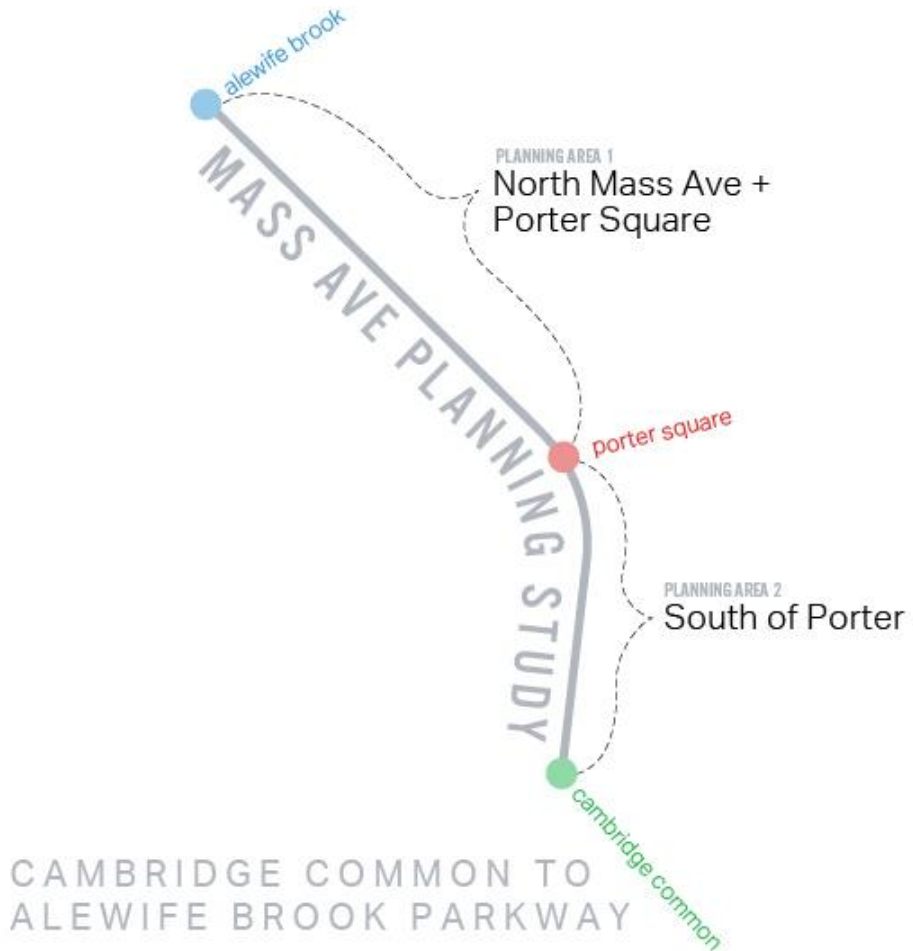


CAMBRIDGE COMMON TO
ALEWIFE BROOK PARKWAY

Working Group Mtg. 1
February 7, 2024




AGENDA

Working Group Kickoff Meeting

- 01** Introductions
Working Group Composition
- 02** Project Background
Study Area and Project
- 03** Evolution of Mass Ave
How We Got Here, Where We're Going & Study Areas
- 04** Working Group Discussion
- 05** Next Steps
- 06** Public Comment

REMINDER: THE FIRST COMMUNITY MEETING IS

February 29, 2024 6:00 PM - 7:30 PM



What is the Mass Ave Planning Study (MAPS)?
MAPS is creating a vision plan for what **Massachusetts Avenue will look like in 2040 between Cambridge Common and Alewife Brook Parkway**. This plan is intended to provide a framework for the future in areas such as housing, land use, urban design, zoning, public space, mobility, and redevelopment.

Where are we in the process?
We're just getting started! This will be finalized in early 2025. Our first public meeting is on February 29, join us to learn about the plan and how to get involved!

Can't make the meetings, but want to participate?
No problem! A recording of the meeting will be posted on our website for review the day after the meeting.


You can also share your thoughts on our online crowdsource map! **Visit: bit.ly/MAPS_map**

The City of Cambridge does not discriminate, including on the basis of disability. We may provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to people with disabilities. For more information contact us at diane@cambridgema.gov, 617.349.4640 (voice), or via relay at 711.

JOIN US ONLINE!
The City of Cambridge Community Development Department invites you to attend a virtual
COMMUNITY MEETING
Thursday, February 29
6:00 PM – 7:30 PM

To participate on Zoom
Login on your computer tablet or smartphone:
bit.ly/MAPS_zoom
—OR—
Call: **646 931 3860**
note: you will be able to hear the presentation, but not see the slides
MEETING ID: 847 2554 2028

Scan to RSVP or visit zoom link address



Visit www.cambridgema.gov/maps or call the City of Cambridge Community Development Department at 617.349.4640 for more information.

**CAMBRIDGE
CDD@344**

OUR TEAM

PROJECT LEAD:

COMMUNITY DEVELOPMENT DEPARTMENT (CDD)

Melissa Peters, Director of Community Planning

Drew Kane, Senior City Planner

IN PARTNERSHIP WITH:

CDD - EOD (Economic Opportunity and Development) Division

CDD - Environment & Transportation Division

CDD - Housing Division

CDD - Zoning & Development Division

CDD - Community Planning Division

DPW - Dept. of Public Works

TPT (Traffic, Parking, and Transportation)

CHC - Cambridge Historical Commission

DHSP - Department of Human Services Program (Council on Aging and Commission for Persons with Disabilities)

CDD CET - Community Engagement Team

GIS - Geographic Information System

CONSULTANT TEAM:

INTERFACE STUDIO

Lead, planning and urban design

CAMBRIDGESEVEN

Architecture

CONSULTECON

Real estate and housing

Welcome!

