



# Commonwealth

Alternative Care

**To:** Planning Board  
City of Cambridge  
**Date:** December 4, 2017  
**RE:** Revised Materials, PB331,  
1385 Cambridge Street

Commonwealth Alternative Care, Inc. ("the applicant") has appreciated the opportunity to work collaboratively with the City of Cambridge to locate a Registered Marijuana Dispensary ("RMD") at 1385 Cambridge Street in Inman Square. Following the applicant's Planning Board hearing on November 14, 2017, the applicant has collaborated with City staff and interested residents to address the concerns raised by the Board. Enclosed are revised versions of the RMD floor plan, renderings of the building facades, and updated elevations.

## **Viability and Vacancy of Sub-Tenant Suite**

The applicant met with the City of Cambridge's Economic Development Division of the Community Development Department on November 20, 2017. In response to the guidance provided by the Department and concerns raised by the Planning Board, the applicant has made the following changes to the plans for proposed subtenant suite:

1. Increased square footage of subtenant suite from 300 square feet to 380 square feet
2. Altered the proposed floorplan to maximize store frontage along Cambridge Street by moving dispensary exit to Springfield Street
3. Relocated the subtenant entryway to ensure full accessibility
4. Added blade signs to catch the attention of pedestrians along Cambridge Street
5. Added window treatment signage to enhance visual experience of pedestrians

The applicant shares the desire of the Planning Board and Inman Square Neighborhood Association to ensure a low vacancy rate in the subtenant suite. As such, we have identified a permanent retail tenant that is affiliated with the applicant's leadership to offer health and wellness products. The applicant is confident that this business concept can successfully operate in the proposed subtenant footprint. Similar health and wellness interior models are enclosed. This arrangement ensures that the applicant will operate under the suggested conditions set forth by the Inman Square Neighborhood Association.

## **Vibrancy of the Corporate Entryway**

The enclosed renderings have been updated to more effectively illustrate the proposed design of the applicant's corporate entrance. The glass entryway will ensure

that all art will be visible to passing pedestrians. At the time of this submission, the applicant had scheduled time to meet with the Cambridge Arts Council to discuss potential partnerships on December 6, 2017.

### **Accessibility**

The enclosed floorplan has been revised to ensure all egress points are fully accessible.

### **RMD Floorplan**

The enclosed floorplan has been modified to accommodate the expansion of the subtenant suite. Notable changes include:

1. Secure double-door exit passage leading to Springfield Street
2. Consolidation of RMD sales floor

### **Little Folks Fellowship Nursery School**

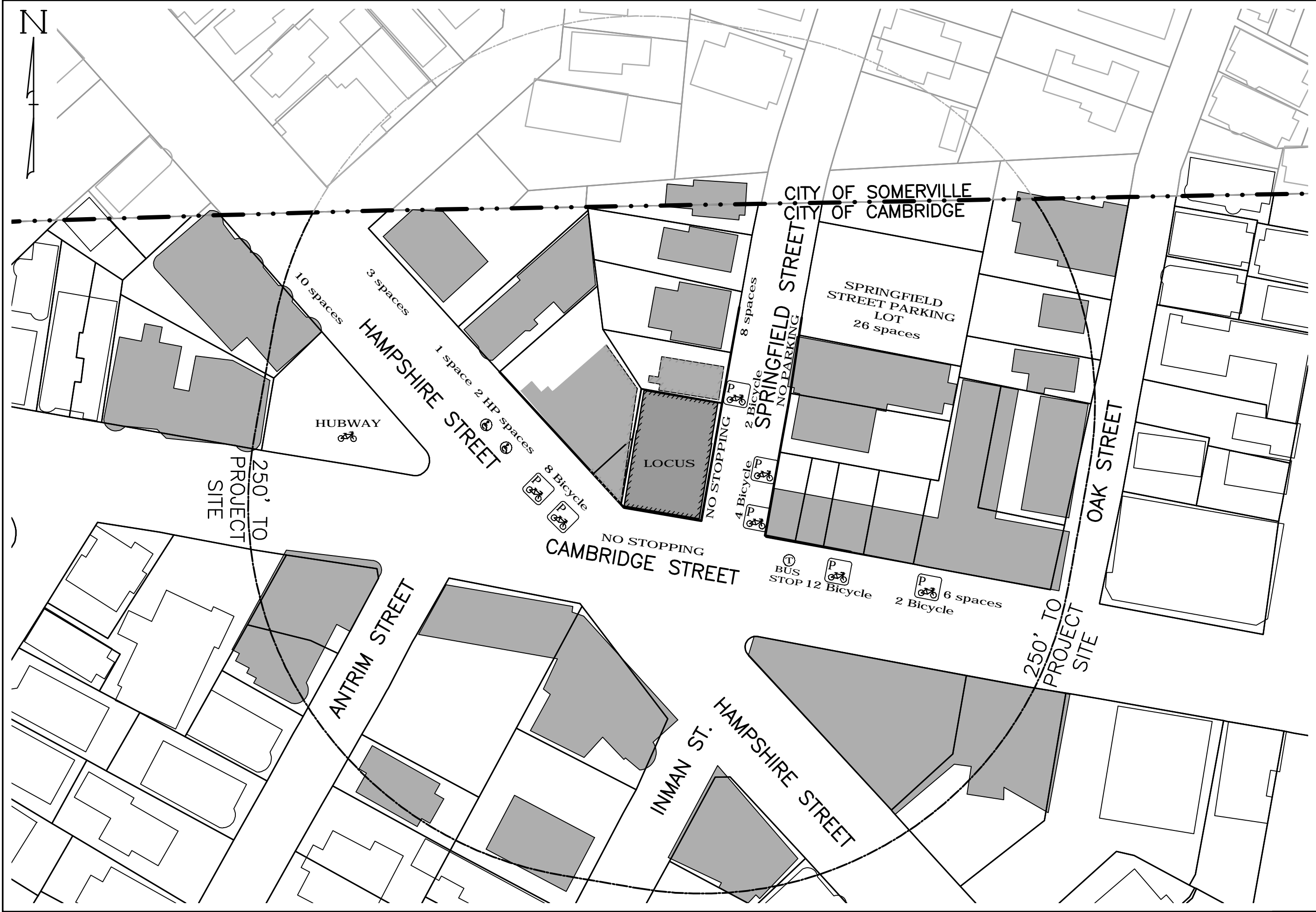
At the time of this submission, the applicant had attempted to reach out to the leadership of the Little Folks Fellowship Nursery School three (3) times via telephone and via registered letter on December 4, 2017.

