City of Medford

2026 Zoning Update

Joint Hearing
June 24, 2026

innes
Land Strategies Group

Agenda

- Project Scope
- Project Schedule
- Joint Meeting Recommendations (6/3/2026)
  - Innes LSG Impact analysis

Project Scope

Kick-off:
Joint public hearing

January-March 2026

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)

March-June 2026

Phase B

Topics:

- **Tufts Institutional Zoning**
- **Boston Avenue**

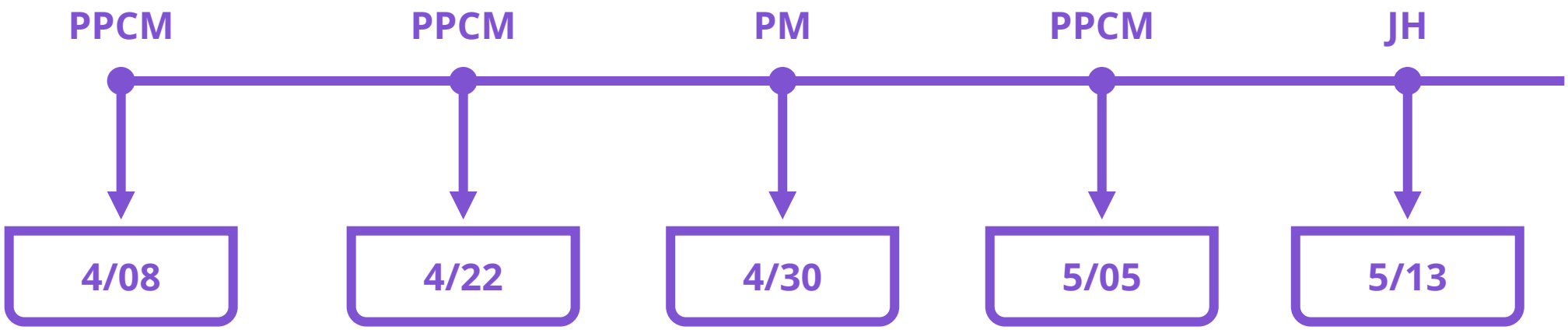
Meetings:

- **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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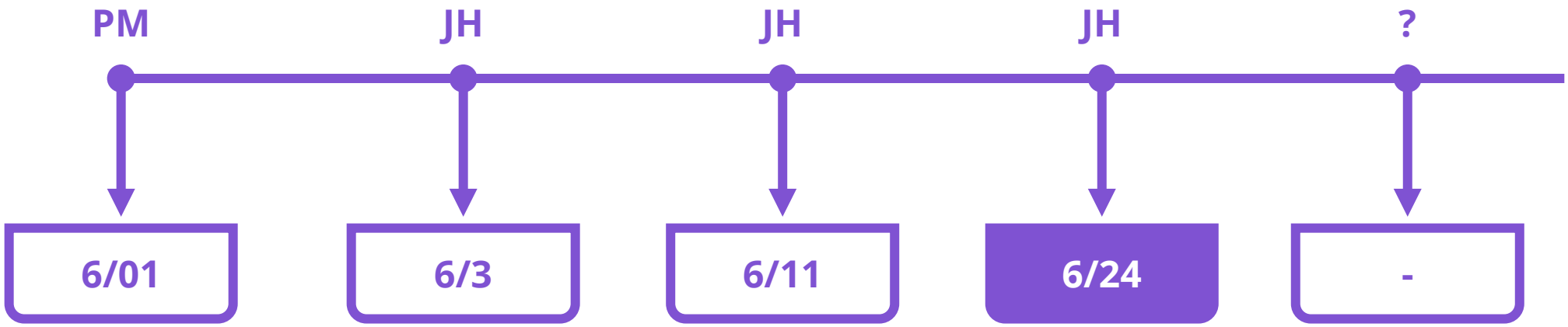
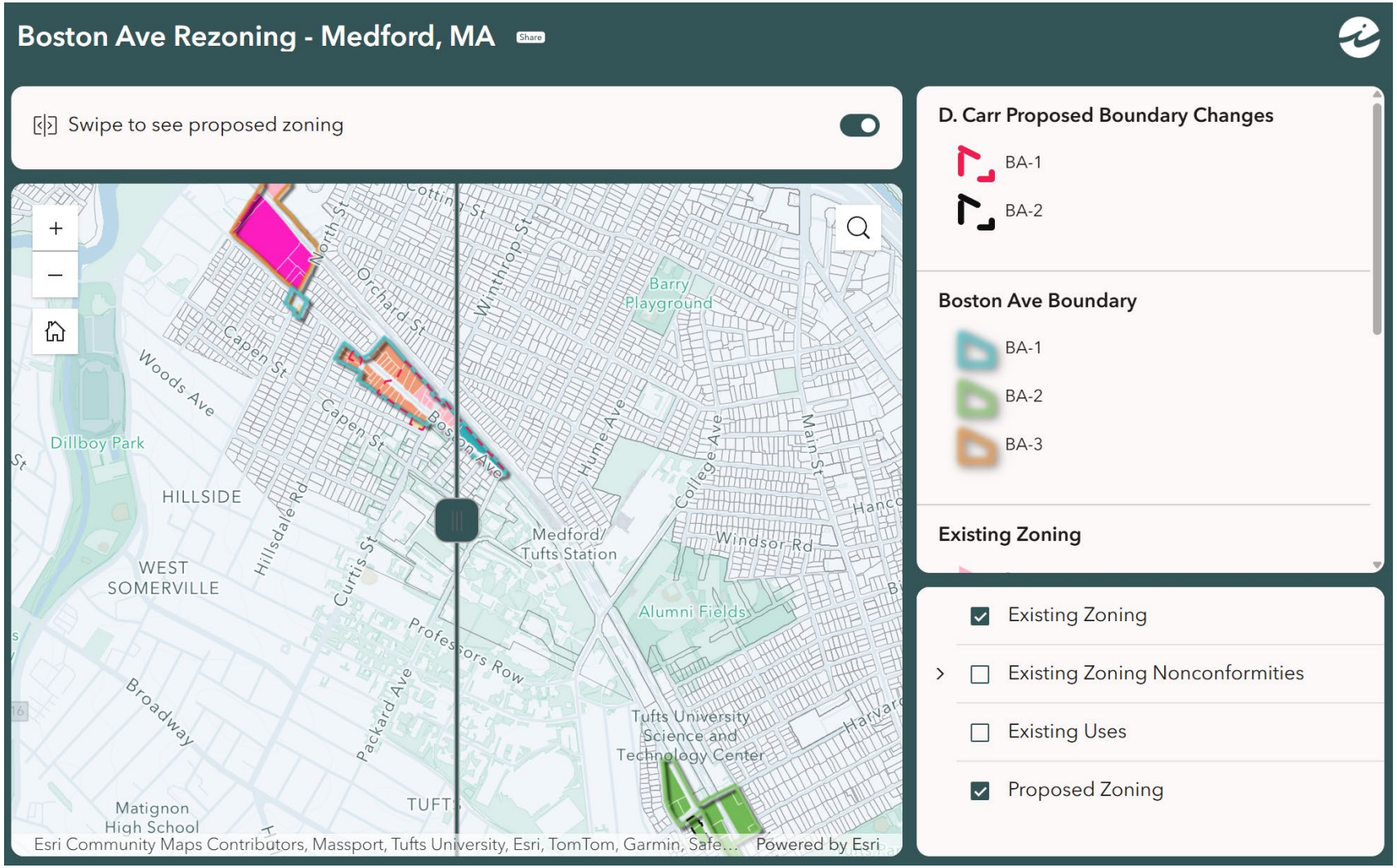


Interactive Map

View the map here! https://arcg.is/045iyq



2026 Zoning Update

6/24/2026

Maps: Revised BA-1

2026 Zoning Update

6/24/2026

Boston Avenue Neighborhood Corridor Zoning

Proposed Zoning Districts

BA-1
Mixed-use District
Max Height:
- 3 stories
- +1 (IZ)= 4 stories

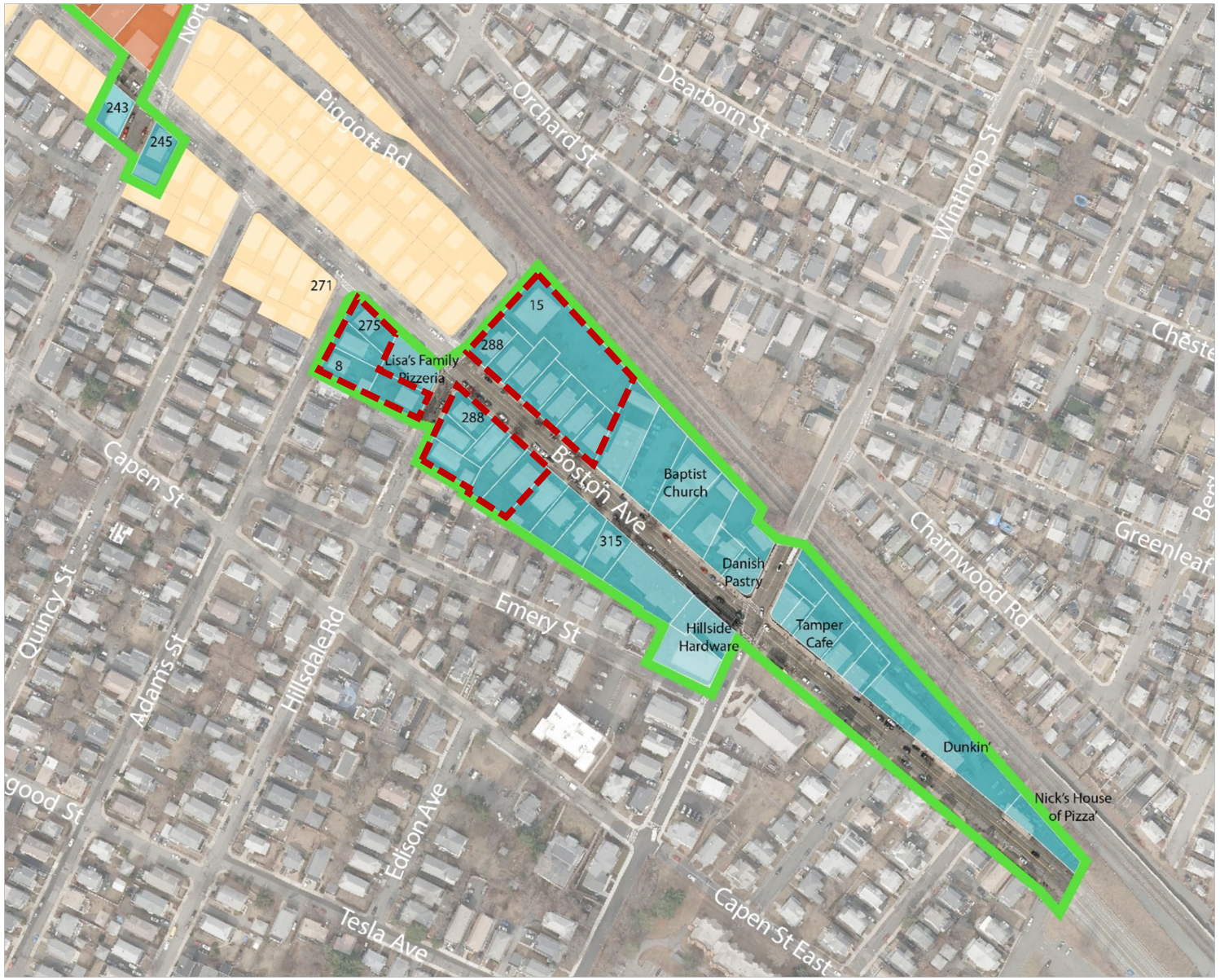
BA-3
Mixed-use District
Max Height:
- 6 stories
- +2 (IZ)= 8 stories

Current Zoning Districts

GR
Residential District
Max Height:
- 3 stories

Corridor Boundary

Remove from boundary.



