



40R Merrimac Street, Suite 201 W
Newburyport, MA 01950

MEMORANDUM

To Alicia Hunt, Director of Planning, Development & Sustainability Dept.
Danielle Evans, Senior Planner
Isaac ‘Zac’ Bears, President of Medford City Council
Kit Collins, Vice President of Medford City Council

From Gina Bukas, Administrative Specialist

Date August 12, 2024

Project 23146 – Medford Zoning Updates

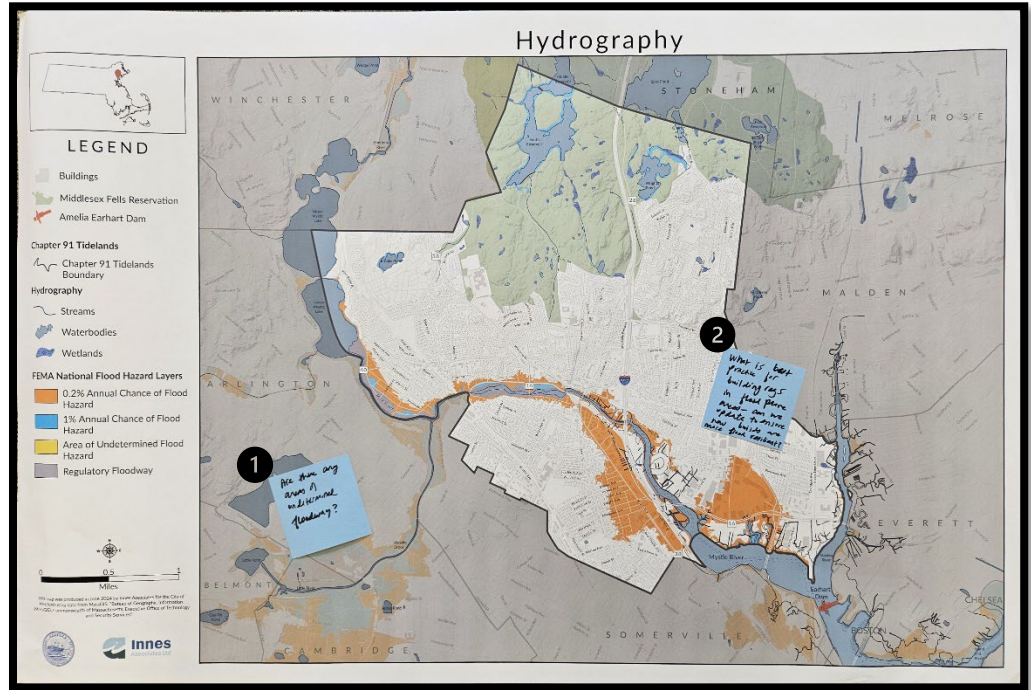
Subject Planning and Permitting Committee Meeting 2

Cc: Emily Innes, AICP, LEED AP ND, President
Paula Ramos Martinez, Senior Urban Designer/Planner
Supriya Kelkar, AICP, LEED AP ND, Planner/Urban Designer
Jimmy Rocha, Spatial Analyst/Data Scientist
Jonathan M. Silverstein, Legal Advisor, Blatman, Bobrowski, Haverty & Silverstein, LLC

Summary:

This memorandum summarizes the feedback received on July 24th at Medford’s second Steering Committee Meeting. The main goals of this meeting were to familiarize the Councilors with all the analyses the consultant team has made about Medford and the Mystic Ave and Salem St. Corridors and get their feedback. The city will receive all the maps used in this meeting as full documents.

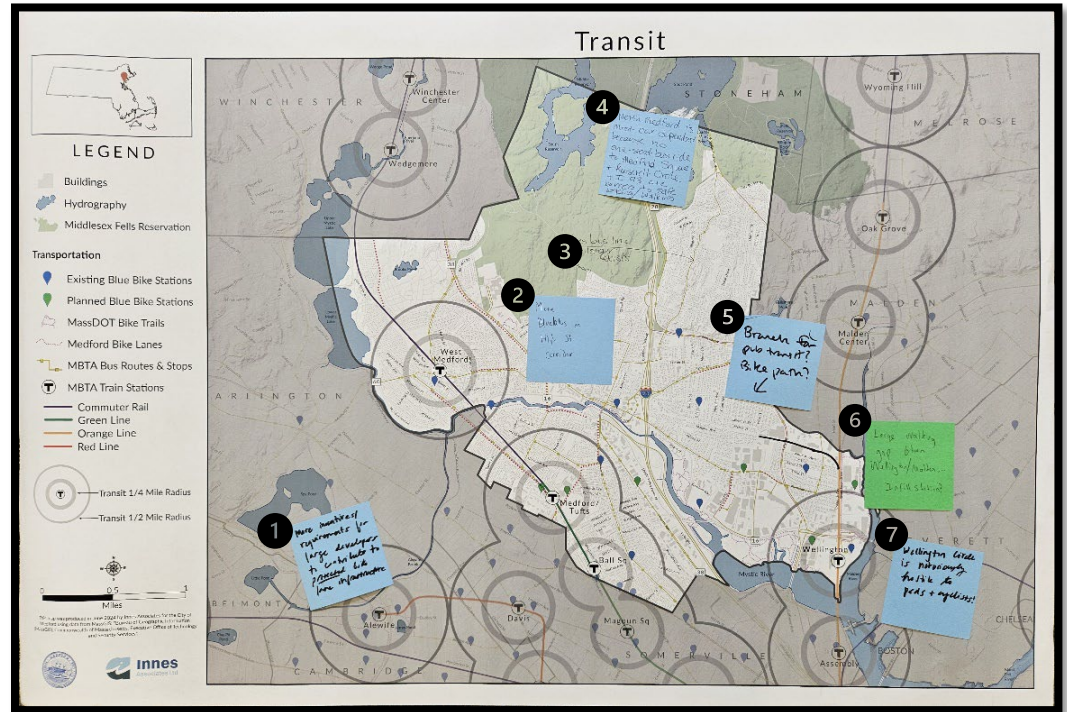
Hydrography



Comments on Hydrography:

1. Are there any areas of undetermined floodway?
2. What is best practice for building regs in flood plain areas – can we update to ensure new builds are more flood resilient?

