
Kendall Square Corporation

4570 Executive Drive, Suite 400 • San Diego, CA 92121
Phone: (858) 485-9840 • Facsimile: (858) 485-9843

VIA EMAIL AND FEDERAL EXPRESS

May 3, 2022

City of Cambridge Planning Board
344 Broadway
Cambridge, Massachusetts 02139

Re: Seasonal Beer Garden - Canal District Kendall, Cambridge, Massachusetts

Ladies and Gentlemen:

Kendall Square Corporation, a Massachusetts non-profit corporation (“KSC”), is the owner of Pavilion A (the “Building”), Pavilion B (the “Concert Stage”) and the adjacent public outdoor space at Henri A. Termeer Square in Cambridge, Massachusetts (collectively, the “Property”). The Property is subject to Special Permit #141 issued on April 17, 1999, as amended (the “Special Permit”), which requires a written determination by the Planning Board in connection with a proposed seasonal pop-up beer garden use at the Property.

This letter is to request that the Planning Board issue a written determination pursuant to the Special Permit that the use of certain premises at the Property (collectively, the “Seasonal Beer Garden Premises”) by KSC’s licensee, Night Shift Brewing, Inc. (“NSB”), is consistent with the objectives of the PUD-3 district and is beneficial to the predominant uses in the district pursuant to Section 13.42.5 of the Cambridge Zoning Ordinance.

The Seasonal Beer Garden Premises consists of approximately 250 square feet of indoor retail space in Pavilion A and approximately 3,300 -5,900 square feet of non-exclusive outdoor space at Henri A. Termeer Square, as more particularly shown on Exhibit A attached hereto and described below. The non-exclusive outdoor space included in the Seasonal Beer Garden Premises represents, at most, substantially less than 10% of the 97,824 of open space in Canal District Kendall.

NSB proposes to operate the Seasonal Beer Garden Premises for the sale of alcoholic and non-alcoholic beverages with up to 150 patrons within the outdoor open space perimeter at any point in time. NSB proposes the following hours of operation for the Seasonal Beer Garden Premises (the “Hours of Operation”) during the months of June through October 2022: 4:00 pm until 9:00 pm on Thursdays and Fridays; 12:00 pm until 9:00 pm on Saturdays; 12:00 pm until 8:00 pm on Sundays; 12:00 pm to 8:00 pm on Monday, July 4th, 2022, Monday, September 5th, 2022 and Monday, October 10th, 2022. The outdoor component of the Seasonal Beer Garden Premises will be open for public use outside of the Hours of Operation, and during the Hours of

Operation it will be open to the public with a valid ID, however no purchase is necessary for entry. It should be noted that children and adolescents accompanied by an adult over the age of 21 are permitted into the Seasonal Beer Garden Premises during Hours of Operation to enjoy the outdoor games and non-alcoholic beverages available for purchase inside the beer garden. Additionally, the public restrooms located within Pavilion A remain outside of the Seasonal Beer Garden Premises and will be open to the public at all times.

NSB has already obtained its Liquor License for the month of June 2022 from the Cambridge License Commission (please see Exhibit B attached). As required by the Licensing Commission, the Seasonal Beer Garden Premises must have a secure perimeter, with all control points monitored by NSB, to prevent patrons from carrying out beverages purchased inside the Seasonal Beer Garden perimeter. As such, KSC has hired Stantec, who previously designed the most recent renovations to Henri A. Termeer Square, to design an enhanced environment for the open space component of the Seasonal Beer Garden premises. Stantec's design scope was required to meet the Licensing Commission's prerequisite for an enclosed perimeter during hours of operation; but also to meet KSC's goal of maintaining the original vision for Henri A. Termeer Square's open space. With this goal in mind, Stantec has selected materials that enhance the environment but also are temporary and movable in nature such that the public can utilize the full open space outside of the Hours of Operation, as well as accommodate the seasonal ice rink which KSC will continue to operate every winter. Please see Exhibit C for renderings of the enhanced environment.

Under the space license agreement between KSC and NSB, NSB will be required to take down all perimeter ropes upon closing each day to ensure the outdoor open space maintains an inviting feel for public use while the Beer Garden is not open. KSC reserves the right to require NSB to immediately shut down operations within the Seasonal Beer Garden Premises if KSC reasonably believes that there is non-compliance with applicable laws or a violation of any site-wide rules and regulations or operating restrictions based on the space license agreement.

KSC has committed to making a significant investment of over \$125,000 to achieve a warm and inviting ambiance within the Seasonal Beer Garden. The added enhancements include high quality planters, seasonal plantings, high-top tables and string lighting. Note that KSC is also planning to engage the Community Arts Center to have its students paint one-third of the planters over the summer of 2022. KSC is also planning to spend approximately \$50,000 to host free, live concerts every Friday from 5 pm to 9 pm, June through September. These concerts which will be held in Pavilion B and are completely open to the public, and will be viewable from either the Seasonal Beer Garden Premises or from the public plaza space in Henri A. Termeer Square. In addition, KSC has partnered with Volo Sports to host a 7-week cornhole tournament open to the public inside the Seasonal Beer Garden (no beverage purchase required). Volo, a national sporting league organization, has advised that the cornhole league at Canal District Kendall would likely be their most popular sporting league simply given the proximity to the NSB beer garden.

In an effort to assist the Canal District Kendall restaurants and bolster sales following the pandemic, no food sales will be permitted by NSB from the Seasonal Beer Garden Premises. In fact, KSC has worked diligently with each local Canal District Kendall restaurant to create a

food offering menu, available on the CDK website and via QR code stickers to be posted on all tables 24/7 in Henri A. Termeer Square. Lastly, with the anticipated extra foot traffic, we are working to finalize a contract with UpNext to assist us with finding local entrepreneurs seeking to establish their brand and test a market for short term retail pop ups in Canal District Kendall.

