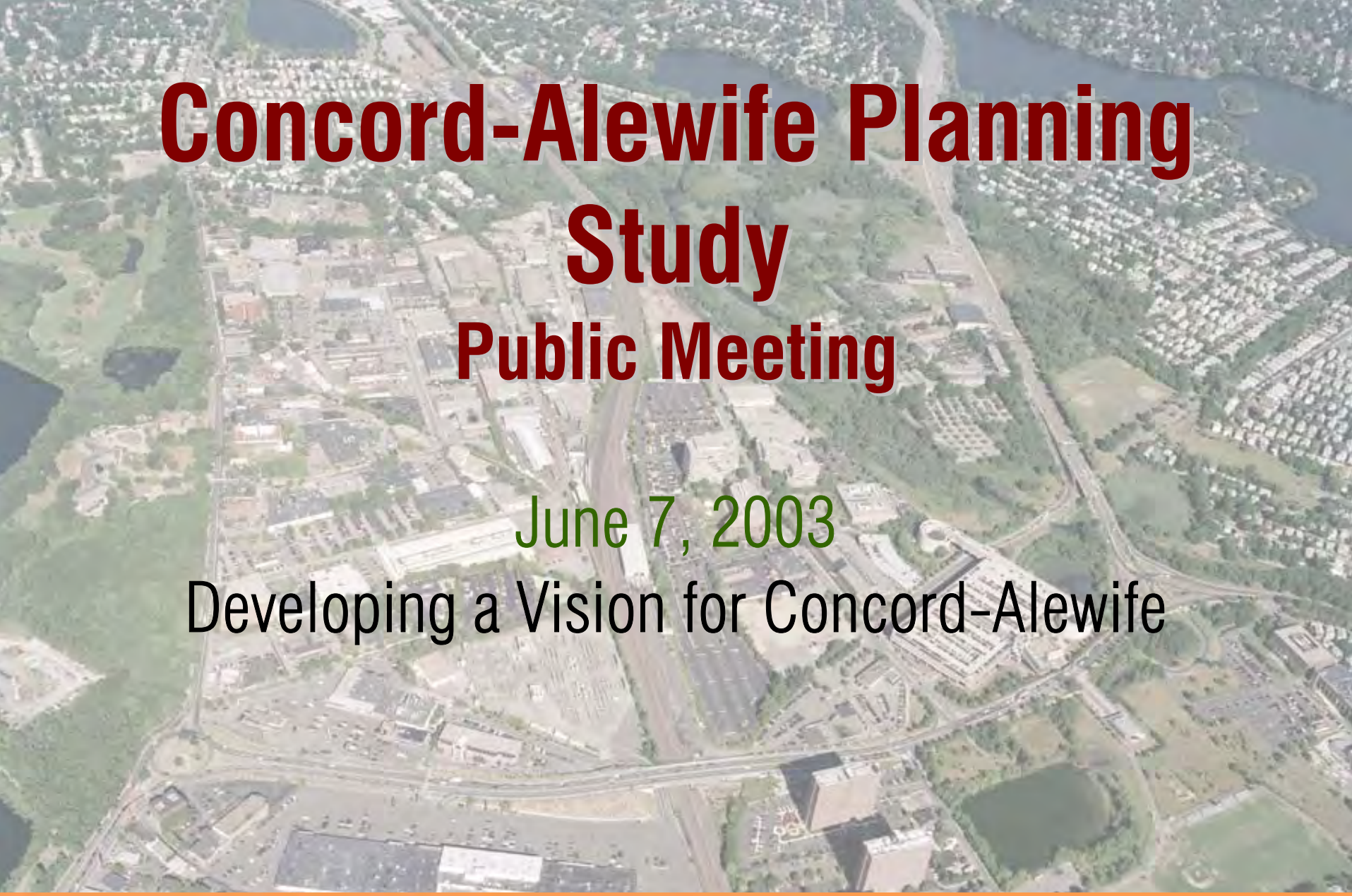


Concord-Alewife Planning Study

Public Meeting

June 7, 2003

Developing a Vision for Concord-Alewife

Agenda

9:30 Presentation:

- What we've heard
- Transportation
- Stormwater
- Existing zoning
- Emerging development principles
- Conceptual approaches under discussion

10:00 Small group workshops: Developing a vision for Concord-Alewife

11:45 Reporting back

12:15 Next steps

Where we are

Feb 12	Introductions and Mental Mapping
Mar 12	Identifying Planning Goals
Mar 27	Identifying Planning Goals: Discussion and Workshops
April 24	Review of Public Meeting and Emerging Development Principles
May 17	Bus Tour of the Study Area
May 29	Establishing Transportation Principles
June 7	Public Meeting - Developing a Vision for Concord-Alewife

