

# AOD-1 ALEWIFE

PLANNING BOARD MEETING  
CITY OF CAMBRIDGE



Cabot, Cabot & Forbes

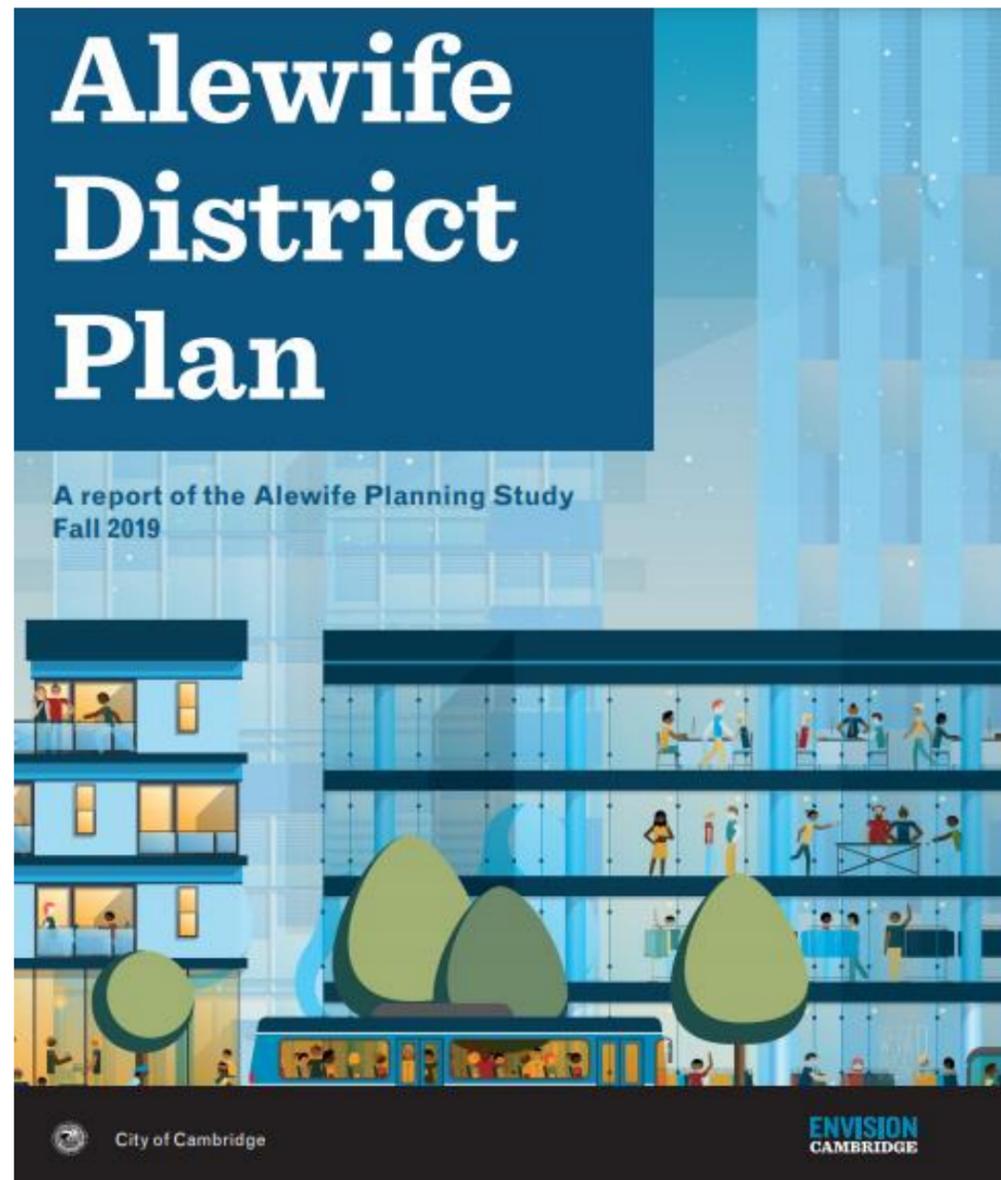
## SASAKI



### September 8 2020

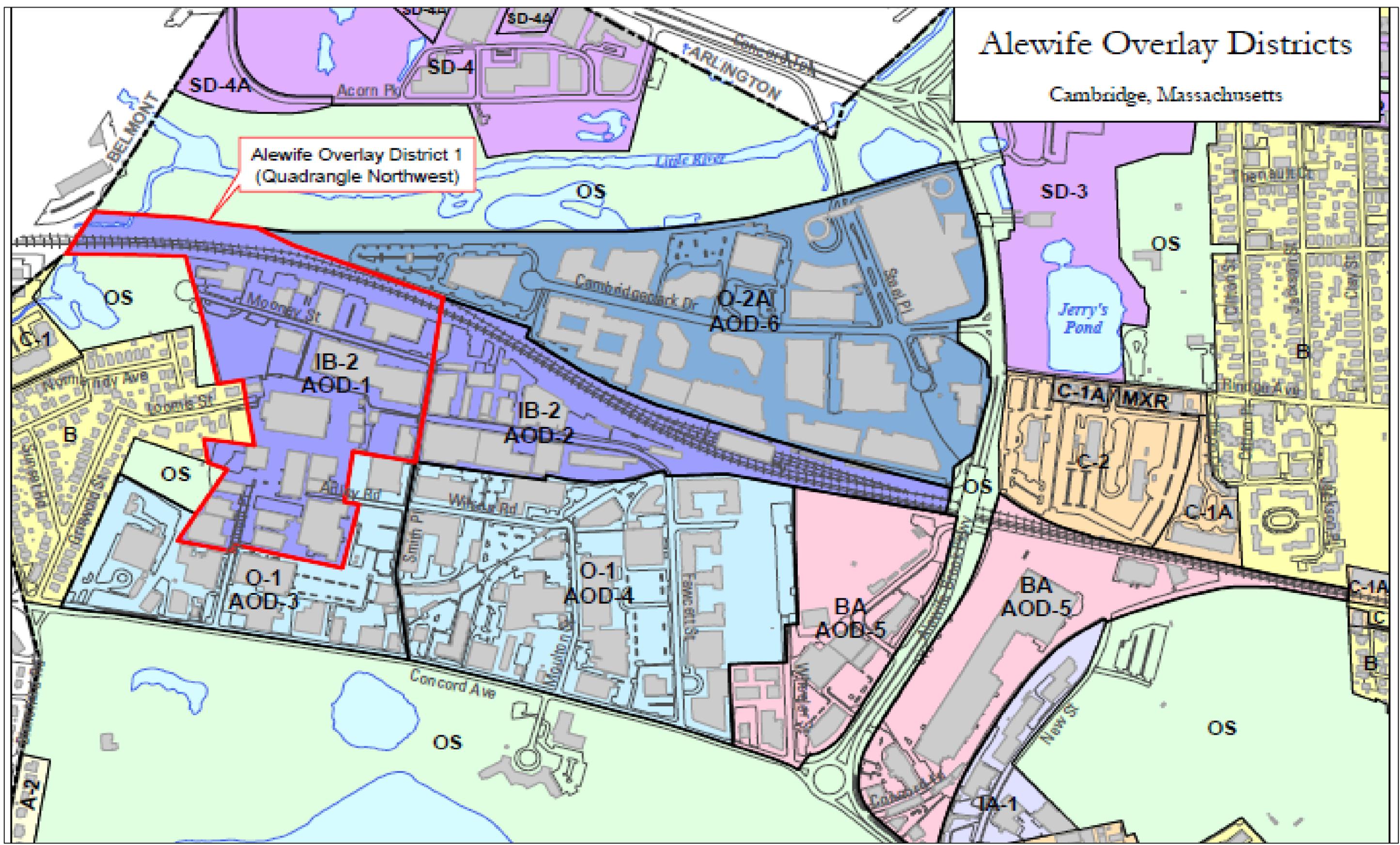
# PURPOSE OF PETITION

## INCORPORATE **ALEWIFE DISTRICT PLAN** RECOMMENDATIONS INTO ZONING FOR ALEWIFE OVERLAY DISTRICT 1 (AOD-1)



# Alewife Overlay Districts

Cambridge, Massachusetts



## TIMELINE

1. ENVISION CAMBRIDGE / 2016-2018
2. ALEWIFE DISTRICT PLAN / FALL 2019
3. NAVIA, ET. AL / ORIGINAL PETITION
  1. FILED / AUGUST 2019
  2. 1<sup>ST</sup> PLANNING BOARD HEARING / OCTOBER 2019
