APPLICATION FORM – GENERAL INFORMATION

CITY OF CAMBRIDGE - BOARD OF ZONING APPEAL

The undersigned hereby petitions the Board of Zoning Appeal for the following:

<table>
<thead>
<tr>
<th>Special Permit</th>
<th>X</th>
<th>Variance</th>
<th>Appeal</th>
</tr>
</thead>
</table>

PETITIONER:  
PAVEMENT COFFEEHOUSE

PETITIONER’S ADDRESS:  
44 GAINSBOROUGH ST, BOSTON, MA 02115

LOCATION OF PROPERTY:  
1350 Massachusetts Avenue

TYPE OF OCCUPANCY:  
Institutional/Commercial

ZONING DISTRICT:  
Business B

REASON FOR PETITION:

_______ Additions
_______ Change in
_______ Use/Occupancy
_______ Conversion to
_______ Add’l Dwelling
_______ Units
_______ Dormer
_______ Subdivision
_______ Other:  

DESCRIPTION OF PETITIONER’S PROPOSAL:

Petitioner proposes to operate a fast order food establishment. The proposed use is one permitted and allowed by Special Permit under CZO 4.35.o in a Business B zoning district.

SECTIONS OF ZONING ORDINANCE CITED:

Article 4.000 Section 4.35.o Retail Business and Consumer Service Establishments, Fast Order Food Establishment

Article 11.000 Section 11.30 Fast Order Food Establishments

Applicants for a Variance must complete Pages 1-5
Applicants for a Special Permit must complete Pages 1-4 and 6
Applicants for an Appeal to the BZA of a Zoning determination by the Inspectational Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):  
(Petitioner(s))

Address:  
44 GAINSBOROUGH ST

Tel. No.:  
617-320-5183

Date:  
9-28-17
BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal.)

I/We President and Fellows of Harvard College

(OWNER)

Address: c/o Carolee Hill, Harvard Real Estate, 1350 Massachusetts Avenue, Suite 573, Cambridge, MA 02138

State that I/We own the property located at 1350 Massachusetts Avenue which is the subject of this zoning application.

The record title of this property is in the name of President and Fellows of Harvard College

*Pursuant to a deed of duly recorded in the date See list below , Middlesex South

County Registry of Deeds at Book, Page ; or Middlesex

Registry District of Land Court, Certificate No. Book

Page

Signature by Land Owner or Authorized Trustee, Officer or Agent*

Commonwealth of Massachusetts, County of Middlesex

The above-name Carolee Hill personally appeared before me, this 24th day of August , 2017, and made oath that the above statement is true.

My Commission Expires 12/28/2023

(Notary Seal)

* If ownership is not shown in recorded deed, e.g. if by conveyance, recent deed, or inheritance, please include documentation.

May 1, 1795 Book 116 Page 557
November 27, 1918 Book 4231 Page 541
November 27, 1918 Book 4231 Page 542
February 26, 1926 Book 4944 Page 242
June 25, 1931 Book 5570 Page 131
July 1, 1936 Book 6041 Page 247
November 14, 1939 Book 6345 Page 209
BZA APPLICATION FORM

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 1350 Mass Ave - Pavement Coffeehouse Cambridge, MA 02138 (location) would not be a detriment to the public interest because:

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

The proposed use PAVEMENT COFFEEHOUSE an approx. 1626 square foot fast order food establishment, is one permitted and allowed by Special Permit under CZO 4.35.o in a Business B zoning district. Located along the Smith Campus Center’s interior arcade, PAVEMENT will offer coffee - bar service (coffee and espresso drinks) bagels, breakfast pastries pre - made sandwiches and salads. This food venue will be located in the Smith Campus Center which will offer abundant indoor and outdoor seating that is available to the public including the patrons of Pavement Coffeehouse.

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

Traffic generated and patterns of access or egress will not cause a congestion hazard. Harvard University undertook a voluntary traffic study for the overall Smith Campus Center renovation which assumed multiple food venues in the building as well as the other proposed uses. This study validated that the project will have no adverse traffic impacts and it was reviewed with the Cambridge Traffic, Parking and Transportation Department.

