

# Transfer of Development Rights (TDR)

Presented on  
May 16, 2016



# Three Questions to Address

1. Increase in height?
2. Increase in Floor Area Ratio (FAR)?
3. What Properties to include in the TDR Overlay District?



# House Keeping By-Law Amendments

- **Amend Section V.O.2.c.4**
  - Purpose: Clarification
  - Trails systems for public access for passive recreational use may be developed within APR and/or CR-encumbered land of the Giving Parcel(s).~~The Giving Parcel may develop a trail system within the APR and/or CR lands, which may be accessible for public use;~~



# Review of Section V.O.2.b.5

- Increase in height to allow for increase use of Development Rights
- Results in a review of the Floor Area Ratio (FAR) to allow for developers to utilize the height and lot

	Maximum Increase in Building Height/Additional Floors	Maximum Increase in Lot Coverage	Maximum Increase in FAR
Receiving Parcel Development Rights <del>Chapter 43D Priority Development Sites</del>	<u>4</u> <del>35%*</del>	15%*	[50%*]



# Question Number 1

Increase in height?



# Increase in Number of Floors

Building area with a 0.32 FAR = 197,936.64	
Number of Floors	SF per floor
Floor 1	197,936
Floor 2	98,968
Floor 3	65,978
Floor 4	49,484
Floor 5	39,587
Floor 6	32,989

- Costly to construct above 70'
- Incentive for utilizing TDR and Development Rights
- Allows for economic development: potential increase in office, commercial, research & development, etc.

TDR FAR Increase 0.32+0.15=0.48		
Number of Floors	SF Per Floor	Surface or Structured Parking Required (Non-office/R&D)
Floor 1	296,905	Structured/Structured
Floor 2	148,452	Surface/Surface
Floor 3	98,968	Surface/Surface
Floor 4	74,226	Surface/Surface
Floor 5	59,381	Surface/Surface
Floor 6	49,484	Surface/Surface
Floor 7	42,414	Surface/Surface
Floor 8	37,113	Surface/Surface
Floor 9	32,989	Surface/Surface
Floor 10	29,690	Surface/Surface

# Question Number 2

Increase in Floor Area Ratio  
(FAR)



# Section V.O.2.b.5

## Giving Parcels (located in R-1, R-2, R-3, R-4, and G)

- Roughly 57 Giving Parcels
- 15 Giving Parcels under Chapter 61/61A
- Estimated total Development Rights: 4,023,500sf

### Estimated Giving Parcel Information

R-4 TDR Lots Aval.	393 Lots	2,554,500sf
R-3 TDR Lots Aval.	189 Lots	1,134,000sf
R-2 TDR Lots Aval.	0 Lots	0sf
R-1 TDR Lots Aval.	67 Lots	335,000sf
G TDR Lots Aval.	0 Lots	0sf

Estimated - based on wetlands and access - a land survey would need to be conducted to verify actual number of Giving Parcels



# Projects under existing TDR Regulations

## Existing Zoning – No TDR

- Based on FAR of 0.32
- Lot Area: 618,522sf
- Estimated FAR: 197,936sf

## Existing Zoning - TDR of 50%

- Based on FAR of  $0.32 + .15 = .48$
- Estimated FAR: 296,905sf

## Existing TDR on Existing Construction

- Based on existing construction (FAR 0.28)
- Estimated FAR based on constructed building: 259,791sf

Required Number of Projects to Absorb the Estimated	
Constructed + Existing TDR	Existing TDR
R-4: 31 Projects	R-4: 25 Projects
R-3: 14 Projects	R-3: 12 Projects
R-2: NA	R-2: NA
R-1: 4 Projects	R-1: 4 Projects
G: NA	G: NA
Total of 49 Projects*	Total of 41 Projects*



Photo Source:

[http://www.google.com/url?sa=i&rct=j&q=&esrc=s&source=images&cd=&ved=0ahUKEwjdx9nsh7\\_MAHXH7R4KHMYbCSgQjhwIBQ&url=http%3A%2F%2Fwww.framinghamnatickretail.com%2Fframingham%2F&sig=AFQjCNFVZiwG9kiOrlQV59sbsACGqLEXKw&ust=1462404604266759&cad=rjt](http://www.google.com/url?sa=i&rct=j&q=&esrc=s&source=images&cd=&ved=0ahUKEwjdx9nsh7_MAHXH7R4KHMYbCSgQjhwIBQ&url=http%3A%2F%2Fwww.framinghamnatickretail.com%2Fframingham%2F&sig=AFQjCNFVZiwG9kiOrlQV59sbsACGqLEXKw&ust=1462404604266759&cad=rjt)

# Estimated Giving Parcel to Achieve Previous Project

<b>Required Number of Projects to Absorb the Estimated</b>			
<b>Constructed + Existing TDR</b>	<b>Existing TDR</b>	<b>.75 FAR</b>	<b>1.0 FAR</b>
R-4: 31 Projects	R-4: 25 Projects	R-4: 10 Projects	R-4: 6 Projects
R-3: 14 Projects	R-3: 12 Projects	R-3: 5 Projects	R-3: 3 Projects
R-2: NA	R-2: NA	R-2: NA	R-2: NA
R-1: 4 Projects	R-1: 4 Projects	R-1: 2 Projects	R-1: 1 Projects
G: NA	G: NA	G: NA	G: NA
<b>Total of 49 Projects*</b>	<b>Total of 41 Projects*</b>	<b>Total of 17 Projects*</b>	<b>Total of 10 Projects*</b>
*to absorb estimated TDRs based on wetlands and access			

