



Medford City Council
Medford, Massachusetts

Planning and Permitting Committee, May 22, 2024

Voting Members

Kit Collins, Chair
Matt Leming, Vice Chair
Isaac B. "Zac" Bears
Anna Callahan
George A. Scarpelli

This meeting will take place at 6:00 P.M. **via Zoom only.**

Zoom Link: <https://us06web.zoom.us/j/89019228824>

Call-in Number: +16469313860,,89019228824# US

Broadcast Live: Channel 22 (Comcast), Channel 43 (Verizon), and medfordtv.org.

To submit written comments, please email AHurtubise@medford-ma.gov.

CALL TO ORDER & ROLL CALL

ACTION AND DISCUSSION ITEMS

24-033 - Offered by President Bears and Vice President Collins

Zoning Ordinance Updates with Innes Associates Team

PAPERS IN COMMITTEE

To view Papers in Committee, please email ahurtubise@medford-ma.gov.

Adjournment



Medford City Council
Medford, Massachusetts

MEETING DATE

May 22, 2024

SPONSORED BY

Isaac Bears, Council President, Kit
Collins, Council Vice President

AGENDA ITEM

24-033 - Zoning Ordinance Updates with Innes Associates Team

FULL TEXT AND DESCRIPTION

This is the fifth zoning updates meeting with Innes Associates. The following will be discussed:

- General planning and review of Medford's Zoning Ordinance
- Review of recommended updates to definitions and the use table
- Review of Climate Action and Adaptation Plan zoning recommendations
- Review of site plan review options
- Scheduling of additional meetings and zoning update topics for review by the committee

Be it Resolved by the Medford City Council that the Planning and Permitting Committee invite staff from the Office of Planning, Development, and Sustainability and Innes Associates, the Medford City Council's Zoning Consultant, to discuss our upcoming comprehensive review and update of the Zoning Ordinance.

Vice President Collins moved to refer the paper to the Planning and Permitting Committee (Councillor Scarpelli second)—referred to the Planning and Permitting Committee.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 20240501_CAAP Review



To	Members of the Planning and Permitting Committee
	Alicia Hunt, Director of Planning, Development & Sustainability
	Danielle Evans, Senior Planner
	Brenda Pike, Climate Planner
From	Paula Ramos Martinez, Senior Urban Designer/Planner
Date	3-May-24
Project	23146 – Medford – Zoning
Subject	Zoning strategies from the Climate Adaptation Action Plan
Cc:	Emily Keys Innes, AICP, LEED AP ND, President
	Jimmy Rocha, GIS Analyst/Data Scientist
	Jonathan Silverstein, Blatman, Bobrowski, Haverty & Silverstein, LLC

