

ENVISION CAMBRIDGE

Alewife Working Group

June 8, 2017



Agenda

Alewife

Quadrangle Scenario – *as presented April 27, 2017*

- What we heard

Urban Design Framework

- Connectivity
- Uses

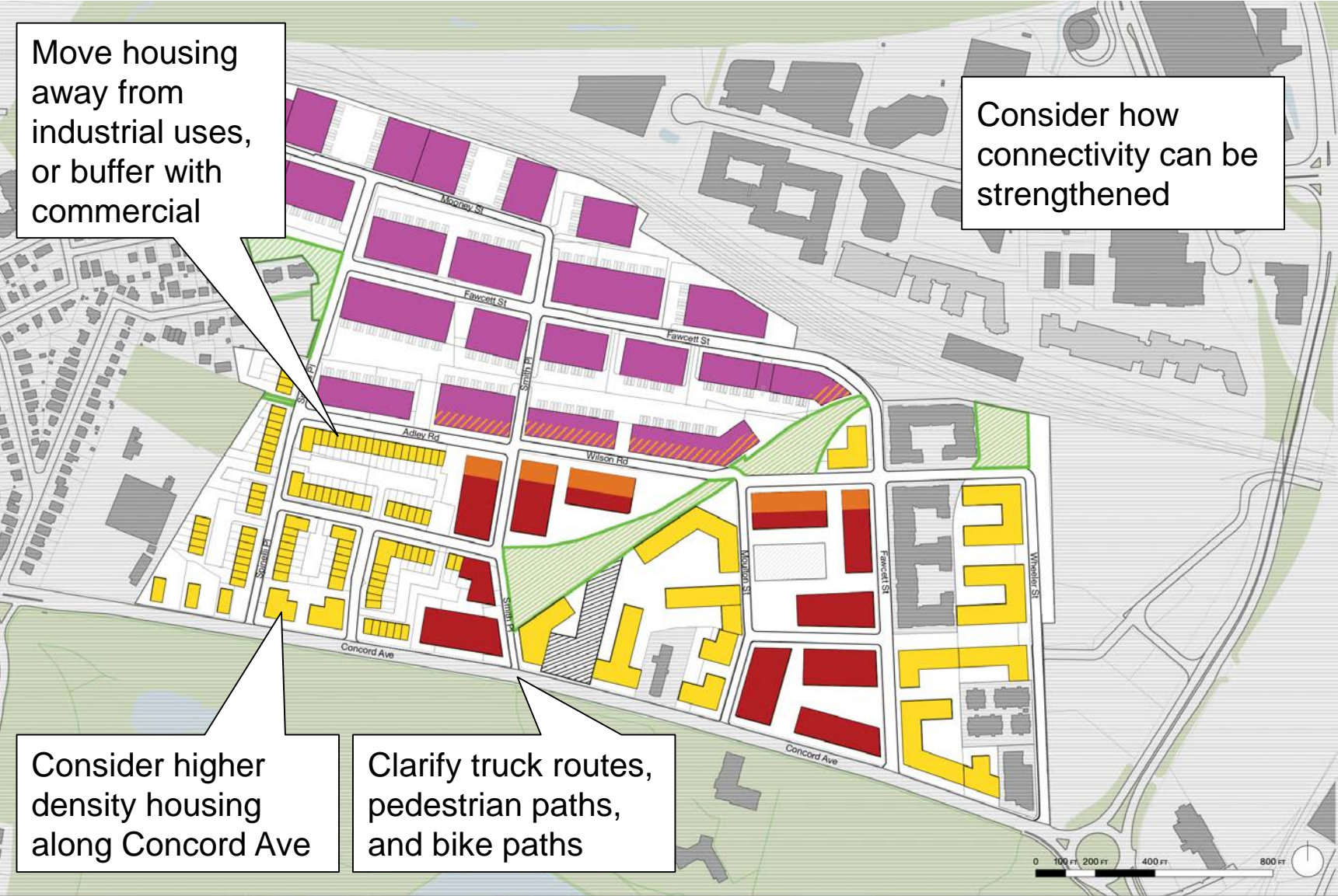
Shopping Center

- Proposed Uses
- Phasing

Discussion

Quadrangle

Key comments from Alewife Working Group, April 27, 2017





Total GFA at 100% buildout	5.61m SF
District FAR	1.56

Total GFA at 60% buildout	3.36m SF
– New housing	1,080 units
– Office / lab space	1.78m SF
– Ground floor active uses	31,100 SF
– Industrial space	387,120 SF

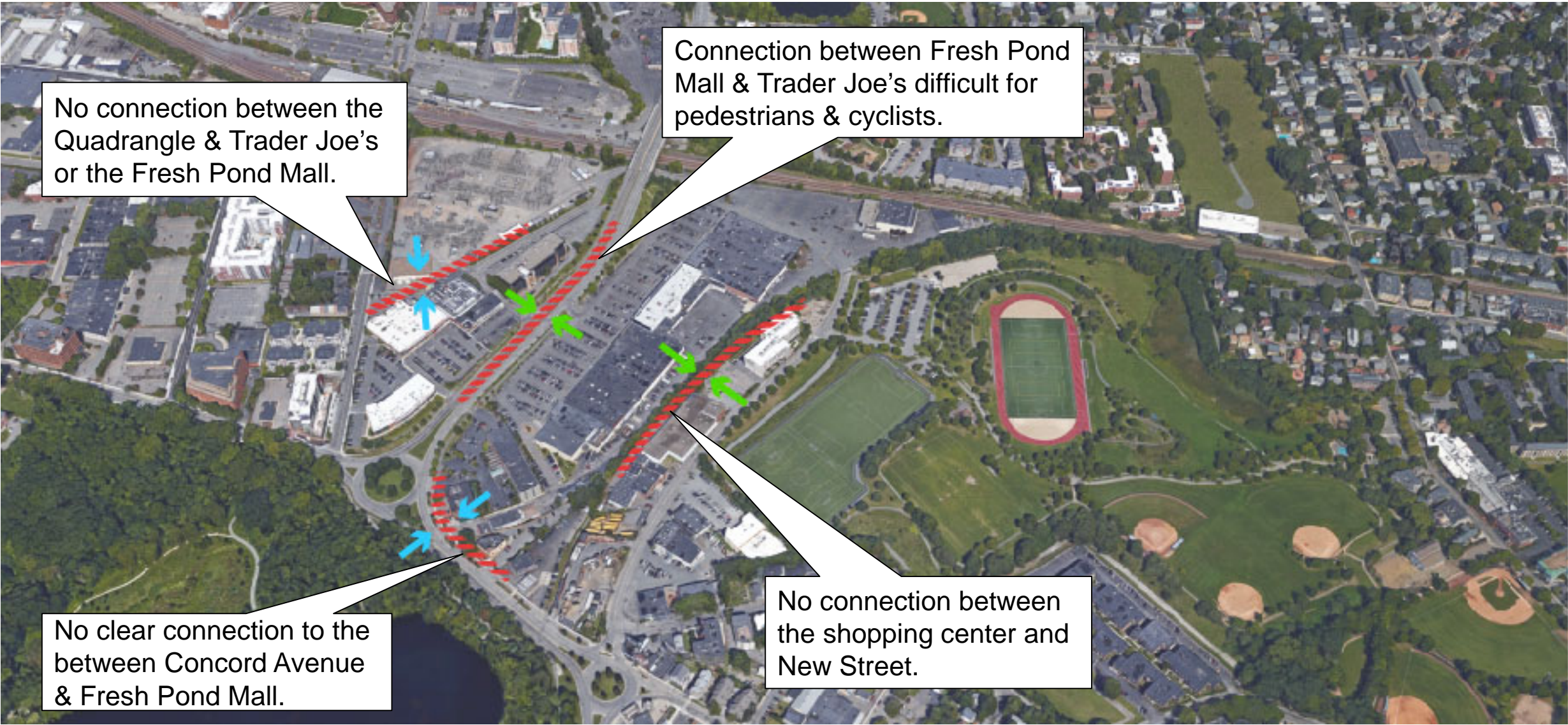
- Accessory Retail Zone
- Industrial/Commercial Hybrid
- Retail (Mixed-use)
- Commercial
- Residential
- Open Space

Alewife: The Quadrangle and Shopping Center



-  Alewife Quadrangle
-  Alewife Shopping Center

Shopping Center: Existing Conditions



Shopping Center: Key Objectives

- Encourage forms of development, mix of uses, and range of improvements that will facilitate and encourage walking, biking and transit use and reduce the growth of auto trips.
- Better integrate the entire area through new pedestrian paths, roadways, green spaces and bridges.
- Minimize the negative impact of new development on the adjacent residential neighborhoods while introducing new amenities and services that will benefit the residents of those neighborhoods.
- Introduce a significant component of residential living and support retail services to enhance the area's appeal for all who come to work, shop, and live.
- Create an identity and sense of place for Shopping Center, and the whole Alewife District, that parallels the development of the historic urban centers that characterize much of Cambridge.



