

ENVISIONING CENTRALVILLE

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department of urban studies and planning

BRIDGE STREET

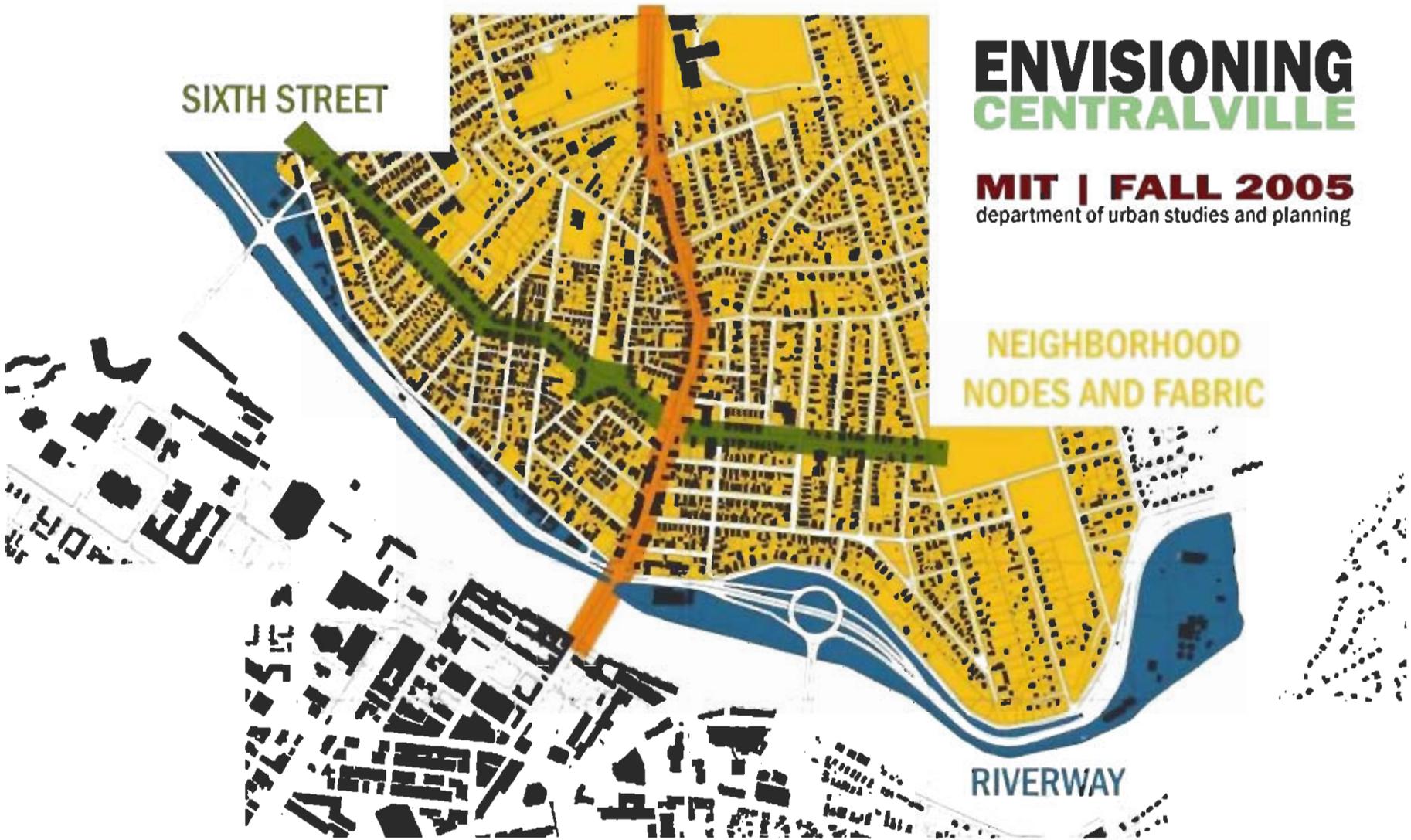
SIXTH STREET

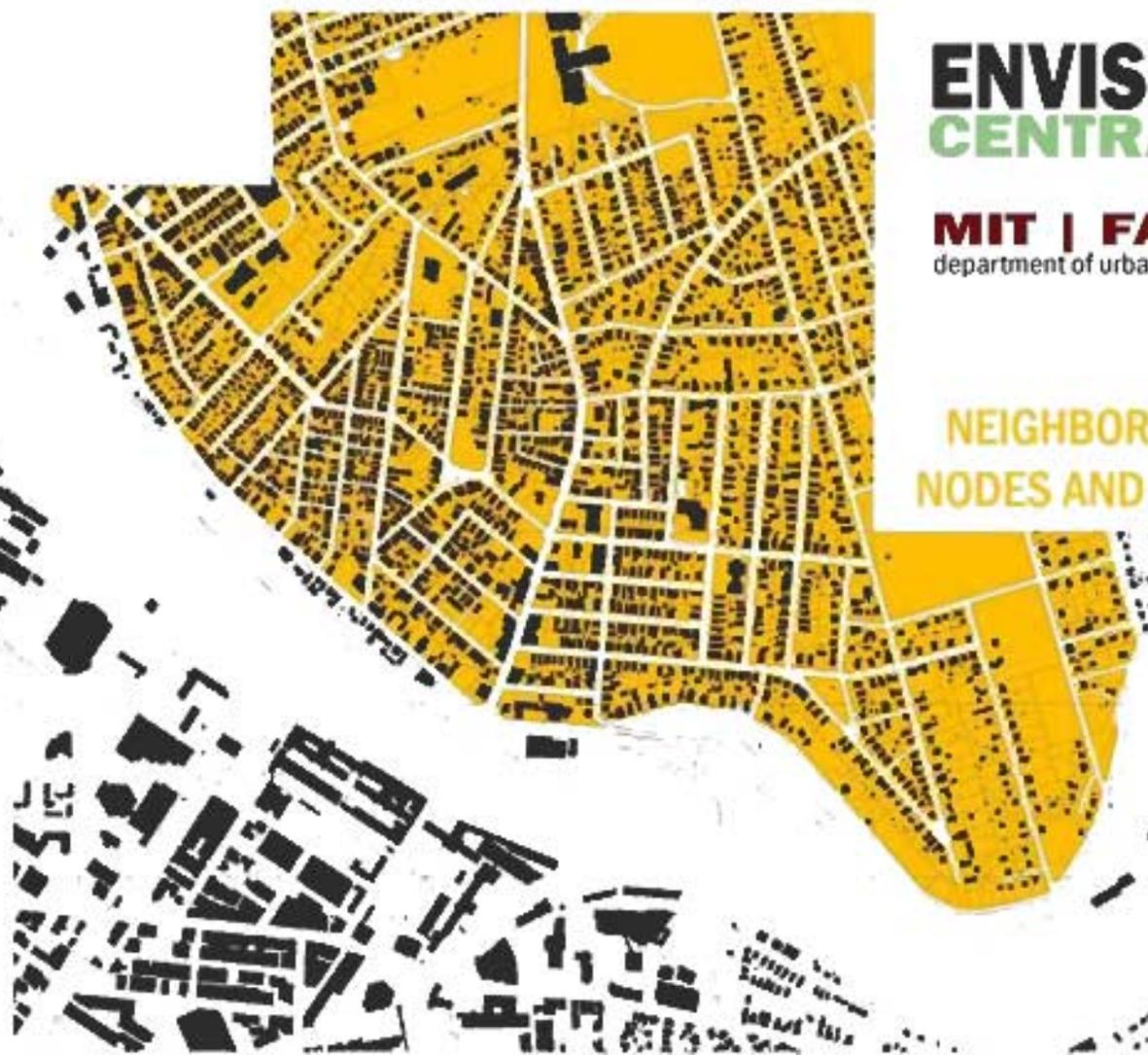
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NEIGHBORHOOD
NODES AND FABRIC

RIVERWAY





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NEIGHBORHOOD
NODES AND FABRIC

Neighborhood Nodes & Fabric



Historic Neighborhood Fabric



Present
City of Lowell GIS



1907
Sanborn Map

Neighborhood districts...



...with a diversity
of architectural
styles.



Neighborhood Nodes... that work!



Neighborhoods

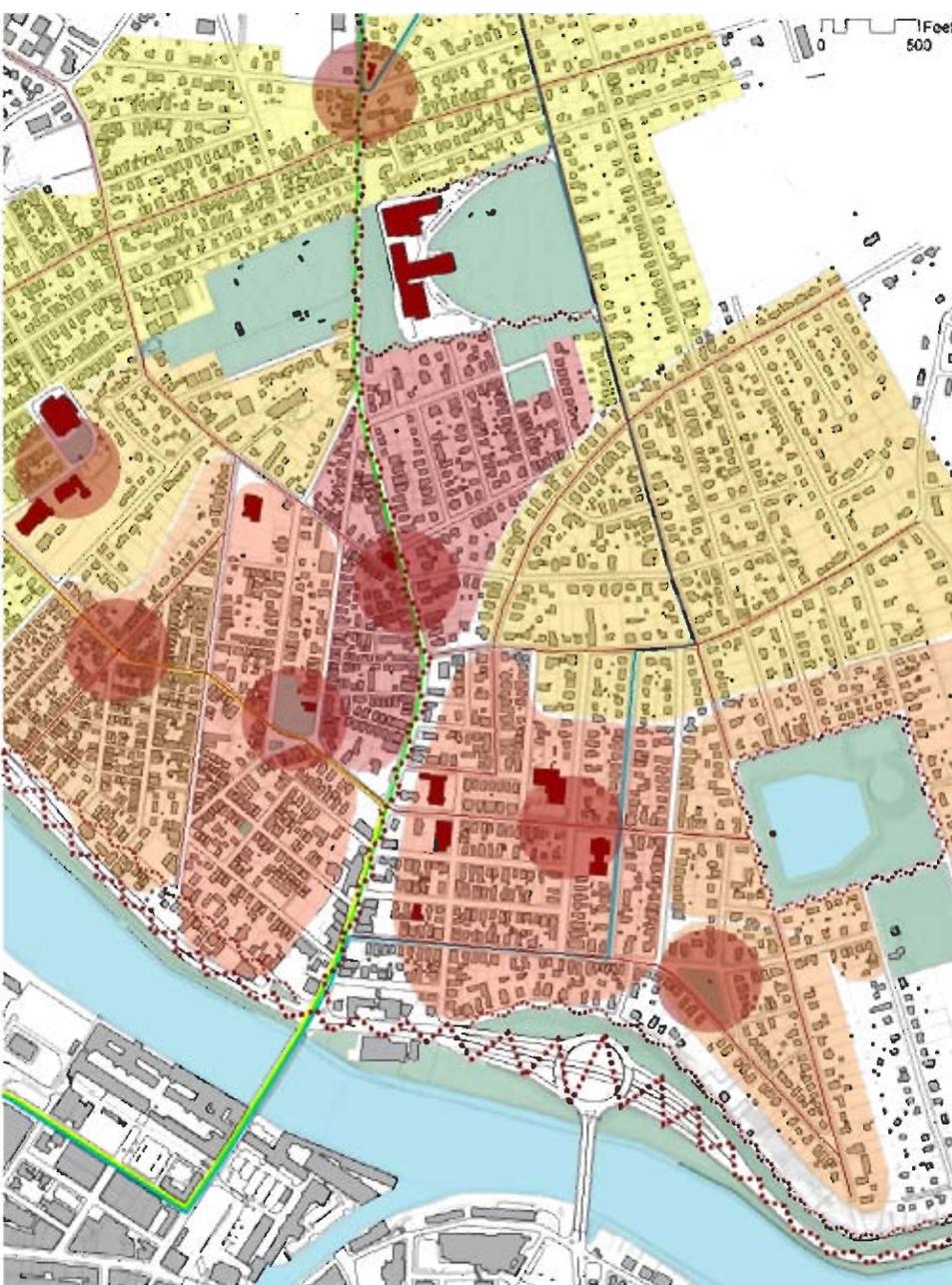
Paths, Edges, Districts, Nodes,
Landmarks

What is a District?

