

2024 JAN 12 AM 11:14
CITY OF CAMBRIDGE, MASSACHUSETTS



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 250990

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: IQHQ-Alewif LLC

PETITIONER'S ADDRESS: 201 Washington Street, MA, Boston 02108

LOCATION OF PROPERTY: 2 Alewife Pk., Cambridge, MA

TYPE OF OCCUPANCY: Office and lab

ZONING DISTRICT: Special District 3

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

IQHQ-Alewif LLC (the "Petitioner") seeks a use variance pursuant to Section 10.31 of the Zoning Ordinance to allow for approximately 6,500 sq. ft. of gross floor area ("GFA") of restaurant use on the ground floor of Building No. 2 of the Alewife Park Project (the "Project") located at 36-64 Whittemore Avenue in the Special District 3 Zoning District ("SD-3"). Pursuant to Section 17.32.3 of the Zoning Ordinance, in the SD-3, any one

[Faint, mirrored text and signatures from the reverse side of the page are visible through the paper.]

retail establishment must be limited to no more than 1,200 sq. ft. of GFA. The Petitioner seeks a use variance to allow for the additional approximately 5,300 sq. ft. of GFA of restaurant use.

The Petitioner began a community engagement process almost three years ago in connection with development of the Project. This community engagement process is actively ongoing. During this continuing process, it has been uniformly stated that a public use, full service restaurant is needed for both tenants and the community.

Section 17.32.2 expressly allows for restaurant use (Use 4.35(f-1)), but limits any individual retail establishment to 1,200 sq. ft. of GFA. This restriction renders a restaurant infeasible for the Project. The Petitioner seeks a use variance to allow a single restaurant that includes approximately 6,500 sq. ft. of GFA to provide tenants and the community with a desired use.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 17.000 Section: 17.32.2 (Permitted Non-Residential Uses).
- Article: 4.000 Section: 4.35.f.1 (Restaurant Use).
- Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

DAVID J. SURETTE

(Print Name)

Address: _____

Tel. No. kthai@iqhqreit.com

E-Mail Address: 617-999-3739

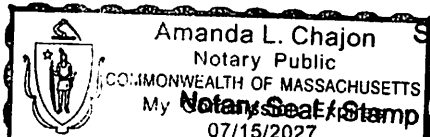
The Commonwealth of Massachusetts

County: Suffolk

On this 11 day of January, 2024
before me, the undersigned Notary Public, personally appeared

David Joseph Surette (name of document signer
proved to me through satisfactory evidence of identification which was/were

MA driver's license, to be the person who signed
the preceding or attached document in my presence, and who swore or
affirmed to me that the contents of this document are truthful and accurate to
the best of his/her knowledge and belief.



Signature: Amanda L. Chajon
Notary Public Justice of the Peace
My Commission expires 7/10/2027

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I, David Surette, as authorized signatory, on behalf of IQHQ-Alewife LLC, a Delaware limited liability company

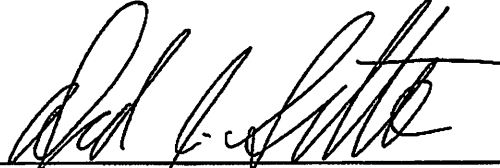
(OWNER)

Address: 36-64 Whittemore Avenue

State that IQHQ-Alewife LLC owns the property located at 36-64 Whittemore Avenue which is the subject of this zoning application.

The record title of this property is in the name of IQHQ-Alewife, LLC

*Pursuant to a deed of duly recorded on the date August 4, 2020, with Middlesex South County Registry of Deeds at Book 75297, Page 443; or Middlesex Registry District of Land Court, Certificate No. 273807.

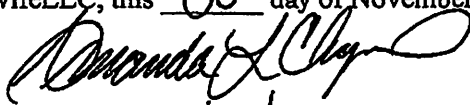


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

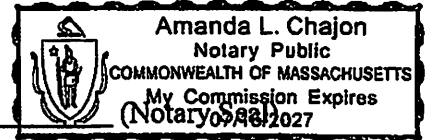
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-named, David Surette, personally appeared before me, in his capacity as authorized signatory for IQHQ-Alewife LLC, this 30 day of November, 2023, and made oath that the above statement is true.



Notary My commission expires 7/15/2027



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

Original
Signature(s):

(Petitioner (s) / Owner)

(Print Name)

Address: _____

Tel. No. kthai@iqhqreit.com

E-Mail Address: 617-999-3739

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: IQHQ-Alewife LLC
Location: 2 Alewife Pk., Cambridge, MA
Phone: kthai@iqhqreit.com

Present Use/Occupancy: Office and lab
Zone: Special District 3
Requested Use/Occupancy: Retail

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		Building No. 2 is under construction	6,500 sq. ft. of GFA within Building No. 2	Sec. 17.33.11 permits up to 782,500 sq. ft. of GFA in the SD-3.	(max.)
<u>LOT AREA:</u>		735,500	No Change	20,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.94 for the Alewife Park Project as approved by Special Permit No. 387.	No Change	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	2,500	
<u>SIZE OF LOT:</u>	WIDTH	961	No Change	100	
	DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	Approved by Special Permit No. 387	No Change	25	
	REAR	Approved by Special Permit No. 387	No Change	50	
	LEFT SIDE	Approved by Special Permit No. 387	No Change	64.58	
	RIGHT SIDE	Approved by Special Permit No. 387	No Change	25, 50	
<u>SIZE OF BUILDING:</u>	HEIGHT	48 - 52 as approved by Special Permit No. 387	No Change	55	
	WIDTH	N/A	N/A	N/A	
	LENGTH	961	No Change	100	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		Approved by Special Permit No. 387	No Change	20% Open Space Requirement. No Permeable Open Space Requirement	
<u>NO. OF DWELLING UNITS:</u>		0	0	N/A	

<u>NO. OF PARKING SPACES:</u>		Up to 609 Parking Spaces Approved by Special Permit No. 387.		No Change		No minimum requirement. Maximum of 1,000 parking spaces	
<u>NO. OF LOADING AREAS:</u>		8 approved by Special Permit No. 387.		No change		5	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		Approved by Special Permit No. 387		No Change		Per Sec. 5.13	

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

The proposed retail use is a part of the Alewife Park Project. The Alewife Park Project includes the renovation of two buildings (the former One Alewife and Building 29, to be renamed Buildings 1 and 2 respectively) and the construction of three new three-story lab/office buildings (Buildings 3, 4, and 5) and a four-story parking structure.

The proposed program mix for Buildings 3, 4 and 5 consists of approximately 60-percent lab and 40-percent office in addition to campus amenities, including pedestrian plaza, outdoor seating areas, space for food trucks, temporary performance platform and other such programming and design features and retail space for two distinct concepts. In addition to the new construction buildings, Buildings 1 and 2 will be improved and converted to include lab use with a ratio of lab to office consistent with the new buildings.

The approved site plan includes six structures connected by a service drive, pedestrian paths and landscaped areas. The proposed parking garage will also be a new building and will consolidate at-grade parking spaces that are currently spread throughout the Proposed Site.

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'.

BZA Application Form

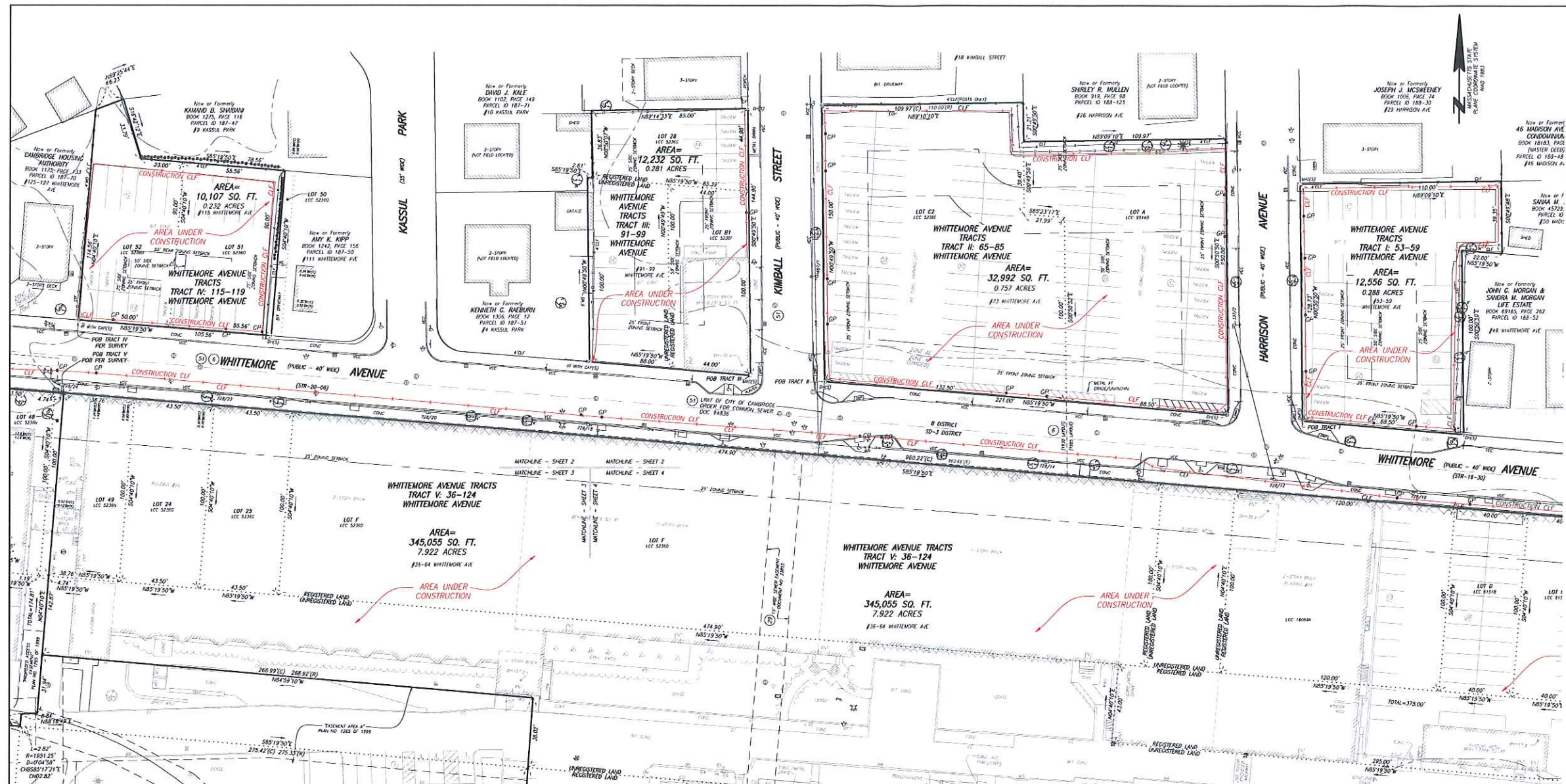
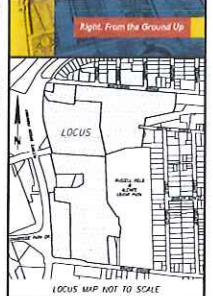
SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:
- The 1,200 sq. ft. of GFA limitation on retail in Sec. 17.32.2 creates a hardship as literal enforcement would prevent a full service restaurant from being operationally feasible as it would limit (a) the type of restaurant that would be operated in the space, (b) hours of operation, and (c) food and beverage options. These limitations would significantly and adversely impact whether a restaurant would be successful at this location.
- A literal enforcement of Sec.17.32.3 of the Zoning Ordinance would involve a substantial hardship and would be inconsistent with the community interest as it would prevent (i) the Project from including a use that is expressly allowed under applicable zoning and (ii) a use that is desired by both the community and the Petitioner. It is understood that the applicable zoning was drafted to prevent “ box store ,” high traffic, retail on the Site, but it was not intended to preclude reasonably sized restaurant space.
- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:
- The unique nature of Building No. 2, which is a research and development building that has been located on the Site for several decades, does not allow for retail or community service establishments that are visible or directly accessible from Whittemore Avenue. Retail and consumer service establishments can only be developed on the south side of the building. The lack of visibility and direct access from Whittemore Avenue to the retail or consumer use establishments within Building No. 2 create profound challenges for the viability of small retailers having 1,200 square feet or less, thereby creating a real hardship for the Project.
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:
- Granting the requested use variance would not be detrimental to the public good. Retail, and specifically restaurant, is allowed in the SD-3 , but such use is limited to 1,200 sq. ft. of GFA. The community has expressed a desire for a successful full service restaurant space and the Petitioner’s needs to include this type of amenity space to attract the types of tenants that would occupy a Project that is a world-class hub for research and innovation. The proposed use variance is necessary to make a restaurant viable in the proposed pace and there would be no detrimental impact if the use variance is granted.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- Granting the requested uses variance would not nullify or substantially derogate from the intent or purpose of the Zoning Ordinance as the proposed use would not just encourage an expressly allowed

