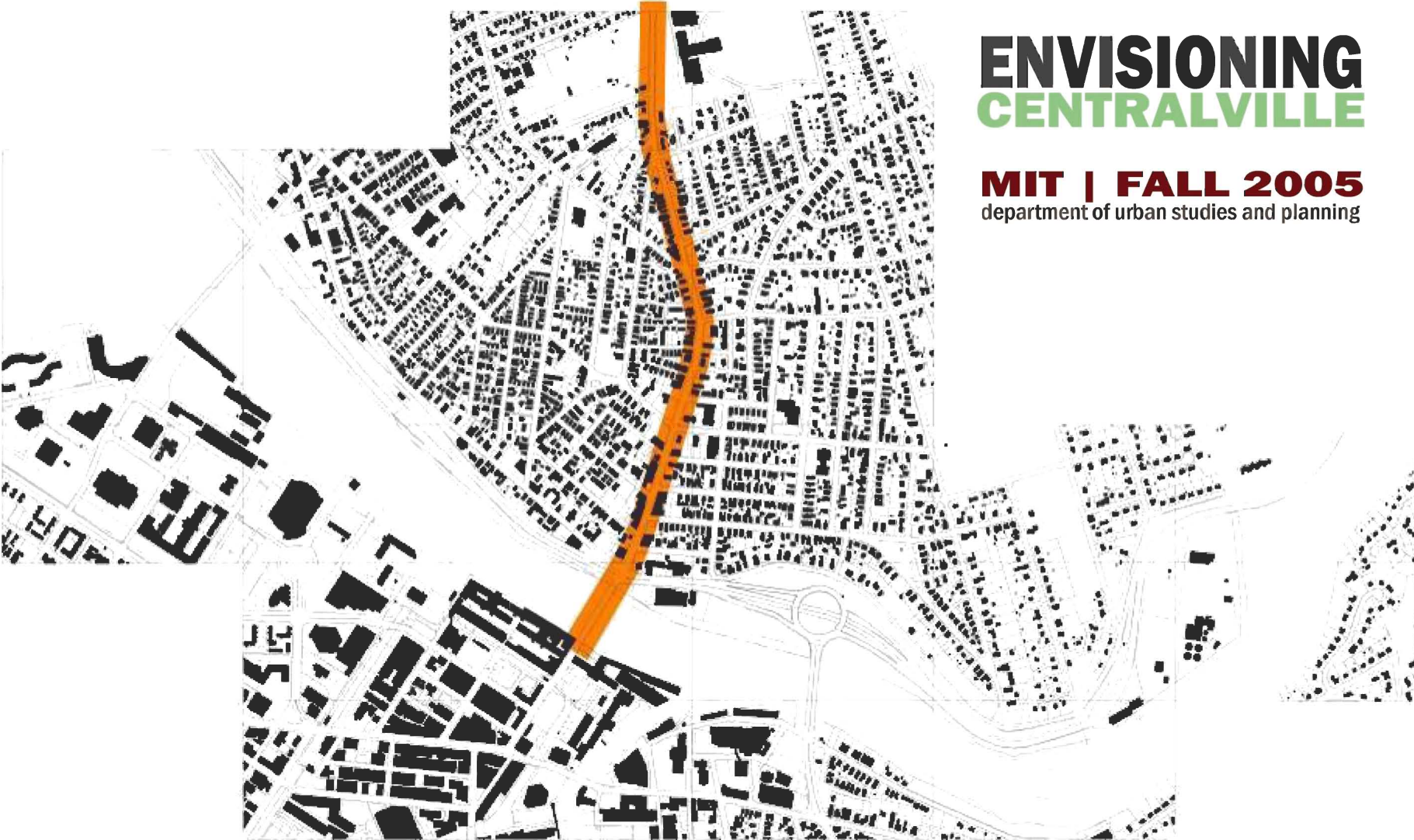


BRIDGE STREET



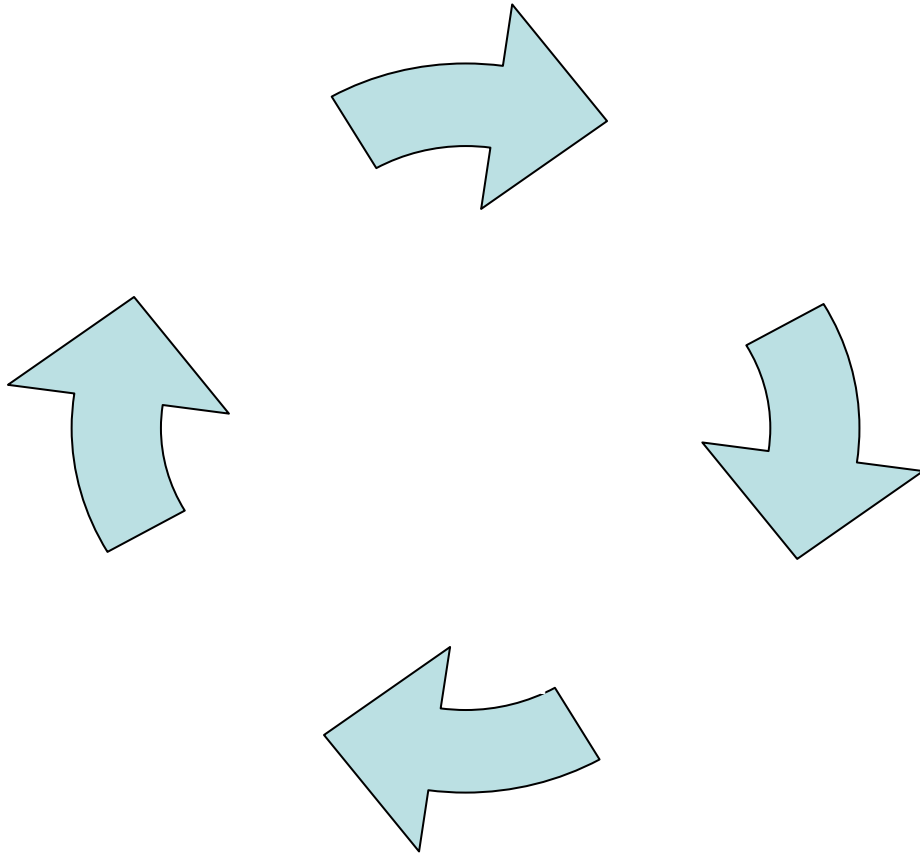
# ENVISIONING CENTRALVILLE

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# Lower Bridge Street



# Plan for the Bridge Street Vision













Pedestrian improvements

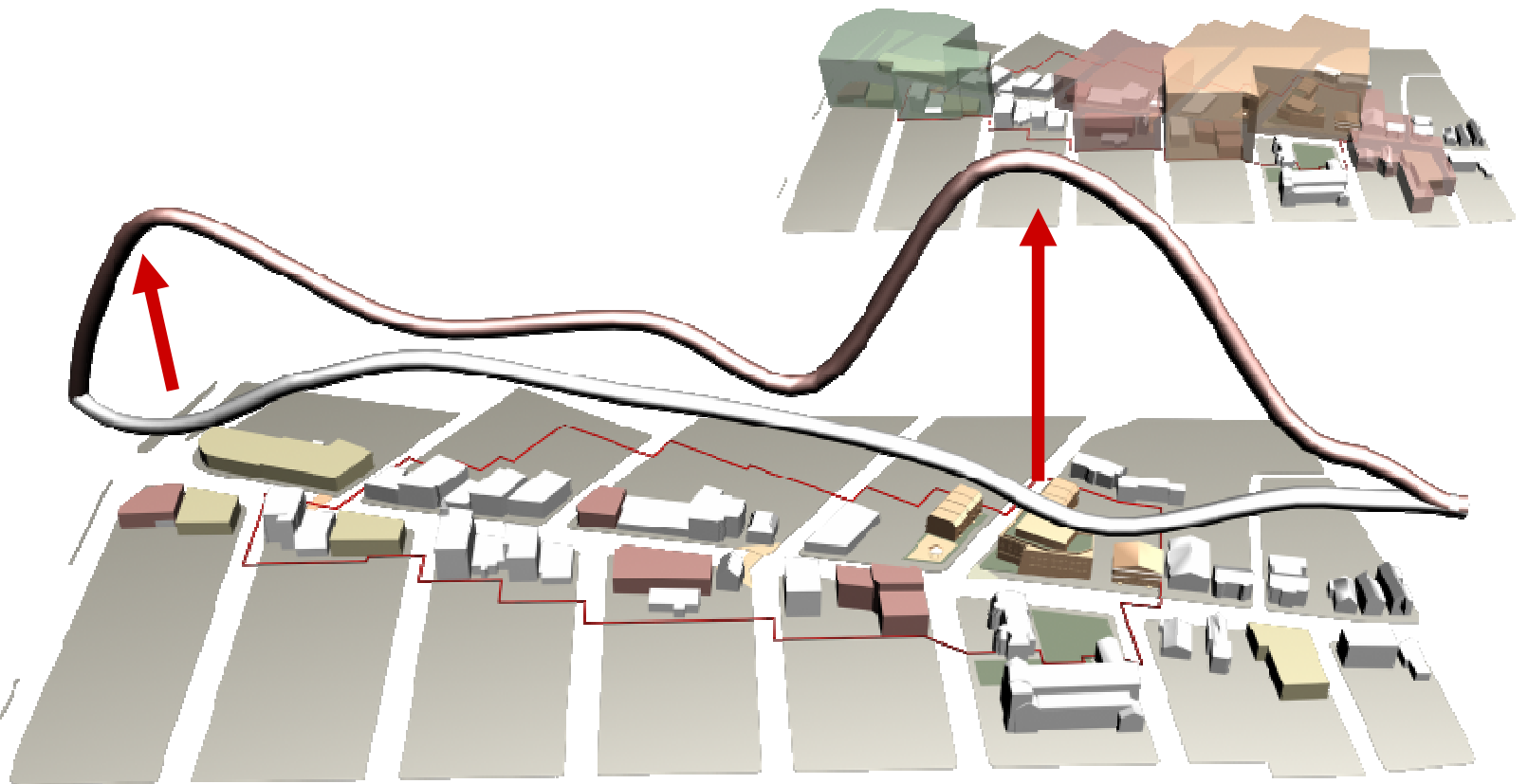


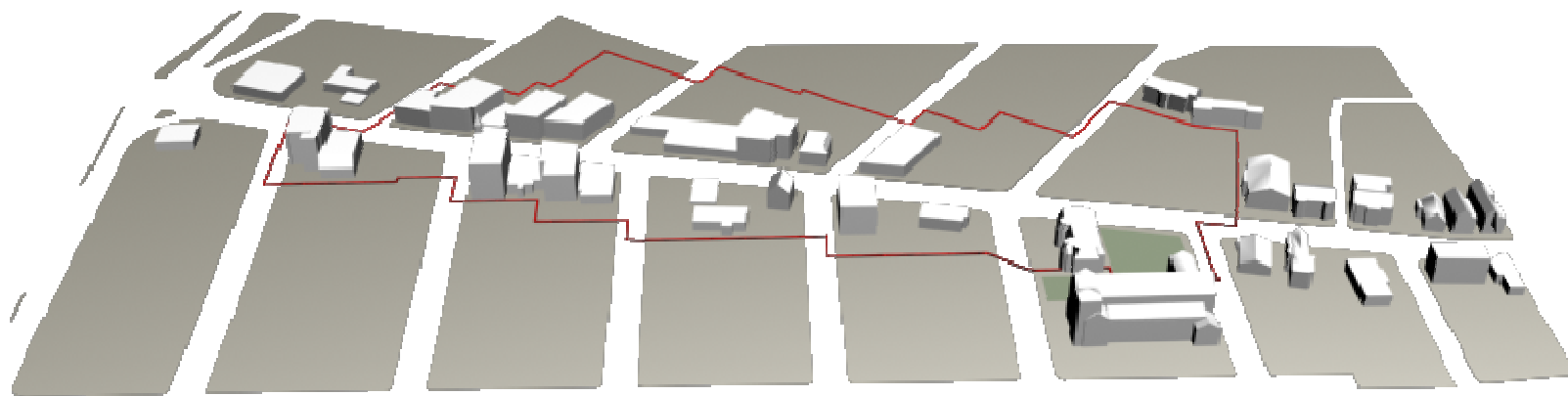