Alewife: Existing street network



Alewife: Proposed street network



Shopping Center: Precedents

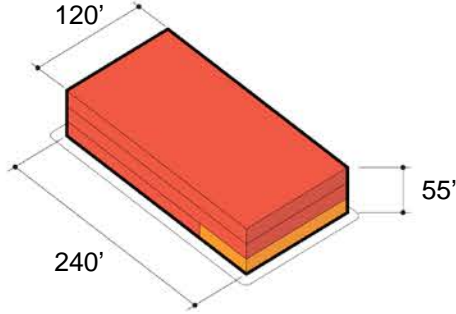


Assembly Square,
Somerville



Hancock Mixed Use
Residential Housing,
Los Angeles

Shopping Center: Building Types



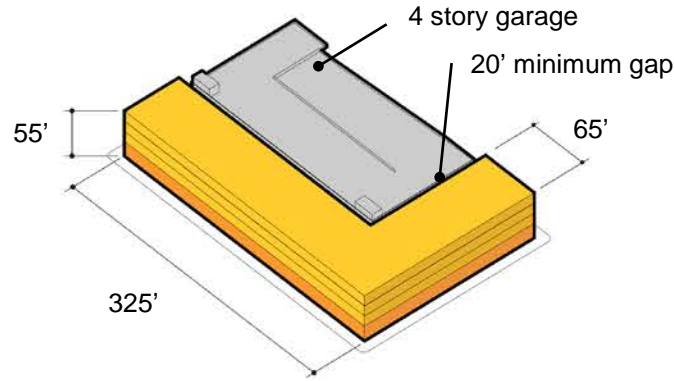
Commercial Prototype

Floorplate: 28,800 SF

Building Width: 120 Feet

Active uses comprise $\frac{1}{4}$ of the ground floor with the remaining area dedicated to commercial office.

Located close to the Alewife MBTA.



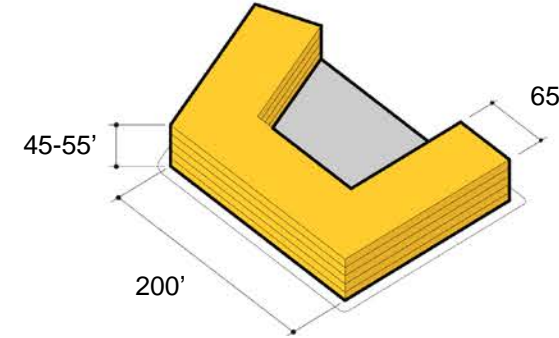
Garage Wrapped with Residential Prototype

Residential Floorplate:
17,200–24,800 SF

Garage Floorplate:
28,800–43,200 SF

First floor dedicated to active uses with loading space in garage.

Residential faces primary streets.

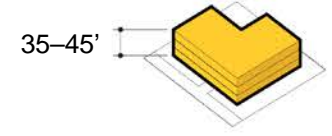


Residential Prototype

Residential Floorplate:
8,500–16,500 SF

First floor may be dedicated to active uses, depending on location.

Residential wraps surface parking with covered deck.

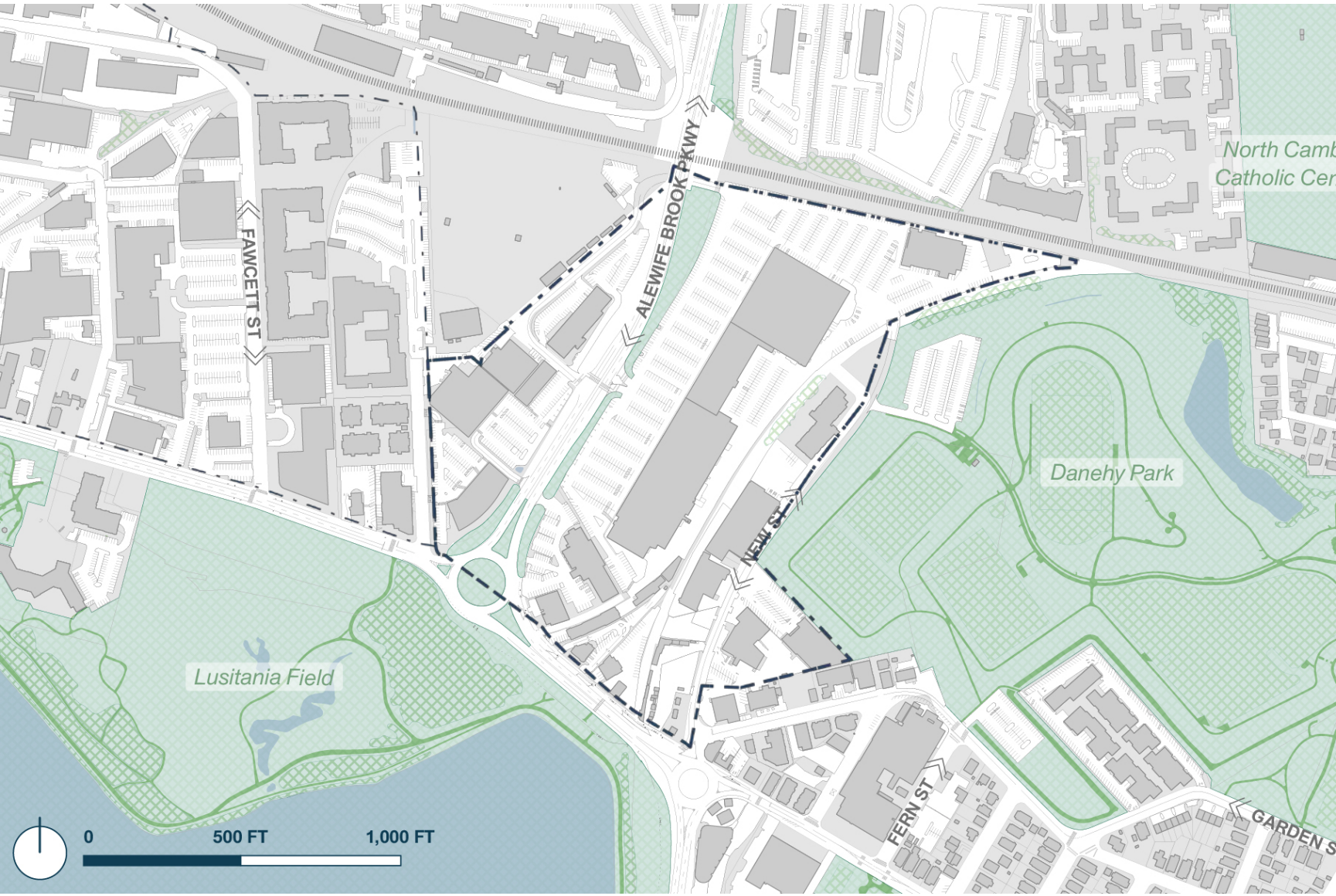


Low Density Residential Prototype

Typical Residential Floorplate:
2,860–3,500 SF

Matches recently constructed types residential units on Bay State Road.

