

City of Medford

2026 Zoning Update

Public Meeting
June 1, 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



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

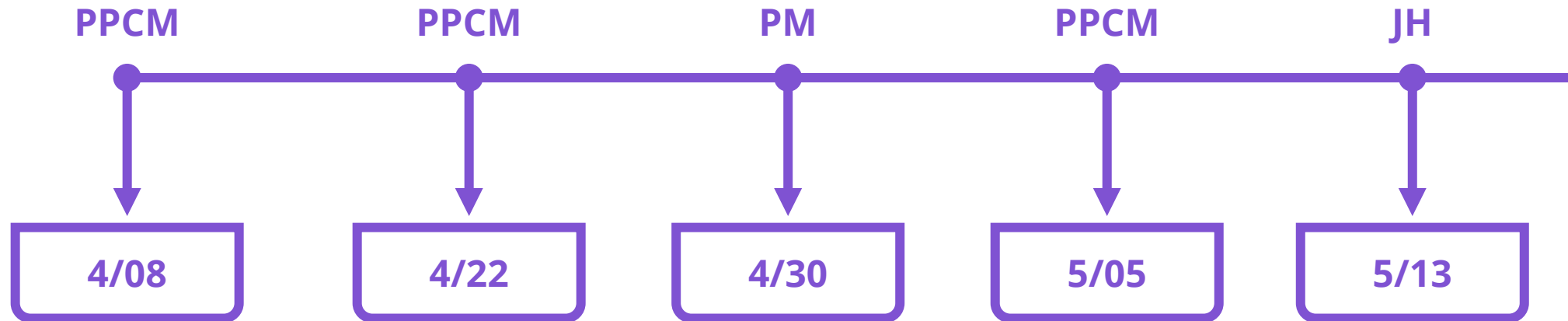
PHASE B March-June 2026

PPCM: Planning Permitting and Committee Meeting

CDB: Community Development Board

PM: Public Meeting

JH: Joint Hearing

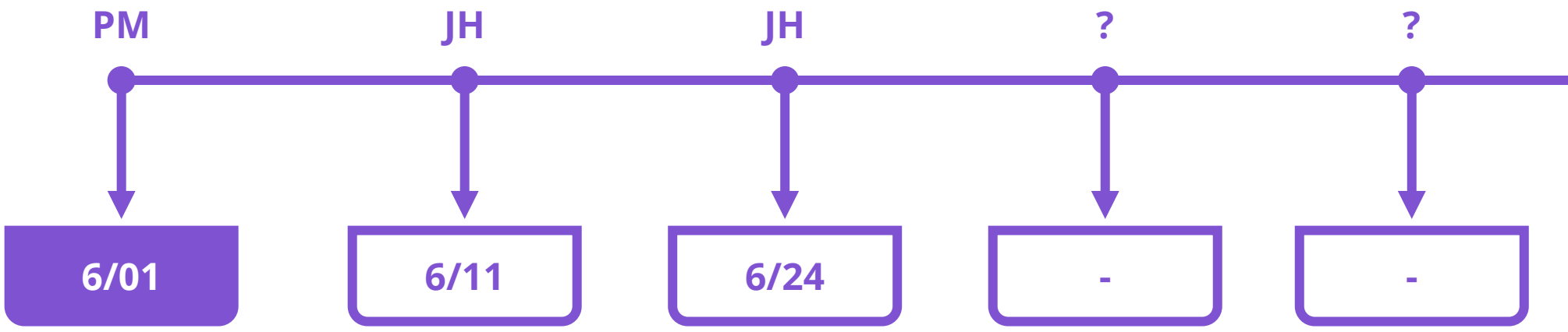




Project Schedule

PHASE B March-June 2026

PPCM: Planning Permitting and Committee Meeting
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Boston Ave Current Conditions

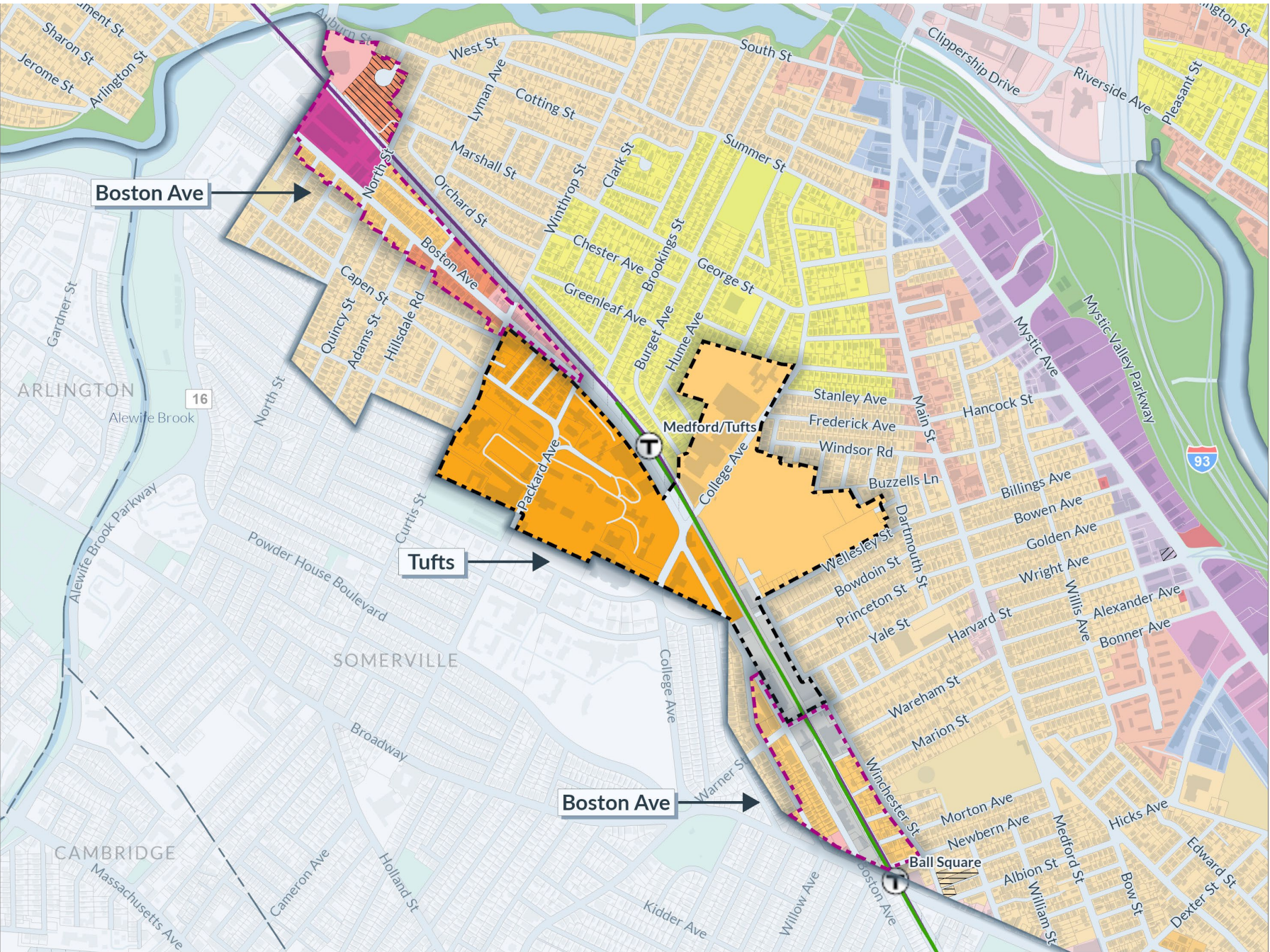
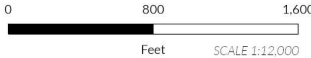




**Boston Ave Corridor & Institutional District
Tufts University**

Current Zoning Districts

- C1 - Commercial 1**
Residential Building
• 6 stories by right
Commercial building
• 4 stories by right
Hotel
• 15 stories by right
- APT 1 - Apartment 1**
Residential Building
• 3 stories by right
Commercial building
• NOT permitted
Assisted Living
• 4 stories by right
- GR - General Residential**
Single family
• 2.5 stories by right
Duplex
• 2.5 stories by right
Rowhouse
• 3 stories by right
Other permitted structures
• 3 stories by right
- O2 - Office 2**
Other permitted structures
• 6 stories by right
- I - Industrial**
Other permitted structures
• 2 stories by right





