

# ENVISION CAMBRIDGE

## Alewife Zoning Recommendations

May 10, 2018





# Alewife Key Objectives

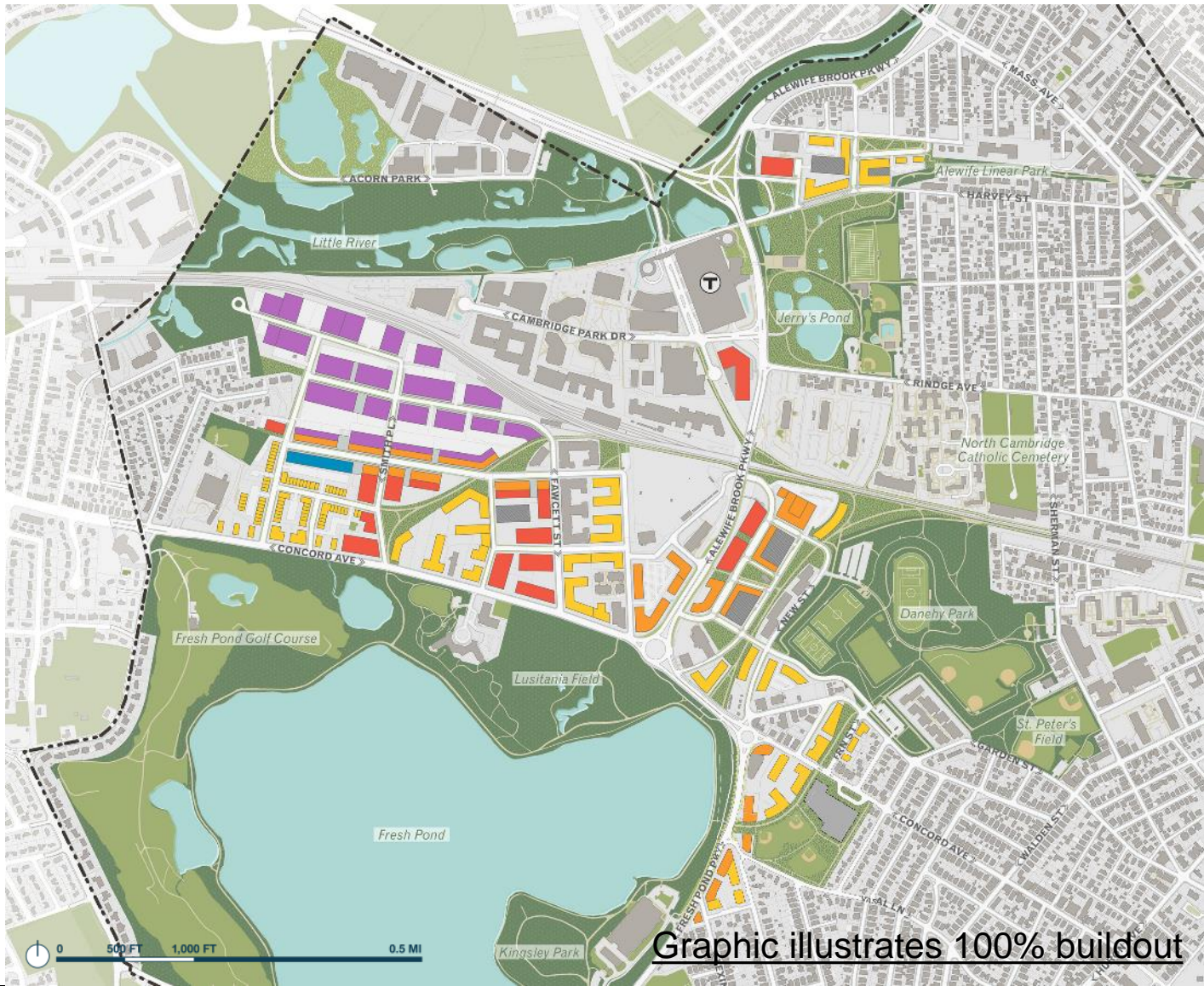


## Create an identity and sense of place for the whole Alewife District.

- 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 Vision Benefits



Graphic illustrates 100% buildout

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

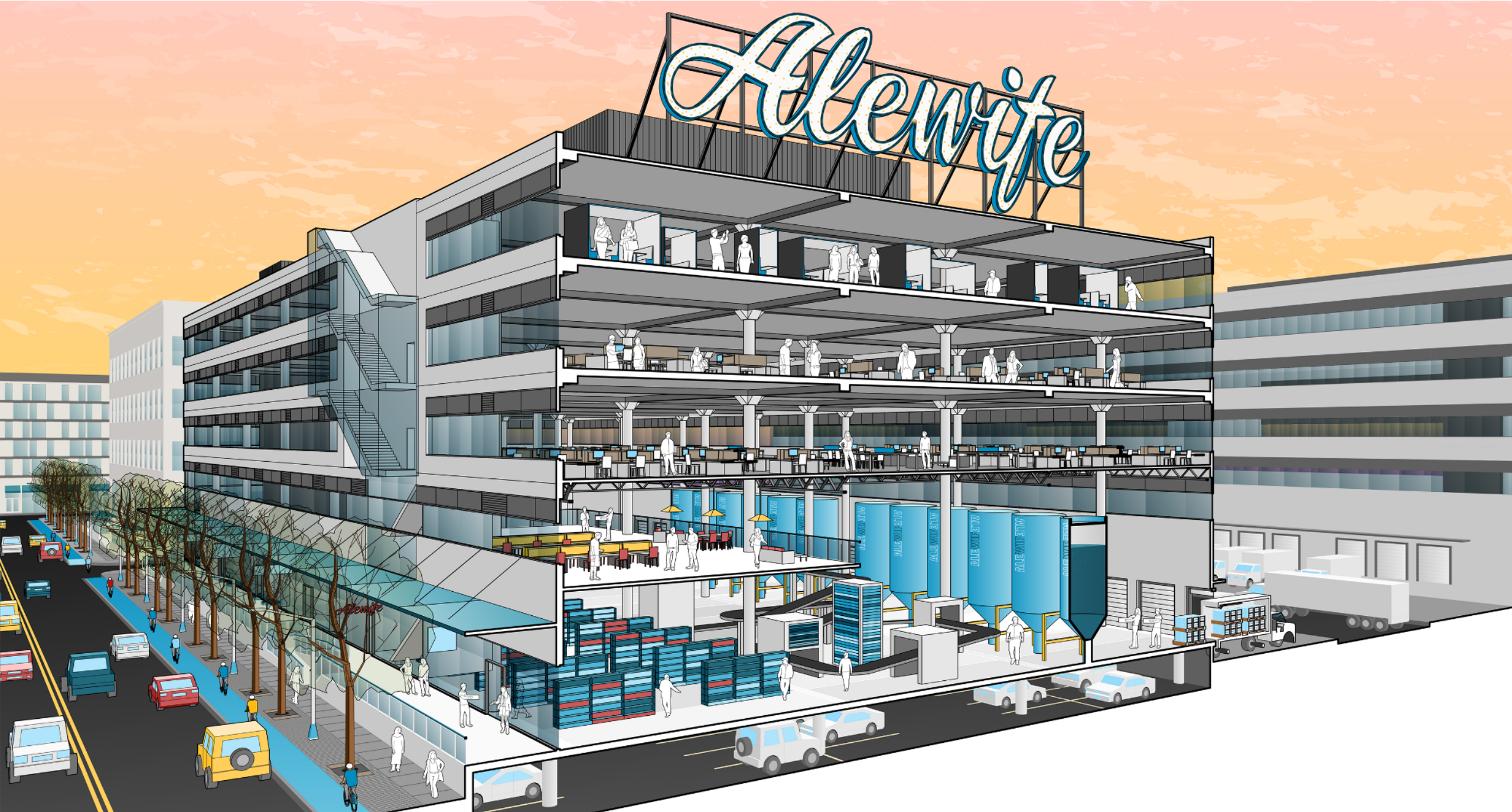
- Residential

Commercial

Mixed-use Retail
- Mixed-use Industrial

Live/Work Space



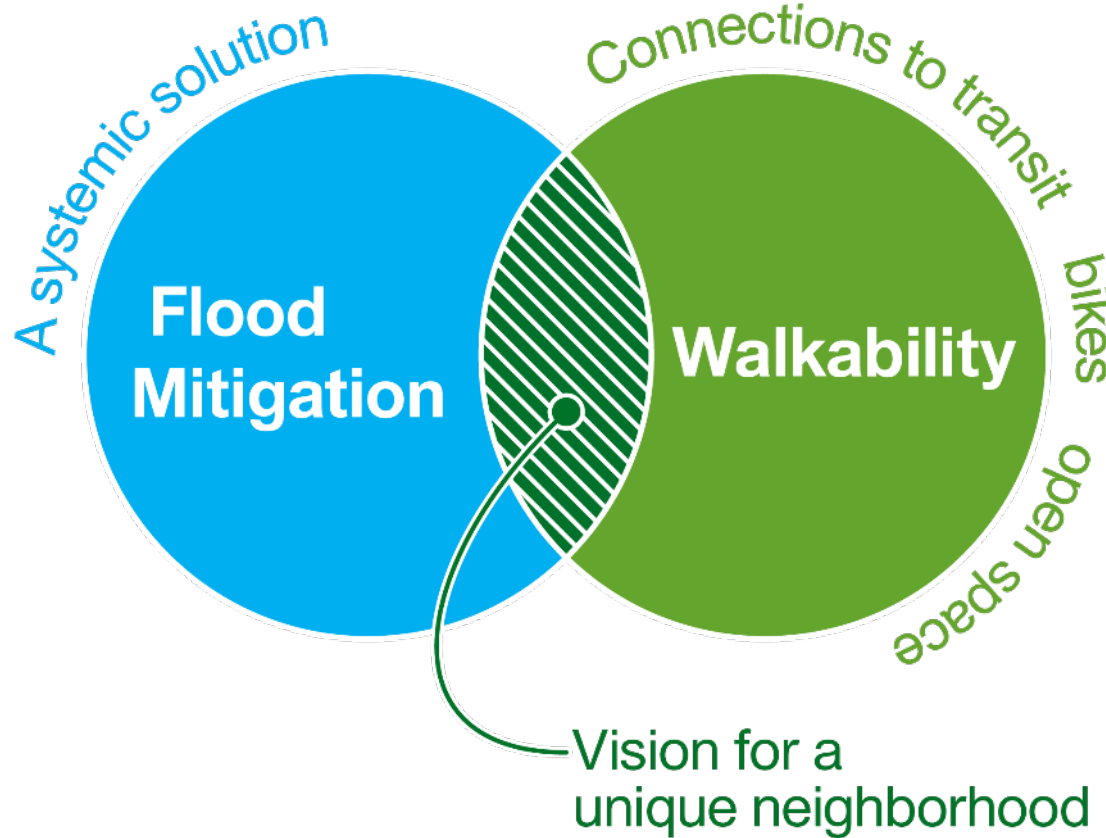




# Urban design framework

**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.*



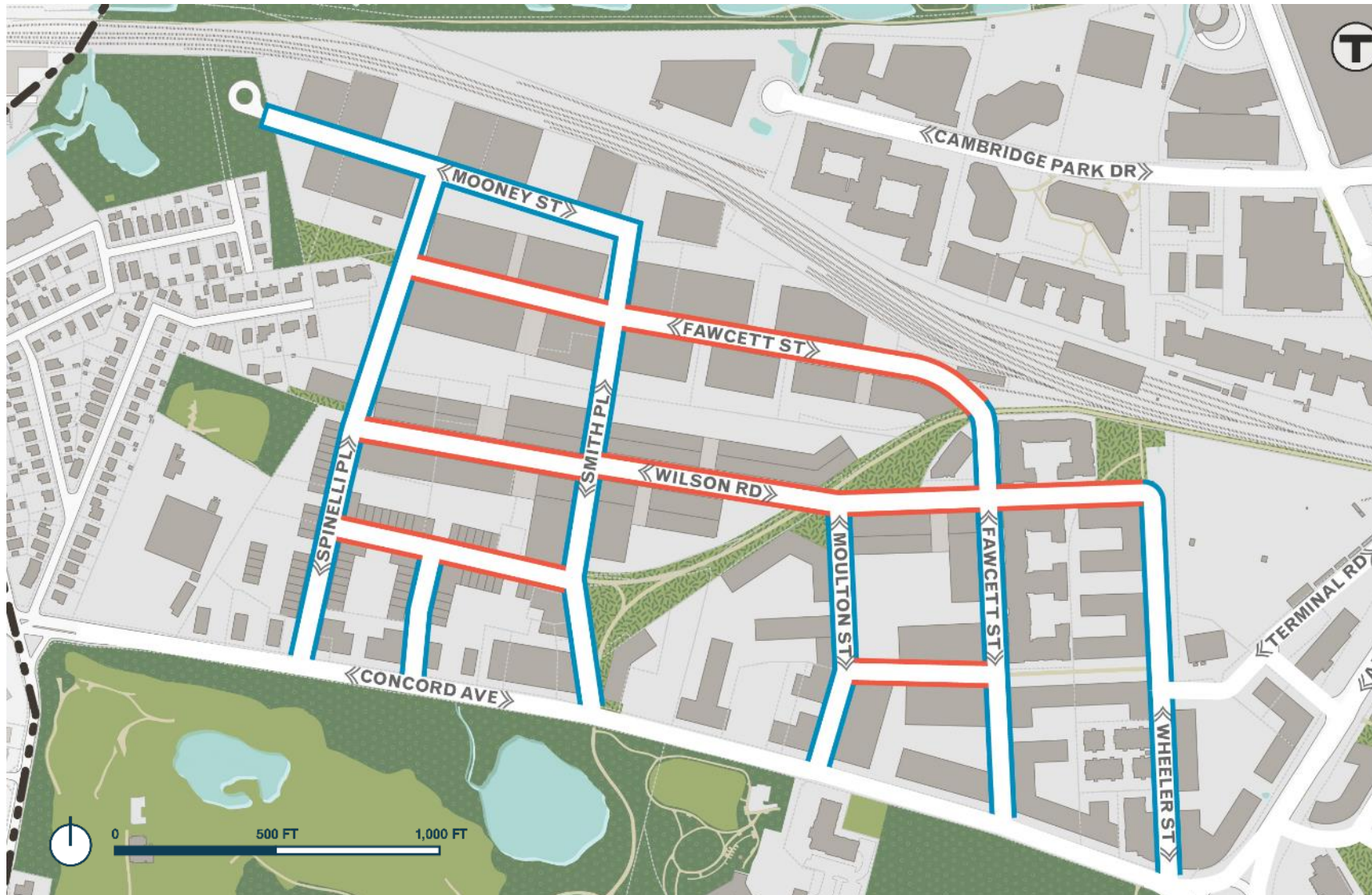
# Urban Design Vision

- **A place of opportunity and connection.** Its urban form will encourage meeting, engagement, and interaction.
- **Varied.** It will be comprised of areas of differing character, and will accommodate a wide range of functions and uses, and serve Cambridge's diverse residents and workers.
- **Inclusive and welcoming.** It will serve both the immediate community and the region.
- **Comfortable, beautiful, and safe.** It will offer an enjoyable environment in which to live, work, play, and shop.
- **Sustainable.** It will be designed for resiliency and environmental sustainability, and to support the communities of Cambridge.