# **PB 331: 1385 Cambridge Street (RMD)**

## ***Updated Drawings***

**Submitted by Commonwealth Alternative Care**  
**December 4, 2017**

# SITE PLANS



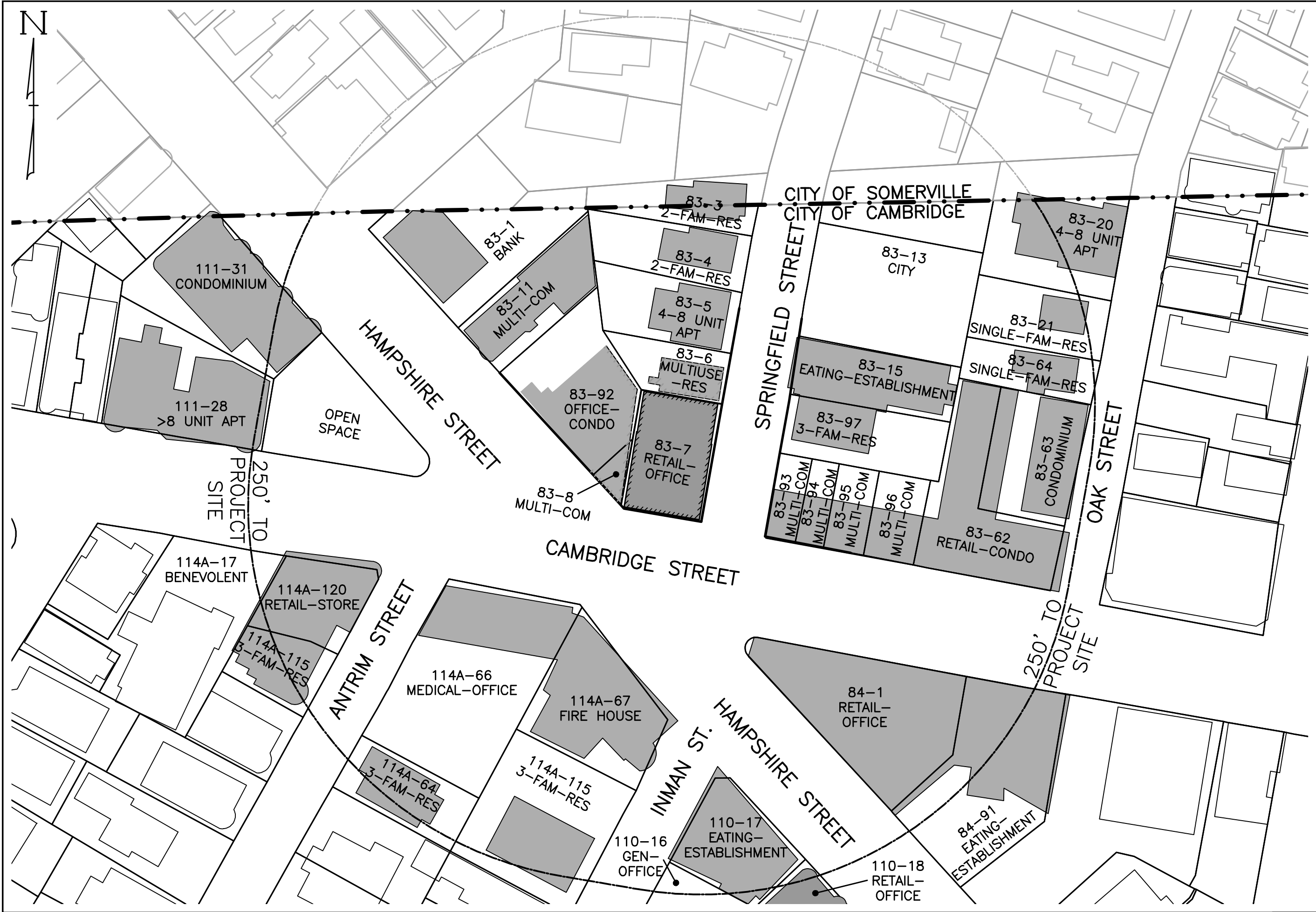
**SITE PLAN**  
**Transportation Map**  
**COMMONWEALTH**  
**ALTERNATIVE CARE**  
1385 CAMBRIDGE STREET  
CAMBRIDGE, MASS.

SHEET 1 of 1

SCALE: 1"=60'  
0' 30' 60'  
DATE: NOV. 10, 2017

Applicant:  
**COMMONWEALTH**  
**ALTERNATIVE CARE**  
c/o Alternative Care  
Resources Group, LLC  
31 Broadway  
Hanover, MA 02339

**Hayes**  
Hayes Engineering, Inc.  
603 Salem Street  
Wakefield, MA 01880  
Ph: 781.246.2800  
Fax: 781.246.7596  
www.hayeseng.com



<b>SITE PLAN</b> <b>COMMONWEALTH</b> <b>ALTERNATIVE CARE</b> 1385 CAMBRIDGE STREET CAMBRIDGE, MASS.	<b>Applicant:</b> <b>COMMONWEALTH</b> <b>ALTERNATIVE CARE</b> c/o Alternative Care Resources Group, LLC 31 Broadway Hanover, MA 02339	<b>SCALE:</b> 1"=60' 0' 30' 60' <b>DATE:</b> JUNE 5, 2017 <b>REV:</b> OCT. 11, 2017	<b>Hayes Engineering, Inc.</b>  603 Salem Street Wakefield, MA 01880 Ph: 781.246.2800 Fax: 781.246.7596 www.hayeseng.com
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OWNER'S INFORMATION:

WEINMAN PROPERTIES, LLC  
281 WABAN AVE  
WABAN, MA 02468  
ASSESSOR'S MAP 83 LOT 7  
MIDDLESEX REGISTRY OF DEEDS  
BOOK 65,636 PAGE 1

OPERATING NOTES:

1. LOADING TO USE EXISTING PARKING LOCATED ON SPRINGFIELD OR HAMPSHIRE STREETS;
2. REFUSE TO BE STORED WITHIN THE BUILDING AND RETURNED TO CULTIVATION FACILITY FOR DISPOSAL IN CONJUNCTION WITH DELIVERIES.