Strategy	#	Actions	Timeline	Milestones	Financing Mechanisims	City Steward	Zoning Text	
BUILDINGS & ENERGY								
BE 1.1 Diverse and Affordable Housing Expand diverse housing options in Medford to meet the needs of all ages, all family sizes, all (dis)abilities, and all income levels.	BE 1.1.A	Reduce zoning barriers to multifamily and mixed-use housing development.	Before 2025	Zoning updates to take effect by 2025	N/A	Office of PDS (housing staff)	Sec 94-6.0. General Regulations Sec 94-9.0. Special District Regulations Sec 94-8.0. Special Residential Regulations	▪ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use ▪ Sec 94-9.1. Mixed Use Zoning District ▪ Sec 94-9.2. Planned Development District ▪ Sec 94-8.1. Inclusionary Housing ▪ Sec 94-8.1. Accessory Dweling Units (ADU's)
	BE 1.1.B	Enable smaller and more diverse housing options through zoning updates.	Before 2025	Zoning updates to take effect by 2025	N/A	Office of PDS (housing staff)	Sec 94-3.0. Use Regulations Sec 94-4.0. Dimensional Regulations	▪ Sec. 94-3.2. Table of Use Regulations / Table A. Table of Use and Parking Regulations ▪ Sec. 94-4.1. Table of Dimensional Requirements / Table B. Table of Dimensional Requirements
	BE 1.1.D	Foster affordable infill development.	Before 2025	Zoning updates to take effect by 2025	N/A	Office of PDS (housing staff)	Sec 94-8.0. Special Residential Regulations	▪ Sec 94-8.1. Inclusionary Housing ▪ Sec 94-8.1. Accessory Dweling Units (ADU's)
	BE 1.2 High-Performance New Buildings Update Medford's zoning codes and the development review process to encourage highly energy efficient, resilient, and lowcarbon new construction.	BE 1.2.A	Adopt environmental performance standards for large projects	Before 2025	Zoning updates to take effect by 2025	N/A	Community Development Board	Transversal topic
	BE 1.2.A	Offer incentives for exceptional energy performance	Before 2025	Zoning updates to take effect by 2025	N/A	Community Development Board	Sec 94-6.0. General Regulations Sec. 94-7.0. Special Regulations Sec. 94-7.0. Special District Regulations	▪ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use ▪ Sec. 94-7.4. Solar Energy Systems
BE 1.3 Flood-Resilient New Buildings Require flood resilient design for new development that could see high flood risk	BE 1.3.C	Incentive higher density in upland areas	Before 2025	Zoning updates to take effect by 2025	N/A	Community Development Board	Sec 94-3.0. Use Regulations Sec 94-4.0. Dimensional Regulations	▪ Sec. 94-3.2. Table of Use Regulations / Table A. Table of Use and Parking Regulations ▪ Sec. 94-4.1. Table of Dimensional Requirements / Table B. Table of Dimensional Requirements
BE2.3 Resources for Resilient Retrofits. Provide tools and resources for property owners and tenants to improve building resilience and prepare for climate hazards.	BE 2.3.B	Develop an online building resilience toolkit.	Before 2025	Resilience toolkit launched by 2025	MVP Action Grants, MAPC TAP	Office of PDS (climate staff)	Include the requirements and suggestions from the toolkit in zoning. Transversal topic	
B3.2 Energy Resilience Increase Medford's Energy Resilience	BE 3.2.B	Encourage district-scale energy solutions	Before 2025	Zoning updates to take effect by 2025	MassCEC funding	Community Development Board, Engineering Office		
ECOSYSTEMS & NATURAL ENVIRONMENT								
EN 1.3 Ecological Resilience Enhance the resilience of land and water ecosystems to contend with new climate stresses	EN 1.3.G	Plant and raise awareness on native pollinator gardens.	Immediate	Pollinator gardens with educational signage	General fund	Community Garden Commission	Sec. 94-6.0. General Regulations Include Nature inclusive neighborhoods policies in zoning	▪ Sec. 94-6.3. Landscapingg, buffers, and screening ▪ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use Transversal topic

