

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 spaces with trees and a small pond are interspersed among the structures. The overall style is a detailed, colorful sketch or digital painting.

Alewife Zoning Working Group

Alewife District Plan Overview
Meeting 1, June 29, 2022

Today's Meeting

Purpose:

- Introduce members and discuss role of working group
- Provide an overview of the Alewife District Plan and role of zoning

Desired Outcomes:

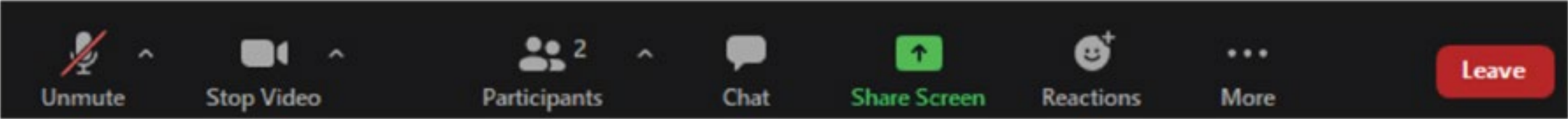
- Discuss a proposed schedule and workplan
- Ensure common understanding of Alewife District Plan's goals
- Share perspectives and discuss what we've learned since completing the Alewife District Plan

Agenda

- Meeting Logistics
- Introductions
- Charge of Working Group
- Overview of Alewife District Plan
 - Discussion
- Zoning Overview
 - Discussion
- Public Comment



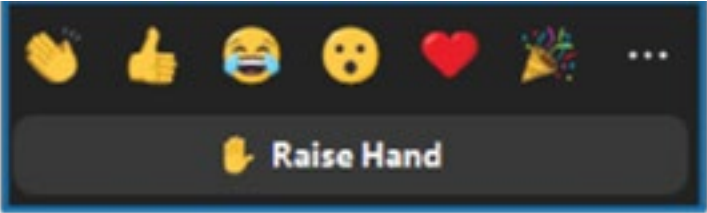
Getting To Know Zoom



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**

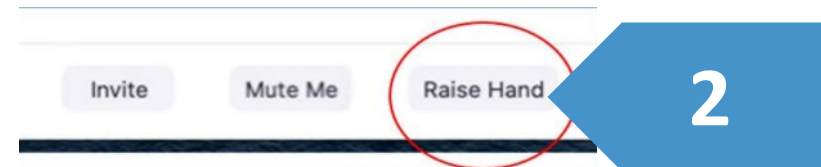
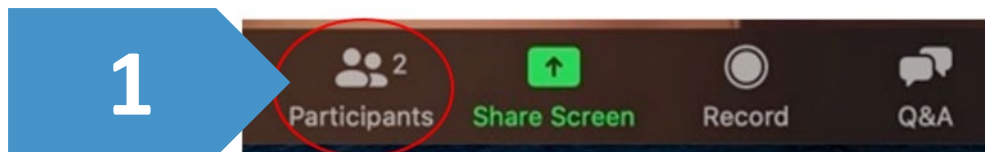


If you're having connectivity issues, call in at:
929 436 2866 or 301 715 8592
Meeting ID: 899 8645 0380

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

Committee Member Zoom Instructions

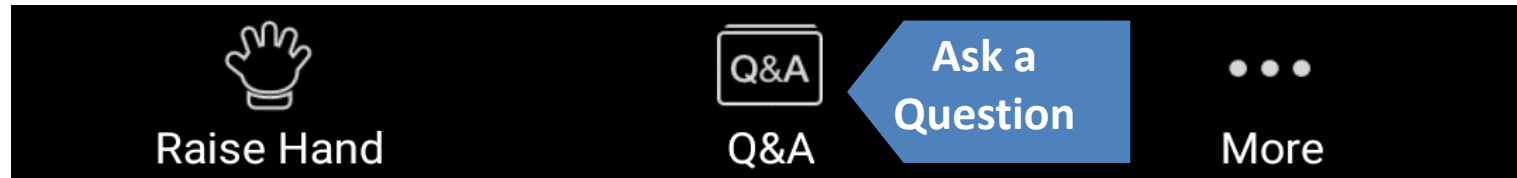
- Committee members may **speak and show webcam video**
 - 1) Click on "**Participants**" then find the 2) "**Raise hand**" button at right
 - Mobile devices: click “. . .” then “Raise hand”
 - Phone-only: Use the dial pad, click * 9.
- Members of the public are muted and cannot show webcam video



Public Comment Instructions

- Public comment period at end of meeting
- Use the "Raise Hand" button to signal you have a question/comment.
- A staff member will then enable you to unmute yourself.
 - *9 to Raise Hand by phone
- Questions can also be submitted using the Q&A button.

