

**PARCELS 1, 2 AND 4 OF THE REED PUTNAM URBAN RENEWAL PLAN**

**Recommended Scale and Density of Development (2015)**

Site Area Calculations	FAR	Land Area			
Parcel 1&2	2.0	448,394 SF			
Parcel 4	2.0	123,883 SF			
TOTAL	2.0	572,227		1,144,454	
		572,227	<b>Minimum Allowable Development 700,000 SF Plus Parking</b>	<b>Maximum Allowable Development 1,144,454 SF Plus Parking</b>	<b>Maximum Height 200 FT Minimum Height 60 FT</b>

**Currently Approved CMSP**

Overall Project	Units	Area	Parking	Comments
Retail		125,000		
Office		601,000		
Residential	250	317,000		
Hotel	145	101,000		
Parking Spaces			2,474	
TOTAL	395	1,144,000	2,474	

**Currently Approved Land Uses and Volumes (2007)**

Office	475,000 – 625,000 SF
Retail	75,000 – 125,000 SF
Residential	250 – 350 Units
Hotel	80,000 - 110,000 SF
Affordable Housing	15% of Residential Units
Public Cultural	2-4%

**Recommended Approved Land Uses and Volumes (2015)**

Office	85,000 – 625,000 SF of Class A Office
Retail	75,000 – 750,000 GLA (Definition Attached) 10% Maximum Allocation to Restaurant Uses, Anchors of High Quality
Residential	60 – 350 Units 15% Affordable
Hotel	85,000 - 175,000 SF Minimum 150 Rooms,