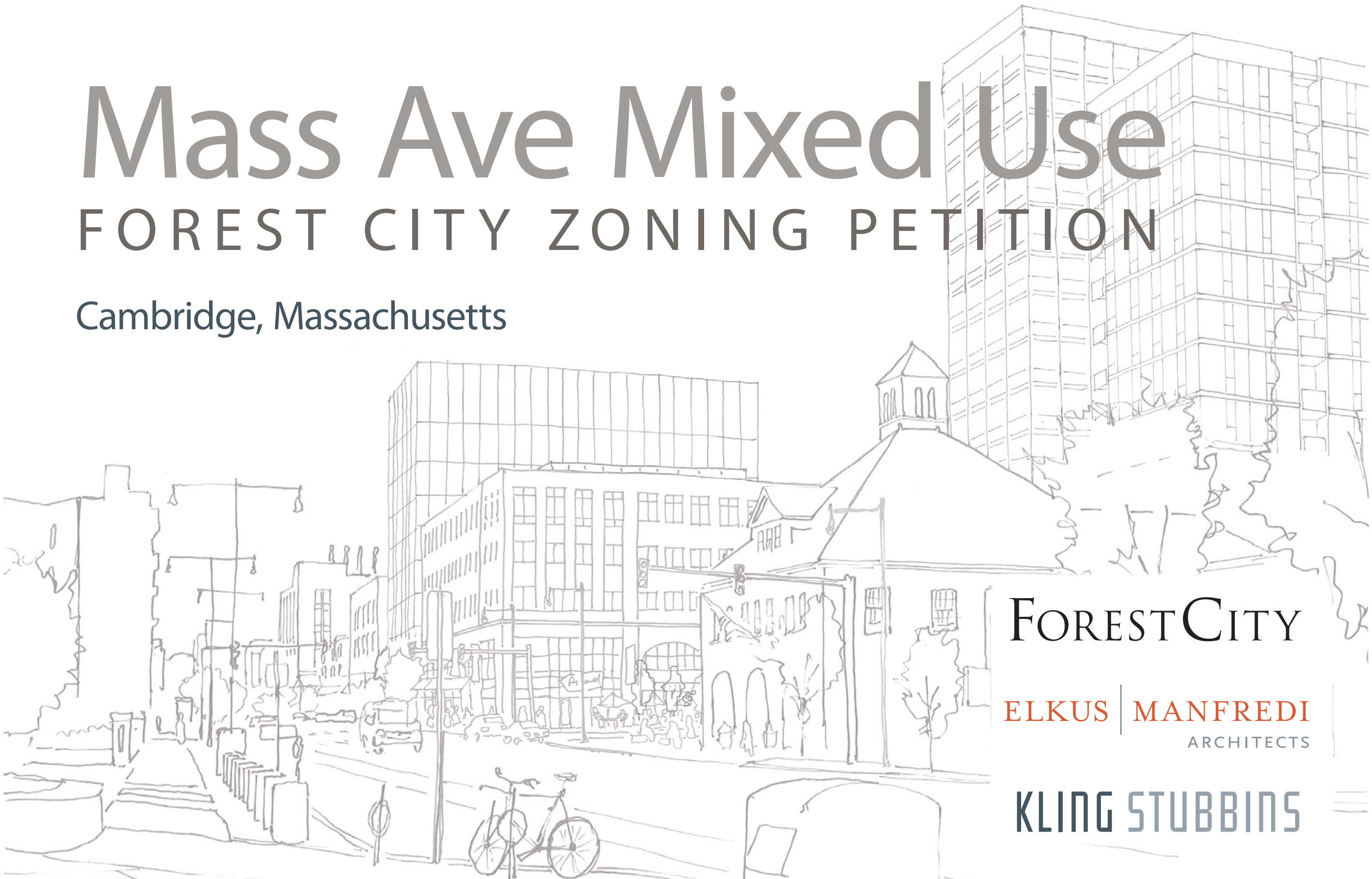


Mass Ave Mixed Use

FOREST CITY ZONING PETITION

Cambridge, Massachusetts



FOREST CITY

ELKUS | MANFREDI
ARCHITECTS

KLING STUBBINS

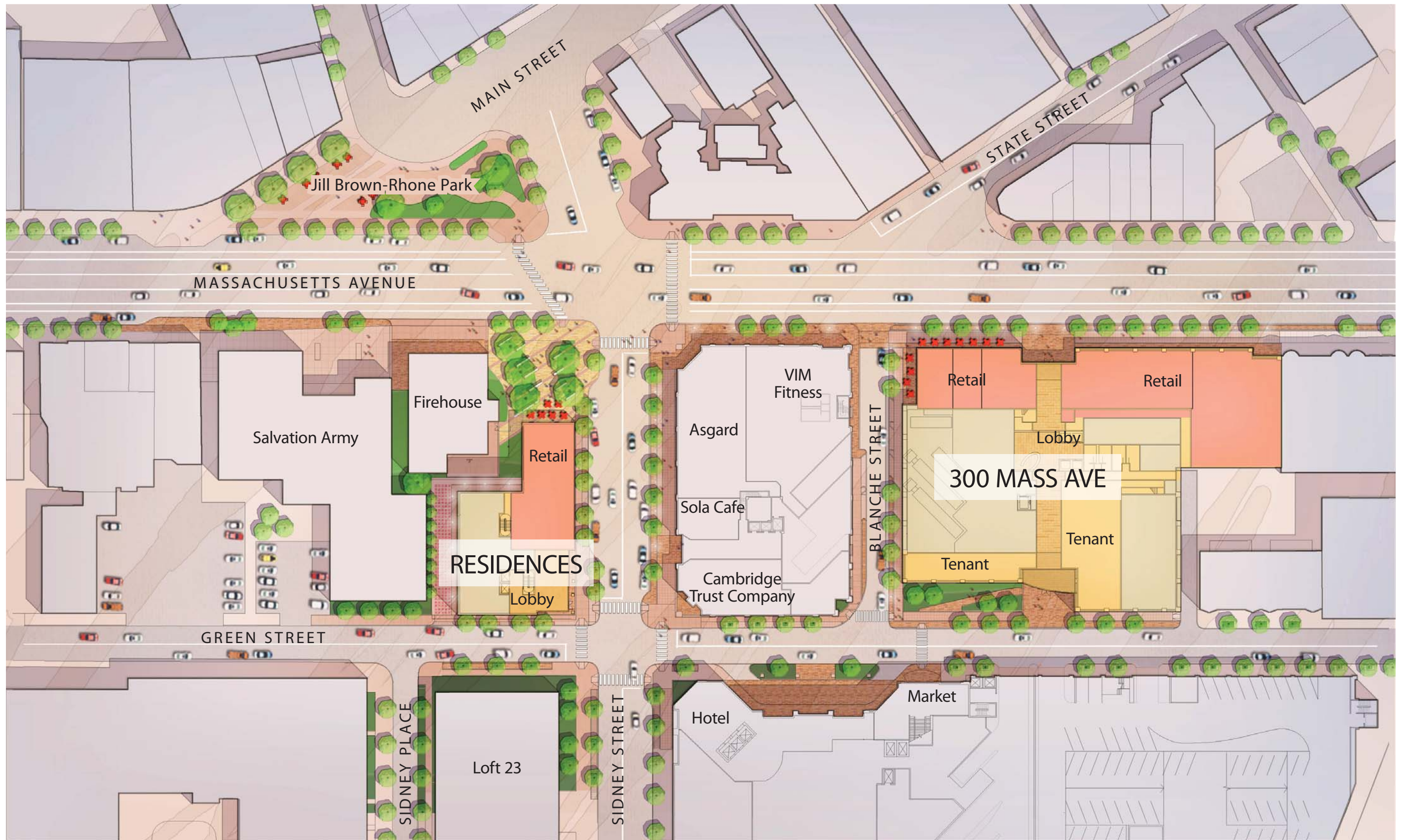


Zoning Petition Summary

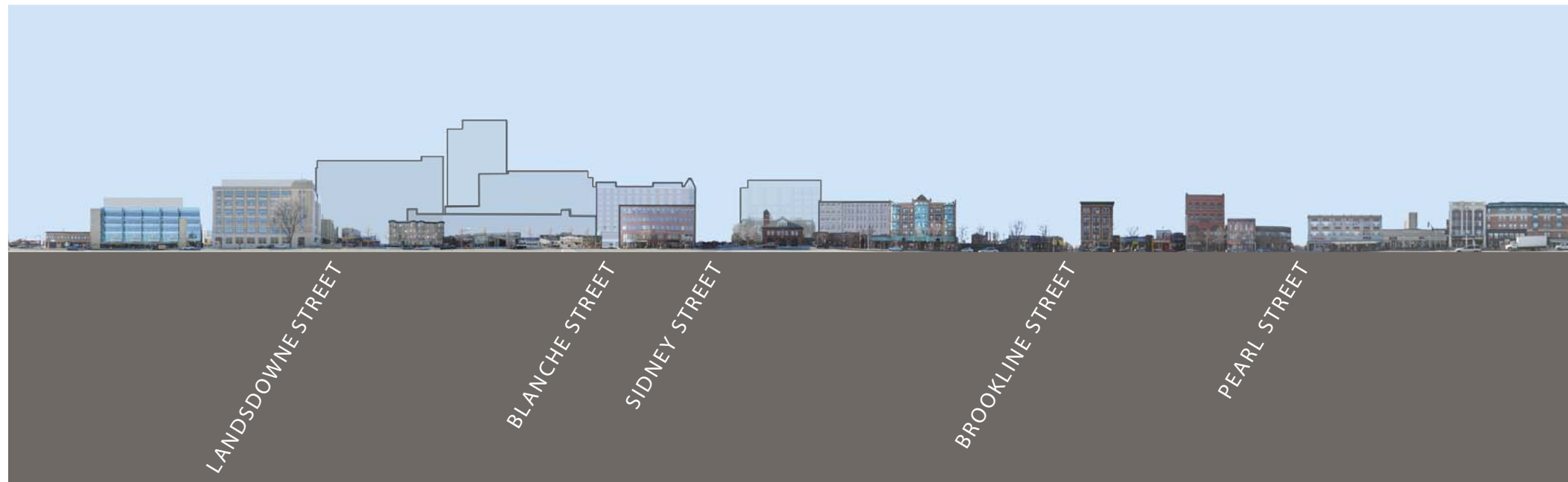
	NON-RESIDENTIAL GFA (SF)	RESIDENTIAL GFA (SF)	TOTAL GFA (SF)
CRDD As Currently Constituted			
Original Entitled Use Allocations (GFA)	1,900,000	400,000 400	2,300,000
Use Allocations As Constructed	1,573,284	720,891 674	2,294,175
Allocations Transferred or Unused	326,716	(320,891) 274	5,825
Proposed CRDD As Amended			
Total Maximum GFA Permitted by Use	1,820,000	840,000 803 a	2,660,000
GFA Available for Development (d-b)	246,716	119,109	365,825
Site-Specific Analysis			
GFA Permitted under Current Zoning	300 Mass Ave 138,848	Sidney-Green 5,825	Combined 144,673
GFA Permitted under Amended Zoning	246,716 b	119,109 129 a	365,825
Net Increase in Permitted GFA	107,868 b	113,284	221,152

(a) Approximate number of units after construction of proposed Residential Building at Sidney-Green site.

