

ULI Spring 2015

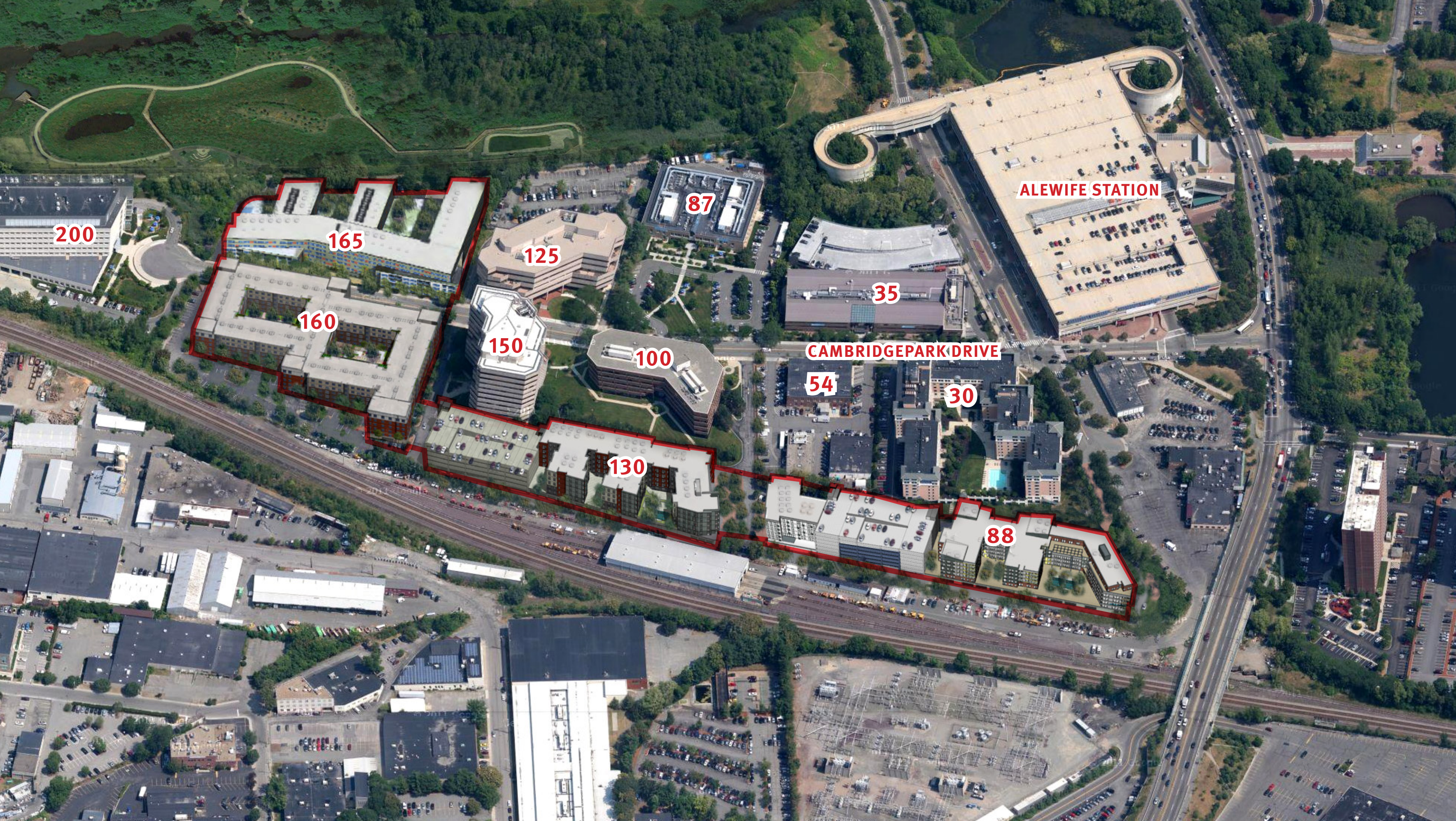
Concurrent Session: Returns on Resilience

