



# CAMBRIDGE CITY COUNCIL

Quinton Y. Zondervan  
*City Councillor*

To the Honorable, the City Council:

## **105 Windsor Street Community Preferences Survey**

**THE FUTURE OF  
105 WINDSOR**

**WHAT SHOULD THE  
BUILDING TURN INTO?**

**TAKE OUR  
SURVEY!**

**Acknowledgements:** Thank you to student interns Aayan Ahmad and Ethan Maggio, and Council Aides Dan Totten and Sukia Akiba for their work in compiling this survey and report. With appreciation to staff at the Cambridge Historical Commission as well as the offices of the Clerk and City Council for their generous time and assistance.

**Introduction:** During the summer of 2022, Councillor Zondervan's office hosted two students from the Mayor's Summer Youth Employment Program (MSYEP) who created and executed a thorough community survey regarding the future of the long-vacant schoolhouse on the city-owned property at 105 Windsor Street. At the time of the survey, the city had recently appropriated \$4.5 million dollars towards design and renovation of the space into a yet-to-be determined new use. The goals of this project were to (1) develop survey and outreach skills of MSYEP students, (2) raise community awareness about the upcoming renovation, and (3) hear directly from residents of the neighborhood, and from CHA residents in particular, about their needs and their perspective on what the building should become. The survey results reflect a wide range of preferences and needs, but a community-serving use is clearly much preferred to city offices. Designing a multipurpose space could help build consensus, especially considering that 83% of respondents selected more than one preferred future use.

**Methodology:** The students approached the work of surveying the community from a number of different angles to maximize participation and sample quality. Strategies included clipboarding on the street, attending neighborhood events, leafleting individual doors, posting flyers in common spaces, and targeted outreach to community leaders. The many approaches resulted in a diverse sample of 227 respondents. While this is certainly not an official or scientifically rigorous study, the qualitative data is rich and the raw numbers tell an interesting story about the preferences of the neighborhood.



This image circa 1950 depicts the building at 105 Windsor Street when it was in use as the Lawrence D. Mahoney Recreation Center and the Francis P. Sullivan American Legion Post No. 388  
(Courtesy of Cambridge Historical Commission)

**Here is how the sample (N=227) breaks down across various demographics:**

<b>Location</b>		
Lives in the port	<b>129</b>	<b>57%</b>
Doesn't live in the port	<b>98</b>	<b>43%</b>
Lives in Cambridge	<b>201</b>	<b>89%</b>
Doesn't live in Cambridge	<b>26</b>	<b>11%</b>
<b>Race</b>		
White	<b>91</b>	<b>40%</b>
Black/African American	<b>39</b>	<b>17%</b>
Hispanic	<b>14</b>	<b>6%</b>
AAPI	<b>22</b>	<b>10%</b>
Other	<b>10</b>	<b>5%</b>

Didn't provide race	51	22%
<b>Age</b>		
Below 18 years	12	5%
18-25	41	18%
26-45	105	46%
46-65	40	18%
65+	25	11%
Didn't provide age	4	2%
<b>Pronouns</b>		
Uses she series	111	49%
Uses he series	67	30%
Uses other pronouns	17	7%
Didn't provide pronouns	32	14%

**Results:** Respondents were invited to select up to three options they would like to see at 105 Windsor Street. Here is what they chose:

<b>Option</b>	<b>Number of times chosen</b>	<b>Percentage who included in top 3</b>
Center for Arts and Music	99	43.61%
Community Meeting/Gathering Space	84	37.00%
Branch library	78	34.36%
Center for Urban Agriculture & Eco-Entrepreneurship	74	32.60%
Homeless shelter	58	25.55%
Commercial kitchen (for community use)	56	24.67%
Preschool	53	23.35%
Museum of Cambridge history	45	19.82%
Other	37	16.30%
City office spaces	10	4.41%

*n=227*

Here are the most frequent combinations of choices:

Community Meeting/Gathering Space, Center for Arts and Music, Branch Library	9
Community Meeting/Gathering Space, Center for Arts and Music, Center for Urban Agriculture and Eco-Entrepreneurship	8
<b>Homeless Shelter, Not provided, Not provided</b>	<b>8</b>
Community Meeting/Gathering Space, Center for Arts and Music, Commercial Kitchen (for community use)	8
Center for Arts and Music, Preschool, Branch Library	7
Center for Arts and Music, Center for Urban Agriculture and Eco-Entrepreneurship, Branch Library	6
Community Meeting/Gathering Space, Center for Arts and Music, Homeless Shelter	6
Branch Library, Not provided, Not provided	6
Center for Arts and Music, Museum of Cambridge history, Branch Library	5
Center for Urban Agriculture and Eco-Entrepreneurship, Commercial Kitchen (for community use), Homeless Shelter	5
Community Meeting/Gathering Space, Center for Urban Agriculture and Eco-Entrepreneurship, Commercial Kitchen (for community use)	5

