



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 701 & 703B Mt. Auburn Street Cambridge, MA 02138

Zoning District: Business A-1

Applicant Name: The KG Collective, LLC

Applicant Address: 1536 Tremont Street

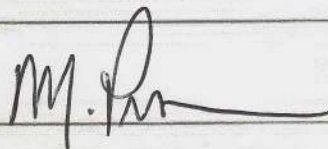
Contact Information: 617-866-3466 mike@kushgroove.com 617-652-8235
Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

Special Permit to operate an adult use recreational retail dispensary pursuant to 11.800

List all submitted materials (include document titles and volume numbers where applicable) below.

Application Forms, Project Narrative, Project Plans and Illustrations, Community Outreach

Signature of Applicant: 

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date _____ Signature of CDD Staff _____

OWNERSHIP CERTIFICATE

Project Address: 701-703B Mt Auburn St. **Application Date:** _____

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: KG Collective LLC
at the following address: 701 and 703B Mt. Auburn St.
to apply for a special permit for: Recreational Marijuana Retailer License
on premises located at: 701-705 Mt. Auburn St.
for which the record title stands in the name of: 701-705 Mt. Auburn LLC
whose address is: 10 Green Lane, Lexington, MA 02421

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 1445 Page: 53

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

Ruth Boghosian, Manager
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

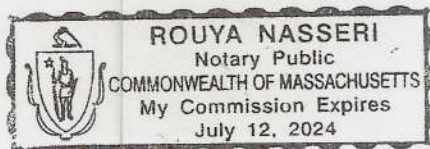
Commonwealth of Massachusetts, County of Middlesex

The above named Ruth Boghosian personally appeared before me,

on the month, day and year Mar. 12, 2019 and made oath that the above statement is true.

Notary: Rouya Nasser Rouya Nasser

My Commission expires: 07/12/2024



FEE SCHEDULE

Project Address: 701 - 703B Mt. Auburn St

Application Date: 1/15/2020

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): 3991 × \$0.10 = 399.10

Flood Plain Special Permit Enter \$1,000.00 if applicable:

Other Special Permit Enter \$150.00 if no other fee is applicable:

TOTAL SPECIAL PERMIT FEE Enter Larger of the Above Amounts: 399.10

DIMENSIONAL FORM

Project Address: 701 Mt. auburn Street, Cambridge, MA 02138 **Application Date:** 1/15/20

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	4,503	None	4,503	
Lot Width (ft)	106.4	None	106.4	
Total Gross Floor Area (sq ft)	4,078	28,861	6,313	
Residential Base	NA	NA	NA	
Non-Residential Base	4,078	28,861	6,313	
Inclusionary Housing Bonus	NA	NA	NA	
Total Floor Area Ratio	.91	1.00	1.4	
Residential Base	NA	NA	NA	
Non-Residential Base	.91	1.00	1.4	
Inclusionary Housing Bonus	NA	NA	NA	
Total Dwelling Units	NA	NA	NA	
Base Units	NA	NA	NA	
Inclusionary Bonus Units	NA	NA	NA	
Base Lot Area / Unit (sq ft)	NA	NA	NA	
Total Lot Area / Unit (sq ft)	NA	NA	NA	
Building Height(s) (ft)	20	25 ft	20	
Front Yard Setback (ft)	None	None	NA	
Side Yard Setback (ft)	None	None	NA	
Side Yard Setback (ft)	None	None	NA	
Rear Yard Setback (ft)	0	Not less than 20 ft	0	
Open Space (% of Lot Area)	9 %	None	NA	
Private Open Space	NA	NA	NA	
Permeable Open Space	NA	NA	NA	
Other Open Space (Specify)	NA	NA	NA	
Off-Street Parking Spaces	0	4	0	
Long-Term Bicycle Parking	0	0	4	
Short-Term Bicycle Parking	0	2	4	
Loading Bays	0	0	2	

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



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TRAFFIC, PARKING & TRANSPORTATION

City Department/Office:

Project Address: 701 - 703B Mt. Auburn Street Cambridge, Ma 02138

Applicant Name: The KG Collective, LLC

For the purpose of fulfilling the requirements of Section 19.20 and/or 6.35.1 and/or 5.28.2 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) Certified Traffic Study. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS

City Department/Office:

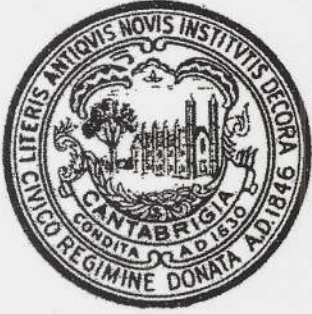
Project Address: 701 - 703B Mt. Auburn Street Cambridge, MA 02138

Applicant Name: The KG Collective, LLC

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE TREE ARBORIST

City Department/Office:

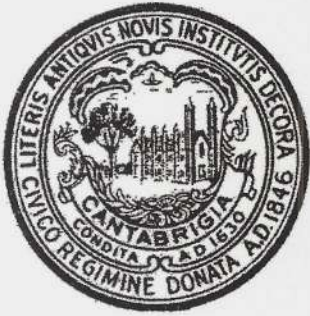
Project Address: 701 - 703B Mt. Auburn Street Cambridge, MA 02138

Applicant Name: The KG Collective , LLC

For the purpose of fulfilling the requirements of Section 4.26, 19.20 or 11.10 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a MultiFamily, Project Review or Townhouse Special Permit for the above referenced development project: a Tree Study which shall include (a) Tree Survey, (b) Tree Protection Plan and if applicable, (c) Mitigation Plan, twenty one days before the Special Permit application to Community Development.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE WATER DEPARTMENT

City Department/Office:

Project Address: 701 - 703B Mt Auburn Street Cambridge, MA 02138

Applicant Name: The KG Collective, LLC

For the purpose of fulfilling the requirements of Section 19.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Project Review Special Permit for the above referenced development project: (a) an application narrative and (b) small format application plans at 11" x 17" or the equivalent. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

CERTIFICATION OF RECEIPT OF PLANS BY CITY OF CAMBRIDGE LEED SPECIALIST

City Department/Office:

Project Address: 701 - 703B Mt. Auburn Street Cambridge, MA 02138

Applicant Name: The KG Collective, LLC

For the purpose of fulfilling the requirements of Section 22.20 of the Cambridge Zoning Ordinance, this is to certify that this Department is in receipt of the application documents submitted to the Planning Board for approval of a Special Permit for the above referenced development project: (a) an application narrative, (b) small format application plans at 11" x 17" or the equivalent and (c) completed LEED Project Checklist for the appropriate LEED building standard, accompanying narrative and affidavit. The Department understands that the receipt of these documents does not obligate it to take any action related thereto.

Signature of City Department/Office Representative

Date

KG Collective, LLC

SPECIAL PERMIT APPLICATION FOR CANNABIS RETAIL STORE

701-703B Mt. Auburn Street Cambridge, MA 02138

KG Collective, LLC

Proposed Cannabis Retail Store at 701 – 703b Mt. Auburn Street

Project Narrative and Request for Special Permit Relief

Summary of Proposal

KG Collective, LLC, a 100% minority owned cannabis company with economic empowerment certification, proposes a cannabis retail dispensary located in a mixed residential and business use area that includes restaurants, retail, and small office businesses. The dispensary is a 3,991 square foot retail space located at 701 – 703b Mt. Auburn St in Cambridge, MA. The space consists of nearly 1,756 square feet of retail space on the main street level and another 2,235 square feet below grade to be used as storage space, operations, office/administrative space and receiving of cannabis product delivery.

The retail dispensing area will include: (1) An entry trap where customers will demonstrate that they are 21 year old or older by providing a valid state issued ID in order to gain access to the dispensary; (2) a sales floor and transaction area at the registers; (3) a packaged products fulfillment area behind the register area, separate and secure from customers, where customer orders will be fulfilled in prepackaged material, then fulfilled in child-proof exit bags, and labeled with important health and safety information; and (4) an exit trap to allow for secure exit from the dispensary.

The remainder of the building will include: back office administrative functions and a secure storage area. The dispensary will not conduct any activities related to marijuana cultivation or product manufacturing, however, incoming inventory that is already prepackaged will be processed and stored on site.

The location is well over 1000 feet away from the nearest Cambridge Public school, playground, public library or youth center. The site has two egresses, one will be used for customer access into and out of the building and the other will be designated for delivery of product to the establishment. The site is also less than 100 steps away from the MBTA bus routes #71, and #73 that leave Harvard Square and travel to both Watertown and Belmont, through Cambridge. 200 steps from #72 that runs down Huron and Concord Avenue, towards Harvard Sq. There is also a new bike path being constructed in the rear of our building which will encourage bicyclists to ride their bikes to the establishment.

Requested Special Permit Relief

The Applicant is requesting the following relief under the Ordinance in connection with the project.

- ☐ The proposed Use will require Special Permit relief pursuant to Section 11.800 of the Ordinance.
- ☐ Special permit pursuant to Ordinance section
 - 11.803.1 (Cannabis Retail Stores)
 - 11.803.3 (Buffer Zones)
 - 11.804 (Application Requirements)
 - 11.805 (Special Permit Criteria)
 - 10.43 (Generally applicable Special Permit criteria)

Requested Special Permit Relief per 11.803.1

This site of the proposed Cannabis Retail Store at 701-703b Mt. Auburn Street is located within the Business A one (BA-1) zoning district, and pursuant to Section 11.803.1 (a), this use is permitted by the grant of special permit from the Planning Board. Moreover, the 1,800-foot buffer zone contained in 11.803.1 (b) does not apply to this proposal because KG Collective, LLC is a certified Economic Empowerment Applicant. Please see CCC license number EE201965, granted to KG Collective, LLC by the CCC on May 22, 2018, attached hereto as Exhibit F. All products offered to consumers will be pre-packaged off-site in childproof, tamper 11 resistant packaging. There will be no packaging or re-packaging of cannabis or marijuana products within the proposed KG Collective, LLC facility.

Requested Special Permit Relief per 11.803.3

The site is located over 1000 feet away from the Daniel A. Haggerty Elementary School on Cushing Street. The distance is well over 3x the required distance listed in the ordinance for distance away from a pre-existing public or private school.

KG Collective, LLC submits that the proposed Cannabis Retail Store is sufficiently separated from the Daniel A. Haggerty School based on the actual distance from the school's property line to the proposed cannabis location property line. The proposed Cannabis Retail Store is physically remote from the Daniel A. Haggerty School and its entrance is distant from the entrance and expected operations and all business activity occurs within the secure walls of the Cannabis Retail Store. KG Collective, LLC further submits that its proposed operation of a Cannabis Retail Store at this location will not cause any adverse effect to the school because its anticipated peak business hours, and the hours of operation of the school, do not overlap. Nearly all of the activity associated with the proposed Cannabis Retail Store will occur inside the physical location at 701-703b Mt. Auburn Street.

All customers will be required to execute a Community Norms Agreement which demands respectful behavior and instructs customers that public consumption of cannabis, loitering and/or

other nuisance activities will be monitored and reported to law enforcement. Further, any violation will result in an order barring the violator from entry to any KG Collective, LLC facility. During all hours of operation, KG Collective, LLC will have trained security personnel on site to observe, identify and eliminate any potential adverse impacts before it causes inconvenience to the surrounding community.

Project Narrative pursuant to 11.804 (a) thru (g)

- ☐ **(a) Description of Activities: a narrative providing information about the type and scale of all activities that will take place on the proposed site, including but not limited to cultivating and processing of Cannabis Products, on-site sales, off-site deliveries, distribution of educational materials, and other programs or activities.**

KG Collective, LLC proposes to construct a boutique Cannabis Retail Store that will provide cannabis products for non-medical use within the 3,991 square foot space located on the ground floor and basement level of 701-703b Mt. Auburn Street, Cambridge. There will be no cultivation or processing of cannabis products at this location, nor will there be any off-site deliveries made to customers at the time of opening. All products will be pre-packaged off-site and there will be no packaging or repackaging of cannabis products. This location will be used only to purchase and transport cannabis or marijuana products from Cannabis or Marijuana Establishments and to sell or otherwise transfer these products to Cannabis or Marijuana Establishments and to consumers. This space is currently unoccupied.

The structure at 701-703b Mt. Auburn Street is composed of a beige concrete typical of the day and age of its 1960 construction. The building is accessed through separate entrances which are located side-by-side on Mt. Auburn Street. There will be new exterior mechanical equipment installed on the roof of the 701-703b Mt. Auburn St. address. Two new mechanical units will be installed as referenced on document A2.2, attached to the application. KG Collective, LLC anticipates reconstructing the main entrance of the facility on Mt. Auburn Street to best satisfy the layout and flow of the interior floor plan and to comply with the security requirements promulgated by the CCC and contained in 105 CMR 725.110. The building is serviced by 15 on-street metered parking directly in the front of the building and allows 2-hour parking for \$1.25 per hour between 8:00 a.m. and 6:00 p.m. In addition, this site is approximately 100 steps away from the MBTA bus routes #71, and #73 that leave Harvard Square and travel to both Watertown and Belmont, through Cambridge. 200 steps from #72 that runs down Huron and Concord Avenue, towards Harvard Sq. There is also a new bike path being constructed in the rear of our building which will encourage bicyclists to ride their bikes to the establishment.

The interior of the ground level sales floor of 701-703b Mt. Auburn Street will undergo extensive remodeling to repurpose as a boutique Retail Cannabis Store. The Retail Cannabis Store will be outfitted with a sophisticated security system that will include surveillance cameras, silent and audible alarms, motion detectors and real-time remote monitors that can be readily accessed by the Cambridge Police Department. Secure entry doors will be installed that are equipped with an electronic control access system and will be controlled by key card locks that create an audit trail. The exterior of the building will be monitored by surveillance cameras

enabled to pan, tilt, and zoom, and with the ability to see during both day and night (without additional lighting). The perimeter of the facility will be amply lit, in compliance with the recommended standards of the Draft Outdoor Lighting Ordinance provided to the City Council by the City's Lighting Task Force, with warning and surveillance signs displayed. In the lower level basement of the facility, a secure storage vault room will be constructed which will contain a GSA approved 13 cubic-foot, drill-resistant, steel-plated safe with keypad access that will be anchored to the floor. All security measures will meet or exceed compliance with 105 CMR 725.110.

Customers will only gain access to the Cannabis Retail Store after providing a valid, government-issued photographic ID that is verified both electronically and manually. All customers will be initially greeted by a registered marijuana agent located in the security vestibule inside the main entrance, and after verification, customers will be admitted to a secure vestibule area where they will receive a brief orientation to the facility and be required to execute a Community Norms Agreement. Each customer must execute a Community Norms Agreement as a condition to enter and make use of a KG Collective, LLC facility. All KG Collective, LLC employees will be trained to provide important information to all customers during this one-on-one interaction regarding the safe use of cannabis. A registered marijuana agent will then escort the customer to the display pedestals from which the customer will be able to make their selection. The customer also has the option of making their selection directly at the register, where they can view printed and digital product menus. Products displayed will include cannabis flowers, concentrates and marijuana infused products and will be displayed in compliance, based on CCC regulations. When necessary, the customer's order will be placed on a handheld device by the registered marijuana agent, and then he/she will move to the fulfillment/point-of-sale area where payments will be processed and the product will be sealed in an opaque, tamper-resistant childproof exit bag. All exit bags will contain printed educational materials.

The customer will exit through the entrance at the security vestibule. Customers will be required to exit the facility as soon as their order has been filled and will not be allowed to loiter around the premises, and will be prohibited from ingesting any cannabis product on the premises. A single violation of the Community Norms Agreement will result in that customer being barred from this facility and any other KG Collective, LLC facility.

Because KG Collective, LLC is a locally owned and operated cannabis company (The management team of Michael Pires and Marcus Johnson-Smith, were all born and raised in Cambridge, all attended and graduated from the Cambridge Public Schools, and are Cambridge residents) there is an intimate understanding of the special character and important vibrancy of the Strawberry Hill Community. KG Collective, LLC recognizes the need to create a street façade that engages the sidewalk, encourages interaction, and enhances the pedestrian corridor along Mt. Auburn Street. Accordingly, KG Collective, LLC has designed a secure area that will display rotating, local photographic artwork that celebrates the charm of the Strawberry Hill Community. The artwork, produced in part with Photographer, James Pierre of Arts in the Park, a Cambridge Based artist and arts program director, will be engaging, black and white photos of distinct Cambridge icons and will be displayed in a way to attract the attention of the pedestrian. The artwork will be in rotation on a quarterly basis. In the retail area, cannabis products will be displayed and located in boxed cases.

The proposed alterations to the property are shown on the Plans attached hereto and incorporated herein by reference.

☐ Security Systems Summary

As noted above, this building will be outfitted with state-of-the-art security systems. KG Collective, LLC has retained CC-Teknologies, Inc. one of the leading security consultants in the cannabis industry which has already developed and implemented security systems for existing RMDs in Cambridge, to provide KG Collective, LLC with engineering, logistics and systems support. Confidential security information will be submitted to the Cambridge Police Department for review and feedback. During all hours when the Cannabis Retail Store is open for business, there will be live on-site security agents who have been trained in crime prevention standards and will have experience in the surveillance of highly regulated retail operations. All security measures will meet or exceed compliance with 105 CMR 725.110. The interior and exterior of the building will be outfitted with approximately 20 [twenty] high definition IR surveillance cameras that are connected to a secure video VLAN. All cameras will be stored for a minimum of ninety days. Silent and audible alarms will be added as another security layer via Access Control and Intrusion. Real-time remote monitors for Access Control and CCTV will be available 24 hours a day. Steel entry doors will be equipped with an electronic control access system and will be controlled by electric and electrical mechanical locks that create an audit trail. Staff access within the facility will be monitored by a keycard program that provides staggered levels of access to staff members. Only essential staff will be granted access to secure points within the facility, such as the vault and fulfillment area. Limited Access areas will be identified by clearly visible signs. Only designated staff, law enforcement and CCC regulatory agents will be allowed access to those areas. The perimeter will be amply lit, in compliance with the recommended standards of the Draft Outdoor Lighting Ordinance provided to the City Council by the City's Lighting Task Force, and surveillance signs will be posted.

☐ Law Enforcement and Public Safety Official Communication

KG Collective, LLC has contacted the Cambridge Police Department to discuss the development and implementation of its security systems. KG Collective, LLC will seek to maintain direct communication and an open-door policy with regards to all state and local law enforcement, public safety and public health agencies, including, but not limited to the CCC. This policy begins by notifying all such agencies of the presence of a Cannabis Retail Store, its security protocols and the intended operations. It continues by informing them of all on-going operations and educating them on various aspects of what the company does. This can include informing them about the products it handles, the purpose and locations of key functions in the facility, incident preparedness policies and procedures, emergency exits and assemblage locations, utility service shut off points, and emergency/post emergency contact information.

☐ On-Site Security Personnel

Dispensary security operations will be overseen by dedicated security agents who will be present on-site at all times during business operations. The duties of these agents are multifaceted and include monitoring and surveillance of the facility entrance and exit, perimeter inspections, and

working with WF staff to prevent adverse incidents from occurring. The agents 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. KG Collective, LLC will ensure that its security agents inform all customers that loitering. All identified violations of the Community Norms Agreement will be immediately reported.

▣ 24/7/365 Surveillance Cameras

A secured network of surveillance cameras will be strategically placed around the perimeter of the building and in every area inside the building where customers will be and where regulated products are handled. This includes all entrance and exit traps, the vestibule, the display floor, the sales and fulfillment areas, the inventory safe area, all back-office entrances, exits and corridors, and the entire delivery packaging/loading/unloading area. The building will be outfitted with 20 [twenty] high definition IR surveillance cameras that are connected to a secure video VLAN. All cameras will be stored for a minimum of ninety days. Surveillance cameras are enabled to pan, tilt, and zoom, and ability to see during both day and night (without additional lighting). Real-time remote monitors for Access Control and CCTV will be available 24 hours a day.

