

# CENTRAL SQUARE CITY LOTS STUDY

CITY COUNCIL ROUNDTABLE



Agency  
Landscape + Planning

November 13, 2023

# AGENDA

## 1. Welcome & Introductions

## 2. Project Overview (10 min)

- Study Purpose and Overview
- Summary of Engagement So Far

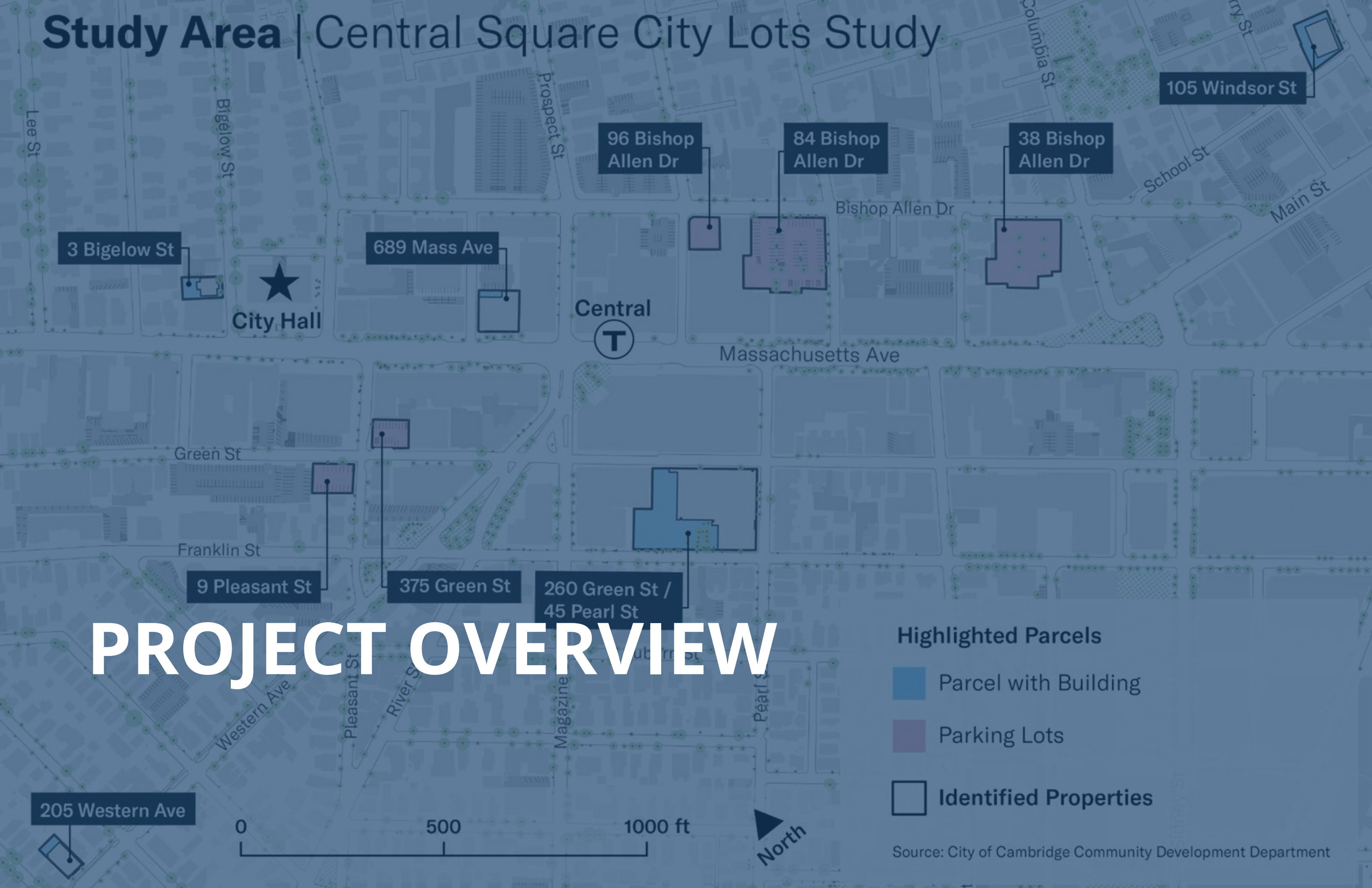
## 3. 10 Project Sites (15 min)

- Leverage the potential of large, city-owned sites
- Bring new life to existing buildings
- Activate and infill existing lots

## 4. Preliminary Options (5 min)

## 5. Next Steps (2 min)

# Study Area | Central Square City Lots Study



3 Bigelow St



689 Mass Ave

96 Bishop Allen Dr

84 Bishop Allen Dr

38 Bishop Allen Dr

105 Windsor St



Massachusetts Ave

Green St

Franklin St

9 Pleasant St

375 Green St

260 Green St / 45 Pearl St

# PROJECT OVERVIEW

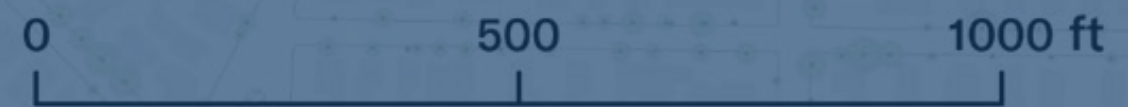
## Highlighted Parcels

Parcel with Building

Parking Lots

Identified Properties

205 Western Ave




Source: City of Cambridge Community Development Department

# “Central Square Lots” Study Process

## Build on & confirm past discussions


Municipal parking lots represent one of the greatest opportunities for realizing a vision for Central Square  
- *K2C2 Central Square report*

Creation of a public market




Central Square has a lot of what might be called “dead or bland space”.  
- *Central Squared Red Ribbon Report*

Creation of more public open space




Promote redevelopment that is mixed-use, pedestrian-oriented, and sustainable within surface parking lots  
- *Envision Cambridge*

Mixed use buildings with housing and ground floor retail




## Test what's feasible


Technical Site Assessments



Parking analysis

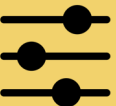


“Test-fits”

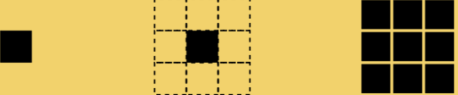


## Recommend possible steps


Preferred options



Phasing Considerations

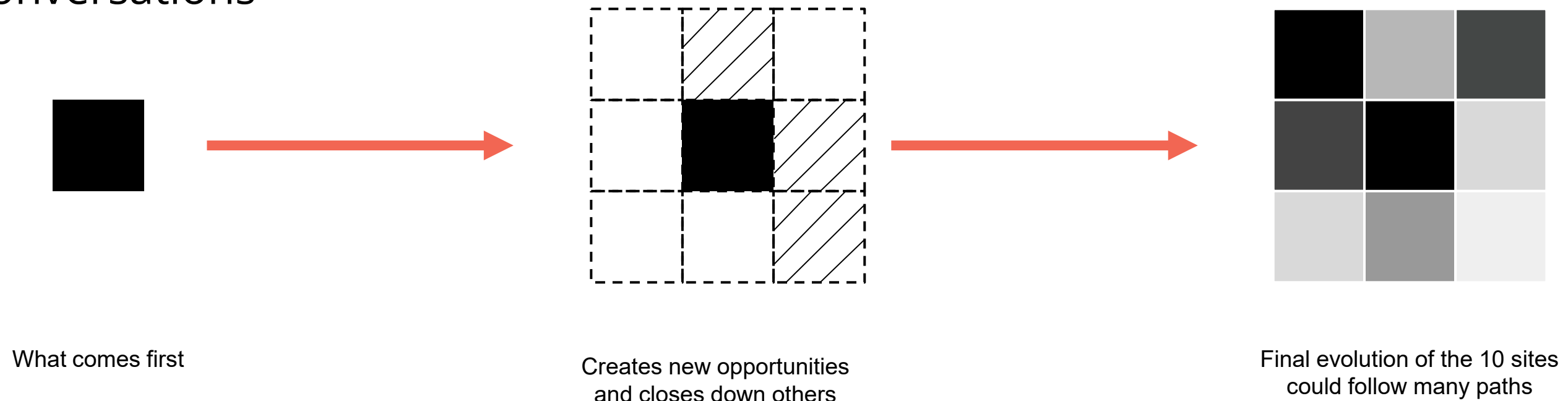


Changes likely to occur over 10+ years



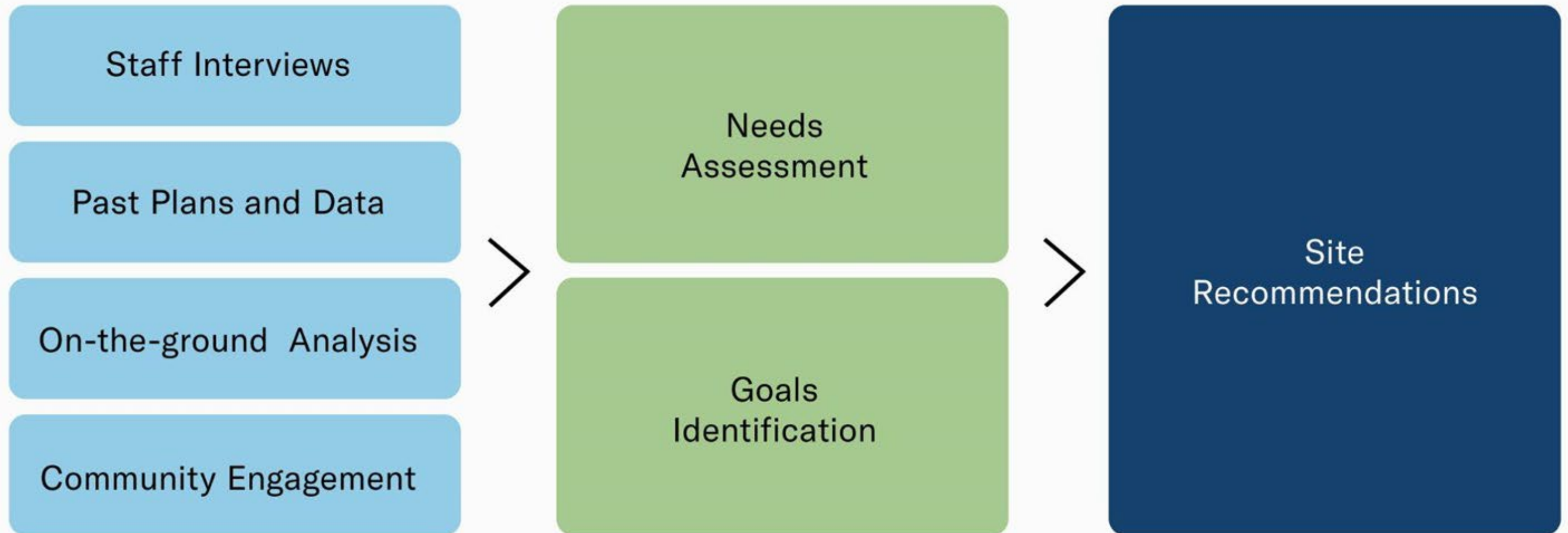
# LONG-TERM FLEXIBLE APPROACH

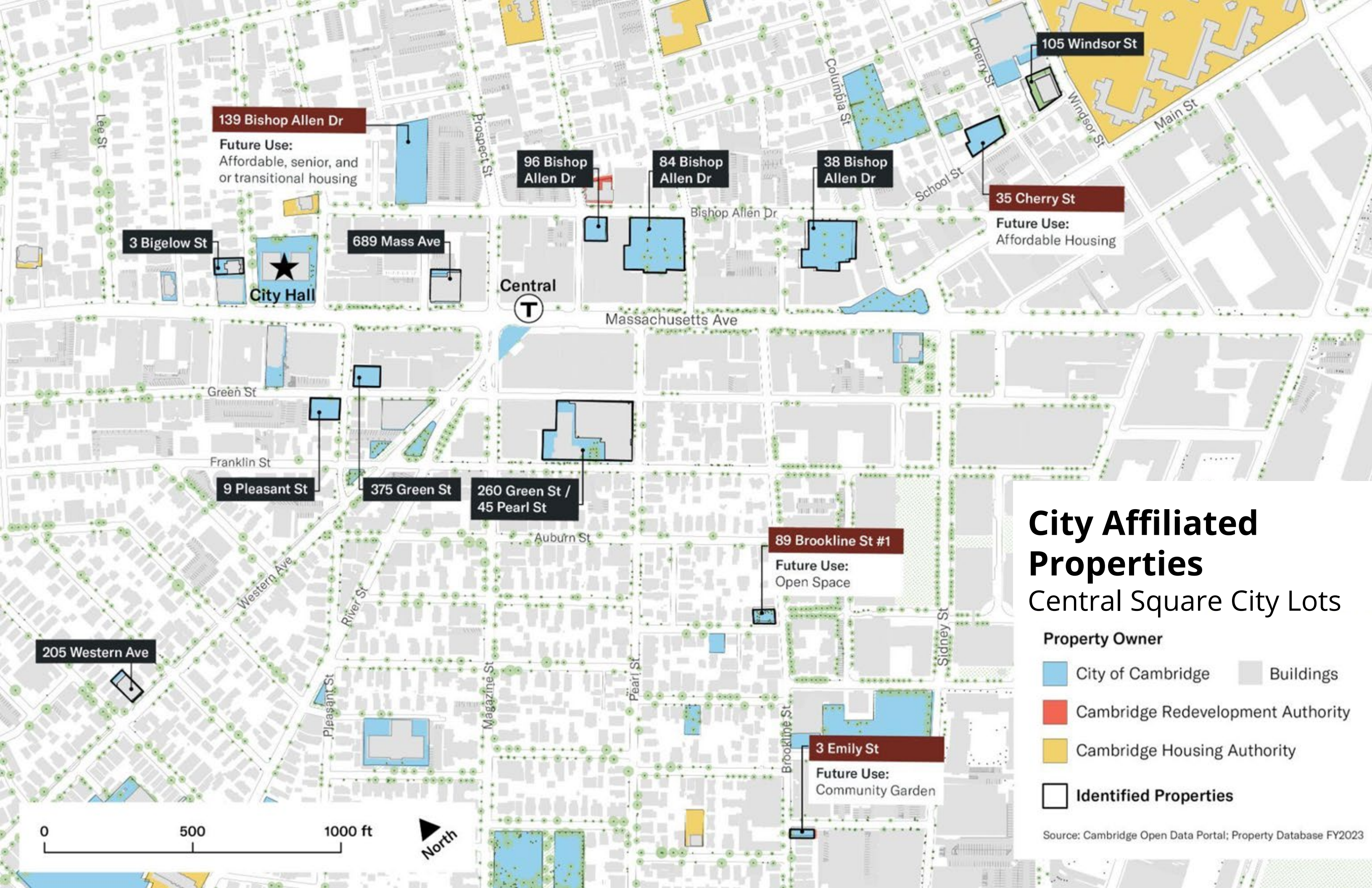
- These changes won't all happen at once! This work presents a suite of possibilities that will likely occur over 10+ years and it will be important to re-evaluate changing needs over time
- A phased approach can respond to new construction technologies, funding opportunities, and transportation demand management
- Economic costs & considerations will be an important part of future conversations



# PROJECT OVERVIEW

**Intent:** Support the City to understand how to best use its own assets (10 sites encompassing both land and buildings) to realize community goals and support City operations





**139 Bishop Allen Dr**

**Future Use:**  
Affordable, senior, and  
or transitional housing

**96 Bishop  
Allen Dr**

**84 Bishop  
Allen Dr**

**38 Bishop  
Allen Dr**

**105 Windsor St**

**35 Cherry St**

**Future Use:**  
Affordable Housing

**3 Bigelow St**



**689 Mass 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**

**3 Emily St**

**Future Use:**  
Community Garden

# City Affiliated Properties

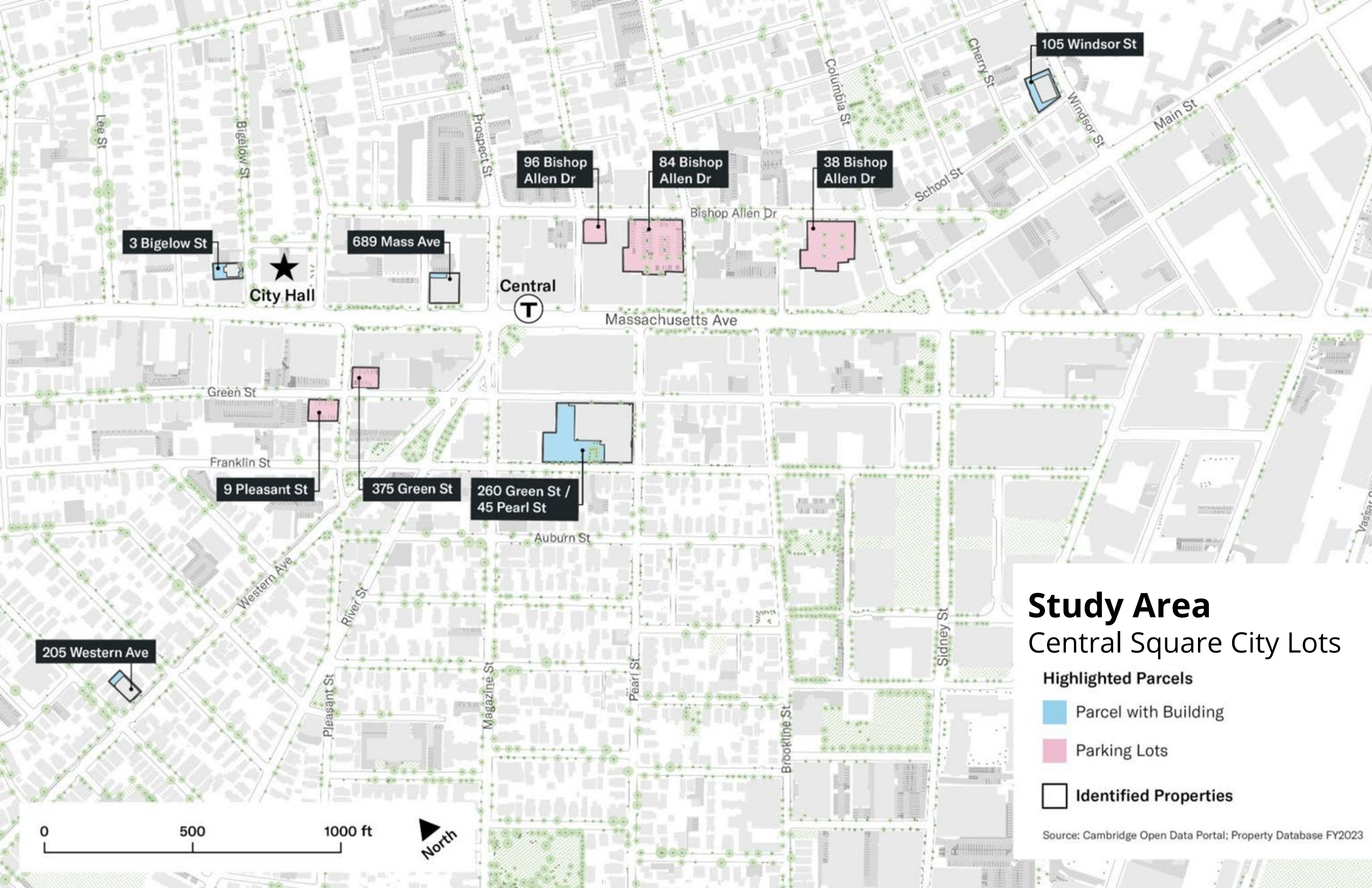
## Central Square City Lots

- Property Owner**
- City of Cambridge
  - Cambridge Redevelopment Authority
  - Cambridge Housing Authority
  - Identified Properties
- Buildings

0 500 1000 ft



Source: Cambridge Open Data Portal; Property Database FY2023



# Study Area

## Central Square City Lots

- Highlighted Parcels**
- Parcel with Building
  - Parking Lots
- Identified Properties**

