

CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## NOTICE OF DECISION

Case Number:	390
Address:	57 JFK Street
Zoning:	Business B District / Harvard Square Overlay District
Applicant:	Crimson Galeria Limited Partnership 166 Harvard Street, Brookline, MA 02446
Owner:	Crimson Galeria Limited Partnership 166 Harvard Street, Brookline, MA 02446
Application Date:	April 5, 2022
Date of Planning Board Public Hearing:	May 24, 2022; August 9, 2022; August 30, 2022
Date of Planning Board Decision:	August 30, 2022
Date of Filing Planning Board Decision:	October 25, 2022
Application:	Special permits pursuant to Sections 20.54.2 Additional height in Harvard Square Overlay; 20.54.4 Parking and Loading requirements in Harvard Square Overlay; 20.54.5 Building Setbacks requirements in Harvard Square Overlay; and 19.51.2 waiving Building and Site Plan Requirements to construct a residential addition of 30,150 square feet for 38 units above the existing commercial building to remain.
Decision:	GRANTED with conditions.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this decision, please contact Swaathi Joseph at 617-349-4668, or [sjoseph@cambridgema.gov](mailto:sjoseph@cambridgema.gov).

## **DOCUMENTS SUBMITTED**

### Application Documents and Supporting Material

1. Special Permit Application dated 3/29/2022, containing *inter alia*, Volume 1 – Narrative Materials including, Special Permit Cover Sheet, Dimensional Form, Ownership Certificates, Community Outreach Summary, Project Narrative, Green Building Requirements; Volume 2 – plan set titled 57 JFK Street Project prepared by Nelson, dated 3/29/2022; and Volume 3 – Appendices including Solar Studies, Green Building Report, and Tree Study Report.
2. Presentation slides shown to the Planning Board on 5/24/2022.
3. Revised Special Permit Application dated 6/29/2022, containing updates to the project; revised Dimensional Form; revised Special Permit Cover Sheet; and Supplemental Information prepared by Nelson, dated 7/13/2022.
4. Revised Volume 2 – plan set titled 57 JFK Street Project prepared by Nelson, dated 3/29/2022 and updated through 7/22/2022.
5. Bicycle Parking Plan prepared by Nelson, dated 8/19/2022.
6. Presentation slides shown to the Planning Board on 8/30/2022.

### City of Cambridge Documents

7. Memorandum to the Planning Board from Community Development Department (CDD) staff, dated 5/18/2022.
8. Memorandum to the Planning Board from CDD staff, dated 8/3/2022.

### Other Documents

9. Letter to the Planning Board from Alexandra Huebner, dated 5/20/2022.
10. Letter to the Planning Board from Philip Borden, dated 5/22/2022.
11. Letter to the Planning Board from Kari Kuelzer, dated 5/23/2022.
12. Letter to the Planning Board from Harvard Square Business Association, dated 5/23/2022.
13. Letter to the Planning Board from Paul Overgaag, dated 5/23/2022.
14. Email communication to the Planning Board from Kari Kuelzer, dated 8/30/2022.
15. Letter to the Planning Board from Harvard Square Neighborhood Association, undated.
16. Letter to the Planning Board from the Cambridge Historical Commission, 5/19/2022.
17. Letter to the Planning Board from the Harvard Square Advisory Committee, 5/23/2022.
18. Notice of Extension of Time to October 31, 2022, dated 8/11/2022.

## APPLICATION SUMMARY

The proposal involves the construction of a residential addition to an existing commercial building. The addition would maintain the current building footprint, adding three stories to the two-story building. The addition will include 38 dwelling units and total 30,150 square feet of Gross Floor Area (GFA). With the proposed addition, the building will total 66,720 square feet and will be 65 feet in height. Open space will be provided by a third-story courtyard and residential balconies. Pedestrian and bicycle access to the residential addition will be off Winthrop Street. The project will not provide off-street parking, but it will provide 39 long-term bicycling parking spaces on-site, four short-term bicycle parking spaces on-site, and a suite of residential Transportation Demand Management (TDM) measures.