▣ Access Control System

An automated access control panel will control all access points in the facility. The system is strategically designed to enhance personal safety and prevent diversion and theft by limiting work area access to authorized personnel only and tracking activity throughout the facility. Only personnel that are essential to the operation of a given area will be allowed access to that area. All visitors must be logged in and out, and that log will be available for inspection by the CCC at all times. All visitor identification badges shall be returned to the security vestibule upon exit

▣ Alarm Systems

The facility will be equipped with two independent alarm systems on all perimeter entry points and perimeter windows. Two independent systems (access control/intrusion) will monitor the system 24 hours a day. The system provides redundant backup in the event that the primary system fails to function properly.

▣ Inventory Tracking and Control System

A comprehensive inventory tracking and control system is essential to the security of the facility. It allows KG Collective, LLC to maintain awareness and control over where products are at any given stage in the distribution process. KG Collective, LLC will utilize a fully integrated enterprise application software package that includes cultivation management, inventory management, cash management, and employee tracking, as well as a Point-of-Sale system. In addition to daily inventory tracking procedures, a monthly inventory count will be conducted by the entire Inventory Department to ensure absolute accuracy and accountability.

☐ Employee Training

Staff will be hired on a 3-month probationary status to start. They will participate in rigorous training by a 3rd party training organization and will be evaluated for suitability in a restricted-access, highly regulated retail environment. Training includes the employee handbook, reading materials, lectures by professionals, hands-on training and quizzes. Legal training will cover all State & Federal laws relating to cannabis and marijuana infused products. Legal obligations of licensed cannabis establishments will be emphasized. Topics will include the CCC rules and regulations, sexual harassment, interaction with law enforcement, and the rights and responsibilities of Economic Empowerment Applicants.

Medical training will include disabled rights and sensitivity, how to identify and interact with any individual having a medical emergency, the proper uses and benefits of cannabis use and appropriate warnings.

Sales staff will be trained in safe cannabis use and will be instructed to guard against pushing retail sales. The focus will be on assisting customers in making appropriate decisions about how best to choose the type of cannabis that is right for them. Staff will be provided with ongoing training in product information as well as general service philosophy.

In addition to its focus on safety, security training will include acceptable currency identification, warning signs of possible diversion to the illegal market, lock and alarm procedures, perimeter and entrance control, robbery response techniques, conflict resolution techniques and diversion detection techniques.

☐ Operations

KG Collective, LLC anticipates operating a Cannabis Retail Store between the hours of 10:00 AM –8:00 PM, subject to the approval of the Planning Board.

☐ Careers

KG Collective, LLC anticipates hiring 20 employees for full and part-time positions. Employees will receive a salary, benefits, and substantial training. Because KG Collective, LLC is a certified Economic Empowerment Applicant, it will hire 75% of its employees that reside in areas of disproportionate impact by the first day of business, and at least 51% of its employees will have drug-related CORI but are otherwise employable in a cannabis-related enterprise. KG Collective, LLC will prioritize hiring local Cambridge residents, specifically Corcoran Park residents.

☐ Trash Management

Any trash containing cannabis or marijuana infused products is required to be stored securely on site within the facility vault. The products will be transported back to the cultivation facility from which they were purchased wholesale and where they may be safely destroyed. A minimal amount of business-related waste will be generated from the facility and disposed of by commercial trash pickup.

▣ Deliveries

Product deliveries will occur between two and three times each week in unmarked sprinter vans. There will be no advertising, markings, or branding indicating that the vehicle is being used to transport cannabis. Routes and times used for the transportation of cannabis and marijuana infused products are randomized. Cannabis and marijuana infused products will be transported in secure, locked storage compartments that are an after-market modification made to the transport vehicle so that the cannabis and marijuana infused products cannot be easily removed. At least two agents will staff vehicles transporting cannabis. One agent will remain in the vehicle at all times, and the other will be accompanied by a designated KG Collective, LLC staff member into the facility and within the vault where the inventory will take place. An armored car service will pick up cash as needed each week. At no time shall a transport vehicle stop or park on Mt. Auburn Street, or on any other public street, in a way that blocks emergency vehicle access or unreasonably impedes the flow of vehicle, pedestrian or bicycle travel. See the Logistics Plan prepared by Vanasse & Associates, Inc. and attached hereto as Exhibit A, in response to 11.804 (e) for additional detail.

▣ Payment Processing and Cash Handling

KG Collective, LLC has established a business banking relationship with a well-known financial institution and will accept cash and debit cards. Like any such business, KG Collective, LLC 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 collection will occur on a timely basis to ensure that no more cash than is necessary for the ordinary course of business is kept on site.

▣ Traffic and Parking

KG Collective, LLC does not propose adding any off-street parking and seeks a small business exemption based on the zoning criteria for this specific location.

Pursuant to Article 6.000, the minimum off-street parking for this use in the Business BA-1 (BA-1) district is 1 space per 1,000 square feet, or 3 spaces for this 3,991 square foot (i.e. sales floor and basement) use at 701-703b Mt. Auburn St. Per 7 Article 6.000, 6.35.1, and Section 6.32.1, Small Business, parking and loading requirements shall be waived for any nonresidential use in a business district if such use would require four (4) or fewer spaces.

Nonetheless, despite the ready availability of existing on-street metered parking in front of the proposed location, KG Collective, LLC has taken great care to develop operational procedures to ensure that customer visits are short in duration and will not result in queuing or other congestion to enter or exit the facility. Operational procedures will be adjusted as needed to ensure optimal function of the facility. When possible, consultations will be scheduled during off-peak hours. If necessary, KG Collective, LLC will use an on-line appointment scheduling system. There will be no employee parking in the front of the building.

Please see the enclosed Transportation Logistics Plan prepared by Vanasse & Associates, Inc. attached hereto as Exhibit A.

Further, KG Collective, LLC will undertake the following proactive traffic mitigation efforts:

- Provide 100% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a pro-rated incentive for any part-time employees;
- Construct a new fenced, platform for a bicycle rack on the western side of the building to provide free bicycle parking and storage for employees to suffice as a long-term bicycle parking solution. The storage unit will contain 8 bicycle storing spaces.
- Provide lockers in the break room for employees that walk or bike to work;
- Compile and provide to all employees, including during employee orientation, up to date transportation information explaining all commuter options;
- Provide customers with information regarding transportation options to access the facility, including the various metered public parking spaces and public transportation options that are in approximation to the location;
- Provide and maintain information on the Applicant's website and other distributed material on how to access the facility by all modes of transportation, with an emphasis on non-automobile modes;
- Participate in transportation-related training offered by the City of Cambridge or a local Transportation Management Association; or
- Designate a Transportation Coordinator to develop and manage the implementation of a Transportation Demand Management plan.

▣ Personnel Policies

KG Collective, LLC, as previously stated, is a certified Economic Empowerment Applicant. This certification requires that 75% of its employees will reside in areas of disproportionate impact by the first day of business, and at least 51% of its employees will have drug-related CORI but are otherwise employable in a cannabis-related enterprise.

Clearly defined and reinforced personnel policies will contribute to a consistently safe, focused work environment, staffed by a competent team. Adherence to proper safety protocols and adequate oversight of information will be the foundation of all personnel policies. KG Collective, LLC is dedicated to a series of competitive pay structures, opportunities for advancement, and merit-based bonuses, and will provide employees with a highly competitive benefits package. KG Collective, LLC will not discriminate against current or potential employees based on race, color, religious creed, national origin, sex, gender identity, sexual orientation, genetic information, or ancestry of any individual, refuse to hire or employ or to bar or to discharge from employment such individual or to discriminate against such individual in compensation or in terms, conditions or privileges of employment, unless based upon a bona fide occupational qualification. KG Collective, LLC anticipates hiring 20 employees for full and part-time positions and will provide preferential hiring to Cambridge residents.

▣ Customer Education

Consumer education is a top priority for KG Collective, LLC and will be a central theme evident throughout its Cannabis Retail Store. Educational support will be provided on a one-to-one basis beginning with the first customer visit with the goal of establishing a long-term relationship. KG Collective, LLC employees will be trained to listen attentively and provide auditory and visual educational instructions. All customers will be given printed as well as access to online information including scientific research related to cannabis use, how to promote an overall healthy lifestyle, the safest and most effective means of ingesting cannabis, and booklets and materials on a number of conditions, ailments, cannabis strains and products, and effects when ingested.

All customers will be required to review and sign a Community Norms Agreement, in which they certify that they understand that the ability to utilize any KG Collective, LLC facility is contingent on respect for the surrounding neighborhood. KG Collective, LLC will provide online access and print booklets to a family of appropriate materials. Website and booklets will be available in multiple languages.

Distribution of Educational Materials will be as follows:

First Visit: Customers visiting the Retail Cannabis Store for the first time will go through a simple, expeditious intake process where they receive a primer on regulations surrounding cannabis; how to safely consume, store, and transport their product; and information regarding strains, dosage, and desired effects. All customers will be required to review and sign a Community Norms Agreement, in which they certify that they understand that the ability to utilize a KG Collective, LLC store is contingent on respect for the surrounding neighborhood. Public consumption, diversion, queuing, loitering, and other behaviors are not tolerated and practicing them will result in an immediate ban from all KG Collective, LLC facilities.

Visual Materials: KG Collective, LLC will display a variety of educational materials. Flyers, pamphlets, and other materials will be available throughout the sales floor. There will also be signage proximate to point-of-sale terminals reminding customers about the consequences of product diversion.

Auditory Reminders: KG Collective, LLC employees will receive ample training about effective educational tools that can be used during transactions. Employees will educate customers at the point of sale about how to safely store, consume, and transport their product in a friendly, approachable manner.

Takeaway Material: Product safety guides and general informational material developed by the CCC will be placed in each and every bag to ensure customers have access to safety materials when they intend to utilize the product.

- ☐ **(b) Context Map: A map identifying, at a minimum, the location of the proposed establishment, the locations of all other Cannabis Uses in the vicinity, the locations of all public or private schools providing education in kindergarten or any grades one through 12, and the locations of all children’s playgrounds, youth athletic fields,**

or other youth recreation facilities, with measured distances provided to demonstrate whether the location complies with the standards of Section 11.803 above.

Please see enclosed Context Maps prepared by Jose Guzman of Artios Architects. and attached hereto as Exhibit B. The Context Maps identify a 300 foot and 1,800-foot buffer zone around 701-703b Mt. Auburn Street.

The site is located over 1000 feet away from the Daniel A. Haggerty Elementary School on Cushing Street. The distance is well over 3x the required distance listed in the ordinance for distance away from a pre-existing public or private school.

KG Collective, LLC submits that the proposed Cannabis Retail Store is sufficiently separated from the Daniel A. Haggerty School based on the actual distance from the school's property line to the proposed cannabis location property line. The proposed Cannabis Retail Store is physically remote from the Daniel A. Haggerty School and its entrance is distant from the entrance and expected operations and all business activity occurs within the secure walls of the Cannabis Retail Store. KG Collective, LLC further submits that its proposed operation of a Cannabis Retail Store at this location will not cause any adverse effect to the school because its anticipated peak business hours, and the hours of operation of the school, do not overlap. Nearly all of the activity associated with the proposed Cannabis Retail Store will occur inside the physical location at 701-703b Mt. Auburn Street.

There are no other children's playgrounds, youth athletic fields or other youth recreation facilities within 300 feet of the property. KG Collective, LLC ultimately complies with the standards of Section 11.803.

- ☐ (c) Site Plan: A plan or plans depicting all existing and proposed development on the property, including the dimensions of the building, the detailed layout of automobile and bicycle parking, the location of pedestrian, bicycle and vehicular points of access and egress, the location and design of all loading, refuse and service facilities, the location, type and direction of all outdoor lighting on the site, and any landscape design.**

Please see the enclosed Site Plan prepared by Jose Guzman of Artios Architects attached hereto as Exhibit C.

- ☐ (d) Building Elevations and Signage: Architectural drawings of all exterior building facades and all proposed signage, specifying materials and colors to be used. Perspective drawings and illustrations of the site from public ways and abutting properties are recommended but not required.**

Please see the enclosed building renderings and signage prepared by Jose Guzman of Artios Architects attached hereto as Exhibit D.

- ☐ (e) **Logistics Plan: A plan identifying the on-site or off-site locations where deliveries and loading functions will take place and a narrative describing how deliveries to the site, loading and other service functions will be conducted, as well as a plan and narrative identifying the transportation options for customers and employees, including public transportation services, on-site and off-site parking facilities, and bicycle facilities.**

Please see the enclosed Transportation Logistics Plan prepared by Vanasse & Associates attached hereto as Exhibit A.

- ☐ (f) **License or Registration Materials: Copies of all materials submitted to applicable state and local agencies for the purpose of licensing and/or registration, and any certification or license issued by any such agency, excluding any information required by law to be kept confidential.**

Please see the enclosed documentation submitted to the Cannabis Control Commission, attached hereto as Exhibit E. Please also see CCC license number EE201965, granted to KG Collective, LLC on May 22, 2018, attached hereto as Exhibit F.

- ☐ (g) **Host Community Agreement: A narrative describing progress that has been made at the time of application toward establishing a host community agreement with the City of Cambridge.**

KG Collective, LLC has initiated communications with the Office of the City Manager to determine the time frame for negotiation of the terms of a Community Host Agreement.

Requested Special Permit Relief per 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.**

KG Collective, LLC does not propose adding any off-street parking and seeks a small business exemption, based on zoning requirements.

Pursuant to Article 6.000, the minimum off-street parking for this use in the Business BA-1 (BA-1) district is 1 space per 1,000 square feet, or 3 spaces for this 3,991 square foot use at 701-703b Mt. Auburn St. Per 7 Article 6.000, 6.35.1, and Section 6.32.1, Small Business,

parking and loading requirements shall be waived for any nonresidential use in a business district if such use would require four (4) or fewer spaces.

Nonetheless, despite the ready availability of existing on-street metered parking in front of the proposed location and on Belmont St., the proximity to public transportation, access to public bike storage spaces and twenty-two Blue Bikes stations, the KG Collective, LLC has taken great care to develop operational procedures to ensure that customer visits are short in duration and will not result in overt queuing or other congestion to enter or exit the facility. Operational procedures will be adjusted as needed to ensure optimal function of the facility. When possible, consultations will be scheduled during off-peak hours. If necessary, KG Collective, LLC will use an on-line appointment scheduling system. There will be no employee parking in the front of the building.

Please see the enclosed Transportation Logistics Plan prepared by Vanasse & Associates attached hereto as Exhibit A.

Further, KG Collective, LLC will undertake the following proactive traffic mitigation efforts:

- Provide 100% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a pro-rated incentive for any part-time employees;
- Construct a new fenced, platform for a bicycle rack on the western side of the building to provide free bicycle parking and storage for employees to suffice as a long-term bicycle parking solution. The storage unit will contain 8 bicycle storing spaces.
- Provide lockers in the break room for employees that walk or bike to work;
- Compile and provide to all employees, including during employee orientation, up to date transportation information explaining all commuter options;
- Provide customers with information regarding transportation options to access the facility, including the various metered public parking spaces and public transportation options that are in approximation to the location;
- Provide and maintain information on the Applicant's website and other distributed material on how to access the facility by all modes of transportation, with an emphasis on non-automobile modes;
- Participate in transportation-related training offered by the City of Cambridge or a local Transportation Management Association; or
- Designate a Transportation Coordinator to develop and manage the implementation of a Transportation Demand Management plan.

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

The on-site loading area is located in the front of the parking area, in front of the property at 703b Mt. Auburn Street. Product deliveries will occur three times per week at randomized times and will consist of a single sprinter van arriving in the front. The sprinter van will park in the designated loading zone and remain there for approximately 15 minutes or less. The product will be physically carried into the store in a non-descript plastic bin through the 703b Mt. Auburn

Street entrance—a separate entrance from the 701 Mt. Auburn Street main customer entrance. The 703b Mt. Auburn Street entrance is secured with two key card bypass entryways. The first is at the door on the ground level floor. After walking down the stairs, another door will be suited with a key card entry system to allow delivery agents in. While the product is carried from the sprinter van to the store, the driver will remain in the van. The registered marijuana agent that hand delivers the product to the on-site manager of the KG Collective, LLC facility is responsible for executing the manifold, participating in the inventory and communicating with the cultivation center that the delivery has been completed. Other than parking in the designated loading zone and walking into the facility, all loading activity occurs within the facility itself.

As stated above, all marijuana or marijuana infused products that are waste must be stored on-site and returned to the cultivation center for proper disposal. KG Collective, LLC anticipates refuse produced by this use to be extremely minor.

- **(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 building construction and proposed use are consistent with the Urban Design Objectives outlined and set forth in Section 19.30.

KG Collective, LLC has invested considerable time and resources to design a boutique Cannabis Retail Store with design elements that will reflect the unique charm of the Strawberry Hill neighborhood. KG Collective, LLC believes that this facility will complement and improve the aesthetics of the surrounding neighborhood. The design will shield from the public view the entirety of the sales area and regulated material, while also engaging the community with art displays that will be visible through the existing clear glass windows on the front façade. The proposed lighting and security measures will be sensitively placed, in compliance with the recommended standards of the Draft Outdoor Lighting Ordinance provided to the City Council by the City’s Lighting Task Force, to provide a safe yet unobtrusive means of surveillance for the appropriate and most sensitive portions of the building and building sites. In addition, the design and use of the proposed facility will be consistent with and maintain the form and character desirable for the Strawberry Hill neighborhood.

- **(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.**

Because KG Collective, LLC is a locally owned and operated cannabis company (The management team of Michael Pires and Marcus Johnson-Smith, were all born and raised in Cambridge, all attended and graduated from the Cambridge Public Schools, and are Cambridge residents) there is an intimate understanding of the special character and important vibrancy of

the Strawberry Hill Community. KG Collective, LLC recognizes the need to create a street façade that engages the sidewalk, encourages interaction, and enhances the pedestrian corridor along Mt. Auburn Street. Accordingly, KG Collective, LLC has designed a secure intake area that is located immediately inside the facility once entering the doors. Looking through the clear glass windows on Mt. Auburn Street, pedestrians and other onlookers will see a display of local, rotating photographic artwork that celebrates the charm of the Strawberry Hill Community. This display will be visible through an “art wall” positioned behind the glass while obscuring the inside of the sales floor. The rotating, photographic artwork will be lightly lit and will be displayed in a way to attract the attention of the pedestrian. In the retail sales area, cannabis products will be displayed on a secure wall behind the registers, as noted on the floorplan. There will be a movable wall (not interfering with the closest register #6 indicated on the floor plan) that will host the artwork but also separate the window viewing area outside from the sales floor inside. The proposed alterations to the property are shown on the plans attached hereto and incorporated herein by reference.

- (e) If the proposed Cannabis Retail Store or Cannabis Production Facility is not proposed to include a Medical Marijuana 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 Marijuana Program in obtaining services under that program.**

KG Collective, LLC will provide whatever assistance that it may lawfully provide to assist qualifying patients in Cambridge to access services through the Medical Use of Marijuana Program.

Requested Special Permit Relief per 10.43

Pursuant to section 10.43 of the Cambridge Zoning Ordinance, special permits will normally be granted where provisions of this ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public good because:

- a. It appears that requirement of this Ordinance cannot or will not be met.**

With the requested Special Permit, the Project will meet all requirements of the Ordinance.

