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
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