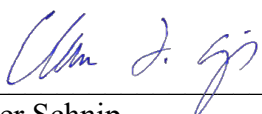
The partnership with NSB will allow KSC to leverage NSB's extensive social media following (over 120,000 followers on Instagram, 39,000 on Twitter and 44,000 followers on Facebook) to drive new foot traffic to Canal District Kendall and strengthen sales of the locally owned restaurants and retail already operating on-site. We look forward to helping establish Canal District Kendall as a destination for the entire Cambridge community and Greater Boston area, and at the same time help our tenant partners entice their employees back to work following the COVID pandemic. It should be mentioned, that KSC has worked assiduously to solicit buy-in for the beer garden use from the stakeholders of Canal District Kendall including numerous retail and office/lab tenants. Like KSC, these groups agree that the beer garden will help bolster food sales of the local Canal District Kendall restaurants and help attract employees back to work with fun new ways to socialize and connect with co-workers.

We anticipate that such use of the Seasonal Beer Garden Premises will require a written determination by the Planning Board in accordance with the Special Permit and the City of Cambridge Zoning Ordinance, and we respectfully request this matter be added to the agenda for the next available Planning Board meeting.

Please feel free to contact Laura Tower at Laura.Tower@BioMedRealty.com or (978) 337-8784 with any questions.

Sincerely,

KENDALL SQUARE CORPORATION

By: 

Alexander Schnip
Vice President

cc: Night Shift Brewing

Attachments

EXHIBIT A
SEASONAL BEER GARDEN PREMISES

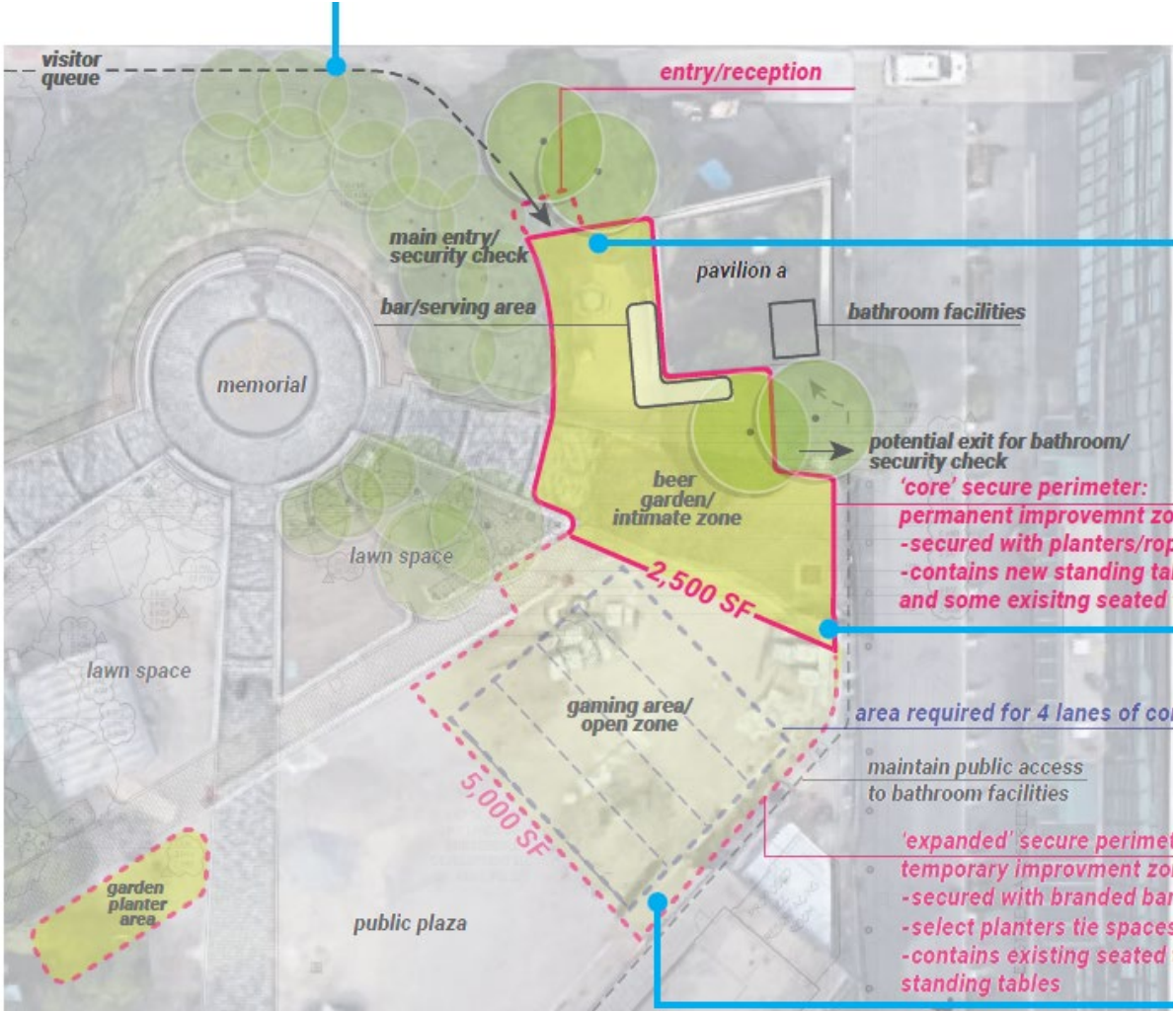


EXHIBIT B

NIGHT SHIFT BREWING LICQOUR LICENSE

4/27/22, 12:44 PM



CITY OF CAMBRIDGE - LICENSE COMMISSION

ONE DAY ALCOHOLIC BEVERAGES LICENSE
ONE DAY ENTERTAINMENT LICENSE

TO BE CONSUMED ON THE PREMISES

LICENSE NO: 169570

ALCOHOL CATEGORY:

Wine and Malt

ENTERTAINMENT TYPE:

EVENT LOCATION: Henri A. Termeer Square

DATES: 6/2-6/5, 6/9-6/12, 6/16-6/19, 6/23-6/26, 6/30

RAIN DATES: June 2, 2022

TIMES: 12:00pm-9:00pm

TYPE OF EVENT: Beer Garden

CONDITIONS:


HOST NAME: Night Shift Brewing

RESPONSIBLE PARTY: Mark Strauss

RESPONSIBLE PARTY CONTACT NO.: 5087458454


Nicole Murati Ferrer, Chair


Gerard Mahoney, Fire Chief


Christine Elow, Police Commissioner

NOTICE: Entertainment which is plainly audible at a distance of fifty (50) feet from the source, may be a violation of the Noise Control Ordinance Section 8.16.080, subject to discipline, cancellation or revocation of the license, and/or civil fines of \$300.00 per day.

----- **POST IN A CONSPICUOUS PLACE** -----

THIS LICENSE IS A PRIVILEGE SUBJECT TO REVOCATION AND SUSPENSION

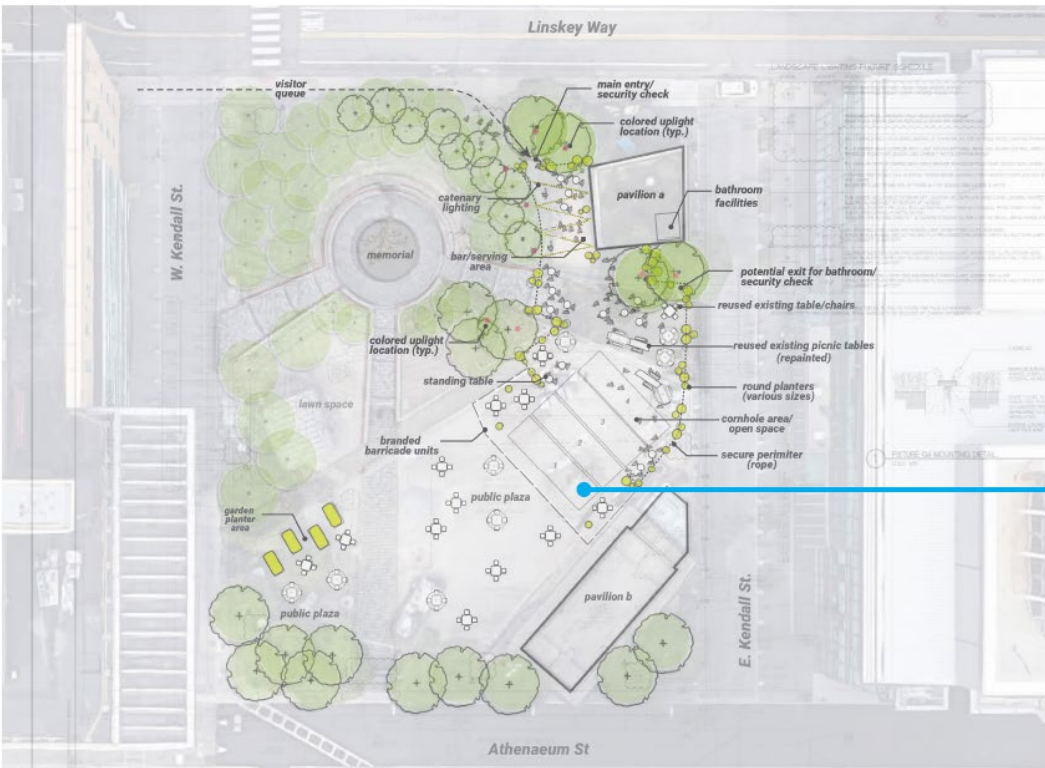
AS PROVIDED BY STATE LAW AND CAMBRIDGE CITY ORDINANCE.

THIS LICENSE IS NON-TRANSFERABLE.

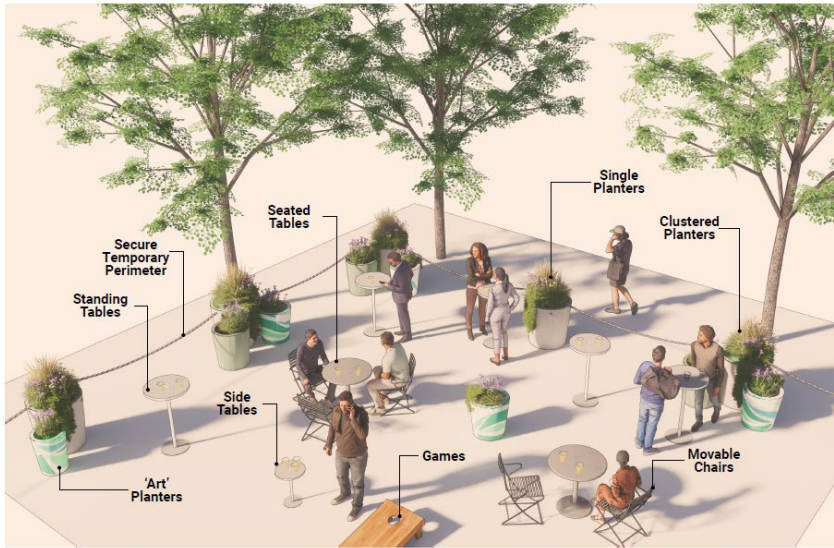


EXHIBIT C

ENHANCED ENVIRONMENT RENDERINGS



**OWL'S NEST AT TERMEER PLAZA
BEER GARDEN ELEMENTS**



Dynamic Lighting



Enclosure / Security



Planters



Games



Flexible Furniture





Canal District Kendall - Seasonal Beer Garden



**CANAL
DISTRICT** KENDALL



CDK Seasonal Beer Garden - Goals

- Establish Canal District Kendall as a destination for the entire Cambridge community
- Provide engagement opportunities for local community arts organizations and pop up retail
- Maintain public use of open space in Canal District Kendall
- Drive new foot traffic to Canal District Kendall
- Strengthen sales of the locally owned restaurants and retail already operating on-site
- Help tenant partners entice their employees back to work with fun new ways to socialize and connect with co-workers and the community



