

**ADAMS & RAFFERTY**  
ATTORNEYS AT LAW  
A Professional Association \*  
675 Massachusetts Avenue  
Cambridge, MA 02139

**James J. Rafferty, P.C.**  
*jr Rafferty@adamsrafferty.com*

Telephone (617) 492-4100  
Fax (617) 492-3131

November 3, 2016

Ms. Sarah Burks  
Cambridge Historical Commission  
831 Massachusetts Ave., 2nd Floor  
Cambridge, Massachusetts 02139

**Re: CHC Case No. D 1384-1385**  
**207 & 227 Cambridge Street**  
**Cambridge, MA**

Dear Ms. Burks:

The petitioner in the above-captioned matter has been meeting with the East Cambridge Planning Team since February in an effort to design a project that is consistent with the context of Cambridge Street. After several meetings with a Working Group selected by the East Cambridge Planning Team, we believe that we have developed a proposal that meets that goal.

Delivered herewith, please find plans of the proposed structures. Please be advised that this revised proposal no longer involves demolition of the bank building at 227 Cambridge Street, but does include the removal of the 1961 addition at the rear. However, the revised proposal does require the demolition of 207 Cambridge Street. Accordingly, please accept this correspondence as an amendment to the Demolition Approval application filed in January.

Please let me know if you require any additional information in order to act upon this request.