use, but would make such a use viable in this location and it would allow the Proponent to provide a use that is compatible with the expressly stated request of the community.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**



EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B, PART II LISTED IN THE COMMENTARY OF THE FILE NO. 22-02446C-FINAL/ALTA/ONE/VE ISSUED BY FLD/ALTA NATIONAL TITLE ASSURANCE COMPANY/HANDS ON COMMUNITY DATE OF RECORD 11, 2023 AND REVISED TO SEPTEMBER 14, 2023

1. DEED BY THE CITY OF CAMBRIDGE IN FEE OF WHITTEMORE AVENUE AS A PUBLIC WAY... 2. MOVED TO SCHEDULE B, PART II... 3. NOTICE OF DECISION BY THE CITY OF CAMBRIDGE ZONING BOARD... 4. THE FOLLOWING ITEM WHICH IS NOT A MATTER RELATING TO TITLE AND IS THEREFORE EXCLUDED FROM COVERAGE...

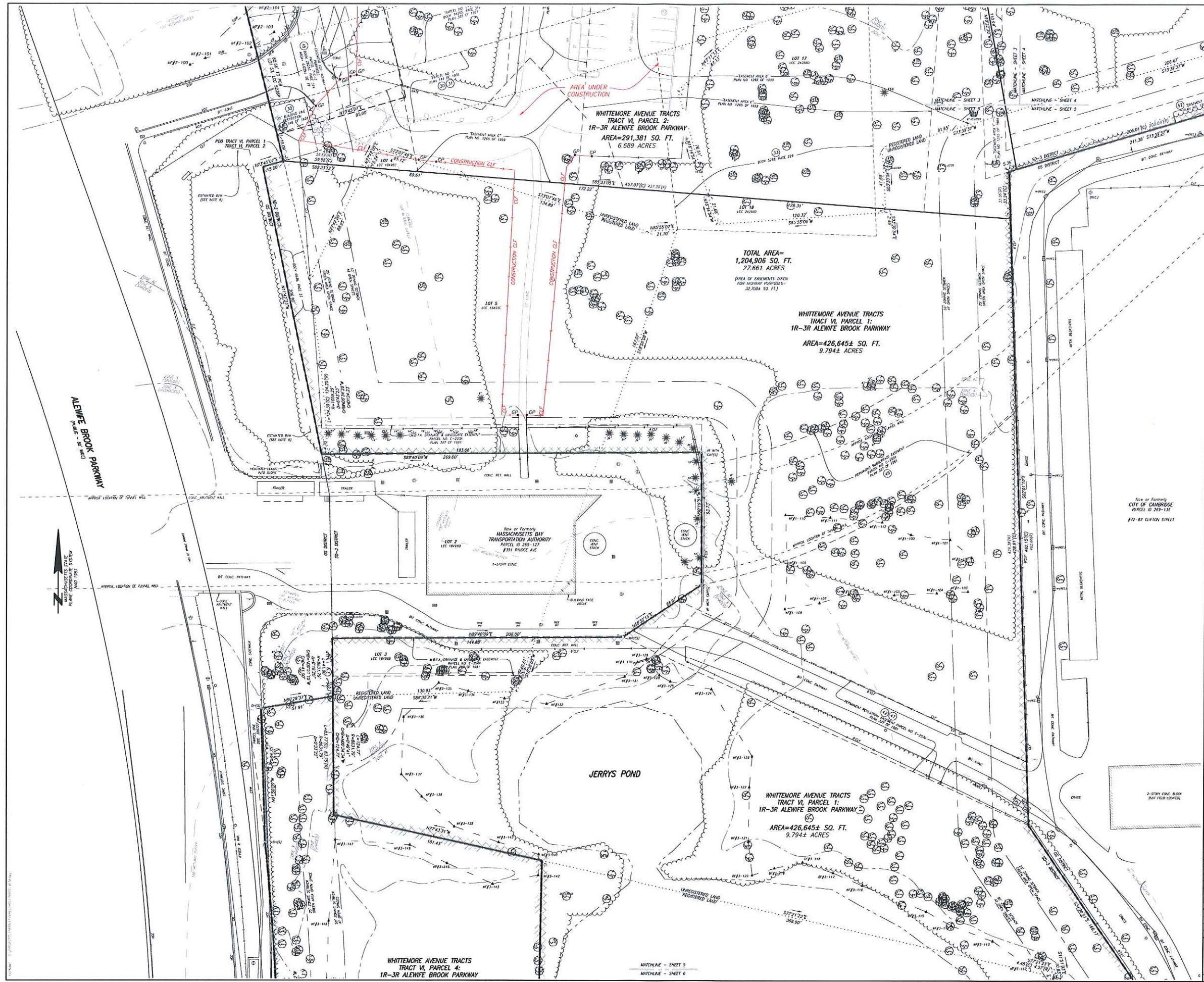
5. DEED BY THE CITY OF CAMBRIDGE ZONING BOARD OF APPEALS... 6. THE FOLLOWING ITEM WHICH IS NOT A MATTER RELATING TO TITLE AND IS THEREFORE EXCLUDED FROM COVERAGE... 7. THE FOLLOWING ITEM WHICH IS NOT A MATTER RELATING TO TITLE AND IS THEREFORE EXCLUDED FROM COVERAGE... 8. THE FOLLOWING ITEM WHICH IS NOT A MATTER RELATING TO TITLE AND IS THEREFORE EXCLUDED FROM COVERAGE...

9. THE FOLLOWING ITEM WHICH IS NOT A MATTER RELATING TO TITLE AND IS THEREFORE EXCLUDED FROM COVERAGE... 10. THE FOLLOWING ITEM WHICH IS NOT A MATTER RELATING TO TITLE AND IS THEREFORE EXCLUDED FROM COVERAGE... 11. THE FOLLOWING ITEM WHICH IS NOT A MATTER RELATING TO TITLE AND IS THEREFORE EXCLUDED FROM COVERAGE... 12. THE FOLLOWING ITEM WHICH IS NOT A MATTER RELATING TO TITLE AND IS THEREFORE EXCLUDED FROM COVERAGE...

LEGEND: SEWER MANHOLE, DRAIN MANHOLE, ELECTRIC MANHOLE, TELEPHONE MANHOLE, WATER SHUT OFF/FAUCET GATE, GAS SHUT OFF/GAS CAGE, CATCH BASIN, UTILITY POLE, ELECTRIC HOOKUP, SIGN, AREA DRAIN, EMERGENCY CALL BOX, ROOF DRAIN, SECURITY CAMERA, FIRE ALARM, POST BARRICADE MARK, STAFF PIPE/STAIRWAY CONNECTION, GATE POST, HOISTWAY CONTROL VALVE, DISABLED PARKING SPACE, NUMBER OF PARKING SPACES, BIRDBOXES, CALCULATED, GATE COORDINATE, CHAIN LINK FENCE, CONCRETE, DRIVE WALK SET, IRON ROD FLOOD, WALK WALK SET, ENTRANCE, FLOOD, FLAG DRIVE CURB, CONC. DRIVE CURB, LAND COURT CASE, MARCH 4 SURVEY, RECORD, 50 FT, STAKE, STAKE, VERTICAL CURVE CLIP, WOOD FENCE, EXISTING NUMBER (LISTED IN FILE COMMENTARY), ELECTRIC.

LIST OF POTENTIAL ENCROACHMENTS: PARCEL A: OVERHEAD WIRES CROSS THE BOUNDARY. PARCEL B: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL C: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL D: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL E: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL F: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL G: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL H: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL I: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL J: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL K: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL L: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL M: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL N: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL O: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL P: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL Q: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL R: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL S: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL T: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL U: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL V: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL W: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL X: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL Y: CHAIN LINK FENCE CROSS THE BOUNDARY. PARCEL Z: CHAIN LINK FENCE CROSS THE BOUNDARY.