**Qualitative comments (comprehensive):**

<b>Tell us more about your vision for this space.</b>
<p><i>“temp homeless shelter should be built on the second floor”</i></p> <p>-Newtowne Court resident, 46-65.</p>
<p><i>“a community center, should be linked to Margaret Fuller and Moses youth center”</i></p> <p>-Newtowne Court resident, 65+.</p>
<p><i>“I’d like to see that space be used for multiple things. Arts/Venue/Place to be used for work. Pretty a tool to a young entrepreneur or gig worker.”</i></p>

-Port resident, 18-25

*“I hope this is a place that is available for neighbors to gather and meet throughout the day and evening, not just during "business hours." We have a lot of young people in the area and I hope that the building can serve their needs and interests. It also feels like there are many different types of people in our neighborhood, and it would be great to use this space in a way where all of those different types of people come together and feel comfortable. I don't think office spaces would meet my criteria.”*

-Port resident, 26-45

*“Considering how much homeless people they are near the central area this would be amazing for them especially during the harsh winters”*

-Port resident, under 18

*“Mixed use, community oriented development. I hope we don't squander it with just a 1 or 2 story building when it is so close to Main Street. Too many needs to do that.”*

-Port resident, 26-45

*“highest level for energy efficiency”*

-Port resident, 65+

*“A space where people can get support to develop green, cooperative, forward-looking employment options for themselves and the community.”*

-Port resident, 46-65

*“A community gathering place for food and conversation to help empower the community to*

*address the inequities of assets and opportunities resulting from racism and sexism”*

-Port resident, 65+

*“Multi-Purpose Community Space”*

-Port resident, 46-65

*“This area is a bit of a food desert and could really use an affordable grocery store (I.e. not Whole Foods)!”*

-Port resident, 26-45

*“Something for culture and office space since this is in a prime location.”*

-Port resident, 26-45

*“A space that serves the Port Community and is available to the public”*

-Port resident, 46-65

*“A public library on this street would mean everything to me and my family. Thank you!!”*

-Port resident, 26-45

*“A community space where professionals can donate their time offering educational services to the community. I am a personal trainer, yoga instructor and holistic health counselor with over 20 years experience and would be happy to volunteer my time to teach about the importance of adding health to the day to day. Provide cooking demos/nutritional education and fitness classes. My husband is a financial planner and might be willing to offer his services as well”*

-Port resident, 26-45

*“I would like that the place could help bring together our community.”*

-Port resident, 46-65

*“Space for children of working parents”*

-Port resident, 26-45

*“I am a certified Qigong teacher and would be happy to teach there and help people's live through this teaching at minimal cost. I also teach acroyoga and I am increasing my knowledge of dog training. I have a garden in my yard. All things communal that could bring our community together. I left my corporate job recently in KSQ and looking at ways to sustain my living while being more involved in the community.”*

-Port resident, 46-65

*“I think a library in the space would tie together central and Kendal square and be an amazing asset for the community nearby”*

-Port resident, 26-45

*“It should be a center for open access to the community, a resource for those in the neighborhood to use”*

-Port resident, 26-45

*“We need more spaces in the neighborhood where people can eat and work together”.*

-Port resident, 65+



*“See my letter to the Council on August 1”*

*-Port resident, 65+*

*“Be a community Music and Arts space, to host pre/after school programs. See [Fillmore Arts Center](#) in Washington DC as an example.”*

*-Port resident, 26-45*

*“A space for community betterment”*

*-Port resident, 46-65*

*"The vision I have for this building since I noticed it over 5years ago is for this to be a place for young ladies turning 16-21year olds and aging out of the foster care system and also who might be pregnant who will need assistance as well([7out of 10 get pregnant](#)) This will be a home/place they can come and be loved, respected, trained and even have a short term place to stay 1-2yrs via scholarship for Ladies and prevent the inevitable chances of ending up homeless/pregnant and/or introduced to drugs or worse their life snatched to be trafficked into sex trade as [the statistics show](#) this venerable population group fall victim if not cared for and left on the streets to fend for themselves.*

*April Project serving youth aging out of foster care ages 15-21:*

- 1. Life Skills eg. how to handle finance/ keep housing*
- 2. Job Skills/training/experience*
- 3. Personal Road Map/mentorship*
- 4. Provide resources and or direct to resources*
- 5. Provide temporary housing to females and those who might be pregnant*
- 6. Provide resources to Mental Health and faith based counseling*
- 7. Provide Job opportunity*