Very truly yours,

  
James J. Rafferty

cc: Robert Korff, Mark Investments

*\*not a partnership*





**M** **A** **R** **K**  
D E V E L O P M E N T

225 Cambridge Street | Mixed-Use Development  
Cambridge, MA

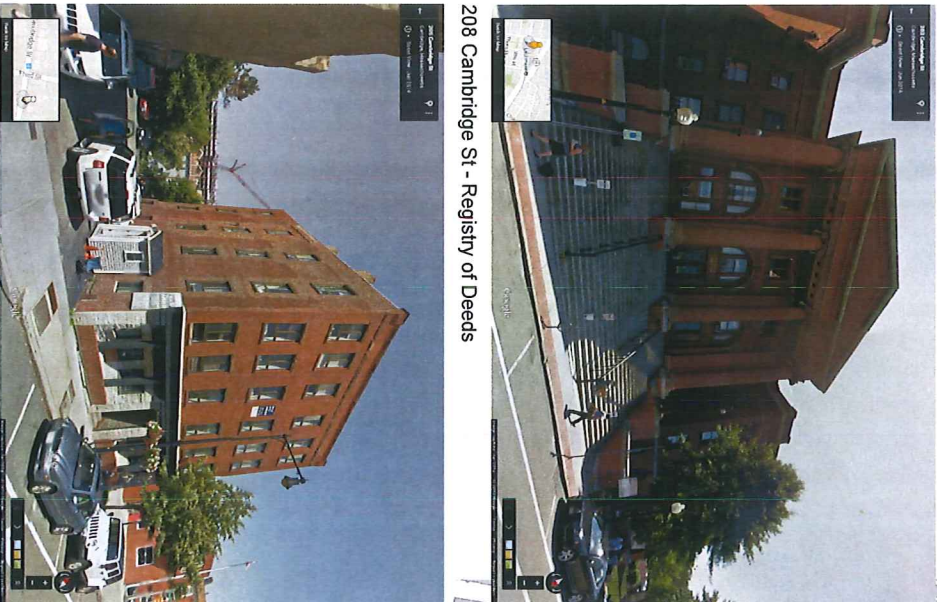
11.09.2016

**P** **C** **A**

# CAMBRIDGE HISTORICAL COMMISSION

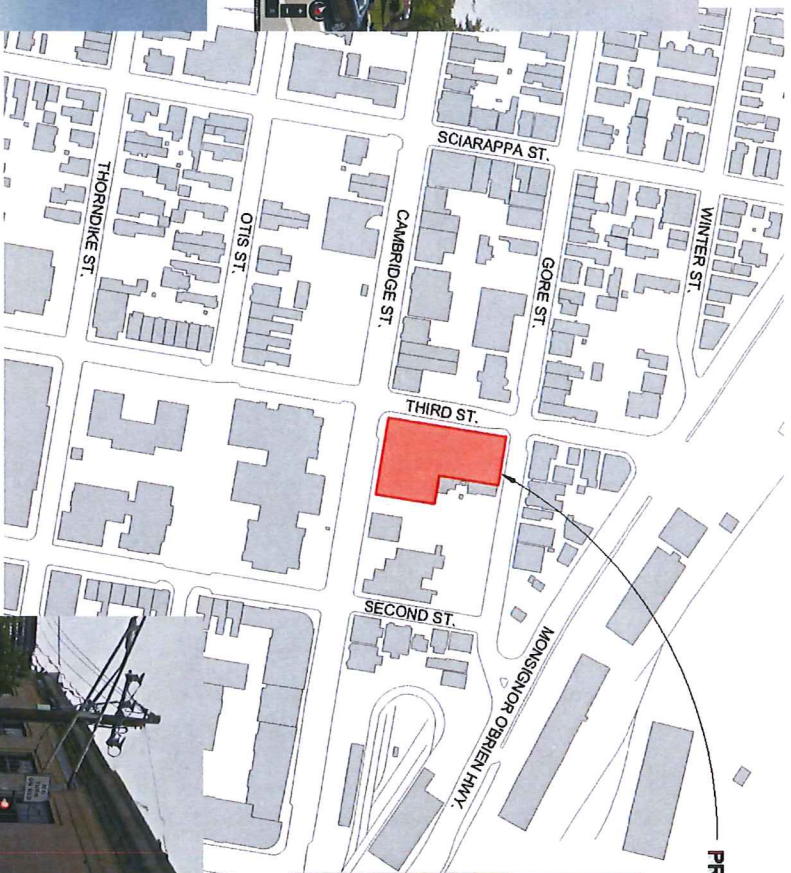
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- Site Context
- Building Matrix
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- Ground Floor Plan
- Second Floor Plan
- Third Floor Plan
- Fourth Floor Plan
- Roof Plan
- Cambridge Street Elevation
- Gore Street Elevation
- Third Street Elevation
- Sectional Elevation

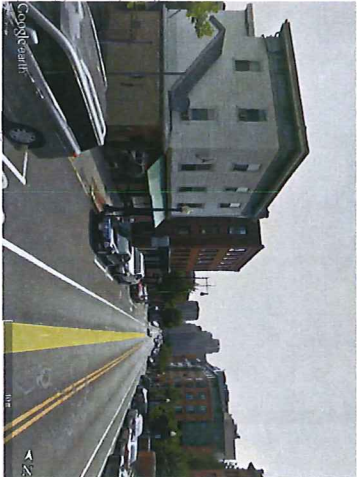


208 Cambridge St - Registry of Deeds

189 Cambridge St



PROJECT CONTEXT



209 Cambridge St



225 Cambridge St - Old Citizen's Bank Building

**MA** DEVELOPMENT

225 Cambridge Street | Mixed-Use Development  
Cambridge, MA

11.09.2016

**PCA**

UNIT SUMMARY

<u>TYPE</u>	<u>SIZE (G.S.F.)</u>	<u>FL 1</u>	<u>FL 2</u>	<u>FL 3</u>	<u>FL 4</u>	<u>TOT (%)</u>
Studio	470 - 520	0	2	4	2	8 (17%)
1 Bed	600 - 760	0	10	10	8	28 (61%)
2 Bed	820 - 1130	0	3	3	4	10 (22%)
<u>TOTAL</u>			15	17	14	46

