

# ENVISION CAMBRIDGE

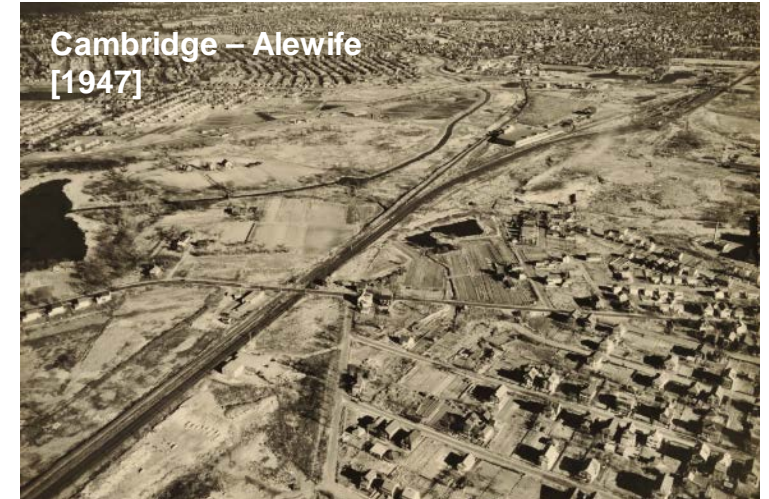
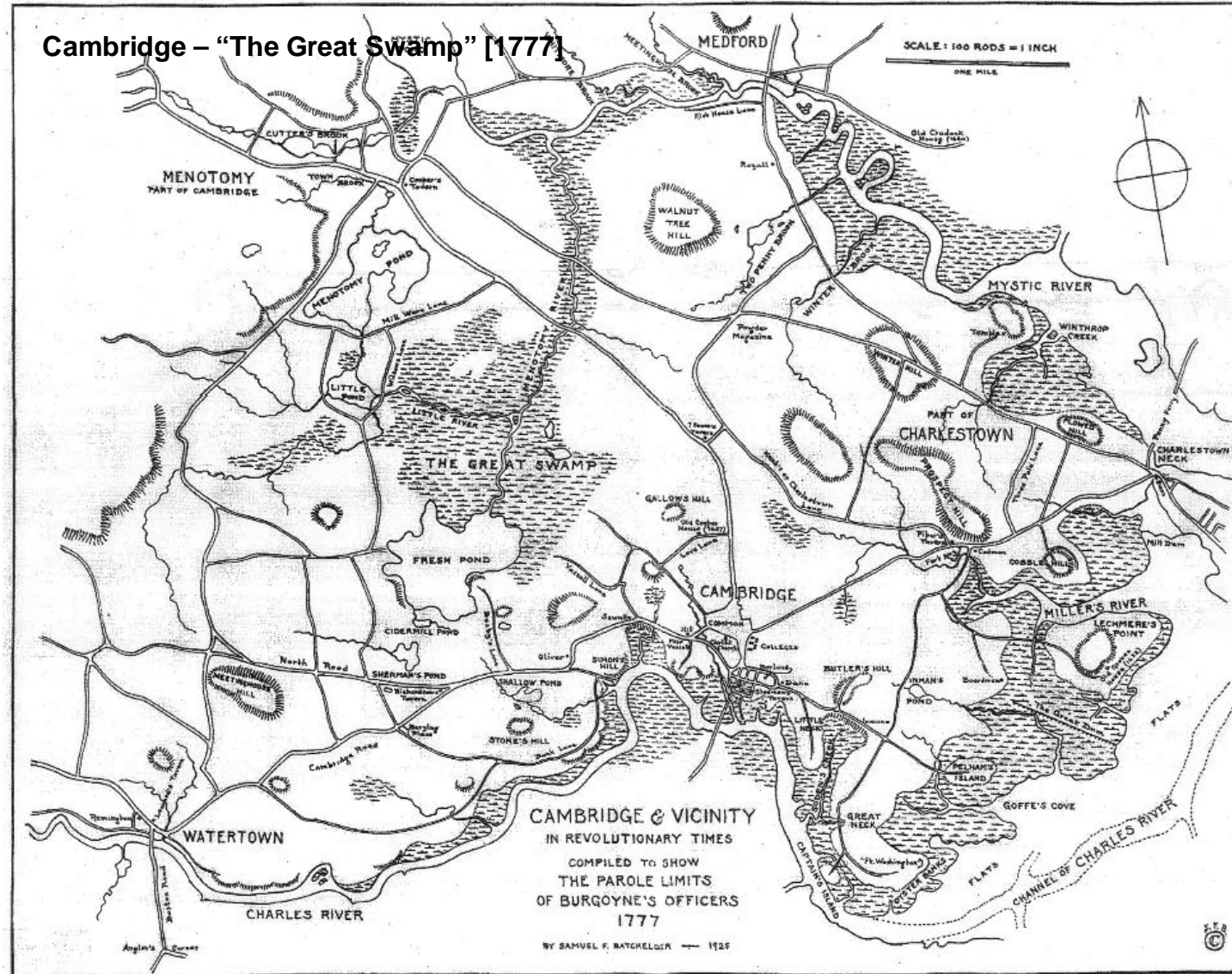
## Alewife Zoning & Policy Implementation

