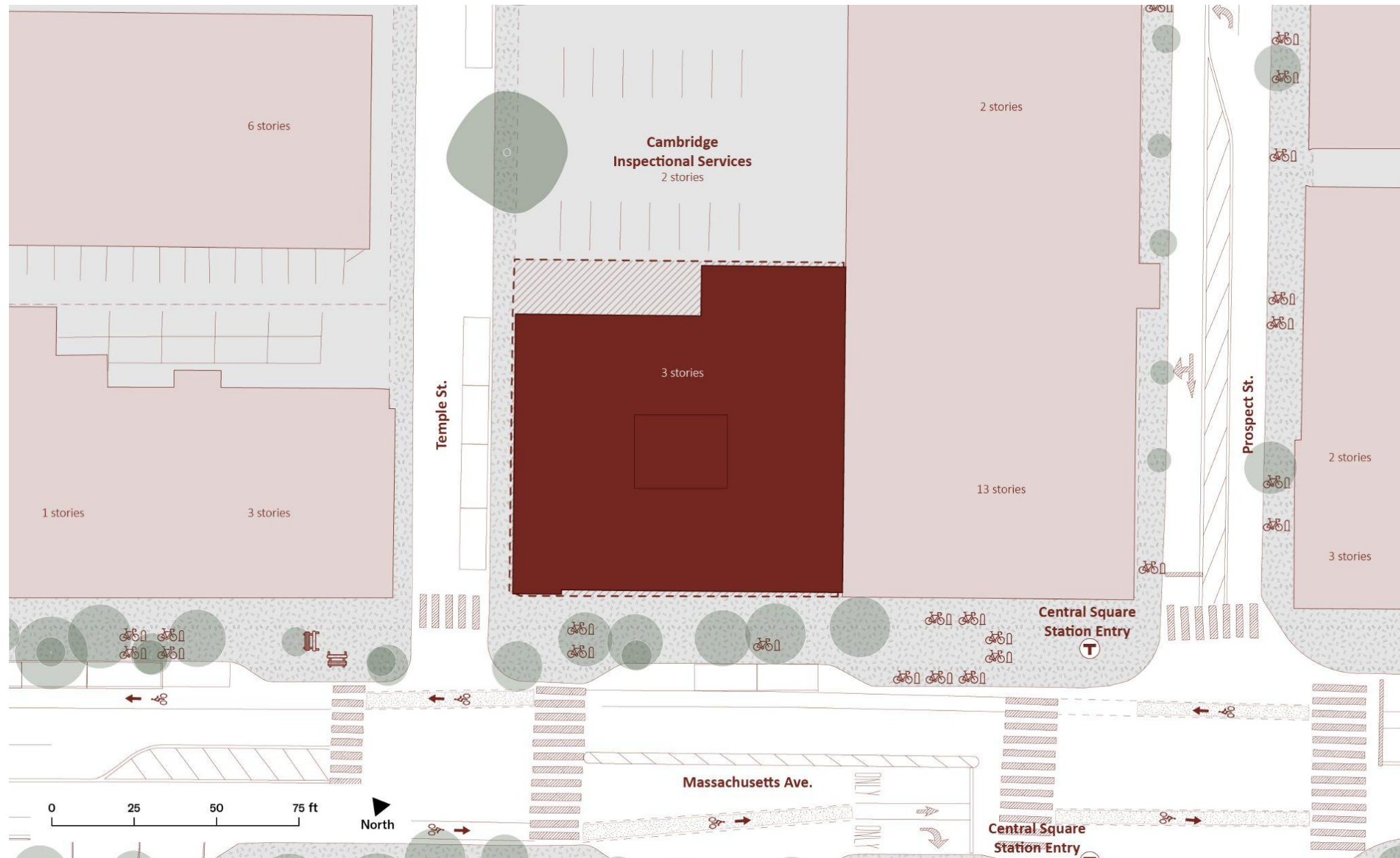
Municipal Dept Offices

**Future Use**

Unknown

### Site Description

A recent acquisition for the City, this building faces Massachusetts Ave and the Central Square T-station. The building temporarily serves as municipal offices for the departments of Human Resources and Community Safety. An ongoing architectural building assessment suggests full renovations are needed, including a new roof and mechanical system to meet City regulations.



**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

**75ft / 1 Min Walk**

Distance to nearest T-Station

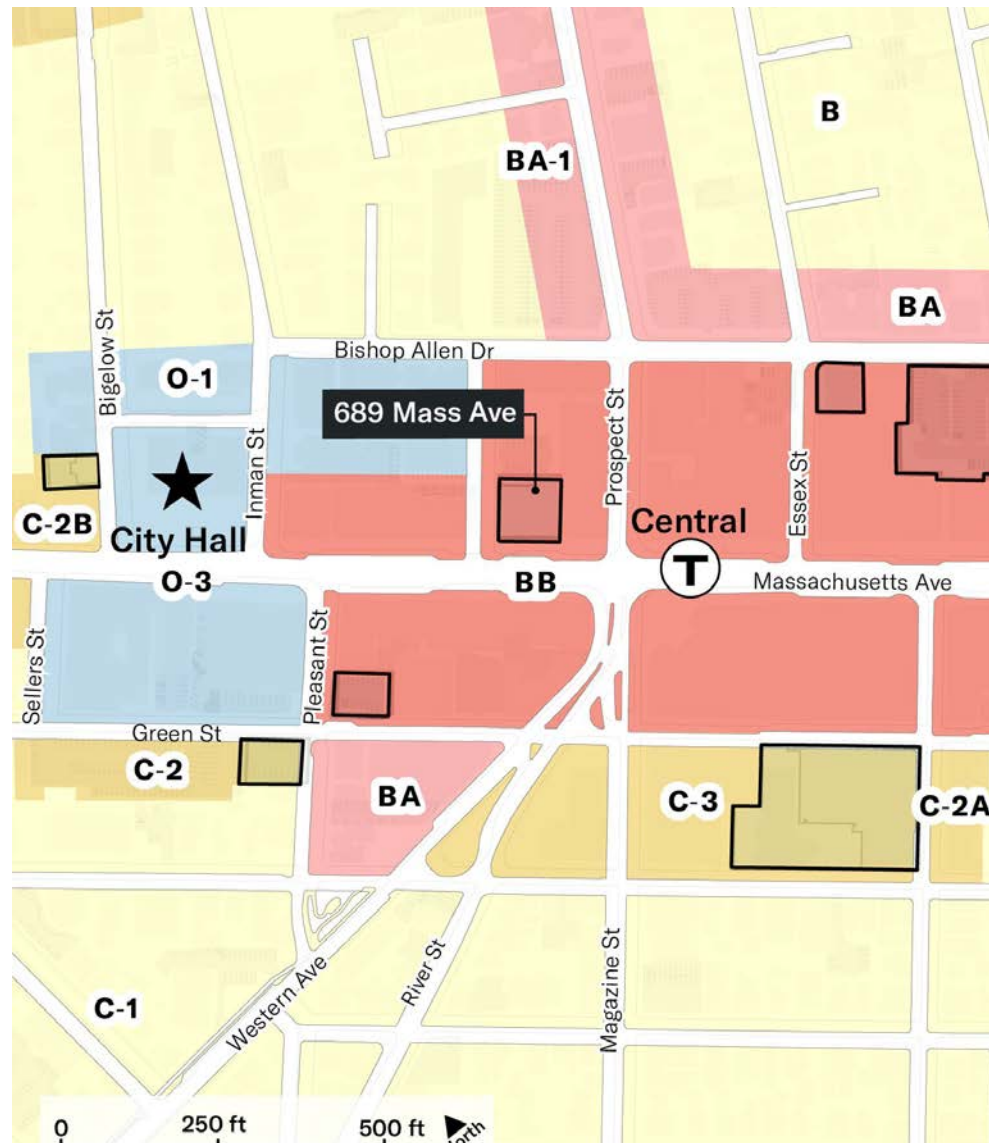
**97.4%**

Impervious Surface

# Site Conditions

## Zoning

- Site zoning code: **Business (BB)**
- Neighbor zoning codes:
  - **Business (B, BA, BA-1), Residence (C-1, C-2, C-2A, C-2B, C-3), & Office (O-1, O-3)**
- Within Central Square Overlay District: **YES**



689 Massachusetts Ave



Central Square City Lots Study Preliminary Site Assessments | July 2023

# Site History

The existing monumental structure dates from 1904 and was designed by well-known architects William E. Chamberlain and Clarence H. Blackall in the high Beaux Arts style to house the Cambridgeport Savings Bank's expanding operations. The site originally held an 1865 Masonic Hall constructed from salvaged granite blocks from Boston's partially demolished Long Wharf (dating from 1721). By 1904, the Cambridgeport Savings Bank would follow the trend of other financial institutions across the country and opt for an emerging design style to showcase the "success and stability" of their business. In 2003 the bank is acquired by Citizen's Bank and later sold to the Unitarian Universalist Committee. Citizen's Bank leases the First Floor for bank operations.

By 2020 Citizen's announces its departure from the building and within a year the City council approved funding for the purchase of the building.

In 2021 Cambridge citizens petition to initiate a Landmark Designation study for the Cambridgeport Savings Bank Building. While the building is considered significant, Cambridge Historic Commission postpones the study due to "lack of imminent threat to its architectural integrity."

## Key Events

Original Masonic Hall constructed on site using salvaged granite from Boston's Long Wharf

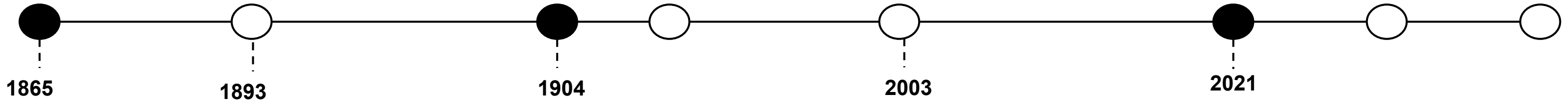
Chicago World Columbian Exposition introduces world to French Beaux-Arts architecture. Financial institutions around the country are inspired by the new style

Masonic Hall demolished, current Beaux Arts structure is built to house expanding Cambridgeport Savings Bank operations

Cambridgeport Savings Bank (and building portfolio) is acquired by Citizens Bank

Cambridge city council approves purchase of the building for "future community or civic use"

Cambridge residents petition to initiate a Landmarks Designation Study



# Building & Structure

The existing building is 3-stories tall plus a basement. The first floor of the building is five risers above the sidewalk grade. There is a small wheelchair lift in the main vestibule that extends from sidewalk grade to the first floor level. An elevator provided further access to the basement and upper levels of the building.

The condition of the interior building systems and interior finishes is unknown, however, given the range of program updates envisioned for the city, a significant renovation is anticipated.



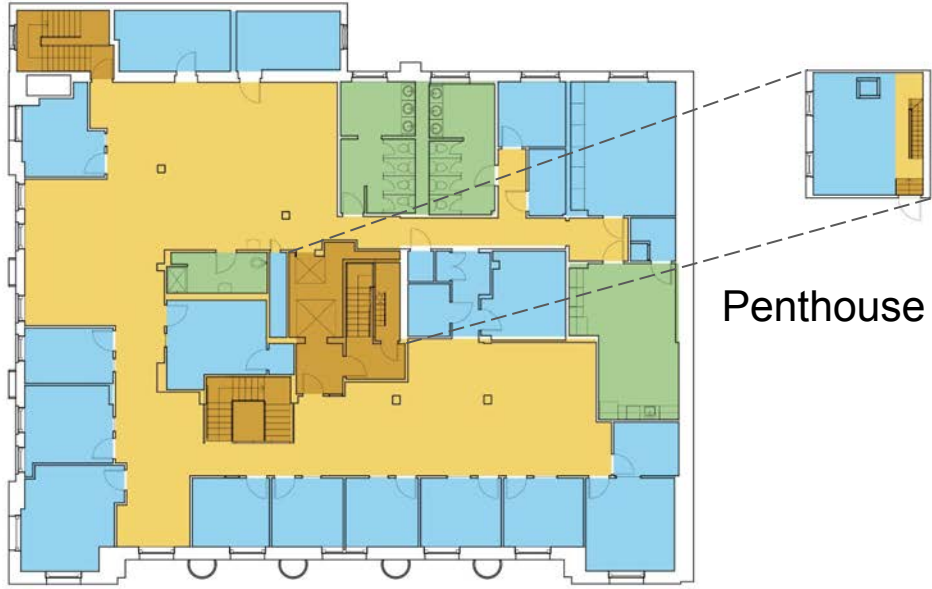
Basement Floor Plan



First Floor Plan

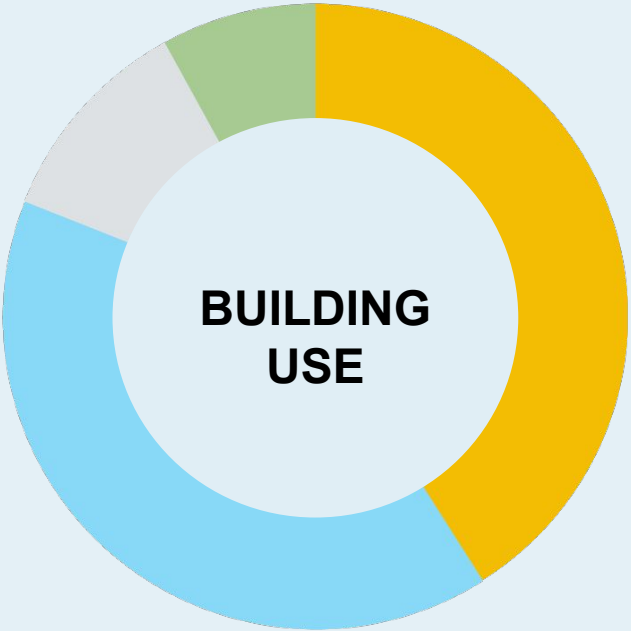


Second Floor Plan



Third Floor Plan

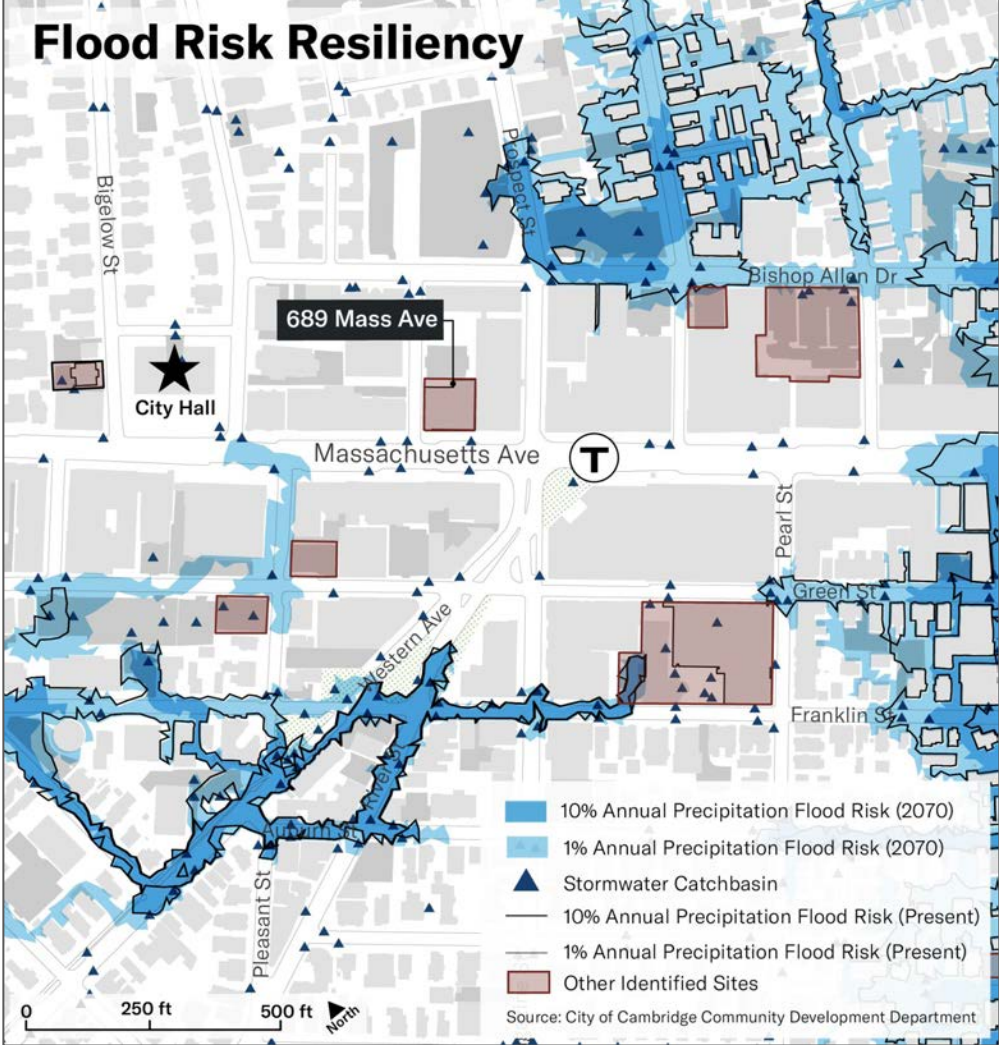
Penthouse Plan



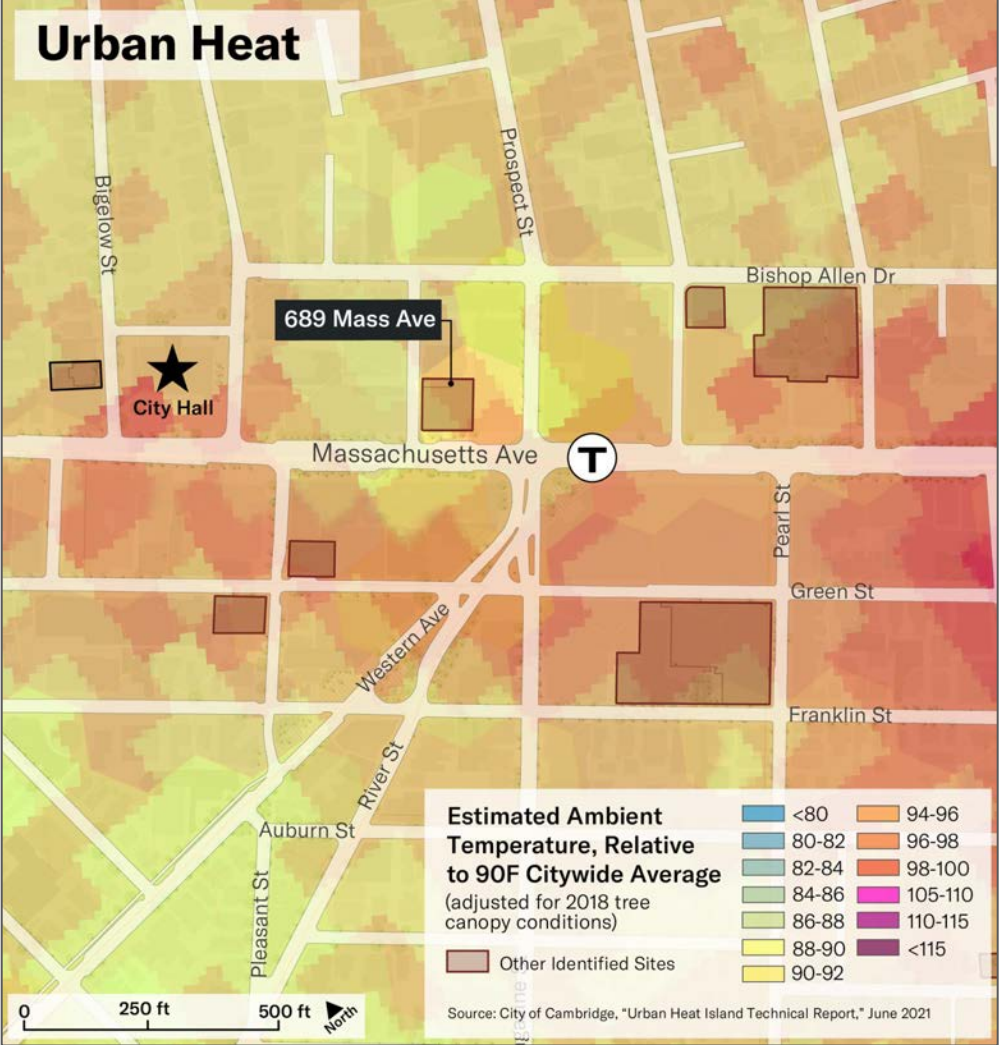
- Circulation **41%** (12,048 sqft)
- Unknown **40%** (11,597 sqft)
- Utilities **11%** (3,322 sqft)
- Building Support **8%** (2,174 sqft)



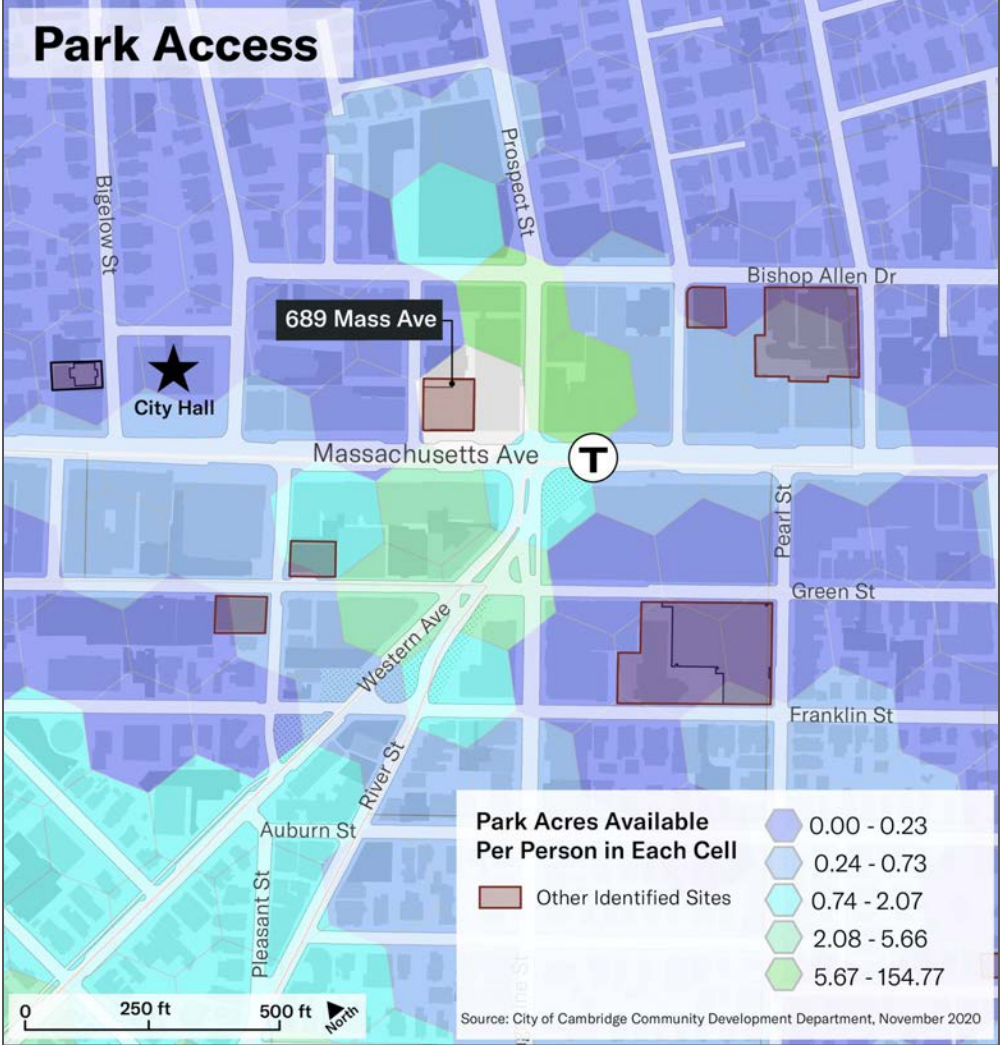
# Environmental Conditions



689 Massachusetts Ave is **not at risk of precipitation flooding** today or in the near future (2023 - 2070).

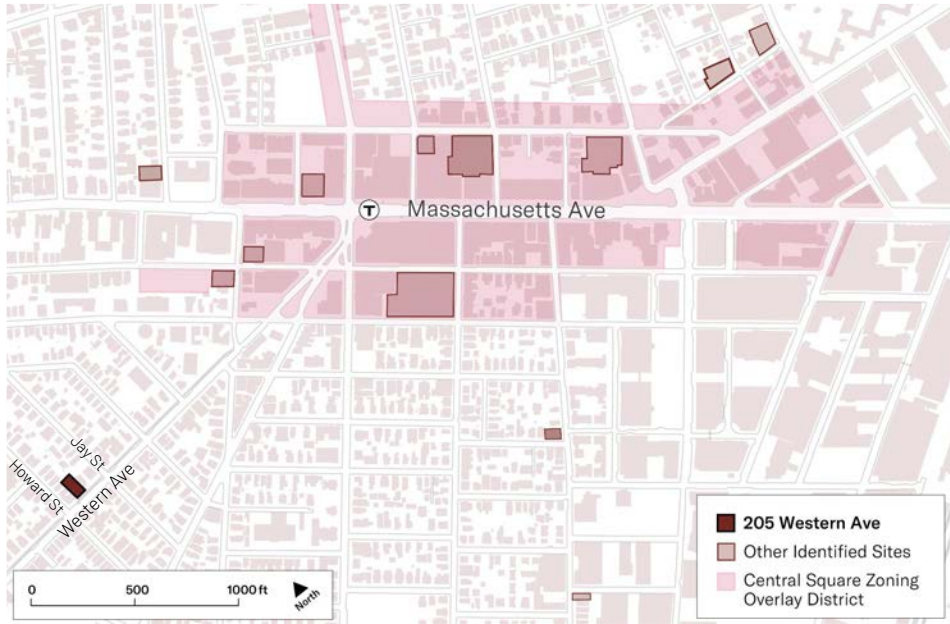


From 2009-2010 to 2018, 689 Massachusetts Ave and its immediate surroundings, experienced ambient air temperatures **at and above the citywide average (90F), ranging from 88 to 98F.**



689 Massachusetts Ave **has above average park access**, ranging from 0.73 to 154.77 acres of park per person.

**205 Western Ave**



# 205 Western Ave

## Riverside

### Map Lot Number

119-51

### Owner

City of Cambridge  
C/O Cambridge Hospital

### Current Use

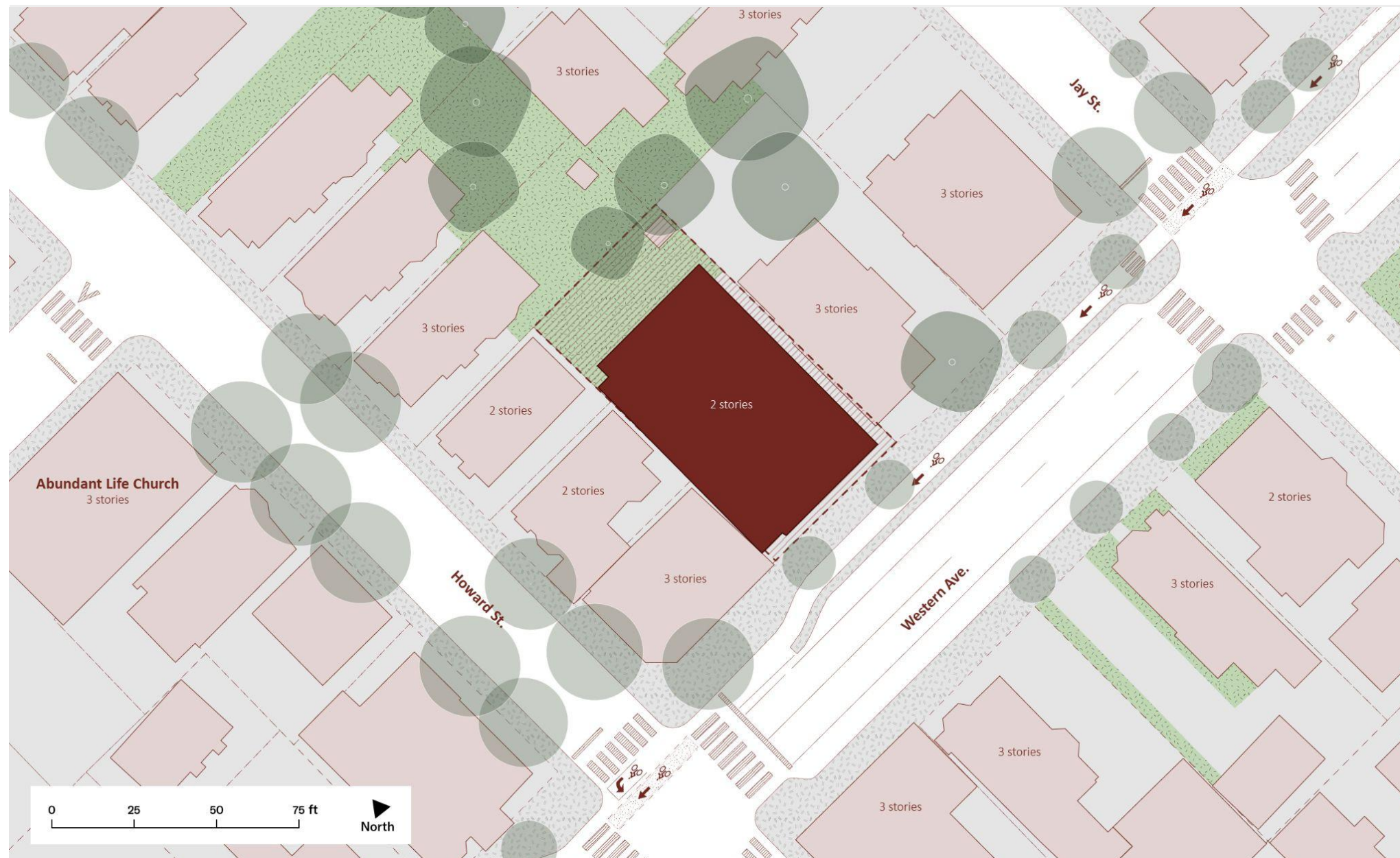
Vacant Building

### Future Use

Unknown

### Site Description

This vacant building faces the newly reconstructed Western Ave and sits in a predominantly residential neighborhood. Previously the Riverside Health Center, the building has stood vacant for **XX years** and would need substantial renovations and mold extraction for reinhabitation.



**4,280**

Gross Building Area (sq ft)

**5,258**

Site Area (sq ft)

**\$2,852,300**

Assessed Value

**BA-3**

Zoning District

**2**

Number of Stories

**0**

Parking Spaces

**0.3M / 7 Min Walk**

Distance to nearest T-Station

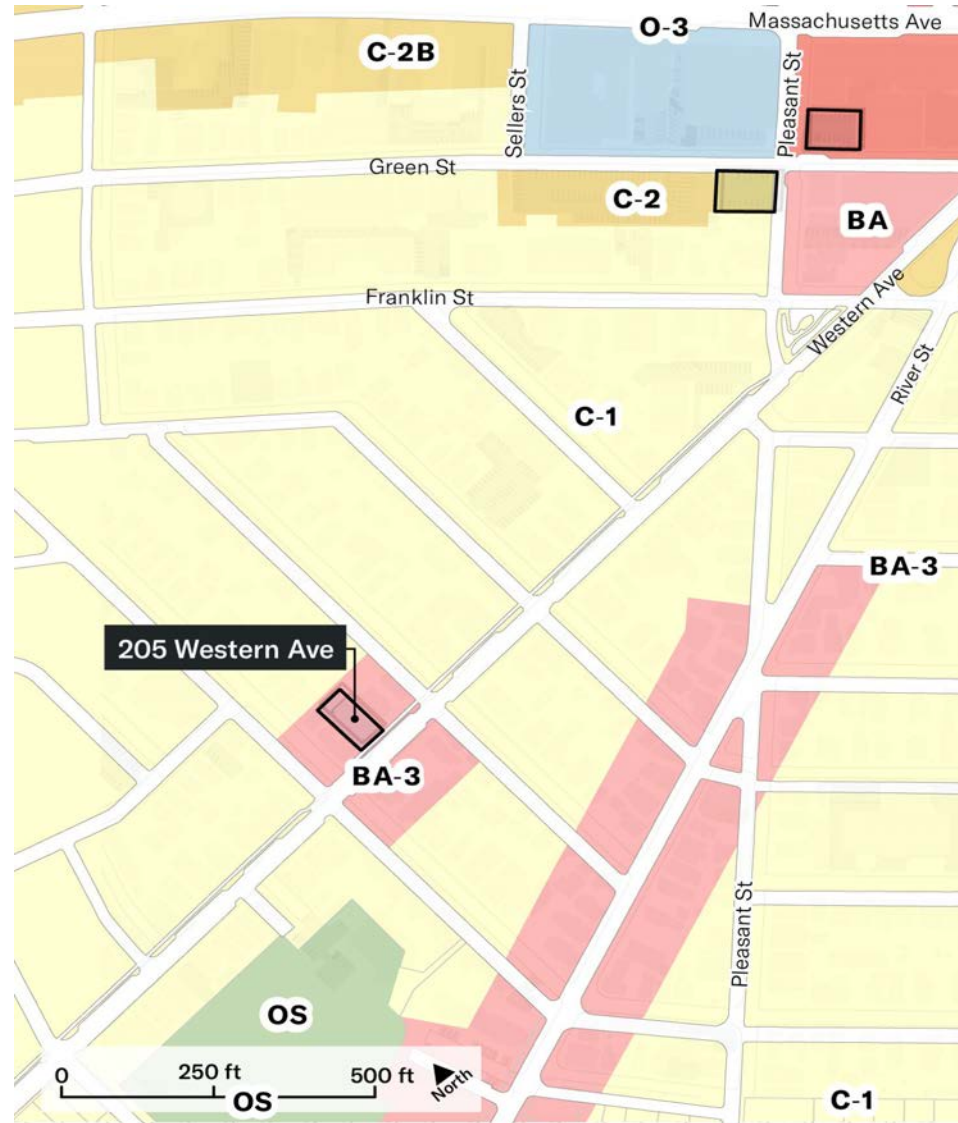
**77.5%**

Impervious Surface

# Site Conditions

## Zoning

- Site zoning code: **Business (BA-3)**
- Neighbor zoning codes:
  - **Business (BA, BA-3, BB), Residence (C-1, C-2, C-2B), Office (O-3), & Open Space (OS)**
- Within Central Square Overlay District: **NO**



# Site History

In 1993 the Riverside Health Center, a family health outpatient center opens. In 2009 the Cambridge Health Alliance (CHA) takes over management of the facility and its operations until XXX, The building is vacated. In 2019 Cambridge Community Center (CCC) plans to expand their mental and behavioral youth and family health services into the unoccupied building. CCC receives zoning change approval from the Zoning Board but the Inspectional Service Division (ISD) find deficiencies in the building's HVAC and elevator system and plans to open the center stall. Following COVID, demand for mental health facilities in the city renews interest. The city commissions study on the feasibility of reopening the facility. Study find evidence of severe water infiltration and mold, essentially halting the process. Significant abatement and renovations required to make building habitable.

