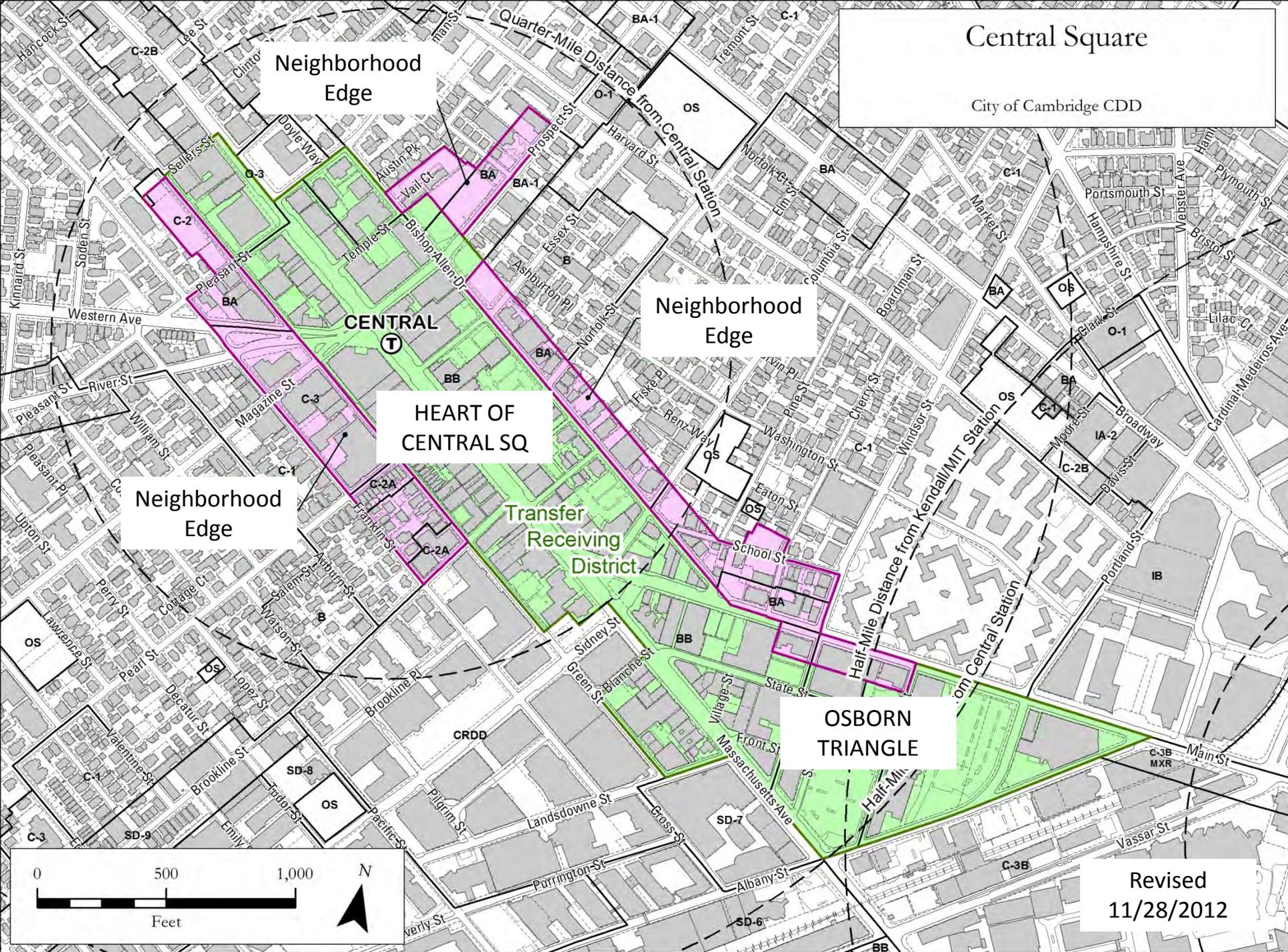




# Central Square

City of Cambridge CDD



Neighborhood Edge

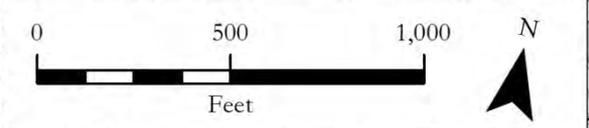
Neighborhood Edge

HEART OF CENTRAL SQ

Neighborhood Edge

Transfer Receiving District

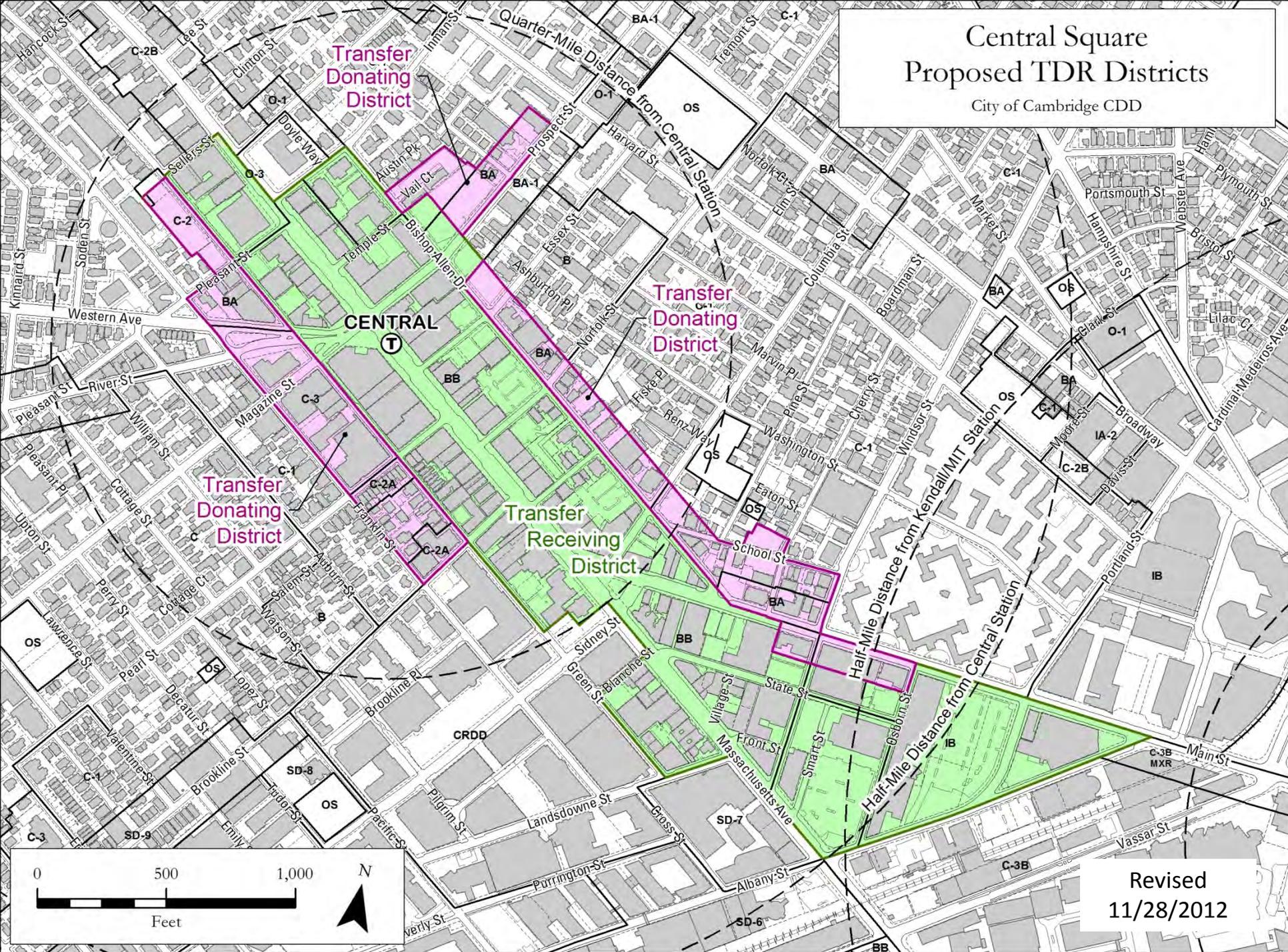
OSBORN TRIANGLE



Revised 11/28/2012

# Central Square Proposed TDR Districts

City of Cambridge CDD



Transfer Donating District

Transfer Donating District

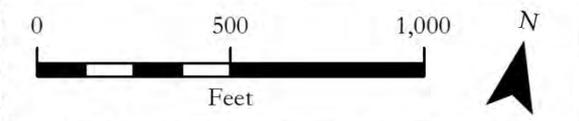
Transfer Receiving District

Transfer Donating District

Half-Mile Distance from Kendall/MIT Station

Half-Mile Distance from Central Station

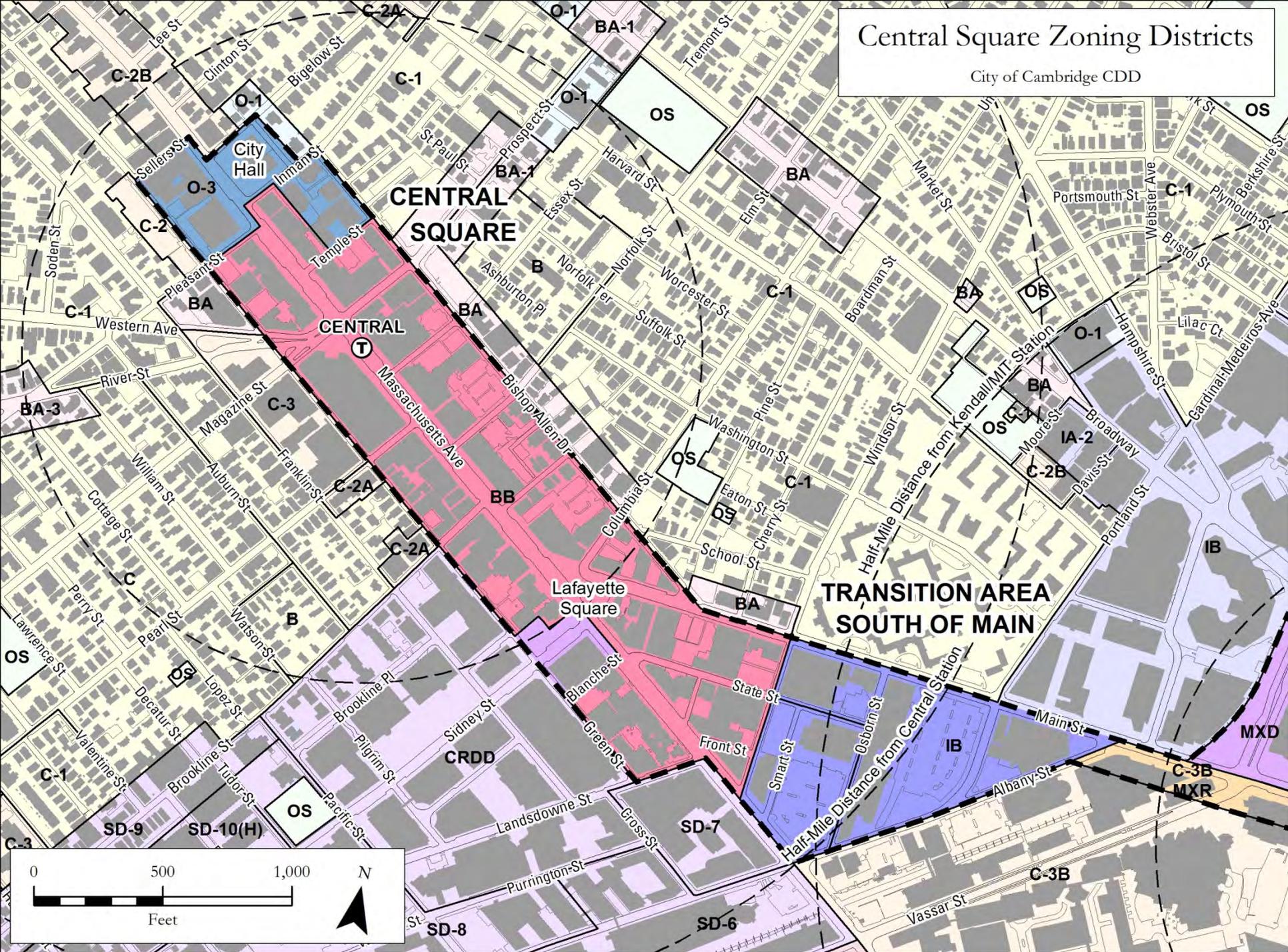
Half-Mile Distance from Central Station



Revised  
11/28/2012

# Central Square Zoning Districts

City of Cambridge CDD



## Proposed Edits: Plan & Recommendations

1. Osborn Triangle – area with IB base
