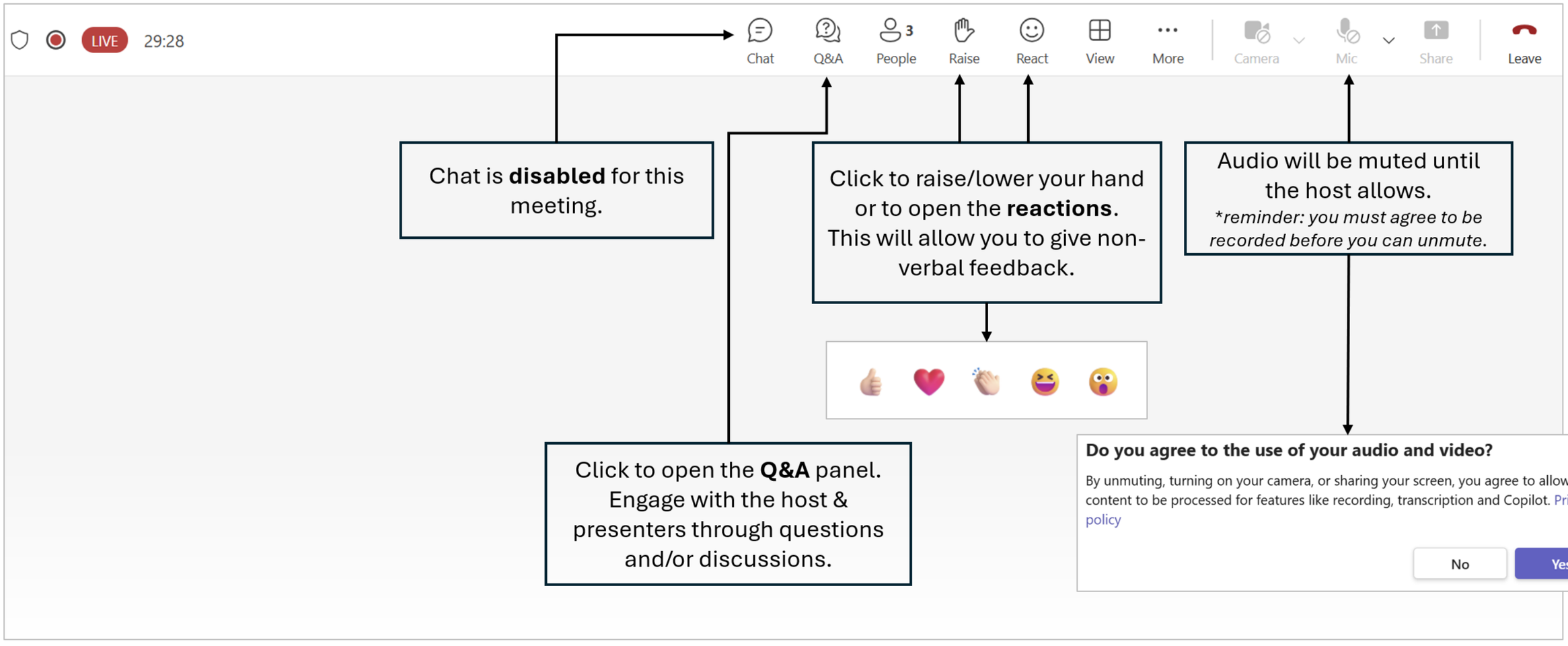
359 Broadway
Play Spaces Renovation

COMMUNITY MEETING
NOVEMBER 5, 2026

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TEAMS WEBINAR: ATTENDEE TIPS



For Teams-related questions reach out to Gary Chan via email gchan@cambridgema.gov

If you're having connectivity issues, call in at
Phone Number: 1-857-264-0918
Meeting ID: 980 683 420#

We are recording & transcribing!

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SHARE YOUR FEEDBACK

We want to hear what you think about the design concepts presented today

- You do not need to choose one complete concept.
- You may prefer elements from different options.
- Tell us what you like, what you would change, and what you would like to see included.

Scan the QR code or visit to participate in the online survey.

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PROJECT OVERVIEW

The City of Cambridge is renovating the play spaces outside the 359 Broadway building (the Old Longfellow School). This work is being advanced as an early action project alongside the Mid-Cambridge Parks Vision process.

KEY PROJECT FACTS

- Project location: 359 Broadway, Cambridge
- Design and community engagement began in spring 2026
- Construction is expected to begin in 2027

PROJECT GOALS

- Understand how the spaces are used today
- Gather community input through outreach and engagement
- Shape the redesign of the outdoor play spaces



PROJECT TIMELINE

Spring 2026

Project kickoff, site survey, and existing-conditions assessment

Summer 2026

Online survey and community engagement event

Summer–Fall 2026 ← WE ARE HERE!