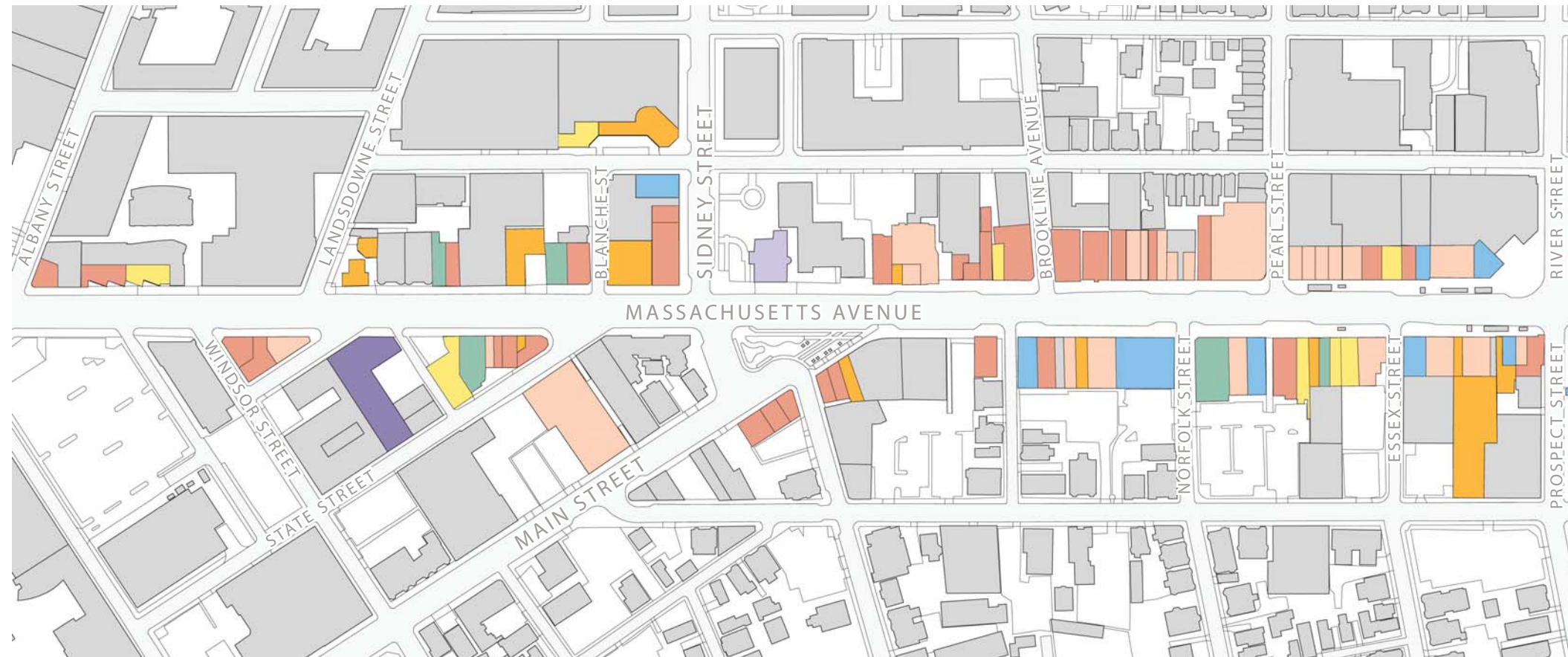
(b) Assumes full allocation of Non-Residential capacity — would be reduced by first floor retail provided in Residential Building.



