

APPLICATION FORM - GENERAL INFORMATION

CITY OF CAMBRIDGE - BOARD OF ZONING APPEAL

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

Special Permit _____ X _____ Variance _____ Appeal _____

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 _____ New Structure
_____ Change in _____
X _____ Use/Occupancy _____ Parking
_____ Conversion to _____
_____ Add'l Dwelling _____ Sign
_____ 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

Article _____ Section _____

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 Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): (Petitioner(s)) [Signature] LAWRENCE MARAVICHES
Address: 44 GAINSBOROUGH ST, BOSTON, MA 02115
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 _____

Carolee Hill

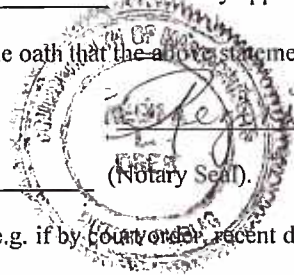
Signature by Land Owner or Authorized
Trustee, Officer or Agent*

Commonwealth of Massachusetts, County of Middlesex

The above-name Carolee Hill personally appeared before me, this

24th day of August, 20 17, and made oath that the above statement is true.

My Commission Expires 12/28/2023 _____ Notary



* 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 4.35.0 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.

B) 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.

C) 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, 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 will 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, an interior garden within the arcade and healthy building materials. All visitors to the building, including the customers of Pavement, will enjoy these amenities.

E) 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, MA **ZONE:** 02B Business B Zone

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

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>326,470</u>	<u>no change</u>	<u>299,455</u>	(max.)
<u>LOT AREA:</u>	<u>74,863.7+/-</u>	<u>no change</u>	<u>none</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>4.36</u>	<u>no change</u>	<u>4.0</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>not applicable</u>	<u>not applicable</u>	<u>not applicable</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH 200'+ along Mass Ave & Mt Auburn</u>	<u>no change</u>	<u>none</u>	(min.)
	<u>DEPTH 380'+ along Holyoke & Dunster</u>	<u>no change</u>	<u>none</u>	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	<u>not applicable</u>	<u>none</u>	(min.)
	<u>REAR</u>	<u>not applicable</u>	<u>none</u>	(min.)
	<u>LEFT SIDE</u>	<u>not applicable</u>	<u>none</u>	(min.)
	<u>RIGHT SIDE</u>	<u>not applicable</u>	<u>none</u>	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>112'-1"</u>	<u>no change</u>	<u>60', 80' with Special Permit (max.)</u>
	<u>LENGTH</u>	<u>Holyoke: 365.5' Dunster: 278'</u>	<u>no change</u>	<u>none</u>
	<u>WIDTH</u>	<u>Mass Ave: 185.5' Mt Auburn: 176'</u>	<u>no change</u>	<u>none</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>not applicable</u>	<u>not applicable</u>	<u>none</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>0</u>	<u>0</u>	<u>not applicable</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>113</u>	<u>no change</u>	<u>0</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>not applicable</u>	<u>not applicable</u>	<u>not applicable</u>	(min.)

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

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'.

1350 Mass Ave
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 vegenaïse, 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



1350 Mass Ave **Smith Campus Center – Currently Under Renovation**
(Pavement Coffee House)





LOCUS MAP
(N.T.S.)

NOTES

1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP FROM DECEMBER 16, 2013 TO JANUARY 7, 2014.
2. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES NAD83 RELATIVE TO THE HARVARD GEODETIC DISK NETWORK.
3. THE VERTICAL DATUM SHOWN HEREON REFERENCES CAMBRIDGE CITY BASE.
4. THE LOCATION OF THE MBTA TUNNEL SHOWN HEREON WAS TAKEN FROM RECORD PLANS AND NOT THE RESULT OF ACTUAL FIELD MEASUREMENTS.

