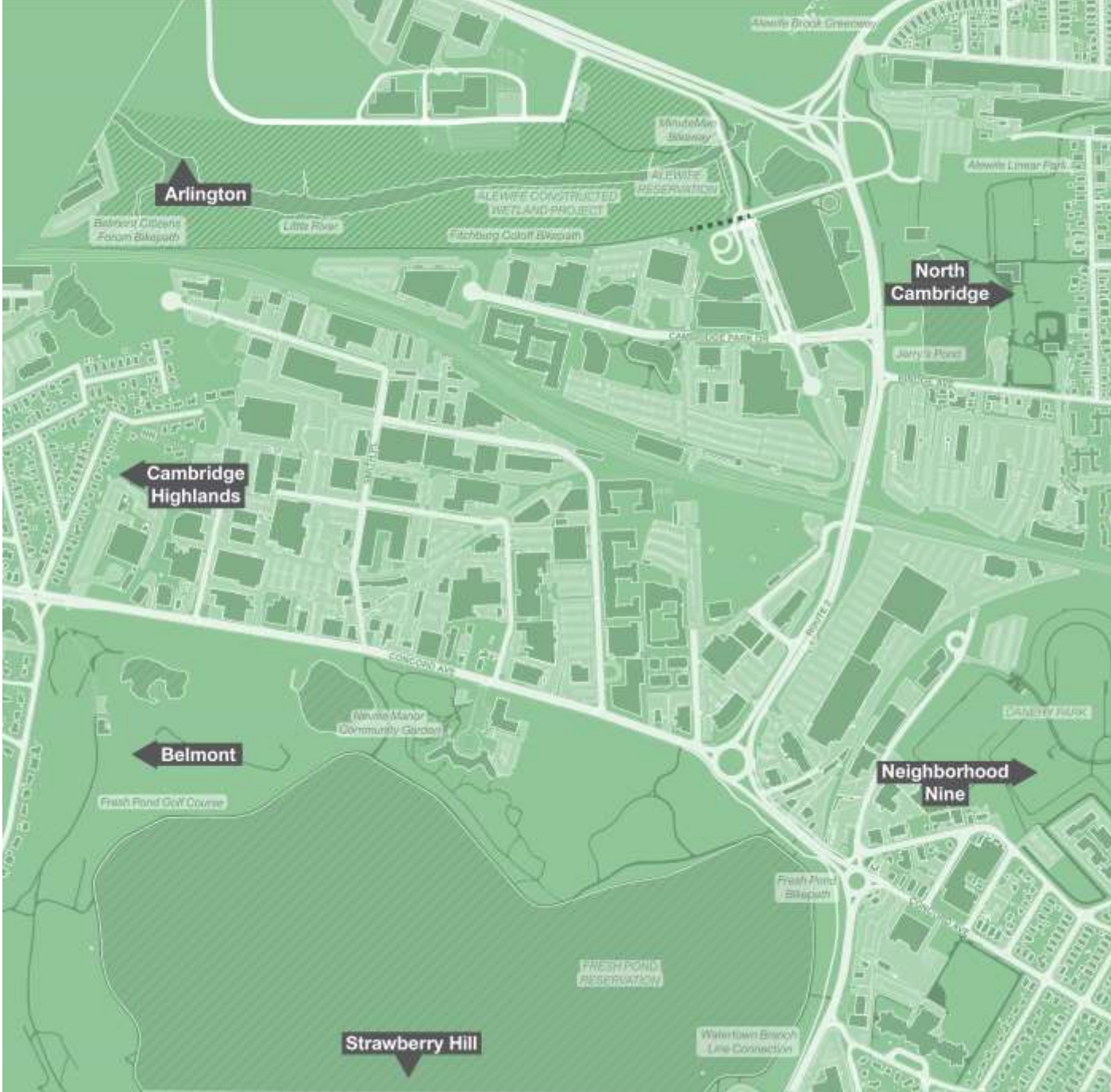


# Alewife Workshop: Visioning July 21st, 2016

**ENVISION**  
**CAMBRIDGE**



# Agenda

## Purpose of the workshop

### What we've heard

### Citywide visioning

- Core values that have emerged through this process
- Vision statements

### Alewife

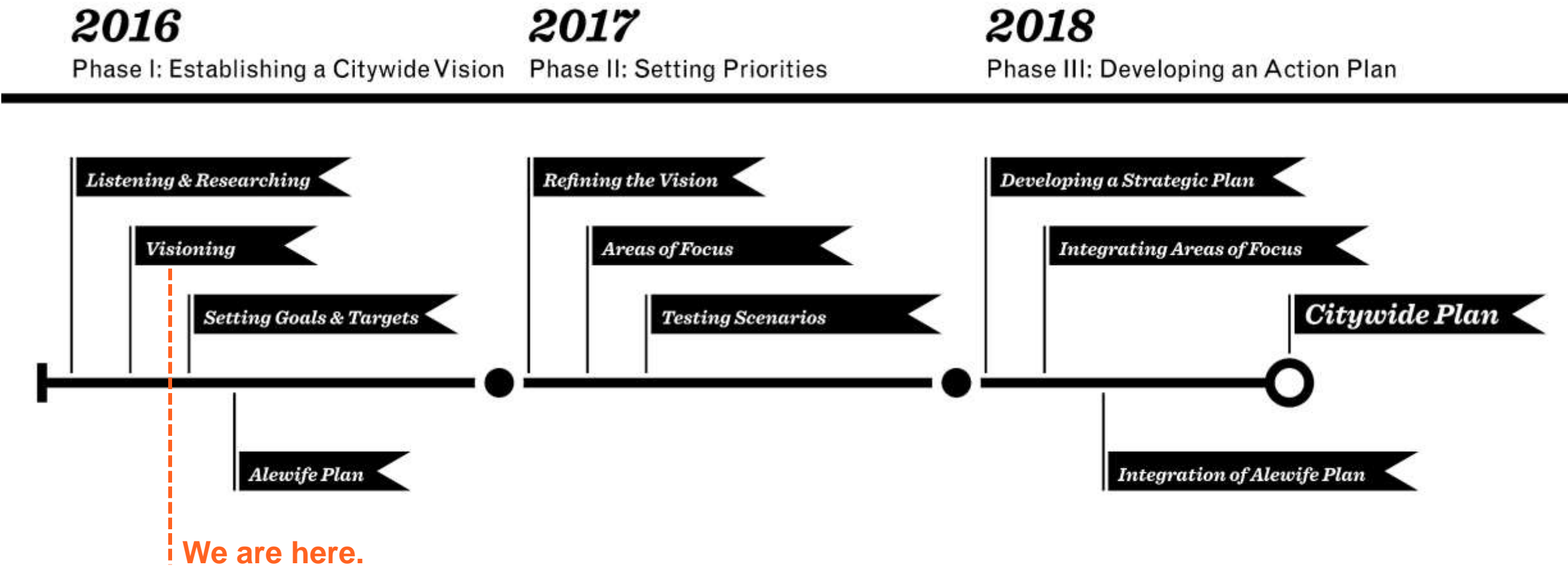
- Past plans and studies for Alewife
- Existing conditions

## What we'll do in today's workshop

- How this workshop will run
- Core Values
- What do these core values mean for Alewife
- Readouts

