

# ENVISION CAMBRIDGE

## 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**

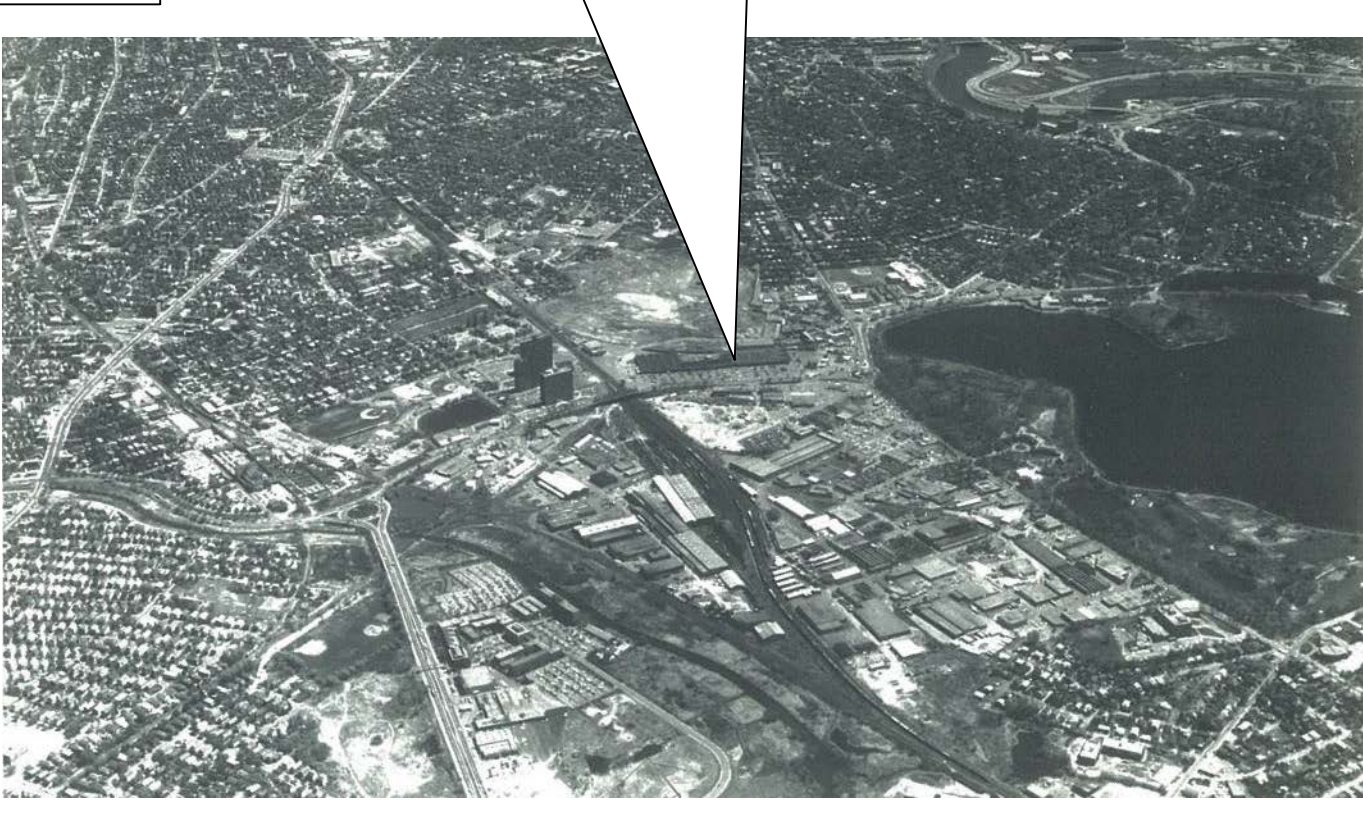
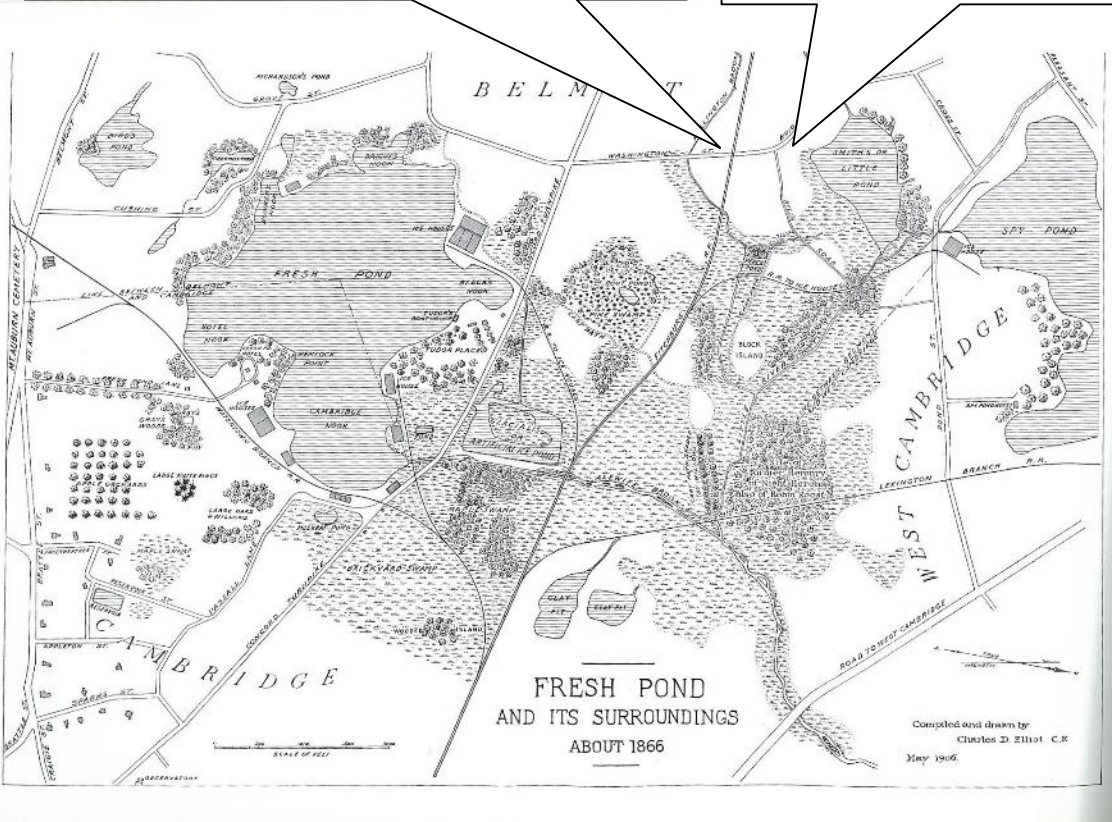


# Alewife: Challenges

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.



Map: Charles Eliot, "Fresh Pond and its Surroundings, about 1866," created in 1906 (in *Fresh Pond: The History of a Cambridge Landscape* by Jill Sinclair, page 44)

Aerial: From the "Alewife Fish Book," 1979.





# Alewife: Challenges



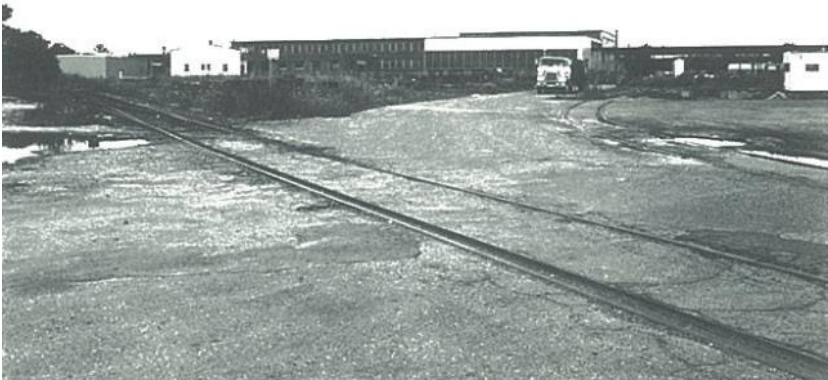
Lack of street connections presents mobility challenges for residents. Regional traffic impacts the area.



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](http://www.bostonglobe.com))

