Alewife Working Group

Meeting #10, June 27, 2017
Agenda

Alewife Overview
• Challenges
• Key Objectives
• Goals
Subdistricts (review of previously discussed areas)

Urban Design Framework
• Connectivity
• Open Space
• Uses

How are we measuring up to our goals?

Discussion
Alewife: Challenges

Infrastructure divides the area and creates challenges connecting neighborhoods.

Swamps and clay soil both contribute to the flooding in the area.

Scale of buildings and street network is very different from the surrounding neighborhoods.


Alewife: Challenges

Lack of street connections presents mobility challenges for residents. Regional traffic impacts the area.

Low job density and activity in industrial areas, with the street width requirements for traditional industrial uses, can contribute to an unwelcoming street character.

Left –
Top: Traffic Congestion on Alewife Brook Parkway, 1979 (Source: Alewife Revitalization. Alewife Urban Design Study Phase II)
Bottom: Traffic Congestion in the intersection of Alewife Brook Parkway and Route 2, 2015 (Source: www.bostonglobe.com)

Right –
Top: Typical Industrial Area Surface Condition, 1979 (Source: Alewife Revitalization. Alewife Urban Design Study Phase II)
Bottom: Spinelli Place, 2016
Alewife: Challenges

Flooding on Fawcett St, 2014
Source: https://freshpondresidents.org

10 year 24-hour storm by 2070
(6.4 inches over 24 hours)

Source: Kleinfelder for the City of Cambridge Climate Change Vulnerability Assessment, updated 2017
Alewife: Challenges

Urban form and character that is very different from the historic urban centers that characterize much of Cambridge.

Infrastructure barriers divide neighborhoods and challenge the accessibility of amenities.

Auto-focused design of streets and significant surface parking.

Disparate scales of buildings.
Alewife: Challenges

Despite close physical proximity, moving around the area can be time-consuming and unpleasant for residents.
Alewife: Key Objectives

Create an identity and sense of place for the whole Alewife District.

- Better integrate the district with the rest of the city through new walking and biking paths, streets, and open spaces.
- Ensure that both new development and existing infrastructure, neighborhoods, and community resources are prepared for climate change, in particular the challenges of flooding and heat.
- Encourage forms of development, a mix of uses, and a range of improvements that will facilitate and encourage walking, biking, and transit use and reduce the growth of vehicular trips.
- Ensure that new development benefits the adjacent residential neighborhoods by introducing new amenities and services and creating neighborhood destinations.
Alewife: Key Objectives

- **The Quadrangle:** Introduce diverse innovation spaces that provide low-barrier-to-entry jobs. Increase residential living and connections. Encourage development that helps prepare the neighborhood for flooding and extreme heat.
- **Shopping Center:** Create a walkable community destination that complements the main street proposed for the Quadrangle.
- **Fresh Pond Parkway:** Encourage sensitive development that supports the surrounding neighborhoods.
- **Triangle:** Better connect the Triangle to the surrounding neighborhoods and improve the urban form of the area through streetscape improvements and improvements around its edges.
- **Rindge Ave:** Improve biking and walking connections to the rest of the district.
- **Jerry’s Pond:** Identify development opportunities to enhance connections, address flooding, and support the neighborhood. Enhance Jerry’s Pond as a neighborhood amenity.
Alewife: Buildings unlikely to change

Unlikely to Change
- Near Zoning Maximum FAR/GFA
- Permitted
- Recently Constructed

Land Use
- Residential
- Commercial
- City-owned
- Transportation/Utility
Alewife: Base Zoning

Zoning Districts
Cambridge, Massachusetts

As adopted February 13, 1973 and modified by subsequent amendments up to and including Resolution No. 5662 dated September 23, 1980. Overlays shown do not appear on this map. The map form is approximate. Refer to the document on file at the City Hall Office for the exact location of boundaries.