## Wrap-up and next steps

# Project schedule



# What We've Heard & Citywide Visioning





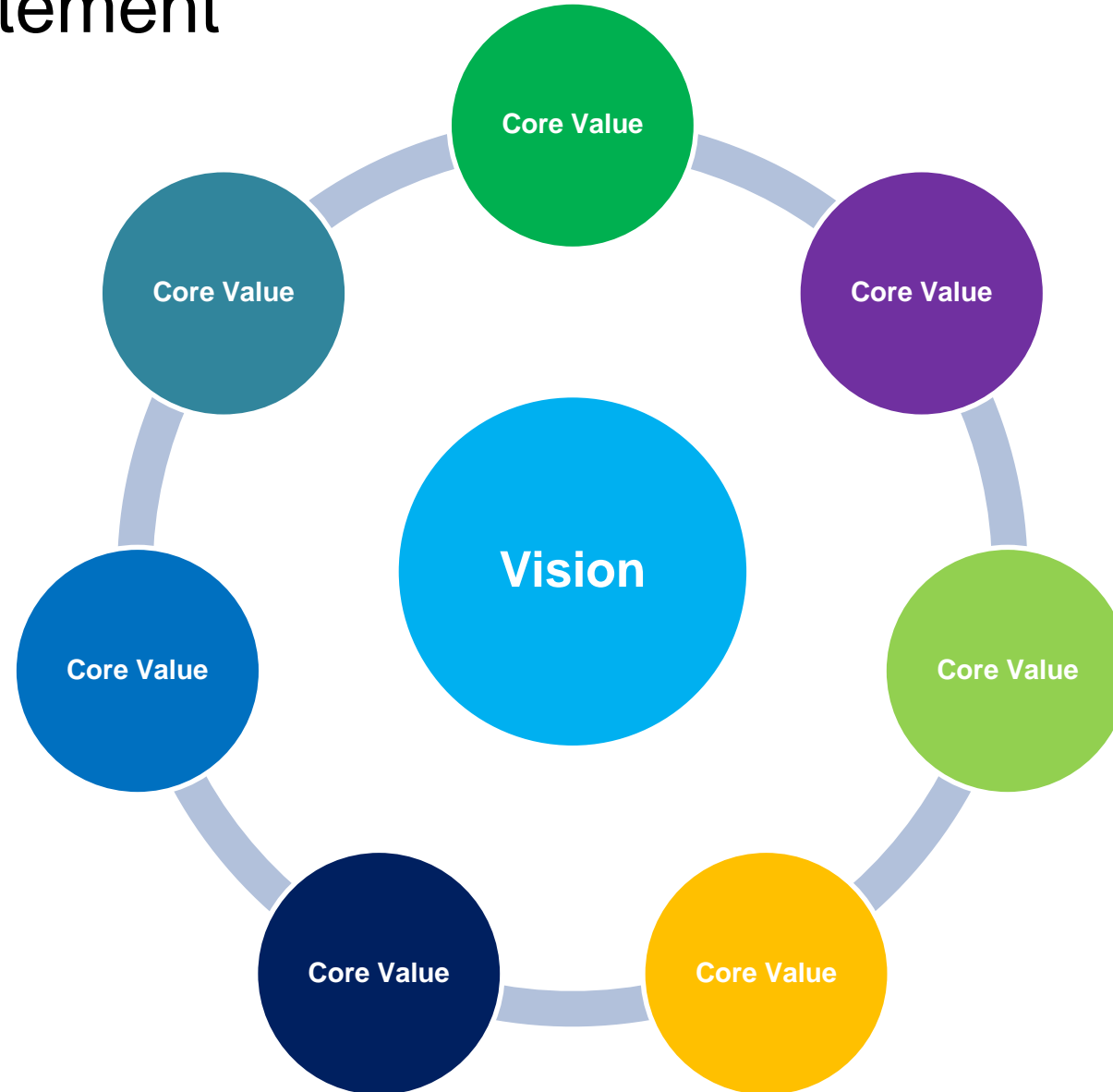
# Pieces of a vision statement

## **Vision**

What we want to be

## **Core Values**

What is important to us



# What themes came up in the listening phase?

- Diversity
- Affordability
- Makes spaces for everyone
- A sustainable environment
- Thriving economy
- Opportunities for all
- Resilient communities
- Improve livability
- Improve transportation
- Better housing options
- Diversity of retail
- Economic vigor
- Shared prosperity
- Shared opportunity
- Strong city and community services

“Having **affordable housing** available is critical to the fabric of the community.”

“Make Cambridge a **net zero** city and model for the nation and the world.”

“Opportunities for Cantabrigians of **all types and education levels**.”

“**Beyond housing**, the citywide conversation and planning efforts need to be better synthesized in how **open space, health, transportation**, etc. become collectively woven.”

“Do not forget about **middle-class families**.”

“**Preserve the character** of the neighborhood while expanding housing options to keep up with growth.”

# Which core values are emerging as key to our vision?

- **Livability**
- **Equity**
- **Sustainability and Resiliency**
- **Economic Opportunity**
- **Diversity**
- **Community Health & Well-being**
- **Learning**

# Vision statements

Cambridge will be an open-minded, forward-looking city, where visitors feel welcome, and neighbors feel proud of their home and connected to one another.

Cambridge aspires to be a city where we build a just and democratic community where all voices are respected and heard, and we work together to always protect the opportunity for the least among us to live and prosper in Cambridge.

Cambridge is a community where there is equal opportunity for the diverse people who live here. They live in harmony, in a healthy, rich cultural environment that respects their diverse traditions.

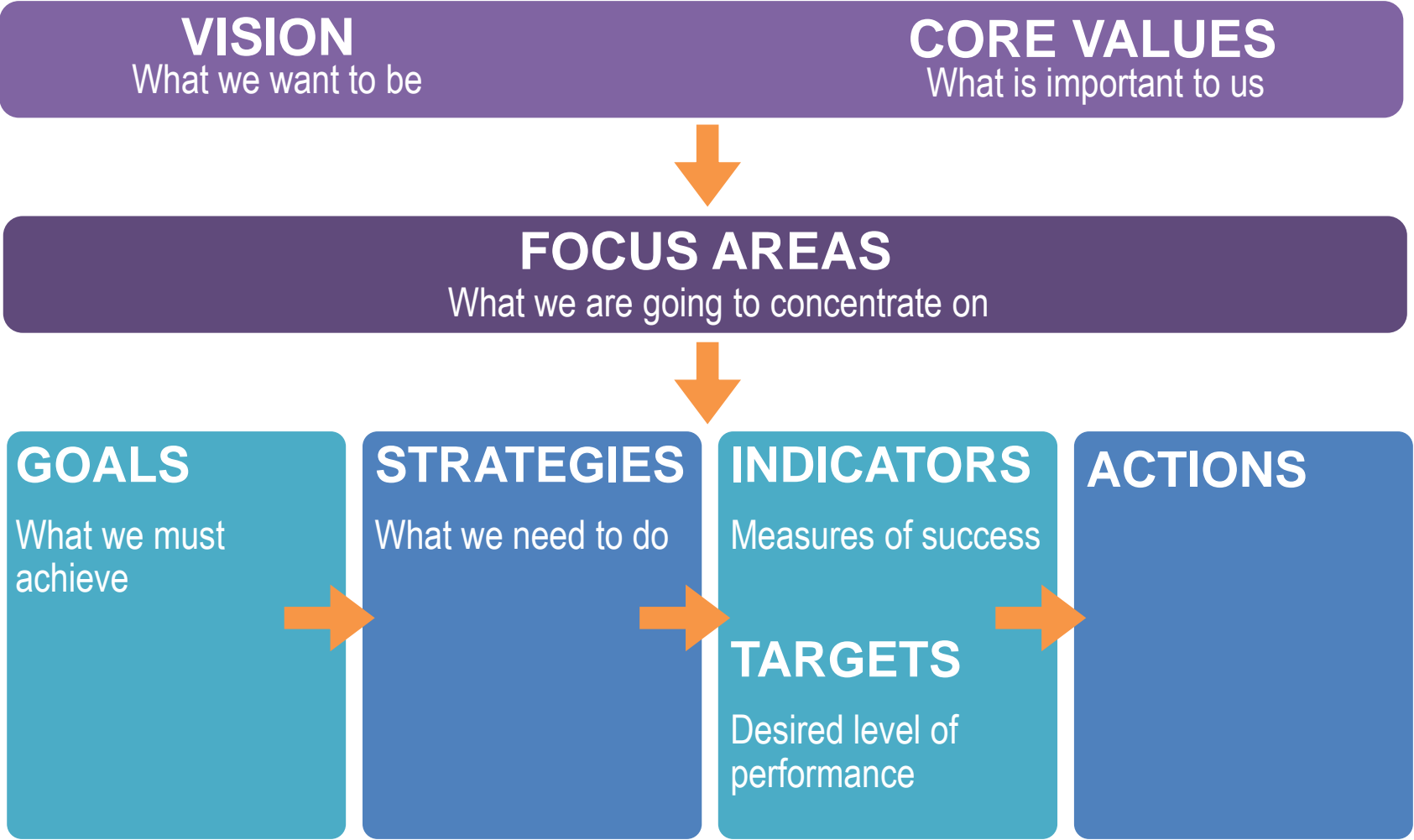
Cambridge will actively support and foster a strong and resilient community that values livability for diverse populations, social equity, economic opportunities, and sustainability.

Cambridge is a wicked smart city that pushes boundaries and welcomes all.

Cambridge is a dynamic and evolving community that provides world-class opportunities for all and demands inclusion, cultural & economic diversity, and embraces lifelong learning.



# How this leads to the citywide plan



# Alewife working group meeting (June 14, 2016)

## **Affordability and housing**

- Affordability is a major concern.
- There are questions around the balance of housing and retail, both existing and new.

## **Mobility and transportation**

- Traffic is a regional issue, and will require coordination with other cities and agencies.
- The T Station might be improved, through either physical improvements to the facility or connections to the commuter rail.
- It can be unpleasant to travel by car, and more so by foot or bike.

## **Environment and sustainability**

- Jerry's Pond is a way to reconnect to nature, and is underutilized.
- New or improved open space might be linked development in the floodplain.

## **Urban Form**

- The housing that has been built is not well-integrated into the neighborhoods.
- Create a unifying element like a square

# Alewife: Past Plans and Existing Conditions



# Concord Avenue along Fresh Pond Reservation



**Roadway lack adequate sidewalks, tree planting, and other public amenities / 1979.**  
(Source: Alewife Revitalization. Alewife Urban Design Study Phase II)



**Concord Avenue, improved sidewalk and addition of bike line / 2016.**  
(Source: Google Earth)



# Alewife Revitalization Plan (1979)

## Vision:

- New center for research and development.
- The plan aimed to benefit citizens by creating job opportunities, increasing the city's tax base, removing visual blight and ecological hazards, and by adding useable open space in the area.



**Alewife Urban Design Plan**

(Source: Alewife Revitalization. Alewife Urban Design Study Phase II)



# Concord-Alewife Planning Study (2005)

## Vision:

- Create a people-oriented sense of place and developing a neighborhood “heart” for people who live, work, play, and shop in Alewife.



**Concord Alewife Concept Plan (2005)**

(Source: Concord-Alewife Plan. A report of the Concord-Alewife Planning Study, November 2005)



# Concord-Alewife Planning Study (2005)

## Plan's Implementation:

- Incentives for residential development have created a more mixed-use district.
- Developments have been required to contribute to the creation of a bicycle/pedestrian bridge across the railroad tracks: 1) with dedicated landing locations for a bridge, and 2) with funding for the design of the bridge.

