

# ENVISION CAMBRIDGE

## Alewife Working Group

Meeting #11, July 27, 2017



# Agenda

## **Alewife Overview**

- Key Objectives

## **Subdistricts Update**

- Shopping Center
- Fresh Pond Parkway
- Jerry's Pond

## **Urban Design Framework**

- Open Space
- Connectivity
- Job / Housing Impact

## **Discussion**

# Alewife: Key Objectives



## Create an identity and sense of place for the whole Alewife District.

- Better integrate the district with the rest of the city through new walking and biking paths, streets, and open spaces.
- Ensure that both new development and existing infrastructure, neighborhoods, and community resources are prepared for climate change, in particular the challenges of flooding and heat.
- Encourage forms of development, a mix of uses, and a range of improvements that will facilitate and encourage walking, biking, and transit use and reduce the growth of vehicular trips.
- Ensure that new development benefits the adjacent residential neighborhoods by introducing new amenities and services and creating neighborhood destinations.

# Alewife: Key Objectives



**The Quadrangle:** Introduce diverse innovation spaces that provide low-barrier-to-entry jobs. Increase residential living and connections. Encourage development that helps prepare the neighborhood for flooding and extreme heat.

**Shopping Center:** Create a walkable community destination that complements the main street proposed for the Quadrangle.

**Fresh Pond Parkway:** Encourage sensitive development that supports the surrounding neighborhoods.

**Triangle:** Better connect the Triangle to the surrounding neighborhoods and improve the urban form of the area through streetscape improvements and improvements around its edges.

**Rindge Ave:** Improve biking and walking connections to the rest of the district.

**Jerry's Pond:** Identify development opportunities to enhance connections, address flooding, and support the neighborhood. Enhance Jerry's Pond as a neighborhood amenity.

# Shopping Center Vision



Urban Plaza with Housing over Retail

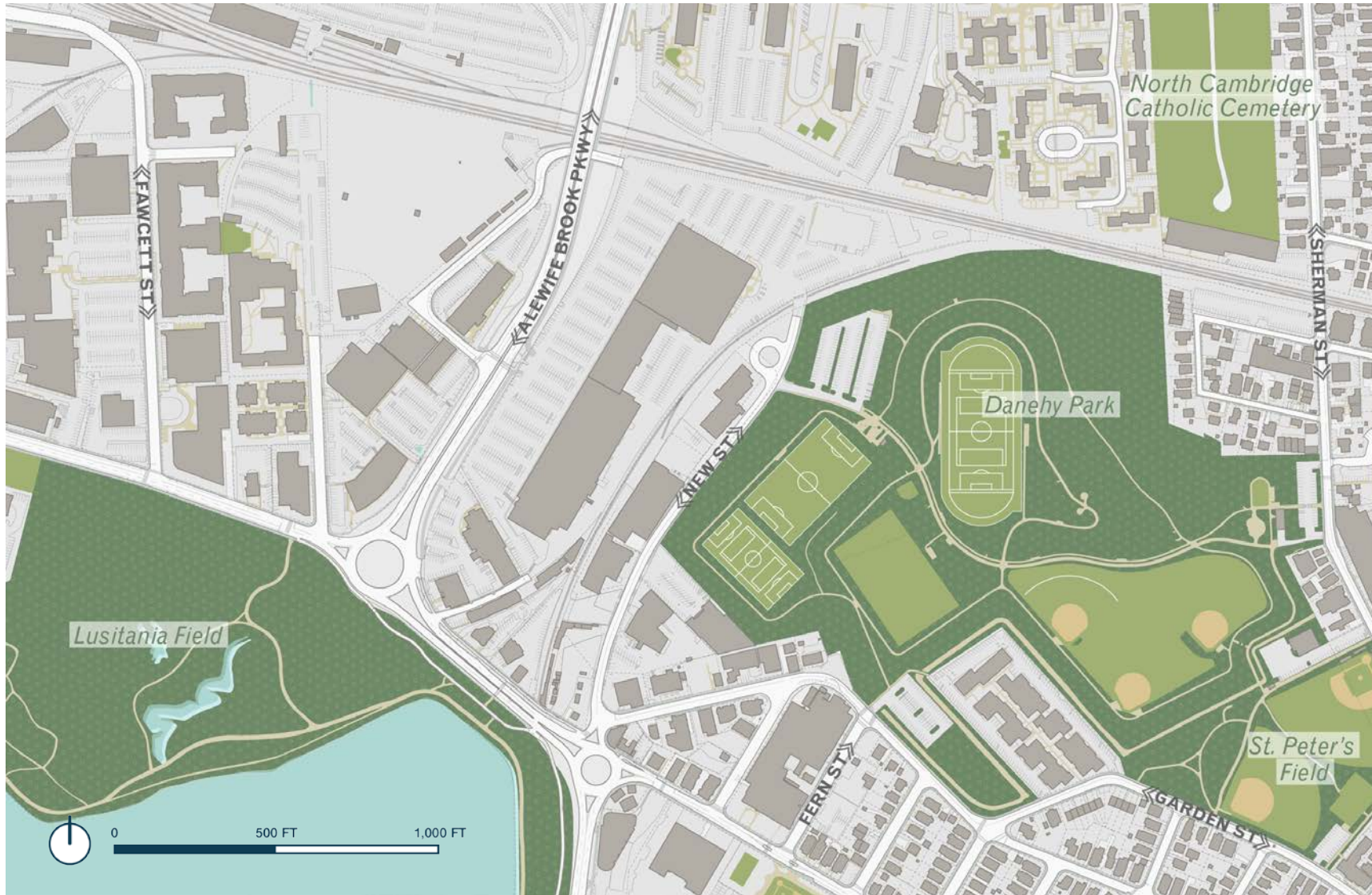


Mixed Use Residential Housing

## Shopping Center

Create a walkable community destination that complements the main street proposed for the Quadrangle.

# Shopping Center: Existing



## Shopping Center

Create a walkable community destination that complements the main street proposed for the Quadrangle.

