

Mahlowitz & Kanarek, LLC

Ms. Catherine Preston Connolly  
Chairperson  
Cambridge Planning Board  
Cambridge, MA 02139

November 12, 2019

Re: Planning Board Case No. (45-51 New Street)

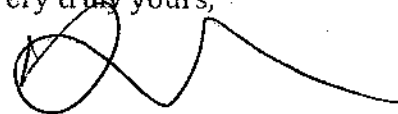
Dear Ms. Connolly,

Please accept the attached revised supporting material for the above-referenced case as listed below:

- Revised Special Permit Criteria and Supporting Statement:
- Revised Plans and Drawings including additional parking options:
- Revised Dimensional Table:
- Revised Traffic Memo and Logistic information

Thank you for your time and attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'David Mahlowitz', with a long horizontal flourish extending to the right.

David Mahlowitz, Esq.

Mahlowitz & Kanarek, LLC

**Revised** DATE: November 1, 2019

Cambridge Planning Board  
344 Broadway  
Cambridge, MA 02139

Re: Application for Special Permit for a Registered Cannabis Dispensary  
Property Address: 45-51 New Street, Cambridge, MA 02139  
Applicant:

Dear Honorable Members of the Planning Board:

This firm represents Bhari Inc. (the "Applicant") regarding its application for a Special Permit from the Cambridge Planning Board (the "Board"), to allow the operation of its proposed Retail Dispensary inside the building located at 45-51 New Street, Cambridge, MA 02139 (the "Property"). The Property is located in the Industry A-1 ("I-A1") zoning district in the Alewife Area and the Special Permit Application is submitted pursuant to Article 11, Section 11.800 of (the "Ordinance"). The use of the property for a Retail Dispensary is permitted through the granting of a Special Permit from the Board. Therefore, the Applicant respectfully submits that its proposal satisfies the requirements necessary for granting the Special Permits as set forth in Article 11, Section 11.800 and Article 10, Section 10.43 of the Ordinance.

The proposed Dispensary consists of approximately 5,000 square feet of ground floor commercial formerly the garage and repair shop for High Tech-Auto body. This portion of the auto-body shop is recessed from the street and is naturally shielded from the public view due to the angular shape of the lot and vehicle parking in front of the auto-body shop.

The majority of the Dispensary will be used as for retail sales and the remainder will be used as storage space and office/administrative space, bicycle parking and staff areas. The entry vestibule area will provide ample room for patrons to enter the building while waiting for an I.D. check thereby reducing cueing or excessive lines on the street.

The limited window frontage will be appropriately screen and designed to soften the concrete block building into a welcoming retail destination. The applicant has secured vehicle parking spaces in front of the Dispensary as well as additional parking spaces across New street to accommodate patrons driving to the dispensary.

**I. The Applicant respectfully requests relief under Section 10.43 and Section 11.80 of the Cambridge Zoning Ordinance**

**a. The Requirements of the Ordinance will be met:**

The Applicant requests zoning relief under the Cambridge Zoning Ordinance, specifically pursuant to Article 10, Section 10.43 as all the requirements of Section 11.800 of the Ordinance will be met once a Special Permit is granted. Proof of Applicants compliance with the Ordinance will be outlined in Applicant's application herein.

**b. Traffic Generated and or patterns of access or egress would not cause congestion, hazard, or substantial change in established neighborhood character for the following reasons:**

Traffic generated and patters of access or egress will not cause congestion, hazard, or substantial change in the established neighborhood character. New Street is in an industrial district under transformation into more a of a mixed-use neighborhood including retail, automotive and two larger residential developments soon to be constructed. There shall be a total of nine (9) parking spaces exclusive to the Dispensary at all times. There will be four (4) spaces in front of 45-51 New Street and five (5) spaces across the street in front of 26 New Street. The four spaces will include one Manager/Employee space, one handicap parking spaces and two customer parking spaces. The other five (5) parking spaces in front of 26 New Street will be for customer parking exclusively.

**c. The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:**

The proposed retail use of the Dispensary will not adversely affect the continued operation of, or the development of, adjacent uses or the neighborhood. There will be no packaging, cultivation or processing of any type occurring at the proposed Dispensary. There will be no images of Cannabis or related paraphernalia nor any reference to cannabis or Cannabis. The signage will be appropriate for surrounding buildings and use and complaint with the Ordinance.

**D. Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

No nuisance or hazard will be created by the proposed Dispensary that will affect the health, safety or welfare of the occupant of the proposed use or the Citizens of the City. In 2016, over 70 percent of the Citizens of the City of Cambridge voted overwhelmingly to legalize the use of adult-use Cannabis in

the Commonwealth. In addition, in December 2018 when Cambridge adopted its zoning, it purposefully identified certain districts as being appropriate for adult-use including the proposed site.

**E. For other reasons, the proposed use will not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance for the following reasons:**

The proposed use would not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance. The proposed Dispensary is located within the designated Zoning area IA-1 and its unique retail use will not be apparent from the public way. The presence of this Dispensary will likely draw on local residents from the development mixed use neighborhood along the New Street corridor. The Applicants security procedures will allow for proven safe and efficient entry and egress for customers and will prevent noise, congregating and loitering outside of the Dispensary.

**II. The use of the building is consistent with the Urban Design Objectives set forth in Section 19.30**

- a. The proposed use of the building is consistent with the Urban Design Objectives as set forth in Section 19.30 of the Ordinance. The Applicant has exercised considerable care in designing the exterior façade to compliment the aesthetic of the surrounding industrial aesthetic. The Applicant’s proposal does not involve the development of a new building and will not affect the anticipated pattern of development. In addition, the entire sales area and products will be shielded from public view and buffered by a customer waiting area. The proposed lighting will be focused on the entrances, exits and walkway/driveway. The rear and side yards will utilize show box lighting on motion sensor to avoid light spillage on the adjacent properties. Special care will be taken for lighting and security adjacent to the railroad tracks and future bike path. All exterior lighting on the façade shall be illuminated in compliance with City of Cambridge ordinances.

**III. The Applicant satisfies the general zoning Criteria for Approval of a Retail Dispensary as set forth in Article 11, Section 11.800 of the Ordinance.**

**A. 11.803 Location Standards.**

**11.803.1 Cannabis Retail Stores.** (a) Cannabis Retail Stores shall be allowed only by Planning Board Special Permit within the following districts: Business A (BA), Business A-1 (BA-1), Business A-2 (BA-2), Business A-3 (BA-3), Business B (BB), Business B-1 (BB-1), Business B-2 (BB-2), Business C (BC), Industry A-1 (IA1) Industry B (IB), Industry B-1 (IB-1), and Industry B-2 (IB2) districts, and special districts and overlay districts whose use regulations are based on those of any of the aforementioned districts, subject to any limitations set forth in the regulations of the

se districts. In the Business A1 district, only applicants that have been designated as Economic Empowerment Applicants or certified as eligible to participate in the Social Equity Program by the Massachusetts Cannabis Control Commission may be permitted and it shall be made a condition of the special permit that such designation or eligibility shall be maintained.

*The proposed Dispensary is in the Alewife neighborhood and has an Industry A-1 base zoning district and is an allowed Use by Special Permit. The Applicant will qualify as a Minority Business based on qualification of the Commonwealth of Massachusetts Supplies of Diversity Office or similar requirements provided by the City of Cambridge.*

(b) A Cannabis Retail Store shall not be permitted within one thousand and eight hundred (1,800) feet of another Cannabis Retail Store, except if the applicant has been designated as an Economic Empowerment Applicant or certified as eligible to participate in the Social Equity Program by the Massachusetts Cannabis Control Commission and it is made a condition of the special permit that such designation or eligibility shall be maintained.

*The proposed dispensary is not located within 1,800 feet of an approved Dispensary or RMD therefore the Economic Empowerment designation is not required.*

(c) All products offered to consumers shall be pre-packaged off site, and no packaging or repackaging of cannabis or Cannabis products shall take place on the premises of a Cannabis Retail Store unless it also meets the requirements for a Cannabis Production Facility.

*The Applicant is proposing to provide Cannabis products that are pre-package at a separate Cultivation facility. There is no cultivation, packaging or re-packaging being proposed at the Dispensary.*

### **11.803.3 Buffer Zones.**

(a) A Cannabis Retail Store or Cannabis Production Facility shall not be permitted within 300 feet of a pre-existing public or private school providing education in kindergarten or any of grades one through 12, except where the Planning Board, in issuing a special permit, approves a reduced distance upon finding that the location will cause no substantial adverse impact due to site-specific factors or other mitigating efforts agreed to in writing by the permittee and made conditions of the special permit.

*As depicted in the Locus Plan A-020 there are no pre-existing public or private school providing education in kindergarten or any of grades one through 12. However, the edge of Danehy Fields/Park is approximately 1/10 of a mile or 528' from the site.*

- (b) A Cannabis Retail Store or Cannabis Production Facility shall not be permitted within 300 feet of a preexisting public children's playground, public youth athletic field, or public youth recreation facility, except where the Planning Board, in issuing a special permit, approves a reduced distance upon finding that the location will cause no substantial adverse impact due to site specific factors or other mitigating efforts agreed to in writing by the permittee and made conditions of the special permit.

*The proposed Dispensary is not within 300' pre-existing public children's playground, public youth athletic field, or public youth recreation facility.*

**11.805 Special Permit Criteria.**

**11.805** Special Permit Criteria. In granting a special permit for a Cannabis Retail Store or Cannabis Production Facility, in addition to the general criteria for issuance of a special permit as set forth in Section 10.43 of this Zoning Ordinance, the Planning Board shall find that the following criteria are met:

- a. The site is designed such that it provides convenient, safe and secure access and egress for customers and employees arriving to and leaving from the site using all modes of transportation, including drivers, pedestrians, bicyclists and public transportation users.

*The access and egress for customers of the proposed dispensary shall be through main entrance fronting on New Street. The building is set back from the street providing for a natural shielding from the public way as well as room for vehicle and short-term bicycle parking for customers. Additionally, the applicant is proposing an interior bicycle room and changing lockers for employees who bicycle to work.*

- b. On-site loading, refuse and service areas are designed to be secure and shielded from abutting uses.

*The loading will occur in a standard sized passenger van utilizing either the parking space(s) in front of the building or across the street in front of 26 New Street depending on parking utilization. Trash, refuse and service areas will be contained in the rear of the dispensary and any trash and recycling will be handled by a private refuse removal service.*

- c. The building and site have been designed to be compatible with other buildings in the area and to mitigate any negative aesthetic impacts that might result from required security measures and restrictions on visibility into the building's interior.

*The proposed dispensary is sited within an existing building containing other ground automotive/repair uses and has very little fenestration on its façade. The applicant is working with a Cambridge based design firm to ensure the any glass or glazing enhances the aesthetic of the emerging mixed use district while complying with the screening requirements of the Cannabis Control Commission. Other security measures include 24 hour surveillance cameras for the exterior and interior.*

- d. In retail areas, the location and design of the Cannabis Use will not detract from the sense of activity with opaque, unwelcoming façades at the ground floor. Where interior activities must be screened from public view, such areas should be screened by transparent, publicly accessible active business uses where possible. Opaque façades should be minimized, and where they are necessary, they should include changing public art displays or other measures to provide visual interest to the public.

*The dispensaries frontage and street facing facade along New Street will incorporate the use of materials, opaque glass front entry, glass block infill, and landscaping elements to activate the streetscape.*

- e. If the proposed Cannabis Retail Store or Cannabis Production Facility is not proposed to include a Medical Cannabis Treatment Center, it will nevertheless provide programs to assist qualifying patients within the city or neighborhood who are registered through the Massachusetts Medical Use of Cannabis Program in obtaining services under that program.

*The proposed dispensary will not provide Medical grade Cannabis during its initial opening phase but has designated a private medical consultation room for registered medical patients and will provide all Medical Patients who have a valid registration card priority in any waiting line and shall have a designated information and pay station accessible at all times.*

## **NARRATIVE**

### **I. Description of Facility**

The Proposed Dispensary Facility consists of 5,000 square feet of retail space located at 45-51 New Street, Cambridge, MA. The space will be used as a retail Dispensary only.

The retail dispensing area will include: (a) an vestibule trap where customers will demonstrate that they are of age in order to gain access to the facility; (b) a reception/waiting area so customers will not have to wait outside the facility; (c) a dispensing area; (d) a sales and transaction area; (e) a packaged products fulfillment area that is separate and secure from the dispensing area where

customer orders will be filled, packaged in child-proof exit bags, and labeled with important health and safety information; and (f) an exit trap to allow for secure exit from the facility. There will be secure storage area. The facility will not conduct any activities related to Cannabis cultivation or product manufacturing.

## II. Dispensary Operational Information

Dispensary Operational Information (Revised):

Hours of Operation: The proposed dispensary hours are seven (7) days a week opening at 2pm and closing 11pm.

Parking Allocation/Management: There shall be a total of nine (9) parking spaces exclusive to the Dispensary Use at all times. There will be four (4) spaces in front of 45-51 New Street and Five (5) spaces across the street in front of 26 New Street. The four spaces will include one Manager/Employee space, one handicap parking spaces and two customer parking spaces. The other 5 parking spaces in front of 26 New Street will be for customer parking exclusively. Additionally, Bhari has secured the right to Use approximately 15 public parking spaces adjacent to 26 New Street on a first come first serve basis starting at 5pm in the evening. Bhari will have at least two designated parking attendants during business hours directing customer where to park first utilizing the exclusive Use spaces and the public first spaces if the exclusive use are full.

Crowd and Customer Management Logistics: To manage the anticipated customer volume during the opening days and months the following is being proposed:

- **Appointment Only:** For the initial first six months of operation Bhari will require customers make preschedule appointments in order to enter the Dispensary. Customers that show up at the Dispensary without an appointment will be encouraged to make an appointment via the online application/website and to shop at the adjacent Fresh Pond shopping center until the designated time.
- **Additional Staff:** There will be additional security/concierge specifically focused on managing the crowds both internally and on the street along New Street to help manage crowd/customer flow. These additional staff members will serve as concierge and will not replace the required security and check in personnel as required by the CCC regulations.
- **Customer Cueing:** The interior waiting area has been intentionally designed to maximize the number of customers that can be accommodated inside the Dispensary as they are waiting for their I.D's to be checked prior to entering.



- Loading and Delivering Plan: All loading will be handled utilizing the Dispensary parking area in front of 45-51 New Street during daylight hours but prior to opening. Due to the frequency of deliveries smaller vans will be used without the need for large trucks.

5) Trash and Refuse: All trash, recycling and refuse will be brought out for pick up on New Street via the Employee entrance and picked up by a private trash and recycling company at least once a week.

### III. **Customer Facing Dispensary Operations**

Dispensary operations consist of an initial ID check of all potential customers at the exterior of the building. In order to access any part of the Dispensary facility, a customer must first be checked to make sure they are of legal age by presenting a valid State issued ID card. Once customer age has been confirmed, the customer will be admitted to the secure reception area before being called into the dispensing area. The reception area consists of a reception desk, staffed by a Dispensary employee, and a waiting area. When a customer visits the Dispensary for the first time, they will be given a brief orientation of the facility. Customers will be admitted to the dispensing area as space allows. The process provides for one-on-one interaction between a Dispensary agent and a customer throughout the dispensing process. A Dispensary agent will escort the customer to an individual display pedestal where all products are displayed. The customer will be able to choose from among a variety of forms of Cannabis such as cannabis flowers and Cannabis infused products.

Once a customer has placed an order with a Dispensary agent, he/she will move to the fulfillment area where payments will be processed and the product will be sealed in a childproof exit bag. All products will be manufactured and packaged at a licensed Cultivation and processing facility. The customer will exit through the secure exit trap. Customers are required to exit the facility as soon as their order has been filled. They are not allowed to consume their product the premises nor loiter around the exterior of the Dispensary.

A security desk is located beside the entrance on the inside of the Dispensary. During business hours, the security desk will be staffed by a qualified security agent. The agent will tend to all customers entering the facility by authenticating their state issued ID's and allowing them access to the Dispensary.

### IV. **Non-Customer Facing Dispensary Operations**

#### **A. Inventory Management**

Every individual unit in inventory will be uniquely barcoded and audit-traceable through the production process. Inventory will be securely transported from to Cambridge on a “just-in-time” basis for sale in the Cambridge Dispensary. The chain of custody of all product will be kept in a customized inventory management control system. The Cambridge facility will not keep more inventory in stock on the premises than is reasonably necessary based on customer demand projections. If the stock of product is greater than necessary for an extended period of time, it will be returned to the Cultivation facility.