Community Development Department
June 2016

Applicable Zoning Districts
- Residential B
- Residential C-1
- Business A
- Industrial A-1
- Special District 3

Alewife Overlay Districts
- IB-2/AOD-1
- IB-2/AOD-2
- O-1/AOD-3
- O-1/AOD-4
- BA/AOD-5
- O-2A/AOD-6

Other Overlay Districts
- Parkway Overlay District
### Alewife Zoning Requirements—Alewife Overlays

<table>
<thead>
<tr>
<th>Zoning Code</th>
<th>Maximum Height</th>
<th>Setbacks</th>
<th>FAR</th>
<th>Open Space Ratio</th>
</tr>
</thead>
</table>
| IB-2/AOD-1 & AOD-2 | 35 ft | Front = 15 ft  
Side = 0 ft or H+L/7 for residential  
Rear = 0 ft or H+L/5 for residential | 0.75 | 15% open space  
25% permeable |
| *Special Permit | AOD-1 = 55 ft or 65 ft residential  
AOD-2 = 70 ft | Front = 15 ft  
Side & Rear = 0 ft or 25 ft if adjacent to residential or open space | 1.5 | - |
| O-1/AOD-3 & AOD-4 | 35 ft | Front = 15 ft or H+L/4  
Side = H+L/5  
Rear = H+L/4 | 0.75 | 15% open space  
25% permeable |
| *Special Permit | AOD-3 = 55 ft or 65 ft residential  
AOD-4 = 70 ft or 80 ft residential | Front = 15 ft  
Side & Rear = 0 ft or 25 ft if adjacent to residential or open space | 1.5 or 2.0 residential | - |
| 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% open space  
25% permeable |
| *Special Permit | 55 ft | - | 1.25 or 2.0 residential | - |
### Alewife Zoning Requirements—Alewife Overlays

<table>
<thead>
<tr>
<th>Zoning Code</th>
<th>Maximum Height</th>
<th>Setbacks</th>
<th>FAR</th>
<th>Open Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>O-2A/AOD-6</td>
<td>35 ft</td>
<td><strong>Front</strong> = 10 ft or H+L/4&lt;br&gt;<strong>Side</strong> = 10 ft or H+L/5&lt;br&gt;<strong>Rear</strong> = 20 ft or H+L/4</td>
<td>1.25 or 1.5 residential</td>
<td>15% open space 25% permeable</td>
</tr>
<tr>
<td><em>Special Permit</em></td>
<td>85 ft (105 ft/125 ft res. only)</td>
<td><strong>Front</strong> = 15 ft or 0 ft against Alewife Brook Parkway when bridge is 6 ft above ground.&lt;br&gt;<strong>Side &amp; Rear</strong> = 0 ft</td>
<td>1.75 or 2.0 residential</td>
<td>-</td>
</tr>
</tbody>
</table>

### Alewife Zoning Requirements—Other Overlays

<table>
<thead>
<tr>
<th>Zoning Code</th>
<th>Maximum Height</th>
<th>Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parkway Overlay District</td>
<td>55 ft against setback plane, up to 85ft if setback 10ft with a 60 degree building bulk control plane.&lt;br&gt;Front = Minimum of 25ft from the street line or applicable setback under base zoning. Required front yards are Green Area Open Space with 3-inch caliper trees every 25 ft.</td>
<td></td>
</tr>
<tr>
<td>Zoning Code</td>
<td>Maximum Height</td>
<td>Setbacks</td>
</tr>
<tr>
<td>------------------</td>
<td>----------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Industrial A-1</td>
<td>45 ft</td>
<td><strong>Front</strong> = 0 ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Side</strong> = 0 ft or H+L/7 if adjacent to residential</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Rear</strong> = 0 ft or H+L/5 if adjacent to residential</td>
</tr>
<tr>
<td>BA/AOD-5</td>
<td>35 ft or</td>
<td><strong>Front &amp; Side</strong> = 0 ft</td>
</tr>
<tr>
<td></td>
<td>45 ft residential</td>
<td></td>
</tr>
<tr>
<td>Residential B</td>
<td>35 ft</td>
<td><strong>Front</strong> = 15 ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Side</strong> = 7’-6” per side or 20 ft sum total</td>
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<tr>
<td></td>
<td></td>
<td><strong>Rear</strong> = 25 ft plus 1ft/4ft of depth exceeding</td>
</tr>
<tr>
<td></td>
<td></td>
<td>100ft, up to max 35ft</td>
</tr>
<tr>
<td>Residential C-1</td>
<td>35 ft</td>
<td><strong>Front</strong> = 10 ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Side</strong> = 7’-6” or H+L/5</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Rear</strong> = 20 ft or H+L/4</td>
</tr>
<tr>
<td>Residential C-1A MXR</td>
<td>45 ft</td>
<td><strong>Front</strong> = 10 ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Side</strong> = 0 ft or H+L/7</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Rear</strong> = 0 ft or H+L/5</td>
</tr>
<tr>
<td>*Special Permit</td>
<td>-</td>
<td><strong>Front, Side, Rear</strong> = 10 ft</td>
</tr>
</tbody>
</table>
## Alewife Zoning Requirements—Special District 3