# Shopping Center: June 27, 2017



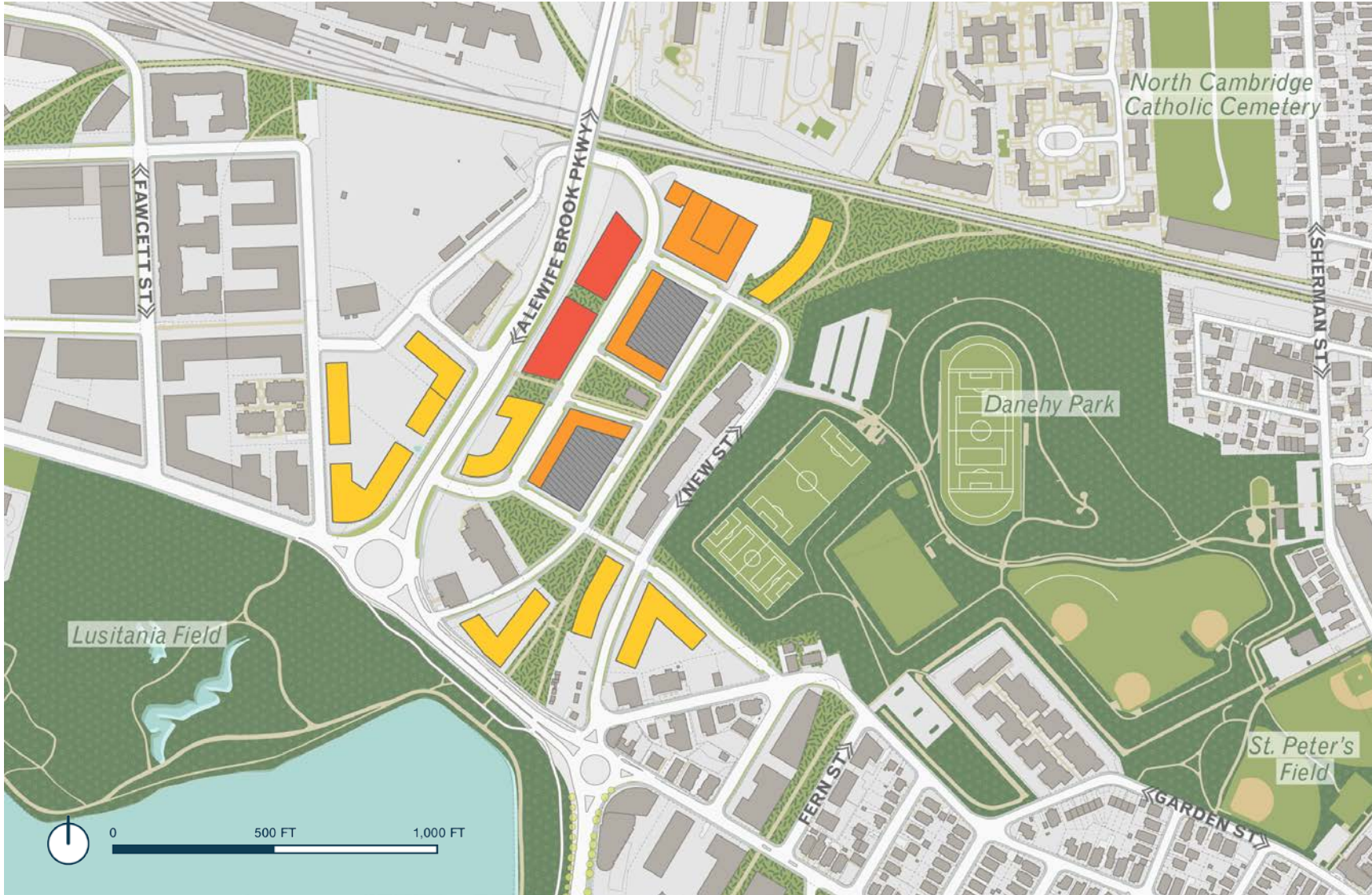
## Shopping Center

Create a walkable community destination that complements the main street proposed for the Quadrangle.

## Proposed Land Use

- Mixed-use Commercial
- Residential
- Mixed-Use Residential
- Open Space
- Parking Garage

# Shopping Center: Proposed



<b>Gross GFA at 100% buildout</b>	<b>~2.05m SF</b>
<b>District FAR</b>	<b>1.54</b>

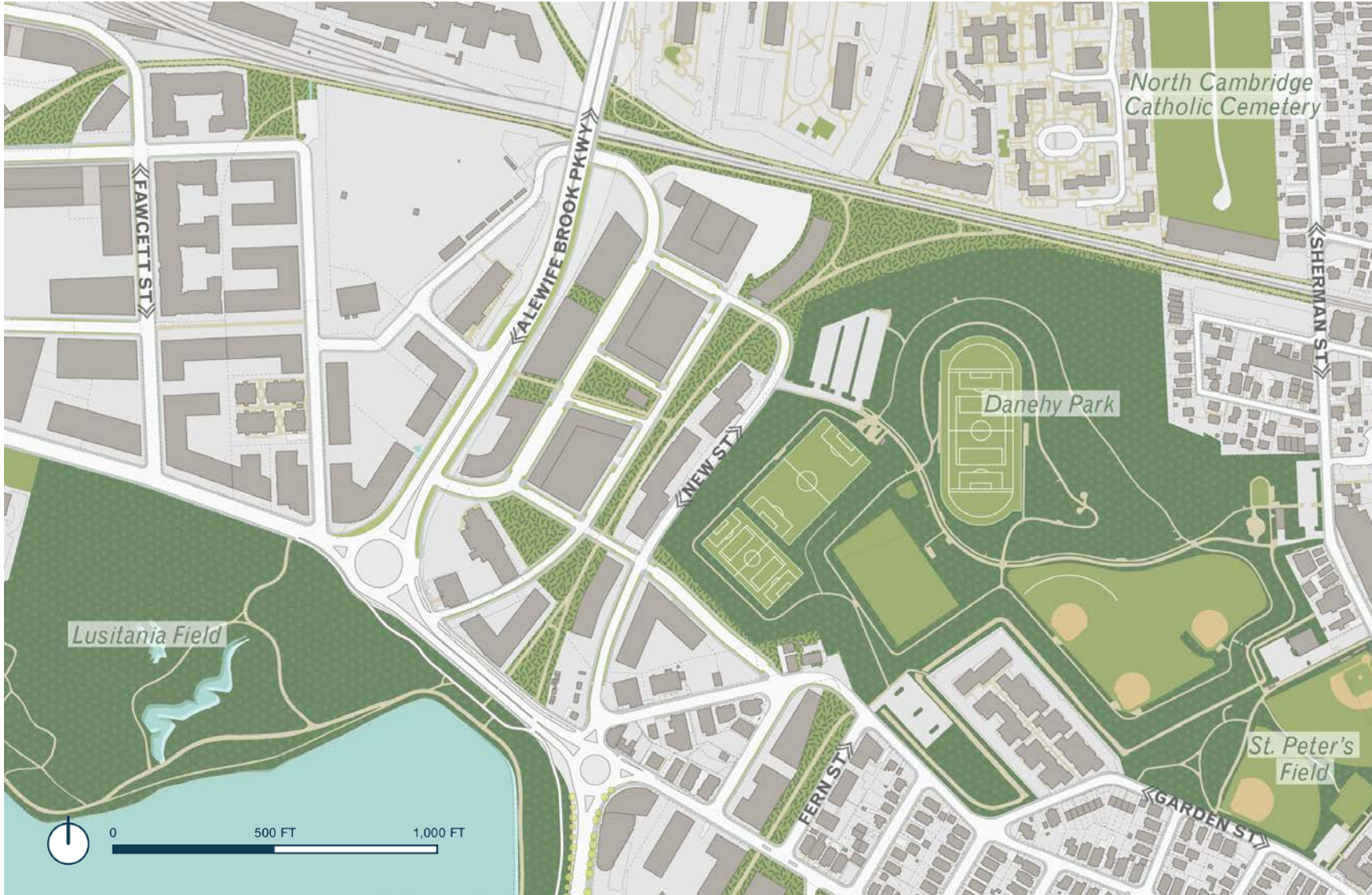
<b>Gross GFA at 60% buildout</b>	<b>~1.35m</b>
- New housing	~900 units
- Ground floor active uses	~127,550 SF
- Commercial Office	~325,300 SF
<b>New Open Space</b>	<b>~9.4 acres</b>

### Proposed Land Use

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# Shopping Center: Street Shading

All sidewalks are lined with street trees every 30-ft to increase public realm shading.



