The Alewife scenarios and plan have been developed through:

- 15 Alewife Working Group Meetings
- 2 Advisory Committee Meetings
- 2 Public Workshops
- 3 Interdepartmental Working Group Meetings
- 2 City Council Roundtable
- 1 Planning Board Update
- 3 Focus Groups with CET

= **28 Meetings**, not counting meetings with the core project team
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.
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.
District Character Objectives

- Transform Alewife from a peripheral district, dominated by surface parking lots into an urban neighborhood with a full complement of building types, uses, and public amenities.
- Coherent, beautiful, walkable, and livable urban environment.
- Public spaces and buildings will be the foundation of Alewife’s sense of place, and will connect it to the surrounding neighborhoods.
- Resilient to flooding and extreme hot weather, and will protect the public during extreme weather events.
Built Form Objectives

- Alewife’s buildings will frame the spaces of the district’s public realm, enrich them with visual interest and beauty, and reinforce the district’s sense of place.
- Ground floor uses will include shops, restaurants, cafés, and community spaces. Design features will include elevated sidewalks, frequent entrances, transparent ground floor facades, canopies, and courtyards.
- A variety of building types, including mixed-use buildings are encouraged.
- Buildings will be energy efficient and resilient to flooding.
Open Space Objectives

• Alewife’s streets, squares, and parks will interconnect to constitute its public realm.
• Welcoming, engaging, and memorable places for public use and enjoyment.
• Harmonious landscape and architectural design to create a varied, programmatically rich, and continuous pedestrian experience.
• Alewife’s open spaces will organize its urban fabric, interconnect its subdistricts, and connect it to the surrounding neighborhoods.
• Trees and other plantings, and the water features they incorporate, will reduce the urban heat island effect and absorb stormwater.
Alewife District Plan

A Network of Green Infrastructure

Bloomingdale Trail, Chicago
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.
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 District Plan

Alewife: Road Connectivity

Recommended
- New Roads
- New Road—Emergency Vehicle Access Only

*Smith Place is preferred truck route
Alewife District Plan

Alewife: Bike/Ped Connectivity - Existing

- Pedestrian Paths
- Multi-use Paths
- Separated Bike Paths
- Crosswalks
Alewife Vision Benefits

Net New Housing Units at 60% Buildout
- Quadrangle ~725 units
- Shopping Center ~745 units
- Jerry's Pond ~310 units
- Fresh Pond Parkway ~330 units

Net New Jobs at 60% Buildout
- 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

Graphic illustrates 100% buildout
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.
Quadrangle: Existing

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.
Quadrangle: Proposed Land Use

<table>
<thead>
<tr>
<th>Alewife Subdistricts</th>
<th>Gross GFA at 100% buildout</th>
<th>~6.44m SF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>District FAR</td>
<td>1.62</td>
</tr>
<tr>
<td>Alewife Subdistricts</td>
<td>Gross GFA at 60% buildout (2030)</td>
<td>~4.30m SF</td>
</tr>
<tr>
<td></td>
<td>New housing</td>
<td>~725 units</td>
</tr>
<tr>
<td></td>
<td>Ground floor active uses</td>
<td>~68,400 SF</td>
</tr>
<tr>
<td></td>
<td>Office / lab space</td>
<td>~1.90m SF</td>
</tr>
<tr>
<td></td>
<td>Industrial</td>
<td>~399,500 SF</td>
</tr>
<tr>
<td>New Open Space</td>
<td>~4.0 acres</td>
<td></td>
</tr>
</tbody>
</table>

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

Existing businesses provide:
- Important amenities for Cambridge residents
- Diverse jobs for Cambridge residents that are different in profile than the jobs in Kendall Square

A diverse innovation jobs district can provide:
- Low barrier to entry jobs with a living wage
- Economic and environmental sustainability of the supply chain though local production of goods to local end-users
**Food Manufacturing**
4% job growth nationally, 2011-2015
Only 38% of regional demand for beverage manufacturing is met by local companies.

