

HIGHER DENSITY MODEL - 11-13-25

PROPOSED REGULATIONS: FORM-BASED CODE OVERLAY

#	Street	Modeled SF F1	Modeled SF F2	Modeled SF F3	Modeled SF F4	Modeled SF F5	Modeled SF F6	Modeled SF F7	Modeled SF TOTAL
2	Leonard	5,582	5,582	5,582	2,791	--	--	--	19,537
15-25	Leonard	5,652	5,652	5,652	5,652	--	--	--	22,608
30-42	Leonard	5,726	4,000	4,000	2,000	--	--	--	15,726
31-37	Leonard	3,718	3,718	3,718	3,718	--	--	--	14,872
39-43	Leonard	6,708	6,708	6,708	6,708	--	--	--	26,832
46-48	Leonard	1,400	1,370	1,370	685	--	--	--	4,825
49-63	Leonard	17,092	17,092	17,092	17,092	--	--	--	68,368
50	Leonard	3,467	3,467	3,467	1,734	--	--	--	12,135
60-62	Leonard	3,762	3,762	3,762	1,881	--	--	--	13,167
66	Leonard	2,755	2,755	2,755	1,378	--	--	--	9,643
68	Leonard	2,755	2,755	2,755	1,378	--	--	--	9,643
72	Leonard	3,385	3,385	3,385	1,693	--	--	--	11,848
73-89	Leonard	59,510	59,510	59,510	59,510	--	--	--	238,040
80	Leonard	3,175	3,175	3,175	1,588	--	--	--	11,113
99	Leonard	--	--	--	--	--	--	--	0
115	Leonard	8,190	8,190	4,095	--	--	--	--	20,475
395	Concord	8,200	8,200	8,200	8,200	8,200	--	--	41,000
405	Concord	6,681	6,681	6,681	6,681	6,681	--	--	33,405
415	Concord	2,787	2,787	2,787	2,787	2,787	--	--	13,935
434	Concord	3,742	3,742	3,742	3,742	3,742	--	--	18,710
436	Concord	3,742	3,742	3,742	3,742	3,742	--	--	18,710
438	Concord	4,260	4,260	4,260	4,260	4,260	--	--	21,300
440	Concord	2,739	2,739	2,739	2,739	2,739	--	--	13,695
450	Concord	4,870	4,870	4,870	4,870	4,870	--	--	24,350
7	Channing	5,185	5,185	5,185	--	--	--	--	15,555
16-18	Channing	2,640	2,640	2,640	2,640	--	--	--	10,560
5-7	Clafin	4,996	4,996	4,996	4,996	--	--	--	19,984
9-11	Clafin	4,734	4,734	4,734	4,734	--	--	--	18,936
9-11	Alexander	4,539	4,539	4,539	2,270	--	--	--	15,887
19-21	Alexander	3,000	3,000	3,000	1,500	--	--	--	10,501
41	Alexander	--	--	--	--	--	--	--	0
28-30	Cross	--	--	--	--	--	--	--	0
24-26	Cross	--	--	--	--	--	--	--	0
20-22	Cross	--	--	--	--	--	--	--	0
18	Moore	2,648	2,648	2,648	1,324	--	--	--	9,268
		197,640	195,884	191,789	162,290	37,021	0	0	784,625

Note that floors with less than full footprint square feet are half-stories by design and zoning.

NOTES

This buildout model removes 34-36 and 38-40 Channing Road, and 392 and 396 Concord Avenue. It also rezones 434-450 Concord Avenue from FB3 to FB4.

Model runs using this revised data should refer to Summary Tables 1 and 2 below.

Note that the new zoning caps hotel size at 150 per lot regardless of lot or building size.

Note also that the new CGOD (below) is now capped at 5 stories.

No restaurant space is broken out for applying a meals

Summary Table 1 - BCOD Only

New BCOD	Square Footage	Units/Rooms
Commercial	393,525	N/A
Residential	391,101	521
Hospitality	0	N/A

Use/Space	Gross Area	Market Units	Affordable Units
Office (Floor 2)	195,884		
Retail (Floor 1)	197,640		
Studios (44%)	229.2	194.9	34.4
1BR (44%)	229.2	194.9	34.4
2BR (12%)	62.5	53.1	9.4
	521	443	78
			521

Note: Assumes the maximum affordability factor of 15% for all projects/parcels.

#	Street	Modeled SF F1	Modeled SF F2	Modeled SF F3	Modeled SF F4	Modeled SF F5	Modeled SF F6	Modeled SF F7	Modeled SF TOTAL
365	Concord	12,000	12,000	12,000	12,000	12,000	--	--	60,000
375	Concord	16,000	16,000	16,000	16,000	16,000	--	--	80,000
385	Concord	16,000	16,000	16,000	16,000	16,000	--	--	80,000
		44,000	44,000	44,000	44,000	44,000	0	0	220,000

Note that the zoning includes required ratios for room versus non-room space in hotels to assure that room space is maximized. Note that the zoning includes required ratios for room versus non-room space in hotels to assure that room space is maximized.

Note also that the 150 room cap applies at the parcel level and concevably a hotel could be built on each parcel in this overlay. However, we have assumed that this would not be the case and that a commercial office building was built instead for the second parcel that includes 64,000 s.f. office and 16,000 s.f. retail/services. This was the assumption for the third parcel as well (365 Concord) where parking would be provided on 375 Concord. The hotel parcel would also have 12,000 s.f. of retail or services.

Summary Table 2 - CGOD Only

New CGOD	Square Footage	Units/Rooms
Commercial	172,000	N/A
Residential	0	N/A
Hospitality	N/A	150

Note that the lower s.f. figure is based on the assumption that 25-33% of space is attributed to non-guest room area like stairwells, laundry, etc.