

FLAHERTY LAW OFFICES

COUNSELLORS AT LAW

699 BOYLSTON STREET, 12TH Floor

BOSTON MASSACHUSETTS 02116

(617) 227-1800 FAX (617) 227-1844

TIMOTHY R. FLAHERTY

November 13, 2018

Planning Board
City of Cambridge
344 Broadway
Cambridge, MA 02139

RE: PB-339 Proposed RMD to be located at 541 Massachusetts Avenue

Dear Chairman Cohen:

Revolutionary Clinics II, the Applicant, appreciates the opportunity to respond to the Planning Board's comments and suggestions made during our initial public hearing on October 16, 2018. The Applicant also met with CDD staff on November 5, 2018, and in response to comments and suggestions made during that discussion, made further modifications to the redesign. After full consideration of the comments and suggestions received, the Applicant has redesigned the floor plan of 541 Massachusetts Avenue in order to create an active retail dynamic at the corner of Norfolk Street and Massachusetts Avenue. The applicant recognizes that this is a prominent corner within the Central Square Business District and hopes to maintain the vibrant streetscape in this area through these design modifications.

This separate Retail Space will be fully accessible to the public by entering through the vestibule on Massachusetts Avenue, and all of the activities occurring within will be plainly visible through the large transparent glass windows on both Norfolk Street and Massachusetts Avenue. The Applicant intends to sublet this space to a wholly owned, but entirely separate entity, of Revolutionary Clinics II. Because of mandates issued by the DPH, this subtenant will offer non-THC and non-CBD health and wellness products such as salves, balms, lotions and nutraceuticals.

The following narrative is a summary our progress and the redesign and modifications made to our proposal following our initial public meeting on October 16, 2018.

- ARCHITECTURAL DESIGN MODIFICATIONS TO INCLUDE ACTIVE RETAIL DYNAMIC, UNFETTERED PEDESTRIAN ACCESS, IMPROVED WINDOW BOX TREATMENTS AND REAR FAÇADE MURAL

- The Planning Board expressed a desire that separate Retail Space with Direct Public Access be located within 541 Massachusetts Avenue at the prominent corner of Norfolk Street.

The Applicant has developed an architectural design for 541 Massachusetts Avenue that incorporates the urban design objectives expressed by the Planning Board and provides for a separate Retail Space located at the corner of Massachusetts Avenue and Norfolk Street, with direct public access, while not violating its regulatory obligations pursuant to DPH mandate which prohibit any marijuana products from being visible from the exterior of a dispensary. As depicted on the attached architectural drawings, the front entrance to the RMD on Massachusetts Avenue will have two separate and distinct interior entry points from within the vestibule of the building; pedestrians entering the Retail Space will enter through a publicly accessed glass doorway located to the right of the interior vestibule, while registered DPH patients will obtain access to the dispensary by displaying their DPH issued ID card to a control panel, then entering through a secure door to the left of the interior vestibule where the patient's identity is confirmed by a dispensary agent through the DPH computer database. The Retail Space will have large transparent glass windows that will allow pedestrians to observe the active retail dynamic within the corner space from vantage points along Massachusetts Avenue and Norfolk Street.

The Applicant will sublet this space to a wholly owned, but entirely separate entity, of Revolutionary Clinics II. This subtenant will offer Health and Wellness products for sale such as balms, salves, lotions, tinctures and nutraceuticals. Because of DPH mandate, none of these products will contain either THC or CBD. The Applicant intends to maintain control of the subtenant's operations, and control over the Retail Space, but will allow the subtenant to organically develop its own identity and customer base to distinguish itself from the dispensary operations.

Additionally, the Applicant intends to coordinate with the Economic Development Division to discuss retail marketing efforts and related issues to potential other retail uses at this space.

- The Planning Board expressed a desire that the Applicant collaborate with the Cambridge Arts Council and Central Square Business Association to display Public Art in both the Window Boxes and Retail Space.

The Applicant has engaged the Central Square Business Association and the Cambridge Arts Council for suggestions to display local art in the window boxes to the left of the main entranceway on Massachusetts Avenue. Both the CSBA and CAC have expressed an interest in identifying local artists and their work for inclusion in a rotating display within the window boxes. The Applicant, as shown on the attached plans, has increased the depth of the window boxes to 3 feet and will install 6 foot high walls that shield any marijuana products from public view. These design modifications will allow light to emanate into the space during the daytime and will also allow reflective light to illuminate the stand-alone display area within each separate window box during evening hours. The exterior of the window boxes will remain transparent glass, as depicted in the attached drawings, and will be tastefully enhanced by design and lighting details that draw attention to the displayed artwork. It is the Applicant's intent to coordinate the selection of this local art in collaboration with the Cambridge Arts Council.