Maps: Revised BA-2

2026 Zoning Update

6/24/2026

Boston Avenue Neighborhood Corridor Zoning

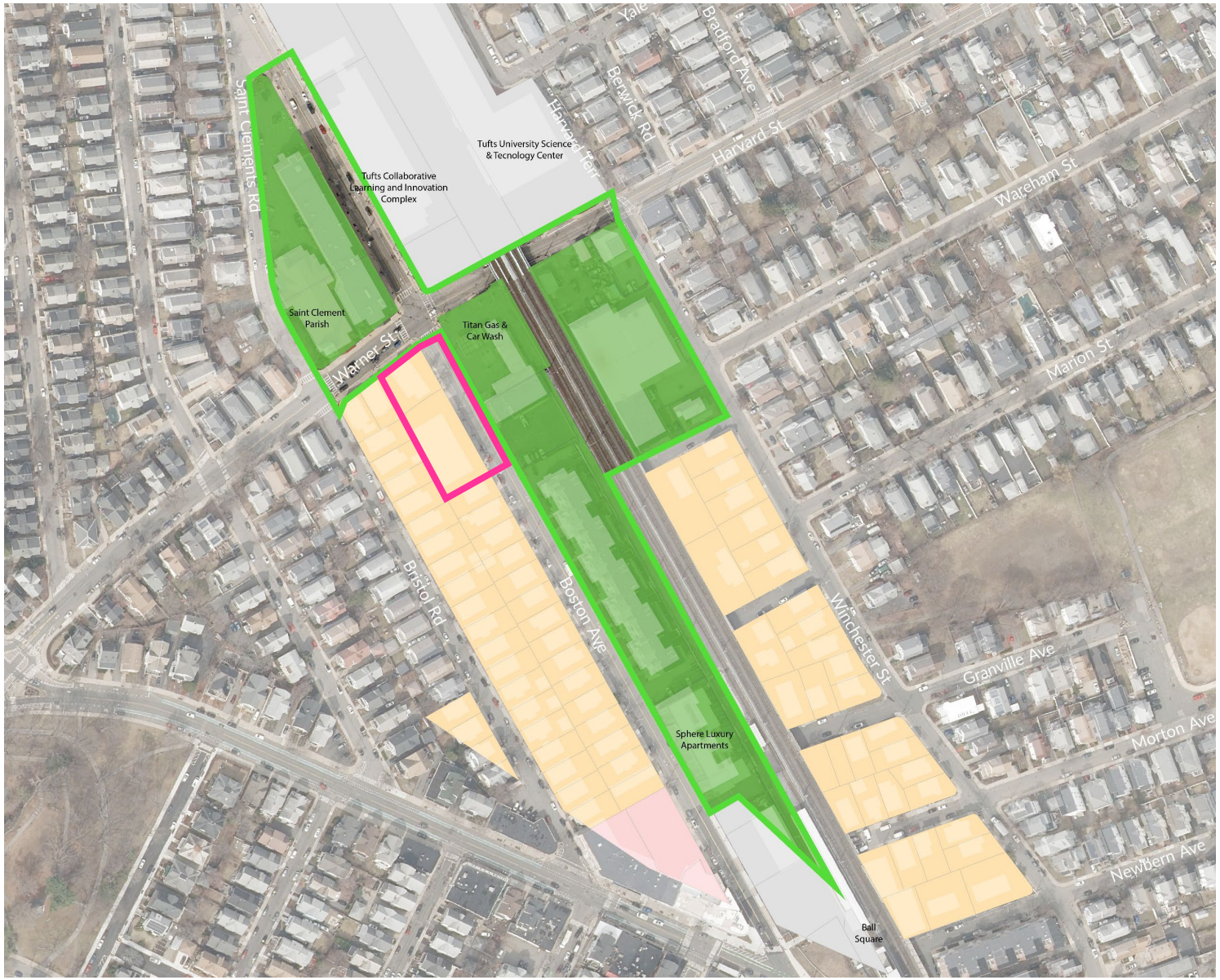
Proposed Zoning Districts

- BA-2

Current Zoning Districts

- GR
- I
- C1

- New Proposed Boundary
- Add to boundary.



Maps: Revised BA-3

2026 Zoning Update

6/24/2026

Boston Avenue Neighborhood Corridor Zoning

Proposed Zoning Districts

BA-1
Mixed-use District
Max Height:
- 3 stories
- +1 (IZ)= 4 stories

BA-3
Mixed-use District
Max Height:
- 6 stories
- +2 (IZ)= 8 stories

Current Zoning Districts

GR
Residential District
Max Height:
- 3 stories

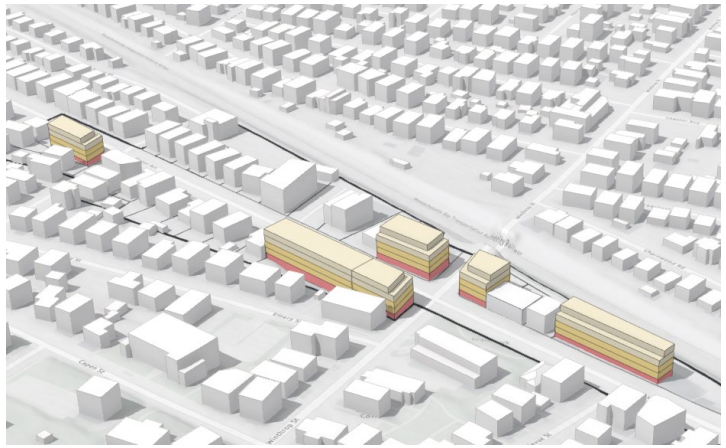
Corridor Boundary

Remove from boundary.

