

**CITYWIDE GROWTH
MANAGEMENT
CITY OF CAMBRIDGE**

City Council Roundtable

March 27, 2000

GROWTH MANAGEMENT BACKGROUND

■ Growth Policy Document 1992

■ CRGM Petition 1997

Chief Concerns:

Density

Heights/Setbacks

Transitions

Public Notice/Review

GROWTH MANAGEMENT BACKGROUND

- Council Action on CRGM Petition:
 - *Limited Heights*
 - *Open Space Zoning*
 - *Permit Notices*
- Further Study Recommended
- City Manager Appointed CGMAC in Fall 1997

A PARTICIPATORY PROCESS

■ Public Workshops & Outreach

- Backyards June, 1998
- Transitions October, 1998
- Goals & Vision February, 1999
- Scenarios March, 1999
- Policy Background April, 1999
- Zoning Proposals January, 2000

■ Citywide Growth Management Advisory Committee

■ City Council Roundtables

■ Planning Board Discussions



EMERGING VISION

- Visioning Workshops
Spring 1999
- Residents Rated
Community Goals
- Responses Received by
mail, e-mail, and drop-
off

Thank you for attending the Council on the Future of the City of San Francisco Visioning Workshop. This is a valuable first step in the process of creating a vision for the future of the city. The workshop was held on Thursday, August 19, 1999, at the City of San Francisco, 100 California Street, 15th Floor, San Francisco, CA 94111.

How Do You Rate These Goals?

How likely is it that the City of San Francisco will achieve this goal? (Please check the appropriate box.)

Goal	Very Likely	Probably	Probably Not	Not Likely
1. Establish a visioning process to develop a vision for the city of San Francisco.				
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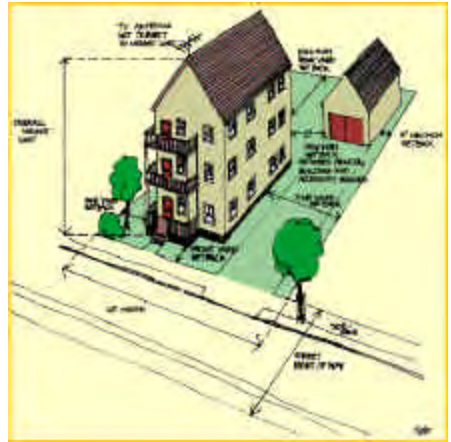
To view the additional survey go to: <http://www.sanfrancisco.gov/2776/visioning.htm>

EMERGING VISION

- A richly diverse population
- Intermixture of living and work
- Encouraging non-auto travel
- Appropriate economic development
- On-going public input on development

EARLY ACTION AREAS

- Inclusionary Zoning
 - Adopted March 1998
- Backyard Zoning
 - Adopted July 1999
- Transitions to Residential Districts
 - Hammond Street
 - Banks Street
 - Mahoney's Site



CURRENT ACTION AREAS

- Density “FAR” Adjustments

- Project Review

- Parking Revisions

- Housing Opportunities

DENSITY “FAR” ADJUSTMENTS

What can FAR adjustments accomplish?

- Reduce overall density
- Reduce cumulative traffic impacts
- Encourage housing
- Encourage development near transit

Current proposals affect commercial and high-density residential districts

DENSITY “FAR” ADJUSTMENTS

We are studying impacts on:

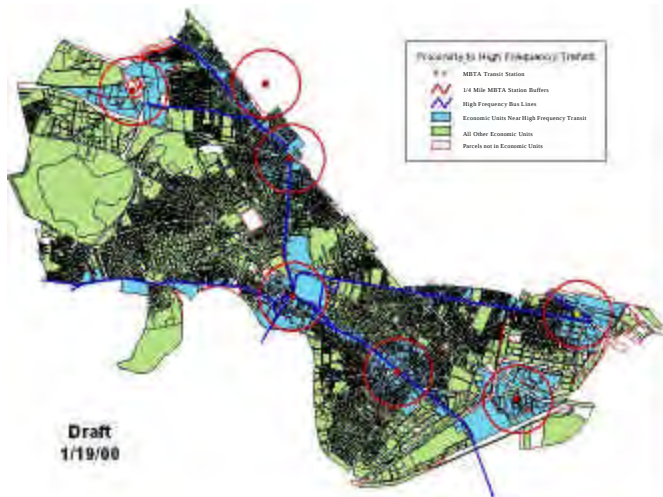
- Traffic
- Jobs
- Housing
- Taxes

DENSITY “FAR” ADJUSTMENTS

Alternative approaches to FAR reduction:

- **Status Quo** - illustrates build-out expected over 20 years without any FAR adjustments.
- **Across-the-Board** – reduces FAR uniformly.
- **Transit and Use Sensitive** - adjusts FAR based on proximity to transit and type of use.
- **Housing Incentive** - reduces FAR for retail and office.
- **District-by-District Revisions** - adjusts FAR based on transit proximity and housing, addressing district-specific considerations.