Because the interior walls of the Retail Space will be used to display the various products being offered for sale, the Applicant does not intend to display public art in that space. Rather, the Applicant will focus on supporting the subtenant to entice pedestrian entry and to maintain an active and dynamic retail storefront that enhances the vibrant streetscape on the Massachusetts Avenue corridor.

- The Planning Board expressed the desire to develop a Mural on the rear façade of the building, as well as to maintain a Mural on the façade facing Norfolk Street.

The Applicant has made a financial contribution to Central Square Business Association in support of its ongoing program of the revitalization of approximately 11 Murals displayed through the Central Square Business District. The Mural on the Norfolk Street façade has been whitewashed, and the space is being prepared for a new and exciting Mural. The Applicant has obtained a commitment from the landlord at 541 Massachusetts Avenue to allow a Mural on the rear façade of the building facing the municipal parking lot. The landlord has supported the revitalization efforts of Central Square in the past, and has offered his support of a Mural on the rear façade upon the condition that he is included in the selection process along with the CSBA, and that the same artist produces both the Mural on Norfolk Street and the rear façade. The landlord has expressed a strong desire that the artwork remain consistent. The Applicant fully supports the selection process employed by the Central Square Business Association and Cambridge Arts Council for the content and subject matter of the Murals for both facades, and hopes that this process will be an added opportunity for the Applicant to engage in further community outreach.

- COMMUNICATION WITH THE HENRY BUCKNER SCHOOL

The Applicant, as part of its community outreach effort, discussed this proposal at length with Pastor Washington of the St. Paul's AME Church, of which, the Henry Buckner School is a tenant. A

letter of non-opposition to the proposed RMD was authored by Pastor Washington and was attached to the Applicant's submission. After the initial public meeting on October 16, 2018, the Applicant received communications from CDD staff that the Chairman of the Board of Directors of the Henry Buckner School, Mr. Lewis Bryant, had expressed his opposition to the proposed RMD. Mr. Bryant further explained that the Henry Buckner School is a separate entity from the church and that the view expressed by Pastor Washington does not reflect their position.

The Applicant immediately contacted Mr. Bryant, apologized for any confusion in our community outreach efforts, and provided him with a full and complete copy of the application for Special Permit. In addition, the Applicant offered to meet with Mr. Bryant and/or his board to discuss the entirety of this proposal including our plans to prevent any adverse impacts upon the users of the Henry Buckner School.

The Applicant is very pleased to present the attached redesigned floor plan after having engaged in a collaborative process with the Planning Board, CDD staff, Central Square Business Association, Cambridge Arts Council, residents, and stakeholder organizations. It is our hope that these design modifications are acceptable.

Sincerely,

Timothy R. Flaherty

cc Keith Cooper, CEO Revolutionary Clinics II

OWNER:
Revolutionary Clinics, LLC

ARCHITECT:
Elton + Hampton Architects
103 Terrace Street
Roxbury, MA 02120
(617) 708-1071

PLUMBING, HVAC & ELECTRICAL ENGINEER:
CSI Engineering
125 Aviation Avenue
Suite 4
Portsmouth, NH 03801
(603) 319-8244

SECURITY:
Lan-Tel Communications, Inc.
1400 Providence Highway
Suite 3100
Norwood, MA 02062
(857) 939-8181

DRAWING LIST

Cover Page

- A-000.00 Site Plan
- A-001.00 Basement Plan
- A-001.01 Proposed Floor Plan
- A-001.02 Reflected Ceiling Plan
- A-001.03 Roof Plan
- A-002.00 Building Elevations
- A-002.01 Building Sections
- A-003.00 Schedules, Wall Types & Interior Signage
- A-003.01 Interior Elevations
- A-004.00 Life Safety Plan
- A-005.00 Existing Conditions Map
- A-005.01 Site Context Plans
- A-005.02 Existing Conditions Photographs
- A-005.03 Existing Conditions Photographs
- A-005.04 Proposed Interior Rendering
- A-005.05 Proposed Exterior Rendering
- A-005.06 Illustrative Sections

- P1.0 Plumbing Legend
- P2.0 Plumbing Basement Plan
- P2.1 Plumbing Floor Plan
- P2.2 Plumbing Basement Plan
- P3.0 Plumbing Details
- P4.0 Plumbing Specifications

- H1.0 HVAC Legend
- H2.0 HVAC Floor Plan
- H2.1 HVAC Roof Plan
- H3.0 HVAC Details
- H4.0 HVAC Schedules & Controls
- H5.0 HVAC Specifications

