

# AOD-1 ALEWIFE

PLANNING BOARD MEETING  
CITY OF CAMBRIDGE



Cabot, Cabot & Forbes

## SASAKI



Dec 17 2019

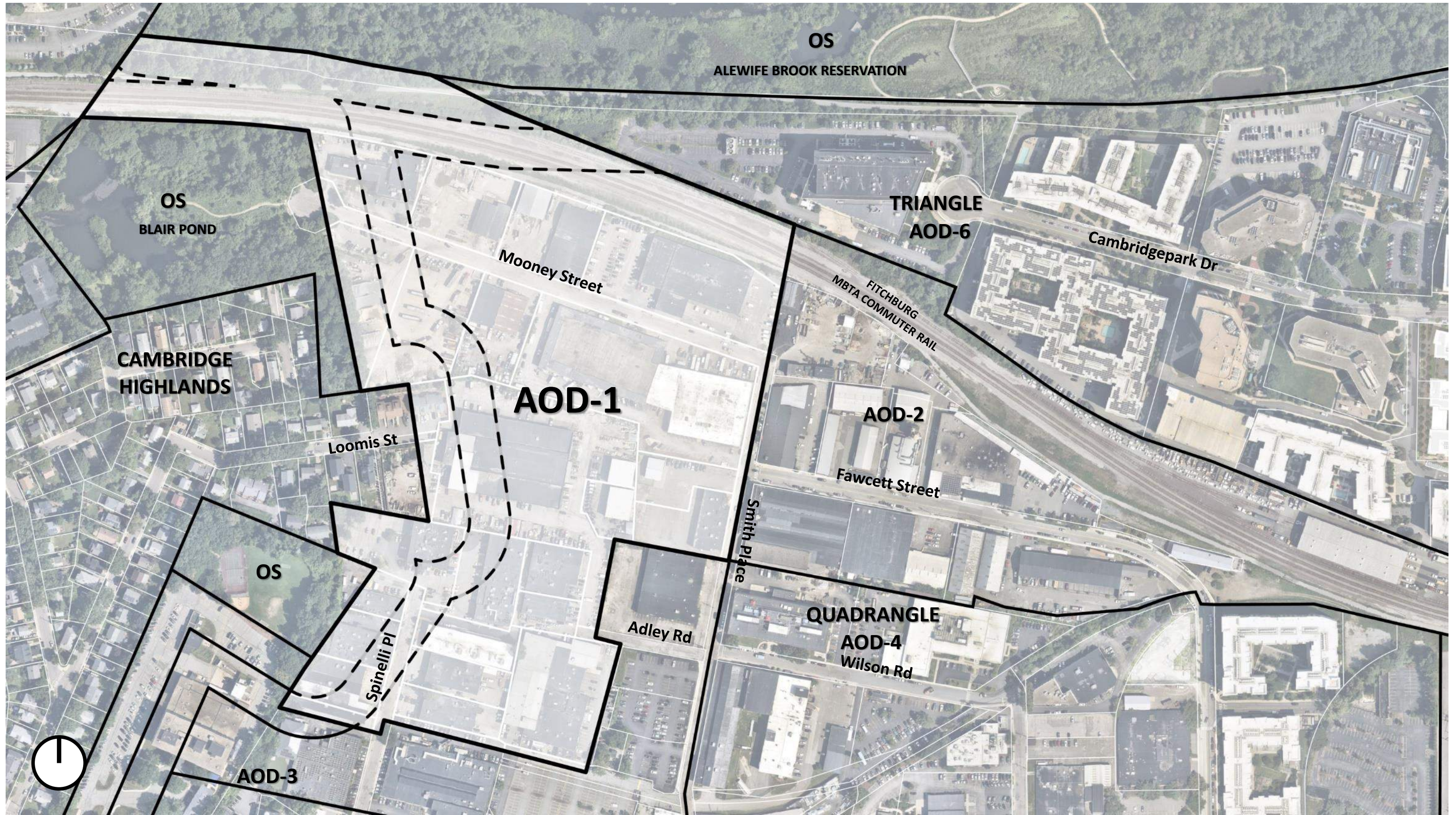
*“Transforming [Alewife] into a vibrant mixed-use district that promotes walkability and increases opportunities for social cohesion. Alewife will be resilient to future climate change impacts and encourage sustainable modes of transportation. Development will promote economic opportunity through the creation of good-paying, low barrier-to-entry jobs, and create additional housing, including affordable housing.”*