Traffic calming



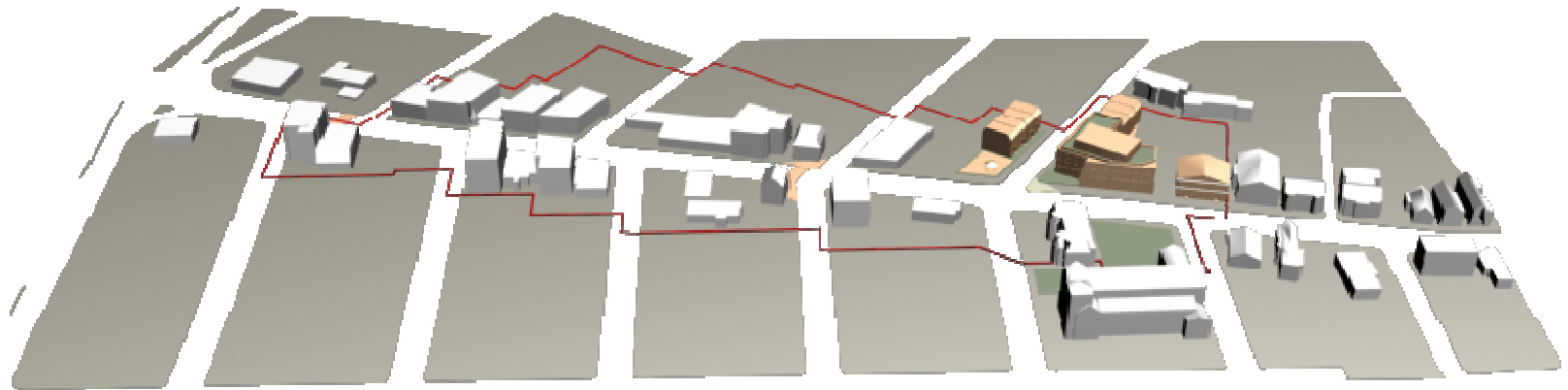


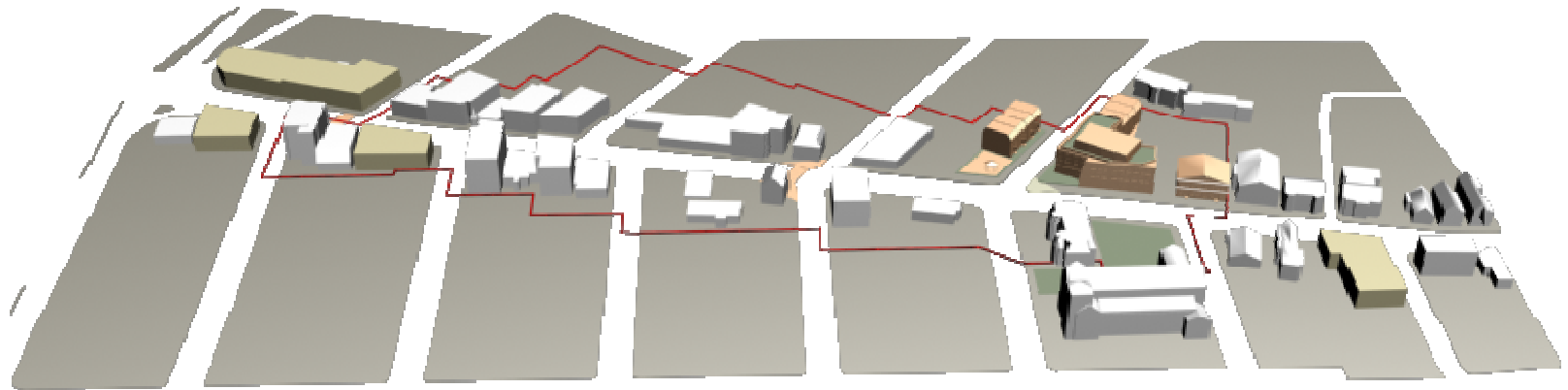


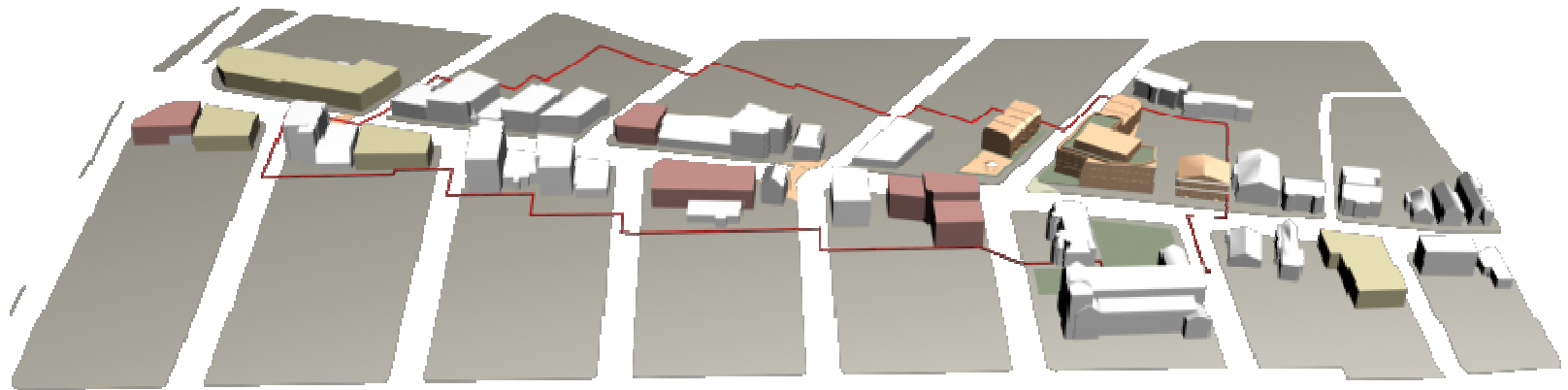














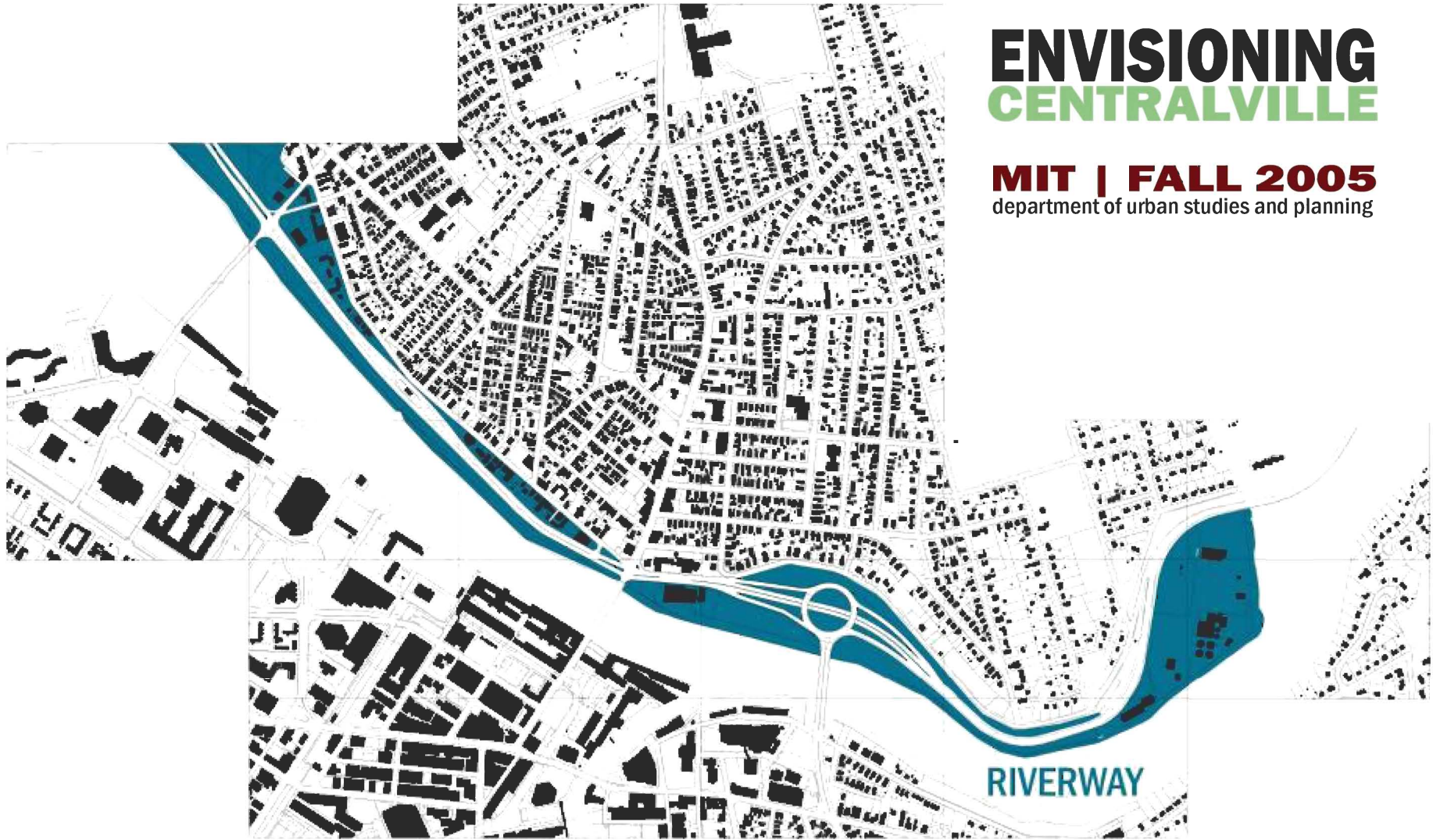












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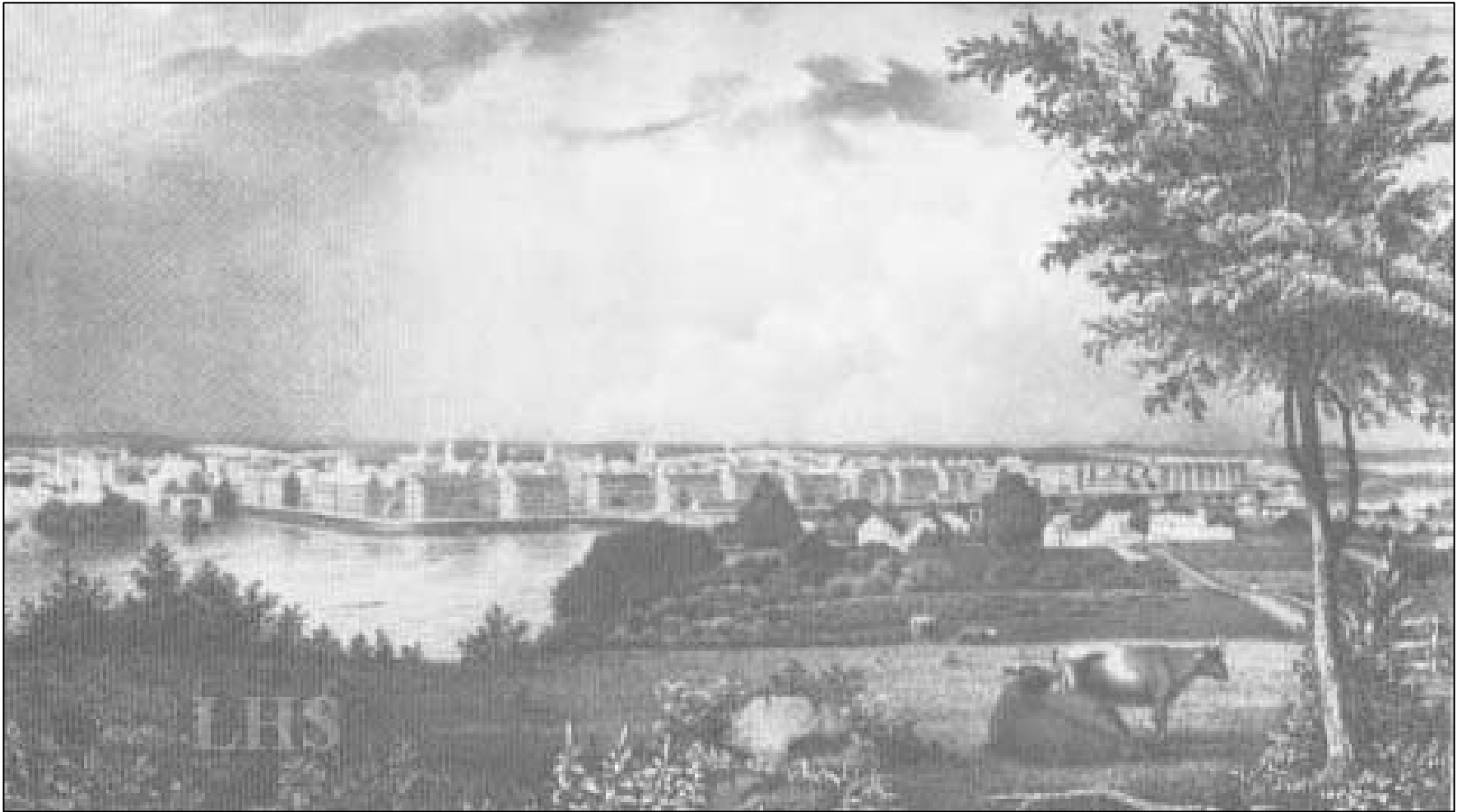
# i. Context

## a. Centralville's relationship (connection) to Downtown