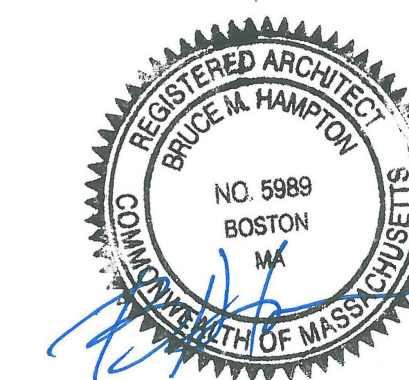
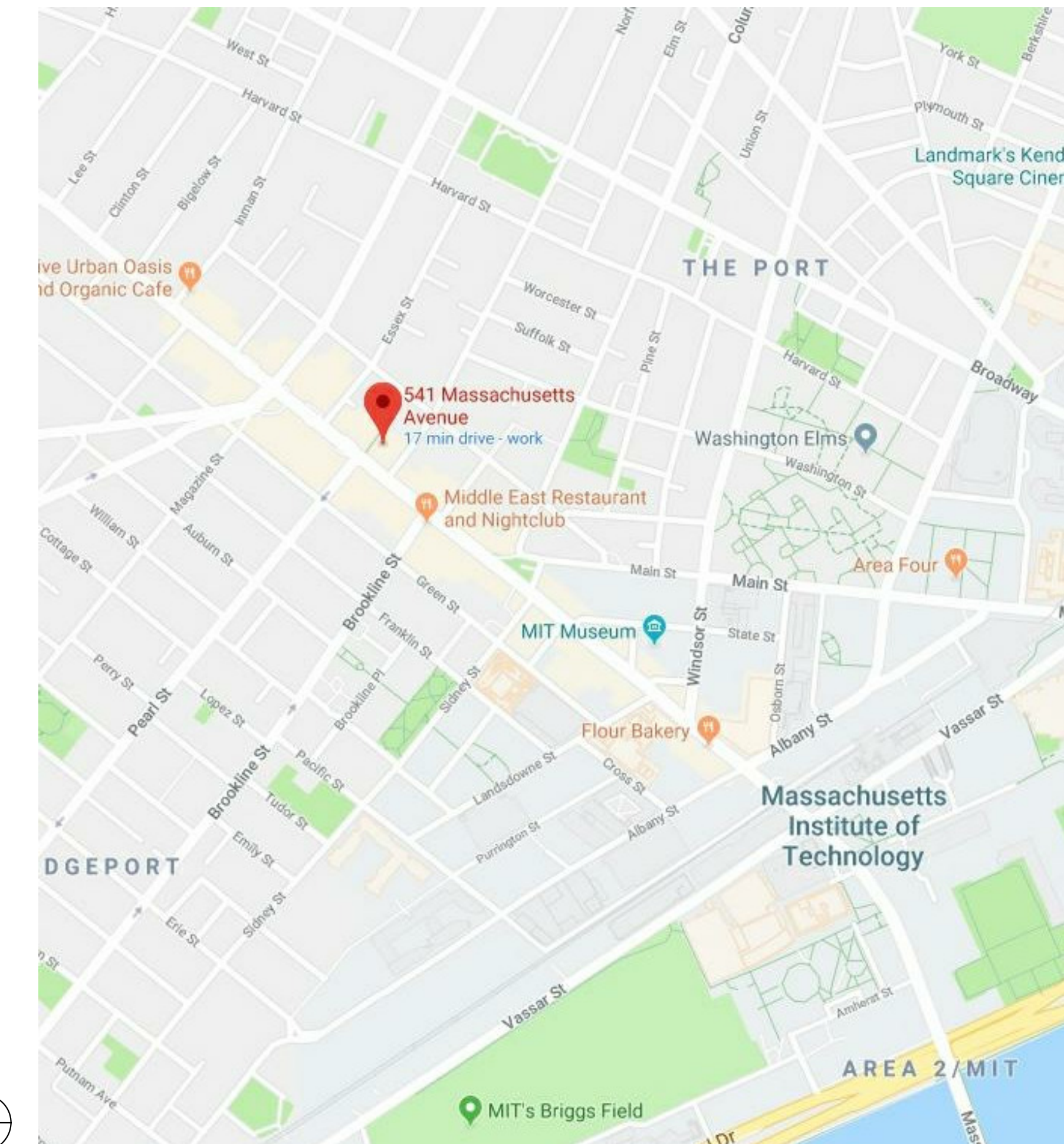
- E1.0 Legends, Details, Notes & Abbreviations
- E2.0 Lighting Plan - First Floor
- E3.0 Power & Data Plan - First Floor
- E3.1 Fire Alarm Plan - First Floor
- E4.0 Panel Board Schedules
- E4.1 Equipment Schedules
- E5.0 Specifications