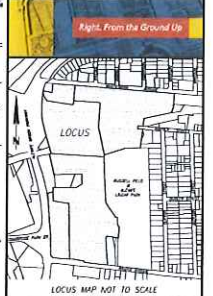
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2007 MASSACHUSETTS STATE REQUIREMENTS FOR ALTA/SURVEY AND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 OF TABLE C IN PART 1. THE FIELDWORK WAS COMPLETED ON MARCH 23, 2023. DATE OF PLAN OR MAP: MARCH 23, 2023. FELDMAN GEOSPATIAL. KEVIN APPELLANT, PLS (617) 432-0100, KAPPELLANT@FELDMANGEO.COM. 2/21/2023. DATE. ALTA/NSPS LAND TITLE SURVEY ONE ALLEWEE CENTER (N/A) 40 WHITTEMORE AVENUE, 53-59, 65-85, 91-99, 115-119 & 36-64 WHITTEMORE AVENUE AND 1R-JR ALLEWEE BROOK PARKWAY CAMBRIDGE, MASS. DATE: MARCH 23, 2023. REVISIONS: 8/12/2023 ADDRESS COMMENTS, 8/12/2023 UPDATE SURVEY MAP, 8/23/2023 ADDRESS COMMENTS, UPDATE ZONING MAP. FLD/ALTA NATIONAL TITLE ASSURANCE COMPANY/HANDS ON COMMUNITY. PREPARED BY: FLD/ALTA NATIONAL TITLE ASSURANCE COMPANY/HANDS ON COMMUNITY. CHECKED BY: FLD/ALTA NATIONAL TITLE ASSURANCE COMPANY/HANDS ON COMMUNITY. DATE: 8/12/2023. SCALE: 1"=20'. SHEET NO. 2 OF 9.



FELDMAN
GEOSPATIAL

BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608
(617)357-9740
www.feldmangeo.com



TOTAL AREA=
1,204,906 SQ. FT.
27.661 ACRES
(AREA OF EASEMENTS TAKEN
FOR HIGHWAY PURPOSES=
32,2084 SQ. FT.)

WHITTEMORE AVENUE TRACTS
TRACT VI, PARCEL 1:
1R-3R ALEWIFE BROOK PARKWAY
AREA=426,645± SQ. FT.
9.794± ACRES

WHITTEMORE AVENUE TRACTS
TRACT VI, PARCEL 2:
1R-3R ALEWIFE BROOK PARKWAY
AREA=291,381 SQ. FT.
6.689 ACRES

WHITTEMORE AVENUE TRACTS
TRACT VI, PARCEL 4:
1R-3R ALEWIFE BROOK PARKWAY

MATCHLINE - SHEET 5
MATCHLINE - SHEET 6

TO AN HONORABLE CHIEF OF JUSTICE
ASSOCIATION, A NATIONAL BANKING
ASSOCIATION, INCORPORATED UNDER THE LAWS
OF THE UNITED STATES OF AMERICA, AS
ADMINISTRATIVE AGENT FOR ITSELF AND THE
OTHER LENDERS, TOGETHER WITH THEIR
SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN
AND THE SURVEY BY WHICH IT IS BASED WERE
MADE IN ACCORDANCE WITH THE 2001 MINIMUM
STANDARDS OF THE REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12,
13 AND 15 OF TABLE A, THEREOF. THE
FIELDWORK WAS COMPLETED ON MARCH 23,
2003.

DATE OF PLAN OR MAP: MARCH 23, 2003

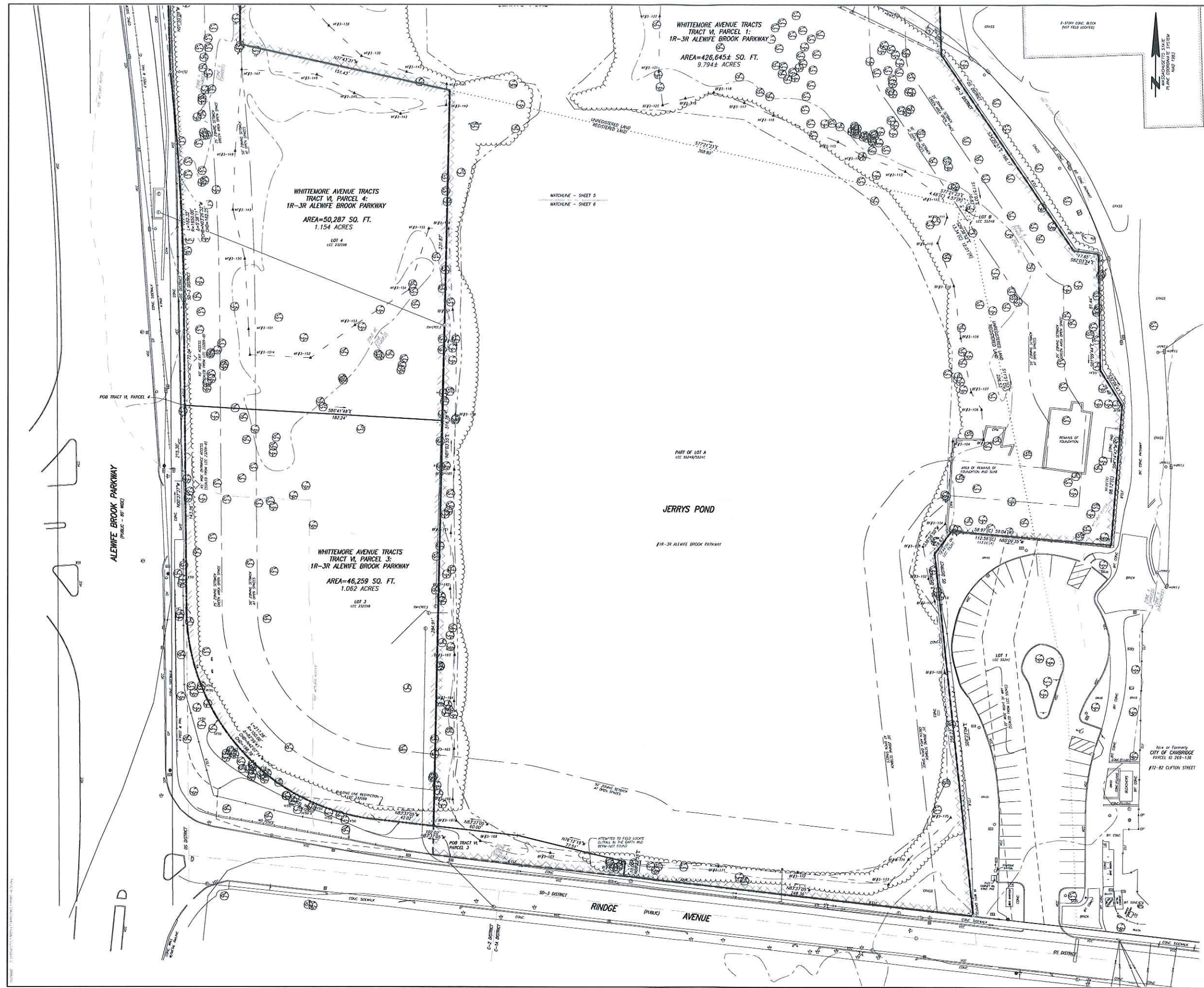
FELDMAN GEOSPATIAL
Kevin Arnold
KEVIN ARNOLD, PLS. (NH# 45388)
KARNAS@FELDMANGEO.COM

3/23/2003
DATE



DRAWING NAME:
**ALTA/NSPS LAND
TITLE SURVEY
ONE ALEWIFE CENTER
(A/K/A 40 WHITTEMORE
AVENUE), 53-59, 65-85,
91-99, 115-119 & 36-64
WHITTEMORE AVENUE
AND 1R-3R ALEWIFE
BROOK PARKWAY
CAMBRIDGE, MASS.**

DATE:	MARCH 23, 2003
REVISIONS:	
8/12/2003	ADDRESS COMMENTS
8/22/2003	UPDATE SURVEY MAP
8/27/2003	ADDRESS COMMENTS, UPDATED ZONING CODE
FILENAME:	17888-ALTA.Plg
REVISION:	FIELD CHECK: PS
PROJ. MGR:	APPROVED: <i>[Signature]</i>
DRAWN:	DATE: 08/23/2003
FIELD CHECK:	END FILE: 17888
SCALE: 1"=20'	
SHEET NO. 5 OF 9	

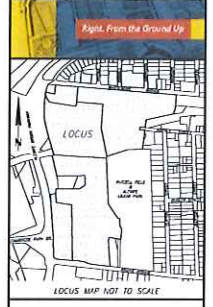


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DATE OF PLAN OR MAP: MARCH 23, 2023

FELDMAN GEOSPATIAL
Ken Arnold
KEN ARNOLD, PLS (MAP #12181)
KEN@FELDMANGEOSPATIAL.COM

3/23/2023
DATE

City of Cambridge
CITY OF CAMBRIDGE
PARCEL ID 268-136
122-82 CLIFTON STREET

DRAWING NAME:
**ALTA/NSPS LAND
TITLE SURVEY
ONE ALEWIFE CENTER
(A/K/A 40 WHITTEMORE
AVENUE), 53-59, 65-66,
91-95, 115-119 & 36-64
WHITTEMORE AVENUE
AND 1R-3R ALEWIFE
BROOK PARKWAY
CAMBRIDGE, MASS.**