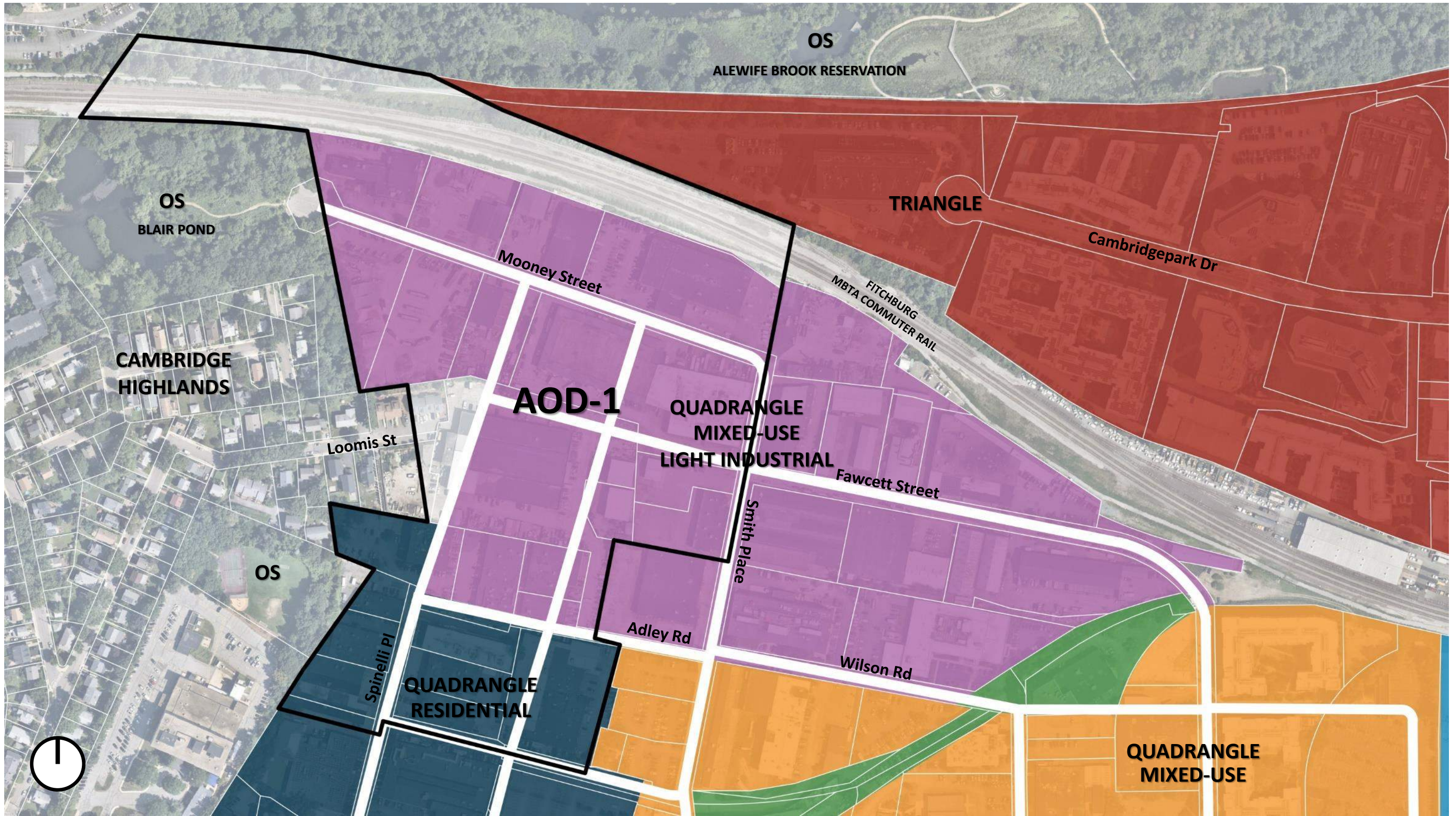
*Alewife District Plan, Page 92*

- LAND USE
- ECONOMY
- CLIMATE AND ENVIRONMENT
- MOBILITY
- OPEN SPACE
- URBAN FORM
- HOUSING
- ZONING

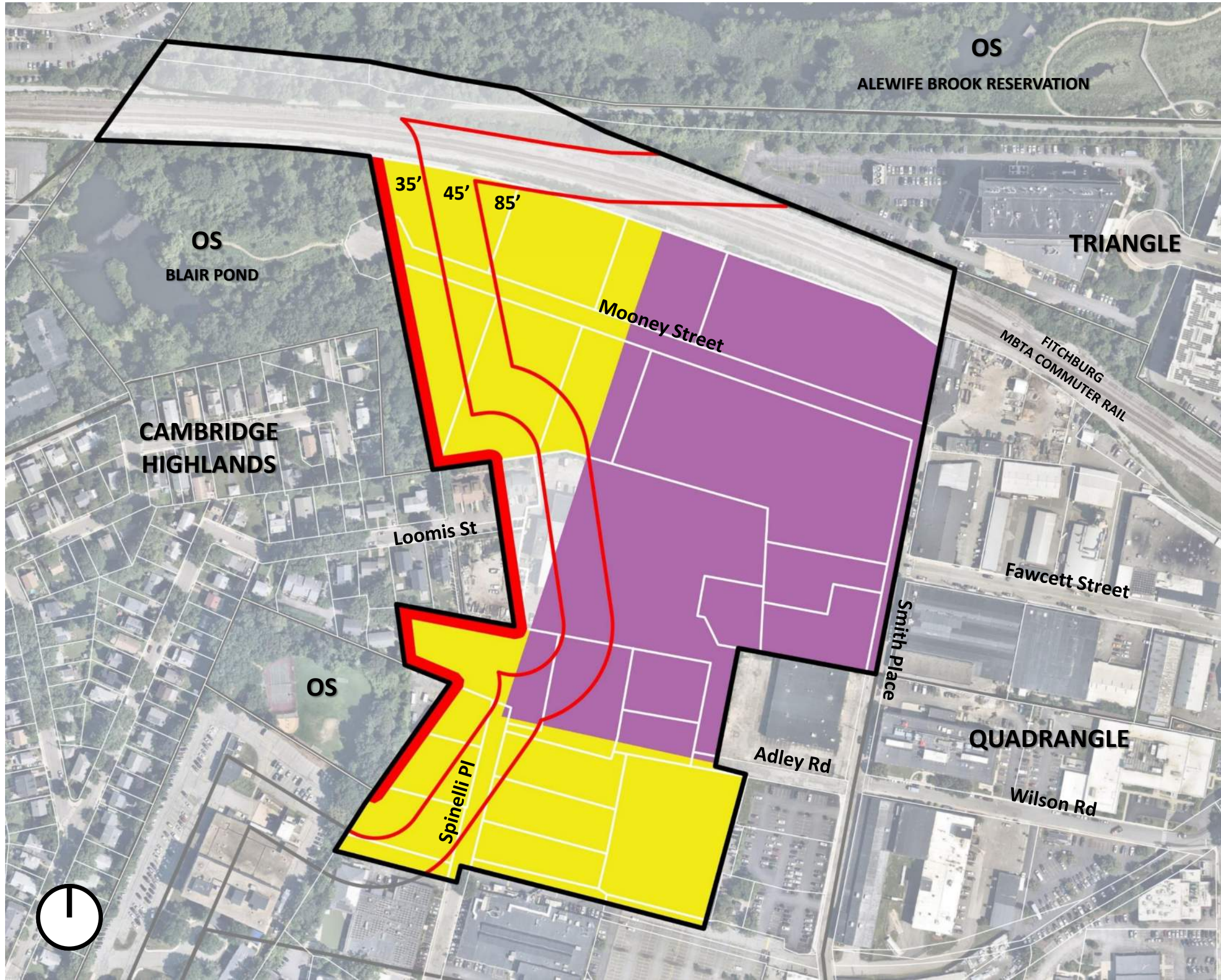
- **LAND USE**
- ECONOMY
- CLIMATE AND ENVIRONMENT
- MOBILITY
- OPEN SPACE
- URBAN FORM
- HOUSING
- ZONING

# AOD-1 EXISTING CONTEXT



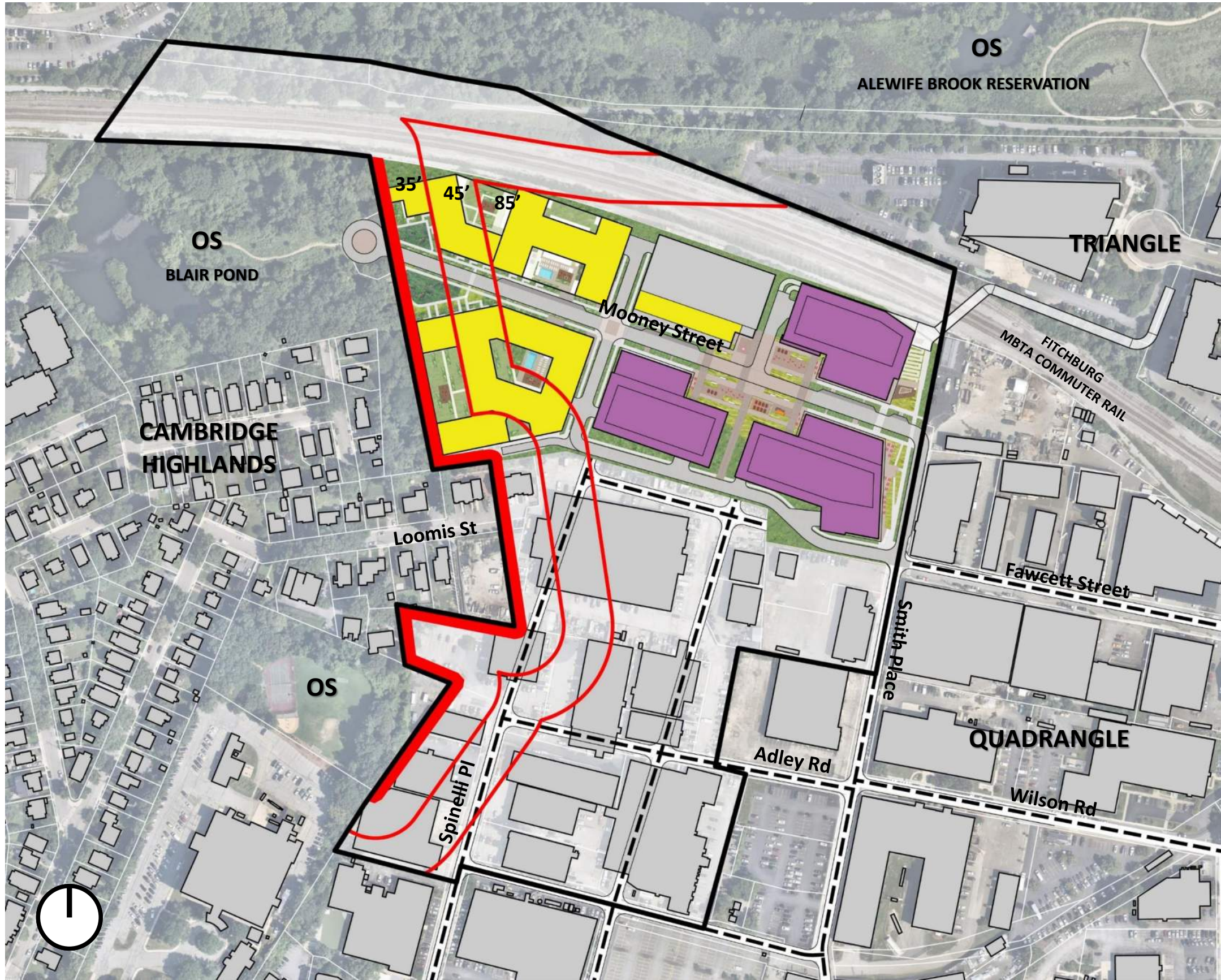


AOD-1 PROPOSED PRIMARY LAND USES (OTHER USES ARE ALLOWED WITHIN SUB-DISTRICTS) *Alewife District Plan reference p106*



