



November 26, 2018

Planning Board  
City of Cambridge  
344 Broadway  
Cambridge, MA 02139

**Re: Modifications to PB342**

Dear Chairman Cohen and members of the Board:

Ascend Mass, LLC (“Ascend”) appreciates the opportunity to present the enclosed modifications to its proposal to operate a Registered Marijuana Dispensary (“RMD”) at 200 Monsignor O’Brien Highway.

**1. Small Project PTDM Plan**

The City of Cambridge’s Parking and Transportation Demand Management Planning Officer has approved the Small Project PTDM Plan for 200 Monsignor O’Brien Highway, enclosed hereto as Exhibit A.

**2. Modifications to Site Plan**

Please see the enclosed proposed modifications to Ascend’s site plan based on the feedback of the Board and Community Development Department staff, enclosed hereto as Exhibit B. Proposed changes include: (1) a narrowed curb cut; (2) the incorporation of landscaping to separate the parking lot from the street; (3) more clearly delineated short-term bicycle racks and long-term bicycle storage; and (4) additional landscaping along the perimeter of the parking lot.

**3. Modifications to Window Displays**

Please see the enclosed proposed modifications to Ascend’s floorplan (“Exhibit C”) and exterior renderings (“Exhibit D”). At the suggestion of the Board, the displays have been offset from the window frame approximately 24 inches. Inverted windows are proposed at the top of the display area to allow for the natural flow of light into the facility.

**4. Rooftop Equipment**

Please see the enclosed elevations that demonstrate the public view of proposed rooftop equipment, attached hereto as Exhibit E. Also enclosed, please find the existing roof plan, attached hereto as Exhibit F.

**5. Lighting Plans.**

Please see the existing lighting plans, attached hereto as Exhibit G.



We appreciate your thoughtful comments and look forward to the forthcoming hearing. Please do not hesitate to contact me directly for any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Cabral".

Andrea Cabral  
Chief Executive Officer  
Ascend Mass, LLC

**City of Cambridge Community Development Department**  
 344 Broadway, Cambridge, MA 02139  
 Attn: PTDM Planning Officer  
 Tel: (617) 349-4673 Fax: (617) 349-4633 TTY: (617) 349-4621  
 sgroll@cambridgema.gov http://www.cambridgema.gov/~CDD/et/tdm/index.html

**Parking and Transportation Demand Management  
 Small Project Plan**

If project has 5 to 19 total parking spaces (existing plus new), please attach Interdepartmental Parking Facility Registration form and provide the following information.

Property owner:

Facility address:

Contact name:

Phone:  Fax:  Email:

# Car parking spaces:  # Bike spaces (long- & short-term):  Sq Ft:

Select at least three transportation demand management / trip reduction measures:

Measure	Details
<input checked="" type="checkbox"/> Transit subsidy (must be at least 50%)	Amount of monthly subsidy per person: 65% MBTA pass
<input type="checkbox"/> Charge drivers directly for cost of auto parking	Cost of parking charged directly to driver: Percent of full cost:
<input checked="" type="checkbox"/> Subsidy for other modes	Amount of monthly subsidy (indicate mode): Full Bluebikes membership - Gold
<input type="checkbox"/> Shuttle service to nearby MBTA station	Station(s) served: Peak frequency:
<input type="checkbox"/> Preferential carpool parking program	Attach parking plan and application form for use of reserved spaces.
<input type="checkbox"/> Reduced rates for carpool parking	Cost of monthly parking for a carpool: Attach application needed to qualify for reduced rates.
<input checked="" type="checkbox"/> Bicycle amenities (above zoning requirement)	Describe: 3 short term spaces required; 16 provided
<input type="checkbox"/> Car-share parking space	Describe terms (donated or leased):
<input checked="" type="checkbox"/> Other measures (See PTDM Officer list)	Attach description. Please see attached

OWNER SIGNATURE:  DATE: 10/24/18

**FOR PTDM PLANNING OFFICER USE ONLY**

APPROVED     APPROVED WITH CONDITIONS (SEE ATTACHED)     DENIED

SIGNED:  DATE: 11/21/18

Ascend is comfortable with the below mentioned TDM Measures.

1. Provide 65% MBTA T-Pass subsidies, up to the federal fringe benefit limit, to all employees (may pro-rate incentive for part-time employees). The program shall be administered by the employer through the MBTA Corporate Pass Program.

2. Offer all employees Gold-Level Bluebikes bikeshare membership, to be administered through the Bluebikes Corporate Program by the employer.

3. Provide lockers for employees that walk or bike to work.

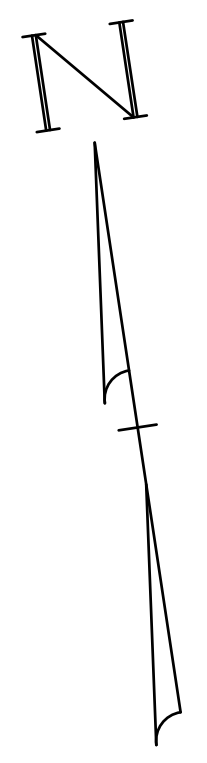
4. Have available an air pump and bicycle repair tools for employee and customers to use when needed.

5. Designate an employee of the facility as a Transportation Coordinator (TC) to manage the implementation of TDM measures and a transportation monitoring program. The TC will:

- a. Post in a central and visible location (i.e., lobby for customers, break room for employees) information on available non-automobile services in the area, including, but not limited to:
  - i. Available pedestrian and bicycle facilities near the Project site.
  - ii. MBTA maps, schedules and fares.
  - iii. "Getting Around Cambridge" map (available at the Cambridge Community Development office).
  - iv. Locations of bicycle parking.
  - v. Bluebikes regional public bikeshare system.
  - vi. Carpool-matching programs.
  - vii. Other pertinent transportation information.
  - ix. Instead or in addition to posting paper MBTA schedules, provide a real-time transportation display screen or tablet in a central location to help people decide which mode to choose for each trip.
- b. Compile and provide to all employees up-to-date transportation information explaining all commuter options. This information should also be distributed to all new employees as part of their orientation.
- c. Provide customers with sustainable transportation information to access the site.
- d. Provide and maintain information on the project's public website, newsletters, social media, etc. on how to access the site by all modes, with emphasis on sustainable modes.
- e. Participate in any TC training offered by the City or local Transportation Management Association.

