

An aerial architectural rendering of a city block. The scene shows a dense arrangement of multi-story buildings with various rooflines and colors (red, orange, white). Green trees are scattered throughout the block, particularly along streets and in open areas. A blue pond is visible in the lower-left quadrant. The overall style is a detailed, hand-drawn sketch with color washes.

Alewife Zoning Community Meeting

November 3, 2022

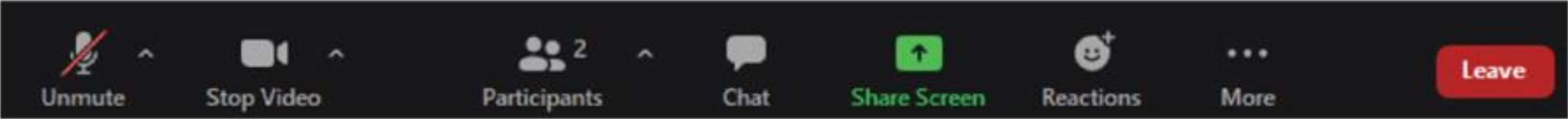
Welcome!

INTRODUCE YOURSELF IN THE CHAT



Click the link in the chat to sign up for email updates

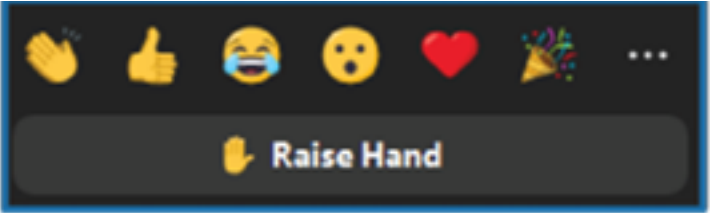
GETTING TO KNOW ZOOM



Please stay **muted** until called on

If you are comfortable you can leave your **video** on

Use **Chat** to comment or ask questions



Use **Reactions** to **Raise Hand**



If you're having connectivity issues, call in at:
929 436 2866
Meeting ID: 812 5331 1371

Press ***9** to **Raise Hand**



Note: We will be recording this meeting to share online with any interested stakeholders who were not able to attend.

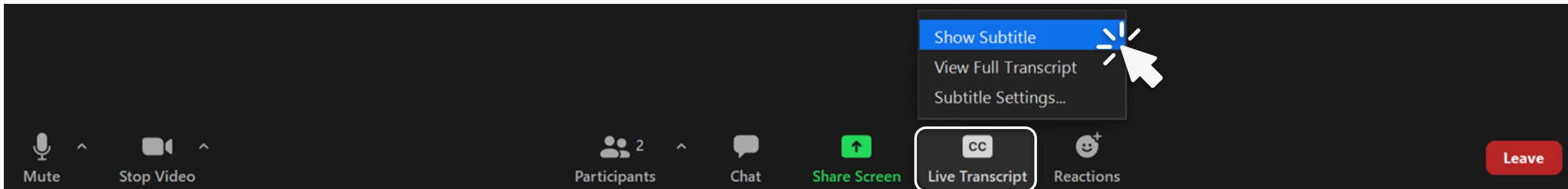
CLOSED CAPTIONING IS AVAILABLE



Turn on the closed captioning by clicking on the **'Live Transcript'** button on the bottom of your screen. From there, you can:

- Turn on subtitles by clicking on **'Show Subtitle'**
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MEETING PURPOSE

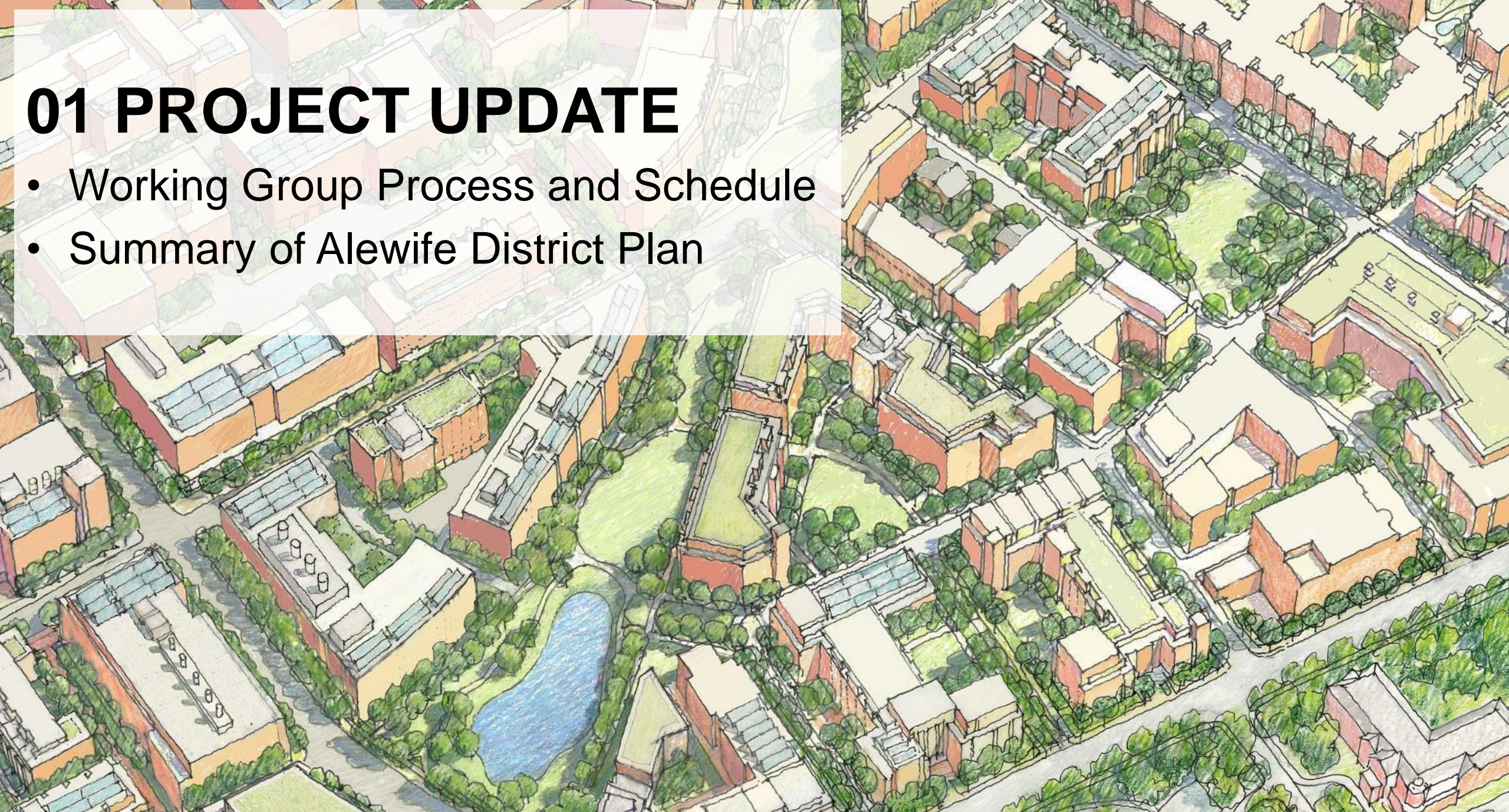
- Receive public feedback on latest conversations with the Alewife Zoning Working Group

AGENDA

- 01 PROJECT UPDATE
- 02 WHAT'S NEW SINCE THE ALEWIFE DISTRICT PLAN
- 03 Q&A / BREAKOUT DISCUSSION
- 04 SUMMARY OF WHAT WE HEARD
- 05 NEXT STEPS