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



## Street Types

- A Streets
- B Streets



# Raised Plinth





# Quadrangle: Raised Plinth





# Alewife Zoning Strategies





# Alewife Zoning Strategies

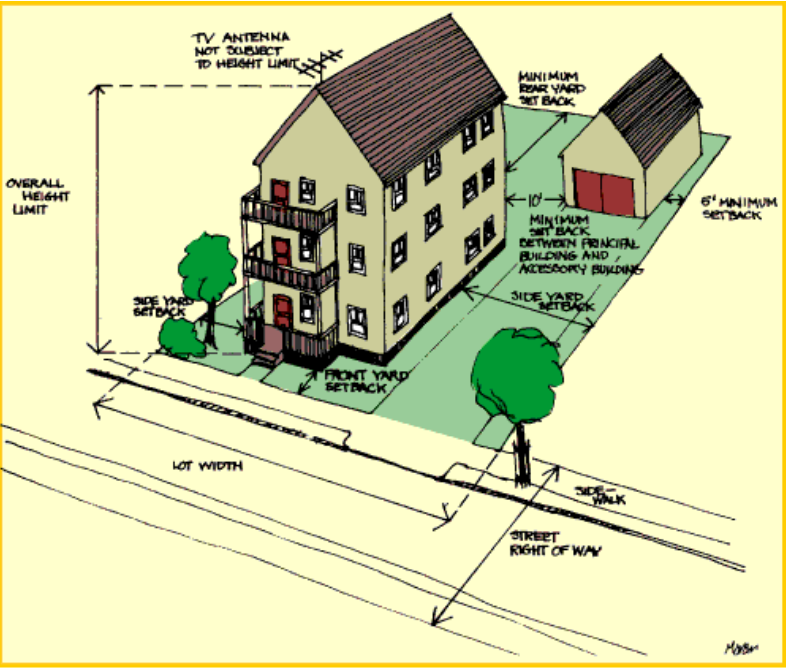
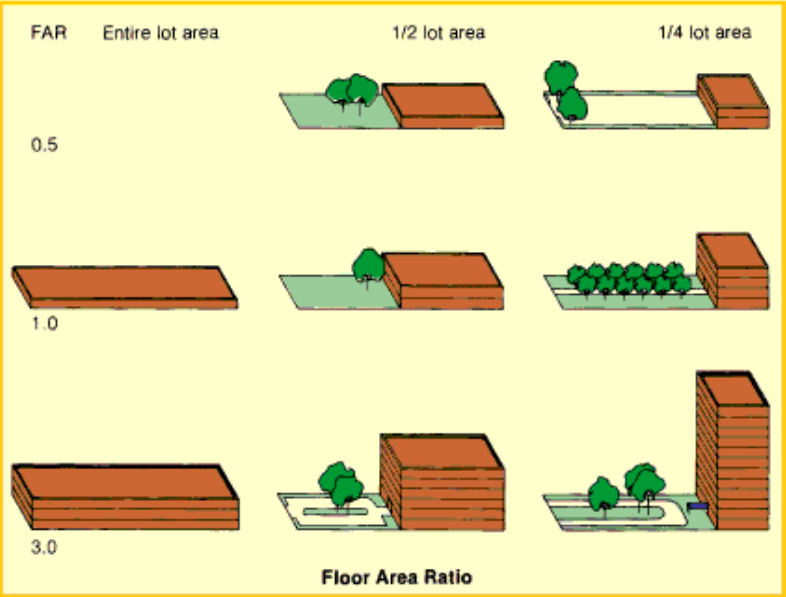
## *What does zoning regulate?*

### Land Use Character

- Type of Use (e.g., residential, commercial)
- Scale of Use (height, density)

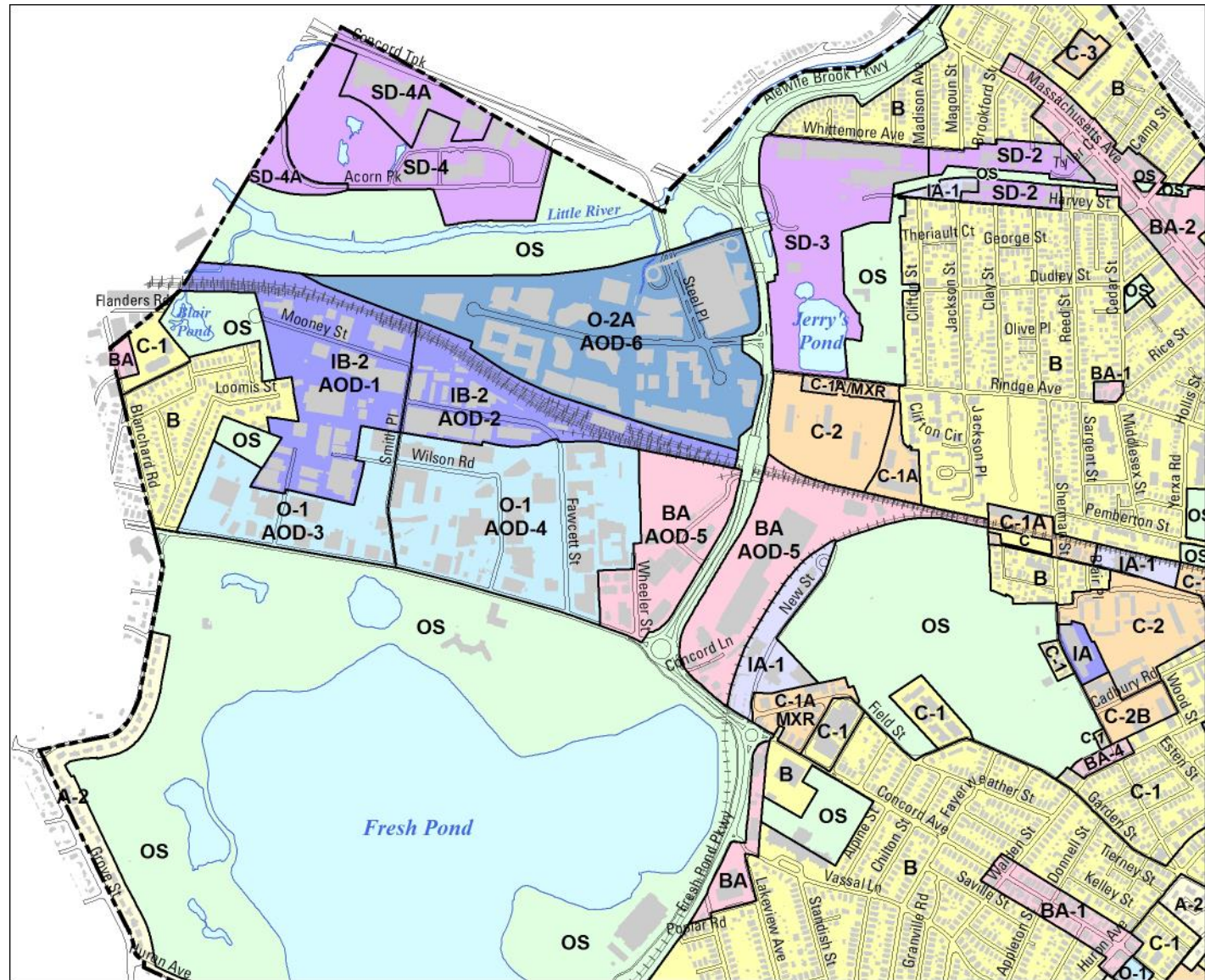
### Development Standards

- Built form
- Setbacks and massing
- Open space
- Parking





# Alewife Zoning Strategies



## *What's the zoning now?*

### Base Districts

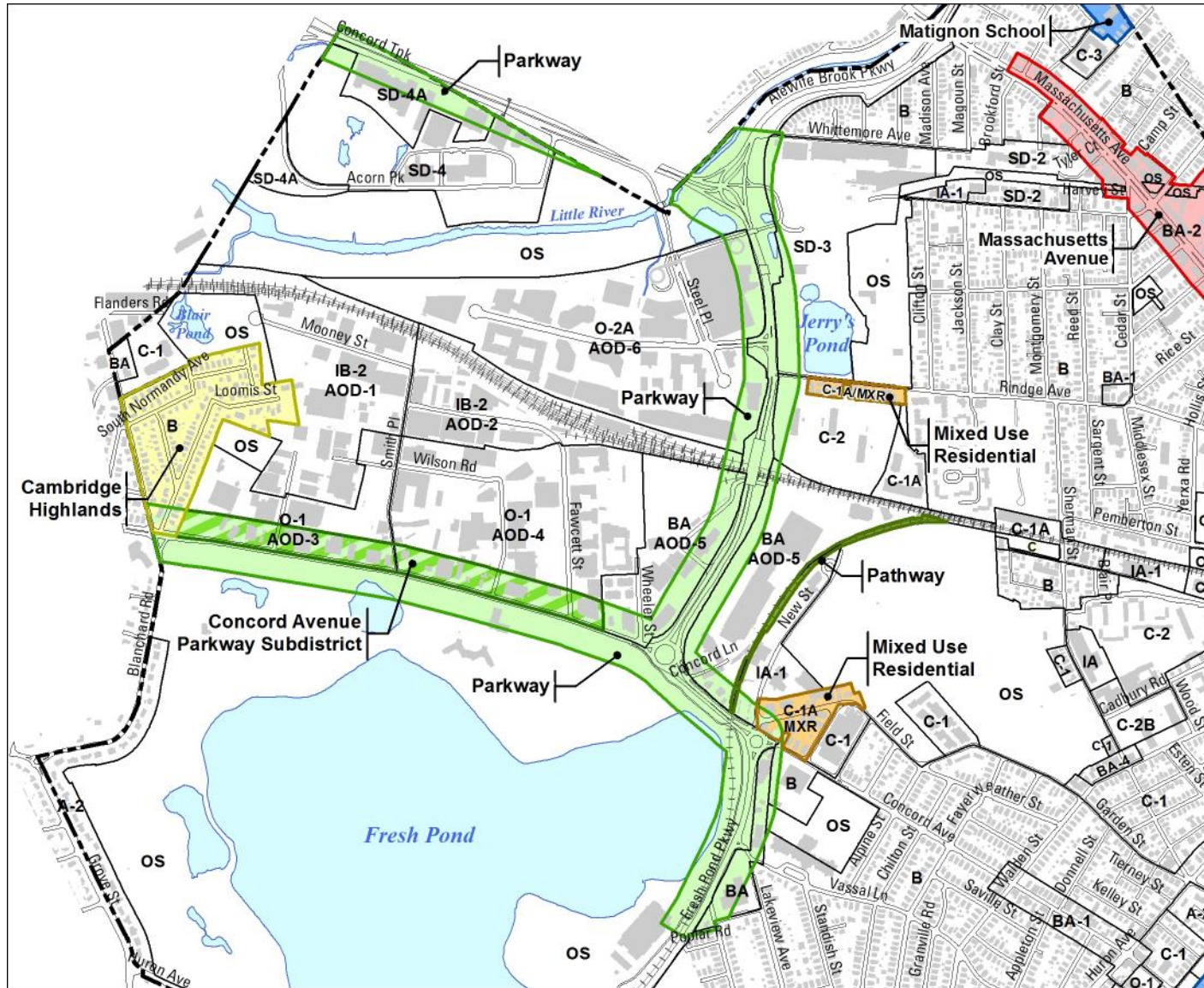
- Residence (C-2, C-1A, C-1, B)
- Office (O-2A, O-1)
- Business (BA)
- Industry (IA-1, IB-2)
- Special District 3

### Overlay Districts

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



# Alewife Zoning Strategies



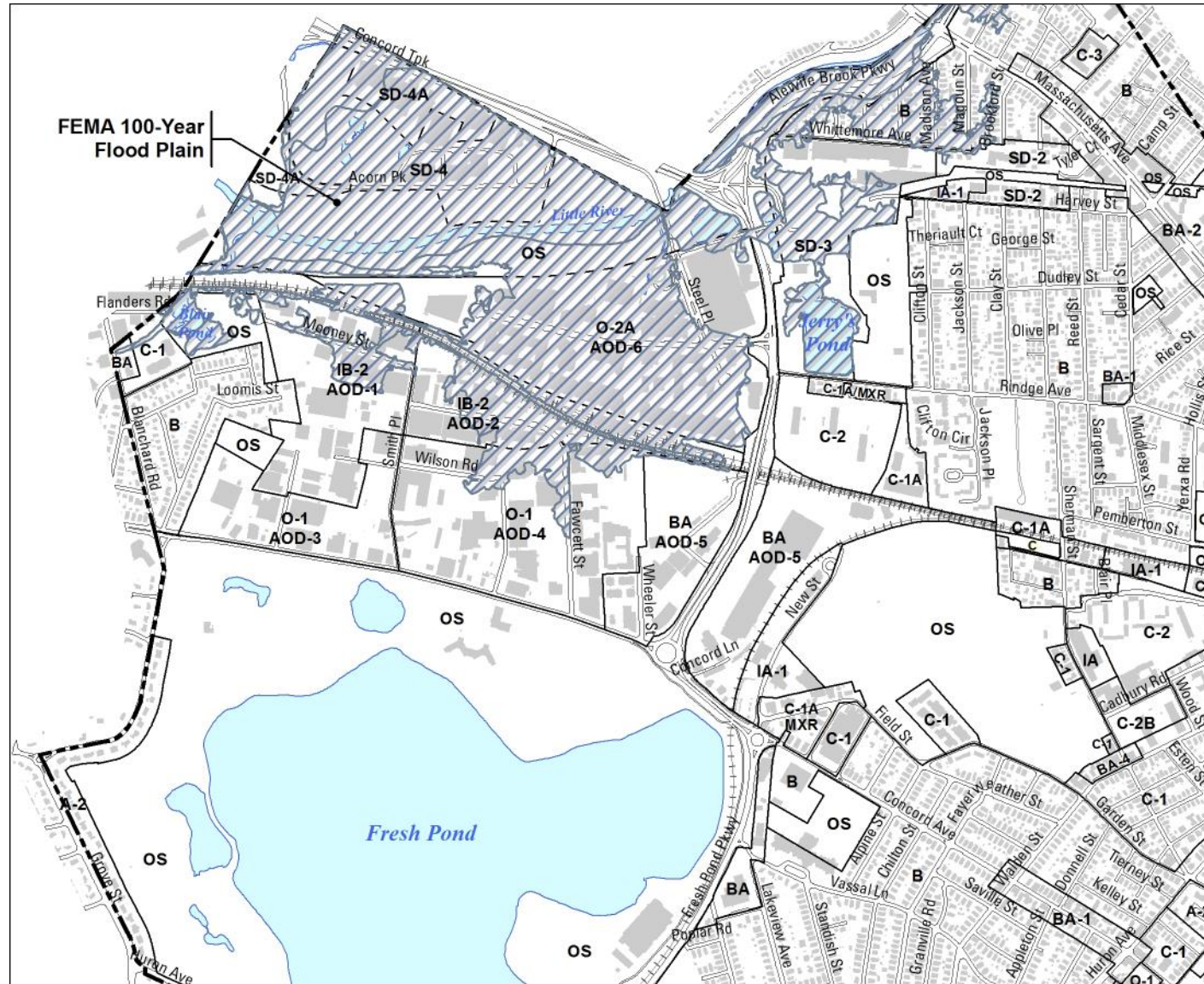
*... and more overlay districts*

## Parkway Overlay District

- 25' green front yard w/trees
- Building frontage height 55' or less (reduced to 50' on parts of Concord Ave)
- Façade articulation
- Parking, trash, mechanicals prohibited from front yards
- Building entrances facing street
- 30% transparent ground floors
- Curb cuts on side streets
- Fence standards



