Alewife Scenario Planning: Revised Quadrangle Scenario

Working Group Meeting – April 27, 2017
Agenda

Vision and Goals

The Quadrangle
• Initial Draft Scenarios (presented February & March 2017)
• What we heard: Feedback on the initial scenarios
• Revised Scenario
  • Land Use and Urban Design Framework
• Analyses: Mobility, Housing, Economy impacts of the Quadrangle Scenario

Alewife District

Next Steps
What we want to be:

“Cambridge is a forward-thinking, welcoming, and diverse city. We enjoy a high quality of life and thrive in a sustainable, inclusive, and connected community.”

“Alewife should be a sustainable, resilient, mixed-used district with convenient and safe connections within the neighborhood and to the rest of the city along with amenities that support interaction and social ties among its residents.”

Note: Vision statement developed from public workshop feedback, comments from Alewife Working Group and EC Advisory Committee, and general feedback from the Mobile Engagement Station, online surveys, and other engagement activities and workshops.
## Draft Goals for Alewife

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Urban Form / Land Use</strong></td>
<td>Enhance the neighborhood by creating a rich and inviting public realm, human-scaled development, and harmonious transitions to the surrounding communities.</td>
</tr>
<tr>
<td><strong>Housing</strong></td>
<td>Increase housing accessibility by creating a diverse range of housing options.</td>
</tr>
<tr>
<td><strong>Mobility</strong></td>
<td>Create a multimodal environment and improve access and safety across all modes.</td>
</tr>
<tr>
<td><strong>Climate and Environment</strong>*</td>
<td>Harness the development process to improve the sustainability and resilience of Alewife and Cambridge.</td>
</tr>
<tr>
<td><strong>Community Interaction</strong></td>
<td>Promote that Alewife evolves into a distinct and welcoming neighborhood, that contributes to the life of nearby neighborhoods and the city as a whole.</td>
</tr>
<tr>
<td><strong>Economy</strong></td>
<td>Maintain and enhance Alewife as a place of economic opportunity for a diverse range of businesses and residents</td>
</tr>
<tr>
<td><strong>Process / Implementation</strong></td>
<td>Create strategies that are implementable/achievable in the short-term, and flexible and responsive for the medium and long-term</td>
</tr>
</tbody>
</table>

*these goals and objectives will considered in the context of climate change since the conditions will continue to shift*
The Quadrangle
Existing Land Use

District FAR = 0.61
These scenarios for the Quadrangle were presented in February and March 2017.

<table>
<thead>
<tr>
<th>Optimized Baseline</th>
<th>Mixed-use Residential</th>
<th>Mixed-use Commercial</th>
<th>Mixed-use Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Same use-mix as the Baseline: 2/3 Residential and 1/3 Commercial</td>
<td>• Same use-mix and urban design/resiliency approach as the Optimized Baseline</td>
<td>• Same urban design/resiliency approach and densities as the Mixed-use Residential</td>
<td>• Density same as Baseline</td>
</tr>
<tr>
<td>• Revised setback requirements to improve the urbanism and increase flood resiliency</td>
<td>• Increased densities</td>
<td>• Use-mix favors Commercial: 2/3 Commercial and 1/3 Residential</td>
<td>• Same resiliency approach as other scenarios</td>
</tr>
<tr>
<td></td>
<td>• Increase the housing supply (market-rate and affordable)</td>
<td>• Increase commercial tax base and minimize residents in the flood plain.</td>
<td>• Provide low-barrier-to-entry jobs for residents</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Provide space for fabrication and maker businesses</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• Minimize residents in the floodplain</td>
</tr>
</tbody>
</table>
What we heard

**Existing businesses:** There was general concern about existing businesses and how they fit into the long-term plan for Alewife.

**Industrial uses:** Several people stated that industrial uses are an important part of Cambridge's history, job base, and identity. However, there was also concern that industrial uses remaining would mean keeping the same urban form, traffic patterns, etc.

**Public Improvements and Amenities:** Several people asked about open space and want to understand the proposed open space in relation to other open spaces nearby and elsewhere in Cambridge.

**Land Use:** There was general interest in pursuing a more complex mixed-use scenario, with 21st-century industrial and innovation uses and maintaining a balance of housing and jobs.

**Effects of new development:** Members of the public asked about the need for new infrastructure and streets with new development, as well as new costs, such as schools and City services. Several people mentioned traffic and said that the surrounding streets (Concord Ave, Alewife-Brook Parkway) are already at a breaking point.

