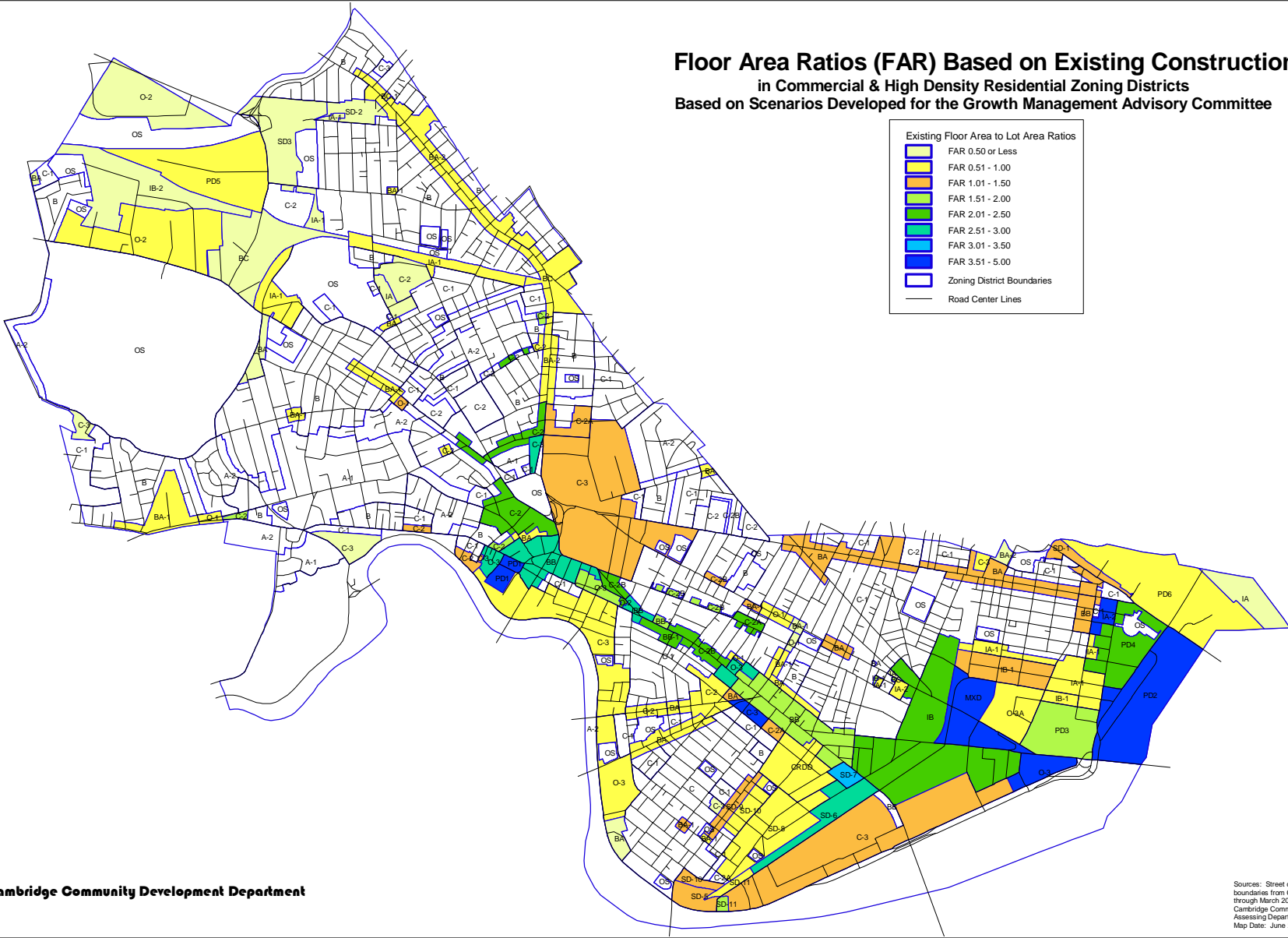
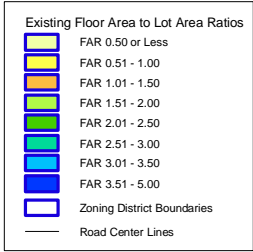


