

City of Medford

Public Meeting

2024-2026 Zoning Update

May 29, 2025



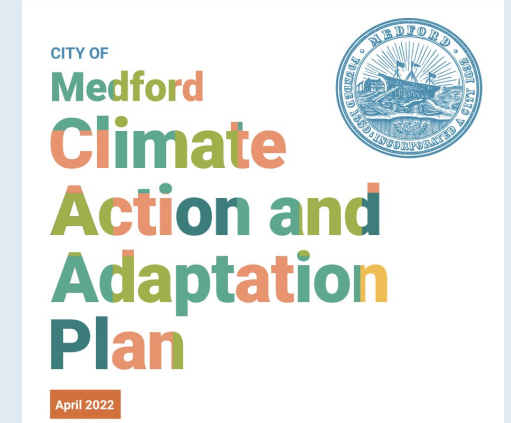


Agenda

- Introduction
 - Process and Timeline
 - Opportunities for Public Comments
 - Next Meetings
 - City-Wide Maps
 - Interactive Map
- Squares:
 - Medford Square
 - West Medford Square
- Introduction to Other Corridors



Introduction



WS.1.1.1

Update zoning to allow for multifamily dwellings of different typologies in different zoning districts

BE.1.1.A

Reduce zoning barriers to multifamily and mixed-use housing development.

WS.1.1.4

Consider allowing smaller, infill housing on nonconforming lots to add to housing stock.

BE.1.1.B

Enable smaller and more diverse housing options through zoning updates.

VP.1.2.2

Address inconsistencies between current and past land use and the current zoning ordinance.

VP.2.1.2

Revise zoning to allow for redevelopment of non-conforming lots for smaller housing types in neighborhoods.

AA.2.1.1

Allow and promote increased density and mixed uses within walking distance of MBTA train stations and major bus hubs.

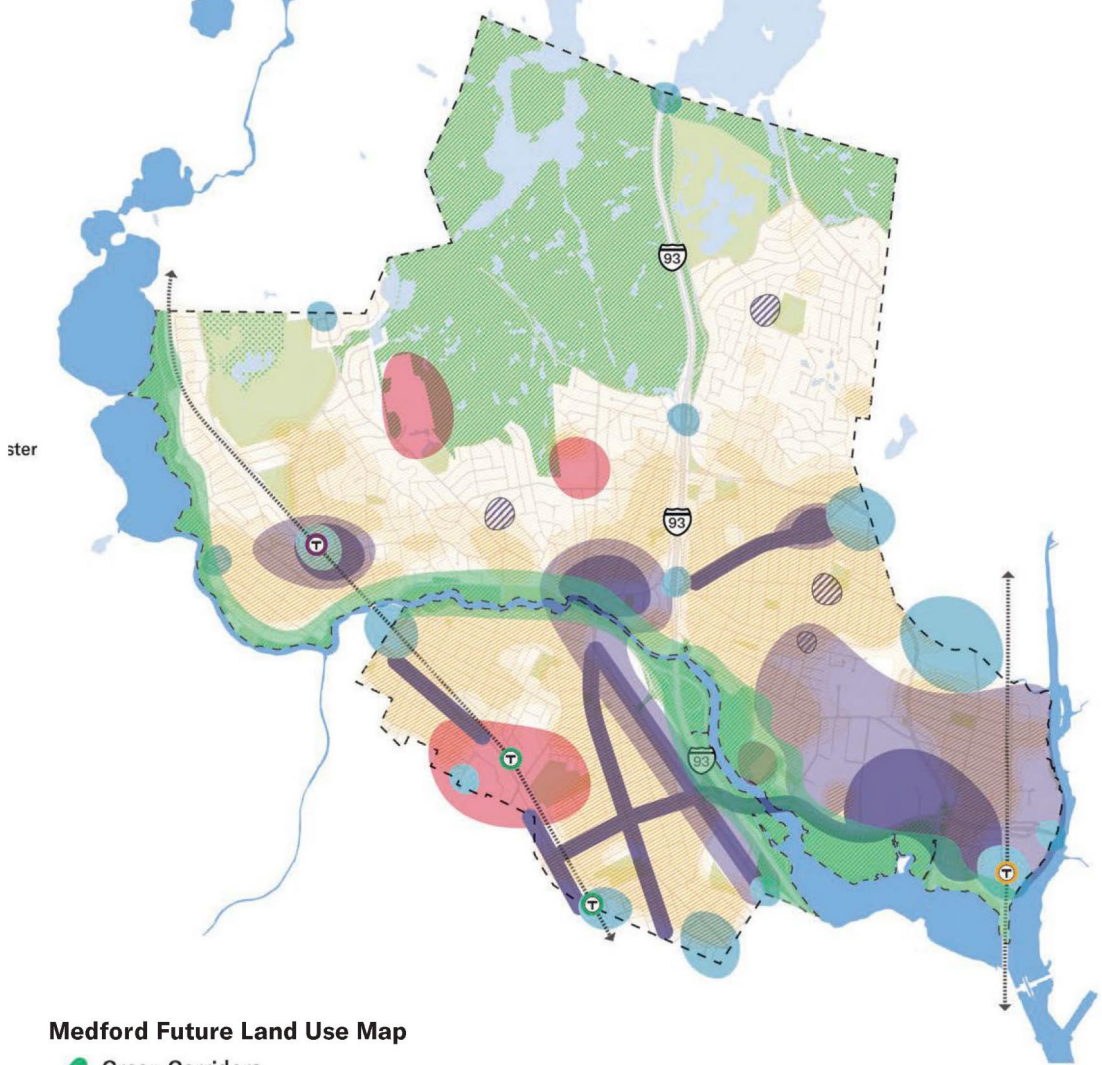


Introduction

MEDFORD, MA
COMPREHENSIVE
PLAN

January 2023

2024-2026 Zoning Update



Medford Future Land Use Map

- Green Corridors
- Corridors
- Centers & Squares
- Gateway Nodes
- Civic & Institutional Anchors
- Low Density Residential
- High Density Residential
- Neighborhood Centers
- Transformational Focus Areas