## Key Events

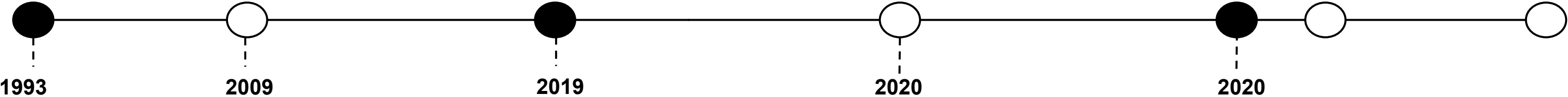
Riverside Health Center is built as an outpatient facility

CHA takes over management of the facility. Operations cease in XXXX

CCC seeks to expand their mental and behavioral health services but ISD finds deficiencies in the building and opening is stalled

Following COVID, demand for mental health facilities rises. City commissions study on the feasibility of reopening the facility

Existing Conditions Assessment (Johnson Roberts & Associates)



205 Western Ave



Central Square City Lots Study Preliminary Site Assessments | July 2023



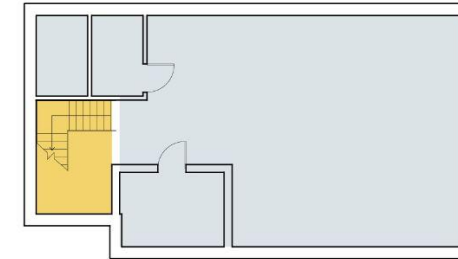
# Building & Structure

The existing building is two stories tall with a basement and a mechanical penthouse. The building has a brick rainscreen façade with granite veneer trim. The main entrance is on the south side of the building and flanked by bench-height planters and four large street-facing storefront windows. At the rear of the building is a single story slab of grade structure with CMU walls. There is a minimal three foot side yard clearance between this structure and the wood framed homes on adjacent property to the east.

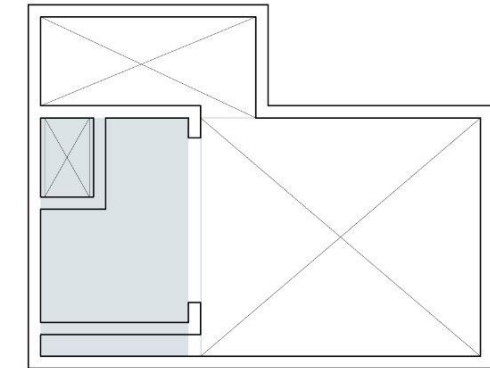
A 2022 Existing Condition Report found the building structure and facades to be in good condition. The single story CMU structure at the rear of the building is complementally covered with ivy on the west and north facades. The electrical, plumbing and fire protection services were reported "adequate" but the ventilation and distribution systems were beyond their useful life. The interiors were reported to be in very poor condition with evidence of water infiltration through the roofs and mechanical systems as a likely culprit. Full replacement of all roof systems down to the concrete deck (plus local deck repairs due to significant water infiltration and stagnant water in the roof insulation) were recommended. High content of hazardous mold was visually observed and tested throughout the space.

A full gut renovation was recommended due to the potential for additional hidden water damage behind finishes. All materials that support mold growth should be removed for the safety of future occupants.

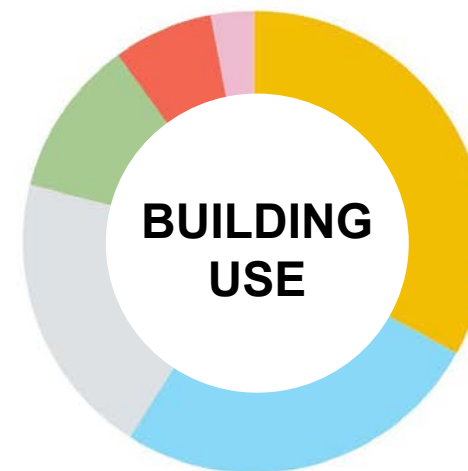
The building entry is at grade and an elevator provided wheelchair accessibility. The elevator unit was last tested in 2009 and has been clerically decommissioned since 2021. Modernization of the elevator may be possible depending on approvals by the state inspectional authorities, otherwise a new elevator with a sump pit and larger shaft must be provided.



BASEMENT PLAN



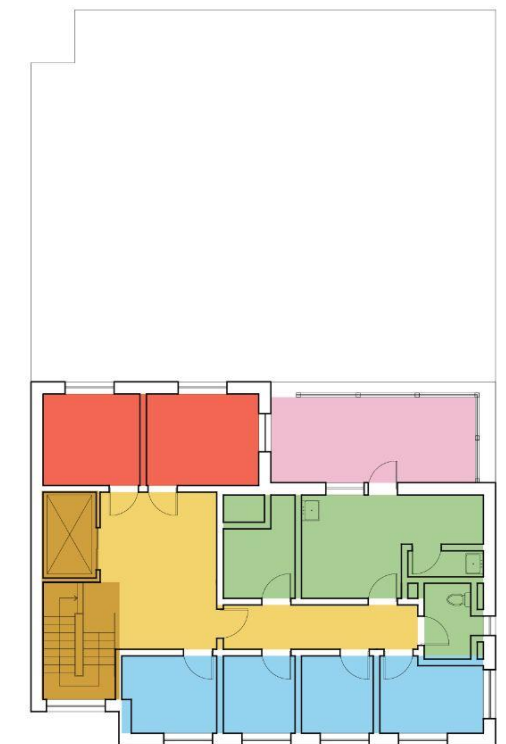
PENTHOUSE PLAN



<span style="color: yellow;">■</span> Circulation	<b>33%</b> (2,153 sqft)
<span style="color: lightblue;">■</span> Health Care	<b>26%</b> (1,699 sqft)
<span style="color: lightgrey;">■</span> Utilities	<b>20%</b> (1,281 sqft)
<span style="color: lightgreen;">■</span> Building Support/Storage	<b>11%</b> (690 sqft)
<span style="color: red;">■</span> Staff Offices	<b>7%</b> (482 sqft)
<span style="color: pink;">■</span> Balcony	<b>3%</b> (183 sqft)

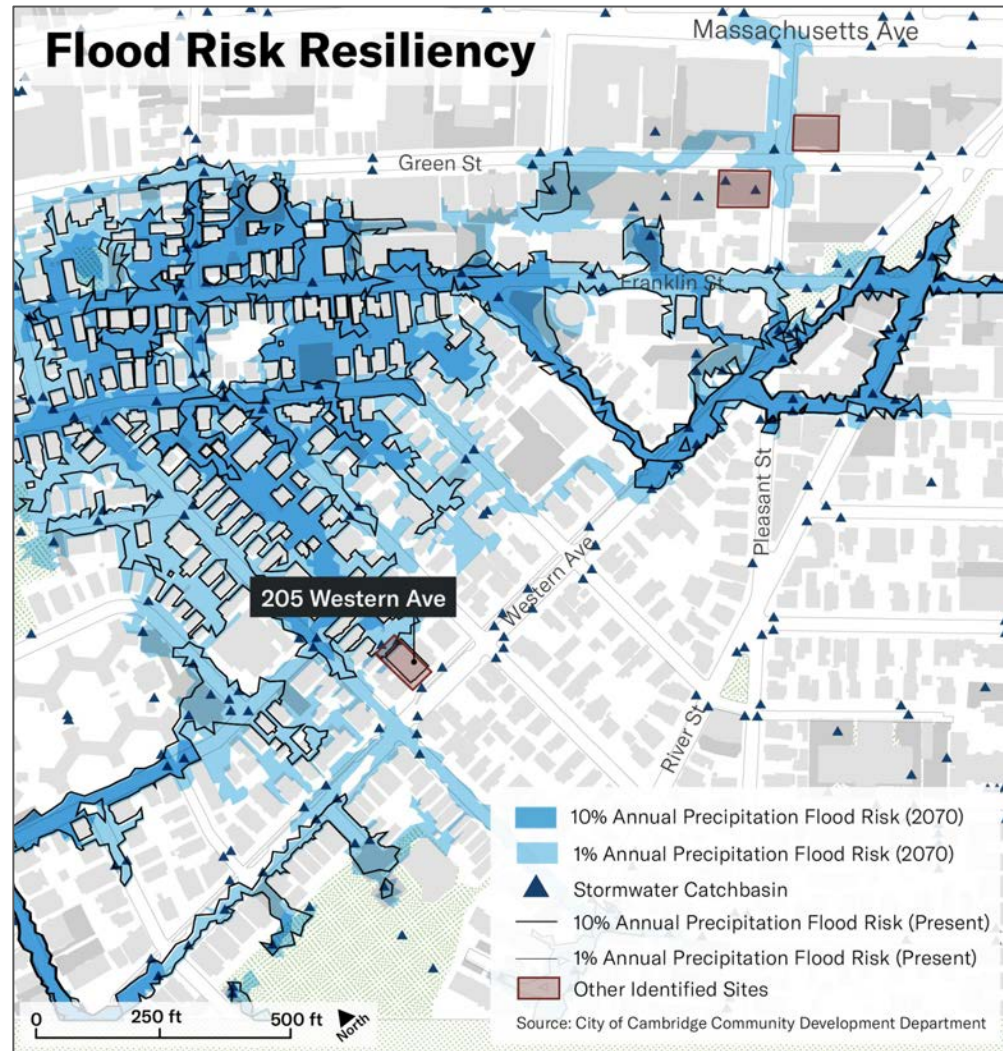


FIRST FLOOR PLAN

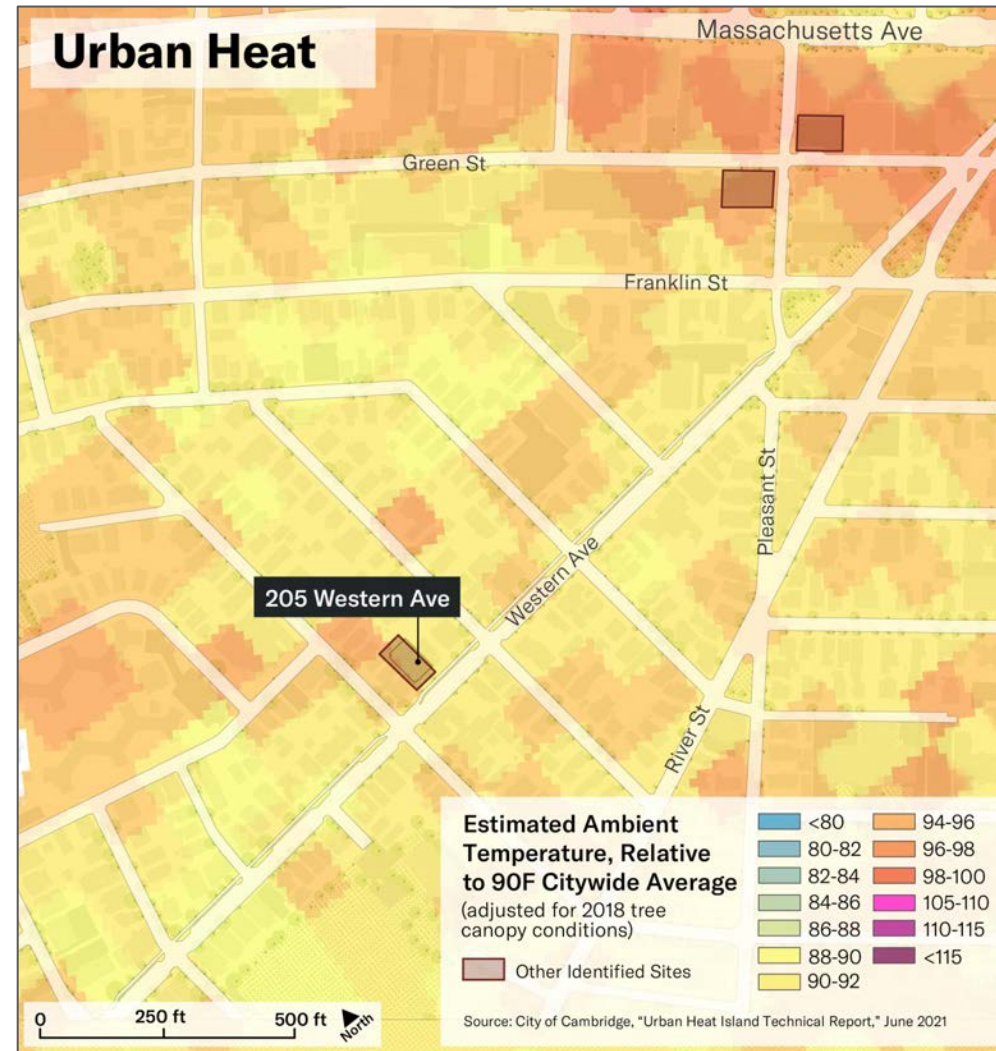


SECOND FLOOR PLAN

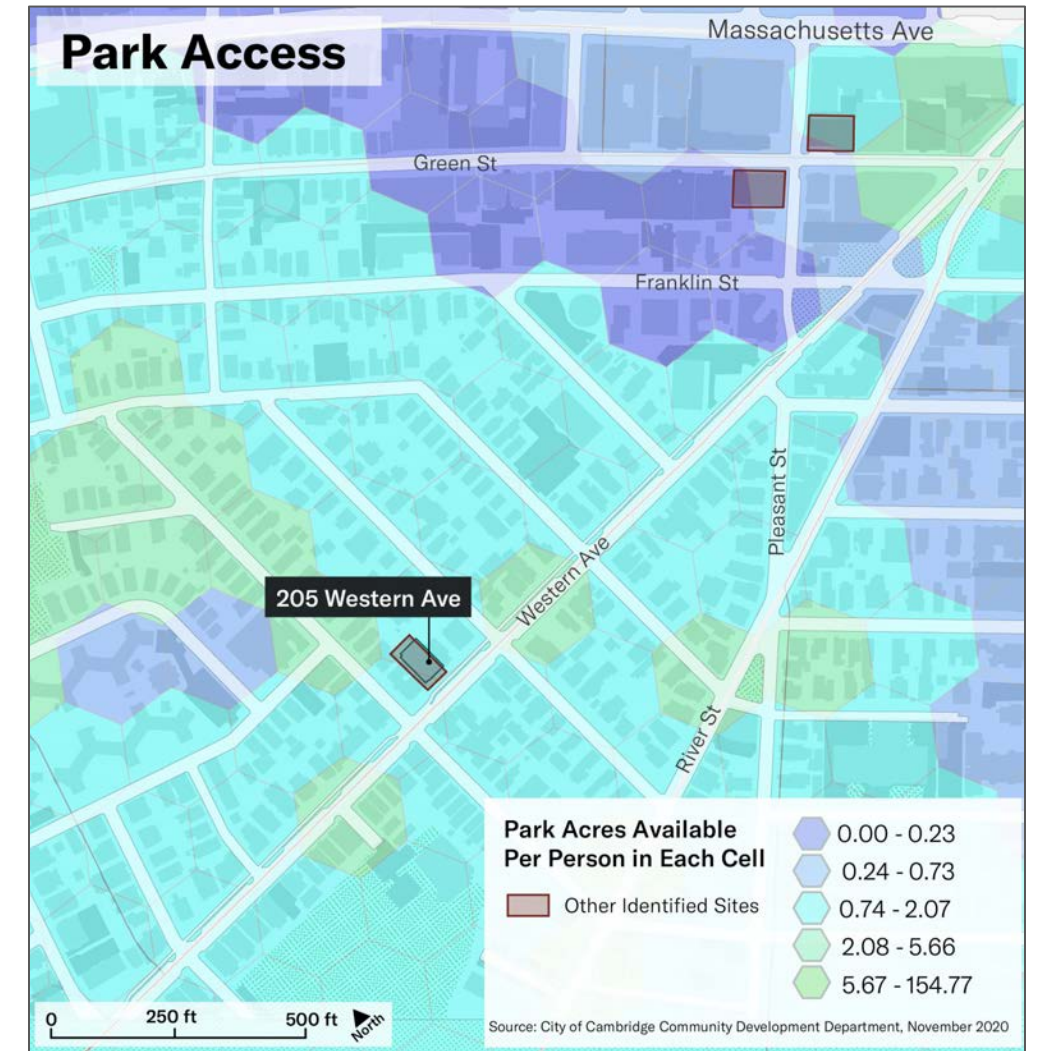
# Environmental Conditions



205 Western Ave may be at risk of precipitation flooding today and in the near future (2070). The northern side of the site has a 1% chance of flooding as of 2023. By 2070, the damage from a flood would increase.



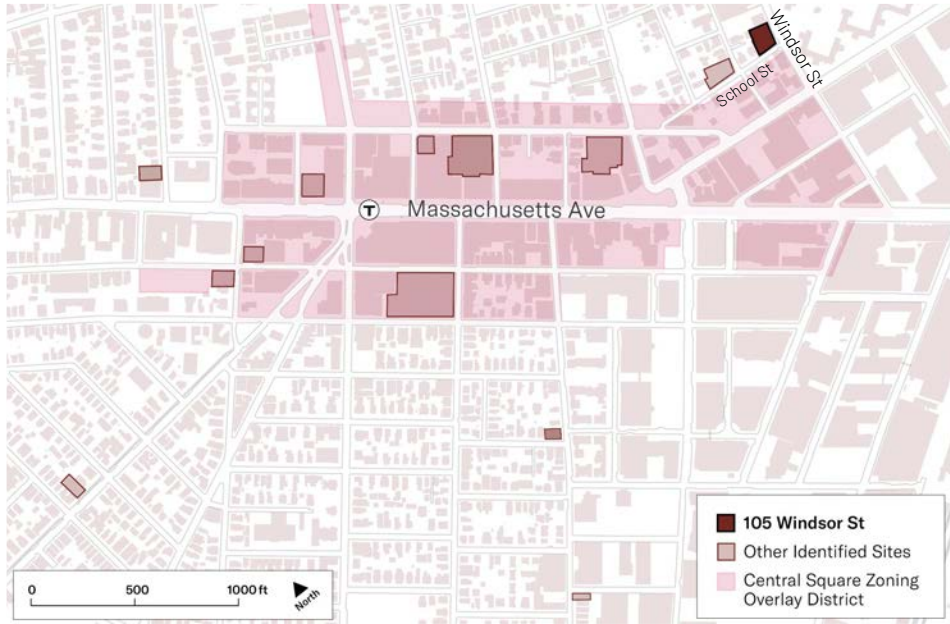
From 2009-2010 to 2018, 205 Western Ave and its immediate surroundings, experienced ambient air temperatures at and above the citywide average (90F), ranging from 88 to 96F.



9 Pleasant St has above average park access, ranging from 0.74 to 154.77 acres of park per person. Park access increases significantly towards the north of the site.

**105 Windsor St**





# 105 Windsor St

## The Port

### Map Lot Number

74-25

### Owner

City of Cambridge  
(Recreation Department)

### Current Use

Vacant Building

### Future Use

Unknown

### Site Description

A vacant building located across from Newtowne Court Public Housing and neighboring various nonprofit and health service providers. Engineering Services, in partnership with the Housing Authority, plans to house above-ground electrical infrastructure for Newtowne Court at the back of this location, making the rest of the site available for additional use.



**13,104**

Gross Building Area (sq ft)

**10,018**

Site Area (sq ft)

**\$3,636,100**

Assessed Value

**C-1**

Zoning District

**2**

Number of Stories

**0**

Parking Spaces

**0.4M / 8 Min Walk**

Distance to nearest T-Station

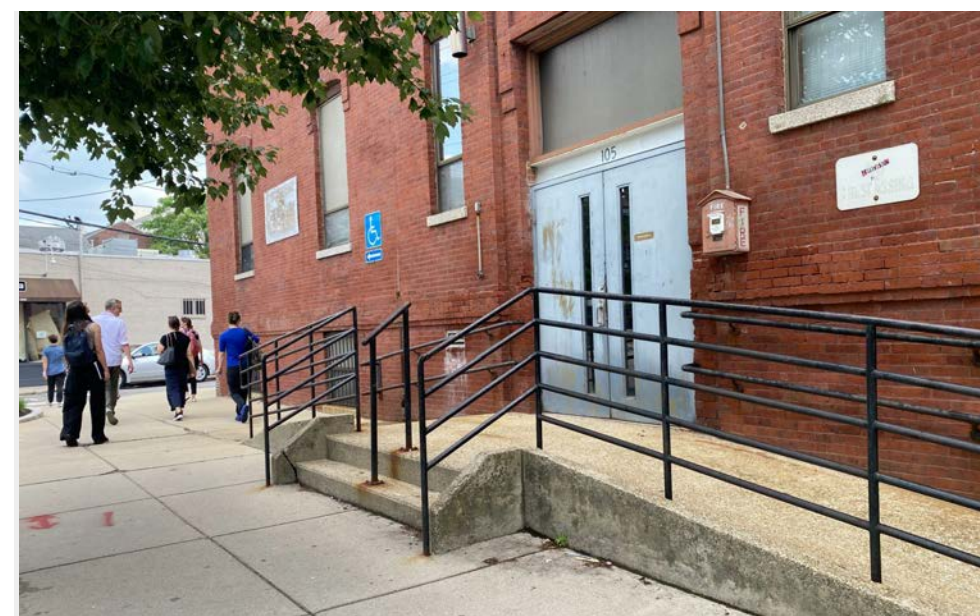
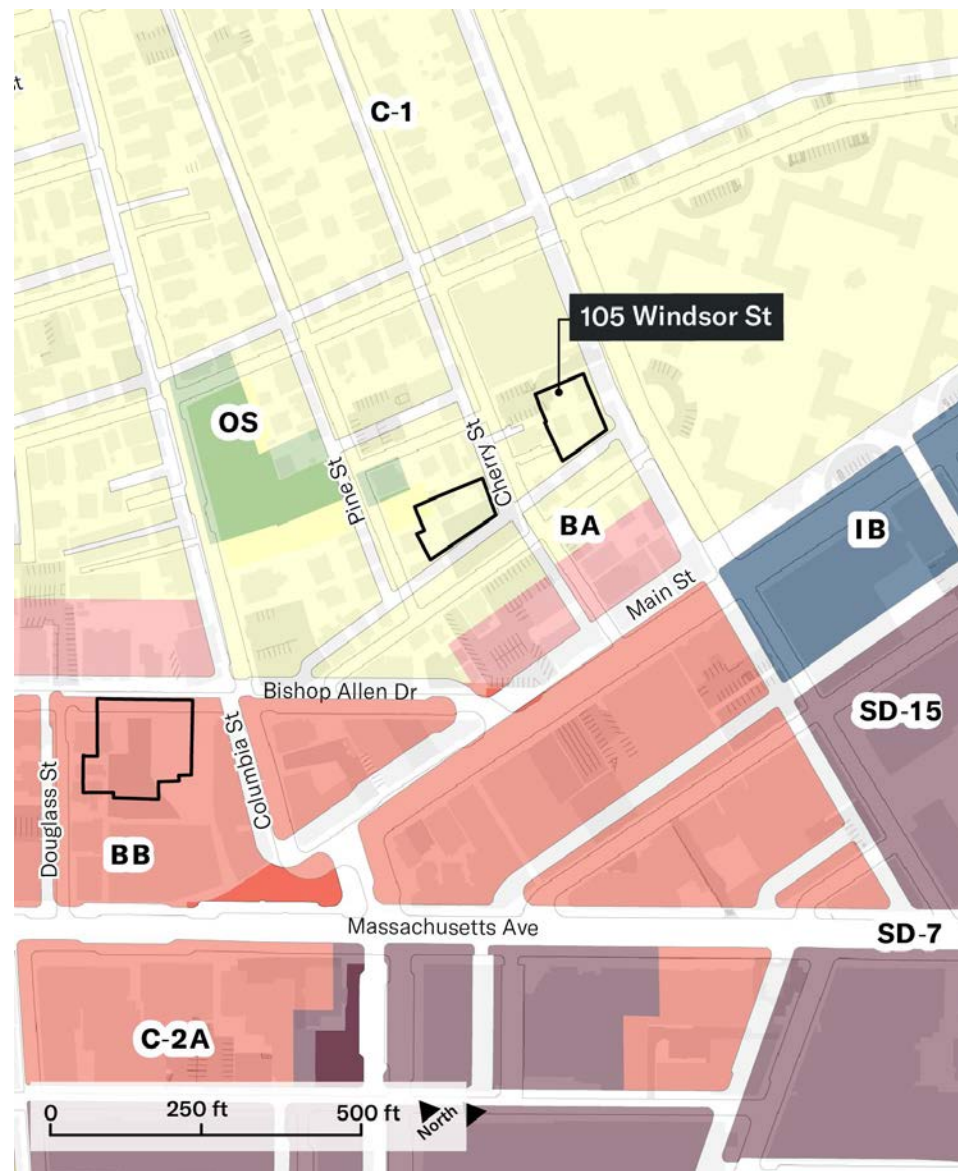
**93.5%**

Impervious Surface

# Site Conditions

## Zoning

- Site zoning code: **Residence (C-1)**
- Neighbor zoning codes:
  - **Business (BA, BB), Industry (IB), Residence (C-2A), Open Space (OS), Special Districts (SD-7, SD-15).**
- Within Central Square Overlay District: **NO**



# Site History

In 1802, the land is donated to the city by Andrew Boardman with provision that a school house is built on the plot. The Alphabet School is erected, the first schoolhouse in the Port neighborhood. By 1889, the original school house is torn down and replaced with the Boardman School, one of Cambridge's first brick elementary school (and the only surviving member of its class today). The School operates until 1928. A decade later, Cambridge renovates building to house the Boardman Center, a recreational facility that includes a branch of the Public Library and a gymnasium. Later it becomes known as the Lawrence D. Mahoney Recreation Center and also houses an American Legion Post.

In 1973 the building is leased to the Cambridge Health Alliance and the Windsor House, a Senior daycare facility. The conditions of the building are not ideal, and frequent flooding leads the Windsor House find other accommodations. The building is renovated again in 1984 but vacated again shortly thereafter.

Cambridge renovates building to house the Boardman Center, a recreational facility that included a branch of the Public Library and a gymnasium. Later it became known as the Lawrence D Mahoney Recreation Center and also housed an American Legion Post.

In 2017 a Structural Assessment is completed by Foley Buhl Roberts & Associates and a Concept Design Estimate is performed by Daedalus for a gut renovation of the building. The scope of work for the estimate was prepared by the Cambridge Redevelopment Authority.

## Key Events

Andrew Boardman donated land to the city and The Alphabet School was built

Original school house was replaced with the Boardman School, one of Cambridge's first brick elementary schools, operating until 1928

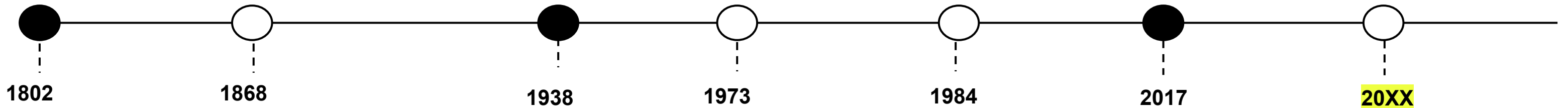
Cambridge renovated building to house the Boardman Center, a recreational facility

Site is leased out to a Cambridge Health Alliance and the Windsor House, a Senior Center

Building is renovated

Structural Assessment & Concept Design Estimate for a gut renovation of the building

Renovation studies under way



1873 Atlas Map  
Boston Public Library, Norman B. Leventhal Map Center



1972 Photo  
Photographer Ed pacheco



2023 Photo  
Beyer Blinder Belle Architects and Planners

# Building & Structure

The existing building is a 2-story plus basement wood and steel framed building with steel columns and unreinforced masonry bearing walls. The building is symmetrical with a central bay that projects slightly and is capped with a modest pediment and ocular window. Exterior star anchors plates are visible at the long façade wings, suggesting past stability issues with the exterior wall.

The building has few exterior decorative elements. There is a hipped gable roof with slate shingles and projecting brick arch window headers with granite sills. The ridge line of the roof was truncated in a previous renovation to create a flat portion to support mechanical equipment.

The brick façade is in fair to poor condition. There is significant brick spalling at the main entrance and much of the brick below the first floor windows has stripped or deteriorating mortar. There are diagonal cracks between first and second level windows along the south façade suggesting either freeze thaw issues or uneven settlement in the foundation.

The building has been unoccupied for over a decade (tbc...); it is assumed full building systems upgrades and life safety updates will be required for code compliance and occupancy. There are non-compliant exterior ramps at both the front (east) and rear (west) entrances of the building; the ramp at the rear is in very poor condition and should be replaced. There is no lift or elevator in the building today.

A 2017 Structural Report by (RBF) noted the building does not meet current seismic code requirements; upgrades to the structural system may be required at significant cost depending on the level of alteration planned for the structure.

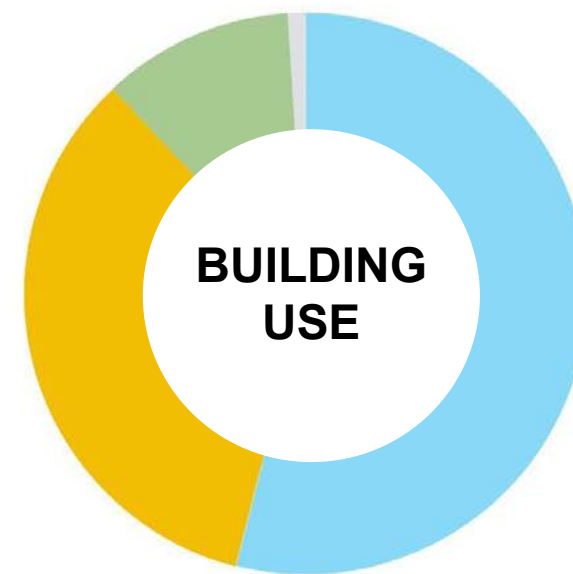
Given the significance of the building, it would be eligible for historic tax credits and historic preservation funding.



First Floor Plan



Second Floor Plan



<span style="color: #4682B4;">■</span> Unknown	<b>54%</b> (6,279 sqft)
<span style="color: #FFD700;">■</span> Circulation	<b>34%</b> (4,025 sqft)
<span style="color: #90EE90;">■</span> Building Support/Storage	<b>11%</b> (1,362 sqft)
<span style="color: #A9A9A9;">■</span> Utilities	<b>1%</b> (71 sqft)

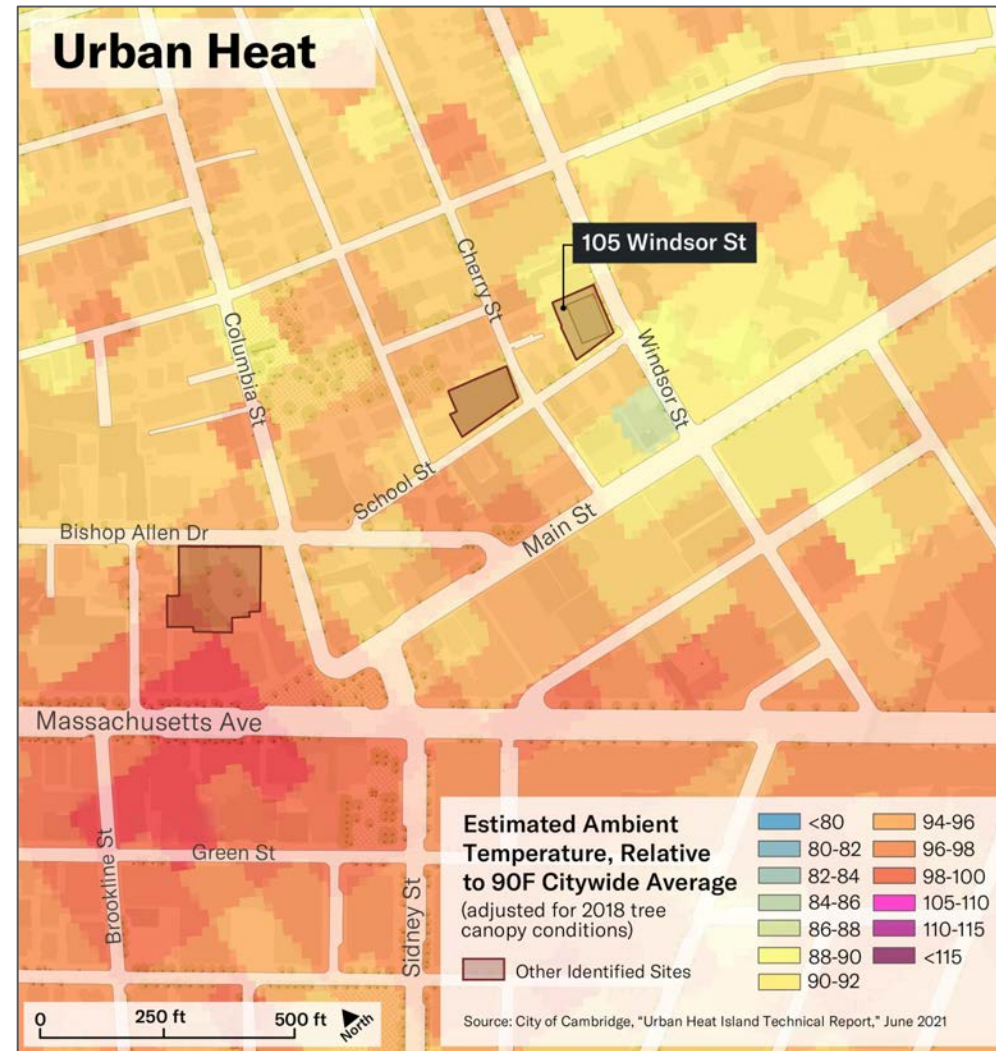


Third Floor Plan

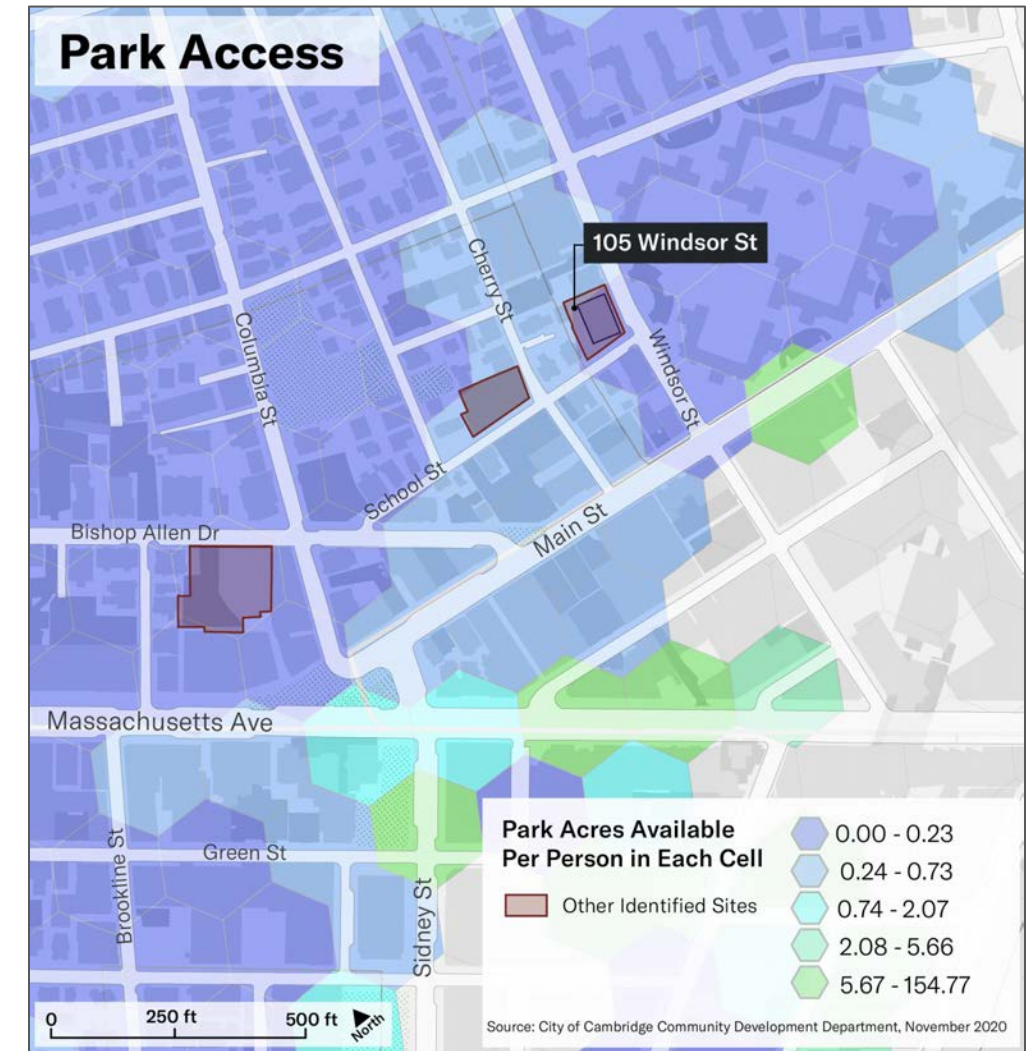
# Environmental Conditions



105 Windsor St is at risk of precipitation flooding today and in the near future (2023 - 2070). The site has a 10% chance of flooding as of 2023 and into 2070.

