

Sage Cannabis, Inc.

Supplemental Special Permit Application Narrative

Additional External Facility Lighting

Sage intends to perform a thorough assessment of exterior lighting as it relates to its proposed use. If it is determined that existing exterior lighting is insufficient to meet the requirements of the Department of Public Health regulations, Sage proposes to add several downward facing exterior lighting fixtures to the rear wall of the building adjacent to the loading driveway (see attached photographs of proposed lighting positions). Any such fixtures, if needed, would use energy efficient LED technology, be securely mounted, and would face downward so as to illuminate only the target areas and not spill over into any adjacent areas.

Distance from a Facility Where Children Commonly Congregate

Sage has conducted a thorough search using several publically available services and databases to determine whether or not there are any locations within 500 feet of it's proposed location that fit the DPH description of a "facility in which children commonly congregate." According to the Massachusetts Executive Office of Education website's "Find Early Education and Care Programs," there are no childcare or early education programs within 500 feet of 1001 Massachusetts Avenue. Sage contacted a Childcare Coordinator at the Cambridge Health Services Department and confirmed that there are no pre-school or early education programs within 500 feet of 1001 Massachusetts Avenue. Sage also contacted Childcare Choices of Boston and determined that it did not have a listing for any childcare facility (whether in a home or a business) within 500 feet of 1001 Massachusetts Avenue.

It has come to Sage's attention that the O2Yoga Studio, located in the 1001 Mass Ave complex offers a yoga class for parents and children ages 3-5 years old. Sage does not believe that this use constitutes a facility where children commonly congregate under the zoning bylaw. These classes are specifically designed for children much younger than the policy presumably intends to target. Moreover, the classes are required to be attended by parents as well as children. At no time before, during or after the classes are the children not under the direct supervision of their parents and instructors. The policy presumably targets places where children congregate without adult supervision.

Sage has contacted the owner of the O2 Yoga Studio, Mimi Loureiro, to get her input on the impact of our use on her operations. Ms. Loureiro has expressed her strong support for our proposed facility and has stated on multiple occasions that she supports marijuana for medical use, and that she sees no impact whatsoever from our use on her yoga studio. She has been very supportive of our efforts to expand the medical marijuana zone in Cambridge to include the 1001 Massachusetts Avenue location.

Even if, for some reason, it is determined that the yoga classes do constitute a place where children commonly congregate, the Planning Board has the authority to find that Sage's use is sufficiently buffered such that the classes will not be adversely impacted by Sage's operations. Sage's below-grade location, discreet appearance, and robust security measures provide ample basis for such a finding.

The Sage facility is located below street grade. The entrance to Sage's facility is on the lower level of the building and does not block or otherwise impact or adversely affect ingress to any other business in the complex. Patients who wish to enter the facility will either descend a staircase on the right side of the plaza at the front of the building, or use the ADA accessible elevator at the left of the plaza entrance. People entering the yoga studio do not ever go downstairs to the lower level and would likely not even know the Sage facility exists.

The Sage facility is discreet. The DPH regulations do not allow for exterior viewing into the RMD facility, nor do they allow for exterior product displays, or representations of any kind on the exterior of the building that include depictions of marijuana products. Sage signage will consist of a small sign affixed to the building at street level a 30-foot distance from the entrance the facility, and a small sign affixed above the below-grade entrance door. The sign will be limited to the word "Sage" and not include the word "cannabis." All exterior signage will comply with Article 7.000 of the Cambridge Zoning Ordinance. Because RMDs are not accessible to the general public (only registered patients are allowed to enter) Sage will not promote or otherwise display the use at street level.

The Sage facility makes use of multiple layers of security. The front door to the Sage facility remains locked at all times during business hours until prospective patients show their DPH-issued identification card to a security agent, at which time the door lock will release and that individual only will be allowed to enter the secure waiting area. Sage personnel will be monitoring all ingress from positions both interior and exterior to the facility, further buffering any adverse impact on surrounding businesses. Sage will employ a reception clerk inside the front entrance to facilitate the ingress of all patients from the exterior of the building into the waiting area. Sage will also employ a security agent who will circulate around the interior and exterior of the facility throughout the hours of operation to promote smooth patient flow and prevent any loitering around any area of the exterior of the facility.

