

**CENTRAL SQUARE ADVISORY
COMMITTEE: 2011/2012
ZONING RECOMMENDATIONS**

November 15, 2012

FAR: Development Density

BASE DISTRICT FAR: No change
BY SPECIAL PERMIT *(**Overlay District**)

Residential

- Increase to 4.0

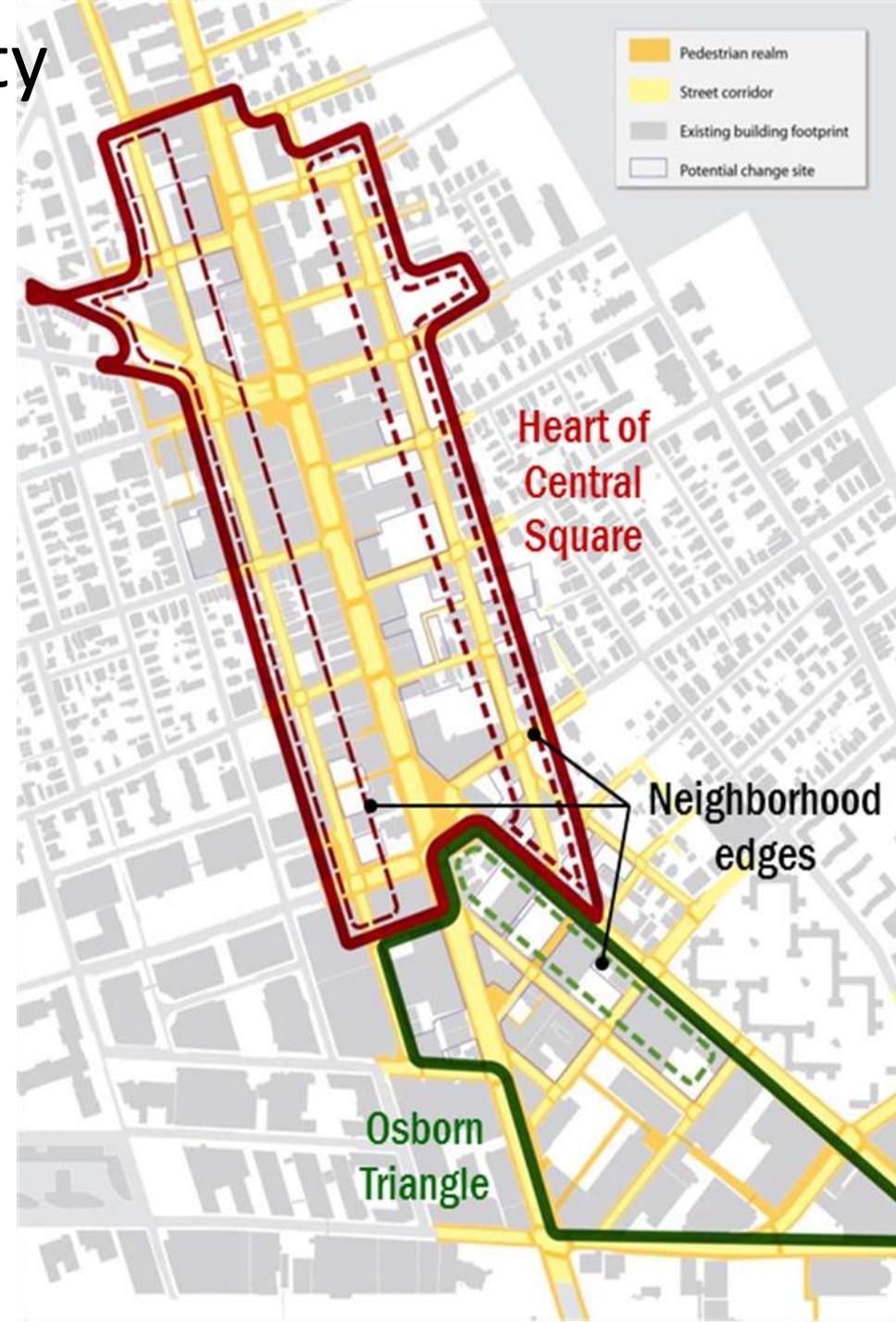
Non-Residential

- Retain at 2.75

Mixed Use

- Allow max. FAR of 4.0
- Non-residential component limited to 2.0

* Design Guidelines apply



Maximum Height

BASE DISTRICT HEIGHTS: No change
BY SPECIAL PERMIT *(**Overlay District**)