Examples:
- Manufacturing of baked goods
- Fruit and Vegetable Preserving
- Grain Milling
- Confectionery Product Manufacturing
- Dairy Product Manufacturing

**Beverage Manufacturing**
4% job growth nationally, 2011-2015
Only 41% of regional demand for beverage manufacturing is met by local companies.

Examples:
- Breweries
- Wine manufacturing
- Ice manufacturing
- Soda or tea manufacturing

**Fabricated Metal Product Manufacturing**
2% job growth, 2011-2015
Only 53% of regional demand for fabricated metal manufacturing is met by local companies.

Examples:
- Machine shops
- Makerspace
- Forging and Stamping
- Architectural and Structural Metals Manufacturing

**Medical Equipment and Supplies Manufacturing**
Level employment nationally, 2011-2015
Only 37% of regional demand for medical manufacturing is met by local

Examples:
- Medical kit assembly
- Manufacturing of surgical and medical instruments, appliances, and supplies
- Dental equipment and supplies manufacturing

Sources: National job growth rates calculated from U.S. Census Bureau LEHD. All other stats are calculated using EMSI.
Quadrangle: Raised Plinth
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: Walkable Retail Streets

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

Proposed Land Use
- Residential
- Commercial
- Mixed-use Retail
Shopping Center: Existing

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

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

- **Gross GFA at 100% buildout (~2.05m SF)**
  - District FAR: 1.54

- **Gross GFA at 60% buildout (2030) (~1.35m)**
  - New housing: ~745 units
  - Ground floor active uses: ~127,550 SF
  - Commercial Office: ~325,300 SF

- **New Open Space**: ~9.4 acres
Fresh Pond Parkway Vision

Fern Street Streetscape Improvements

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

Fresh Pond

Callanan Playground
**Alewife Subdistricts**

**Fresh Pond Parkway: Proposed Land Use**

- **Gross GFA at 100% buildout**: ~600,000 SF
- **District FAR**: 1.80
- **Gross GFA at 60% buildout (2030)**: ~414,550 SF
  - New housing: ~330 units
  - Ground floor active uses: ~44,550 SF
- **New Open Space**: ~2.5 acres

Armory is a long term vision. School location to be determined.

The location of a new Tobin School has not been determined. The City is launching a separate planning process to study and evaluate the options.
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

Jerry’s Pond
Identify development opportunities to enhance connections, address flooding, and support the neighborhood. Enhance Jerry’s Pond as a neighborhood amenity.
Environmental remediation of the former WR Grace site will require future non-City of Cambridge funding. Sources for this funding do not currently exist.
Alewife Vision Benefits

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

Net New Jobs at 60% Buildout
- 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

Graphic illustrates 100% buildout
Alewife Plan Analysis: Represents a 60% Build-Out by 2030

Housing Unit Breakdown

Net New Housing Units at 60% Buildout (2030)

- Quadrangle: ~580 | ~145 | ~725
- Shopping Center: ~600 | ~145 | ~745
- Jerry's Pond: ~250 | ~60 | ~310
- Triangle: 0 | 0 | 0
- Fresh Pond Parkway: ~265 | ~65 | ~330

District Total: ~1,695 | ~415 | ~2,110

Net new units do not include permitted projects. Calculations rounded to the nearest 5 units and based on an average unit size of 1000 SF, not including townhouses.
Residents & Public School Students

<table>
<thead>
<tr>
<th>Location</th>
<th>Residents</th>
<th>Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quadrangle</td>
<td>~1,520</td>
<td>~70</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>~1,470</td>
<td>~50</td>
</tr>
<tr>
<td>Jerry’s Pond</td>
<td>~620</td>
<td>~20</td>
</tr>
<tr>
<td>Triangle</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Fresh Pond Parkway</td>
<td>~650</td>
<td>~90</td>
</tr>
<tr>
<td><strong>District Total</strong></td>
<td>~4,260</td>
<td>~230</td>
</tr>
</tbody>
</table>