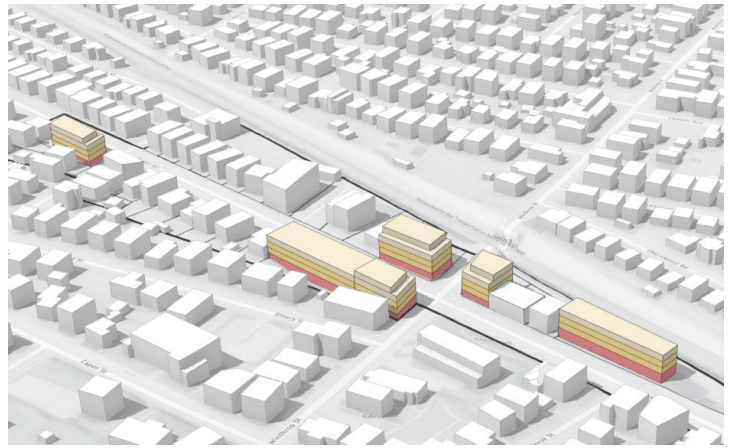
BA-1 Scenarios

Option A: 3 + 1

Option B: 4 + 1



Option C: 3 + 1; 4+1 on corners



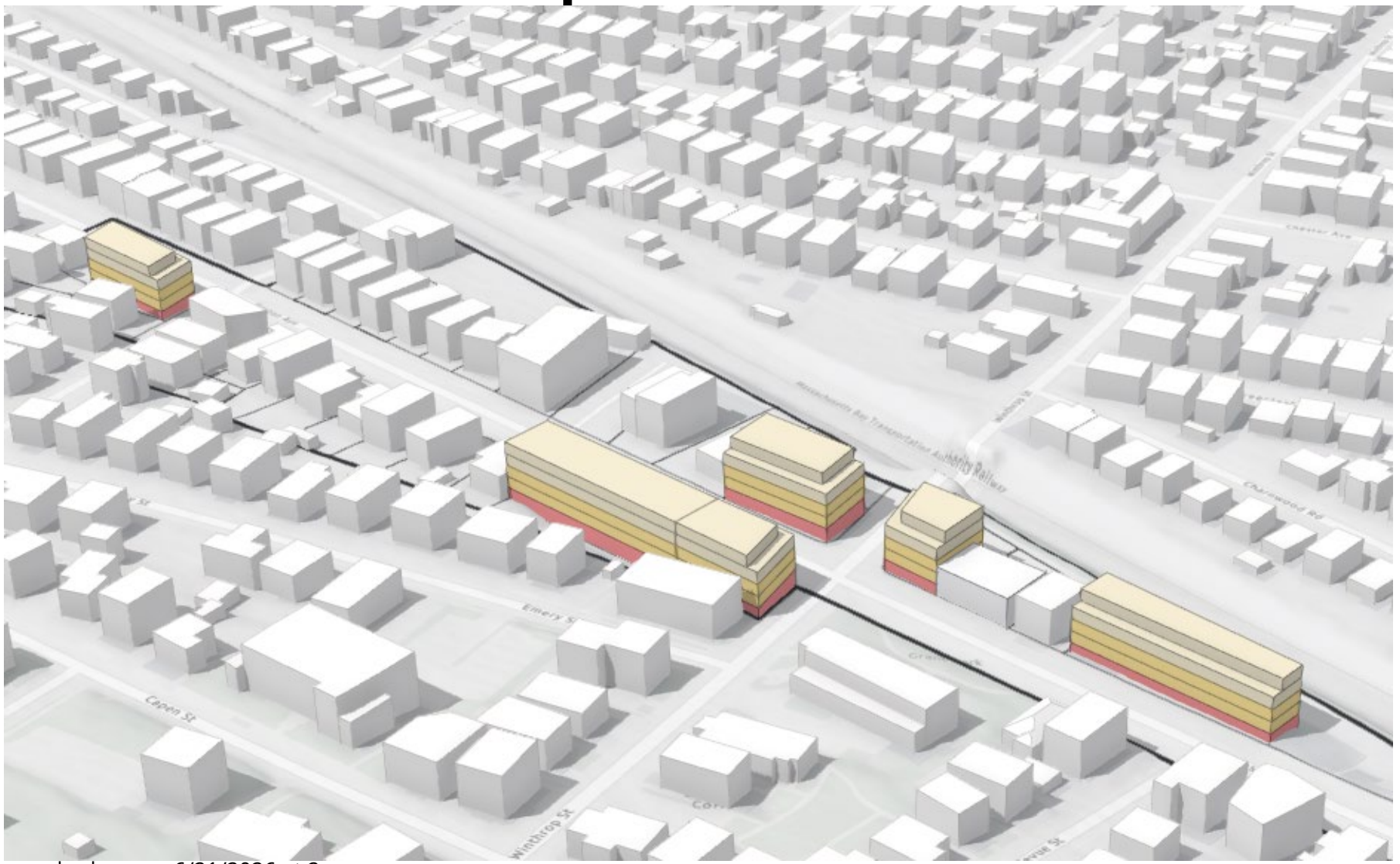
Scenarios

BA-1 Option A: 3 stories + 1 incentive

sun shadows on 6/21/2026 at 2 pm

Scenarios

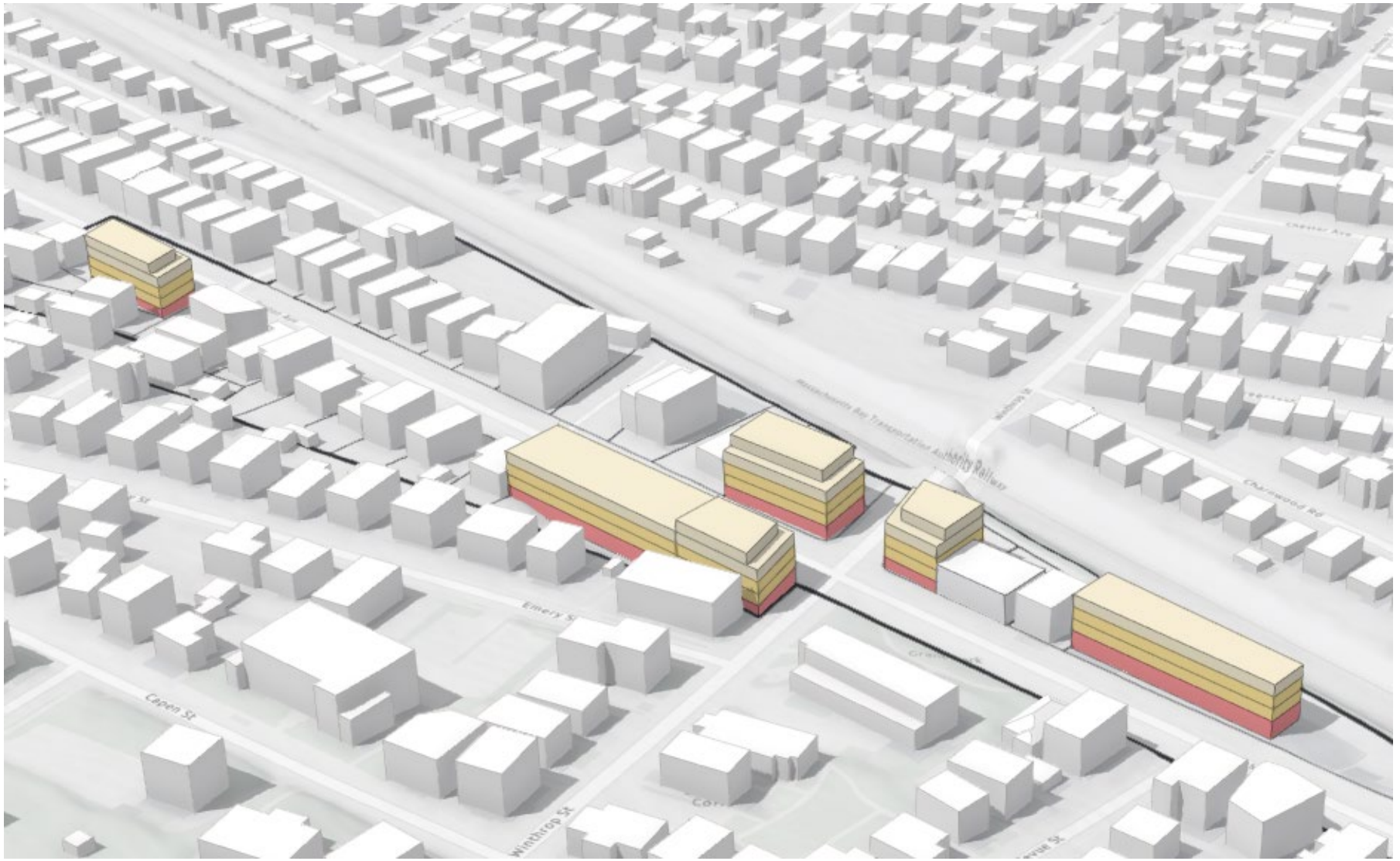
BA-1 Option B: 4 stories + 1 incentive



sun shadows on 6/21/2026 at 2 pm

Scenarios

BA-1 Option C: 3 stories + 1 incentive, 4+1 on corners

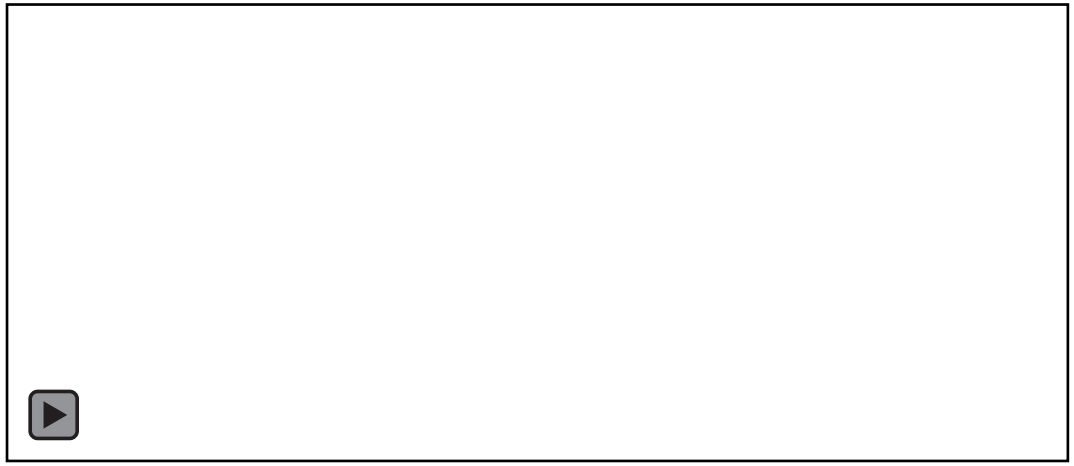


sun shadows on 6/21/2026 at 2 pm

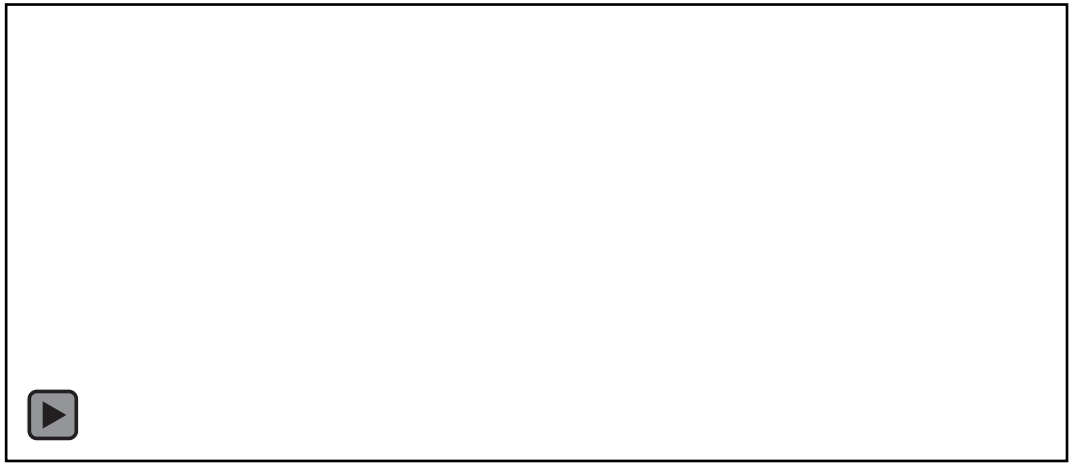
Scenarios

BA-1: Shadow Impact

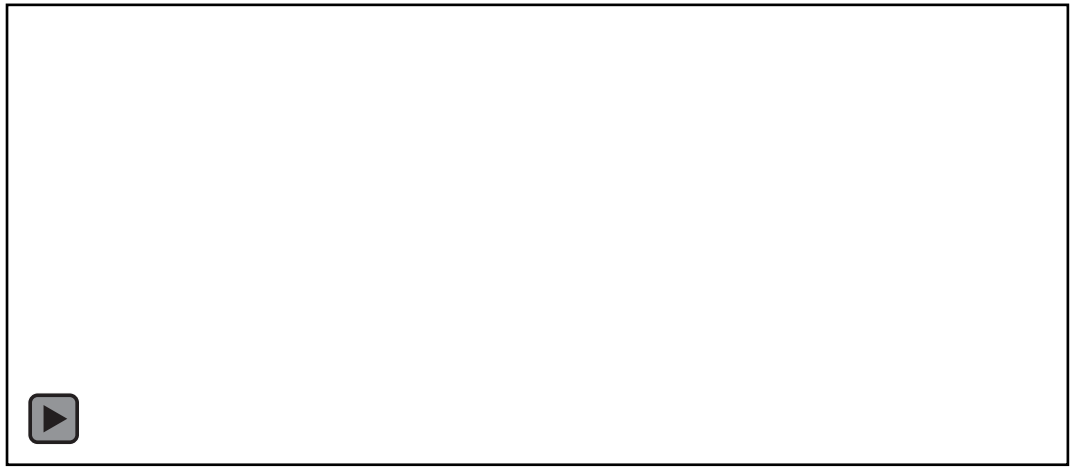
Tallest Height (4+1) Option B – February 21, 2026 10am – 3pm