Seasonal Beer Garden - Overall Vibe

Enhanced, Flexible Environment

- New planters and detachable ropes will be used to create the required beer garden perimeter
- Neutral color scheme to blend with existing CDK environment, plus new string lighting to add ambiance
- 7 week public cornhole league
- Free Friday night concerts in Termeer Square
- Lawn games available daily
- Sale of alcoholic and non-alcoholic beverages
- No purchase is necessary for entry



CDK Seasonal Beer Garden - Partners



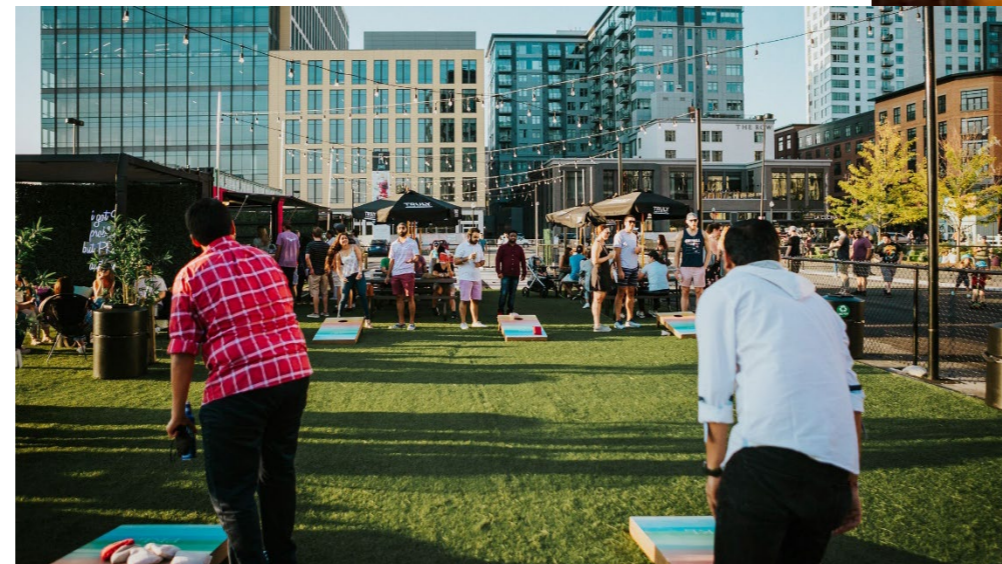
NIGHT SHIFT
BREWING

Night Shift Brewing

- Established pop up beer garden operator - Esplanade, Assembly Square, South Station and Allston
- 120,000 followers on Instagram, 44,000 FaceBook, 39,500 Twitter
- 20,000 guest checks at Assembly Owls Nest '21 summer

Volo Sports Leagues

- 30,000 followers on FaceBook, 9,000 followers on Instagram
- Cornhole - Thursdays 6 - 9 pm in the beer garden
- 7 week tournament
- 60 pp playing at staggered times