GROSS FLOOR SF

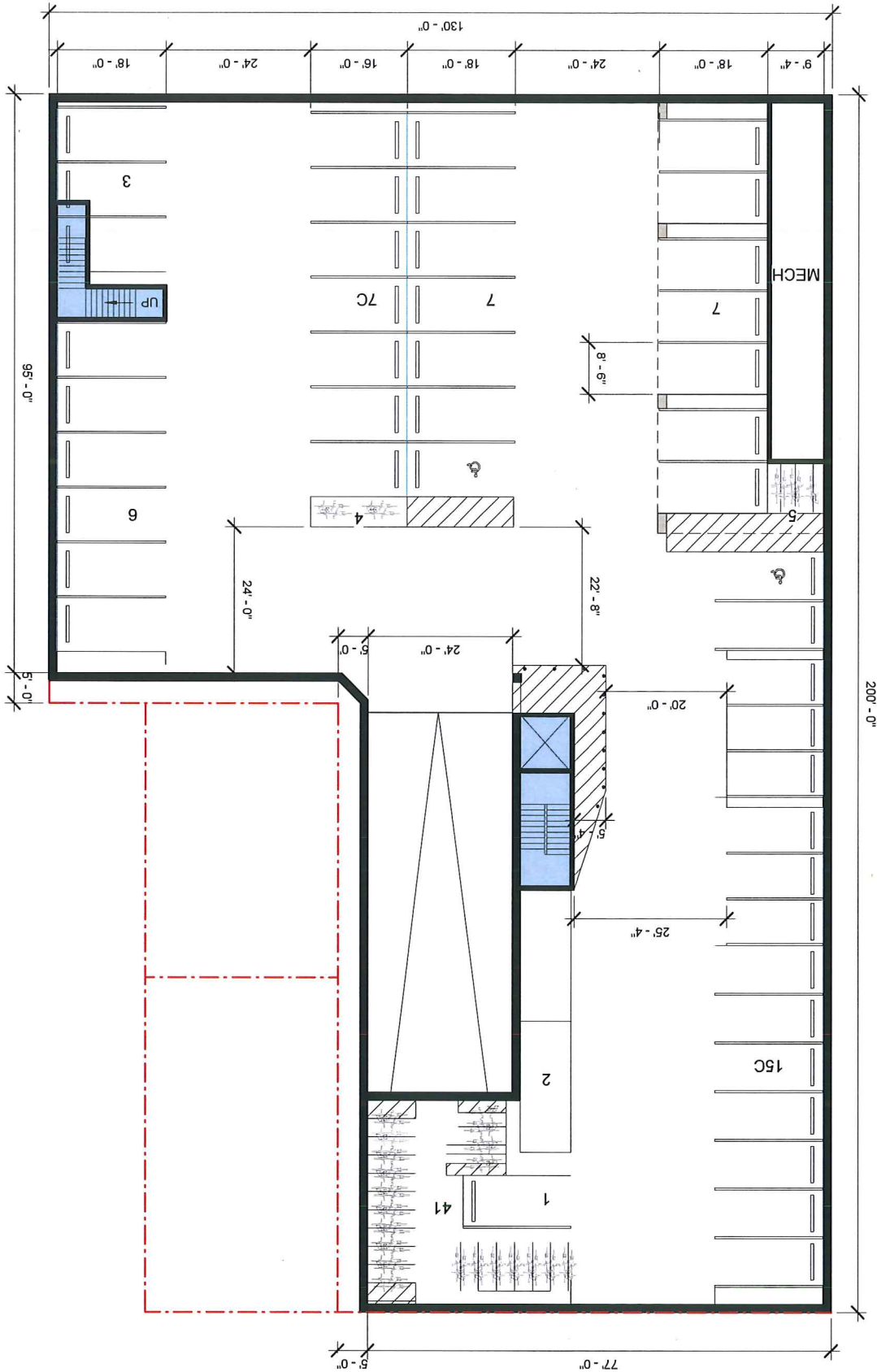
PARKING-20,230  
 FL 1 - 16,380  
 FL 2 - 13,700  
 FL 3 - 13,700  
 FL 4 - 12,380  
**TOTAL = 76,390 SF**