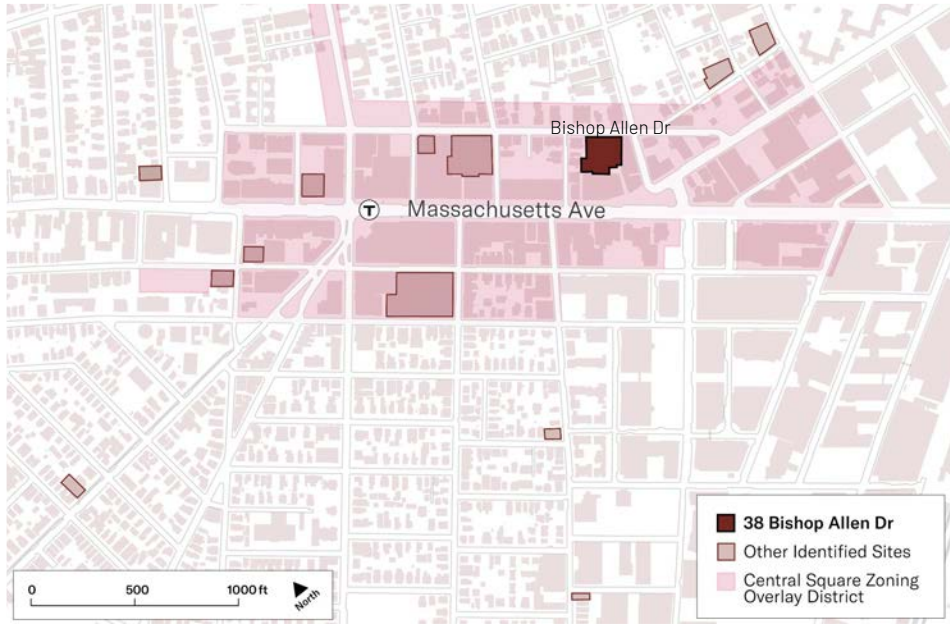


From 2009-2010 to 2018, 105 Windsor St and its immediate surroundings, experienced ambient air temperatures at and above the citywide average (90F), ranging from 88 to 96F.



105 Windsor St has low park access, ranging from 0.24 to 0.73 acres of park per person. To the south of the site, there are pockets of high park access followed by no park access.

**38 Bishop Allen Dr**



# 38 Bishop Allen Dr

## The Port

### Map Lot Number

91-195

### Owner

City of Cambridge  
(Parking Department)

### Current Use

Municipal Parking Lot 6

### Future Use

Unknown

### Site Description

A parking lot flanked by municipal stormwater retention tanks and infiltration infrastructure. The current easement granted to the 19-story Market Central apartments for garage/loading access, and pending infrastructure projects by City Engineering Services, leaves the center of the lot available for additional use.



**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

**0.2M / 4 Min Walk**

Distance to nearest T-Station

**90.5%**

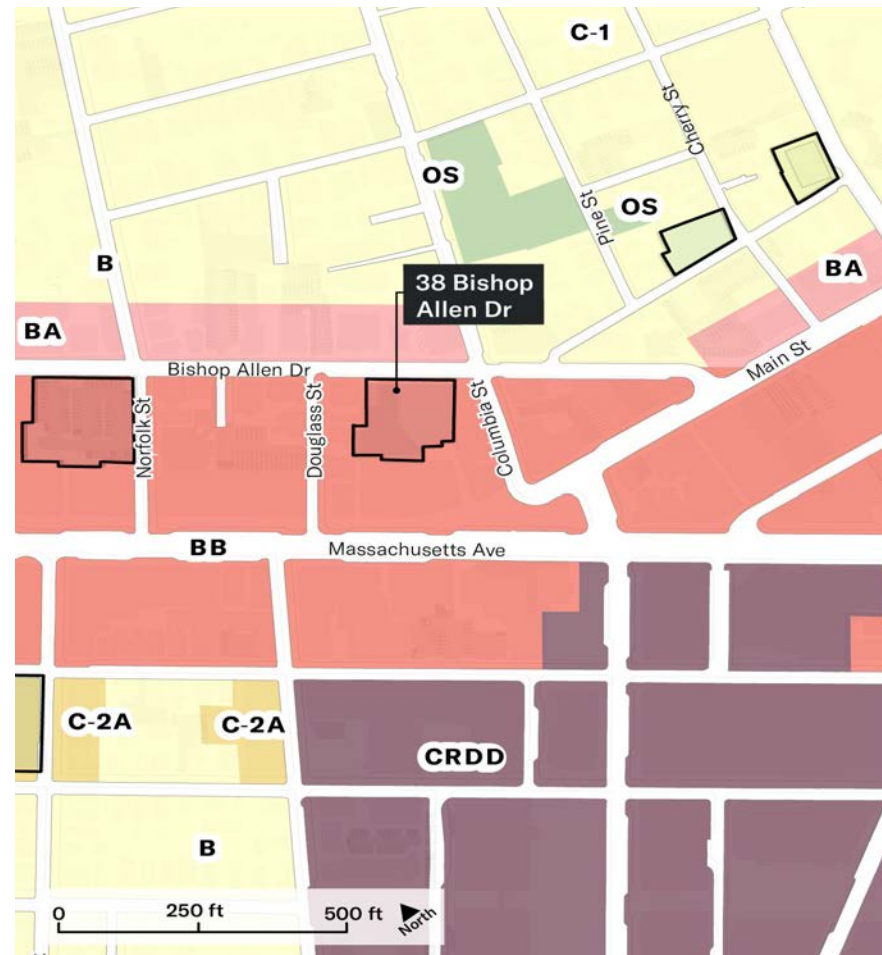
Impervious Surface

# Site Conditions

The 38 Bishop Allen Dr entrance faces Bishop Allen Dr, with two curb cuts for vehicle entry. There are three pedestrian entry points; a paved path from Bishop Allen Dr and two passageways that connect to Massachusetts Avenue at the southwest and northeast sides of the site. The perimeter and center of the lot is adorned with adolescent trees and shrubbery.

## Zoning

- Site zoning code: **Business (BB)**
- Neighbor zoning codes:
  - **Business (BA), Cambridgeport Revitalization Development District (CRDD), Residence (C-3, C-2A), Open Space (OS),**
- Within Central Square Overlay District: **YES**

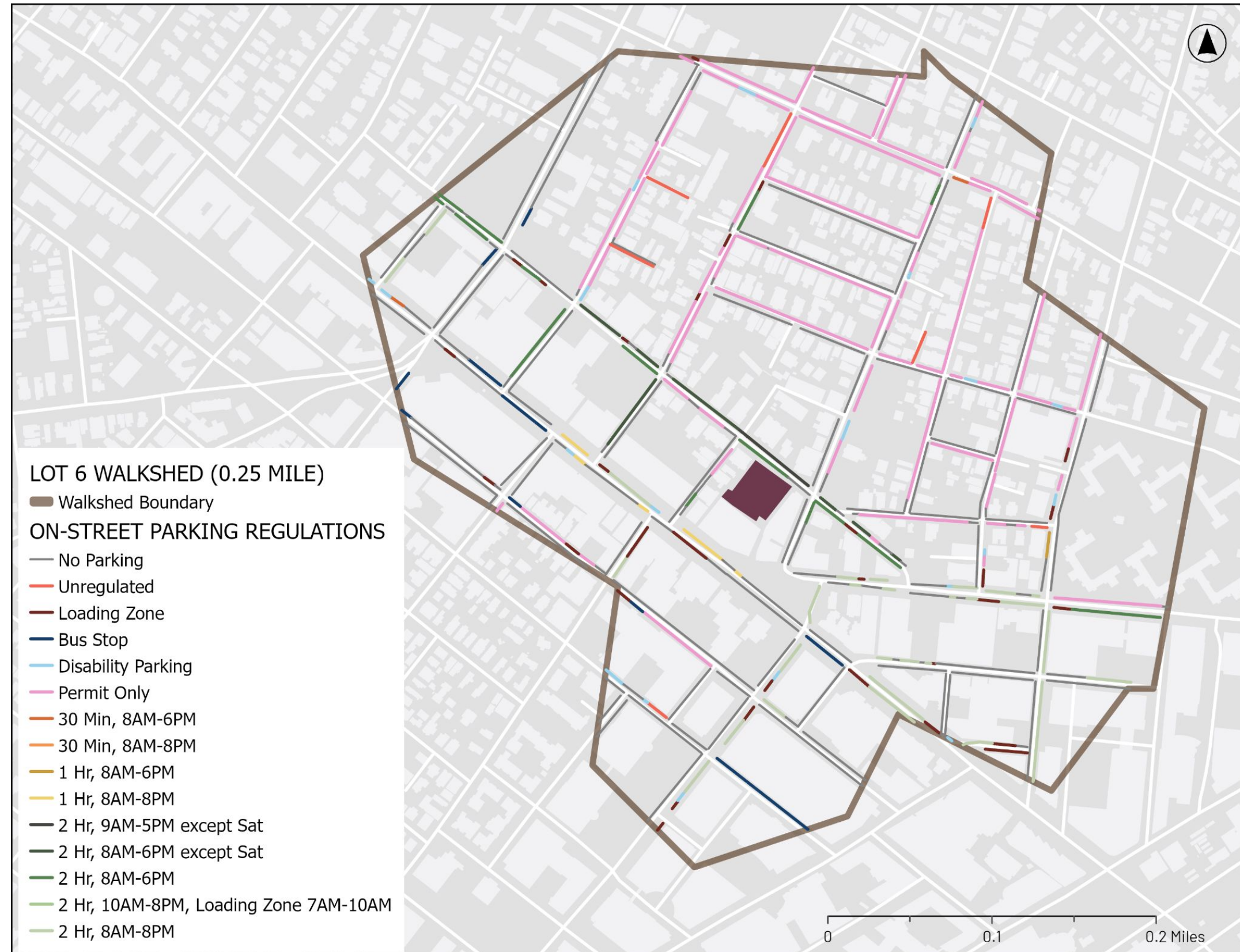




# Parking Inventory

The majority of the 0.25 mile walkshed surrounding Lot 6 is dedicated to residential permit parking. The remaining on-street regulated parking is largely made up of 2-hour metered parking.

ON-STREET PARKING INVENTORY		
Regulation	Sum of Spaces	% of Spaces
Permit Only	580	66%
2 Hr, 8AM-8PM	112	13%
2 Hr, 8AM-6PM	79	9%
2 Hr, 8AM-6PM except Sat	37	4%
Disability Parking	33	4%
1 Hr, 8AM-8PM	14	2%
Unregulated	9	1%
2 Hr, 9AM-5PM except Sat	6	1%
30 Min, 8AM-6PM	4	0%
1 Hr, 8AM-6PM	3	0%
30 Min, 8AM-8PM	0	0%
2 Hr, 10AM-8PM, Loading Zone 7AM-10AM	0	0%
<b>Total</b>	<b>877</b>	<b>100%</b>

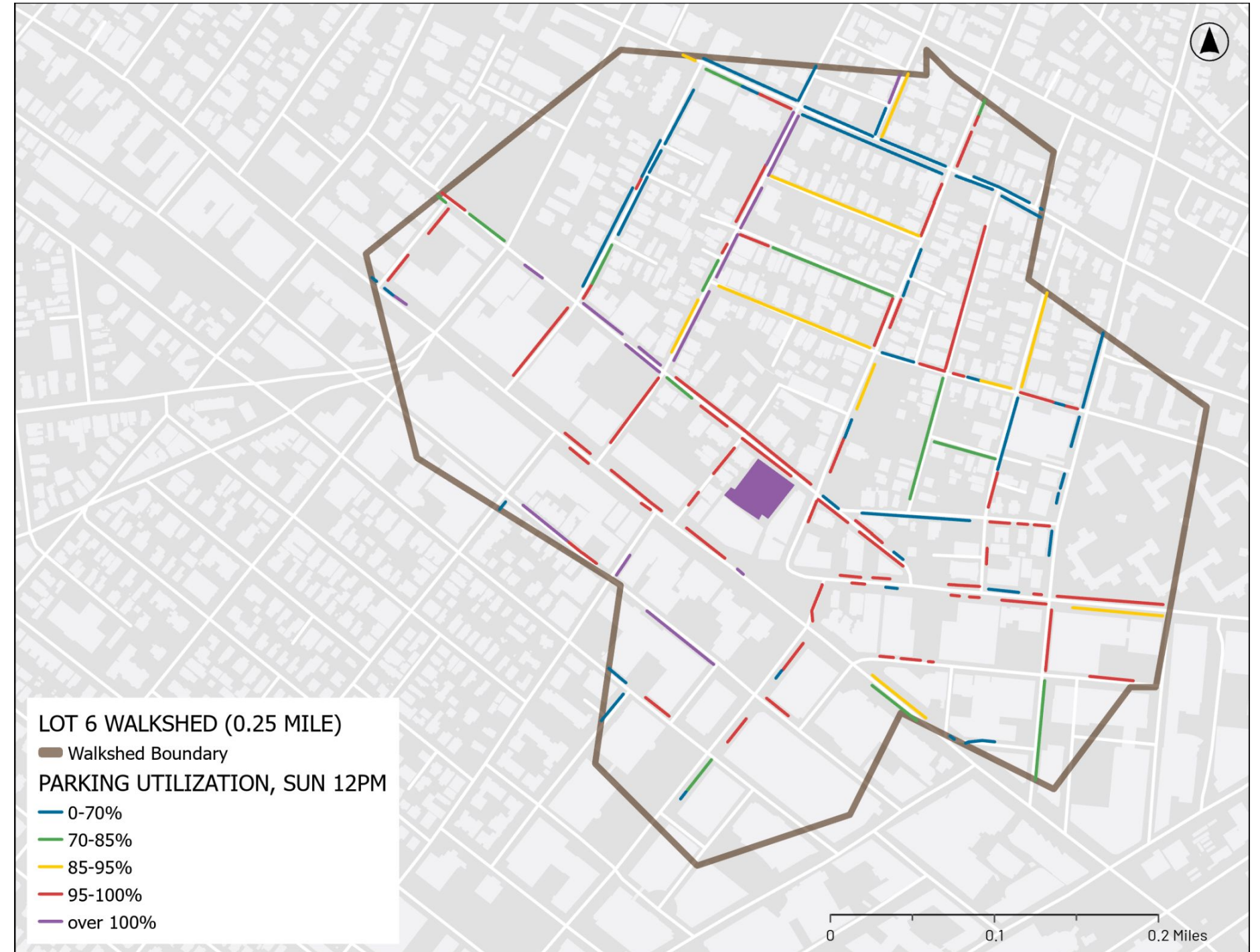


# Parking Utilization

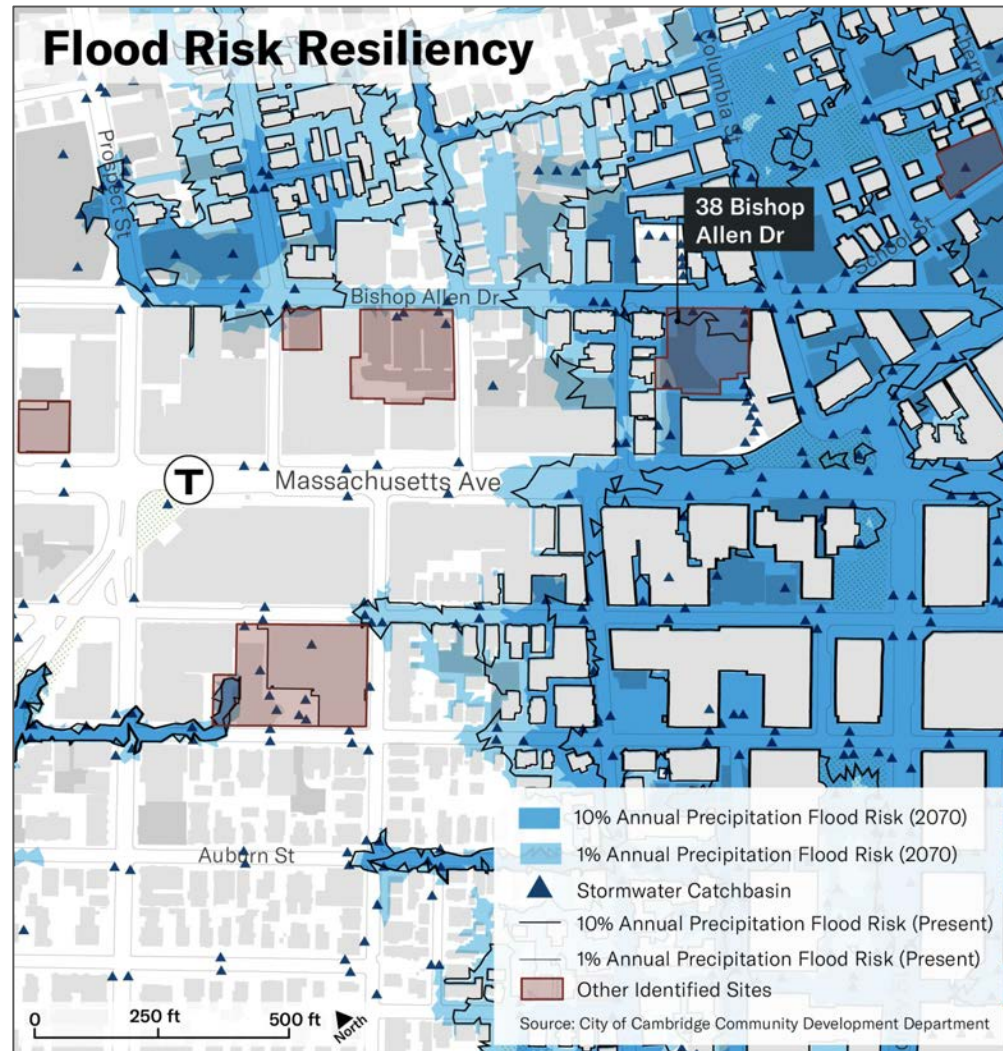
OFF-STREET PARKING UTILIZATION						
	Inventory		Sunday, 12 PM		Average	
	Sum of Spaces	Spaces Full	% Full	Spaces Full	% Full	
Lot 6	40	43	108%	40	100%	

ON-STREET PARKING UTILIZATION						
	Inventory		Sunday, 12 PM		Average	
Regulation	Sum of Spaces	% of Spaces	Spaces Full	% Full	Spaces Full	% Full
Permit Only	580	66%	455	78%	401	69%
2 Hr, 8AM-8PM	112	13%	102	91%	92	82%
2 Hr, 8AM-6PM	79	9%	85	108%	76	96%
2 Hr, 8AM-6PM except Sat	37	4%	38	103%	39	104%
Disability Parking	33	4%	13	39%	15	44%
1 Hr, 8AM-8PM	14	2%	15	107%	15	106%
Unregulated	9	1%	12	133%	14	152%
2 Hr, 9AM-5PM except Sat	6	1%	6	100%	6	106%
30 Min, 8AM-6PM	4	0%	3	75%	2	54%
1 Hr, 8AM-6PM	3	0%	2	67%	2	61%
30 Min, 8AM-8PM	0	0%	0	0%	0	0%
2 Hr, 10AM-8PM, Loading Zone 7AM-10AM	0	0%	0	0%	0	0%
<b>Total</b>	<b>877</b>	<b>100%</b>	<b>731</b>	<b>83%</b>	<b>661</b>	<b>75%</b>

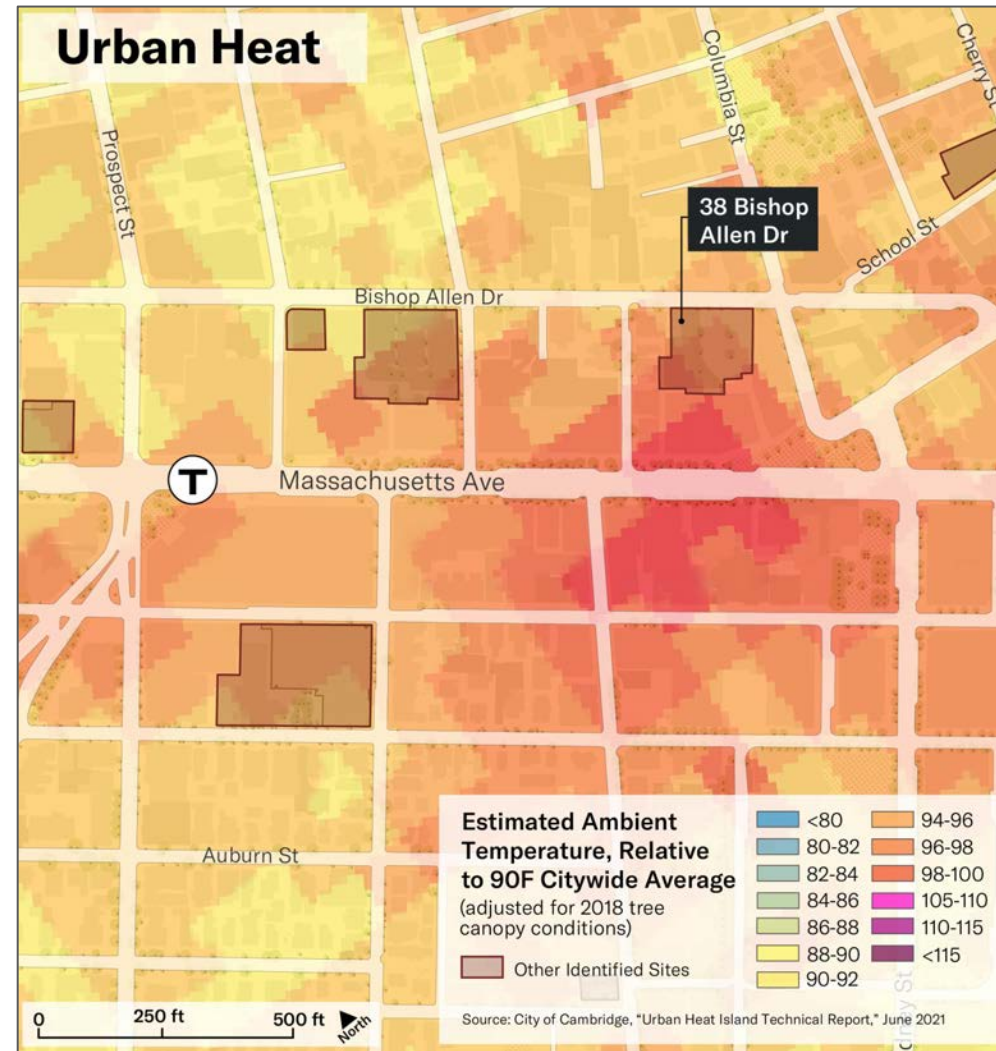
On-Street parking utilization was highest in the study area Sunday at 12:00pm. Lot 6 was over capacity during this time period, having 3 cars parked in the loading area. Lot 6 averaged 100% utilization and was fully or over occupied at all times except Saturday at 6:00pm.



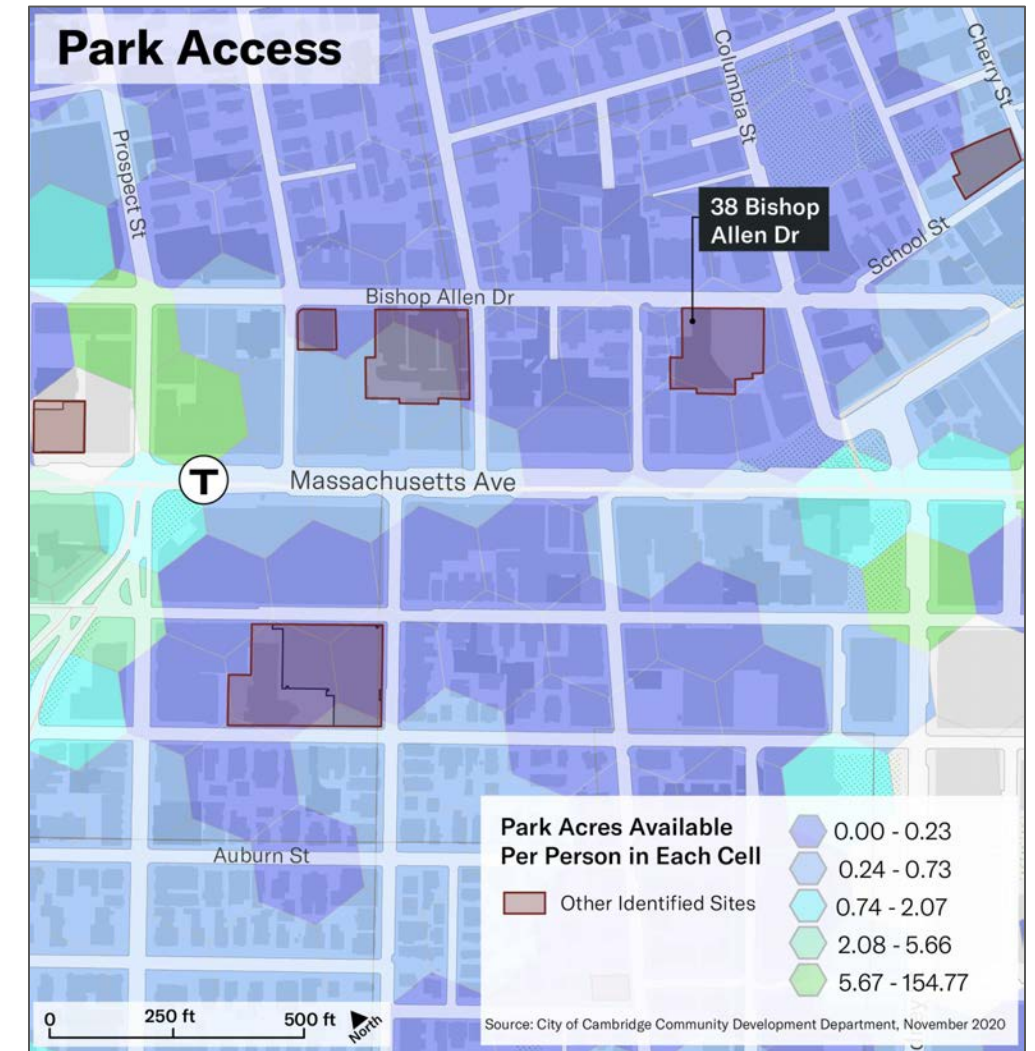
# Environmental Conditions



38 Bishop Allen Dr is at risk of precipitation flooding, today and in the near future (2023 - 2070). The site has a 10% chance of flooding.

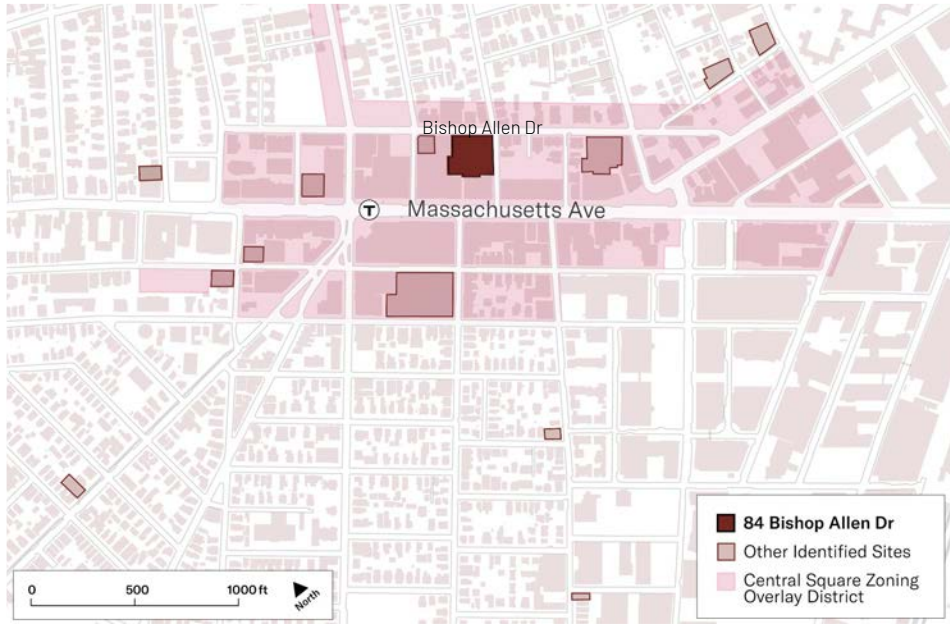


From 2009-2010 to 2018, 38 Bishop Allen Dr and its immediate surroundings, experienced ambient air temperatures significantly above the citywide average (90F), ranging from 96F to 105F.



38 Bishop Allen Dr has low park access, ranging from 0 to 0.23 acres of park per person. Park access improves towards the south and northwest of the site.

**84 Bishop Allen Dr**



# 84 Bishop Allen Dr

## The Port

### Map Lot Number

90-184

### Owner

City of Cambridge  
(Parking Department)

### Current Use

Municipal Parking Lot 5  
(Starlight)

### Future Use

Unknown

### Site Description

A parking lot, co-located with the privately-run outdoor music venue, Starlight, and its pop-up micro retail stands. Parking currently services surrounding business, including the neighboring H-Mart, and connects Massachusetts Ave via 'Graffiti Alley.'



**N/A**

Gross Building Area (sq ft)

**33,715**

Site Area (sq ft)

**\$15,009,900**

Assessed Value

**R2**

Zoning District

**N/A**

Number of Stories

**23**

Parking Spaces

**407ft / 2 Min Walk**

Distance to nearest T-Station

**86.2%**

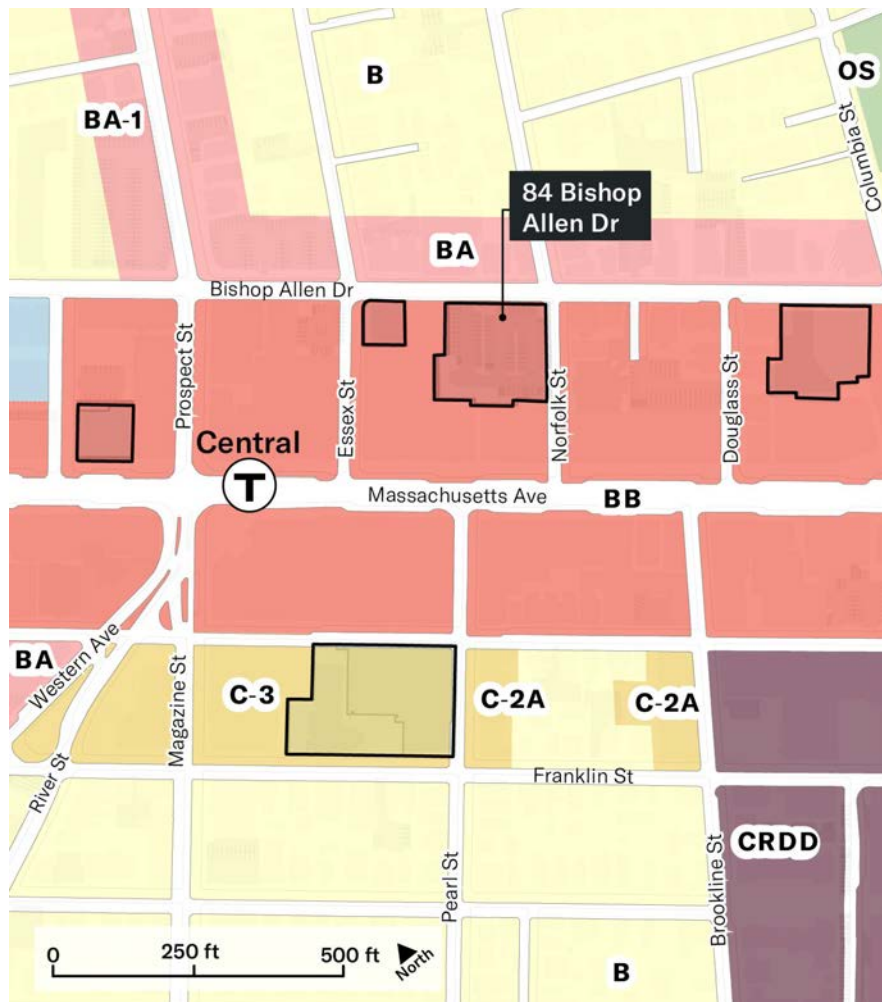
Impervious Surface

# Site Conditions

84 Bishop Allen Dr has two vehicle entrances, along Bishop Allen Dr and Norfolk St. Three pedestrian entry points exist; one along the southwest side of the site connecting the site to Massachusetts Ave via 'Graffiti Alley' and two paths along Bishop Allen Dr and Norfolk St. The north portion of the site provides dedicated parking for patrons of the neighboring HMart, while the South portion houses Starlight's main entrance and micro- entrepreneurship stands.

## Zoning

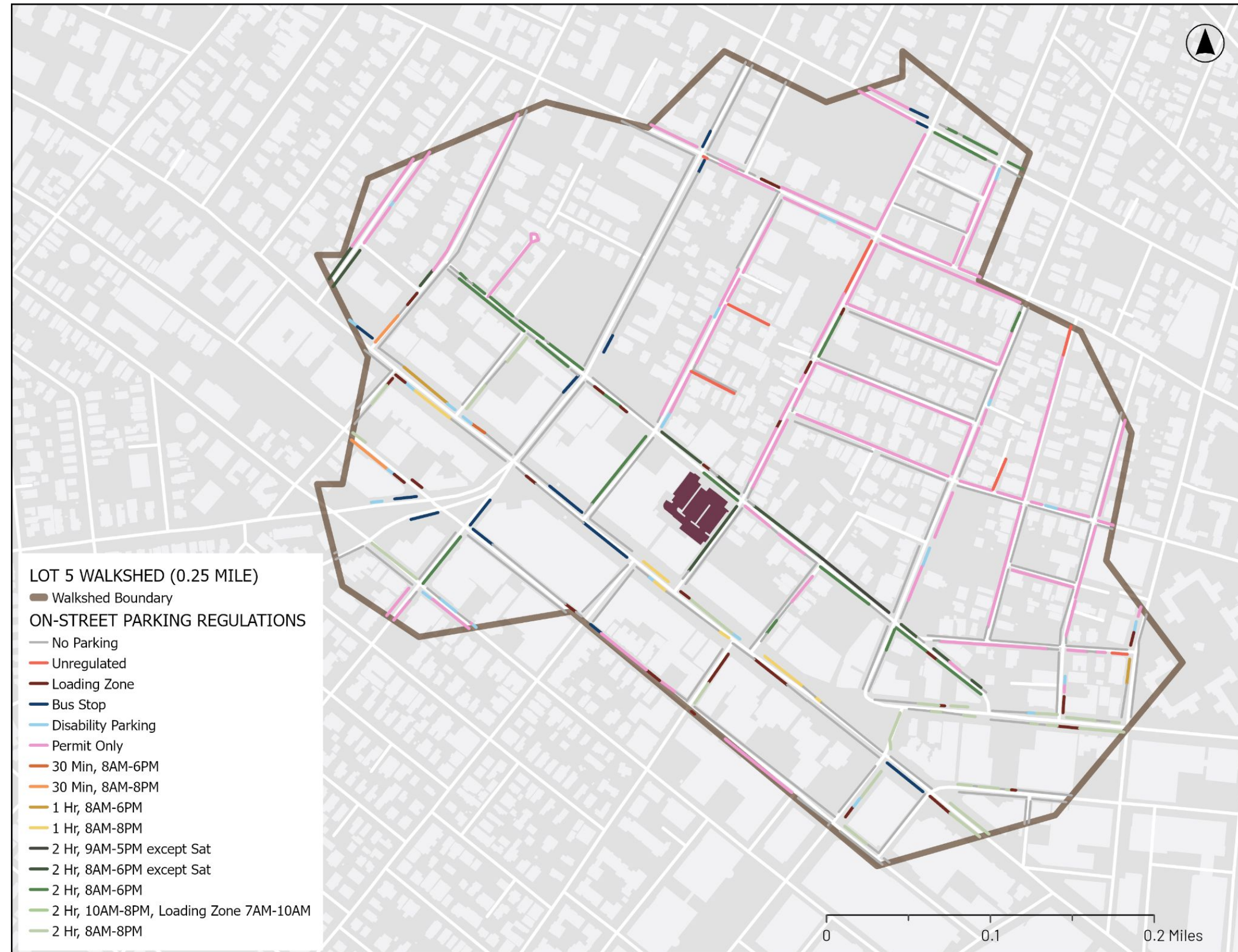
- Site zoning code: **Business (BB)**
- Neighbor zoning codes:
  - **Business (BA, BA-1), Open Space (OS), Residence (C-3, C-2A)**
- Within Central Square Overlay District: **YES**



# Parking Inventory

The majority of the 0.25 mile walkshed surrounding Lot 5 is dedicated to residential permit parking. The remaining on-street regulated parking is largely made up of 2-hour metered parking.