  - 45 deg bulk control plane (retain current zoning provisions)
  - Base height is 120 feet for all uses so continue to allow commercial to this height under special permit as well
  - Middle income housing requirement in this area triggered above 120 ft height
2. **Neighborhood Edges**
  - **Retain existing zoning provisions for base and special permit FAR and height**
3. Retail exemption
  - Change min 30% space to 1,500 sf or less (up from 1,000 sf)
  - Change ‘maximum frontage of 25 ft’ to ‘average frontage of 30ft’
  - Add incentive for basement retail space (second floor retail?)
4. Streetwall height: Make street wall heights consistently 60 feet from Mass Ave to side streets (rather than 60 on Mass Ave and 55 on side streets)
5. Balcony exemption: make exemption for balconies 5 feet (rather than 3 feet)
6. Clarification of TDR provision
  - Special permit GFA is used for the calculation of amount of floor area available for transfer
  - Middle income requirement does not apply to transferred GFA
7. Parking Requirements: Add note that several Committee members felt that the minimum parking requirement for Residential use should be eliminated

## Proposed Edits: Plan & Recommendations

1. Pg 2, Vision – add ‘work’ and ‘learn’
2. Pg 3, objective A, expand strategy 2: ... public places including allowances for limited retail activity spilling out into public space.
3. Pg 3, objective A, add strategy 7: Create places to gather that include seating and are appealing to everyone; focus on areas adjacent to active ground floors that provide stewardship and “eyes on the street”.
4. Pg 3, objective B, non-zoning measures. Add a note that “public spaces should be designed to invite community and invite interaction”
5. Pg 3, objective C, measure 2, expand bullet:... initiative to explore artistic/whimsical treatments of streetscape elements such as benches, bike racks, trash cans.
6. Pg 5, Indoor Public Spaces, expand bullet 2: ...technology, art, and culture
7. Pg 5, Priority Streetscape... Improvements, add bullet: Encourage the use of technology based ideas for signage, wayfinding, and providing information.
8. Pg 7, Obj. A, add new bullet under Z measure 1: Evaluate feasibility of making signage regulations more responsive to creative design, possibly through relaxing certain of the zoning standards.
9. Pg 7, Obj. A, add new Z measure 2: Encourage public rooftop activite areas (away from neighborhoods) by allowing uses such as restaurants on top of hotels and publicly accessible green roofs and rooftop gardens
10. Pg 7, Obj. A, add measure 5: Consider feasibility and impacts on businesses of expanding free, public wifi in Central Square.