Figure XI. Medford Future Land Use Map

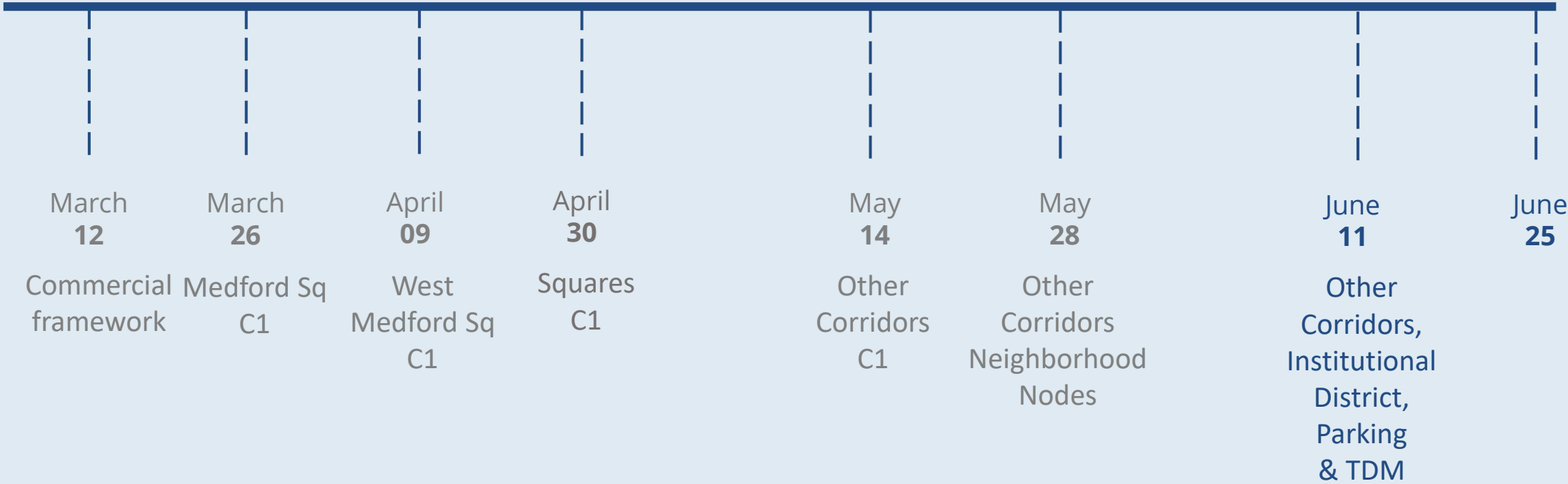


Process for approval





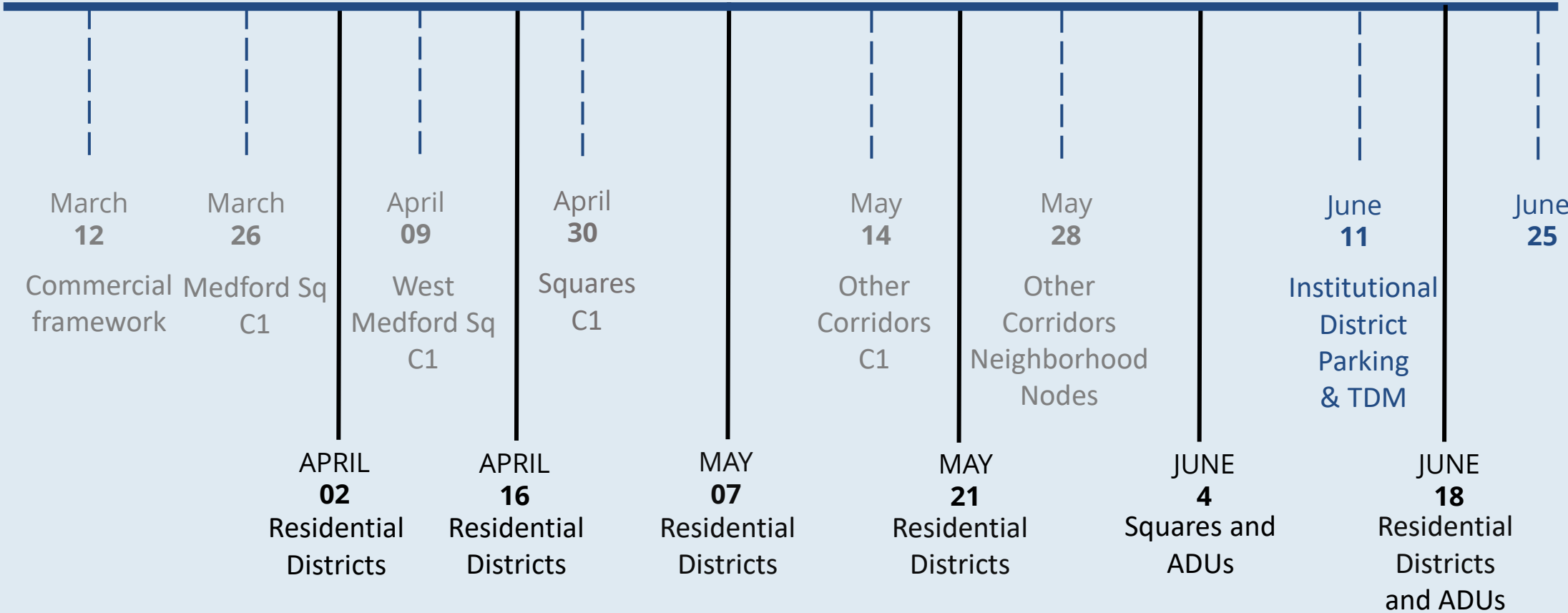
Timeline: Phase 3 PPCM





Timeline: Phase 3 PPCM + CDB

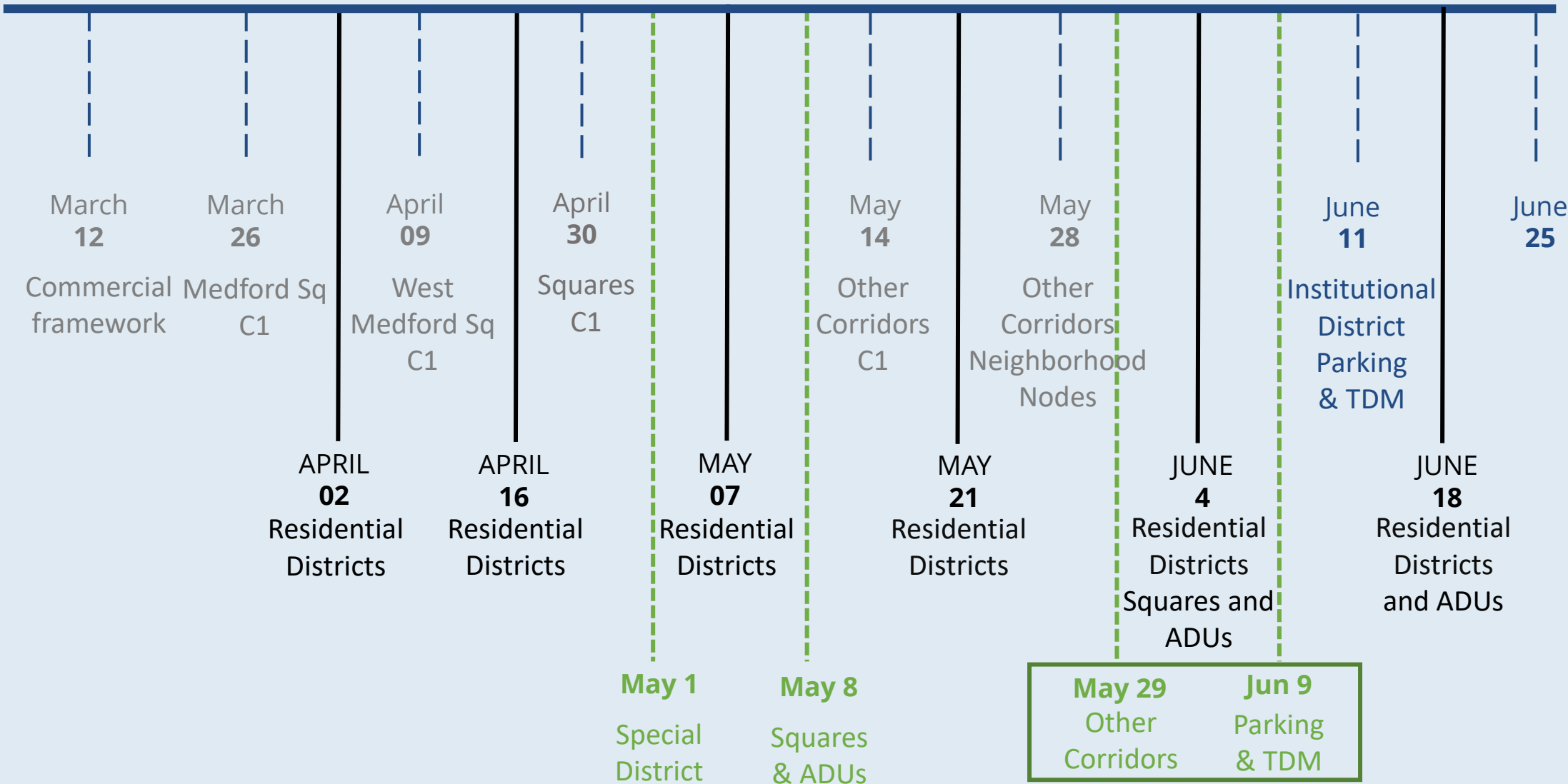
2024-2026 Zoning Update





Timeline: Phase 3 PPCM + CDB + Public Q&A

2024-2026 Zoning Update





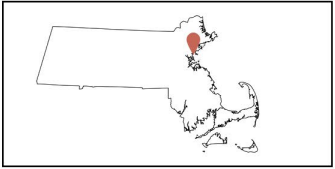
Next Meetings

Type of Meeting	Topic	Date	Location
Public Meeting	Parking & TDM	06/09	Library
PPCM	Other Corridors, Institutional District, Parking & TDM	06/11	City Council & Virtual
CDB	Residential Districts & ADU	06/18	Virtual



2024-2026 Zoning Update

CITY-WIDE MAPS

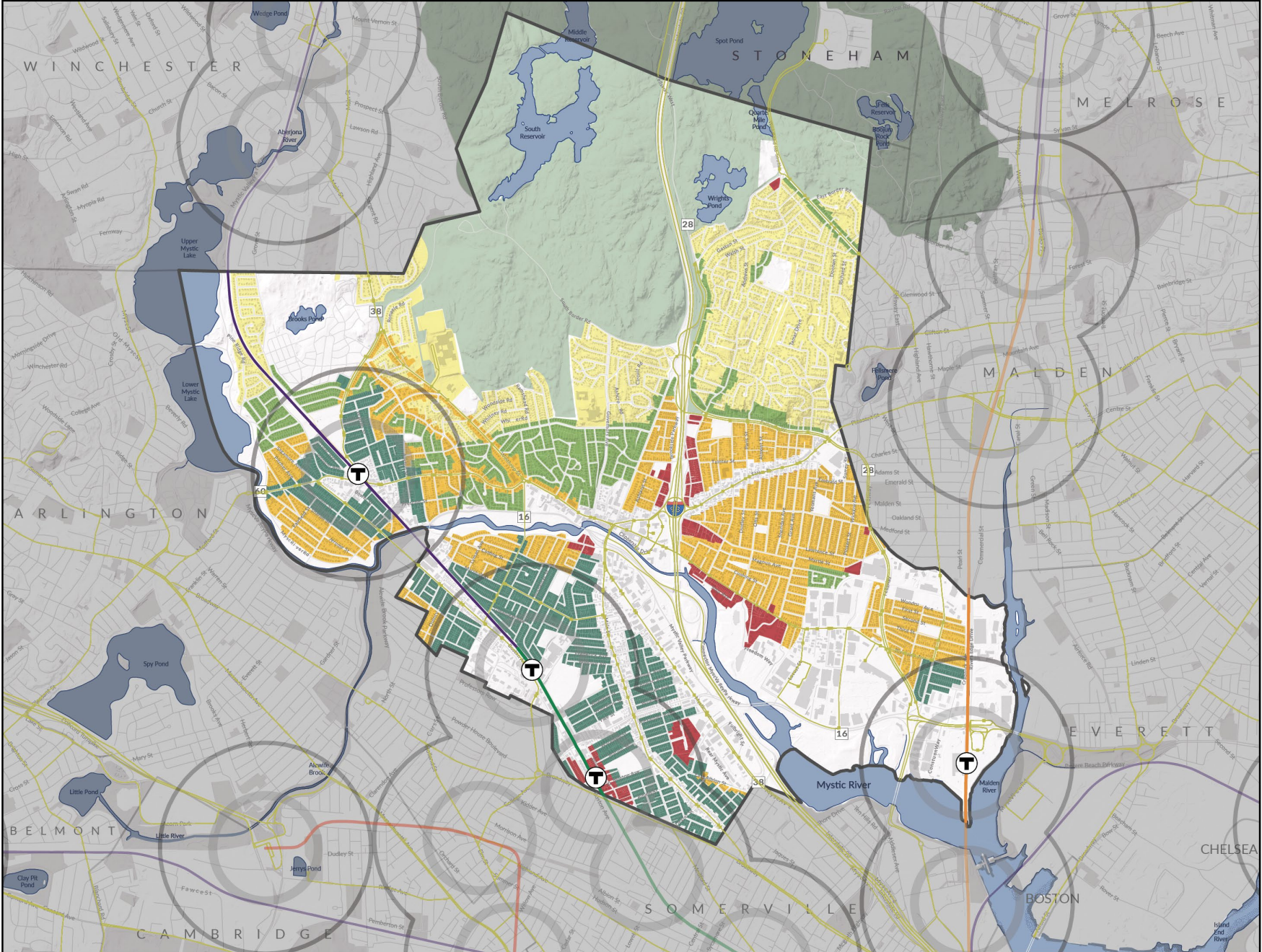


LEGEND

- Neighborhood Residential 1**
 - Single-unit Dwelling
 - Historic Conversion (2 units)
 - ADU
- Neighborhood Residential 2**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
 - ADU
- Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
 - ADU
- Urban Residential 1**
 - 2-unit Dwelling
 - Historic Conversion (2-5 units)
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - ADU (1/2/3-unit Dwelling)
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
3 stories max
 - ADU (1/2/3-unit Dwelling)

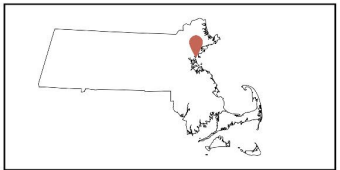


This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



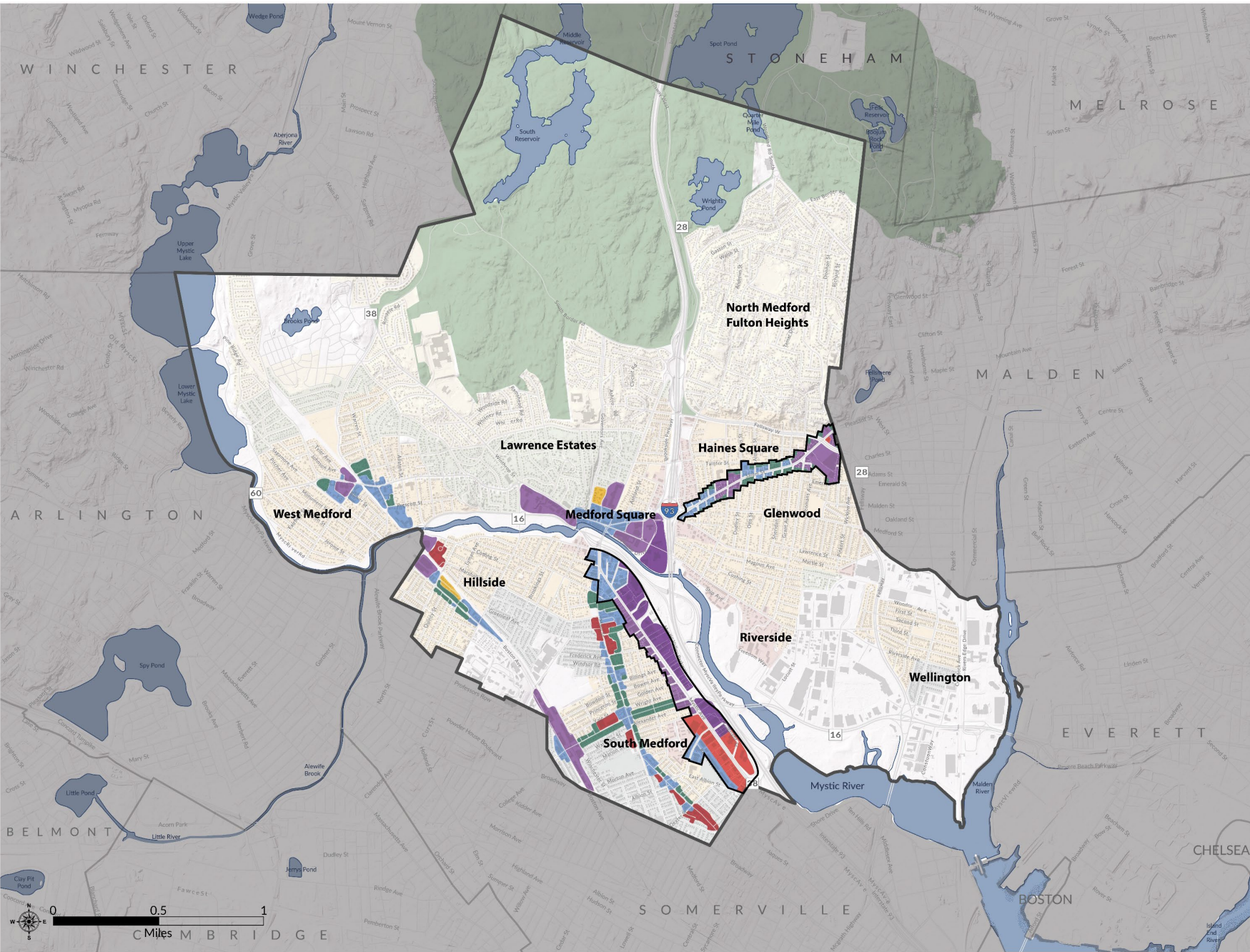


Commercial Framework (March 12)