# Alewife Zoning Strategies



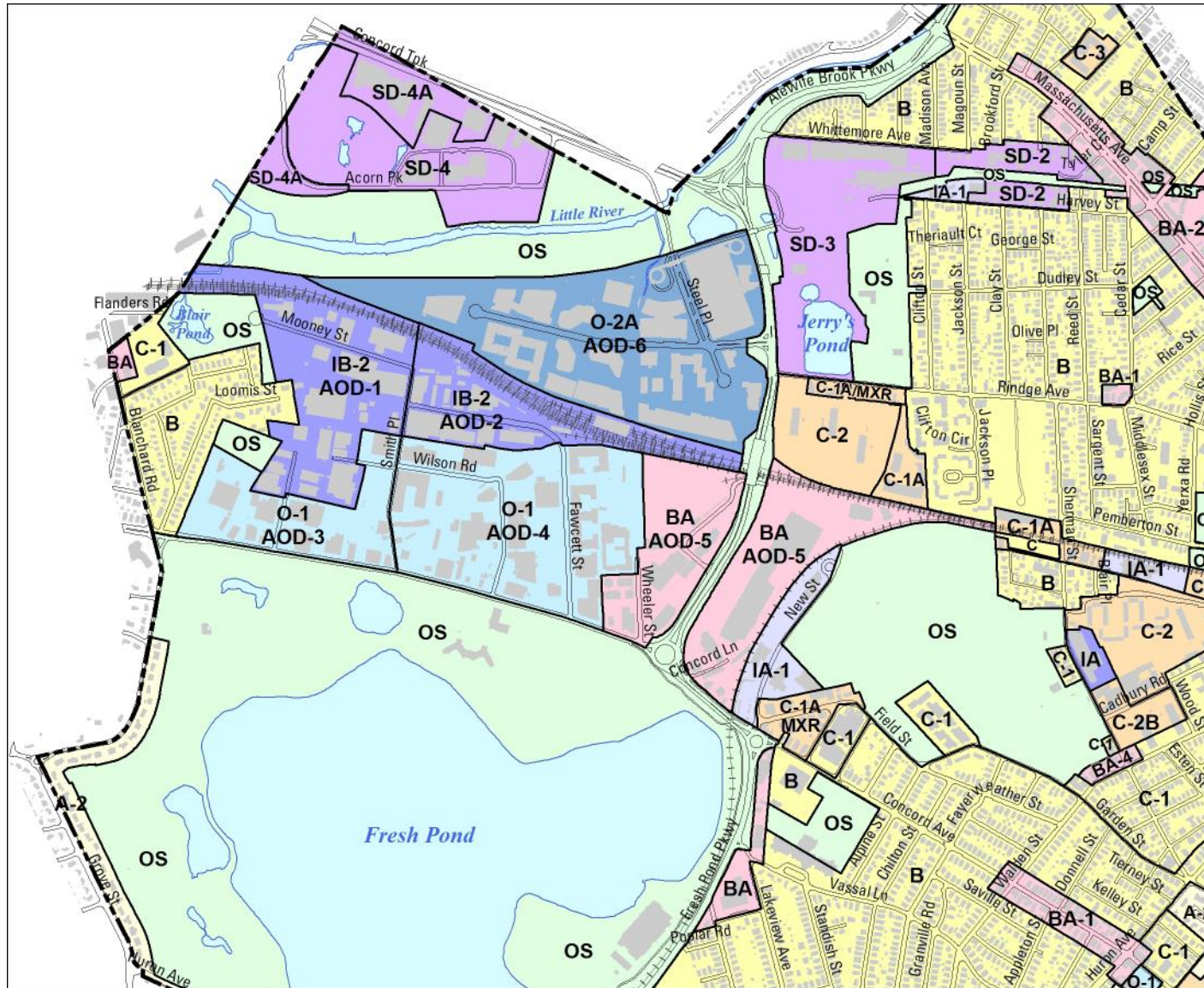
*... and more overlay districts*

## Flood Plain Overlay District

- Includes area of 100-year (1%) FEMA flood plain
- All construction, alterations, and earthwork (except on 1-3 family house lots) requires Planning Board special permit
- Compensatory storage for floodwater required
- Overlaps with City Engineering and Conservation Commission review



# Alewife Zoning Strategies



*... and not to mention*

## Citywide Development Standards

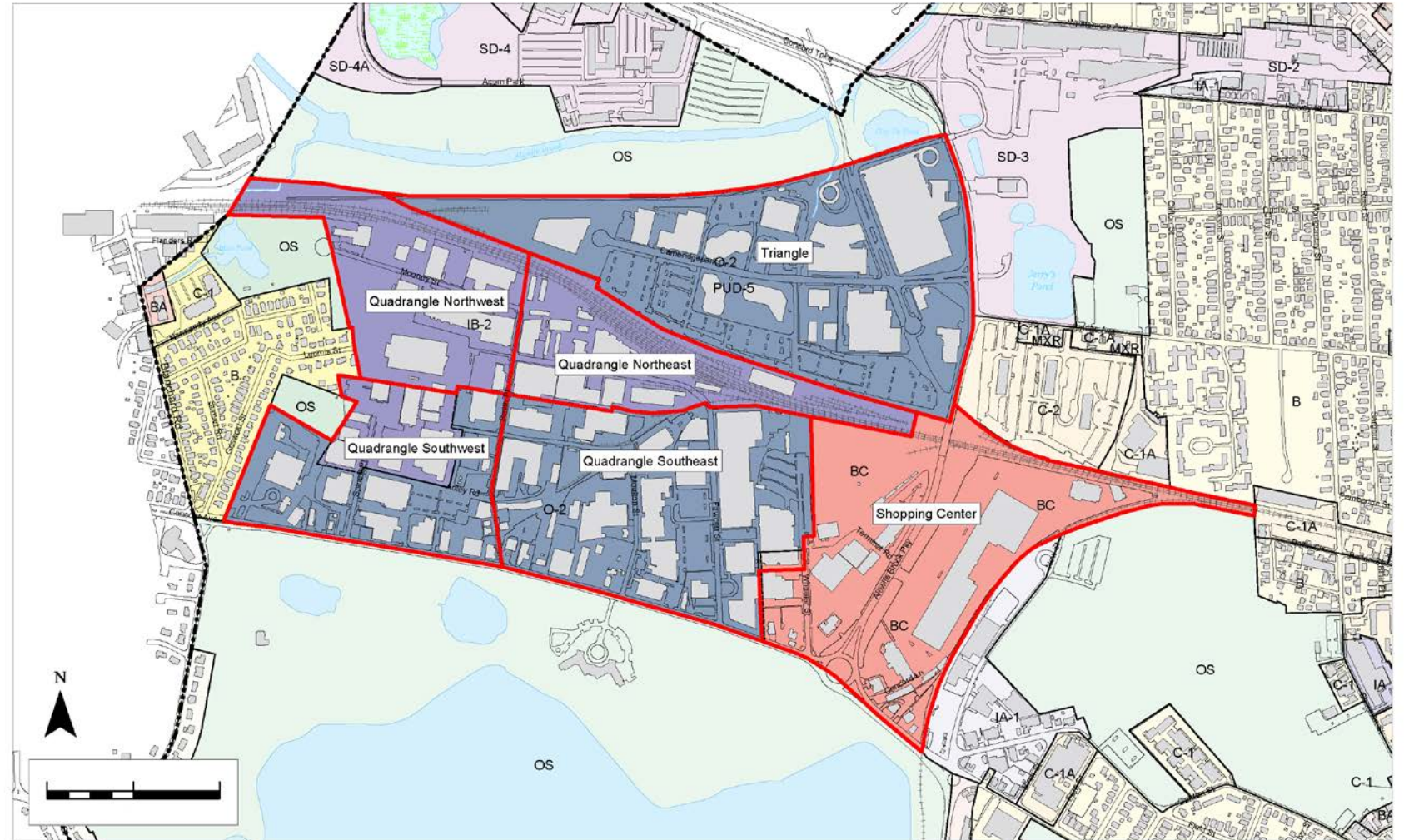
- Inclusionary Housing
- Incentive Zoning
- Green Building Review
- (and more)



# Alewife Zoning Strategies

## *“Two-tier” approach*

- “As-of-right” zoning consistent with existing patterns of development
- Special permit process allows redevelopment consistent with plan goals