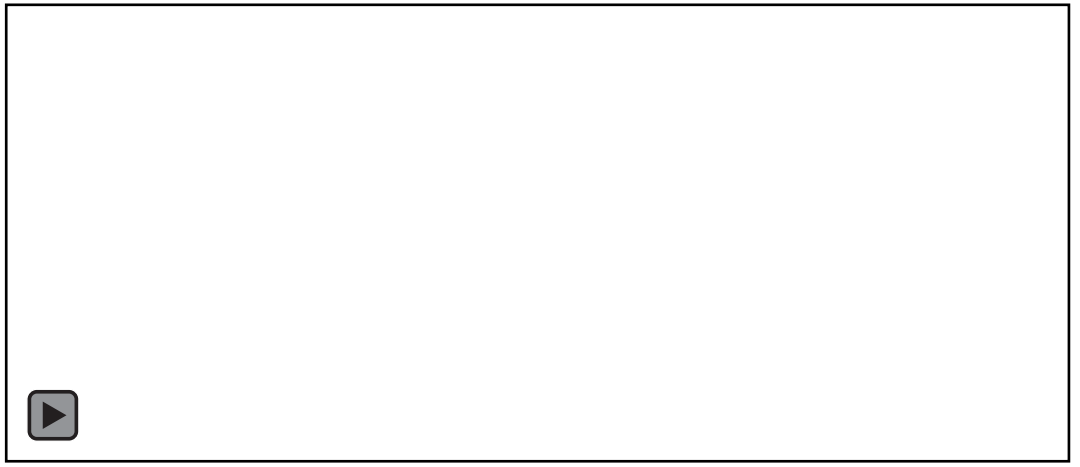
Shortest Height (3+1) Option A– February 21, 2026 10am – 3pm