May 13, 2015

Presentation by
Jim Batchelor, Arrowstreet

2:45 – 4:15

**Alewife Watershed Rivershed Redevelopment
Cambridge, MA**



200

165

160

125

150

100

130

87

35

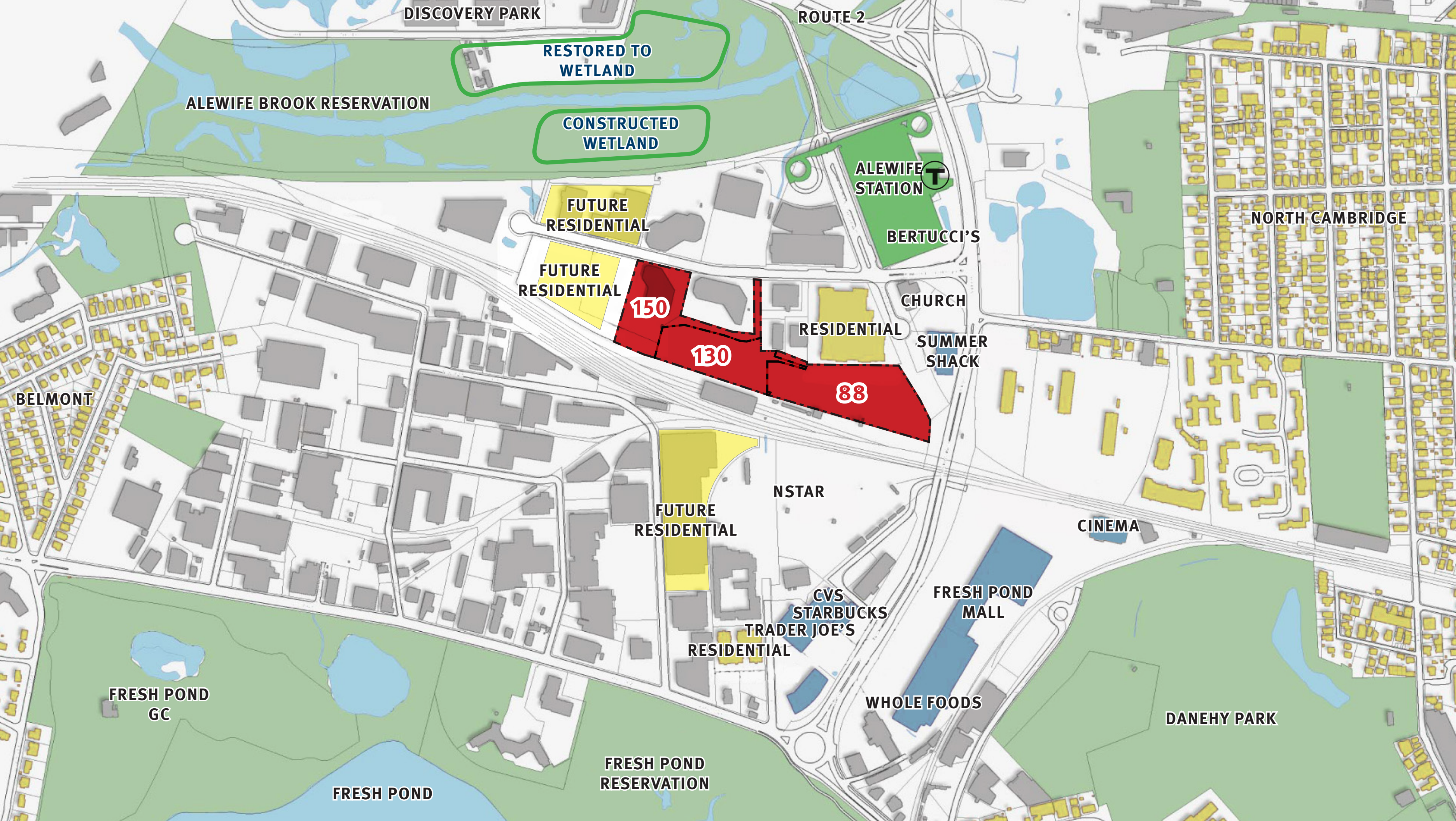
54

30

88

ALEWIFE STATION

CAMBRIDGE PARK DRIVE



DISCOVERY PARK

ROUTE 2

RESTORED TO
WETLAND

CONSTRUCTED
WETLAND

ALEWIFE BROOK RESERVATION

