

City of Medford

2026 Zoning Update

Joint Meeting
May 13, 2026





Agenda

- Project Scope
- Boston Avenue Corridor Current Conditions
 - Existing Zoning
 - Existing Land Use
- Hillside Boston Avenue Neighborhood Corridor
 - Zoning Proposal
- South Boston Avenue Neighborhood Corridor
 - Zoning Proposal

5/13/2026





Project Scope

January-March 2026

March-June 2026

**Kick-off:
Joint public hearing**

Phase A

Topics:

- Medford Square
- Clean-up items requested by City staff

Meetings:

- **2** community meetings
- **4** meetings with City officials (City Council, Planning and Permitting Committee, or Community Development Board meetings)

Phase B

Topics:

- Tufts Institutional Zoning
- Boston Avenue

Meetings:

- **2** community meetings
- **4** meetings with City officials (City Council, Planning and Permitting Committee, or Community Development Board meetings)





Project Schedule

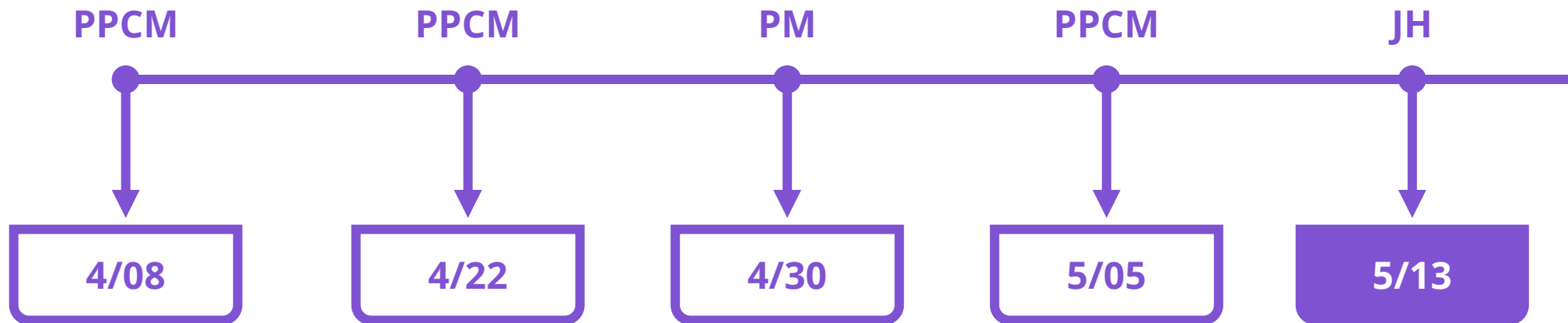
PHASE B March-June 2026