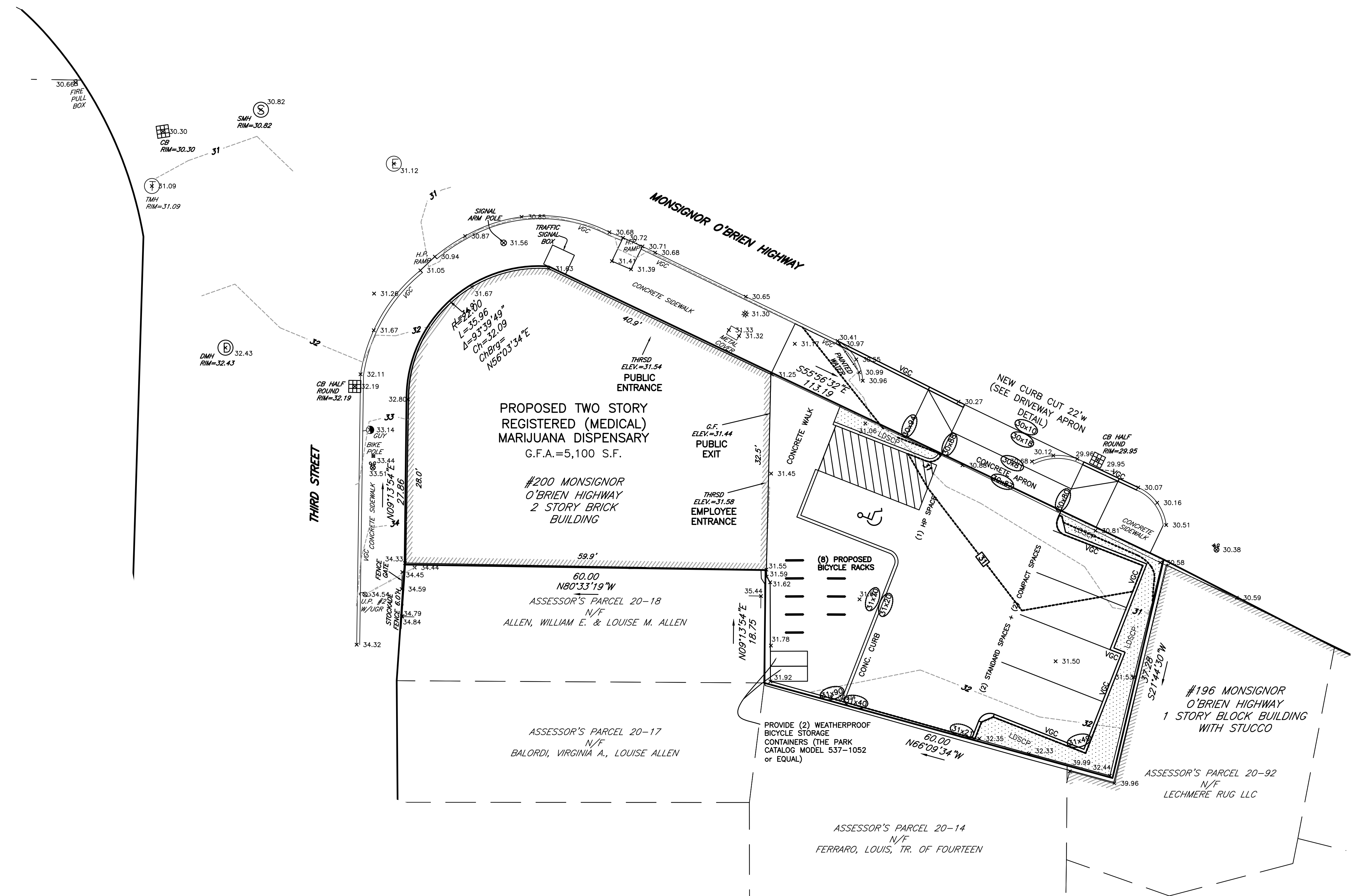
## Traffic Monitoring

1. The TC 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). This monitoring data should help to inform the development of future medical marijuana dispensary projects, as we begin to better understand the trip generation and the demand for various travel modes. The annual monitoring program shall be in place for 10 years following the issuance of the project's Occupancy Permit at which time TP&T will work with the applicant to determine if it would be beneficial to continue the monitoring program.
2. The monitoring program should include information/observations of the loading activities (i.e., locations, number of times per week, etc.).
3. All surveys shall be designed and conducted in a manner approved by TP& T and the Community Development Department (CDD).
4. Approval of the form of any survey instrument or monitoring method should be approved before issuance of the Certificate of Occupancy.
5. Surveying shall begin one year from the date of the first Certificate of Occupancy. If the Certificate of Occupancy is issued between September 1st and February 29th, the monitoring should take place during the months of September or October and be reported to the City no later than November 30. If the Certificate of Occupancy is issued between March 1st and August 31st, monitoring should take place during the months of April or May and be reported to the City no later than June 30.



OPERATING NOTES:

- LOADING TO USE EXISTING PARKING AREA TO THE EAST OF THE BUILDING;
- REFUSE TO BE STORED WITHIN THE BUILDING AND RETURNED TO CULTIVATION FACILITY FOR DISPOSAL IN CONJUNCTION WITH DELIVERIES.



Prepared For:  
 Owner / Applicant  
 Ascend Mass, LLC  
 137 Lewis Wharf  
 Boston, MA 02110  
 617-991-0065

Prepared By:  
  
 Hayes Engineering, Inc.  
 100 State Street  
 Waltham, MA 01880  
 Ph: 781 246 2900  
 Fax: 781 246 7596  
 www.hayeseng.com

Design By: TC  
 Drawn By: TC  
 Checked By: PJO  
 Project File: CAM-0043  
 Comp. No: CAM34  
 Issued For Permit  
 Issued For Review  
 Issued For Bid  
 Issued For Construction  
 Not For Construction

No.	Revision	Date
10		
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2	City Comments	11/26/2018
1	Pre-Submittal Comments	10/4/2018

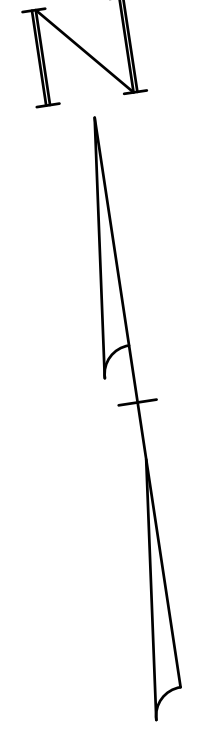
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Date: September 6, 2018

Drawing Title:  
 SITE PLAN  
 PROPOSED RMD  
 #200 MONSIGNOR O'BRIEN HWY.  
 CAMBRIDGE, MASS.

Seal:  
 Drawing No.:  
  
 PROPOSED  
 SHEET 3 OF 6

(E)



LUMINAIRE SCHEDULE									
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	HOUSING	MODEL	VOLTS	NOTE	QUANTITY
A		(1) 15W 120V AC 15W	3" LED Wall Mount Cylinder (LSI MCL-3)	ELECTRONIC	SURFACE	LSI INDUSTRIES, INC. WCL-3-0-11-LED-3	120V 1P 2W	015-11-08 2017-09-13 TEST PROCEDURE: IESNA LM-79-08 NOTES: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED LED INDOR	6
B		(1) 15W Type 3 - 15W 120V LED	LSI Micro Round MR	ELECTRONIC	POLE	LSI INDUSTRIES, INC. MR-3-LED-15-30-L	120V 1P 2W	015-11-08 2017-09-13 TEST PROCEDURE: IESNA LM-79-08 NOTES: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED LED OUTDOOR SCALED FROM ORIGINAL TEST DATA	2

THIRD STREET

MONSIGNOR O'BRIEN HIGHWAY

PROPOSED TWO STORY REGISTERED (MEDICAL) MARIJUANA DISPENSARY  
G.F.A.=5,100 S.F.

