

Dear Members of the Planning Board,

I imagine you all are very busy so I truly appreciate you taking the time to read this. We last met on October 22nd during the Planning Board Meeting, regarding the proposed cafe to be located at 197 Washington Street in Union Square.

A number of very legitimate concerns were brought up. Since then, we've been working hard to address those concerns, one by one. I am also hoping to give a better portrayal of our proposed use for the space.

Concerns that were brought up at the previous meeting:

1. Number of seats - We originally applied to have up to 120 seats. We are proposing to cut that number in half, to 60 seats.
2. Community Support - Over the past six months, as we were looking to possibly open a cafe in the space, we were able to talk to many community leaders, business owners, and neighbors about the proposed use. We have been receiving overwhelming positive support. Unfortunately that was not represented at the last meeting. We now understand the importance of that.
3. The square footage was too large - We've reduced the square footage of the proposed cafe from 3,760 square feet to 2,700 square feet. The remaining 1,060 square feet would become small retail.
4. Parking in Union Square, especially after 5PM can be difficult - In our original application, we were short 5 parking spaces, to change the use to food and drinks. With scaling down the cafe to 2,700 square feet, and including the 1,060 of small retail, we would be short 4 parking spaces.
 - a. Monro Muffler is located 100 feet down the street at 223 Washington Street. Paul Perry, the manager, has offered us full use to 4 parking spaces for our staff to park. (attached letter)
 - b. In addition, the overall development is creating 9 new parking spaces directly in front of 197 Washington Street and an additional 2 in front of 181 Washington Street. The thought is that these spaces will be 2-hour parking similar to the spots across the street. This point was not addressed during the previous hearing.
5. Employees – We plan to hire 20-25 local, full and part-time employees. What I probably should have clarified is that the most employees that would be on shift at any time would be 5-6. We would be happy to make it a condition that employees would not be able to

park on the street while working at the cafe. They would be required to park in the Monro parking lot, bike, or use public transportation.

6. Closing Time - We originally applied to close at 11PM. We would be happy to make it a condition that we would close by 10PM.
7. Signage - It was mentioned that our current signage in Worcester may not be a good fit for Union Square. I agree and I appreciate you pointing that out. We worked up a couple of examples of the direction we would like to head (attached) and we would love to have your feedback.
8. Live music – We understand that live music is a concern. We would be happy to add a condition that if we were to have live music it would need to be acoustic-background music and go no later than 8PM. If that still raised concerns, we could make it a condition to not have live music at all.

My wife and I live a mile from Union Square. When we first came across Union Square four years ago it quickly became one of our favorite places to visit.

One thing that we thought would be a great compliment to the many great establishments in the square is a place that you could get fresh and healthy food, smoothies, and fresh juices in a casual atmosphere. Since then our dream has been to open, and manage, a cafe in Somerville. We've been very blessed with our Worcester location and we like to think we've become a staple in our neighborhood. Our mission statement, and what we use to make all of our decisions, is to 'enhance the quality of life in our neighborhood'. Becoming a well-liked and important part of the community in Union Square would be our highest priority. Thank you for your consideration.

Yours truly,

Joshua and Erjona Van Dyke

11/5/2015

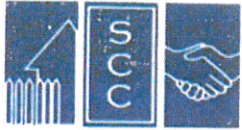
Mr. Joshua Van Dyke,

I understand that you are proposing to open a cafe at 197 Washington Street in Somerville and you are short on parking spaces. As a neighboring business I am in full support of a cafe opening in that site. I would like to offer you full use to 4 parking spaces at our Monro Muffler Brake & Service located at 223 Washington Street in Somerville for your staff. Two spaces will be available at all times and the other two spaces will be available when we are closed. We are closed Monday through Friday after 6PM, Saturday after 5PM, and Sunday all day.

Sincerely,

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

Paul Perry
General Manager
Monro Muffler
223 Washington Street
Somerville, MA 02143
617-625-7270



SOMERVILLE COMMUNITY CORPORATION

337 Somerville Avenue, 2nd Floor
Somerville, MA 02143
Phone (617) 776-5931
Fax (617) 776-0724

September 17, 2015

Somerville Community Corporation
337 Somerville Avenue
Somerville, MA 02143

Adam Dash, Esquire
Adam Dash & Associates
48 Grove Street
Suite 304
Somerville, Massachusetts 02144

Subject: 197 Washington Street, LLC plans to for a Café use.

Mr. Dash:

We understand that 197 Washington Street LLC is applying to the City of Somerville to change their Retail space to a Café. As the owner and developer and managing member of Union Square Apartments LLC, also known as 181 Washington Street, we fully support this change.