WORKING GROUP MEMBERS

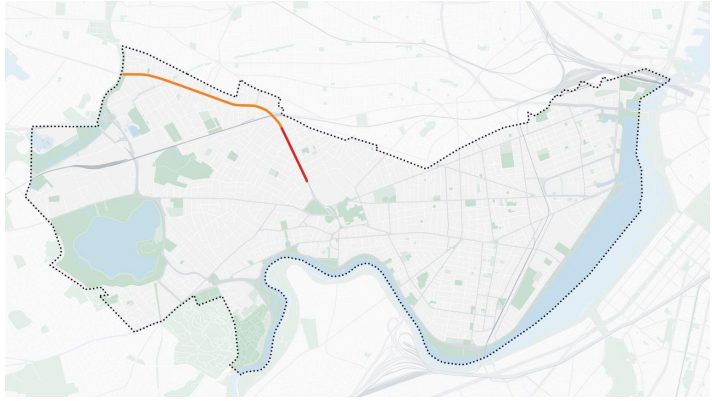
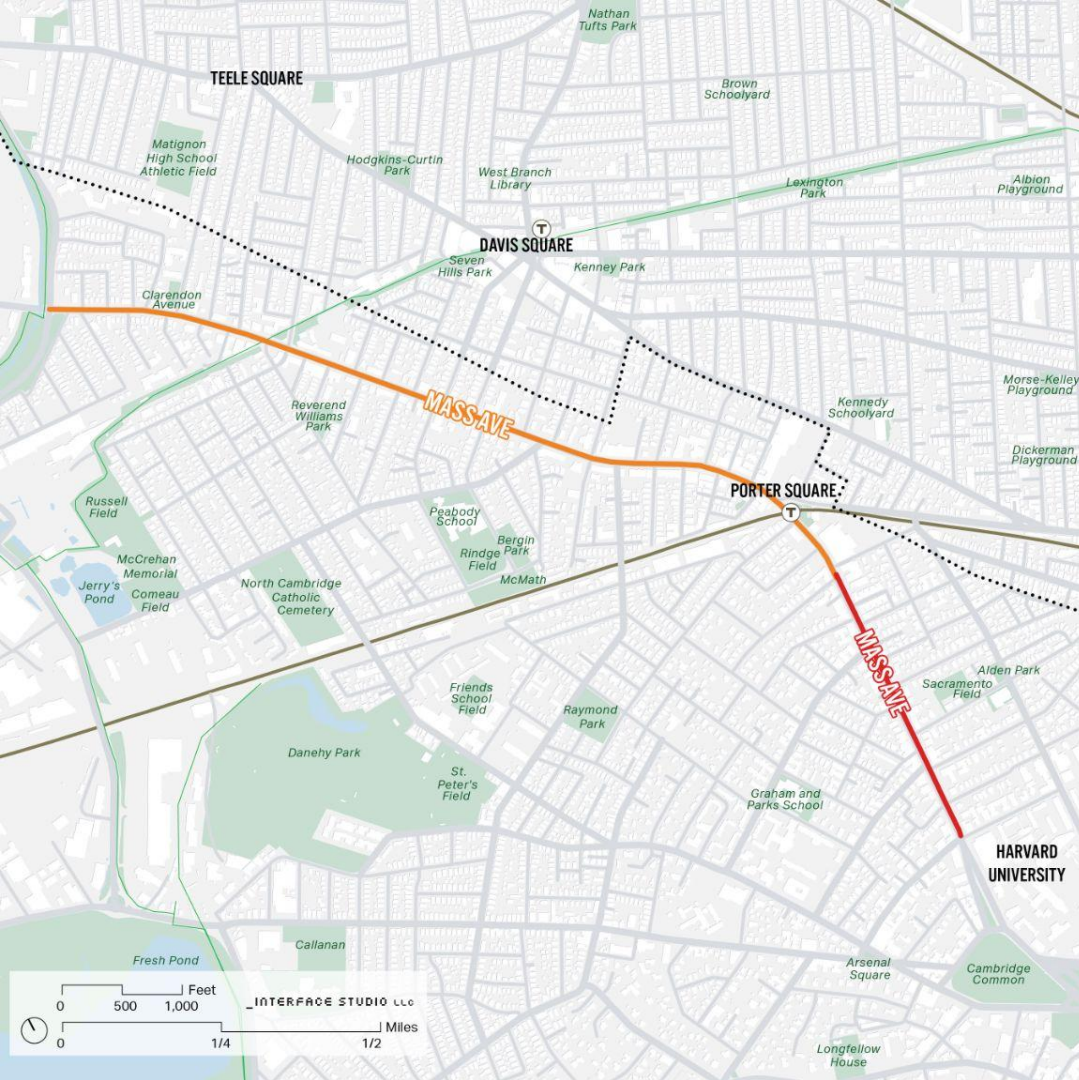
Jannet Arevalo - resident and urban designer
Josiah Bonsey - resident and local business owner
James Burns - resident
Polly Carpenter - resident and architect
Camilla Elvis - resident
Magdalena Gomez - resident
Crystal Klaahsen - local business owner
Sharmil Modi - commercial property owner and developer
Anna Restuccia - resident
Michael Rome - resident and former business owner
Ruth Ryals - resident and neighborhood association representative
David Sullivan - resident and former City Council member
Neheet Trivedi - resident
Mark Verkennis - institutional representative, Harvard University

*Introduce yourself +
Your connection to Mass Ave*

ROLE OF THE WORKING GROUP

- **Stakeholder Representation:** Reflect community interests.
- **Community Engagement:** Help us reach the community.
- **Goal Setting:** Establish clear, measurable plan goals.
- **Feedback and Collaboration:** Provide input on policies, scenarios, and data.
- **Advocacy and Monitoring:** Monitor progress, adapt strategies as needed.

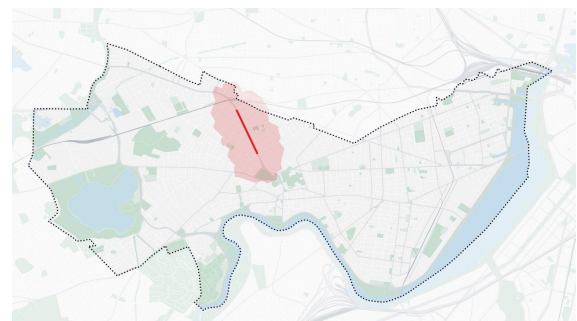
PROJECT BACKGROUND



STUDY AREA

Interface Studio, October 2023

- South of Porter Square Study Area
- North Mass Ave + Porter Square Study Area
- Parks/Open Space
- Water
- Commuter Rail
- ⋯ City Boundary

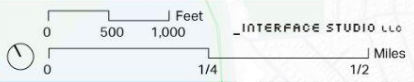


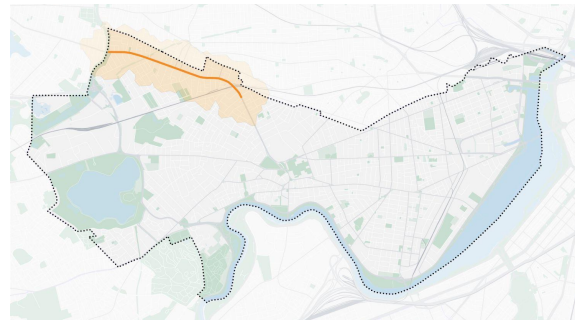
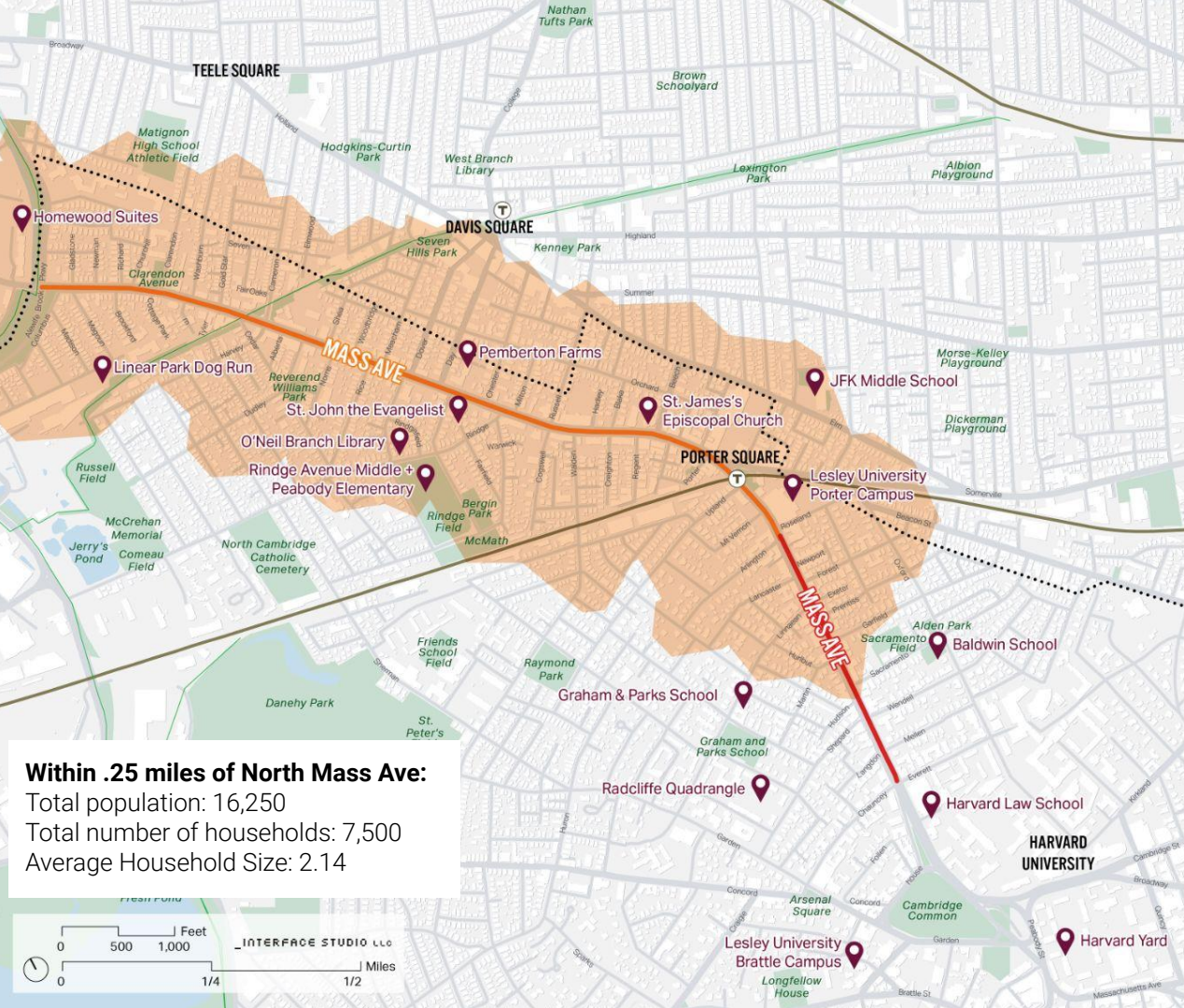
SOUTH OF PORTER SQUARE PRIMARY SERVICE AREA