  3. 2<sup>ND</sup> PLANNING BOARD HEARING / DECEMBER 2019
4. CDD & NEIGHBORHOOD MEETINGS TO REVISE PETITION / DECEMBER 2019 – MARCH 2020
5. SRINIVASAU, ET AL. / REVISED PETITION
  1. FILED / JULY 2020
  2. PLANNING BOARD HEARING / SEPTEMBER 2020

1. **PLANNING BOARD COMMENTS TO ORIGINAL PETITION / **RESPONSE TO COMMENTS FROM PREVIOUS PETITION****
2. **CDD Aug. 28<sup>th</sup> MEMO / **CLARIFICATIONS****

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RESPONSE TO COMMENTS FROM PREVIOUS PETITION**

2. CDD Aug. 28<sup>th</sup> MEMO / CLARIFICATIONS

- **MASTER PLAN REVIEW**
- **ALEWIFE DISTRICT PLAN CONFORMANCE**
- **LIGHT INDUSTRIAL USES**
- **ROOFTOP MECHANICAL EQUIPMENT**
- **PARKING**
- **TREE CANOPY AND OPEN SPACE**
- **AOD-1 DISTRICT ANALYSIS**

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**BOARD COMMENT:** The Board asked for a clear and delineated master plan development review process that is explicitly written in the zoning text.

**RESPONSE:** The revised Petition now includes Section 20.95.52 that creates a **AOD-1 Master Plan Special Permit**, which is similar to a PUD process.

