

FEE SCHEDULE

Project Address:

Application Date:

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): × \$0.10 =

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:**

OWNERSHIP CERTIFICATE

Project Address: 200 Monsignor O'Brien Highway

Application Date: 4.30.20

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

I hereby authorize the following Applicant:

Patrick A. Curley Jr

at the following address:

425 A Dedham St. Newton, MA

to apply for a special permit for:

Nuestra, LLC

on premises located at:

200 (AKA: 208-214) Monsignor O'Brien Hwy

for which the record title stands in the name of:

Patrick A Curley Jr of Allen Realty Trust

whose address is:

200 Msgr O'Brien Hwy Cambridge, MA

by a deed duly recorded in the:

Registry of Deeds of County:

S. Middlesex Book: 14601

Page: 122

OR Registry District of the Land Court,

Certificate No.:

Book:

Page:

Patrick A. Curley Jr

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 Patrick Curley personally appeared before me,

on the month, day and year 04/30/20 and made oath that the above statement is true.

Notary: [Signature]

My Commission expires: December 19, 2025



DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

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



Nuestra, LLC ("Nuestra") seeks a Special Permit to operate a Cannabis Retail Store at 200 Monsignor O'Brien Highway, Cambridge, MA 02141 ("the Property"). The Property is located in the Business A ("BA") Zoning District and within the East Cambridge Housing Overlay District. Pursuant to Section 11.803.1 of the Cambridge Zoning Ordinance, the use of the Property for these purposes is permitted subject to the issuance of a Special Permit from the Planning Board. In accordance with the Cambridge Zoning Ordinance Section 11.803.3, Nuestra's Property is not located within 300 feet of a pre-existing public or private school providing education in kindergarten or any grades one through 12, public children's playground, public youth athletic field, or public youth athletic recreation field. Full compliance is demonstrated in the context map provided within Nuestra's Site Plans, enclosed hereto as Exhibit A. Further, pursuant to Cambridge Zoning Ordinance Section 11.803.1(b), the Property is not located within 1,800 feet of another Cannabis Retail Store.

Please be advised that this is a new application that is not associated with the previous Registered Marijuana Dispensary permitted at this site. In compliance with the City of Cambridge's Cannabis Business Permitting Ordinance Section 5.50.040, Nuestra is applying for a license to operate a Cannabis Retail Store as a Group A Priority Applicant by virtue of its status as an Economic Empowerment Applicant. Nuestra is a Massachusetts limited liability company with the following schedule of members:

Name of Member	Affiliated Managers	Percentage of Ownership (%)	Commission Designation
Herban Legends of Boston, LLC	Renata Caines Ivelise Rivera Shaquille Anderson	51	Renata Caines and Ivelise Rivera, the sole owners of Herban Legends of Boston, LLC, are Commission-certified Economic Empowerment Applicants
Mikaz, LLC	Jonathan Tucker Tara Tucker	49	

Nuestra qualifies as a Commission-certified Economic Empowerment Applicant because the majority of its ownership interests are held by a business owned by Commission-certified Economic Empowerment applicants. Proof of such a designation is enclosed as Exhibit B.

Nuestra only intends to utilize this Property for the retail sale of cannabis to eligible consumers. Absolutely no cultivation, manufacturing, or social consumption uses will occur on site.

I. Project Narrative: Exterior

Site Plan: Nuestra does not propose significant changes to the Site Plan that was previously approved by the Planning Board for Ascend Mass, LLC. The plan as previously approved is the optimal arrangement of the exterior lot to ensure safe access and egress from the site by multiple modes of transportation while maintaining the City of Cambridge's urban design objectives.

The current Site Plan features:

- Five proposed bicycle racks constructed out of stainless or galvanized steel, allowing for ten short term parking spaces;
- Two long term bicycle storage units;
- Five parking spaces, including one accessible parking spot and two compact spaces;
- A narrowed curb cut to enhance vehicular safety accessing the site; and
- Landscaping along the perimeter of the site to enhance the streetscape view of the site.

Nuestra recognizes that the Site Plan as proposed requires a Special Permit from the Cambridge Board of Zoning Appeal to reconfigure the existing non-confirming lot to allow for the location of two on grade open parking spaces within five feet of the side and rear property lines, but no closer than those previously existing non-conforming spaces.

Elevations and Urban Design Objectives: Nuestra has modified the approved exterior elevations to adjust the logo on the façade and add an awning, attached hereto as Exhibit C. Otherwise, the rooftop elevations and streetscape elevations will remain substantially the same. Facility signage will be discrete and utilized for the purpose of wayfinding only.

Nuestra shares the City of Cambridge’s commitment to ensuring that all exterior changes to the building proposed are intended to activate the streetscape, especially the window displays. Nuestra proposes the installation of a rotating window display that will change periodically and feature local art. As demonstrated in the floorplan, attached hereto as Exhibit D, the displays have been offset from the window frame by approximately 24 inches. Staff will have interior access within the display area to make modifications as needed. Inverted windows are proposed at the top of the display area to allow for the natural flow of light into the facility. The applicant will seek to work collaboratively with the community and the Cambridge Arts Council to curate windows.

Site Plan Operations:

Traffic and Parking: Although Nuestra’s proposed onsite parking is otherwise sufficient pursuant to the requirements outlined in the City of Cambridge’s Zoning Ordinance Section 6.36.5(s), Nuestra recognizes that a Cannabis Retail Store may initially draw significant interest from the surrounding community and that parking is at a premium in the immediate East Cambridge neighborhood. Nuestra will implement an appointment only model for its initial operations at the facility. Please see a Traffic Impact Statement and Mitigation Plan attached hereto as Exhibit E. Nuestra’s initial appointment only model will require customers to indicate how they seek to access the facility. Nuestra will not allow more customers arriving by vehicle than there are parking spaces during any given appointment time.

Loading: Nuestra anticipates that loading and delivery operations will occur approximately three times each week. An interior vault area is provided for holding materials after they are delivered and refuse before it is picked up. Loading is proposed to occur using Nuestra’s off-street parking area in accordance with state regulations. All regulated material waste will be transported back to the facility from which it emanated for compliant disposal. Nuestra will submit a loading plan for review and approval from the City’s Traffic, Parking, and

Transportation Department prior to obtaining a building permit.

Facility Access: All public access to the facility shall occur through a secure entry vestibule in which customers must demonstrate proof that they have the appropriate government issued identification to gain access into the facility and a pre-scheduled appointment. Customers depart from a separate secured exit leading into the parking lot and onto the shuttle.