Bottom Panel of
Zoom Screen



Alewife Overlay District 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

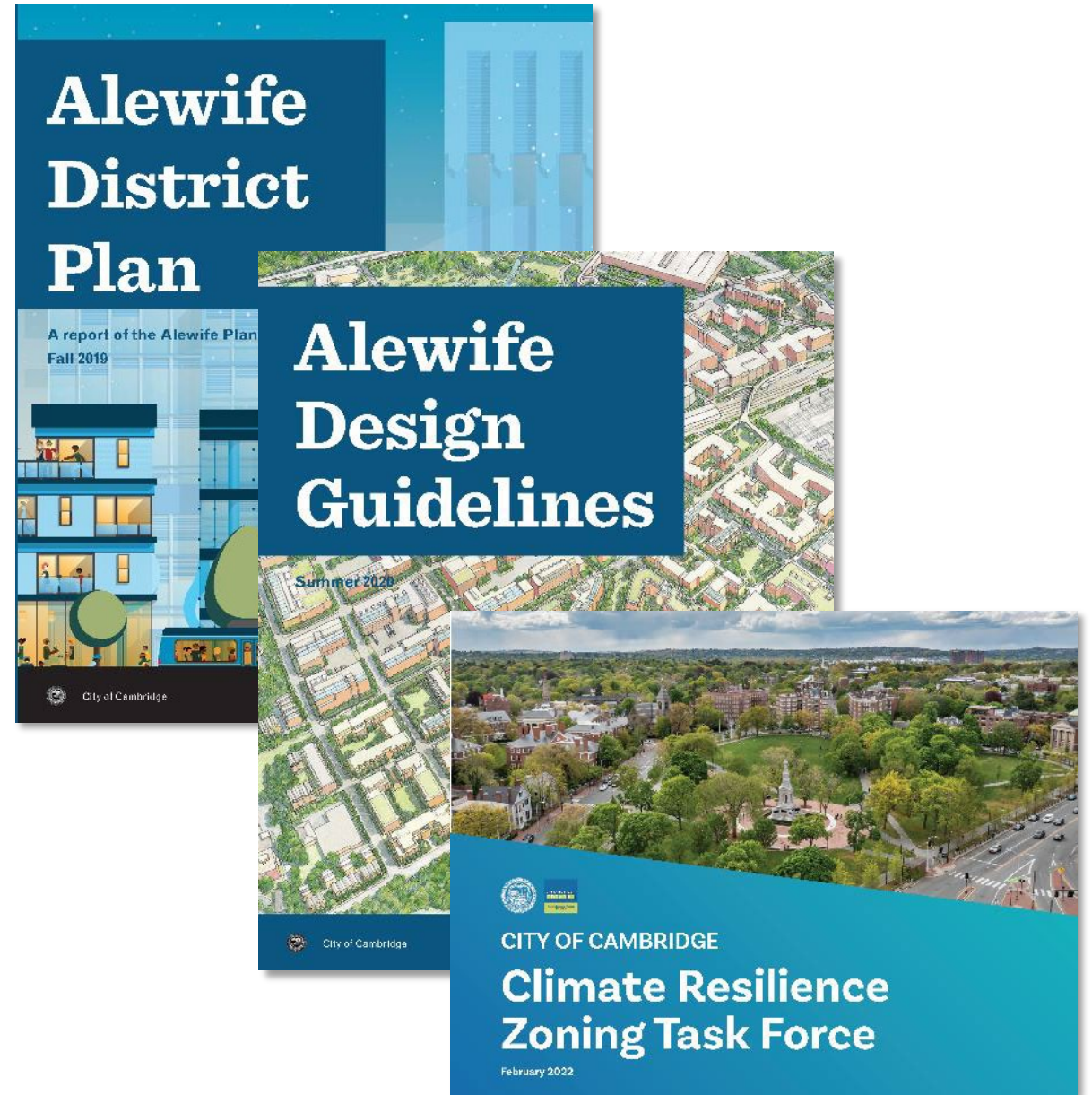
- Jane Carbone, Homeowners Rehabilitation Inc.
- Chris Chandor, The Davis Companies
- Igor Ivanovic, Iggy's Bakery
- Kelvin Moses, Healthpeak

Institutional/Non-Profit Representatives

- Diana Marsh, Fayerweather School

Charge of Committee

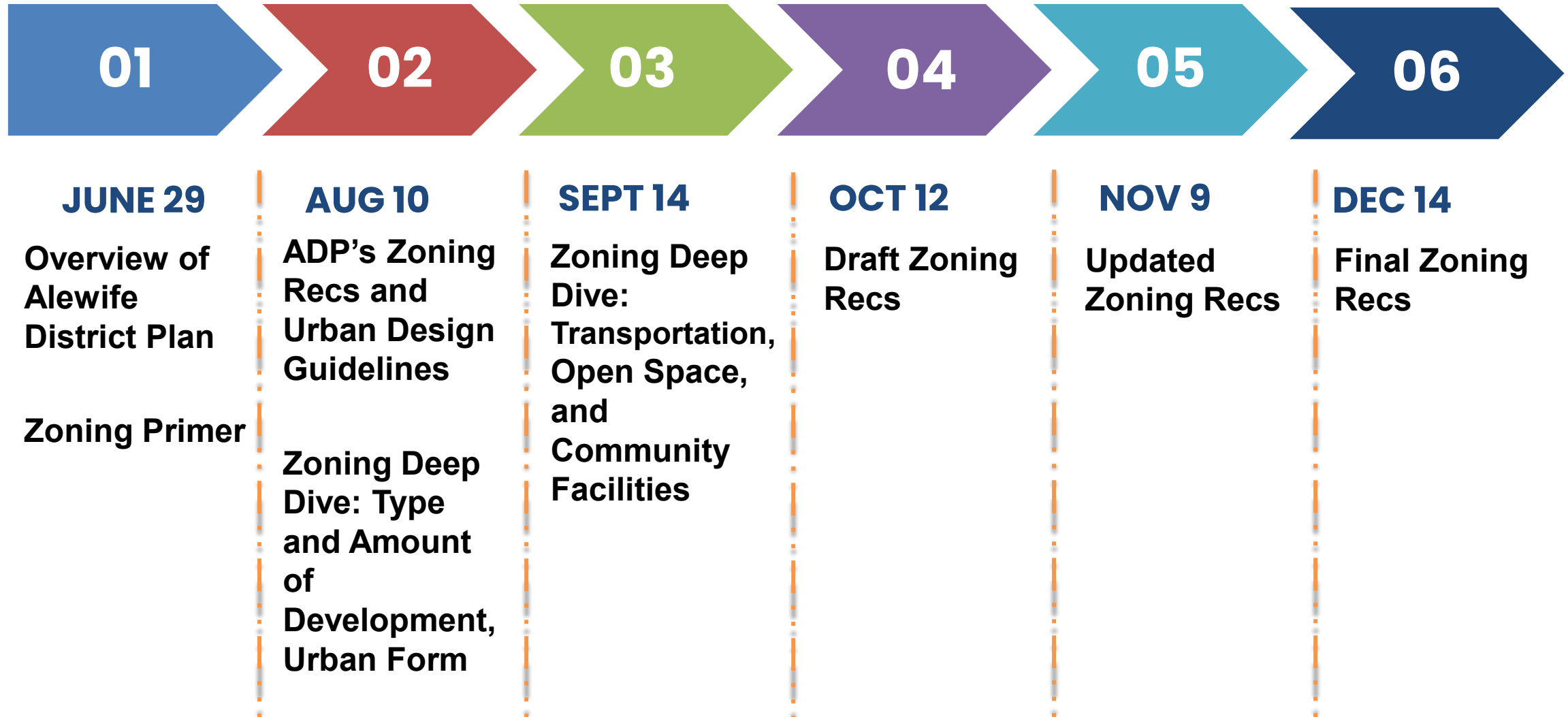
- Recommend new zoning for adoption based on the community's planning and urban design priorities.
- Incorporate lessons learned from zoning and development review processes over the past few years since the completion of the Alewife District Plan.