- Medium to large areas, usually with both residential and commercial or civic uses
- Centered around a node of activity
- Identifiable by both locals and visitors
- Boundaries can blend with other districts

What is a Node?

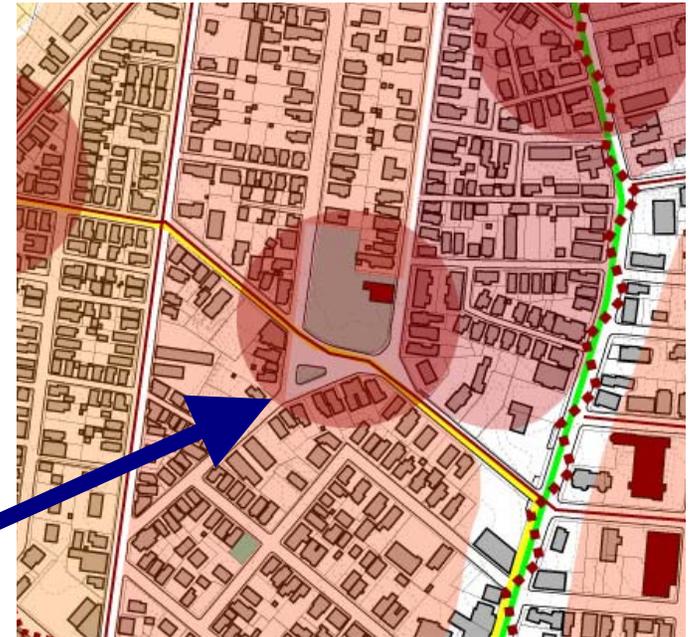
- A place of interpersonal activity: commercial, social, recreational
- An intersection of paths or streets
- A place for commerce, education, recreation, worship
- A place that holds a neighborhood together



Moulton Square Node

6th, Hampshire, & Jewett Streets

- Dense Housing
- Homogenous Architecture
- Small Front Yards—No Setbacks
- Few trees
- Chain-linked fences
- Side-walks
- Street & Driveway Parking



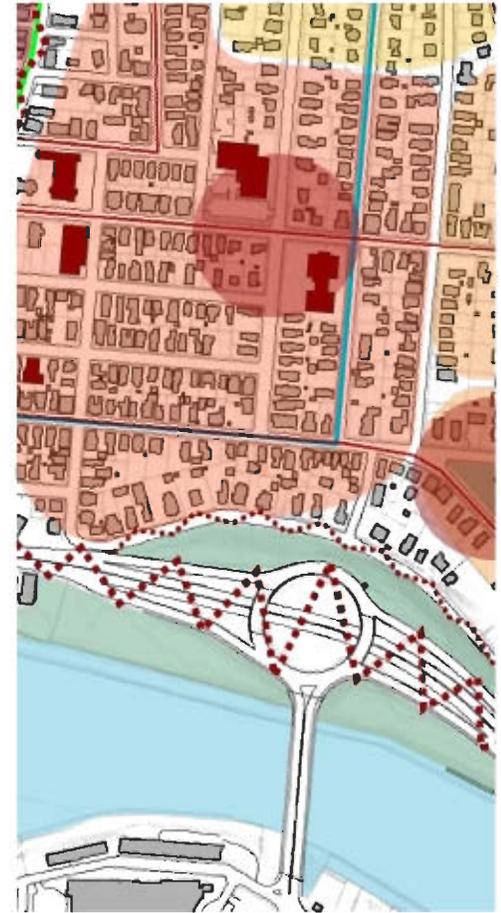
Housing around Moulton Square



Varnum School Node

6th & Myrtle Streets

- Mix of Single and Multi-Family
- Varied Architectural styles
- Some trees
- Topography Changes- uphill
- Varnum School
- J&M Variety Store
- Lowell Health Care Center



Varnum School Node

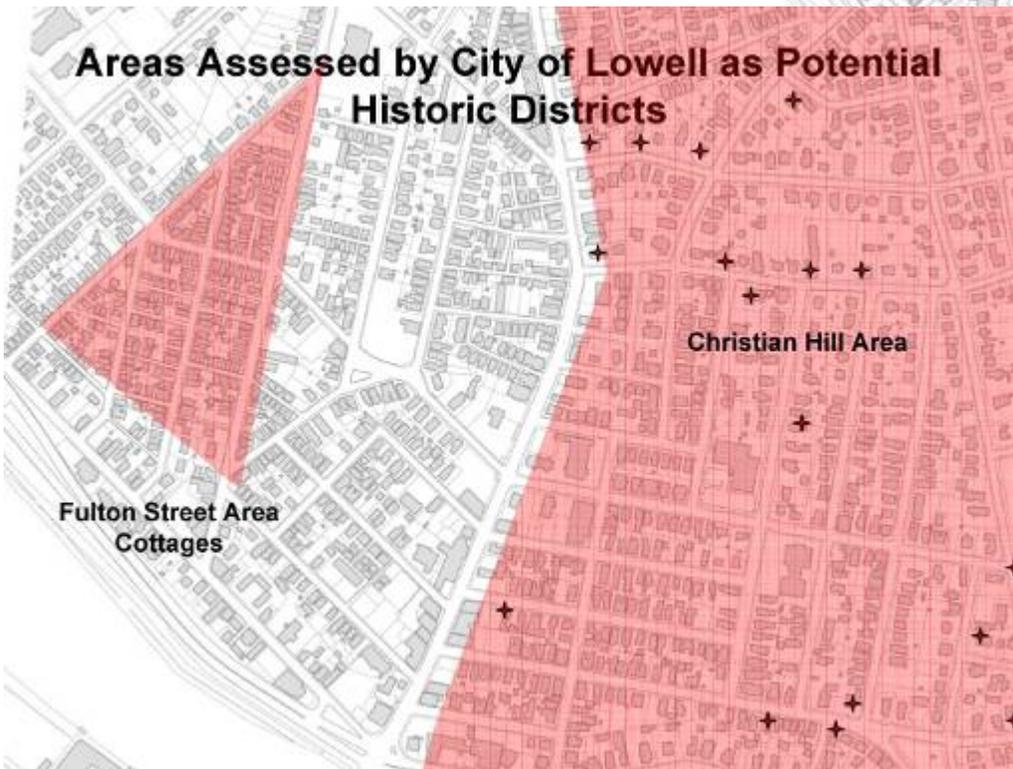
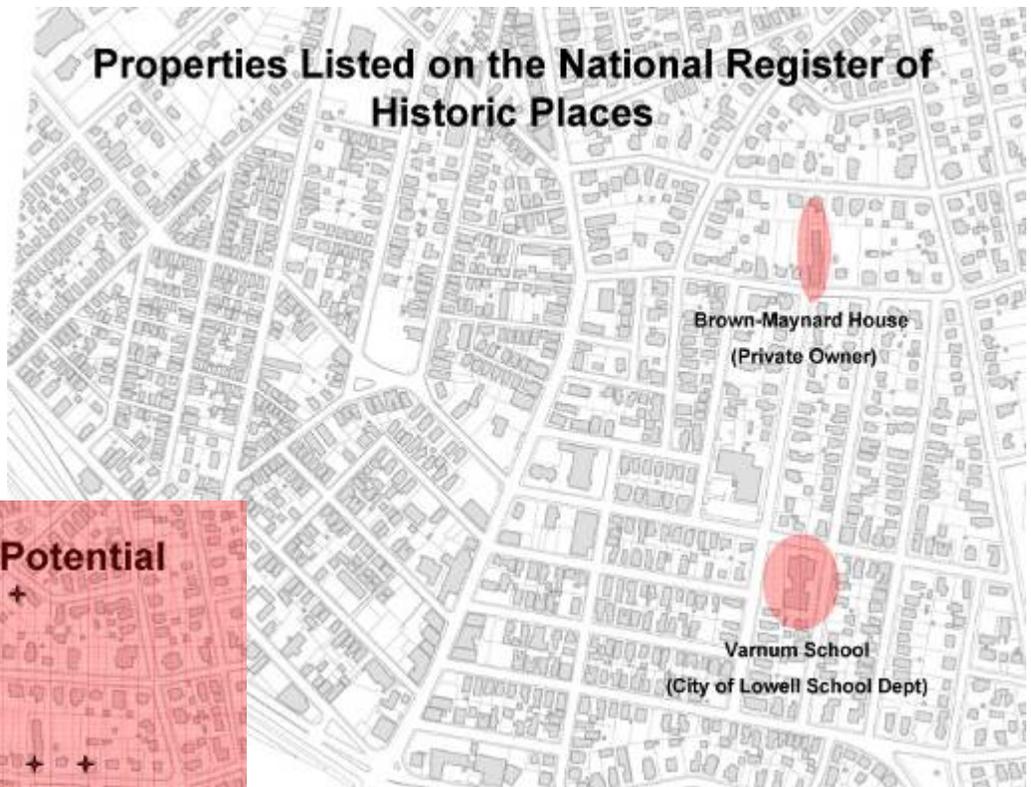


Gazebo Node

3rd, Durant & Vernon Streets

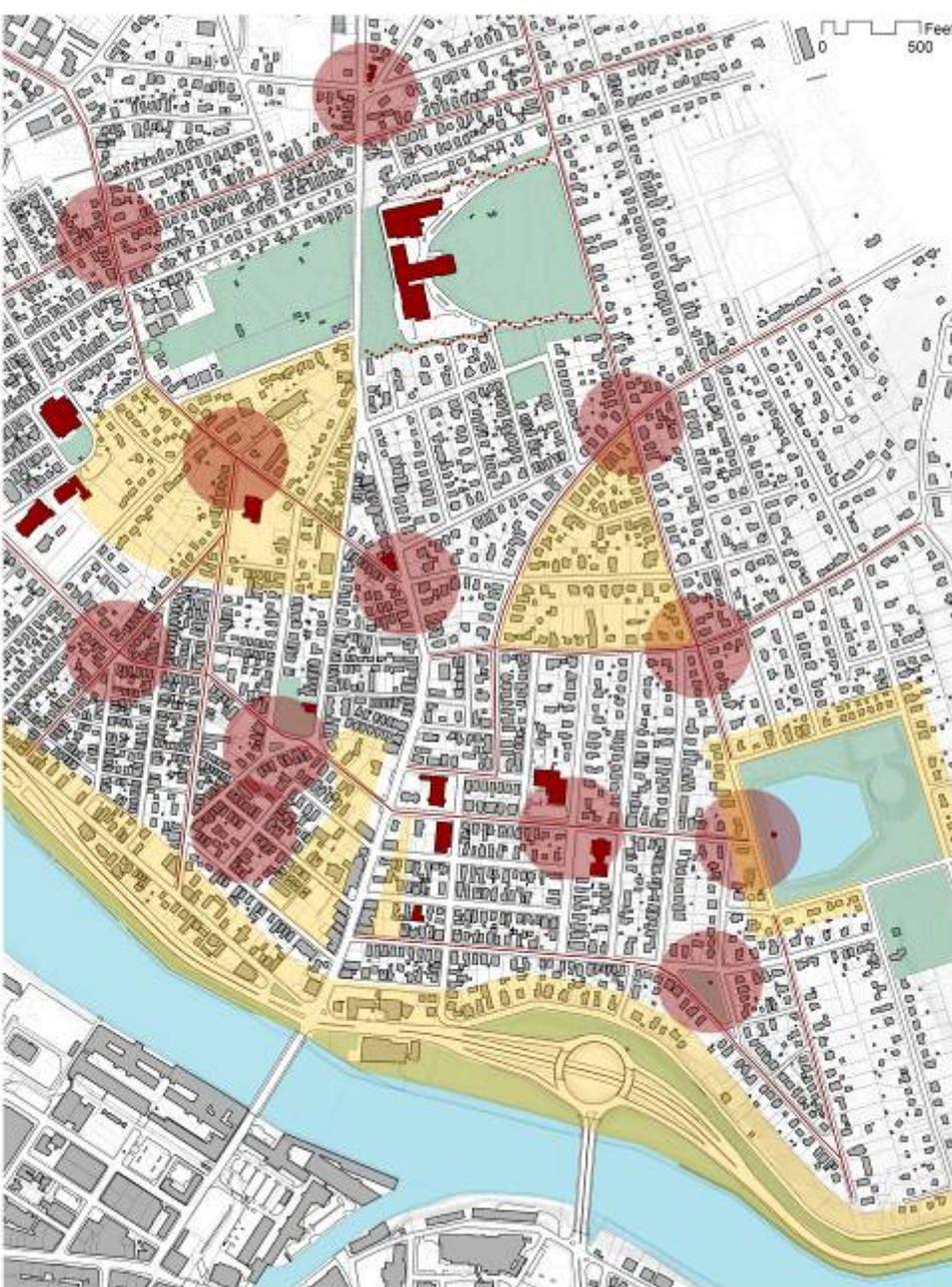
- Mostly Single-Family homes
- More uniform architectural styles
- Larger homes with driveways
- Many trees, landscaping
- Ample on street parking
- Minimal traffic