Concept design and community feedback

Fall 2026

Construction documents and cost estimate

Winter 2026 — Bid Phase

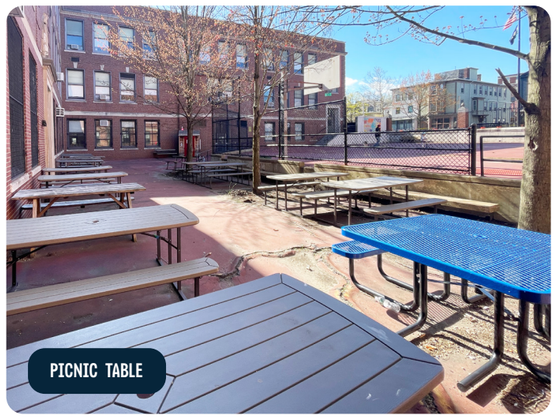
Bid phase and contractor selection

Spring - Summer 2027

Construction and anticipated project completion

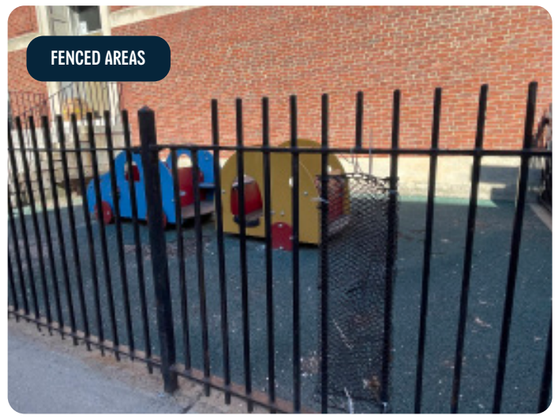
EXISTING CONDITIONS


FAYETTE STREET SIDE YARDS


PICNIC TABLE




ANTRIM STREET SIDE YARD


FENCED AREAS


BIKE RACKS


BASKETBALL HOOP


MULTI-USE


BENCH

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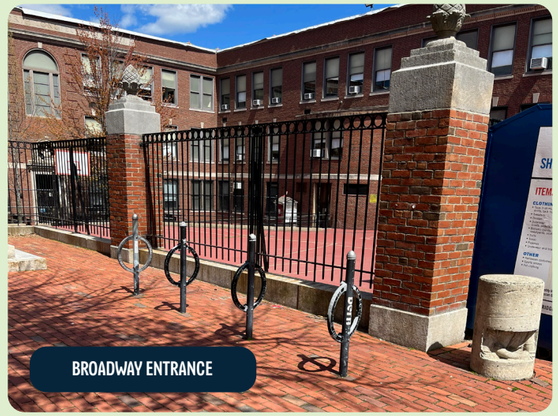
EXISTING CONDITIONS



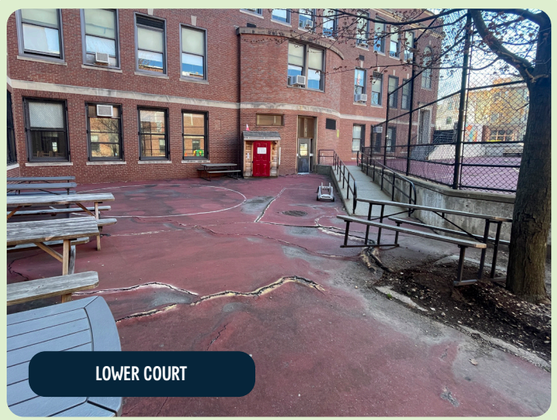
Worn / deteriorated poured-in-place rubber in the side yards



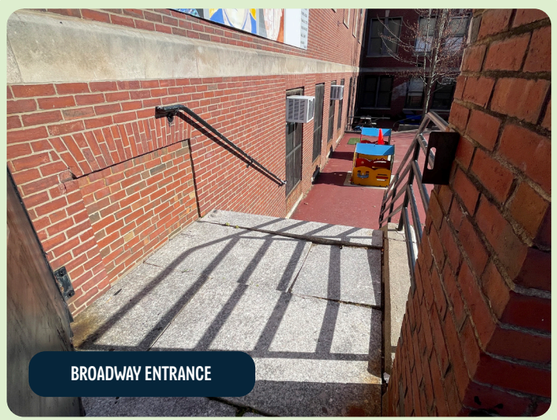
Aging / outdated play equipment



Possibly fencing / visibility / public identity



Tree root damage affecting paving



Accessibility circulation issues



Limited shade / planting

TREE ROOT DAMAGE



Root heaving and uneven pavement



Extensive cracking across the courtyard



Damaged walking and gathering surfaces

RECENT CITY TREE PLANTING ON BROADWAY

DPW and Urban Forestry regularly identify locations across the city to remove pavement and plant new street trees. They recently completed this work in front of 359 Broadway.

DEPAVING

• Existing brick paving was removed along the sidewalk to create a continuous planting bed.

IMPROVED SOIL

• Soil was added in place of pavement to support healthy long-term tree growth and a new ground layer.