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

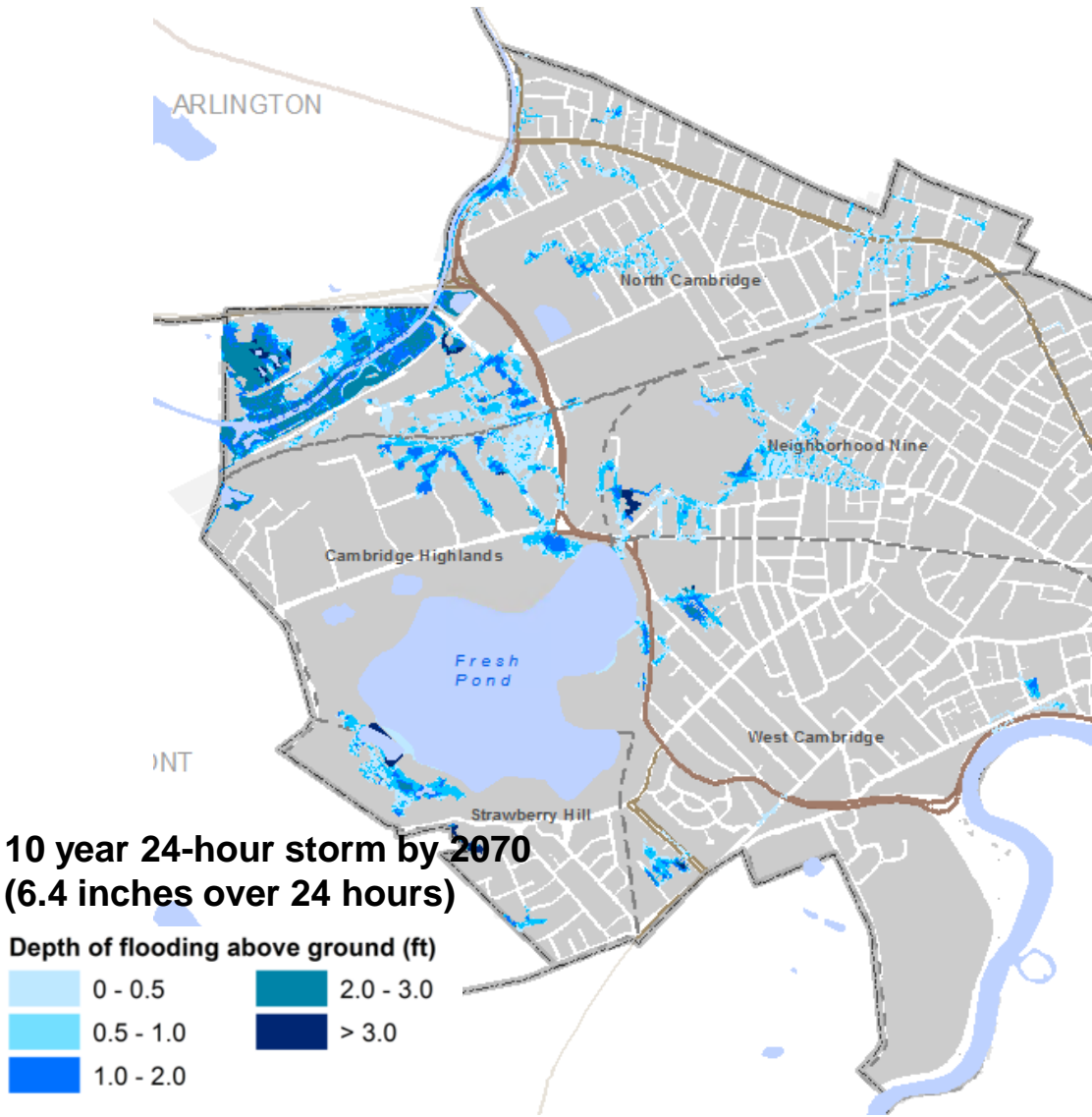




# Alewife: Challenges



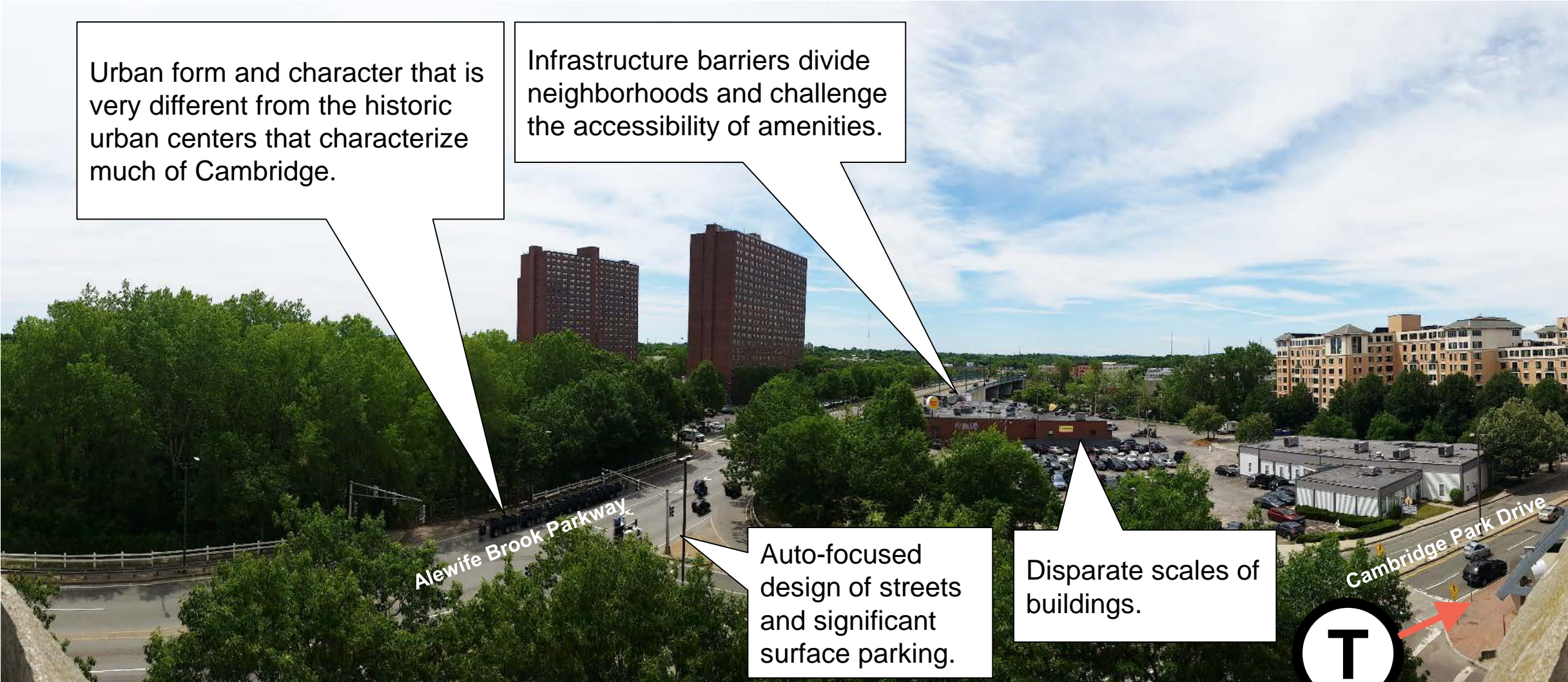
**Flooding on Fawcett St, 2014**  
Source: <https://freshpondresidents.org>



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.

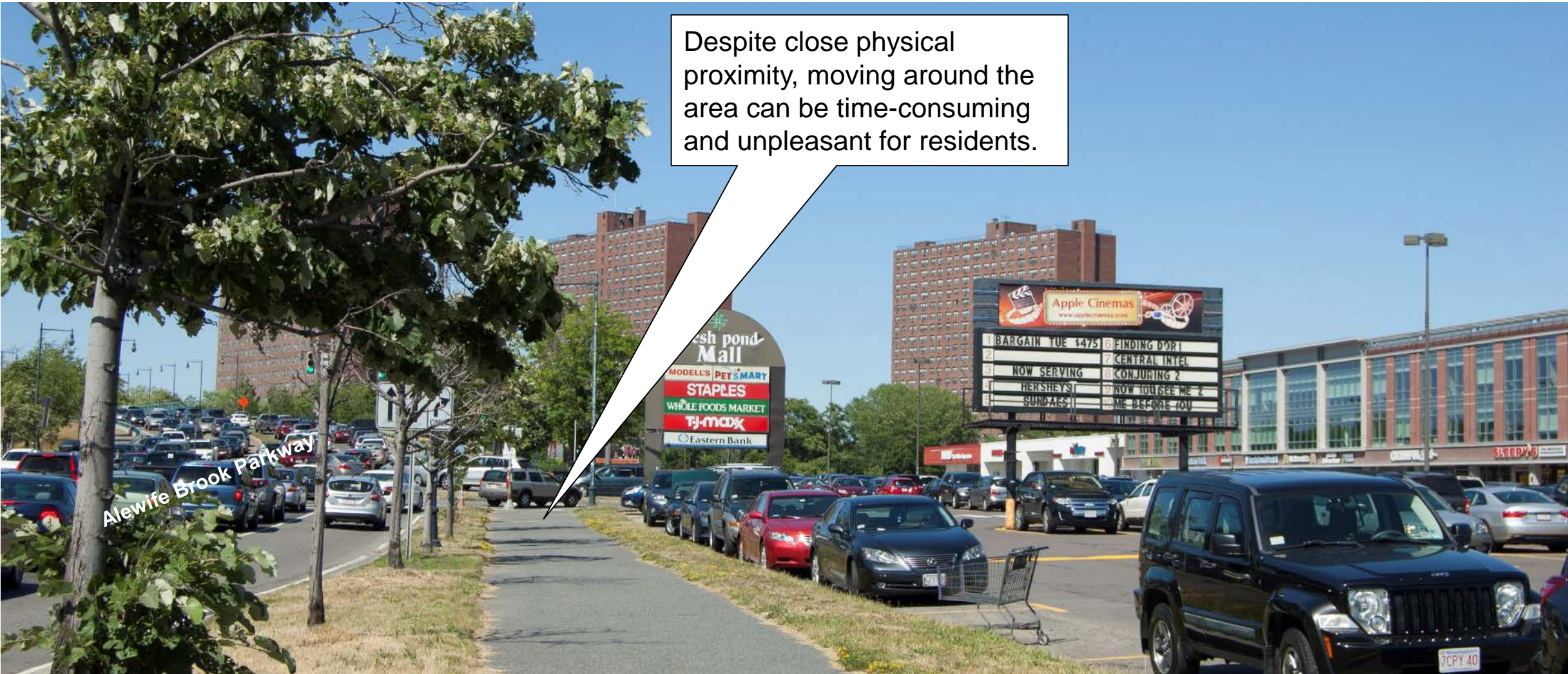


Alewife Brook Parkway

Cambridge Park Drive

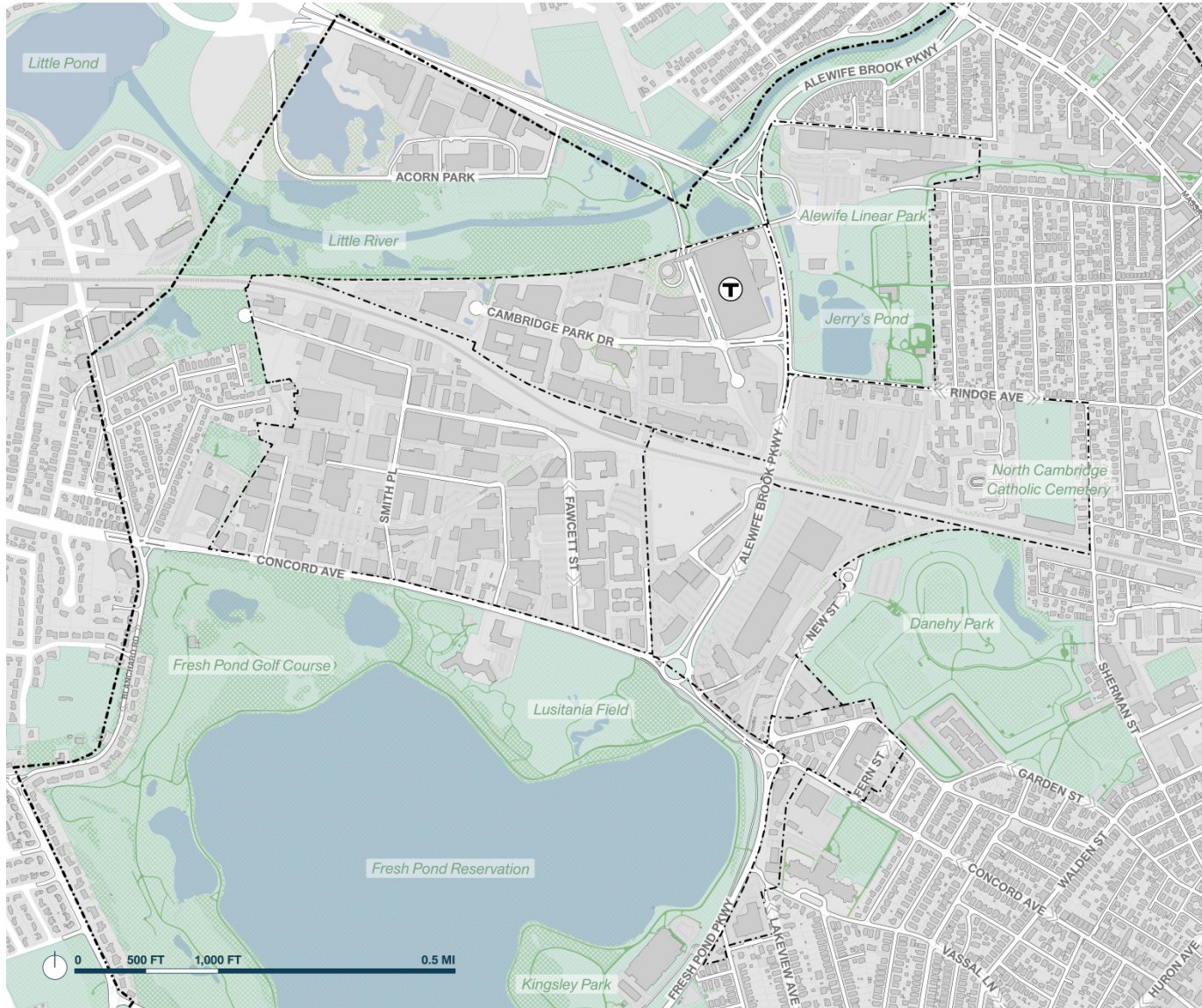


# Alewife: Challenges





# Alewife: Key Objectives

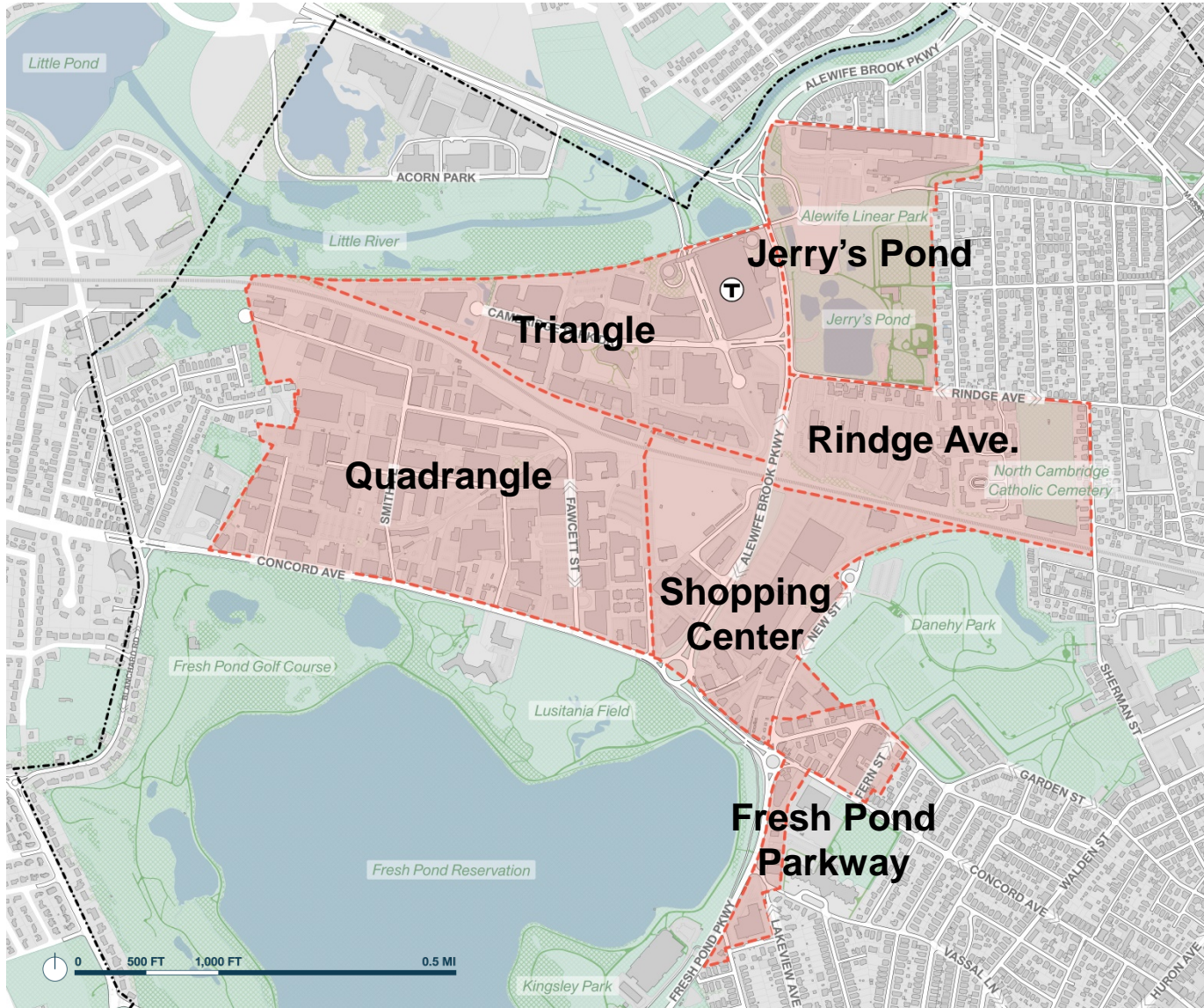


## Create an identity and sense of place for the whole Alewife District.

- 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.