Opportunities and Preliminary Recommendations

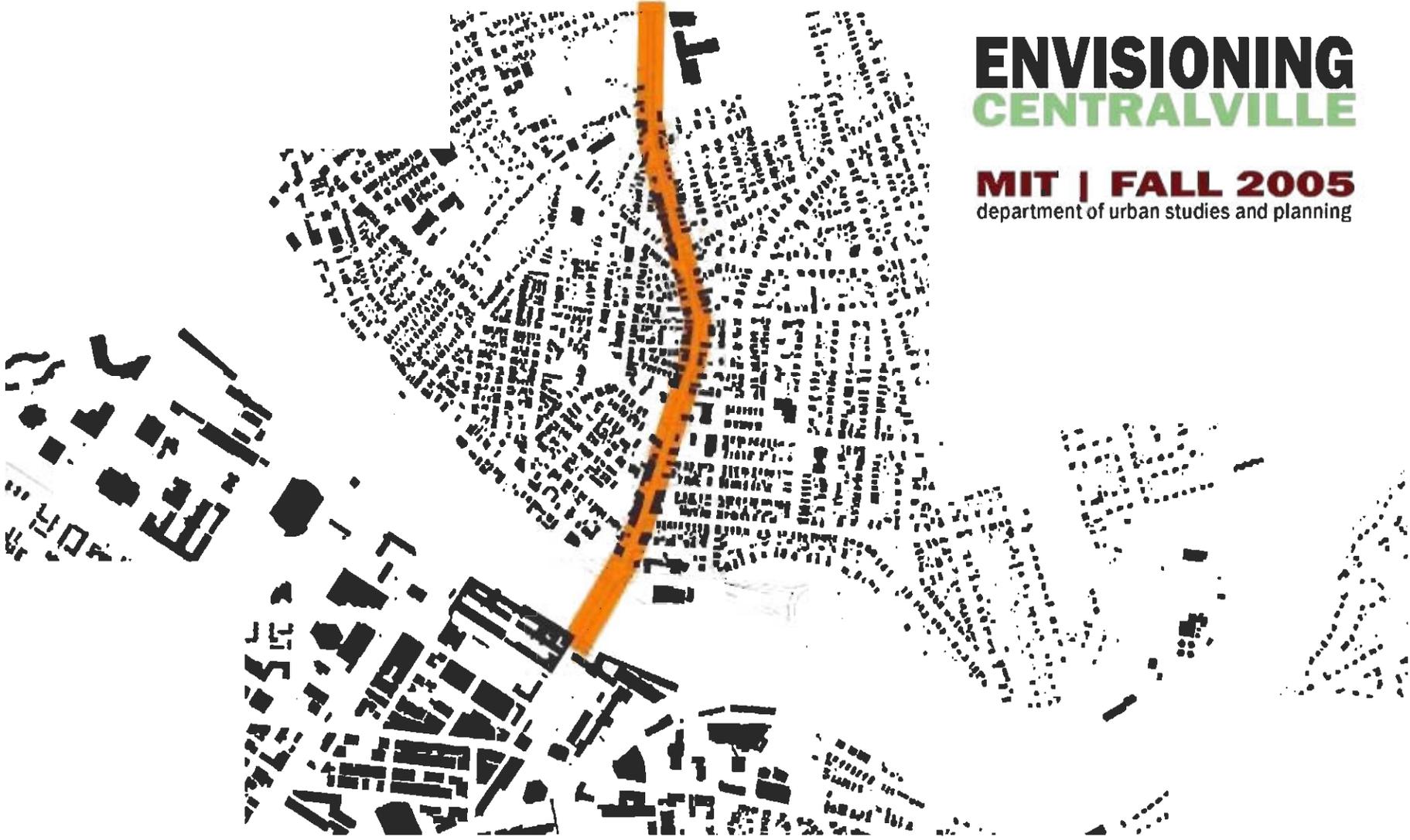
- Centralville works!
- Protect what's good & beautiful; celebrate what's worth celebrating
- Encourage neighborhood pride
- Plant Seeds for Change where needed most
 - Attract investment and compatible infill development
- Suggestions—incremental improvements:
 - Tree Plantings
 - Sidewalk Improvements
 - Street furniture
 - Parking
 - Overlay & Historic Districts
 - Remove/alter some barriers



BRIDGE STREET

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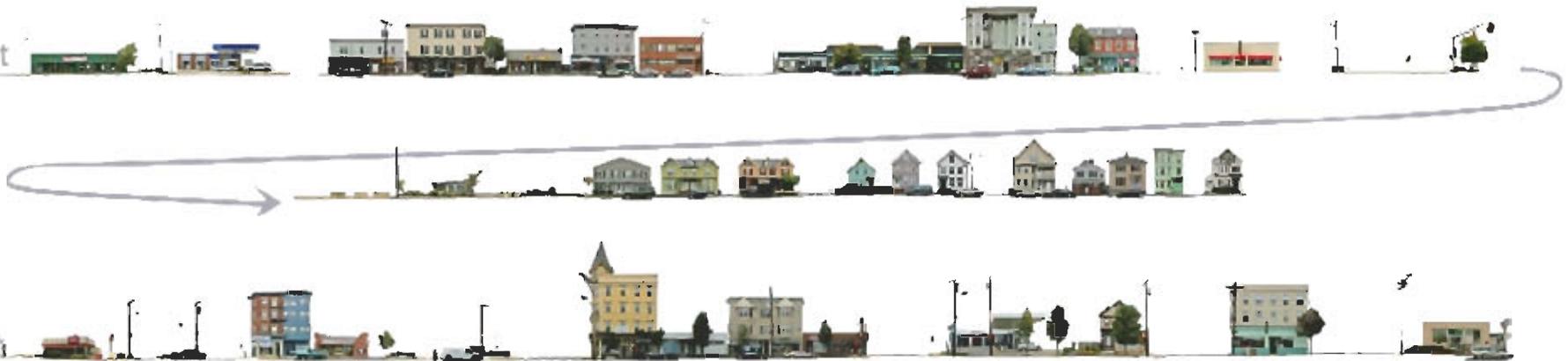
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south

north

west



east



- Clear community character & identity
- Historical integrity in form types
- Planning for the future guided by history & current character

Traditional Commercial Storefronts



Traditional Homes



Non-traditional Commercial Storefronts



Physical Environment of Lower Bridge Street



Underused Buildings



- choices... character of any new buildings?

Alternative – Complement the Traditional Street



Alternative – More Non-Traditional Buildings

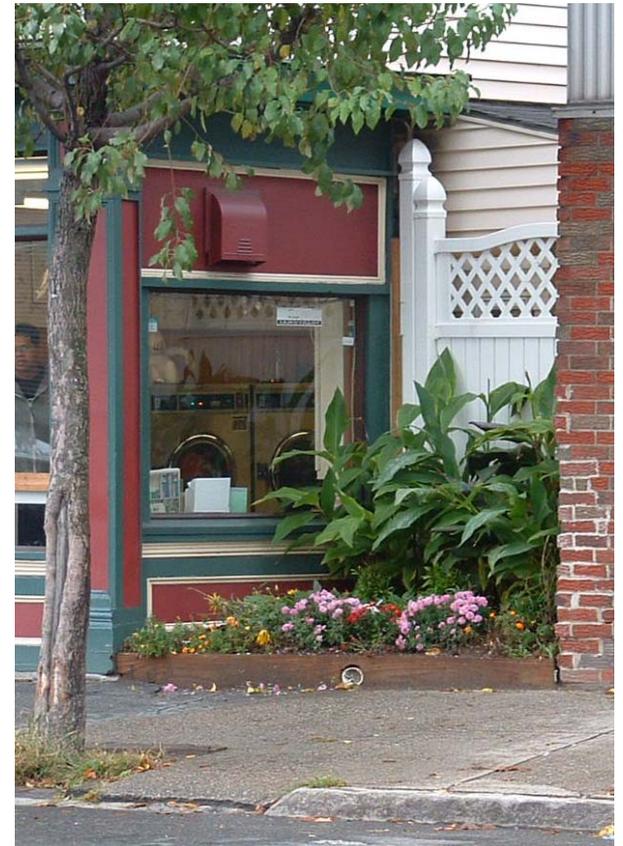


Physical Environment of Lower Bridge Street

Other urban design observations

- Coding/zoning can accentuate character
- Signage – storefront or free standing?
- Telephone poles
- Community gardens – link with landscaping?
- Centralville sign?

