

DIMENSIONAL FORM

Project Address: 229-231 Third Street

Application Date: 09/25/18

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	2,649 SF per surv	5,000 SF	2,649 SF (No Cha	
Lot Width (ft)	50'	28.39'	28.39' (No Chang	
Total Gross Floor Area (sq ft)	2,355 GSF	3,311.25 GSF allc	2,355 GSF	
Residential Base	-	-	-	
Non-Residential Base	-	-	-	
Inclusionary Housing Bonus	-	-	-	
Total Floor Area Ratio	.89	1.25	.89 (No Change)	
Residential Base	-	-	-	
Non-Residential Base	-	-	-	
Inclusionary Housing Bonus	-	-	-	
Total Dwelling Units	0	-	0	
Base Units	-	-	-	
Inclusionary Bonus Units	-	-	-	
Base Lot Area / Unit (sq ft)	-	-	-	
Total Lot Area / Unit (sq ft)	-	-	-	
Building Height(s) (ft)	22.7'	45' Max	22.7' (No Change)	
Front Yard Setback (ft)	3.1'	0'	3.1' (No Change)	
Side Yard Setback Right (ft)	0.1'	N/A	0.1' (No Change)	
Side Yard Setback Left (ft)	2.8'	* H+L/7 = 10.17'	2.8' (No Change)	
Rear Yard Setback (ft)	22.1'	N/A	22.1' (No Change)	
Open Space (% of Lot Area)	15% (400 SF)	N/A	22% (576 SF)	
Private Open Space	-	N/A	-	
Permeable Open Space	15% (400 SF)	N/A	22% (576 SF)	
Other Open Space (Specify)	-	N/A	-	
Off-Street Parking Spaces	3	0	1	
Long-Term Bicycle Parking	None	'N4' = .24 Bikes0	3	N4= 0.10 spaces per 1,000 GSF
Short-Term Bicycle Parking	None	'N2' = 1.44	4	N2= 0.60 spaces per 1,000 GSF
Loading Bays	None	***'B' = None	None (No Change)	

Use space below and/or attached pages for additional notes:

- * Side Setback (Left) is based on the formula H+L/7 because the adjacent parcel to this property line is a residential use.
- ** Per zoning, (1) loading bay is required after 10,000 GSF, therefore, this project is under the minimum threshold and does not require a loading bay.

1. Since the original submission the owner of the property has changed from Joyce Kauffman, to Third Street Realty LLC. Please see new ownership certificate attached.
2. Recent changes to our parking and bike plan resulted in necessary changes to our dimensional form - updated dimensional form attached.
3. Our Traffic study mentions examples, but does not include an exhaustive list of transportation demand management (TDM) measures that we are proposing to implement (despite being exempt from legal requirements to do so). Here are more examples of measures we plan to implement as a condition of the special permit, if the planning board finds it appropriate:
 - a. We will provide 65% MBTA T-Pass subsidies, up to the federal fringe benefit limit, to all employees (May prorated incentive for part-time employees).
 - b. We will offer all employees Gold Level "Blue Bike" membership.
 - c. We will provide lockers in the break room for employees that walk or bike to work.
 - d. We will have an available air pump and bicycle repair tools for employee and customers to use when needed.
 - e. We will designate an employee of the facility as a Transportation Coordinator (TC) to manage the implementation of the TDM measures and a transportation monitoring program. The TC will:
 - i. Post in a central and visible location (i.e. lobby for customers, break room for employees) information on available non-automobile services in the area, including, but not limited to:
 1. Available pedestrian and bicycle facilities in the vicinity of the Project site.
 2. MBTA maps, schedules and fares.
 3. "Getting Around in Cambridge" map (available from CDD).
 4. Locations of bicycle parking.
 5. Carsharing/ridematching programs.
 6. Hubway regional bikesharing system.
 7. Carpooling/vanpooling programs.
 8. Other pertinent transportation information. • Instead or in addition to posting paper MBTA schedules, provide a real-time transit and Hubway display screen or tablet in a central location to help people decide which mode to choose for each trip.
 - ii. Compile and provide to all employees up-to date transportation information explaining all commuter options. This information will also be distributed to all new employees as part of their orientation.
 - iii. Provide or describe to customers information on transportation options to access the site.

iv. Provide and maintain information on the projects website, newsletters, social media, etc. on how to access the site by all modes, with emphasis on non automobile modes.

