

ENVISION CAMBRIDGE



Envision Cambridge Advisory Committee

May 23, 2018



Agenda

- Process Update
- Presentation of development projections under current zoning
- Feedback on alternative scenarios and discussion on how to manage future growth
- Discussion of draft urban form and community wellbeing indicators and targets
- Next Steps

Process Update



Process Update

- Housing, Economy, Mobility, and Climate and Environment Working Groups
 - Six to seven meetings each
 - Joint Working Group meeting to prioritize actions
 - Goals proposed and put out for public review
 - Actions assigned an implementation timeframe
 - Indicators and targets set
- Alewife District Plan
 - Working Group held 16 meetings
 - Full plan presented to public on 5/16

Development Projections



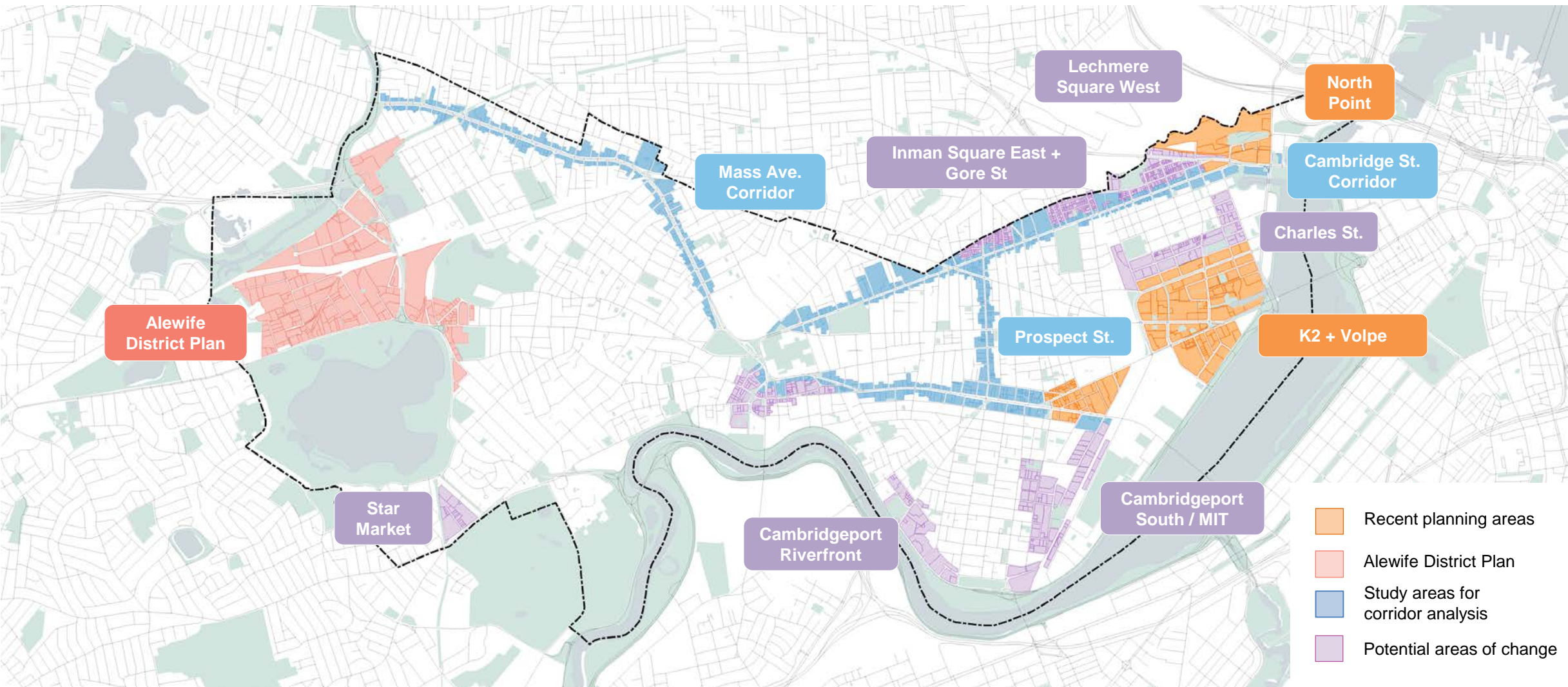
Why do scenarios?

