

Mass Ave Mixed Use

FOREST CITY ZONING PETITION

Cambridge, Massachusetts



FOREST CITY
KLING STUBBINS

July 11th, 2012



Existing Conditions CORNER OF MASS AVE AND BLANCHE STREET

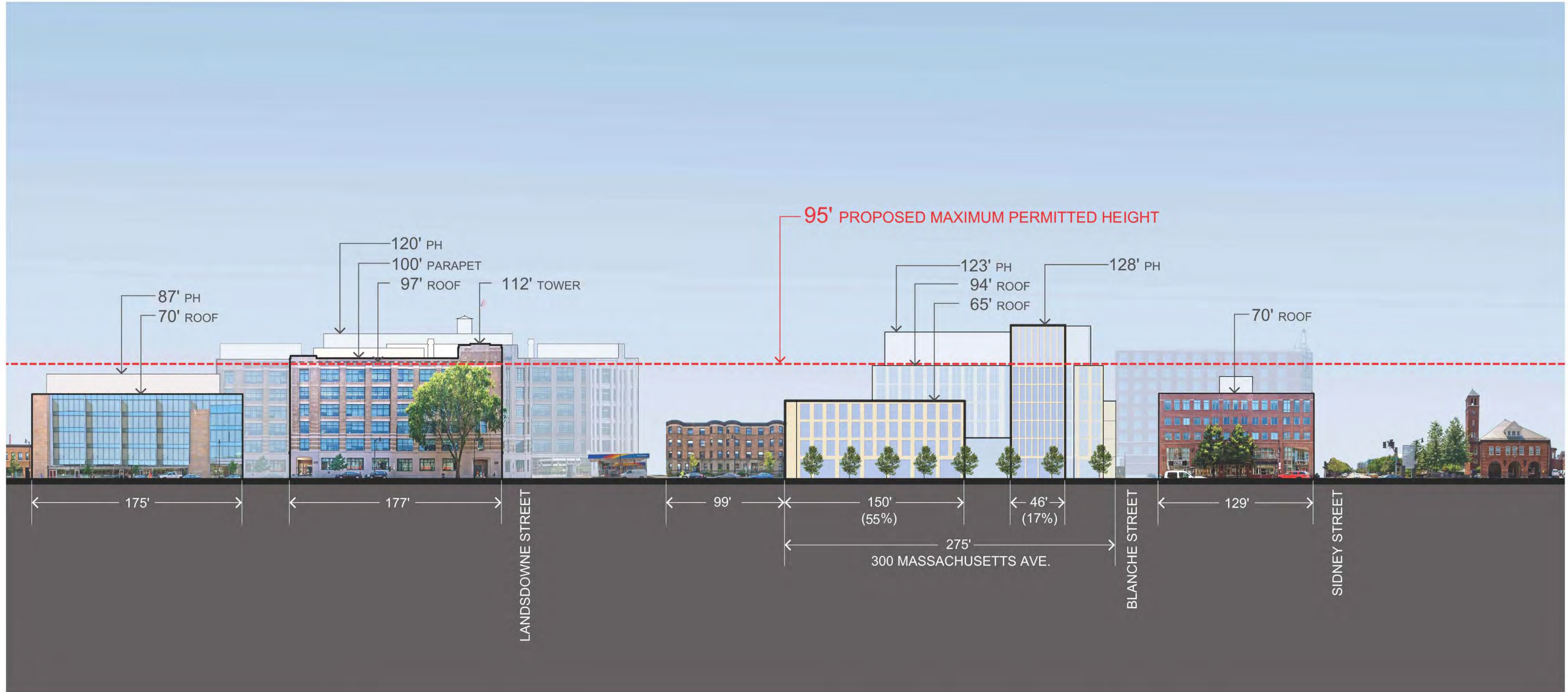


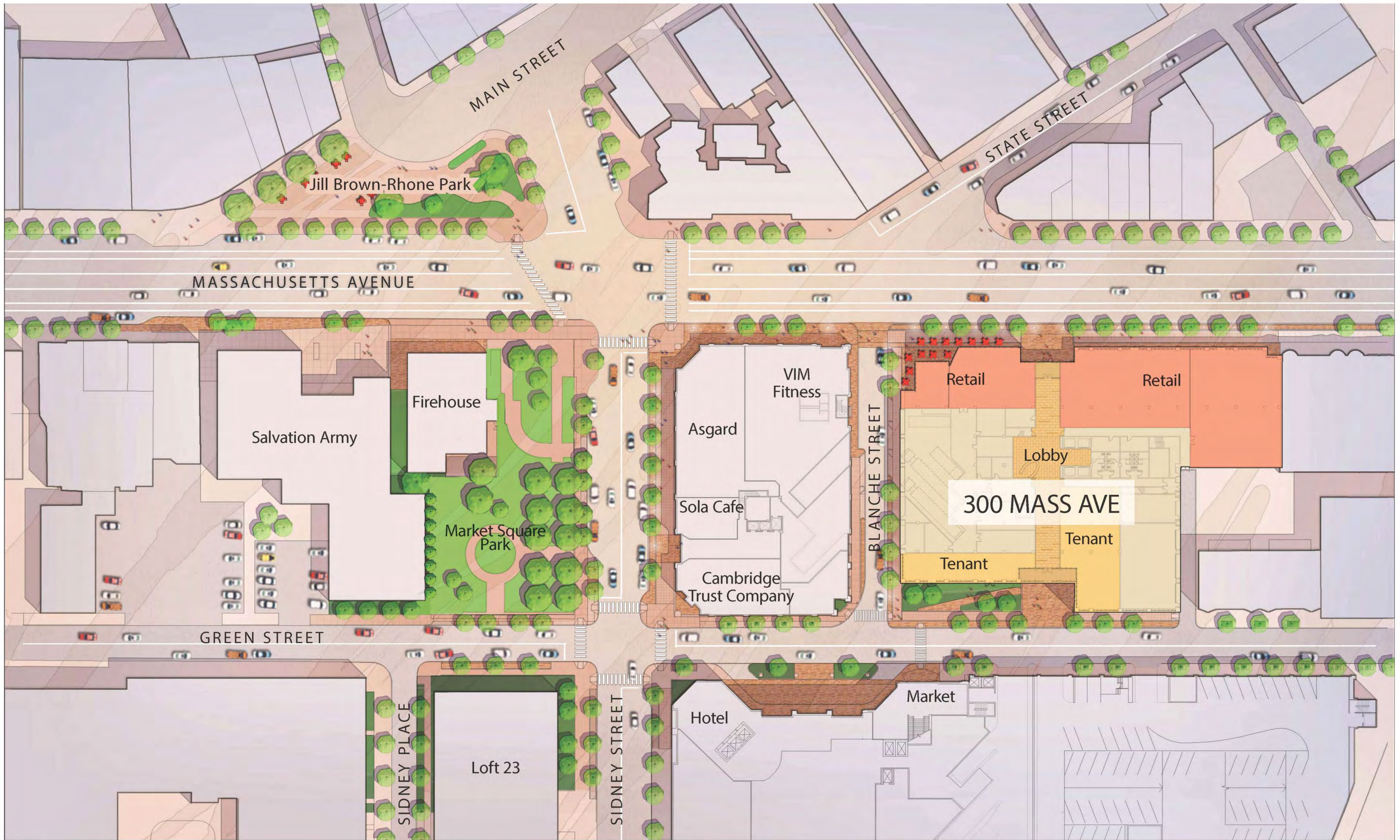
Existing Conditions LOOKING WEST ON MASS AVE



Zoning Petition Summary

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>
CRDD as Currently Established		
Original Entitlements	400 Units	1,900,000 SF
As Currently Built Out	674 Units	1,573,284 SF
Current vs Original	274 Units	(326,716) SF
300 Mass Ave Site		
Current As-of-Right Floor Area		138,848 SF
Requested Floor Area		246,716 SF
Increase in Floor Area		107,868 SF
CRDD As Revised with 300	674 Units	1,820,000 SF

