

Charles Square Garage—Cambridge, Massachusetts



Charles Hotel Garage, located in the historic Harvard Square in Cambridge, MA, is a 500-space two-level garage located beneath a mixed-use complex of a luxury hotel, condominiums, retail and a commercial tower. The garage roof supports an exterior courtyard at street level and an interior raised courtyard, each of which regularly host placemaking activities. The garage offers free EV charging, bike sharing, tire inflation, and an innovative small car discount program.

FAST FACTS

Parking Spaces:

- Garage capacity 500 spaces
- 12 reserved spaces for car sharing by Zipcars.
- 16 reserved spaces for low emitting and fuel efficient vehicles.
- 4 reserved spaces for alternative fuel vehicles.
- 2 level-One and 1 level-Two EV charging stations.
- 6 free rental bicycles for hotel guests.

Energy Efficiency:

- High efficiency LED lighting yielding the highest light power density (LPD=0.065).
- Energy consumption offset with RECs purchasing.






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Management

- Extensive recycling program with a high participation rate.
- Green cleaning practices with electric sweeper and pressure washing.
- EnergyStar portfolio Manager monitoring of energy use.



Programs

- Active Placemaking with two publicly accessible courtyards and year-round public events including farmer’s market in Spring, Summer and Fall and an ice-skating rink in Winter.
- A free bike share program for hotel guests and a nearby public bike share station
- Prolific green marketing program inside garage as well as online



Technology & Structure Design

- Demand-controlled, sensor activated ventilation system.
- Energy consumption offset with renewable energy credits (RECs).
- Innovative and automated small car discount program and small car reserved spaces