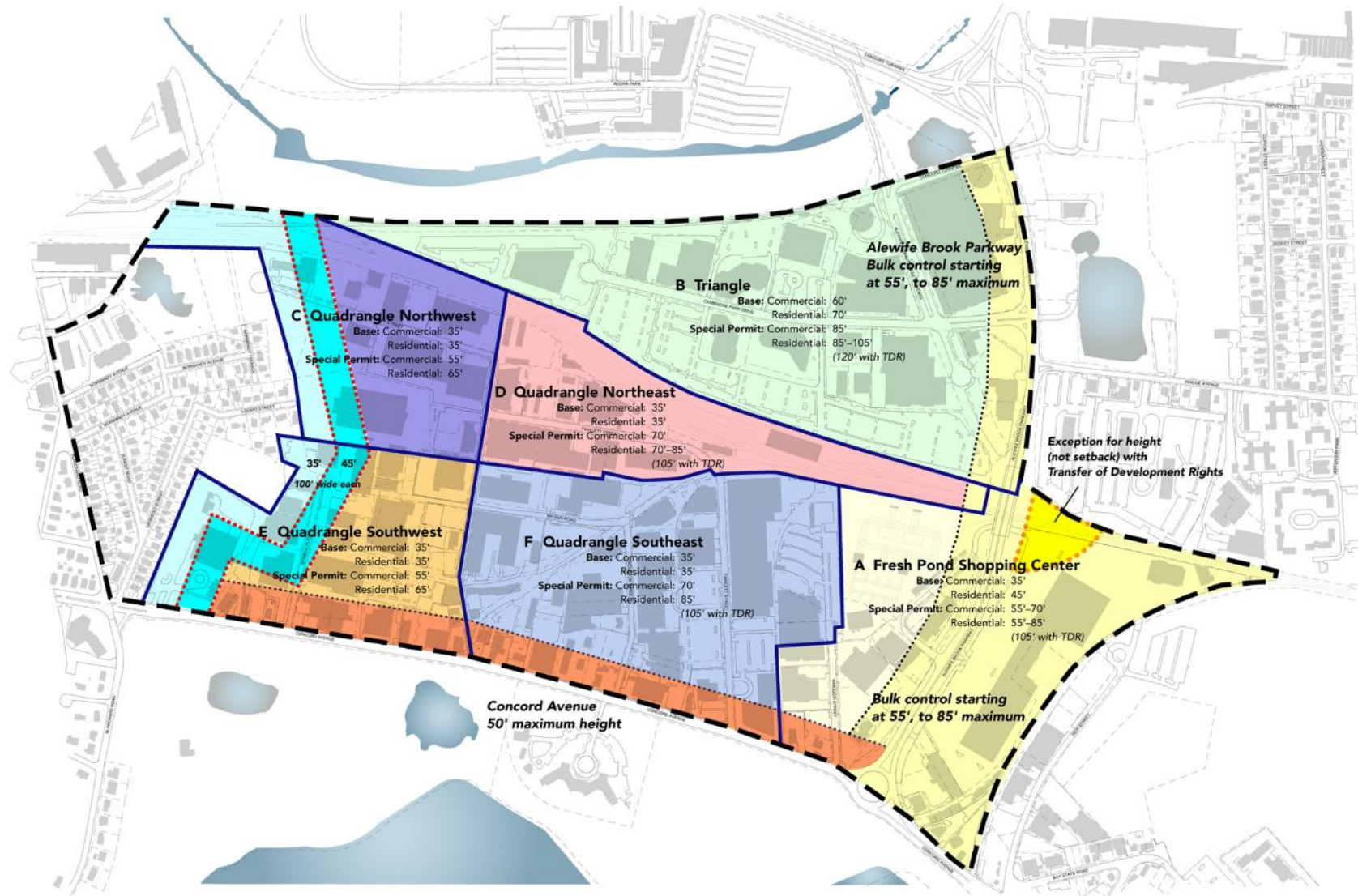




# Alewife Zoning Strategies

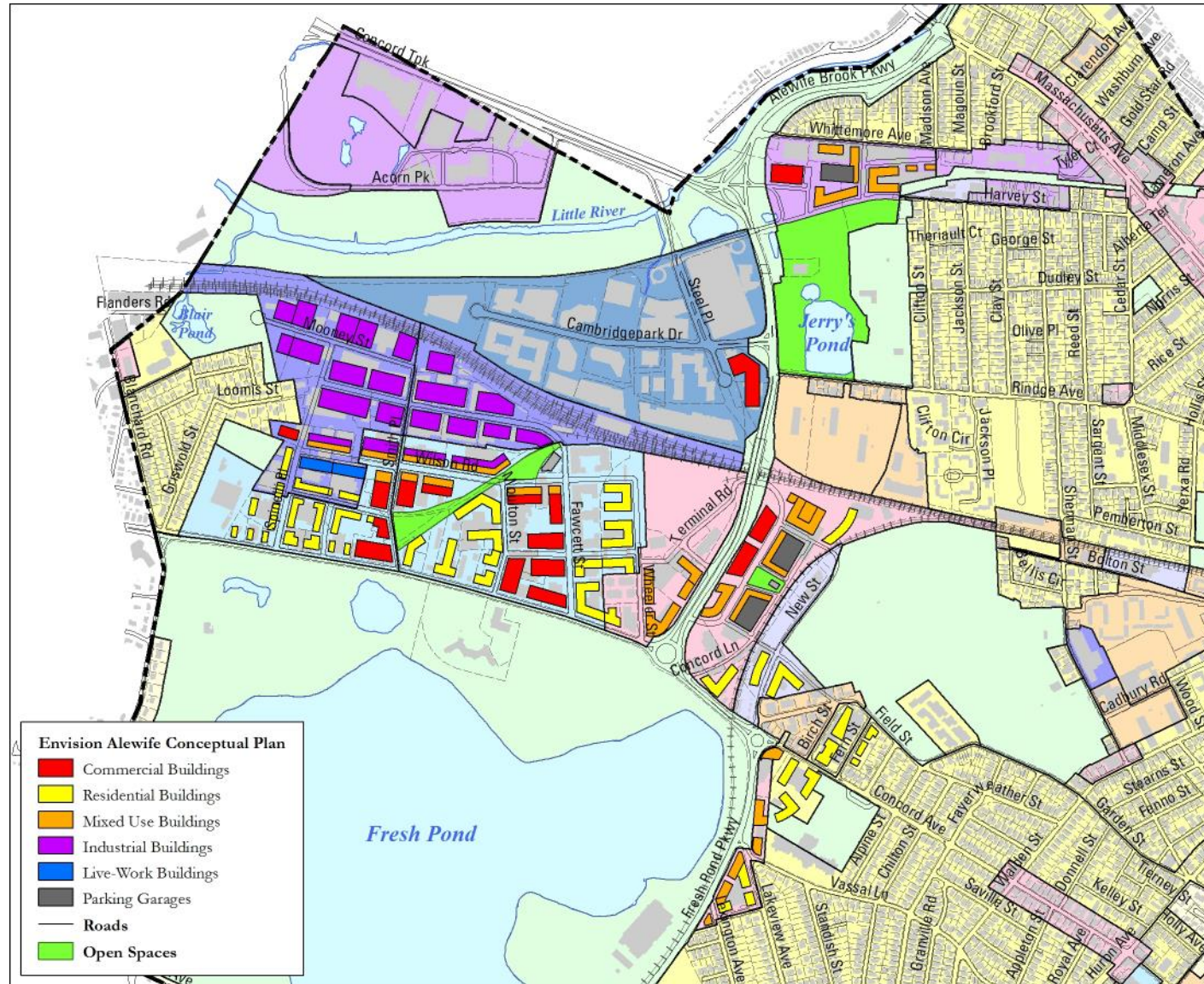
## *Current AOD Zoning*

- Higher-scale closer to Alewife Station
- Transfer of development rights (TDR) allows density to be moved
- Development bonus to provide public infrastructure (streets, open space, ped/bike connections)





# 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 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?*

## Transportation

- Eliminate minimum parking (except residential), establish maximum parking ratios
- Enhanced transportation demand management (TDM) measures
- Contributions to transportation improvement fund

### 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

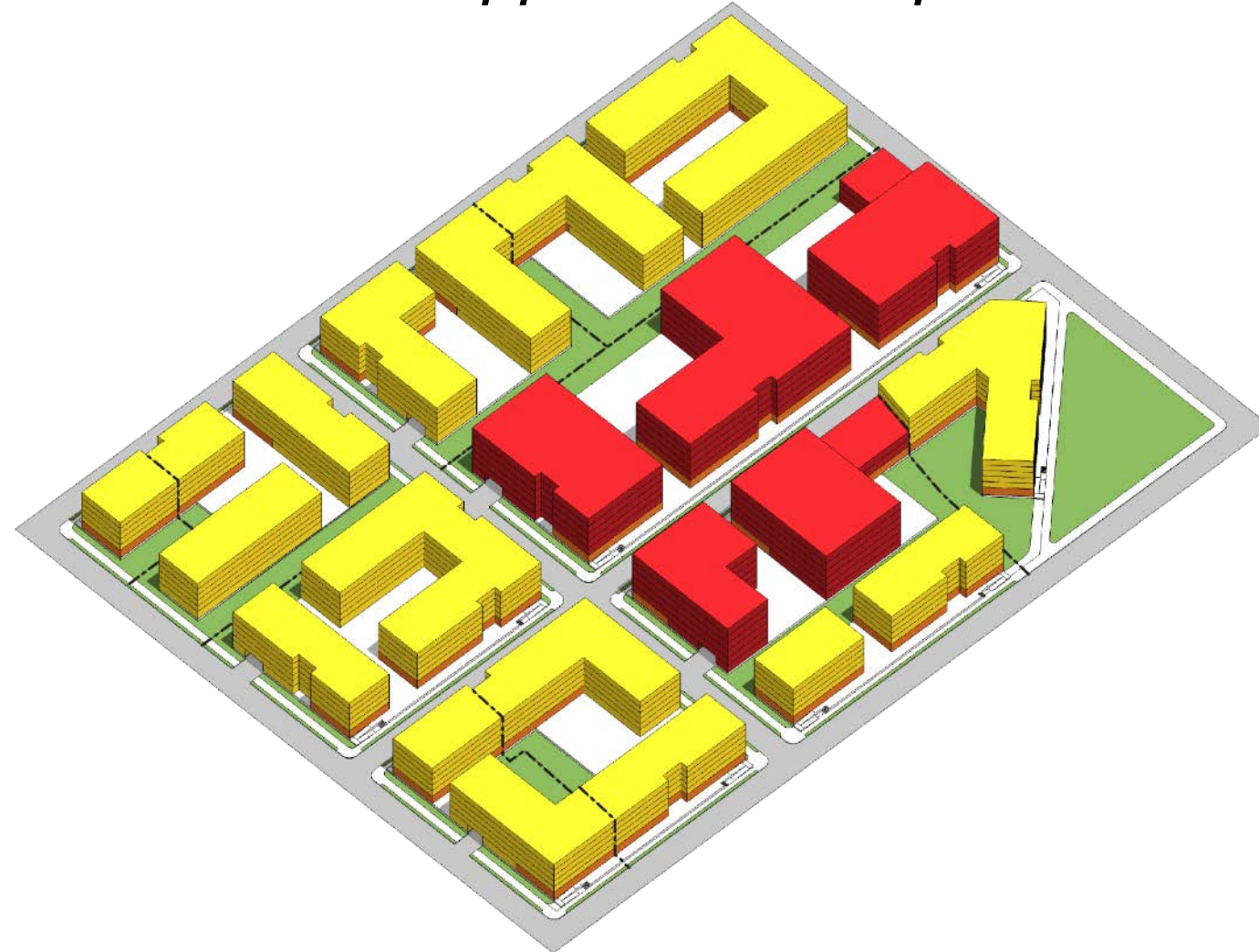


# Alewife Zoning Strategies

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

## Built Form – Building Massing

Current Zoning	Envision Alewife
Building step-backs for bulk control (varies by district)	Break up building massing - 200' max. linear dimension unless broken by 40'x40' courtyards



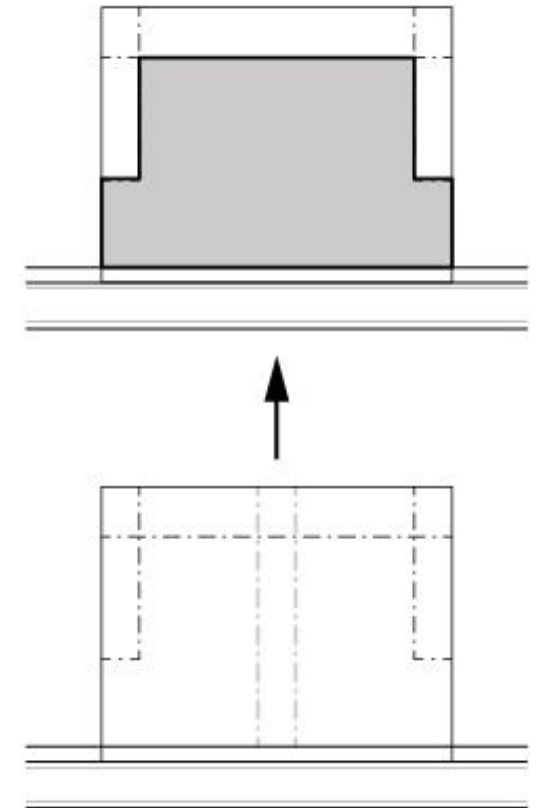


# Alewife Zoning Strategies

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

## Built Form – Yard Setbacks and Orientation

Current Zoning	Envision Alewife
<ul style="list-style-type: none"> <li>• 15' or 25' green area front yards (in AODs)</li> <li>• Waivable side and rear yards (in AODs)</li> <li>• 25' green area rear yard abutting Highlands residential and open space districts</li> </ul>	<ul style="list-style-type: none"> <li>• Front “build-to” lines to form streetscape</li> <li>• Sloped front yards or raised “plinths” to elevate ground floors</li> <li>• No side yards along streets where continuous frontage desired</li> <li>• 30' open space yard toward the rear of parcels</li> </ul>