Source: Cambridge Open Data Portal; Property Database FY2023

0 500 1000 ft



3 Bigelow St



689 Mass Ave

Central  
T

96 Bishop Allen Dr

84 Bishop Allen Dr

38 Bishop Allen Dr

105 Windsor St

9 Pleasant St

375 Green St

260 Green St /  
45 Pearl St

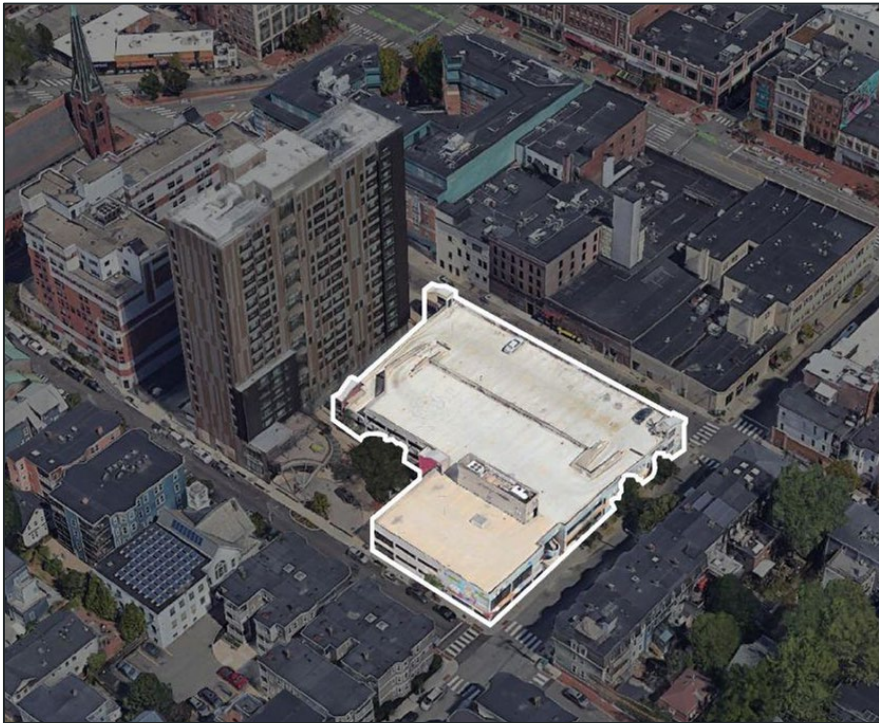
205 Western Ave



# PROJECT SITES - Buildings



3 Bigelow St



260 Green St / 45 Pearl St



689 Mass Ave



205 Western Ave



105 Windsor St

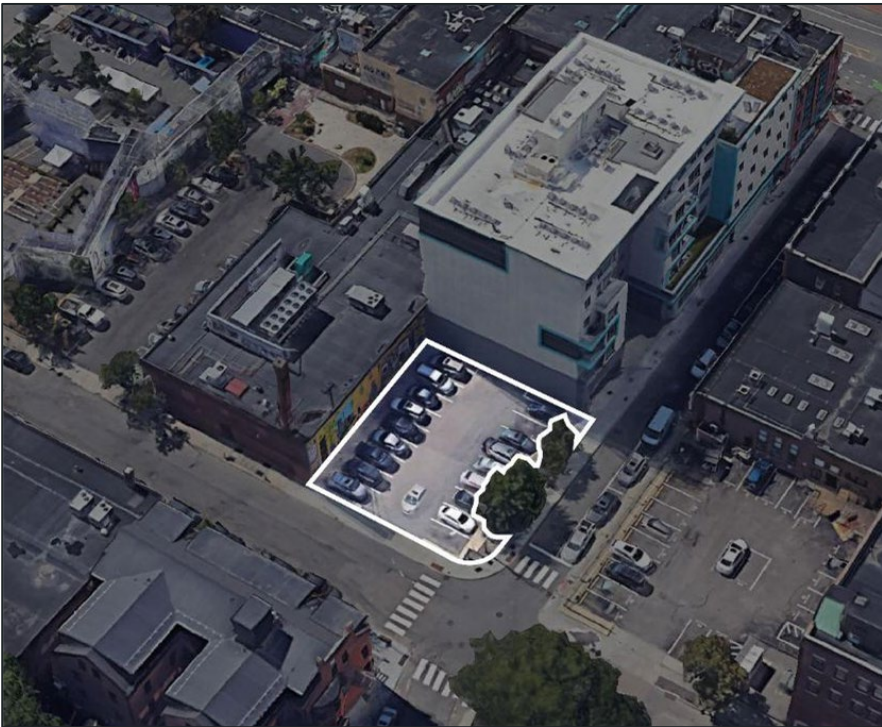
# PROJECT SITES - Lots



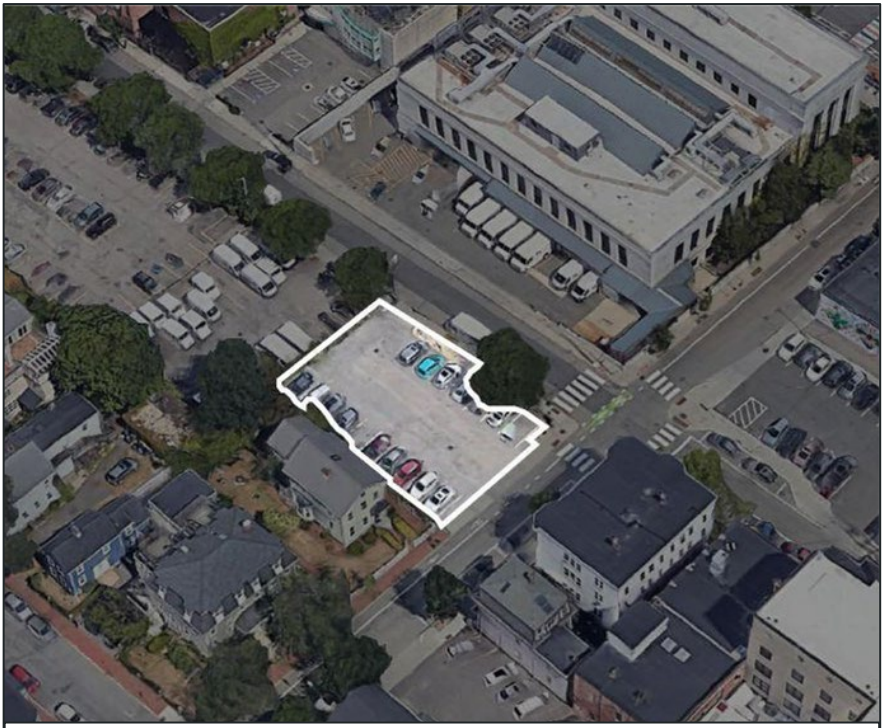
38 Bishop Allen Dr



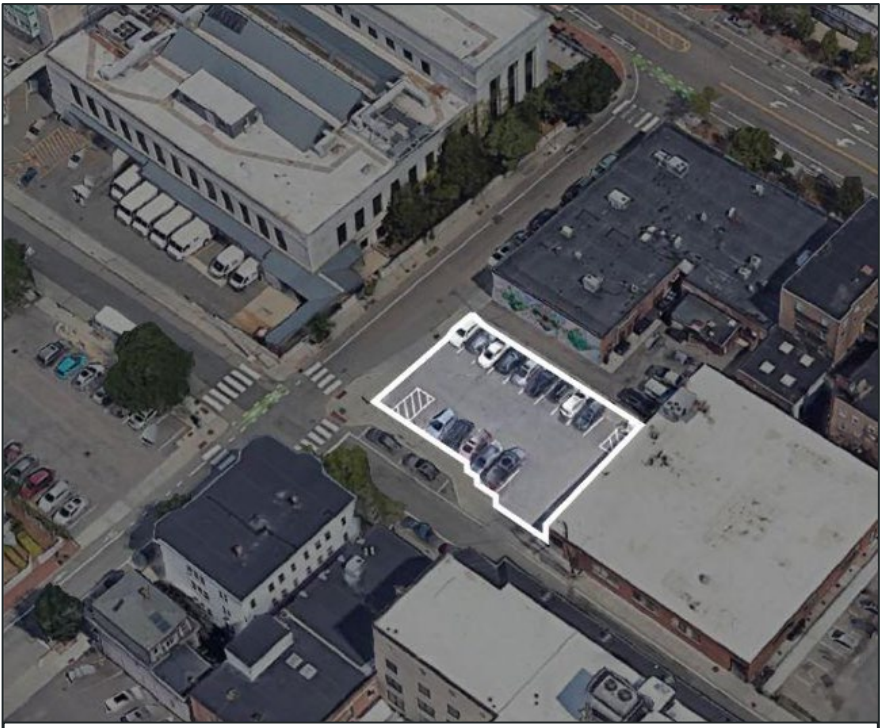
84 Bishop Allen Dr



96 Bishop Allen Dr



9 Pleasant St

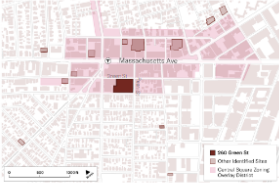



375 Green St

# TECHNICAL SITE ASSESSMENTS

Through interviews, research, and site visits, we are working on technical assessments for each of the project sites.

### 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  
**19,824** Library  
**55,828** Gross Building Area (sq ft)

**\$100,244,200** Assessed Value

**4** Garage  
**2** Library  
**257** Number of Stories

**476<sub>n</sub> / 2** min Walk  
Distance to nearest T-Station

**C-3** Zoning District

**257** Parking Spaces

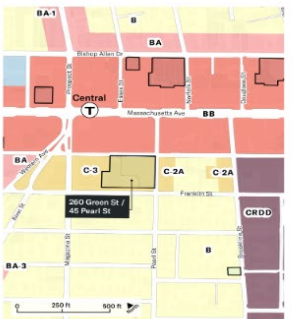



**91.5%** Impervious Surface

### 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


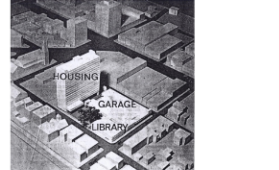

260 Green St  
Central Square City Lots Study Preliminary Site Assessments | July 2023

### 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

- 1930**: 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.
- 1972**: In the late 1960's the city receives state funding for an elderly housing tower.
- 1976**: In 1972, parking garage undergoes emergency repairs to address leaks and other updates.
- 2023**: Structural study performed to evaluate if base structure can tolerate additional loads above.

260 Green St  
Central Square City Lots Study Preliminary Site Assessments | July 2023

## Mapping & Summary Statistics


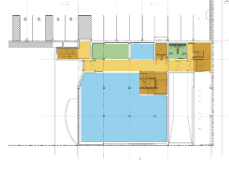

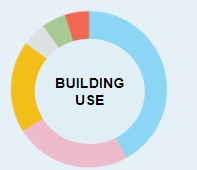
## Site Conditions

## Site History

### 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 of 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.

Category	Percentage	Area (sqft)
Library Stacks/Reading Room	42%	6,775 sqft
Meeting Rooms & Classrooms	24%	3,226 sqft
Circulation	19%	2,620 sqft
Utilities	5%	661 sqft
Building support	5%	670 sqft
Staff	5%	617 sqft

260 Green St  
Central Square City Lots Study Preliminary Site Assessments | July 2023

### Parking Utilization


**OFF-STREET PARKING UTILIZATION**

Inventory	Sum of Spaces	Spaces Full	% Full	Average
Garage	257	88	26%	108

**ON-STREET PARKING UTILIZATION**

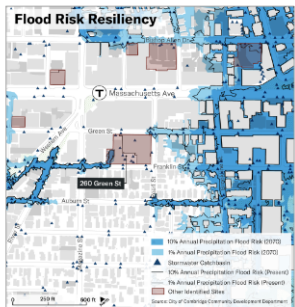
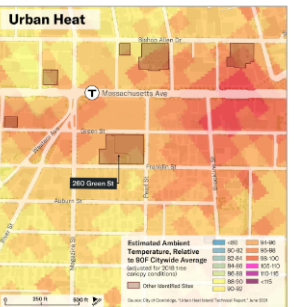
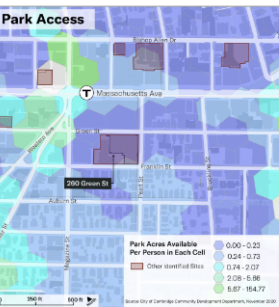
Regulation	Inventory	Sum of Spaces	% of Spaces	Spaces Full	% Full	Average
Permit Only		847	75%	656	77%	625
2 Hr, 8AM-5PM		50	5%	62	105%	57
2 Hr, 8AM-5PM		57	5%	55	96%	52
2 Hr, 8AM-5PM except Sat		43	4%	42	98%	38
Disability Parking		43	4%	18	42%	18
1 Hr, 8AM-5PM		25	2%	23	92%	24
Unregulated		16	1%	20	125%	23
30 Min, 8AM-5PM		14	1%	9	64%	10
1 Hr, 8AM-5PM		14	1%	11	79%	10
30 Min, 8AM-5PM		2	0.2%	3	150%	2
2 Hr, 10AM-5PM, Loading Zone 7AM-10AM		2	0.2%	0	0%	0
2 Hr, 8AM-5PM except Sat		0	0%	0	0%	0
<b>Total</b>		<b>1122</b>	<b>100%</b>	<b>899</b>	<b>80%</b>	<b>859</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.



260 Green St  
Central Square City Lots Study Preliminary Site Assessments | July 2023

### Environmental Conditions

**Flood Risk Resiliency**  
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.

**Urban Heat**  
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.

**Park Access**  
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.

260 Green St  
Central Square City Lots Study Preliminary Site Assessments | July 2023

## Building Use

## Parking Inventory & Utilization

## Environmental Conditions

# COMMUNITY ENGAGEMENT

## COMMUNICATION MATERIALS

Project Website

Updates on Social Media

Flyering at local Central Square businesses & community centers/hubs

## FOCUS GROUPS & INTERVIEWS

City Staff

Central Square BID

Central Square Advisory Committee

CET Focus Groups

Senior Center

Small Businesses

Arts & Culture

Multi Service Center/C-CAN Client

*UPCOMING*

Moore Youth Center Focus Group

## POP-UPS / SURVEY & COMMUNITY MEETING

August pop-ups

general project info, learn about community needs

Online survey form

October 8th Open House

share preliminary findings & opportunities

October 25th Virtual Open House

share preliminary findings & opportunities

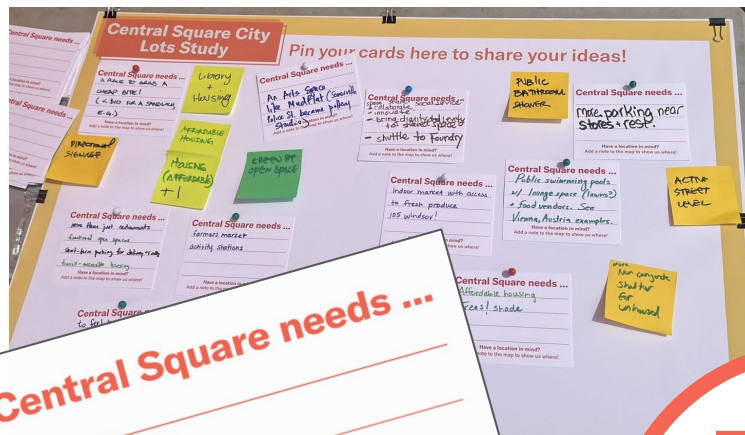
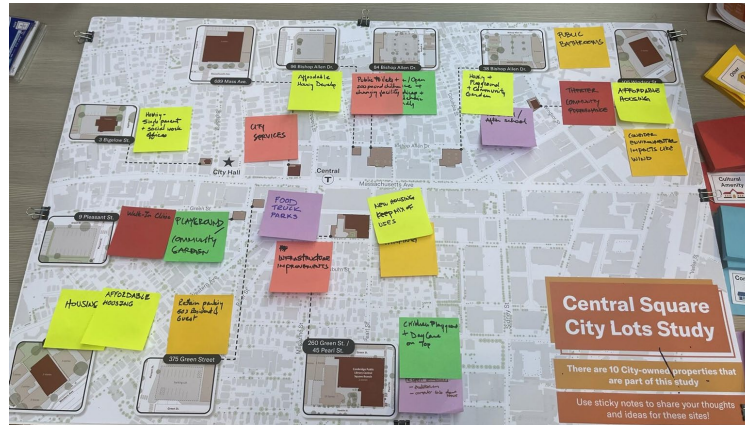
Future Community Meeting (Date TBD)

*and more!*

# ENGAGEMENT EVENTS

October 8, 2023 Open House

## August 2023 Pop-up Events



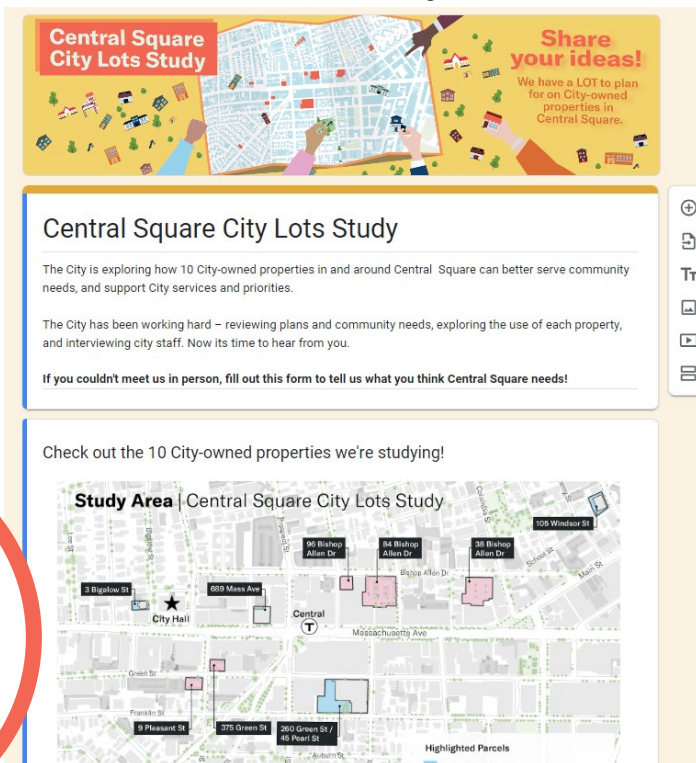
60+  
In-person attendees



700+  
Voting Dots

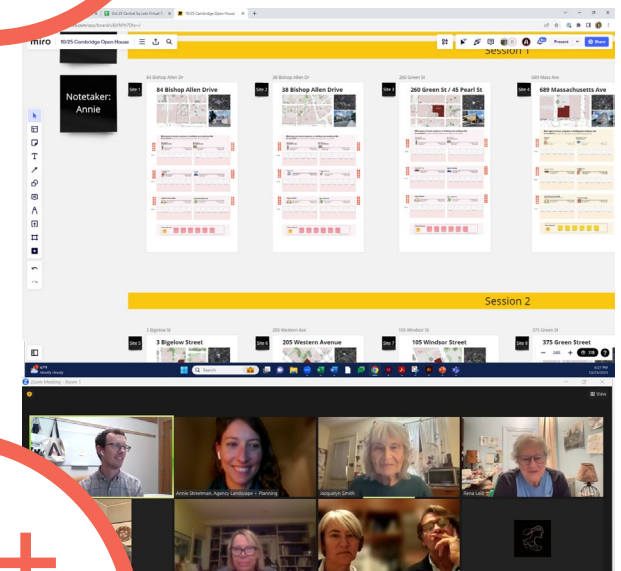
October 25,  
2023 Virtual  
Open House

## Online Survey Form



75+  
In-person pop-up  
comments

150  
Online meeting  
registrants



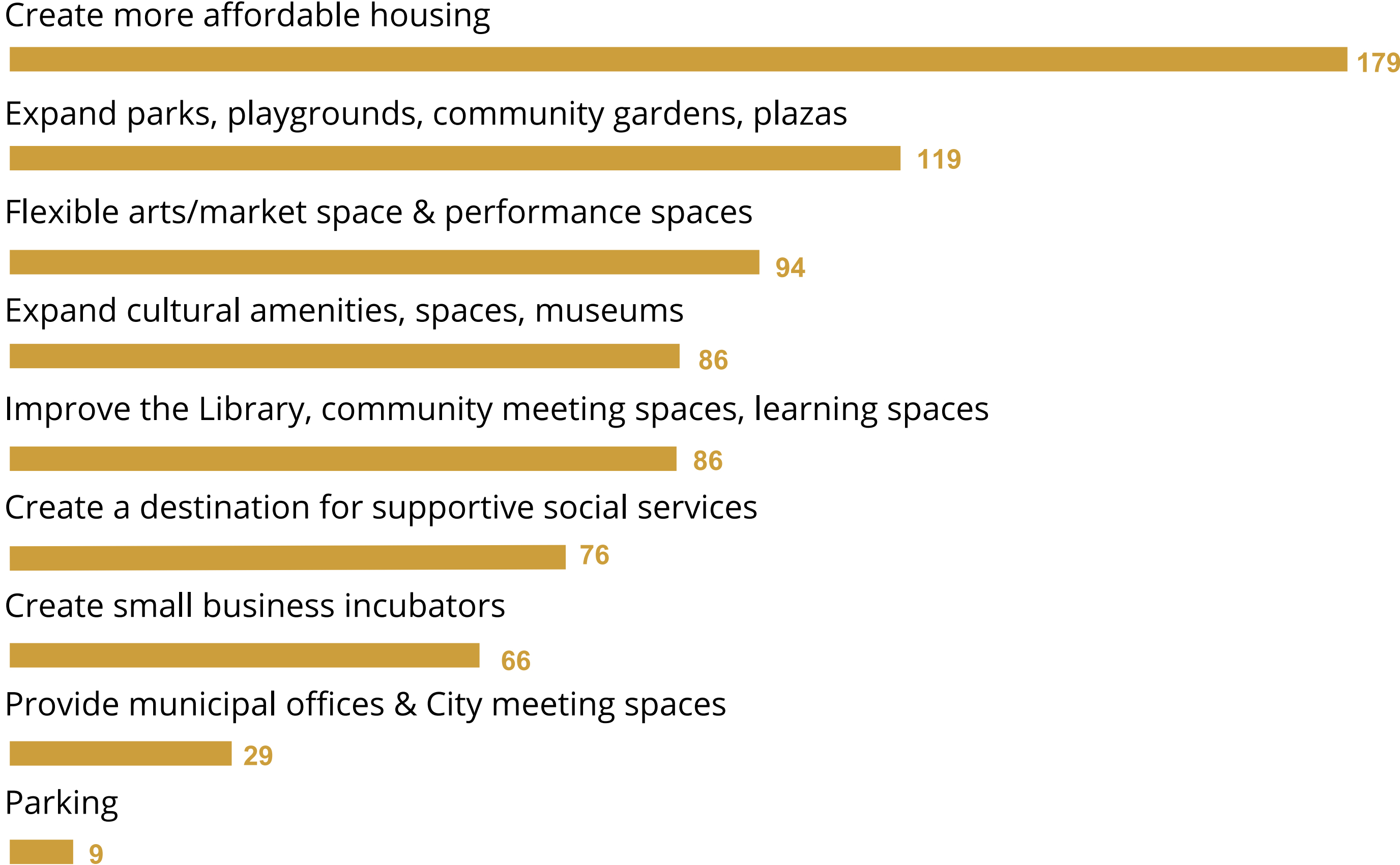
85+  
Online survey  
form  
comments

65+  
Online meeting  
participants

# COMMUNITY FEEDBACK

More frequent ideas

Less frequent ideas



# FOCUS GROUPS

10+  
Focus groups

Held So Far

Upcoming

- Community Engagement Team (Member Focus Group)
- CET Resident Focus Group
- Small Business Focus Group
- Arts & Cultural Focus Group
- Senior Center Focus Group
- Cambridgeport Neighborhood Association
- Margaret Fuller House (scheduling follow-up)
- City staff
- Multi Service Center/C-CAN Client Focus Group - Unhoused community

- Moore Youth Center Focus Group

# **DRAFT OBJECTIVES for city-owned land**

- **Create more housing in Central Square, particularly affordable housing.**
- **Accommodate cultural programs, events, and spaces.**
- **Increase parks and open spaces.**
- **Create high quality community services in Central Square.**
- **Provide opportunities for social services to expand and co-locate.**
- **Address city office and collaboration space needs.**
- **Support ongoing infrastructure improvement projects.**
- **Meet parking needs & include transportation demand management.**
- **Plan for future opportunities to connect to adjacent private lots.**





# 10 PROJECT SITES

1 | Leverage the Potential of Large City-Owned Sites

### 84 BISHOP ALLEN DR

Highlighted From Analysis and Input So Far

**SITE CONSIDERATIONS**

- [List of considerations]

**SITE OPTIONS - More than 1 is possible!**

- [List of options]

What types of events, programs, or building uses would you like to see here? **Share Your Ideas!**

1 | Leverage the Potential of Large City-Owned Sites

### 38 BISHOP ALLEN DR

Highlighted From Analysis and Input So Far

**SITE CONSIDERATIONS**

- [List of considerations]

**SITE OPTIONS - More than 1 is possible!**

- [List of options]

What types of events, programs, or building uses would you like to see here? **Share Your Ideas!**

1 | Leverage the Potential of Large City-Owned Sites

### 260 GREEN ST / 45 PEARL ST

Highlighted From Analysis and Input So Far

**SITE CONSIDERATIONS**

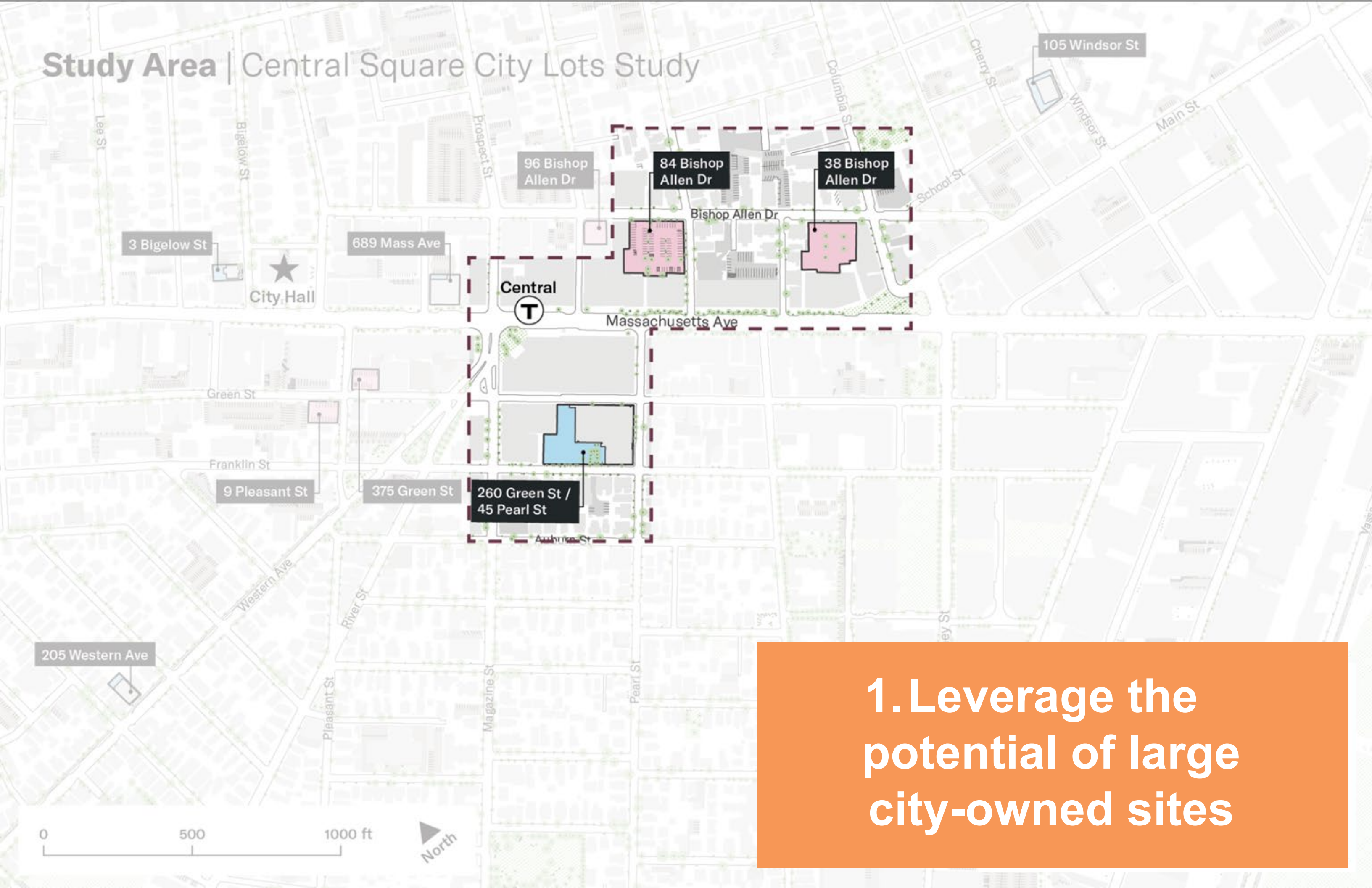
- [List of considerations]

**SITE OPTIONS - More than 1 is possible!**

- [List of options]

What types of events, programs, or building uses would you like to see here? **Share Your Ideas!**

# Study Area | Central Square City Lots Study



**1. Leverage the potential of large city-owned sites**



# 260 Green St

Cambridgeport

## SITE CONSIDERATIONS

- Structural study suggests only 1-2 additional levels may be built on top of existing garage and building.
- Recent analysis shows the garage may have capacity and is mostly used by monthly parkers.