- b. Traffic generated and or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character.**

KG Collective, LLC submits that its proposed use of this property will not disturb the existing right of way, pedestrian access, and will not cause a serious hazard to vehicle or pedestrian traffic. Traffic generated and patterns of access will not cause congestion or substantial change in the established neighborhood character. Strawberry Hill is a quaint neighborhood that borders Huron Village and also intersects the towns of Watertown and Belmont. The proposed cannabis retail dispensary is located in a mixed residential and business use area that includes restaurants, retail, and small office businesses. KG Collective, LLC proposed Cannabis Retail Store will be

designed, constructed and operated to be consistent with both the established and emerging character of the neighborhood.

The entire retail space will occupy 3,991 square feet, with a portion of that dedicated to display photographic artwork to be on rotation quarterly, that celebrates the distinctive character of the community and highlights the diversity of its members. The entry area will allow customers to quickly enter the facility and will prevent any loitering outside the facility (which will be strongly discouraged). After valid government issued photographic identification is produced and verified by a trained staff member, customers will pass through a secure door into the intake area that leads to the retail floor. Customers will be fully inside the facility while being educated about the cannabis product lines from staff members and printed and digital material. Educational and instructional materials will be available as well as info on restrictions on public consumption, dosage, abuse and resources for help. This information will be distributed on digital screens in the store and on printed material.

This site is approximately 100 steps from the 73 & 71 MBTA Bus stop that routes inbound to Harvard Square MBTA Red Line Station, and Waverly and Watertown Square, respectively. To mitigate traffic, pedestrian and other non-automobile transpiration will be highly encouraged on the website and other compliant marketing and promotional activities. The 72 MBTA Bus is also within a 2-minute walking distance, that routes inbound to Harvard Square MBTA Red Line Station. There is one 12-bike Blue Bike Stations within a 30 second walk directly in front of the Star Market Supermarket, on Mt. Auburn St. Although KG Collective, LLC expects that most customers will walk or use other non-automobile modes of transport, Mt. Auburn Street provides on-street metered parking directly in front of the retail location with 15 spaces and allows 2-hour parking for \$1.25 per hour between 8:00 a.m. and 6:00 p.m. and several 2 hour parking options on Belmont St., all within a one minute walk to the 701-703b Mt. Auburn St. location. For additional information regarding transportation impacts, see the Transportation Logistics Plan prepared by Vanasse & Associates and attached hereto as Exhibit A.

☐ c. The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or

The proposed use is retail only, with an emphasis on cannabis retail sales and education. It will not adversely affect the nature of the abutting businesses and the dispensary frontage is limited so that the screening requirements of the Cannabis Control Commission (the “CCC”) and will not negatively impact the active street scape. In compliance with CCC regulations no Cannabis related product or material will be visible from public way therefore ensuring no product will be visible to the front area and will disrupt the frontage and character of the facility. KG Collective, LLC is a locally owned cannabis company that has been certified as an Economic Empowerment Applicant, with members who’ve spent their childhoods at Strawberry Hill public schools and youth centers. The ownership team is committed to setting the standard for operational excellence and maintain the quality and character of the neighborhood. There are no applicable adjacent uses that will be developed or adversely affect the nature of the proposed use. There will be no packaging, repackaging, cultivation or processing activities (other than processing prepackaged inventory) of any type occurring at this site. The abutting businesses and

neighborhood members have offered their full support of the project and have agreed to enroll in a small business que system program that encourages patrons of the dispensary to patron the abutting business as they wait for dispensary products, when applicable.

☐ d. Nuisance or hazard would 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, or

KG Collective, LLC does not predict an increase in nuisance or hazard to the community that will be created as a result of a cannabis retail store opening that will affect the health, safety, or welfare of the occupant of the proposed use or the citizens of the City of Cambridge. In November of 2016, nearly 80% of Cambridge voters approved Question 4, the ballot initiative to legalize the adult use of marijuana. In July of 2017, Chapter 55 of the Acts of 2017, An Act to Ensure Safe Access to Marijuana, was adopted with requirements that people from communities that have been disproportionately harmed by marijuana law enforcement are prioritized in the new legal marijuana industry. These programs were developed in responses to evidence which demonstrates that certain populations, particularly Black and Latinos, have been disproportionately impacted by high rates of arrest and incarceration for marijuana and other drug crimes as a result of state and federal drug policy. Criminalization has had long-term ill effects, not only on the individuals arrested and incarcerated, but on their families and communities. Although Cambridge was not one of the 29 cities designated as an area of disproportionate impact, the city has established a regulatory scheme that prioritizes Economic Empowerment Applicants such as the KG Collective, LLC. Moreover, since Cambridge first adopted its zoning in 2013, a vast majority of all city officials, department heads, community activists and elected officials have devoted an extraordinary amount of time, effort, and thought to developing standards to apply to this emerging industry in Cambridge.

☐ e. For other 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, and;

The proposed KG Collective, LLC Cannabis Retail Store will not impair the integrity of the District or the adjoining District because it is located within the designated zoning area, Business Area One (BA-1), and its use will not be apparent to the public way. Additionally, the design plan allows for patrons to quickly and safely enter the facility and remain in sales area until their transaction is processed. From the outside, the windows will provide an opportunity to display photographic artwork that will celebrate the dynamism of the Strawberry Hill community in Cambridge. The exterior windows will remain clear glass, although the door will be moved and repositioned from its existing location to the east of the building, creating a design element that will enhance the pedestrian corridor along Mt. Auburn Street by offering an appealing facade with the rest of the streetscape of Mt. Auburn Street. The overall security plan provides a proven approach to safe and efficient entry and egress and establishes significant deterrent measures to prevent any noticeable nuisances associated with this emerging industry from occurring.

☐ f. The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30

The building construction and proposed use are consistent with the Urban Design Objectives and set forth in Section 19.30.

KG Collective, LLC has invested time and resources to design a unique boutique Cannabis Retail Store with design elements that will reflect the character of the Strawberry Hill neighborhood and the businesses along the Mt. Auburn St. corridor. KG Collective, LLC believes that this facility will complement and improve the aesthetics of the surrounding neighborhood. The design will shield from the public view the entirety of the sales area and regulated material, while also engaging the community with rotating photographic art displays that will be visible through new clear glass windows on the front facade. The exterior façade will be renovated, with new wood slats over metal framing, new lighting fixtures, security cameras, a double glass door and new signage as well and sure not to interfere with the abutting businesses. The proposed lighting and security measures will be sensitively placed, in compliance with the recommended standards of the Draft Outdoor Lighting Ordinance provided to the City Council by the City's Lighting Task Force, to provide a safe yet unobtrusive means of surveillance for the appropriate and most sensitive portions of the building and building sites. In addition, the design and use of the proposed facility will be consistent with and maintain the form and character desirable for the Strawberry Hill neighborhood.

Community Engagement Summary

Beginning in January 2019, through the present time, The KG Collective, LLC. has been engaged in a variety of outreach activities in the community surrounding its proposed location at 701-703b Mt. Auburn Street. The following list and narrative summarize these activities.

The KG Collective, LLC began by meeting with a number of neighborhood leaders and association groups to present our proposal, answer questions and address concerns raised by community members. At these meetings The KG Collective, LLC made a presentation that included information about the site, a summary of the existing location and immediate area, and photographs of the site and abutting properties. The KG Collective, LLC also gave information about its proposed operational model, background on the Cannabis Regulations administered by the Massachusetts Cannabis Control Commission, and details descriptions of proposed operational procedures. The presentation is attached.

The KG Collective, LLC met with the following groups:

Corcoran Park Tenants Association

November 21st, 2018

Linda Montgomery

In Person Meeting

Fresh Pond Alliance

November 29, 2018

Ann Sweeney

Phone Conversation

Fayerweather Street School Home

December 5, 2018

Community Group Meeting

Official Community Outreach Meeting

February 7th, 2019

VFW Post, 688 Huron Avenue

Community Presentation

Outreach Activities

In addition to the community association meetings, The KG Collective, LLC personnel canvassed the abutting businesses and residents on all adjacent streets on February 1st, 2019. The KG Collective, LLC personnel went door-to-door throughout the area of the map below and introduced the organization and spoke about The KG Collective, LLC planned operations.

Community Education Meeting

The KG Collective, LLC also held a Community Education Meeting on February 7, 2019. The meeting was attended by close to 40 area residents. The KG Collective, LLC discussed its plans for the site, reviewed the existing location and immediate area, and talked about the impacts that The KG Collective, LLC would have on the immediate area. The KG Collective, LLC again gave information about its proposed operational model, background on the Adult Use Cannabis regulations administered by the Massachusetts Cannabis Control Commission and details descriptions of proposed operational procedures and overall facility operations. The meeting was noticed in the Cambridge Chronicle online version and print versions and an email and certified mail was sent to all of the neighborhood groups and associations.

Neighborhood Concerns and Issues

Several concerns were raised at a number of meetings with the community. Firstly, people were very interested with how the dispensary would operate. We detailed operational procedures such as (1) all customers must display a state/government issued ID card to gain access to the facility; (2) The KG Collective, LLC would maintain a security guard on the premises during business hours; (3) the facility will include a vestibule area where customers can wait inside the facility; (4) the entire flow of people through the facility is tightly controlled and monitored; (5) inventory is tracked in a very precise manner so as to prevent any diversion of cannabis products; (6) customers are given educational materials about how to administer and store their medicine; (7) minors are never allowed into the facility.

Additionally, we discussed how The KG Collective, LLC will aggressively promote transit accessibility, walkability and bike ability for both staff and patients. With the Red Line service available in Harvard squares as well as with the many bus routes and services described earlier, emphasis will be placed on using these alternatives instead of driving to the site. Specific mitigation items that The KG Collective, LLC intends to implement include:

- Encouraging carpooling and use of ridesharing services (such as Uber, Lyft) for staff. This would be beneficial because it would reduce the demand for staff parking.
- Provision of transit subsidies for MBTA passes for staff to further encourage transit usage.
- Providing transportation options information as part of the new hire onboarding process.
- Working with your landlord and neighboring businesses to schedule/manage deliveries to minimize conflicts.
- Promotion of Hubway/Citi Blue Bikes shared bike accessibility.

- Provision of lockers on site for staff (to help address the needs for those who bike) •
- Probably most importantly, The KG Collective, LLC website will promote transit accessibility for patients. Further, The KG Collective, LLC advertising will promote transit accessibility for patients.

Other questions related to operation of the facility, security, efficacy of packaging and delivery and the Cannabis Control Commission oversight and rules and regulations.

MEMORANDUM

TO: Mr. Michael Pires
The KG Collective LLC
1536 Tremont Street
Boston, MA 02120

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

DATE: January 16, 2020

RE: 8421

SUBJECT: Transportation Logistics Plan
Proposed Retail Marijuana Dispensary – 701-703B Mount Auburn Street
Cambridge, Massachusetts

Vanasse & Associates, Inc. (VAI) has conducted a Transportation Logistics Plan in order to determine potential impacts associated with the proposed retail marijuana dispensary to be located at 701-703B Mount Auburn 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 proposed project will consist of 3,668 sf retail marijuana dispensary with six (6) registers. The facility will be opened seven days a week Monday through Sunday from 10:00 AM to 8:00 PM. 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 November 2019. Parking supply and loading zones were inventoried within a 500-foot radius of the site as can be seen on Figure 2. Public transit options and pedestrian and bicycle facilities were inventoried within a quarter mile radius around the site as can be seen on Figure 3.



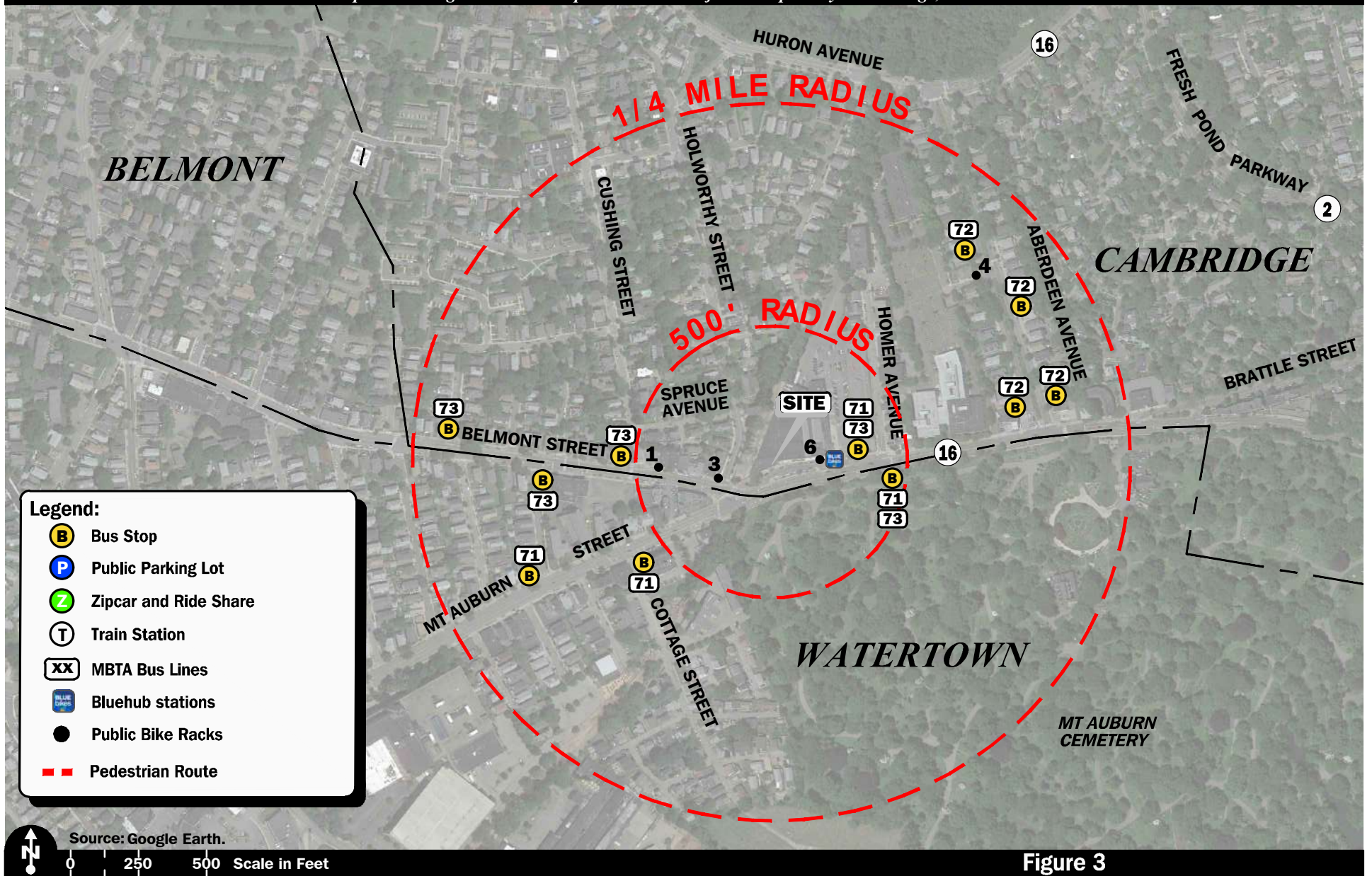


Figure 3

Public Transportation Services

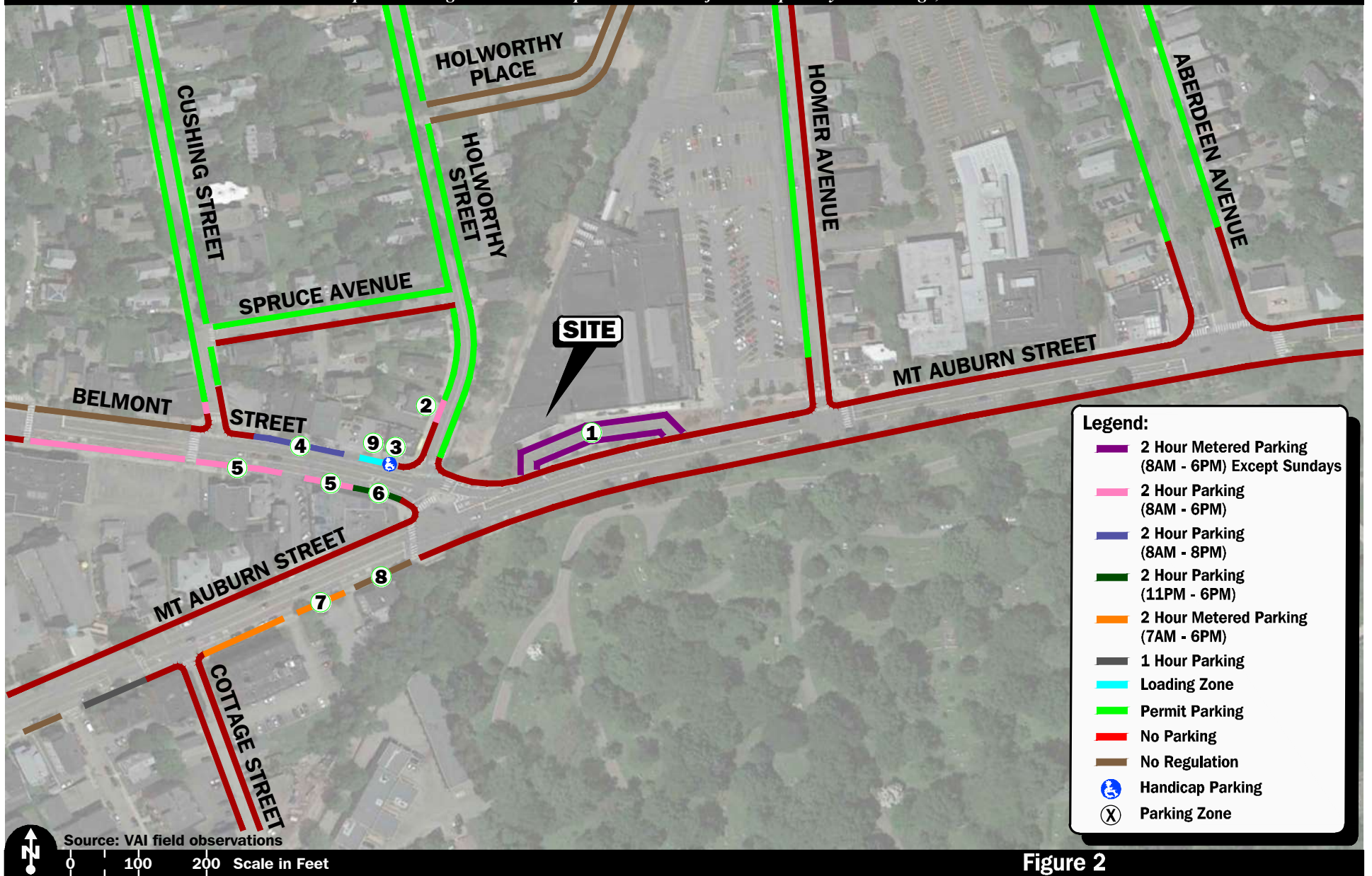
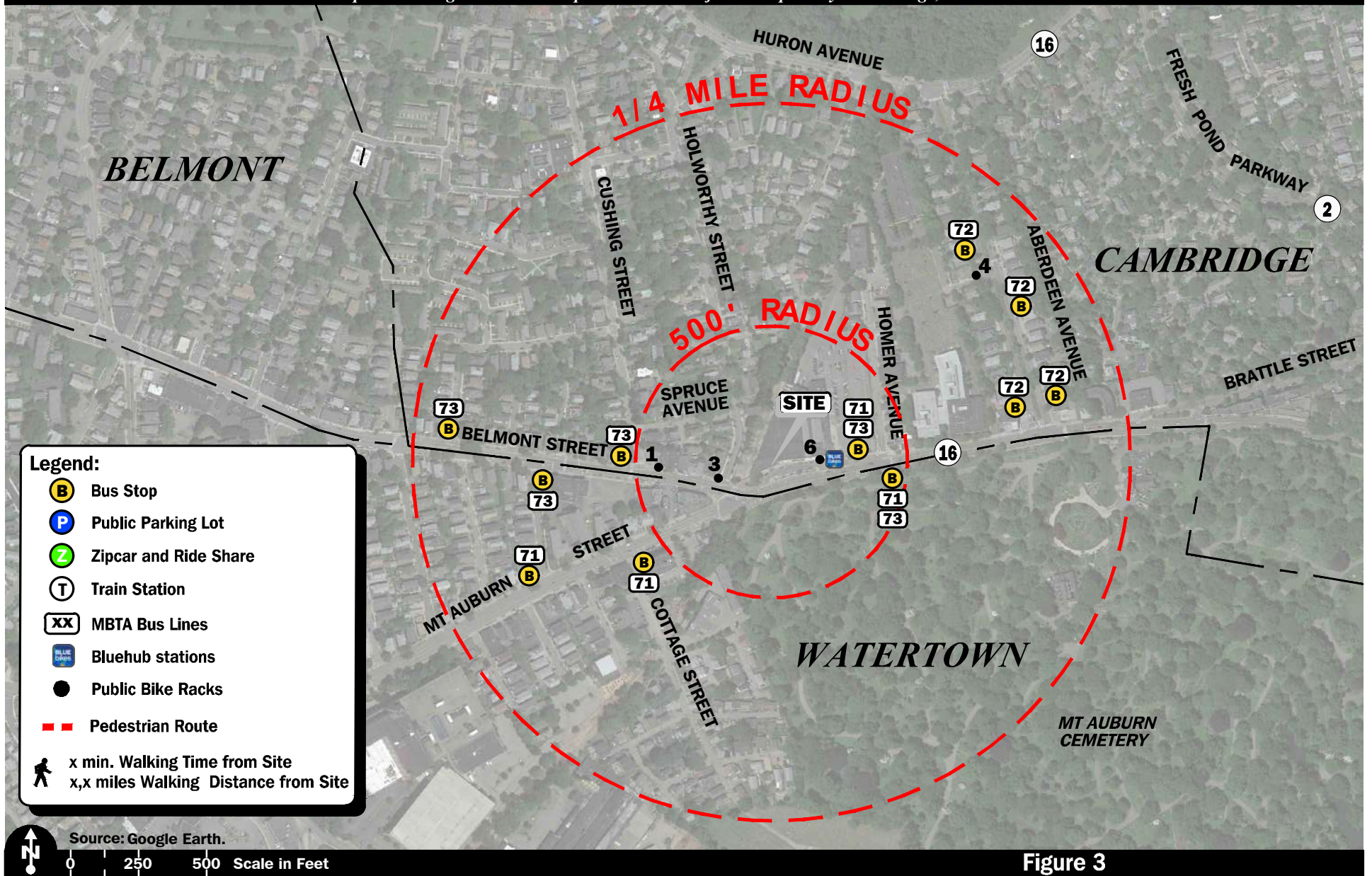