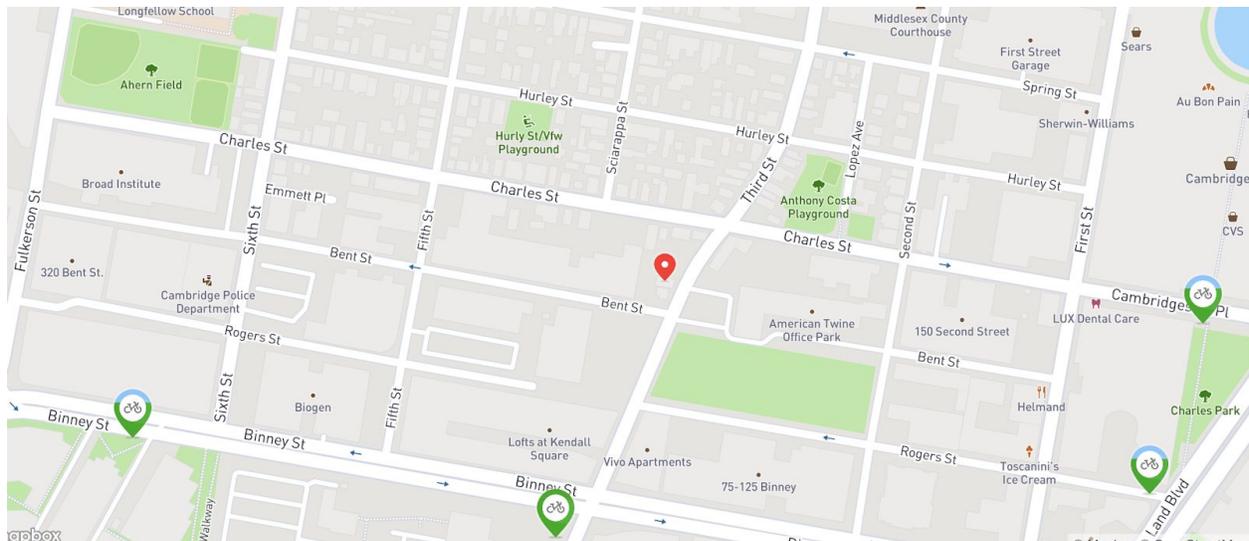
v. Participate in any TC training offered by the City of Cambridge or a local Transportation Management Association.

vi. Implement an annual transportation monitoring program which will involve surveying employees and customers on their travel modes and where they customarily park (cars and bicycles). The annual monitoring program shall continue for 10 years following the issuance of a Certificate of Occupancy for the RMD, at which time TP&T will work with the applicant to determine if it would be beneficial to continue the monitoring program.

4. Based on conversation with City Officials from the Traffic and Parking Department, we would like submit the following details to further illustrate the proximity to public transportation and other non-vehicular modes of transport:

ENTER EXACT DISTANCE TO CLOSEST BLUE BIKE

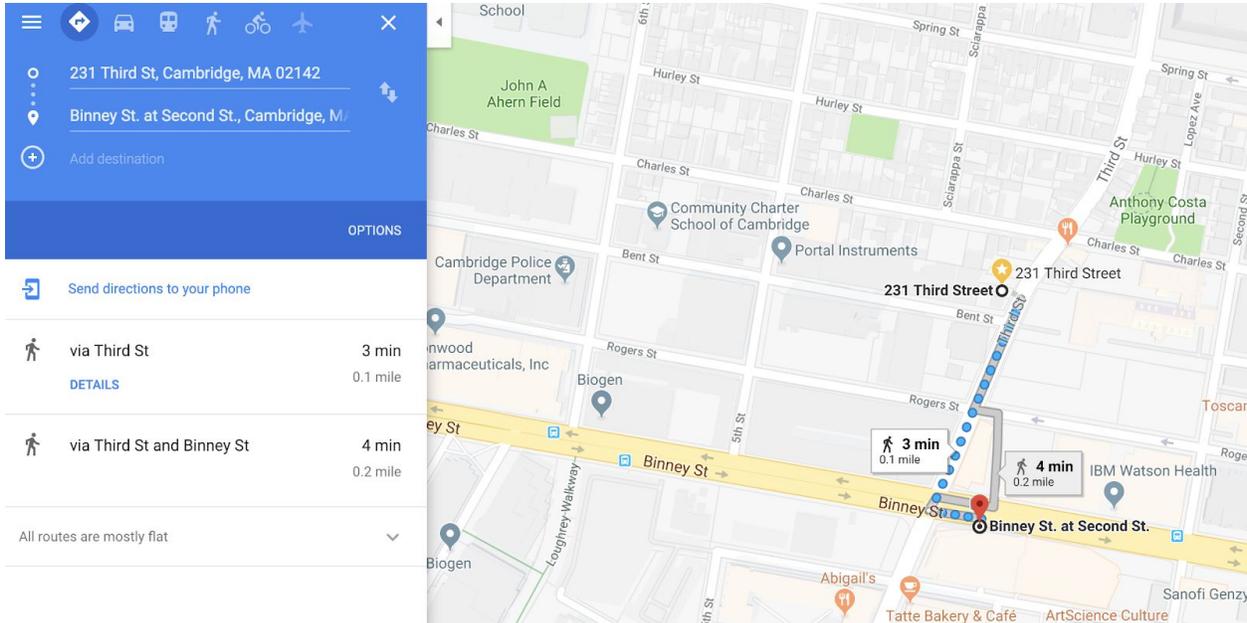
(Third at Binney street is the closest blue bikes 2 blocks away from the site pictured below)