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Floor Area Ratios (FAR) Based on Existing Construction in Commercial & High Density Residential Zoning Districts Based on Scenarios Developed for the Growth Management Advisory Committee



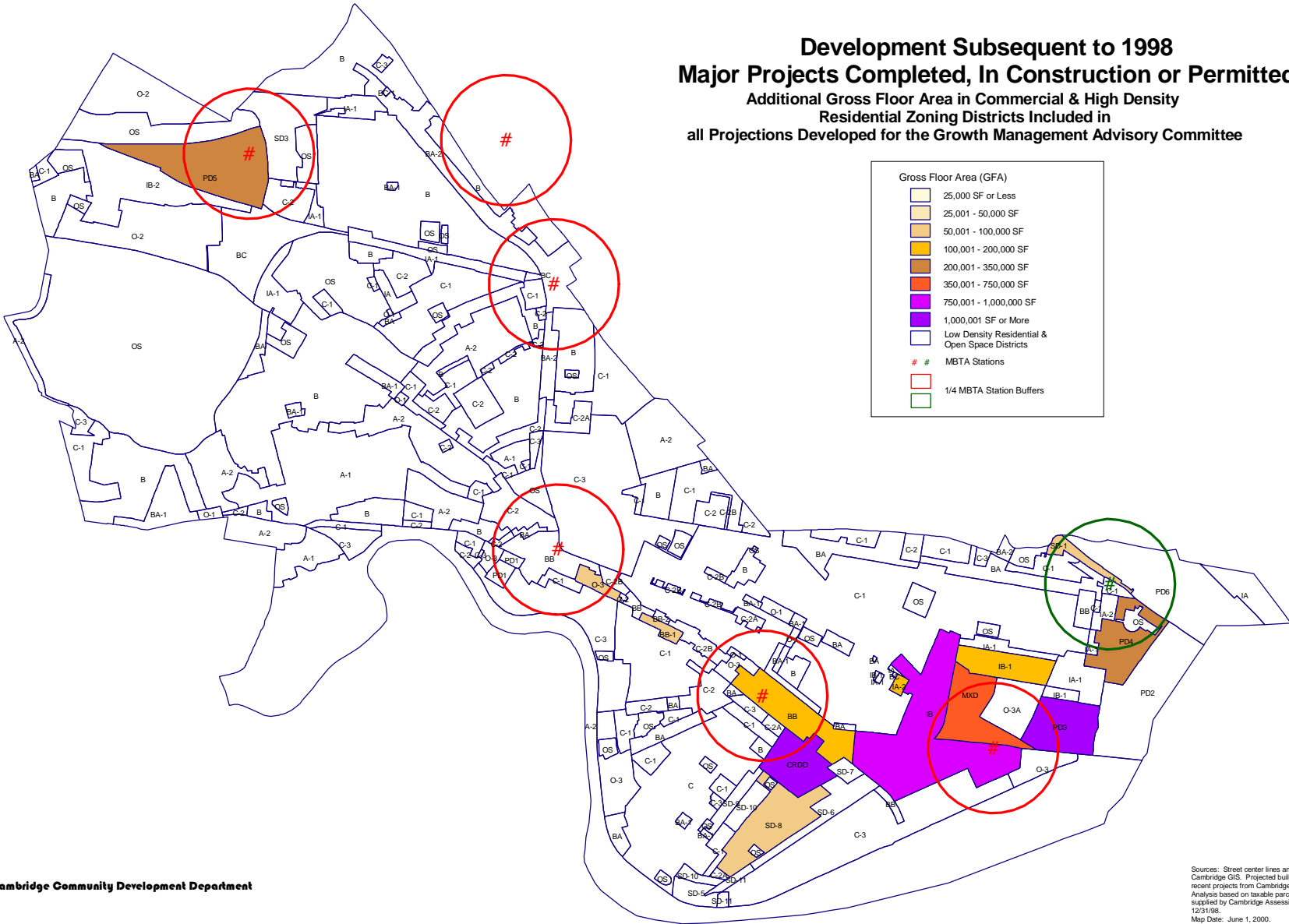
Cambridge Community Development Department

Sources: Street center lines and zoning district boundaries from Cambridge GIS. Zoning current through March 2000. Existing FARs calculated by Cambridge Community Development Dept. from Assessing Department data current as of 12/31/98. Map Date: June 2, 2000.

