

307 Fresh Pond Parkway

Dimensional Form

	Existing (Bus. A)	Allowed/Required (Res. C-2B)	Proposed (Res. C-2B)
Lot Area (sf)	13,910 sf	5,000 sf	13,910 sf
Lot Width (ft)	160 ft	50 ft	160 ft
Total Gross Floor Area (sf)	5,786 sf	31,646 sf	24,900 sf
Residential Base	n/a	24,343 sf	19,900 sf
Non-Residential Base	5,786 sf	n/a	n/a
Inclusionary Housing Bonus	n/a	7,303 sf	5,000 sf
Total Floor Area Ratio	0.42	2.28	1.80
Residential Base	n/a	1.75	1.44
Non-Residential Base	0.42	n/a	n/a
Inclusionary Housing Bonus	n/a	0.53	0.36
Total Dwelling Units	0	29	20
Base Units	0	23	16
Inclusionary Bonus Units	0	6	4
Base Lot Area / Unit	n/a	600	869
Total Lot Area / Unit	n/a	480	696
Building Height	15 ft	45 ft	45 ft
Front Yard Setback	70 ft to F.P. Pkwy 18 ft to Vassal Ln	25 ft to F.P. Pkwy Greater of: (i) (H+L)/4 from center of Vassal Ln; and (ii) 10 ft from Vassal Ln	80 ft to F.P. Pkwy 10 ft to Vassal Ln
Side Yard Setback	1 ft	(H+L)/5	21 ft
Side Yard Setback	0 ft	(H+L)/5	30 ft
Rear Yard Setback	n/a	n/a	n/a
Open Space (% of Lot Area)	0 %	15%	30%
Private Open Space	0 %	15%	30%
Permeable Open Space	0 %	0%	30%
Other Open Space (specify)	n/a	n/a	n/a
Off-Street Parking Spaces	- unknown -	1 per d.u.	20 (1 per d.u.)
Long-Term Bicycle Parking	0	1 per 2 d.u.	20 (1 per d.u.)
Short-Term Bicycle Parking	0	0.1 per d.u.	20 (1 per d.u.)
Loading Bays	0	0	0

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Zoning Narrative

In addition to the attached dimensional form, the proposed project at 307 Fresh Pond Parkway meets the requirements of the zoning code pertaining to Project Review and the Parkway Overlay District as follows:

19.23 Special District Threshold

Proposed project has a Residential Base area of less than twenty thousand (20,000) gross square feet, and is not subject to a Project Review Special Permit for new building construction.

20.64.1 Front Yards

1. The front yard setback is seventy (80) feet measured from Fresh Pond Parkway; and the front yard setback is ten (10) feet measured from Vassal Lane.
2. Required front yards consist entirely of Green Area Open Space as defined in Article 2.000 with the exception of one 22-foot wide paving necessary for vehicular access in 220 linear feet of street frontage.
3. Front yards contain nine (9) three-inch caliper trees for 220 linear feet of street frontage.
4. Front yards contain fences along front and side lot lines in accordance with the provisions of Subsection 20.65.

20.64.2 Maximum Building Height

The maximum building height of the principal front wall plane of the proposed building in the Parkway Overlay District is forty five (45) feet in height.

20.64.3 Building Facades

1. There are five (5) proposed principal building entrances face the parkway which serves to define the district.
2. Proposed building facades and rooflines are articulated and expanses of unbroken wall planes are less than thirty-five (35) linear feet for those facades facing public roadways.
3. Proposed ground floor level include a minimum of thirty (30) percent transparency to enliven and enrich the public environment.

20.65 Fences

1. Proposed fences along the front and side lot line and within twenty-five (25) feet of a public right of way (Fresh Pond Parkway and Vassal Lane) are four (4) feet in height from the curb level of street; and more than thirty (30) percent opaque.
2. No chainlink and wire fences are proposed.

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20.66.1 Parking Standards

Proposed project provides twenty (20) off street parking spaces, twenty (20) long-term bicycle parking, twenty (20) short-term bicycle parking and no loading bays in the Parkway Overlay District in conformance to the Off Street Parking and Loading Requirements set forth in Article 6.000, except as modified by this Section 20.66.

20.66.1 Curb Cuts

Proposed project reuses an existing twenty-two (22) foot wide curb cut on Vassal Lane in 220 linear feet of street frontage in the Parkway Overlay District. The existing curb cut is two hundred (200) feet to the Fresh Pond Parkway and Vassal Lane intersection.

20.66.2 Siting of Parking Areas

Proposed on grade, open area parking is located behind the building served, and arranged in such a way as to minimize its visibility from public ways.

20.66.3 General Landscaping of On Grade, Open Parking

1. On grade, open parking areas are arranged and landscaped to properly screen cars from public right of way and pedestrian ways, consist of four (4) feet height fences and more than fifty (50) percent opaque.
2. Sixteen (16) percent of the area devoted to on grade parking is landscaped.
3. Each landscape area have minimum dimensions of three (3) feet.
4. Proposed on grade, open parking areas have bays of less than twenty (20) spaces.

20.66.4 Trees for Landscaping On Grade, Open Parking Areas

1. Proposed projects provides two (2) three-inch caliper trees located within the area devoted to on grade parking.
2. The proposed trees required for the landscaping of on grade, open space parking areas will be selected from the suggested list in Subsection 11.16.4 of the Ordinance.
3. No trees are planted in paved areas. Trees planted along roadways and in parking lots will be protected by precast concrete curbs.

20.67 Mechanical Equipment and Refuse Storage Areas

1. No refuse storage areas nor mechanical equipment areas are proposed in a front yard within the district.
2. Mechanical equipment on the roof are screened from view from the ground or other buildings in the area.

20.68 Development Consulting Procedure

Proposed project meets the development consultation procedure requirement.