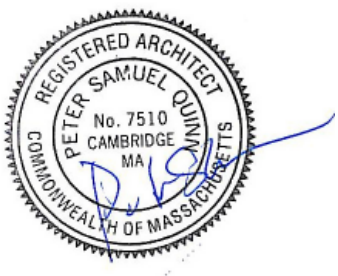
253 Walden St Proposed 27-Unit Residential Development in Business A-4 District
Zoning Compliance Table
Rev 5-Permit Set– 20 Oct 2015

	Proposed Conditions	Required / Allowed per Business A-4 District	
Total Gross Floor Area	**34,265-SF**[note 1] **(1,683 Comm + 32,582 Res)**	36,160-SF[note 2]	**Complies**
Lot Area	**14,102-SF** **No Change**	None (Changed)	**Complies**
Gross Floor Area to Lot Area Ratio (FAR)	**2.43**	2.0 base + (inclusionary + bonus) = 2.56 [note 2]	**Complies**
Lot Area for Each Dwelling Unit	**671-SF base** **522-SF w/ inclusionary bonus**	1 unit/600-SF before inclusionary bonus 1 unit/486 after inclusionary bonus	**Complies**
Size of Lot	**Width 83.2'** **No Change**	50'	**Complies**
	Depth 152' **No Change**	N/A	**Complies**
Setbacks in Feet (See Plot Plan)	**Front (Sherman) 10.1'**	10'min	**Complies**
	Front (Walden) 10.7'	10'min	**Complies**
	Side (Sherman) 10.1'	10' min	**Complies**
	Side (Walden) 16.2'	10' min	**Complies**
Size of Building	**42.1' (45.6' tower exempt per §5.23)**	44.0' max	**Complies**
Dwelling Units	**21 base / 27 with bonus** [note 3]	23 base/ 29 with bonus [note 4]	**Complies**
Car Parking Spaces	**27**	1/dwelling unit = 27	**Complies**
Bicycle Parking Spaces	**29 LT (28 required)** **+ 3 ST (3 required)** **32 total (31required)**	Long term:1/d.u. first 20 units 1.05/d.u. thereafter. Short term: 0.1/d.u.[note 5]	**Complies**
Ratio of Private Open Space to Lot Area	**828-SF (6%)**	None	**Complies**



Notes for Zoning Calculations:

1. **Calculation of Proposed Building Area:** 1,683 Comm GSF 25,063 Res Base GSF x 0.15 = 3,759.4 GSF Affordable Unit Increase. 25,063 Base GSF x 0.15 = 3,759.4 GSF Bonus for Inclusionary. **Total Proposed Building Area** = Comm + Res Base + Affordable Unit Increase + Bonus for Inclusionary = 1,683 + 25,063 + 3,759.4 + 3,759.4 = **34,265 GSF.**

2. Calculation of Max FAR

Proposed ratios prior to application of Inclusionary FAR Bonus:
1.0 = 0.0596723 Nonresidential + 0.9403277 Residential
[(0.0596723 X 2.0 FAR1) X 14,102-SF Lot Area] + [(0.9403277 X 2.0 FAR2) X 14,102-SF Lot Area]=
1,683-SF Nonresidential + 26,521-SF Residential Max = 28,204-SF Base SF Total Max

Calculate and Add 30% Inclusionary Bonus to Residential Component: 26,521-SF X 0.30 = **7,956-SF Bonus**

Calculate Total Allowable Building Area
1,683-SF Nonresidential + 26,521-SF Residential Base Max + 7,956-SF Residential Bonus = 36,160-SF Total Allowable Gross Floor Area

Total Proposed Gross Floor Area= 1,683-SF Nonresidential + 32,582-SF Residential (Base+Bonus) = 34,265-GSF

