

LULU ■ GREEN

246 W Broadway Boston, MA 02127

January 22, 2025

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

RE: 675 W Kendall, Cambridge, Massachusetts

Dear City of Cambridge Planning Board,

Lulu Green is a 5-year-old café and restaurant located in South Boston, serving a plant-based all-natural and organic menu featuring bowls and salads, sandwiches, brunch, pastries, espresso drinks, smoothies, organic wine, local beer, and craft cocktails. In addition to being family-owned and minority owned, we are a certified woman-owned business in the City of Boston.

Our first location opened in Boston in 2020. Our business has grown consistently from year-to-year, creating a loyal following from Boston and beyond.

675 W Kendall will be our second location. We plan to create an inclusive gathering place, where all are welcome. Our quick-service concept gives guests the option to order on-line, at the counter, or at their table via a QR code. Our food is designed for dine-in or take-away.

The previous tenant, Plant Pub, had a similar operation to ours and the space's use and occupancy will remain the same, a "Fast Order or Quick-Service Food Establishment". The building's structure will remain unchanged, and the building's exterior and exterior windows will remain unchanged. We anticipate updating the existing sign, without changing it, in the existing sign light box with our business name, Lulu Green. Please see the included photo. The name, Lulu Green, comes from being "remarkably green".

As we anticipate that this will require approval by the Cambridge Planning Board, we respectfully request that this subject be added to the agenda at the next available Planning Board meeting.

Should you have any questions, please feel free to contact me, Mary Lattouf, at mary@lulugreen.com or my cell at 617-460-9925.

Sincerely,



Mary Lattouf
Co-Founder + Owner
www.lulugreen.com

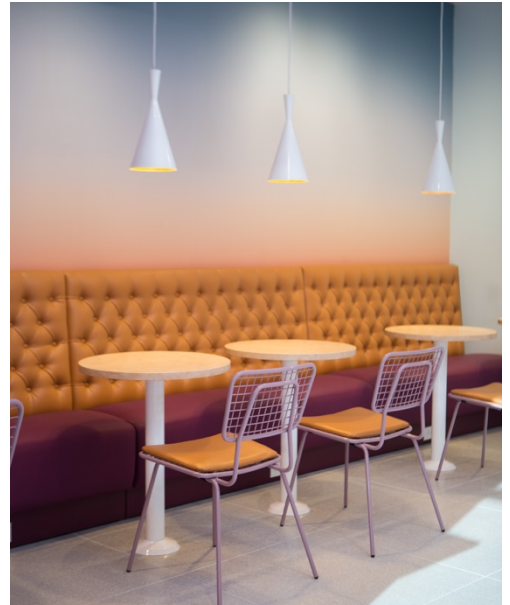
675 W. Kendall Exterior Existing



675 W. Kendall Exterior Proposed



Interior Proposal





www.socialimpactcollective.com

Social Impact Collective
11 Florence Street
MA 02182
admin@socialimpactcollective.com
Phone: +16173532200

Site Survey / Civil:
Address
Address
Address
Phone

Structural Engineer:
Address
Address
Address
Phone

MEP Engineer:
Address
Address
Address
Phone

Interior Architecture:
Andy Vava



PERMIT SUBMISSIONS

No.	Description	Date

Lulu Green

675 W. Kendall St

Proposed Floor Plan

Project Number 2413

Date 09/27/2024

Drawn By KM

Checked By MC

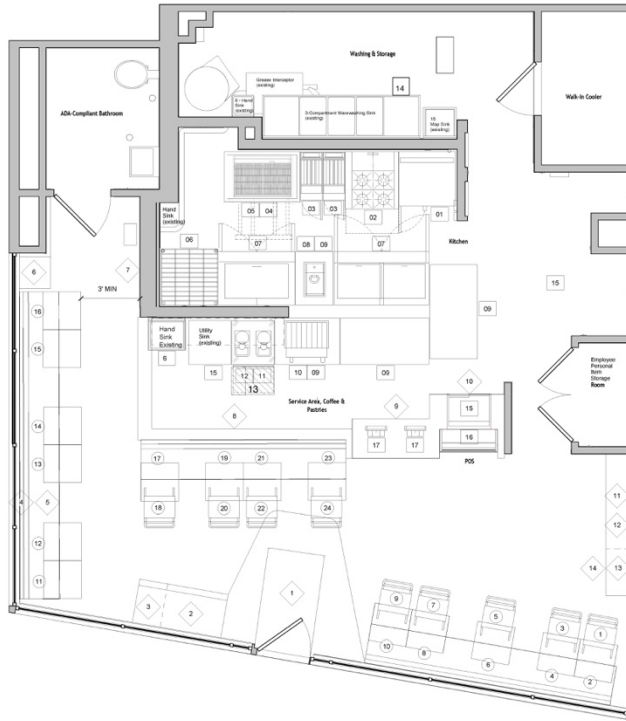
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Scale