Figure 2
Existing Parking Inventory



Legend:

- Bus Stop
- Public Parking Lot
- Zipcar and Ride Share
- Train Station
- MBTA Bus Lines
- Bluehub stations
- Public Bike Racks
- Pedestrian Route
- x min. Walking Time from Site
- x,x miles Walking Distance from Site

Source: Google Earth.
 0 250 500 Scale in Feet

Figure 3
Public Transportation Services



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Pedestrian and Bicycle Facilities

The project site is conveniently located in a walkable pedestrian-friendly area and will be accessed by customers at the store entrance onto Mount Auburn Street. Within the study area, sidewalks are provided along both sides of all streets with painted crosswalks provided at the intersections. Available public transit and bike facilities/stations are provided within less than a 5 minute walk.

Public Transportation Services

Public transportation services are provided, within the study area, by the Massachusetts Bay Transportation Authority (MBTA). The project site is located near bus stops for four MBTA bus routes. As such, a portion of employees and customers will utilize public transportation to access the site. The bus routes within the study are depicted on Figure 4 and summarized in Table 1.

**Table 1
MBTA BUS SERVICE SUMMARY**

Service	Stop Closest to Site	Distance from Site	Walking Time from Site	Weekday		Saturday		Sunday	
				Hours of Operation	Headway ^a (minutes)	Hours of Operation	Headway (minutes)	Hours of Operation	Headway (minutes)
Bus Route 71: Watertown Square – Harvard Station	Mt. Auburn St. at Homer Ave.	300 feet East	1 minute	4:51 AM – 1:40 AM	8	4:59 AM – 1:36 AM	12-15	6:33 AM – 12:54 AM	20
Bus Route 72: Aberdeen Ave – Harvard Station	Aberdeen Ave. at Mt. Auburn St.	0.2 miles East	2 minutes	5:02 AM – 11:38 PM	8-20	5:20 AM – 7:04 PM	32	No Sunday Service	
Bus Route 73: Waverley Square – Harvard Station	Mt. Auburn St. at Homer Ave.	300 feet East	1 minute	4:48 AM – 1:41 AM	6-9	4:50 AM – 1:30 AM	12-13	6:28 AM – 1:17 AM	20
Bus Route 75: Belmont Center – Harvard Station	Huron Ave. at Park Ave.	0.4 miles North	8 minute	6:10 AM – 10:20 PM	50-90	5:45 AM – 1:38 AM	60	6:20 AM – 10:18 PM	44-46

^aPeak Hour Headway

Parking and Loading Availability

The Project proposes patrons to use nearby existing public parking. In order to determine the availability of parking spaces, a parking supply/demand survey was conducted within 500-foot around the site. The survey was conducted in November 2019 and consists of an inventory of on-street parking coded by regulation (e.g., metered 2-hour parking, resident permit only parking, handicap parking spaces, loading zones, etc.). 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 summarize the parking supply and demand observations for the available costumers parking with parking regulations depicted on Figure 2



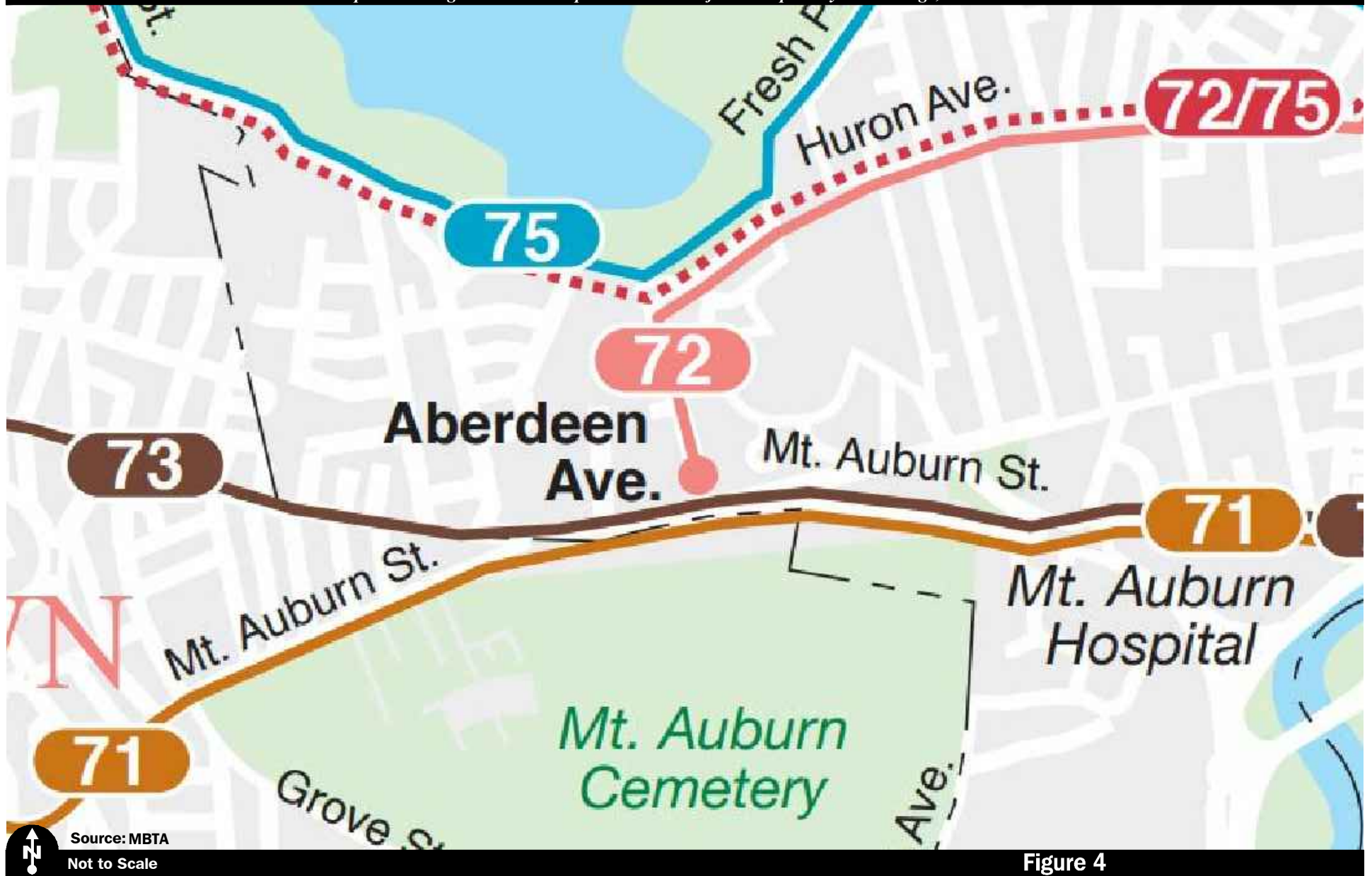


Figure 4

Bus and Train Routes

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

		Wednesday 11/21/19					Saturday, 11/23/19			
Zone	Supply	10:00 AM	12:00 PM	3:00 PM	5:00 PM	7:00 PM	12:00 PM	3:00 PM	7:00 PM	
1	15	10	10	8	7	12	14	15	10	
2	3	2	2	3	3	1	3	3	0	
3	1	0	1	1	0	0	0	0	0	
4	5	4	5	5	5	0	5	5	3	
5	8	8	8	7	6	6	8	5	7	
6	3	2	2	2	2	2	3	3	3	
7	3	1	2	3	3	3	3	2	3	
8	4	2	4	4	2	3	4	4	4	
9	1	0	1	0	0	0	0	0	0	
Total	43	29	35	33	28	27	40	37	30	

As shown in Table 2, the peak hour demand during a typical weekday occurs at 12:00 PM when 8 spaces were vacant and the peak hour demand during a typical Saturday occur at 12:00 PM when 3 spaces were vacant.

All loading delivers will be handled on-street in front of the Site. The Applicant will attempt schedule delivery times to avoid undue congestion although for security reasons required by the CCC the specific delivery times and dates will vary and will need to be kept confidential.

PROJECT-GENERATED TRAFFIC

Peak hour observations of pedestrian traffic was conducted at the Neta Brookline Cannabis 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 Brookline, the estimate opening condition trip-generation is presented on Table 3 with background calculations contained in the Appendix. These estimates assume unconstrained conditions and not appointment only.

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.



Table 3
TRIP GENERATION SUMMARY

Time Period/Direction	Person Trips							Total Automobile Trips ^b
	Proposed Cannabis Dispensary (6 Registers) ^a	Drive Alone Trips (41%)	Ridesharing Trips (13%)	Transit Trips (16%)	Pedestrian Trips (19%)	Bicycle Trips (6%)	Other Trips (5%)	
<i>Weekday Evening Peak Hour:</i>								
Entering	102	42	14	16	19	6	5	53
<u>Exiting</u>	<u>102</u>	<u>42</u>	<u>14</u>	<u>16</u>	<u>19</u>	<u>6</u>	<u>5</u>	<u>53</u>
Total	204	84	28	32	38	12	10	106
<i>Saturday Midday Peak Hour:</i>								
Entering	78	32	10	12	15	5	4	40
<u>Exiting</u>	<u>78</u>	<u>32</u>	<u>10</u>	<u>12</u>	<u>15</u>	<u>5</u>	<u>4</u>	<u>40</u>
Total	156	64	20	24	30	10	8	80

^aBased on costumer counts conducted at the Existing Cannabis Dispensary in Brookline June 19. Weekday evening peak hour rate = 16.9 costumes per register. Saturday midday peak hour rate = 12.95 costumes per register.

^bDrive-alone plus rideshare person trips divided by vehicle occupancy ratio of 1.06 persons per vehicle per American Community Survey 2017 5-year estimates for U.S. Census Tract 3543.



Project-Generated Traffic Volume Summary

As can be seen in Table 3, the cannabis dispensary (no appointments) is predicted to generate approximately 106 vehicle trips (53 vehicles entering and 53 exiting) expected during the weekday evening peak-hour, and 80 vehicle trips (40 vehicles entering and 40 exiting) expected during the Saturday midday peak hour. It should be noted that at least 40 percent of the costumers peak hour trips will be transit, pedestrian and bicycle trips. It is important to note that these estimates are conservatively high and given the area constrained parking supply actual vehicle trip generation should be significantly less.

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 Mount Auburn 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, KG Collective will require customers be by appointment only to reduce any issues of lines obstructing the public way. 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.
- **Coordinate with Cambridge Police:** In advance of its opening day KG Collective 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.

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.
- A bicycle rack that provides 4 short term and 4 long term bicycle spaces will be installed on the west side of the property.
- 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 annual 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 701-703B Mount Auburn 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 include appointment only to reduce impact.
- The need for a Traffic Management Plan for the initial opening period should be finalized prior to opening and in consultation with City staff.
- Parking in the area is constrained and will help to reduce auto travel to the site and encourage transit usage.
- 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.

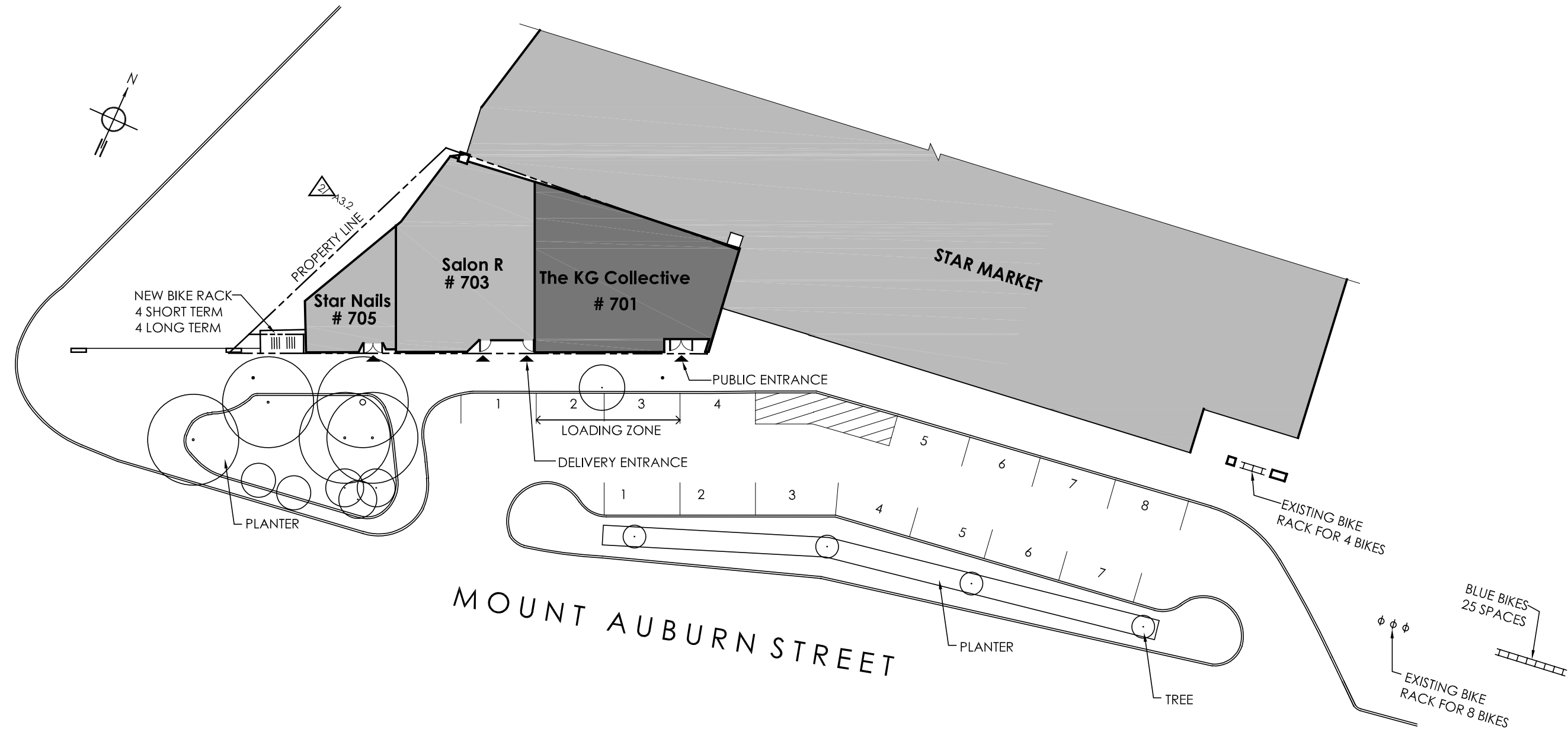
In consideration of the above, we have concluded that the Project can be accommodated within the confines of the existing transportation infrastructure in a safe and efficient manner.



APPENDIX

**SITE PLAN
EXISTING FACILITY TRAFFIC COUNTS
US CENSUS DATA
TRIP GENERATION CALCULATIONS**

SITE PLAN



1 ARCHITECTURAL SITE PLAN

SP
0 5 15 30 FT.