Please don't hesitate to contact me at your earliest convenience should you have any questions, comments or need further information on this matter.

Sincerely,

A handwritten signature in blue ink that reads "Daniel LeBlanc".

Daniel Leblanc, CEO

Dear members of the Planning Board,

I am the Landlord to the Nu Cafe in Worcester since 2008, the year they opened and have owned the building since 1991. I've gotten to know Joshua Van Dyke and Nu Cafe very well. Also I am the Chairman of the city of Worcester Zoning Board. The building is on a busy commercial street however abutters on the other three sides are residential.

I can tell you that Joshua places our neighbors, guests, and employees in the highest regard. In the 7 plus years they've been here I have not had one neighbor complaint. In fact, it's quite the opposite. Nu Cafe, which includes a liquor license I supported, has become a staple to the West side of Worcester and the immediate neighborhood. City officials, politicians, and every walk of life frequent Nu Cafe for it's healthy approach to dining and it's welcoming atmosphere.

I would highly recommend Nu Cafe and would believe it to be a positive addition to the Union Square neighborhood.

Sincerely,

Lawrence Abramoff
508-735-7644
larryabramoff@yahoo.com

A few of our recent online reviews:

I really like the atmosphere in this place, their smoothies are awesome but their quinoa bowls are to die for! Very friendly service. - Iris O.

Great coffee, tasty baked goods and a great atmosphere. I can't wait to go back for another razzmatazz latte! - Jen B.

lots of organic/vegan options sometimes featuring local ingredients and the staff is always friendly - Lauren S.

My favorite place for lunch. It's not your average coffee and sandwich joint. The place is comfortable, clean, calm and spacious. You couldn't tell how good the food and juices are by the low-key setup. I realized how much they work on the quality of their produce when I tried this green smoothie Mean and Green. It does not compromise flavor for healthiness, nor does it compromise its paleo-ness for taste. I love the Porto-pesto chorizo sandwich and Eggs and avocado sandwich. - Jessica Z.

Love this nu cafe. Staff is so helpful and attentive. Great drinks and food. Lots of vegan options. Veggie burger is one of the best ones I've had. - Chris W.

My absolute favorite place to eat in Worcester. You can't go wrong here. The smoothies, salads and sandwiches are amazing. The service is great and the atmosphere is very relaxed. Outside seating is great this time of year too. - Lindsey O.

Their smoothies are fantastic, and the sweet potato panini is delicious! I love coming here so much that I actually miss it when I'm away for too long. The atmosphere is great for a working lunch or if my internet goes out. And I love hanging out with friends there to play board games on Wednesday nights. - Yenni B.

Wow this spot is a winner! Really glad we stopped through. They use organic and local ingredients, the juices and smoothies are reasonably priced and they have 24 ounce sizes, which I love. I need my juice! They also have quinoa bowls and burrito bowls that look great. Also big up for the gluten free vegan muffins! - David B.



NUB cafe & juice bar











How do You Café?

We have a NU way to Café!

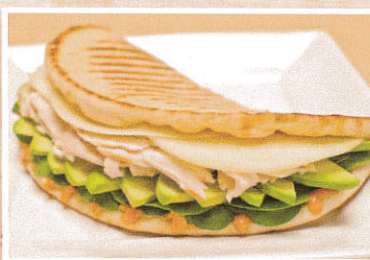
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**Tied for First -
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- Worcester Living Magazine



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- Organic, Fair Trade Coffees
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www.woofood.org

WooFood Certifies restaurants that make the healthful choice the easy choice

NU
café

A NU way to cafe!



BEST OF WORCESTER Living



Food Menu



We Cater!

Visit us on the web at:
NUcafe.com

Signature Wraps

Served with tortilla chips, salsa and a pickle



Athena: baked chicken, roasted red peppers, fresh cucumber, balsamic marinated portobello mushrooms, greek dressing, baby spinach, feta cheese grilled on a wheat wrap 7.49

Turkey Bacon Avocado: topped with fresh cilantro, crisp romaine, and our chipotle mayo 7.79

Shanghai Chicken Wrap: tuscan chicken, romaine lettuce, carrots, chow mein noodles, scallions and provolone tossed with a light sesame ginger in a spinach wrap 7.29

Chicken Caesar: grilled tuscan chicken, romaine lettuce, croutons and shredded parmesan tossed in caesar dressing 7.29

Grilled Veggie Wrap: carrots, mushrooms, onions, red peppers, salt, pepper, feta cheese, baby spinach, vegetable hummus and yogurt on a whole wheat wrap 6.99