Interface Studio, October 2023

- South of Porter Square Study Area
- North Mass Ave + Porter Square Study Area
- Parks/Open Space
- Water
- Commuter Rail
- ⋯ City Boundary

Within .25 miles of Mass Ave south of Porter Square:
 Total population: 11,100
 Total number of households: 4,700
 Average Household Size: 1.89





NORTH MASS AVE PRIMARY SERVICE AREA

Interface Studio, October 2023

- South of Porter Square Study Area
- North Mass Ave + Porter Square Study Area
- Parks/Open Space
- Water
- Commuter Rail
- City Boundary

Within .25 miles of North Mass Ave:
 Total population: 16,250
 Total number of households: 7,500
 Average Household Size: 2.14



PLAN GOALS

This plan builds on the work of *Envision Cambridge*, which set forth a vision and goals for the City. Our task is to translate and refine these **for the future of North Mass Ave, Porter Square and Lower Mass Ave** with a meaningful community engagement process.

This vision will inform recommendations for:



HOUSING + DENSITY

Adjust policies to ensure future development type and scale aligns with the community's vision



PUBLIC REALM

Enhance neighborhood street character and supports people of all ages, abilities and identities



BUSINESS

Support small business retention and growth



CLIMATE

Plan for climate mitigation and resilience

“Cambridge is a forward-thinking, welcoming, and diverse city. We enjoy a high quality of life and thrive in a sustainable, inclusive, and connected community.”

ANTICIPATED OUTCOMES

Planning recommendations will lead to:

- Prioritization of goals and implementation
- Coordination with other planning initiatives
- Policy recommendations
- Proposed changes in zoning
- Complementing future Citywide Design Guidelines
- Long-term infrastructure projects (public realm, open spaces, sidewalks, etc)

OUR PLANNING APPROACH

Our goal is to listen to all perspectives, create value, and build consensus

Our shared values for working together:

- Be open and transparent, especially about how input informs the plan
- Always be respectful
- Embrace differences and disagreement
- Engage with a diversity of stakeholders and people not historically in the room

THIS PROCESS

time

short time commitment medium time commitment dedicated time commitment

tools

INFORMATION SHARING

DESIGN FOR CONVENIENCE

GATHER COMMUNITY

FOCUSED ATTENTION AND TIME



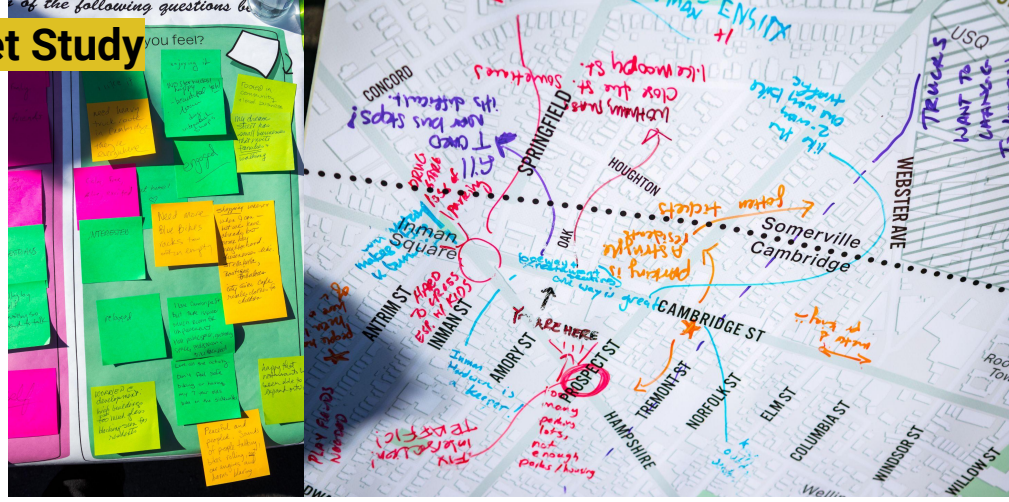
audience



Engagement examples from Cambridge Street Study



INMAN SQUARE 3rd Annual East Cambridge Clean Up Day May 5, 2011



WE-HA: VOLPE BLOCK PARTY



EAST CAMBRIDGE

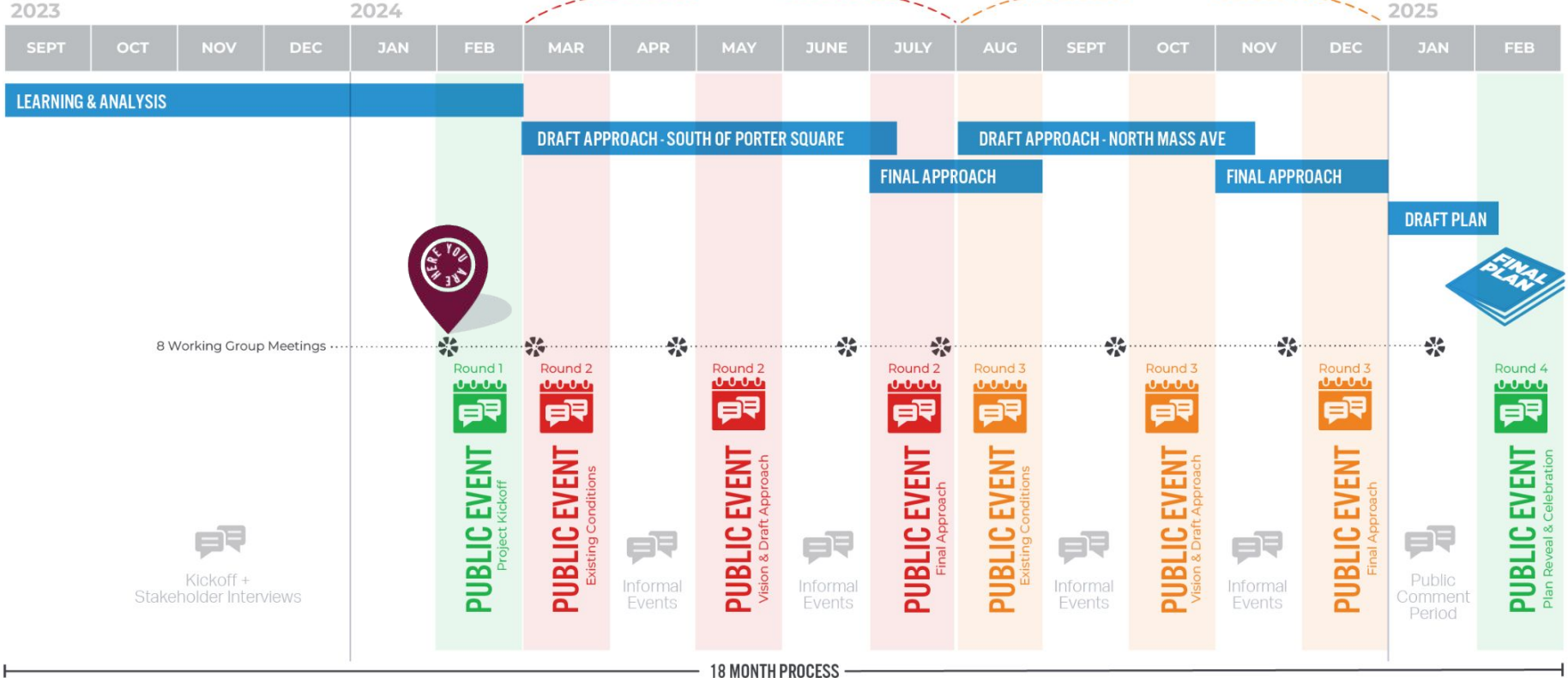
PROJECT SCHEDULE

ROUND 1 PROJECT KICKOFF

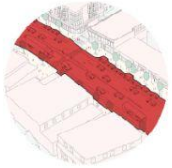
ROUND 2 SOUTH OF PORTER SQUARE

ROUND 3 NORTH MASS AVE + PORTER SQUARE

ROUND 4 FINAL PLAN



FOUR CONCURRENT CITY INITIATIVES



PARTIAL CONSTRUCTION

Planning and Design of the separated bike lanes along Mass Ave

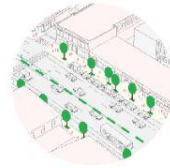
Near term



IMPACT STUDY

Assessing economic impact of bike lanes to businesses along Mass Ave

Annually For The Next Five Years



COMBINED SEWER OVERFLOW MITIGATION

Exploring Green Stormwater Infrastructure Mitigation measures to prevent Combined Sewer Overflow events on North Mass Ave.