Development Subsequent to 1998

Major Projects Completed, In Construction or Permitted

Additional Gross Floor Area in Commercial & High Density Residential Zoning Districts Included in all Projections Developed for the Growth Management Advisory Committee

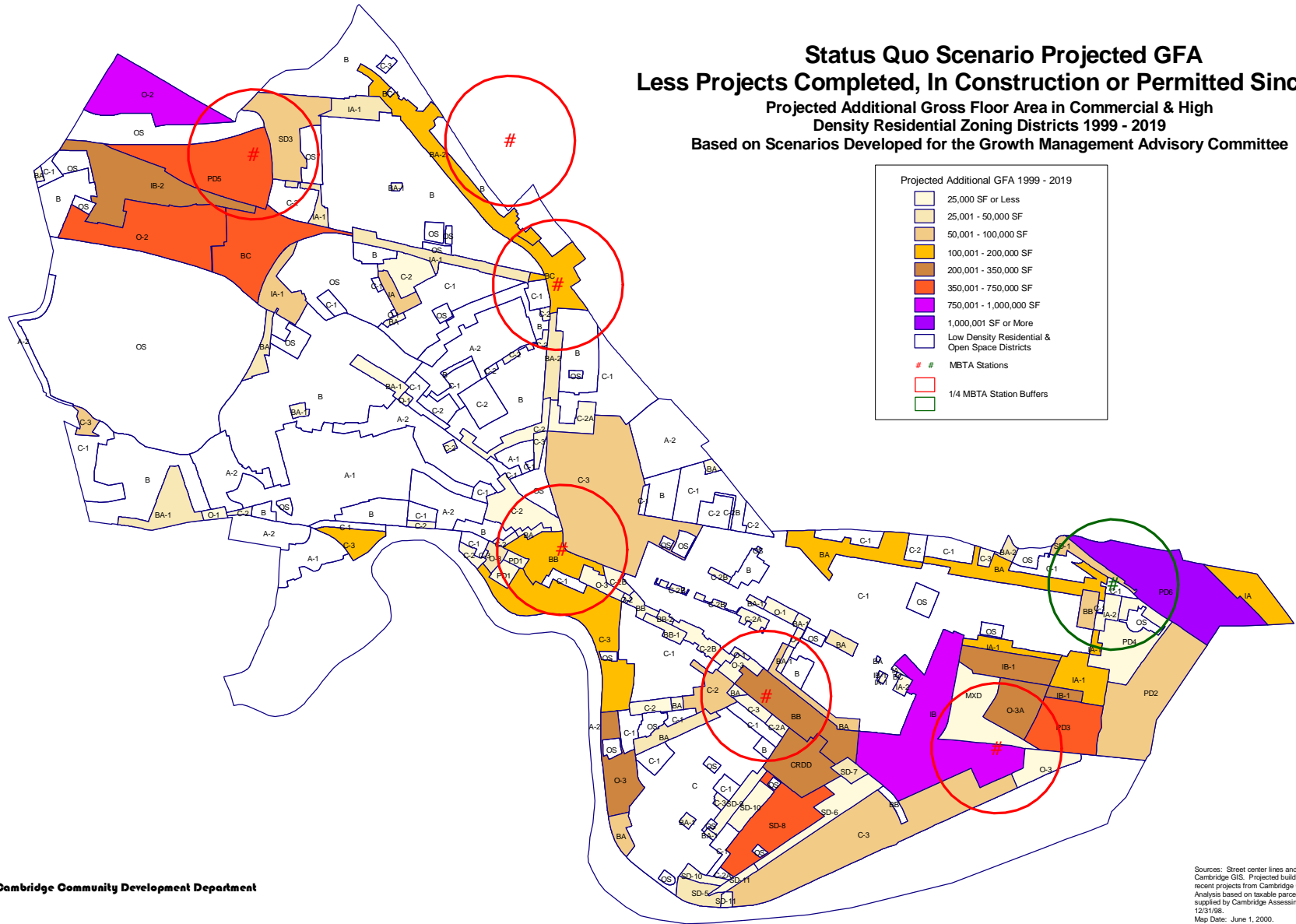


Cambridge Community Development Department

Sources: Street center lines and zoning district boundaries from Cambridge GIS. Projected build out analysis and records of recent projects from Cambridge Community Development