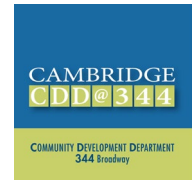


ALEWIFE ZONING COMMUNITY MEETING

MEETING NOTES



Thursday, February 9, 2023

6 – 8:30pm

Hybrid meeting

Attendance

Working Group Members:

Eric Grunebaum, Suhas Kodali, Mike Nakagawa, Ann Stewart, Ann Tennis, Kelvin Moses, Diana Marsh, Doug Brown, Lizzie Feigenbaum, John Chun, Chris Chandor, Jane Carbone, Jennifer Gilbert

City of Cambridge Staff:

Melissa Peters, Jeff Roberts, Erik Thorkildsen, Drew Kane, Daniel Messplay, Khalil Mogassabi

Meeting Overview:

The Alewife Zoning Working Group convened for their eighth working group meeting.

This was the final meeting of the Alewife Zoning Working Group. The agenda discussed results from the transportation analysis based on future development scenarios; final zoning recommendations, and an updated presentation from Healthpeak.

Presentation:

Melissa Peters and Daniel Messplay presented final zoning recommendations and a buildout scenario for future development in Alewife, outlining multiple development tiers and paths for different uses and densities.

Kelvin Moses of Healthpeak introduced his team of subconsultants. The subconsultants presented on issues of placemaking and retail, sustainable design, and environmental planning.

Discussion/Questions by working group after presentation:

Mike Nakagawa

- Concerned about traffic increase at the Concord/Alewife rotary.

Doug Brown

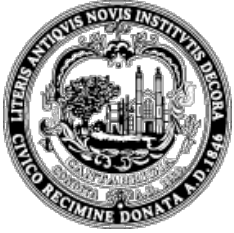
- Concern about putting future traffic conditions on existing infrastructure to justify development program.
- Would like to know what we will do to address the traffic, and how those infrastructure improvements will improve the conditions.

Ann Stewart

- What are the impacts on Fresh Pond Reservation?
- Green roofs shouldn't count toward open space.

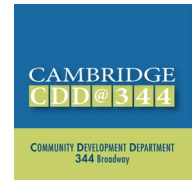
Doug Brown

- Do the numbers you're showing for development by 2040 represent 80% buildout?



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- We are not showing much of an increase in retail/neighborhood uses. Why are they not going up at a greater rate than they are?
- The 3% of neighborhood uses seems low in this respect.
- Would prefer to see some uses (dentist, service providers, etc.) on the second floor of buildings.

Diane Marsh

- Can some of the neighborhood uses still be counted towards a bonus, but be located on the second floor?'

Ann Tennis

- Worried about the low parking ratios.
 - DM: the zoning contemplates, in light of eliminating the minimum parking, introducing maximum parking ratios for development.
 - MP: The principal use parking might help with accommodating additional parking needs.

John Chun

- Feels like the height limits are very tall. Feels like the heights should come down by half.

Suhas Kodali

- Likes the heights and feels like the increase in density was supported by the group. They're important as a way to get the public benefits we want.

Eric Grunenbaum

- The shopping area and the Triangle is much higher than expected.

Ann Stewart

- Worried about the additional height of the mechanicals.
- Are we measuring heights starting at 2070 1% flood level? MP: Yes

Mike Nakagawa

- Still feel like we're veering away from the light industrial.
- The new presentation doesn't even mention light industrial.

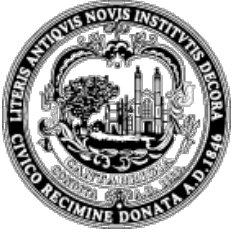
Eric Grunenbaum

- We haven't talked about height along the Triangle edge until now.

John Chun

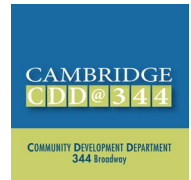
- Is the civic use on Loomis temporary?

Mike Nakagawa



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- Can the light industrial uses be placed on the second floors because some people feel like they won't provide an active streetscape?
- By eliminating living wage jobs (low-barrier-to-entry) you're forcing people to go find those jobs elsewhere.

Diana Marsh

- Maybe weight some neighborhood uses more than others. Prioritize light industrial, for example.

Jennifer Gilbert

- Fine with the heights shown in the shopping center.

Diana Marsh

- Would like a better explanation of Transfer of Development Rights.

Eric Grunenbaum

- We haven't engaged with owners of shopping center or the parcel in the Triangle.
- What about a business improvement district so preexisting owners will contribute to fund for public benefits?

Suhas Kodali

- Are you proposing that if we don't hash out the Shopping Center today, we will have another working group process?
 - MP: suggests a separate public process as an option for the Shopping Center.
 - MP: As it stands, the group agrees on the zoning recommendations for The Quad. We can move recommendations for that the Quad to City Council.
- Worried that the shopping center will just be put on the backburner and the current condition won't be addressed.

Lizzie Feigenbaum

- Wants to make sure that all the open space is public open space.

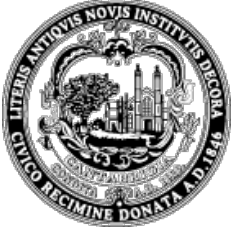
Public Comment

Allan Sadun

- Encourage people to take on the shopping center.
- Would like to understand the relationship more clearly between the height limits and FAR.
- Climbing gym and dance studio should stay.

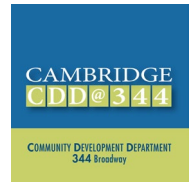
James Williamson

- Key issue that's been neglected: need a way to get over the bridge now.



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- Provide a frequent shuttle from the towers to the mall.
- Relevant to people who will live in the Quad. They'll need a shuttle to get to the T.
- Should include the Triangle in the project.

Hugh Russell

- Feels like Shopping Center and Triangle should be included in the proposal.
- Bridge between Rindge and Shopping.