
BMR–675 W Kendall Street LLC

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VIA EMAIL AND FEDERAL EXPRESS

March 11, 2021

City of Cambridge Planning Board
344 Broadway
Cambridge, Massachusetts 02139

Re: 675 W Kendall Street, Cambridge, Massachusetts

Ladies and Gentlemen:

BMR-675 W 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 our tenant, PlantPub (Kendall) Inc. (“PlantPub”), 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. PlantPub 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 up to 18 indoor seats (the “Proposed Use”). In addition, it is our understanding that PlantPub 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. PlantPub proposes to be open for business ten (10) hours per day five (5) days per week, commencing this spring.

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. A Site Layout is attached hereto as Exhibit A.

PlantPub 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. In addition, it is our hope that the opening of PlantPub will enliven Kendall Square retail with a new, unique restaurant offering that will not only diversify the offerings within the square block but also promote sustainable living and new healthy plant-based food choices for the live, work and play environment. This is an exciting moment for Kendall as we look towards reemerging from the pandemic and celebrating the survival and growth of our retailers. Materials regarding the Retail Premises are included for your information as Exhibit B.

BMR supports PlantPub'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 available Planning Board meeting. The Planning Board has made similar determinations in regard to Squeaky Beaker and, most recently, Mother Juice, at 675 West Kendall Street.

Please feel free to contact Camille White at Camille.white@biomedrealty.com or (671)551-5959 with any questions.