**25,686**  
Garage  
**19,824**  
Library  
Gross Building Area (sq ft)

**55,828**  
Site Area (sq ft)

**257**  
Parking Spaces

**C-3**  
Zoning District

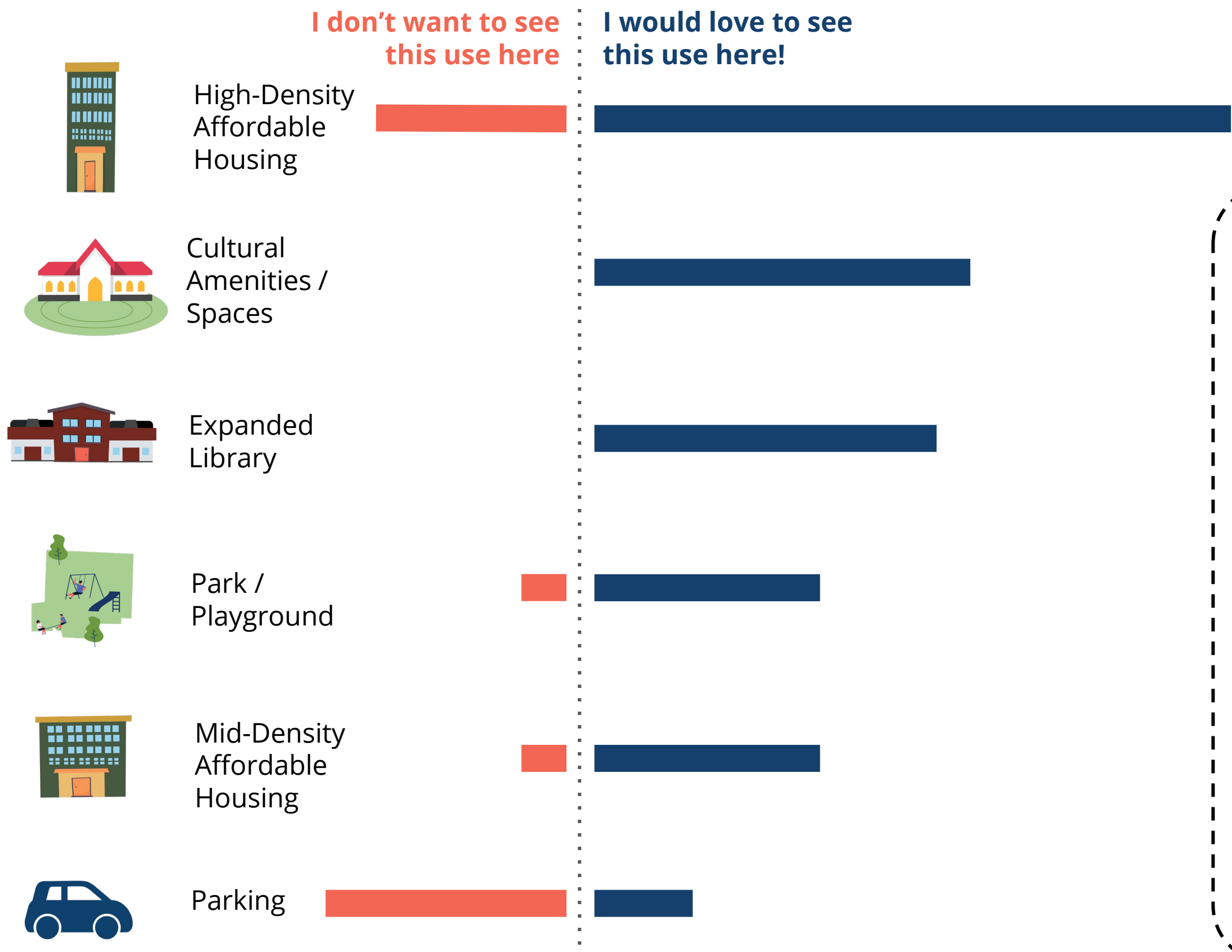
**4**  
Garage  
**2**  
Library  
Number of Stories

**MIXED**  
Current Use

# Highlights From Analysis and Input So Far



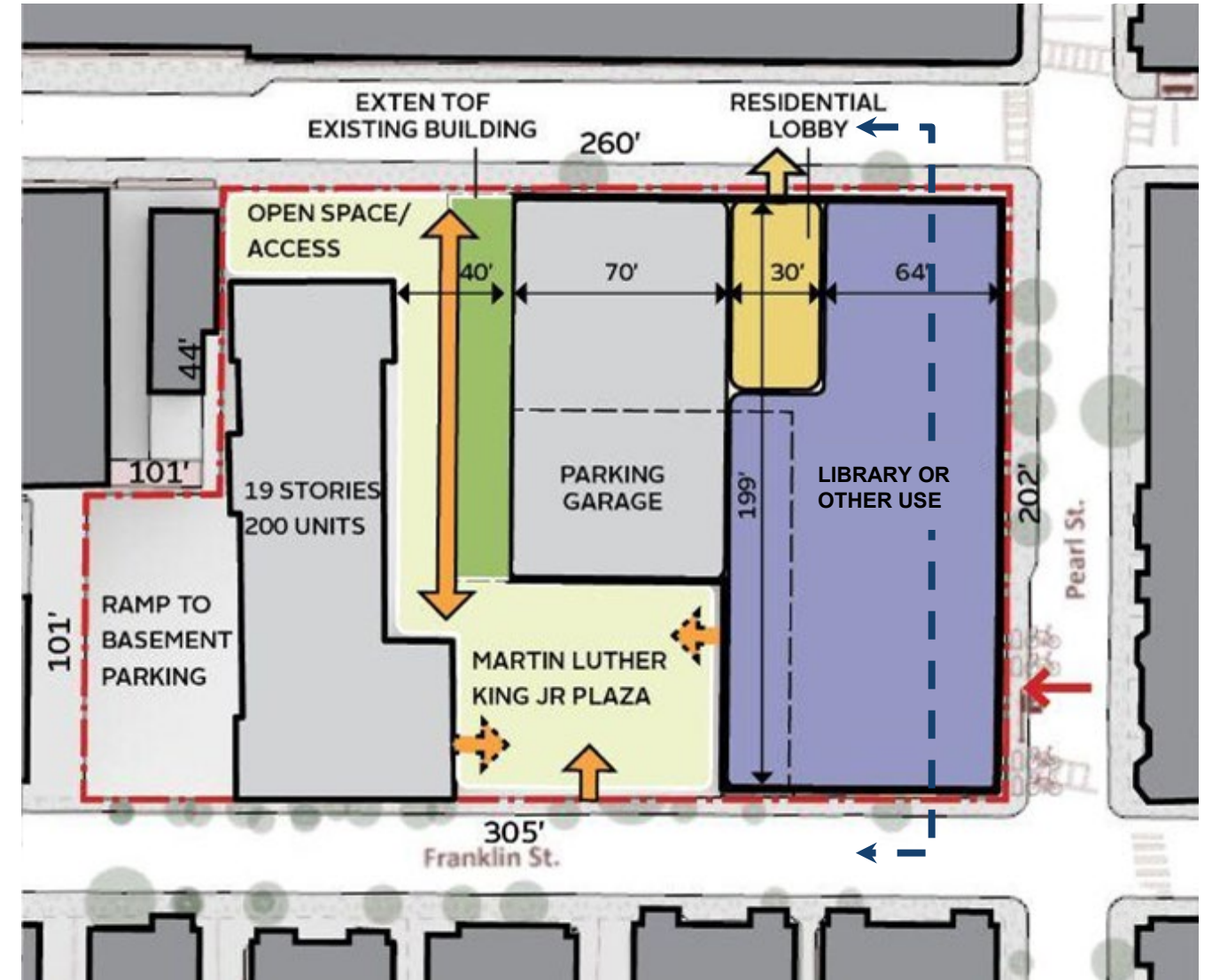
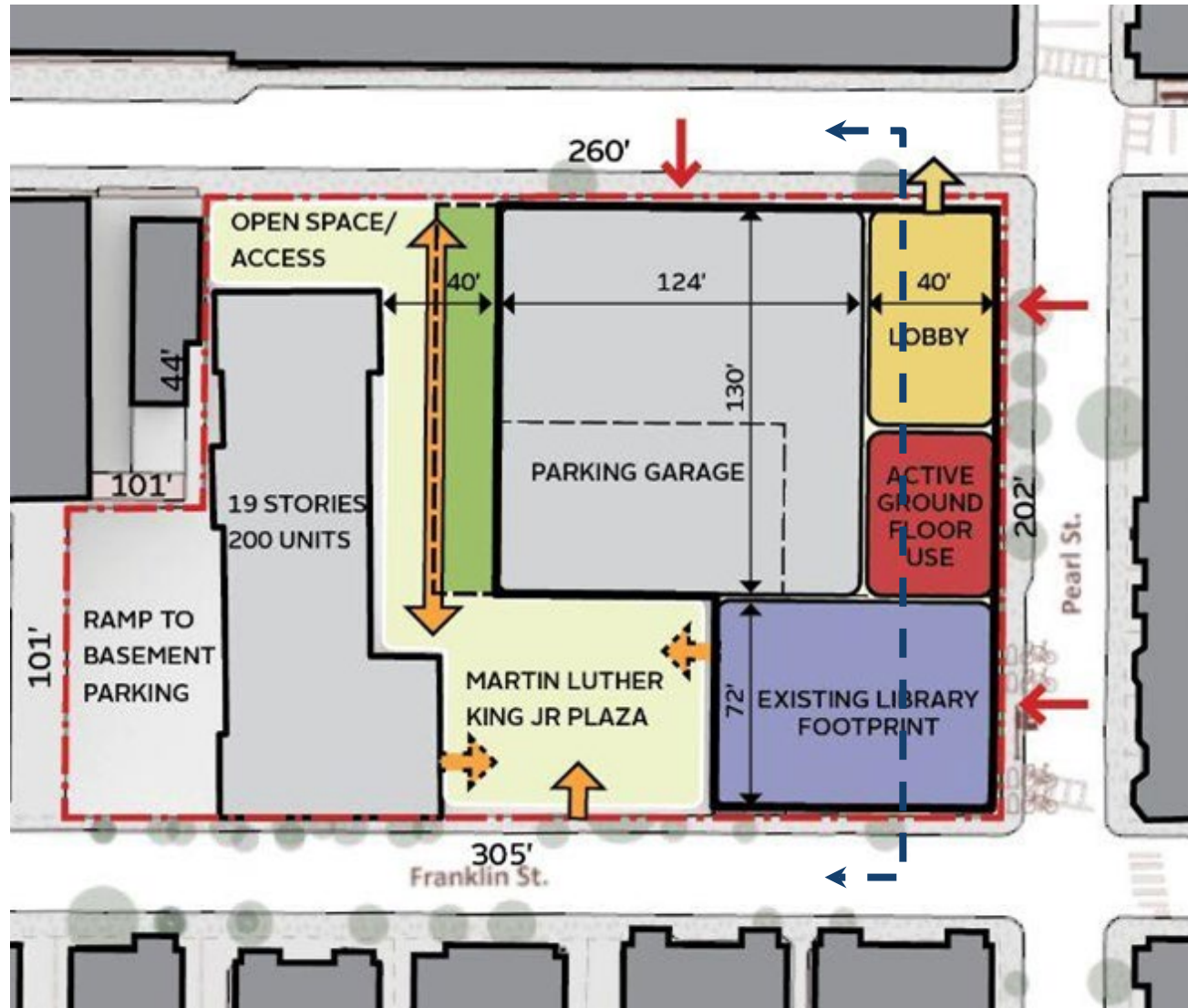
260 Green St



### SITE OPTIONS

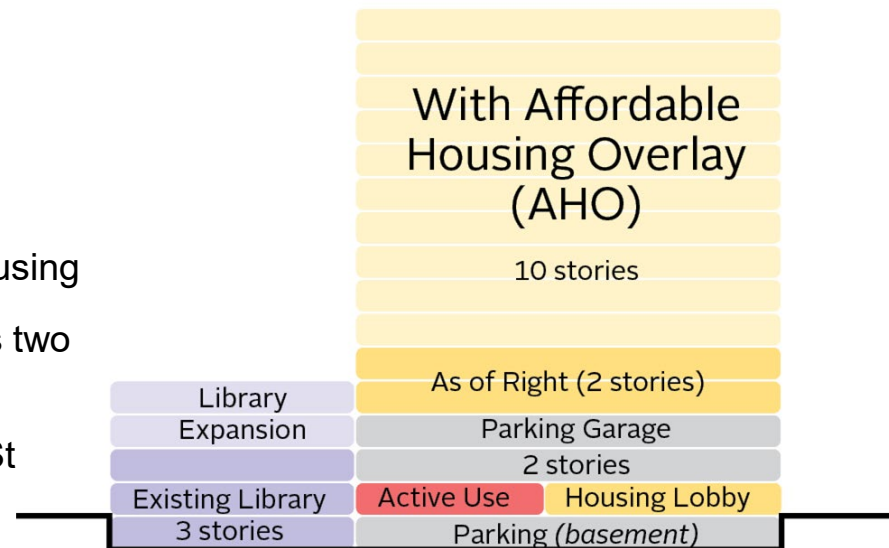
- Improve the library
- Introduce significant affordable housing units
- Maintain or expand parking
- Demolish and rebuild or renovate portions of the building and expand strategically

# 260 Green Street



## 1 : Library Renovation

- Preserve existing library and expand up two floors
- Demolish existing garage
- Potential for 15 stories of housing
- Basement, ground floor, plus two levels of parking
- Retail / active use on Pearl St



**305,460** GSF      **135** Parking Spaces      **140-150** Housing Units      **0.12** Acres Open Space

## 2: New Library or Other Use

- Demolish and replace Library and Green Street garage
- Expanded library or other use in new ground floor
- Potential for 15 stories of housing
- Basement, ground floor, plus two levels of parking garage



**359,600** GSF      **185** Parking Spaces      **180-200** Housing Units      **0.12** Acres Open Space



# 84 Bishop Allen Dr

(Lot 5)

## SITE CONSIDERATIONS

- H-Mart and other retailers rely on nearby parking.
- Buildings of up to 7 stories (80 feet) are allowed by zoning; up to 15 stories may be possible under the passed Affordable Housing Overlay amendment.
- Important public realm considerations include Graffiti Alley, current use as Starlight Square, the Farmer's Market, and other events.



**N/A**

Gross Building Area (sq ft)

**33,715**

Site Area (sq ft)

**23**

Parking Spaces

**BB**

Zoning District

**N/A**

Number of Stories

**PARKING**

Current Use

# Highlights From Analysis and Input So Far



84 Bishop Allen Dr

I don't want to see this use here

I would love to see this use here!



Flexible Arts & Market Space



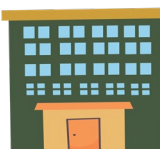
Small Business Incubator



Outdoor Plaza



High-Density Affordable Housing



Mid-Density Affordable Housing



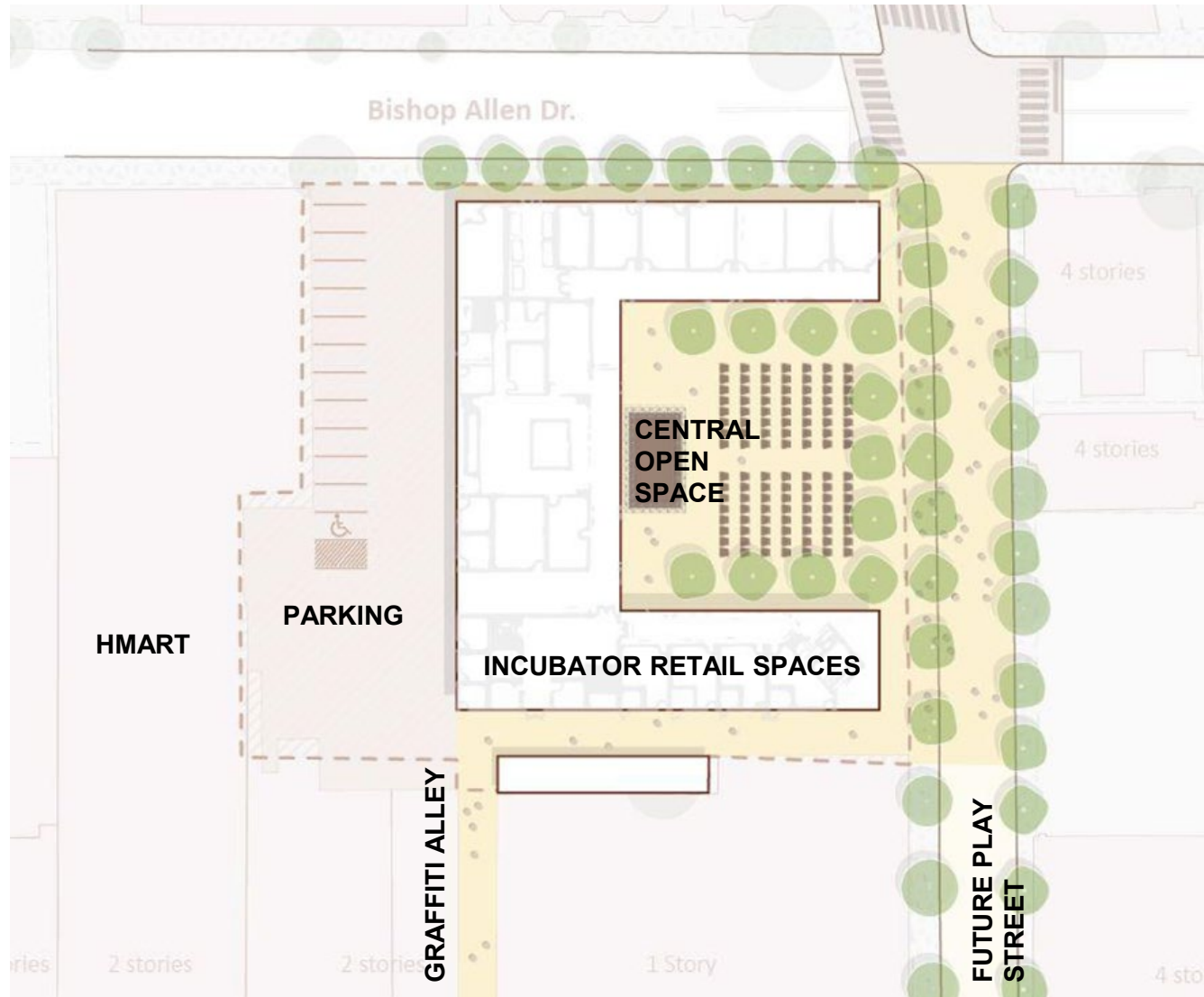
Parking



## SITE OPTIONS

- Flexible arts and marketplace uses
- Non-profit and commercial space or parking
- Affordable housing