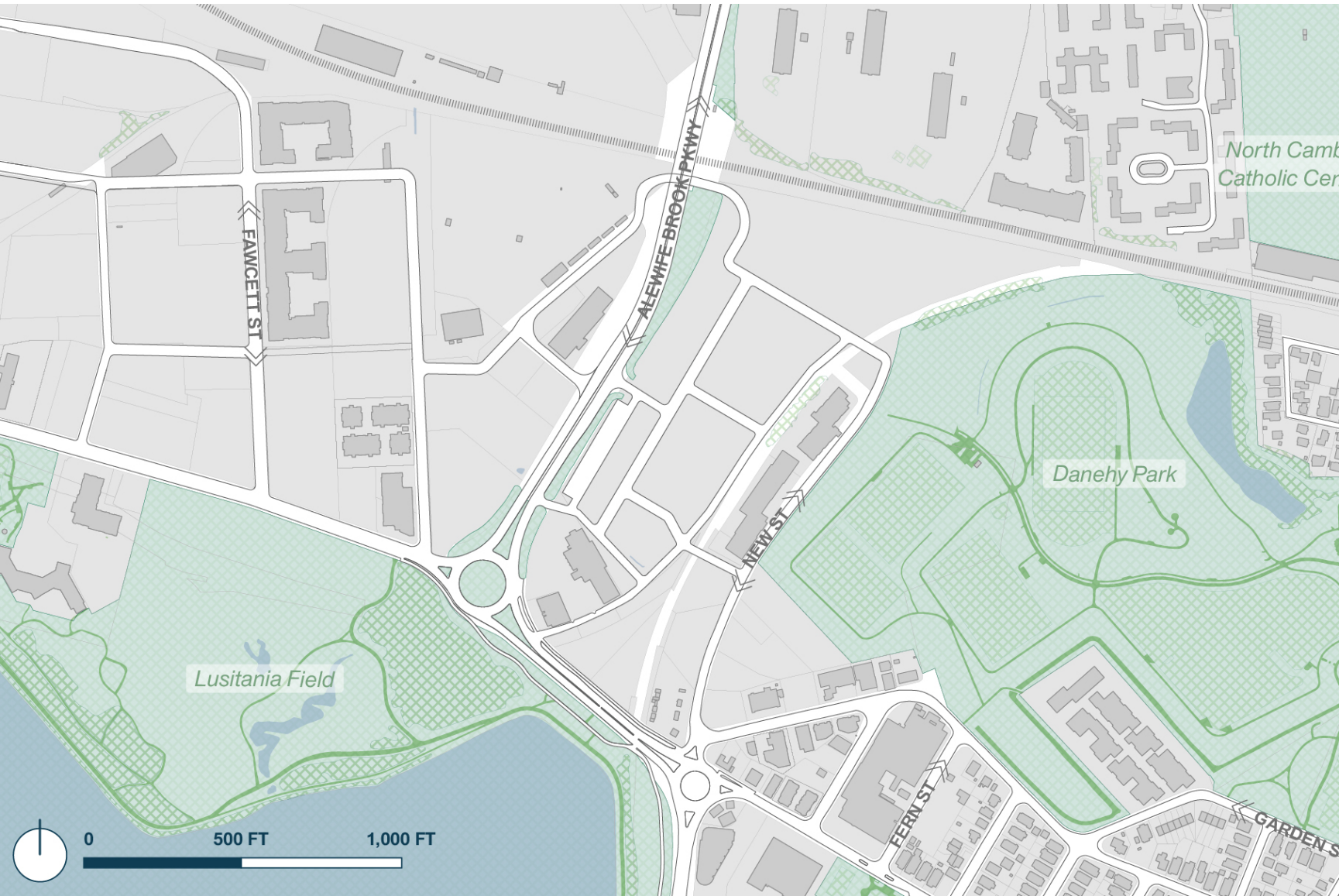
Shopping Center: Existing Conditions



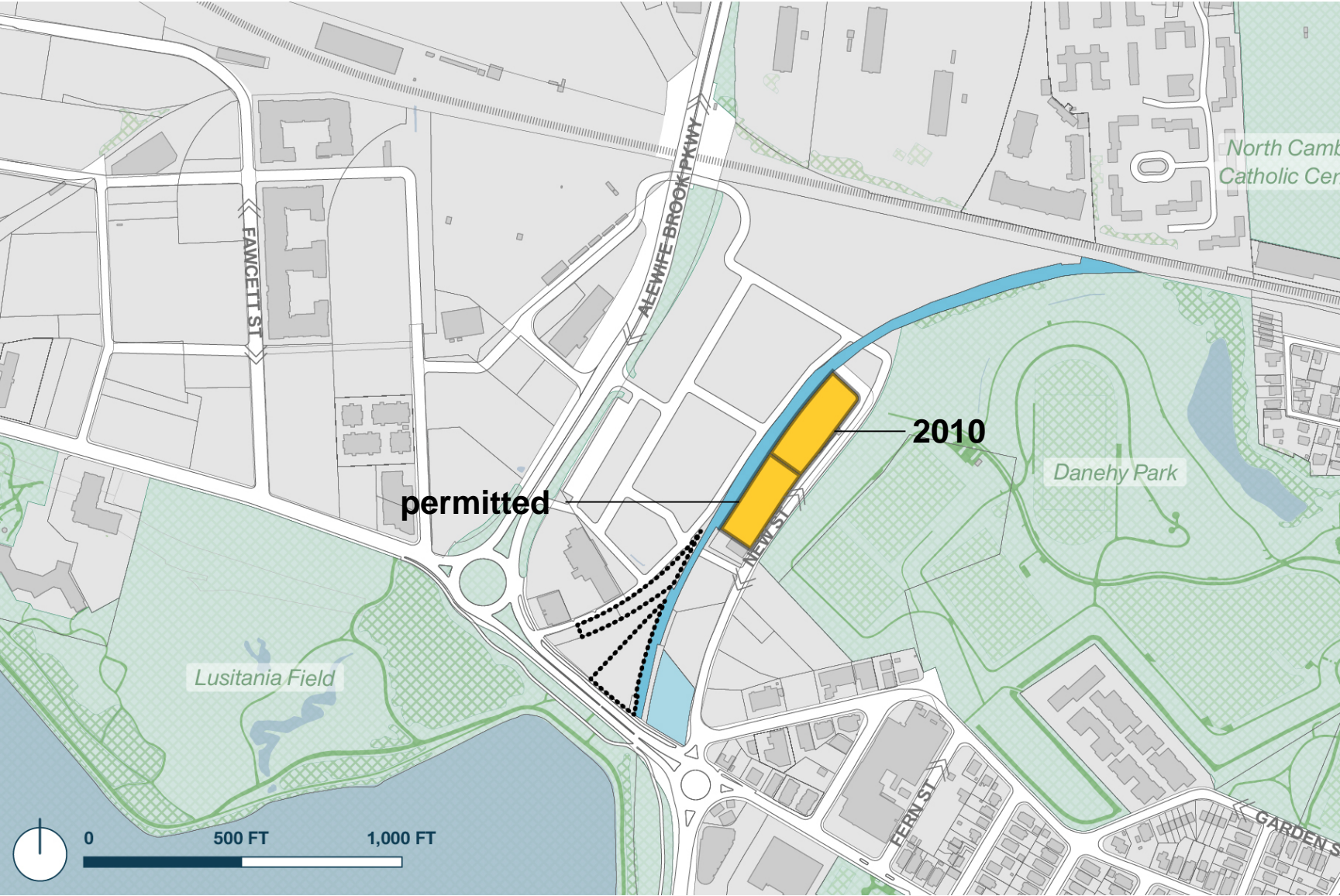
Shopping Center: Existing Street Network