<table>
<thead>
<tr>
<th>Zoning Code</th>
<th>Maximum Height</th>
<th>Setbacks</th>
<th>FAR</th>
<th>GFA</th>
<th>Open Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>SD-3</td>
<td>Max. Limit: 55 ft</td>
<td>Whittemore Avenue = 25 ft open space</td>
<td>Minimum FAR: 0.45</td>
<td>District Total Cap: 782,500 on new development.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Above 55 ft: 70 ft in specific area north of MBTA Headhouse</td>
<td>Alewife Brook Parkway = 25 ft Green Area Open Space</td>
<td>Maximum FAR: N/A</td>
<td>Excludes: Existing MBTA &amp; residential at time of 17.30 adoption. (92,672 sf renovated in 2012)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Stepback Above 35 ft: Stepback of 1.5 ft per 1 ft of additional height over 35 ft when adjacent to open space.</td>
<td>Rindge Avenue = 50 ft setback of which first 25 ft is open space</td>
<td></td>
<td>20%</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Adjacent to Open Space = 50 ft setback of which first 25 ft is open space OR Side = H+L/7 for residential or if within 100 ft of open space</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rear = H+L/7 for residential or if within 100 ft of open space</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Additional SD-3 Requirements
- **Allowed Uses:** Residential, office, laboratory, institutional. Retail under 1,200 sf unless it’s a grocery store of 55,000 sf or less.
- **District Parking Maximum:** 1,000 off-street spots. Parking facilities may be located in whole or in part in one or more pooled parking facilities.
Alewife: Key Objectives

- **The Quadrangle:** Introduce diverse innovation spaces that provide low-barrier-to-entry jobs. Increase residential living and connections. Encourage development that helps prepare the neighborhood for flooding and extreme heat.
- **Shopping Center:** Create a walkable community destination that complements the main street proposed for the Quadrangle.
- **Fresh Pond Parkway:** Encourage sensitive development that supports the surrounding neighborhoods.
- **Triangle:** Better connect the Triangle to the surrounding neighborhoods and improve the urban form of the area through streetscape improvements and improvements around its edges.
- **Rindge Ave:** Improve biking and walking connections to the rest of the district.
- **Jerry’s Pond:** Identify development opportunities to enhance connections, address flooding, and support the neighborhood. Enhance Jerry’s Pond as a neighborhood amenity.
Shopping Center: Precedents

Assembly Square, Somerville

Hancock Mixed Use Residential Housing, Los Angeles
### Proposed Land Use

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

### Gross GFA at 100% buildout

- ~2.04m SF
- District FAR: 1.07

### Gross GFA at 60% buildout

- ~1.35m
  - New housing: ~940 units
  - Ground floor active uses: ~141,800 SF
  - Commercial Office: ~255,730 SF

### Additional Details

- Parking Spaces: ~1,200 spots
- New Open Space: ~4.3 acres

- Shopping Center
- Mixed-use Commercial
- Residential
- Mixed-Use Residential
- Open Space (Proposed)
- Parking Garage
Quadrangle Vision
Quadrangle

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

Alewife Subdistricts
Fresh Pond Parkway
Encourage sensitive development that supports the surrounding neighborhoods.
### Fresh Pond Parkway: GFA Estimate

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Existing Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing GFA</strong></td>
<td>121,890 SF</td>
<td></td>
</tr>
<tr>
<td><strong>District FAR</strong></td>
<td>0.37</td>
<td></td>
</tr>
<tr>
<td><strong>Existing GFA</strong></td>
<td>121,890 SF</td>
<td></td>
</tr>
<tr>
<td>– Housing Units</td>
<td>1 units</td>
<td></td>
</tr>
<tr>
<td>– Ground Floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Active Uses</td>
<td>120,882 SF</td>
<td></td>
</tr>
<tr>
<td><strong>Gross GFA at 100% Buildout</strong></td>
<td>~450,600 SF</td>
<td></td>
</tr>
<tr>
<td><strong>District FAR</strong></td>
<td>1.35</td>
<td></td>
</tr>
<tr>
<td><strong>Gross GFA at 60% Buildout</strong></td>
<td>~274,950 SF</td>
<td></td>
</tr>
<tr>
<td>– Housing Units</td>
<td>~210 units</td>
<td></td>
</tr>
<tr>
<td>– Ground Floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Active Uses</td>
<td>~63,350 SF</td>
<td></td>
</tr>
<tr>
<td><strong>Height Studied</strong></td>
<td>35–45 ft</td>
<td></td>
</tr>
</tbody>
</table>
### Fresh Pond Parkway: Existing Zoning