Medford Zoning Dimensions														
		Minimum Permitted										Maximum Permitted		
		Lot												
		Area (SF)		Length (FT)			Open Space % Gross Floor Aea			Yards (feet)				
District	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 1	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
	4. 1) on first three floors	1,000	-	-	-	-	25%	-	-	-	-	-	35	3
	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



Boston Avenue Corridor and Tufts Institutional District

April 8, 2026

2026 Zoning Update

6/1/2026

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Medford Zoning Dimensions														
		Minimum Permitted										Maximum Permitted		
		Lot												
		Area (SF)	Length (FT)			Open Space % Gross Floor Aea		Yards (feet)					Height	
District	Use	Per Dwelling Unit	Total	Frontage	Width	Depth	Landscaped	Usuable	Front	Side	Rear	Lot Coverage (%)	Feet	Stories
GR	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
	4B. (a) Assisted Living (1st and 2nd dwelling units, total)	-	10,000	50	100	100	10%	25%	-	-	-	-	-	-
	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	-	-	-	-	-	-	-	-	-	-	-	-
I	5.Other permitted principal structures	-	10,000	50	100	100	10%	25%	15	15	15	30%	35	3
	5.Other permitted principal structures	-	-	-	-	-	-	-	-	-	-	-	-	-
	5.e.1) Detached building	-	10,000	35	-	-	-	-	15	15	15	50%	30	2
	5.e.2a) Attached Building (end building)	-	10,000	35	-	-	-	-	15	15	15	50%	30	2
O2	5.e.2b) Attached Building (middle building)	-	10,000	35	-	-	-	-	15	-	15	50%	30	2
	5.Other permitted principal structures	-	50,000	100	-	-	15%	-	15	30	15	70%	85	6



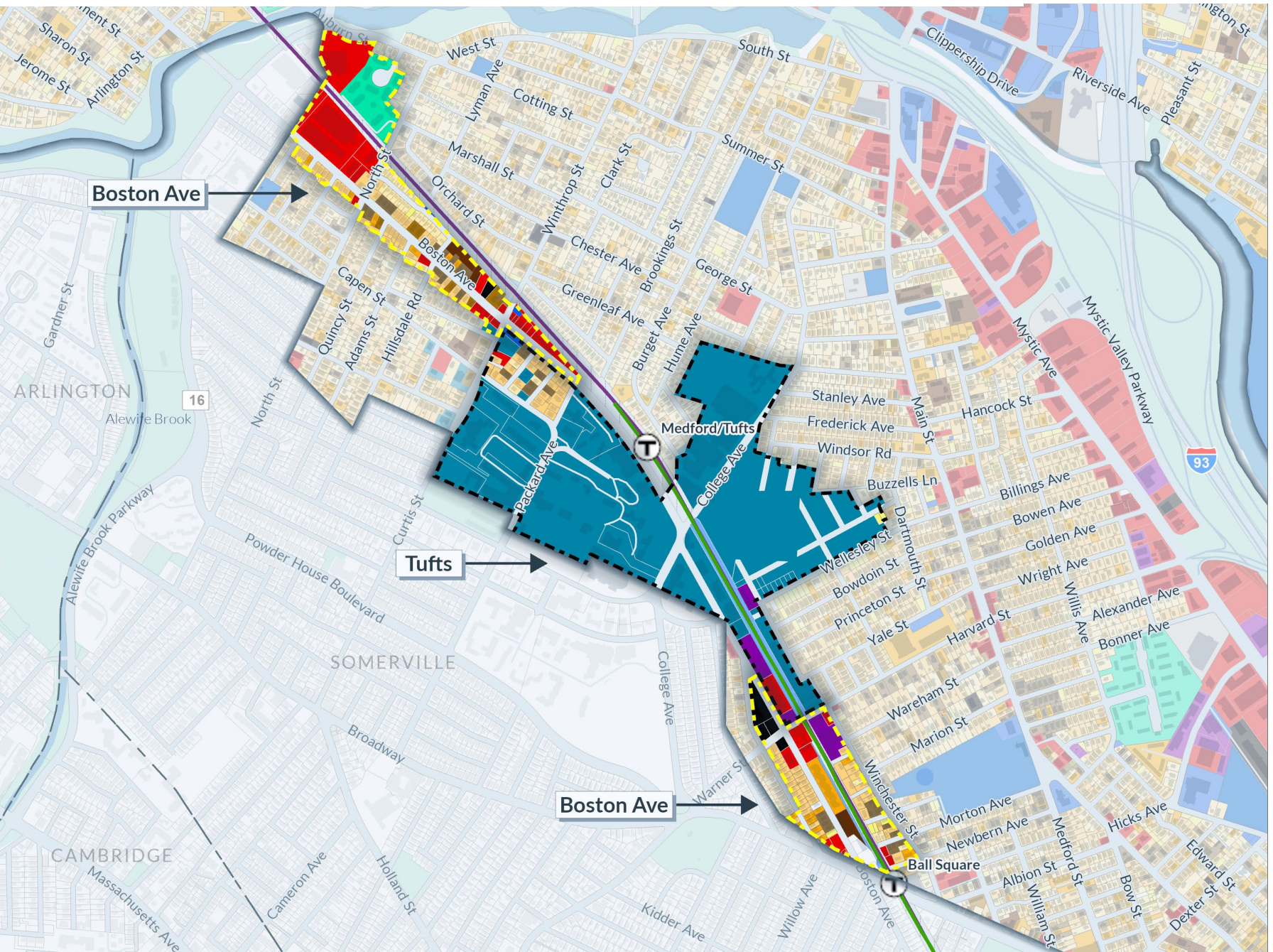
Boston Avenue Corridor and Tufts Institutional District April 8, 2026



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



2026 Zoning Update

6/1/2026

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Boston Ave Corridor: Upper Hillside

Use

Lot Nonconformity by Use

- Two-Family Residential
- Three-Family Residential
- Apartments 4-8 units
- Commercial

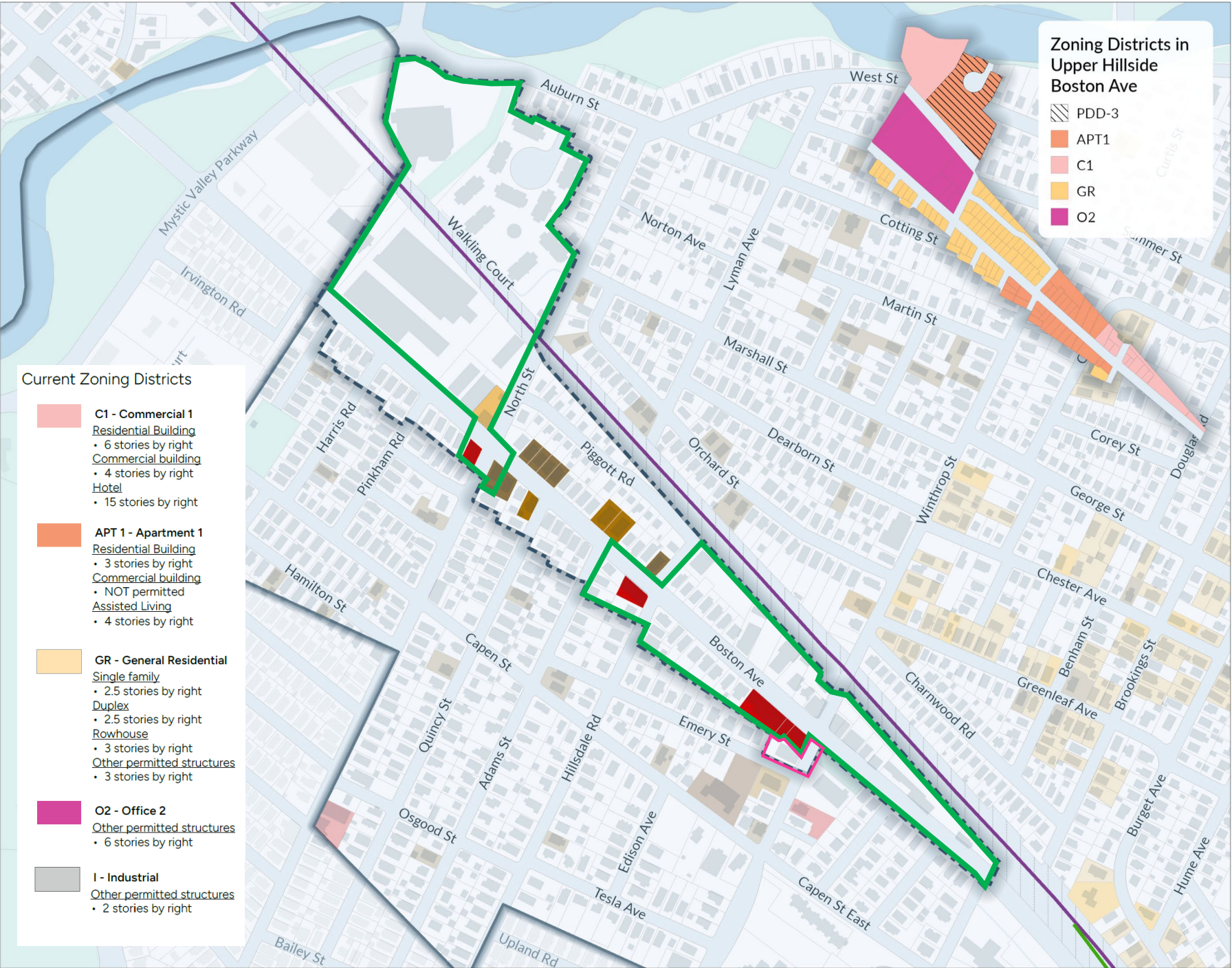
- New Proposed Boundary
- Proposed addition to the Neighborhood Corridor