- Traffic/pedestrian considerations





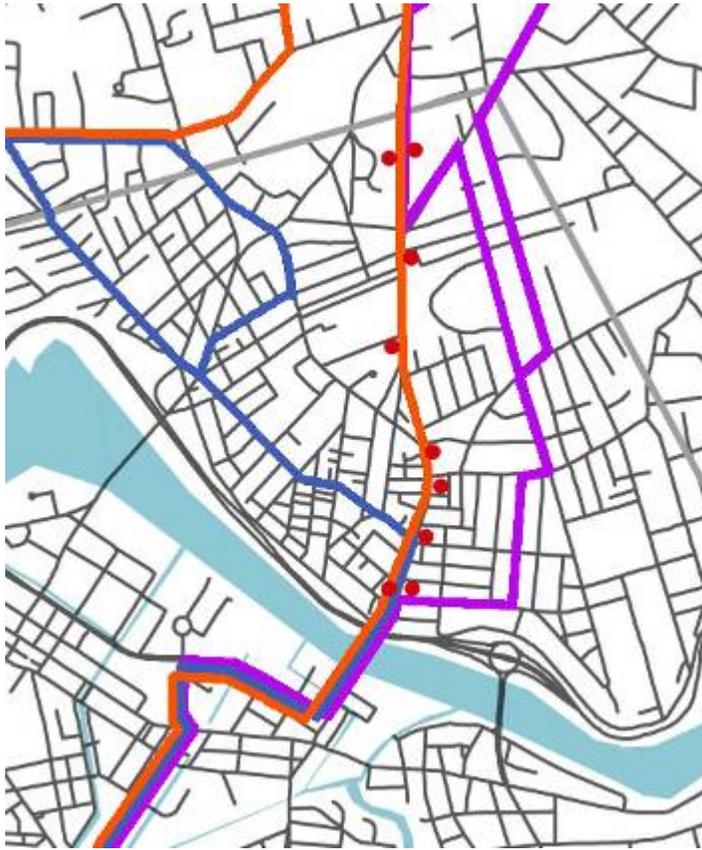










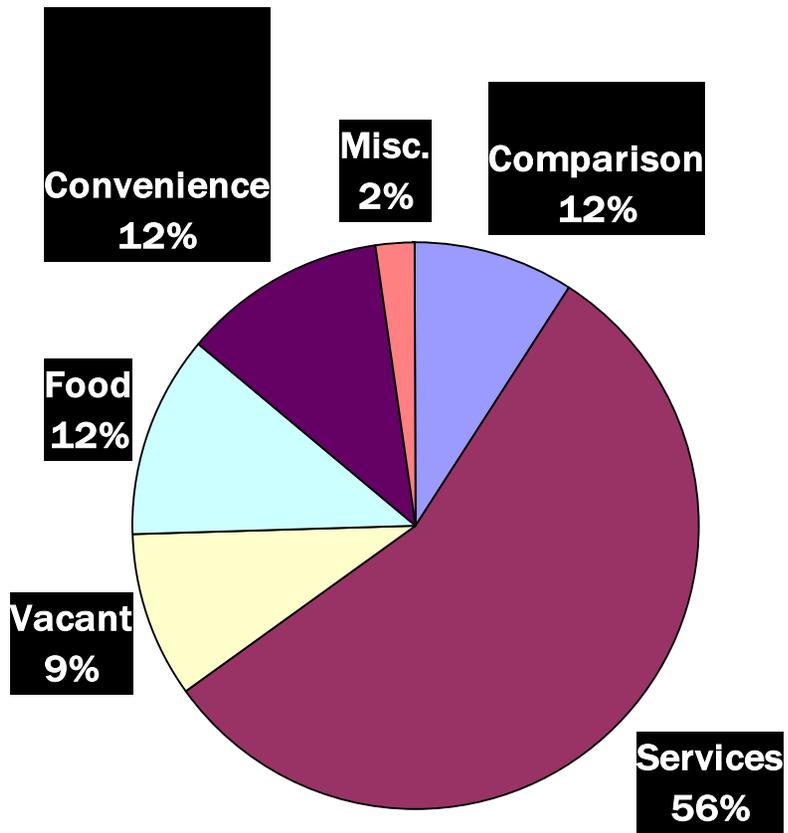




Centralville Parking Lot Map



Community Support	22%	78%
Traffic	22%	78%
Cleanliness	33%	67%
Business Mix	12%	88%



Centralville Parking Lot Map





SIXTH STREET

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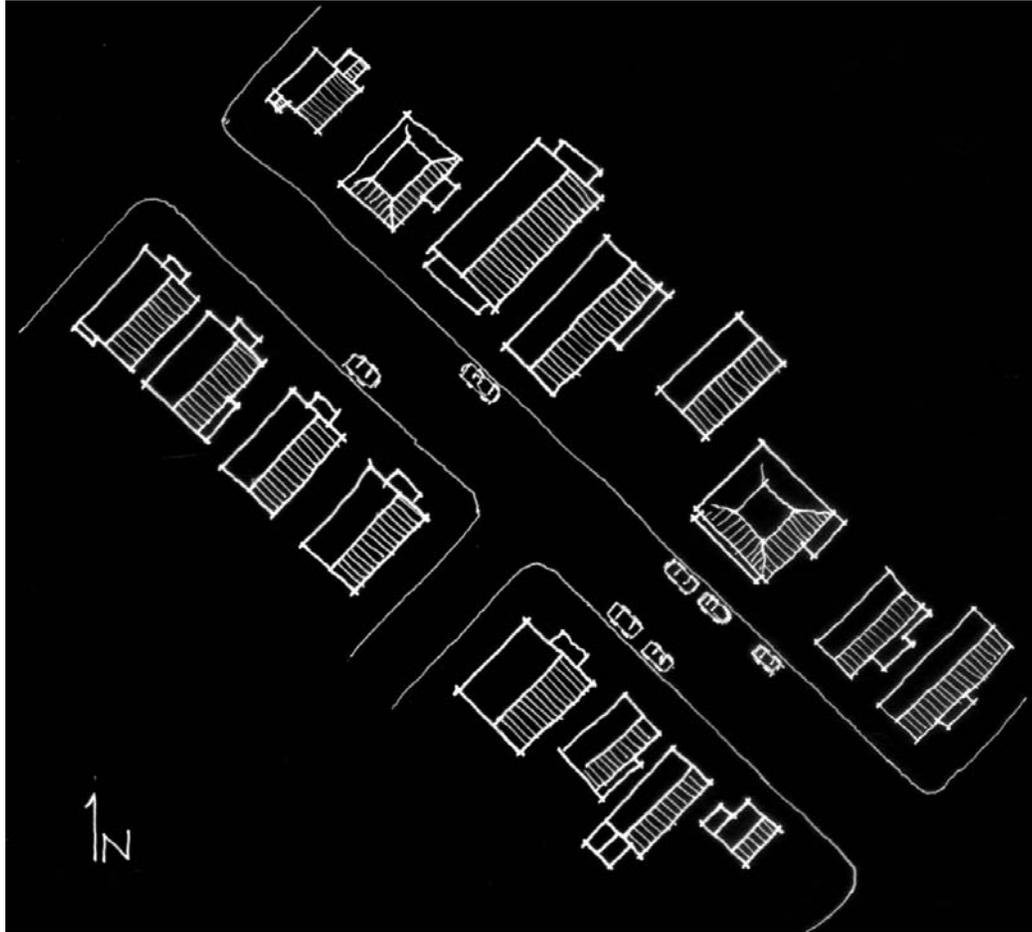
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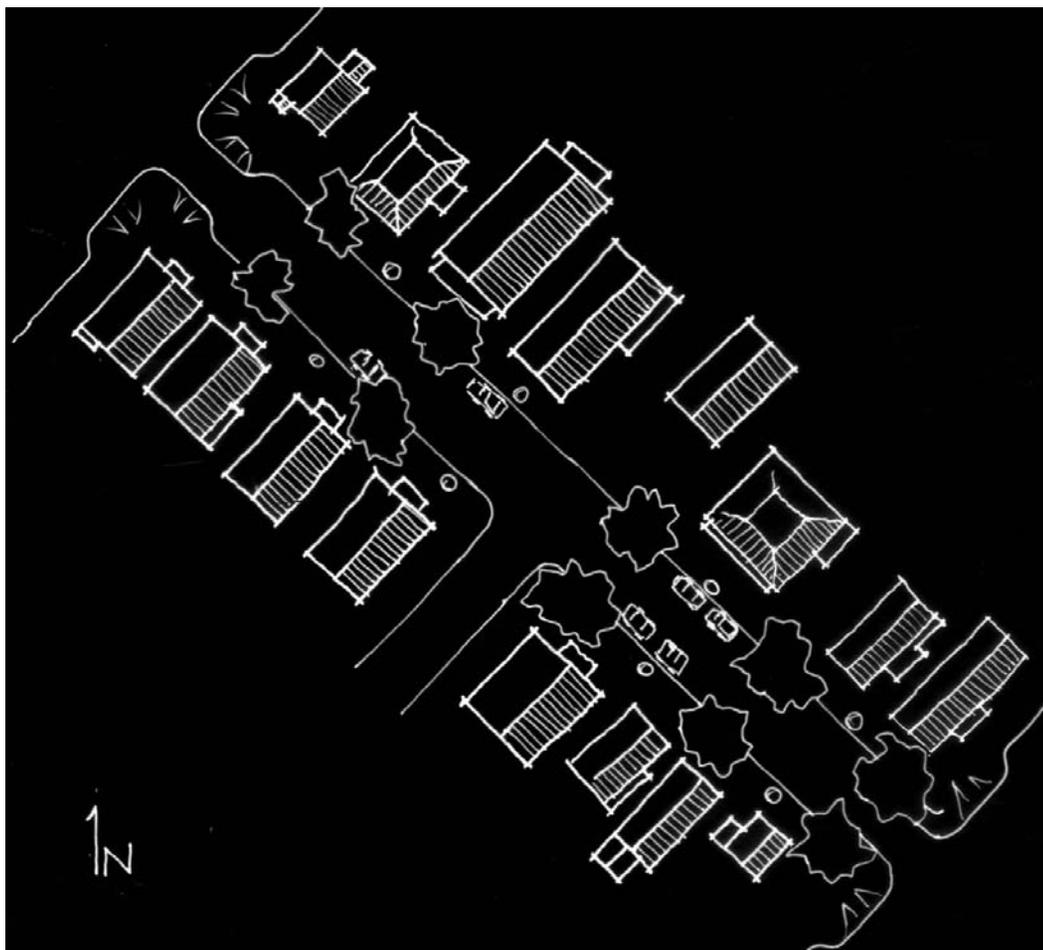


