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October 6, 2025

BY HAND

Mary T. Flynn, Chair
Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

RE: Request for Written Determination of Use for LOHi Fitness at 20 Child Street/Parcel N

Dear Chair Flynn and Members of the Planning Board:

On behalf of PRII Twenty20, LLC, owner of 20 Child Street/Parcel N in the North Point section of Cambridge, I am writing to request a written determination of use to allow use of approximately 2,800 sf of street level retail space at the 20 Child Street building as a fitness center under a lease to an entity to be formed by Ian Hart and Grace Wanamaker d/b/a LOHi Fitness Studio. LOHi will operate a boutique fitness studio specializing in modern Pilates and offering wellness and recovery modalities. The location plan, storefront façade treatment and floor plan showing layout are depicted in attachments to this letter. Please also consider this letter a request for the requisite design review. This letter updates, supersedes and replaces in its entirety my previous letter dated September 25, 2025 on the subject.

20 Child Street/Parcel N is located in the North Point District PUD-6 for which a Special Permit was issued in Case No. 179 in 2003 and has been amended several times since. Pursuant to the Special Permit, Parcel N has 8,600 square feet of non-residential GFA, all of it retail space. See PB#179, Amendment #6 (Major) [repeated in subsequent amendment(s)], Appendix I, Section II.A.2 (Phases, Statistical Summary – Phase 1A, Dimensional Limits on Individual Parcels, Parcel N). This request is for a portion of that existing retail space.

Condition #4 of the Special Permit allows all uses permitted in Sections 13.50 and 13.70 of the Cambridge Zoning Ordinance (“CZO”) within their respective districts, subject to limitations on the amount of nonresidential and retail use set forth in Appendix I (as referenced above) and the Special Permit decision. CZO Section 13.73 allows any use permitted in CZO Article 16.000 – North Point Residence District, and further provides that other uses, not permitted in Article 16.000 but permitted in a Business B District, may be allowed by the Planning Board upon a written determination that such use is compatible with and advances the policy objectives of the Eastern Cambridge Plan and that it is necessary to support the predominant residential use in the North Point Residence District.¹

Fitness Center is a retail use under CZO Section 4.35.i-2 in the Table of Use Regulations and under that Section is allowed in Business B districts; accordingly such use is eligible for a written determination under the provisions of PB#179 Condition #4 and CZO Section 16.73.

¹ Such use may not, however, constitute more than 35% of the total authorized GFA of the applicable development parcel, exclusive of parking and bonus FAR, a limitation already met by the limitation of nonresidential/retail use to 8,600 sf as provided in Appendix I.

We further note that the retail plan from 2016 PB-179 amendment 6 does cite 2,000-15,000 SF for "Fitness & Recreation" uses (page 57): https://www.cambridgema.gov/-/media/Files/CDD/ZoningDevel/SpecialPermits/sp179mja6/sp179amdt6_decis...

LOHi is owned and operated by individual proprietors Ian Hart and Grace Wanamaker and will occupy street front retail space, consistent with the policy objectives of the Eastern Cambridge Plan. Further, it will serve the need of residents both of the Twenty20 building and other residential buildings at North Point for modern Pilates and wellness and recovery modalities—the presence of those residents was a major factor in LOHi's selection of this space.

With respect to design, on September 30, 2025 we had the opportunity to speak with CDD staff members Swaathi Joseph and Suzannah Bigolin. In that conversation we clarified that the storefront window will not have a film covering, screening or curtains that would block views into the space and that the front desk/lobby/sitting lounge will thus be visible from outside. Attached please also find a statement from Mr. Hart (the tenant) to this effect.

Based on the foregoing, we request that the Planning Board issue a written determination that use of the premises as a Fitness Center is compatible with and advances the policy objectives of the Eastern Cambridge Plan and that it is necessary to support the predominant residential use in the North Point Residence District.

Please let us know if you need any further information.

Thank you.

