

CGMAC Next Steps

May 5, 1999

- Discuss some zoning tools and strategies identified at the Citywide Workshop.
- Review the list below and suggest additions, deletions, and additional comments.
- Which items should be bundled together for recommended rezoning?
- What are the higher priority items for moving forward?

TOOLS	COMMENTS	HOW PACKAGED	PRIORITY
Transit Oriented Development (relatively high density near transit)	<ul style="list-style-type: none"> • Problems in different squares e.g. Porter • Customize for each square • Need for community support, particularly in areas with high potential e.g. Alewife 	<ul style="list-style-type: none"> • Group Red Line stations and Lechmere (Green Line) • FAR/Density • Site Design 	
Parking Limits through Zoning	<ul style="list-style-type: none"> • Determine minimum threshold (how low can we go?) • Concern about spillover • Attach FAR to parking (only above grade?) • Address marketing difficulties with less parking • IRS Rules re. parking as a monetary benefit in areas where parking is a premium 		
Performance Rules to limit traffic impacts e.g. trip generation 20% below Cambridge-adjusted ITE rates; evaluation of impacts on neighborhood streets	<ul style="list-style-type: none"> • If impact of a new development, with mitigation, is greater than 'x', reduce gross floor area • Address change in use over time – could require certificate of occupancy for change of use • Needed since new businesses are not always sensitive to local needs and issues. 		
\$ Contribution to transportation access system (based on square footage of development)	<ul style="list-style-type: none"> • TMAs open to the public to make them more viable • Just hits new development • If it is important, should the City contribute? Sp. for public access component. • What kind of employer? – Large established firms like John Hancock (not much public support @workshop) or startups? 		
Inclusionary Zoning for Moderate Income Families	<ul style="list-style-type: none"> • Needs City administration. 		
Requiring ___% of Housing in New Mixed-Use Zones	<ul style="list-style-type: none"> • More incentive based rather than mandatory 		
Replace Business and Industry Districts with Residential Uses	<ul style="list-style-type: none"> • Location sensitive based on its ability to withstand additional traffic e.g. do housing in areas less well served by transit. 		
Additional Density Bonuses for Housing			
More University housing would help the overall housing market			
Adopt Zoning to Encourage Small-Scale Mixed-Use			

Development			
FAR Caps, not to exceed ____	<ul style="list-style-type: none"> • Nowhere in the city should the FAR exceed __; or in all areas with FAR over __, reduce the permitted FAR by __%? 		
Transfer of Development Rights	<ul style="list-style-type: none"> • What does it mean for residents – less predictability about what may happen in the neighborhood. 		Low
\$ Contribution to Open Space Acquisition Fund (based on square footage of development)	<ul style="list-style-type: none"> • New development • Greater open ____ \$ -- how to invest for max. return? • Recreational model e.g. Mt. Auburn 		