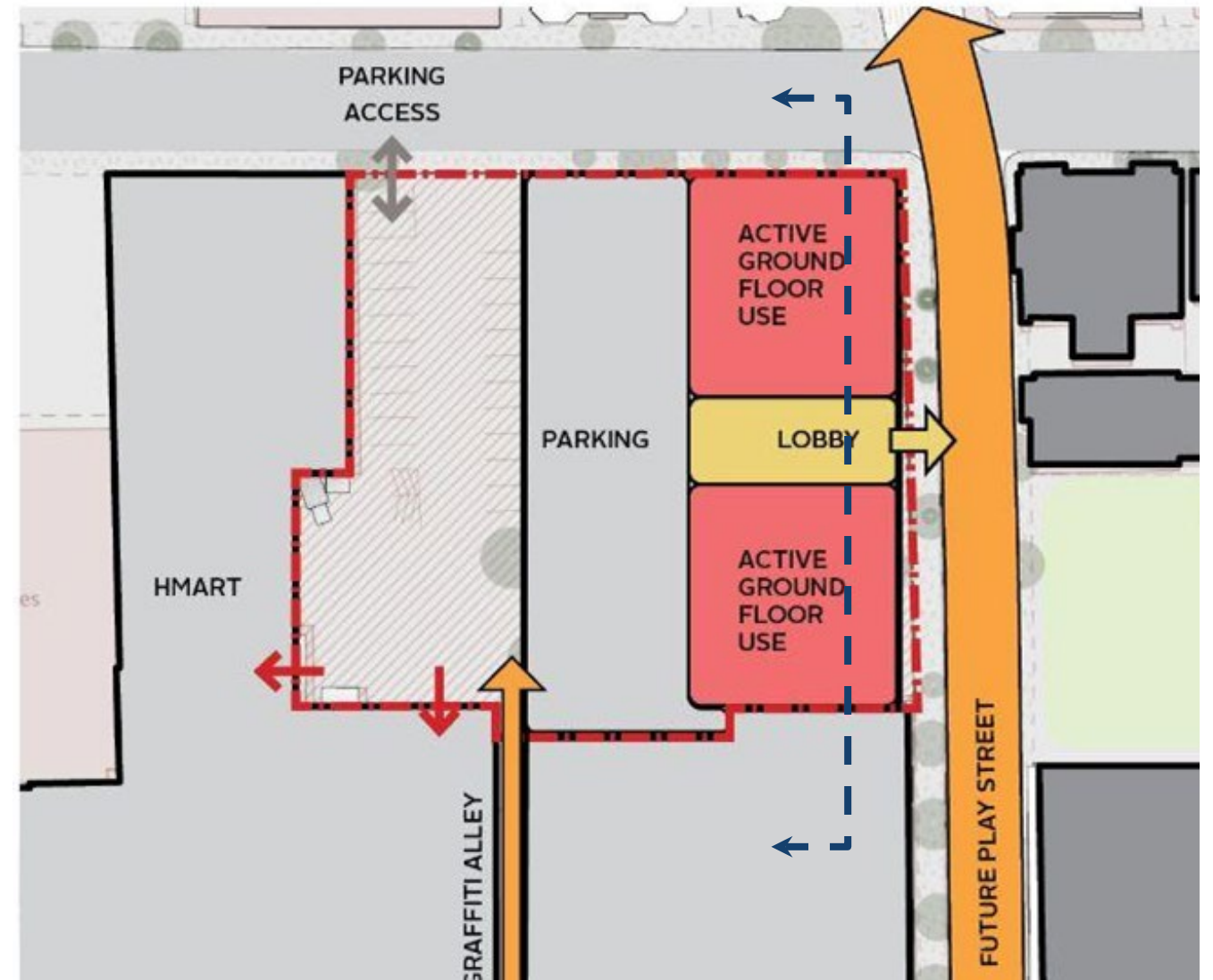
# 84 Bishop Allen Dr



## 1 : Cultural Space

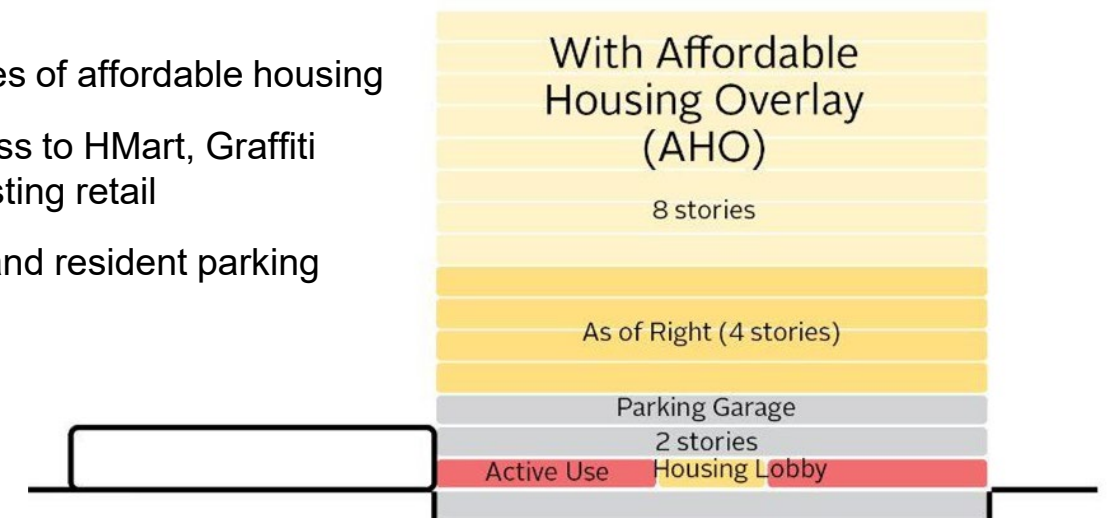
- Standalone cultural programming
- Links to Graffiti Alley and a potential future play street on Norfolk
- Maintains existing HMart parking and loading space

**20,000** GSF      **23** Parking Spaces      **0** Housing Units      **0.0** Acres Open Space



## 2: Maximize Affordable Housing

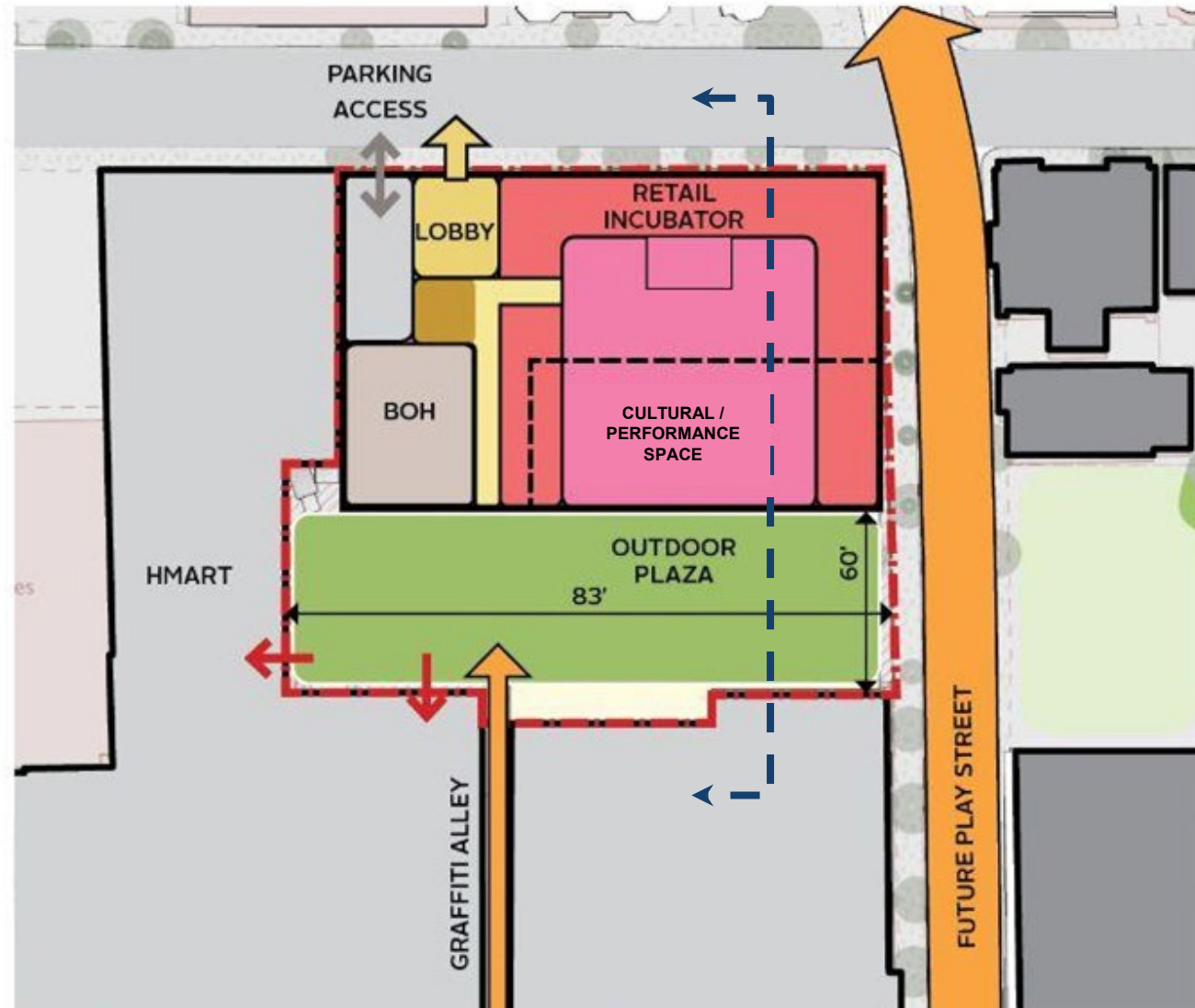
- Up to 15 stories of affordable housing
- Maintain access to HMart, Graffiti Alley, and existing retail
- Mix of public and resident parking



**272,500** GSF      **80** Parking Spaces      **170-180** Housing Units      **0.0** Acres Open Space

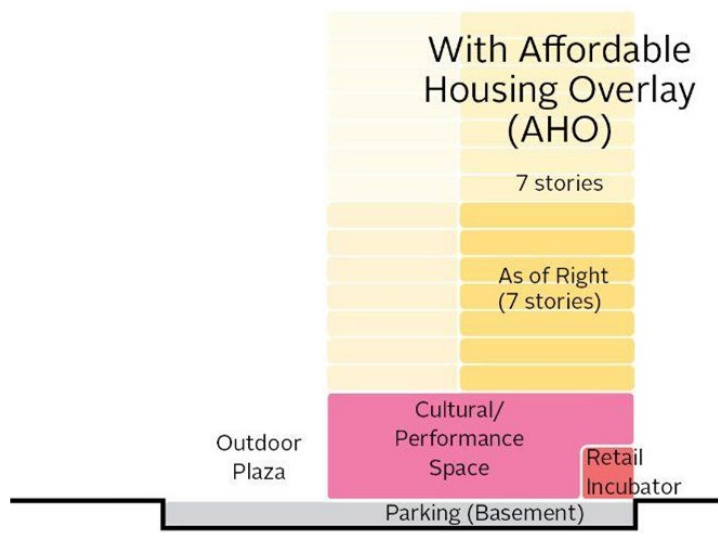


# 84 Bishop Allen Dr

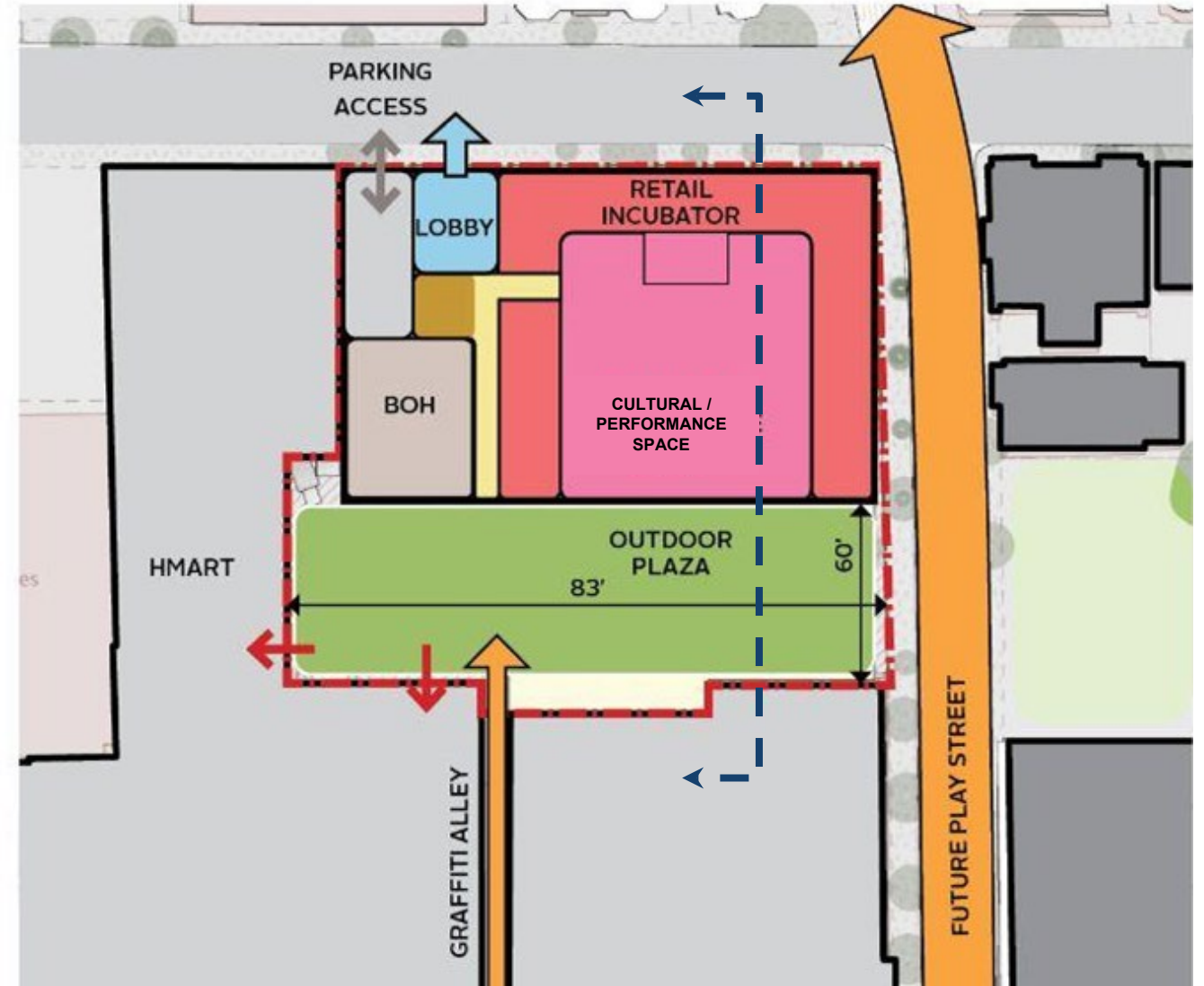


### 3 : Cultural Space with Housing Above

- Up to 15 stories of affordable housing above retail and performance space
- South-facing outdoor plaza
- Preserves access to HMart, Graffiti Alley, and existing retail
- One level of underground parking

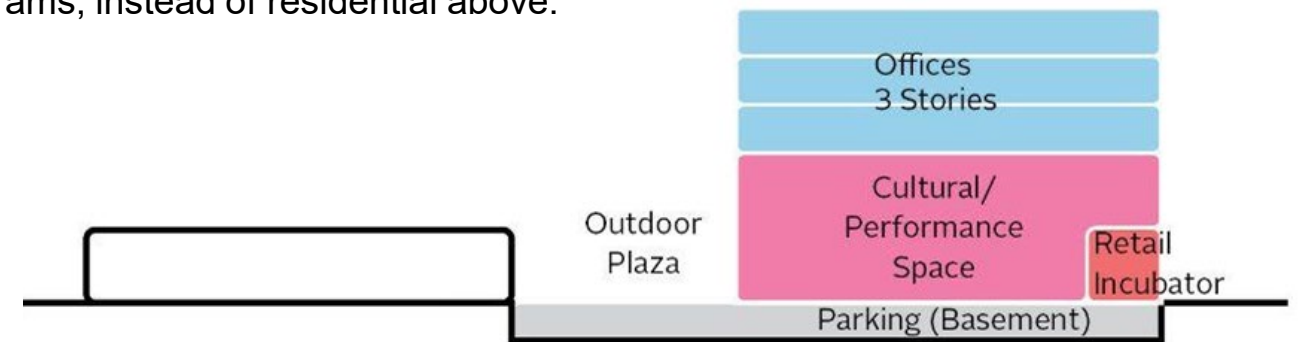


**203,000** GSF      **80** Parking Spaces      **120-130** Housing Units      **0.11** Acres Open Space



### 4: Cultural Space with Office Above

- Similar to at left, but three levels of office above cultural programs, instead of residential above.



**117,700** GSF      **80** Parking Spaces      **0** Housing Units      **0.11** Acres Open Space



# 38 Bishop Allen Dr

(Lot 6), The Port

## SITE CONSIDERATIONS

- Development is limited to certain areas of the site due to underground stormwater retention tanks and an access easement granted to Market Central for garage access and loading.
- Only the middle section (~1/3) of the lot is buildable in the future.
- Surrounded by high density new housing and retail.



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

**27,799**  
Site Area (sq ft)

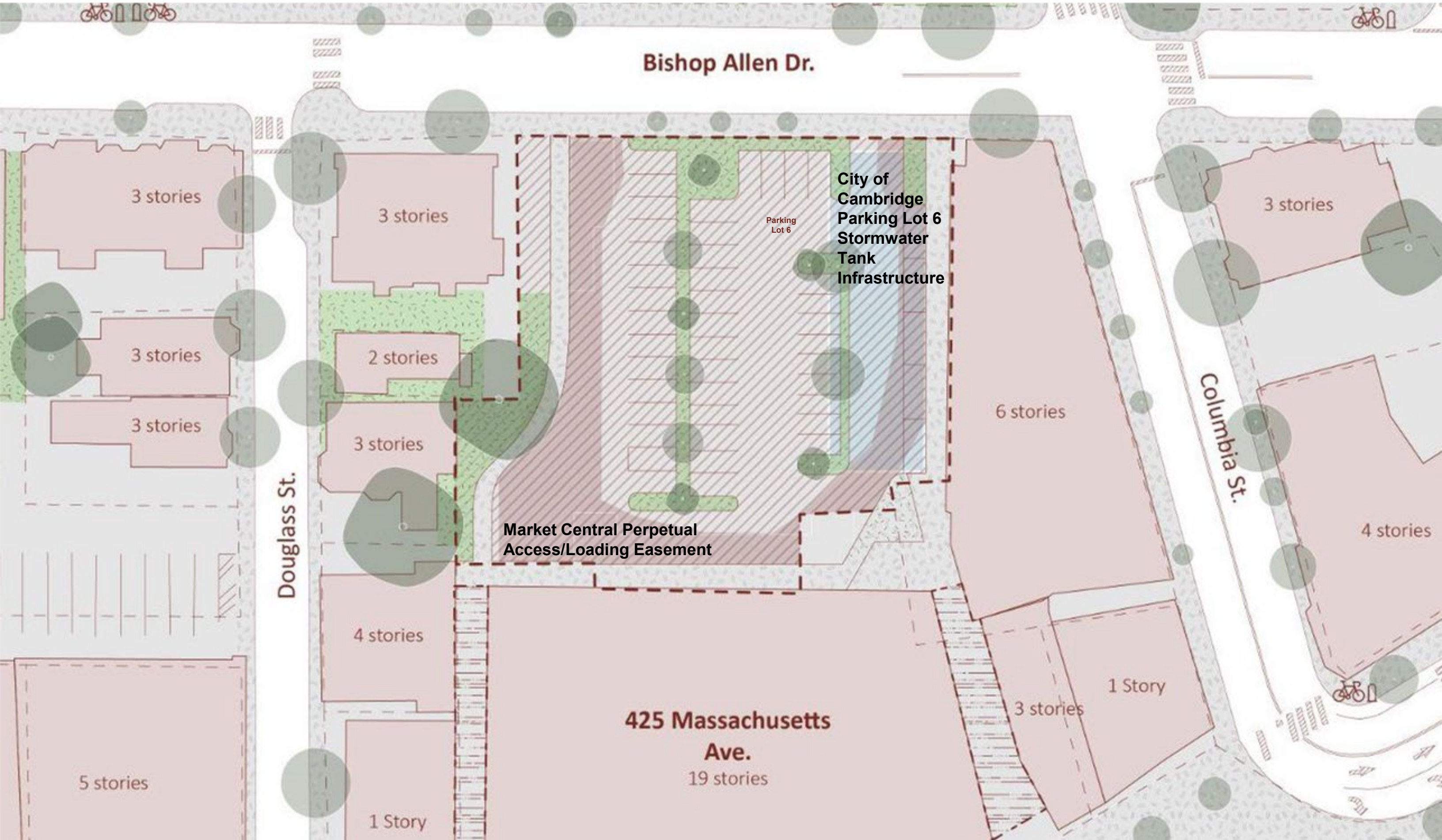
**Unknown**  
Assessed Value

**BB-CSQ**  
Zoning District

**N/A**  
Number of Stories

**40**  
Parking Spaces

# Easements



Bishop Allen Dr.

City of Cambridge  
Parking Lot 6  
Stormwater  
Tank  
Infrastructure

Parking  
Lot 6

Market Central Perpetual  
Access/Loading Easement

Douglass St.

Columbia St.

