

ZONING MAP CHANGE REQUEST

Re: 25 Mansfield Street
Owners and Applicants: Peter Chan and Lai Ying Chan
Agent: Adam Dash, Esq.

2017 MAR 25 A 10:52

CITY CLERK'S OFFICE
SOMERVILLE, MA

To: Sarah Lewis, Planning Director
Hon. J.T. Scott, Ward 2 Councillor
Hon. Lance Davis, Chair of the City Council Land Use Committee
John Long, City Clerk

Owners and Applicants, Peter Chan and Lai Ying Chan, own the property located at 25 Mansfield Street, which faces both Mansfield Street and McGrath Highway in Ward 2 (the "Property"). See Assessor's Database listing and Assessor's Map 94 attached hereto as Exhibit A.

The Property is made up of three lots, the largest of which is currently in the Business A (BA) zoning district, has a four-story, 24 unit apartment building on it, and is identified by the Somerville Assessors as being Map 94, Block D, Lot 17. The smaller two lots are currently in the Residence B (RB) zoning district, and are identified by the Somerville Assessors as being combined as Map 94, Block D, Lot 18A. See Current Zoning Map attached hereto as Exhibit B.

The proposed new Somerville Zoning Ordinance, as amended through September 27, 2018, divides the larger lot with the apartment building on it into two zoning districts, being Urban Residence (UR) along Mansfield Street and Neighborhood Residence (NR) along McGrath Highway. In addition, the combined smaller lots are in the NR zoning district. See Proposed Zoning Atlas Map 18 dated September 27, 2018, attached hereto as Exhibit C.

The Owners/Applicants wish to have all parcels placed in the same Mid-Rise 5 (MR5) zoning district to facilitate possible re-development of this oddly-shaped lot with two street frontages.

The proposed new zoning somehow has the higher UR zoning on the smaller Mansfield Street, while the busy McGrath Highway portion of the lot is being placed in the lower NR zone. Being that there is a four-story, 24 unit apartment building existing on the Mansfield Street portion of the Property, the entire Property should be up-zoned into a zoning district which would allow for the existing building and also for redevelopment of the entire site.

There are MR5 zoning districts, as well as a large Commercial Business (CB) district lot, surrounding the Property, and the Property is between the proposed Washington Street Green Line MBTA stop and Union Square, and near the Target, Boynton Yards and Pat's Tow sites, which are going to be redeveloped.

The MR5 district would allow an additional, stepped back story above the existing building, which would permit the Property to appropriately utilize its McGrath Highway access.

The Property would be more attractive and developable if it was all in the same zoning district. Splitting them into separate districts does not make for good future development.

To quote from the SomerVision Strategic Plan, placing all of the Property in the MR5 district would "support neighborhood development with a strong relationship to transit", "support commercial business activity within walking distance of a proposed"... Green Line station, "encourage construction of mixed-use buildings", "protect and promote an interesting mix of small-scale businesses", "facilitate transit-oriented neighborhood in-fill development", "promote job creation", "promote municipal financial self-determination", "make Somerville a regional employment center", "work with property owners and real estate professionals to analyze, improve and market existing commercial spaces", "support a business-friendly environment", channel "entrepreneurial energy into existing commercial districts to grow the City's tax base and create economic opportunity for all Somerville residents, workers and business owners", create a "healthier, more prosperous and more attractive place to live, work, play and raise a family", and "ensure that neighborhood properties can adapt and change to meet the needs of residents.

Taking the Property out of the NR district and placing it into an up-zoned district like MR5 will allow for more affordable housing units, if redeveloped. Keeping the Property lots in the same zoning district will "promote site assemblage and redevelopment", as favored by SomerVision.

Therefore, the Owners/Applicants request that the 25 Mansfield Street Property be placed all in the MR5 zoning district.