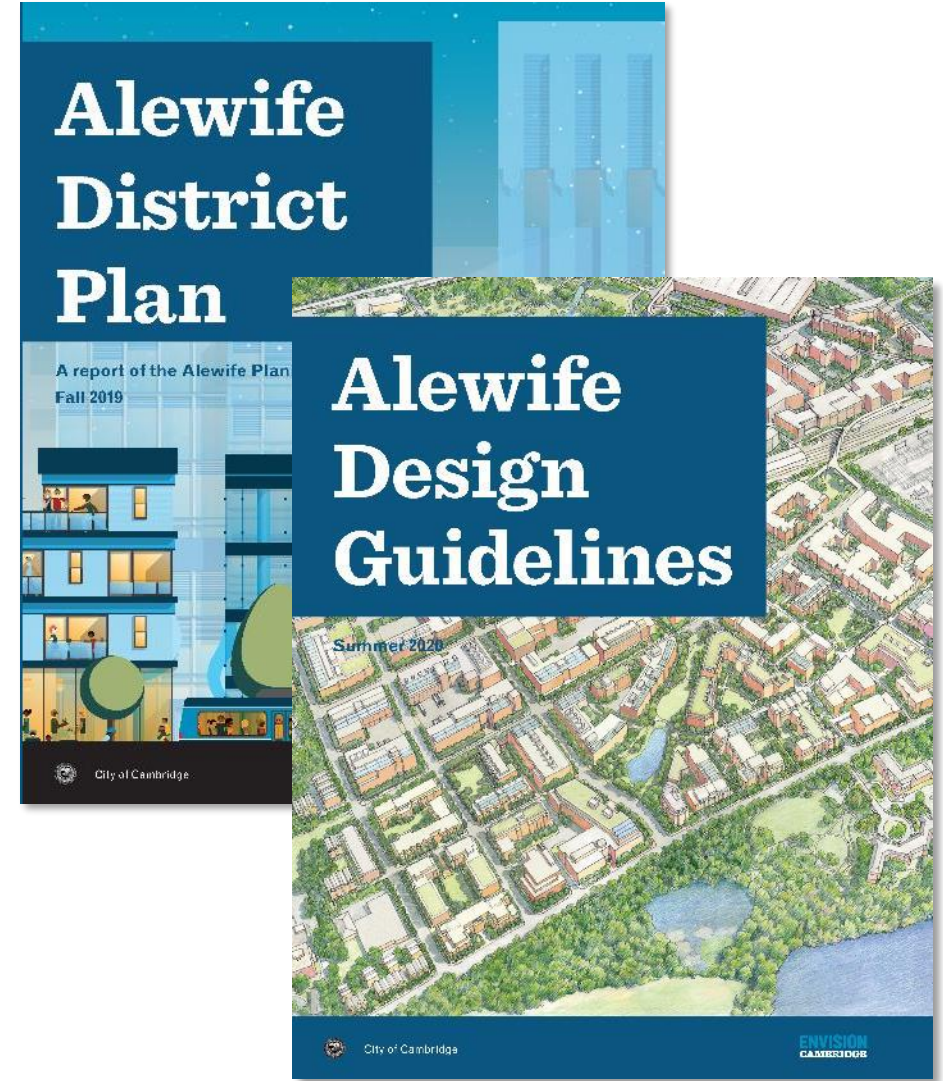
01 PROJECT UPDATE

- Working Group Process and Schedule
- Summary of Alewife District Plan




Why we're here!

- Alewife District Plan completed in 2019
- Developer-led zoning petition failed on Council vote (2019-2021)
- Moratorium on office and lab until revised zoning is adopted or by Dec. 2023
- Alewife Zoning Working Group established to draft zoning for the district




Charge of Working Group

- Recommend new zoning for adoption based on the community's planning and urban design priorities.
- Incorporate lessons learned from zoning and development review processes over the past few years since the completion of the Alewife District Plan.



ALEWIFE ZONING WORKING GROUP
INITIAL DRAFT ZONING PRINCIPLES + FRAMEWORK



Working Draft – Last Updated August 31, 2022

- I. **Use**
 - a. Not as wedded to inclusion of Light Industrial uses at the ground floor – stronger priority is having a greater variety/diversity of uses
 - b. Support concept of “Active Use” on ground floors, which could encompass:
 - a. Arts and culture uses
 - b. Certain residential amenities
 - c. Light industrial or maker space
 - d. Retail & Consumer service uses
 - e. Daycare uses
 - f. Uses like what’s there now – gymnastics, climbing
 - g. Civic uses, schools
 - h. Priorities: Interesting facades, activity at the ground floor, feeling of safety for people walking
 - c. Want to see greater proportion of housing to office/lab uses in the District
 - a. Incentivize housing?
 - b. Importance of affordable housing at various levels of affordability
 - i. Want to see family-sized units (3+ BR)
 - c. Employment will also help support retail and other services w/daytime population
 - d. Is there a better way to ensure a mix of uses throughout the district, not just one or the other?
- II. **Height**
 - a. Generally agree with a transition to less height in the west and a gradual step-up to more intense heights to the east and along the railroad tracks
 - b. Support increasing residential heights to what is permitted in the Triangle
 - c. If incentivizing residential, need heights of 120+ feet because of building code requirements (high-rise steel becomes economically viable at 10-12 stories) – note though that building codes always changing, new methods e.g., mass timber
 - d. Concerns expressed:
 - Light/shadows
 - Trapping heat – need for vegetation
 - Scaling down close to the Highlands neighborhood (per current zoning)
 - Don’t think 80’ buildings contribute to a sense of neighborhood
- III. **FAR**
 - a. Support density that accommodates the higher heights above desired ground-story uses (CDD to help determine)
 - b. Important for both residential and commercial to incentivize a greater variety of ground-story uses

Alewife Zoning Working Group

Residents

- Doug Brown, West Cambridge
- John Chun, Cambridge Highlands
- Lizzie Feigenbaum, Cambridge Highlands
- Jennifer Gilbert, North Cambridge
- Eric Grunebaum, North Cambridge
- Suhas Kodali, North Cambridge
- Mike Nakagawa, North Cambridge
- Ann Stewart, Cambridge Highlands
- Ann Tennis, Cambridge Highlands

Business Representatives/Property Owners

- Jane Carbone, Homeowners Rehabilitation Inc.
- Chris Chandor, The Davis Companies
- Igor Ivanovic, Iggy's Bakery
- Kelvin Moses, Healthpeak
- Joseph Poirier, Longleaf Lumber
- Joe Sultan, West Cambridge Science Park

Institutional/Non-Profit Representatives

- Diana Marsh, Fayerweather School

Working Group Schedule



Project Schedule



Alewife District Plan Goals

- Build a Cohesive Mixed-Use District
- Integrate Alewife with Rest of Cambridge
- Promote Economic Opportunity
- Enhance the Public Realm
- Encourage Sustainable Modes of Transportation
- Create a Continuous Open Space & Recreation Network



Alewife District Plan Subdistrict Vision

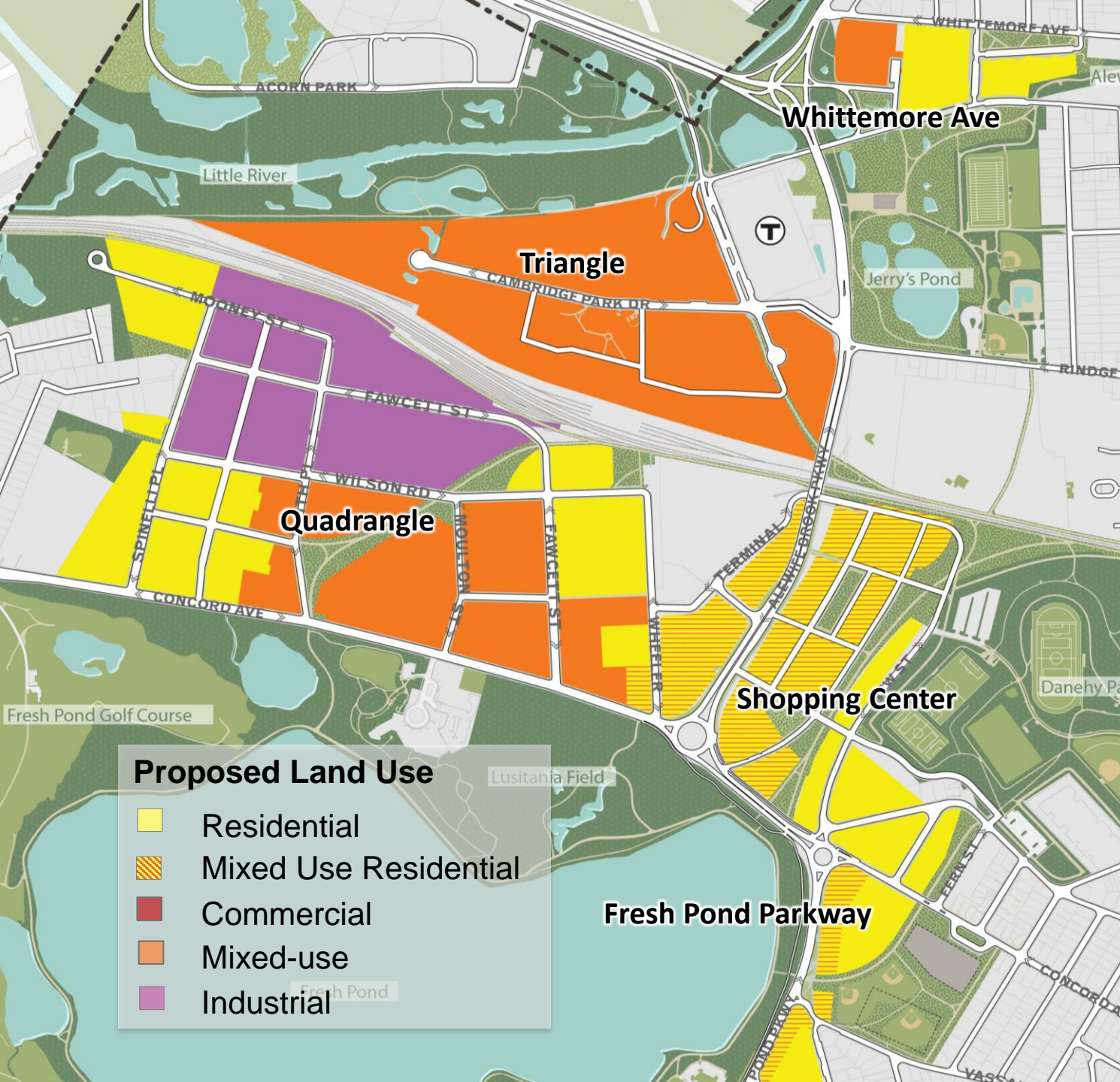
Quadrangle: Preserve and enhance light industrial jobs and balance residential and commercial growth