Sincerely,

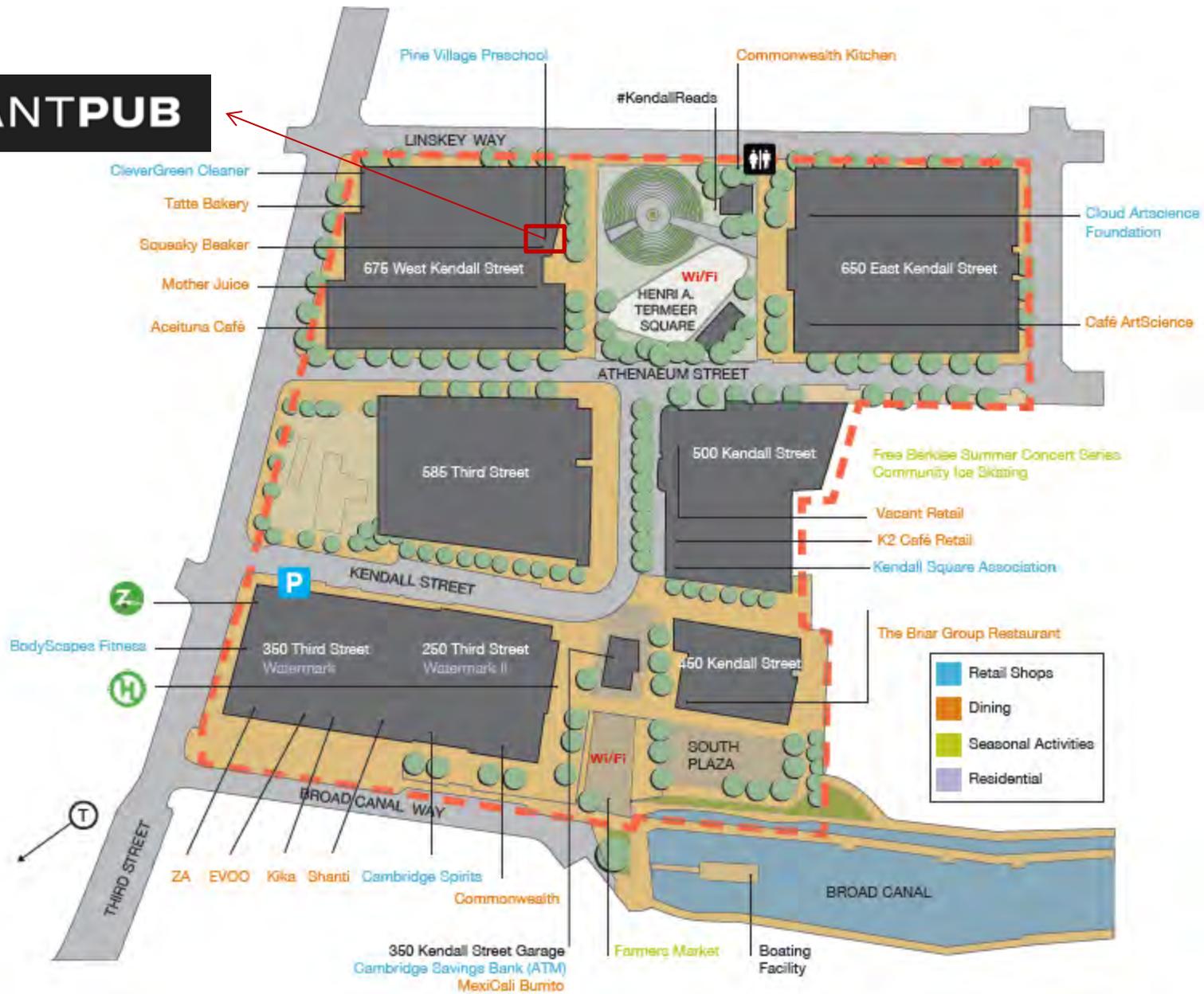
BMR-675 W Kendall Street LLC

By: _____
Colleen O'Connor
Vice President, East Coast and U.K. Markets

cc: PlantPub

Attachments

PLANTPUB



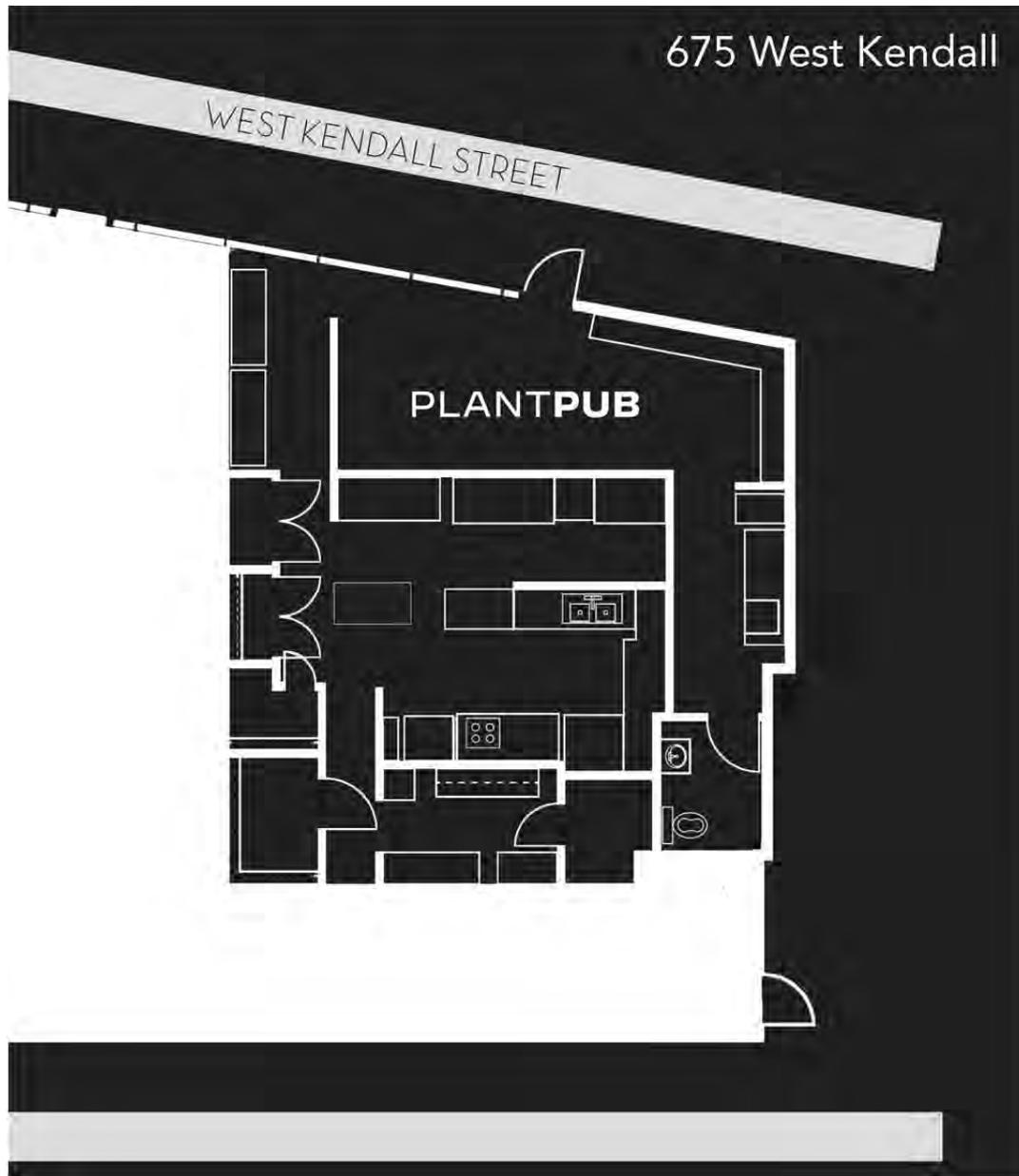
- CleverGreen Cleaner
- Tatte Bakery
- Squaky Beaker
- Mother Juice
- Aceituna Café

- BodyScapes Fitness
- Green Z
- Green H
- Green T

- ZA
- EVOO
- Kika
- Shanti
- Cambridge Spirits
- Commonwealth
- 350 Kendall Street Garage
- Cambridge Savings Bank (ATM)
- MexiCali Burrito

- Free Berklee Summer Concert Series
- Community Ice Skating
- Vacant Retail
- K2 Café Retail
- Kendall Square Association
- The Briar Group Restaurant

■	Retail Shops
■	Dining
■	Seasonal Activities
■	Residential



On a mission to make eating better for yourself and better for the world, approachable and fun for all.

PUB FOOD FOR THE MODERN WORLD

PlantPub is on a mission to make plant-based food approachable and fun for all, allowing people to eat better for themselves and better for the planet in a setting that is familiar and social, the pub. With a focus on supporting the most sustainable local farmers, craft brewers, and the best plant-based brands on the market, we are redefining the pub.



100% PLANT-BASED

#EATPLANTS DRINKBEER