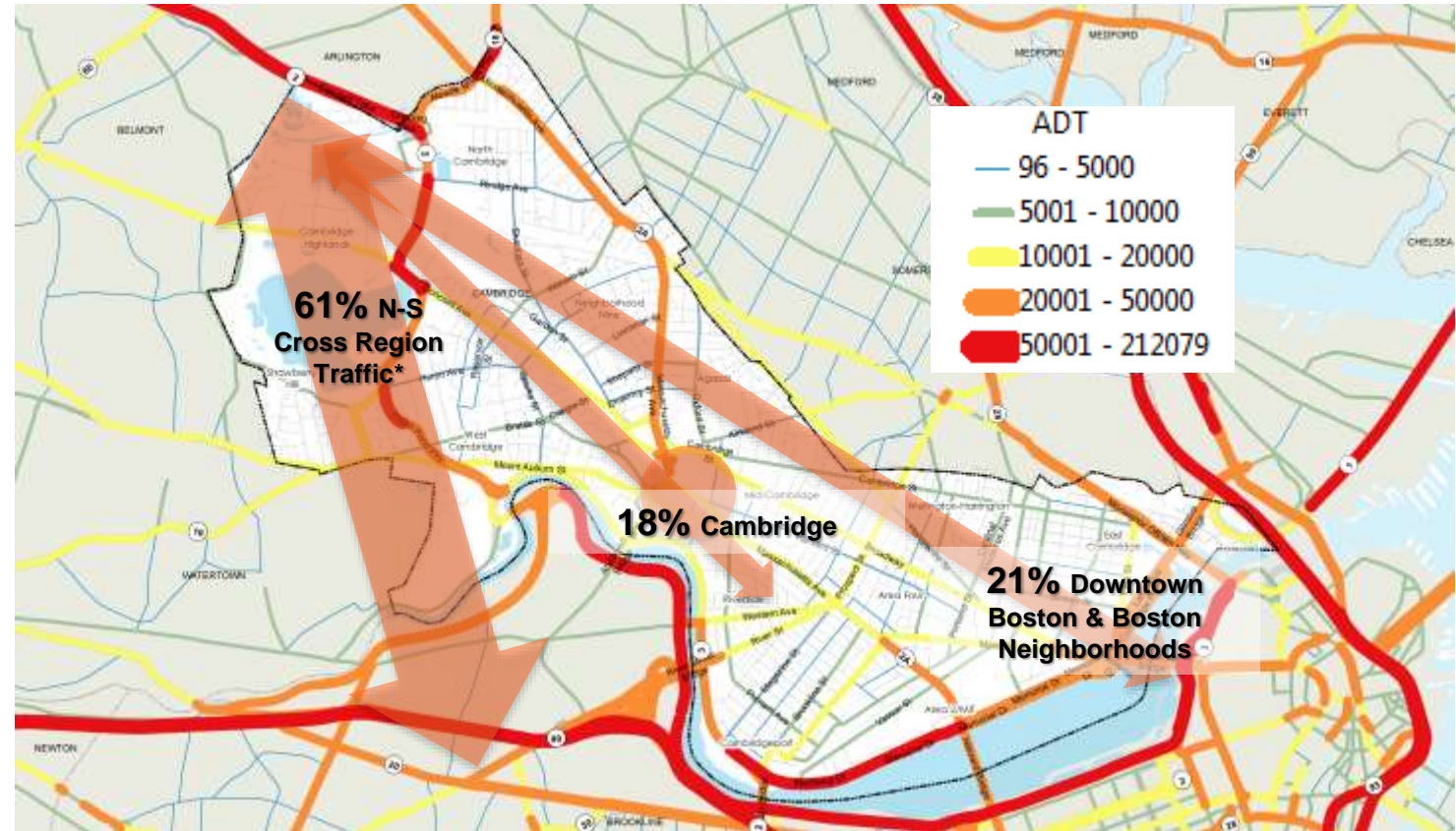


**Alewife Urban Design Plan**

(Source: Alewife Revitalization. Alewife Urban Design Study Phase II)

# Alewife Transportation Update (2014)

- There is a lot of people going through Cambridge to other employment centers.
- 82% of vehicle trips through Alewife are thru-trips.
- Traffic congestion in Alewife is part of a regional transportation problem.
- Lack of coherence/ connectivity in traffic patterns.
- Update from 2006 Study



## Average Daily Traffic

(Source: ADT data: MassDOT. Through traffic data: City Council Transportation Committee presentation on Alewife Transportation. Data from Boston Region MPO regional transportation model).



# Traffic Congestion in Alewife



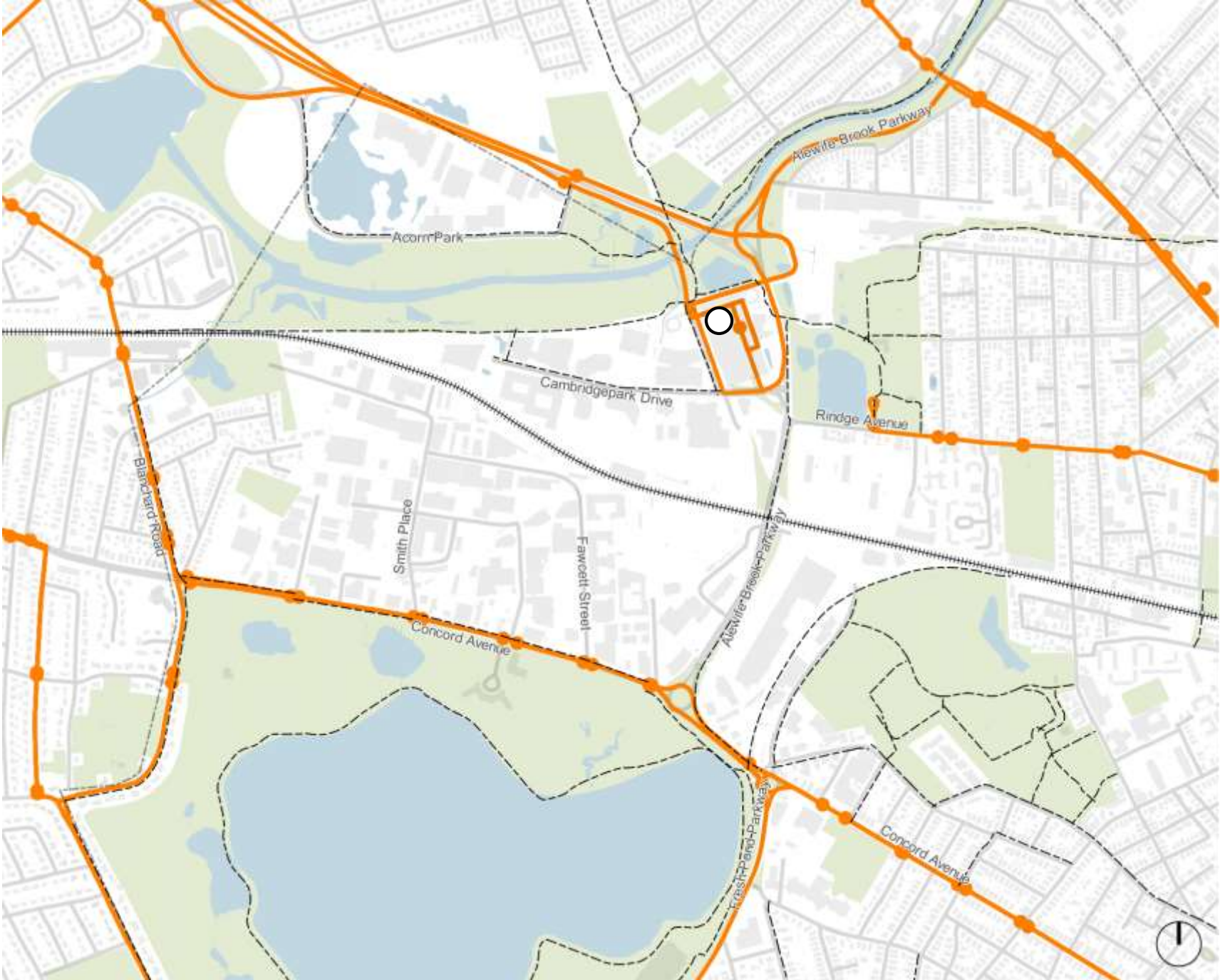
**Traffic Congestion on Alewife Brook Parkway / 1979.**  
(Source: Alewife Revitalization. Alewife Urban Design Study Phase II)



**Traffic Congestion in the intersection of Alewife Brook Parkway and Route 2 / 2015.**  
(Source: [www.bostonglobe.com](http://www.bostonglobe.com))

# Mobility

- Transit**
- MBTA Alewife Station
  - ++++ Commuter Rail
  - MBTA Bus
  - MBTA Bus stops
  - Bike Lane





