

## **Cover Letter**

Budega Inc.  
Special Permit Case PB-355  
3/12/20

### **New Materials submitted**

1. Revised Dimensional Form as of 3/12/20
2. Updated Supplemental Narrative as of 3/12/20
3. Revised Project Plans and Illustrations/ Amended Documents as of 3/12/20

## **1. Revised Dimensional form**

See attached

**DIMENSIONAL FORM**

**Project Address:** 1686 Massachusetts Ave

**Application Date:**

Zone: BA-2	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	2,332 sf	none	2,332 sf	
Lot Width (ft)	24.00'	none	24.00'	
Total Gross Floor Area (sq ft)	2,316 sf.	n/a	2,292 sf.	
Residential Base	0 sf.	n/a	0 sf.	
Non-Residential Base	2,316 sf.	n/a	2,292 sf.	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Floor Area Ratio	.99	1.0/1.75	.99	
Residential Base	0.00	n/a	0.00	
Non-Residential Base	.99		.99	
Inclusionary Housing Bonus	n/a		n/a	
Total Dwelling Units	n/a	n/a	n/a	
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)	1-story/13'+/-	45'	1-story/13'+/-	
Front Yard Setback (ft)	0'	5' or match adjacent	0'	
Side Yard Setback (ft)	0'	10'	0'	
Side Yard Setback (ft)	0'	10'	0'	
Rear Yard Setback (ft)	4.2'	20'	4.2'	
Open Space (% of Lot Area)	17.8%	none	17.8%	
Private Open Space	17.8%		17.8%	
Permeable Open Space	17.8%		17.8%	
Other Open Space (Specify)				
Off-Street Parking Spaces	0	2	0	
Long-Term Bicycle Parking	0	0.21	2	
Short-Term Bicycle Parking	0	1.3	0	
Loading Bays	0	0	0	

**Use space below and/or attached pages for additional notes:**

Building is an existing structure. No changes to footprint are proposed.

As a small business in a business district that requires 4 or fewer spaces, the applicant is seeking exemption from off-street parking as per §6.32.1

As an enlargement, expansion or conversion of an existing building, where the difference between the bicycle parking required for the proposed building and the bicycle parking that would be required for the existing building (under this Section 6.100) equals fewer than two (2) bicycle parking spaces, the applicant is seeking exemption from Bicycle parking as per §6.103.2B

## **2. Updated Supplemental Narrative**

Dear Cambridge city planning board,

Upon submission of revised plans on 1/27/20, the applicant has received comments from CDD and the Traffic department. After making modifications, the plan set was submitted on 2/13/20.

After making the submission on 2/13/20, the applicant received some additional comments from the urban planning department. The applicant had a meeting with CDD to discuss modifications to the plans on 3/3/20. After discussion, the applicant has made changes to the plans to include requested modifications by CDD.

Budega Inc. respectfully submits the following amended sections from the narrative/ project plans and illustrations submitted on 1/27/20 and 2/13/20.

### **Exterior**

#### ***Entry Door:***

- **Planning Board:** The planning board made the recommendation that the applicant consider the recommendation made by Community Development Department to retain the existing recessed entry and the characteristics of the existing storefront.
- **Applicant:** As an amendment to the response dated 1/27/20, the applicant submits the following response.

The applicant originally proposed a flat façade with the entry door moved to the right of the building. The applicant and architect met with CDD on 3/3/20 to discuss potential alternative solutions to retain the recessed entryway. Erik Thorkildsen from Urban Design suggested incorporating a recessed entry door on the right side of the façade. The applicant has incorporated the recommendation by recessing the entry door. The new proposed recessed entry door will still have both MAAB-compliant with and maneuverability clearances.

The applicant met with CDD and Erik Thorkildsen from Urban Planning on 3/3/20 to discuss the historical look of the existing façade. They recommended that the applicant attempt to preserve the façade by keeping similar trim conditions and raising the height of the stone cladding on the storefront. The current stone cladding has several cracks and is currently falling apart. The applicant has agreed to incorporate a higher height of stone cladding to mimic the existing cladding height. In addition, the applicant has agreed to include within the new façade, a similar type of stone cladding that currently exists on the storefront today. This change along with the recessed entryway allows the applicant to provide a brand new storefront for the neighborhood while preserving

the historical look of the building and aligns with the recommendations of the CDD and Cambridge Historical Commission.

***Clear Façade/ Covered Façade:***

- **Planning Board:** The planning board made the recommendation that the applicant remove artwork from the existing façade proposal and use a clear glass façade if it was compliant with the CCC regulations.
- **Applicant:** Response provided in original narrative dated 1/27/20.

***Awning:***

- **Planning Board:** The planning board made the recommendation that the applicant consider the recommendation by the community development department to include an awning on the exterior of the facility.
- **Applicant:** Response provided in original narrative dated 1/27/20.