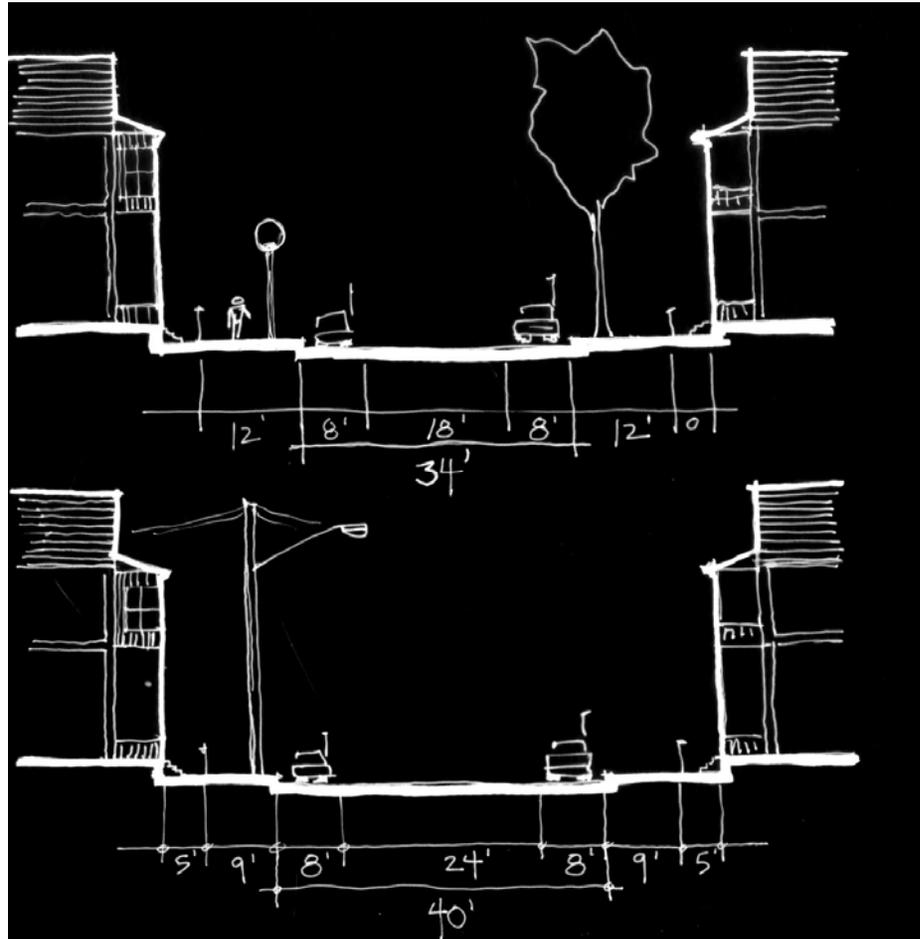


2. Reservoir Park access
3. Moulton Square: Next Steps
4. Excess road surface at West Street
5. Events in open spaces





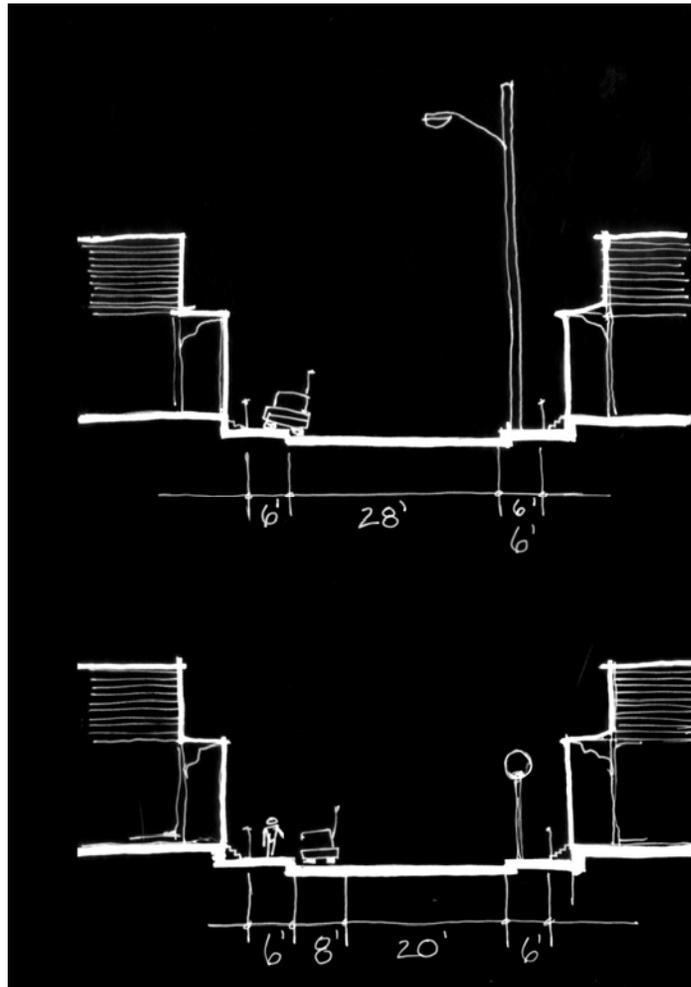












1. Streetscape investments
- 2.
3. Moulton Square: Next Steps
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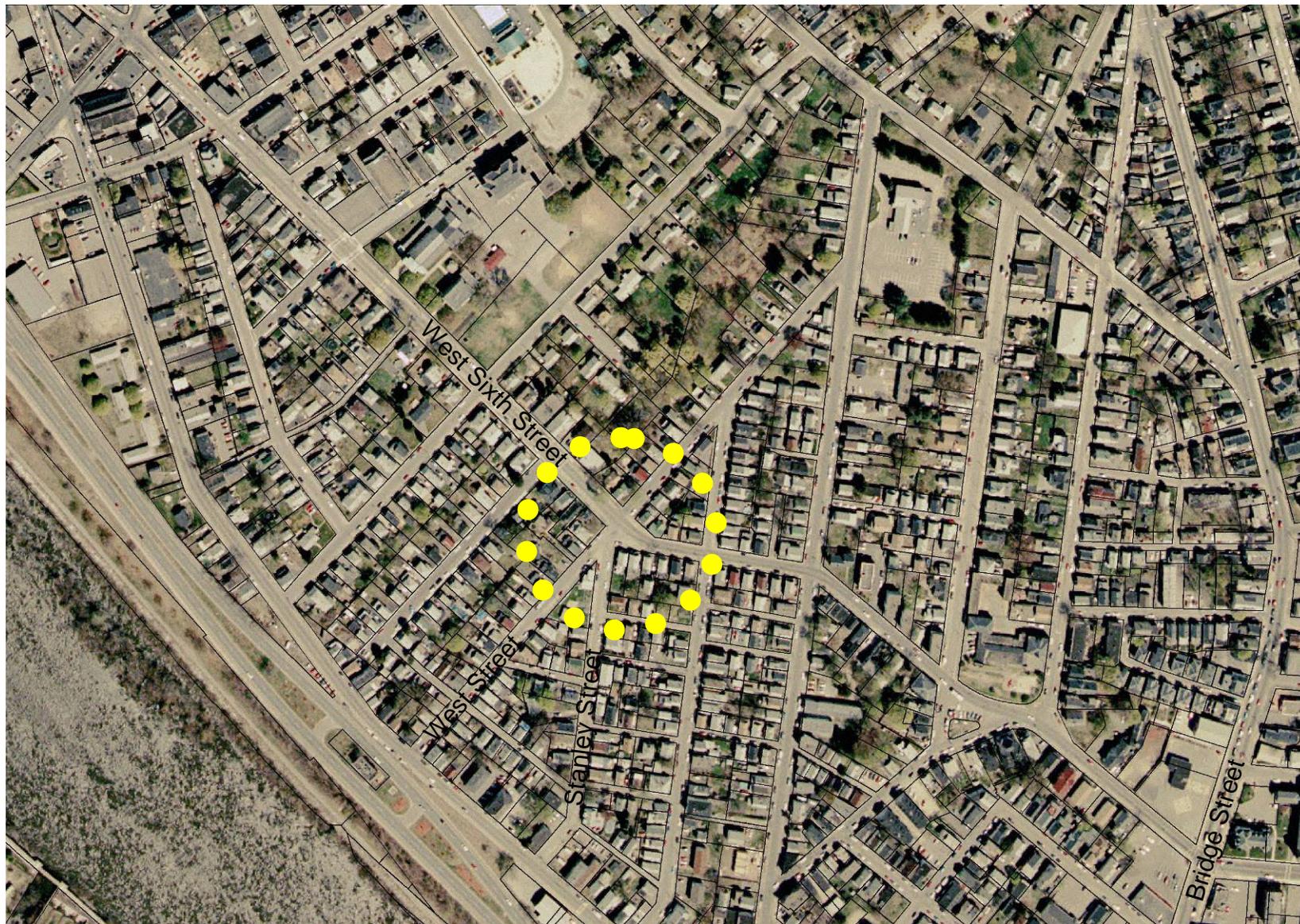