PPCM: Planning Permitting and Committee Meeting

CDB: Community Development Board

PM: Public Meeting

JH: Joint Hearing



Boston Ave Current Conditions





Boston Avenue Corridor and Tufts Institutional District

April 8, 2026



Boston Ave Corridor & Institutional District Tufts University

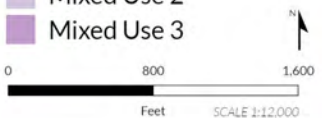
Existing Zoning

District

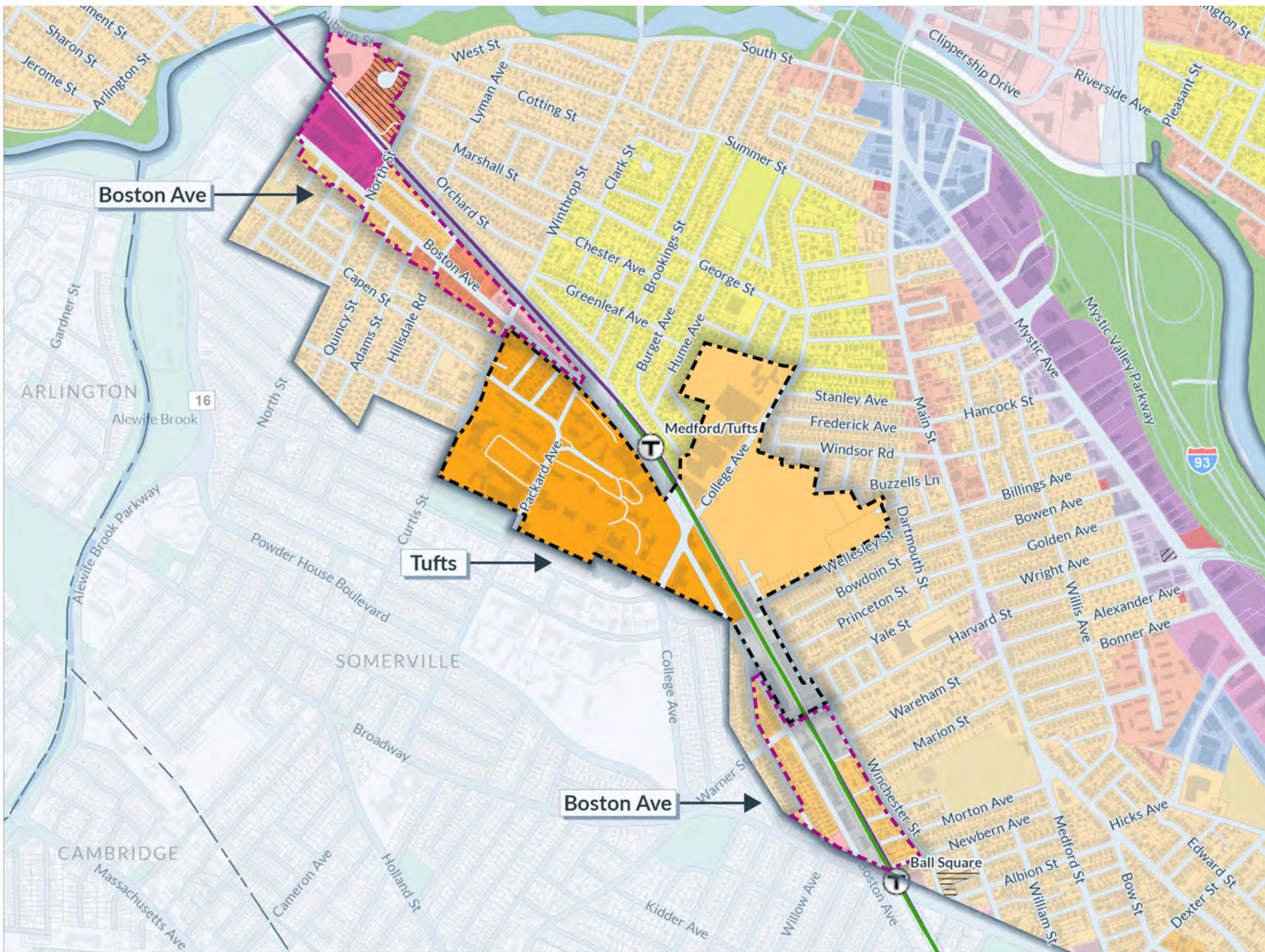
- APT1
- APT2
- C1
- C2
- GR
- I
- MUZ
- O
- O2
- ROS
- SF1
- SF2
- PDD-1
- PDD-2
- PDD-3

Mystic Ave Corridor District

- Commercial
- Mixed Use 1
- Mixed Use 2
- Mixed Use 3



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Boston Avenue Corridor and Tufts Institutional District April 8, 2026



Boston Ave Corridor & Institutional District Tufts University

Existing Land Use

Residential

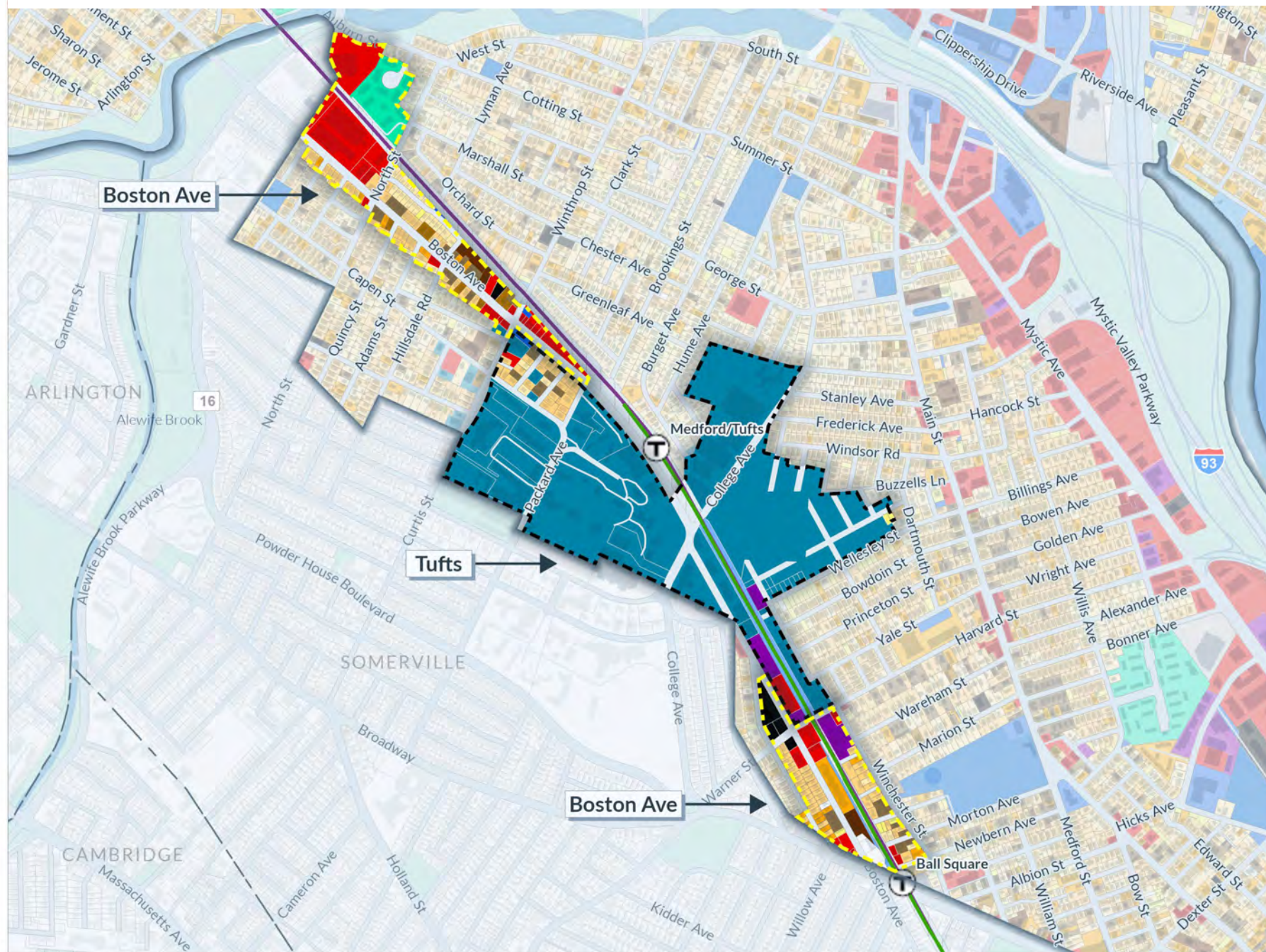
- Single-Family
- Two-Family
- Three-Family
- Apartments 4-8 units
- Apartments 8+ units
- Condo
- Other