Product will be transported into the facility through the secure staff entry in a secure fashion and transported directly to the vault.

Hours of Operation: Proposed hours of operation are 10:00 AM - 9:00 PM, Monday-Saturday, and 12:00 PM -8:00 PM on Sunday.

Interior Project Description

Qualified customers will only have access to a small portion of the Property. The proposed dispensing area will include (1) a secure entry vestibule in which customers must demonstrate proof that they have the appropriate credentials to gain access into the facility; (2) a general sales floor with point-of-sale terminals; (3) a restroom; and (4) a secured exit. Nuestra anticipates that there will usually be a 1:1 ratio of customers to staff to ensure that all customers are able to have individualized attention from a customer service representative.

The rest of the facility shall only be accessible to staff and includes (1) a fulfilment area; (2) a security room; (3) a staff training area; (4) a secured vault; (5) a staff area; (6) an office; and (7) rooms for janitorial supplies and mechanical equipment.

Security

Nuestra prioritizes ensuring the safety and security of its customers, staff, neighbors, and the surrounding community. Nuestra's security measures will exceed the requirements set forth in 935 CMR 500.00 *et seq.* Nuestra will submit confidential information about its security plans and operating procedures to the Cambridge Police Department for review and feedback.

Nuestra will employ live on-site security during all opening hours to ensure the safety of the perimeter and maintain access control to the facility. Nuestra will also invest in state-of-the-art security infrastructure to prevent and detect potential loss and diversion of marijuana. This equipment will include perimeter alarms, failure notification systems, panic alarms connected to local law enforcement, and video cameras in all areas that contain marijuana as well as all points of entry and exit that are instantly accessible to local law enforcement. Redundant alarm systems will be installed to ensure that security features will remain operational in instances of power outages or system failure.

Staff access within the facility will be monitored by a keycard program, with different levels of access granted to different staff members. Only essential staff will be granted access within limited access areas such as the vault.

Security personnel will be trained in the security industry and crime prevention standards and will have experience in the surveillance of highly regulated retail operations. Staff will take a

comprehensive training relative to standard operating procedures in the unlikely case of a security incident. Nuestra's operating policies and procedures ensure the prevention of diversion, theft, and illegal or unauthorized conduct.

Operations

Obtaining an Appointment: Nuestra seeks to manage customer demand through the implementation of an appointment only policy. An appointment only policy requires that customers schedule an allotted entry time prior to arriving at Nuestra's facility. The use of this policy will allow Nuestra to closely monitor the number of customers seeking to use its parking lot; the number of customers within its facility at any given time; prevent external queuing and long wait times through measured entry into the facility; and control the number of vehicles seeking to use the facility, limiting unintentional traffic or hazardous pedestrian conditions.

Customers may schedule appointments through the following means:

- A. Telephone through a designated booking number;
- B. Online through an appointment portal on Nuestra's website; or
- C. Pre-scheduling a customer's next appointment while on site.

Upon confirmation of their appointment, a customer will receive an email from Nuestra confirming their appointment date and time, providing a link to modify their reservation, and providing information about parking, public transit accessibility, and cyclist parking. The average customer takes no longer than 15 minutes within a marijuana facility between entry to departure. As such, Nuestra will phase appointments in 15-minute intervals.

Dispensing Procedures: In accordance with 935 CMR 500.140(3), access to Nuestra's facility is limited to individuals 21 years of age and older. Upon a customer's entry into the premises, an agent will immediately inspect the customer's proof of identification and determine the individual's age. An individual will not be admitted to the premises unless the retailer has verified that the individual is a valid age to enter pursuant to the inspection of individual's proof of identification.

Once inside the sales area, customers will enter a queue to obtain individualized service where they may select any of the products available to them with the help of an agent. Once a customer has selected a product for purchase, an agent will collect the chosen items from the designated product storage area. An agent will then scan each product barcode into the point of sale system. An agent will affix a label, as generated by the point of sale system, indicating the date, strain name, cannabinoid profile, and all applicable warnings detailed in 935 CMR 500.105.

Upon checkout, customers will be required to confirm their identities and age a second time. Check out also activates the seed-to-sale tracking system that is compliant with 935 CMR 500.105(8). Per M.G.L. c. 94G § 7, sales are limited to one ounce of marijuana flower or five grams of marijuana concentrate per transaction. All required taxes for will be collected at the point of sale. In the event an agent determines an individual would place themselves or the public at risk, the agent will refuse to sell any marijuana products to the consumer. Nuestra will use the point of sale

security system to accept payment and complete sales. The system can back up and securely cache each sale for inspection.

Customer Education: Nuestra's customers will receive substantive educational materials relative to compliant and safe storage, use, and transport of their products. The educational material must include at least the following:

- (a) A warning that marijuana has not been analyzed or approved by the FDA, that there is limited information on side effects, that there may be health risks associated with using marijuana, and that it should be kept away from children;
- (b) A warning that when under the influence of marijuana, driving is prohibited by M.G.L. c. 90, § 24, and machinery should not be operated;
- (c) Information to assist in the selection of marijuana, describing the potential differing effects of various strains of marijuana, as well as various forms and routes of administration;
- (d) Materials offered to consumers to enable them to track the strains used and their associated effects;
- (e) Information describing proper dosage and titration for different routes of administration. Emphasis shall be on using the smallest amount possible to achieve the desired effect. The impact of potency must also be explained;
- (f) A discussion of tolerance, dependence, and withdrawal;
- (g) Facts regarding substance abuse signs and symptoms, as well as referral information for substance abuse treatment programs;
- (h) A statement that consumers may not sell marijuana to any other individual;
- (i) Information regarding penalties for possession or distribution of marijuana in violation of Massachusetts law; and
- (j) Any other information required by the Cannabis Control Commission.

Nuestra's customer service agents will receive substantial training about how to appropriately and effectively educate customers during a point-of-sale transaction. Employee training subjects will range from the types of products that are available; safe and compliant use, transport, and storage of products; and the consequences of diversion of products to unauthorized parties.

Trash Management: All trash containing marijuana or marijuana products is required to be stored securely on site within the dispensary vault. The products will be securely transported back to the licensed cultivation and product manufacturing facility from which they emanated and where they may be disposed of safely.

Minimal amounts of non-marijuana business related waste will be generated from the facility and disposed of by commercial trash pickup.