November 16, 2017





# Site History

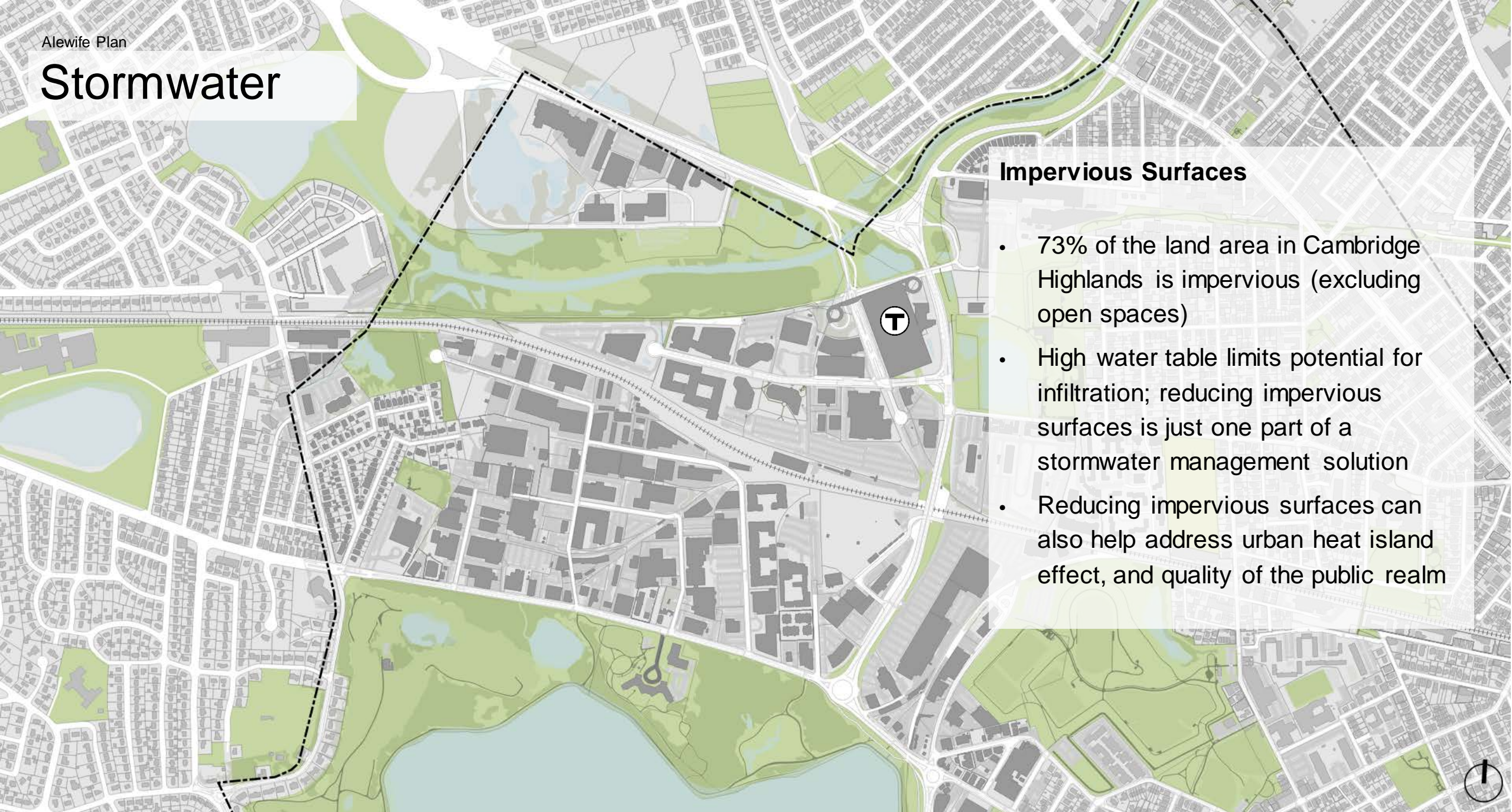




# Stormwater

## Impervious Surfaces

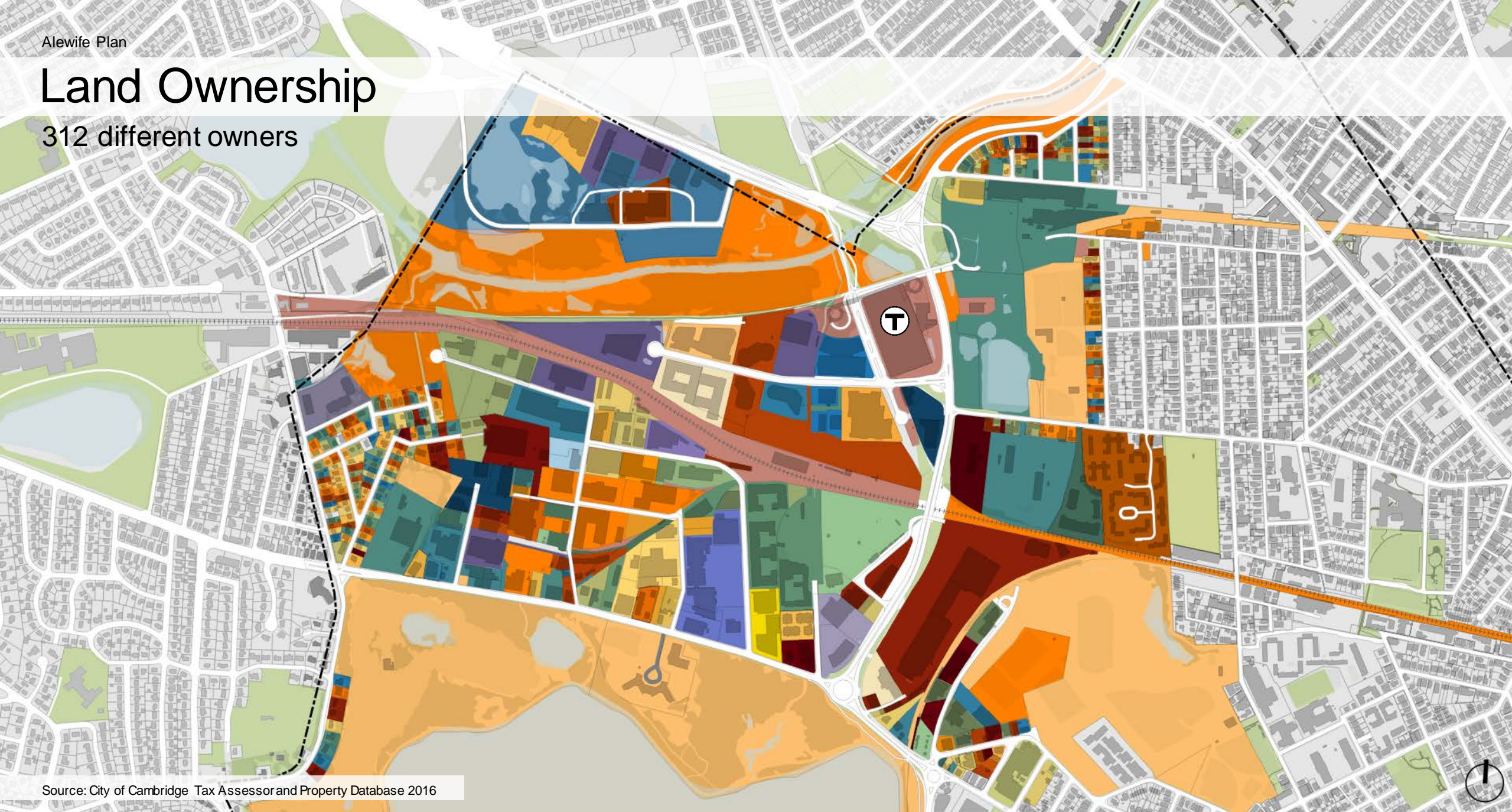
- 73% of the land area in Cambridge Highlands is impervious (excluding open spaces)
- High water table limits potential for infiltration; reducing impervious surfaces is just one part of a stormwater management solution
- Reducing impervious surfaces can also help address urban heat island effect, and quality of the public realm