#200 MONSIGNOR O'BRIEN HIGHWAY  
2 STORY BRICK BUILDING

G.F.  
ELEV.=31.44  
PUBLIC EXIT

THRS  
ELEV.=31.58  
EMPLOYEE ENTRANCE

(8) PROPOSED BICYCLE RACKS

NEW CURB CUT 22'w  
(SEE DRIVEWAY APRON  
DETAIL)

CB HALF ROUND  
RIM=29.95

Prepared For:  
Ascend Mass, LLC  
137 Lewis Wharf  
Boston, MA 02110  
617-391-0065

Prepared By:  
Hayes Engineering, Inc.  
100 State Street  
Waltham, MA 01880  
Ph: 781.246.2500  
Fax: 781.246.7595  
www.hayeseng.com

Design By: TC  
Drawn By: TC  
Checked By: PJO  
Project File: CAM-0043  
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10		
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1	City Comments Pre-Submittal	11/26/2018 10/4/2018

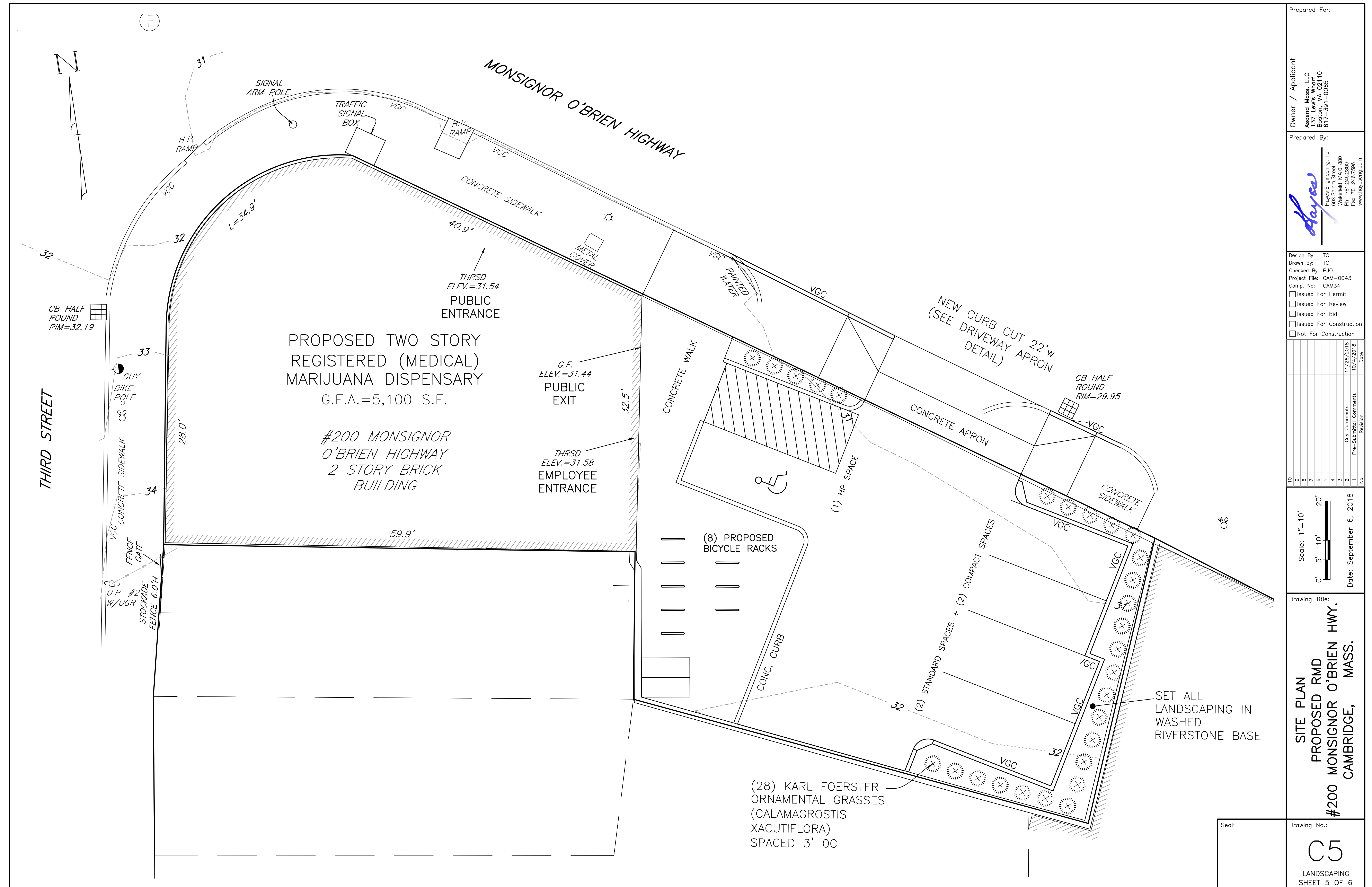
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Date: September 6, 2018

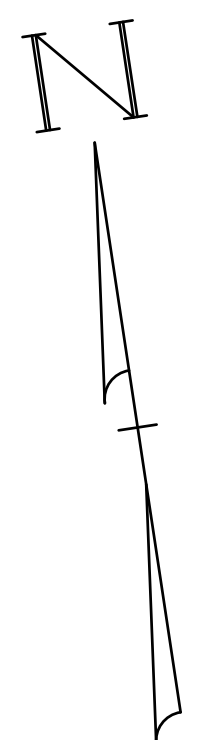
Drawing Title:  
SITE PLAN  
PROPOSED RMD  
MONSIGNOR O'BRIEN HWY.  
CAMBRIDGE, MASS.

Seal:  
Drawing No.:  
C4  
LIGHTING  
SHEET 4 OF 6

M:\CAM34\SP20\monsignor-obrienR2.dwg, 11/26/2018 3:29:04 PM, TC



(E)



THIRD STREET

MONSIGNOR O'BRIEN HIGHWAY

PROPOSED TWO STORY REGISTERED (MEDICAL) MARIJUANA DISPENSARY  
G.F.A.=5,100 S.F.

#200 MONSIGNOR O'BRIEN HIGHWAY  
2 STORY BRICK BUILDING

G.F.  
ELEV.=31.44  
PUBLIC EXIT

THRS  
ELEV.=31.58  
EMPLOYEE ENTRANCE

(8) PROPOSED BICYCLE RACKS

(28) KARL FOERSTER ORNAMENTAL GRASSES (CALAMAGROSTIS XACUTIFLORA) SPACED 3' OC

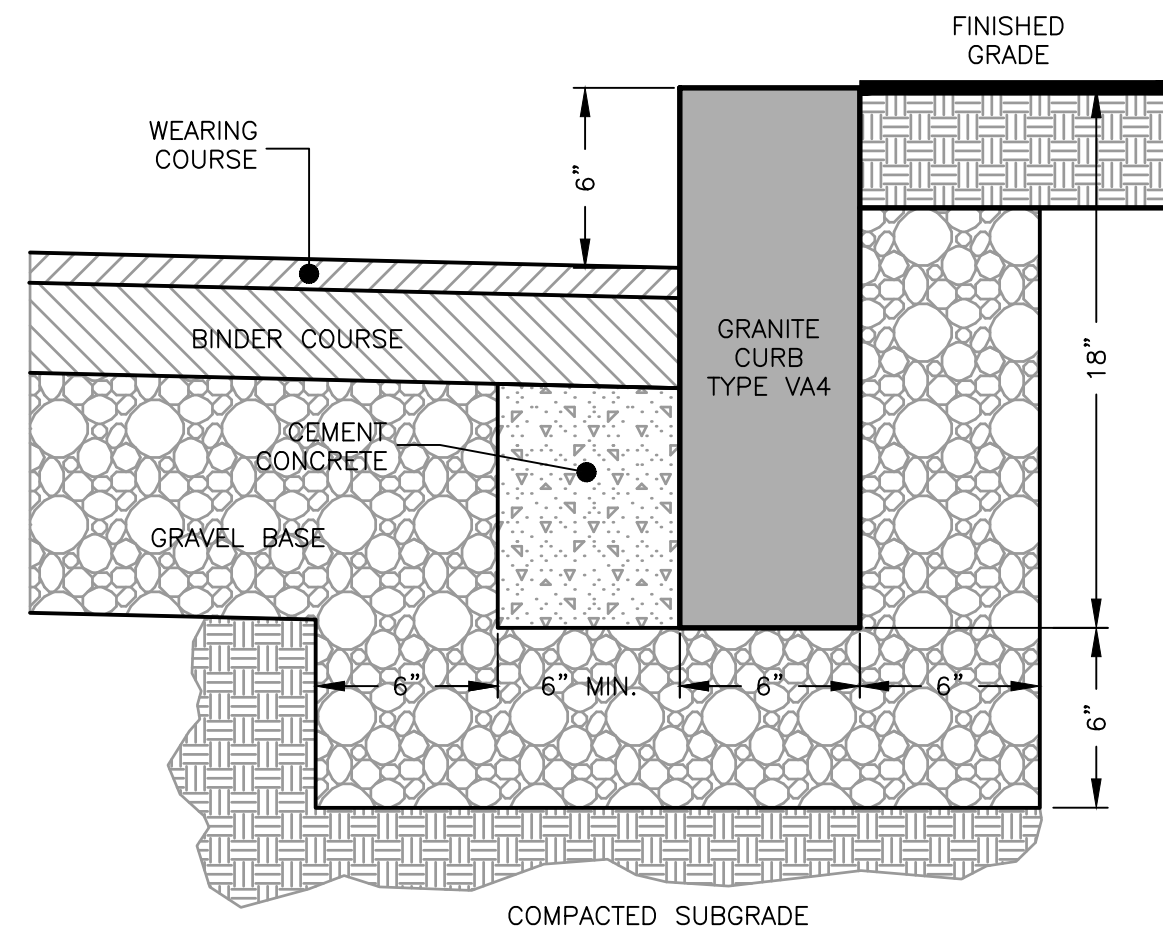
NEW CURB CUT 22'w  
(SEE DRIVEWAY APRON DETAIL)