Shopping Center: Create a walkable shopping destination that includes mixed-use residential development

Fresh Pond Parkway: Encourage mixed-use residential development along Parkway

Whittemore Avenue: Encourage mid-density residential development adjacent to residential neighborhood and incentivize open space improvements

Triangle: Promote active ground floors and improve streetscape and bike/ped connections



Retain existing business types and diverse employment

- Good-paying, low barrier-to-entry jobs
- Important amenities for Cambridge residents
- Diverse innovation jobs that are different in profile than jobs in Kendall Square



Create a Mixed-Use Light Industrial Zoning District

Require ground floor industrial space in commercial development

Cross-subsidize the light industrial space with 3 floors of higher rent-generating commercial uses

Total building height up to 85'

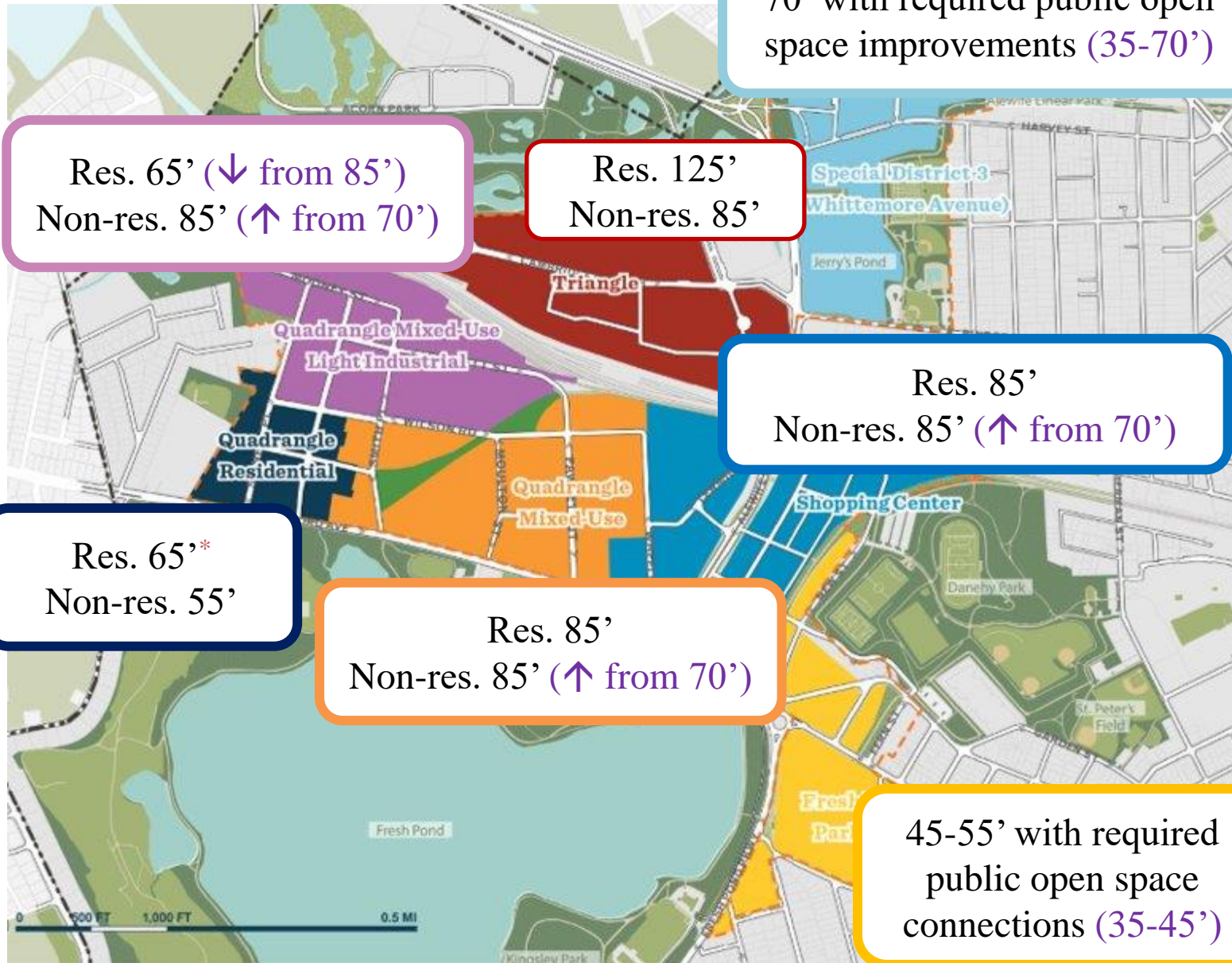
Option to add ground floor retail/showroom in front of industrial space on key streets as identified in plan



Key Zoning Recommendations of the 2019 Plan

Maintain density limits and adjust heights to:

- Promote desired building types (ground floor light industrial, mixed-use residential)
- Promote more and improved open space
- Allow higher ground floor elevations for flood protection
- Allow greater use of TDR and density bonuses for public space and infrastructure
- Retain lower heights near existing residential neighborhoods (retain green buffer near Highlands)



*Residential FAR increased to 2.0 from 1.5 for Quad Residential zone only.

Retain incentives for public infrastructure

Maintain density bonuses for:

- New streets
- Pedestrian/bicycle bridge connecting the Quadrangle to the Triangle
- 3-acre linear open space in Quadrangle



Summary

Comprehensive set of recommendations to achieve multiple goals:

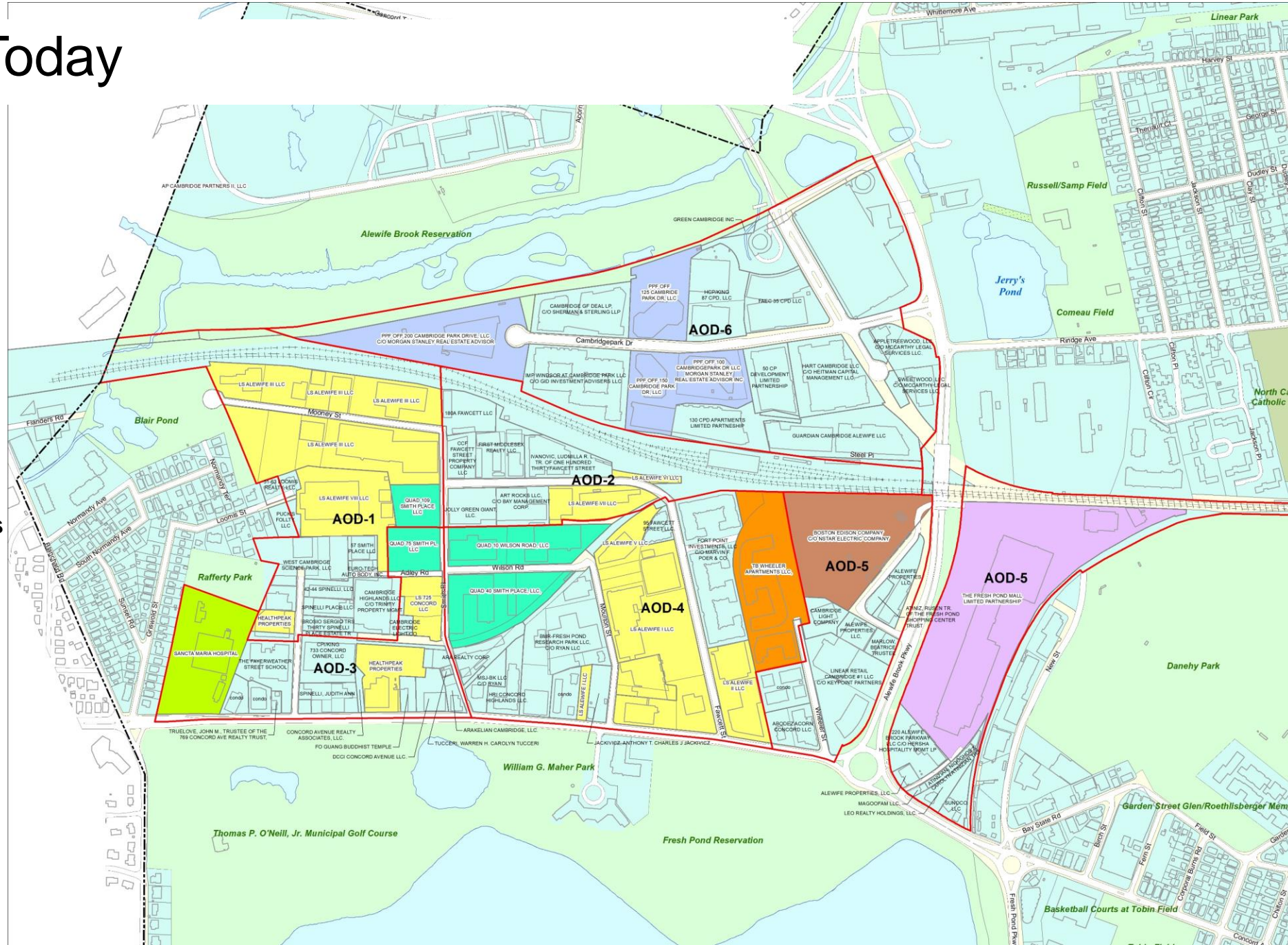
- Retain and create good-paying, low barrier to entry jobs
- Balance economic growth with housing development districtwide
- Create a resilient, pedestrian-friendly public realm
- Promote sustainable transportation and reduce growth in vehicular traffic