Additionally, Sage will implement a component of its education program for employees and patients called its "Good Neighbor Program." This educational program will include information on the unique nature of the medical marijuana use, the requirement that patients cannot loiter or remain on or around the premises after they have purchased their medicine, and suggestions for how to remain in good standing with abutting businesses and the neighborhood in general.

Transportation Demand Management Program

Sage will work with the Cambridge Traffic, Parking and Transportation Department to develop transportation demand management measures to encourage and support non-single occupancy vehicle travel for staff and patients as well as a Transportation Monitoring Program. Transportation demand management measures would likely include the following:

- 100% subsidy for Hubway monthly membership for employees who opt-in to the program.
- 50% subsidy for MBTA T-Passes to employees who opt-in to the program.
- Designation of an employee as a Transportation Coordinator to manage implementation of transportation demand management measures and the Transportation Monitoring Program.
- Provision of information on non-automobile services in the area posted in a visible location to include: (a) available pedestrian and bicycle facilities in the vicinity of the Project site; (b) MBTA maps, schedules and fares; (c) "Getting Around in Cambridge" map; (d) locations of bicycle parking; (e) carsharing/ridematching programs; (f) Hubway regional bikesharing system; (g) carpooling/vanpooling programs; (h) other pertinent transportation information.
- Provision to all employees of up-to date transportation information explaining all commuter options.
- Provision of information to customers on transportation options to access the site.
- Provision of information on the Sage website, newsletters, social media, etc. on how to access the site by all modes, with emphasis on non-automobile modes.
- The Transportation Coordinator will participate in training offered by the City of Cambridge or a local Transportation Management Association.

Bicycle Services

If reasonably feasible, Sage will provide one on-site bicycle parking space, and because it cannot reasonably provide short-term bicycle parking on site, will provide funds to the City for the installation of up to four bicycle parking spaces on public land pursuant to Section 6.104.2 (or a total of up to \$1,600).

Sage is fortunate to be located adjacent to Cannondale Sports, a large bicycle retailer and repair shop. Sage will work with Cannondale to develop subsidized bicycle services for its employees and customers to include, at a minimum, the provision of air pumps and bicycle repair tools on an as-needed basis.