Deliveries: Product deliveries will occur between two to three times each week in unmarked vans. Pursuant to 935 CMR 500.105, there will be no advertising, markings, or branding indicating that the vehicle is being used to transport marijuana. Routes and times used for the transportation of marijuana and marijuana products are randomized. Marijuana and marijuana products will be transported in secure, locked storage compartments that are a part of the vehicle transporting the marijuana products and cannot be easily removed. At least two agents will staff vehicles transporting marijuana. One agent will remain in the vehicle at all times, and the other will be accompanied by a dispensary staff member into the facility and within the vault through the entry area designated for staff.

Traffic and Parking

Nuestra's proposed onsite parking is sufficient pursuant to the requirements outlined in the City of Cambridge's Zoning Ordinance Section 6.36.5(s). Nuestra has five designated customer-only spaces for its exclusive use. Nuestra has taken great care to develop operational procedures to ensure that customer visits are short in duration and will not result in lines or other congestion to enter or exit the facility. Operational procedures will be adjusted as needed to ensure optimal function of the facility.

Please see the enclosed Traffic Impact Statement, attached hereto as Exhibit E. Nuestra respectfully submits that its proposed use of the 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 and egress will not cause congestion, hazard, or a substantial change to the neighborhood character.

Nuestra's proposed location is easily accessible by public transportation. It is in walking distance from the Lechmere MBTA Green Line Station, numerous Hubway bike sharing stations, and bus routes 87, 88, 80, and 69. Nuestra has ten bicycle spaces for customers that seek to bike to its facility. Long term bicycle storage is available for employees that seek to bike to work. It is located along Monsignor O'Brien Highway, which maintains sidewalks for pedestrians. Nuestra will utilize monitors inside the dispensary to demonstrate different transit arrival times for customers utilizing public transportation. Additionally, although Nuestra does not anticipate that the proposed use will result in any adverse traffic impacts as a result of its appointment only operations, Nuestra is willing to undertake any and all of the following traffic mitigation efforts to protect against adverse effects:

- Provide 65% MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a pro-rated incentive for any part-time employees;
- 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 employees a gold level Bluebikes membership to encourage employee use of alternatives to single-occupancy vehicles for commuting
- Provide customers with information regarding transportation options to access the facility;

- 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.

Preventing Nuisance:

Customer Nuisance: Nuestra believes that an effective plan to mitigate nuisance behaviors on the surrounding community requires both prevention and corrective action.

Prevention: Customers visiting the facility for the first time will go through an 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 Nuestra's store is contingent on respect for the surrounding neighborhood. Public consumption, littering, loitering, disturbance of the peace and other nuisance behaviors are not tolerated and practicing them will eliminate the opportunity for future store visits.

Corrective Action: Nuestra's security personnel will diligently monitor the exterior of the facility to ensure that customers or other members of the public are not engaging in nuisance behaviors. Public consumption of marijuana or other drugs, disturbances of the peace, lewd behavior, harassment, and undesirable behaviors are all strictly prohibited. All security personnel will undergo rigorous training in de-escalation techniques. When appropriate, law enforcement will be notified. Customers who behave in such a manner will not be granted access to the facility in the future. Public consumption of marijuana is strictly prohibited.

Odor Control: All marijuana and marijuana products will be packaged off-site and odor impacts are not expected. Nevertheless, Nuestra will utilize state-of-the-art technology in the facility vault to ensure that odor does not unintentionally permeate throughout the facility. Please see the enclosed Odor Control plan, attached hereto as Exhibit F.

Opening Day: Nuestra recognizes the critical importance of operational planning and collaboration with the City to ensure that its fledgling months of operation and first high season are efficient. Please see Nuestra's proposed Opening Day Plan, attached hereto as Exhibit G.

Modifications to Operations: Nuestra recognizes that as Cannabis Retail Store demands lessen throughout the Commonwealth of Massachusetts, the need for traffic mitigation efforts such as its appointment only system may change. Nuestra will proactively seek a future modification to its Special Permit to make any such changes. The East Cambridge Planning Team, East Cambridge Business Association, Cambridge Police Department, Community Development Department, and other designees will play an active role in any such determination.

II. Compliance with Cambridge Zoning Ordinance Section 11.80: Application Requirements.

(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.

Please see Section I of Nuestra's application.

(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 of 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 Exhibit A which includes a Context Map that identifies 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 of 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.

(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 Exhibit A which includes 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.

(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 Exhibit C and Exhibit D for architectural drawings of all exterior building facades and all proposed signage, specifying materials and colors to be used.

(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.

Loading: Product deliveries will occur approximately three times each week in unmarked vans. Pursuant to 935 CMR 500.105, there will be no advertising, markings, or branding indicating that the vehicle is being used to transport marijuana. Routes and times used for the transportation of marijuana and marijuana products are randomized. Marijuana and marijuana products will be transported in secure, locked storage compartments that are a part of the vehicle transporting the marijuana products and cannot be easily removed. At least two agents will staff vehicles transporting marijuana. Loading is proposed to occur using Nuestra's off-street parking area in accordance with state regulations. One agent will remain in the vehicle at all times, and the other will be accompanied by a dispensary staff member into the facility and within the vault through the entry area designated for staff. An interior vault area is provided for holding materials after they are delivered and refuse before it is picked up. All regulated material waste will be transported back to the facility from which it emanated for compliant disposal. Nuestra will submit a loading plan for review and approval from the City's Traffic, Parking, and Transportation Department prior to obtaining a building permit.

Transportation: Nuestra will implement an appointment only model for its initial operations at the facility. Please see a Traffic Impact Statement and Mitigation Plan attached hereto as Exhibit E. Nuestra respectfully submits that its proposed use of the 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 and egress will not cause congestion, hazard, or a substantial change to the neighborhood character.

Nuestra's proposed location is easily accessible by public transportation. It is in walking distance from the Lechmere MBTA Green Line Station, numerous Hubway bike sharing stations, and bus routes 87, 88, 80, and 69. Nuestra has ten bicycle racks for customers that seek to bike to its facility. Long term bicycle storage is available for employees that seek to bike to work. It is located along Monsignor O'Brien Highway, which maintains sidewalks for pedestrians.

Nuestra seeks to manage customer demand through the implementation of an appointment only policy. An appointment only policy requires that customers schedule an allotted entry time prior to arriving at Nuestra's facility. The use of this policy will allow Nuestra to closely monitor the number of customers seeking to use its parking lot, number of customers within its facility at any given time; prevent external queuing and long wait times through measured entry into the facility; and control the number of vehicles seeking to use the facility, limiting unintentional traffic or hazardous pedestrian conditions.