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**BOARD COMMENT:** Demonstrate that the Alewife District Plan is addressed comprehensively and that the proposed zoning would fully enable outcomes envisioned by that plan.

**RESPONSE:** The revised Petition now includes Section 20.95.53 that explicitly requires the Planning Board to make findings that the development proposal is generally in conformance with the Alewife District Plan.

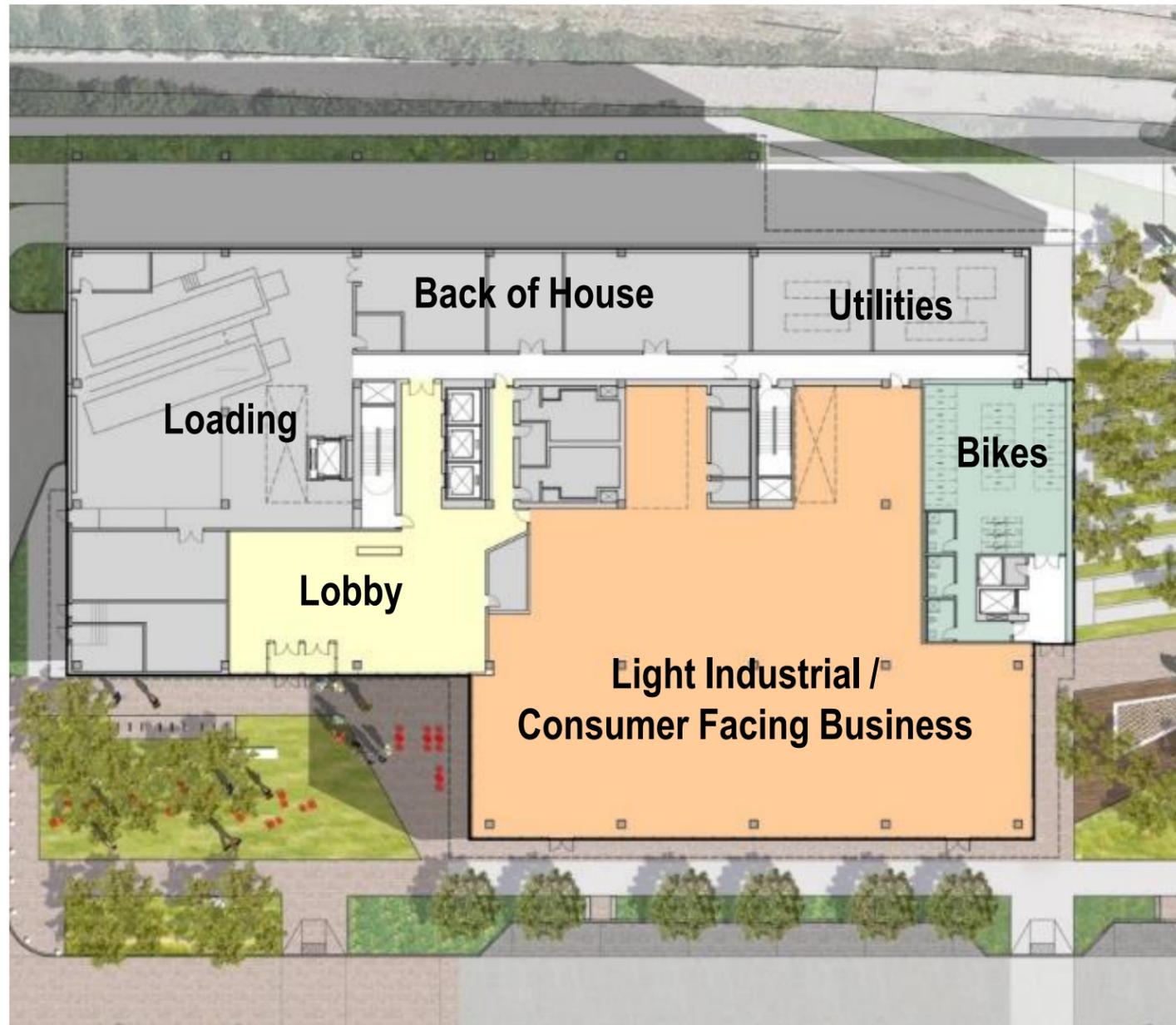
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**BOARD COMMENT:** Board members preferred to see that more than 50% of the ground floor be devoted to light industrial uses.