Tallest Height (4+1) Option B – June 21, 2026 8am – 6pm

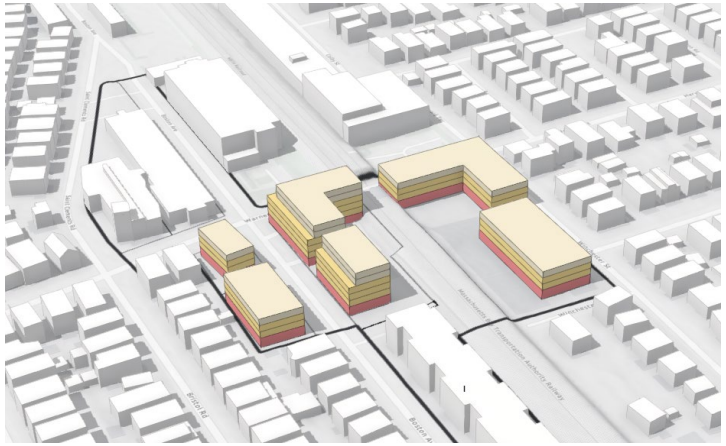


Shortest Height (3+1) Option A– June 21, 2026 8am – 6pm

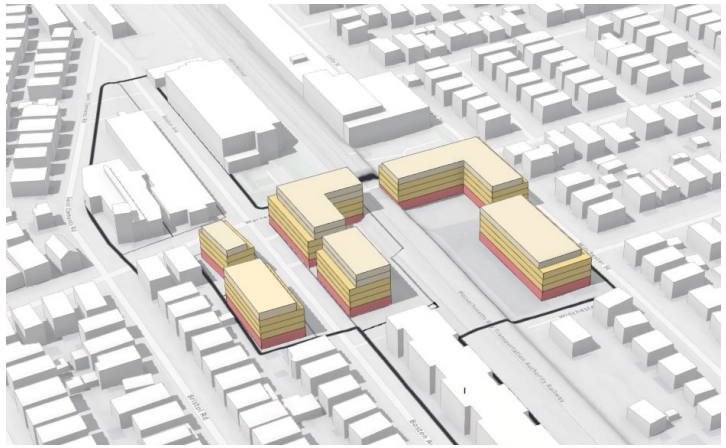


BA-2 Scenarios

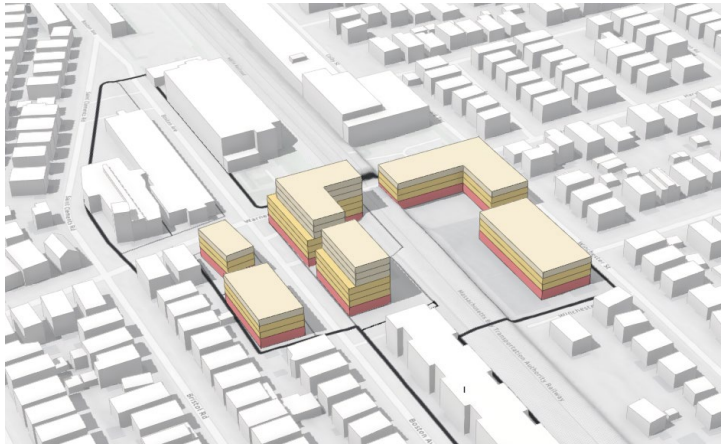
Option A: 4+2; 3+1



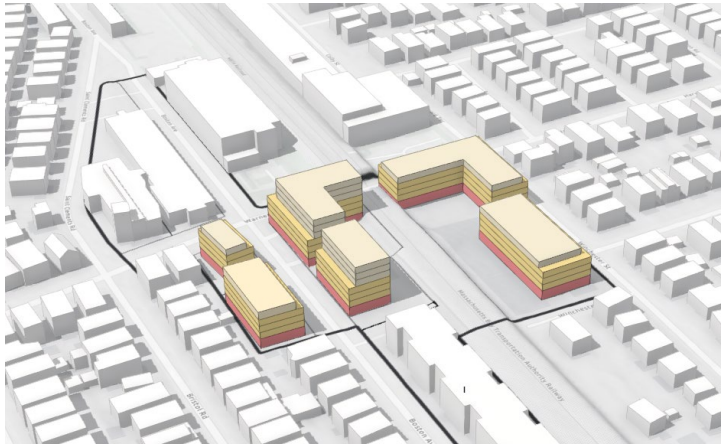
Option B: 4+2; 4+1



Option C: 4+3; 3+1

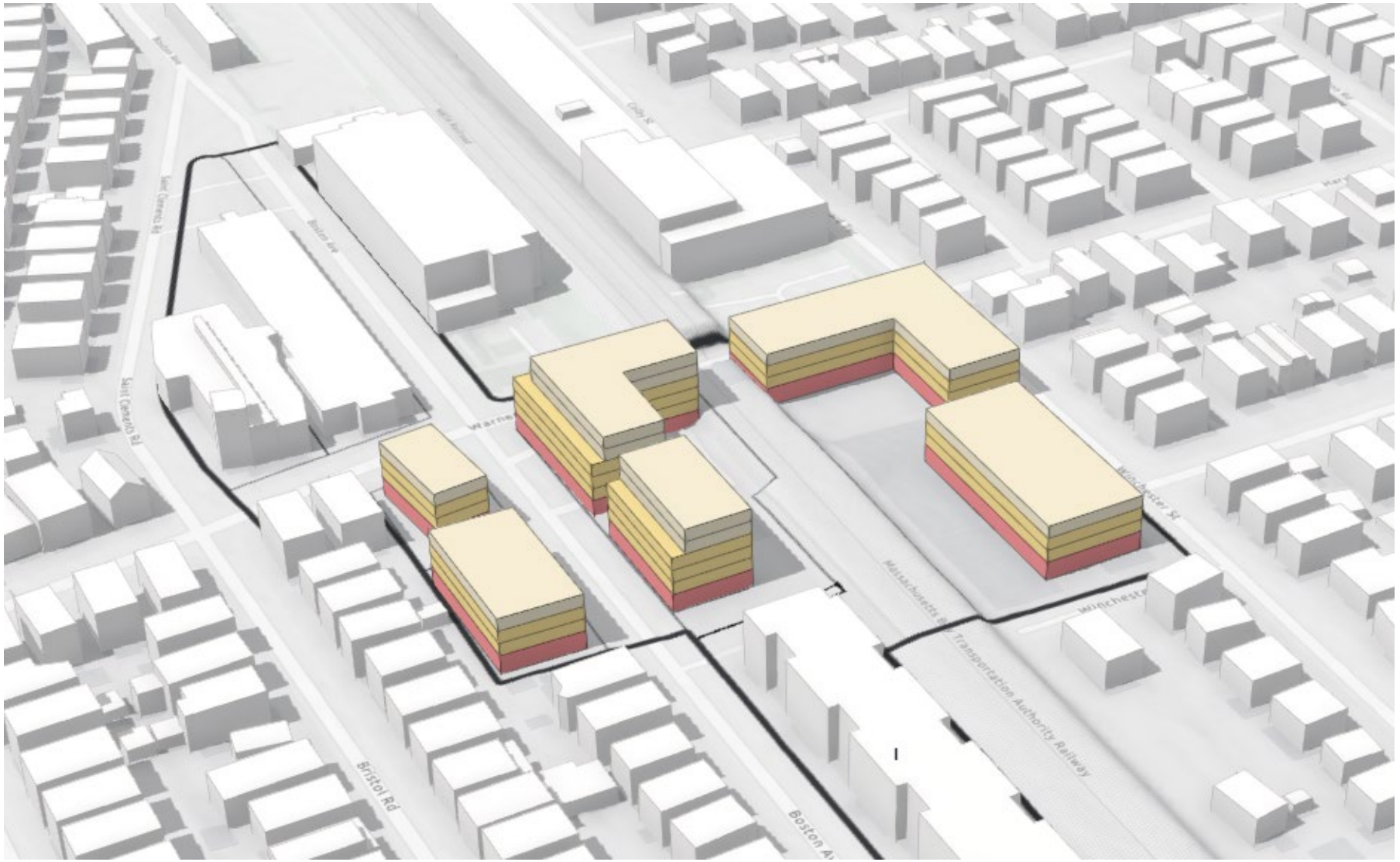


Option D: 4+3; 4+1



Scenarios

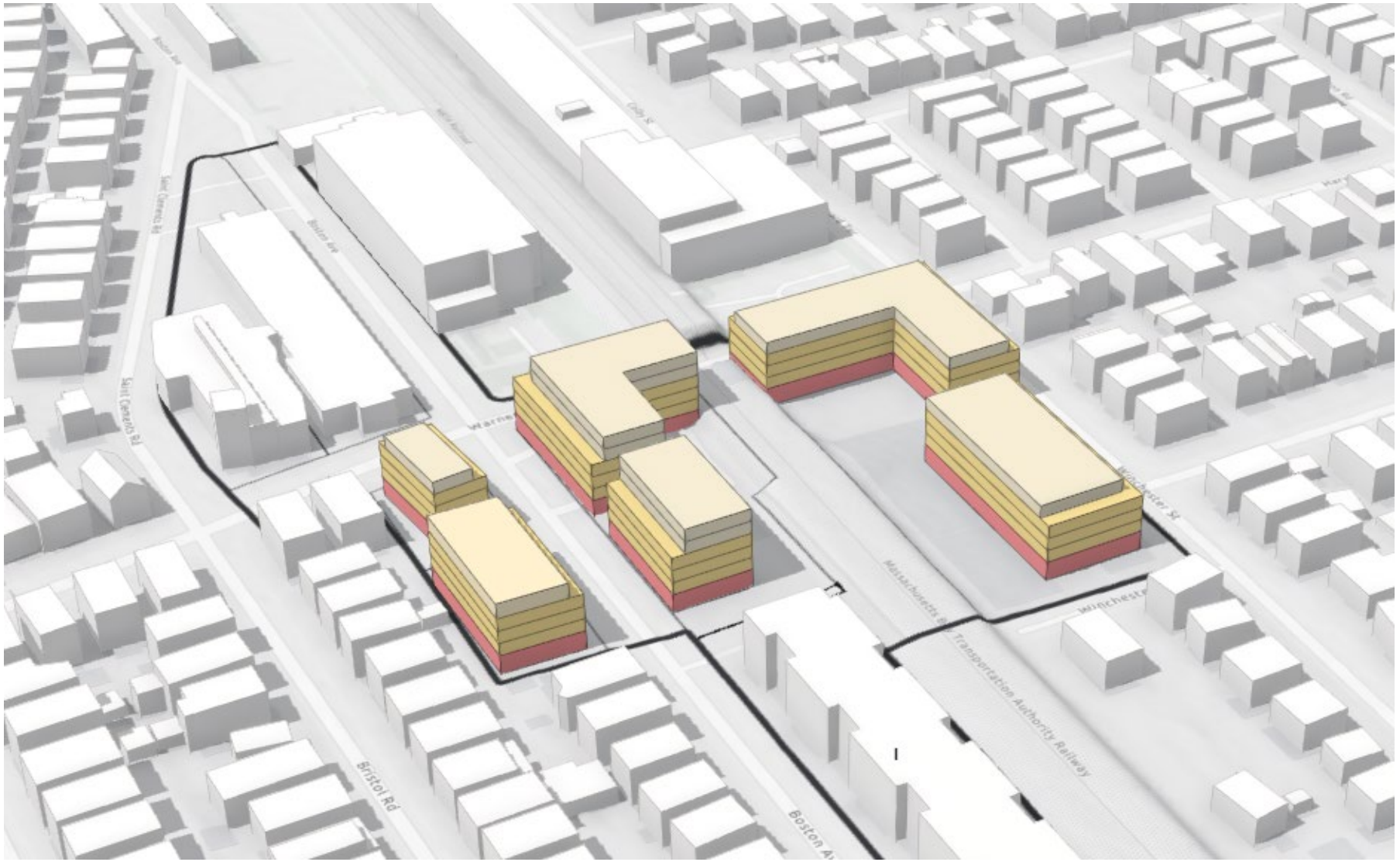
BA-2 Option A: 4+2, 3+1



sun shadows on 6/21/2026 at 2 pm

Scenarios

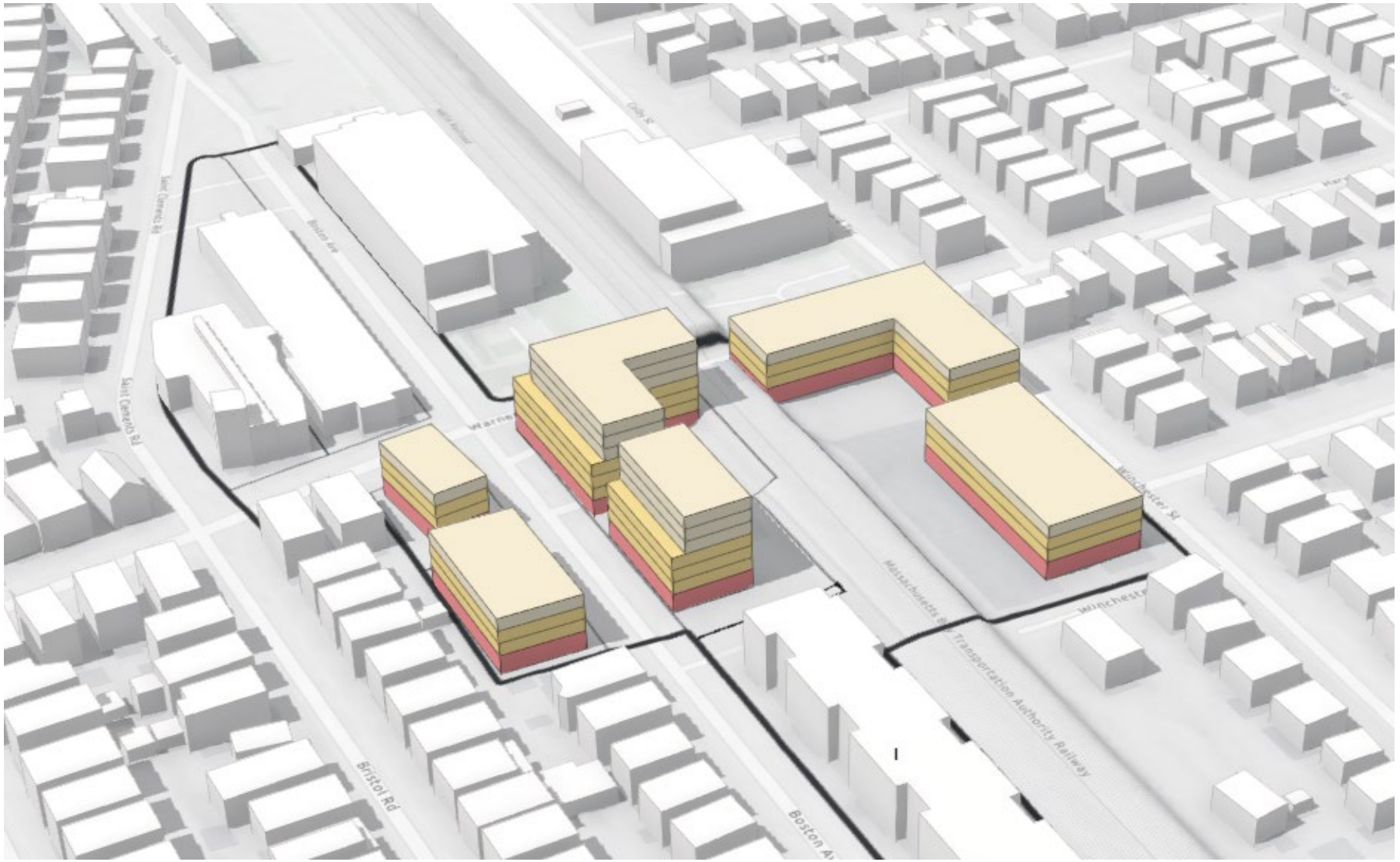