Five -10 Years From Now

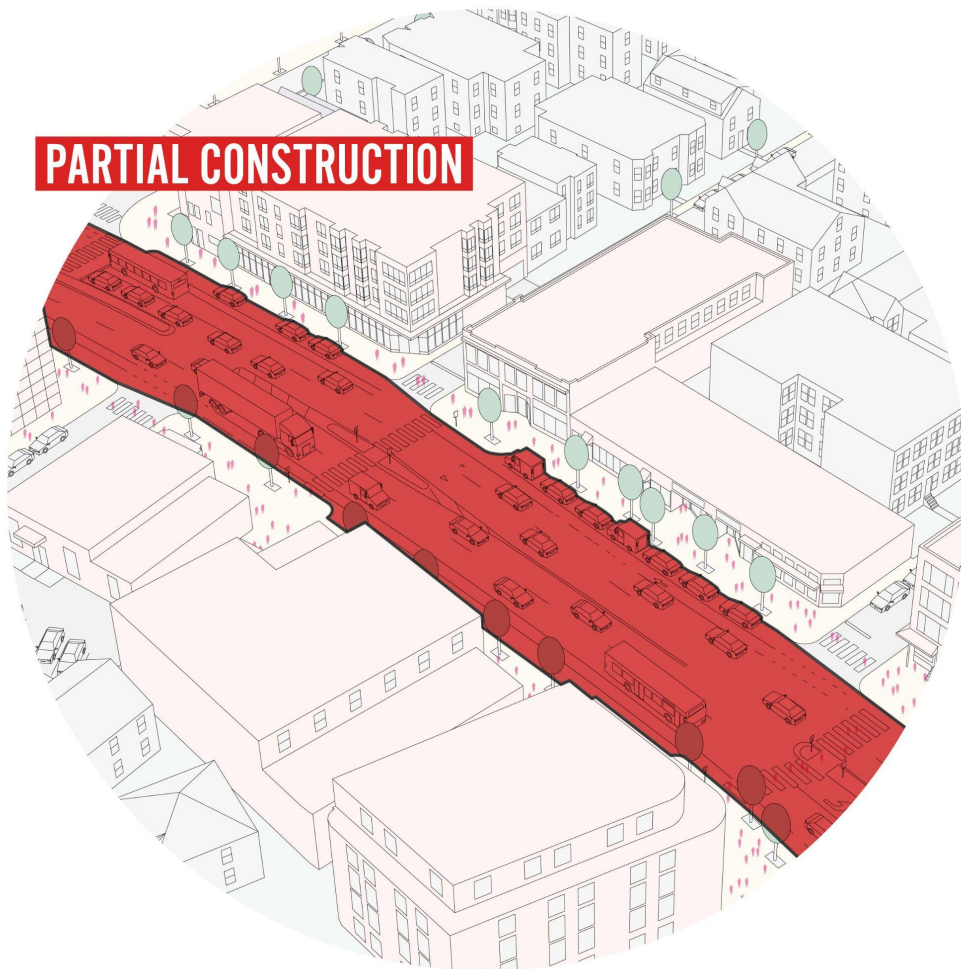


PLANNING STUDY

Vision plan for the properties surrounding Mass Ave, including Zoning, Urban Design, Housing and Business Supports.



15 Years From Now



The Mass Ave Partial Construction is focused on the near term street design of Mass Ave, curb to curb. The project was initiated in response to the city's Cycling Safety Ordinance (CSO) and includes:

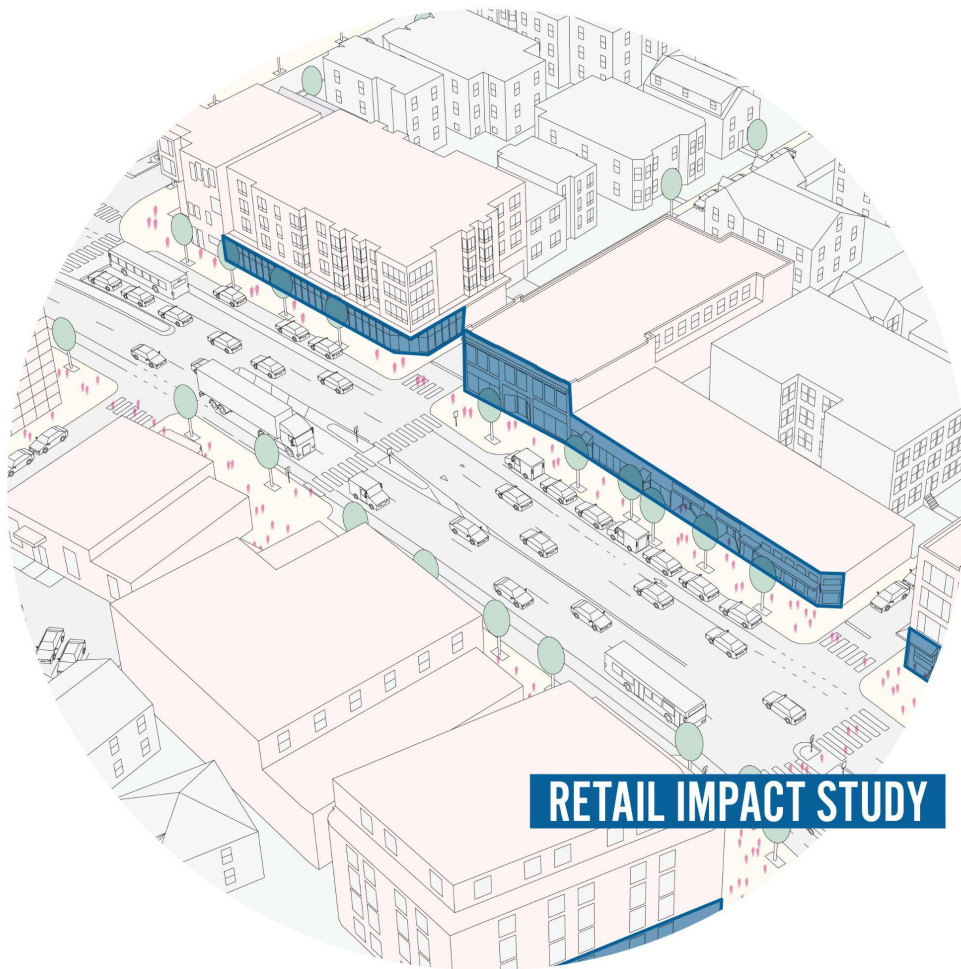
- The design of **separated bicycle lanes**
- Evaluating existing crossing locations for pedestrians and recommendations for additional crossing opportunities
- Curb use regulations (i.e., understand where parking/stopping/loading is possible and not possible)
- Options for bus priority to reduce travel times and improving the reliability of MBTA buses