ISSUED FOR SPECIAL PERMIT REVIEW NOT FOR CONSTRUCTION

ARTIOS ARCHITECTS

4 KILCOMMONS DRIVE (617) 472 4772
Unit # 11,
PEMBROKE, MA 02359
ARCHITECTURE - PLANNING - INTERIOR DESIGN

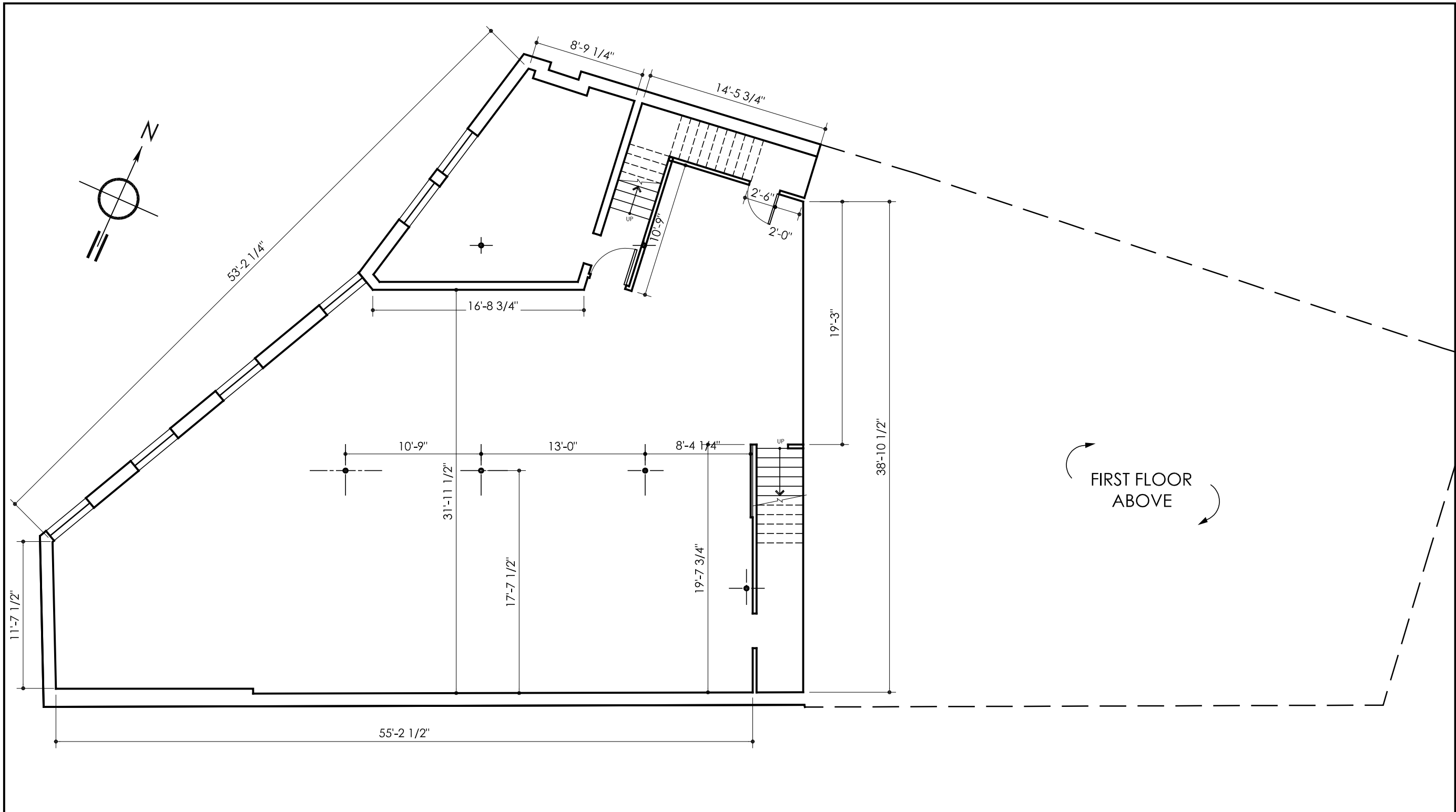
NO.	REVISION:	DATE

The KG Collective
701 - 703B Mt. AUBURN STREET, CAMBRIDGE, MA 02138
CLIENT:
The KG Collective
1536 Tremont Street, Boston, MA 02120

ARCHITECTURAL SITE PLAN

SCALE:
DATE: 1.10.2020
PROJECT:
DRAWN BY:
CHECKED BY:
DRAWING #:

SP



1 EXISTING BASEMENT PLAN 2,235 G.S.F.
A1.1

0 2 4 8 FT.



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ARTIOS ARCHITECTS

4 KILCOMMONS DRIVE (617) 472 4772
Unit # 11,
PEMBROKE, MA 02359
ARCHITECTURE - PLANNING - INTERIOR DESIGN

NO.	REVISION	DATE

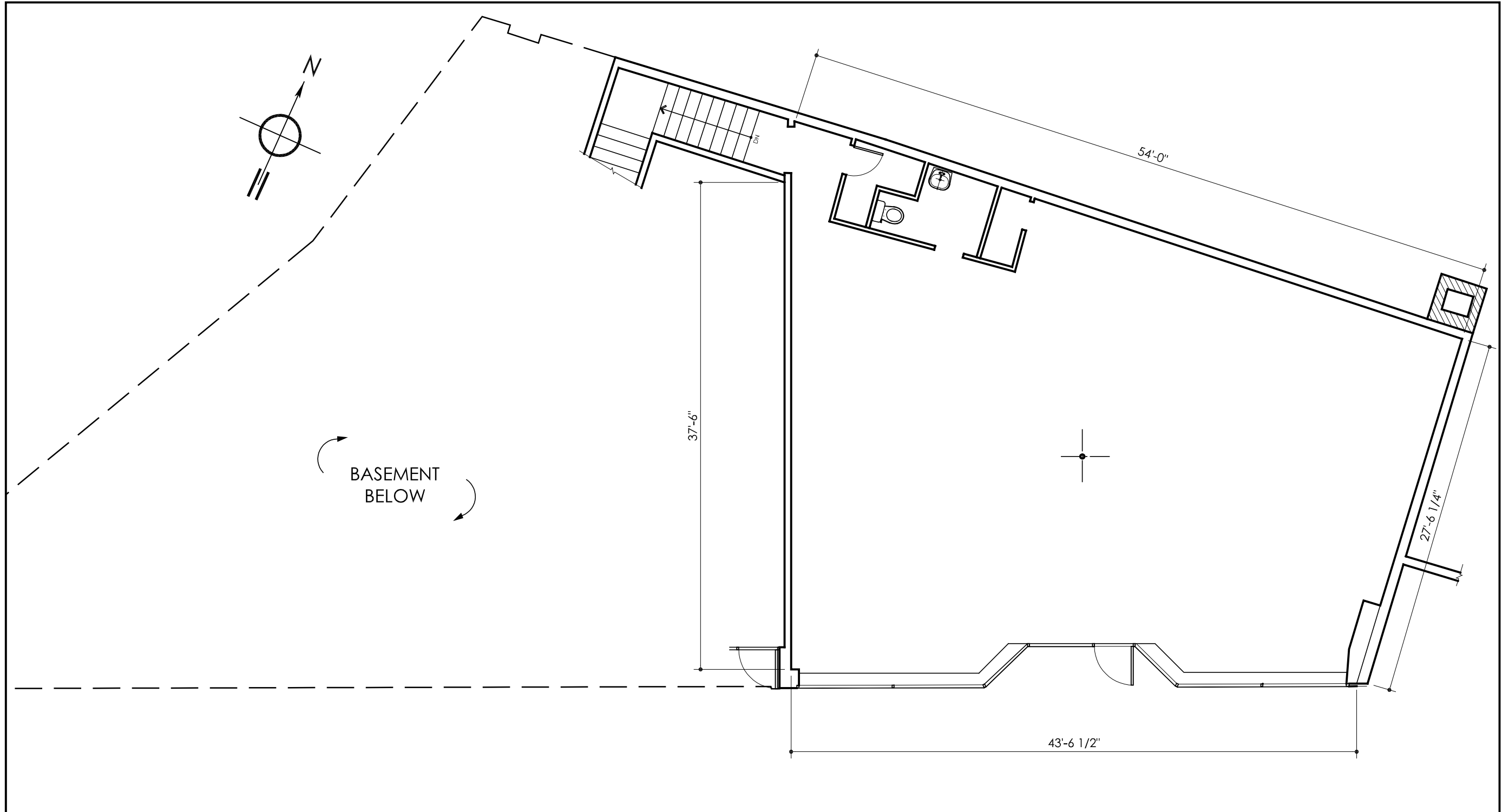
The KG Collective
701 - 703B Mt. AUBURN STREET, CAMBRIDGE, MA 02138

CLIENT:
The KG Collective
1536 Tremont Street, Boston, MA 02120

EXISTING BASEMENT PLAN

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DATE:	1.10.2020
PROJECT:	
DRAWN BY:	
CHECKED BY:	
DRAWING #:	

A1.1

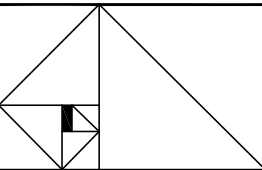


1 EXISTING FIRST FLOOR PLAN 1,758 G.S.F.
A1.2

0 2 4 8 FT.



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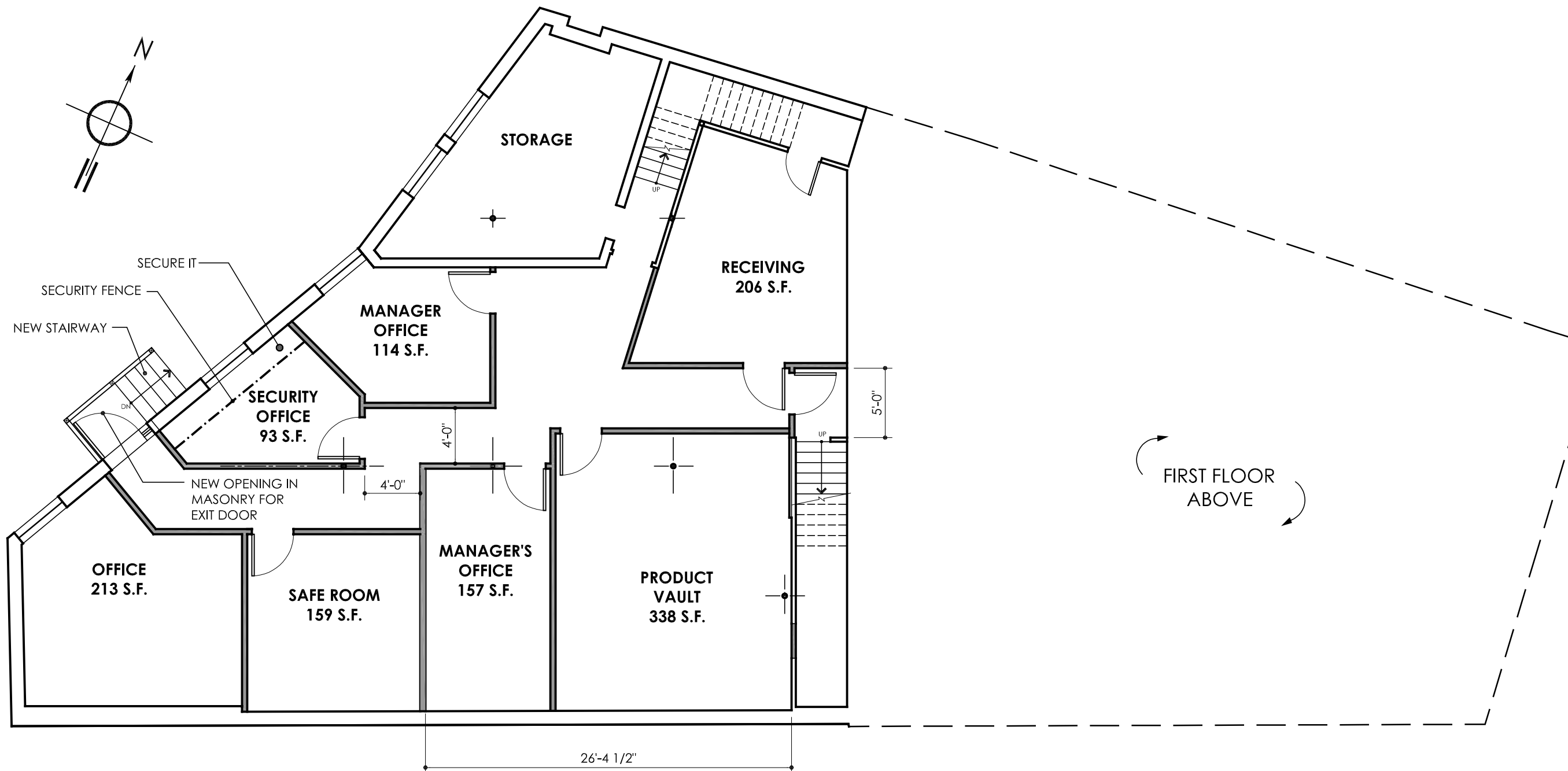
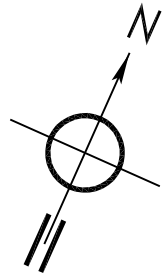
ARTIOS ARCHITECTS
4 KILCOMMONS DRIVE (617) 472 4772
Unit # 11,
PEMBROKE, MA 02359
ARCHITECTURE - PLANNING - INTERIOR DESIGN

NO.	REVISION	DATE

The KG Collective
701 - 703B Mt. AUBURN STREET, CAMBRIDGE, MA 02138
CLIENT:
The KG Collective
1536 Tremont Street, Boston, MA 02120

EXISTING FIRST FLOOR PLAN
SCALE:
DATE: 1.10.2020
PROJECT:
DRAWN BY:
CHECKED BY:
DRAWING #:

A1.2



FIRST FLOOR ABOVE

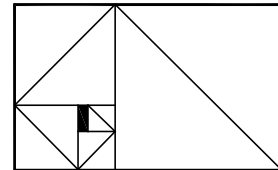
1
A2.1
PROPOSED BASEMENT PLAN - 2,235 G.S.F.
7 OCCUPANTS

0 2 4 8 FT.

GRAPHIC LEGEND
 ——— EXISTING WALL TO REMAIN
 ——— NEW INTERIOR WALL OR WALL INFILL



ISSUED FOR SPECIAL PERMIT REVIEW NOT FOR CONSTRUCTION



ARTIOS ARCHITECTS
 4 KILCOMMONS DRIVE (617) 472 4772
 Unit # 11,
 PEMBROKE, MA 02359
 ARCHITECTURE - PLANNING - INTERIOR DESIGN

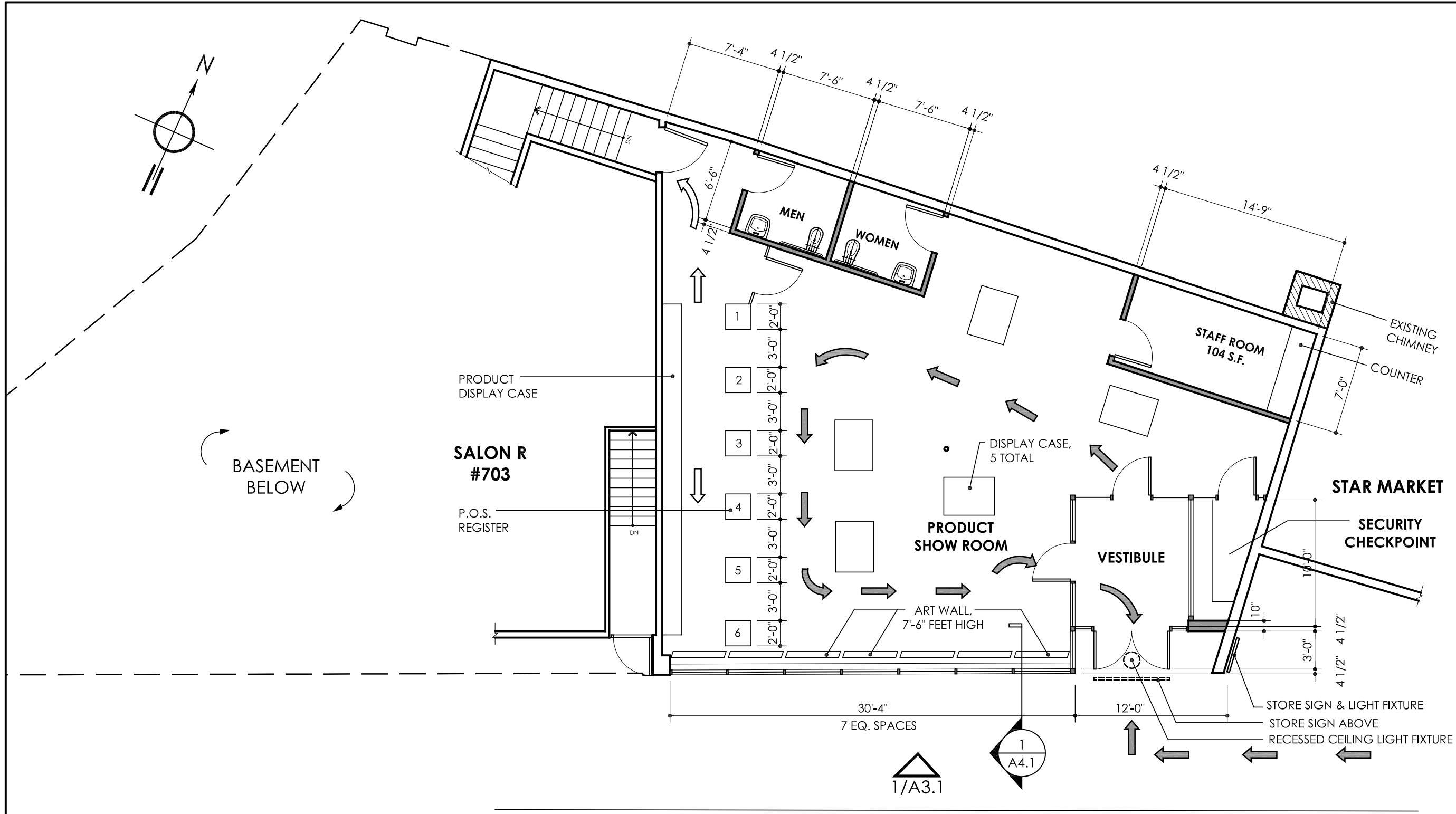
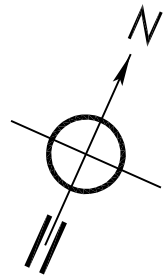
NO.	REVISION:	DATE

The KG Collective
 701 - 703B Mt. AUBURN STREET, CAMBRIDGE, MA 02138
 CLIENT:
 The KG Collective
 1536 Tremont Street, Boston, MA 02120

PROPOSED BASEMENT FLOOR PLAN

SCALE:
 DATE: 1.10.2020
 PROJECT:
 DRAWN BY:
 CHECKED BY:
 DRAWING #:

A2.1



1
A2.2 **PROPOSED FIRST FLOOR PLAN - 1,756 G.S.F.**
28 OCCUPANTS

0 2 4 8 FT.

- GRAPHIC LEGEND**
- EXISTING WALL TO REMAIN
 - NEW EXTERIOR/ INTERIOR WALL OR WALL INFILL
 - CUSTOMER CIRCULATION
 - EMPLOYEE CIRCULATION



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ARTIOS ARCHITECTS

4 KILCOMMONS DRIVE (617) 472 4772
Unit # 11,
PEMBROKE, MA 02359
ARCHITECTURE - PLANNING - INTERIOR DESIGN

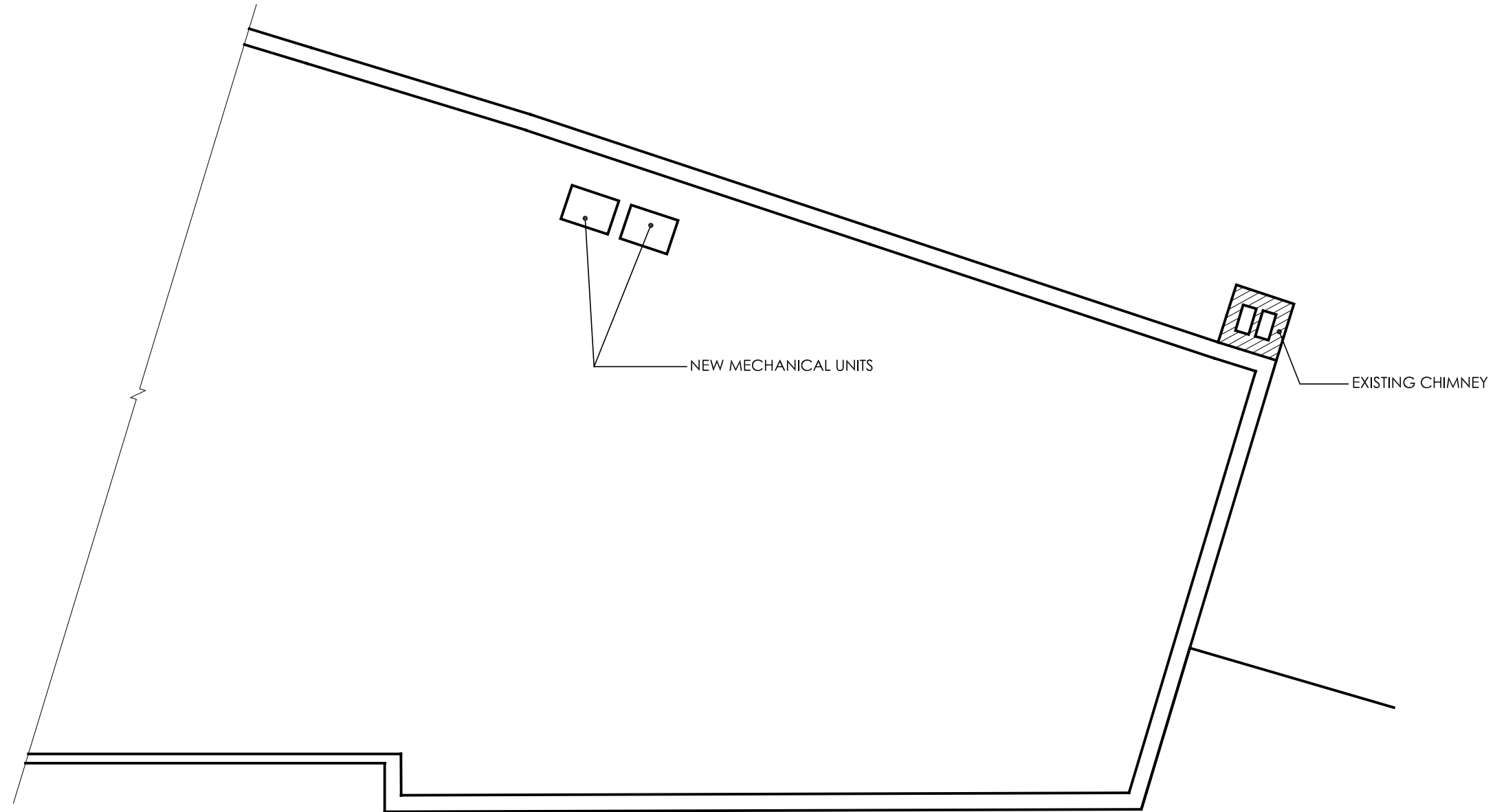
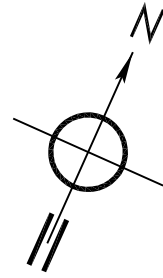
NO.	REVISION	DATE

The KG Collective
701 - 703B Mt. AUBURN STREET, CAMBRIDGE, MA 02138
CLIENT:
The KG Collective
1536 Tremont Street, Boston, MA 02120

PROPOSED FIRST FLOOR PLAN

SCALE:
DATE: 1.10.2020
PROJECT:
DRAWN BY:
CHECKED BY:
DRAWING #:

A2.2



1/A3.1

1 PROPOSED ROOF PLAN
A2.3

0 2 4 8 FT.