# Question Number Three

Properties to include in the  
TDR Overlay District



# TDR West Overlay District/ Amend Section I.E



## Amend Section I.E. Definitions

### 1. Terms Defined

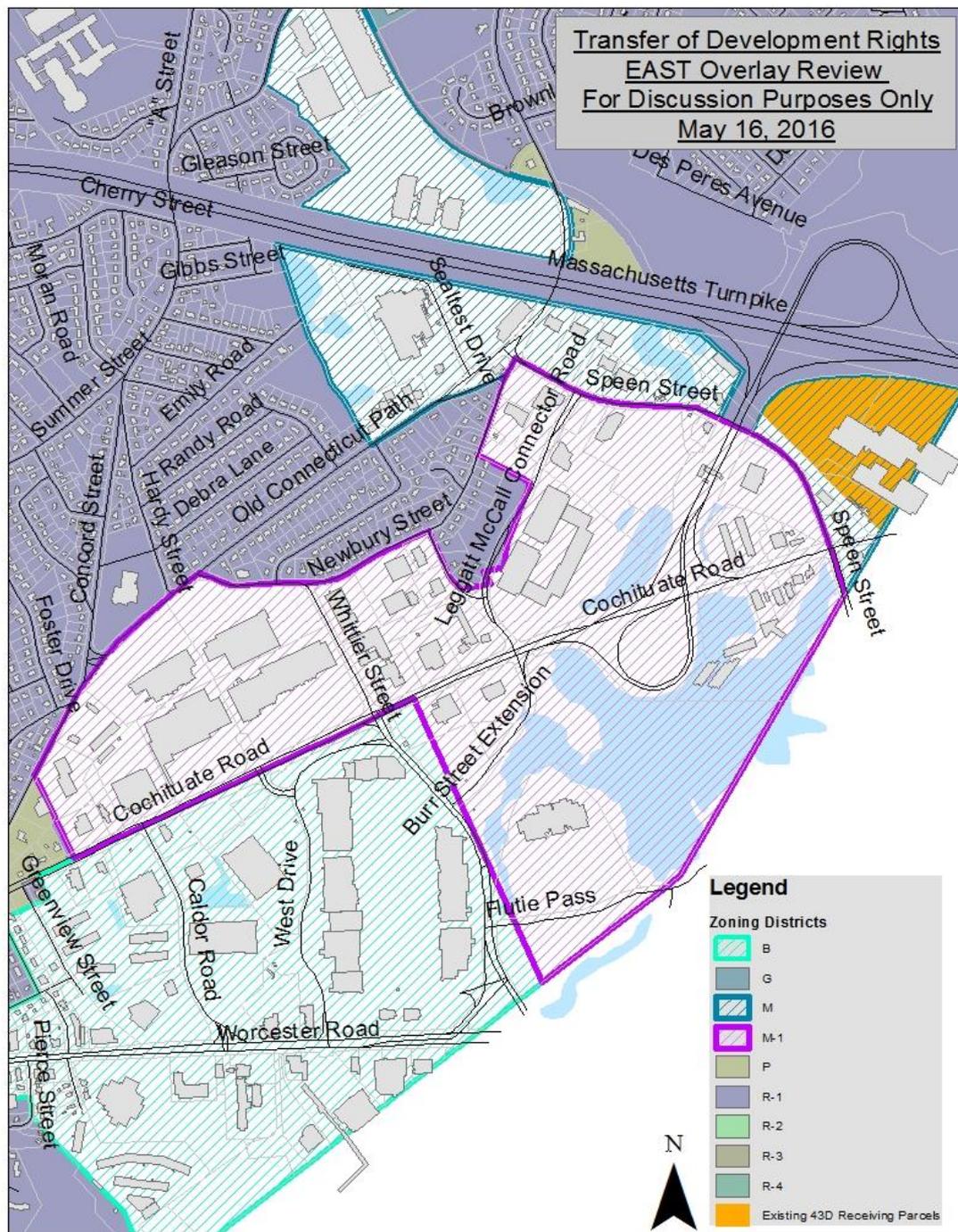
**Receiving Parcel:** A Receiving Parcel consisting of one or more contiguous parcels in one ownership throughout, or any combination of parcels of land consolidated under a joint development agreement where all such owners jointly apply for a TDR special permit, which has been designated within the Transfer of Development Rights (TDR) Overlay District, which is shown on the Zoning Map as a Chapter 43D: Priority Development site: 1672 Worcester Road, 1800 Worcester Road, 1898RR Worcester Road, 1900R Worcester Road, 1900RR Worcester Road, 100 Crossing Blvd, 149 Crossing Blvd, 150 Crossing Blvd, 175 Crossing Blvd, 200 Crossing Blvd, 225 Crossing Blvd, 150 Gates Street, 100 Staples Drive, 200 Staples Drive, 400 Staples Drive, 500 Staples Drive, 740 Cochituate Road, 750 Cochituate Road, and 156 Speen Street, 0 Pleasant Street Connector, 9 Pleasant Street Connector, 15 Pleasant Street Connector, 10 California Ave, 11 California Ave, 40 California Ave, 1 The Mountain Road, 5 The Mountain Road, 100 The Mountain Road, 0 Pennsylvania Ave, 100 Pennsylvania Ave, 105 Pennsylvania Ave, 115 Pennsylvania Ave, 125 Pennsylvania Ave, 135 Pennsylvania Ave, 137 Pennsylvania Ave, 145 Pennsylvania Ave, 0 New York Ave RR, 1 New York Ave, 2 New York Ave, 31 New York Ave, 33 New York Ave, 45 New York Ave, 47 New York Ave, 49 New York Ave, 51 New York Ave, 55 New York Ave, 74 New York Ave, 84 New York Ave, 86 New York Ave, 86R New York Ave, 88 New York Ave, and 92 New York Ave.

# TDR West Overlay



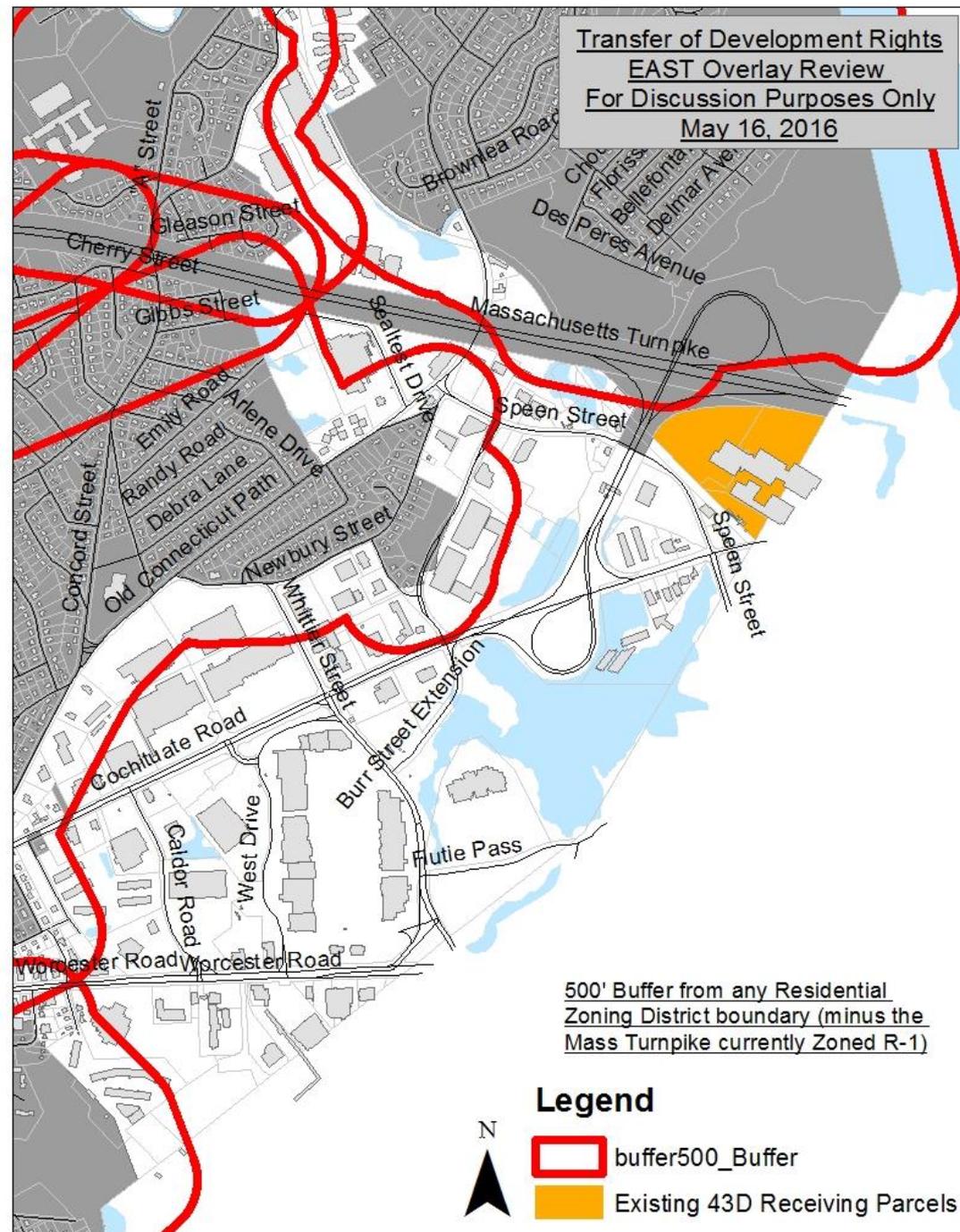
# Review of Zoning

- Review of Zoning
  - Residential
  - Manufacturing
  - Light Manufacturing
  - Business
- Review of Existing TDR Receiving Parcels



