Development Review

Intensity of development
- Floor area - square footage
- Height

Type of development
- Housing
- Work, Institutions

Other characteristics
- Overlay Districts
- Historical designations
- Required features

Environmental factors
- State property
- Environmentally sensitive areas
Development Review

- PTDM Plan
- Zoning Review
  - TIS
- Planning Board
- Environmental Review
  - MEPA

Development Proposal
Zoning & Development Review

Zoning is the process of dividing up land in a city and setting rules on how land can be used.

Special Permits are an approval for a use or building according to the Zoning Ordinance.

Board of Zoning Appeals and Planning Board are the group of volunteer residents who make decisions about zoning and development.

TAC can provide comment to BZA and PB, but, we should know what they are and how zoning and development review work in Cambridge.

- Presentation at March 3, 2022 TAC Meeting
Transportation Impact Study

TIS are required by Cambridge Zoning for specific projects that meet specific floor area, parking, or land use type thresholds. TIS includes a documentation of the following:

• Review of current transportation conditions
• Estimates of new trips to the proposed project area
• Evaluates what impacts would result from the new trips

Five specific indicators are used. The City is studying if or how to modify these specific indicators:

• Presentation at March 3, 2022 TAC Meeting
PTDM Plans

Parking and Transportation Demand Management is one of the City’s ordinances to improve mobility and access, reduce traffic congestion and air pollution, and increase safety.

Certain projects that create new non-residential parking or change which groups (customers, employees, etc) use parking may need to develop a PTDM plan.

Depends on amount of parking provided in the development.

For your review, presentation from March 2020 TAC meeting.
# Example TDM Measures

<table>
<thead>
<tr>
<th>Highly Effective Measures</th>
<th>Good Supporting Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market-rate parking charge, with carpool discount</td>
<td>Pre-tax transit purchase</td>
</tr>
<tr>
<td>Daily parking rate, no monthly pass available</td>
<td>Transportation Management Association</td>
</tr>
<tr>
<td></td>
<td>• Emergency Ride Home Program</td>
</tr>
<tr>
<td></td>
<td>• Carpool/vanpool ride-matching</td>
</tr>
<tr>
<td>Something-for-everyone benefit or parking cash-out</td>
<td>Bike buddy matching and bike repair service</td>
</tr>
<tr>
<td>Transit subsidy up to 100%</td>
<td>Transportation Coordinator</td>
</tr>
<tr>
<td>Vanpool subsidy or park-and-ride reimbursement</td>
<td>New employee transportation information packet</td>
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<tr>
<td>Employees paid for days they carpool, walk, or bike</td>
<td>Annual transportation event</td>
</tr>
<tr>
<td>Flexible work hours or telecommuting</td>
<td>Transportation information (real-time screen or bulletin board)</td>
</tr>
<tr>
<td>Bluebikes membership</td>
<td>Shower/lockers</td>
</tr>
<tr>
<td>Free EZRide or Alewife TMA shuttle</td>
<td>Parking for carpools, carsharing vehicles</td>
</tr>
<tr>
<td>Bluebikes station location site and/or funding</td>
<td>Electric vehicle charging station (Level 2 or higher)</td>
</tr>
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Other types of development review

Massachusetts Environmental Policy Act review

- Certain projects require the state to provide a permit or other action, like financial assistance or a real estate transaction
  - The state must review the proposal for any potential environmental impacts to avoid, minimize, or mitigate any environmental negative impact, as much as possible
- These projects will have a formal public comment process for state agencies, municipalities, organizations, and members of the public to review available information