Current Zoning Districts

- C1 - Commercial 1**
Residential Building
• 6 stories by right
Commercial building
• 4 stories by right
Hotel
• 15 stories by right
- APT 1 - Apartment 1**
Residential Building
• 3 stories by right
Commercial building
• NOT permitted
Assisted Living
• 4 stories by right
- GR - General Residential**
Single family
• 2.5 stories by right
Duplex
• 2.5 stories by right
Rowhouse
• 3 stories by right
Other permitted structures
• 3 stories by right
- O2 - Office 2**
Other permitted structures
• 6 stories by right
- I - Industrial**
Other permitted structures
• 2 stories by right

Zoning Districts in Upper Hillside Boston Ave

- PDD-3
- APT1
- C1
- GR
- O2





**BOSTON AVENUE
CORRIDOR:
UPPER HILLSIDE**

Boston Avenue Neighborhood
Corridor Zoning

Proposed Zoning Districts

- BA-1
- BA-3

Current Zoning Districts

- GR

New Proposed Boundary

Proposed
addition to the
Neighborhood
Corridor

11/5/2026



Hillside Boston Ave Neighborhood Corridor





BOSTON AVENUE CORRIDOR: UPPER HILLSIDE

Boston Avenue Neighborhood
Corridor Zoning

Hillside Boston Ave Neighborhood Corridor



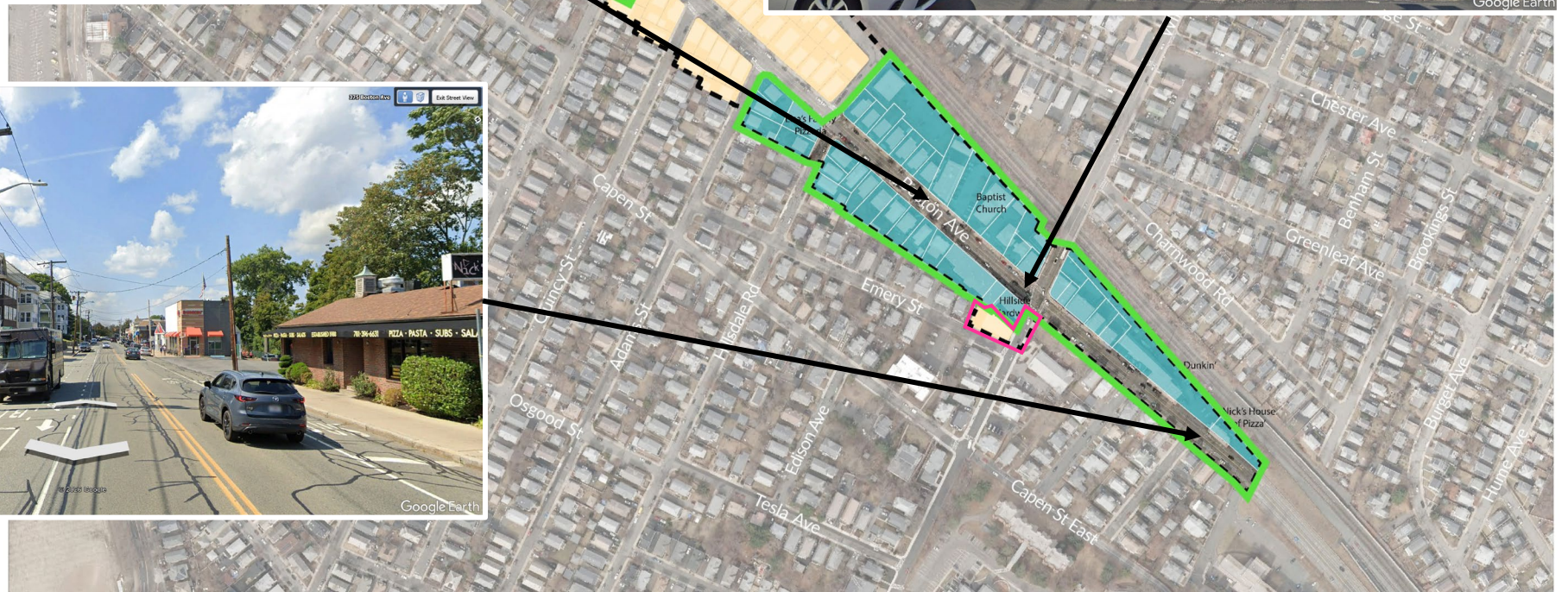
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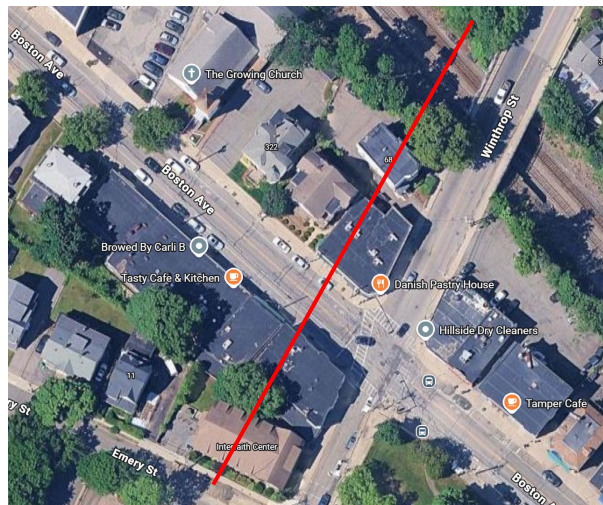


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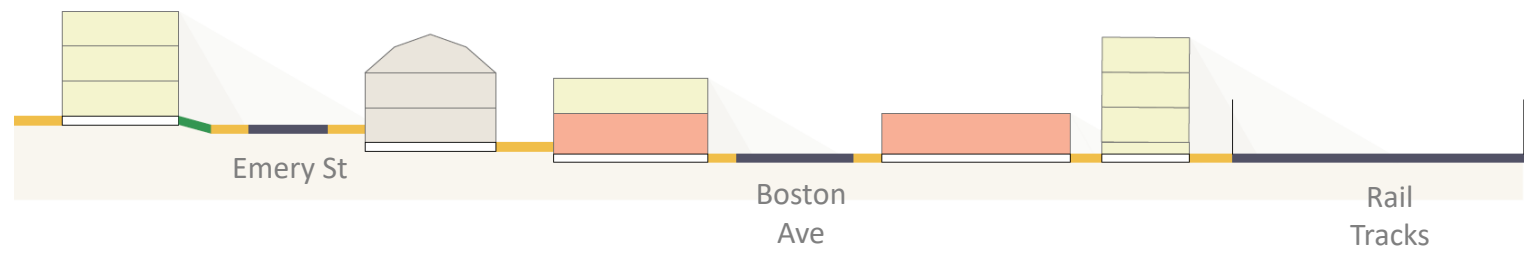