Shopping Center: Proposed Street Network



Shopping Center: Buildings unlikely to change



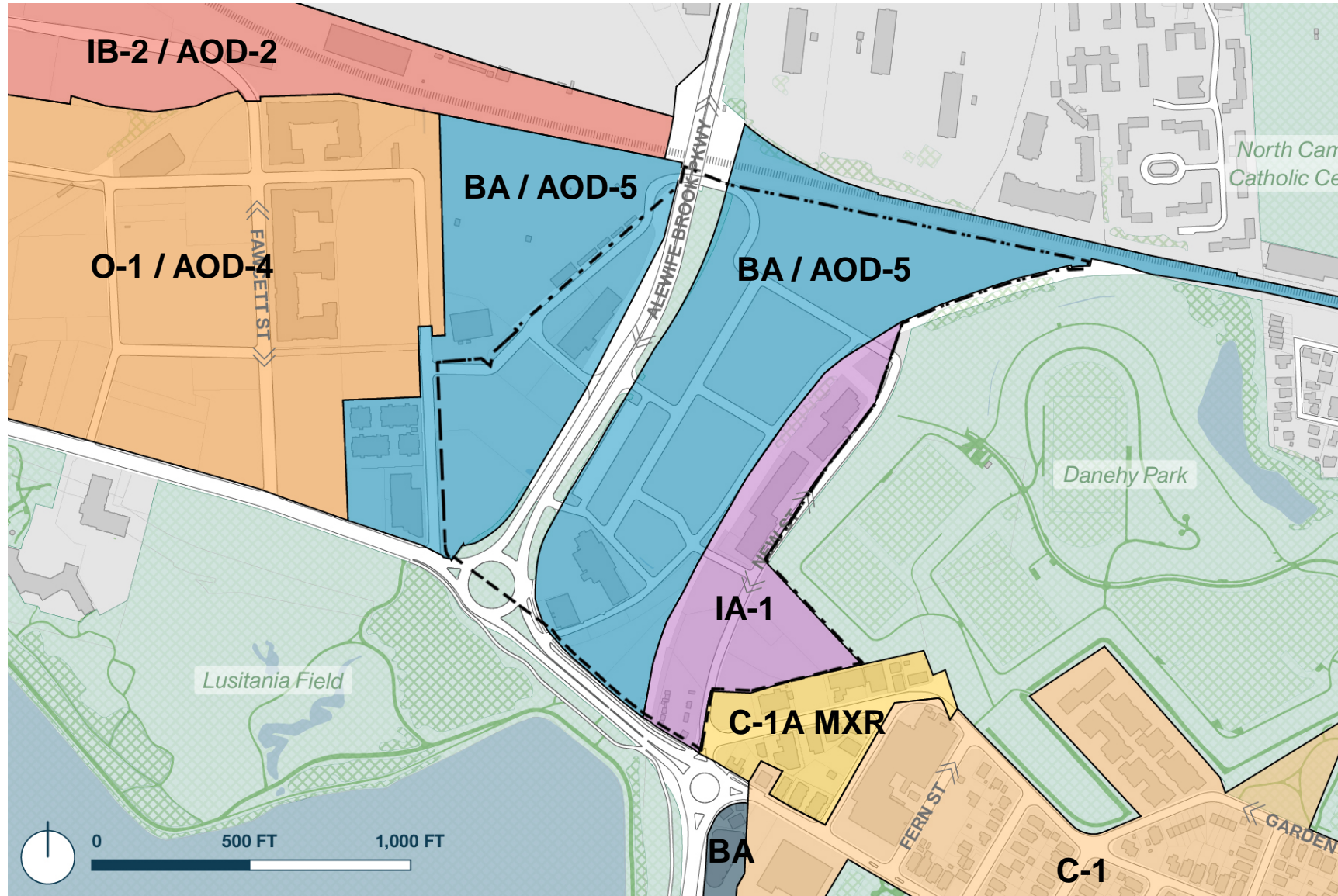
Aggregated Ownership

Land Use

- Residential
- Institutional
- Utility
- City-owned



Shopping Center: Base Zoning



IA-1

1.25 / 1.5 res. FAR

45ft res. max. height

BA / AOD-5

1.0 / 1.75 res. FAR

35ft / 45ft res. max. height

*Special permit 1.25 / 2.0 FAR
& 70/85-ft max. height*

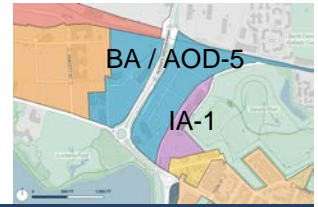
Key BA/AOD-5 Implications

- A special permit increases density (FAR) by 0.25 for all uses.
- A special permit increases the maximum height to 55 feet for all uses or 70 to 85 feet for residential uses.
- Pooled Parking is allowed through special permit and is exempt from gross floor area provisions.

*Parkway Overlay District
requires a 25' setback.*

--- Scope Boundary

Alewife Zoning Requirements (Shopping Center)



Zoning Code	Maximum Height	Setbacks	FAR	Open Space Ratio
BA/AOD-5	35 ft or 45 ft residential	Front & Side = 0 ft Rear = 20 ft or H+L/5	1.0 or 1.75 residential	15%
<i>*Special Permit</i>	55 ft (70 ft/85 ft)	-	1.25 or 2.0 residential	-
Industrial A-1	45 ft	Front = 0 ft Side = 0 ft or H+L/7 if adjacent to residential Rear = 0 ft or H+L/5 if adjacent to residential	1.25 or 1.5 residential	0%
Residential B	35 ft	Front = 15 ft Side = 7'-6" per side or 20 ft sum total Rear = 25 ft	0.5	40%
Residential C-1	35 ft	Front = 10 ft or H+L/4 Side = 7'-6" or H+L/5 Rear = 20 ft or H+L/4	0.75	30%
Residential C-1A MXR	45 ft	Front = 10 ft Side = 0 ft or H+L/7 Rear = 0 ft or H+L/5	1.25	15%
<i>*Special Permit</i>	-	Front, Side, Rear = 10 ft	-	-

Shopping Center: GFA Estimates

Existing	
Existing GFA	758,010 SF
District FAR	0.42

Existing GFA	758,010 SF
– Housing Units	147 units
– Commercial (Includes Active Uses)	535,800 SF
– Industrial	67,680 SF

Parking Spaces	N/A
Open Space	N/A

	Special Permit at 55 ft	Scenario at 55 ft	Scenario at 70 ft
Gross GFA at 100% Buildout	~2.50m SF	~1.67m SF	~2.16m SF
District FAR	1.32	0.88	1.13

Gross GFA at 60% Buildout	~1.61m SF	~1.13m SF	~1.42m
– Housing Units	~1,250 units	~750 units	~1,000 units
– Ground Floor Active Uses	~173,050 SF	~146,800 SF	~146,800 SF
– Commercial Office	~239,550 SF	~193,100 SF	~227,700 SF

Parking Spaces	~1,400 spots	~900 spots	~1,200 spots
New Open Space	~14,800 SF	~14,800 SF	~14,800 SF
Max. Height Studied	55' (70'/85')	55'	70'/85' res.

Shopping Center: Scenario at 55'



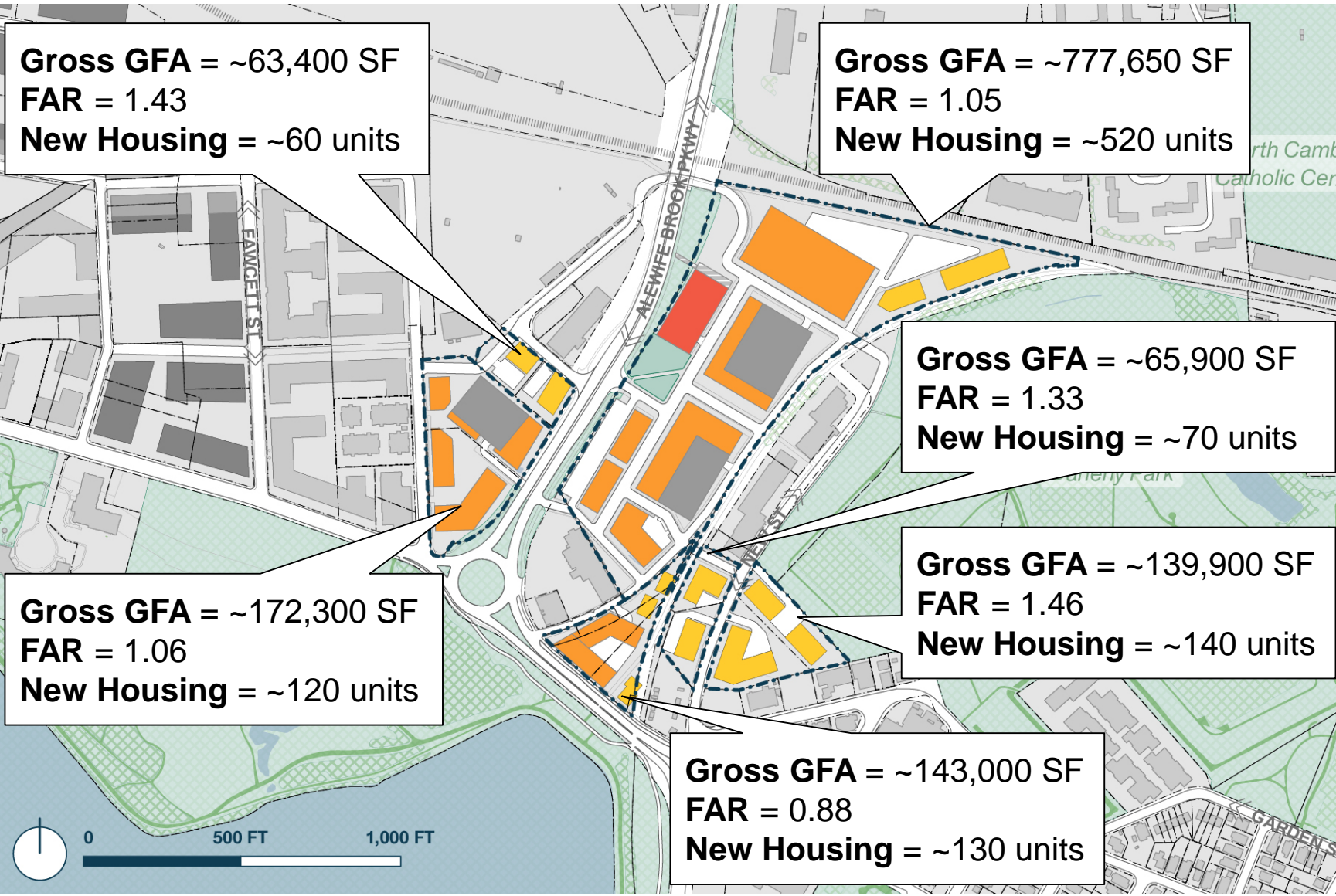
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Gross GFA at 60% buildout	~1.13m
– New housing	~750 units
– Ground floor active uses	~146,800 SF
– Commercial Office	~193,100 SF