CDK Seasonal Beer Garden - Overview

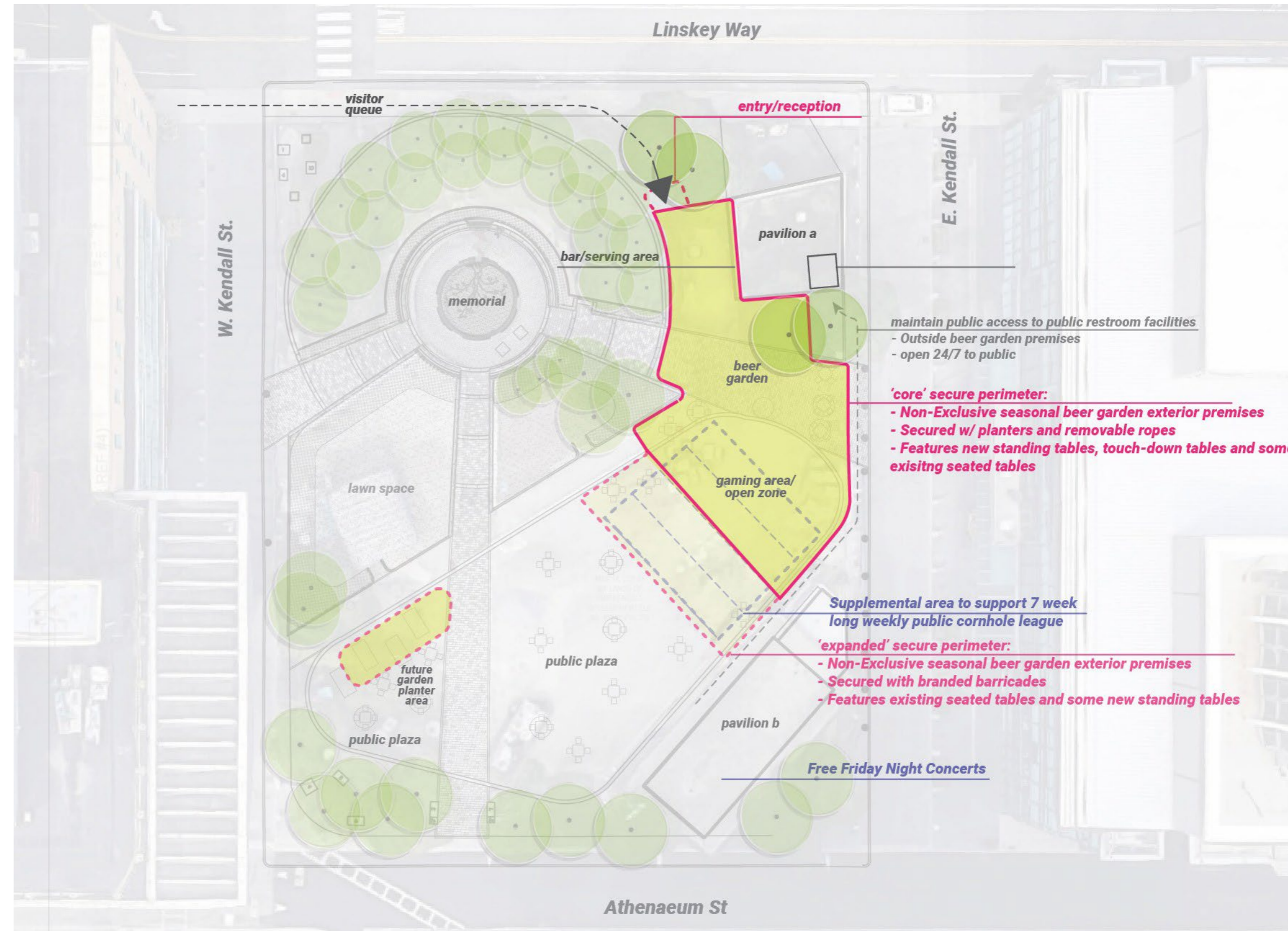
Premises

- 250 SF Pavilion A
- 3,300 - 5,900 SF non - exclusive outdoor premises in Henri A. Termeer Square
- < 10% of the 97,824 SF of open space at Canal District Kendall
- Public restrooms excluded from premises
- 150 patrons within the outdoor open space perimeter at any point in time

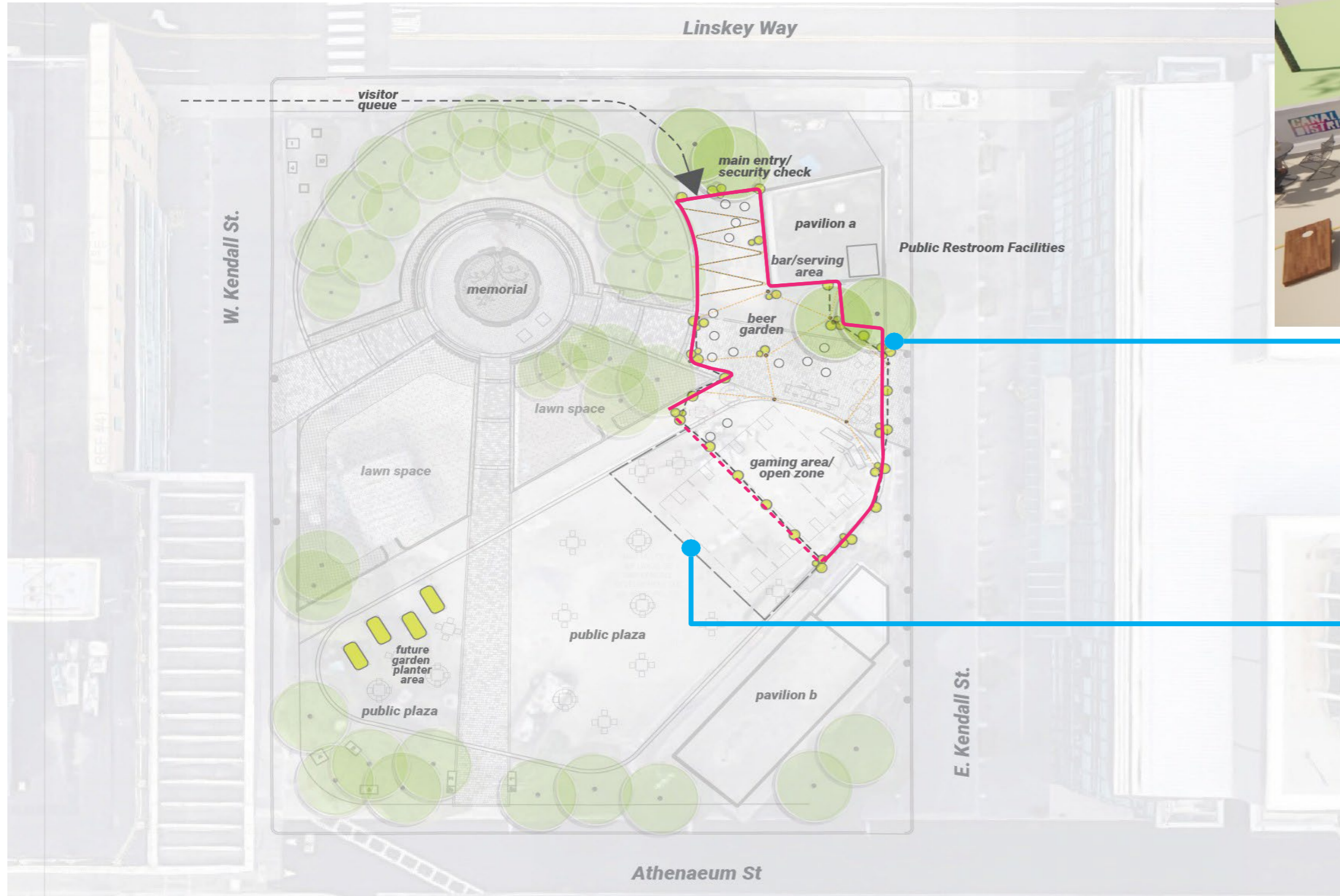
Hours of Operation

- June through October 2022
- 4:00 pm - 9:00 pm on Thursdays and Fridays
- 12:00 pm - 9:00 pm on Saturdays
- 12:00 pm - 8:00 pm on Sundays
- 12:00 pm - 8:00 pm applicable Monday holidays

