



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								
<b>BE 1.1 Diverse and Affordable Housing</b> Expand diverse housing options in Medford to meet the needs of all ages, all family sizes, all (dis)abilities, and all income levels.	<b>BE 1.1.A</b>	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 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use
							Sec 94-9.0. Special District Regulations	▪ Sec 94-9.1. Mixed Use Zoning District ▪ Sec 94-9.2. Planned Development District
							Sec 94-8.0. Special Residential Regulations	▪ Sec 94-8.1. Inclusionary Housing ▪ Sec 94-8.1. Accessory Dweling Units (ADU's)
	<b>BE 1.1.B</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. 94-3.2. Table of Use Regulations / Table A. Table of Use and Parking Regulations
							Sec 94-4.0. Dimensional Regulations	▪ Sec. 94-4.1. Table of Dimensional Requirements / Table B. Table of Dimensional Requirements
	<b>BE 1.1.D</b>	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)
<b>BE 1.2 High-Performance New Buildings</b> Update Medford’s zoning codes and the development review process to encourage highly energy efficient, resilient, and lowcarbon new construction.	<b>BE 1.2.A</b>	Adopt environmental performance standards for large projects	Before 2025	Zoning updates to take effect by 2025	N/A	Community Development Board	Transversal topic	
	<b>BE 1.2.A</b>	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 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use
							Sec. 94-7.0. Special Regulations Sec. 94-7.0. Special District Regulations	▪ Sec. 94-7.4. Solar Energy Systems
<b>BE 1.3 Flood-Resilient New Buildings</b> Require flood resilient design for new development that could see high flood risk	<b>BE 1.3.C</b>	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. 94-3.2. Table of Use Regulations / Table A. Table of Use and Parking Regulations
							Sec 94-4.0. Dimensional Regulations	▪ Sec. 94-4.1. Table of Dimensional Requirements / Table B. Table of Dimensional Requirements
<b>BE2.3 Resources for Resilient Retrofits.</b> Provide tools and resources for property owners and tenants to improve building resilience and prepare for climate hazards.	<b>BE 2.3.B</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	
<b>B3.2 Energy Resilience</b> Increase Medford's Energy Resilience	<b>BE 3.2.B</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								
<b>EN 1.3 Ecological Resilience</b> Enhance the resilience of land and water ecosystems to contend with new climate stresses	<b>EN 1.3.G</b>	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	▪ Sec. 94-6.3. Landscapingg, buffers, and screening ▪ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use
							Include Nature inclusive neighborhoods policies in zoning	Transversal topic

<b>EN 2.1 Rainscaping.</b> “Rainscape” Medford to better infiltrate stormwater.	<b>EN 2.1.C</b>	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	
<b>EN 2.2 Stormwater Infrastructure:</b> Continue to invest in maintenance and upgrades to the stormwater and sewer systems, accounting for climate change projections.	<b>EN 2.2.D</b>	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"> <li>■ Sec. 94-6.3. Landscapingg, buffers, and screening</li> <li>■ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use</li> </ul>
							Toolkit? Require green and blue solutions in zoning	Transversal topic
<b>EN 2.3 Riverine flood buffers:</b> Reduce flood risk from the Mystic and Malden rivers caused by storms and sea level rise.	<b>EN 2.3.A</b>	Consider a riparian buffer overlay to prioritize living shorelines.	After 2025				Sec. 94-7.0. Special District Regulations	New Overlay District
PUBLIC HEALTH								
<b>PH 1.1 Healthy Neighborhoods:</b> Adapt the city’s zoning codes and development incentives to create healthier neighborhoods.	<b>PH 1.1.A</b>	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	
	<b>PH 1.1.B</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?	
<b>PH 1.2 High Heat Mitigation:</b> Improve Medford’s capacity to stay cool in periods of high heat.	<b>PH 1.2.C</b>	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"> <li>■ Sec 94-9.1. Mixed Use Zoning District</li> <li>■ Sec 94-9.2. Planned development District</li> </ul>
							Sec 94-6.0. General Regulations	■ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use
<b>PH 1.4 Waste Reduction:</b> Make it easier to reduce, reuse, and recycle materials to restore or renew value, eliminate waste, and decrease pollution.	<b>PH 1.4.</b>	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								
<b>T 1.3 Safe Streets for All</b> Create safer, more accessible, and connected ways for walking, biking, scootering, pushing a stroller, rolling a wheelchair, or other modes.	<b>T 1.3.D</b>	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	
<b>T 1.4 Accessible Neighborhoods</b> Update city codes and zoning ordinances so that new development contributes to neighborhoods	<b>T 1.4.A</b>	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"> <li>■ Sec 94-9.1. Mixed Use Zoning District</li> <li>■ Sec 94-9.2. Planned development District</li> </ul>
							Sec 94-6.0. General Regulations	■ Sec 94-6.4. Performance Standards for Multiple Dweling or Nonresidential Use
	<b>T 1.4.B</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	
	<b>T 1.4.C</b>	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?