# Fresh Pond Parkway Vision



## Fresh Pond Parkway

Encourage sensitive development that supports the surrounding neighborhoods.



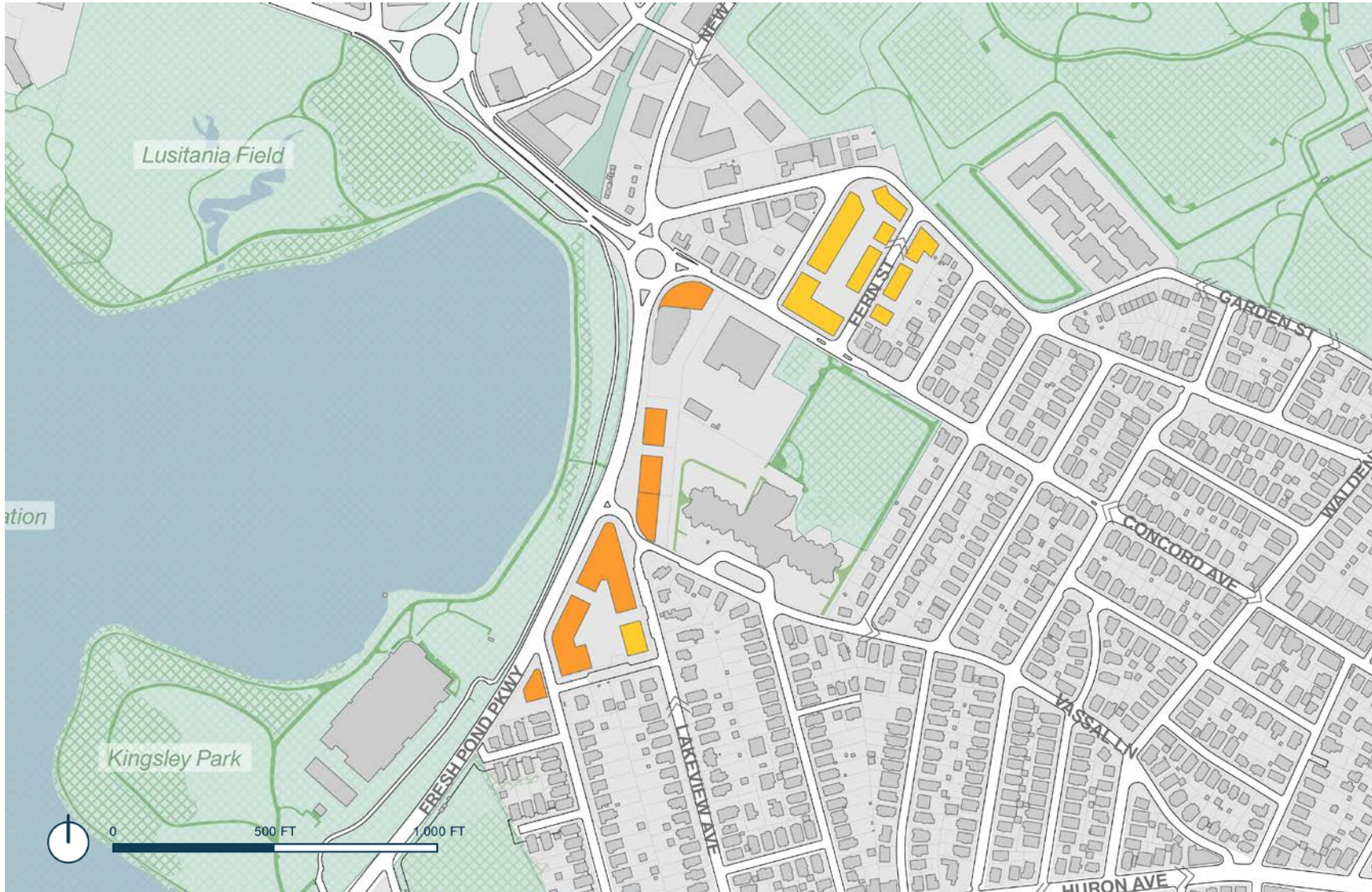
# Fresh Pond Parkway: Existing



## Fresh Pond Parkway

Encourage sensitive development that supports the surrounding neighborhoods.