## FINDINGS

After review of the Application Documents and other documents submitted to the Planning Board, testimony given at the public hearing, and review and consideration of the applicable requirements and criteria set forth in the Zoning Ordinance with regard to the relief being sought, the Planning Board makes the following Findings:

1. Additional height in Harvard Square Overlay (Section 20.54.2(2))

*20.54.2(2). Special Permit for Additional Height. The maximum allowable height in the Harvard Square Overlay District may be increased up to eighty (80) feet upon issuance of a Special Permit by the Planning Board. If a Special Permit is issued portions of the building may extend to eighty (80) feet in height provided that those portions in excess of sixty (60) feet are set back from the street line at least ten (10) feet, and that those portions are also set back from one or more forty-five (45) degree sky exposure planes, unless otherwise permitted by the Planning Board. A forty-five (45) degree sky exposure plane shall be an imaginary inclined plane beginning fifty-five (55) feet above any streetline in the districts and rising over one or more lots at a forty-five (45) degree angle. Allowed Special Permit exceptions to upper floor setbacks must successfully reduce the overall negative effect of multiple floor setbacks and enhance both the proposed building silhouette and townscape of the block. Such architectural elements as pergolas, and occupiable corner pavilions, occupiable pavilion directly above the main building entry, and special features that animate the public domain experience. All such exceptions are to be limited in scope and work cohesively. All approved facade setbacks are to provide accessible, useable balconies for tenants.*

The proposed addition will increase the building height to 65 feet with portions above 60 feet set back at least 10 feet from the street line and along a 45-degree angle from the street line. The new addition's height is compatible with other buildings in the area. Recessed terraces and balconies subtract from the massing to create a Jenga-like form, while a strong cornice line at each floor level maintains a consistent horizontal datum on the JFK Street elevation and portions of the Winthrop Street elevation. On JFK Street, the new third floor generally maintains the plane of the existing façade below, which helps the building achieve a taller streetwall presence and relate to the façade of the adjoining parking garage. Such massing moves are consistent with design guidelines for Harvard Square that focus on creating sensitive relationships with adjacent, historically-significant structures.

2. Parking and Loading requirements in Harvard Square Overlay (Section 20.54.4)

*20.54.4 Parking and Loading Requirements. Uses in the Harvard Square Overlay District which meet the following requirements shall be exempt from the parking and loading requirements as specified in Section 6.36 - Schedule of Parking and Loading Requirements.*

- 1. The use is contained within a structure or portion of a structure in existence on or before June 1, 1940 or if constructed later is identified as a National Register or contributing building; or*
- 2. The use is contained in a new structure or new addition to a structure identified in (1.) above, after the issuance of a special permit by the Planning Board provided:*
  - a. The subject lot is sufficiently small in size as to contribute to a development pattern of diverse, small scale, new structures and the retention of existing structures (for lots exceeding 10,000 square feet a specific finding shall be made that this objective has been met).*
  - b. The Planning Board shall specifically find that an exemption from parking and loading requirements will result in a building design that is more appropriate to its location and the fabric of its neighborhood and that it is in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.*
  - c. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and*
  - d. No National Register or contributing building has been demolished or altered so as to terminate or preclude its designation within the five (5) years preceding the application.*

The subject lot is 14,642 square feet, which is in keeping with the diverse development pattern of existing and new structures in Harvard Square. By not providing loading and parking on this site, the building design will be more appropriate to its context and will conform to the Harvard Square Development Guidelines. Notably, continuation of the streetwall and active ground floor facades is achieved, and the pedestrian environment remains uninterrupted and contiguous around the site. Loading, deliveries, and residential move-ins for the addition are proposed to take place on Winthrop Street. The alley that is currently used for loading will be transformed into an attractive residential entrance and its appearance will be greatly improved, particularly by the addition of new brick paving and a gate.

The property is a non-contributing building in the National Register-listed Harvard Square Historic District. The proposal has received a preliminary Certificate of Appropriateness

from the Cambridge Historical Commission. The final Certificate of Appropriateness will be issued following the issuance of the requested special permits.

In addition, the Applicant has committed to a suite of Transportation Demand Management (TDM) measures to encourage residents to use sustainable modes of travel instead of owning a car.