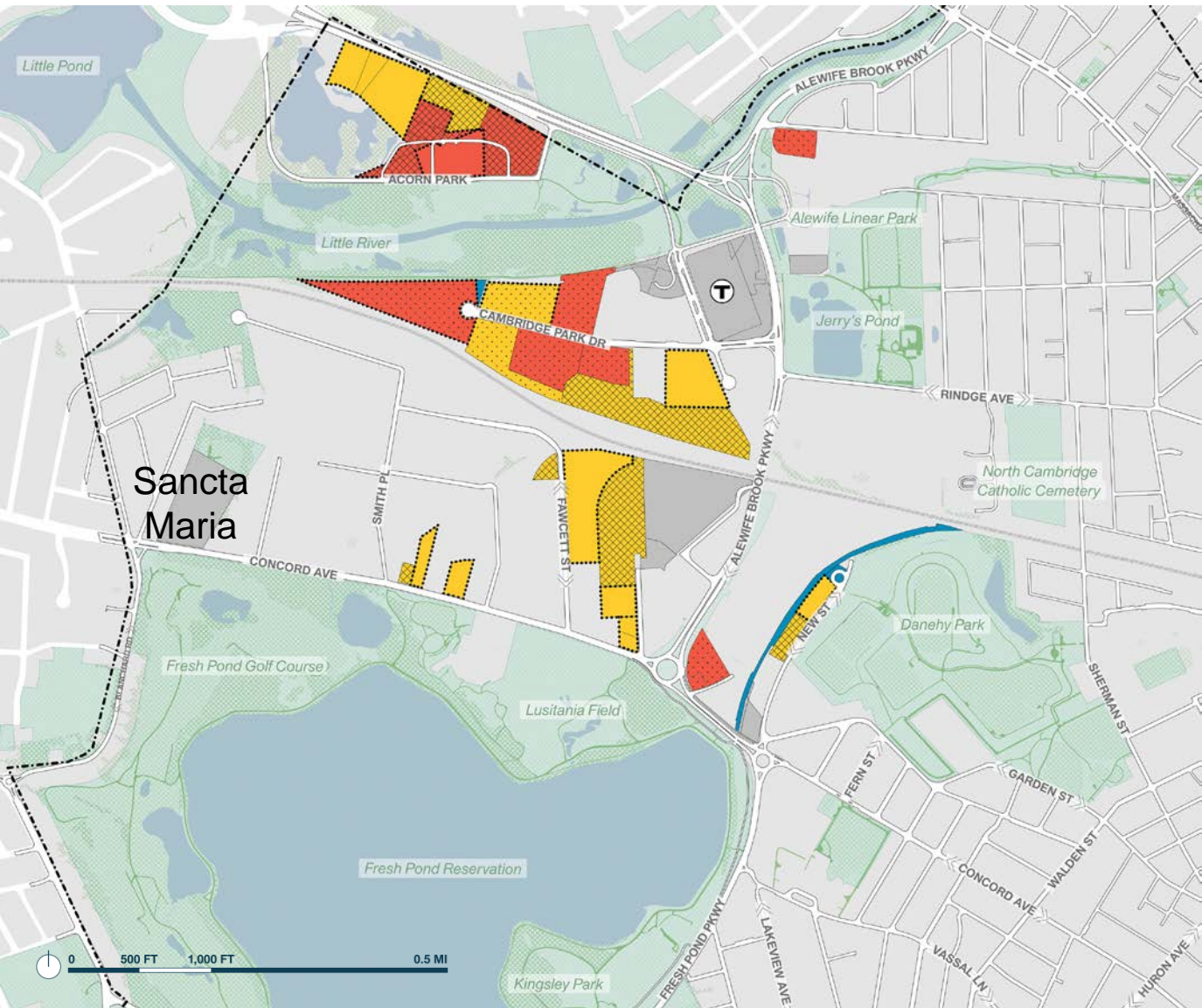
# Alewife: Key Objectives



- **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

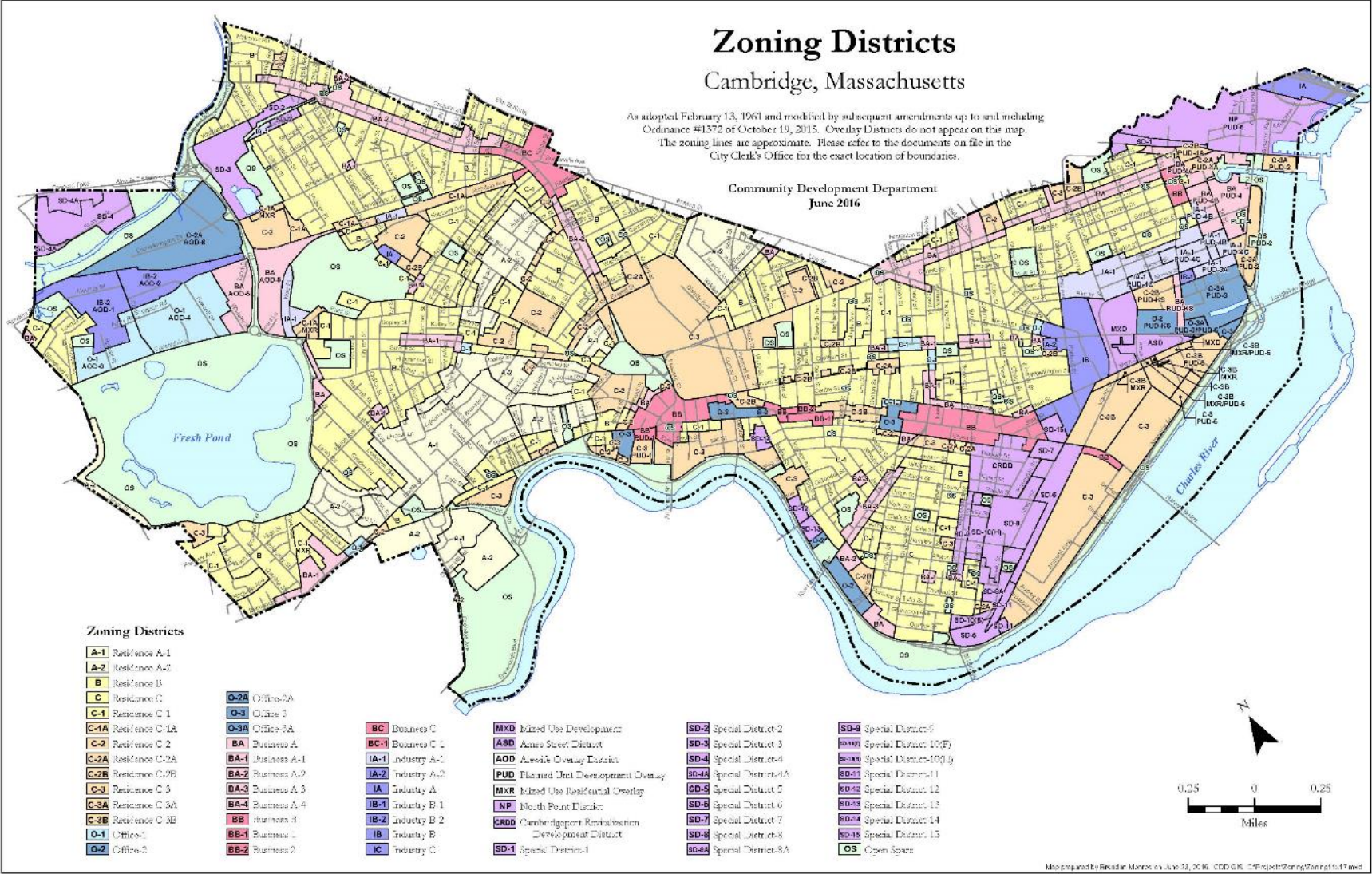
- Near Zoning Maximum FAR/GFA
- Permitted
- Recently Constructed

## Land Use

- Residential
- Commercial
- City-owned
- Transportation/Utility



# Alewife: Base Zoning



## 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

Zoning Code	Maximum Height	Setbacks	FAR	Open Space Ratio
<b>IB-2/AOD-1 &amp; AOD-2</b>	35 ft	<b>Front</b> = 15 ft <b>Side</b> = 0 ft or H+L/7 for residential <b>Rear</b> = 0 ft or H+L/5 for residential	0.75	15% open space 25% permeable
<i>*Special Permit</i>	<b>AOD-1</b> = 55 ft or 65 ft residential <b>AOD-2</b> = 70 ft	<b>Front</b> = 15 ft <b>Side &amp; Rear</b> = 0 ft or 25 ft if adjacent to residential or open space	1.5	-
<b>O-1/AOD-3 &amp; AOD-4</b>	35 ft	<b>Front</b> = 15 ft or H+L/4 <b>Side</b> = H+L/5 <b>Rear</b> = H+L/4	0.75	15% open space 25% permeable
<i>*Special Permit</i>	<b>AOD-3</b> = 55 ft or 65 ft residential <b>AOD-4</b> = 70 ft or 80 ft residential	<b>Front</b> = 15 ft <b>Side &amp; Rear</b> = 0 ft or 25 ft if adjacent to residential or open space	1.5 or 2.0 residential	-
<b>BA/AOD-5</b>	35 ft or 45 ft residential	<b>Front &amp; Side</b> = 0 ft <b>Rear</b> = 20 ft or H+L/5	1.0 or 1.75 residential	15% open space 25% permeable
<i>*Special Permit</i>	55 ft	-	1.25 or 2.0 residential	-



# Alewife Zoning Requirements—Alewife Overlays

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

# Alewife Zoning Requirements—Other Overlays

Zoning Code	Maximum Height	Setbacks
Parkway Overlay District	55 ft against setback plane, up to 85ft if setback 10ft with a 60 degree building bulk control plane.	<b>Front</b> = 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.



# Alewife Zoning Requirements—Base Zoning

Zoning Code	Maximum Height	Setbacks	FAR	Open Space Ratio
<b>Industrial A-1</b>	45 ft	<b>Front</b> = 0 ft <b>Side</b> = 0 ft or H+L/7 if adjacent to residential <b>Rear</b> = 0 ft or H+L/5 if adjacent to residential	1.25 or 1.5 residential	0%
<b>BA/AOD-5</b>	35 ft or 45 ft residential	<b>Front &amp; Side</b> = 0 ft <b>Rear</b> = 20 ft or H+L/5	1.0 or 1.75 residential	15%
<b>Residential B</b>	35 ft	<b>Front</b> = 15 ft <b>Side</b> = 7'-6" per side or 20 ft sum total <b>Rear</b> = 25 ft plus 1ft/4ft of depth exceeding 100ft, up to max 35ft	0.5	40%
<b>Residential C-1</b>	35 ft	<b>Front</b> = 10 ft or H+L/4 <b>Side</b> = 7'-6" or H+L/5 <b>Rear</b> = 20 ft or H+L/4	0.75	30%
<b>Residential C-1A MXR</b>	45 ft	<b>Front</b> = 10 ft <b>Side</b> = 0 ft or H+L/7 <b>Rear</b> = 0 ft or H+L/5	1.25	15%
<i>*Special Permit</i>	-	<i>Front, Side, Rear = 10 ft</i>	-	-