SEC-01 Proposed Security Plan

BUILDING CODE SUMMARY					
USE/ OCCUPANCY		USE GROUP M _MERCANTILE			
BUILDING CODE		780 CMR	MASSACHUSETTS STATE BUILDING CODE (MSBC) - 9TH EDITION MSBC IS AMENDED VERSION OF 2015 IBC		
OTHER APPLICABLE CODES		521 CMR NFPA-1 NFPA-101 NFPA-70 NFPA-72 248 CMR IMC 2015 IECC 2015 780 CMR	AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, 2010 EDITION MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) FIRE CODE, 2014 EDITION OF NEC LIFE SAFETY CODE NATIONAL ELECTRICAL CODE, 2017 EDITION FIRE ALARM COMMONWEALTH OF MASSACHUSETTS FUEL GAS AND PLUMBING CODE INTERNATIONAL MECHANICAL CODE INTERNATIONAL ENERGY CONSERVATION CODE MA STRETCH CODE AMENDMENT: APPENDIX 115AA		
CONSTRUCTION TYPE/ GENERAL BUILDING LIMITATIONS		CONSTRUCTION TYPE TYPE III B			
ITEM	ALLOWED	PROVIDED	COMMENTS		
BUILDING HEIGHT	55'	15'-9"	IBC 2015: TABLE 504.3		
BUILDING AREA (PER STORY)	12,500 SF	6025 SF	IBC 2015: TABLE 506.2		
FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS					
ITEM	REQUIRED	PROVIDED	COMMENTS		
PRIMARY STRUCTURAL FRAME	0 HR	0 HR	IBC 2015: TABLE 601		
LOADBEARING WALL (EXTERIOR)	2 HR	2 HR	IBC 2015: TABLE 601		
LOADBEARING WALL (INTERIOR)	0 HR	1 HR	IBC 2015: TABLE 601		
NON-LOADBEARING WALL	0 HR	1 HR	IBC 2015: TABLE 601		
FLOOR CONSTRUCTION	0 HR	1 HR	IBC 2015: TABLE 601		
ROOF CONSTRUCTION	0 HR	0 HR	IBC 2015: TABLE 601		
MEANS OF EGRESS					
ITEM	REQUIRED	PROVIDED	COMMENTS		
MAXIMUM TRAVEL DISTANCE, GROUP M	200'	100'	IBC 2015: SECTION 1017.2		
DEAD END CORRIDOR	20' MAX	None	IBC 2015: SECTION 1020.4		
EXIT ENCLOSURE RATING	1 HR	1 HR	IBC 2015: SECTION 1020.1		
CORRIDOR RATING	0 HR	1 HR	IBC 2015: TABLE 1020.1		
AREA	GROSS SF	SF/ OC.	REQUIRED OCCUPANT LOAD	EGRESS CAPACITY PROVIDED	COMMENTS
MERCANTILE	4,547 SF	60	92	1800 (2 - 36" HORIZONTAL EXITS)	IBC 2015: SECTION 1005
BUSINESS	1582 SF	100	78		
			16		