3. Building Setbacks requirements in Harvard Square Overlay (Section 20.54.5)

*20.54.5 Building Setbacks. Maintenance of the Harvard Square Overlay District's positive diversity of building form and scale and its variety of open spaces, yards and courtyards is encouraged throughout the District. It is therefore desirable to permit design flexibility to allow any physical change in the District to reflect the character of the area within which it is located. To this end any building in the Harvard Square Overlay District shall be exempt from the yard requirements as specified in Section 5.30, (except where such yard abuts a lot, but not a public way, outside the Overlay District) if the following conditions are met:*

- 1. The building existed as of December 15, 1985 or a building permit had been issued by that date, or*
- 2. For any new building in any Business, Office or Residence C-3 base-zoning district, for which a building permit is issued after December 15, 1985, the Planning Board issues a Special Permit exempting the building from yard requirements provided:*
  - a. The design of the new structure shall be in conformance with the objectives and criteria contained in Harvard Square Development Guidelines.*
  - b. No National Register or contributing building is demolished or so altered as to terminate or preclude its designation as a National Register or contributing building; and*
  - c. No National Register or contributing building previously existed on the site in the preceding five (5) years and which has been so altered as to terminate or preclude its designation or demolished prior to the application.*
- 3. For any new building in a Business B district seeking a Special Permit a rear yard setback of twenty (20) feet shall be provided with upper floor ten (10) foot setbacks beginning at forty-five (45) feet above grade. The resulting yard shall create a landscaped open space.*

The proposed development further encroaches into the side yard setback between this site and 96 Winthrop Street, reducing the setback from 7.8 feet to 5.0 feet. This encroachment is caused by the addition of a recessed, residential entrance and elevator located within the existing alley.

The design of the new structure is in conformance with the Harvard Square Development Guidelines because it preserves and enhances the unique functional environment and visual form of the district; preserves its architecturally and historically significant structures and their settings, and encourages design compatible therewith; and discourages homogeneity by maintaining the present diversity of development and open space patterns and building scales and ages. Specifically, the mass of the entrance has been pulled back from the street to open

up the view of the historic building at 96 Winthrop Street, which helps mitigate concerns about the reduced side yard setback. Such massing moves are consistent with the guidelines that focus on creating sensitive relationships with adjacent, historically significant structures. The entrance and elevator shaft also provide a strong vertical tower element that anchors the building at its western end.

The property is a non-contributing building in the National Register-listed Harvard Square Historic District. The proposal has received a preliminary Certificate of Appropriateness from the Cambridge Historical Commission. The final Certificate of Appropriateness will be issued following the issuance of the requested special permits.

4. Building and Site Plan Requirements (Section 19.51.2)

*19.51.2 A project that does not comply with the requirements of this Section 19.50 shall not receive a building permit until a Special Permit is granted by the Planning Board. The Planning Board shall grant such special permit only upon finding that the project is consistent with the Urban Design Objectives set forth in Section 19.30. Nothing in this Section 19.50 shall prevent an applicant, not wishing to conform to the requirements of this Section 19.50, from directly seeking a special permit from the Planning Board subject to consistency with Section 19.30.*

The proposed development is subject to the Building and Site Plan requirements set forth in Section 19.50 of the Zoning Ordinance because it proposes an addition containing at least 25,000 square feet of new Gross Floor Area (GFA).

The proposed development does not provide the amount of Green Area or Permeable Open Space located at grade required by Section 19.59. As an existing urban streetwall building, the building occupies most of the site, apart from a large setback on Winthrop Street, which is treated as part of the shared street/public realm. Opportunities for additional open space and public realm benefits are therefore limited without significantly changing the existing building and site design. As a result, the proposed development is generally consistent with the Citywide Urban Design Objectives by respecting the established streetscape (i.e., the pattern of building setbacks and heights in relationship to public streets) and achieving active ground floor facades.

5. General Criteria for Issuance of a Special Permit (Section 10.43)

The Planning Board finds that the project meets the General Criteria for Issuance of a Special Permit, as set forth below.

*10.43 Criteria. Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:*

*(a) It appears that requirements of this Ordinance cannot or will not be met, or ...*

Upon granting of the requested special permits, it appears that the requirements of the Ordinance will be met.

*(b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or ...*

No changes to patterns of access or egress are anticipated that would cause substantial adverse impact as a result of the addition of 38 residential units.