Sandwiches

Served with tortilla chips, salsa and a pickle

Turkey Apple: roasted turkey, red apple, apple butter, goat cheese, baby spinach on soft wheat bread 7.79

Cali Tuna: white albacore tuna, fresh avocado, honey goat cheese, red onions, fresh cucumbers on soft wheat bread 7.79

Chicken Salad: chicken salad with cranberry and walnuts, lettuce, tomato on wheat bread 7.49

Gluten free bread available for all sandwiches . . 0.50

Java's
Hot • Iced



	S	M	L
Organic Coffee	1.79	1.99	2.25
Espresso (1 shot)			1.65
Cappuccino espresso • steamed milk • foam	2.69	3.19	3.59
Cafe Au Lait coffee • steamed milk	2.19	2.39	2.79
Americano espresso • hot water	2.29	2.49	2.79
Red Eye espresso • coffee	2.29	2.49	2.79

Lattes

	S	M	L
Latte espresso • steamed milk • foam	2.69	3.19	3.59
Mocha espresso • steamed milk • chocolate	3.19	3.49	3.99
White Mocha espresso • steamed milk • white chocolate	3.19	3.49	3.99
Milky Way mocha • caramel • hazelnut	3.29	3.69	4.29
Snickers mocha • caramel • peanut butter	3.29	3.69	4.29
Peppermint Patty mocha • peppermint	3.29	3.69	4.29
Almond Joy mocha • coconut • almond	3.29	3.69	4.29
Carmella latte • vanilla • caramel	3.29	3.69	4.29
Razmataz mocha • raspberry	3.29	3.69	4.29

Extra Shot of Espresso	0.59
Flavored Syrup	0.35
Soy & Almond Milk	0.50
Iced Javas	0.30

Java Alternative

	S	M	L
Chai Tea Latte	2.99	3.49	3.69
Matcha Green Tea Latte	2.99	3.49	3.69
Homemade Hot Chocolate	2.29	2.59	2.99
Hot Tea	1.85	1.99	2.15
Iced Tea	2.15	2.30	2.45
London Fog	2.99	3.49	3.69
Hot Apple Cider (Fresh Juiced)	4.19	4.49	4.79

All coffee and espresso drinks can be regular or decaf upon request

*snickers, almond joy, peppermint patty and milky way are registered trademarks held by each of their respected companies

Fresh Juices

Local and Organic*
(*When in season)



Fresh Juices:	16oz	24oz
	5.99	7.99

Mighty Beets: beets • lemon • ginger • carrots • cucumber

Belly Bliss: apples • carrots • ginger

Mean & Green: apple • kale • avocado • cucumber

The Zinger: lemon • lime • apple • agave

Sweet Beach: pineapple • apples • cucumber • mint

Real Fruit Smoothies

(Made with a base of non-fat frozen yogurt)



Real Fruit Smoothies:	16oz	20oz	24oz
	4.99	5.49	5.99

Strawberry Banana: strawberries • bananas • fresh apple juice • soy • agave

Maui Breeze: bananas • coconut • pineapple juice

Berry Fusion: strawberries • blueberries • fresh apple juice • soy • agave

Blue Monkey: blueberries • bananas • fresh apple juice • soy • agave

Caribbean Sunrise: mango • coconut • pineapple juice

Supplements

Espresso	0.59	Whey Protein	1.00	Flax Seeds	1.00
Energy Blast	1.00	Chia Seeds	1.00		

Supercharged Smoothies

Supercharged Smoothies:	16oz	20oz	24oz
	5.99	6.49	6.99

Kaleifornia Dreamin': kale • spinach • chia seeds • bananas • fresh apple juice • soy

Good Morning: blueberries • bananas • granola • peanut butter • fresh apple juice • soy • energy blast

Tropic Lightning: banana • spinach • mint • pineapple • fresh lime

Health Nut: bananas • spinach • kale • almonds • flax seed • almond milk

Muscle Machine: chocolate • peanut butter • bananas • milk • flax seed • whey protein

Green Tea Banana: matcha green tea • banana • agave • soy



Indulgent Smoothies

(Made with a base of non-fat frozen yogurt)

Indulgent:	16oz	20oz	24oz
	4.99	5.49	5.99

Banana Chai: banana • chai • milk

Cookies and Cream: milk • oreos • chocolate • white chocolate

Sweet Dream: chocolate • peanut butter • bananas • milk

Milky Way: chocolate • caramel • hazelnut • espresso • milk

Snickers: chocolate • caramel • peanut butter • espresso • milk

