



December 2, 2021

City of Cambridge Planning Board  
344 Broadway  
Cambridge, Massachusetts 02139

**Re: Special Permit Request at Twenty- 20 at 20 Child Street, Cambridge, Massachusetts**

Dear City of Cambridge Planning Board:

PRII Twenty | 20, LLC is the owner of the building known as and located at Twenty-20 at 20 Child Street (the “Building”), which is subject to Special Permit #PB-179 issued on March 11, 2003, as amended (the “Special Permit”). Pursuant to the Special Permit, a written determination by the Planning Board (as set forth below) is required in connection with my proposed ice cream shop, The Scoop ‘N’ Scootery, as the Tenant, use to be located within the ground floor of the Building.

This letter is to request that the Planning Board issue a written determination pursuant to the Special Permit that the use of certain retail space (the “Retail Premises”) located on the ground floor of the Building by my company, The Scoop ‘N’ Scootery, as the Tenant, is consistent with the objectives of the 13.70 Planned Unit Development in the North Point Residence District and is necessary to support the predominant uses in the district pursuant to Section 13.42.5 of the Cambridge Zoning Ordinance.

The Retail Premises consists of approximately 1,367 rentable square feet on the ground floor of the Building front on Child Street. The Retail Premises will have an address of 20 Child Street. The Scoop ‘N’ Scootery proposes to operate the Retail Premises for the sale of ice cream sundaes (a Quick Service Food Establishment as defined by the Zoning Ordinance) with up to 15 indoor seats (the “Proposed Use”). The Scoop ‘N’ Scootery proposes to be open for business ten (10) hours per day (3:00pm to 1:00am) six (6) days per week (Tuesday – Sunday), commencing this winter of 2022.

The Retail Premises space has ingress and egress to Child Street and will provide an ideal location for use by the general public and residents at Twenty|20. A Site Layout is attached hereto as Exhibit A.

The Scoop ‘N’ Scootery will promote pedestrian use of the sidewalks of this new development Cambridge Crossing neighborhood and provide an interesting, lively, and active presence at

street level, in keeping with the purposes of the 13.70 Planned Unit Development in the North Point Residence District. In addition, it is our hope that the opening of The Scoop 'N' Scootery will enliven the neighborhood retail with a new, unique Ice Cream Sundae shop. This is an exciting moment for the Twenty|20 development as we look towards reemerging from the pandemic and celebrating the survival and growth of our business.

Materials regarding the Retail Premises are included for your information as Exhibit B. PGIM Real Estate supports The Scoop 'N' Scootery proposed use of the Retail Premises and agrees that such use would be consistent with the objectives of the 13.70 Planned Unit Development in the North Point Residence District and the Special Permit and is necessary to support the predominant uses in the district.

We anticipate that such use 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 me with any additional questions and I appreciate your assistance.

Sincerely,

*Austin Crittenden*

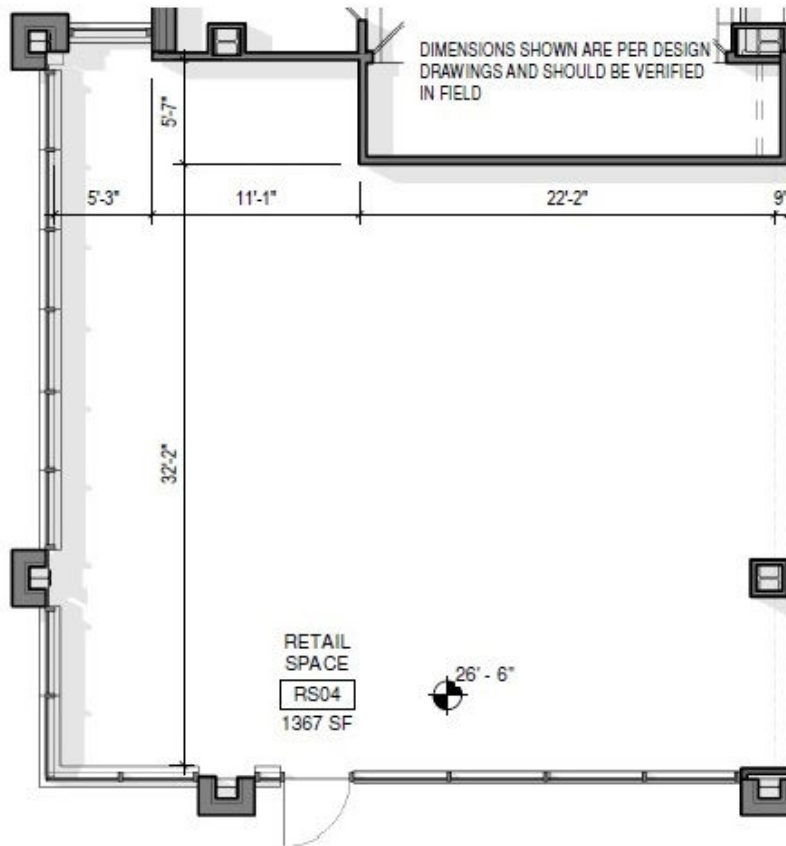
Austin Crittenden  
The Scoop 'N' Scootery – Tenant  
224-567-9031  
AustinCrittenden21@gmail.com  
www.TheScoopNScootery.com  
Existing Locations:

112 Mass Avenue, Arlington, MA 02474  
75 Linden Street, Allston, MA 02134  
360 Washington Street, Brighton, MA 02135

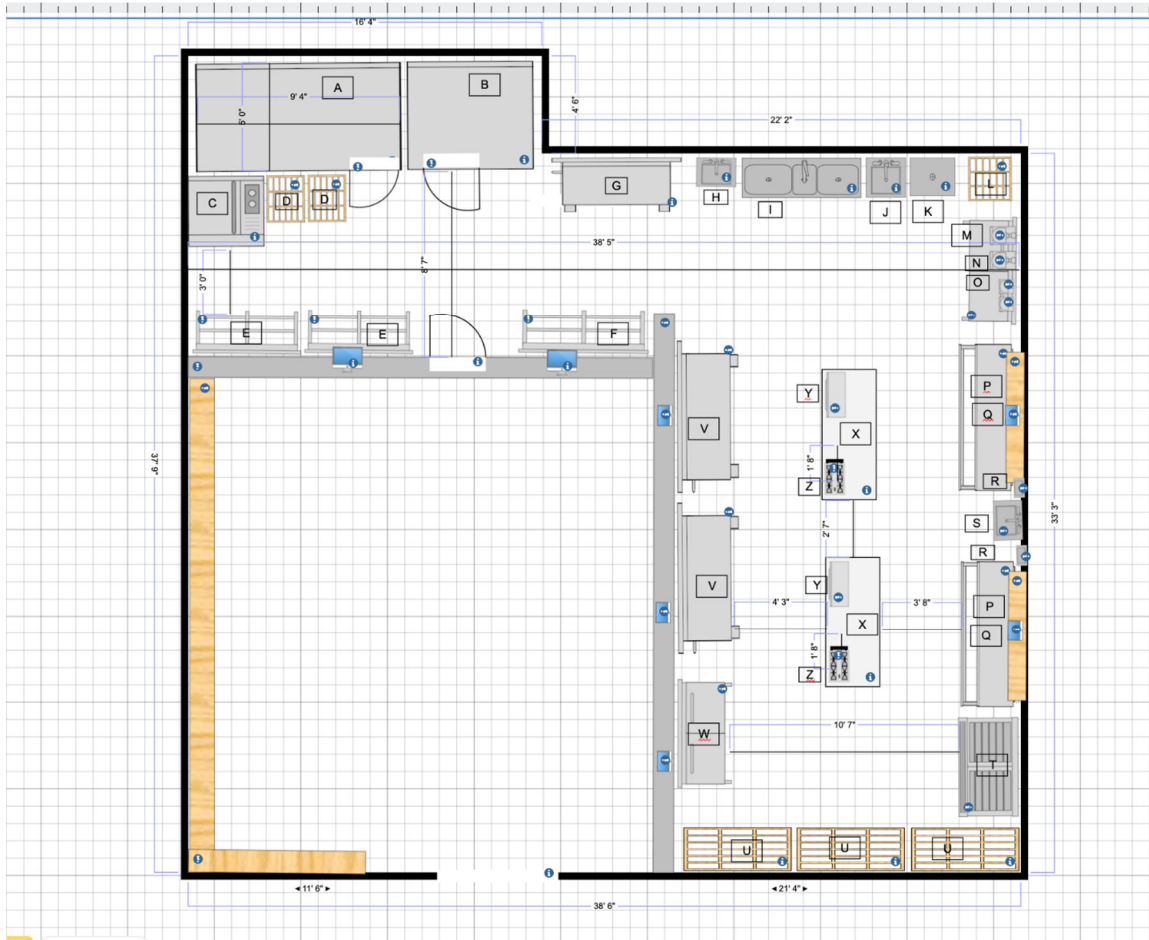


**20 Child Street, Cambridge, MA | 1,367 SF**  
**The Retail Space is highlighted in yellow**

**EXHIBIT A**

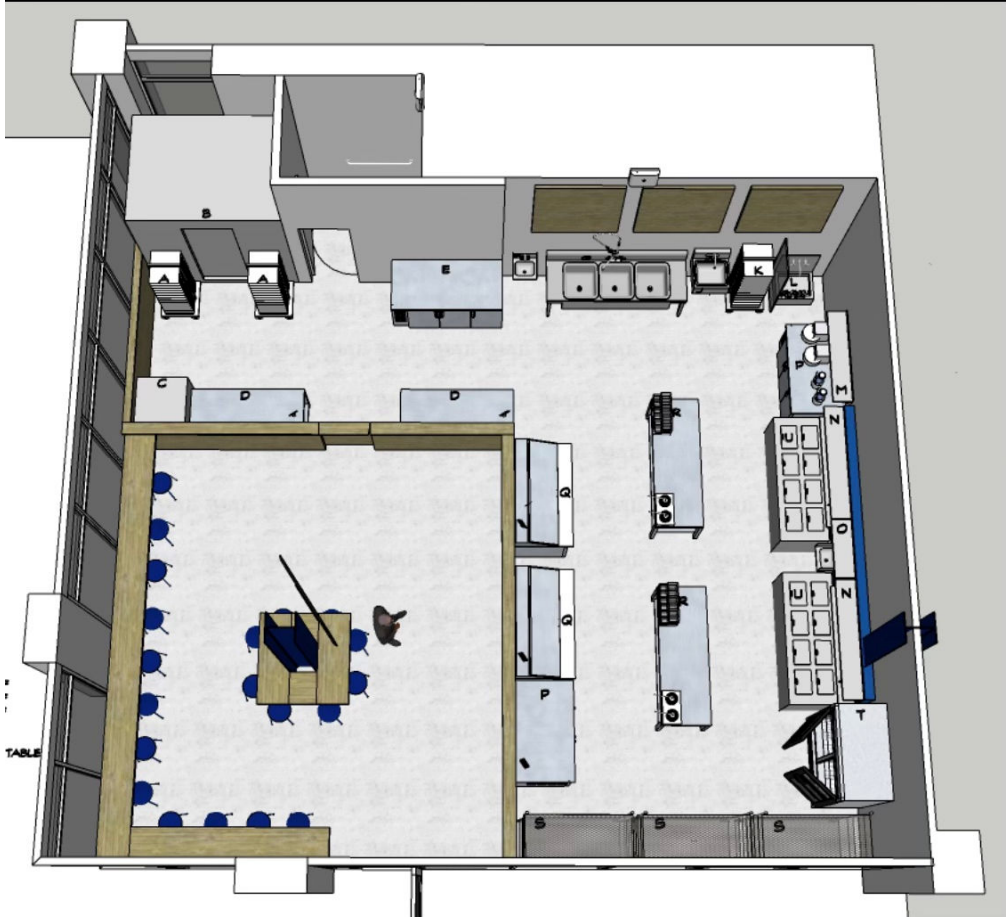


# EXHIBIT B



**The Scoop 'N' Scootery Space Plan & 3D Drawings**







Gift Cards

# The Scoop N Scootery

ICE CREAM DELIVERY

## Ice Cream Sundaes



**\*NEW\* The Garland**

Campfire smores ice cream topped with marshmallow fluff, frosted rice crispy treats, doughy sugar cookie bites, fudge, graham crackers and whipped cream



**\*NEW\* Buttercream Dream**

Peanut Butter Oreo ice cream topped with peanut butter cookies, peanut butter sauce, chocolate chips and chocolate buttercream frosting



**\*NEW\* The Sweater Weather**

Pumpkin ice cream topped with fresh pumpkin pie, doughy sugar cookie bites, caramel syrup, pie crust and homemade cinnamon whipped cream



**\*NEW\* A LA MODE**

Vanilla ice cream topped with freshly baked apple pie with extra thick crust, topped with a drizzle of caramel and homemade whipped cream



**\*NEW\* Pumpkin Donut**

Pumpkin ice cream topped with fresh pumpkin pie, doughy sugar cookie bites, donut glaze and pumpkin spice sauce.



**\*NEW\* The Outcider**

Vanilla ice cream topped with freshly baked apple pie, caramel syrup, apple cider donut crumble, almonds and homemade cinnamon whipped cream



**\*NEW\* Cinnabomb**

Vanilla ice cream topped with freshly baked cinnamon rolls, donut glaze and crushed cinnamon toast crunch