ON-STREET PARKING INVENTORY		
Regulation	Sum of Spaces	% of Spaces
Permit Only	646	65%
2 Hr, 8AM-6PM	109	11%
2 Hr, 8AM-8PM	88	9%
2 Hr, 8AM-6PM except Sat	57	6%
Disability Parking	29	3%
1 Hr, 8AM-8PM	22	2%
30 Min, 8AM-8PM	14	1%
1 Hr, 8AM-6PM	12	1%
Unregulated	6	1%
2 Hr, 9AM-5PM except Sat	6	1%
30 Min, 8AM-6PM	2	0%
2 Hr, 10AM-8PM, Loading Zone 7AM-10AM	0	0%
<b>Total</b>	<b>991</b>	<b>100%</b>

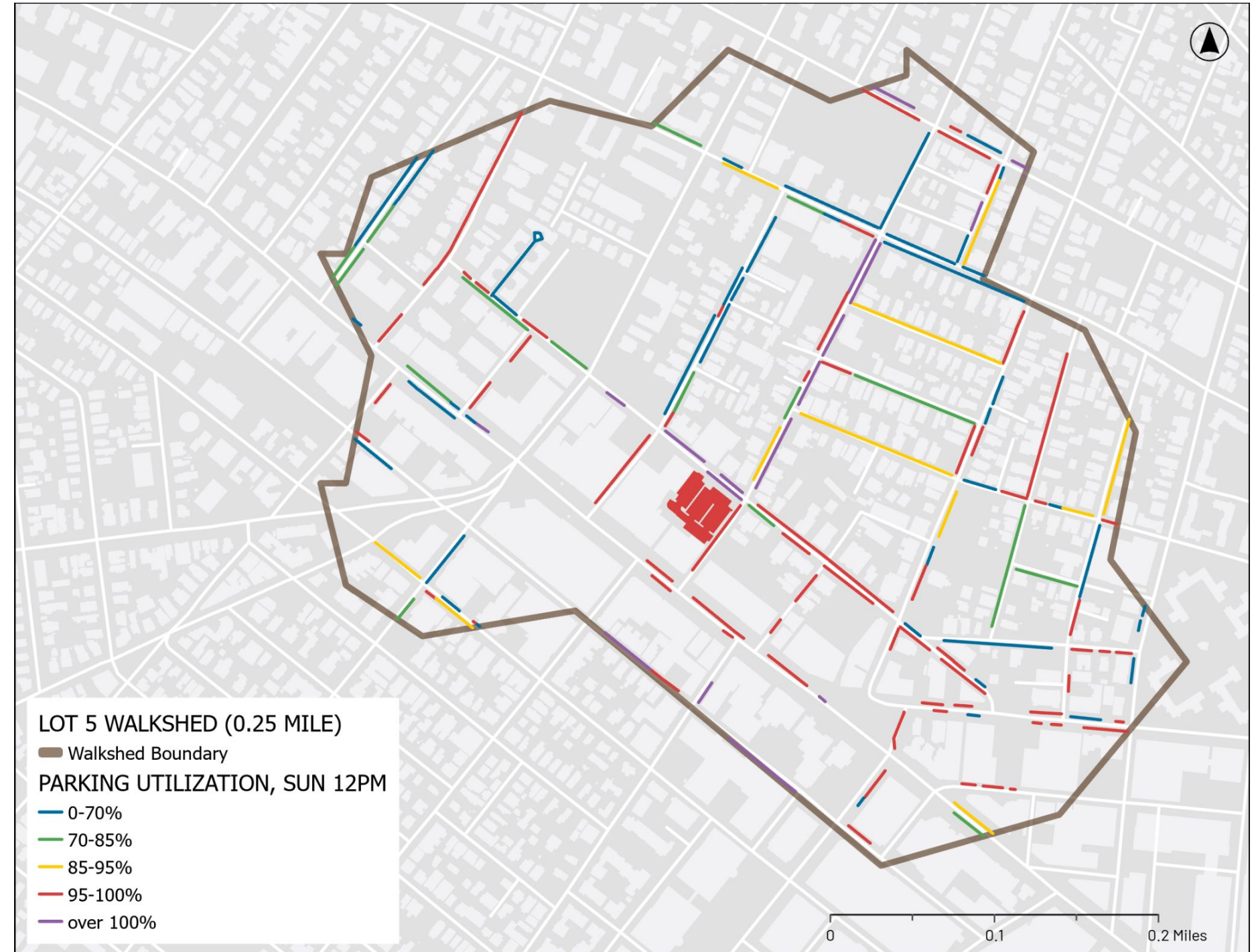


# Parking Utilization

OFF-STREET PARKING UTILIZATION						
	Inventory		Sunday, 12 PM		Average	
	Sum of Spaces	Spaces Full	% Full	Spaces Full	% Full	
Lot 5	23	22	96%	21	91%	

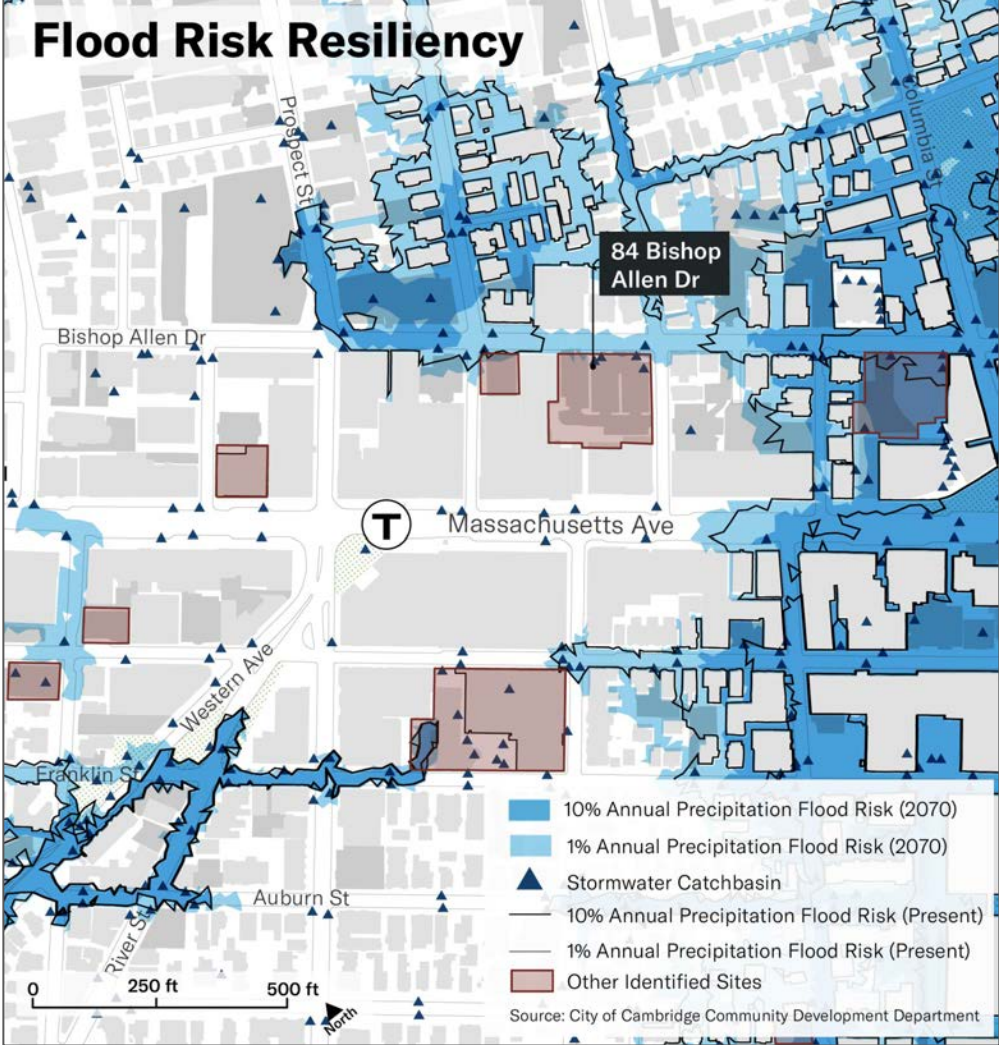
ON-STREET PARKING UTILIZATION						
	Inventory		Sunday, 12 PM		Average	
Regulation	Sum of Spaces	% of Spaces	Spaces Full	% Full	Spaces Full	% Full
Permit Only	646	65%	513	79%	465	72%
2 Hr, 8AM-6PM	109	11%	109	100%	103	94%
2 Hr, 8AM-8PM	88	9%	83	94%	76	86%
2 Hr, 8AM-6PM except Sat	57	6%	54	95%	52	91%
Disability Parking	29	3%	12	41%	15	52%
1 Hr, 8AM-8PM	22	2%	20	91%	21	93%
30 Min, 8AM-8PM	14	1%	9	64%	10	68%
1 Hr, 8AM-6PM	12	1%	9	75%	9	72%
Unregulated	6	1%	9	150%	11	181%
2 Hr, 9AM-5PM except Sat	6	1%	6	100%	6	106%
30 Min, 8AM-6PM	2	0%	3	0%	2	0%
2 Hr, 10AM-8PM, Loading Zone 7AM-10AM	0	0%	0	0%	0	0%
<b>Total</b>	<b>991</b>	<b>100%</b>	<b>827</b>	<b>83%</b>	<b>768</b>	<b>77%</b>

On-Street parking utilization was highest in the study area Sunday at 12:00pm. Lot 5 was nearly full during this time period. The lot was above 90% full at all time periods except for Thursday at 6:00pm.

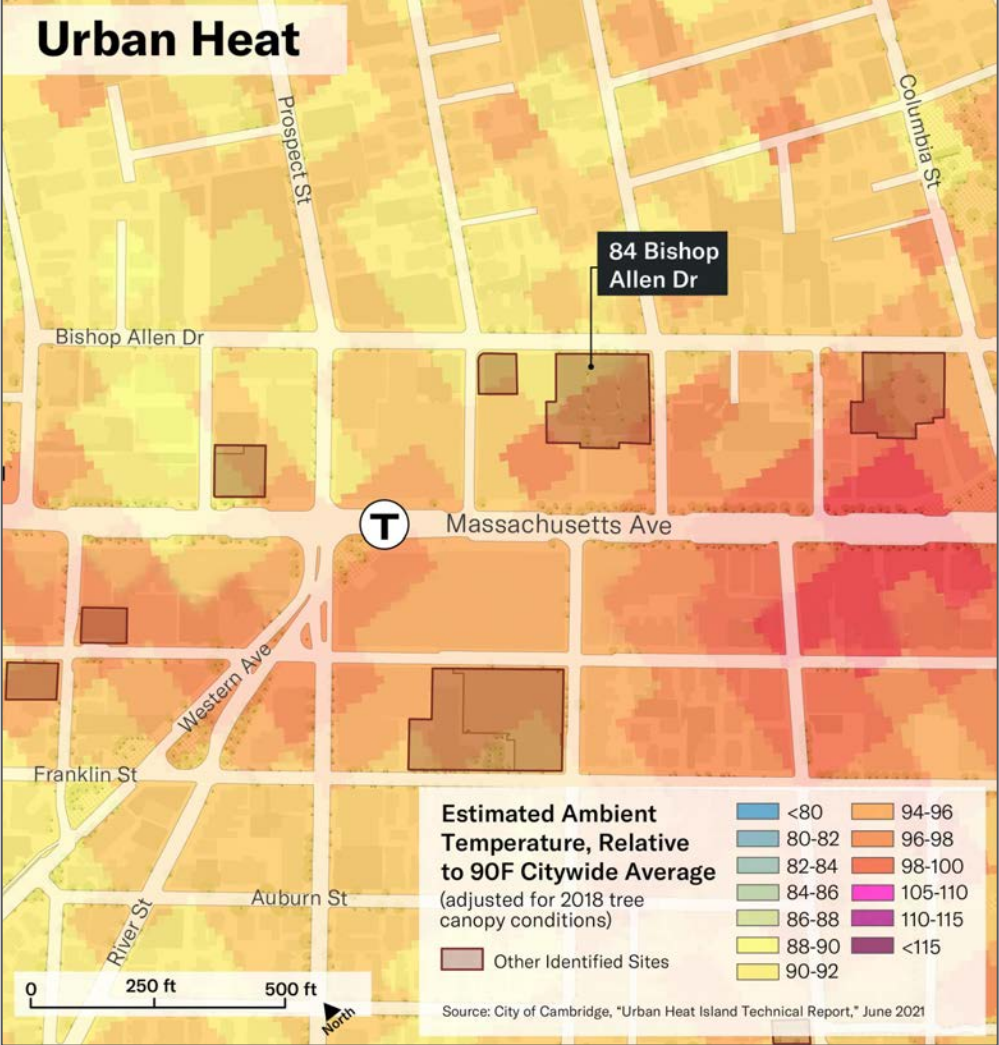




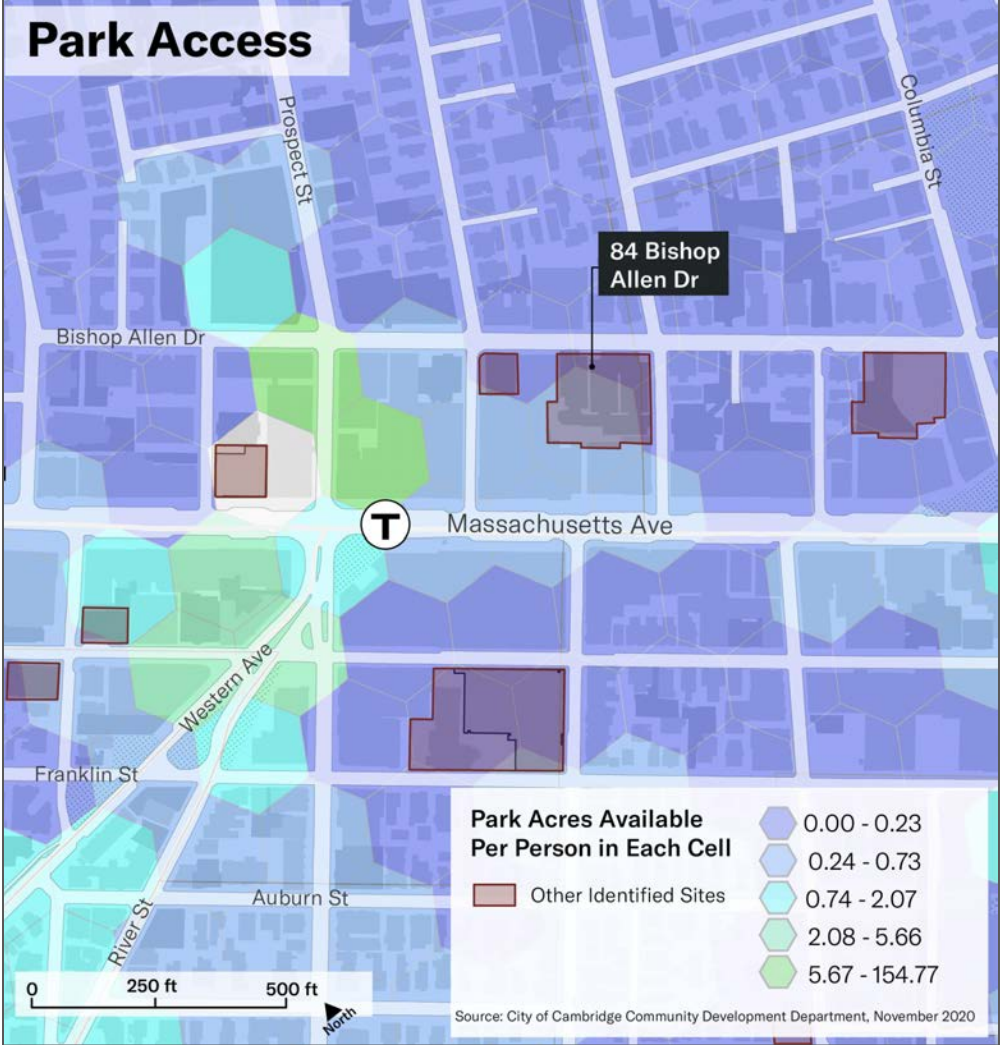
# Environmental Conditions



84 Bishop Allen Dr is at risk of precipitation flooding in the near future (2070). The northwestern side of the side, facing Bishop Allen Drive, has a 1% chance of flooding by 2070.

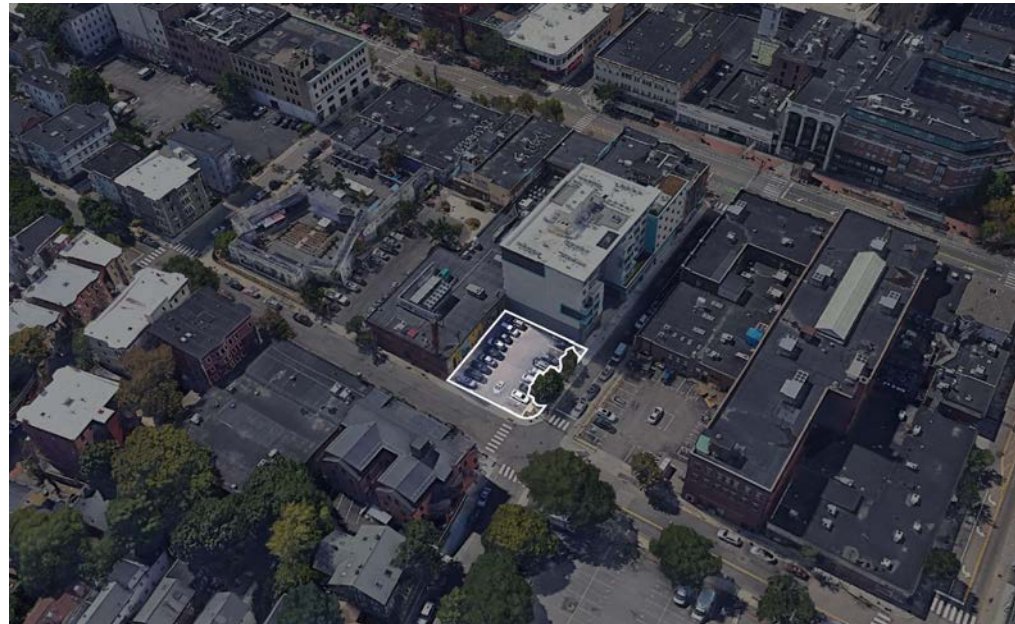
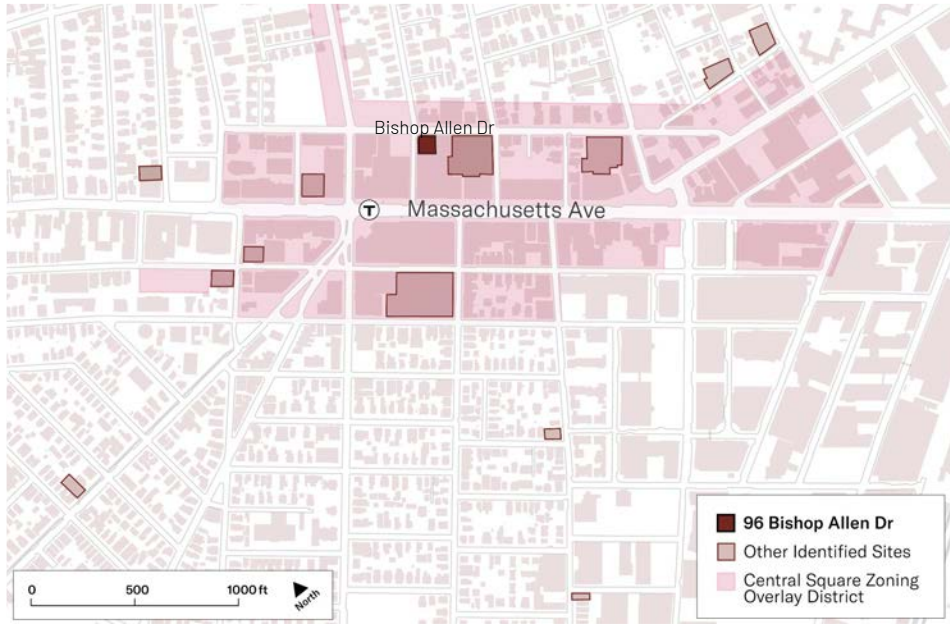


From 2009-2010 to 2018, 84 Bishop Allen Dr and its immediate surroundings, experienced ambient air temperatures at and above the citywide average (90F), ranging from 90F to 100F.



84 Bishop Allen Dr has low park access, ranging from 0 to 0.73 acres of park per person. Park access improves towards the west of the site.

**96 Bishop Allen Dr**



# 96 Bishop Allen Dr

## The Port

### Map Lot Number

90-55

### Owner

City of Cambridge  
(Parking Department)

### Current Use

Municipal Parking Lot 4

### Future Use

Unknown

### Site Description

A parking lot that serves the patrons of neighboring businesses, including the adjacent H Mart. The lot is flanked by a wall adorned by newly illustrated mural and faces a nonprofit row of office space, recently renovated / operated by the CRA.



**N/A**

Gross Building Area (sq ft)

**6,210**

Site Area (sq ft)

**\$2,764,700**

Assessed Value

**R2**

Zoning District

**N/A**

Number of Stories

**17**

Parking Spaces

**0.1M / 2 Min Walk**

Distance to nearest T-Station

**92.0%**

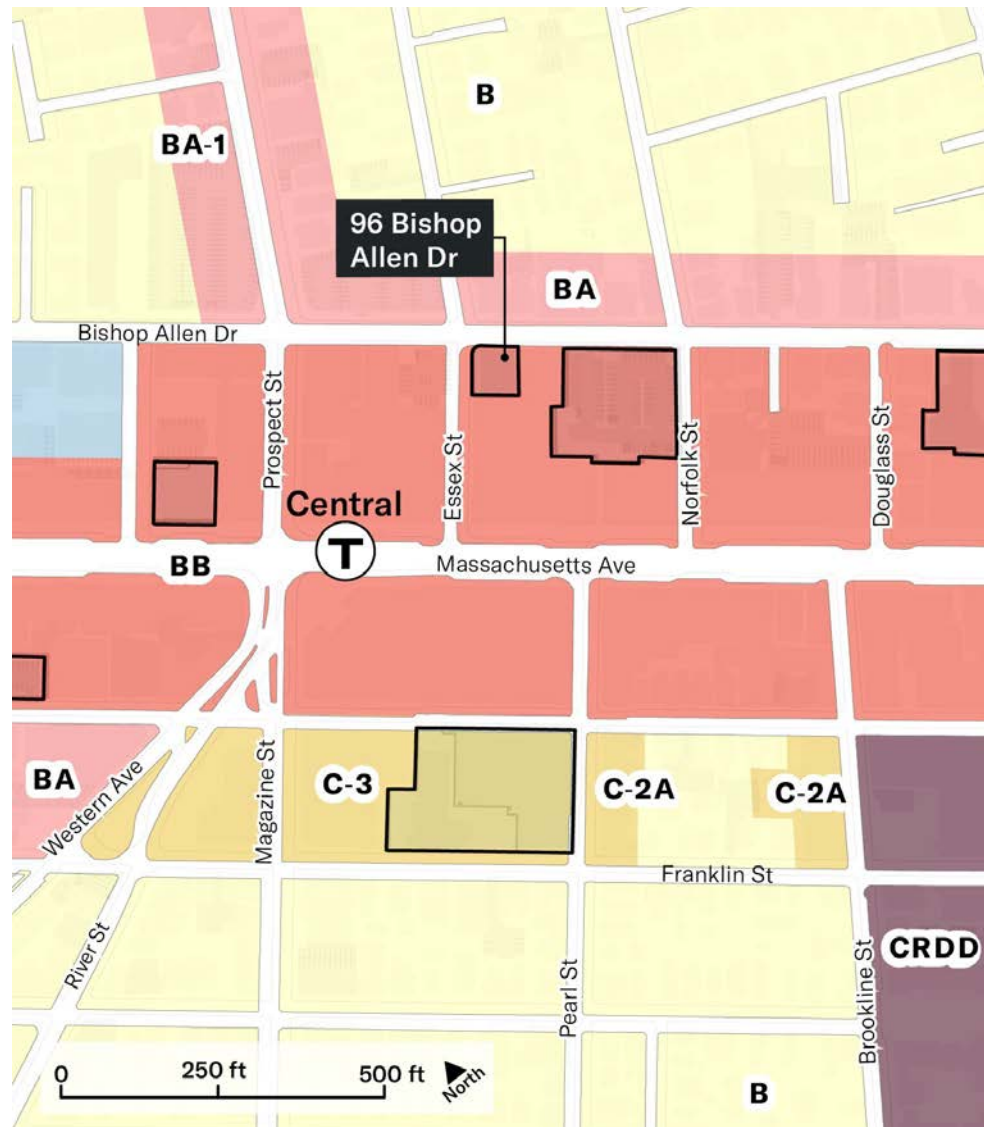
Impervious Surface

# Site Conditions

96 Bishop Allen Dr is a corner property with one vehicle entrance, along Bishop Allen Dr. The east perimeter of the parking lot is adorned with a vibrant mural. The west perimeter, is landscaped with grass and adolescent trees.

## Zoning

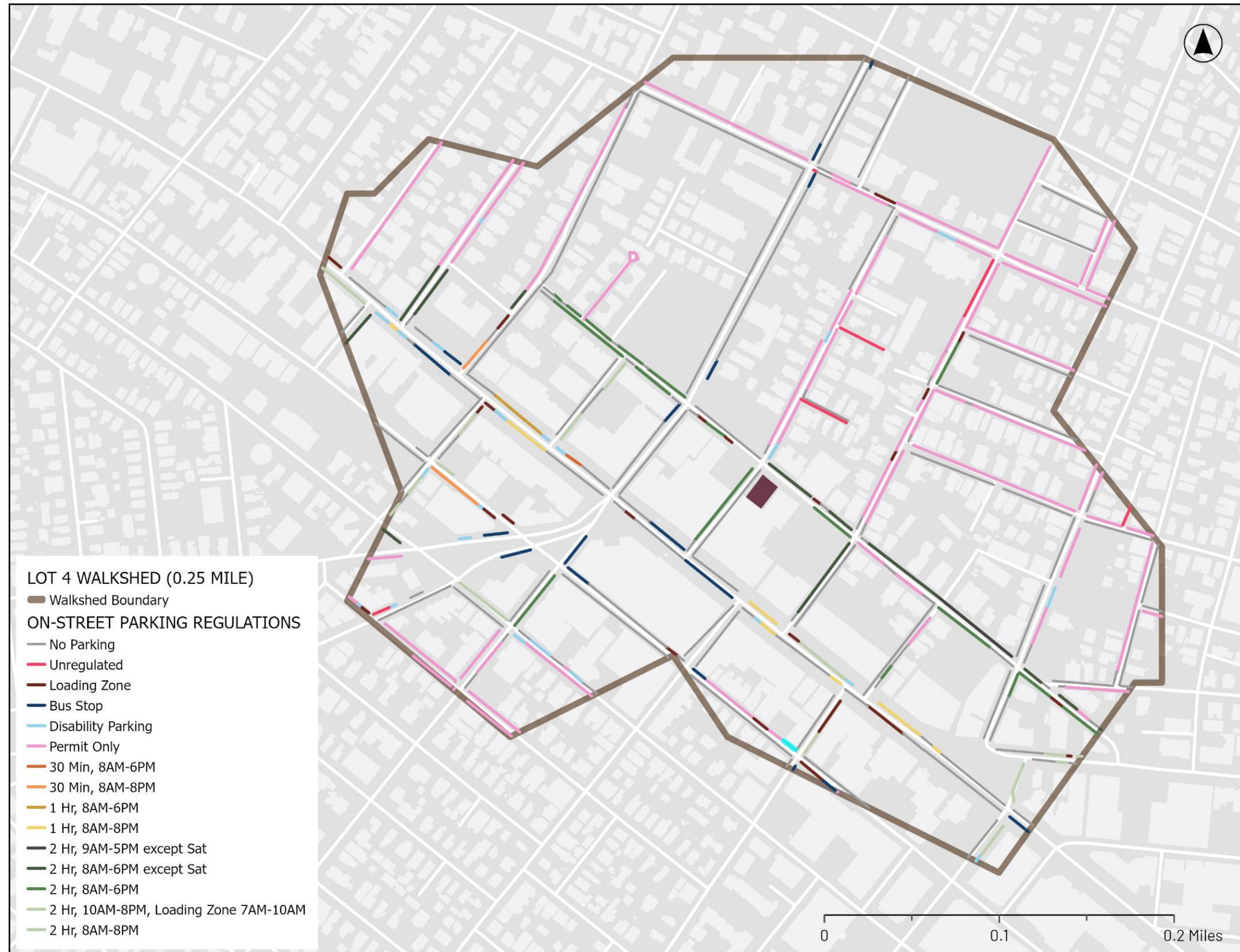
- Site zoning code: **Business (BB)**
- Neighbor zoning codes:
  - **Business (BA, BA-1, B), Open Space (OS), Residence (C-3, C-2A)**
- Within Central Square Overlay District: **YES**



# Parking Inventory

The majority of the 0.25 mile walkshed surrounding Lot 4 is dedicated to residential permit parking. The remaining on-street regulated parking is largely made up of 2-hour metered parking.

ON-STREET PARKING INVENTORY		
Regulation	Sum of Spaces	% of Spaces
Permit Only	652	69%
2 Hr, 8AM-6PM	80	9%
2 Hr, 8AM-6PM except Sat	70	7%
2 Hr, 8AM-8PM	50	5%
Disability Parking	25	3%
1 Hr, 8AM-8PM	25	3%
30 Min, 8AM-8PM	14	1%
1 Hr, 8AM-6PM	9	1%
Unregulated	6	1%
2 Hr, 9AM-5PM except Sat	6	1%
30 Min, 8AM-6PM	2	0%
2 Hr, 10AM-8PM, Loading Zone 7AM-10AM	0	0%
<b>Total</b>	<b>939</b>	<b>100%</b>

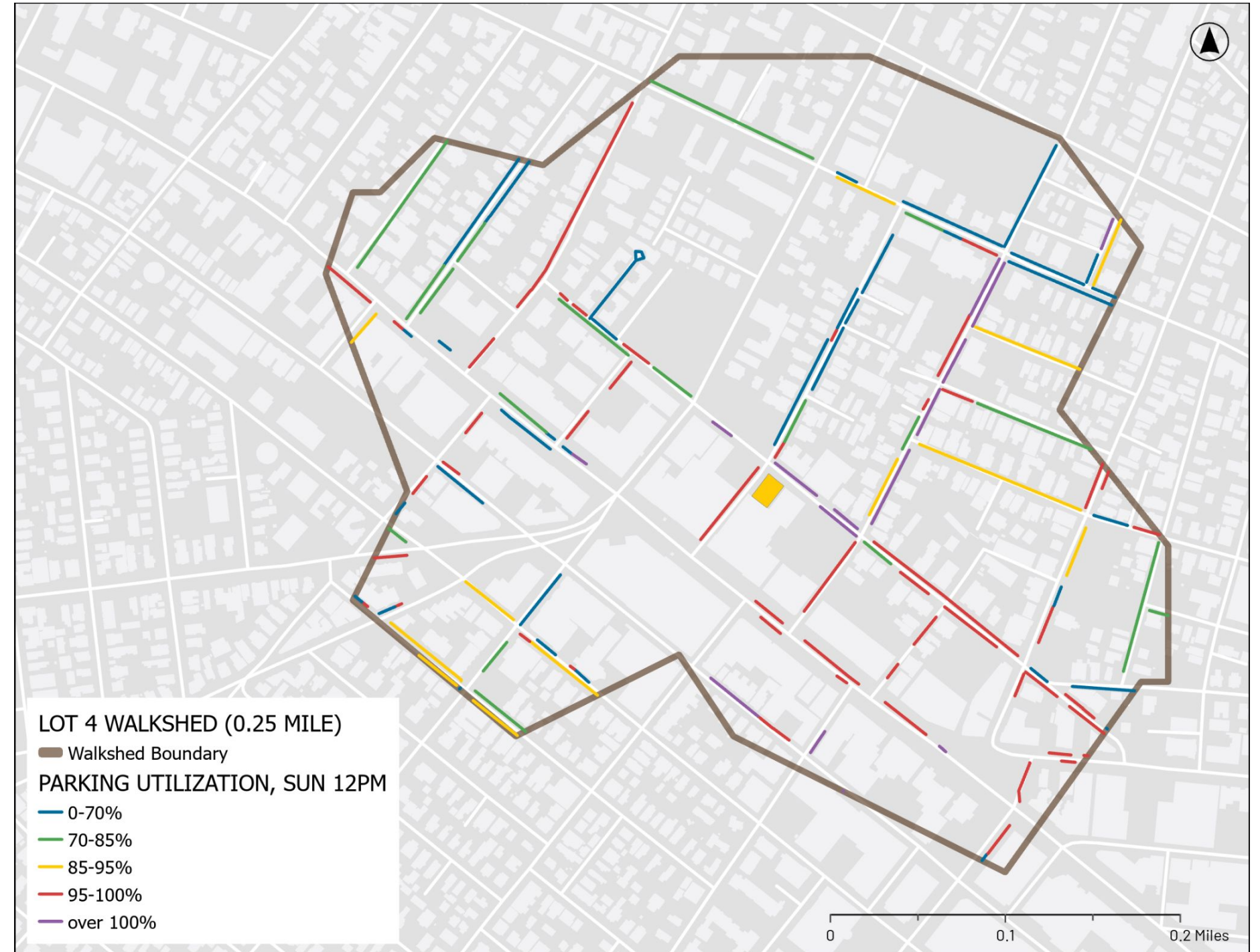


# Parking Utilization

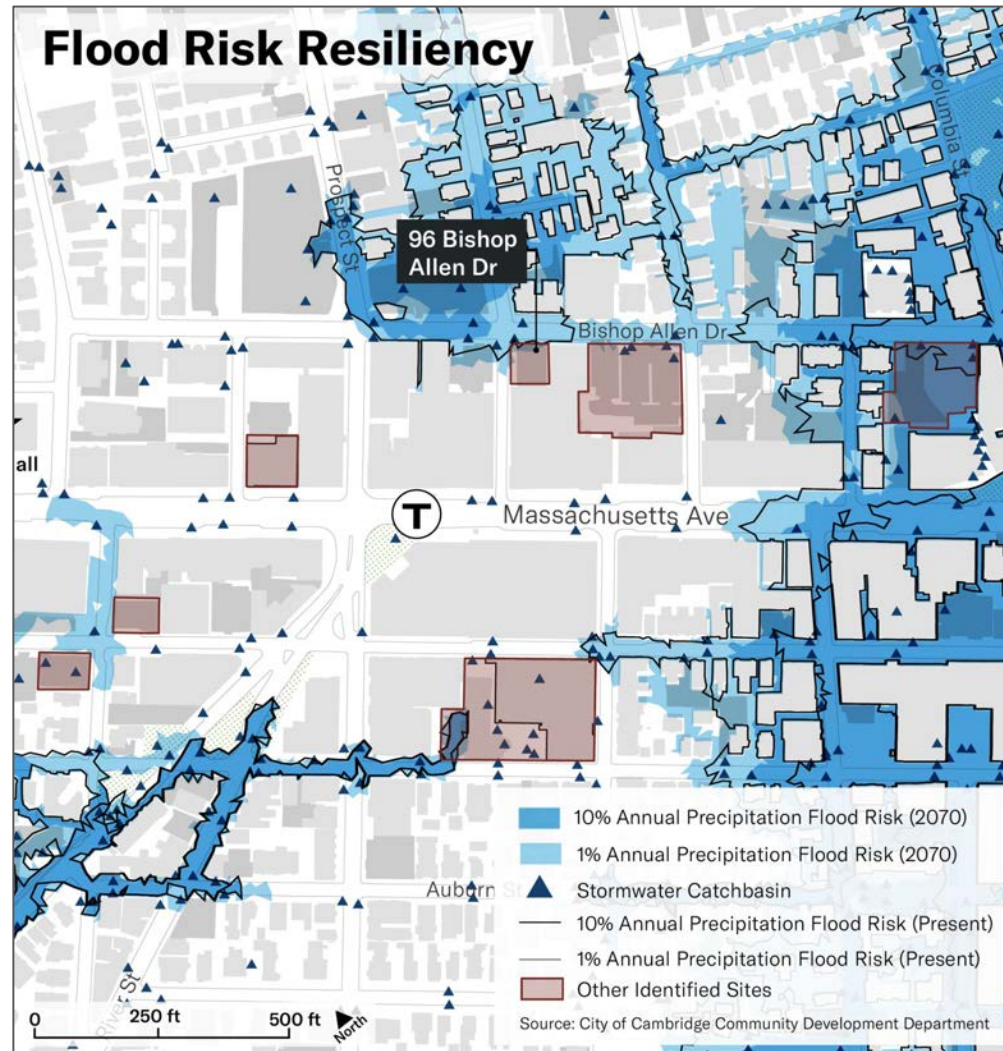
OFF-STREET PARKING UTILIZATION						
	Inventory		Sunday, 12 PM		Average	
	Sum of Spaces	Spaces Full	% Full	Spaces Full	% Full	
Lot 4	17	15	88%	15	83%	