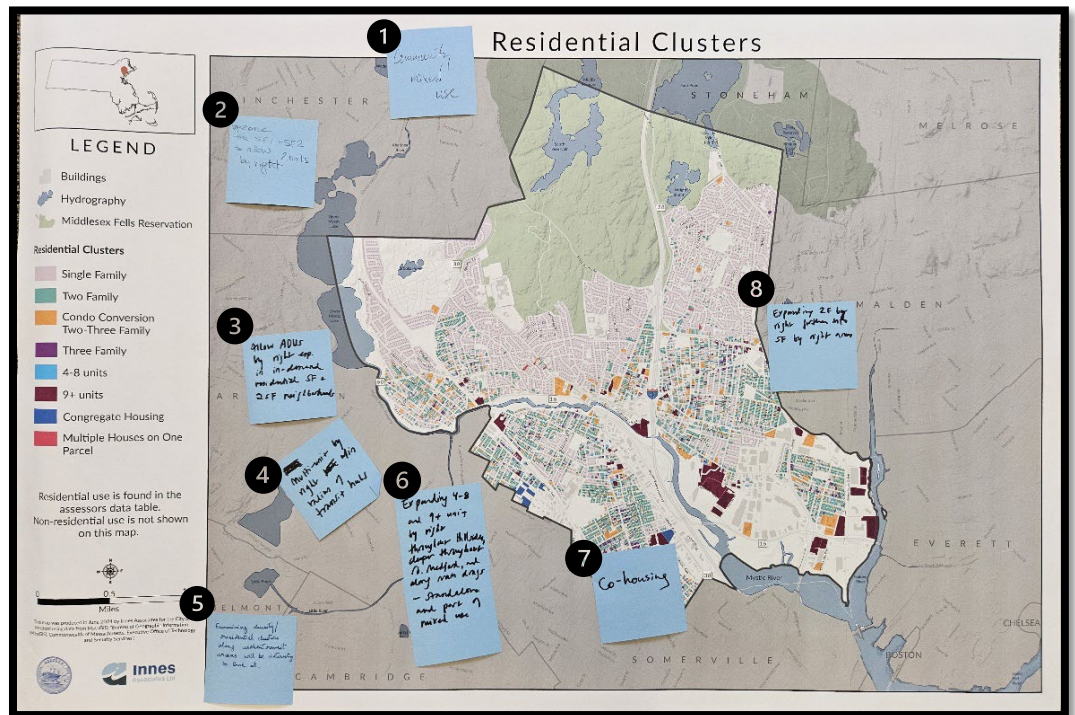
Transit



Comments on Transit:

1. More initiatives/requirements for large developers to contribute to protected bike lane infrastructure.
2. More blue bikes on High St Corridor.
3. This bus line no longer exists.
4. North Medford is most car dependent because no one-seat bus ride to Medford Square + Roosevelt Circle + I-93 are barriers to safe biking/walking.
5. Branch for public transit? Bike path?
6. Large walking gap between Wellington/Malden... Infill Station?
7. Wellington Circle is notoriously hostile to peds + cyclists!

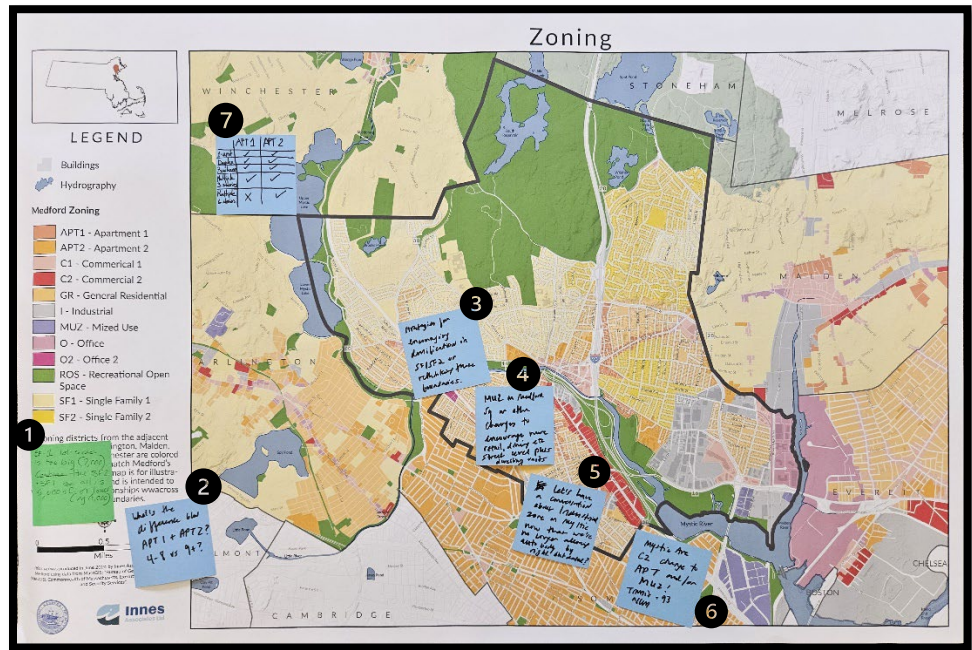
Residential Clusters



Comments on Residential Clusters:

1. Community mixed use.
2. Upzone the SF1 + SF2 to allow 2 units by right.
3. Allow ADUs by right esp. in in-demand residential SF + 2SF neighborhoods.
4. Multi-unit by right min radius of transit + hubs.
5. Examining density/residential clusters along with the Transit areas will be interesting to look at.
6. Expanding 4-8 and 9+ unit by right throughout Hillside, deeper throughout So. Medford, and along (illegible) – standalone and part of mixed use.
7. Co-housing.
8. Expanding 2F by right further into SF by right area.