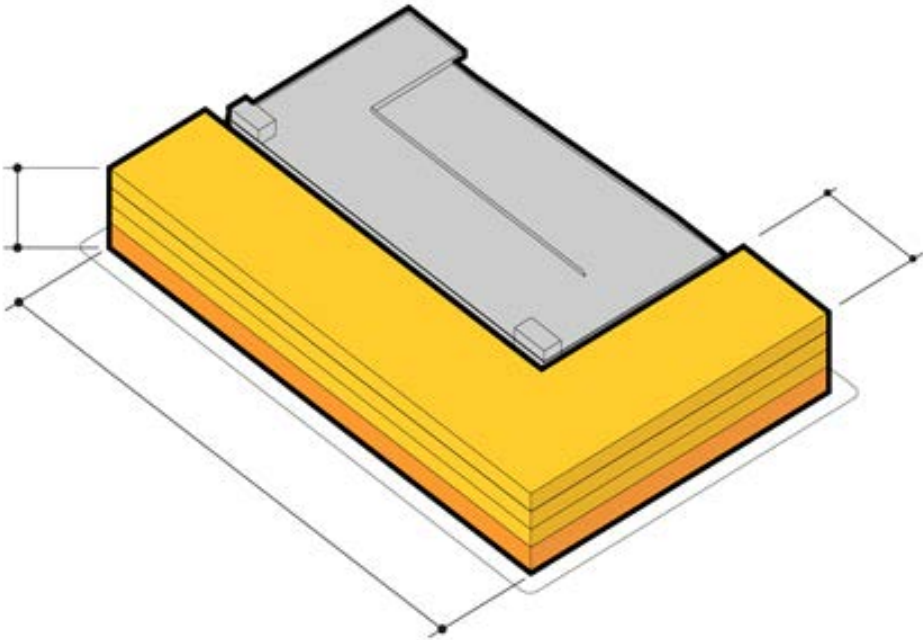


# Alewife Zoning Strategies

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

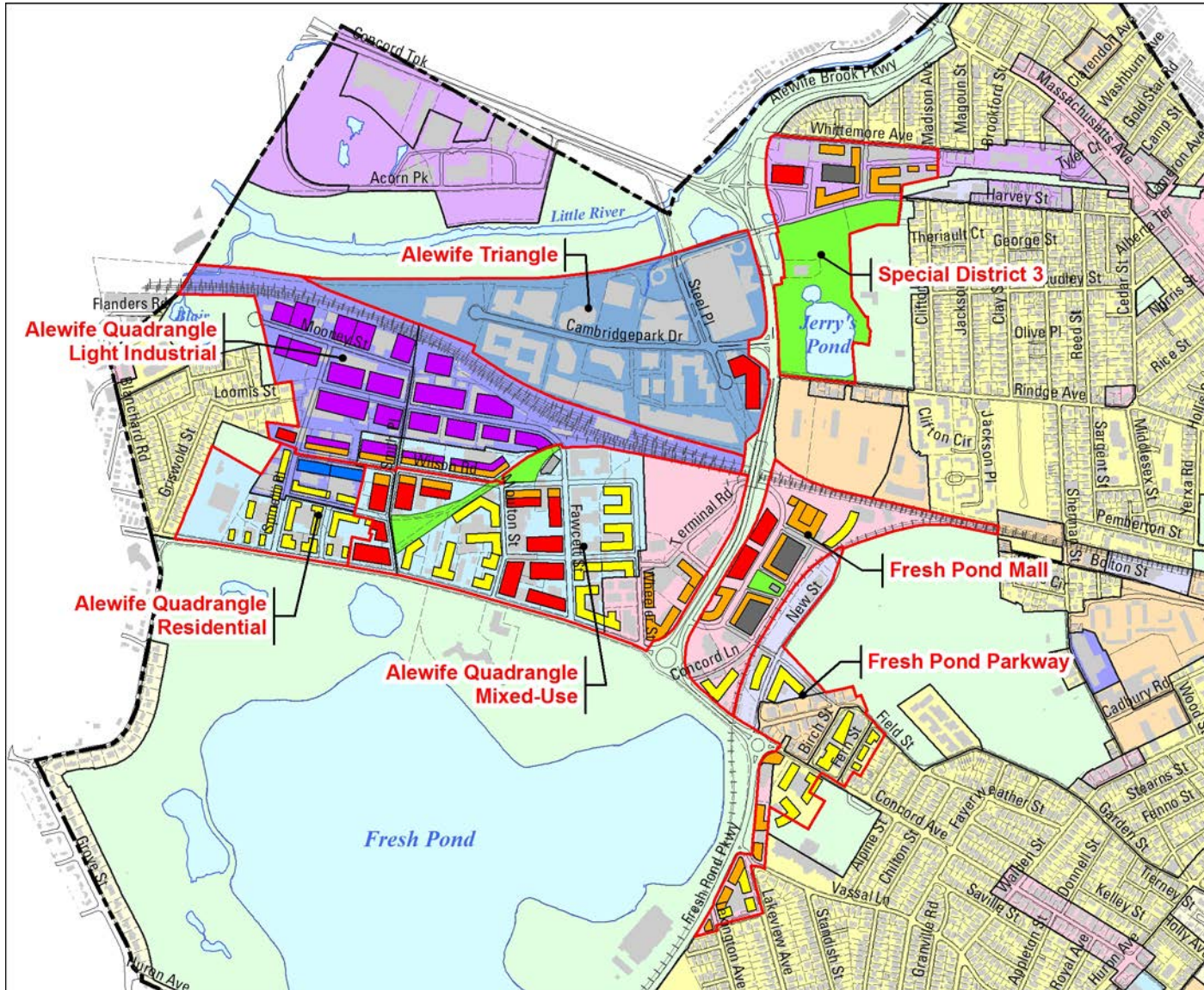
## Built Form – Parking Location

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





# Alewife Zoning Strategies

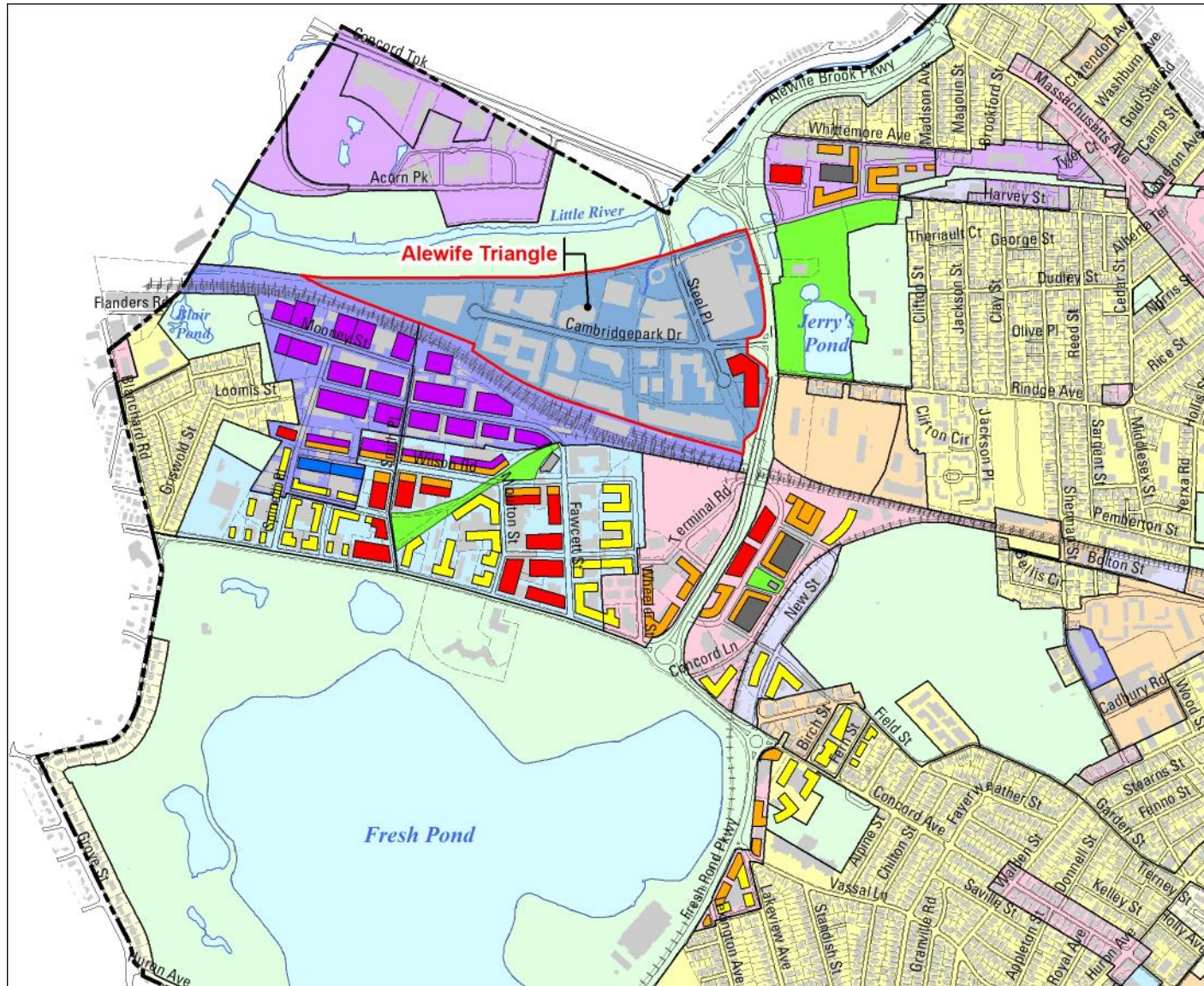


## Subdistricts

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)



# Alewife Zoning Strategies

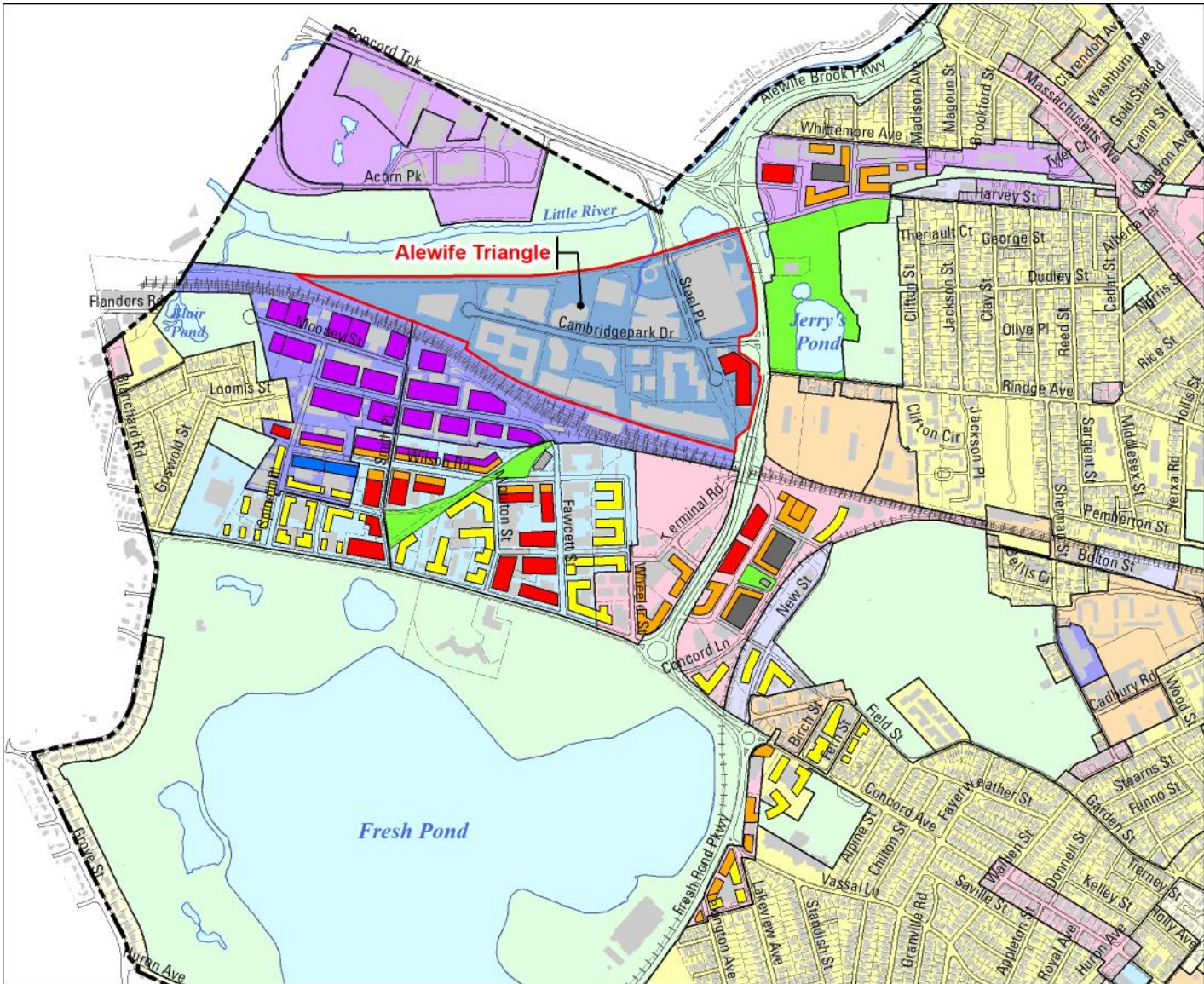


## *Triangle*

- Maintain mixed-use character
- Promote retail and active space on Cambridgepark Drive
- Allow additional uses as-of-right? (retail, hotel)
- Additional height near Alewife Brook Parkway? (Currently constrained by Parkway Overlay limitations)



# Alewife Zoning Strategies

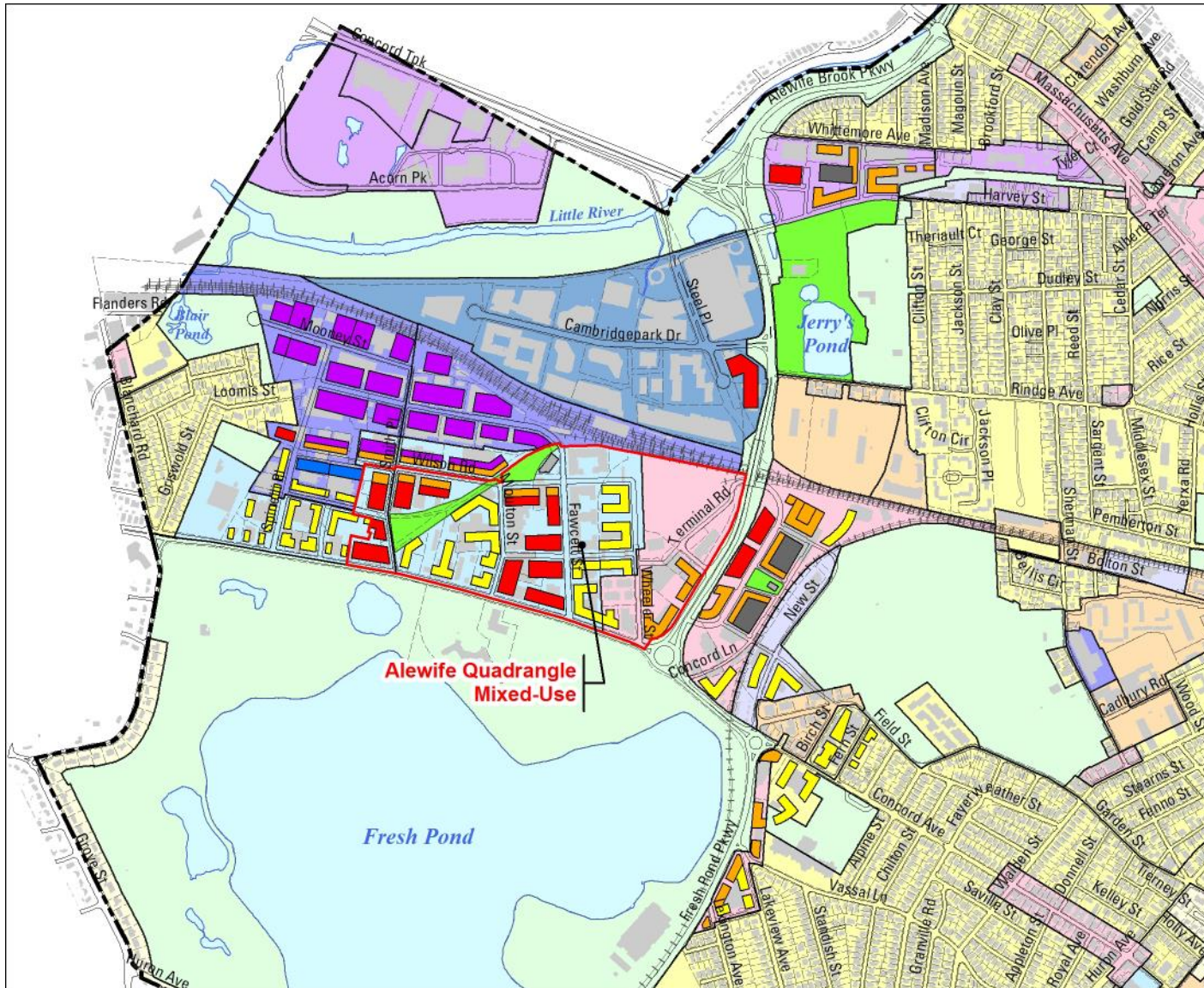


## Triangle

Limits	Current Zoning	Envision Alewife
FAR (as-of-right)	1.50/1.95 (res) 1.25 (non-res)	No change
Height (as-of-right)	70' (res) 60' (non-res)	No change
FAR (special permit)	2.00/2.60 (res) 1.75 (non-res)	Allow mixed-use at res. Total
Height (special permit)	85'-105' (res)* 125' (w/TDR)* 85' (non-res)*	125'



# Alewife Zoning Strategies

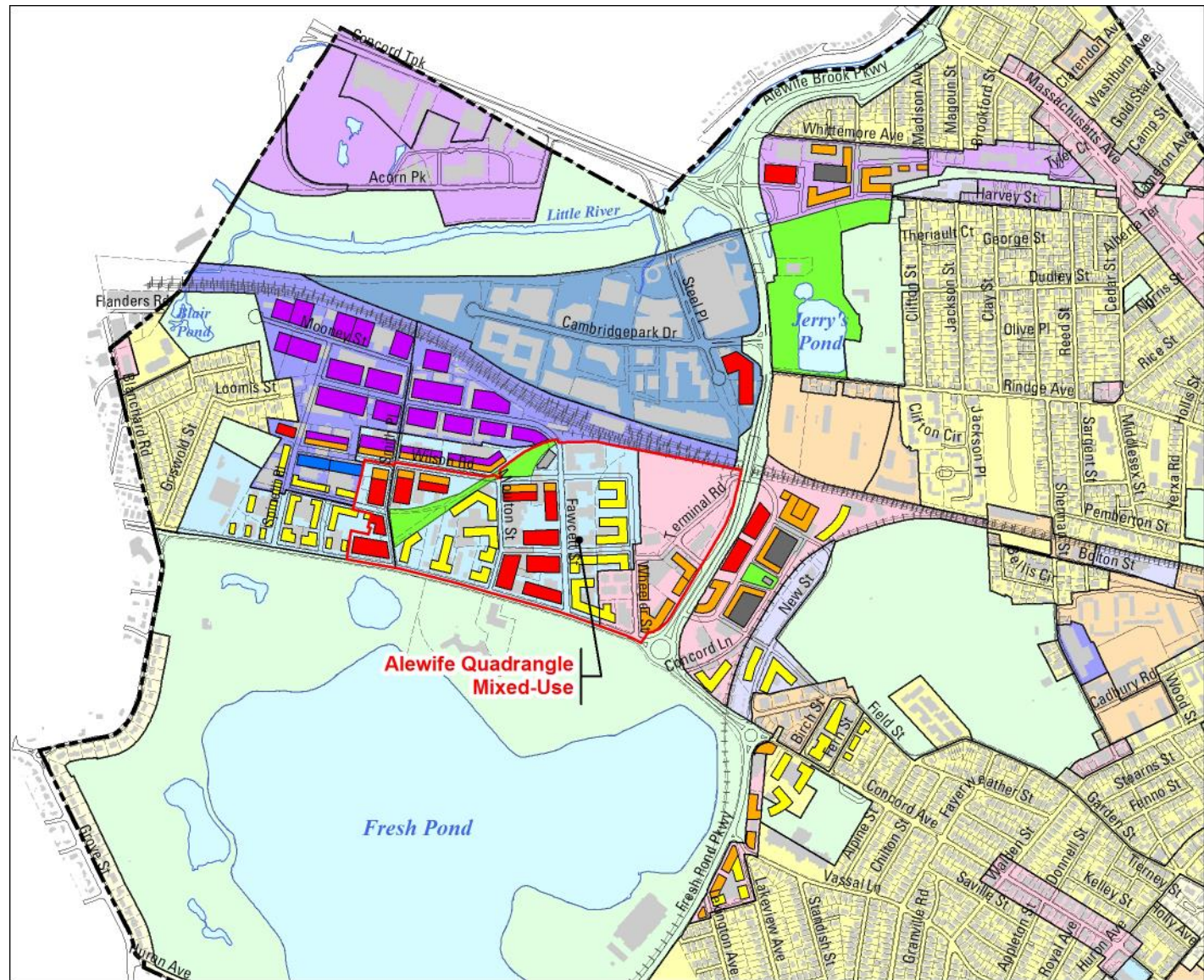


## *Quadrangle Mixed-Use*

- Maintain mixed-use character
- Uniform 4' first-floor elevation above grade
- Front “build-to” lines based on desired street typologies
- Active uses with publicly accessible “plinths” on key streets
- Retail corridor along Wilson Road (as planned)