ON-STREET PARKING UTILIZATION						
	Inventory		Sunday, 12 PM		Average	
Regulation	Sum of Spaces	% of Spaces	Spaces Full	% Full	Spaces Full	% Full
Permit Only	652	69%	508	78%	460	71%
2 Hr, 8AM-6PM	80	9%	80	100%	76	95%
2 Hr, 8AM-6PM except Sat	70	7%	65	93%	61	87%
2 Hr, 8AM-8PM	50	5%	49	98%	45	90%
Disability Parking	25	3%	11	44%	12	49%
1 Hr, 8AM-8PM	25	3%	23	92%	24	94%
30 Min, 8AM-8PM	14	1%	9	64%	9	64%
1 Hr, 8AM-6PM	9	1%	7	78%	7	76%
Unregulated	6	1%	8	133%	12	192%
2 Hr, 9AM-5PM except Sat	6	1%	6	100%	6	106%
30 Min, 8AM-6PM	2	0%	3	0%	2	0%
2 Hr, 10AM-8PM, Loading Zone 7AM-10AM	0	0%	0	0%	0	0%
<b>Total</b>	<b>939</b>	<b>100%</b>	<b>769</b>	<b>82%</b>	<b>714</b>	<b>76%</b>

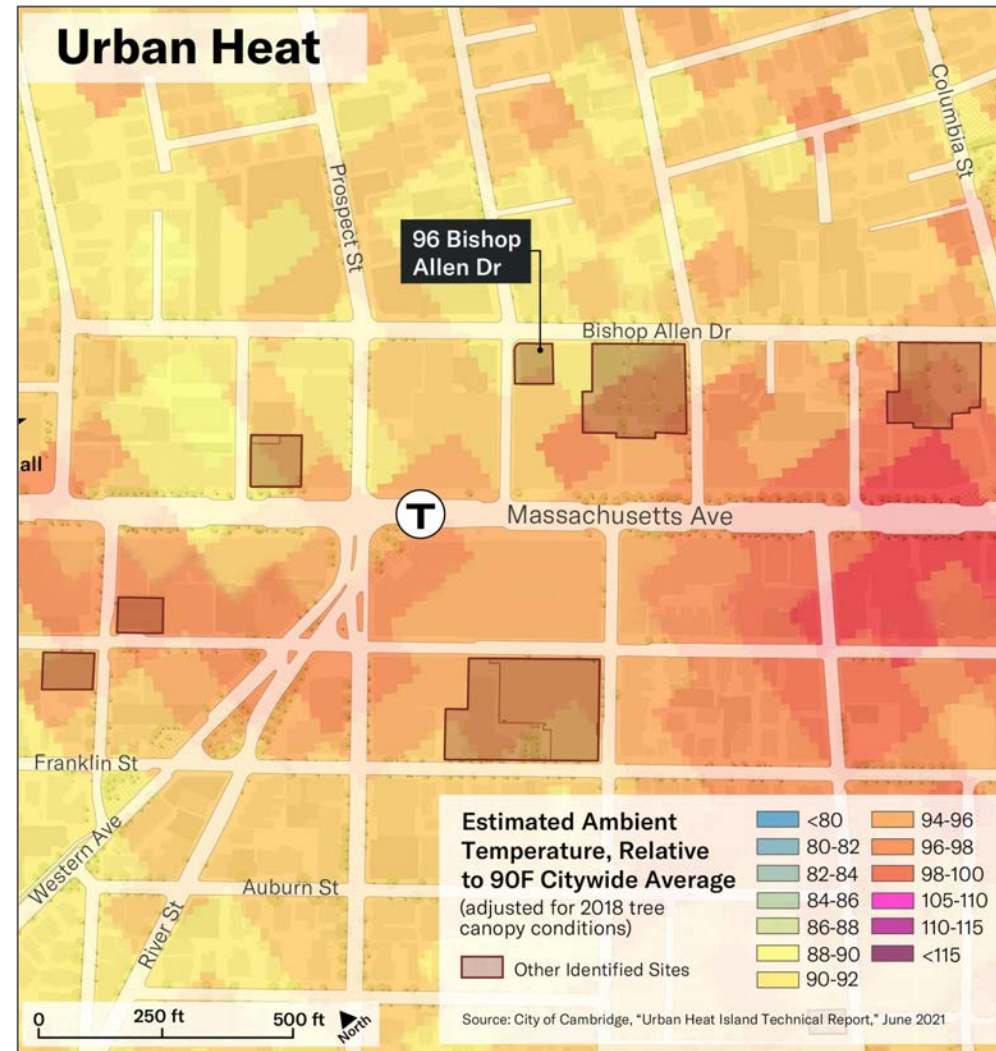
On-Street parking utilization was highest in the study area Sunday at 12:00pm. Occupancy of Lot 4 was slightly higher than the surrounding on-street parking during this time period. This trend was consistent across other time periods as well.



# Environmental Conditions



96 Bishop Allen Dr is at risk of precipitation flooding, today and in the near future (2023 - 2070). The northwestern side of the site, facing Bishop Allen Drive, has a 1% chance of flooding.



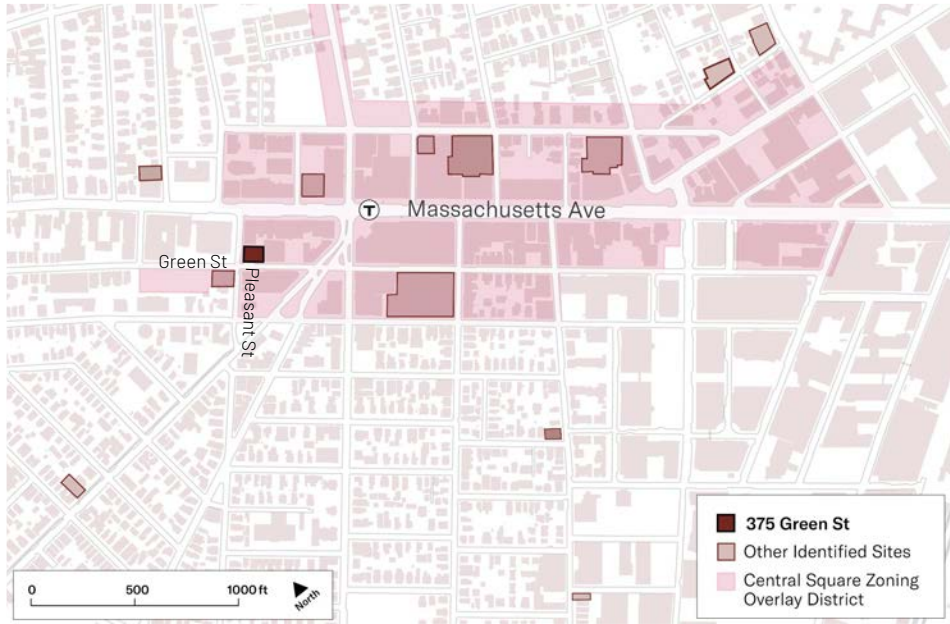
From 2009-2010 to 2018, 96 Bishop Allen Dr and its immediate surroundings, experienced ambient air temperatures at and above the citywide average (90F), ranging from 90F to 98F.



96 Bishop Allen Dr has low park access, ranging from 0 to 0.73 acres of park per person. Park access improves towards the west of the site.

**375 Green St**





# 375 Green St

## Riverside

### Map Lot Number

105-67

### Owner

City of Cambridge  
(Parking Department)

### Current Use

Municipal Parking Lot 8

### Future Use

Unknown

### Site Description

A parking lot, adjacent to the historic Clifton Merriman U.S. Post Office Building and Municipal Parking Lot 8. The neighborhood is predominantly commercial, speckled with various municipal, including Cambridge City Hall, and nonprofit service provider offices.



**N/A**

Gross Building Area (sq ft)

**6,436**

Site Area (sq ft)

**\$2,865,800**

Assessed Value

**BB-CSQ**

Zoning District

**N/A**

Number of Stories

**17**

Parking Spaces

**0.1M / 2** Min Walk

Distance to nearest T-Station

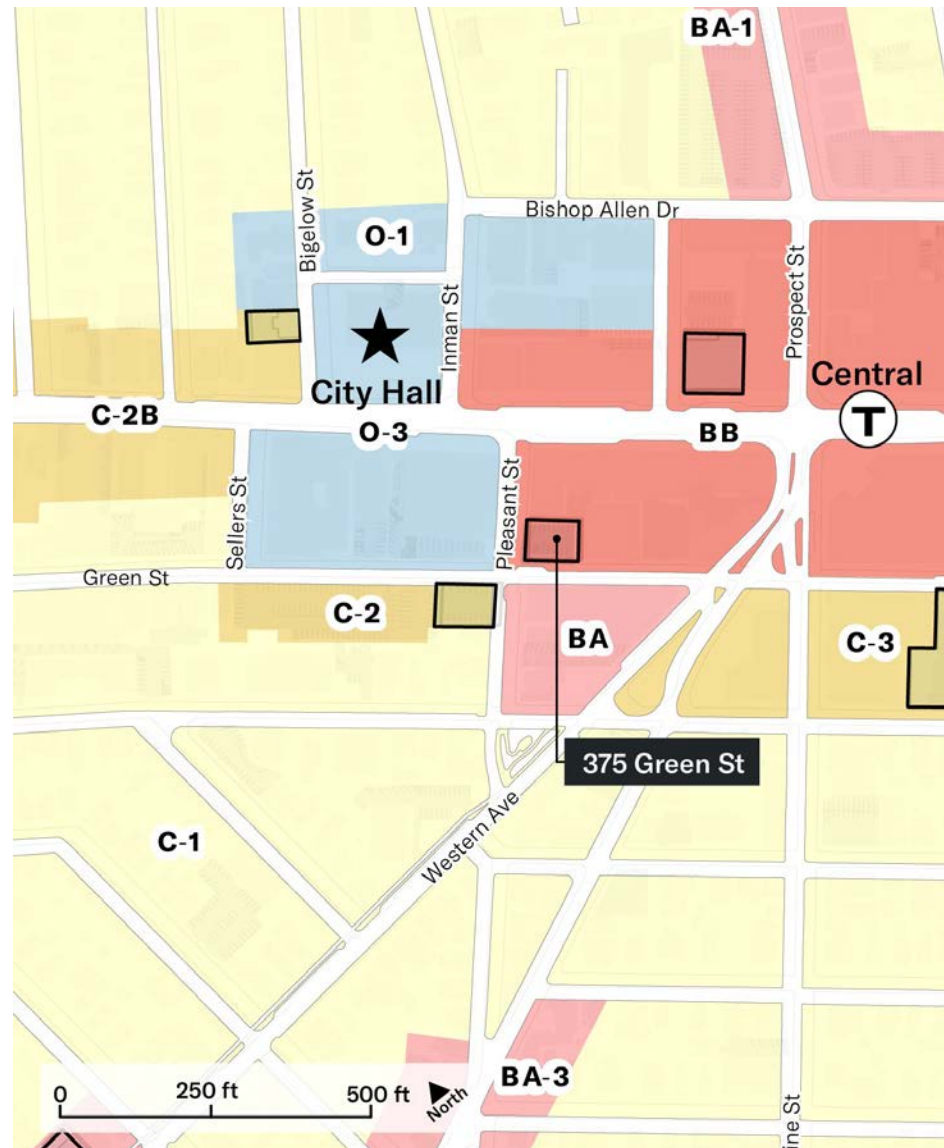
**100%**

Impervious Surface

# Site Conditions

## Zoning

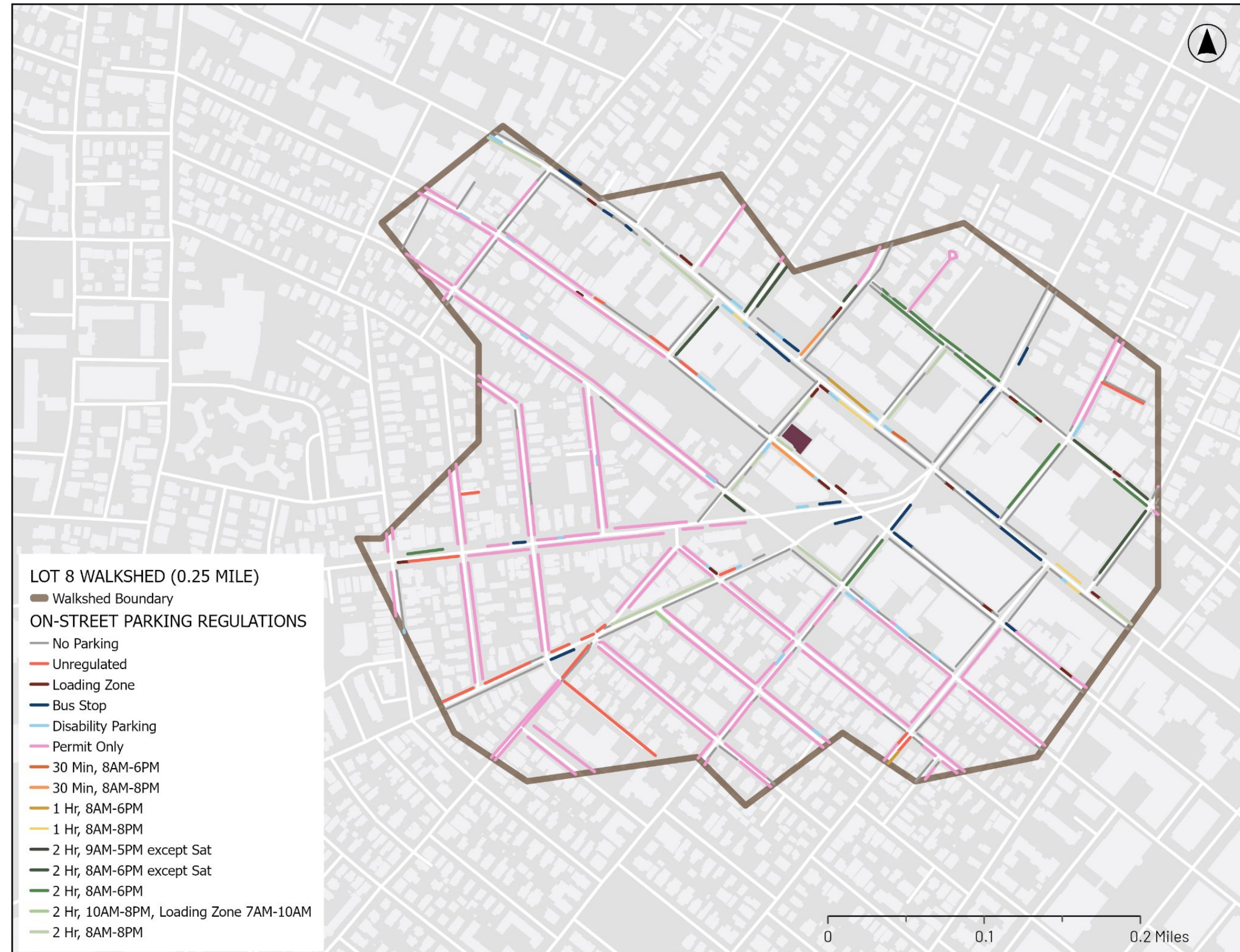
- Site zoning code: **Business (BA)**
- Neighbor zoning codes:
  - **Business (BA, BA-3), Residence (C-1, C-2, C-2B, C-2A)**
- Within Central Square Overlay District: **YES**



# Parking Inventory

The majority of the 0.25 mile walkshed surrounding Lot 8 is dedicated to residential permit parking. The remaining on-street regulated parking is largely made up of 2-hour metered parking. There is also a substantial number of unregulated spaces in this area.

ON-STREET PARKING INVENTORY		
Regulation	Sum of Spaces	% of Spaces
Permit Only	1051	79%
2 Hr, 8AM-6PM	59	4%
2 Hr, 8AM-6PM except Sat	53	4%
2 Hr, 8AM-8PM	46	3%
Unregulated	40	3%
Disability Parking	29	2%
1 Hr, 8AM-8PM	16	1%
30 Min, 8AM-8PM	14	1%
1 Hr, 8AM-6PM	14	1%
30 Min, 8AM-6PM	2	0%
2 Hr, 10AM-8PM, Loading Zone 7AM-10AM	2	0%
2 Hr, 9AM-5PM except Sat	0	0%
<b>Total</b>	<b>1326</b>	<b>100%</b>

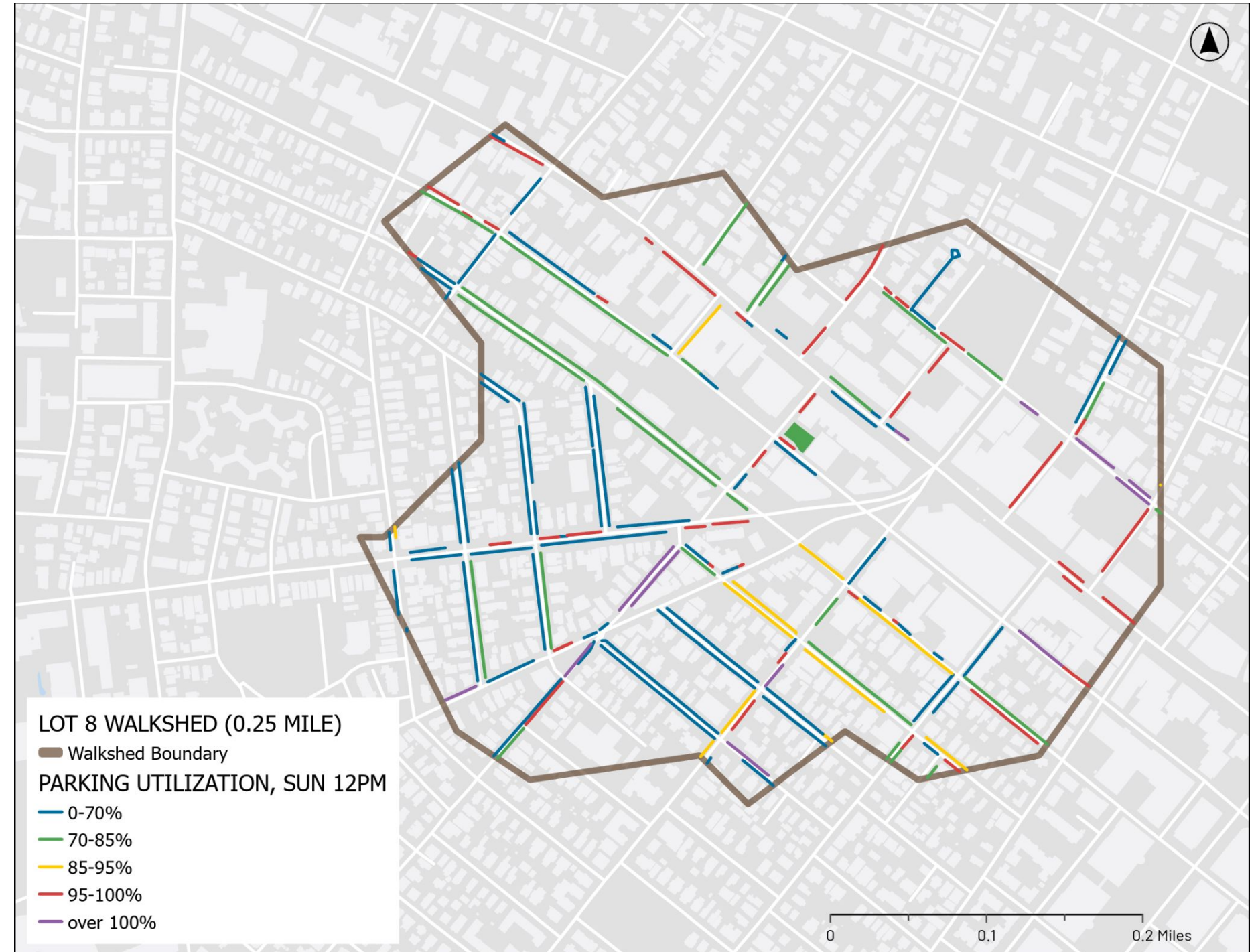


# Parking Utilization

OFF-STREET PARKING UTILIZATION						
	Inventory		Sunday, 12 PM		Average	
	Sum of Spaces	Spaces Full	% Full	Spaces Full	% Full	
Lot 8	17	14	82%	13	76%	

ON-STREET PARKING UTILIZATION						
	Inventory		Sunday, 12 PM		Average	
Regulation	Sum of Spaces	% of Spaces	Spaces Full	% Full	Spaces Full	% Full
Permit Only	1051	79%	743	71%	737	70%
2 Hr, 8AM-6PM	59	4%	55	93%	52	88%
2 Hr, 8AM-6PM except Sat	53	4%	50	94%	44	82%
2 Hr, 8AM-8PM	46	3%	49	107%	48	104%
Unregulated	40	3%	38	95%	41	102%
Disability Parking	29	2%	12	41%	13	44%
1 Hr, 8AM-8PM	16	1%	13	81%	14	86%
30 Min, 8AM-8PM	14	1%	9	64%	10	68%
1 Hr, 8AM-6PM	14	1%	11	79%	10	71%
30 Min, 8AM-6PM	2	0%	3	150%	2	108%
2 Hr, 10AM-8PM, Loading Zone 7AM-10AM	2	0%	0	0%	0	0%
2 Hr, 9AM-5PM except Sat	0	0%	0	0%	0	0%
<b>Total</b>	<b>1326</b>	<b>100%</b>	<b>983</b>	<b>74%</b>	<b>970</b>	<b>73%</b>

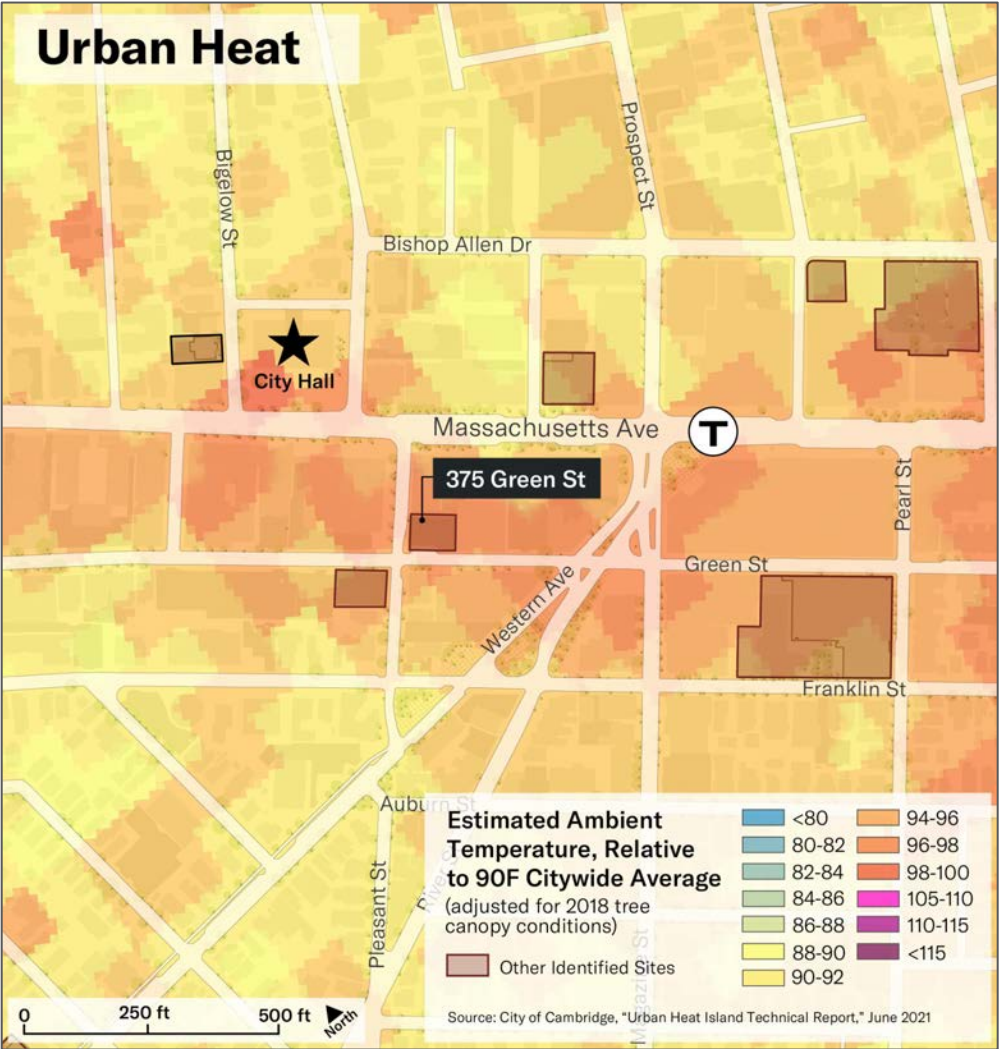
While On-Street parking utilization was highest in the broader study area Sunday at 12:00pm, utilization around Lot 8 was generally higher during weekday periods than weekend periods. Occupancy of Lot 8 was slightly higher than the surrounding on-street parking.



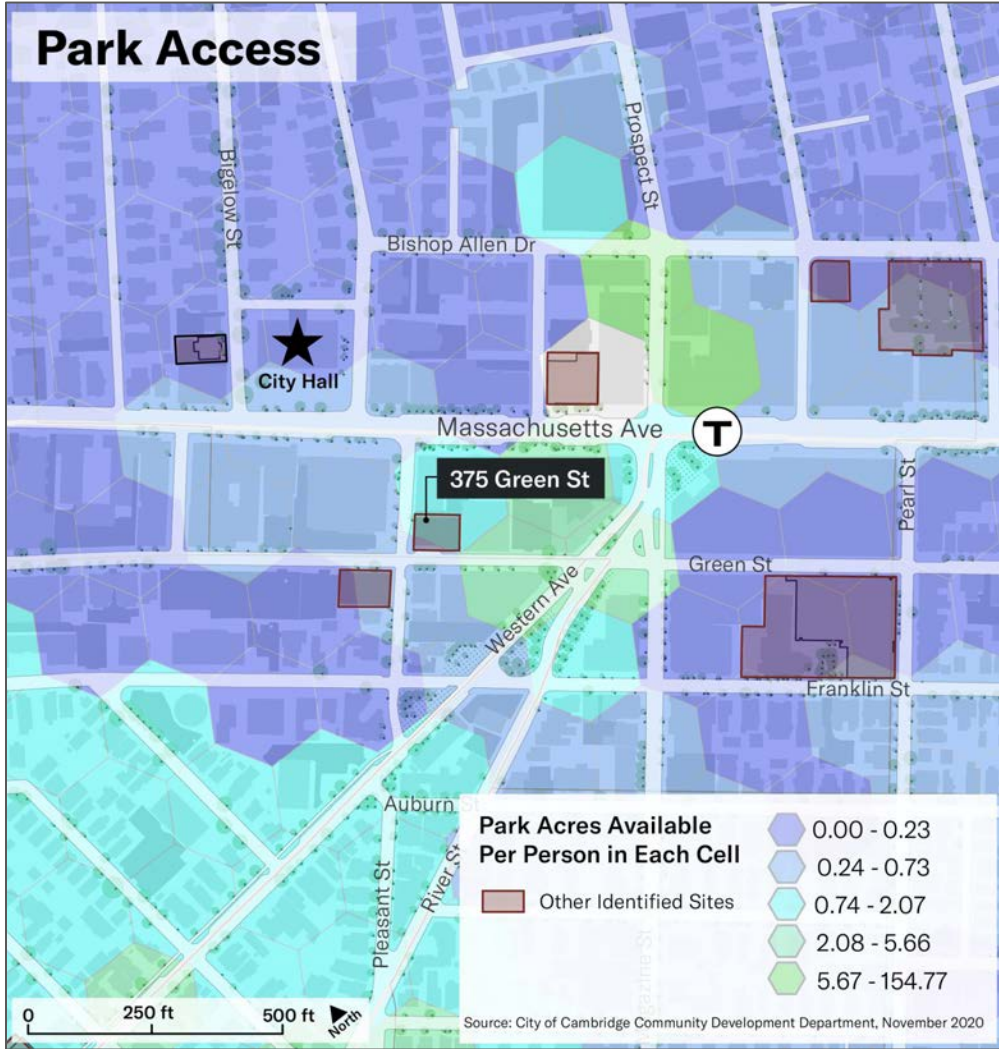
# Environmental Conditions



375 Green St may be at risk of precipitation flooding in the near future (2070). The northeastern side of the site, alongside Pleasant St, has a 1% chance of flooding by 2070.

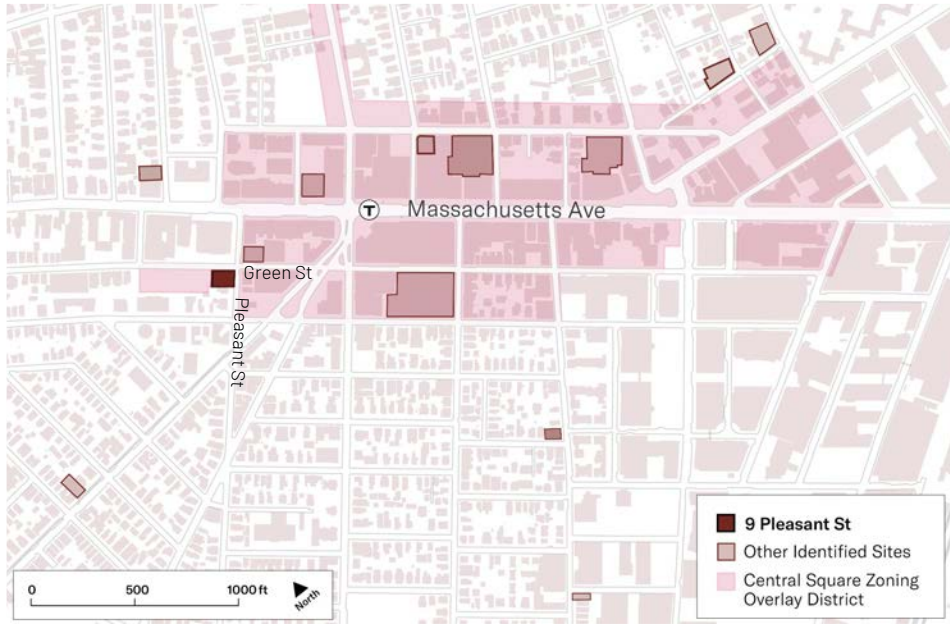


From 2009-2010 to 2018, 375 Green St and its immediate surroundings, experienced ambient air temperatures at and above the citywide average (90F), ranging from 90 to 100F.



375 Green St has average park access, ranging from 0.24 to 0.73 in its immediate vicinity. It is flanked, along the south and east side, by high park access.

**9 Pleasant St**



# 9 Pleasant St

## Riverside

**Map Lot Number**  
119-51

**Owner**  
City of Cambridge

**Current Use**  
Municipal Parking Lot 9

**Future Use**  
Unknown

### Site Description

A parking lot, adjacent to the historic Clifton Merriman U.S. Post Office Building and across the street from Municipal Parking Lot 8. The neighborhood is predominantly commercial, speckled with various municipal, including Cambridge City Hall, and nonprofit service provider offices.



