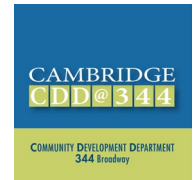


# ALEWIFE ZONING COMMUNITY MEETING

## MEETING NOTES



Wednesday, December 14, 2022

6 – 8:30pm

Virtual meeting

### Attendance

#### Working Group Members:

Eric Grunebaum, Suhas Kodali, Mike Nakagawa, Ann Stewart, Ann Tennis, Kelvin Moses, Diana Marsh, Joe Sultan, Joe Poirier, 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, Kathy Watkins

### Meeting Overview

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

#### Purpose

- Presented updates based on working group feedback of the draft zoning framework for review and discussion by the working group. Additionally, Healthpeak presented their master plan framework plan for their holdings.

#### Objectives

- Receive feedback on the draft zoning approach for further refinement and solicit feedback on Healthpeak's initial plans.

### Presentation

Melissa Peters and Daniel Messplay presented updates to the draft zoning framework for future development in Alewife outlining multiple tiers and paths towards zoning for different uses and densities.

Kelvin Moses of Healthpeak presented the preliminary development plan for their properties in Alewife.

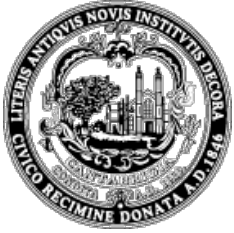
### Discussion/Questions by working group after presentation

#### Doug Brown:

- Concerned about low percentage of retail and industrial uses relative to the other use, and as compared with the prior Alewife Plan

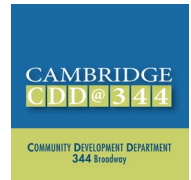
#### Eric Grunebaum

- The bridge should be part of the rail stop. If it is not, maybe we should reconsider the bridge since it is a huge expense.
- There could be additional bridges but recognize more than two is wishful thinking.
- There is a cost/benefit analysis that MBTA will undertake.



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- Developers should contribute to a fund to help pay for the MBTA stop. Perhaps use the idea of a “clubbing”. The major players (Healthpeak, Davis Co, etc.) should contribute. IQHQ and other existing developers in the Triangle, too.
- Is the bridge usable for a rail stop? If not, question the design and location.
  - KM: The bridge could be integrated into a rail stop.

#### Ann Stewart

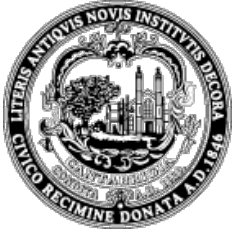
- What is the number 12 on the buildings? 12 stories?
  - KM - the number represents the number of stories
- The bridge connection must sync with the commuter rail stop
- Has a quibble with the way open space is represented in the renderings. The renderings seem to show paved rather than soft open space.
- No mention of setbacks in CP and Healthpeak's presentation.
- Does not want a wall of buildings across from Fresh Pond Reservation. Can they be more inviting and perhaps a lower scale?
- What are we doing about CSO outflow?
  - KW: Meeting tomorrow night 12/15 on this issue
- Wants to see something in new zoning that demonstrates we are on track. Would like to see an annual review of progress in Alewife.
- What about police or EMT in this area as it develops?
  - Conversation about municipal needs. Perhaps other uses, aside from DPW, can go in a smaller footprint.
- Is the new street one-way?
  - Yes, it is one-way.
- Would like to see a rendering of Terminal connecting to Wheeler.

#### Ann Tennis

- Excellent first pass at this planning exercise by Healthpeak.
- Seems like a neighborhood and a place to go.
- Impressed with the placement of DPW. It could be a valuable neighbor.
- Loves the integration of the park above it.

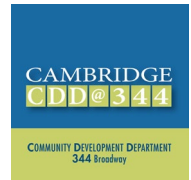
#### Mike Nakagawa

- Likes having the parks spread around the properties but concerned about the tall buildings around them.
- This area connects into the MWRA point, which connects to combined sewers elsewhere
- The neighborhood uses are important. The bridge is necessary to provide access for Triangle employees and residents to access neighborhood uses.
- Concern about pushing away light industrial uses.
- Feels like we're creating a district for rich people and not for less advantaged who don't fit into a corporate world.
- Feels like we are not offering anything in this plan for the average blue-collar workers.
- What will residents have to say about neighborhood uses?



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- Can we put light industrial on upper floors and put other active uses on the ground floor?

Suhas Kodali

- How are we calculating exact percentages if we don't know what a property owner will do in the future?
  - MP: The land use master plan is based off of the zoning framework that was put together. It represents an ideal scenario.
- So this is presenting an ideal scenario where developers take the incentive of a PUD or a Special Permit?
  - Yes
- What are the bonuses that would come with the public benefits?
  - We have not homed in exactly on what the bonuses will be.
- Why is retail so low if we are incentivizing ground floor uses?
  - Because it will naturally be a small percentage of overall development

Diana Marsh

- The city showed ground floor retail along Alewife Pkwy. It's basically a highway. Shouldn't require ground floor retail there. Focus more on internal streets.
- Haven't heard much about loading, traffic, the way the streets operate, parking, etc.

Jane Carbone

- Healthpeak has done a good job with connections to open spaces.
- Likes the separated bike lanes in the renderings

Mike Nakagawa

- Are we increasing the base zoning and by how much?
  - DM: We are keeping the base zoning fairly restrictive to open up opportunities for bonuses through the special permit process
- How much additional development are we adding to the area?
  - 14M SF

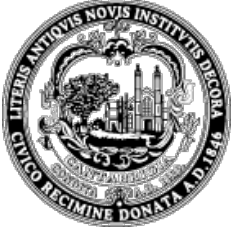
Doug Brown

- When the district plan was developed there was a delicate balance between jobs and housing and traffic.
- These new numbers are not backed up by detailed studies. They should have more rigor.
- Doesn't like the idea of throwing out a former method and just going with a looser method.

#### Public Comment

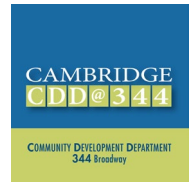
Dennis Carlone:

- Need to focus on the Quadrangle - the existing retail center will be the last thing that changes. It's not going to change. We should not bank on so much residential over there
- No one has talked about FAR or the height of commercial buildings
- What are the commercial building heights? You talked about residential, but not commercial.
  - KM: They range from 4 to 8 stories.
- Why are there still three levels of zoning? Still unclear about it.



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- The Healthpeak residential buildings seemed very thin.
- Need to better understand traffic impacts with so much commercial.