# i. Context

## b. Centralville contrasted with Downtown



View of Downtown Lowell from across the Merrimack River.



# i. Context

## d. Impact of infrastructure on the Riverway





# i. Context

## e. Goals for the Riverway

*“becomes a gathering place for Centralville residents”*

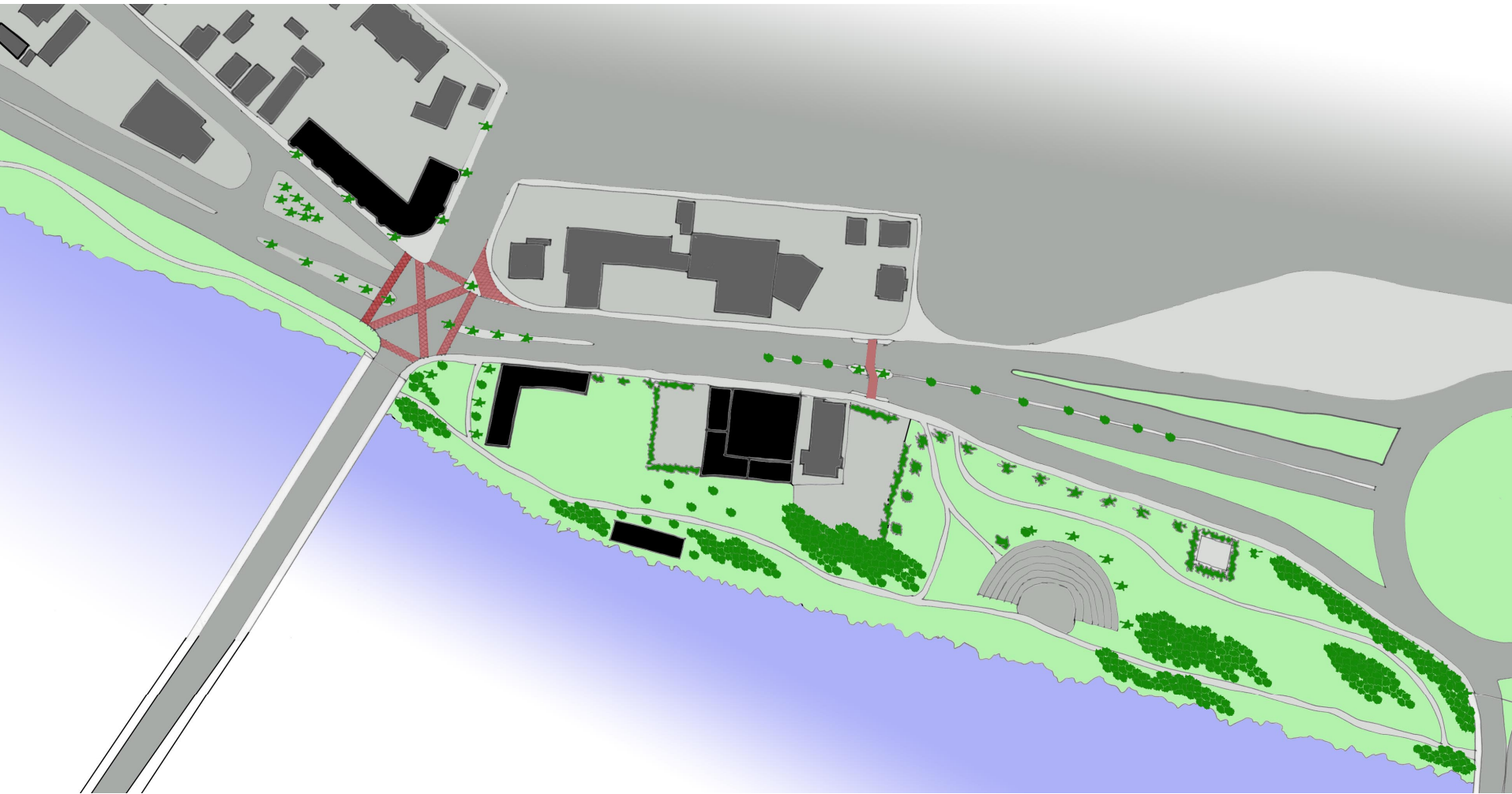
(Short- and long-term  
interventions)