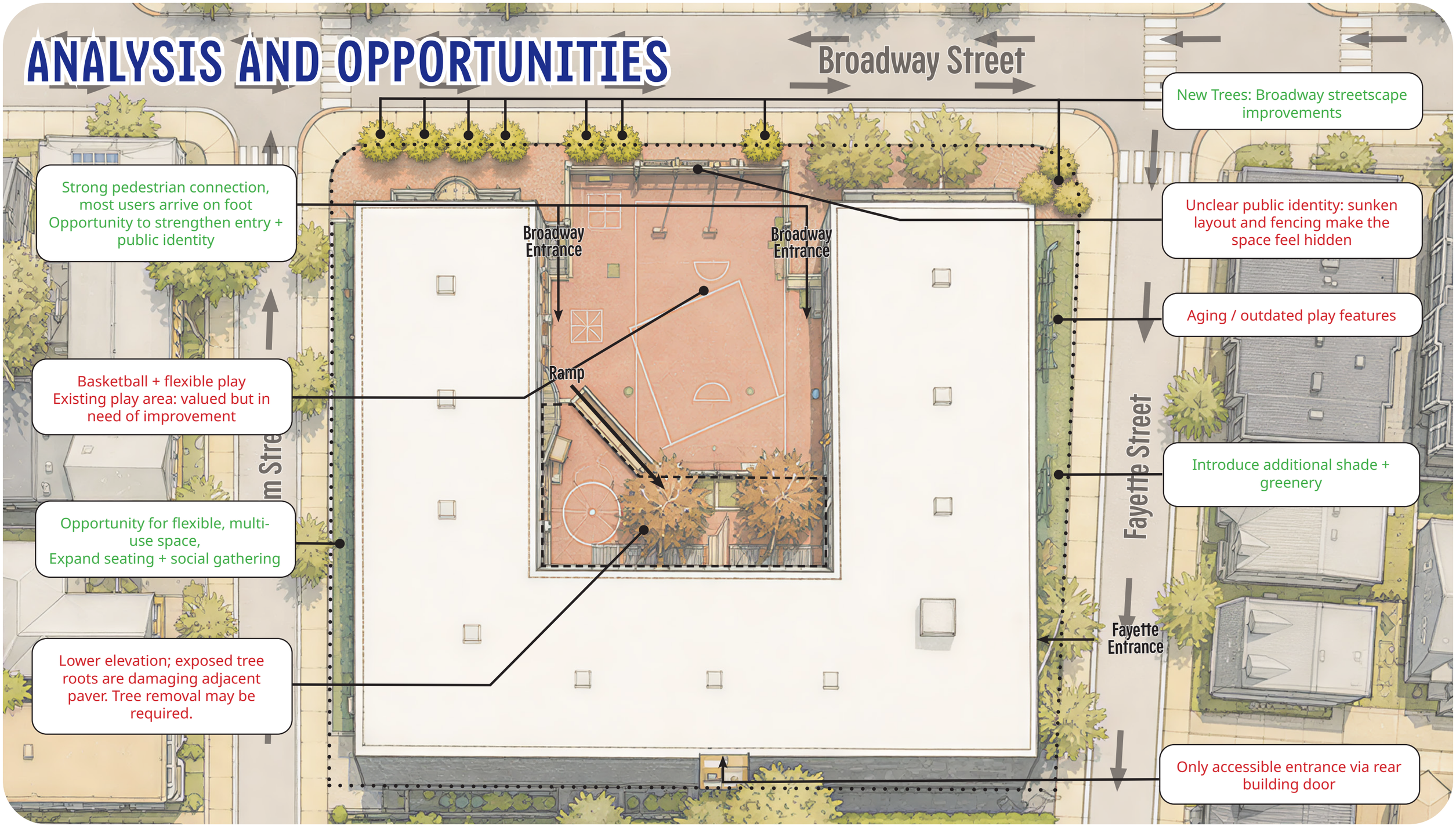
NEW PLANTING

• 10 New street trees, grasses, and hardy perennials were installed along Broadway.



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ANALYSIS AND OPPORTUNITIES



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COMMUNITY OPEN HOUSE

AUGUST 17, 2026











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WHAT WE HEARD

Big takeaway: At the open house, community members shared how they use the site today and what they would like to see in the renovated play spaces.

PLAY FOR ALL

Varied and inclusive play opportunities for different ages and abilities.

COMFORT + GATHERING

More seating, shade, planting, and comfortable places to spend time.

ACTIVE + FLEXIBLE USE

Maintain opportunities for basketball, active recreation, events, and flexible use.

NATURE + CREATIVITY

Interest in nature play, art, outdoor learning, and imaginative experiences.

ACCESS + CONNECTIONS

Improve accessibility, entrances, circulation, and movement through the site.

Community feedback helped establish the priorities used to develop the initial design concepts.

ONLINE SURVEY SUMMARY

Big takeaway: 359 Broadway is a highly local, frequently encountered neighborhood space, valued especially for informal play, basketball, and its enclosed open areas.

74%
Live nearby

63%
Use or pass by the site daily

86%
Usually arrive on foot

46%
Use the basketball court / open play area

WHAT WORKS

OPEN + ENCLOSED PLAY SPACE
Good for basketball, bikes, ball play, and informal recreation.

NEIGHBORHOOD LOCATION
Easy to reach and part of people's everyday routines.

PLAY FOR YOUNGER CHILDREN
The Antrim Street play area and imaginative play features are valued.

WHAT NEEDS ATTENTION

- **65%** Play areas feel outdated
- **43%** Active play areas need improvement
- **38%** Not enough shade
- **38%** Not enough greenery
- **35%** Not enough seating

ONLINE SURVEY SUMMARY

FLEXIBLE + ACTIVE PLAY

- **66%** Flexible play
- **61%** Basketball
- **50%** Active games + sports

Design implication:

Maintain a flexible court/open area that can accommodate multiple forms of recreation.

SHADE + COMFORT

- **56%** Shade + trees
- **54%** Comfortable seating
- **36%** More planting + nature

Design implication:

Add shade, planting, and comfortable places to sit, eat, supervise, and gather.

VARIED PLAY EXPERIENCES

- **54%** Swings
- **44%** Climbing + balancing
- **41%** Imaginative / creative
- **36%** Flexible court games

Design implication:

Avoid one single play type. Combine physical, imaginative, and flexible play.