#### **B. Payment Processing and Cash Handling**

The Applicant maintains a business banking relationship with a well-known banking institution in Massachusetts that will handle all of our business banking needs. The Applicant will accept cash and debit cards. We expect that in the early months of operations 50-70 percent of transactions will occur in cash. Like any such business, The Applicant will employ a sophisticated cash-handling procedure that will include comprehensive employee training, strict policies and procedures for how cash is counted, handled, recorded and stored. Cash pick-ups will occur on a timely basis to ensure that **no more cash than is necessary for the ordinary course of business is kept on premises.**

#### **V. Personnel Policies**

The Applicant places a heightened level of scrutiny on employees. Every potential employee is carefully prescreened prior to hiring. Once onboard, our staff is provided with an Employee Handbook containing information about the policies and procedures of the organization, as well as benefits and opportunities available to employees. The Handbook contains all company personnel policies, including but not limited to: Company Policies, rules of conduct, dress code, alcohol and drug abuse, discipline, confidentiality, conflict of interest, ethics, whistle blower, discrimination and harassment, reasonable accommodation, zero tolerance, prohibition of retaliation, emergency procedures, work hours, attendance and time off, performance evaluations, injuries and termination. Leave Policies: holidays, vacation, personal and sick days, maternity/paternity, military leave and jury duty. The Applicant maintains personnel records for all employees, including job descriptions, verification documents including CORI and other background check information, training records, performance evaluations and any disciplinary actions. Employee records are confidential.

The Applicant relies on our employees to be engaged, compassionate, committed and collaborative. Employees are required to have the applicable skills to successfully carry out assigned duties, be prepared to respond appropriately to customer needs, and comply with operational and regulatory protocols. All employees undergo an intensive orientation to introduce the Employee Handbook, Code of Conduct, Emergency Preparedness Guide and

Incident Management Protocols. Employees are cross-trained within areas they are authorized to access.

Dispensary security protocols and updates are reviewed with all employees on a periodic basis to include customer, facility and personal safety, as well as information security. Customer and individual security drills are practiced at random intervals (when customers are not present) to aid in implementation of the security training and to improve reaction to a crisis.

The Applicant teaches the fundamental skills required to properly and safely dispense product to our customers. Specific training topics include how to listen as a part of effective communication, how to speak with customers with disabilities for whom communication may be difficult and recognizing the signs of abuse/misuse and addiction.

## **VI. Security**

The cannabis industry presents a dynamic and rapidly evolving business environment in which executives must focus on the safety of customers, employees and the broader community in which they operate. Security in the cannabis space requires a comprehensive and holistic approach to planning. Security safeguards generally fall into one of three categories: physical security, operational security and information security.

**Physical Security** involves measures undertaken to protect customers, staff, equipment, inventory and cash against anticipated threats. It includes both passive and active measures. Passive measures may include the use of architecture, signage, landscaping and lighting to achieve improved security by deterring, disrupting or mitigating potential threats. Active measures include the use of personnel and technologies designed to deter, detect, report and react against threats.

**Operational Security** involves creating policies and procedures, and establishing controls to ensure regulatory compliance, 360-degree visibility into all states of the supply chain and audit traceability and forensic reporting in the event of a breach. This is done by identifying, controlling and protecting those interests associated with the integrity and the unimpeded performance of a facility. The two fundamental pillars of operational security are (1) procedures and (2) personnel. Procedures establish controls to prevent unauthorized access to a facility, inventory and other business assets, whether through carelessness, criminal intent or an outside threat. Trained operations and security personnel protect and enforce the security procedures and policies governing facility operations.

**Information Security** involves protecting the confidentiality, integrity and availability of data from accidental or intentional misuse by people inside or outside an organization or facility. Key elements of information security

include limiting information to authorized entities; preventing unauthorized changes to or the corruption of proprietary data; guaranteeing authorized individuals the appropriate access to critical information and systems; and ensuring that data is transmitted to, received by, or shared with only the intended recipient.

## **VII. Security Systems Summary**

The New Street facility will be a street-level recreational Cannabis Dispensary in a 5,000 square-foot retail space. The Applicant security policies and procedures are designed to deter and prevent unintended incidents, diversion and/or theft of product, as well as to provide The Applicant management with real-time and recorded awareness of all areas in the facility. As described more fully below, the main components of the security process are: (1) first responder relationships; (2) security personnel; (3) surveillance cameras and monitoring; (4) access controls; (5) alarm systems; (6) inventory tracking and control; and (7) employee training.

### **A. On-Site Security Personnel**

Dispensary security operations will be overseen by a dedicated security agent who will be present on-site at all times during business operations. The duties of this agent are multifaceted that include monitoring and surveillance of the facility entrance and exit, perimeter inspections, and working with Dispensary staff to prevent adverse incidents from occurring. The agent will be supported by a comprehensive electronic security system comprised of cameras, motion detectors, and duress alarms, as well as comprehensive emergency procedures and employee training.

### **B. 24/7/365 Surveillance Cameras**

A network of surveillance cameras will be strategically placed for the entry, egress and vulnerable portions of the facility. This includes all entrance and exit traps, the secure waiting area, the Dispensary floor, the sales and fulfillment area, the inventory safe area, all back-office entrances, exits and corridors, and the entire delivery packaging/loading/unloading area.

**REVISED DIMENSIONAL FORM**

**Project Address:** 45-51 New Street

**Application Date:** November 2019

	<b>Existing</b>	<b>Allowed or Required (max/min) Industry A-1</b>	<b>Proposed</b>	<b>Permitted</b>
	25,082	5,000	25,082	
Lot Width (ft)	126'-0"	50'-0"	126'-0"	
Total Gross Floor Area (sq ft)	*3,167/14,188	31,352	14,138/3,200sf	
Residential Base	N/A	N/A	N/A	
Non-Residential Base	*3,167/14,138	31,352sf	14,138/3,200sf	
Inclusionary Housing Bonus	n/a	N/A	N/A	
Total Floor Area Ratic	.56	1.25	.56/.127	
Residential Base				
Non-Residential Base	.56	1.25	.56/.127	
Inclusionary Housing Bonus	N/A	N/A		
Total Dwelling Units	N/A	N/A	N/A	
Base Units	N/A	N/A	N/A	
Inclusionary Bonus Units	N/A	N/A	N/A	
Base Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Total Lot Area / Unit (sq ft)	N/A	N/A	N/A	
Building Height(s) (ft)	20'-0" +/-	45'-0"	20'-0"	
Front Yard Setback (ft)	30'-0"	0'-0"	30'-0"	
Side Yard Setback – Right (ft)	3'-0"	0'-0"	3'-0"	

Side Yard Setback – Left (ft)	N/A	0'-0"	N/A	
Rear Yard Setback (ft)	10'-0"	0'-0"	10'-0"	
Open Space (% of Lot Area)	N/A	N/A	N/A	
Private Open Space	None	None	None	
Permeable Open Space	N/A	N/A	N/A	
Other Open Space (Specify)	N/A	N/A		
Off-Street Parking Spaces	5+	5+	9/24**	
Bicycle Parking Spaces	0	0	7 Long/ 7 short term	
Loading Bays	0	0	0	

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

\* 14,138 is the entire building. The retail dispensary is 3,167sf.

\*\* New proposed non-residential use does not require additional parking from pre-existing auto-repair use pursuant to 6.103.1. Pursuant to section 6.22.1(a0 (2) Accessory parking may be located on another lot provided said lot is within 300 feet of the lot on which the Use is being served and the use being non-residential. Additional parking (15) spaces are available at parking lot adjacent to 26 New Street, first come first serve, after 6pm during the week.

# MEMORANDUM

**TO:** Bhari Inc.  
45-51 New Street  
Cambridge, MA 02139

**FROM:** F. Giles Ham, P.E, Managing Partner  
*and*  
Jennifer Conners,  
Vanasse & Associates, Inc.  
35 New England Business Center Drive  
Suite 140  
Andover, MA 01810-1066

**DATE:** November 8, 2019

**RE:** 8193

**SUBJECT:** Transportation Logistics Plan  
Proposed Cannabis Dispensary – 45-51 New Street  
Cambridge, Massachusetts

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Vanasse & Associates, Inc. (VAI) has prepared a Transportation Logistics Plan in order to determine potential impacts associated with the proposed cannabis dispensary to be located at 45-51 New Street in Cambridge, Massachusetts (hereafter referred to as “The Project”). The purpose of this memorandum is to identify available public transit options, evaluate parking supply/demand, evaluate loading/delivery areas and the impacts on nearby streets, sidewalks and surrounding neighborhoods, estimate traffic volumes expected to be generated by the proposed facility, and recommend a Transportation Demand Management (TDM) Plan for customers, employees, and delivery/loading activities, in order to minimize project impacts. The general scope of this assessment is outlined in the City of Cambridge Transportation Logistics Plan Guidelines.

## **PROJECT DESCRIPTION**

The project consists of 3,167 sf cannabis dispensary with nine (9) registers. The facility will be opened seven days a week from 2:00 PM to 10:00 PM through Monday to Sunday. The facility will operate by appointment only from 2:00 PM to 5:00 PM and unrestricted from 5:00 PM to 10:00 PM. A total of 14 bicycle parking spaces will be provided, including seven (7) interior bicycle parking spaces and seven (7) visitor bicycle parking spaces. As part of this development, a dedicated rideshare drop-off area in front of the building will be provided. Figure 1 depicts the site location in relation to the local roadway network.

## **INTRODUCTION**

As part of this study, a comprehensive field inventory of available public transit options, parking supply and demand, loading zone, pedestrian, and bicycle facilities within the study area was undertaken in June 2019, within 500-foot and quarter mile radius around the site. Figure 2 graphically depicts a survey of the inventory of public transportation services.





Figure 1  
Site Location Map





Figure 2  
Area Inventory  
45-51 New Street

**Pedestrian and Bicycle Facilities**

The project site is conveniently located in a pedestrian-friendly area and will be accessed by costumers at the store entrance onto New Street. Within the study area, sidewalks are provided along both sides of all streets with painted crosswalks provided at the major intersections. Available public transit and bike facilities/stations are provided within less than a 16-minute walk. Figure 3 graphically depicts a survey of the inventory of pedestrian and bicycle facilities.

**Public Transportation Services**

The project site is 0.7 miles south of the MBTA Alewife Station. Public transportation services are provided within the study area by the Massachusetts Bay Transportation Authority (MBTA) for Bus and Subway service. A description of the bus route within site vicinity is depicted on Figure 4. Within the study area, the MBTA operates the following bus and subway services:

**Table 1  
MBTA BUS SERVICE SUMMARY**

Route	Service	Stop Closest to Site	Distance from Site	Distance Walking	Frequency (Weekday)	Frequency (Saturday)
74	Belmont Center - Harvard via Concord Avenue	Concord Avenue at New Street	446 ft. south	2 minutes	First 05:51a, Last 01:17a, Every 22 Mins to 1 Hr 35 Mins	First 05:50a, Last 06:56p, Every 35 Mins to 1 Hr 20 Mins.
78	Arlmont Village - Harvard	Concord Avenue opposite New Street	446 ft. south	2 minutes	First 05:57a, Last 12:14a, Every 1 Min to 1 Hr.	First 06:32a, Last 12:40a, Every 1 Hr 1 Min to 1 Hr 11 Mins.
75	Belmont Center - Harvard via Fresh Pond Parkway	Concord Avenue at Birch Street	0.2 miles south	4 minutes	First 07:07a, Last 10:28p, Every 50 Mins to 2 Hrs 5 Mins.	First 07:25a, Last 06:25p, Every 50 Mins to 1 Hr 14 Mins.
350	North Burlington - Alewife	Alewife Station	0.7 miles north	16 minutes	First 08:20a, Last 10:20p, Every 15 Mins to 1 Hr.	First 08:30a, Last 09:50p, Every 50 Mins to 1 Hr.
62	Bedford VA Hospital - Alewife	Alewife Station	0.7 miles north	16 minutes	First 06:52a, Last 07:15p, Every 19 Mins to 1 Hr 5 Mins.	First 08:30a, Last 09:50p, Every 50 Mins to 1 Hr10 Mins.
67	Turkey Hill - Alewife	Alewife Station	0.7 miles north	16 minutes	First 06:34a, Last 08:32p, Every 22 Mins to 50 Mins.	No service
76	Lincoln Lab/Hanscom Air Force Base - Alewife	Alewife Station	0.7 miles north	16 minutes	First 06:37a, Last 10:39p, Every 21 Mins to 1 Hr 14 Mins.	First 08:00a, Last 08:00p, Every 50 Mins to 1 Hr10 Mins.
79	Arlington Heights - Alewife	Alewife Station	0.7 miles north	16 minutes	First 07:02a, Last 09:50p, Every 20 Mins to 55 Mins.	No Service
84	Arlmont Village - Alewife	Alewife Station	0.7 miles north	16 minutes	First 06:58a, Last 06:59p, Every 20 Mins to 7 Hrs 20 Mins.	First 06:32a, Last 12:40a, Every 1 Hr 1 Min to 1 Hr 11 Mins.



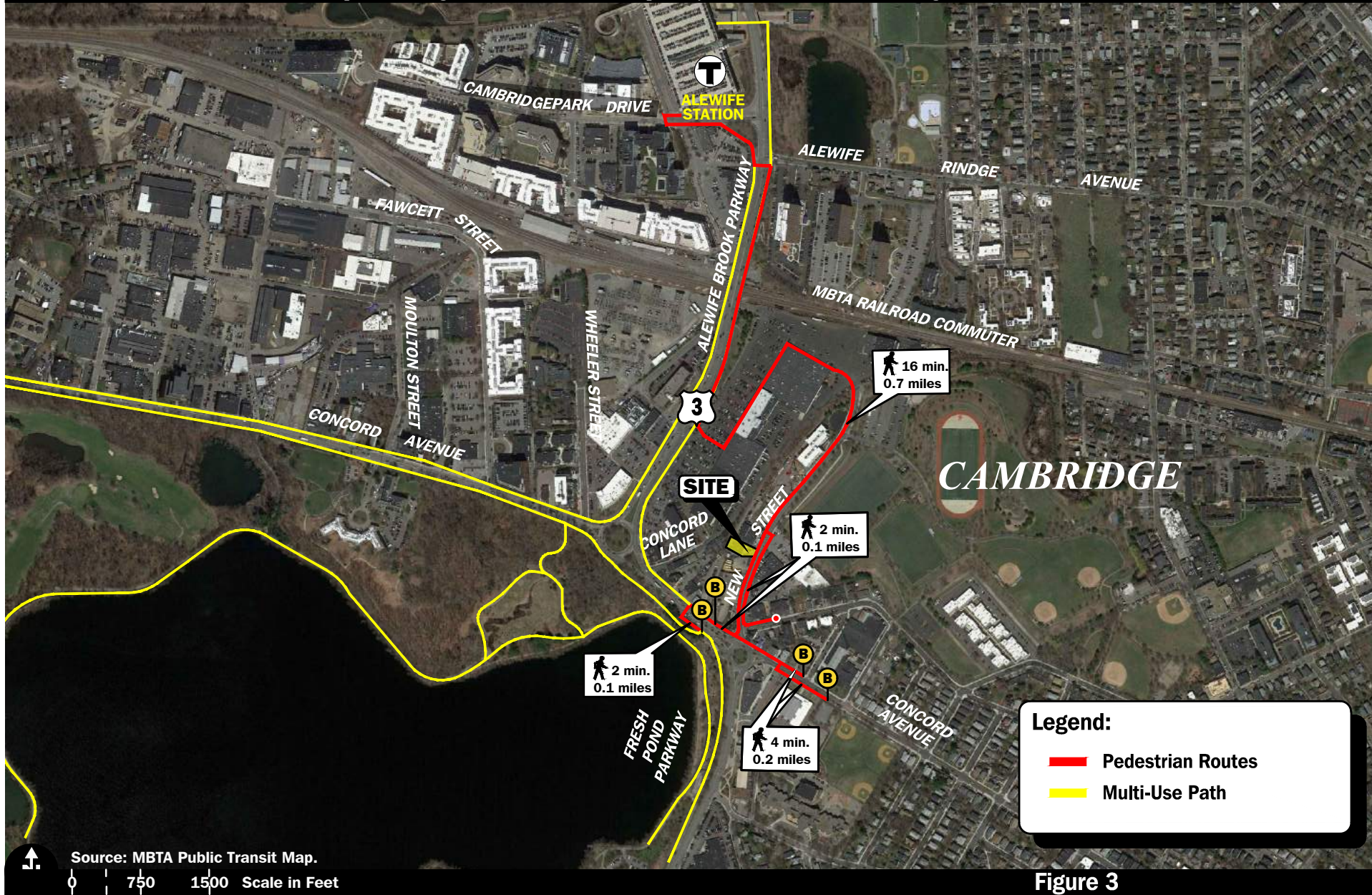




Figure 4

MBTA Public Transit  
45-51 New Street

## MBTA SUBWAY SERVICE SUMMARY

Line	Stop Closest to Site	Distance from Site	Distance Walking	Frequency
MBTA Red line Braintree/ Alewife	Alewife Station	0.7 miles north	16 minutes	First 05:59a, Last 01:12a, Every 1 Min to 12 Mins.