Transportation Monitoring and Reporting Program

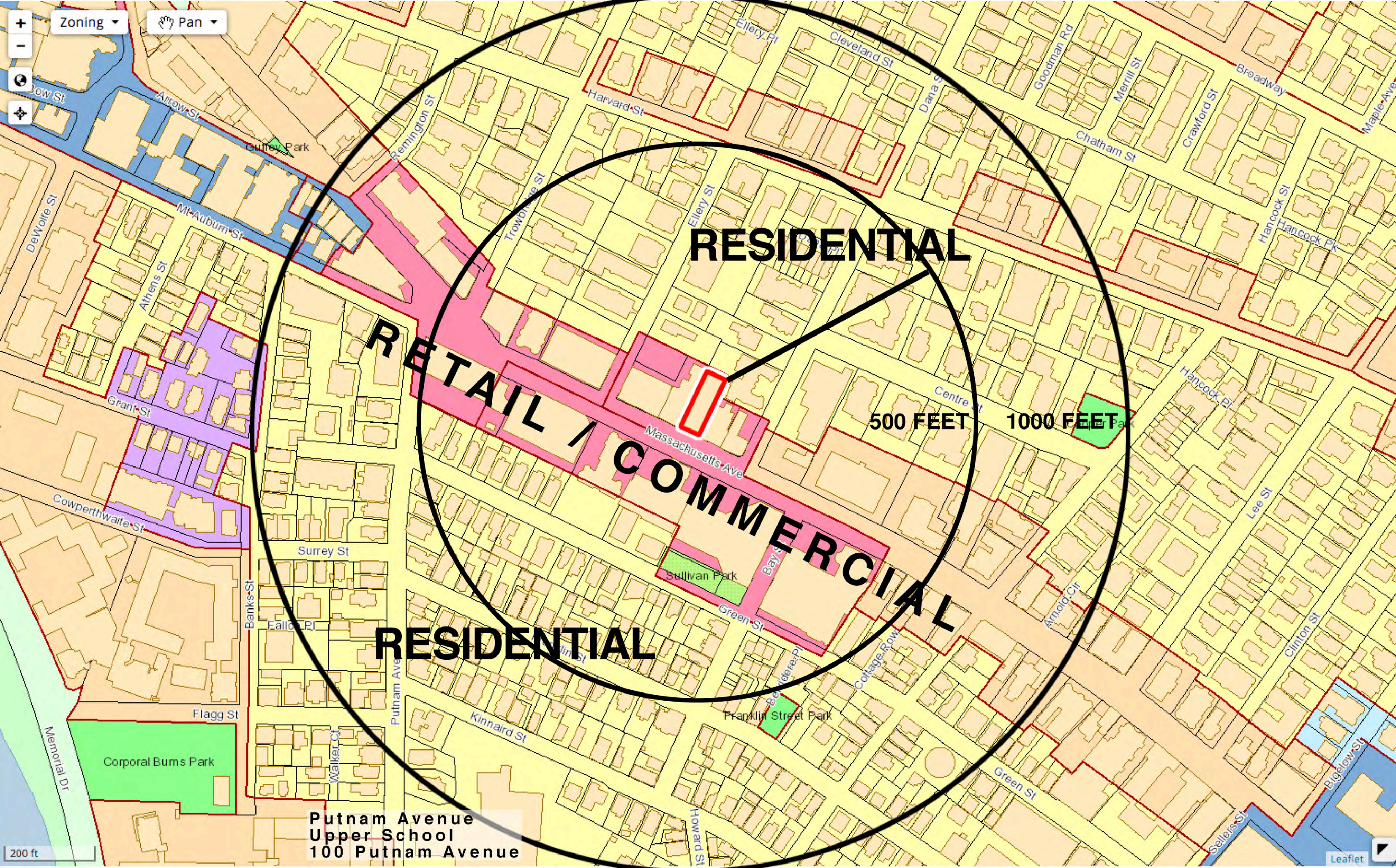
The Sage Transportation Coordinator will implement an annual Transportation Monitoring Program, which will involve surveying employees and customers on their travel modes and where they customarily park (cars and bikes). All such surveys will be designed and conducted in a manner approved by CDD.

Loading Operations Description

Sage will work with the Cambridge Traffic, Parking and Transportation Department to develop a delivery plan. Such a plan will include, at a minimum: (a) hours of operation; (b) schedule of deliveries; (c) plan for how delivery times are determined and managed; (d) they type of vehicle used for delivery; (e) strategies for mitigating any impacts on parking and traffic.

Sage manufactures and pre-packages all of its products at its Milford production facility. Every individual unit in inventory will be uniquely barcoded and audit-traceable through the production process as required by DPH regulation. Sage will likely make several secure deliveries per week. Inventory will be securely transported from Milford to Cambridge on a "just-in-time" basis for sale in the Cambridge dispensary. The chain of custody of all medicated product will be kept in the Sage Inventory Management and Control System. The Cambridge facility will not keep more inventory in stock on the premises than is reasonably necessary based on patient demand projections. If the stock of medicated product is greater than necessary for an extended period of time, it will be returned to the Milford facility.

Sage's lease at 1001 Massachusetts Avenue includes use of a rear entrance for employee ingress and egress as well as for deliveries. The rear entrance is situated at the end of a driveway off of Ellery Street. All deliveries will be made to the rear entrance of the building. Sage will schedule all deliveries during low traffic hours. At these times, the rear driveway will be free of other vehicles, and traffic on Ellery Street will be at a minimum.



Zoning

Pan

RESIDENTIAL

RETAIL / COMMERCIAL

RESIDENTIAL

500 FEET

1000 FEET

Putnam Avenue
Upper School
100 Putnam Avenue

200 ft

Leaflet

SAGE CANNABIS INC. PROPSOED LOCATION TABLE OF USES WITHIN 500 FEET

MASSACHUSETTS AVENUE

931	CONTO-LUX
934	MULTI-RES
938	MULTI USE-CONDO
950	OFFICE-CONDO
955	INV-OFFICE
975	GAS STATION
983	RETAIL STORE
991	MULTI RES
1000	RETAIL OFFICE
1008	CONDO
1010	APT
1038	PRIVATE COLLEGE UNIVERSITY
1033	RETAIL OFFICE
1039	8-UNIT APR
1045	RETAIL STORE

