“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
AOD 1: ALEWIFE DISTRICT PLAN RECOMMENDATIONS

- LAND USE
- ECONOMY
- CLIMATE AND ENVIRONMENT
- MOBILITY
- OPEN SPACE
- URBAN FORM
- HOUSING
- ZONING
AOD-1 ALEWIFE DISTRICT PLAN RECOMMENDATIONS

• LAND USE
  • ECONOMY
  • CLIMATE AND ENVIRONMENT
  • MOBILITY
  • OPEN SPACE
  • URBAN FORM
  • HOUSING
  • ZONING
PROPOSED PRIMARY LAND USES

[OTHER USES ARE ALLOWED WITHIN SUB-DISTRICTS] Alewife District Plan reference p106

- AOD-1

- PROPOSED PRIMARY LAND USES

- ALEWIFE BROOK RESERVATION

- CAMBRIDGE HIGHLANDS

- OS

- 35', 45', 85'

- MOONEY STREET

- Loomis St

- SPINELLI PL

- Adley Rd

- Wilson Rd

- TRIANGLE

- OS BLD

- 25’ NO BUILD

- RESIDENTIAL

- COMMERCIAL WITH LIGHT INDUSTRIAL
AOD-1 MASTERPLAN OPTION

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

Map of the area with different zones marked for development.
AOD-1 ALEWIFE DISTRICT PLAN RECOMMENDATIONS

- 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

Alewife District Plan reference p149 - 153
AOD-1 ALEWIFE DISTRICT PLAN RECOMMENDATIONS

- LAND USE
- ECONOMY

- CLIMATE AND ENVIRONMENT
- MOBILITY
- OPEN SPACE
- URBAN FORM
- HOUSING
- ZONING
RAISED PLINTH APPROACH

POTENTIAL FOR FLUSH CURB IN SOME AREAS
AOD-1 ALEWIFE DISTRICT PLAN RECOMMENDATIONS

- LAND USE
- ECONOMY
- CLIMATE AND ENVIRONMENT

- MOBILITY
  - OPEN SPACE
  - URBAN FORM
  - HOUSING
  - ZONING
AOD-1 MASTERPLAN OPTION INCORPORATING NEW BICYCLE & PEDESTRIAN BRIDGE
AOD-1 MASTERPLAN OPTION INCORPORATING NEW BICYCLE & PEDESTRIAN BRIDGE

FAWCETT STREET  MOONEY STREET

SECTION A-A'

SECTION B-B'

200 CPD

(T.O. BRIDGE LANDING)
(EL. 43'-7")
PROPOSED STREET TYPOLOGIES

Alewive District Plan reference p130-131

Alewife District Plan

- OS
- Blair Pond
- Cambridge Highlands
- Alewife Brook Reservation

OS

QUADRANGLE

35° 45° 85°

Loomis St

Mooney Street

Adley Rd

Wilson Rd

Smith Place

SEPARATE BIKE LANE

SEPARATE BIKE LANE & ELEVATED WALKWAY

SHARED BIKE LANE WITH PAVEMENT MARKINGS

25’ NO BUILD
AOD-1 MASTERPLAN OPTION INCORPORATING STREET CONNECTIONS

25’ NO BUILD
RESIDENTIAL
COMMERCIAL WITH LIGHT INDUSTRIAL
POTENTIAL NEW CONNECTIONS
AOD-1 ALEWIFE DISTRICT PLAN RECOMMENDATIONS

• LAND USE
• ECONOMY
• CLIMATE AND ENVIRONMENT
• MOBILITY

• OPEN SPACE
• URBAN FORM
• HOUSING
• ZONING
• OPEN SPACE & RECREATION NETWORK
• PUBLIC SPACES
• RAFFERTY PARK CONNECTION
• LINEAR PARK
New Tree Buffer Criteria:

- Cambridge Approved Species List
- Considering Evergreen Trees (White Pine) to Buffer The Quad Multifamily during Winter Months
ALEWIFE DISTRICT PLAN AOD-1 RECOMMENDATIONS

• 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
AOD-1ALEWIFE DISTRICT PLAN RECOMMENDATIONS

- 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
AOD-1ALEWIFE DISTRICT PLAN RECOMMENDATIONS

• LAND USE
• ECONOMY
• CLIMATE AND ENVIRONMENT
• MOBILITY
• OPEN SPACE
• URBAN FORM
• HOUSING
• ZONING
# AOD-1 Zoning Petition Summary

<table>
<thead>
<tr>
<th></th>
<th>Existing Zoning</th>
<th>Envision Alewife District Plan</th>
<th>Proposed AOD-1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FAR</strong>&lt;br&gt;(w/Public Infrastructure)</td>
<td>1.50 (+0.25)</td>
<td>1.50 (+0.25)</td>
<td>1.50 (+0.25)</td>
</tr>
<tr>
<td><strong>Residential Height</strong>&lt;br&gt;(w/Public Infrastructure)</td>
<td>65 feet (80 feet)</td>
<td>65 feet (80 feet)</td>
<td>65 feet (80 feet)</td>
</tr>
<tr>
<td><strong>Commercial Height</strong>&lt;br&gt;(w/Public Infrastructure)</td>
<td>55 feet (No Change)</td>
<td>85 feet (No Change)</td>
<td>55 feet (85 feet)</td>
</tr>
<tr>
<td><strong>Height Calculated From</strong>&lt;br&gt;(2070 “protect” flood elevation)</td>
<td>Existing Grade</td>
<td>2070 10-yr SS/SLR</td>
<td>2070 10-yr SS/SLR</td>
</tr>
<tr>
<td><strong>Light Industrial GFA Exemption</strong></td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Height Buffer Zones</strong>&lt;br&gt;(35’ within 100 ft and 45’ within 200 ft from a residential or open space district)</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>
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
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%)

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