LEGEND

- Mixed-Use 1:**
Small-Mid Scale.
Mid Density.
3stories by right + 1 IZ
- Mixed-Use 2**
Mid Scale.
Mid-High Density.
4 stories by right + 2 IZ
- Mixed-Use 3**
Mid-High Scale.
High Density.
6 stories by right + 6 IZ
- Commercial**
6 stories by right + 2 IZ
- Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
 - ADU
- Urban Residential 1**
 - 2-unit Dwelling
 - Historic Conversion (2-5 units)
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - ADU (1/2/3-unit Dwelling)
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
3 stories max
 - ADU (1/2/3-unit Dwelling)



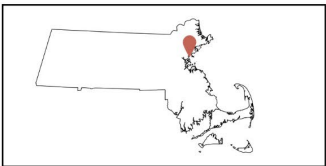
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2024-2026 Zoning Update

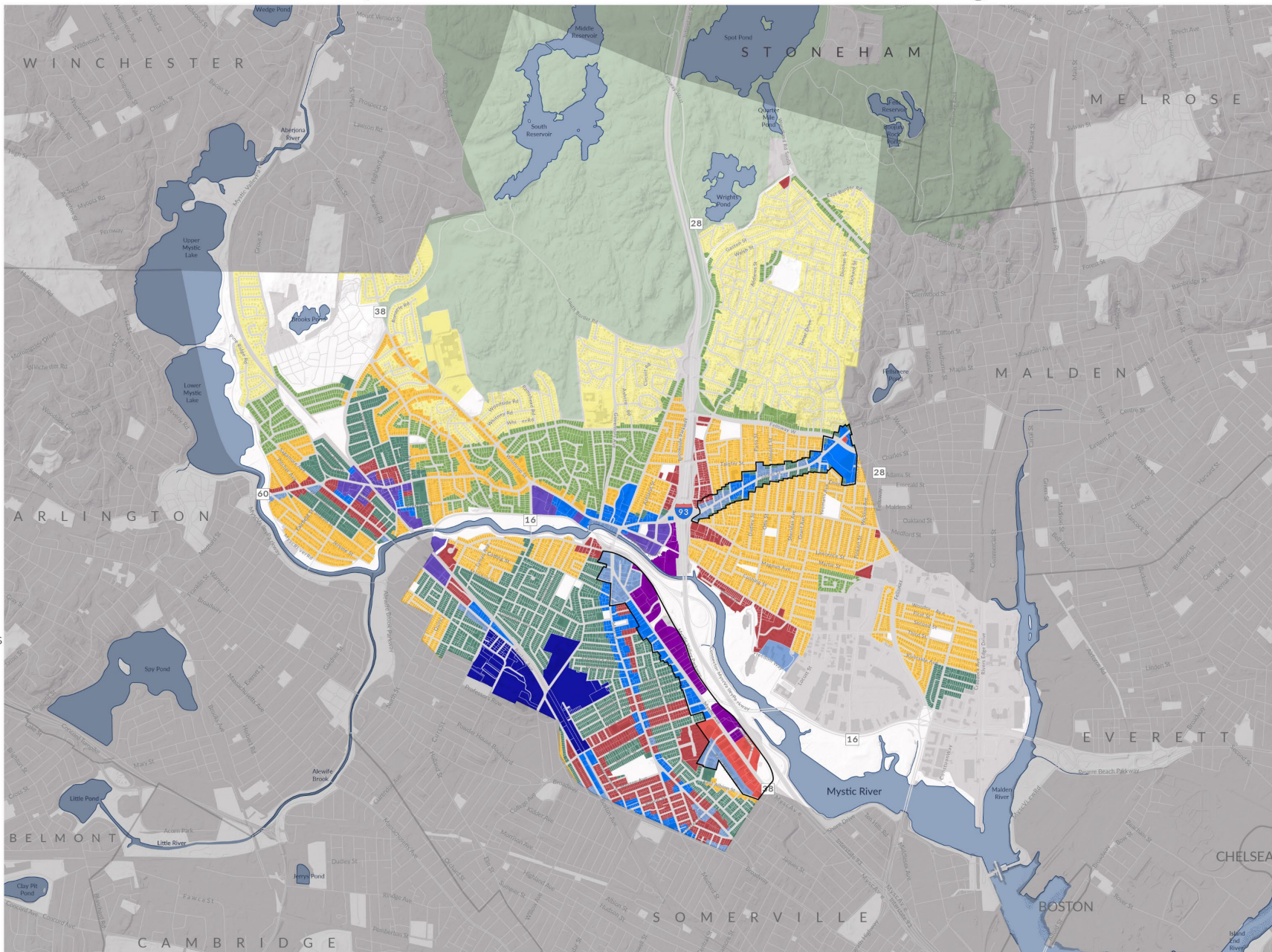


Approved and Proposed Districts 05/08



LEGEND

- Mixed-Use 1B:**
Small-Mid Scale.
4 stories by right + 1 IZ
- Mixed-Use 2A**
Mid Scale.
5 stories by right + 2 IZ
- Mixed-Use 2B**
Mid Scale.
7 stories by right + 2 IZ
- Institutional District**
Tufts University
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
 - **3 stories max +1 IZ**
 - ADU (1/2/3-unit Dwelling)



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2024-2026 Zoning Update

INTERACTIVE MAP



Interactive Map



Medford Zoning Viewer

Find address or place

97 WOODSIDE RD MEDFORD, MA
02155

LOT CHARACTERISTICS

Year Built: 1948

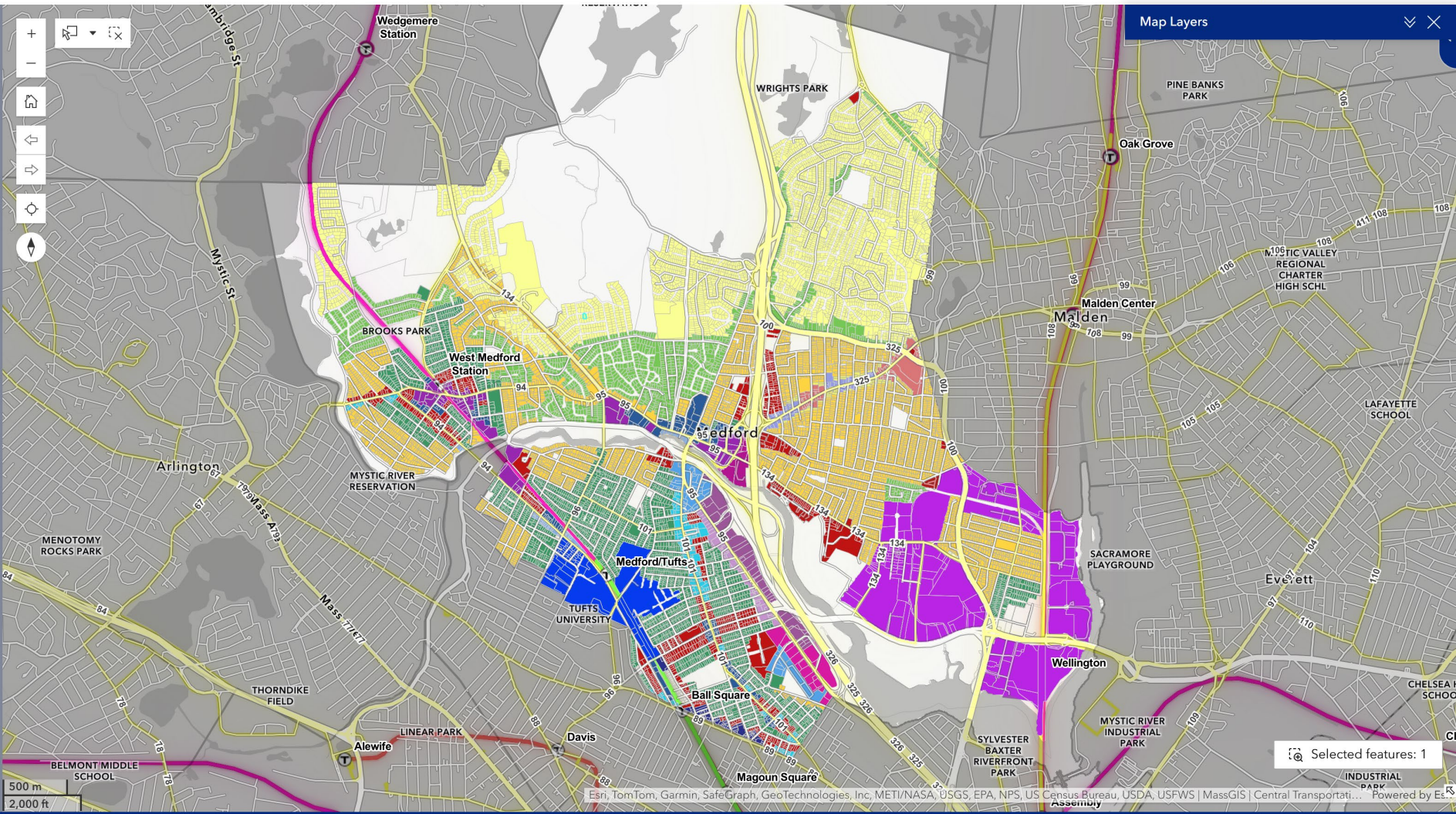
Existing Use: Single-Family Residential

Existing Zoning: Single Family 1

Proposed Zoning: Neighborhood Residential 1

District:

EXISTING LOT DIMENSIONS (MEASUREMENTS*)		EXISTING ZONING REQUIREMENTS	PROPOSED CHANGE TO ZONING DIMENSIONS
Frontage:	62 ft 2 in	35 ft. - min	40 ft - min
Front Building Setback:	20 ft 5 in	15 ft. - min	15 ft - min
Lot Size:	6,725 sq. ft.	7,000 sq. ft. - min	4,000 sq. ft. - min
Building Height (Stories):	2	2.5 - max	2.5 - max
Building	19%	40% - max	50% - max