EN 2.1 Rainscaping. “Rainscape” Medford to better infiltrate stormwater.	EN 2.1.C	Encourage rainscaping on private property.	Before 2025	Educational campaign launched by 2024	Funds MS4 Municipal Assistance Grants, MVP Action Grants, linkage funding	Office of PDS	Require Low Impact Development (LID) features in zoning	Transversal topic
							Section 94-10.0. Development Linkage Fees	
EN 2.2 Stormwater Infrastructure: Continue to invest in maintenance and upgrades to the stormwater and sewer systems, accounting for climate change projections.	EN 2.2.D	Expand the capacity of the stormwater system through green, blue, gray solutions.	Before 2025	First green infrastructure solution installed in EJ area by 2024	CDBG funding, MVPAction Grants, 604b Grant program	Engineering Office (City Engineer)	Sec. 94-6.0. General Regulations	<ul style="list-style-type: none"> ■ Sec. 94-6.3. Landscapingg, buffers, and screening ■ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use
							Toolkit? Require green and blue solutions in zoning	Transversal topic
EN 2.3 Riverine flood buffers: Reduce flood risk from the Mystic and Malden rivers caused by storms and sea level rise.	EN 2.3.A	Consider a riparian buffer overlay to prioritize living shorelines.	After 2025				Sec. 94-7.0. Special District Regulations	New Overlay District
PUBLIC HEALTH								
PH 1.1 Healthy Neighborhoods: Adapt the city’s zoning codes and development incentives to create healthier neighborhoods.	PH 1.1.A	Update zoning codes to support health outcomes.	Before 2025	Zoning updates to take effect by 2025	N/A (supportive funding: Planning Assistance Grants)	Office of Outreach and Prevention, Office of PDS	Transversal topic	
	PH 1.1.B	Assess neighborhood-specific opportunities.	Immediate	First assessment completed prior to zoning updates by 2025	One Stop Grants, Planning Assistance Grants	Office of Outreach and Prevention	Is this task complete?	
PH 1.2 High Heat Mitigation: Improve Medford’s capacity to stay cool in periods of high heat.	PH 1.2.C	Adopt design and material standards for cooler surfaces.	Before 2025	Zoning updates to take effect by 2025	N/A	Building Department, Community Development Board	Require design standards.	Trnsversal topic
							Sec 94-9.0. Special District Regulations	<ul style="list-style-type: none"> ■ Sec 94-9.1. Mixed Use Zoning District ■ Sec 94-9.2. Planned development District
							Sec 94-6.0. General Regulations	■ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use
PH 1.4 Waste Reduction: Make it easier to reduce, reuse, and recycle materials to restore or renew value, eliminate waste, and decrease pollution.	PH 1.4.	Evaluate the local potential for construction material reuse	After 2025	Construction material reuse assessment completed by 2026	University partnerships	Office of PDS (climate staff)	Incorporate results to Zoning Require a % of recicled construction materials to encourage circularity?	
TRANSPORTATION								
T 1.3 Safe Streets for All Create safer, more accessible, and connected ways for walking, biking, scootering, pushing a stroller, rolling a wheelchair, or other modes.	T 1.3.D	Strengthen complete streets policy through zoning and local ordinance.	Before 2025	Ordinance and zoning updates in effect by 2025	N/A (supportive funding: Planning Assistance Grants)	Office of PDS and Engineering Office	Section 94-10.0. Development Linkage Fees	
T 1.4 Accessible Neighborhoods Update city codes and zoning ordinances so that new development contributes to neighborhoods	T 1.4.A	Encourage mixed-use development.	Before 2025	Zoning updates to take effect by 2025	N/A (supportive funding: Planning Assistance Grants)	Office of PDS (economic development and housing staff)	Sec 94-3.0. Use Regulations	
							Sec 94-9.0. Special District Regulations	<ul style="list-style-type: none"> ■ Sec 94-9.1. Mixed Use Zoning District ■ Sec 94-9.2. Planned development District
							Sec 94-6.0. General Regulations	■ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use
	T 1.4.B	Design for active streetscapes.	Before 2025	Zoning updates to take effect by 2025	N/A (supportive funding: Planning Assistance Grants)	Office of PDS	Transversal topic	
	T 1.4.C	Integrate multimodal connections in new development.	Before 2025	Zoning updates to take effect by 2026	N/A	Community Development Board, Engineering Office (Director of Traffic & Transportation)		

development continues to neighborhoods accessible to all.

T 2.1 Electric Vehicle Charging	T 1.4.E	Update bicycle parking requirements.	Before 2025	Bicycle parking requirements to take effect by 2025	N/A	Office of PDS and Director N/A N/A of Parking, Engineering Office (Director of Traffic & Transportation)	Sec 94-3.0. Use Regulations	Incorporate Bicycle parking to Table A. Table of Use and Parking Regulations
	T 1.4.F	Update motor vehicle parking requirements.	Before 2025	Vehicle parking requirements to take effect by 2025	N/A	Office of PDS and Director N/A N/A of Parking, Engineering Office (Director of Traffic & Transportation)	Sec 94-3.0. Use Regulations	■ Sec. 94-3.2. Table of Use Regulations / Table A. Table of Use and Parking Regulations
	T 2.1.D	Encourage EV charger installations in private lots.	Before 2025	Twelve publicly accessible chargers installed by 2025 in private lots	National Grid incentives, State incentives	Office of PDS (economic development staff)	Sec 94-3.0. Use Regulations Sec 94-6.0. General Regulations Sec 94-9.0. Special District Regulations	■ Sec. 94-3.2. Table of Use Regulations / Table A. Table of Use and Parking Regulations ■ Sec. 94-6.1. Parking and loading ■ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use ■ Sec 94-9.1. Mixed Use Zoning District

Proposals Outside the CAAP

Any Car-sharing strategies? Like parking reductions?

Logistics strategies, so heavy vehicles do not go into Downtown?