

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: Ten Essex Street

Zoning District: Central Square Overlay/Business B

Applicant Name: 3MJ Associates LLC

Applicant Address: 585 Massachusetts Avenue, Cambridge, MA 02139

Contact Information: (617) 492-4100 jrafferty@adamsrafferty.com (617) 492-3131

Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

Article 20.000	
Section 20.300 (Central Square Overlay)	Section 20.304.2.2(a) (Building Height)
Section 20.304.2.3 (Bulk Plane Waiver)	Section 20.304.4 (Setback Requirements)
Section 20.304.6 (Reduction in Required Parking)	Section 22.30 (Green Roof)
Article 6.000	
Section 6.108 (Reduction in Short Term Bicycle Parking)	Section 6.35.1 (Parking Reduction)

List all submitted materials (include document titles and volume numbers where applicable) below.

Survey; Proposed Site Plan; Floor Plans; Elevations; Landscape Plan; Photographs; Ownership Certificate; and Project Narrative.

Signature of Applicant: _____

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name: Ten Essex Street
Address of Site: 10 Essex Street
Applicant: 3MJ Associates LLC
Planning Board Project Number: (CDD)

Hearing Timeline (CDD)

Application Date: _____
Planning Board 1st Hearing Date: _____ *
(PUD Development Proposal, other special permit)
Planning Board Preliminary Determination: _____ *
(PUD Development Proposal)
Second Submission Date: _____ *
(PUD Final Development Plan)
Planning Board 2nd Hearing Date: _____ *
(PUD Final Development Plan)
Final Planning Board Action Date: _____ *
(PUD Final Development Plan, other special permit)
Deadline for Filing Decision: _____ *
**Subject to extension by mutual agreement of the Applicant and the Planning Board*

Requested Relief: (include other boards and commissions)

- Planning Board Special Permit
- _____

Project Description

Brief Narrative: Petitioner seeks to construct a six story, 46 unit, multi-family building with ground floor retail and below grade parking.

Project Size:

- Total GFA: 49,539 sf
- Non-residential uses GFA: 4,014 sf new (65,497 sf existing)
- Site Area (acres and SF): 34,744 sf
- # of Parking Spaces: 23

Proposed Uses:

- # of Dwelling Units: 46
- Other Uses retail
- Open Space (% of the site and SF) 3.5% 1,216 sf

Proposed Dimensions:

- Height: 80'
- FAR: 3.27

Appendix I – Dimensional Form

Special Permit #

Address:

	Allowed/Required	Existing	Proposed	Granted
Total FAR	3.0	1.89	3.27	
Residential	3.0	0	1.01	
Non-Residential	3.0	1.89	1.96	
Inclusionary Bonus	3.9	0	.30	
Total GFA in Sq. Ft.			113,716 sf	
Residential	104,232 sf	0	35,019 sf	
Non-Residential	104,232 sf	65,397 sf	68,191 sf	
Inclusionary Bonus	31,269 sf		10,506 sf	
Max. Height	80'	46.8'	80'	
Range of heights				
Lot Size	5,000 sf min	34,744 sf	No change	
Lot area/du	300 sf	N/A	965 sf	
Total Dwelling Units	149	0	46	
Base units	115		36	
Inclusionary units	34		10	
Min. Lot Width	50'	137.7'	No change	
Min. Yard Setbacks				
Front	(H+L)/5 (5' min)	0	0	
Side, Left	(H+L)/6	0	0	
Side, Right	(H+L)/6	0	0	
Rear	(H+L)/5 (20' min)	N/A	N/A	
Total % Open Space	3.4% *	0	3.5%	
Usable	3.4%	0		
Other				
Off Street Parking	46	28	23	
Min #				
Max #				
Handicapped				
Bicycle Spaces	57	0	54	
Loading Bays	0	0	No change	

*5.22.2 (mixed use building)

OWNERSHIP CERTIFICATE

Project Address: Ten Essex Street

Application Date:

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: 3MJ Associates LLC

at the following address: 585 Massachusetts Avenue

to apply for a special permit for:

on premises located at: Ten Essex Street

for which the record title stands in the name of: 3MJ Realty Trust and 3MJ Associates LLC

whose address is: 585 Massachusetts Avenue

45765 153 & 147

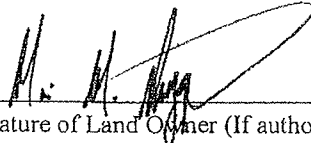
by a deed duly recorded in the:

20460 229

Registry of Deeds of County: Middlesex Book: 23139 Page: 382

OR Registry District of the Land Court,
Certificate No.:

Book: Page:


Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

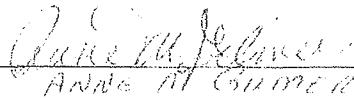
To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Marcus M Naggar personally appeared before me,

on the month, day and year October 9, 2013 and made oath that the above statement is true.

Notary:


Anne M Gurnea

My Commission expires:

April 15, 2014

Project Description

This is an application by 3MJ Associates LLC to construct a six story, forty-six unit, multi-family building with ground floor retail and below grade parking at Ten Essex Street in Central Square. The property is located in a Business B Zoning District and is also situated in the Central Square Overlay District. The site is presently used as a surface parking lot and is part of a nearly 35,000 sf lot that contains frontage on Massachusetts Avenue and Bishop Allen Drive.