For more information:

cambridgema.gov/massavepartialconstruction

Questions or comments? Contact:

massave4@cambridgema.gov



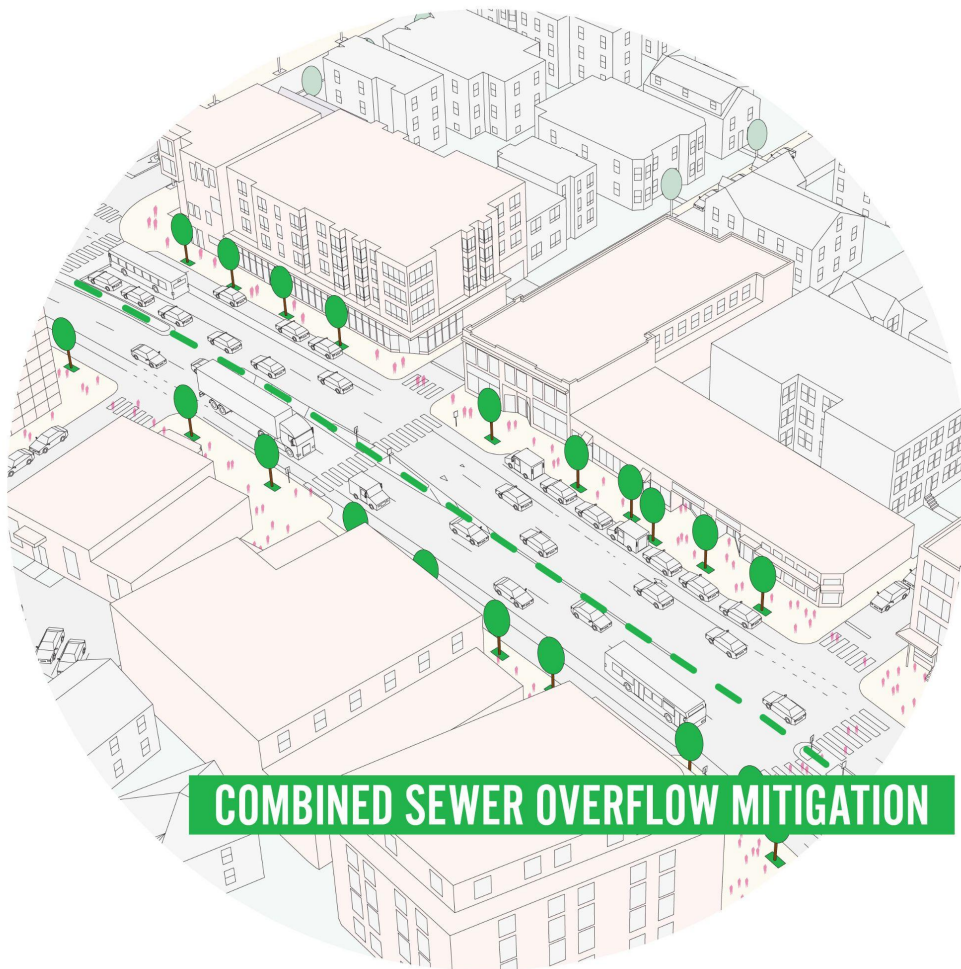
The Economic Opportunity and Development Division Cycling Ordinance Citywide Retail Impact Study is an annual analysis to be conducted by the city for the next five years for corridors with separated bike lanes or that will have separated bike lanes and includes:

- Analysis of retail sales and transportation data
- Business and customer surveys

For more information:

cambridgema.gov/CDD/Projects/EconDev/cyclingsafetyordinanceeconomicimpactstudy

Questions or comments? Contact: Pardis Saffari, Director of Economic Opportunity and Development, psaffari@cambridgema.gov



The Combined Sewer Overflow (CSO) Mitigation

Study is a citywide study to develop updated CSO Control

Plans with goals to

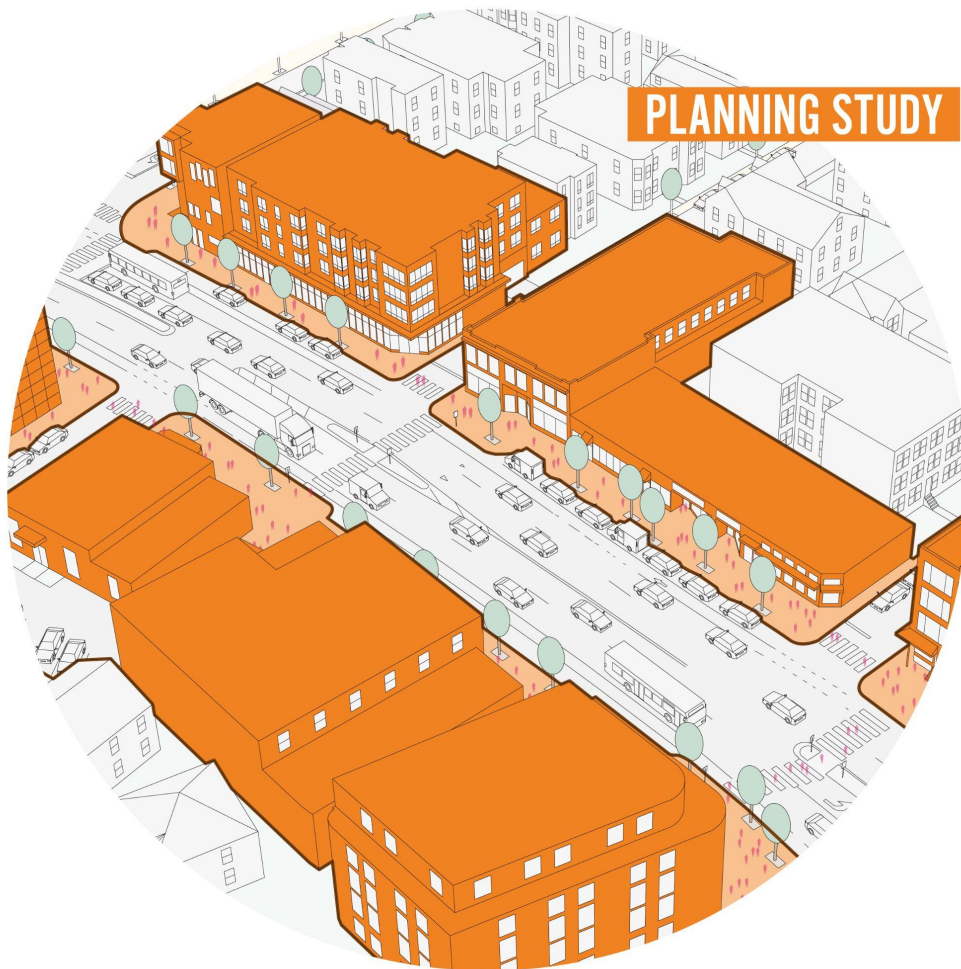
- Develop a new Typical Year to reflect future climate conditions
- Development, assess, and select alternatives for decreasing/eliminating CSOs
- Identify alternatives to improve water quality in the Charles River, Mystic River, and Alewife Brook
- Engage with the community throughout the process
- Consider and address impacts of CSOs on Environmental Justice communities

For more information:

<https://www.cambridgema.gov/Departments/publicworks/cityprojects/2022/updatedcombinedseweroverflowscsocontrolplan>

Questions or comments? Contact:

Catherine Woodbury, Senior Project Manager,
cwoodbury@cambridgema.gov



This Mass Ave Planning Study (MAPS) is a planning effort help map Mass Ave's future for the next 15 years and will focus on areas including:

- Increasing density & housing opportunities along the corridor
- Addressing affordability issues
- Supporting small & local businesses
- Creating and enhancing vibrant sidewalks & public spaces

For more information:

www.cambridgema.gov/massaveplan

Questions or comments? Contact:

Drew Kane, Senior City Planner
dkane@cambridgema.gov

Cycling Safety Ordinance (CSO)

2019 CSO and 2020 Amendments:

- Mandates installation of approximately 25 miles of separated bicycle lanes
- Includes all of Massachusetts Avenue
- Required "quick-build" implementation Dudley Street to Alewife Brook Parkway by April 30, 2022 (*complete*)
- Required Council approval of strategy/schedule for remainder of Mass Ave (*complete*)



2022 Feasibility Study Summary

Quick Build	Partial Construction	Full Construction
<p>Median Maintained</p> <p>Parking on Mass Ave would require removal for emergency access</p> <p>Could include bus lanes for all or part of the corridor</p> <p>No changes that require construction or changes to curblines</p>	<p>Median Removal Possible</p> <p>Parking/loading on one side of street (may change sides as needed)</p> <p>Could include bus lanes for all or part of the corridor</p> <p>More flexibility for spot construction/utility improvements</p>	<p>Median Removal</p> <p>Street/sidewalk reconstruction</p> <p>Full utility upgrades</p> <p>Longer design and implementation timeline (10+ years)</p> <p>Higher cost</p>
Not recommended	Approved by City Council	Not recommended

What is Partial Construction?