REVOLUTIONARY CLINICS RMD

541 Massachusetts Avenue, Cambridge, MA 02139



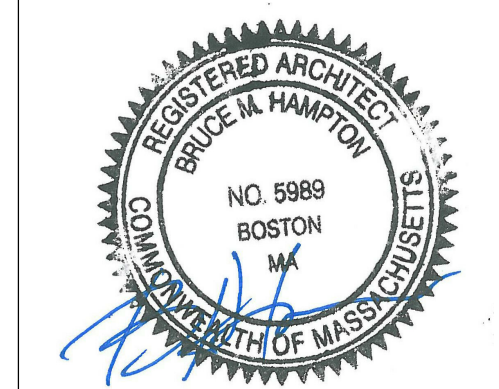
CONSTRUCTION SET

September 7th, 2018

ELTON HAMPTON ARCHITECTS
103 Terrace Street
Boston, MA 02120
617-708-1071

OWNER:
Revolutionary Growers, LLC
1 Oak Hill Road
Fitchburg, MA 01420

No.	Description	Date



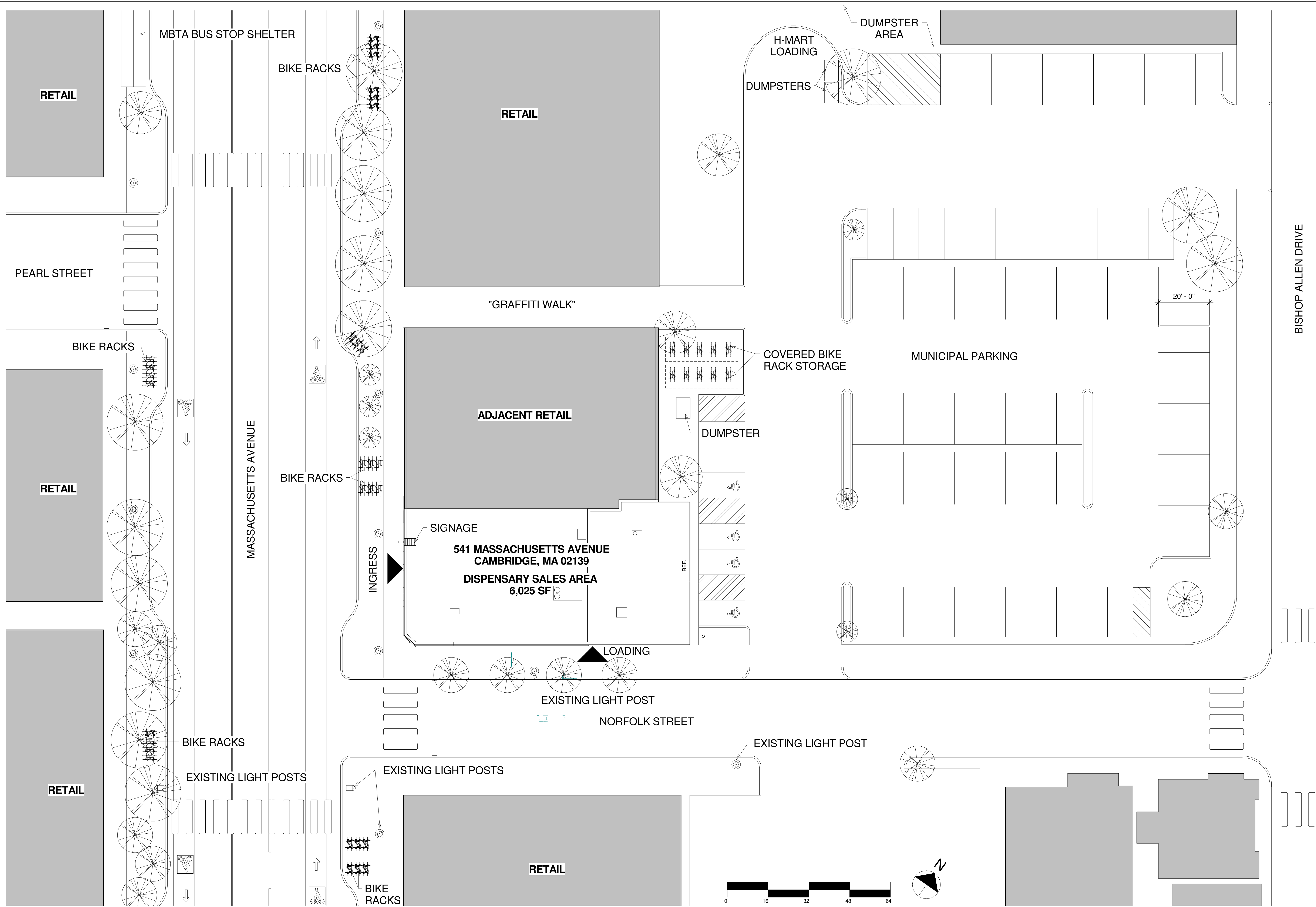
PROJECT
541 Mass Ave
Cambridge, MA 02139