The proposed use, Pavement Coffeehouse, will not create a detriment to the public in terms of traffic impacts as it will serve the same population - Harvard affiliates, Harvard Square and Cambridge residents, workers, and visitors - that have long been served by food establishments in this building which is in a location that is highly pedestrian oriented and transit accessible. This will result in no increase in traffic. The building is located in the heart of Harvard Square and directly adjacent to the MBTA subway and bus station, a Hubway station and the site will be equipped with ample bike parking. Pavement will be located in the building’s interior along the pedestrian arcade of the Smith Campus Center and will have no direct frontage along the building perimeter. The customers are expected to be walk-ins from the Smith Campus Center and other neighboring buildings as well as those visiting Harvard Square.

Loading for Pavement will take place at adjacent on-street loading zones on Mt. Auburn Street and Dunster Street consistent with how the building has been serviced in the past.

There will be no change in established neighborhood character as the Petitioner’s proposed use is consistent with pre-existing fast food uses and previous fast food uses in the Smith Campus Center/former Holyoke Center.

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:

The continued operation of or development of adjacent uses as permitted in the CZO will not be adversely affected by the nature of the proposed use. The proposed food establishment, Pavement, is highly compatible with the existing commercial uses in close proximity and consistent with food establishments that have operated in this building for more than three decades. With this array of food offerings, the addition of Pavement to the Smith Campus Center will expand the dining choices available within Harvard Square and Cambridge.
D) Nuisance or hazard would not be created to the detriment of the health safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

There will be no nuisances nor hazards created as there will be centralized building trash and recycling receptacles and removal. These receptacles will be provided in multiple locations throughout the first floor and other areas of the building, and will be convenient to the petitioner’s space. Pavement will only use cardboard cups and plates, and utensils will be recyclable plastic.

Pavement will be located in a building that is being transformed to engage the vibrancy of Harvard Square and meet the needs of Harvard affiliates and visitors, and the Cambridge community in a way that will be of tremendous public benefit. Overall the building will have improved and expanded seating areas, food venues, and visitor services that are welcoming to all. Forbes Plaza along Massachusetts Avenue is being redesigned to include comfortable seating, chess tables, and new plantings that are inviting and allow for flexible outdoor usage for performances. The new transparent Welcome Area Pavilion includes seating areas on the first and second floors with views of Harvard Square and Forbes Plaza for full-year enjoyment. The redesigned Mount Auburn Plaza calls for a lush grove of trees to create a more contemplative plaza with seating, chess tables, and more legible and improved site circulation. Dunster Street will offer outdoor dining, with a second floor roof garden overlooking the street for a unique Harvard Square experience that can be enjoyed by the public. The Holyoke Street Pavilion will house a food venue and event space which will create an active street front. Base building services and amenities will be enhanced including information and ticketing on events and activities at Harvard University and bike parking. The number of public restrooms will increase and be relocated to a more convenient location. The sustainable design approach includes green roofs and green walls, plentiful natural light, rainwater collection and reuse, a high performance glass facade that maximizes energy efficiency in the interior garden within the arcade and healthy building materials. All visitors to the building, including the customers of Pavement, will enjoy these amenities.

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 establishment of Pavement to be located at the Smith Campus Center will not create any detriment to Harvard Square. The proposal calls for a continuation of the building’s commercial food uses. It will continue to serve the Harvard University population, visitors, and the Cambridge community as it has for decades during the same general time frame from early morning to late at night. The proposed project calls for no adverse impacts in terms of traffic. Therefore, requested relief does not nullify or substantially derogate from the intent or purpose of the Ordinance. Granting the requested special permit is consistent with the intent and purpose of the Ordinance and will permit the Richard A. and Susan F. Smith Campus Center to provide a public benefit to Harvard Square.
**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Pavement Coffeehouse