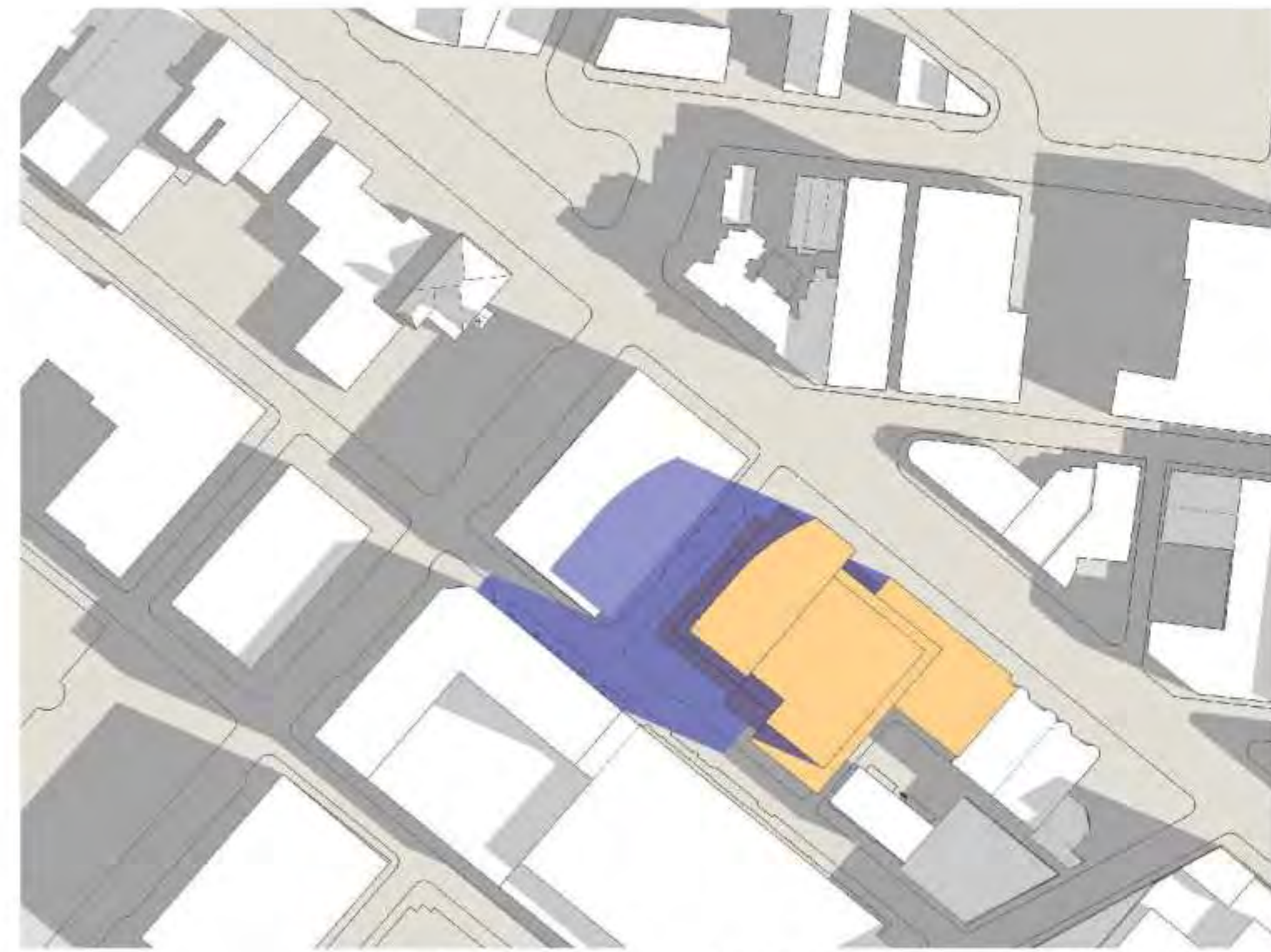




Site Plan



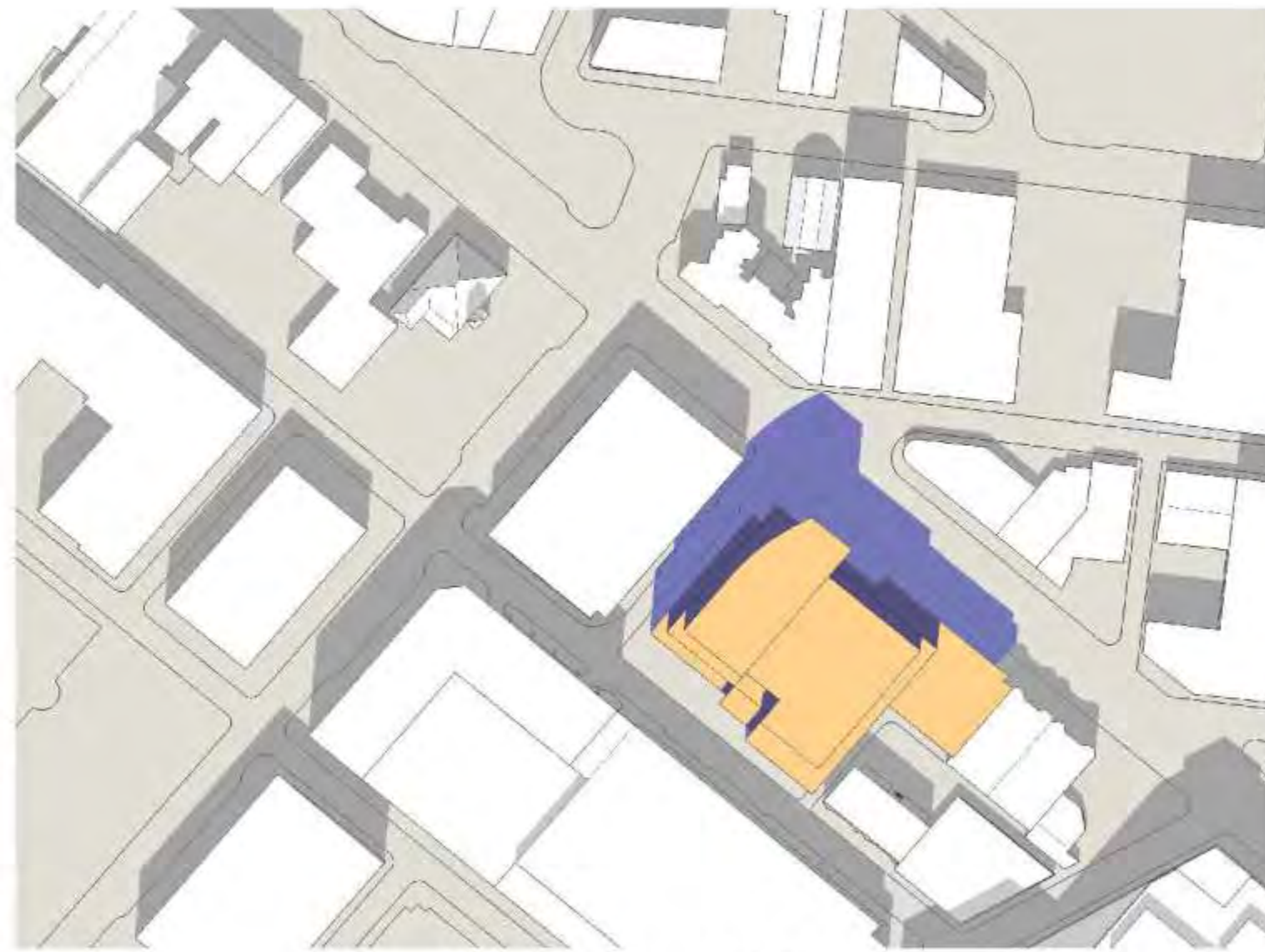




MARCH 21ST 9:00AM - PROPOSED MASSING



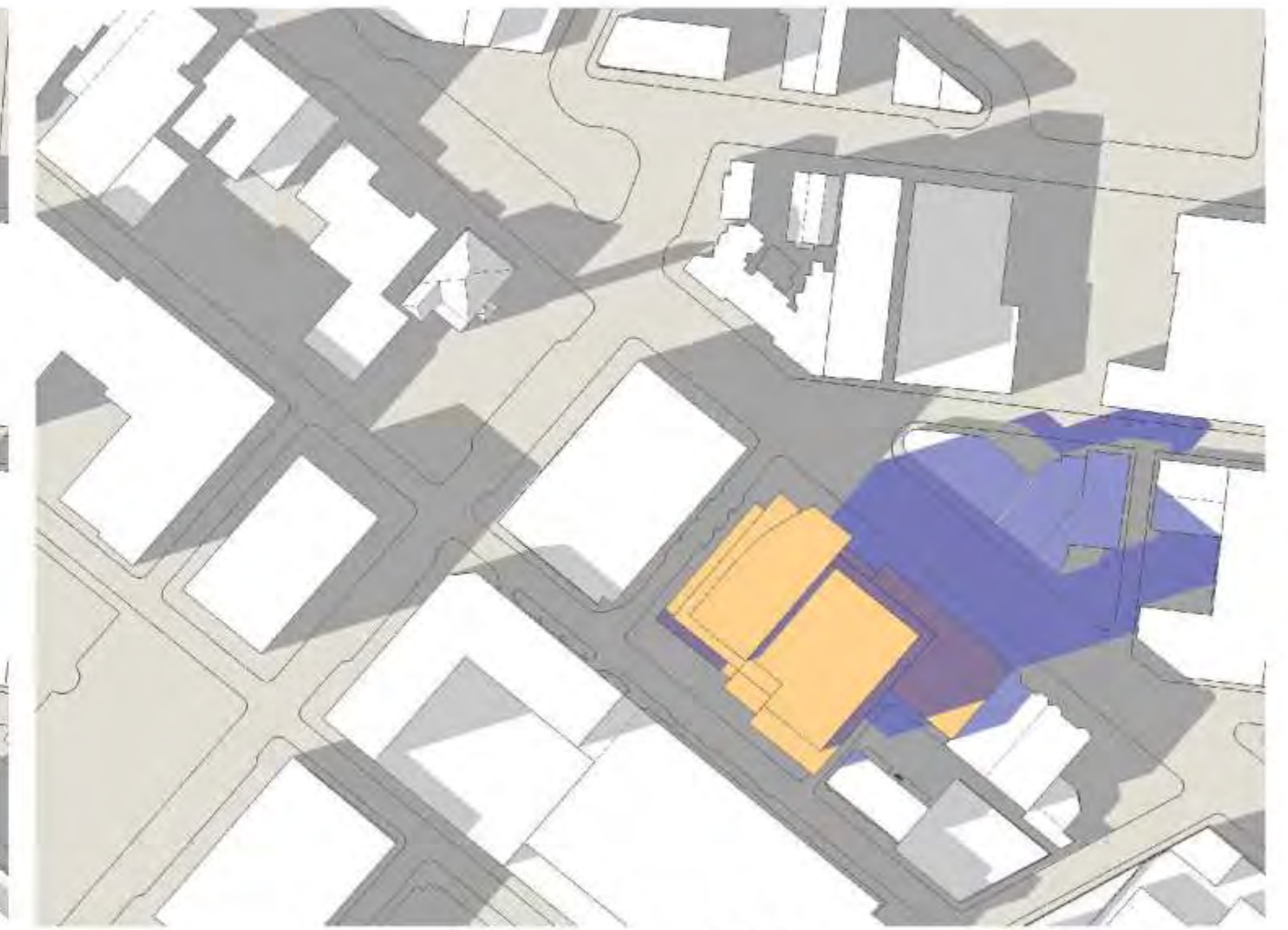
MARCH 21ST 11:00AM - PROPOSED MASSING



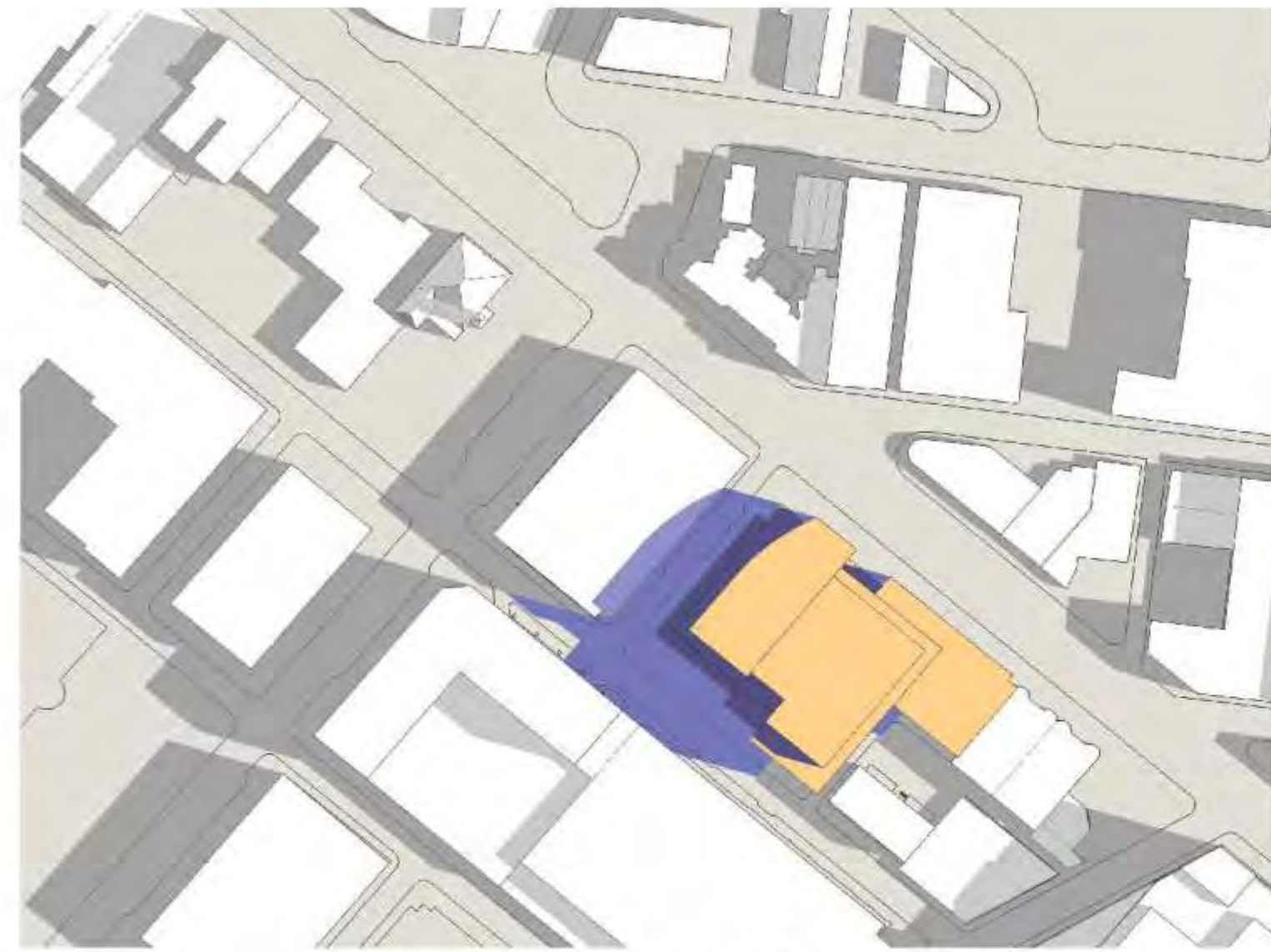
MARCH 21ST 1:00PM - PROPOSED MASSING



MARCH 21ST 3:00PM - PROPOSED MASSING



MARCH 21ST 5:00PM - PROPOSED MASSING