Zoning

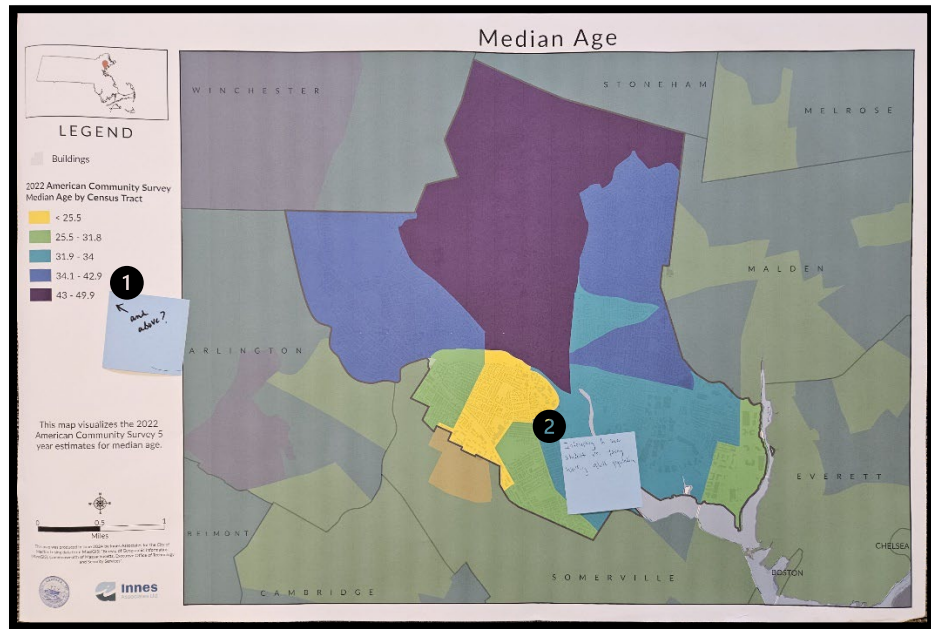


Comments on Zoning:

1. SF-1 lot size is too big (7,000). Combine the SF2 + SF1 so all is 5,000 sf or lower (e.g. 4,000).
2. What's the difference btw APT1 + APT2? 4-8 vs 9+?
3. Strategies for encouraging indemnification? In SF/SF2 or rethinking those boundaries.
4. MUZ in Medford Sq or other changes to encourage more retail, dinery etc. Street area plus dwelling units.
5. Let's have a conversation about Industrial Zone on Mystic now that we're no longer allowing auto body by right. Outdated?
6. Mystic Ave C2 change to APT and/or MUZ! Transit (illegible) – 93.
7. Table:

	APT1	APT2
1-unit	✓	✓
Duplex	✓	✓
Rowhouse	✓	✓
Multiple 3 stories	✓	✓
Multiple 6 stories	x	✓

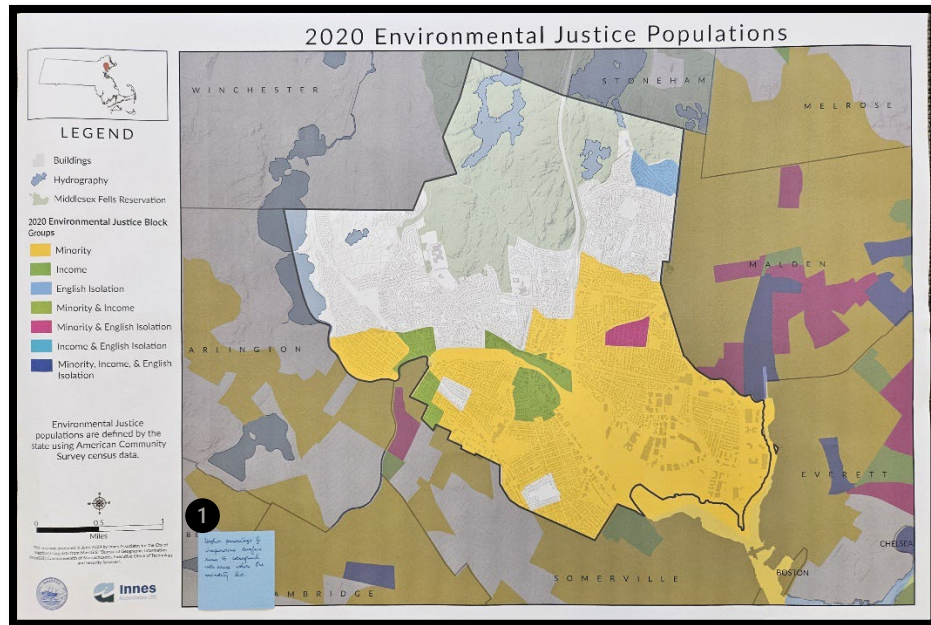
Median Age



Comments on Median Age:

1. (As a response to 43-49.9 median age) ↑ and above?
2. Interesting to see students vs. young working adult population.