ALEWIFE
STATION

BERTUCCI'S

NORTH CAMBRIDGE

FUTURE
RESIDENTIAL

FUTURE
RESIDENTIAL

150

RESIDENTIAL

CHURCH

SUMMER
SHACK

130

88

BELMONT

FUTURE
RESIDENTIAL

NSTAR

CINEMA

CVS
STARBUCKS

TRADER JOE'S

RESIDENTIAL

FRESH POND
MALL

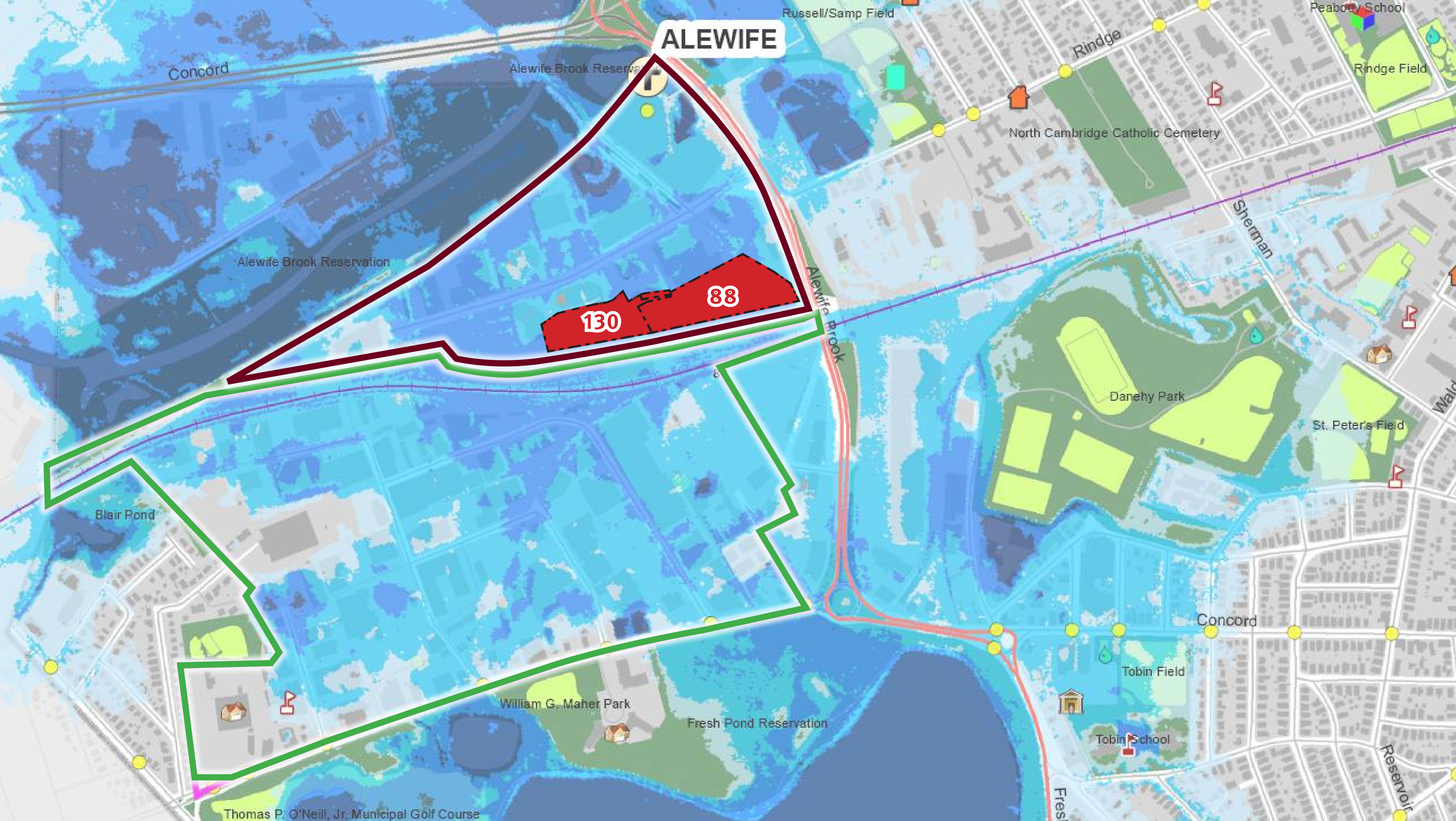
WHOLE FOODS

FRESH POND
GC

FRESH POND
RESERVATION

FRESH POND

DANEHY PARK