EXHIBIT A

25 MANSFIELD ST

Location 25 MANSFIELD ST

Mblu 94/ D/ 17/ /

Acct# 16523071

Owner CHAN PETER & LAI YING

Assessment \$2,922,400

PID 1561

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,574,100	\$1,348,300	\$2,922,400

Owner of Record

Owner CHAN PETER & LAI YING

Sale Price \$1

Co-Owner

Certificate

Address P O BOX 536
MILTON, MA 02186

Book & Page 58123/ 135

Sale Date 12/20/2011

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHAN PETER & LAI YING	\$1		58123/ 135	1F	12/20/2011
CHAN HAK SANG TRUSTEE	\$1		18814/ 302	1F	01/13/1988
CHAN PETER TRUSTEE	\$1,580,000		18720/ 396	00	11/25/1987
MILESTONE RLTY FUND	\$0				

Building Information

Building 1 : Section 1

Year Built: 1970
Living Area: 19,391
Replacement Cost: \$2,432,989
Building Percent 64
Good:
Replacement Cost
Less Depreciation: \$1,557,100

Building Photo

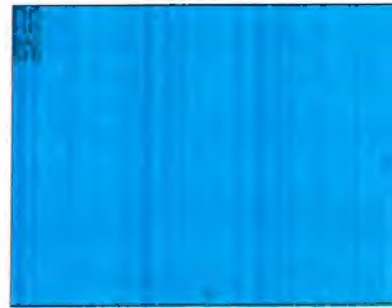
Building Attributes	
Field	Description
STYLE	Apartments
MODEL	Commercial

Grade	Average
Stories:	3
Occupancy	24
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	APT OVER 8 MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
Extra Kitch ¹	
1st Floor Use:	112C
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10
% Conn Wall	0



(<http://images.vgsi.com/photos/SomervilleMAPotos//\01\01\97\50.jpg>)

Building Layout



(<http://images.vgsi.com/photos/SomervilleMAPotos//Sketches/1>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	10,206	10,206
BAS	First Floor	5,103	5,103
SFB	Base, Semi-Finished	5,103	4,082
		20,412	19,391

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	112C
Description	APT OVER 8 MDL-94
Zone	BA
Neighborhood	2012
Alt Land Appr	No

Land Line Valuation

Size (Acres)	0.35
Frontage	0
Depth	0
Assessed Value	\$1,348,300

Category

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			10000 S.F.	\$17,000	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,349,900	\$1,348,300	\$2,698,200
2017	\$1,418,300	\$1,272,000	\$2,690,300
2016	\$1,192,100	\$1,200,000	\$2,392,100

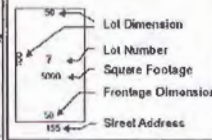
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City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- - - Other ROW Boundary
- - - Assessment Map Boundary
- Water Body
- Building
- ▨ Railroad ROW



Source: Rights of way and building footprints are originally developed from Boston Edison Company data 1995 and have been updated by City of Somerville. Parcel data were originally developed from a 1999 GIS project by CDM Smith, 1999 and have been updated by CDM Smith based on City of Somerville records.

NOTE: The data presented on these maps include historical and current boundaries of individual lots within the City of Somerville. They are NOT survey data and should not be relied upon.



