

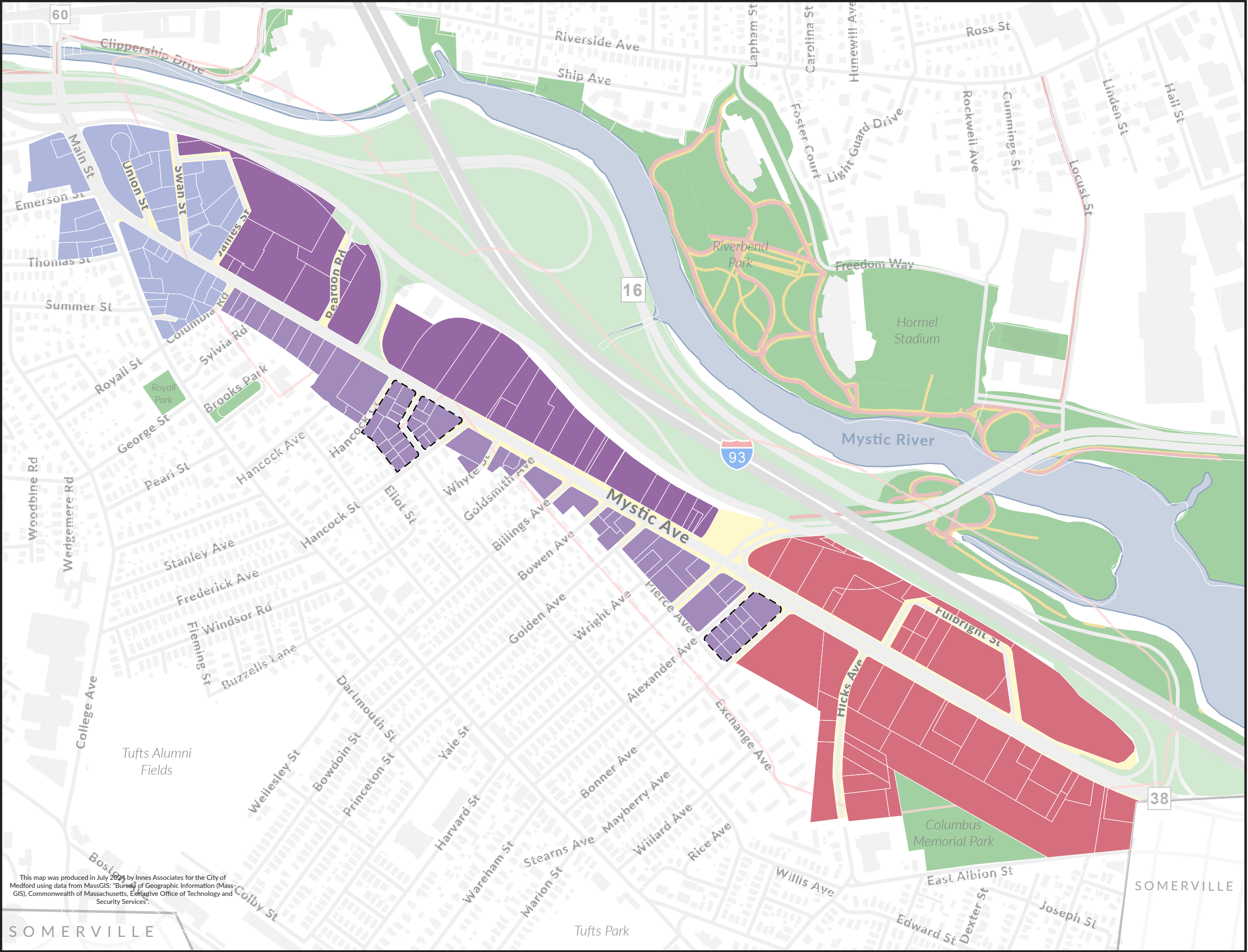
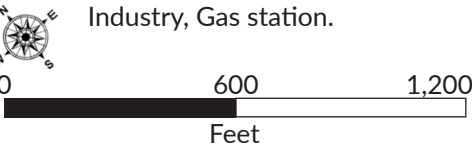


Mystic Ave Corridor

Land Use-Option A

- LEGEND**
Proposed added parcels to boundary
- Mixed use 1:
75-100% Active Ground Floor.
Small-Mid Scale.
Mid-High Density.
6 stories big stepbacks with active roof decks.
Prohibited uses: Gas Station and Auto Oriented.
- Mixed Use 2_ Mystic Ave West Side:
75-100% Active Ground Floor.
Mid Scale.
6 stories.
Prohibited Uses: Gas Station and Auto Oriented.
- Mixed Use 3_ Mystic Ave East Side:
75-100% Active Ground Floor.
Mid-Big Scale.
Plinth: 4 Stories + 8 stories.=12
Uses: Commercial, Residential (Multi-unit)
Prohibited: Gas Station and Auto Oriented.