*As a contributing citizen/resident of Cambridge port community, humanity, female, working public health professional, I believe this preventable and we can end homelessness and particularly youth homelessness. I would like to team up with like minded people who are moved with compassion to donate resources, funds to support this vision, share their expertise/skills to make this vision/dream possible. This will be a matter of life or death for this group and life altering. This is how we build a better tomorrow and legacy/making impact leading by example for all. I would call this project the ""April House of Hope Training Center"" because April was a very young girl who I met on the street when I did street ministry with my Church in Cambridge and years later I learned she died out of overdose, her life cut short so soon. My deep sadness about her death birthed this vision in hope to save others like her. I know this is a big project/vision and it will take very one's participation to make it happen. I could say more about this vision but I will end here for now. Thank you for taking the time to learning more about this vision and considering this to be a great way to use this building in the near future.*

*Organizations that help this population and information on statistics:*

[LINK ONE](#), [LINK TWO](#), [LINK THREE](#), [LINK FOUR](#), [LINK FIVE](#), [LINK SIX](#), [LINK SEVEN](#)

*Blessings,*

*-Kiki "*

*-Port resident, 26-45*

*“I would like to see multiple things offered in the new space. Commercial kitchen that community members could use to gather. Branch library doesn't have to have lots of books but it would be great to have a place where people can pick up/return books, print documents, and work quietly on computers”*

*-Port resident, 26-45*

*“I grew up all my life in Cambridge’s Area 4 and always passed by and wondered what that place was for. It would be very cool for the place to be developed into a homeless shelter just like the student-led one that is located in Harvard Square. But even that shelter has limited space and it would be great to expand it. Homeless communities in east Cambridge and Area*

*4 would also have easier access. I also like the idea of the place being a library or place for preschoolers/youth in general. Cambridge will always benefit from a place that promotes community and learning.”*

-Port resident, below 18

*“My vision of this area and what we need in Cambridge in that area should be a library/research center that will encourage the growth of the minority community in the social and economic Path we need a way to show our youth If they don't feel college is right for them they do not need to turn in other options or military that there is thousands of trade options and jobs and opportunity out there and make it easier for them to access we really need a career center library a way to push the kids from elementary all the way through success in life we have too many kids falling through the cracks in Cambridge and we can do this and fix the system please get me back”*

-Newtowne Court resident, 26-45

*“Cultural use... music; art; dance”*

-Port resident, 46-65

*“I'd like flexible space that can accommodate different uses at different times, especially after work hours. I'd like the building to benefit primarily Port residents. I'd be interested in room(s) with Port history on the walls, and the space is used for other purposes as well. I'd love to see practice and performance space for musicians, dancers, etc. I see the commercial kitchen as a way that Port residents can build their own businesses and get ahead, possibly combined with a collective delivery service. I'd like to see a broad range of Port residents using the building. Probably there would need to be a person who helped to program and coordinate the space.”*

-Port resident, 65+

*“I think it should look nice and be useful to all.”*

-Port resident, below 18

*“Lots of community activity and integrated with changing neighborhood”*

-Port resident, 46-65

*“Things for the youth and young adults”*

-Newtowne Court resident, 46-65

*“This is a beautiful building that should be put back to good use. It is a prime location to be a hub of activity for the community -- a place where people interested in community activities can meet, where classes are held, and where neighborhood history is honored and preserved.”*

-Port resident, 65+

*“Just auction off the building and build another high-rise like Market Central.”*

-Cambridge resident, 26-45

*“Community NON Gentrified space, no luxury condos.”*

-Port resident, 46-65

*“It would be absolutely thrilling to have a space dedicated to art and art making. Like the BCA.”*

-Port resident, 46-65

*“Something needs to be done with the building.”*

-Port resident, 26-45

*“The city could sell this property to generate revenue for other essential services that it already provides. If sold to a developer with the right conditions, the redevelopment could also lead to increased affordable housing supply, as well as market-rate housing that would generate additional property tax revenue to help serve the local community.”*

-Port resident, 26-45

*“Would be a great community center!”*

-Port resident, 26-45

*“A place for children to thrive and grow in a holistic way”*

-Port resident, 26-45

*“My main hope is that the space will be a useful space to community members, especially those who have less. I also love the idea of a place to focus on urban ag and eco entrepreneurship, again... especially if it seeks to share solutions with individuals who have less.”*

-Port resident, 26-45

*“It should be a space that largely benefits the immediately surrounding community. Other parts of the city have lots of venues for meetings and other neighborhood events. The port is lacking in this.”*

-Port resident, 26-45

*“I would love to see a green renovation that turns the building into moderate income housing. With an investment in cutting-edge energy efficient building, it could be a model for sustainable building in this area. A community center could live on the first floor, with free wifi, public restrooms (with showers), a space for organizations to reserve for meetings, plus a performance space.”*