<table>
<thead>
<tr>
<th>Proposed Land Use</th>
<th>Gross GFA at 100% buildout</th>
<th>Gross GFA at 60% buildout</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>~450,600 SF</td>
<td>~274,950 SF</td>
</tr>
<tr>
<td>Mixed-Use Residential</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **District FAR**: 1.35
- **New housing**: ~210 units
- **Ground floor active uses**: ~63,350 SF

**Gross GFA at 60% buildout**
- ~274,950 SF
- New housing: ~210 units
- Ground floor active uses: ~63,350 SF
Jerry’s Pond

Identify development opportunities to enhance connections, address flooding, and support the neighborhood. Enhance Jerry’s Pond as a neighborhood amenity.
## Jerry’s Pond: GFA Estimate

<table>
<thead>
<tr>
<th>Existing GFA</th>
<th>Scenario</th>
<th>As of Right Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>121,355 SF</td>
<td>~821,950 SF</td>
<td>~794,200 SF</td>
</tr>
<tr>
<td>0.09</td>
<td>0.61</td>
<td>0.59</td>
</tr>
</tbody>
</table>

### Existing
- **Existing GFA**: 121,355 SF
  - **Housing Units**: 2 units
  - **Commercial**: 111,613 SF
  - **MBTA**: 7,484 SF

### Scenario
- **Gross GFA at 100% Buildout**: ~821,950 SF
  - **District FAR**: 0.61
  - **Housing Units**: ~320 units
  - **Commercial Office**: ~202,350 SF
  - **MBTA**: 7,484 SF
  - **Parking Spaces**: ~450 spots
  - **New Open Space**: ~17.5 acres
  - **Height Studied**: 45–85 FT

### As of Right Zoning
- **Gross GFA at 100% Buildout**: ~794,200 SF
  - **District FAR**: 0.59
  - **Housing Units**: ~220 units
  - **Commercial Office**: ~214,500 SF
  - **MBTA**: 7,484 SF
  - **Parking Spaces**: ~450 spots
  - **New Open Space**: ~15.2 acres
  - **Height Studied**: 55 ft / 70 ft
Jerry’s Pond: As of Right Zoning

<table>
<thead>
<tr>
<th>Proposed Land Use</th>
<th>Gross GFA at 100% buildout</th>
<th>Gross GFA at 60% buildout</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>~794,200 SF</td>
<td>~510,800 SF</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Garage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>District FAR</td>
<td>0.59</td>
<td></td>
</tr>
<tr>
<td>Housing Units</td>
<td>~220 units</td>
<td></td>
</tr>
<tr>
<td>Commercial Office</td>
<td>~214,500 SF</td>
<td></td>
</tr>
<tr>
<td>MBTA</td>
<td>7,484 SF</td>
<td></td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>~450 spots</td>
<td></td>
</tr>
<tr>
<td>New Open Space</td>
<td>~15.2 acres</td>
<td></td>
</tr>
</tbody>
</table>
Jerry’s Pond: Recommended Scenario

- **Gross GFA at 100% buildout**: ~821,950 SF
  - Housing Units: ~320 units
  - Commercial Office: ~202,350 SF
  - MBTA: 7,484 SF
- **District FAR**: 0.61
- **Gross GFA at 60% buildout**: ~527,450 SF
  - Housing Units: ~320 units
  - Commercial Office: ~202,350 SF
  - MBTA: 7,484 SF
- **Parking Spaces**: ~450 spots
- **New Open Space**: ~17.5 acres

**Proposed Land Use**
- Commercial
- Residential
- Parking Garage
Triangle

Better connect the Triangle to the surrounding neighborhoods and improve the urban form of the area through streetscape improvements and improvements around its edges.