What we learned

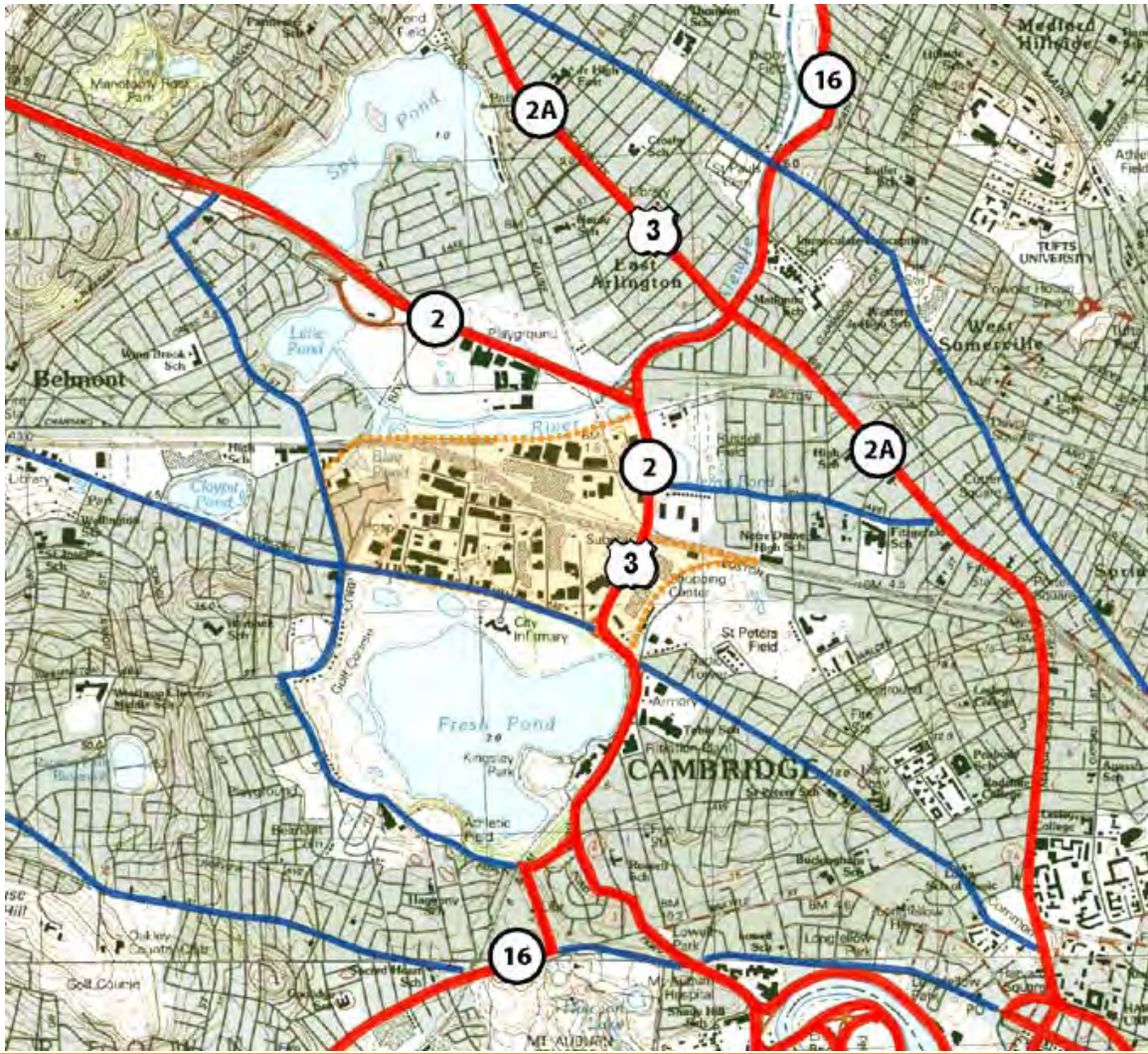
- Protect neighborhoods – traffic, land use, edges
- Limit traffic generation
- Focus on community building – housing, parks, retail
- Address flooding & stormwater issues
- Next generation of buildings in a people-friendly character
- Explore new opportunities at the shopping centers

Transportation Concerns Heard

- Traffic congestion, especially on Parkways.
- Short-cut traffic (e.g. Blanchard Road).
- Traffic speed, especially off-peak.
- Truck traffic.
- Pedestrian and bicycle safety.
- Limited transit access.
- Barriers to movement/missing linkages.