Calculate FAR
Proposed Nonresidential: 1,683-SF / 14,102-SF Lot Area = 0.12
Proposed Residential: 32,582-SF / 14,102-SF Lot Area = 2.31
Proposed Total: 34,265-SF / 14,102-SF Lot Area = 2.43
Max Composite with Base Residential: 28,204-SF / 14,102-SF Lot Area =2.0
Max Inclusionary Bonus: 7,956-SF / 14,102 = 0.56
Max Composite with Inclusionary Bonus: 36,160-SF / 14,102 = 2.56

3. **Proposed Number of Affordable Units & Number of Inclusionary Bonus Units Calculation:** Base number of units x 0.15 = 21 x 0.15 = **3 Affordable Units min**.
Base number of units x 0.15 = 21 x 0.15 = **3 Units for Inclusionary Bonus**.
Base + Affordable Unit Increase + Bonus for Inclusionary = 21 + 3 + 3 = **27 Units.**

4. **Calculation of Maximum Number of Units Allowable:** 23 Units max by-right. 23 Units x 0.15 = 3 Affordable Units increase. 23 Units x 0.15 = 3 Unit Bonus for Inclusionary. Base + Affordable Unit Increase + Bonus for Inclusionary = 23 + 3 + 3 = **29 Units Max**.

5. **Required Number of Bicycle Parking Calculation:**

Long-Term: First 20 units at 1 space/unit = 20 units x 1 = 20 LT spaces. Plus 1.05 spaces/unit thereafter = 1.05 x 7 units (unit 21-27) = 7.35 (8 LT spaces).
Total Long-Term Bicycle Spaces Required = 20 + 8 = 28.

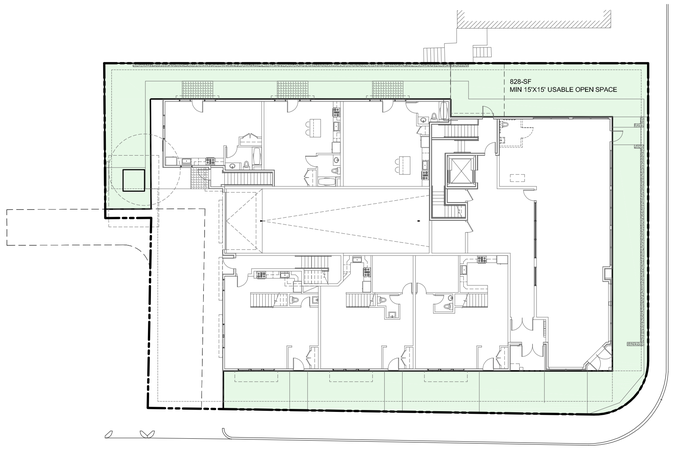
Short Term: 0.1 spaces/unit = 0.1 x 27 units = 2.7 **(3 ST Bicycle Spaces Required)**.

Total Number of Bicycle Parking Required = 28 LT + 3 ST **= 31.**
Because over 19 Bicycle Spaces are required, 5% of required bike spaces (0.05 x 31=1.35) or 2 bike spaces are required to accommodate tandem bicycles with a trailer.

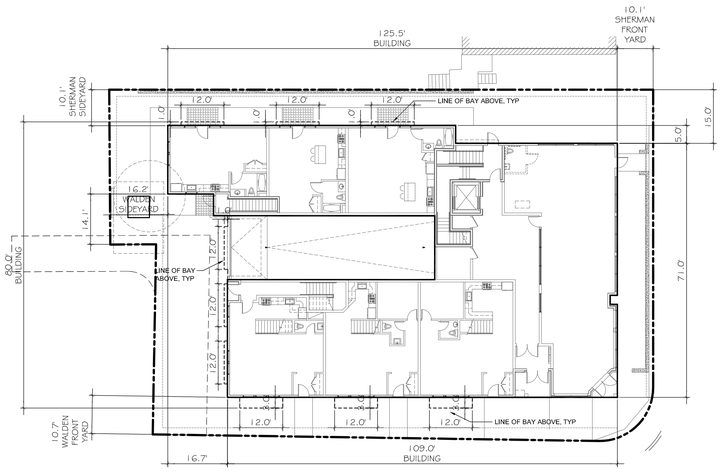
253 WALDEN - UNIT TABULATION - NET INTERIOR AREA