- 25' NO BUILD
- RESIDENTIAL
- COMMERCIAL WITH LIGHT INDUSTRIAL

# AOD-1 MASTERPLAN OPTION



- 25' NO BUILD
- RESIDENTIAL
- COMMERCIAL WITH LIGHT INDUSTRIAL



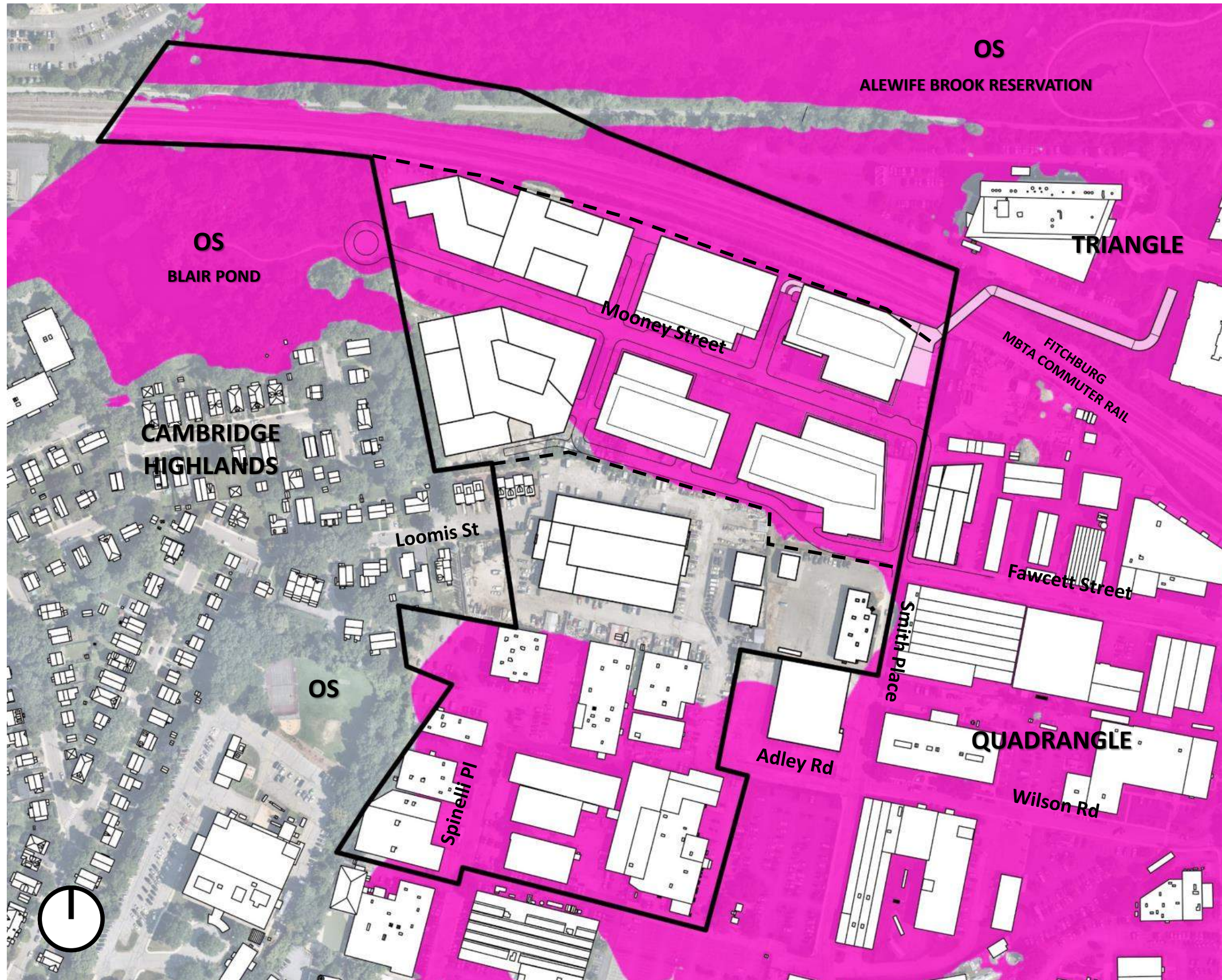
- LAND USE
- **ECONOMY**
- CLIMATE AND ENVIRONMENT
- MOBILITY
- OPEN SPACE
- URBAN FORM
- HOUSING
- ZONING

- TALL GROUND FLOOR CEILING HEIGHTS
- ECONOMIC DIVERSITY & SUSTAINABILITY
- LOW BARRIER-TO-ENTRY JOBS
- COMMUNITY-FOCUSED BUSINESSES
- RETAIN EXISTING QUADRANGLE TENANTS
- FOOD, FITNESS & LIGHT MANUFACTURING



- LAND USE
- ECONOMY
- **CLIMATE AND ENVIRONMENT**
- MOBILITY
- OPEN SPACE
- URBAN FORM
- HOUSING
- ZONING

# AOD-1 ALEWIFE DISTRICT PLAN / FLOOD RESILIENCE AND URBAN HEAT ISLAND REDUCTION



INFORMATION ADAPTED FROM CAMBRIDGE  
FLOODVIEWER V 2.1

<https://www.cambridgema.gov/services/floodmap>

Ground Elevation Min:	16.40 ft-CCB
Ground Elevation Max:	25.50 ft-CCB
2070- 100 Year- SLR/SS	22.5
2070- 100 Year - Precip	18.9
2070- 10 Year - SLR/SS	22
2070- 10 Year - Precip	N/A
2030- 100 Year - Precip	18.6
2030- 10 Year - Precip	N/A
Present Day - 100 Year	N/A
Present Day - 10 Year	N/A
FEMA 500 Year	22.4
FEMA 100 Year	18.4