Heart of Central Square

Non-res: 80'
Residential: 140' with floorplate above 80' limited to 10,000 sf*
- middle income component required

Osborne Triangle

Non-res: 100'
Residential: 160' with floorplate above 100' limited to 10,000 sf*
- middle income component required

Neighborhood Edges

Maintain 45' height abutting residential districts and 45 degree bulk control plane

* Design Guidelines apply; On sites over 40,000 sf, height over 80'/100' limited to 25% of site area



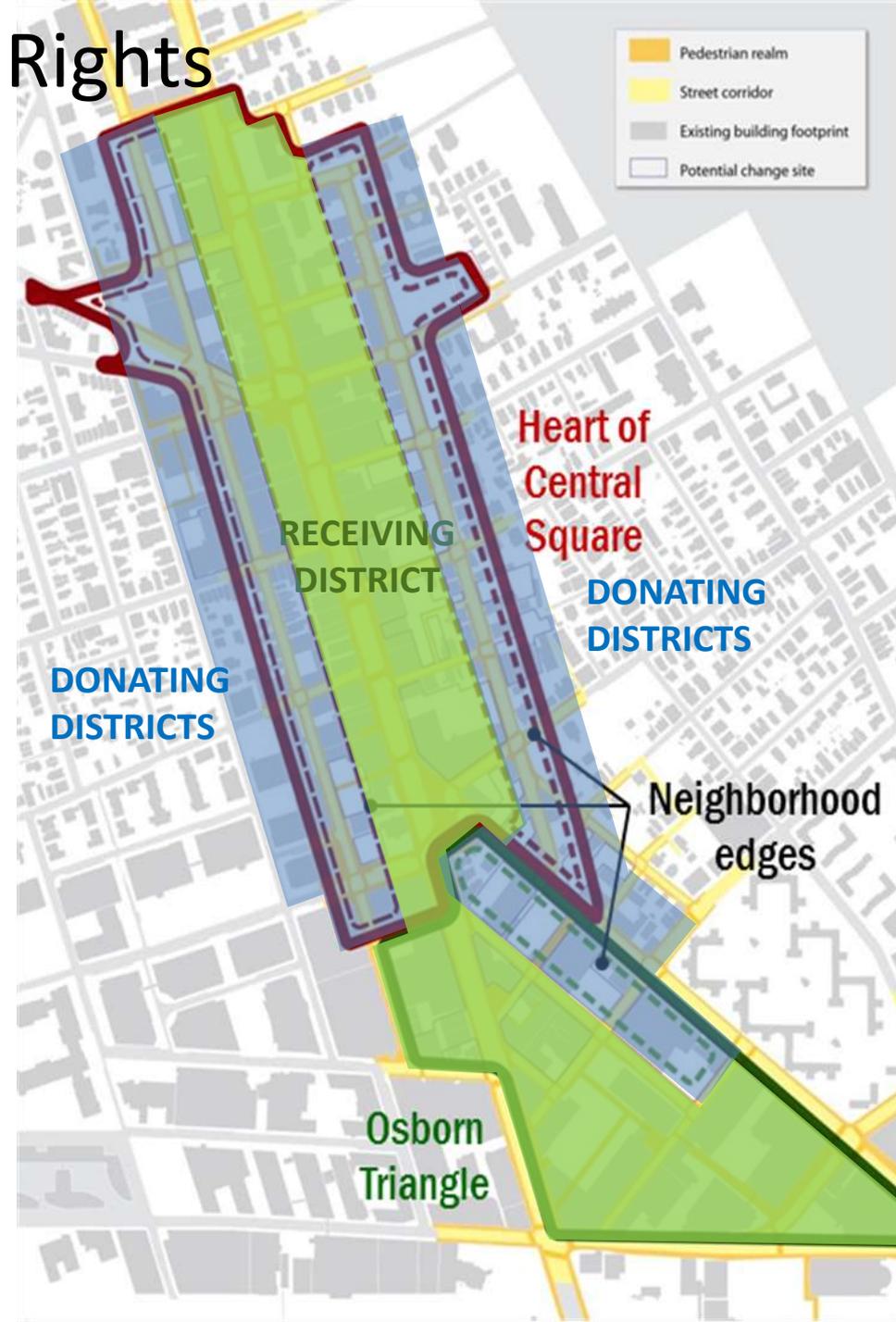
Transfer of Development Rights

Goals

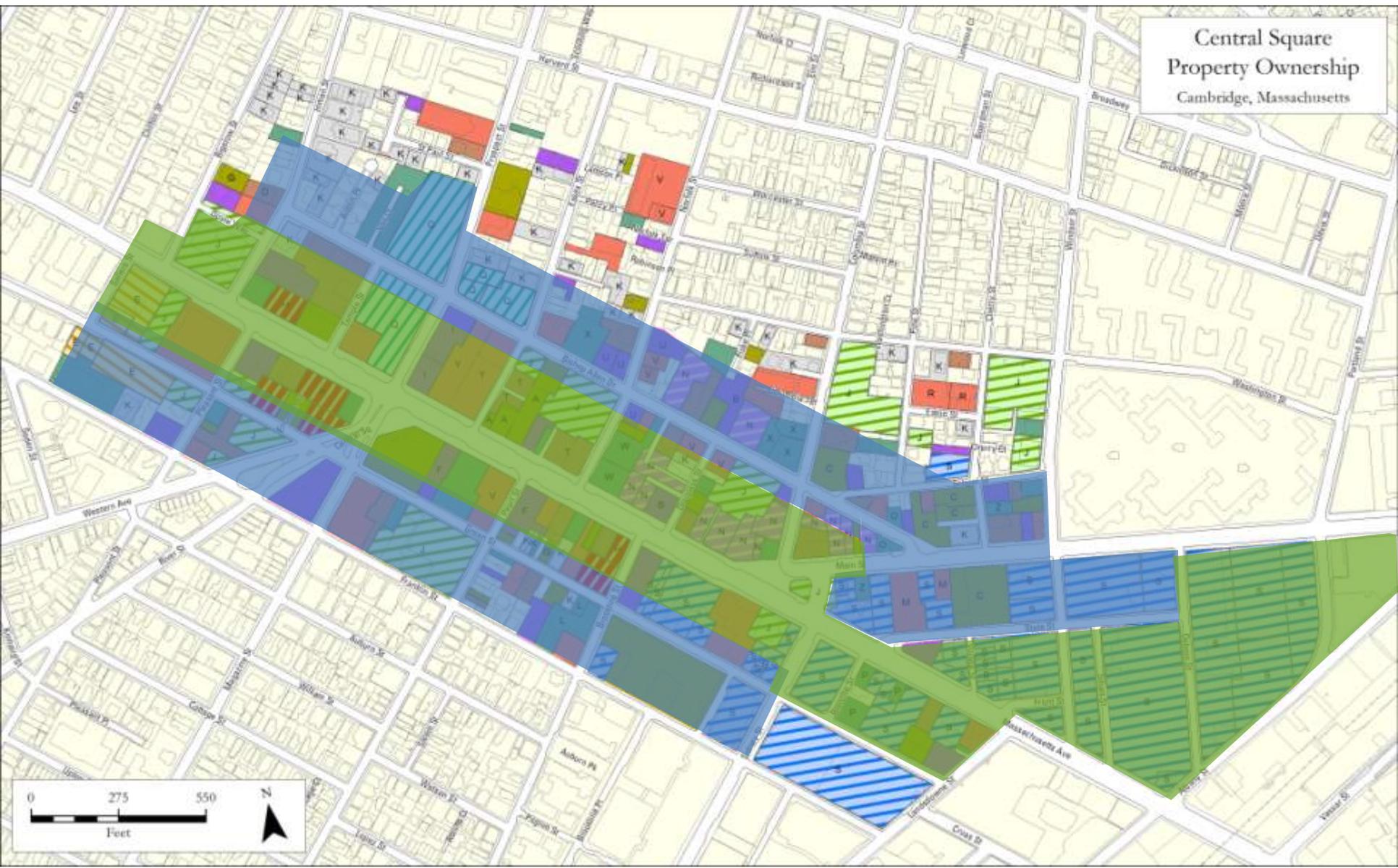
- Lower density in and adjacent to low-density residential neighborhoods
- Protection of historic buildings
- Improve housing production in areas within the core of Central Square and Osborne Triangle