### Parking and Loading Availability

The project proposes four (4) on-site parking spaces at the facility front entrance onto New Street. There shall be a total of 9 parking spaces exclusive to the Dispensary Use at all times. There will be four spaces in front of 45-51 New Street and 5 spaces across the street in front of 26 New Street. The four spaces will include one Manager/Employee space, one handicap parking spaces and two customer parking spaces. The other 5 parking spaces in front of 26 New Street will be for customer parking exclusively. Additionally, Petitioner has secured the right to use approximately 15 public parking spaces adjacent to 26 New Street on a first come first save basis starting at 5pm in the evening. In order to determine the availability of parking spaces, a parking supply/demand survey was conducted within 500-feet around the site. The survey was conducted in June 2019 and consists of inventory of on-street parking coded by regulation (e.g., metered 2-hour parking, 15-minute parking, resident permit only parking, handicap parking spaces, loading zones, etc.) and existing parking garage in the vicinity of the site. In order to identify parking trends occurring within the study area, parking demand surveys were conducted during typical weekday at 10:00 AM, 12:00 PM, 3:00 PM, 5:00 PM, and 7:00 PM, and a Saturday at noon, 3:00 PM and 7:00 PM. Table 2 and Figure 5 summarize the parking supply and demand observations for the available costumers parking.

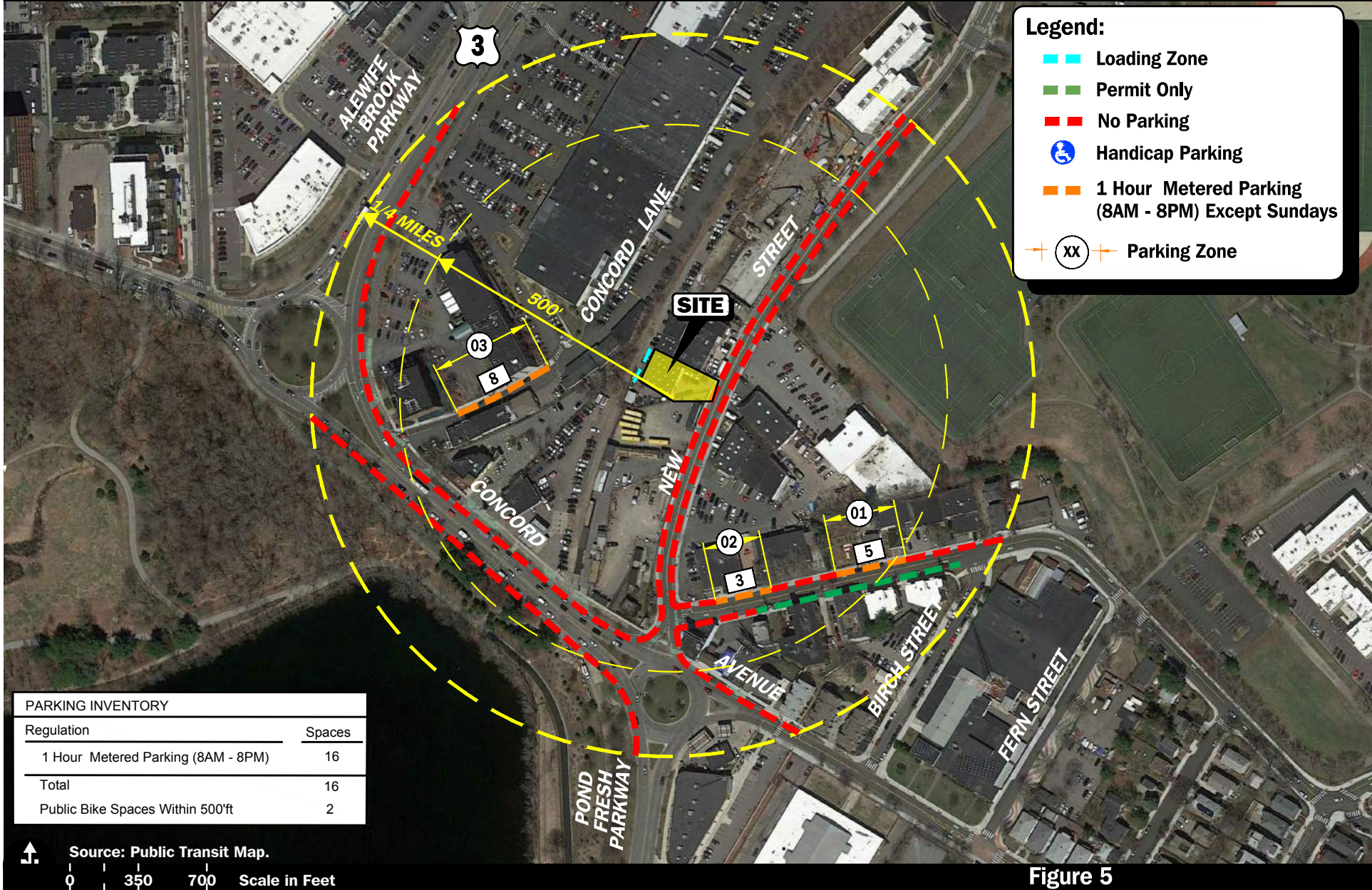
**Table 2**  
**CAMBRIDGE PARKING SUPPLY AND DEMAND OBSERVATIONS**

		<i>On Street Parking</i>							
		<i>Wednesday 06/19/19</i>					<i>Saturday, 06/15/19</i>		
<i>Zone</i>	<i>Supply</i>	<i>10:00 AM</i>	<i>12:00 PM</i>	<i>3:00 PM</i>	<i>5:00 PM</i>	<i>7:00 PM</i>	<i>12:00 PM</i>	<i>3:00 PM</i>	<i>7:00 PM</i>
<i>1</i>	5	3	5	5	5	5	2	3	5
<i>2</i>	3	2	3	3	0	3	2	2	3
<i>3</i>	8	6	4	1	3	3	3	7	7
<b><i>Total</i></b>	<b>16</b>	<b>11</b>	<b>12</b>	<b>9</b>	<b>8</b>	<b>11</b>	<b>7</b>	<b>12</b>	<b>15</b>

As shown in Table 2, the peak-hour demand during a typical weekday occurs at 5:00 PM when 8 spaces were vacant and the peak-hour demand during a typical Saturday occur at 12:00 PM when 7 spaces were vacant. Additional on-street parking is available outside of the 500-foot zone along Concord Lane and Bay State Road.

All loading deliveries will be made via van and will use one of our exclusive parking spaces. The Applicant will attempt to schedule delivery times to avoid undue congestion, although for security reasons required, the specific delivery times and dates will vary and will need to be kept confidential.





**Legend:**

- Loading Zone
- Permit Only
- No Parking
- Handicap Parking
- 1 Hour Metered Parking (8AM - 8PM) Except Sundays
- XX Parking Zone

**Figure 5**  
**Parking Alternative**  
**On-Street Parking**  
**45-51 New Street**

## **PROJECT-GENERATED TRAFFIC**

In order to establish traffic characteristics for the proposed cannabis facility, empirical trip rates obtained from two (2) similar facilities located within Massachusetts urban areas were used. The similar facilities are located at 160 Washington Street, Brookline, MA (Neta Brookline) and at 50 Grove St, Salem, MA (Alternative Therapies Group). The existing Neta Brookline Cannabis facility will continue to be extremely busy until other facilities are developed in the Boston area. Peak-hour observations of pedestrian traffic was conducted at the Neta and Alternative Therapies facility during typical weekday evening peak-hour (4:00 – 6:00 PM) and during typical Saturday midday peak-hour (11:00 AM–2:00 PM). Trip-Generation rates per register were developed and applied to the proposed facility. Based upon observations in both facilities, the estimated opening condition trip-generation is presented on Table 3 with background calculations contained in the Appendix.

*It is important to note that the trip projections for the Project presented are for the initial opening period and as more dispensaries open, the trip-generation will be reduced significantly.*

### **Project-Generated Traffic Volume Summary**

As can be seen in Table 3, the cannabis dispensary is predicted to generate approximately 216 vehicle trips (109 vehicles entering and 107 exiting) expected during the weekday evening peak-hour, and 174 vehicle trips (88 vehicles entering and 86 exiting) expected during the Saturday midday peak-hour.



**Table 3**  
**TRIP-GENERATION SUMMARY**  
**CANNABIS DISPENSARY**

Time Period/Direction	Person Trips							Automobile Trips <sup>b</sup>	Employees Trips	Total Trips
	Proposed Cannabis Dispensary (9 Registers) <sup>a</sup>	Drive Alone Trips (60%)	Ridesharing Trips (20%)	Transit Trips (9%)	Pedestrian Trips (8%)	Bicycle Trips (3%)	Other Trips (0%)			
<b>Weekday Evening Peak-hour:</b>										
Entering	128	83	26	11	4	4	0	106	3	109
<u>Exiting</u>	<u>128</u>	<u>83</u>	<u>26</u>	<u>11</u>	<u>4</u>	<u>4</u>	<u>0</u>	<u>106</u>	<u>1</u>	<u>107</u>
Total	256	166	52	22	8	8	0	212	4	216
<b>Saturday Midday Peak-hour:</b>										
Entering	104	68	21	9	3	3	0	86	2	88
<u>Exiting</u>	<u>104</u>	<u>68</u>	<u>21</u>	<u>9</u>	<u>3</u>	<u>3</u>	<u>0</u>	<u>86</u>	<u>0</u>	<u>86</u>
Total	208	136	42	18	6	6	0	172	2	174

<sup>a</sup>Based on customer counts conducted at the Existing Cannabis Dispensary in Brookline and Salem.

Projection on 14.2 Customers per register during weekday evening and 11.5 Customers per register during Saturday midday.

<sup>b</sup>Drive-alone plus rideshare person trips divided by vehicle occupancy ratio of 1.03 persons per vehicle per Census Tract 3546, Middlesex County, Massachusetts





## OPENING CONDITIONS OPERATIONS PLAN

### Crowd and Customer Management Logistics

In anticipation of large crowds during the opening days and months, the following is being proposed:

- **Additional Staff:** There will be additional security/concierge specifically focused on managing the crowds, both internally and on the street along New Street. These additional staff members will serve as concierge and will not replace the required security and check-in personnel, as required by the CCC regulations.
- **Appointment Only:** For the initial first six months of operation the applicant will require customers be by appointment only from 2:00 PM to 5:00 PM to reduce any issues of lines obstructing the public way and parking demand. During the initial 6-12 months of operation there will be additional staff to monitor lines as concierge/security to maintain order in the public way. The total daily customer volume is as follows: The dispensary will have a maximum of 500 customers per day (appointment only (3 hours per day x 4 costumers register/hour x 9 register) + unrestricted off peak (5 hours per day x assumed 8 costumers per register/hour x 9 register) = 468). Under the appointment only, there will be a maximum of 18 customers in the facility at any one time. Under unrestricted, there will be a maximum of 36 customers in the facility at one time. The average customer time in the dispensary will be approximately 15-20 minutes after which the customer leave and the next appointment will begin. Under
- **Parking Allocation/Management:** There shall be a total of 9 parking spaces exclusive to the Dispensary Use at all times. There will be four spaces in front of 45-51 New Street and 5 spaces across the street in front of 26 New Street. The four spaces will include one Manager/Employee space, one handicap parking spaces and two customer parking spaces. The other 5 parking spaces in front of 26 New Street will be for customer parking exclusively. Additionally, Petitioner has secured the right to use approximately 15 public parking spaces adjacent to 26 New Street on a first come first save basis starting at 5pm in the evening. Bhari will have at least two designated parking attendants during business hours directing customer where to park first utilizing the exclusive use spaces and the public first spaces if the exclusive use are full.
- **Coordinate with Cambridge Police:** In advance of its opening day, Bhari Inc. will coordinate with the Cambridge Police to arrange for the appropriate detail, discuss any proposed logistics for crowd management, and share any industry information the police may find useful.
- **Customer Facing Dispensary Operations:** Dispensary operations consist of an initial ID check of all potential customers at the exterior of the building. In order to access any part of the Dispensary facility, a customer must first be checked to make sure they are of legal age by presenting a valid State issued ID card. Once customer age has been confirmed, the customer will be admitted to the secure reception area before being called into the dispensing area. The reception area consists of a reception desk, staffed by a Dispensary employee, and a waiting area. When a customer visits the Dispensary for the first time, they will be given a brief orientation of the facility. Customers will be admitted to the dispensing area as space allows. The process provides for one-on-one interaction between a Dispensary agent and a customer throughout the dispensing process. A Dispensary agent will escort the customer to an individual display pedestal where all products are displayed. The customer will be able to choose from among a variety of forms of Cannabis such as cannabis flowers and Cannabis infused products.



Once a customer has placed an order with a Dispensary agent, he/she will move to the fulfillment area where payments will be processed, and the product will be sealed in a childproof exit bag. All products will be manufactured and packaged at a licensed Cultivation and Processing Facility. The customer will exit through the secure exit trap. Customers are required to exit the facility as soon as their order has been filled. They are not allowed to consume their product on the premises nor loiter around the exterior of the Dispensary.

A security desk is located beside the entrance on the inside of the Dispensary. During business hours, the security desk will be staffed by a qualified security agent. The agent will tend to all customers entering the facility by authenticating their state issued ID's and allowing them access to the Dispensary.

### **TRANSPORTATION DEMAND MANAGEMENT (TDM)**

Reducing the amount of traffic generation by the project is an important component of the development. The goal of the TDM plan is to reduce the use of Single Occupant Vehicles by encouraging healthy transportation choices. The following measures will be implemented in an effort to reduce the number of vehicle trips generated:

- Provide MBTA T-Pass subsidies to all employees.
- Offer all employees Gold-Level Bluebikes Bikeshare membership.
- Provide lockers for employees that walk or bike to work.
- Have available an air pump and bicycle repair tools for employees and customers to use when needed.
- Designate an employee of the facility as a Transportation Coordinator (TC) to manage the implementation of TDM measures. The TC will:
  - 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:
    - Available pedestrian and bicycle facilities near the Project site.
    - “Getting Around Cambridge” map
    - Locations of bicycle parking.
    - Bluebikes regional public bikeshare system.
    - Carpool-matching programs.
    - Provide a real-time transportation display screen in a central location to help people decide which mode to choose for each trip.
  - 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.
  - Participate in any TC training offered by the City.



- Prior to the issuance of a Building Permit, the Applicant should provide a loading and service delivery management plan that includes all delivery activity to TP&T for TP&T's approval.
- Provide a one-time contribution to the City toward transportation, transit and/or bicycle improvements to support non-automobile.

The above strategies will encourage non-auto travel by the employees.

## **CONCLUSIONS**

VAI has completed a Transportation Assessment of the potential impacts on the transportation infrastructure associated with the proposed cannabis dispensary to be located at 45-51 New Street in Cambridge, MA. Based on this assessment, we have concluded the following with respect to the Project:

- The initial opening of the proposed facility will result in significant customer activity, which will be reduced over time as more dispensaries open.
- The need for a Traffic Management Plan for the initial opening period should be finalized prior to opening and in consultation with City staff.
- The dispensary will operate during 2:00 PM to 10:00 PM with appointment only from 2:00 PM to 5:00 PM. The appointment only measurement will occur during typical business hours and will help to reduce parking demand in the area and constraint auto-travel to the site during roadway peak-hours.
- There shall be a total of 9 parking spaces exclusive to the Dispensary Use at all times. In addition, Petitioner has secured the right to use approximately 15 public parking spaces adjacent to 26 New Street on a first come first serve basis starting at 5pm in the evening.
- As part of this development, a dedicated rideshare drop-off area in front of the building will be provided.
- Public transportation is available in the immediate project vicinity to accommodate both employees and customers.
- The project proponent has committed to an aggressive TDM plan to reduce automobile travel to the site and promote transit, bicycle, and walking.