**Interior**

***Bike Parking:***

- **Planning Board:** The planning board made the recommendation that the applicant attempt to identify an area for bicycle storage on the first floor for ease of bike loading access.
- **Applicant:** Response provided in revised narrative dated 2/13/20.

***Trash:***

- **Planning Board:** The planning board made the recommendation that the applicant identify an area for trash storage and describe the plan for trash removal.
- **Applicant:** Response provided in revised narrative dated 2/13/20.

***Additional POS:***

- **Planning Board:** No specific recommendation was made in relation to adding an additional POS.
- **Applicant:** Response provided in revised narrative dated 2/13/20.

## Site Plan

### *Site Plan Overlay:*

- **Planning Board:** The planning board requested a visual representation of the dispensary floor plan overlaid on the existing site plan.
- **Applicant:** Response provided in original narrative dated 1/27/20.

## Planning Board Request for Information

### *Operations Plan:*

- **Planning Board:** The planning board requested the applicant to consider the flow of operations and customer visits at the facility once in operation.
- **Applicant:** Response provided in revised narrative dated 2/13/20.

### *Emergency Exit:*

- **Planning Board:** The planning board requested the applicant clarify in the narrative the total capacity of the facility including maximum customers and staff.
- **Applicant:** As a replacement to the response provided in original narrative dated 1/27/20. The applicant submits the following response.

The CDD staff requested the maximum capacity of the rearranged waiting area and sales area, the new proposed occupancy is as follows: The waiting vestibule has an actual occupancy of approx. 15 customers. The retail dispensing space has an actual occupancy of approx. 13 customers and 6 employees. This brings the total first floor occupancy to approx. 34 +/- with a maximum occupancy of 49. The facility will use the front door as its primary emergency exit.

### *Rear Door Access:*

- **Planning Board:** The Planning Board requested for specific information regarding the rear door access and clear information on whether that door has access to a public right of way or whether it is only providing access to a private yard
- **Applicant:** Response provided in revised narrative dated 2/13/20.

### *Appointment only:*

- **Planning Board:** The planning board has requested details on the applicants operations plan in relation to appointment only system.
- **Applicant:** Response provided in response dated 1/27/20 and the revised narrative dated 2/13/20.

### *Customer Management Systems:*

- **Planning Board:** The planning board requested details on customer management systems to manage customer traffic at the retail dispensary.
- **Applicant:** Responses provided in response dated 1/27/20 and the revised narrative dated 2/13/20.

### *Deliveries:*

- **Planning Board:** The planning board requested details on the retail dispensary in relation to deliveries. The planning board wanted to know whether or not this facility would be making retail deliveries.
- **Applicant:** Response provided in original narrative dated 1/27/20.

### *Contact with Abutters/ Neighborhood*

- **Planning Board:** The planning board recommended that the applicant communicate with its abutters who have raised concerns to the project.
- **Applicant:** As an addition to the response dated 2/13/20, the applicant submits the following response.

#### *PSNA (Porter Square Neighborhood Association)*

The applicant was invited to the 2/20/20 neighborhood meeting to provide updates on the proposal. The applicant discussed the current status of the project and allowed attendees to ask questions/ make comments. The applicant took names and contact info of all individuals with comments to arrange future 1-1 meetings.

### **3. Revised Project Plans and Illustrations/ Amended Documents as of 3/12/20**

The applicant has amended the following project plans to reflect the changes mentioned above. The applicant has submitted copies of the following sheets that have revisions as hard copies with this submission.

1. Site Plan w/ Construction Plan Overlay
2. Entry Vestibule Options
3. Revised Schematic Design Floor Plan
4. Revised Schematic Gross Area Floor Plan
5. Revised Schematic Net Area Floor Plan
6. Proposed Elevations
7. Exterior Rendering

The applicant will bring a full revised plan set with all new plans and existing plans as hard copies to the special permit meeting on March. 24<sup>th</sup> as requested by CDD.



**BUDEGA, INC.**

**CANNABIS DISPENSARY**

**project**  
 1686 MASSACHUSETTS AVE.  
 CAMBRIDGE, MA 02138

**client**  
 BUDEGA, INC.  
 320 D ST.  
 BOSTON, MA 02127

**contractor**  
 CONTRACTOR (TBD)  
 ADDRESS  
 CITY, STATE ZIP

**structural**  
 STRUCTURAL ENGINEER  
 ADDRESS  
 CITY, STATE ZIP

**MEP**  
 MEP ENGINEER  
 ADDRESS  
 CITY, STATE ZIP

**issue / revisions**

MARK	DATE	DESCRIPTION
	04.17.19	V1
	07.19.19	V2
	09.26.19	V3 OWNER REVS
	09.30.19	V4 OWNER REVS
	12.26.19	V5 OWNER REVS
	01.03.20	V6 OWNER REVS
	01.17.20	V7 REG. COORD.
	03.05.20	V8 OWNER REVS