2070 - 100 Year - SLR/SS  
Flooding Extent



RAISED PLINTH APPROACH



POTENTIAL FOR FLUSH CURB IN SOME AREAS

WHITE ROOFS



TREE CANOPY



SHADE STRUCTURES



BIORETENTION



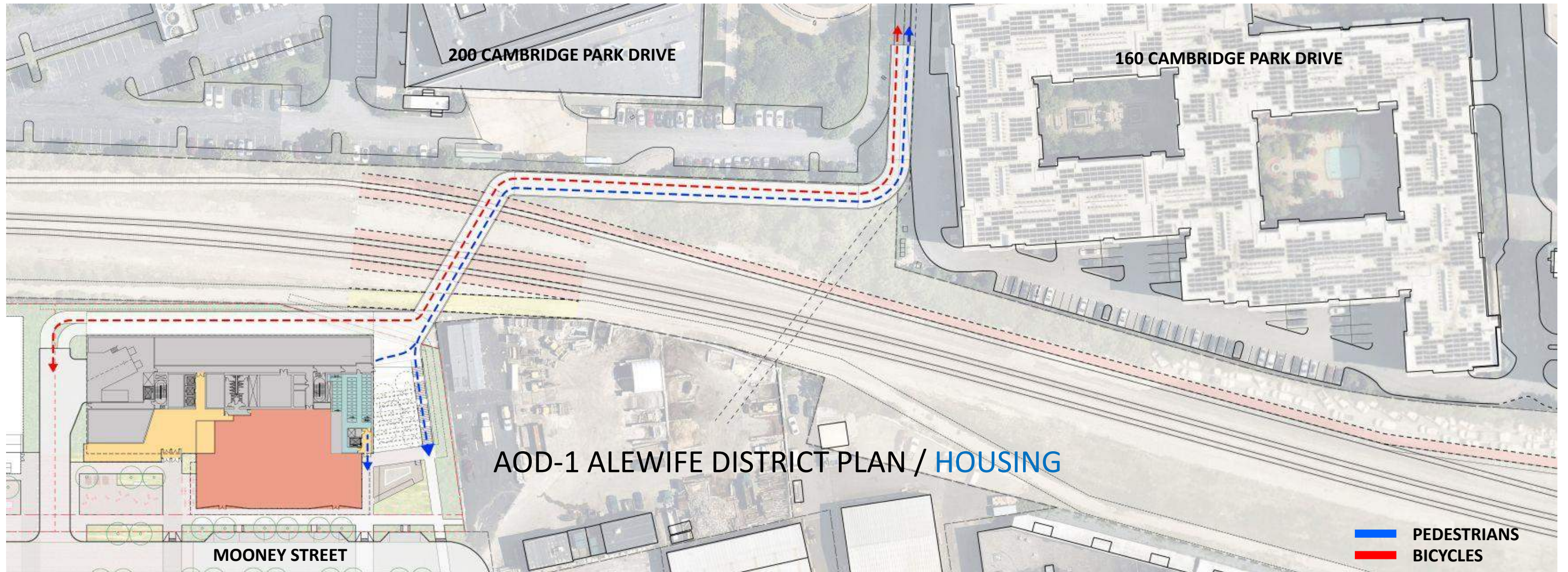
PERVIOUS PAVING



SOLAR READY

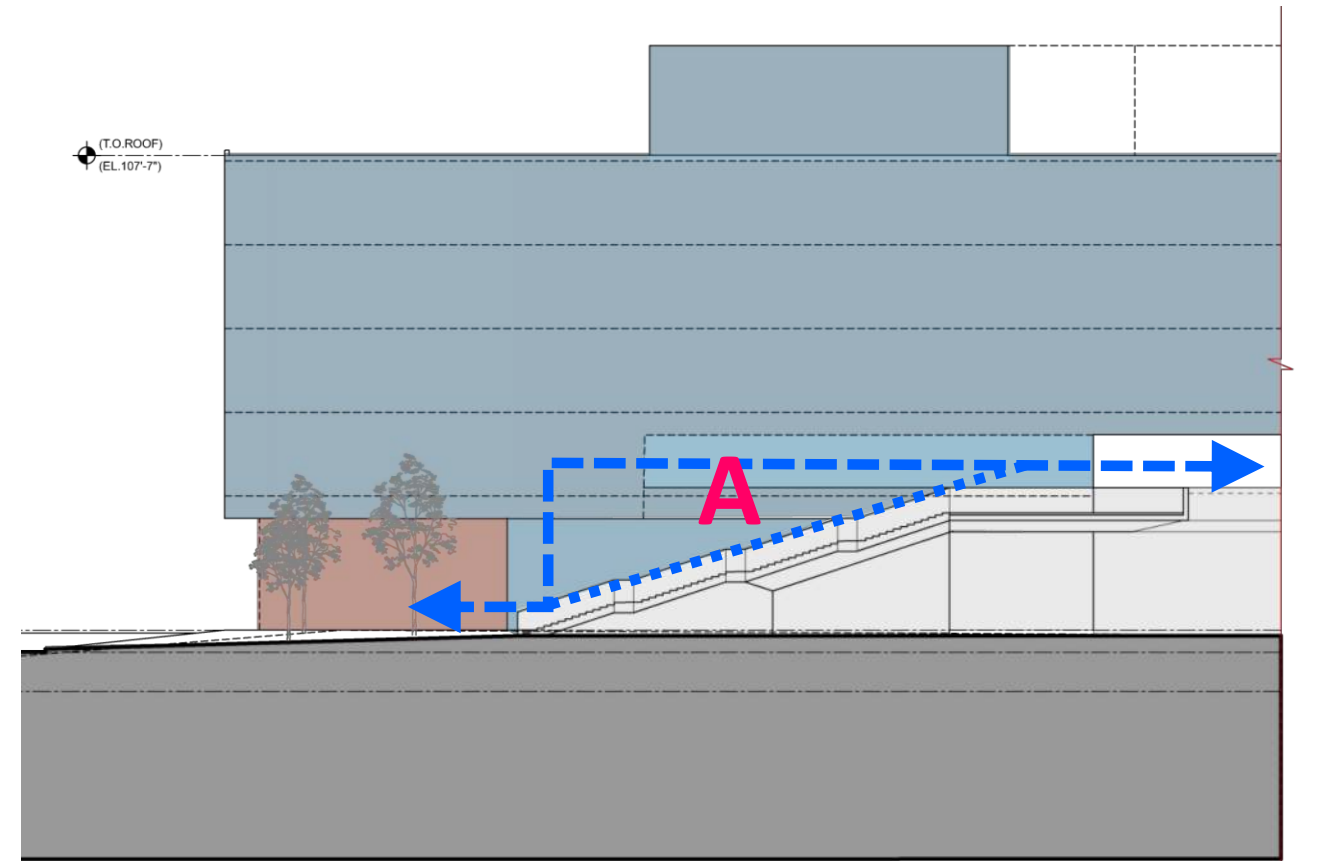
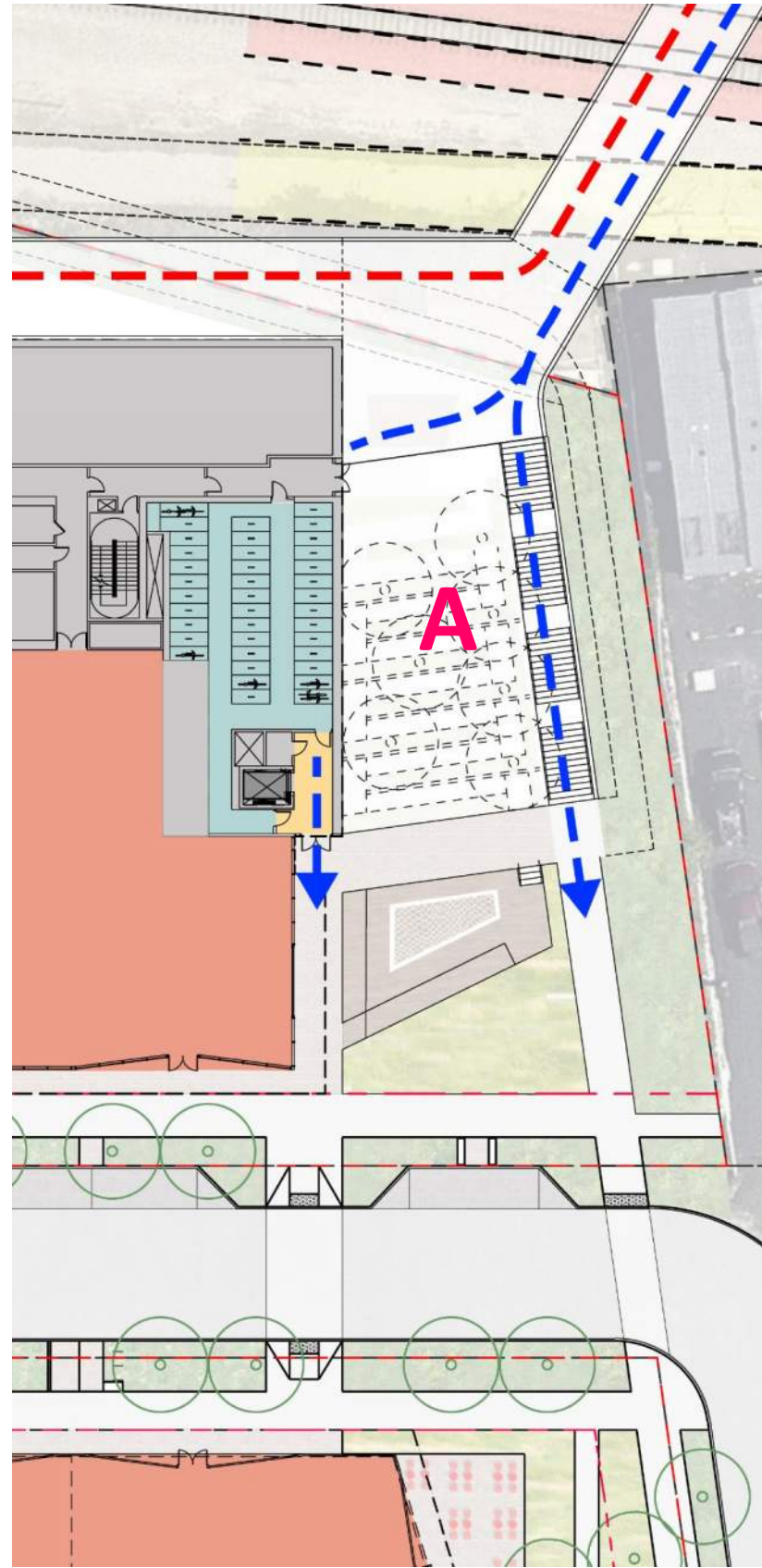
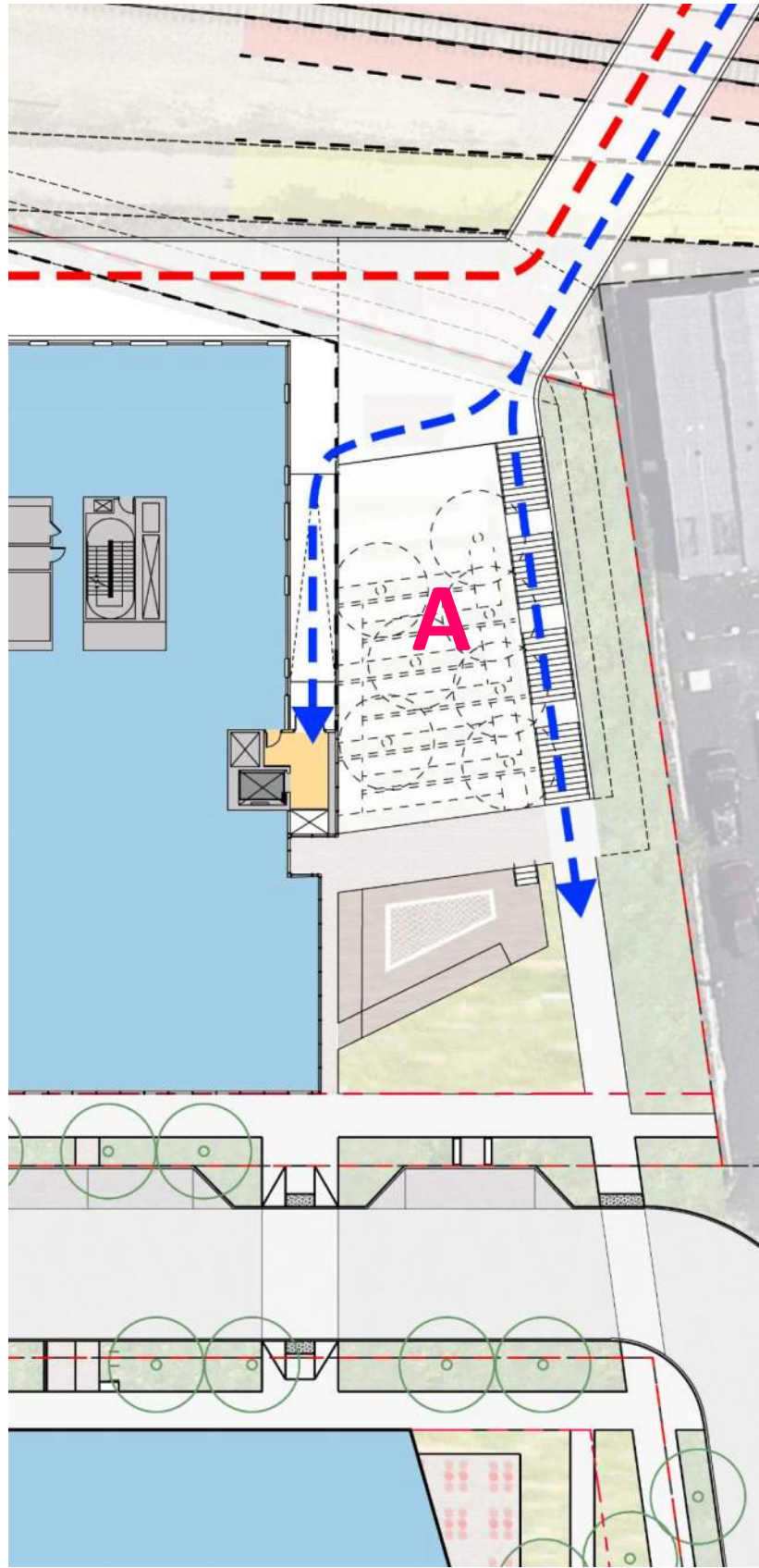


