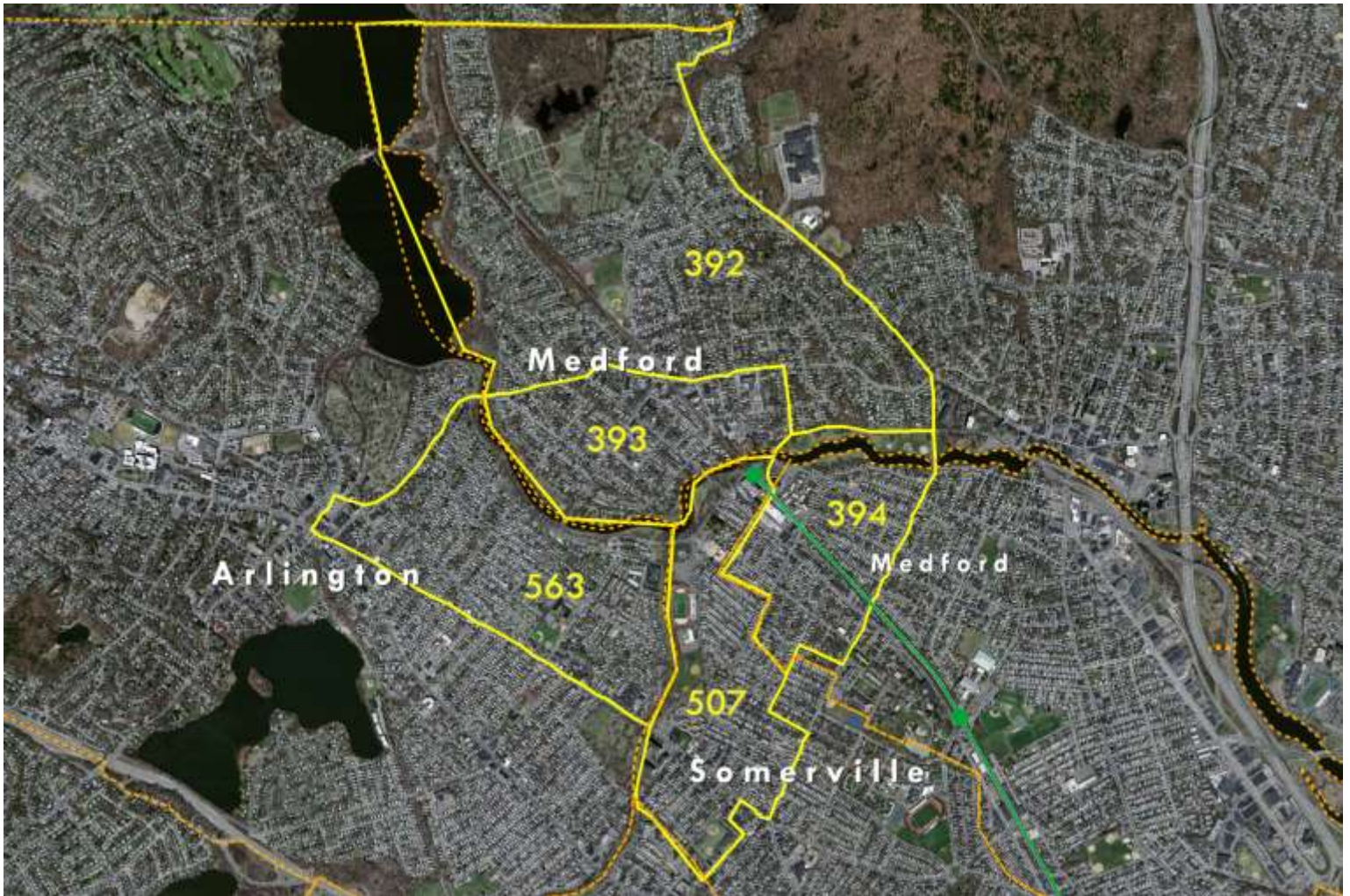


# Appendix 1: Existing Conditions Data

Figure A1: Census Tract Map:



**Land Use and Zoning:**

The uses in the following two tables are arranged by zone, with the single family zoning district the most restrictive, and the commercial/business/industrial zones allowing a greater variety of uses.