**stamp**



**date**  
 01.03.2020

**phase**  
 SCHEMATIC DESIGN

**north**

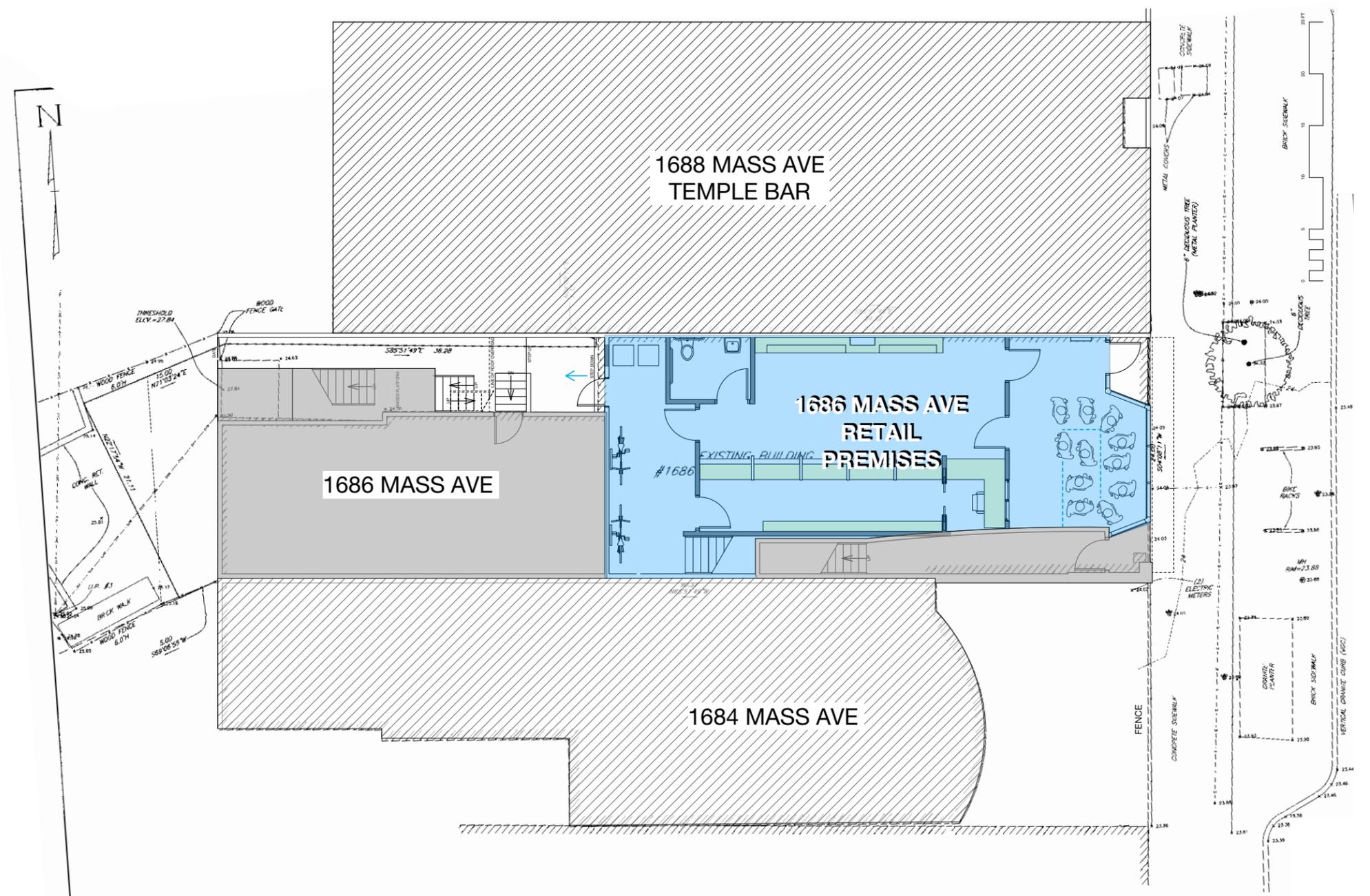


**sheet title**  
 SITE PLAN  
 W/ CONSTRUCTION PLAN  
 OVERLAY

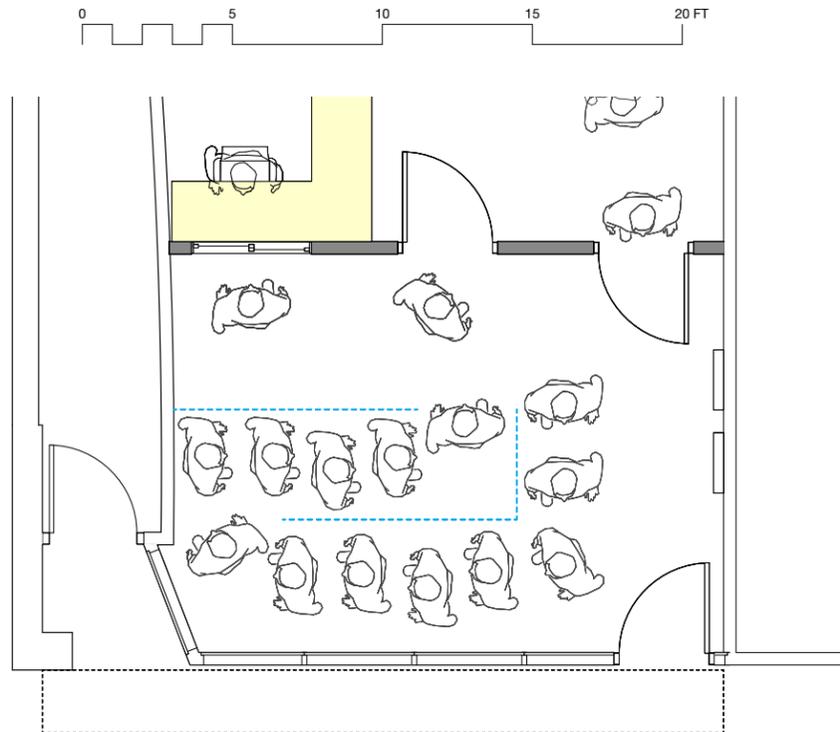