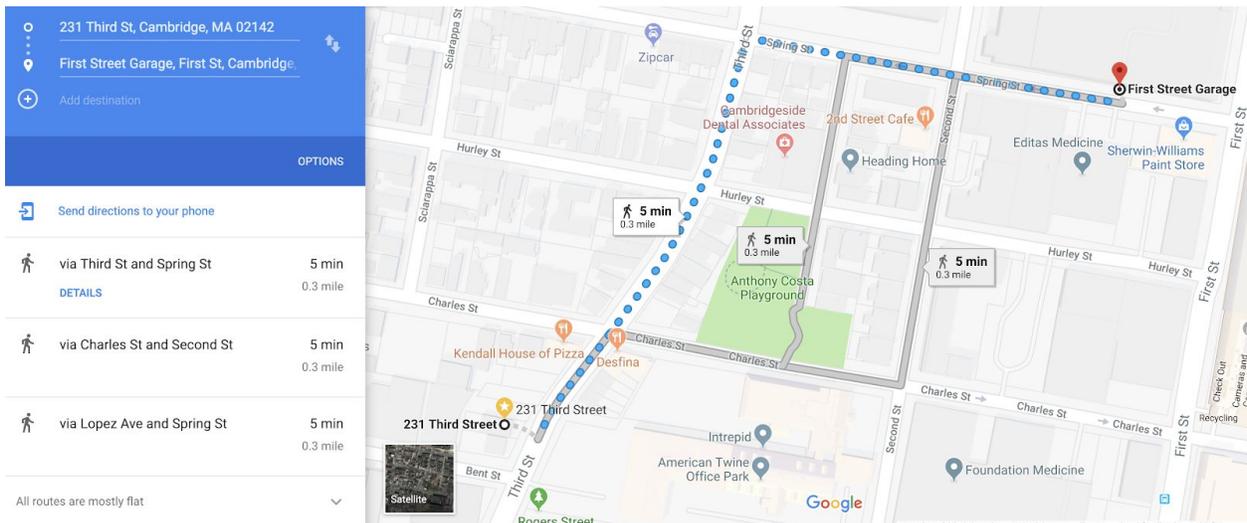
EXACT DISTANCE TO SUBWAY

EXACT DISTANCE TO CLOSEST CHARLES RIVER SHUTTLE

(Distance to nearest shuttle drop off/pick up location)



EXACT DISTANCE TO CLOSEST PARKING GARAGE



We recognize that some people may choose, or be forced to travel to our location by vehicle. However, are very sensitive to the concerns from the community about traffic and congestion in the area, and we are committed to implementing whatever measures we can to encourage our employees and patients to use non-auto modes of transportation. The above information is to show that this is an attainable goal.

OWNERSHIP CERTIFICATE

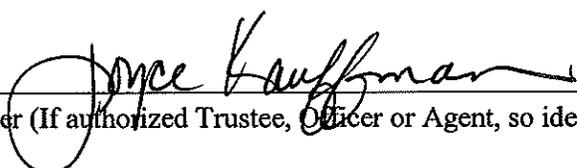
Project Address: 229-231 Third Street

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: Native Sun Wellness, Inc.
at the following address: 67 Kemble Street
to apply for a special permit for: Registered Medical Marijuana Dispensary (RMD)
on premises located at: 229-231 Third Street
for which the record title stands in the name of: Third Street Reality LLC
whose address is: _____

by a deed duly recorded in the:
Registry of Deeds of County: Middlesex Book: 72138 Page: 439
~~50470~~ ~~478~~
OR Registry District of the Land Court,
Certificate No.: _____ Book: _____ Page: _____



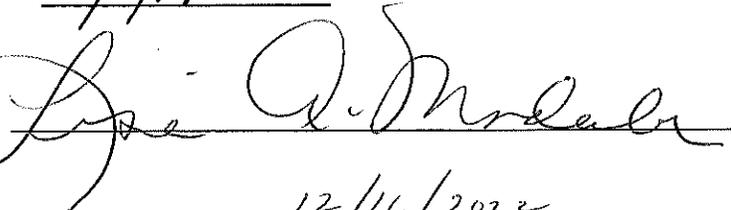
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Suffolk

The above named Joyce Kaufman personally appeared before me,

on the month, day and year 2/11/19 and made oath that the above statement is true.

Notary: 
My Commission Expires: 12/16/2022