Interactive Map

<https://arcg.is/yP0Se>





2024-2026 Zoning Update

Medford Square



2024-2026 Zoning Update

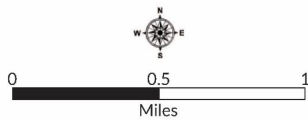


LEGEND

- Buildings
- Hydrography

Medford Zoning

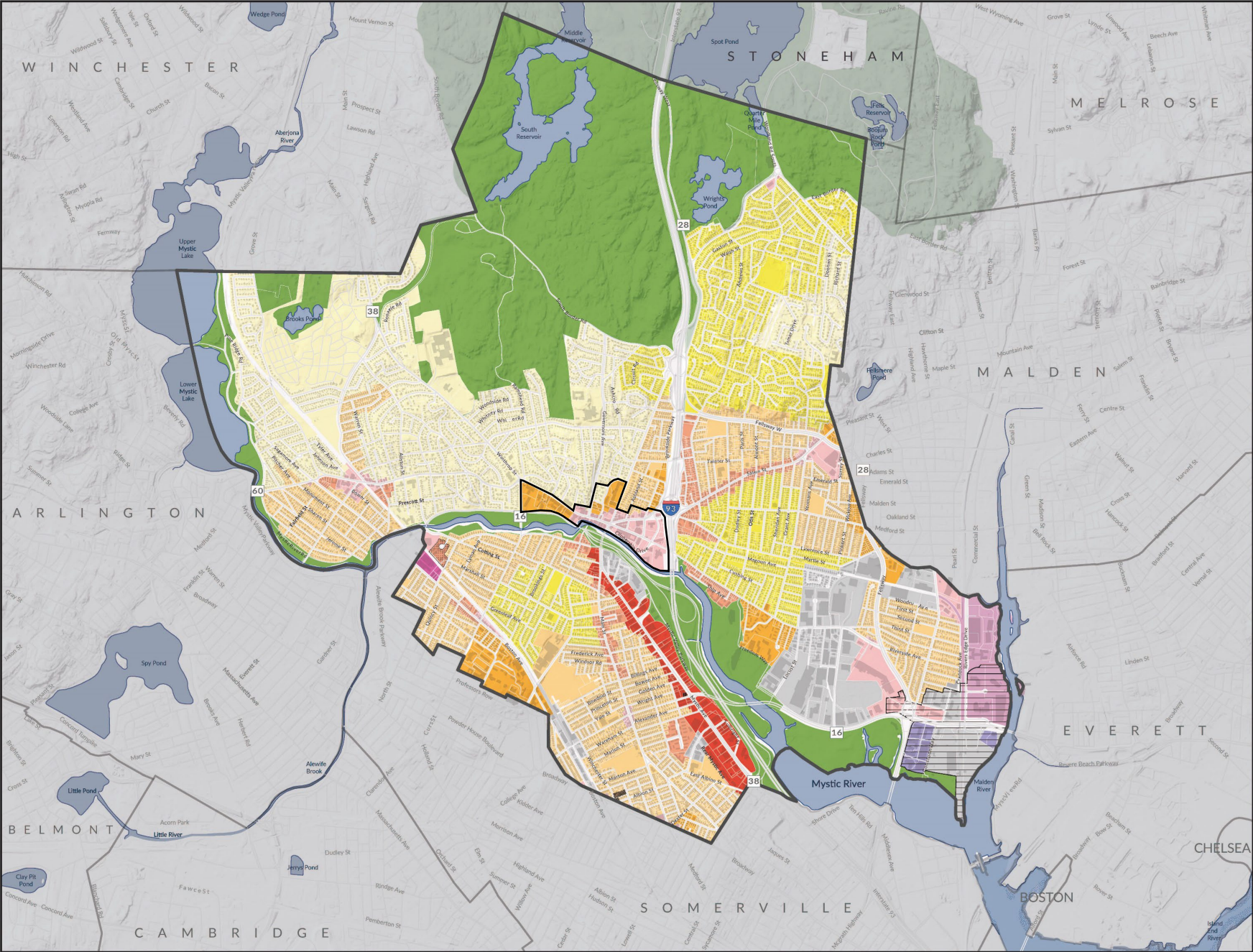
- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commerical 1
- C2 - Commercial 2
- GR - General Residential
- I - Industrial
- MUZ - Mized Use
- O - Office
- O2 - Office 2
- ROS - Recreational Open Space
- SF1 - Single Family 1
- SF2 - Single Family 2
- PDD-1
- PDD-2
- PDD-3
- WSMOD



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Current Zoning



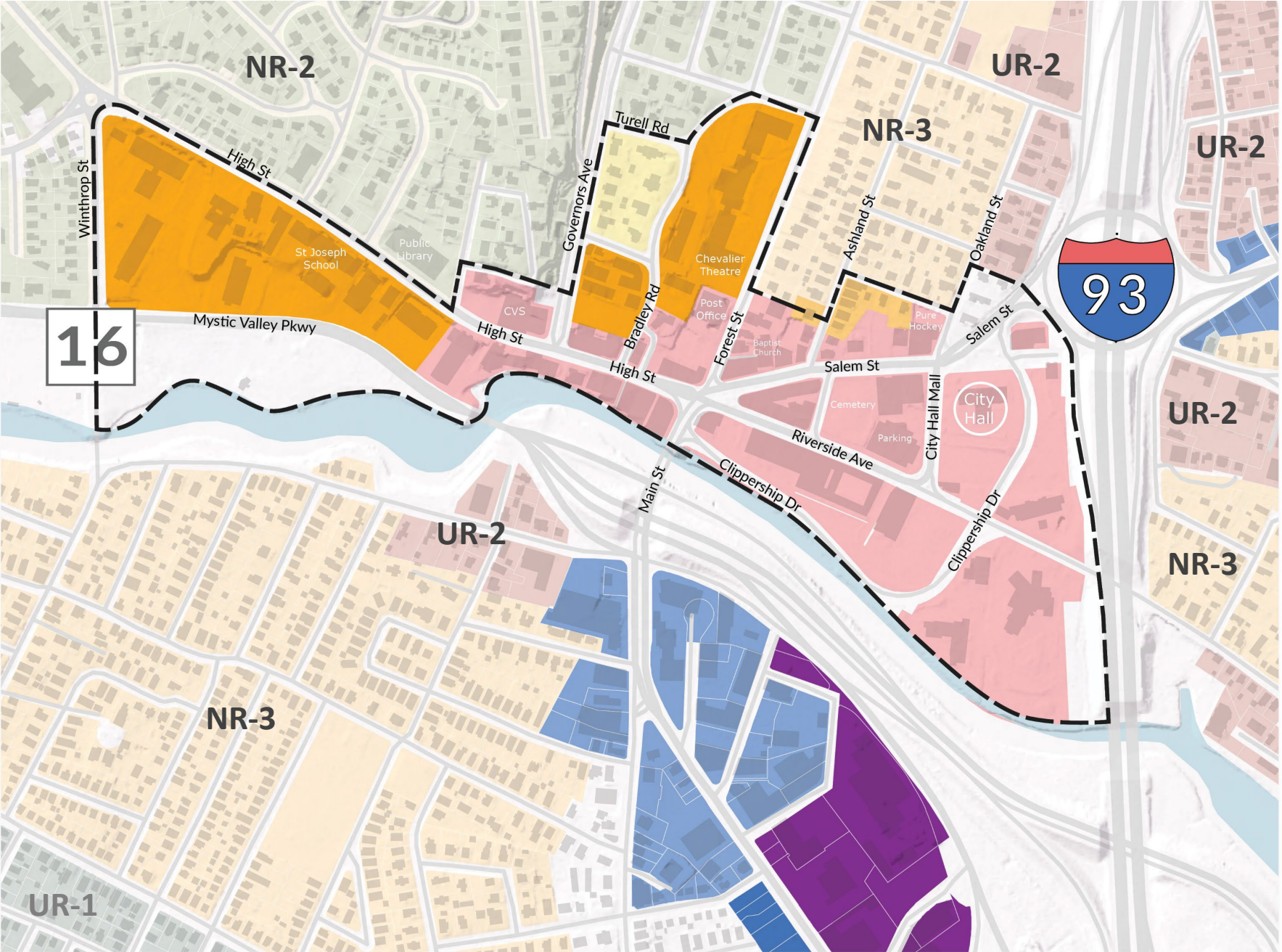


Current Zoning



LEGEND

- Commercial 1:**
 - Residential building:
 - 6 stories by right
 - Commercial building:
 - 4 stories by right
 - Other permitted Structures
 - 15 stories by right
- Apartment 2**
 - Residential building:
 - 6 stories by right
 - Commercial use:
 - NOT allowed
 - Hotel
 - 15 stories by right
- General residential**
 - Single-unit Dwelling
 - 2-Units Dwelling
 - ADU
- Single Family 1**
 - Single-unit Dwelling
 - ADU



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Current Zoning

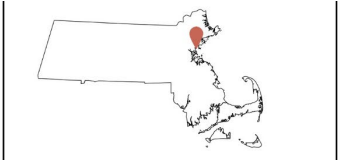
2024-2026 Zoning Update

Medford Zoning Dimensions														
District		Minimum Permitted										Maximum Permitted		
		Lot												
		Area (SF)	Length (FT)			Open Space % Gross Floor Aea	Yards (feet)					Height		
	Use	Per Dwelling Unit	Total	Frontage	Width	Depth	Landscaped	Usuable	Front	Side	Rear	Lot Coverage (%)	Feet	Stories
C1	4. Multiple Dwelling	-	10,000	50	100	100	10%	-	15	15	15	30%	-	-
	4(a) 1st and 2nd dwelling units, total	4,500	-	-	-	-	25%	-	-	-	-	-	35	3
	4. 1) on first three floors	1,000	-	-	-	-	25%	-	-	-	-	-	35	3
	4. 2) on or above fourth floor	600	-	-	-	-	20%	-	-	-	-	-	75	6
	4B. (a) Assisted Living (1st and 2nd dwelling units, total)	-	10,000	50	100	100	10%	25%	15	15	15	35%	75	6
	4B. (b) Assisted Living (each additional dwelling unit)	4,500	-	-	-	-	-	-	-	-	-	-	-	-
	4B. 1) On first three floors	1,000	-	-	-	-	-	-	-	-	-	-	-	-
	4B. (b) On or above fourth floor	600	-	-	-	-	-	-	-	-	-	-	-	-
	4A. Hotel	-	-	50	100	100	10%	25%	-	-	15	-	140	15
	5. Other permitted principal structures	-	-	20	-	-	-	-	-	-	15	-	50	4
APT 2	1. Detached Single-Family	-	5,000	35	50	55	-	-	15	7 1/2	15	40%	35	2.5
	2. Detached Two-Family	-	6,000	35	60	60	-	-	15	7 1/2	15	35%	35	2.5
	3(a) Attached Single-Family (End Dwelling Unit)	-	3,500	35	35	75	10%	25%	15	10	15	30%	35	3
	3(b) Attached Single-Family (Middle Dwelling Unit)	-	2,500	25	25	75	5%	25%	15	-	15	35%	35	3
	4. Multiple Dwelling	-	10,000	50	100	100	10%	-	15	15	15	30%	-	-
	4(a) 1st and 2nd dwelling units, total	4,500	-	-	-	-	25%	-	-	-	-	-	35	3
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	4. 2) on or above fourth floor	600	-	-	-	-	20%	-	-	-	-	-	75	6
	4B. (a) Assisted Living (1st and 2nd dwelling units, total)	-	10,000	50	100	100	10%	25%	15	15	15	30%	50	4
	4B. (b) Assisted Living (each additional dwelling unit)	4,500	-	-	-	-	-	-	-	-	-	-	-	-
	4B. 1) On first three floors	1,000	-	-	-	-	-	-	-	-	-	-	-	-
	4B. (b) On or above fourth floor	600	-	-	-	-	-	-	-	-	-	-	-	-
	5. Other permitted principal structures	-	10,000	50	100	100	10%	25%	15	15	15	35%	125	15



Medford Square Proposal 02

April 30



LEGEND

Mixed-Use 1:
Small-Mid Scale.
4 stories by right + 1 IZ

Mixed-Use 2A
Mid Scale.
5 stories by right + 2 IZ

Mixed-Use 2B
Mid-High Scale.
7 stories by right + 2 IZ

Mixed-Use 3
Mid-High Scale.
8 stories by right + 4 IZ

Neighborhood Residential 3

- Single-unit Dwelling
- 2-unit Dwelling
- 3-unit Dwelling
- Townhouse
- Historic Conversion
- ADU

Urban Residential 1

- 2-unit Dwelling
- Historic Conversion
- Townhouse
- 3-unit Dwelling
- Multiplex (4-6 units)
- ADU (1/2/3-unit Dwelling)