# Fresh Pond Parkway: June 27, 2017



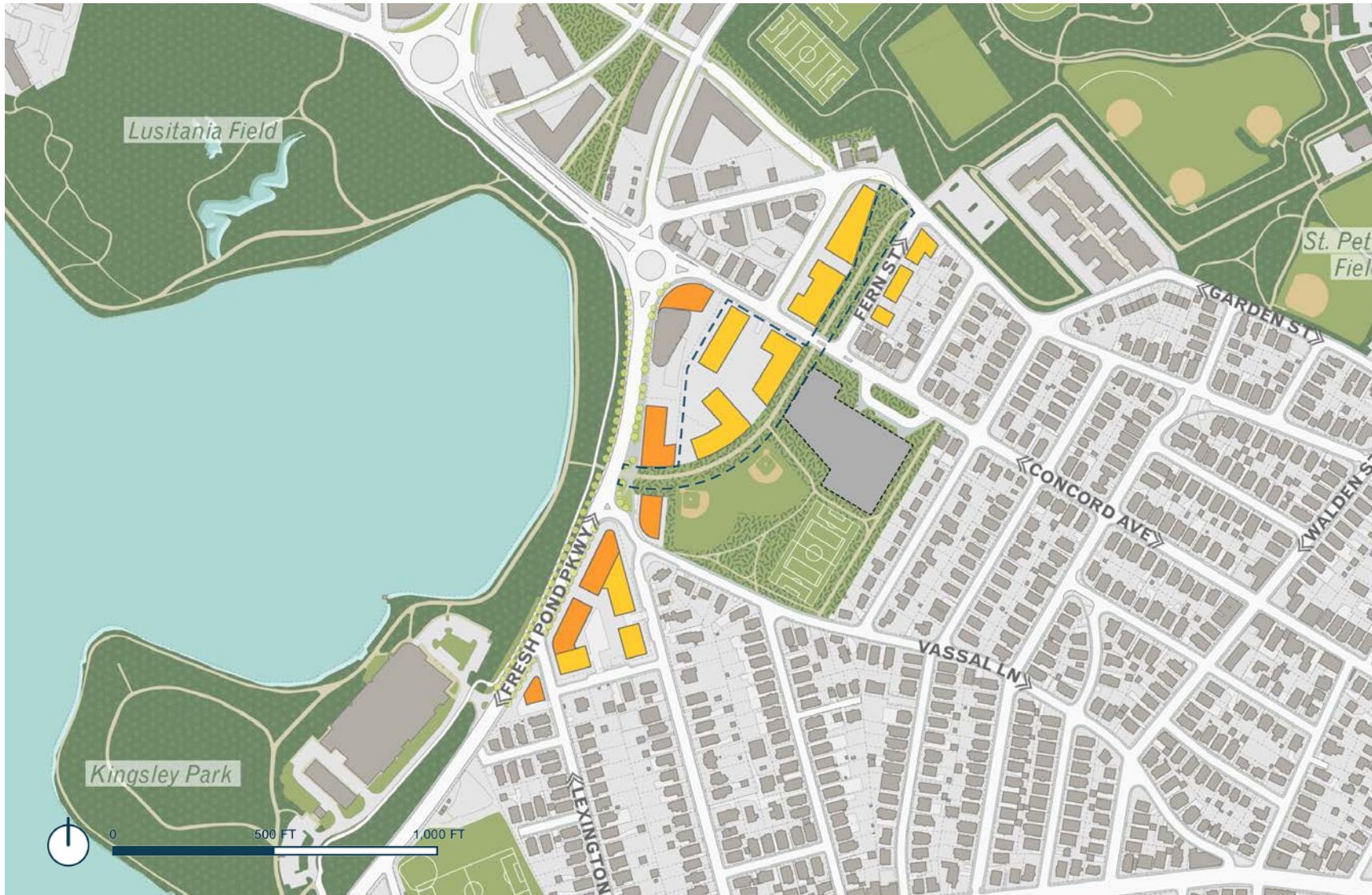
## Fresh Pond Parkway

Encourage sensitive development that supports the surrounding neighborhoods.

### Proposed Land Use

- Residential
- Mixed-Use Residential

# Fresh Pond Parkway: Proposed



<b>Gross GFA at 100% buildout</b>	<b>~600,000 SF</b>
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<b>District FAR</b>	<b>1.80</b>
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<b>Gross GFA at 60% buildout</b>	<b>~414,550 SF</b>
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– New housing	~250 units
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– Ground floor active uses	~44,550 SF
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<b>New Open Space</b>	<b>~2.5 acres</b>
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### Proposed Land Use

- Long Term Vision
- Residential
- Mixed-Use Residential

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# Jerry's Pond Vision



Photo Source: <https://lowrypei.wordpress.com/posts/>

## Jerry's Pond

Identify development opportunities to enhance connections, address flooding, and support the neighborhood. Enhance Jerry's Pond as a neighborhood amenity.



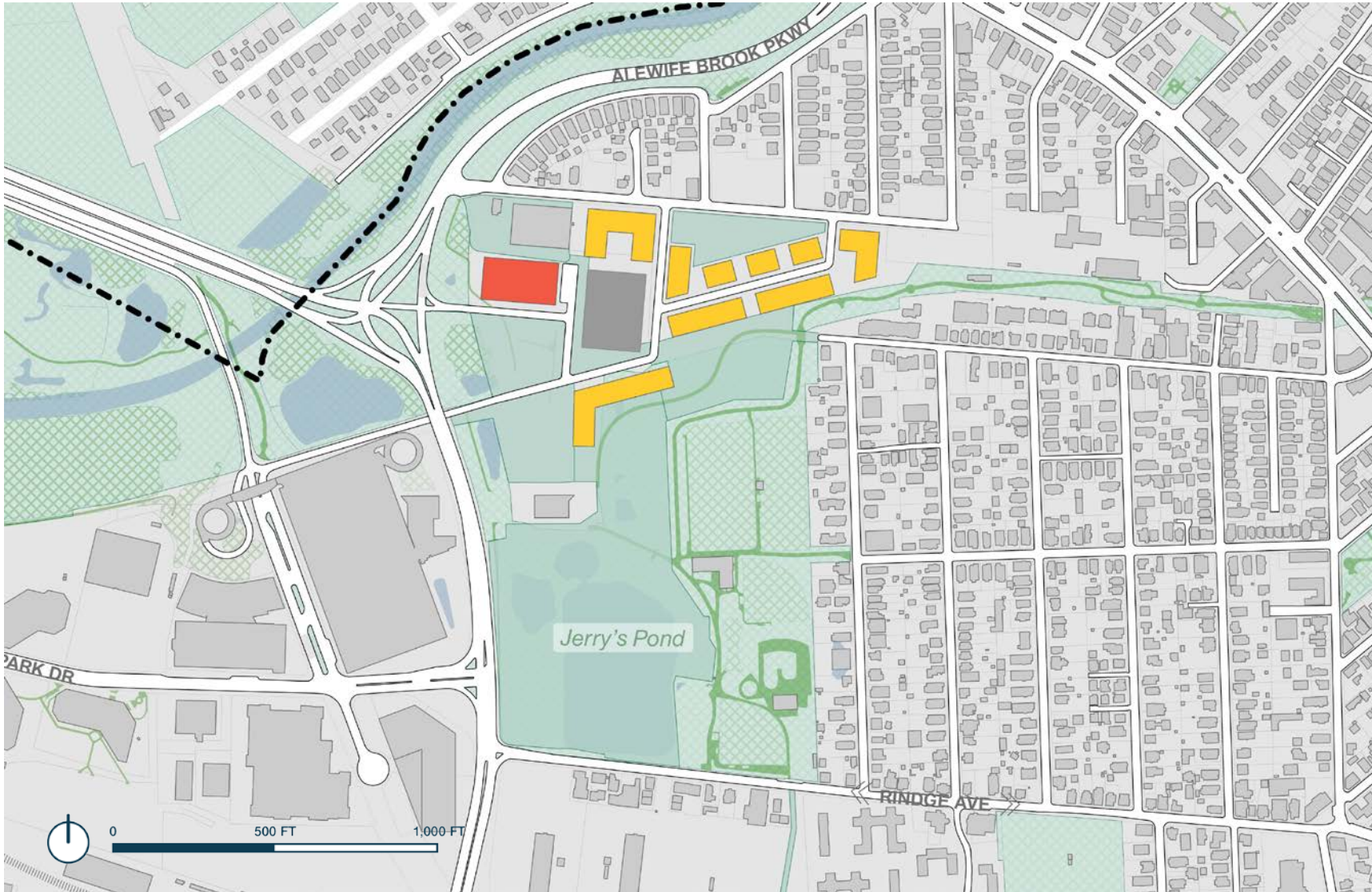
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# Jerry's Pond: June 27, 2017



## Jerry's Pond

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### Proposed Land Use

- Commercial
- Residential
- Parking Garage

# Jerry's Pond: Proposed



<b>Gross GFA at 100% buildout</b>	<b>~803,750 SF</b>
<b>District FAR</b>	<b>0.60</b>
<b>Gross GFA at 60% buildout</b>	<b>~524,050 SF</b>
- Housing Units	~300 units
- Commercial Office	~202,350 SF
- MBTA	7,484 SF
<b>New Open Space</b>	<b>~16.8 acres</b>

### Proposed Land Use

- Long Term Vision
- Commercial
- Residential
- Parking Garage
- Emergency Access Only