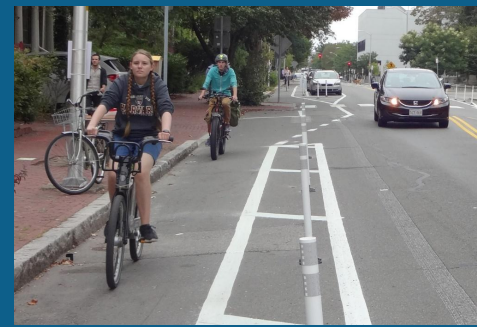
Can remove median except at unsignalized pedestrian crossings – provides more opportunities for parking and loading

Flex-post or curb bike lane separation

More opportunities for parking, loading, and other curb uses

Medium implementation timeline compared to long-term full-build timeline

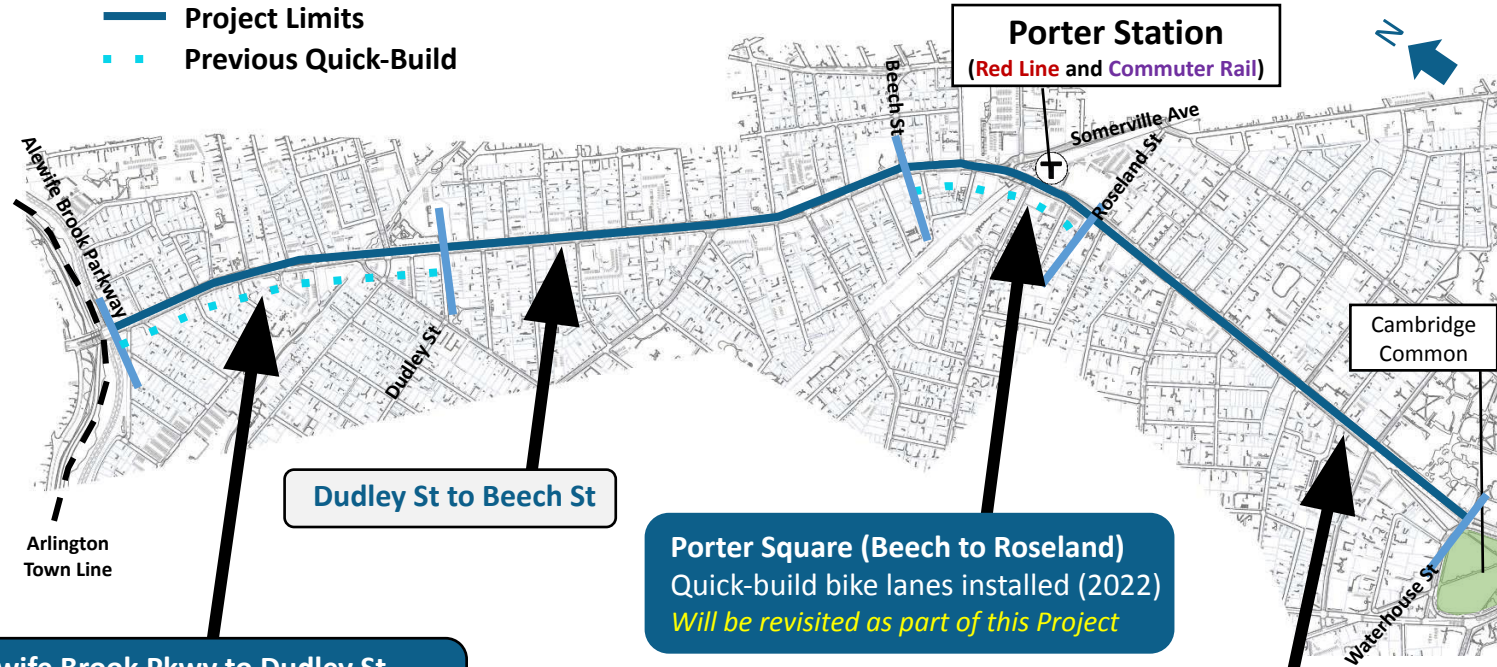
Medium cost (\$\$) compared to quick-build (\$) or full-build (\$\$\$)



Mass Ave Partial Construction Project Limits

Massachusetts Ave from Alewife Brook Parkway to Waterhouse Street

- Project Limits
- Previous Quick-Build



Alewife Brook Pkwy to Dudley St
Quick-build bike lanes installed (2021)
Will be revisited as part of this Project

Dudley St to Beech St

Porter Square (Beech to Roseland)
Quick-build bike lanes installed (2022)
Will be revisited as part of this Project

Roseland St to Waterhouse St



Mass Ave Partial Construction Project
Community Engagement and Project Status



Community Engagement

Working Group

- Serve as community representatives to advise the City on key issues related to the design
- Help communicate the design and construction process of the project back to the larger community

Meetings with Businesses

- 1-1 with business owners - inform about the project and hear concerns



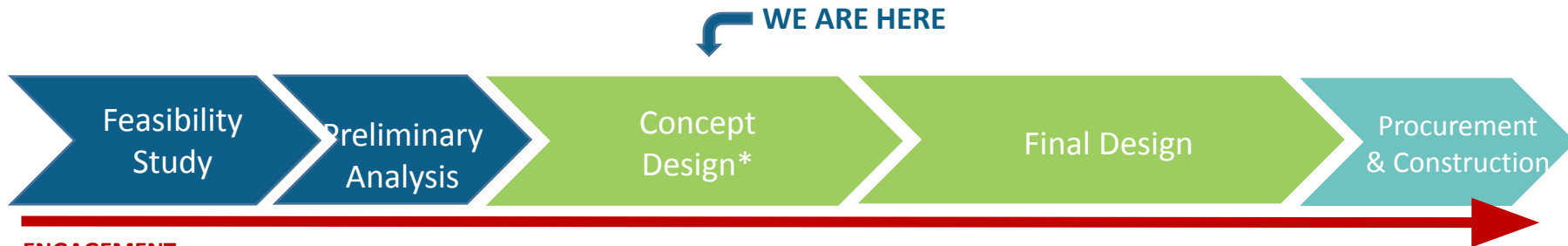
Community Open Houses and Meetings

- Segment-by-segment Open Houses as corridor designs as developed
- In-person meetings with relevant stakeholders including neighborhood groups and local institutions



Project Timeline

- April 2021: the City released the MassAve4 Impact Analysis report.
- November 2021-March 2022: City conducted public outreach and performed additional analysis of Quick-Build vs. Construction.
- April 2022: City Council approved the recommendation for partial construction between Waterhouse Street and Alewife Brook Parkway.
- April 2022-May 2023: City collected data and performed field investigations and analysis.
- May 2023 – Present: Working Group three meetings to date; 3 site walks



**ENGAGEMENT
THROUGHOUT**

***Concept design for
Linnaean-Waterhouse released
December 2023.
Additional segments to be released
during 2024.**



To stay connected and make comments:

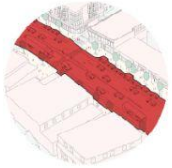
Please reach out to our Project Team at

Email: MassAve4@Cambridgema.gov

Webpage: cambridgema.gov/massavepartialconstruction



FOUR CONCURRENT CITY INITIATIVES



PARTIAL CONSTRUCTION

Planning and Design of the separated bike lanes along Mass Ave

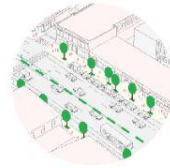
Near term



IMPACT STUDY

Assessing economic impact of bike lanes to businesses along Mass Ave

Annually For The Next Five Years



COMBINED SEWER OVERFLOW MITIGATION

Exploring Green Stormwater Infrastructure Mitigation measures to prevent Combined Sewer Overflow events on North Mass Ave.