UTILITY STATEMENTS

THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

LEGEND

- | | |
|---------------------|------------------------------|
| ■ CATCH BASIN | ⊙ DECIDUOUS TREE |
| ● AREA DRAIN | ⊙ SIGN (SINGLE POSTED) |
| ⊙ DRAIN MANHOLE | ⊙ TRAFFIC SIGNAL |
| ⊙ SEWER MANHOLE | ⊙ MONITORING WELL |
| ⊙ ELECTRIC BOX | ⊙ MAILBOX |
| ⊙ ELECTRIC HANDHOLE | ⊙ LIGHT POLE |
| ⊙ ELECTRIC METER | ⊙ BOLLARD |
| ⊙ ELECTRIC MANHOLE | ⊙ FIRE DEPARTMENT CONNECTION |
| ⊙ GAS VALVE | ⊙ TEST PIT |
| ⊙ CABLE BOX | ⊙ VALVE |
| ⊙ CABLE MANHOLE | ⊙ WATER GATE |
| ⊙ TELEPHONE BOX | ⊙ IRRIGATION CONTROL VALVE |
| ⊙ TELEPHONE MANHOLE | ⊙ CONCRETE CURB |
| ⊙ WATER MANHOLE | ⊙ GRANITE CURB |
| ⊙ FIRE HYDRANT | ⊙ WCR WHEEL CHAIR RAMP |

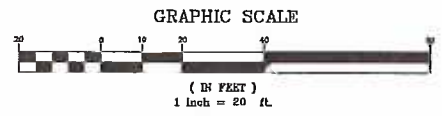
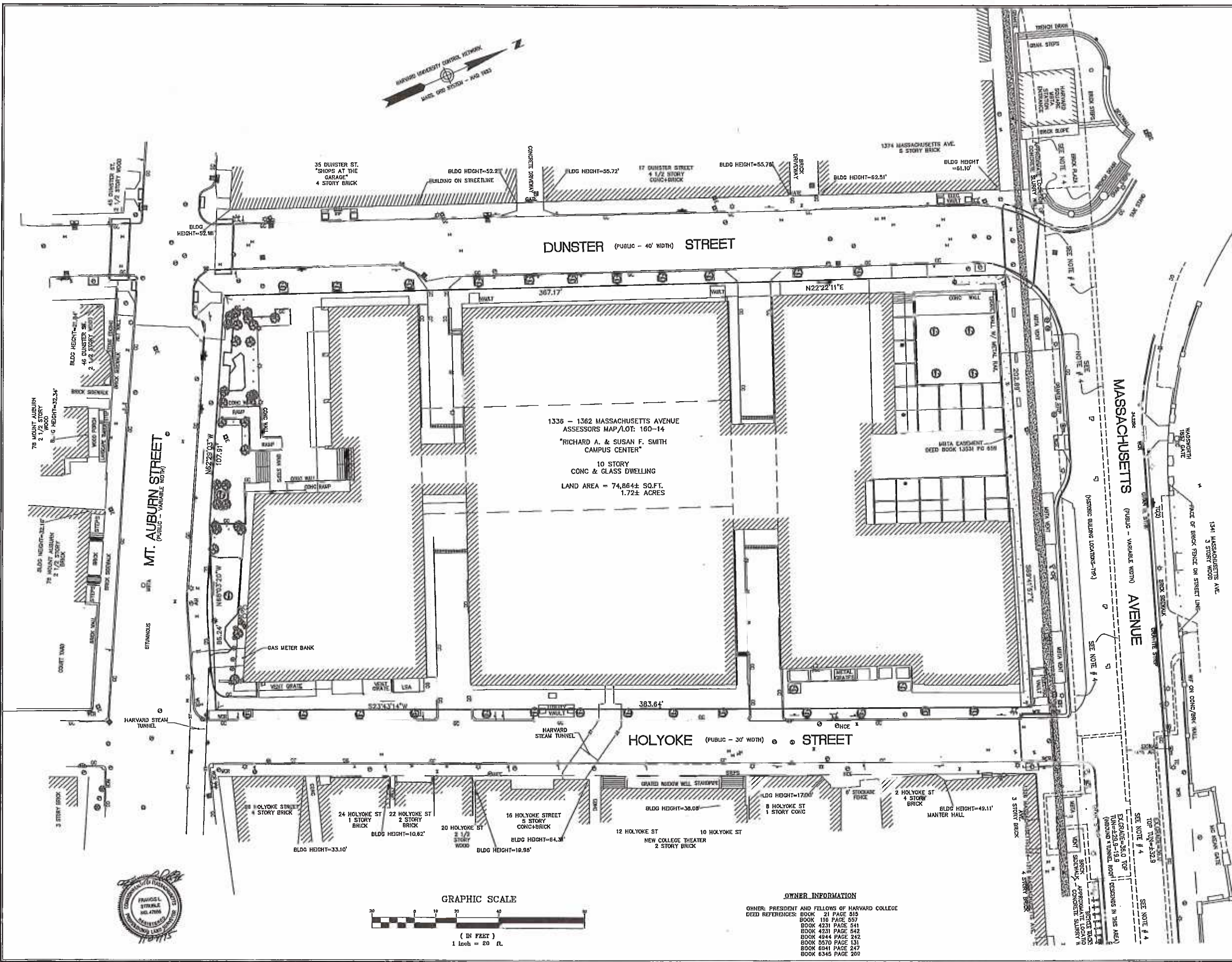
- ADJUTERS LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- WOOD FENCE
- METAL/WIRE FENCE

