



**9 PLEASANT ST**

**375 GREEN ST**

**Highlight! From Analysis and Input So Far**

**SITE CONSIDERATIONS**

**SITE OPTIONS - Why Here? Is possible?**

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

**Aftermath**

**Performance space**

**What's Missing?**

**325 WESTERN AVE**

**Highlight! From Analysis and Input So Far**

**SITE CONSIDERATIONS**

**SITE OPTIONS - Why Here? Is possible?**

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

**Aftermath**

**Performance space**

**What's Missing?**

**325 WESTERN AVE**

**Highlight! From Analysis and Input So Far**

**SITE CONSIDERATIONS**

**SITE OPTIONS - Why Here? Is possible?**

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

**Aftermath**

**Performance space**

**What's Missing?**

**325 WESTERN AVE**

**Highlight! From Analysis and Input So Far**

**SITE CONSIDERATIONS**

**SITE OPTIONS - Why Here? Is possible?**

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

**Aftermath**

**Performance space**

**What's Missing?**

**325 WESTERN AVE**

**Highlight! From Analysis and Input So Far**

**SITE CONSIDERATIONS**

**SITE OPTIONS - Why Here? Is possible?**

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

**Aftermath**

**Performance space**

**What's Missing?**

**325 WESTERN AVE**

**Highlight! From Analysis and Input So Far**

**SITE CONSIDERATIONS**

**SITE OPTIONS - Why Here? Is possible?**

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

**Aftermath**

**Performance space**

**What's Missing?**



FLAGG

BOYES-WATSON ARCHITECTS





**689 MASSACHUSETTS AVE**

2 | Bring new life to existing buildings

Highlighted From Analysis and Input So Far

**SITE CONSIDERATIONS**

The City requires that any building with a height of 10 or more stories must be designed to meet the following requirements:

- Site Access
- Community Services
- Public Space
- Accessibility
- Energy Efficiency
- Green Building
- Water Conservation
- Stormwater Management
- Transportation
- Public Safety
- Historic Preservation
- Architectural Quality

What types of events, programs, or building uses would you like to see here?

What's Missing?

1966

1984

1966

1984

**COMMUNITY ART CENTER**

**CHEAPO RECORDS**

**BRIDGEWIDE CYPHER THEATER**

Informational table with a blue cup and a pink card.

**81 BISHOP ALLEN DR**

1 | Leverage the Potential of Large City-Owned Sites

Highlighted From Analysis and Input So Far

**SITE CONSIDERATIONS**

The City requires that any building with a height of 10 or more stories must be designed to meet the following requirements:

- Site Access
- Community Services
- Public Space
- Accessibility
- Energy Efficiency
- Green Building
- Water Conservation
- Stormwater Management
- Transportation
- Public Safety
- Historic Preservation
- Architectural Quality

What types of events, programs, or building uses would you like to see here?

What's Missing?

**28 BISHOP ALLEN DR**

1 | Leverage the Potential of Large City-Owned Sites

Highlighted From Analysis and Input So Far

**SITE CONSIDERATIONS**

The City requires that any building with a height of 10 or more stories must be designed to meet the following requirements:

- Site Access
- Community Services
- Public Space
- Accessibility
- Energy Efficiency
- Green Building
- Water Conservation
- Stormwater Management
- Transportation
- Public Safety
- Historic Preservation
- Architectural Quality

What types of events, programs, or building uses would you like to see here?

What's Missing?

**260 GREEN ST / 45**

1 | Leverage the Potential of Large City-Owned Sites

Highlighted From Analysis and Input So Far

**SITE CONSIDERATIONS**

The City requires that any building with a height of 10 or more stories must be designed to meet the following requirements:

- Site Access
- Community Services
- Public Space
- Accessibility
- Energy Efficiency
- Green Building
- Water Conservation
- Stormwater Management
- Transportation
- Public Safety
- Historic Preservation
- Architectural Quality

What types of events, programs, or building uses would you like to see here?

What's Missing?



# Meet Me in Central

## MEET ME IN CENTRAL

Meet Me in Central is a tribute to the faces and places that make Central the ultimate destination—as seen through the eyes of two local legends, Jeffrey Dunn and Sam. Sam first started taking photos of Central in 1983; Sam started taking photos along Mass. Ave. in conversation with the community now with you.