**PRESENT USE/OCCUPANCY:** n/a

**LOCATION:** 1350 Mass Ave - Pavement Coffeehouse Cambridge, **ZONE:** Commercial Business B Zone

**PHONE:____________**

**REQUESTED USE/OCCUPANCY:** retail fast food

<table>
<thead>
<tr>
<th>EXISTING CONDITIONS</th>
<th>REQUESTED CONDITIONS</th>
<th>ORDINANCE REQUIREMENTS</th>
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</thead>
<tbody>
<tr>
<td>TOTAL GROSS FLOOR AREA:</td>
<td>326,470</td>
<td>no change</td>
</tr>
<tr>
<td>LOT AREA:</td>
<td>74,863.7+/−</td>
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<tr>
<td>RATIO OF GROSS FLOOR AREA TO LOT AREA:</td>
<td>4.36</td>
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</tr>
<tr>
<td>LOT AREA FOR EACH DWELLING UNIT:</td>
<td>not applicable</td>
<td>not applicable</td>
</tr>
<tr>
<td>SIZE OF LOT:</td>
<td>WIDTH: 200'+ along Mass Ave &amp; Mt Auburn change</td>
<td>none</td>
</tr>
<tr>
<td></td>
<td>DEPTH: 380'+ along Holyoke &amp; Dunsteno change</td>
<td>none</td>
</tr>
<tr>
<td>SETBACKS IN FEET:</td>
<td>FRONT</td>
<td>not applicable</td>
</tr>
<tr>
<td></td>
<td>REAR</td>
<td>not applicable</td>
</tr>
<tr>
<td></td>
<td>LEFT SIDE</td>
<td>not applicable</td>
</tr>
<tr>
<td></td>
<td>RIGHT SIDE</td>
<td>not applicable</td>
</tr>
<tr>
<td>SIZE OF BLDG.:</td>
<td>HEIGHT: 112'-1&quot;</td>
<td>no change</td>
</tr>
<tr>
<td></td>
<td>LENGTH: Holyoke: 365.5', Dunster: 278'</td>
<td>change</td>
</tr>
<tr>
<td></td>
<td>WIDTH: Mass Ave: 185.5', Mt Auburn: 136'</td>
<td>change</td>
</tr>
<tr>
<td>RATIO OF USABLE OPEN SPACE TO LOT AREA:</td>
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</tr>
<tr>
<td>NO. OF DWELLING UNITS:</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>NO. OF PARKING SPACES:</td>
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</tr>
<tr>
<td>NO. OF LOADING AREAS:</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>DISTANCE TO NEAREST BLDG. ON SAME LOT:</td>
<td>not applicable</td>
<td>not applicable</td>
</tr>
</tbody>
</table>

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

not applicable

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1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.

3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.
PAVEMENT SAMPLE MENU

HOMEMADE BAGELS

plain, everything, sesame, poppy, multigrain, multi-everything, cinn raisin, jalapeno, coffee rye, weekend special

BAGEL WITH CREAM CHEESE: $3.50
plain, habañero, veggie, garlic & chive, lemon dill

OTHER SPREADS: veggie tofu, habañero tofu, hummus, honey butter w/ maldon salt, jam, peanut butter + veggies $0.50

HOUSEMADE GRANOLA
with milk $3.50 with yogurt $4.50 + fruit $1.00

OVERNIGHT OATS: $4
+ fruit $1.00

YOGURT AND GRANOLA PARFAIT: $4
WITH FRESH FRUIT: $5

FRESH PASTRIES:

Breakfast Loaf $3, Brownies and Cookies $2.25, Assorted Croissant $3.25
Assorted Muffin and Scones $3, Sticky Buns $3.50, Kringle $3, cakes and evening desserts

SANDWICHES

BAGEL & LOX: lox, plain cream cheese, tomatoes, onions, capers $9.00 +avocado $1.25

KILLER TOFU 8.5 smoked maple tofu, mango scallion slaw, romaine, avocado, with chipotle vegenaise, on light sourdough

FARMSTAND 8.5 maple roasted carrots, brussel sprouts, pickled beets, goat cheese, balsamic vinaigrette, on multigrain bread