TROWBRIDGE STREET

10	RESIDENTIAL
12	RESIDENTIAL
14	RESIDENTIAL
16	RESIDENTIAL
20	RESIDENTIAL
22	RESIDENTIAL

PUTNAM STREET

22	GEN OFFICE
28	RESIDENTIAL
38	RESIDENTIAL
42	RESIDENTIAL

HARVARD STREET

342	RESIDENTIAL
344	RESIDENTIAL
346	RESIDENTIAL
348	RESIDENTIAL
350	RESIDENTIAL
352	RESIDENTIAL
354	RESIDENTIAL

356	RESIDENTIAL
358	RESIDENTIAL
360	RESIDENTIAL
362	RESIDENTIAL
364	RESIDENTIAL

ELLERY ST

6	PARKING LOT
8	RESIDENTIAL
9	RESIDENTIAL
10	RESIDENTIAL
11	RESIDENTIAL
12	RESIDENTIAL
13	RESIDENTIAL
15	RESIDENTIAL
16	RESIDENTIAL
18	RESIDENTIAL
20	RESIDENTIAL
21	RESIDENTIAL
23	RESIDENTIAL
25	RESIDENTIAL
26	RESIDENTIAL
27	RESIDENTIAL

DANA STREET

3	RESIDENTIAL
5	RESIDENTIAL
8	RESIDENTIAL
9	RESIDENTIAL
10	RESIDENTIAL
14	RESIDENTIAL

DANA PLACE

1	RESIDENTIAL
2	RESIDENTIAL
3	RESIDENTIAL
4	RESIDENTIAL
5	RESIDENTIAL
6	RESIDENTIAL
7	RESIDENTIAL
8	RESIDENTIAL