Hillside Boston Ave Neighborhood Corridor

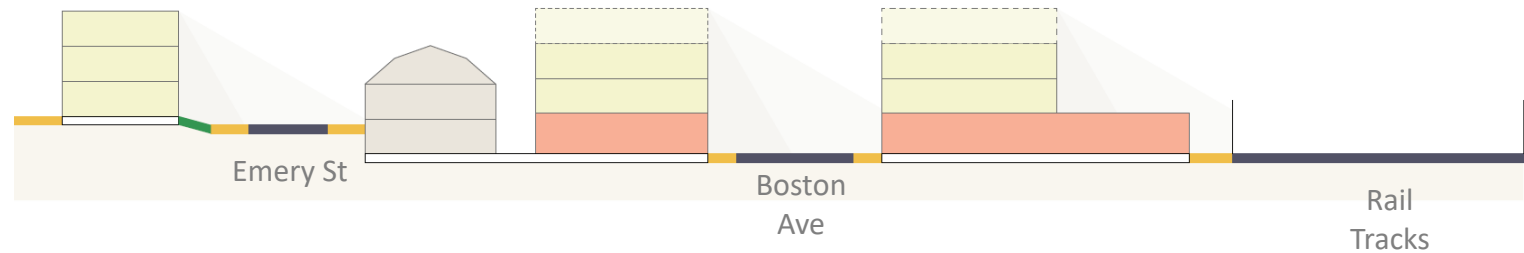


- Residential
- Commercial
- Office / Lab
- Parking
- Stories with Incentive Zoning

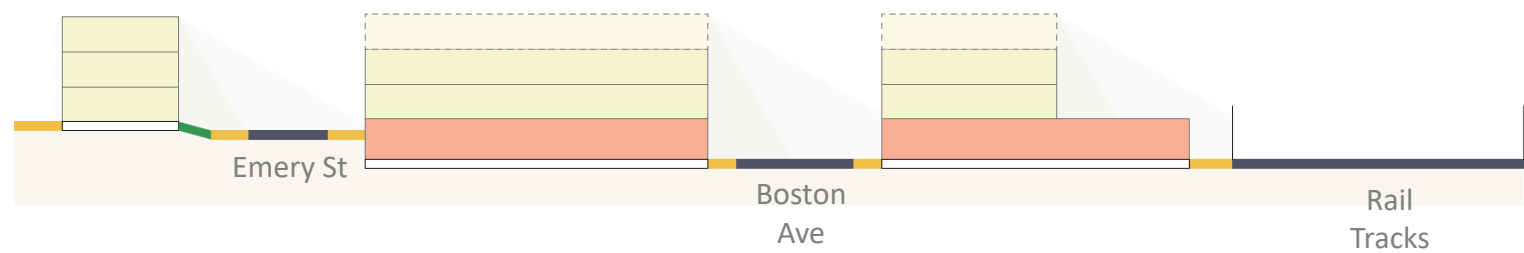
Existing



With Proposed Zoning



Eastman St





Hillside Boston Ave Neighborhood Corridor

BOSTON AVENUE CORRIDOR: UPPER HILLSIDE

Boston Avenue Neighborhood
Corridor Zoning

Proposed Zoning Districts

- BA-1
- BA-3

Current Zoning Districts

- GR

New Proposed Boundary



2026 Zoning Update

6/1/2026

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11/5/2026





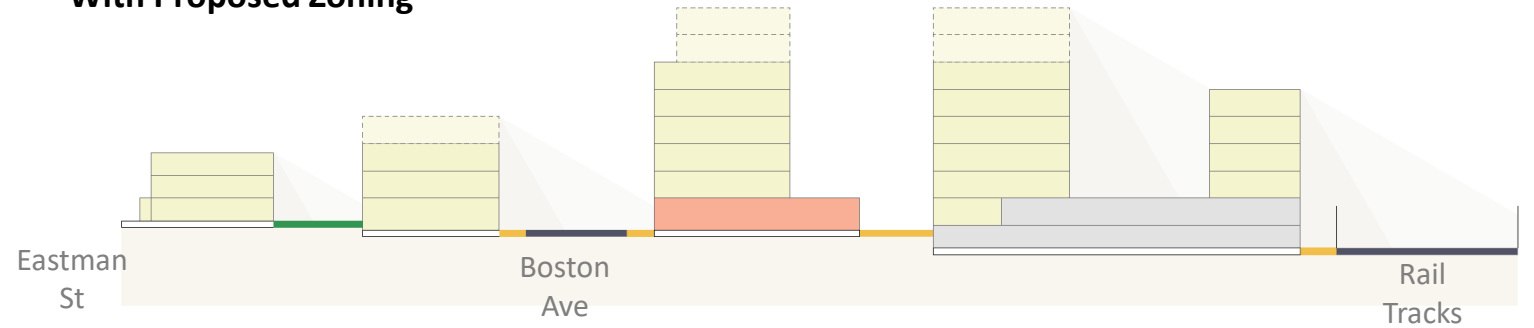
Hillside Boston Ave Neighborhood Corridor



Existing



With Proposed Zoning



- Residential
- Commercial
- Office / Lab
- Parking
- Stories with Incentive Zoning



Boston Ave Corridor: South

Use

Lot Conformity by Use

- Two-Family Residential
- Three-Family Residential
- Apartments 8+ units
- Residential Condo
- Commercial

New Proposed Boundary

Current Zoning Districts

- C1 - Commercial 1**
Residential Building
• 6 stories by right
Commercial building
• 4 stories by right
Hotel
• 15 stories by right
- APT 1 - Apartment 1**
Residential Building
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Assisted Living
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Single family
• 2.5 stories by right
Duplex
• 2.5 stories by right
Rowhouse
• 3 stories by right
Other permitted structures
• 3 stories by right
- O2 - Office 2**
Other permitted structures
• 6 stories by right
- I - Industrial**
Other permitted structures
• 2 stories by right