- LAND USE
- ECONOMY
- CLIMATE AND ENVIRONMENT
- **MOBILITY**
- OPEN SPACE
- URBAN FORM
- HOUSING
- ZONING



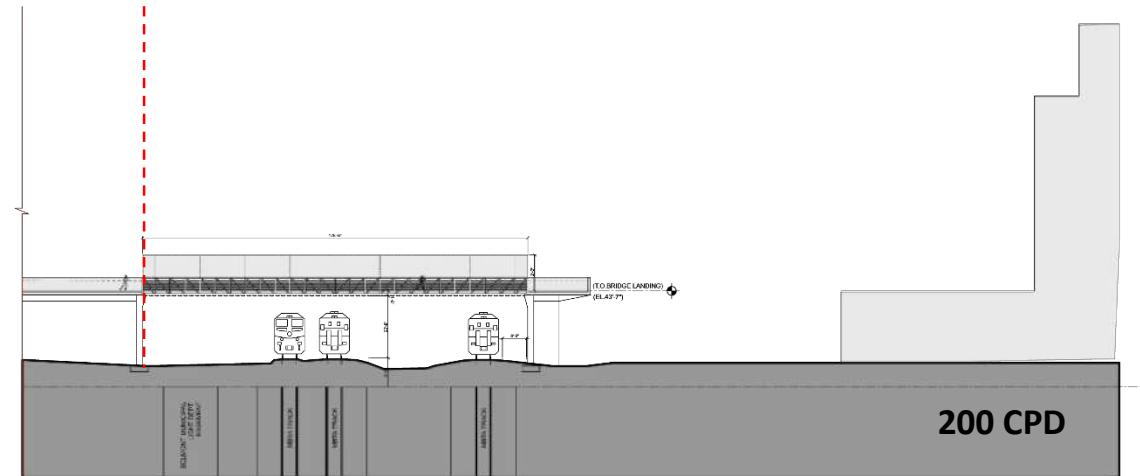
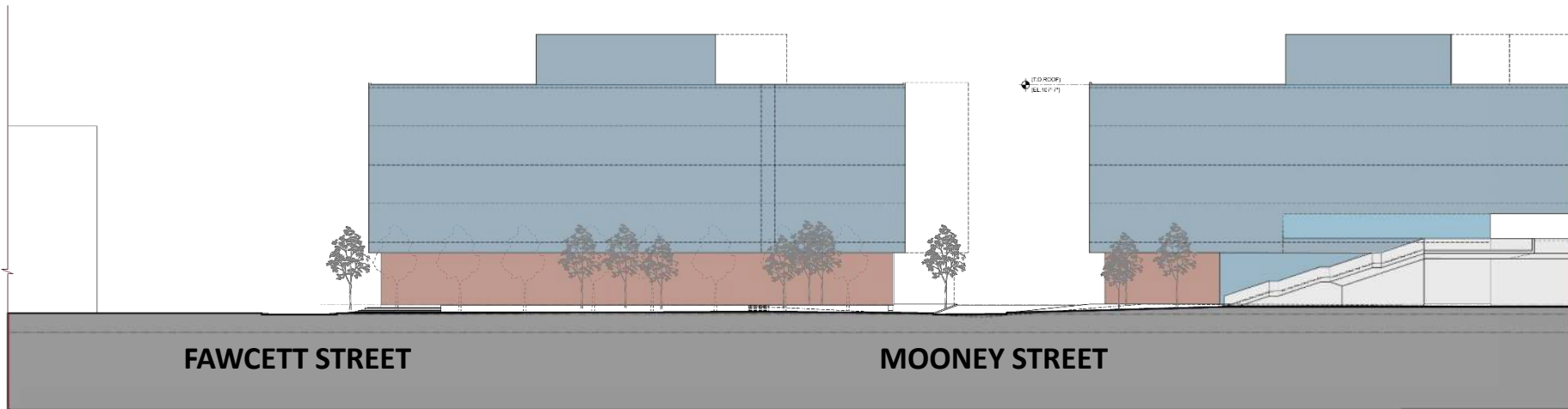
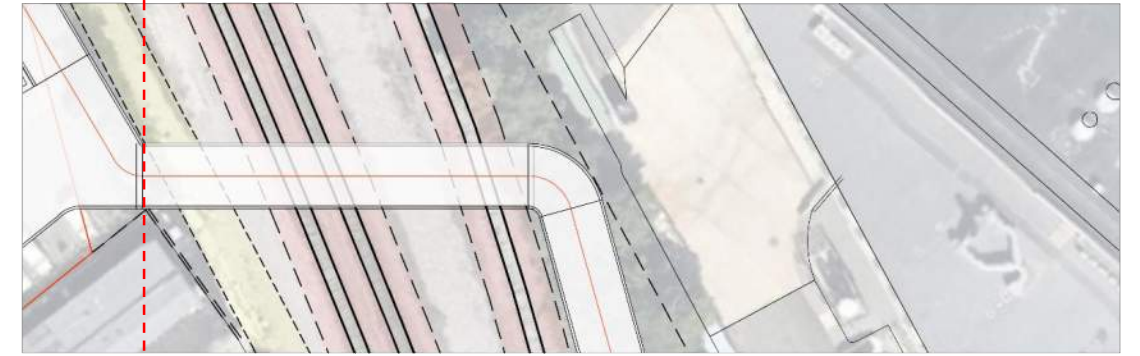
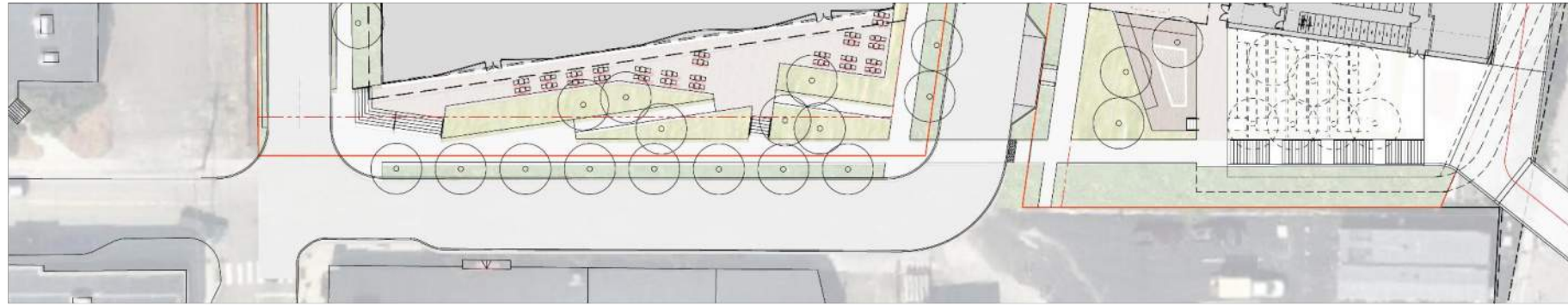