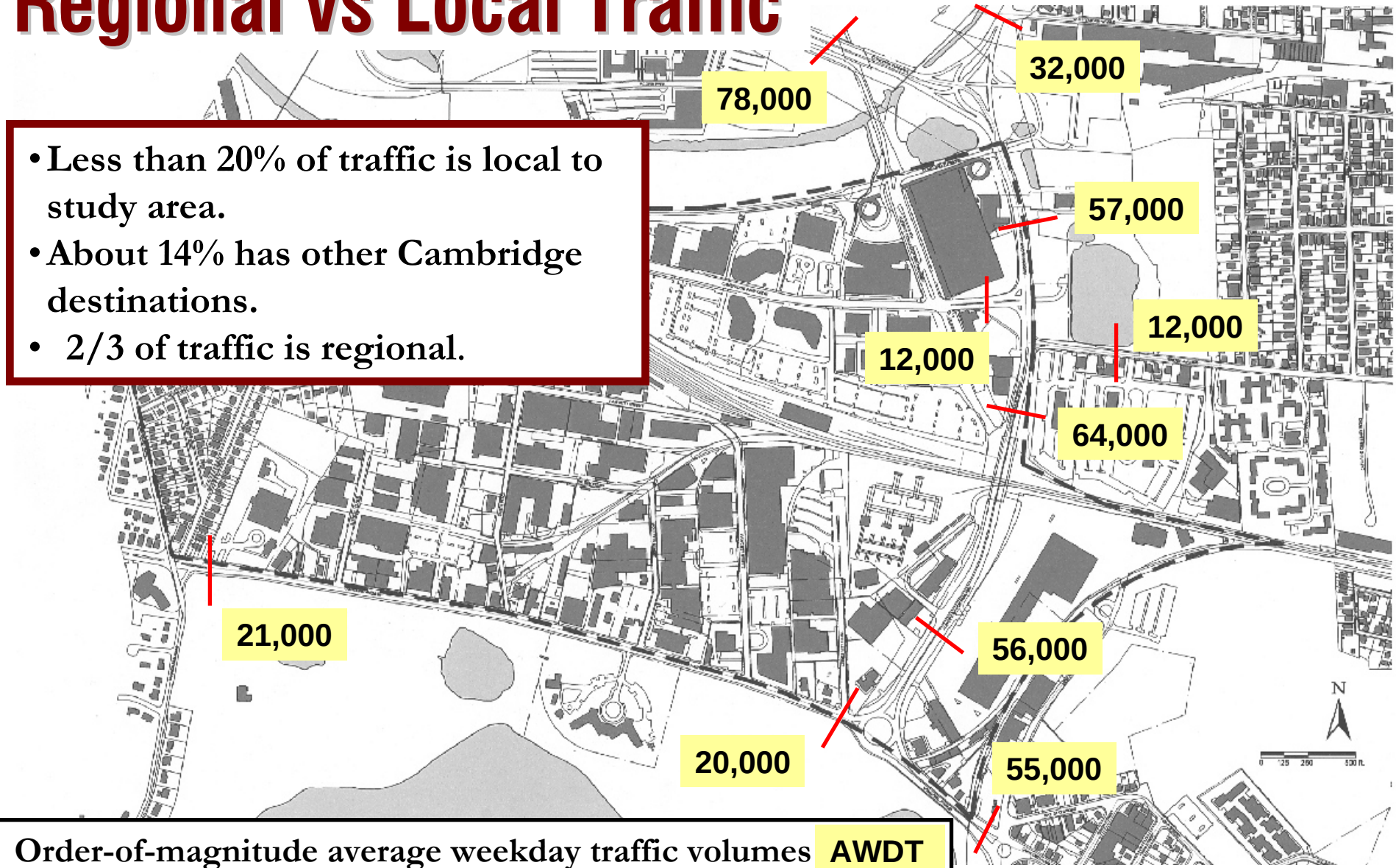
The Regional Roadway Context

- Regional traffic vs. local traffic.
- Study area is a small piece of the region.
- Difficult to influence regional traffic.
- Auto access to the Study Area itself.



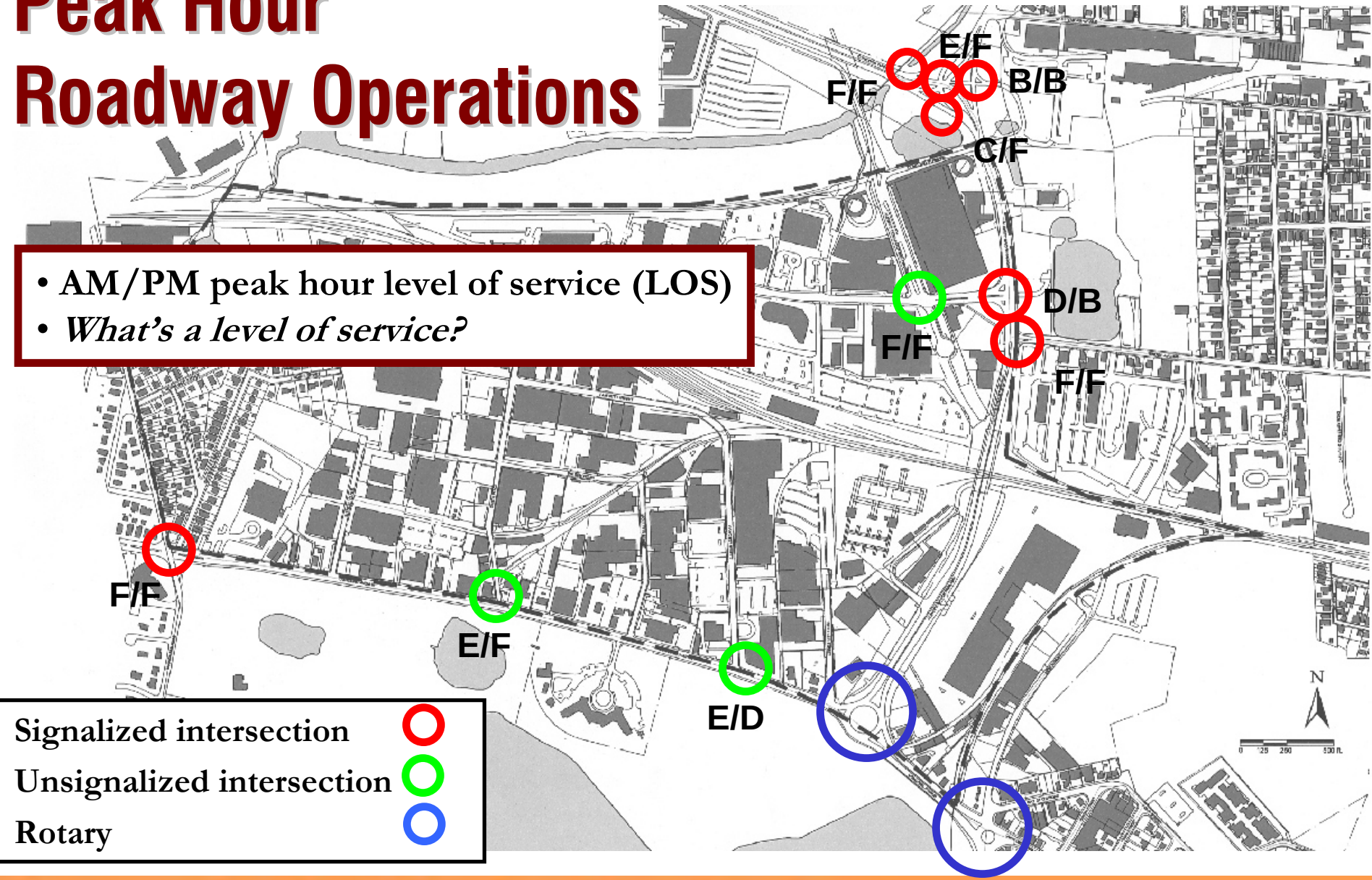
Regional vs Local Traffic

- Less than 20% of traffic is local to study area.
- About 14% has other Cambridge destinations.
- 2/3 of traffic is regional.