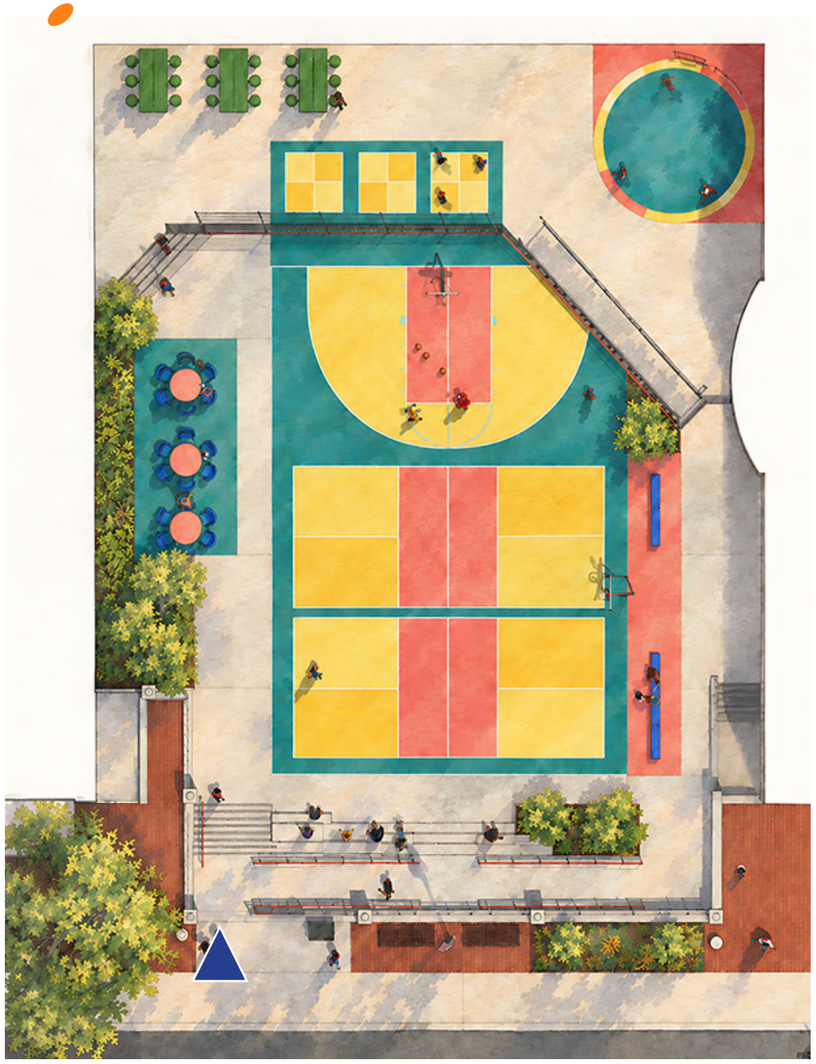
COMMUNITY + MULTI-AGE USE

- **50%** Community events
- **50%** Nature + garden
- **50%** Multi generational

Design implication:

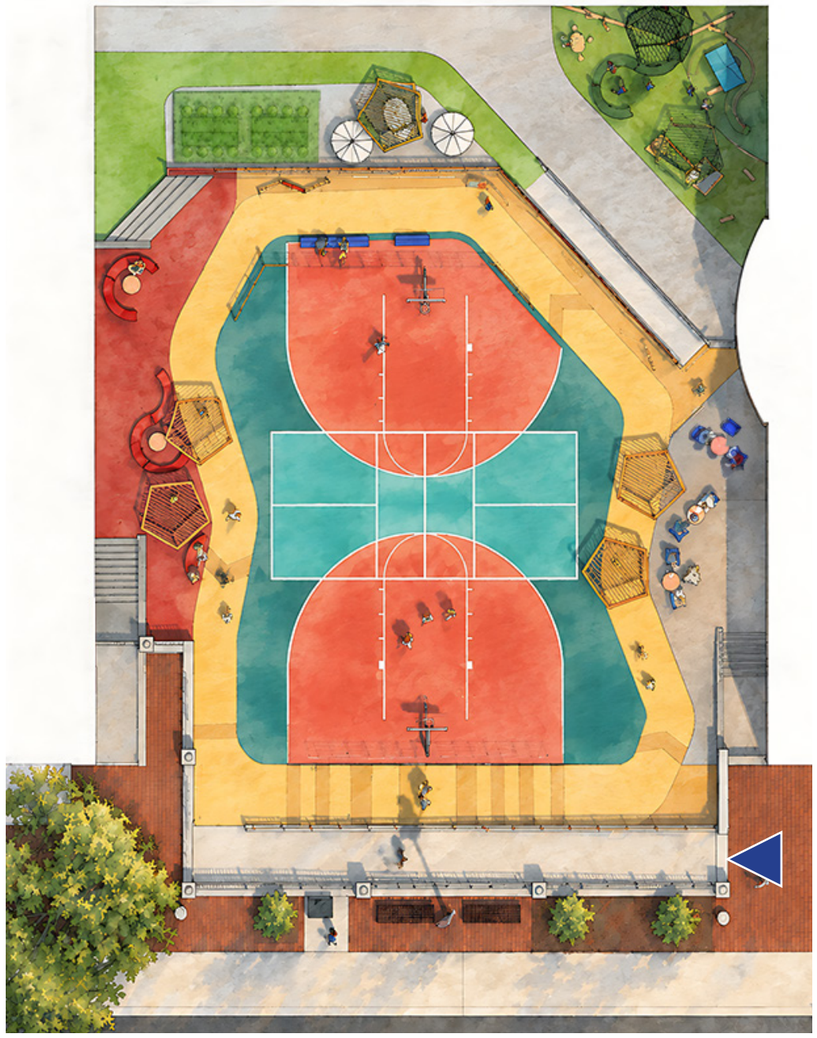
Make the space useful beyond children's play - for families, students, caregivers, and neighborhood activities.