ALEWIFE

130

88

Blair Pond

Alewife Brook Reservation

William G. Maher Park

Fresh Pond Reservation

Tobin Field

Tobin School

Danehy Park

St. Peter's Field

Rindge Field

Peabody School

North Cambridge Catholic Cemetery

Concord

Rindge

Sherman

Concord

Fresh

Reservoir

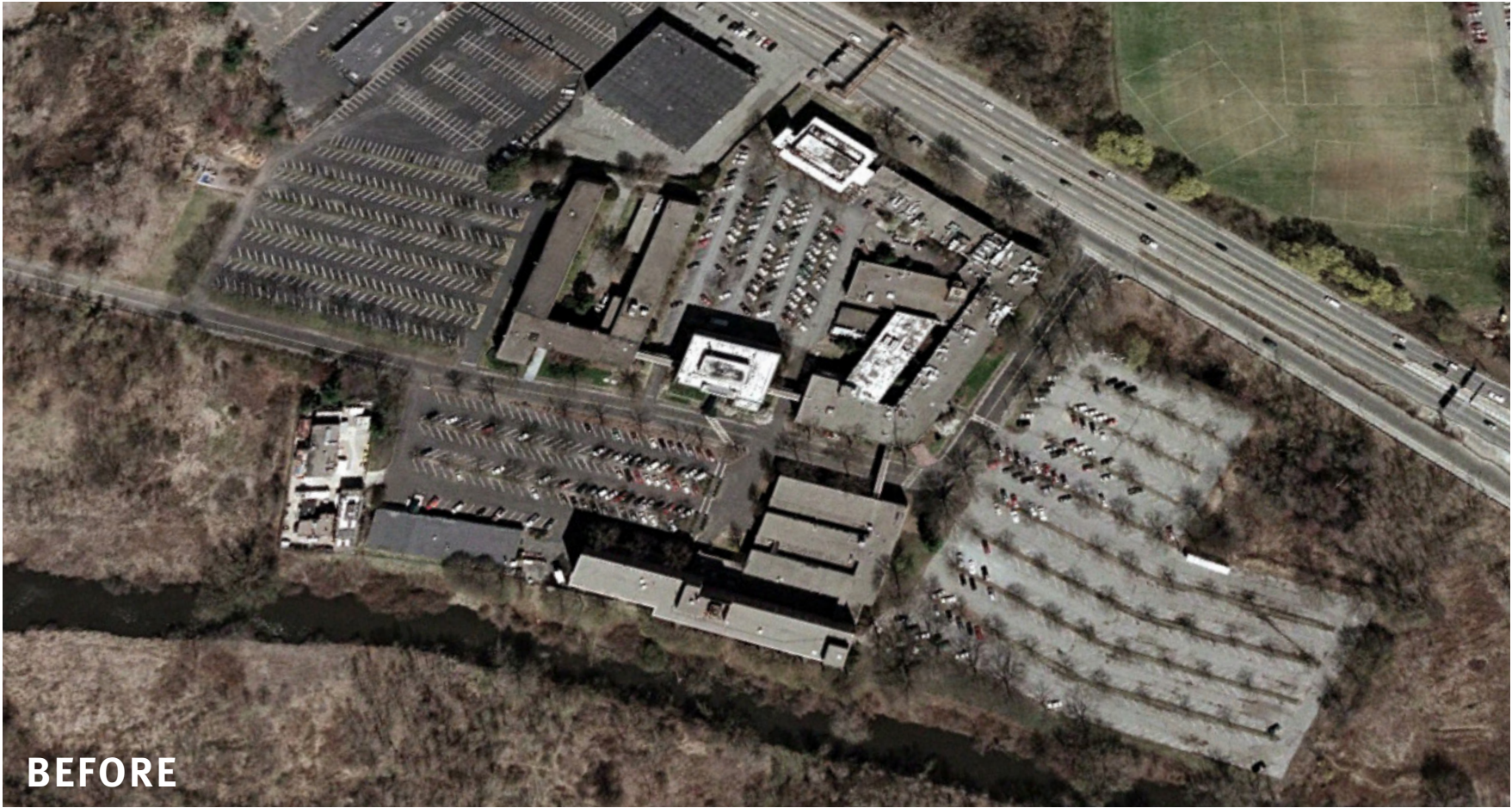
Thomas P. O'Neill, Jr. Municipal Golf Course