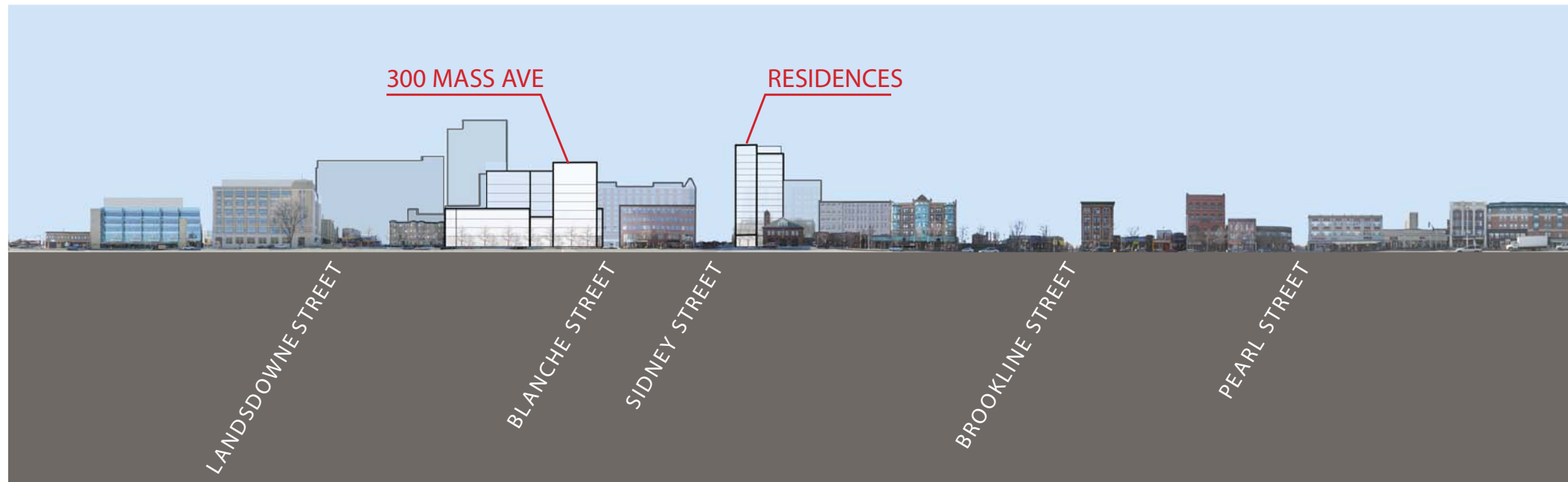
Site Plan



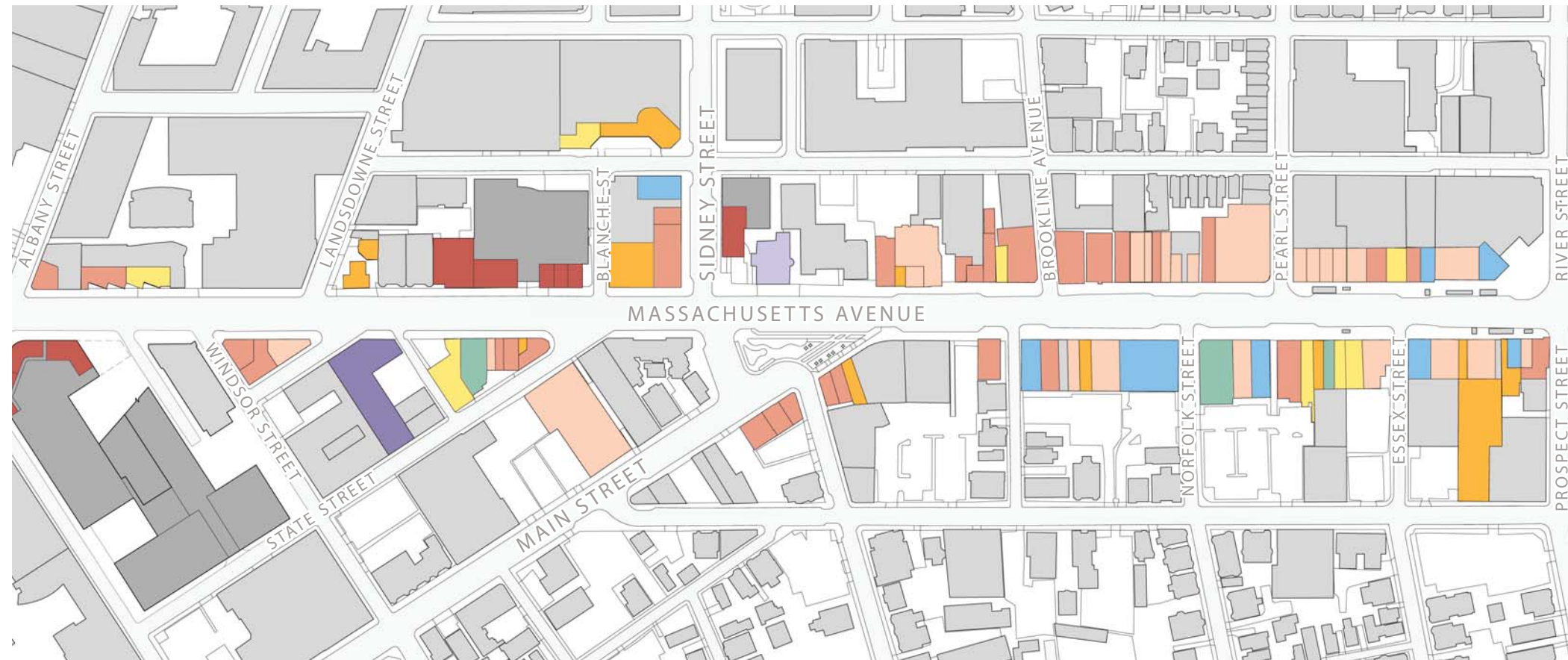
Existing Mass Ave Retail



- | | | |
|---|---|---|
| AMENITY | RESTAURANT/BAR | OTHER RETAIL |
| CIVIC | CONVENIENCE STORE | VACANT RETAIL |
| FINANCIAL INSTITUTION | SERVICE | |



Proposed Mass Ave Retail



- | | | |
|---|---|---|
| AMENITY | RESTAURANT/BAR | OTHER RETAIL |
| CIVIC | CONVENIENCE STORE | VACANT RETAIL |
| FINANCIAL INSTITUTION | SERVICE | PROPOSED RETAIL |



