

DIMENSIONAL FORM

Project Address: Mass + Main*

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	38,773		38,773	
Lot Width (ft)			(multiple lots)	
Total Gross Floor Area (sq ft)	62,905	252,025	266,504*	
Residential Base			249,225*	
Non-Residential Base			17,279*	
Inclusionary Housing Bonus		0	0	
Total Floor Area Ratio	1.6	6.5	6.5	
Residential Base			6.4	
Non-Residential Base			0.1	
Inclusionary Housing Bonus		0	0	
Total Dwelling Units	0		283	
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)			137	
Total Lot Area / Unit (sq ft)			137	
Building Height(s) (ft)	35	195 and 70*	195 and 70*	
Front Yard Setback (ft)	0	0	0	
Side Yard Setback (ft)	0	0	10	
Side Yard Setback (ft)	0	0	0	
Rear Yard Setback (ft)	0	0	0	
Open Space (% of Lot Area)	0%	10%*	19%*	
Private Open Space	0			
Permeable Open Space	0			
Other Open Space (Specify)	0			
Off-Street Parking Spaces	51*	142 min / 212 max	146*	
Long-Term Bicycle Parking	0	298	298	
Short-Term Bicycle Parking	0	38	39	
Loading Bays	0	1	1	

Use space below and/or attached pages for additional notes:

*See Supplemental Documentation for additional detail (retail spaces under 1,500 SF exempt from FAR)

Special Permit Application Form Supplemental Documentation

The following section provides supplemental information to support the Special Permit Application Form for the Mass+Main Mixed-Income Residential project (the "Project"). It provides a list of requested special permits for the Project, a list of submitted materials for the application, as well as a Dimensional Form that presents the required project information. This section also demonstrates how the Project conforms to Article 10.43: Criteria for Issuance of Special Permits and describes coordination of proposed plans with city departments (in place of signed Certification of Receipt of Plans forms by each department).

List of Requested Special Permits

- Section 10.40 - Special Permit
- Section 19.20 - Project Review Special Permit
- Section 22.33.2 - Special Permit for Functional Green Roof Area

List of Submitted Materials

- Application Form
- Owner Certificate
- Dimensional Form
- Project Narrative
- Urban Design Narrative
- Noise Mitigation Narrative
- Sustainable Design/LEED Narrative
- Sewer Service Infrastructure Narrative
- Water Service Infrastructure Narrative

- Tree Study
- Transportation Impact Study (TIS) Summary (submitted separately to Cambridge Traffic, Parking and Transportation Department)
- Site Plans
- Elevations
- Sections
- Perspective Renderings
- Floor Plans

Dimensional Form Information

TABLE 1 DIMENSIONAL FORM INFORMATION

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	38,773 sq ft	N/A ¹	38,773 sq ft	
Lot Width (ft)		N/A ¹	(multiple lots)	
Total Gross Floor Area (sq ft)	62,905 sq ft	252,025 sq ft	266,504 sq ft ³	
Residential Base		N/A ¹	249,225	
Non-Residential Base		N/A ¹	17,279 ³	
Inclusionary Housing Bonus		-0-	-0-	
Total Floor Area Ratio	1.6	6.5	6.5	
Residential Base		N/A ¹	6.4	
Non-Residential Base		N/A ¹	0.1	
Inclusionary Housing Bonus		-0-	-0-	
Total Dwelling Units	-0-	N/A ²	283	
Base Units		N/A ²		
Inclusionary Bonus Units		N/A ²		
Base Lot Area/Unit (sq ft)		N/A ¹	137	
Total Lot Area/Unit (sq ft)		N/A ¹	137	
Building Height(s) (ft)	35 feet	195 and 70 feet ⁴	195 and 70 feet ⁵	
Front Yard Setback (ft)	-0-	-0-	-0-	
Side Yard Setback (ft)	-0-	-0-	10	
Side Yard Setback (ft)	-0-	-0-	-0-	
Rear Yard Setback (ft)	-0-	-0-	-0-	
Open Space (% of Lot Area)	0%	10% ⁶	19% ⁶	

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Private Open Space	-0-			
Permeable Open Space	-0-			
Other Open Space (specify)	-0-			
Off-Street Parking Spaces	51 ⁷	142 minimum/ 212 maximum	146 ⁸	
Long-Term Bicycle Parking	-0-	298	298	
Short-Term Bicycle Parking	-0-	38	39	
Loading Bays	-0-	1	1	

N/A Not Applicable

- 1 Not applicable in Mass and Main Residential Mixed Income Subdistrict.
- 2 17% low and moderate, 3% middle income, 10% 3-bedroom, per Section 20.307.8. Minimum 8% micro-housing units pursuant to the Letter of Commitment dated May 18, 2015 and referenced in Section 20.307.13.
- 3 See discussion in section 1.3 of Chapter 1, *Project Description* of this application regarding retail exemption for retail spaces under 1,500 square feet.
- 4 Up to 195 feet in Mass Ave Height Area and up to 70 feet in Columbia/Douglass Street Height Area, per Section 20.307.6.2, provided that only one building within the Mass Ave Height Area may exceed 80 feet and subject to a 10,000 SF floor plate restriction for all floors above 80 feet in height.
- 5 The Project will be 195 feet along Mass Ave and 70 feet along Columbia Street, per section 20.307.6.2.
- 6 May be satisfied with any combination of Private Open Space and pedestrian amenities open to the public, such as a pedestrian plaza or arcade, per Section 20.307.6.4.
- 7 51 spaces in the existing lot at 65 Bishop Allen lot to remain (39 of which to support the Project where the remaining 12 spaces will be designated for the 47 Bishop Allen Drive project). This lot is within 400 ft of the Project and, therefore, allowed without a special permit pursuant to Section 20.307.7.c.
- 8 Up to 95 spaces are proposed in the garage below Building B-1 less 3 spaces to be provided as carshare spaces. In addition, 39 of the existing surface parking spaces in the 65 Bishop Allen Drive parking lot will be allocated to the Project and a credit of 15 parking spaces, in accordance with Section 20.307.7.d. This section requires a minimum of 2 carshare spaces and each carshare space equates to 5 parking spaces.

Coordination with City Departments

The Applicant has met on several occasions with various Community Development Department (CDD) staff regarding the overall Project, including public realm improvements, urban design approach, sustainability approach and the community outreach program as well as the Special Permit Project Review application and process. Initial design review sessions have also taken place with CDD to evaluate proposed building massing and initial building design. The Applicant has also met with Cambridge Historical Commission (CHC) staff numerous times regarding retaining 411-413 Massachusetts Avenue, an on-site historic property that is considered a contributing building to the Central Square Historic District.

The Applicant along with its site civil engineering team attended meetings with the Cambridge Department of Public Works (CDPW) and Cambridge Water Department (CWD) to discuss the infrastructure anticipated to serve the Project, as well as stormwater measures pursuing on-site and neighborhood solutions. Additionally, the Applicant and project landscape architect met with CDPW to discuss proposed streetscape and landscape improvements.

The Applicant along with its transportation planners attended multiple meetings with the Department of Transportation, Parking, and Traffic (TP&T) to confirm the Transportation Impact Study (TIS) and, more specifically, bike parking, and building service and loading design. A copy of the Certified TIS and TP&T certification letter dated August 11, 2016 is provided in Attachment 2 of the application.

The Applicant retained an arborist to conduct a tree study for the Project, which is provided in Attachment 4. The project landscape architect has coordinated directly with the City Arborist on this study.