Alewife Working Group
Meeting #11, July 27, 2017
Agenda

Alewife Overview
• Key Objectives

Subdistricts Update
• Shopping Center
• Fresh Pond Parkway
• Jerry’s Pond

Urban Design Framework
• Open Space
• Connectivity
• Job / Housing Impact

Discussion
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.
Shopping Center Vision

Shopping Center
Create a walkable community destination that complements the main street proposed for the Quadrangle.

Urban Plaza with Housing over Retail
Mixed Use Residential Housing
Shopping Center: Existing

Shopping Center
Create a walkable community destination that complements the main street proposed for the Quadrangle.
Shopping Center: June 27, 2017

Shopping Center
Create a walkable community destination that complements the main street proposed for the Quadrangle.

Proposed Land Use
- Mixed-use Commercial
- Residential
- Mixed-Use Residential
- Open Space
- Parking Garage
Shopping Center: Proposed

### Proposed Land Use

- Mixed-use Commercial
- Residential
- Mixed-Use Residential
- Open Space
- Parking Garage

### Proposed Gross GFA

- **60% Buildout:** ~1.35m SF
  - New housing: ~900 units
  - Ground floor active uses: ~127,550 SF
  - Commercial Office: ~325,300 SF
- **100% Buildout:** ~2.05m SF

### District FAR

- 1.54
Shopping Center: Proposed

Gross GFA at 100% buildout: ~2.05m SF
District FAR: 1.54

Gross GFA at 60% buildout: ~1.35m
- New housing: ~900 units
- Ground floor active uses: ~127,550 SF
- Commercial Office: ~325,300 SF

New Open Space: ~9.4 acres

Proposed Land Use:
- Mixed-use Commercial
- Residential
- Mixed-Use Residential
- Open Space
- Parking Garage
Shopping Center: Street Shading

All sidewalks are lined with street trees every 30-ft to increase public realm shading.
Fresh Pond Parkway Vision

Fern Street Streetscape Improvements

Fresh Pond Parkway
Encourage sensitive development that supports the surrounding neighborhoods.
Alewife Subdistricts

Fresh Pond Parkway: Existing

Fresh Pond Parkway
Encourage sensitive development that supports the surrounding neighborhoods.
Fresh Pond Parkway: June 27, 2017

Fresh Pond Parkway
Encourage sensitive development that supports the surrounding neighborhoods.

Proposed Land Use
- Residential
- Mixed-Use Residential
Gross GFA at 100% buildout: ~600,000 SF
District FAR: 1.80

Gross GFA at 60% buildout:
- New housing: ~250 units
- Ground floor active uses: ~44,550 SF

New Open Space: ~2.5 acres

Proposed Land Use:
- Long Term Vision
- Residential
- Mixed-Use Residential
Gross GFA at 100% buildout: ~600,000 SF

District FAR: 1.80

Gross GFA at 60% buildout:
- New housing: ~250 units
- Ground floor active uses: ~44,550 SF

New Open Space: ~2.5 acres

Proposed Land Use:
- Long Term Vision
- Residential
- Mixed-Use Residential
Jerry’s Pond Vision

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: Existing

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Identify development opportunities to enhance connections, address flooding, and support the neighborhood. Enhance Jerry’s Pond as a neighborhood amenity.
Jerry’s Pond: June 27, 2017

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

Proposed Land Use
- Commercial
- Residential
- Parking Garage
Alewife Subdistricts

Jerry’s Pond: Proposed

Gross GFA at 100% buildout ~803,750 SF
District FAR 0.60

Gross GFA at 60% buildout ~524,050 SF
- Housing Units ~300 units
- Commercial Office ~202,350 SF
- MBTA 7,484 SF

New Open Space ~16.8 acres

Proposed Land Use
- Long Term Vision
- Commercial
- Residential
- Parking Garage
- Emergency Access Only
Jerry’s Pond: Proposed

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<td>Long Term Vision</td>
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- District FAR: 0.60
- Gross GFA at 60% buildout: ~524,050 SF
- Housing Units: ~300 units
- Commercial Office: ~202,350 SF
- MBTA: 7,484 SF
- New Open Space: ~16.8 acres
Alewife Urban Design Framework

Alewife: Existing Conditions
Alewife: Existing Open Space Network

Opportunities

- Encourage walking and biking to reduce growth vehicular trips.
- Provide off-street connections between disconnected existing open spaces.
- Create recreation loops at two scales in Alewife.
- Reduce urban heat island affect through increased shading and permeable surfaces.
- Increase storm water storage options using existing City-owned parcels.
Alewife: Proposed Open Space Network

Alewife Urban Design Framework
Alewife: Coordination with CCPR

Opportunities

- Encourage walking and biking to reduce growth vehicular trips.
- Provide off-street connections between disconnected existing open spaces.
- Create recreation loops at two scales in Alewife.
- Reduce urban heat island affect through increased shading and permeable surfaces.
- Increase storm water storage options using existing City-owned parcels.
Alewife: Proposed Connections

Open Space Connections

Primary Connections
Secondary Connections
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
Net New Housing Units at 60% Buildout
- Quadrangle ~850 units
- Shopping Center ~900 units
- Fresh Pond Parkway ~250 units
- Jerry’s Pond ~300 units

Net New Jobs at 60% Buildout
- Quadrangle ~7,000 jobs
- Shopping Center ~1,000 jobs
- Fresh Pond Parkway ~150 jobs
- Triangle ~700 jobs
- Jerry’s Pond ~350 jobs

Proposed Land Use
- Residential
- Commercial
- Mixed-use Retail
- Mixed-use Industrial
- Live/Work Space

Graphic illustrates 100% buildout
Citywide open space network