Five -10 Years From Now



PLANNING STUDY

Vision plan for the properties surrounding Mass Ave, including Zoning, Urban Design, Housing and Business Supports.



15 Years From Now

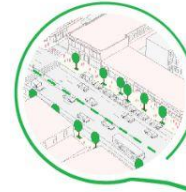
FOUR CONCURRENT CITY INITIATIVES



PARTIAL CONSTRUCTION
Planning and Design of
the separated bike lanes
along Mass Ave



IMPACT STUDY
Assessing economic
impact of bike lanes to
businesses along Mass
Ave



**COMBINED SEWER
OVERFLOW MITIGATION**
Exploring Green
Stormwater
Infrastructure Mitigation
measures to prevent
Combined Sewer
Overflow events on
North Mass Ave.



PLANNING STUDY
Vision plan for the
properties surrounding
Mass Ave, including
Zoning, Urban Design,
Housing and Business
Supports.



FOUR CONCURRENT CITY INITIATIVES



PARTIAL CONSTRUCTION
Planning and Design of the separated bike lanes along Mass Ave



IMPACT STUDY
Assessing economic impact of bike lanes to businesses along Mass Ave



COMBINED SEWER OVERFLOW MITIGATION
Exploring Green Stormwater Infrastructure mitigation measures to prevent Combined Sewer Overflow events on North Mass Ave.



PLANNING STUDY
Vision plan for the properties surrounding Mass Ave, including Zoning, Urban Design, Housing and Business Supports.

Business Impacts

Business Supports



FOUR CONCURRENT CITY INITIATIVES



EVOLUTION OF MASS AVE



Massachusetts Avenue looking north from the Little Common about 1875.

Source: Preliminary Landmark Designation Report: Charles Hicks Saunders House, Charles Sullivan and Sarah Burks, Cambridge Historical Commission. March 24, 2023

THE STREET THROUGH THE CENTURIES

18th Century



19-20th Century



Today



FUN FACT: In 1961, you could build up to 60 feet on most of the corridor. Today, it is 45 feet in many places.

REMNANTS AND RELICS OF HISTORY TODAY



Many buildings still stand, but may have other uses, such as the Henderson Carriage Repository (1892), now used for office and retail.



Efforts have been made to create modern additions and affordable housing while preserving historic homes, such as Frost Terrace (1865, renovated 2021).

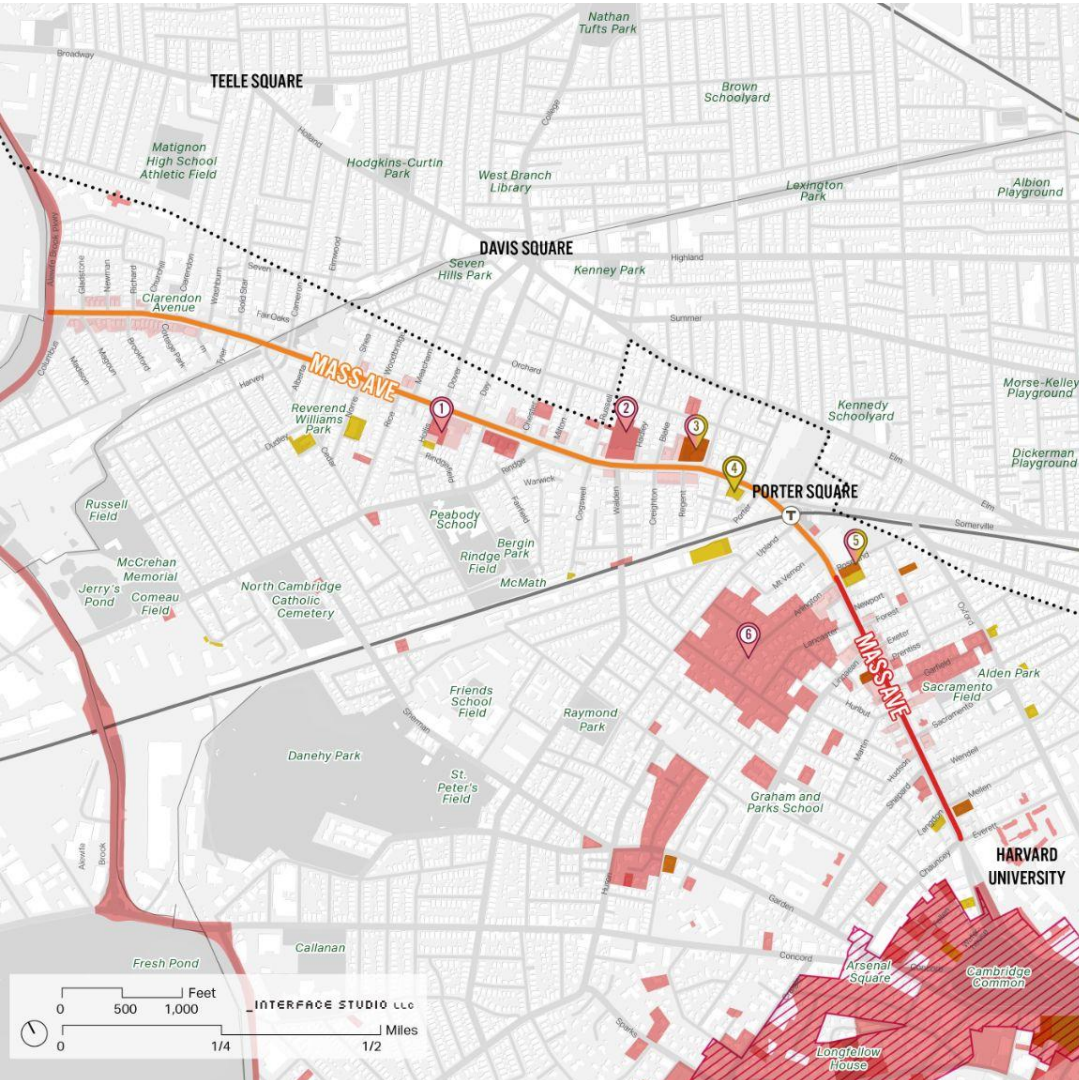


Legacy streetcar trolley infrastructure still remains, but is being removed.

Source: Henderson Carriage Repository. (2019, March 14). In Wikipedia.
https://en.wikipedia.org/wiki/Henderson_Carriage_Repository

Source: Robert Benson Photography.
<https://www.architectmagazine.com/project-gallery/frost-terrace-affordable-housing>

Source: Interface Studio.



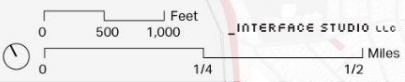
HISTORIC PRESERVATION

Interface Studio, January 2024

- South of Porter Square Study Area
- North Mass Ave + Porter Square Study Area
- ⋯ City Boundary
- Historic Districts (Old Cambridge)
- Historic Landmarks and Easements
- National Register of Historic Places
- Massachusetts Ave Overlay District Historic Properties

Selected Historic Places

- 1 St. John's Roman Catholic Church
- 2 Henderson Carriage Repository
- 3 St. James's Episcopal Church
- 4 Cambridge Masonic Temple
- 5 North Avenue Congregational Church
- 6 Avon Hill National Register / Conservation District



DYNAMIC STREET, DIFFERENT QUALITIES



GENERALIZED LAND USE - EXPERIENCE

Interface Studio, January 2024

- Commercial
- Mixed Use
- Residential
- Institution
- Parks and Open Space
- Transportation

DYNAMIC STREET, DIFFERENT QUALITIES



OUR CHARGE:

**WHAT DOES
MASS AVE
LOOK LIKE **15**
YEARS FROM
NOW?**

... and HOW do we get there?

- **Prioritization of goals and implementation**
- **Coordination with other planning initiatives**
- **Policy recommendations**
- **Proposed changes in zoning**
- **Complementing future Citywide Design Guidelines**
- **Long term infrastructure projects (public realm, open spaces, sidewalks, etc)**

WORKING GROUP DISCUSSION

Questions for us?

QUESTIONS FOR YOU!