Customers may schedule appointments through the following means:

- A. Telephone through a designated booking number;
- B. Online through an appointment portal on Nuestra's website; or
- C. Pre-scheduling a customer's next appointment while on site.

Upon confirmation of their appointment, a customer will receive an email from Nuestra confirming their appointment date and time, providing a link to modify their reservation, and providing information about parking, public transit accessibility, and cyclist parking. The average customer takes no longer than 15 minutes within a marijuana facility between entry to departure. As such, Nuestra will phase appointments in 15-minute intervals.

(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 Exhibit B. Nuestra has not submitted an application to the Cannabis Control Commission at this time.

(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.

Nuestra will hold a Community Outreach meeting in accordance with the Cannabis Control Commission's regulations. Nuestra recognizes that a Special Permit is a required element to submit a Cannabis Business Permit application to the City of Cambridge as well as a Statement of Interest to the City of Cambridge for a Host Community Agreement. Nuestra will diligently pursue both permits should it receive a Special Permit from the Planning Board to operate at its proposed location.

III. Compliance with Cambridge Zoning Ordinance Section 11.805

(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.

Nuestra proposes no substantial modifications from Site Plans previously approved by the Planning Board that were developed collaboratively with City staff to ensure 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. While Nuestra believes that the proposed facility is located on a commercial stretch that supports retail establishments of this scale, proactive actions taken by Nuestra will include:

- A total reconfiguration of the parking lot to enhance safety for vehicles, and pedestrians, bicyclists, including obtaining a Special Permit from the Zoning Board of Appeals;
- The narrowing of an existing curb cut to ensure safety of drivers accessing the parking lot;
- The implementation of programmatic strategies, including an appointment system, to reduce undesired queuing;
- The installation of five bicycle racks and two long term bicycle parking facilities; and

- A commitment to implementing both transportation demand management measures and a monitoring program to mitigate any unexpected impacts.

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

Loading and trash management are proposed to be in the service area inside of the building and accessed through Nuestra's private parking lot.

(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 Cannabis Retail Store is sited in an existing retail building adjacent to other commercial uses. The proposed storefront design will retain the existing look and feel of the property. The proposed treatment of the windows will provide interesting, rotating street frontage while meeting the state's security requirements.

(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.

Nuestra shares the City of Cambridge's commitment to ensuring that all exterior changes to the building proposed are intended to activate the streetscape, especially the window displays. Nuestra proposes the installation of a rotating window display that will change periodically and feature local art. As demonstrated in the floorplan, attached hereto as Exhibit D, the displays have been offset from the window frame by approximately 24 inches. Staff will have interior access within the display area to make modifications as needed. Inverted windows are proposed at the top of the display area to allow for the natural flow of light into the facility.

(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.

Although Nuestra's proposed Cannabis Retail Store does not currently seek to include a Medical Marijuana Treatment Center, Nuestra will 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.

IV. Compliance with Cambridge Zoning Ordinance Section 10.43

Special permits will normally be granted where specific 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 interest because:

(a) It appears that requirements of this Ordinance cannot or will not be met.

With the requested special permit, the requirements of the Ordinance will be met.

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

As set forth above, the proposed use is not expected to adversely impact traffic patterns or the retail-oriented character of the area in general. Although Nuestra's proposed onsite parking is otherwise sufficient pursuant to the requirements outlined in the City of Cambridge's Zoning Ordinance Section 6.36.5(s), Nuestra has taken proactive measures to mitigate traffic on the site through appointment only measures, and redevelopment of the existing parking lot to accommodate pedestrian and bicyclist use.

(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.

The proposed Cannabis Retail Store will be operated in accordance with applicable state and local regulations. The use will generate pedestrian and vehicular traffic that is equal to or less than that generated by a similarly sized allowed retail use.

(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.

The proposed Cannabis Retail Store will be operated in accordance with applicable health and safety regulations, as well as state and local regulations particular to Cannabis Retail Stores, which are specifically intended to prevent nuisance or hazard.

(e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance.

The site is located within the Business A District, which allows Cannabis Retail Stores. The Applicant is also an Economic Empowerment Applicant, which the zoning is intended to support.

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

The proposed new use will minimally impact the design of the building and all exterior alternations will be conducted in accordance with applicable zoning and other regulations for Cannabis Retail

Stores. The proposal will retain the existing look and feel of the door and window treatments while enhancing the streetscape view of the facility through a rotating window display. All exterior alterations will be subject to ongoing review by Community Development Department staff.



Community Outreach Meeting

Nuestra, LLC (“Nuestra”) held a Community Outreach Meeting on July 14, 2020. Pursuant to the Cannabis Control Commission’s outreach guidelines and the City of Cambridge’s requirements, the meeting was:

- Advertised in the Cambridge Chronical;
- Submitted to the City Clerk as an official meeting notice;
- Mailed to over 160 abutters based on a list provided by the Community Development Department; and
- Advertised to the East Cambridge Business Association and East Cambridge Planning Team leadership via email.

The applicant utilized a neutral moderator to facilitate questions and also had closed captioning in place.

In addition to advertising the meeting and permitting recipients to submit questions via email, the outreach notice also encouraged recipients to contact the project team via email to schedule a video chat or telephone call if they had questions about the project. To date, the project team has not received any queries.

Although there were eight attendees that attended the virtual outreach meeting, to the applicant’s knowledge, all but two were affiliated with the company. No questions were asked.

A video recording of the meeting will be transmitted to CCTV.

Other Community Outreach

Nuestra presented before the East Cambridge Planning Team on May 27, 2020. A Nuestra representative briefed representatives from the East Cambridge Business Association in May 2020. Correspondence was sent to Councilor Tim Toomey informing him about the project on May 27, 2020.



Exhibit B: Economic Empowerment Designation



May 20, 2020

Ivelise Rivera
EE202121
ivelise.rivera@verizon.net

NOTICE: ECONOMIC EMPOWERMENT CERTIFICATION STATUS

WHY ARE YOU RECEIVING THIS NOTICE?

You are receiving this notice because you are certified as an Economic Empowerment Applicant. Your certification was approved by the Cannabis Control Commission in April or May of 2018. Your certification is active and currently has no expiration date.

You should have previously received an approval notice in April or May of 2018 regarding your Economic Empowerment Applicant certification status. However, if you are unable to locate this approval notification, this notice can serve as proof of your active Economic Empowerment Applicant certification status from the Commission.

WHAT ARE YOUR NEXT STEPS?