## Proposed Edits: Plan & Recommendations

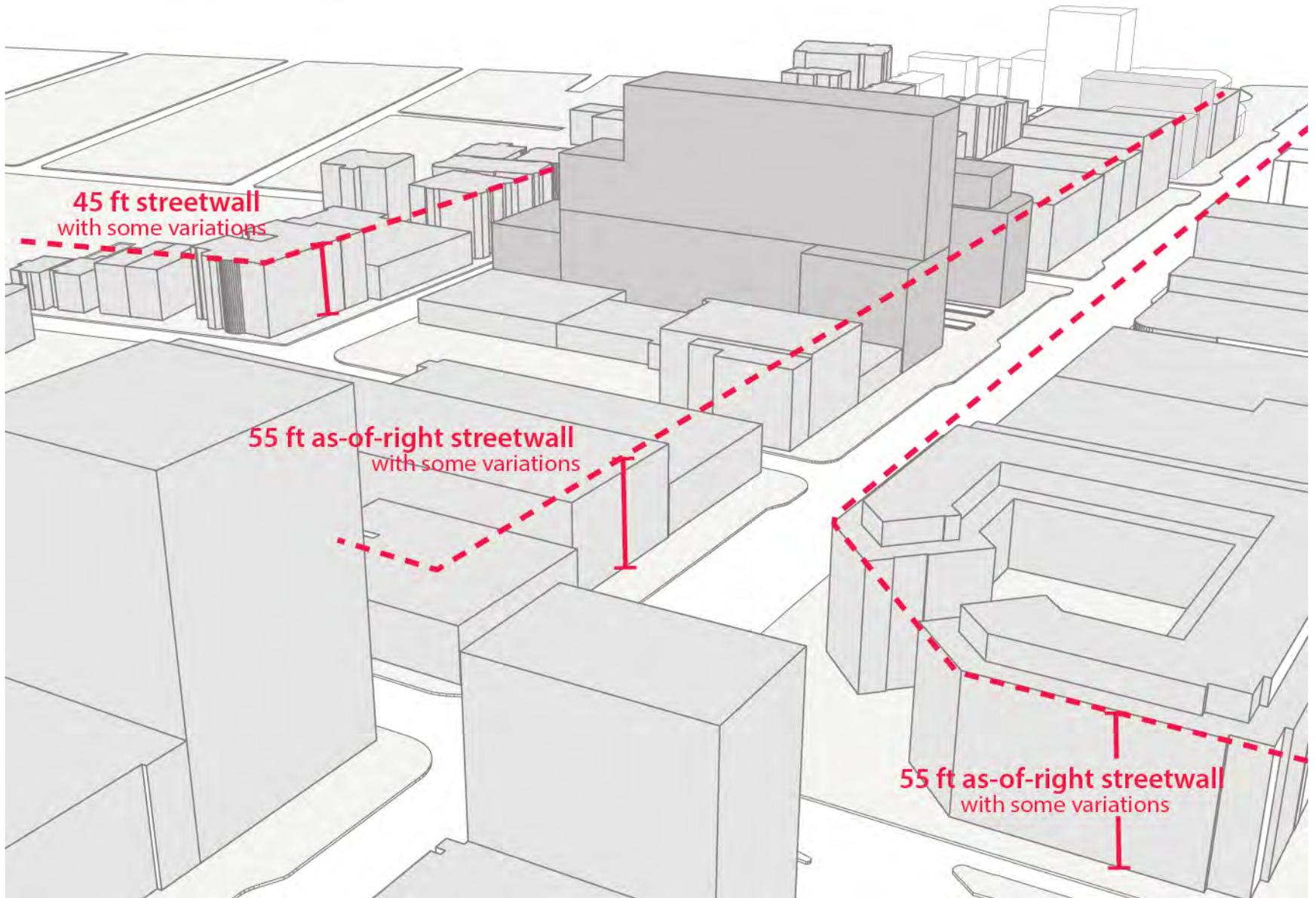
8. Pg 7, objective C, expand measure 2 to include language about creating a service that recruits and matches desired retailers to available space (CSBA?)
9. Pg 7, Obj. C, add NZmeasure 2: Support local retail and restaurants through measures to encourage tourism such as accommodations for parking tour buses.
10. Pg 9, add a non-zoning measure:  
“Identify privately owned lots and buildings in the Square that are either unused, or significantly under-utilized, and encourage alternative uses or development of these properties through zoning incentives and negotiations with owners”
11. Pg 14, Retail Diversity, sub-bullet 2-3: note, ‘not including ATMs in the calculation’
12. Duplicate/conflicting statements to be deleted:
  - Pg 7, A1, fourth bullet: delete sub-bullets (noted in Zoning Recs)
  - Pg 9, A3, first sub-bullet: remove details (noted in Zoning Recs)
  - Pg 9, A4, second bullet (noted in Zoning Recs)
  - Design Guidelines, Pg 12, measure d (noted in Zoning Recs). Retain final sub-bullet