Overall Schedule



Proposed Working Group Schedule



Ground Rules

- Share your wisdom & expertise
- Honor wisdom & expertise of others
- Share the air - make space for new voices
- Stay on topic & strive to be succinct
- Listen to each other & honor divergent perspectives
- Advance the group process – maintain focus on what we aim to accomplish

Alewife District Plan Overview



Undesirable public realm



Minimal tree canopy

Disconnected Street Pattern

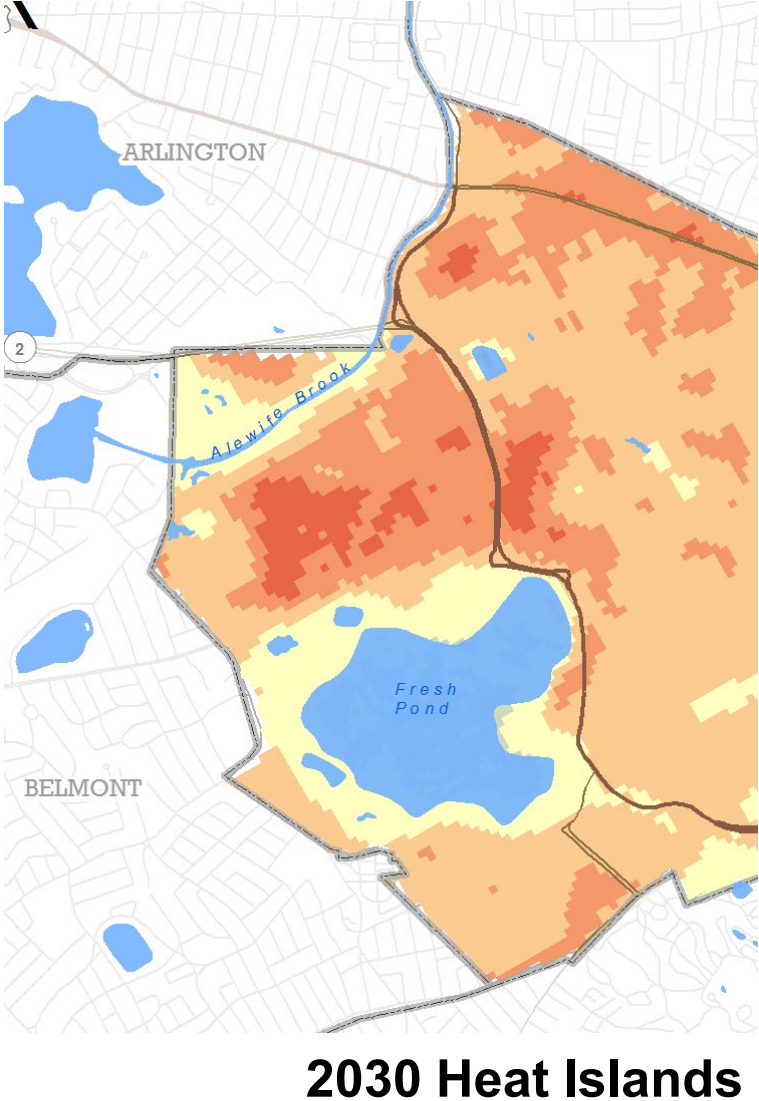
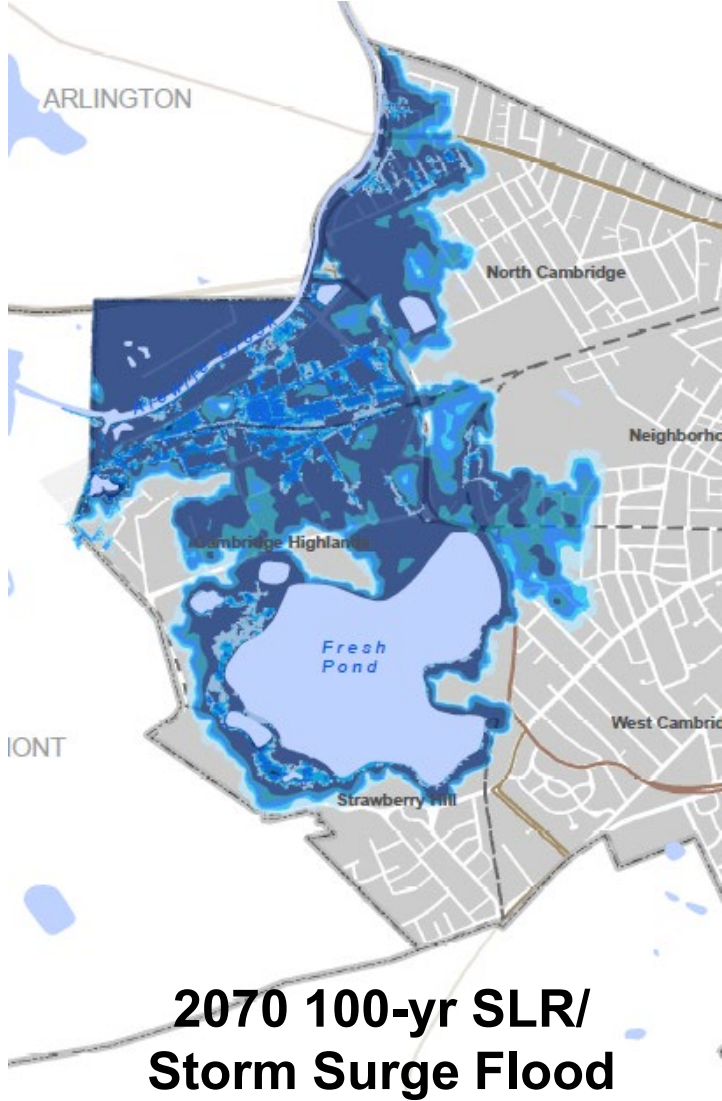
Inconsistent Pedestrian Infrastructure