Commercial & Industrial

- Commercial
- Industrial

Tax Exempt

- Federal Government
- Municipal
- State
- Private Educational
- Housing Authority
- Charitable
- Religious Groups



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All data is from the City of Medford's Bureau of Geographic Information & GIS.
Commonwealth of Massachusetts Division of Geographic Information & Services





**BOSTON AVENUE
CORRIDOR:
UPPER HILLSIDE**

Boston Avenue Neighborhood
Corridor Zoning

Proposed Zoning Districts

BA-1

BA-3

Current Zoning Districts

GR

New Proposed Boundary

Hillside Boston Ave Neighborhood Corridor





Hillside Boston Ave Neighborhood Corridor



Boston Ave Corridor: Upper Hillside

- Use
- Lot Nonconformity by Use
- Two-Family Residential
 - Three-Family Residential
 - Apartments 4-8 units
 - Commercial
- New Proposed Boundary

- Zoning Districts in
Upper Hillside
Boston Ave
- PDD-3
 - APT1
 - C1
 - GR
 - O2



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The map data is from MassGIS, Bureau of Geographic Information Systems.
"Commonwealth of Massachusetts, Executive Office of Technology and Security Services"





Boston Ave Corridor: South

Use

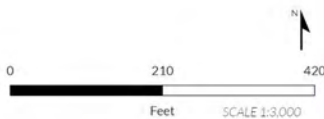
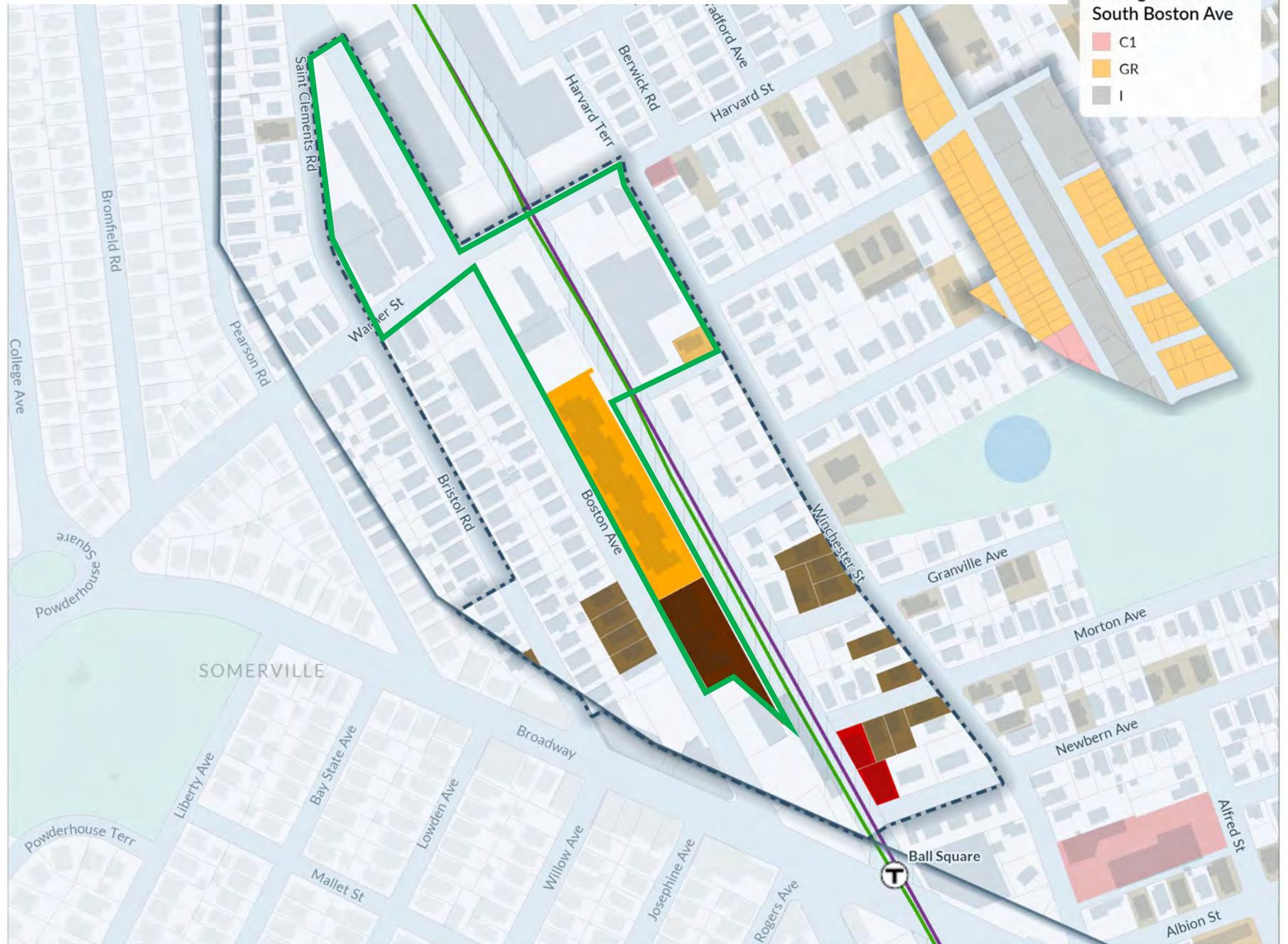
- Lot Conformity by Use
- Two-Family Residential
 - Three-Family Residential
 - Apartments 8+ units
 - Residential Condo
 - Commercial