11 RESIDENTIAL

CENTRE STREET

10 RESIDENTIAL

14 RESIDENTIAL

15 RESIDENTIAL

16 RESIDENTIAL

17-1 RESIDENTIAL

17-2 RESIDENTIAL

18 RESIDENTIAL

19-1 RESIDENTIAL

19-2 RESIDENTIAL

19-3 RESIDENTIAL

19-4 RESIDENTIAL

19-5 RESIDENTIAL

19-6 RESIDENTIAL

22 RESIDENTIAL

BAY STREET

15 RESIDENTIAL

17 RESIDENTIAL

18 RESIDENTIAL

19 RESIDENTIAL

21 RESIDENTIAL

23 RESIDENTIAL

FRANKLIN STREET

525 RESIDENTIAL

527 RESIDENTIAL

531 RESIDENTIAL

533 RESIDENTIAL

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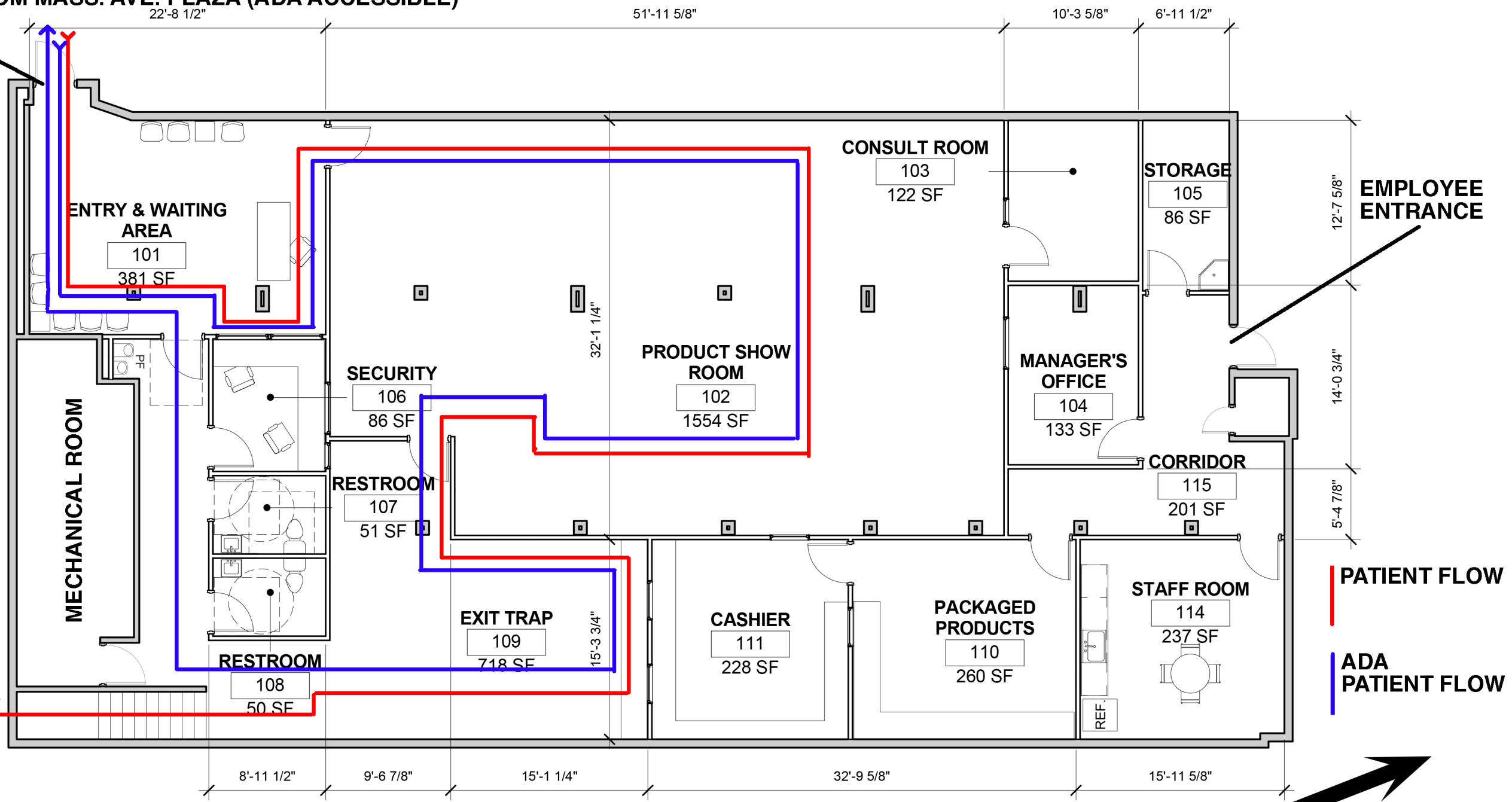
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619	RESIDENTIAL

GREEN STREET

568	RESIDENTIAL
586	RESIDENTIAL
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604	RESIDENTIAL
607	RESIDENTIAL
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ENTRANCE FROM MASS. AVE. PLAZA (ADA ACCESSIBLE)

