

Harvard Square Advisory Committee

c/o Cambridge Community Development Department
344 Broadway, Cambridge, MA 02139
617/349-4647

Case: 28 John F. Kennedy Street

Applicant: Capital One 360 Café, c/o James J. Rafferty, Esq.

Proposal and Zoning Issues: The Petitioner, Capital One 360, seeks to use the ground floor retail space as a Capital One 360 bank with a Peet's Coffee shop operating alongside of the banking activities. The Peet's coffee shop requires a Fast Order Food Special Permit from the Board of Zoning Appeal. The banking use is allowed in the Business B zoning district and the Harvard Square Overlay District.

Harvard Square Advisory Committee: August 3, 2015

Summary: James Rafferty, of Adams and Rafferty, and the Renata Curtis of Capital One 360 outlined the proposal to have a Capital One 360 bank café at the existing retail location. The bank and coffee shop is planning to operate during the same hours, seven days a week and from 7 am to 6 pm. This Café model is currently operating in other areas of the United States as well as Boston. The existing Peet's Coffee Shop will continue to operate and will coordinate with this location. Each component will have its own signage and will comply with the sign regulation. The estimated opening will be the end of 2015. Customers using a Capital One credit or debit card to buy Peet's Coffee will pay 50% of the price.

Sarah Burks from the Cambridge Historical Commission explained the Commission staff design review process and the plans to return the retail facades to the original arch system of openings. This façade will be similar to the one currently two doors down at Papyrus.

There were no members of the public or comments submitted.

HSAC comments:

Members of the Advisory Committee expressed support for the restoration of the storefront arches and the mixed uses. There was concern that this was another bank use which is not very active, ATMs are often empty spaces. The trash disposal was discussed. One member asked about the possibility of a local coffee vendor, Ms. Curtis explained that Capital One 360 has a nationwide relationship with Peet's, and this location will be with Peet's.

Mr. DiGiovanni emailed his comments explaining he finds that this proposal meets the requirements for a Fast Order Food Special Permit, and expressed concerns that the operating hours should be similar to other cafes in the area not limited to the typical bank hours.

Overall the attending committee members find the proposal to be consistent with the goals of the Overlay District. The restoration of the façade to the original storefront will contribute to the streetscape.

Members in Attendance: Bridget Dinsmore, Allison Crosbie, William Barry, Lauren Curry and Sarah Burks from the Historical Commission.

Respectfully Submitted for the Committee,

Liza Paden

Community Development Department staff