Sincerely,



Adam N. Weisenberg
Senior Counsel

ANW

September 30, 2025
To whom it concerns
Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Statement of Storefront Design Intent for LoHI Studios at 20 Child Street /Parcel N

Dear Chair Flynn and Members of the Planning Board:

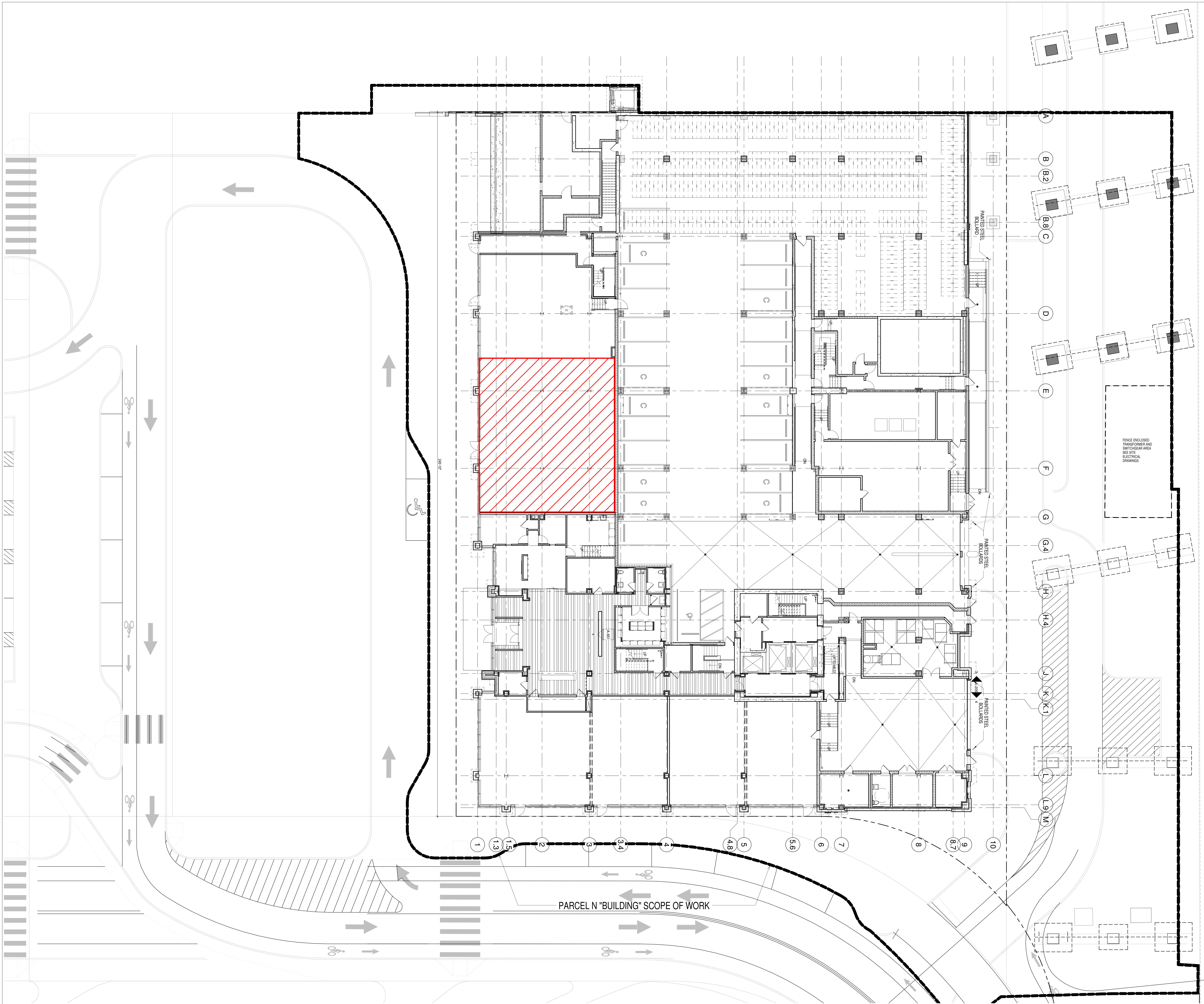
Please accept this statement as the express intent of LoHI Studios regarding the storefront design of the retail space at 20 Child Street/ Parcel N. We intend to preserve the visibility into the retail space consistent with the Twenty20 apartment building and surrounding retail within Cambridge Crossing. Except for minimal branding on the exterior glass doors and decal(s) on a window adjacent to the doors, the storefront windows will not be encumbered with films, screens, or curtains. Pedestrians passing by will have largely unfiltered and unobstructed visibility into the front desk, lobby, and sitting lounge.