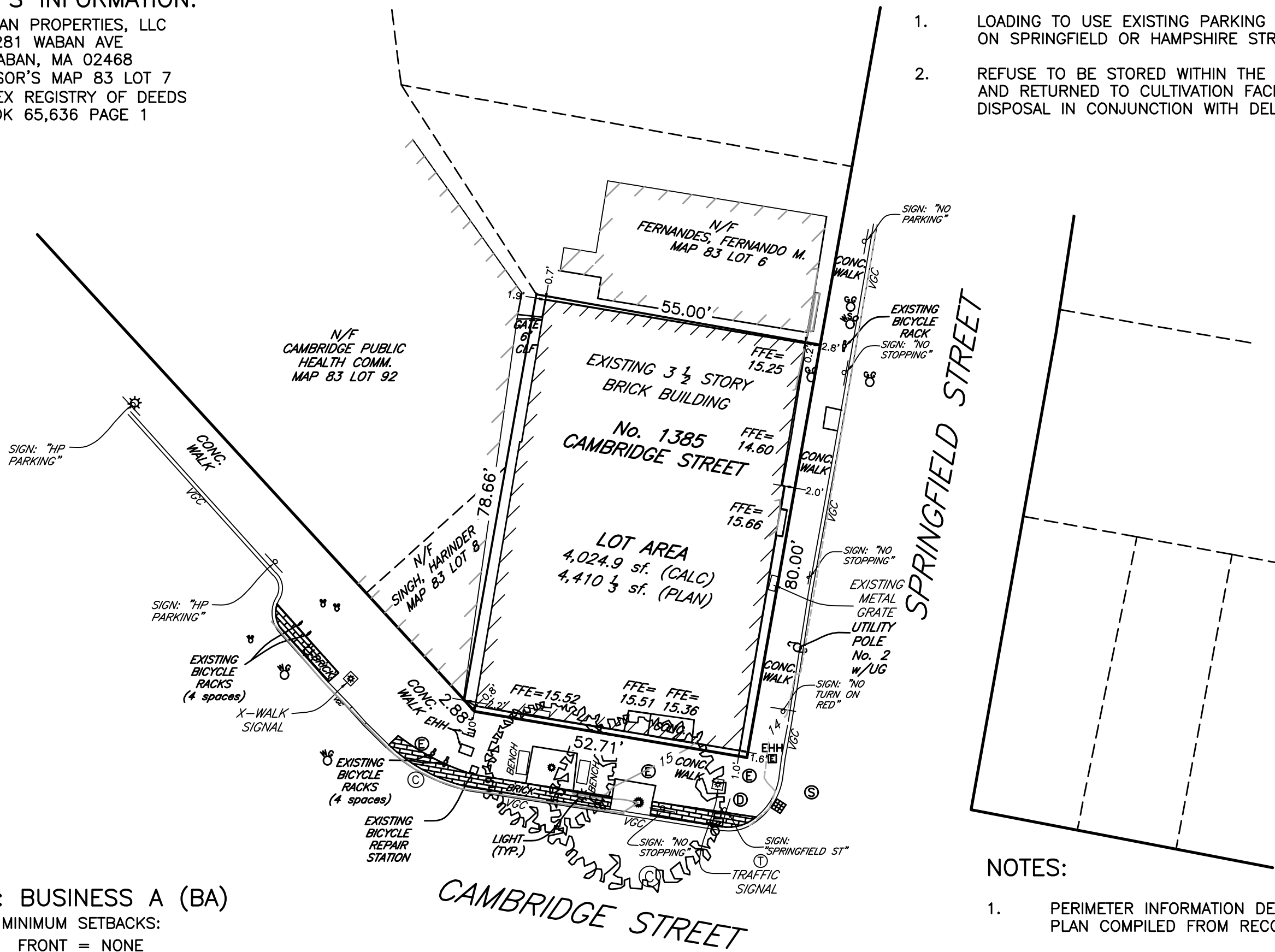
Hayes Engineering, Inc.  
*Hayes*  
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Applicant:  
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c/o Alternative Care  
Resources Group, LLC  
31 Broadway  
Hanover, MA 02339

SCALE: 1"=20'  
0' 10' 20'  
DATE: JUNE 5, 2017  
REV. OCT. 11, 2017  
NOV. 10, 2017

SITE PLAN  
COMMONWEALTH  
ALTERNATIVE CARE  
1385 CAMBRIDGE STREET  
CAMBRIDGE, MASS.

SHEET 3 of 3



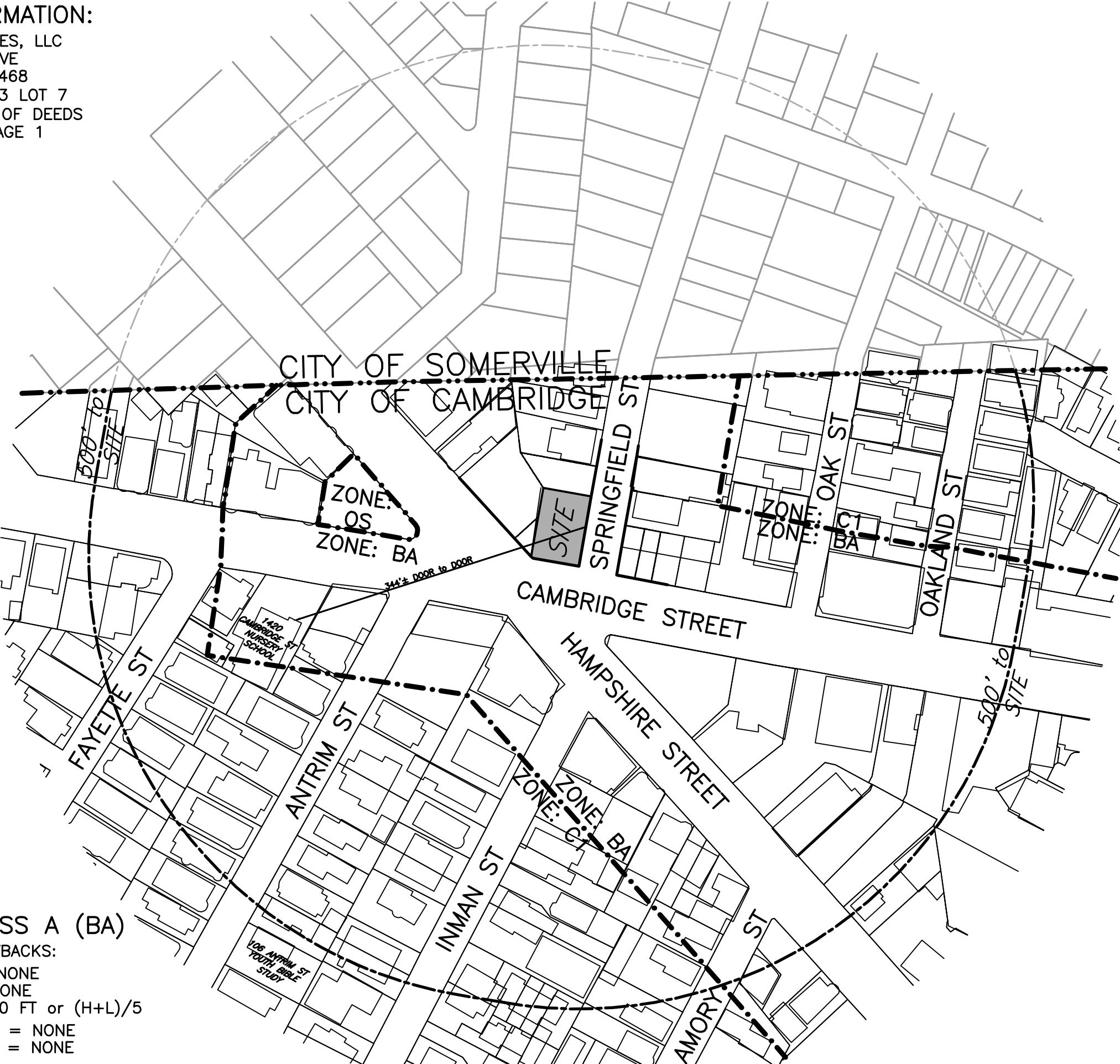
ZONE: BUSINESS A (BA)  
MINIMUM SETBACKS:  
FRONT = NONE  
SIDE = NONE  
REAR = GREATER of 20 FT or (H+L)/5  
MIN. FRONTAGE = NONE  
MIN. LOT AREA = NONE

NOTES:

1. PERIMETER INFORMATION DEPICTED ON THIS PLAN COMPILED FROM RECORD INFORMATION.
2. TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY HAYES ENGINEERING, INC. IN MAY 2017.