Table A1: Medford Zoning within the Study Area

Zone	Allowed Uses*	Special Permit Uses*
SF-1 Single Family 1	Detached single family dwelling Hospital, school, college or university not operated as a gainful business	Public entertainment & recreation facilities Assisted living facilities not to exceed 35 ft. or 2.5 stories
GR General Residence	Detached single family dwelling Detached two family dwelling Attached single family dwelling W/two dwelling structure Public entertainment & recreation facilities	Lodging house or boarding house Assisted living facility not to exceed 50 ft or 4 stories Community center or adult ed. center not conducted as a gainful business
Apt 1 Apartment 1	Detached single family dwelling Detached two family dwelling Attached single family dwelling W/2 dwelling structure W/3 or more dwelling structure Multiple dwellings not over 3 stories in height	Lodging house or boarding house Assisted living facilities not to exceed 50 ft or 4 stories Medical office
C-1 Commercial 1	Multiple dwellings not over 3 stories in height Multiple dwelling not over 75 feet or 6 stories in height Hotel or motel not over 140 feet in height Community center or adult educational center not conducted as a gainful business Medical office Business or professional office Retail sales Eating place other than a drive-in eating place Consumer service business	Assisted living facilities not to exceed 75 ft or 6 stories Private entertainment and recreational facilities except adult video stores/motion picture theaters Gasoline service station
I Industrial	Manufacturing, including assembly, fabrication and processing and reprocessing of materials Research and testing labs Plumbing shop, carpentry shop and other similar services Wholesale bakeries, food	Trade, professional or other school operated as a gainful business Medical office Business or professional office Retail sales

	processing, laundries Private recreational club, not operated as a gainful business and for members only Gasoline service station	
ROC Recreational Open Space	Public open recreational uses	Private open recreational uses, available to the public  Public entertainment & recreation facilities  Private recreational club or lodge, not operated as a gainful business and for members only
ALL Zones listed above	Public open recreational uses Place of Worship Production of crops, horticulture	
* This is a partial listing; see Chapter 94, Zoning of the Code of Ordinances, City of Medford		

Table A2: Somerville Zoning within the Study Area

Zone	Allowed Uses*	Special Permit Uses*
RA Residence A	<p>1 and 2 family dwelling units; 2-unit Town Houses</p> <p>Existing dwelling converted for up to 2 dwelling units</p> <p>Tourist home up to 2 rooms</p> <p>Home occupation</p>	<p>Existing dwelling converted for up to 3 dwelling units</p> <p>Boarding house, up to 5 person;</p> <p>Tourist home for 3 rooms</p> <p>Bed and breakfast</p> <p>Congregate housing</p> <p>Office within a primary resident of a recognized profession</p> <p>Enclosed shop/storage facility for a resident tradesperson</p>
BA Business A	<p><u>Residential Uses:</u> 1,2,3 family dwellings; Town houses with 2 or 3 units; Conversions for 2 or 3 units</p> <p><u>Office Uses:</u> 9,999 gross s.f. or less</p> <p><u>Business Services:</u> Beauty salon, laundromat, bank, specialty food store, etc. 9,999 gross s.f. or less Restaurant, other than fast food less than 5,000 g. s.f.</p>	<p><u>Residential Uses:</u> 4 or more dwelling units; conversions for 4 or more dwelling units;</p> <p><u>Office Uses:</u> Exceeding 9,999 gross s.f.</p> <p><u>Business Services</u> Exceeding 9,999 s f.</p> <p>Restaurants 5,000 gross s.f. or larger</p>
NB Neighborhood Business	<p><u>Residential Uses:</u> 1,2,3 family dwellings; Town houses with 2 or 3 units; Conversions for 2 or 3 units</p> <p><u>Office Uses:</u> Less than 5,000 gross s.f.</p> <p><u>Business Services:</u> Beauty salon, laundromat, bank, specialty food store, etc. less than 5,000 gross s.f. Restaurant, other than fast food less than 2,500 g. s.f</p>	<p><u>Residential Uses:</u> 4 or more dwelling units; conversions for 4 or more dwelling units;</p> <p><u>Office Uses:</u> 5,000 gross s.f. or larger</p> <p><u>Business Services:</u> 5,000 gross s.f. or larger</p> <p>Restaurants 2,500 gross s.f. or larger</p>
IA Industrial A	<p>General industrial uses, including manufacturing, assembly 24,999 gross s. f. or less</p> <p>Laboratory for research, testing 9,999 s.f. or less</p> <p>Shop and storage for tradesmen, such as carpenter plumber, etc. 9,999 gross s.f. or</p>	<p>General industrial, laboratory uses exceeding the s.f. thresholds</p> <p>Artist Live/Work Space</p>

	less	
OS Open Space	Public park, playground, recreational facility less than 10,000 gross s.f. Private, non-profit outdoor recreational facility less than 10,000 gross s.f.	Public park, playground, recreational facility more than 10,000 gross s.f. Private, non-profit outdoor recreational facility more than 10,000 gross s.f. Non-profit community Center