Site Plan

Date 07.25.18
Project number REV C
Drawn by L.P. WORTH
Checked by B. HAMPTON

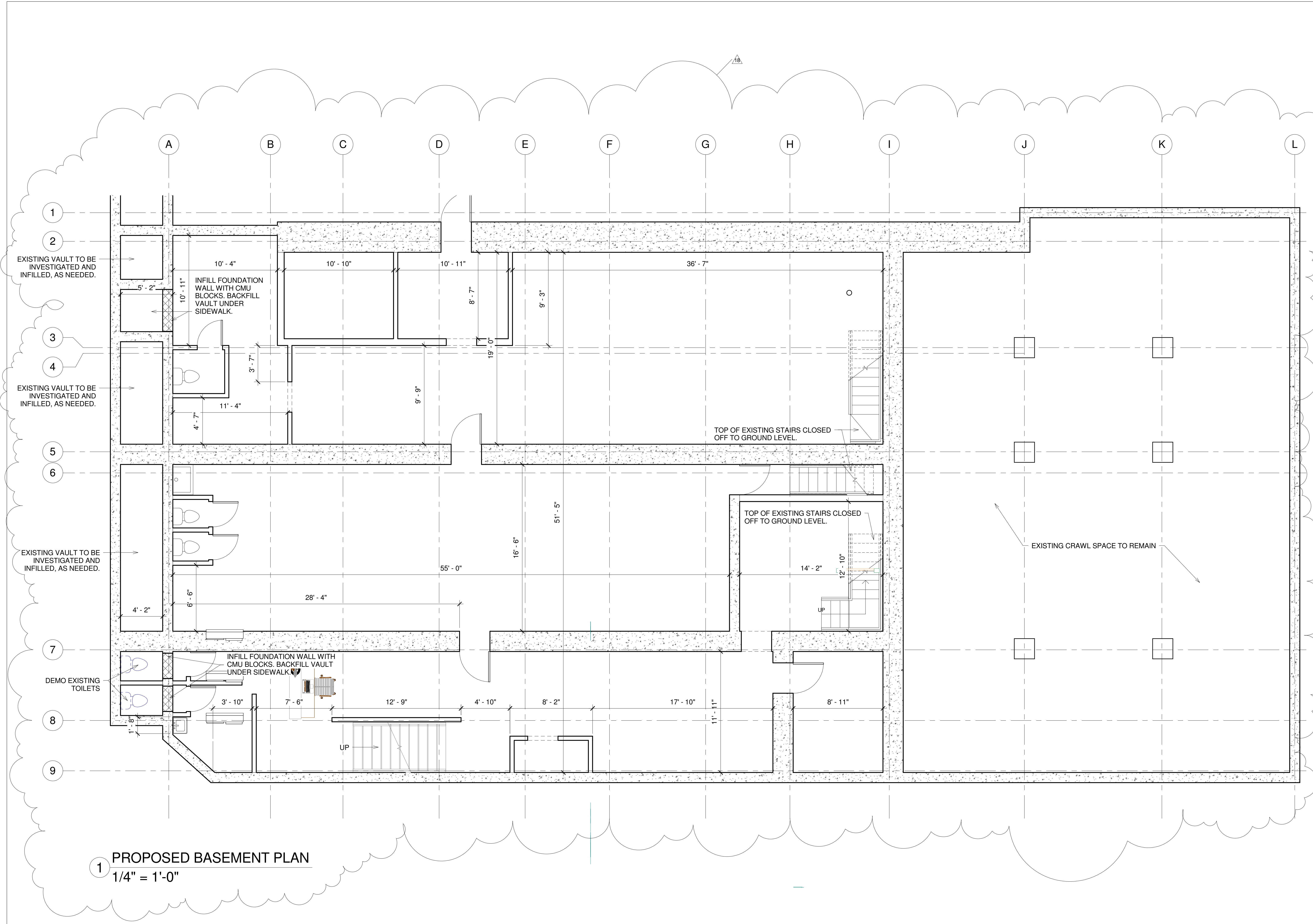
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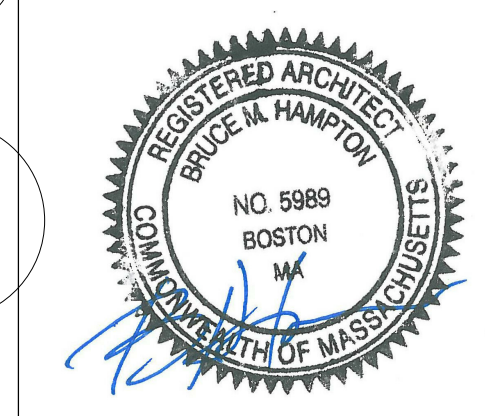


1 SITE PLAN
1/16" = 1'-0"

No.	Description	Date
18	Back Up POS, Basement Plan, Cover page	09.24.18



1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"