**RESPONSE:** The revised Petition adds language clarifying that the ground floor be “**used predominantly**” for light industrial uses and/or consumer facing businesses requiring similar space.

## INTENT:

- Ground Floor “**predominantly**” for Light Industrial / Consumer Facing Businesses
- **Except** for entrances/exits, lobbies, circulation, utilities, loading and other building functions.



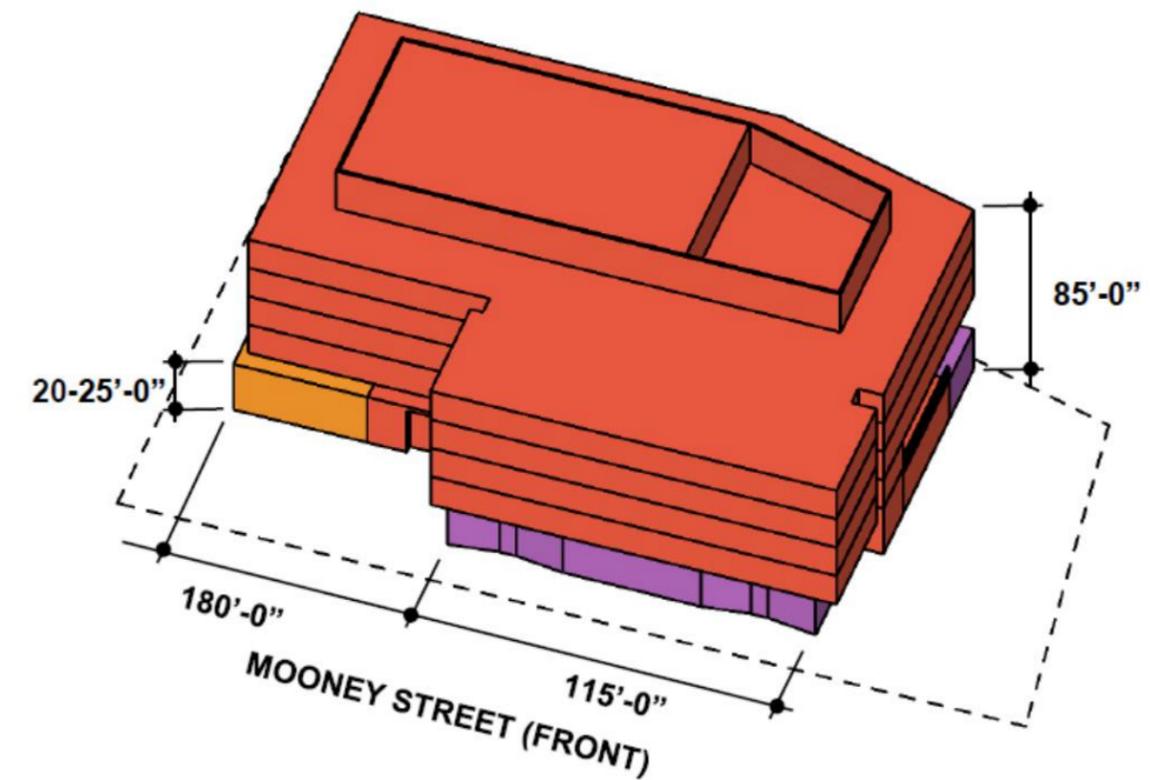
Example of Ground Floor Use Allocation

An alternative approach, as noted by CDD in its Aug. 28<sup>th</sup> Memo, would be to require the Board to make a finding that the ground story is exclusively devoted to light industry or consumer-facing businesses **except** to the extent that accessory ground-story spaces are necessary to serve other uses in the building.

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**BOARD COMMENT:** Board members asked the petitioners' representatives to respond to neighborhood concerns about the added height and bulk from mechanical equipment.

**RESPONSE:** Alewife District Plan outlines Urban Form recommendations that include reducing visual bulk of building massing (pg. 115-123). Revised Petition requires that Planning Board make a finding that the building massing is consistent with these recommendations.



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**BOARD COMMENT:** Consider codifying the Alewife District Plan’s recommendations for stricter parking requirements, enhanced transportation demand management, improved bus service, and new infrastructure connections.

**RESPONSE:** The revised Petition specifically eliminates parking minimums and requires that the Planning Board make a finding that the project is consistent with the Mobility recommendations of the Alewife District Plan (pg. 124-133).

