

CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-014830-2017

GENERAL INFORMATION

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

Special Permit : √ Variance : Appeal :

PETITIONER : Whole Heart Provisions - C/O James DiSabatino

PETITIONER'S ADDRESS : 487 Cambridge St Allston, MA 02134

LOCATION OF PROPERTY : 1350 Massachusetts Ave Cambridge, MA 02138

TYPE OF OCCUPANCY : ZONING DISTRICT : Business B Zone

REASON FOR PETITION :

Change in Use / Occupancy

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 4.35.0 in a Business B Zoning District.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.35.0 (Fast Order Food Establishment).

Article 11.000 Section 11.30 (Fast Order Food Establishment).

Original Signature(s) :

(Petitioner(s) / Owner)

James DiSabatino
(Print Name)

Address :

31 Marshall St U2
Somerville MA 02145

Tel. No. :

781 632 7222

E-Mail Address :

james@wholeheartprovisions.com

Date :

10/24/17

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

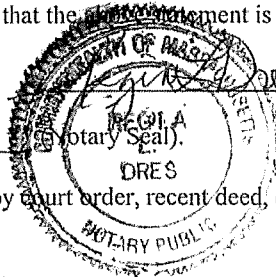
Signature by Land Owner or Authorized
Trustee, Officer or Agent*

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 foregoing statement is true.

My Commission Expires 12/28/2023 _____ Notary



* If ownership is not shown in recorded deed, e.g. if by court order, 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 Massachusetts Ave 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 Whole Heart Provisions a 1067 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, Whole Heart Provisions will offer an assortment of 100% plant based healthy, and delicious dishes comprised of veggie and grain bowls as well as snacks such as seared avocados and street corn for lunch and dinner. 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 Whole Heart Provisions.

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 Whole Heart Provisions 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. Whole Heart Provisions 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 Whole Heart Provisions 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, Whole Heart Provisions, 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 Whole Heart Provisions 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. Whole Heart Provisions will only use cardboard cups and plates; utensils will be recyclable plastic.

Whole Heart Provisions 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; a natural light water 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 Whole Heart Provisions, 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 Whole Heart Provisions 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: Whole Heart Provisions PRESENT USE/OCCUPANCY: _____

LOCATION: 1350 Massachusetts Ave Cambridge, MA 02138 ZONE: Business B Zone

PHONE: _____ REQUESTED USE/OCCUPANCY: _____

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>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</u> <u>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>				
WIDTH	<u>200'+ along Mass</u>	<u>no change</u>	<u>none</u>	(min.)
DEPTH	<u>380'+ along</u>	<u>no change</u>	<u>none</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>not applicable</u>	<u>not applicable</u>	<u>none</u>	(min.)
REAR	<u>not applicable</u>	<u>not applicable</u>	<u>none</u>	(min.)
LEFT SIDE	<u>not applicable</u>	<u>not applicable</u>	<u>none</u>	(min.)
RIGHT SIDE	<u>not applicable</u>	<u>not applicable</u>	<u>none</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>112'-1"</u>	<u>no change</u>	<u>60', 80' with</u>	(max.)
LENGTH	<u>Holyoke: 365.5'</u>	<u>no change</u>	<u>none</u>	
WIDTH	<u>Mass Ave: 185.5'</u>	<u>no change</u>	<u>none</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>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>none</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.</u> <u>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'.

Breakfast:

- "Huevos" rancheros: tofu scramble, cured tomato, korean black beans, pineapple salsa, creamy gochujang, tortillas.
- Oat Cups
- Horchata Chia Pudding
- Patatas bravas: crispy smashed potatoes, harissa aioli, chives

All day:

Signature Bowls- Served on kale, arugula, jasmine rice, or brown rice and quinoa pilaf