# Jerry's Pond: Proposed

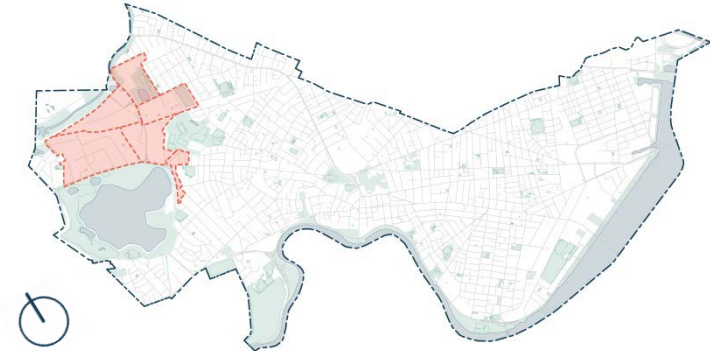


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# Alewife: Existing Conditions



# Alewife: Existing Open Space Network



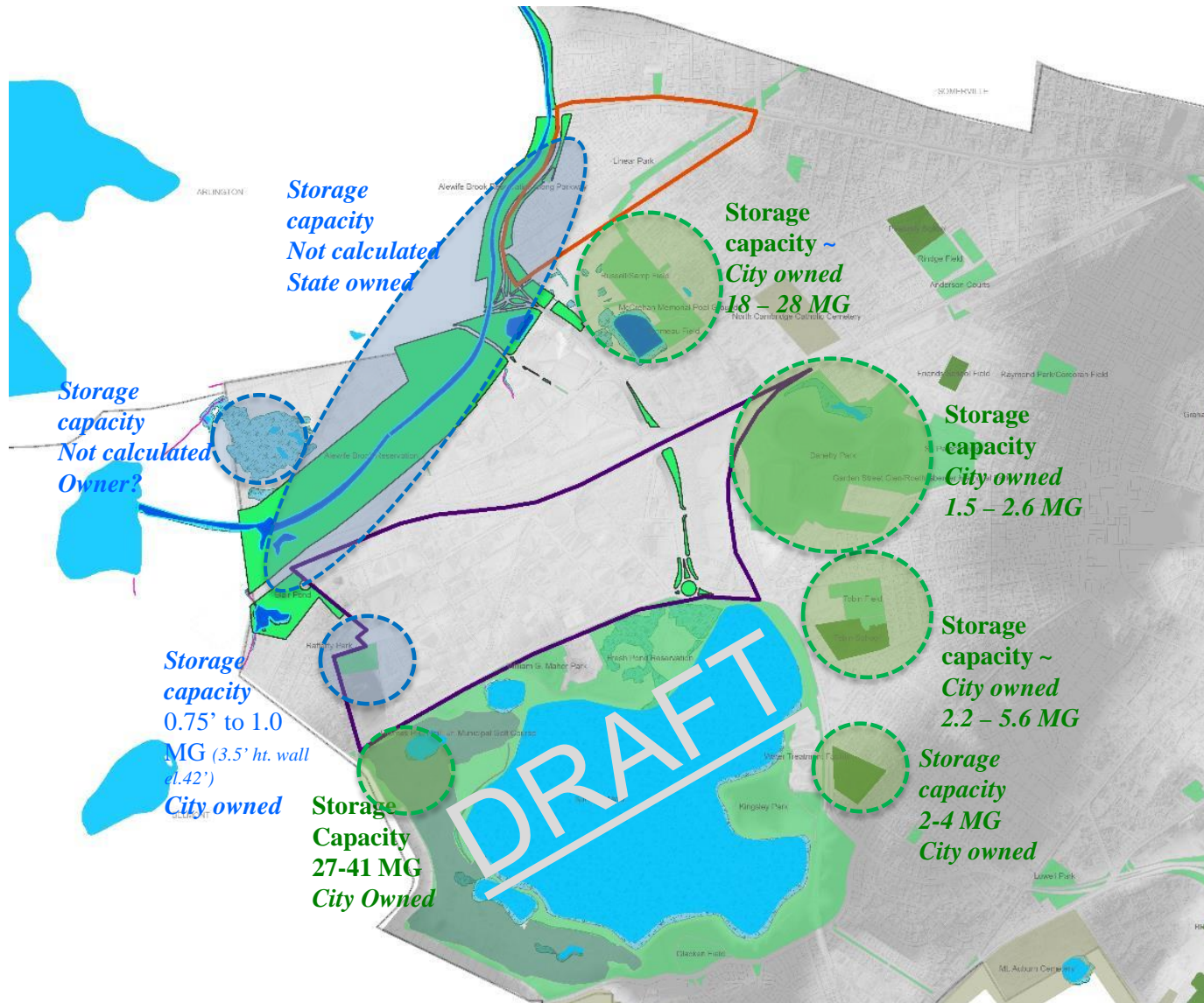
## Opportunities

- Encourage walking and biking to reduce growth vehicular trips.
- Provide off-street connections between disconnected existing open spaces.
- Create recreation loops at two scales in Alewife.
- Reduce urban heat island affect through increased shading and permeable surfaces.
- Increase storm water storage options using existing City-owned parcels.