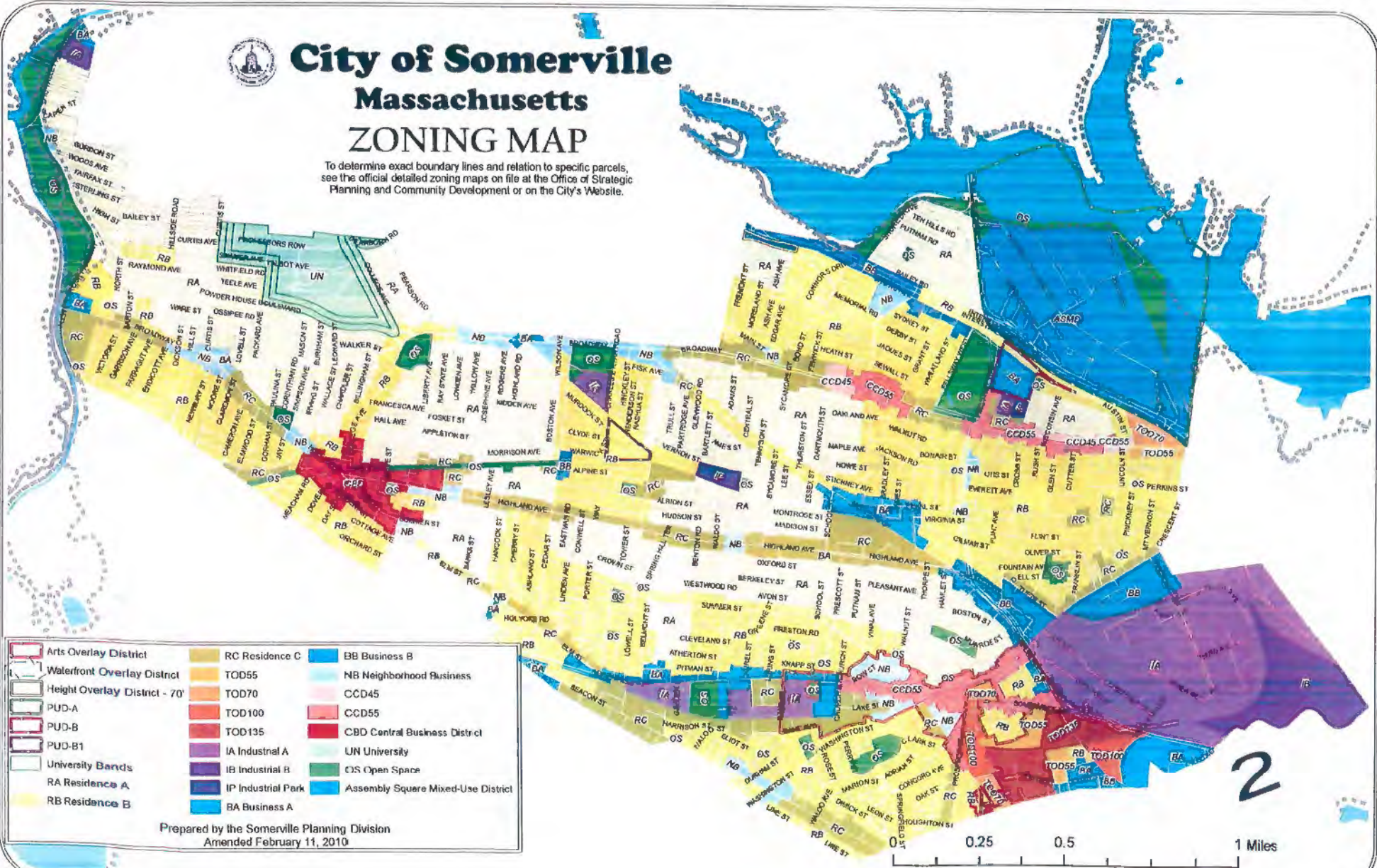
94





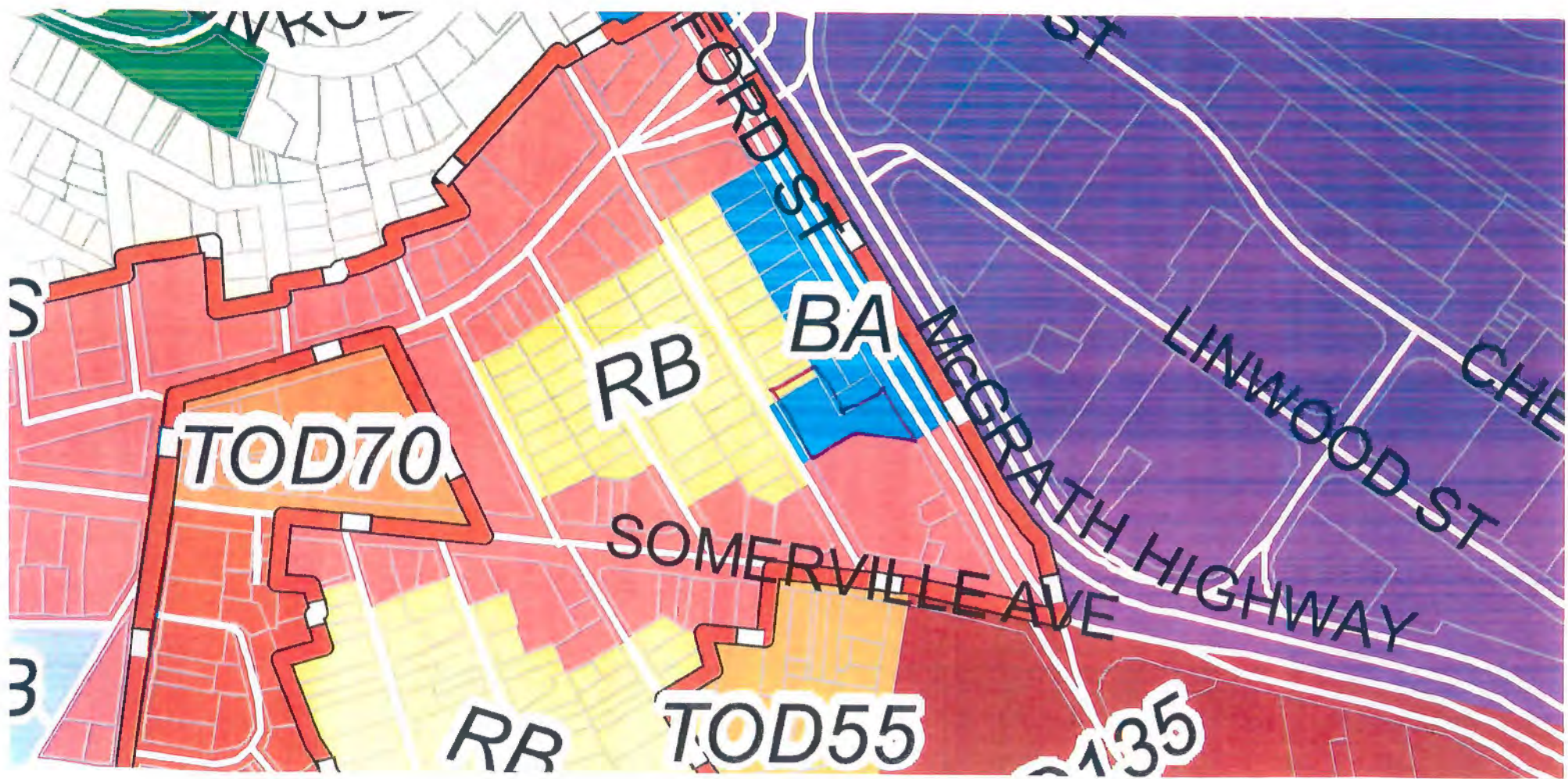
City of Somerville Massachusetts ZONING MAP

To determine exact boundary lines and relation to specific parcels, see the official detailed zoning maps on file at the Office of Strategic Planning and Community Development or on the City's Website.



Prepared by the Somerville Planning Division
Amended February 11, 2010

EXHIBIT B



TOD70

RB

BA

RR

TOD55

SOMERVILLE AVE

MCGRATH HIGHWAY

LINWOOD ST

CHESTER ST

OGDEN ST

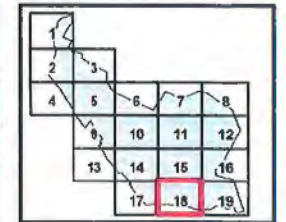
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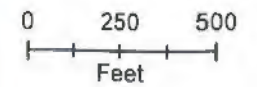
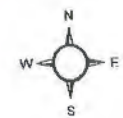
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CITY OF
SOMERVILLE, MA
OFFICIAL PROPOSED
ZONING
(UNADOPTED)