High amounts of paved areas

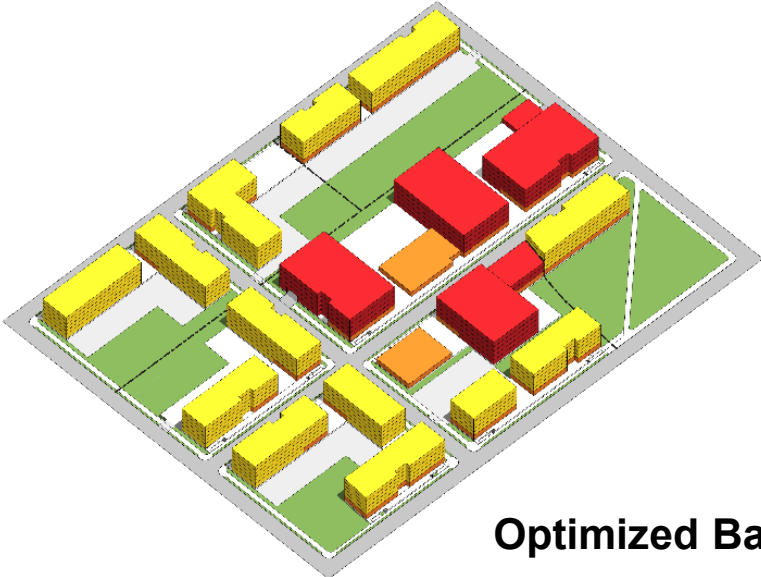
Traffic congestion



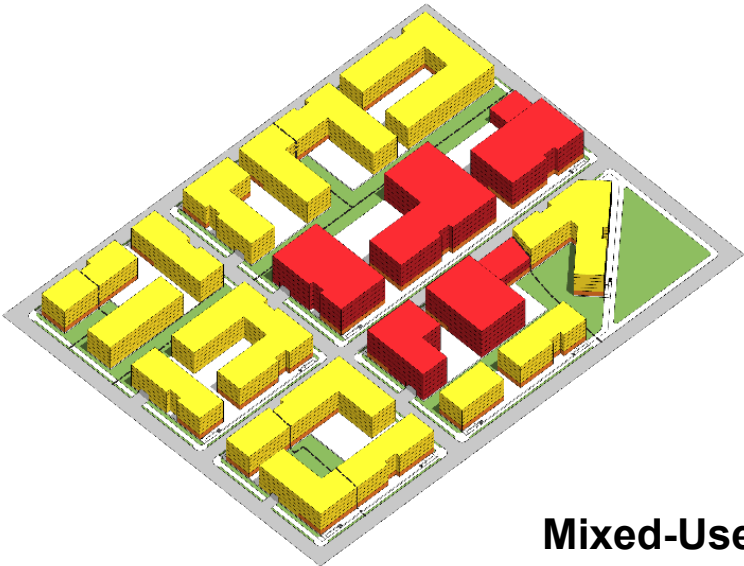
Vulnerable to increased future flooding and heat impacts