In consideration of the above, we have concluded that the Project can be accommodated within the confines of the existing transportation infrastructure in a safe and efficient manner.



## APPENDIX

---

SITE PLAN

EXISTING FACILITY TRAFFIC COUNTS

MODE SPLIT

TRIP GENERATION CALCULATIONS

SITE PLAN

---

PROJECT NAME

**CAMBRIDGE  
DISPENSARY**

PROJECT ADDRESS

45-51 New St,  
Cambridge, MA

CLIENT

**BHARI INC.**

ARCHITECT



**KHALSA**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682

CONSULTANTS:

# PROJECT: New Street Dispensary

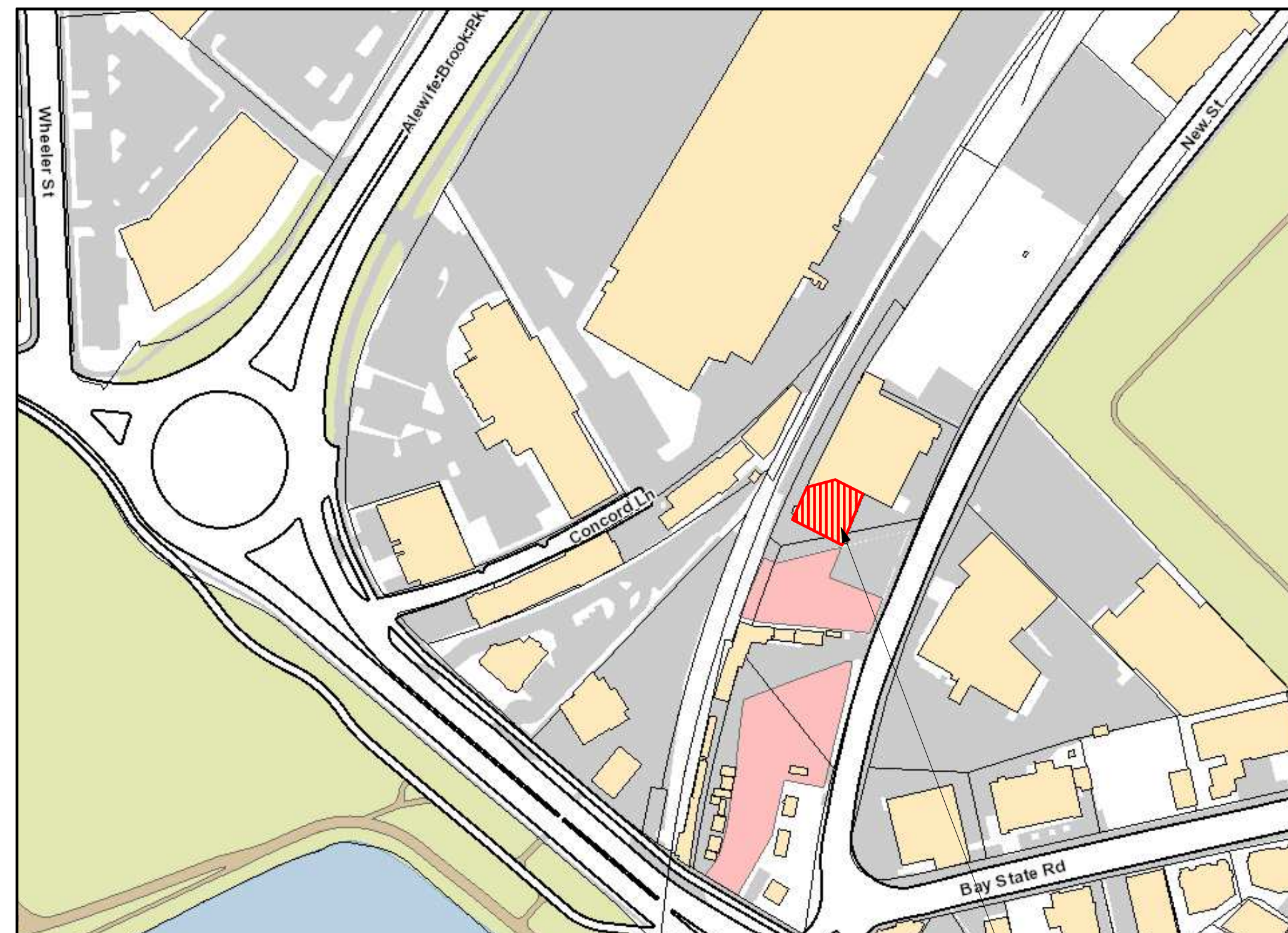
PROJECT ADDRESS:  
45 NEW STREET  
CAMBRIDGE MASSACHUSETTS

ARCHITECT:  
**KHALSA DESIGN INC.**  
ADDRESS:

17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143

CLIENT:  
**BHARI INC.**

## REVISED SUBMISSION TO CITY OF CAMBRIDGE 11-01-2019



PROJECT LOCUS

Architectural Drawing List

Sheet Number	Sheet Name	Sheet Issue Date
A-000	Cover Sheet	11/01/19
A-020	Locus Plan	11/01/19
A-021	Expanded Locus Plan	11/01/19
A-022	Illustrative Site Plan	11/01/19
A-023	Site Plan / Logistics	11/01/19
A-024	Proposed Parking Plan	11/01/19
A-100	Proposed Floor Plan	11/01/19
A-101	Enlarged Bike Areas	11/01/19
A-300	Proposed Elevation	11/01/19

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REGISTRATION



Project number 19029  
Date 11/01/2019  
Drawn by WC  
Checked by JSK  
Scale

REVISIONS

No.	Description	Date

Cover Sheet

**A-000**

CAMBRIDGE DISPENSARY

PROJECT NAME  
**CAMBRIDGE DISPENSARY**

PROJECT ADDRESS  
 45-51 New St,  
 Cambridge, MA

CLIENT  
**BHARI INC.**

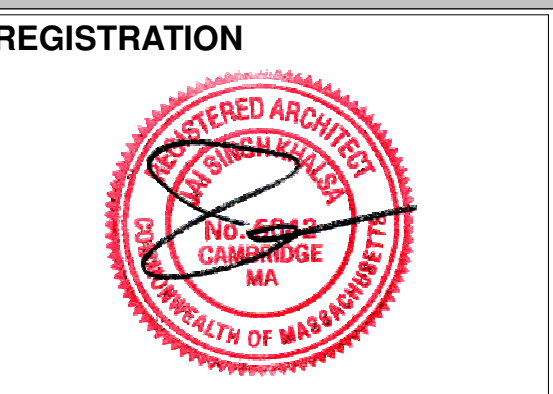
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Checked by	JSK
Scale	12" = 1'-0"

REVISIONS		
No.	Description	Date

Locus Plan

**A-020**

CAMBRIDGE DISPENSARY

**PROPOSED DISPENSARY  
 45-51 NEW STREET**

**CAMBRIDGE NEIGHBORS  
 ELDERLY CARE**

**COMMUNITY BIKE PATH**

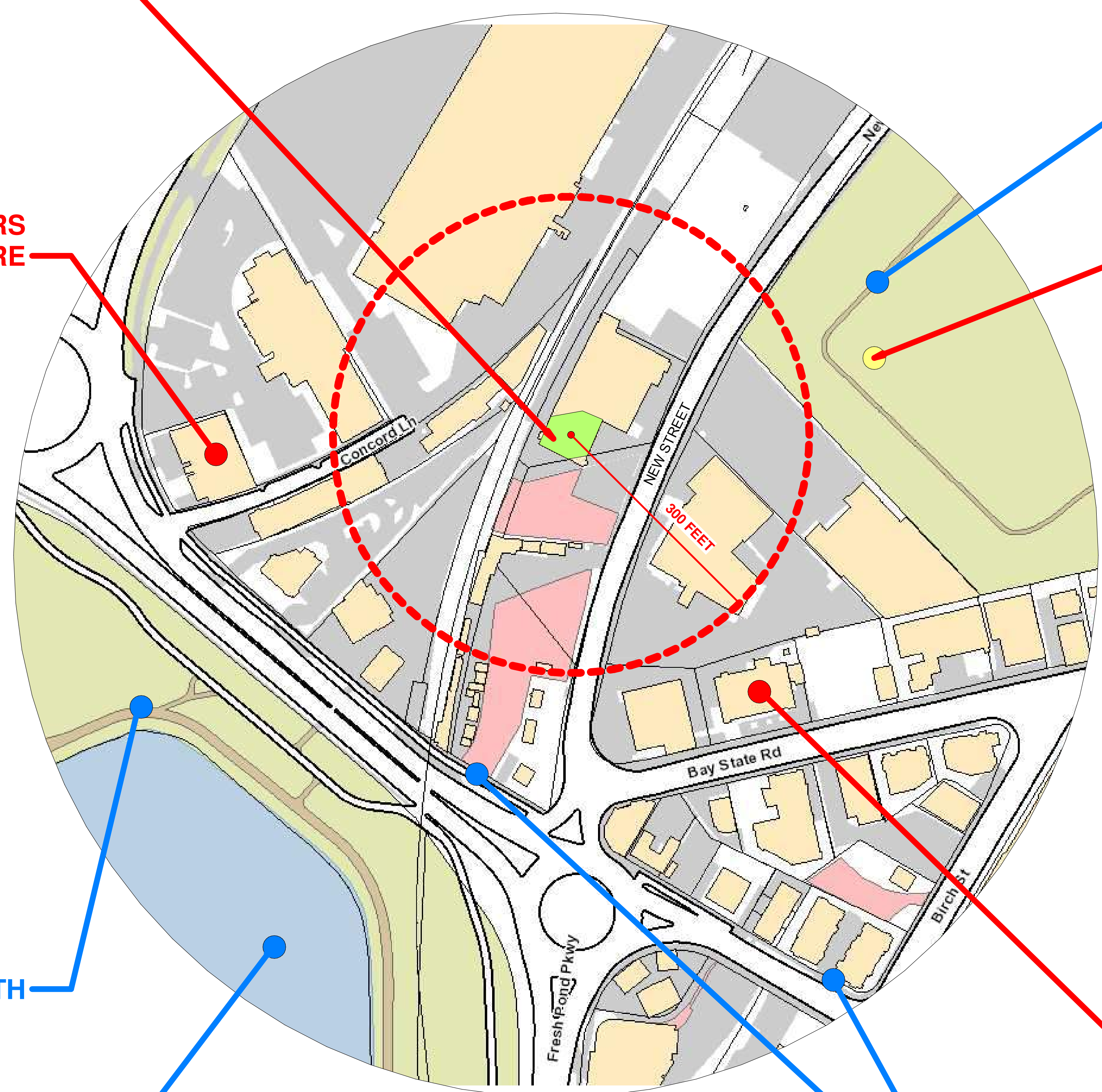
**FRESH POND**

**COMMUNITY BIKE PATH**

**DANEHY FIELDS**

**IMAGINE PLAYSPACE**

**MBTA BUS STOPS**



LEGEND	
	45 NEW STREET
	ELDERLY HOUSING / DAYCARE
	TRANSIT OPTIONS
	ZIPCAR LOCATIONS
	APPROVED RMD
	CHILDRENS PARKS, PLAYGROUNDS & ATHLETIC FIELDS

LOCUS PLAN  
 1" = 100'

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PROJECT NAME  
**CAMBRIDGE DISPENSARY**

PROJECT ADDRESS  
 45-51 New St,  
 Cambridge, MA

CLIENT  
**BHARI INC.**

ARCHITECT



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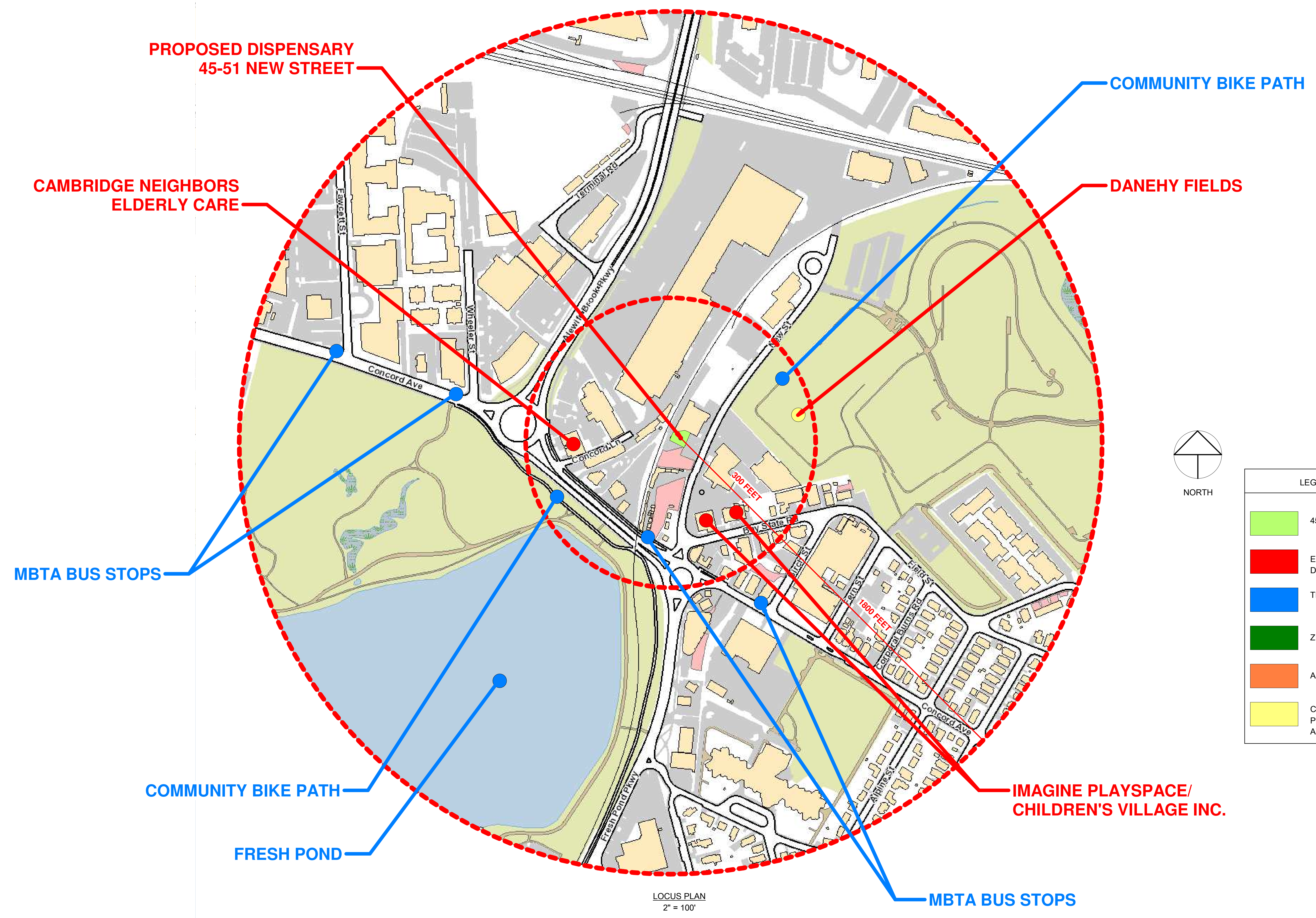
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Expanded Locus  
 Plan