BA-2 Option B: 4+2, 4+1



sun shadows on 6/21/2026 at 2 pm

Scenarios

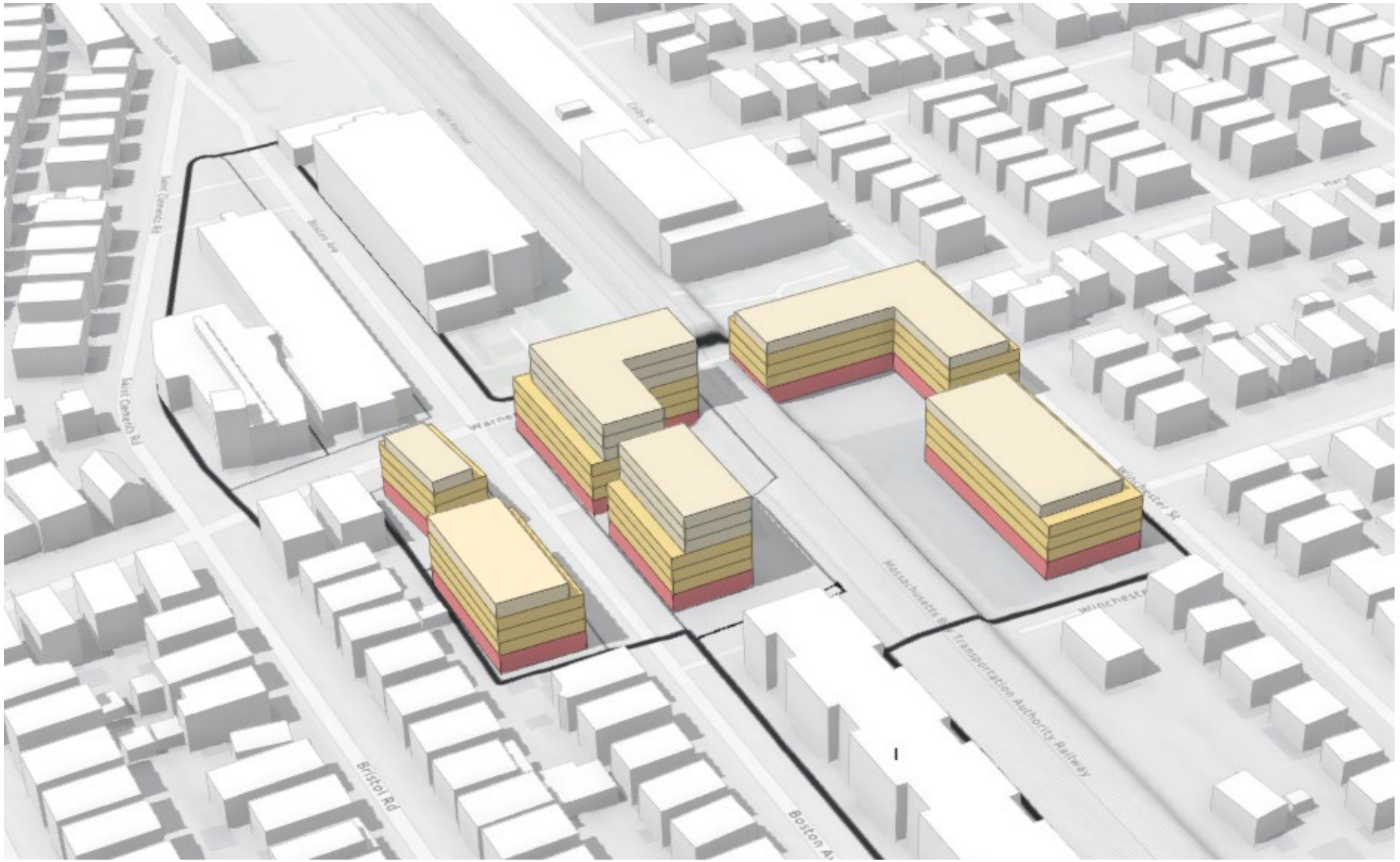
BA-2 Option C: 4+3, 3+1



sun shadows on 6/21/2026 at 2 pm

Scenarios

BA-2 Option D: 4+3, 4+1

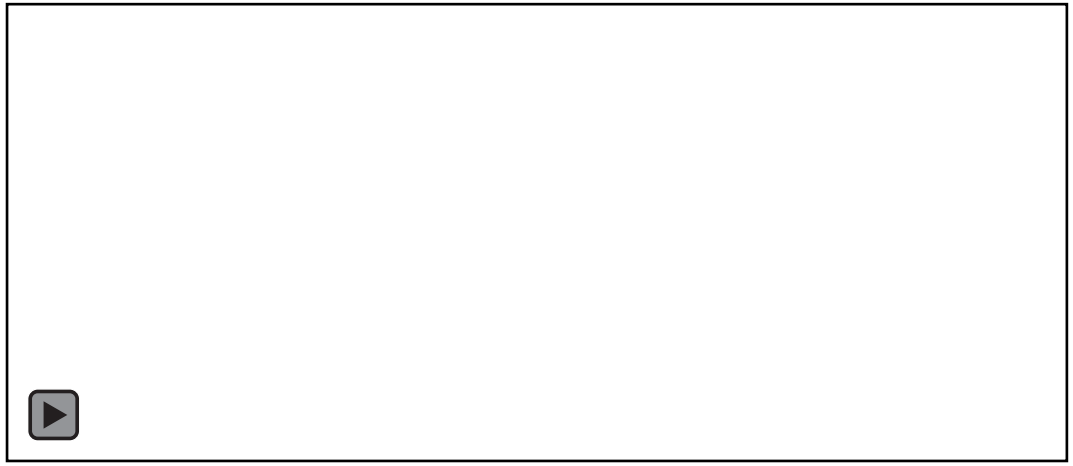


sun shadows on 6/21/2026 at 2 pm

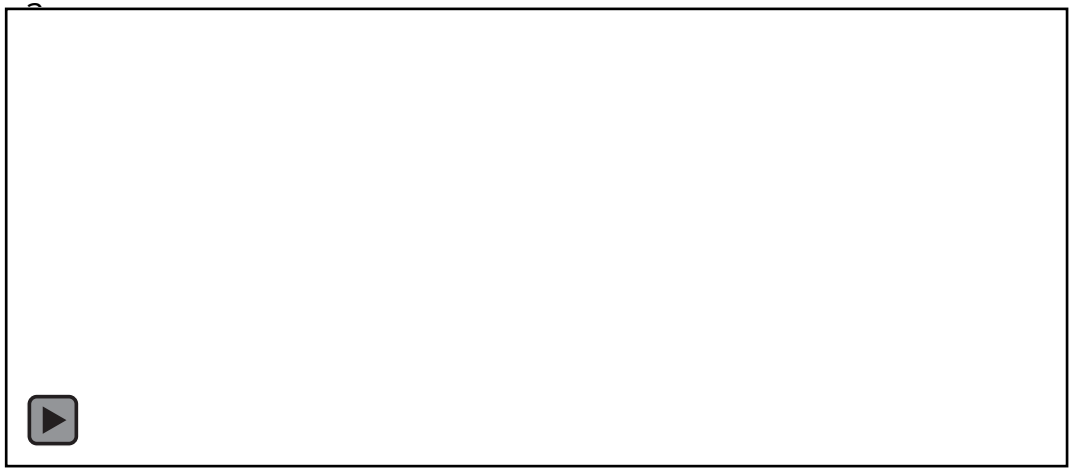
Scenarios

BA-2: Shadow Impact

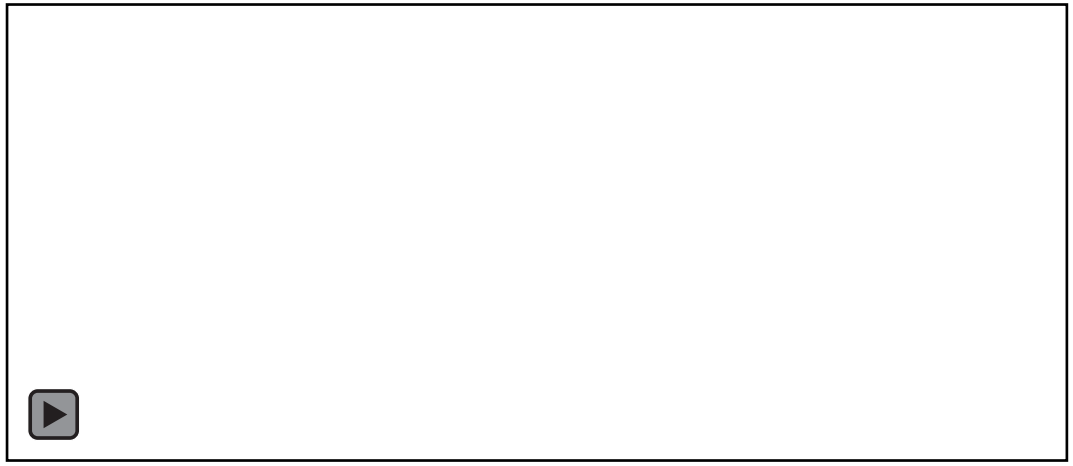
Tallest Height (4+3, 4+1) Option D – February 21, 2026 10am – 3pm



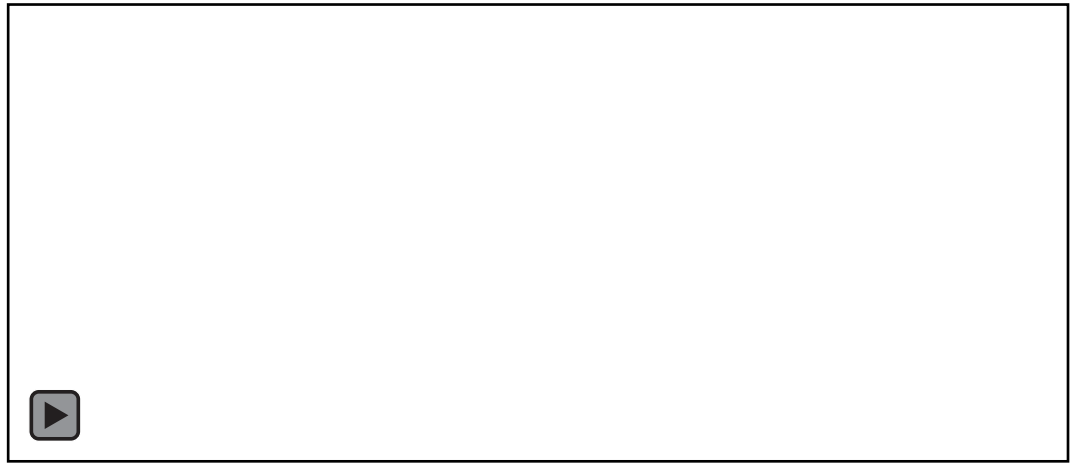
Shortest Height (4+2, 3+1) Option A – February 21, 2026 10am –