# AOD-1 MASTERPLAN OPTION INCORPORATING NEW BICYCLE & PEDESTRIAN BRIDGE



**PEDESTRIANS**  
**BICYCLES**

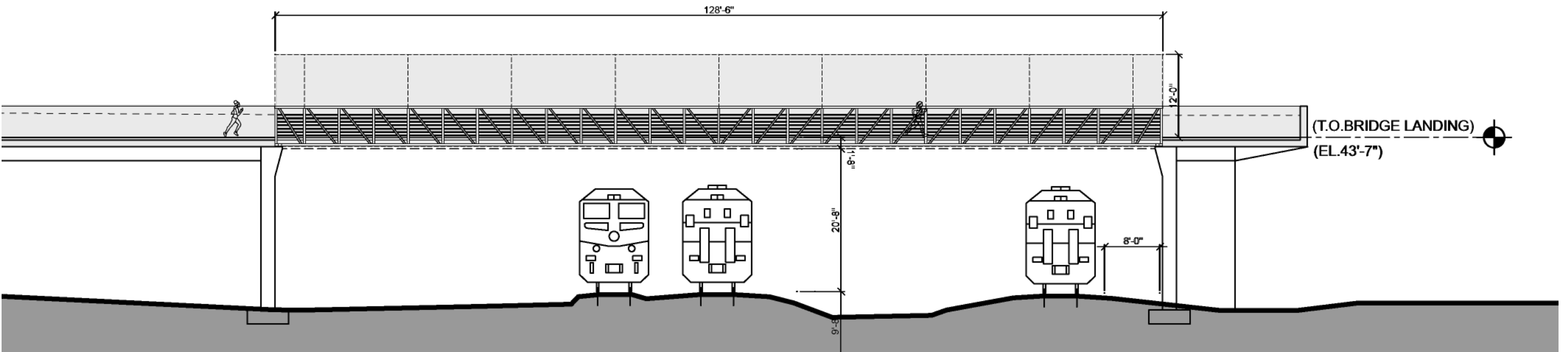
# AOD-1 MASTERPLAN OPTION INCORPORATING NEW BICYCLE & PEDESTRIAN BRIDGE

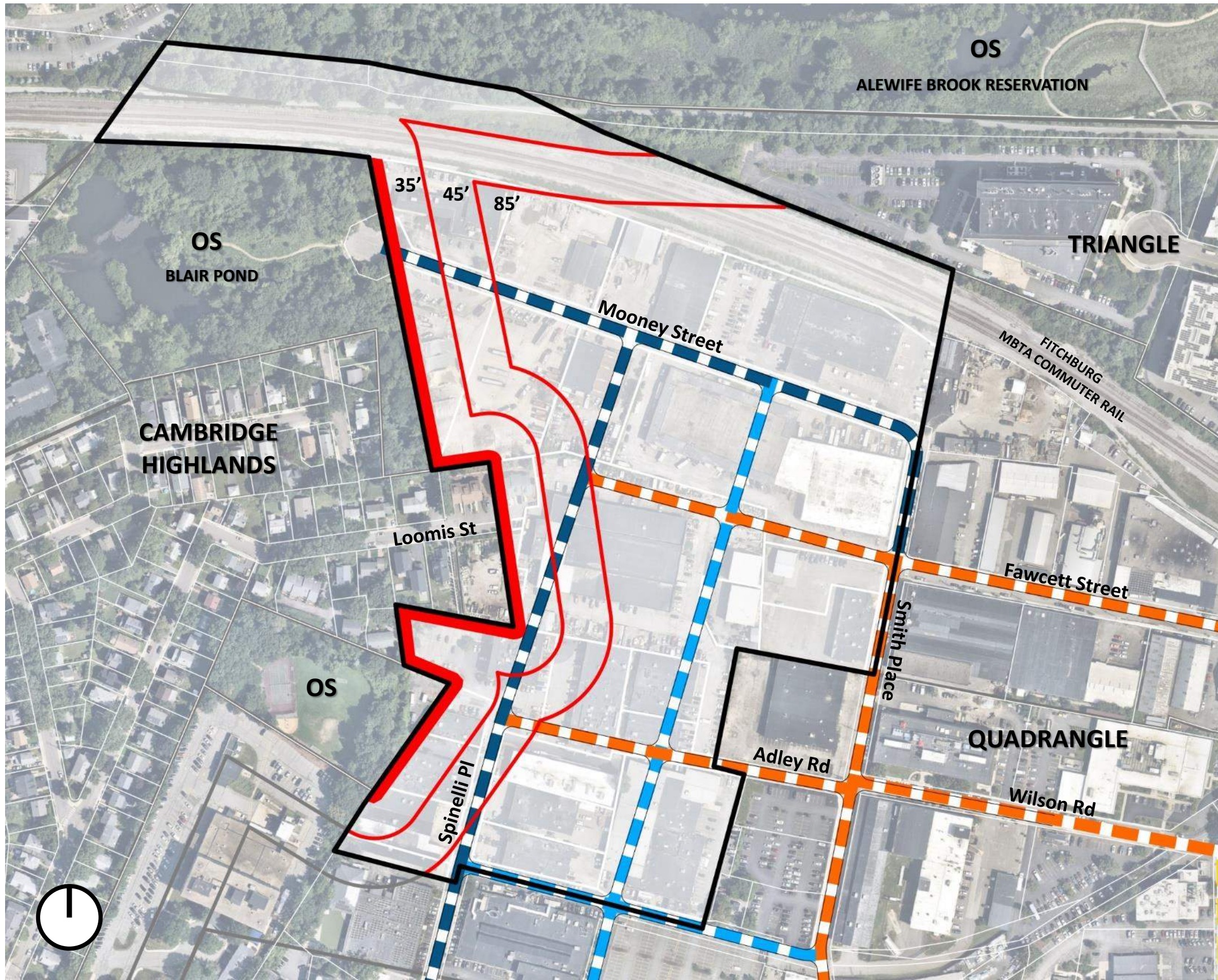


SECTION A-A'