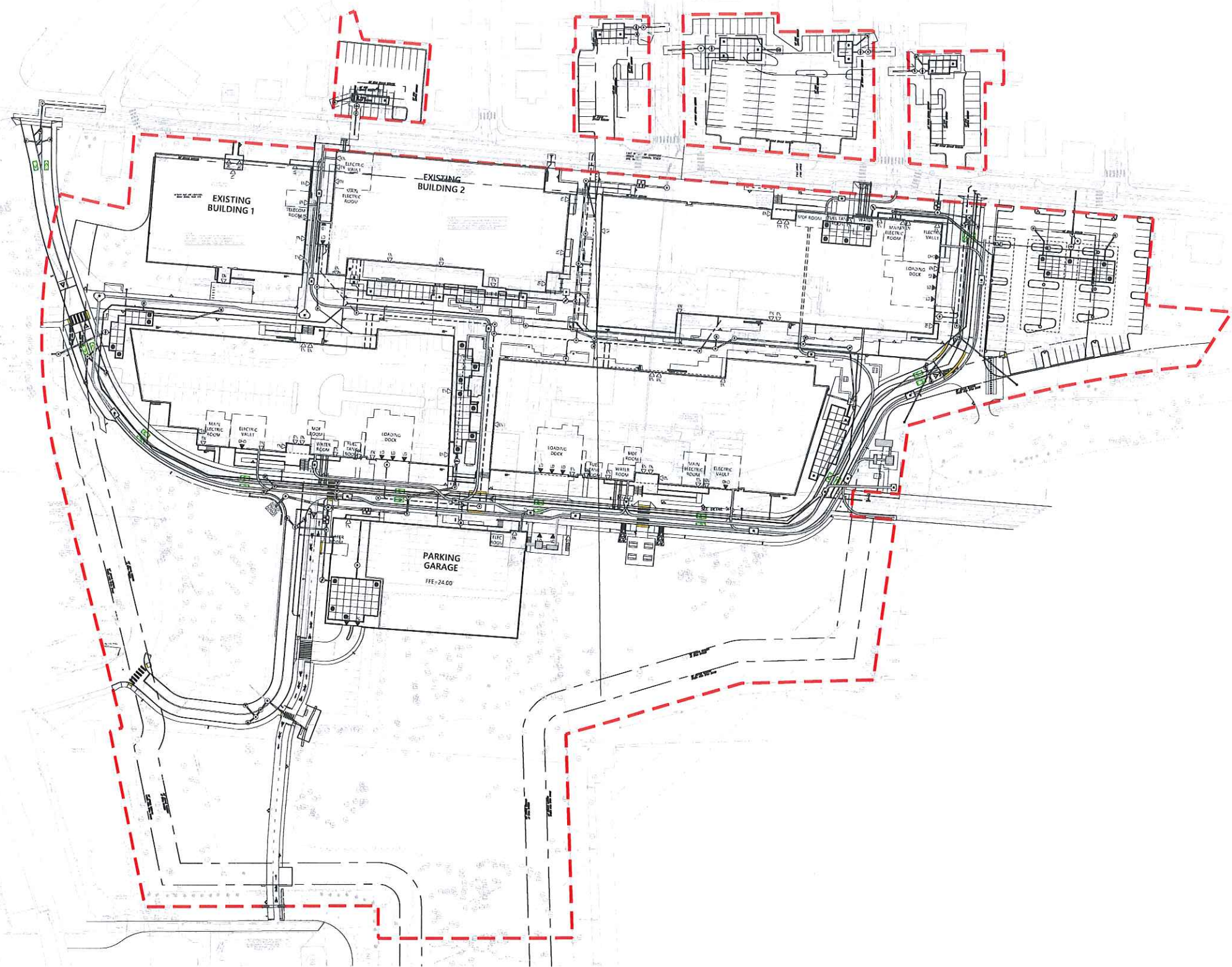
DATE: MARCH 23, 2023

REVISIONS	DATE	ADDRESS COMMENTS
B/22/2023		ADDRESS COMMENTS
B/22/2023		UPDATE LEGAL MAP
B/22/2023		ADDRESS COMMENTS, UPDATED ZONING W/MS

FILENAME: 17488-ALTA.dwg	FELD DWG: PS
PROJECT: 17488	FELD EMT: PS
PROJECT: 17488	APPROVED: [Signature]
DATE: 3/23/2023	DATE: 3/23/2023
FELD DWG: PS	CRD FILE: 17488

SCALE: 1"=20'

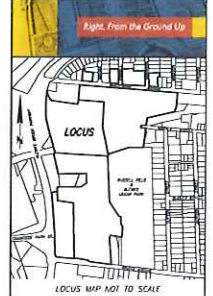
SHEET NO. 6 OF 9



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BOSTON, MA 02119

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WORCESTER, MA 01608

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www.feldmangeo.com



IF BOSTON CHASE BANK NATIONAL ASSOCIATION, A NATIONAL BANCING ASSOCIATION CHARTERED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, THE ADMINISTRATIVE TRUST FOR ITSELF AND THE OTHER LEASERS, TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS, JOHNSON-ALLEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL, THE FIDELITY COMPANY, ALEXANDER PARK COOPERATIVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY (FORMERLY ALEXANDER PARK COOPERATIVE ASSOCIATION), FIRST AMERICAN TITLE ASSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2003 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALLEGEDLY LAND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ALTA AND ASS'NS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 OF SAID STANDARD. THE TELEPHONE WAS COMPLETED ON MARCH 23, 2023.

FELDMAN GEOSPATIAL

KEVIN ARZUMAN, PLS (0047 45282)
KARINALE@FELDMANGEO.COM

9/27/2023
DATE



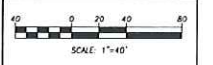
- RECORD OWNER
- 40-42 FARMERS
JOHNSON-ALLEN, LLC
 - ONE ALEWIFE CENTER
(A/K/A 40 WHITTEMORE AVENUE)
BOOK 2518, PAGE 29
CERTIFICATE NO. 221807
PARCEL ID: 281-132
 - 53-59 WHITTEMORE AVENUE
BOOK 2518, PAGE 443
PARCEL ID: 188-103
 - 65-85 WHITTEMORE AVENUE
CERTIFICATE #225807
PARCEL ID: 188-101
 - 91-99 WHITTEMORE AVENUE
BOOK 2518, PAGE 443
CERTIFICATE #225807
PARCEL ID: 187-38
 - 113-119 WHITTEMORE AVENUE
CERTIFICATE #225807
PARCEL ID: 187-50
 - 36-124 WHITTEMORE AVENUE
BOOK 2518, PAGE 443
CERTIFICATE #225807
PARCEL ID: 218-131
 - 1R-3R ALEWIFE BROOK PARKWAY
BOOK 2518, PAGE 443
CERTIFICATE #225807
PARCEL ID: 281-133

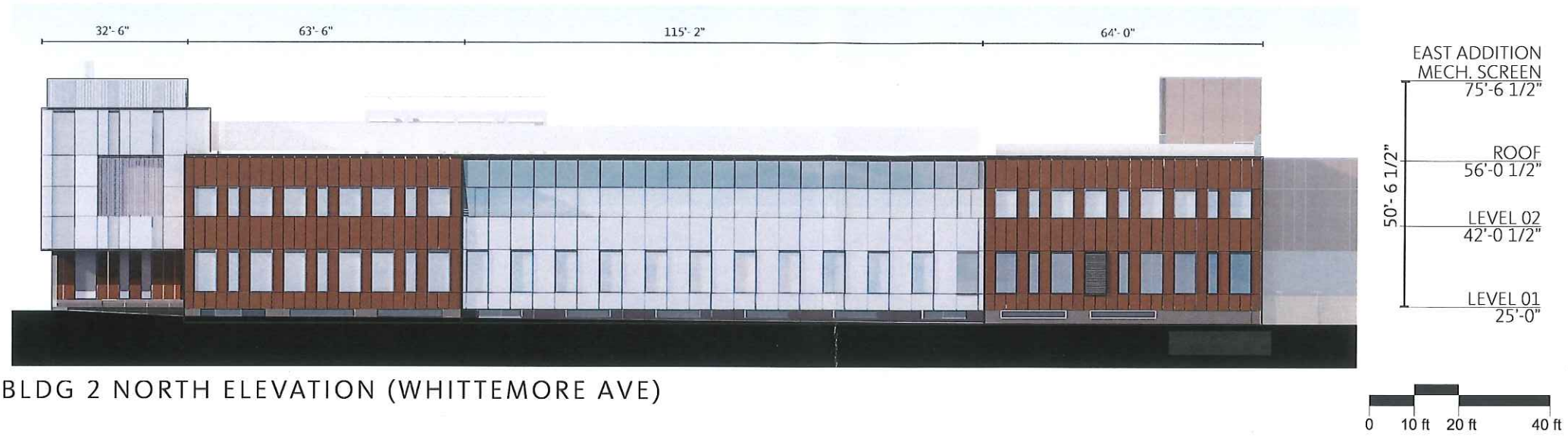
DRAWING NAME:
PROPOSED CONDITIONS
ONE ALEWIFE CENTER
(A/K/A 40 WHITTEMORE AVENUE), 53-59, 65-85, 91-99, 113-119 & 36-64 WHITTEMORE AVENUE AND 1R-3R ALEWIFE BROOK PARKWAY CAMBRIDGE, MASS.

DATE: MARCH 23, 2023

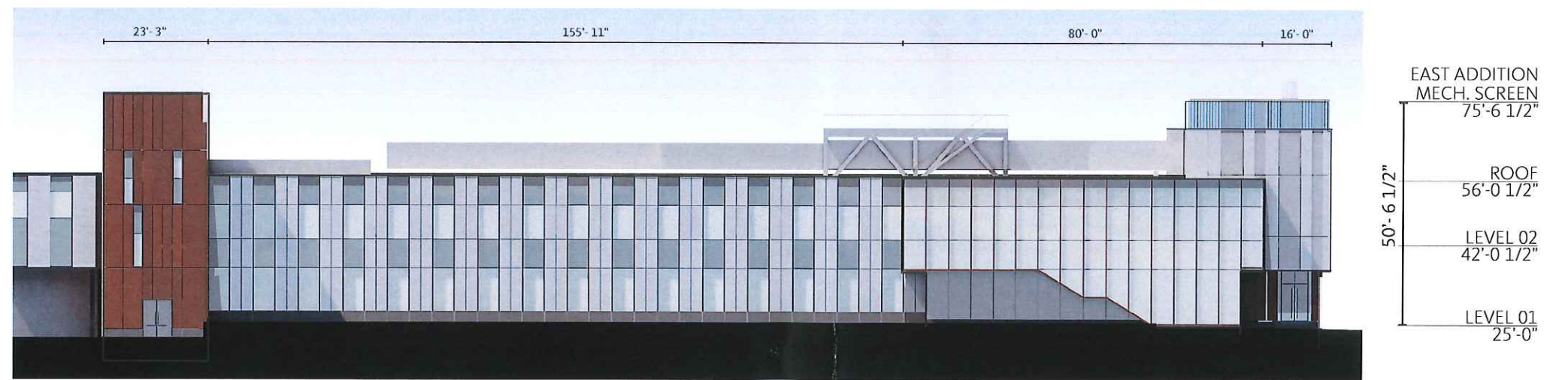
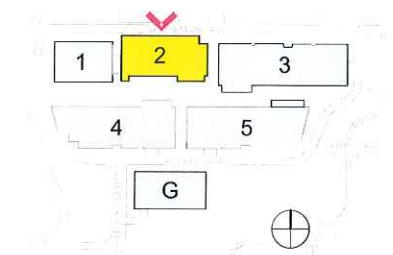
REVISIONS	DATE	ADDRESS COMMENTS

FILENAME:	Proposed conditions plot.dwg
DESIGNER:	FELDMAN
PROJECT NO.:	404
DATE:	10/14/2021
FIELD CHK:	PS
DATE:	11/2021

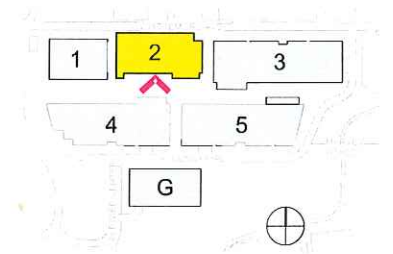




BLDG 2 NORTH ELEVATION (WHITTEMORE AVE)