OWNER'S INFORMATION:

WEINMAN PROPERTIES, LLC  
281 WABAN AVE  
WABAN, MA 02468  
ASSESSOR'S MAP 83 LOT 7  
MIDDLESEX REGISTRY OF DEEDS  
BOOK 65,636 PAGE 1



ZONE: BUSINESS A (BA)

MINIMUM SETBACKS:

FRONT = NONE

SIDE = NONE

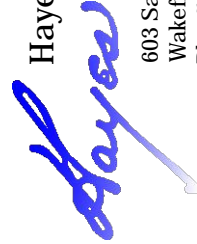
REAR = GREATER of 20 FT or (H+L)/5

MIN. FRONTAGE = NONE

MIN. LOT AREA = NONE



Hayes Engineering, Inc.



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Applicant:

COMMONWEALTH  
ALTERNATIVE CARE  
c/o Alternative Care  
Resources Group, LLC  
31 Broadway  
Hanover, MA 02339

SCALE: 1"=160'



DATE: JUNE 5, 2017  
REV. OCT. 11, 2017  
REV. NOV. 12, 2017

SITE PLAN

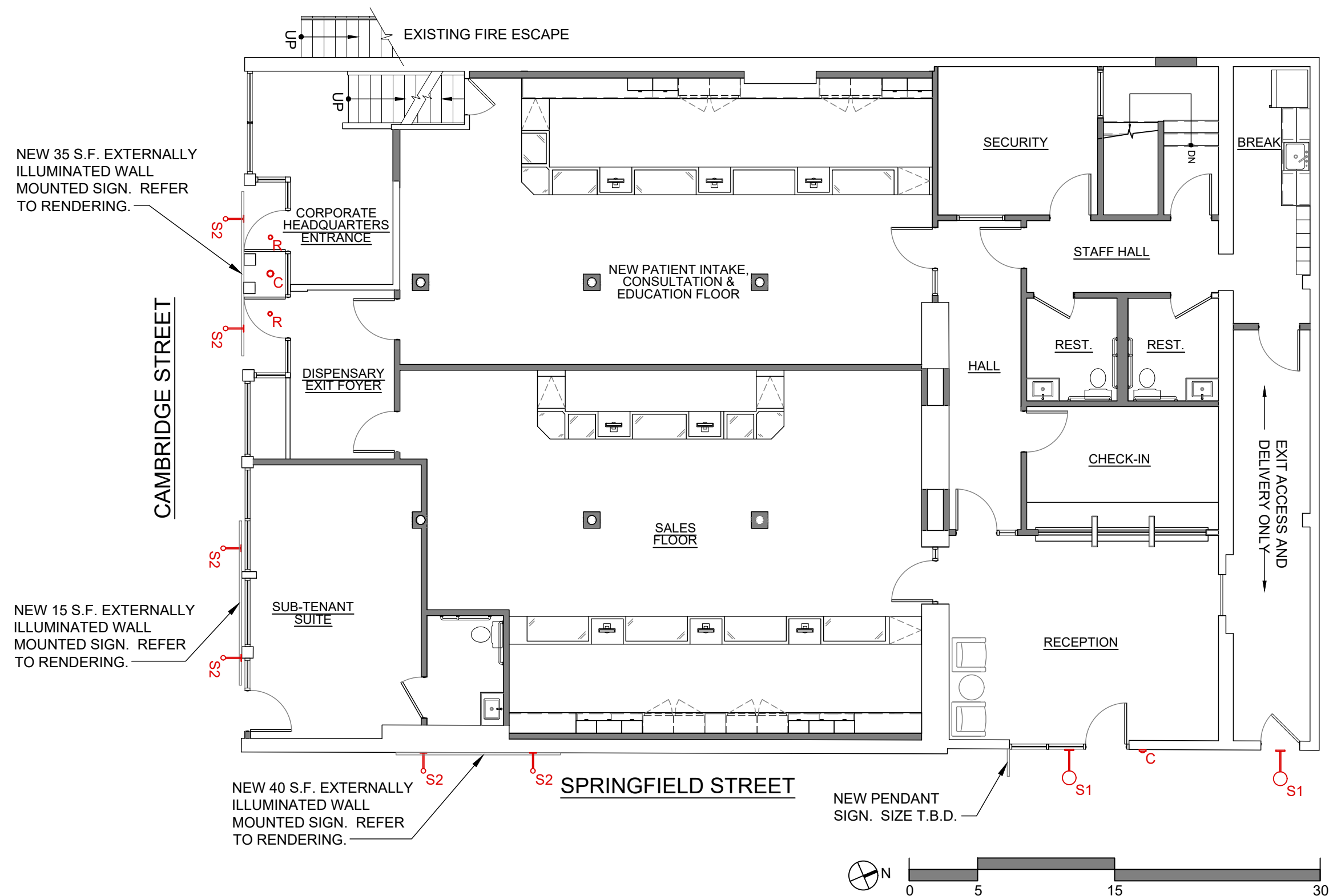
COMMONWEALTH  
ALTERNATIVE CARE  
1385 CAMBRIDGE STREET  
CAMBRIDGE, MASS.