Order-of-magnitude average weekday traffic volumes **AWDT**

Peak Hour Roadway Operations



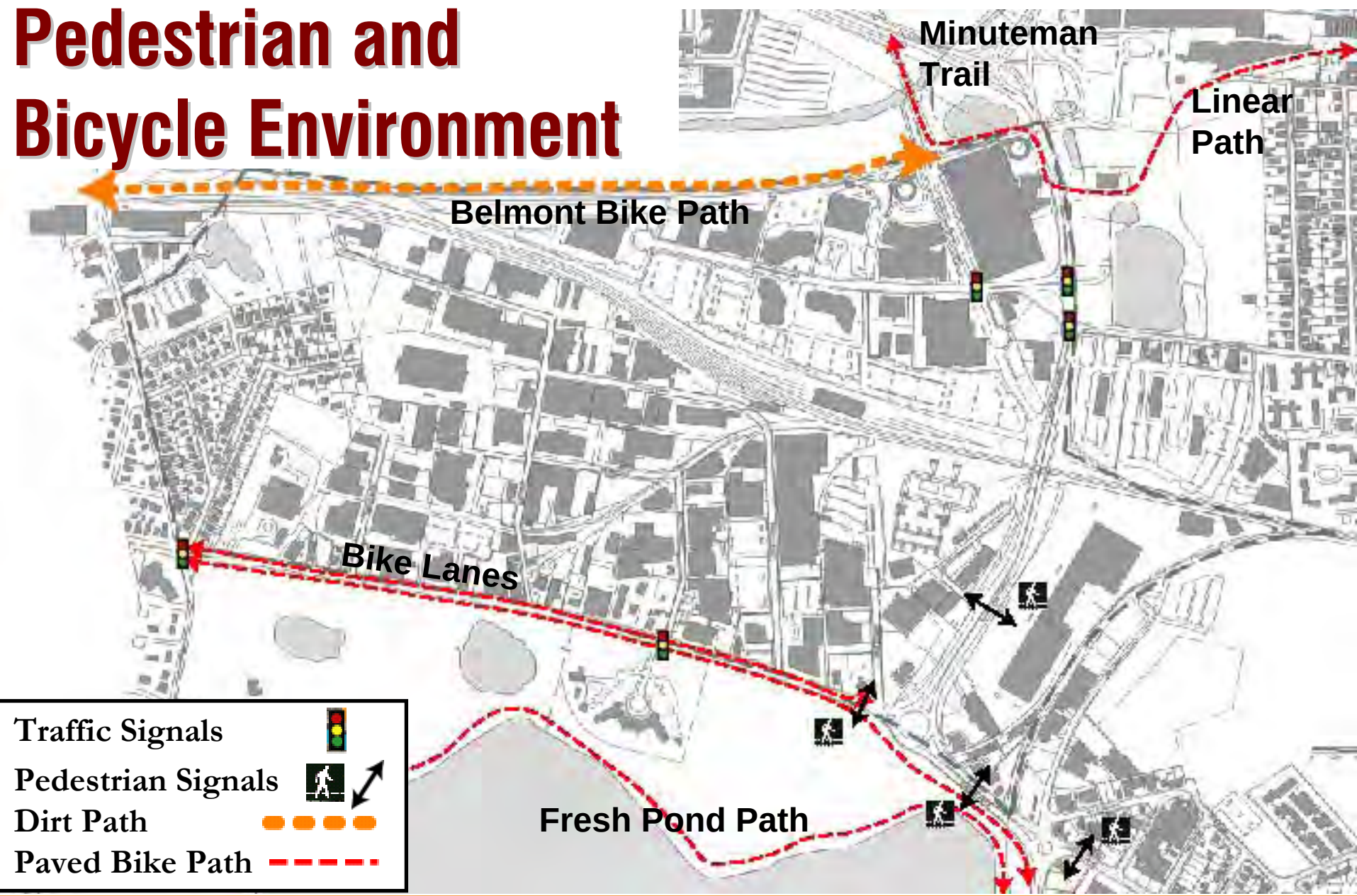
- AM/PM peak hour level of service (LOS)
- *What's a level of service?*

