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February 23, 2017

BY HAND

Donna Lopez
Cambridge City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

2017 FEB 23 PM 2:49
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

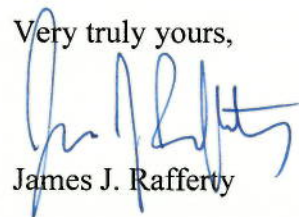
Re: Third and Cambridge Zoning Petition

Dear Madam Clerk:

Enclosed please find a Zoning Petition and associated correspondence to the City Council. Kindly place this Petition on the Agenda for the February 27th meeting of the City Council.

Thank you for your assistance and cooperation.

Very truly yours,



James J. Rafferty

**not a partnership*

Attachment: Third and Cambridge Zoning Petition (APP 2017 #6 : Third and Cambridge Zoning Petition)

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February 23, 2017

Cambridge City Council
 Cambridge City Hall
 795 Massachusetts Avenue
 Cambridge, MA 02139

Re: Third and Cambridge Zoning Petition

Dear Mayor Simmons and Members of the City Council:

Enclosed herewith please find a Zoning Petition from the owner of the property at Third Street and Cambridge Street that seeks to amend the existing zoning at that location to authorize the construction of a 45 unit residential building with small scale retail on the ground floor and parking below grade. An image of the proposed design is enclosed.

The property owner's original intention was to demolish the two existing buildings on the site, including the former Citizen's Bank building, and construct a single story CVS with surface parking. The use and dimensions of the proposed building complied with existing zoning.

The neighborhood response to the proposal was largely negative and the owner was asked to explore alternatives. After more than six months of effort, including meetings with a Working Group formed by the East Cambridge Planning Team, the attached proposal was developed.

This zoning petition is very consistent with the approach taken last year by a group of neighbors and the property owner at the Masse's Hardware parking lot at the corner of Walden Street and Sherman Street. We look forward to reviewing the details of this petition with the Ordinance Committee, the Planning Board, and East Cambridge residents.

Thank you for your attention to this important matter.

Very truly yours,


 James J. Rafferty

cc: Robert Korff
 Peter Crawley, ECPT

**not a partnership*

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Business A-5 Zoning Amendment

2017 FEB 23 PM 2: 50
 OFFICE OF THE CITY CLERK
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The undersigned owner of land to be affected by this petition, hereby petitions the Cambridge City Council as follows:

To see if the City Council will vote to amend the Zoning Map of the City of Cambridge as follows:

That the area along Cambridge Street and Gore Street between the intersection of Third Street and extending through the intersection of Second Street currently zoned Business A be rezoned to a newly created zoning district entitled Business A-5.

To see if the City Council will vote to amend Article 5.000 of the Zoning Ordinance of the City of Cambridge by adding a new category to the Table of Dimensional Requirements – Business Districts in Section 5.33 at Table 5-3 as follows:

Add the following language to Section 5.33 Table 5-3 Table of Dimensional Requirements - Business Districts, beneath the words Bus. A-4

“Bus A-5”

Add the following language on the same line referred to above underneath the column entitled (1) Max. Ratio of Floor Area to Lot Area

“1.0/1.75(q)”

Add the following language on the same line referred to above underneath the column entitled (2) Minimum Lot Size in Sq. Ft.

“none”

Add the following language on the same line referred to above underneath the column entitled (3) Min. Lot Area for Each D.U. in Sq. Ft.

“600”

Add the following language on the same line referred to above underneath the column entitled (4) Minimum Lot Width in Feet

“none”

Add the following language on the same line referred to above underneath the column entitled (5) Minimum Yard in Feet Front

“none”

Add the following language on the same line referred to above underneath the column entitled (5) Minimum Yard in Feet Side

“none”

Add the following language on the same line referred to above underneath the column entitled (5) Minimum Yard in Feet Rear

“H+L(a)/5”

Add the following language on the same line referred to above underneath the column entitled (6) Maximum Height in Feet

“45(q)”

Add the following language on the same line referred to above underneath the column entitled (7) Min. Ratio of Private Op. Sp. To Lot Area

“none”

1. To add a new use category to Section 4.30 by adding the words “Bus A-5” beneath the words Bus A in the seventh column of Section 4.31
2. To amend Section 6.36 by adding the following language to the second column after the words Bus A-4

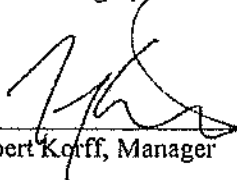
“Bus. A-5”

5. To amend section 5.33.2 by adding the following language:

Add the following language below section 5.33.2 (p):

- r. “For developments in which all parking is provided entirely below grade, the following dimensional modifications shall be allowed:
 - (i) FAR may be increased to 2.15
- q. building heights allowed to 48 feet on structures containing retail uses on the ground floor, provided that buildings may only exceed 45 feet to the extent that the ground floor height exceeds 10 feet.

207 and 227 Cambridge Street
 Map 20, Lots 75 & 98
 By its Owner: Mark Lechmere, LLC
 By its Manager, Amadan Management, LLC



 Robert Korff, Manager

2017 FEB 23 PM 2:50

Attachment: Third and Cambridge Zoning Petition (APP 2017 #6 : Third and Cambridge Zoning Petition)



M.A.R.K.
DEVELOPMENT

225 Cambridge Street | Mixed-Use Development
Cambridge, MA 11.09.2016

PCA