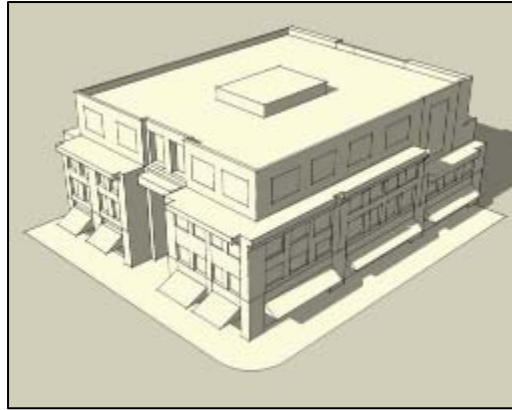


A2D2

Downtown Zoning, Parking and Urban Design Amendments



Why Downtown? And Why Now?



Downtown Initiatives (Pre-Calthorpe)

- Guide to Action (1962)
 - Bypass and Fifth/Division
 - Dean Promenade
- Central City High Rise & Parking Study (1965)
 - Premiums
 - Parking Exempt District
- Downtown Development Authority (1983)
 - Parking structures
 - Streetscapes
- Downtown Plan (1988) and Central Area Plan (1992)
 - Mixed use
 - Historic preservation
 - Design
 - Compact

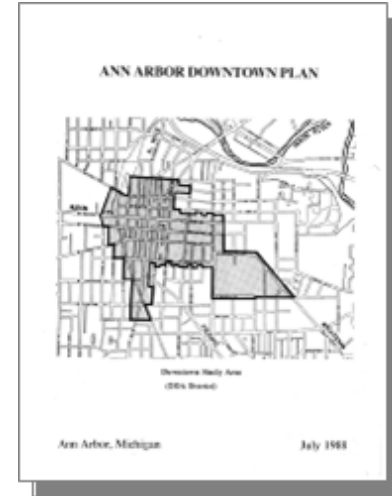
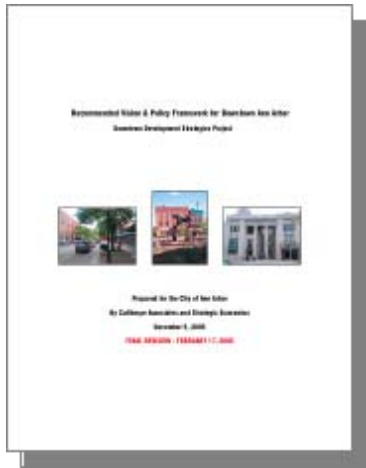


FastForward - 2000

- Renewed interest in downtown
 - Greenbelt millage
 - Downtown building boom
 - DDA 3-site proposals
 - Allen Creek Greenway
- DDA Renewal Plan (2003)
- Downtown Residential Task Force (2004)



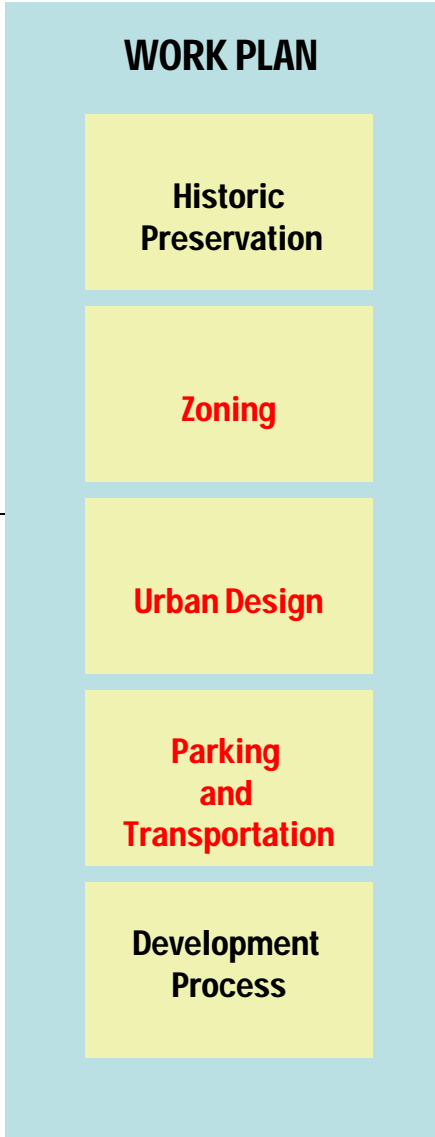
Downtown Visioning and Implementation



Vision and Policy Framework (Calthorpe)