Existing Conditions CORNER OF MASS AVE AND STATE STREET



Existing Conditions LOOKING WEST ON MASS AVE



Existing Conditions CORNER OF MASS AVE AND SIDNEY STREET



Existing Street View LOOKING EAST ON MASS AVE



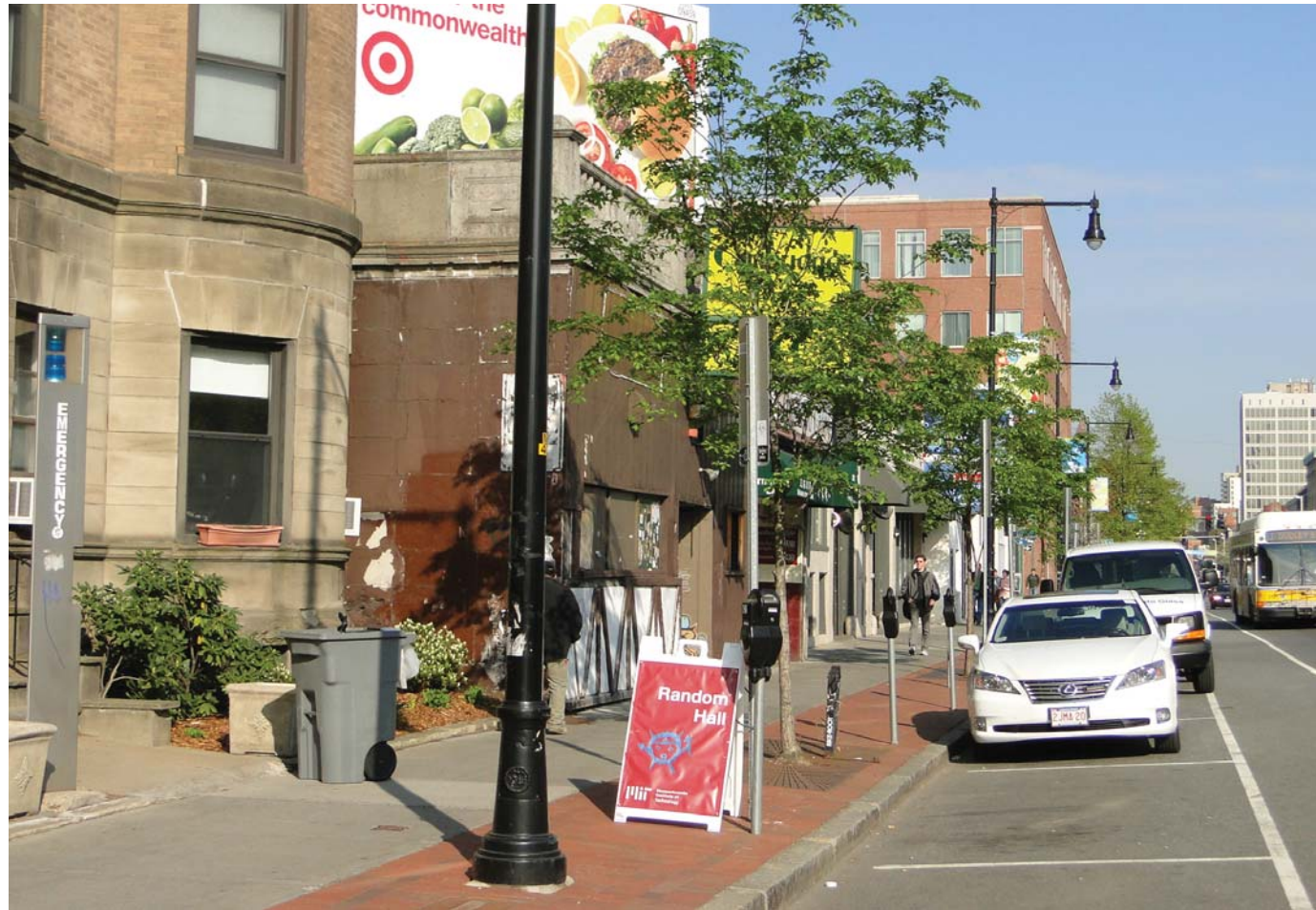
Proposed Street View LOOKING EAST ON MASS AVE