# Alewife Zoning Strategies



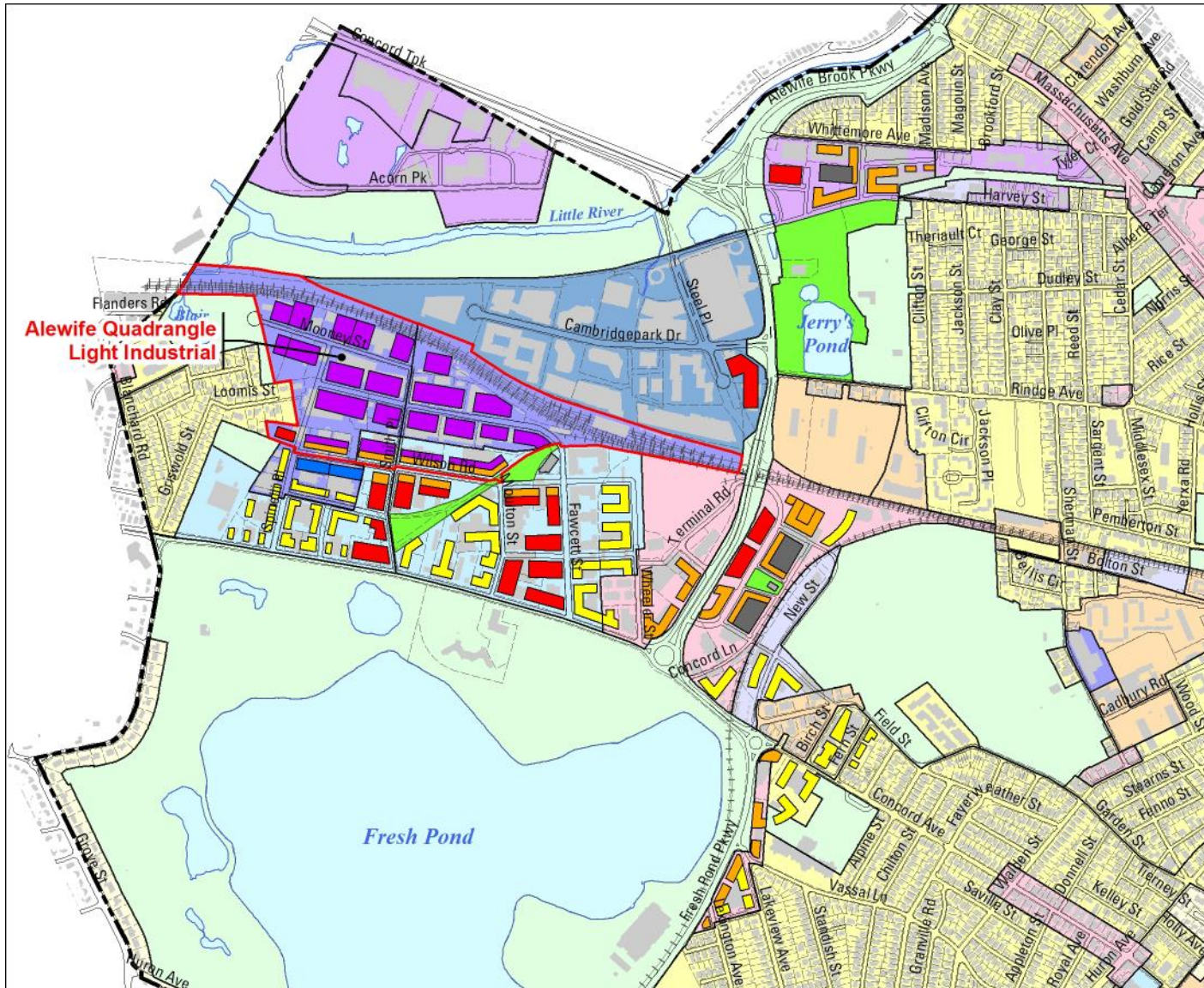
## Quadrangle Mixed-Use

Limits	Current Zoning	Envision Alewife
FAR (as-of-right)	Varies by base district	No change
Height (as-of-right)	35'-45' (res) 35' (non-res)	No change
FAR (special permit)	2.00/2.60 (res) 1.50 (non-res)	Allow mixed-use at res. total
Height (special permit)	70' (res)* 105' (w/TDR)* 70' (non-res)*	85'





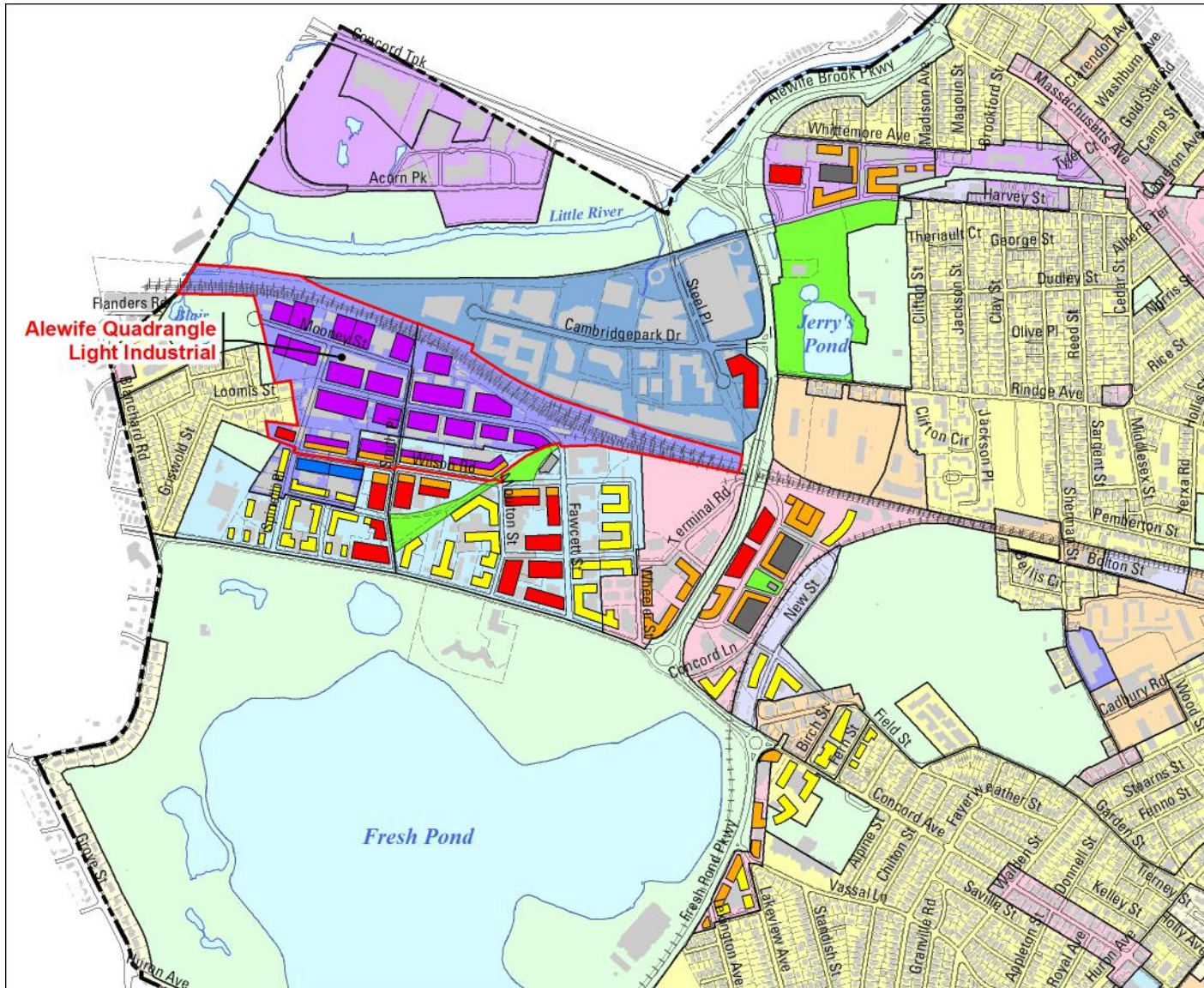
# Alewife Zoning Strategies



## *Quadrangle Light Industrial*

- Manufacturing space on first floors
- Residential prohibited
- Standard 4' first-floor elevation above grade
- Front “build-to” lines based on desired street typologies
- Hybrid manufacturing/retail with publicly accessible “plinths” on key streets
- Retail corridor along Wilson Road
- Green buffer on n’hood edge

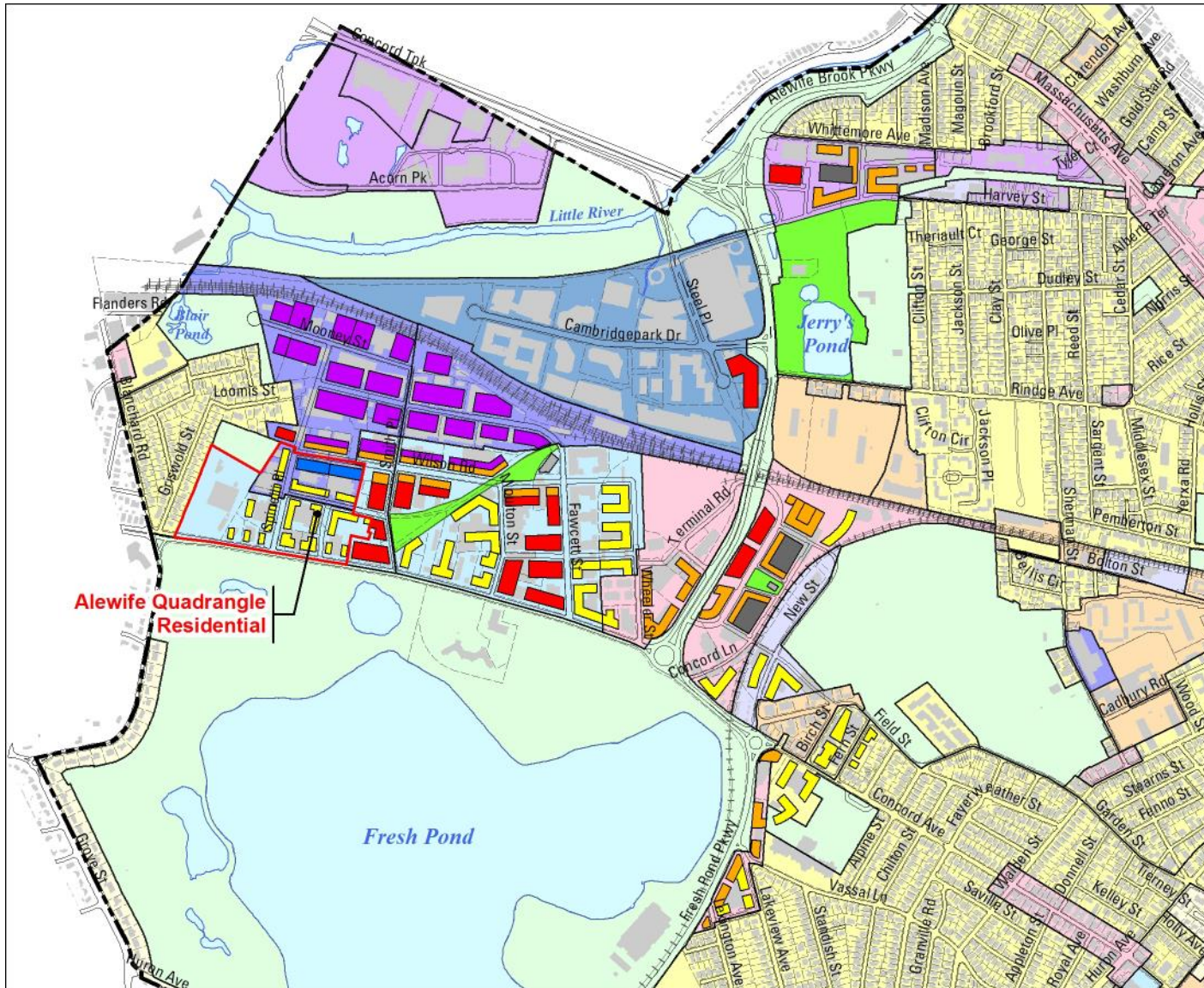




Limits	Current Zoning	Envision Alewife
FAR (as-of-right)	0.75/0.98 (res) 0.75 (non-res)	0.75 (non-res)
Height (as-of-right)	35'	No change
FAR (special permit)	1.50/1.95 (res) 1.50 (non-res)	1.50 (non-res) manufacturing exempt
Height (special permit)	65'-85' 80'-105' w/TDR	85'