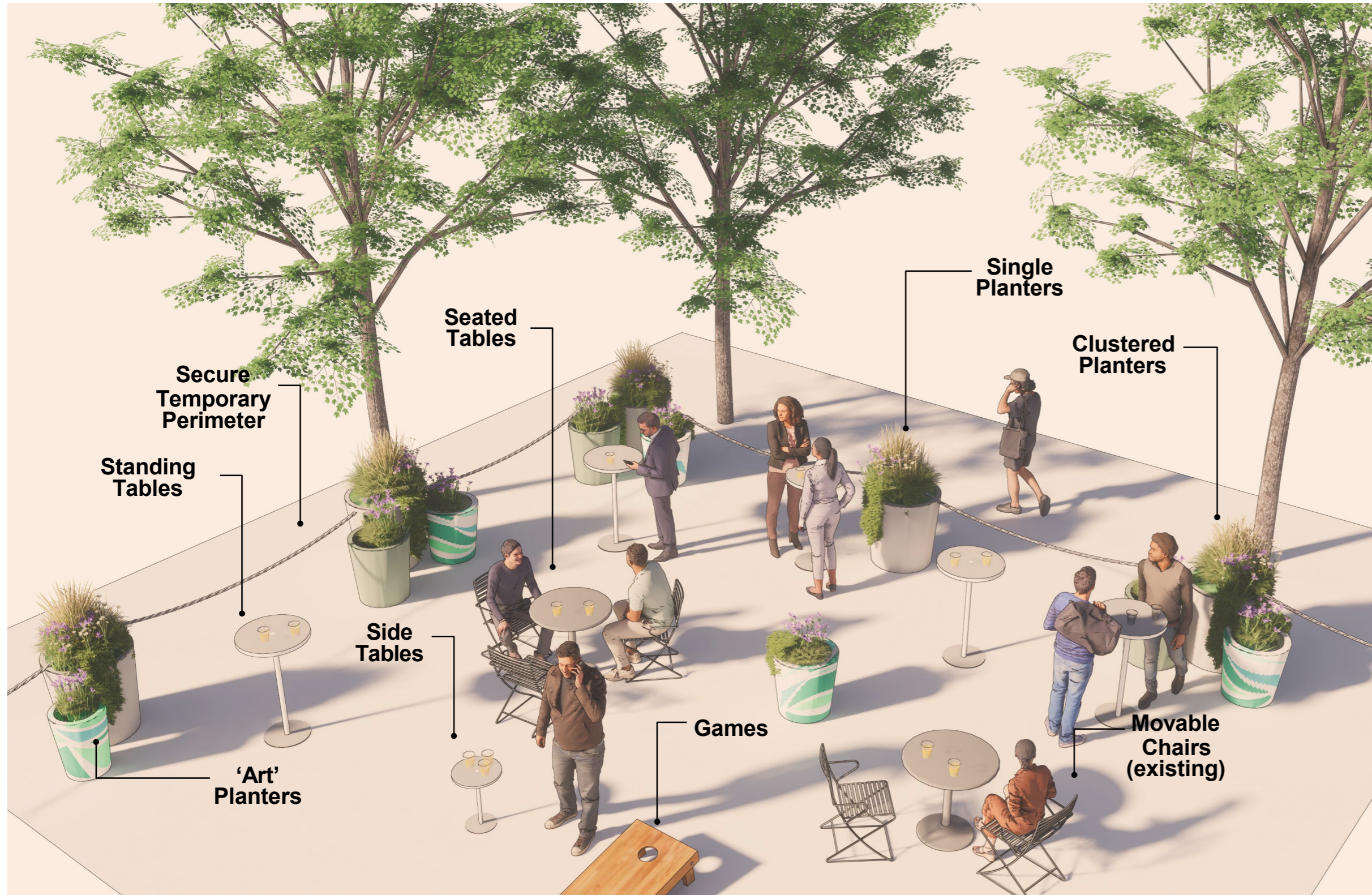
*During Hours of Operation open to the public with a valid ID, and minors accompanied by 21+ adult



CDK Seasonal Beer Garden - Sports League Layout



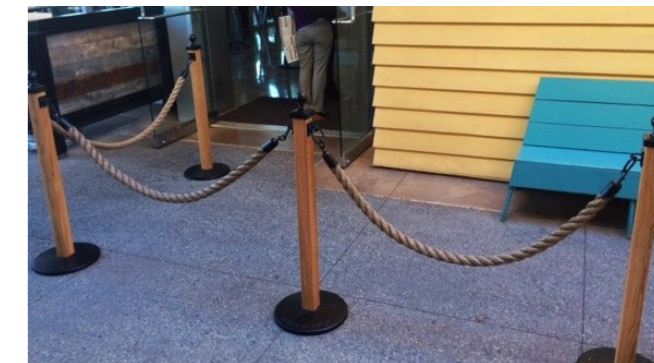
CDK Seasonal Beer Garden - Layout Rendering