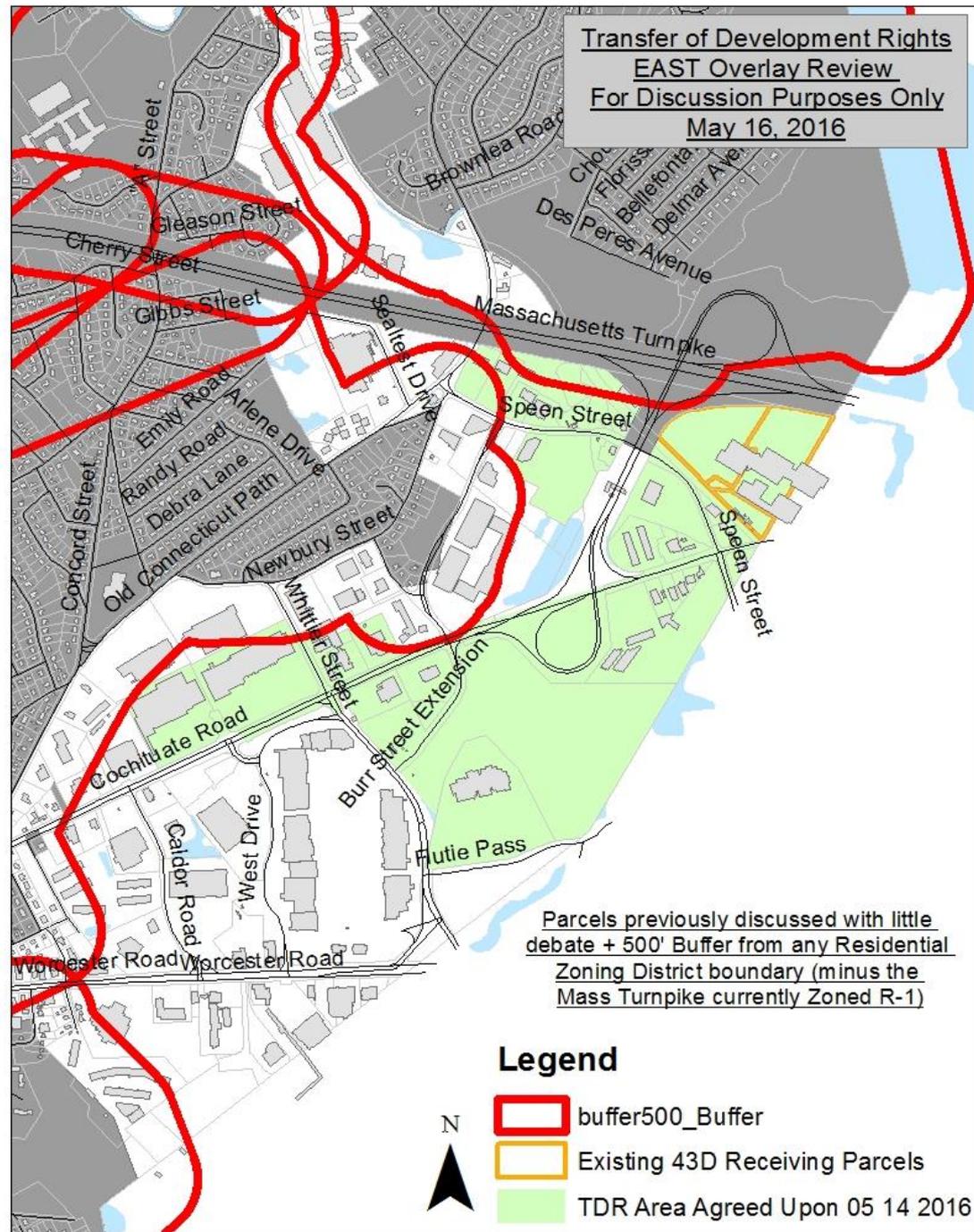
# 500' Buffer

- Review of Residential Zoning Districts (minus the Mass Turnpike)
  - Red Line = 500' buffer from a residential zoning district
  - Marigold Parcels are existing TDR Receiving Parcels



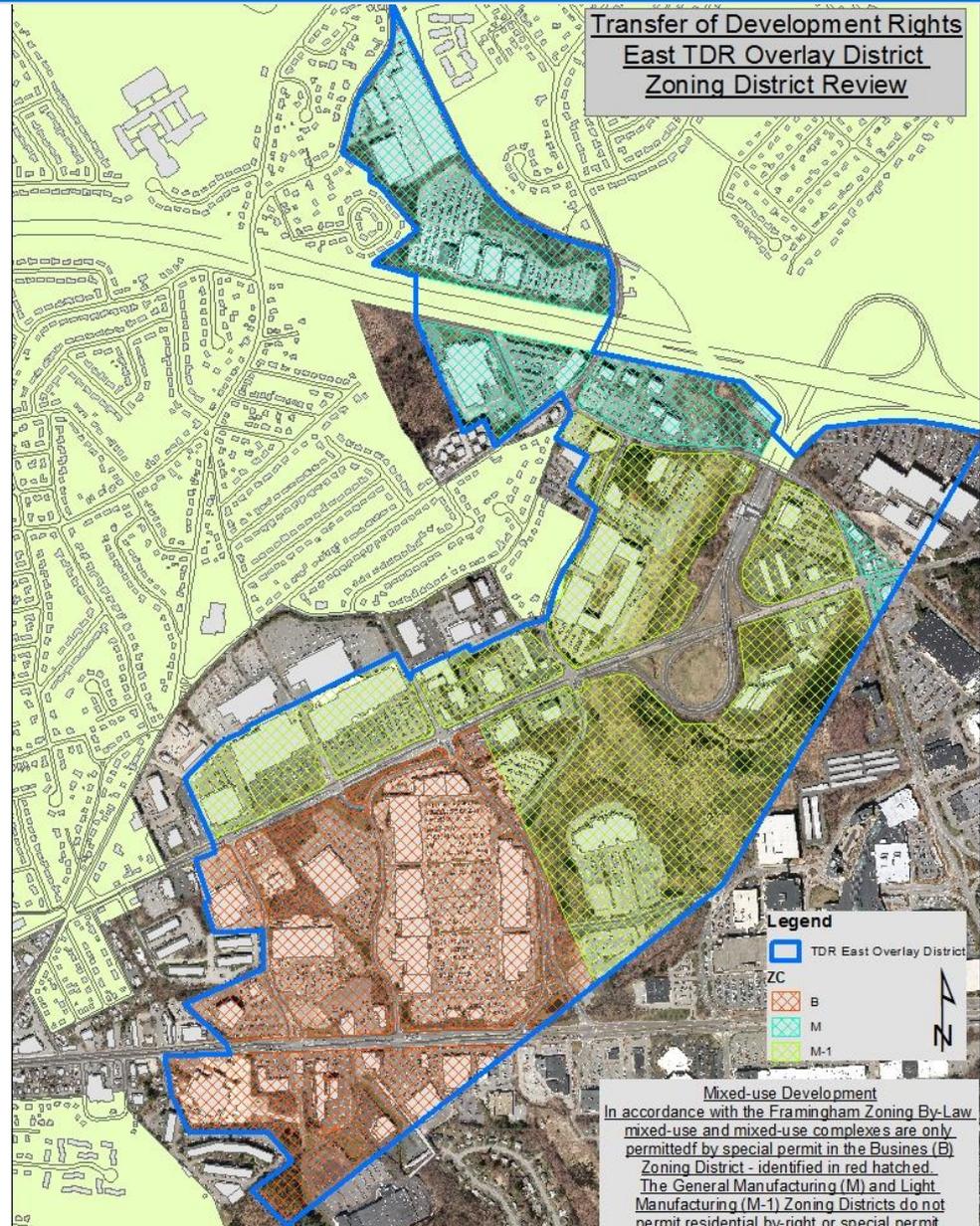
# Agreed upon Parcels for Overlay District

- Parcels identified in Green are parcels located outside of the 500' buffer or separated from residential by a strong buffer