*“strengthen Centralville’s visual and physical connections”*

*“a safe place for many different types of users”*

*“uses fit the needs and expectations of users”*

## ii. Analysis/Recommendations



## ii. Analysis/Recommendations

### a. Developing Centralville's *"Gateway"* at Bridge and VFW Parkway:

Development of "Catalyst"  
Properties

Urban Design

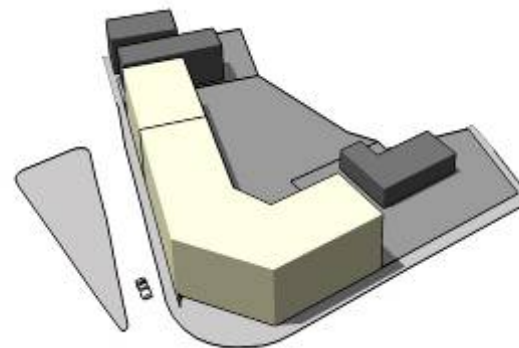
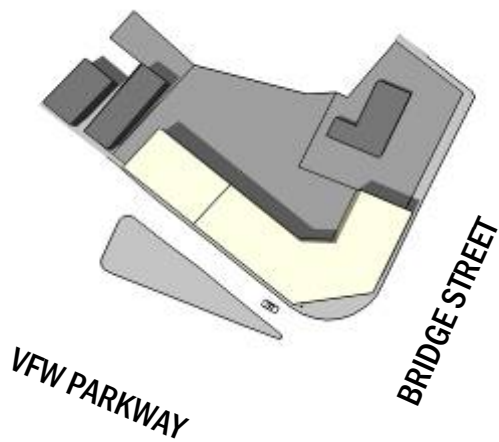
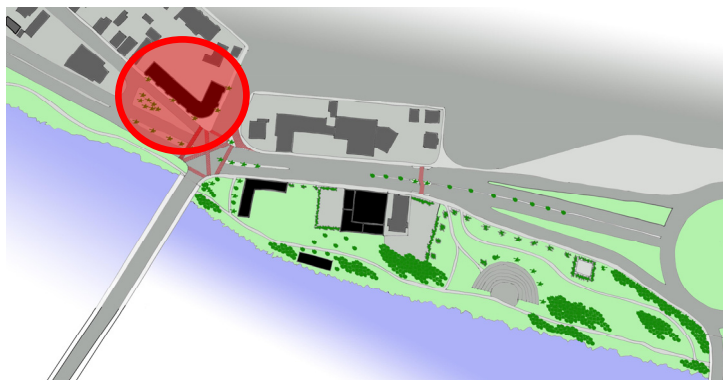
Open Space



## ii. Analysis/Recommendations

### “Catalyst” Properties

*318 Bridge St. (Tavern Parcel)*

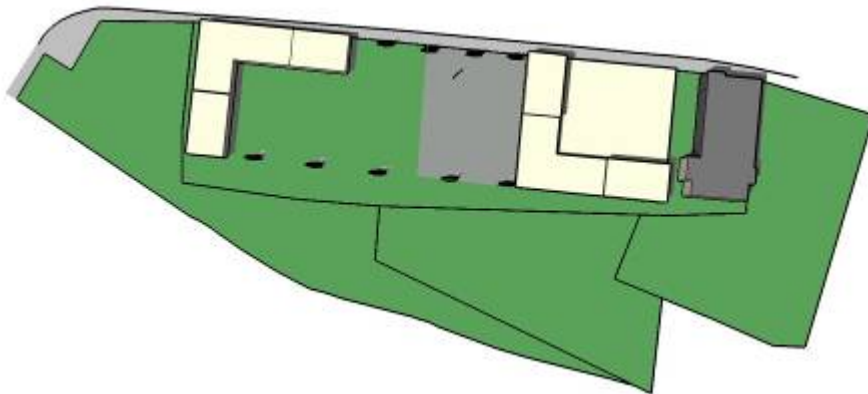
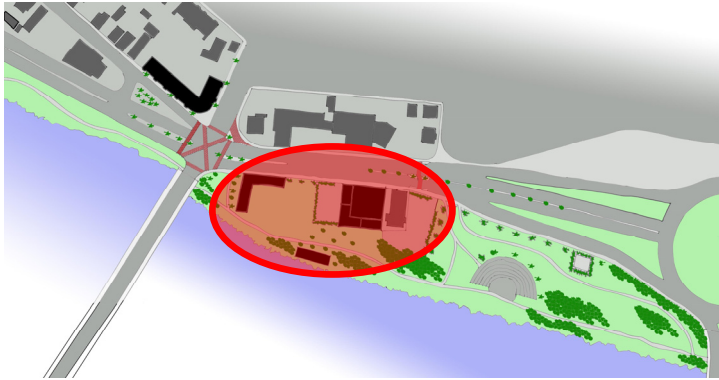


As of right	Variance Option
<p>13,177 sq.ft retail 25 Rental apartments 70 Parking places</p> <p><b>No development possible:</b> (Loss of \$1.5 M for the developer)</p>	<p>Mixed-use development with same building volume: Benefit from cross-use of parking 9 Retail stores on ground floor Rental apartments 70 Parking places: - 1 space per 1,000 sqft - 1.5 spaces per dwelling unit</p> <p><b>Allow for healthy mixed-use gateway</b> (Break-even for the developer)</p>

## ii. Analysis/Recommendations

### “Catalyst” Properties

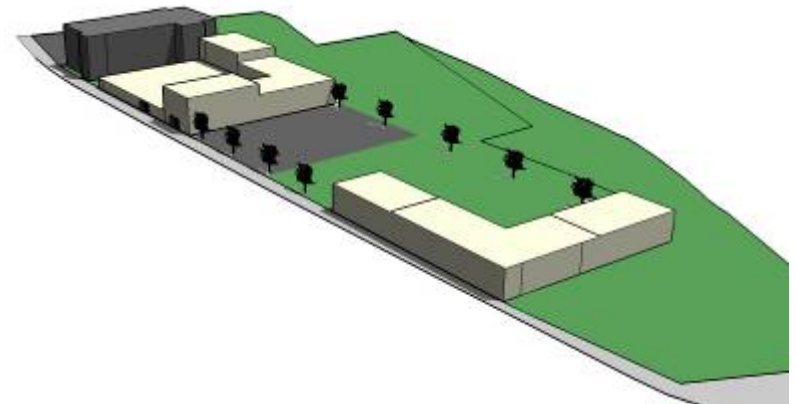
*15 First St. (Auto Parts Parcel)*



### As of right (Recommended)

Community Sports Club  
Indoor multi-sport fields  
One 180' x 85 indoor soccer field  
Two 154' x 85 multipurpose fields  
restaurant serving Sports Club needs  
60 Parking places

**Youth and Adult Leagues**  
**Enhances open space use & activity**  
**Financially feasible**



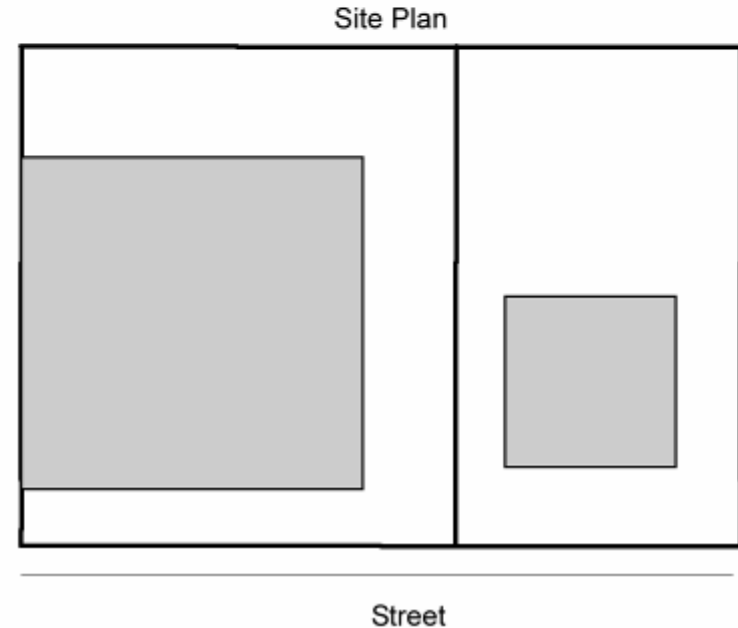
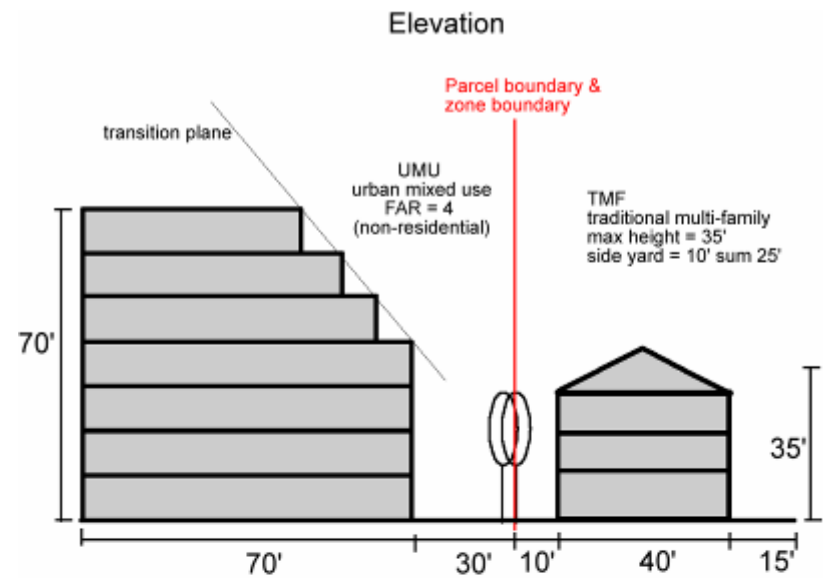