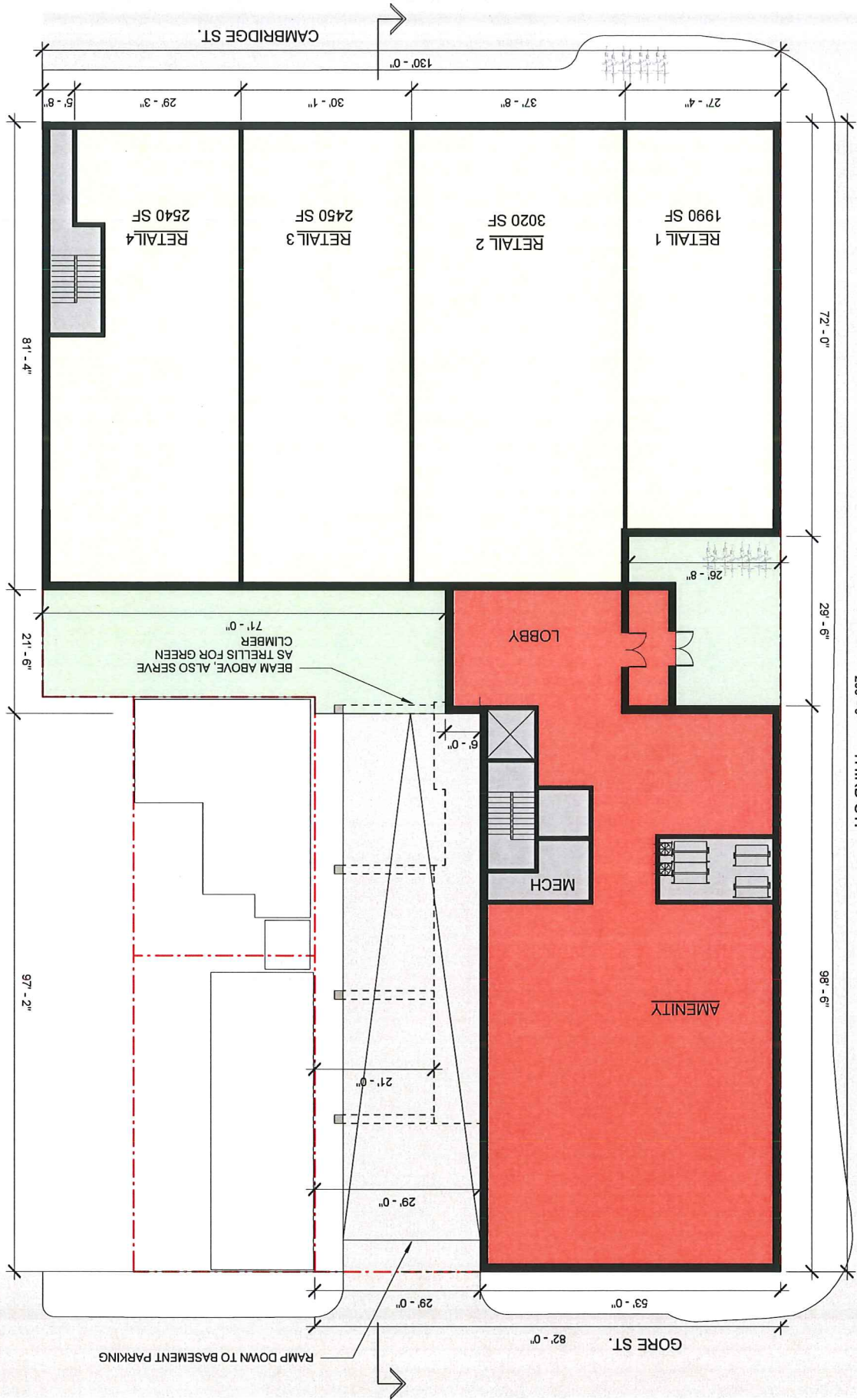
GROSS UNIT SF (Net Rentable)

FL 2 - 11,574  
 FL 3 - 11,557  
 FL 4 - 10,338  
**TOTAL = 33,469 SF**

BUILDING SUMMARY

<u>TYPE</u>	<u>GSF</u>	<u>RSF</u>	<u># OF UNITS /SPACES</u>
BoH/ Mechanical etc.	410	-	-
Amenity/ Lobby & Circulation	5,970	-	-
Vehicle Parking	-	-	48
Bicycle Parking	-	-	50 Long term (Garage), 15 Short term (Sidewalk)
Retail	10,000	-	4
Residential	39,780	33,469	46
<u>TOTAL</u>	56,160		