SET ALL LANDSCAPING IN WASHED RIVERSTONE BASE

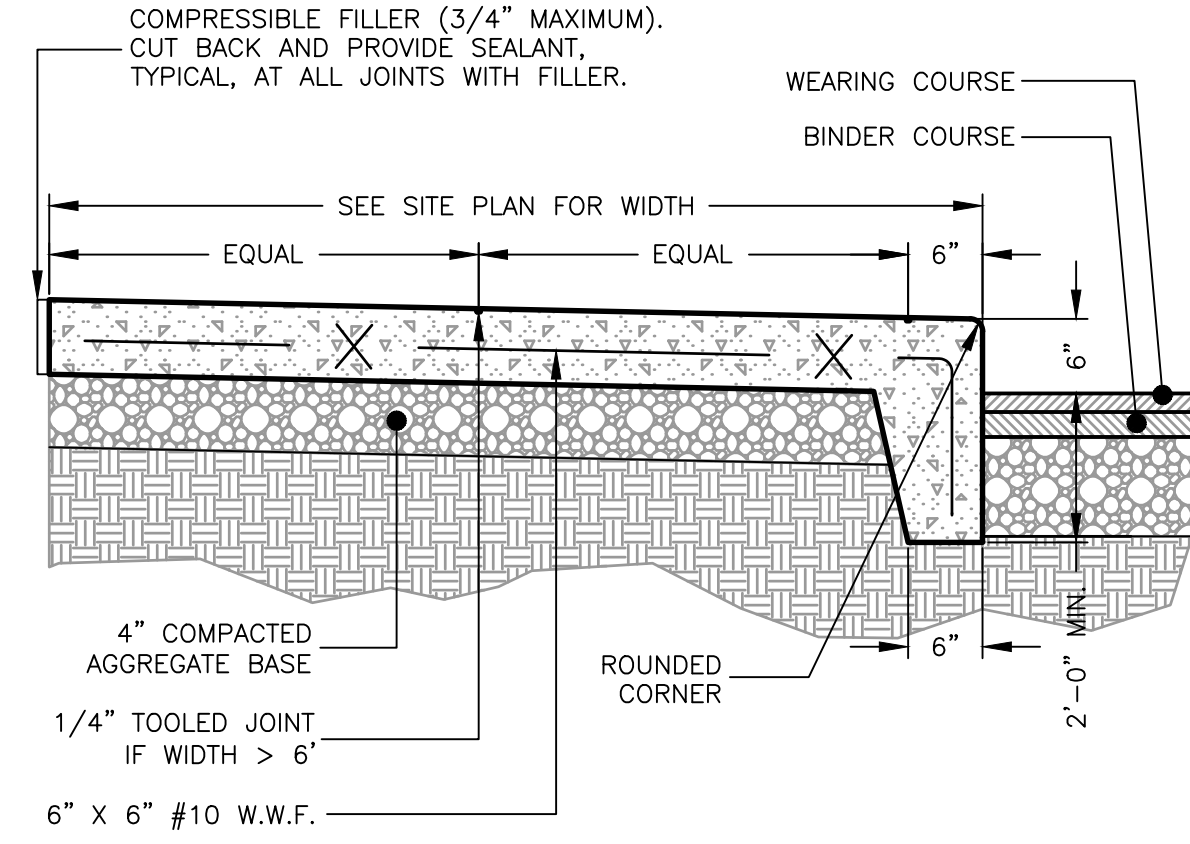
Prepared For:	
Owner / Applicant Ascend Mass, LLC 137 Lewis Wharf Boston, MA 02110 617-991-0065	
Prepared By:	
 Hayes Engineering, Inc. 100 State Street Waltham, MA 01880 Ph: 781-246-2900 Fax: 781-246-7596 www.hayeseng.com	
Design By: TC Drawn By: TC Checked By: PJO Project File: CAM-0043 Comp. No: CAM34 <input type="checkbox"/> Issued For Permit <input type="checkbox"/> Issued For Review <input type="checkbox"/> Issued For Bid <input type="checkbox"/> Issued For Construction <input type="checkbox"/> Not For Construction	
No.	Date
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2	11/26/2018
1	10/4/2018
	City Comments
	Pre-Submittal Comments
	Revision
Scale: 1"=10' 0' 5' 10' 20' Date: September 6, 2018	
Drawing Title: SITE PLAN PROPOSED RMD #200 MONSIGNOR O'BRIEN HWY. CAMBRIDGE, MASS.	
Seal:	Drawing No.:
	C5
	LANDSCAPING SHEET 5 OF 6