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ARTIOS ARCHITECTS

4 KILCOMMONS DRIVE (617) 472 4772
Unit # 11,
PEMBROKE, MA 02359
ARCHITECTURE - PLANNING - INTERIOR DESIGN

NO.	REVISION:	DATE

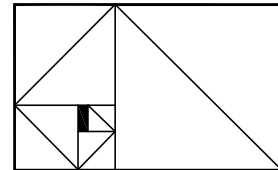
The KG Collective
701 - 703B Mt. AUBURN STREET, CAMBRIDGE, MA 02138

CLIENT:
The KG Collective
1536 Tremont Street, Boston, MA 02120

PROPOSED ROOF PLAN

SCALE:
DATE: 1.10.2020
PROJECT:
DRAWN BY:
CHECKED BY:
DRAWING #:

A2.3



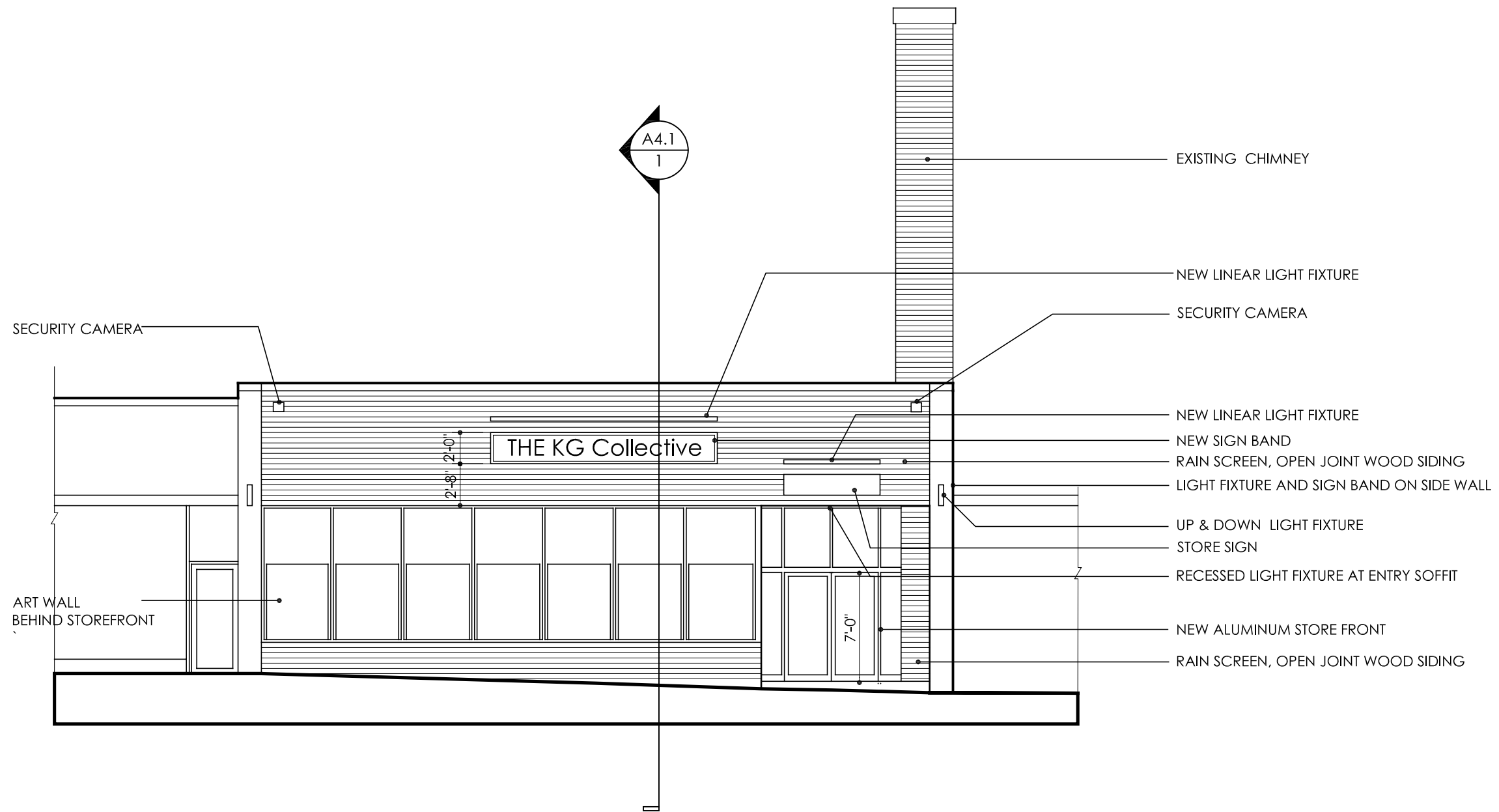
ARTIOS ARCHITECTS
 4 KILCOMMONS DRIVE (617) 472 4772
 Unit # 11,
 PEMBROKE, MA 02359
 ARCHITECTURE - PLANNING - INTERIOR DESIGN

NO.	REVISION:	DATE

The KG Collective
 701 - 703B Mt. AUBURN STREET, CAMBRIDGE, MA 02138
 CLIENT:
 The KG Collective
 1536 Tremont Street, Boston, MA 02120

FRONT ELEVATION
 SCALE:
 DATE: 1.10.2020
 PROJECT:
 DRAWN BY:
 CHECKED BY:
 DRAWING #:

A3.1

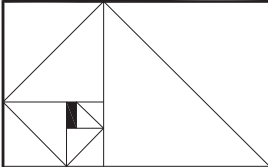


1 FRONT ELEVATION
 A3.1

0 2 4 8 FT.



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ARTIOS ARCHITECTS

4 KILCOMMONS DRIVE (617) 472 4772
Unit # 11,
PEMBROKE, MA 02359
ARCHITECTURE - PLANNING - INTERIOR DESIGN

NO.	REVISION:	DATE:

The KG Collective
701-703B Mt. AUBURN STREET, CAMBRIDGE, MA 02138

CLIENT:
The KG Collective
1536 Tremont Street, Boston, MA 02120

FRONT ELEVATION

SCALE:
DATE: 1.10.2020
PROJECT:
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DRAWING #:

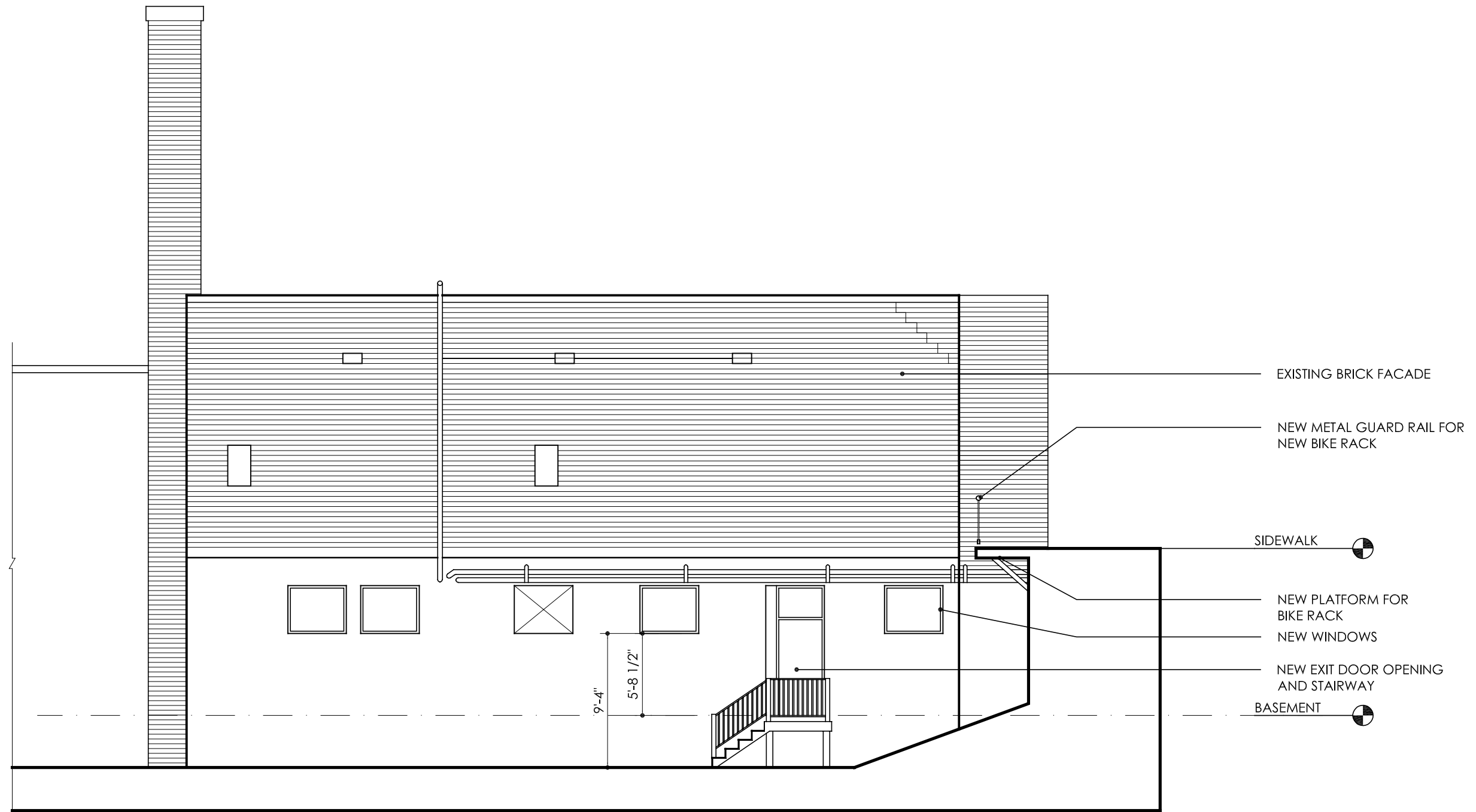
A3.1



1 FRONT ELEVATION
A3.1

0 2 4 8 FT.

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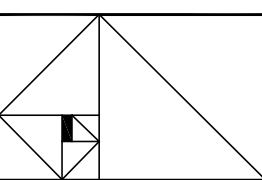


1 SIDE ELEVATION
A3.2

0 2 4 8 FT.



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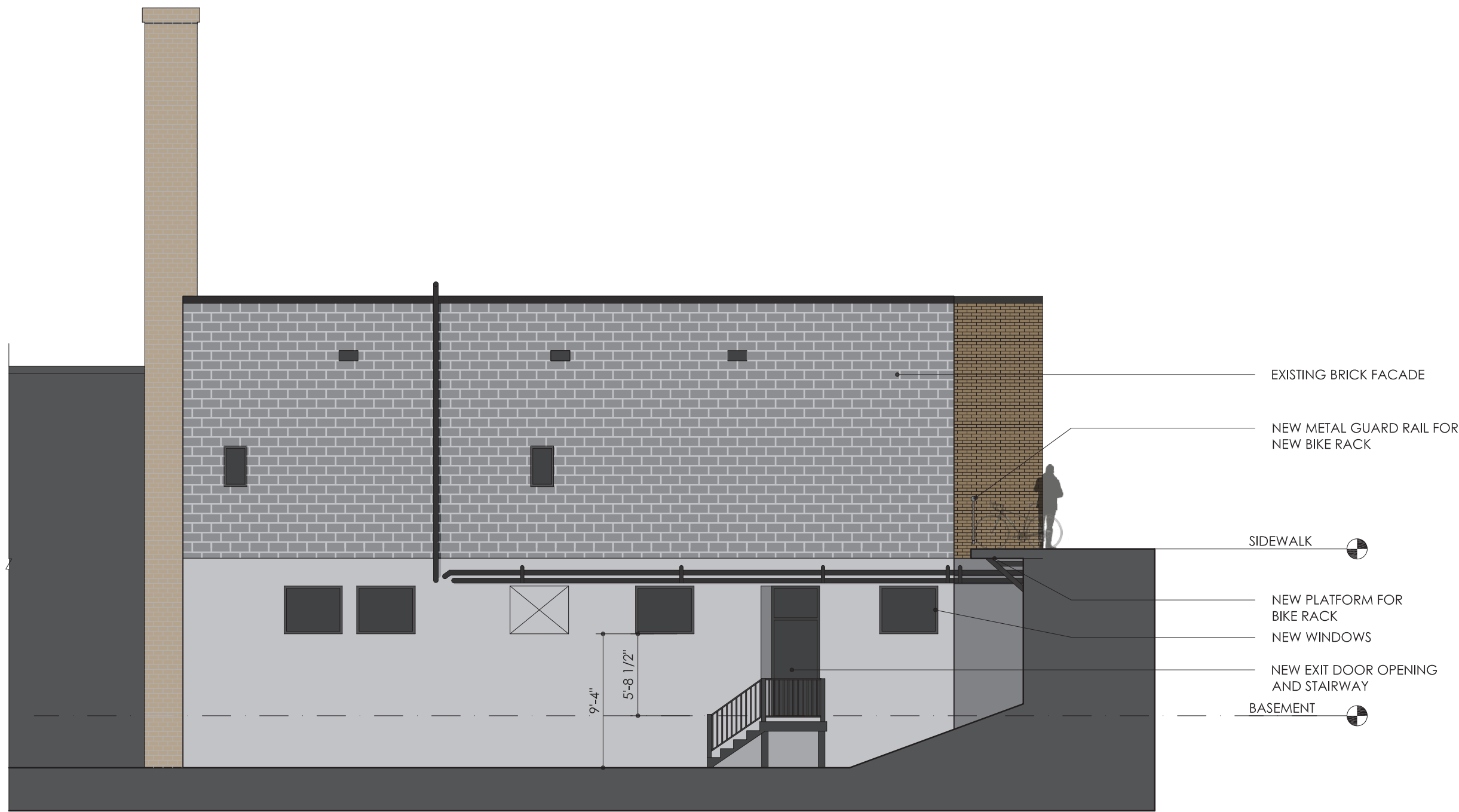
ARTIOS ARCHITECTS
4 KILCOMMONS DRIVE. (617) 472 4772
Unit # 11.
PEMBROKE, MA 02359
ARCHITECTURE - PLANNING - INTERIOR DESIGN

NO.	REVISION:	DATE

The KG Collective
701 - 703B Mt. AUBURN STREET, CAMBRIDGE, MA 02138
CLIENT:
The KG Collective
1536 Tremont Street, Boston, MA 02120

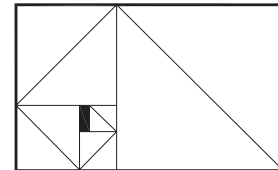
REAR ELEVATION
SCALE:
DATE: 1.10.2020
PROJECT:
DRAWN BY:
CHECKED BY:
DRAWING #:

A3.2



1 SIDE ELEVATION
A3.2

0 2 4 8 FT.