# Alewife Zoning Strategies

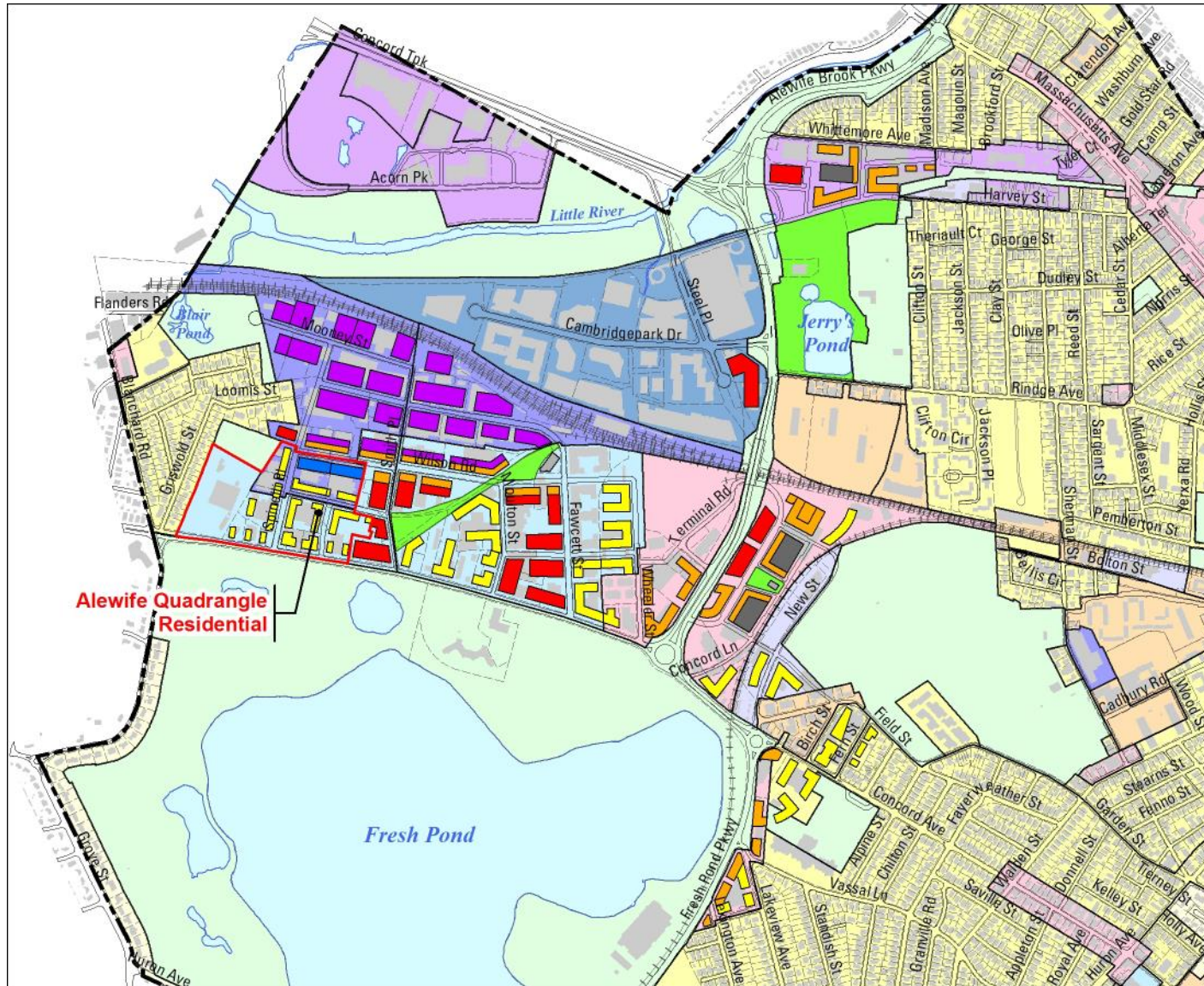


## *Quadrangle Residential*

- Promote transition to moderate-scale residential over time
- Variety of housing types including townhouse and live-work units
- Standard 4' first-floor elevation above grade
- Front “build-to” lines based on desired street typologies



# Alewife Zoning Strategies

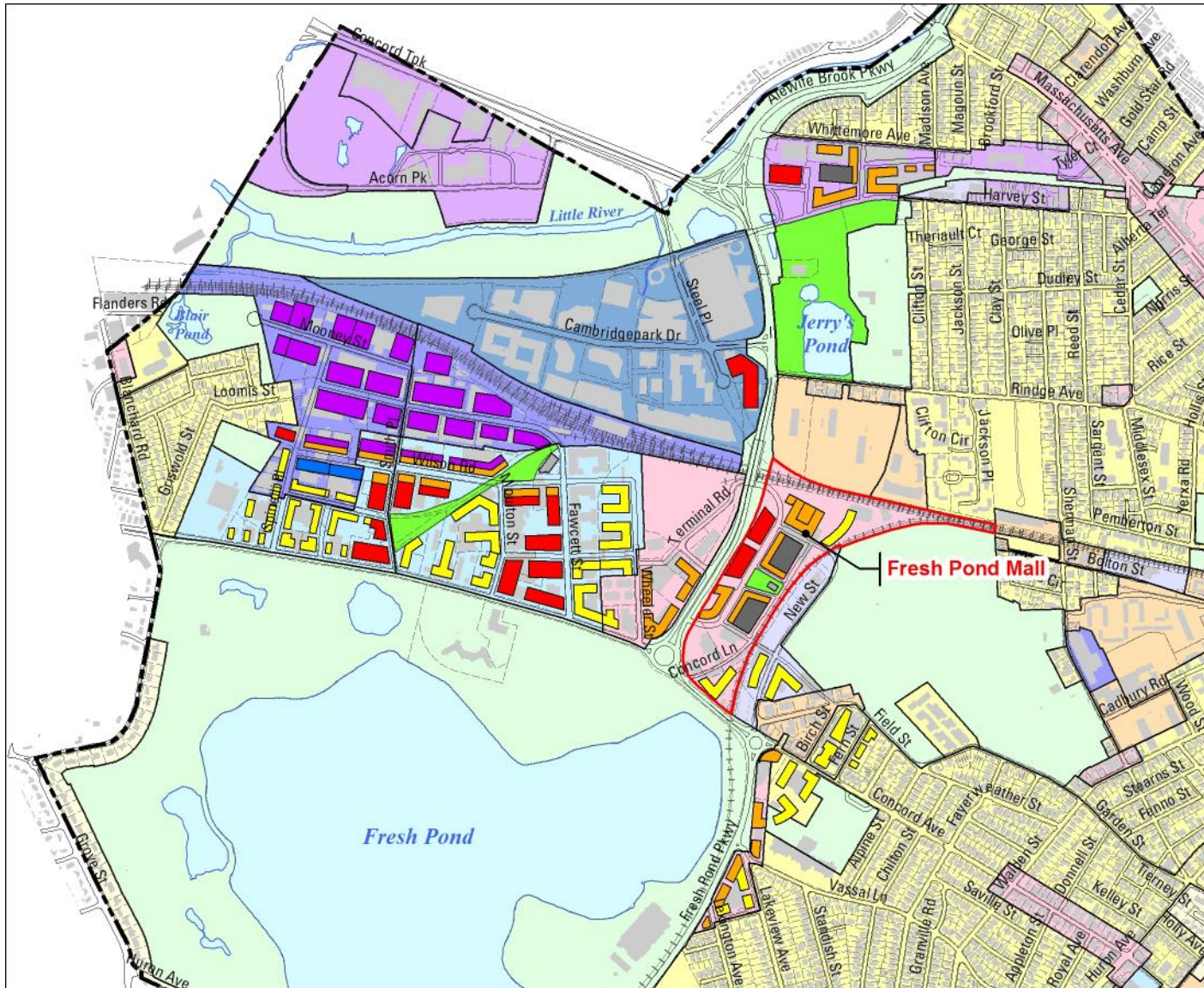


## Quadrangle Residential

Limits	Current Zoning	Envision Alewife
FAR (as-of-right)	0.75/0.98 (res) 0.75 (non-res)	No change
Height (as-of-right)	35'	No change
FAR (special permit)	2.00/2.60 (res) 1.50 (non-res)	Non-residential increase for institutional use only
Height (special permit)	65' (res)* 80' w/TDR* 55' (non-res)*	No change



# Alewife Zoning Strategies

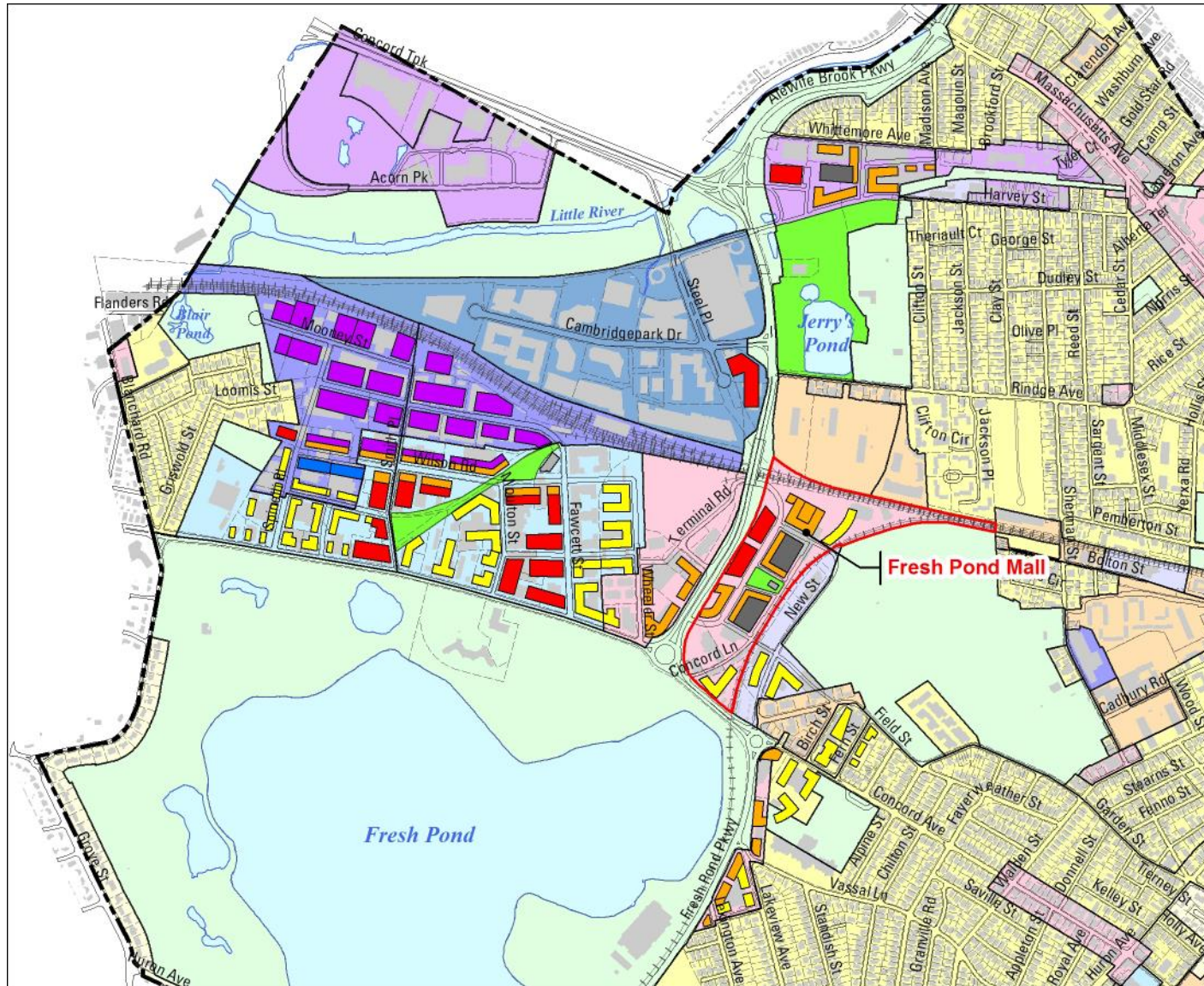


## *Fresh Pond Mall*

- Phased, mixed-use (residential, office, retail) redevelopment at current allowed density
- Creation of “Alewife Square” as a major civic space
- Internal street grid and pedestrian/bicycle connections
- Include 45,000+ SF grocery store
- Additional height near MBTA station in exchange for greater open space?



# Alewife Zoning Strategies

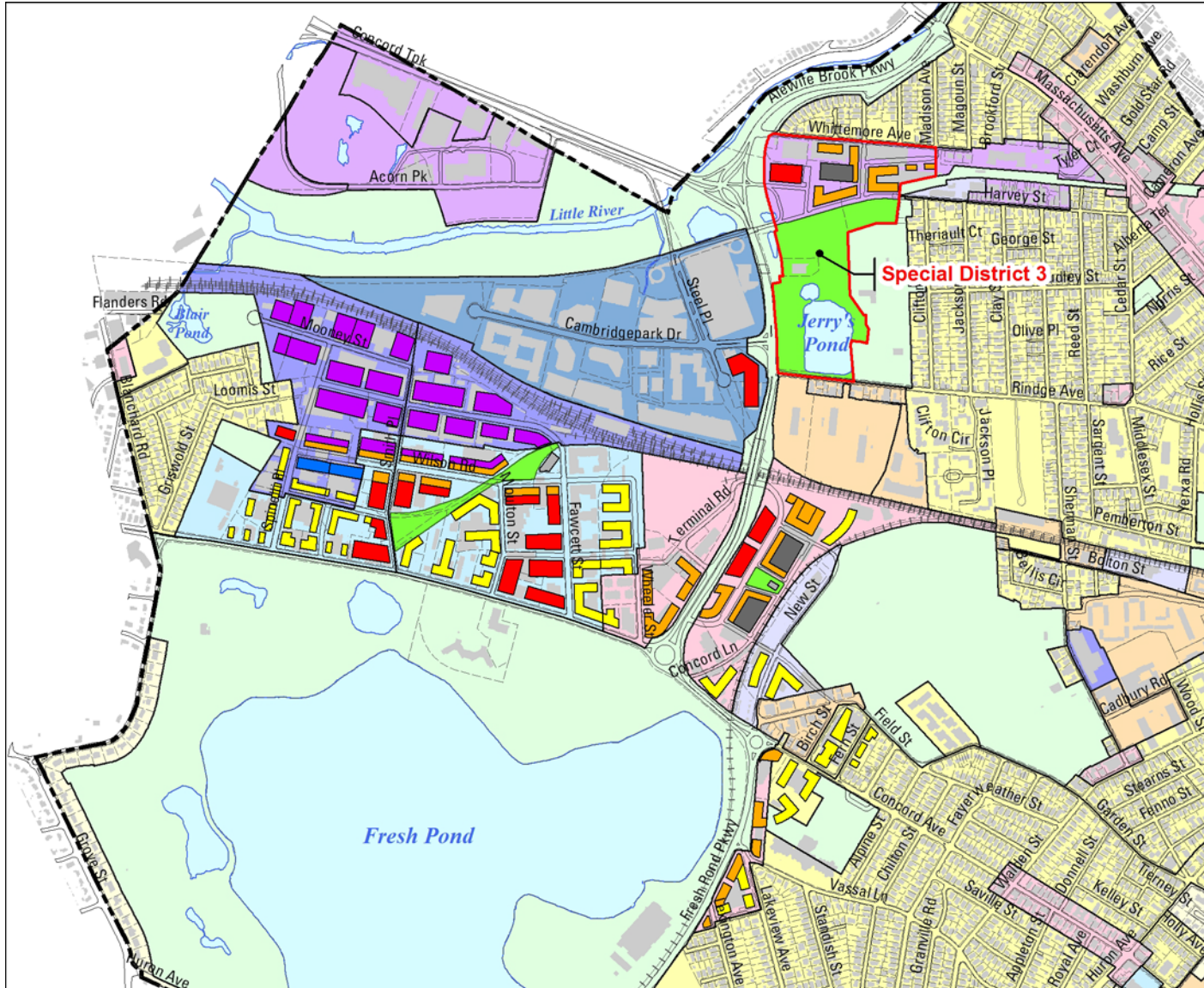


## Fresh Pond Mall

Limits	Current Zoning	Envision Alewife
FAR (as-of-right)	1.75/2.27 (res) 1.00 (non-res)	No change
Height (as-of-right)	45' (res) 35' (non-res)	No change
FAR (special permit)	2.00/2.60 (res) 1.25 (non-res)	Mixed-use at total for res.
Height (special permit)	55'-85' (res)* 105' w/TDR* 70' (non-res)*	85' (or more in exchange for open space?)