Parking Spaces	~900 spots
New Open Space	~14,800 SF

- Proposed Land Use
- Mixed-use Commercial
 - Residential
 - Mixed-Use Residential
 - Open Space (Proposed)
 - Parking Garage

Shopping Center: Scenario at 55'



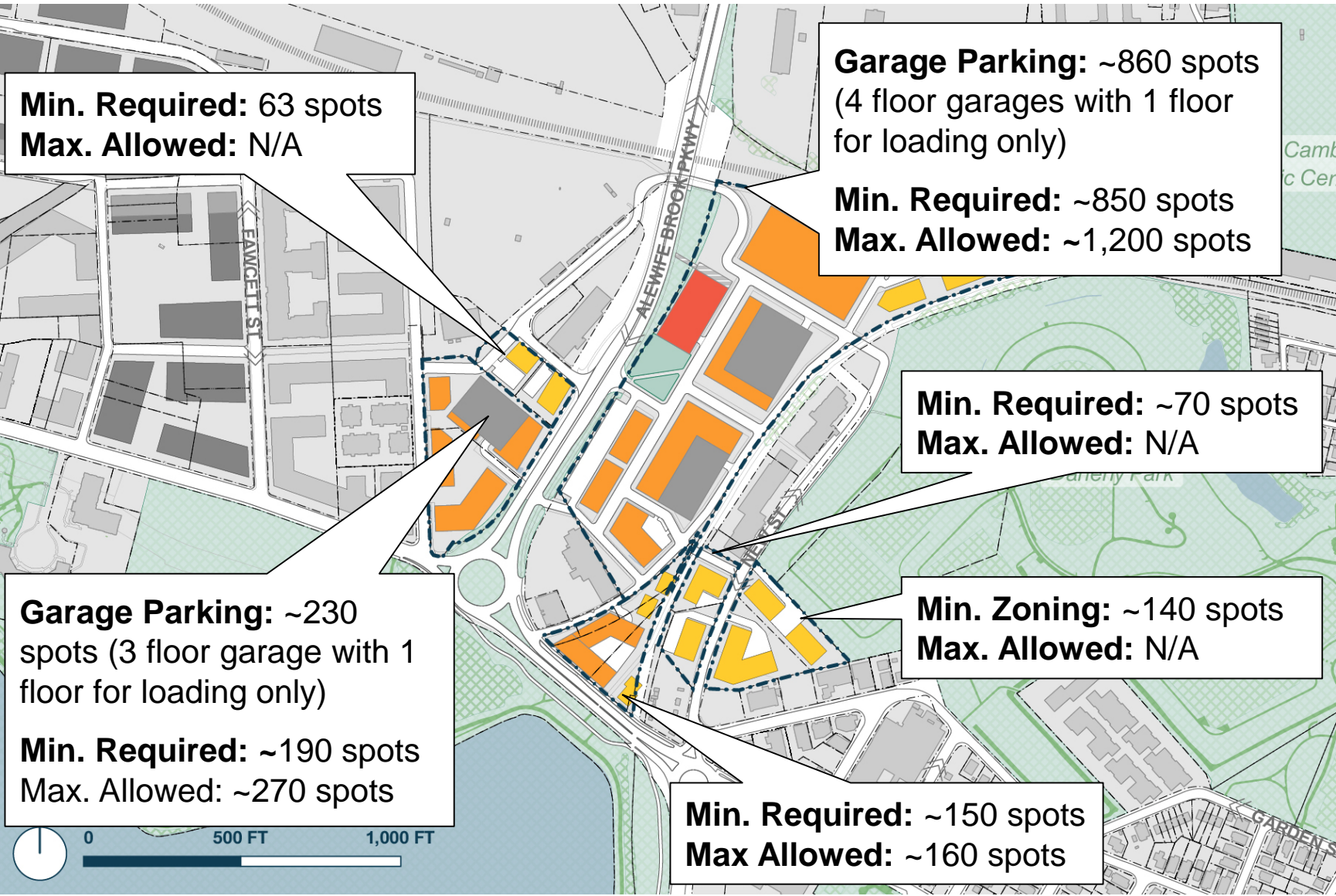
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- Mixed-use Commercial
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 - Parking Garage

Shopping Center: Scenario at 55' Parking



Parking Ratios	Min.	Max.
Residential	1 per dwelling unit	N/A
Commercial Office	1 per 800 SF	1 per 400 SF
Retail	1 per 750 SF	1 per 375 SF

District Minimum	~1,450 spots
District Maximum	~1,900 spots
Scenario at 100%	~1,500 spots

- Proposed Land Use
- Mixed-use Commercial
 - Residential
 - Mixed-Use Residential
 - Open Space (Proposed)
 - Parking Garage

Shopping Center: Scenario at 55'



Building Heights

- Meet or are below 55ft in the BA/AOD-5 district.
- Meet As-of-Right Zoning limits (45ft) in the IA-1 district.
- Step down towards existing residential neighborhood.

Building Heights

- 71–85'
- 56–70'
- 46–55'
- 31–45'
- 30' or Less

Shopping Center: Scenario with 70'



Building Heights

- Meet or are below the Special Permit Zoning limits (70ft/85ft residential) in the BA/AOD-5 district.
- Meet As-of-Right Zoning limits (45ft) in the IA-1 district.
- Step down towards existing residential neighborhood.

Building Heights

- 71–85'
- 56–70'
- 46–55'
- 31–45'
- 30' or Less

Shopping Center: GFA Estimates

Existing	
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District FAR	0.42

Existing GFA	758,010 SF
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– Industrial	67,680 SF

Parking Spaces	N/A
Open Space	N/A

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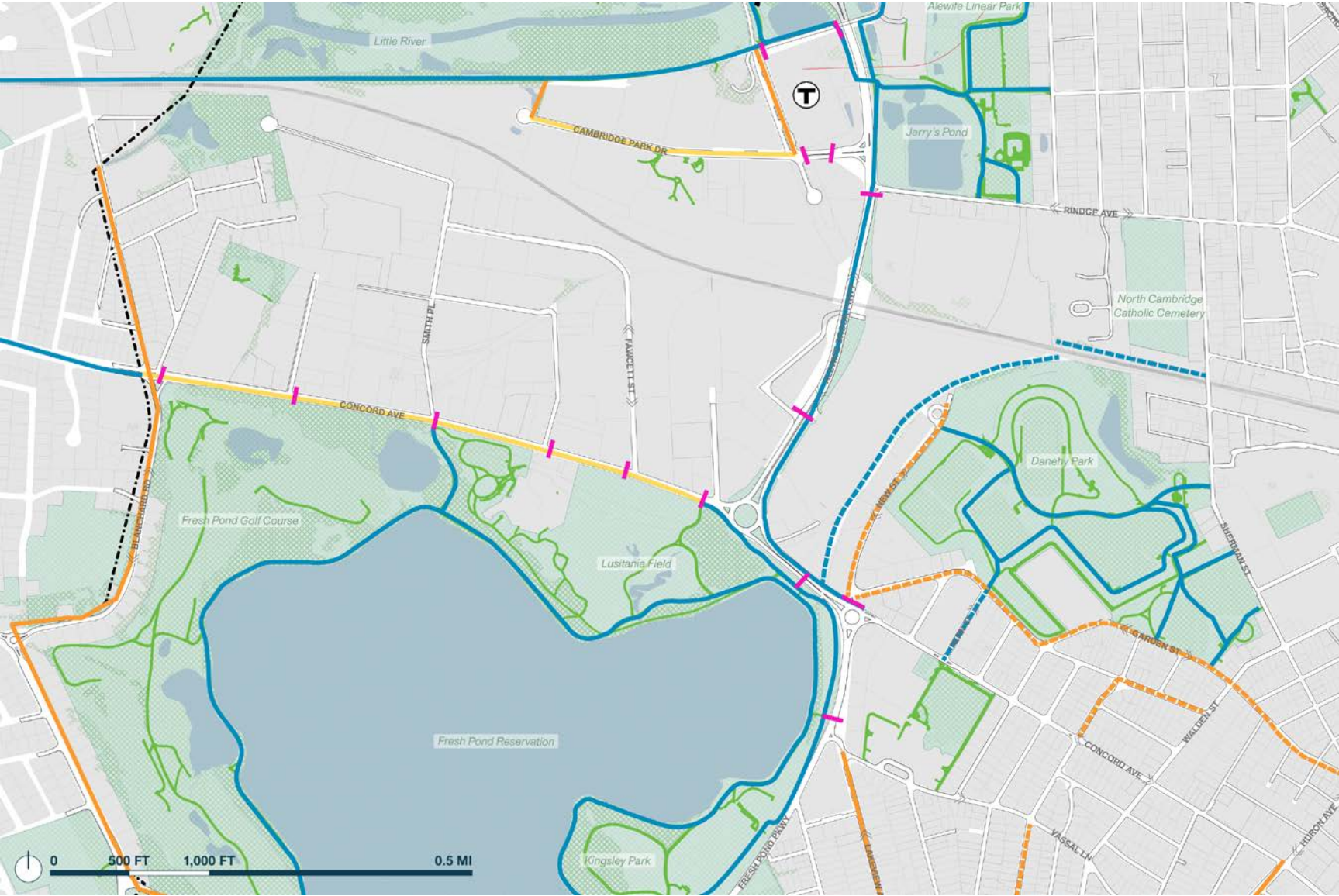
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New Open Space	~14,800 SF	~14,800 SF	~14,800 SF
Max. Height Studied	55' (70'/85')	55'	70'/85' res.