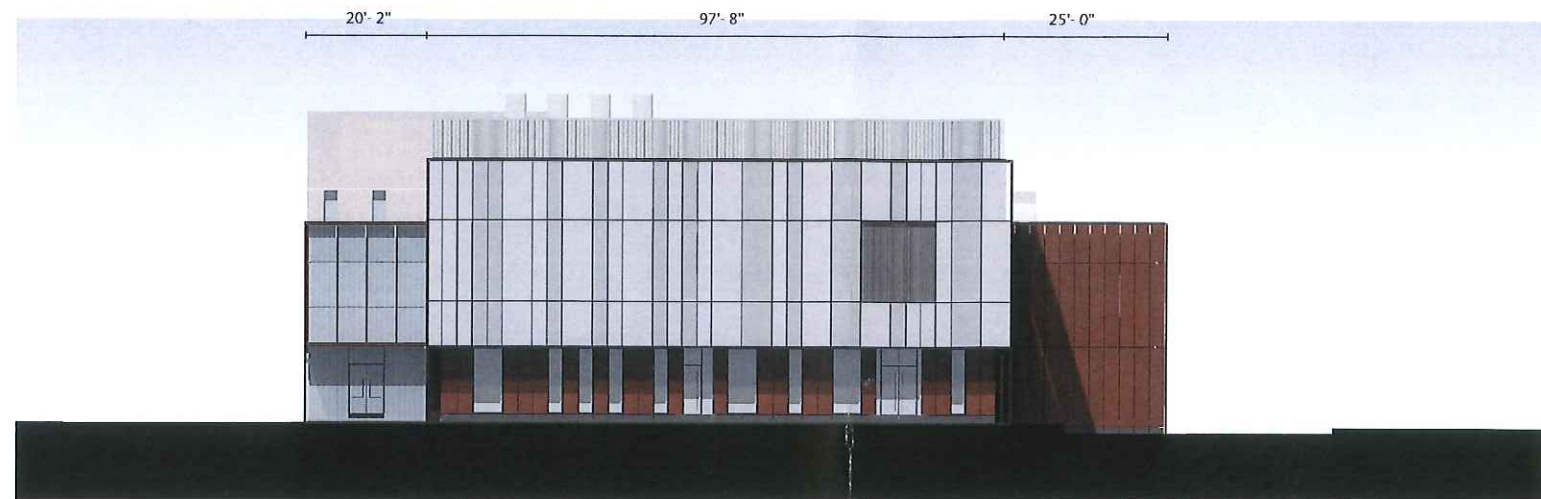
BLDG 2 SOUTH ELEVATION



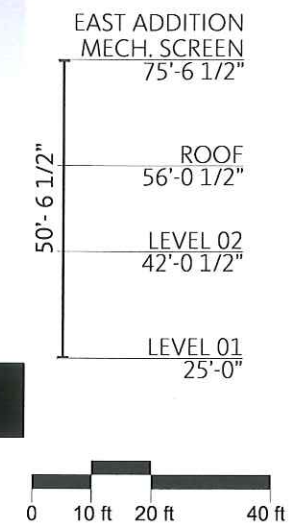
BLDG 2 WINDOW-TO-WALL RATIO (WWR): **29% VISION GLASS**
 VISION GLASS SPECIFICATION: **GUARDIAN GLASS SNX-62/27, 11/12% IN/OUT VISIBLE REFLECTANCE**
GUARDIAN GLASS SNX-51/23, 14/14% IN/OUT VISIBLE REFLECTANCE

36-64 WHITTEMORE AVE.

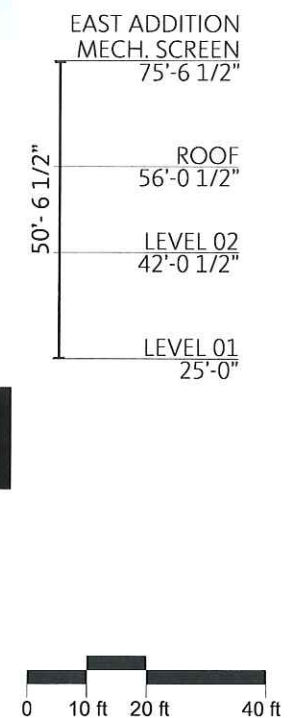
BLDG 2 ELEVATIONS



BLDG 2 EAST ELEVATION



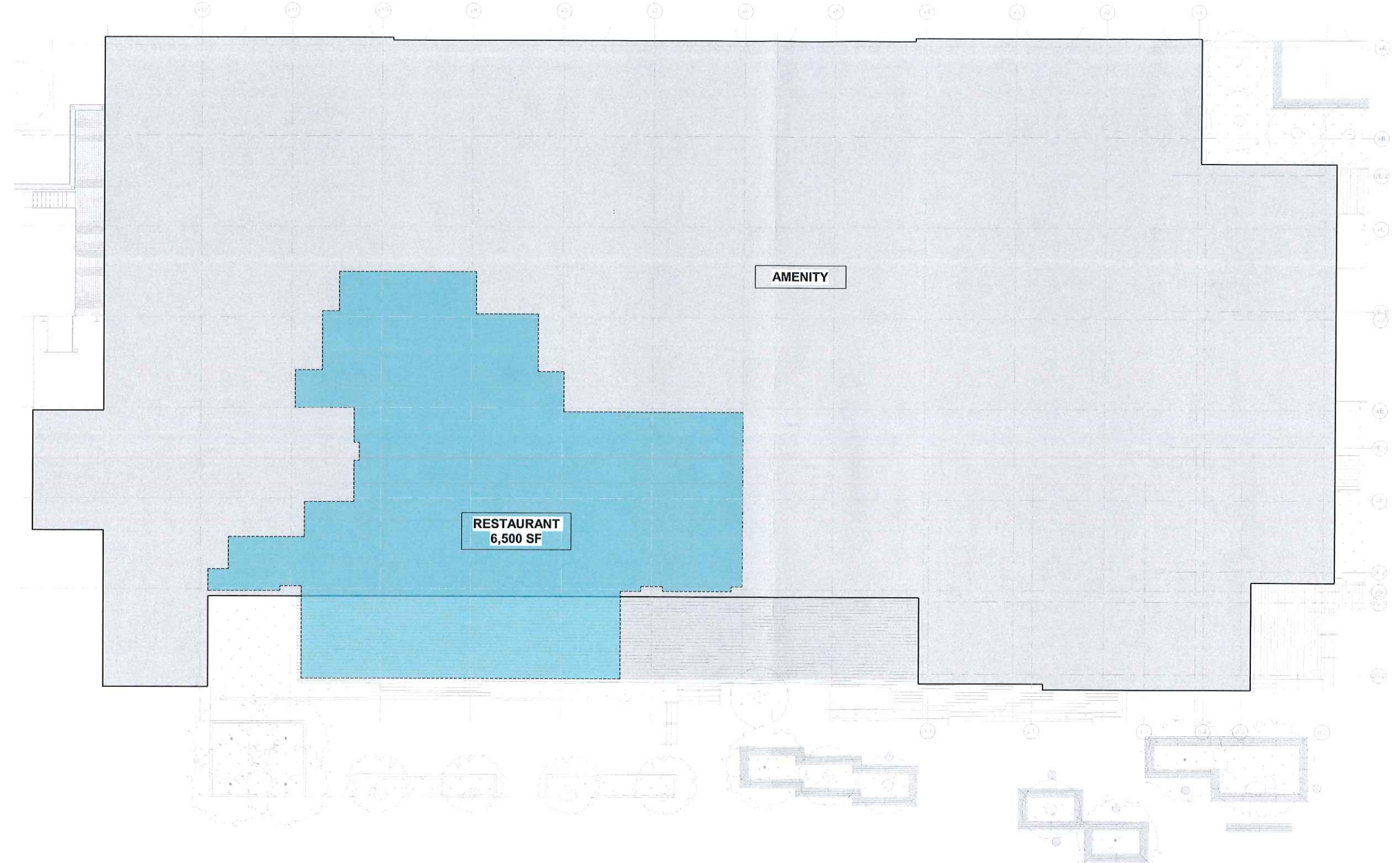
BLDG 2 WEST ELEVATION



BLDG 2 WINDOW-TO-WALL RATIO (WWR): **29% VISION GLASS**
 VISION GLASS SPECIFICATION: **GUARDIAN GLASS SNX-62/27, 11/12% IN/OUT VISIBLE REFLECTANCE**
GUARDIAN GLASS SNX-51/23, 14/14% IN/OUT VISIBLE REFLECTANCE

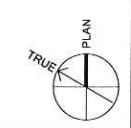
36-64 WHITTEMORE AVE.

BLDG 2 ELEVATIONS



ALEWIFE PARK BUILDING 2
AMENITIES CENTER
Three Alewife Park
Cambridge, MA 02140

IQHQ
One Boston Place
201 Washington St.
Ste 3920
Boston, MA 02109



PROJECT: 2212

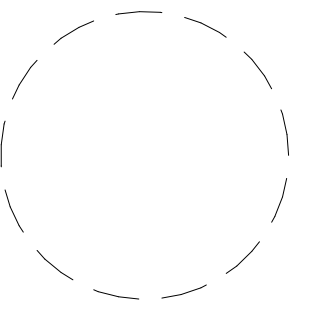
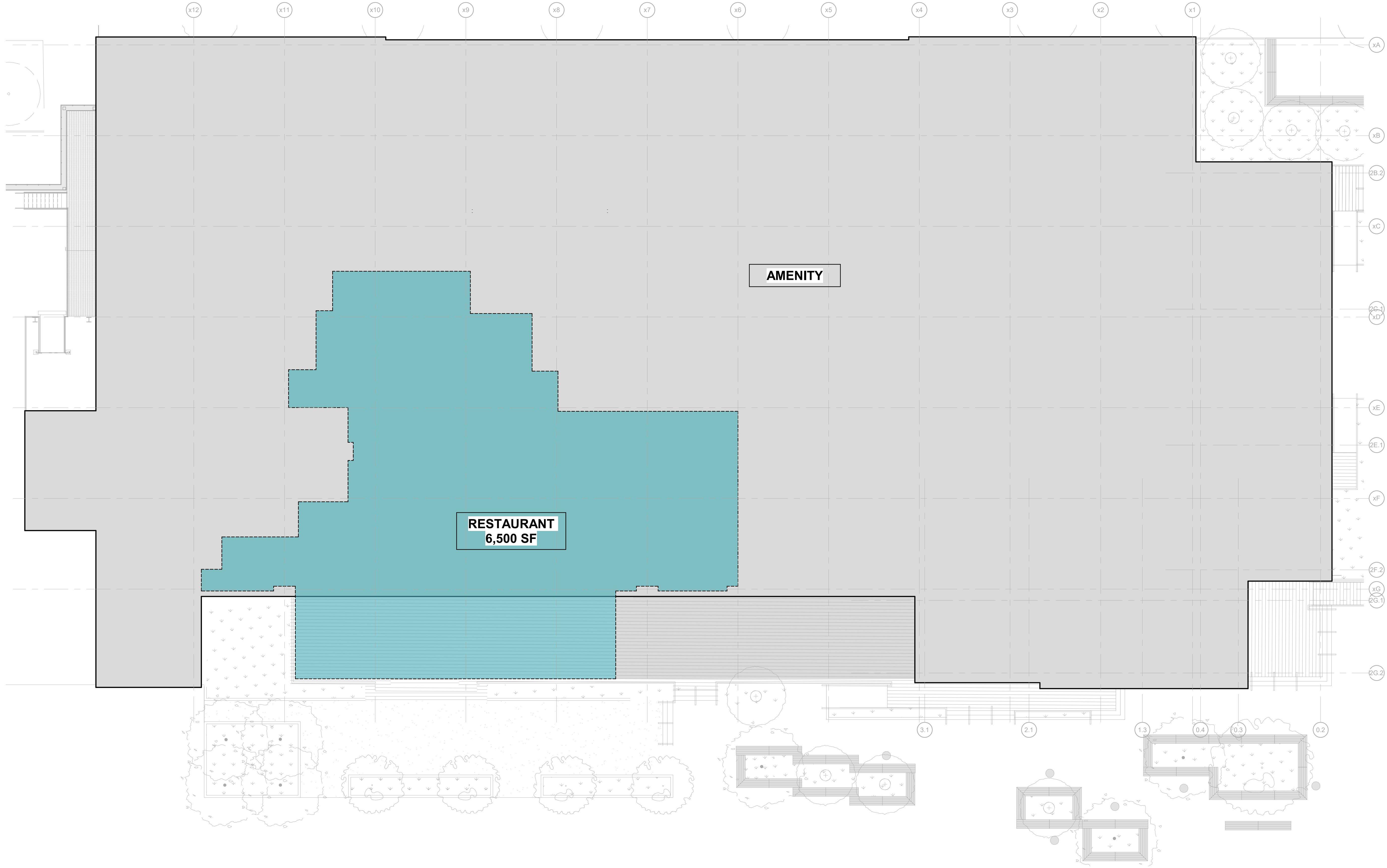
No.	Description	Date