Dept. Analysis based on taxable parcels only and derived from data supplied by Cambridge Assessing Department Current through 12/31/98.
Map Date: June 1, 2000.

Status Quo Scenario Projected GFA Less Projects Completed, In Construction or Permitted Since 1998

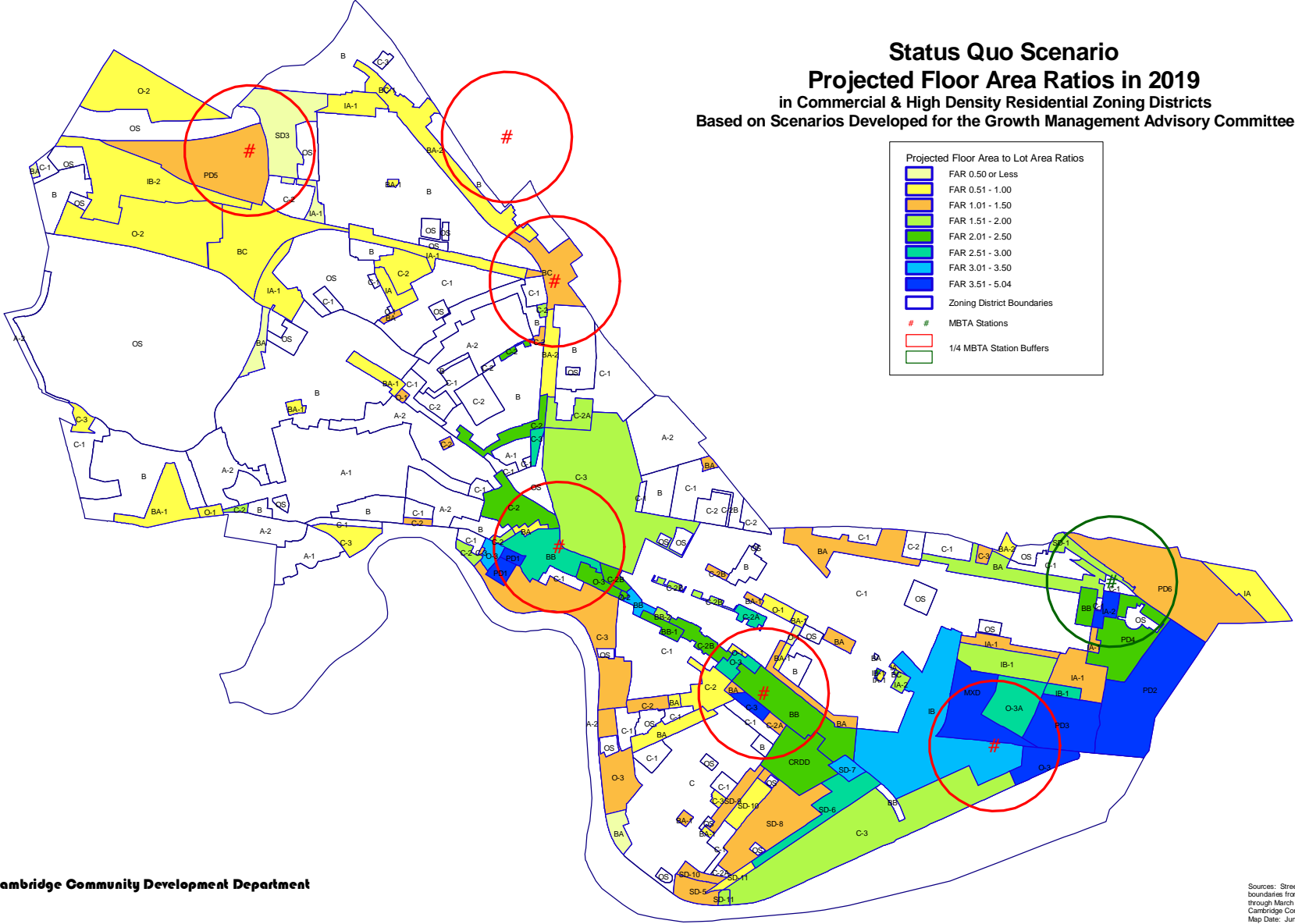
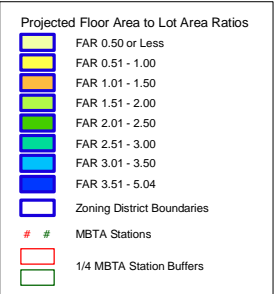
Projected Additional Gross Floor Area in Commercial & High Density Residential Zoning Districts 1999 - 2019
Based on Scenarios Developed for the Growth Management Advisory Committee