Shopping Center: Proposed Open Space and Connectivity



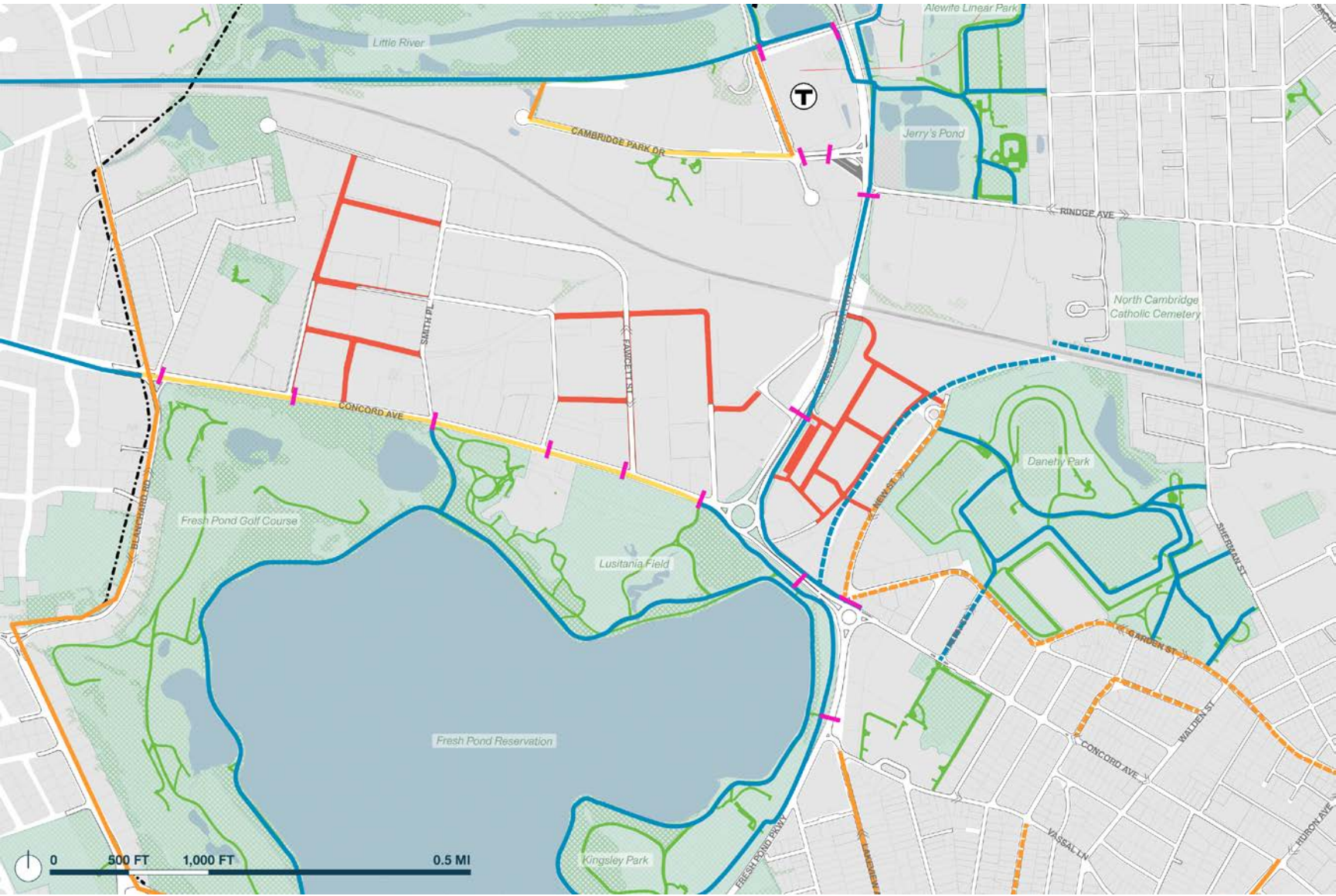
Alewife: Connectivity - Planned



- | Existing | Planned | |
|----------|---------|-----------------------------|
| | | Off-street Pedestrian Paths |
| | | Off-street Multi-use Paths |
| | | On-street Bike Connections |
| | | Separated Bike Paths |
| | | Crosswalks |