Neighborhood Residential 2

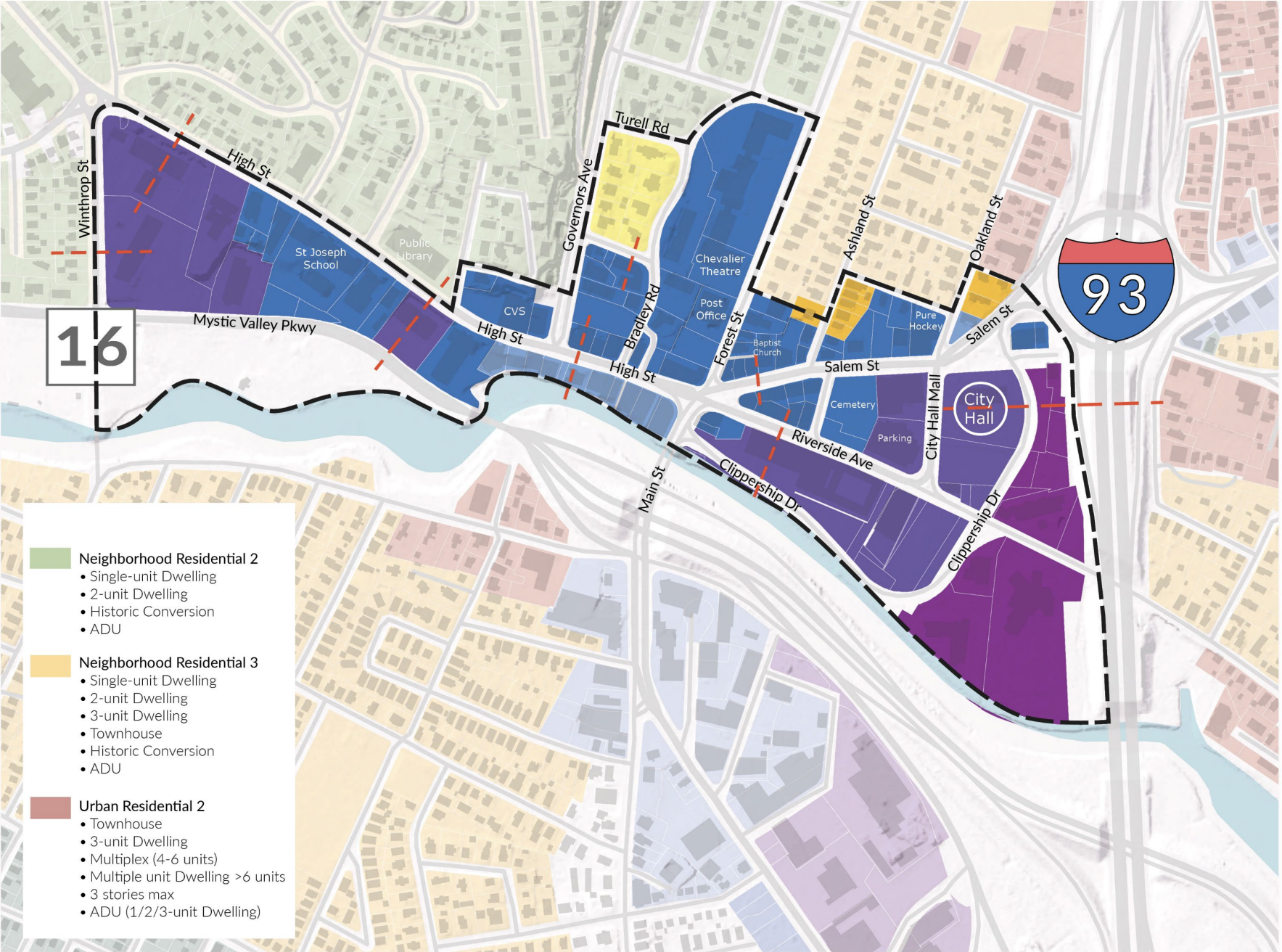
- Single-unit Dwelling
- 2-unit Dwelling
- Historic Conversion
- ADU

Neighborhood Residential 3

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- Townhouse
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Urban Residential 2

- Townhouse
- 3-unit Dwelling
- Multiplex (4-6 units)
- Multiple unit Dwelling >6 units
- 3 stories max
- ADU (1/2/3-unit Dwelling)



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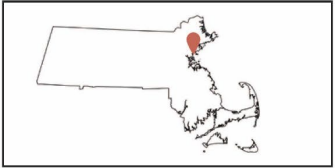


2024-2026 Zoning Update

West Medford Square



2024-2026 Zoning Update

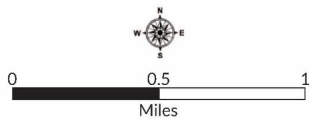


LEGEND

- Buildings
- Hydrography

Medford Zoning

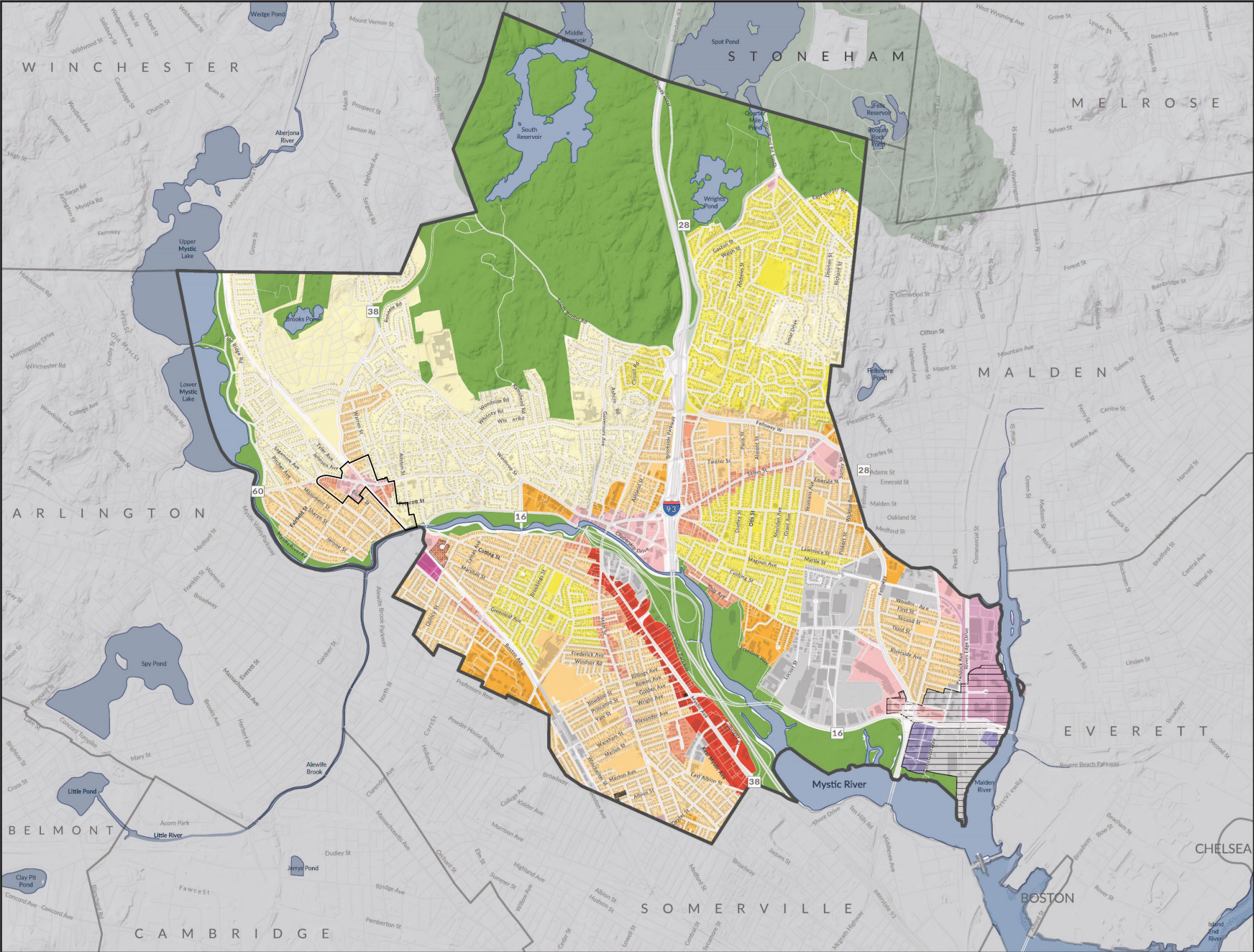
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Current Zoning

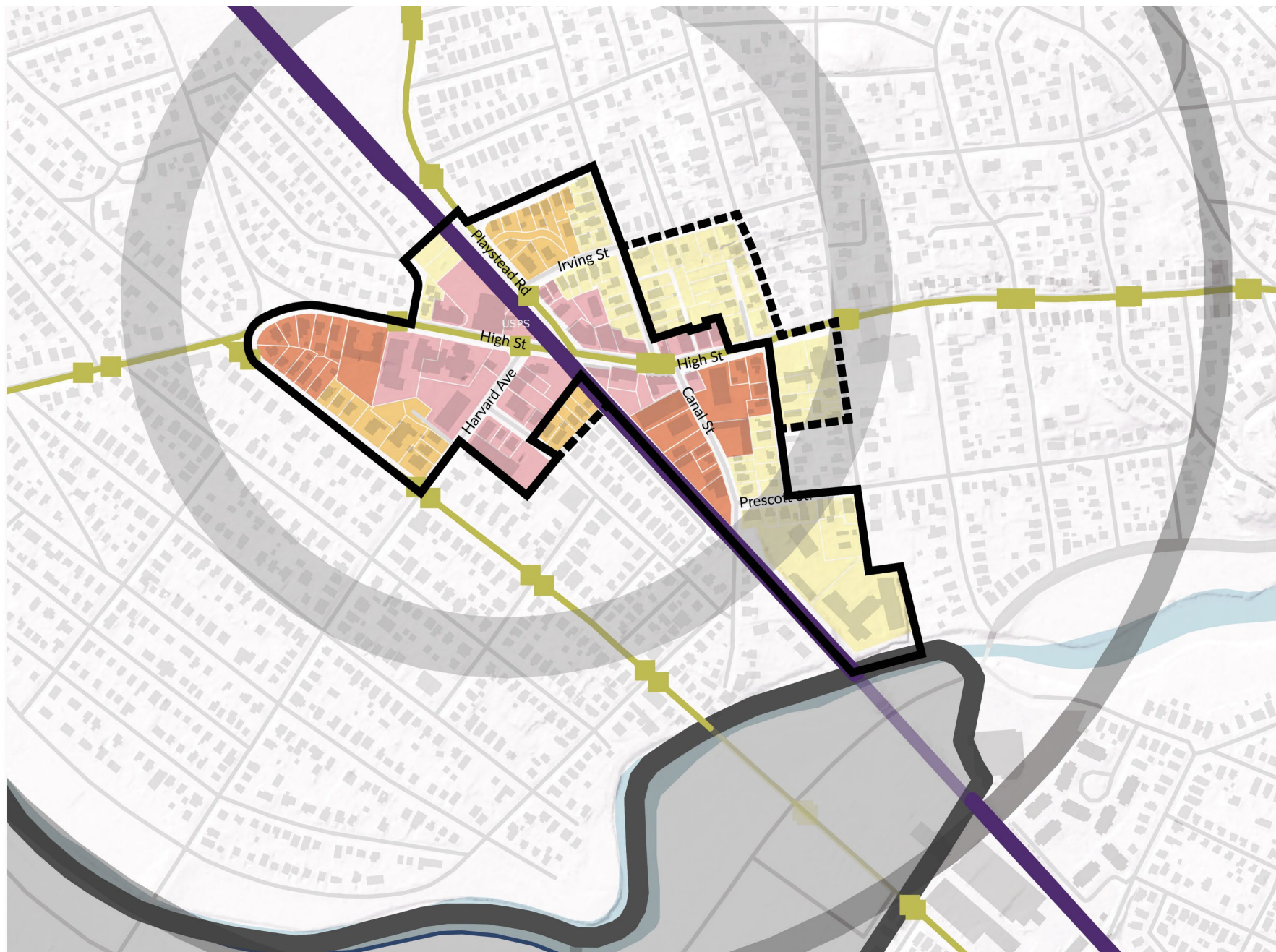




LEGEND

- Commercial 1:**
 - Residential building:
 - 6 stories by right
 - Commercial building:
 - 4 stories by right
 - Other permitted Structures
 - 15 stories by right
- General residential**
 - Single-unit Dwelling
 - 2-Units Dwelling
 - ADU
- Single Family 1**
 - Single-unit Dwelling
 - ADU
- Apartment 1**
 - Residential building:
 - 3 stories by right
 - Commercial use:
 - NOT allowed

Current Zoning



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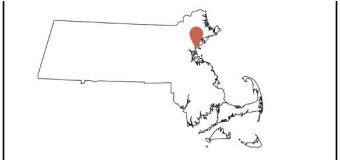
Current Zoning