APRIL 21ST 9:00AM - PROPOSED MASSING



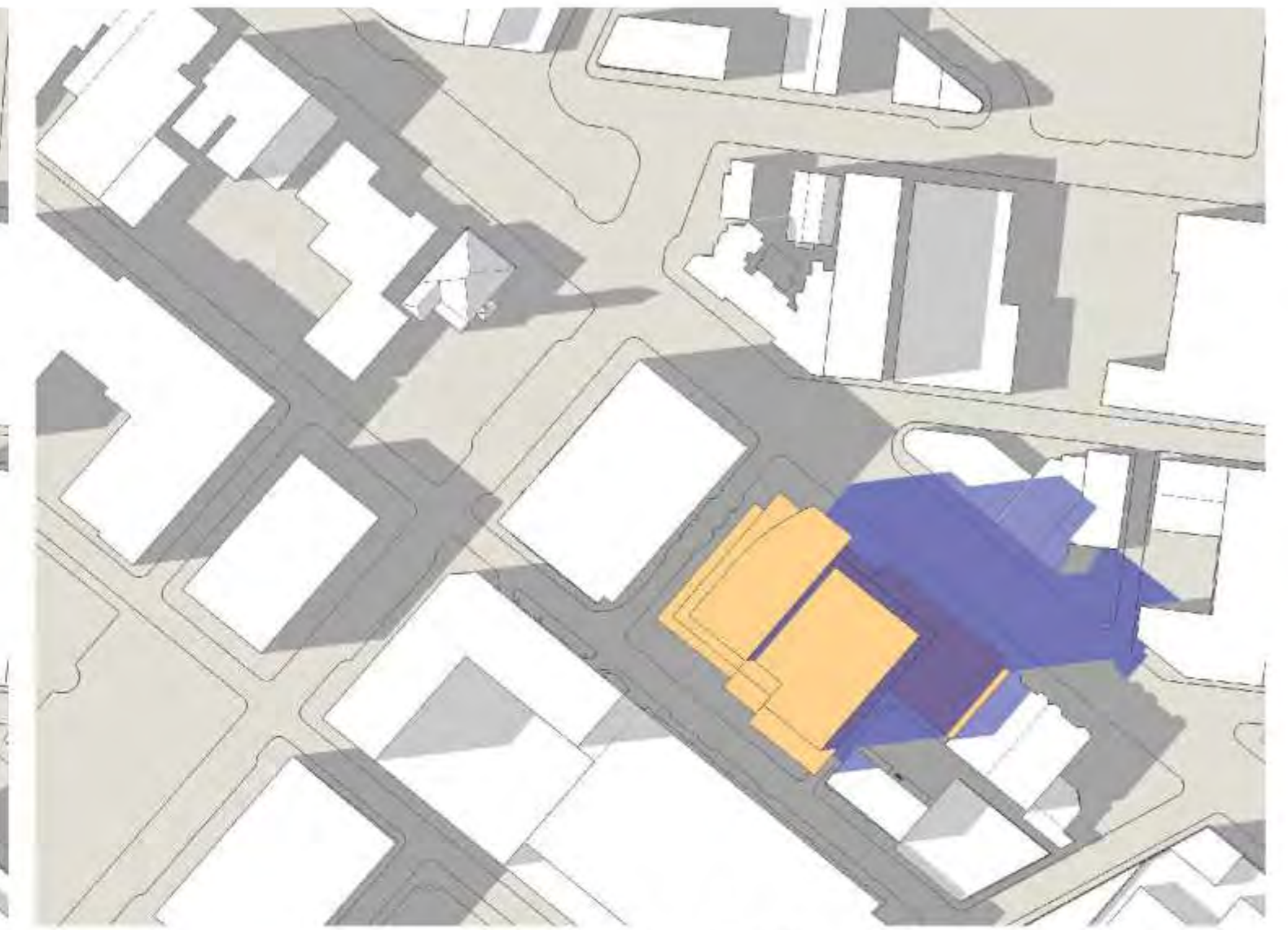
APRIL 21ST 11:00AM - PROPOSED MASSING



APRIL 21ST 1:00PM - PROPOSED MASSING



APRIL 21ST 3:00PM - PROPOSED MASSING



APRIL 21ST 5:00PM - PROPOSED MASSING



MAY 21ST 09:00AM - PROPOSED MASSING



MAY 21ST 11:00AM - PROPOSED MASSING



MAY 21ST 1:00PM - PROPOSED MASSING



MAY 21ST 3:00PM - PROPOSED MASSING