Tallest Height (4+3, 4+1) Option D – June 21, 2026 8am – 6pm

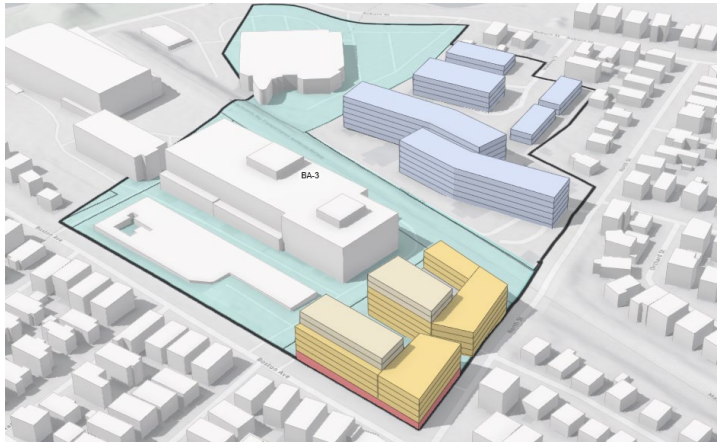


Shortest Height (4+2, 3+1) Option A– June 21, 2026 8am – 6pm

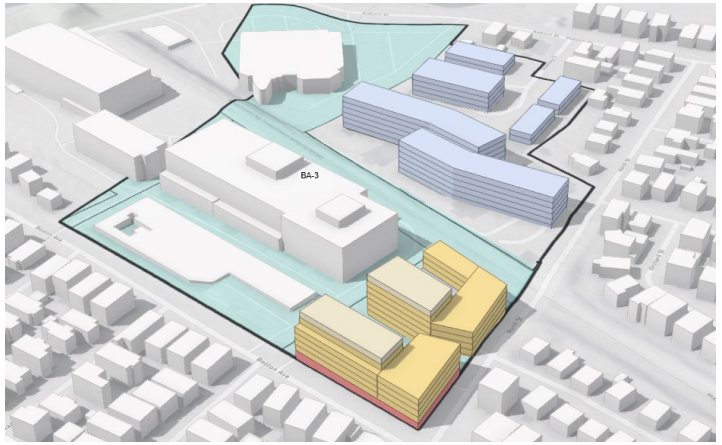


BA-3 Scenarios

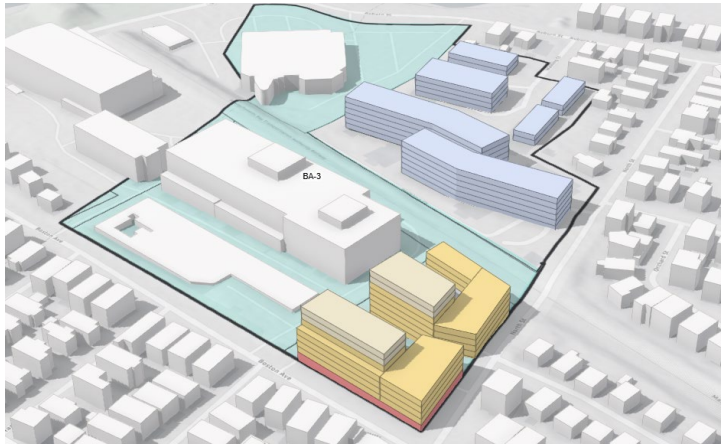
Option A: 5+2



Option B: 6+1

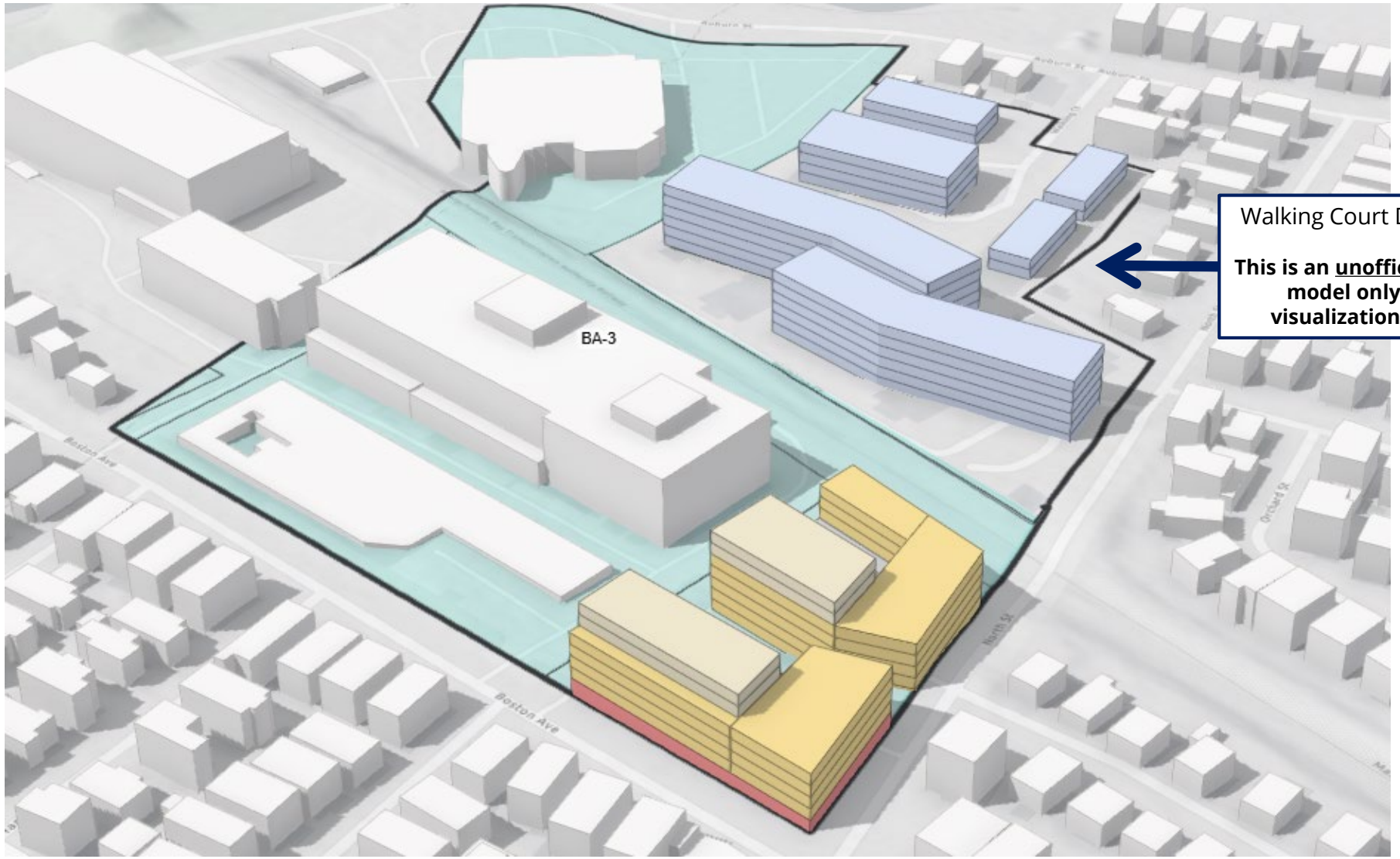


Option C: 6+2



Scenarios

BA-3 Option A: 5 stories + 2 incentive



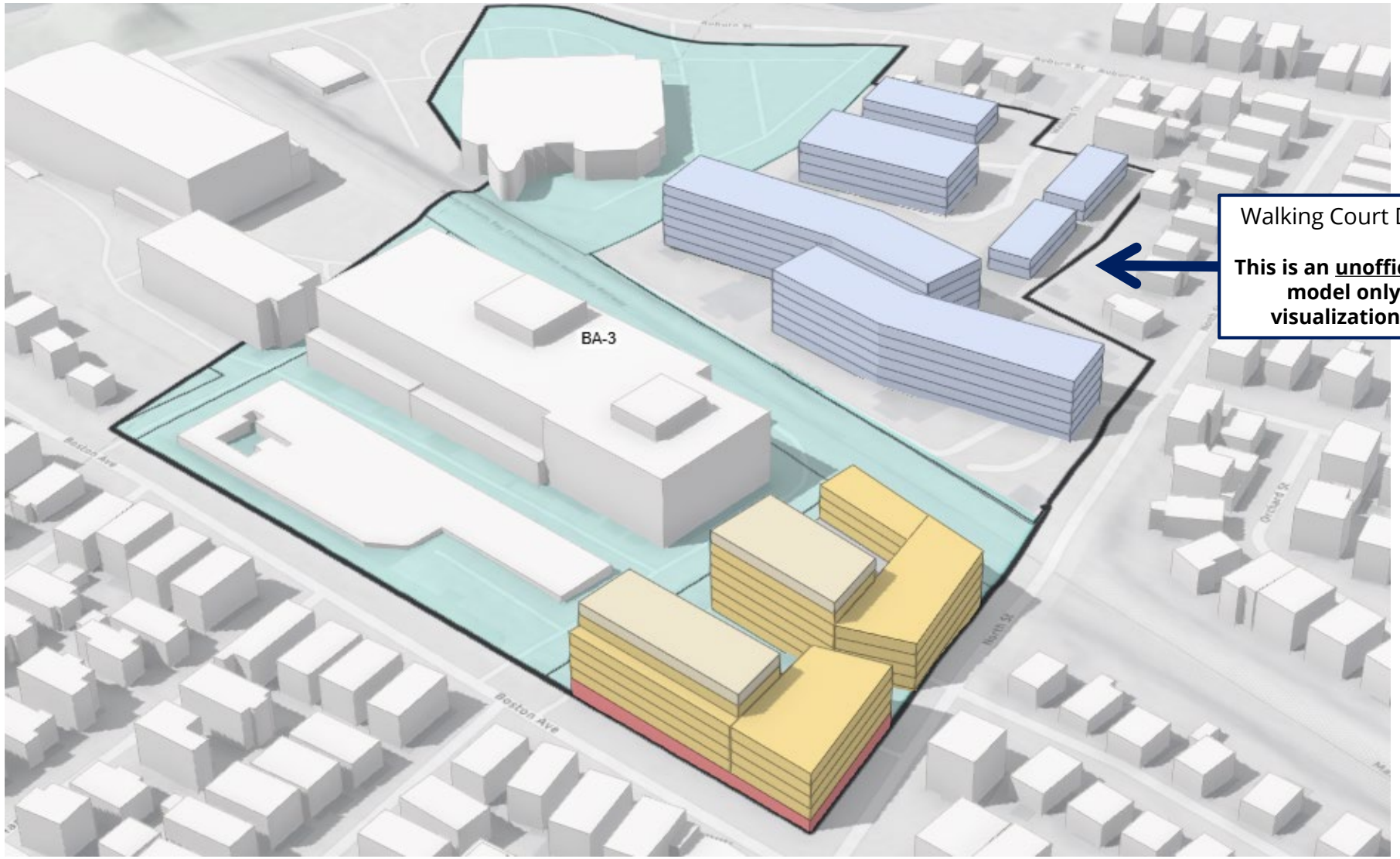
Walking Court Development

This is an <u>unofficial</u> schematic model only used for visualization purposes.