1. What should we call “Lower Mass Ave?”
 - a. Lower Mass Ave
 - b. Harvard to Porter (HarPo)
 - c. The Ave
 - d. South of Porter Square (SoPo)
 - e. Something else?
2. What do you hope to get out of this process?
3. How can we best engage your community and networks for this process?
4. Best day and time for working group meetings?
 - a. Next meeting early- to mid-March



NEXT STEPS

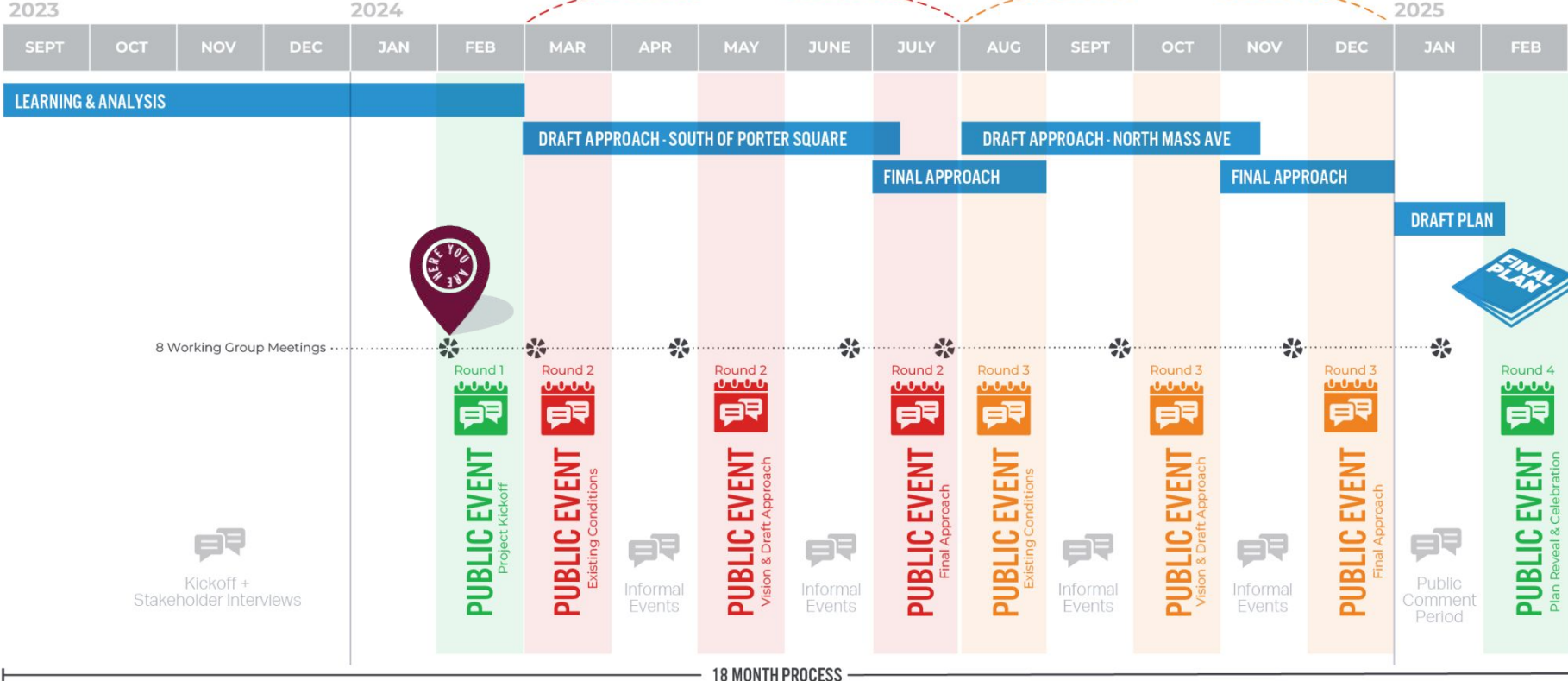
NEXT WORKING GROUP MEETING

ROUND 1 PROJECT KICKOFF

ROUND 2 SOUTH OF PORTER SQUARE

ROUND 3 NORTH MASS AVE + PORTER SQUARE

ROUND 4 FINAL PLAN



COMMUNITY MEETING AGENDA

February 29, 2024, 6:00 PM - 7:30 PM

- **Welcome and Introductions** (10 min)
- **Project background** (20 minutes)
- **Mass Ave Over time** (10 minutes)
- **Q+A** (10 minutes)
- **Breakout Room Discussion** (20 minutes)
- **Collab Map Demo** (5 minutes)
- **Next Steps** (5 minutes)

HELP SPREAD THE WORD!

Mass Ave
MAPS Planning Study

The City of Cambridge Community Development Department invites you to attend a virtual **COMMUNITY MEETING**

JOIN US ONLINE!

Thursday, February 29
6:00 PM – 7:30 PM

To participate on Zoom
Login on your computer tablet or smartphone:
bit.ly/MAPS_zoom
—OR—
Call: **646 931 3860**
note: you will be able to hear the presentation, but not see the slides

MEETING ID: 847 2554 2028

Scan to RSVP or visit zoom link address

Visit www.cambridgema.gov/maps or call the City of Cambridge Community Development Department at 617.349.4640 for more information.

CAMBRIDGE
CDD@344

What is the Mass Ave Planning Study (MAPS)?
MAPS is creating a vision plan for what **Massachusetts Avenue will look like in 2040 between Cambridge Common and Alewife Brook Parkway**. This plan is intended to provide a framework for the future in areas such as housing, land use, urban design, zoning, public space, mobility, and redevelopment.

Where are we in the process?
We're just getting started! This will be finalized in early 2025. Our first public meeting is on February 29, join us to learn about the plan and how to get involved!

Can't make the meetings, but want to participate?
No problem! A recording of the meeting will be posted on our website for review the day after the meeting.

You can also share your thoughts on our online crowdsource map! Visit: bit.ly/MAPS_map

The City of Cambridge does not discriminate, including on the basis of disability. We may provide auxiliary aids and services, written materials in alternative formats, and reasonable modifications in policies and procedures to people with disabilities. For more information contact us at diane@cambridgema.gov, 617.349.4640 (voice), or via relay at 711.

PUBLIC QUESTIONS OR COMMENTS?

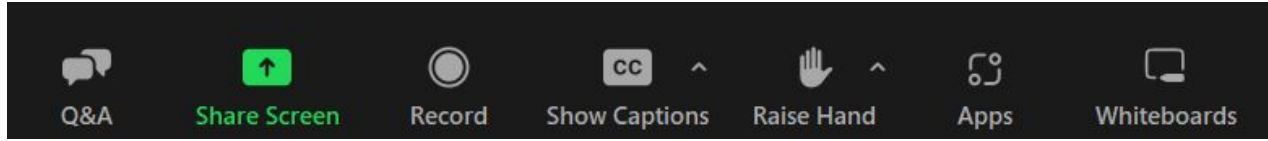
Your feedback is important

Here are the guidelines for tonight's discussion:

- We want to give **as many people as possible the opportunity to be heard**. If you've already had a chance to speak, or if someone else has voiced your comment, please let people with new ideas be heard.
- Respect the experiences of others
- Listen to each other & divergent perspectives
- Stay on topic and strive to be succinct
- Each person has **two minutes** to speak.
- If we're unable to hear from all raised hands by 7:15 pm, you can **send your comments/questions directly to Drew Kane** by phone: 617-349-4640 or by email: dkane@cambridgema.gov.

Visit www.cambridgema.gov/massaveplan to sign up for our email list!

RAISE YOUR HAND TO ASK A QUESTION



Use **Q&A** to type a question

Use **Raise Hand** to ask a question
and we will unmute you!



On your phone, use *9 to request to speak,
we'll read the last 4 digits of your phone number when it's time for you to speak.

The City of Cambridge Community
Development Department
invites you to attend a virtual

COMMUNITY MEETING

JOIN US ONLINE!

Thursday, February 29
6:00 PM – 7:30 PM

To participate on Zoom



Login on your computer tablet or smartphone:

bit.ly/MAPS_zoom

–OR–



Call:

646 931 3860

note: you will be able to hear the presentation, but not see the slides

MEETING ID: 847 2554 2028