New Proposed Boundary

Boston Ave Neighborhood Corridor

Zoning Districts in
South Boston Ave

- C1
- GR
- I



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BOSTON AVENUE CORRIDOR: SOUTH

Boston Avenue Neighborhood
Corridor Zoning

Proposed Zoning Districts

BA-2

Current Zoning Districts

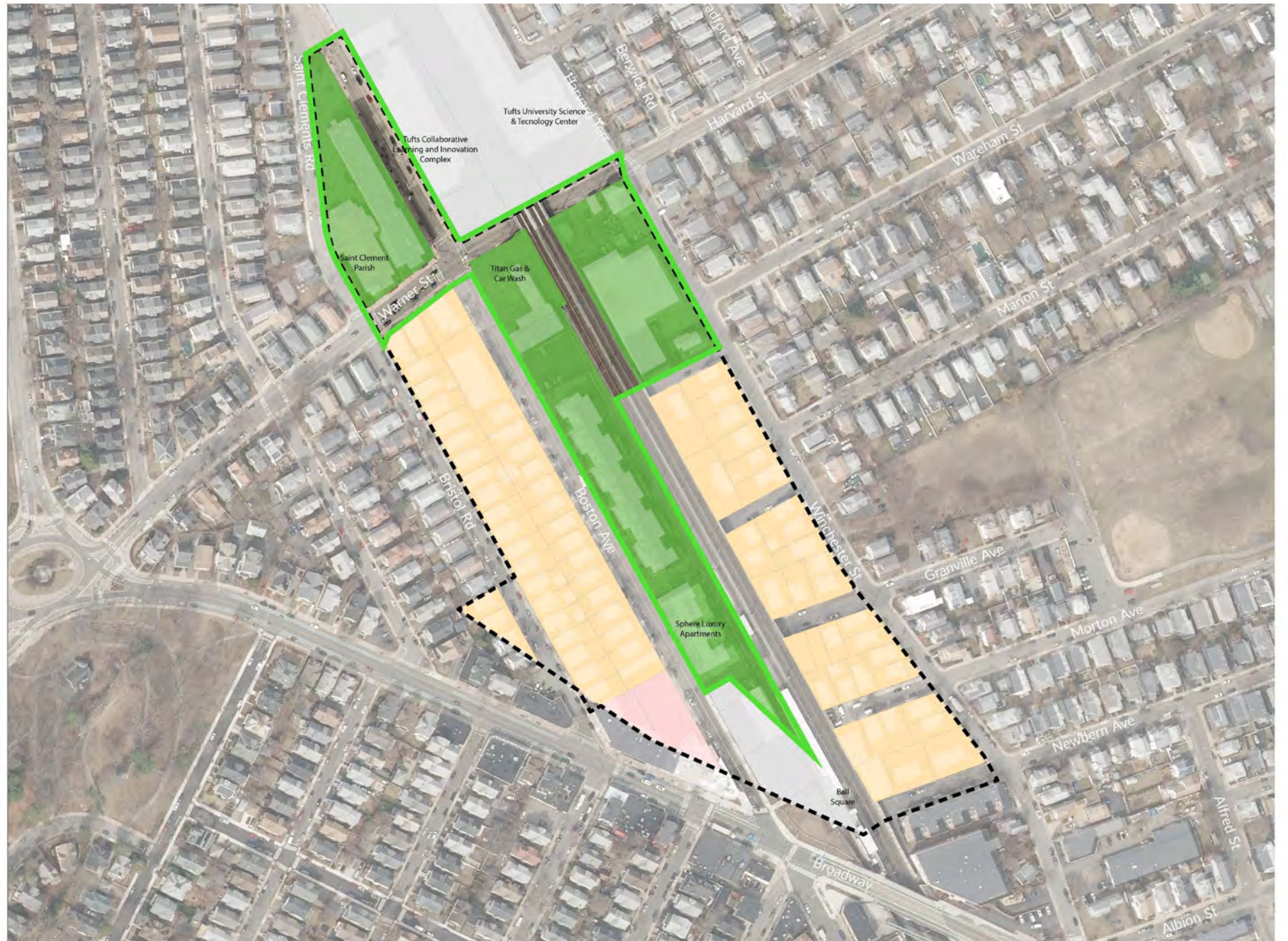
GR

I

C1

New Proposed Boundary

Boston Ave Neighborhood Corridor



11/5/2026





Boston Avenue Neighborhood Corridor

- Subdistricts
 - BA-1 is the transition to the neighborhoods
 - BA-3 is the area of Hillside near the river
 - BA-2 is the South Boston Avenue Area





Boston Avenue Neighborhood Corridor

Examples of Use Differentiation: Residential

	BA-1	BA-2	BA-3
Attached One-unit Dwelling (Rowhouse)	Y	N	N
Attached Two-unit Dwelling (Duplex)	Y	N	N
Three-unit dwelling	Y	N	N
Multiplex (4-6 units)	Y	N	N
Multiple dwelling (>6)	Y	Y	Y
Dormitory, fraternity, or sorority house	N	N	CDB
Co-housing	Y	Y	Y
Townhouse	Y	N	N





Boston Avenue Neighborhood Corridor

Examples of Use Differentiation: Office/ Commercial

	BA-1	BA-2	BA-3
Bank and other financial institution	CDB	CDB	CDB
Neighborhood Medical	Y	Y	Y
Medical Office	CDB	CDB	Y
Clinic	CDB	CDB	Y
Drive-through retail sales and consumer service	N	N	CDB ⁸
Eating place, with drive through	N	N	N
Motor vehicle light service station	N	N	N

⁸ Within the BA-3 Subdistrict in the Boston Avenue Neighborhood Corridor, the Community Development Board may grant a special permit for a Drive-throughs for a pharmacy, subject to the use standards in 94-9.8.5 Use Standards.





Boston Avenue Neighborhood Corridor

Examples of Use Differentiation: Industrial

	BA-1	BA-2	BA-3
Printing and publishing	N	Y	Y
Research and testing laboratory	Y	Y	Y
Life science facility	N	Y	Y





Boston Avenue Neighborhood Corridor

Examples of Use Differentiation: Accessory

	BA-1	BA-2	BA-3
Accessory Dwelling Units	Y	N	N
Family day care home, large	Y	Y	Y
Noncommercial greenhouse, tool shed, or similar accessory structure	Y	Y	N
Keno	CC	CC	CC





Boston Avenue Neighborhood Corridor

Definitions to review:

- **Co-housing:** A group of buildings in common ownership which include a combination of single-unit, two-unit, or multiunit buildings and one or more buildings with shared living spaces, such as a common room, library, dining room, kitchen, etc.
- **Co-living:** A building in which a group of residents pay rent to occupy a single unit with private bedrooms and shared living spaces, including cooking and sanitary facilities. Such residents have input over the selection of the other residents living in the housing unit.