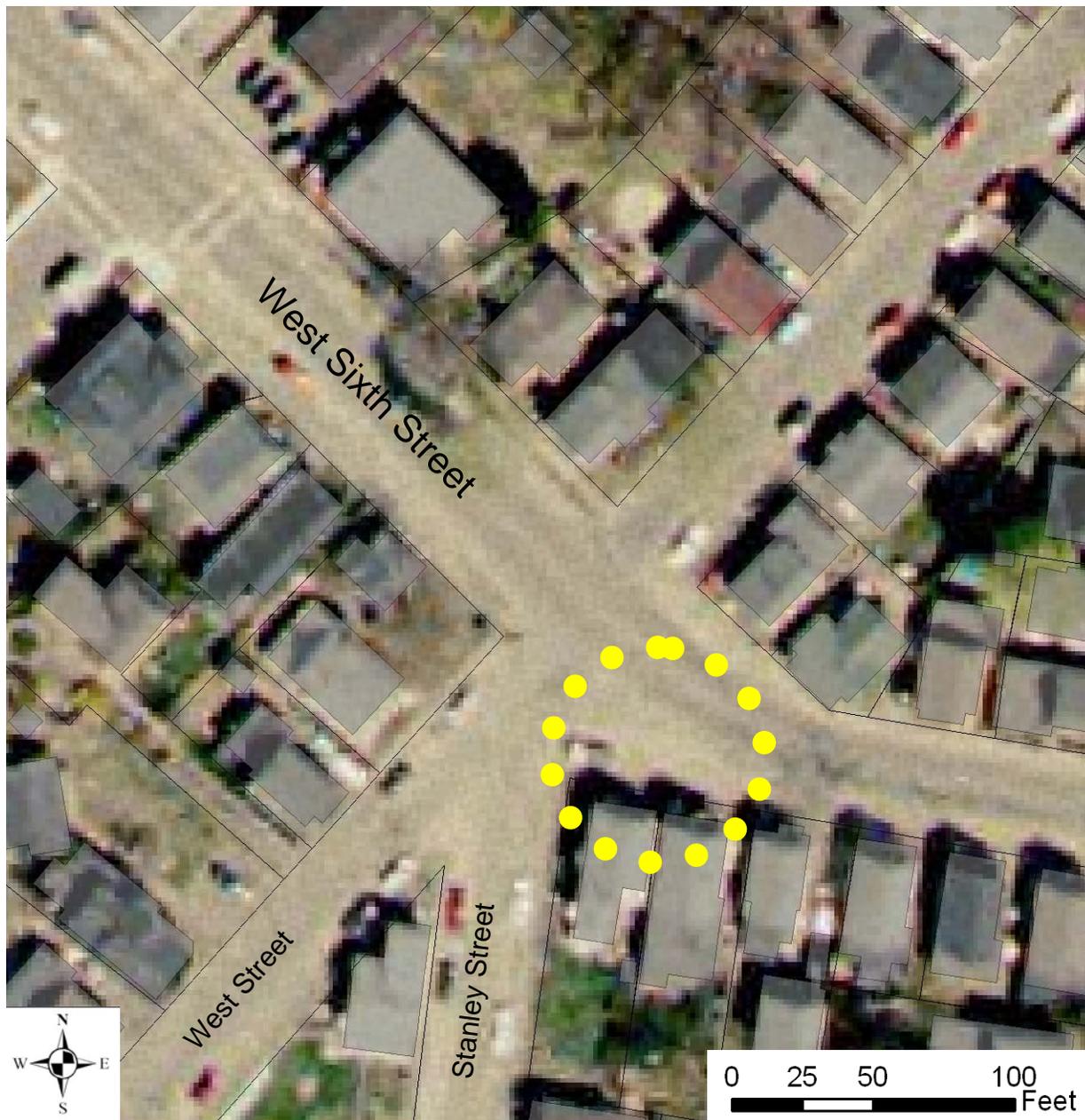






1. Streetscape investments
2. Reservoir Park access
3. Moulton Square: Next Steps
4. [Blank]
5. Events in open spaces





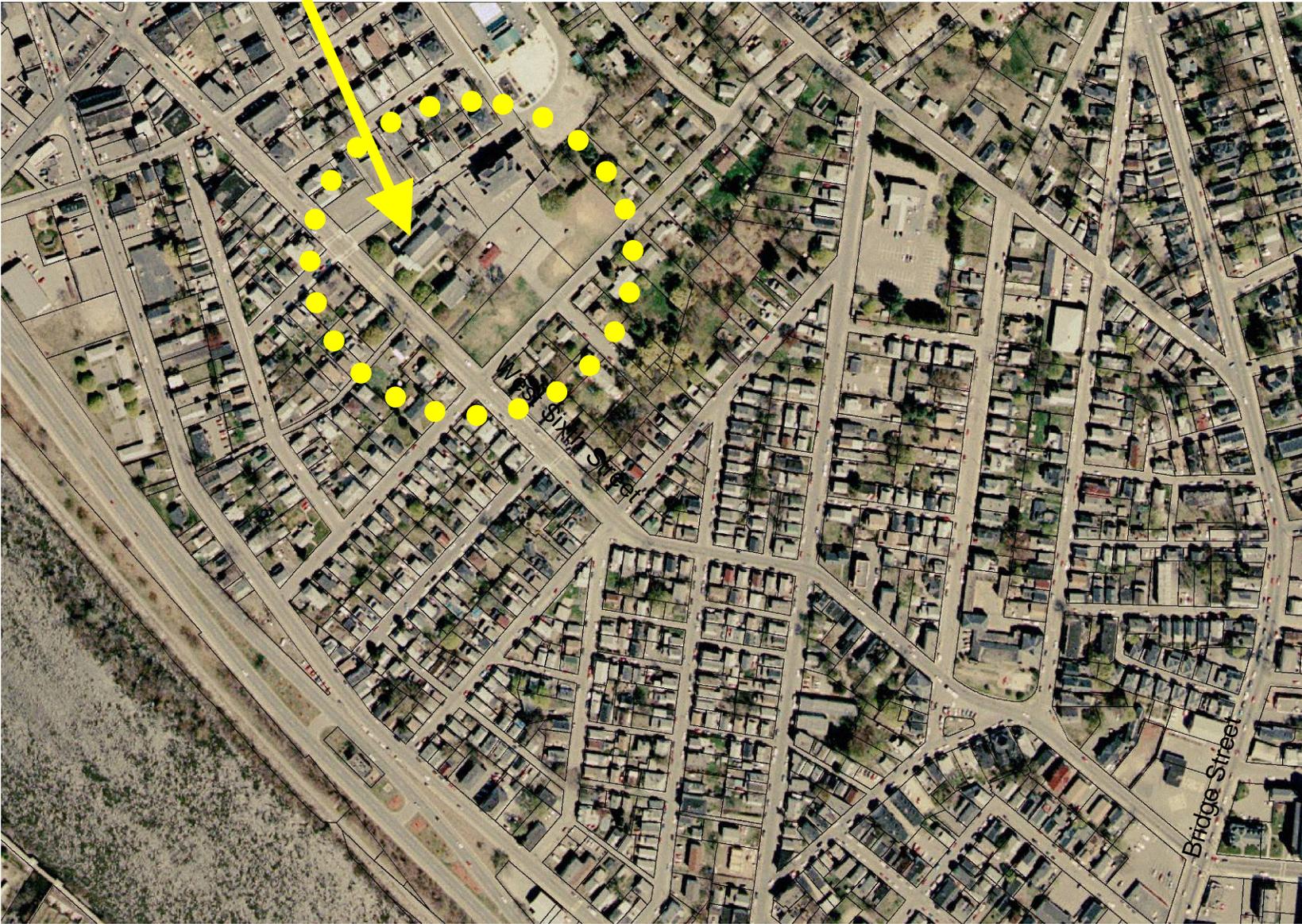


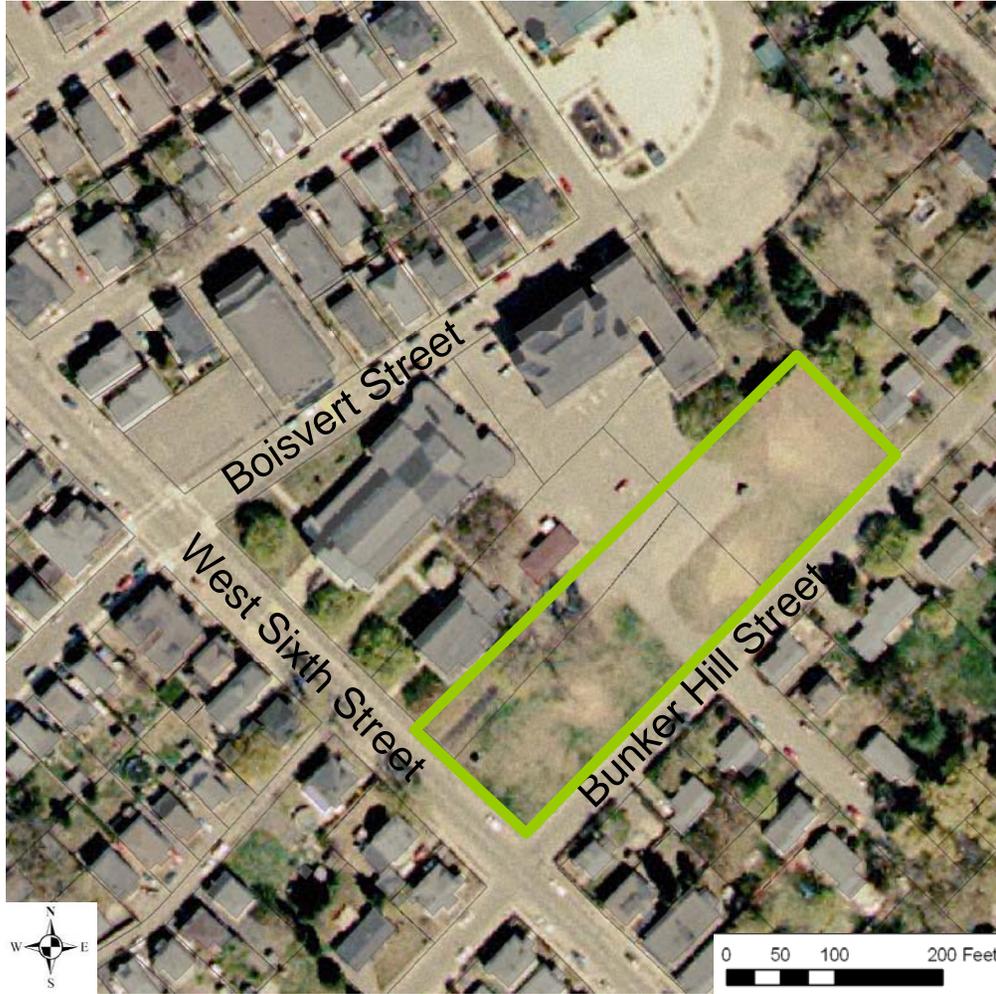




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St. Louis Catholic Church

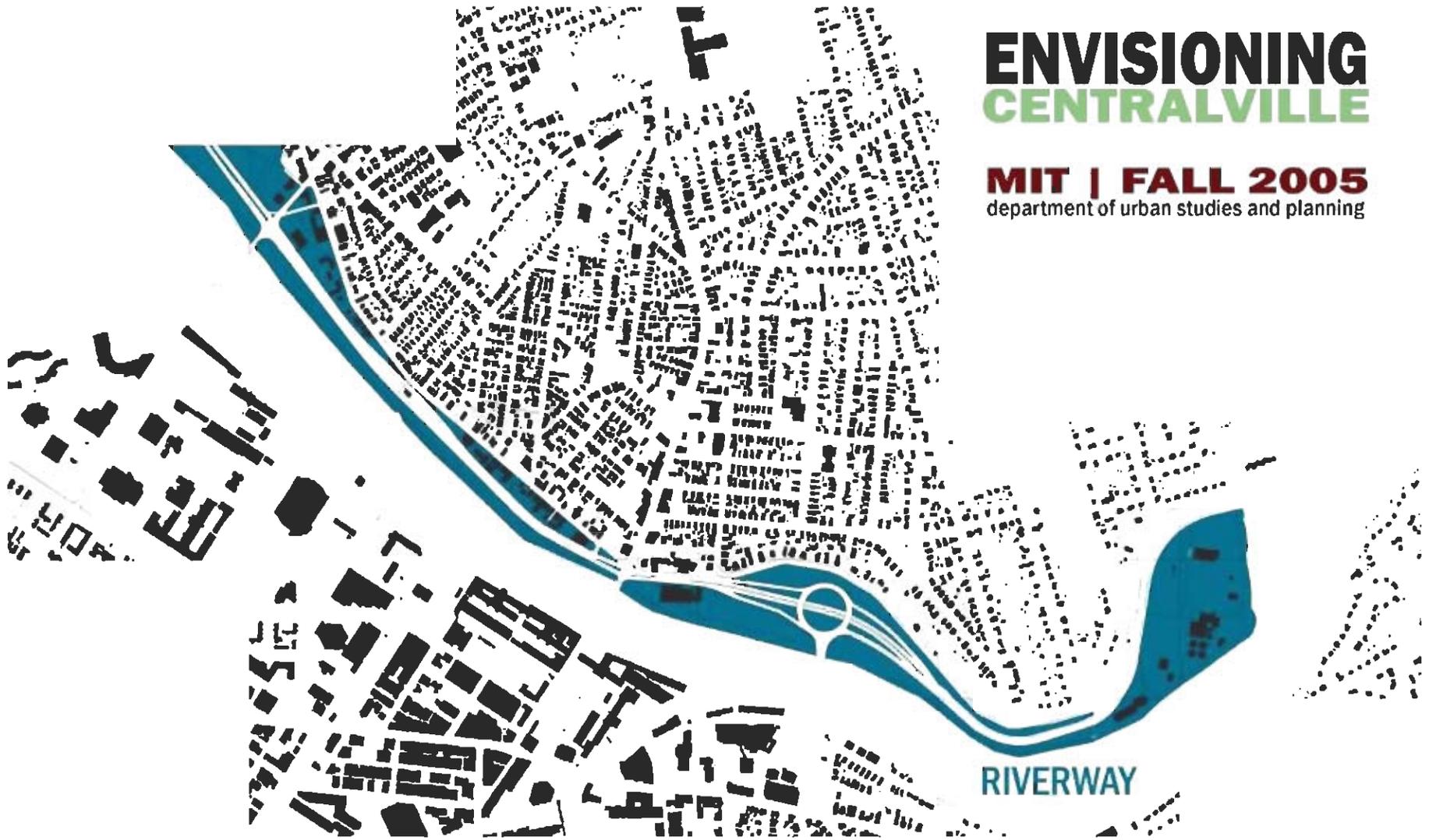