COURT CONCEPTS



COURT CONCEPT A

- BEST CONNECTION TO BROADWAY STREET
- MOST EXPENSIVE STAIR/RAMP OPTION
- SMALLEST COURT



COURT CONCEPT B

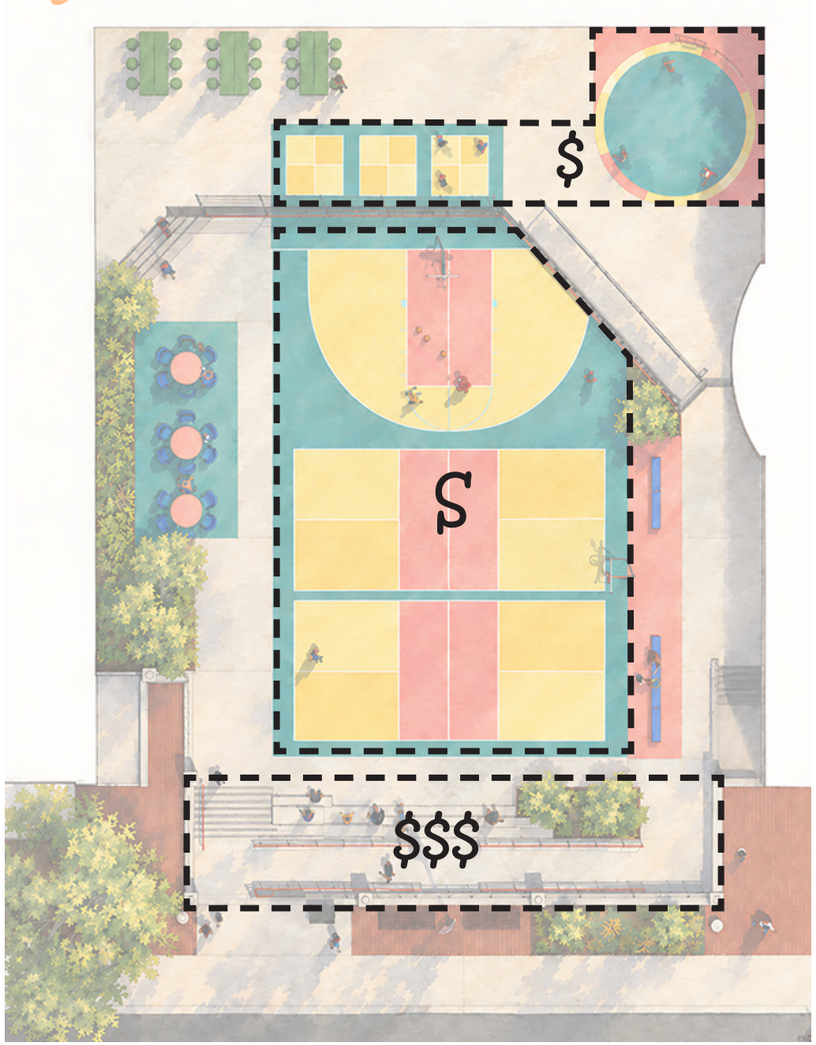
- SLOPED WALKWAY IS LEAST EXPENSIVE ENTRANCE OPTION
- MEDIUM-SIZED COURT



COURT CONCEPT C

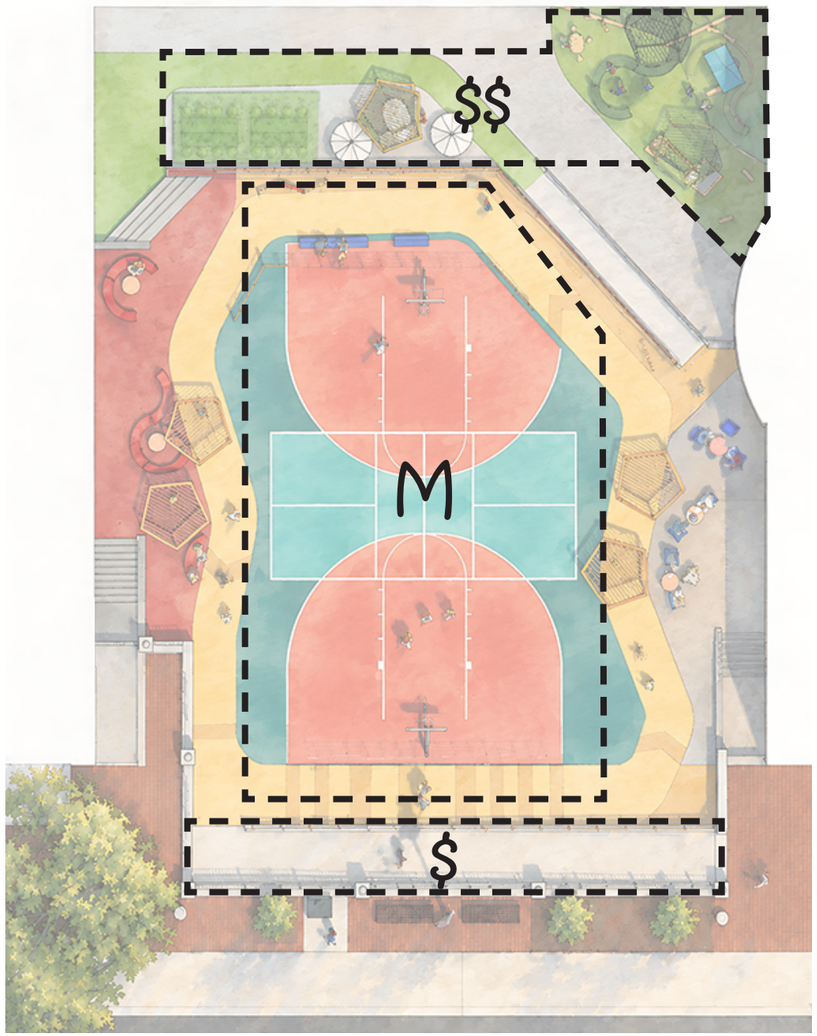
- LONGEST PLAYABLE COURT
- SWITCHBACK RAMP MIGHT NOT FEEL AS DIRECT

COURT CONCEPTS



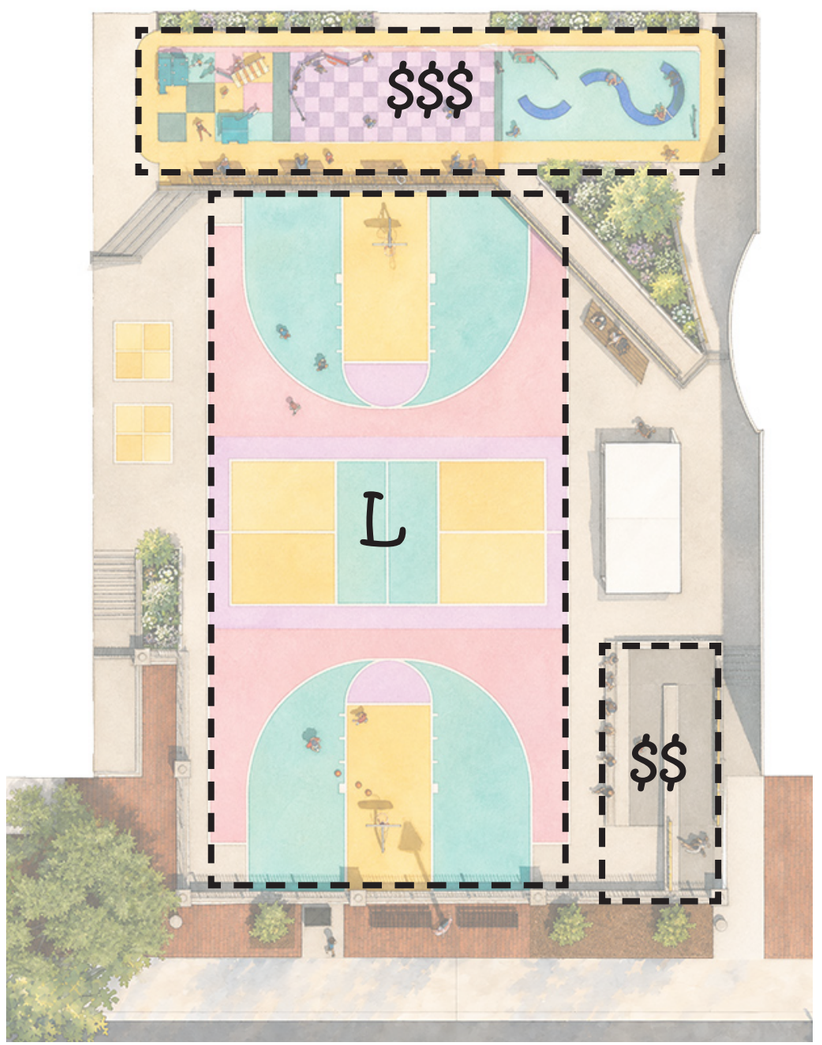
COURT CONCEPT A

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- MOST EXPENSIVE STAIR/RAMP OPTION
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COURT CONCEPT B