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 sheet number

**A.001**

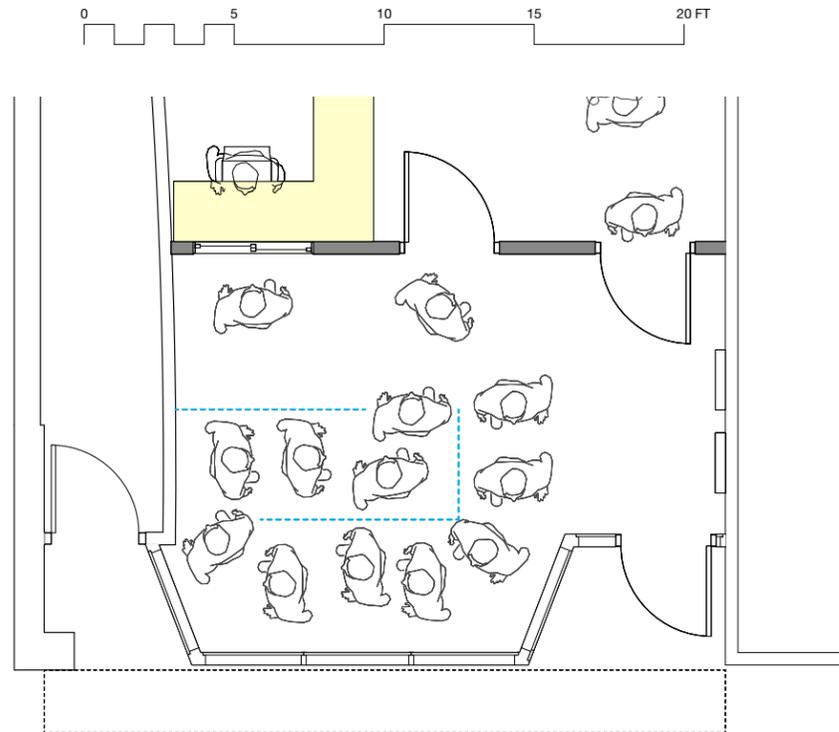
**scale**  
 AS NOTED



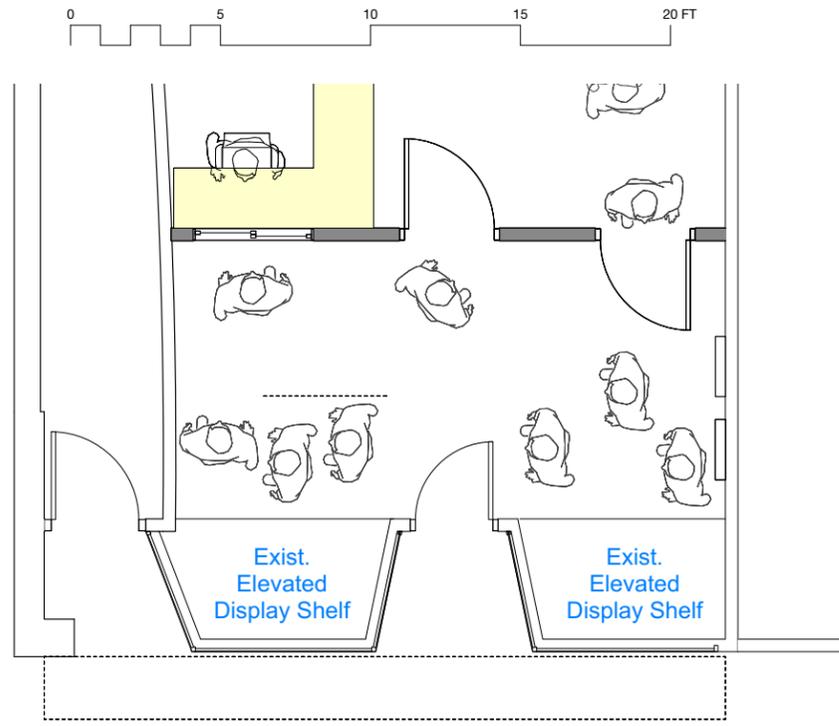
**1 SITE PLAN**  
 Scale: 3/16" = 1'-0"