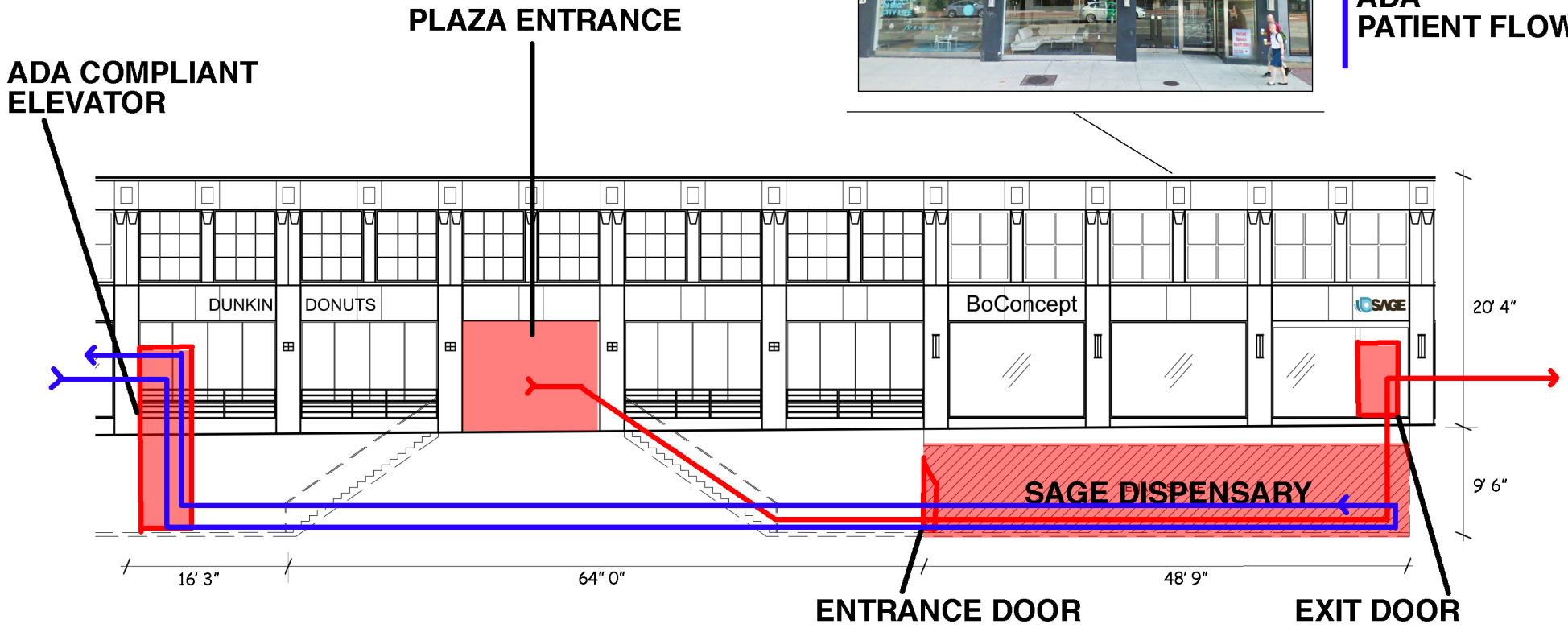


1 1ST FLOOR
A1.1 SCALE: 1/8" = 1'-0"



PATIENT FLOW

ADA PATIENT FLOW



1 1001 MASSACHUSETTS AVENUE ELEVATION
1/16" = 1'-0"

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SAGE CANNABIS, INC.
REGISTERED MARIJUANA DISPENSARY
1001 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02138

SCHEMATIC
DESIGN

Project Number: --
Date: 2/8/2016
Drawn By: AMW
Checked By: --
Revisions: --

Sheet Description
FRONT
ELEVATIONS

A1.1



FIRE
PANEL

REAR ENTRANCE
EXISTING LIGHTING
PROPOSED ADDITIONAL LIGHTING



REVISED DIMENSIONAL FORM

Project Address: 1001 Massachusetts Avenue

Application Date: May 1, 2016

	Existing	Allowed or Required (max/min) Business B	Proposed	Permitted
Lot Area (sq ft)	23,874	No Minimum	23,874	
Lot Width (ft)	200'	No Minimum	200'	
Total Gross Floor Area (sq ft)	40,316	93,108.6	40,316	
Residential Base	0	71,622 max	0	
Non-Residential Base	40,316	65,653.5 max		
Inclusionary Housing Bonus	n/a	21,486.6	0	
Total Floor Area Ratio	1.68	2.75/3.0	1.68	
Residential Base	0	2.75	0	
Non-Residential Base	1.68	3.0	1.68	
Inclusionary Housing Bonus	0	.30	0	
Total Dwelling Units	0	88	0	
Base Units	0	79.5	0	
Inclusionary Bonus Units	0	8	0	
Base Lot Area / Unit (sq ft)	0	300	0	
Total Lot Area / Unit (sq ft)	0	271	0	
Building Height(s) (ft)	<35'	80'	<35'	
Front Yard Setback (ft)	0	0	0	
Side Yard Setback – Right (ft)	0	0	0	
Side Yard Setback – Left (ft)	5'-15'	0	5'-15'	
Rear Yard Setback (ft)	n/a	0	n/a	
Open Space (% of Lot Area)	0	0	0	
Private Open Space	0	0	0	
Permeable Open Space	0	0	0	
Other Open Space (Specify)	0	0	0	
Off-Street Parking Spaces	0 onsite	See 20.703.6	0 onsite	
Bicycle Parking Spaces	0	See 20.703.6	0	
Loading Bays	0*	See 20.703.6	0	

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

* Loading zone directly adjacent to the site on Massachusetts avenue. Also driveway in the rear/side of the building that will be used for deliveries.