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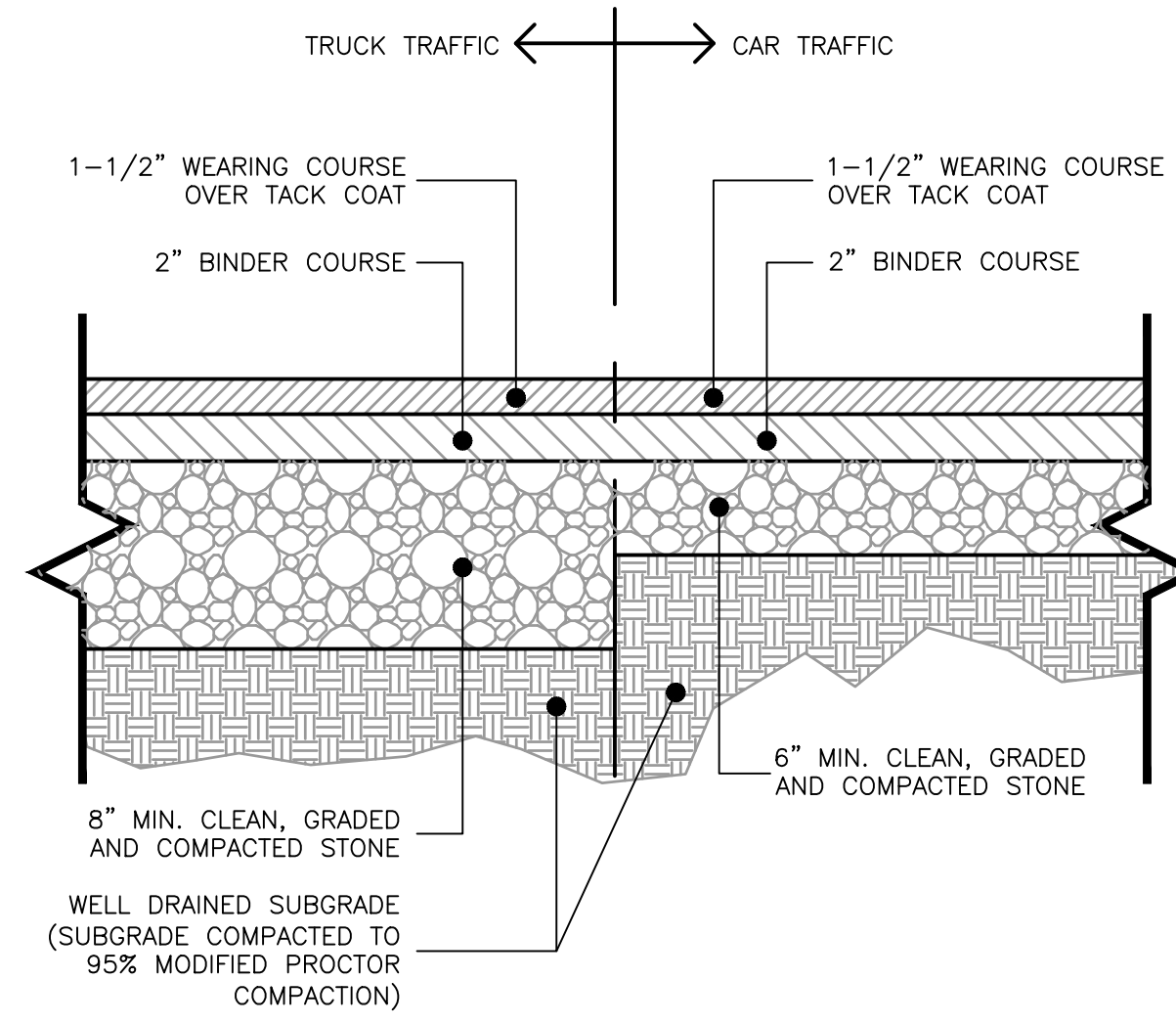




**VERTICAL GRANITE CURB**  
NOT TO SCALE

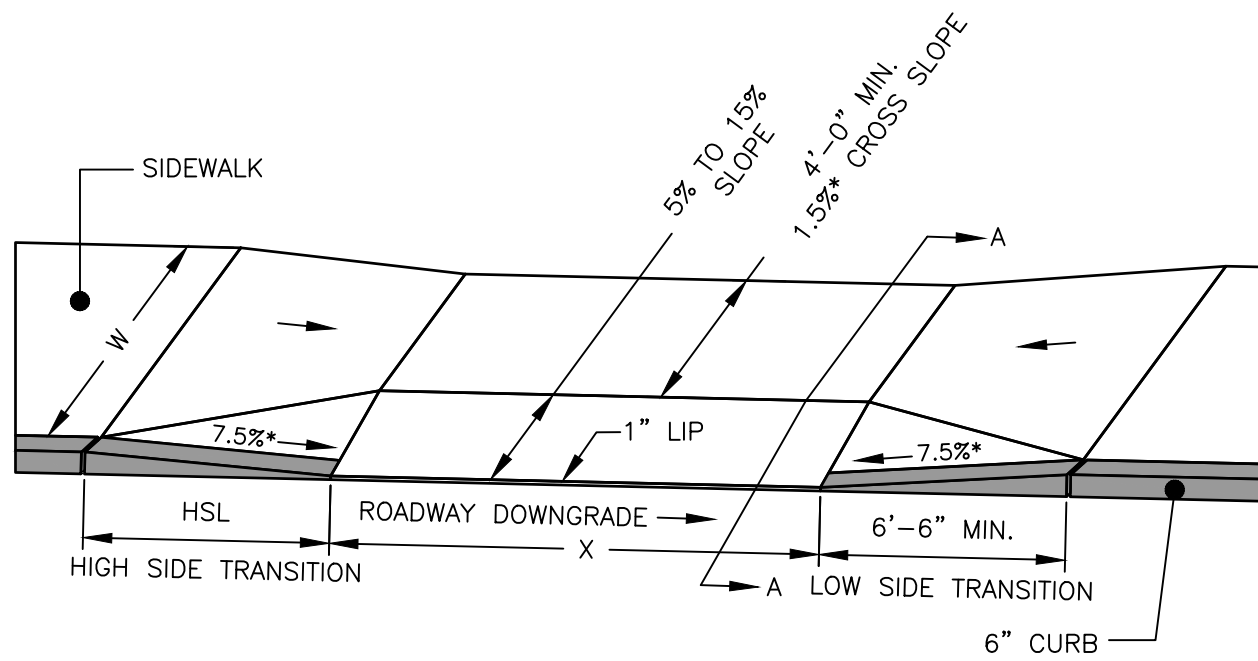


**CONCRETE SIDEWALK (BUILDING PERIMETER)**  
NOT TO SCALE



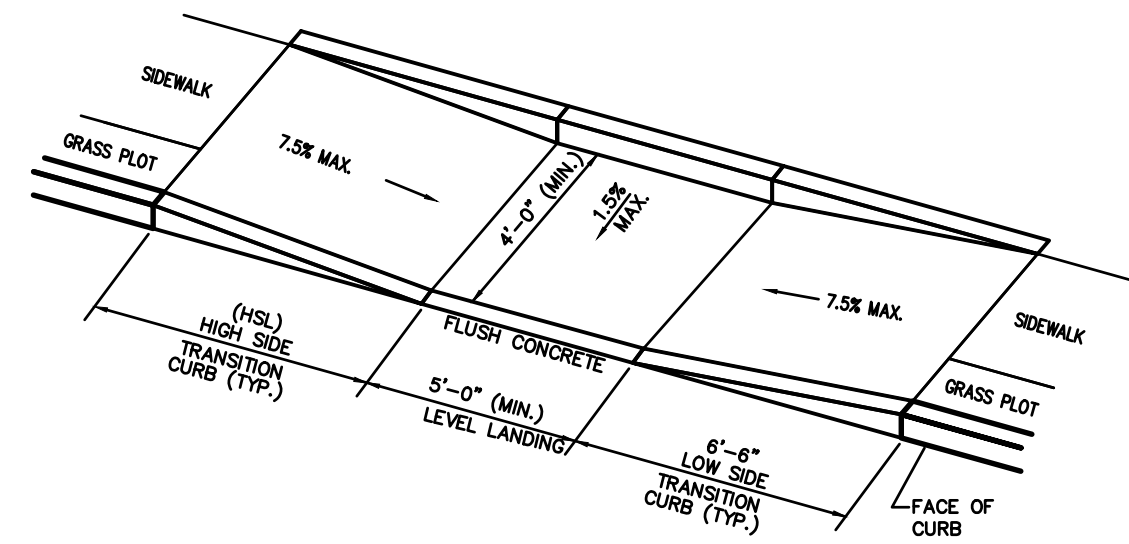
**PAVEMENT SECTION**  
NOT TO SCALE

NOTE: THIS PAVEMENT SECTION DETAIL REFLECTS MINIMUM REQUIREMENTS. ENGINEER TO DETERMINE DESIGN BASED ON GEOTECHNICAL DATA.