**3** PROPOSED ENTRY B  
Scale: 3/8" = 1'-0"



**2** PROPOSED ENTRY A  
Scale: 3/8" = 1'-0"



**1** EXISTING ENTRY  
Scale: 3/8" = 1'-0"

**ENTRY VESTIBULE OPTIONS**



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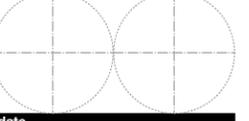
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date  
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phase  
SCHEMATIC DESIGN

north  
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sheet title  
SCHEMATIC DESIGN

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sheet number

**A.102**

scale  
AS NOTED



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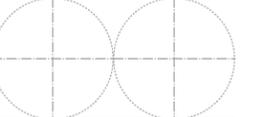
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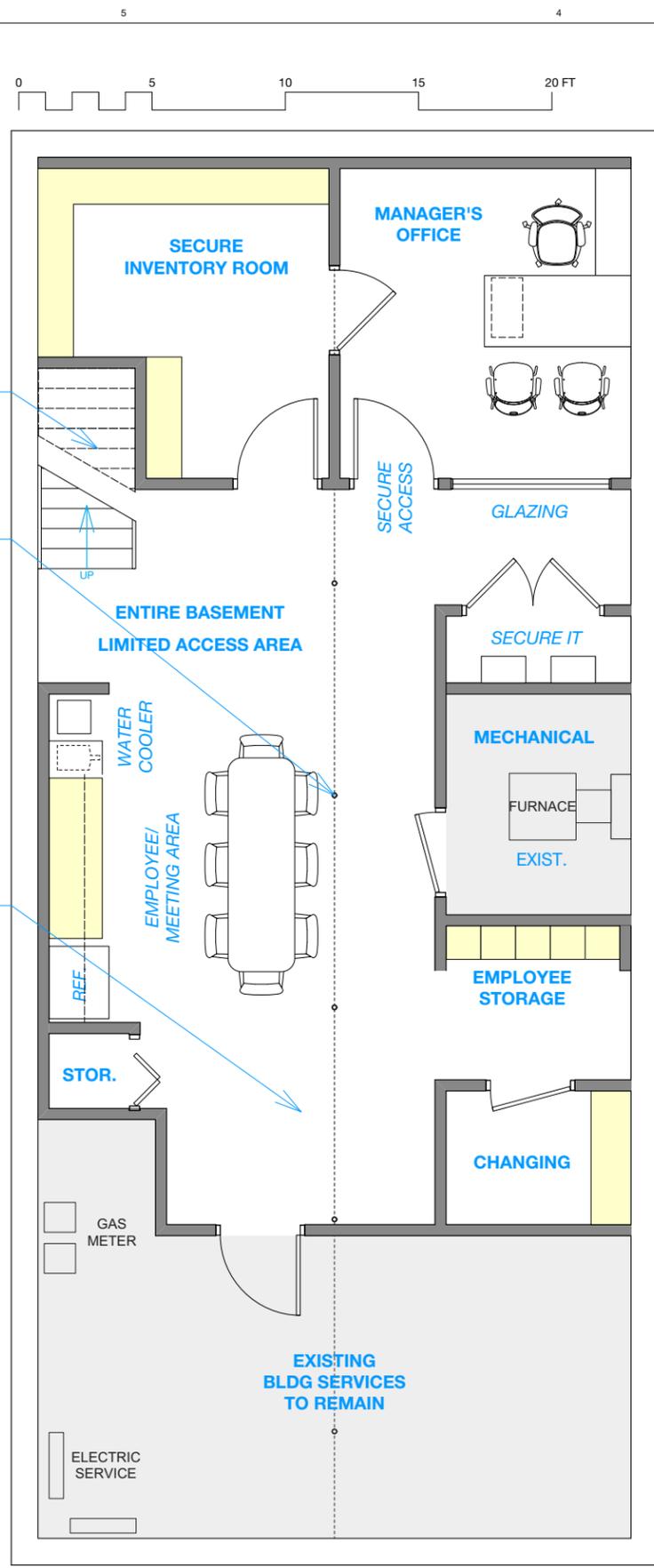


