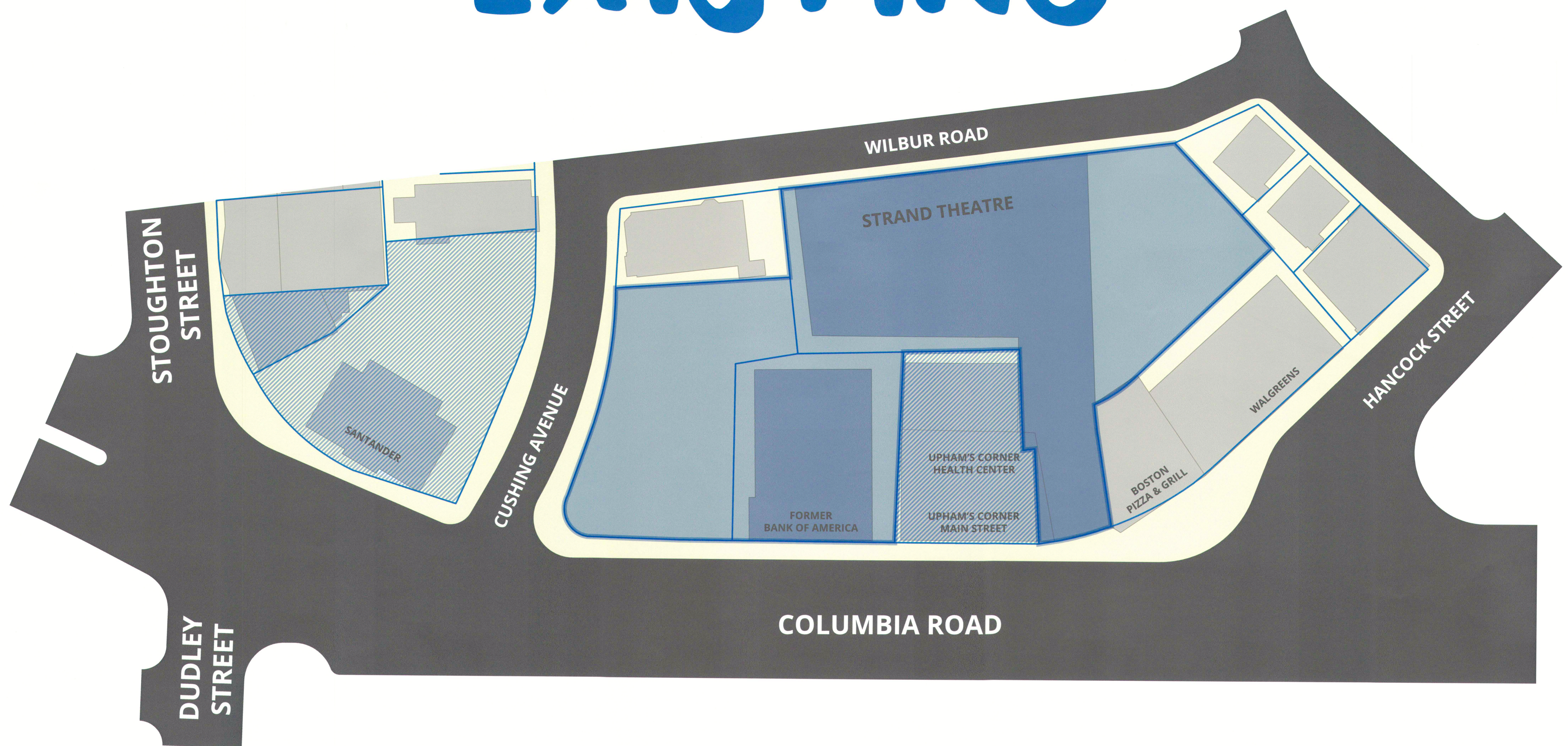


EXISTING



IN EVERY SCENARIO

The Strand Theatre will not be demolished.

The City will build a Public Library.

The Library must be at least 15,000 square feet.

The Library must be on the ground floor.

The City will build Affordable Housing.

How are we defining affordable housing?

Bank of America building is a gem of the neighborhood. Old landmark.

Concern about the loading dock for the Strand. Too narrow

SCENARIO 1



LIBRARY - 13,722 SQ FT (GF) + 5,892 SQ FT (2nd FL)

PARKING - 23 spaces

0.5 parking ratio

RESIDENTIAL - 46,792 SQ FT (46 UNITS)