# Alewife Zoning Requirements—Special District 3

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

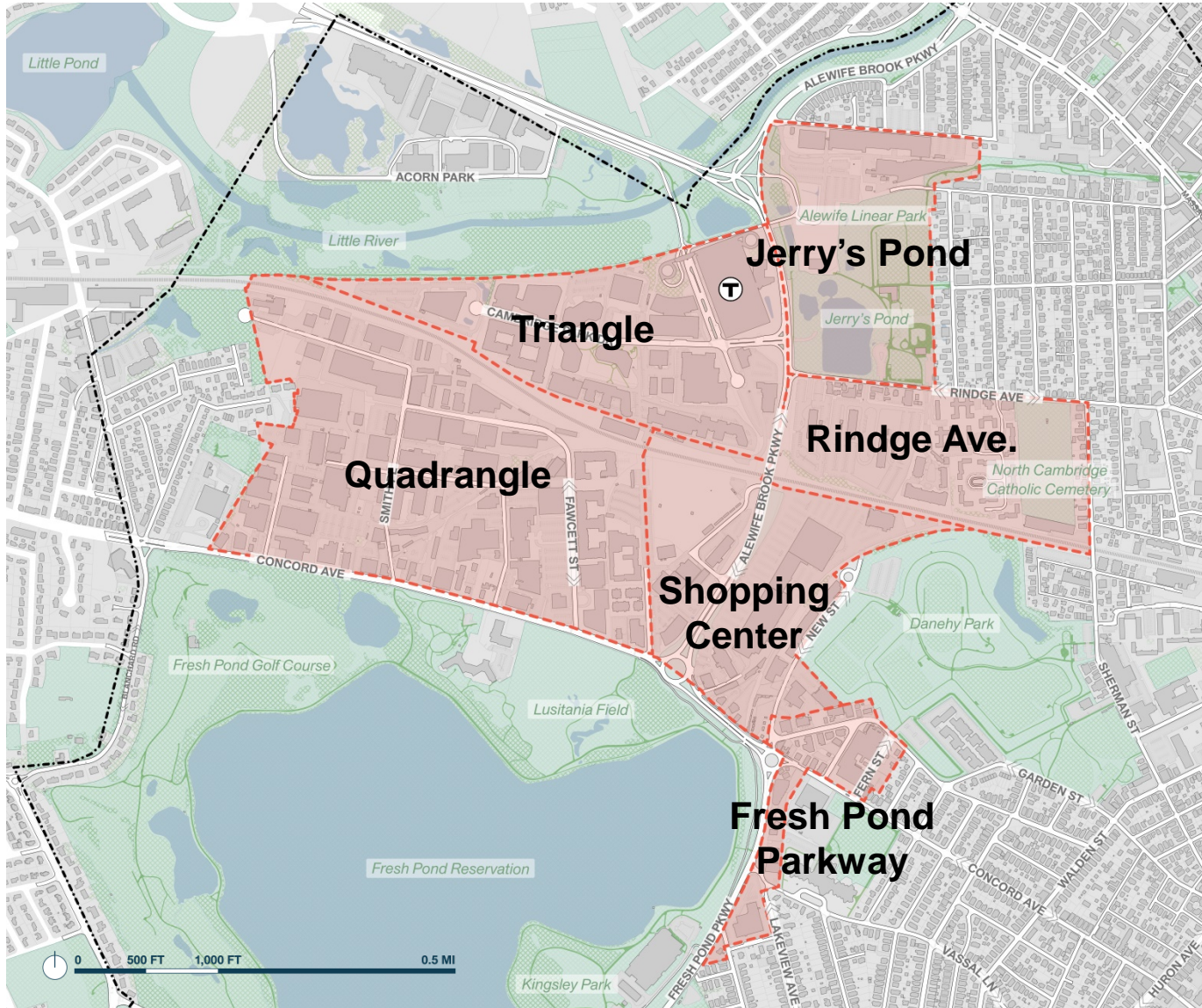
**Additional SD-3 Requirements**

***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



# Shopping Center



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

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

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

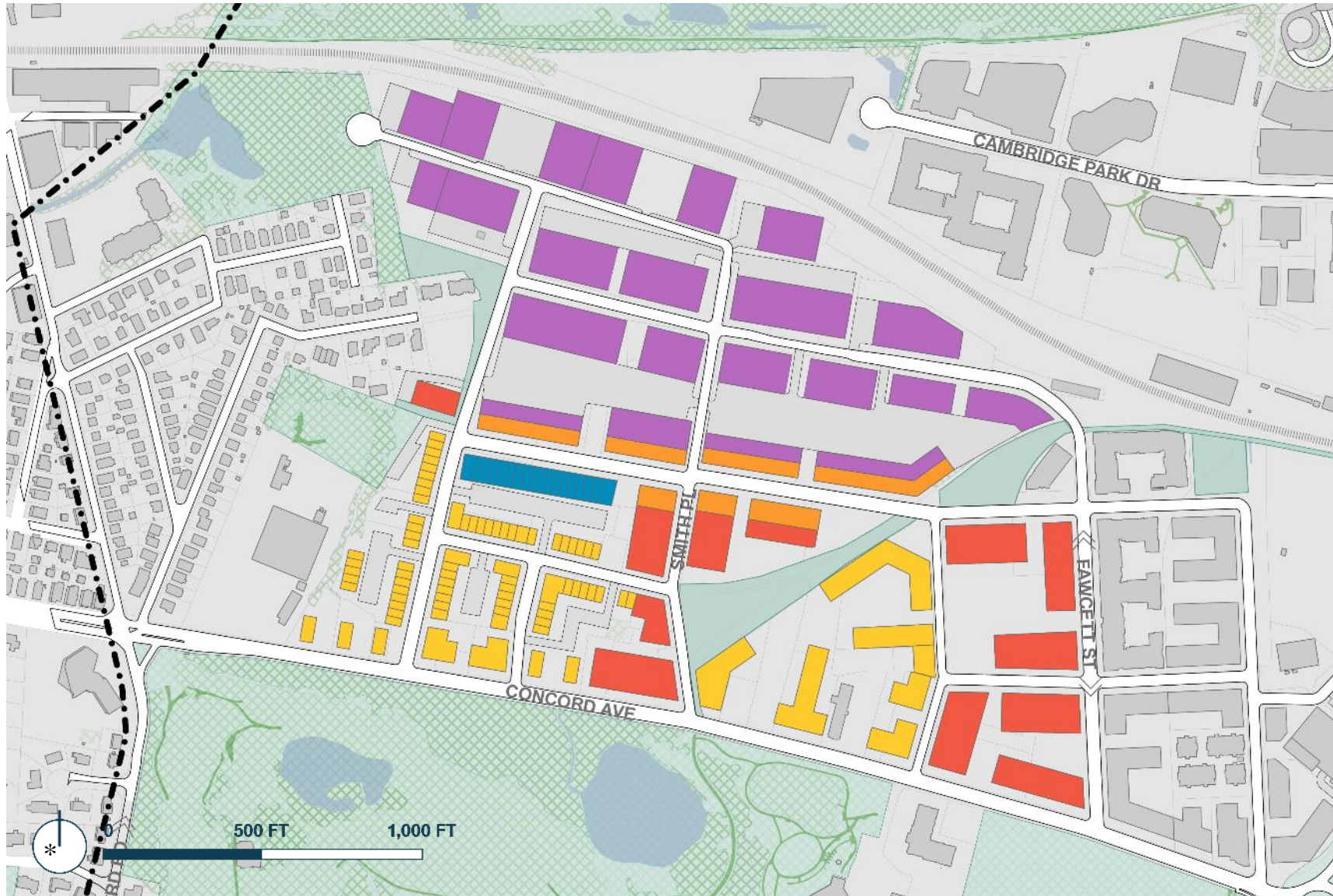


# Quadrangle Vision





# Quadrangle



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



# Fresh Pond Parkway



## **Fresh Pond Parkway**

Encourage sensitive development that supports the surrounding neighborhoods.



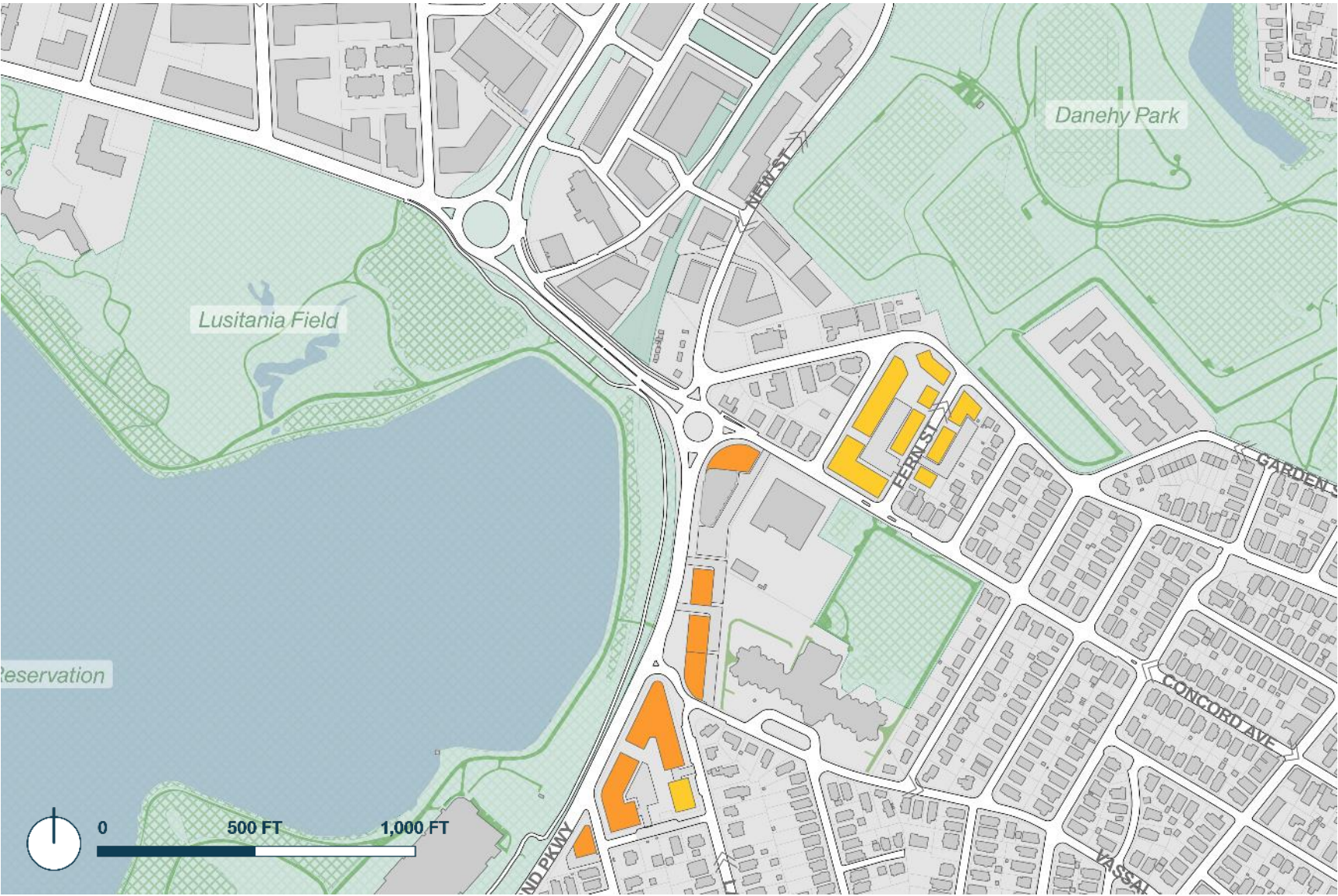
# Fresh Pond Parkway: GFA Estimate

Existing	
Existing GFA	121,890 SF
District FAR	0.37

Existing GFA	121,890 SF
– Housing Units	1 units
– Ground Floor Active Uses	120,882 SF

	Existing Zoning
Gross GFA at 100% Buildout	~450,600 SF
District FAR	1.35
Gross GFA at 60% Buildout	~274,950 SF
– Housing Units	~210 units
– Ground Floor Active Uses	~63,350 SF
Height Studied	35–45 ft

# Fresh Pond Parkway: Existing Zoning



Gross GFA at 100% buildout	~450,600 SF
District FAR	1.35
Gross GFA at 60% buildout	~274,950 SF
– New housing	~210 units
– Ground floor active uses	~63,350 SF

## Proposed Land Use

- Residential
- Mixed-Use Residential



# Jerry's Pond



Photo Source: <https://lowrypel.wordpress.com/posts/>

## 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

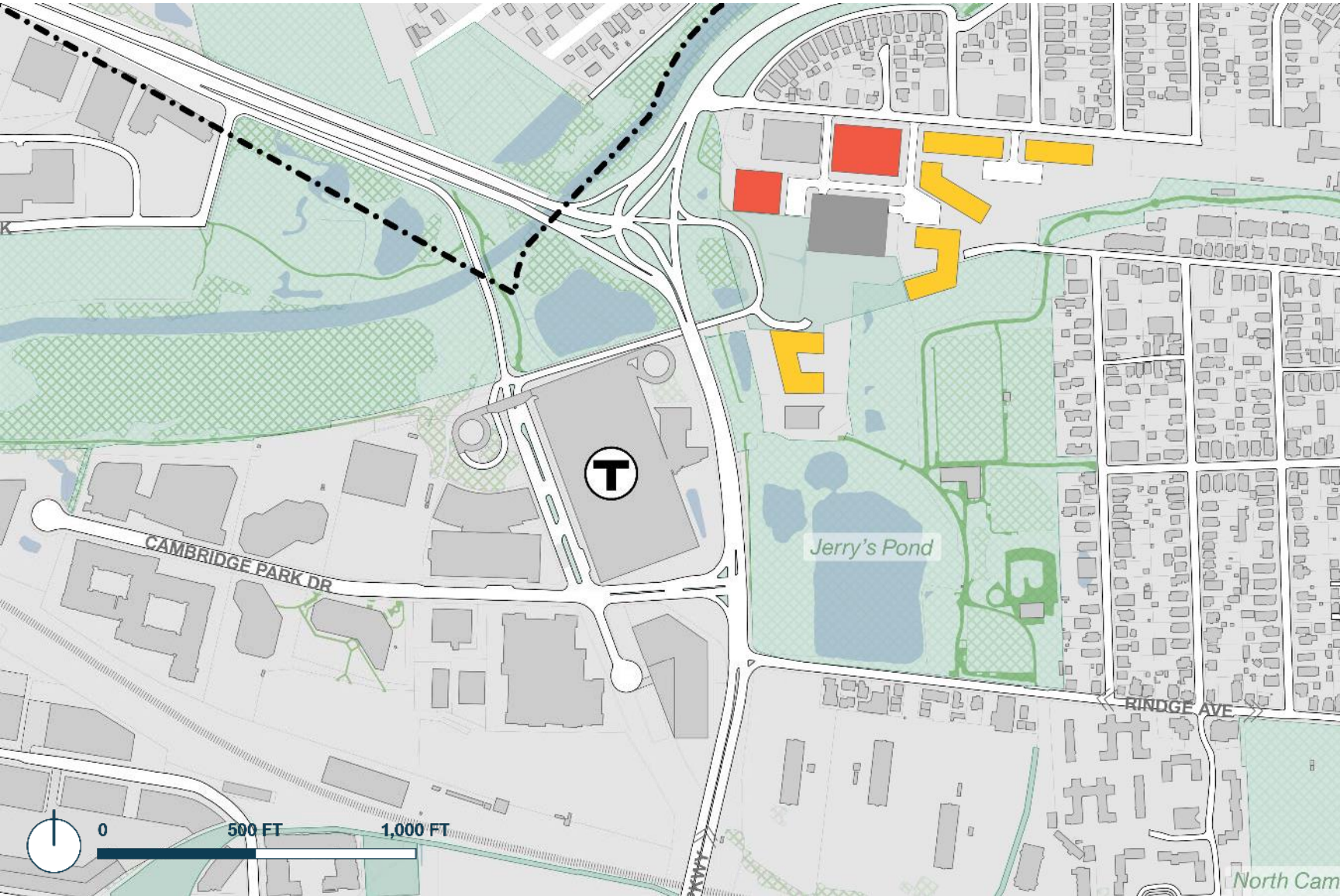
Existing	
Existing GFA	121,355 SF
District FAR	0.09