-Port resident, 46-65

*“Artist studios for cambridge residents would be cool. If agricultural focused it would be awesome if it could use the vacant cherry street lot.”*

-Port resident, 26-45

*“Our neighborhood is full of families and children who are historically excluded from opportunity. I’d love to see the space put to use as a hub for innovation, creativity and access to learning. College coaches, maker space with free classes for residents of The Port. Love the eco/agricultural idea. include Community Art Center and Margaret Fuller House in the vision. This would be a great location for more early childhood programming. I’d love to see a celebration of both Port Pride and Black Excellence - maybe an Afro-centric approach in the programming.”*

-Port resident, 26-45

*“I don't have strong opinions about it, whatever can be done in a reasonable time frame”*

-Port resident, 46-65

*“I like the idea of a place where people can come together and meet. A commercial community kitchen would be fun too, except that it would require too much supervision and maintenance and cleaning and such. But maybe?”*

-Port resident, 46-65

*“I imagine this as a public space that serves the community as much as possible, which I think can be best achieved by work spaces and libraries (especially for local students).”*

-Port resident, 18-25

*“I feel like we should have more opportunities around where we live.”*

-Port resident, 18-25

*“i want it to be open to people but useful to the community. the causes i care about most are environmental”*

-Port resident, 18-25

*“I want children to have more opportunities in the neighborhood”*

-Newtowne Court resident, below 18

*“We need area 4 to have less crime and hence not attract it either. Something for small children = positivity & good use of space. Many family's need childcare and preschools are just too limited and many can't afford.”*

-Port resident, 26-45

*“I want the resedient to benefit from that space to something that will serve them because of the location”*

-Port resident, 46-65

*“Somewhere community oriented and accessible, ideally with minimal construction”*

-Port resident, 18-25

*“I like the idea of utilizing the space in the way that would truly benefit everyone. I like the idea of a interactive community kitchen witch teaches , holds cooking classes and event, offer something like a trade or certificate ; more hands on ; as well as a meeting space/gathering”*

-Port resident, 26-45

*“As a low-income worker in Cambridge, seeing cost of living (rent especially) skyrocket over the last several decades and the related disappearance of affordable restaurants, I feel there is an acute need for a public space where low-income residents can gather and share food at low price-point. Similarly gentrification has all but erased affordable practice and performance spaces for musicians in Cambridge. As a performance space, this building could also host dance, theater, etc., not unlike Starlight Square.”*

-Port resident, 26-45

*“A place where the people in the community can benefit from”*

-Newtowne Court resident, 65+

*“A space for musical collaboration. Maybe bookable as a practice space or hold small gatherings for music. A Space for non-profits to hold events, meetings, gatherings.”*

-Port resident, 26-45

*“I have no vision per se; what I do know is that we DEFINITELY SHOULD NOT have more city offices. Our municipal government is sufficiently bloated as is.”*

-Port resident, 65+



*“Museum would be awesome”*

-Port resident, 26-45

*“A community and culture space”*

-Port resident, 18-25

*“Libraries are awesome, and can fill some of those other needs at least partially.”*

-Port resident, 26-45

*“A place to help the next generation flourish”*

-Port resident, 65+

*“It would be beneficial to the youth of Cambridge to learn more skills to improve in their development. Very few are prepared for extra curricular enjoyments in their lives. The young people also have very few learning programs to engage themselves during after school hours. A music/library center with proper teachers would enhance the lifestyles of the children”*

-Port resident, 65+

*“To meet the needs of the surrounding community, go door to door and ask, don't rely on this survey only. I would say mixed use, including drop in for unhoused, a place to come during the day. Also activities for older people who may need companionship. Camb needs preschool space also. Some areas for kids and teens, but again would do some door to door interviews in immediate area...”*

-Port resident, 46-65

*“Drop in center for all ages. Space for meetings, space for dancing. Port memorabilia on the walls. Couple of overnight rooms for teens, staffed. Cafe with food from commercial kitchen - see Haley House.”*

-Port resident, 65+

*“Not for developers, for the community”*

-Port resident, 26-45

*“serve the community”*

-Port resident, 65+

*“A beautiful museum featuring all the history of the port. Stories, pictures, memorabilia. A place where those who were pushed out of our neighborhood due to high cost of housing, could come and see where they came from. The port use to thrive with families, children, block parties, the High Stepper Drill team use to practice on the streets of the port. Please can we at least have a place where we can look at the fond memories of Port history!”*

-Port resident, 46-65

*“Area 4 has abundance if low-income housing & more in the future. We need & deserve more green space, trees, and garden space. Artists also are getting priced out of Cambridge- yhey deserve low- cost studio space. Snd they contribute to the health of our neighborhood.”*