**Urban Form:** Several people expressed a desire for building variety and a stronger urban form, with similarly scaled buildings and less monolithic facades.

**Surrounding neighborhoods:** There were conflicting desires to connect neighborhoods, such as the Highlands to Alewife, and also for a buffer. Many wanted to understand how the scenarios would relate to the Highlands, Huron Village, and the rest of West Cambridge.

**Vision:** Alewife needs a vision that goes beyond pragmatism in these scenarios. It needs to become a real neighborhood.
Proposed land use

Guiding considerations:

- Create a mixed-use district that has low barrier-to-entry jobs.
- Create a “Main Street” with active ground-floor uses.
- Achieve a scaled transition towards Cambridge Highlands.
## Scenario Building Prototypes

<table>
<thead>
<tr>
<th></th>
<th>Townhouse</th>
<th>Residential</th>
<th>Commercial</th>
<th>Mixed-use Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Typical Floorplate</strong></td>
<td>800 SF per townhouse 6,400 SF per row</td>
<td>14,000-20,000 SF</td>
<td>25,000-32,000 SF</td>
<td>24,300-48,600 SF Ground Floor 16,200-48,600 SF Upper Floor</td>
</tr>
<tr>
<td><strong>Minimum Floorplate</strong></td>
<td>800 SF</td>
<td>10,000 SF</td>
<td>20,000 SF</td>
<td>12,150 SF</td>
</tr>
<tr>
<td><strong>Typical Building Width</strong></td>
<td>25 Feet</td>
<td>65 Feet</td>
<td>120 Feet</td>
<td>135 Feet</td>
</tr>
</tbody>
</table>

### All Prototypes:

First habitable floor raised 4’ for flood protection, with parking below. Continuous raised walkway/porch along “A Streets”

![Diagram of building prototypes with floorplate dimensions and building widths.](image)

- **Residential**
- **Commercial**
- **Ground-floor Active Uses (in Commercial building)**
- **Accessory Retail Zone (in Light Industrial Space)**
- **Light Industrial**
Ground-floor uses

<table>
<thead>
<tr>
<th>Total GFA at 100% buildout</th>
<th>5.61m SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>District FAR</td>
<td>1.56</td>
</tr>
<tr>
<td>Total GFA at 60% buildout</td>
<td>4.52m SF</td>
</tr>
<tr>
<td>- New housing</td>
<td>1,080 units</td>
</tr>
<tr>
<td>- Office / lab space</td>
<td>1.78m SF</td>
</tr>
<tr>
<td>- Ground floor active uses</td>
<td>31,100 SF</td>
</tr>
<tr>
<td>- Industrial space</td>
<td>387,120 SF</td>
</tr>
</tbody>
</table>

- Accessory Retail Zone (in Light Industrial Space)
- Mixed-use Light Industrial with Commercial above
- Ground-floor Active Uses (in Commercial building)
- Commercial
- Residential
- Open Space
Existing Businesses as a Starting Point

Existing businesses provide:

- Important amenities for Cambridge residents
- Diverse jobs for Cambridge residents that are different in profile than the jobs in Kendall Square

Iggy's Bread of the World
Anderson McQuaid
Central Rock Gym
Gymnastic Academy of Boston
Food Manufacturing

4% job growth nationally, 2011-2015

Only 38% of regional demand for beverage manufacturing is met by local companies


Fruit and Vegetable Preserving (Pictured: Tiptree Jam Factory in England. Source: BBC.com.)

Grain Milling
Confectionery Product Manufacturing
Dairy Product Manufacturing

Fabricated Metal Product Manufacturing

2% job growth, 2011-2015

Only 53% of regional demand for fabricated metal manufacturing is met by local companies

Machine shops (Pictured: Student Machine Shop at UC Berkeley. Source: Physics@ Berkeley)

Makerspace (Pictured: The Foundery in Baltimore, which trains residents for manufacturing jobs. Source: Technically Baltimore)

Forging and Stamping
Architectural and Structural Metals Manufacturing
**Beverage Manufacturing**

4% job growth nationally, 2011-2015

Only 41% of regional demand for beverage manufacturing is met by local companies

-Breweries (Pictured: Lamplighter Brewery. Source: Christopher Mark)

-Wine manufacturing (Source: Manufacturing & Technology Enterprise Center)

-Ice manufacturing

-Soda or tea manufacturing

**Medical Equipment and Supplies Manufacturing**

Level employment nationally, 2011-2015

Only 37% of regional demand for medical manufacturing is met by local

-Medical kit assembly (Source: iStock)