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

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

**\$2112,100**  
Assessed Value

**C-2**  
Zoning District

**N/A**  
Number of Stories

**17**  
Parking Spaces

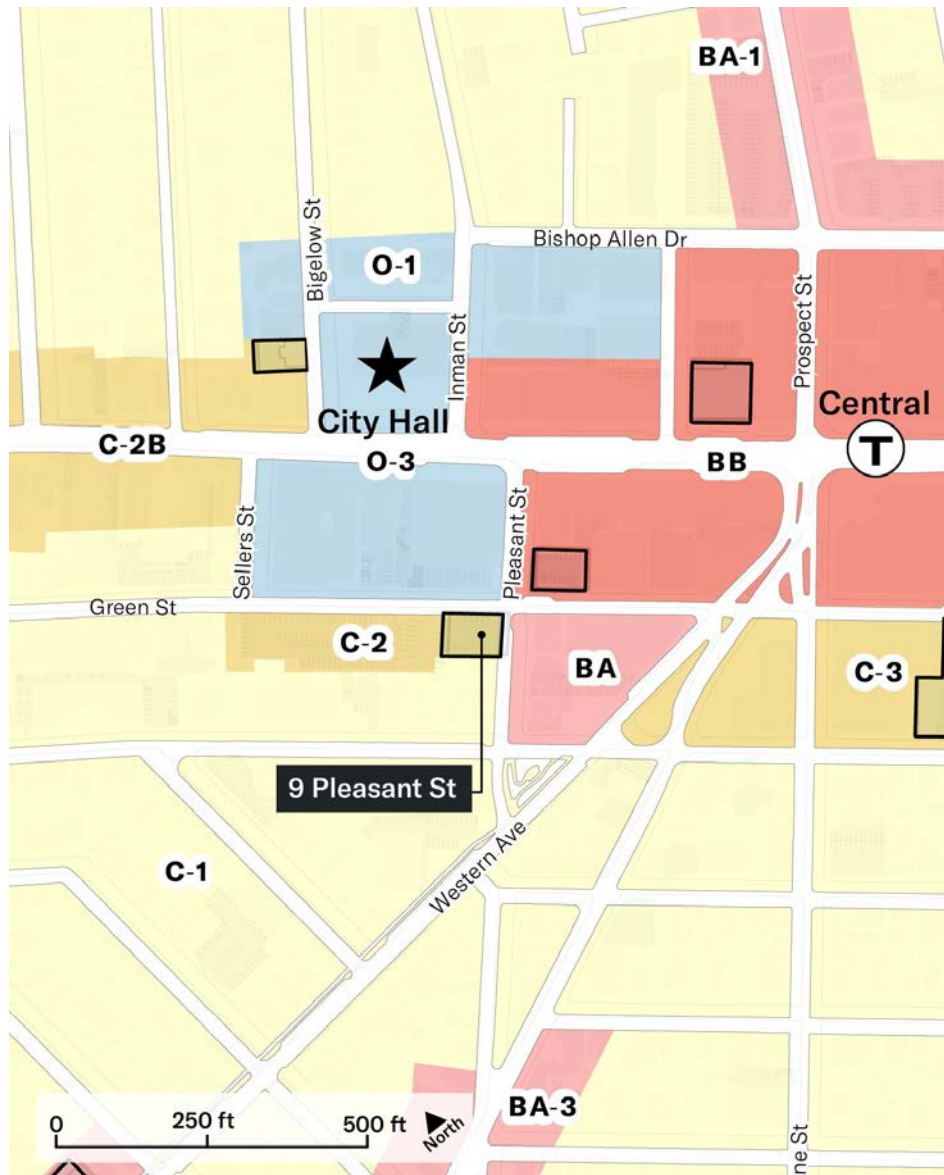
**427 ft / 2 Min Walk**  
Distance to nearest T-Station

**96.0%**  
Impervious Surface

# Site Conditions

## Zoning

- Site zoning code: **Residence (C-2)**
- Neighbor zoning codes:
  - **Business (BA, BA-1, BA-3, BB), Residence (C-1, C-2B, C-3), and Office (O-1, O-3)**
- Within Central Square Overlay District: **YES**

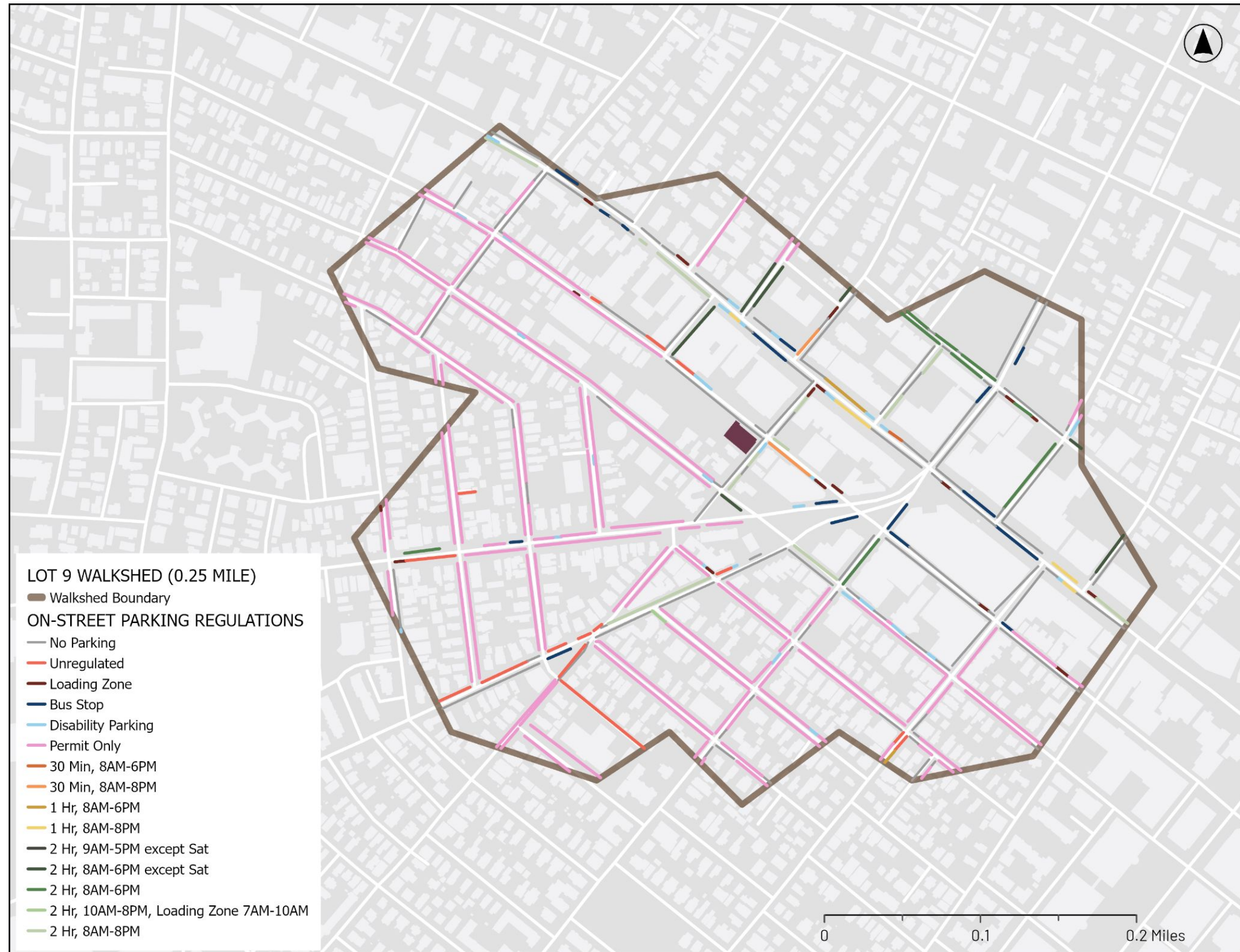




# Parking Inventory

The majority of the 0.25 mile walkshed surrounding Lot 9 is dedicated to residential permit parking. The remaining on-street regulated parking is largely made up of 2-hour metered parking. There is also a substantial number of unregulated spaces in this area.

ON-STREET PARKING INVENTORY		
Regulation	Sum of Spaces	% of Spaces
Permit Only	1027	80%
2 Hr, 8AM-6PM	51	4%
2 Hr, 8AM-6PM except Sat	49	4%
2 Hr, 8AM-8PM	46	4%
Unregulated	40	3%
Disability Parking	29	2%
1 Hr, 8AM-8PM	16	1%
30 Min, 8AM-8PM	14	1%
1 Hr, 8AM-6PM	14	1%
30 Min, 8AM-6PM	2	0%
2 Hr, 10AM-8PM, Loading Zone 7AM-10AM	2	0%
2 Hr, 9AM-5PM except Sat	0	0%
<b>Total</b>	<b>1290</b>	<b>100%</b>

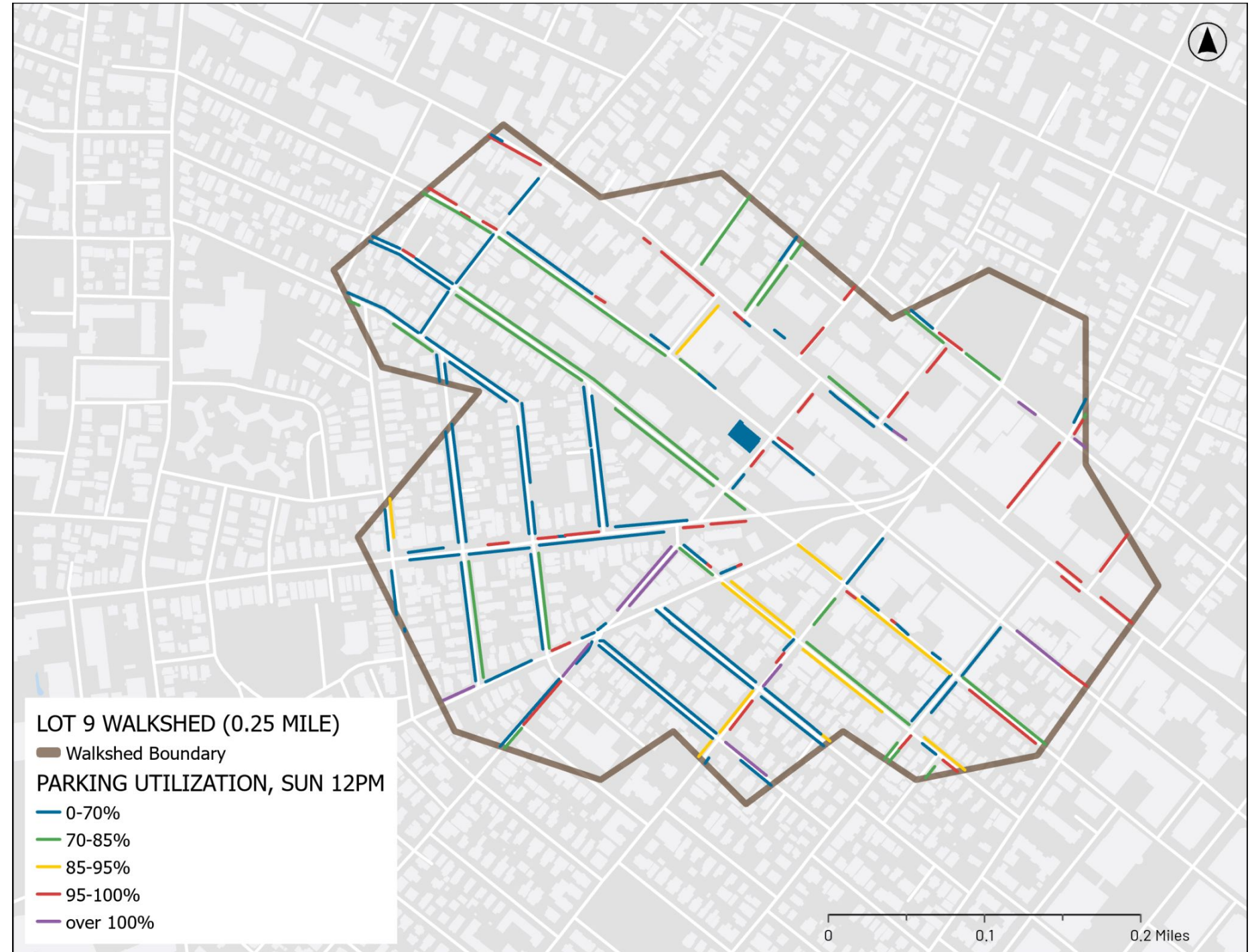


# Parking Utilization

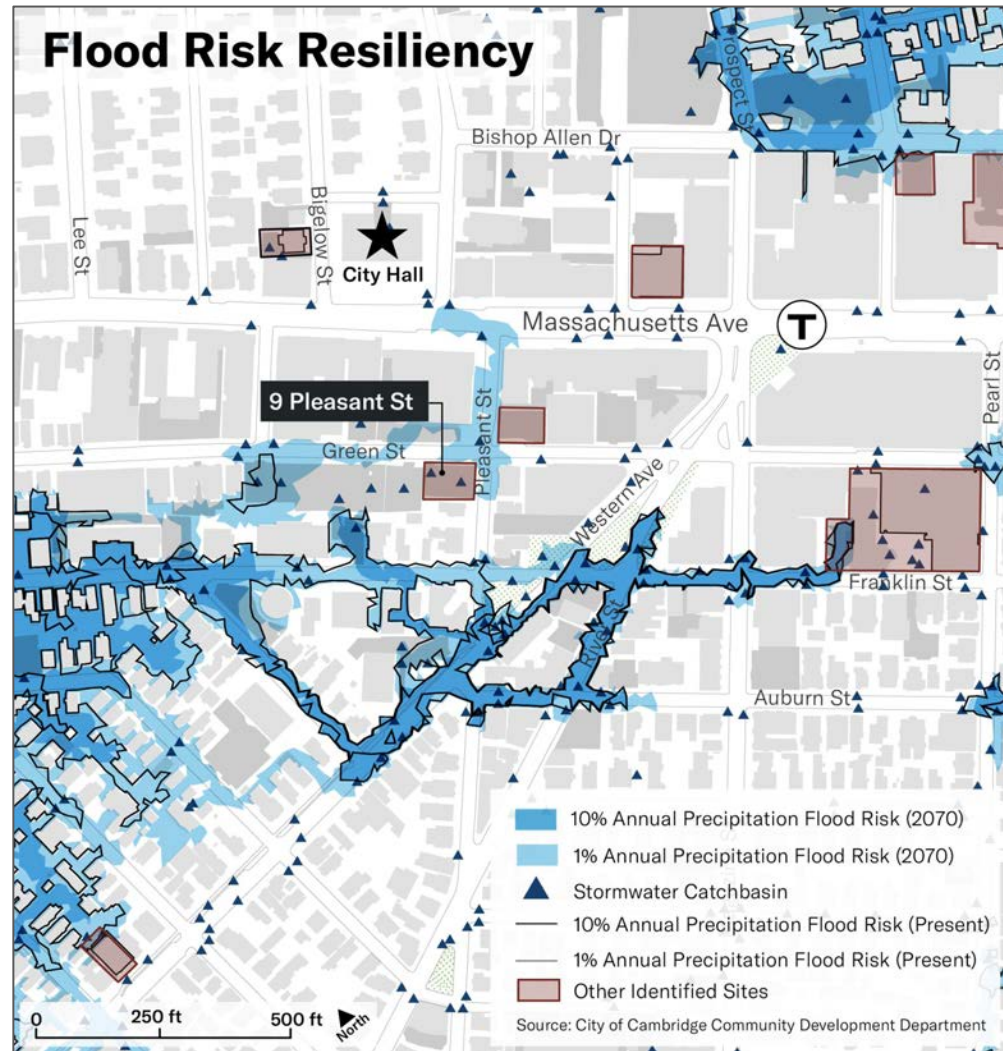
OFF-STREET PARKING UTILIZATION						
	Inventory		Sunday, 12 PM		Average	
	Sum of Spaces	Spaces Full	% Full	Spaces Full	% Full	
Lot 9	17	11	65%	9	53%	

ON-STREET PARKING UTILIZATION						
	Inventory		Sunday, 12 PM		Average	
Regulation	Sum of Spaces	% of Spaces	Spaces Full	% Full	Spaces Full	% Full
Permit Only	1027	80%	718	70%	708	69%
2 Hr, 8AM-6PM	51	4%	46	90%	43	85%
2 Hr, 8AM-6PM except Sat	49	4%	45	92%	39	80%
2 Hr, 8AM-8PM	46	4%	49	107%	48	104%
Unregulated	40	3%	38	95%	40	99%
Disability Parking	29	2%	12	41%	13	44%
1 Hr, 8AM-8PM	16	1%	13	81%	14	86%
30 Min, 8AM-8PM	14	1%	9	64%	10	68%
1 Hr, 8AM-6PM	14	1%	11	79%	10	71%
30 Min, 8AM-6PM	2	0%	3	150%	2	108%
2 Hr, 10AM-8PM, Loading Zone 7AM-10AM	2	0%	0	0%	0	0%
2 Hr, 9AM-5PM except Sat	0	0%	0	0%	0	0%
<b>Total</b>	<b>1290</b>	<b>100%</b>	<b>944</b>	<b>73</b>	<b>926</b>	<b>72%</b>

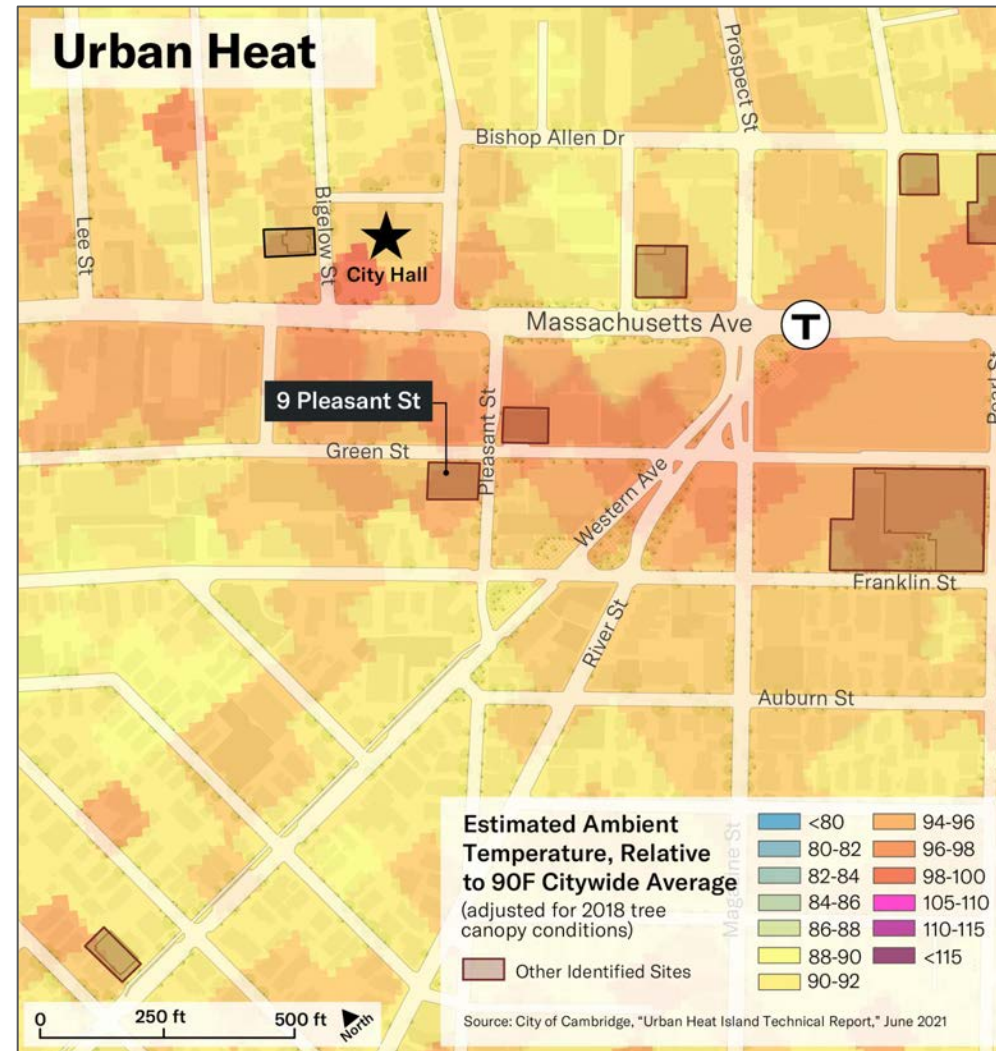
While On-Street parking utilization was highest in the broader study area Sunday at 12:00pm, utilization around Lot 9 was generally higher during weekday periods than weekend periods. Occupancy of Lot 9 was much lower on average than the surrounding on-street parking.



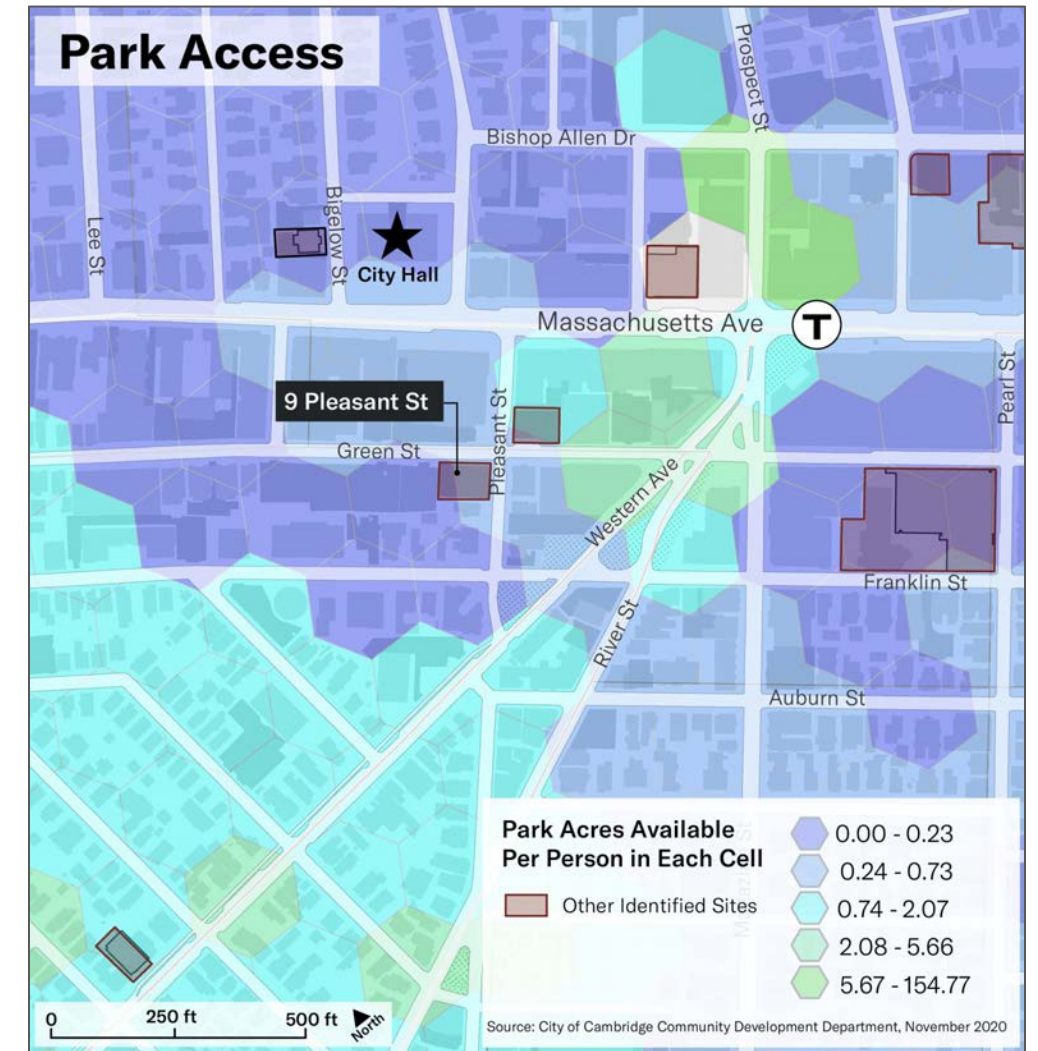
# Environmental Conditions



9 Pleasant St may be at risk of precipitation flooding in the near future (2070). The northern side of the site, alongside Pleasant St, has a 1% chance of flooding by 2070.

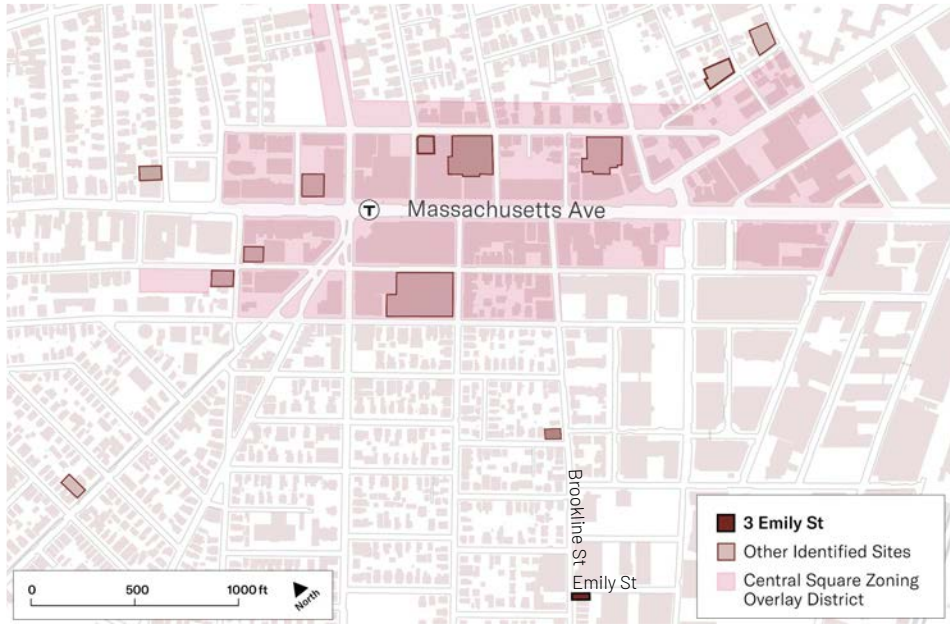


From 2009-2010 to 2018, 9 Pleasant St and its immediate surroundings, experienced ambient air temperatures significantly above the citywide average (90F), ranging from 96 to 105F.



9 Pleasant St has above average park access, ranging from 0.74 to 154.77 acres of park per person.

**3 Emily St**



# 3 Emily St

## Cambridgeport

**Map Lot Number**  
95-68

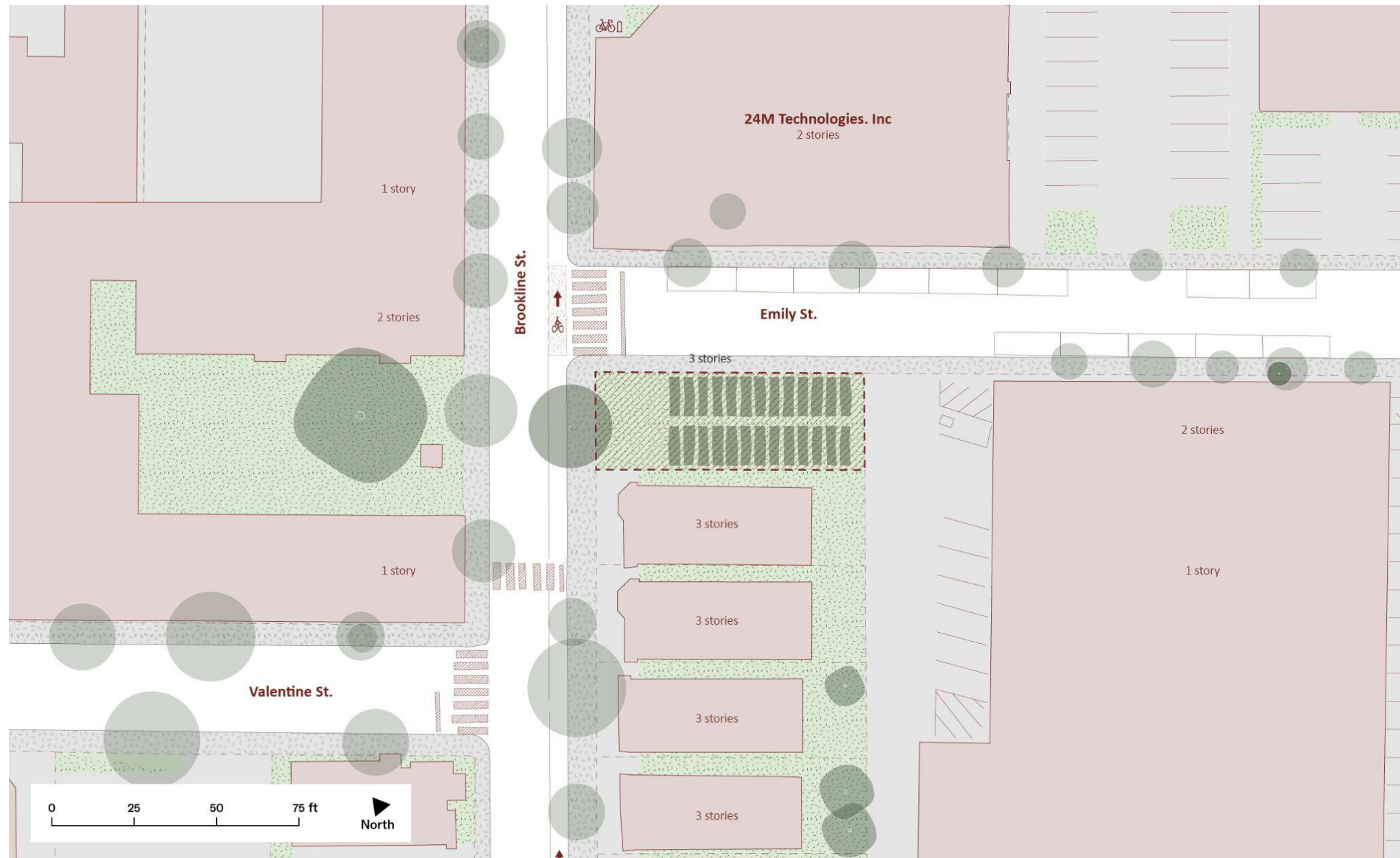
**Owner**  
City of Cambridge

**Current Use**  
Community Garden

**Future Use**  
Community Garden

### Site Description

Originally owned by MIT, this site has served as a community garden for over a decade. Upon receiving ownership, the city leased the land to community members, who continue to tend to the land. The garden is located in a predominantly residential neighborhood, adjacent to an MIT educational building and small corporate offices.



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

**2,296**  
Site Area (sq ft)

**\$101,900**  
Assessed Value

**SD-9**  
Zoning District

**N/A**  
Number of Stories

**N/A**  
Parking Spaces

**0.4<sub>M</sub> / 9 Min Walk**  
Distance to nearest T-Station

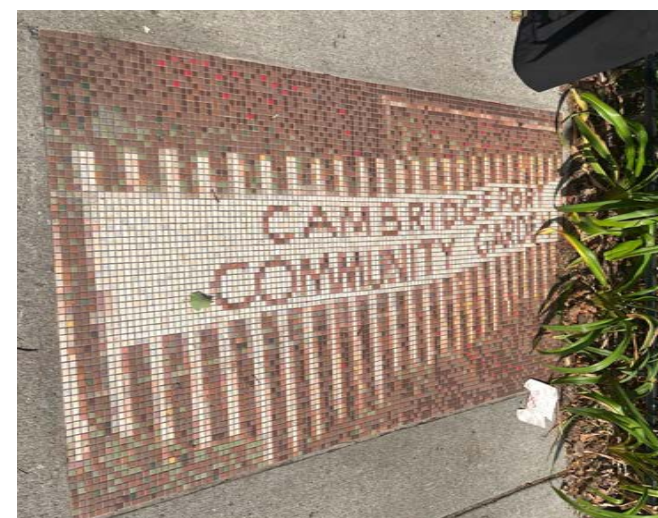
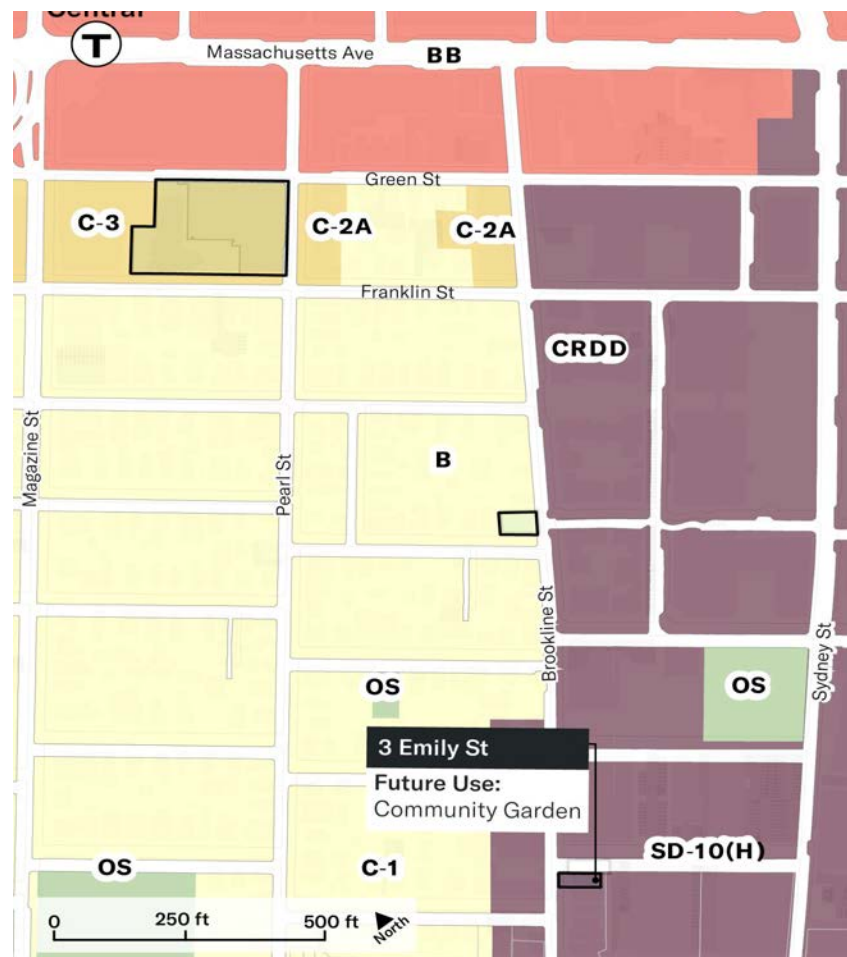
**3.8%**  
Impervious Surface