Signalized intersection

Unsignalized intersection

Rotary

Pedestrian and Bicycle Environment



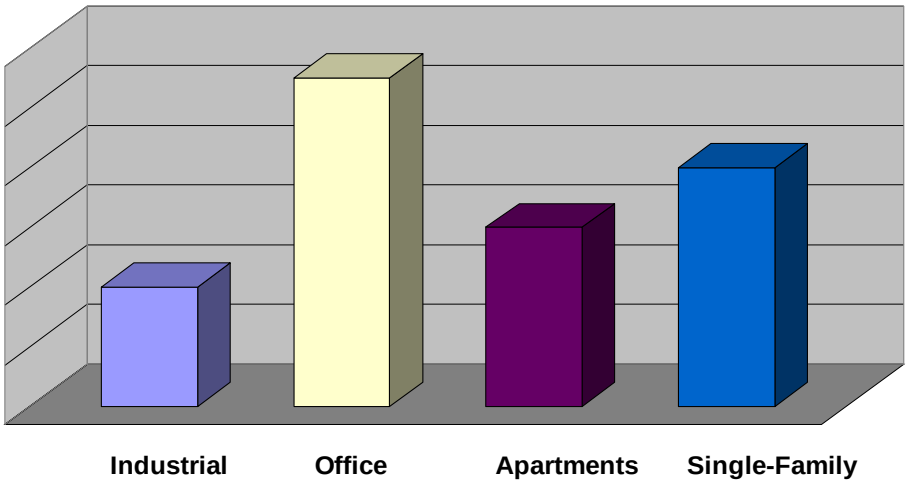
The Transportation Tool-Box

- Influencing trip generation and auto demand.
- Enhancing mobility:
  - Transit
  - Pedestrian
  - Bicycle
- Controlling vehicular access and circulation.
- Parking demand and supply.
- Safety and traffic calming improvements.

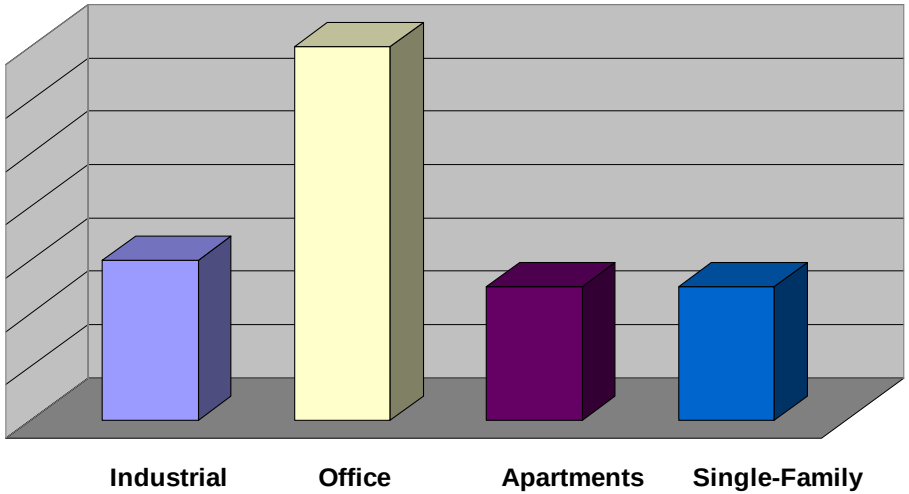
Land Use Type and Mix

How land-use options affect auto trip generation

Total daily trips



P.M. peak hour



Traffic Calming

Before

After

Next Steps in Transportation Analysis

- Additional data collection.
- Refining the travel demand assumptions.
- Trip generation comparisons.
- Evaluating the land use scenarios – traffic model.
- Exploring the physical constraints.
- Fleshing out the opportunities.

Emerging Transportation Principles for Plan Development

- Reduce anticipated trip growth compared to current zoning by:
  - Reducing auto mode share
  - Improving access to transit
  - Designing for a walkable, bike-friendly community with new connections and safe, high-quality crossing facilities
  - Controlling parking supply
- Balance the transportation environment by:
  - Designing appropriate vehicular access and providing for vehicular circulation;
  - Exploring "traffic calming" opportunities.
- Address safety issues.

Environmental Issues: Update

Issues heard:

- Water quality and flooding concerns in Little River/Alewife Brook
- Redevelopment within the study area should positively affect the quality and quantity of stormwater runoff from the area.
  - DEP Stormwater Management Standards apply within the 100 year floodplain
  - DPW requires large projects to manage water on-site

Toolbox:
Best Management Practices (BMPs)

- Objective: Positively affect stormwater
  - *Quality*
  - *Quantity*
  - *Rate of runoff*