DENSITY “FAR” ADJUSTMENTS



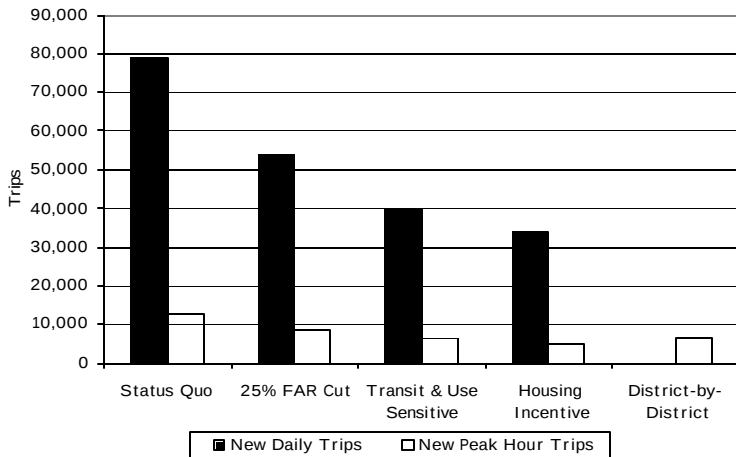
DENSITY “FAR” ADJUSTMENTS

Preliminary Findings on Traffic Impacts:

- If no FAR reductions (Status Quo), traffic conditions become significantly worse at many intersections.
- All other FAR scenarios are measurably better than Status Quo.
- Three scenarios cut traffic growth approximately in half.

DENSITY “FAR” ADJUSTMENTS

Preliminary Findings: New Trips by Scenario

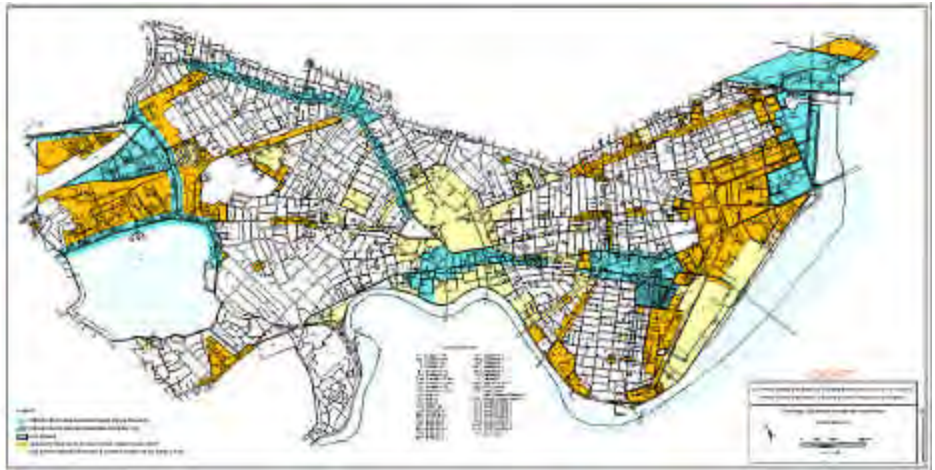


PROJECT REVIEW

What Project Review Accomplishes:

- Involves public in review of large projects
- Addresses local traffic impacts
- Clarifies city's design objectives
- Establishes citywide review

PROJECT REVIEW

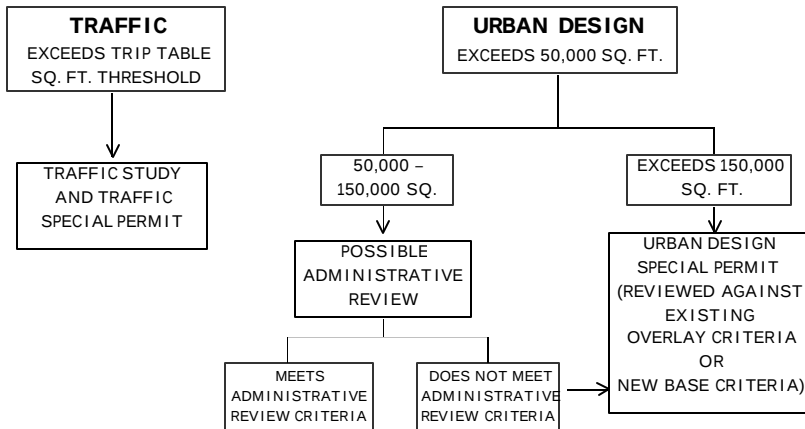


PROJECT REVIEW

Summary of Changes

- Traffic study required for high impact proposals
- Urban design special permit if over 50,000 s.f.
 - Possible Administrative Review if meeting specific design standards 50,000 to 150,000 s.f.

PROJECT REVIEW



PARKING REVISIONS

What Parking Revisions Accomplish:

- Encourage non-auto travel
- Reduce traffic impacts

Summary of Changes:

- Revisions to maximum and minimum parking space requirements for office and R&D uses.
- Special Permit required to exceed maximum parking.

HOUSING OPPORTUNITIES

What They Accomplish:

- Support a richly diverse population
- Provide intermixture of living and work space
- Increase affordable housing opportunities

HOUSING OPPORTUNITIES

Summary of Changes

- Submitted to City Council February 2000
 - Zoning revision that allows housing where now prohibited -- Industry A, Industry B, B-1, B-2 and Industry C -- by Special Permit

- To Be Submitted
 - Zoning revision that eases rules for conversions of industrial/commercial buildings to housing by:
 - allowing more units
 - allowing open space to reflect existing conditions
 - establishing criteria for impacts on neighbors and parking for the required special permit

PROJECTED SCHEDULE

- Planning Board recommendations to City Council July 2000
- Ordinance Committee and Planning Board review with public hearings July - Fall 2000