*(c) the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or ...*

The proposed development is consistent with the zoning requirements for the area and the proposed residential addition will not adversely impact the operation or development of adjacent uses.

*(d) nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City, or ...*

The proposed development will not cause nuisance or hazard and will be conducted in accordance with all applicable health and safety requirements.

*(e) for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and ...*

The proposed uses are fully consistent with the anticipated character of the district as established through the City's planning and zoning.

*(f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.*

The proposed development is generally consistent with the Citywide Urban Design Objectives by preserving and adding to the existing pattern of development in Harvard Square, prioritizing pedestrian and bicycle access, mitigating impacts on City infrastructure and adjacent uses, and adding to the inventory of housing in the city.

## DECISION

Based on a review of the Application Documents, testimony given at the public hearing, and the above Findings, the Planning Board hereby GRANTS the requested Special Permits subject to the following conditions and limitations. Hereinafter, for purposes of this Decision, the Permittee shall mean the Applicant for the requested Special Permits and any successor or successors in interest.

1. All use, building construction, and site plan development shall be in substantial conformance with the Application Documents and other supporting materials submitted to the Planning Board, except as modified by the additional Conditions of this Special Permit Decision. The project plans hereby approved by the Planning Board are the plan set titled plan set titled 57 JFK Street Project prepared by Nelson, dated 3/29/2022 and updated through 7/22/2022 and Bicycle Parking Plan prepared by Nelson, dated 8/19/2022. Appendix I summarizes the dimensional features of the project as approved.
2. The Planning Board approves the uses as described and depicted in the Application Documents, which include Retail or Consumer Service Establishments in the basement and at the first and second stories, and multifamily residential uses at the third, fourth, and fifth stories. Any other use permitted by zoning shall require approval from the Planning Board.
3. The project shall be subject to continuing design review by the Community Development Department (“CDD”). Before issuance of each Building Permit for the project, CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Decision. As part of CDD’s administrative review of the project, and prior to any certification to the Superintendent of Buildings, CDD may present any design changes made subsequent to this Decision to the Planning Board for its review and comment.
4. The Permittee shall address the following comments through the continuing design review process set forth above. Each of the below items shall be subject to CDD review and approval of the final design details prior to issuance of a Building Permit:
  - a. Feasibility of installing green roofs on unencumbered rooftop areas as identified in Section 22.35.2(a) of the Zoning Ordinance.
  - b. Review of the dimensions and design for balconies to ensure that they are as usable as possible by building occupants.
  - c. Updated basement and first floor plans clearly showing (for all existing and future building uses) trash, recycling, access routes, and mechanicals. An enlarged plan of the alley must also be provided to understand the building logistics and impacts of existing mechanicals located on the platforms.
  - d. Updated elevations that clearly show details about existing conditions/materials to be maintained, and proposed façade materials, joint patterns, profiles, through-wall vents, and other architectural treatments.
  - e. Review of all building mechanicals and appurtenances, including specifications of all selected rooftop equipment to confirm that it is sized to be concealed by the roof screen.