## ii. Analysis/Recommendations

### b. Riverway Urban Design/Zoning

#### Transitional Zoning

1. Set backs
2. Landscaping
3. Height limit or sloping plane



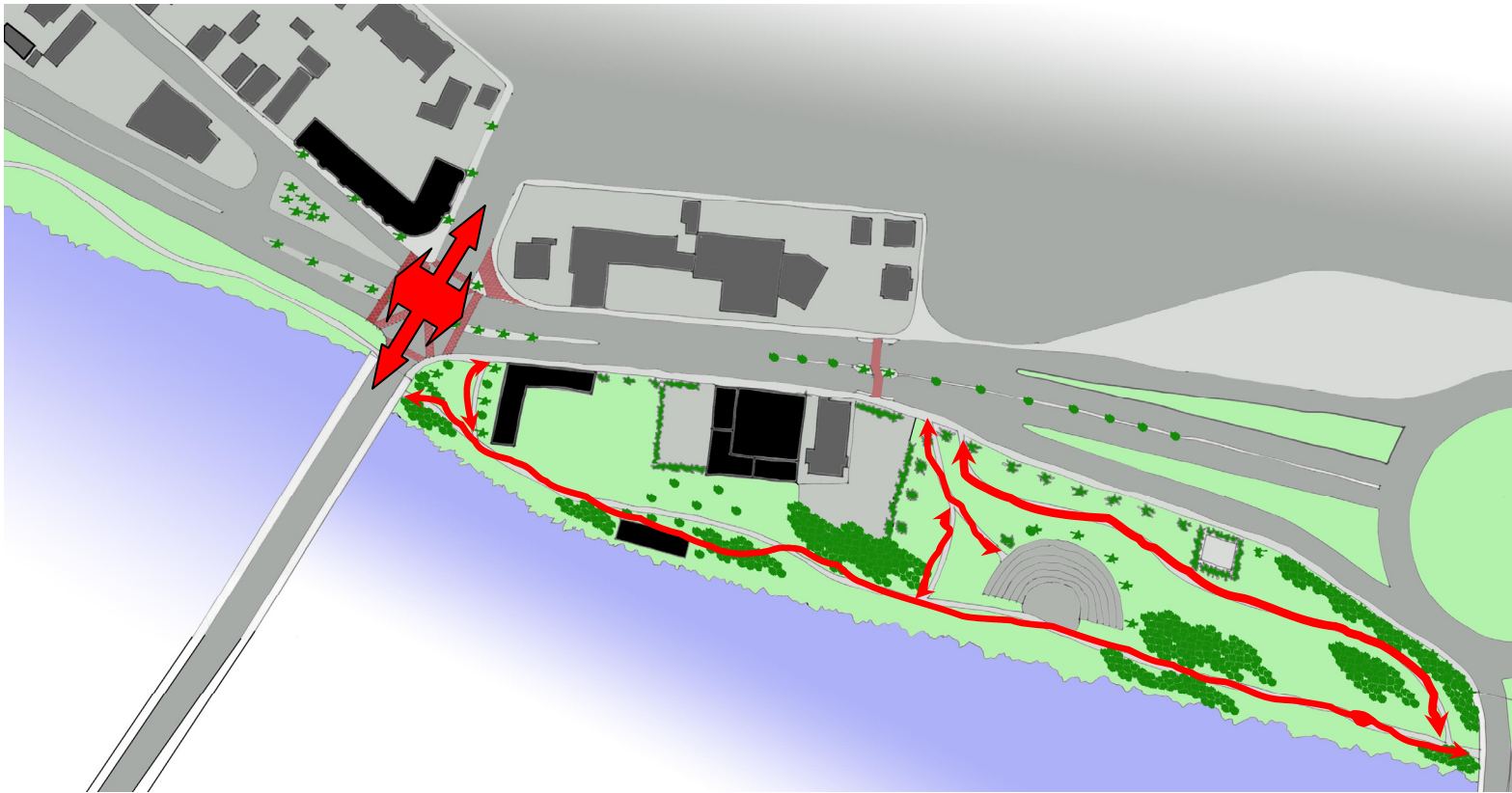
## ii. Analysis/Recommendations

### b. Riverway Urban Design/Zoning

#### Guiding Future Development

#### *Form:*

- Reintegrate waterfront into Centralville
- Focus on public access
- Strengthen physical links to water



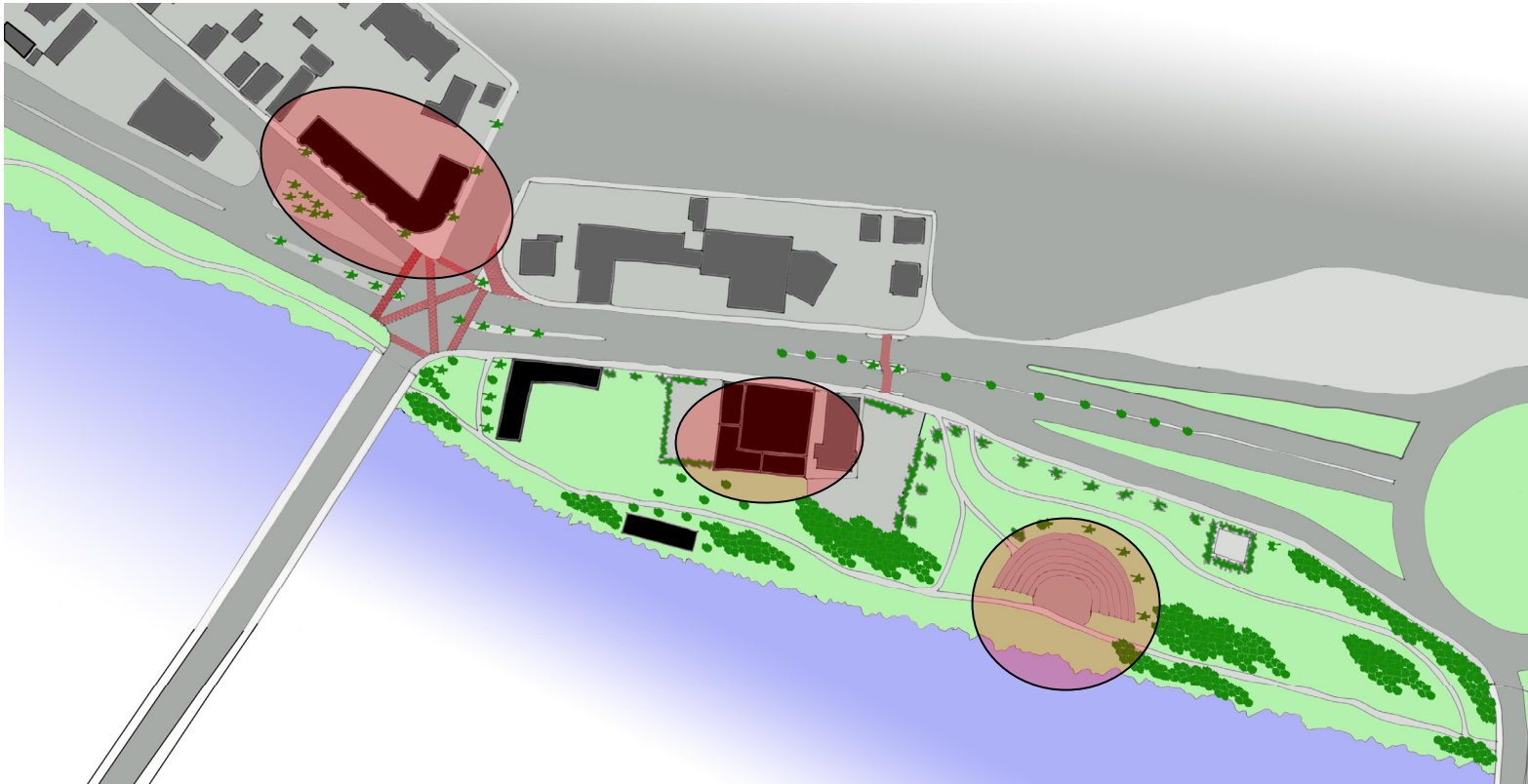
## ii. Analysis/Recommendations

### b. Riverway Urban Design/Zoning

#### Guiding Future Development

#### *Activity:*

- Diversity of activities
- Active uses along ground floor
- Accommodate cultural activities