425 Massachusetts  
Ave.  
19 stories

3 stories

3 stories

3 stories

2 stories

3 stories

3 stories

6 stories

3 stories

4 stories

4 stories

3 stories

1 Story

5 stories

1 Story

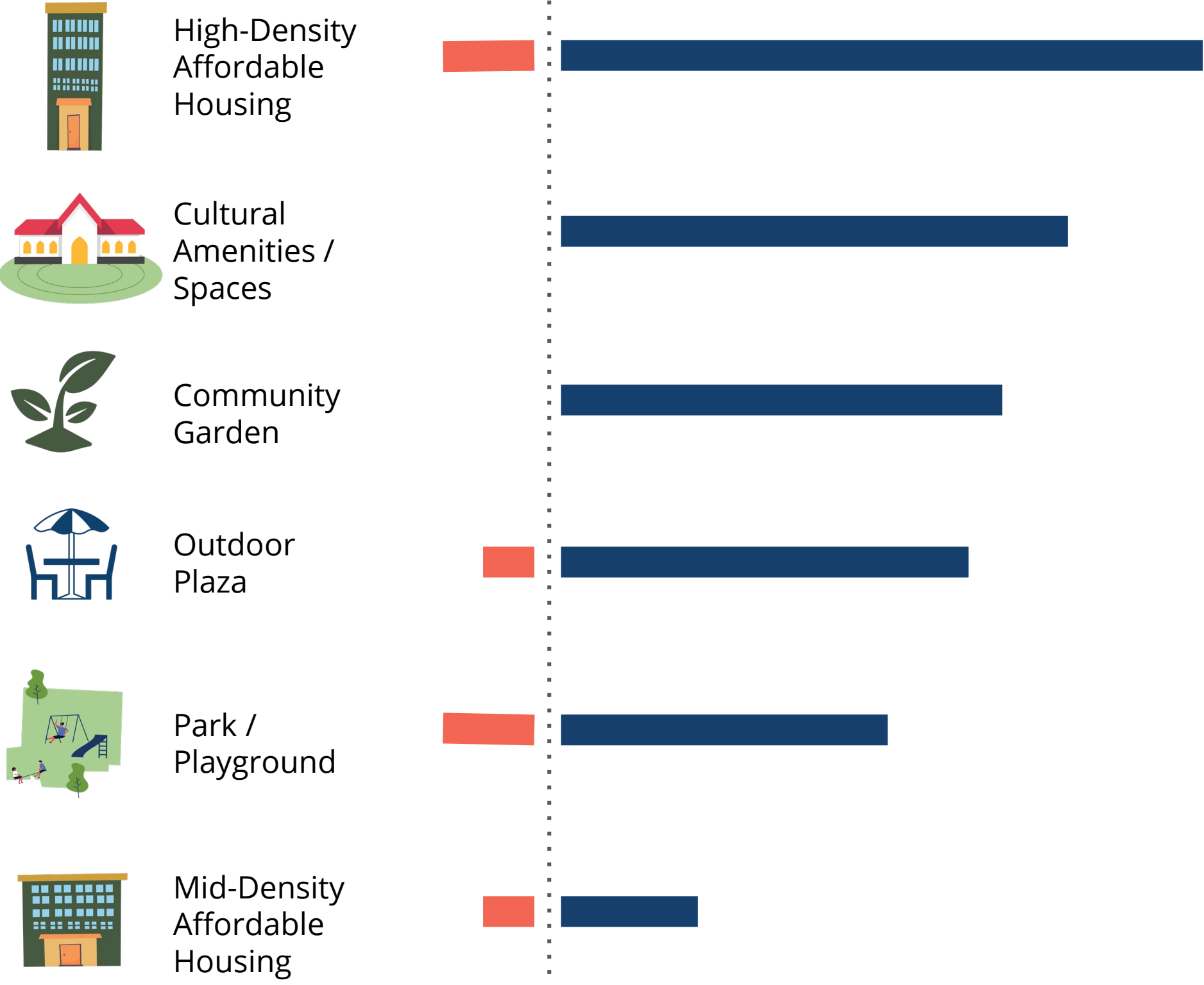
# Highlights! From Analysis and Input So Far



38 Bishop Allen Dr

I don't want to see this use here

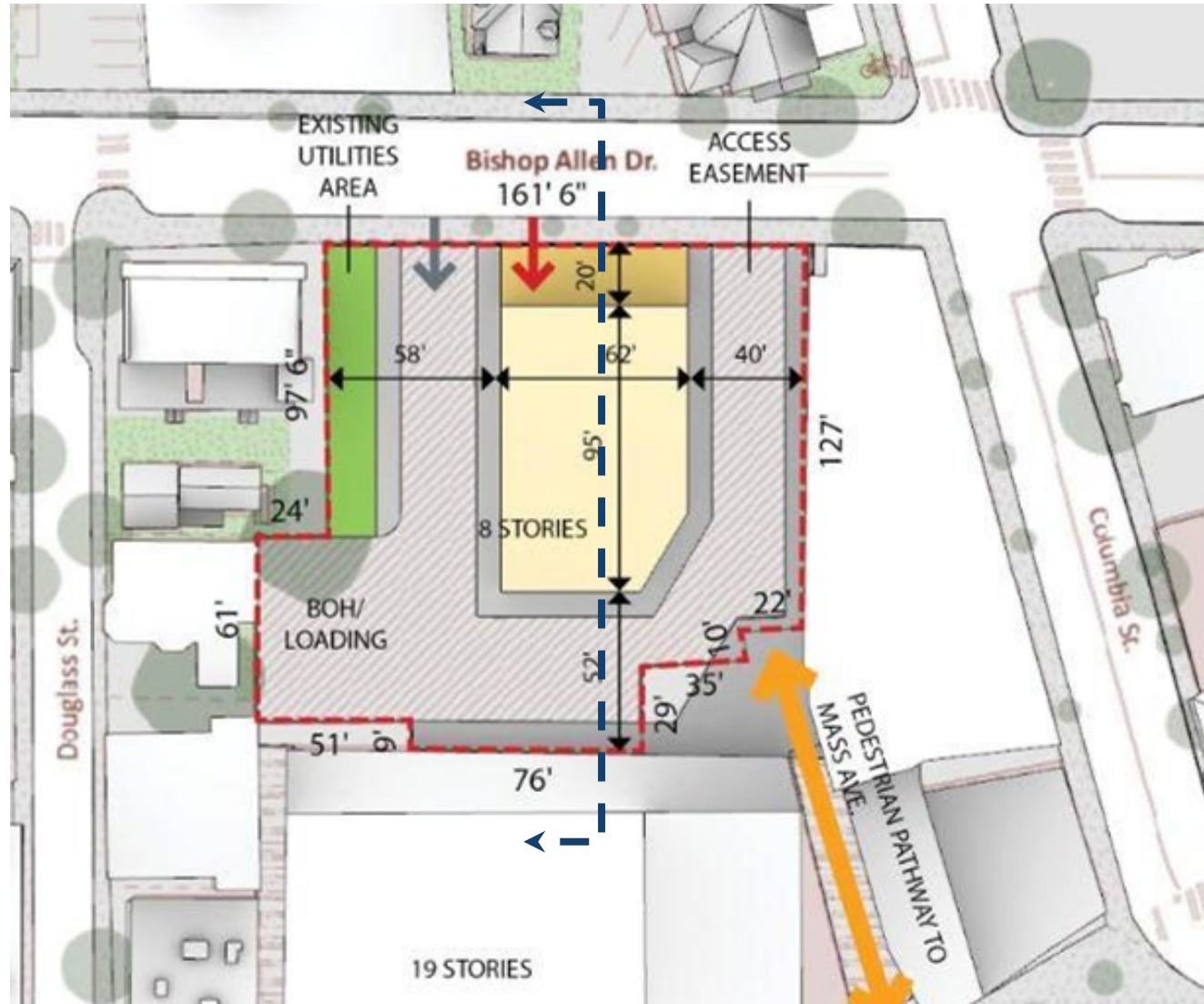
I would love to see this use here!



**SITE OPTIONS**

- High-density affordable housing.
- Open space / public plaza.
- Additional stormwater retention storage.

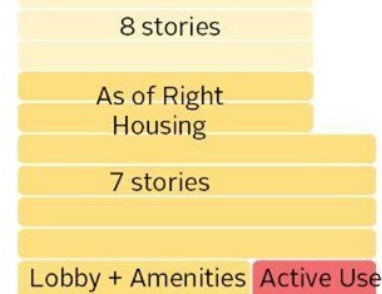
# 38 Bishop Allen Dr



## 1 : Affordable Housing

- Up to 8 stories of affordable housing shown since structured parking is not feasible
- Maintains utilities infrastructure and access easement to Market Central garage

With Affordable Housing Overlay (AHO)

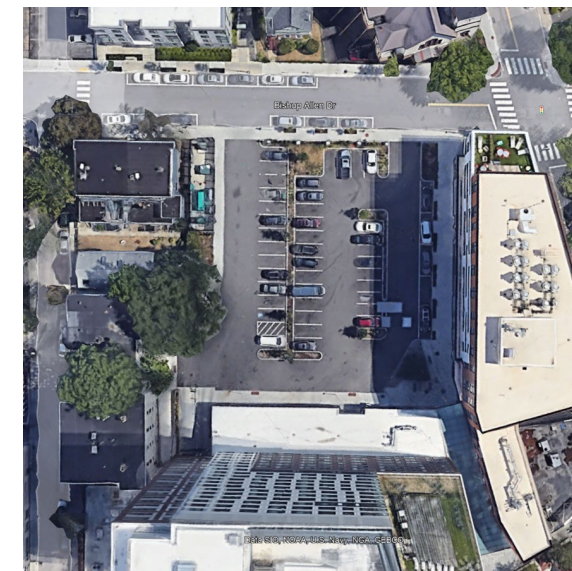


## 2 : Open Space

- 170' x 170' / 0.66 acres
- Lawn: 80' x 140'
- 500-1500 people in an event
- 20-30 tents + 5 trucks

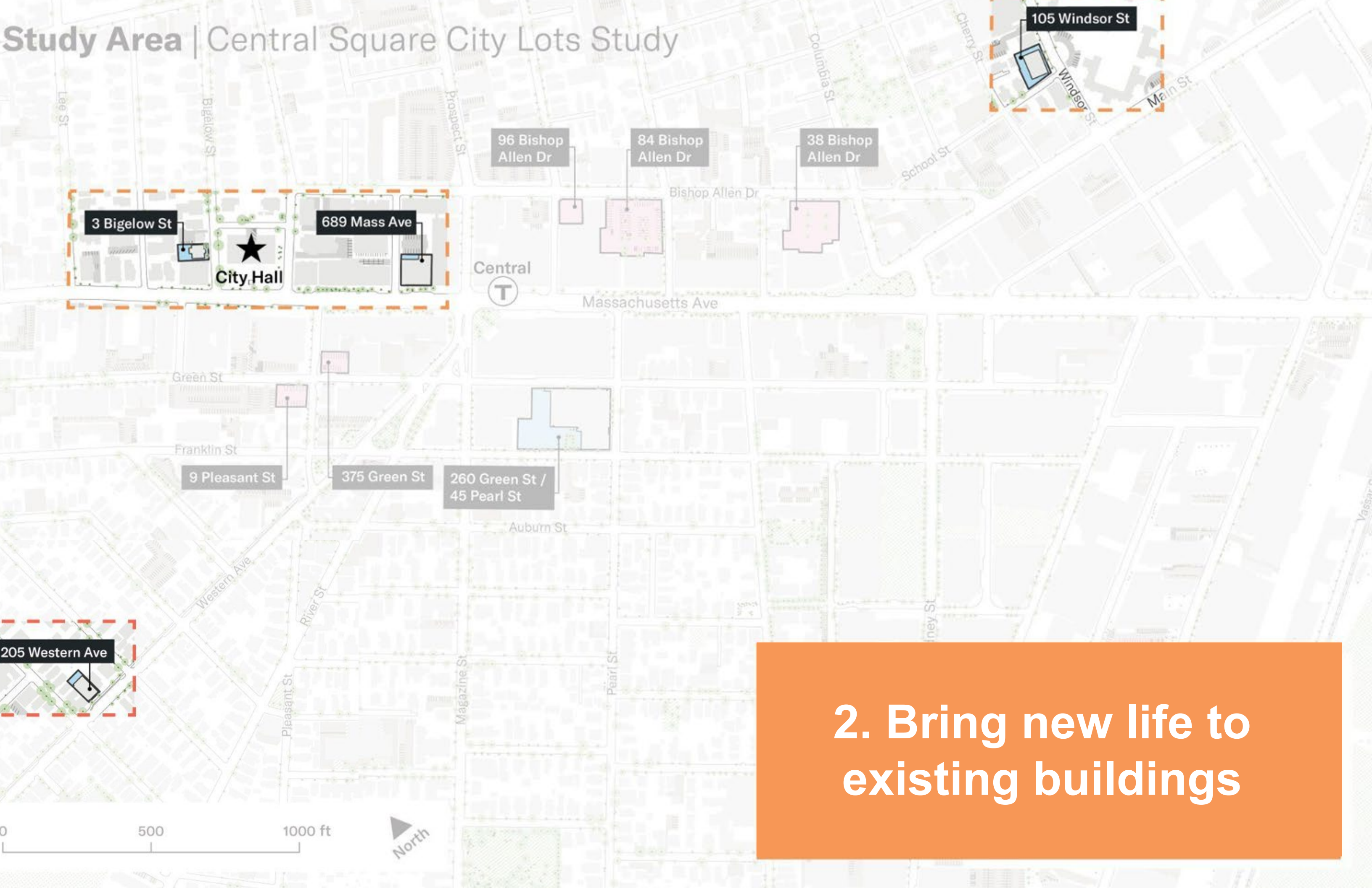
**0.66**  
Acres Open Space

## 3 : Maintain as Parking 40 spaces



**91,300** GSF      **0** Parking Spaces      **70-80** Housing Units      **0** Acres Open Space

# Study Area | Central Square City Lots Study



**2. Bring new life to existing buildings**



# 689 Massachusetts Ave

## Mid-Cambridge

### SITE CONSIDERATIONS

- The City recently acquired this building with the approval to use it for municipal uses.
- The building has historic value and limited expansion potential.



**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

# Highlights! From Analysis and Input So Far



689 Mass Ave

I don't want to see this use here

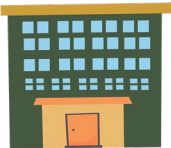
I would love to see this use here!



Cultural Amenities/ Spaces



Library Relocation



Affordable Housing



Municipal Offices



Community Services / One-Stop-Shop



Small Business Incubator

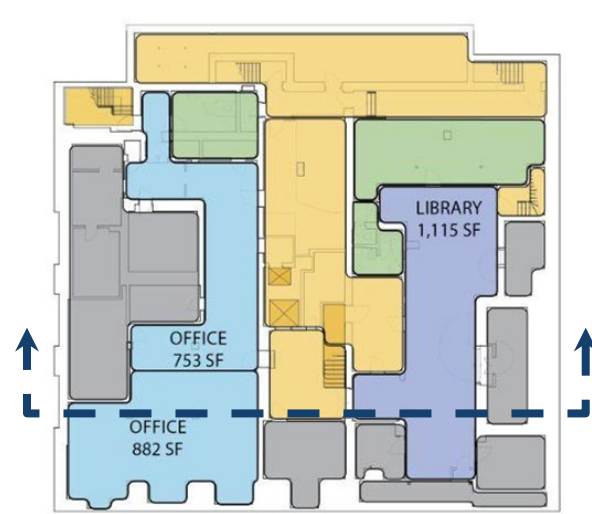


## SITE OPTIONS

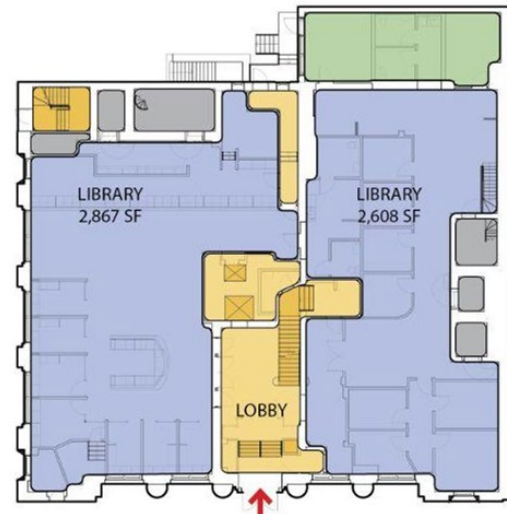
- City offices
- Community services
- Cultural spaces
- Relocation of the Central Square Library branch



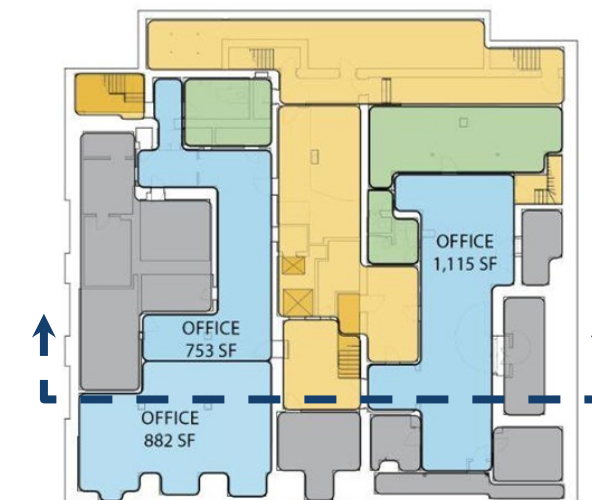
# 689 Mass Ave



LEVEL -1



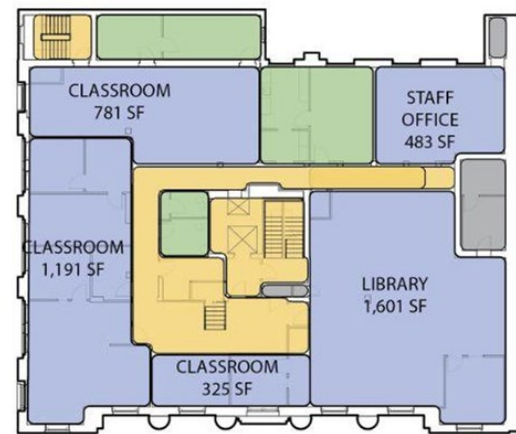
LEVEL 01



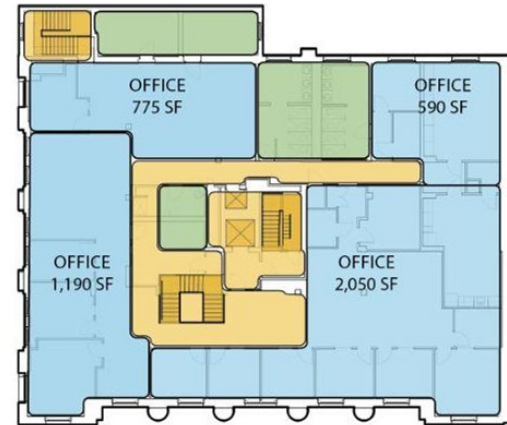
LEVEL -1



LEVEL 01



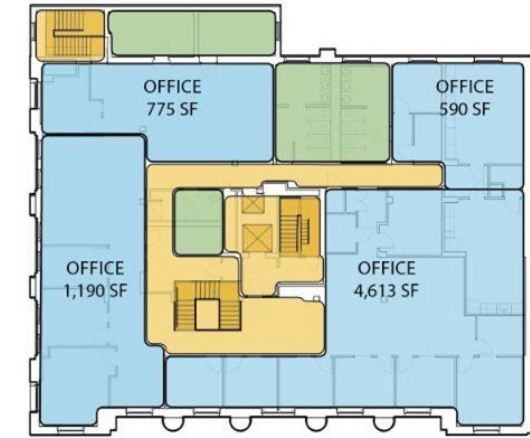
LEVEL 02



LEVEL 03



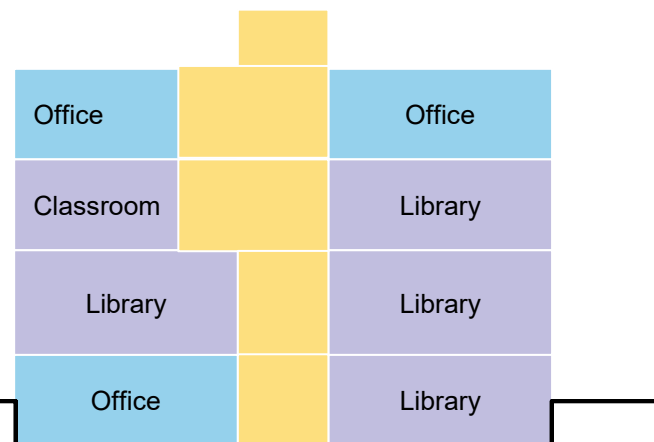
LEVEL 02



LEVEL 03

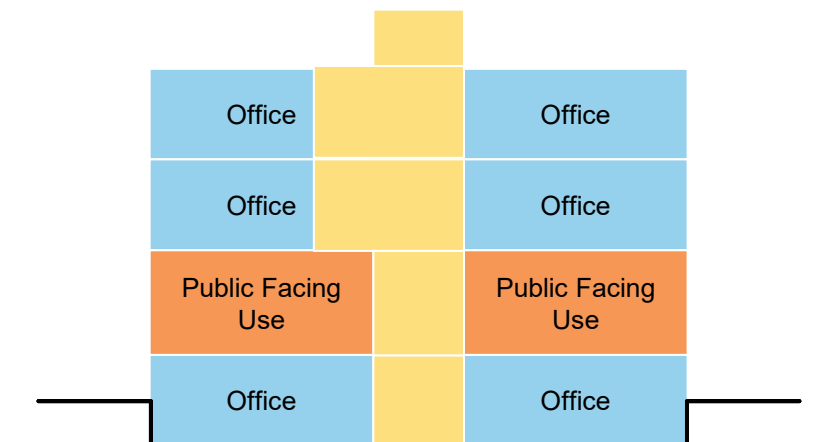
## 1 : Library with Offices

- Stories above grade 3
- Total building area (GSF) - 34,403 SF
- Total library area (NSF) (Level 01 & 02) - 15,315 SF.  
260 Green Library NSF - 13,699 SF
- Office - 6,248 SF
- Total Building Area (NSF) - 28,757 SF



## 2 : Ground Floor Public Uses with Offices

- Stories above grade 3
- Total building area (GSF) - 34,403 SF
- Offices - 16,236 SF
- Public Facing Use - 5,476 SF
- Total Building Area (NSF) - 28,757 SF





# 3 Bigelow St

## Mid-Cambridge

### SITE CONSIDERATIONS

- The building is vacant, requires extensive renovations, and has historic character.
- Most recently used by the Department of Human Services as transitional housing.
- Adjacent to Cambridge City Hall and the Lombardi office building.



**6,386**

Gross Building Area (sq ft)

**5,175**

Site Area (sq ft)

**1869**

Year Built

**C-2B**

Zoning District

**3**

Number of Stories

**Vacant**

Current Building

# Highlights! From Analysis and Input So Far



3 Bigelow St

I don't want to see this use here

I would love to see this use here!