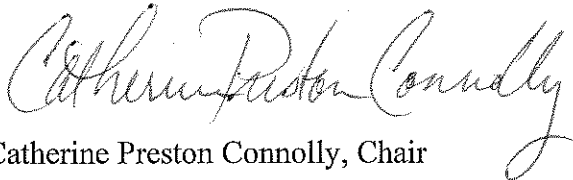
- f. Landscape design details for the courtyard, including species and planting standards for trees and other vegetation, consideration of an additional street tree on JFK Street, possible green roof plantings, and details of bicycle racks, and planters (and proposed plantings) on Winthrop Street.
  - g. Review of all exterior lighting with reference to the City's Draft Outdoor Lighting Ordinance recommendations.
5. Prior to the final selection of colors and textures for façade materials, the Permittee shall erect a mock-up(s) of an exterior wall section, including rooftop screening elements, on or near the building site to be reviewed by CDD for comment. Members of the Planning Board shall be notified when the mock-up is erected and given an opportunity to view the materials and transmit any comments to CDD. The mock-up's location shall be coordinated with CDD staff prior to construction.
6. Prior to the issuance of a Building Permit, the Permittee shall provide a plan and operational program for all trash handling and collection on the project site, and shall receive written certification from the Inspectional Services Department (ISD) that such plan and program will conform to the State Sanitary Code for all approved uses on the site, including but not limited to retail, restaurant, and residential uses. This special permit shall be conditioned on ongoing compliance with applicable sanitary codes and requirements imposed by the City of Cambridge.
7. The Permittee shall submit an operations plan to the Traffic, Parking, and Transportation Department (TP+T), Department of Public Works (DPW), CDD, and Cambridge Police Department for approval prior to issuance of a Building Permit. This plan shall address in detail how the Permittee is intending to manage loading, deliveries, and other vehicular use of Winthrop Street in a manner that conforms to the City of Cambridge's regulations and limitations on vehicular use of the shared street. In addition, the plan shall detail how the Permittee will share information with tenants about such regulations on Winthrop Street. In creating such a plan, the Permittee shall conduct at least one consultation with neighboring property owners, businesses, and residents and shall provide the relevant City departments with documentation describing what consultations were held, what parties attended or otherwise participated, what topics were discussed, and what comments and suggestions were made. This Special Permit shall be conditioned upon ongoing compliance with the approved operations plan.
8. As recommended in the CDD memo dated August 3, 2022, prior to the issuance of a Certificate of Occupancy, the applicant shall install non-movable planters or other physical elements on the lot to designate the property line along Winthrop Street, to physically prevent motor vehicle parking adjacent to this building. The design and exact placement of these planters/elements shall be subject to initial review and approval by staff from CDD, TP+T, and DPW, as shall any subsequent minor modifications to those designs and placement. However, removal of such planters/elements shall not be allowed unless this Special Permit is amended by the Planning Board.

9. All plantings proposed in the public right-of-way shall be in accordance with the Tree Planting Standards and the Urban Forestry Master Plan, subject to approval by DPW.
  
10. The Permittee shall implement the following minimum TDM measures, which are generally consistent with requirements for residential Transportation Demand Management and detailed in the CDD memo dated August 3, 2022:
  - a. To establish the habit of using mass transit, offer each adult member of each household (up to two) upon move-in will be offered a Charlie Card loaded with a bus/subway pass paid at 100% of the cost of the pass for two consecutive months. For condominiums, this benefit will apply to original condominium owners only. For apartments, this benefit will end after two months for the household after using the program and begins anew upon unit turnover.
  - b. Offer each adult member of each household (up to two) upon move in a one-year Gold-Level Bluebikes membership. This benefit will end after one year for the household and begins anew upon turnover.
  - c. Prior to the issuance of a Certificate of Occupancy, provide bicycle parking without a charge to users, along with air pumps and other bike repair tools near bicycle parking areas.
  - d. Prior to the issuance of a Certificate of Occupancy, designate a Transportation Coordinator to manage TDM programs for the site, and to coordinate with the city and local Transportation Management Associations and oversee the marketing and promotion of transportation options to all residents at the site in a variety of ways:
    - i. Posting information in a prominent location in the building and on the Project's website, social media, and property newsletters.
    - ii. Responding to individual requests for information in person and via phone and email.
    - iii. Provide one new resident packet of transportation information to all units upon move-in. Transportation information packets may be purchased from the Community Development Department.
  - e. Prior to the issuance of a Certificate of Occupancy, either install a real-time multi-modal display screen in a permanent and central location for residents to show arrival times and availability for nearby buses, trains, shuttles, Bluebikes, and carshare vehicles, etc. or establish a transportation information center located in an area that is central, visible, and convenient and equally accessible to all residents. An information center shall feature information on:
    - i. Available pedestrian and bicycle facilities in the vicinity of the Project site.
    - ii. MBTA maps, schedules, and fares.
    - iii. Bluebikes regional bikeshare system.
    - iv. Carsharing.
    - v. Ride-matching; and,
    - vi. Other pertinent transportation information.
  