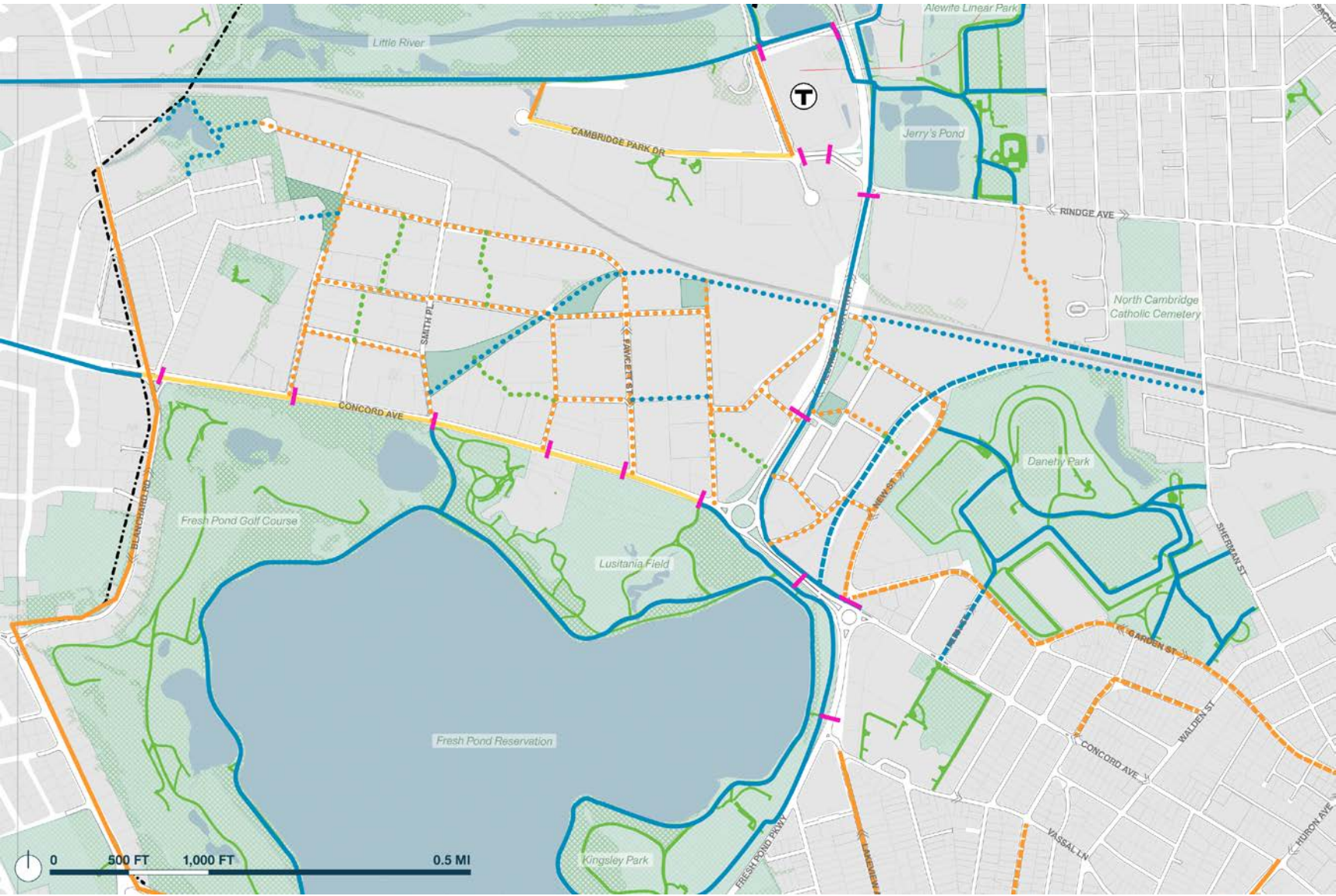
Alewife: Connectivity - Planned



- Existing

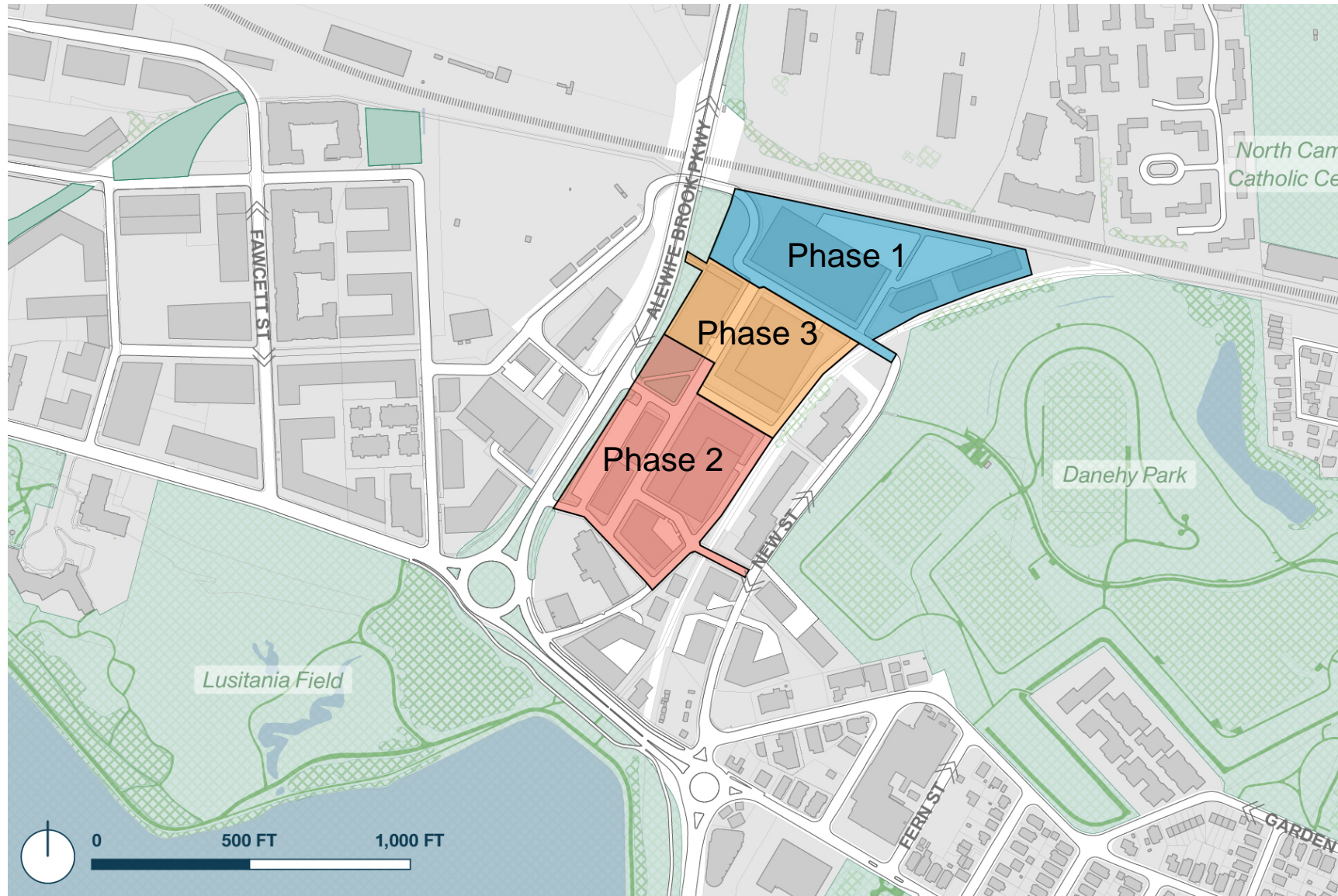
Planned
- New Streets
 - Off-street Pedestrian Paths
 - Off-street Multi-use Paths
 - On-street Bike Connections
 - Separated Bike Paths
 - Crosswalks

Alewife: Connectivity - Proposed



- | Existing | Planned | Proposed | |
|----------|---------|----------|-----------------------------|
| | | | Off-street Pedestrian Paths |
| | | | Off-street Multi-use Paths |
| | | | On-street Bike Connections |
| | | | Separated Bike Paths |
| | | | Crosswalks |

Fresh Pond Mall: Phasing Option A



Phase One: Relocates Whole Foods along tracks and adds two residential buildings against Danehy Park.

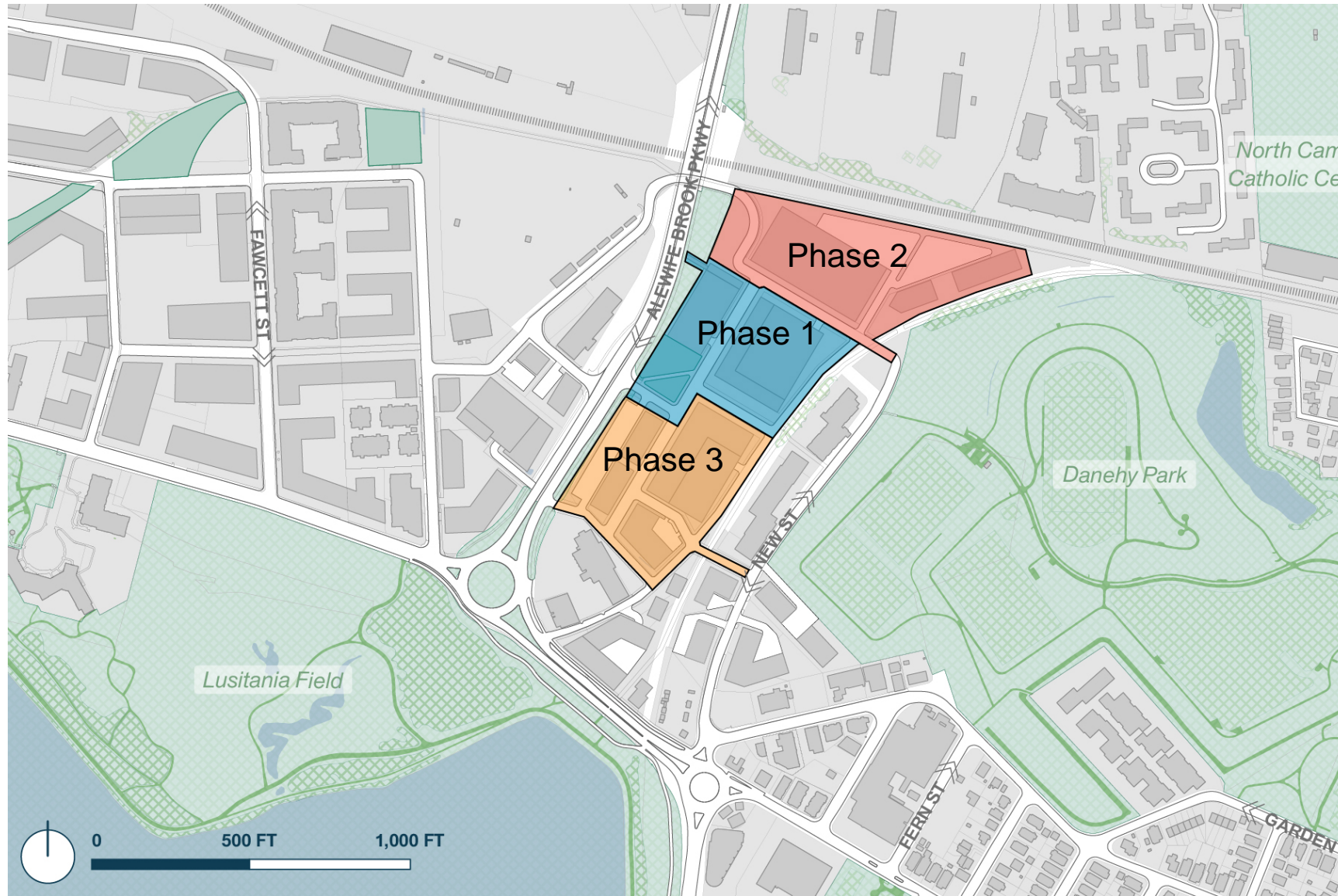
Phase Two: Redevelops former Whole Foods site and associated parking lot. New public plaza added at main entrance.