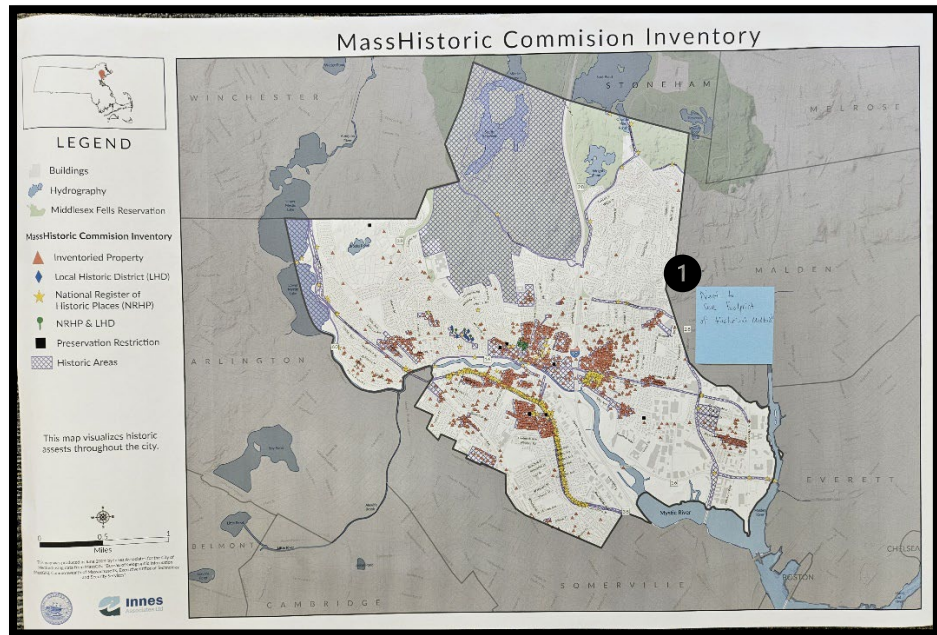
2020 Environmental Justice Populations



Comments on EJ Populations:

1. Higher percentage of impervious surface seem to correspond with areas where the minority live.

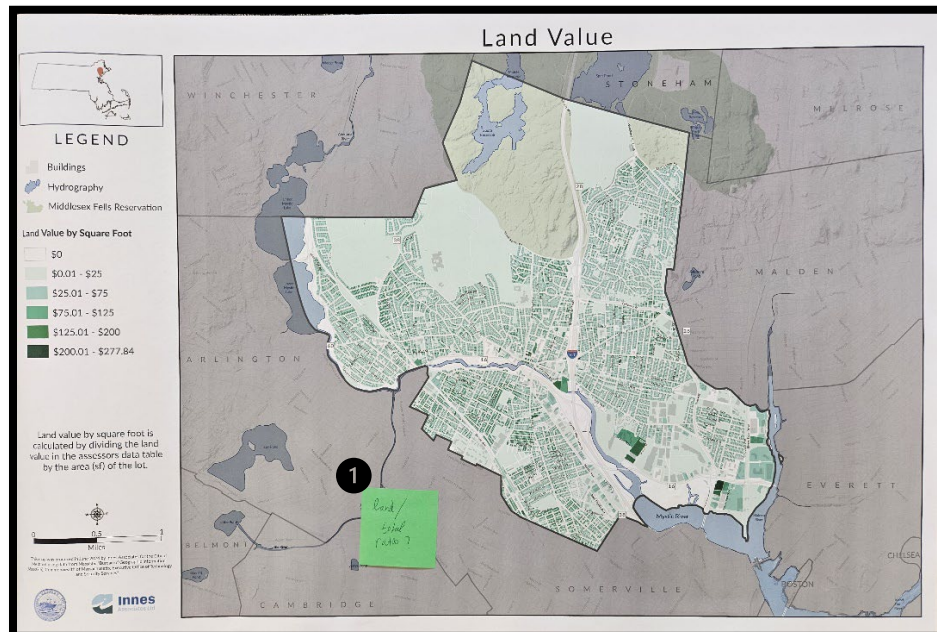
MassHistoric Commission Inventory



Comments MassHistoric Commission Inventory:

1. Neat to see footprint of Historical Medford!

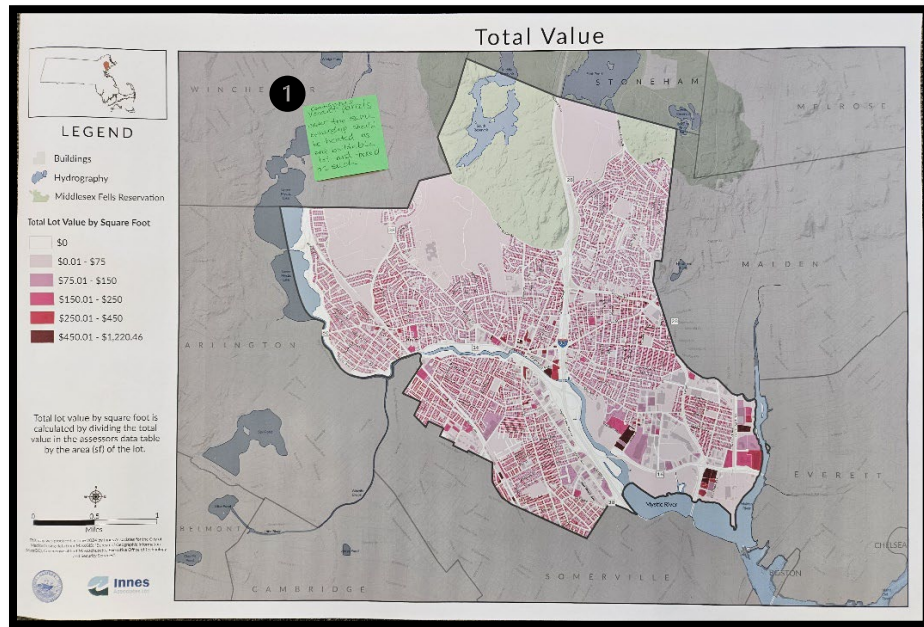
Land Value by Square Foot



Comments on Land Value:

1. Land/Total ratio?

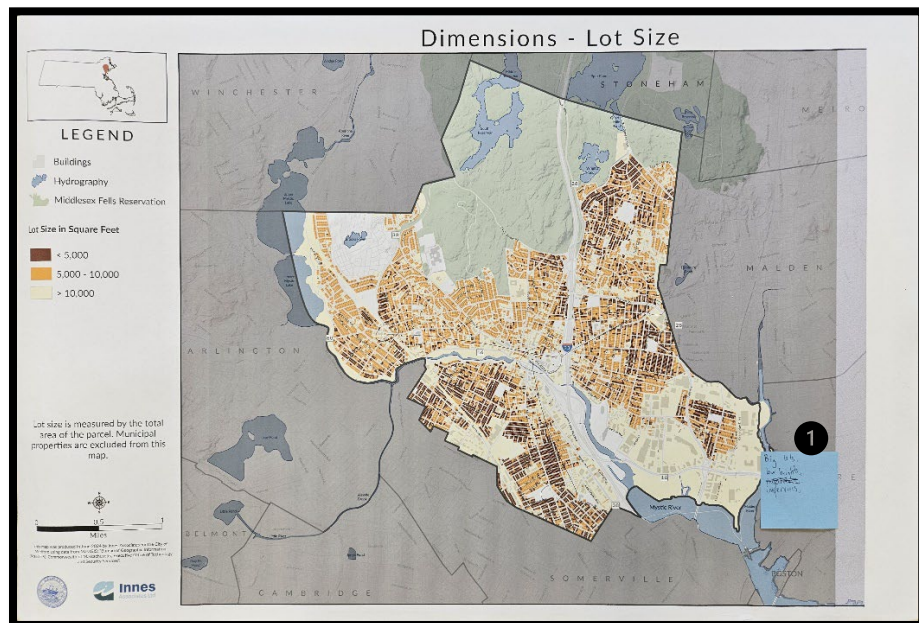
Total Value by Square Foot



Comments on Total Value:

1. Contiguous vacant parcels under the same ownership should be treated as one buildable lot and taxed as such.

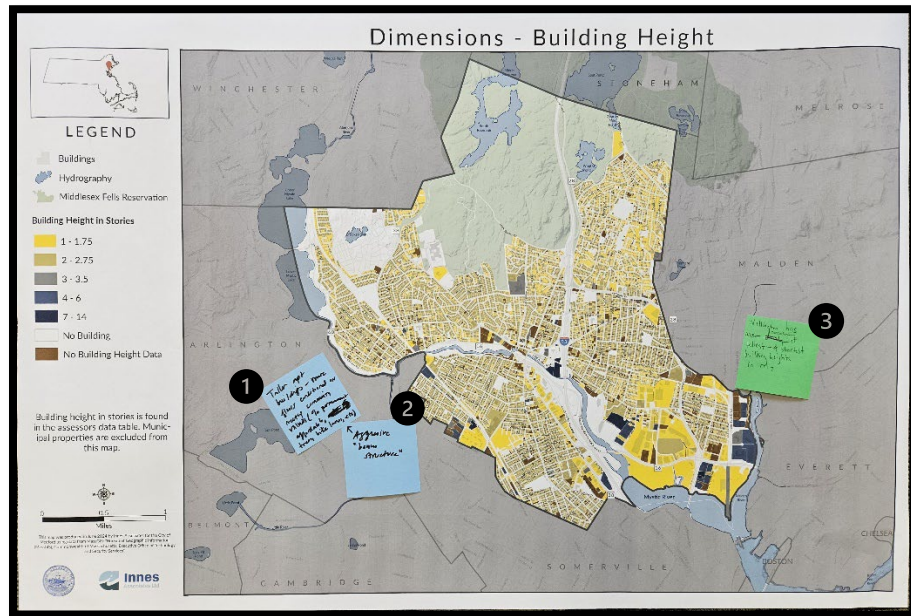
Lot Size in Square Feet



Comments on Lot Sizes:

1. Big lots. Low heights. Impervious.

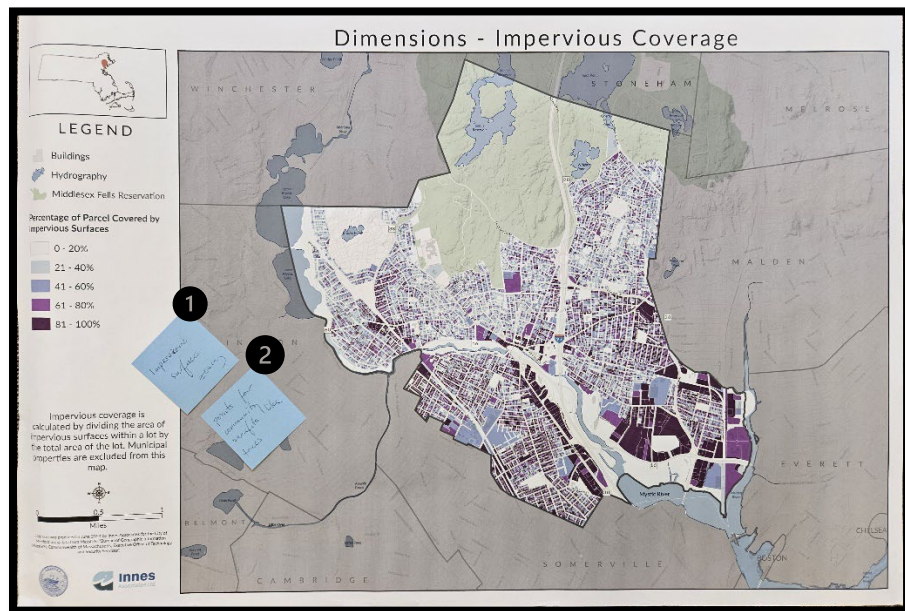
Building Height in Stories



Comments on Building Height:

1. Taller apt buildings – more floors conditional on meeting community values (% permanent, affordable, tram, bike lanes, etc.)
2. ↑ Aggressive “bonus structure”.
3. Wellington has most concentration of tallest – shortest building heights in City.

Percentage of Parcel Covered by Impervious Surfaces

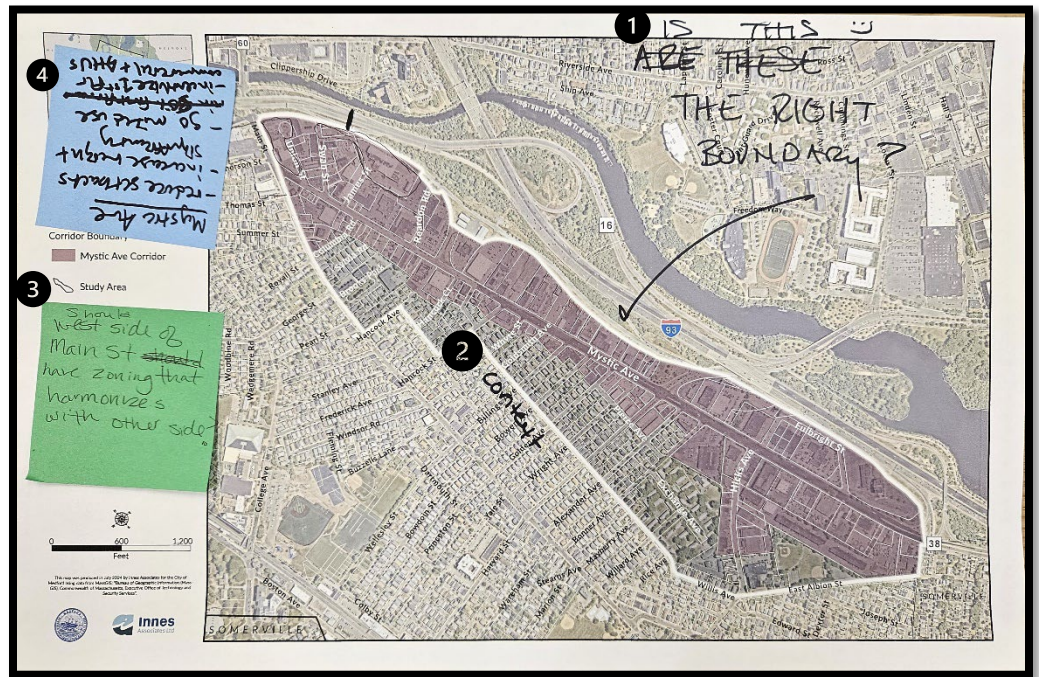


Comments on Impervious Surfaces:

1. Impervious surfaces zoning.
2. Point for community benefits like trees.

MYSTIC AVE CORRIDOR: INPUT

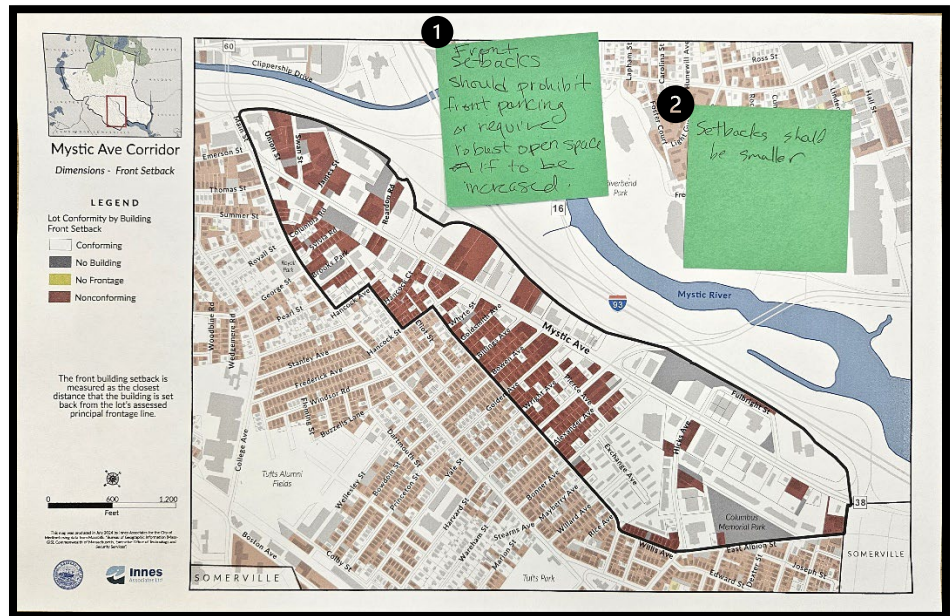
Study Area



Comments:

1. Is this the right boundary?
2. Context.
3. Should West Side of Main St have zoning that harmonizes with other side?
4. Mystic Ave:
 - reduce setbacks
 - increase height significantly
 - go mixed use
 - incentivize 1st floor commercial + AHUs

Front Setback



Comments:

1. Front setbacks should prohibit front parking or require robust open space if to be increased.
2. Setbacks should be smaller.