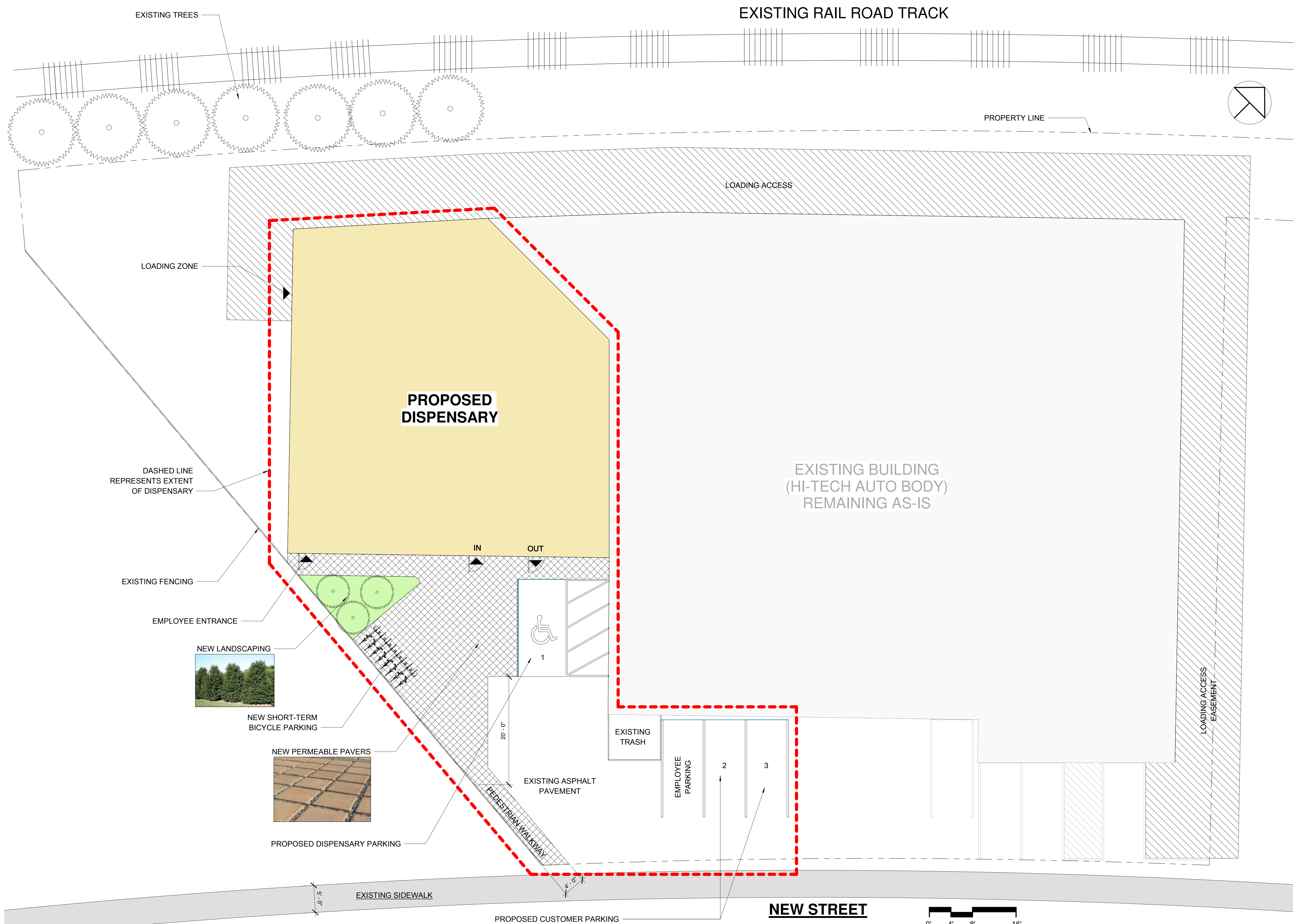
**A-021**

CAMBRIDGE DISPENSARY



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**PROJECT NAME**  
**CAMBRIDGE DISPENSARY**

**PROJECT ADDRESS**  
 45-51 New St,  
 Cambridge, MA

**CLIENT**  
**BHARI INC.**

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Scale	1/8" = 1'-0"

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No.	Description	Date

**Illustrative Site Plan**

**A-022**

CAMBRIDGE DISPENSARY

1 Site Plan  
 1/8" = 1'-0"

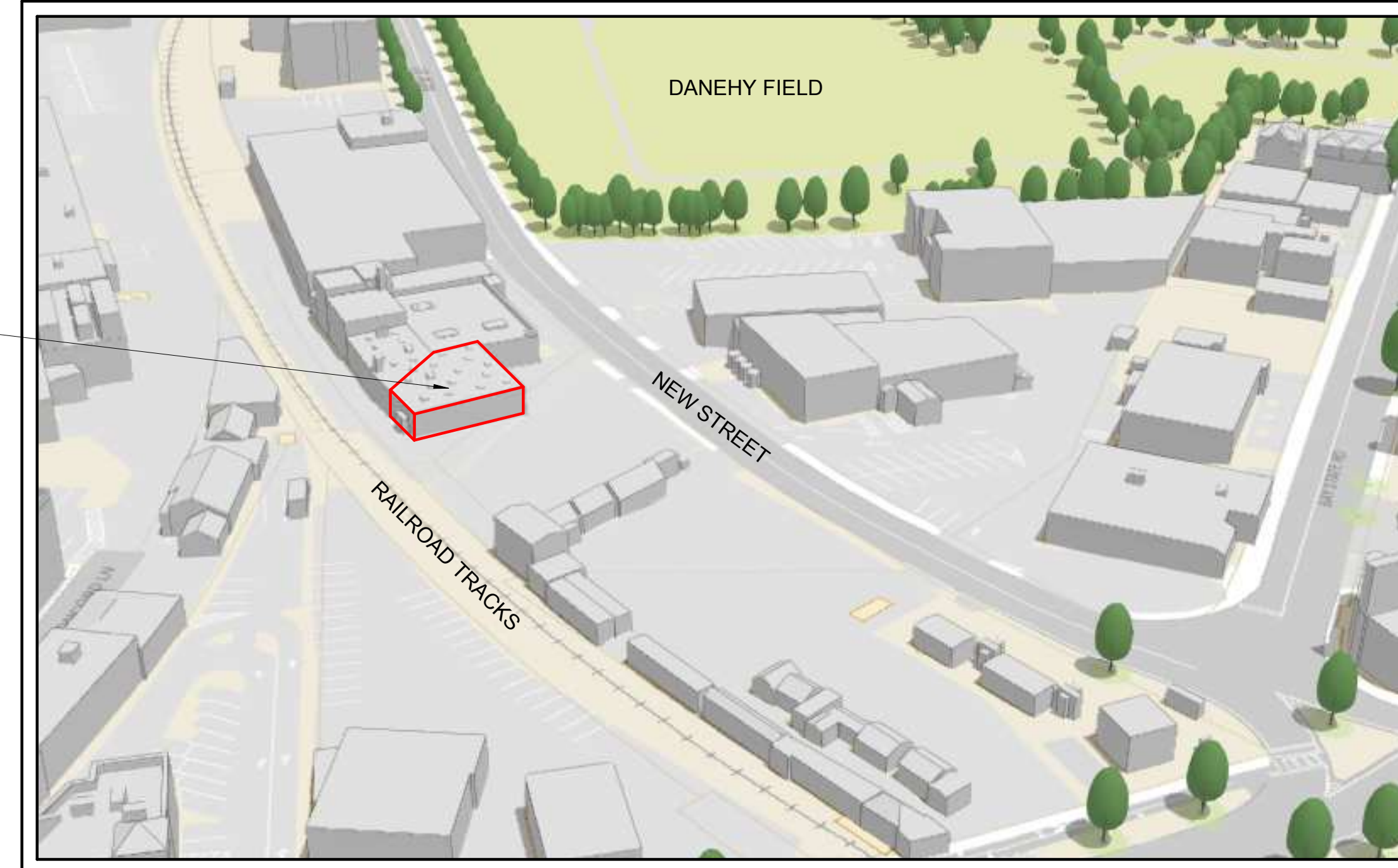
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AERIAL FRONT VIEW



PROPOSED BIKE PARKING AREA



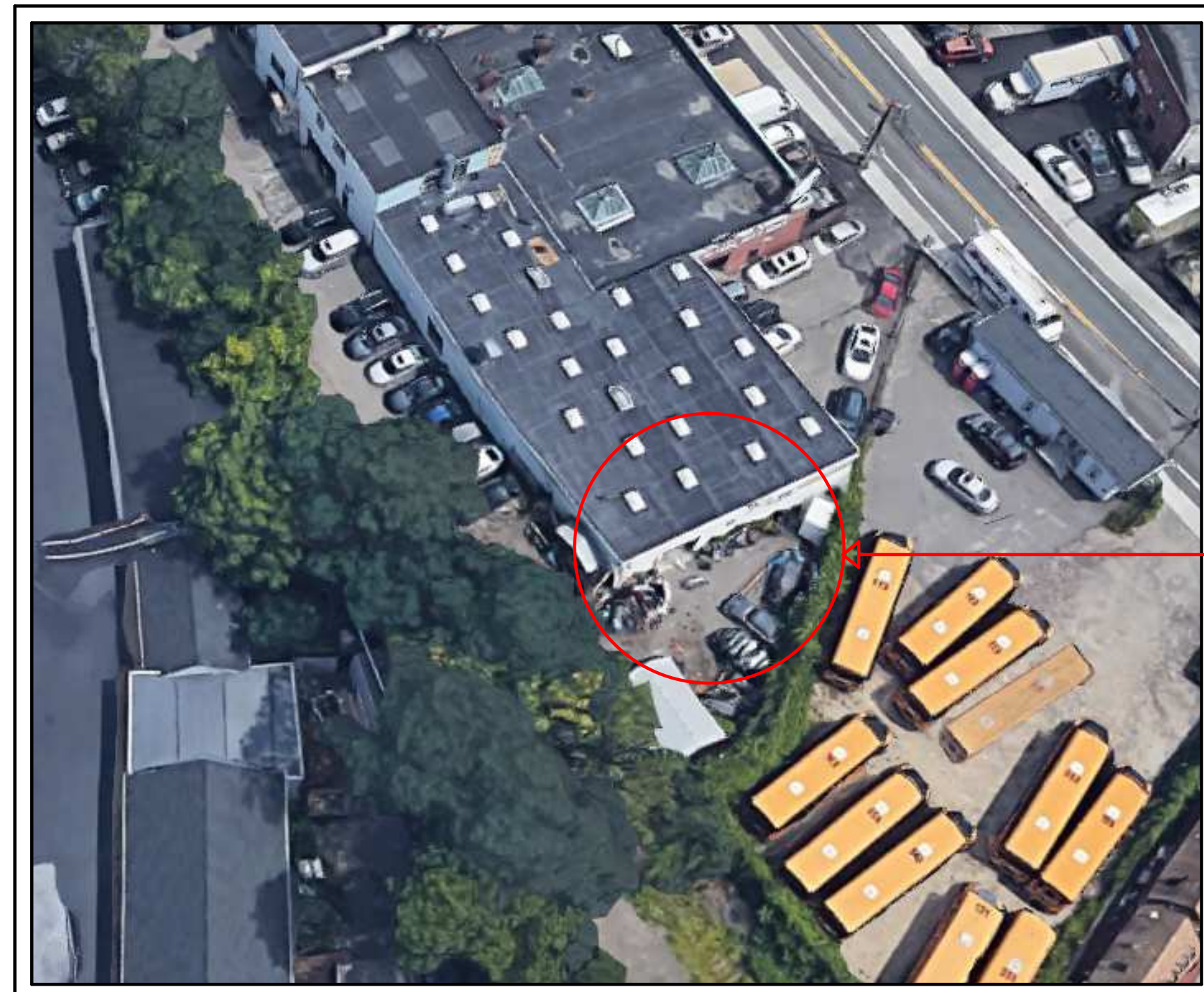
AERIAL SITE PLAN



EXISTING ENTRANCE



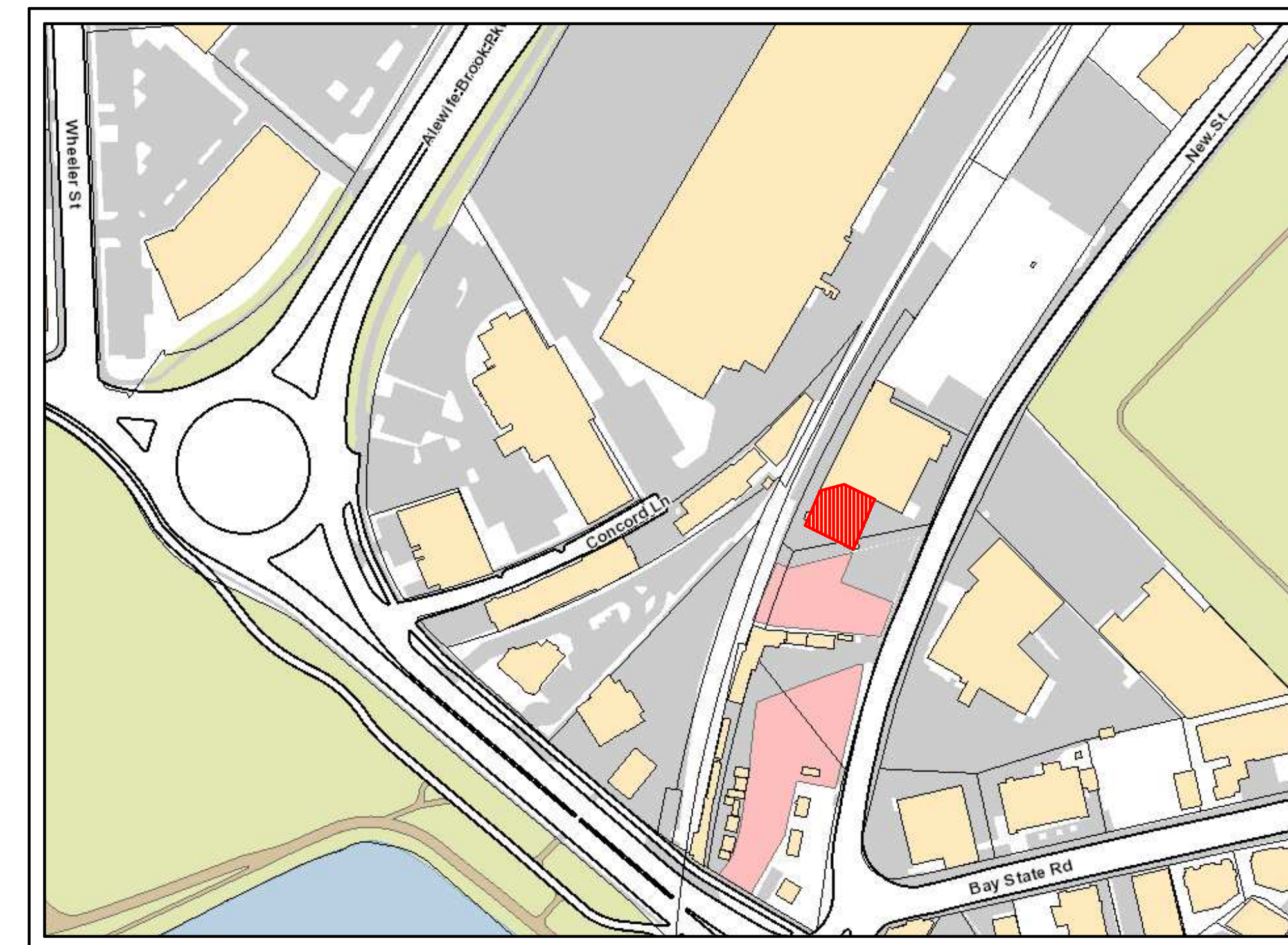
EXISTING SIGNAGE



AERIAL REAR VIEW



LOADING LOCATION



CAMBRIDGE GIS MAP

- NOTES:**
1. THE BUILDING AND ALL COMMERCIAL/ RETAIL SPACES ARE EXISTING
  2. ALL DIMENSIONS AND SQUARE FOOTAGE INDICATED ARE PROVIDED BY ASSESSORS DATA BASE INFORMATION.
  3. EXISTING STREET SIDE LOADING ZONES.
  4. EXISTING SIDEALKS FOR PEDESTRIAN ACCESS.
  5. ALL SITE LIGHTING IS EXISTING TO REMAIN.

**PROJECT NAME**  
**CAMBRIDGE DISPENSARY**

**PROJECT ADDRESS**  
 45-51 New St,  
 Cambridge, MA

**CLIENT**  
**BHARI INC.**

**ARCHITECT**  
  
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Scale	

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No.	Description	Date

Site Plan /  
 Logistics

**A-023**

CAMBRIDGE DISPENSARY



**PARKING PLAN FOR PROPOSED DISPENSARY**

-DISPENSARY WILL HAVE 4 PARKING SPACES AT ALL TIMES ALONG NEW STREET. (1) EMPLOYEE SPACE (1) HANDICAPPED SPACE & (2) VISITOR SPACES

-EXCLUSIVE PARKING SPACES (5) FOR DISPENSARY LOCATED AT 26 NEW STREET.