Cambridge Community Development Department

Sources: Street center lines and zoning district boundaries from Cambridge GIS. Projected build out analysis and records of recent projects from Cambridge Community Development Dept. Analysis based on taxable parcels only and derived from data supplied by Cambridge Assessing Department Current through 12/31/98.
Map Date: June 1, 2000.

Status Quo Scenario Projected Floor Area Ratios in 2019 in Commercial & High Density Residential Zoning Districts Based on Scenarios Developed for the Growth Management Advisory Committee

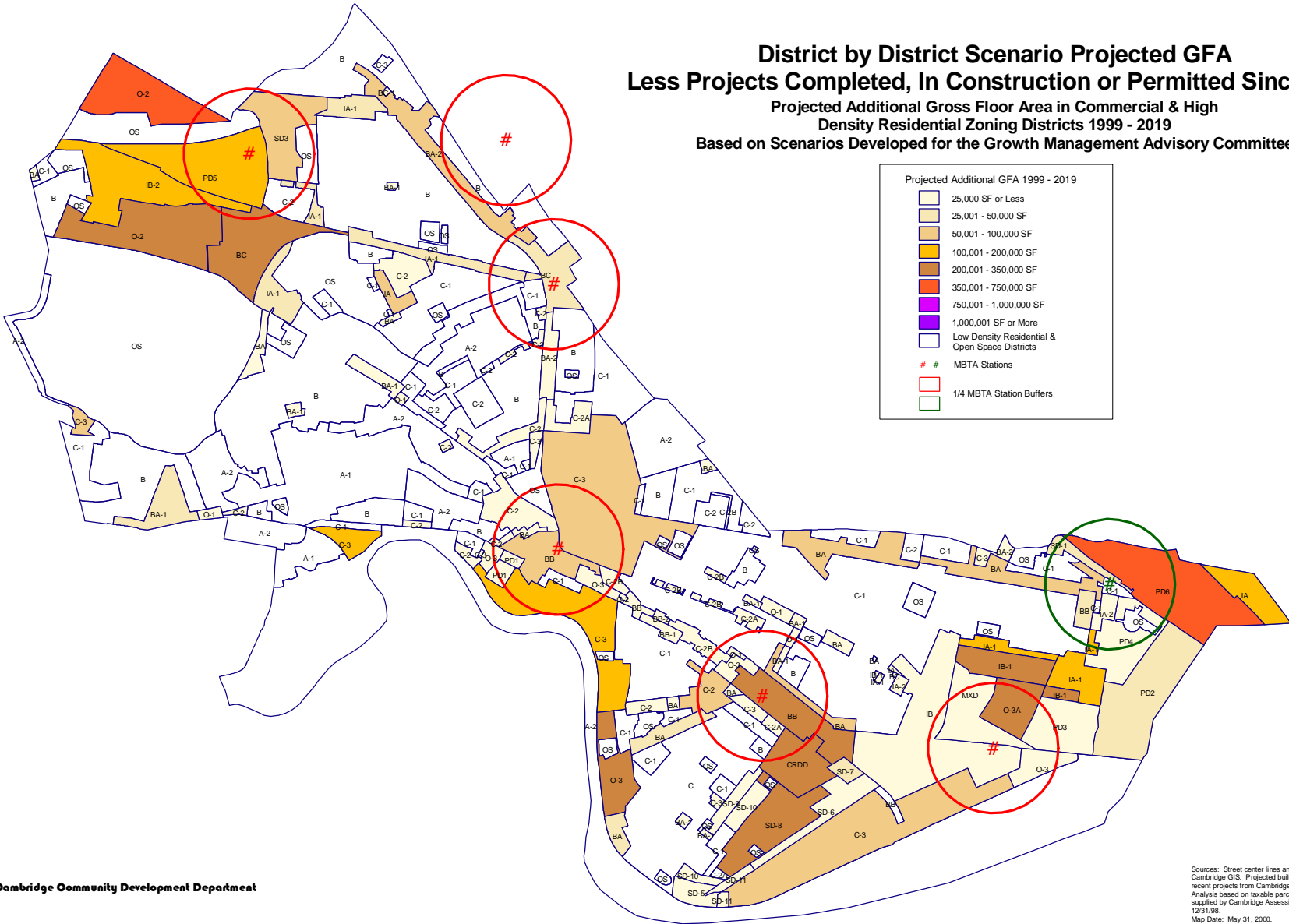


Cambridge Community Development Department

Sources: Street center lines and zoning district boundaries from Cambridge GIS. Zoning current through March 2000. Projected FARs from Cambridge Community Development Dept. Map Date: June 2, 2000.

District by District Scenario Projected GFA Less Projects Completed, In Construction or Permitted Since 1998

Projected Additional Gross Floor Area in Commercial & High
Density Residential Zoning Districts 1999 - 2019
Based on Scenarios Developed for the Growth Management Advisory Committee



Projected Additional GFA 1999 - 2019

[Lightest Yellow]	25,000 SF or Less
[Light Yellow]	25,001 - 50,000 SF
[Yellow-Orange]	50,001 - 100,000 SF
[Orange]	100,001 - 200,000 SF
[Dark Orange]	200,001 - 350,000 SF
[Red-Orange]	350,001 - 750,000 SF
[Red]	750,001 - 1,000,000 SF
[Purple]	1,000,001 SF or More
[White]	Low Density Residential & Open Space Districts
[Red Circle with #]	MBTA Stations
[Red Square]	1/4 MBTA Station Buffers
[Green Circle]	