sun shadows on 6/21/2026 at 2 pm

Scenarios

BA-3 Option B: 6 stories + 1 incentive



Walking Court Development

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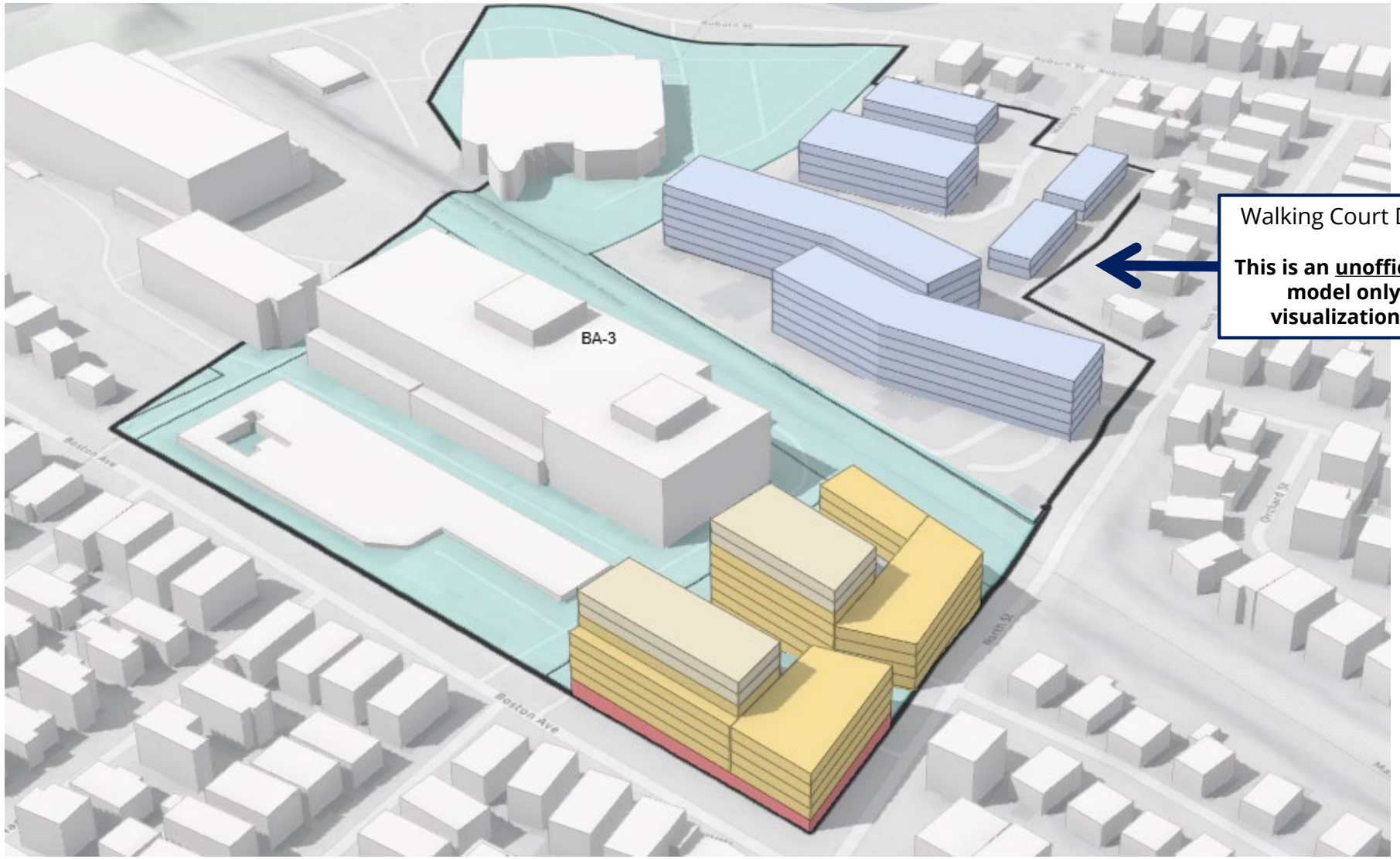
sun shadows on 6/21/2026 at 2 pm

Scenarios

BA-3 Option C: 6 stories + 2 incentive



Walking Court Development

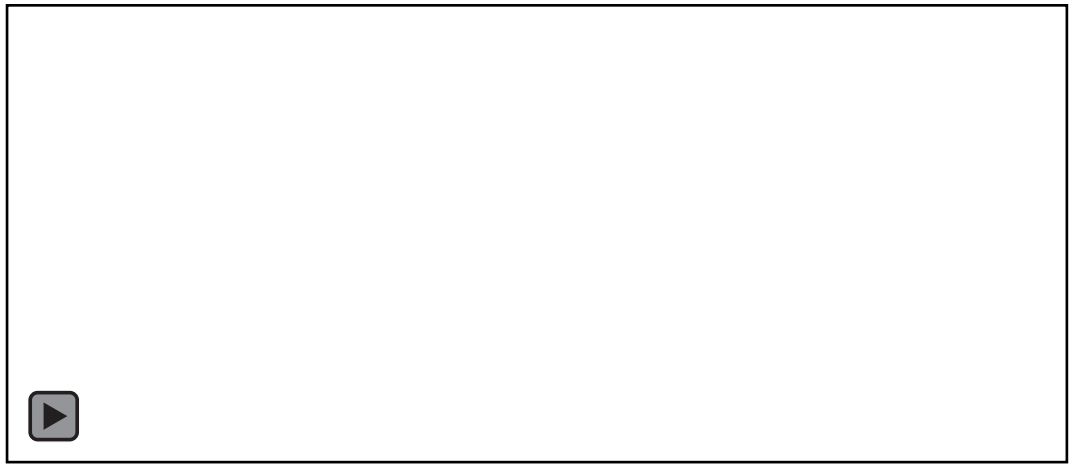
This is an <u>unofficial</u> schematic model only used for visualization purposes.

sun shadows on 6/21/2026 at 2 pm

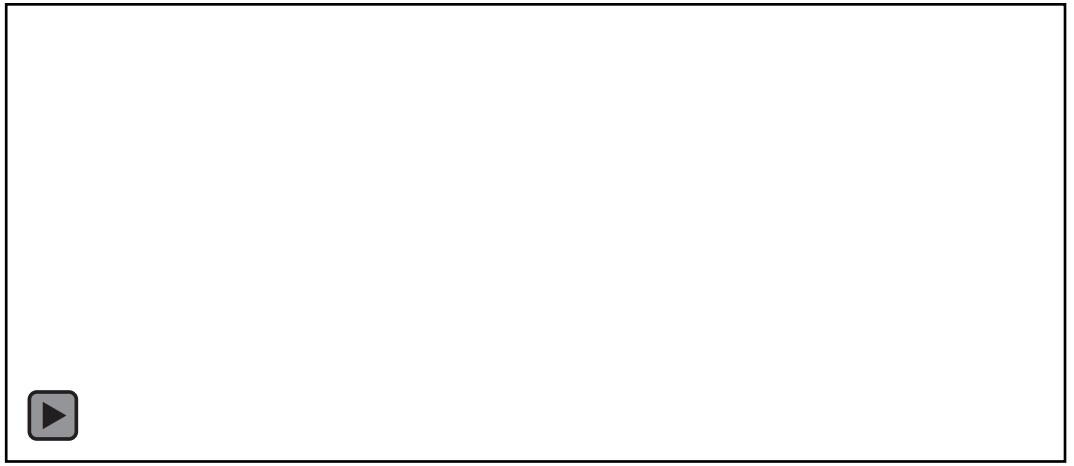
Scenarios

BA-3: Shadow Impact

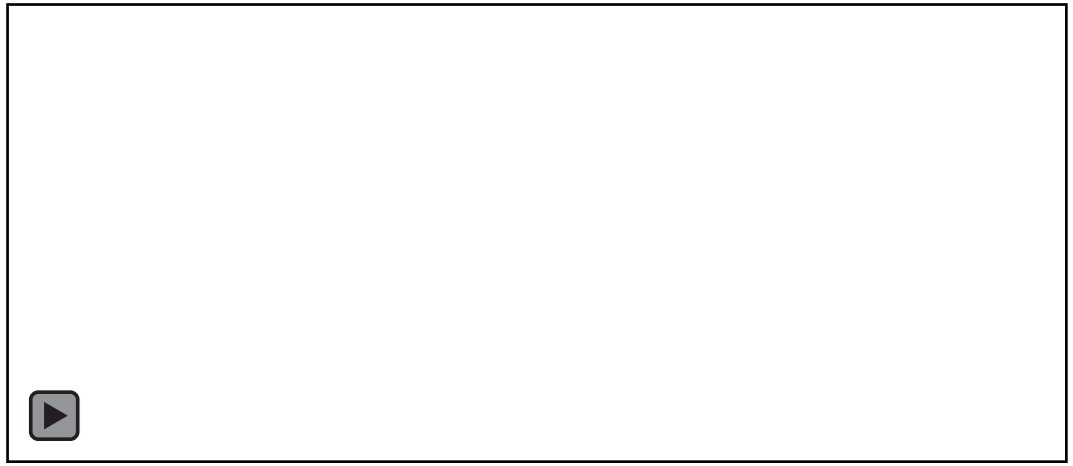
Tallest Height (6+2) Option C – February 21, 2026 10am – 3pm



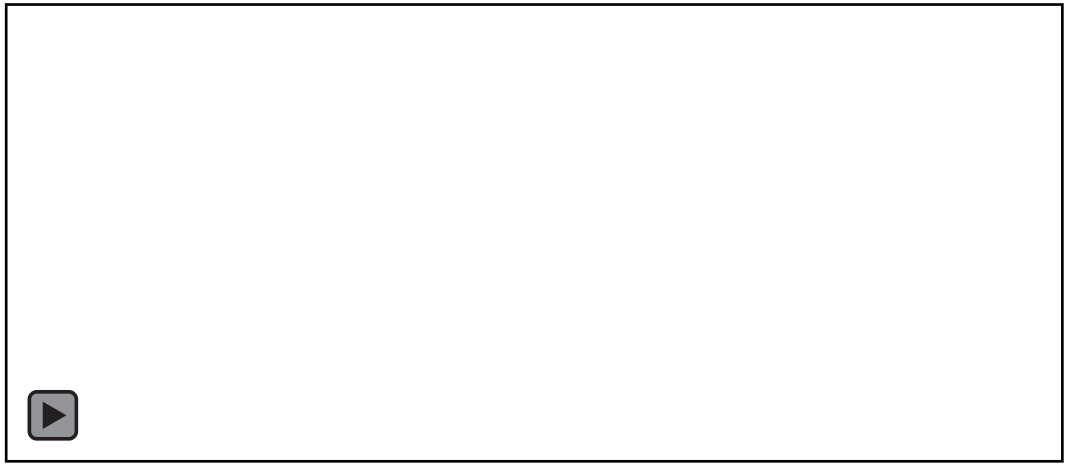
Shortest Height (5+2) Option A – February 21, 2026 10am – 3pm



Tallest Height (6+1) Option C – June 21, 2026 8am – 6pm



Shortest Height (5+2) Option A – June 21, 2026 8am – 6pm



Purpose-Built Student Housing: DRAFT Definition

Purpose-Built Student Housing. A building not owned or operated by a college or university that contains bedrooms primarily for students. Student residents must be enrolled in an accredited post-secondary educational institution. Bedrooms may be arranged around a common area with a kitchen which is shared by individuals renting the bedrooms, or along a hall which provides access to a common kitchen space. Other shared or common facilities include sanitary, bathing, recreation, laundry, mail/package rooms, storage, trash and recycling, bicycle storage, and vehicular parking. Bedrooms shall be rented on an annual basis or for an academic semester or summer term. Accessory uses may include fitness facilities, pools, parking areas, and similar facilities. A Lodging or boarding house is not a private dormitory, nor is rental of single-family homes to students.

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Land Strategies Group