# Site Conditions

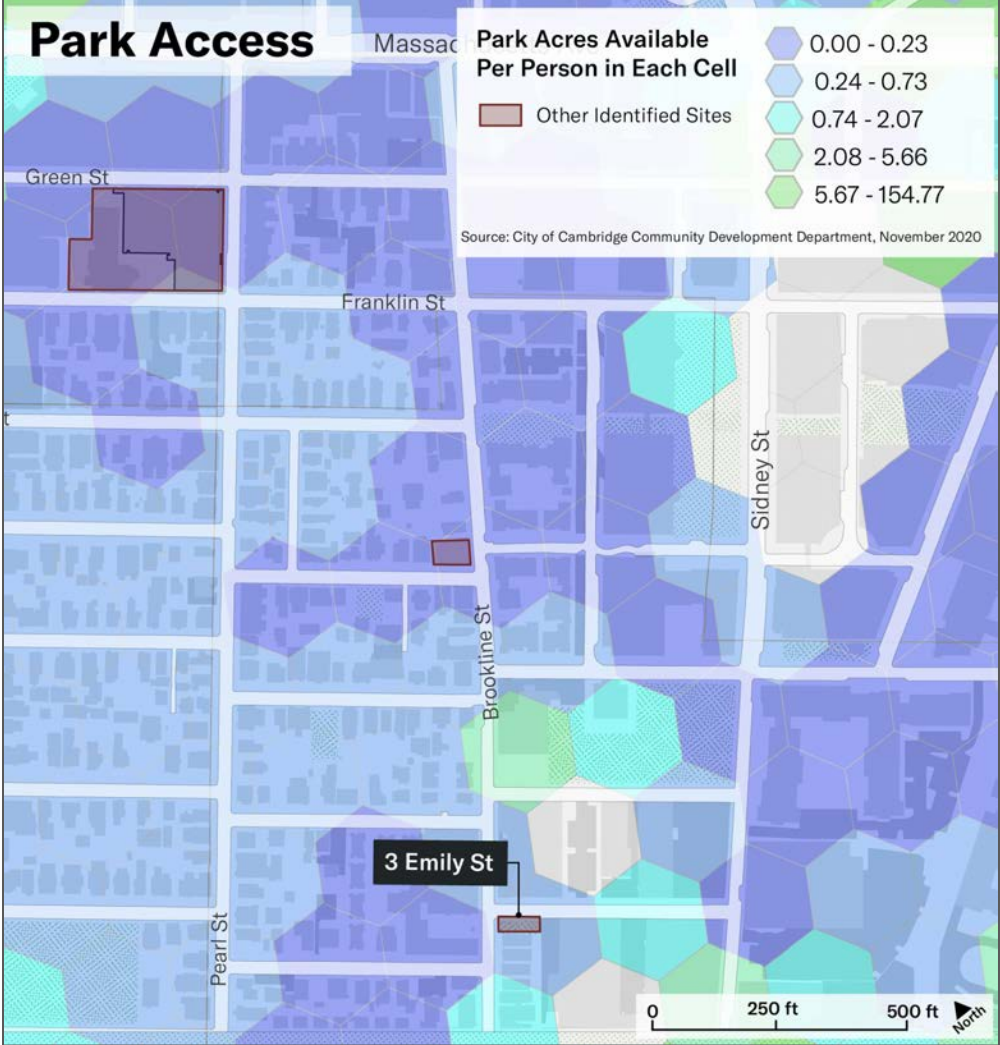
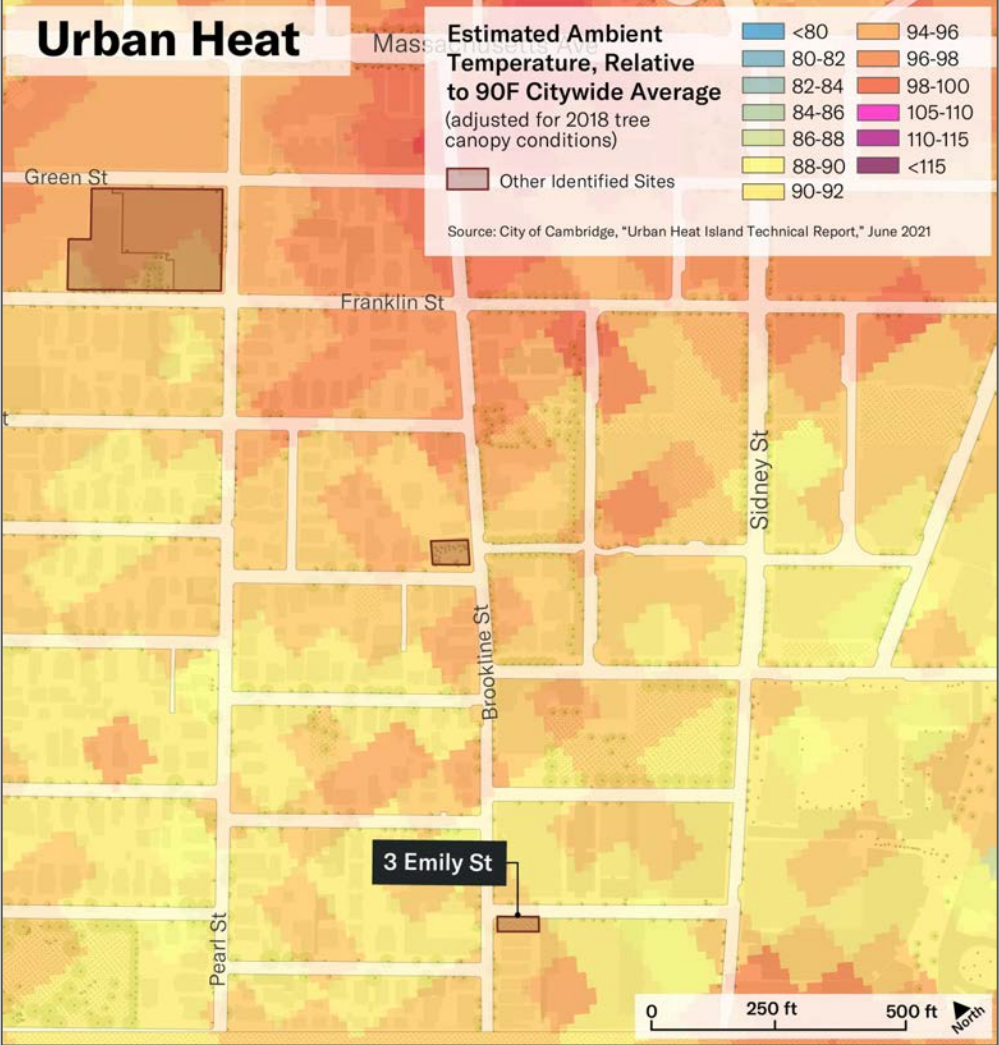
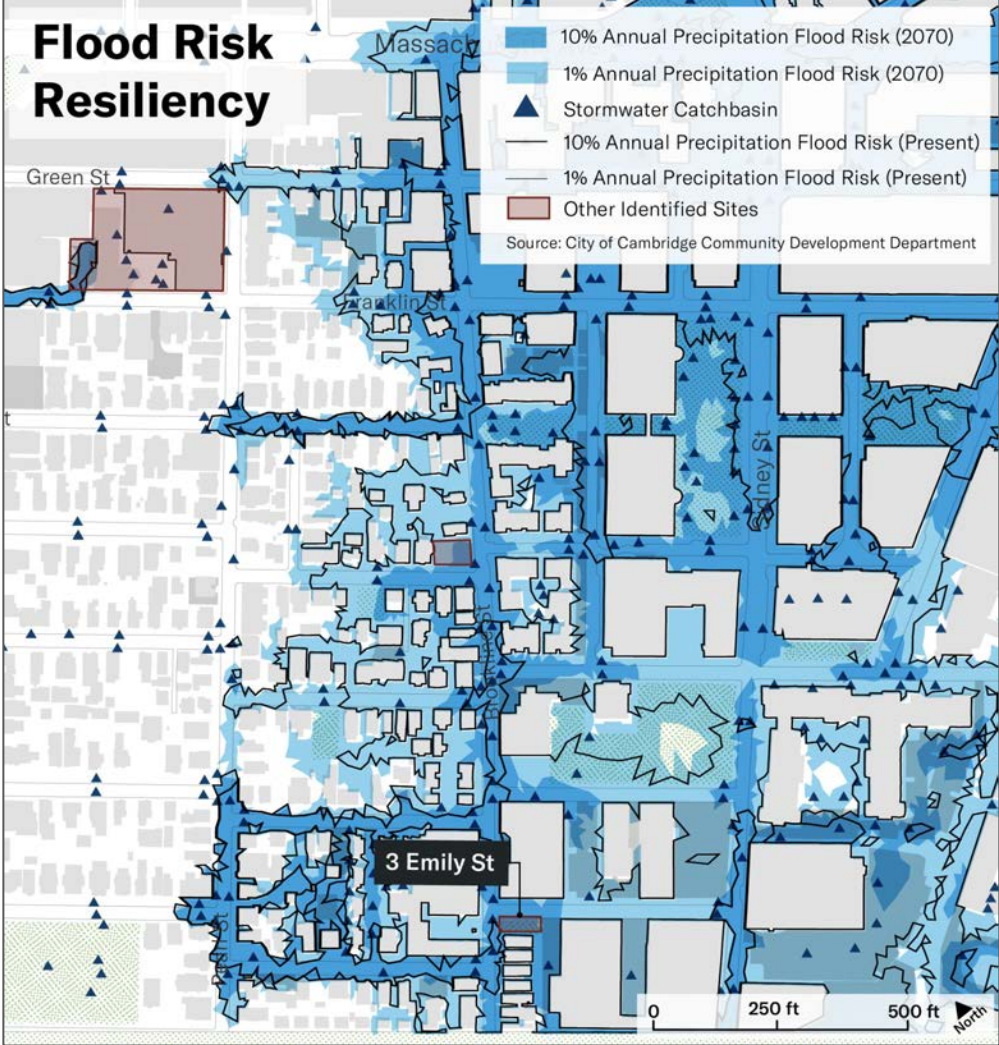
3 Emily St is a corner property, currently used as a community garden. The perimeter is gated with an entrance facing Brookline St, and demarcated with floor tiling that identifies the lot as the Cambridgeport Community Garden.

## Zoning

- Site zoning code: **Special District (SD-9)**
- Neighbor zoning codes:
  - **Business (B), Cambridgeport Revitalization Development District (CRDD), Open Space (OS), Residence (C-2A), Special Districts (SD-8, SD-10(H))**
- Within Central Square Overlay District: **NO**



# Environmental Conditions



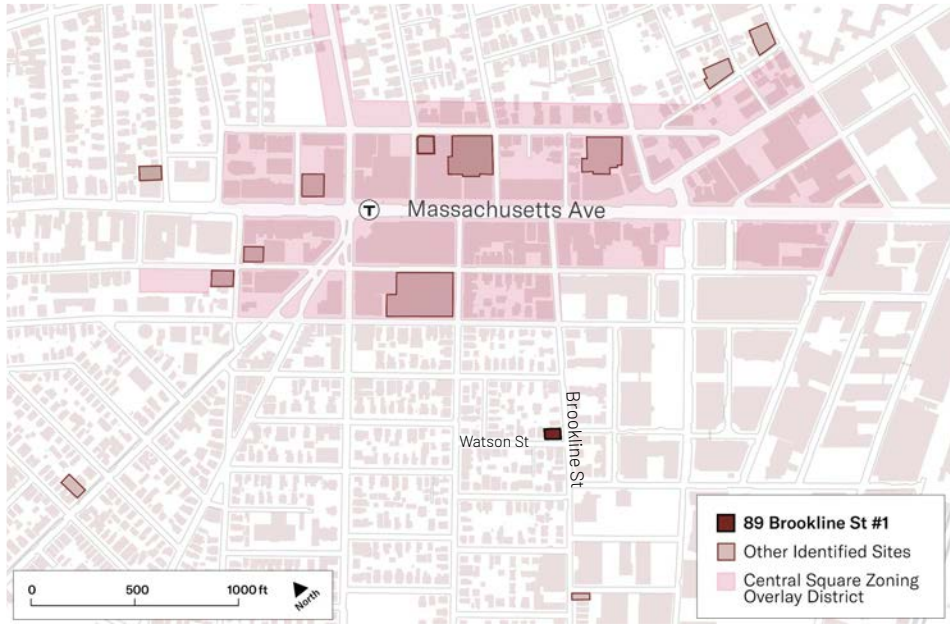
3 Emily St is at risk of precipitation flooding, today and in the near future (2023 - 2070). The northwestern side of the site, alongside Brookline St, has a 10% of flooding as of 2023. By 2070, the entire site has a 10% chance of flooding.

From 2009-2010 to 2018, 3 Emily St and its immediate surroundings, experienced ambient air temperatures at and above the citywide average (90F), ranging from 88F to 98F.

3 Emily St has average park access, ranging from 0.24 to 2.07 acres of park per person. Park access improves significantly within a 1/2 mile radius around the site.

**89 Brookline St #1**





# 89 Brookline St #1

Cambridgeport

**Map Lot Number**

93-25

**Owner**

City of Cambridge

**Current Use**

Vacant Lot

**Future Use**

Open Space

## Site Description

The City has landscaped and dedicated the lot as an open space. The prominent corner lot is nested within a residential neighborhood.



**N/A**

Gross Building Area (sq ft)

**3,348**

Site Area (sq ft)

**\$652,700**

Assessed Value

**B**

Zoning District

**N/A**

Number of Stories

**0**

Parking Spaces

**0.3M / 6 Min Walk**

Distance to nearest T-Station

**0.5%**

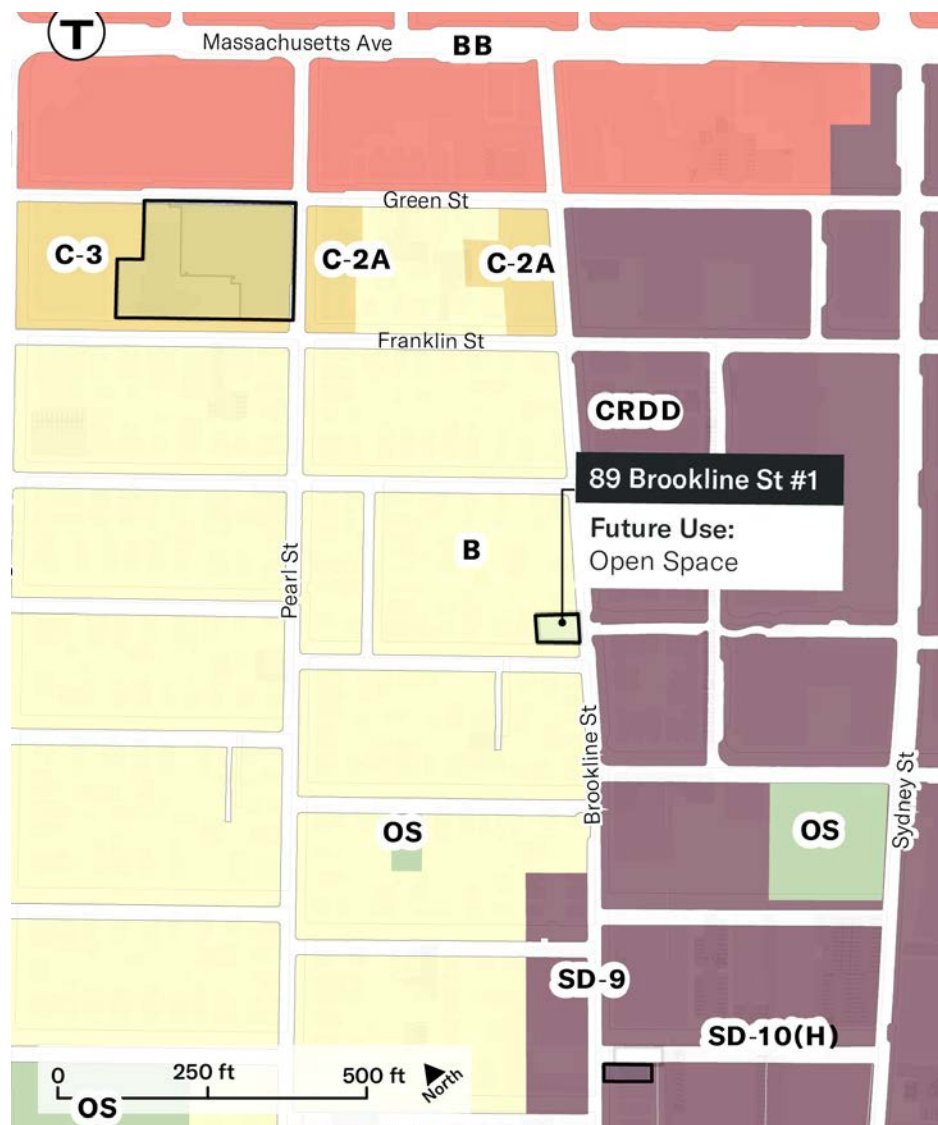
Impervious Surface

# Site Conditions

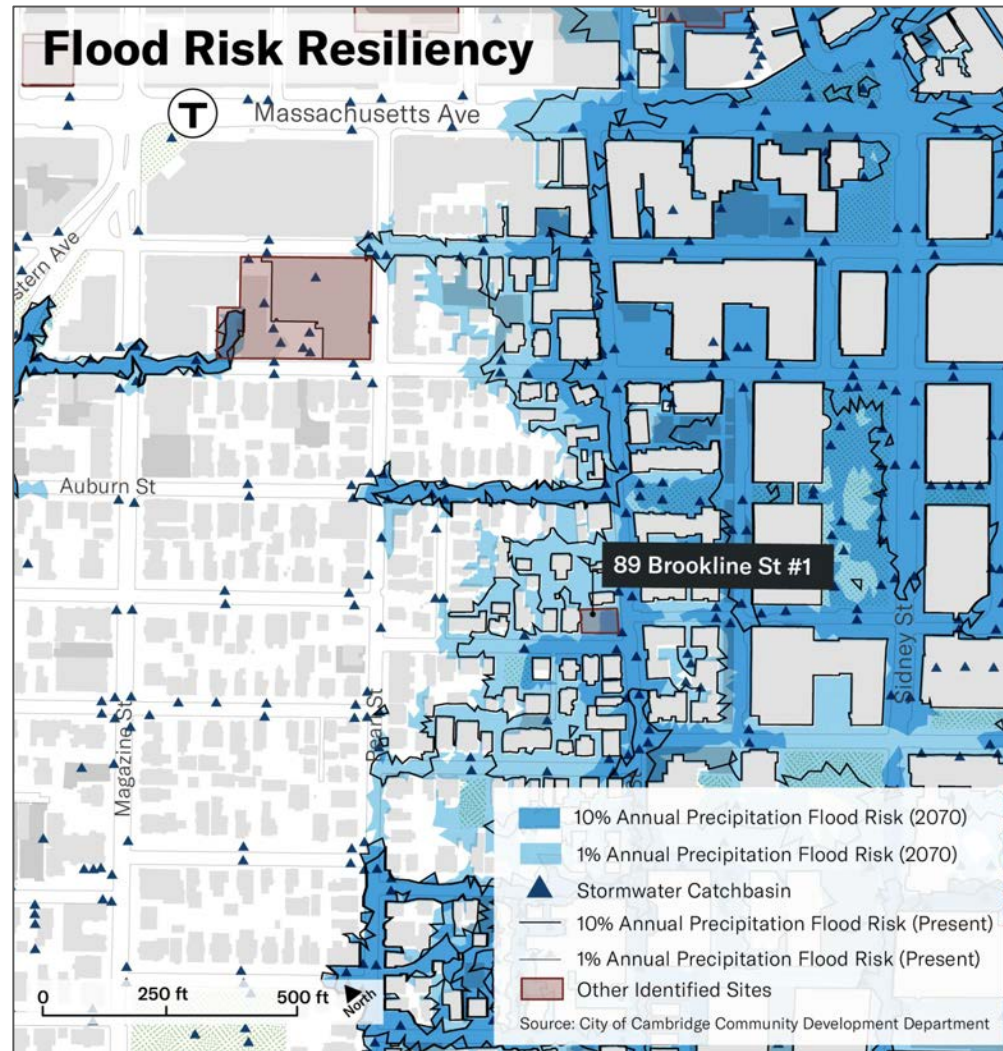
89 Brookline St is a corner property, currently being used as a community open space. City landscaping provides unpaved pedestrian entry points along Brookline St and Watson St. The north and east perimeter of the lot is flanked by residential housing.

## Zoning

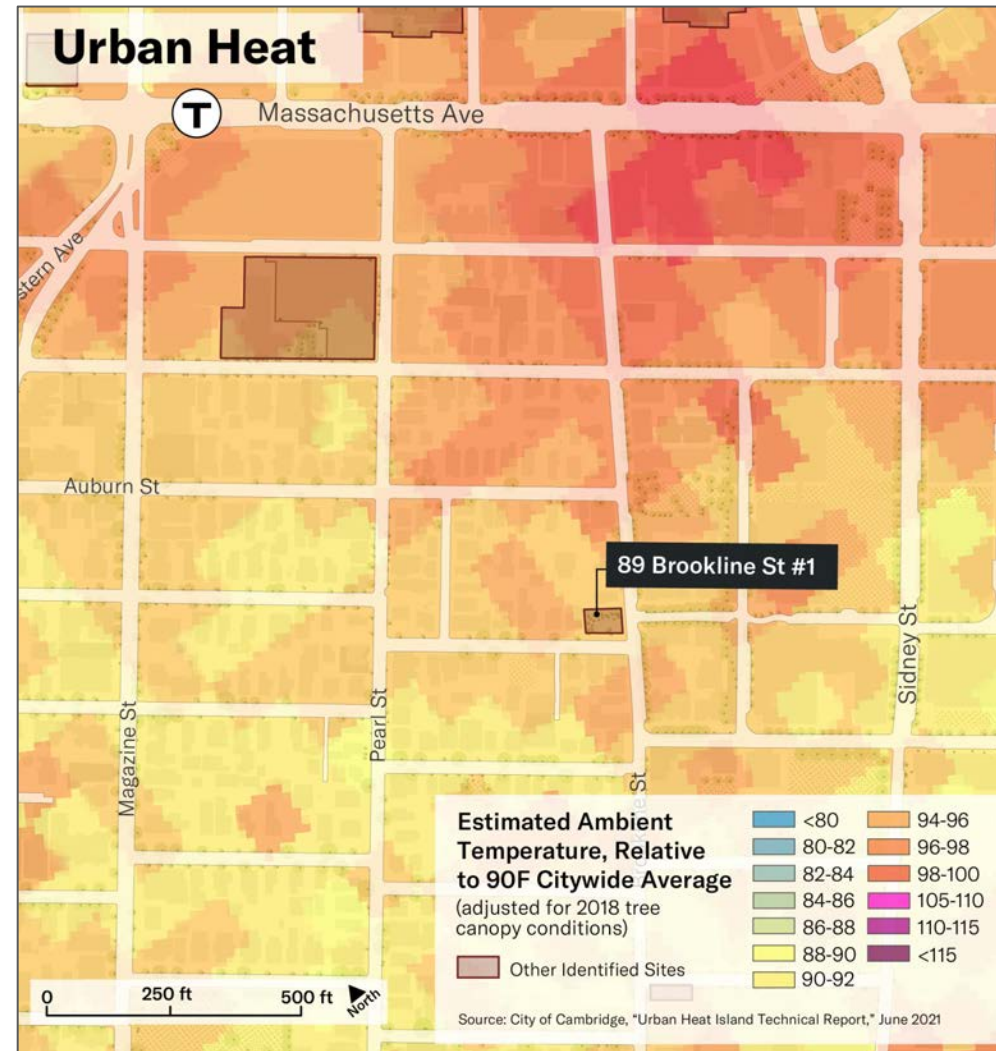
- Site zoning code: **Open Space (OS)**
- Neighbor zoning codes:
  - **Business (B, BB), Open Space (OS), Residence (C-2A) Special Districts (SD-10(H), SD-8)**
- Within Central Square Overlay District: **NO**



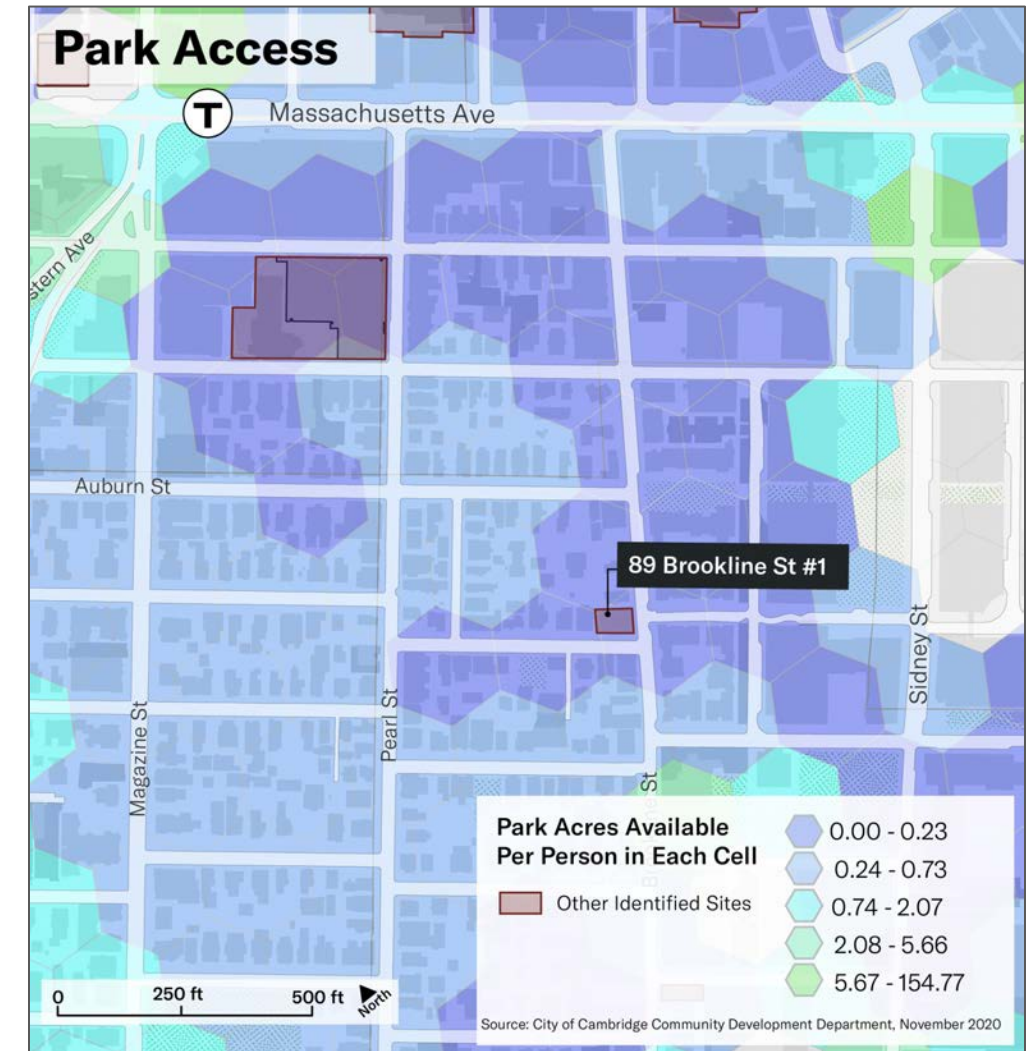
# Environmental Conditions



89 Brookline St #1 is at risk of precipitation flooding, today and in the near future (2023 - 2070). The site has a 1% chance of flooding as of 2023, which grows to 10% by 2070.

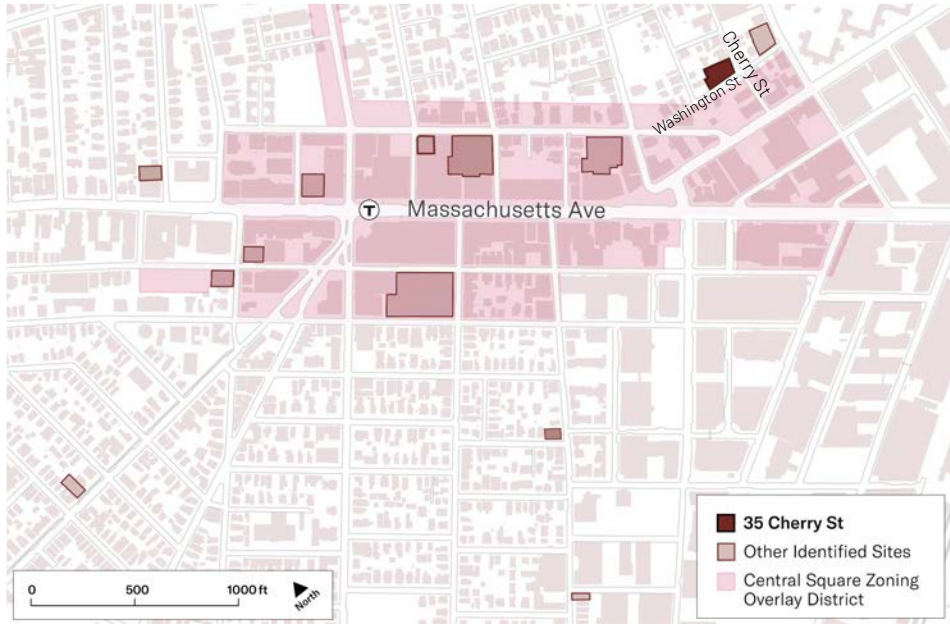


From 2009-2010 to 2018, 89 Brookline St #1 and its immediate surroundings, experienced ambient air temperatures above the citywide average (90F), ranging from 92F to 98F.



89 Brookline St #1 has very low park access, ranging from 0 to 0.23 acres of park per person. Park access is sparse around the site.

**35 Cherry St**



# 35 Cherry St

## The Port

**Map Lot Number**  
75-118

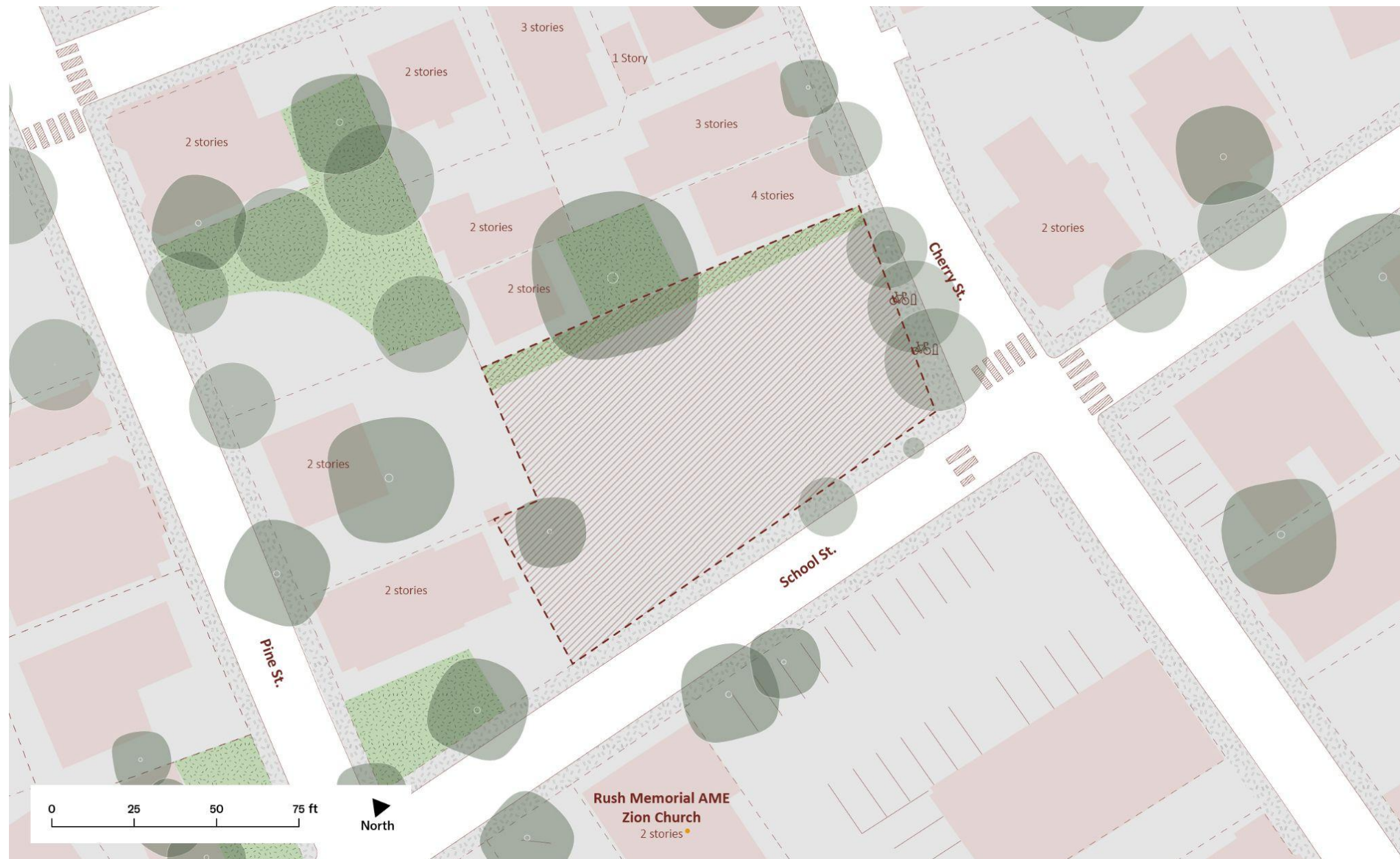
**Owner**  
City of Cambridge

**Current Use**  
Vacant Lot

**Future Use**  
Affordable Housing

### Site Description

A vacant lot, conveyed to the City by MIT in 2013. The City has publicly committed to using the site for affordable housing. The lot is located in a predominantly low-rise single-family and multifamily housing neighborhood, presenting an opportunity for increased density. The exact number of units and housing structure has yet to be determined.



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

**10,593**  
Site Area (sq ft)

**\$10,600**  
Assessed Value

**R2**  
Zoning District

**N/A**  
Number of Stories

**N/A**  
Parking Spaces

**0.4<sub>M</sub> / 8 Min Walk**  
Distance to nearest T-Station

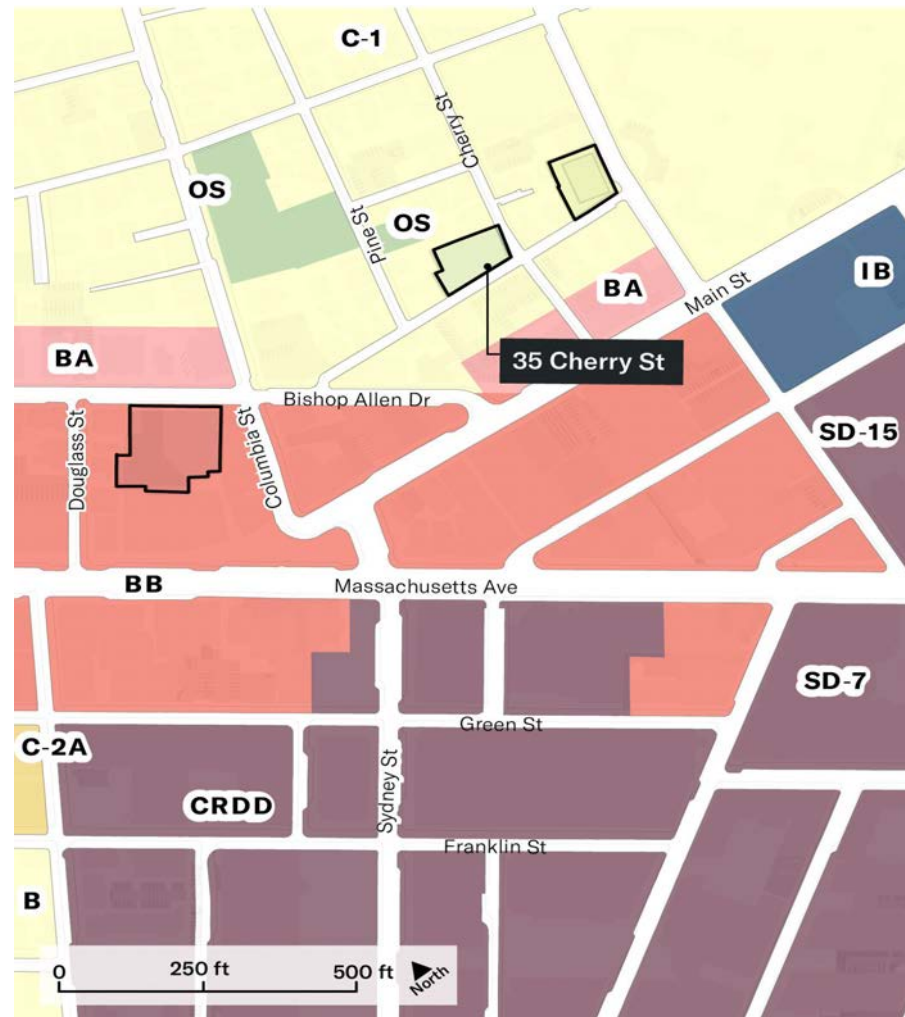
**89.2%**  
Impervious Surface

# Site Conditions

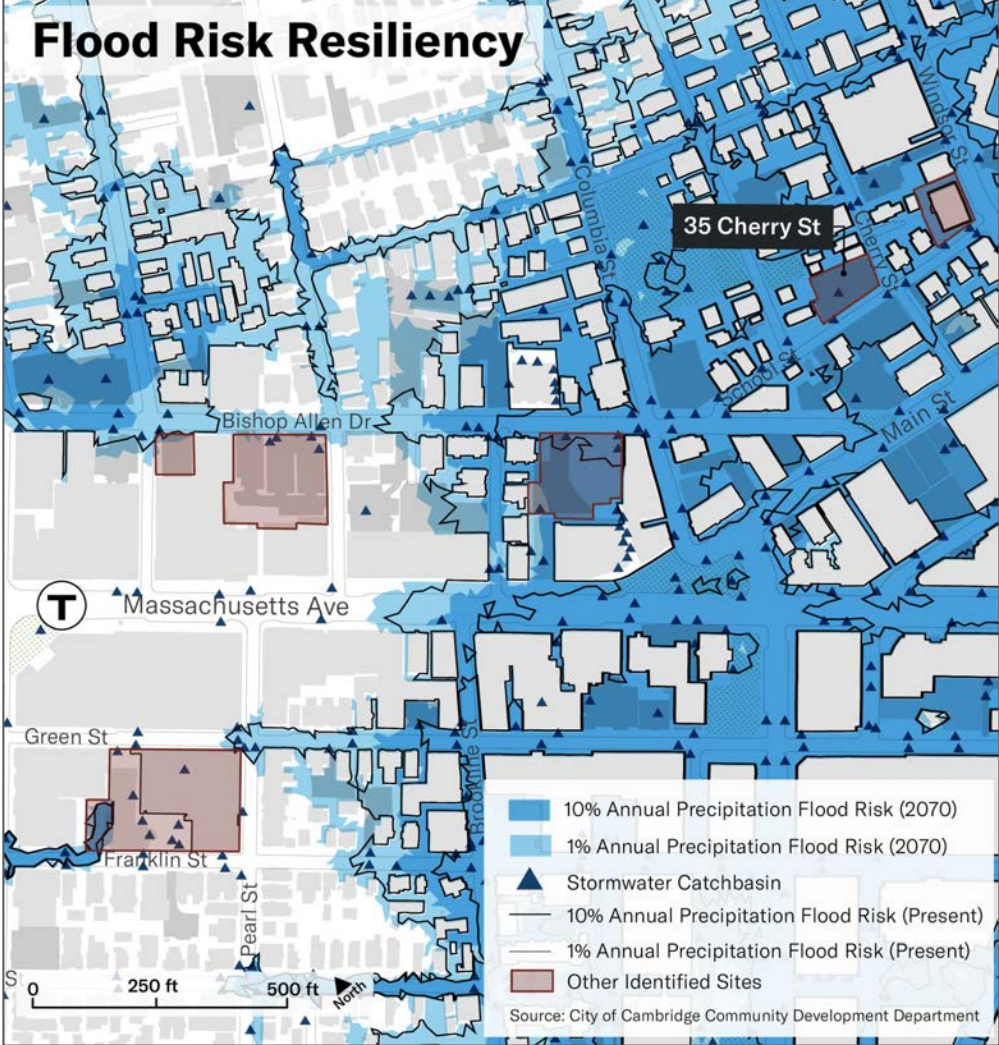
35 Cherry St is a corner property, currently vacant. The lot's perimeter is adorned with a fence decorated by a community art initiative. To the south, the lot is flanked by unkept, low-lying shrubbery; to the north, the lot has a mature tree line.