Community Services / One-Stop-Shop



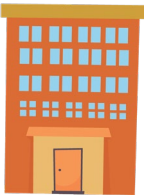
Affordable Housing



Cultural Amenities / Spaces



Community Meeting Spaces



Municipal Offices



City Meeting Spaces



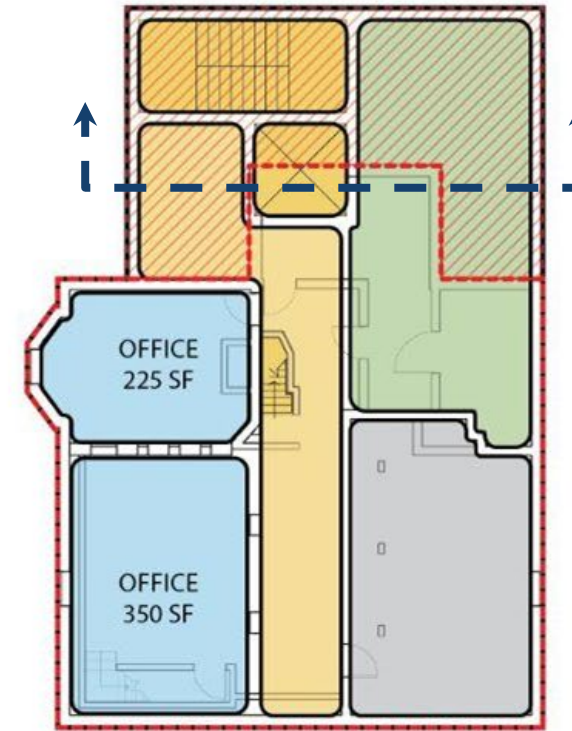
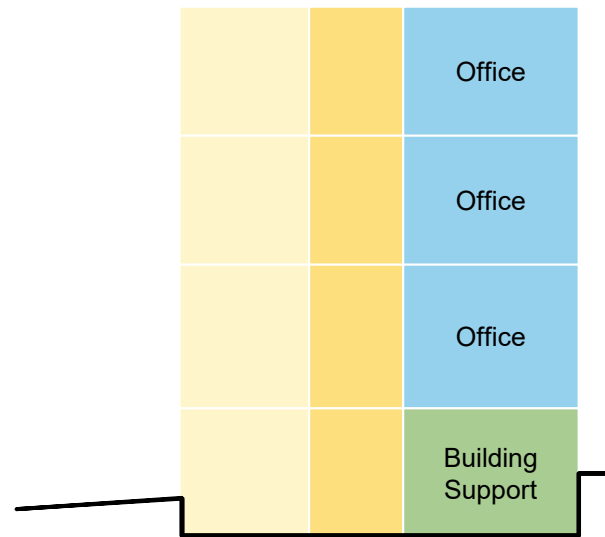
## SITE OPTIONS

- Municipal offices
- Community / City meeting spaces
- Renovate and expand through a rear yard addition
- Potential to combine with adjacent City-owned properties (Lombardi)

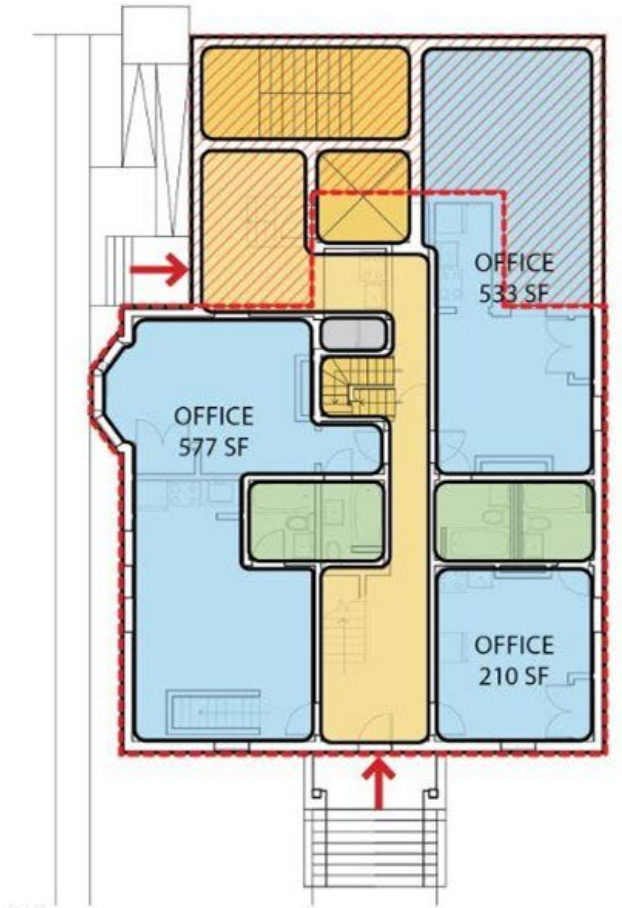
# 3 Bigelow Street

## 1 : Renovation + Expansion for Office Space

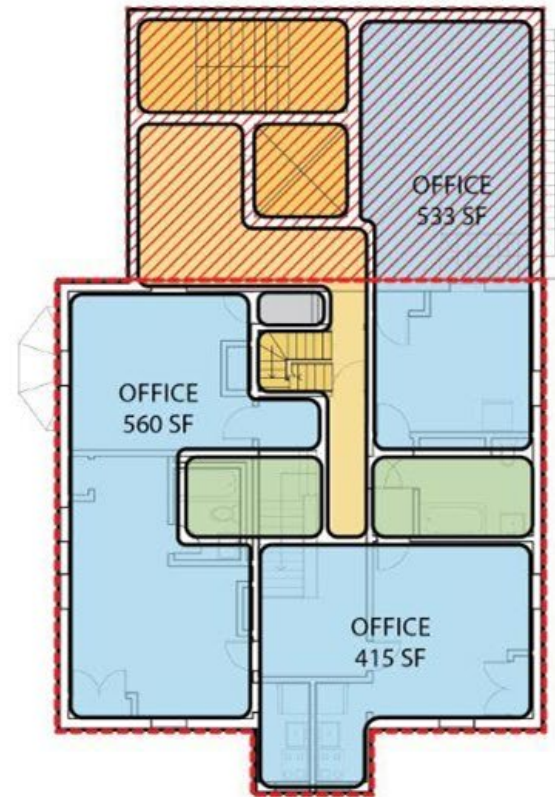
- Demolition of existing non-historic rear addition and new addition created to add space and make building accessible.
- Original building renovated for municipal offices.
- Additional development may be possible if building is demolished and rebuilt
- Stories above grade - 3
- Total Building Area (GSF) - 3,036 SF
- Total Addition Area (GSF) - 10,135 SF
- Total Building Area (NSF) - 8,475 SF



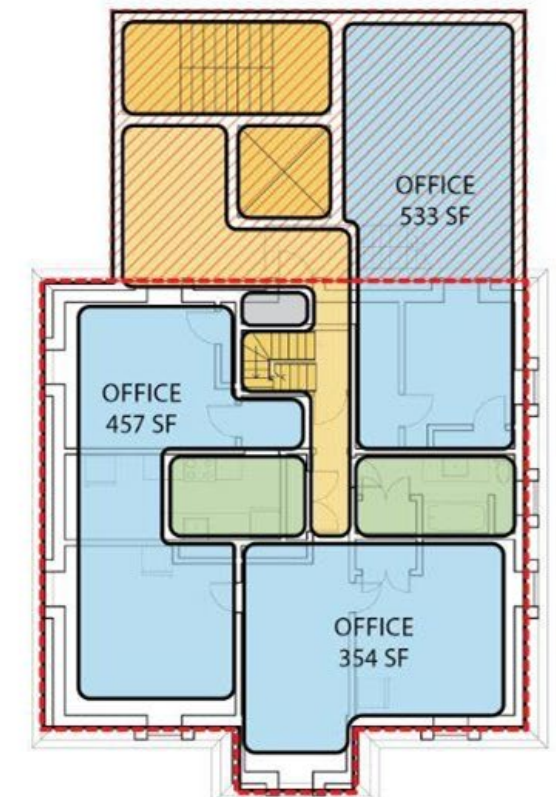
LEVEL 0



LEVEL 01



LEVEL 02



LEVEL 03

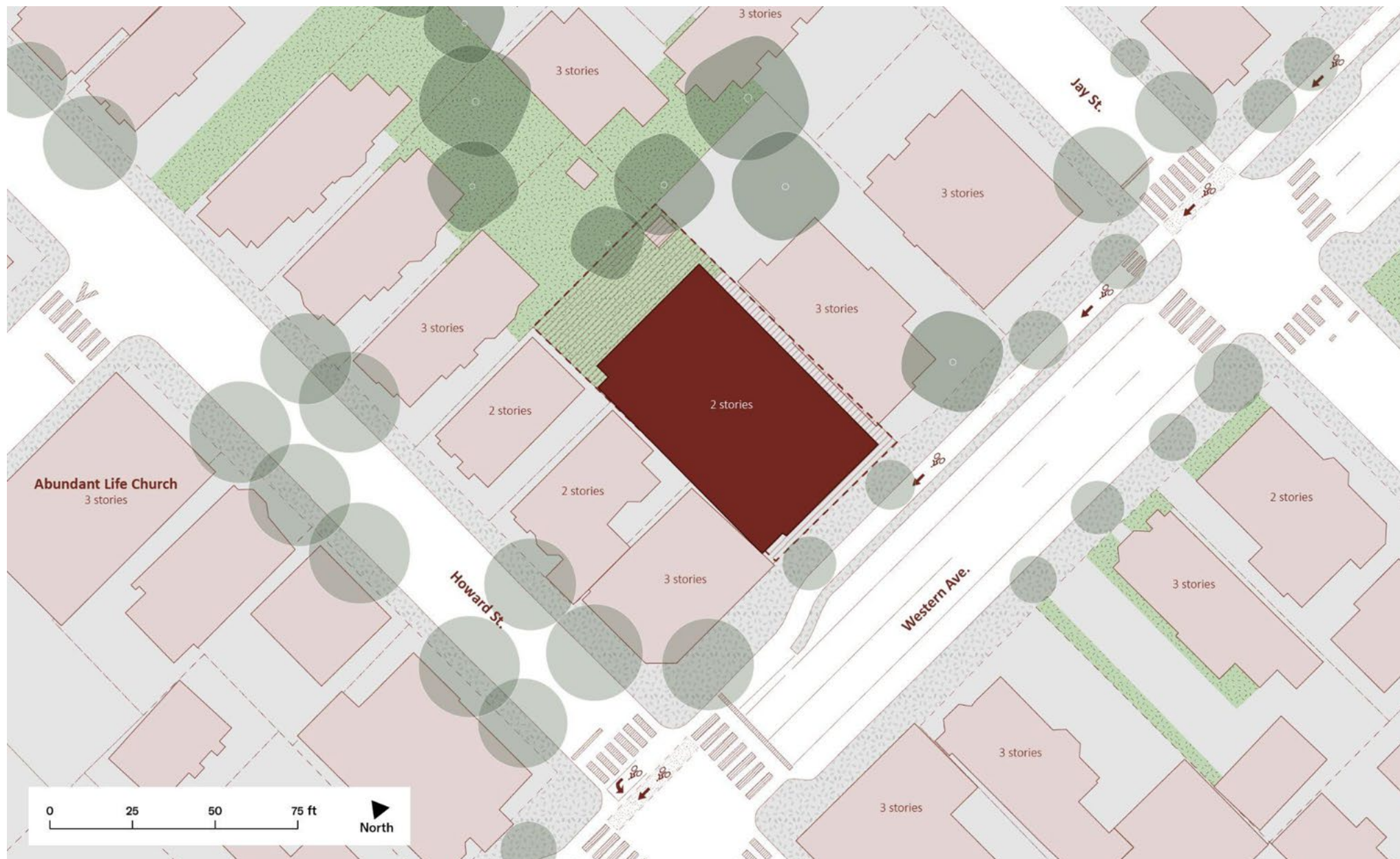


# 205 Western Ave

## Riverside

### SITE CONSIDERATIONS

- Building is vacant and requires extensive renovations.
- Does not have significant historic value.
- If demolished, the replacement building may not be able to be as large as is currently built due to current zoning requirements for the site.



**4,280**

Gross Building Area (sq ft)

**5,258**

Site Area (sq ft)

**1993**

Year Built

**BA-3**

Zoning District

**2**

Number of Stories

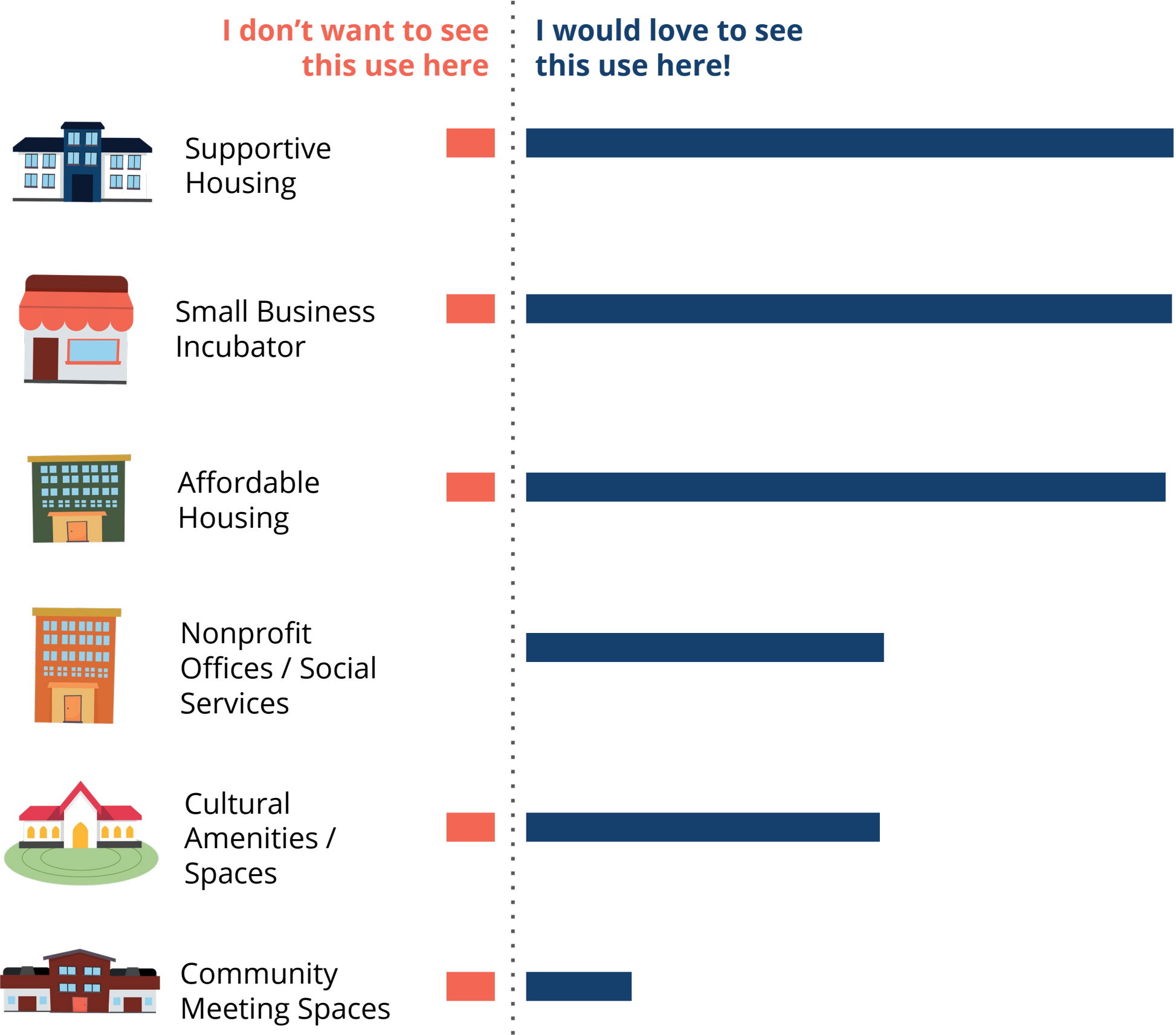
**VACANT**

Current Use

# Highlights! From Analysis and Input So Far



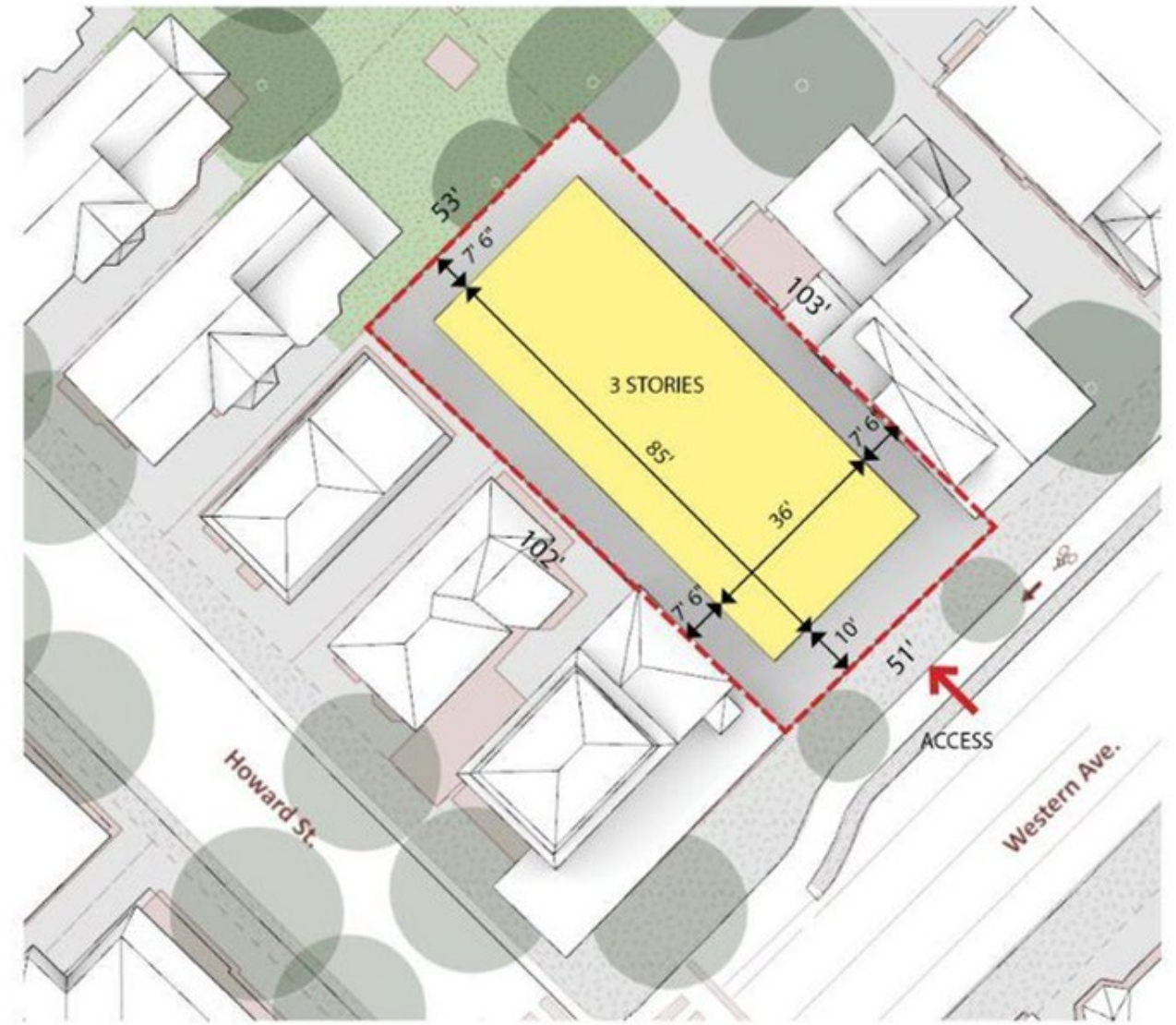
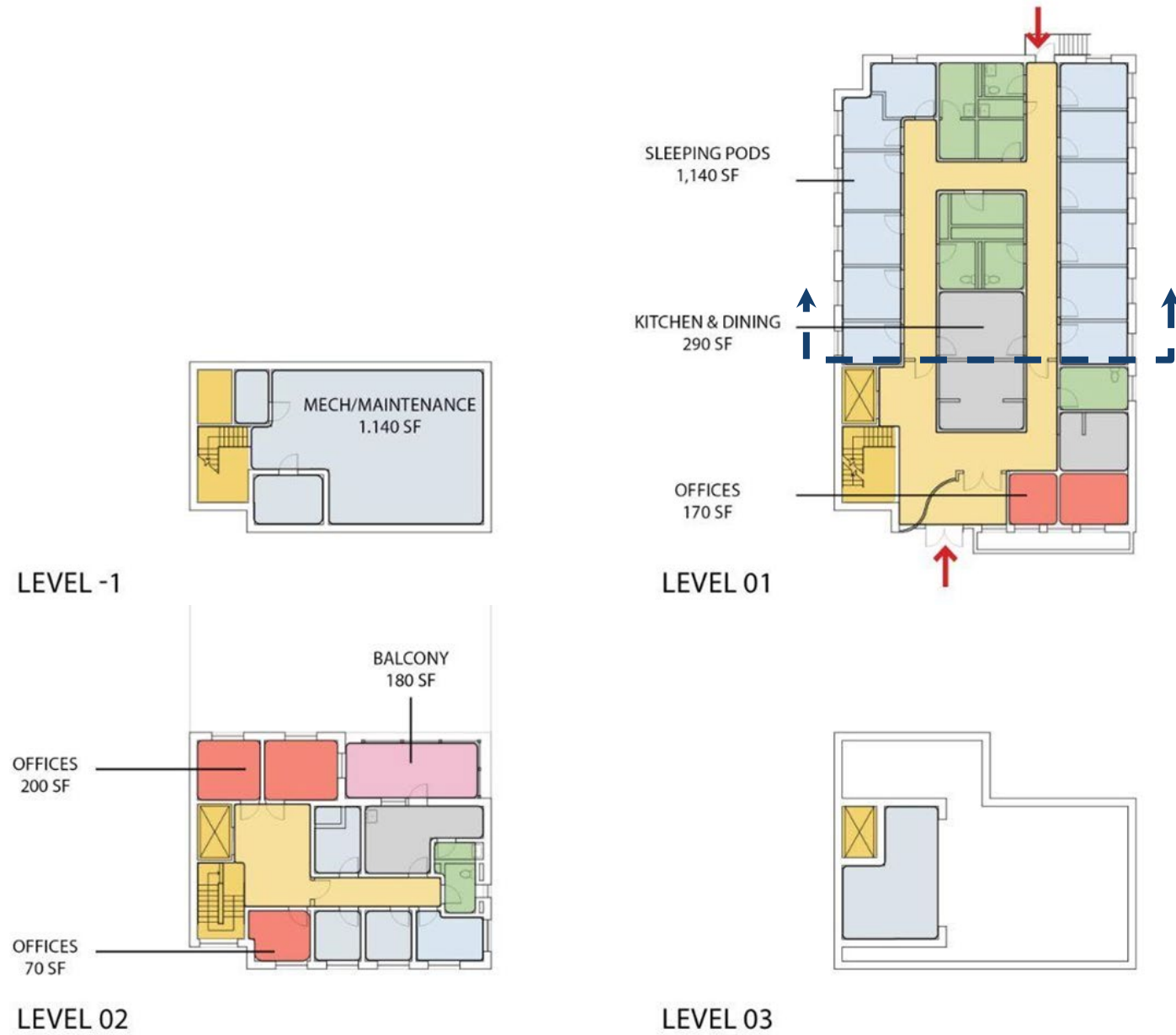
205 Western Ave



**SITE OPTIONS**

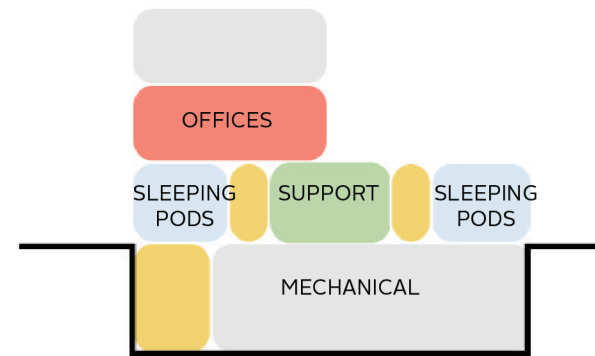
- Renovate the existing structure.
- Demolish and build a new site or open space.
- Social services / supportive house.
- Affordable Housing, including home ownership.

# 205 Western Ave



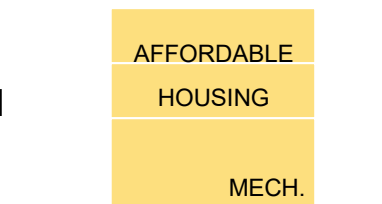
## 1 : Adaptive Reuse for Supportive Housing

- Stories above grade - 3
- Total Building Area (GSF) - 10,624 SF
- Sleeping Pods - 1,010 SF
- Offices - 440 SF
- Total Building Area (NSF) - 5,700 SF



## 2 : Demolition and Redevelopment for Affordable Housing

- 8 residential units
- 45' height limit under affordable housing overlay
- Building envelope is limited due to setbacks and resulting building footprint is small and doesn't yield a high number of units





# 105 Windsor St

## The Port

### SITE CONSIDERATIONS

- Located across from Newtowne Court and near various nonprofit and health providers.
- Originally built as the Alphabet School, the first public school in the Port. Later uses included recreation facilities, the Cambridge Health Alliance and the Windsor House, a Senior daycare facility.
- Rear of site required for above ground utilities.



**13,104**

Gross Building Area (sq ft)

**10,018**

Site Area (sq ft)

**1868**

Year Built

**C-1**

Zoning District

**2**

Number of Stories

**VACANT**

Current Use



# Highlights! From Analysis and Input So Far



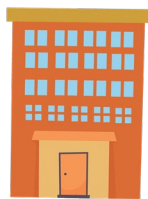
105 Windsor St

I don't want to see  
this use here

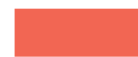
I would love to see  
this use here!



