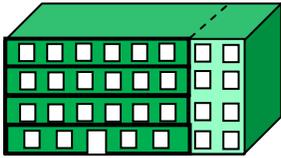
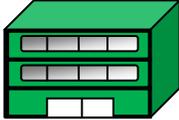
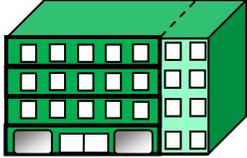
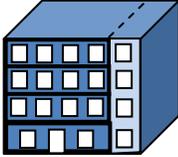
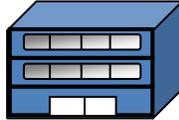
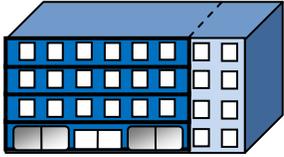


# North Massachusetts Avenue Improvement Study

Summary of zoning proposals, 1/17/12

## Require non residential uses on the ground floor

Rebalance allowable densities to create a strong incentive for mixed use development

<i>Examples for comparison based on 10,000sf lot and 4,000sf of ground floor retail</i>			
	<b>Housing</b>	<b>Commercial</b>	<b>Housing with retail</b>
<b>CURRENT ZONING</b>	 <p>Housing <b>1.75 FAR</b>   With inclusionary bonus <b>2.28 FAR</b></p>	 <p>Commercial <b>1.00 FAR</b></p>	 <p>Housing and non-residential <b>1.45 FAR</b>   With inclusionary bonus <b>1.88 FAR</b></p>
<b>PROPOSED ZONING</b>	 <p>Housing <b>1.00 FAR</b> (with special permit)   With inclusionary bonus <b>1.30 FAR</b></p>	 <p>Commercial <b>1.00 FAR</b></p>	 <p>Housing and non-residential <b>1.75 FAR</b>   With inclusionary bonus <b>2.28 FAR</b></p>

- Applicable in the North Massachusetts Avenue Overlay District from Porter Square to the Arlington line
- Removes the current disincentive to creating mixed use buildings
- Reduces the residential only FAR to 1.0
- Requires retail and office uses on the ground floor with few exceptions
  - Allows building heights of 50 feet (up from current 45 foot limit)
  - Eliminates the current requirement for a height setback at 35 feet
  - Exempts historic properties in most cases
  - Certain dimensional and use waivers can be granted through Special Permit

## Facilitate outdoor seating for eating establishments

Exempt parking requirements for seasonal, temporary outdoor seating between April 15<sup>th</sup> and October 31<sup>st</sup> provided the total number of exempt seasonal seats do not exceed fifty (50) or fifty percent of the total number of permanent seats provided at the establishment, whichever is less.

## Examine the BA2 District boundaries where it is greater than 100' from Massachusetts Avenue

There are 3 areas that were considered:

- Cottage Park area - This area was rezoned as part of the Fox Petition in June 2011
- Trolley Square area - Map change for BA2 parcels to Residence C2B which allows similar density with increased setback and open space requirements
- Henderson Carriage site - No change in zoning is recommended here