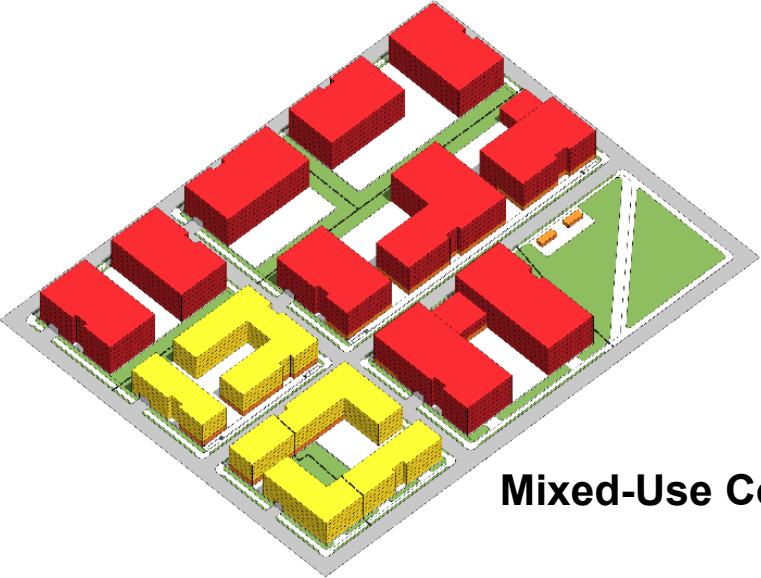
Evaluated alternative futures



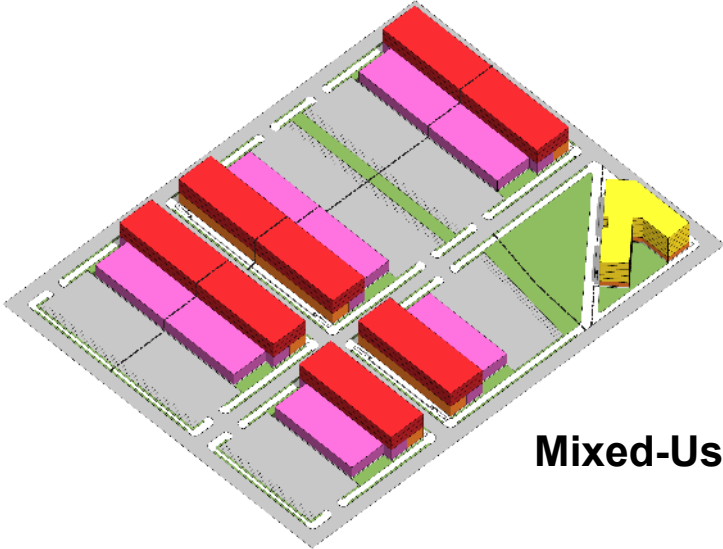
Optimized Baseline



Mixed-Use Residential



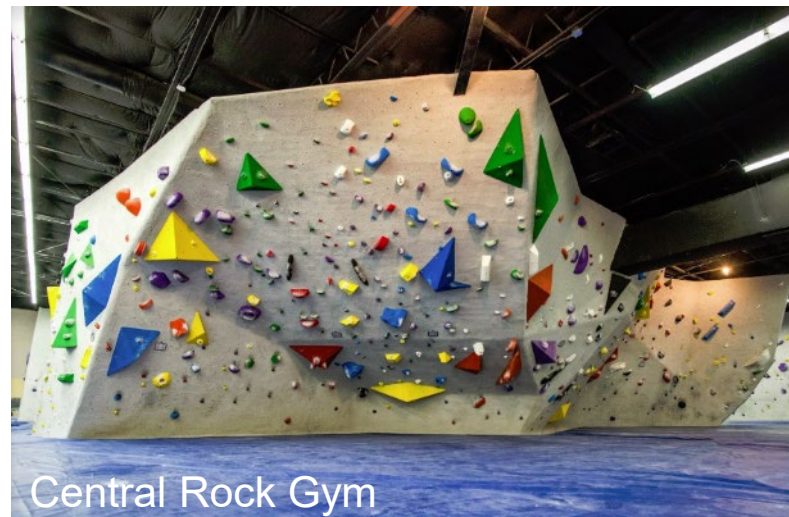
Mixed-Use Commercial



Mixed-Use Industrial

Preferred alternative: hybrid of land uses to retain existing business types

- 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



Light industrial jobs pay good wages at range of skill levels

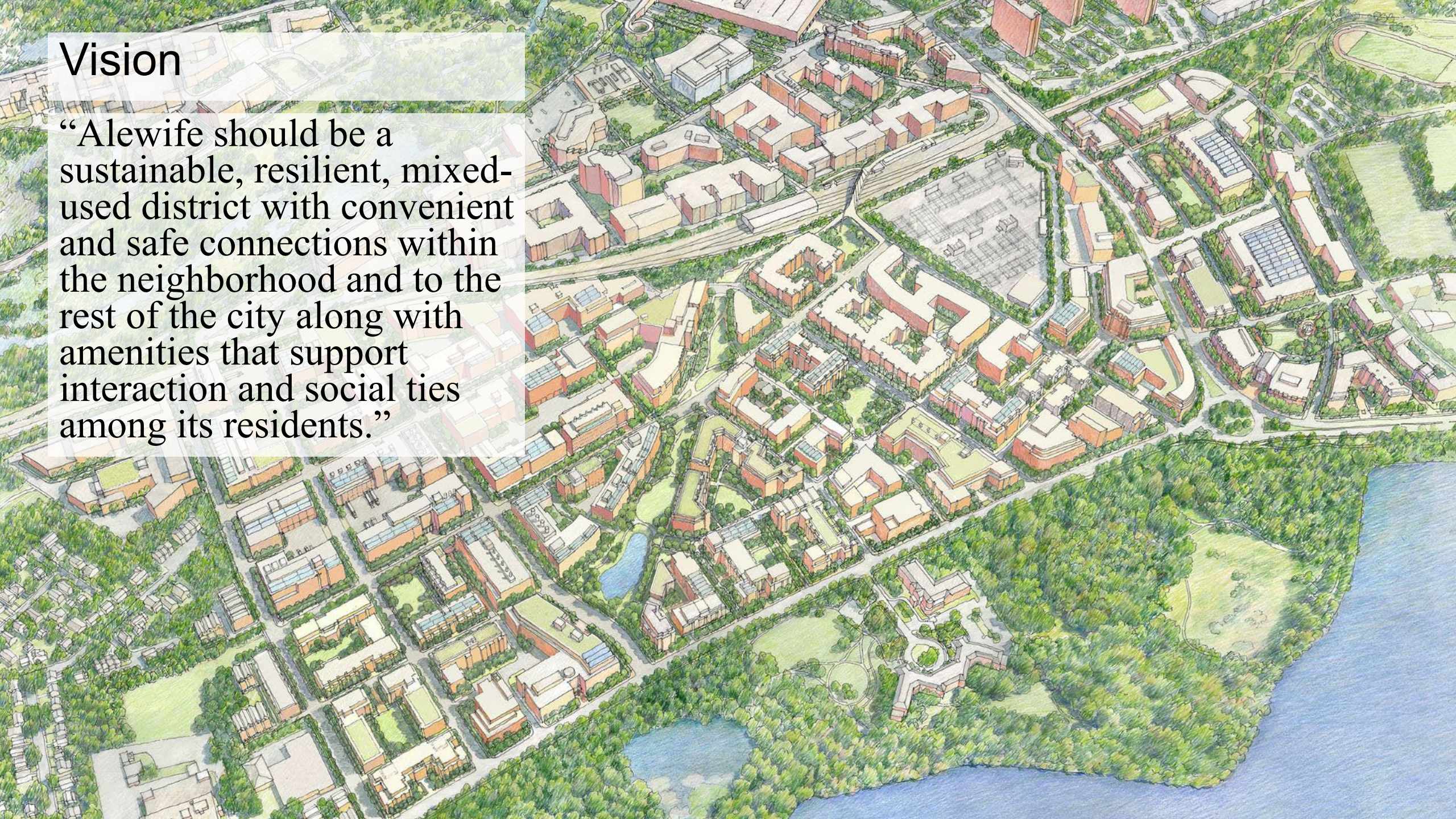
	Regional Salary
Light Industrial	\$114,472
Food	\$62,105
Beverage	\$88,960
Medical Equipment	\$119,630
Fabricated Metal Product	\$86,865
Accommodation and Food Services	\$28,128
Retail Trade	\$39,473

Light industrial jobs pay an average weekly wage of \$2,342 compared to \$619 for retail and \$580 for food service

Source: EMSI, 2016

Vision

“Alewife should be a sustainable, resilient, mixed-used district with convenient and safe connections within the neighborhood and to the rest of the city along with amenities that support interaction and social ties among its residents.”



Areawide Goals

- Build a cohesive **mixed-use** district
- Integrate Alewife with the rest of Cambridge
- Promote **economic opportunity**
- Create a district **resilient** to the impacts of climate change
- Enhance the **public realm**
- Encourage **sustainable modes of transportation**
- Create a continuous **open space** and recreation network



Subdistrict Goals

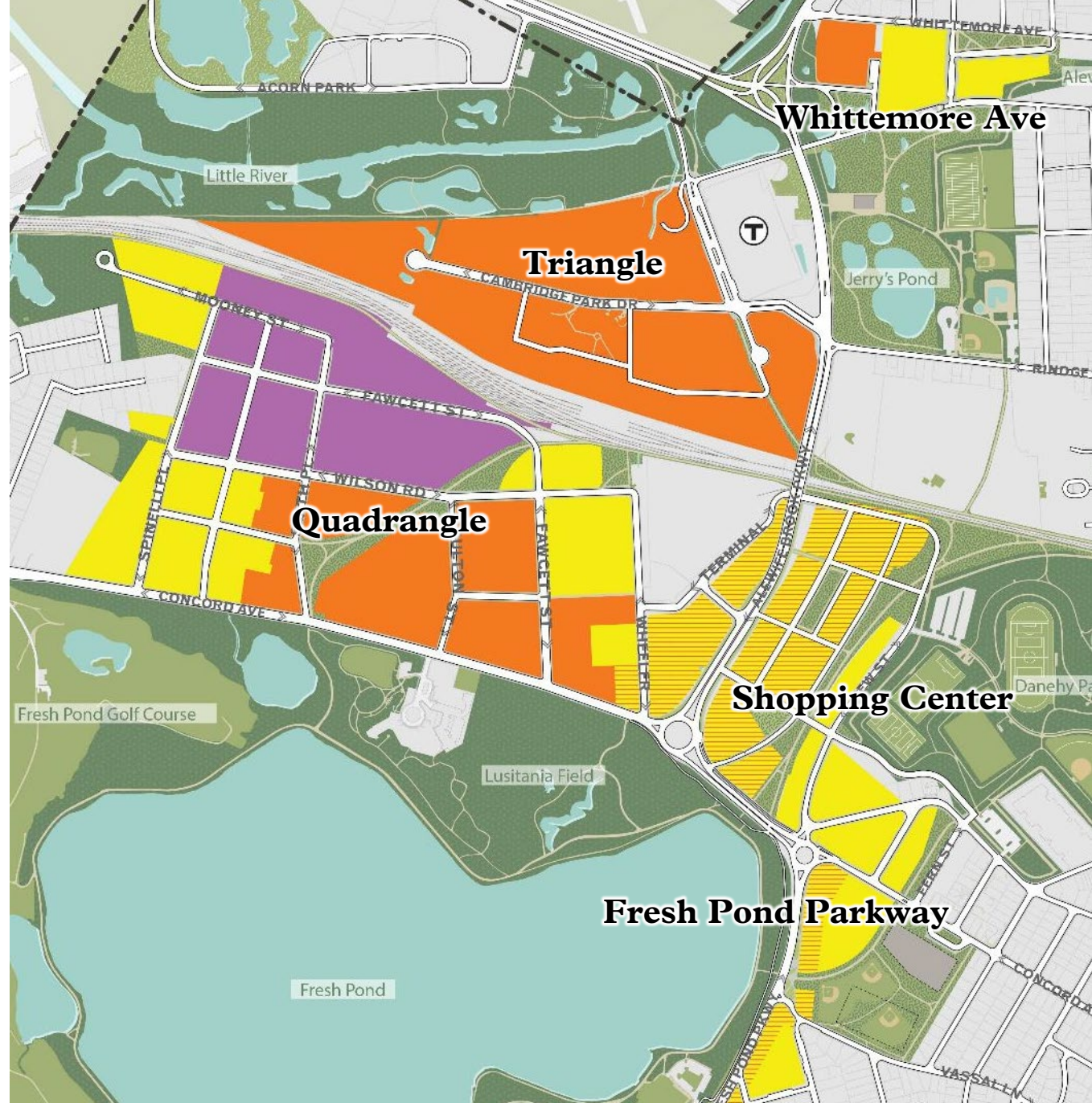
Quadrangle: Preserve and enhance light industrial jobs and balance residential and commercial growth