DATE: 10.13.2023

SCALE: 3/32" = 1'-0"

LEVEL 1 ZONING PLAN

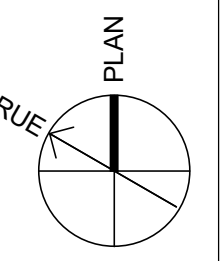
Z-101



**ALEWIFE PARK BUILDING 2
AMENITIES CENTER**

Three Alewife Park
Cambridge, MA 02140

IQHQ
One Boston Place
201 Washington St,
Ste 3920
Boston, MA 02109



PROJECT: 2212

No.	Description	Date

DATE: 10.13.2023

SCALE: 3/32" = 1'-0"

LEVEL 1 ZONING PLAN

Z-101



MAZZOTTA

North Elevation Looking East



NOTICE
NO PARKING
VIOLATORS WILL BE
TOWED AT
OWNER'S EXPENSE
SECURITY
CAMERA
IN USE



FIRE HYDRANT
NO PARKING

GATE C
CFD KNOX BOX
DO NOT ENTER
CONTRACTOR AND
HANDICAPPED
PERSONNEL ONLY

NO PARKING
ANY TIME

South Elevation



West Elevation Looking South



NOTICE
NO PARKING
VIOLATORS WILL BE
TOWED AT
OWNER'S EXPENSE
SECURITY CAMERA
IN USE

STREET CLOSURE
USE OTHER SIDE

GATE B

**DO NOT ENTER
CONSTRUCTION AREA
AUTHORIZED
PERSONNEL ONLY**

AECOM TISHMAN
Site Safety & Security
"Safety is a core value at Tishman"
All workers must wear hard hats, safety glasses, and high-visibility vests at all times.
No smoking, drinking, or cell phone use while working.
No unauthorized access to construction site.
No unauthorized use of equipment.
All personnel must attend and pass site-specific safety orientation.

AECOM TISHMAN
EMERGENCY CONTACT INFORMATION
AECOM TISHMAN
1200 W. Addison Street, Chicago, IL 60601
Phone: 312.470.0000

2 Alewife pk

Petitioner 194

269-138
IQHQ-ALEWIFE LLC
674 VIA DE LA VALLE - STE 206
SOLANA BEACH, CA 92075

269-136 & 134
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

GOULSTON & STORRS
C/O KEVIN GAUGHAN
400 ATLANTIC AVENUE
BOSTON, MA 02110

188-125
CHEUNG, TERESA P.
TRUSTEE OF M.C. NOMINEE TRUST
42 COLUMBUS AVE
CAMBRIDGE, MA 02140

269-136
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

269-134-136
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

187-27
KAISER, DONALD J., JR. AND GAIL S. GABRIEL
22 SEAGRAVE RD
CAMBRIDGE, MA 02140

187-47
SHAIBANI, KAMAND B.
9 KASSUL PK
CAMBRIDGE, MA 02140

187-57
OLCHANSKI, NATALIA V. & ZACHARY D. ST.
LAWRENCE
26 SEAGRAVE RD
CAMBRIDGE, MA 02140

188-47
BROWN, LARISSA
42 MADISON AVE #2
CAMBRIDGE, MA 02140

188-48
GILLIS, JESSICA
46 MADISON AVE 2
CAMBRIDGE, MA 02140

188-48
RYAN, SONIA P.
46 MADISON AVE UNIT 3
CAMBRIDGE, MA 02140

187-29
KELLIHER, JOSEPH F. & MARY MARTHA HALL
17 SEAGRAVE RD
CAMBRIDGE, MA 02139

187-55
FLOWERS, A. BRUCE & HELMI FLOWERS
15 KIMBALL ST
CAMBRIDGE, MA 02140

187-56
SEEGER, SUE FISHER
28 SEAGRAVE ROAD
CAMBRIDGE, MA 02140-1618

187-58
KELLEY, JAMES F.,
TR. OF THE MEG LILLIS KELLEY REALTY TR.
23 SEAGRAVE RD
CAMBRIDGE, MA 02140

187-71
KALE, DAVID J.
10 KASSUL PARK
CAMBRIDGE, MA 02140

188-47
BERNSTEIN, ELIZABETH
42-44 MADISON AVE. UNIT#3
CAMBRIDGE, MA 02140

188-48
MARDER, AMY R.
46 MADISON AVE UNIT 1
CAMBRIDGE, MA 02140

188-144
TANGO PROPERTIES, LLC
82 MAIN ST
KINGSTON, MA 02364

188-135
STANITSAS, DIONISIOS, EKATERINI STANITSA
LIFE ESTATE & GERASIMOS STANITSAS
58 MADISON AVE
CAMBRIDGE, MA 02140-1615