02 WHAT'S NEW SINCE THE ALEWIFE DISTRICT PLAN



Land Ownership Today



Seven Largest Property Owners in AODs

Acres	Entity
25.4	Healthpeak
16.9	The Fresh Pond Mall
13.4	PPF OFF
9.8	The Davis Companies
6.9	Boston Edison Co, C/O NSTAR
6.0	TB Wheeler Apartments
5.1	Sancta Maria Hospital

Recent/Ongoing Development in Alewife (Special Permits)

The Quad

Mooney St Proposal (2019-2021)

- Petition to rezone AOD-1; failed on Council vote
- Included increased building height up to 85 feet
- FAR bonus for providing infrastructure for railroad crossing to Alewife station

75-109 Smith Pl (approved 2020)



- 3-story / 113,000 square feet
- Technical office/lab uses
- 29% open space to lot area
- Designed to accommodate future elevated walkway and meet flood resilience recommendations from Alewife Plan
- Streetscape redesign

180 Fawcett St (approved 2022)



- 4-story / 58,000 square feet
- Technical office/lab uses
- Flood resilient design and activated green roof
- Streetscape redesign

671 Concord Ave (completed in 2020)



- 98 permanently affordable units
- Obtained a BZA comprehensive permit
- Designed to meet Passive House standards

15 Smith/40 Wilson Rd (proposed)

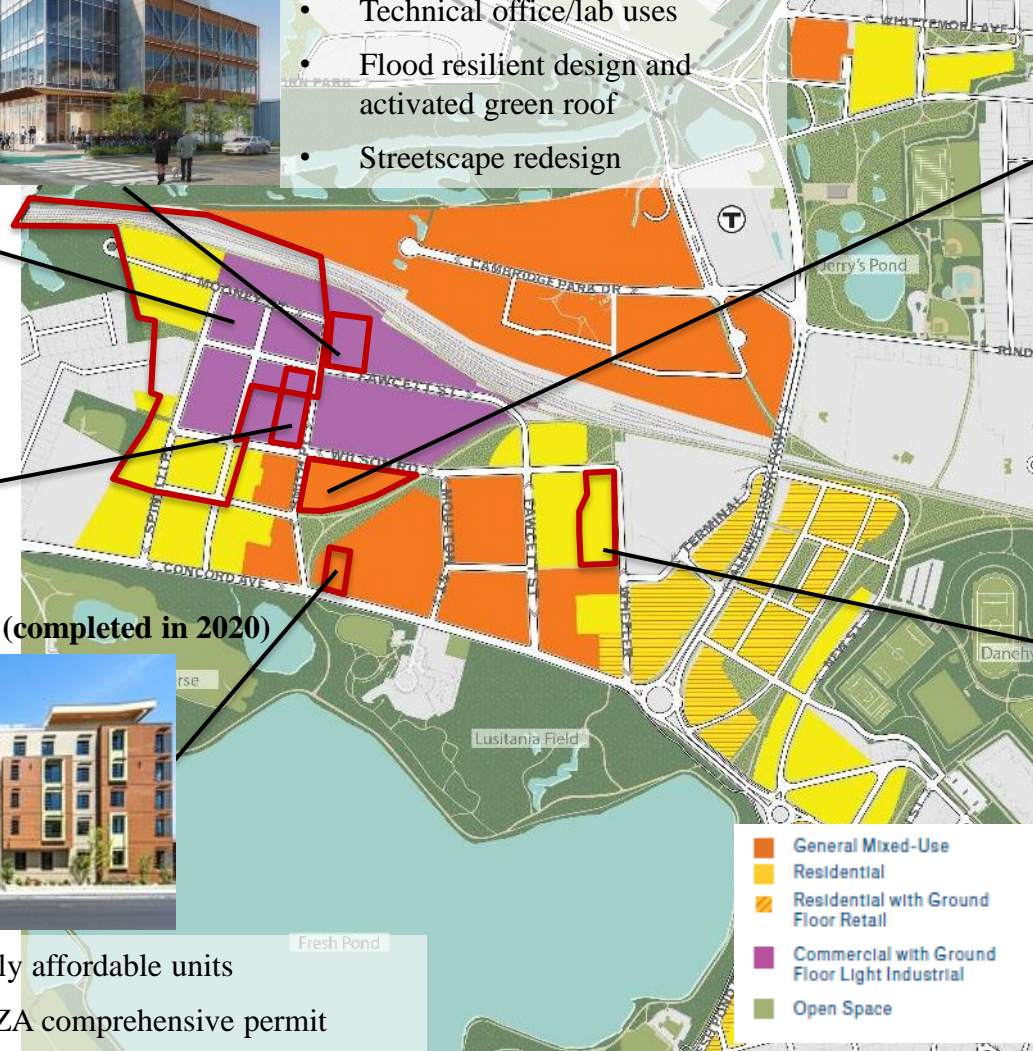


- 4-story / 280,000 square feet
- Technical office/lab uses with ground-floor retail and consumer service uses
- Proposes redesigned public realm and street sections in alignment with Alewife Plan
- Incorporates linear multi-use path along rear property line

55 Wheeler St (approved 2018)

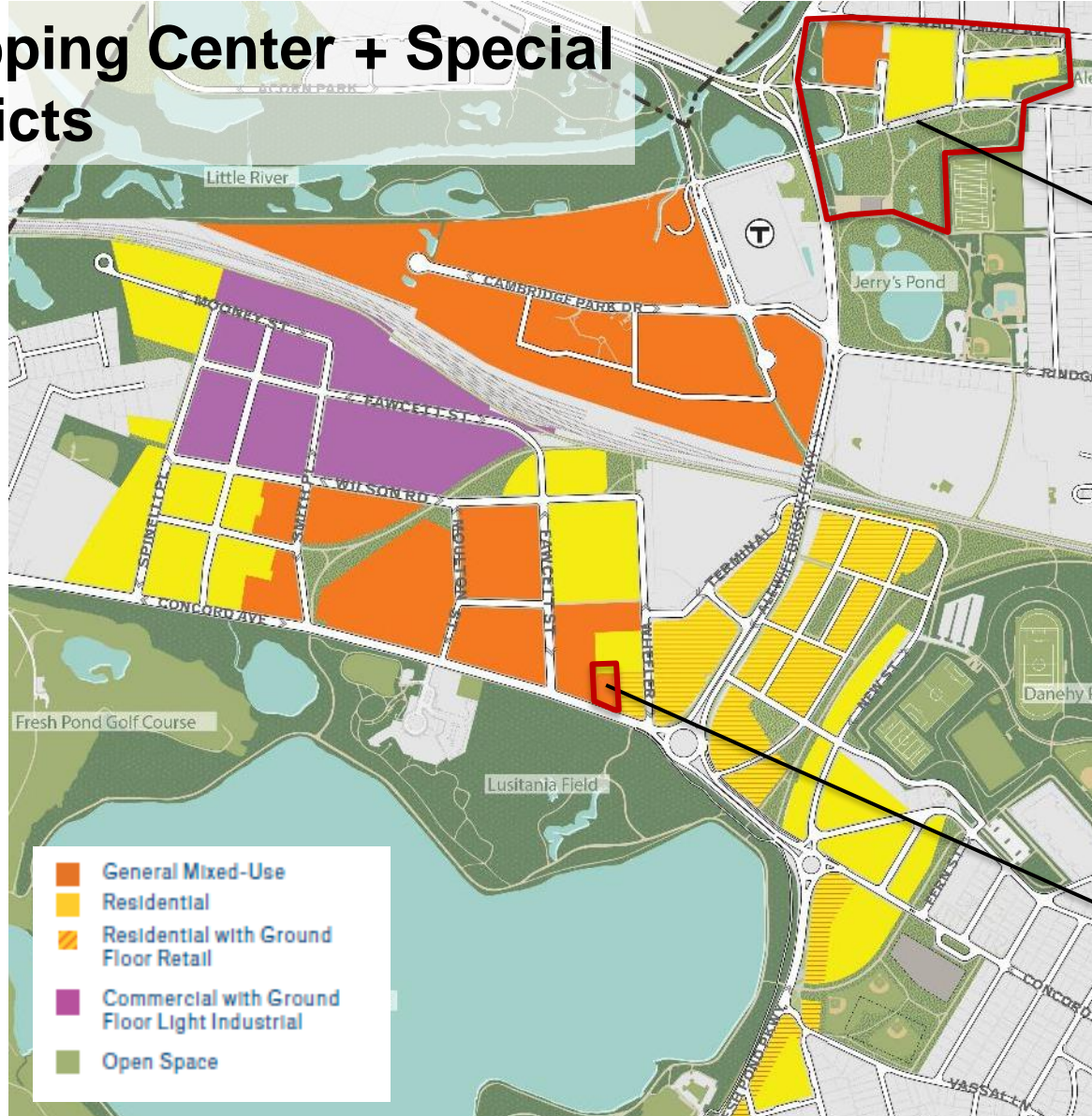


- 7-story / 137,029 square feet
- 526 residential units
- Includes new public street and bike/ped connections as recommended in Alewife Plan, elevated first floor and a raised sidewalk