- Assess the impacts of current regulations
- Measure current regulations against our core values
- Propose alternatives based on our values
- Assess the difference in outcomes
- Lay the groundwork for new regulations

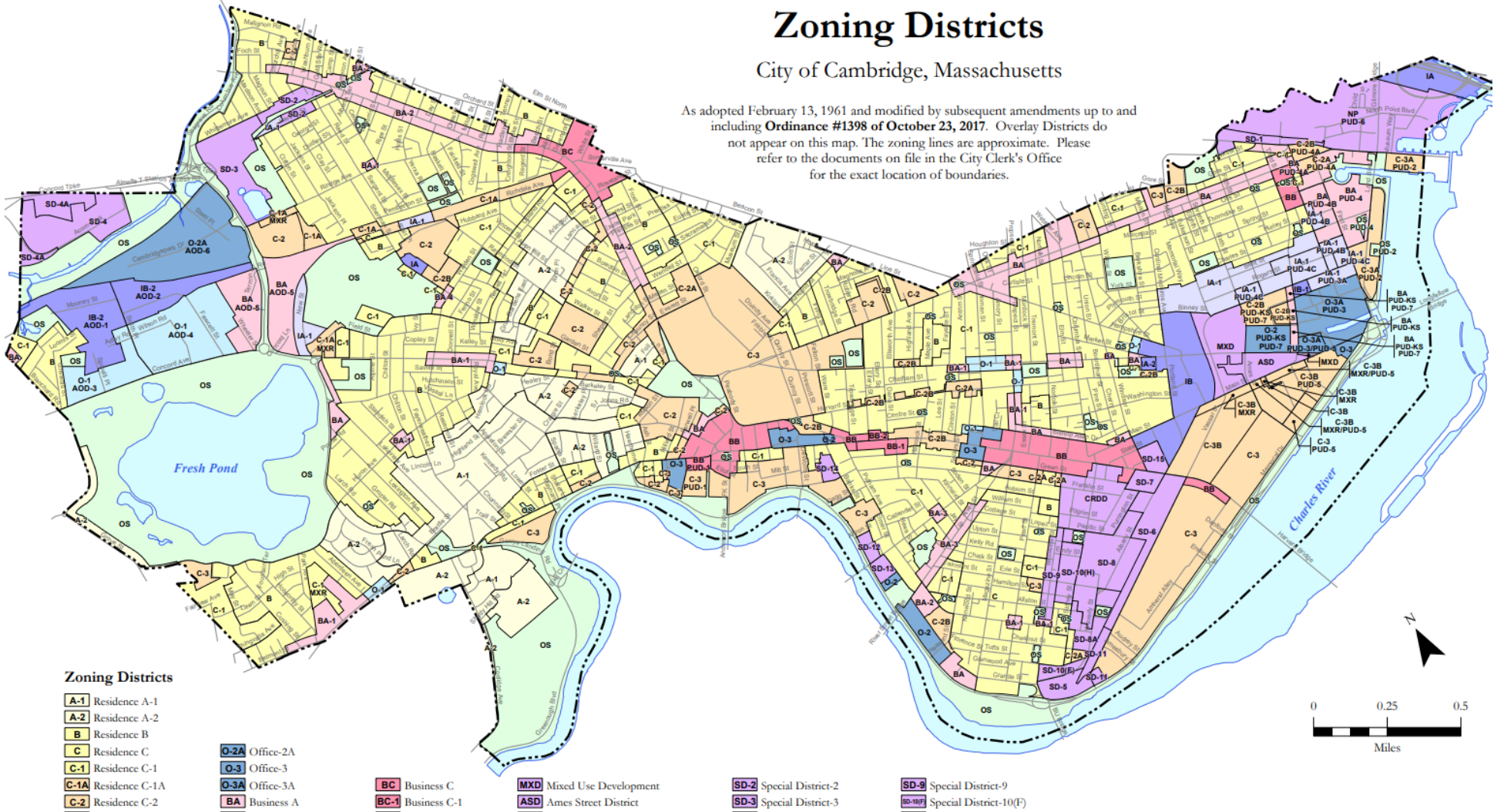
- Scenarios **do** assess the scale of change