-Manufacturing of surgical and medical instruments, appliances, and supplies (Source: TeluguOne News)

-Dental equipment and supplies manufacturing

Data Sources: National job growth rates calculated from U.S. Census Bureau LEHD. All other stats are calculated using EMSI.
Cambridge’s Job Centers

Draft Alewife Scenarios: Revised Quadrangle Scenario

Cambridge's Job Centers

- Diverse Innovation Jobs
- Institutional Jobs
- "Knowledge Economy" Jobs

Institutional Jobs

Source: Cambridge CDD

Land use:
- Residential
- Mixed Use
- Commercial
- Office/R&D
- Institutional
- Industrial
- Open Space
- Transportation
- Utility
## Light Industrial Jobs and Wages

<table>
<thead>
<tr>
<th>Industry</th>
<th>National Salary</th>
<th>Regional Salary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturing</td>
<td>$80,018</td>
<td>$114,472</td>
</tr>
<tr>
<td>Food</td>
<td>$56,300</td>
<td>$62,105</td>
</tr>
<tr>
<td>Beverage</td>
<td>$69,600</td>
<td>$88,960</td>
</tr>
<tr>
<td>Medical Equipment</td>
<td>$97,400</td>
<td>$119,630</td>
</tr>
<tr>
<td>Fabricated Metal Product</td>
<td>$65,800</td>
<td>$86,865</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>$85,133</td>
<td>$112,639</td>
</tr>
<tr>
<td>Accommodation and Food Services</td>
<td>$22,868</td>
<td>$28,128</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>$35,729</td>
<td>$39,473</td>
</tr>
</tbody>
</table>

Source: EMSI, 2016
Ground-floor uses
A and B streets

- A Streets
- B Streets
- Parcels not part of this analysis
- Recently completed (since 1995)
- Planned affordable housing (671 Concord Ave)
Raised Platform as Urban Realm
Open for business!
Existing Streets

- Proposed open space
- Proposed figure-ground
- Parcels not part of this analysis
- Existing Development
- Permitted Projects
- Planned affordable housing (671 Concord Ave)
Connected Street Grid

Guiding considerations:

- Build on the recommendations of the Alewife Concord Study (2005)
- Better service the neighborhood by creating a distributed network
- Improves the “quality of address” for future development.
- Works largely with existing parcel lines to achieve desired street network.

- New Streets
- Proposed open space
- Proposed figure-ground
- Parcels not part of this analysis
- Existing Development
- Permitted Projects
- Planned affordable housing (671 Concord Ave)
A and B Streets

Draft Alewife Scenarios: Revised Quadrangle Scenario

A Streets
B Streets
New Streets
Proposed open space
Proposed figure-ground
Parcels not part of this analysis
Existing Development
Permitted Projects
Planned affordable housing (671 Concord Ave)
Urban Realm: Active frontage along “A” streets
A network of bike and pedestrian connections

- Proposed bike accommodations
- Existing bike accommodations
- Proposed open space
- Proposed figure-ground
- Parcels not part of this analysis
- Existing Development
- Permitted Projects
- Planned affordable housing
  (671 Concord Ave)
A network of bike and pedestrian connections

- Proposed pedestrian walkways
- Proposed bike accommodations
- Existing bike accommodations
- Proposed open space
- Proposed figure-ground
- Parcels not part of this analysis
- Existing Development
- Permitted Projects
- Planned affordable housing (671 Concord Ave)
Industrial-scale Crosswalks
Proposed Open Space Network

<table>
<thead>
<tr>
<th>Proposed Open Space Network</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Path Length</strong></td>
</tr>
<tr>
<td><strong>Path Type</strong></td>
</tr>
<tr>
<td><strong>Area</strong></td>
</tr>
<tr>
<td><strong>Important Features</strong></td>
</tr>
</tbody>
</table>

Draft Alewife Scenarios: Revised Quadrangle Scenario

Proposed Bike Accommodations

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Open Space
Open Space Comparison: Alewife Linear Park

<table>
<thead>
<tr>
<th>Proposed Open Space Network</th>
<th>Alewife Linear Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Path Length</td>
<td>0.25 miles</td>
</tr>
<tr>
<td>Path Type</td>
<td>Cycle Track with Separate Pedestrian Path</td>
</tr>
<tr>
<td>Area</td>
<td>3.3 acres</td>
</tr>
<tr>
<td>Important Features</td>
<td>Two adjacent triangular parks; storm water management swale; connects to Concord Avenue cycle track and Fresh Pond</td>
</tr>
</tbody>
</table>
Proposed Open Spaces