# Alewife: Proposed Open Space Network



# Alewife: Coordination with CCPR

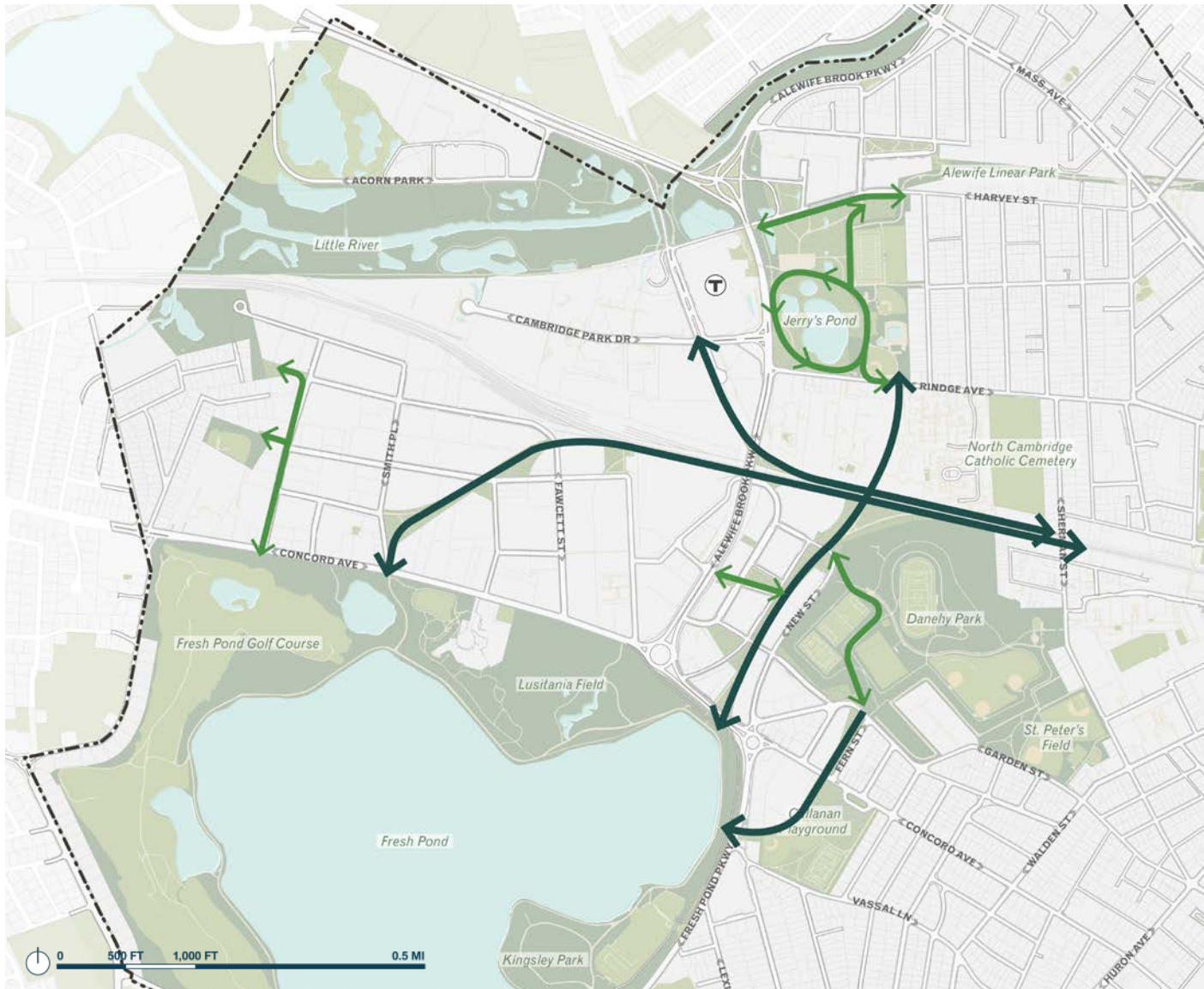


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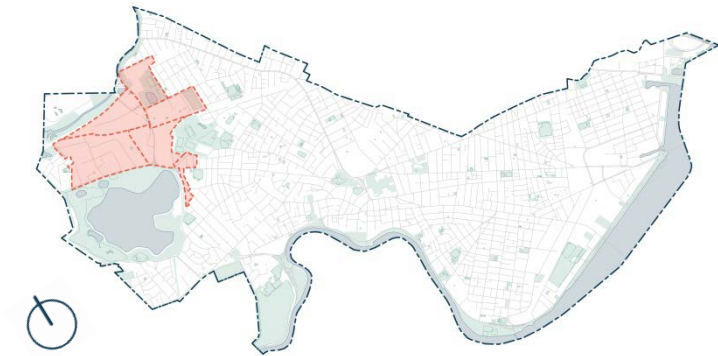
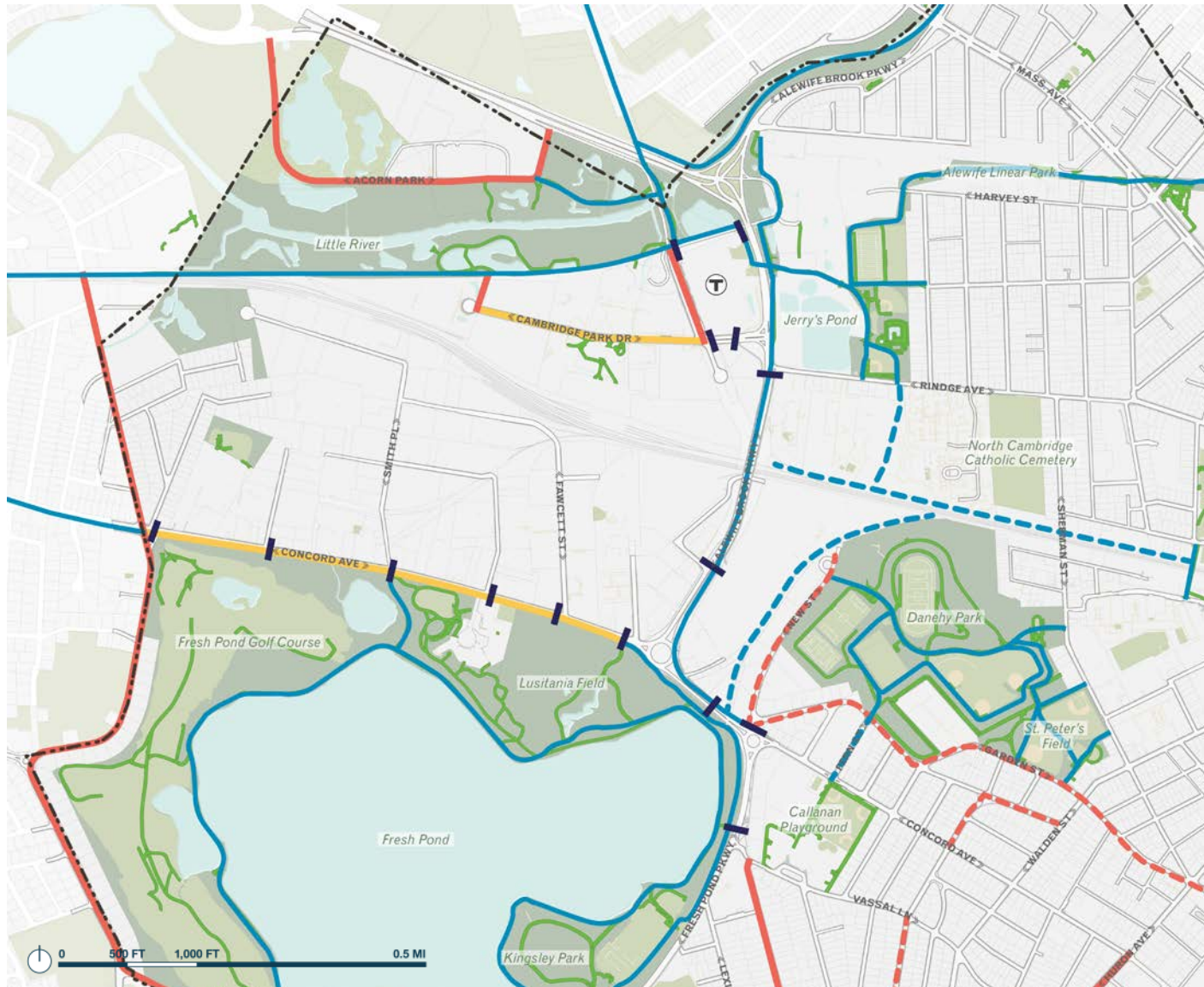
# Alewife: Proposed Connections