Recent/Ongoing Development in Alewife (Special Permits)

Shopping Center + Special Districts



36-64 Whittemore Ave (Alewife Park/IQHQ)



- 5 buildings / 735,500 square feet
- Predominantly technical office/lab uses, with some retail use
- Includes improvements to Jerry's Pond and MBTA headhouse
- Incorporates community gardens and on-site Ecological Center and tree nursery

Concord Wheeler Phase 2 (approved 2016)



- 6-story / 50,000 square feet
- 49-unit residential building with ground-floor retail and consumer service uses
- Includes bike/ped public improvements in order to support mixed-use, transit-oriented planning for the area

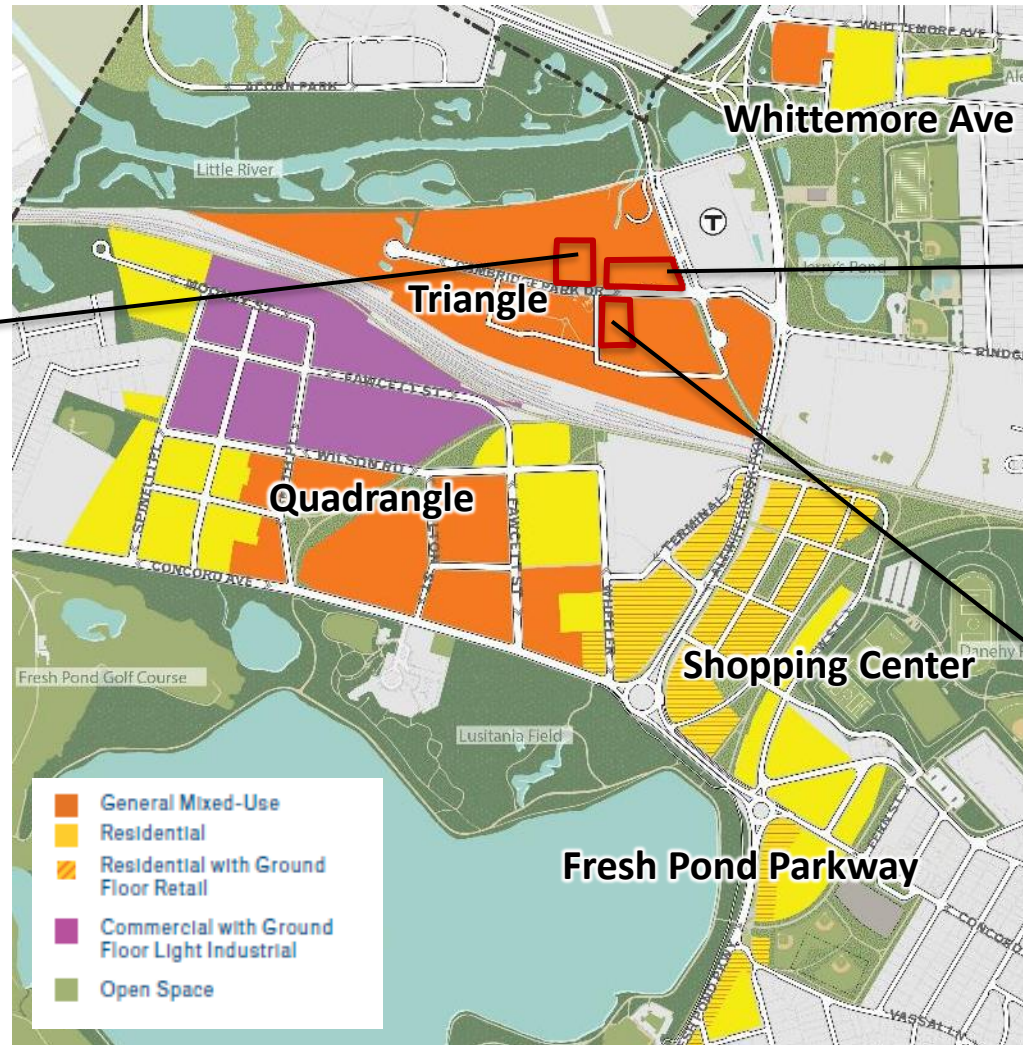
Recent/Ongoing Development in Alewife (Special Permits)

The Triangle

87-101 Cambridgepark Dr (approved 2020)



- 5-story / 142,000 square feet
- Technical office/lab uses and ground-floor retail & consumer service uses
- New multi-use path connecting Cambridgepark Drive to Fitchburg path to the north



35 Cambridgepark Dr (approved 2016)



- 5-story / 185,000 square feet
- Technical office/lab uses and ground-floor retail
- Replacement of asphalt parking area with multiple rain gardens, bioswale, shade tree clusters and outdoor seating areas.

50 Cambridgepark Dr (approved 2018)



- 8-story / 321,683 square feet
- Multifamily residential and ground-floor retail & consumer service uses
- New raised cycle track on Cambridgepark Drive and ped/bike improvements on north-south drive

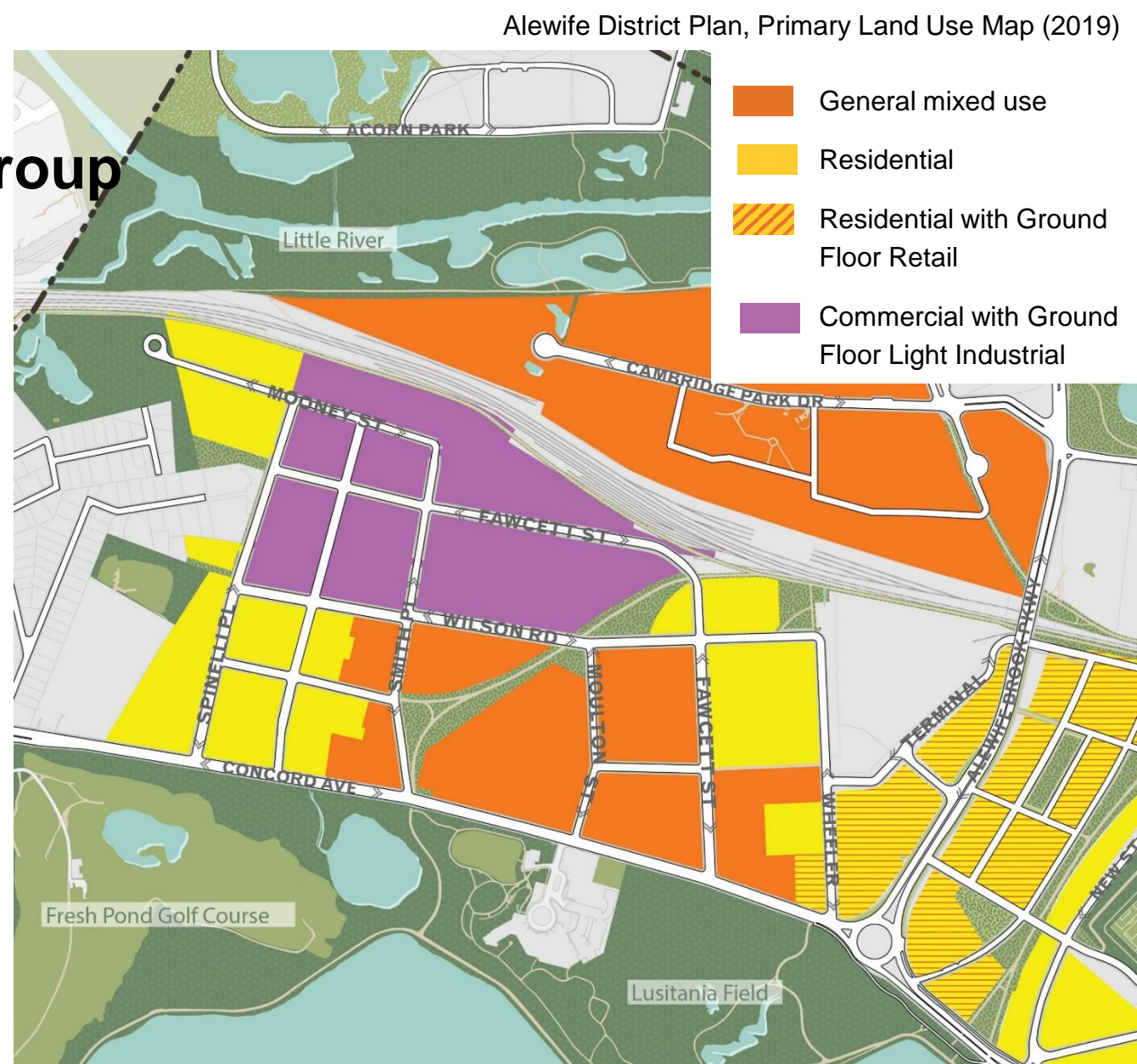
What We Heard from the Working Group

- Land Use
- Scale of Development
- Street Network
- Open Space
- Public Benefits