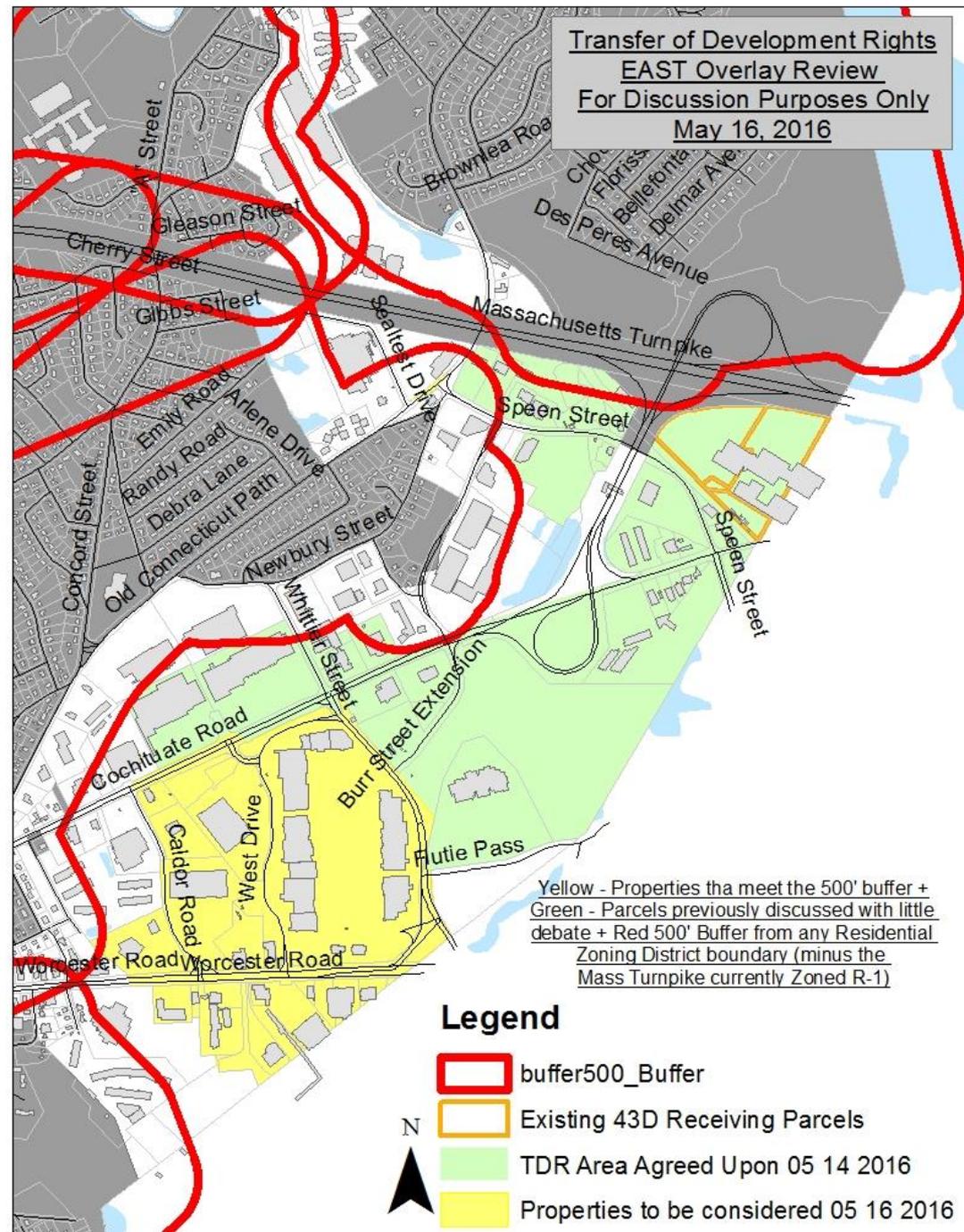
# Mixed-use/Apartments – Special Permits

- Multi-family – only allowed in Central Business (CB) Zoning District
- Mixed-Use & Mixed-use Complex is allowed in:
  - Neighborhood Business (B-1)
  - Community Business(B-2)
  - General Business (B-3 & B-4)
  - Business (B)
  - Central Business (CB)



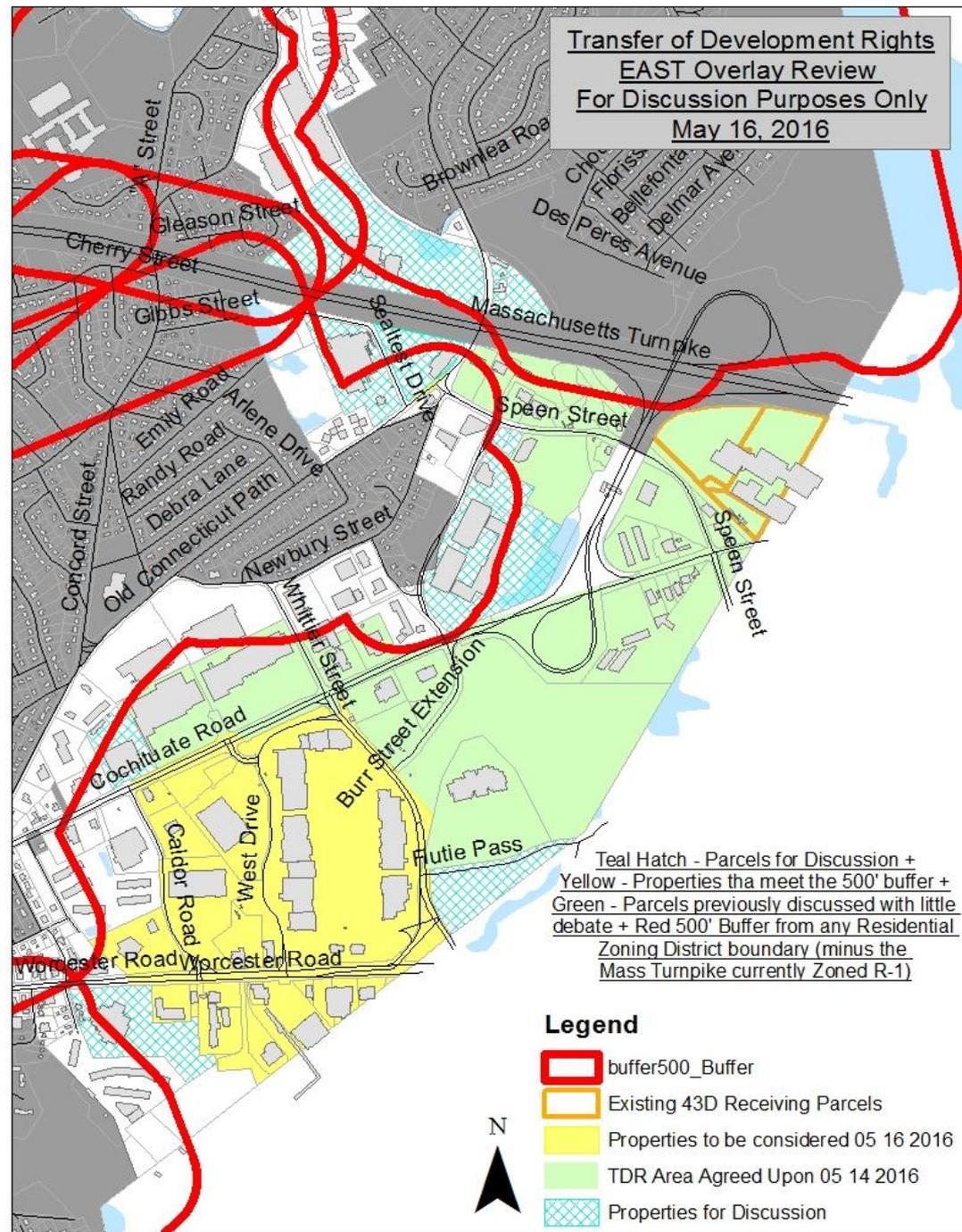
# Parcels outside

- Parcels in Yellow are outside the 500' residential buffer but allow for mixed-use development