# Alewife Zoning Strategies

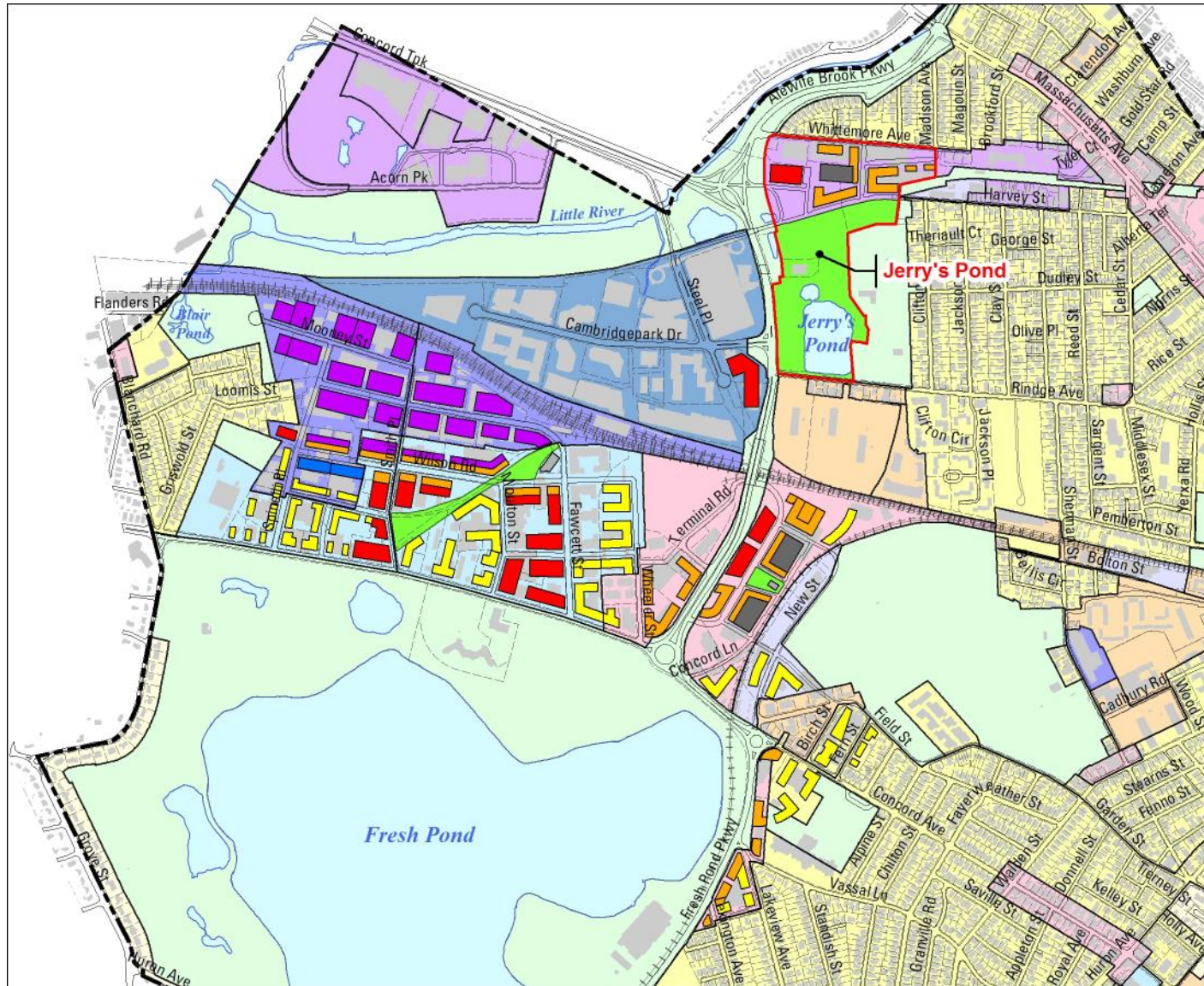


## Special District 3

- Phased, mixed-use (residential, office) redevelopment at current allowed density
- Restoration of open space around Jerry's Pond for public use, stormwater retention
- Internal street grid and pedestrian/bicycle connections
- Flexibility in height, setback requirements by special permit (*current zoning does not include master plan review*)



# Alewife Zoning Strategies

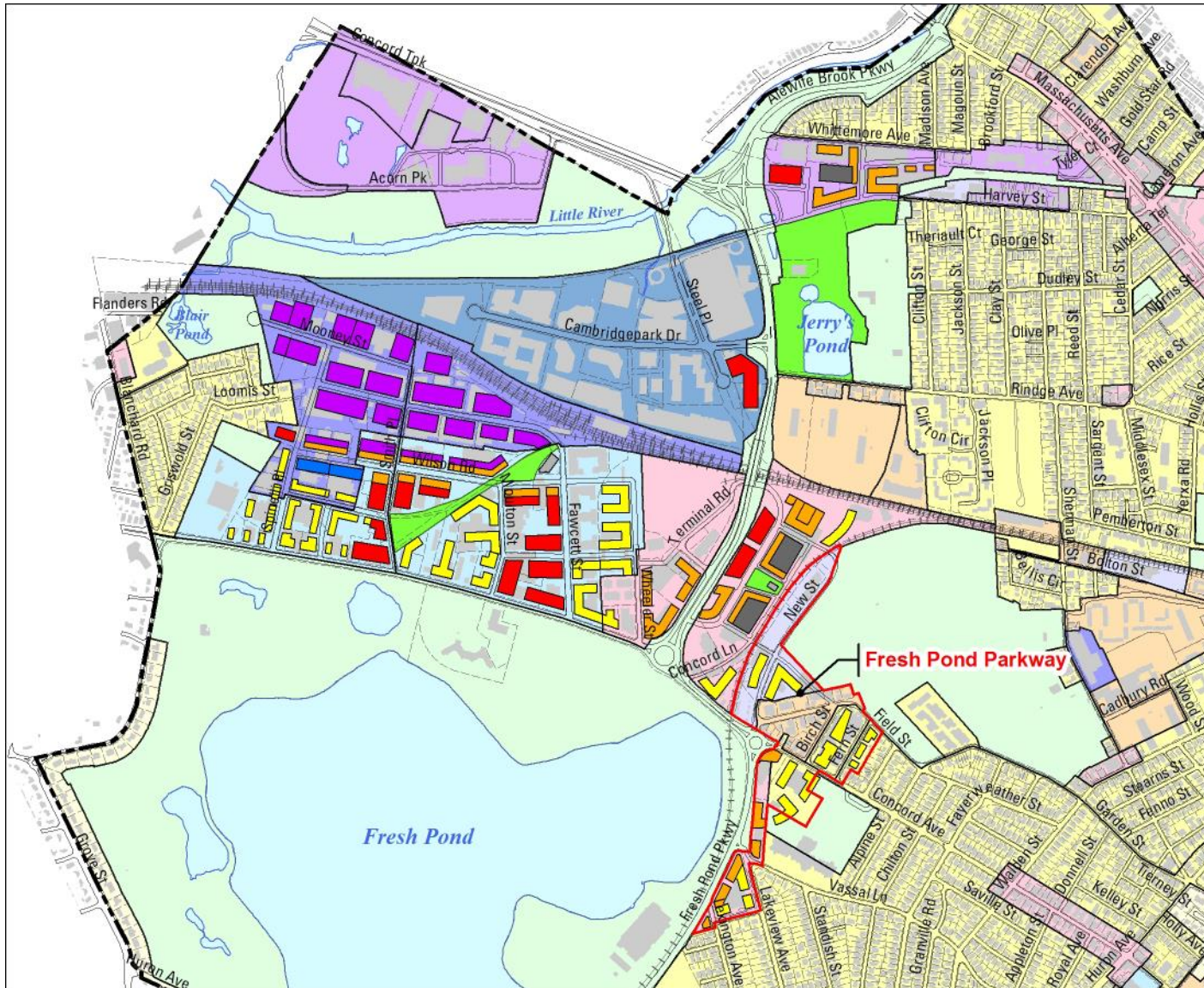


## Special District 3

Limits	Current Zoning	Envision Alewife
FAR (as-of-right)	0.45 (across district)	No change
Height (as-of-right)	55' (35' or 70' in some areas)	No change
FAR (special permit)	N/A	No change
Height (special permit)	N/A	Relief through PB review in exchange for open space improvements



# Alewife Zoning Strategies

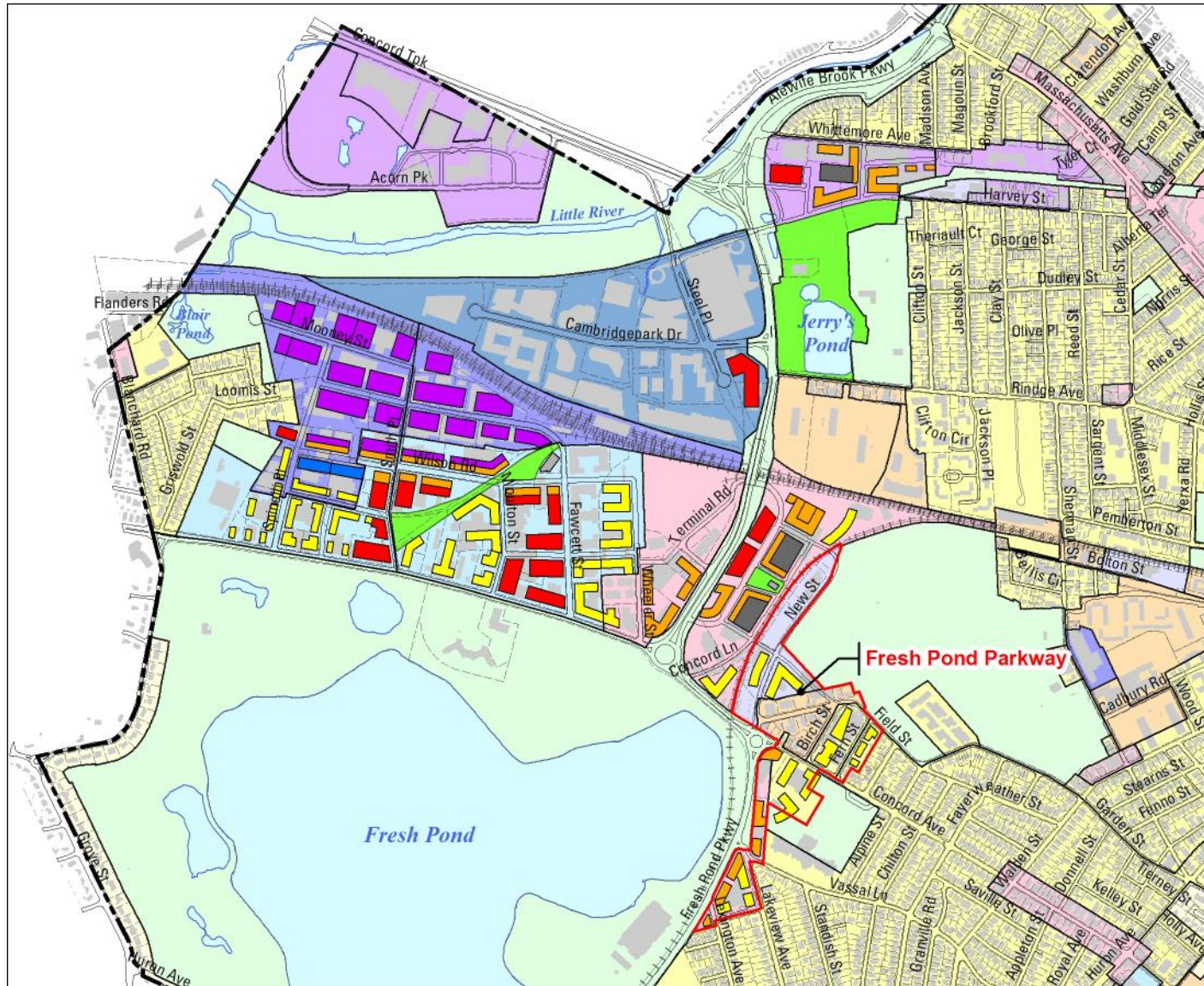


## *Fresh Pond Parkway*

- New overlay district
- Promote mixed-use with ground-floor retail along parkway
- Allow modest additional height/density in exchange for public open space connections (e.g., Tobin-to-Danehy)



# Alewife Zoning Strategies



## *Fresh Pond Parkway*

Limits	Current Zoning	Envision Alewife
FAR (as-of-right)	Varies by base district	No change
Height (as-of-right)	35'-45'	No change
FAR (special permit)	N/A	No change
Height (special permit)	N/A	55' on FPP 10' increase for OS connection



# Alewife Zoning Strategies

## *Questions:*

- Do the zoning strategies support the planning thus far?
- Which strategies might need more discussion?
- Are there important items missing?
- Additional thoughts or ideas?