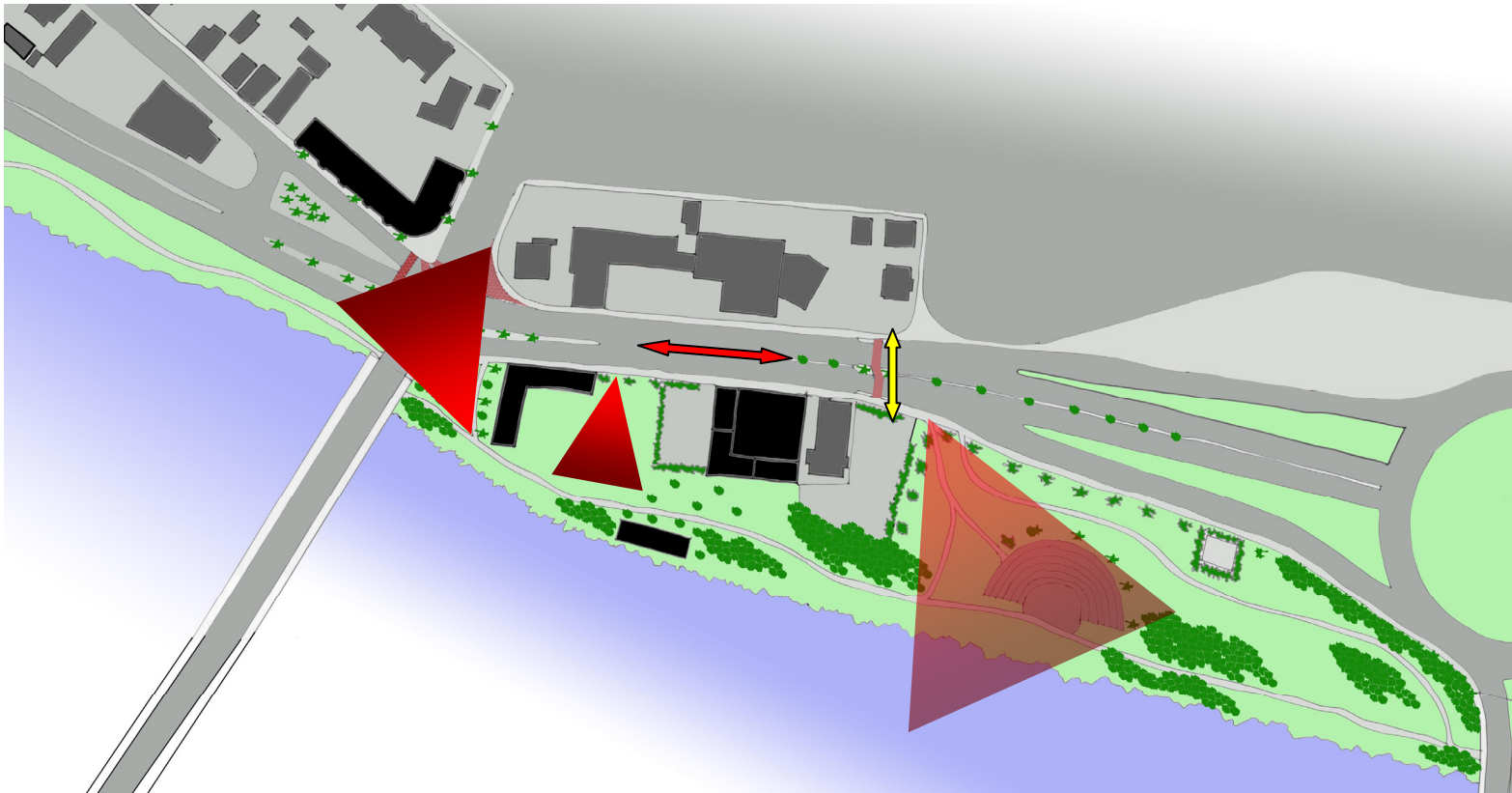
## ii. Analysis/Recommendations

### b. Riverway Urban Design/Zoning

#### Guiding Future Development

#### *Movement:*

- Pedestrian : increase ease of movement, enhance sightlines
- Vehicular : maintain flow, minimize conflict





## ii. Analysis/Recommendations

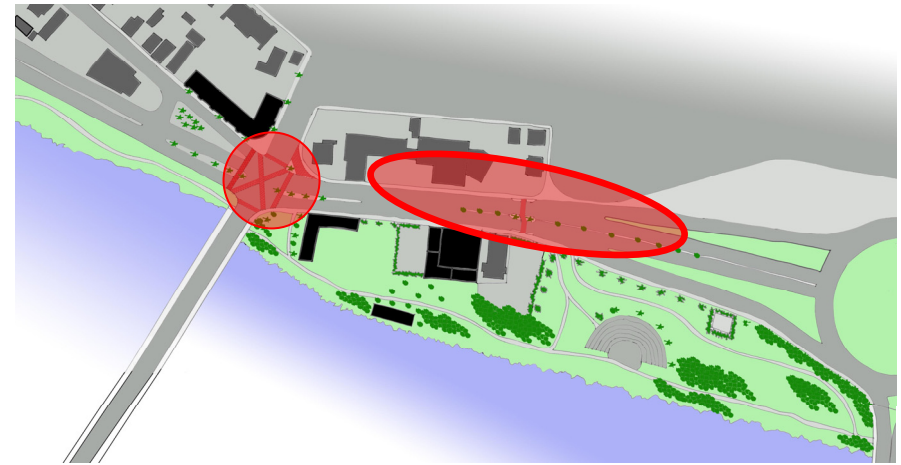
### c. Traffic/Pedestrian Improvements

**Provide access to open space**

**Support connection with downtown**

**Increase pedestrian safety**

**Promote pedestrian activity**





## ii. Analysis/Recommendations

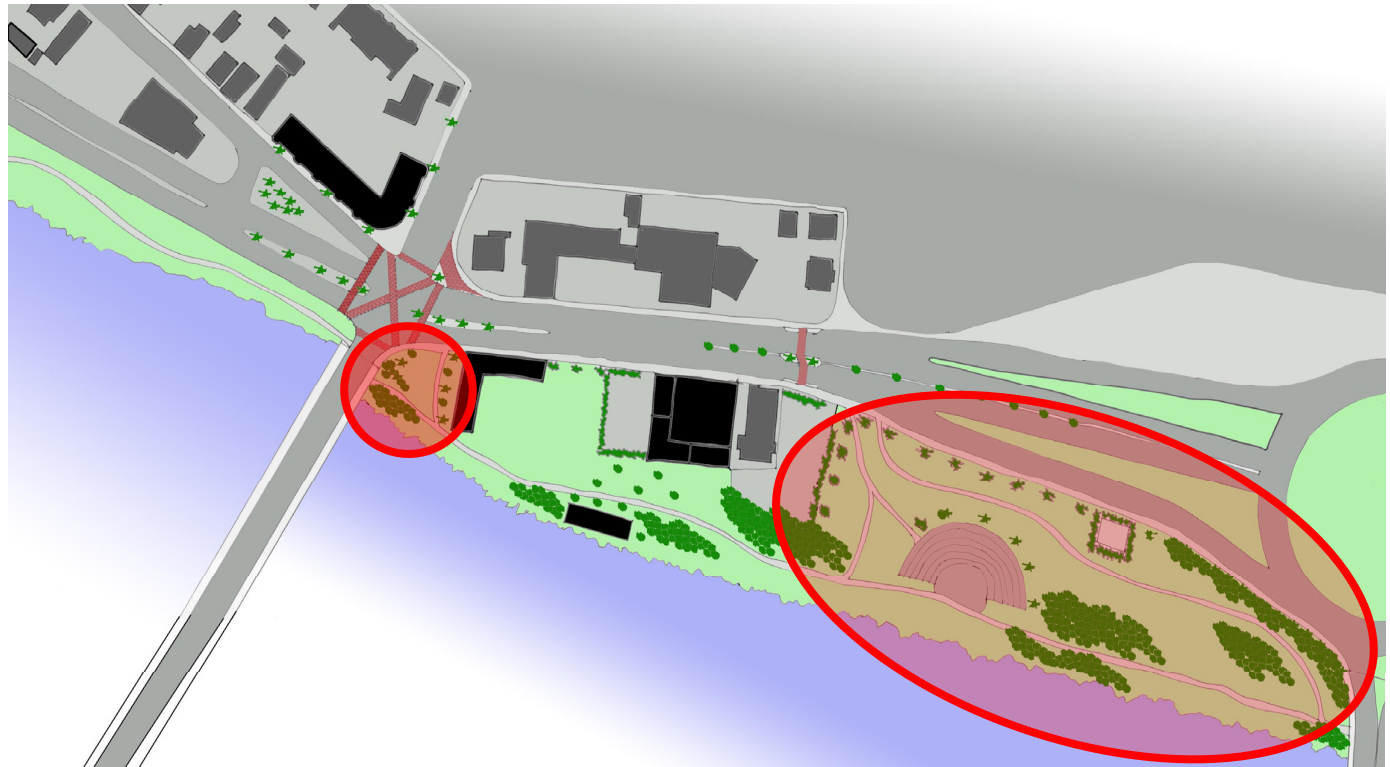
### d. Reclaiming open space as a public asset

