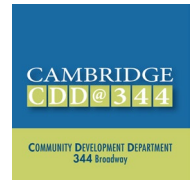




ALEWIFE ZONING WORKING GROUP

INITIAL DRAFT ZONING PRINCIPLES + FRAMEWORK



Working Draft – Last Updated September 20, 2022

All text in red has been added since the last Zoning Principles + Framework Draft. The prior version from Meeting #2 can be found on our website in the Meeting Materials section.

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?
- d. **Support a retail “main street” in a defined location, where ground-story retail and/or active uses would be required.**

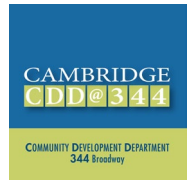
II. Height

- 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



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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

IV. Open Space

- a. Importance of larger, centralized open space (1+ acre) as well as pocket parks
- b. Don't want open space to just be from front setbacks
- c. Importance of pocket parks and variety of open spaces
- d. Incentivize property owners to provide greater amount of open space in accordance with urban design goals (by giving greater height, density, etc.).
- e. Stormwater retention function
- f. Connecting open spaces is important
- g. Improve and restore Blair Pond
- h. Maybe open spaces on top of buildings?

V. Yard Setbacks

- a. Like the idea of a design-based approach to setbacks, to ensure a continuous street wall and active public realm.

VI. Parking

- a. Support lower parking requirements, but want to get a better understanding of the District's traffic issues
 - i. Importance of supporting other transportation infrastructure and multi-modality (bike lanes, sidewalks, etc.)
 - ii. Acknowledge that it is still very difficult to get through the area by car – Who is creating the traffic issues (i.e., is it employees within the District or thru-traffic)?
- b. **Underground/internalized parking is difficult and impractical; support limited off-street parking when on-street parking is available.**

VII. Sustainability (forthcoming discussion)

- a. **Require taller buildings incorporate techniques to mitigate heat island/solar heat effects, such as green roofs with trees, sunshades, low glazing ratios, heat-absorbing materials, etc.**

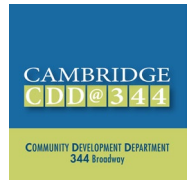
VIII. Bonuses/Funds for Improvements

- a. Support the use of bonuses, but want to make sure the bonuses are enough to actually incentivize the types of development we want to see (housing, active uses, open space, etc.).
- b. Consider giving bonuses to make it easier to support lower-rent-generating uses



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- c. Density/height bonuses to help fund infrastructure improvements, like street connections
- IX. **Infrastructure**
- a. Timing of bridge is important