

**SUMMARY OF DRAFT KSURP AMENDMENT #10**  
**Revisions to the Development Limitations (Chapter 4)**

March 12, 2015

Reference	Development Limitation	Existing Conditions	Existing Allowance/ Requirement	Proposed Additional Allowance	Proposed Total Allowance/ Requirement	
<b>A. TOTAL DEVELOPMENT (Aggregate GFA)</b>						<b>* Notes: Total Development</b>
S. 402 / p. 14	<b>Maximum Floor Area</b>	3,280,057 sf	<b>3,302,100 sf *</b>	<b>1,000,000 sf *</b>	<b>4,302,100 sf</b>	A.1. Existing allowance includes 7 CC Broad variance A.2. Proposed additional allowance includes Whitehead zoning proposal; does not include exempted space
	Allowance for Non-Multi-family	3,078,709 sf	3,102,100 sf	600,000 sf	3,702,100 sf	
	Required Multi-family	- sf	200,000 sf	400,000 sf	4,302,100 sf	
	Under Review	216,000 sf				
<b>B. COMMERCIAL USES *</b>						<b>* Notes: Commercial Uses</b>
S. 402 / p. 14	<b>Office/Biotech. Manufacturing</b>	2,071,432 sf	<b>1,634,100 sf</b> 8.0 FAR	<b>600,000 sf</b> -	<b>2,234,100 sf</b> 8.0 FAR	B.1 The sum of the GFA restrictions by use is greater than Aggregate GFA cap to provide use flexibility
S. 402 / p. 14, 17	<b>Retail</b>	121,560 sf	<b>150,000 sf</b> 5.0 FAR	<b>50,000 sf</b>	<b>200,000 sf *</b> 5.0 FAR	B.2 Retail spaces > 10,000 sf exempt from Aggregate GFA
S. 402 / p. 14, 15	<b>Industrial &amp; Flex Space</b>	890,690 sf	<b>1,743,000 sf</b>	- sf	<b>1,743,000 sf *</b>	B.3 Only 2,000 sf industrial sf built out 770,000 max.
S. 412 / p. 22	<b>Innovation Space</b>	6,000 sf	<b>none</b>	<b>5% of com. *</b>	<b>30,000 sf</b>	B.4 Innovative space (office, manuf. or retail) must = 5% of new office & biotech space, 50% of which not counted toward GFA cap.
<b>C. RESIDENTIAL USES</b>						<b>* Notes: Residential Uses</b>
S. 402 / p. 15	<b>Hotel</b>	435,356 sf *	<b>440,000 sf</b> 6.0 FAR	- sf -	<b>440,000 sf</b> 6.0 FAR	C.1 Existing total of 652 hotel units
S. 402 / p. 15	<b>Multi-family</b>	200,000 sf	<b>200,000 sf</b> 4.0 FAR	<b>400,000 sf</b> 2.0 FAR	<b>600,000 sf *</b> 6.0 FAR	C.2 Under review: Ames Street, total 280 residential units with 32 inclusionary units C.3 Multifamily proposed: 600,000 sf required (approx. 560 units); up to 800,000 sf allowed
	Built	- sf				C.4 Existing 15% Inclusionary = effective net 11.5%; net 15% yields 82 more units in new development
	Under Review	200,000 sf *				C.5 New residential above 250 ft height requires 25% floor area for middle income; middle income units exempt from GFA
S. 411	<b>Below Market Housing</b>		<b>Net 11.5% *</b>	<b>Net 4.5 %</b>	<b>Net 15%</b>	
	Inclusionary		none		<b>* See note C.5</b>	
	Middle Income					

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<b>D. DIMENSIONAL</b>						<b>* Notes: Dimensional</b>
S. 402 / p. 16	<b>Height Limit</b>					
	South of Broadway	varies	250 ft	0 ft	250 ft	
	North of Broadway	varies	96 ft	154 ft	250 ft	
	Residential	varies	250 ft	0 / 100 ft	250 / 350 ft *	D.1 Proposed residential height allowed to 350 ft if middle income units provided.
<b>E. OPEN SPACE</b>						<b>* Notes: Open Space</b>
S. 403 / p.17, 18	<b>Public Open Space</b>	144,044	<b>100,000 sf</b>		<b>100,000 sf</b>	
	Ames Street District	62,670	53,000 sf		53,000 sf	
	Remainder of MXD	81,374	47,000 sf		47,000 sf	
	<b>Lot Open Space *</b>	<b>254,254 sf</b>	<b>239,129 sf</b>		*	
	Office		8 sf / 100 sf		8 sf / 100 sf	E.1 Existing Conditions open space calculations developed from desk survey of design review files
	Retail		10 sf / 100 sf		10 sf / 100 sf	E.2. Lot Open Space can be private or publicly accessible
	Industrial		5 sf / 100 sf		5 sf / 100 sf	E.3. Proposed Lot Open Space can be located off-site
	Hotel		10 sf / 100 sf		10 sf / 100 sf	
	Residential		15 sf / 100 sf	>	8 sf / 100 sf	
	Other		8 sf / 100 sf		8 sf / 100 sf	
<b>F. PARKING</b>						<b>* Notes: Parking</b>
S. 404 / p. 20,21	<b>Off Street Parking</b>	<b>2,748 sp</b>		<b>680 sp</b>	<b>3,388 sp</b>	
	Under Review	(40) sp				F.1 Existing parking : Green Garage: 844 spaces , Yellow Garage: 734 spaces, Blue Garage: 1,170 spaces
			<b>minimums</b>	>	<b>maximums*</b>	F.2 Propose to remove minimum requirements and replace with maximum allowances
	Office		1 sp / 2,000 sf	>	1 sp / 900 sf	
	Retail		1 sp / 1,000 sf	>	1 sp / 1,000 sf	
	Industrial		1 sp / 1,750 sf	>	1 sp / 1,750 sf	
	Hotel		1 sp / 1.75 room	>	1 sp / 1.75 room	
	Residential		0.5 sp / unit	>	0.5 sp / unit	F.3 Proposed additional parking north of Binney : Commercial: 540 spaces , Residential: 140 spaces
	Restaurant		1 sp / 15 seats	>	1 sp / 15 seats	
	Other		1 sp / 1,800 sf	>	1 sp / 1,000 sf	