Table A3: Medford Parking Ordinance for Zoning in the Study Area

<b>Zone</b>	<b>Allowed Use</b>	<b># Spaces</b>
Single Family 1	Single Family Home	2 spaces per dwelling unit
General Residence	All Residential Uses	2 spaces per dwelling unit
Apartment 1	All Residential Uses	2 spaces per dwelling unit; may be reduced for multiple dwellings not over 6 stories by applying for a special permit from the Board of Appeals.
Commercial 1	Hotel or motel Community center Medical, business, professional office Retail sales Eating place Consumer services	1 space per guest sleeping room 1 space per 750 sq. ft. of space 1 space per 350 sq. ft. of space  1 space per 350 sq. ft. of space 1 space per 350 sq. ft. of space 1 space per 350 sq. ft. of space
Industrial	Manufacturing, assembly, etc Research and testing labs Plumbing, carpentry, repair shops	1 space per 2 employees  1 space per 2 employees  1 space per 350 sq. ft. of space
Recreation Open Space	Public open recreational uses	1 space per 750 sq. ft. of space

Table A4: Somerville Parking Ordinance for Zoning in the Study Area

Zone	Use	# Spaces
Residential A	Studio/efficiency unit 1 or 2 bedrooms 3+ bedrooms	1 space 1.5 spaces per dwelling unit 2 spaces per dwelling unit
Business A	Office Uses Business Services Restaurant	1 space per 500 s.f. 1 space per 450 s.f. .75 per employee plus 1 per 4 seats OR 1 per 110 gross s.f. whichever is greater
Neighborhood Business	Office Uses Business Services Restaurant	1 space per 575 s.f. 1 space per 550 s.f. .75 per employee plus 1 per 4 seats OR 1 per 110 gross s.f. whichever is greater
Industrial A	Industrial Uses	1 space per 1,000 gross s.f. plus 1 per business vehicle stored on site
Open Space	Athletic fields, recreational centers, related uses	As needed

Table A5: Heights by Zoning in the Study Area

Medford Zoning District	Height Limit	Height Limit	Somerville Zoning District
Single Family 1	35 ft., 2.5 stories	35 ft., 2.5 stories	Residential A#
General Residence	35 ft., 2.5 stories or 3 stories depending on use		
Apartment 1	35 ft., 2.5 stories or 3 stories depending on use		
Commercial 1	50 ft., 4 stories Multiple dwelling 75 ft. Hotel, 140 ft., 15 ft.	50 ft., 4 stories	Business A
		40 ft., 3 stories	Neighborhood Business
Industrial	50 ft., 4 stories	50 feet	Industrial A
Recreational Open Space	35 ft., 2.5 stories	35 ft., 2.5 stories	Open Space

**Economic Development**

Table A6: Mercantile Inventory for West Medford Village Center

<b>West Medford Village Center Mercantile Inventory</b>		
Shops	Restaurants	Services
West Medford Auto & Hardware	Magnificent Muffin & Bagel	Omjoza Construction Inc
Pompei Stained Glass	Amici's	Arlmont Glass & Mirror
Bargain Spot Liquors	Bistro 5	Kenco Printing
Natalie's Jewelers	New Hong Kong Village Restaurant	Centre Arco service, Inc.
Rite Aid	Paul Revere Restaurant	HK Tailoring
West Medford Spa	Seafood Depot	Cejay's Special Delivery Service
Blue Hydrangea (Florist)	Dunkin' Donuts	Automotive Transport Service
Balloons Clowns & Magicians	CB Scoop	US Post Office
Boston's Best Entertainment		Brookline Bank
Two Sisters Antiques & Collectables		Citizens Bank
		H&R Block
		Daniel N O'Rourke Ins Inc
		Pompeo & Sons Insurance, Inc.
		Rainbow Solutions, Inc.
		Mosaic Consulting Group
		O'Donnell's Lock Service
		English at Large
		Mark L Connolly DDS
		Expressive Therapy Association
		Sally's Place for Health
		Center V Head Start Classroom
		CORPORATEEVENTSBOSTON.COM
		BOSTONSBESTENTRTN.COM
		Get in Shape for Women
		Bill Stephens Automotive
		Mallett Automotive
		Torino Heating Service, Inc.
		Rocco's Shoe Repair
		Deb's Place
		Hair's Karen
		Signature Nail Salon
		Cincotti Funeral Home
		West Medford Laundry Service
		Nu-Way Cleaners
		Medford Bank
		Laubach Literacy Council

