

YAMBA MARKET

580 Mass Ave

September 3, 2019

Cambridge Planning Board
344 Mass Avenue
Cambridge, MA 02139

Re: Retail Dispensary Special Permit Updates (580 Mass Ave)

Design updates:

- Substantially increased the waiting area at the entrance to the dispensary off Mass Ave. Expanded waiting area by approximately 18'-0" now accommodating 44 customers.
- Made main entrance off Mass Ave "Enter Only" Exiting will be done through the rear of the dispensary onto Pearl Street.
- Eliminated the need for multiple employees to be posted on or around Mass Ave / Pearl St.
- Streamlined process of entering dispensary, being checked in then going directly to online pick up or seeing an attendant.
- Moved Employee bike room to rear adjacent to Green St entrance improving the functionality for employee cyclist.
- Created exit door on Pearl Street to avoid congestion along Mass Ave.
- Developed recessed entrance along Pearl St for Education Space that will further activate Pearl Street by providing new signage and transparent doorways to an existing blank wall.
- Scheme allows for Education / Flex space to be completely independent from dispensary while still having connection to Yamba through signage and back of house connection.
- Rideshare drop-off & pick up has been designated to Green Street loading area to avoid potential congestion along Mass Ave and interrupt MBTA Bus operations.

Proposed Uses for Education/Flex space (Green Street)

- Informational Sessions/workshops Classes:
 - Safe and Quality Cannabis Consumption
 - Home Cultivation Intro
 - Home Edibles Intro
 - Getting Into The Cannabis Industry
- Hiring Events
- Career Fairs/Job Info Sessions
- Regular (weekly and monthly) workshops and trainings.
- Cultivation, Product Manufacturing, and Retail introductory workshops, classes and events.
- Small Business Promotion
- Cannabis Industry Mixers, Lunches, Events, Info Sessions organized around preparing locals for various levels of this industry.