There are no required next steps regarding this notice. However, it may be prudent to have a copy of this notice on hand as proof of certification may be requested by third parties such as municipal officials or departments during the local approval process.

If you should have any questions regarding this notice, please email licensing@cccmass.com.





May 20, 2020

Renata Caines
EE202121
renata.caines@gmail.com

NOTICE: ECONOMIC EMPOWERMENT CERTIFICATION STATUS

WHY ARE YOU RECEIVING THIS NOTICE?

You are receiving this notice because you are certified as an Economic Empowerment Applicant. Your certification was approved by the Cannabis Control Commission in April or May of 2018. Your certification is active and currently has no expiration date.

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WHAT ARE YOUR NEXT STEPS?

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If you should have any questions regarding this notice, please email licensing@cccmass.com.





Exhibit E: Traffic Impact Statement and Mitigation Plan



Transportation Logistics Plan

603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Nantucket, MA 02554
Tel: (508) 228-7909

Refer to File No. CAM-0043

TO: City of Cambridge Planning Board

FROM: Tony Capachietti, *Project Manager*

DATE: June 1, 2020

SUBJECT: Nuestra, LLC
Proposed Adult-Use Cannabis Retail
Transportation Logistics Plan
200 Monsignor O'Brien Highway

Cc: Adam Shulman, AICP
Transportation Planner
Cambridge Traffic, Parking and Transportation Department

Hayes Engineering, Inc. (HEI) has prepared this Transportation Logistics Plan in support of the Special Permit Application for a proposed Adult-Use Cannabis Retail Store (Dispensary) at 200 Monsignor O'Brien Highway, Cambridge, MA (the Property or the Site), pursuant to the request of the Project Proponent, Nuestra, LLC (the Applicant). This Logistics Plan is based on, to the maximum extent practicable, the draft Cambridge Traffic, Parking and Transportation Department's Transportation Logistics Plan Guidelines, as issued on May 28, 2019. In accordance with the requirements of Section 11.804(e) of the Cambridge Zoning Ordinance the purpose of this Transportation Logistics Plan is to:

- identify the transportation options for customers and employees;
- identify the locations where deliveries and loading will occur;
- estimate the trip generation rates and mode share for customers and employees; and
- provide recommendations for transportation impact mitigation

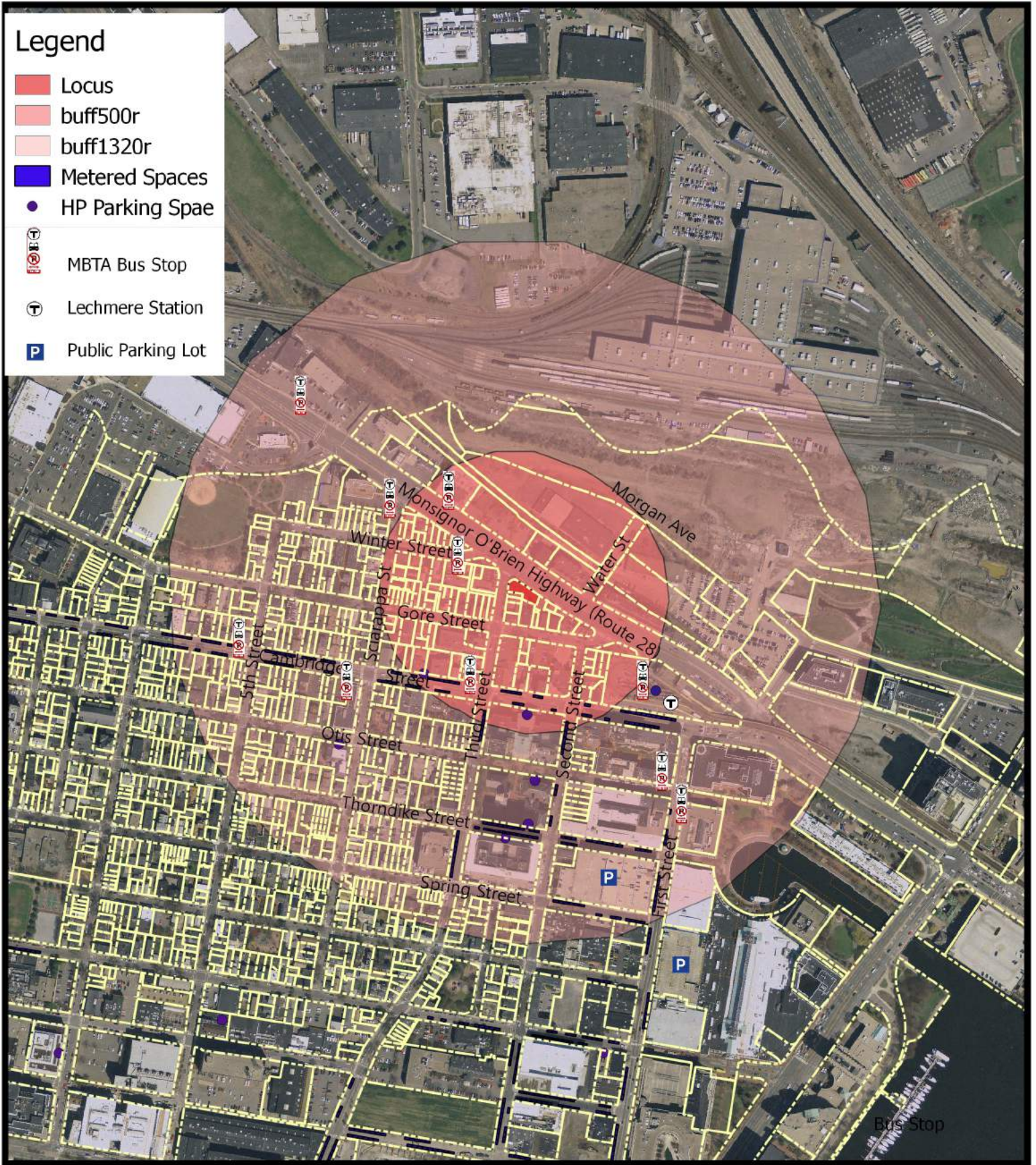
Site Context

The Property is located at the southeasterly corner of the intersection of Monsignor O'Brien Highway (Route 28 and Prospect Streets in the City's "East Cambridge" neighborhood (Assessor's Map 20 Lot 103). The proposed Nuestra facility will be located occupy 5,100± square feet of floor space on two (2) floors at the former Lechmere Rug building. The Property is proximate multiple modes of public and private transportation. There is an existing curb cut along Monsignor O'Brien Highway that services the existing parking lot. The curb cut will be relocated in conjunction with the Massachusetts Department of Transportation (MaDOT) – Route 28 - Phase 1 roadway improvement project. The resulting modifications to the existing parking lot will result in the following parking available on site:

- 5 vehicle parking spaces, including 1 van accessible space
- 5 short-term bicycle parking spaces
- 2 long-term bicycle parking spaces

Legend

-  Locus
-  buff500r
-  buff1320r
-  Metered Spaces
-  HP Parking Spae
-  MBTA Bus Stop
-  Lechmere Station
-  Public Parking Lot



0 500 1000 1500 ft

Scale: 1 inch = 500 feet
June 2, 2020



Figure 1:
Transportation Context Map
200 Monsignor O'Brien Highway
Cambridge, Mass.



