ULI Spring 2015
Concurrent Session: Returns on Resilience
May 13, 2015

Presentation by
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2:45 – 4:15

Alewife Watershed Rivershed Redevelopment
Cambridge, MA
ALEWIFE BROOK AND NEW WETLANDS

- PLAZA
- EXISTING/POTENTIAL RETAIL OR COMMUNITY AMENITY
- POTENTIAL PED/BIKE BRIDGE LOCATIONS
- 12’ WIDTH AREA RESERVED FOR FUTURE PEDESTRIAN/BIKE Cyle BRIDGE LANDING
- PROPOSED COMMUNITY CONNECTIONS

- POTENTIAL FUTURE DEVELOPMENT PARCEL
- FUTURE COMMUTER RAIL?
- POTENTIAL CONNECTION TO FUTURE COMMUNITY PATH

12’ WIDE AREA RESERVED FOR FUTURE PEDESTRIAN/BIKE CYCLE BRIDGE LANDING

PROPOSED COMMUNITY CONNECTIONS
INFILL LOCATION
- Project is situated on an "infill" lot where at least 25% of perimeter lot is occupied by previously developed land.
- Proposed building will replace a surface parking lot and is located within an existing development with ready access to infrastructure and utilities.

ACCESS TO OPEN SPACE & RESOURCES
- Building is located within 1/2 mile of Alviso Reservoir.
- Building is located within 1/4 mile of seven basic community resources and 1/2 mile within 11 basic community resources.

WASTE MANAGEMENT
- Project team will investigate local options for recycling and reusing construction waste.
- Project team will seek to reduce or divert construction waste from landfills and seepage basins to a ferrel below industry norm.

ENVIRONMENTALLY PREFERABLE PRODUCTS
- Only FSC Certified Tropical Wood products
- Building materials that are FSC-certified, use recycled content, have low emissions, and locally produced will be specified as much as possible.

LANDSCAPING
- No Invasive Plants
- Only drought-tolerant, native vegetation used in landscaping
- Conventional turf minimized and will make up less than 20% of plantings.

REDUCE LOCAL HEAT ISLAND EFFECTS
- Light-colored, high albedo materials will be used on at least 25% of the roof to minimize the ground level.

ALTERNATIVE TRANSPORTATION
- Close proximity to Alviso BART station
- Bike storage provided for over 45% of residents, exceeding 1600's 15% requirement
- Project utilizes an innovative shared parking system with nearby office buildings, reducing the area devoted to cars.

SURFACE WATER MANAGEMENT
- 100% of site drainage will be collected, treated, and treated through use of on-site underground stormwater tanks and water quality units.
- A more domestic, residential quality
- 4 bay windows above entrances
- Wider windows engage upper residents with street
- Canopies at ground level entrances
- Small “front yards” with low stone walls and plantings