### 375 GREEN ST

**BRIEFING**

**HIGHLIGHTS**

### 205 WESTERN AVE

**HIGHLIGHTS**

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

### 3 BIGELOW ST

**HIGHLIGHTS**

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

### 38 BISHOP ALLEN DR



**Current Use**  
Municipal Parking Lot 6

**Site Area**  
27,799

**Parking Spaces**  
40

**Zoning District**  
BB-CSQ

#### Highlights! From Analysis and Input So Far

##### SITE CONSIDERATIONS

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

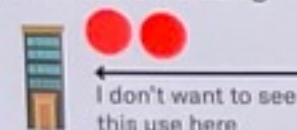
##### SITE OPTIONS - More than 1 is possible!

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



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

**High-Density Affordable Housing**

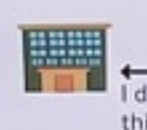


I don't want to see this use here

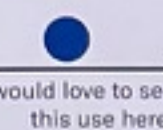


I would love to see this use here!

**Mid-Density Affordable Housing**



I don't want to see this use here

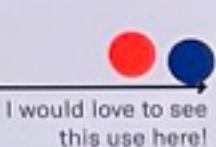


I would love to see this use here!



**Public Plaza**

I don't want to see this use here

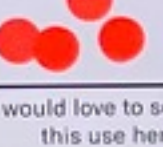


I would love to see this use here!



**Community Garden**

I don't want to see this use here

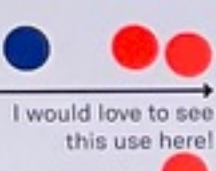


I would love to see this use here!

**Cultural Amenities**

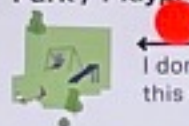


I don't want to see this use here

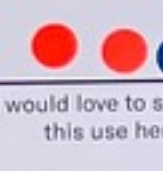


I would love to see this use here!

**Park / Playground**



I don't want to see this use here



I would love to see this use here!

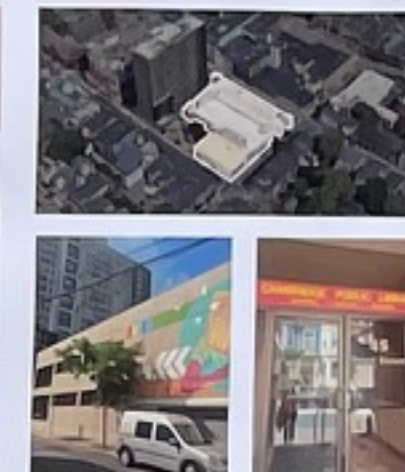
**What's Missing?**

Would this be a better space for storage? and put off housing there?



(please add a note!)

### 260 GREEN ST / 45 PEARL ST



**Current Use**  
Green Street Garage and Central Square Branch Library

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

**Site Area**  
55,828 sq ft

**Parking Spaces**  
257

**Zoning District**  
C-3

#### Highlights! From Analysis and Input So Far

##### SITE CONSIDERATIONS

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

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

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



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

**High-Density Affordable Housing**

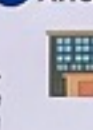


I don't want to see this use here



I would love to see this use here!

**Mid-Density Affordable Housing**



I don't want to see this use here

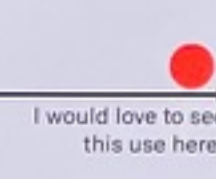


I would love to see this use here!

**Expanded Library**



I don't want to see this use here

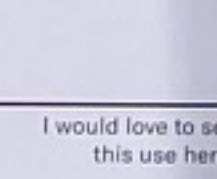


I would love to see this use here!

**Expanded Parking**



I don't want to see this use here

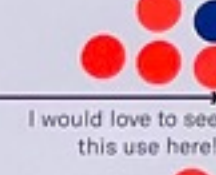


I would love to see this use here!

**Cultural Amenities**



I don't want to see this use here



I would love to see this use here!

**Park / Playground**



I don't want to see this use here



I would love to see this use here!