Dynamic Lighting



Enclosure / Security



Planters



Games

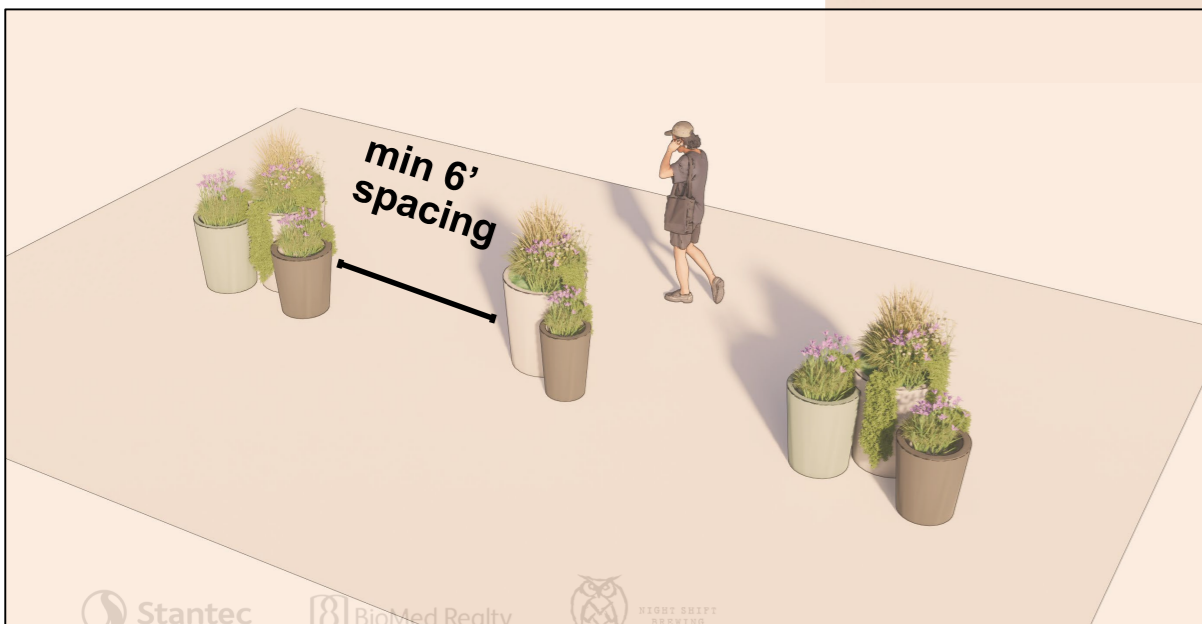
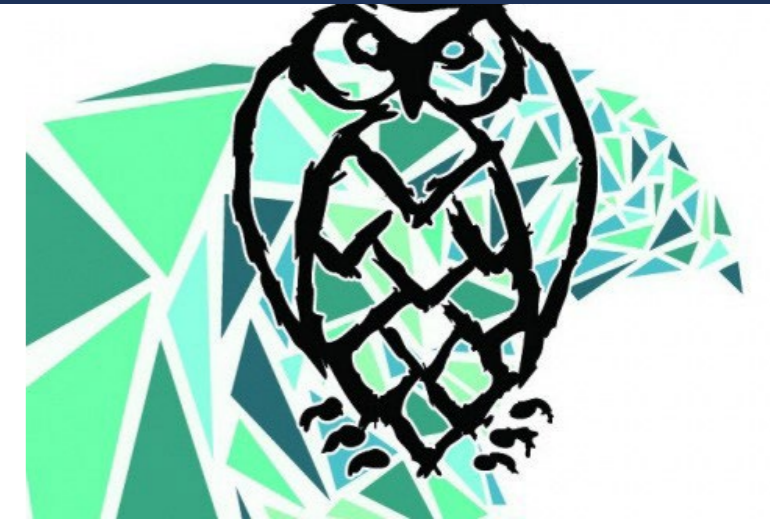


Flexible Furniture

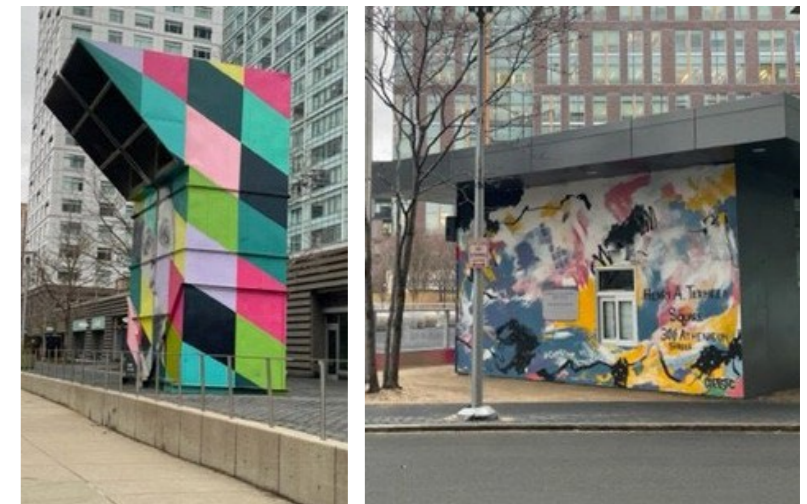


CDK Seasonal Beer Garden - Perimeter planters/Community Art

- Ropes removed daily
- Minimum 6 foot spacing between plant clusters for ADA compliance



- Collaboration with Community Arts Center for Cambridge Students to paint 1/3 of planters summer '22