Zoning Districts in South Boston Ave

- C1
- GR
- I





**BOSTON AVENUE
CORRIDOR:
SOUTH**

Boston Avenue Neighborhood
Corridor Zoning

Proposed Zoning Districts

BA-2

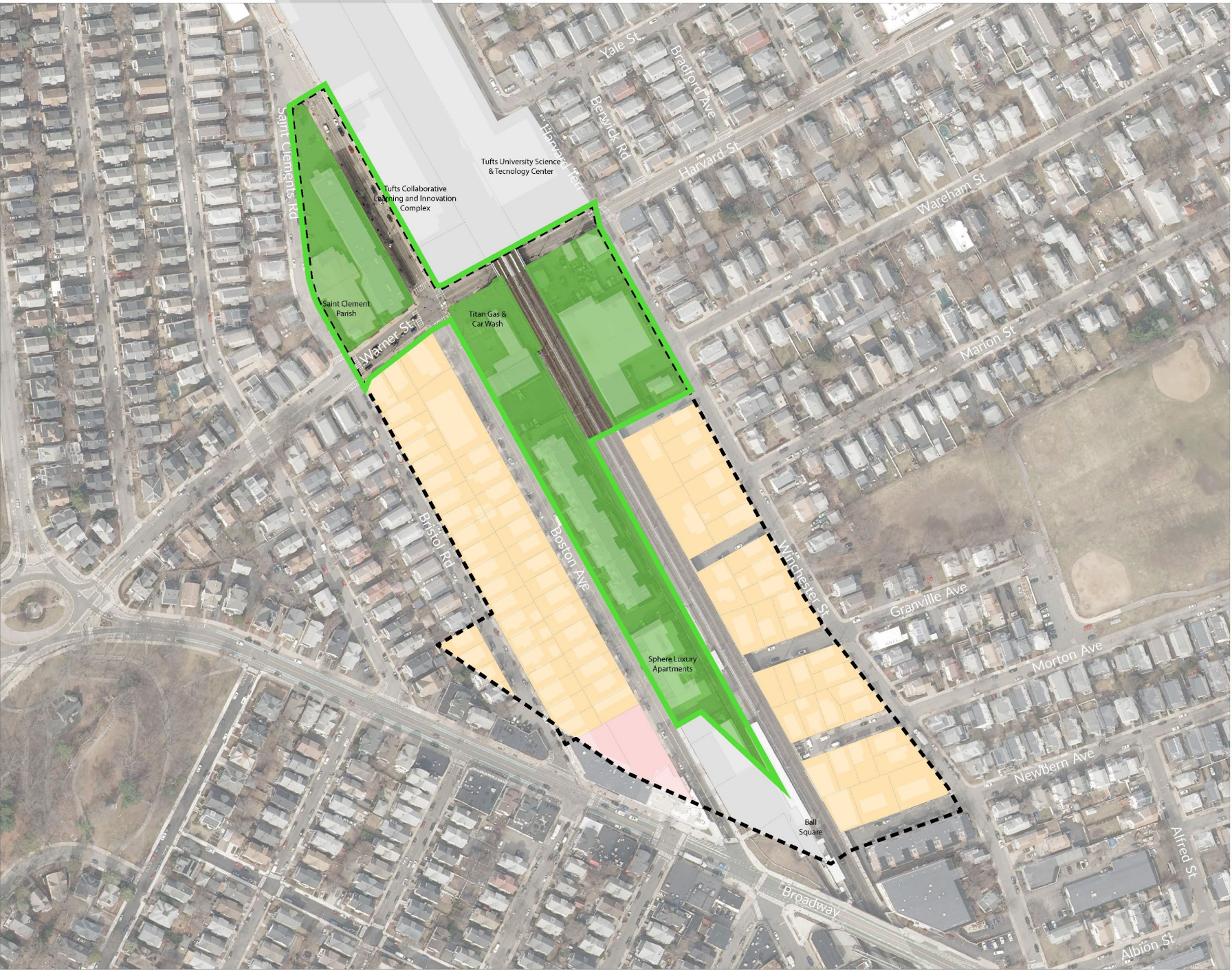
Current Zoning Districts

GR

I

C1

New Proposed Boundary

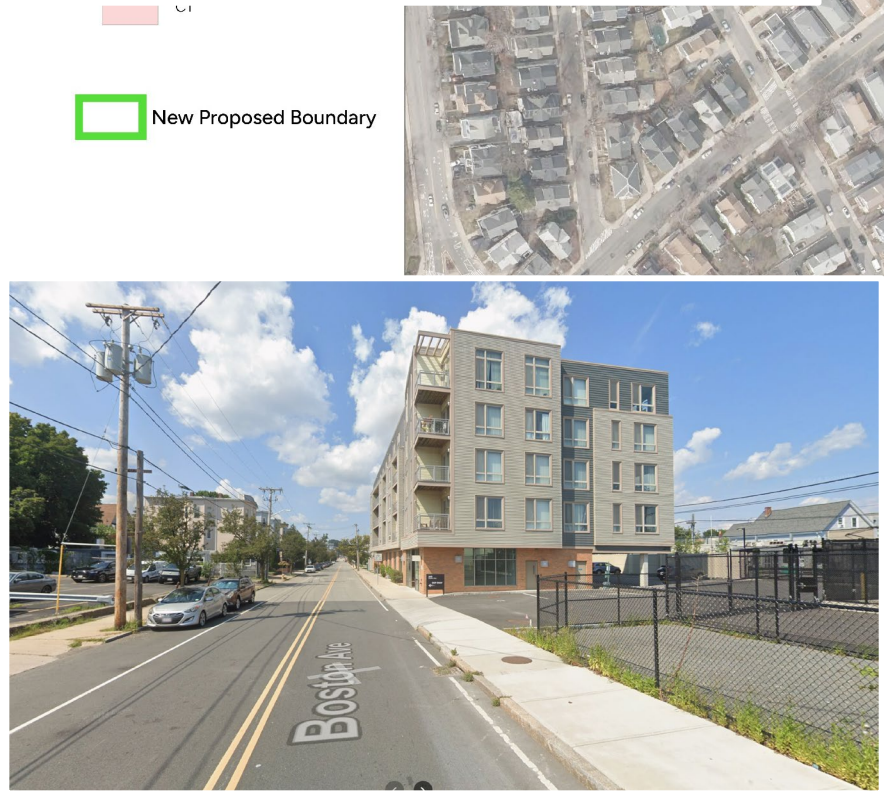


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**BOSTON AVENUE
CORRIDOR:**

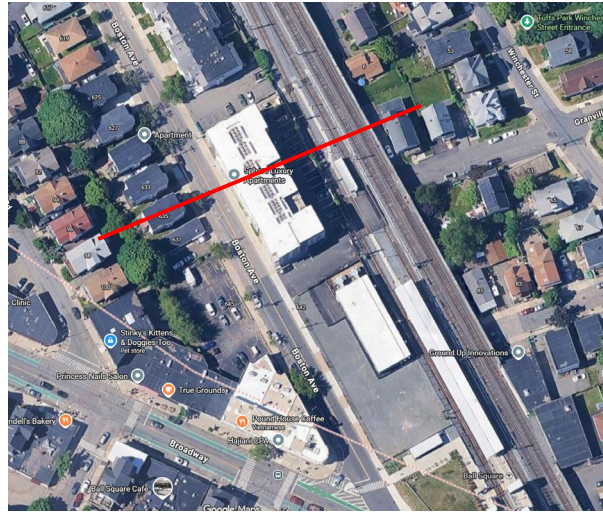
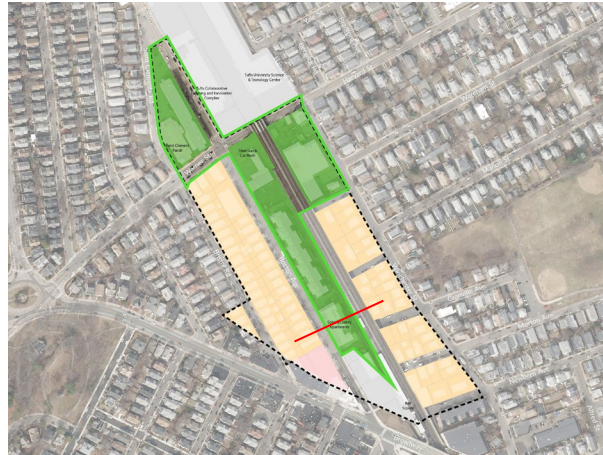


 New Proposed Boundary

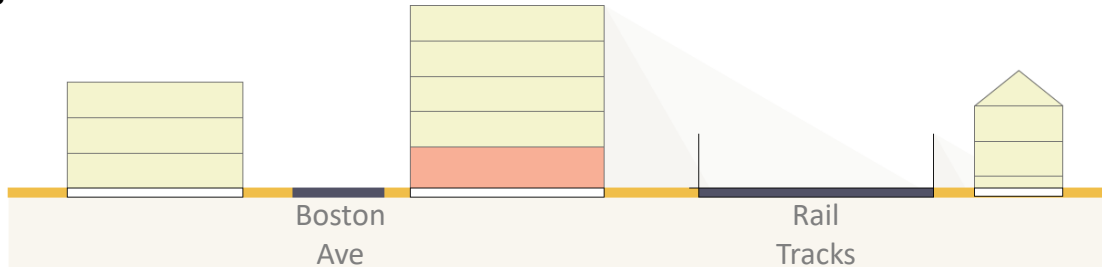




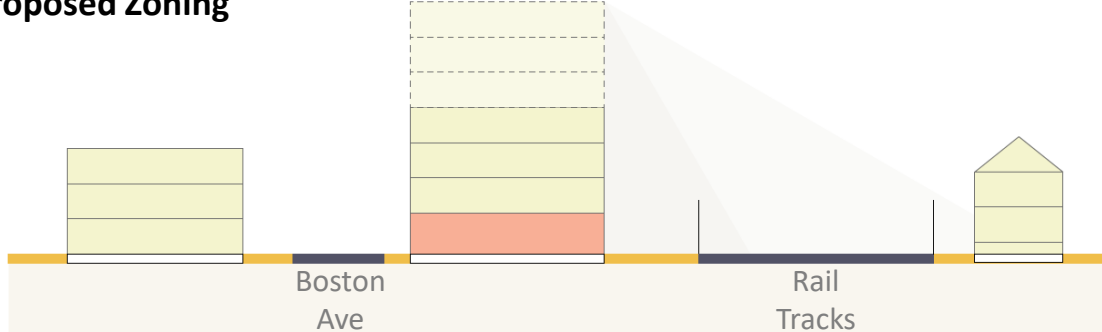
Hillside Boston Ave Neighborhood Corridor



Existing



With Proposed Zoning



- Residential
- Commercial
- Office / Lab
- Parking
- Stories with Incentive Zoning



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

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

94-9.8.5 Use Standards.