Phase Three: Redevelops recently constructed retail/office building and associated parking lot.

Fresh Pond Mall Phases

- Phase 1
- Phase 2
- Phase 3

Fresh Pond Mall: Phasing Option B



Phase One: Redevelops the center of the site, primary parking garage, and public plaza first to stage the future surrounding redevelopment.

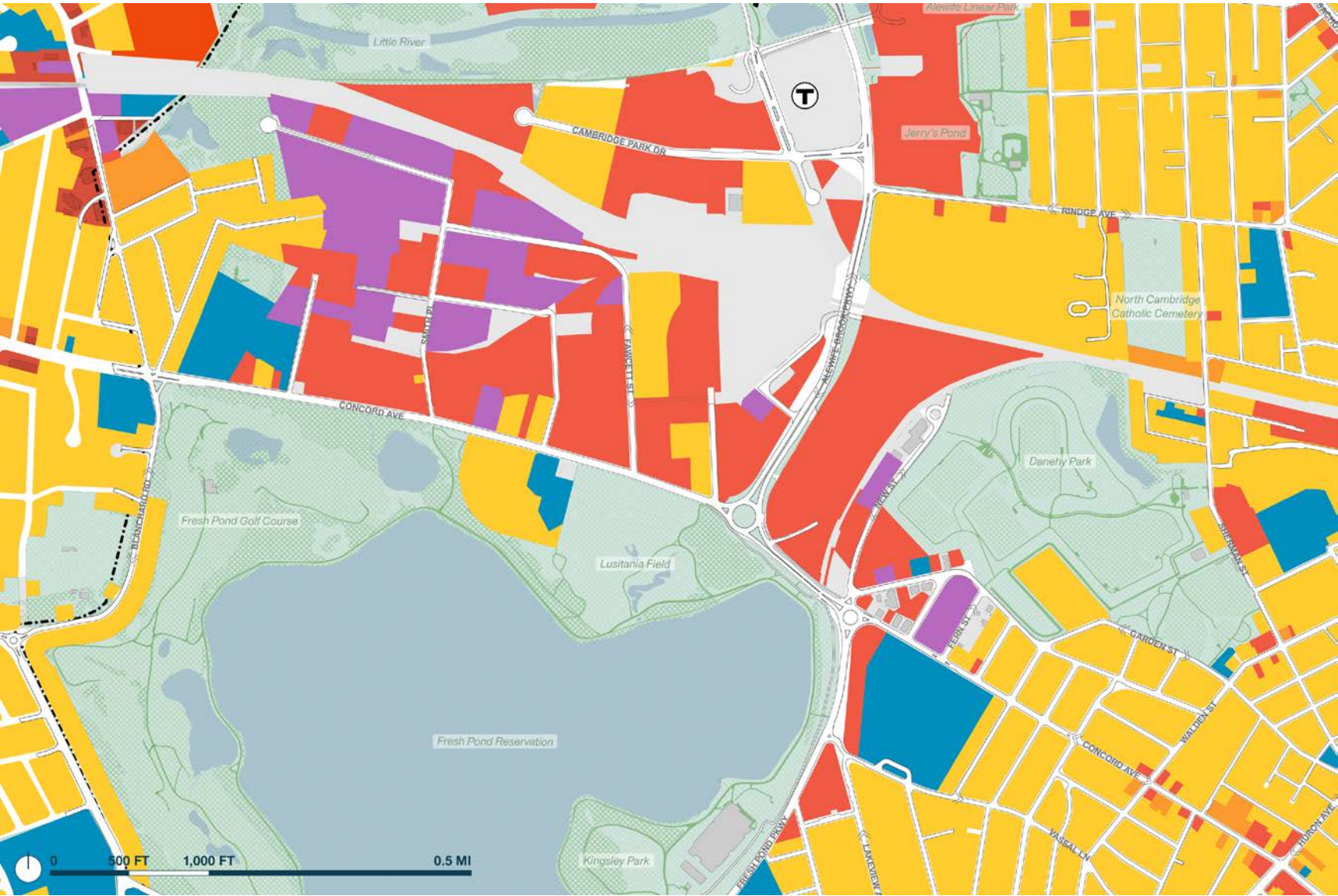
Phase Two: Relocates Whole Foods along tracks and adds two residential buildings against Danahy Park.

Phase Three: Redevelops former Whole Foods site and associated parking lot.

Fresh Pond Mall Phases

- Phase 1
- Phase 2
- Phase 3

Alewife: The Quadrangle and Shopping Center

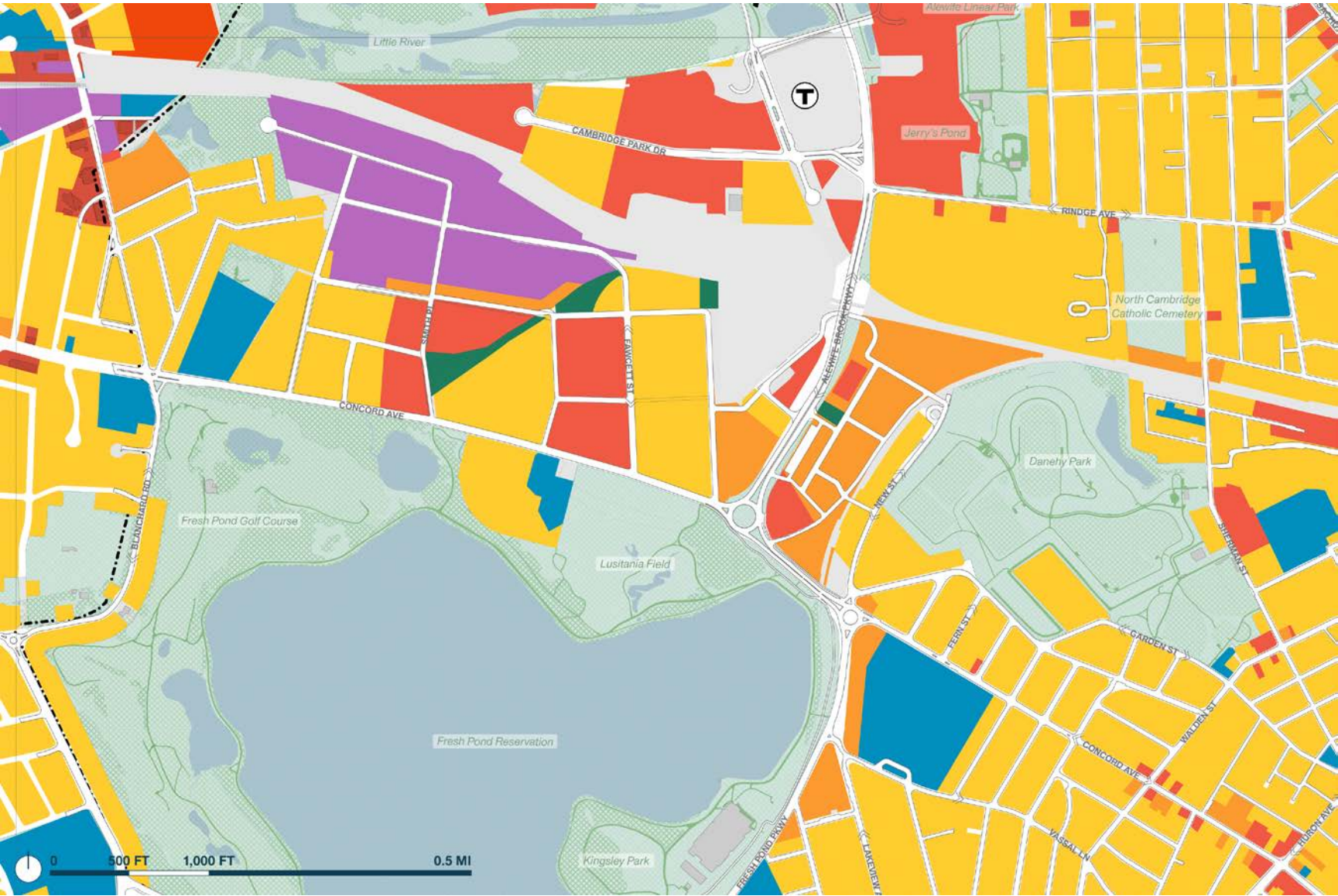


Existing Land Use

- Residential
- Commercial
- Mixed-use Retail
- Industrial
- Institutional
- Open Space
- Transit/Utility/Other



Alewife: The Quadrangle and Shopping Center



- Proposed Land Use
- Residential
 - Commercial
 - Mixed-use Retail
 - Mixed-use Industrial
 - Institutional
 - Open Space (Proposed)
 - Transit/Utility/Other

Alewife: The Quadrangle and Shopping Center