Downtown Residential Task Force Report

Implementation Plan



Advisory Committee Reports

Downtown Plan Amendments

Zoning & Design Amendments

A2D2

Community Participation

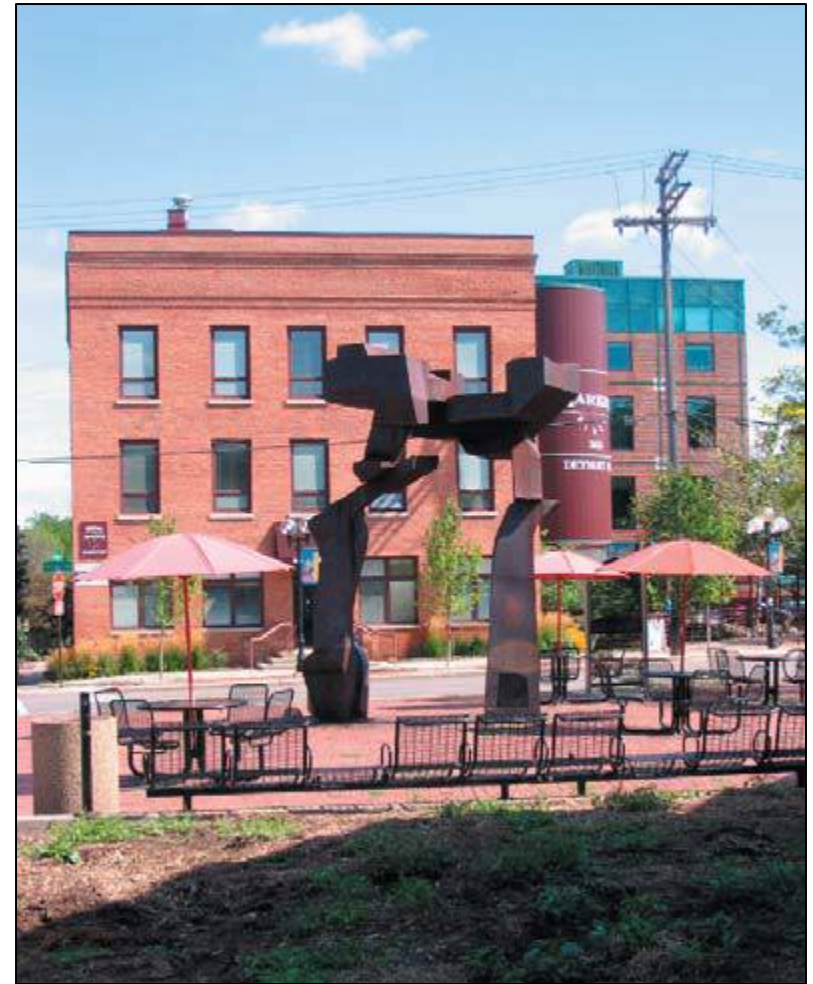
- Community visioning workshops
- Focus groups
- Steering Committee
- Advisory Committees



Downtown Vision (Calthorpe & Downtown Plan)

Change and growth should:

- Balance new development with downtown's **unique character and historic resources**
- Promote an attractive and diverse **mix of uses**
- Build on downtown's **importance as a center of jobs, culture and housing**



Downtown Vision (Calthorpe & Downtown Plan)

Change and growth should:

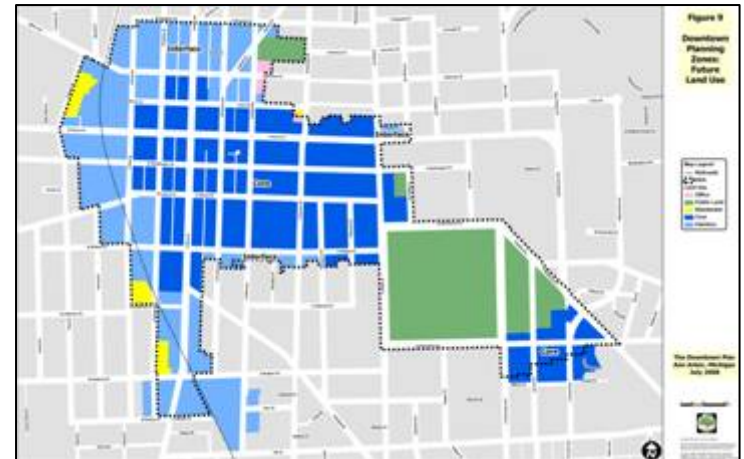
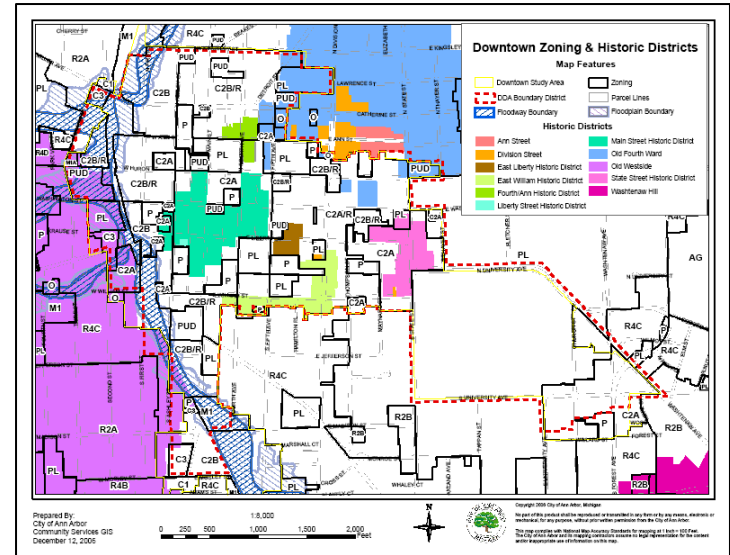
- Create **transportation links** between downtown and the greater region
- Encourage **quality design**
- Maintain and invest in **infrastructure**
- Support a **sustainable** social, economic and physical environment