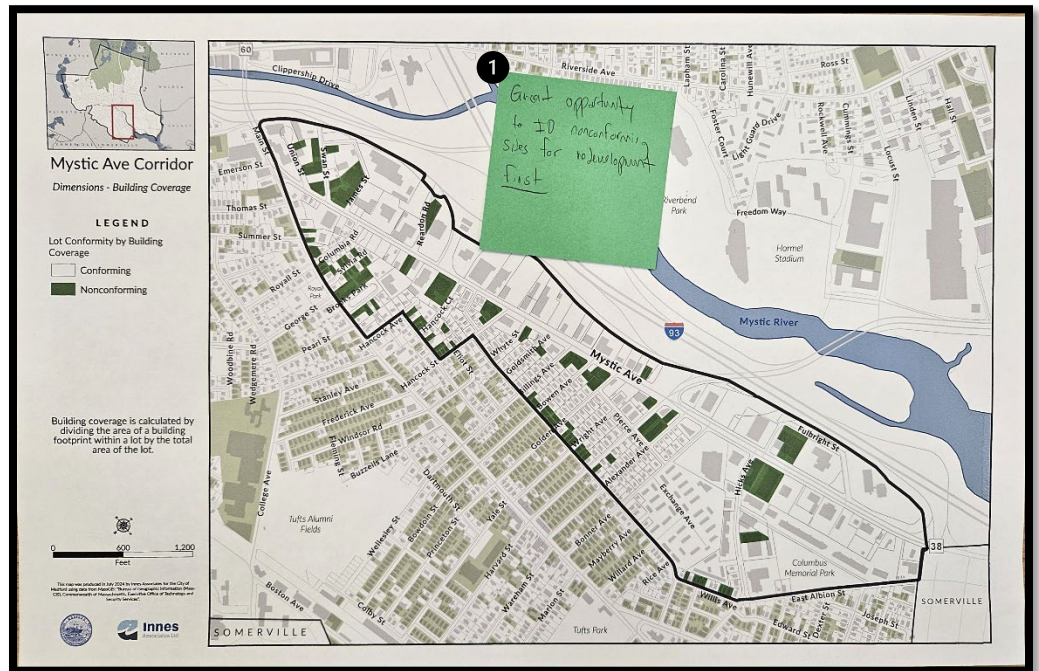
Lot Size



Comments:

1. Unacceptable level of nonconformity. Fix/upzone.

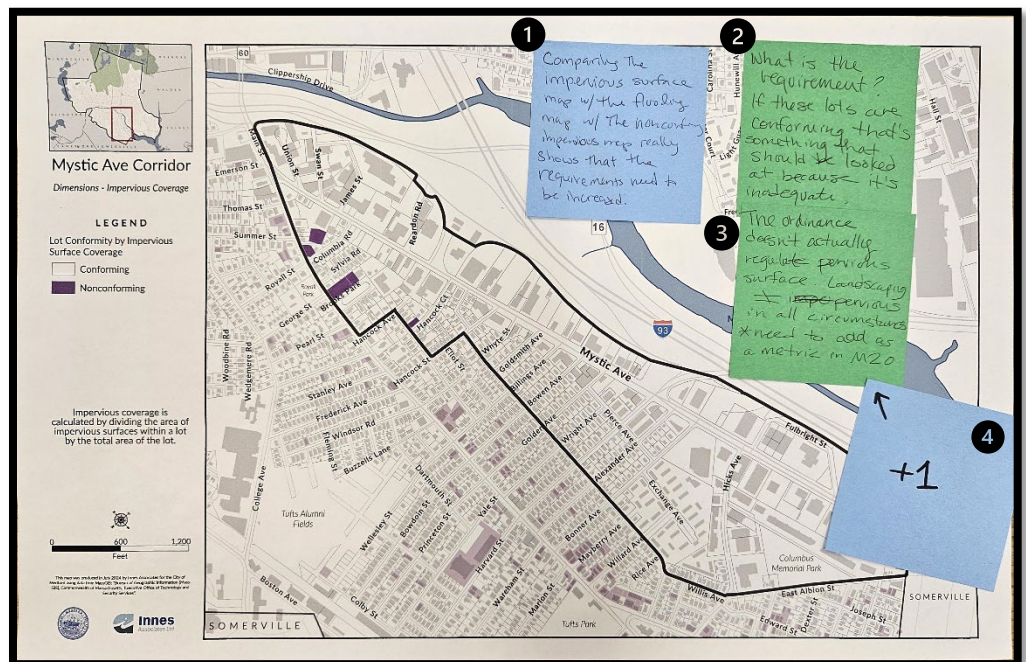
Building Coverage



Comments:

1. Great opportunity to ID nonconforming sites for redevelopment first.

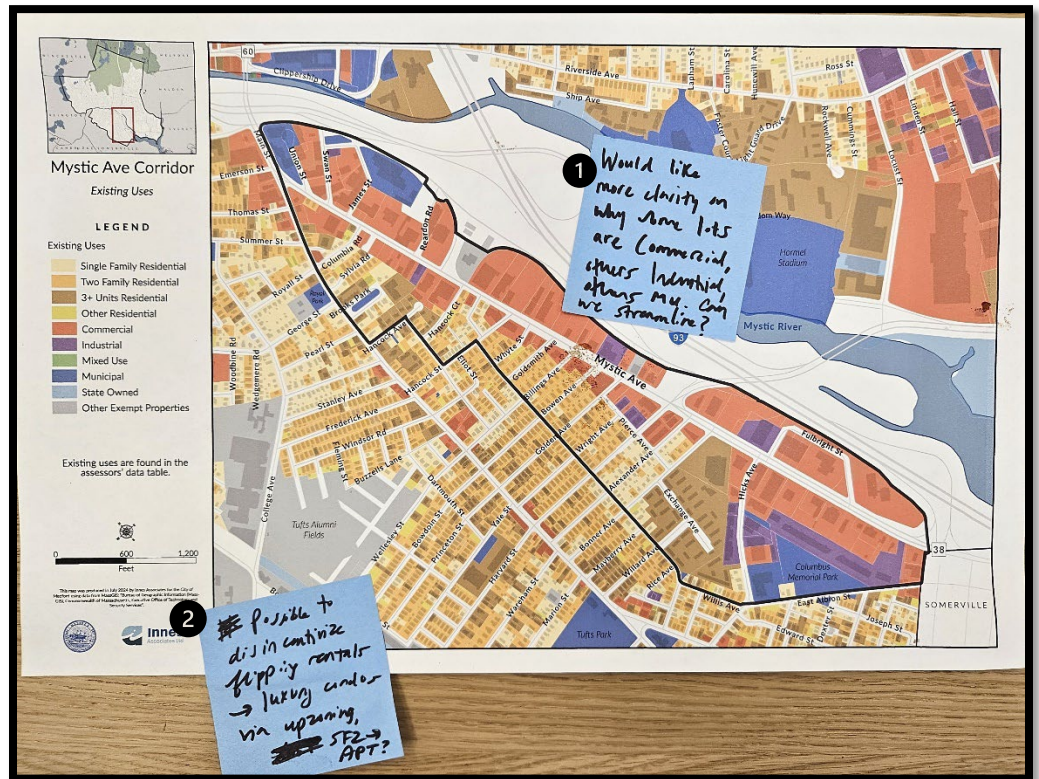
Impervious Coverage



Comments:

1. Comparing the impervious surface map with the flooding map with the nonconformity impervious map really shows that the requirements need to be increased.
2. What is the requirement? If these lots are conforming that's something that should be looked at because it's inadequate.
3. The ordinance doesn't actually regulate pervious surface. Landscaping ≠ pervious in all circumstances. *Need to add as a metric in MZO.
4. ↑ +1

Existing Uses

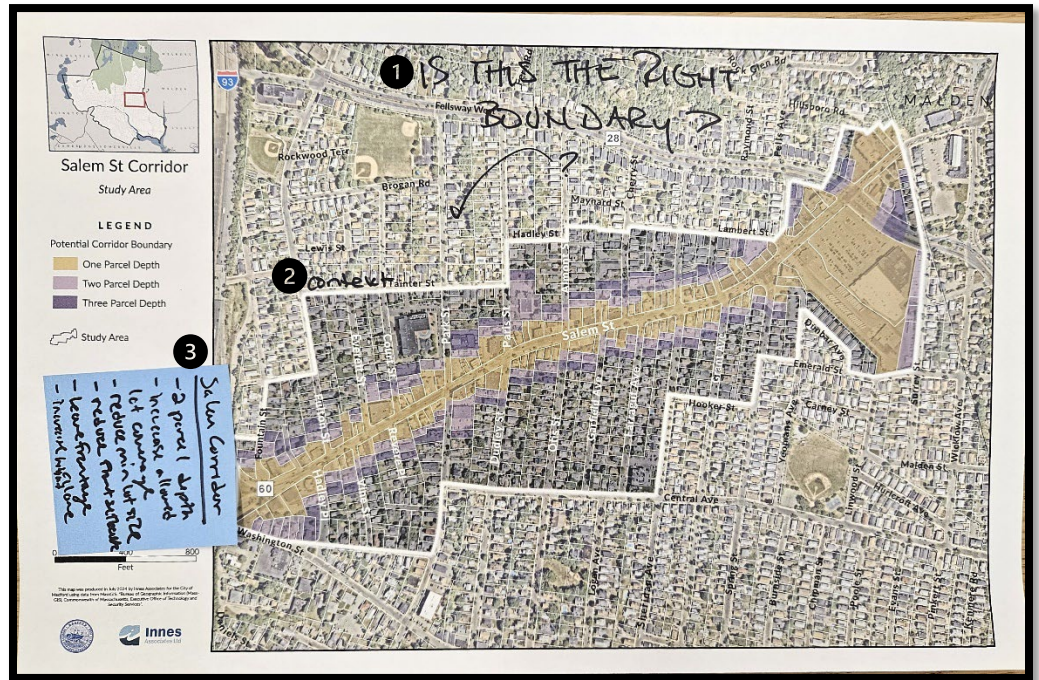


Comments:

1. Would like more clarity on why some lots are commercial, others industrial, others mixed use. Can we streamline?
2. Possible to disincentivize flipping rentals → luxury condos via upzoning. SF2→APT?

SALEM ST CORRIDOR: INPUT

Study Area



Comments:

1. Is this the right boundary?
2. Context.
3. Salem Corridor:
 - 2 parcel depth
 - Increase allowed lot coverage
 - reduce min lot size
 - reduce front setback
 - leave frontage alone
 - incentivize height

Frontage



Comments:

1. Not so bad!

Front Setback



Comments:

1. Zero lot line should be allowed along Salem St.

Existing Uses



Comments:

1. What's up with the industrial parcel?