ALEWIFE BROOK WATERSHED

ALEWIFE BROOK WATERSHED

**ALEWIFE TRIANGLE &
QUADRANGLE**

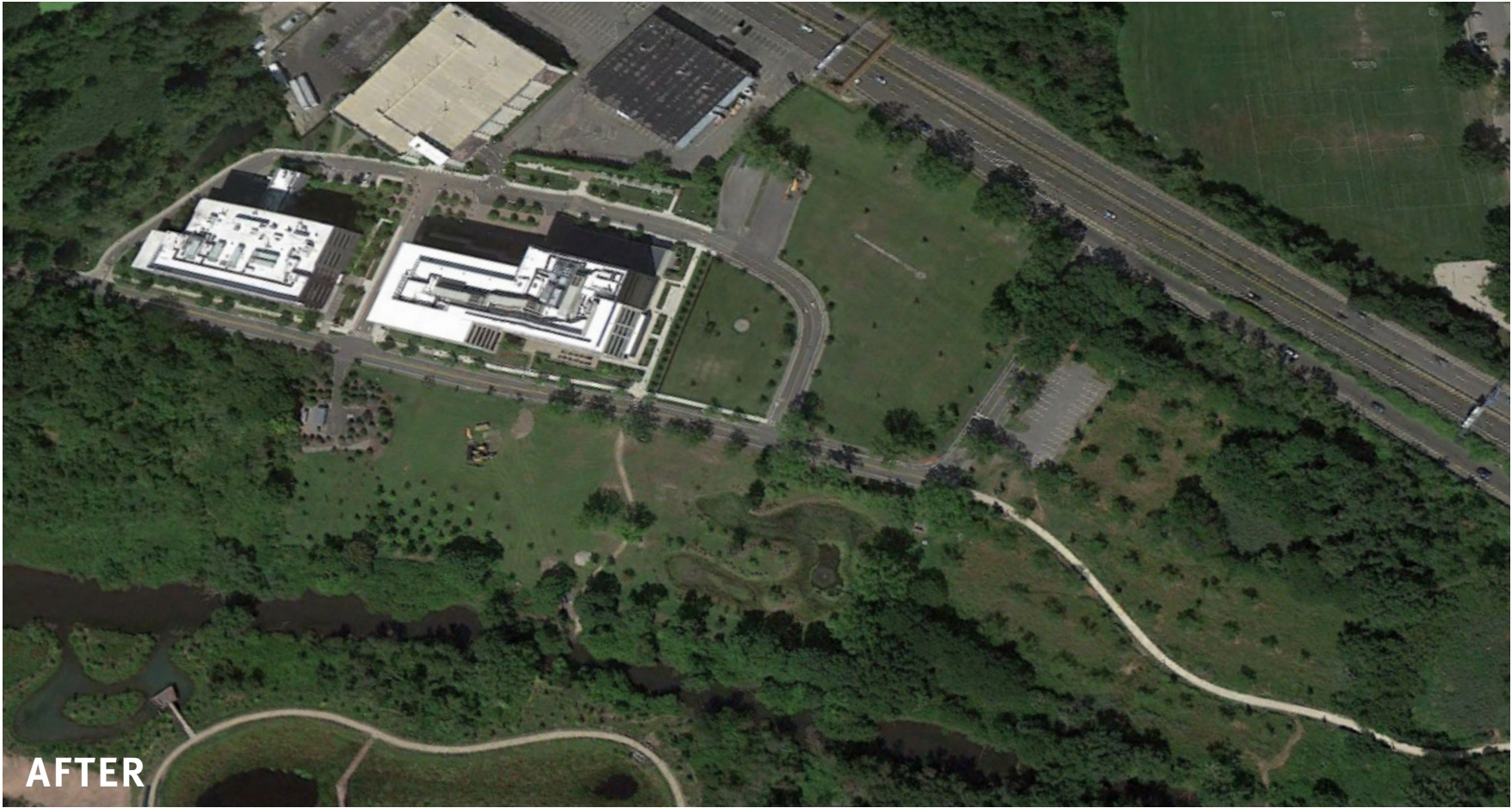




BEFORE



RESTORED LANDSCAPE



AFTER



WALKING PATH FROM ALEWIFE T

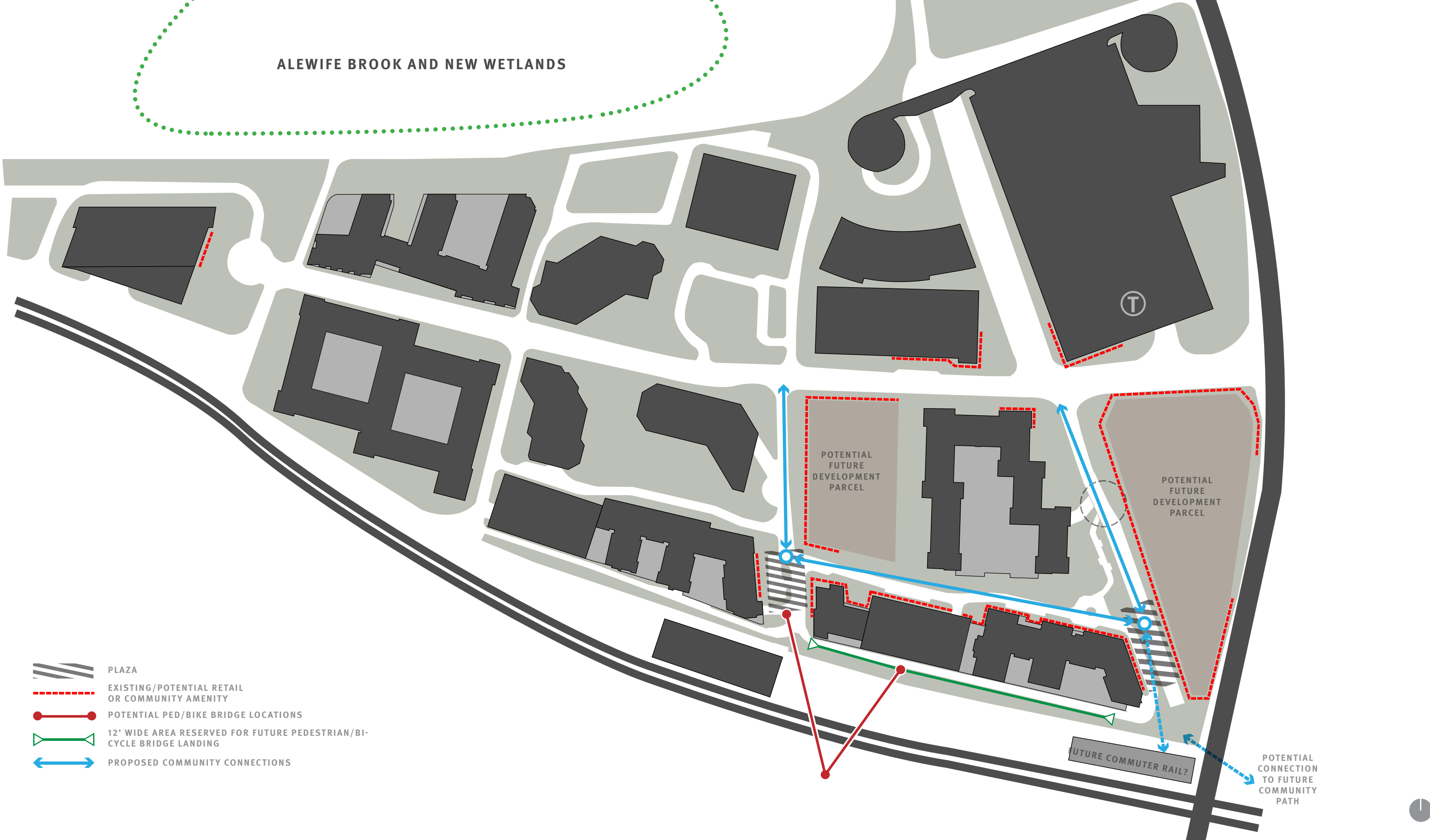


CONSTRUCTED WETLAND
CITY OF CAMBRIDGE PROJECT



CONSTRUCTED WETLAND
CITY OF CAMBRIDGE PROJECT

ALEWIFE BROOK AND NEW WETLANDS



- PLAZA
- EXISTING/POTENTIAL RETAIL OR COMMUNITY AMENITY
- POTENTIAL PED/BIKE BRIDGE LOCATIONS
- 12' WIDE AREA RESERVED FOR FUTURE PEDESTRIAN/BI-CYCLE BRIDGE LANDING
- PROPOSED COMMUNITY CONNECTIONS



INFILL LOCATION

- Project is situated on an "infill" lot where at least 75% of perimeter immediately borders 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.



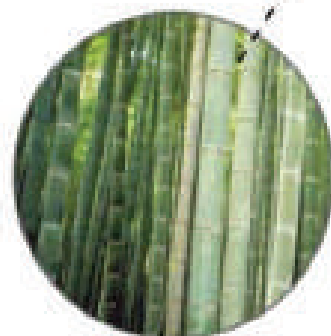