# Land Ownership

312 different owners



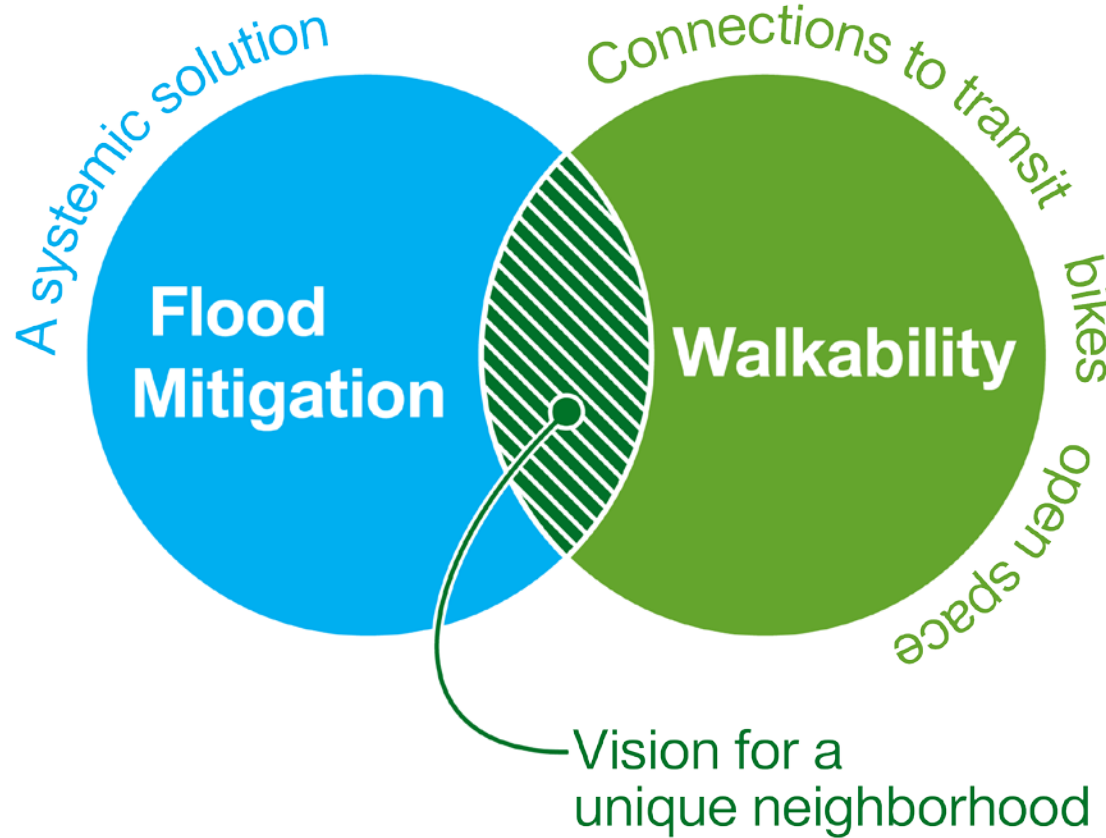
Source: City of Cambridge Tax Assessor and Property Database 2016



# Urban design framework

**Find a systemic solution to the impacts of climate change by aligning with the preparedness planning process**

- Build to an elevation of 4' or over for the first habitable floor level, which reduces flood risk from 2070 SLR/SS



**Create a mixed-use walkable neighborhood that also promotes bicycles and transit**

- Create a distributive multimodal transportation network by “completing the street grid” and making better connections to the T
- Create a “there there” for daytime and evening populations and to improve the “quality of address”
- Achieve a scaled transition of new development towards Cambridge Highlands

*In order to realize our vision of transforming Alewife into a resilient neighborhood with strong amenities and sense of place, we need to retain a sufficient amount of value in order to encourage redevelopment.*