Estimates are based on Census Bureau data for the City of Cambridge and data from Cambridge Public Schools, while taking into account the effect of the updated Inclusionary Housing Program.
Net New Jobs at 60% Buildout (2030)  

<table>
<thead>
<tr>
<th>Category</th>
<th>Total Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>~3,980</td>
</tr>
<tr>
<td>Lab</td>
<td>~3,420</td>
</tr>
<tr>
<td>Industrial</td>
<td>~790</td>
</tr>
<tr>
<td>Retail</td>
<td>~970</td>
</tr>
<tr>
<td>Residential</td>
<td>~130</td>
</tr>
</tbody>
</table>

Jobs Total  

~9,290

Residential jobs are building leasing, operations, and maintenance jobs.

Estimated jobs are based on the number of workers per gross floor area (GFA) of use category.
Annual Fiscal Revenues and Costs

<table>
<thead>
<tr>
<th>Area</th>
<th>Total Revenues</th>
<th>Total Costs</th>
<th>Fiscal Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quad</td>
<td>$40m</td>
<td>$30m</td>
<td></td>
</tr>
<tr>
<td>Shopping Center</td>
<td>$25m</td>
<td>$15m</td>
<td></td>
</tr>
<tr>
<td>Jerry's Pond*</td>
<td>$20m</td>
<td>$10m</td>
<td>$10.46M</td>
</tr>
<tr>
<td>Triangle</td>
<td>$15m</td>
<td>$5m</td>
<td>$90k</td>
</tr>
<tr>
<td>Fresh Pond Pkwy.</td>
<td>$10m</td>
<td>$0</td>
<td>$1.49M</td>
</tr>
<tr>
<td>District</td>
<td>$5m</td>
<td>$0</td>
<td>$11.79M</td>
</tr>
</tbody>
</table>

*Does not include remediation costs associated with Jerry’s Pond.

Estimates based on City of Cambridge property taxes, other taxes and fees, general service costs, and education costs for public school students.
Critical Sums Methodology

**Alewife District Plan**

Street 1: \((A + 2B) + D \text{ or } (C + 2E) + F\), whichever is more

Street 2: \(E + H \text{ or } G + F\), whichever is more

Critical Sum = Result of Street 1 + Street 2
Net New Auto Trips (PM Peak) in Study Area

**Existing Zoning 2030**
- Arrive: 375 Employee, 486 Resident
- Depart: 1,041 Employee, 261 Resident

**Proposed Zoning 2030**
- Arrive: 527 Employee, 364 Resident
- Depart: 1,744 Employee, 196 Resident

2,163 Total New Auto Trips
2,831 Total New Auto Trips
**Critical Sums By Intersection**

Revised from December meeting to correct calculation error, no significant change to critical sums

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Existing (2016)</th>
<th>2030 Existing Zoning</th>
<th>2030 Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Volume</td>
<td>Critical Sum</td>
<td>Total Volume</td>
</tr>
<tr>
<td>1. Alewife Brook Parkway &amp; Route 2</td>
<td>5498</td>
<td>1699</td>
<td>5814</td>
</tr>
<tr>
<td>2. Alewife Brook Parkway &amp; Cambridge Park Drive</td>
<td>3844</td>
<td>1267</td>
<td>4380</td>
</tr>
<tr>
<td>3. Alewife Brook Parkway &amp; Rindge Ave.</td>
<td>3769</td>
<td>1305</td>
<td>4353</td>
</tr>
<tr>
<td>4. Alewife Brook Parkway &amp; Concord Ave Rotary</td>
<td>3388</td>
<td>2152</td>
<td>4460</td>
</tr>
<tr>
<td>5. Concord Ave &amp; Fresh Pond Parkway Rotary</td>
<td>3033</td>
<td>1375</td>
<td>3921</td>
</tr>
<tr>
<td>6. Concord Ave &amp; Fawcett St.</td>
<td>1350</td>
<td>708</td>
<td>2261</td>
</tr>
<tr>
<td>7. Concord Ave &amp; Blanchard Rd.</td>
<td>1955</td>
<td>1096</td>
<td>2702</td>
</tr>
</tbody>
</table>

