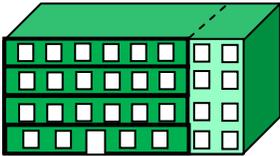
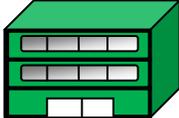
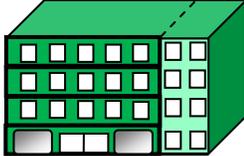
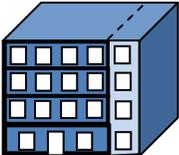
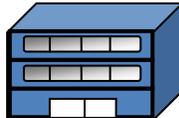
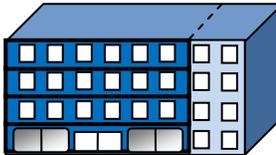


North Massachusetts Avenue Improvement Study

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>			
	Housing	Commercial	Housing with retail
CURRENT ZONING	 Housing 1.75 FAR  With inclusionary bonus 2.28 FAR	 Commercial 1.00 FAR	 Housing and non-residential 1.45 FAR  With inclusionary bonus 1.88 FAR
PROPOSED ZONING	 Housing 1.00 FAR (with special permit)  With inclusionary bonus 1.30 FAR	 Commercial 1.00 FAR	 Housing and non-residential 1.75 FAR  With inclusionary bonus 2.28 FAR

- 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 15th and October 31st 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