-Port resident, 65+

*“It should welcome all ages in inter generational activities”*

-Port resident, 65+

*“Enclosed indoor space for dogs to gather and play.”*

-Port resident, 26-45

*“It would be a great place for students ( from k- college level ) to be able to study/ improve their reading and language skills. To have a place of internet access for student who don't not have a reliable internet. It would be nice for the FMA to have a public library branch next to them like all the other schools in the district seem to have.”*

-Port resident, 26-45

*“I just know rent is way too expensive in Cambridge, and encouraging new dense housing, particularly close to a transit station, is both the environmentally sustainable and pro justice thing to do.”*

-Port resident, 26-45

*“A library would be nice for the neighborhood”*

-Port resident, 46-65

*“It would be great to have some space where community groups could get together. (I'm in a dance group that would love a space we could use occasionally for ~practice.)*

*I'm also guessing we could use more homeless shelter capacity.”*

-Former Port resident, 26-45

*“I want to be able to dance there sometimes (with reserving the space)”*

-Non Cambridge resident, 26-45

*“It could be a great site for an engagement center where people can go and rest, have access to resources (such as showers, lockers, staff to help them access medical/behavioral health services, etc), and also potentially be used as a supervised consumption site as a means of promoting harm reduction practices in the city”*

-Non Cambridge resident, 26-45

*“A place for Regenerative Development training and community of practice. Connecting governance, environmental, educational, businesses, infrastructural entities in a way builds value for all capitals, in service to bio-regional health”*

-Non Cambridge resident, 26-45

*“We lost a vital space for local musicians, artists and small businesses when the city failed to prevent the new owner of the EMF building from evicting all of the tenants who had been there for years. At the same time, the Boston metro area is lacking accessible spaces for musical and other performance. A community performance space, possibly also with some rental rehearsal rooms would be a great way to fill the void left by the EMF building and other creative spaces, with a chance to make it even more accessible to the community (all ages venue would be awesome).”*

-Non Cambridge resident, 26-45

*“Address homelessness, substance use, food insecurity”*

-Non Cambridge resident, 26-45

*“A space for community benefit is best.”*

-Non Cambridge resident, 26-45

*“Community gathering and resource space”*

-Non Cambridge resident, 46-65

*“Could be a space that helps people start businesses”*

-Non Cambridge resident, 65+

*“Divide the space into creative spaces that can be leased . 1 room for art glass, one for painting, one for ceramics, one for fibers, one for music, etc. Have an exhibition space.”*

-Non Cambridge resident, 26-45, employee of the Windsor Street Clinic

*“New space for Windsor preschool!”*

-Non Cambridge resident, 18-25

*“Hi! I am a teacher at a Windsor Preschool. I really wish we had our own place with a little gym for the preschool kids. It will be nice to get not only a more convenient location for the school, but also a bigger school where we will be able to help the community by having more children.”*

-Non Cambridge resident, 26-45, teacher at Windsor Preschool

*“It would be great if it served at risk populations.”*

-Non Cambridge resident, 26-45

*“The problem of homelessness is a huge topic that the city of Cambridge should address. I believe turning this building into a homeless shelter will be beneficial for those who desperately need it.”*

-Non Cambridge resident, 26-45

*“Cambridge is full of talented minds. Having a place to let their imagination wild would be awesome.”*

-Non Cambridge resident, 26-45

*“We need more options for homeless or mentally ill other than ER or prison.”*

-Non Cambridge resident, 65+

*“Arts center/ open space for artists or community members to host events”*

-Non Cambridge resident, 18-25

*“Honestly I feel this survey doesnt make sense without providing more info about neighborhood needs, and a shory justification for each proposal. Maybe a series of public forums to learn more?”*

-Cambridgeport resident, 46-65

*“Musuem”*

-Riverside resident, 26-45

*“Newtowne court is severely lacking in a sense of community. Repurposung the building into something that engages the neighborhood might revive the cambridge spirit.”*

-Avon Hill resident, 18-25

*“Commercial kitchen - there are many home chefs and giving them a license kitchen to operate out of would open a lot more doors for them.*

*Branch Library: Cha residents having access to digital or print material, computers, and different programs library's do is vital for their growth. The library can host so many workshops for all ages. I can also see them creating a (nook) space specific programs like Friday Night Hype so young people can gather, connect & learn.”*

-Coast resident, 26-45

*“Our biggest challenge as a city is housing. We should use the opportunity for creating more here.”*

-Mid Cambridge resident, 26-45

*“A library would be amazing for the neighborhood. I believe free knowledge is the best way to elevate a community”*

