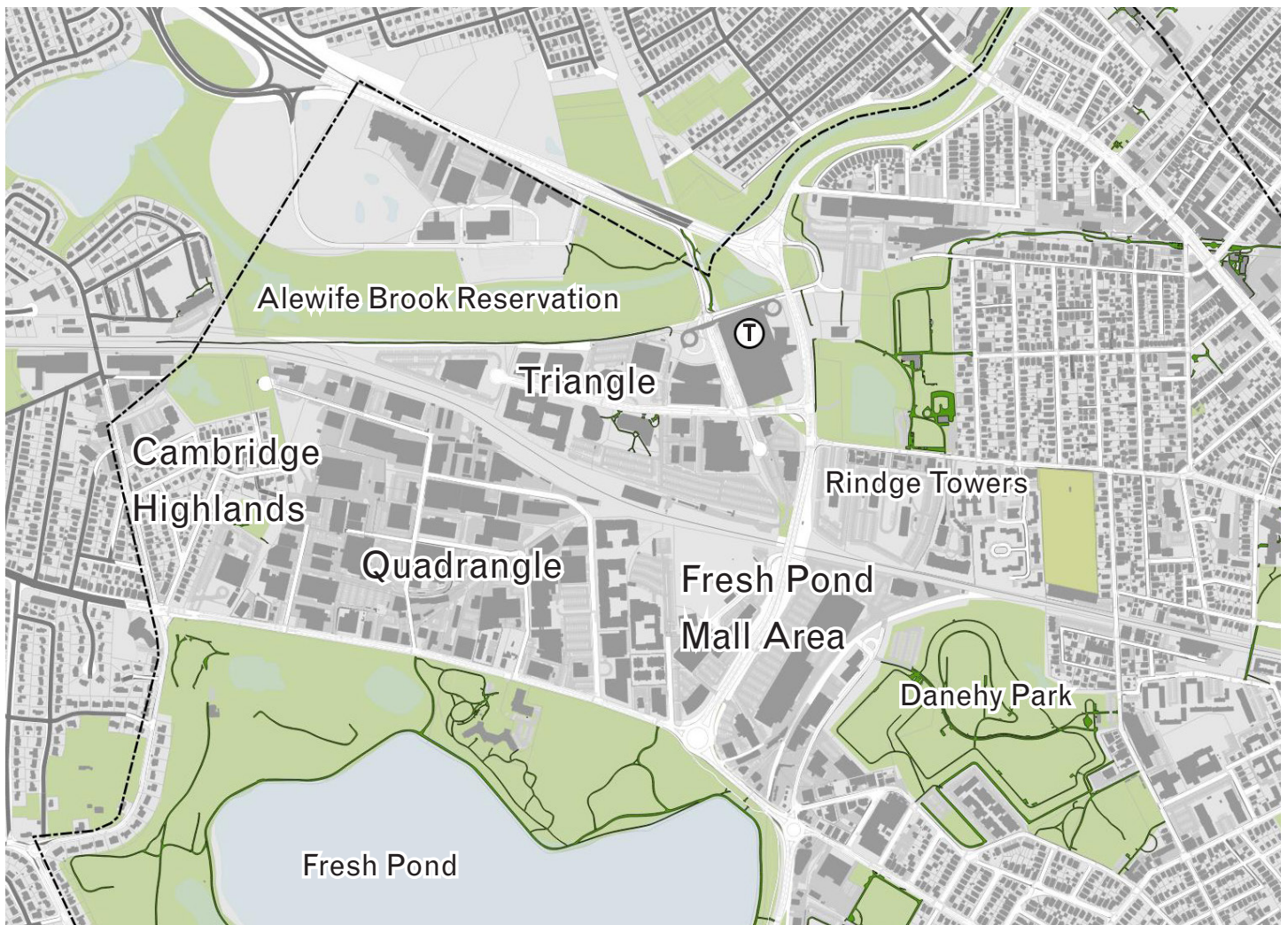


# *Welcome to the Envision Cambridge Alewife Scenarios Workshop*



*February 8, 2017*

**ENVISION  
CAMBRIDGE**

# How the Alewife Scenarios Workshop will run:

**1**

## **Welcome!**

6:00 pm

An overview of the Envision Cambridge process, and its particular focus on Alewife. Learn about the structure of this Scenarios Workshop, and how we will incorporate your thoughts and concerns into the Alewife planning process moving forward.

**2**

## **Presentation of Draft Scenarios**

6:15 pm

A detailed review of draft development scenarios for Alewife, including an analysis of development under current conditions.

**3**

## **Questions and Answers**

7:00 pm

Q&A about the different scenarios, their implications, and how they differ.

**4**

## **Scenario Stations**

7:15 pm

Participants visit a station for each scenario and discuss the elements they like or dislike.