## Proposed Edits: Plan & Recommendations: Transportation

1. Create a new category 'Support non-auto modes of transportation':
  - Continue to improve bicycling infrastructure by moving towards an environment where bicycles and vehicles are on equal footing (with a specific focus on Massachusetts Ave from Inman Street to Portland Street)
  - Continue to improve signage for both bikers and pedestrians
  - Actively and consistently enforce biking, pedestrian and vehicular regulations and provide additional programming for bicycling safety education (I think I did see this)
  - Evaluate the feasibility of closing some side streets to vehicular traffic during high-congestion hours to encourage alternative bike routes and prevent neighborhood cut-throughs by automobiles

## Questions Raised & Proposed Edits: Design Guidelines

1. Page 6, Goal 1, Measure b, second bullet: remove
2. Page 6, Goal 2, Measure d, last bullet: modify to state “Fences...should not be excessively tall and should incorporate significant visual transparency”
3. Pg 9, Goal 2, Measure a: include ‘cultural center’
4. Pg 9, Goal 2, Measure b: add ‘... to be activated by adjacent active uses’
5. Pg 10: change ‘privately owned public spaces’ to ‘publicly accessible private spaces’
6. Page 12, Measure d, second bullet: add reference to heights above 100 feet;  
Delete third bullet
7. Page 13, Sections #2,#3, and #4: make step-back required at 65 feet (rather than 60 feet)
8. Page 15, remove 3-dimensional schemes
9. Pg 9, Measure b: change to “In conjunction with *active edges of private dev...*”
10. Pg 17, Building Façade: modify language to explain concepts and make less prescriptive for new construction