ACCESS TO OPEN SPACE & RESOURCES

- Building is located within 1/2 mile of Alewife Reservation
- Building is located within 1/4 mile of seven basic community resources and 1/2 mile within 11 basic community resources



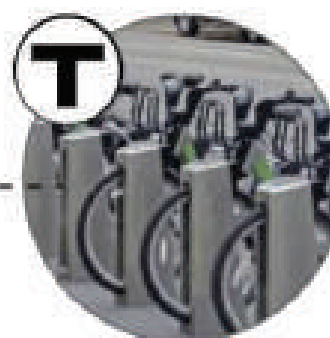
WASTE MANAGEMENT

- 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 incinerators to a level below industry norm.



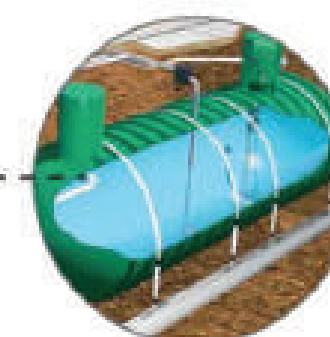
ENVIRONMENTALLY PREFERABLE PRODUCTS

- 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



ALTERNATIVE TRANSPORTATION

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



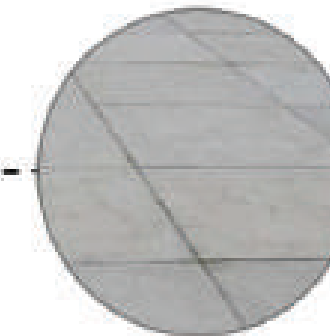
SURFACE WATER MANAGEMENT

- 100% of site drainage will be collected, detained, and treated through use of on-site underground stormwater tanks and water quality units.