PROJECT
541 Mass Ave
Cambridge, MA 02139

Basement Plan

Date	07.25.18
Project number	REV C
Drawn by	L.P. WORTH
Checked by	B. HAMPTON

OWNER:
Revolutionary Growers, LLC
1 Oak Hill Road
Fitchburg, MA 01420

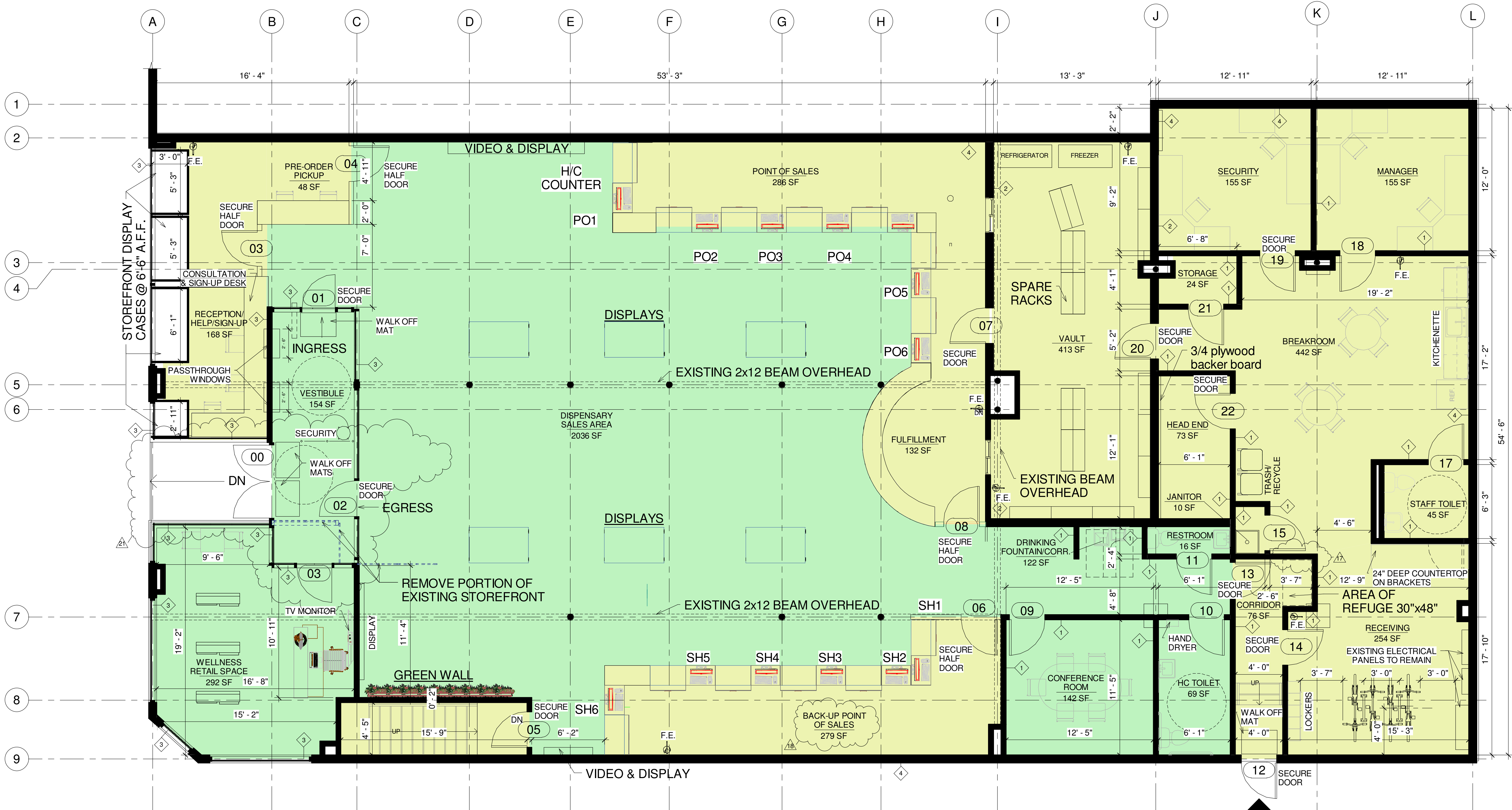
No.	Description	Date
17	"Door" 16 deleted	08.08.18
18	Back Up POS, Basement Plan, Cover page	09.24.18
21	Revised Egress Door	11.06.18



PROJECT
541 Mass Ave
Cambridge, MA 02139
Proposed Floor Plan

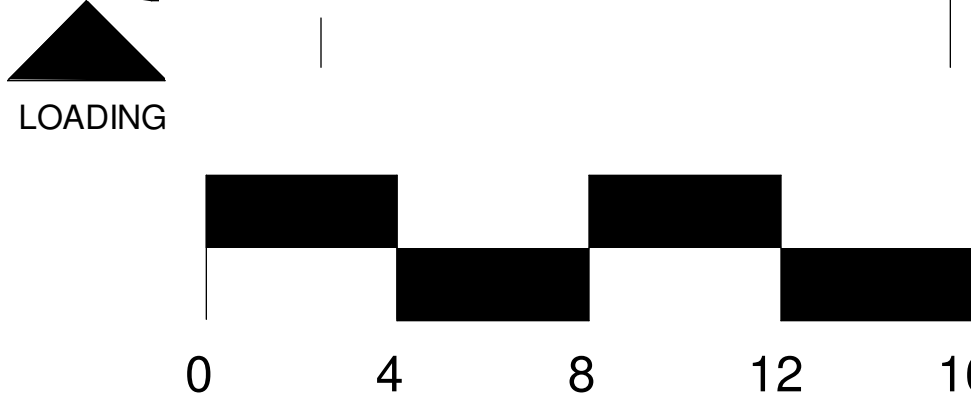
Date	07.25.18
Project number	REV C
Drawn by	L.P. WORTH
Checked by	B. HAMPTON