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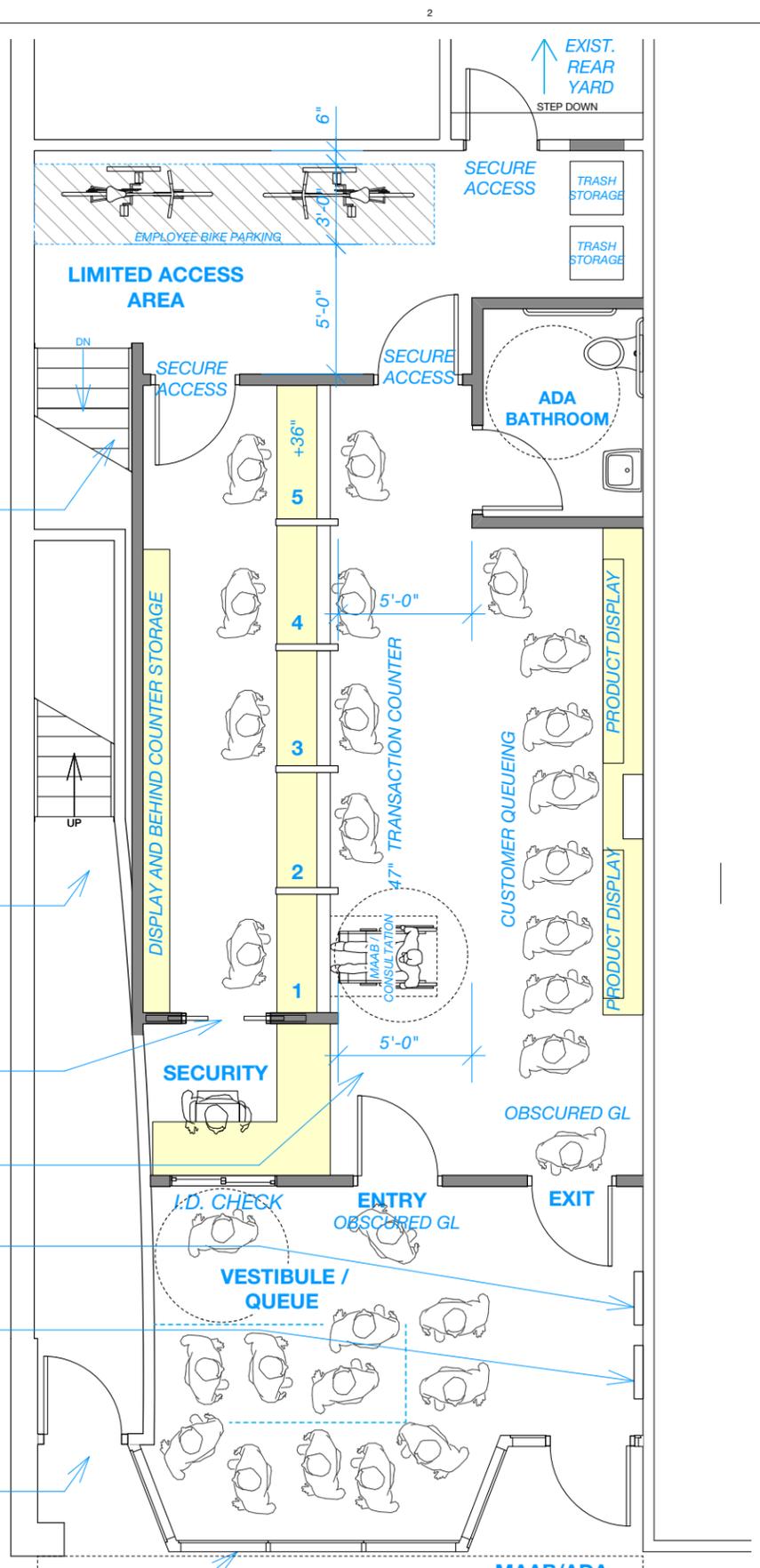
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sheet number

**A.101**

scale  
AS NOTED



2 BASEMENT PLAN  
Scale: 3/8" = 1'-0"



1 FIRST FLOOR PLAN  
Scale: 3/8" = 1'-0"

EXISTING STAIR;  
UPGRADE TREADS  
AND RISERS

EXISTING COLUMNS

NEW OFFICE / ADMIN  
FIT-OUT; NEW FR GWB  
CEILING OVER EXIST.  
FLOOR FRAMING,  
PROVIDE EXIST. 7'4"  
CLR, EXISTING.  
PROVIDE NEW SMOKE  
DETECTOR SYSTEM  
WIRED TO MONITORED  
PANEL @ VESTIBULE  
ABOVE

