

CITYWIDE GROWTH MANAGEMENT - UPDATE

CITY OF CAMBRIDGE

City Council Roundtable
May 22, 2000

At the last roundtable we addressed:

- Current Action Items

- Density “FAR” Adjustments

- Project Review

- Parking Revisions

- Housing Opportunities

Action Items support the Vision of:

■ A richly diverse population



... by creating new opportunities
for market-rate and affordable
housing

Action Items support the Vision of:

■ Intermixture of living and work



... by encouraging
housing in all zones

Action Items support the Vision of:

■ Encouraging non-auto travel



... by promoting
development near
transit and
reducing new
employee trips

Action Items support the Vision of:

- Appropriate economic development



... by sensitive FAR
adjustments in commercial
districts

Action Items support the Vision of:

- On-going public input on development



... by proposing permanent public involvement in review of large projects

What we heard from you:

- Identify additional opportunities to:
 - Assure housing creation
 - Provide more open space
 - Increase job opportunities for Cambridge residents

Today, we'd like to update you on:

- Density “FAR” Adjustment Scenarios, and
- How we can further address:
 - Housing
 - Open Space
 - Jobs

Density “FAR” Adjustments

We're studying 5 scenarios for FAR reduction:

- I **Status Quo** - the build-out expected in 20 years without any FAR adjustments.
- I **25% Across-the-Board** - FAR reduced uniformly.
- I **Transit and Use Sensitive** - FAR adjusted based on proximity to transit and type of use.
- I **Housing Incentive** - FAR reduced for all uses except housing.
- I **District-by-District** - FAR reduced for all uses except housing, based on transit proximity, addressing district-specific considerations.

Density “FAR” Adjustments

- Council package contains maps and charts for each scenario:
 - Proposed Floor-Area-Ratio (FAR)
 - Gross Floor Area (GFA) expected in 20 years
 - Impacts on traffic, housing and jobs
- Information on impacts on taxes coming soon

Density “FAR” Adjustments

Initial analysis reveals differences between scenarios:

Density “FAR” Adjustments

- Information on District-by-District scenario:
 - Rationale for determining appropriate amount of FAR reduction
 - Map of proposed % FAR reduction in each zoning district
- All scenarios still being evaluated by staff, Planning Board, CGMAC and public

Housing

■ Zoning tools already in place:

- Inclusionary

- Incentive
(Linkage)



Housing

■ What we are proposing:

- Housing in industrial districts
- Facilitating conversions
- FAR adjustments that encourage housing over other uses



Housing

- What we are considering:
 - Rezoning commercial districts to housing districts in some areas
 - Requiring minimum amounts of housing in mixed-use districts
 - Future changes to Linkage requirements (new “nexus” study)

Additional research

■ Open Space Zoning Tools



■ Job Opportunities for Cambridge Residents

Next Steps

- Continued discussion of Current Action Items at:
 - Planning Board meetings
 - CGMAC meetings
 - Next public workshop on June 10
- Goal: recommendations to City Council for summer meeting
- Further study of additional Housing incentives
- Continued research on Open Space & Jobs