- **Dormitory:** Any dwelling (other than a sorority or fraternity house) owned or controlled by an educational institution and occupied primarily as a place of temporary residence for persons who are employed or enrolled at the educational institution.
- **Fraternity or Sorority House:** A dormitory in which, during the academic year, membership in a fraternity or sorority is required as a condition to residence.
- **Lodging House:** A dwelling in which living space, without individual kitchens and with or without kitchen privileges, is designed, occupied, or intended for occupancy by, or let for compensation to five or more lodgers, including a rooming house or boarding house, but not including a senior housing facility, hotel or motel, dormitory, fraternity or sorority house, or other building of an institutional or educational use.





Boston Avenue Neighborhood Corridor

Definitions to review:

- **Life Sciences Facility:** A facility for the study, testing, and development of products or services related to chemicals, drugs, or biological matter.
- **Research and Testing Laboratory:** Those facilities used primarily for research, development and/or testing of innovative information, concepts, methods, processes, materials, or products. This can include the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. The accessory development, fabrication, and light manufacturing of prototypes, or specialized machinery and devices integral to research or testing may be associated with these uses, but excluding laboratories categorized as Level 3 or 4 by the National Institutes for Health.





Boston Avenue Neighborhood Corridor

94.9.8.1 Purpose

The purpose of the Boston Avenue Neighborhood Corridor District (BANCD) is to allow a mix of uses, including residential, multifamily, and commercial, to meet the following needs:

- Wider variety of uses and building types to support jobs and economic development near established residential neighborhoods, providing options for living within walking distance of jobs, goods, and services.
- Fluid transitions to and from the Tufts University campus to allow an integrated approach to living working and learning along Boston Avenue from the Somerville line north of Stoughton Street to the Somerville border at Ball Square.
- Mixed-use, multifamily, and commercial uses at a density to reinforce non-vehicular travel between the adjacent neighborhoods to the jobs, goods, and services within the BANCD.
- Development standards to provide landscape and height buffers from new construction within the BANCD for the existing abutting neighborhoods.