A-001.01



Floor Plan Legend

- Limited Access
- Restricted Area



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

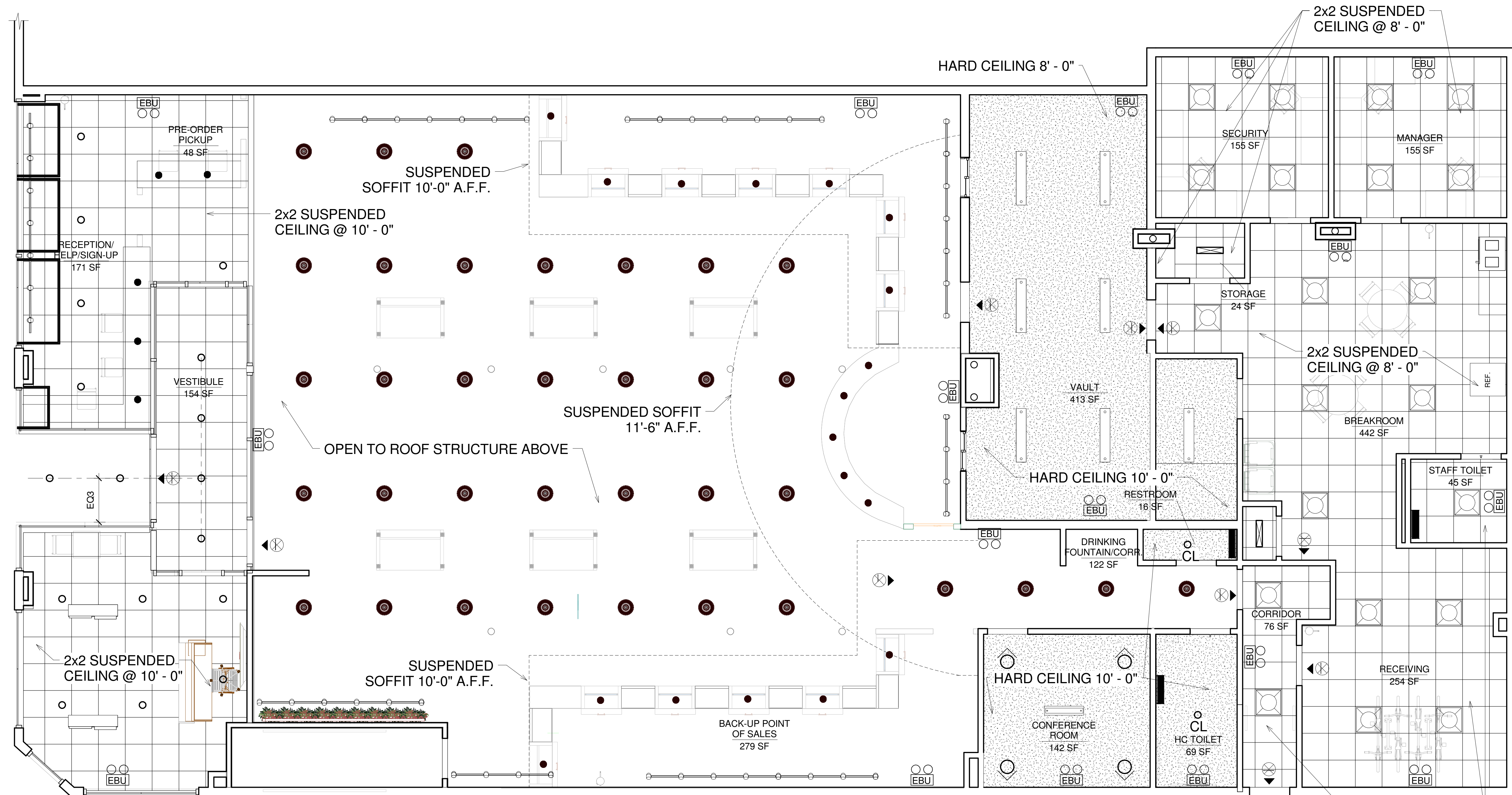
No.	Description	Date
18	Back Up POS, Basement Plan, Cover page	09.24.18



PROJECT
541 Mass Ave
Cambridge, MA 02139
Reflected Ceiling Plan

Date	07.25.18
Project number	REV C
Drawn by	L.P. WORTH
Checked by	B. HAMPTON

A-001.02



Light Fixture Legend	
	General barn light pendant fixture
	2'x2' Parabolic troffer light
	Wall sconce uplight

Ceiling Finish Legend	
	2x2 Suspended Ceiling Tiles Style I
	2x2 Suspended Ceiling Tiles Style II
	GWB Hard Ceiling

1 PROPOSED REFLECTED CEILING PLAN
1/4" = 1'-0"