Land Use

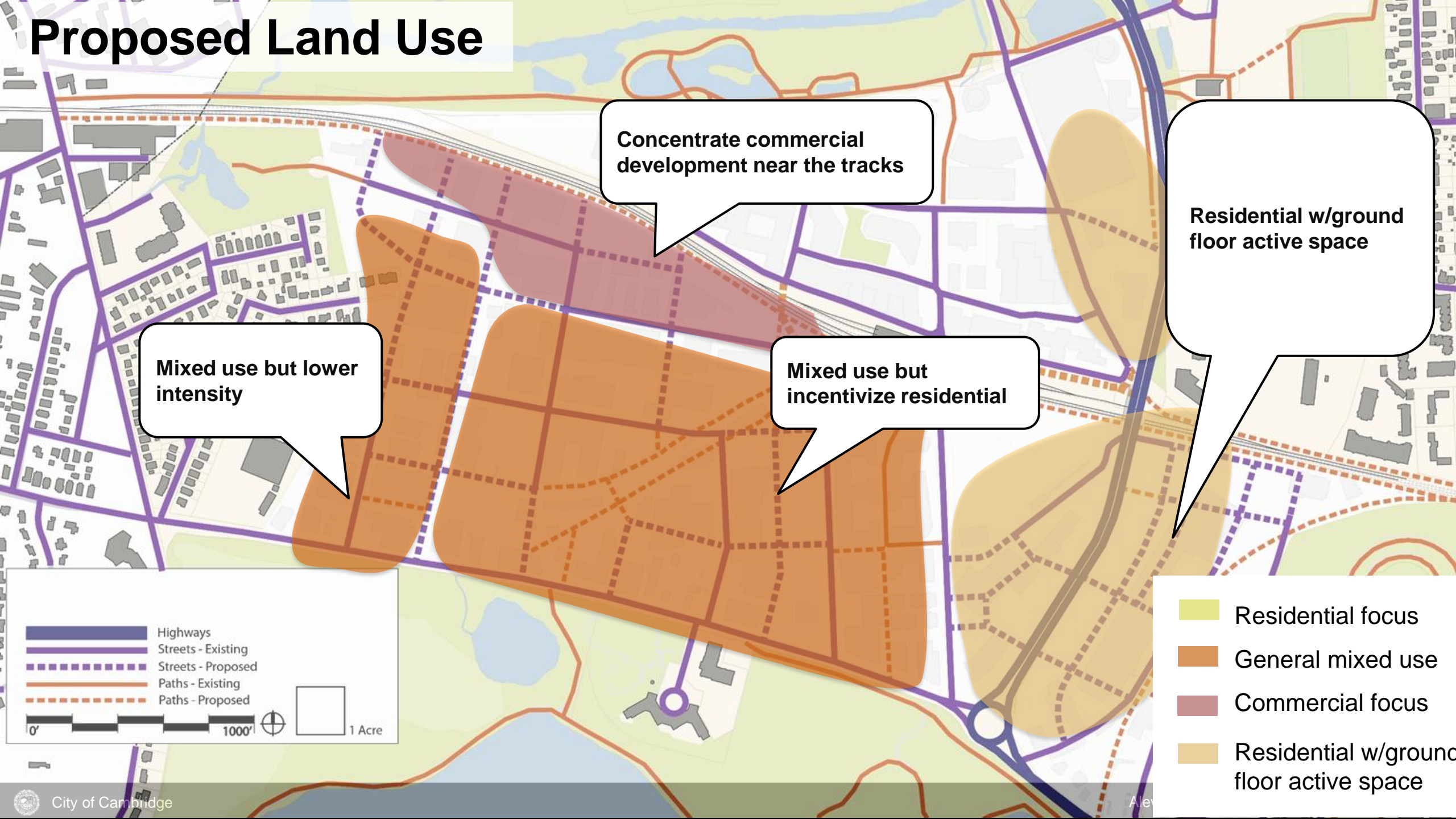
What We Heard from the Working Group

- Desire for mixed-used district
- Incentive residential development through increased height and density
 - Importance of affordable housing at various levels of affordability (i.e., inclusionary and all-affordable)
- Desire for a variety of ground floor uses, including but not limited to light industrial
- Support for a “main street” in a defined location, where active uses would be required for both residential and commercial development.



In 2019, the community prioritized light industrial uses in the Quad to provide low barrier-to-entry jobs.

Proposed Land Use



Concentrate commercial development near the tracks

Mixed use but lower intensity

Mixed use but incentivize residential

Residential w/ground floor active space

Legend for transportation infrastructure:

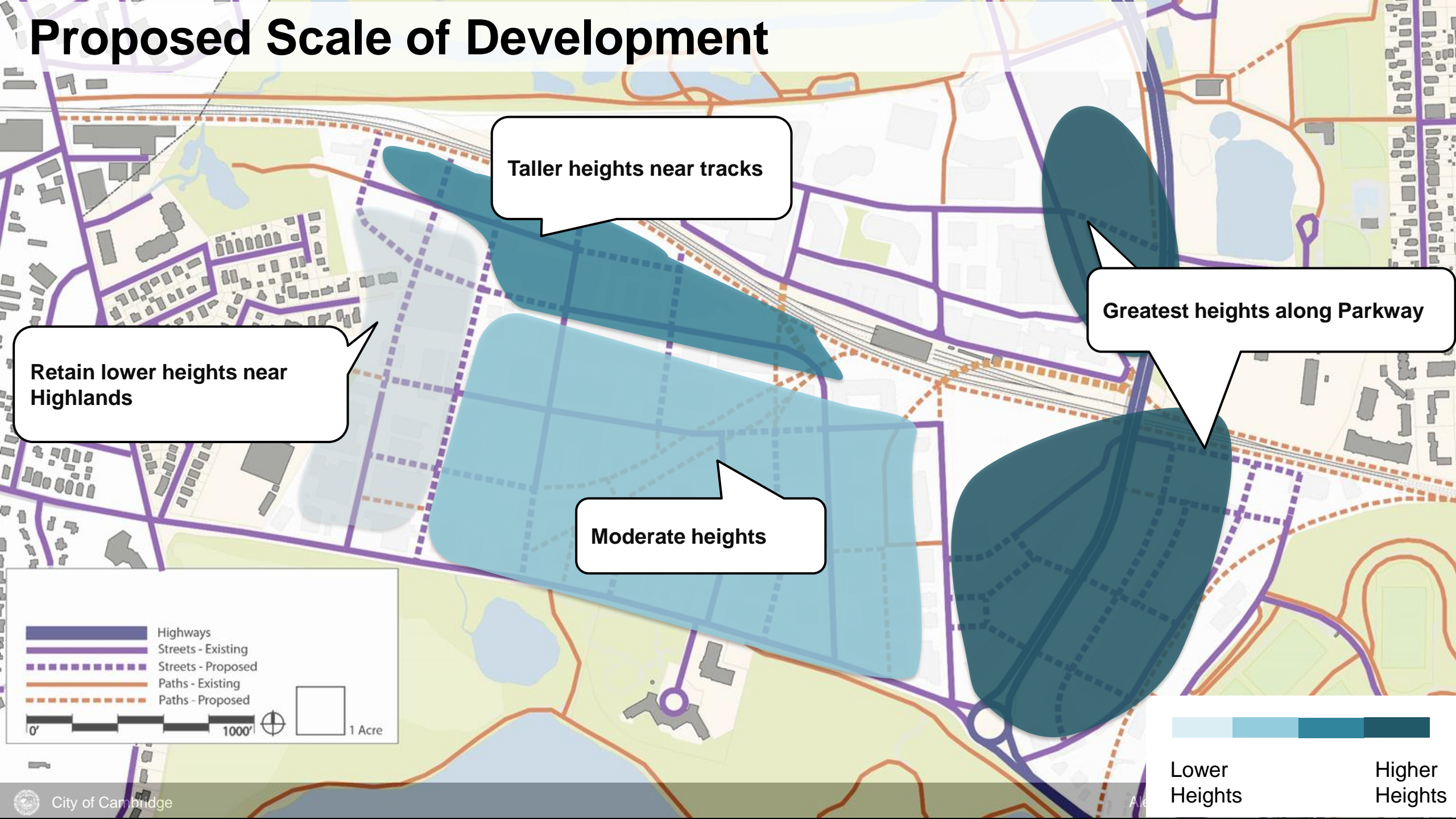
- Highways
- Streets - Existing
- Streets - Proposed
- Paths - Existing
- Paths - Proposed

Scale: 0' to 1000' and 1 Acre

Legend for land use zones:

- Residential focus
- General mixed use
- Commercial focus
- Residential w/ground floor active space

Proposed Scale of Development



Taller heights near tracks

Greatest heights along Parkway

Retain lower heights near Highlands

Moderate heights

Legend:

- Highways
- Streets - Existing
- Streets - Proposed
- Paths - Existing
- Paths - Proposed

Scale: 0' to 1000' and 1 Acre

Height Scale Legend:

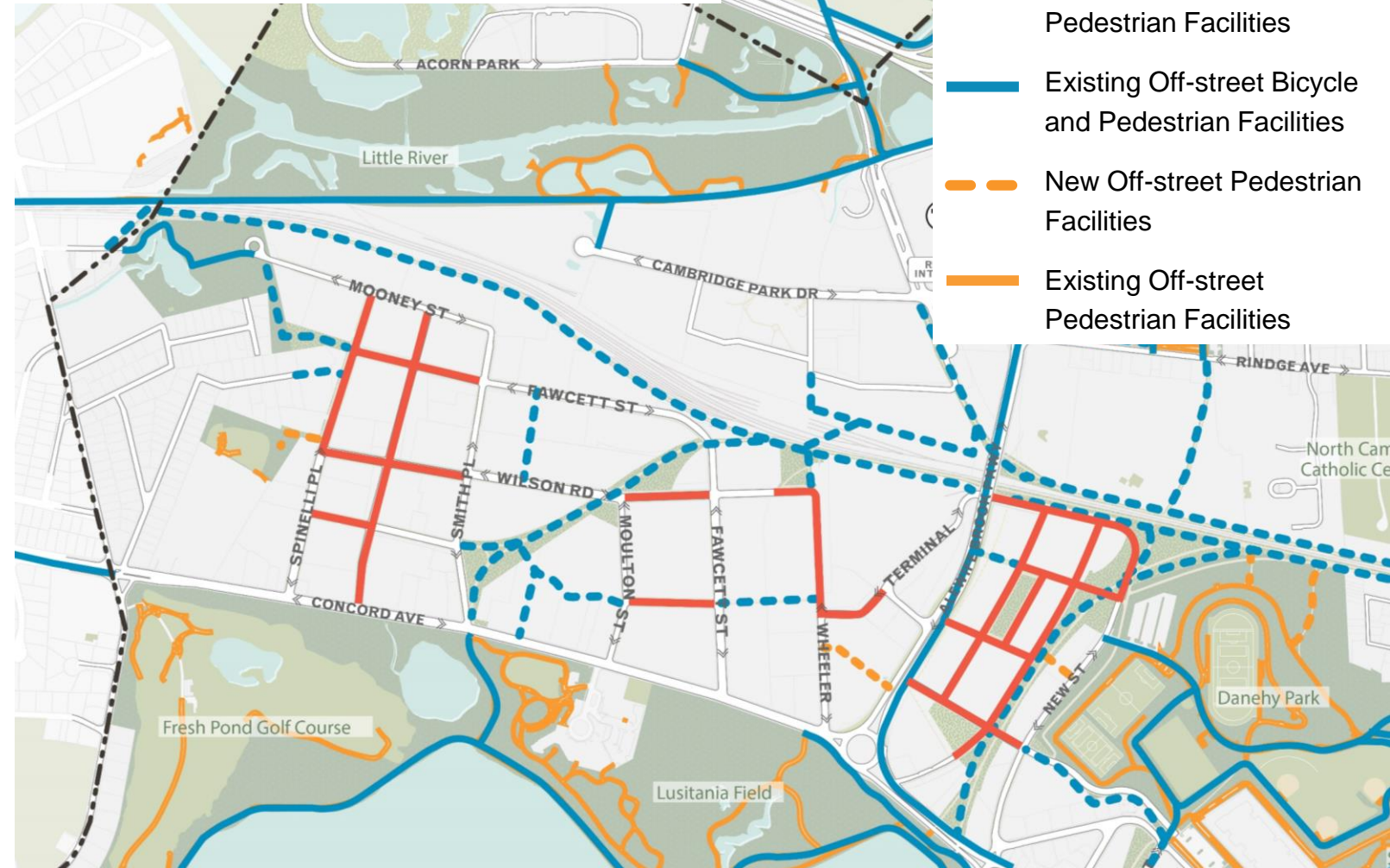
Lower Heights (light blue) to Higher Heights (dark blue)

Street Network

What We Heard from the Working Group

- There should be a more connected street network
- Bike/ped connections to the T are necessary
- Priority investments:
 - Terminal Road connection
 - Bike/ped bridge
 - Commuter rail station

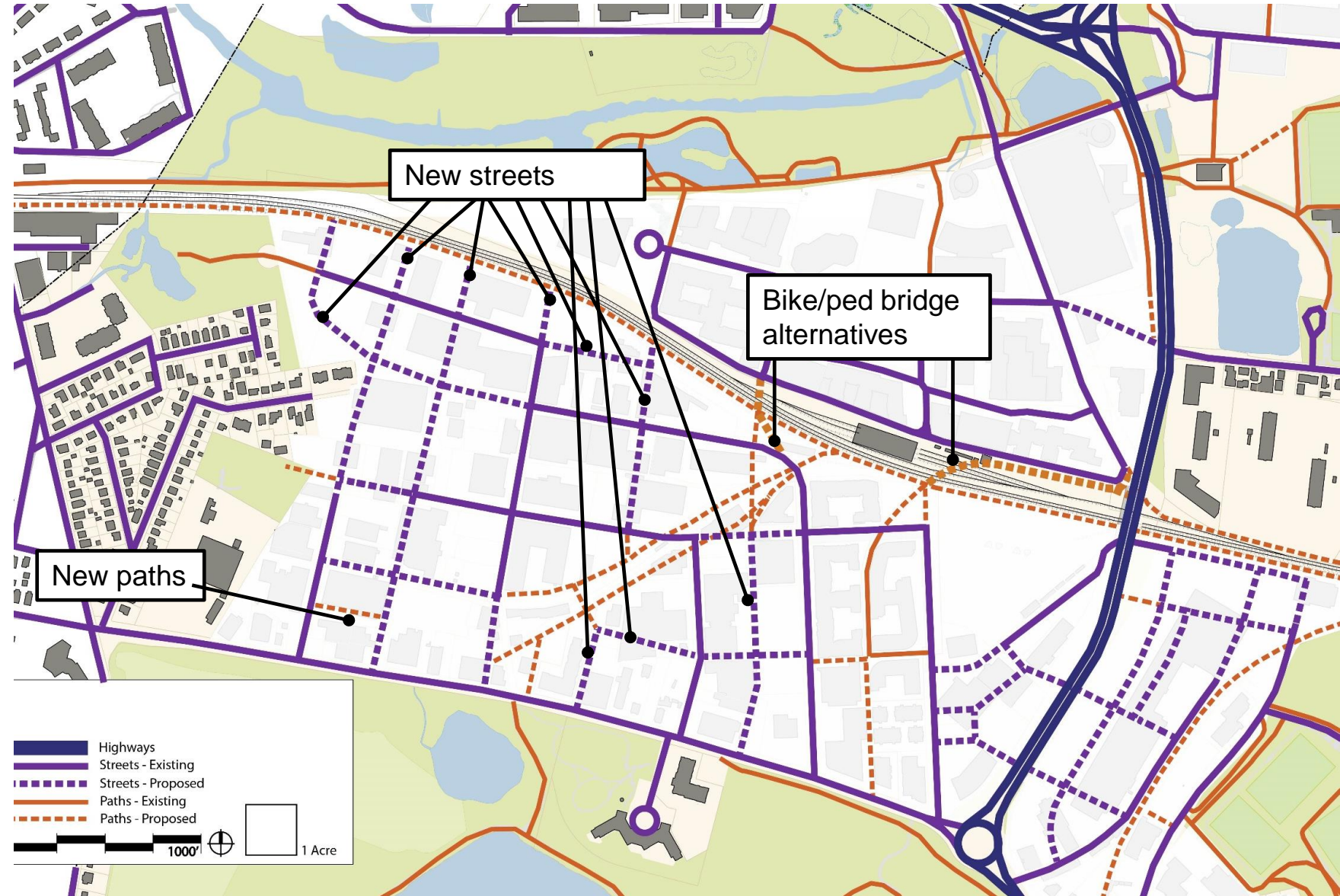
Alewife District Plan, Proposed Streets and Paths (2019)



A light industrial district requires large block sizes to fit large light industrial building types.

Proposed Street Network

- Reduction of light industrial floorplates allows for smaller block sizes.
- Introduction of additional streets and paths improves connectivity.