Boston Avenue Neighborhood Corridor

Differentiation by Key Dimensional Standards: Height

	BA-1	BA-2	BA-3
Max Base Height.			
Stories	3	4	6
Feet	38	50	74
Max Incentive Height (Stories)			
Stories	+1	+3	+2
Feet (total height)	50	86	98





Boston Avenue Neighborhood Corridor

Differentiation by Key Dimensional Standards: Lot and Setbacks

	BA-1	BA-2	BA-3
Lot Area – square feet (Min)	3,000	3,000	5,000
Frontage – feet (Min)	30	40	40
Façade Build Out (Min)	60%	80%	80%
Active Ground Floor (Min)	75%	75%	75%
Historical Conversion (Max)	Y	Y	Y
Setbacks (ft)			
Front (Min/Max)	0/20	0/20	0/20
Side	0	0	0
Rear	0	0	0





Boston Avenue Neighborhood Corridor

Differentiation by Key Dimensional Standards: Lot and Setbacks

	BA-1	BA-2	BA-3
Building Coverage (Max)	80%	80%	90%
Green Score			
Minimum	25	25	25
Ideal	30	30	30
Pervious Surface (Min)	20%	20%	10%
Open Space Landscape (Min)	15%	15%	10%





Boston Avenue Neighborhood Corridor

Required Additional Dimensional Standards

- May vary by district
 - Sidewalk Width
 - Stepbacks
 - Ground floor active frontage
- No proposed changes
 - Height transition to adjacent residential districts
 - Setbacks for infill lots
 - Multi-building lots





Boston Avenue Neighborhood Corridor

Allowable Waivers

- Height for non-livable features and energy efficiency
- Height stepback for infeasible
- Setback for drop-off zone
- Dimensional standards for eligible historic buildings





Boston Avenue Neighborhood Corridor

Use Standards

- Historic Conversion

NEW

- Drive-throughs for pharmacy





Boston Avenue Neighborhood Corridor

For discussion

- Incentives (modifications?)
- Development Standards (no current proposed changes)
- Parking Reductions (modifications?)