ARTIOS ARCHITECTS

4 KILCOMMONS DRIVE (617) 472 4772
Unit # 11,
PEMBROKE, MA 02359
ARCHITECTURE - PLANNING - INTERIOR DESIGN

NO.	REVISION:	DATE:

The KG Collective
701-703B Mt. AUBURN STREET, CAMBRIDGE, MA 02138

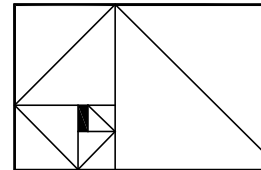
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1536 Tremont Street, Boston, MA 02120

REAR ELEVATION

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DATE:	1.10.2020
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A3.2

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ARTIOS ARCHITECTS

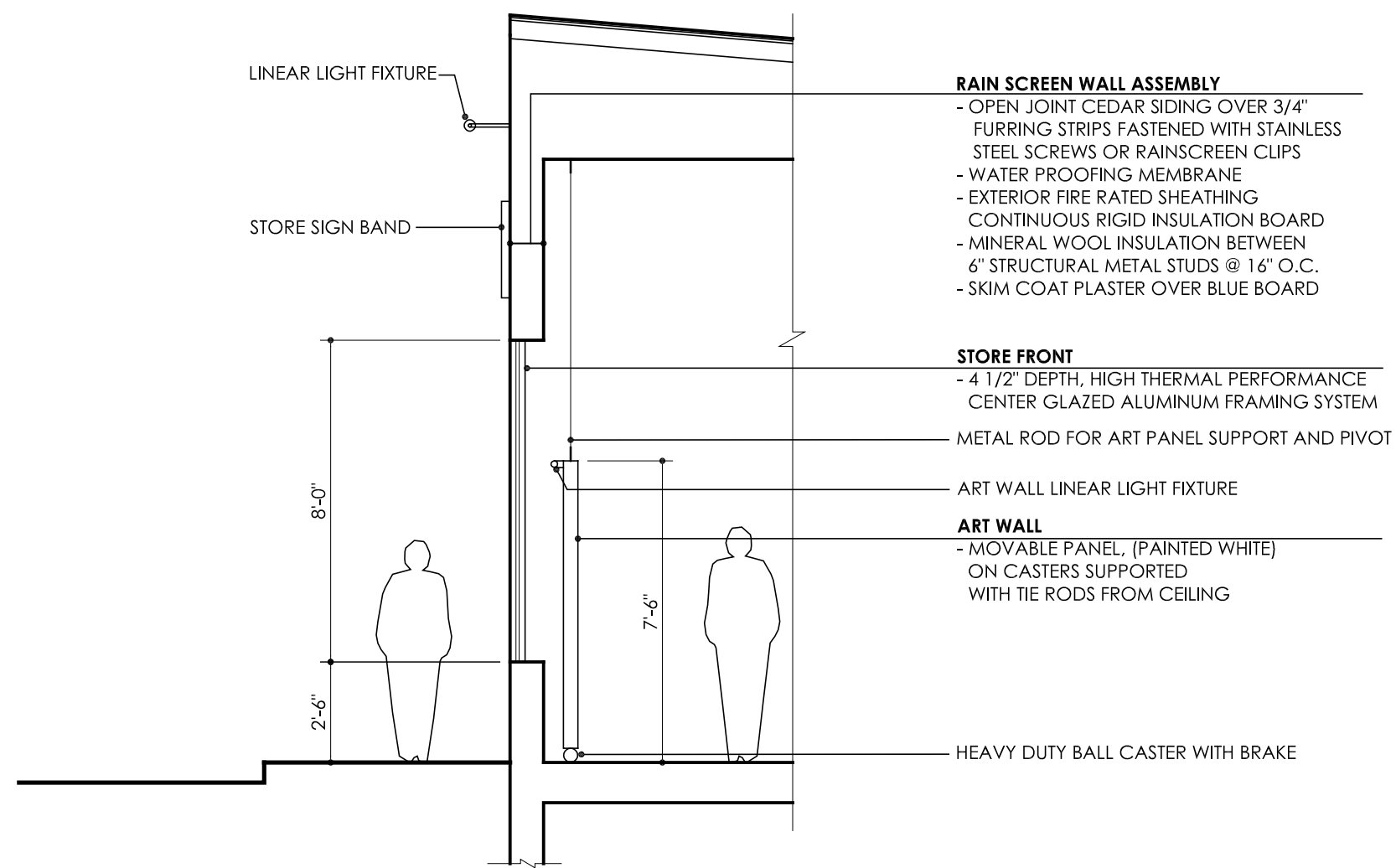
4 KILCOMMONS DRIVE (617) 472 4772
Unit # 11,
PEMBROKE, MA 02359
ARCHITECTURE - PLANNING - INTERIOR DESIGN

NO.	REVISION:	DATE

The KG Collective
 701 - 703B Mt. AUBURN STREET, CAMBRIDGE, MA 02138
 CLIENT:
 The KG Collective
 1536 Tremont Street, Boston, MA 02120

SECTION
SCALE:
DATE: 1.10.2020
PROJECT:
DRAWN BY:
CHECKED BY:
DRAWING #:

A4.1



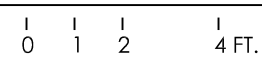
RAIN SCREEN WALL ASSEMBLY
 - OPEN JOINT CEDAR SIDING OVER 3/4"
 FURRING STRIPS FASTENED WITH STAINLESS
 STEEL SCREWS OR RAINSCREEN CLIPS
 - WATER PROOFING MEMBRANE
 - EXTERIOR FIRE RATED SHEATHING
 CONTINUOUS RIGID INSULATION BOARD
 - MINERAL WOOL INSULATION BETWEEN
 6" STRUCTURAL METAL STUDS @ 16" O.C.
 - SKIM COAT PLASTER OVER BLUE BOARD

STORE FRONT
 - 4 1/2" DEPTH, HIGH THERMAL PERFORMANCE
 CENTER GLAZED ALUMINUM FRAMING SYSTEM
 METAL ROD FOR ART PANEL SUPPORT AND PIVOT

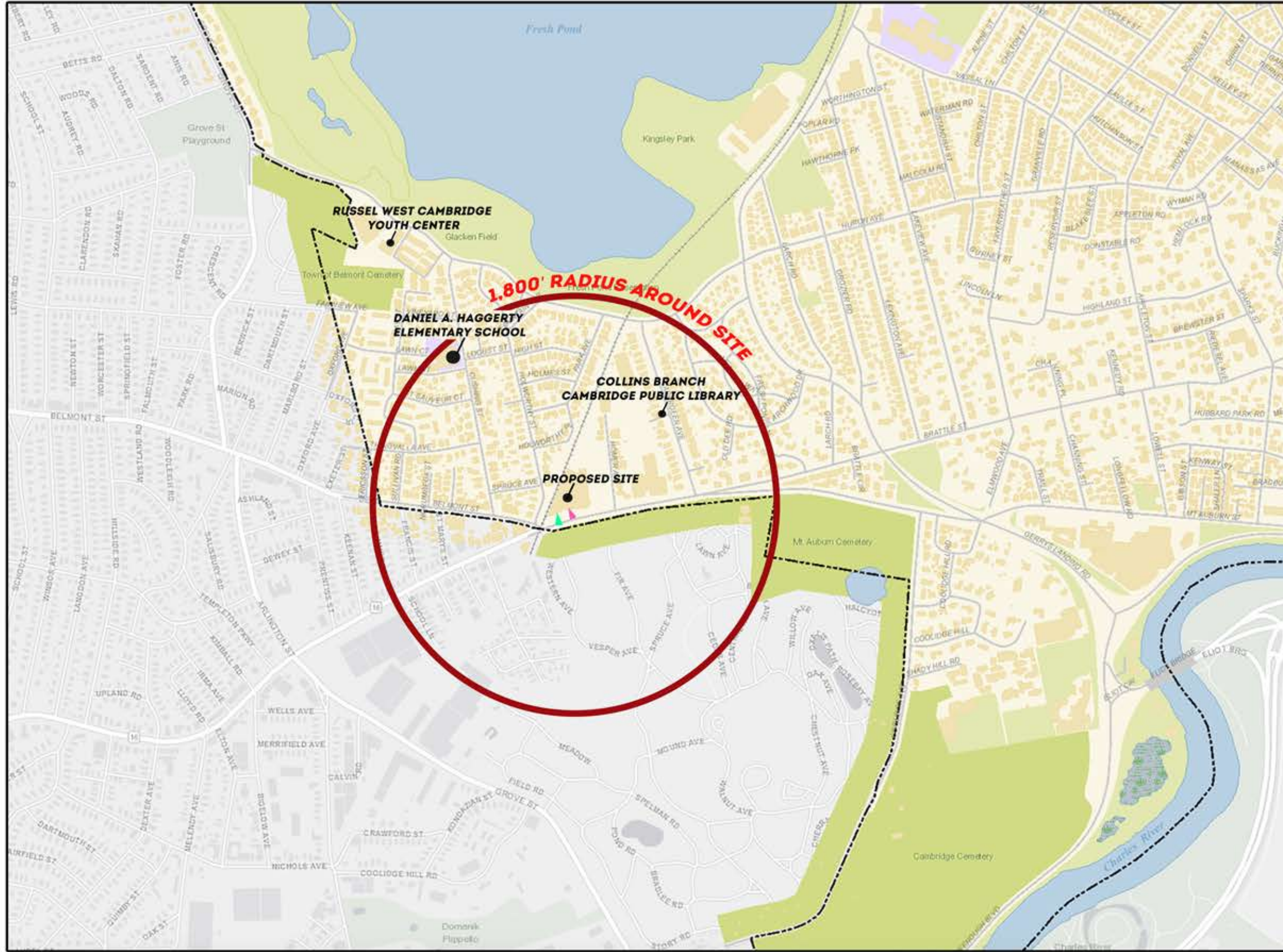
ART WALL
 - MOVABLE PANEL, (PAINTED WHITE)
 ON CASTERS SUPPORTED
 WITH TIE RODS FROM CEILING

1 SECTION

A4.1



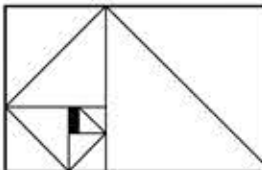
ISSUED FOR SPECIAL PERMIT REVIEW NOT FOR CONSTRUCTION



*MAIN ENTRANCE IS LOCATED AT 701 MT. AUBURN STREET
 *LOADING ENTRANCE IS LOCATED AT 703B MT. AUBURN STREET
 *HAGGERTY SCHOOL, WEST CAMBRIDGE YOUTH CENTER & COLLINS BRANCH LIBRARY
 HOLD IN SCHOOL AND OUT OF SCHOOL YOUTH PROGRAMMING

▶ **LOADING AREA**
 ▶ **ENTRANCE/EXIT AREA**

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 NOT FOR CONSTRUCTION**



ARTIOS ARCHITECTS
 4 KILCOMMONS DRIVE (617) 472-4772
 SUITE # 17, FEMBOCKE MA 02359
 ARCHITECTURE - PLANNING - INTERIOR DESIGN

NO.	REVISION	DATE

701-703b Mt. Auburn St. Cambridge, MA 02138

CLIENT:

EXISTING FIRST FLOOR PLAN

SCALE:

DATE: 00/00/00

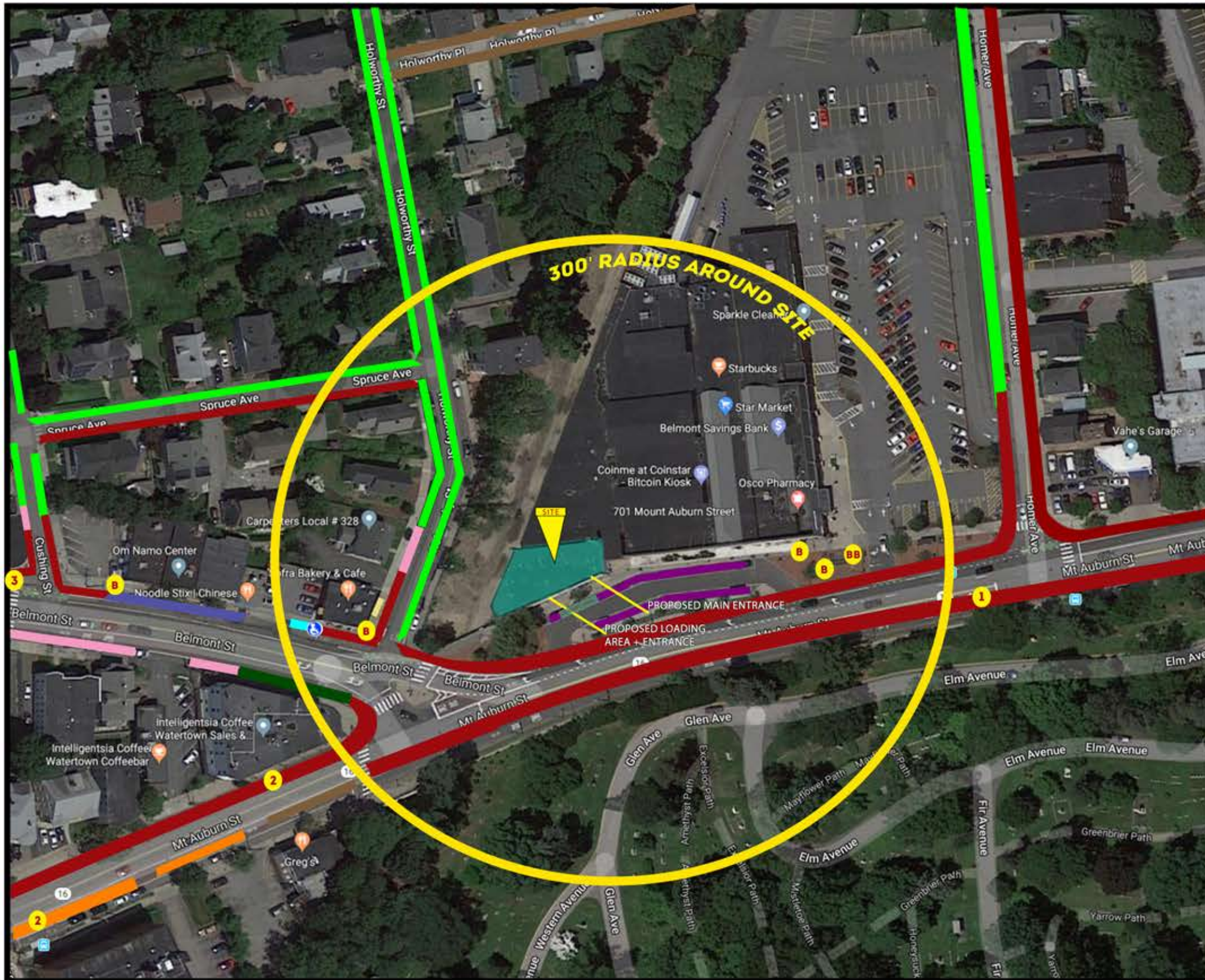
PROJECT:

DRAWN BY:

CHECKED BY:

DRAWING #:

A1.2



*No educational uses, day care, afterschool or preschools within 300ft radius of context map

- B Indicates existing public bike rack
- BB Indicates blue bike spaces (25 spaces)

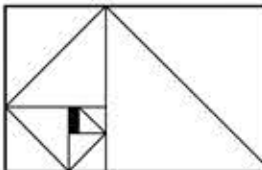
**ISSUED FOR SPECIAL PERMIT REVIEW
NOT FOR CONSTRUCTION**

Legend:

- 2 Hour Metered Parking (8AM - 6PM) Except Sundays
- 2 Hour Parking (8AM - 6PM)
- 2 Hour Parking (8AM - 8PM)
- 2 Hour Parking (11PM - 6PM)
- 2 Hour Metered Parking (7AM - 6PM)
- 1 Hour Parking
- Loading Zone
- Permit Parking
- No Parking
- No Regulation
- Handicap Parking

BUS STOP ID TABLE	
BUS STOP ID	ROUTES SERVED
1	71, 73
2	71
3	73
4	72

NOTE
ALL TRANSIT SERVICE STATIONS DEPICTED ON THIS PLAN ARE ACCESSIBLE WITHIN A 3 TO 5 MINUTE WALK TO/FROM THE PROPOSED MAIN ENTRANCE OF THE FACILITY.



ARTIOS ARCHITECTS
4 KILCOMMONS DRIVE (617) 472 4772
SUITE # 17, FENNER DRIVE, CAMBRIDGE, MA 02138
ARCHITECTURE · PLANNING · INTERIOR DESIGN

NO.	REVISION	DATE

701-703b Mt. Auburn St. Cambridge, MA 02138
CLIENT:

EXISTING FIRST FLOOR PLAN
SCALE:

CONTEXT-1

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

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

Friday

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
Apprch %		100		100	
Total %		7.7		92.3	

Pop => 2
Register = 10 + 4 + 4 = 20 Register

Rate = 16,9

Rate per hour = 338 costumes hour

Accurate Counts

978-884-2585

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

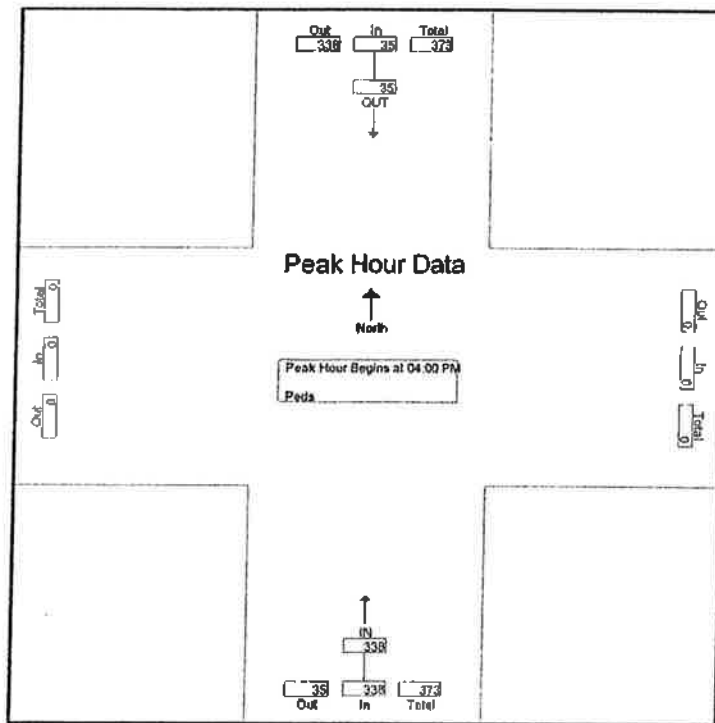
File Name : 82740001
 Site Code : 82740001
 Start Date : 8/7/2019
 Page No : 2

Start Time	From North		From East	From South		From West	In/ 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	9	9	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
978-884-2666

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
 976-664-2565

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

SHT 2

Start Time	From North		From South		IN Total
	OUT	IN	OUT	IN	
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
Approch %	100				
Total %	3.5				

21 0 05

Accurate Counts
978-684-2565

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

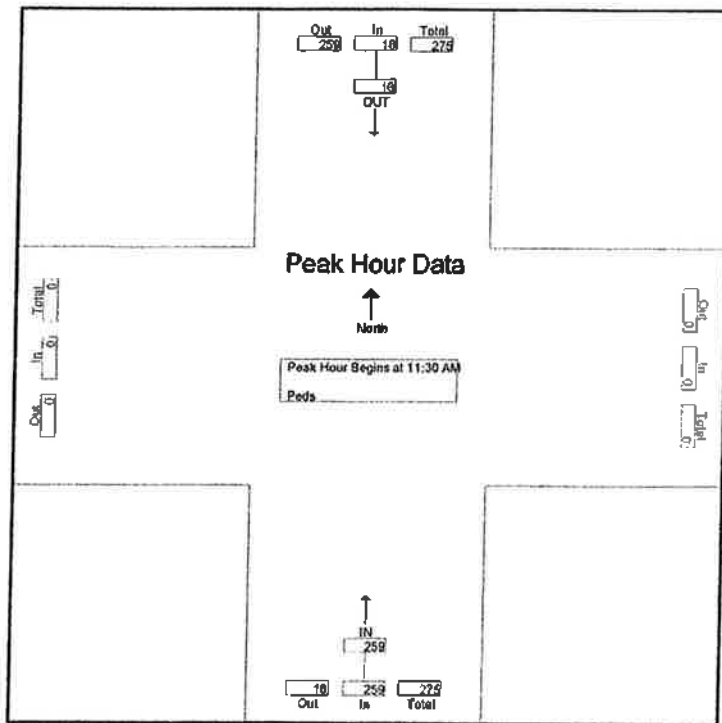
File Name : 827400S1
Site Code : 82740001
Start Date : 6/9/2019
Page No : 2

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	66	66	0	69
12:15 PM	6	6	0	69	69	0	75
Total Volume	16	16	0	259	259	0	275
% App. Total	100			100			
PHF	.667	.667	.000	.667	.667	.000	.881

Accurate Counts
978-684-2585

N/S Street : Entrance to NETA
E/W Street : Boylston Street
City/State : Brockline, 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
+15 mins.	2	2	0	0
+30 mins.	3	3	0	0
+45 mins.	6	6	0	0
Total Volume	16	16	0	0
			259	259

US CENSUS DATA



**Registered Marijuana Dispensary Operations
January 1st, 2018 – December 31st, 2018**

Report to the
City of Cambridge



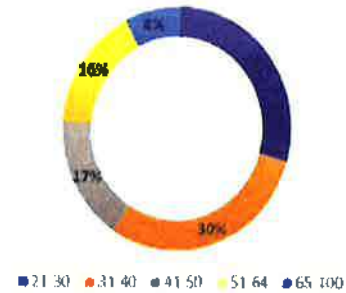
PATIENT DEMOGRAPHIC DATA

Like the City of Cambridge, SIRANATURALS serves a diverse community of patients with a wide range of ages, schedules and conditions. A convenient location, extensive hours and trained Patient Advocates ensure Sira Naturals meets the needs of all its patients. Our Cambridge location is open from 11AM – 9PM every day.