Existing GFA	121,355 SF
– Housing Units	2 units
– Commercial	111,613 SF
– MBTA	7,484 SF

	Scenario	As of Right Zoning
Gross GFA at 100% Buildout	~821,950 SF	~794,200 SF
District FAR	0.61	0.59
Gross GFA at 60% Buildout	~527,450 SF	~510,800 SF
– Housing Units	~320 units	~220 units
– Commercial Office	~202,350 SF	~214,500 SF
– MBTA	7,484 SF	7,484 SF
Parking Spaces	~450 spots	~450 spots
New Open Space	~17.5 acres	~15.2 acres
Height Studied	45–85 FT	55 ft / 70 ft



# Jerry's Pond: As of Right Zoning



Gross GFA at 100% buildout	~794,200 SF
District FAR	0.59

Gross GFA at 60% buildout	~510,800 SF
– Housing Units	~220 units
– Commercial Office	~214,500 SF
– MBTA	7,484 SF

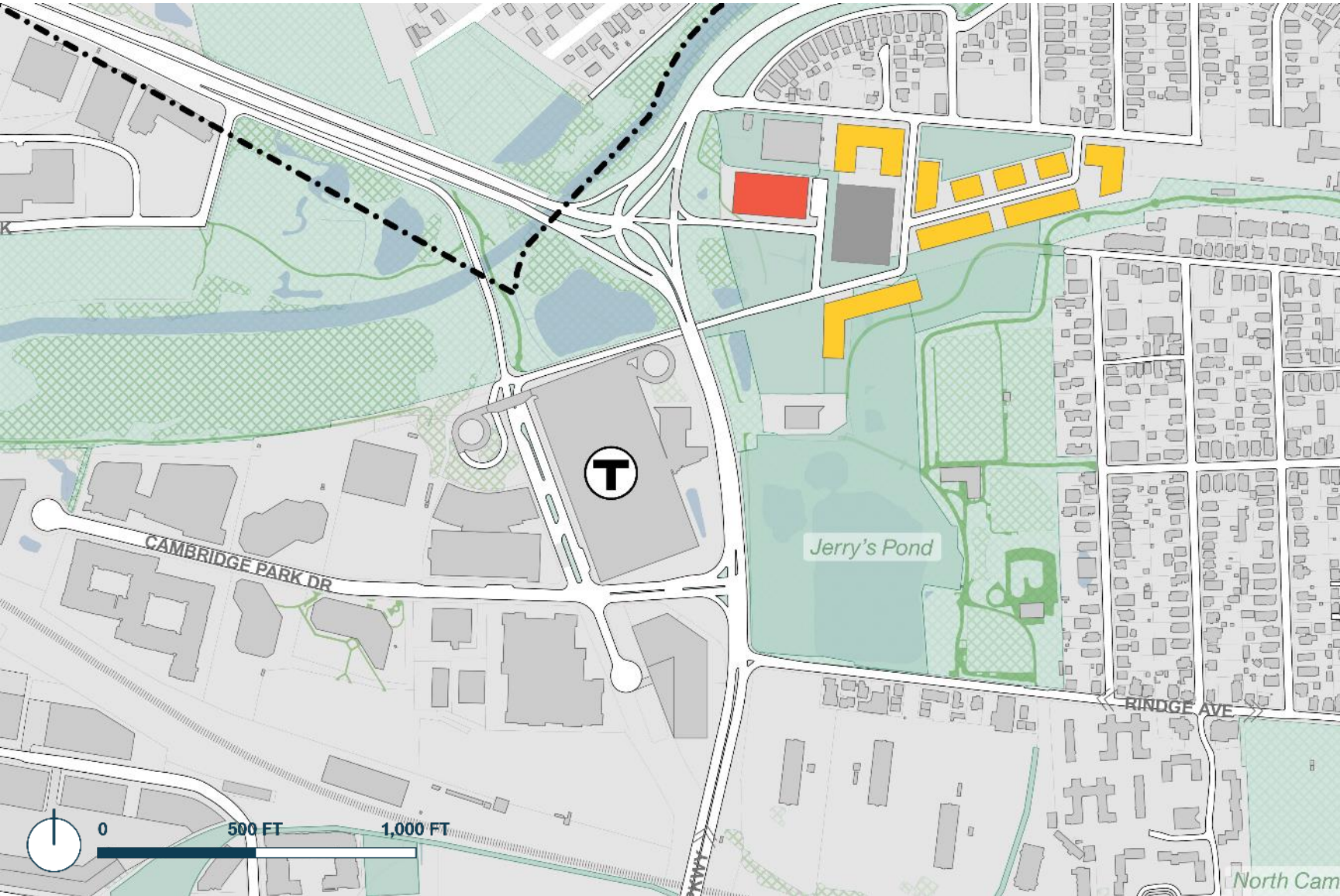
Parking Spaces	~450 spots
New Open Space	~15.2 acres

### Proposed Land Use

- Commercial
- Residential
- Parking Garage



# Jerry's Pond: Recommended Scenario



Gross GFA at 100% buildout	~821,950 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

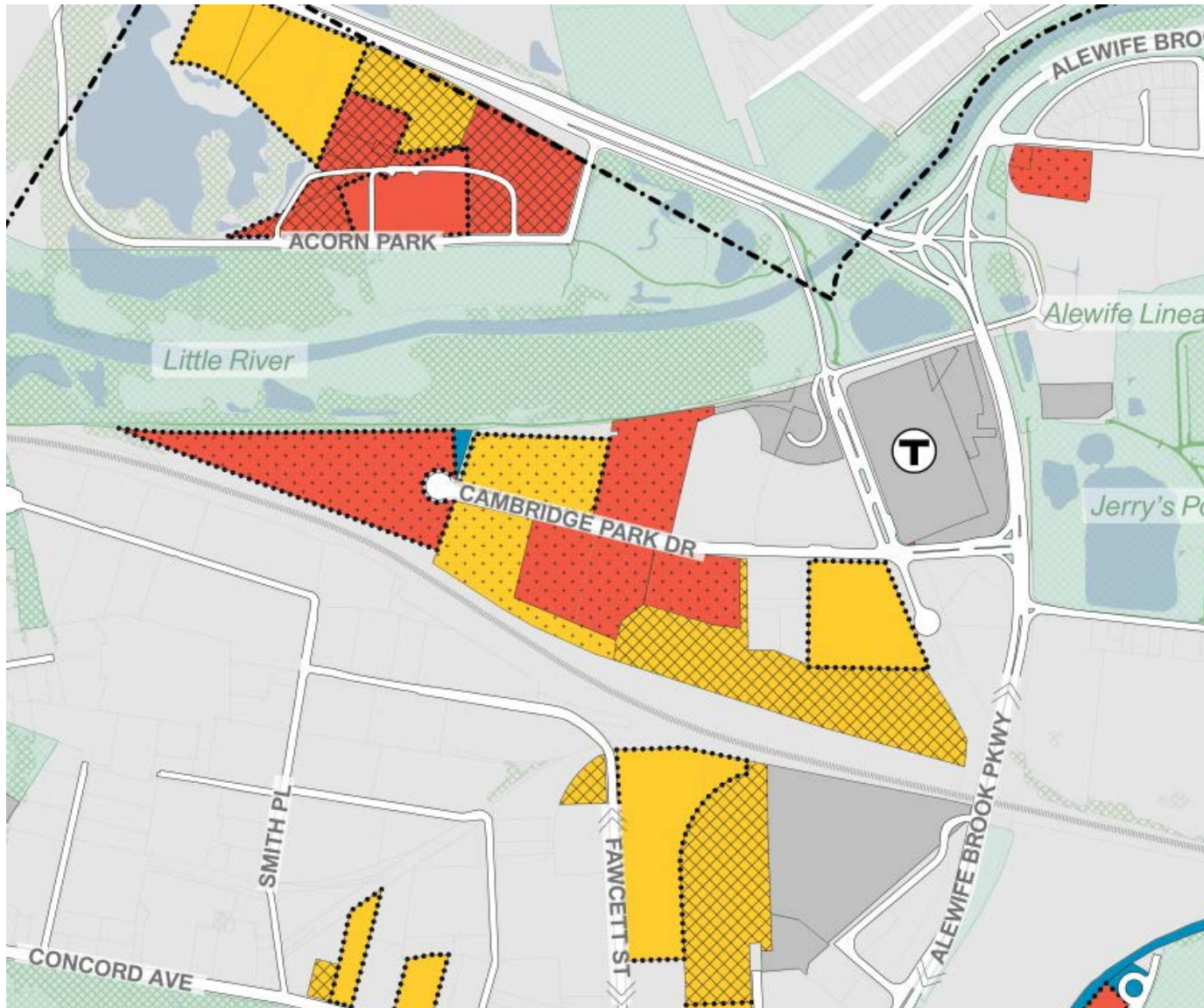
Parking Spaces	~450 spots
New Open Space	~17.5 acres

### Proposed Land Use

- Commercial
- Residential
- Parking Garage



# Triangle



## 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

Existing	
Existing GFA	26,050 SF
FAR	0.28

– Commercial	9,040 SF
– Ground Floor Active Uses	17,010 SF

Parking Spaces	N/A
Open Space	N/A

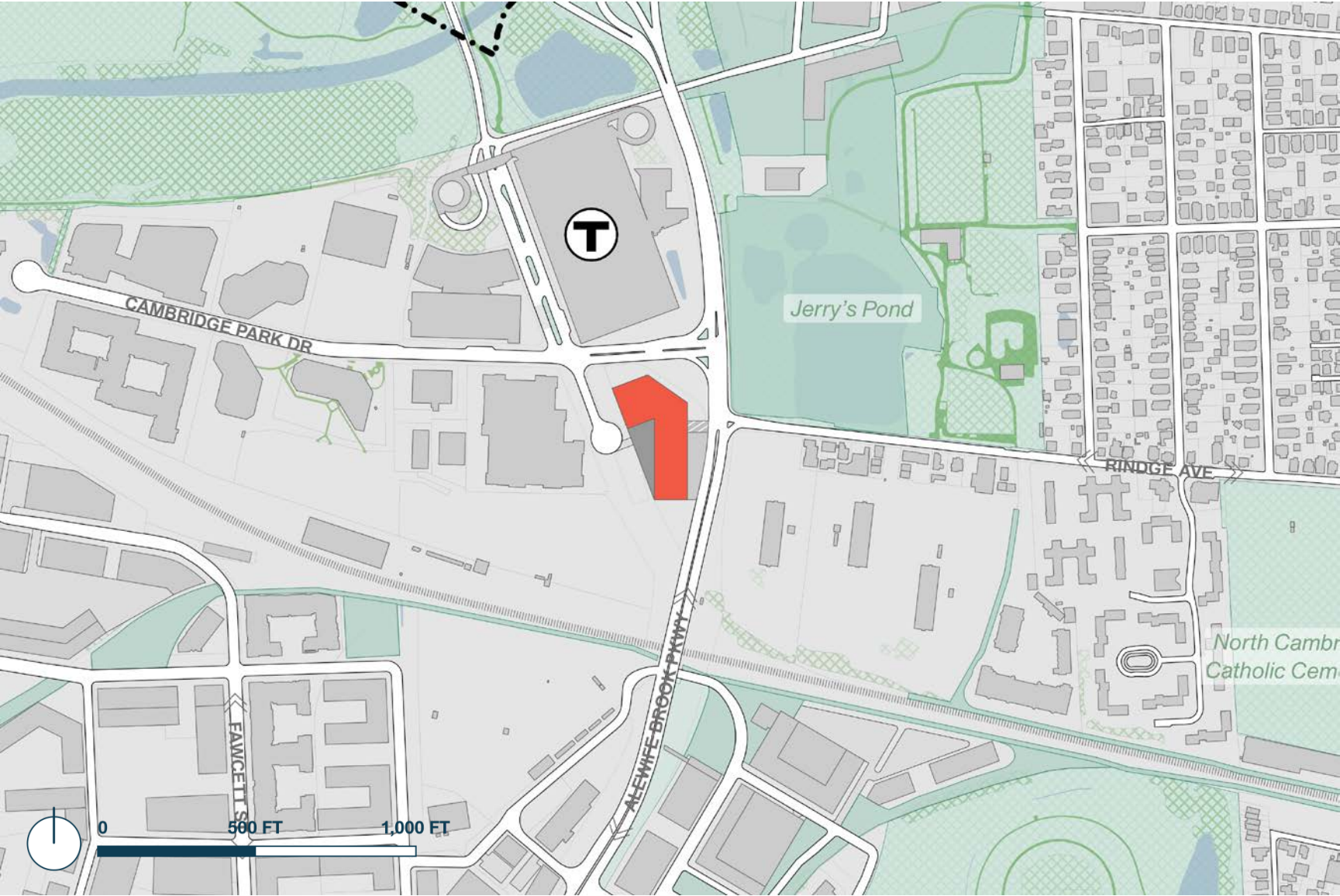
	Scenario
Gross GFA at 100% Buildout	~325,100 SF
District FAR	3.53