-Kendall Square resident/MIT student, 18-25

*“If it became a homeless shelter, I would want to see mental health and addiction services located in the facility so that people staying there could get connected to the services that they need. Perhaps a local business or pop up could operate out of a section of the ground floor? I would have to know more about the space inside to know if that could work.”*

-Mid Cambridge resident, 26-45

*“It would be great to have a multi use space that includes community gathering or party/activity space (including things like dance or fitness classes and rental space for birthdays and the like) and there is always a need for more daycare in the area!!”*

-Mid Cambridge resident, 26-45

*“[Equity Roadmap](#) is looking for building to expand its programming. Equity Roadmap is a non profit that currently runs a program called Friday Night Hype, which connects Cambridge youth to equitable opportunities through therapeutic, educational, structured activities, and new positive relationships through mentorship. We are looking to expand this program. We are also looking for a permanent building to use for our events.”*

-Mid Cambridge resident, 26-45

*“It seems like a great opportunity to open a city run early childhood center to help meet our long held goal of universal pre-k.”*

-North Cambridge resident, 26-45

*“Weightlifting”*

-Cambridgeport resident, below 18

*“it would be amazing to have some of this space replace the practice space’s that were lost when EMF closed!!”*

-Mid Cambridge resident, 26-45

*“Personally I feel like we could really bring life to this space and make the area more lively. And to do so I feel like having either a library or museum would be a great fit!”*

-Cambridgeport resident, below 18

*“Helping more people who do not have the resources!”*



-North Cambridge resident, 18-25

*“Anything to bring the community together, but I always like to see educational-related facilities.”*

-East Cambridge resident, 26-45

*“I see a soulfood”*

-Cambridge resident, 26-45

*“I would like this space to be used for the community.”*

-North Cambridge resident, 26-45

*“Mixed use, green jobs workforce development center”*

-Mid Cambridge resident, 26-45

*“Building community through eco ecology”*

-Wellington-Harrington resident, 46-65

*“I would love the teen media program to be able to have an actual big space for all of there stuff”*

-Cambridgeport resident, 18-25

*“Turn it into a gym”*

-East Cambridge resident, 18-25

*“Youth Center”*

-Cambridgeport resident, 65+

*“we need safe spaces specifically for African Americans as part of reparations. We also need spaces developed where Black, Brown, Indigenous people can gather to learn horticulture, urban agriculture, and responsible consumption as part of repairing harm through public health, safety, & education programming. I have developed a program that centers Black, Brown, Indigenous people to learn horticulture, agroecology, to know your rights & responsible consumption of cannabis via 'Grow to Consume'. (website currently under development). Program has Black, Brown, Indigenous educators to guide people seeking to learn land practices in a safe space.”*

-North Cambridge resident, 26-45

*“The Port is thee most diverse neighborhood in the City. The space should be used to strengthen this diversity.”*

-Cambridgeport resident, 65+

*“Something to benefit the community here”*

-Cambridge resident, 26-45

*“Community space, kids and seniors programs”*

-East Cambridge, 26-45

*“My wife is an artist who has to travel miles to her rented studio. There are many, many artists in cambridge who would benefit from having a studio, and the community at large*

*would benefit from having them working here. Her email address is below and she would love to talk with you and be involved.”*

*-Cambridgeport resident, 26-45*

*“I’d love to see it be a communal space used to benefit the residents”*

*-North Cambridge resident, 26-45*

*“My vision is to create a live music venue with integrated live streaming abilities. A place for a wide range of music performers can present and capture their art.”*

*-North Cambridge resident, 46-65*

*“This is close to an elementary school so adding a much needed preschool would be great”*

*-Harvard Square resident, 26-45*

*“It could be a great place of business. Where people are able to be creative as well. Maybe make it a theater for acting.”*

*-Cambridge resident, 26-45*

*“Client based. We meet people where they’re at, a place for people to receive resources and have employees aid them with things on a wide spectrum from housing to substance abuse to sex work. Giving the proper referrals, documents, resources... a safe space where 18 & up can access things without shame or embarrassment... Volunteers and paid employees... A youth center for adults.... Basically. MORE RESOURCES TO BE OFFERED TO CLIENTS THAT THEY CAN ACCESS RIGHT THERE, MORE SOCIAL INTERACTION, AND MORE COMMUNITY BUILDING.”*

*-Inman Square resident, 26-45*

*“2nd idea = respite*

*Right now only options for police when encountering a person experiencing mental distress are the hospital (which cannot be forced unless a very severe situation) or jail if arrestable incident (examples = yelling and/or passersby feeling intimidated, (probably considered "disturbing the peace"), or (for someone who is unhoused), - occupying or sleeping in the entrance of a private restaurant or business--even if the building is vacant (yes--that happens) (considered "trespassing"). A respite is vitally needed.*