## Zoning

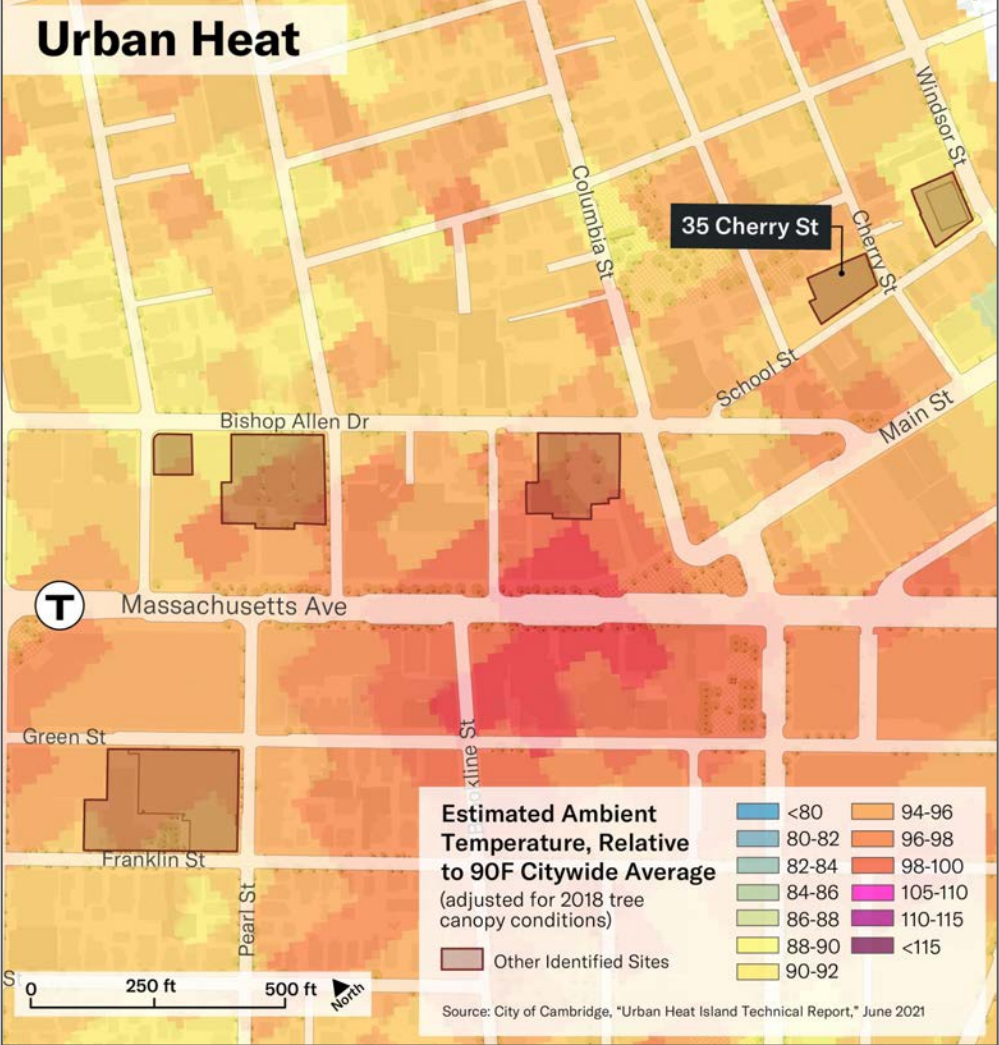
- Site zoning code: **Residence (C-1)**
- Neighbor zoning codes:
  - **Business (BB), Cambridgeport Revitalization Development District (CRDD), Open Space (OS), Residence (C-2A) Special Districts (SD-15, SD-7, SD-6)**
- Within Central Square Overlay District: **NO**



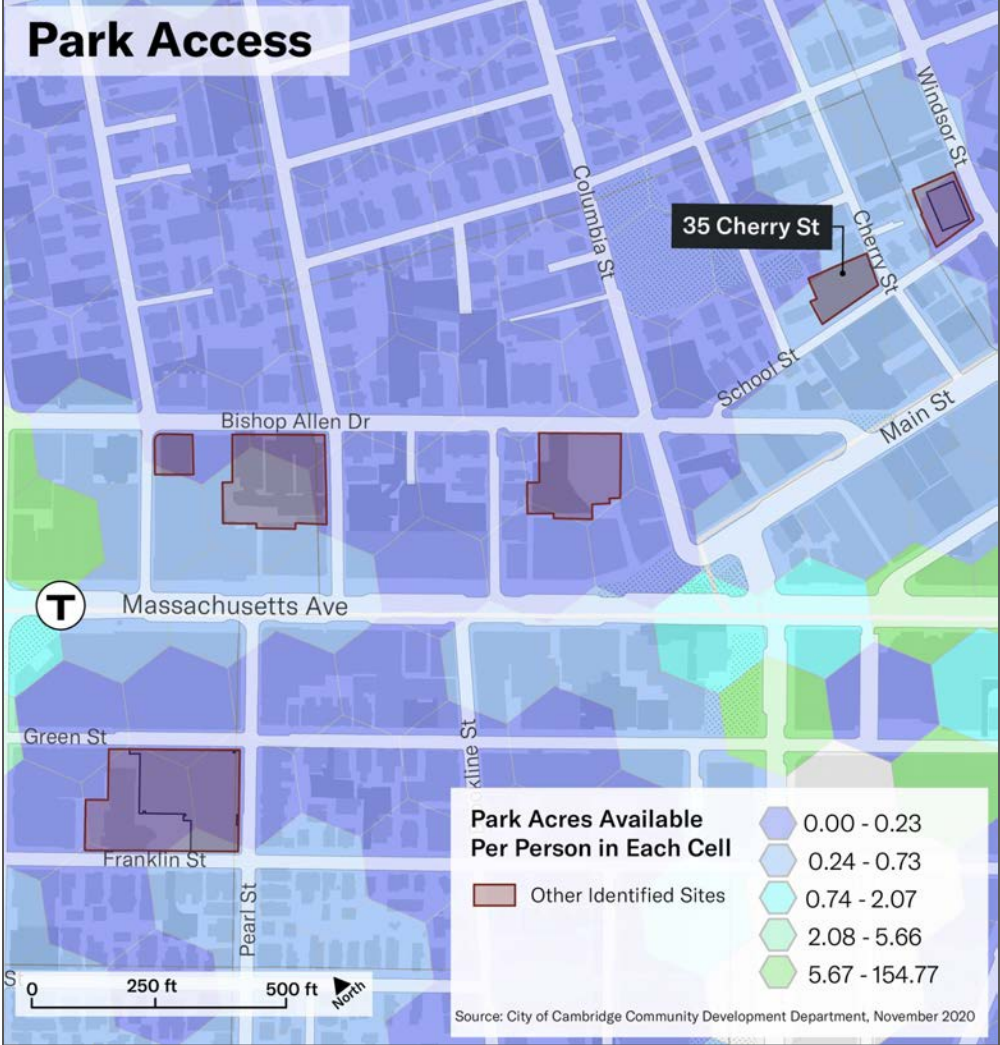
# Environmental Conditions



35 Cherry St is at risk of precipitation flooding, today and in the near future (2023 - 2070). The site has a 10% chance of flooding as of 2023 and into 2070.



From 2009-2010 to 2018, 35 Cherry St and its immediate surroundings, experienced ambient air temperatures at and above the citywide average (90F), ranging from 90F to 100F..

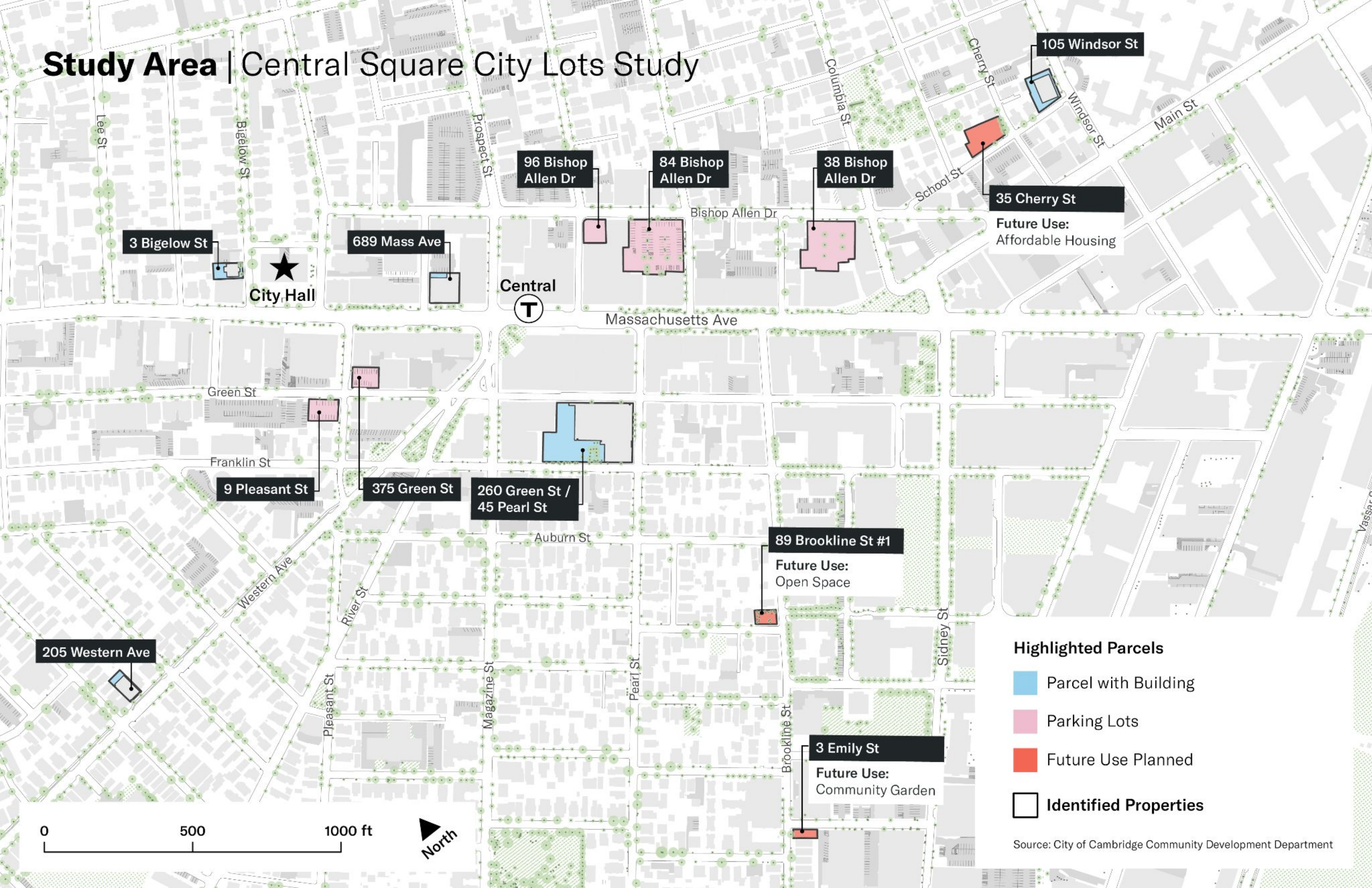


35 Cherry St has low park access, ranging from 0.24 to 0.73 acres of park per person. Park access improves significantly towards the South of the site.

# Appendix



# 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

35 Cherry St

Future Use:  
Affordable Housing

105 Windsor St

9 Pleasant St

375 Green St

260 Green St /  
45 Pearl St

89 Brookline St #1


Future Use:  
Open Space

205 Western Ave

3 Emily St

Future Use:  
Community Garden

### Highlighted Parcels

 Parcel with Building

 Parking Lots

 Future Use Planned

 Identified Properties

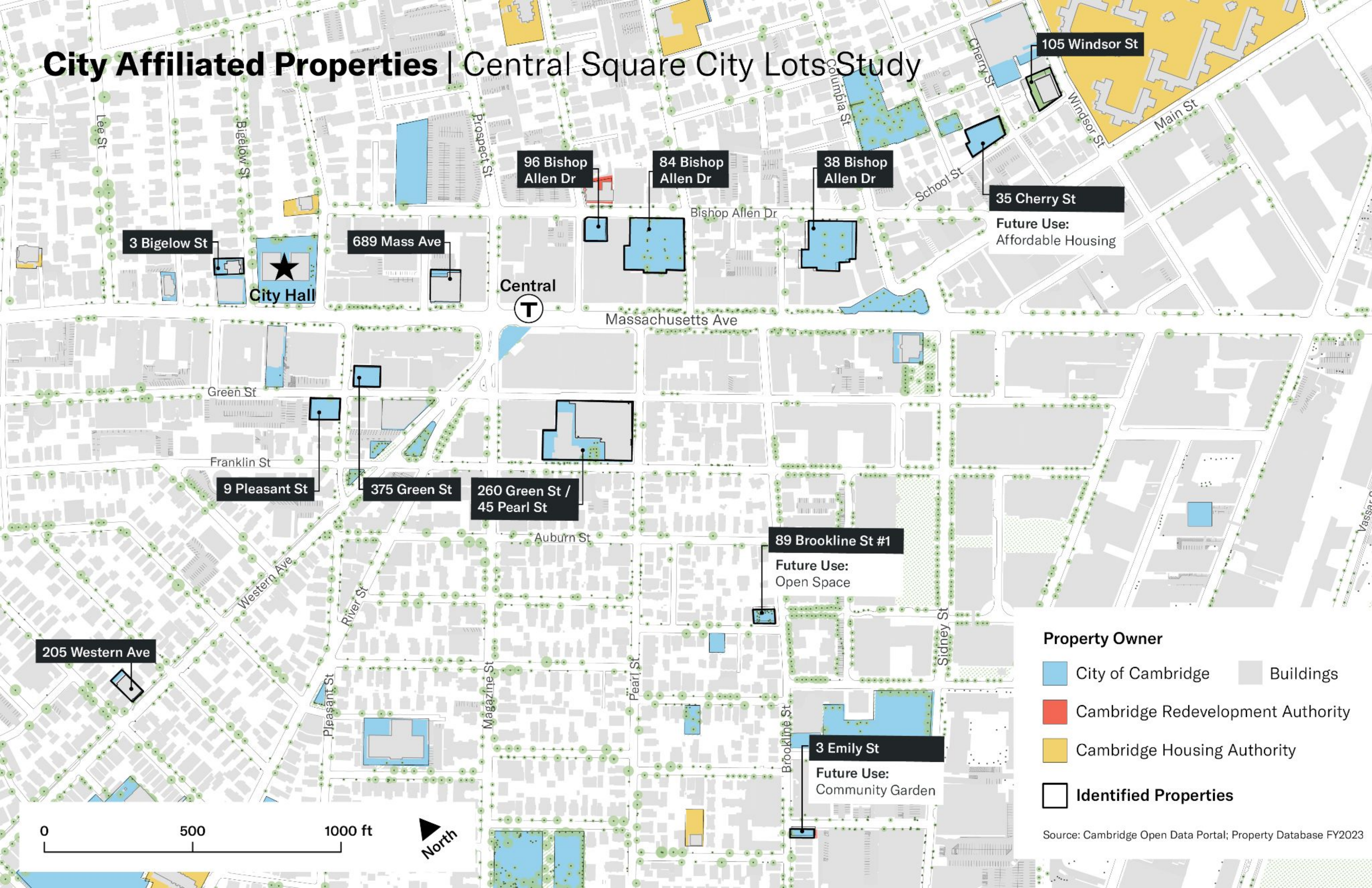
Source: City of Cambridge Community Development Department

0 500 1000 ft



North

# City Affiliated Properties | Central Square City Lots Study



105 Windsor St

96 Bishop Allen Dr

84 Bishop Allen Dr

38 Bishop Allen Dr

35 Cherry St

Future Use:  
Affordable Housing

3 Bigelow St

689 Mass Ave

City Hall

Central  
T

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

Western Ave

River St

Magazine St

Pearl St

Brookline St

Sidney St

3 Emily St

Future Use:  
Community Garden

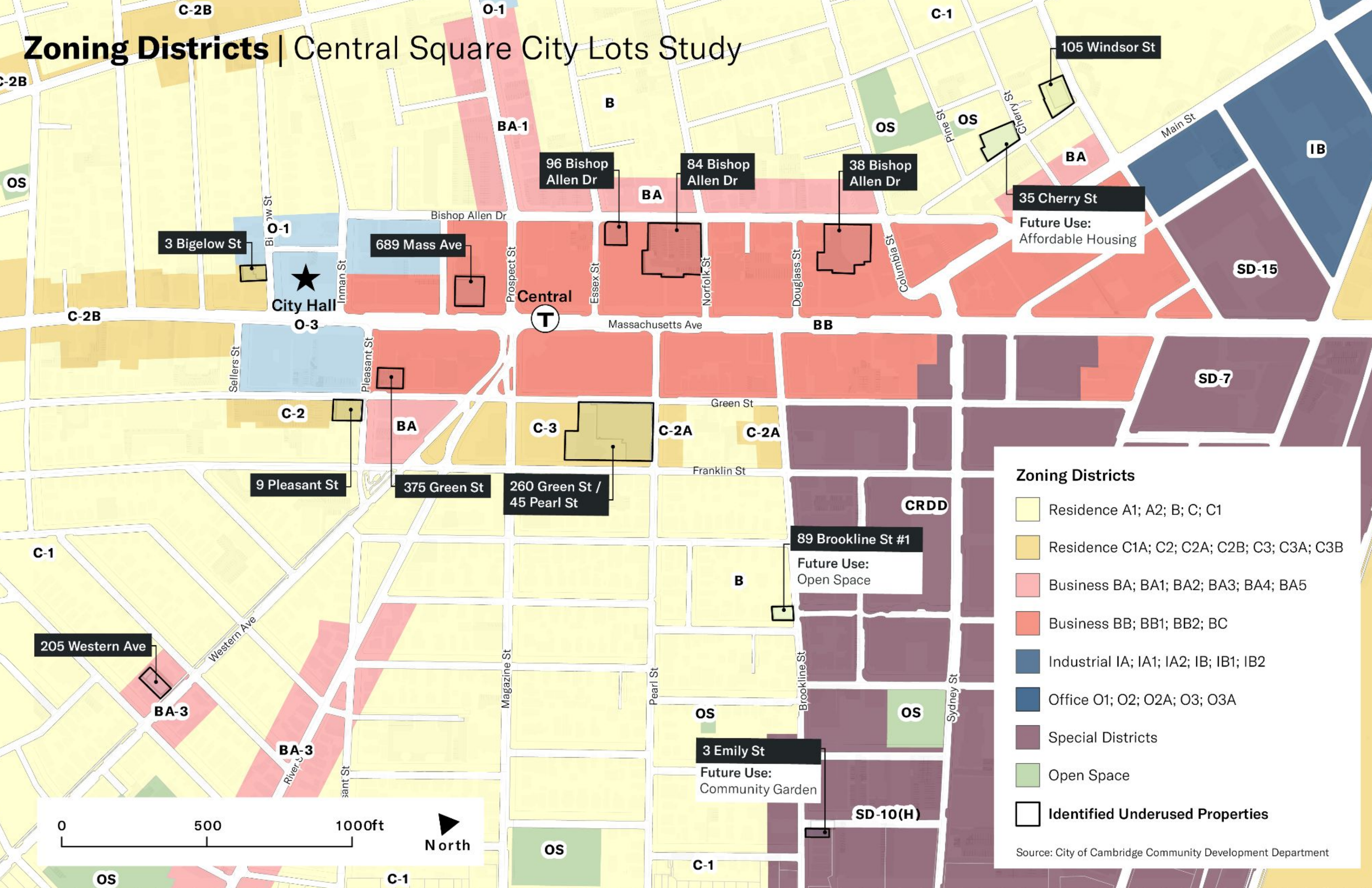
## Property Owner

- City of Cambridge
- Cambridge Redevelopment Authority
- Cambridge Housing Authority
- Buildings

Identified Properties

Source: Cambridge Open Data Portal; Property Database FY2023

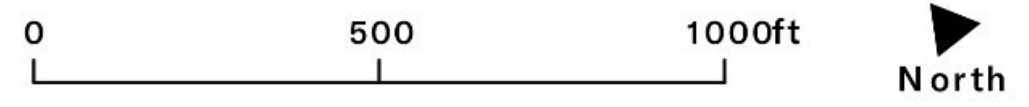
# Zoning Districts | Central Square City Lots Study



## Zoning Districts

- Residence A1; A2; B; C; C1
- Residence C1A; C2; C2A; C2B; C3; C3A; C3B
- Business BA; BA1; BA2; BA3; BA4; BA5
- Business BB; BB1; BB2; BC
- Industrial IA; IA1; IA2; IB; IB1; IB2
- Office O1; O2; O2A; O3; O3A
- Special Districts
- Open Space
- Identified Underused Properties

Source: City of Cambridge Community Development Department



3 Bigelow St

689 Mass Ave

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84 Bishop Allen Dr

38 Bishop Allen Dr

35 Cherry St  
Future Use:  
Affordable Housing

City Hall

9 Pleasant St

375 Green St

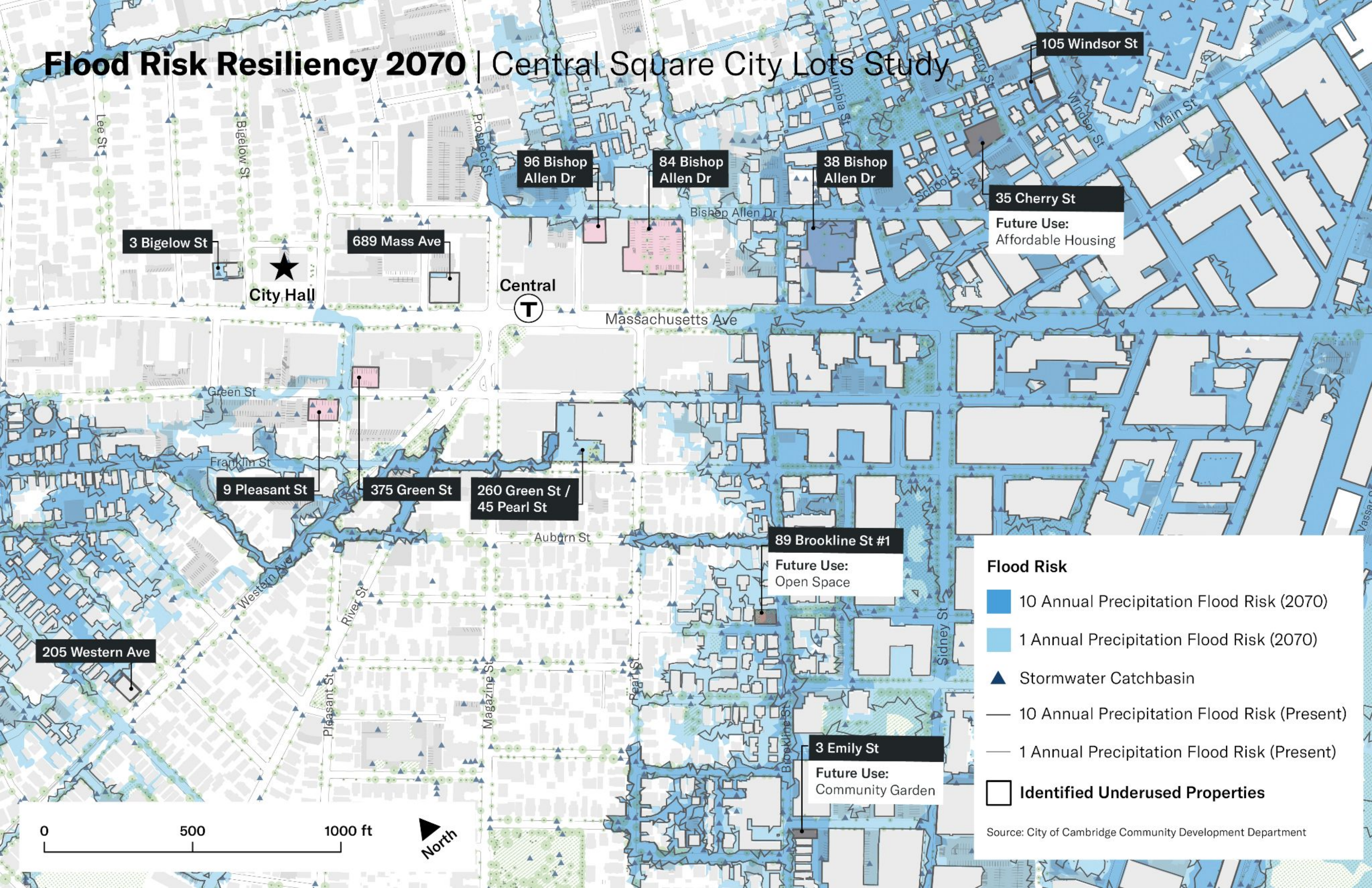
260 Green St /  
45 Pearl St

89 Brookline St #1  
Future Use:  
Open Space

205 Western Ave

3 Emily St  
Future Use:  
Community Garden

# Flood Risk Resiliency 2070 | Central Square City Lots Study



3 Bigelow St



689 Mass Ave



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35 Cherry St  
Future Use:  
Affordable Housing

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9 Pleasant St

375 Green St

260 Green St /  
45 Pearl St

89 Brookline St #1  
Future Use:  
Open Space

205 Western Ave

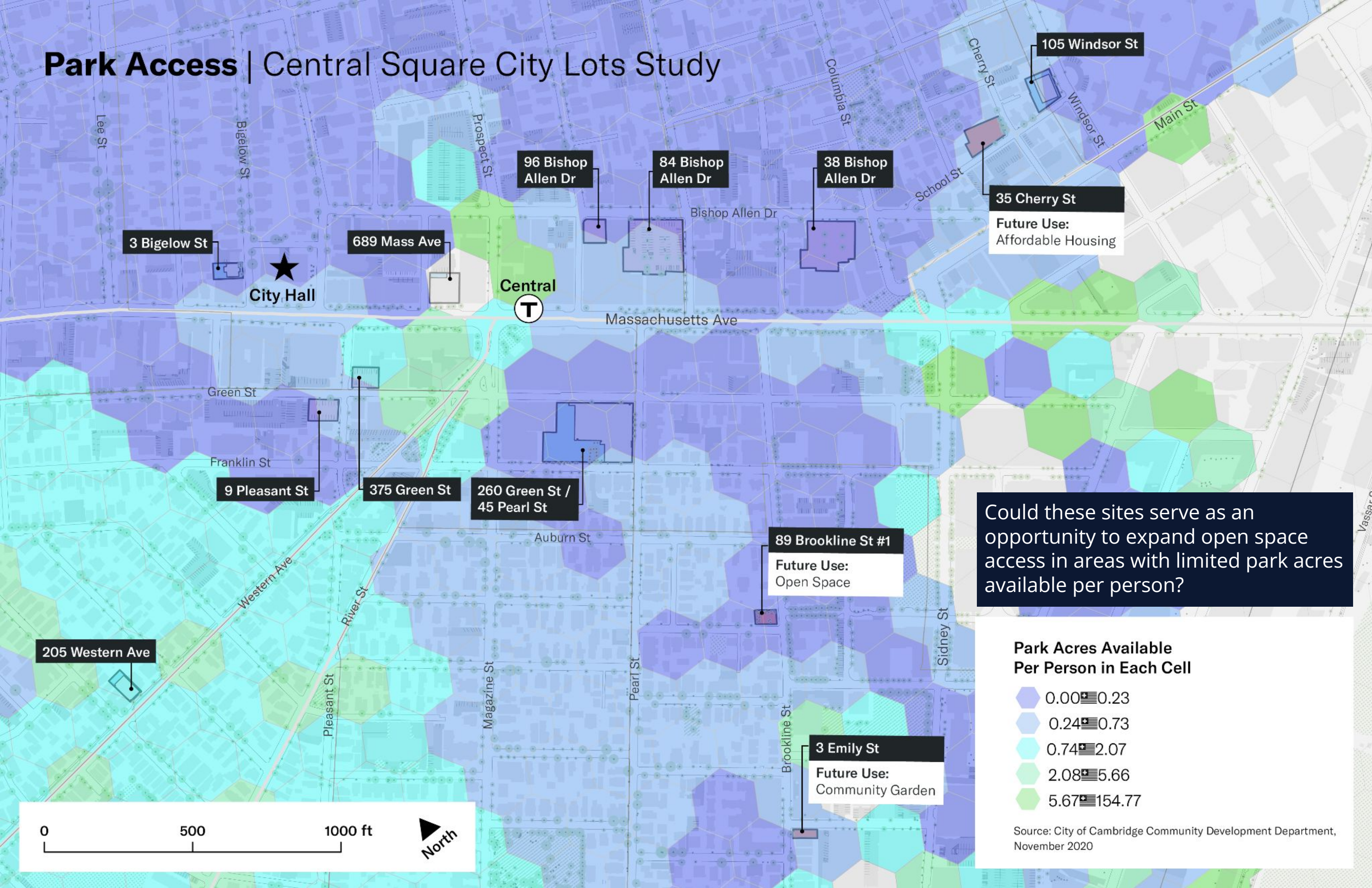
3 Emily St  
Future Use:  
Community Garden

## Flood Risk

- 10 Annual Precipitation Flood Risk (2070)
- 1 Annual Precipitation Flood Risk (2070)
- Stormwater Catchbasin
- 10 Annual Precipitation Flood Risk (Present)
- 1 Annual Precipitation Flood Risk (Present)
- Identified Underused Properties

Source: City of Cambridge Community Development Department

# Park Access | Central Square City Lots Study



3 Bigelow St



689 Mass Ave



96 Bishop Allen Dr

84 Bishop Allen Dr

38 Bishop Allen Dr

35 Cherry St  
Future Use:  
Affordable Housing

105 Windsor St

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

Could these sites serve as an opportunity to expand open space access in areas with limited park acres available per person?

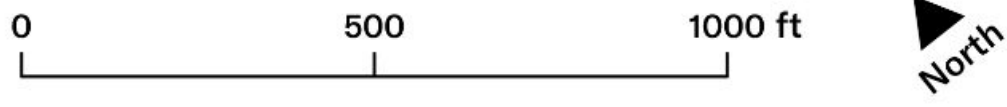
205 Western Ave

3 Emily St  
Future Use:  
Community Garden

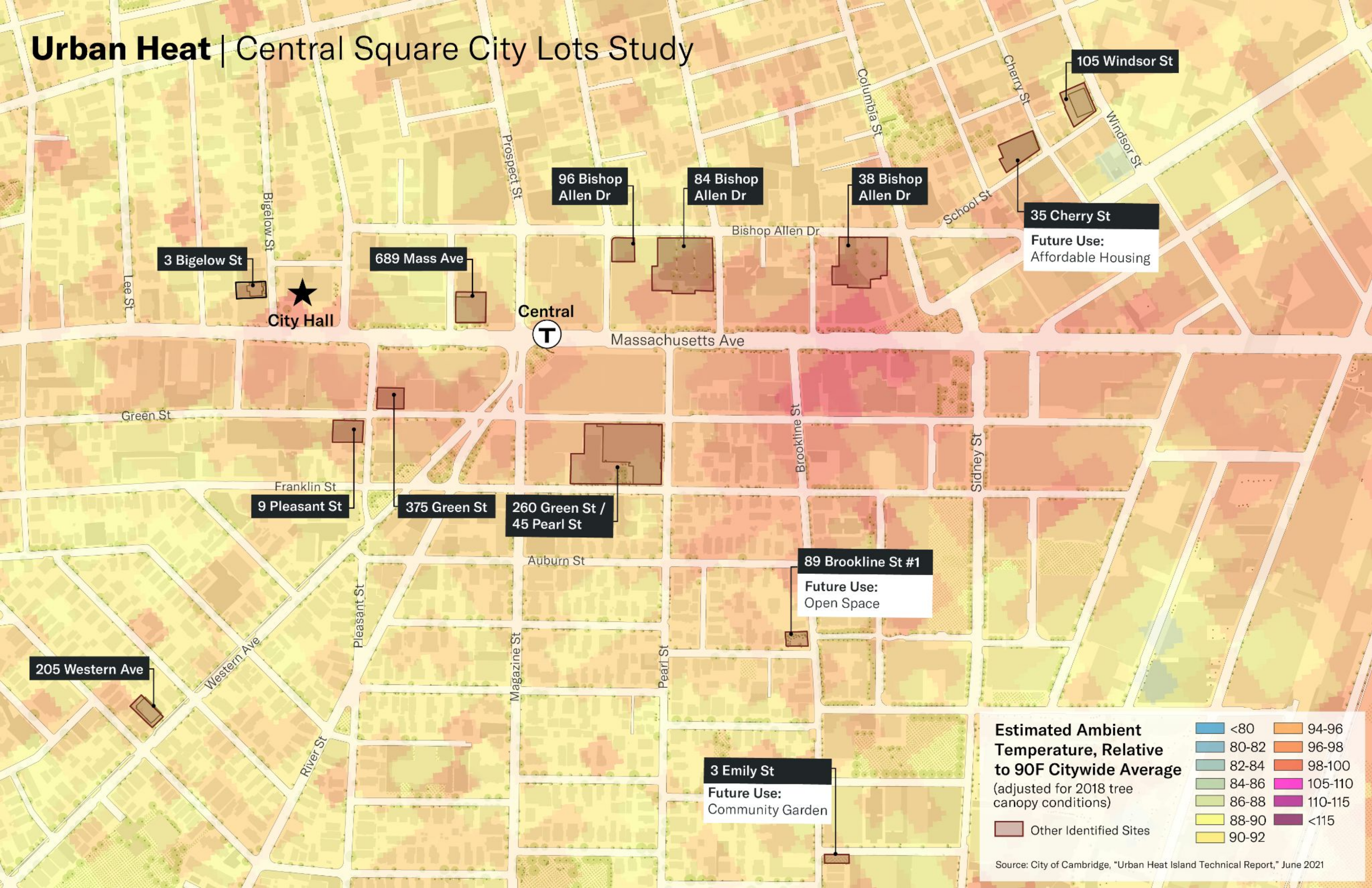
## Park Acres Available Per Person in Each Cell

- 0.00 - 0.23
- 0.24 - 0.73
- 0.74 - 2.07
- 2.08 - 5.66
- 5.67 - 154.77

Source: City of Cambridge Community Development Department, November 2020



# Urban Heat | Central Square City Lots Study



**35 Cherry St**  
**Future Use:**  
 Affordable Housing

**89 Brookline St #1**  
**Future Use:**  
 Open Space

**3 Emily St**  
**Future Use:**  
 Community Garden

**Estimated Ambient Temperature, Relative to 90F Citywide Average**  
 (adjusted for 2018 tree canopy conditions)

	<80		94-96
	80-82		96-98
	82-84		98-100
	84-86		105-110
	86-88		110-115
	88-90		<115
	90-92		

Other Identified Sites

Source: City of Cambridge, "Urban Heat Island Technical Report," June 2021