– 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



# Triangle: CPD & ABP Intersection



Gross GFA at 100% buildout	~325,100 SF
District FAR	3.53

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

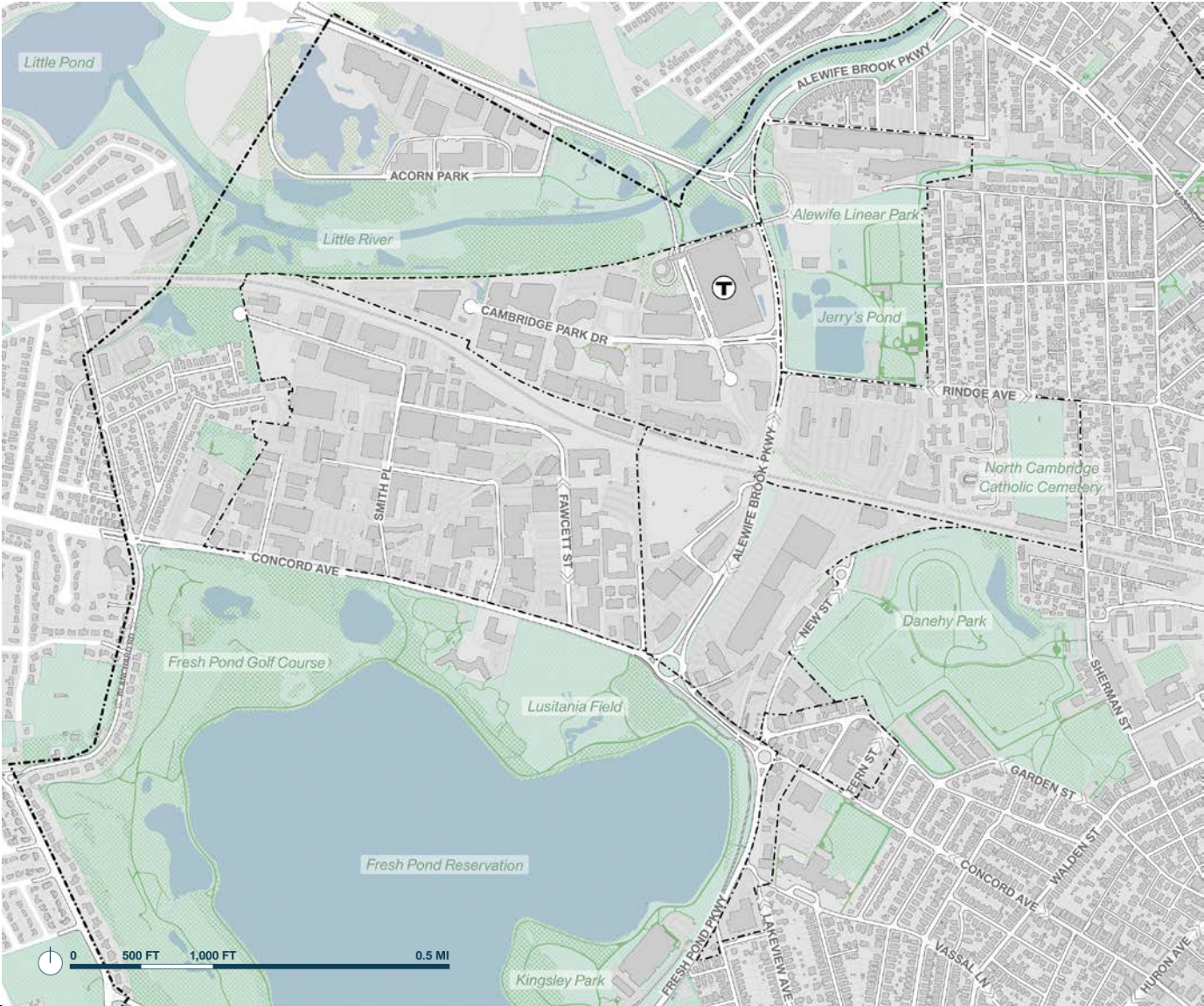
Parking Spaces	~340 spots
Height Studied	85 FT

