

**Envision Cambridge Advisory Committee  
Urban Form - DRAFT**

**Urban Form Indicators and Targets**

The below list summarizes the staff and consultant team’s recommended indicators for inclusion in the Envision Cambridge plan. The indicators were selected to cover as many of the community wellbeing and urban form goals as possible.

**Urban Form Goals**

- **Patterns of City Development:** Maintain the existing patterns of the city where they are strong and well-established, including mature residential neighborhoods, major squares, pedestrian-oriented commercial corridors, institutional campuses, and open spaces.
- **Growth in Evolving Areas:** Promote the improvement of areas currently characterized by obsolete commercial buildings, surface parking lots, or other automobile-oriented patterns of development by allowing mixed-use, pedestrian-oriented, and sustainable redevelopment or rehabilitation with open space and urban amenities.
- **Transitions between Uses and Districts:** Ensure that new development acknowledges and complements the existing city fabric, especially between different types and scales of districts.
- **Open Space:** Create a connected network of high-quality open spaces that link all residents to local and regional natural assets that provide a range of activities and experiences.
- **Public Life:** Shape the design of public and publicly-accessible private spaces so they are inclusive of all people and encourage social connections.
- **Enhance the Public Realm:** Shape new development of public spaces, including uses that favor large footprints, so that it creates an active public realm.
- **Regulatory and Development Review Process:** Continue to improve the development review process to ensure clearer and more predictable procedures, high-quality design, and community engagement.

**Urban Form Draft Indicators and Targets**

	Indicator	Related Goal	Baseline	Target	Data Source	Additional Resources, if any
1	Percentage of frontage along Mass Ave, Cambridge Street, and squares that have result in positive urban design outcomes					
	<ul style="list-style-type: none"> <li>• Percent of blocks with at least three building entrance per 200'</li> </ul>	Public Life, Public Realm, and Patterns of City Development	TBD	TBD	Visual survey	Staff support to conduct periodic visual surveys
	<ul style="list-style-type: none"> <li>• Percent of total frontage on corridor that is restaurant or retail use</li> </ul>	Public Life, Public Realm, and Patterns of City Development	TBD	TBD	Visual survey	Staff support to conduct periodic visual surveys
	<ul style="list-style-type: none"> <li>• Percent of parcel frontage along corridors with building frontage within 5 feet of parcel boundary (measures completeness of street wall)</li> </ul>	Public Life, Public Realm, and Patterns of City Development	2018: 66.5% of parcels along corridors with building frontage within 5 feet of parcel boundary (excluding open spaces and university campuses)	2030: <ul style="list-style-type: none"> <li>• 80% in squares;</li> <li>• 50% in active pedestrian segments;</li> <li>• 30% in mixed residential segments</li> </ul>	GIS	

	<ul style="list-style-type: none"> <li>Percent of blocks with at least the given length of curb per 300 linear feet of block face: <ul style="list-style-type: none"> <li>180' in major squares</li> <li>150' in active pedestrian zones</li> <li>120' in mixed residential segments</li> </ul> </li> </ul>	Public Life, Public Realm, and Patterns of City Development	2018: <ul style="list-style-type: none"> <li>70% in major squares</li> <li>74% in active pedestrian zones</li> <li>95% in mixed residential segments</li> </ul>	2030: <ul style="list-style-type: none"> <li>85% in major squares</li> <li>85% in active pedestrian zones</li> <li>98% in mixed residential segments</li> </ul>	GIS	
	<ul style="list-style-type: none"> <li>Percent length of building frontage that is transparent (at least 10 feet tall; no posters or curtains; no tinted glass or other window treatments)</li> </ul>	Public Life, Public Realm, and Patterns of City Development	TBD	TBD	Visual survey	Staff support to conduct periodic visual surveys
2	<p>Percentage of housing units that are within a certain distance to 3 or more different parks, including parks in adjacent municipalities</p> <p>Quarter-Mile Walking Distance</p> <ul style="list-style-type: none"> <li>Playgrounds</li> <li>Passive Open Space</li> </ul> <p>Half-Mile Walking Distance</p> <ul style="list-style-type: none"> <li>Active Recreation</li> <li>Trails and Nature</li> <li>Specialty (Off-leash, Exercise Equipment)</li> </ul>	Open Space Community Health and Wellbeing	2018 - 85.2%	2030 - 87%	City open space data GIS	
3	Percent of respondents that rate Cambridge's overall appearance as good or excellent	Public Life, Public Realm, Transitions	2014 - 83%	2030- 90%	Biannual City Manager Survey	None
4	Percent of tree canopy over sidewalk and streets	Public Realm and Patterns of City Development	TBD as part of Urban Forest Master Plan study	TBD	GIS	None