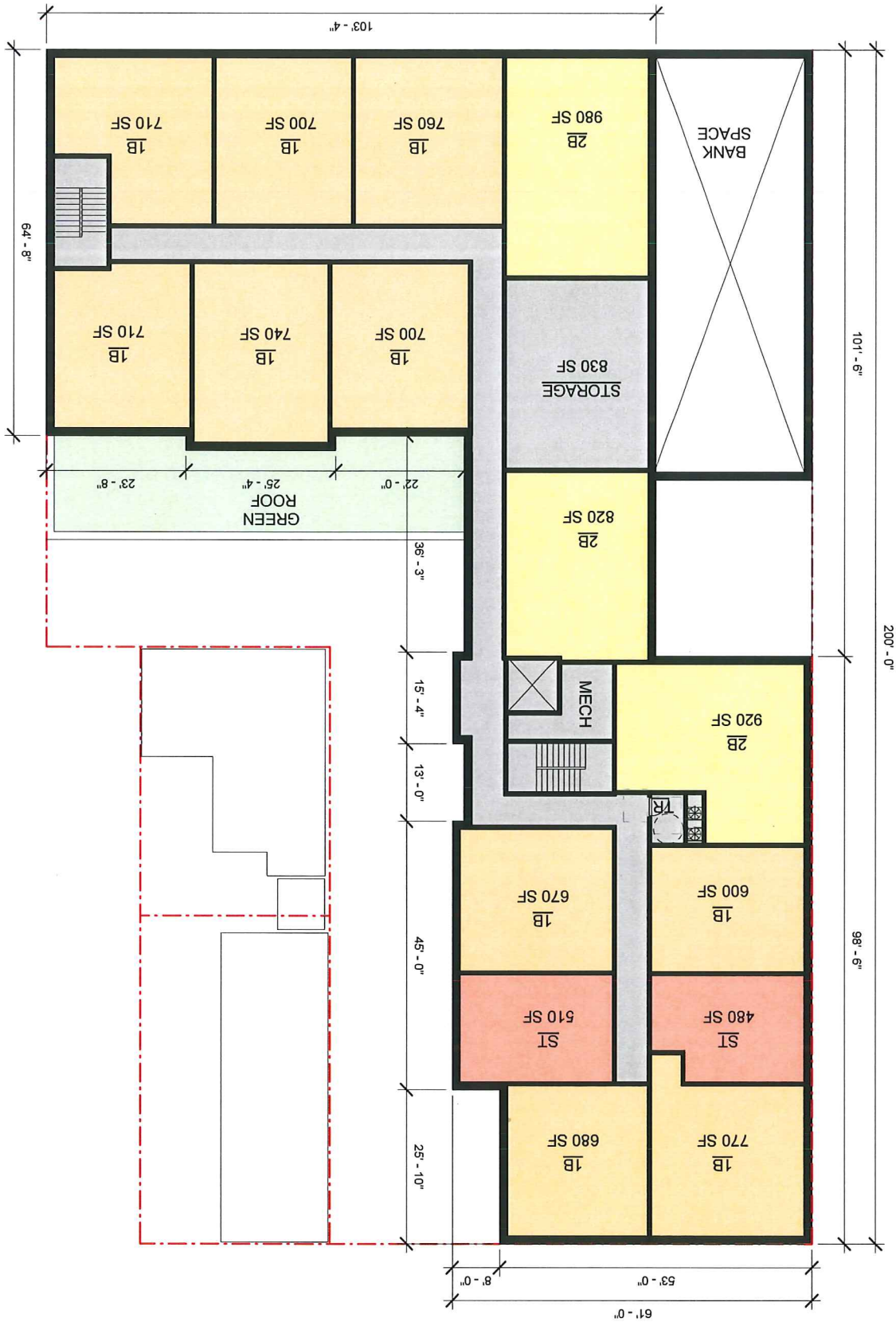
RAMP DOWN TO BASEMENT