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
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

- Alewife District Plan
- Star Market
- Cambridge Riverfront
- Mass Ave. Corridor
- Cambridgeport South / MIT
- Inman Square East + Gore St
- Cambridgeport Riverfront
- Prospect St.
- Lechmere Square West
- North Point
- K2 + Volpe
- Charles St.
- Cambridge St. Corridor
- Lechmere Square West

Recent planning areas
Alewife District Plan
Study areas for corridor analysis
Potential areas of change
Current zoning gives us a projection of future development
## Outcomes under current zoning

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

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 6-story (Central Square)

Corridor 10/12-story (Fenway)
Scale Precedents: Areas of Potential Change

- Historic high lot coverage 3-story (The Port)
- High-rise mixed-use residential (Kendall Square)
- 5/6-story, low lot coverage (Cambridgeport/University Park)
- 5/6-story, high lot coverage (Cambridgeport/University Park)
### Corridor Character Zones

<table>
<thead>
<tr>
<th>Zone</th>
<th>Type under Special Permit Zoning (see map for FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>4 story</td>
</tr>
<tr>
<td>B</td>
<td>5 story</td>
</tr>
<tr>
<td>C</td>
<td>6 story</td>
</tr>
<tr>
<td>D</td>
<td>11+ Story</td>
</tr>
</tbody>
</table>

Not all parcels in these areas will be redeveloped.
## Areas of Potential Change Character Zones

<table>
<thead>
<tr>
<th>Zone</th>
<th>Type under Special Permit Zoning (see map for FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>3 story</td>
</tr>
<tr>
<td>B</td>
<td>6-story, low density</td>
</tr>
<tr>
<td>C</td>
<td>6 story, high density</td>
</tr>
<tr>
<td>D</td>
<td>11+ Story</td>
</tr>
</tbody>
</table>

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

GOAL

- Broad, aspirational statement of what we want to achieve

Indicator
- Quantitative measure(s) used to assess performance against goal

Target
- Desired level of performance

Strategy
- Approach or approaches that we take to achieve a goal

Action
- 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