# Flooding



**Flooding in Fawcett St / 2014.**  
(Source: <https://freshpondresidents.org>)

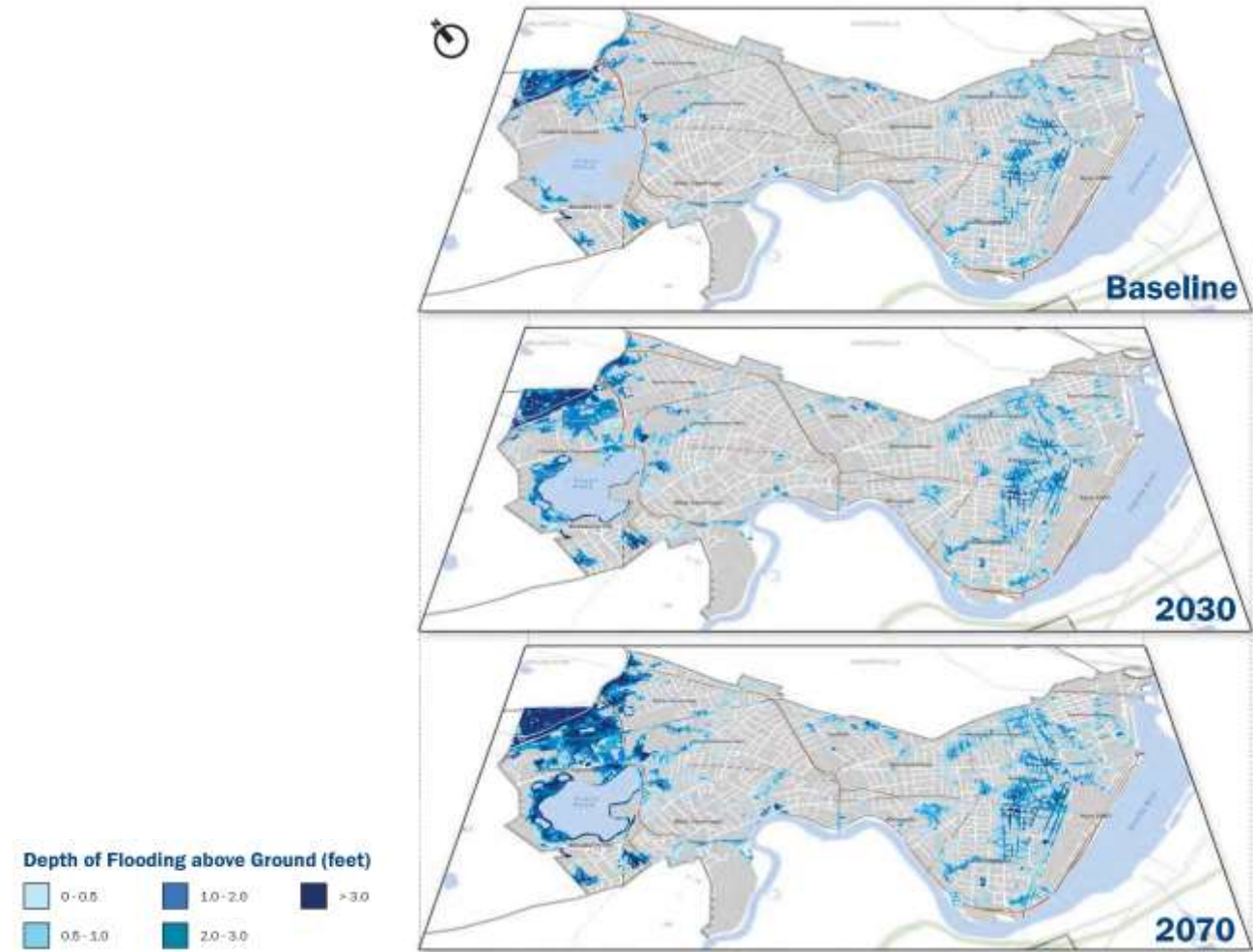


**Cambridge Park Drive / 2016.**



# Climate Change Vulnerability Assessment Report (2015): Inland Flooding

- Alewife is one of the most vulnerable zones.
- The Concord-Alewife area falls in within the Mystic River watershed.
- Impervious surfaces contribute to flooding problems (surface parking).
- Precipitation-driven flooding is likely to become more frequent, expansive, and deeper.
- Cambridge has joined Belmont and Arlington to form the Tri-Community Working Group, which addresses flooding issues that involve all three cities.



**Inland Flooding – 100-year 24-hour storm**

(Source: Kleinfelder with manhole flooding by MWH, riverine flooding by VHB, November 2015)



# Comparing Flood Elevations: 70 Fawcett Street

- Designing for flood elevations will have an impact on urban form.

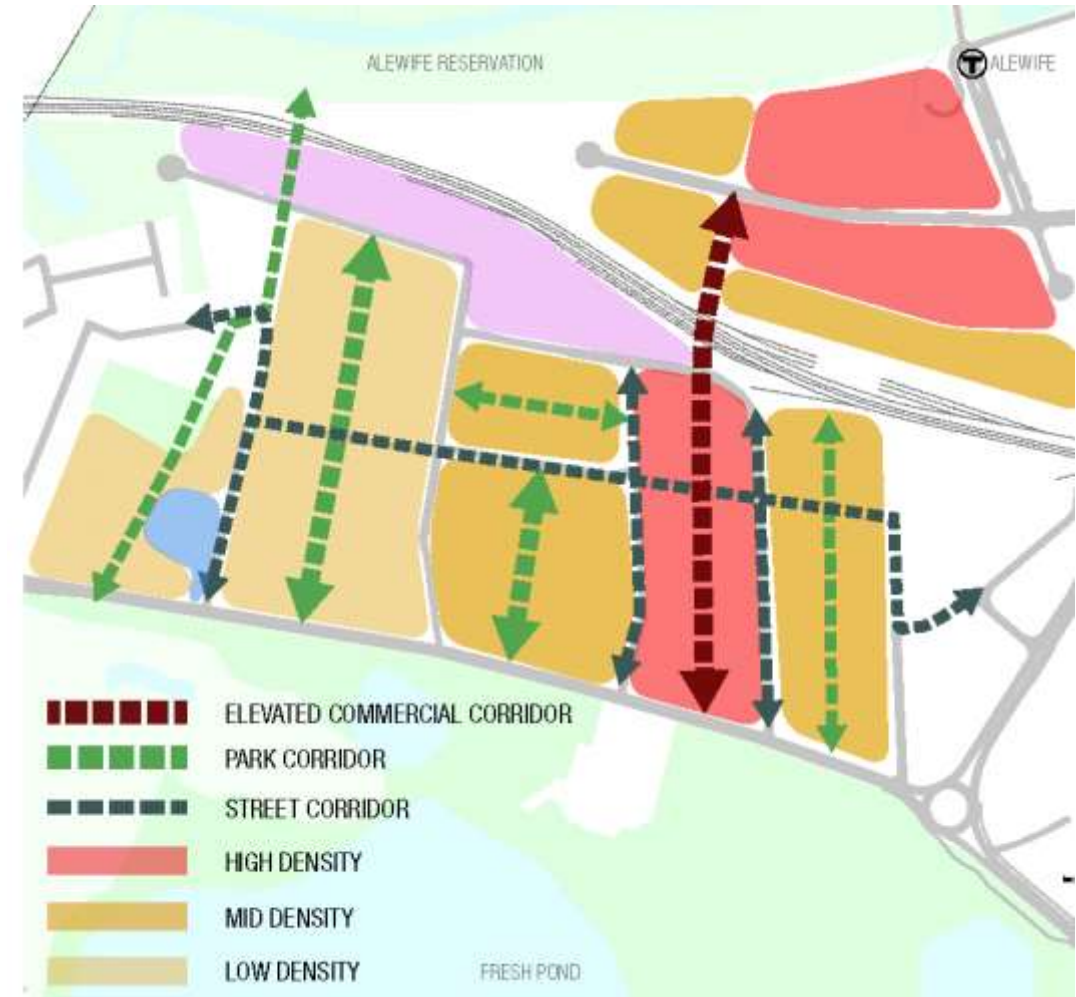
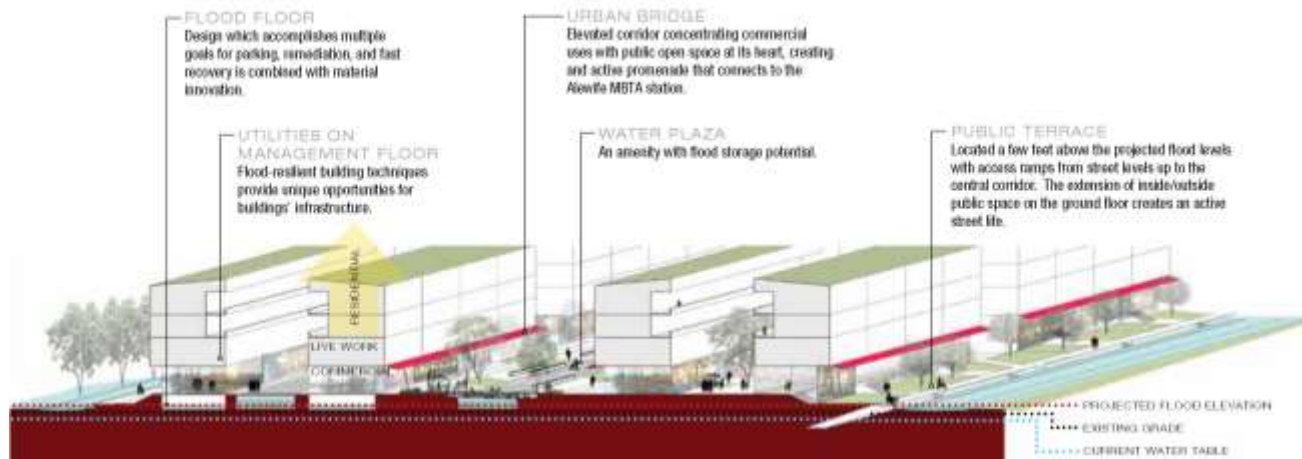


Flood Elevation Legend (feet-CCB):	
2070 100 YR SLR/SS = 22.5'	<div></div>
FEMA 500 YR = 22.4'	<div></div>
2070 100 YR PRECIP = 20.6'	<div></div>
2030 100 YR PRECIP = 19.2'	<div></div>
FEMA 100 YR = Not in FEMA 100 YR	

(Source: Produced by Kleinfelder for the City of Cambridge, 2016)

