

BON ME



B O L D , F R E S H , A N D F U N A S I A N C U I S I N E

BON ME FOODS, LLC
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December 7, 2022

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

Request for Written Determination of Use for Bon Me at 222 Jacobs Street

Dear Chair and Members of the Planning Board,

Bon Me Foods LLC (“Bon Me”), as tenant, and DW PROPCO JK, LLC, as landlord, are parties to a lease dated November 28, 2022, pursuant to which Bon Me will lease a ground floor space containing approximately 1,700 rentable square feet facing Jacobs Street (the “Leased Premises”) in the building located at 222 Jacobs Street (the “Building”). The Building, located in the North Point Residence District, is subject to Planning Board Special Permit PB-179, first issued on March 11, 2003 and subsequently amended (the “Special Permit”). A site plan and photo of the location are attached to this letter as Exhibit A.

Bon Me intends and is authorized by the lease to operate a fast casual restaurant in the leased premises, serving Asian-inspired noodle and rice bowls, sandwiches, soups, sides, and drinks including bubble teas. Bon Me’s proposed use is defined as a fast order food establishment (use 4.35.o) by the Cambridge Zoning Ordinance (the “Ordinance”). Pursuant to Section 13.73 of the Ordinance, concerning the North Point Residence District, we are seeking a written determination of use by the Planning Board that would allow us to operate the proposed establishment, as a use that is compatible with and advances the policy objectives of the Eastern Cambridge Plan, supports the predominant residential use in the district, and is consistent with the spirit and intent of the Ordinance and the Special Permit.

Bon Me is a local company, established in 2011, which now operates eight brick-and-mortar restaurants and a small fleet of food trucks in Greater Boston. Our Asian-inspired food is healthy and distinctive, and our ability to serve delicious food quickly has made us a lunchtime favorite at our various locations in Cambridge and Boston.

At 222 Jacobs Street, we are thrilled to have a location directly across the street from a large public park with walking paths, picnic tables, and shady spots. Our design for the space will include indoor plantings and a small outdoor seating area, with the goal of encouraging pedestrian use and integrating our space with the sidewalk, the streetscape, and the nearby park. With updates to our concept including a new bubble tea program and an expanded menu

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with cooked-to-order meals, we intend to expand beyond the lunch-focused menu of our food truck origins to provide appealing options for customers throughout the day. We imagine residents and workers in the area not only stopping in for lunch, but also picking up bubble teas for an afternoon stroll through the park across the street, or enjoying an outdoor dinner with family. Through our design and menu choices, we hope to build a restaurant that supports the purpose of the North Point Residence District: in the words of the Ordinance, “to serve the residential community and stimulate activity in the area for extended hours throughout the day.”

The Leased Premises will be fit out to include approximately 30 indoor seats and approximately 12 seasonal outdoor seats. The main entrance and exit for customers will be on Jacobs Street, with an additional door serving the lobby of 222 Jacobs Street. Preliminary floor plans and renderings are attached to this letter as Exhibit B. We plan to be open for business seven days a week from 11:00am - 8:00pm, and we are targeting a summer 2023 opening.

We would respectfully ask for our request for a written determination of use from the Planning Board to be added to the agenda for the soonest Planning Board meeting in which there is time for such a matter to be heard.

Should any questions arise, please feel free to contact me by e-mail at mike@bonmetruck.com, or by phone at 617-510-0924. I am happy to provide any additional documentation or information that may help the Planning Board.

Sincerely,

A handwritten signature in black ink, appearing to read 'M Feeney', with a long horizontal flourish extending to the right.