Examples of Stormwater Management

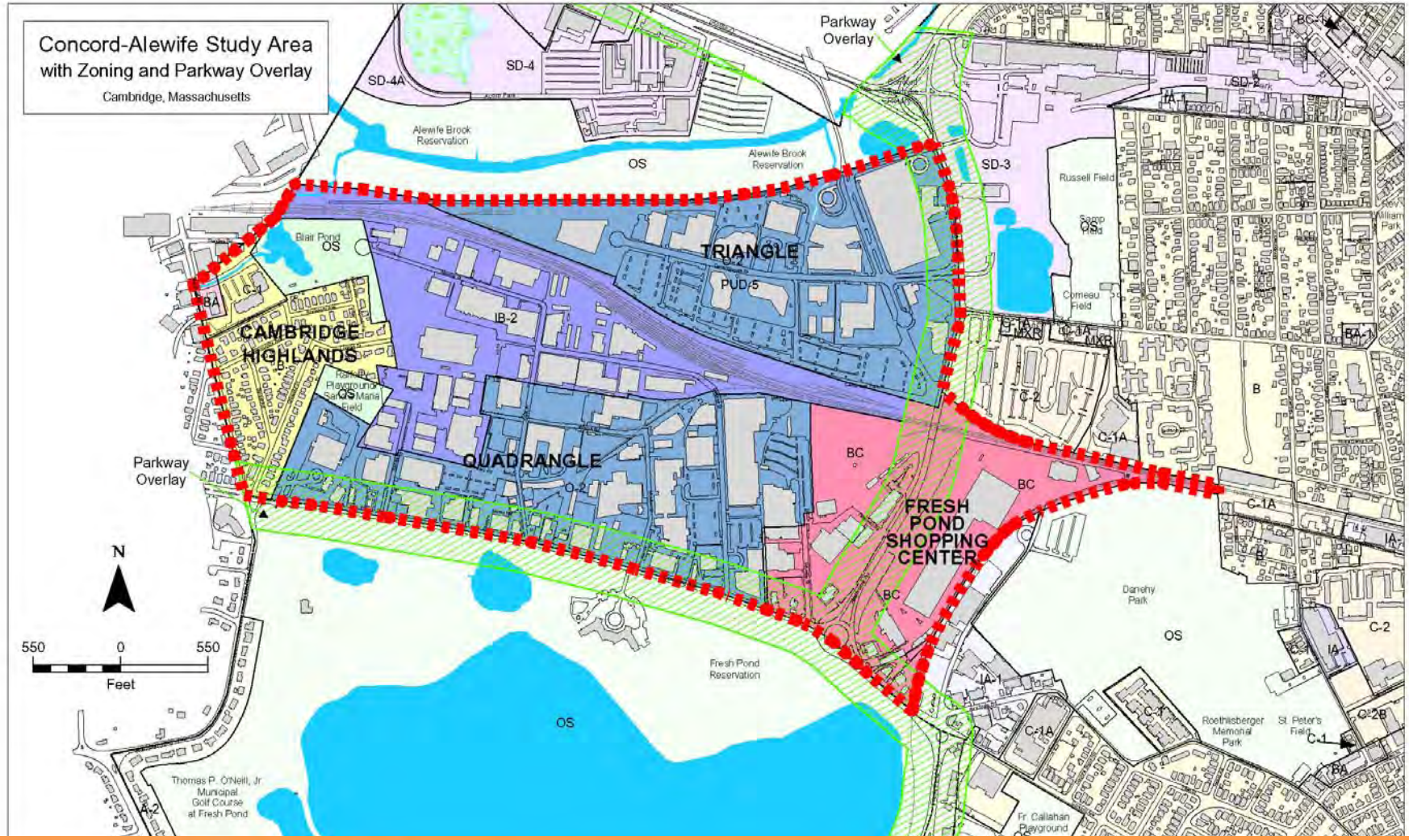
- Green, pervious walkways that include storage capacity
- "Green ribbons"
- "Green" parking lots
- Replace surface parking with landscaped open space
- Create parklands that improve water quality and temporarily store stormwater

Emerging Environmental Principle for Plan Development

New development should positively affect the quality and quantity of storm water through new parks and best management practices.

Careful attention should be paid to sustaining the important open space resources north and south of the study area.

Existing Zoning



Place-Making and Future Zoning Districts

- What kind of land uses should be encouraged?
- What should be the form of the future districts: size of buildings? floor plates? density?
- Zoning as device to implement the plan, not to substitute for the plan.

Emerging development principles –

1. An improved public realm of landscaped boulevards, parks, and squares and improved accessibility to transit.

Emerging development principles –

2. New development should improve connections between existing open space resources.

Emerging development principles –

3. Avoid vehicular connection to the Highlands from the Quadrangle.

Emerging development principles –

4. Respect existing neighborhoods with scale and use transitions and landscaped buffers.

Emerging development principles –

5. Shape densities around proximity to transit – higher densities within 10-15 minute walk from the T.

Emerging development principles –

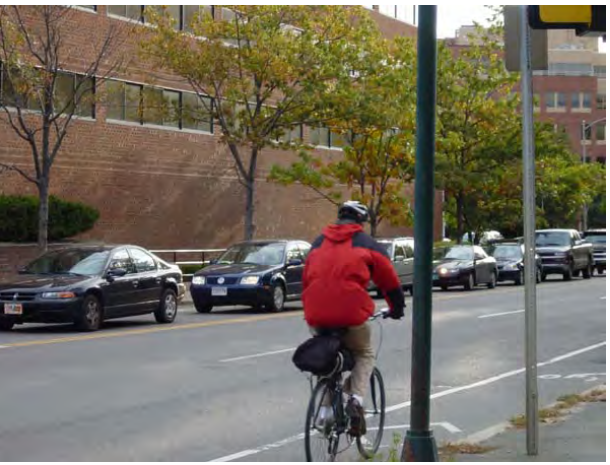
6. Use new investment to create a place of enhanced social, environmental and economic value.

Emerging development principles –

7. New development should positively affect the quality and quantity of storm water through new parks and best management practices.