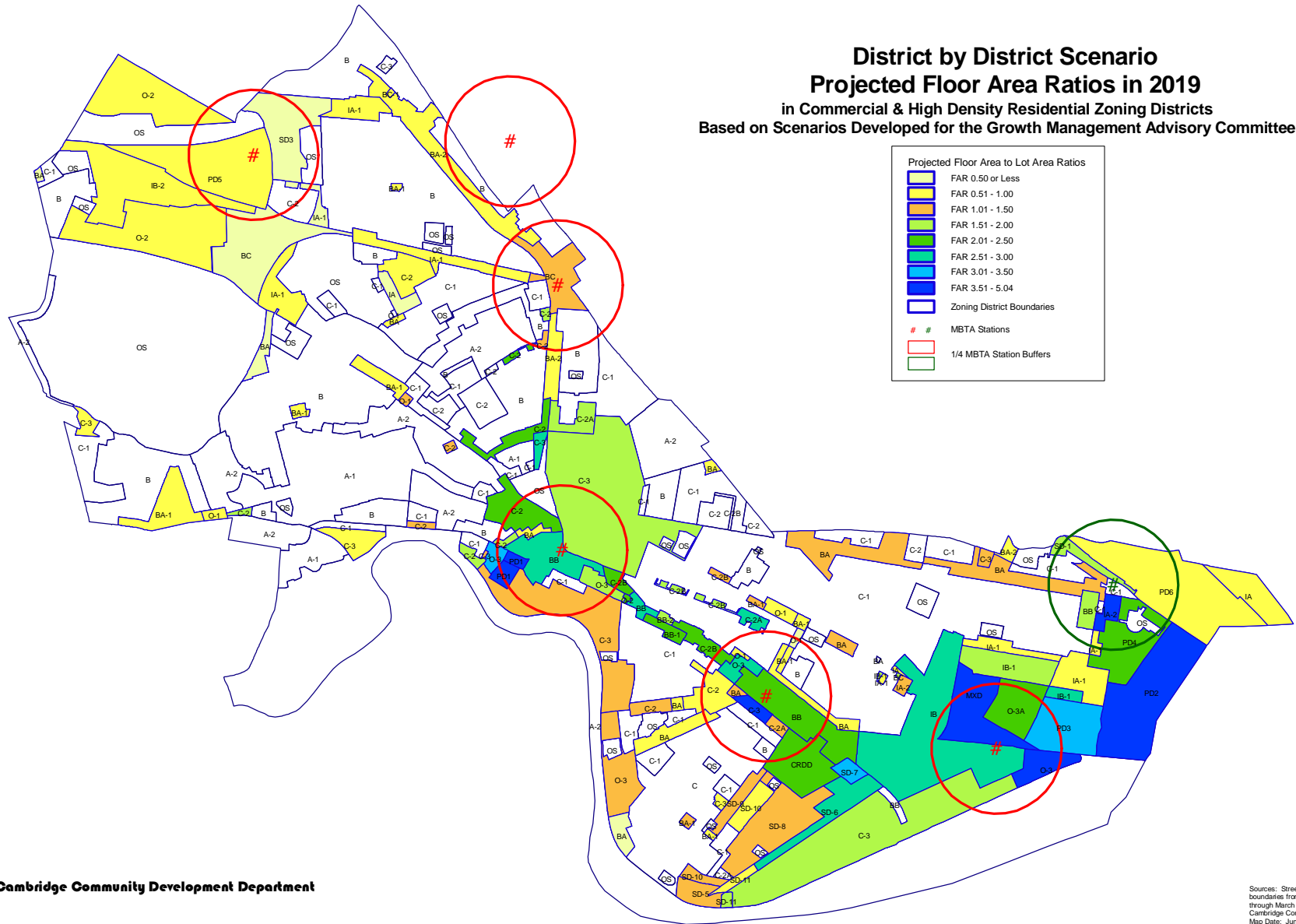


Cambridge Community Development Department

Sources: Street center lines and zoning district boundaries from Cambridge GIS. Projected build out analysis and records of recent projects from Cambridge Community Development Dept. Analysis based on taxable parcels only and derived from data supplied by Cambridge Assessing Department Current through 12/31/98. Map Date: May 31, 2000.

District by District Scenario Projected Floor Area Ratios in 2019

in Commercial & High Density Residential Zoning Districts
Based on Scenarios Developed for the Growth Management Advisory Committee



Projected Floor Area to Lot Area Ratios	
	FAR 0.50 or Less
	FAR 0.51 - 1.00
	FAR 1.01 - 1.50
	FAR 1.51 - 2.00
	FAR 2.01 - 2.50
	FAR 2.51 - 3.00
	FAR 3.01 - 3.50
	FAR 3.51 - 5.04
	Zoning District Boundaries
	MBTA Stations
	1/4 MBTA Station Buffers

