

**Coolidge Corner Study Committee
Focus Sites Zoning Analysis**

Existing Conditions	Durgin	Waldo	John St. Pking Lt	Holiday Inn
Zoning	G-1.75	G-1.75	M-2.0	M-2.0
Parcel SF	18,060	31,689	7,873	69,418
Building SF	42,156	11,038	n/a	134,182
# Rooms/Units	n/a	n/a	n/a	225
Parking	30	42	22	105
Floors	3	1	n/a	6
FAR	2.33	0.34	n/a	1.93
Existing Zoning Dimensional Reqs/Zoning Dist				
	G-1.75	M-2.0		
Max Height	*70	*70		
Max FAR	*2.25	*2.5		
Front Yard Setback	none	15+H/10		
Sideward Setback	none	H+L/6		
Rear Yard Setback	10+L/10	Min 30'		
Open Space	none	20% Landscaped		

* Denotes maximums with Public Benefit Incentives