PLOT PLAN
 RICHARD A. & SUSAN F. SMITH
 CAMPUS CENTER
 CAMBRIDGE, MASSACHUSETTS
 PREPARED FOR
 HARVARD PLANNING AND PROJECT
 MANAGEMENT



1300 Soldiers Field Road • Brighton, MA 02135 • 617.779.8200
 www.wspells.com

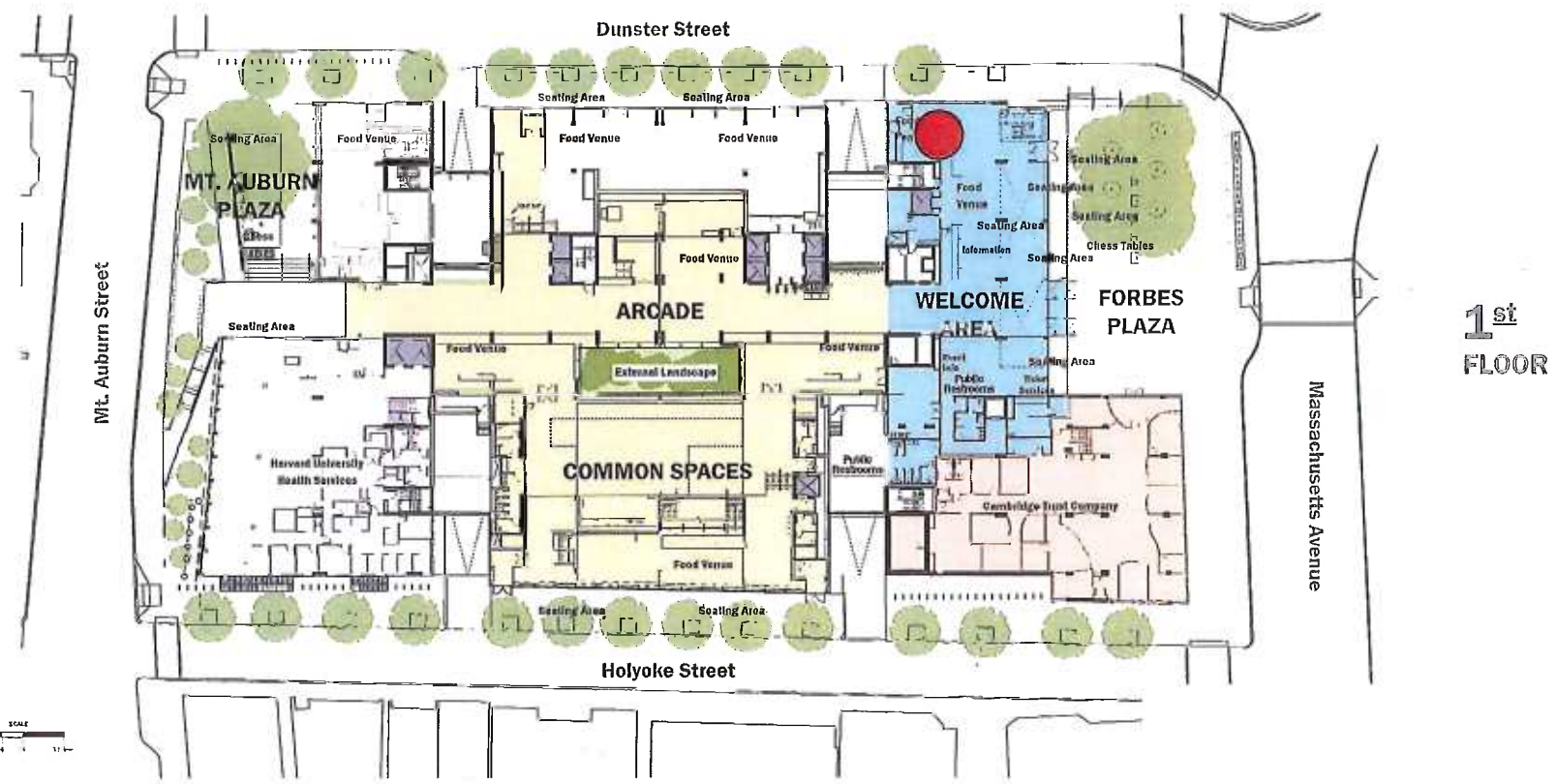
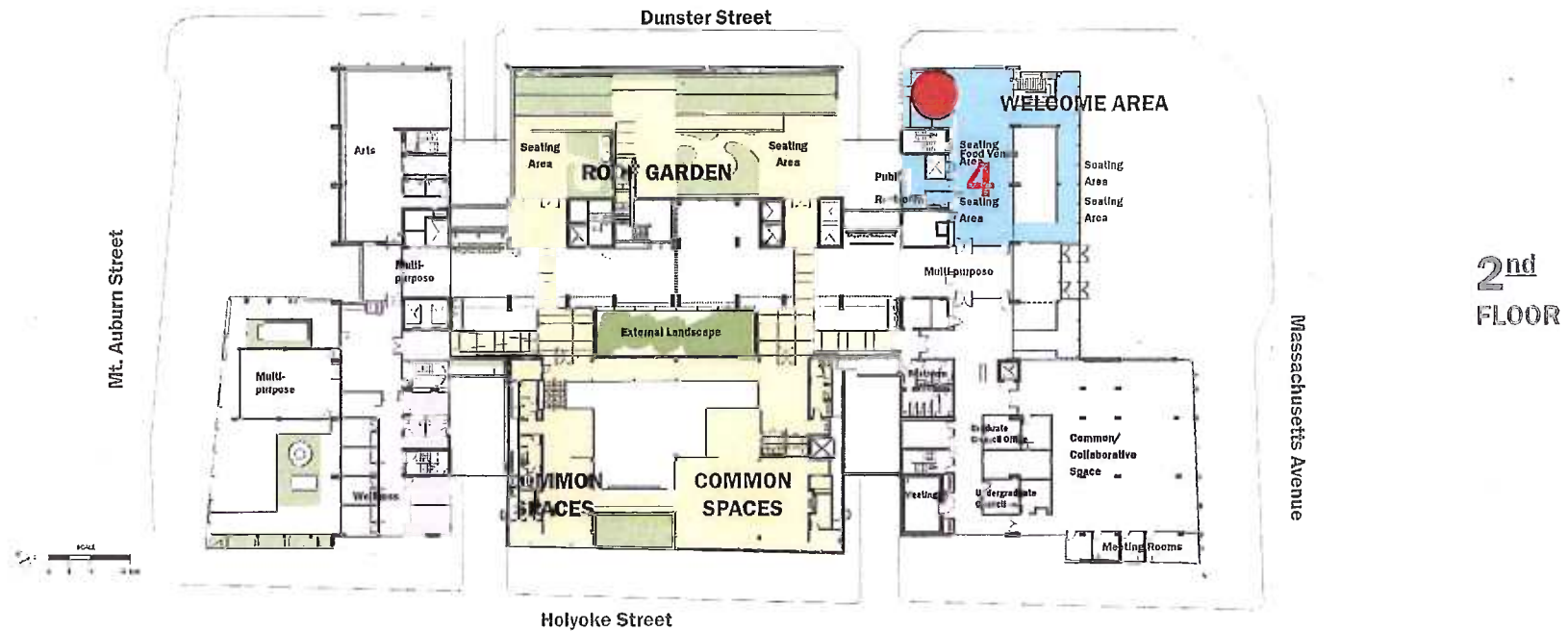
Drawn By	FLS	Date	JANUARY 28, 2015	Job No.	1330155
Surveyed By	BG TB	Scale	1" = 20'	Sheet No.	1 OF 1
Checked By	DJH	Book No.	AB-19 & AB-20		



OWNER INFORMATION

OWNER: PRESIDENT AND FELLOWS OF HARVARD COLLEGE
 DEED REFERENCES: BOOK 21 PAGE 516
 BOOK 110 PAGE 557
 BOOK 4231 PAGE 541
 BOOK 4231 PAGE 542
 BOOK 4944 PAGE 242
 BOOK 5570 PAGE 131
 BOOK 6044 PAGE 247
 BOOK 6345 PAGE 209

PROPOSED



 Proposed location of Pavement Coffeehouse