Learning  
Spaces



Museum



Performance &  
Artist Spaces



Community  
Services /  
Health Center



Community  
Meeting Spaces



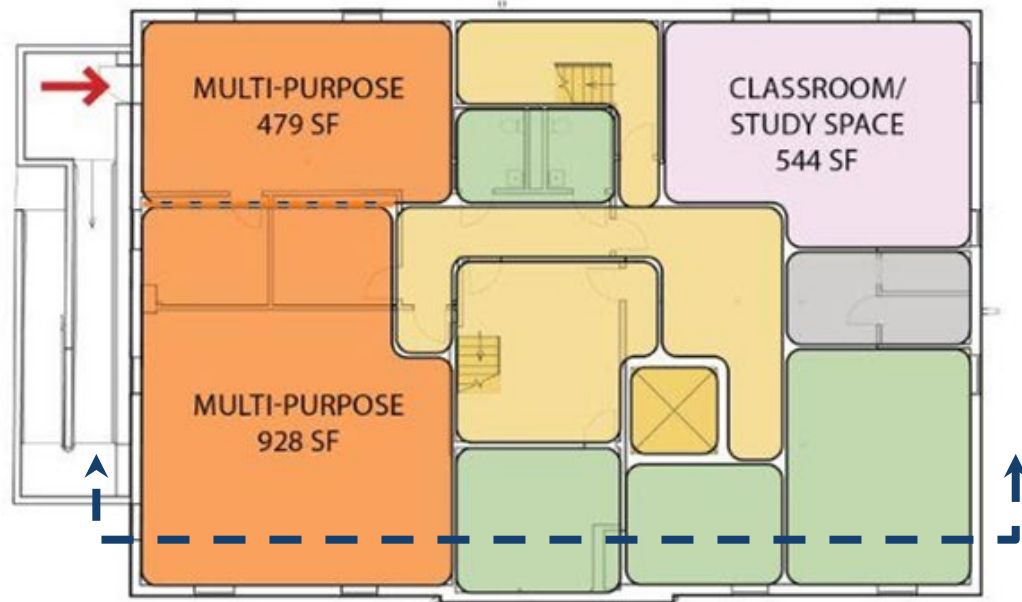
Small  
Offices



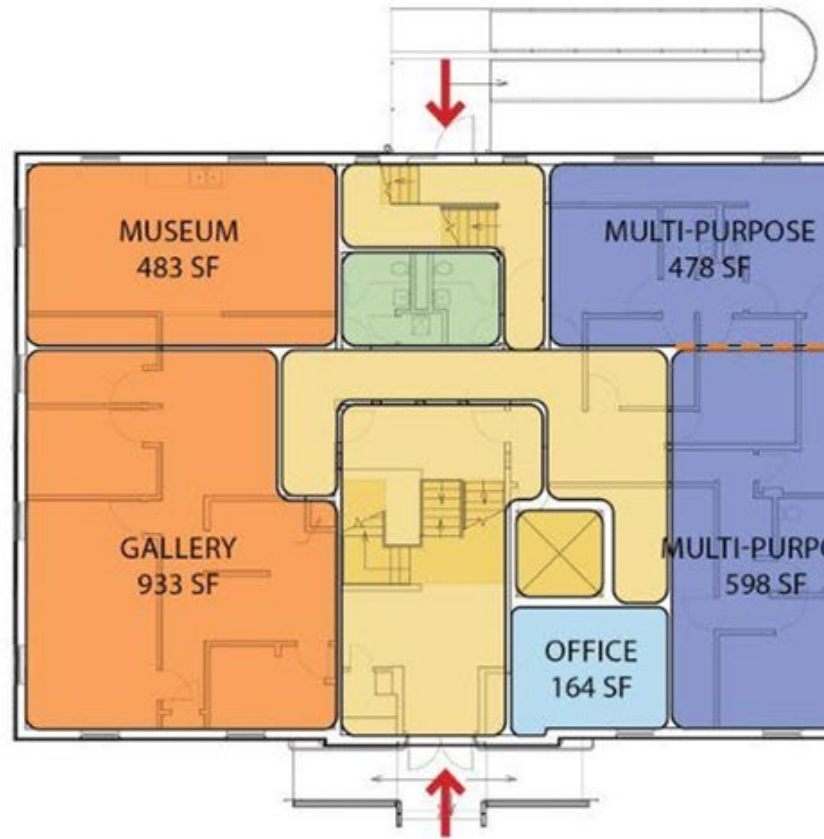
## SITE OPTIONS

- Museum or gallery/art space
- Non-profit Services and Offices
- Community Center and Educational Spaces
- Health Center

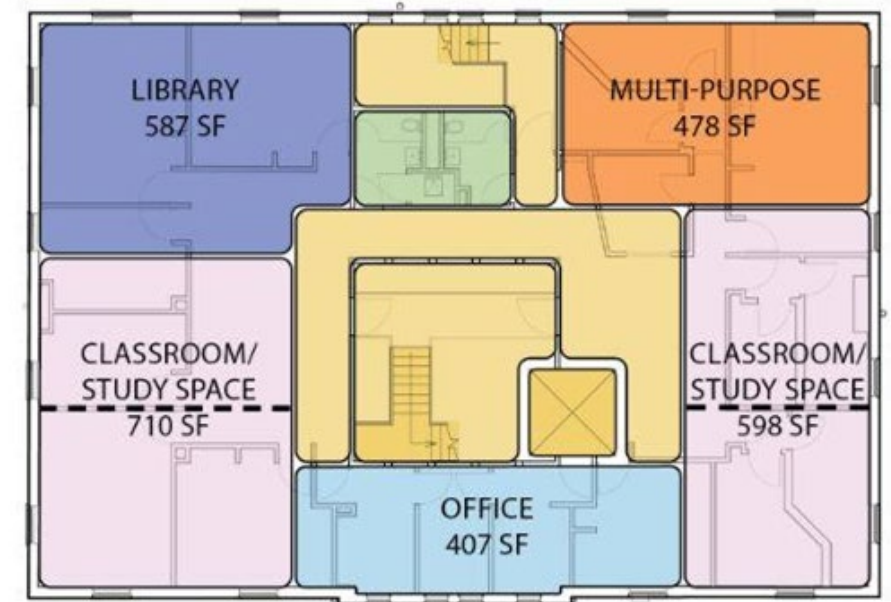
# 105 Windsor



LEVEL 0



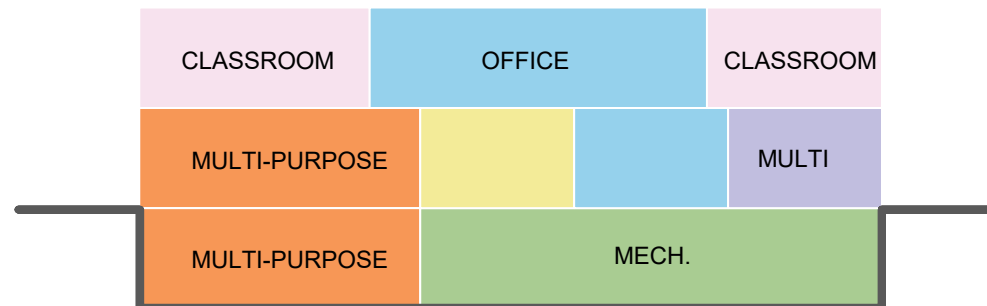
LEVEL 01



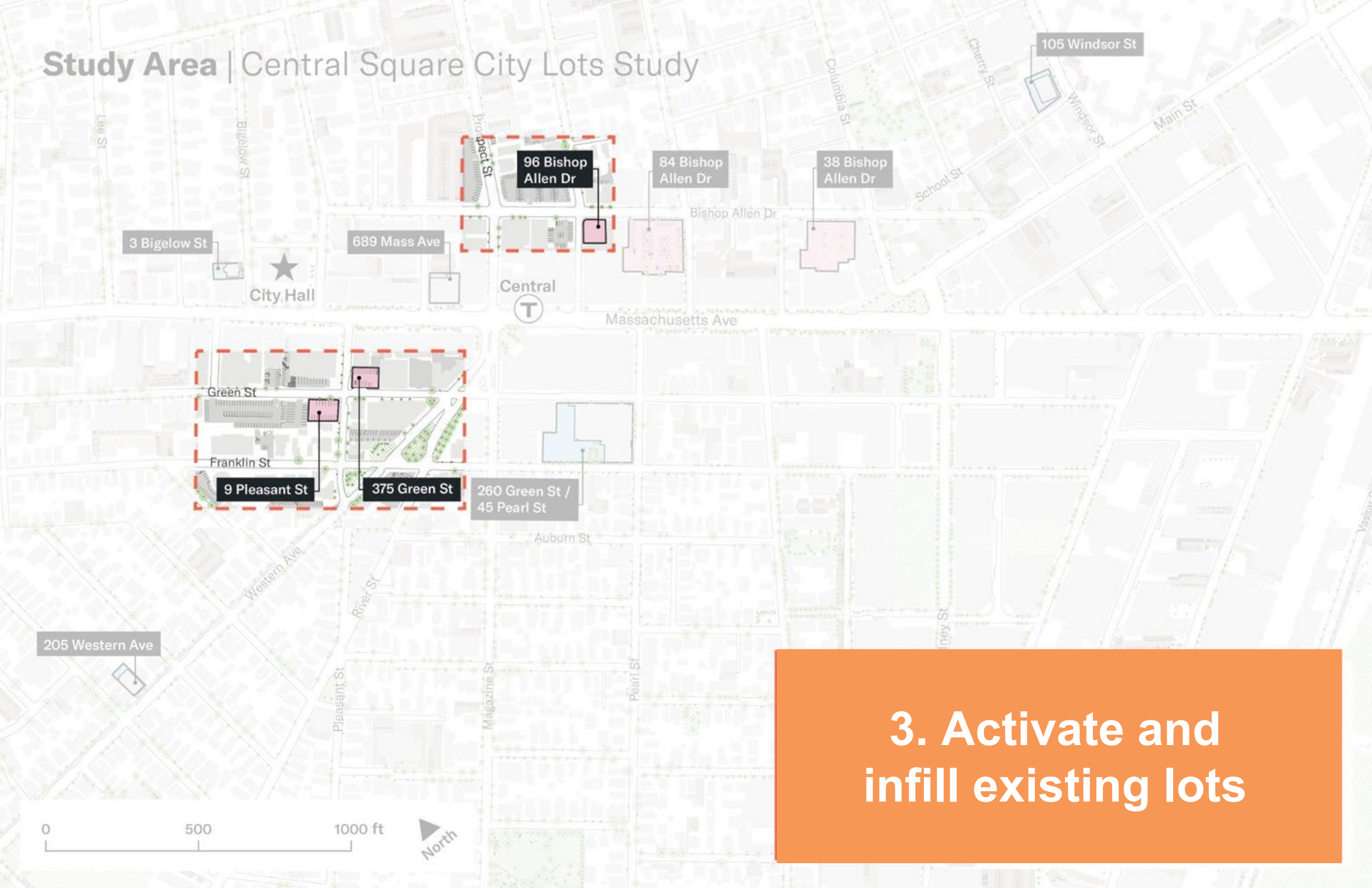
LEVEL 02

## 1 : Renovation for Neighborhood-serving Spaces

- Multi-purpose meeting spaces
- Museum/library space
- Classrooms/study spaces
- Small offices
- Stories above grade - 2
- Total Building Area (GSF) - 12,888 SF
- Total Building Area (NSF) - 11,590 SF



# Study Area | Central Square City Lots Study



**3. Activate and infill existing lots**



# 375 Green St

(Lot 8), Riverside

## SITE CONSIDERATIONS

- Next to a building with an extensive mural that fronts on Mass Ave.
- Low open space access and potential for flooding.
- Zoning allows for full development of the site.



**N/A**

Gross Building Area (sq ft)

**6,436**

Site Area (sq ft)

**17**

Parking Spaces

**BB-CSQ**

Zoning District

**N/A**

Number of Stories

**Parking**

Current Use

# Highlights! From Analysis and Input So Far



375 Green St

I don't want to see this use here

I would love to see this use here!



Affordable Housing



Performance Space



Community Garden



Small Business Incubator



Outdoor Plaza / Gathering Space



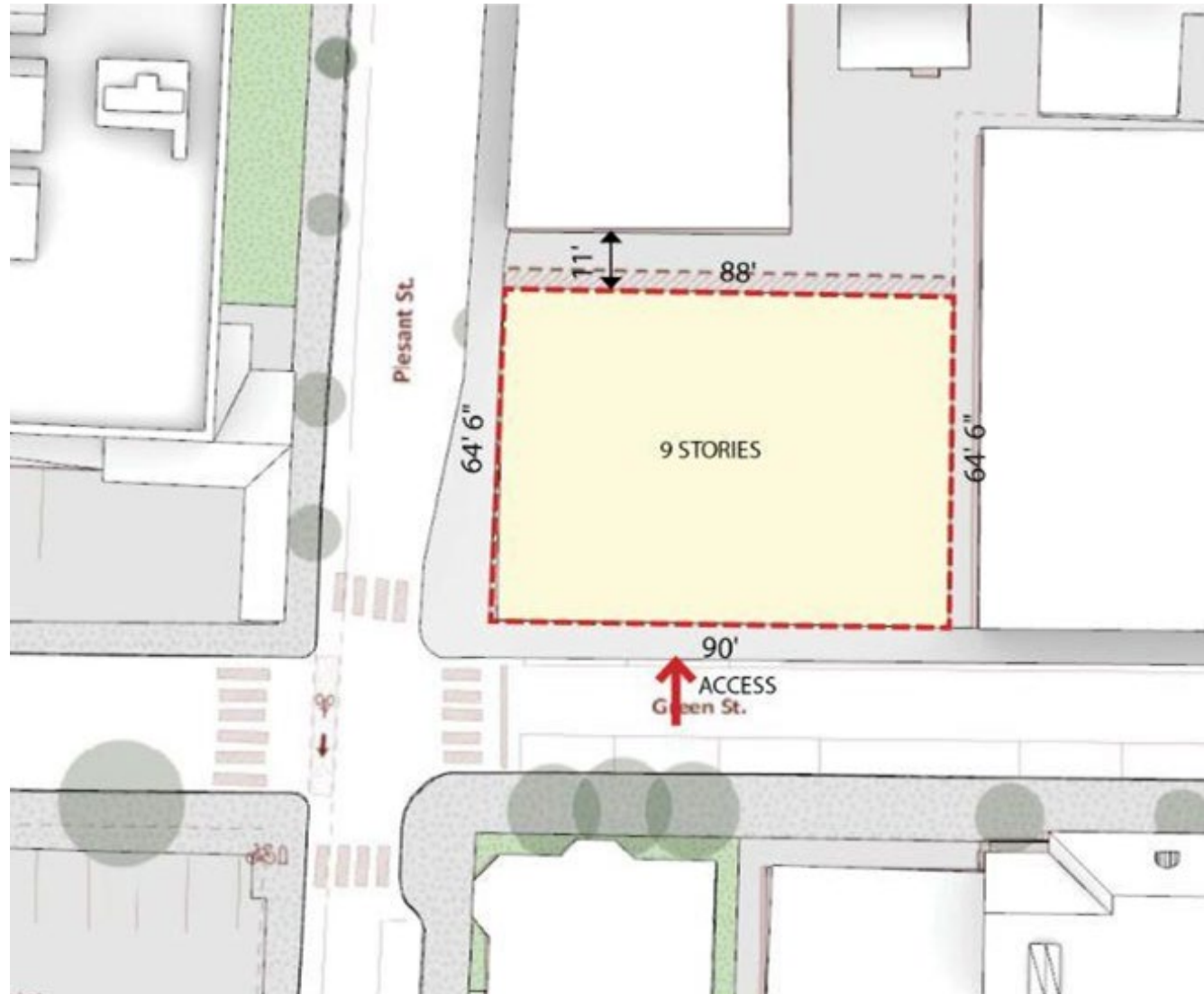
Park / Playground



## SITE OPTIONS

- Affordable housing development
- Open Space / Pocket Park
- Retain parking in the near-term

# 375 Green Street



## 1: Redevelopment Potential for Affordable Housing

- 40 units of affordable housing , 9 stories
- Retail / active use on ground floor
- No parking provide; loss of existing parking spaces
- No open space requirement



**51,750**

GSF

**0**

Parking Spaces

**40**

Housing Units

**0.0**

Acres Open Space



## 2: Open Space / Pocket Park (Explored in Tandem with 9 Pleasant St)

- Two new pocket parks, connected by street and crossing improvements
- 375 Green: 55' x 90' / 0.11 acre
- 9 Pleasant: 60' x 100' / 0.14 acre

**0**

GSF

**0**

Parking Spaces

**0**

Housing Units

**0.25**

Acres Open Space



# 9 Pleasant St

(Lot 9), Riverside

## SITE CONSIDERATIONS

- Located across from the US Post Office building and surrounded by public and private parking lots.
- Low open space access.
- Future buildings could be up to 85 tall, but have setback requirements and a 15% open space requirement that limit development opportunities.



**N/A**

Gross Building Area (sq ft)

**7,449**

Site Area (sq ft)

**17**

Parking Spaces

**C-2**

Zoning District

**N/A**

Number of Stories

**PARKING**

Current Use

# Highlights! From Analysis and Input So Far



9 Pleasant St

I don't want to see this use here

I would love to see this use here!



Affordable Housing



Performance & Artist Spaces



Park / Playground



Community Garden



Small Business Incubator



Outdoor Plaza

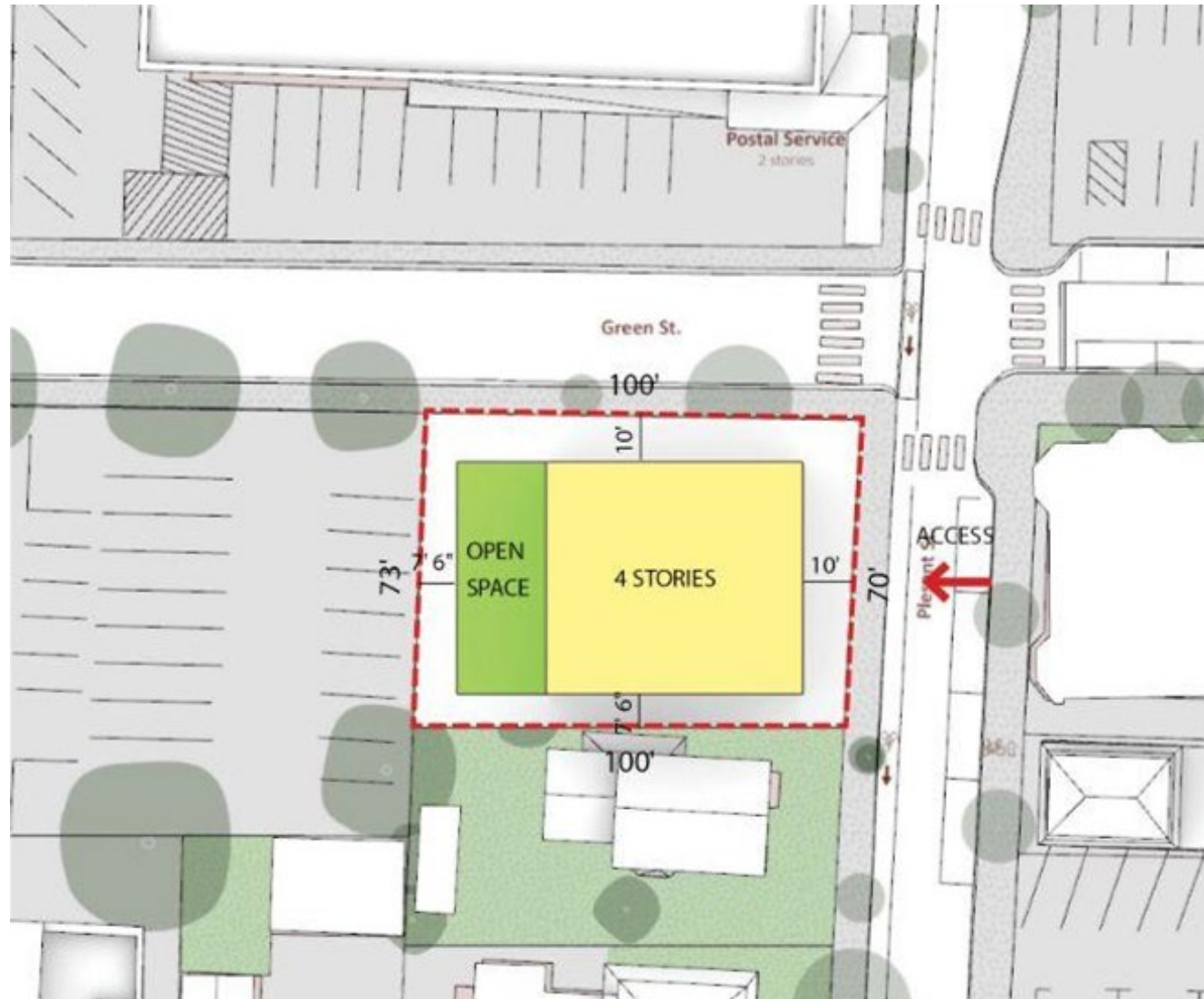


## SITE OPTIONS

- Small affordable housing development
- Open Space / Pocket Park
- Retain parking in the near-term

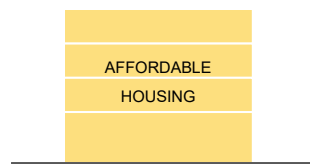


# 9 Pleasant Street

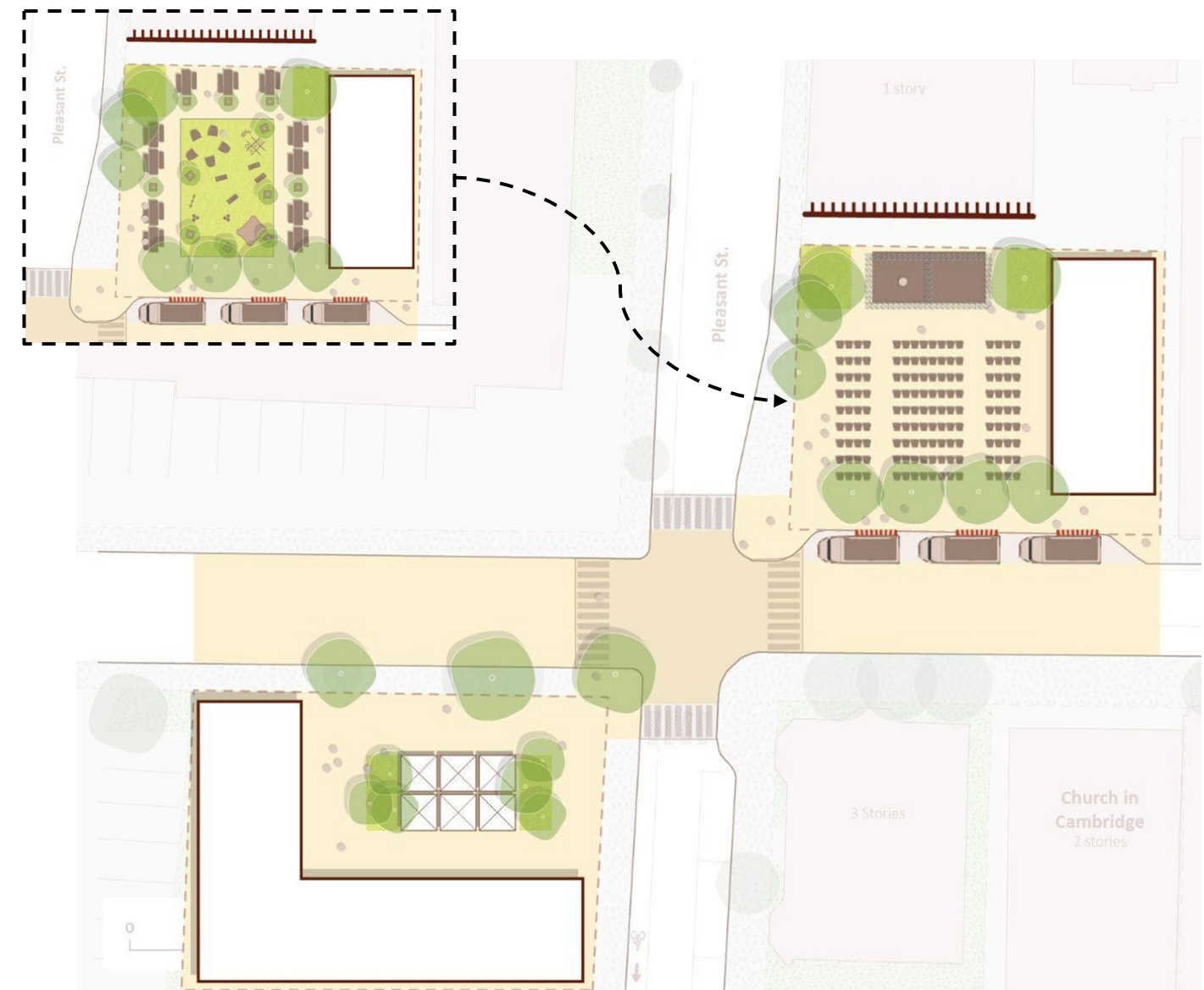


## 1: Redevelopment Potential for Affordable Housing

- 11 affordable units, 4 stories
- Setbacks and open space requirements yield a small developable footprint
- Ground floor taken up by lobby and circulation; limited opportunity for retail
- Open space in the rear yard
- No parking provided, loss of existing parking spaces



**13,900** GSF      **0** Parking Spaces      **11** Housing Units      **0.03** Acres Open Space



## 2: Open Space / Pocket Park (Explored in Tandem with 9 Pleasant St)

- 8-10 retail incubator spaces over 2 floors, 6-10 tents + 3 food trucks, 300 person flexible event space
- Accommodates the complete existing Starlight Square program across two smaller lots
- Potential to be tied to broader intersection and Green St improvements
- Flexibility for 375 Green Street to act as an everyday plaza when not in use for events

**8,000** GSF      **0** Parking Spaces      **0** Housing Units      **0.1** Acres Open Space



# 96 Bishop Allen Dr

(Lot 4), The Port

## SITE CONSIDERATIONS

- Located on the same block as 84 Bishop Allen Drive (Starlight Square) and H Mart.
- Across the street from 99 Bishop Allen Drive, a newly renovated row house development with non-profit office space.