Existing Street View LOOKING EAST FROM JILL BROWN-RHONE PARK



Proposed Street View LOOKING EAST FROM JILL BROWN-RHONE PARK



Existing Street View LOOKING WEST ON MASS AVE AT STREET LEVEL



Proposed Street View LOOKING WEST ON MASS AVE AT STREET LEVEL



Existing Street View LOOKING WEST ON MASS AVE



Proposed Street View LOOKING WEST ON MASS AVE



Existing Street View LOOKING WEST ON MASS AVE



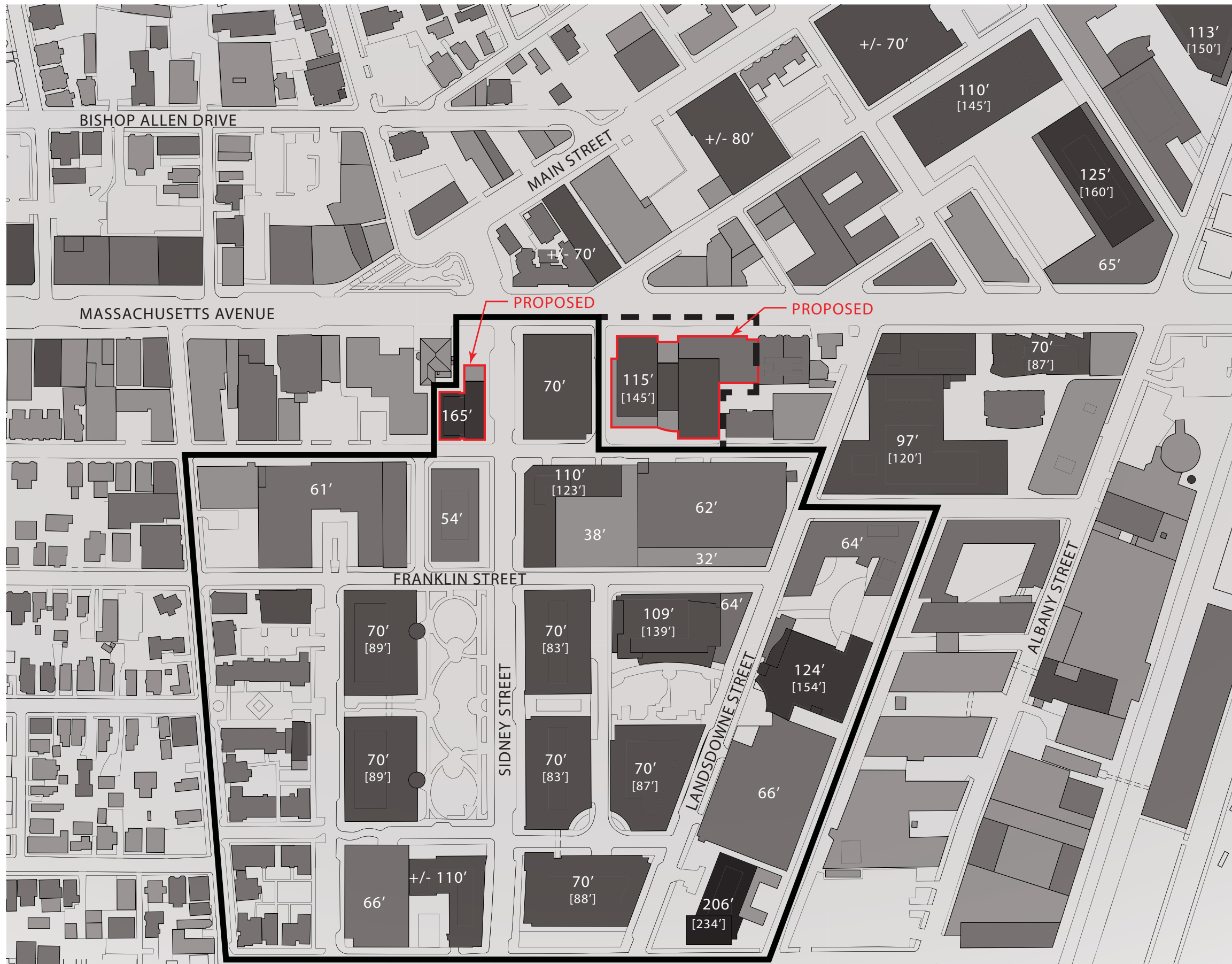
Proposed Street View LOOKING WEST ON MASS AVE