### Proposed Land Use

- Mixed-use Commercial
- Covered Parking Deck

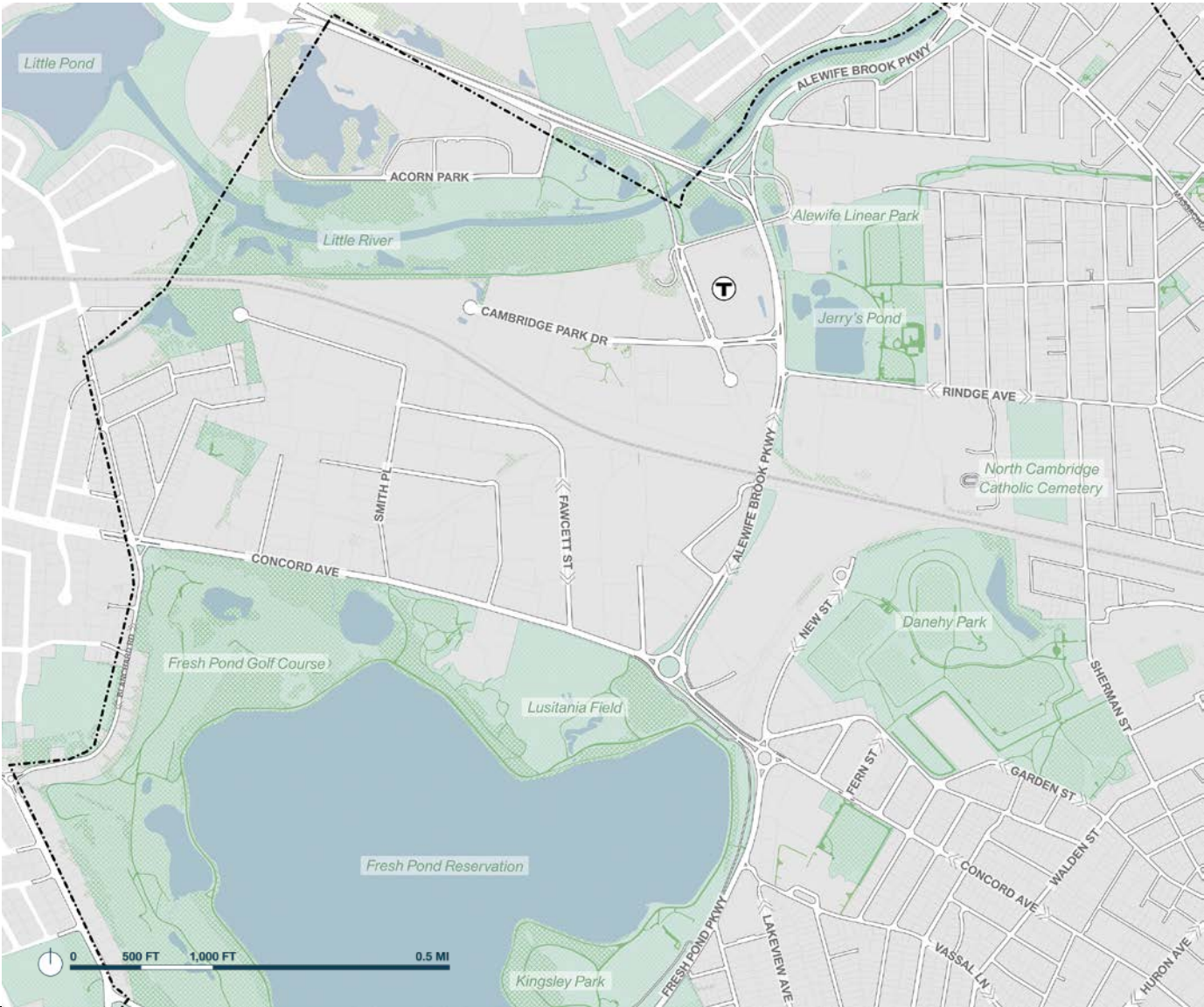


# Alewife: Existing Conditions

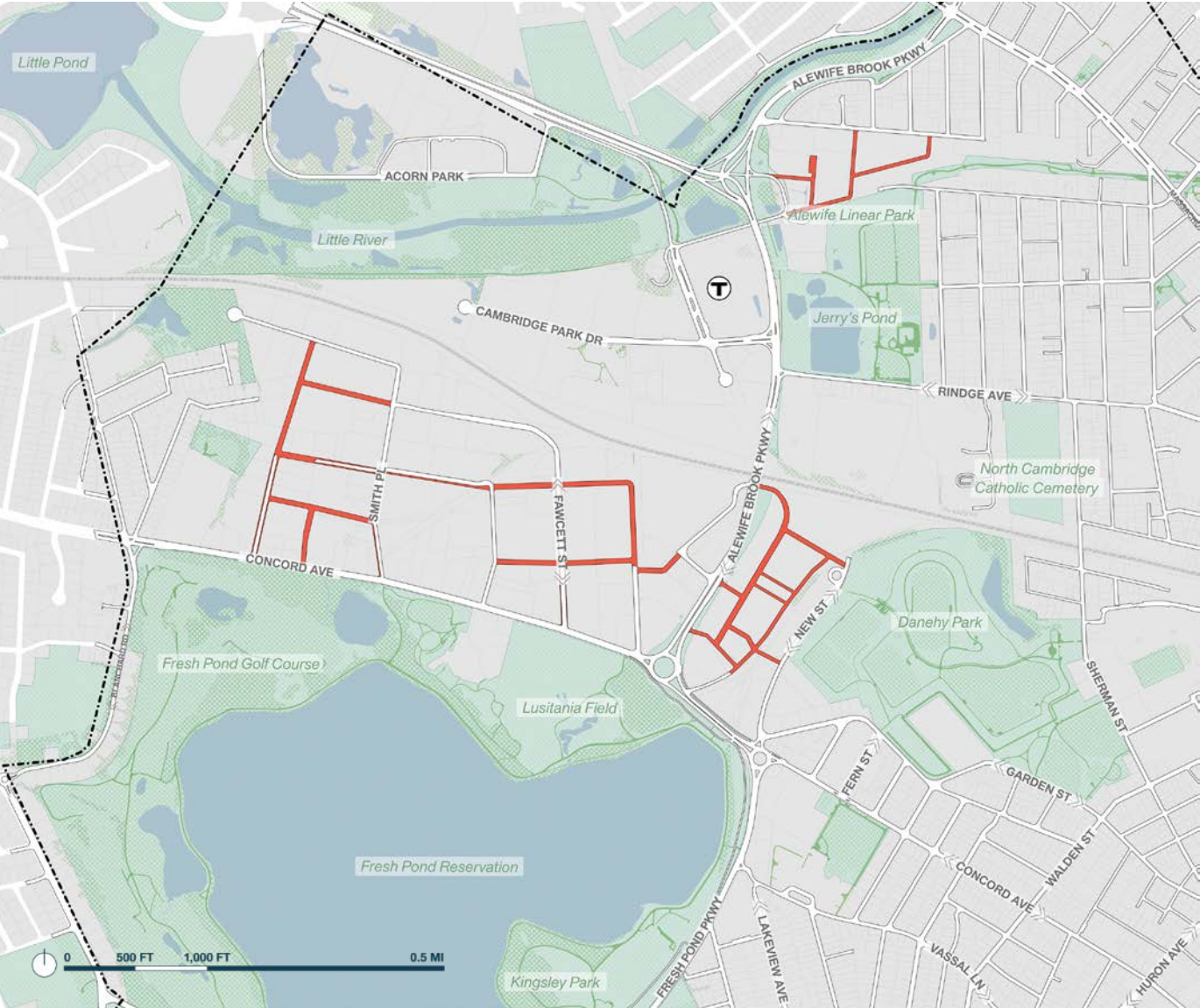




# Alewife: Existing Street Network



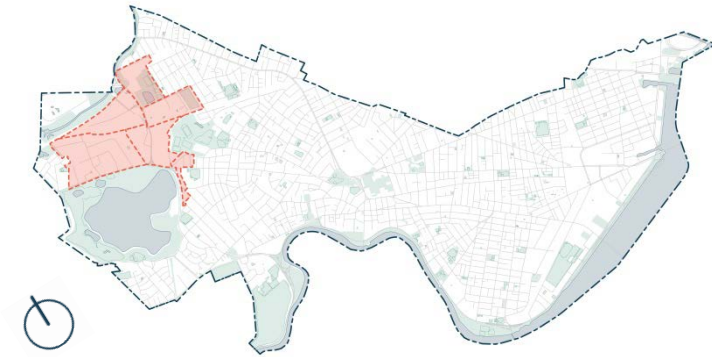
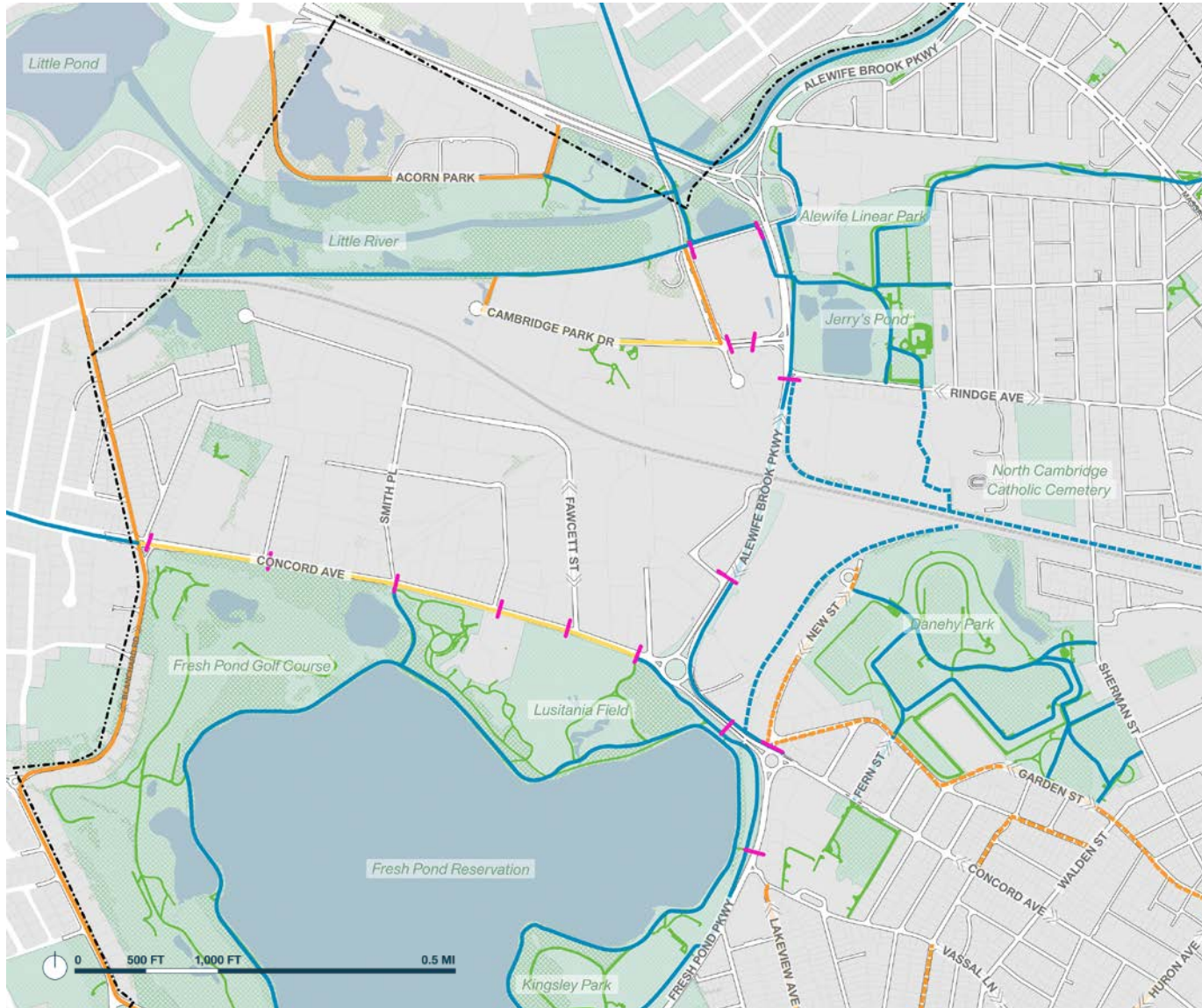
# Alewife: Proposed Street Network



 New Streets



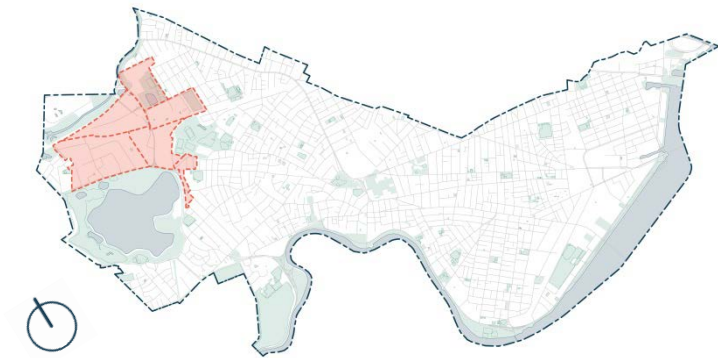
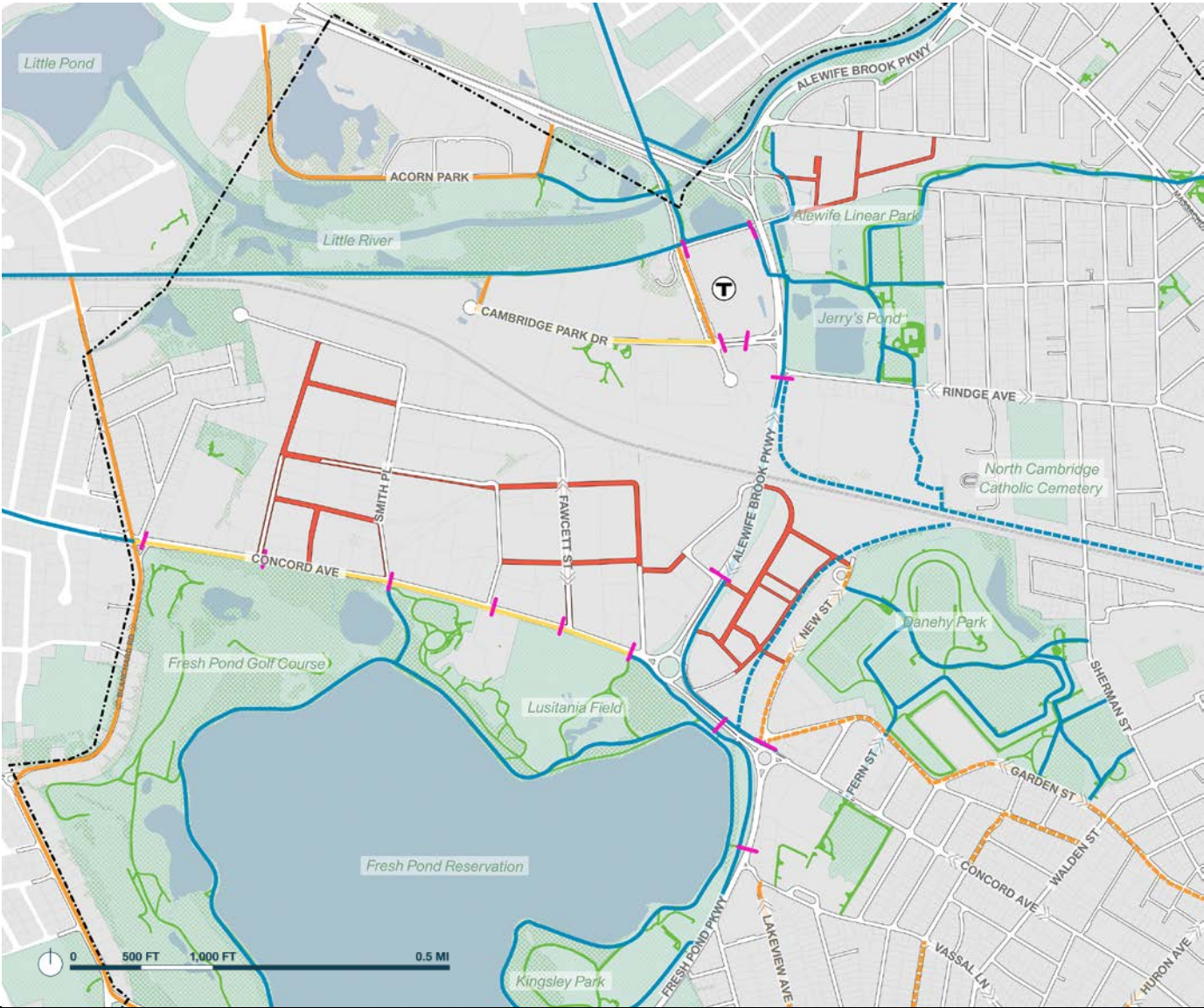
# Alewife: Connectivity - Planned



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

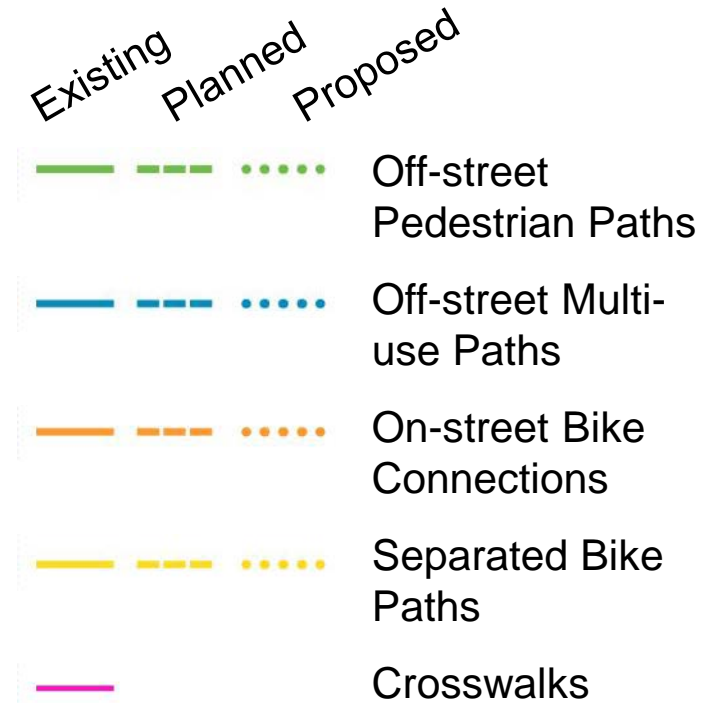
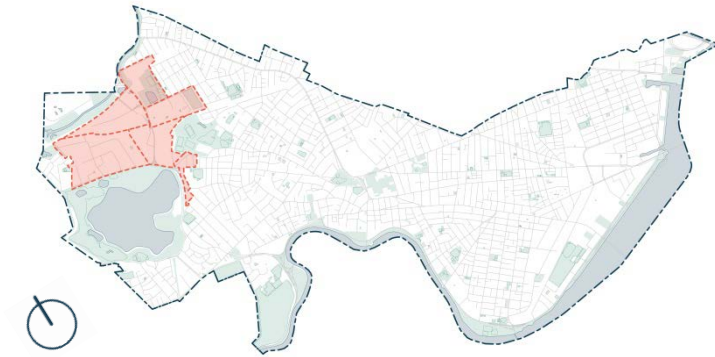
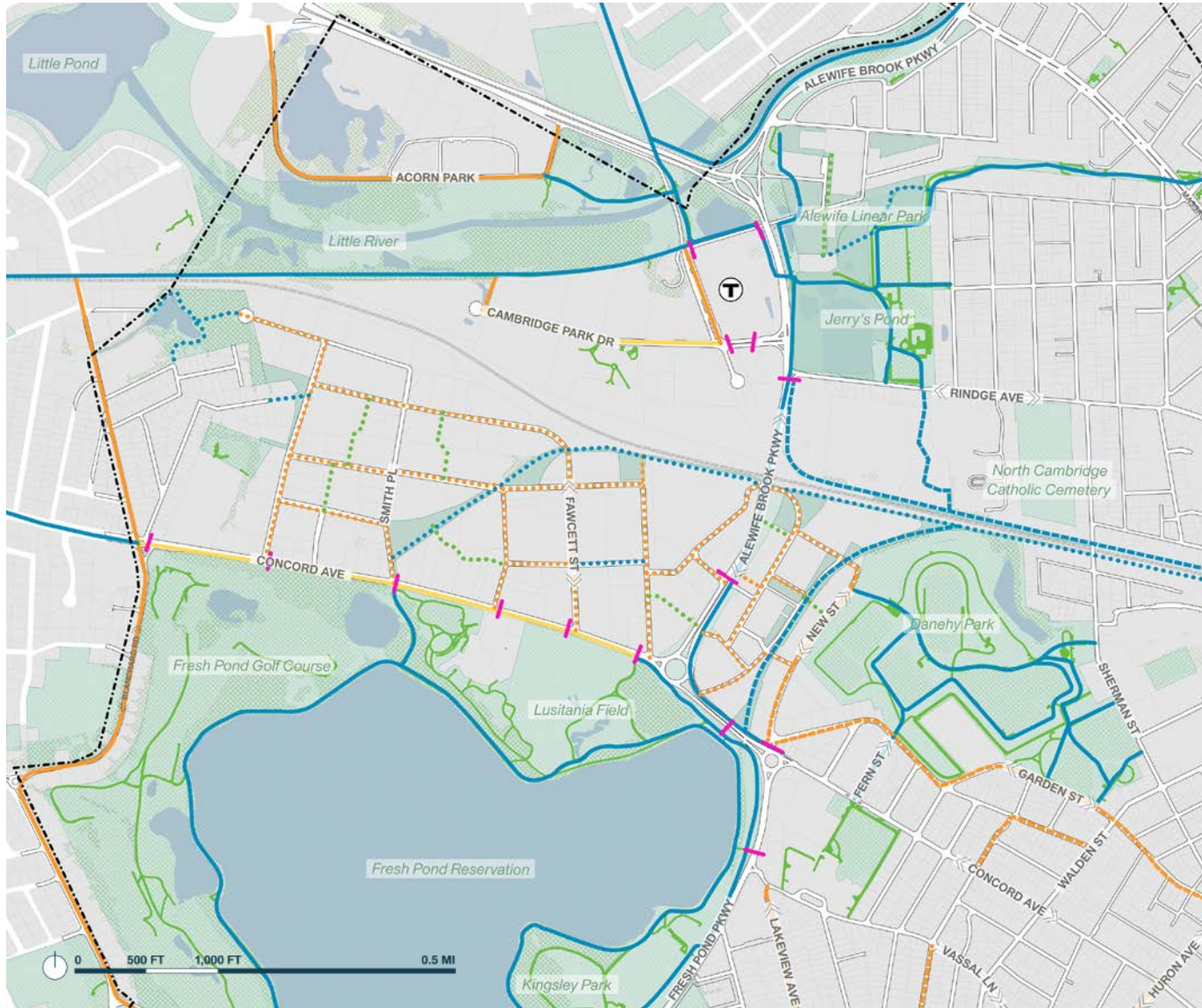