# Raised Plinth

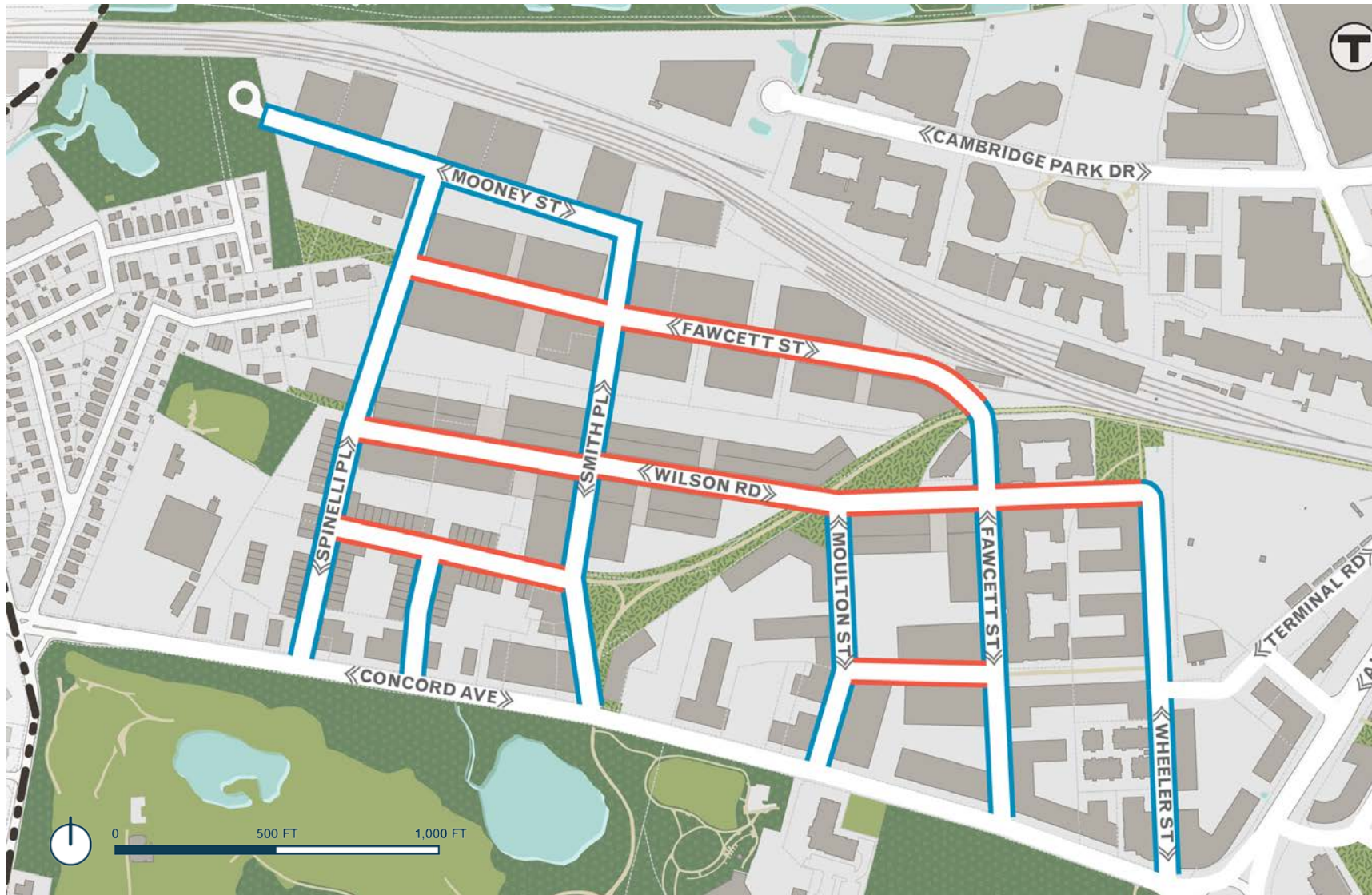








# Flood Protection: Raised Public Plinth on A Streets in Quad



## Street Types

- A Streets
- B Streets



# Urban design framework: A network of green infrastructure



## Green Infrastructure

- Proposed Green Link envisions a land-efficient open space network that links the Alewife T to Fresh Pond.
- Further study will explore the potential to tie this to a district-wide storm water strategy.

- Midblock Stormwater Gardens
- Open Space



# Urban design framework: A network of green infrastructure

Green Link and mid-block connection precedents



Bloomington Trail, Chicago





# 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 Vision Benefits

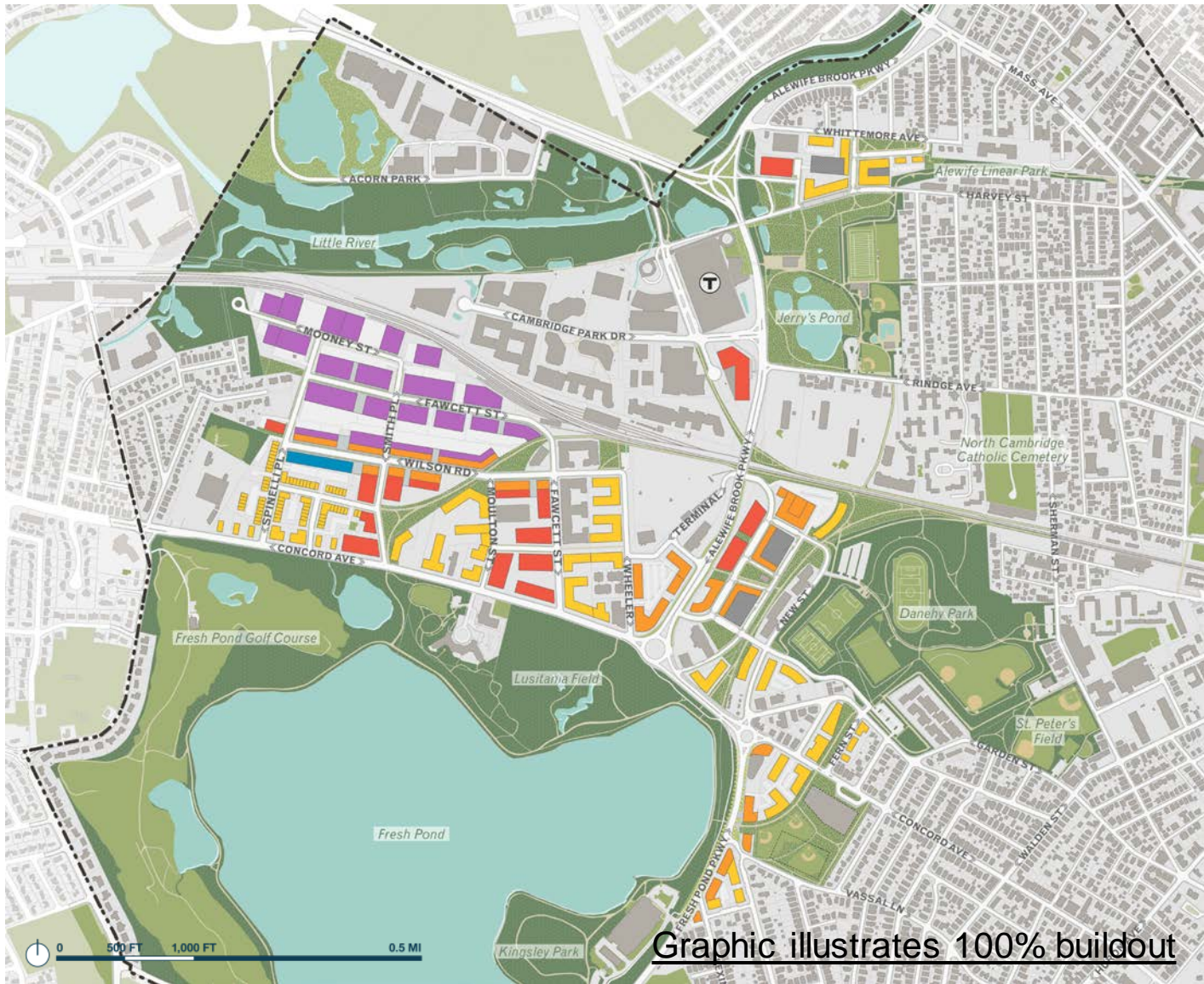


## Benefits of Achieving the Vision

- Potential for new publicly accessible open space.
- New connections can help rationalize the existing street grid, catalyze development, and facilitate achievement of the vision set out in the plan.
- Additional off-street pedestrian and bicycle as an alternative to vehicular transit.
- Balance of new housing units and jobs.
- Flood mitigation that also strengthens the urban street edge and pedestrian experience.