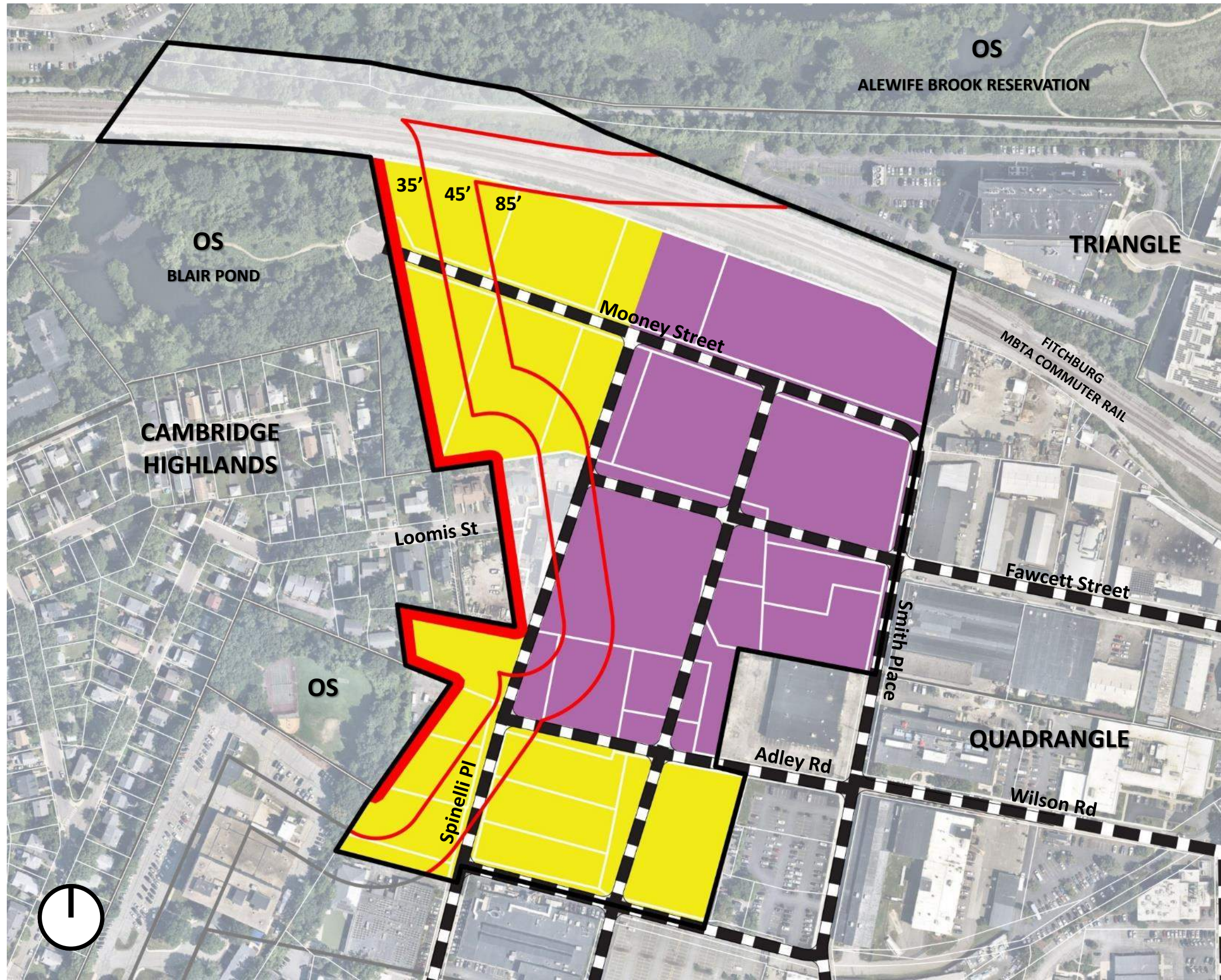
NAVD + 11.64 = CCB.

SECTION B-B'



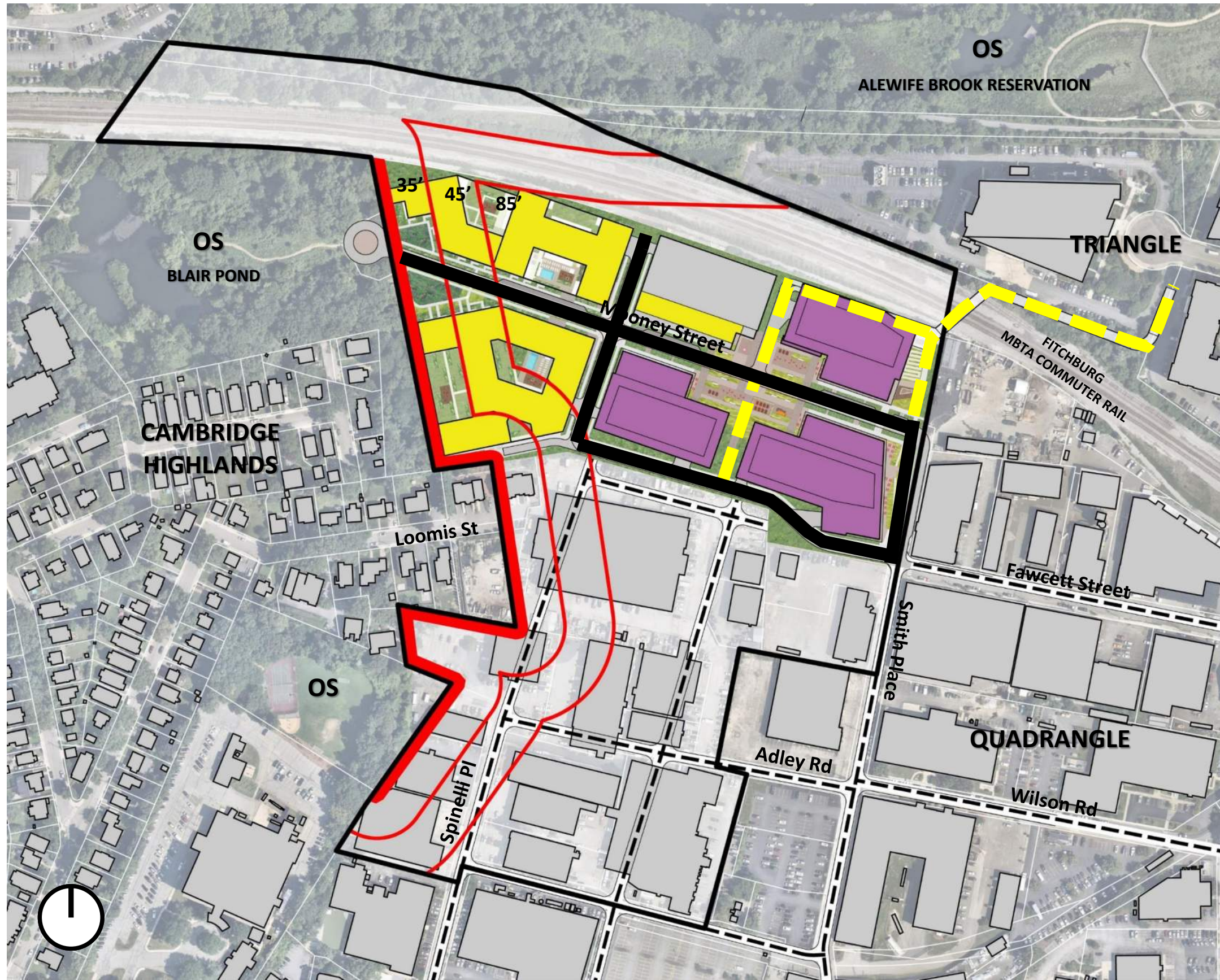


- 25' NO BUILD
- SEPARATE BIKE LANE
- SEPARATE BIKE LANE & ELEVATED WALKWAY
- SHARED BIKE LANE WITH PAVEMENT MARKINGS



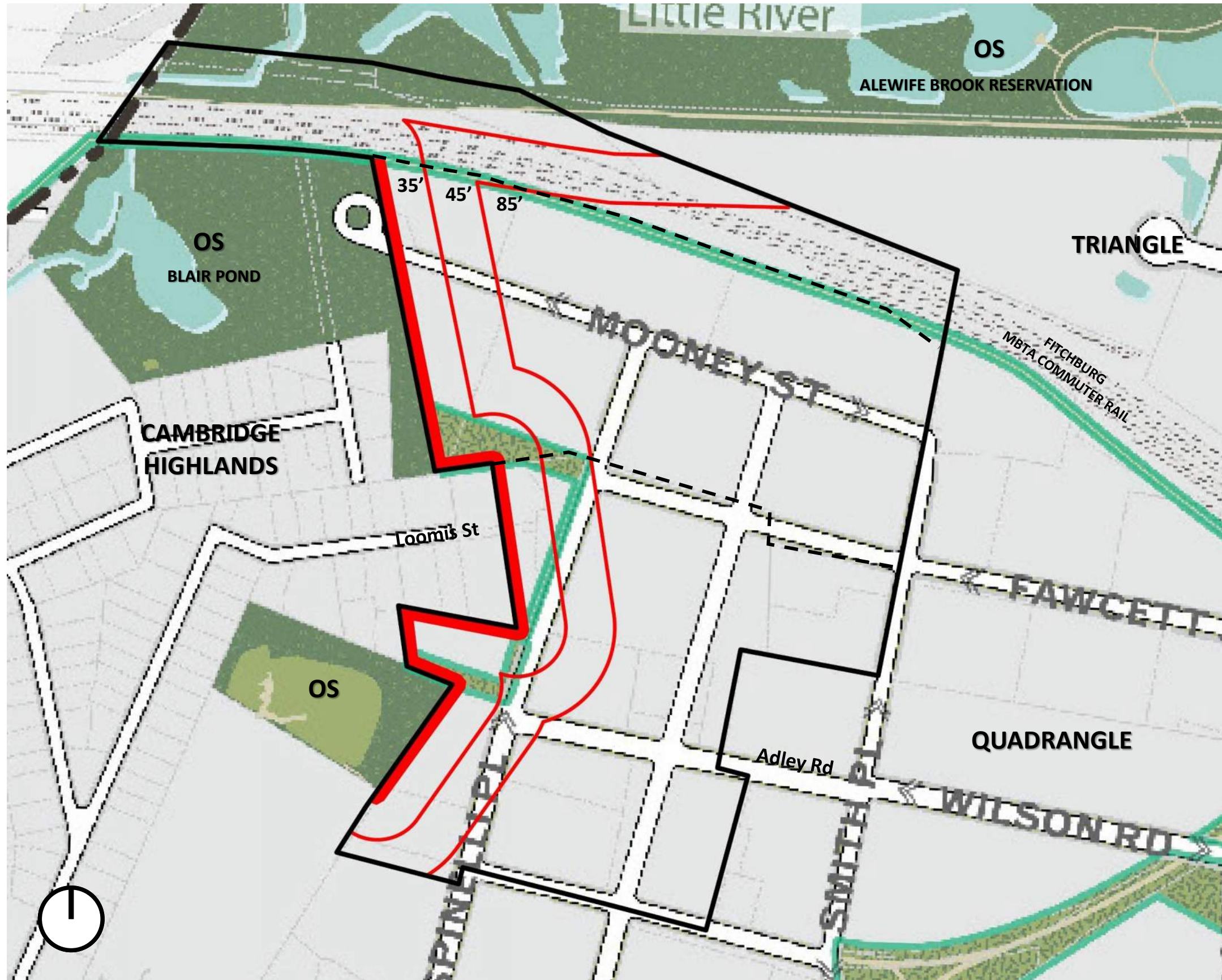
- 25' NO BUILD
- RESIDENTIAL
- COMMERCIAL WITH LIGHT INDUSTRIAL
- PROPOSED ENVISION STREETS