A2D2 Zoning Committee Recommendations

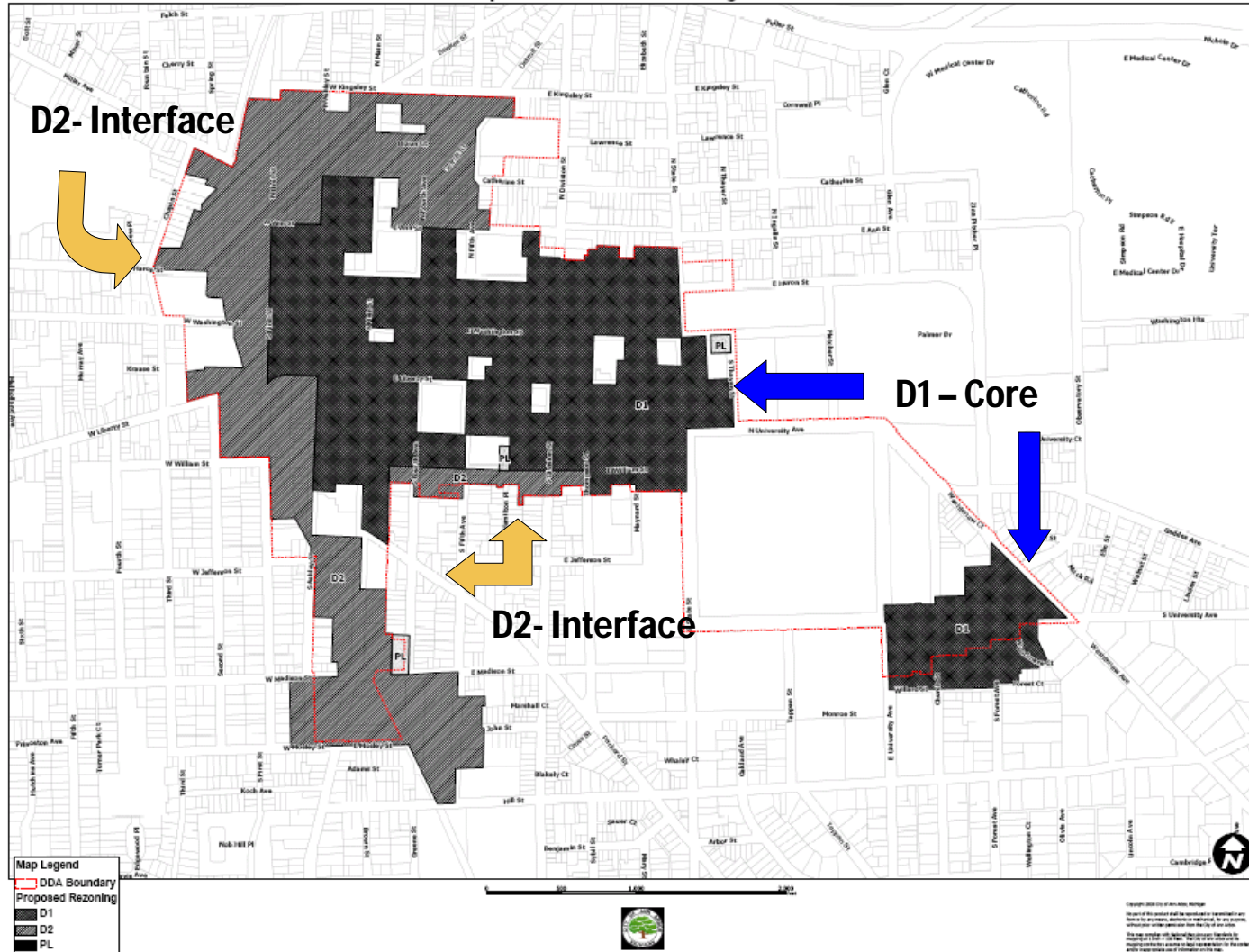
Zoning Objectives:

- Simplify underlying zoning to encourage downtown objectives
- Reach agreement on appropriate density, size
- Expand floor area premiums to incentivize desired development
- Incorporate vision into Downtown Plan
- Implement Nelson/Nygaard parking recommendations