# Alewife Vision Benefits



| Net New Housing Units at 60% Buildout | ~2,110 units |
|---------------------------------------|--------------|
| – Quadrangle                          | ~725 units   |
| – Shopping Center                     | ~745 units   |
| – Jerry’s Pond                        | ~310 units   |
| – Fresh Pond Parkway                  | ~330 units   |

| Net New Jobs at 60% Buildout | ~9,290 jobs |
|------------------------------|-------------|
| – Quadrangle                 | ~7,020 jobs |
| – Shopping Center            | ~1,030 jobs |
| – Jerry’s Pond               | ~350 jobs   |
| – Triangle                   | ~720 jobs   |
| – Fresh Pond Parkway         | ~170 jobs   |

## Proposed Land Use

- Residential

Commercial

Mixed-use Retail
- Mixed-use Industrial

Live/Work Space



# Alewife Implementation



## Implementation Plan Breakdown

### 1. Zoning & Policy

- **Building Form & Plot Constraints**
- **Roads & Off-Street Paths**
- **Land Use Designation**

### 2. Infrastructure & Capital Projects

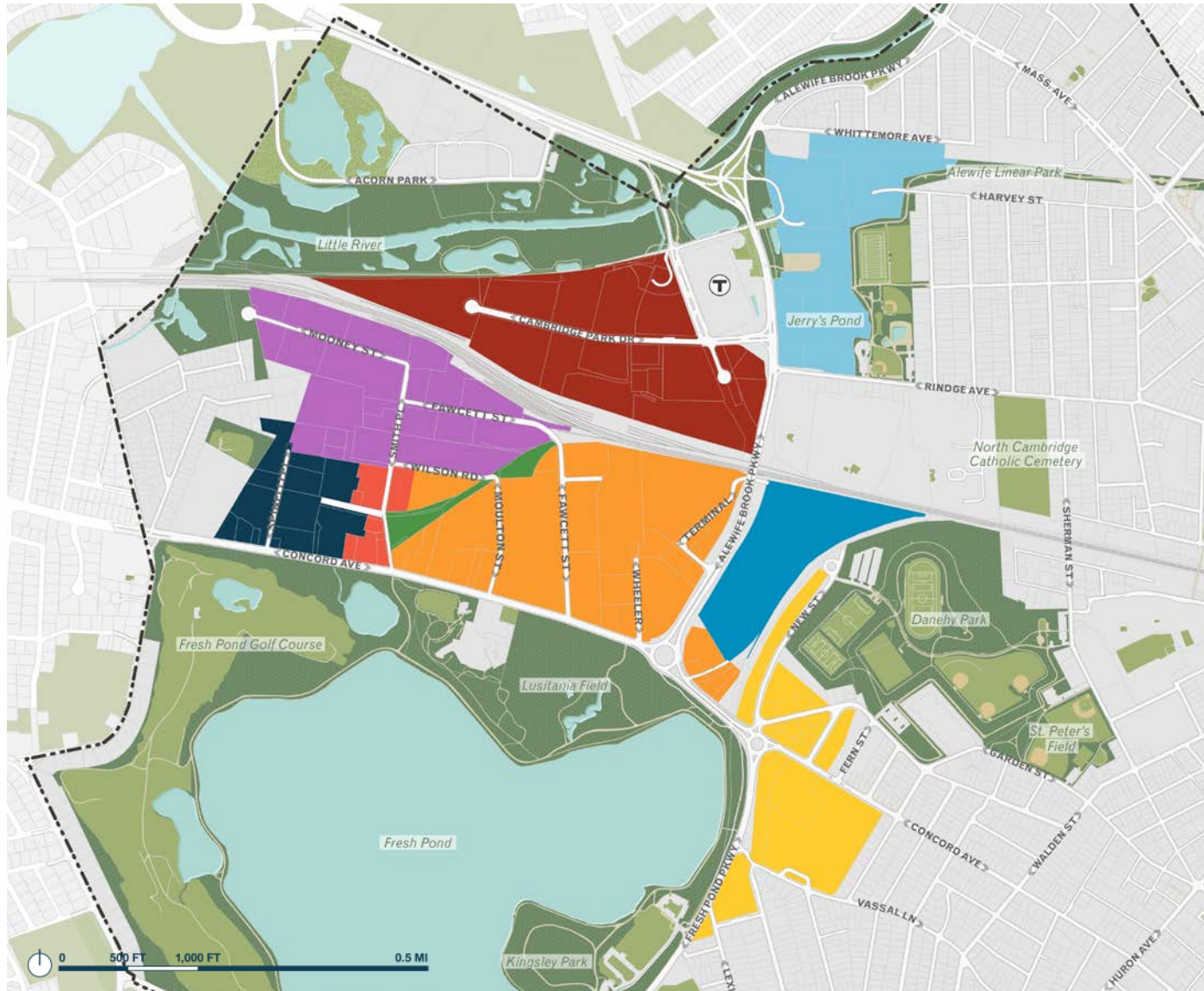
- Public Open Space
- Priority Roads
- Resiliency Infrastructure

### 3. Economic Development

- Light Industrial Business Preservation
- Low-barrier to Entry Jobs Program



# Alewife Implementation: Zoning



## New Zones

Allow development through special permit on private parcels with a more predictable urban form, land use, and flood mitigation infrastructure. *(Replaces existing overlays)*

## Special Districts

Long-term plans for parcels over 7 acres that visualize the connectivity, open space, and urban form priorities embedded within the Envision Cambridge Alewife Plan. *(Revises existing SD-3 and replaces base zoning & overlays for new SD)*