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	4(a) 1st and 2nd dwelling units, total	4,500	-	-	-	-	25%	-	-	-	-	-	35	3
	4. 1) on first three floors	1,000	-	-	-	-	25%	-	-	-	-	-	35	3
	4. 2) on or above fourth floor	600	-	-	-	-	20%	-	-	-	-	-	75	6
	4B. (a) Assisted Living (1st and 2nd dwelling units, total)	-	10,000	50	100	100	10%	25%	15	15	15	35%	75	6
	4B. (b) Assisted Living (each additional dwelling unit)	4,500	-	-	-	-	-	-	-	-	-	-	-	-
	4B. 1) On first three floors	1,000	-	-	-	-	-	-	-	-	-	-	-	-
	4B. (b) On or above fourth floor	600	-	-	-	-	-	-	-	-	-	-	-	-
	4A. Hotel	-	-	50	100	100	10%	25%	-	-	15	-	140	15
APT 1	5. Other permitted principal structures	-	-	20	-	-	-	-	-	-	15	-	50	4
	1. Detached Single-Family	-	5,000	35	50	55	-	-	15	7 1/2	15	40%	35	2.5
	2. Detached Two-Family	-	6,000	35	60	60	-	-	15	7 1/2	15	35%	35	2.5
	3(a) Attached Single-Family (End Dwelling Unit)	-	3,500	35	35	75	10%	25%	15	10	15	30%	35	3
	3(b) Attached Single-Family (Middle Dwelling Unit)	-	2,500	25	25	75	5%	25%	15	-	15	35%	35	3
	4. Multiple Dwelling	-	10,000	50	100	100	10%	-	15	15	15	30%	-	-
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	4B. (a) Assisted Living (1st and 2nd dwelling units, total)	-	10,000	50	100	100	10%	25%	15	15	15	30%	50	4
	4B. (b) Assisted Living (each additional dwelling unit)	4,500	-	-	-	-	-	-	-	-	-	-	-	-
	4B. 1) On first three floors	1,000	-	-	-	-	-	-	-	-	-	-	-	-
	4B. (b) On or above fourth floor	600	-	-	-	-	-	-	-	-	-	-	-	-
	5. Other permitted principal structures	-	10,000	50	100	100	10%	25%	15	15	15	30%	35	3



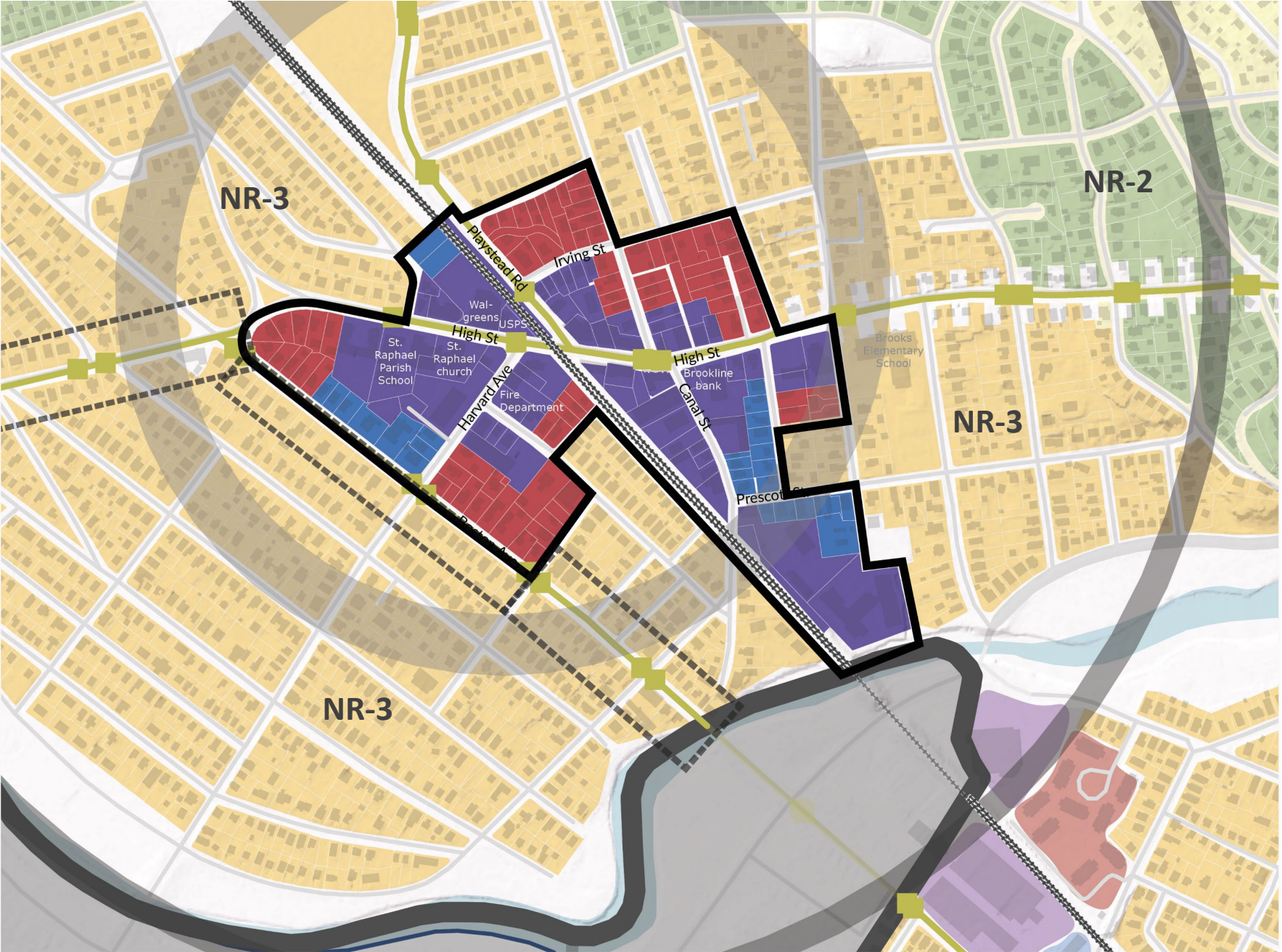
West Medford Square Proposal 02

April 30



LEGEND

- Mixed-Use 2A**
Mid Scale.
5 stories by right + 2 IZ
- Mixed-Use 2B**
Mid-High Scale.
7 stories by right + 2 IZ
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple Unit Dwelling (>6 units)
 - ADU (1/2/3-unit Dwelling)
- Neighborhood Residential 2**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - Historic Conversion
 - ADU
- Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion
 - ADU



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DISTRICT COMPARISONS

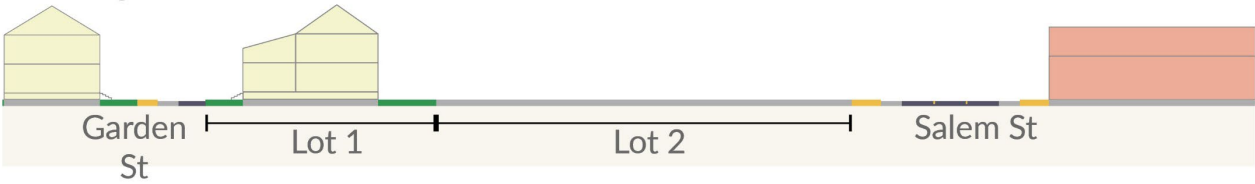
Districts	MX-1B	MX-2A	MX-2B	MX-3	NR-2	NR-3	UR-1	UR-2
	4 stories + 1 IZ	5 stories + 2 IZ	7 stories + 2 IZ	8 stories + 4 IZ	1-unit	1-unit	-	
					2-unit	2-unit	2-unit	-
					-	3-unit	3-unit	3-unit
					-	-	Multiplex (4-6 units)	Multiplex (4-6 units)
					-	-	-	Multifamily (6+ units)
					Historic conversion	Historic conversion	Historic conversion	Historic conversion
					-	Townhouse (max 3)	Townhouse (max 6)	Townhouse
					Up to two ADUs per lot (one by right; one by special permit)	Up to two ADUs per lot (one by right; one by special permit)	Up to two ADUs per lot for 1-3 unit (one by right; one by special permit)	Up to two ADUs per lot for 1-3 unit dwellings (one by right; one by special permit)
Medford Sq.	Y	Y	Y	Y	N	Y	Y	N
West Medford Sq.	N	Y	Y	N	Y	Y	N	Y



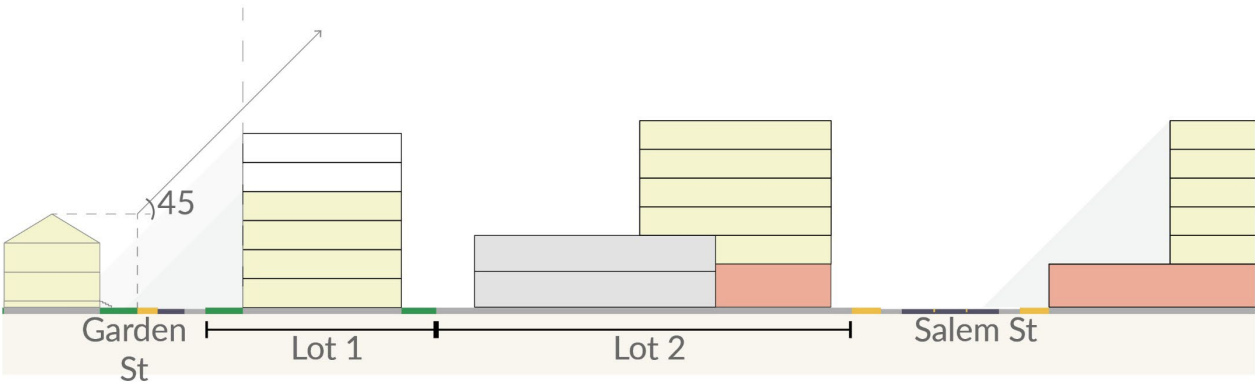
Development Standards

Garden St Option 1

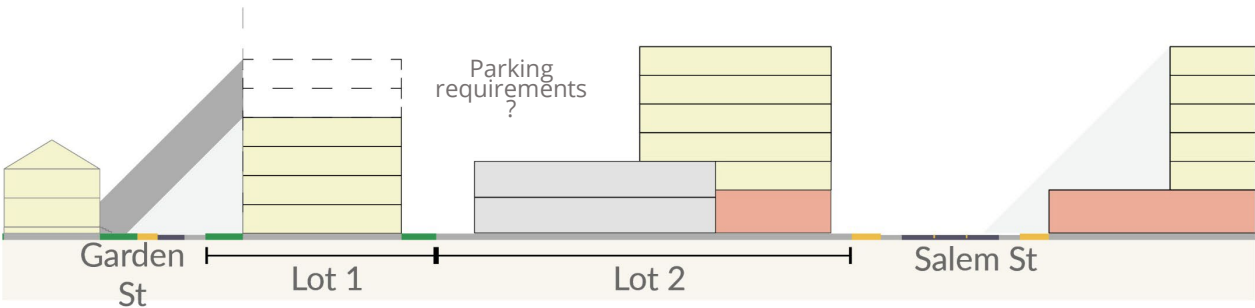
Existing



Abutting Residential District



Minimum daylight Standard



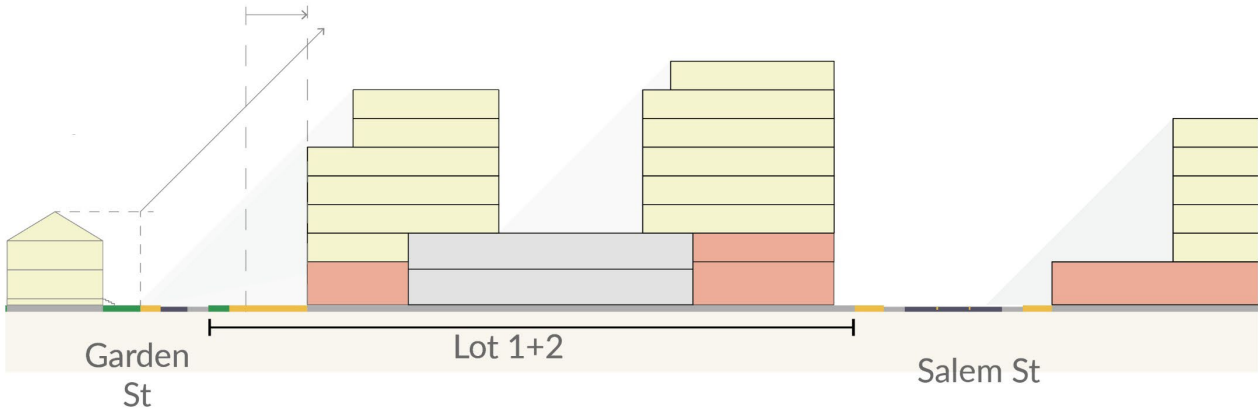
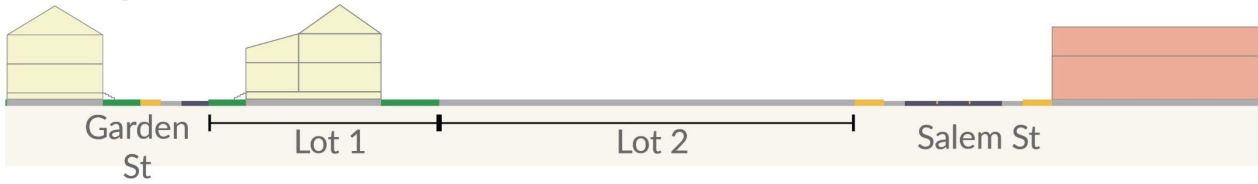
- Commercial
- Residential
- Parking