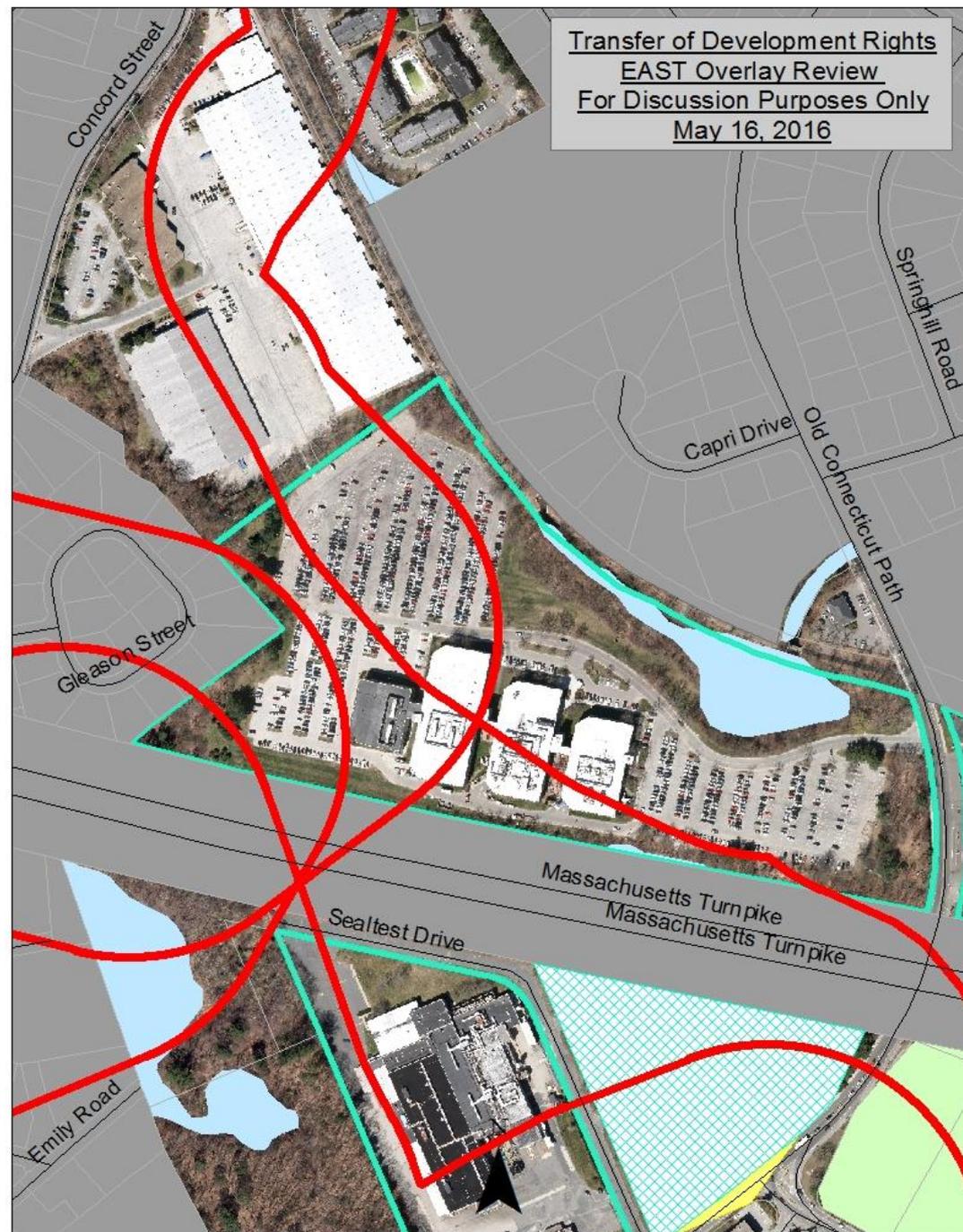
# Need for Discussion

- Teal hatched areas need further discussion
- Meet the zoning criteria, but
  - Within the 500' residential buffer
  - Split zoned



# 500 Old Conn Path

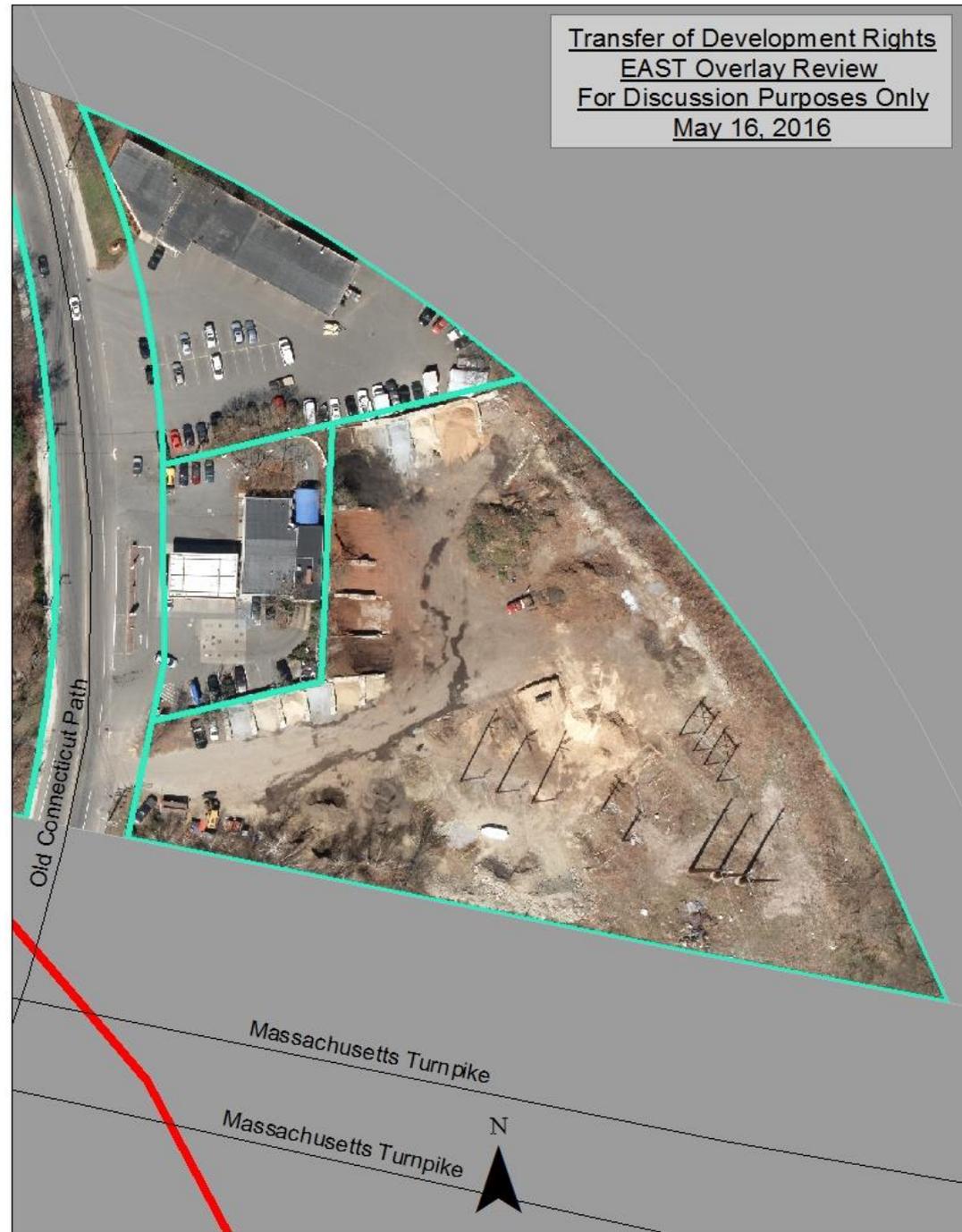
- Zoned: General Manufacturing (M)
- Can absorb large amounts of Development Rights
- Located within the 500' residential buffer
- No buffer between parcel and residential development