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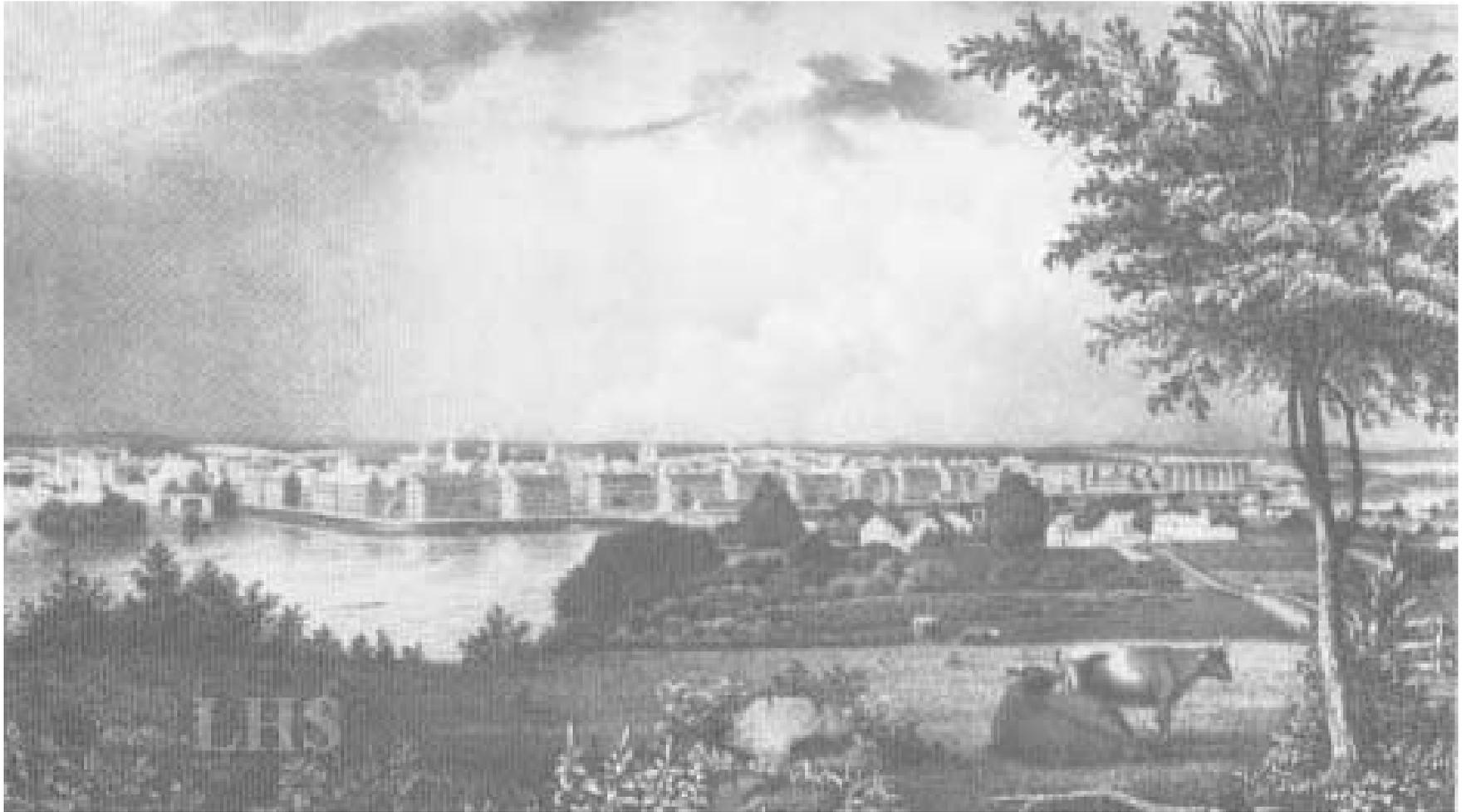
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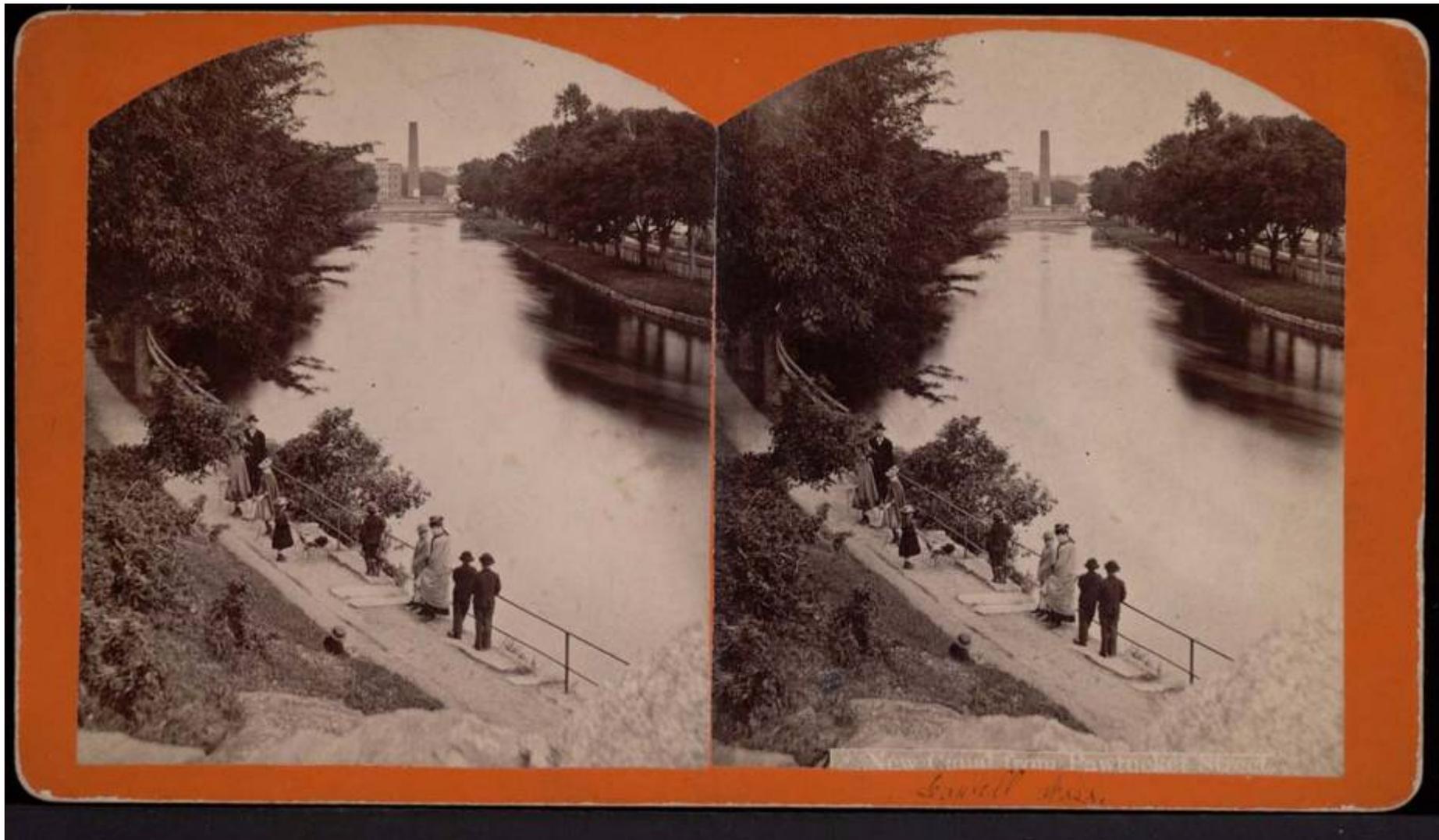


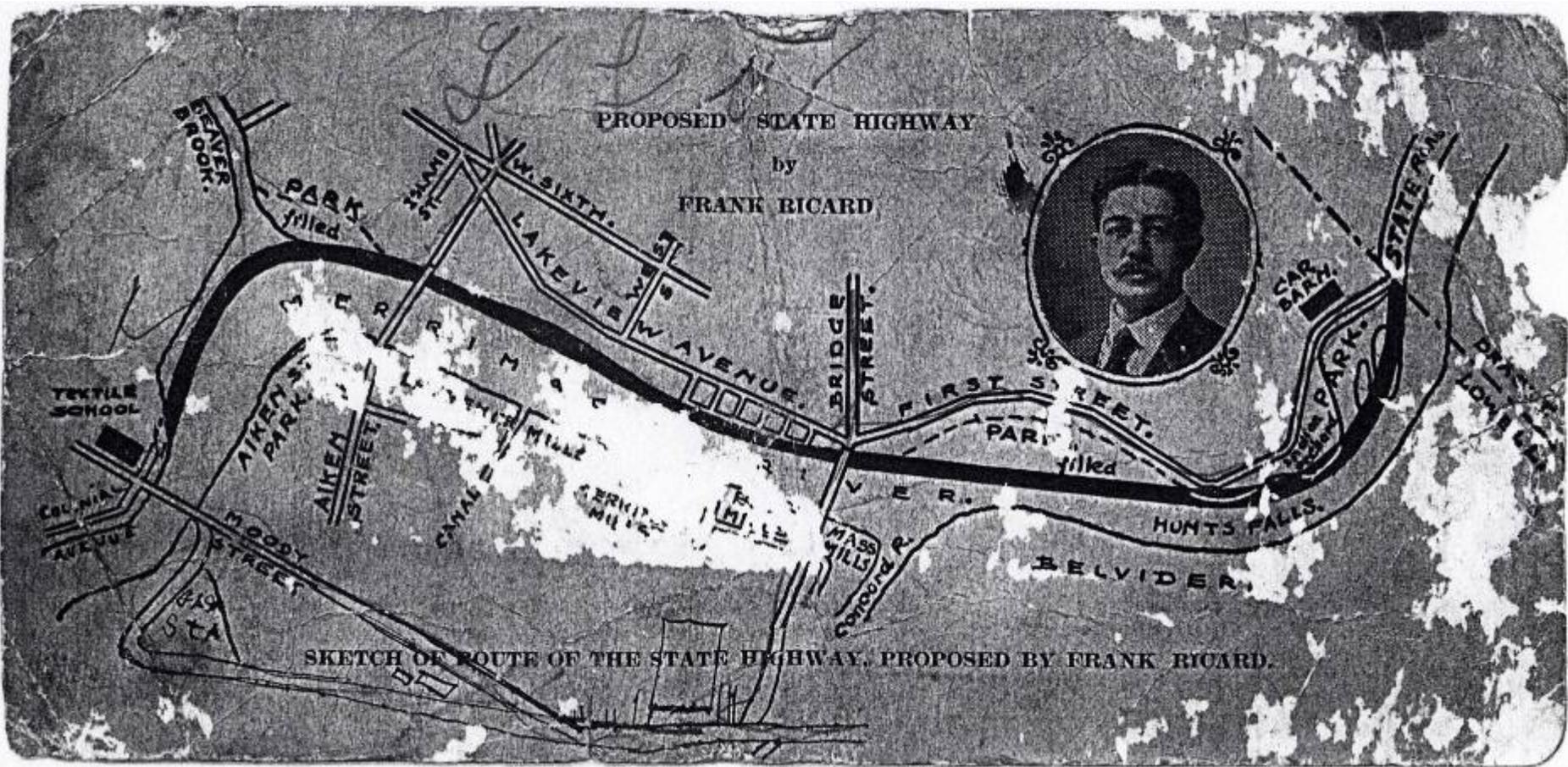




Lowell Historical Society









TO SLICE UP VARNUM PARK

July 1913.

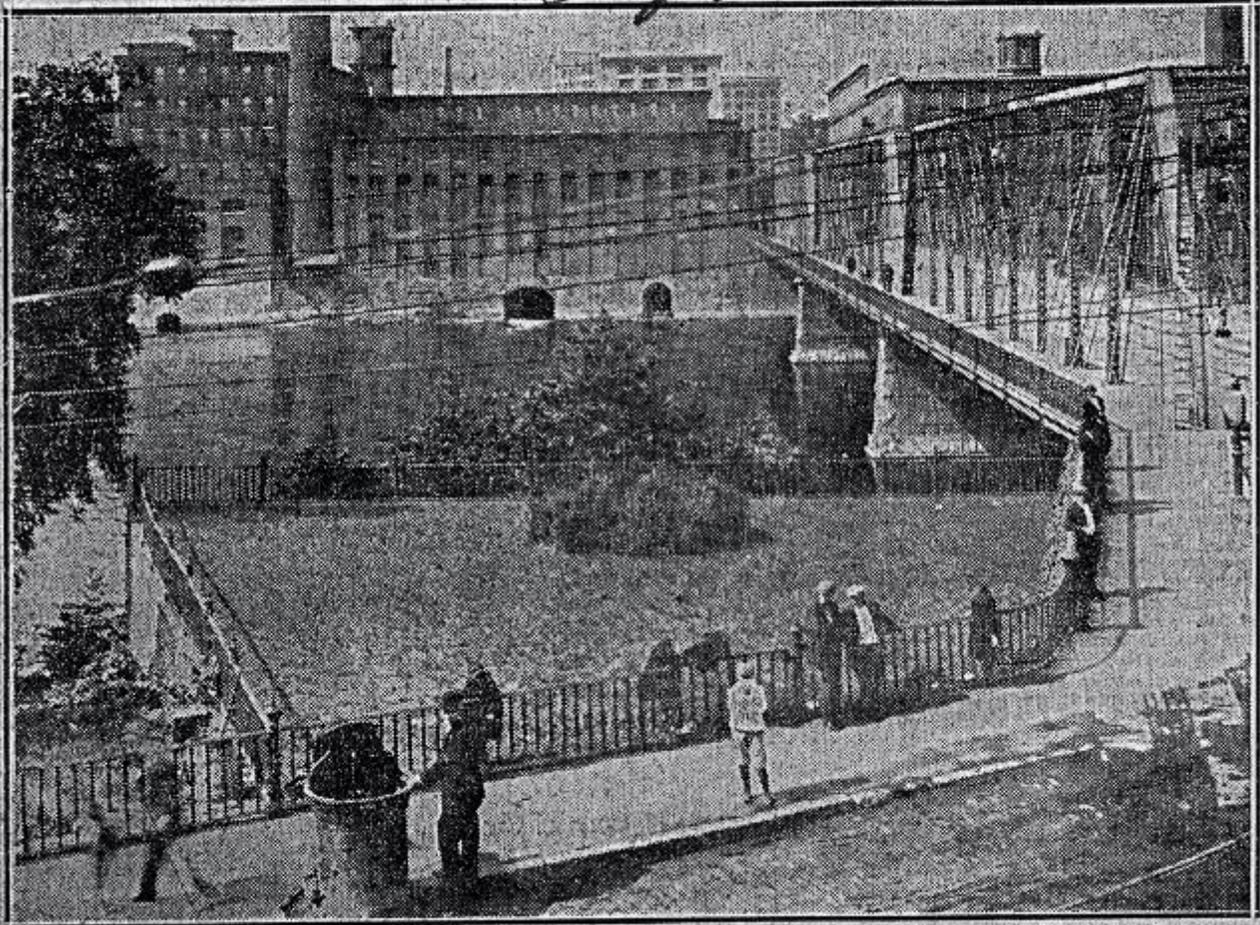


Photo by Slater.