MAY 21ST 5:00PM - PROPOSED MASSING

PROPOSED BUILDING MASSING

EXISTING SHADOWS

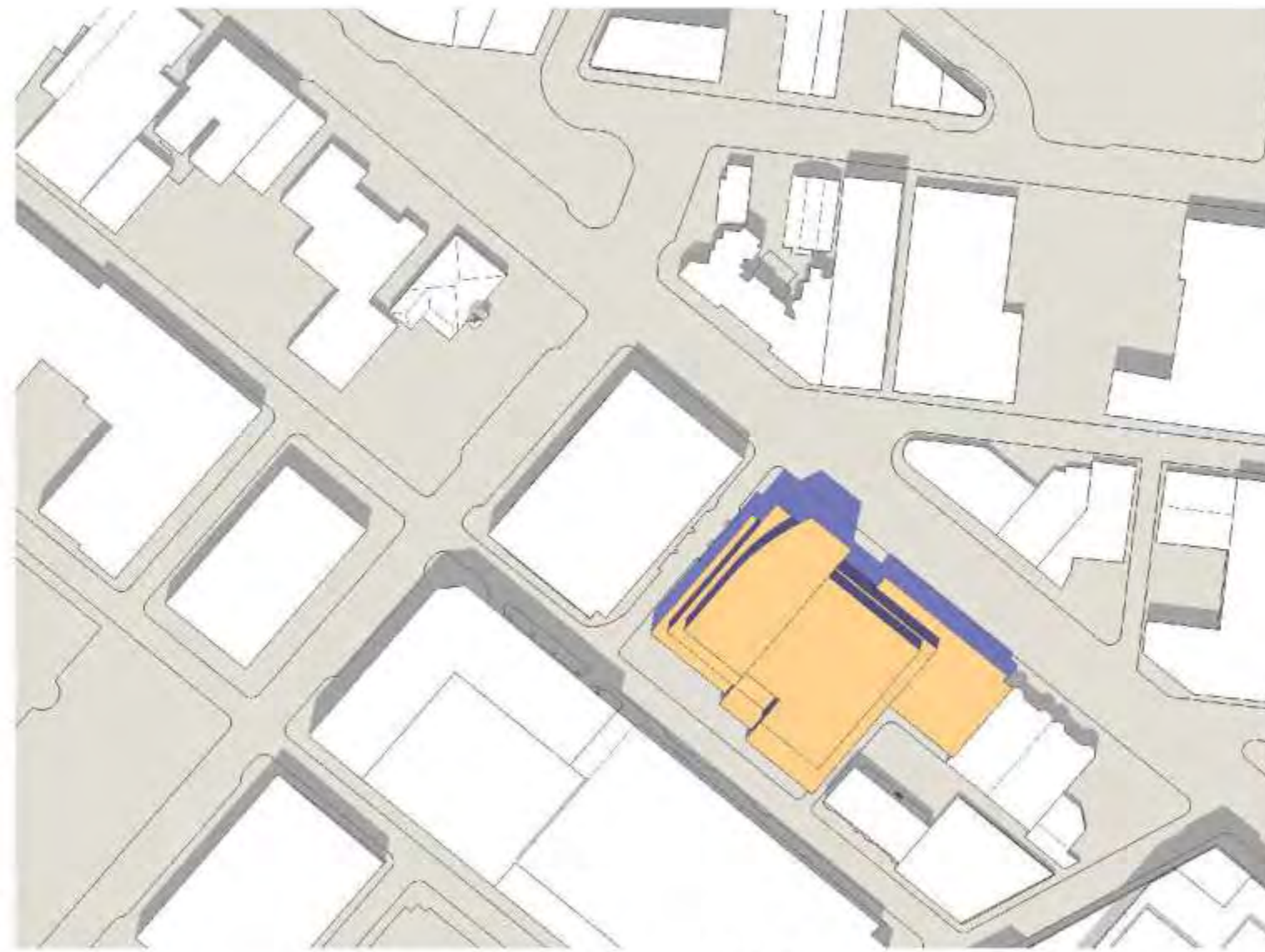
NEW SHADOWS



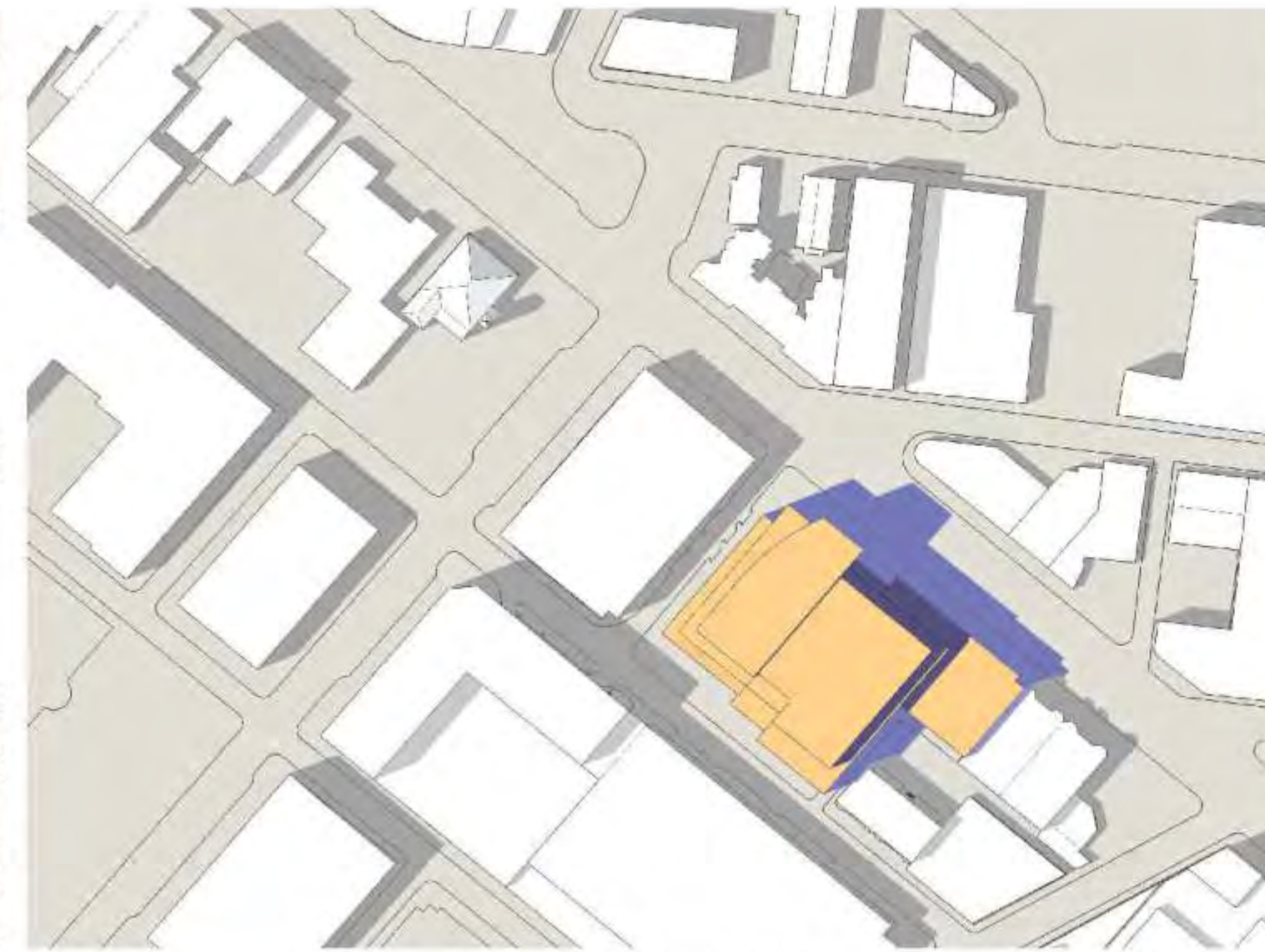
JUNE 21ST 9:00AM - PROPOSED MASSING



JUNE 21ST 11:00AM - PROPOSED MASSING



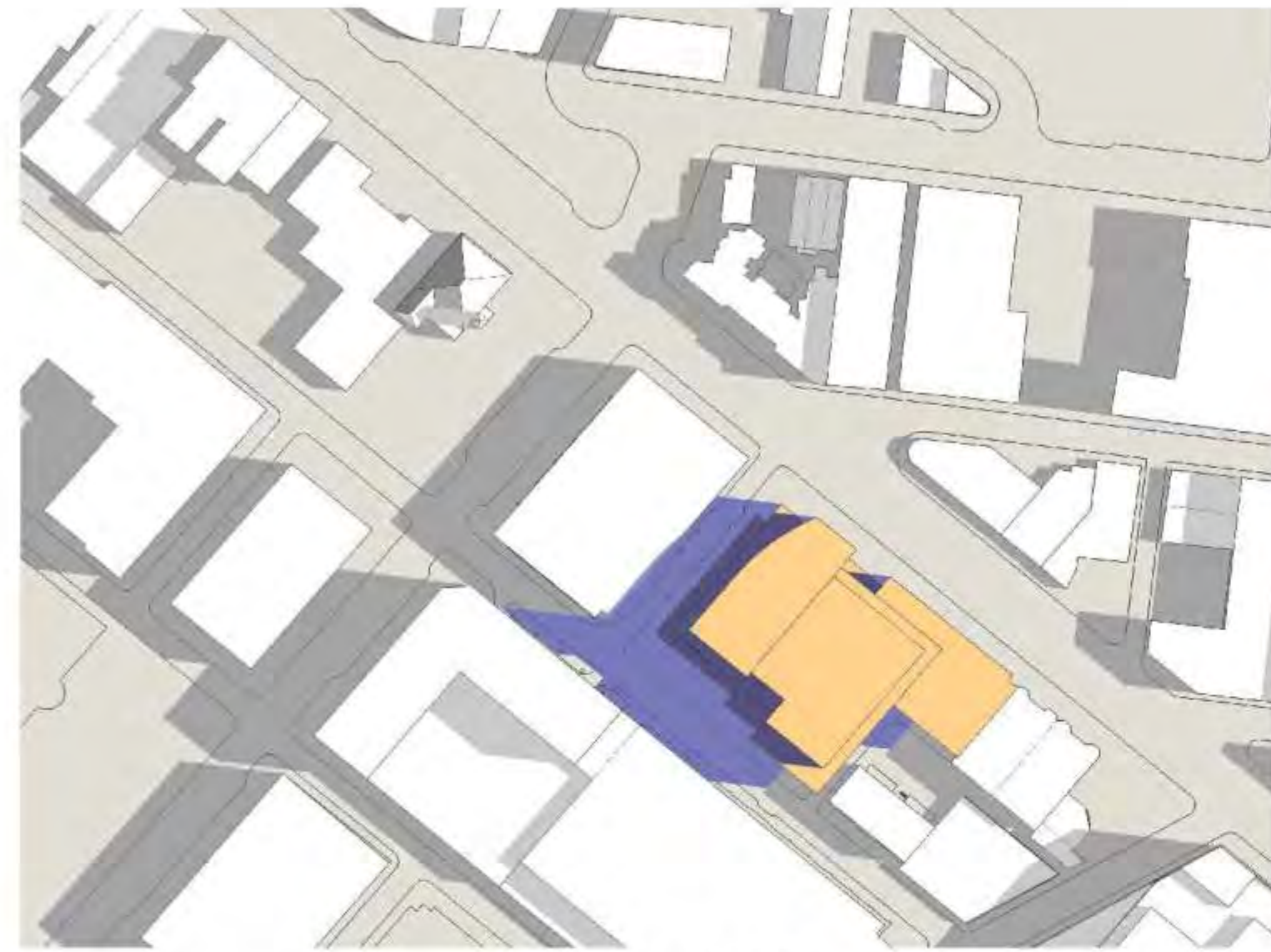
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JUNE 21ST 3:00PM - PROPOSED MASSING



