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

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum</th>
<th>Maximum</th>
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<tbody>
<tr>
<td>R&amp;D</td>
<td>Based on analysis</td>
<td>0.8 sp/KSF</td>
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<td>0.9 sp/KSF</td>
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<td>0.5 sp/KSF</td>
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<tr>
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<td>0.75 sp/dwelling unit</td>
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<tr>
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<td>0.5 sp/du all others</td>
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