PROPOSED STAIR  
REVISIONS PENDING

RESIDENTIAL COMMON  
AREA

REAR OBSCURED PKT /  
CURTAIN BEHIND  
SECURITY WINDOW

INTERIOR CUSTOMER  
AREA, NOT VISIBLE TO  
STREET

CUSTOMER  
ELECTRONIC INFO SIGN

MONITORED SMOKE  
DETECTOR / ALARM  
PANEL

RESIDENTIAL ENTRY

NEW RETAIL  
STOREFRONT GLAZING

PROPOSED NEW AWNING/CANOPY.  
REF ELEVATION

EXIST.  
REAR  
YARD  
STEP DOWN

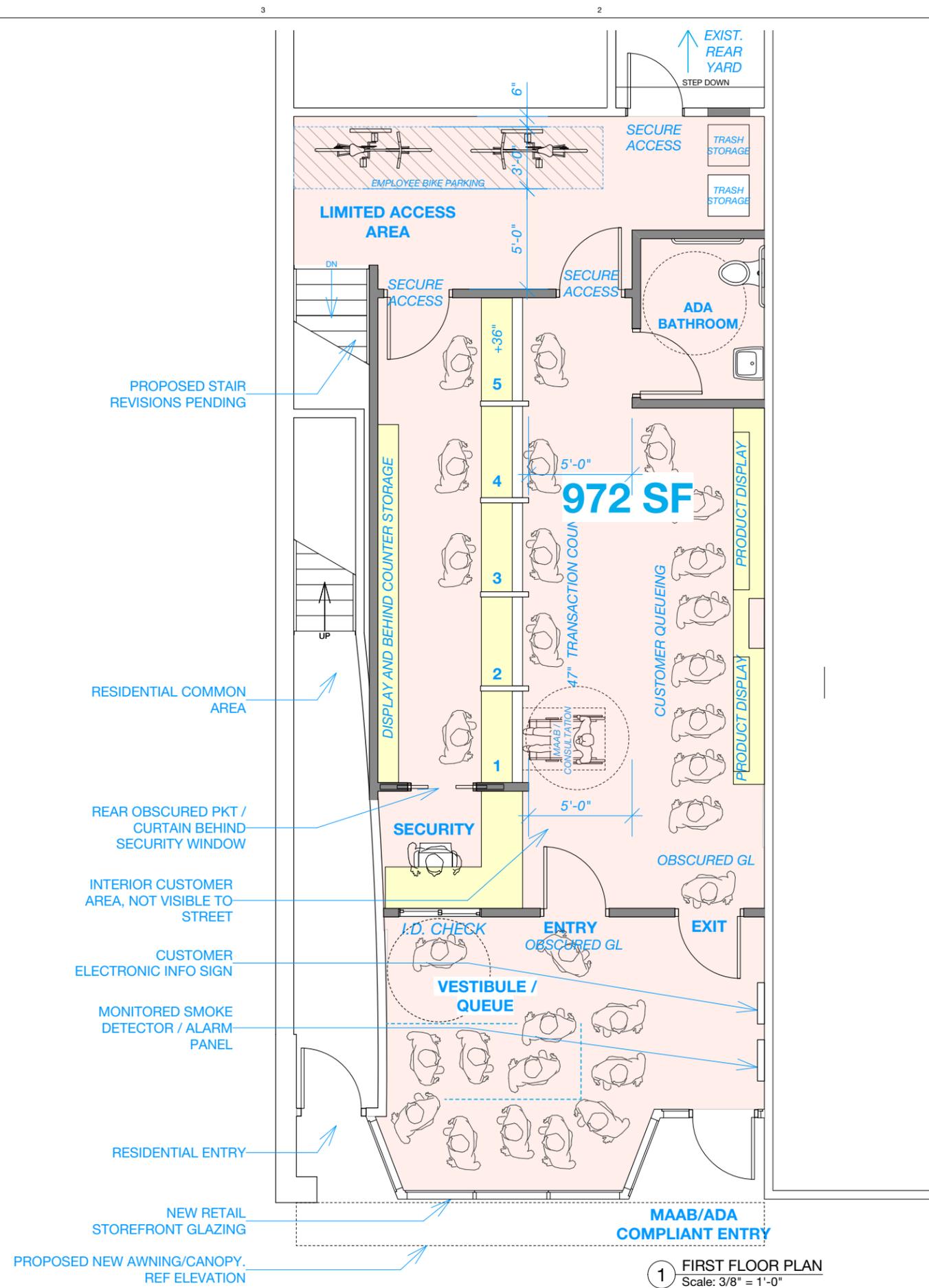
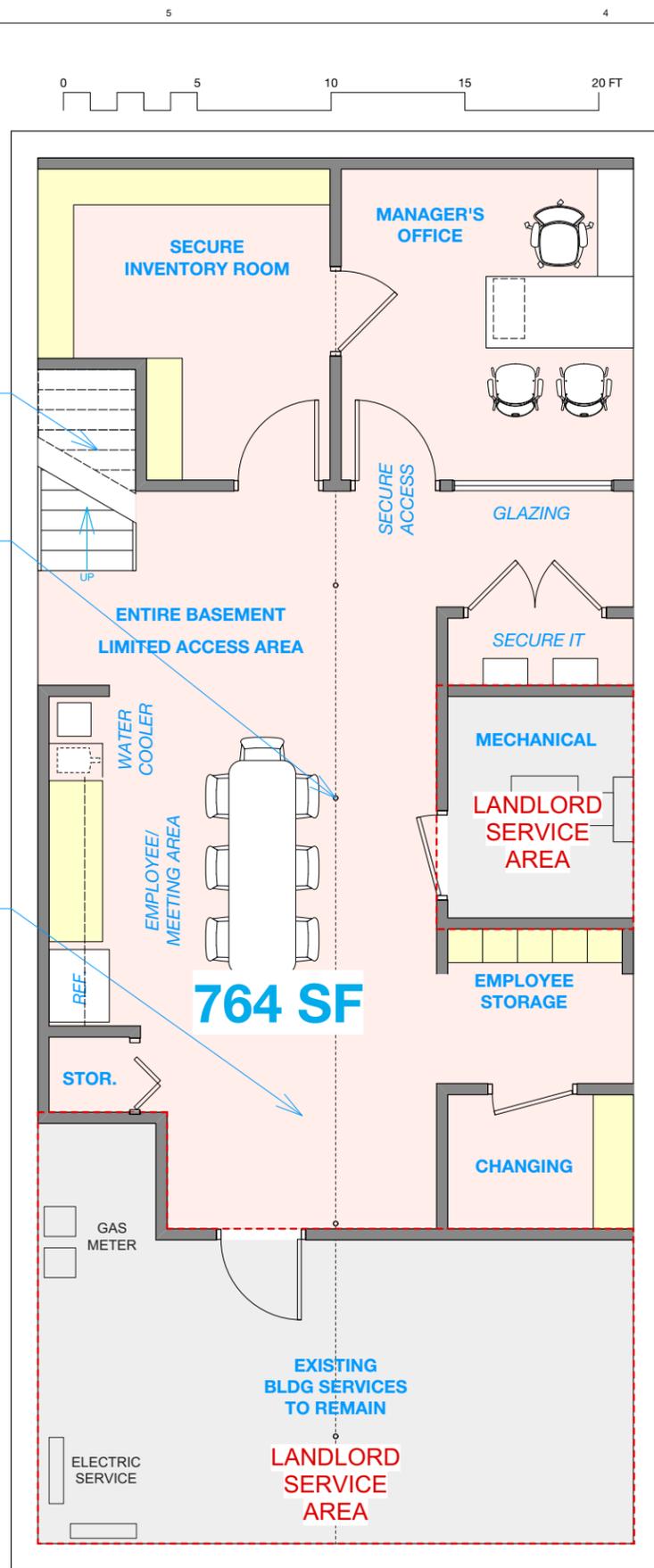
SECURE  
ACCESS