Tufts University Institutional Zoning



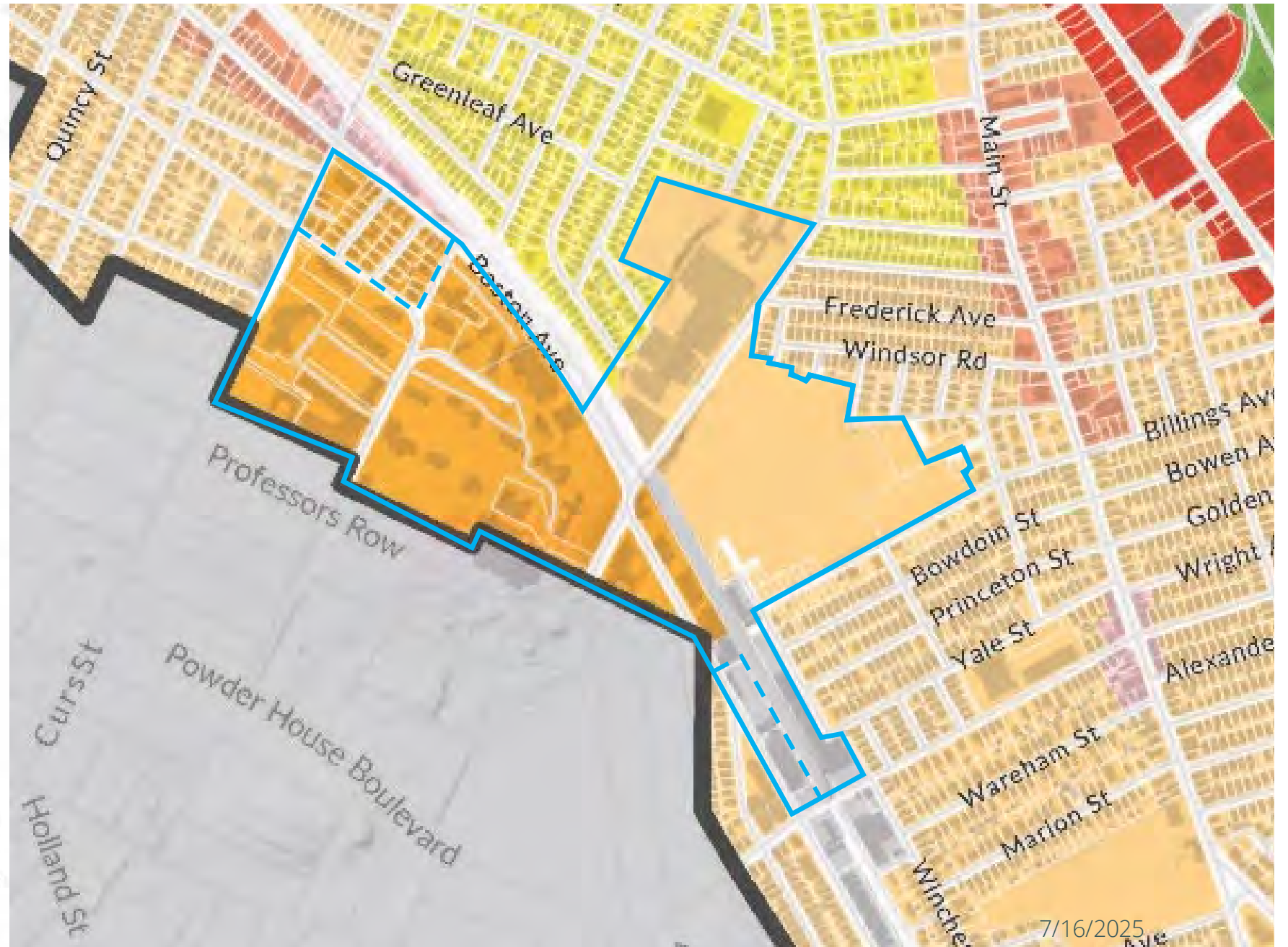


Current Zoning





Current Zoning



7/16/2025



Boston Ave Corridor & Institutional District Tufts University

Tufts University
Ownership

Medford Properties

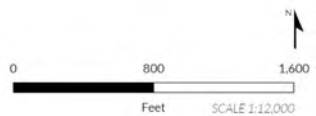
Walnut Hill

Tufts

Somerville Properties

Walnut Hill

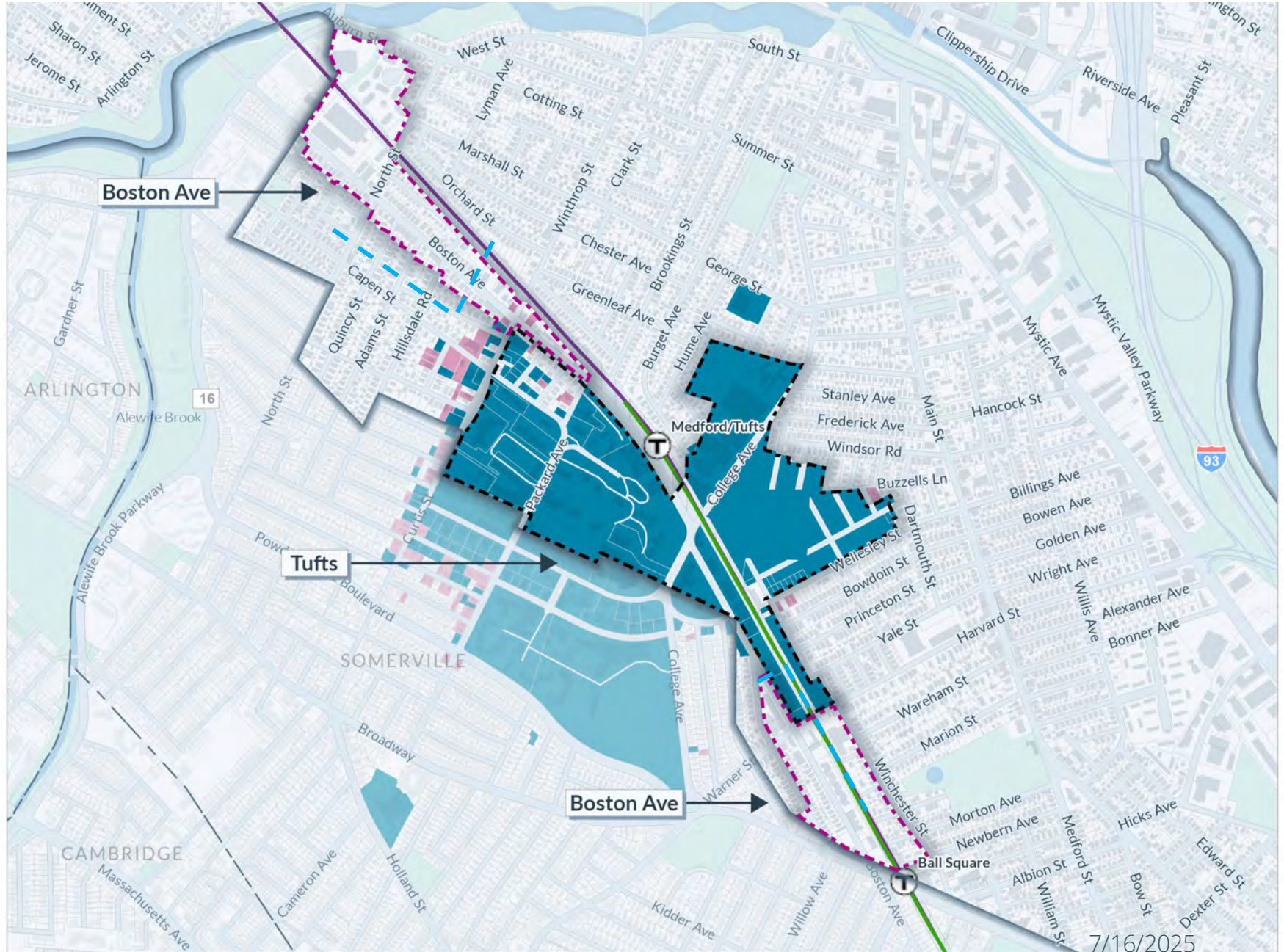
Tufts



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Current Ownership





Medford Tufts University.