**N/A**

Gross Building Area (sq ft)

**6,210**

Site Area (sq ft)

**17**

Parking Spaces

**BB**

Zoning District

**N/A**

Number of Stories

**PARKING**

Current Use

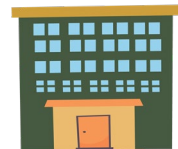
# Highlights! From Analysis and Input So Far



96 Bishop Allen Dr

I don't want to see this use here

I would love to see this use here!



Affordable Housing



Small Business Incubator



Community Garden



Outdoor Plaza



Park / Playground



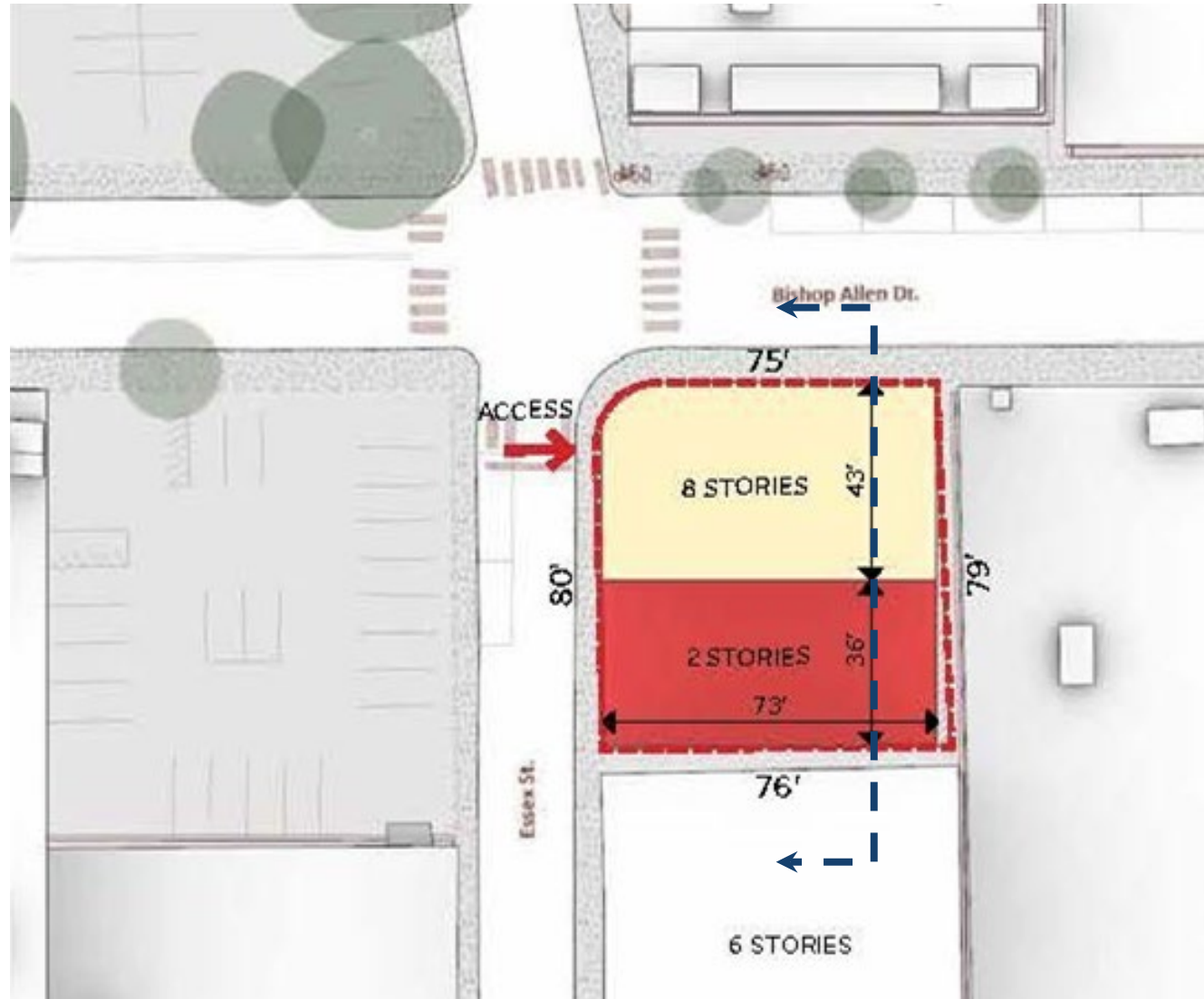
Performance & Artist Spaces



**SITE OPTIONS**

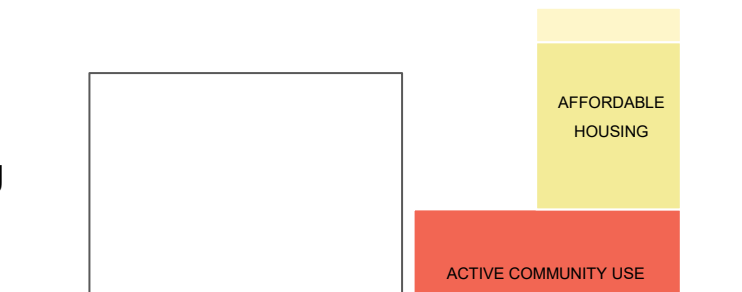
- Affordable housing development
- Performance & artist space
- Open Space / Pocket Park

# 96 Bishop Allen Drive



## 1: Redevelopment Potential for Affordable Housing

- 15-20 units, 8 stories
- Active community use on the ground floor.
- No open space requirement
- No parking provided, loss of existing parking spaces

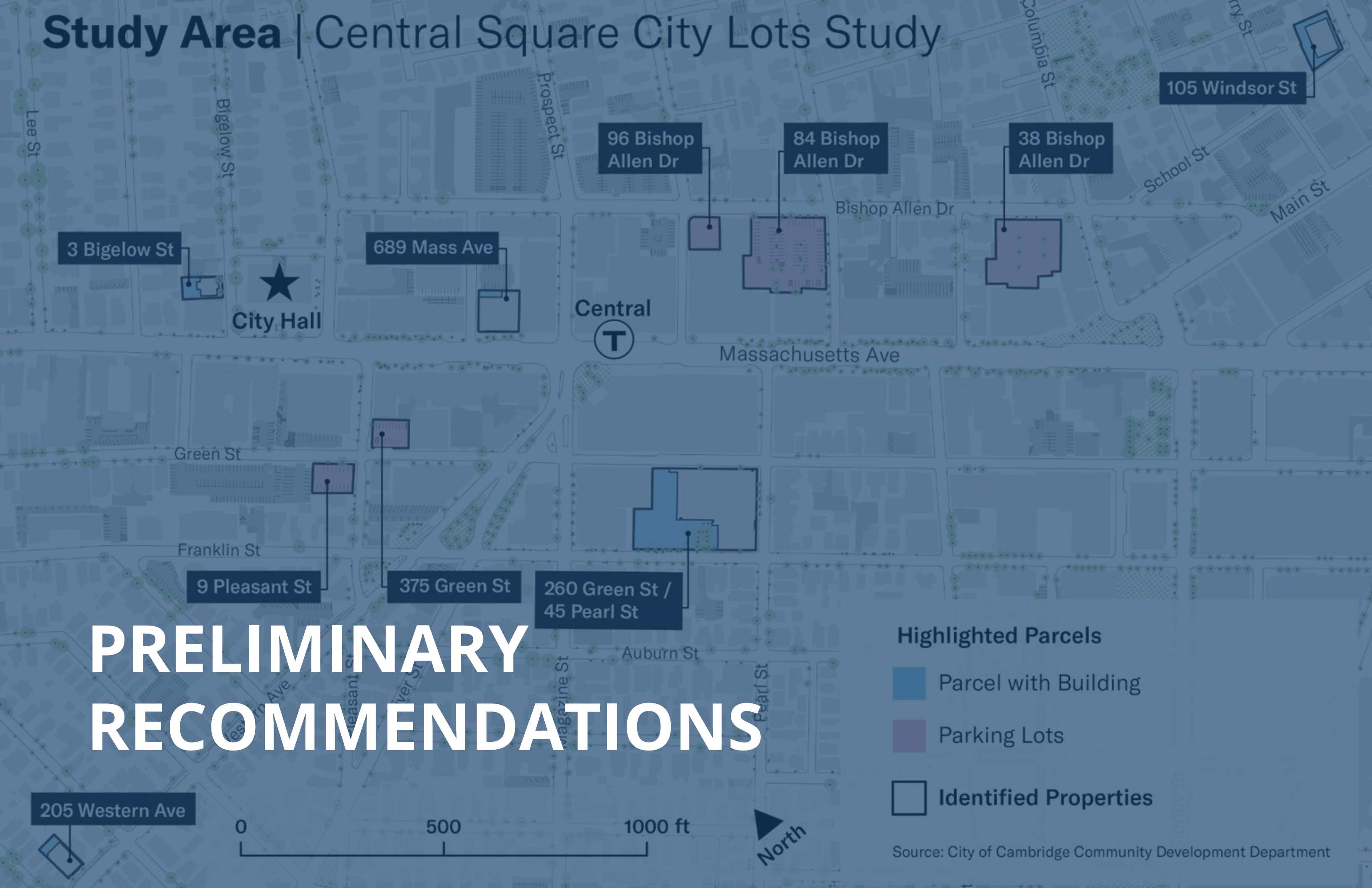


## 2: Public Plaza

- 75' x 80' / 0.14 acre

<b>30,060</b>	<b>0</b>	<b>15-20</b>	<b>0.0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.14</b>
GSF	Parking Spaces	Housing Units	Acres Open Space	GSF	Parking Spaces	Housing Units	Acres Open Space

# Study Area | Central Square City Lots Study



3 Bigelow St



689 Mass Ave

96 Bishop Allen Dr

84 Bishop Allen Dr

38 Bishop Allen Dr

105 Windsor St

Central  
T

9 Pleasant St

375 Green St

260 Green St /  
45 Pearl St

205 Western Ave

## Highlighted Parcels

Parcel with Building

Parking Lots

Identified Properties

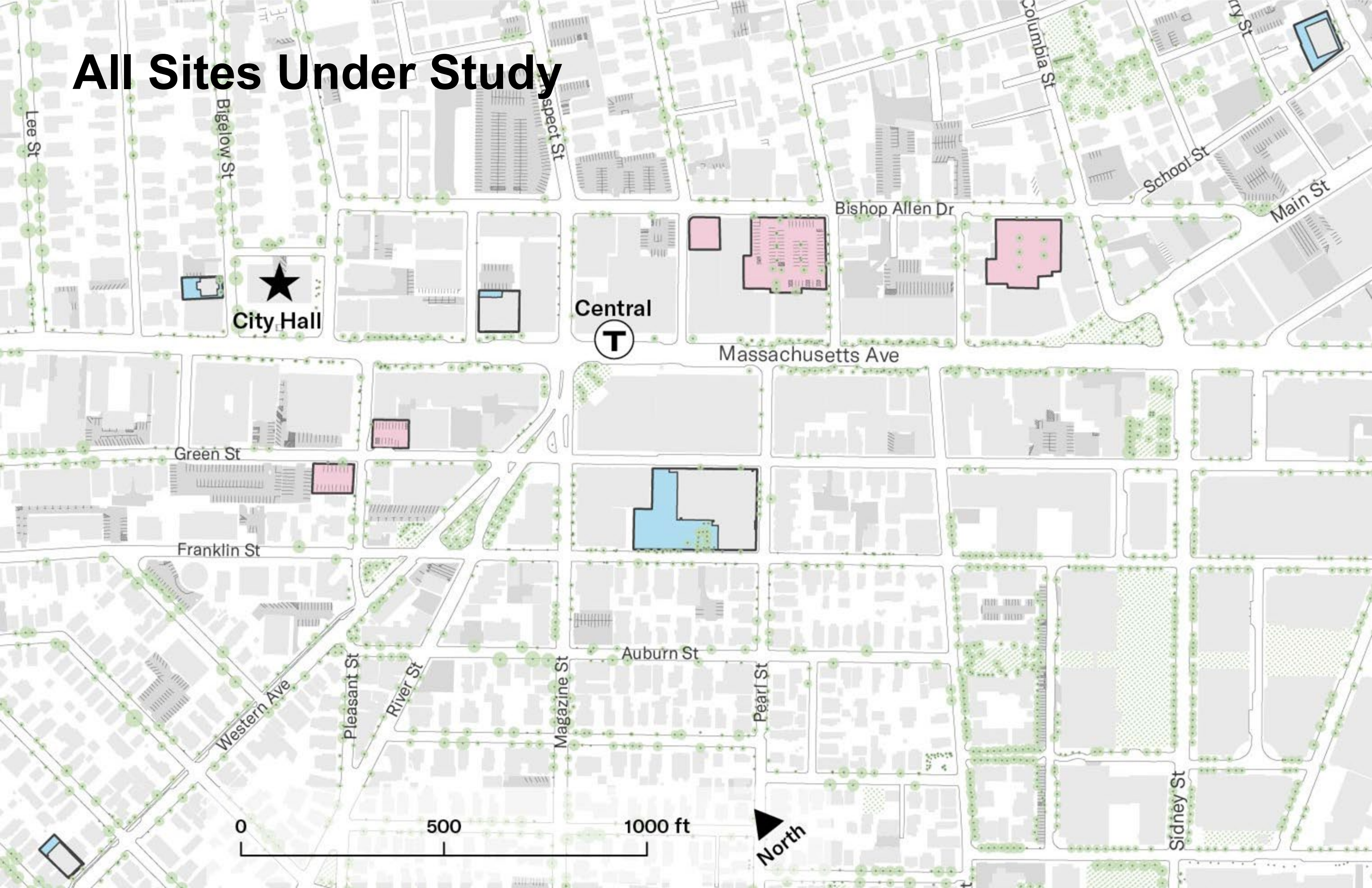
# PRELIMINARY RECOMMENDATIONS

0 500 1000 ft



Source: City of Cambridge Community Development Department

# All Sites Under Study



# Emerging Direction for 7 Sites

**3 Bigelow**  
Municipal Offices



**96 Bishop Allen (Lot 4)**  
Affordable housing



**105 Windsor**  
Mixed use community center serving the Port

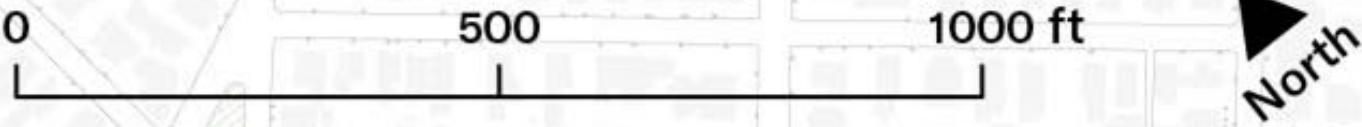
**38 Bishop Allen (Lot 6)**  
Park, parking, and/or additional stormwater storage

**375 Green St (Lot 8) +  
9 Pleasant St (Lot 9)**  
Reserve for future uses  
Possible temporary activation/park

**205 Western**  
Adaptive reuse for supportive housing

**Legend**

- Affordable Housing
- Community & City Resources
- Supporting Infrastructure
- Identified Properties



# 3 Large, Central Sites with Key Questions

## 689 Mass Ave

Library OR

Ground floor public uses  
with offices above

## 84 Bishop Allen (Lot 6)

Permanent plan for  
standalone cultural space  
OR


Ground floor cultural space  
with other uses above  
(housing or offices)

## 260 Green/45 Pearl

High density affordable housing OR

Renovated library in mixed use  
affordable housing building

### Legend

 Large Central Sites  
with Key Questions

 Identified Properties

0 500 1000 ft





# Possible Directions

**3 Bigelow**  
Municipal offices



**96 Bishop Allen**  
(Lot 4)  
Affordable housing

**84 Bishop Allen**  
(Lot 6)  
Cultural space and/or  
Affordable hsg

**105 Windsor**  
Mixed use community  
center serving the Port

**689 Mass Ave**  
Library OR public  
use + offices

**38 Bishop Allen (Lot 6)**  
Park, parking, and/or  
additional stormwater storage

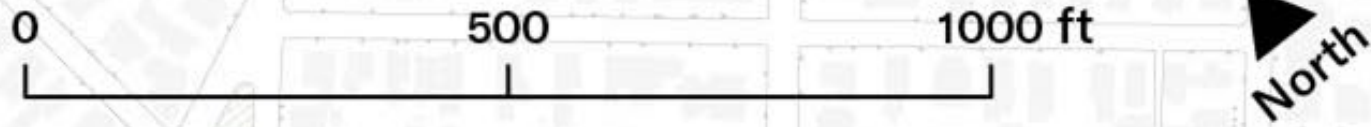
**375 Green St (Lot 8) +  
9 Pleasant St (Lot 9)**  
Reserve for future uses  
Possible temporary activation/park

**260 Green/45 Pearl**  
Affordable housing,  
potentially with Library

**205 Western**  
Adaptive reuse for supportive housing

**Legend**

- Affordable Housing
- Central Civic Space
- Community & City Resources
- Supporting Infrastructure
- Identified Properties



# Possible Directions

**3 Bigelow**  
Municipal offices



**96 Bishop Allen**  
(Lot 4)  
Affordable housing

**84 Bishop Allen**  
(Lot 6)  
Cultural space and/or  
Affordable hsg

**105 Windsor**  
Mixed use community  
center serving the Port

**689 Mass Ave**  
Library OR public  
use + offices

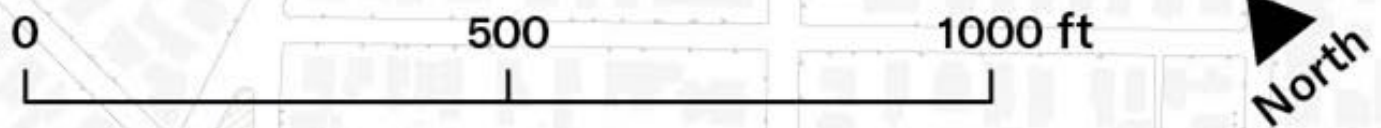
**38 Bishop Allen (Lot 6)**  
Park, parking, and/or  
additional stormwater storage

**375 Green St (Lot 8) +  
9 Pleasant St (Lot 9)**  
Reserve for future uses  
Possible temporary activation/park

**260 Green/45 Pearl**  
Affordable housing,  
potentially with Library

- Potential program options**
1. Up to approximately 400 affordable units (zoning maximum)
  2. Supportive housing and services
  3. Over an acre of open space
  4. Central cultural gathering space
  5. 10,000 SF Port community center
  6. 12,000-25,000 SF city offices
  7. Flexible surface spaces + additional structured parking

**205 Western**  
Adaptive reuse for supportive housing



# Discussion

**3 Bigelow**  
Municipal offices



**96 Bishop Allen**  
(Lot 4)  
Affordable housing

**84 Bishop Allen**  
(Lot 6)  
Cultural space and/or  
Affordable hsg

**105 Windsor**  
Mixed use community  
center serving the Port

**689 Mass Ave**  
Library OR public  
use + offices

**38 Bishop Allen (Lot 6)**  
Park, parking, and/or  
additional stormwater storage

**375 Green St (Lot 8) +  
9 Pleasant St (Lot 9)**  
Reserve for future uses  
Possible temporary activation/park

**260 Green/45 Pearl**  
Affordable housing,  
potentially with Library

## Questions

1. Should the Library move to a more visible location?
2. What should development of a cultural venue or central gathering space look like?
3. What are the aspirations for development on 84 Bishop Allen and 260 Green Street?

**205 Western**  
Adaptive reuse for supportive housing

0 500 1000 ft



# Next Steps

- Explore scenarios to test how the pieces fit together
- Consider phasing & timing, budget/funding options, parking and other variables for implementation
- Continue engagement
- Refine recommendations for each site

# APPENDIX

# PROJECT SCHEDULE