NR	CIV
UR	FAB
MR3	CC4
MR4	CC5
MR5	CI
MR6	CB
HR	



Date: September 21, 2018

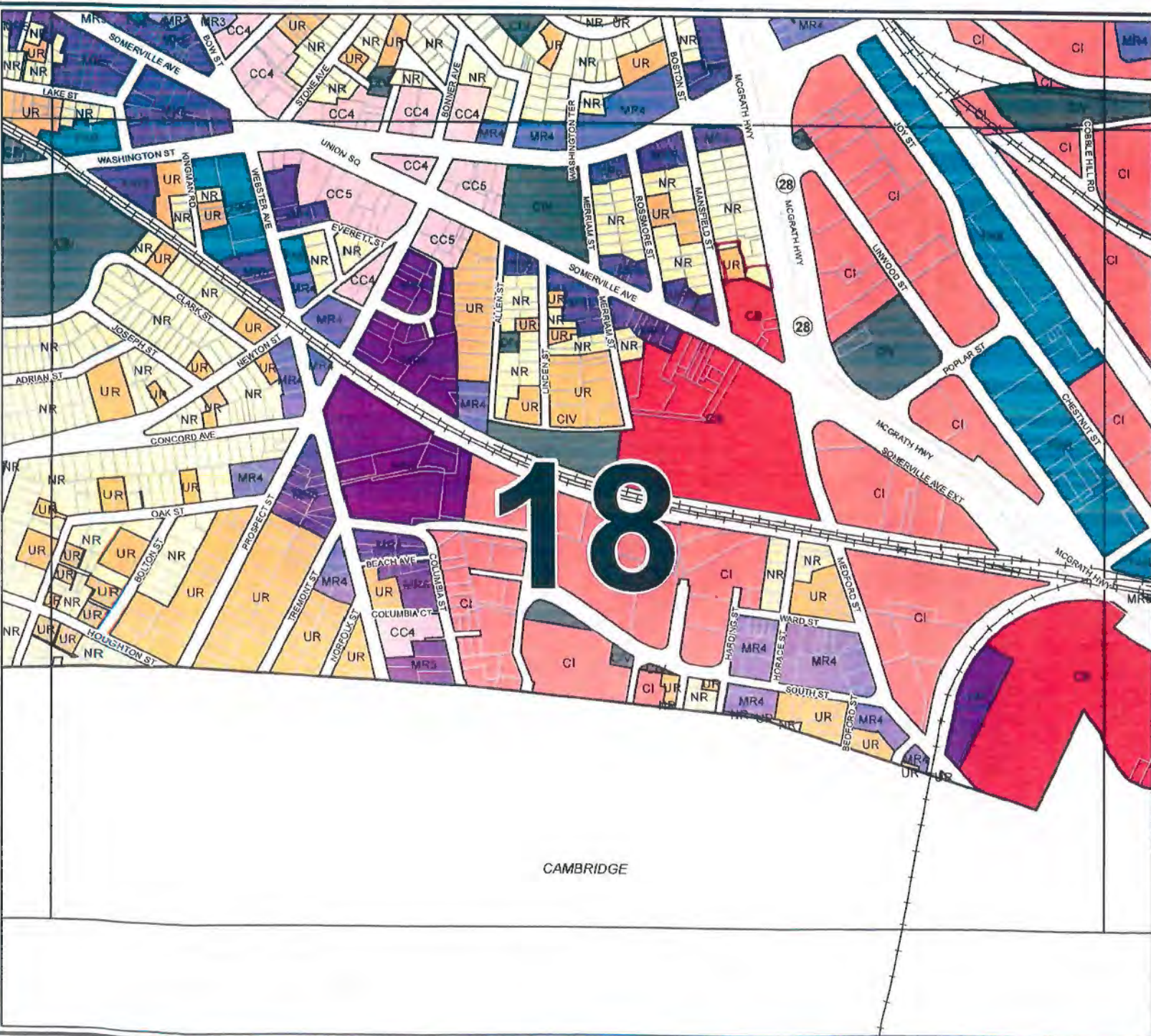


EXHIBIT C