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 75% of the roof & maximized on the ground level.



- 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









ALEWIFE BROOKE
AND WETLANDS

160 BRIDGE
CONNECTION OPTION

130/150 BRIDGE
CONNECTION OPTION

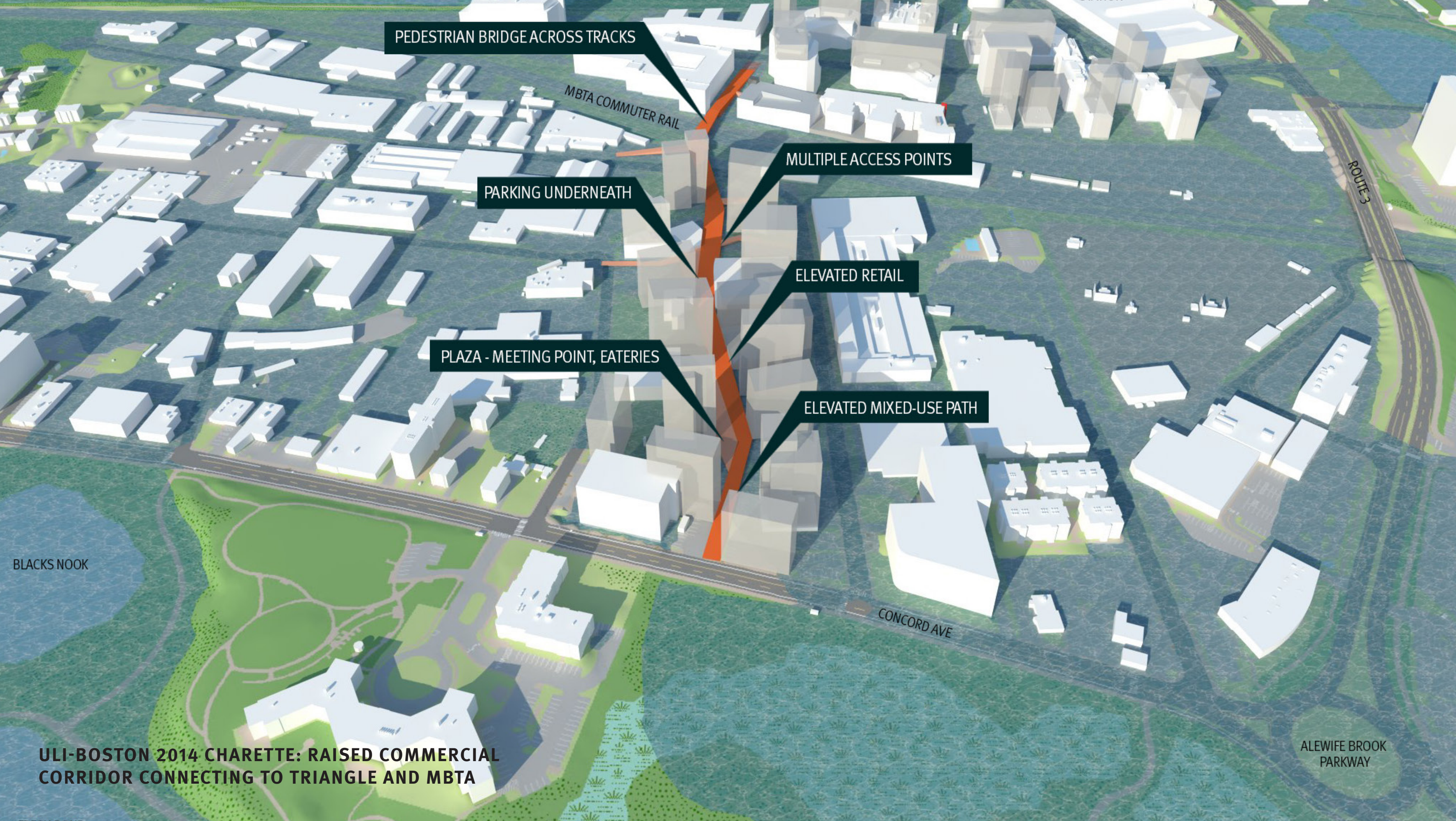
88 BRIDGE
CONNECTION OPTIONS

PROPOSED COMMUTER RAIL

FRESH POND CITY
RESERVOIR

CONNECTIONS TO AND
FROM CAMBRIDGE PARK
DRIVE AREA PROJECT

- INTERSECTION
- PED/BIKE PATH
- ONE-WAY ROAD
- TWO-WAY ROAD