-DEDICATED RIDESHARE DROP OFF AREA IN FRONT

-EXISTING PARKING LOT LOCATED AT 22-48 NEW STREET WILL BE UTILIZED FOR DISPENSARY PARKING.  
 -17 SPACES (TO BE SHARED) AVAILABLE AT ALL TIMES (first come / first serve)

-THE PROPOSED LOCATION WILL BE VISITED MOSTLY BY CUSTOMERS DRIVING CARS. THEREFORE, THE DISPENSARY HOURS WILL BE FROM 2PM - 10PM. FROM 2PM - 5PM WILL BE APPOINTMENT ONLY. FROM 5PM - 11PM IT WILL BE UNRESTRICTED.

PROJECT NAME  
**CAMBRIDGE DISPENSARY**

PROJECT ADDRESS  
 45-51 New St,  
 Cambridge, MA

CLIENT  
**BHARI INC.**

ARCHITECT

17 IVALOO STREET SUITE 400  
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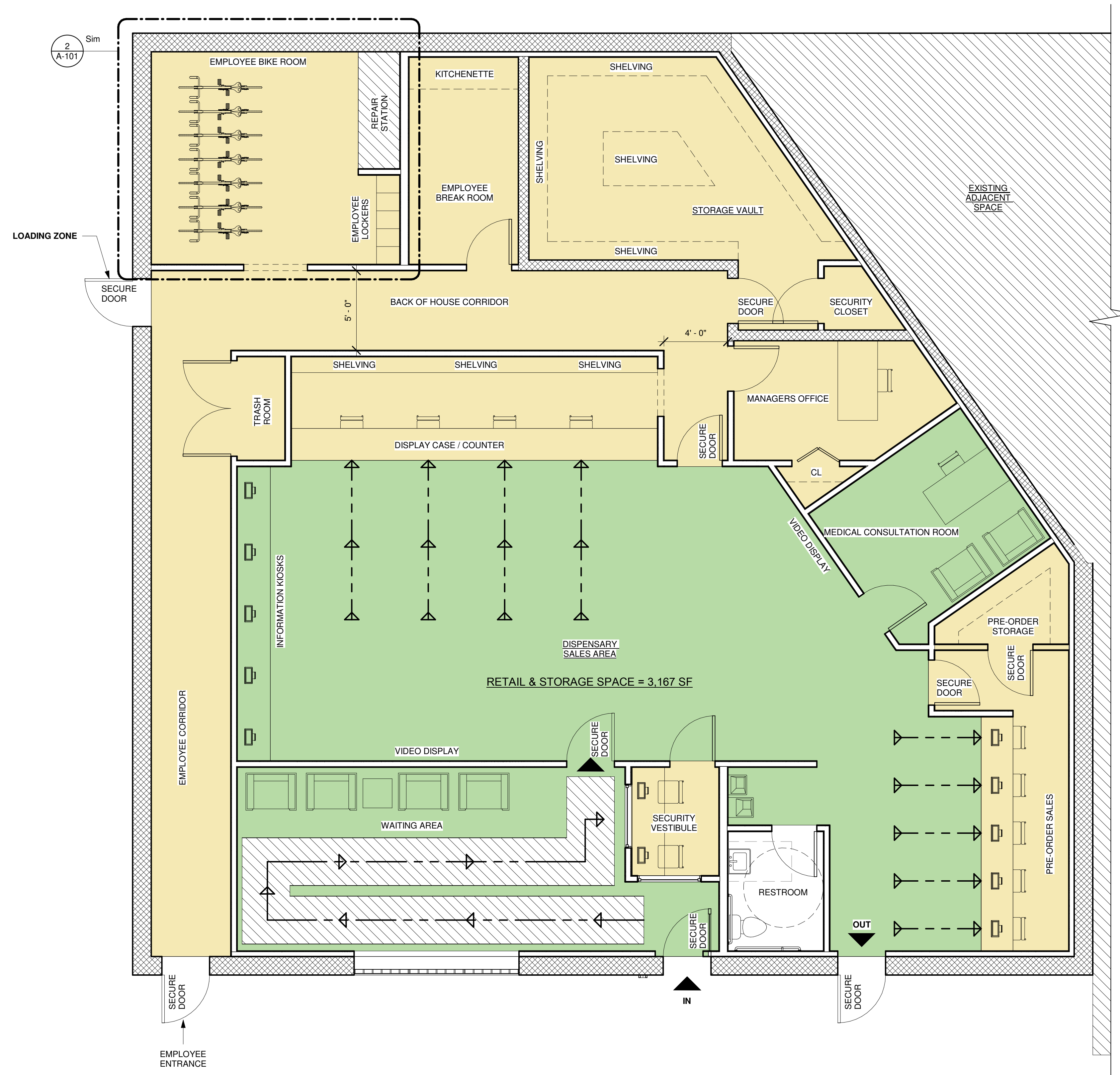
REVISIONS

No.	Description	Date

Proposed Parking Plan

**A-024**

CAMBRIDGE DISPENSARY



① Existing Main Level  
1/4" = 1'-0"

**NEW STREET**

**DISPENSARY HIGHLIGHTS**  
 -IN STORE PICKUP FOR EFFICIENT ONLINE ORDERING  
 -PRIVATE CONSULTATION SPACE FOR MEDICAL PATIENTS  
 -INFORMATION TECHNOLOGY KIOSKS TO EDUCATE AND HELP CUSTOMERS NAVIGATE THE DISPENSARY PROCESS  
 -EMPLOYEE BIKE ROOM

**DISPENSARY SF BREAKDOWN**

PUBLIC CUSTOMER SPACE	1,343 SQUARE FEET
EMPLOYEE SPACE	1,824 SQUARE FEET

**LEGEND**

	CONSUMER SPACE (PUBLIC)
	EMPLOYEE SPACE (PRIVATE)
	EXISTING SPACE TO REMAIN

**PROJECT NAME**  
**CAMBRIDGE DISPENSARY**

**PROJECT ADDRESS**  
 45-51 New St,  
 Cambridge, MA

**CLIENT**  
**BHARI INC.**

**ARCHITECT**

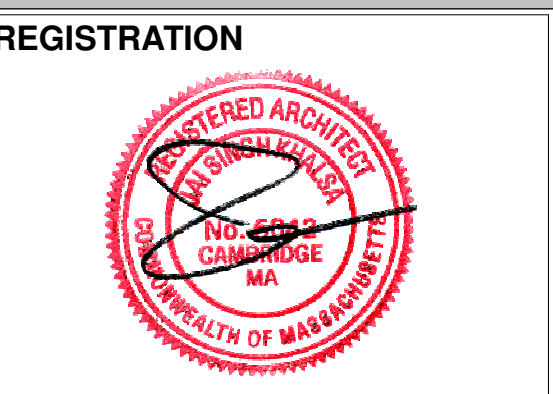
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**REGISTRATION**

Project number	19029
Date	11/01/2019
Drawn by	WC
Checked by	JSK
Scale	As indicated

**REVISIONS**

No.	Description	Date

**Proposed Floor Plan**

**A-100**

CAMBRIDGE DISPENSARY

PROJECT NAME  
**CAMBRIDGE DISPENSARY**

PROJECT ADDRESS  
45-51 New St,  
Cambridge, MA

CLIENT  
**BHARI INC.**

ARCHITECT  
**DESIGN  
KHALSA**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682

CONSULTANTS:

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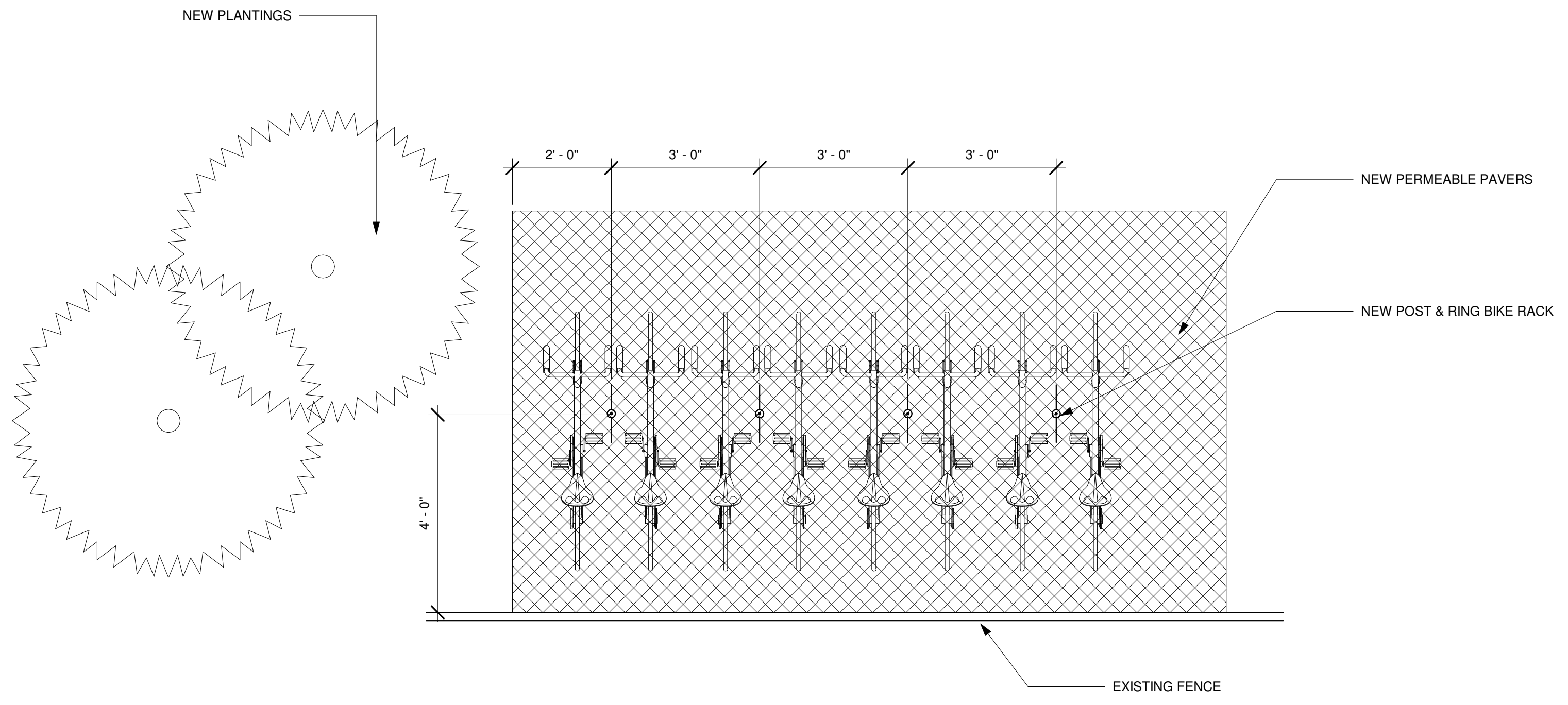
REGISTRATION  
Project number 19029  
Date 11/01/2019  
Drawn by Author  
Checked by Checker  
Scale 1/2" = 1'-0"