2. *Queuing for a Pharmacy Drive-Through Facility*

In addition to meeting the parking requirements in Section 94-6.1. of the City of Medford Zoning Ordinance, a Pharmacy with a Drive-Through shall comply with the following standards:

- a. *Number of Windows.* No more than one combined teller and pick-up window is allowed. The Community Development Board may waive this to allow for a single teller window with a single pick-up window upon showing of good cause.
- b. *Window Locations.* Windows shall be located to minimize the impact of direct glare from headlights in the queue on residential properties in line-of-sight from the queuing lane.
- c. *Spaces Required.* A minimum of three queue spaces is required per window.
- d. *Minimum Dimensions.* Each queue space shall be at least ten (10') feet in width and twenty (20') feet in length.
- e. *Design.* Each queue lane shall be clearly defined and designated so as not to conflict or interfere with other pedestrian or vehicular traffic on the site.
- f. *Location.* A stacking area shall not be located adjacent and parallel to a street or public right-of-way, unless the review authority determines that there is no feasible alternative.
- g. *Signs.* Each entrance to, and exit from a drive-through aisle shall be clearly marked to show the direction of traffic flow by signs and pavement markings or raised curbs.





OPEN SPACE

Introducing pervious surface as a requirement

Recommendation.

Case A

Minimum Pervious
Surface
+
Minimum Open Space
Landscape

+

Case B

Green Score



GREEN SCORE

Definition and Purpose.

The Green Score is an environmental zoning regulation. It sets standards for landscape and site design. Green Score benefits:

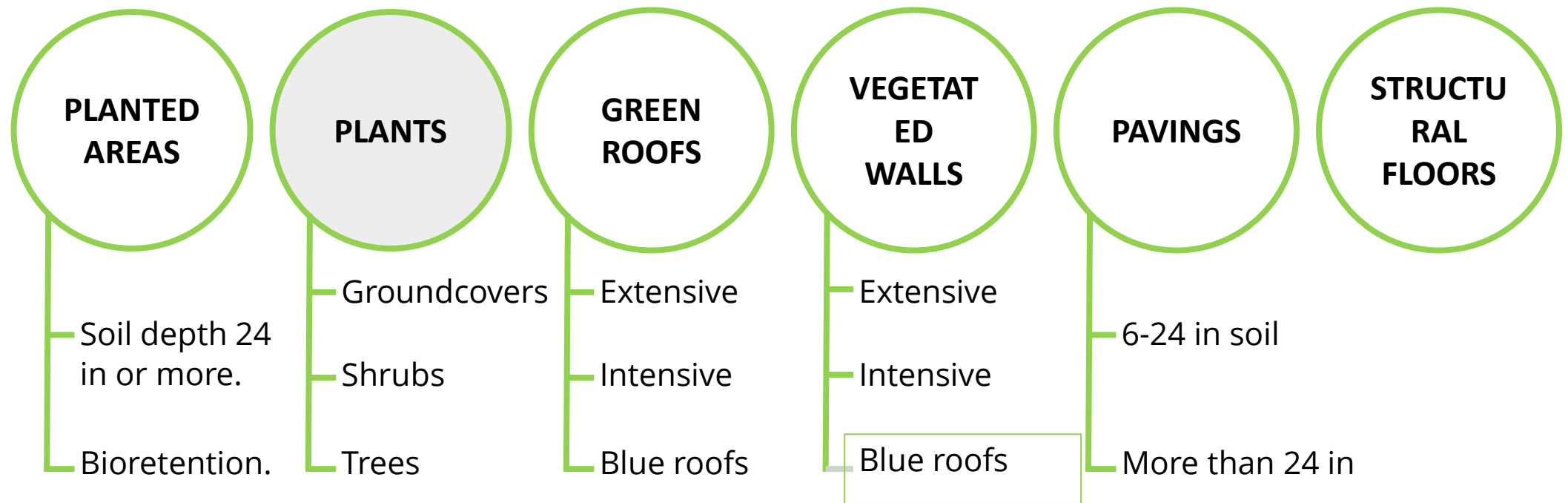
1. Reduces stormwater runoff
 2. Keeps the city cooler (fights heat island effect)
 3. Improves water quality
 4. Improves air quality
 5. Improves soil quality.
 6. Promotes functional landscape, helping increase biodiversity.
 7. Provides a flexibility in meeting environmental standards.
 8. Promotes attractive landscapes.
- Also included with the Minimum Pervious Surface



GREEN SCORE

Landscape elements

Green Score provides a weighted menu of landscape elements with the intention to be flexible and provide options that can be tailored to different building and site conditions.





GREEN SCORE

Landscape elements. Table 5.1.

LANDSCAPE ELEMENTS	MULTIPLIER
A- Planted Areas	
A1- Planted areas with a soil depth of 24 inches or more.	0.6
A2- Bioretention facilities	1.0
B- Plants	
B1- Mulch, ground covers, or other plants normally expected to be less than 2 feet tall at maturity	0.1
B2- Medium shrubs or other perennials at least 2 feet tall, but less than 4 feet tall, at maturity	0.3
B3- Large shrubs or other perennials at least 4 feet tall at maturity	0.3
B4- Small trees	0.3
B5- Small/medium trees	0.5
B6- Medium/large trees	0.7
B7- Large trees	0.9
B8- Preservation of existing trees at least 6 inches in diameter at breast height	1.0
C- Green Roofs	
C1- Extensive vegetated roof over at least 2 inches but less than 8 inches of growth medium	0.6
C2- Intensive vegetated roof over at least 8 inches of growth medium	0.8
C3- Blue roofs	1.0
D- Vegetated Wall	
D1- Green Wall	0.3
D2- Living wall	0.1
E- Permeable paving	
E1- Installed over at least 6 inches and less than 24 inches of soil and/or gravel	0.3
E2- Installed over at least 24 inches of soil and/or gravel	0.5
F- Enhanced tree growth systems	0.5



GREEN SCORE

Landscape elements. Calculation

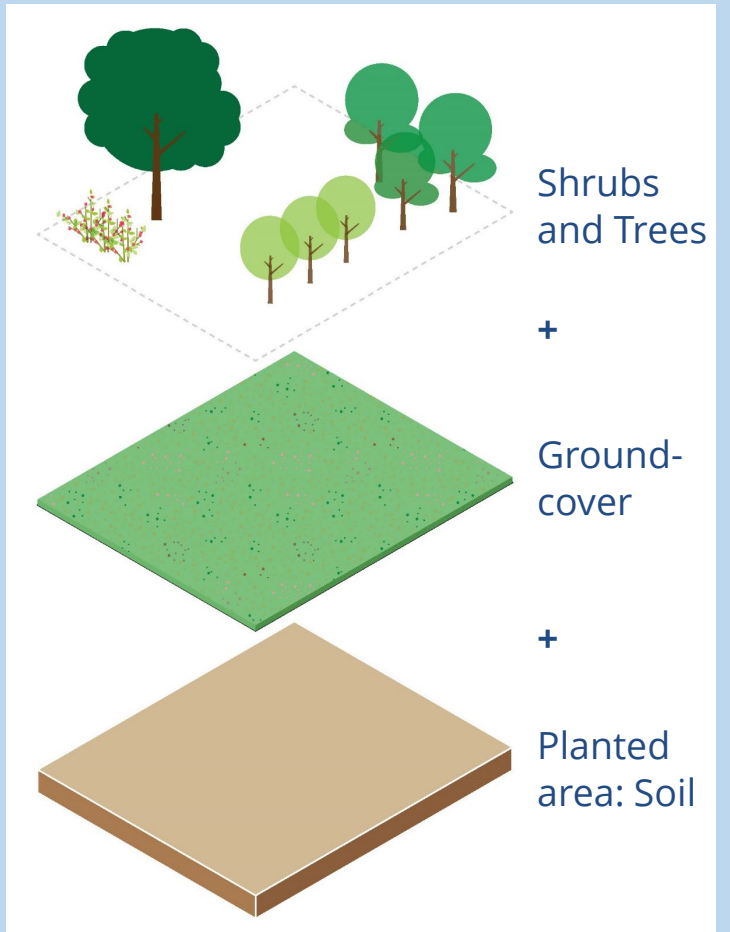
Each landscape element has a value, the higher their environmental performance the higher their value.

$$\text{Green Score} = \frac{(\text{area landscape element 1} \times \text{multiplier1}) + (\text{area landscape element 2} \times \text{multiplier2}) + \dots}{\text{Total area}}$$

Any landscape feature that has claimed credit under the regular Green Score categories can also count for one or more bonus credits.

$$\text{Green Score} = \frac{[\text{area landscape element 1} \times (\text{multiplier1} + \text{Bonus})] + (\text{area landscape element 2} \times \text{multiplier2}) + \dots}{\text{Total area}}$$