*Red = over threshold*
Mode Share

Mode Share w/ no infrastructure improvements, enhanced TDM
3 new intersections exceed threshold

Mode Share achieved w/ plan recommendations
0 new intersections exceed threshold

Percentage of trips by car (SOV and HOV)

Key
- Residential
- Employee
Alewife District Plan

Alewife Mobility Strategies

Aggressive parking requirements
• Establish low maximums

Enhanced transportation demand management

Improved infrastructure connections

Near-term:
• Charge new commercial development fee to fund transportation improvements in district ($5/sf)

Medium-term action as development proceeds:
• Bike/pedestrian bridge to connect Quad to Triangle/Alewife MBTA Station
• Planned streets and multi-use paths
• Implement recommendations from Citywide Bicycle Plan

Maximum Parking Ratios
Retail = 1.5 per 1,000-sf
Office = 1.1 per 1,000-sf
R&D = 0.8 per 1,000-sf
Industrial = 0.5 per 1,000-sf
Residential = 0.25 min - 0.75 per dwelling unit
Bike/Ped Bridge

- City committed to bike/ped bridge connecting Quad to Triangle
- Current plan is to start construction in next 6-7 years but is contingent on development happening
- Design is a 3-yr process
- Assuming even pace of development, bridge would be constructed at approximately 40% buildout.
- Assuming no reduction in employee mode share, the first new intersection to exceed the critical sums threshold occurs sometime after 40% buildout.
Alewife Mobility Strategies

Improved bus service and shuttles

- Add signal priority on Concord Avenue
- Advocate for increased bus frequency on Concord Ave
- Work with the MBTA to implement recommendations of bus signal priority feasibility study for buses exiting Alewife station so that they can make a left onto Cambridgepark Drive and make a left from Steel Place into Alewife Station
- Work with MassDot to create bus/shuttle-only lanes on Alewife Station Access Road into Alewife Station from Route 2 and out of Alewife Station under Alewife Brook Parkway back to Route 2.
- Work with Alewife TMA to study how to improve headways and routing, provide shuttle access to residents for free or small membership fee, etc.

Additional actions

- Add Blue Bikes stations within 2.5 min walk to buildings in pace with development.
- Install wayfinding signage that includes walk/bike travel time to key destinations and centralized parking locations
Alewife Zoning Strategies

What’s the zoning now?

Base Districts
- Residence (C-2, C-1A, C-1, B)
- Office (O-2A, O-1)
- Business (BA)
- Industry (IA-1, IB-2)
- Special District 3

Overlay Districts
- Alewife Overlay Districts (AODs) – created following Concord-Alewife Plan (2006)
- Mixed Use Residential (MXR)
Alewife Zoning Strategies

How does the new plan align with current zoning?

- Similar in overall use and scale
- Shift use mix in new development to include more commercial
- Revised development standards to address built form goals, climate change resiliency
- Retain incentives for public infrastructure (updated to reflect Envision Alewife plan)
- Incentivize public amenity space (libraries, public bathrooms, &c.)
Alewife District Plan

Alewife Zoning Strategies

What zoning strategies should be modified to support the new plan?

Flood Protection

• Protect to 10% SLR/SS elevation based on CCPR Plan (i.e., first floors at or above this level)

• Recover from 1% SLR/SS elevation based on CCPR Plan (i.e., elevate or floodproof residential units, critical building equipment)

• Protect to 1% SLR/SS elevation based on CCPR Plan in Quadrangle by elevating to 4 feet uniformly

Urban Heat Island Resiliency

• Require green or white roofs

• Tree plantings

• Other measures to be considered through CCPR planning process
Alewife Zoning Strategies

What zoning strategies should be modified to support the new plan?

Built Form – Building Massing

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>Envision Alewife</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building step-backs for bulk control (varies by district)</td>
<td>Break up building massing - 200’ max. linear dimension unless broken by 40’x40’ courtyards</td>
</tr>
</tbody>
</table>
## Alewife Zoning Strategies

What zoning strategies should be modified to support the new plan?