# 597, 601, 615 Old Conn Path

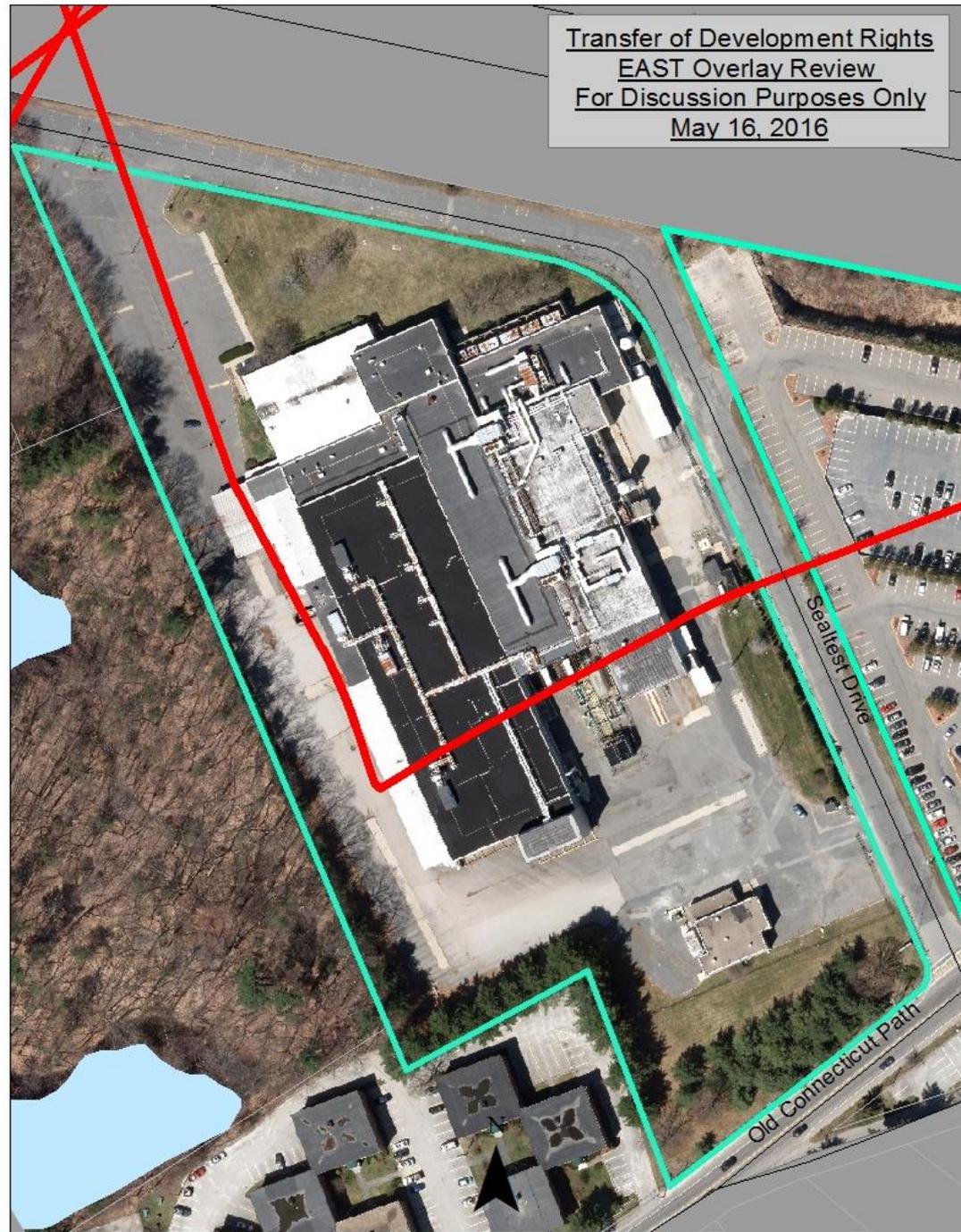
- Zoned: General Manufacturing (M)
- Outside of the 500' buffer
- Separated from other Receiving Parcels
  - On the north side of the Mass TurnPike

Transfer of Development Rights  
EAST Overlay Review  
For Discussion Purposes Only  
May 16, 2016



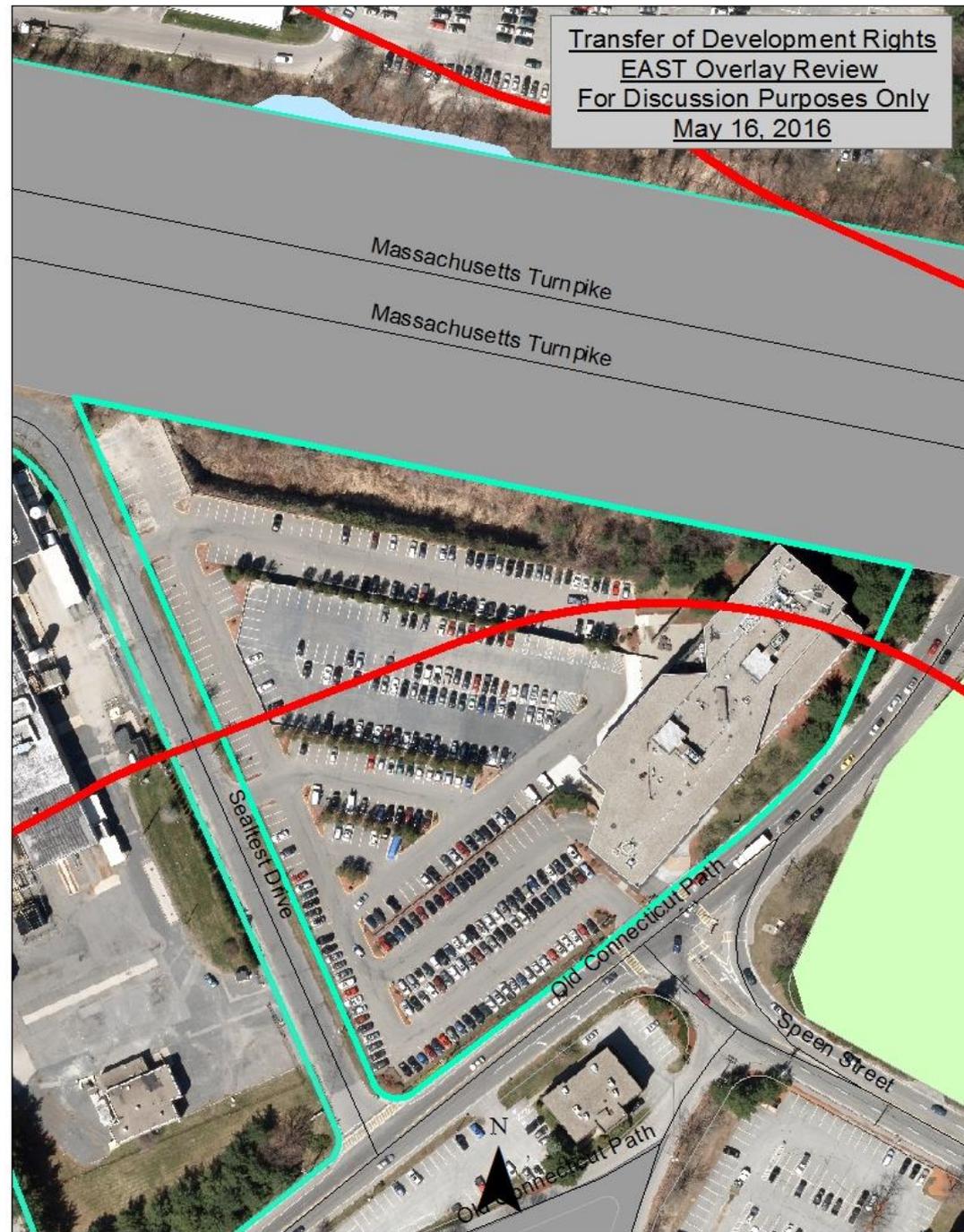
# 490 Old Conn Path

- Zoned: General Manufacturing (M)
- Located within the 500' residential buffer
- No buffer between parcel and residential development