Michael Feeney
Operations Manager
Bon Me
mike@bonmetruck.com
617-510-0924

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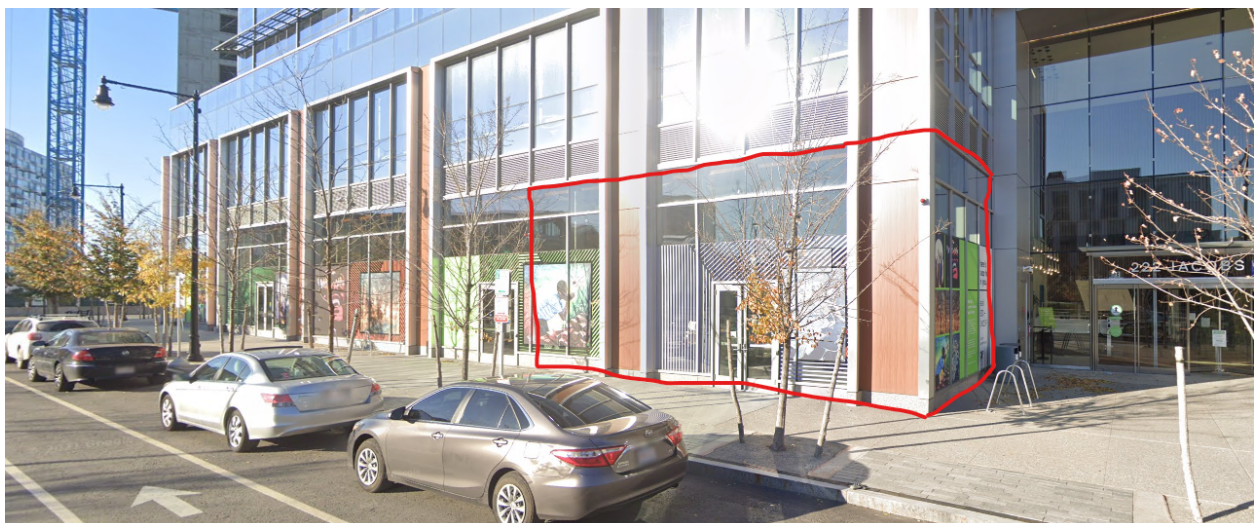
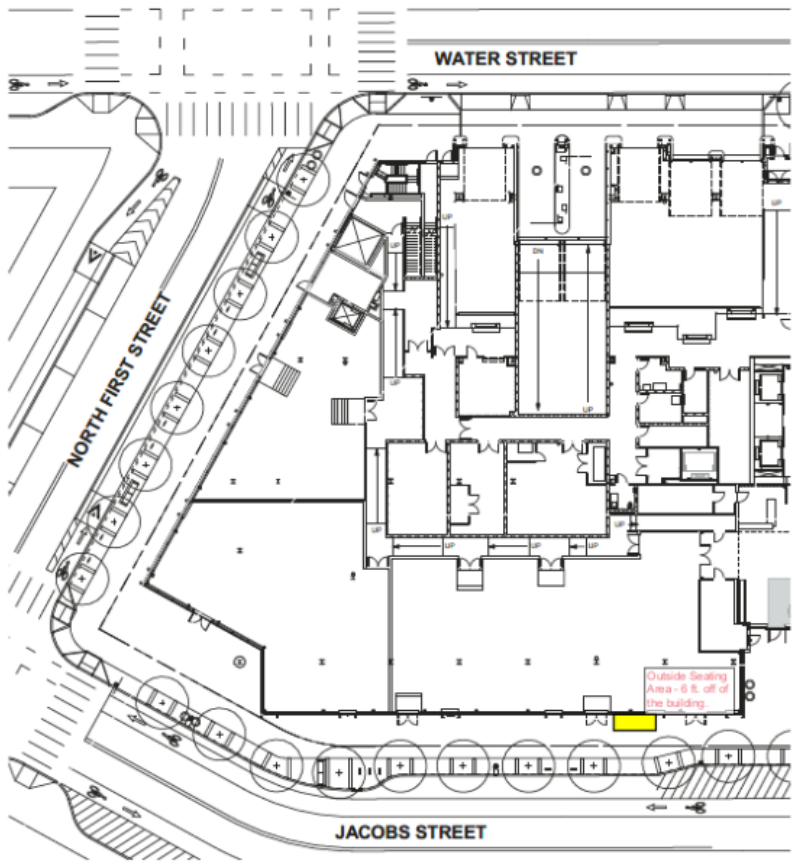