REVISIONS

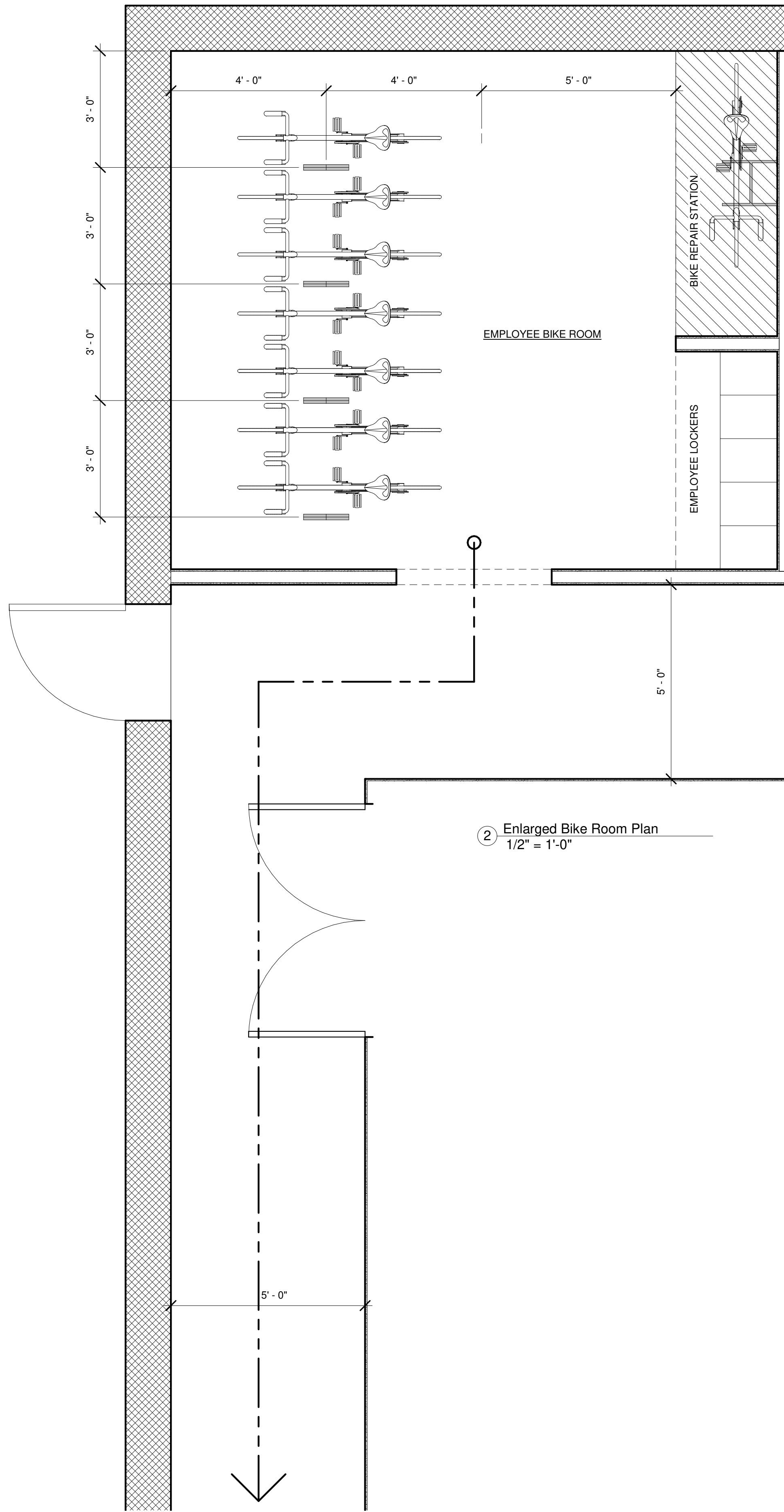
No.	Description	Date

Enlarged Bike Areas

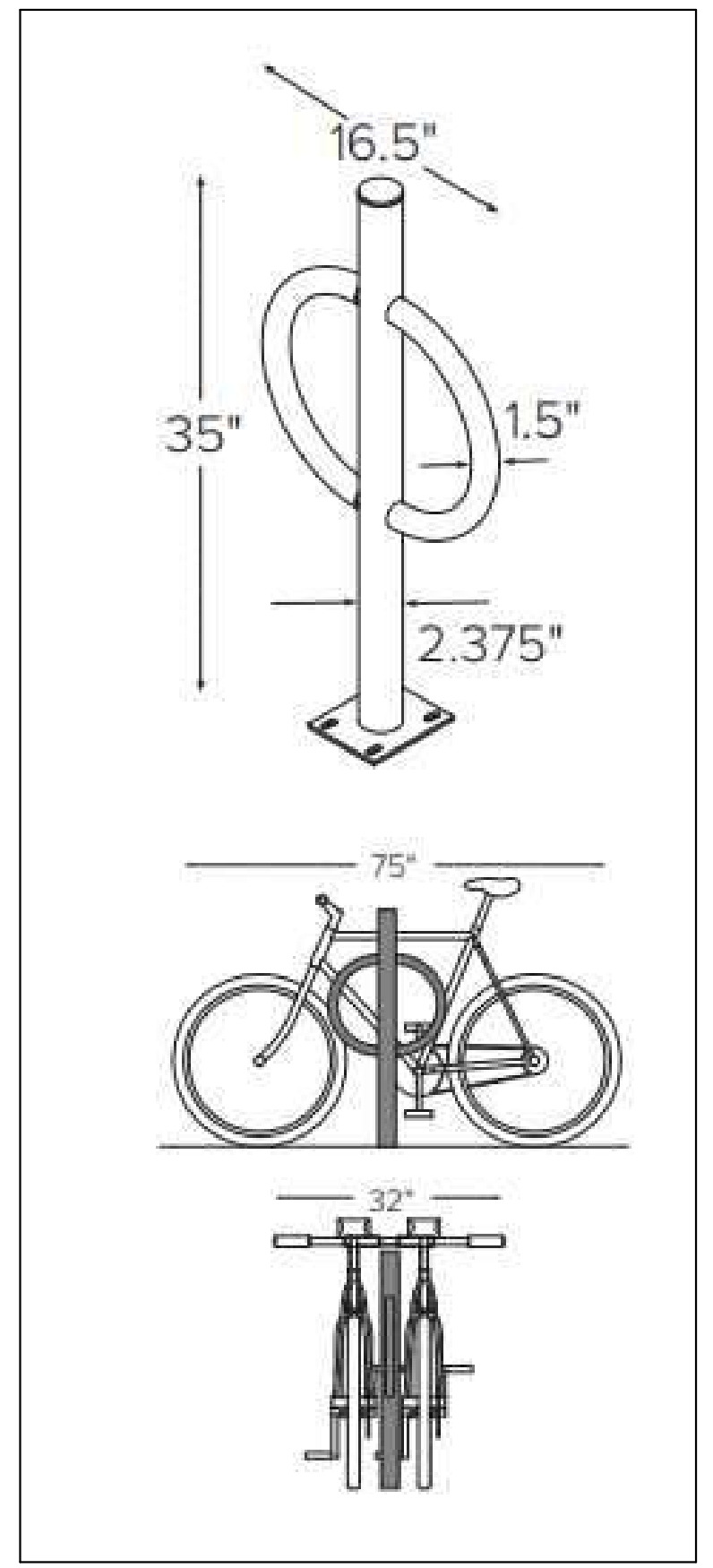
**A-101**  
CAMBRIDGE DISPENSARY



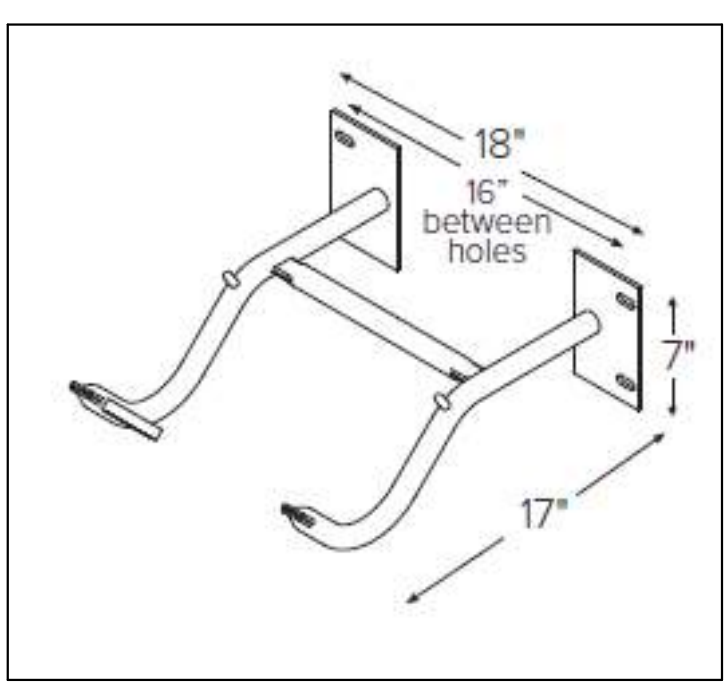
1 Exterior Bike Rack  
1/2" = 1'-0"



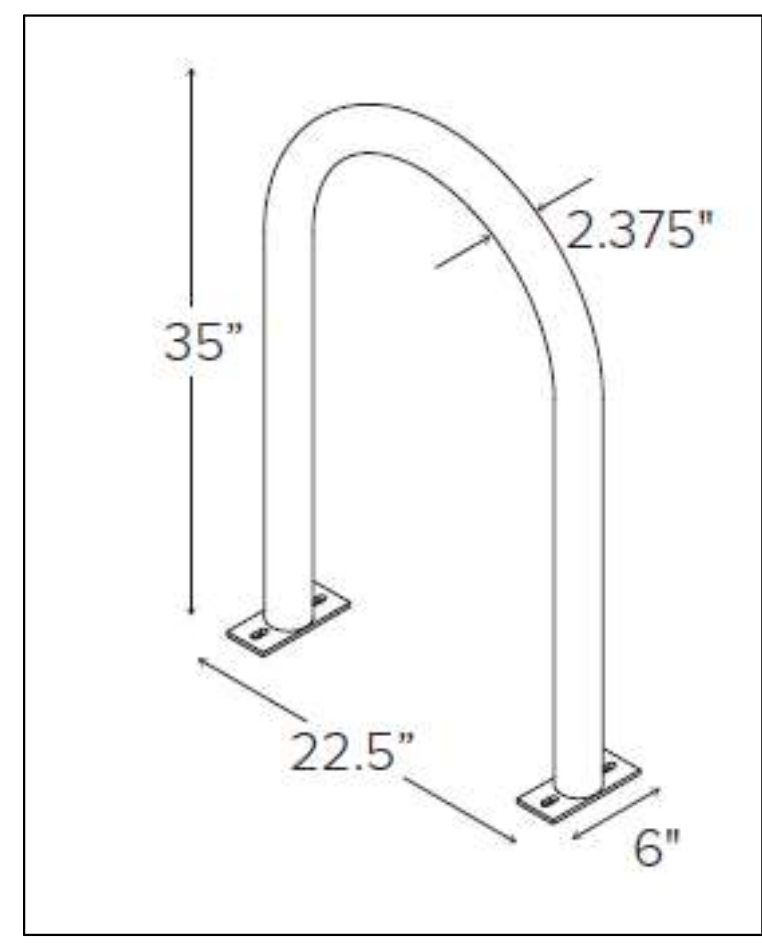
2 Enlarged Bike Room Plan  
1/2" = 1'-0"



PROPOSED EXTERIOR BIKE  
HITCH RACK BY DERO



PROPOSED WALL BIKE RACK  
FOR BIKE REPAIR STATION  
RACK BY DERO



PROPOSED HEAVY DUTY HOOP  
FLOOR RACK FOR BIKE ROOM  
RACK BY DERO

I:\TKG-SERVER\DATA\1919029\_45 New Street\_Bldg\Pradhani\03 Drawings\00\_ARCH\_SD\_DDI19029\_51 New Street\_DISPENSARY.rvt 11/7/2019 1:44:41 PM



**EXISTING STREET VIEW**

**CAMBRIDGE ZONING ALLOWED SIGNAGE: (7.16.22. C) ALL BUSINESS, OFFICE, AND INDUSTRIAL DISTRICTS**

TOTAL AREA OF SIGNAGE PERMITTED PER LOT: ONE AND A HALF (1 1/2) SQ. FT. FOR EACH LINEAR FOOT OF SIGN FRONTAGE ON THE LOT FOR SIGN FRONTAGE LOCATED ONE HUNDRED (100) FEET OR LESS FROM THE STREET LINE; PROVIDED THAT THE TOTAL AREA OF ALL SIGNS ON THE EXTERIOR OF THE BUILDING, INCLUDING FREE STANDING SIGNS, SHALL NOT EXCEED ONE (1) SQUARE FOOT FOR EACH LINEAR FOOT OF SIGN FRONTAGE; OR TWO (2) SQ. FT. FOR EACH LINEAR FOOT OF SIGN FRONTAGE ON THE LOT FOR SIGN FRONTAGE LOCATED MORE THAN ONE HUNDRED FEET FROM ALL STREET LINES FROM WHICH THE SIGN FRONTAGE IS VISIBLE.

ILLUMINATION:  
NATURAL OR EXTERNAL LIGHTING

C. WALL SIGNS  
MAXIMUM PERMITTED  
AREA OF SIGN: NO INDIVIDUAL SIGN MAY EXCEED (60) SQ FT IN AREA.  
HOWEVER, FOR ANY BUILDING OR GROUND FLOOR ESTABLISHMENT HAVING A SIGN FRONTAGE LESS THAN SIXTY (60) FT., THE MAXIMUM AREA OF ANY INDIVIDUAL SIGN SHALL BE THE PRODUCT OF THE FORMULA: SIGN FRONTAGE x ONE (1) SQ. FT



① New Street Elevation  
1/4" = 1'-0"

PROJECT NAME  
**CAMBRIDGE DISPENSARY**

PROJECT ADDRESS  
45-51 New St,  
Cambridge, MA

CLIENT  
**BHARI INC.**

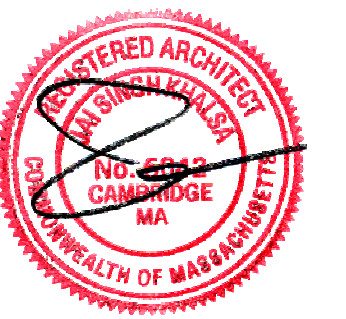
ARCHITECT  
**DESIGN**  
  
**KHALSA**

17 IVALOO STREET SUITE 400  
SOMERVILLE, MA 02143  
TELEPHONE: 617-591-8682 FAX:  
617-591-2086

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REGISTRATION



Project number 19029  
Date 11/01/2019  
Drawn by Author  
Checked by Checker  
Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

Proposed  
Elevation

**A-300**  
CAMBRIDGE DISPENSARY

EXISTING FACILITY TRAFFIC COUNTS

---

Neta has primarily an entrance door and a separate exist door. The below "in" count represent pedestrian entering. The out number was neglected and we assume the entering and exiting on volumes were equal.

**Accurate Counts**  
978-684-2585

Friday

N/S Street : Entrance to NETA  
E/W Street: Boylston Street  
City/State : Brookline, MA  
Weather : Clear

File Name : 82740001  
Site Code : 82740001  
Start Date : 6/7/2019  
Page No : 1

Groups Printed- Peds

Start Time	From North		From South		Int. Total
		OUT		IN	
04:00 PM		13		82	95
04:15 PM		5		91	96
04:30 PM		9		73	82
04:45 PM		8		92	100
Total		35		338	373
05:00 PM		6		61	67
05:15 PM		2		72	74
05:30 PM		4		88	92
05:45 PM		7		92	99
Total		19		313	332
Grand Total		54		651	705
Approch %		100		100	
Total %		7.7		92.3	

Por  $\rightarrow$  2  
Register = 10 + 4 + 4 =  $\approx$  20 Register

Rate = 16,9

Rate per hour = 338 costumes hour



**Accurate Counts**  
978-884-2565

N/S Street : Entrance to NETA  
E/W Street : Boylston Street  
City/State : Brookline, MA  
Weather : Clear

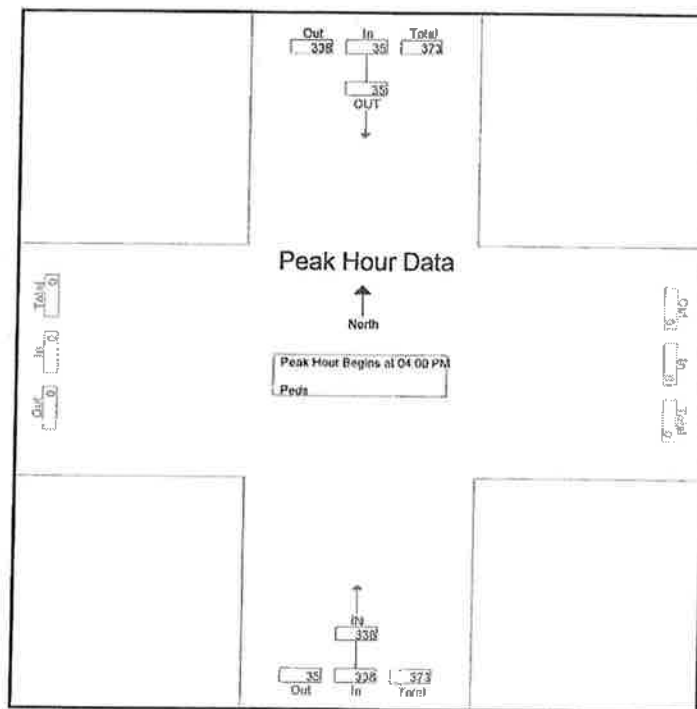
File Name : 82740001  
Site Code : 82740001  
Start Date : 8/7/2019  
Page No : 2

Start Time	From North		From East	From South		From West	Int. Total
	OUT	App. Total	App. Total	IN	App. Total	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1							
Peak Hour for Entire Intersection Begins at 04:00 PM							
04:00 PM	13	13	0	82	82	0	95
04:15 PM	5	5	0	91	91	0	96
04:30 PM	9	9	0	73	73	0	82
04:45 PM	8	8	0	92	92	0	100
Total Volume	35	35	0	338	338	0	373
% App. Total	100			100			
PHF	.673	.673	.000	.918	.918	.000	.933

**Accurate Counts**  
978-664-2665

N/S Street : Entrance to NETA  
E/W Street: Boylston Street  
City/State : Brookline, MA  
Weather : Clear

File Name : 82740001  
Site Code : 82740001  
Start Date : 6/7/2019  
Page No : 3



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1  
Peak Hour for Each Approach Begins at:

	04:00 PM		04:00 PM		04:00 PM		04:00 PM	
+0 mins.	13	13	0	0	82	82	0	0
+15 mins.	5	5	0	0	91	91	0	0
+30 mins.	9	9	0	0	73	73	0	0
+45 mins.	8	8	0	0	92	92	0	0
Total Volume	35	35	0	0	338	338	0	0

Neta has primarily an entrance door and a separate exist door. The below "in" count represent pedestrian entering. The out number was neglected and we assume the entering and exiting on volumes were equal.