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

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

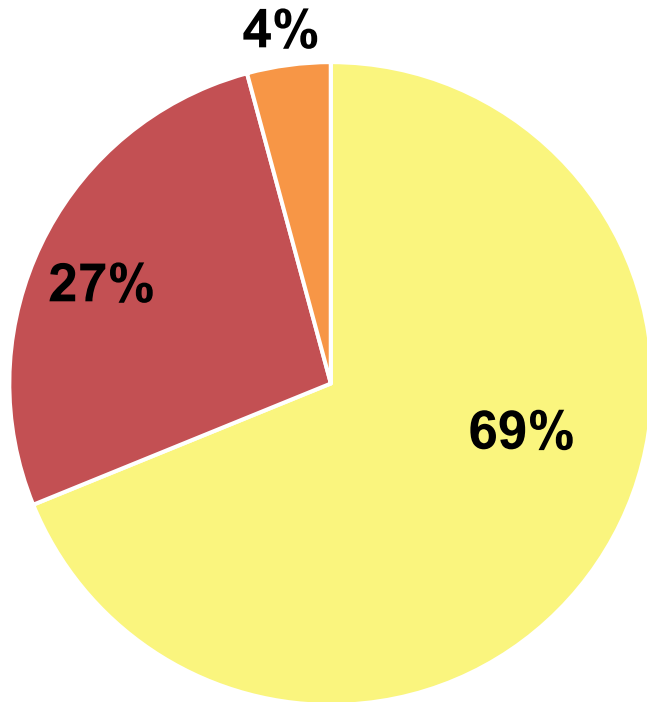
Whittemore Avenue: Encourage mid-density residential development adjacent to residential neighborhood and incentivize open space improvements

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

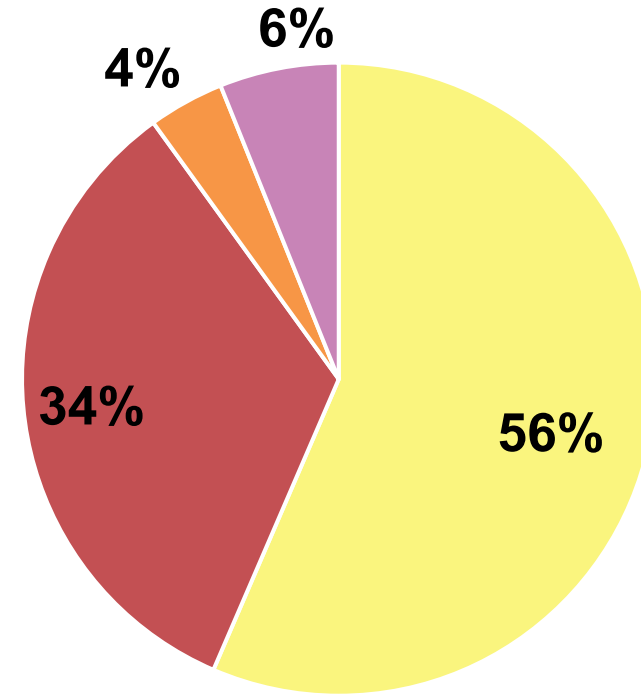


How does the new plan align with the 2005 Concord-Alewife plan?

2030 Under Existing Zoning



2030 Under Proposed Zoning



- Residential
- Commercial
- Retail
- Industrial

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



Allowed uses on ground floor in industrial zone

Allowed uses include:

- **Light industrial businesses** (e.g. food and beverage, furniture, bike, medical equipment, electronics)
- **Community-focused businesses that require light industrial space** (e.g. recreational centers)
 - Benefit from larger floor plates and higher ceiling heights and provide places for social connection

Defining Light Industry

Production of small consumer goods

Lack of significant nuisances (noise, fumes, hazardous byproducts)