PARKING

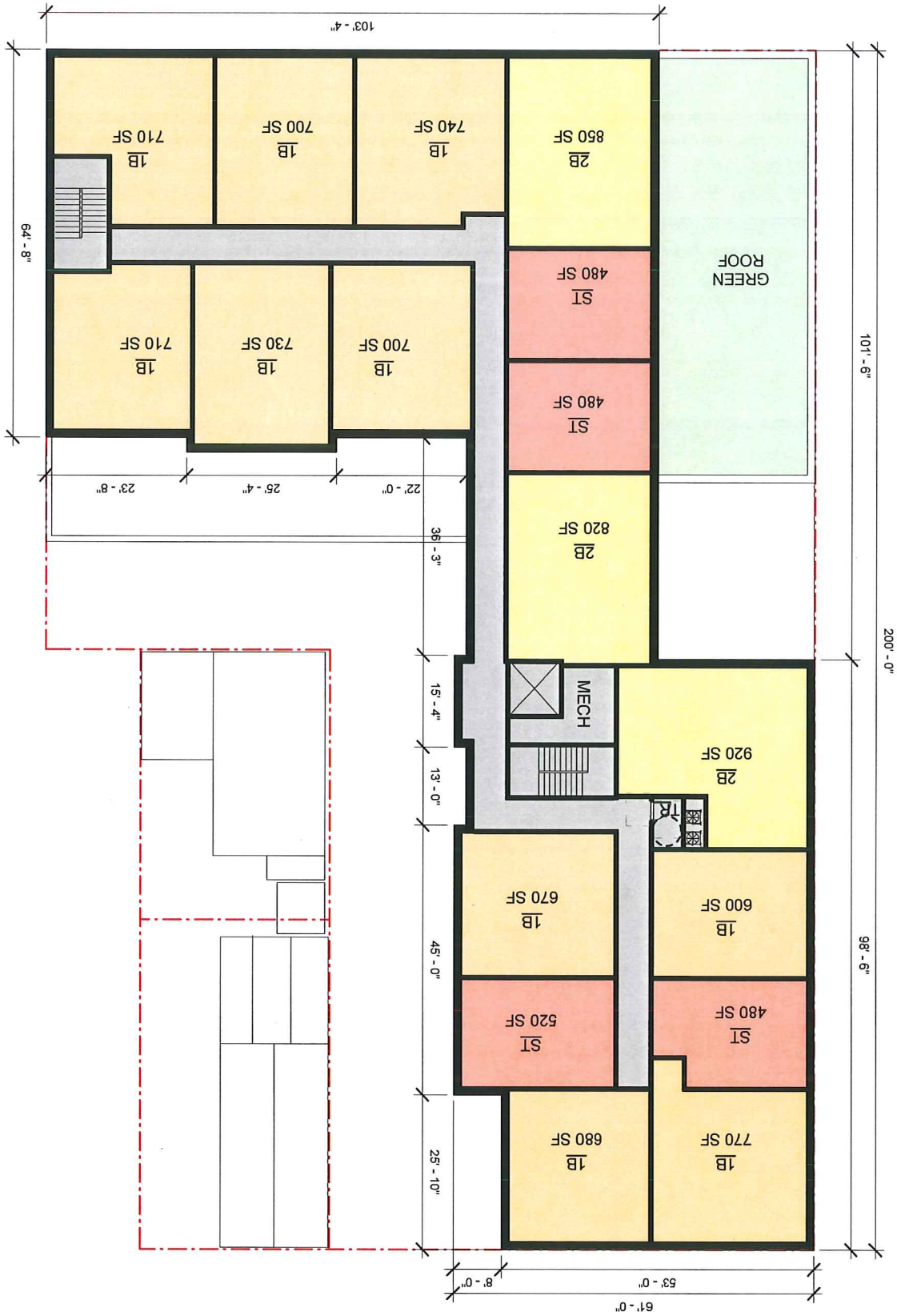
GORE ST.