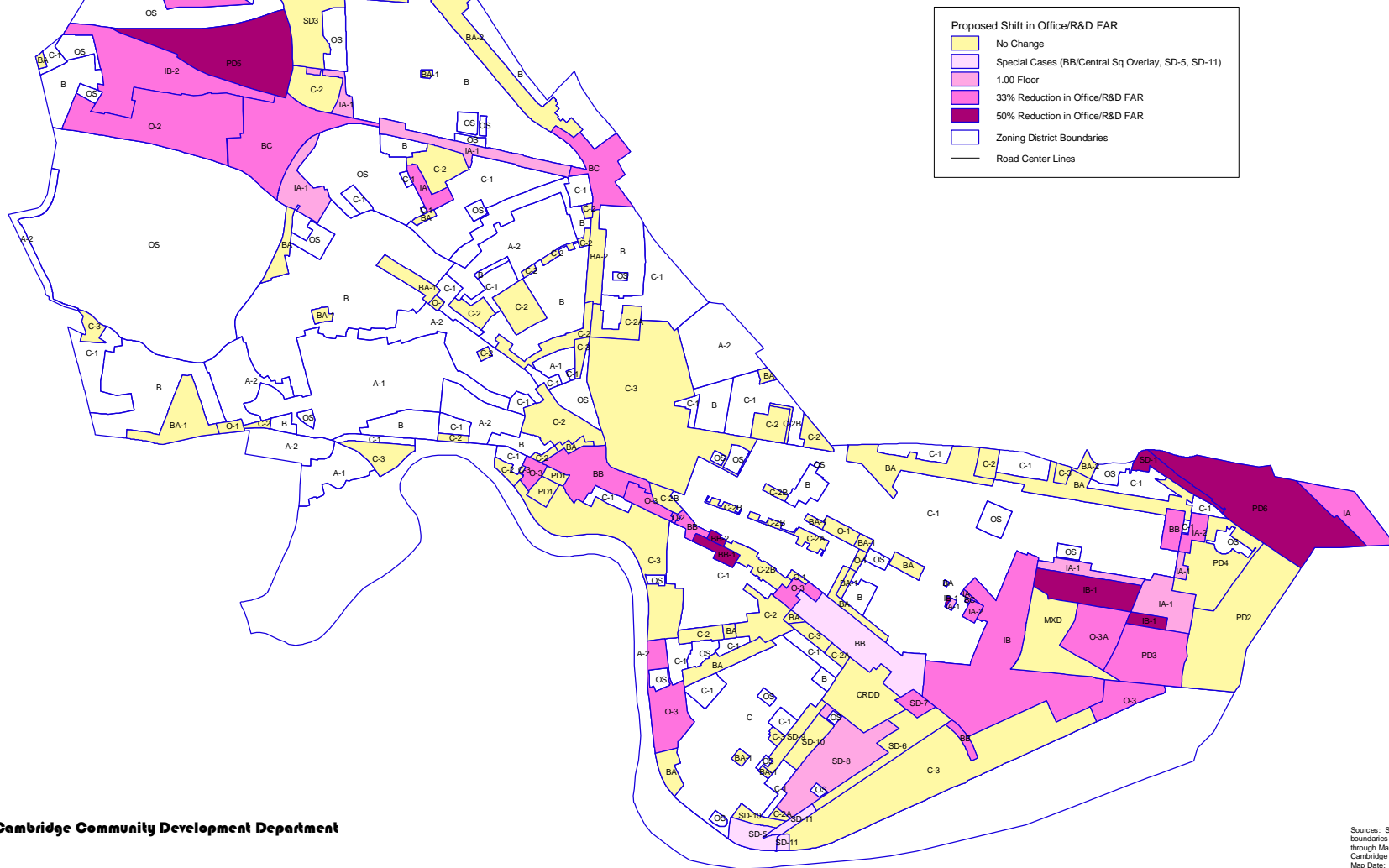


Cambridge Community Development Department

Sources: Street center lines and zoning district boundaries from Cambridge GIS. Zoning current through March 2000. Projected FARs from Cambridge Community Development Dept. Map Date: June 2, 2000.

Percentage Reduction in FARs under District by District Scenario

Compared to Current Office/R&D FARs in Commercial & High Density Residential Districts
Based on Scenarios Developed for the Growth Management Advisory Committee



Cambridge Community Development Department

Sources: Street center lines and zoning district boundaries from Cambridge GIS. Zoning current through March 2003. Proposed FARs from Cambridge Community Development Dept. Map Date: May 15, 2000.