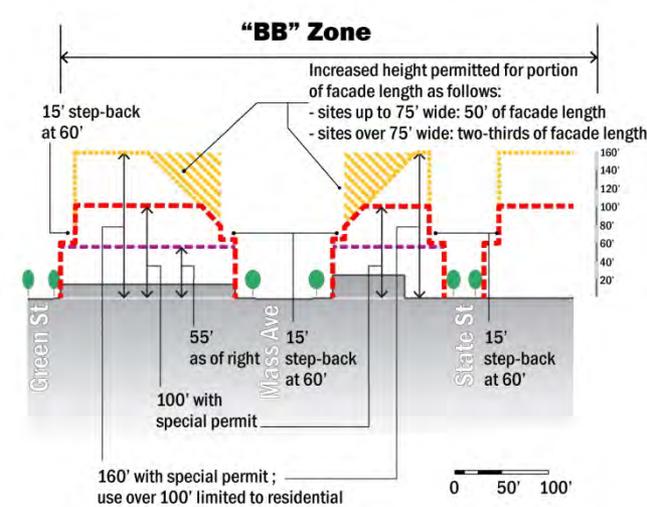
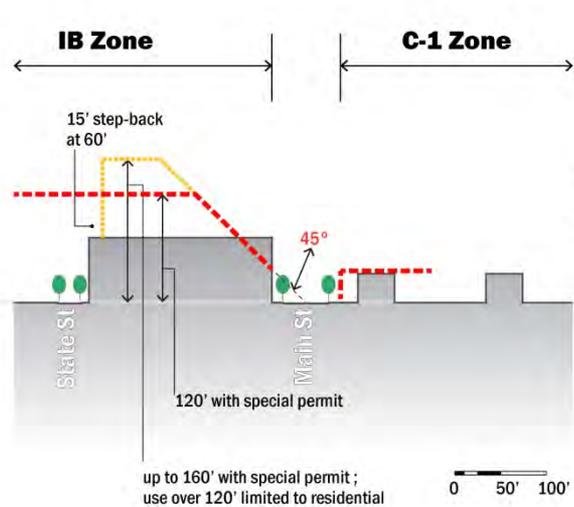
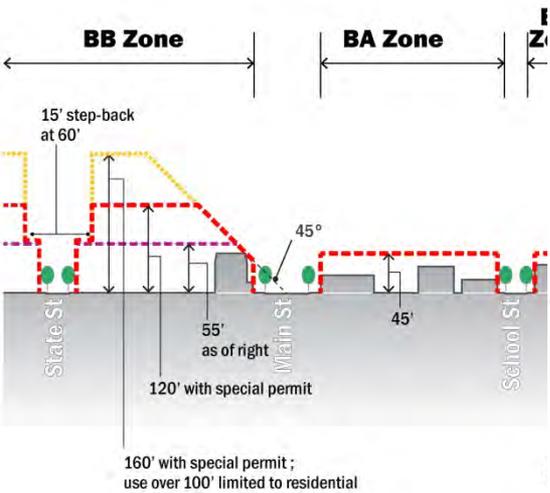
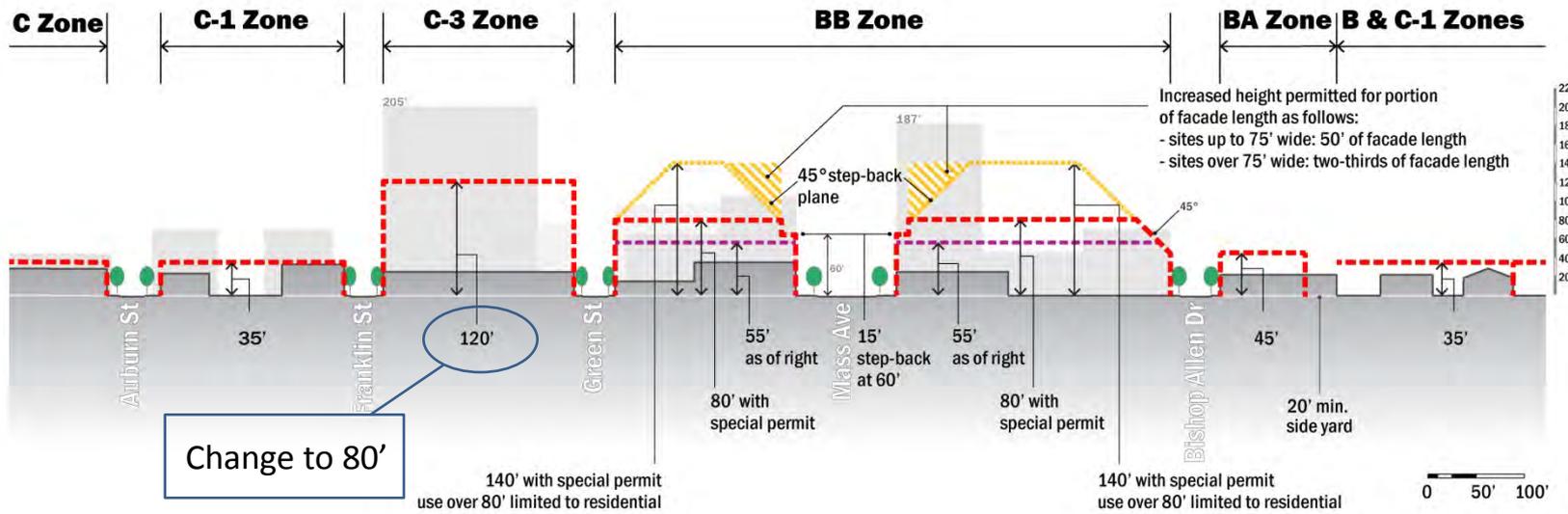