Transportation Logistics Plan
Nuestra, LLC
200 Monsignor O'Brien Highway
Cambridge, Massachusetts
June 3, 2020

The following modes of transportation are available for customers and employees to access the Site:

Subway – Green Line

The Site is located approximately 750 feet west of the Lechmere subway station, a 5-minute walk.

Bus Service – Routes 69, 80, 87 and 88

Bus Service is available via stops within ¼-mile of the Project for the above referenced routes. The closest stop is 225 feet away at the corner of Winter Street and Monsignor O'Brien Highway offering 80, 87, and 88 route service.

MBTA schedules and maps for subway and bus routes serving the Site are included as Appendix A to this report.

Zip Car

Zipcar is a car-sharing company that provides automobile reservations to its members, billable by the minute, hour or day. Zip Car has two (2) locations offering 4 vehicles for use proximate the Site. Zip Car locations are depicted on the Figure 2, below:

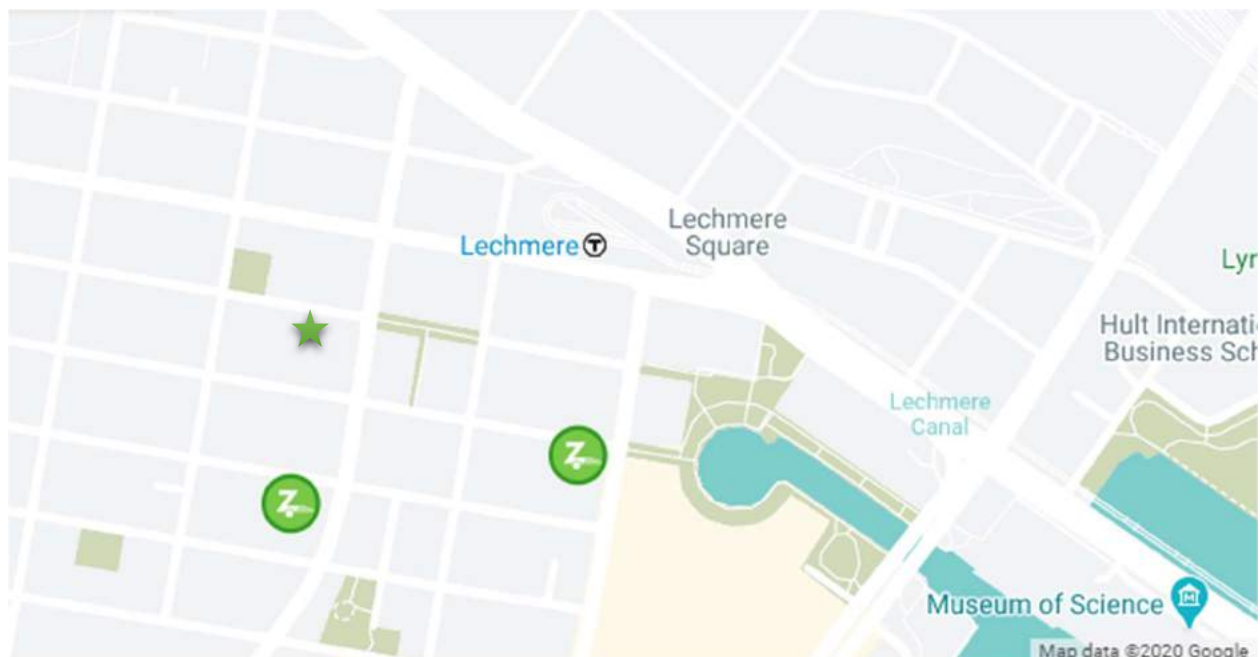


Figure 2 – Zip Car Locations



Blue Bikes

Blue Bikes is a bicycle sharing system in the Boston metropolitan area. Blue Bikes a location at Lechmere Station with up to 19 bicycles available. This Blue Bike station location is depicted on the accompanying Figure 3, below:

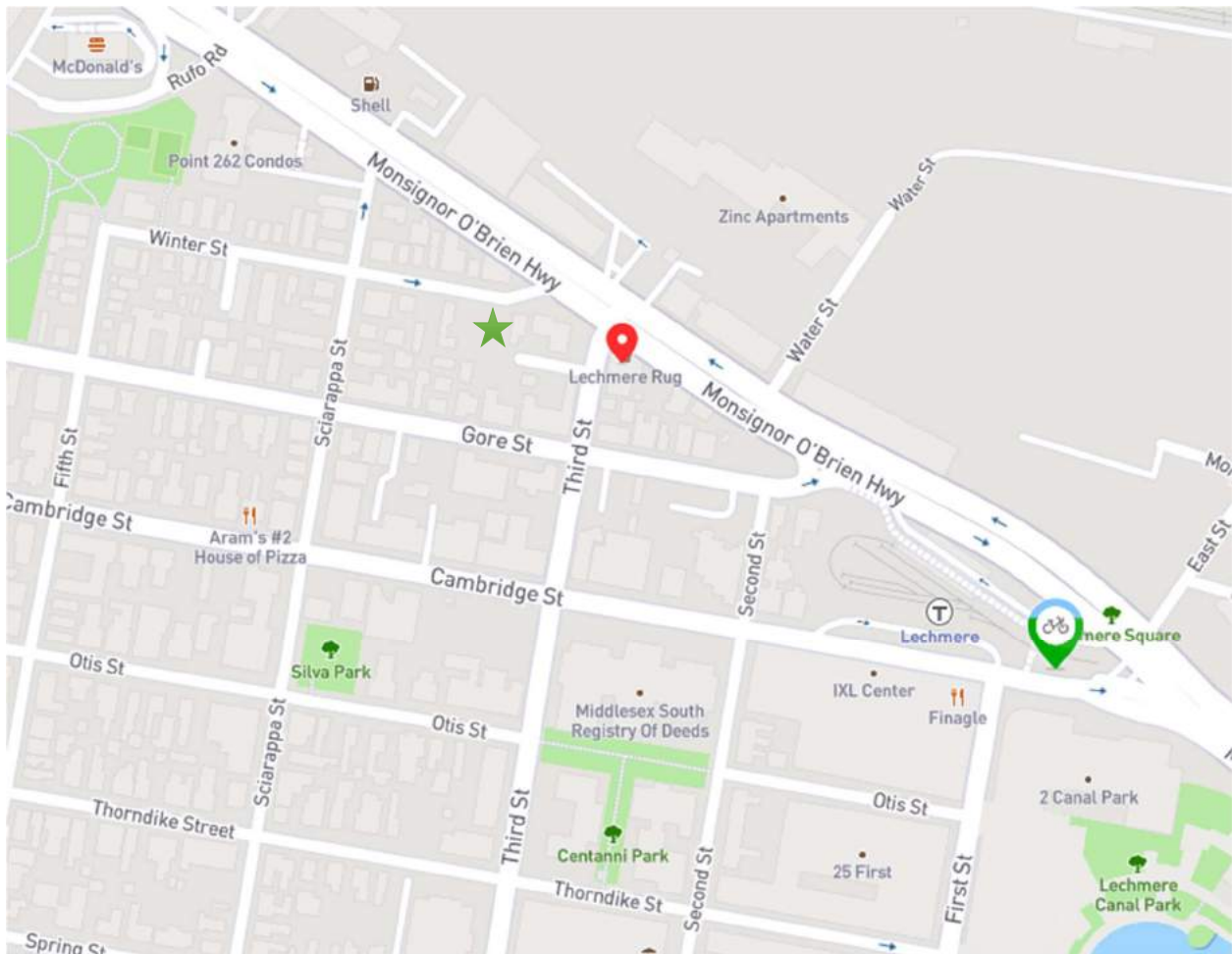


Figure 3 – Blue Bike Stations

Trip Generation

Methodology

Average Daily Vehicle Trips and Peak Hour Trips for the project are calculated using data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition and from actual customer counts performed at two existing cannabis retail dispensaries in the Commonwealth of Massachusetts in Brookline and Salem, Massachusetts. The Cambridge



Traffic, Parking, and Transportation Department acknowledges that trip generation rates published by the ITE may not be reliable due to the limited data sources and because the locations where data has been collected may not be representative of travel patterns in the City of Cambridge. These ITE trip generation estimates are solely provided for reference.

A transportation survey was also conducted at the New England Treatment Access (NETA) co-located adult-use and medical cannabis retail facility in Brookline, MA to estimate the distribution for mode of travel and type of trip to the facility by customers. A survey of employees at a specialty retail store in Harvard Square that sells Hemp-related products was used to estimate employee mode splits.

ITE Land Use Code 882 – Marijuana Dispensary

The proposed dispensary is best classified as Institute of Transportation Engineers (ITE) Land Use Code (LUC) 882, Marijuana Dispensary, defined in the ITE Trip Generation Manual, 10th Edition as being:

... a standalone facility where cannabis is sold to patients or consumers in a legal manner.

Trip Generation rates for the proposed dispensary are summarized in Table 1. As previously stated, the ITE trip generation rates are provided for reference and context. HEI conducted customer counts at two (2) existing, operating adult-use and medical cannabis retail facilities located in Salem, MA (June 11, 2019) and in Brookline, MA (June 11, 2019 and June 15, 2019) to obtain local data for the dispensary use.

TABLE 1
 Trip Generation, *Proposed Use – LUC 882: Marijuana Dispensary*

Time Period	ITE Average Rate⁽¹⁾	Observed⁽²⁾ Brookline NETA Rate⁽¹⁾	Observed⁽²⁾ Salem ATG Rate⁽¹⁾	Observed⁽²⁾ Average Rate⁽¹⁾
Weekday Daily	252.70	614.6	315.5	523.2
Weekday AM Peak Hour	20.88	40.6	40.9	40.6
Weekday PM Peak Hour	29.93	65.0	55.0	62.0
Saturday Daily	259.31	793.8	Not Observed	793.8
Saturday Peak Hour	36.43	74.2	Not Observed	74.2

⁽¹⁾ Trip Ends per 1,000-sf. of GFA

⁽²⁾ Based on customer counts by HEI in Brookline and Salem, MA during June 2019

These elevated trip generation rates are most likely due to the scarcity of the use within the study area. As cannabis retail establishments become more prevalent, we anticipate that trip generation rates will continue to diminish as the capture area for each dispensary decreases. A



Transportation Logistics Plan

Nuestra, LLC
200 Monsignor O'Brien Highway
Cambridge, Massachusetts
June 3, 2020

survey of 257 patrons exiting an existing dispensary operating in Brookline, MA on June 13, 2019 by HEI noted that greater than 50 percent of the patrons had commute times in excess of 20 minute with 14 percent of patrons commuting in excess of 50 minutes to the facility. This indicates a relatively large capture area for what will typically become a “convenience” type use, such as a pharmacy, liquor store, or convenience store. It is anticipated that many customers to this facility will be pass-by and diverted trips, rather than destination trips. Pass-by trips have minimal impacts to traffic conditions. Studies have shown that for retail uses similar to the proposed dispensary, a substantial portion of vehicle trips are from existing traffic passing by the site or diverted from another route in the vicinity of site. Data presented in the ITE Trip Generation Handbook indicates that for the average percentage of pass-by trips for Pharmacy/Drugstores without Drive-Through Windows is 49-percent during the weekday PM peak hour. HEI conducted a transportation survey of 257 patrons exiting an existing dispensary operating in Brookline, MA on June 13, 2019 identified 53.7% of patrons considered their stop to be a pass-by or diversion trip on their way to their ultimate destination.