<table>
<thead>
<tr>
<th>Area</th>
<th>Southwest Park</th>
<th>Northeast Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Smith Place</td>
<td>Wilson Road and Fawcett Street</td>
</tr>
<tr>
<td>Important Features</td>
<td>Direct connection to Fresh Pond</td>
<td>Completes retail corridor with an active open space</td>
</tr>
<tr>
<td>Location</td>
<td>Smith Place</td>
<td>Wilson Road and Fawcett Street</td>
</tr>
<tr>
<td>Open Space</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Open Space Comparison: Lafayette Square

<table>
<thead>
<tr>
<th></th>
<th>Southwest Park</th>
<th>Northeast Park</th>
<th>Lafayette Square</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area</strong></td>
<td>1.60 acres</td>
<td>1.10 acres</td>
<td>0.48 acres</td>
</tr>
<tr>
<td><strong>Important Features</strong></td>
<td>Direct connection to Fresh Pond</td>
<td>Completes retail corridor with an active open space</td>
<td>Plaza with seating and enhanced bike/ped safety</td>
</tr>
<tr>
<td><strong>Location</strong></td>
<td>Smith Place</td>
<td>Wilson Road and Fawcett Street</td>
<td>Central Square <em>The Port</em></td>
</tr>
</tbody>
</table>
Open Space Comparison: Riverside Park

<table>
<thead>
<tr>
<th></th>
<th>Southwest Park</th>
<th>Northeast Park</th>
<th>Riverside Park</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area</strong></td>
<td>1.60 acres</td>
<td>1.10 acres</td>
<td>0.87 acres</td>
</tr>
<tr>
<td><strong>Important Features</strong></td>
<td>Direct connection to Fresh Pond</td>
<td>Completes retail corridor with an active open space</td>
<td>Spray park/play area, covered pavilion, and lawns</td>
</tr>
<tr>
<td><strong>Location</strong></td>
<td>Smith Place</td>
<td>Wilson Road and Fawcett Street</td>
<td>River Street and Memorial Drive</td>
</tr>
</tbody>
</table>

Riverside Park
Ground floor uses

### Total GFA at 60% buildout
- **5.61m SF**

- **District FAR**: 1.56

#### Total GFA at 60% buildout
- **New housing**: 1,080 units
- **Office / lab space**: 1.78m SF
- **Ground floor retail**: 31,100 SF
- **Industrial space**: 387,120 SF

### Open Space
- Accessory Retail Zone (in Light Industrial Space)
- Mixed-use Light Industrial with Commercial above
- Ground-floor Active Uses (in Commercial building)
- Commercial
- Residential
Housing, Employment, and Fiscal Impacts

Housing  Jobs  Tax revenue and fiscal impacts
Housing Units

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseline</td>
<td>1,361</td>
</tr>
<tr>
<td>Optimized Baseline</td>
<td>1,590</td>
</tr>
<tr>
<td>Mixed-use Residential Overlay</td>
<td>2,130</td>
</tr>
<tr>
<td>Mixed-use Commercial Overlay</td>
<td>2,550</td>
</tr>
<tr>
<td>Mixed-use Industrial</td>
<td>1,090</td>
</tr>
<tr>
<td>New Combined Scenario</td>
<td>216</td>
</tr>
</tbody>
</table>

- Affordable units: 340, 400, 270, 310, 170, 216
- Market-rate units: 1,361, 1,590, 2,130, 2,550, 1,240, 864
- Existing and pipeline units*: 697, 697, 697, 697, 697, 697

*Pipeline units include the proposal for the City-owned parcel at 671 Concord Avenue which has 98 affordable units.
Housing Units – Existing and Pipeline

Proposed scenario generates 864 market-rate and 216 affordable housing units (at 60% buildout).