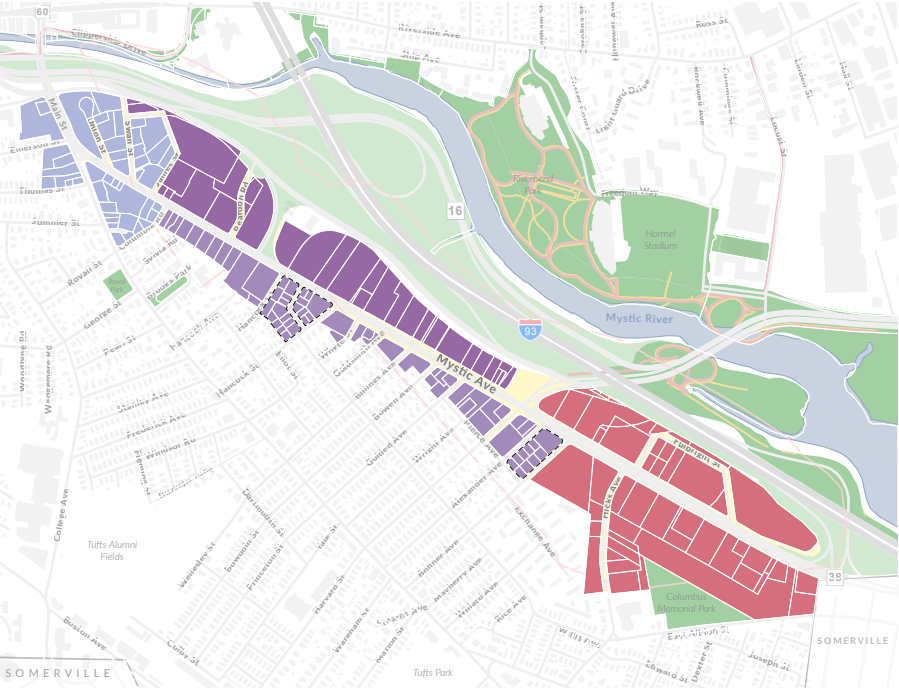
- Mixed-Use 4_ Mystic Ave.
50-75 % Active Ground Floor.
Big Scale. 8 stories.Design Guidelines
Uses: Commercial, Residential (Multi-unit), Life science, Light Industry, Gas station.



This map was produced in July 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".