Proposed Zoning Amendments – Base Zoning Districts

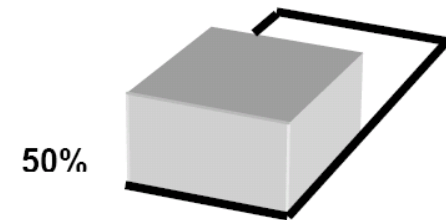
Proposed Downtown Zoning Districts



Floor Area Ratio (FAR) Illustration

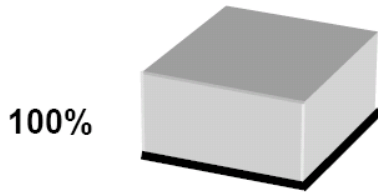
- FAR is used in the Zoning Ordinance to measure 'density'

$$\text{FAR} = \text{Gross Floor Area/Lot Area}$$



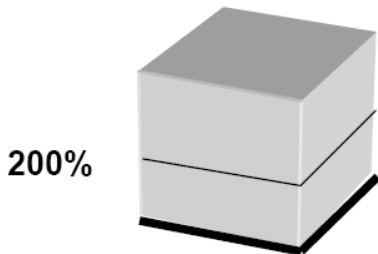
1 Story Building Occupying 50% of the Lot

5,000 sq.ft. floor area/10,000 sq.ft. lot area = .5 or 50%



1 Story Building Occupying 100% of the Lot (lot line-to-lot line)

5,000 sq.ft. floor area/5,000 sq.ft. lot = 1 or 100%



2 Story Building Occupying 100% of the Lot (lot line-to-lot line)

10,000 sq.ft. floor area/5,000 sq.ft. lot area = 2 or 200%

Proposed Zoning Amendments – Base District Regulations

D1 - Core

- 400% FAR by right
- 700% FAR with premiums
- 900% FAR with on-site affordable housing
- No height limit (except in South University district)

D2 – Interface

- 200% FAR by right
- 400% FAR with premiums
- 60 ft height limit
- 80% lot coverage limit
- 10% minimum open space

Proposed Zoning Amendments - Premiums

- New premium options proposed:
 - Affordable housing
 - “Green” building/LEED certification
 - Public parking
 - Historic preservation outside of historic district
- Energy efficiency prerequisite added for all premium options
- Premiums not available for properties in floodplain or historic district



Source: www.tierraonashley.com

A2D2 Design Committee Recommendations

Urban Design Objectives:

- Predictable process with high quality outcomes
- Create districts that recognize differences in character
- Define shape or “mass” of buildings
- Identify desired placement at street edge



Proposed Zoning Amendments – Design Requirements

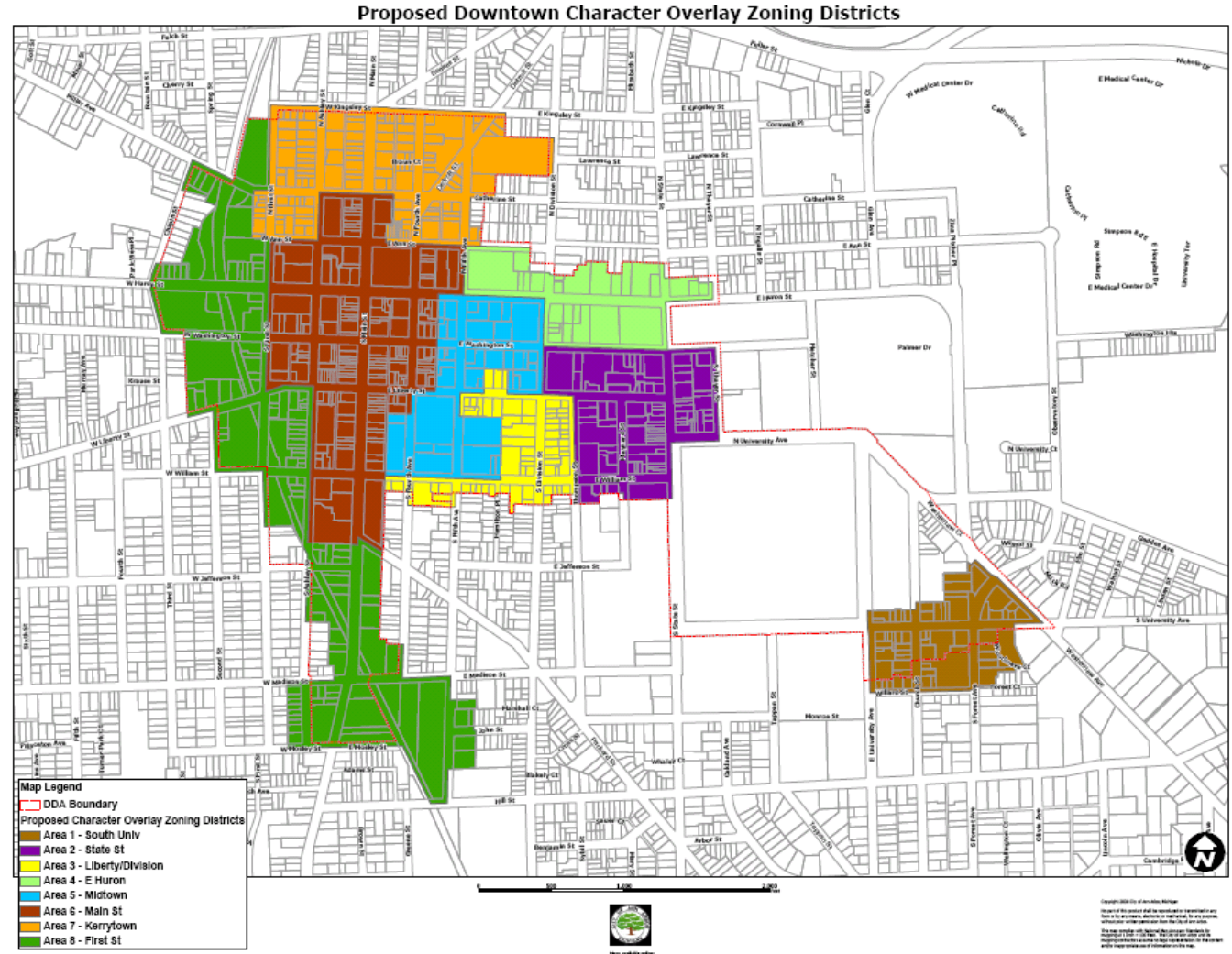
- Design “overlay” districts created
- Design standards added to zoning to:
 - Shape the mass of buildings
 - Reduce impact of parking structures
- Street frontage (i.e., front setback) standards created



