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Cambridge Growth Management Advisory Committee
Map Set Distributed at June 2000 Public Meeting

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FAR 0.50 or Less
FAR 0.51 - 1.00
FAR 1.01 - 1.50
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FAR 2.01 - 2.50
FAR 2.51 - 3.00
FAR 3.01 - 3.50
FAR 3.51 - 5.00
FAR 5.01 - 5.99

Zoning District Boundaries
Road Center Lines

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.
Low Density Residential &
Open Space Districts

Gross Floor Area (GFA):
- 25,000 SF or Less
- 25,001 - 50,000 SF
- 50,001 - 100,000 SF
- 100,001 - 200,000 SF
- 200,001 - 350,000 SF
- 350,001 - 750,000 SF
- 750,001 - 1,000,000 SF
- 1,000,001 SF or More

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

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

Projected Additional GFA 1999 - 2019

- 25,000 SF or Less
- 25,001 - 50,000 SF
- 50,001 - 100,000 SF
- 100,001 - 200,000 SF
- 200,001 - 350,000 SF
- 350,001 - 750,000 SF
- 750,001 - 1,000,000 SF
- 1,000,001 SF or More

Low Density Residential & Open Space Districts

Map Date: June 1, 2000.

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.
**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

**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**

- 1/4 MBTA Station Buffers
- MBTA Stations

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

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.

Cambridge Community Development Department
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
1/4 MBTA Station Buffers
MBTA Stations

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

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 2000. Proposed FARs from Cambridge Community Development Dept. Map Date: May 15, 2000.