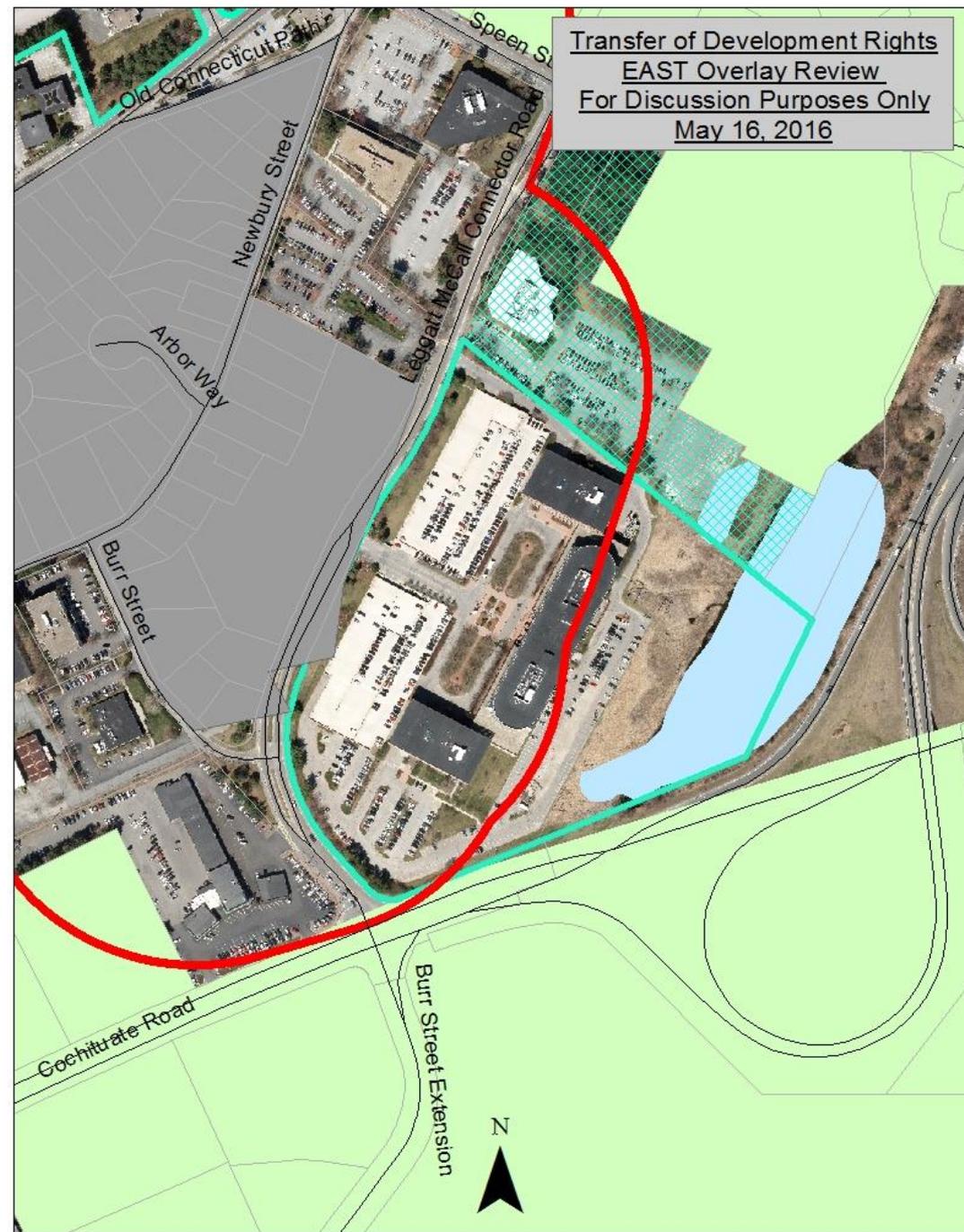
# 492 Old Conn Path

- Zoned: General Manufacturing (M)
- Located within the 500' residential buffer
- Does not abut residential



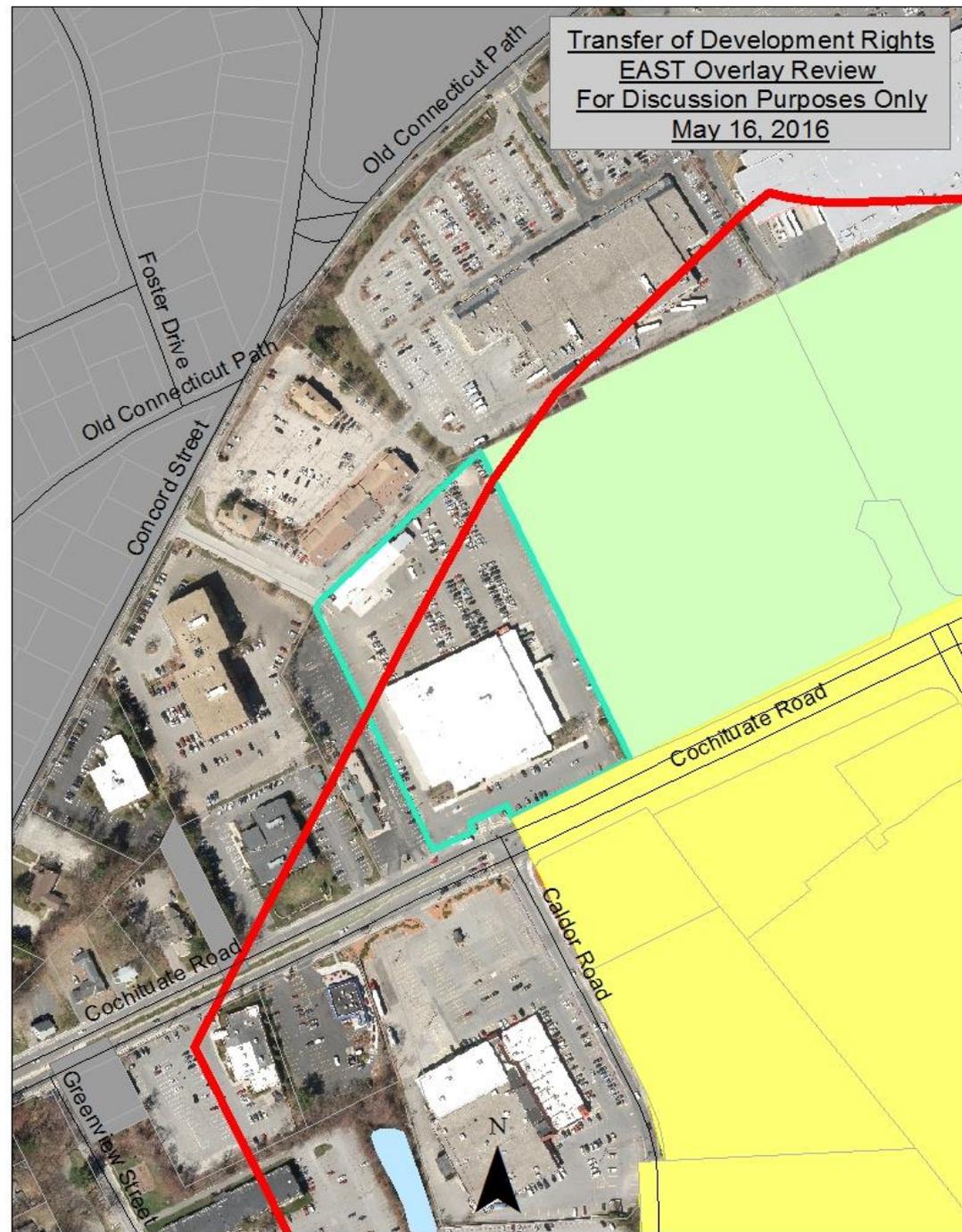
# 550 Cochituate Road

- Zoned: Light Manufacturing
- Located within the 500' residential buffer
- Development expected on the Mass Turnpike side of the property