**5**

## **Reconvene, Discussion, and Next Steps**

7:45 pm

What do you like or dislike about these scenarios? What would you like to see more of? Is anything missing? What components are crucial to the future of Alewife?

# Relevant Planning Terms

**Affordable Housing (Income-restricted):** Housing is considered "affordable" when the tenant or homeowner pays no more than 30% of their gross income for housing costs. Affordable housing in Cambridge serves low-, moderate-, and middle-income households, with most programs targeted to households earning less than 80% of Area Median Income adjusted for household size.

**Area Median Income (AMI):** The median income for residents of the Boston metropolitan region (as defined by the Census Bureau). For the purposes of income-restricted affordable housing, AMI is adjusted annually by the US Department of Housing and Urban Development.

**Buffer zone:** land that acts as a buffer between uses of different density or intensity and compatibility.

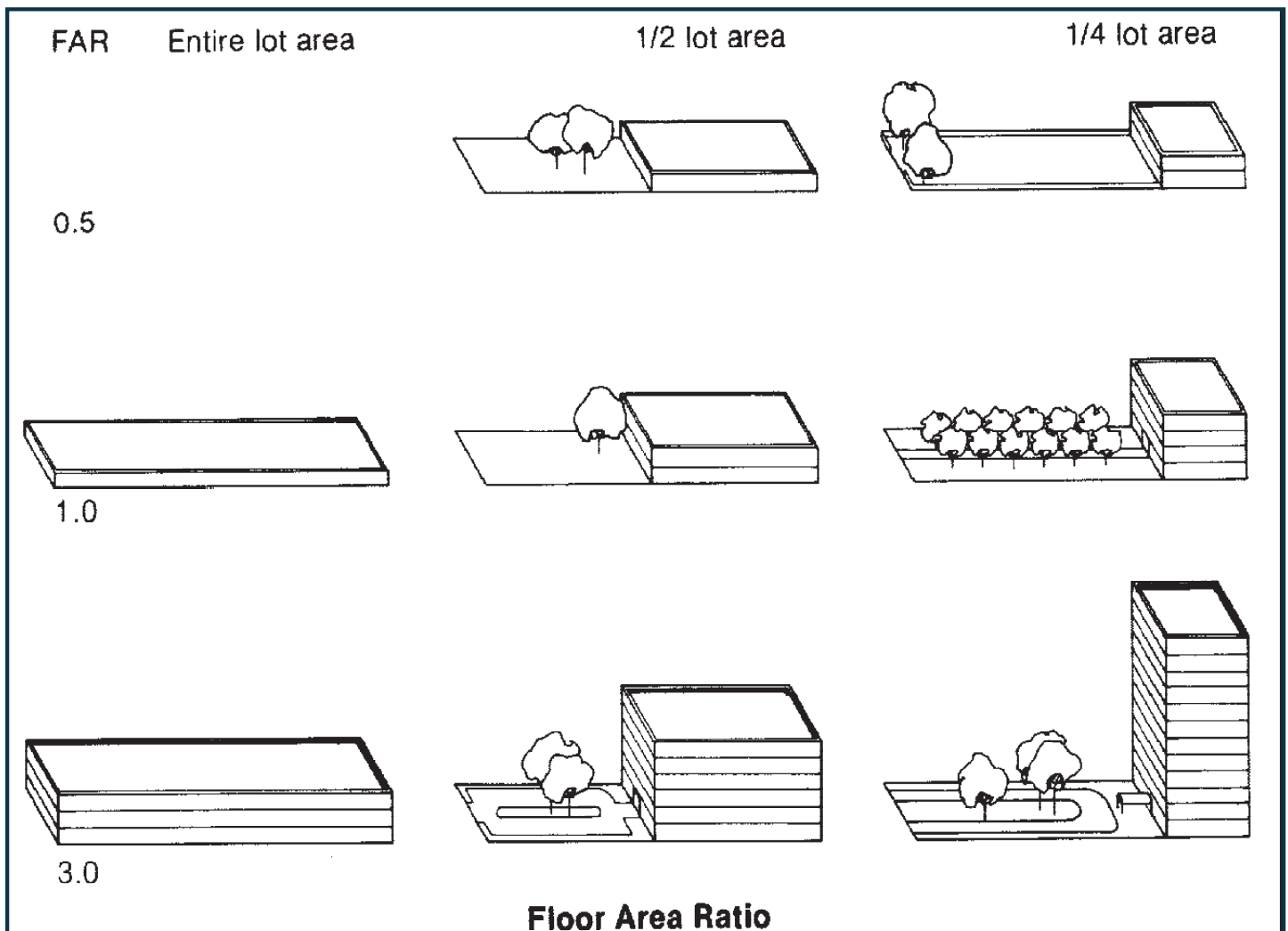
**Density:** the number of dwelling units per acre of land permitted by the City's Zoning Ordinance.