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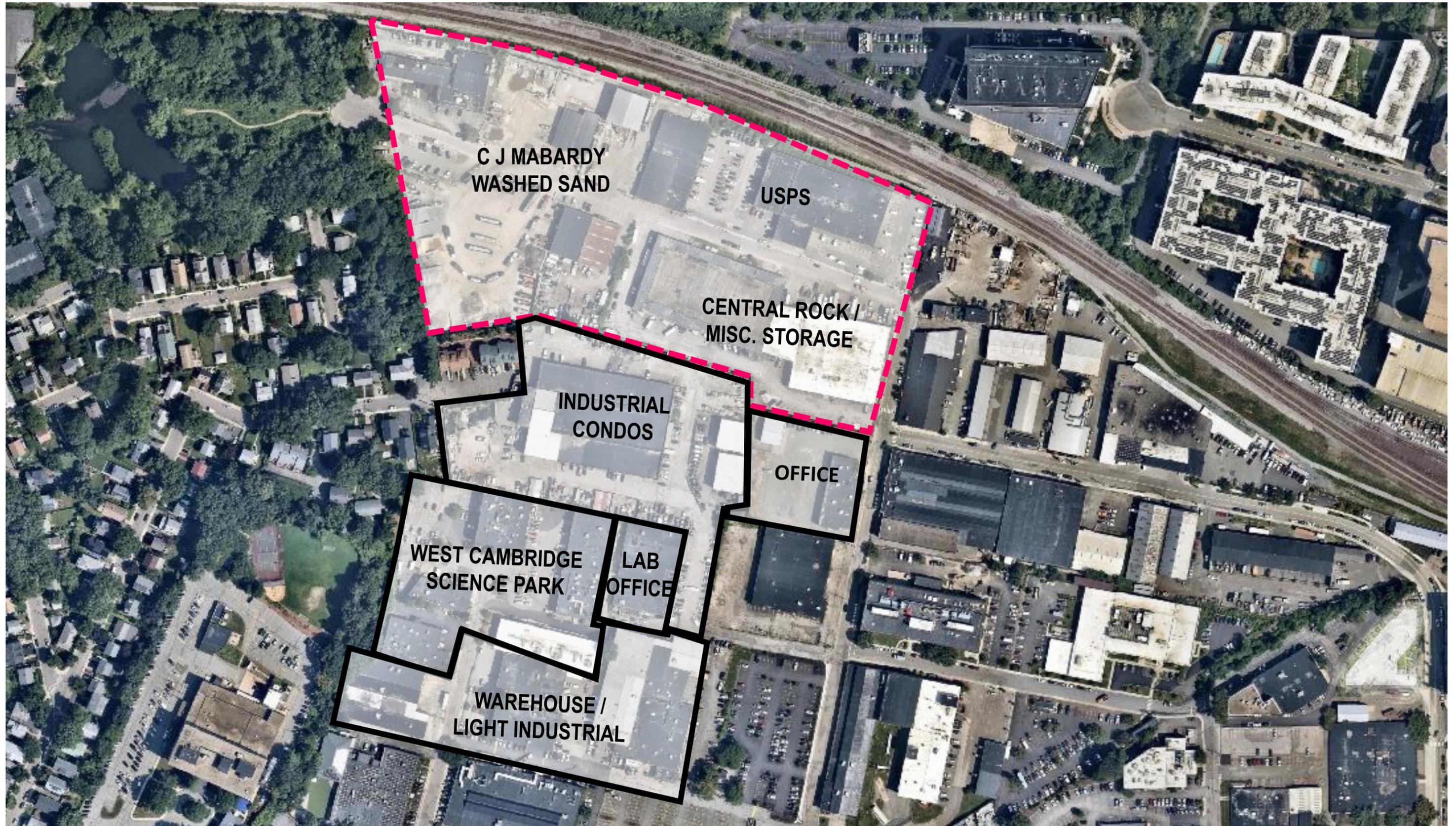
**BOARD COMMENT:** The Board asked for clearer expectations for increasing tree canopy, permeable area, and publicly usable open space per the Alewife District Plan recommendations.

**RESPONSE:** The revised Petition requires that the Planning Board make a finding that the project is consistent with the Climate and Environment recommendations of the Alewife District Plan (pg. 134-143).



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**BOARD COMMENT: Board asked for an assessment of how other properties in the AOD-1 would be affected.**



# PLANNING BOARD COMMENT / AOD-1 DISTRICT ANALYSIS



## 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

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2. **CDD Aug. 28<sup>th</sup> MEMO / CLARIFICATIONS**

CDD 8.28.20 MEMO COMMENT		PETITION	FEEDBACK
<b>BRIDGE</b>	City should study bridge FAR bonus section further (pg. 8-9)	FAR bonus achievable by (a) Construction of bridge (b) Design buildings incorporating bridge structural elements (c) Conveyance of property interests (d) Contribution of significant funds	Intent was to create a mechanism where the Planning Board could make a finding that future development proposals are facilitating one or more bridge connections from Quadrangle to Triangle in a manner that takes into consideration the physical limitations of each specific property.

CDD 8.28.20 MEMO COMMENT		PETITION	FEEDBACK
<b>PARKING</b>	<ul style="list-style-type: none"> <li>• Authorize Planning Board to establish parking maximums (pg. 5)</li> <li>• What is the intended effect of eliminating max height of off-street parking facilities? (pg. 6)</li> <li>• Cover parking with landscaping to minimize urban height island effect. (pg. 6)</li> </ul>	<ul style="list-style-type: none"> <li>• Parking minimums shall not apply.</li> <li>• Maximum height of off-street facilities shall not apply.</li> <li>• Parking covering not specifically mentioned but included by reference to Alewife District Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• Intent was for TP&amp;T and Planning Board to determine appropriate parking given (1) the proposed uses, in particular the ground-floor uses, and (2) the adequacy of the existing local public infrastructure in area.</li> <li>• Intent was to maximize off-street shared parking in a centralized location, which could necessitate taller garages.</li> <li>• Agree that covered parking could be included (landscaping &amp; solar).</li> </ul>

**THANK YOU**

