

FAR & Business Size Information

10/9/03

- Kelley's Corner =
 - Currently has an overall FAR of 0.14
 - Max FAR allowed is 0.4.

- West Acton Village =
 - Currently, the block with the all the retail in the front along Mass Ave (pizza place, Nashoba Travel, etc.), apartments, the library, the retail and apartments along Central St. and Windsor Ave., and the parking lot in the rear, is at 0.56 – 0.57 FAR
 - Currently has an overall FAR of 0.22
 - Max FAR allowed is 0.4 FAR
 - Can go up to 0.7 FAR if a certain amount of project is residential

(max allowed in NAV is 0.2 – if TDRs then 0.4 & max allowed;
in SAV the max is 0.2, but can go up to 0.4 if a certain amount of project is residential)

- Downtown Concord =
 - currently has an overall (average) FAR of 0.57 (includes all buildings & parking)
 - They do not use FAR as a regulatory tool in their Bylaw – so there is no max FAR. They use setbacks as a regulatory tool.

- Downtown Lexington =
 - currently has an overall FAR of 1.0
 - Max FAR allowed is 2.0
 - Assistant Planner there said that it is not density but design. She said that the key to Downtown Lexington (her opinion) happened 30 years ago – they widened their sidewalks & added benches and narrowed the road – it became much more pedestrian-friendly and calmed traffic. (Funny – I didn't even ask her about this – only if she'd for the FAR numbers)

- Downtown Wellesley (Wellesley Square) =
 - currently has an overall FAR of 1.2
 - Max FAR allowed is now 0.30

- Wellesley's Lower Falls Village =
 - Currently has an overall FAR of 0.50
 - Max FAR allowed is 1.0 by special permit
 - They get a FAR of 0.30, but must meet criteria to reach the higher FAR

- Wellesley Hills=
 - Currently has an overall FAR of 0.73
 - Max FAR allowed is now 0.30

- Brookside Shops:
 - is at around 0.19 FAR
 - Staples is 20,000 sf (not allowed in EAV)
 - Trader Joes is 7,500 sf (EAVPC is considering allowing something this size but only by special permit)
 - Pier One is 10,000 sf (not allowed in EAV)
 - Eastern Mountain Sports is 3,500 sf (would be allowed in EAV)

- FYI – the “building” size limit for all of Town is 60,000 sf – less than Brookside that is around 76,000 sf.