JUNE 21ST 5:00PM - PROPOSED MASSING



JULY 21ST 9:00AM - PROPOSED MASSING



JULY 21ST 11:00AM - PROPOSED MASSING



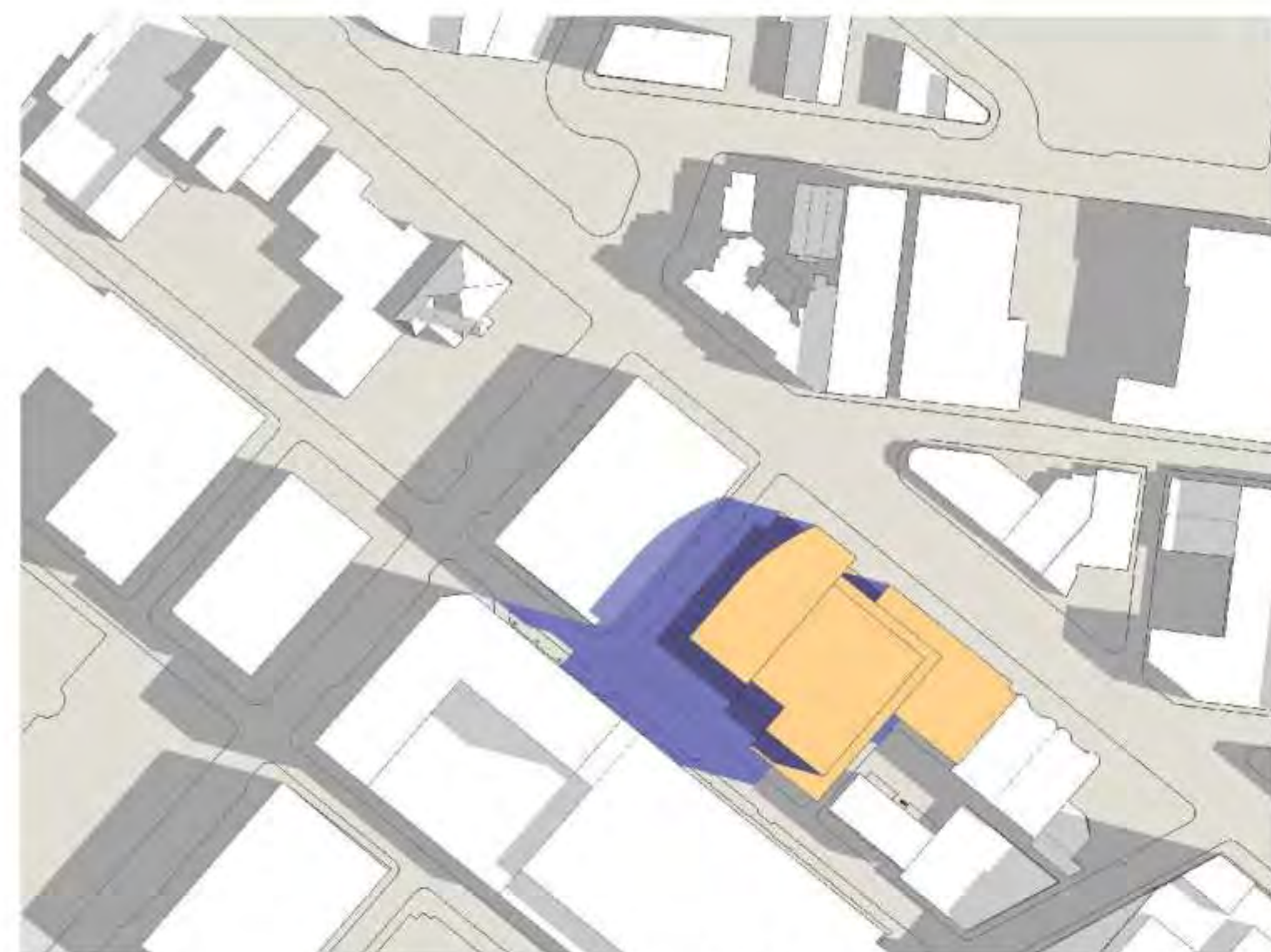
JULY 21ST 1:00PM - PROPOSED MASSING



JULY 21ST 3:00PM - PROPOSED MASSING



JULY 21ST 5:00PM - PROPOSED MASSING



AUGUST 21ST 9:00AM - PROPOSED MASSING



AUGUST 21ST 11:00AM - PROPOSED MASSING



AUGUST 21ST 1:00PM - PROPOSED MASSING



AUGUST 21ST 3:00PM - PROPOSED MASSING

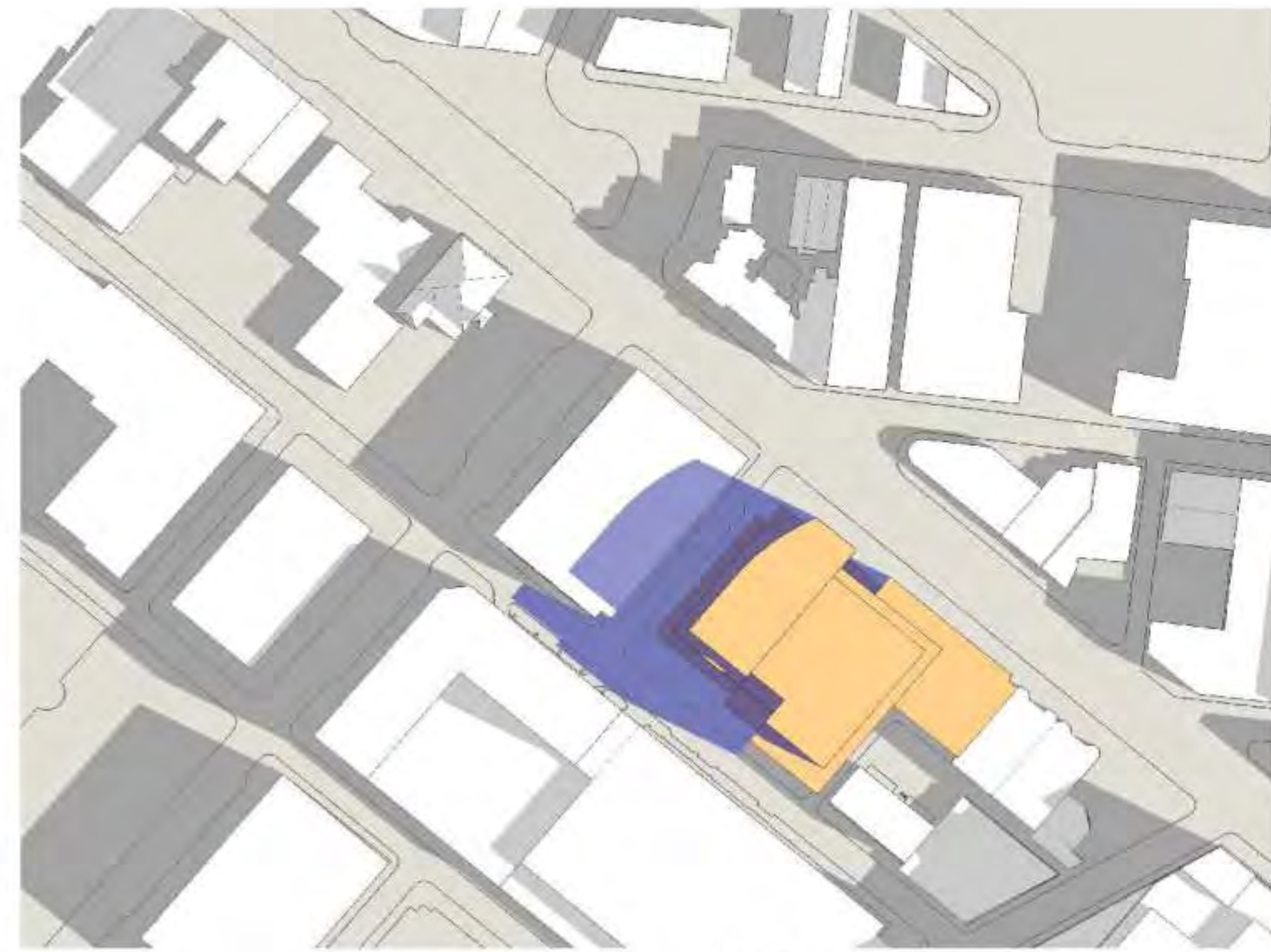


AUGUST 21ST 5:00PM - PROPOSED MASSING

PROPOSED BUILDING MASSING

EXISTING SHADOWS

NEW SHADOWS



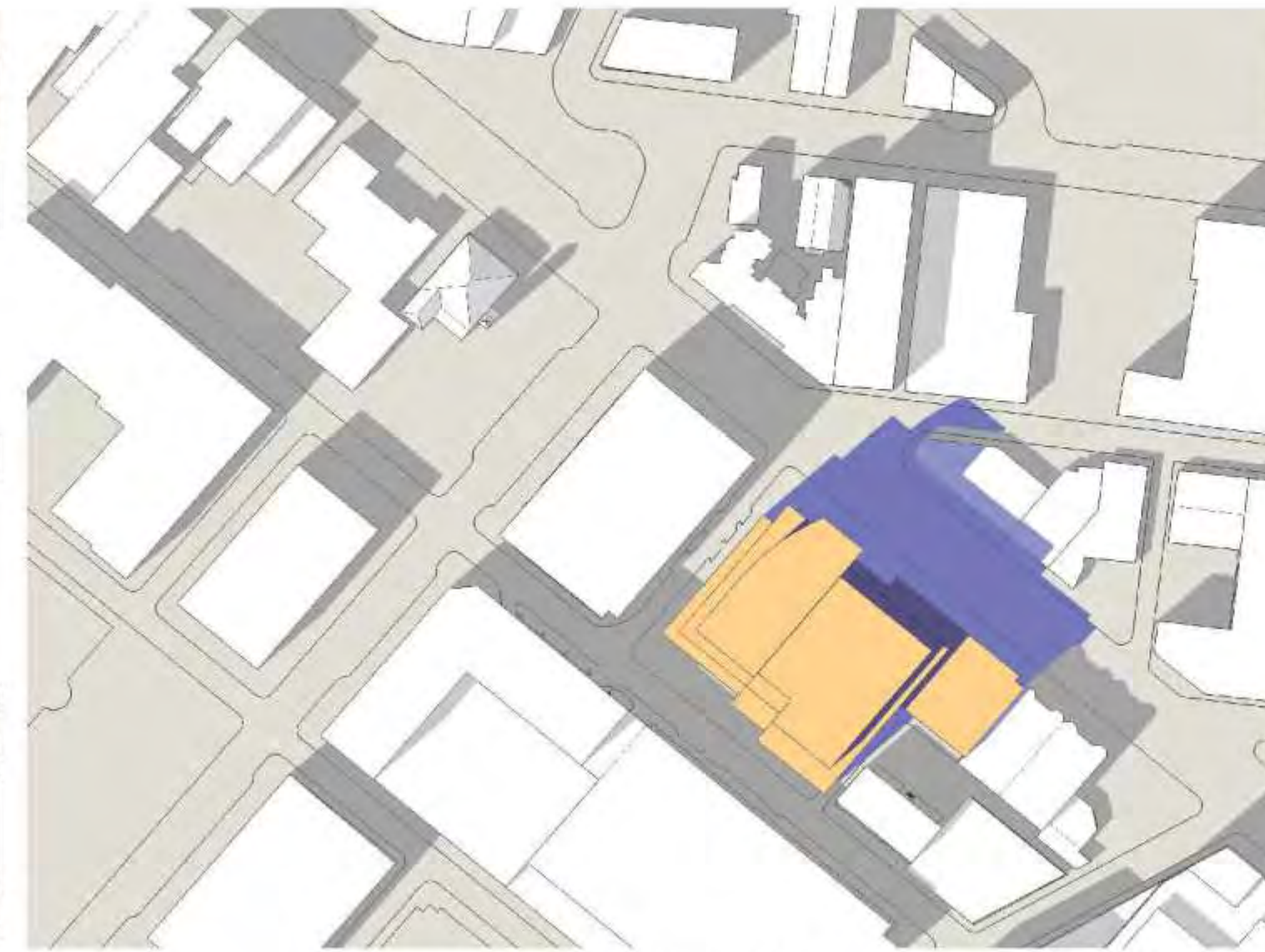
SEPTEMBER 21ST 9:00AM - PROPOSED MASSING