- Scenarios are **not** policy proposals
- Scenarios do **not** address the effects of all regulations.

Study areas for development scenarios



Current zoning gives us a projection of future development



Outcomes under current zoning

Study Area	Housing Units	Affordable Units	Jobs
Cambridge St	240	40	280
Mass Ave	800	140	630
Areas of Potential Change	1,340	230	4,240
Subtotal	2,390	420	5,150
Pipeline	6,190	933	13,210
Planned	4,170	729	24,610
Subtotal	10,350	1,660	37,830
Total	12,740	2,080	42,980

24% growth in housing stock

32% growth in number of employees

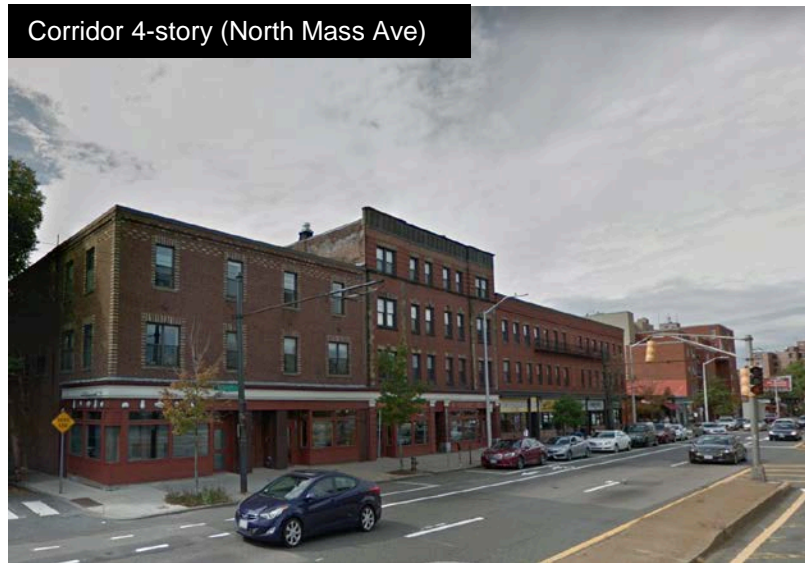
Numbers are rounded. Line items may not add up to subtotals or totals due to rounding.

How to craft alternatives?

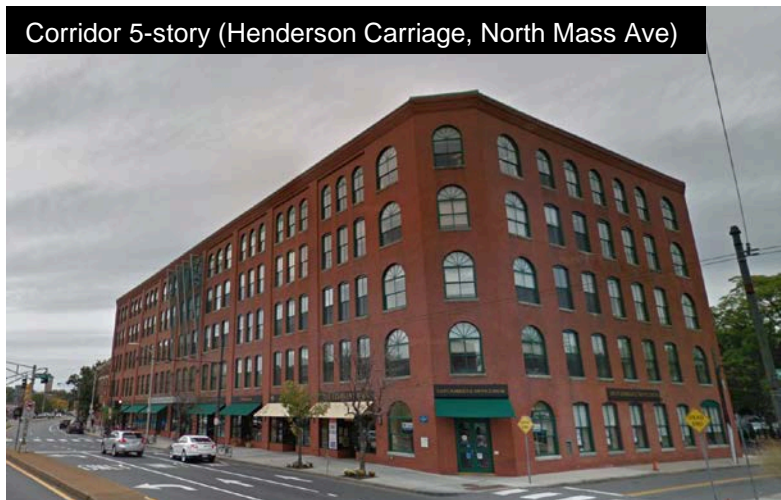
- **Impetus:** Increase residential and residential mixed-use development to offset commercial development in the pipeline and anticipated in recent planning efforts.
- **Method:**
 - Where redevelopment is likely, encourage urban form that supports Cambridge's values
 - Propose building types for redevelopment that complement the surrounding context in their scale
 - Apply those building types in each study area according to “character zones” and/or existing zoning district boundaries
 - Hold non-residential development relatively constant across projections, while applying added density to housing