## New Zones

- Mixed-use Light Industrial/Commercial
- Quad Commercial
- Quad
- Townhouse

- Open Space
- Parkway
- Triangle

## Special Districts

- Special District 3
- New Special District



# Alewife Implementation: Uses

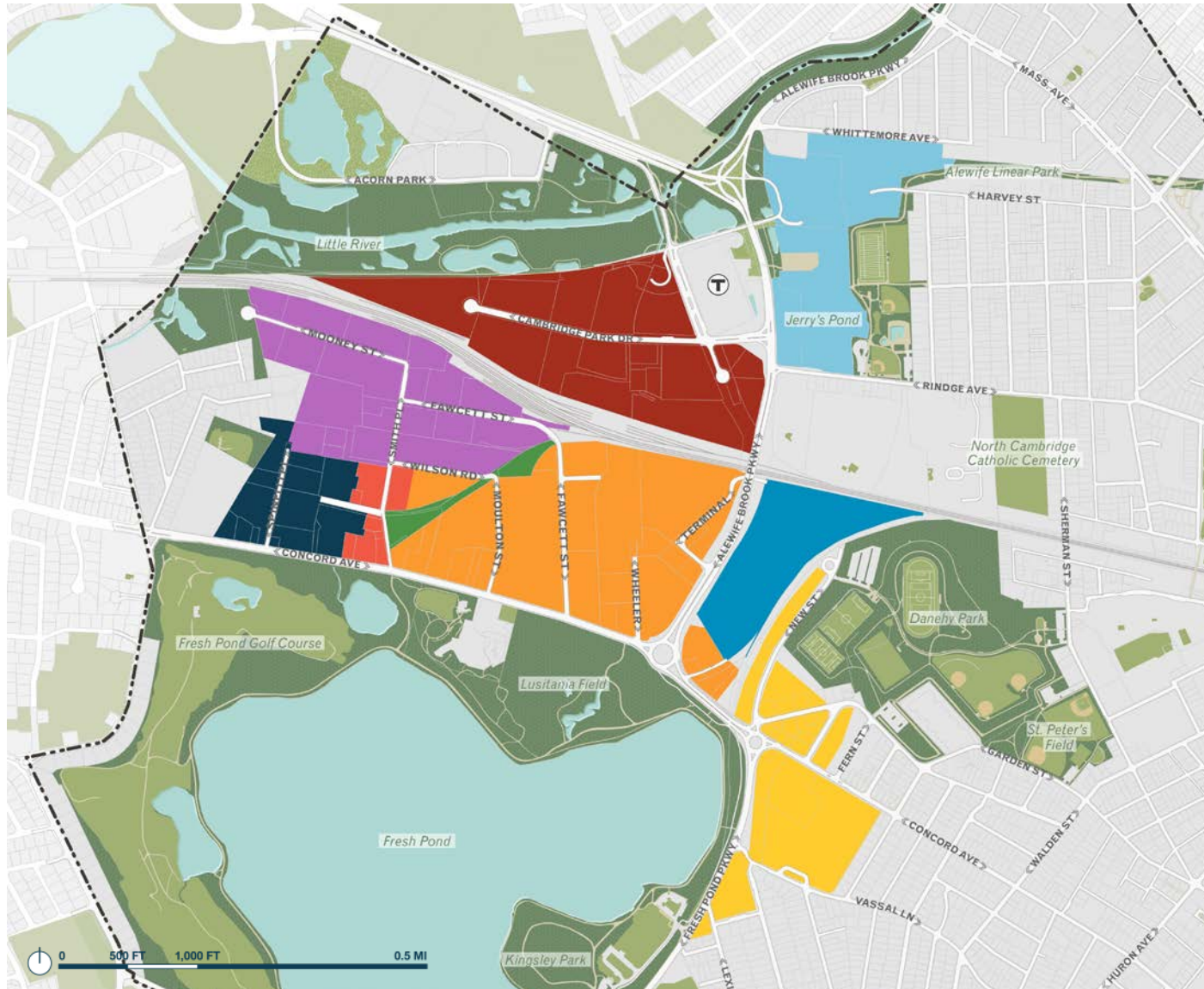


| Zones                                 | Ground Floor Uses                    | Upper Floor Uses        |
|---------------------------------------|--------------------------------------|-------------------------|
| Mixed-use Lt. Industrial / Commercial | Accessory Retail, Lt. Industrial     | Commercial              |
| Quad Commercial                       | Active Uses, Commercial              |                         |
| Quad                                  | Active Uses, Residential, Commercial | Residential, Commercial |
| Townhouse                             |                                      |                         |
| Parkway                               |                                      |                         |
| Triangle                              |                                      |                         |

**Allowable Uses Below Elevated First Floor (All zones):** Non-conditioned uses, Parking



# Alewife Implementation: Height



| Zones                                 | Maximum Height via Special Permit                                   |
|---------------------------------------|---|
| Mixed-use Lt. Industrial / Commercial | 85-feet   |
| Quad Commercial                       | 85-feet <sup>1</sup>  |
| Quad                                  | 70-feet residential <sup>1</sup><br>85-feet commercial <sup>1</sup> |
| Townhouse                             | 45-feet   |
| Parkway                               | 55-feet <sup>2</sup>  |
| Triangle                              | 125-feet  |

1. Additional height bonus up to 125-ft
2. Additional height bonus up to 70-ft

Height bonuses through special permit for publicly accessible open space, zero net energy use, district energy, or increased affordable housing.



# Alewife Implementation: Setbacks

|   | Mixed-Use<br>Lt. Industrial                                      | Quad<br>Commercial | Quad | Parkway   | Triangle  | Townhouse  |
|---|--|--------------------|------|---|---|--|
| <b>Front Setback</b>  | A Street: 45-ft <sup>1,4</sup><br>B Street: 40-ft <sup>2,4</sup> |                    |      | A Street: 25-ft <sup>1</sup><br>B Street: 0-ft <sup>2</sup> | A Street: 0-ft <sup>2,3</sup><br>B Street: 15-ft <sup>2,3</sup> | A Street: 45-ft <sup>1,4</sup><br>B Street: 40-ft <sup>2,4</sup> |
| <b>Side Setback</b><br>Within first 65-ft of front<br>lot line <sup>1</sup> | 0-ft <sup>1</sup>  |                    |      | 7-ft 6-inch <sup>2,3</sup>                                  | 0-ft <sup>1</sup>   |  |
| Beyond 65-ft to rear<br>lot line <sup>2</sup>                               | 15-ft <sup>2</sup>   |                    |      | 7-ft 6-inch <sup>2,3</sup>                                  | 0-ft <sup>2,3</sup>   | 15-ft <sup>2</sup>   |
| <b>Rear Setback:</b> Must be a<br>green open area                           | 30-ft <sup>2</sup>   |                    |      |   | 0-ft <sup>2,3</sup>   | 30-ft <sup>2</sup>   |
| <b>Maximum Facade Length</b>  | Not required   | 200-ft             |      |   |   |  |