Compatibility with a mix of uses

Provision of unique retail experiences

Pay relatively high wages with minimum educational requirements

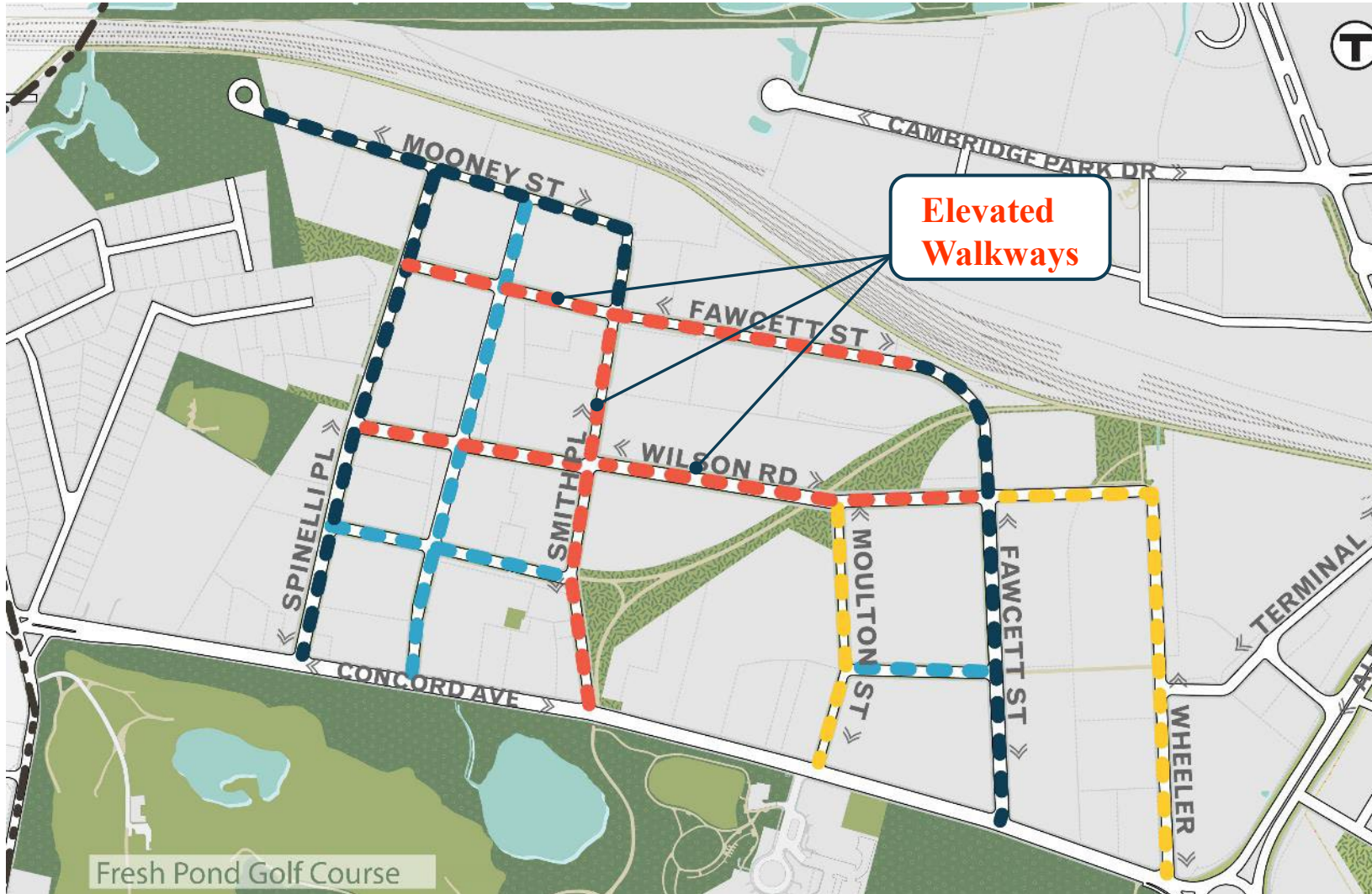
Retain incentives for public infrastructure

Maintain density bonuses for:

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



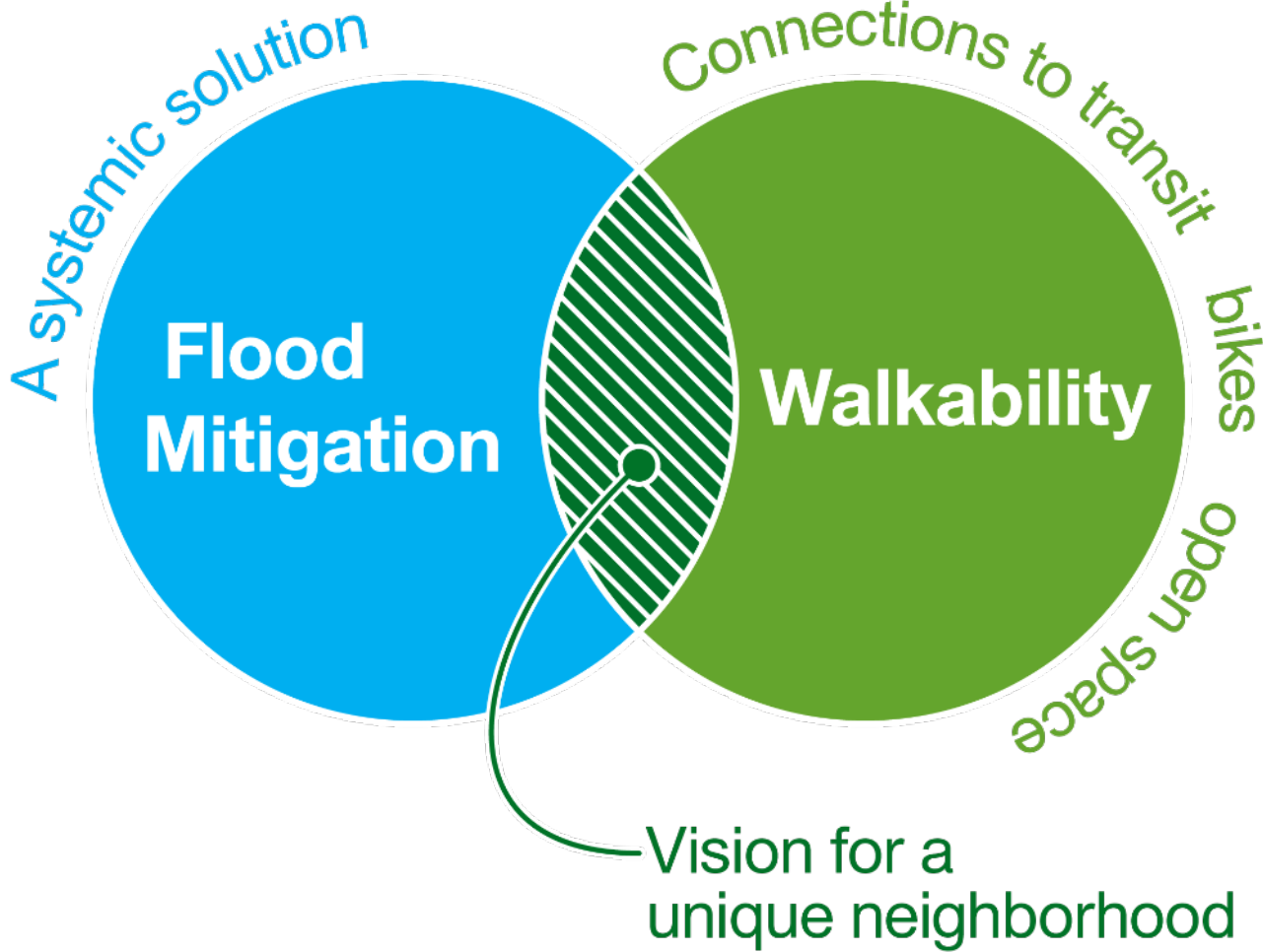
Proposed street types in Quadrangle



- Elevated walkways on key streets designated for active ground floor use
- Locate driveway access and off-street parking on streets without elevated walkways, where feasible