Proposed Zoning Amendments – Character Overlay Districts

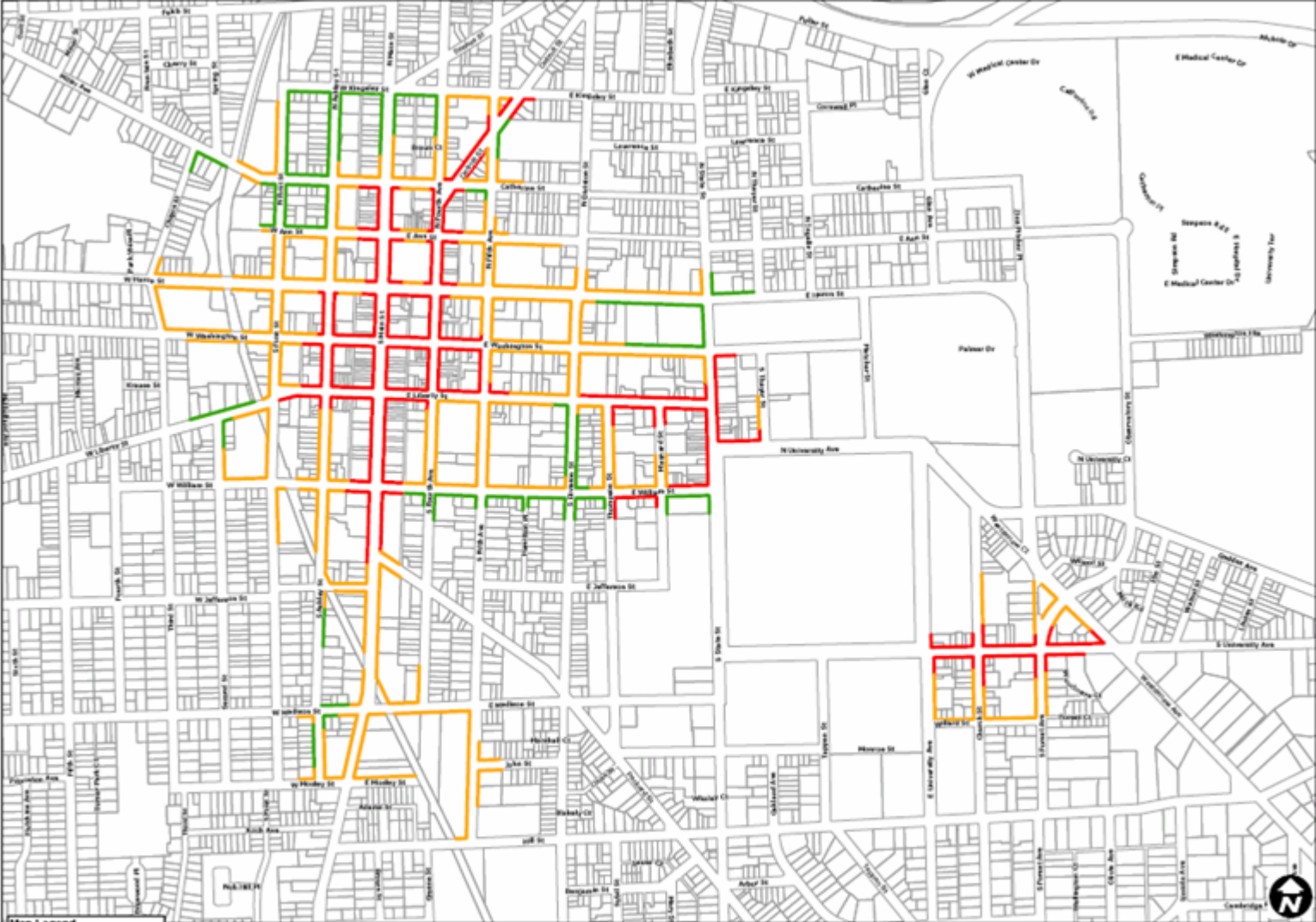
Character Districts

- South University
- State St.
- Liberty/Division
- E. Huron
- Midtown
- Main St.
- Kerrytown
- First St.