Emerging development principles –

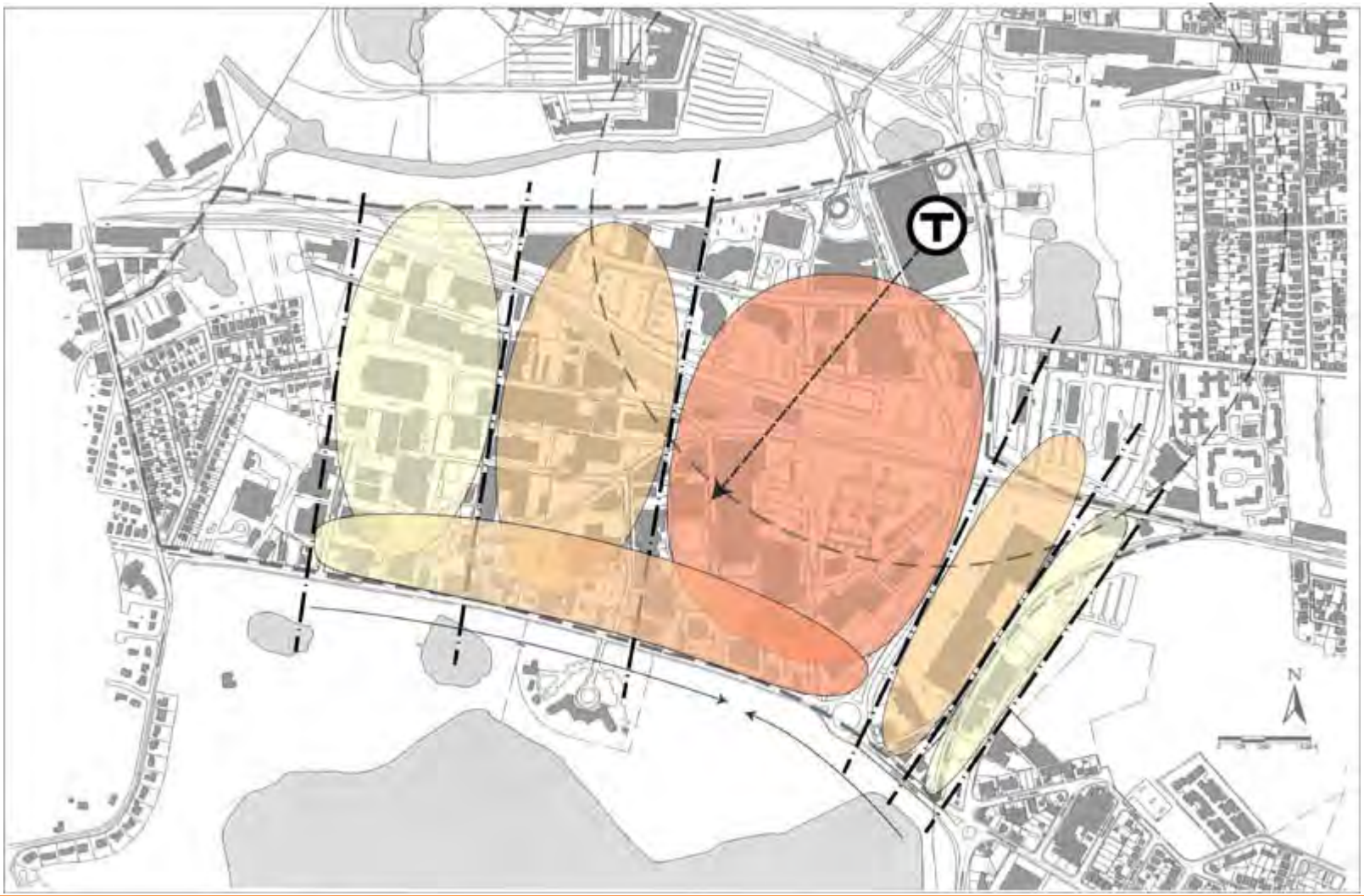
8. **Reduce anticipated trip growth, balance the transportation environment, and address safety issues.**