TURKEY BLT 8.5 turkey, bacon, romaine, tomatoes, sriracha mayo, on white bread

CALIFORNIAN 8.5 avocado, pickled beets, hummus, sprouts, cucumbers, onions, honey mustard, on a bagel

LILA 8.5 chicken salad, tomatoes, romaine, spicy pickles, honey mustard, on a bagel

SALADS All sandwiches available as salad $8.50
SOUPS seasonal selection

Beverages

WATER $1.50
ASSORTED JUICES AND SODAS

COFFEE
Drip $2.50 / $3.00
Iced $2.75 / $3.25
Pourover V60 $4.00
Cold Brew $3.00 / $4.00

ESPRESSO
Espresso $2.75
Cortado $3.50
Cappuccino $3.75
Latte $4.00

SWEET
Mocha Latte $4.50
Spanish Latte $4.50
Vanilla Latte $4.50
Hot Chocolate $3.50 / $4.00

TEA
Hot $3.00+
Iced $2.75 / $3.25
Chai $3.75 / $4.25

+ iced latte $0.25
+ espresso $1.25
+ syrup $0.50
+ soy milk $0.25
+ almond milk $0.25
PAVEMENT APPLIANCES:

Island:
01 Espresso Machine - Strada 3G
02 a Espresso Grinder
02 b Espresso Grinder
04 a Under Ctr. Refrigerator 1 (48")
04 b Under Ctr. Refrigerator 2 (48")
05 Knock Box
23 Grab & Go - merchandiser
30a P.O.S. Unit
30b P.O.S. Unit

Front Serving Unit:
06 Pitcher Rinsers
07 Ice Bin D-30 lb
24 Ice Coffee Dispenser
29 Hot Coffee Dispenser
* Under counter Refrigerator (36")
** Under counter Refrigerator (36")

Back Serving Unit:
08 Hot Water Urn
09 Bulk Coffee Grinder EK-43
10 Fetco 2152XTS Coffee Brewer
11b Drop-In Hand Sink
12 Under Ctr. Refrigerator (72")
29 Hot Coffee Dispenser

Kitchen/Dish Room:
11c Wall Mounted Hand Sink
15 Sandwich Unit
16 3 Bay Sink
17 Dish Machine
18 Toaster
19 Work-Top Refrigerator
20 Tall Refrigerator
22 Mop Sink Cabinet
25 Ice Machine
26 Ice Machine Bin
PAVEMENT APPLIANCES:

Front & Back Serving Units
01 a Espresso System
01 b Espresso System
01 d Steam Wand
01 e Steam Wand
02 a Espresso Grinder
02 b Espresso Grinder
03 Under Ctr. Refrigerator
05 Knock Box
06 Pitcher Rinser
07 Ice Bin
08 Hot Water Urn on top of ctr.
09 Bulk Coffee Grinder 45L
10 Fetco 2152XTS Coffee Brewer
11a Drop In hand sink
13 Milk Dispenser ("COW")
21 3 door under ctr Refrigerator
29 Hot Coffee Dispenser

Kitchen/Dish Room
11b Wall Mounted Hand Slink
14 Tall Refrigerator
16 3 Bay Sink
17 Dish Machine
22 Mop Sink Cabinet
PAVEMENT APPLIANCES:

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01 Espresso Machine - Strada 3G
02 a Espresso Grinder
02 b Espresso Grinder
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04 b Under Ctr. Refrigerator 2 (45")
05 Knock Box
23 Grab & Go - merchandiser
30a P.O.S Unit
30b P.O.S Unit

Front Serving Unit
08 Pitcher Rinser
07 Ice Bin D-30 tbl
24 Ice Coffee Dispenser
29 Hot Coffee Dispenser
* Under counter Refrigerator (36")
** Under counter Refrigerator (36")

Back Serving Unit
08 Hot Water Um
09 Bulk Coffee Grinder EK-43
10 Fetco 2152XS Coffee Brewer
11b Drop-in Hand Sink
12 Under Ctr. Refrigerator (72")
29 Hot Coffee Dispenser

Kitchen/ Dish Room
11c Wall Mounted Hand Sink
15 Sandwich Unit
16 3 Bay Sink
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