188-123
MULLEN, SHIRLEY R. GREGORY L. MULLEN &
VAUGHN M. MULLEN
26 HARRISON AVE.
CAMBRIDGE, MA 02140-1610

189-104
TYLER COURT LIMITED PARTNERSHIP
71 THIRD AVE
BURLINGTON, MA 01803

187-30
DOWNS, KAREN & KATHRYN KILLORAN
15-16 SEAGRAVE RD UNIT 15
CAMBRIDGE, MA 02140

187-30
DOWNS, KARIN & KATHRYN KILLORAN
16 SEAGRAVE RD
CAMBRIDGE, MA 02140

190-248
ORZACK, STEVEN & ARIANE CHERBULIEZ
173 HARVEY ST UNIT 173
CAMBRIDGE, MA 02140

190-248
SHABRY, JUDITH & DEREK LICHTER
189 HARVEY STREET, UNIT 189
CAMBRIDGE, MA 02140

190-248
175 HARVEY HOME, LLC C/O JANET INNES
175 HARVEY ST UNIT 3
CAMBRIDGE, MA 02140

190-248
DOWDS, R. PHILIP & SUSAN J. DOWDS
175 HARVEY ST UNIT 175/5
CAMBRIDGE, MA 02140

190-248
EHRESMAN, JOHN P.
175 HARVEY ST. UNIT#6
CAMBRIDGE, MA 02140

2 Alewife pk

2 of 6

190-248
LEIGH, ROBERT E & MABEL K. LIANG
175 HARVEY ST UNIT 10
CAMBRIDGE, MA 02140

190-248
AMINOFF, ALEXANDER & JENISE AMINOFF
175-11 HARVEY ST
CAMBRIDGE, MA 02140

190-248
PAN, SERGIY & ALLA KARASOVA
195 HARVEY ST UNIT 1
CAMBRIDGE, MA 02140

190-248
BREWER, JUDITH
195 HARVEY ST UNIT 195/4
CAMBRIDGE, MA 02140

190-248
PFEFFER, AVROM & DEBRA GELBER
171 HARVEY ST UNIT 171
CAMBRIDGE, MA 02140

190-248
ADLER, JUDITH S., TRUSTEE THE JUDITH
ADLER FAMILY TRS
175 HARVEY ST UNIT 175/1
CAMBRIDGE, MA 02140

190-248
MAYS, MILDRED J. & MARJORIE AGATE
175 HARVEY ST UNIT 13
CAMBRIDGE, MA 02140

190-248
SEO, KWANG YOUNG & EUN SUP RYU
195 HARVEY ST. UNIT#8
CAMBRIDGE, MA 02139

190-248
ECCLES, KATHLEEN M. & JACQUELINE
TRUESDALE
177 HARVEY ST
CAMBRIDGE, MA 02140

190-248
BRECK, ERIC L. & EMILY L. BRECK
181 HARVEY ST
CAMBRIDGE, MA 02140

190-248
GERMANOTTA, MERIBETH H. LIFE ESTATE
171-195 HARVEY ST UNIT 175/2
CAMBRIDGE, MA 02140

190-248
SERWECINSKI, JOHN R.
175-4 HARVEY ST
CAMBRIDGE, MA 02140

190-248
AGATE, CAROL, TRUSTEE THE CAROL AGATE
LIV TRUST
175 HARVEY ST UNIT 7
CAMBRIDGE, MA 02140

187-51
RAEBURN, KENNETH G.
4 KASSUL PK
CAMBRIDGE, MA 02140

187-52
BRIK, ELIZABETH W
20 KASSUL PK
CAMBRIDGE, MA 02140-1637

188-143
TANGO PROPERTIES, LLC
82 MAIN ST.
KINGSTON, MA 02364

188-136
STANITSAS, GERASIMOS
11 CONCORD ROAD
STONEHAM, MA 02180

190-248
DONALDSON, SUSAN R., TRUSTEE THE
SUSAN R. DONALDSON TRUST
187 HARVEY ST.
CAMBRIDGE, MA 02140

190-248
LOCKE, ELIZABETH B.
175 HARVEY ST UNIT 8
CAMBRIDGE, MA 02140

190-248
ARNOTT, MICHAEL & MARY LOUISE WHITE
175 HARVEY ST., UNIT #9
CAMBRIDGE, MA 02140

190-248
HOLLANDER, CHARLES & JANET HOLLANDER
195 HARVEY ST UNIT 195/6
CAMBRIDGE, MA 02140

190-248
MATTHAEI, JULIE
195 HARVEY ST UNIT 195/10
CAMBRIDGE, MA 02140

269-14
GOODWIN, HANNAH R., JOEL NOGIC, DAVID
E. LOWE & KATHRYN A. EHRESMAN
92-94 CLIFTON STREET
CAMBRIDGE, MA 02140

269-20
CAMBRIDGE AFFORDABLE HOUSING
CORPORATION
362 GREEN STREET
CAMBRIDGE, MA 02139

269-25
CHEN, NONGJIA TAO TAO
14 CLIFTON STREET
CAMBRIDGE, MA 02140-2429

269-98
CLIFFORD, CHERYL M. &
KIMBERLEY A. LEWIS
62 CLIFTON ST
CAMBRIDGE, MA 02140

269-127-117/269.5-101
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

269-9
BROMFIELD, SAMUEL &
MIRIAM BROMFIELD TRUSTEES
144 MORRISON AVE
SOMERVILLE, MA 02144

269-11
TSALAH, MOSHE & KAREN MACCABE TSALAH
110 CLIFTON ST
CAMBRIDGE, MA 02140

269-20
HAKIM, MOHAMMAD A. & ESMET A. HAKIM
TRS, THE MOHAMMAD A. HAKIM IRREV TR
8 ROLFE RD
LEXINGTON, MA 02420

269-20
SUTTHOFF, JEFFREY & SUTTHOFF, VIRGINIA
40 CLIFTON ST. #12
CAMBRIDGE, MA 02140

269-20
TUPEK, MICHAEL R. & AMANDA L. WILDING
11801 CARMEL AVE, NE
ALBUQUERQUE, NM 87122

269-24
TSUI, WAN-MAN GINA
20 CLIFTON ST
CAMBRIDGE, MA 02140

188-31
ZUZOLO, FRANK V. & LUCY A ZUZOLO
25 HARRISON AVE
CAMBRIDGE, MA 02140-1609

269-13
CUMBERBATCH, JOHN O. &
SHARON M. CUMBERBATCH
100 CLIFTON ST UNIT 100
CAMBRIDGE, MA 02140

269-20
LECERF, JEAN-MICHEL &
SARAH LECERF-GHAFFARI
22 WATSON STREET
CAMBRIDGE, MA 02139

269-21
FLANAGAN, MARIA J.
36 CLIFTON STREET
CAMBRIDGE, MA 02140-2429

269-27
TRANT, BARBARA J.,
TRS THE BARBARA J. TRANT TRUST
315 RINDGE AVE
CAMBRIDGE, MA 02140

187-54
ALI, MAHMOOD S. & DESIREE KOH
21 KIMBALL ST
CAMBRIDGE, MA 02140

269-97
THEOBALD, DANIEL & DEBORAH THEOBALD
68 CLIFTON ST
CAMBRIDGE, MA 02140

268B-41
KEBEDE, ROMAN & TSEGAYE WOLDU
366 RINDGE AVE
CAMBRIDGE, MA 02138

268B-41
NAPOLI, MECKY & FATMA JIDDAWI
368 RINDGE AVE
CAMBRIDGE, MA 02139

268B-41
BROWN, MARIE BARBARA & OWEN
OSBOURNE BROWN
354 RINDGE AVE. UNIT#3
CAMBRIDGE, MA 02138

268B-41
ALAM, MOHAMMED
370 RINDGE AVE.
CAMBRIDGE, MA 02140

268B-41
RAJAO, ELIANA M. PEREIRA &
CARLOS RICARDO RAJAO
354 RINDGE AVE . UNIT#2
CAMBRIDGE, MA 02138

268B-8
MUSTASCIO, GEORGE C.
LORENZO CASAMASSIMA
372 RINDGE AVE
CAMBRIDGE, MA 02140

268B-41
MANNING, BENADETTE
356 RINDGE AVE
CAMBRIDGE, MA 02138

268B-41
BARRY, ABRAHAM & OUMOU BARRY
358 RINDGE AVE
CAMBRIDGE, MA 02138

268B-41
SITHAR, DICKEY
354-388 RINDGE AVE UNIT 386
CAMBRIDGE, MA 02140

268B-41
REZAEI-KAMALABAD &
MARIANNE REZAEI-KAMALABAD
388 RINDGE AVE
CAMBRIDGE, MA 02139

268B-41
MASNY-SOKOLOWSKI, URSZULA
C/O URSZULA MASNY-LATOS
354 RINDGE AVE. UNIT#4
CAMBRIDGE, MA 02138

268B-41
DUGGAN, MARY D.
354 RINDGE AVE UNIT 5
CAMBRIDGE, MA 02138

268C-35
APPLETREETWOOD, LLC.
C/O MCCARTHY LEGAL SERVICES LLC.
1188 CENTRE ST.
NEWTON CENTER, MA 02459

269-10
CLEMENTE, RAFAEL &
CATHERINE M. CLEMENTE
112-114 CLIFTON ST
CAMBRIDGE, MA 02140

269-20
CASCAP REALTY, INC.
231 SOMERVILLE AVENUE
SOMERVILLE, MA 02143

269-20
ZHANG, JEFFREY GANG
40 CLIFTON ST UNIT 32
CAMBRIDGE, MA 02140

269-20
STEAD, CHARLES L. SR.
598 PUTNAM AVENUE
CAMBRIDGE, MA 02139

269-20
KIM, FELICIA MEE SANG
40 CLIFTON ST, #34
CAMBRIDGE, MA 02140

269-99
RUBIN, AARON J. & JULIA A. HALLMAN
66 CLIFTON ST
CAMBRIDGE, MA 02138

269-111
MARTINEZ, GINA
77 LIBERTY AVE
SOMERVILLE, MA 02143

269-112
CAPITAL REAL ESTATE, LLC.
7 FREMONT STREET
SOMERVILLE, MA 02145

269-114
DESTIN, PIERRE CHARLES & PHILOMENE TRS. OF
52 CLIFTON ST REALTY IRREVOCABLE TR.
52 CLIFTON ST
CAMBRIDGE, MA 02140-2429

187-28
ROPER, KATHLEEN ADELE
20 SEAGRAVE RD
CAMBRIDGE, MA 02140-1618

269.5-102
MASSACHUSETTS COMMONWEALTH OF
STATE HOUSE
MBTA PARK GARAGE
BOSTON, MA 02133

268B-41
NAHEED, SITARA & ASIA RAHMAN
354-390 RINDGE AVE
CAMBRIDGE, MA 02138

268C-30
APPLETREEWOOD, LLC.
C/O MCCARTHY LEGAL SERVICES LLC,
1188 CENTRE ST
NEWTON CENTER, MA 02459

187-16
WALKER, JOHN
152 WHITTEMORE AVE
CAMBRIDGE, MA 02140

268B-7
AL-AMIN, INC.
380 RINDGE AVE UNIT 2
CAMBRIDGE, MA 02140

269-23
SAFAR, JONAH E. & JOANNE N. SAFAR
24 CLIFTON ST UNIT 24B
CAMBRIDGE, MA 02140

269-71
WHITEMAN, CHARLES A. &
ALISSA K. WHITEMAN
88 CLIFTON ST
CAMBRIDGE, MA 02140

268B-46
MCLEOD, LORNA
392 RINDGE AVE. UNIT#7
CAMBRIDGE, MA 02140

268B-46
ARADOM, HAILE G. & GENET W. ARADOM
394 RINDGE AVENUE.
CAMBRIDGE, MA 02140

268B-46
YOHANNES, EFREM T. &
MEAZA T. TEWELDEMEDHIN
390 RINDGE AVE.
CAMBRIDGE, MA 02140

269-71
GADDAM, PREETHAM & SHARVARI GUJJA
78 CLIFTON ST
CAMBRIDGE, MA 02140

268B-46
NERE, SOLOMON K. & HIWOT H.
GEBREMARIAM
400 RINDGE AVE.
CAMBRIDGE, MA 02140

268B-46
JIFARA, TEREFE R & ELIZABETH HAILESILASE
398 RINDGE AVENUE, UNIT # 2
CAMBRIDGE, MA 02140

188-126
WEST, DAVID R. & MARCY W. WEST
36 COLUMBUS AVE
CAMBRIDGE, MA 02139

268B-46
BROWN, MELISSA
396 RINDGE AVENUE
CAMBRIDGE, MA 02140

269.5-101
BERTUCCI'S PIZZA INC.
155 OTIS STREET
NORTHBOROUGH, MA 01532-2414

269.5-101
SUNRISE LEARNING ACADEMY 2 LLC &
CITY OF CAMBRIDGE TAX TITLE
C/O JEFFERY WERRICK
91 LAGRANGE ST
CHESTNUT HILL, MA 02467

188-146
YIN HE, EMILY & GUIPING DENG TRUSTEES
OF WHITTEMORE AVE 30 REALTY TRUST
30 WHITTEMORE AVE #30
CAMBRIDGE, MA 02140