Please let us know if you need additional information.

Sincerely,

Ian Hart

Proprietor of LoHI Studios



REVISIONS		
#	DATE	DESCRIPTION

NorthPoint Parcel N
Residential Tower
20 Child Street, Cambridge, MA 02141

cbt 617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114

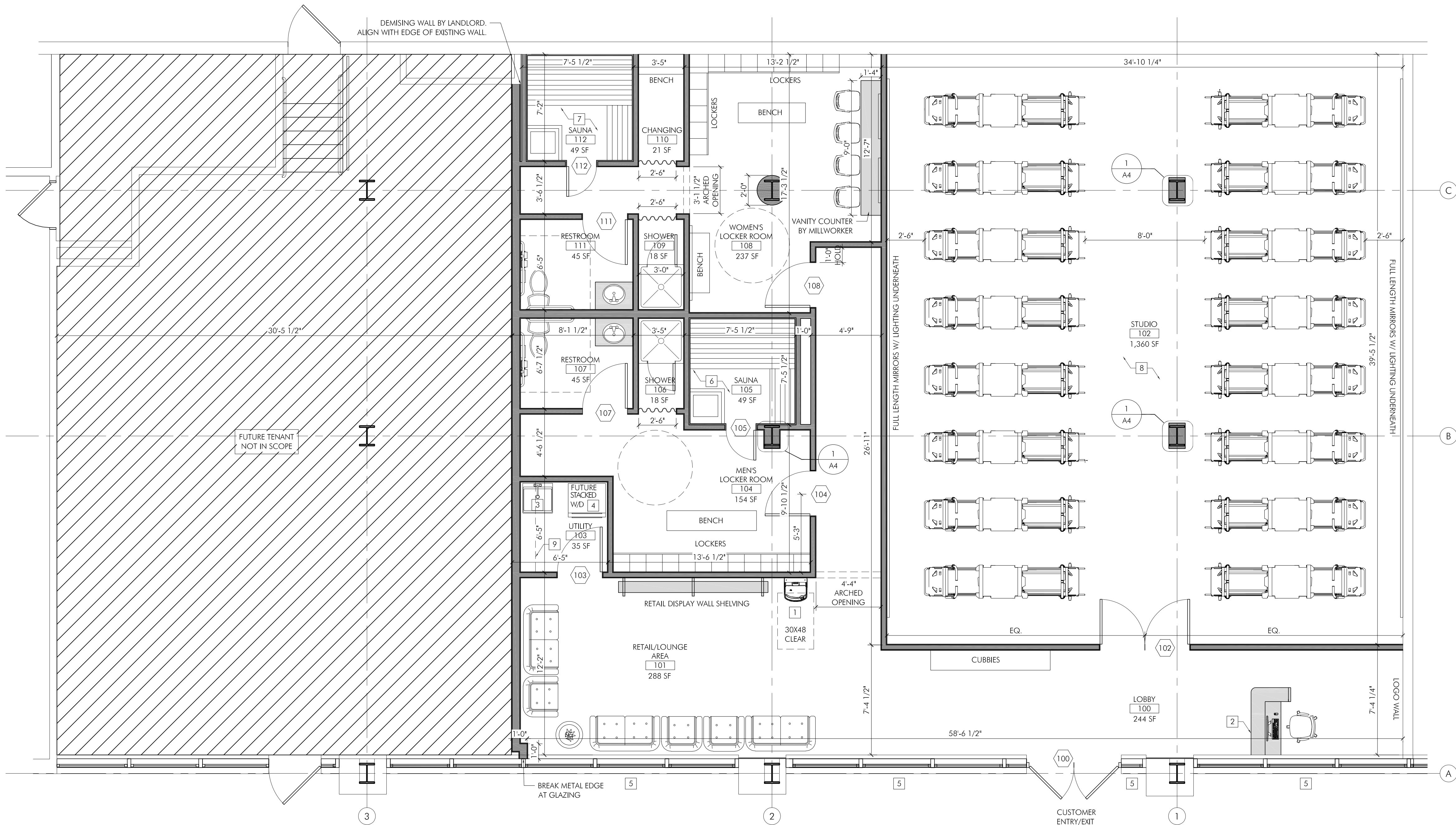
FENCE ENCLOSED
TRANSFORMER AND
SWITCHGEAR AREA
SEE SITE
ELECTRICAL
DRAWINGS

PARCEL N "BUILDING" SCOPE OF WORK

SITE PLAN

SCALE 1" = 10'-0" PROJECT # 114036.00 DATE ISSUED 03.27.13

A-012



NEW WORK FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING WALL TO REMAIN

NEW WALL

EXISTING DOOR TO REMAIN

NEW DOOR

FLOOR PLAN LEGEND

FLOOR PLAN NOTES - SPECIFIC

(NOTES ARE KEYED ON DRAWINGS)

1

ELKAY LZS8WSLK EZH20 BOTTLE FILLING STATION, LIGHT GRAY, BY G.C. REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS.

2

RECEPTION AREA MILLWORK BY MILLWORKER. SEE SHEET **AS.2 FOR MILLWORK ELEVATIONS AND DETAILS

3

G.C. TO PROVIDE FIAT PRODUCTS M582424 "MOLDED STONE" 24"x24" MCP SINK BASIN OR SIMILAR. PROVIDE WITH SERVICE FAUCET 800-AA WITH INTEGRAL VACUUM BREAKER, MOP HANGER, STAINLESS STEEL STRAINER, STAINLESS STEEL BUMP GUARD AND STAINLESS STEEL WALL GUARD UNLESS NOTED OTHERWISE BY OWNER.

4

G.C. TO PROVIDE STUB UPS FOR FUTURE STACKED WASHER AND DRYER MACHINES.