VIEW OF VARNUM PARK, SHOWING THE CENTRAL BRIDGE, PART OF THE MASSACHUSETTS MILLS AND THE NEW SUN BUILDING

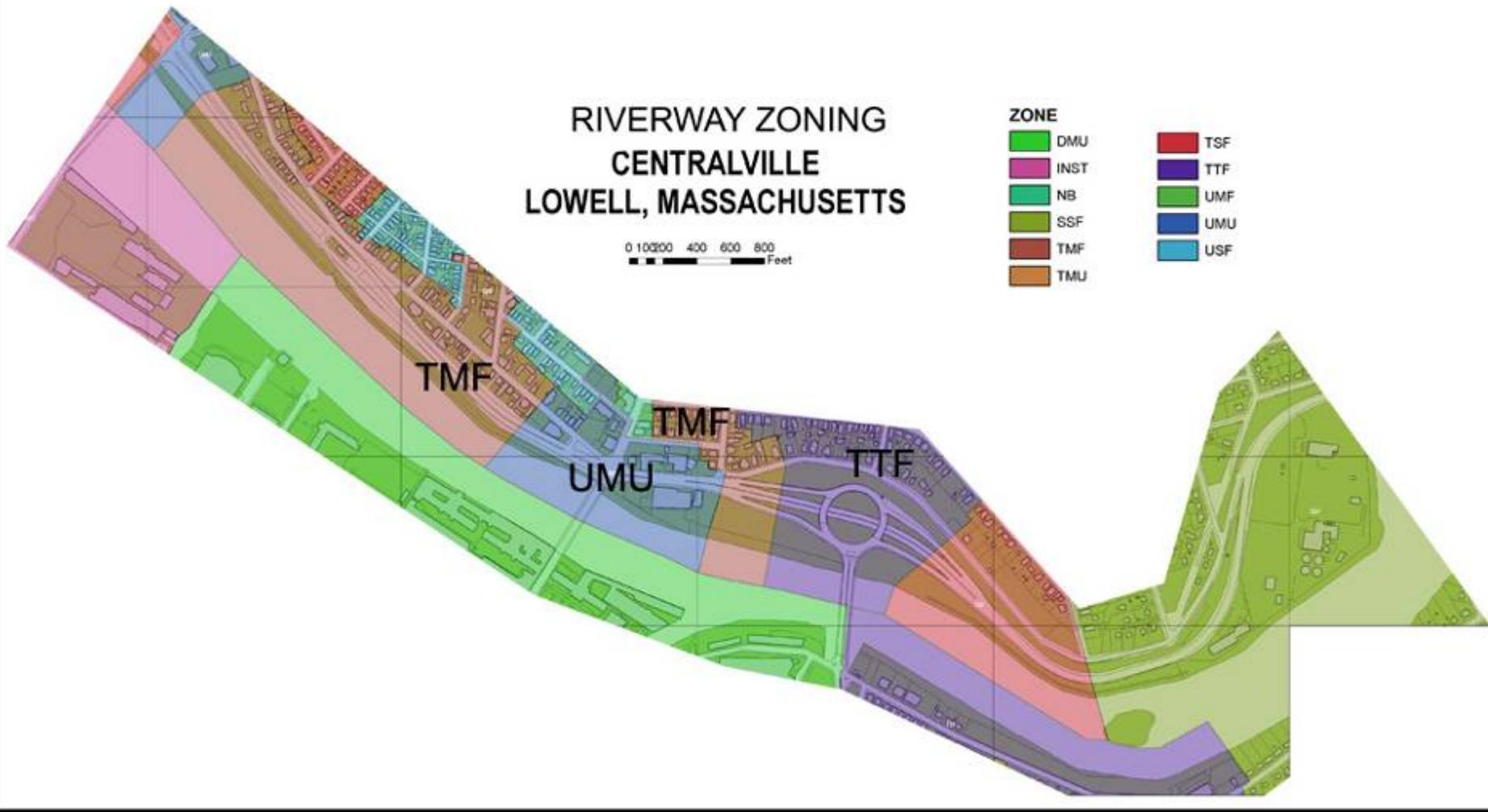


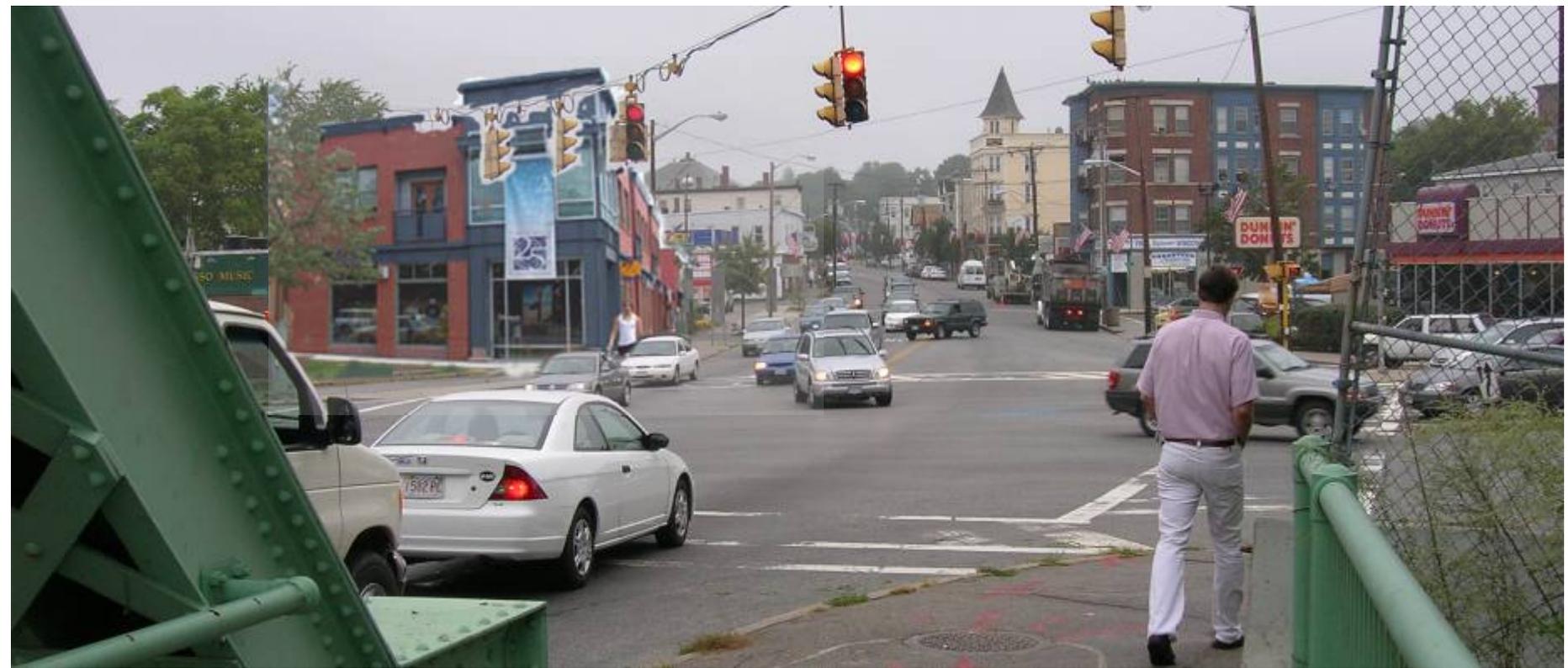
RIVERWAY ZONING CENTRALVILLE LOWELL, MASSACHUSETTS

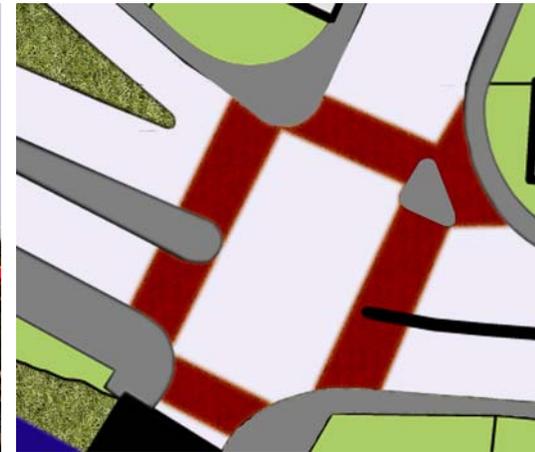
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Feet

ZONE

- | | |
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| INST | TTF |
| NB | UMF |
| SSF | UMU |
| TMF | USF |
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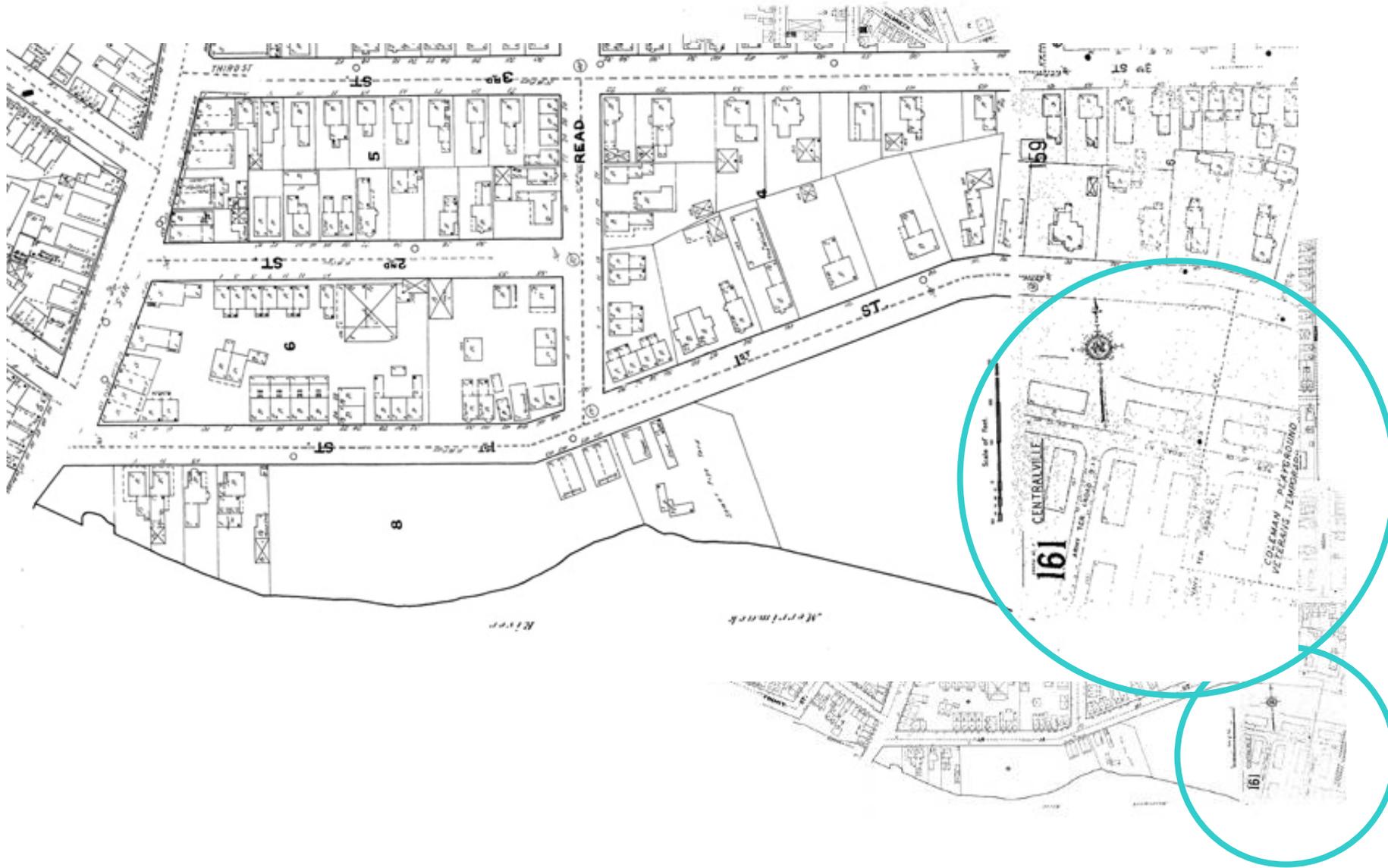








“Coleman Playground”











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THANK YOU FOR YOUR ATTENTION.