*3rd idea = supported housing*

*Supported housing instead of a homeless shelter---"Housing First" houses people "where they are" (in terms of their mental status or current issues); then, once housed, they have a much better chance to work on their issues to be able to resume a healthy life. ("Housing First" vs. "goal-achieving first" which is the old standard which has proven ineffective for a large population. "Goal-achieving" first means the person does not qualify for housing until they meet certain life goals. There is a segment of the population that will not go to homeless shelters (even in the freezing cold).”*

*-Cambridgeport resident, 46-65*

*“Early childcare (birth to preschool) is astronomically expensive in Cambridge and families are moving out of our city because of long, long waitlists. Let's make Cambridge a model for the future by creating an affordable daycare center - maybe hooked together with a preschool and center for arts & music. We'll keep families in Cambridge and allow women to continue working.”*

*-Cambridgeport resident, 46-65*

*“A space to provide refuge or enrichment for those who do not have the monetary means to achieve such things on their own”*

*-Inman Square resident, 18-25*

*“Whatever the use, my vision is that the historic exterior will be restored.”*

*-Harvard Square resident, 46-65*

*“Cambridge needs cheaper housing, preferably rent controlled. I don't care how ugly the new building is.”*

-Cambridgeport resident, 18-25

*“Volunteer run classes including recreational and occupational intro courses”*

-Wellington-Harrington resident, 26-45

**Do you have any more thoughts or questions?**

*“A center to build community”*

-Non Cambridge resident, 46-65

*“A live music venue would bring valuable tax dollars to the community while create a community gathering spot. Music matters.”*

-North Cambridge resident, 46-65

*“Although long discontinued from its original purpose as a school, this is one of the oldest unaltered 19th c. schools in the Commonwealth, and its historic preservation is critical.”*

-Harvard Square resident, 46-65

*“Anything is better than more million dollar condos.”*

-Port resident, 26-45

*“Art and trees and quiet spaces are needed in this most : dense, garbage-laden & noisy part of Cambridgr”*

-Port resident, 65+

*“Can we visit the building? I walk by it often and have always been curious of the actual space. That may help for inspiration. Any outside space? Parking space?”*

-Port resident, 46-65

*“definitely would not like to see this space used for city office”*

-Port resident, 65+

*“email me when you choose”*

-Newtowne Court resident, below 18

*“Estimated timeline?”*

-Port resident, 26-45

*“good luck with your survey; in truth, I defer to people who are nearest the building re its use.”*

-Port resident, 65+

*“Good luck!”*

-Inman Square resident, 18-25

*“Great job with your outreach and this survey! I didn’t know what the deal was with that building but I’m into it. I’m not opposed to a homeless shelter but I’d suggest emergency family housing vs. a wet or dry drop in shelter given it’s location right across the street from public housing / family housing.”*

-Port resident, 46-65

*“Great work!”*

-Wellington-Harrington resident, 46-65

*“How soon you gonna start the process?”*

-Cambridge resident, 26-45

*“I appreciate the efforts to get community input!”*

-Port resident, 26-45

*“I belong to Cambridge NAMI.”*

-Non Cambridge resident, 65+

*“I honestly wish to properly make use of the building where the community specially the lower/middle class will be benefitted.”*

-Non Cambridge resident, 26-45

*“I wanna know when I local areas have meetings about this there’s no advertisement other than people walking around to let people in the neighborhood know is the city of Cambridge and the people that control the money trying to keep it for themselves or just trying to distribute it to a fund or a building that we have no use for in this community”*

-Newtowne Court resident, 26-45

*“I would be happy to be an inaugural tenant, and helped run creative spaces in Boston and Somerville”*

-Employee of Windsor Street Clinic, 26-45

*“I’d be happy to help.”*

-Cambridge resident, 46-65

*“I’m very excited for what’s to come!”*

-Cambridge resident, below 18

*“Ideally whatever it turns into should help homeless.”*

-Non Cambridge resident, 26-45



*“If the city is going to allow private cannabis businesses to sell cannabis it must invest in public spaces for where programs can teach residents as part of public health, safety, & education. Since legalization of cannabis racial disparities have increased up to 116x higher for Black people. Our county, Middlesex is 6.5x higher.*

*Whose right is it to consume? Whose right is it to grow?*

*20% of Cambridge's Black population are homeowners and 80% are renters. It also says that just 6% of Cambridge's owner-occupied housing units are owned by Black people while 79% are owned by white people.”*

*-North Cambridge, 26-45*

*“If this turns in to housing/condos AT LEAST let it be affordable housing so people in the area can live.”*

*-Inman Square resident, 26-45*

*“If we need a homeless shelter and the space is good for it, we should probably do that, just... it's selfish: NIMBY :-(  
I don't have kids and have no idea about the local preschool options available. That is also a great option.”*