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- MEDIUM-SIZED COURT



COURT CONCEPT C

- LONGEST PLAYABLE COURT
- SWITCHBACK RAMP MIGHT NOT FEEL AS DIRECT

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COURT CONCEPT A



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COURT CONCEPT A



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COURT CONCEPT B



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COURT CONCEPT B



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COURT CONCEPT C



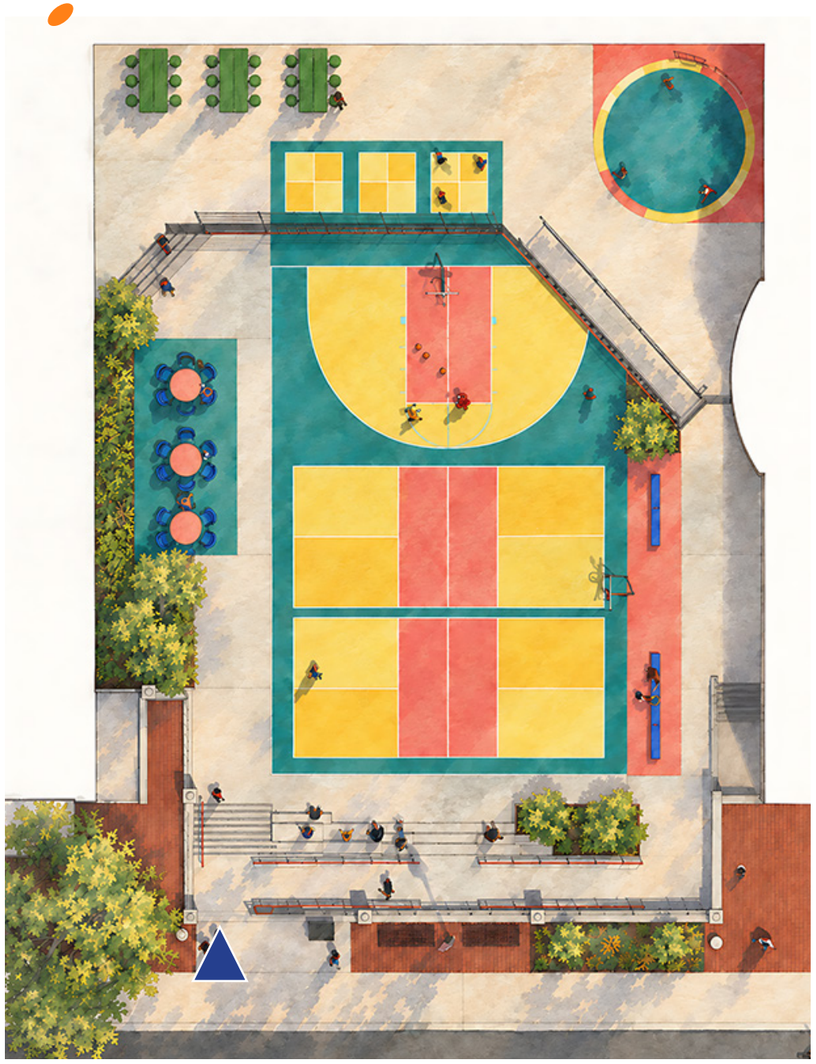
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COURT CONCEPT C