# “Living with Water” and the Design Community

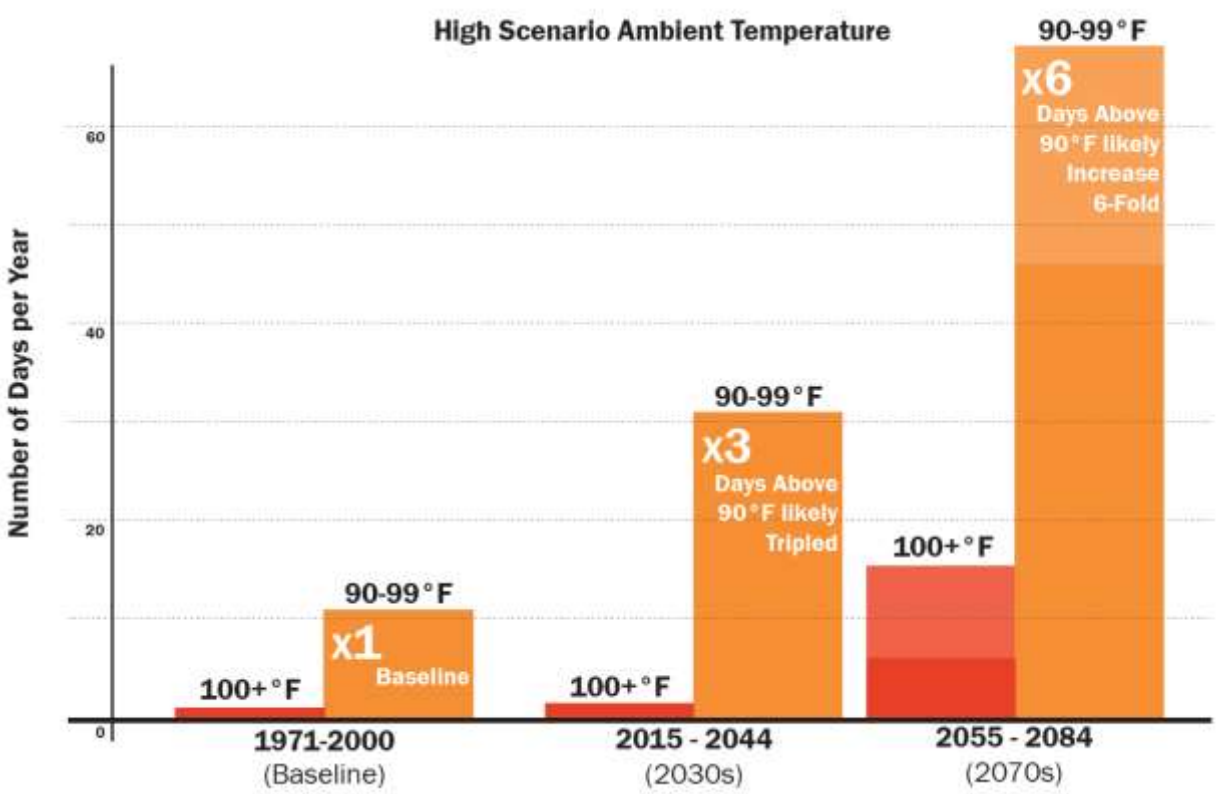
- Charrette organized in 2014 by ULI focused on the Quadrangle Area in Alewife.
- The goal was to explore a broad set of common themes, strategies, and design opportunities related to sea level rise in the Greater Boston Area.



**Planning concept for future development in the Alewife Quadrangle.**  
(Source: The Urban Implications of Living with Water, ULI and Kresge Foundation. September 2014).

# Temperature Projections

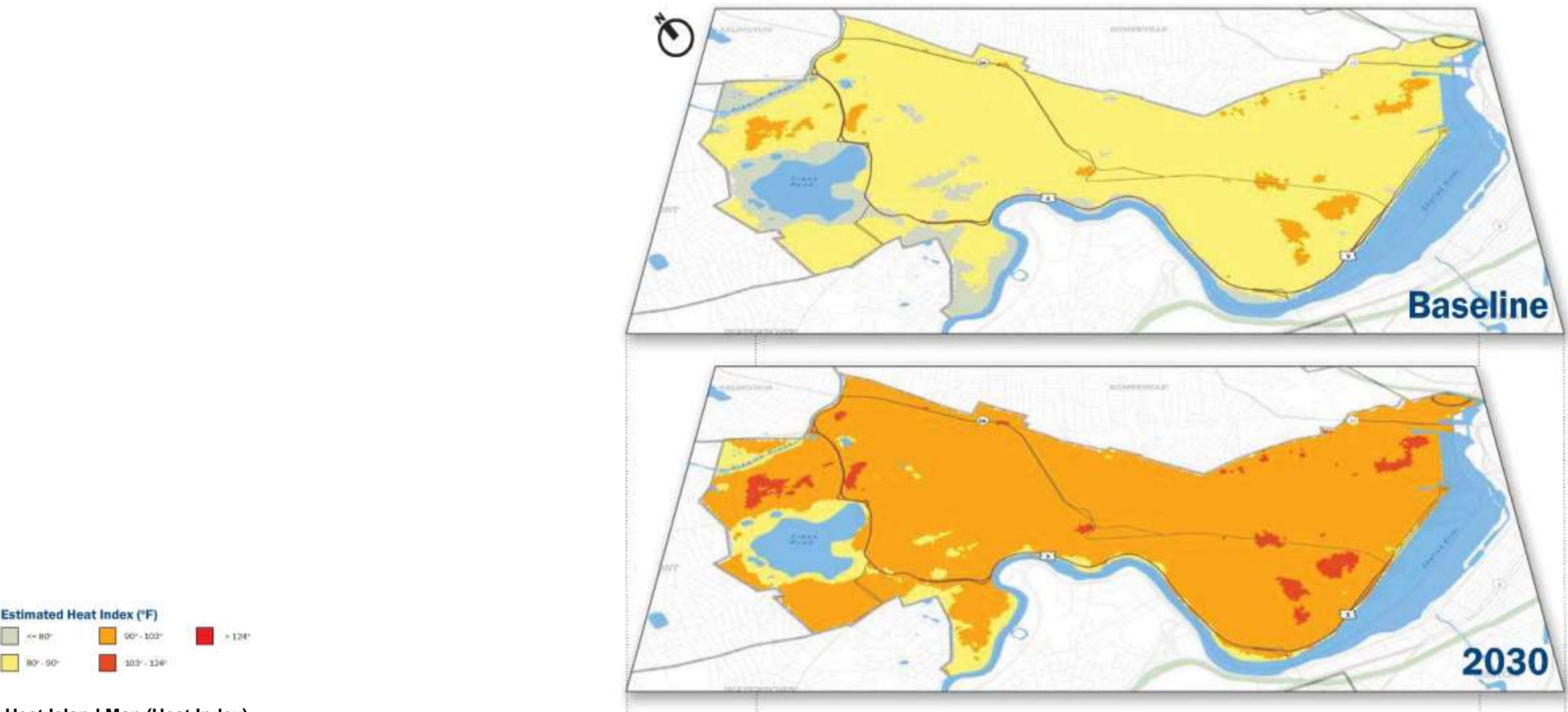
- Heat waves are expected to increase significantly. By 2030, the number of days each year above 90°F could triple. By 2070, there could be more than 2 months in a year over 90°F.
- Extreme heat causes more deaths in the U.S. than floods, hurricanes, lightning, tornados and earthquakes. But heat-related death are preventable.



(Source: Produced by Kleinfelder based on ATMOS research, November 2015)

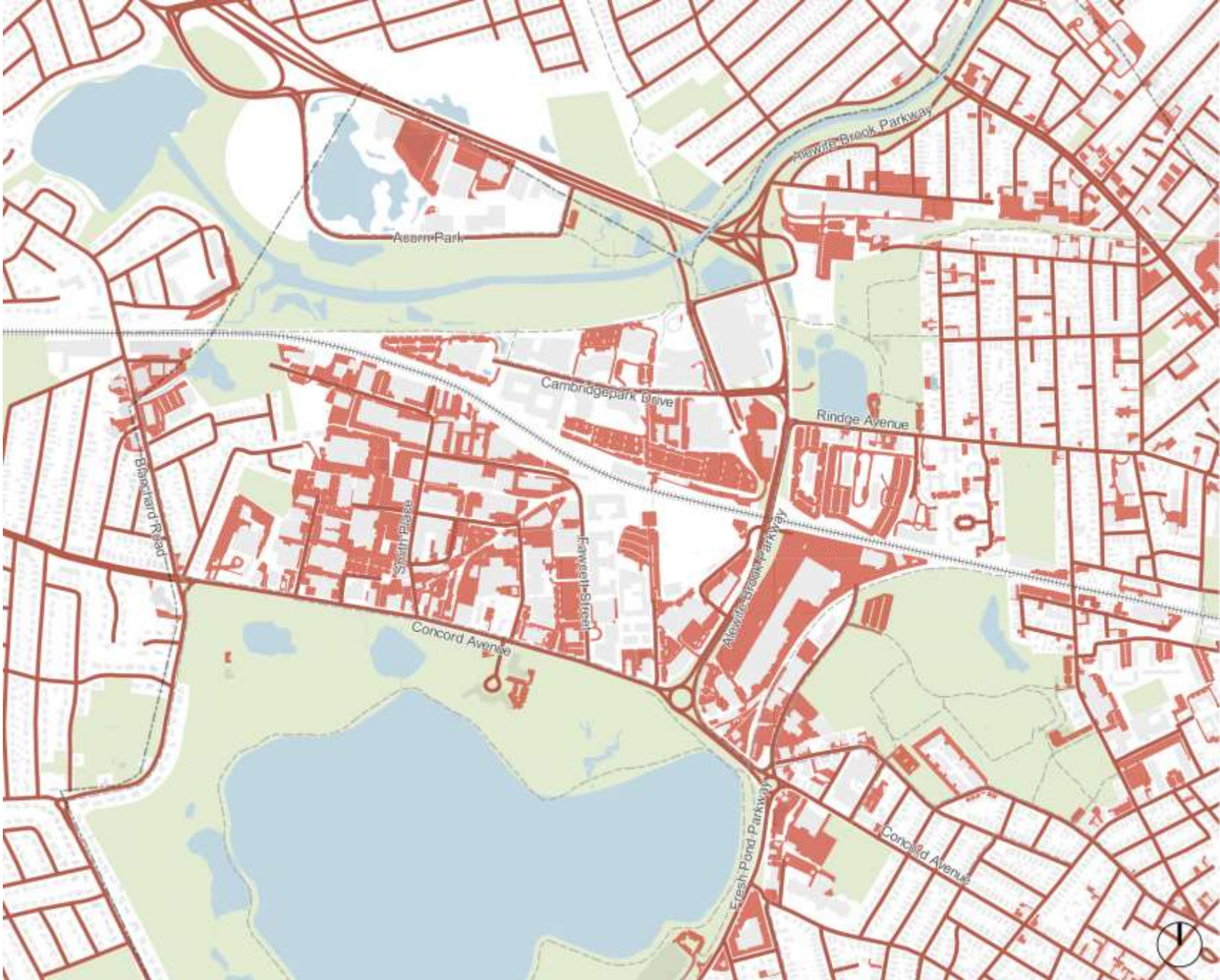


Alewife is one of the most vulnerable zones.