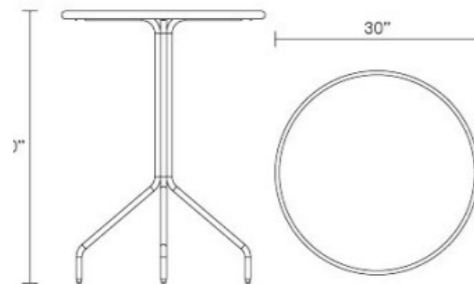


CDK Seasonal Beer Garden - Materials

New Materials



Tournesol - Urban Planter



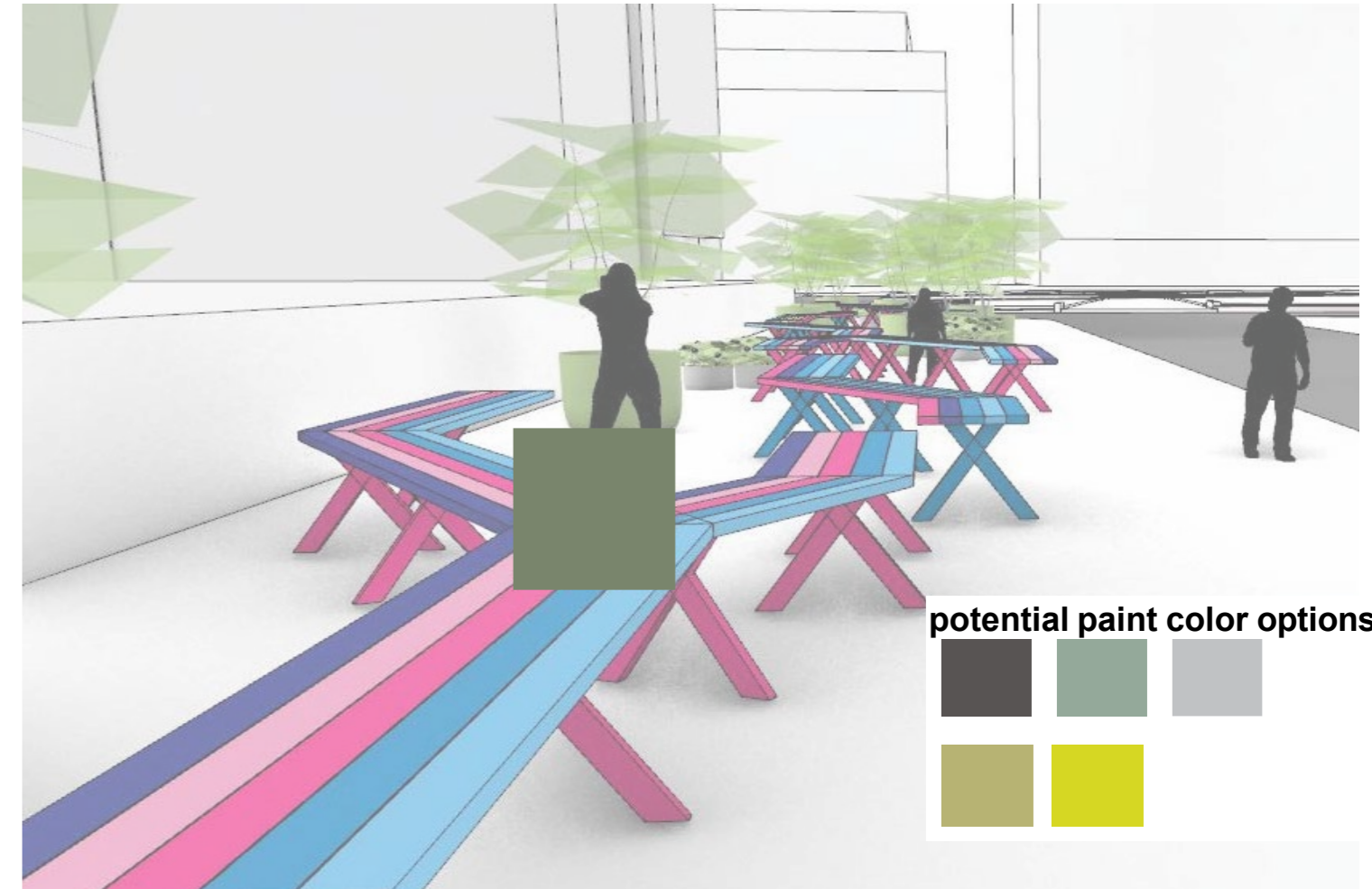
Blu Dot - Hot Mesh Table



Blu Dot - Hot Mesh Ottoman



Repurposed Materials from CDK



Fermob - Luxembourg Table



Fermob - Luxembourg Chair

VIA FEDEX AND EMAIL

May 9, 2022

City of Cambridge Planning Board
344 Broadway
Cambridge, Massachusetts 02139

Re: Neighborhood Retail Support Letter – Seasonal Night Shift Brewery Beer Garden at Canal District Kendall

Dear Planning Board Members:

As a Retailer in Canal District Kendall, we are submitting this letter in support of Kendall Square Corporation's application to host a Seasonal Beer Garden, operated by Night Shift Brewing, in Canal District Kendall during the period June 2nd thru October 31st, 2022.

We believe the Night Shift Brewing beer garden will further enhances the public outdoor space in Canal District Kendall and drive new foot traffic to the district, helping to bolster sales at our restaurant. We support the Seasonal Night Shift Beer Garden and look forward to providing a food option to patrons of the Beer Garden.

We appreciate your consideration of this matter.

Respectfully yours,



AJ Kurban
Aceituna Café
Owner

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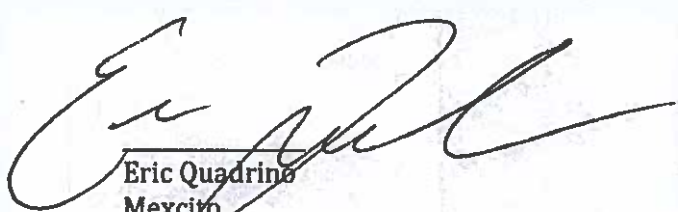
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We appreciate your consideration of this matter.

Respectfully yours,

Warrant of Appointment

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at the City of New York, this _____ day of _____, 20____.


Eric Quadrino
Mexcito
Owner

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Respectfully yours,

Pat McAuley

Pat McAuley
Plant Pub
Owner

BMR–Kendall Square Corporation

17190 Bernardo Center Drive • San Diego, California 92128
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STEVEN KURLAND
ZA AND GUC

WE ARE VERY EXCITED ABOUT
THIS PROJECT WHICH WILL
INVIGORATE THE AREA!