Scale Precedents: Commercial Corridors

Corridor 4-story (North Mass Ave)



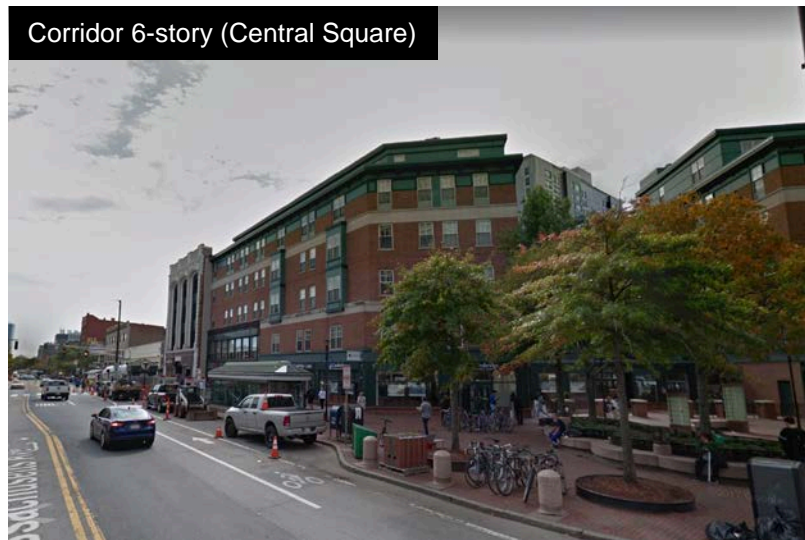
Corridor 5-story (Henderson Carriage, North Mass Ave)



Corridor 10/12-story (Fenway)