Table A7: Mercantile Inventory for Boston Avenue and Winthrop Street

<b>Boston Avenue at Winthrop Mercantile Inventory</b>		
<i>Shops</i>	<i>Restaurants</i>	<i>Services</i>
6	10	10
Hillside True Value Hardware	Danish Pastry House	Gnomon Copy
Campus Mini Mart	Andrea's House of Pizza	Foreign & Domestic Auto Service
Gold Star Convenience	Espresso Pizza	Bank Of America ATM
Hillside Wine & Spirits	Helen's Roast Beef & Pizzeria	Sillari Insurance
Cozy Corner Makes Scents	Nick's Pizza	Lawns Plus, Inc.
Ulla's Flowers & Gifts	Pizza Days, Inc.	Pasquale Brothers Auto Body
	Rose's Restaurant	Ultimate Barber Shop
	Tasty Gourmet	Lily Nail
	Boloco*	Clothesline Laundromat
	Dunkin' Donuts	Hillside Dry Cleaners

Table A8: Mercantile Composition for Boston Avenue and Winthrop Street

<b>Boston Avenue at Winthrop Mercantile Composition</b>			
Establishment Type	Total Establishments	Total Employees	Establishments with 20+ Employees
Eating & Drinking Places	10	85	1
Hardware	1	6	
Convenience Stores	2	6	
Liquor Store	1	6	
Automotive Repair	2	6	
Laundry	2	5	
Florist	1	3	
Hair & Nail Salons	2	3	
Printing	1	2	
Bank	1	2	
Insurance Agencies	1	2	
Lawn Care	1	2	
Hobby Store	1	1	
<b>Total</b>	<b>26</b>	<b>129</b>	<b>1</b>



Table A9: Mercantile Composition for West Medford Village Center

<b>West Medford Mercantile Composition</b>			
Establishment Type	Total Establishments	Total Employees	Establishments with 20+ Employees
Eating & Drinking Places	8	73	1
Drug Stores	1	20	1
Banks	3	18	
Building Materials Dealer	1	12	
Glass Contractor	1	10	
Healthcare	3	10	
Hair & Nail Salons	3	9	
Laundry	2	9	
Education Support	2	7	
Securities Brokerage	1	6	
Auto Transport	1	5	
Insurance Agencies	2	5	
Construction	1	4	
Novelty Gifts	2	4	
Post Office	1	4	
Printing	1	3	
Hardware	1	3	
Liquor Store	1	3	
Jewelry Store	1	3	
Automotive Repair	2	3	
Funeral Home	1	3	
Gas Station	1	2	
Used Merchandise	1	2	
Freight/Trucking	1	2	
Tax Preparation	1	2	
Childcare	1	2	
Commercial Machinery	1	2	
Tailor	1	1	
Florist	1	1	
Management Consulting	1	1	
Locksmith	1	1	
Artists, Writers, Performers	1	1	
Shoe Repair	1	1	
Other Merchandise	1	1	
<b>Total</b>	<b>52</b>	<b>233</b>	<b>2</b>

### Future Spending Power and Retail Support

Retail spending within a half-mile radius of the potential station was based on total household income for all the households in the area. This calculation was done by multiplying total households by the average household income for the study area to get the total household income.

The total household income was then multiplied by the percentages shown in Table 2.6 of the report to get the study area resident spending by goods and services category. An estimate was then performed to determine the percentage of spending on goods and services captured within the half-mile area. The total dollar value captured within the half-mile area was then converted into supportable square feet of convenience and eating/drinking space. This calculation resulted in an estimate of about 15,295 square feet of supportable space.

To get the future spending power and supportable square feet, the same calculations were completed but the new housing units as described in the vision were added in. Running through the calculations again with the projected new housing units in the four focus areas yielded an estimated 4,000 additional square feet of supportable space.

## Appendix 2: Recommendations

### Existing and Future Tax Revenue Calculations

Existing tax revenues for properties within the four focus areas was calculated for Medford by multiplying the total assessed value by the tax rate for residential development or for commercial development depending on the current use. Somerville tax revenue was pulled from the City's assessor database which includes tax revenue figures for each development parcel.