N/S Street : Entrance to NETA  
 E/W Street : Boylston Street  
 City/State : Brookline, MA  
 Weather : Clear

Accurate Counts  
 978-864-2565

File Name : 827400S1  
 Site Code : 82740001  
 Start Date : 6/8/2019  
 Page No : 1

Start Time	Groups Printed - Peds			In Total
	From North	OUT	From South	
11:00 AM	3		70	73
11:15 AM	1		55	56
11:30 AM	5		73	78
11:45 AM	2		51	53
Total	11		249	260
12:00 PM	3		66	69
12:15 PM	6		69	75
12:30 PM	0		63	63
12:45 PM	3		47	50
Total	12		245	257
01:00 PM	0		71	71
01:15 PM	1		58	59
01:30 PM	2		69	71
01:45 PM	1		56	57
Total	4		254	258
Grand Total	27		748	775
Approach %	100		100	
Total %	3.5		98.5	

in ma

**Accurate Counts**  
978-664-2565

N/S Street : Entrance to NIETA  
E/W Street : Boylston Street  
City/State : Brookline, MA  
Weather : Clear

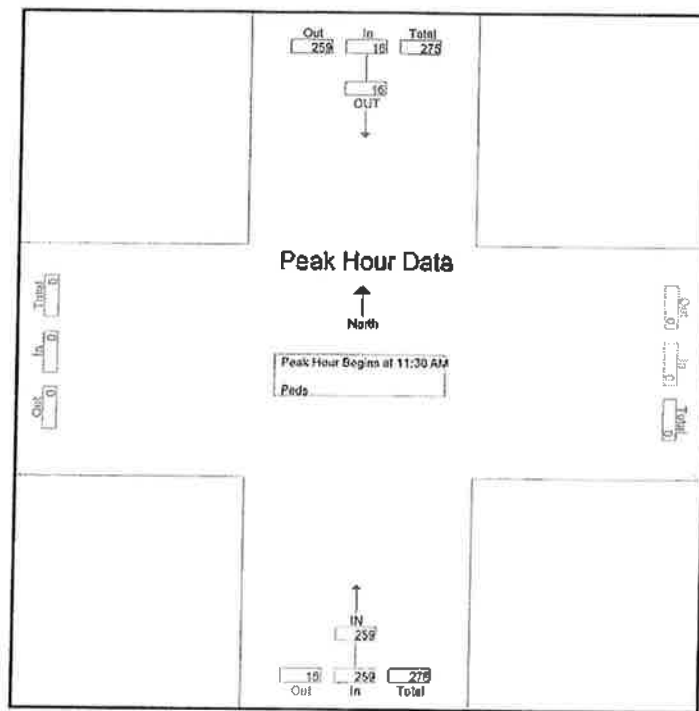
File Name : 82740091  
Site Code : 02740001  
Start Date : 6/8/2019  
Page No : 2

Start Time	From North		From East	From South		From West		Int. Total
	OUT	App. Total	App. Total	IN	App. Total	App. Total		
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1								
Peak Hour for Entire Intersection Begins at 11:30 AM								
11:30 AM	5	5	0	73	73	0		78
11:45 AM	2	2	0	51	51	0		53
12:00 PM	3	3	0	68	68	0		71
12:15 PM	6	6	0	69	69	0		75
Total Volume	16	16	0	259	259	0		276
% App. Total	100			100				
PHF	.067	.067	.000	.087	.087	.000		.081

**Accurate Counts**  
976-894-2565

N/S Street : Entrance to NETA  
E/W Street : Boylston Street  
City/State : Brookline, MA  
Weather : Clear

File Name : 827400S1  
Site Code : 82740001  
Start Date : 6/8/2019  
Page No : 3



Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	11:30 AM		11:00 AM		11:30 AM		11:00 AM	
+0 mins.	5	5	0	0	73	73	0	0
+15 mins.	2	2	0	0	51	51	0	0
+30 mins.	3	3	0	0	66	66	0	0
+45 mins.	6	6	0	0	69	69	0	0
<b>Total Volume</b>	<b>16</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>259</b>	<b>259</b>	<b>0</b>	<b>0</b>



**Vanasse & Associates, Inc.**  
 Transportation Engineers & Planners

Alternative Therapies Group  
 50 Grove St, Salem, MA 01970

Date 7/12/2019

		Weekday					
		Customers using the store					
		In	out			Register	10
<i>Peak</i>	4:00	37	26			Peak In	115
	4:15	28	26			Peak Out	105
	4:30	23	26			Total	220
	4:45	27	27	115	105	Rate per Register	22
	5:00	21	24	99	103	<i>Total trip</i>	
	5:15	26	21	97	98		
	5:30	12	18	86	90		
	5:45	20	21	79	84		

Average Customers per car								
	4:00	4:15	4:30	4:45	5:00	5:15	5:30	5:45
	1	1	1	1	1	1	3	1
	1	1	1	2	1	1	1	1
	2	2	1	1	1	1	1	1
	1	1	1	1	1	2	1	1
	2	2	1	1	1	1	1	1
	1	1	1	1	1	1	1	2
	1	1	1	1	1		1	2
	1	1	1	1	2		1	1
	1	2	1	1	2		1	2
	3	1	1	1	1			2
			1					
			2					
			1					
			1					
			1					
<b>Average</b>	1.40	1.30	1.07	1.10	1.20	1.17	1.22	1.40

**Total Average 1.23**



Vanasse & Associates, Inc.

Alternative Therapies Group  
50 Grove St, Salem, MA 01970

Date 7/27/2019

Saturday Midday

Customers using the store

Peak	Customers using the store		Total	Register Peak In	Register Peak Out	Total	Rate per Register	Total trip
	In	out						
11:00	26	22	48	10	102	204	20.4	
11:15	19	25	44	102	102			
11:30	34	29	63	102	204			
11:45	23	26	49	102	204			
12:00	23	20	43	99	100	199		
12:15	19	22	41	99	97	196		
12:30	32	24	56	97	92	189		
12:45	34	23	57	108	89	197		
13:00	21	22	43	106	91	197		
13:15	18	13	31	105	82	187		
13:30	26	21	47	99	79	178		
13:45	24	29	53	89	85	174		
	<b>299</b>		<b>276</b>					

Average Customers per car

	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45	13:00	13:15	13:30	13:45
11:00	1	3	2	2	1	1	2	1	2	2	1	1
11:15	1	2	1	2	1	2	1	1	1	2	1	2
11:30	2	1	1	1	1	2	1	1	1	2	1	1
11:45	1	1	1	2	2	1	1	2	2	1	1	1
12:00	2	1	3	1	3	1	1	1	2	1	1	3
12:15	1	2	1	1	1	1	1	2	1	2	2	1
12:30	1	1	1	1	1	1	2	1	2	2	2	2
12:45	2	1	1	1	3	1	1	2	2	1	1	1
13:00	2	1	1	1	2	1	1	2	2	2	2	2
13:15	1	1	1	1	2	1	1	1	2	1	1	1
13:30	2	1	1	1	1	1	1	1	2	2	2	1
13:45	1	2	2	1	2	2	2	2	2	2	2	1
Average	1.33	1.42	1.38	1.23	1.64	1.25	1.22	1.29	1.67	1.64	1.17	1.40

Total Average 1.38

MODE SPLIT

---



TRIP GENERATION CALCULATIONS

---

Job 8193  
 Location 45-51 New Street Cambridge MA  
 Calculated by: JC

## Calculation

### Trip Generation

#### Neta Brookline

weekday evening Vehicle trips

In	338
Out	338
Total	676

Saturday Midday

In	259
Out	259
Total	518

<u>Register</u>	20
<u>Costumes per register</u>	16.9
	12.95

PM	( 338/20) = rate
SAT	(259/20) = rate

*\*Enter trips at entrance assume same number of trips for costumers existing*

#### Alternative Therapies Group (ATG) - Salem

weekday evening Vehicle trips

In	115
Out	115
Total	230

Saturday Midday

In	102
Out	102
Total	204

<u>Register</u>	10
<u>Costumes per register</u>	11.5
	10.2

PM	( 338/20) = rate
SAT	(259/20) = rate

#### Average

<u>Costumes per register</u>	14.2
	11.575

PM	( 338/20) = rate
SAT	(259/20) = rate

<u>Register</u>	9
-----------------	---

weekday evening Vehicle trips

In	128
Out	128
Total	256

Saturday Midday

In	104
Out	104
Total	208

Job 8193  
 Location 45-51 New Street Cambridge MA  
 Calculartec JC

## Calculation

### Cannabis Retail Store Summary Form Calculations

**Item 15 - Number of customers per day.**

ITE Weekday Daily Rate 252.7 per SF

ITE Peak Hour Evening Rate 29.93 per SF

<b>Propose Facility</b>	3,167 sf	
weekday evening Vehicle trips		
In	109	
Out	107	
Total	216	* See trip Generation table

$$\frac{\text{Proposed Facility Trips} = \text{ITE peak hour rate}}{(\text{X}) = \text{ITE daily rate}}$$

x= 1824

1824 Daily trips was assumed

### Cannabis Retail Stores Summary Form

Project Site:		
1	Store Address.	45 – 51 Church Street
2	Total floor area of store (including sales, back of house, other).	3,167 sf
3	Retail sales area (including customer waiting areas).	1,368
4	Maximum customer capacity – sales area.	18
5	Maximum customer capacity – waiting area.	20
Employees:		
6	Number of full-time employees (total).	Total employees: 4 Total employees: 2 (each day)
7	Number of part-time employees (total).	Total employees: 6 Total employees: 4 (each day)
8	Maximum number of employees on-site at one time.	12 employees
	<b>Employee mode shares:</b>	Based in Average of the TDM survey (Quadrangle Area) and adjusted by Cambridge staff
9	% single-occupancy vehicle (SOV) (including ride-hailing):	53%
10	% high-occupancy vehicle (HOV):	7%
11	% public transit:	18%
12	% walk:	5%
13	% bike:	10%
14	% other:	7%
Customers:		
15	Number of customers per day.	500 Customers – Appointment only (2:00-5:00 PM) 1,824 Costumers – Unrestricted ( Based upon ITE data)
16	Maximum number of customers expected at any one time.	18 Costumers – Appointment only 36 Costumers – Unrestricted
	<b>Customer mode shares:</b>	Based in Average of the TDM survey (Quadrangle Area) and adjusted by Cambridge staff
17	% single-occupancy vehicle (SOV) (including ride-hailing):	65%
18	% high-occupancy vehicle (HOV):	20%
19	% public transit:	9%
20	% walk:	3%
21	% bike:	3%
22	% other:	0%

**Transit Availability:**

23	List the public transportation services within ¼ mile of the site, including type (subway, bus, bike share), walking distance, and frequency.	<p><u>Subway</u></p> <ul style="list-style-type: none"> <li>• MBTA Red line - 0.7 Miles South - 16 minutes Frequency: First 05:59a, Last 01:12a, Every 1 Min to 12 Mins.</li> </ul> <p><u>Bus</u></p> <ul style="list-style-type: none"> <li>• 74 Belmont Center - Harvard via Concord Avenue - 446 ft. south - 2 minutes</li> <li>• 78 Arlmont Village - Harvard - 446 ft. south - 2 minutes</li> <li>• 75 Belmont Center - Harvard via Fresh Pond Parkway- 0.2 miles south- 4 minutes</li> <li>• 350 North Burlington – Alewife - 0.7 miles north - 16 minutes</li> <li>• 62 Bedford VA Hospital – Alewife - 0.7 miles north -16 minutes</li> <li>• 67 Turkey Hill – Alewife - 0.7 miles north - 16 minutes</li> <li>• 76 Lincoln Lab/Hanscom Air Force Base – Alewife - 0.7 miles north-16 minutes</li> <li>• 79 Arlington Heights – Alewife - 0.7 miles north - 16 minutes</li> <li>• 84 Arlmont Village - Alewife 0.7 miles north - 16 minutes</li> </ul> <p><u>Bike Share</u></p> <ul style="list-style-type: none"> <li>• Service Available outside the 500’ft within 0.4 miles radius from project site.</li> </ul>
24	List the duration and frequency of public transit services for weekdays and weekends.	<p><u>Subway</u></p> <ul style="list-style-type: none"> <li>• First 05:59a, Last 01:12a, Every 1 Min to 12 Mins.</li> </ul> <p><u>Bus</u></p> <ul style="list-style-type: none"> <li>• 74 – (weekday) First 05:51a, Last 01:17a, Every 22 Mins to 1 Hr 35 Mins (Saturday) First 05:50a, Last 06:56p, Every 35 Mins to 1 Hr 20 Mins.</li> <li>• 78 – (weekday) First 05:57a, Last 12:14a, Every 1 Min to 1 Hr. (Saturday) First 06:32a, Last 12:40a, Every 1 Hr 1 Min to 1 Hr 11 Mins.</li> <li>• 75 – (weekday) First 07:07a, Last 10:28p, Every 50 Mins to 2 Hrs 5 Mins. (Saturday) First 07:25a, Last 06:25p, Every 50 Mins to 1 Hr 14 Mins.</li> <li>• 350 –(weekday) First 08:20a, Last 10:20p, Every 15 Mins to 1 Hr. (Saturday) First 08:30a, Last 09:50p, Every 50 Mins to 1 Hr.</li> <li>• 62 – (weekday) First 06:52a, Last 07:15p, Every 19 Mins to 1 Hr 5 Mins. (Saturday) First 08:30a, Last 09:50p, Every 50 Mins to 1 Hr10 Mins.</li> <li>• 67 – (weekday) First 06:34a, Last 08:32p, Every 22 Mins to 50 Mins. (Saturday) No service</li> <li>• 76 – (weekday) First 06:37a, Last 10:39p, Every 21 Mins to 1 Hr 14 Mins. (Saturday) First 08:00a, Last 08:00p, Every 50 Mins to 1 Hr10 Mins.</li> <li>• 79 – (weekday) First 07:02a, Last 09:50p, Every 20 Mins to 55 Mins. (Saturday) No Service</li> <li>• 84 – (weekday) First 06:58a, Last 06:59p, Every 20 Mins to 7 Hrs 20 Mins. (Saturday) First 06:32a, Last 12:40a, Every 1 Hr 1 Min to 1 Hr 11 Mins.</li> </ul>

**Auto Parking Availability:**

25	List public parking facilities within 500 feet of site (with addresses/locations, distance, and number of spaces) and parking occupancy for minimum one weekday (e.g., minimum 10 am, 12 pm, 3 pm, 5 pm, 7 pm), and minimum one Saturday (e.g., minimum noon, 3 pm and 7 pm).	<p style="text-align: right;">On Street Parking = Spaces: 16</p> <p><u>Vacant Spaces</u>  Weekday 10:00 AM: 11 vacant spaces  Weekday 12:00 PM: 12 vacant spaces  Weekday 3:00 PM: 9 vacant spaces  Weekday 5:00 PM: 8 vacant spaces  Weekday 7:00 PM: 11 vacant spaces  Saturday 12:00 PM: 7 vacant spaces  Saturday 3:00 PM: 12 vacant spaces  Saturday 7:00 PM: 15 vacant spaces</p>
26	Estimated peak parking demand needed for employees.	1 – Employees will be required to take car services, public transit and walk or bike.
27	Estimated peak parking demand for customers.	14 Costumers – Appointment only 27 Costumers – Unrestricted
28	Number of employee parking spaces on-site.	1
29	Number of customer parking spaces on-site.	3 parking spaces including 1 Handicap space

30	Number of employee parking spaces off-site (describe location and distance from site).	There shall be a total of 9 parking spaces exclusive to the Dispensary Use at all times. There will be four spaces in front of 45-51 New Street and 5 spaces across the street in front of 26 New Street, approximately 200-feet south of the site. The four spaces will include one Manager/Employee space, one handicap parking spaces and two customer parking spaces. In addition, there are 16 On Street parking spaces available within ¼ mile radius.						
31	Number of customer parking spaces off-site (describe location and distance from site).	There shall be a total of 9 parking spaces exclusive to the Dispensary Use at all times. There will be four spaces in front of 45-51 New Street and 5 spaces across the street in front of 26 New Street, approximately 200-feet south of the site. The four spaces will include one Manager/Employee space, one handicap parking spaces and two customer parking spaces. The other 5 parking spaces in front of 26 New Street will be for customer parking exclusively. Additionally, Petitioner has secured the right to use approximately 15 public parking spaces adjacent to 26 New Street on a first come first save basis starting at 5pm in the evening. In addition, there are 16 On Street parking spaces available within ¼ mile radius.						
<b>Bicycle Parking Availability:</b>								
32	Number of Employee long-term bicycle parking spaces on the Project site.	7						
33	Number of Customer short-term bicycle parking spaces on the Project site.	7						
34	Number of public bicycle parking spaces within 100 feet of the main entrance of the site.	0 bike storage spaces						
<b>Loading and Delivery:</b>								
35	Address of proposed Loading and Delivery Service Location (note whether it is on-street or off-street).	All loading deliveries will be made via van and will use one of our exclusive parking spaces.						
36	List the types of loading and delivery trips that will service the site (e.g., product delivery, cash pick-up, refuse collection) and expected number of trips per week for each type.	Product: 3 times per week Cash: Max twice per day Trash: 3 times per week						
<b>Project Trip Generation:</b>								
37	Daily, Morning and Evening Peak Hour Employees and Customer trip generation by mode.		Employees			Customers Trips <sup>d</sup>		
			Daily <sup>a</sup>	Evening <sup>b</sup>	Saturday	Daily <sup>e</sup>	Evening	Saturday
		SOV	6	3	2	1220 <sup>f</sup>	162 <sup>f</sup>	132 <sup>f</sup>
		HOV	1	1	0	375 <sup>f</sup>	50 <sup>f</sup>	40 <sup>f</sup>
		Transit	2	0	1	174	22	18
		Walk	1	0	0	58	8	6
		Bike	1	0	0	58	8	6
		Other	1	0	0	0	0	0
	<b>Total</b>		<b>12</b>	<b>4</b>	<b>3</b>	<b>1,885</b>	<b>250</b>	<b>202</b>

<sup>a</sup> Based on number of employees each day (2 employees full time and 4 employees part-time).

<sup>b</sup> Assumed 30% of employees trip occurs on typical PM peak hour.

<sup>c</sup> Assumed 25% of employees trip occurs on typical SAT peak hour.

<sup>d</sup> Unrestricted Operation.

<sup>e</sup> Total Daily trips (Item 15) times the ITE vehicle trips converted to person trips based on rate of 1.06 persons per vehicle, from the 2013-2017- American Community Survey 5-Year Estimates for the United States.

<sup>f</sup> Person trips divided by vehicle occupancy ratio of 1.03 persons per vehicle per Census Tract 3546, Middlesex County, Massachusetts.