Tufts University Ownership

Medford Parcels

Tufts University

Walnut Hill

Proposed Boundary

Optional Boundary

Tufts Campus Zones

Zone 1

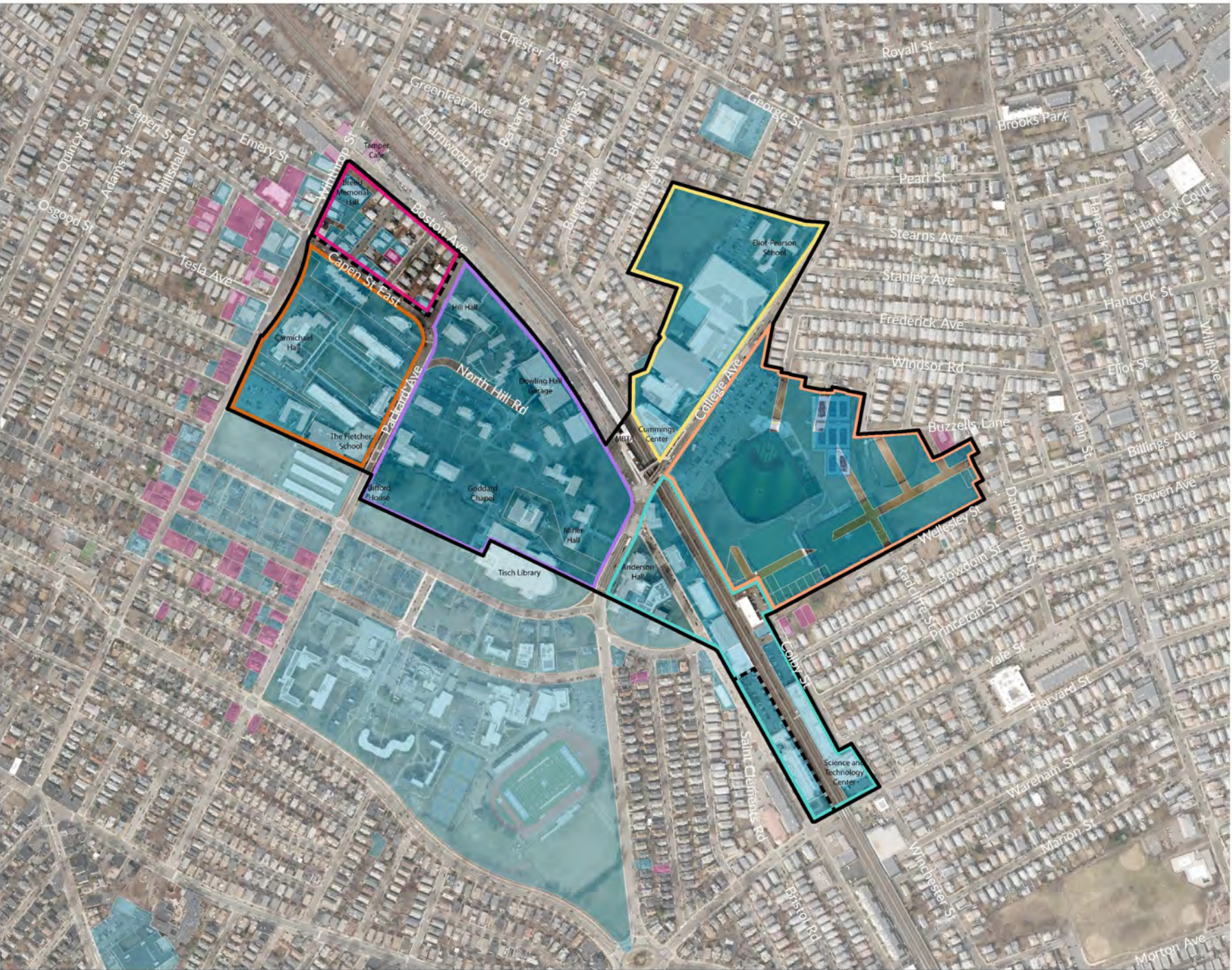
Zone 2

Zone 3

Zone 4

Zone 5

Zone 6



30/4/2026
Public Meeting





Tufts and the City: Introduction

- Proposed Annual Progress Update
 - Presentation to Community Development Board
 - Expected to come in front of the CDB or pull building permits within the next year
 - “Wish list” Projects that might come forward





Tufts and the City: Zoning Considerations

- Zoning/Building Context
 - Central Campus
 - Campus – facing Boston Avenue
 - Campus – facing residential neighborhood
 - Campus – within residential neighborhood
- Zoning “Rules” for a Campus
 - Parking locations/ circulation/ (wayfinding)
 - Heights
 - Setbacks
 - Development Standards/ Green Score