Future tax revenues for new development in the four focus areas was based on the vision for each of the focus areas as described in Chapter 4 of the report. To estimate future residential tax revenue, a value for average tax revenue per thousand square feet of residential development was used. This number was based on the average for residential units in Somerville and Medford, as pulled from the assessor's database for each city. The average per thousand square feet was then multiplied by the thousands of square feet for each residential component on each focus area.

$$\frac{\text{Total Residential Square Feet}}{1,000} \times \text{Average Residential Tax Revenue per Thousand Square Feet} = \text{Estimated Future Residential Tax Revenue}$$

Future tax revenue for office and commercial development was estimated by using the existing tax revenue per thousand square feet of development for commercial and office development in the area and multiplying that figure by the amount of new commercial/office square feet according to the vision for each focus area. The existing tax revenue for each focus area parcel was subtracted from future revenue estimates in the cases where existing buildings were redeveloped under the future vision.

### DCR Mystic River Reservation Master Plan Review:

The proposed Green Line Station at Mystic Valley Parkway is not mentioned specifically in the body of the Mystic River Reservation Master Plan, but is shown on the graphics depicted on pages 30, 32, 51, and 53. The Green Line station is mentioned three times in Appendix A (public meeting comments) on pages A-7, A-8, A-9.

The following comments were made by members of the public pertaining to the Green Line:

- The Green Line Extension should be added to the diagrams and considered as an additional public access route
- A connection to the new Green Line station is important
- Add a path along the railroad tracks between West Medford and the proposed new Green Line T stop

The Green Line Extension is also mentioned in Appendix D: Existing Conditions on pages A-27 and A-36. On page A-27 the report notes that the MBTA Lowell Commuter Rail crosses the Mystic River near the Auburn Street Bridge which creates an obstacle to the development of a continuous riverfront path. It also notes that this is the location being

considered for a future Green Line station. On page A-36 the plan notes that the Lowell Commuter Rail Line stops at West Medford station and the proposed MBTA Green Line Extension may include a stop on Mystic Valley Parkway between the Auburn Street Bridge and the Boston Avenue Bridge. A transit stop at this location was noted as having the potential to greatly increase regional pedestrian access to the reservation.

### Specific Recommendations

In the Mystic River Reservation Master Plan, the Green Line station study area falls within portions of Section 1 and Section 2. The plan makes a series of specific recommendations which include: three levels of trail development (primary, secondary and tertiary), parkway improvements, bike lanes, access improvements, canoe/kayak landings, destinations, views, and overlooks. The following is a summary of the key recommendations for the two sections of the Master Plan that cover the study area.

#### *Section 1: Harvard Avenue Bridge (Arlington) to Auburn Street Bridge (Medford)*

Section 1 encompasses the western portion of the study area and ends at the Auburn Street Bridge across from Whole Foods. The plan notes that there are no active recreation sites in this area. Figure 4.15 shows the location of these improvements.

- The primary path system would follow the Mystic River until the Boston Avenue intersection with Mystic Valley Parkway due to steep grades along Boston Avenue. The path would cross the signalized intersection at the Auburn Street Bridge.
- A secondary path system would be located closer to the edge of the river and provide access to overlooks and canoe launches.
- An elevated boardwalk ramping up to meet the grade at Boston Avenue would be necessary because of proximity to residences and steep riverbanks.
- Access improvements that would be the responsibility of Medford include: new signage at the West Medford MBTA commuter rail stop and signage, footprints and a widened parking lane for bikes at Boston Avenue.
- Study feasibility of adding a pathway along the Lowell Line Commuter Rail right-of-way which crosses Mystic Valley Parkway and could provide access to a future Green Line station.

#### *Section 2: Auburn Street Bridge to the Craddock Bridge*

Only recommendations for this section up to Winthrop Street were included. Figure 4.16 shows the location of these improvements.

- The primary path system would cross the Mystic River at the Auburn Street intersection and continue along Mystic Valley Parkway on the north bank. The path would be set back from Mystic Valley Parkway a minimum of five feet and would be diverted around existing trees.
- The secondary path system on the north bank would follow the Mystic River. Adjacent to the baseball fields at Veterans Memorial Park, safety fencing would separate the path from the Mystic River.
- The secondary path system along the south bank would follow the existing sidewalk east of the Auburn Street Bridge, but would be moved closer to the Mystic River behind a small residential neighborhood. An elevated boardwalk, located beyond private property boundaries, would connect the path back to the existing sidewalk along West Street.

- City of Medford access improvements recommended for Winthrop Street include signage and footprints and a bike lane at Winthrop Street, as well as new crosswalks.
- The plan also recommends signage, footprints and bike lanes at West Street and Auburn Street.

West of the Winthrop Street Bridge existing openings in riverfront vegetation would be enhanced and a decked overlook would be added at the Mystic River bend.