**What's Missing?**



What sits at the intersection of affordable housing & cultural amenities?

(please add a note!)

# 105 WINDSOR ST

2 | Bring new life to existing buildings



**Current Use**  
Vacant Building

**Gross Building Area**  
13,104 sq ft

**Site Area**  
10,018 sq ft

**Year Built**  
1958

**Zoning District**  
C-1

## Highlights! From Analysis and Input So Far

### SITE CONSIDERATIONS

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

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

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



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

<p><b>Museum</b></p> <p>I don't want to see this use here</p> <p>I would love to see this use here</p>	<p><b>Community Services / Health Center</b></p> <p>I don't want to see this use here</p> <p>I would love to see this use here</p>
<p><b>Learning Spaces</b></p> <p>I don't want to see this use here</p> <p>I would love to see this use here</p>	<p><b>Small offices</b></p> <p>I don't want to see this use here</p> <p>I would love to see this use here</p>
<p><b>Performance &amp; Artist Spaces</b></p> <p>I don't want to see this use here</p> <p>I would love to see this use here</p>	<p><b>Community Meeting Spaces</b></p> <p>I don't want to see this use here</p> <p>I would love to see this use here</p>

What's Missing? *more parks*

**Commercial Kitchen**

*city office & meeting space*

# 688 MASSACHUSETTS AVE



## Highlights! From Analysis and Input So Far

- Located across from Newtowns 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.

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

<p><b>Museum</b></p> <p>I don't want to see this use here</p> <p>I would love to see this use here</p>	<p><b>Community Services / Health Center</b></p> <p>I don't want to see this use here</p> <p>I would love to see this use here</p>
<p><b>Learning Spaces</b></p> <p>I don't want to see this use here</p> <p>I would love to see this use here</p>	<p><b>Small offices</b></p> <p>I don't want to see this use here</p> <p>I would love to see this use here</p>
<p><b>Performance &amp; Artist Spaces</b></p> <p>I don't want to see this use here</p> <p>I would love to see this use here</p>	<p><b>Community Meeting Spaces</b></p> <p>I don't want to see this use here</p> <p>I would love to see this use here</p>

What's Missing? *more parks*

**Commercial Kitchen**

*city office & meeting space*



# Highlights! From Analysis and Input So Far

Year Built  
1868  
Zoning District  
C-1

## SITE CONSIDERATIONS

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

## SITE OPTIONS - More than 1 is possible

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

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

### Museum



I don't want to see this use here

### Community Services / Health Center



I don't want to see this use here

### Learning Spaces



I don't want to see this use here

### Small offices



I don't want to see this use here

### Performance & Artist Spaces



I don't want to see this use here

### Community Meeting Spaces



I don't want to see this use here

More dedicated space for homework/schoolwork for youth. Youth centers are great although may be difficult to focus on work. Museum + learning space.

I live in an adjacent residence and we'd like something quiet + in-character with a residential neighborhood. We'd like this building is used as an event space.