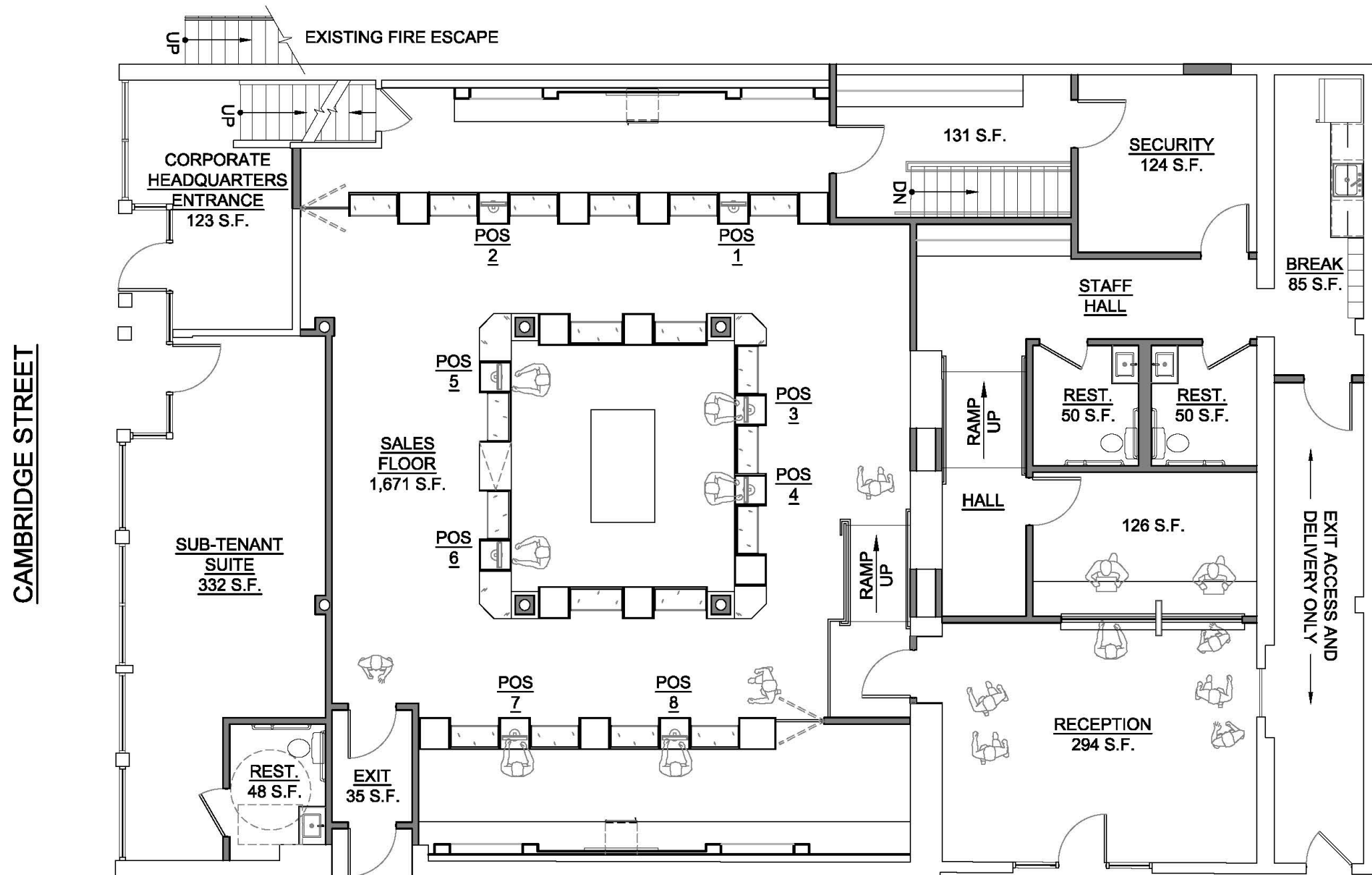
# FLOOR PLANS

**8 - PREVIOUSLY SUBMITTED**

**9 - UPDATED**



EXTERIOR FIXTURES		
IMAGE	SYMBOL	DESCRIPTION
		EXTERIOR GOOSENECK LIGHT
		EXTERIOR GOOSENECK SIGN LIGHT - EXEMPT FROM OUTDOOR LIGHT ORDINANCE
		EXTERIOR 4" RECESSED DOWN LIGHT W/ SCOOP BAFFLE
		EXTERIOR WALL/CEILING MOUNTED DOME SECURITY CAMERA - 4MP INFRARED