*-Port resident, 26-45*

*“Is this connected with any other other process around this builoding? Are you aware whether / how the City (CDD) has been dealing with this?”*

*-Port resident, 65+*

*“It think it is important that Cambridge provide more affordable housing, homeless shelters, community kitchens, and other resources for the community experiencing homelessness. So I hope that even if the space is used for other things, pressure can be put on City Council to do more on that in other spaces. This is a historical space and brings with it certain values that are worth upholding to maintain pride, to push forward multiple efforts for social justice, and unite us as we collectively face climate change. I hope it doesn't need to be an EITHER/OR - support housing efforts OR community pride/organizing. It is the responsibility of the Council to do both. I just think that this building - especially because of its age, history, and location - is well-suited to situating us in history and looking forward to a better future.”*

*-Port resident, 65+*

*“Just please allow a museum so that all of the history throughout the city of Cambridge can be admired by all”*

*-Port resident, 46-65*

*“Many local musicians enrich all our lives while investing heavily out of their own pockets from their day jobs to keep their music and bands going.... they’re supporting themselves, paying their taxes, AND investing in the arts. How does the city plan to support them? we are losing independent venues and practice spaces all the time - will Central Square as our “cultural district” still have meaning in another five years? there’s also very little year round infrastructure to support hip hop specifically in Cambridge- would be interesting to see if this space could build on some of what is offered by Cambridge Community Center.”*

-Mid Cambridge resident, 46-65

*“Opportunities at 105 Windsor Street should be available with enthusiastic outreach to economically challenged members of the community. For example, if a Center for Arts and Music were there, perhaps scholarship money could be made available to low-income residents. If a Center for Urban Agriculture and Eco-Entrepreneurship were there, perhaps advertising could encourage endeavors by low-income neighborhood youth. A person with a strong background in communications should keep the community informed and welcomed to whatever groups and organizations that find a home at 105 Windsor! Thank you for asking for my and my neighbors' opinions :) “*

*-Port resident, 65+*

*“Please do not put something there that will not be useful to anyone in the community.”*

*-Port resident, 18-25*

*“Please engage long term residents and new ones, and get us in the same room so we can learn what we need to feel alive and how we can appreciate each other.”*

*-Port resident, 65+*

*“Please let me know any upcoming meetings!”*

*-Port resident, 46-65*

*“Really surprised housing wasn't on the list nor anything about sustainable building.”*

-Port resident, 46-65

*“Rooftop gardens!”*

-Mid Cambridge resident, 26-45

*“Strip clubs are a great source of income and youll get mad street creds”*

-Port resident, 18-25

*“teen/ youth center”*

-Cambridgeport resident, 46-65

*“Thank you for involving the community in this process!”*

-Mid Cambridge resident, 26-45

*“Thank you for putting this survey together!”*

-Port resident, 26-45

*“Thank you for surveying us!”*

-Port resident, 26-45

*“Thank you for your work and good luck!”*

-Port resident, 65+

*“Thank you so much for opening the discussion up to the community!!”*

-Cambridgeport resident, 46-65

*“Thanks for doing this.”*

-Harvard Square resident, 26-45

*“Thanks!”*

-Mid Cambridge resident, 26-45

*“The outdoor space in this neighbourhood is extremely unfriendly, due to high levels of noise pollution, high traffic volume and speed especially on Washington Street, few trees, ugly, narrow sidewalks, etc. It is a neighbourhood to be walked through as quickly as possible, not enjoyed, and it does not create any sense that it was designed for people. I think building a community centre should involve a more human-centric street system.”*

-Port resident, 46-65

*“The space would be great for some type of neighborhood use.”*

-Port resident, 46-65

*“What is the timeline for this space”*

-Port resident, 26-45

*“What will the space next to it be turned into? (Where the bistró café used to be)”*

-Port resident, below 18

*“What's the timeline for making the build active?”*

-Port resident, 46-65

*“When will the use of the building be decided? Who makes the decision?”*

-Cambridgeport resident, 46-65

*“When will this project be completed ?”*

-Port resident, 26-45

*“Who is funding this project?”*

-Port resident, 65+

*“Will this building remain owned and operated by the city?”*

-Port resident, 26-45

*“Would be happy to get involved in planning, regardless of what community chooses.”*

-Port resident, 26-45

*“Would love to hear the end results and how the space will get utilized”*

-North Cambridge resident, 26-45

*“Yes, seeing this flyer brought me joy, as my first adult job was at 119 Windsor and my desire to become a nurse started here. I have fond memories of this building and I still work and live, close by. Hopefully the building could be preserved into a museum highlighting the community that surrounds it and myself who went to 119 as a child.”*

-Port resident, 46-65