

To: City of Cambridge Planning Board
From: Chauncy Spencer
Date: July 2, 2021
Subject: Ivy League Technologies, LLC Proposed Adult-Use Cannabis Retail – Sankofa – PB#379

Below outlines recent updates and clarifications that have been made in response to expressed concerns from the Planning Board during the June 15th 2021 hearing and comments from community members during the virtual community outreach meeting conducted on June 23rd and 25th.

PARKING LOT/LOADING UPDATE

Further analysis of the on-site parking (referenced in the site and logistical plans under review) option led to a modification of the logistics plan to optimize safety and to ensure the smooth functioning of the parking lot. The Planning Board specifically expressed a concern about the possibility of the dispensary's parking patrons overwhelming the parking area. Additionally, a separate but related expressed concern had been the possibility of USPS loading blocking the spaces for customers was another expressed concern by the Planning Board.

The proposed solution to this is the use of signage that will indicate specific parking spaces for each tenant's allocated parking space (e.g Sankofa Parking Only). These 4 reserved spaces will be located in the parking lot closest to Hurley Street and furthest away from the loading area for the USPS. This assignment eliminates the possibly for conflict between Sankofa customer parking and the other tenant's parking, and also with USPS loading and Sankofa parking spaces due to the distance between the two locations which allows for ample space for navigation of vehicles.

EAST CAMBRIDGE PLANNING TEAM & ONE FIRST CONDO ASSOCIATION OUTREACH MEETING

The insufficient community outreach with the East Cambridge Planning Team has been addressed and two separate virtual community outreach meetings were conducted by Ivy League Technologies, LLC on June 23rd with the ECPT and on 25th with the One First Condo Association to explain the types of Adult-Use Marijuana Establishments to be located at 95 First Street. Also discussed were plans for:

- maintaining a secure facility,
- preventing diversion to minors,
- positively impact the community,
- and ensuring the establishment will not constitute a nuisance to the community.

At least 24 hours prior to the meeting Ivy League Technologies, LLC provided both audiences with a copy of the presentation. After the presentation there was vocal support and ultimately the ECPT voted in favor of the proposed establishment.

However, during the meeting there had been one recommendation that the proposal include highlighting of the local parking option – specifically mentioned had been the First Street Garage. Although, Ivy Technologies, LLC is still supportive public transit options, this recommendation is in line with the proposed plan to indicate, so on the company website, the local parking options so visitors can navigate the area efficiently and be knowledgeable of, not only the location of the store, but the hours of operation of lots, types of parking, prices, and graphically the locations of the available parking in the area.

In attendance to the ECPT meeting, there were roughly 2 dozen participants, and the meeting was carried on CCTV. The One First virtual meeting had roughly 8 participants and no follow-up questions were asked.

SUMMARY

Parking signage for the project's 4 allocated spaces will be deployed to the assigned parking farthest from the USPS loading area. Regarding ECPT comments, as stated in the logistics plan, the company will indicate on the company website, and on promotional material, the municipal parking options in the area.