Existing Street View CORNER OF MASS AVE AND SIDNEY STREET



Proposed Street View CORNER OF MASS AVE AND SIDNEY STREET





MARCH 21 11 AM



MARCH 21 NOON



MARCH 21 1 PM



MARCH 21 2 PM



APRIL 21 11 AM



APRIL 21 NOON



APRIL 21 1 PM



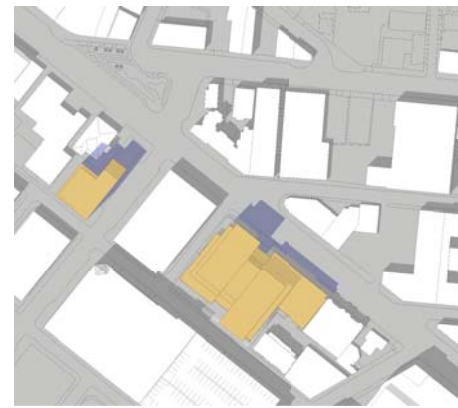
APRIL 21 2 PM



MAY 21 11 AM



MAY 21 NOON



MAY 21 1 PM



MAY 21 2 PM



JUNE 21 11 AM



JUNE 21 NOON



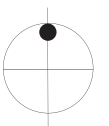
JUNE 21 1 PM



JUNE 21 2 PM

Shadow Studies

-  EXISTING SHADOWS
-  NEW SHADOWS





JULY 21 11 AM



JULY 21 NOON



JULY 21 1 PM



JULY 21 2 PM



AUGUST 21 11 AM



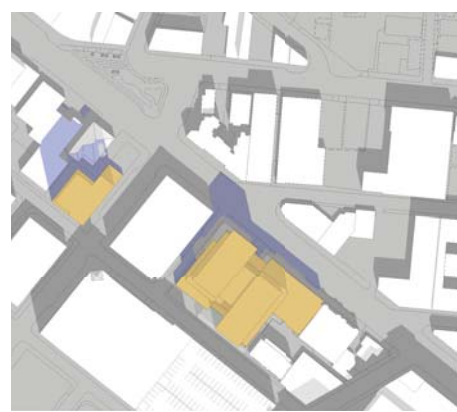
AUGUST 21 NOON



AUGUST 21 1 PM



AUGUST 21 2 PM



SEPTEMBER 21 11 AM



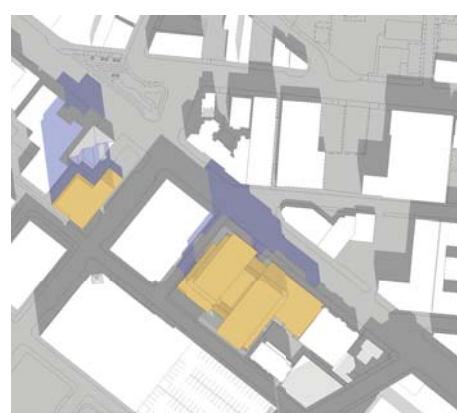
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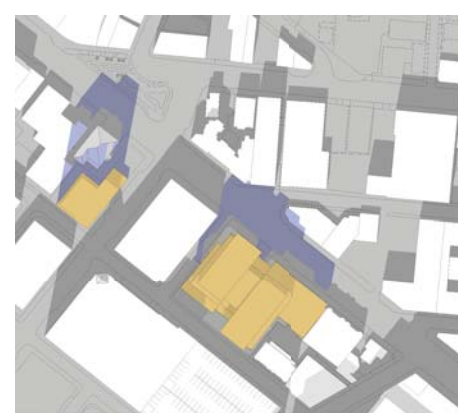
SEPTEMBER 21 1 PM



SEPTEMBER 21 2 PM



OCTOBER 21 11 AM



OCTOBER 21 NOON



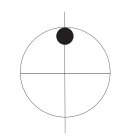
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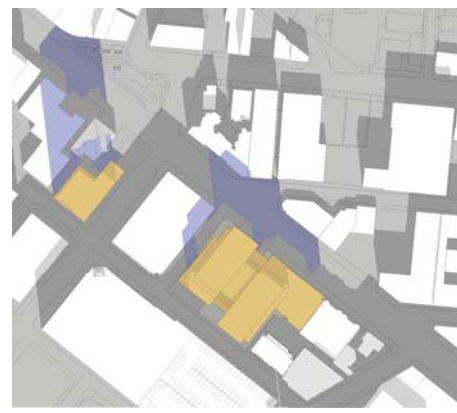


OCTOBER 21 2 PM

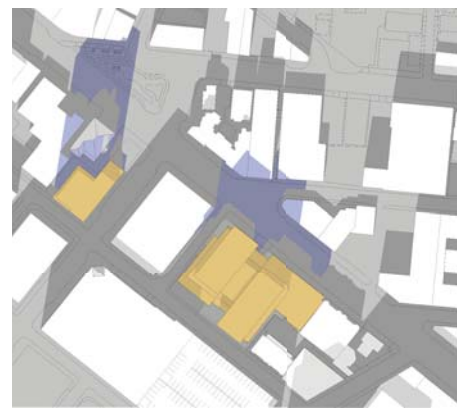
Shadow Studies

- EXISTING SHADOWS
- NEW SHADOWS

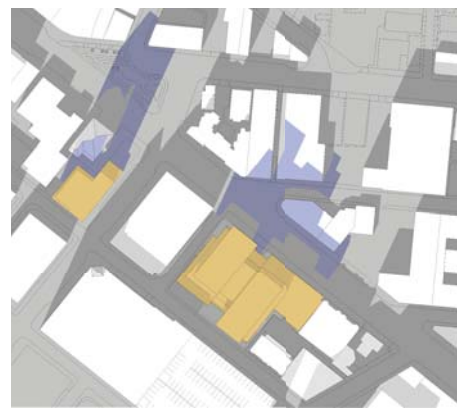




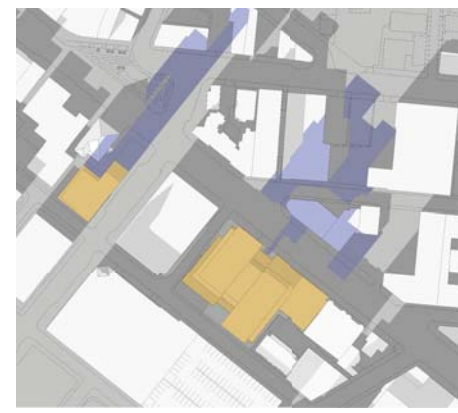
NOVEMBER 21 11 AM



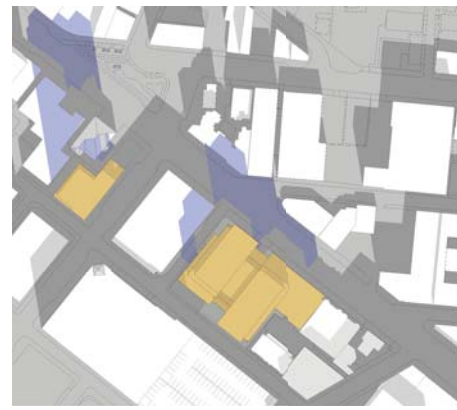
NOVEMBER 21 NOON



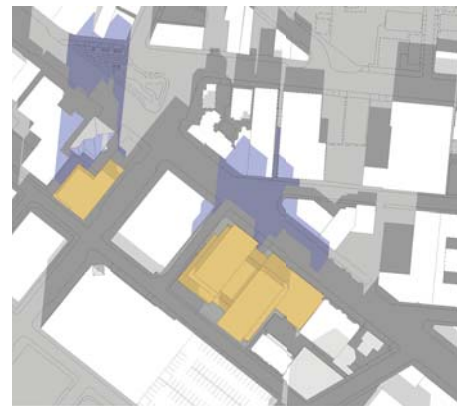
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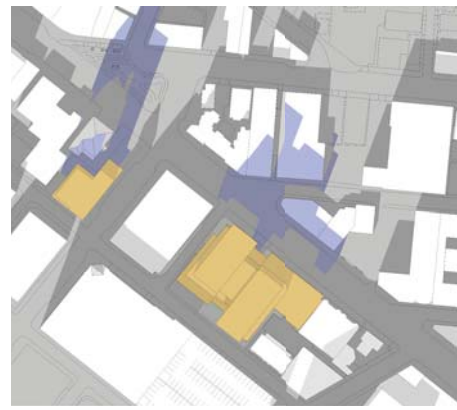
NOVEMBER 21 2 PM



