



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.