- PED/BIKE BRIDGE
- UNDEFINED CONNECTIONS



PEDESTRIAN BRIDGE ACROSS TRACKS

MBTA COMMUTER RAIL

MULTIPLE ACCESS POINTS

PARKING UNDERNEATH

ELEVATED RETAIL

PLAZA - MEETING POINT, EATERIES

ELEVATED MIXED-USE PATH

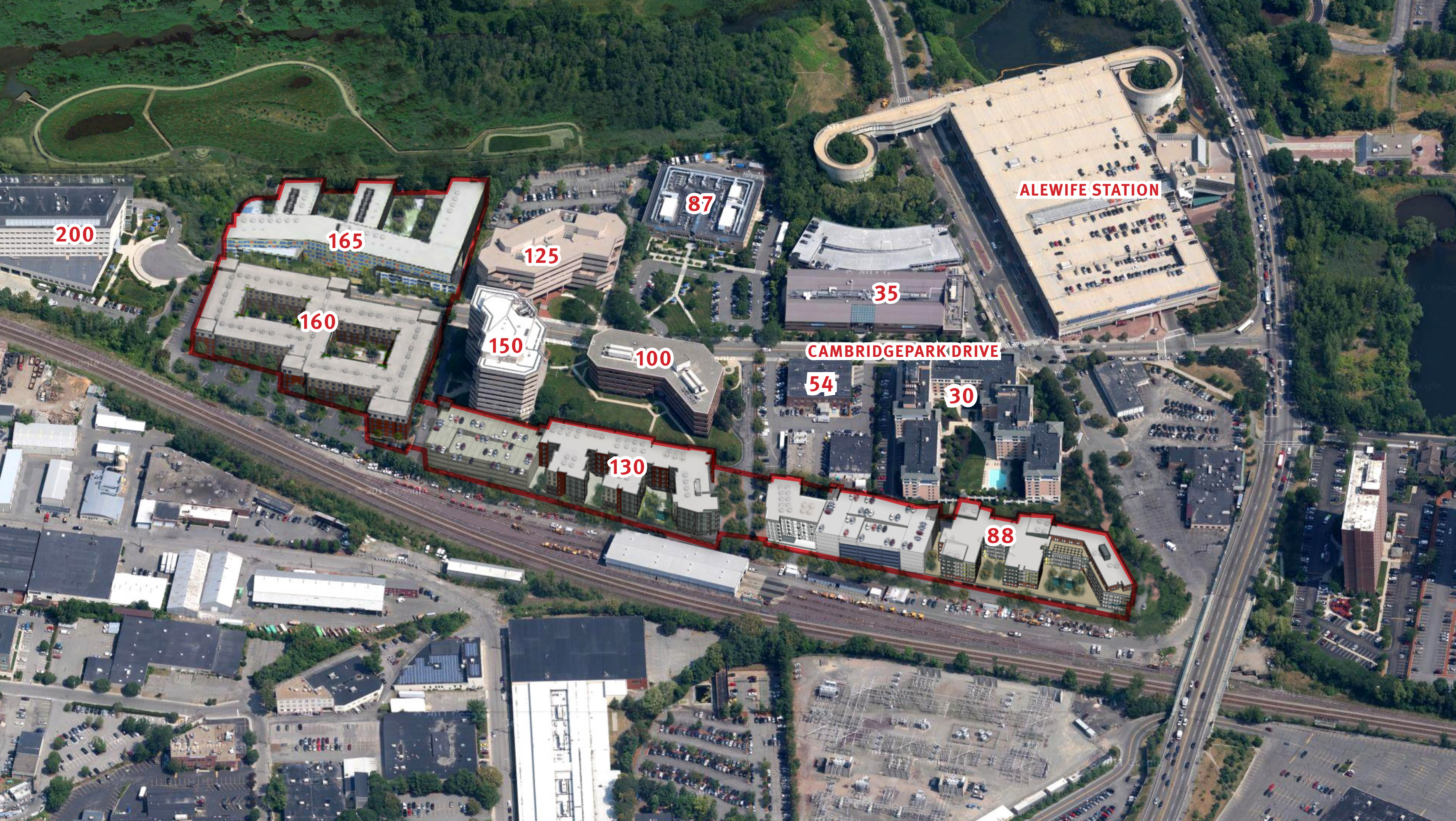
ROUTE 3

CONCORD AVE

ALEWIFE BROOK
PARKWAY

BLACKS NOOK

ULI-BOSTON 2014 CHARETTE: RAISED COMMERCIAL
CORRIDOR CONNECTING TO TRIANGLE AND MBTA



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ALEWIFE STATION

CAMBRIDGE PARK DRIVE