

## CONCORD-ALEWIFE DESIGN GUIDELINES

Urban design guidelines are recommended to guide the character of future development in the Concord-Alewife Study Area. These are as follows:

### AREAWIDE GUIDELINES

- Break up large blocks into smaller blocks, of sizes similar to those in surrounding Cambridge neighborhoods, to improve circulation and be compatible with surrounding neighborhoods.
- Vary the design of individual buildings to create an architecturally diverse district.
- Street level facades should include active uses such as frequent residential entrances, with setbacks for stoops and porches; neighborhood-serving retail including shops, restaurants, cafes; services for the public or for commercial offices such as fitness centers, cafeterias, daycare centers; community spaces such as exhibition or meeting spaces; and commercial lobbies and front entrances.
- Encourage awnings/ canopies to provide shelter and enliven ground-floor façades.
- Design residential buildings with individual units and front doors facing street, including row house units on the lower levels of multi-family residences.
- Utilize low impact development principles in building and site design as a way to meet City, State, and Federal stormwater requirements. Examples of low impact development strategies include green roofs, bioswales, filter strips, and retention/detention ponds. For additional detail refer to the DPW *Proposed Concord – Alewife Area Stormwater Management Guidelines*.
- Compliance with Leadership in Energy and Environmental Design (LEED) certification standards and other evolving environmental efficiency standards is encouraged.
- Use site design that preserves future rights-of-way identified in the Circulation Concept Plan.
- Improve existing streets to meet City standards, including streetscape improvements.
- Strengthen bicycle and pedestrian links to adjacent areas. Provide links that strengthen physical and visual connections to open space resources.
- Screen service areas from major streets.
- Parking below-grade is preferred. If above-grade parking is to be provided, design it so it is not visible from nearby residential neighborhood, from public streets, or from pathways; line above-ground structured parking with active uses (shops, cafes, lobbies) along important public ways; use parking structures to visually and acoustically screen the rest of the area from the railroad tracks.
- Design and locate lighting and signage in support of the district's pedestrian-friendly quality.
- Use site design to minimize shadows on other buildings or on public streets, open spaces, parks, and plazas.
- Design residential development to include a range of units of various sizes and with various numbers of bedrooms, including three or more bedrooms, with the overall goal of providing dwelling units for families with school age children.

## LOCATION SPECIFIC GUIDELINES

### ***QUADRANGLE (AOD-1, 2, 3, 4)***

- Scale and use in areas adjacent to Cambridge Highlands should be compatible with the residential neighborhood and serve as a transition between the Highlands and the rest of the Quadrangle.
- Use streetscape and other improvements to define Wilson Road as part of a major east-west connection through the Quadrangle.
- Develop a vegetated buffer between the Highlands and Quadrangle that also provides a north/south link to adjacent open spaces.
- Create an open space system characterized by parks and green spaces of varying scales and uses.
- Use pooled resources to create a new central public open space in the Quadrangle that incorporates stormwater management.
- Locate active uses around the future open space to create a safe and active environment throughout the day and evening.
- Provide pedestrian links to strengthen physical connections to the shopping center.
- Create building height / façade setbacks between 85' and 105'.
- Create a consistent edge along Concord Avenue, with combination of residential and retail uses.
- Use streetscape and other improvements to define Smith Place and Spinelli Place as major north-south entries into the Quadrangle, and to establish Concord Avenue as a major gateway.
- Provide pedestrian links to strengthen connections to Fresh Pond Reservation, consistent with the Fresh Pond Master Plan.
- Strengthen streetscape and other improvements to define Concord Avenue.
- Site new development to allow for a future above-grade crossing between the Triangle and the Quadrangle.

### ***SHOPPING CENTER (AOD-5)***

- Provide pedestrian links to create strong physical and visual connections to Danehy Park.
- Improve the pedestrian connection to Alewife Station and to North Cambridge.
- Create a new street network, including a north-south main street.
- Ensure that a significant number of entrances for building(s) face Alewife Brook Parkway and/or new main street.
- Create a strong pedestrian link across the Alewife Brook Parkway to connect the east and west parts of the Study Area.
- Create building height / façade setbacks between 55' and 85'.

### ***TRIANGLE (AOD-6)***

- Create a pedestrian-friendly environment along CambridgePark Drive.
- Provide small setbacks (5 to 15 feet) from the right-of-way for café seating, benches, or small open spaces.
- Screen service areas from CambridgePark Drive.
- Provide pedestrian links that strengthen physical connections to Alewife Reservation, consistent with its master plan

- Create building height / façade setbacks between 85' and 105'.
- Site new development to preserve right-of-way for future crossing of the railroad tracks to connect the Triangle and Quadrangle.