### Built Form – Yard Setbacks and Orientation

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>Envision Alewife</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 15’ or 25’ green area front yards (in AODs)</td>
<td>• Front “build-to” lines to form streetscape</td>
</tr>
<tr>
<td>• Waivable side and rear yards (in AODs)</td>
<td>• Sloped front yards or raised “plinths” to elevate ground floors</td>
</tr>
<tr>
<td>• 25’ green area rear yard abutting Highlands residential and open space districts</td>
<td>• No side yards along streets where continuous frontage desired</td>
</tr>
<tr>
<td></td>
<td>• 30’ open space yard toward the rear of parcels</td>
</tr>
</tbody>
</table>
Alewife District Plan

Alewife Zoning Strategies

What zoning strategies should be modified to support the new plan?

Built Form – Parking Location

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>Envision Alewife</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above-grade parking can be exempt by special permit from FAR (is counted elsewhere in City)</td>
<td>Retain exemption if parking is screened from streets and public open space (on up to 2 sides) by 40'-depth residential or commercial space</td>
</tr>
</tbody>
</table>
Alewife Zoning Strategies

Subdistricts
1. Triangle (current AOD)
2. Quadrangle Mixed-Use (modified AOD)
3. Quadrangle Light Industrial (modified AOD)
4. Quadrangle Residential (modified AOD)
5. Fresh Pond Mall (modified AOD)
6. Special District 3 (current SD-3)
7. Fresh Pond Parkway (new overlay district)
## Key Zoning Changes

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Triangle</strong></td>
<td>• Allow mixed-use development at current maximum density</td>
</tr>
<tr>
<td></td>
<td>• Promote retail along Cambridgepark Drive</td>
</tr>
<tr>
<td><strong>Quadrangle Mixed-Use</strong></td>
<td>• Allow mixed-use development at current maximum density</td>
</tr>
<tr>
<td></td>
<td>• Require 4’ ground floor elevation with publicly accessible plinths on key streets</td>
</tr>
<tr>
<td></td>
<td>• Create active use corridors on ground floors per plan</td>
</tr>
<tr>
<td><strong>Quadrangle Light Industrial</strong></td>
<td>• Prohibit residential uses</td>
</tr>
<tr>
<td></td>
<td>• Require ground-level light manufacturing/retail in new commercial development</td>
</tr>
<tr>
<td></td>
<td>• Require 4’ ground floor elevation with publicly accessible plinths on key streets</td>
</tr>
<tr>
<td><strong>Quadrangle Residential</strong></td>
<td>• Allow residential and institutional uses at current maximum density</td>
</tr>
<tr>
<td></td>
<td>• Promote variety in housing types including townhouse and live/work units</td>
</tr>
<tr>
<td><strong>Fresh Pond Mall</strong></td>
<td>• Allow mixed-use redevelopment at current maximum density according to a master plan</td>
</tr>
<tr>
<td></td>
<td>• Allow flexibility in height and setbacks through master plan review</td>
</tr>
<tr>
<td></td>
<td>• Central public plaza and grocery store included in master plan</td>
</tr>
<tr>
<td><strong>Special District 3</strong></td>
<td>• Allow mixed-use redevelopment at current maximum density according to a master plan</td>
</tr>
<tr>
<td></td>
<td>• Allow flexibility in height and setbacks through master plan review</td>
</tr>
<tr>
<td></td>
<td>• Restore “Jerry’s Pond” as part of master plan</td>
</tr>
<tr>
<td><strong>Fresh Pond Parkway</strong></td>
<td>• Retain base zoning density</td>
</tr>
<tr>
<td></td>
<td>• Adjust height and setbacks along Fresh Pond Parkway to enable housing-above-retail</td>
</tr>
<tr>
<td></td>
<td>• Allow height and density bonuses in exchange for public open space connections from Fresh Pond to Danehy Park via Tobin School</td>
</tr>
</tbody>
</table>
Discussion