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**

7/7/00
EMERGING VISION

- Visioning Workshops
  Spring 1999

- Residents Rated
  Community Goals

- Responses Received by mail, e-mail, and drop-off
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

Status Quo 25% FAR Cut Transit & Use Sensitive Housing Incentive District-by-District

New Daily Trips New Peak Hour Trips
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

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

TRAFFIC
EXCEEDS TRIP TABLE
SQ. FT. THRESHOLD

URBAN DESIGN
EXCEEDS 50,000 SQ. FT.

TRAFFIC STUDY
AND TRAFFIC
SPECIAL PERMIT

50,000 -
150,000 SQ.

POSSIBLE
ADMINISTRATIVE
REVIEW

MEETS
ADMINISTRATIVE
REVIEW CRITERIA

DOES NOT MEET
ADMINISTRATIVE
REVIEW CRITERIA

EXCEEDS 150,000
SQ. FT.

URBAN DESIGN
SPECIAL PERMIT
(REVIEWED AGAINST
EXISTING
OVERLAY CRITERIA
OR
NEW BASE CRITERIA)
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