CITYWIDE GROWTH MANAGEMENT - UPDATE

CITY OF CAMBRIDGE

City Council Roundtable
May 22, 2000
At the last roundtable we addressed:

- Current Action Items
  - Density “FAR” Adjustments
  - Project Review
  - Parking Revisions
  - Housing Opportunities
Action Items support the Vision of:

- A richly diverse population

... by creating new opportunities for market-rate and affordable housing
Action Items support the Vision of:

- Intermixture of living and work

... by encouraging housing in all zones
Action Items support the Vision of:

- Encouraging non-auto travel

... by promoting development near transit and reducing new employee trips
Action Items support the Vision of:

- Appropriate economic development

... by sensitive FAR adjustments in commercial districts
Action Items support the Vision of:

- On-going public input on development

... by proposing permanent public involvement in review of large projects
What we heard from you:

- Identify additional opportunities to:
  - Assure housing creation
  - Provide more open space
  - Increase job opportunities for Cambridge residents
Today, we’d like to update you on:

- Density “FAR” Adjustment Scenarios, and
- How we can further address:
  - Housing
  - Open Space
  - Jobs
Density “FAR” Adjustments

We’re studying 5 scenarios for FAR reduction:

- **Status Quo** - the build-out expected in 20 years without any FAR adjustments.

- **25% Across-the-Board** - FAR reduced uniformly.

- **Transit and Use Sensitive** - FAR adjusted based on proximity to transit and type of use.

- **Housing Incentive** - FAR reduced for all uses except housing.

- **District-by-District** - FAR reduced for all uses except housing, based on transit proximity, addressing district-specific considerations.
Density “FAR” Adjustments

- Council package contains maps and charts for each scenario:
  - Proposed Floor-Area-Ratio (FAR)
  - Gross Floor Area (GFA) expected in 20 years
  - Impacts on traffic, housing and jobs

- Information on impacts on taxes coming soon
Density “FAR” Adjustments

Initial analysis reveals differences between scenarios:
Density “FAR” Adjustments

- Information on District-by-District scenario:
  - Rationale for determining appropriate amount of FAR reduction
  - Map of proposed % FAR reduction in each zoning district

- All scenarios still being evaluated by staff, Planning Board, CGMAC and public
Housing

- Zoning tools already in place:
  - Inclusionary
  - Incentive
    (Linkage)
Housing

What we are proposing:

- Housing in industrial districts
- Facilitating conversions
- FAR adjustments that encourage housing over other uses
Housing

What we are considering:

- Rezoning commercial districts to housing districts in some areas
- Requiring minimum amounts of housing in mixed-use districts
- Future changes to Linkage requirements (new “nexus” study)
Additional research

- Open Space Zoning Tools

- Job Opportunities for Cambridge Residents
Next Steps

- Continued discussion of Current Action Items at:
  - Planning Board meetings
  - CGMAC meetings
  - Next public workshop on June 10

- Goal: recommendations to City Council for summer meeting

- Further study of additional Housing incentives

- Continued research on Open Space & Jobs