Development Standards

Garden St Option 2

Existing



- Commercial
- Residential
- Parking



INTRODUCTION TO OTHER CORRIDORS

Boston Ave

Main St

Broadway

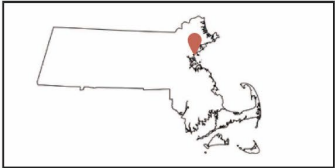
Harvard St

High St (West Medford)

Boston Ave (West Medford)



2024-2026 Zoning Update

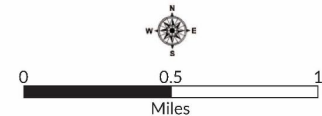


LEGEND

- Buildings
- Hydrography

Medford Zoning

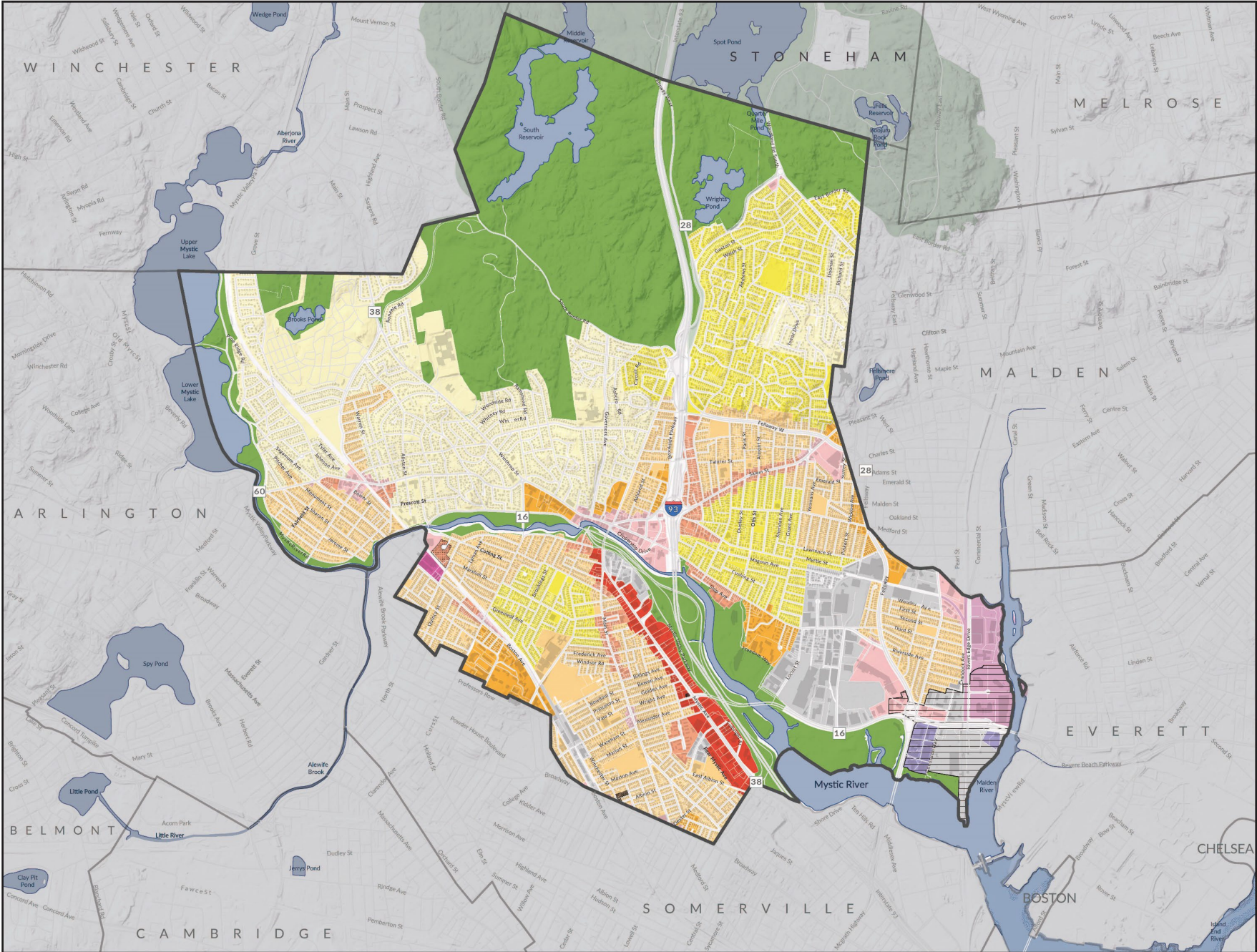
- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commerical 1
- C2 - Commercial 2
- GR - General Residential
- I - Industrial
- MUZ - Mized Use
- O - Office
- O2 - Office 2
- ROS - Recreational Open Space
- SF1 - Single Family 1
- SF2 - Single Family 2
- PDD-1
- PDD-2
- PDD-3
- WSMOD



This map was produced in June 2024 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



Current Zoning





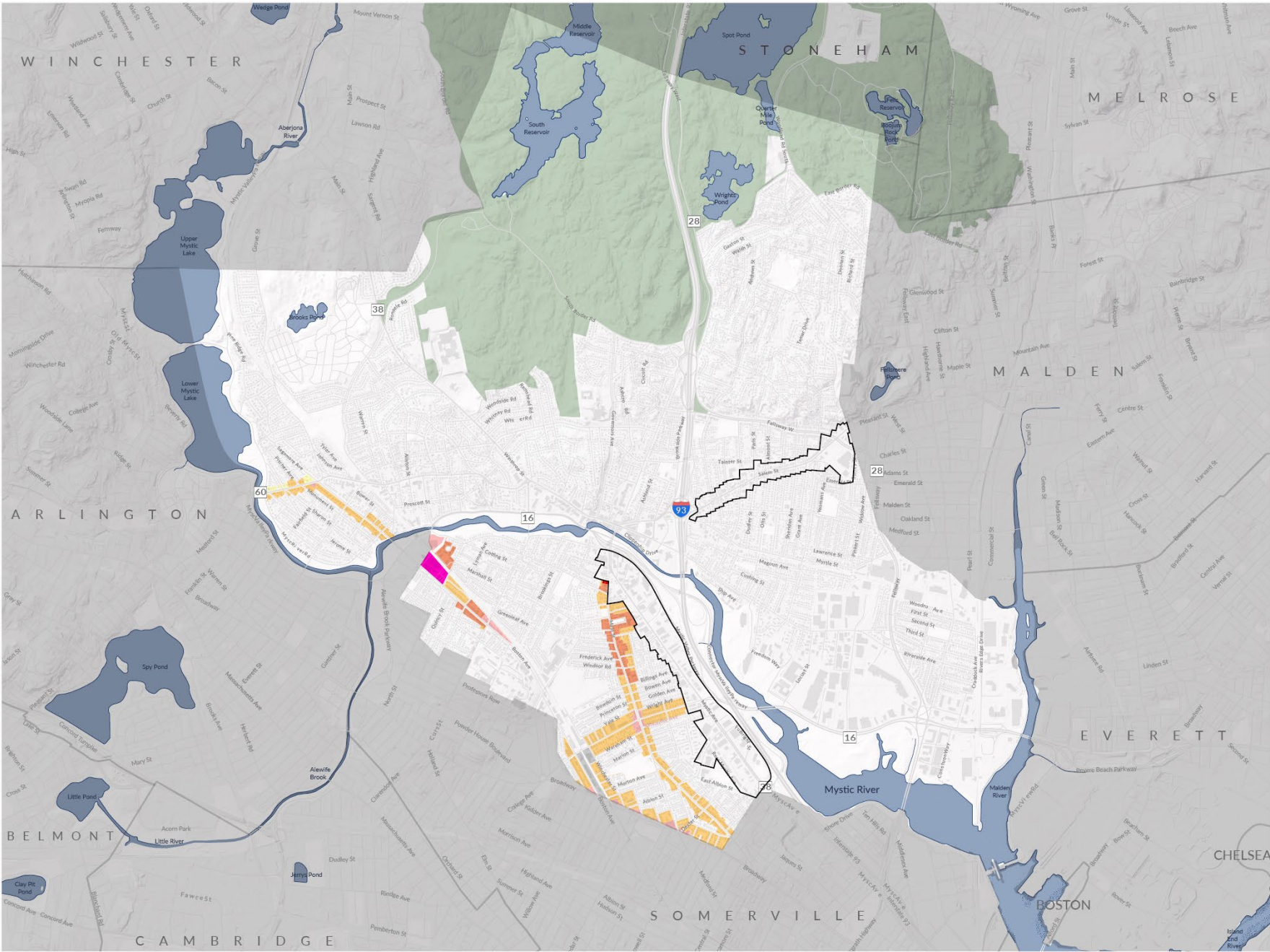
LEGEND

- C1 - Commercial 1**
Residential Building:
 - 6 stories by rightCommercial building:
 - 4 stories by rightOther permitted Structures
 - 15 stories by right
- APT1 - Apartment 1**
Residential Building:
 - 3 stories by rightCommercial building:
 - NOT allowed
- I - Industrial**
Other permitted Structures
 - 2 stories by right
- O2 - Office 2**
Other permitted Structures
 - 6 stories by right
- GR- General Residential**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - ADU
- SF1- Single Family 1**
 - Single-unit Dwelling
 - ADU

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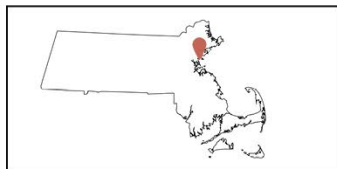