REVISED 10 NOV, 2015

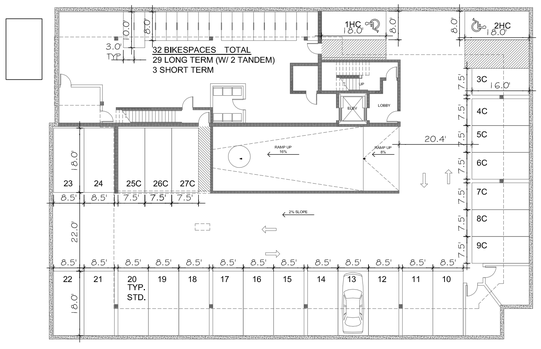
	Unit	Floor	Type	Area (SF)		Bedroom	Bathroom	Den
	101	1	Studio	494		1	1	0
	102	1	Studio	493		1	1	0
	103	1	Studio	600		1	1	0
	104	1	Duplex	672		0	0.5	0
		2		780	1,452	3	2.0	0
	105	1	Duplex	764		0	0.5	1
		2		796	1,560	2	2	0
	106	1	Duplex	816		0	0.5	1
		2		721	1,537	2	2	0
1FL Total	**6**			**6,136**		**10**	**10.5**	**2**
	201	2	3 bed	1,615		3	2	1
	202	2	1 bed	746		1	1	1
	203	2	Studio	384		1	1	0
	204	2	3 bed	1,031		3	2	0
	205	2	2 bed	965		2	1	1
2FL Total	**5**			**4,741**		**10**	**7**	**3**
	301	3	3 bed	1,615		3	2	1
	302	3	1 bed	746		1	1	1
	303	3	Studio	384		1	1	0
	304	3	3 bed	1,031		3	2	0
	305	3	2 bed	965		2	1	1
	306	3	1 bed	737		1	1	1
	307	3	1 bed	703		1	1	1
	308	3	2 bed	863		2	1	0
3FL Total	**8**			**7,044**		**14**	**10**	**5**
	401	4	2 bed	1,113		2	1	1
	402	4	1 bed	786		1	1	1
	403	4	Studio	441		1	1	0
	404	4	Studio	357		1	1	0
	405	4	1 bed	837		1	1	0
	406	4	1 bed	660		1	1	1
	407	4	1 bed	616		1	1	1
	408	4	1 bed	657		1	1	0
4FL Total	**8**			**5,467**		**9**	**8**	**4**
Total	**27**			**23,388**		**43**	**35.5**	**14**



5 USABLE OPEN SPACE (INCLUDES PERMEABLE WALKWAYS)
SCALE: 1"=20'



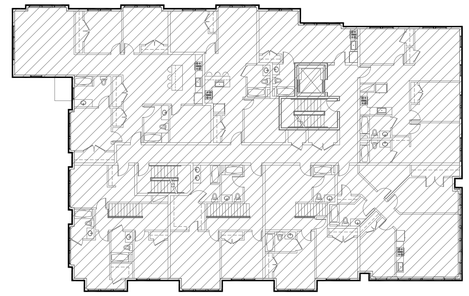
4 DIMENSIONAL LAYOUT SITE PLAN
SCALE: 1"=20'
GROUND LEVEL SETBACKS