**Varnum Park**

**Coleman Playground**

**River Path**

**Waterfront**



## ii. Analysis/Recommendations

### d. Reclaiming open space as a public asset

#### Varnum Park





## ii. Analysis/Recommendations

### d. Reclaiming open space as a public asset

#### Coleman Playground

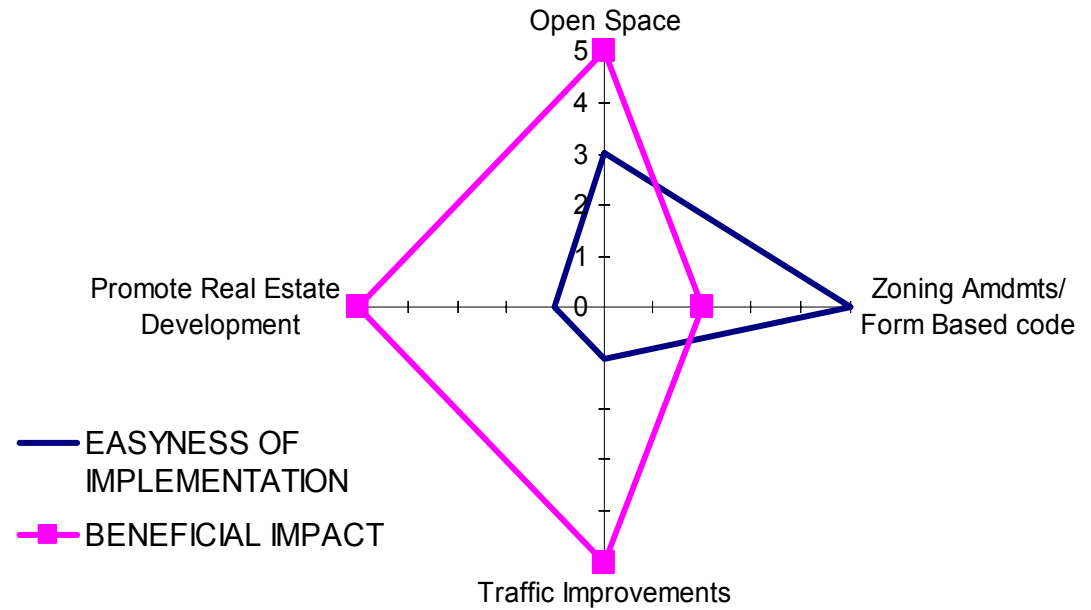


# iii. Implementation

## a. Priorities

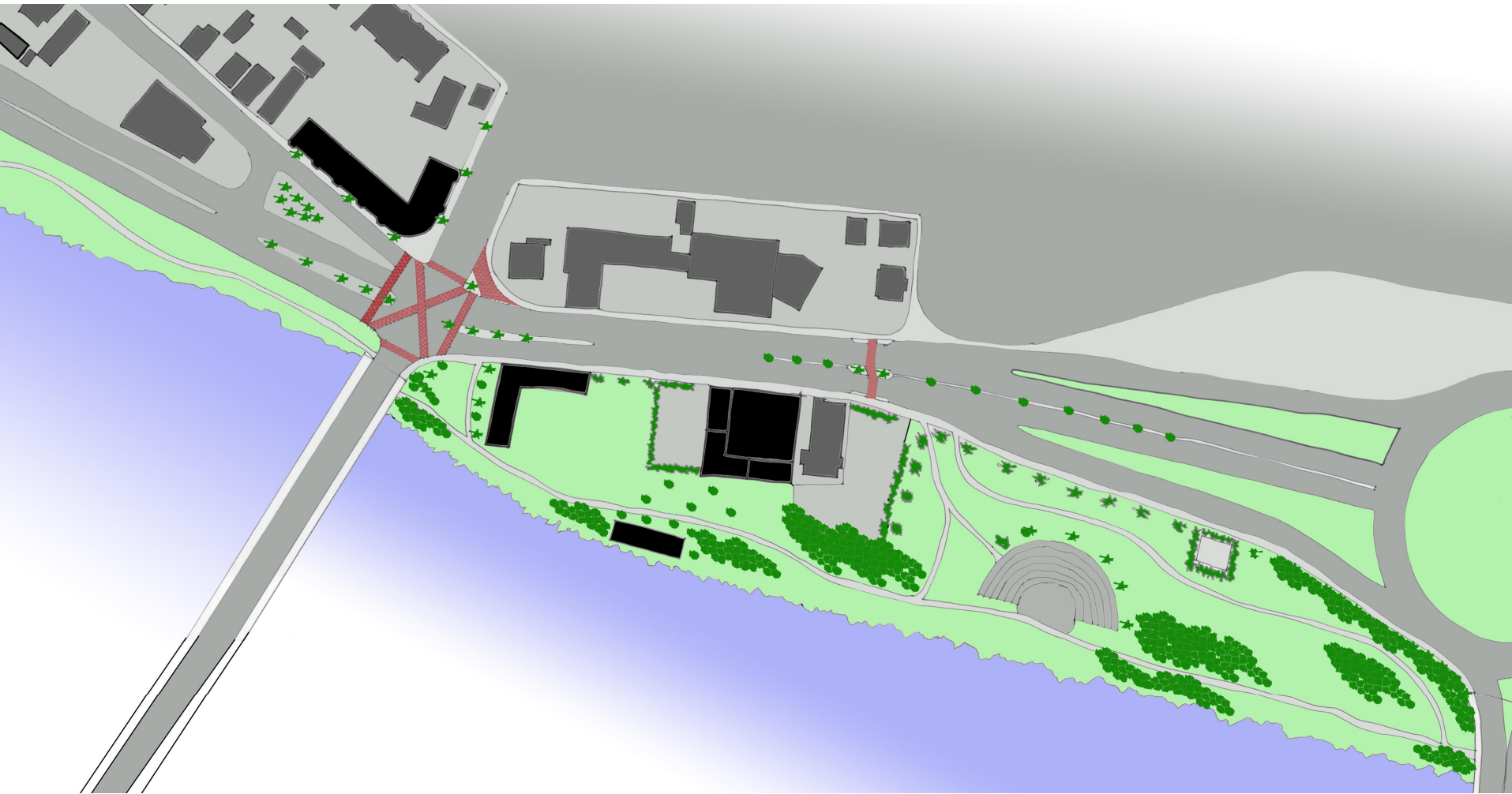
1. Open Space
2. Zoning Amendments
3. Traffic Improvements
4. Development of catalyst properties

(Short- and long-term interventions)





### iii. Implementation



BRIDGE STREET

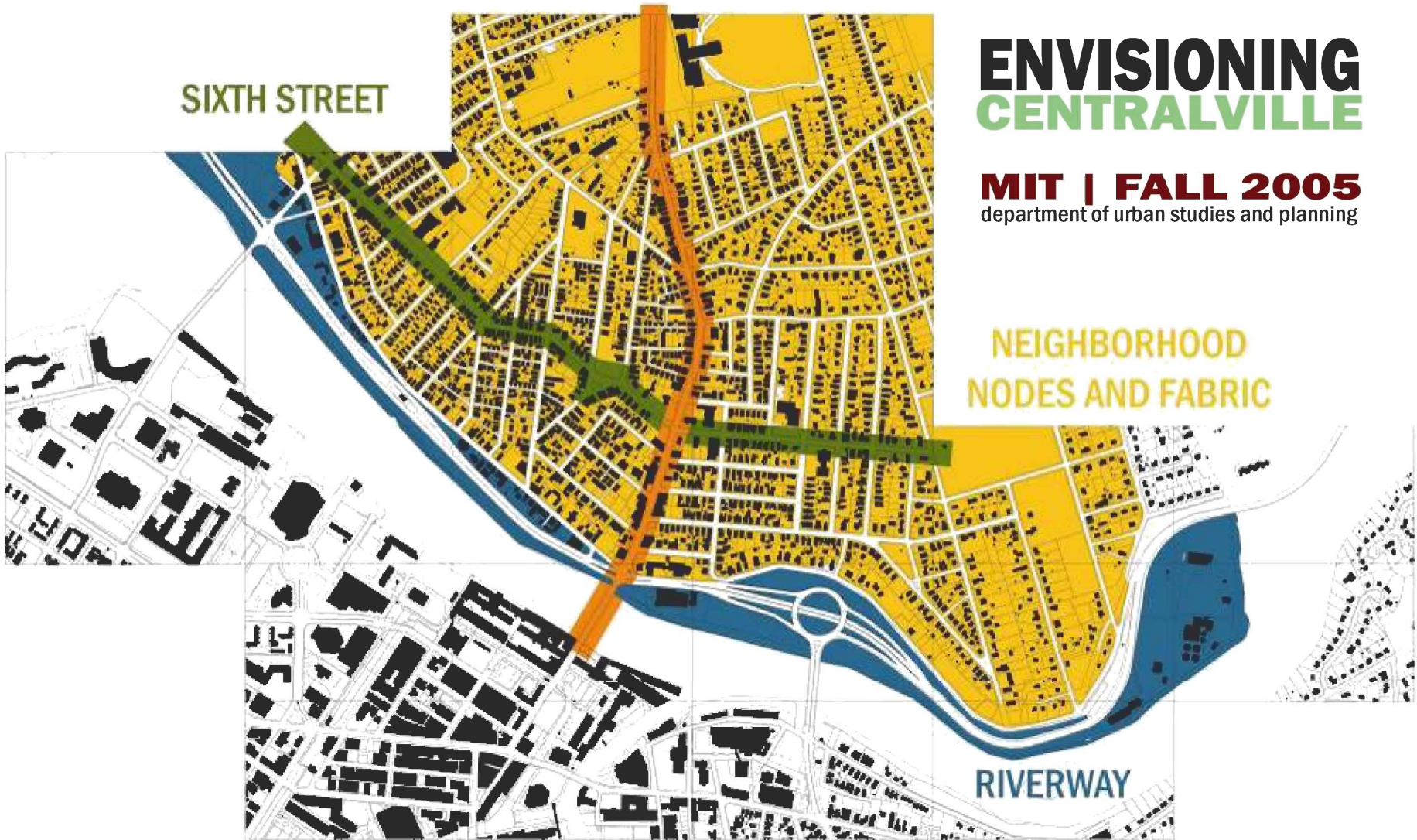
SIXTH STREET

# ENVISIONING CENTRALVILLE

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NEIGHBORHOOD  
NODES AND FABRIC