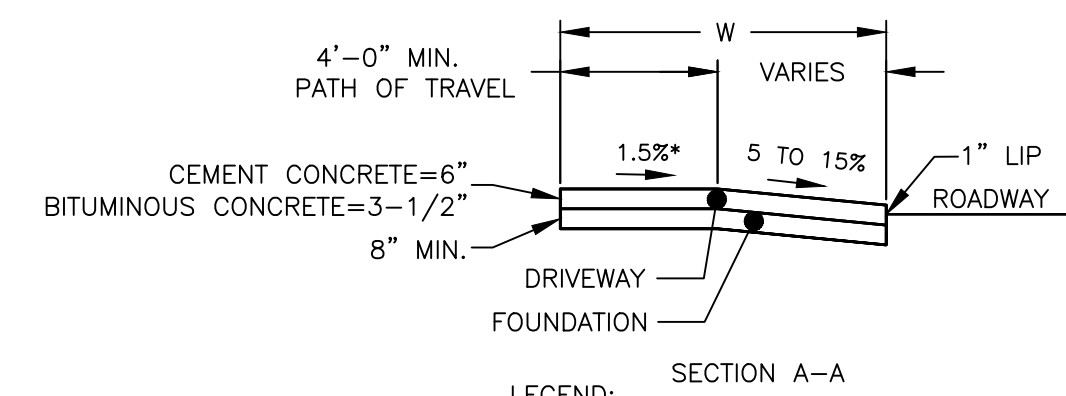
ROADWAY PROFILE GRADE %	(HSL)
0	6'-6"
> 0 TO 1	7'-8"
> 1 TO 2	9'-0"
> 2 TO 3	11'-0"
> 3 TO 4	14'-0"
> 4	15'-0" MAX

BASED ON CURB REVEAL OF 6"



**WHEELCHAIR RAMP**  
NOT TO SCALE

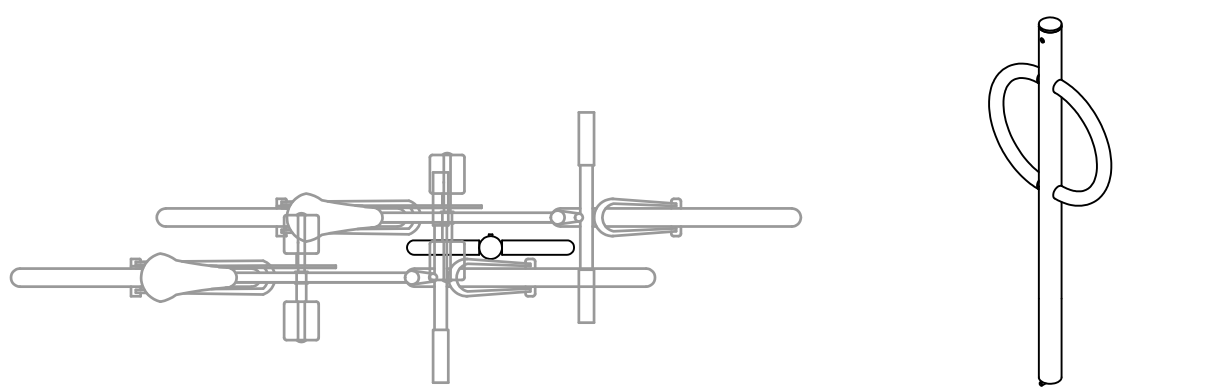
NOTES:  
1. WHEELCHAIR RAMP SHALL COMPLY WITH ALL STATE AND FEDERAL RULES AND REGULATIONS.  
2. TOLERANCE FOR WHEELCHAIR RAMP CONSTRUCTION ±0.5%



**GROUND COVER PLANTING**  
NOT TO SCALE

**SIDEWALK THROUGH DRIVEWAY**  
NOT TO SCALE

NOTE: DETAIL TAKEN FROM MASS HIGHWAY CONSTRUCTION STANDARDS.



**BIKE RACK (TYP.)**  
NOT TO SCALE

NOTES:  
1. BIKE RACKS TO COMPLY WITH ALL CITY OF CAMBRIDGE TRAFFIC, PARKING, TRANSPORTATION, AND COMMUNITY DEVELOPMENT DEPARTMENTS REGULATIONS, AND ZONING REQUIREMENTS.  
2. TO BE CONSTRUCTED OUT OF STAINLESS OR GALVANIZED STEEL

Prepared For:  
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617-391-0065

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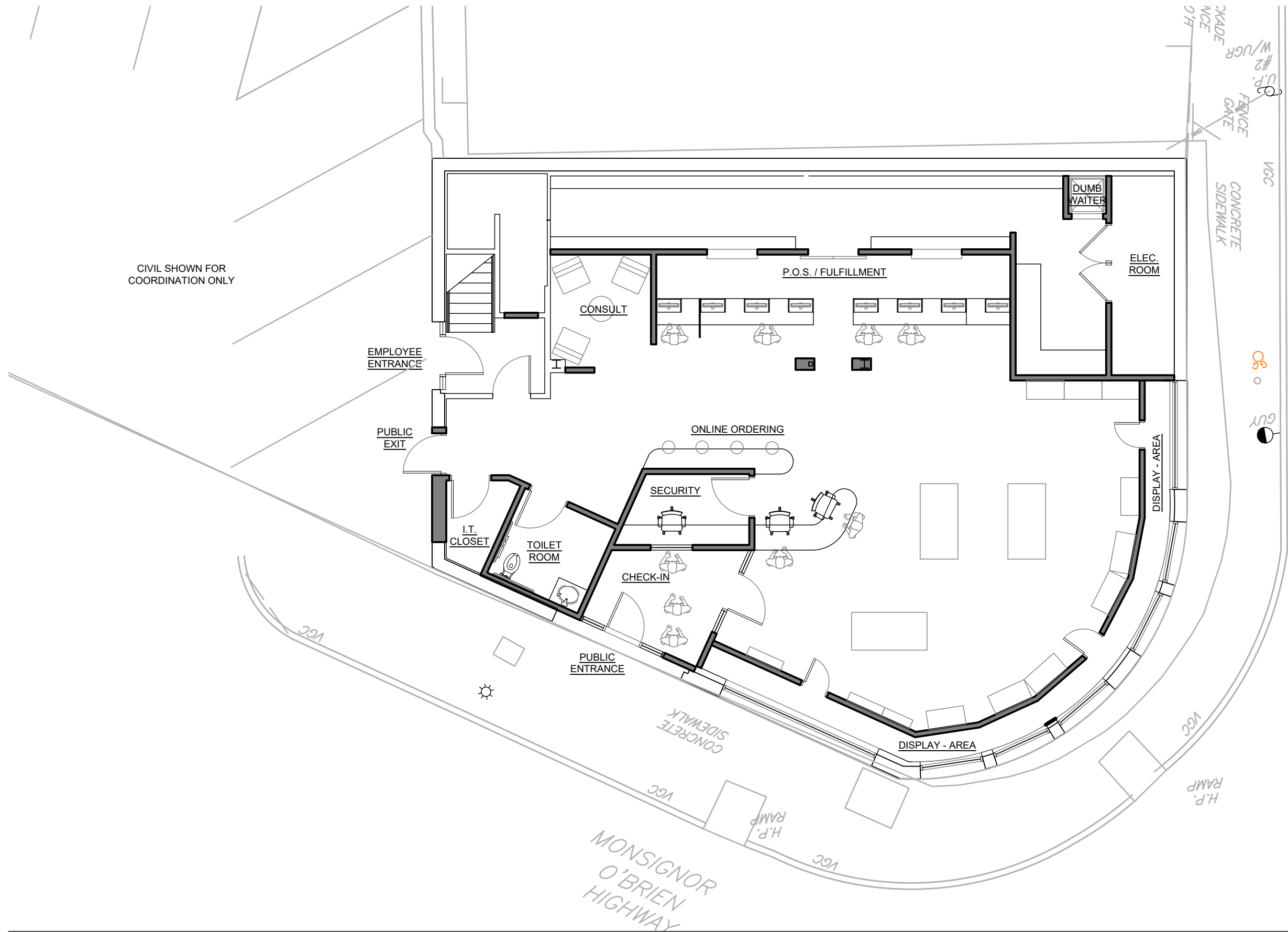
Design By: TC  
Drawn By: TC  
Checked By: PJO  
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2	City Comments	11/26/2018
1	Pre-Submittal Comments	10/4/2018

Scale: 1" = 10'  
0' 5' 10' 20'  
Date: September 6, 2018

Drawing Title:  
SITE PLAN  
PROPOSED RMD  
#200 MONSIGNOR O'BRIEN HWY.  
CAMBRIDGE, MASS.