- LEVANT: smashed cucumber, cured tomato, red cabbage slaw, pickled cauliflower, tahini, harissa, crispy chickpeas, sesame and falafel.
- KAYA: red cabbage slaw, basil, green beans, currants, roasted broccoli, pickled jalapeño, coconut curry, tahini, and peanut crumble
- SEETA: pickled cauliflower, chickpeas, currants, cured tomatoes, savory green beans, crispy lentils, coconut curry dressing
- SEOUL: bulgogi style beets, carrot and radish kimchi, korean black beans, edamame, sesame, crispy lentils, creamy gochujang dressing
- CASSIE: japanese eggplant, pickled cauliflower, chickpeas, savory green beans, basil, currants, crispy chickpeas, creamy harissa
- VIET: roasted broccoli, smashed cucumber, blistered green beans, cured tomato, basil, peanut crumble, spicy peanut dressing
- TAZON STYLE: pineapple and corn salsa, korean black beans, smashed cucumbers, pickled jalapeno, cured tomato, red cabbage slaw, corn nuts, spiced lime vinaigrette
- MISSION: shiitake, edamame, shaved brussels sprouts, japanese eggplant, smashed cucumber, szechuan dukkah, tahini dressing
- MISO STYLE: roasted broccoli, smashed cucumber, edamame, shaved brussels sprouts, red cabbage slaw, sesame crunch, orange miso dressing

Add ons

- Avocado
- Falafel
- Miso BBQ Tofu
- Almonds
- Cashews
- Shiitakes
- Pumpkin Seeds
- Nutritional Yeast

Street Food Snacks

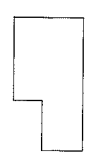
- Sesame shishitos
- Seared avocado
- Street corn
- Crispy old bay brussels
- Falafel dog*

Beverages: Lemonade, Matcha Lemonade, Kombucha on tap, Cold Brew Coffee, Horchata Cold Brew, Iced Tea, Spindrift Seltzers, Pellegrino

JOE

THE ARCHITECT
 DESIGNER:
 JOE THE ARCHITECT
 343 Medford St, Office 4C
 Somerville, MA 02145

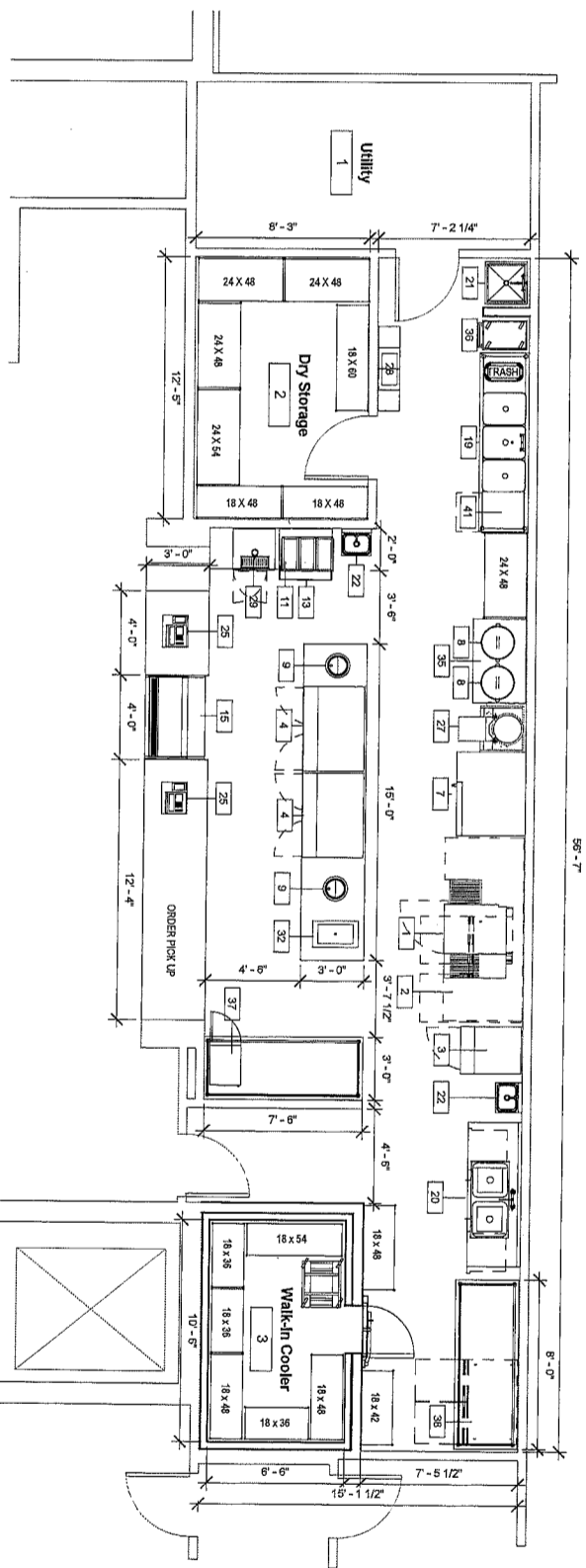
Stamp:
 Consultant:

Client:
 Keyplan:


PROJECT
WHOLE HEART HARVARD
 1350 Massachusetts Ave Cambridge, MA 02138
 Project Title & Address:
 01 PERMIT 1/2017

DRAWN BY: MO DATE: 06/05/17
 PROJECT: 090 SCALE: 1/4" = 1'-0"

Sheet: **A730**
Harvard Equipment Test Fit
 NOT FOR CONSTRUCTION



1 Equipment Test Fit
 1/4" = 1'-0"

FOOD SERVICE EQUIPMENT SCHEDULE

R	ITEM	QTY.	DESCRIPTION	REMARKS
1	1	1	VENTLESS CONVEYOR OVEN	
2	1	1	UNDERCOUNTER FREEZER WITH DRAWERS, 60"	
3	1	1	SANDWICH PREP REFRIGERATOR, 27"	
4	2	2	REFRIGERATED SANDWICH PREP UNIT, 48"	
5	1	1	WORKTABLE, 36" X 108"	
6	1	1	PANINI GRILLE, SINGLE	
7	1	1	VENTLESS COMBI OVEN ON STAND	
8	2	2	RICE COOKER	
9	2	2	INDUCTION WARMERS, DROP-IN	
10	2	2	WALL SHELF, 12" X 24"	
11	1	1	JUICE DISPENSER	
12	1	1	MOBILE SPEED RACK	
13	1	1	UNDERCOUNTER ICE MAKER/WATER FILTER	
14	1	1	WALK-IN COOLER ASSEMBLY/REFRIGERATION	
15	1	1	REFRIGERATED AIR SCREEN MERCHANDISER	
16	3	3	COOLER STORAGE SHELVS	
17	1	1	WALL SHELF WITH POT RACK	
18	2	2	WALL SHELF, 12" X 48"	
19	1	3	COMPARTMENT SINK/FAUCET/PRE-RINSE FAUCET	
20	1	2	COMPARTMENT PREP SINK/FAUCET, 60"	
21	1	1	HOT SINK/SERVICE FAUCET & UTILITY WALL SHELF	
22	1	1	HOP SINK/SERVICE FAUCET, 60"	
23	4	4	INDUCTION COOKER, COUNTERTOP	
24	2	2	WALL SHELF, 12" X 64"	
25	2	2	POINT OF SALES	NINEC - BY OWNER
26	1	1	HAND SINK, DROP-IN (GOAL/TOWEL, DSP, BY OWNER)	
27	1	1	10 GALLON ELECTRIC KETTLE ON STAND	
28	1	1	EGG/OYSTER LOCKERS	
29	1	1	3 TAP DIRECT DRAW BEER COOLER	
30	1	1	WORK TABLE/WRAPSTAL UNDERSHELF, 72"	
31	2	2	ORDER PICK-UP WALL SHELF, 18" X 48"	NINEC - BY OWNER
32	1	1	HOTEL PAN, DROP-IN (COOKERS)	
33	1	1	STORAGE SHELVS FOR CLEAN UTENSILS	
34	1	1	STORAGE SHELVS FOR CLEAN UTENSILS	
35	1	1	WASH TABLE WANDERSHELF, 30" X 48"	
36	1	1	DISH CART	
37	1	1	HEATED CABINET, UNDERCOUNTER	
38	1	1	UNDERCOUNTER FREEZER W/DRAWERS, 48"	
39	-	-	SPARE NUMBER	
40	-	-	SPARE NUMBER	

NINEC - NOT IN KITCHEN EQUIPMENT CONTRACT, FINISHED & INSTALLED BY OTHERS.