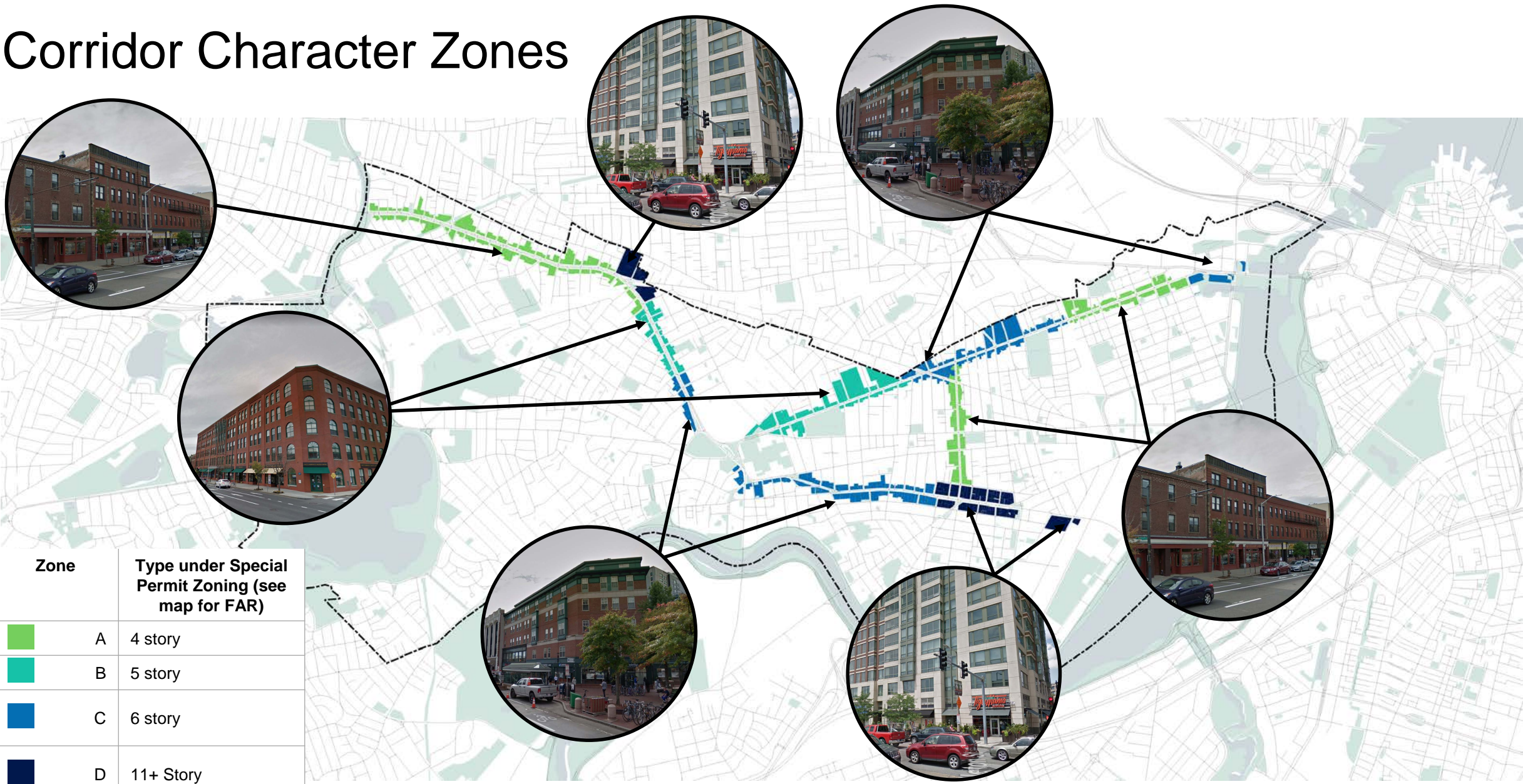
Corridor 6-story (Central Square)