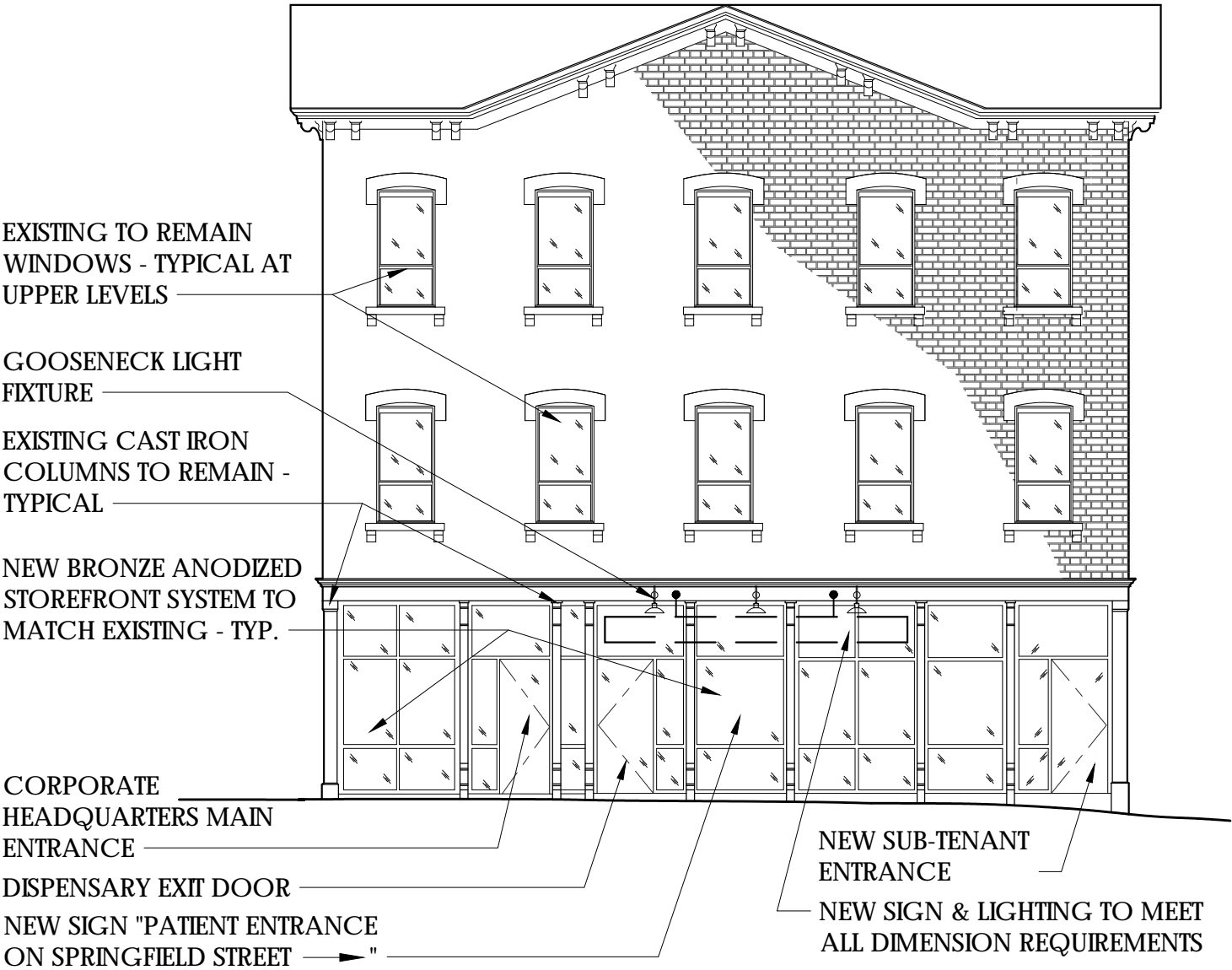


# ELEVATIONS

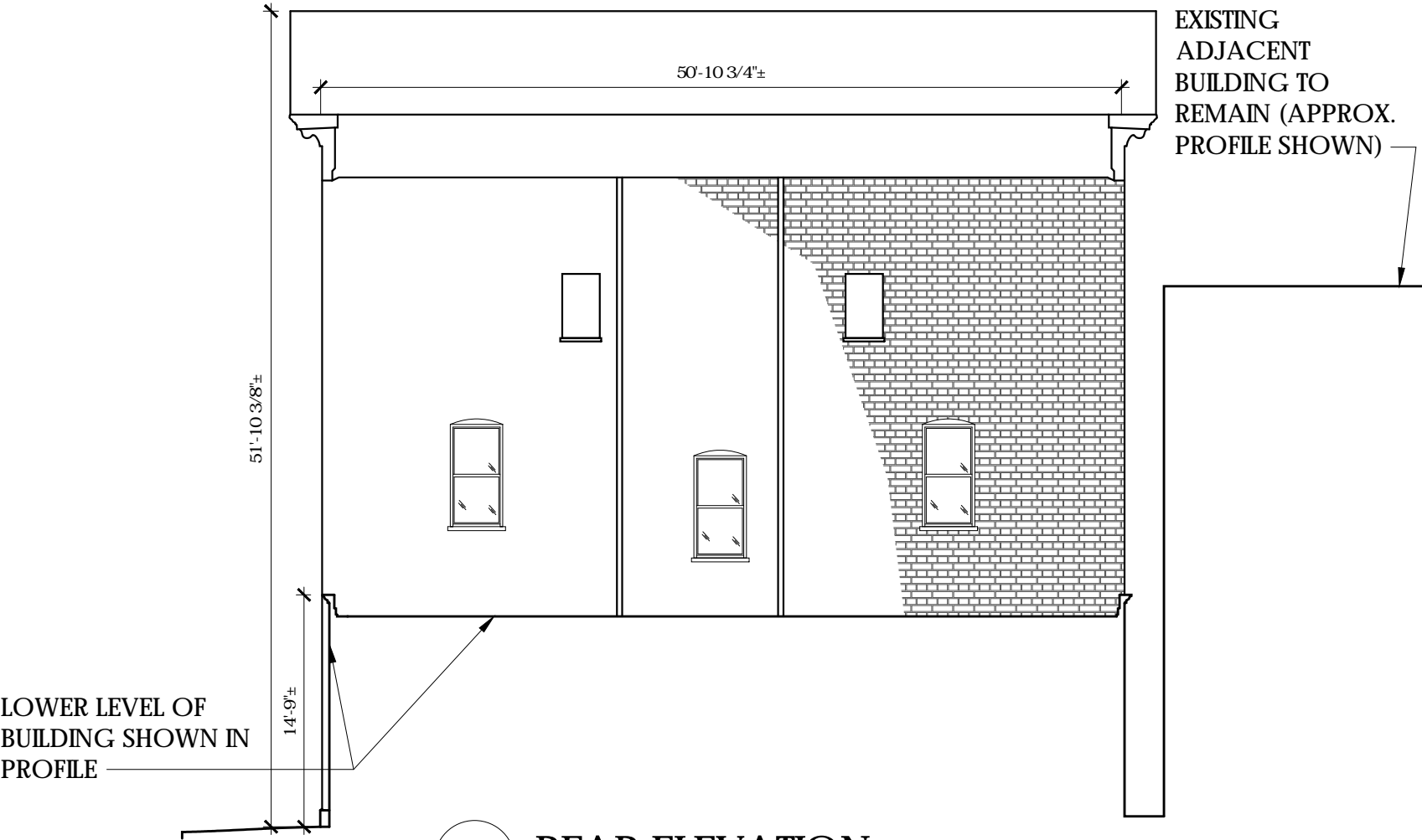
**11/12 - PREVIOUSLY SUBMITTED**  
**13/14 - UPDATED**



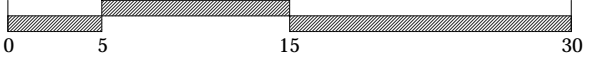
GOOSENECK LIGHT FIXTURE CONCEPT



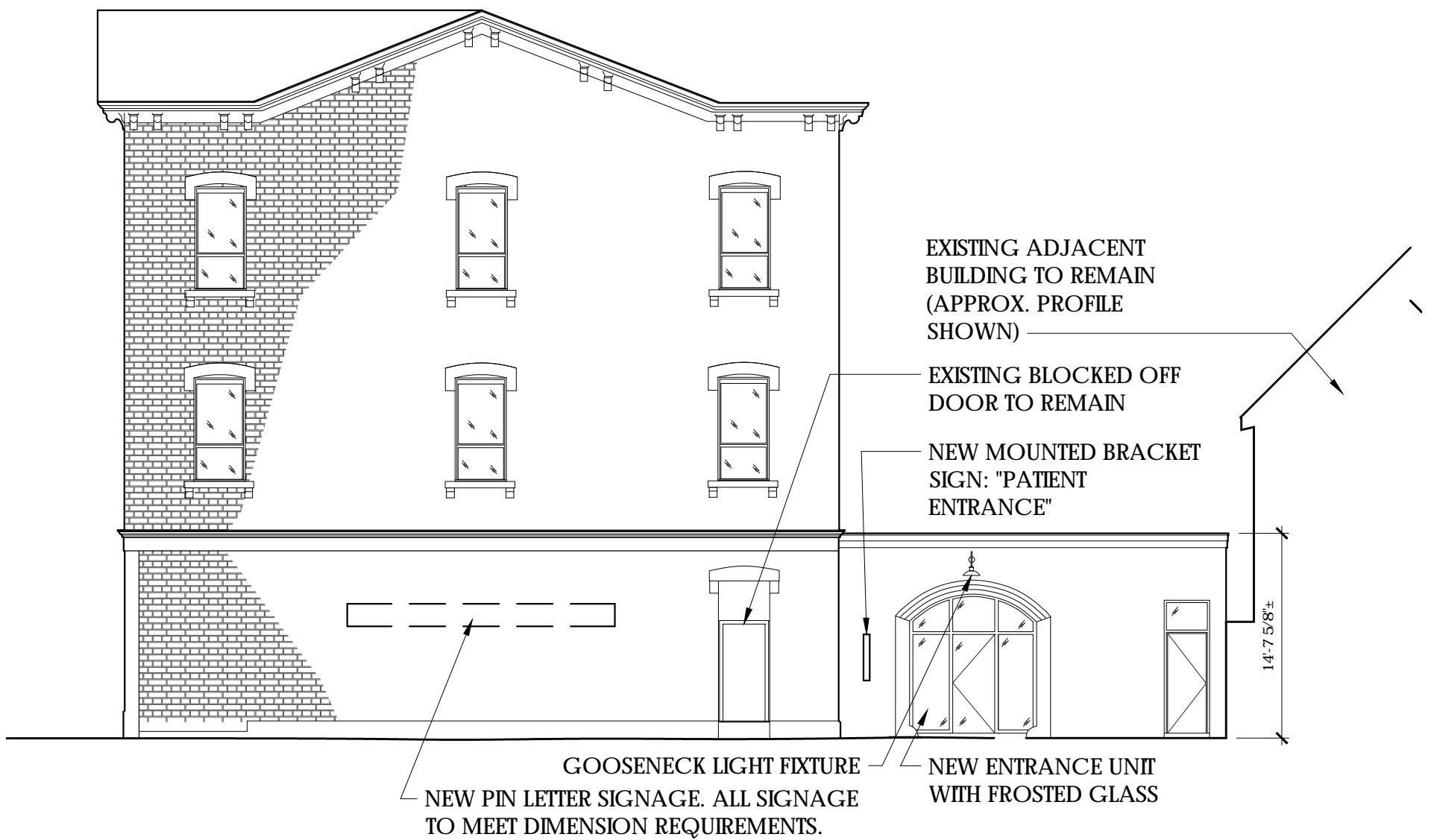
1 CAMBRIDGE STREET ELEVATION  
SCALE: NOT TO SCALE