**\*NEW\* SKIPPY da do da Dae**

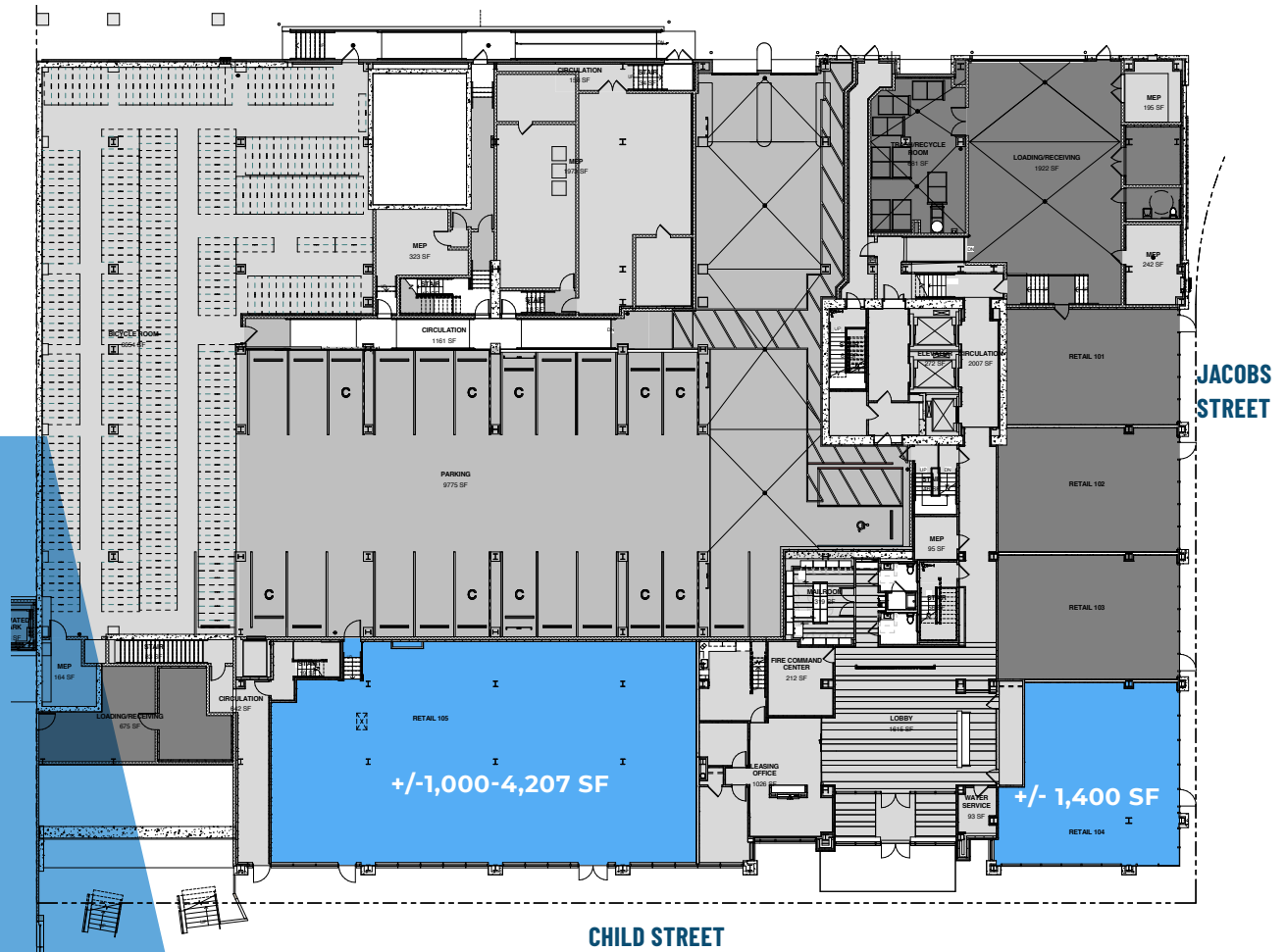
Peanut butter oreo ice cream with a PEANUT BUTTER FILLING (NEW) topped with brownies, fudge and chocolate flakes

# SEE YOURSELF HERE

## TWENTY | 20

RETAIL LEASING OPPORTUNITIES +

Street level retail with floor to ceiling windows and an abundance of natural light.



SQUARE FOOTAGE

**Child Street**  
+/-1,000-4,207 SF

**Jacobs Street**  
+/-1,400 SF

# CAMBRIDGE IS CALLING

# TWENTY | 20

CAMBRIDGE • MA



## FOOD + DRINKS

1



**Luminati Spirits x Lamplighter**  
219 Jacobs Street

2



**The Lexington**  
219 Jacobs Street

3



**Café Beatrice**  
219 Jacobs Street



## OFFICE

1



**Sanofi**  
450 Water Street  
350 Water Street

2



**Philips North America**  
222 Jacobs Street

3



**Cerevel Therapeutics**  
222 Jacobs Street



## EDUCATION + ATTRACTION

1



**Education First**  
2 Education Circle

2



**Hult International Business School**  
1 Education Street

3



**Museum of Science**  
1 Museum of Science Driveway

**T** North Point  
2 MIN WALK

**T** Community College  
5 MIN WALK

**BLUE bikes** Bike Share  
Onsite