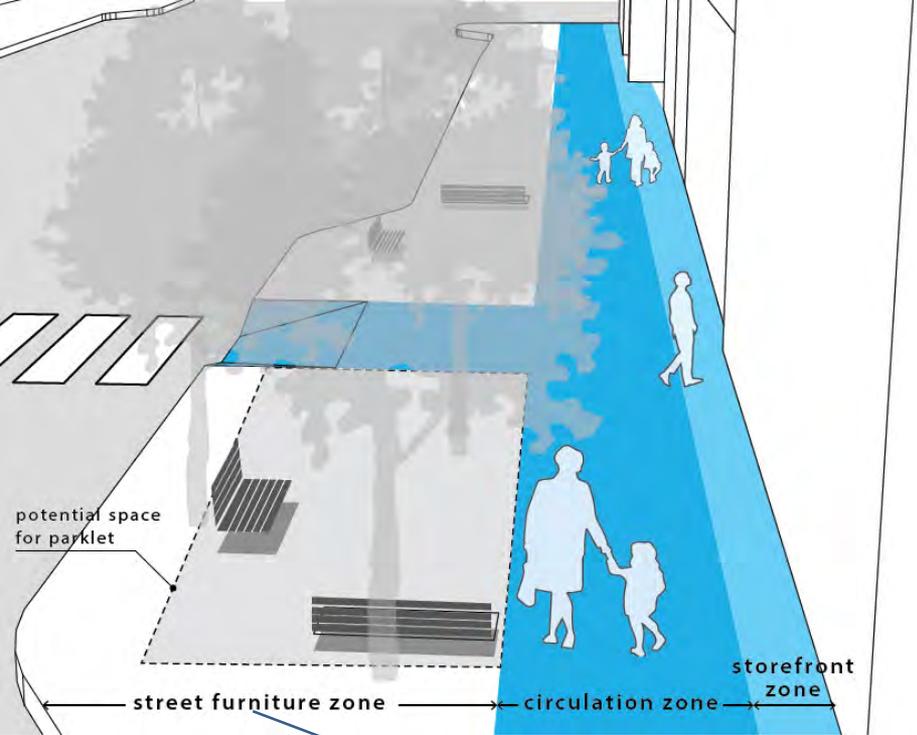
45 ft streetwall  
with some variations

55 ft as-of-right streetwall  
with some variations

55 ft as-of-right streetwall  
with some variations

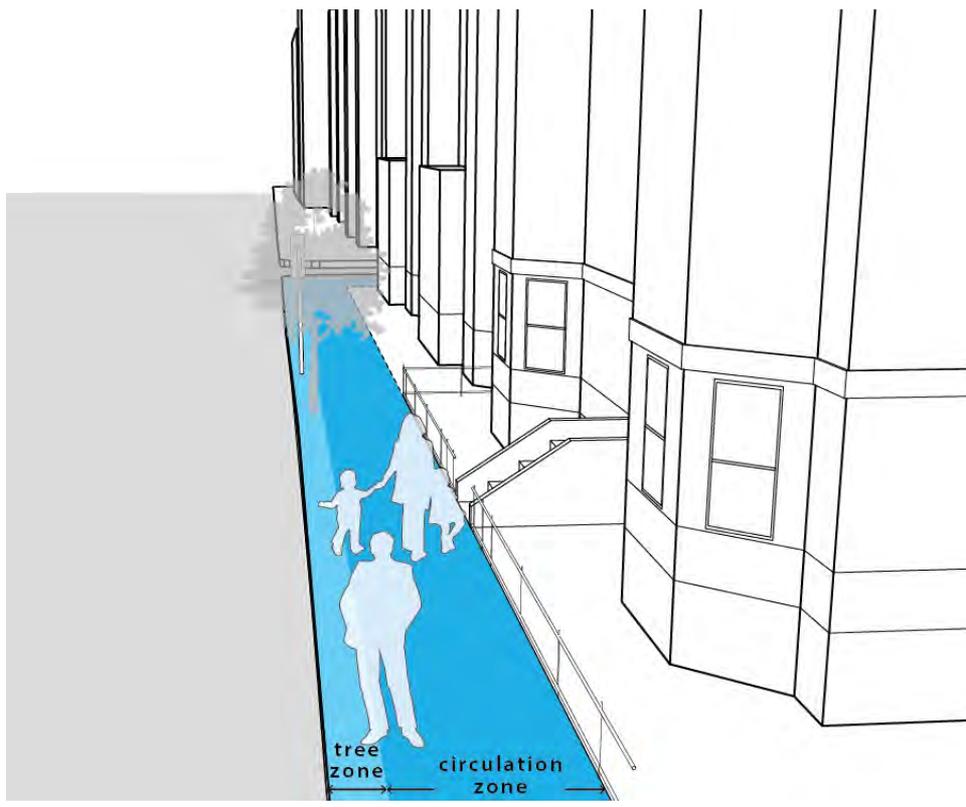






Change to 'Street Furniture, Art & Activity Zone'

Mass Ave & Main St



Secondary Streets



Clarify that loading and parking activities will need to be accommodated on side and back streets, including those noted for 'priority streetscape improvements'

## Public Places Framework