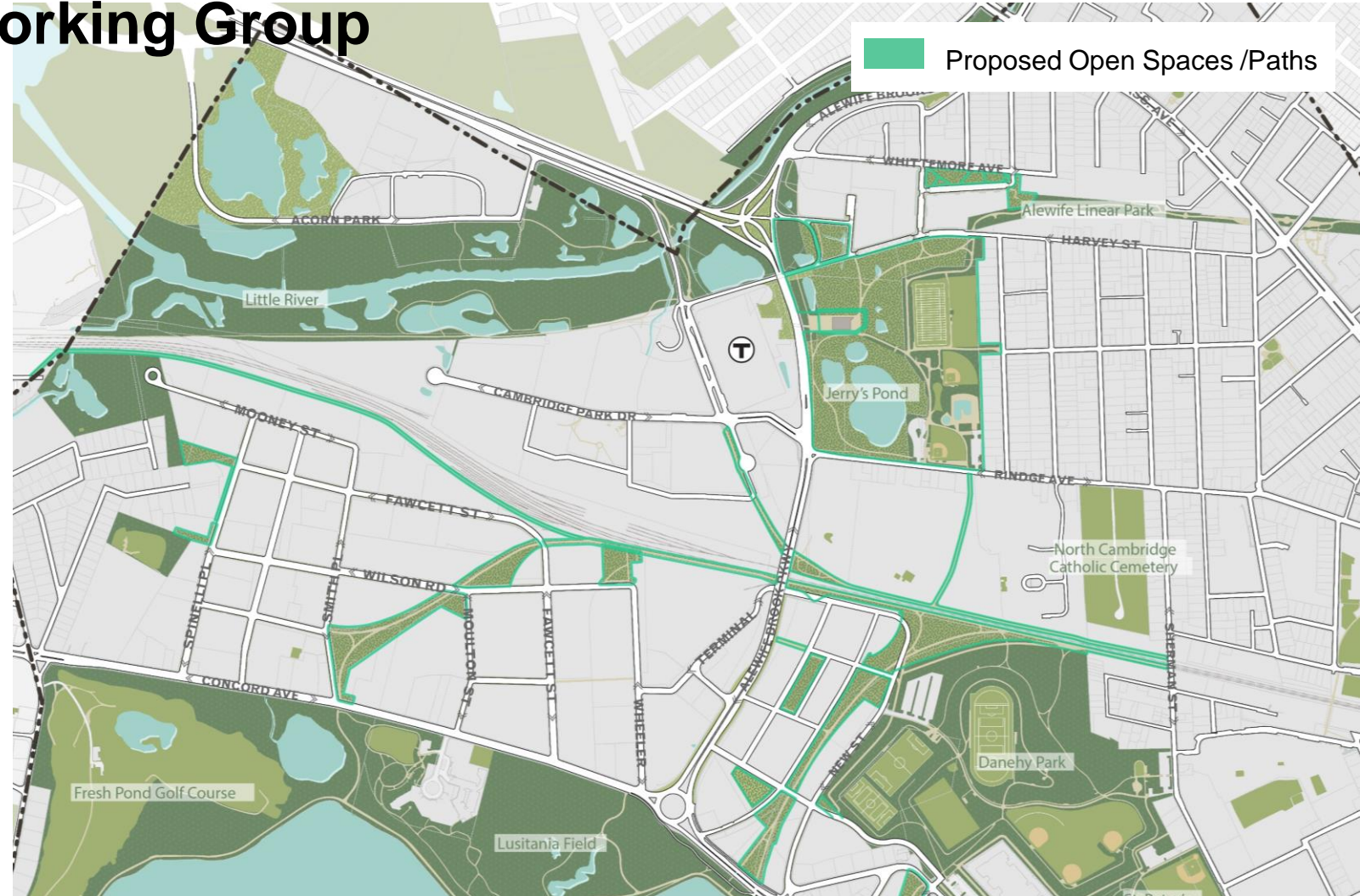


Open Space

Alewife District Plan, Open Space Vision Network (2019)

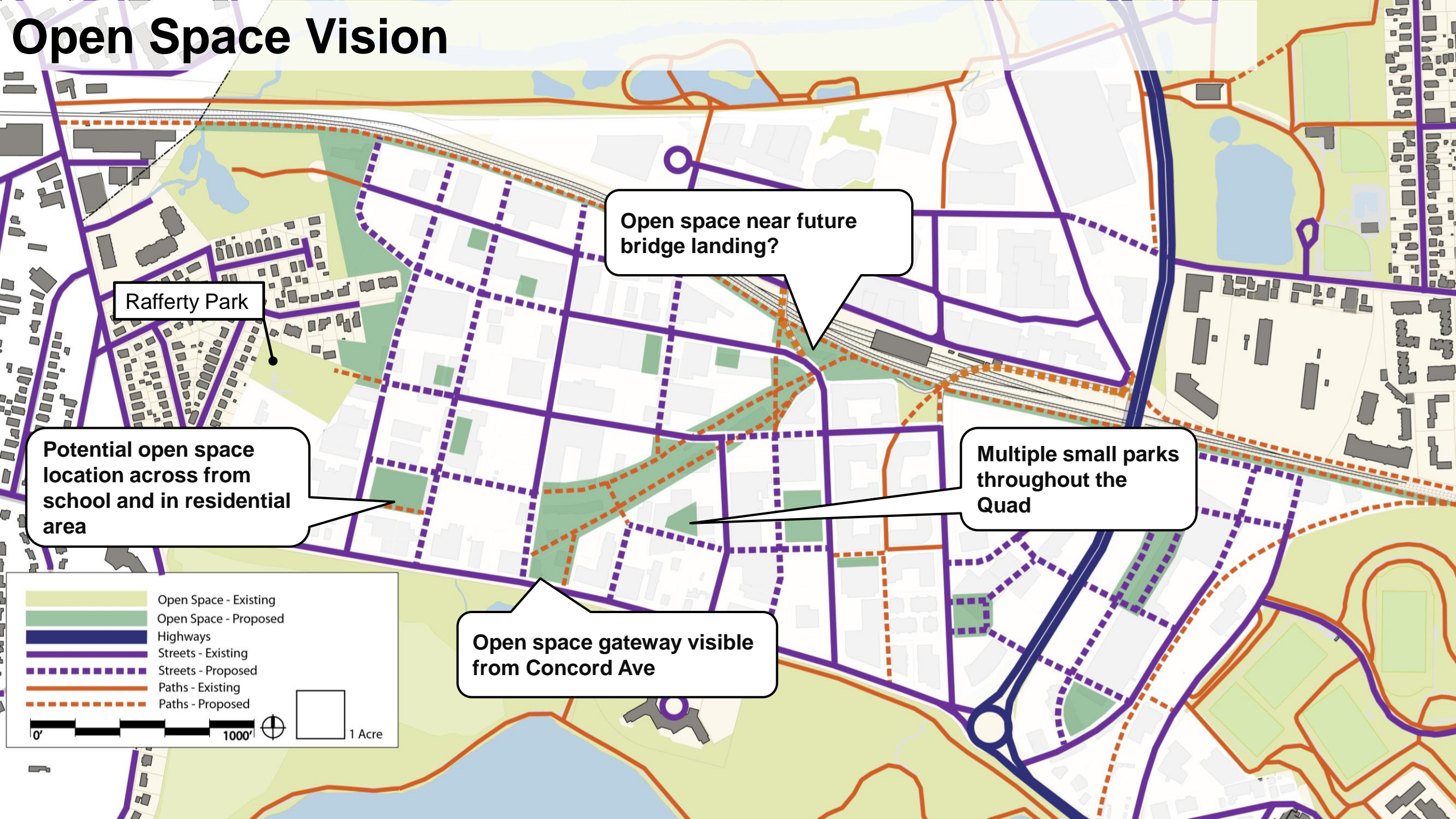
What We Heard from the Working Group

- Desire for a multiple small parks
- Open space should serve multiple benefits, including climate resilience (i.e., stormwater retention, dense tree canopy)
- Connecting open spaces is important
- Open spaces should be near residential areas



The Alewife District Plan identified a 3-acre linear park to connect the district's existing open spaces.

Open Space Vision



Rafferty Park

Potential open space location across from school and in residential area

Open space near future bridge landing?

Multiple small parks throughout the Quad

Open space gateway visible from Concord Ave

Legend:

- Open Space - Existing
- Open Space - Proposed
- Highways
- Streets - Existing
- Streets - Proposed
- Paths - Existing
- Paths - Proposed

Scale: 0' to 1000'

North Arrow

1 Acre

Public Benefits and Bonuses

What We Heard from the Working Group

- Support additional density/height to incentive desired public benefits (e.g., bridge, housing, ground floor active uses, open space, etc.)
 - Want to retain lower heights near Cambridge Highlands
 - Allow more intense heights to the east and along the railroad tracks
- Agree with scaling the bonus to the size of the public benefit provided
- Transportation fund proposed in Alewife Plan at \$5/sf for new commercial development should be increased.
- Language on the density bonus should be clear about what needs to occur to obtain it
- Include phasing requirements to balance the delivery of important infrastructure (e.g., bridge) with additional density/development

Public Benefits

- Terminal Road connection
- Bike/ped bridge
- Commuter rail station
- Ground floor active space
- Open space
- Affordable housing beyond inclusionary
- 100% affordable housing

Q&A

03 BREAKOUT DISCUSSION



BREAK OUT ROOMS

Format

We'll be breaking into **three smaller groups** tonight, and focusing on each of the five topics for 10 minutes.

You can ask questions using the **chat** or by **raising your hand**.

We hope to hear from some new voices so to allow more people a chance to contribute, each participant will have **1 minute** to ask their question.

Ground Rules Reminder

- Share the air
- Stay on topic & strive to be succinct
- Share your wisdom & expertise
- Honor wisdom & expertise of others
- Respect & honor divergent perspectives
- Advance the group process – maintain focus on what we aim to accomplish

04 SUMMARY OF WHAT WE HEARD



04 NEXT STEPS



Upcoming Meetings

Working Group Meetings

- **November 9:** Draft zoning framework and recommendations
- **December 14:** Final zoning recommendations

City Council Update

- **Nov 30:** Project update and draft zoning principles and framework

Community Meeting

- **TBA:** Final zoning recommendations

Next Steps

- Share community's comments with the Alewife Zoning Working Group
- Incorporate feedback into final zoning recommendations

Stay Involved

- Sign up for project updates
- Attend upcoming meetings
- Spread the word