**Heat Island Map (Heat Index)**  
(Source: Produced by Kleinfelder based on ATMOS research, November 2015)

# Surface Parking Lots and Paved Streets





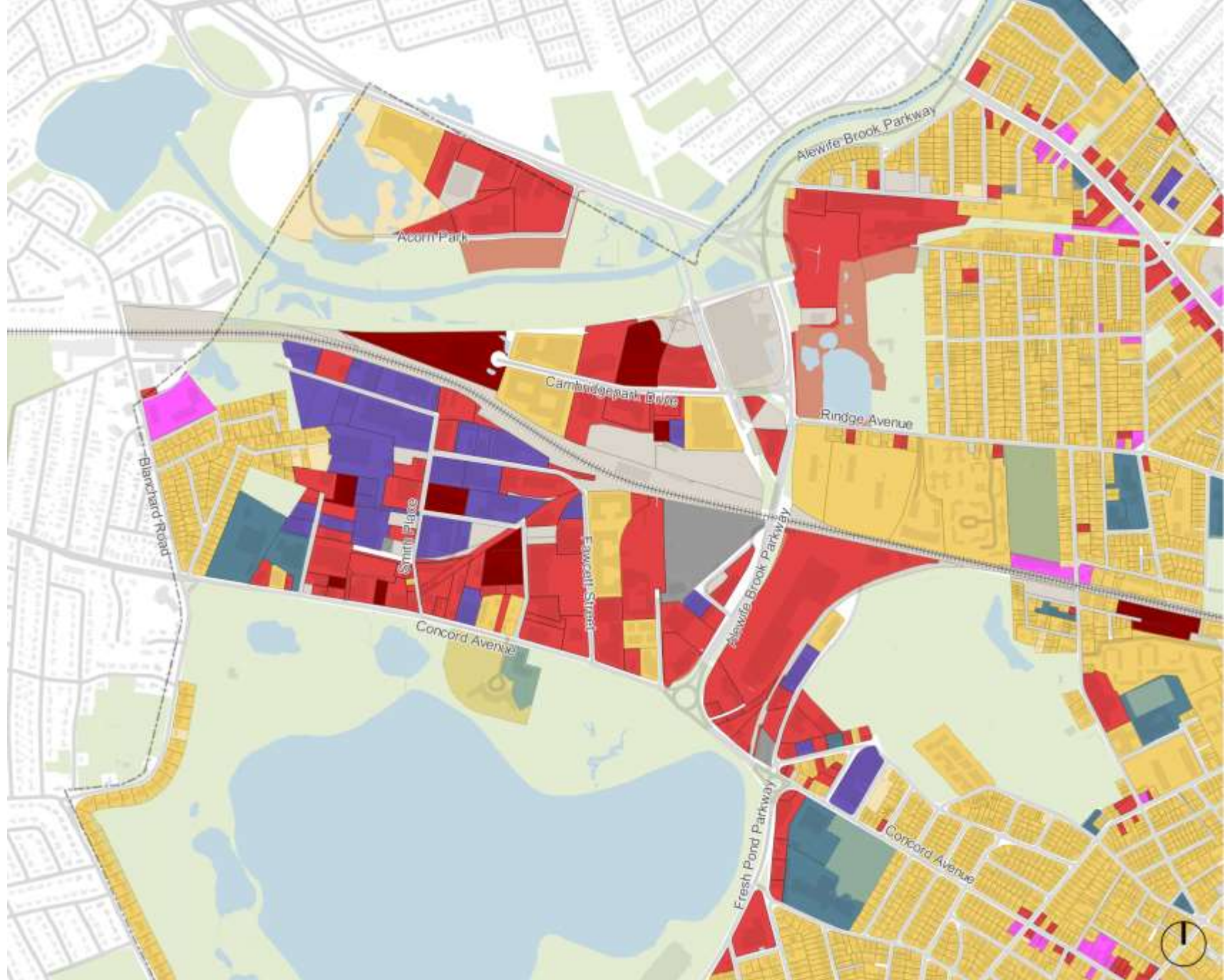
# Tree canopy





# Land Use

- Land Use**
- Residential
  - Mixed Use
  - Commercial
  - Office/ R&D
  - Institutional
  - Industrial
  - Open Space
  - Transportation
  - Utility





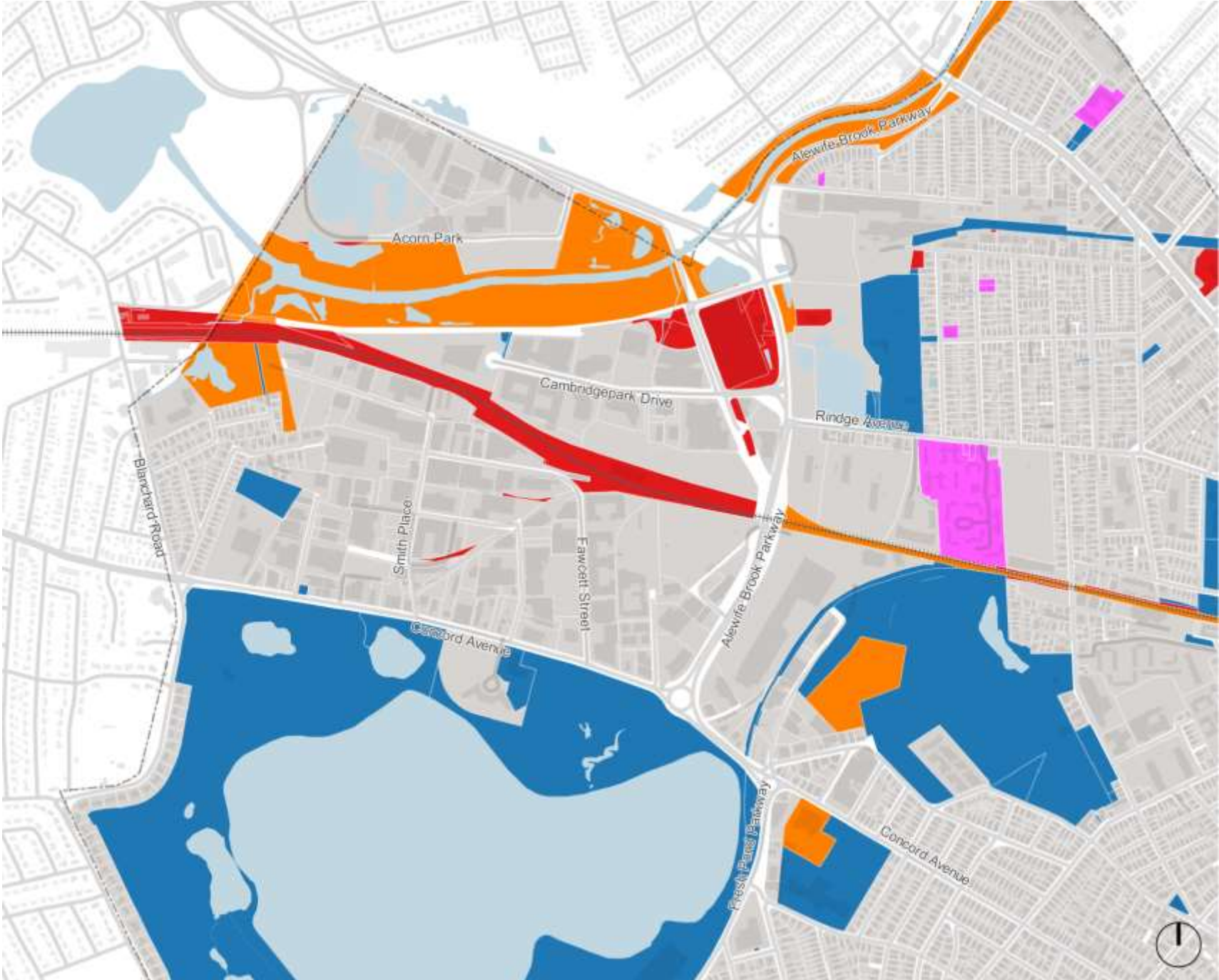
# Land Ownership

## Public vs Private

### Land Ownership

- Private
- City of Cambridge
- MBTA
- Commonwealth of MA
- Cam. Housing Authority