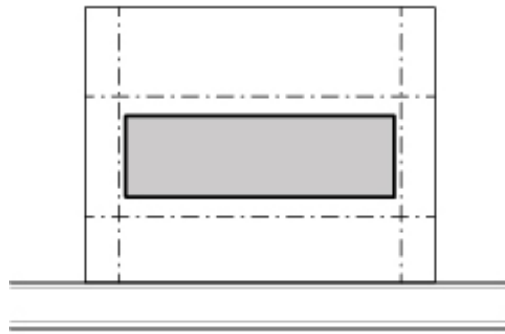
1. Required
2. Minimum

3. Matches existing setback minimum for street edge continuity.
4. From street centerline.

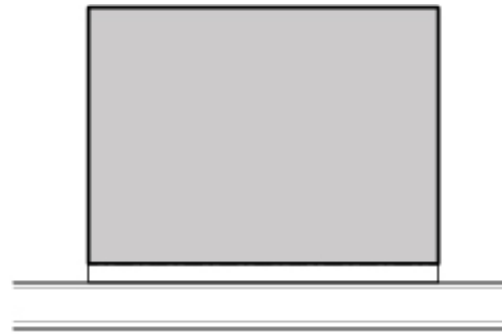


# Alewife Implementation: Setbacks

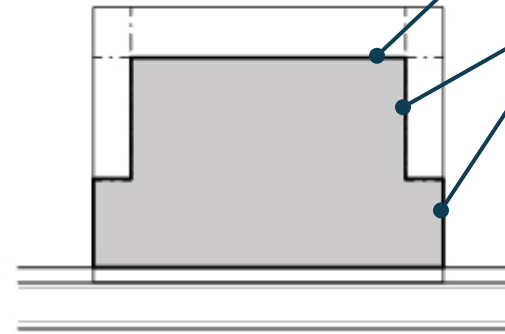
**Current Zoning**  
Office 1 (AOD-3,4)



**Current Zoning**  
Industrial B-2 (AOD 1,2)



**Proposed Zoning**  
All Quad Zones except townhouses



**Rear Setback**  
(H+L)/4 or 20-ft

**Side Setback:**  
(H+L)/5

**Front Setback**  
(H+L)/4 or 10-ft from centerline of the street

**Front Setback:** 15-ft

**Rear Setback**  
30-ft Must be a green open area

**Side Setback**  
0-ft within first 65-ft of front lot line req. 15-ft beyond 65-ft to rear lot line min.

**Maximum Facade Length**  
Frontages longer than 200-ft are not permitted. Gaps between frontages must be at least 40-ft wide by 40-ft deep.

**Front Setbacks**  
A Street 45-ft req.  
B Street 40-ft min.  
From street centerline.

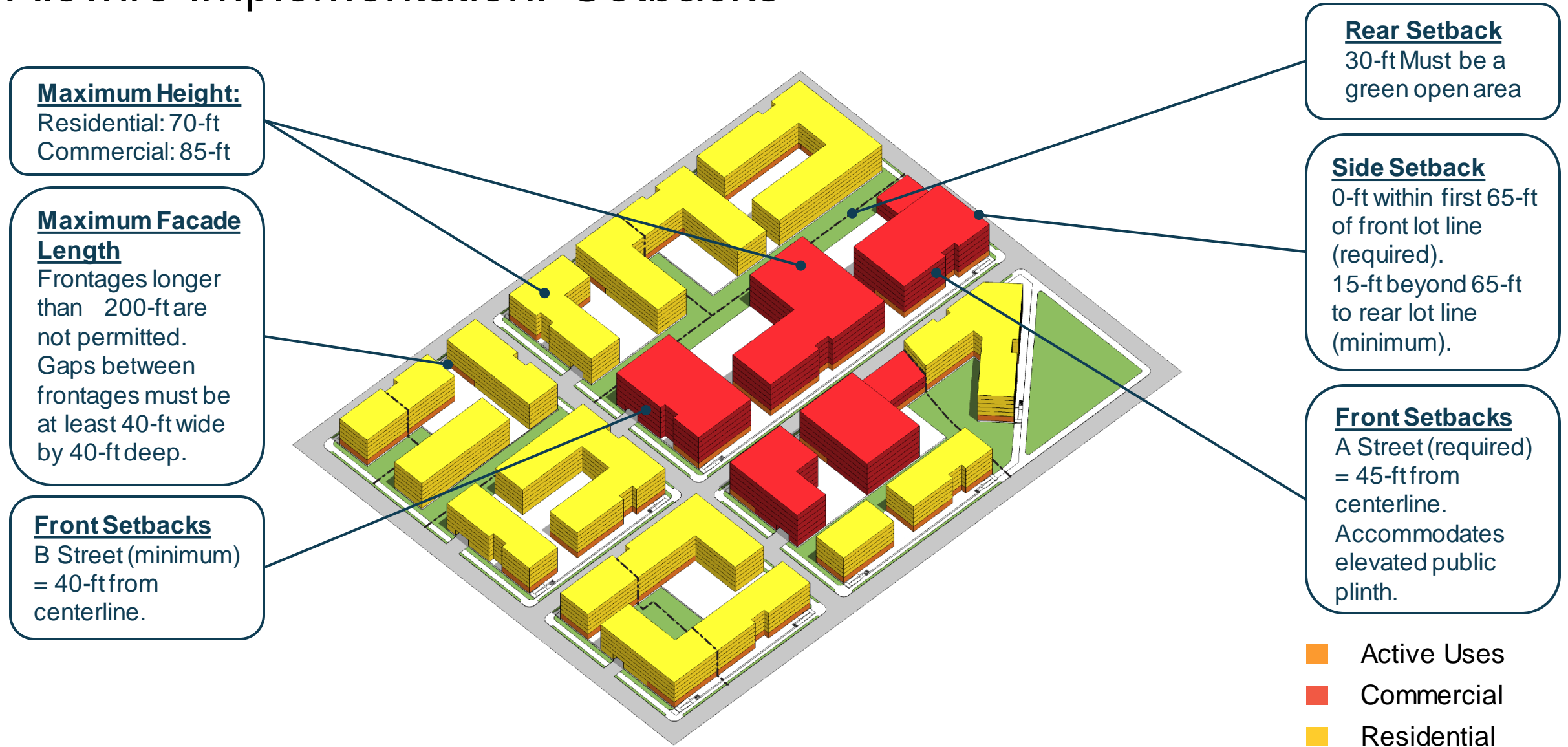


# Flood Protection: Zoning for Resiliency

|   | Mixed-Use<br>Lt. Industrial                                     | Quad<br>Commercial | Quad | Parkway   | Triangle | Townhouse |
|---|---|--------------------|------|---|----------|-----------|
| <b>Elevated Ground Floor</b><br>(Above average site elevation)  | 4-ft  |                    |      | Protect to 2017 10-yr<br>Recover from 2070 100-yr |          | 4-ft      |
| <b>Public Plinth</b><br>Located on A Streets only<br><u>Width</u> = 12-ft with a<br>minimum of 5-ft clear path<br><u>Height Above Ground</u> = 4-ft   | Required  |                    |      | Not Required                                      |          |           |
| <b>Public Plinth Access</b><br>Stairs and an ADA<br>accessible ramps must be<br>constructed where the<br>plinth meets the parcel<br>boundaries. Adjacent<br>parcel owners may share<br>access points through<br>Special Permit. | 200-ft maximum travel distance between plinth<br>access points. |                    |      | Not Required                                      |          |           |