TRASH  
STORAGE

TRASH  
STORAGE

SECURE  
ACCESS





EXISTING STAIR; UPGRADE TREADS AND RISERS

EXISTING COLUMNS

NEW OFFICE / ADMIN FIT-OUT; NEW FR GWB CEILING OVER EXIST. FLOOR FRAMING, PROVIDE EXIST. 7'4" CLR, EXISTING. PROVIDE NEW SMOKE DETECTOR SYSTEM WIRED TO MONITORED PANEL @ VESTIBULE ABOVE

PROPOSED STAIR REVISIONS PENDING

RESIDENTIAL COMMON AREA

REAR OBSCURED PKT / CURTAIN BEHIND SECURITY WINDOW

INTERIOR CUSTOMER AREA, NOT VISIBLE TO STREET

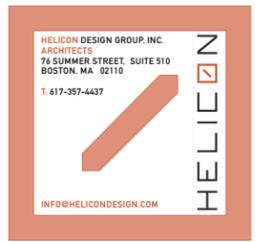
CUSTOMER ELECTRONIC INFO SIGN

MONITORED SMOKE DETECTOR / ALARM PANEL

RESIDENTIAL ENTRY

NEW RETAIL STOREFRONT GLAZING

PROPOSED NEW AWNING/CANOPY, REF ELEVATION



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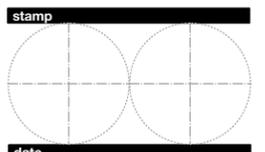
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date 01.03.2020

phase SCHEMATIC DESIGN



sheet title SCHEMATIC DESIGN NET FLOOR AREA

DRAWN / CHECKED sheet number

**A.104B**

scale AS NOTED