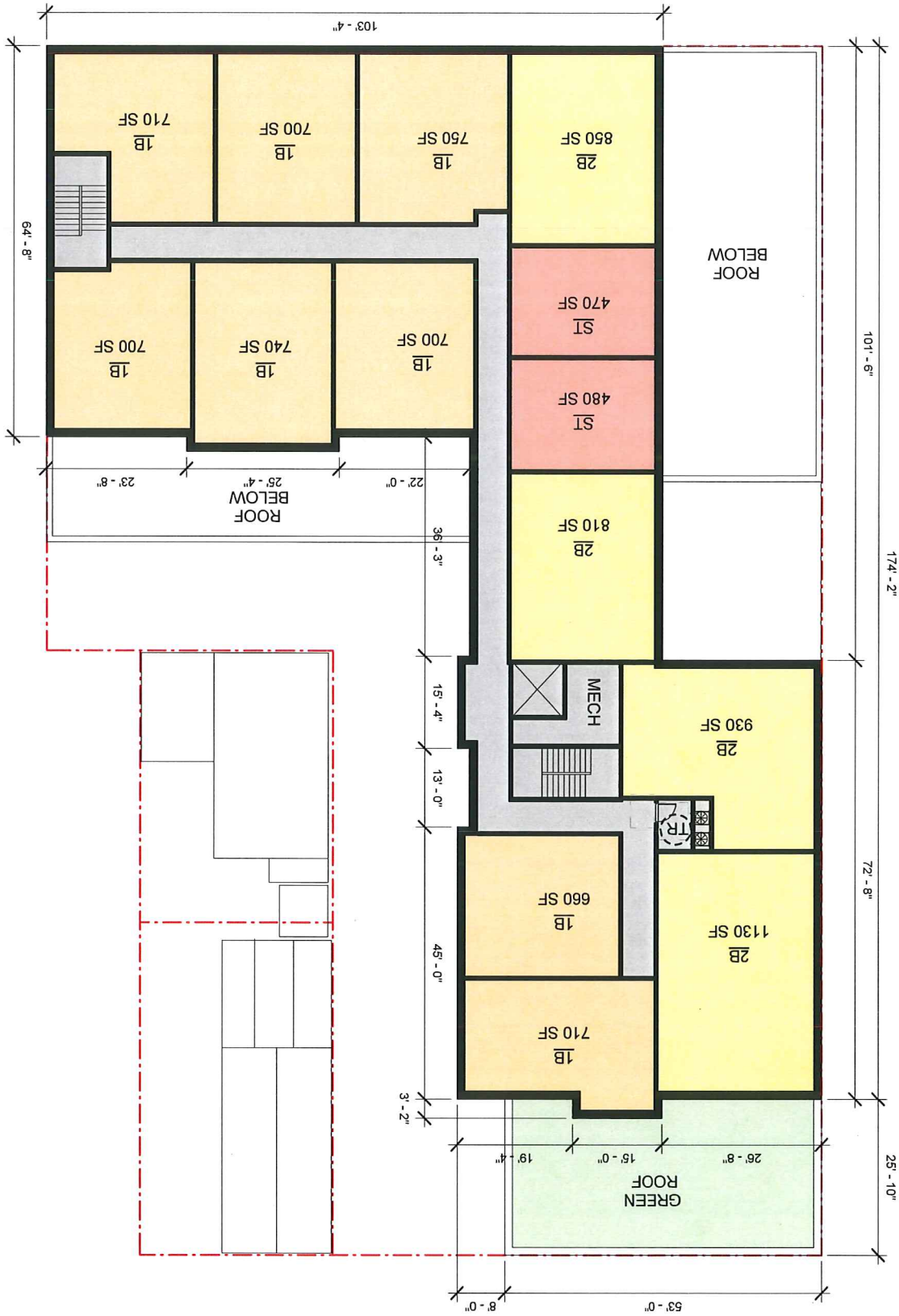
200'-0" THIRD ST.

CAMBRIDGE ST.