Existing or permitted housing units:
- Accessory Retail Zone (in Light Industrial Space)
- Mixed-use Light Industrial with Commercial above
- Ground-floor Active Uses (in Commercial building)
- Commercial
- Residential
- Open Space

98 units permitted
37 units
72 units
61 units
429 units
Public School Students

Represents a 60% Build-Out

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Residents</th>
<th>Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>3,360</td>
<td>130</td>
</tr>
<tr>
<td>Baseline</td>
<td>3,910</td>
<td>150</td>
</tr>
<tr>
<td>Optimized Baseline</td>
<td>5,240</td>
<td>200</td>
</tr>
<tr>
<td>Mixed-use Residential (overlay)</td>
<td>6,280</td>
<td>240</td>
</tr>
<tr>
<td>Mixed-use Commercial (overlay)</td>
<td>2,690</td>
<td>100</td>
</tr>
<tr>
<td>Mixed-use Industrial</td>
<td>3,050</td>
<td>115</td>
</tr>
<tr>
<td>New Combined Scenario</td>
<td>1,650</td>
<td>60</td>
</tr>
<tr>
<td></td>
<td>2,180</td>
<td>90</td>
</tr>
</tbody>
</table>
Annual Fiscal Revenues and Costs

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Revenues</th>
<th>Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>$2.6M</td>
<td></td>
</tr>
<tr>
<td>Baseline</td>
<td>$1.6M</td>
<td></td>
</tr>
<tr>
<td>Optimized Baseline</td>
<td>$4.0M</td>
<td>$2.6M</td>
</tr>
<tr>
<td>Mixed-use Residential (with optional high-rise overlay)</td>
<td>$4.3M</td>
<td>$1.6M</td>
</tr>
<tr>
<td>Mixed-use Commercial (with optional high-rise overlay)</td>
<td>$17.6M</td>
<td>$4.3M</td>
</tr>
<tr>
<td>Mixed-use Industrial</td>
<td>$5.3M</td>
<td>$4.0M</td>
</tr>
<tr>
<td>New Combined Scenario</td>
<td>$6.7M</td>
<td>$5.3M</td>
</tr>
</tbody>
</table>

Represents a 60% Build-Out
Represents a 60% Build-Out

Jobs

- **Existing**
  - Residential: 3,015
  - Retail: 2,590
  - Industrial: 4,480
  - Commercial office: 5,150

- **Baseline**
  - Residential: 3,015
  - Retail: 2,590
  - Industrial: 4,480
  - Commercial office: 5,150

- **Optimized Baseline**
  - Residential: 4,480
  - Retail: 5,150
  - Industrial: 10,130
  - Commercial office: 11,605

- **Mixed-use Residential (with optional high-rise overlay)**
  - Residential: 3,015
  - Retail: 2,590
  - Industrial: 4,480
  - Commercial office: 5,150

- **Mixed-use Commercial (with optional high-rise overlay)**
  - Residential: 10,130
  - Retail: 11,605

- **Mixed-use Industrial**
  - Residential: 3,710
  - Retail: 5,105

- **New Combined Scenario**
  - Residential: 5,105

*Residential jobs are building leasing, operations, and maintenance jobs.*
## Jobs

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Total</th>
<th>Office (A &amp; B)</th>
<th>Lab (A &amp; B)</th>
<th>Retail</th>
<th>Residential</th>
<th>Industrial</th>
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</thead>
<tbody>
<tr>
<td>Baseline</td>
<td>6,130</td>
<td>3,015</td>
<td>3,015</td>
<td>0</td>
<td>100</td>
<td>0</td>
</tr>
<tr>
<td>Optimized Baseline</td>
<td>5,680</td>
<td>2,590</td>
<td>2,590</td>
<td>380</td>
<td>120</td>
<td>0</td>
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<tr>
<td>Mixed-use Residential</td>
<td>9,460</td>
<td>4,480</td>
<td>4,480</td>
<td>340</td>
<td>160</td>
<td>0</td>
</tr>
<tr>
<td>(w/) High-Rise Overlay</td>
<td>10,800</td>
<td>5,150</td>
<td>5,150</td>
<td>310</td>
<td>190</td>
<td>0</td>
</tr>
<tr>
<td>Mixed-use Commercial</td>
<td>20,670</td>
<td>10,130</td>
<td>10,125</td>
<td>335</td>
<td>80</td>
<td>0</td>
</tr>
<tr>
<td>(w/) High-Rise Overlay</td>
<td>23,640</td>
<td>11,605</td>
<td>11,605</td>
<td>335</td>
<td>95</td>
<td>0</td>
</tr>
<tr>
<td>Mixed-use Industrial</td>
<td>8,460</td>
<td>3,710</td>
<td>3,710</td>
<td>210</td>
<td>50</td>
<td>780</td>
</tr>
<tr>
<td>New Combined Scenario</td>
<td>11,240</td>
<td>5,105</td>
<td>5,105</td>
<td>245</td>
<td>60</td>
<td>725</td>
</tr>
</tbody>
</table>

