



CITY OF CAMBRIDGE

Community Development Department

IRAM FAROOQ

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Sandra Clarke

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To: Yi-An Huang, City Manager

From: Iram Farooq, Assistant City Manager for Community Development

Date: February 21, 2024

Re: Policy Order Response O-15 dated February 12, 2024 regarding drafting zoning language and related changes to allow for and encourage the continued growth, redevelopment, and evolution of Central Square

As requested by the City Council, the Community Development Department (CDD) will commence a process to update zoning for Central Square to allow for and encourage the continued growth, redevelopment, and evolution of the district, in alignment with the prior planning processes undertaken by CDD, with a focus on increasing housing, creating public spaces to build community, and supporting our diverse retail, cultural, and non-profit community, and creating additional public open spaces as well opportunities for centralized parking. This memo describes a process and schedule needed to meet the City Council's goal of adopting new zoning by the end of the calendar year. Our target would be to begin work in March and provide zoning text for filing in September 2024 to allow time for public hearings and City Council vote.

As we formulate zoning recommendations, we will rely on the community's vision and goals articulated in multiple studies completed in the past decade, including the C2 Planning Study (2013), the Central Square Commercial District Assessment Survey (2018), and the Central Square City Lots Study (2024). Our work will include additional planning and urban design analyses, as needed, to adjust to current priorities and context and to test recommendations for market viability construction feasibility, and ability to balance multiple city goals.

We expect to hold one to two public meetings to discuss potential zoning strategies and receive feedback. Additional community engagement will include meeting with organizations such as the Central Square BID, the Central Square Advisory Committee, neighborhood groups, the faith community, senior housing, area non-profits and cultural organizations as well as focus groups with underheard, underserved, and historically excluded communities. In addition to broad community feedback, we will provide updates to the City Council during the process so that Council feedback can be incorporated into the zoning petition.

The following schedule summarizes the process:

Phase	Month										
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Planning and Urban Design Analysis											
Community Engagement											
City Council Update											
Draft Zoning Recommendation & Petition											
Filing of Zoning Petition											
Public Hearings											
Possible Zoning Adoption											