Draft Recommended Language for offering Density Bonuses in exchange for Community Benefits, Southeast Framingham Neighborhood Action Plan

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| **BONUS DEVELOPMENT SCENARIOS IN EXCHANGE FOR REQUIREMENTS**  (continued from table for new recommended B/MU zoning district) | | | |
| **Bonus Development Scenario #1**  **in Exchange for Required Public Benefits** | | **Bonus Development Scenario #2**  **in Exchange for Higher-Standard of**  **Required Public Benefits** | |
| Requirement | Bonus Development | Requirement | Bonus Development |
| For mixed-use developments (with or without residential), that **provide two of the following** pursuant to Site Plan Review and Planning Board approval:   * Apartments or condominiums (preferably upper-story) that include a minimum 15% of the total proposed units as affordable units. * Community center and/or reservable, meeting space rooms for neighborhood organizations and area-non-profits. Deed-restricted and as part of condominium, common area within the development program and approvals. * Full-service supermarket with large selection of fresh food * Health clinic * Pharmacy * Bank with ATM | **Building height**, additional non-by-right   * 15 feet and one story   **Floor-to-Area Ratio (FAR)**, additional non-by-right   * 0.30 FAR   **Bonus development, total combined non-by-right maximum**   * 5 stories * 0.80 FAR | For mixed-use developments (with or without residential), that **provide two of the following** pursuant to Site Plan Review and Planning Board approval:   * Apartments or condominiums (upper-story) ) that include a minimum 15% of the total proposed units as affordable units. * Community center with reservable, meeting space rooms for neighborhood organizations and area-non-profits. Deed-restricted and as part of condominium, common area within the development program and approvals. * Supermarket * Pocket park that can reasonably accommodate a minimum of a dozen people with seating, lighting and landscaping, or hardscaped plaza with seating and landscaping * Consolidation of two or more parcels for joint development that creates:   + grade-separated on-site circulation for pedestrians and completes the connections from buildings and entrances toward streets, sidewalks and if feasible, adjacent properties, and   + separates truck servicing and loading in the form of a shared alley | **Building height**, additional non-by-right   * 30 feet and two stories   **Floor-to-Area Ratio (FAR),** additional non-by-right   * 0.65 FAR   **Bonus development, total combined non-by-right maximum**   * 6 stories * 1.15 FAR |