Emerging development principles –

Emerging development principles –

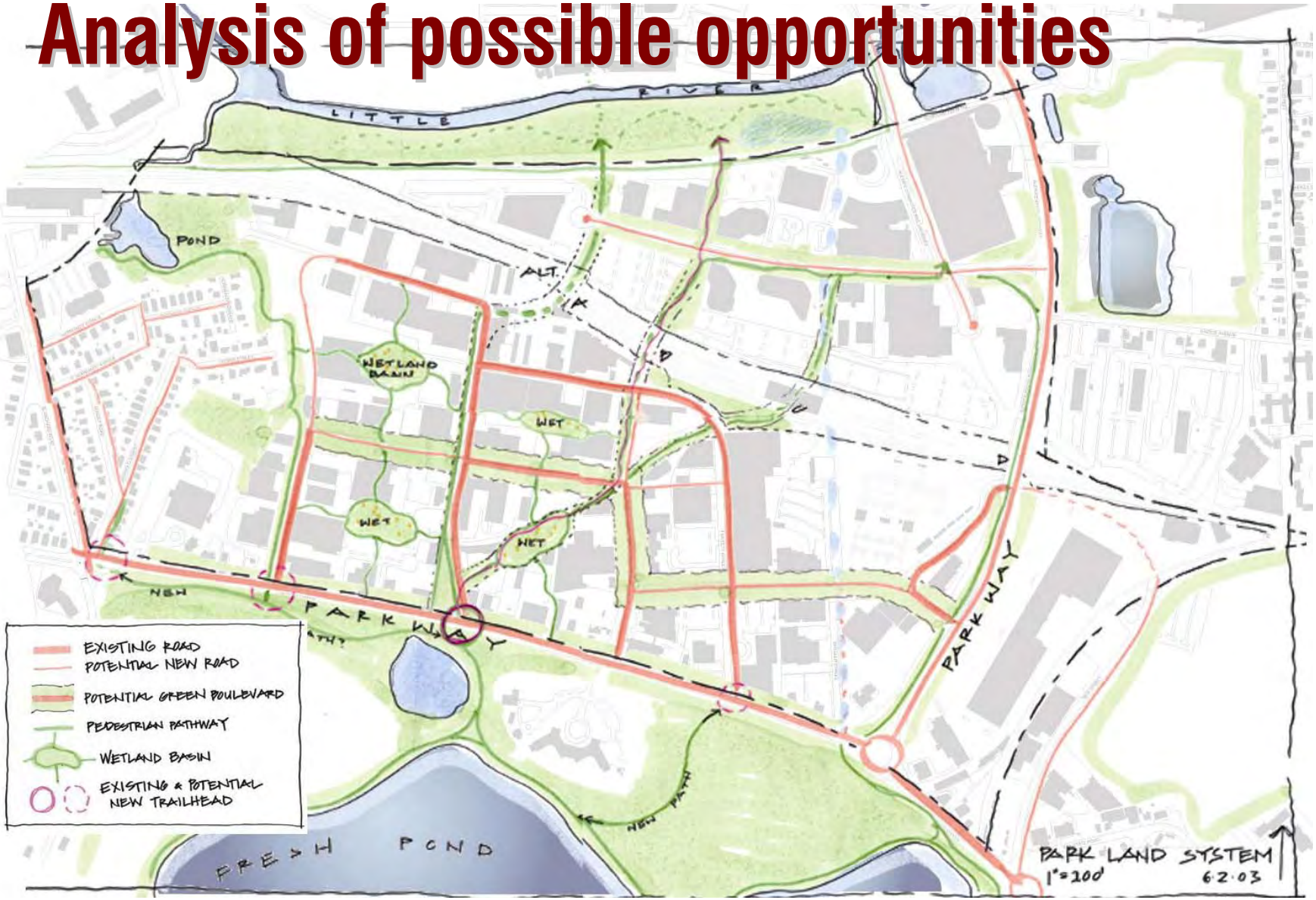
Emerging development principles –



Analysis of possible opportunities

Analysis of possible opportunities

Analysis of possible opportunities



Conceptual Approaches Under Discussion

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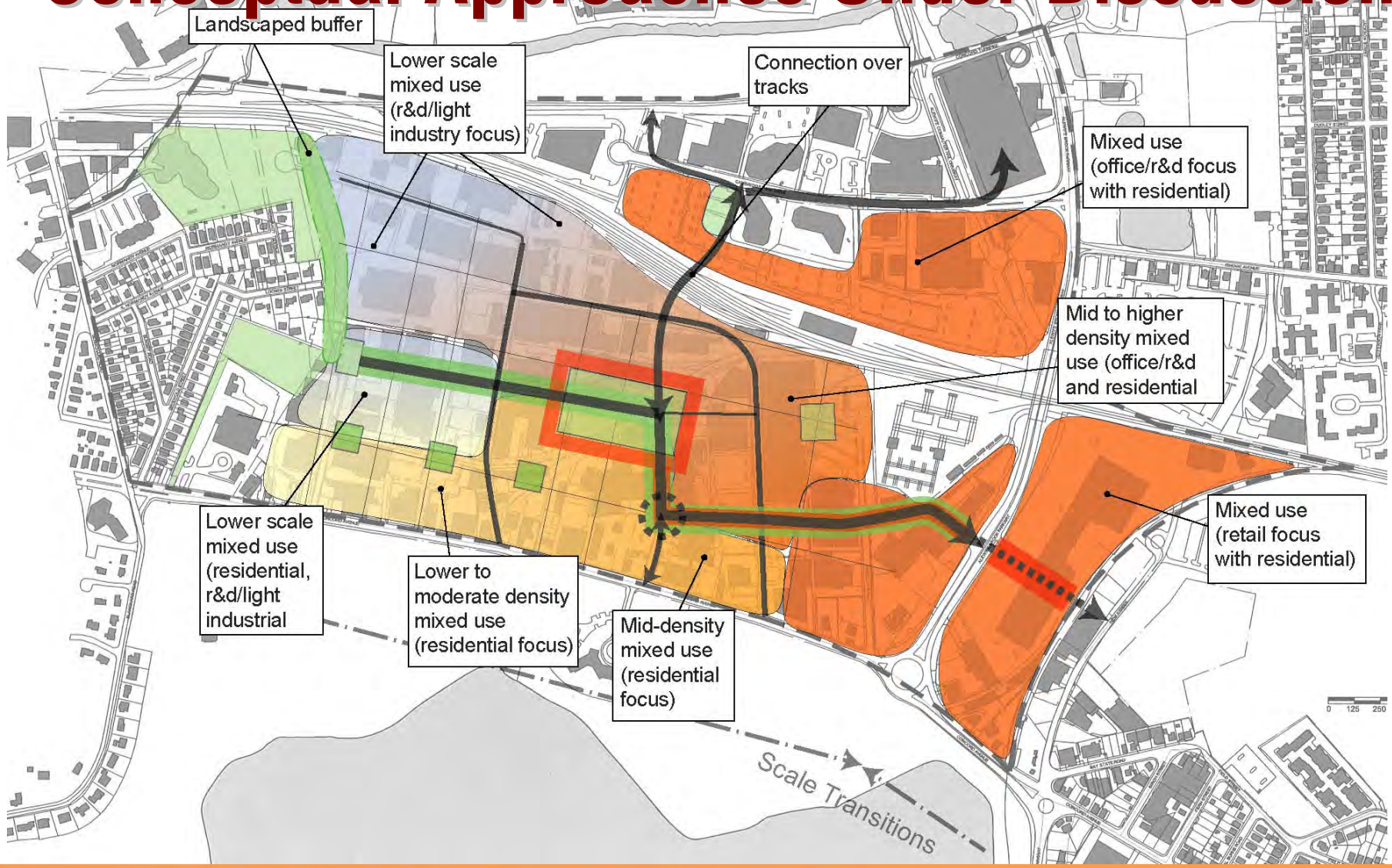

Small Group Workshops

Working with models

- **Use the map and blocks provided to create your vision for this study area, showing height and use, connections, roadways, water and green areas.**

Workshops: Reporting back

- What is your group's vision and what led you there?
- What are the most important aspects?

Next steps

- Input from public meeting to inform Committee's work
- Committee's recommendations
- Next public meeting in the fall