There are three other buildings on the lot, all of which front onto Massachusetts Avenue. The three buildings include a four story brick building at the corner of Massachusetts Avenue and Essex Street with ground floor retail and offices above (605 Massachusetts Avenue), an adjoining four story brick building also containing ground floor retail and offices above (599 Massachusetts Avenue), and another adjoining building that extends the length of the entire lot to Bishop Allen Drive (583 Massachusetts Avenue). This building contained a retail grocery store for more than twenty years (Harvest Cooperative Market) and is currently being renovated by a new tenant (H Mart) and will continue to be used as a retail grocery store. The lot is abutted by two public parking lots owned and operated by the City of Cambridge that contain a total of approximately 108 parking spaces.

Building Elements

The residential entrance to the building is set back from Essex Street and is accessed through a small plaza with container plantings. The vehicular entry to a below ground garage containing twenty-three parking spaces is located adjacent to the residential entry. The balance of the building's street frontage is dedicated to retail use, with the exception of the first forty feet of frontage closest to Massachusetts Avenue which will accommodate a transformer for electrical service for the building and egress stairs. The retail space has been sited in a manner that could allow it to be included as part of the grocery store in the abutting building at 583 Massachusetts Avenue.

The building will contain forty-six dwelling units on floors two through six and will include a mix of studio, one bedroom, two bedroom and three bedroom units. Parking for fifty-four bicycles will be provided in the building, which satisfies the requirements for long term and short term residential parking and long term retail parking. Given the constraints of the building and the site, and the proximity of bicycle parking in the City owned parking lots, the applicant has applied for a Special Permit to waive the requirement for three bicycle parking spaces for short term retail parking. The building is proposed to have a "Functional Green Roof" and a roof deck for use by residents. There is also a common deck located on the second floor that will serve as an open space amenity for residents.

Requested Relief

The building has been designed in accordance with the Central Square Development Guidelines and the draft Urban Design Guidelines for the “Heart of Central Square Subdistrict” presented in 2012 as part of the Central Square Planning Study. Pursuant to the provisions of the Central Square Overlay District, and as set forth more fully elsewhere in this application, the applicant is seeking Special Permits for building height, setbacks, and a parking ratio of .5. The applicant is also applying for Special Permits to have the Functional Green Roof Area exempted from the calculation of Gross Floor Area and as noted earlier, a reduction in commercial Short Term Bicycle Parking.

20.305 STANDARDS FOR ISSUANCE OF SPECIAL PERMITS IN THE CENTRAL SQUARE OVERLAY DISTRICT

1. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE CENTRAL SQUARE ACTION PLAN:

- Encourage responsible and orderly development

The conversion of a surface parking lot into a multi-family residential building is a significant improvement to the Essex Street streetscape and will provide a much needed opportunity for additional market rate and affordable housing in Central Square.

- Strengthen the retail base to more completely serve the needs of the neighborhood

At more than 4,000 square feet, the ground floor retail space is generously sized and appropriate for a variety of retail operators. Moreover, the space is intentionally sited with an understanding of the layout of the adjoining grocery store and thus could readily connect with that space in a location that would best serve their operation.

- Preserve the Square's cultural diversity

Housing demographics in Central Square suggest that residents of the building will likely come from a wide range of cultures and backgrounds.

- Create active people oriented space

The building will add 46 households into Central Square and provide an active presence on Essex Street during the day and evening. Similarly, the ground floor retail space will create vibrancy and pedestrian activity.

- Improve the physical and visual environment

The new building is well designed at a scale and context appropriate for Essex Street and the Heart of Central Square subdistrict.

- Provide retail establishments that serve people of diverse economic and social groups who live in the surrounding neighborhoods

As noted above, the building contains a generously sized retail space that may become a part of the adjoining grocery store that will serve area residents.

- Encourage the development of new mixed income housing

The project will comply with the provisions of Section 11.200 of the Zoning Ordinance and contain five units of affordable housing. The mix of unit sizes, from studios to three bedrooms, will also attract a mix of household sizes.

- Promote compatible retail adjacent to residential uses

The proposed retail space will provide an opportunity for retailers that service area residents.

2. THE BUILDING AND SITE DESIGNS ARE CONSISTENT WITH “URBAN DESIGN PLAN FOR CENTRAL SQUARE” AS OUTLINED IN THE “CENTRAL SQUARE ACTION PLAN” AND THE “CENTRAL SQUARE DEVELOPMENT GUIDELINES”

The building’s façade contains multiple planes, and a variety of projections, including balconies. The ground floor is devoted to active uses with those areas being entirely transparent along the sidewalk.

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g. fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 10 Essex Street (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reason:

The building as proposed satisfies the standards for issuance of Special Permits in the Central Square Overlay District as set forth in Section 20.305.

B) Traffic generated or pattern of access or egress would not cause congestion hazard, or substantial change in established neighborhood character or the following reasons:

The lot presently contains a twenty-eight vehicle parking lot. The proposed parking garage will contain five fewer motor vehicles.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

A multi family housing building at this location would not have any adverse effect on the nearby existing retail, office, and housing uses.

D) Nuisance of hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:

The housing building will be constructed and operated in accordance with all relevant building, health and safety codes.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance for the following reasons:

The proposed building will be a welcome addition to Central Square in general, and this section of Essex Street in particular by creating a range of housing opportunities.