Seal: [Blank]  
Drawing No.: C6  
DETAILS SHEET 6 OF 6

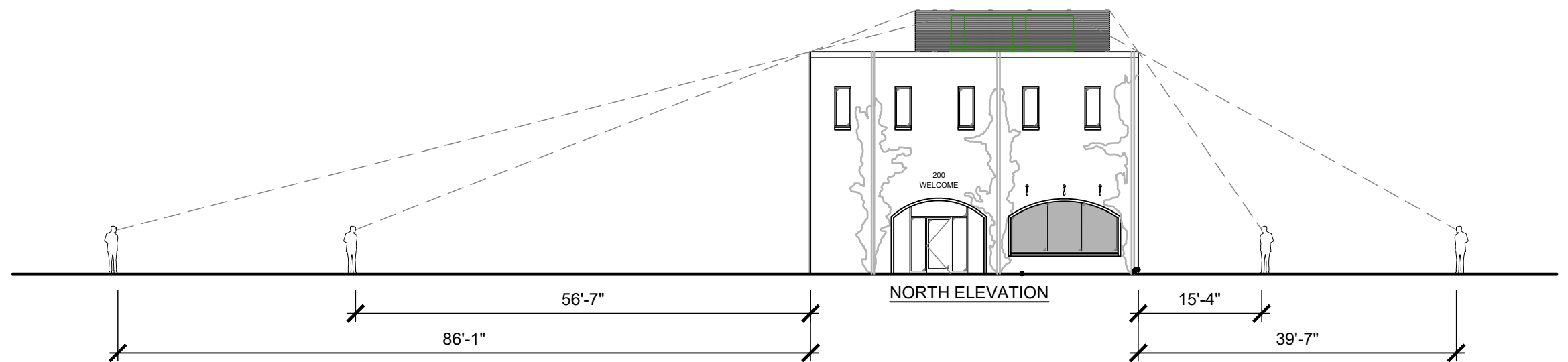
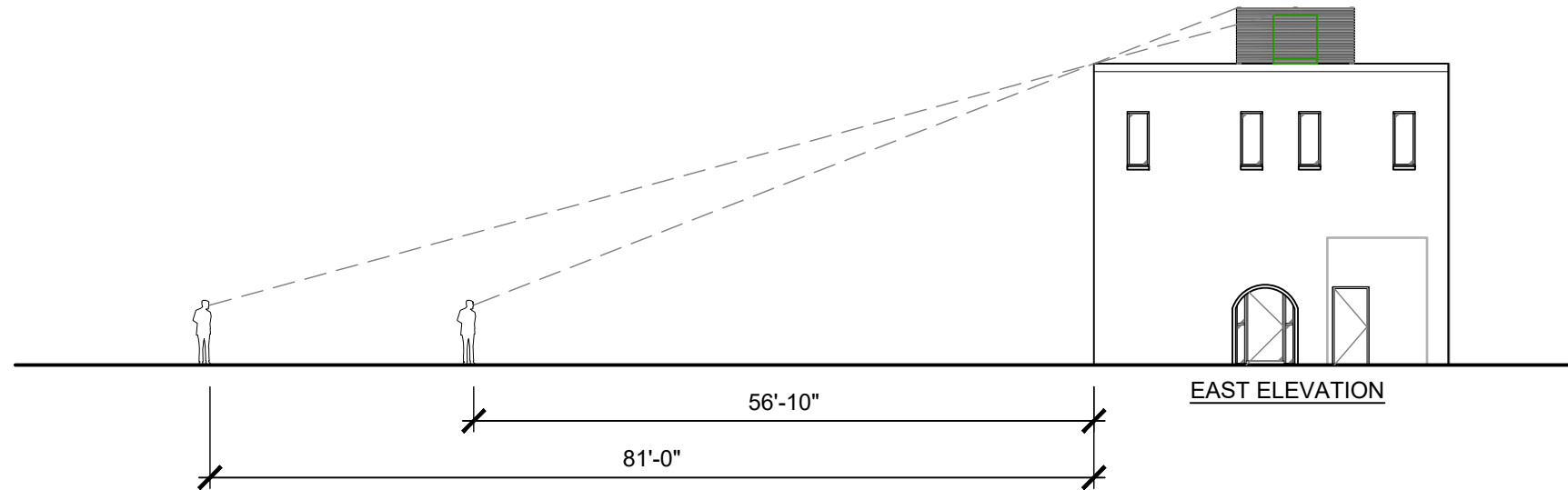


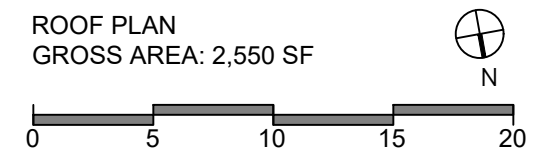
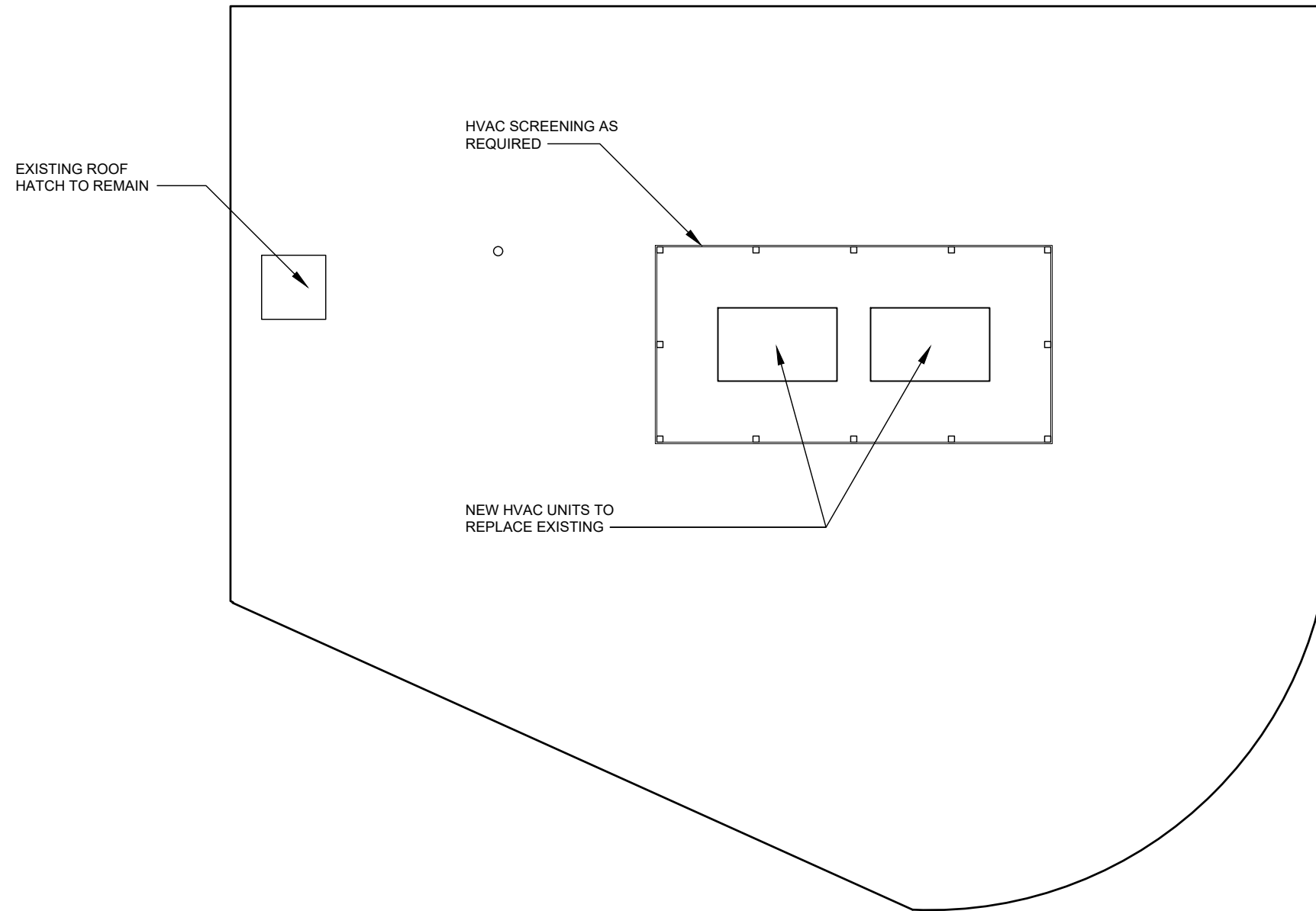
FIRST FLOOR PLAN  
GROSS AREA: 2,550 SF