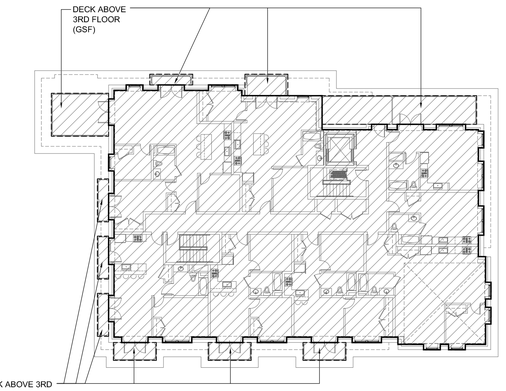
PARKING 27 SPACES TOTAL
12 COMPACT
15 STANDARD
2 HC

3 UNDERGROUND PARKING
SCALE: 1"=20'

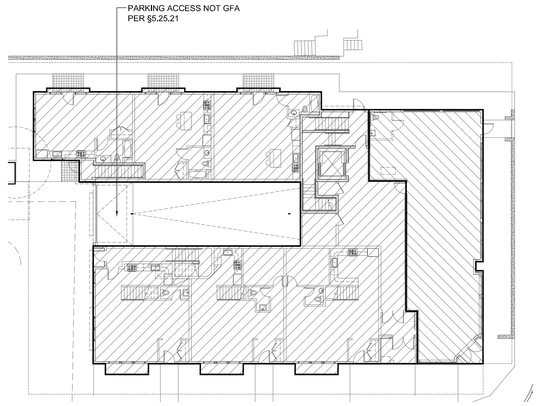
1 BUILDING HEIGHT (WALDEN ST ELEV SHOWN)
SCALE: 1"=20'-0"



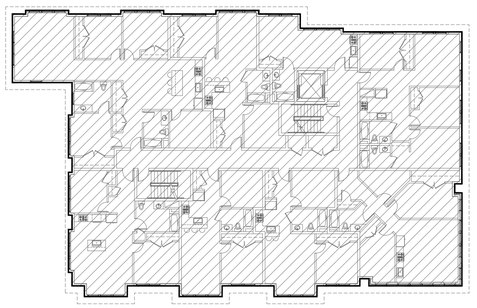
SECOND FLOOR - 8557 GSF



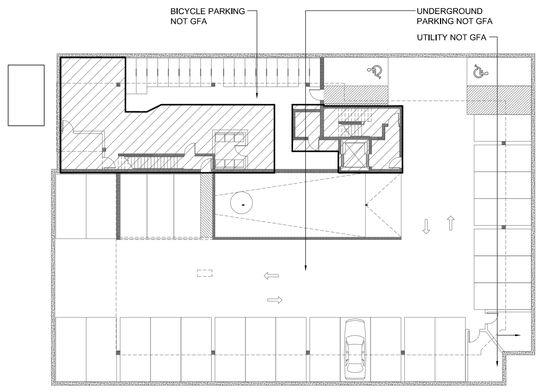
FOURTH FLOOR - 7784 GSF



FIRST FLOOR
1683 NONRES GSF + 5820 RES GSF = 7503 GSF



THIRD FLOOR - 8557 GSF



BASEMENT 1864 GSF

2 GROSS FLOOR AREA
SCALE: 1"=20'

GROSS SQUARE FOOTAGE SUMMARY

FLOOR	NONRES GSF	RES GSF	FLOOR TOTAL
BASEMENT	0	1864	1864
1ST FL	1683	5820	7503
2ND FL	0	8557	8557
3RD FL	0	8557	8557
4TH FL	0	7784	7784
TOTAL	1683	32,582	34,265 GSF

PETER QUINN ARCHITECTS
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3989

SEAL

CONSULTANT

PROJECT

DEVELOPMENT OF WALDEN 253

253 WALDEN STREET
CAMBRIDGE, MA 02138

PREPARED FOR

253 WALDEN ST LLC

195 LEXINGTON AVENUE
CAMBRIDGE, MA 02138

DRAWING TITLE

ZONING COMPLIANCE

SCALE AS NOTED

REVISION / ISSUE	DATE
PERMIT SET	OCT 20,2015

DRAWN BY	REVIEWED BY
MY	PQ

SHEET

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