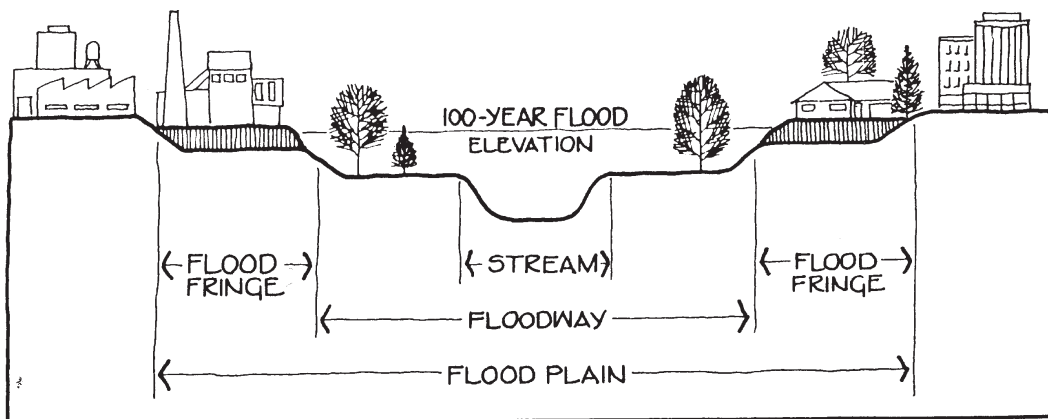
**Floor Area Ratio (FAR):** measurement that limits how intensively a lot may be built upon which indirectly controls building volume. FAR is calculated by dividing the gross floor area of the building by the area of the lot.

**Fiscal Impacts:** measurement of the difference between government revenues and government expenditures.

## ↓ Floor Area Ratio

Source: *The Zoning Guide: A User Guide to the City of Cambridge Zoning Ordinance*, 2nd edition, updated Fall 2004, Cambridge Community Development Department





## ← Floodplain

Source: A Planners Dictionary, edited by Michael Davidson and Fay Dolnick, American Planning Association Planning Advisory Service Report Number 521/522

**Floodplain:** the land area susceptible to inundation by water as a result of flood.

**10-Year floodplain / 10% Storm:** a flood that has a ten-percent chance of occurring in any given year.

**100-Year floodplain / 1% Storm:** a flood that has a one-percent chance of occurring in any given year.

**Flood-prone area:** land area adjoining a body of water for which a floodway and floodplain has not been determined with respect to any specific flood frequency, but for which the potential for flooding can be identified by soils, geological evidence, or other data.

**Land use:** the type of use activity occurring on a land parcel or within a building situated upon a land parcel. Use may include, but are not limited to, residential, commercial, industrial, institutional, and open space.

**Plinth / Podium:** a base or platform on which a structure rests. In architecture, this is often the first floor of the building raised to allow for parking and/or retail uses on the ground.

**Setback:** the distance between the building and street right-of-way or lot lines. The Zoning Ordinance specifies minimum front, side and rear yard setbacks for residential and office districts and for some business and industrial districts.

**Stormwater management:** any management technique, apparatus, or facility that controls or manages the path, storage, or rate of release of stormwater runoff. Management may happen through sewers, retention or detention basins, drainage channels, drainage swales, inlet or outlet structures, or other similar facilities.

**Swales (also bioswales):** a broad natural man-made depression, running parallel to the right-of-way, between the pavement and the sidewalks with the purpose of containing storm runoff from streets.

**Tax revenue:** revenues generated from taxes on income and profits, levied on goods and services, payroll taxes, taxes on the ownership and transfer of property, and other.

**Trip generation:** The total number of trip ends produced by a specific land use or activity.

**Transitional zone:** Land that is in the process of changing from one predominant use to another, successional use or from one common social or economic, characteristic to another.

### Planning Terms sources:

<https://quizlet.com/53096674/site-planning-design-terminology-flash-cards/>

<http://www.galvestontx.gov/DocumentCenter/View/2265>

[http://planning.utah.gov/FiscalImpacts/PDFs/manual\\_may3.pdf](http://planning.utah.gov/FiscalImpacts/PDFs/manual_may3.pdf)

<https://www.cambridgema.gov/~media/Files/CDD/ZoningDevel/zoningguide/zguide.ashx>

<https://www.nytimes.com/2017/01/25/nyregion/a-guide-to-flood-resistant-building-terms.html>

<http://www.designing-education.com/Baltimoretextbook.html>

**Please help us make the workshops better!**

What do you think about the scenarios shown today? What else would you like to know about the scenarios?