5

EXISTING GLAZING TO REMAIN. G.C. TO CLEAN TO LIKE NEW CONDITION.

6

OWNER TO PROVIDE AND G.C. TO INSTALL FINNISH SAUNA BUILDERS 7X7X7' PRE-CUT SAUNA KIT, LAYOUT OPTION 3 W/ BACKREST AND HARVA KP80B STAINLESS STEEL BKW SAUNA HEATER.

7

OWNER TO PROVIDE AND G.C. TO INSTALL FINNISH SAUNA BUILDERS 7X7X7' PRE-CUT SAUNA KIT, LAYOUT OPTION 4 W/ BACKREST AND HARVA KP80B STAINLESS STEEL BKW SAUNA HEATER.

8

OWNER TO PROVIDE X-FORMER-CUSTOM MACHINES.

9

6' X 1' WALL MOUNT WIRE SHELVING AS SELECTED BY OWNER. G.C. TO PROVIDE IN WALL BLOCKING AS REQUIRED.

FLOOR PLAN KEYED NOTES

PROJECT:

COMMERCIAL FIT-OUT

IAN HART

20 CHILD STREET

CAMBRIDGE, MA 02141

PROJECT NUMBER:

25121

COLWELL GROUP

132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035

P. 508-241-2122 F. 508-455-4466 WWW.COLWELGROUP.COM

STAMP:

ISSUE:

DATE:

DESIGN DEVELOPMENT

07.18.2025

DRAWING SCALE:

1/4" = 1'-0"

DRAWN BY:

MEH

CHECKED BY:

DMC

DRAWING TITLE:

NEW WORK FLOOR PLAN

DRAWING NUMBER:

A1.0

LoHI Studios Storefront

This document contains examples that closely reflect the tenant's high-level vision.

What is depicted in the next slide is not a representation of branding.

Storefront scheme



- Name along the top of exterior
- Logo & name decal on doors
- Info decal on a window
- Sidewalk A-frame