11. The Permittee shall be required to prepare and implement a Construction Management Program in accordance with Section 18.20 of the Zoning Ordinance, which shall be reviewed and certified by TP+T and DPW prior to issuance of a Building Permit for development authorized by this Special Permit. Such a program shall include, in addition to the specific items required by said Section 18.20:

- a. A plan for site remediation in accordance with applicable local, state and federal requirements;
  - b. Identification of all work to take place in the public right of way including but not limited to potential impacts to existing public shade trees to be coordinated early in the design process with the City Arborist; and
  - c. A community outreach program including, at a minimum, the following elements:
    - i. An identified point of e-mail and telephone contact to respond to community questions and feedback throughout the construction process;
    - ii. A system for communicating ongoing project updates, which may include a web page, e-mail list, social media presence, direct outreach, and/or other measures; and
    - iii. One or more signs posted on-site, legible from the public way, providing the information above along with a brief description of the project, the amount of commercial space, an expected completion date, and a rendering of the street-facing elevations.
12. Throughout design development and construction, the project shall conform to the Green Building Requirements set forth in Section 22.20 of the Cambridge Zoning Ordinance. CDD shall certify that the applicable requirements are met prior to issuance of a Building Permit, and again prior to issuance of a Certificate of Occupancy, for development authorized by this Special Permit.
13. The Project shall be subject to the applicable Inclusionary Housing requirements set forth in Section 11.203 of the Cambridge Zoning Ordinance.
14. All authorized development shall abide by all applicable City of Cambridge Ordinances, including the Noise Ordinance (Chapter 8.16 of the City Municipal Code).

Voting in the affirmative to grant the requested Special Permits were Planning Board Members Louis Bacci, Jr., H Theodore Cohen, Steven Cohen, Catherine Preston Connolly, Mary Flynn, Hugh Russell, and Associate Member Ashley Tan, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board.

For the Planning Board,

A handwritten signature in cursive script that reads "Catherine Preston Connolly". The signature is written in black ink and is positioned above the printed name of the signatory.

Catherine Preston Connolly, Chair

A copy of this decision PB-390 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision has been filed on October 25, 2022 with the Office of the City Clerk, by Swaathi Joseph, duly authorized representative of the Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:  
\_\_\_\_\_ no appeal has been filed; or

\_\_\_\_\_ an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: \_\_\_\_\_, City Clerk

Appeal has been dismissed or denied.

Date: \_\_\_\_\_, City Clerk

**Appendix I: Approved Dimensional Chart**

	Existing	Allowed or Required	Proposed	Permitted
Lot Area (sq ft)	14,642	5,000 min.	14,642	No Change
Lot Width (ft)	111.96	50	111.96	No Change
<b>Total GFA (sq ft)</b>	<b>36,570</b>	<b>76,138</b>	<b>66,720</b>	
Residential Base	0	58,568	25,731	Consistent with Application Documents and applicable zoning requirements
Non-Residential Base	36,570	58,568	36,570	
Inclusionary Bonus	0	17,570	4,419	
<b>Total FAR</b>	<b>2.50</b>	<b>5.20</b>	<b>4.57</b>	Consistent with Application Documents and applicable zoning requirements
Residential Base	0	4.00	1.76	
Non-Residential Base	2.50	4.00	2.50	
Inclusionary Bonus	0	1.20	0.30	
<b>Total Dwelling Units</b>	<b>0</b>	<b>63</b>	<b>38</b>	
Base Units	0	48	34	Consistent with Application Documents and applicable zoning requirements
Inclusionary Bonus Units	0	15	4	
Base Lot Area / Unit (sq ft)	0	300	430	
Total Lot Area / Unit (sq ft)	0	232	385	
Height (ft)	29.50	60	65	
Front Setback (ft)	5.90	39.60	5.90	Consistent with Application Documents and applicable zoning requirements
Front Setback (ft)	0	34.20	0	
Side Setback (ft)	7.80	26.50	5.00	
Side Setback (ft)	0	31.20	0	
Open Space (% of Lot Area)	0	4.50%	4.88%	Consistent with Application Documents and applicable zoning requirements
Private Open Space (sq ft)	0	662	714	
Permeable Open Space (sq ft)	0	n/a	0	
Off-Street Parking Spaces	0	38	0	
Long-Term Bicycle Parking	0	39	39	Consistent with Application Documents and applicable zoning requirements
Short-Term Bicycle Parking	0	4	4	
Loading Bays	0	n/a	0	