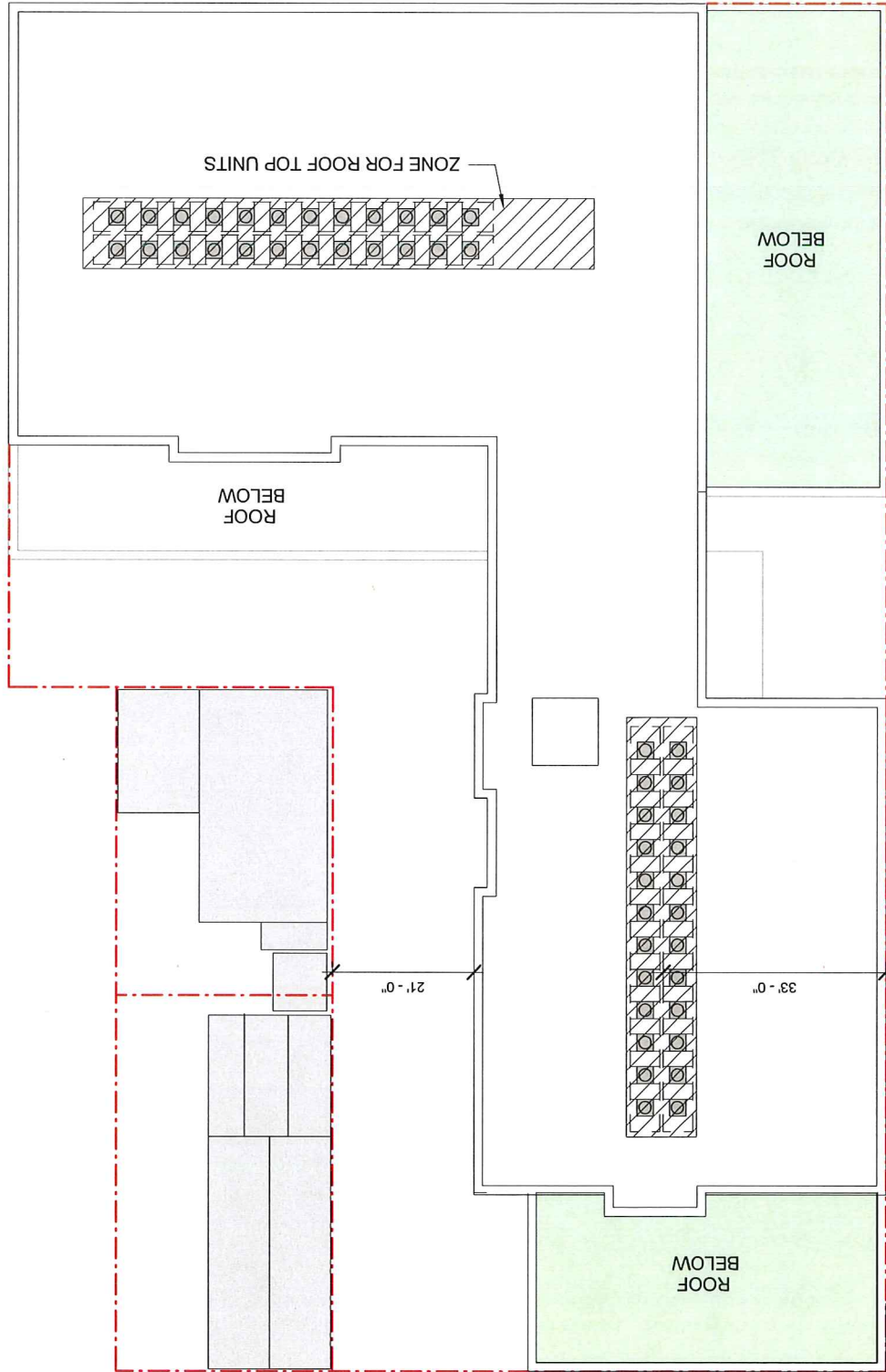








CAMBRIDGE ST.  
ROOFTOP CONDENSING UNIT



GORE ST.

THIRD ST.



CAMBRIDGE STREET ELEVATION



GORE STREET ELEVATION

MAVERICK  
DEVELOPMENT

225 Cambridge Street | Mixed-Use Development  
Cambridge, MA

11.08.2016

PCA



**MARK**  
DEVELOPMENT

225 Cambridge Street | Mixed-Use Development  
Cambridge, MA  
11.08.2016

**PCA**



2' 5' 10' 20'

SECTIONAL ELEVATION

MAVERICK  
DEVELOPMENT

225 Cambridge Street | Mixed-Use Development  
Cambridge, MA  
11.08.2016

PCA