2 REAR ELEVATION  
SCALE: NOT TO SCALE



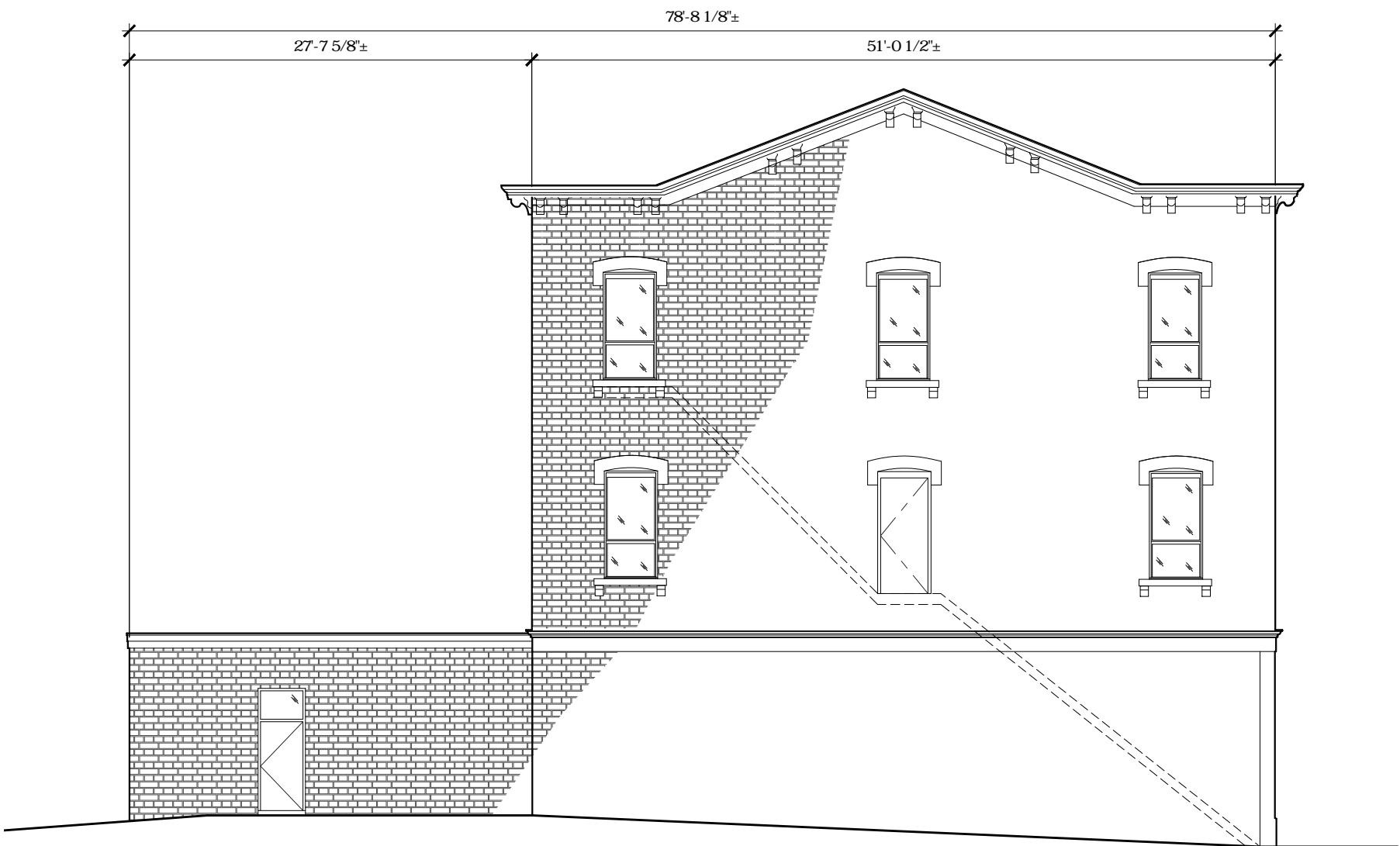




1

## SPRINGFIELD STREET ELEVATION

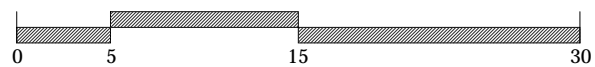
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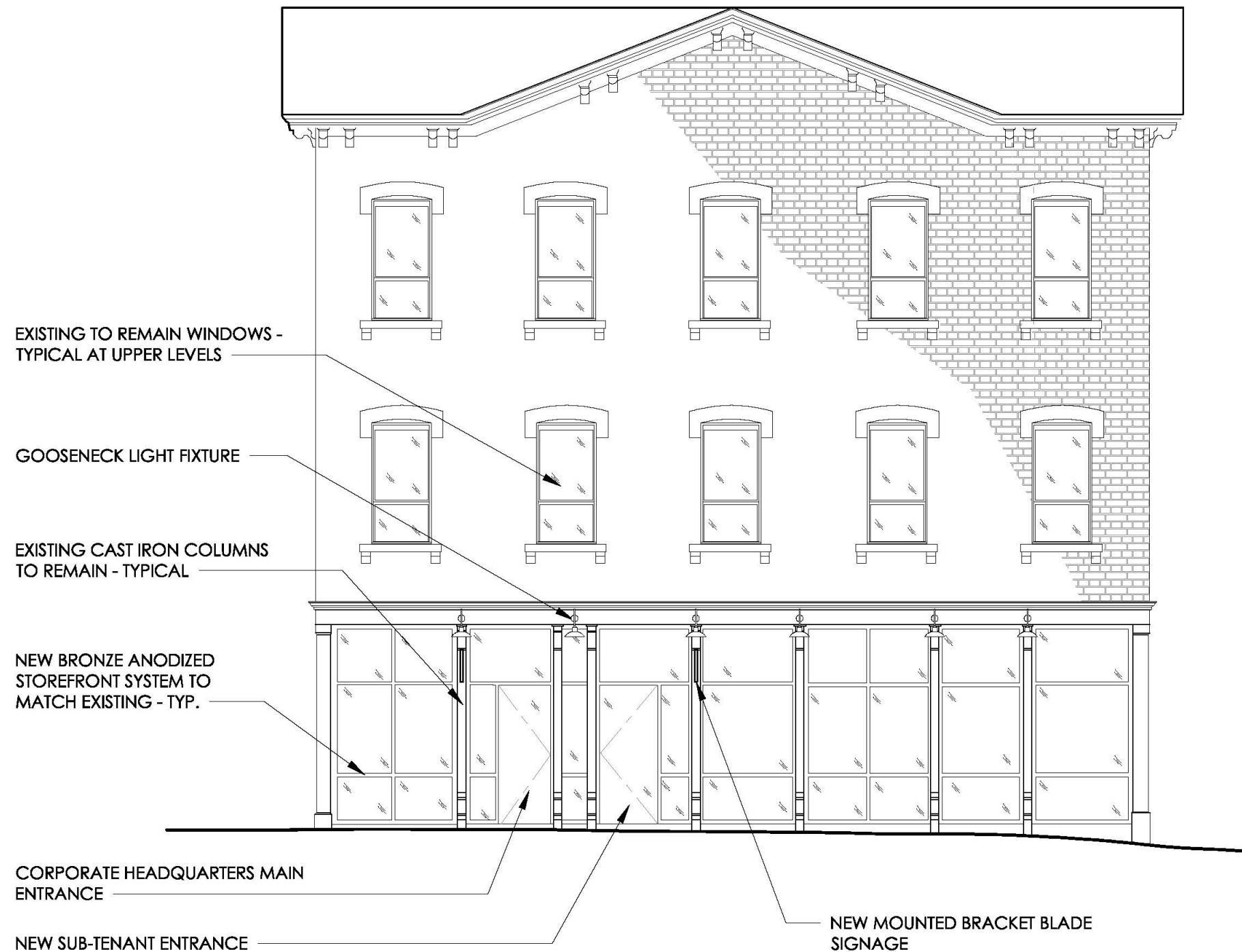


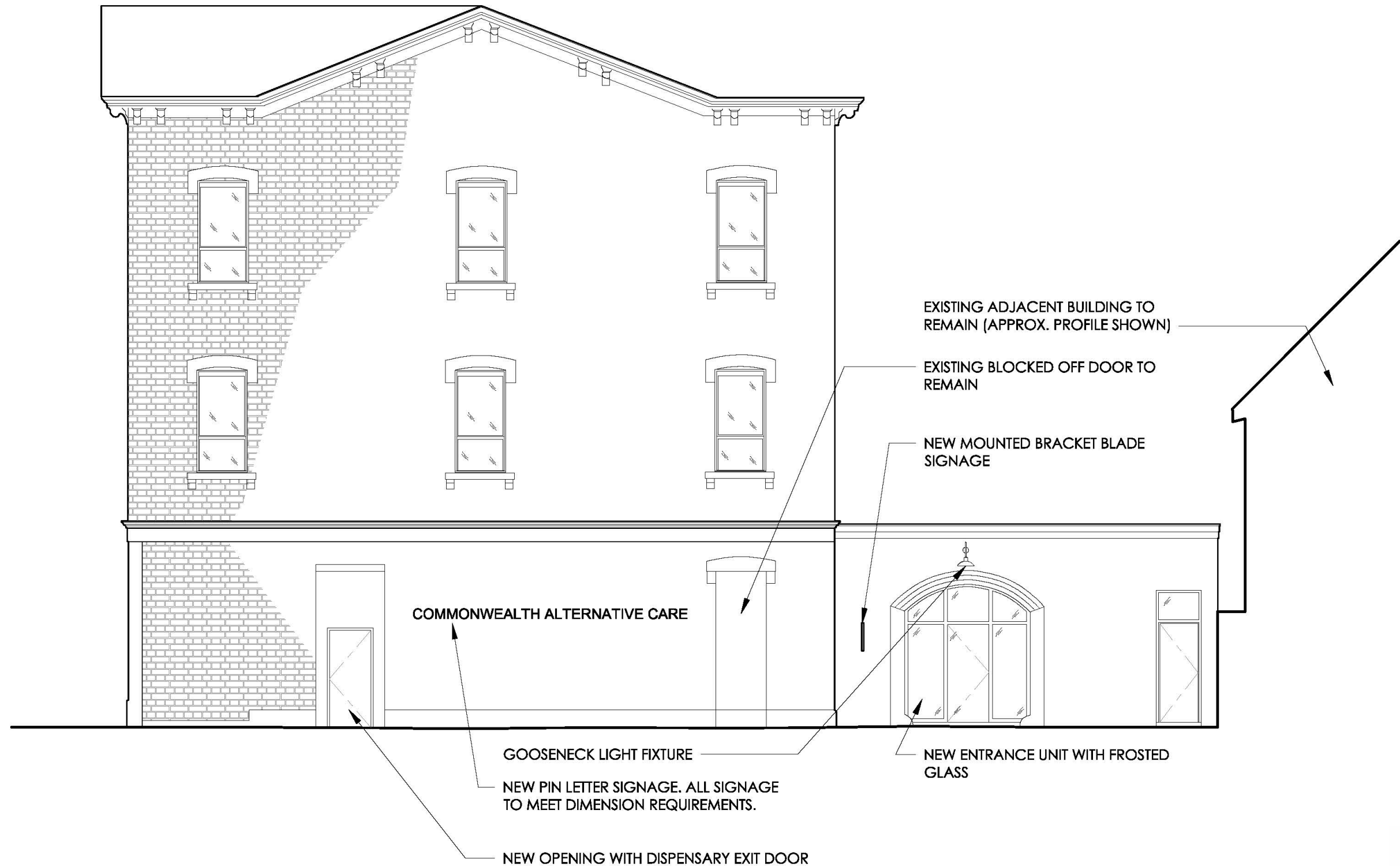
2

## SIDE ELEVATION

SCALE: NOT TO SCALE







# CAMBRIDGE ST RENDERINGS

**16 - EXISTING CONDITION**

**17 - PREVIOUS RENDERINGS**

**18 - UPDATED RENDERINGS - GENERAL**

**19 - UPDATED RENDERINGS - FOCUS ON DOOR**





1872

QUICK FOOD MART

Cambridge













# **SPRINGFIELD ST RENDERINGS**

**21/22 - EXISTING CONDITIONS**

**23 - PREVIOUS RENDERINGS**

**24 - UPDATED RENDERINGS**

















COMMONWEATH ALTERNATIVE CARE



# **SAMPLE STORE CONCEPT**