### What's Missing?



more Parks  
Commercial Kitchen

City offices & meeting space



use here

this use here

## Library



I don't want to see  
this use here

I would love to see  
this use here

## Amenities



I don't want to see  
this use here

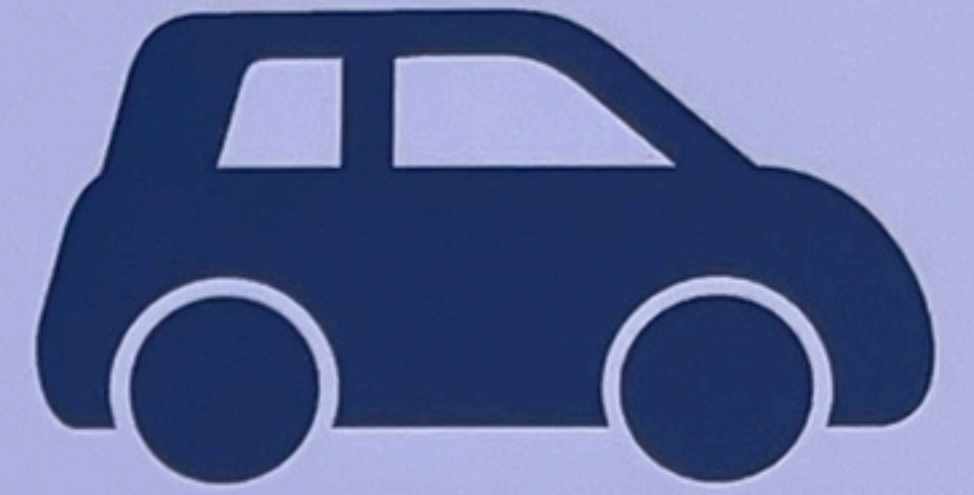
I would love to see  
this use here

## Missing?

what sits @ the  
intersection of  
affordable housing  
& cultural amenities?

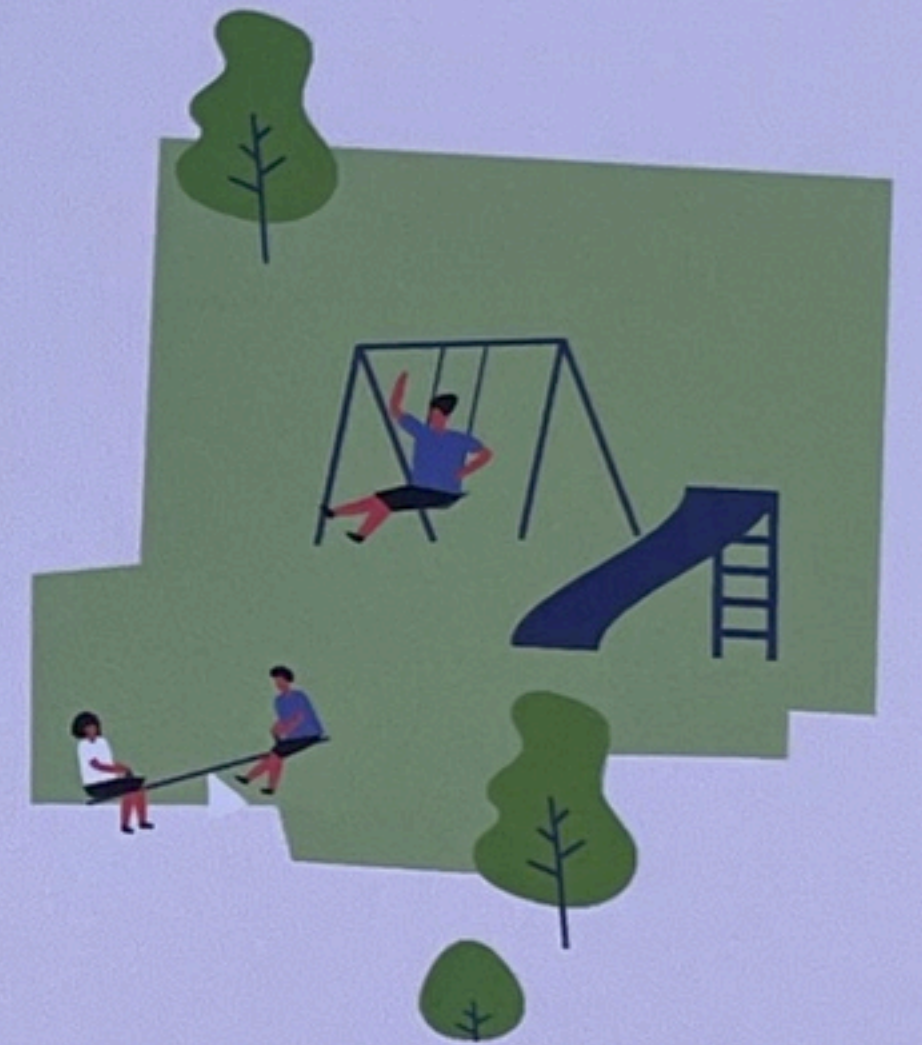
Space for  
the youth!

# Parking



I would love to see  
this use here!

# Outdoor P



I would love to see  
this use here!

KEEP ♡  
STARLIGHT!



agreed!

3 graffiti  
alley



Ma

mall