269.5-101
BRITE KLEEN CLEANERS
C/O THOMAS SULICK
5 CAMBRIDGEPARK DR
CAMBRIDGE, MA 02140

269.5-101
DUNKIN DONUT C/O RVN
517 CONCORD AVE
CAMBRIDGE, MA 02138

269.5-101
RAWTIE SEHGAL
875 CONCORD TURNPIKE
ARLINGTON, MA 02474

269.5-101
GUILLERMO RIVIERA
10 SPRING RD
ARLINGTON, MA 02476

188-147
LAMBERT, HENDRICK C.
24-26 WHITTEMORE AVE UNIT 26
CAMBRIDGE, MA 02140

269-118
ZODY, MICHAEL C.
122 CLIFTON ST UNIT 122B
CAMBRIDGE, MA 02140

188-148
FEISS, PAUL J.
21 SHEFFIELD RD
WINCHESTER, MA 01890

269-118
KOLKOWITZ, DAN K. & LEAH S. FREI
122 CLIFTON ST UNIT 122A
CAMBRIDGE, MA 02140

268B-48-47
RINDGE ASSOCIATES
C/O FEDERAL MANAGEMENT CO.
536 GRANITE ST UNIT 301
BRAintree, MA 02184

269.5-101
BANK OF AMERICA REAL ESTATE
DEPARTMENT
100 FEDERAL ST
BOSTN, MA 02110

190-248
FORD, MARY E.
TR. OF THE MARY E FORD LIVING TRUST
195 HARVEY ST UNIT 195-5
CAMBRIDGE, MA 02140

187-53
JABLOKOW, ALEXANDER
16 KASSUL PK
CAMBRIDGE, MA 02140

188-52
CASE RESOURCES, LLC
73 ALLEN STREET
LEXINGTON, MA 02421

269-71
MULLAHY, LAURA N.,
TRS THE LAURA N. MULLAHY 2019 REVOC TR
82 CLIFTON ST
CAMBRIDGE, MA 02140

269-22
RESNIKOFF, NATHANIEL
30 CLIFTON ST, UNIT 1
CAMBRIDGE, MA 02140

269-22
NI, XING-YIN ARTHUR CHUN HONG SHUM
30 CLIFTON ST, UNIT 2
CAMBRIDGE, MA 02140

269-100
SHILLUE-GOLDBERG, CARY AMES MARY
ELLEN SHILLUE-GOLDBERG
8 CLIFTON ST
CAMBRIDGE, MA 02140

188-130
HUTCHINSON, RASHAD
18-20 HARRISON AVE. #18
CAMBRIDGE, MA 02140

269-71
HITCZENKO, MARCIN ELIZABETH ROSE
ELLEN LOUGHLIN
76 CLIFTON ST
CAMBRIDGE, MA 02140

188-147
LAMBERT HENDRICK LOMBARDI LYNNE
24 WHITTEMORE AVE - UNIT 24
CAMBRIDGE, MA 02140

269-20
ADOUANE LICIA
40 CLIFTON STREET - UNIT 22
CAMBRIDGE, MA 02140

269-12
PLOSINSKI, VICTOR L. &
SUSAN M. PLOSINSKI
104 CLIFTON ST
CAMBRIDGE, MA 02140

188-47
VILLAMIZAR, ANA MARIA NIETO FRANCISCO
ANDRES MOROCZ BAZZANI
42-44 MADISON AVE #1
CAMBRIDGE, MA 02140

269-18
FOLEY, KEITH PATRICK,
TRS LAUREN ANN BAUMANN, TRS
60 CLIFTON ST
CAMBRIDGE, MA 02140

187-23
DELUCAS LAWRENCE J RACHEL DELUCAS
30 SEAGRAVE RD
CAMBRIDGE, MA 02140

268B-34
FFSIK LLC
29 ROBINSON DR
BEDFORD, MA 01730

190-248
VOYTEK, JANE B. TRS THE JANE &
JOSEPH VOYTEK REVOCABLE INTER
195 HARVEY ST - UNIT 9
CAMBRIDGE, MA 02140

187-46
DAUSMAN, JESSICA A. LIFE ESTATE
15 KASSUL PARK
CAMBRIDGE, MA 02140

190-248
SCHELL, SUZANNA D.,
TRS THE SUZANNA D. SCHELL 2019 TR
195 HARVEY ST UNIT 7
CAMBRIDGE, MA 02140

187-70
CHA RAD PROPERTIES LLC
362 GREEN ST
CAMBRIDGE, MA 02139

190-248
NANDI INDRANI & UTTAM NANDI
175 HARVEY ST UNIT 12
CAMBRIDGE, MA 02140

188-130
LUDOVICO, REBECCA G
VINICIUS SANTOS LUDOVICO
18-20 HARRISON AVE - UNIT 20
CAMBRIDGE, MA 02140

269-13
SHELDON, JOSHUA ERIC
98 CLIFTON ST
CAMBRIDGE, MA 02140

268B-46
SHAMS SAIFUL & FARHANAH AFROZE
398 RINDGE AVENUE UNIT 3
CAMBRIDGE, MA 02140

188-122
BROWN KEITH FOREST
16-18 KIMBALL ST
CAMBRIDGE, MA 02140

269-71
KIMMERMAN, MARK BRADWAY &
B. KIMMERMAN
76-88 CLIFTON ST - UNIT 80
CAMBRIDGE, MA 02139

188-146
FEIN, IAN S. & DIANA MANZANEDO
30-32 WHITTEMORE AVE - UNIT 32
CAMBRIDGE, MA 02140

188-30
4545 LLC
47 HUNTING ST UNIT 302
SOMERVILLE, MA 02143

268B-45
RINDGE COMMONS NORTH 4 LLC,
C/O JUST A START CORP.
1035 CAMBRIDGE ST. UNIT 12
CAMBRIDGE, MA 02141

2 Allwife pk

696

269-20
SHIN, YE CHAN
40 CLIFTON ST - UNIT 21
CAMBRIDGE, MA 02140

190-248
EIDELSON BENJAMIN M TRS BENJAMIN M
EIDELSON 2020 REVOCABLE TRUST
183 HARVEY ST - UNIT 183
CAMBRIDGE, MA 02140

187-65
LIANG XUEYING & LI TIAN
131 WHITTEMORE AVE
CAMBRIDGE, MA 02140

269-20
JIANG TAO & MING PAN
293 MARRETT RD
LEXINGTON, MA 02421

269-18
KWOKA, JOHN E JR TRS JOHN E KWOKA JR TR
58 CLIFTON ST
CAMBRIDGE, MA 02140

190-248
GERALD JEAN-PHILIPPE ALAIN &
CAMILLE MAR
185 HARVEY ST - UNIT 185
CAMBRIDGE, MA 02140

190-248
CONRAD, RACHEL
195 HARVEY ST - UNIT 195-3
CAMBRIDGE, MA 02140

268B-45
RINDGE COMMONS NORTH LAND
OWNER LLC
1035 CAMBRIDGE ST #12
CAMBRIDGE, MA 02141

268B-46
AFRICAWALA, SHAHENAZBIBI F
FAHAD, S, AFRICAWALA
398 RINDGE AVE - UNIT 1
CAMBRIDGE, MA 02140

268B-45
RINDGE TOWER APARTMENT LLC,
1035 CAMBRIDGE ST UNIT 12
CAMBRIDGE, MA 02141

190-248
MAXFIELD, WILLIAM H
PETER L MAXFIELD TRS
89 WALCOTT ST
STOW, MA 01775

187-50
KIPP, KATHLEEN AMY
TRS THE AMY KIPP REVOCABLE LIVING TR
111 WHITTEMORE AVE
CAMBRIDGE, MA 02140

269-71
WANG, DAYANG SAVIZ HUNG-CHUNG
MOWLAVI
76-88 CLIFTON ST - UNIT 84
CAMBRIDGE, MA 02140

188-49
MOHAMED SANAA M TRS SANAA M
MOHAMED 2022 REVOCABLE TR
50 MADISON AVE
CAMBRIDGE, MA 02140

269-23
WORDSWORTH, ROBIN SEIRIAN LEWIS
24 CLIFTON ST UNIT 24A
CAMBRIDGE, MA 02140

190-248
WURCER SCOTT A & MADELINE A KLEINER
179 HARVEY ST - UNIT 179
CAMBRIDGE, MA 02140

188-148
IQBAL, KHALID GHITA LAAISSAOUI
18-20 WHITTEMORE AVE - UNIT 18
CAMBRIDGE, MA 02140

269-71
LEE PAUL W
86 CLIFTON ST - UNIT 86
CAMBRIDGE, MA 02140

188-51
MELIN, DOROTHY A
TRS THE DOROTHY A MELIN REVOCABLE TR
45 WHITTEMORE AVE
CAMBRIDGE, MA 02140

269-113
NGO, KIEM FOR & LEI JIANG
48-50 CLIFTON ST
CAMBRIDGE, MA 02140

Pacheco, Maria

From: Lynne Lombardi <lynnelombardi2@gmail.com>
Sent: Sunday, January 28, 2024 3:14 PM
To: Pacheco, Maria; info@iqhqreit.com
Subject: Case NO: BZA-250990 February 8, 2024 IQHQ Restaurant Yes Support

Dear Cambridge Zoning Board of Appeals,

My husband and I are so grateful for the improvements that IQHQ is contributing to our neighborhood. We love the idea of a restaurant on the first floor. A grocery store and/or prepared foods would be wonderful also.

We excitedly watch the overpriced, decrepit, slum where we live being transformed into functional civil planning. Having traveled internationally and lived in many places in and outside of the United States, we are astounded at what a corrupt mess this den of delusions is. Every new development is a welcome improvement to living in a Dickens novel with George Soros Harvard CIA mass hysteria rampagers and Communist thugs and thieves. We are grateful that this disgrace to our nation and civilization is being exposed on social media and in mainstream discourse.

I grew up with refugees, Holocaust survivors, and people who served our country. We know these totalitarian routines.

Sincerely,
Lynne Lombardi
Forensic Psychologist
24 Whittemore Avenue
Cambridge, MA 02140

Pacheco, Maria

From: Saviz Mowlavi <saviz.mowlavi@gmail.com>
Sent: Friday, February 2, 2024 8:40 AM
To: Pacheco, Maria
Subject: Support for zoning petition

Hello,

I am a resident and homeowner on Clifton St. I would like to express my support for the petition related to case BZA-250990, whose goal is to allow for a restaurant use on the ground floor of building 2 of the Alewife Park project, located within a few minutes walk of my home. Such a restaurant would considerably enhance dining options in a neighborhood that currently lacks choices.

Thank you,
Saviz Mowlavi



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

4 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

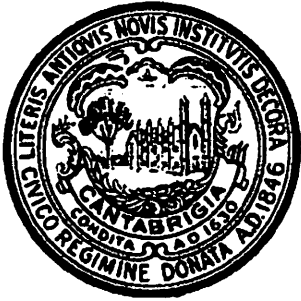
Name: Michael Shanahan Date: 1/24/24
(Print)

Address: 2 Alewife Park

Case No. BZA-250990

Hearing Date: 2/8/24

Thank you,
Bza Members



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

January 31, 2024

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-250990 2 Alewife Park

The Planning Board reviewed this BZA application during a meeting on January 30, 2024 and decided to forward the following comments to BZA.

The Board recommends granting a variance for the 6,500 square foot proposed restaurant use in the existing building along with the attached staff report. The Board noted that retail uses are encouraged by the Planning Board's special permit. A retail use of the proposed size, though larger than what the SD-3 zoning permits, is consistent with the planning objectives for the area and with the Planning Board's approval of the larger project.



CITY OF CAMBRIDGE
Community Development Department

Staff Report

Date: January 17, 2024
Case: **PB-387 – BZA-250990**
Location: 2 Alewife Park

PB-387 Background

The Alewife Park project (PB-387) was approved by the Planning Board in 2022. The approved project consists of five mostly commercial lab/office buildings but includes some retail space at the ground story. The conditions of the Planning Board's special permit require at least 3,500 square feet of retail space in the project, which can be in the ground story of any building. The amount of retail space can be increased but not decreased.

The current proposal is to locate an approximately 6,500 square-foot restaurant use in the ground story of Building 2, which conforms to the Planning Board's special permit conditions. The SD-3 district zoning limits retail or consumer service establishments to 1,200 square feet per establishment. As was noted during the Planning Board's review, the zoning does not allow a special permit to waive that limitation, and so a larger retail establishment requires a variance from the BZA.

Staff have reviewed the proposal and do not have concerns about the size or location of the proposed retail use.