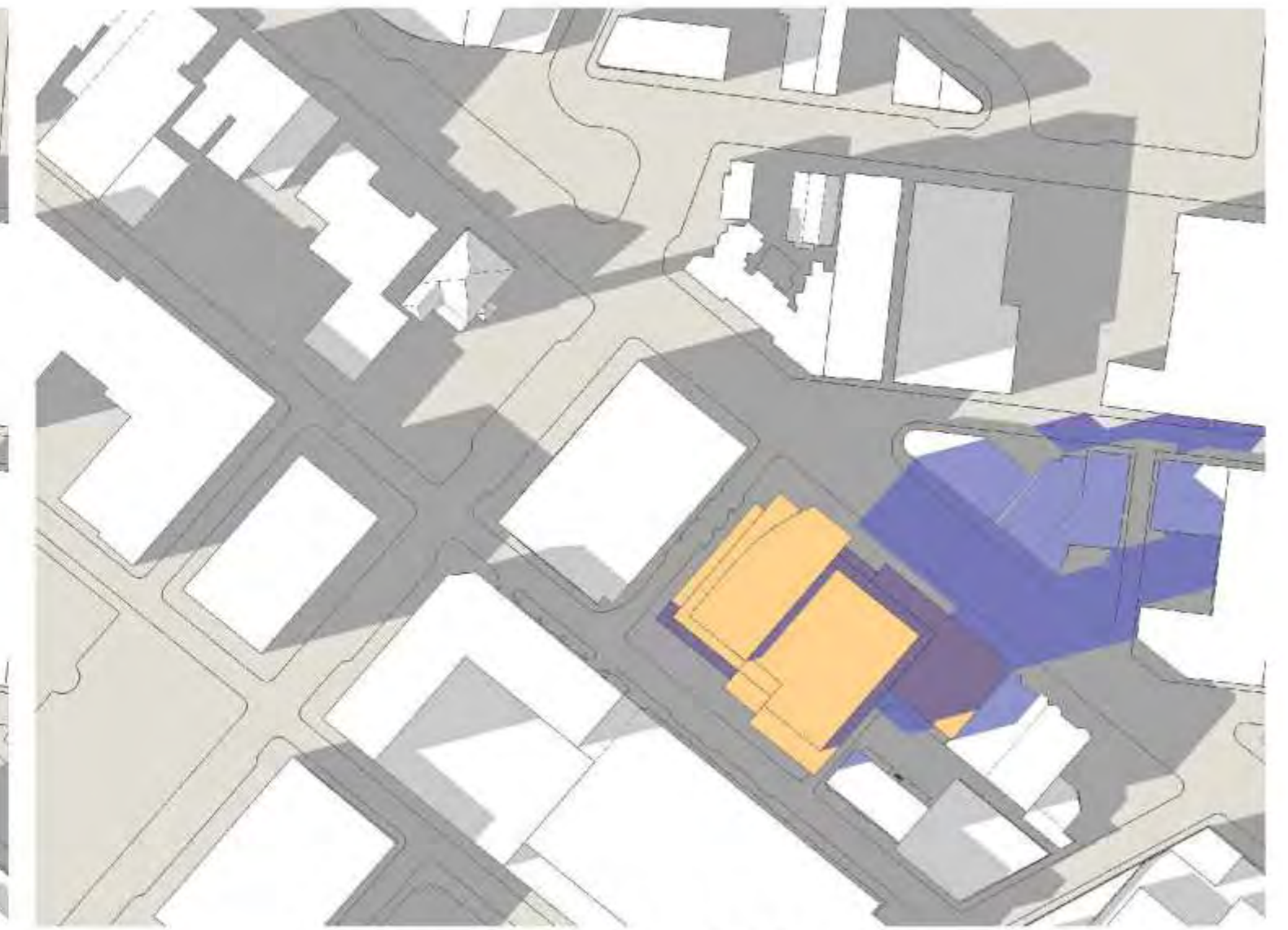
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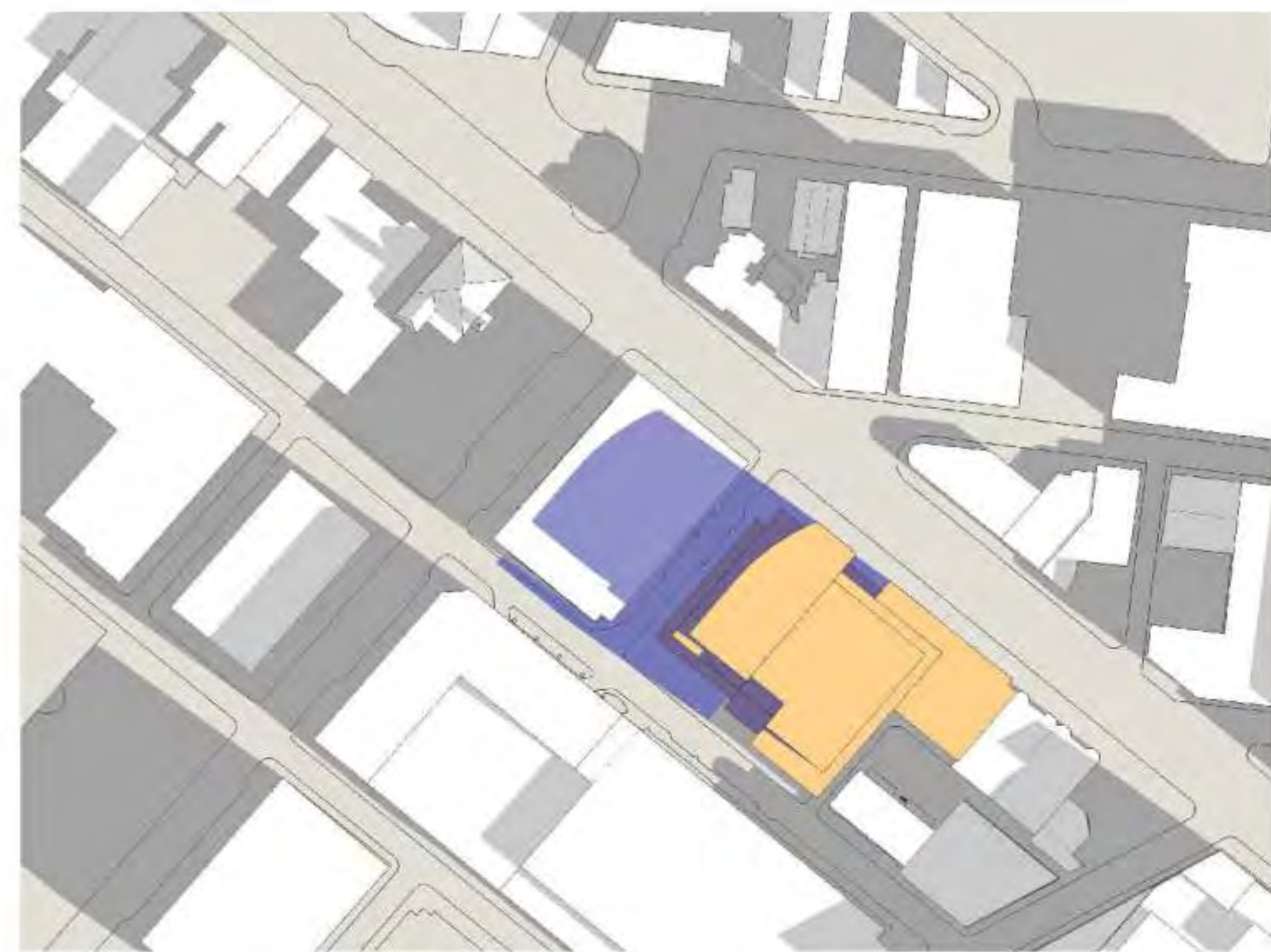
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SEPTEMBER 21ST 3:00PM - PROPOSED MASSING



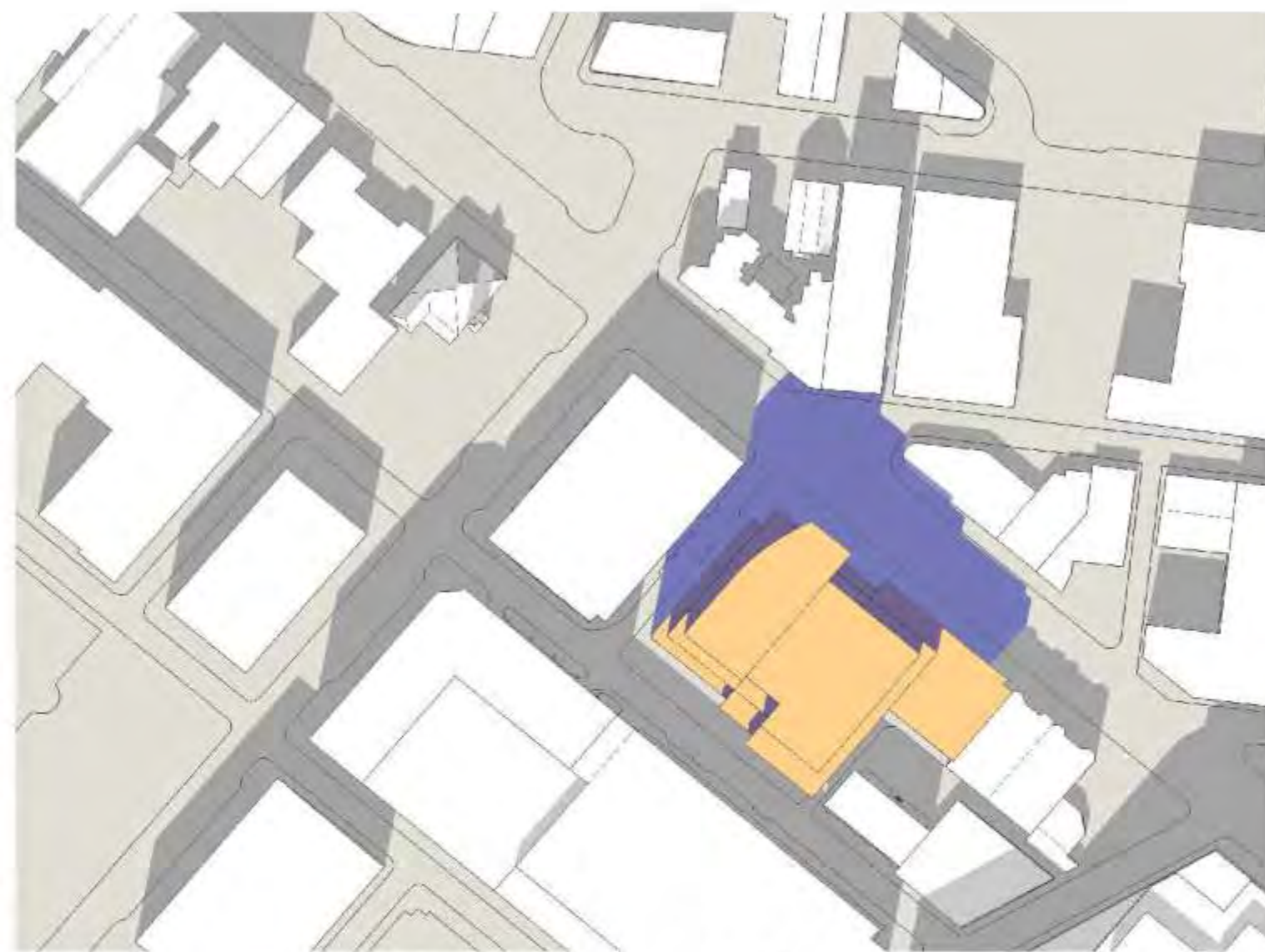
SEPTEMBER 21ST 5:00PM - PROPOSED MASSING