Current Zoning





2024-2026 Zoning Update



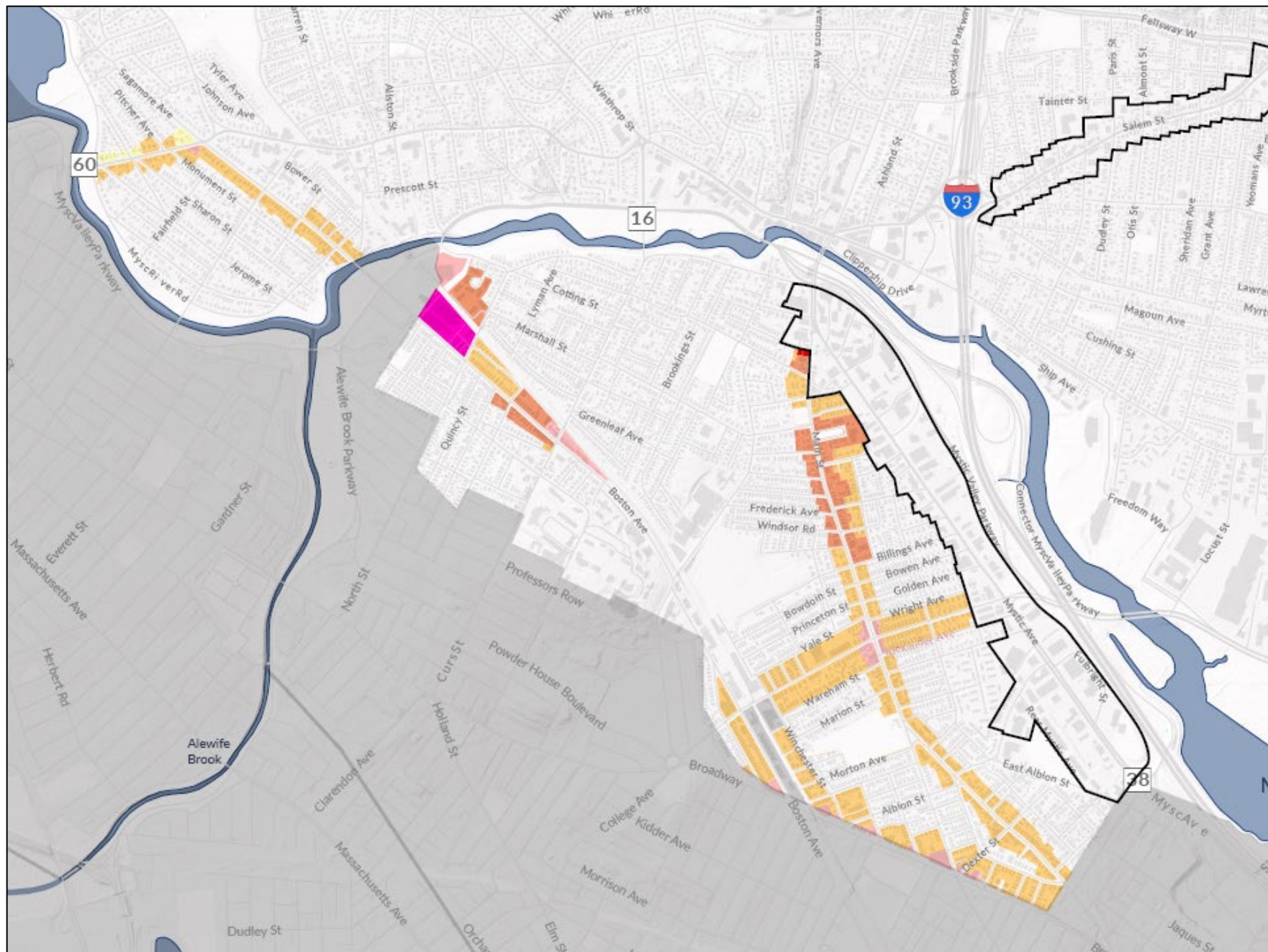
LEGEND

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Current Zoning

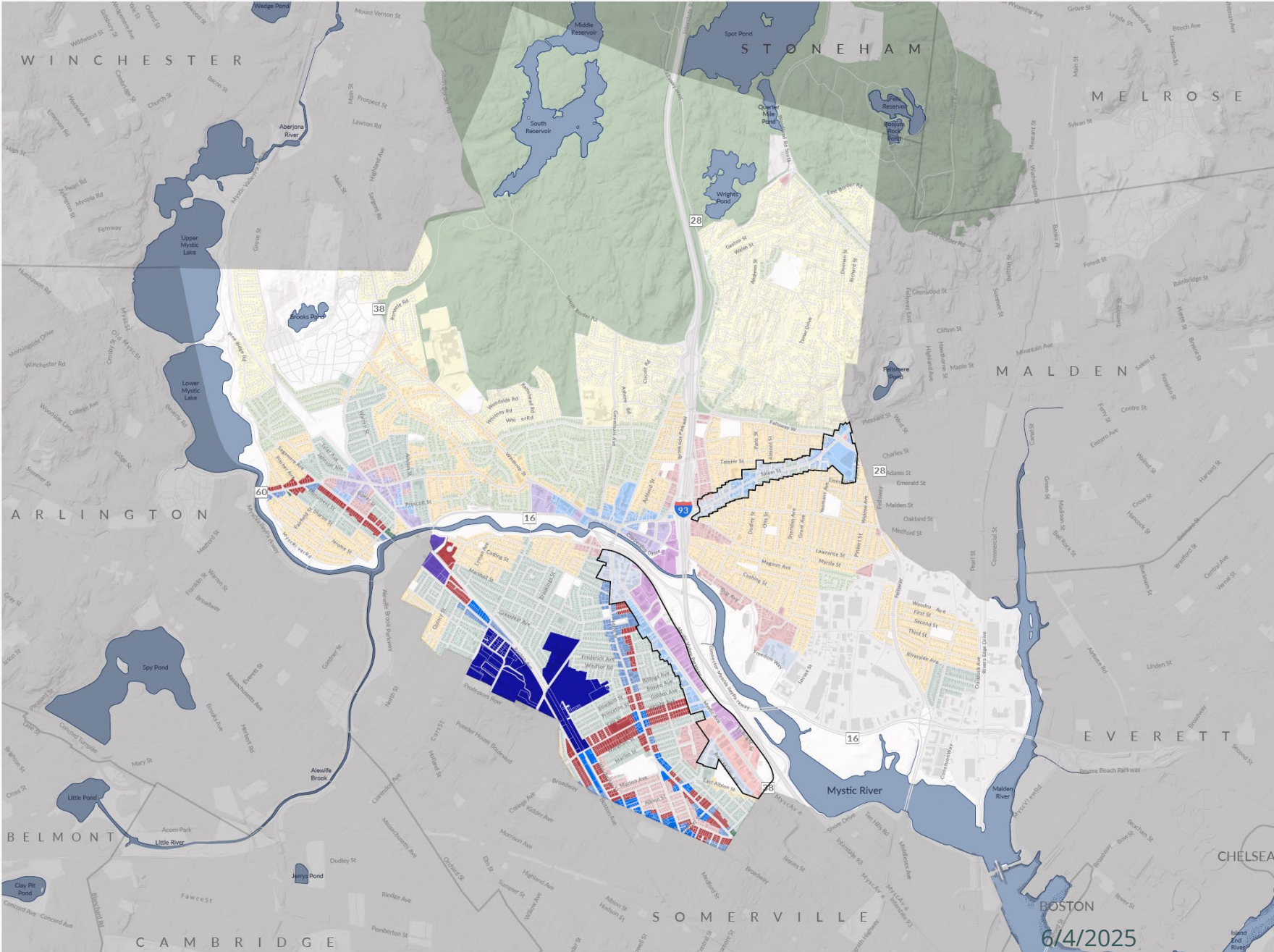




LEGEND

- Mixed-Use 1B:**
Small-Mid Scale.
4 stories by right + 1 IZ
- Mixed-Use 2A**
Mid Scale.
5 stories by right + 2 IZ
- Mixed-Use 2B**
Mid Scale.
7 stories by right + 2 IZ
- Institutional District**
Tufts University
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
 - 3 stories max +1 IZ
 - ADU (1/2/3-unit Dwelling)

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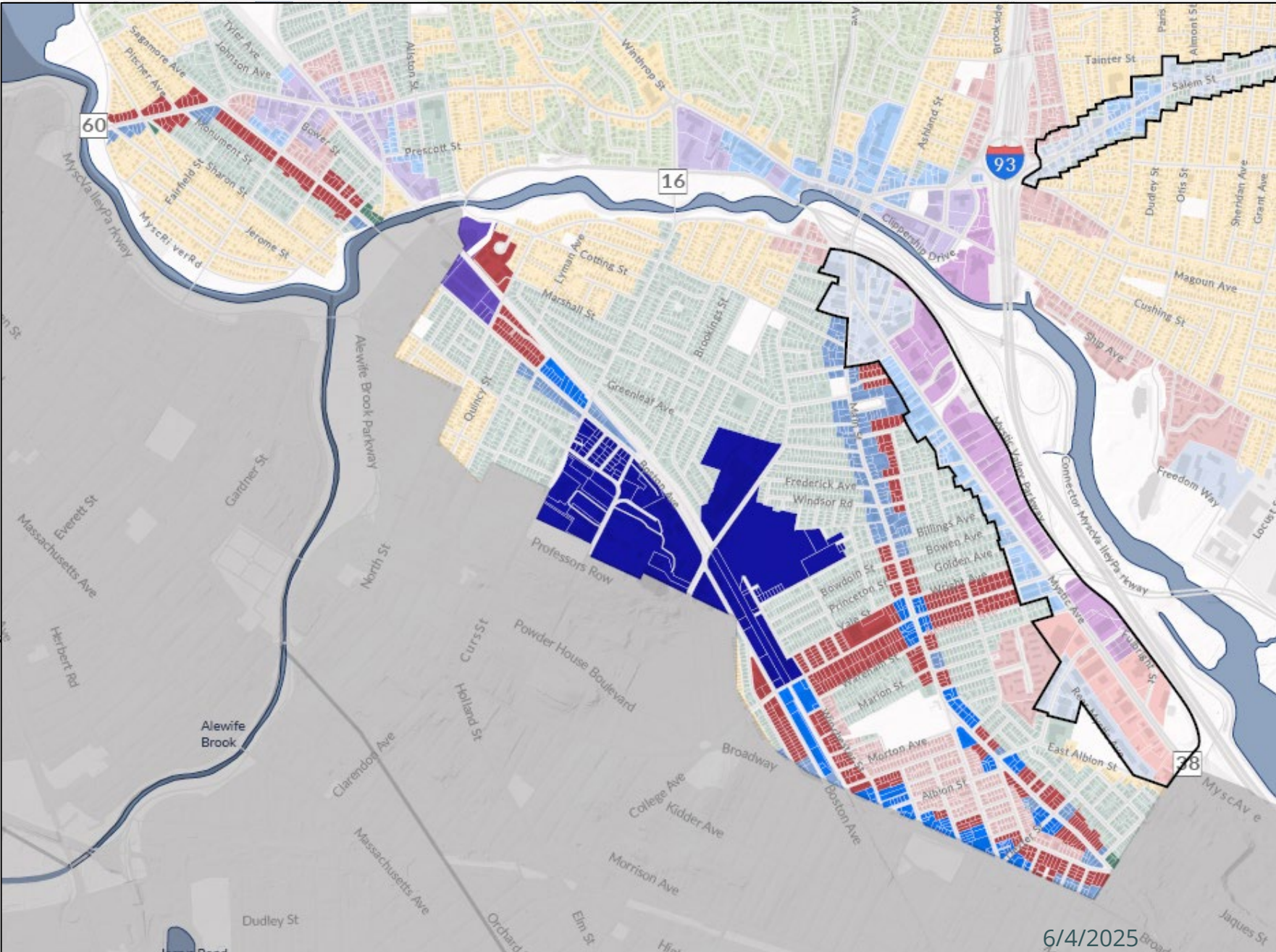
6/4/2025



LEGEND

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Small-Mid Scale.
4 stories by right + 1 IZ
- Mixed-Use 2A**
Mid Scale.
5 stories by right + 2 IZ
- Mixed-Use 2B**
Mid Scale.
7 stories by right + 2 IZ
- Institutional District**
Tufts University
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6/4/2025



DISTRICT COMPARISONS

Districts	MX-1B	MX-2A	MX-2B	MX-3	UR-1	UR-2
	4 stories + 1 IZ	5 stories + 2 IZ	7 stories + 2 IZ	8 stories + 4 IZ	-	
					2-unit	-
					3-unit	3-unit
					Multiplex (4-6 units)	Multiplex (4-6 units)
					-	Multifamily (6+ units)
					Historic conversion	Historic conversion
					Townhouse (max 6)	Townhouse
					Up to two ADUs per lot for 1-3 unit (one by right; one by special permit)	Up to two ADUs per lot for 1-3 unit dwellings (one by right; one by special permit)
High St	Y	N	N	N	N	Y
Boston Ave (West Medford)	Y	N	N	N	Y	Y
Boston Ave	Y	Y	Y	N	N	Y
Main St	Y	Y	N	N	Y	Y
Harvard St	N	Y	N	N	N	Y
Broadway	Y	Y	N	N	N	Y