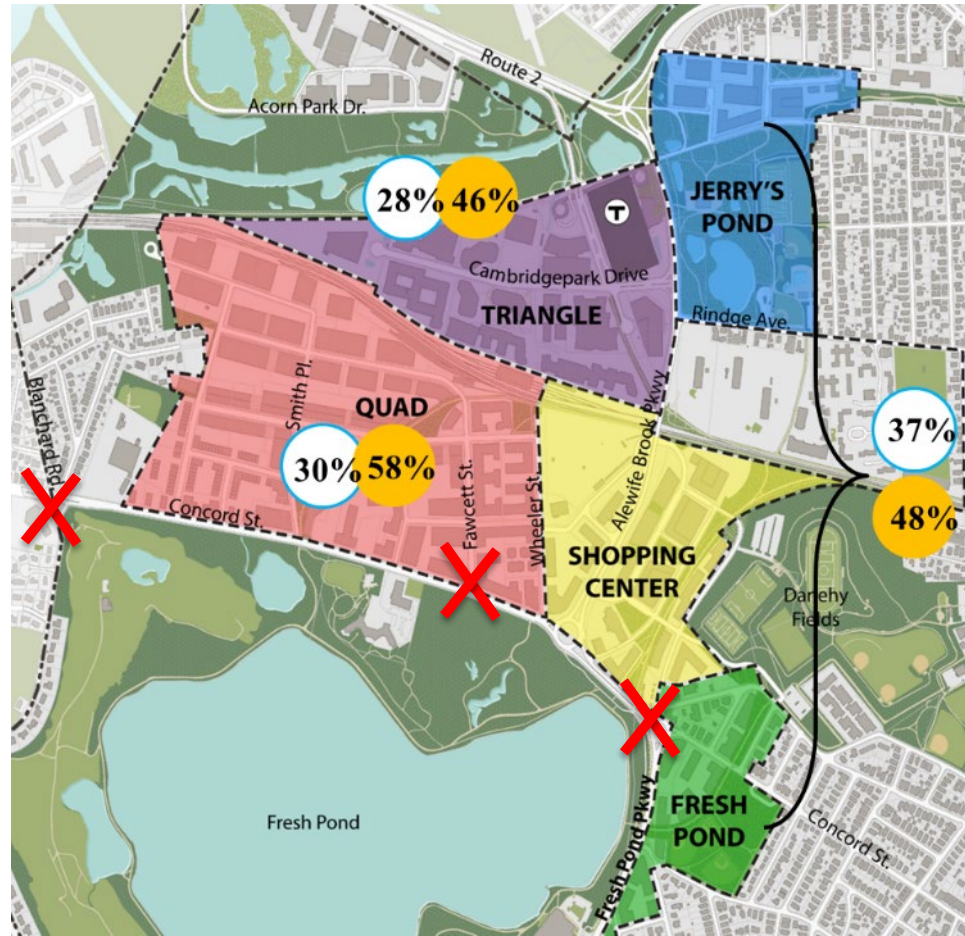
- Elevated walkways with grade-separated bicycle lane
- Grade-separated bicycle lane
- Bicycle lane
- Shared lane pavement marking

Protect against future flooding while creating a pedestrian-friendly public realm



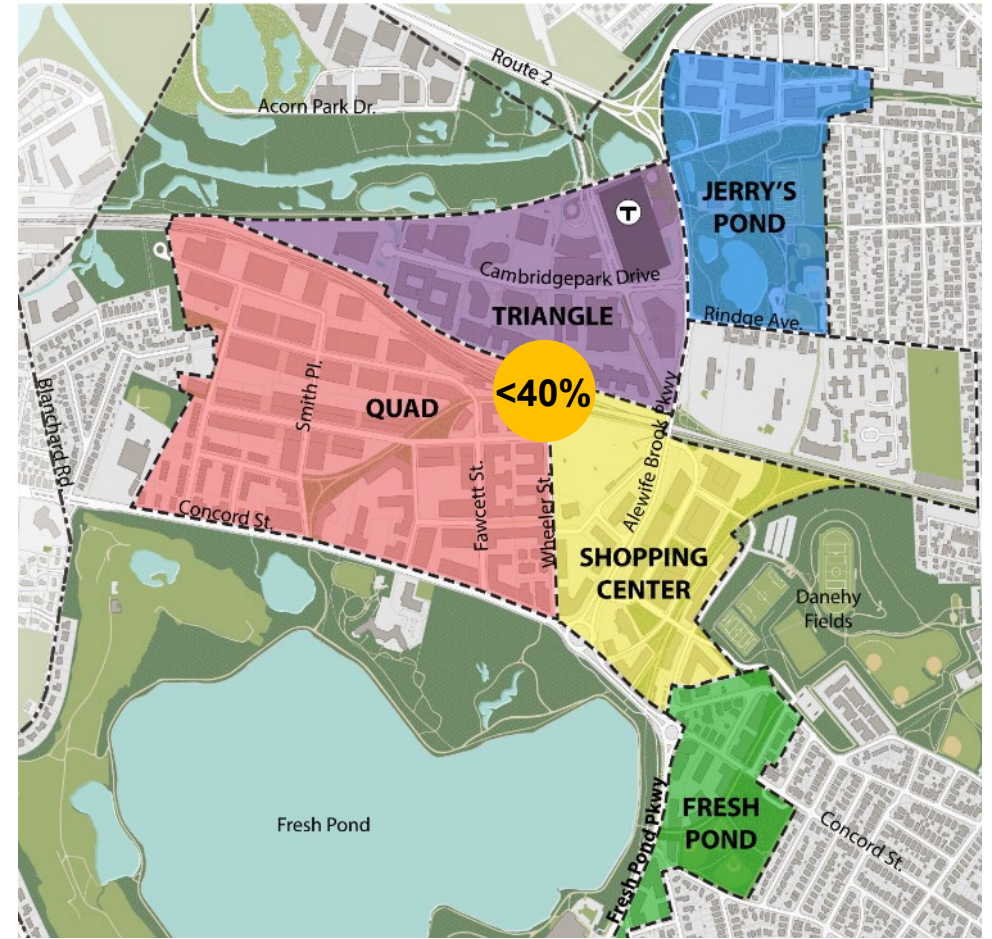
Mode Share without plan's mobility recommendations

3 new intersections exceed threshold



Mode Share achieved with plan's mobility recommendations

0 new intersections exceed threshold



Percentage of trips by car (SOV and HOV)

○ Residential

● Employee

Aggressive mobility strategies are necessary to allow proposed land use mix without additional intersections exceeding the critical sums threshold

- Eliminate minimum parking ratios (except residential)
- Establish low maximum parking ratios
- Require all new development to have an individual mode share target with auto mode share equal to or less than the district auto mode share target.
- Require new commercial building owners to provide enhanced TDM, including charging market-rate parking to end users

Maximum Parking Ratios

Retail = 1.5 per 1,000-sf

Office = 1.1 per 1,000-sf

R&D = 0.8 per 1,000-sf

Industrial = 0.5 per 1,000-sf

Residential = 0.25 min - 0.75 per dwelling unit

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