# Alewife Implementation: Setbacks





# Alewife Implementation: Parking

|   | Mixed-Use<br>Lt. Industrial   | Quad<br>Commercial | Quad | Parkway      | Triangle  | Townhouse |
|---|---|--------------------|------|--------------|---|-----------|
| Max. Number of Parking<br>Spots<br>(Minimum for all uses = 0) | Retail = 1 per 1,000-sf<br>Office = .9 per 1,000-sf<br>R&D = .8 per 1,000-sf<br>Industrial = 1 per 1,000-sf ( <i>under review</i> )<br>Residential = 0.65 per dwelling unit |                    |      |              |   |           |
| Parking Coverage  | Must be below the 4-ft ground floor elevation & covered by a building or landscaped deck  |                    |      | Not Required | Must be covered by a building or landscaped deck. |           |
| Driveway Access   | Restricted to B Streets only. A Street access available through special permit.   |                    |      |              |   |           |
| Parking Location Restriction                                  | Parking may not be located within 40-ft of frontage on A Streets or public open spaces.   |                    |      |              |   |           |



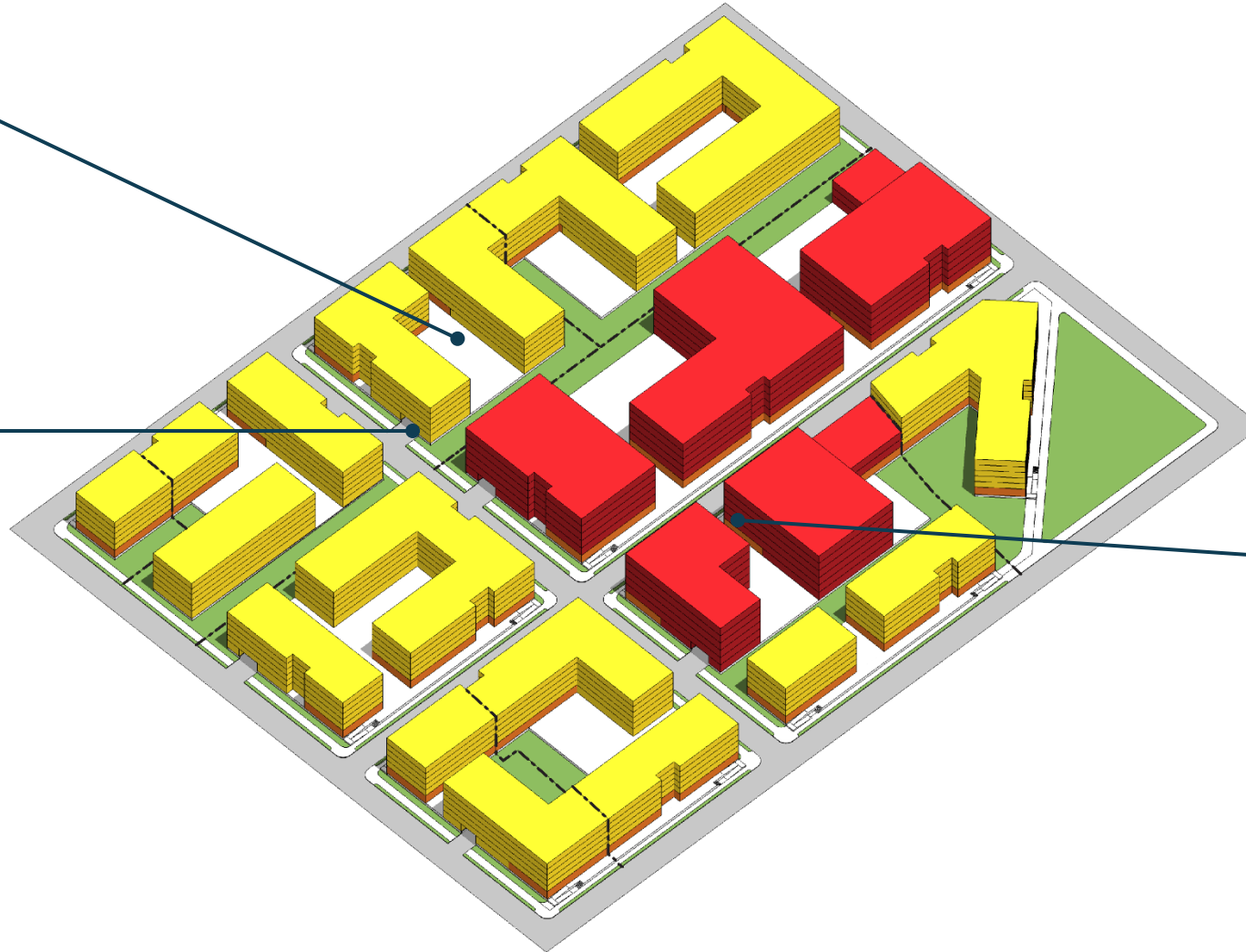
# Alewife Implementation: Parking

## Parking Coverage

Must be below the 4-ft ground floor elevation & covered by a building or landscaped deck.

## Driveway / Service Access

Restricted to B Streets only. A Street Access available through special permit.



## Parking Ratios

Min. = 0; Max. as follows:  
Retail = 1 per 1,000-sf  
Office = .9 per 1,000-sf  
R&D = .8 per 1,000-sf  
Industrial = 1 per 500-sf  
Residential = 0.65 per dwelling unit

## Parking Location

Parking may not be located within 40-ft of frontage on A Streets or public open spaces.

- Active Uses
- Commercial
- Residential