Mystic Ave Corridor: Dimensional Standards

Land Use_Option A

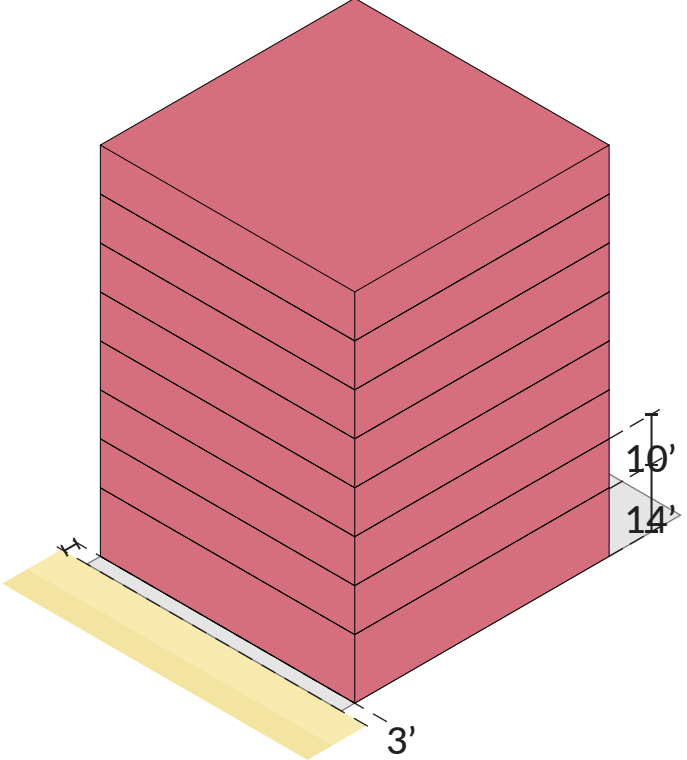
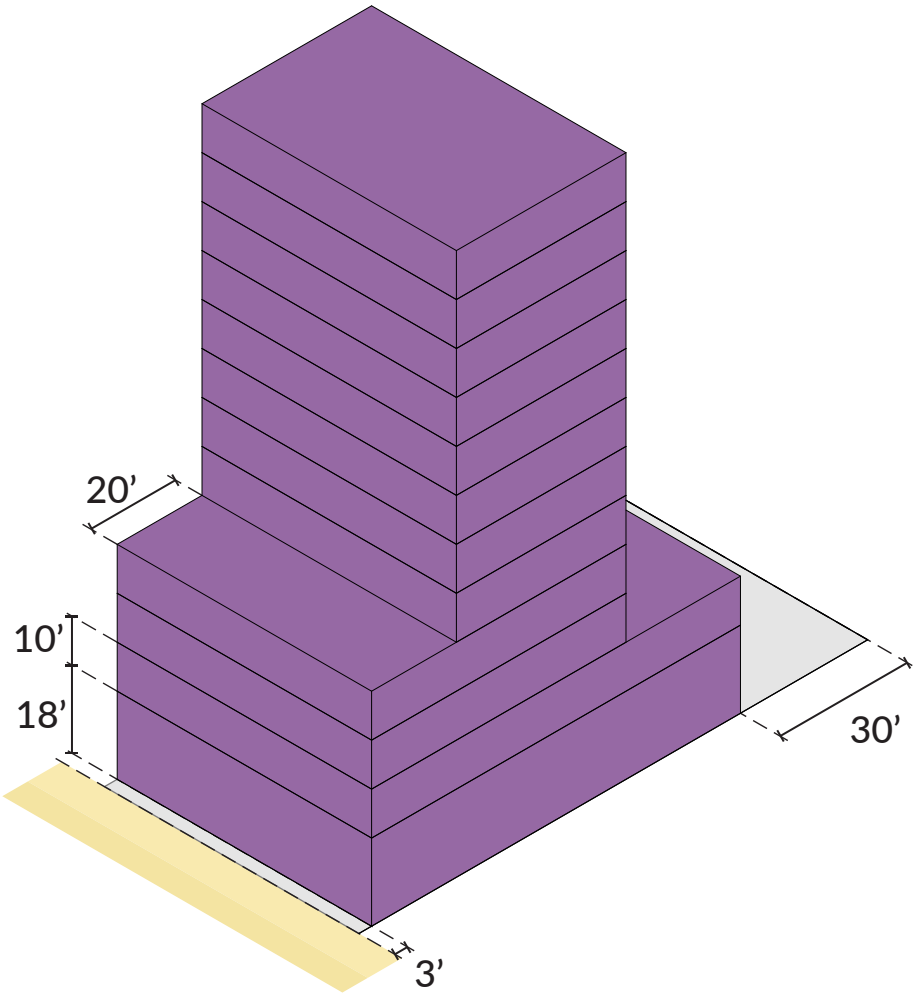
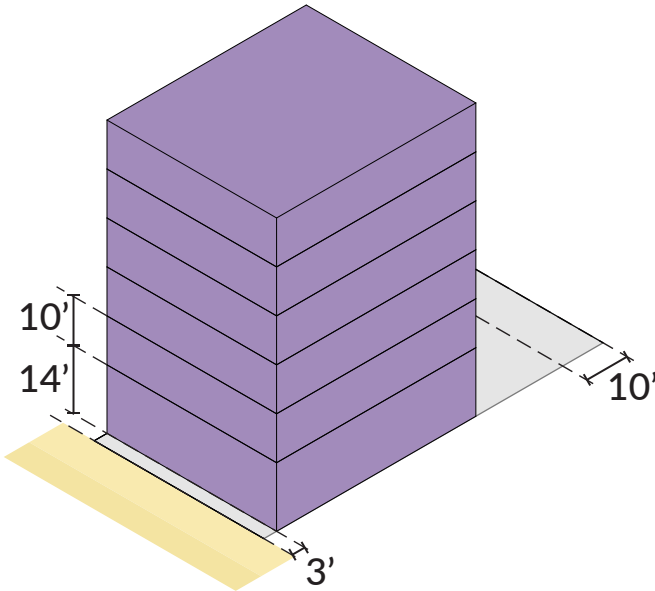
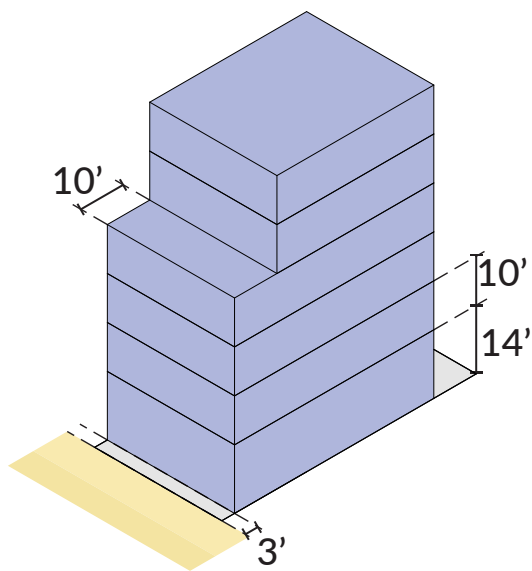