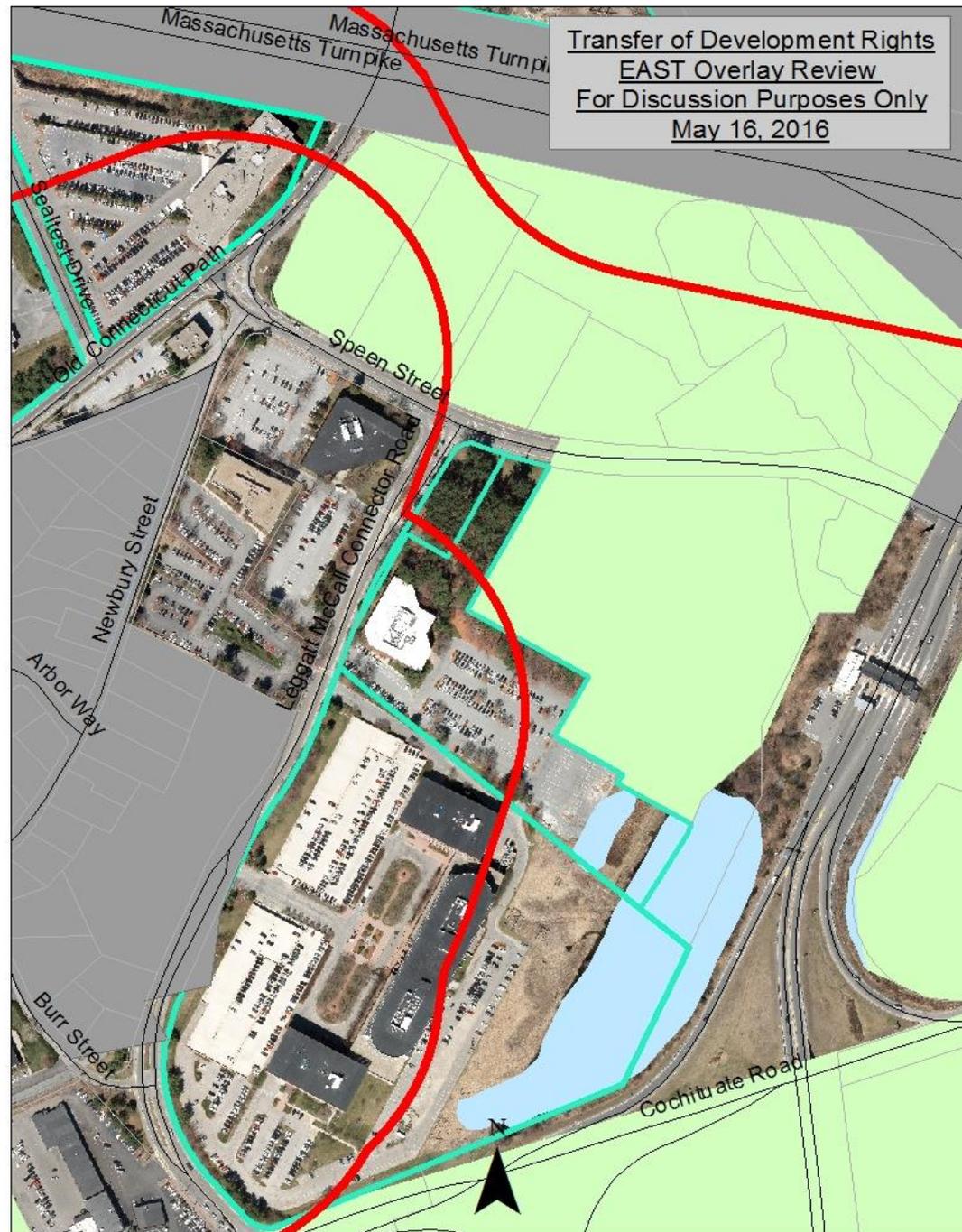
# 330 Cochituate Road

- Zoned: Light Manufacturing (M-1)
- Located within the 500' residential buffer
- Strong buffer between parcel and residential



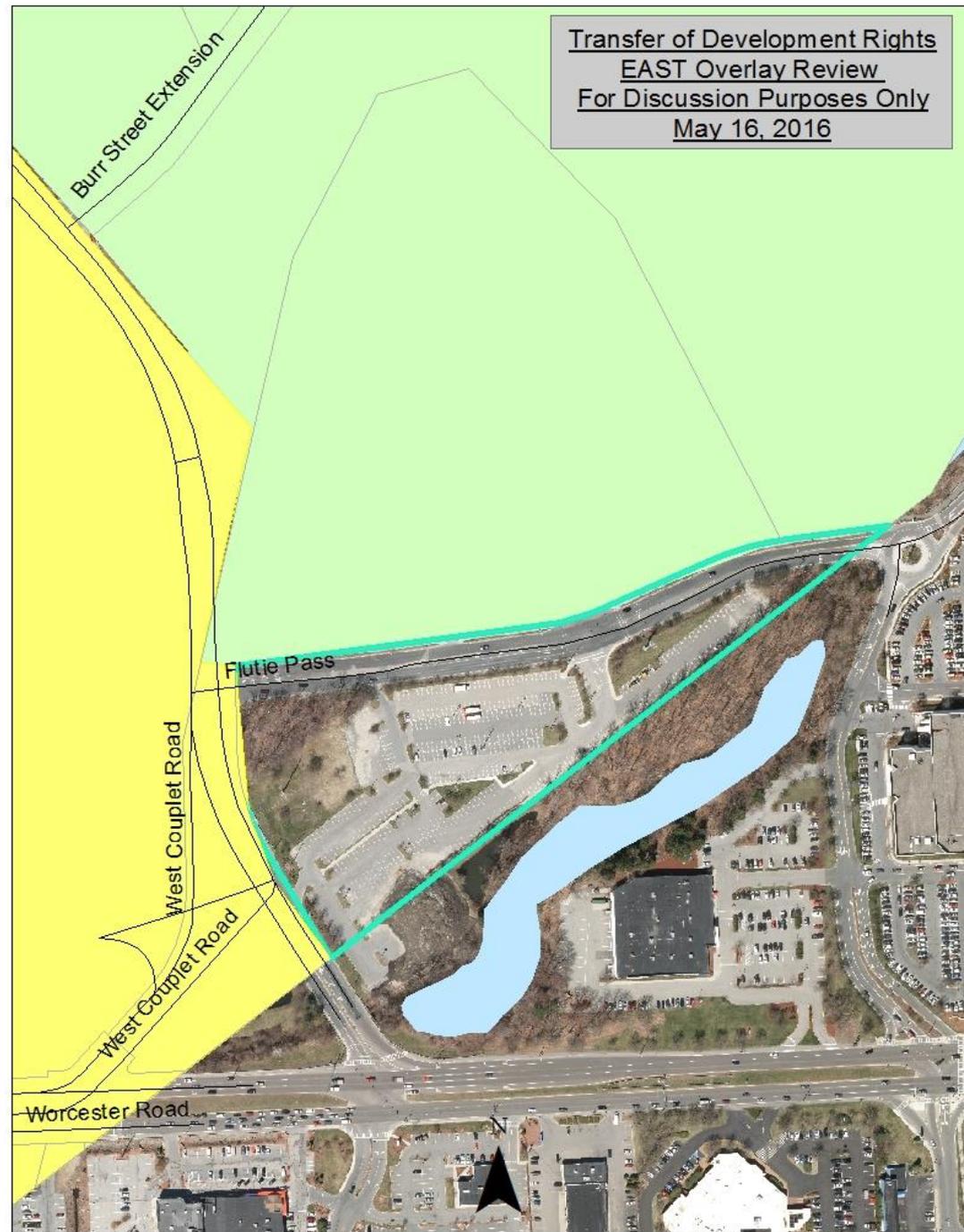
# 3 and 3A Speen Street

- Zoned: Light Manufacturing (M-1)
- Located within the 500' residential buffer
- Strong buffer between parcel and residential



# 19 Flutie Pass

- Split Zoned – Light Manufacturing and Business
- Strong buffer between parcel and residential



# 220 Worcester Rd

- Zoned: Business
- Can absorb large amounts of Development Rights