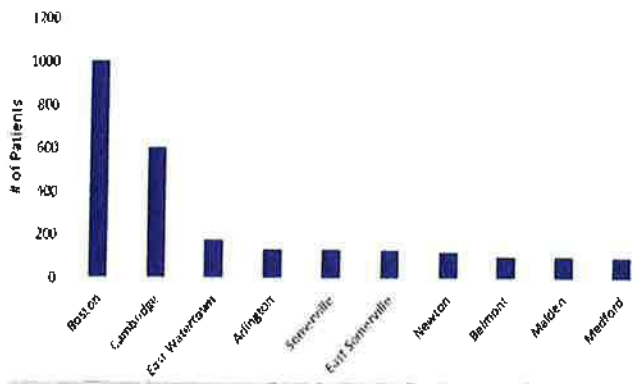
AGE RANGE

Average Age: 39 years old
Median Age: 35 years old

Patient Age Range 2018



Top 10 Patient Cities or Towns



WHERE OUR PATIENTS ARE FROM

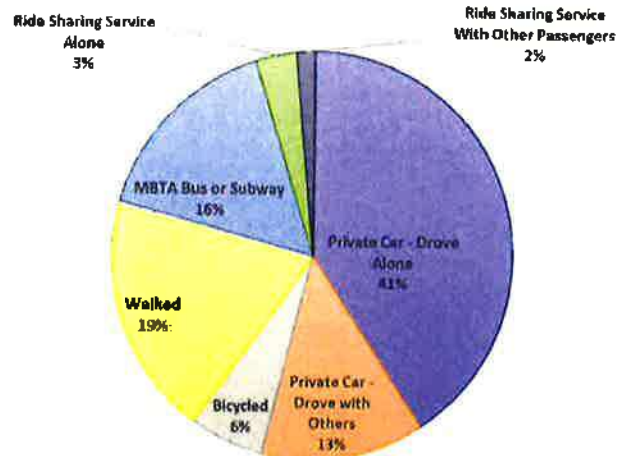
We are proud to have served patients from 297 different towns and cities in Massachusetts since opening in March! The majority of our patients are coming from the city of Cambridge- which represents approximately 10% of our total patient population. The surrounding suburbs of Boston and Cambridge make up another 20% of our total patient population. This 30% segment is close to several public transportation stops and stations.

HOW OUR PATIENTS REACH US

The patients who visit our Cambridge facility arrive there in a variety of ways. Half of all visitors come by car, which they or a close relation drives, or by way of an MBTA bus.

While 25% of patients arrive at Sira Naturals Cambridge dispensary under their own power on foot or by bike, the remaining 21% of patients visit by leveraging a Red Line train or a ride service such as Uber or Lyft.

Patient Transportation Preferences



Customers Made Share

2006 - 2008 Cambridge Journey to Work

The following information is for the City of Cambridge. Information about Cambridge Census Tracts from the 1990 and 2000 censuses is available here.

Persons Working in Cambridge - Mode of Travel to Work (employees)

Mode	All Origins	Origins in Cambridge	Origins in Adjacent Communities ¹	Origins Elsewhere
Drive Alone	46.4%	16.3%	36.5%	66.4%
Transit	25.4%	15.3%	41.9%	18.5%
Rideshare	8.6%	3.5%	7.8%	11.5%
Bike	3.4%	7.6%	4.5%	0.7%
Walk	12.4%	42.5%	8.7%	1.6%
Other	1.0%	0.8%	0.5%	1.3%
Work at Home	2.9%	6.2%	0.0%	0.0%

Persons Living in Cambridge - Mode of Travel to Work

Mode	All Destinations	Destinations in Cambridge	Destinations in Adjacent Communities ¹	Destinations Elsewhere
Drive Alone	30.5%	16.3%	29.1%	70.7%
Transit	29.5%	15.3%	55.2%	10.8%
Rideshare	4.7%	3.5%	5.6%	4.6%
Bike	5.8%	7.6%	5.0%	2.6%
Walk	22.5%	42.5%	5.0%	7.6%
Other	0.8%	0.8%	0.3%	0.4%
Work at Home	6.2%	6.2%	0.0%	0.0%

Footnote:

1. Adjacent communities include Arlington, Belmont, Boston, Brookline, Somerville, and Watertown.

Source: U. S. Census Bureau and Federal Highway Administration, Census Transportation Planning Package 2006 - 2008, American Community Survey 2006 - 2008, <http://ctpp.transportation.org/Pages/3yrdas.aspx>.

For More Information

For more information on Central Transportation Planning Products, which is the source for Journey to Work data, see the CTPP Data products page on the AASHTO web site.

For more information about socioeconomic and demographic statistics about Cambridge, please contact Cliff Cook, ccook@cambridgema.gov, Planning Information Manager, at 617/349-4656.



As of July 1, 2019 data.census.gov is now the primary way to access Census Bureau data, including the latest releases from the 2018 American Community Survey and 2017 Economic Census and the upcoming 2020 Census and more. American FactFinder will be decommissioned in 2020.

Read more about the [Census Bureau's transition to data.census.gov](#).

S0801

COMMUTING CHARACTERISTICS BY SEX
2013-2017 American Community Survey 5-Year Estimates

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the [Technical Documentation](#) section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the [Methodology](#) section.

Versions of this table are available for the following years:

2017
2016
2015
2014
2013
2012
2011
2010
2009

1 57 of 57	Subject	Census Tract 3543, Middlesex County, Massachusetts					
		Total		Male		Female	
		Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
	Workers 16 years and over	1,731	+/-160	803	+/-112	928	+/-130
	MEANS OF TRANSPORTATION TO WORK						
	Car, truck, or van	55.2%	+/-8.0	52.6%	+/-10.1	57.4%	+/-11.5
	Drove alone	50.2%	+/-8.2	48.9%	+/-10.2	51.3%	+/-11.8
	Carpooled	5.0%	+/-5.5	3.6%	+/-5.4	6.1%	+/-6.4
	In 2-person carpool	3.3%	+/-3.3	0.0%	+/-4.3	6.1%	+/-6.4
	In 3-person carpool	1.7%	+/-2.5	3.6%	+/-5.4	0.0%	+/-3.7
	In 4-or-more person carpool	0.0%	+/-2.0	0.0%	+/-4.3	0.0%	+/-3.7
	Workers per car, truck, or van	1.06	+/-0.06	1.04	+/-0.08	1.06	+/-0.06
	Public transportation (excluding taxicab)	22.0%	+/-6.5	19.1%	+/-6.4	24.6%	+/-9.4
	Walked	6.2%	+/-3.4	4.4%	+/-4.3	7.8%	+/-4.2
	Bicycle	9.9%	+/-3.7	17.9%	+/-7.6	2.9%	+/-2.8
	Taxicab, motorcycle, or other means	1.1%	+/-1.6	0.0%	+/-4.3	2.0%	+/-3.0
	Worked at home	5.7%	+/-5.6	6.1%	+/-6.4	5.3%	+/-5.4
	PLACE OF WORK						
	Worked in state of residence	99.5%	+/-0.8	98.9%	+/-1.8	100.0%	+/-3.7
	Worked in county of residence	65.5%	+/-6.7	58.5%	+/-10.2	71.4%	+/-9.3
	Worked outside county of residence	34.0%	+/-6.7	40.3%	+/-10.6	28.6%	+/-9.3
	Worked outside state of residence	0.5%	+/-0.8	1.1%	+/-1.8	0.0%	+/-3.7
	Living in a place	100.0%	+/-2.0	100.0%	+/-4.3	100.0%	+/-3.7
	Worked in place of residence	37.4%	+/-8.7	30.4%	+/-9.6	43.5%	+/-11.8
	Worked outside place of residence	62.6%	+/-8.7	69.6%	+/-9.6	56.5%	+/-11.8
	Not living in a place	0.0%	+/-2.0	0.0%	+/-4.3	0.0%	+/-3.7
	Living in 12 selected states	100.0%	+/-2.0	100.0%	+/-4.3	100.0%	+/-3.7
	Worked in minor civil division of residence	37.4%	+/-8.7	30.4%	+/-9.6	43.5%	+/-11.8
	Worked outside minor civil division of residence	62.6%	+/-8.7	69.6%	+/-9.6	56.5%	+/-11.8
	Not living in 12 selected states	0.0%	+/-2.0	0.0%	+/-4.3	0.0%	+/-3.7
	Workers 16 years and over who did not work at home	1,633	+/-162	754	+/-114	879	+/-129
	TIME LEAVING HOME TO GO TO WORK						
	12:00 a.m. to 4:59 a.m.	3.7%	+/-3.1	0.0%	+/-4.5	6.9%	+/-5.7
	5:00 a.m. to 5:29 a.m.	1.3%	+/-1.5	2.9%	+/-3.2	0.0%	+/-3.9
	5:30 a.m. to 5:59 a.m.	0.7%	+/-1.1	0.0%	+/-4.5	1.3%	+/-2.0
	6:00 a.m. to 6:29 a.m.	3.0%	+/-2.7	4.2%	+/-4.4	1.9%	+/-2.7
	6:30 a.m. to 6:59 a.m.	3.2%	+/-2.2	3.8%	+/-3.7	2.7%	+/-2.6
	7:00 a.m. to 7:29 a.m.	10.8%	+/-5.1	8.1%	+/-5.7	13.2%	+/-7.9
	7:30 a.m. to 7:59 a.m.	14.6%	+/-5.6	16.6%	+/-7.7	13.0%	+/-6.8
	8:00 a.m. to 8:29 a.m.	23.8%	+/-7.4	18.7%	+/-7.9	28.2%	+/-10.2
	8:30 a.m. to 8:59 a.m.	15.7%	+/-7.0	18.7%	+/-9.7	13.2%	+/-7.4
	9:00 a.m. to 11:59 p.m.	23.0%	+/-6.6	26.9%	+/-8.8	19.6%	+/-7.9
	TRAVEL TIME TO WORK						
	Less than 10 minutes	4.8%	+/-2.6	3.8%	+/-3.6	5.6%	+/-3.7
	10 to 14 minutes	9.9%	+/-6.8	11.4%	+/-8.0	8.6%	+/-7.5
	15 to 19 minutes	16.0%	+/-5.1	14.5%	+/-7.5	17.4%	+/-7.2
	20 to 24 minutes	11.8%	+/-4.8	11.3%	+/-6.1	12.2%	+/-7.3
	25 to 29 minutes	6.7%	+/-3.8	6.9%	+/-5.6	6.5%	+/-5.1
	30 to 34 minutes	21.9%	+/-5.9	25.3%	+/-8.6	18.9%	+/-7.0
	35 to 44 minutes	16.3%	+/-6.9	17.5%	+/-9.6	15.2%	+/-7.7
	45 to 59 minutes	7.2%	+/-3.9	2.5%	+/-3.0	11.3%	+/-6.6
	60 or more minutes	5.5%	+/-3.3	6.8%	+/-5.8	4.3%	+/-3.7
	Mean travel time to work (minutes)	28.3	+/-3.1	27.2	+/-3.0	29.3	+/-4.7

Subject	Census Tract 3543, Middlesex County, Massachusetts					
	Total		Male		Female	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
VEHICLES AVAILABLE						
Workers 16 years and over in households	1,731	+/-160	803	+/-112	928	+/-130
No vehicle available	8.2%	+/-3.7	6.7%	+/-5.0	9.5%	+/-5.2
1 vehicle available	51.0%	+/-11.5	47.2%	+/-12.2	54.2%	+/-12.5
2 vehicles available	36.3%	+/-12.2	41.3%	+/-12.8	32.0%	+/-12.9
3 or more vehicles available	4.5%	+/-5.6	4.7%	+/-8.2	4.3%	+/-5.9
PERCENT ALLOCATED						
Means of transportation to work	6.0%	(X)	(X)	(X)	(X)	(X)
Private vehicle occupancy	4.4%	(X)	(X)	(X)	(X)	(X)
Place of work	9.5%	(X)	(X)	(X)	(X)	(X)
Time leaving home to go to work	17.5%	(X)	(X)	(X)	(X)	(X)
Travel time to work	8.6%	(X)	(X)	(X)	(X)	(X)
Vehicles available	0.0%	(X)	(X)	(X)	(X)	(X)

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

An "..." entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

An "..." entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

An "..." following a median estimate means the median falls in the lowest interval of an open-ended distribution.

An "..." following a median estimate means the median falls in the upper interval of an open-ended distribution.

An "..." entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

An "..." entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

An "(X)" means that the estimate is not applicable or not available.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The 12 selected states are Connecticut, Maine, Massachusetts, Michigan, Minnesota, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont, and Wisconsin.

Workers include members of the Armed Forces and civilians who were at work last week.

When information is missing or inconsistent, the Census Bureau logically assigns an acceptable value using the response to a related question or questions. If a logical assignment is not possible, data are filled using a statistical process called allocation, which uses a similar individual or household to provide a donor value. The "Allocated" section is the number of respondents who received an allocated value for a particular subject.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

TRIP GENERATION CALCULATIONS

Job 8421
 Location 701 Mount Auburn Street
 Calculated by: DIR

Calculation

Trip Generation

Neta Brookline

weekday evening Vehicle trips
 In 338
 Out 338
 Total 676

Saturday Midday
 In 259
 Out 259
 Total 518

Neta Register 20
Neta Costumes per register 16.9 PM (338/20) = rate
 12.95 SAT (259/20) = rate

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

Proposed 701 Mount Auburn Street Facility

Proposed Register 6

Weekday evening vehicle trips In 102 Out 102 Total 204	(Rate*Register	rate PM=trips)		Saturday midday vehilce trips In 78 Out 78 Total 156	(Rate*Register rate	SAT = trips)
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Job 8421
 Location 701 Mount Auburn Street
 Calculated by: DIR

Calculation

Number of customers per day.

ITE Weekday Daily Rate 252.7 per 1000 SF

ITE Peak Hour Evening Rate 29.93 per 1000 SF

Propose Facility 3,668 sf
 weekday evening Costumers
 Costumers in hour 102

$$\frac{102}{(X)} = \frac{\text{ITE peak hour rate}}{\text{ITE daily trip rate}}$$

x= 861.19
 Used 860

Number of employee parking

Maximum number of employees at one time		11	
(SOV) 46.4% single	11*0.464=		5.104
(HOV) 8.6% sharing	(11*0.086)/2=		0.473
			<hr/> 5.577

Maximum Number of Customer Expected at Any One Time

	Unconstrained	Appointment Only	
Customers entering	102	24	customers per hour
Customers entering	51	12	customers per 30 minutes

Maximum Customer Peak Hour Parking Demand.

	Unconstrained	Appointment Only	
Customers entering	102	24	customers per hour
Customers entering	51	12	customers per 30 minutes
(SOV) 41% single	51*0.41=		20.91 customer
(HOV) 13% sharing	(51*0.13)/2=		3.315 trips
			<hr/> 24.225
(SOV) 41% single	12*0.41=		4.92 customer
(HOV) 13% sharing	(12*0.13)/2=		0.78 trips
			<hr/> 5.7

Cannabis Retail Stores Summary Form

Project Site:		
1	Store Address.	701-703B Massachusetts Avenue
2	Total floor area of store (including sales, back of house, other).	3668 Square Feet
3	Retail sales area (including customer waiting areas).	1653 excluding the bathrooms
4	Maximum customer capacity – sales area.	29 Occupants
5	Maximum customer capacity – waiting area.	9
Employees:		
6	Number of full-time employees (total).	4
7	Number of part-time employees (total).	14
8	Maximum number of employees on-site at one time.	11
	Employee mode shares:	Obtained from Cambridge Website, Transportation Data: 2006 - 2008 Cambridge Journey to Work.
9	% single-occupancy vehicle (SOV) (including ride-hailing):	46.4%
10	% high-occupancy vehicle (HOV):	8.6%
11	% public transit:	25.4%
12	% walk:	12.4%
13	% bike:	3.4%
14	% other:	3.8%
Customers:		
15	Number of customers per day.	860 customers under unconstrained conditions 240 customers by appointment only
16	Maximum number of customers expected at any one time.	51 – unconstrained 12 – appointment only
	Customer mode shares:	Based upon Sira Natural's Survey 2018

17	% single-occupancy vehicle (SOV) (including ride-hailing):	41%
18	% high-occupancy vehicle (HOV):	13%
19	% public transit:	16%
20	% walk:	19%
21	% bike:	6%
22	% other:	5%

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>Bus</u></p> <ul style="list-style-type: none"> 71 - Watertown Square – Harvard Station - 300 feet east - 1 minute walking 72 – Aberdeen Ave – Harvard Station – 0.2 miles east - 2 minute walking 73 – Waverley Square – Harvard Station – 300 feet east - 1 minute walking 75 – Belmont Center – Harvard Station – 0.4 miles north - 8 minute walking <p><u>Bike Share</u></p> <ul style="list-style-type: none"> 699 Mount Auburn Street Station- 230 ft. east – 1 minute walking – 23 Docks
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24	List the duration and frequency of public transit services for weekdays and weekends.	<p><u>Bus</u></p> <ul style="list-style-type: none"> 71 – Weekday peak hour headway - 8 minutes Saturday peak hour headway - 12-15 minutes Sunday peak hour headway - 20 minutes 72 – Weekday peak hour headway – 8-20 minutes Saturday peak hour headway - 32 minutes 73 – Weekday peak hour headway – 6-9 minutes Saturday peak hour headway - 12-13 minutes Sunday peak hour headway - 20 minutes 75 – Weekday peak hour headway – 50-90 minutes Saturday peak hour headway - 60 minutes Sunday peak hour headway - 44-46 minutes
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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).	On-Street Parking Spaces within 500 foot radius of site									
		<u>Wednesday 11/21/19</u>					<u>Saturday, 11/23/19</u>				
				10:00	12:00	3:00	5:00	7:00	12:00	3:00	7:00
		Zone	Supply	AM	PM	PM	PM	PM	PM	PM	PM
		1	15	10	10	8	7	12	14	15	10
		2	3	2	2	3	3	1	3	3	0
		3	1	0	1	1	0	0	0	0	0
		4	5	4	5	5	5	0	5	5	3
		5	8	8	8	7	6	6	8	5	7
		6	3	2	2	2	2	2	3	3	3
7	3	1	2	3	3	3	3	2	3		
8	4	2	4	4	2	3	4	4	4		
9	1	0	1	0	0	0	0	0	0		
Total		43	29	35	33	28	27	40	37	30	
Vacant			14	8	10	15	16	3	6	13	

26	Estimated peak parking demand needed for employees.	6
27	Estimated peak parking demand for customers.	25 – unconstrained 6 – appointment only
28	Number of employee parking spaces on-site.	0
29	Number of customer parking spaces on-site.	0
30	Number of employee parking spaces off-site (describe location and distance from site).	0
31	Number of customer parking spaces off-site (describe location and distance from site).	0
Bicycle Parking Availability:		
31	Number of Employee long-term bicycle parking spaces on the Project site.	4
32	Number of Customer short-term bicycle parking spaces on the Project site.	A bicycle rack that provides 4 short-term bicycle spaces is proposed on the west side of the property. (Also, 10 short-term bike racks that can hold 20 bicycles are available within 500ft radius distance from the site)
33	Number of public bicycle parking spaces within 100 feet of the main entrance of the site.	8
Loading and Delivery:		
34	Address of proposed Loading and Delivery Service Location (note whether it is on-street or off-street).	Loading on-street in front of the Site.

35	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.	<p>Product – 3x per week</p> <p>Cash – 1x per day</p> <p>Trash – 1 x per week (office trash)</p>
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Project Trip Generation:

36	Daily, Morning and Evening Peak Hour Employees and Customer trip generation by mode.		Employees - Trips			Customers – Trips		
			Daily	Evening	Saturday	Daily	Evening	Saturday
		SOV	7	0	0	706	84	64
		HOV	1	0	0	224	28	20
		Transit	4	0	0	276	32	24
		Walk	2	0	0	326	38	30
		Bike	1	0	0	102	12	10
		Other	1	0	0	86	10	8
Total	16	0	0	1,720	204	156		