Mixed-Use 3

Mixed-Use 4

Mixed-Use 1

Mixed-Use 2





Mystic Ave Corridor

Land Use_Option B

LEGEND

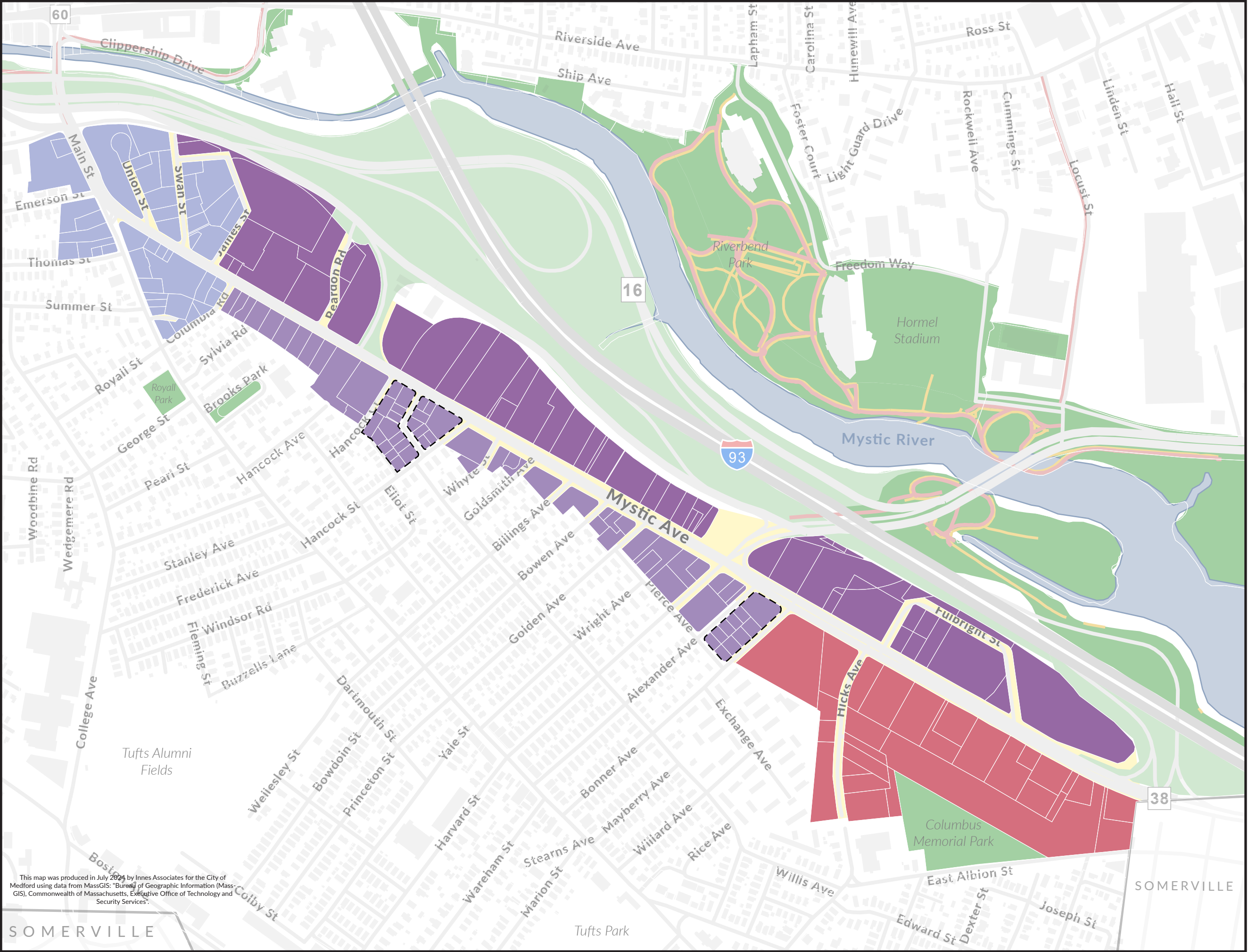
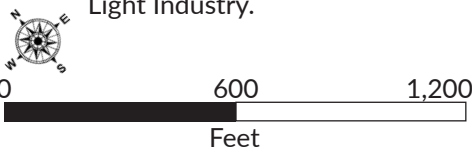
Proposed added parcels to boundary

