

Alewife Zoning Working Group

An aerial architectural rendering of a city block. The scene is filled with multi-story buildings in various shades of orange, red, and white. The buildings are interspersed with lush green trees and landscaped areas. A winding river or stream flows through the lower-left portion of the block. The overall style is a detailed, hand-drawn sketch with a focus on urban planning and landscaping.

Meeting #3, Developer Presentations
September 14, 2022

Today's Meeting

Agenda:

- Project Update
- Developer presentations
 - West Cambridge Science Park
 - The Davis Companies
 - Boylston Properties
 - Healthpeak
- Discussion
- Public Comment


Upcoming Meetings

Working Group Meetings


- **Sept 29 (*New Meeting*)**: Discussion of transportation, open space, and community facilities
- **October 12**: Draft zoning framework
- **November 9**: Refined zoning framework and draft zoning recommendations
- **December 14**: Final zoning recommendations

What We Heard

- Desire for mixed-used district
- Incentive residential development through increased height and density
- Desire for a variety of ground floor uses, not just light industrial
- Maintain lower heights near Cambridge Highlands; increased heights to the east and along the railroad tracks
- Infrastructure and community facilities are critical and require developer and City commitments



ALEWIFE ZONING WORKING GROUP
INITIAL DRAFT ZONING PRINCIPLES + FRAMEWORK



Working Draft – Last Updated August 31, 2022

I. Use

- a. Not as wedded to inclusion of Light Industrial uses at the ground floor – stronger priority is having a greater variety/diversity of uses
- b. Support concept of “Active Use” on ground floors, which could encompass:
 - a. Arts and culture uses
 - b. Certain residential amenities
 - c. Light industrial or maker space
 - d. Retail & Consumer service uses
 - e. Daycare uses
 - f. Uses like what’s there now – gymnastics, climbing
 - g. Civic uses, schools
 - h. Priorities: Interesting facades, activity at the ground floor, feeling of safety for people walking
- c. Want to see greater proportion of housing to office/lab uses in the District
 - a. Incentivize housing?
 - b. Importance of affordable housing at various levels of affordability
 - i. Want to see family-sized units (3+ BR)
 - c. Employment will also help support retail and other services w/daytime population
 - d. Is there a better way to ensure a mix of uses throughout the district, not just one or the other?

II. Height

- a. Generally agree with a transition to less height in the west and a gradual step-up to more intense heights to the east and along the railroad tracks
- b. Support increasing residential heights to what is permitted in the Triangle
- c. If incentivizing residential, need heights of 120+ feet because of building code requirements (high-rise steel becomes economically viable at 10-12 stories) – note though that building codes always changing, new methods e.g., mass timber
- d. Concerns expressed:
 - Light/shadows
 - Trapping heat – need for vegetation
 - Scaling down close to the Highlands neighborhood (per current zoning)
 - Don’t think 80’ buildings contribute to a sense of neighborhood

III. FAR

- a. Support density that accommodates the higher heights above desired ground-story uses (CDD to help determine)
- b. Important for both residential and commercial to incentivize a greater variety of ground-story uses

Developer Presentations

Presentations from property owners/developers on plans and goals for their land holdings and how it relates to planning in the area.

- **West Cambridge Science Park**, Joe Sultan
- **The Davis Companies**, Chris Chandor
- **Boylston Properties**, Johanna Schneider, Andrew Copelotti
- **Healthpeak**, Kelvin Moses, David Manfredi