Unlikely to Change

- Near Zoning Maximum FAR/GFA
- Permitted
- Recently Constructed

Land Use

- Residential
- Commercial
- City-owned
- Transportation/Utility
### Triangle: Cambridge Park Drive & ABP Intersection

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Scenario</th>
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</thead>
<tbody>
<tr>
<td><strong>Existing GFA</strong></td>
<td>26,050 SF</td>
<td><strong>Gross GFA at 100% Buildout</strong></td>
</tr>
<tr>
<td><strong>FAR</strong></td>
<td>0.28</td>
<td><strong>District FAR</strong></td>
</tr>
</tbody>
</table>

- **Commercial**: 9,040 SF
- **Ground Floor Active Uses**: 17,010 SF

- **Commercial Office**: ~202,500 SF
- **Ground Floor Active Uses**: ~20,550 SF
- **Parking Garage**: ~102,050 SF

- **Parking Spaces**: N/A
  - **Parking Spaces**: ~340 spots

- **Open Space**: N/A
  - **Height Studied**: 85 FT
Triangle: CPD & ABP Intersection

Gross GFA at 100% buildout: ~325,100 SF

- Commercial Office: ~202,500 SF
- Ground Floor Active Uses: ~20,550 SF
- Parking Garage: ~102,050 SF

Parking Spaces: ~340 spots

Height Studied: 85 FT

Proposed Land Use:
- Mixed-use Commercial
- Covered Parking Deck
Alewife Urban Design Framework

Alewife: Existing Conditions
Alewife Urban Design Framework

Alewife: Existing Street Network
Alewife Urban Design Framework

Alewife: Proposed Street Network

[Map showing proposed street network with red highlights indicating new streets]
Alewife Urban Design Framework

Alewife: Connectivity - Planned

- Off-street Pedestrian Paths
- Off-street Multi-use Paths
- On-street Bike Connections
- Separated Bike Paths
- Crosswalks
Alewife Urban Design Framework

Alewife: Connectivity - Proposed

- Off-street Pedestrian Paths
- Off-street Multi-use Paths
- On-street Bike Connections
- Separated Bike Paths
- Crosswalks
Alewife: Proposed Open Space Network

Above: Mass Ave & Brookline St
Right: Dana Park

Open Space Network
- Open Space (Proposed)
- Open Space (Existing)
Alewife: Existing Land Use

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

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

Alewife
Alewife: Key Objectives

- **The Quadrangle**: Introduce diverse innovation spaces that provide low-barrier-to-entry jobs. Increase residential living and connections. Encourage development that helps prepare the neighborhood for flooding and extreme heat.
- **Shopping Center**: Create a walkable community destination that complements the main street proposed for the Quadrangle.
- **Fresh Pond Parkway**: Encourage sensitive development that supports the surrounding neighborhoods.
- **Triangle**: Better connect the Triangle to the surrounding neighborhoods and improve the urban form of the area through streetscape improvements and improvements around its edges.
- **Rindge Ave**: Improve biking and walking connections to the rest of the district.
- **Jerry’s Pond**: Identify development opportunities to enhance connections, address flooding, and support the neighborhood. Enhance Jerry’s Pond as a neighborhood amenity.
Alewife: How does the plan address our key objectives?

The Quadrangle:
• The mix of uses help establish a distinct identity for the new neighborhood, with showrooms on the main street.
• The industrial-commercial hybrid building type, with a raised ground level, can help prepare the neighborhood for flooding and extreme heat.
• Diverse innovation spaces provide low-barrier-to-entry jobs.
• Connections better link the new neighborhood to Fresh Pond, the shopping center, and the rest of Cambridge.

Shopping Center:
• Residential and community retail services will enhance the area’s appeal and create a walkable neighborhood destination.
• A new main street and open space provides a clear sense of place and identity.

Fresh Pond Parkway:
• Sensitive development supports the surrounding neighborhoods.

Triangle:
• Commercial and retail uses complement the T station and the mix of uses already in the Triangle and along Rindge Avenue, and create stronger connections to other district destinations.

Rindge Ave:
• New multiuse paths better connect Rindge Avenue to a network of open spaces.

Jerry’s Pond:
• New multiuse path connections from Whittemore Ave and the Linear Park to the T station.
• Open space and residential uses complement the existing neighborhood. New development would be outside the wetland area, and resilient from flooding.