Scale Precedents: Areas of Potential Change



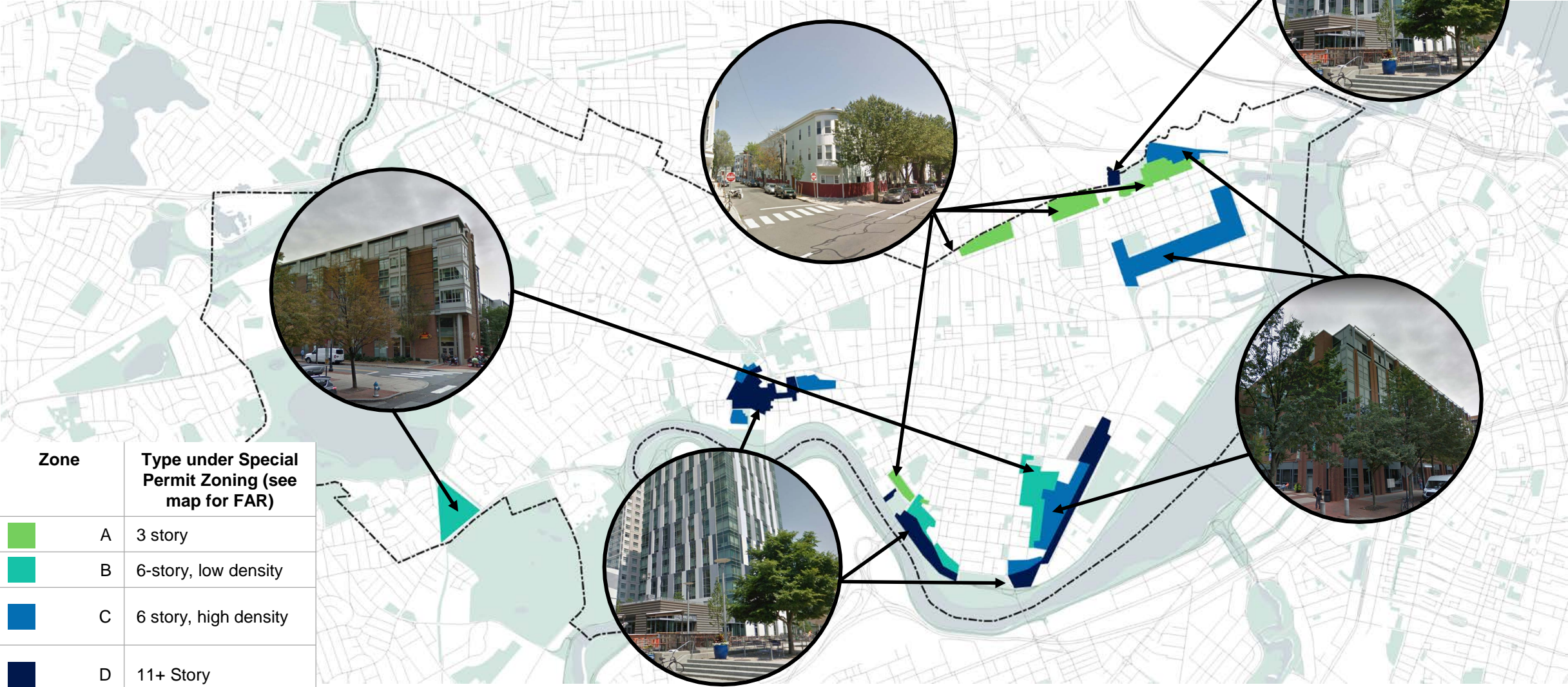
Corridor Character Zones



Zone		Type under Special Permit Zoning (see map for FAR)
	A	4 story
	B	5 story
	C	6 story
	D	11+ Story

Not all parcels in these areas will be redeveloped.

Areas of Potential Change Character Zones



Boundaries are approximate. Not all parcels in these areas will be redeveloped.

Alternative Scenario Discussion

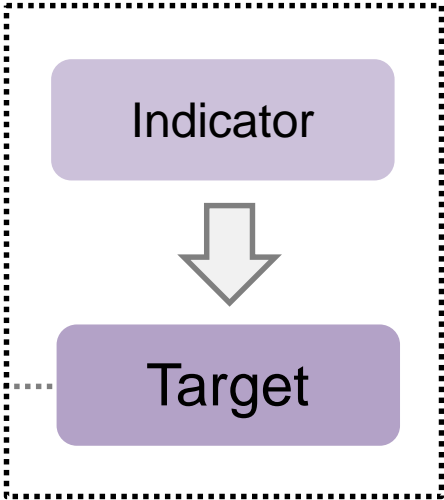
- Do you agree with the impetus to increase residential development?
- If well designed, are the proposed building scales appropriate for each area?

Indicators and Targets : Urban Form and Community Wellbeing



Essential Definitions

Broad, aspirational statement of what we want to achieve



Quantitative measure(s) used to assess performance against goal

Desired level of performance

*Approach or approaches that we take to achieve a **goal***



*Specific policy, program, or tool we take to achieve a **strategy***



Next Steps

- ECAC to review implementation plan for Community Wellbeing and Urban Form actions
- ECAC to review all focus area strategies and actions
- Public meetings on scenarios to be scheduled shortly

Upcoming Meetings

- Planning Board Update, June 5th
- City Council Roundtable, June 11th
- ECAC Meeting, June 20th