OCTOBER 21ST 9:00AM - PROPOSED MASSING



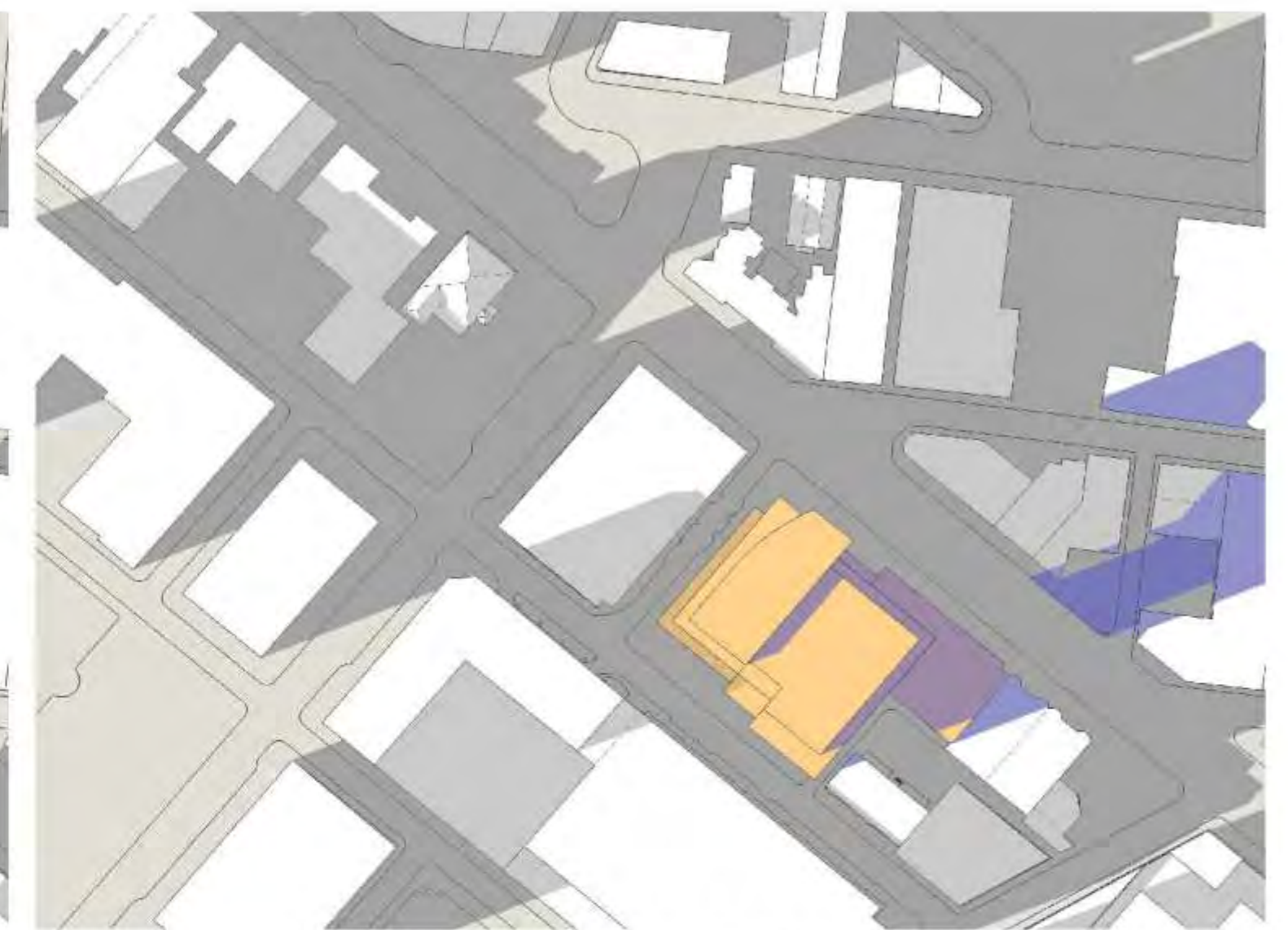
OCTOBER 21ST 11:00AM - PROPOSED MASSING



OCTOBER 21ST 1:00PM - PROPOSED MASSING



OCTOBER 21ST 3:00PM - PROPOSED MASSING



OCTOBER 21ST 5:00PM - PROPOSED MASSING



NOVEMBER 21ST 9:00AM - PROPOSED MASSING



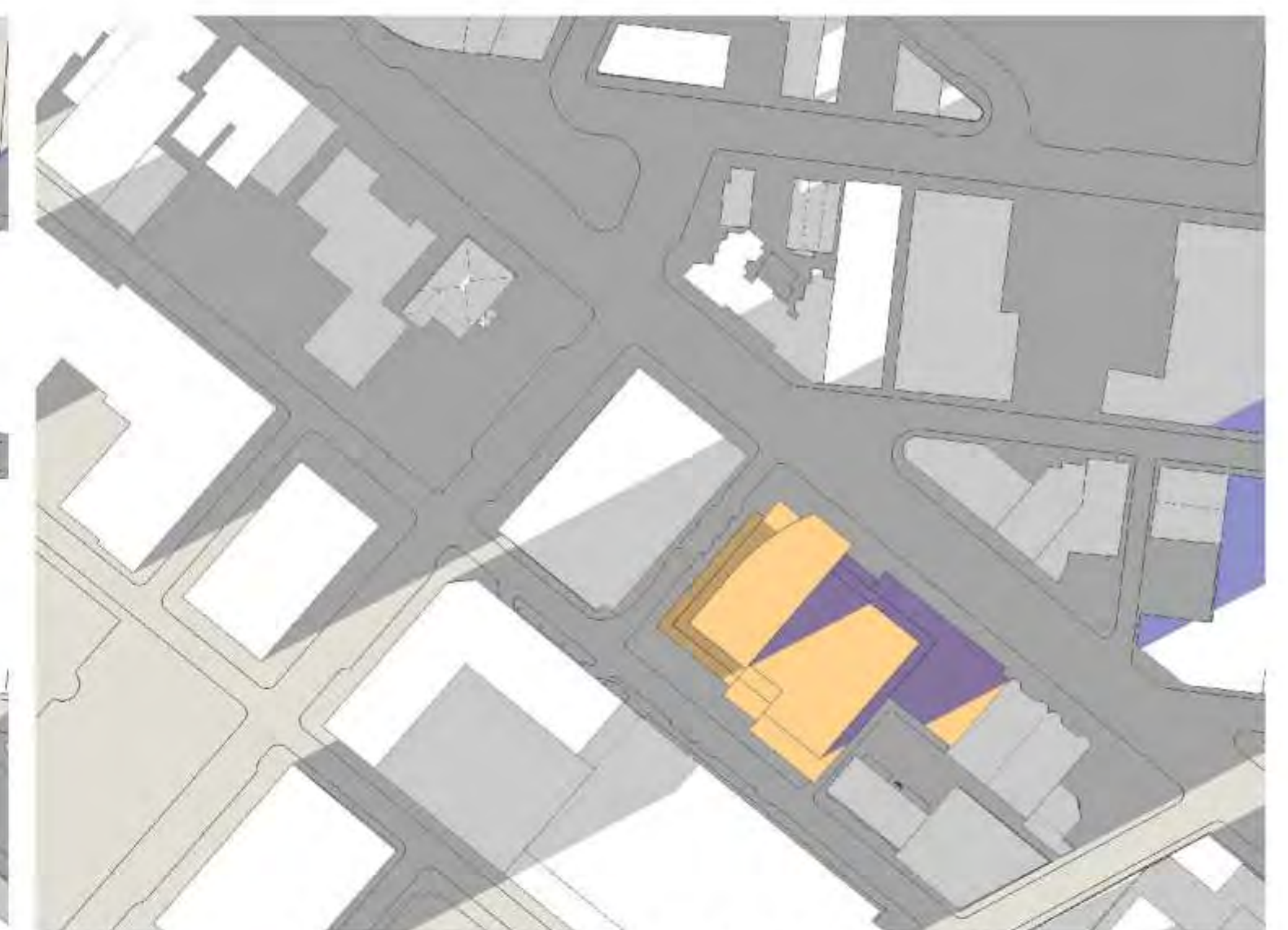
NOVEMBER 21ST 11:00AM - PROPOSED MASSING



NOVEMBER 21ST 1:00PM - PROPOSED MASSING



NOVEMBER 21ST 3:00PM - PROPOSED MASSING



NOVEMBER 21ST 4:00PM - PROPOSED MASSING

PROPOSED BUILDING MASSING

EXISTING SHADOWS

NEW SHADOWS



DECEMBER 21ST 9:00AM - PROPOSED MASSING



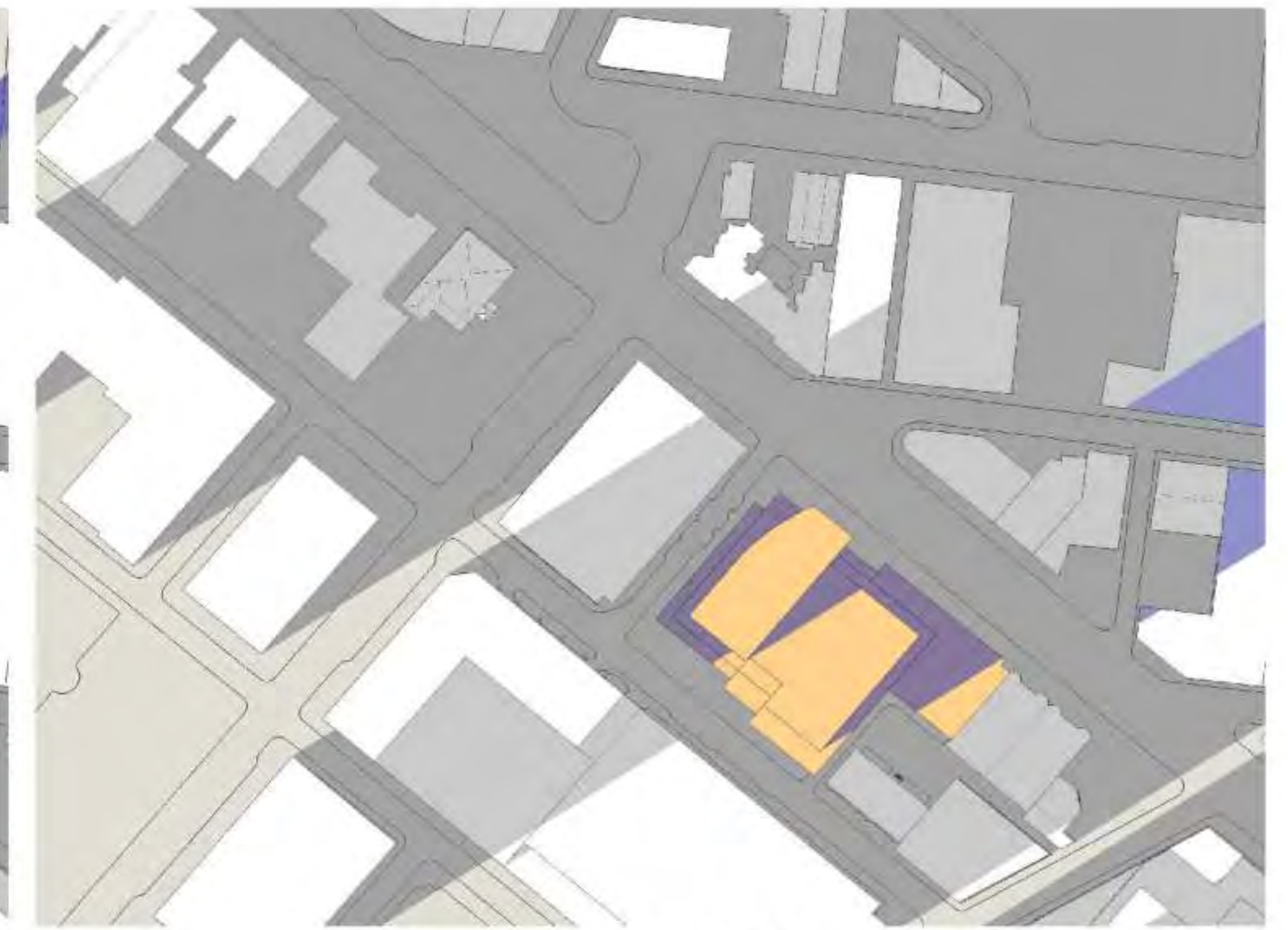
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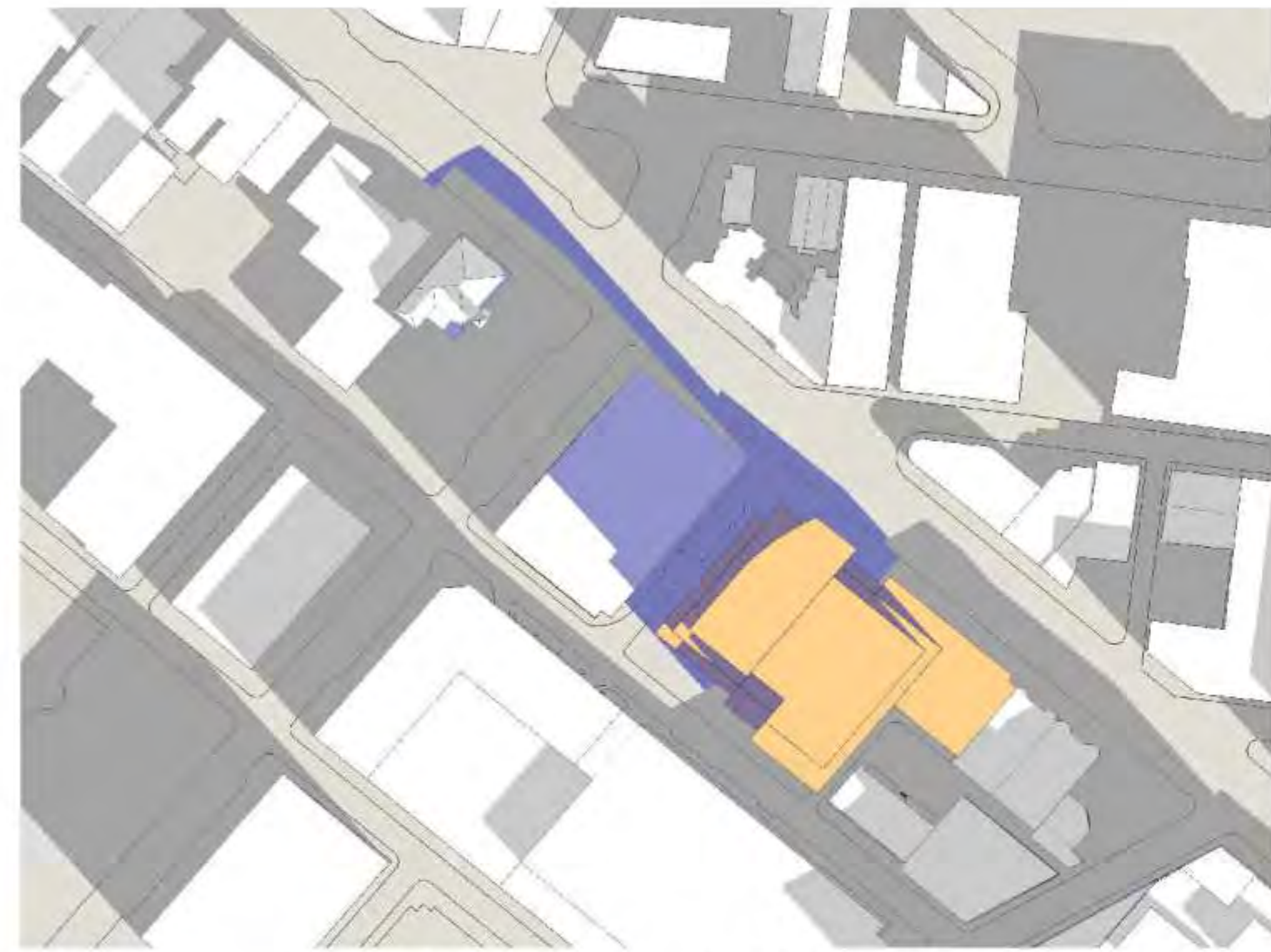
DECEMBER 21ST 1:00PM - PROPOSED MASSING