# Alewife: Connectivity - Planned





# Alewife: Connectivity - Proposed





# Alewife: Proposed Open Space Network



Above: Mass Ave  
& Brookline St  
Right: Dana Park

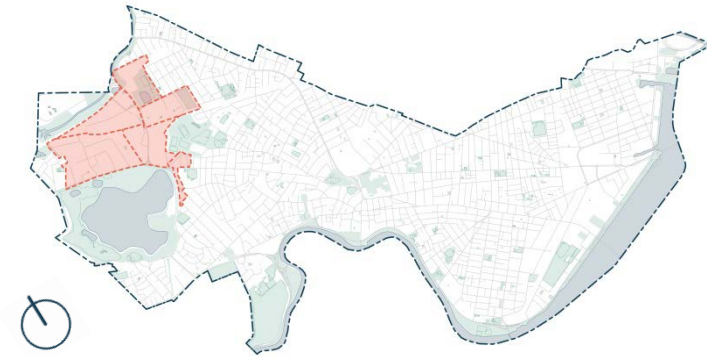
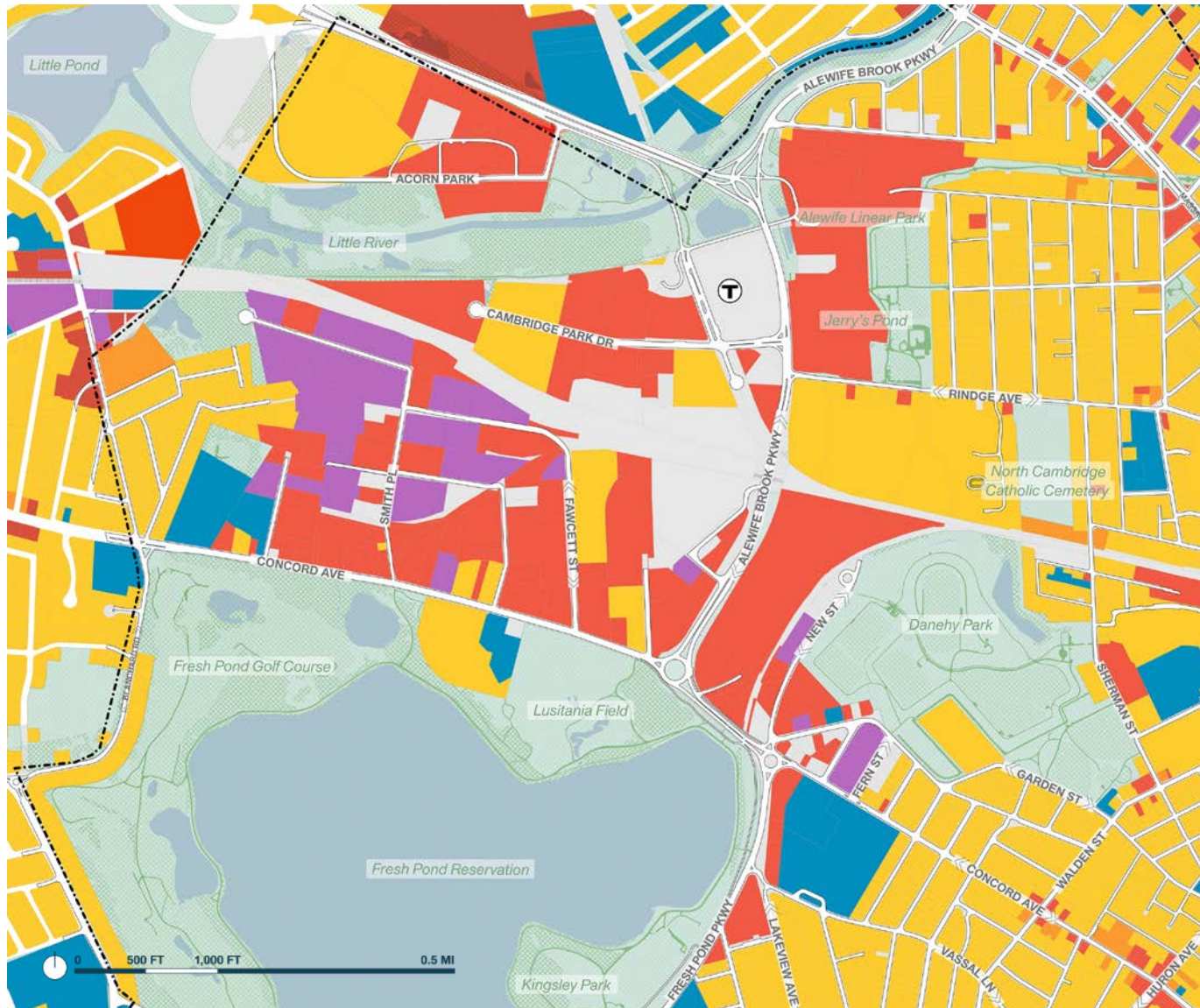


## Open Space Network

- Open Space (Proposed)
- Open Space (Existing)



# Alewife: Existing Land Use

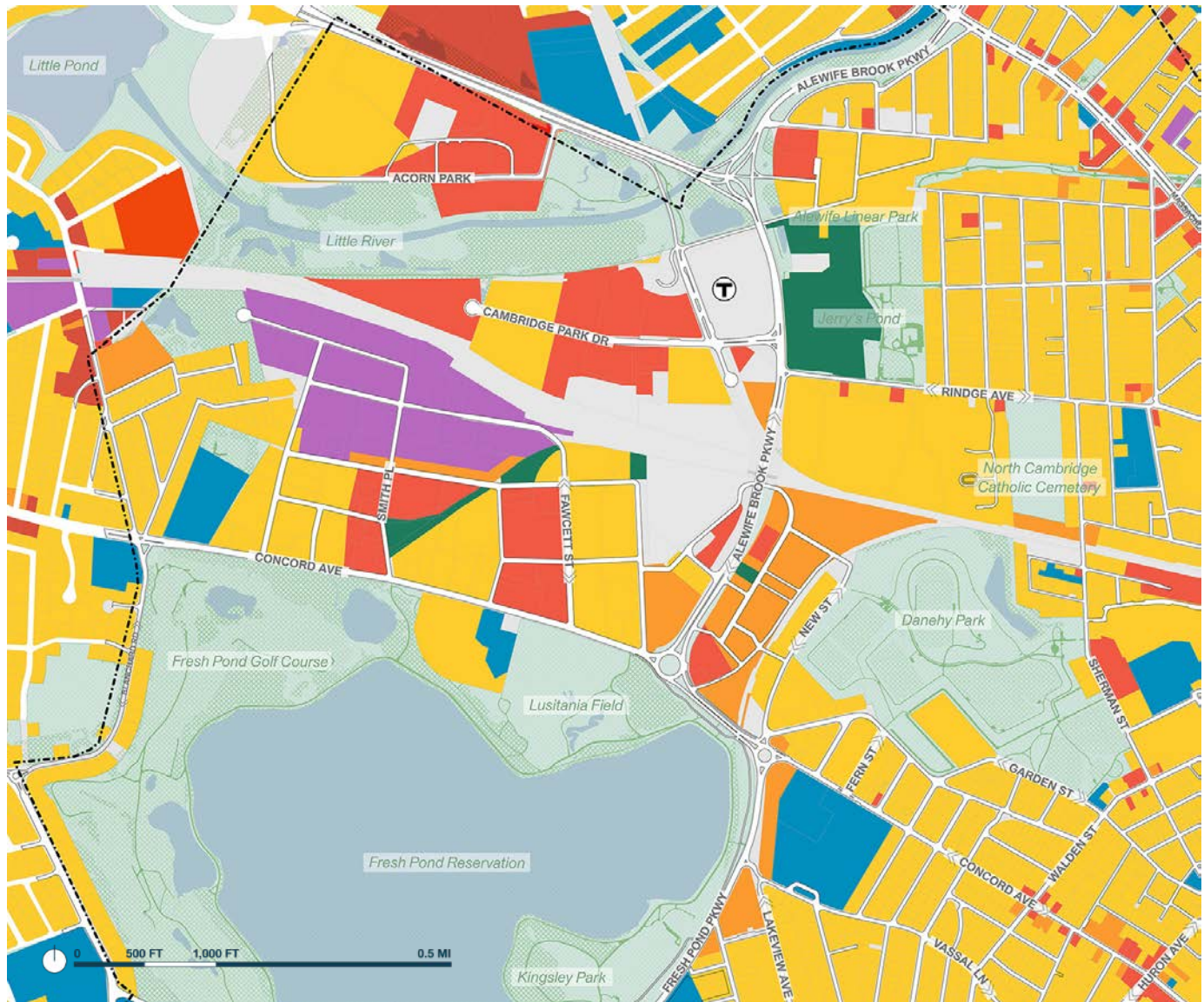


## Existing Land Use

- 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

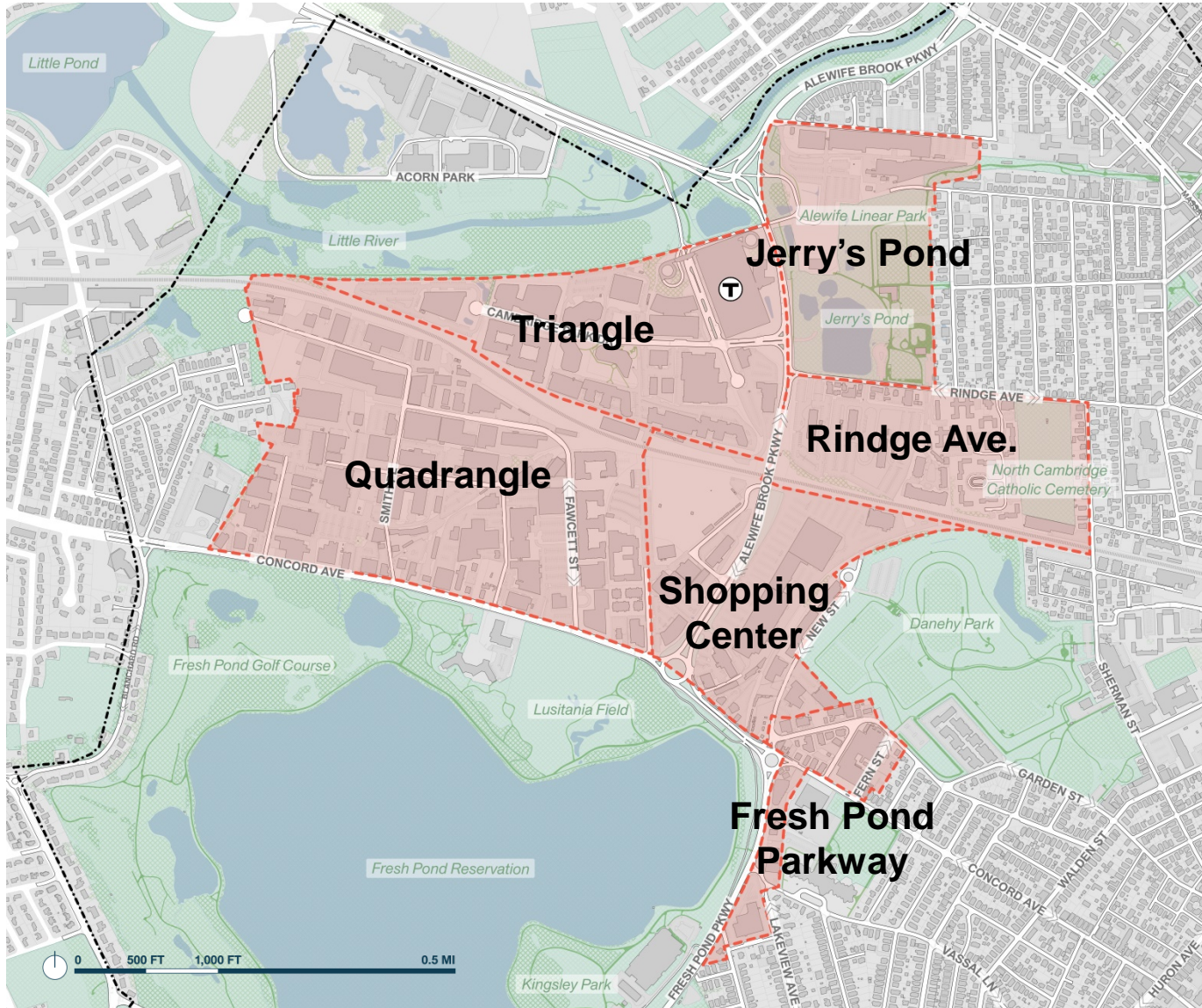


# Alewife





# 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.
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# 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.