Proposed Zoning Amendments - Street Frontage

Proposed Building Frontage



Map Legend

- ▬ Proposed Building Frontage
- ▬ Primary
- ▬ Secondary
- ▬ Front Yard

0 500 1,000 1,500 Feet



Map created with ArcGIS Online

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Building Massing Requirements

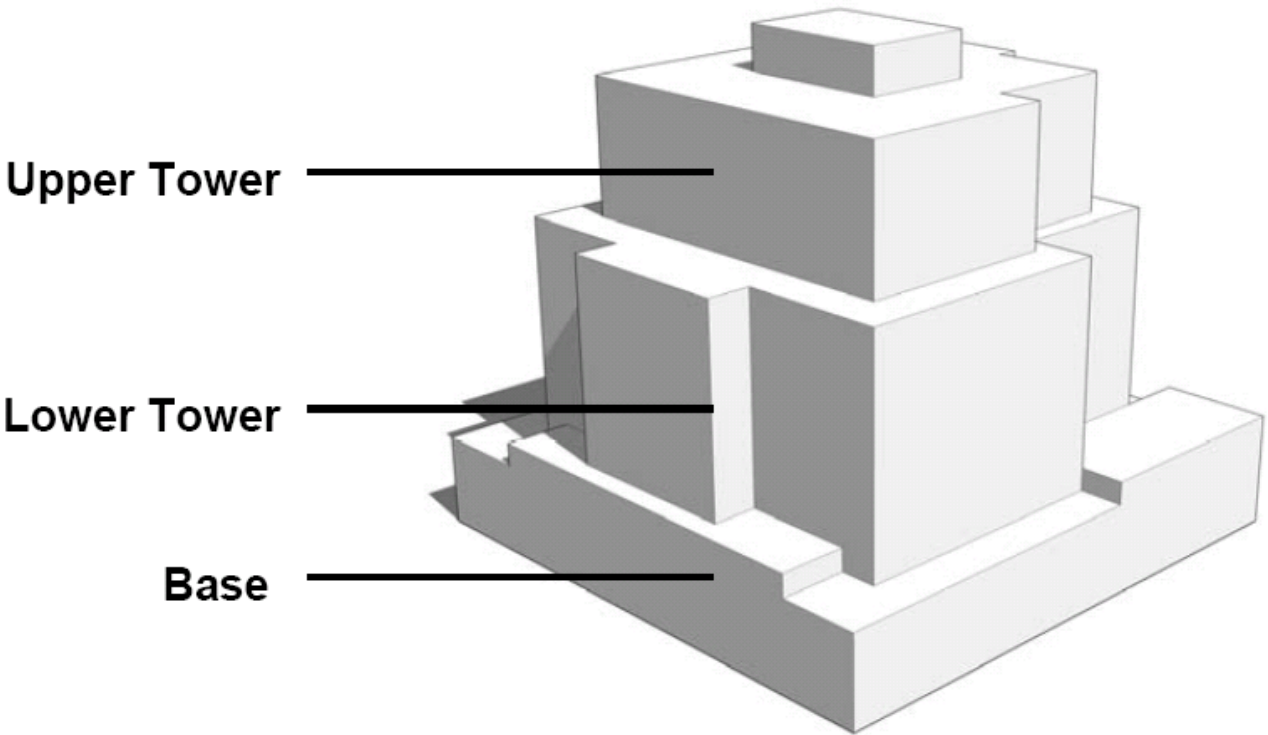


Figure 1 – Base, Lower Tower and Upper Tower

Building Massing Requirements



Figure 5 – Streetwall and Streetwall Height

Building Massing Requirements

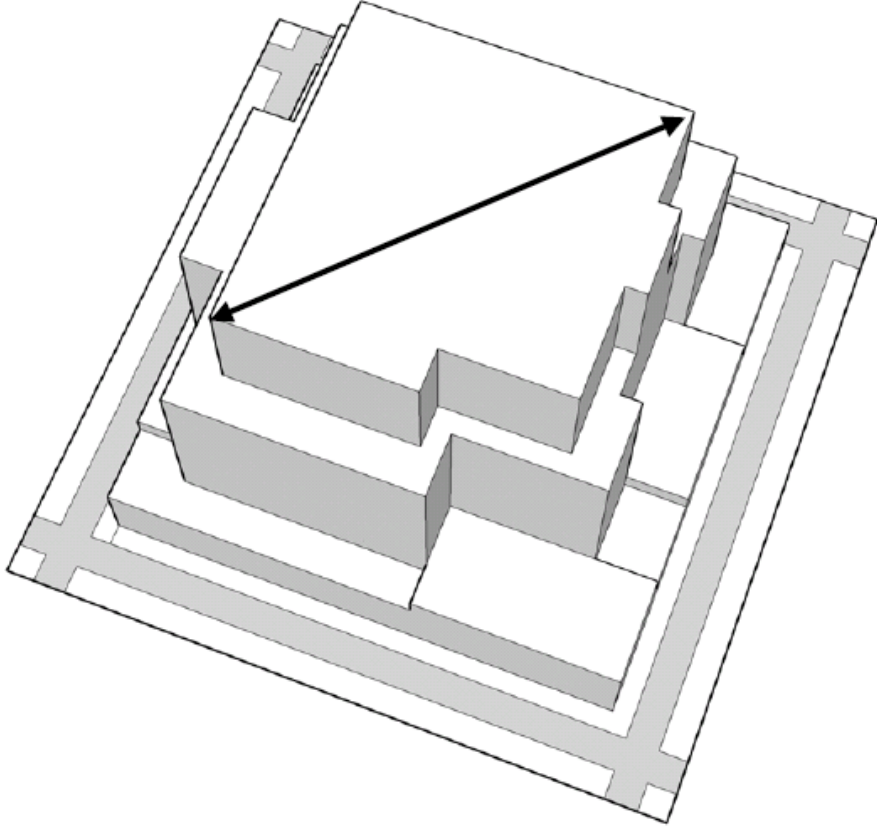
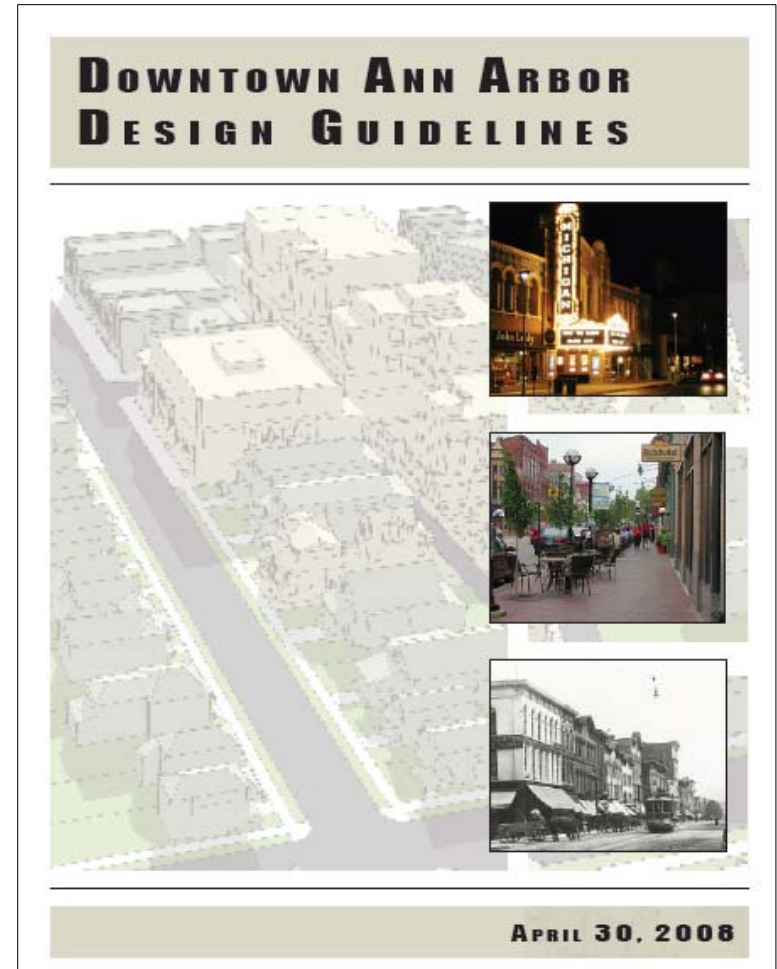