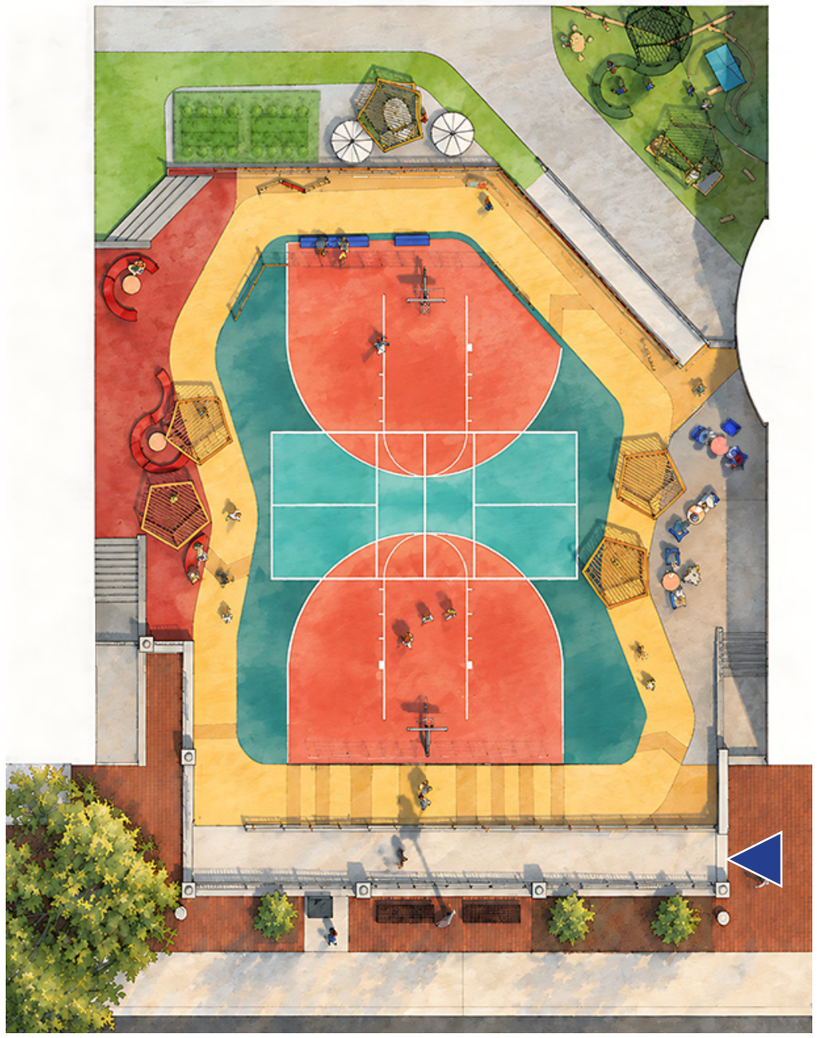
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COURT CONCEPTS



COURT CONCEPT A

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COURT CONCEPT B

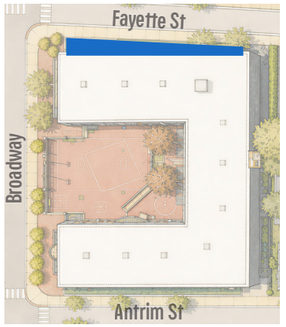
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COURT CONCEPT C

- LONGEST PLAYABLE COURT
- SWITCHBACK RAMP MIGHT NOT FEEL AS DIRECT

FAYETTE STREET





- CURRENT PLAY AREA: 1,966 SF EEC STANDARD: 75 SF PER CHILD - 26 CHILDREN

FAYETTE STREET
EXISTING CONDITIONS







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FAYETTE STREET - CONCEPTS



FAYETTE STREET CONCEPT A

- GATHERING + SEATING NEAR ENTRANCE
- SMALLER, MORE INTIMATE PLAY AREA
- MORE PLANTING + NATURE-BASED PLAY
- PLAY AREA: 1,765 SF EEC STANDARD: 75 SF PER CHILD - 23 CHILDREN



FAYETTE STREET CONCEPT B

- LARGER, MORE ACTIVE PLAY AREA
- MORE CLIMBING + PLAY EQUIPMENT
- BOLDER, MORE CONTINUOUS PLAY SURFACE
- PLAY AREA: 1,966 SF EEC STANDARD: 75 SF PER CHILD - 26 CHILDREN

FAYETTE STREET - CONCEPT A



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FAYETTE STREET - CONCEPT A





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FAYETTE STREET - CONCEPT B



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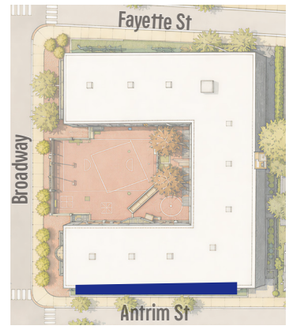
FAYETTE STREET - CONCEPT B