Source: City of Cambridge Tax Assessor and Property Database 2016



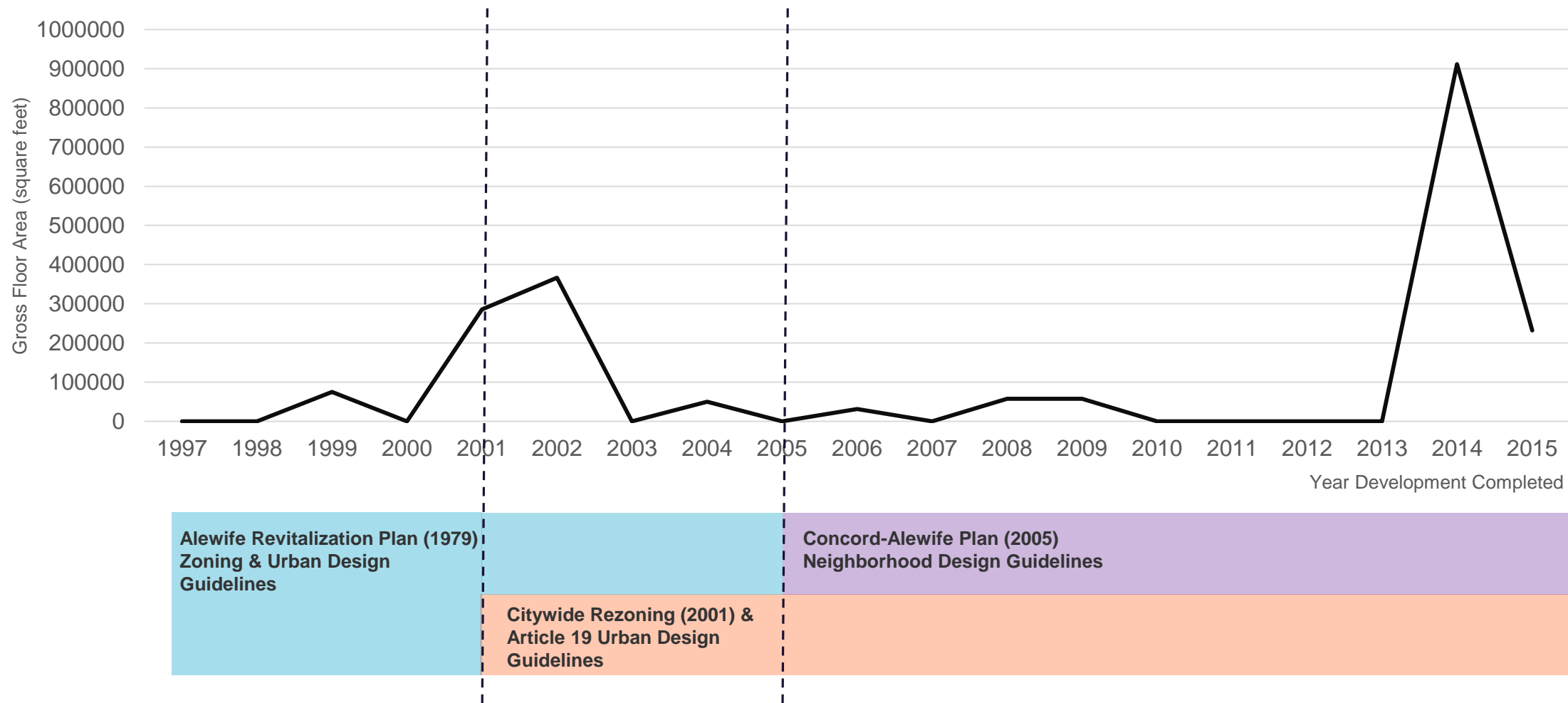
# Open Space

- Open Space**
- Open space
  - Parks > 5 acres
  - Sports Areas
  - Cemetery





# Large-scale Alewife Development by Year Completed



(Source: City of Cambridge Development Log 1997-2015)

# Large-scale Alewife Development by Year Completed

## Residential Development

- 2014 - 2015 -- 1037 Res. Units
- 2006 -2009 -- 97 Res. Units
- 2001 - 2004 -- 382 Res. Units
- 1995 - 2000 -- 37 Res. Units

## Commercial Development

- 2001 - 2004 -- 285,000 sq.ft.
- 1995 - 2000 -- 109,744 sq.ft

## Hotel Development

- 2006 -2009 -- 57,759 sq.ft.

Source: City of Cambridge Development Log 1997-2015



# Permitted Projects



Source: City of Cambridge Development Log Current Edition (June 06, 2016)



# Current Urban Form

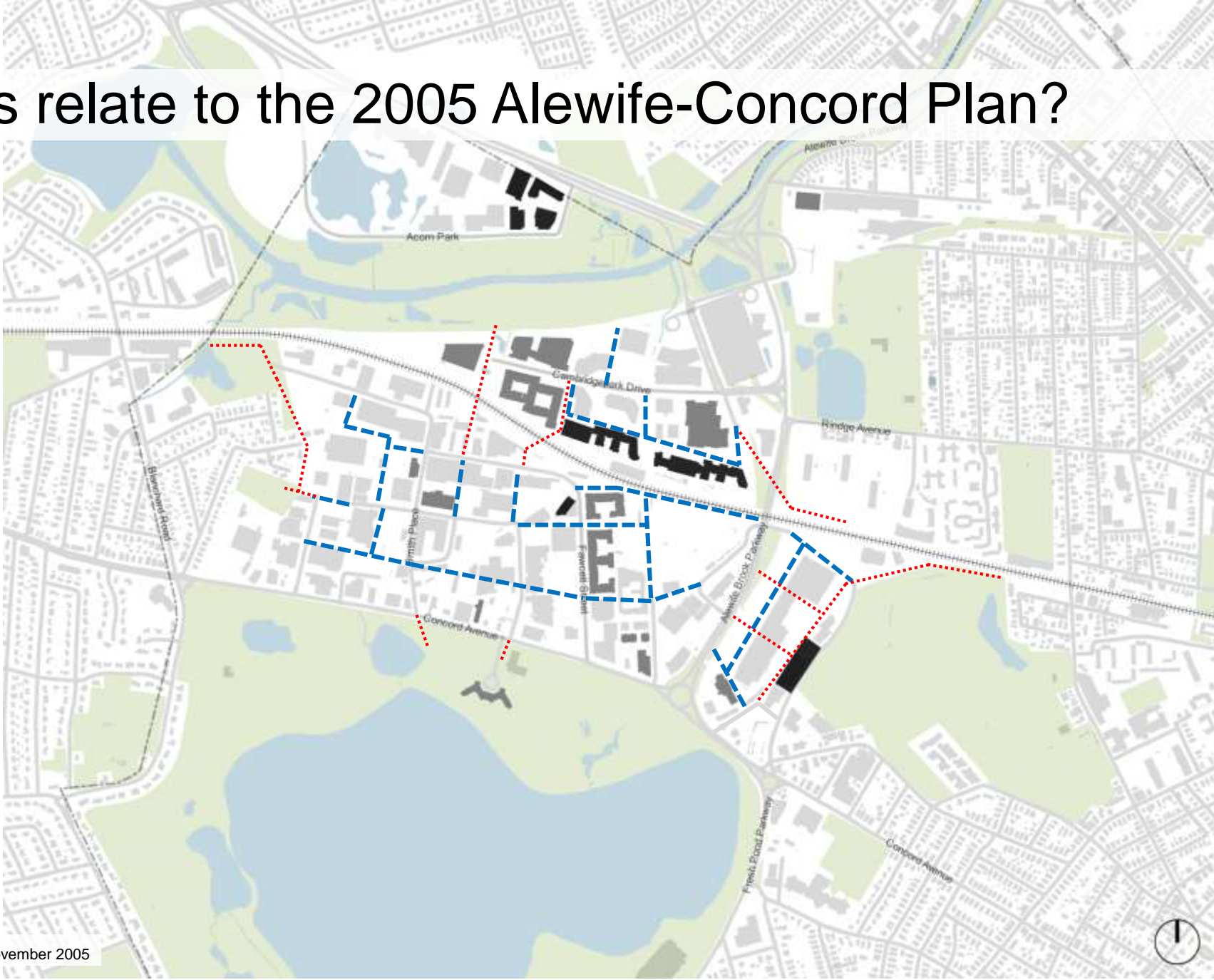


# How do recent projects relate to the 2005 Alewife-Concord Plan?

- Post-1995 buildings
- + Permitted Projects
- + 2005 plan proposed connections

## New Connections

- Proposed Streets
- - - Proposed Pedestrian/Bike connections
- Buildings post-1995
- Permitted projects



Source: Concord-Alewife Plan. A report of the Concord-Alewife Planning Study, November 2005

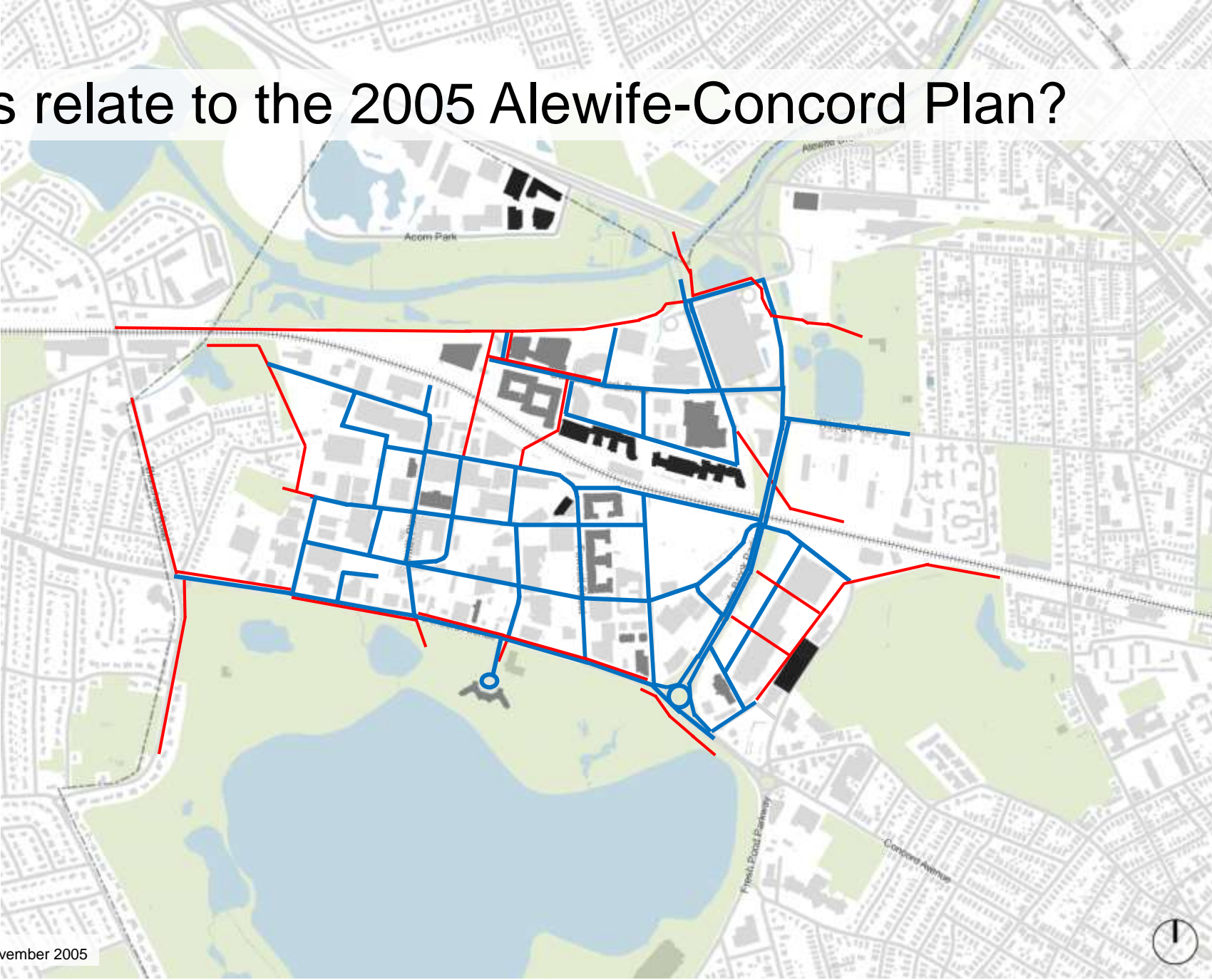


# How do recent projects relate to the 2005 Alewife-Concord Plan?

- Post-1995 buildings
- + Permitted Projects
- + 2005 plan proposed connections

## New Connections

- Street Network
- Pedestrian/Bike Lanes and Connections
- Buildings post-1995
- Permitted projects