# AOD-1 MASTERPLAN OPTION INCORPORATING STREET CONNECTIONS



- 25' NO BUILD
- RESIDENTIAL
- COMMERCIAL WITH LIGHT INDUSTRIAL
- POTENTIAL NEW CONNECTIONS

- LAND USE
- ECONOMY
- CLIMATE AND ENVIRONMENT
- MOBILITY
- **OPEN SPACE**
- URBAN FORM
- HOUSING
- ZONING



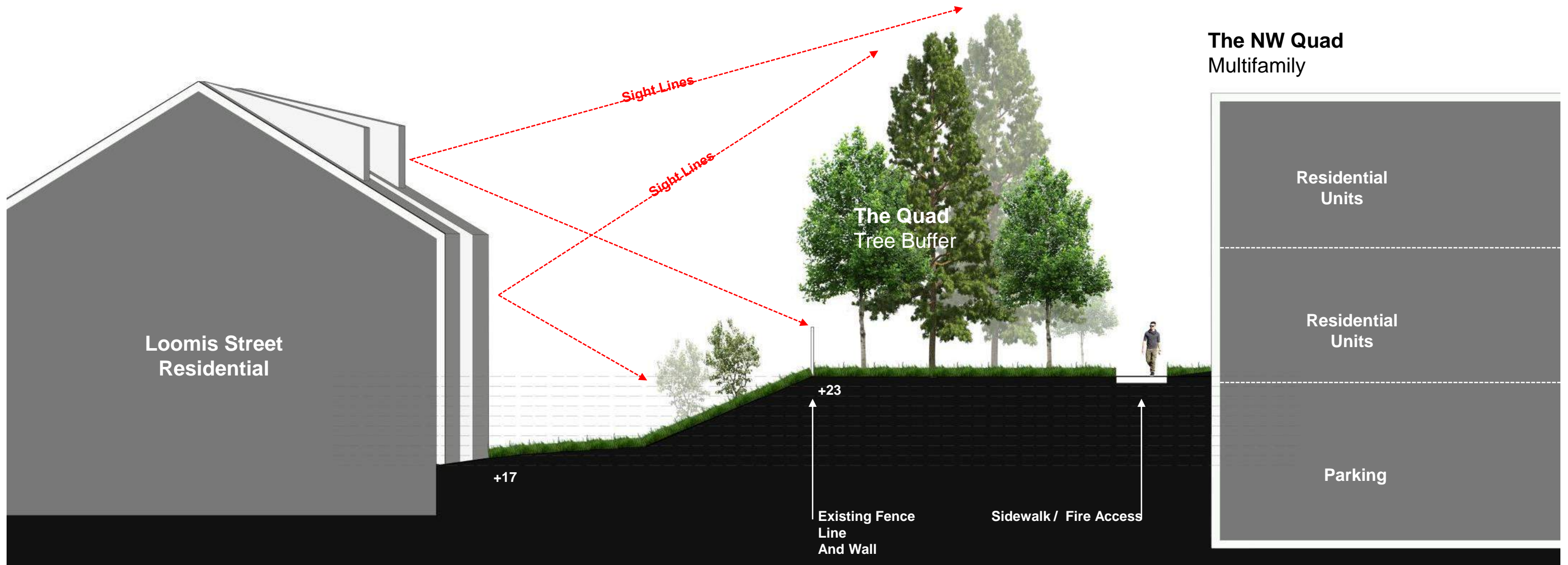
- OPEN SPACE & RECREATION NETWORK
- PUBLIC SPACES
- RAFFERTY PARK CONNECTION
- LINEAR PARK

# AOD-1 MASTERPLAN OPTION INCORPORATING CAMBRIDGE HIGHLANDS BUFFER



## New Tree Buffer Criteria:

- Cambridge Approved Species List
- Considering Evergreen Trees (White Pine) to Buffer The Quad Multifamily during Winter Months





- LAND USE
- ECONOMY
- CLIMATE AND ENVIRONMENT
- MOBILITY
- OPEN SPACE
- **URBAN FORM**
- HOUSING
- ZONING



- ELEVATE FIRST FLOOR TO 2070 10YR SLR/SS
- DOUBLE HEIGHT GROUND FLOOR
- CONTINUOUS STREET EDGE
- BREAK UP BUILDING FACADES
- CONSOLIDATE PARKING

- LAND USE
- ECONOMY
- CLIMATE AND ENVIRONMENT
- MOBILITY
- OPEN SPACE
- URBAN FORM
- **HOUSING**
- ZONING



- WALK TO WORK
- INCREASE HOUSING STOCK
- AFFORDABLE
- VARIETY
- RESIDENTIAL BUFFER TO CAMBRIDGE HIGHLANDS



- LAND USE
- ECONOMY
- CLIMATE AND ENVIRONMENT
- MOBILITY
- OPEN SPACE
- URBAN FORM
- HOUSING
- **ZONING**

AOD-1 ZONING PETITION SUMMARY

	EXISTING ZONING	ENVISION ALEWIFE DISTRICT PLAN	PROPOSED AOD-1
<b>FAR</b> (w/Public Infrastructure)	1.50 (+0.25)	1.50 (+0.25)	1.50 (+0.25)
<b>Residential Height</b> (w/Public Infrastructure)	65 feet (80 feet)	65 feet (80 feet)	65 feet (80 feet)
<b>Commercial Height</b> (w/Public Infrastructure)	55 feet (No Change)	85 feet (No Change)	55 feet (85 feet)
<b>Height Calculated From</b> (2070 “protect” flood elevation)	Existing Grade	2070 10-yr SS/SLR	2070 10-yr SS/SLR
<b>Light Industrial GFA Exemption</b>	No	Yes	Yes
<b>Height Buffer Zones</b> (35’ within 100 ft and 45’ within 200 ft from a residential or open space district)	Yes	Yes	Yes



**LOTS WITHIN AOD-1 AND HEIGHT SETBACKS**

**CC&F OWNED**

- A 61 Mooney
- B 67 Mooney
- C 45 Mooney
- D 13 Mooney
- E 54 Mooney
- F 52 Mooney
- G 50 Mooney
- H 127 Smith

**THIRD PARTY OWNED**

- I 51-63 Loomis (43%)
- J 60 Loomis (23%)
- K 67 Smith (94%)
- L 67R Smith
- M 115 Smith
- N 109 Smith
- O 767 Concord
- P 763 Concord
- Q 57 Smith
- R 53 Smith
- S 45 Spinelli
- T 39 Spinelli
- U 25 Spinelli
- V 765 Concord
- W 42-44 Spinelli
- X 36 Spinelli
- Y 30 Spinelli
- Z 24 Spinelli (8%)
- A1 31R Spinelli (98%)

**25' NO BUILD**

**35' HEIGHT LIMIT**

**45' HEIGHT LIMIT**

**85' HEIGHT LIMIT**

# THANK YOU - QUESTIONS