DECEMBER 21ST 3:00PM - PROPOSED MASSING



DECEMBER 21ST 4:00PM - PROPOSED MASSING



JANUARY 21ST 9:00AM - PROPOSED MASSING



JANUARY 21ST 11:00AM - PROPOSED MASSING



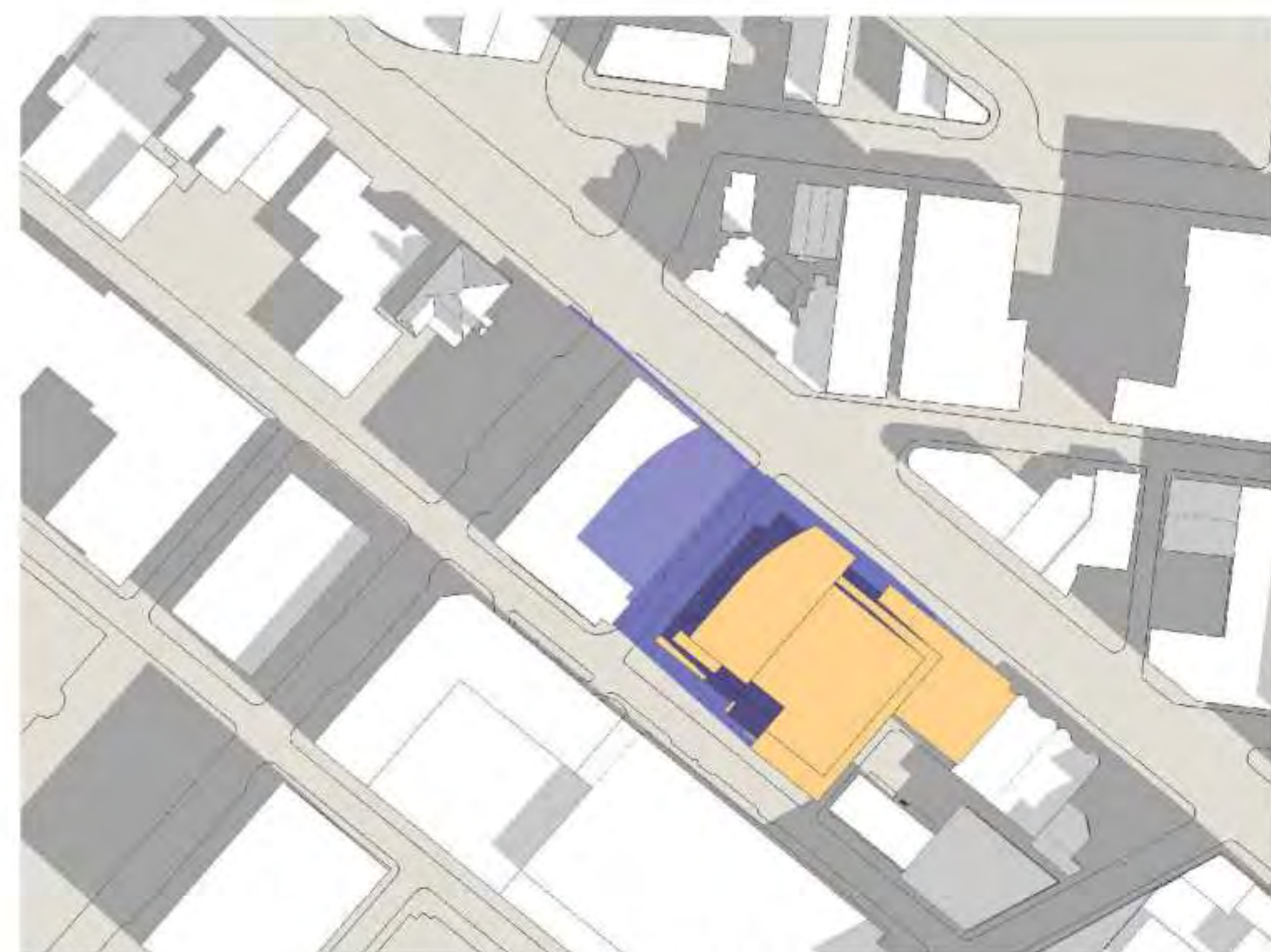
JANUARY 21ST 1:00PM - PROPOSED MASSING



JANUARY 21ST 3:00PM - PROPOSED MASSING



JANUARY 21ST 4:00PM - PROPOSED MASSING



FEBRUARY 21ST 9:00AM - PROPOSED MASSING



FEBRUARY 21ST 11:00AM - PROPOSED MASSING



FEBRUARY 21ST 1:00PM - PROPOSED MASSING

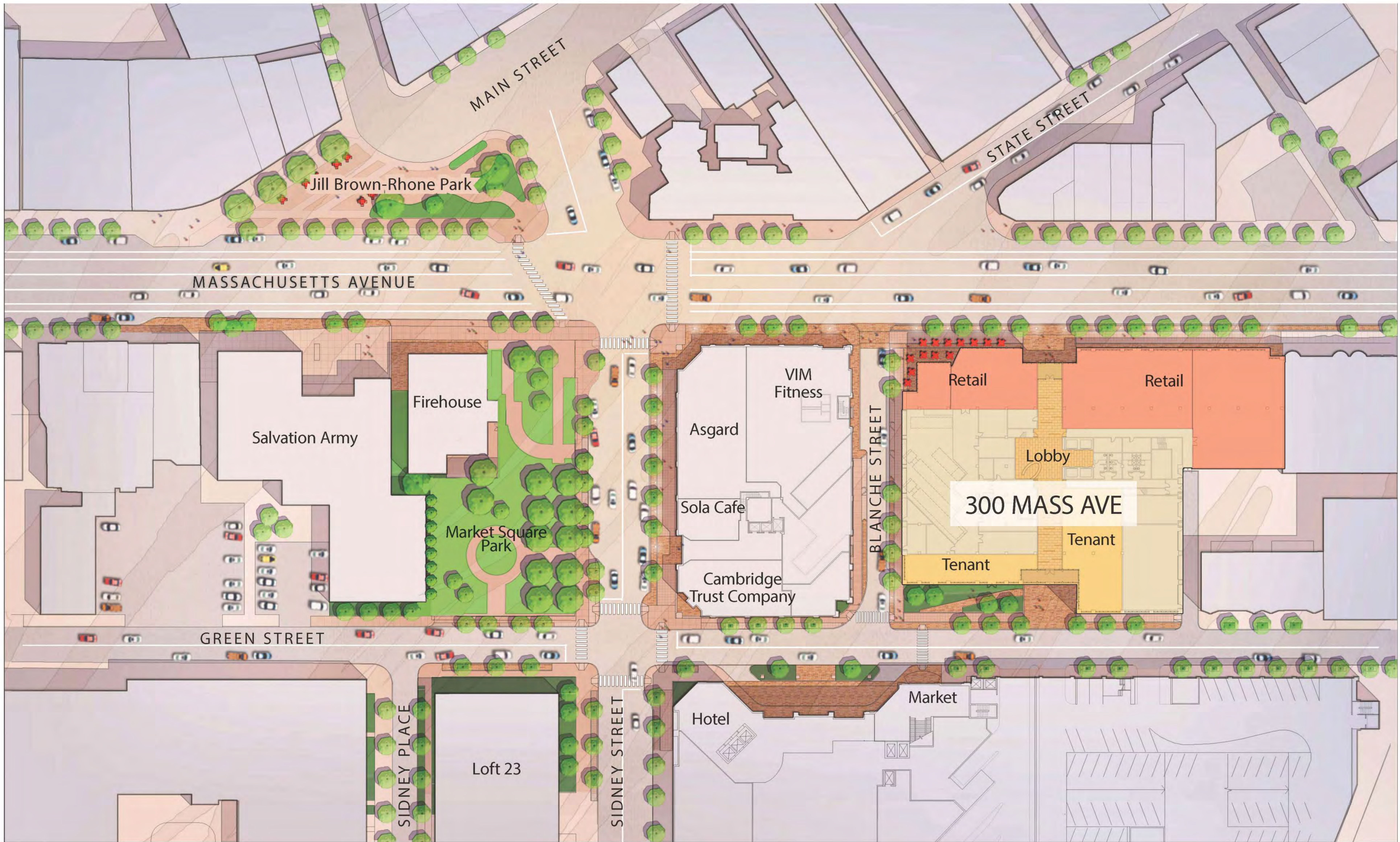


FEBRUARY 21ST 3:00PM - PROPOSED MASSING



FEBRUARY 21ST 5:00PM - PROPOSED MASSING

PROPOSED BUILDING MASSING EXISTING SHADOWS NEW SHADOWS



Site Plan