Source: Concord-Alewife Plan. A report of the Concord-Alewife Planning Study, November 2005



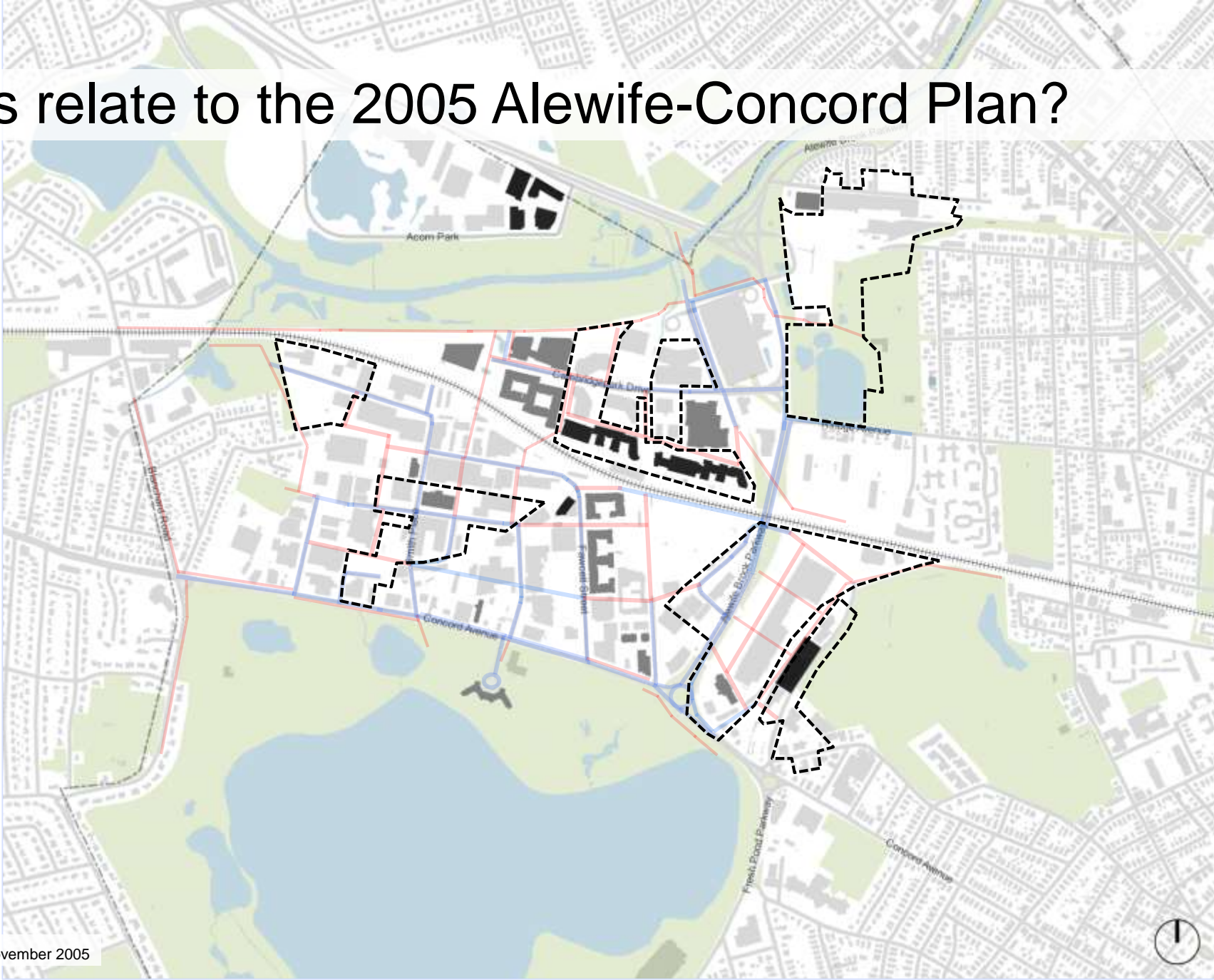
# How do recent projects relate to the 2005 Alewife-Concord Plan?

- Post-1995 buildings
- + Permitted Projects
- + 2005 plan proposed connections

## New Connections

- Street Network
- Pedestrian/Bike Lanes and Connections
- Buildings post-1995
- Permitted projects
- Large Land Holdings

Source: Concord-Alewife Plan. A report of the Concord-Alewife Planning Study, November 2005



# What we will do today





# How will we help develop the vision?

## Discussion groups

- **Core Values:**  
individual  
brainstorming and then  
group discussion to  
define a value.
- **What do these values  
mean for Alewife?**
- **Each group will report  
back** what do the core  
values mean for Alewife.





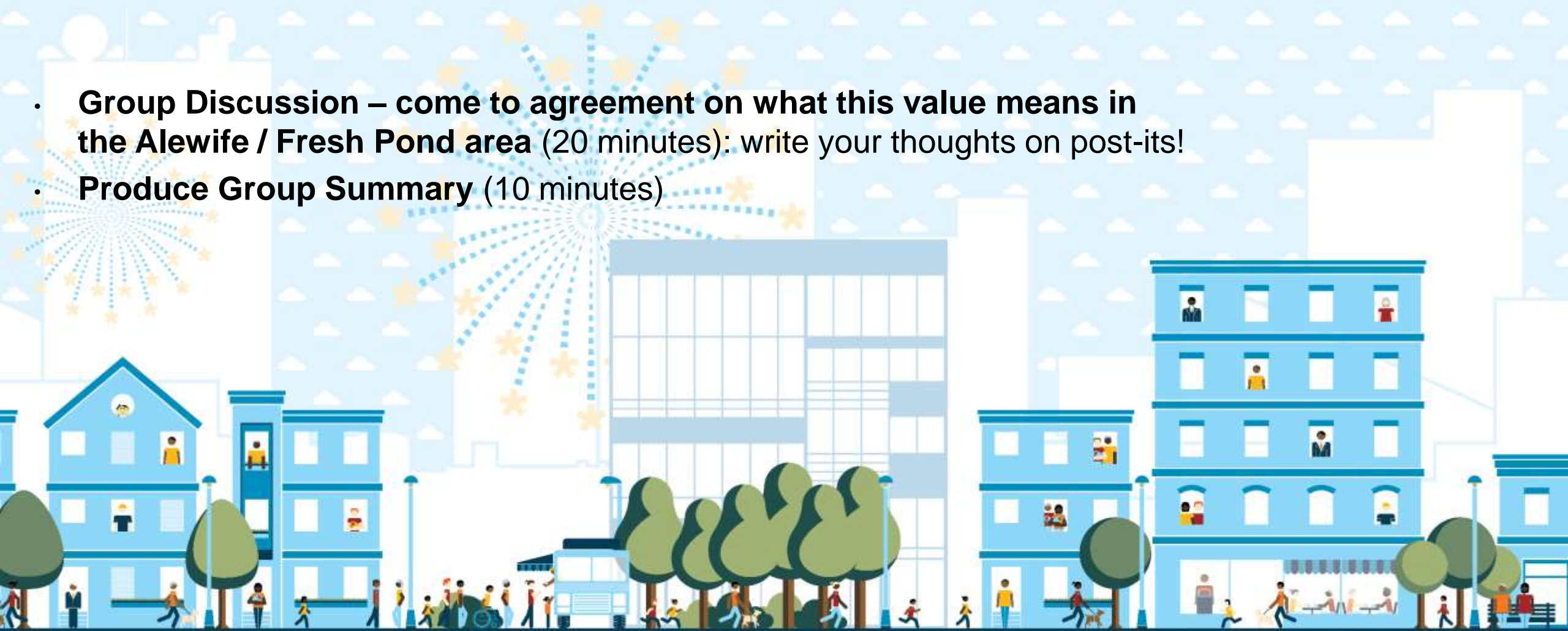
# Core Values

- **Individual brainstorming** (5 minutes): write your thoughts on post-its!
- **Read out and group discussion about what this value means** (10 minutes)



# What do these core values mean for Alewife?

- **Group Discussion – come to agreement on what this value means in the Alewife / Fresh Pond area (20 minutes):** write your thoughts on post-its!
- **Produce Group Summary (10 minutes)**



# Break into Groups!

Find the Cambridge celebrity on your agenda (under the number 4) for your group.

**Table 1**  
Livability



Patrick Ewing  
& Julia Child

**Table 2**  
Equity



Margaret Fuller

**Table 3**  
Sustainability  
& Resilience



Sam Waterston

**Table 4**  
Economic  
Opportunity



Matt Damon  
& Ben Affleck

**Table 5**  
Community  
Health &  
Well-Being



Magliozzi  
Brothers

**Table 6**  
Diversity



Mindy Kaling

**Table 7**  
Learning



Maria Louise  
Baldwin



# ENVISION CAMBRIDGE