Landscape elements are Stackable:





GREEN SCORE

Green Score Worksheet

2026 Zoning Update

6/1/2026



	A	B	C	D	E	F	G	H	I	J
1	MEDFORD GREEN SCORE WORKSHEET									
2	INSTRUCTIONS:									
3	1. Enter the area in square feet of your development lot.									
4	2. Enter the zoning district in which the lot is located and the minimum required Green Score.									
5	3. Enter all the values for the Landscape elements in the Worksheet and the score will be calculated automatically.									
6	4. Check that the Calculated Score is equal to or higher than the minimum required by the district.									
7	5. Check that the total area of permeable paving plus enhanced tree growth is less than one-third of the Green Score numerator.									
8										
9	Only enter data on the cells outlined in blue. The calculations are automatic.									
10	A cell with a red triangle has additional information. Hover your mouse over the triangle and the pop-up note will appear.									
11										
12	Address		Lot ID		Zone District		Minimum Score			
13							25.0			
14	Project Name									
15			Lot Area (square feet)							
16			20,000		SCORE:		27.2			
17	LANDSCAPE ELEMENTS									
18	EQUIVALENT AREA MULTIPLI TOTAL									
19	A Planted Areas									
20	A1 Planted areas with a soil depth of 24 inches or more.									
21	square feet 2,000 0.6 1,200									
22	A2 Bioretention facilities.									
23	square feet 500 1 500									
24	B Plants									
25	B1 Mulch, ground covers, or other plants < 2 feet tall.									
26	square feet 2,000 0.1 200									
27	# of plants 200 1,800 0.3 540									
28	B2 Medium shrubs or other perennials between 2 and 4 feet tall.									
29	Calculated at 9-sf per plant # of plants - 0.3 -									
30	B3 Large shrubs or other perennials 4 feet or taller.									
31	Calculated at 36-sf per plant # of trees - 0.3 -									
32	B4 Small trees.									
33	Calculated at 75-sf per plant # of trees - 0.3 -									
34	B5 Small/medium trees.									
35	Calculated at 150-sf per plant # of trees 5 750 0.5 375									
36	B6 Medium/large trees.									
37	Calculated at 250-sf per plant # of trees - 0.7 -									
38	B7 Large trees.									
39	Calculated at 350-sf per plant # of inches 6 120 1 120									
40	B8 Preservation of existing trees.									
41	Calculated at 20-sf per inch in diameter at breast height									
42	C Green Roofs									
43	C1 Extensive vegetated roof with 2 - 8 inches of growth medium.									
44	square feet 1,000 0.6 600									
45	C2 Intensive vegetated roof with > 8 inches of growth medium.									
46	square feet 500 0.8 400									
47	C3 Blue Roofs									
48	square feet 1 1 -									
49	D Vegetated Wall									
50	D1 Green wall.									
51	square feet 40 0.3 12									
52	D2 Living wall.									
53	square feet 0.1 -									
54	E Permeable paving									
55	E1 Installed with a depth of 6 - 24 inches of soil and/or gravel.									
56	square feet 1,500 0.5 750									
57	E2 Installed with a depth of > 24 inches or more of soil and/or gravel.									
58	square feet 1,500 0.5 750									
59	F Other									
60	F1 Enhanced tree growth systems									
61	square feet 0.5 -									
62	Bonuses									
63	1 Landscaping that consists entirely of native or adaptive (non-									
64	invasive) plant species.									
65	square feet 0.1 -									
66	2 Minimum of 50% of annual irrigation met through the use of									
67	harvested rainwater or collected greywater.									
68	square feet 0.1 -									
69	3 Landscaping is visible from adjacent public right-of-way or public									
70	open spaces.									
71	square feet 0.1 -									
72	4 Landscape includes food cultivation and the right to harvest for									
73	residents, tenants, or neighbors of the subject property.									
74	square feet 0.1 -									
75	Green Score numerator 5,447									
76	One third of GS numerator 1,816									
77	Total sf of all permeable paving and enhanced tree growth 1,500 27.5%									
78										
79										

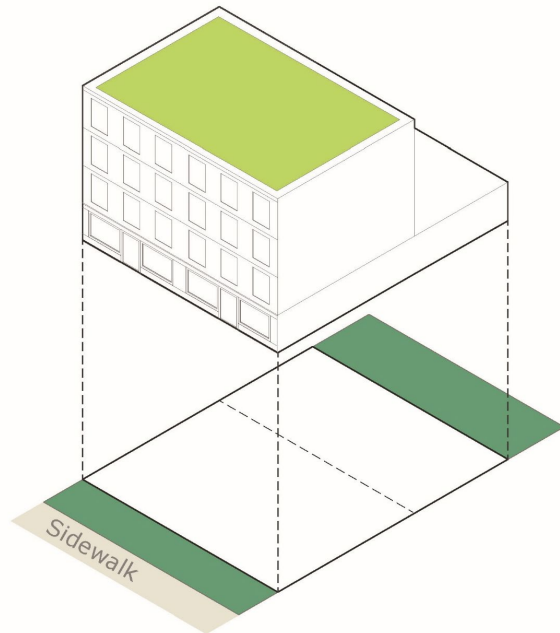


GREEN SCORE

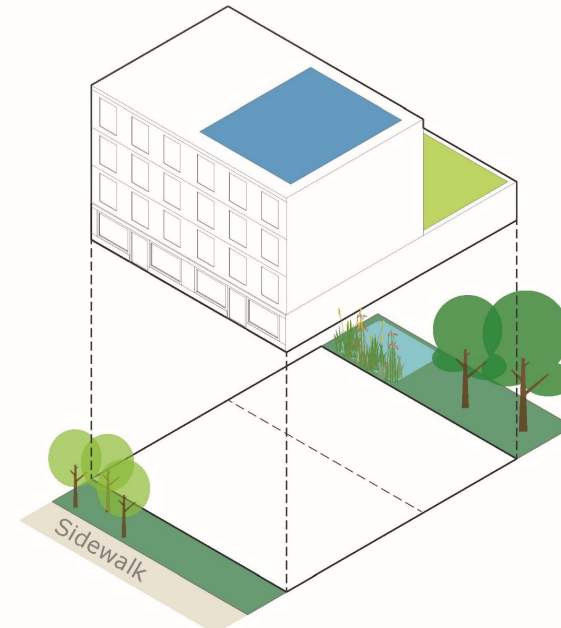
Pervious Surface Vs Green Score

- Case B.1: With Minimum Pervious Surface, the options are limited. **Planted areas, vegetated rooftops, and permeable pavers** can count towards the Minimum Pervious Surface.
- Case B.2: With all the previous options mentioned in Case B.1. Green Score also offers other elements that can count towards the minimum score like: **Trees, Bioswales, Shrubs, vegetated walls, and blue roofs**, among others.