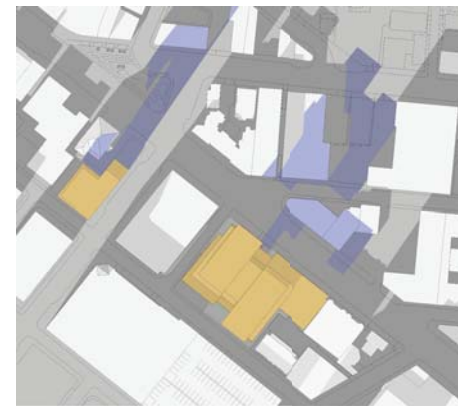
DECEMBER 21 11 AM



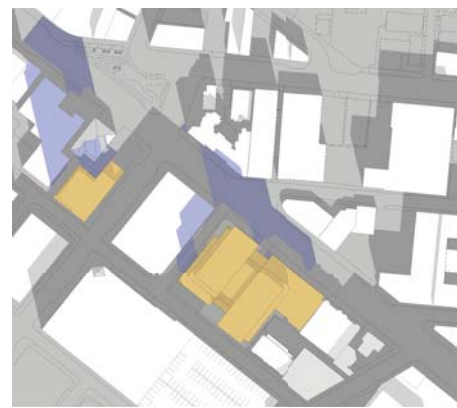
DECEMBER 21 NOON



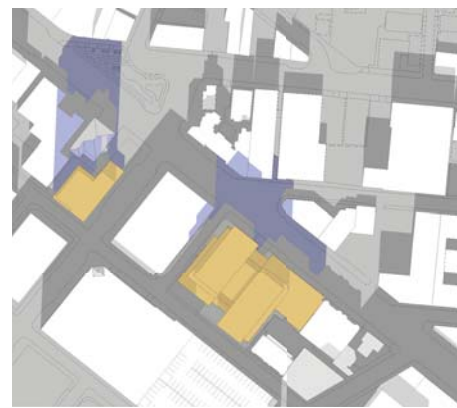
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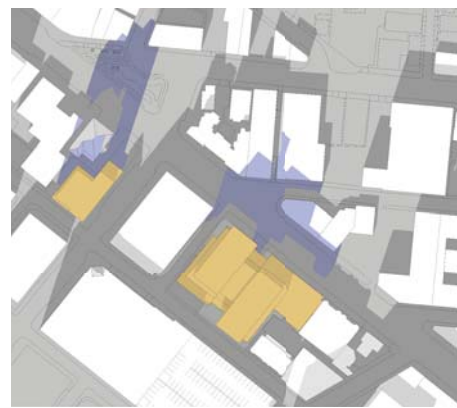
DECEMBER 21 2 PM



JANUARY 21 11 AM



JANUARY 21 NOON



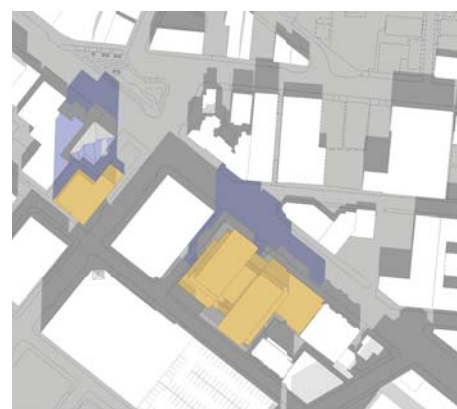
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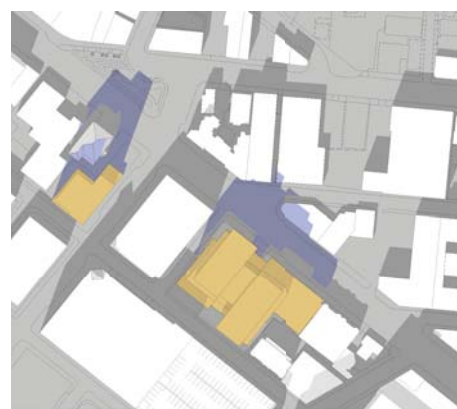
JANUARY 21 2 PM



FEBRUARY 21 11 AM



FEBRUARY 21 NOON



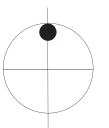
FEBRUARY 21 1 PM



FEBRUARY 21 2 PM

Shadow Studies

-  EXISTING SHADOWS
-  NEW SHADOWS



Publicly Beneficial Open Space

① Auburn Square Park	13,555 sf
② University Park Common	54,893 sf
③ 38 / 64 Courtyard	5,260 sf
④ Landsdowne Quadrangle	23,162 sf
⑤ Lafayette Court	(+/-) 2,000 sf
⑥ Green Street Green	(+/-) 2,000 sf
Total	(+/-) 100,870 sf
Additional Open Space	(+/-) 75,000 sf
Grand Total	(+/-) 174,870 sf