## Open Space Connections

- ← Primary Connections
- ← Secondary Connections

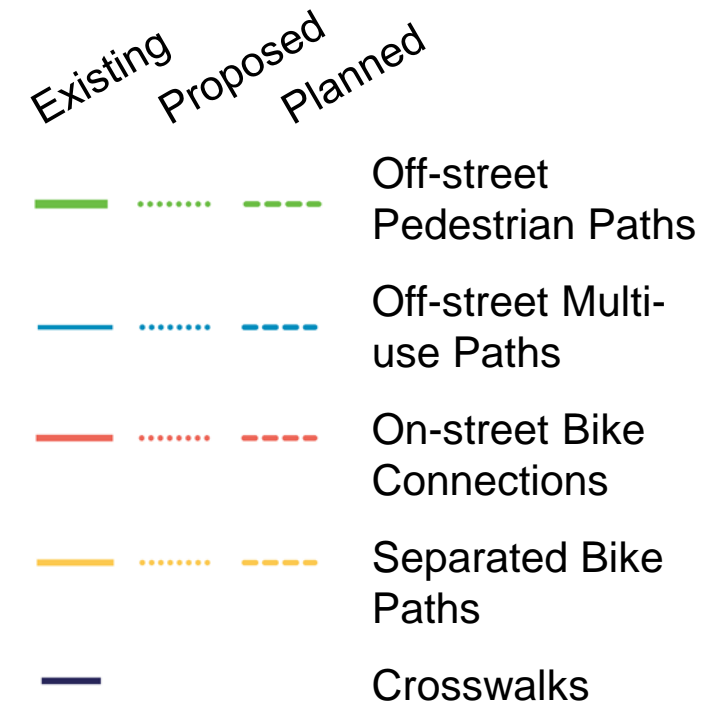
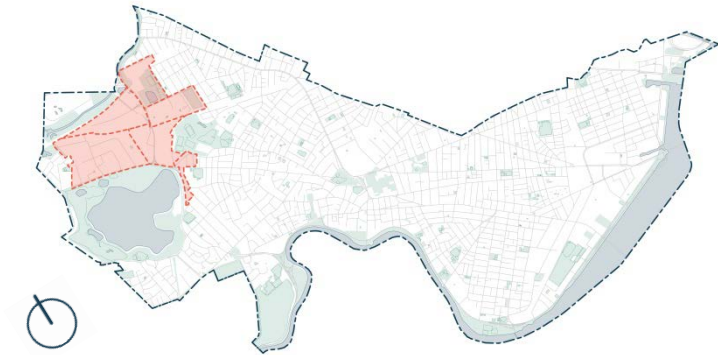
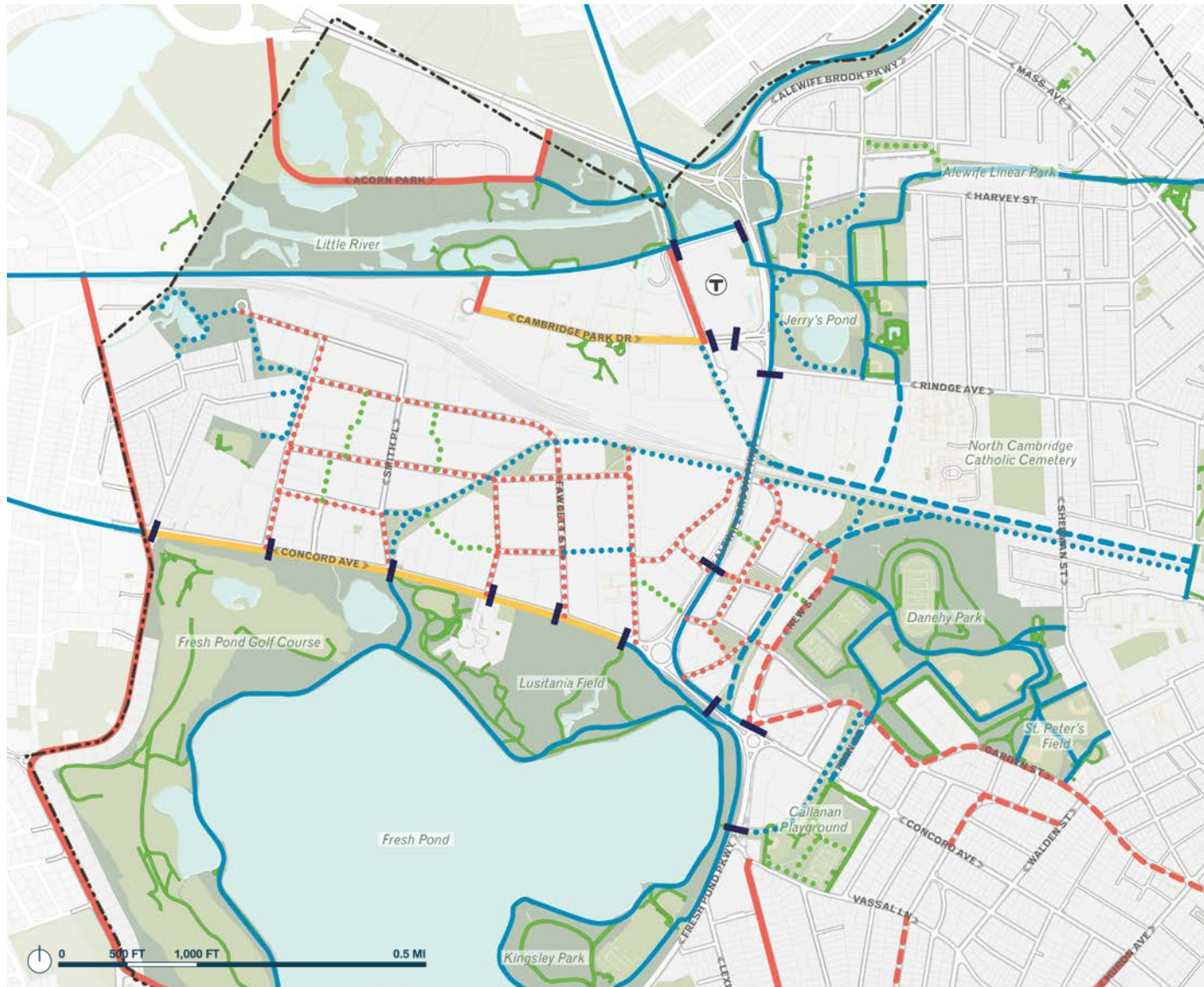
# Alewife: Connectivity - Planned