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BOLD, FRESH, AND FUN ASIAN CUISINE

EXHIBIT A: LOCATION & SITE PLAN



BON ME

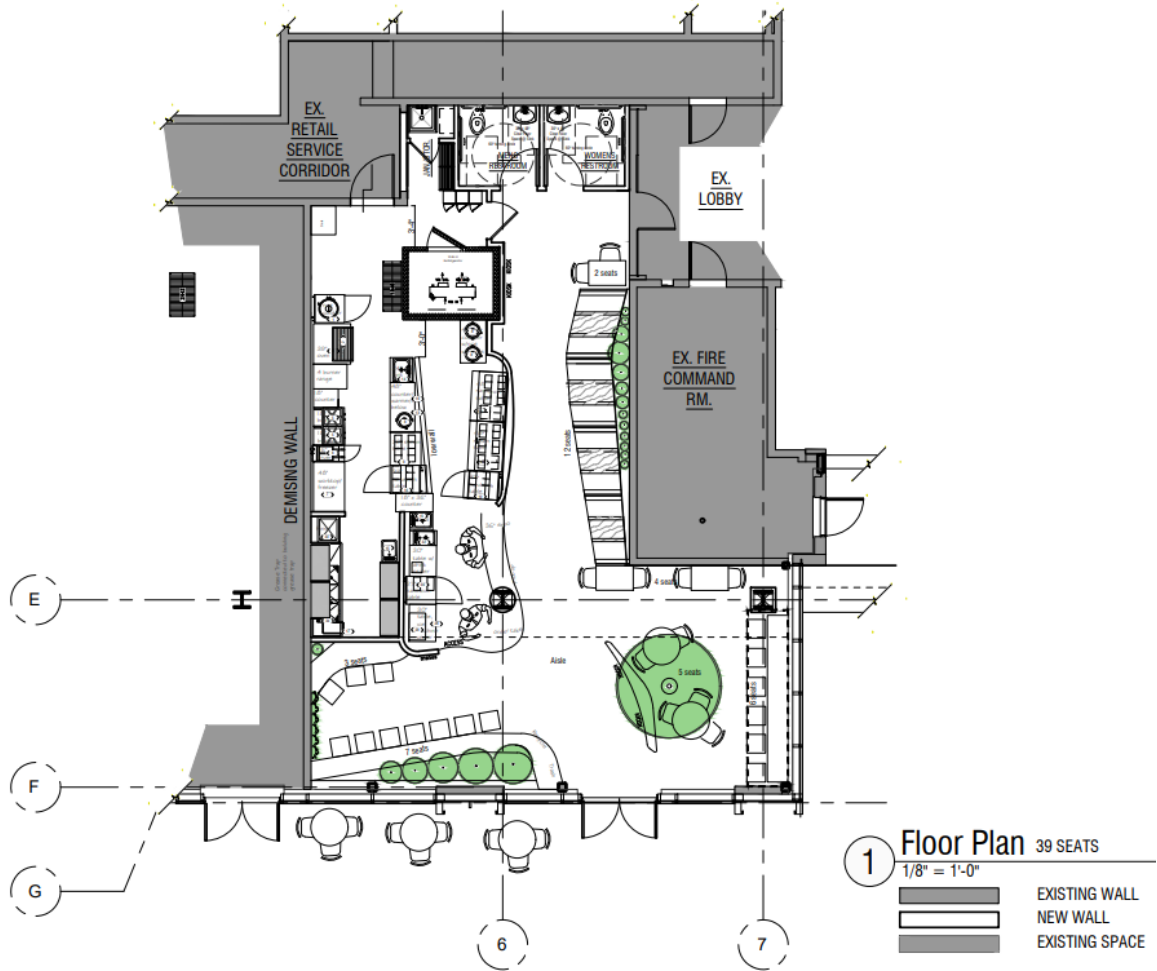


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EXHIBIT B: PRELIMINARY FLOOR PLAN & RENDERINGS



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