Mixed use 1:
75-100% Active Ground Floor.
Small-Mid Scale.
Mid-High Density.
6 stories big stepbacks with active roof decks.
Prohibited uses: Gas Station and Auto Oriented.

Mixed Use 2_ Mystic Ave West Side:
75-100% Active Ground Floor.
Mid Scale.
6 stories.
Prohibited Uses: Gas Station and Auto Oriented.

Mixed Use 3_ Mystic Ave East Side:
75-100% Active Ground Floor.
Mid-Big Scale.
Plinth: 4 Stories + 8 stories.=12
Uses: Commercial, Residential (Multi-unit)
Prohibited: Gas Station and Auto Oriented.

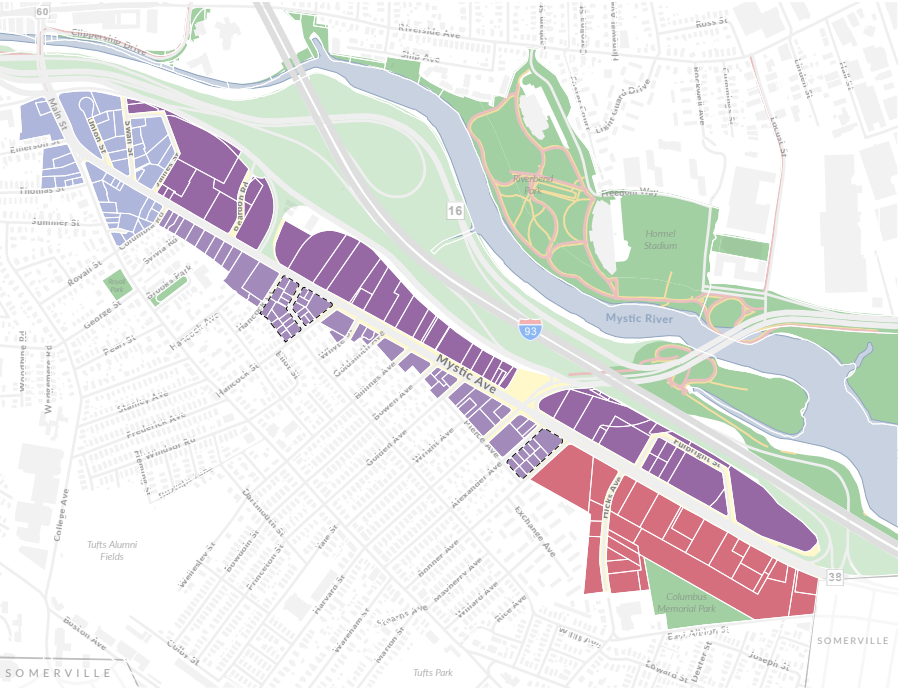
Commercial_Mystic Ave.
25-50 % Active Ground Floor.
Big Scale. 8 stories.Design Guidelines
Uses: Commercial, Life science, Light Industry.



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Mystic Ave Corridor: Dimensional Standards

Land Use_Option B



Mixed-Use 3

Commercial

Mixed-Use 1

Mixed-Use 2