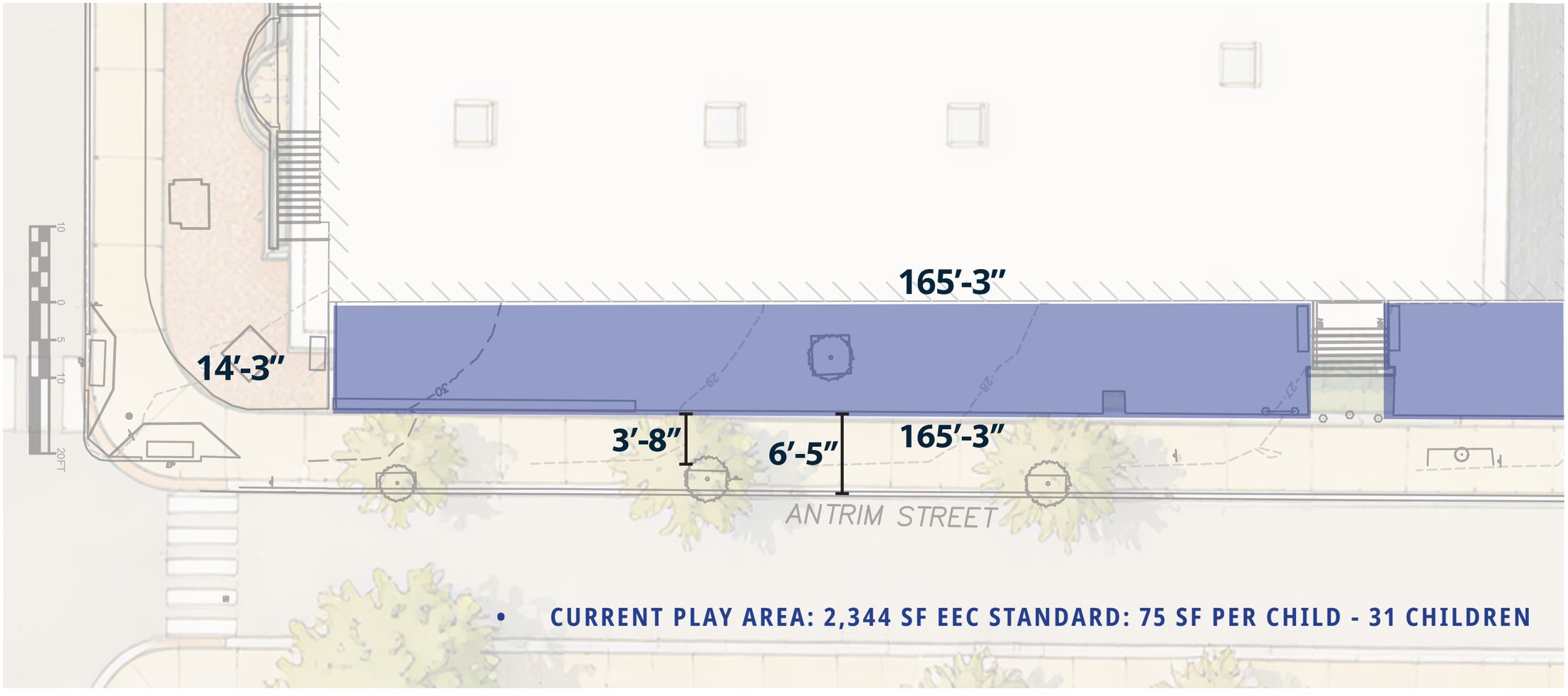




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ANTRIM STREET





- CURRENT PLAY AREA: 2,344 SF EEC STANDARD: 75 SF PER CHILD - 31 CHILDREN

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ANTRIM STREET
EXISTING CONDITIONS







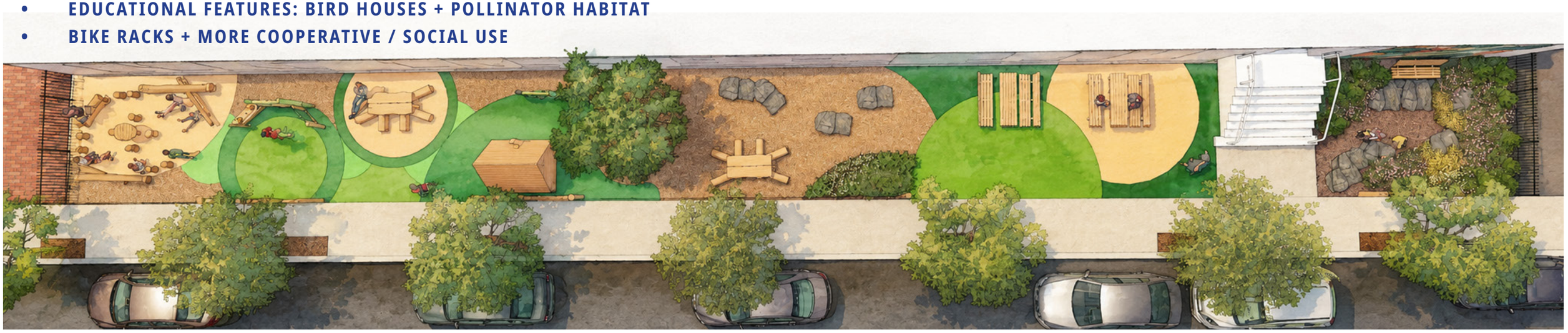
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ANTRIM STREET - CONCEPTS



ANTRIM STREET CONCEPT A

- MORE ADULT AND TEEN-FRIENDLY GATHERING + SEATING
- EDUCATIONAL FEATURES: BIRD HOUSES + POLLINATOR HABITAT
- BIKE RACKS + MORE COOPERATIVE / SOCIAL USE
- PLAY AREA: 763 SF EEC STANDARD: 75 SF PER CHILD - 10 CHILDREN



ANTRIM STREET CONCEPT B

- MORE KID-FRIENDLY + PLAYFUL
- NATURE PLAY WITH LOGS, BOULDERS + ORGANIC FORMS
- POLLINATOR GARDEN + HANDS-ON EDUCATIONAL EXPERIENCE
- PLAY AREA: 1,977 SF EEC STANDARD: 75 SF PER CHILD - 26 CHILDREN

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ANTRIM STREET - CONCEPT A



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ANTRIM STREET - CONCEPT A



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ANTRIM STREET - CONCEPT A



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ANTRIM STREET - CONCEPT B



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ANTRIM STREET - CONCEPT B



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ANTRIM STREET - CONCEPT B



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QUESTIONS/DISCUSSION









THANK YOU

Project Contact:

- Cortney Kirk, Senior Landscape Architect

ckirk@cambridgema.gov

SHARE YOUR FEEDBACK

Scan the QR code or visit to participate in the online survey.

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