Figure 3 – Maximum Diagonal

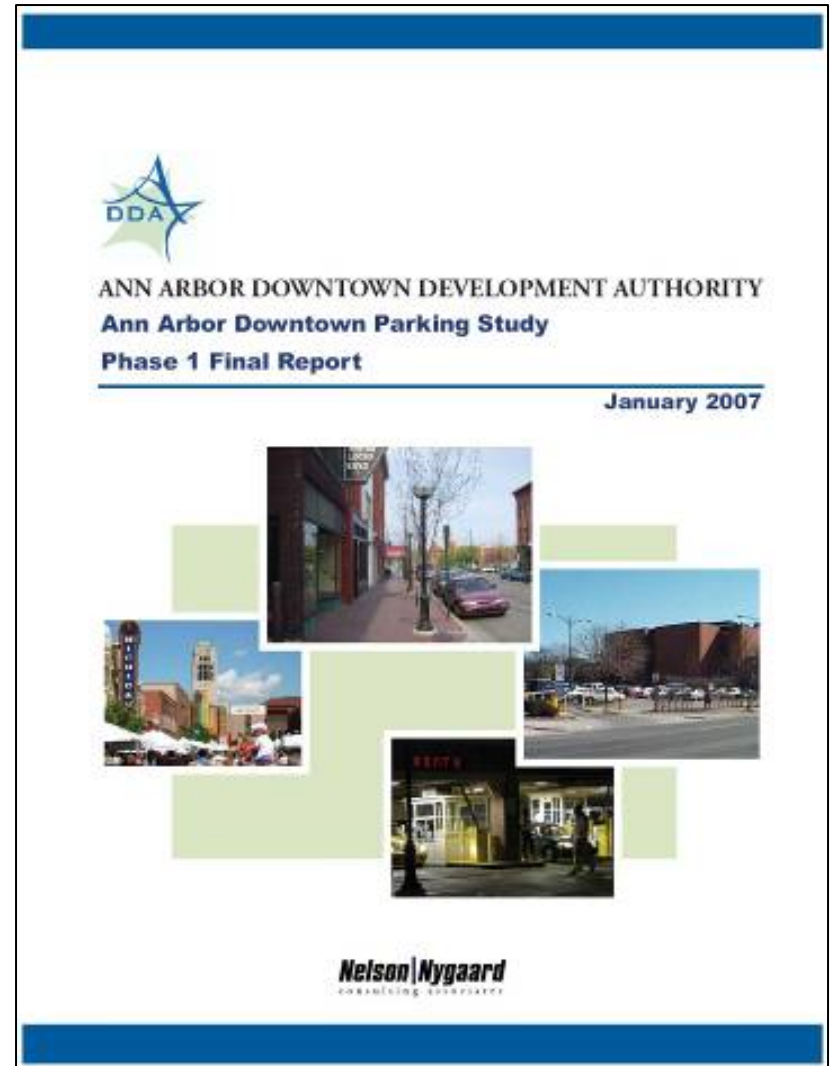
Proposed Design Guidelines

- Provide guidance for exterior design of new buildings
- Complement historic district guidelines
- To be applied as part of the site plan review process
- Currently on hold for more refinement



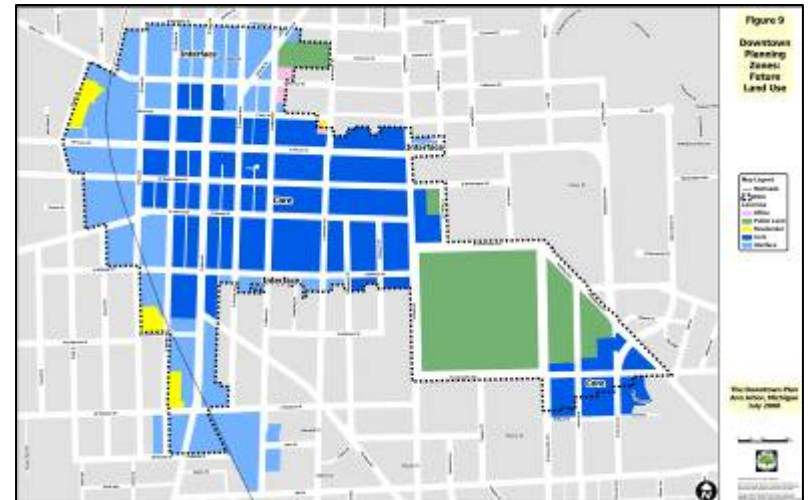
Proposed Off-Street Parking Amendments

- Implement Nelson/Nygaard “toolbox”
- Retain auto parking exemption for ‘by right’ floor area
- Add bicycle parking requirement
- Replace space negotiation with payment- in-lieu option



Draft Downtown Plan Amendments

- Updates existing conditions
- Revises sections on land use and development character to incorporate A2D2 zoning and design recommendations
- Incorporates Non-motorized Plan and A2D2 parking recommendations.
- Includes Zoning Plan to implement recommendations



Next steps

November

Public briefings

- November 17, noon
- November 19, 9 am
- November 19, 6:30 pm
- November 20, 3:30 pm

Comments gathered

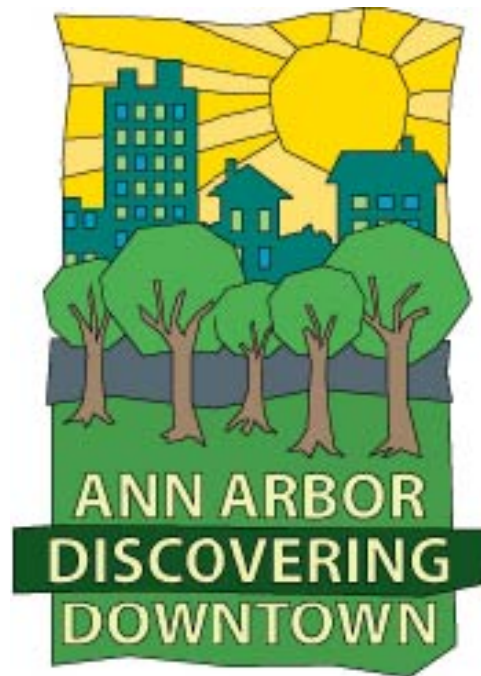
December

Steering Committee meeting

- December 3, 6 pm
- Review of comments to date

January

Council work session (tentative)



Additional Information

Send comments by Dec. 1 to:

A2D2Feedback@a2gov.org

Project website:

www.a2gov.org/a2d2

Contact:

Wendy Rampson

wrampson@a2gov.org

(734) 994-2802