~1000 sq ft/unit

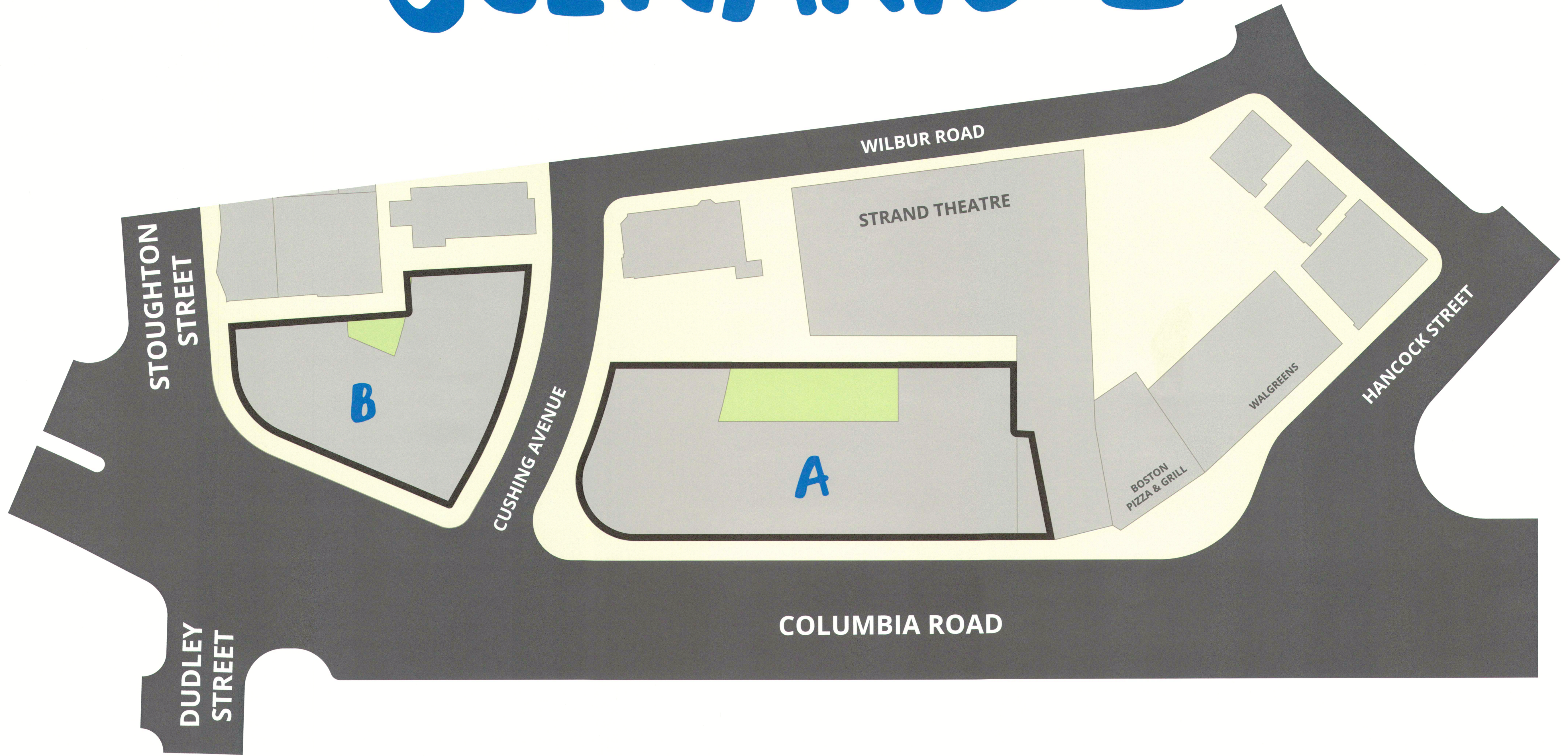
PROS

- Consistent height with other buildings in area
- Is there an anchor parcel that we can dedicate more height to? A beacon
- If there isn't much parking, there must be improved service on the Fairmount Line
- Same height but 2 levels of parking
- How high can a building be in the area?
- Scenario 2 - parking need - expensive to build 2 buildings
- Scenario 3 - Pro - most flexible
- Scenario 3 - Con - cut off Cushing / Jones Hill - strand loading issue - need parking
- Easier for the building to grow taller if UCM, UCHC buildings get taller, too
- Can parking be concentrated on another side?

CONS

- Higher building height could cause problem with parking
- Radius of truck turn into Strand loading dock
- Library just barely fits - no room for extra programming
- Too many floors, cover the Strand Theater sign. People already have trouble finding it
- How will proposed demolition of a potentially historic building be received by the community?
- Need more parking for theater
- Building may block triple decker on Cushing Ave
- Library needs 10 parking spaces at least
- Can Wilbur St residents park there?

SCENARIO 2



BUILDING B
GROUND FLOOR - 11,823 SQ FT
PARKING - 11 SPACES
RESIDENTIAL - 52,438 SQ FT (52 UNITS)

BUILDING A
GROUND FLOOR - 20,096 SQ FT
PARKING - 34 SPACES
RESIDENTIAL - 76,025 SQ FT (76 UNITS)

PROS		CONS
	Challenge w/ perception of commuter (mi) stop. How can we fix that?	
	Where will post office go?	Expensive site to build. more efficient to build two at the same time
	Can it be just building A, no building B?	Not a lot of parking
	Would love 2 floors of parking	Might be good to keep the stand as the highest point. Visible from a distance

SCENARIO 3



GROUND FLOOR - 36,681 SQ FT

PARKING - 51 spaces

RESIDENTIAL - 113,672 SQ FT (113 UNITS)

Like the mass of the buildings and their symmetry with buildings across the street

3M has the most flexibility

Like residential focus

Try to preserve some the facade of the BOA building

Expecting more retail/commercial less residential

Could be ways to build around the BOA building, e.g. the facade

Is parking more important than getting housing/library and Arts+Sports - another?

Mezzanine bridge to keep Cushing open

Exciting to produce so much space + housing

CONS

Not clear that parking across through Wilbur Rd will work

Creates barrier between neighborhood + commercial strip

Cutting off Cushing would cause congestion w/ additional residents

More density and housing is good!

There needs to be structured parking for the stand

Jones Hill is connected to Uphams by Cushing. Closing it will cut it off

Jones Hill is already symbolically separate from Uphams

I Like it!

Big picture opportunity is right

Hell No!

No where to load into the Strand

Small roadway from Stoughton to the Strand would improve access

Traffic re-routing