Mechanism

- Allow GFA transfer from Donating Districts to Receiving District
 - Use on donating lots: public open space or 0.5 FAR housing
- Allow GFA transfer among sites within Receiving District
- Transferred GFA may be used for housing only
- Allow additional 20 ft. height to accommodate transferred GFA



Central Square
Property Ownership
Cambridge, Massachusetts



Public Benefits

- Active ground floors
- Diverse retail – designed to appeal to independent retailers rather than large chains e.g. small floorplates and
- Increase housing stock – focus on middle income housing incl. family size units
- Encourage creation of public plazas and parklets
- Encourage office space appealing to (and affordable to) non-profits e.g. second floor space

- Enhanced Public Benefits

Key considerations for the City Council when consider additional density and height over and above these recommendations on a case by case basis:

- Impact on neighborhood edges & residential neighborhoods
- Nature/amount of benefits e.g. significant public space (indoor/outdoor), increased middle income and/or affordable housing, enhanced retail support e.g. fitout assistance/reduced rents for min. time period; reduced rents for non-profits etc.

Retail Diversity & Non-Profit Space

- Require ground floor retail along Mass Ave and active ground floor uses convertible to retail along Main St
- Exempt ground floor retail, daycare, public space from counting as GFA (within Overlay District) if:
 - Min. 30% GFA must be floorplates of 1,000 sf. or less
 - Max. 30% GFA may be floorplates of over 5,000 sf. or larger
 - Maximum frontage for each storefront is limited to 25 ft.
 - Relax criteria to accommodate daycare, indoor public room, public pedestrian/bike connections
- Encourage affordable office space along remaining streets to cater to non-profits and small businesses
 - Bishop Allan Drive,
 - Green St
 - perpendicular streets within a block of Mass Ave
- Encourage live-work housing models on ground floor along Bishop Allen Drive
- Remove impediments to new retail
 - Eliminate fast food cap; instead limit formula businesses on sites using retail GFA incentive

Middle Income Housing

- Encourage middle income housing throughout the area
- Only housing permitted at heights above:
 - 80' in Heart of Central Square
 - 100' in Osborne Triangle
- 25% of residential units above these heights dedicated to middle-income. Generally family units are preferred in this category, unless incompatible with remaining building use

Parking

- Define fixed parking maximums and flexible minimums (based on analysis and as approved by Planning Board) for all uses
- Accommodate shared parking where feasible
- Require shared parking study for mixed use projects
- Investigates ways to remove regulatory impediments (City and State) to reduction and sharing of existing parking

Recommended parking space requirements

Use	Minimum	Maximum
R&D	Based on analysis	0.8 sp/KSF
Office		0.9 sp/KSF
Retail/Cons. Svc.		0.5 sp/KSF
Residential	0 sp/du – studio/micro units	0.75 sp/dwelling unit
	0.5 sp/du all others	