Represents a 60% Build-Out
Mobility Impacts
Mobility Impacts

Regional through traffic will continue to dominate Alewife

- 82% is Regional Through Volume
- Only 18% is To/From Cambridge
Estimated Auto Trips on Alewife Brook Parkway

Represents a 60% Build-Out

- Quadrangle Traffic (Current multi-modal)
- Quadrangle Traffic (Denser street grid, enhanced TDM)
- Existing Quadrangle traffic
- Existing non-Quadrangle traffic

(PM Peak)
5,000
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500

Existing | Baseline | Optimized Baseline | Mixed-use Residential (with optional high-rise overlay) | Mixed-use Commercial (with optional high-rise overlay) | Mixed-use Industrial | New Combined Scenario | Non-Quadrangle Traffic

City of Cambridge
Envision Cambridge
Alewife Working Group – April 27, 2017
envision.cambridgema.gov
Estimated Auto Trips on Outer Concord Avenue
(from rotary to the Belmont line)

- Quadrangle Traffic (Current multi-modal)
- Quadrangle Traffic (Denser street grid, enhanced TDM)
- Existing Quadrangle traffic
- Existing non-Quadrangle traffic

Existing, Baseline, Optimized Baseline, Mixed-use Residential (with optional high-rise overlay), Mixed-use Commercial (with optional high-rise overlay), Mixed-use Industrial, New Combined Scenario

People Mover

5,000
4,500
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0

(Denser street grid, enhanced TDM)

Existing Quadrangle traffic

Existing non-Quadrangle traffic

Quadrangle Traffic

Non-Quadrangle Traffic

Existing
Baseline
Optimized Baseline
Mixed-use Residential
Mixed-use Commercial
Mixed-use Industrial
New Combined Scenario
Represented a 60% Build-Out

Estimated Auto Trips on Inner Concord Avenue
(eastbound from the rotary)
How does this scenario achieve our goals?

<table>
<thead>
<tr>
<th>Urban Form / Land Use</th>
<th>Enhance the neighborhood by creating a rich and inviting public realm, human-scaled development, and harmonious transitions to the surrounding communities.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>Increase housing accessibility by creating a diverse range of housing options.</td>
</tr>
<tr>
<td>Mobility</td>
<td>Create a multimodal environment and improve access and safety across all modes.</td>
</tr>
<tr>
<td>Climate and Environment*</td>
<td>Harness the development process to improve the sustainability and resilience of Alewife and Cambridge.</td>
</tr>
<tr>
<td>Community Interaction</td>
<td>Promote that Alewife evolves into a distinct and welcoming neighborhood, that contributes to the life of nearby neighborhoods and the city as a whole.</td>
</tr>
<tr>
<td>Economy</td>
<td>Maintain and enhance Alewife as a place of economic opportunity for a diverse range of businesses and residents</td>
</tr>
<tr>
<td>Process / Implementation</td>
<td>Create strategies that are implementable/achievable in the short-term, and flexible and responsive for the medium and long-term</td>
</tr>
</tbody>
</table>

*these goals and objectives will considered in the context of climate change since the conditions will continue to shift*
Urban Design Framework
Existing land use

Source: City of Cambridge land use and tax assessor's data
Proposed Land Use
Existing Streets

Source: City of Cambridge Open Data
Proposed Streets

Existing streets

Proposed streets

Source: City of Cambridge Open Data
## Next Steps

<table>
<thead>
<tr>
<th>Date</th>
<th>Who</th>
<th>Agenda</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 27</td>
<td>Alewife Working Group</td>
<td>Revised Quadrangle Scenario</td>
</tr>
<tr>
<td>June 8</td>
<td>Alewife Working Group</td>
<td>Alewife District (including the shopping mall)</td>
</tr>
<tr>
<td>June 27</td>
<td>Alewife Working Group</td>
<td>Alewife District: Discussion of strategies</td>
</tr>
<tr>
<td>Mid-July (date TBD)</td>
<td>Public Meeting</td>
<td>Public meeting to review district plan, <em>with revisions based on previous feedback</em></td>
</tr>
<tr>
<td>July 27</td>
<td>Alewife Working Group</td>
<td>Alewife District: Discuss implementation strategies</td>
</tr>
<tr>
<td>September</td>
<td></td>
<td>send plan document to Alewife Working Group / public for review; collect public comment</td>
</tr>
<tr>
<td>Date TBD</td>
<td>Alewife Working Group</td>
<td>Discuss plan, <em>including revisions based on public comment</em></td>
</tr>
</tbody>
</table>

*July – Aug: Write draft plan*