Mass Ave Mixed Use
FOREST CITY ZONING PETITION
Cambridge, Massachusetts
<table>
<thead>
<tr>
<th></th>
<th>NON-RESIDENTIAL</th>
<th>RESIDENTIAL</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRDD As Currently Constituted</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Original Entitled Use Allocations (GFA)</td>
<td>1,900,000</td>
<td>400,000</td>
<td>400</td>
</tr>
<tr>
<td>Use Allocations As Constructed</td>
<td>1,573,284</td>
<td>720,891</td>
<td>674</td>
</tr>
<tr>
<td>Allocations Transferred or Unused</td>
<td>326,716</td>
<td>(320,891)</td>
<td>274</td>
</tr>
<tr>
<td>Proposed CRDD As Amended</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Maximum GFA Permitted by Use</td>
<td>1,820,000</td>
<td>840,000</td>
<td>803 a</td>
</tr>
<tr>
<td>GFA Available for Development (d-b)</td>
<td>246,716</td>
<td>119,109</td>
<td>129</td>
</tr>
<tr>
<td>Site-Specific Analysis</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GFA Permitted under Current Zoning</td>
<td>138,848</td>
<td>5,825</td>
<td></td>
</tr>
<tr>
<td>GFA Permitted under Amended Zoning</td>
<td>246,716 b</td>
<td>119,109</td>
<td>129 a</td>
</tr>
<tr>
<td>Net Increase in Permitted GFA</td>
<td>107,868 b</td>
<td>113,284</td>
<td></td>
</tr>
</tbody>
</table>

(a) Approximate number of units after construction of proposed Residential Building at Sidney-Green site.
(b) Assumes full allocation of Non-Residential capacity — would be reduced by first floor retail provided in Residential Building.
Existing Conditions  CORNER OF MASS AVE AND STATE STREET

Existing Conditions  LOOKING WEST ON MASS AVE
Existing Conditions  CORNER OF MASS AVE AND SIDNEY STREET
Existing Street View  LOOKING EAST ON MASS AVE

Proposed Street View  LOOKING EAST ON MASS AVE
Existing Street View  CORNER OF MASS AVE AND SIDNEY STREET

Proposed Street View  CORNER OF MASS AVE AND SIDNEY STREET
Shadow Studies

MASS AVE MIXED-USE
Cambridge, MA

Shadow Studies
May 15, 2012

EXISTING SHADOWS
NEW SHADOWS
Shadow Studies

EXISTING SHADOWS
NEW SHADOWS

MASS AVE MIXED-USE
Cambridge, MA
May 15, 2012
Publicly Beneficial Open Space

1. Auburn Square Park 13,555 sf
2. University Park Common 54,893 sf
3. 38 / 64 Courtyard 5,260 sf
4. Landsdowne Quadrangle 23,162 sf
5. Lafayette Court (+/-) 2,000 sf
6. Green Street Green (+/-) 2,000 sf

Total (+/-) 100,870 sf

Additional Open Space (+/-) 75,000 sf

Grand Total (+/-) 174,870 sf