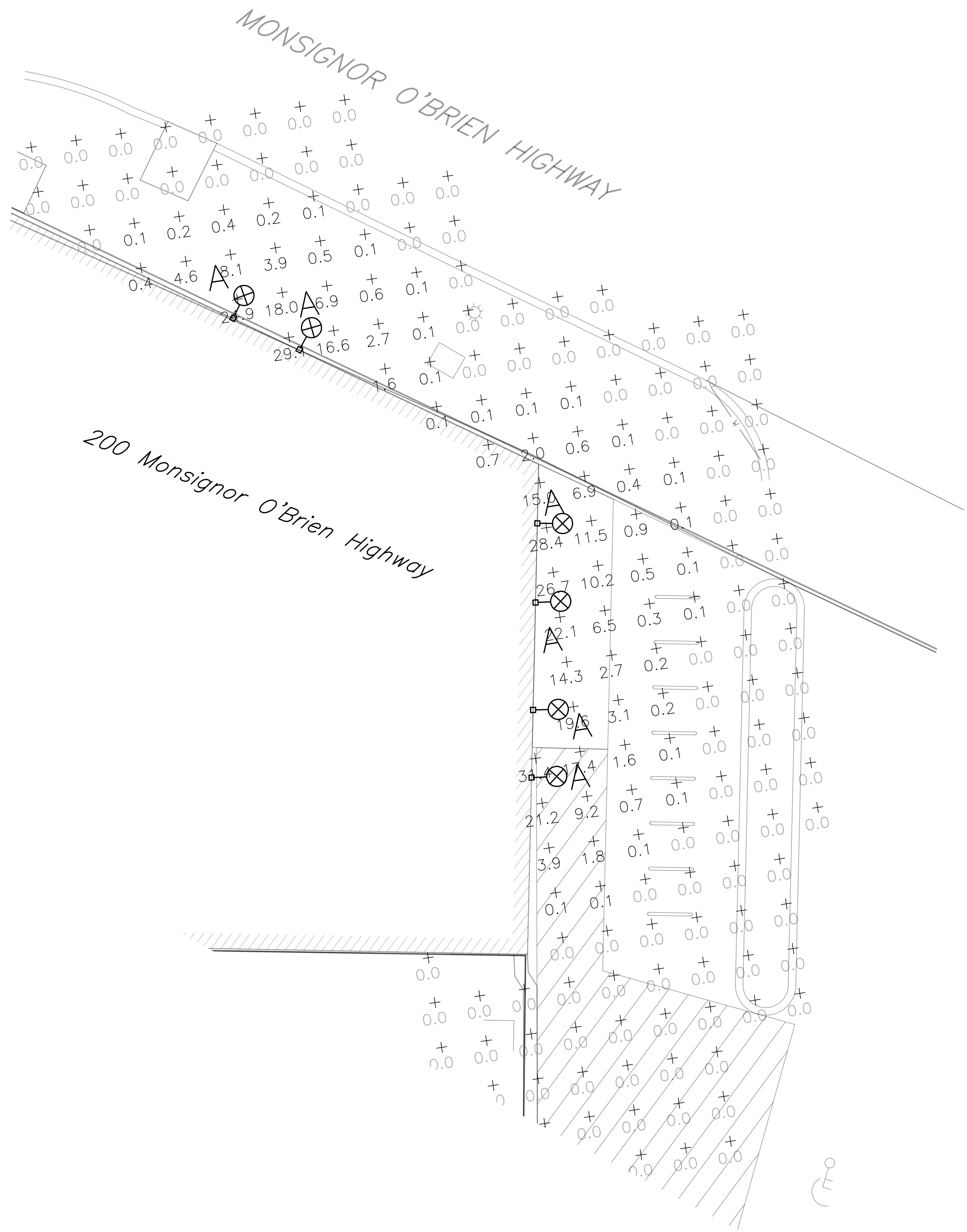
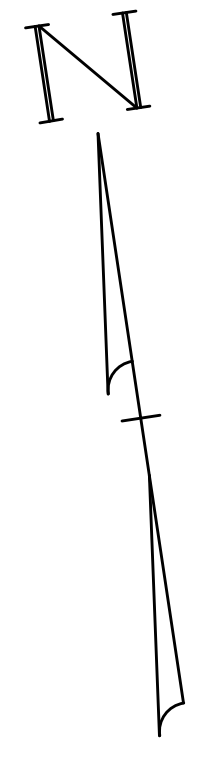




VIEW FROM ACROSS MONSIGNOR O'BRIEN HIGHWAY. A CORNER OF THE EXISTING ROOFTOP UNIT IS JUST VISIBLE ABOVE THE EDGE OF THE BUILDING.







**A**  
 LSI INDUSTRIES, INC WCYL3-D-M-11-LED-30  
 ISM test report no. WCED3-15W-830-M  
 lamp(s): XXX  
 candela file 'WCYL3-D-M-11-LED-30.IES'  
 1 lamp(s) per luminaire, photometry is absolute  
 Light Loss Factor = 0.850, watts per luminaire = 15  
 Outreach (from mounting axis to photometric center)= 5 in  
 mounting height= 9 ft  
 number locations= 6, number luminaires= 6  
 kw all locations= 0.1

Target Point Set  
 4290 points at z=0, sp 3ft by 3ft  
 HORIZONTAL FOOTCANDLES  
 Average 0.2  
 Maximum 32.1  
 Minimum 0.0  
 Avg:Min N/A  
 Max:Min N/A  
 Coef Var 10.88  
 UnifGrad N/A

Prepared For:  
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 Ascend Mass, LLC  
 137 Lewis Wharf  
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Scale: 1"=4'  
  
 Date: September 6, 2018

Drawing Title:  
 SITE PLAN  
 PROPOSED RMD  
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 CAMBRIDGE, MASS.

Seal:  
 Drawing No.:  
**C4**  
 LIGHTING  
 SHEET 4 OF 4