9/27/2024 3:10:29 PM

LABEL	KEYNOTE	COMMENT
1	EXISTING CONCRETE RAMP TO REMAIN.	
2	34" H QUARTZ COUNTER WITH RECYCLABLE ORGANIC/WASTE OPENING. CABINET BELOW.	
3	34" H QUARTZ COUNTER WITH BUSSING STATION. CABINET BELOW.	
4	FURRING WALL WITH JUST THE GYP RUNNING IN FRONT OF THE MULLIONS. GC TO VERIFY ON SITE.	
5	WALLPAPER TO MATCH SOUTHIES SPEC.	
6	TALL STORAGE UNIT.	
7	COAT HOOKS.	
8	54" H WALL WITH QUARTZ CAP	
9	34" H QUARTZ COUNTER.	
10	36" H QUARTZ COUNTER WITH WATERFALL EDGE TO 34" H QUARTZ COUNTER (MITERED).	
11	FLOATING TO GO SHELVES	
12	FURRING WALL. GC TO VERIFY IF BRACKETS CAN BE INSTALLED IN THE EXISTING WALL INSTEAD	
13	NEON SIGN	
14	SELF ORDERING KIOSK ON FLOATING SHELF AT 34" AFF	
15	All interior wall finishes in Service Area, Coffee & Pastries, Kitchen, and Washing and Storage areas to be FRP at 48" A.F.F.	

INDOOR CAPACITY	
AREA & QUALITY	SEATING
UNCONCENTRATED FIXED SEATING	9
COUNTER SEATING	15
INDOOR SEATING CAPACITY:	24
EMPLOYEES	565SF/200=3
INDOOR CAPACITY:	27
OUTDOOR CAPACITY:	22
TOTAL OPPUPANCY CAPACITY:	49



2 Proposed First Floor Plan
1/2" = 1'-0"

BMR–675 West Kendall Street LLC

4570 Executive Drive, Suite 400 • San Diego, California 92121

Phone: (858) 485-9840 • Facsimile: (858) 485-9843

VIA FEDERAL EXPRESS

January 22, 2025

City of Cambridge Planning Board
344 Broadway
Cambridge, Massachusetts 02139

Re: 675 West Kendall Street, Cambridge, Massachusetts

Ladies and Gentlemen:

BMR-675 West Kendall Street LLC (“BMR”) is the owner of the building known as and located at 675 West Kendall Street (the “Building”), which is subject to Special Permit #141 issued on April 17, 1999, 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 a proposed restaurant use to be located within the ground floor of 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 Lulu Green, LLC, (“Lulu Green”) is consistent with the objectives of the PUD-3 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 1,519 rentable square feet on the ground floor of the Building front on West Kendall Street. The Retail Premises will have an address of 685 West Kendall Street. Lulu Green proposes to operate the Retail Premises for the sale of plant-based comfort food and beverages (a Fast Order Food Establishment as defined by the Zoning Ordinance) with approximately 24 indoor seats and 22 outdoor seats (the “Proposed Use”). In addition, it is our understanding that Lulu Green intends to apply to the Cambridge License Commission for a Retail off-premise beer and wine license at some later date; however, the Proposed Use is not contingent on the receipt of such license. Lulu Green will be open for business Monday, Tuesday, Wednesday, and Thursday from 11:00 am to 9:00 pm; Friday from 11:00 am to 10:00 pm; Saturday from 10:00 am to 10:00 pm; and Sunday from 10:00 am to 9:00 pm.

The Retail Premises space has ingress and egress to West Kendall Street and will provide an ideal location for use by project tenants and guests as well as the general public.

Lulu Green will promote pedestrian use of the sidewalks of Cambridge Research Park and provide an interesting, lively, and active presence at street level, in keeping with the purposes of the PUD-3 district. Drawings of the Retail Premises are included for your information.

BMR supports Lulu Green's proposed use of the Retail Premises and agrees that such use would be consistent with the objectives of the PUD-3 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 upcoming Planning Board meeting on February 4, 2025. The Planning Board has made similar determinations in regard to Squeaky Beaker, Mother Juice, and, most recently, Plant Pub, at 675 West Kendall Street.

Please feel free to contact Steve Crusco at Steve.Crusco@biomedrealty.com or (978) 420-2174 with any questions.

Sincerely,

BMR-675 West Kendall Street LLC

By: 
Stephen Crusco (Jan 22, 2025 10:25 EST)