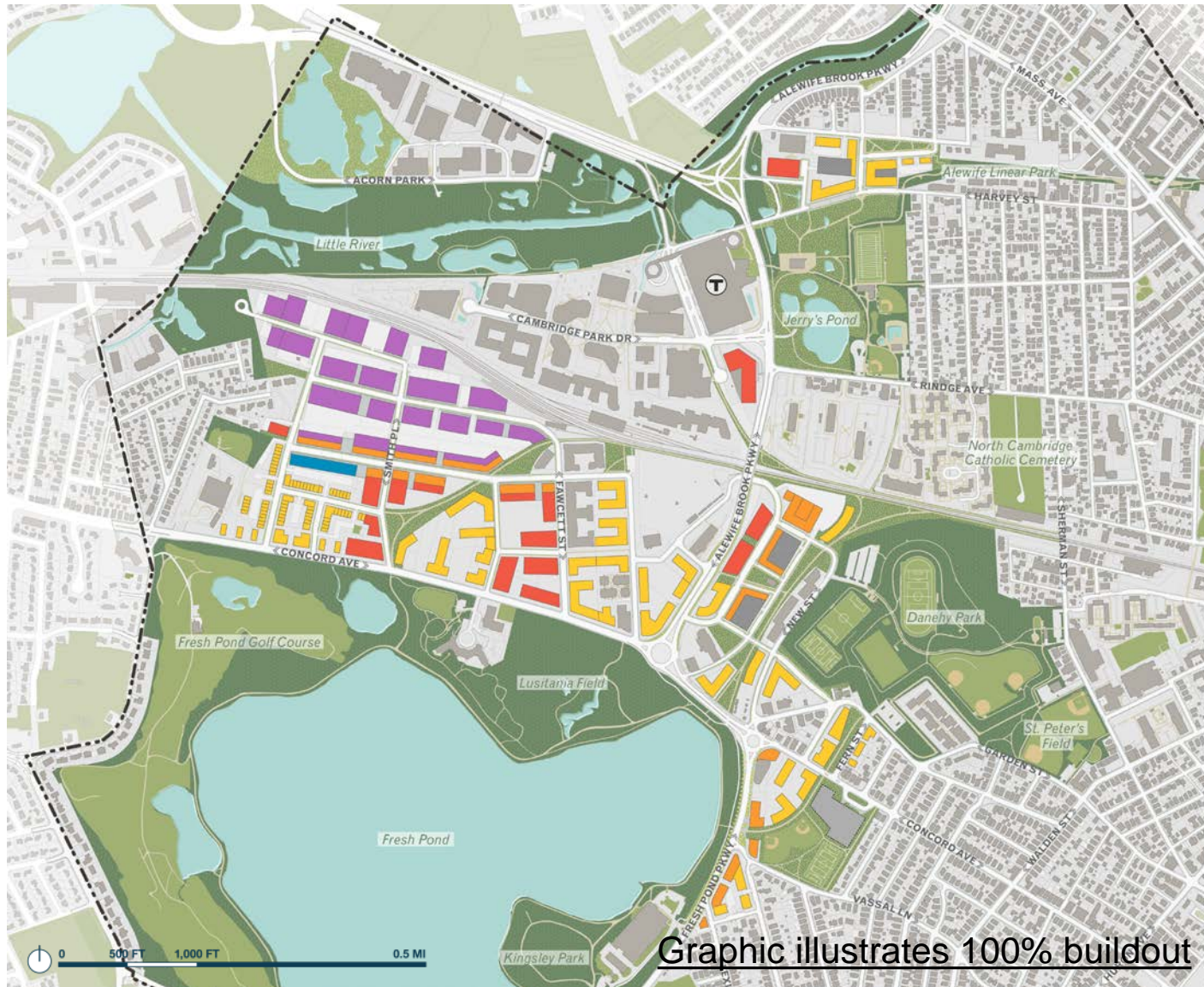
- | Existing | Planned |                             |
|----------|---------|-----------------------------|
|          |         | Off-street Pedestrian Paths |
|          |         | Off-street Multi-use Paths  |
|          |         | On-street Bike Connections  |
|          |         | Separated Bike Paths        |
|          |         | Crosswalks                  |



# Alewife: Connectivity - Proposed



# Alewife: Proposed Land Use



Graphic illustrates 100% buildout

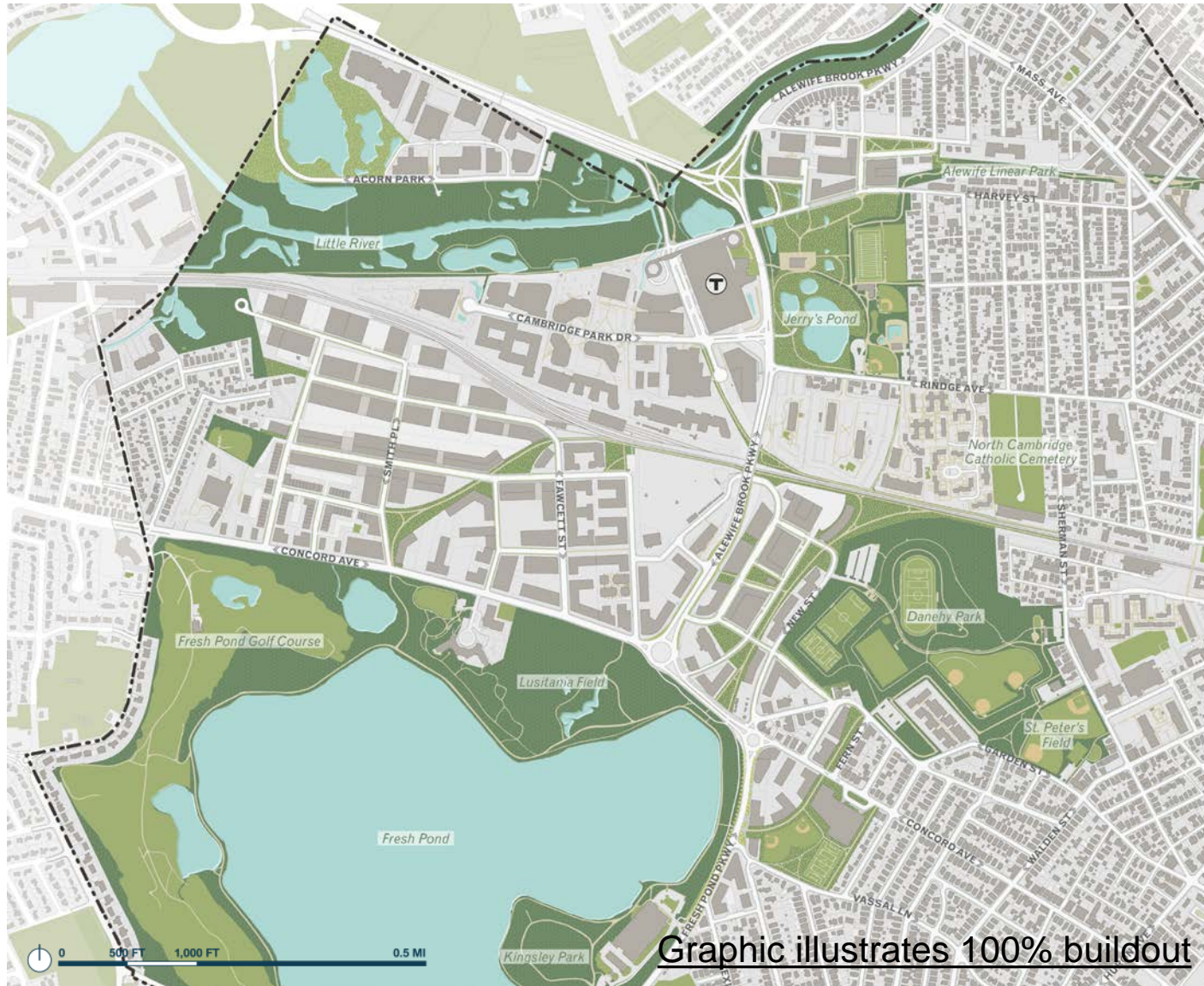
Net New Housing Units at 60% Buildout	~2,300 units
– Quadrangle	~850 units
– Shopping Center	~900 units
– Fresh Pond Parkway	~250 units
– Jerry's Pond	~300 units

Net New Jobs at 60% Buildout	~9,200 jobs
– Quadrangle	~7,000 jobs
– Shopping Center	~1,000 jobs
– Fresh Pond Parkway	~150 jobs
– Triangle	~700 jobs
– Jerry's Pond	~350 jobs

**Proposed Land Use**

- Residential
- Mixed-use Industrial
- Commercial
- Live/Work Space
- Mixed-use Retail
- [Unlabeled]

# Alewife: Proposed District



Graphic illustrates 100% buildout

# Citywide open space network