Case B.1
Min
Pervious
Surface



Case B.2
Green
Score



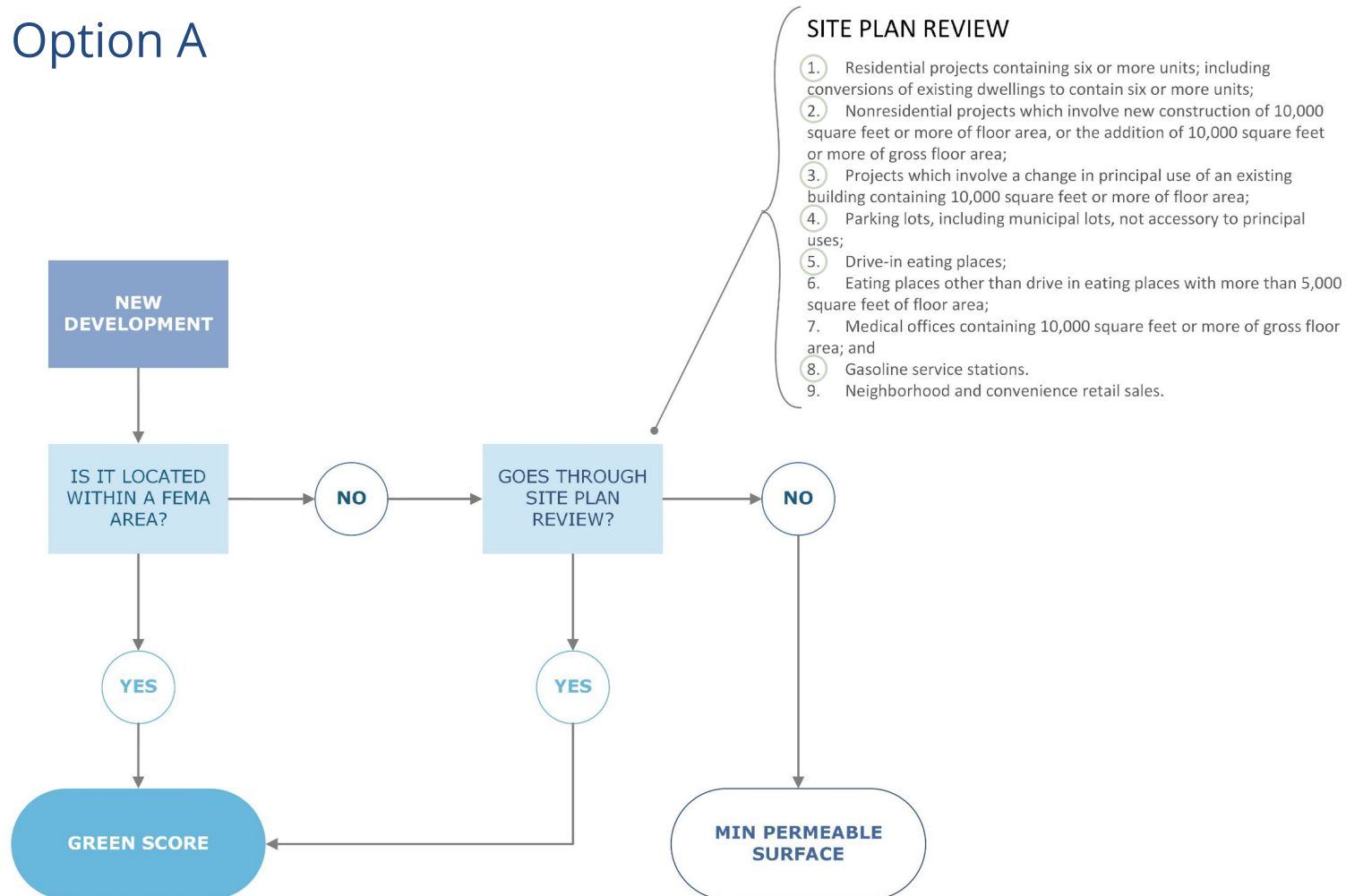


GREEN SCORE

Applicability.

Applicable to the construction of any **new principal building**.

Option A

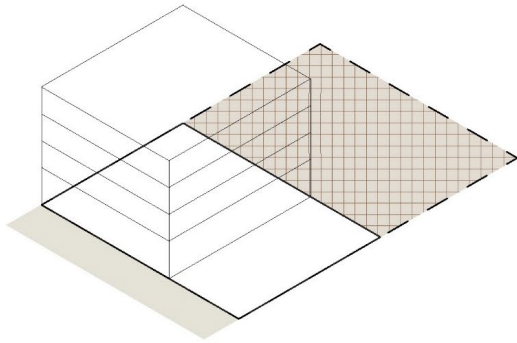




GREEN SCORE

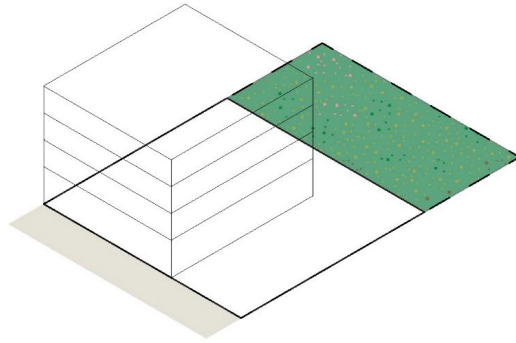
Test on 10,000 sf parcel. Examples of GS=25

25



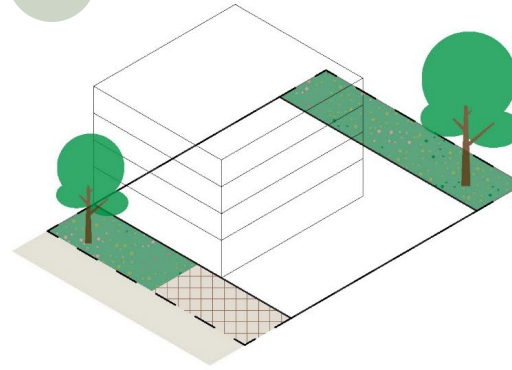
Permeable paving

25



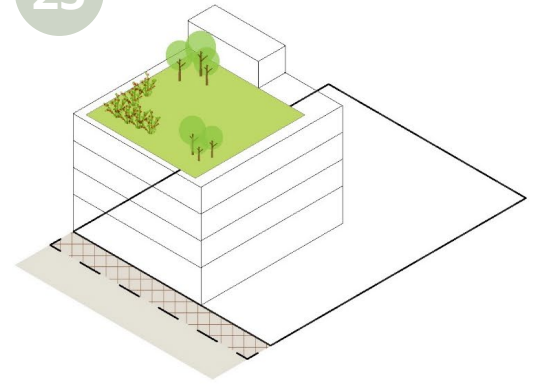
Soil depth 24in
Groundcovers

25



Soil depth 24in
Groundcovers
Permeable paving
Trees M/L

25



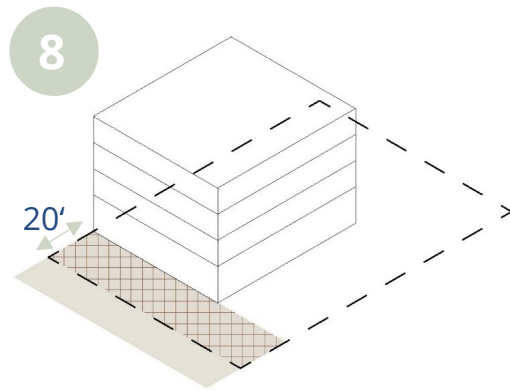
Permeable paving
Green Roof: Intensive
Shrubs
Trees S/M



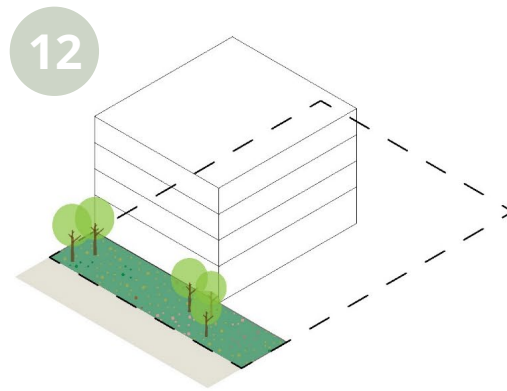


GREEN SCORE

Test on 10,000 sf parcel. Different GS in a 20ft depth zone



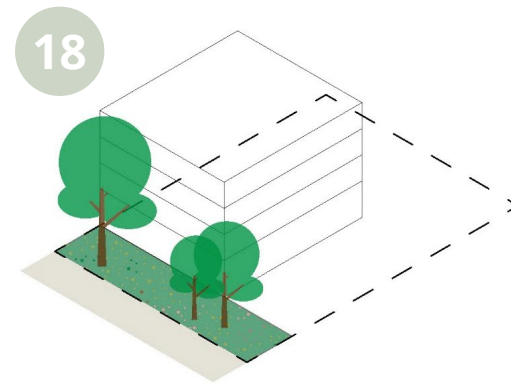
Permeable paving



Soil depth 24 in
Groundcover

3 Trees S

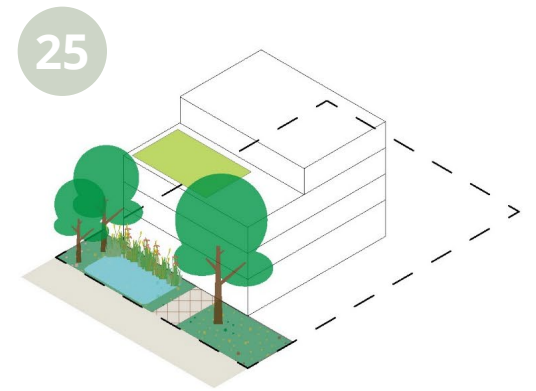
2 Trees S/M



Soil depth 24 in
Groundcover

2 Trees M/L

1 Tree L



Soil depth 24 in
Groundcover

2 Trees M/L + 1 Tree L

Green Roof: Extensive





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

For discussion

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