RIVERWAY



# Center on Centralville: Event Programming

*Celebrating neighborhood identity and bringing the community together around common spaces and neighborhood assets*

- **Centralville Community-wide Events**
- **Utilizing Open Space Assets**
- **Implementation through Partnerships & Connections**



# 1. Centralville Community-wide Events

## A. *CentralvilleWorks!*

### Volunteer Beautification Days

Possible Locations:

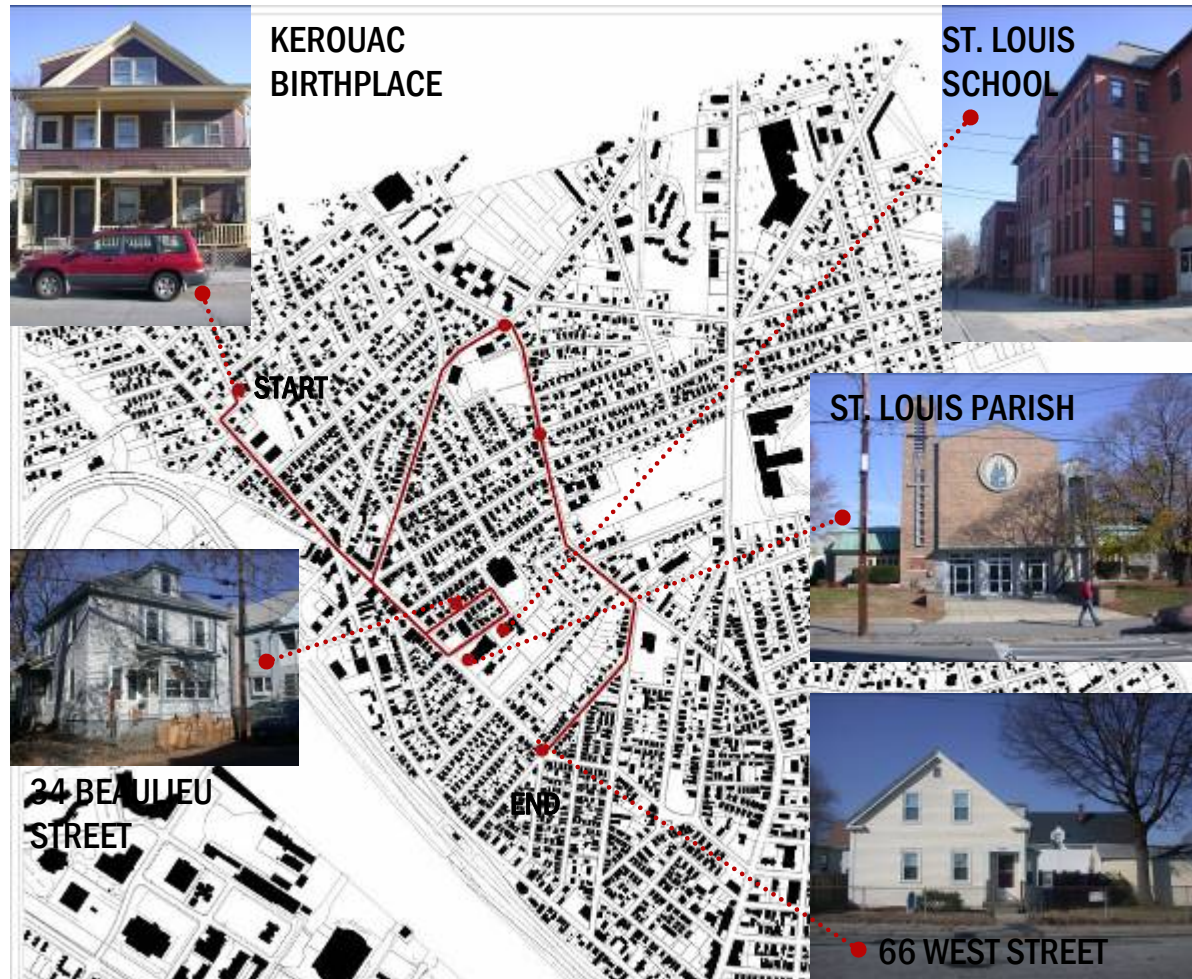
the River, the Reservoir, Moulton Square





# 1. Centralville Community-wide Events

B. A marked Jack Kerouac Trail with commemorative plaques at Kerouac's birthplace + other significant locations from his childhood



# 2. Utilizing Open Space Assets

- A. The River
- B. The Reservoir
- C. St. Louis Parish



A



B



C

# 3. Implementation through Partnerships and Connections

- A. City-catalyzed community-led process
- B. Community Institutions & Potential Partners
  - 1. Churches
  - 2. Schools
  - 3. Mogan Cultural Center
- C. Connections to City-wide Events
  - 1. Lowell Celebrates Kerouac! weekend
  - 2. Lowell Folk Festival
  - 3. River festivals
  - 4. Open studios



# ENVISIONING CENTRALVILLE

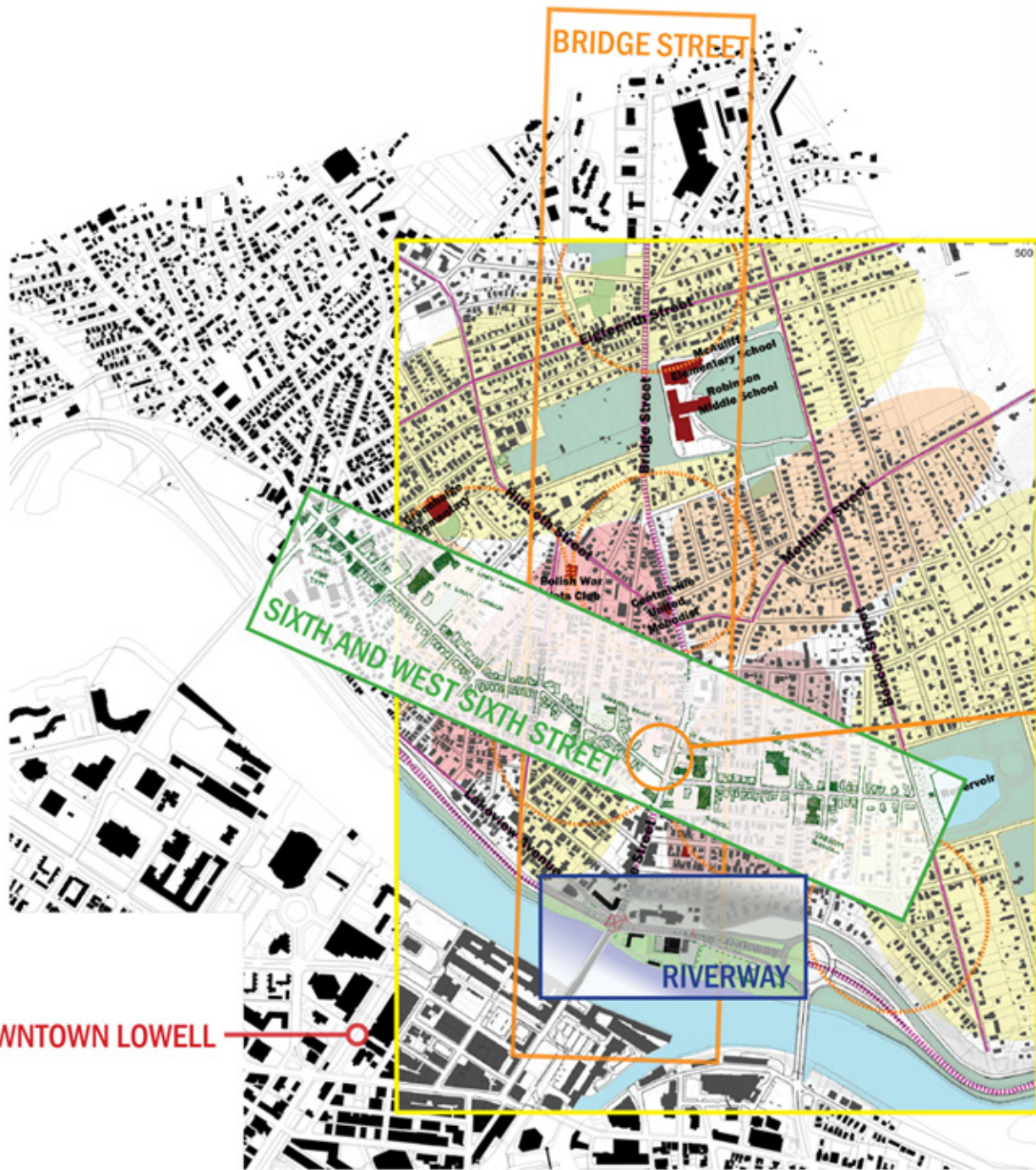
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NEIGHBORHOOD  
NODES AND FABRIC

SIXTH STREET AND  
BRIDGE STREET



DOWNTOWN LOWELL



BRIDGE STREET

SIXTH AND WEST SIXTH STREET

RIVERWAY



# ENVISIONING CENTRALVILLE