Mode Splits

HEI conducted a transportation survey of 82 patrons exiting an existing dispensary operating in Brookline, MA on June 13, 2019 and obtained the following data regarding transportation mode for customers at NETA Brookline:

TABLE 2

Observed Customer Mode Shares, *NETA Brookline, 2019*

<u>Mode</u>	
SOV	55.7%
HOV	21.4%
Public Transit	16.3%
Ride Share	12.1%
Walk	6.2%
Bike	0.4%

HEI conducted a transportation survey of the current six (6) employees for the existing Hempest location in Harvard Square on June 28, 2019 and the following data regarding transportation mode for employees:

TABLE 3

Observed Employee Mode Shares, *Hempest, Cambridge, 2019*

<u>Mode</u>	
SOV	0.0%
HOV	0.0%
Public Transit	50.0%
Ride Share	0.0%
Walk	0.0%
Bike	50.0%



Nuestra anticipates it will employ a total of fifteen (15) full-time employees and 5 part-time employees, with no more than eight (8) employees on a given shift. Employees will be asked not to use on-site parking nor metered parking proximate the site. It is Nuestra's goal to incentivize alternative modes of employee transportation to obtain mode shares similar to those observed in Table 4, above.

Staff parking will not be provided on or around the Site and employees will be encouraged to utilize non-driving commuting options. Employees that live in non-transit accessible areas and are reliant on cars will be encouraged to drive to transit to make the final connection to the site. Nuestra will prioritize the hiring of employees who live in transit accessible areas. Nuestra may hire candidates who use a vehicle as their primary mode of transportation and will work with each employee to develop a parking subsidy plan. The plan and its subsequent subsidy will be case specific and will minimize the use of Cambridge parking. Nuestra will continue to communicate with their employees every 3-6 months to determine new strategies to minimize employee related traffic concerns. Total Estimated Project Trip Generation is summarized in Table 5, below:

TABLE 4
 Total Estimated Project Trip Generation

<i>Mode</i>	<u>Employee Trip Ends</u>			<u>Customer Trip Ends (20 POS) NETA Observed Data</u>			<u>Customer Trip Ends (8 POS) Nuestra Projections</u>		
	<i>Daily</i>	<i>AM</i>	<i>PM</i>	<i>Daily</i>	<i>AM</i>	<i>PM</i>	<i>Daily</i> ⁽¹⁾	<i>AM</i> ⁽²⁾	<i>PM</i> ⁽³⁾
SOV	0	0	0	85	6	10	34	2	4
HOV	0	0	0	34	3	4	14	1	2
Public Transit	10	5	5	664	50	76	266	20	30
Ride Share	10	3	3	18	1	2	7	0	1
Walk	0	0	0	174	13	20	70	5	8
<u>Bike</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>112</u>	<u>8</u>	<u>12</u>	<u>45</u>	<u>3</u>	<u>5</u>
Total	20	8	8	1,087	81	124	436	31	50

⁽¹⁾ Based on Nuestra's estimate of 200-225 customers per day

⁽²⁾ Estimated as 10% of daily total

⁽³⁾ Estimated as 15% of daily total

As shown in Table 4, above, the Brookline dispensary serves approximately 544 customers daily via approximately 20 retail POS stations (1,087 trip ends). Based on Nuestra's eight (8) proposed POS stations it is estimated the Nuestra facility will serve approximately 218 patrons daily (436 trip ends).

Parking and Loading Availability

The Site will be served by a proposed five (5) space surface parking lot. In addition to these on-site parking spaces the site is served by 144 metered street parking spaces and the City's First Street Parking Garage within on-quarter mile of the Site.



Transportation Logistics Plan

Nuestra, LLC
200 Monsignor O'Brien Highway
Cambridge, Massachusetts
June 3, 2020

A Parking Occupancy survey was not conducted due to the on-going COVID-19 closures at the time of this study.

Nuestra intends to use the on-site parking lot for delivery of product, cash pick up and refuse transfer. Nuestra estimates that it will receive 2 to 3 product deliveries, four to five cash pick-ups and one refuse collection per week. Refuse will be limited to paper waste. All cannabis containing product will be returned to the cultivation or processing facility for disposal in accordance with Cannabis Control Commission regulations.

Queue Prevention and Management

Nuestra proposes to mitigate queues outside the facility by using a customer waiting system similar to what is used in restaurants. Customers will be offered an anticipated wait time and notified via cell phone when they may enter the facility. This will be conducted via third party software that will integrate with Nuestra's POS system that can monitor the number of customers in the dispensary. If the dispensary is at capacity, then a customer will be requested to provide their cellphone number and exit the facility to eventually receive a text once the dispensary is below capacity to serve the customer. Nuestra will seek to develop relationships with local businesses and offer coupons and information to encourage customers to explore neighboring businesses whilst waiting for their turn at the dispensary.

Prior to opening, Nuestra will send a mailing to the neighborhoods closest to the establishment to inform them about opening procedures and provide contact information that they may utilize to receive additional information or alert Nuestra's management about system inefficiencies.

Opening Day Operational Plan

Nuestra seeks to optimize local safety and minimize impacts to the surrounding neighborhood during its operation. Nuestra will utilize best management practices during its initial opening period and other anticipated high-volume events (ie; April 20th, local festivals or events, etc.). The goals of this Operational Plan are to:

1. Ensure the safety of customers, employees, and surrounding abutters.
2. Minimize the impact of traffic flow and/or queuing on adjacent businesses and nearby streets.
3. Effectively communicate that there is limited vehicle parking in the area.
4. Facilitate efficient operations to minimize exterior queuing.
5. Provide information to allow customers and patients to get to/from the facility efficiently and safely with a focus on public transportation.
6. Promote efficient coordination between Nuestra, Cambridge Public Safety, and City of Cambridge departments.
7. Establish open lines of communications with abutters and nearby residents and local businesses to effectively resolve complaints.

For at least the first month of operation but lasting as long as deemed necessary by Cambridge officials, Nuestra will seek to employ police details to control and direct traffic and pedestrians in the vicinity of the facility.



Transportation Logistics Plan
Nuestra, LLC
200 Monsignor O'Brien Highway
Cambridge, Massachusetts
June 3, 2020

Plan Evaluation

Nuestra respectfully requests the opportunity to meet with representatives from the City of Cambridge to discuss traffic and queue management at the following times:

- Prior to opening the facility;
- One week after opening;
- Two weeks after opening or as needed in the month following opening;
- Two months following opening; and
- As required at the discretion of Nuestra and the City.

Nuestra anticipates making thoughtful, continued modifications to this plan to ensure the facility is operating efficiently, safely, and in harmony with the surrounding community.

Transportation Impact Mitigation

In an effort to mitigate transportation demands in the Project vicinity the Applicant is committed to the following demand management measures:

The following measures are baseline Transportation Demand Management (TDM) Measures that TP&T expects any Cannabis Retail Store to provide and routinely recommends as conditions for special permit approval. However, additional measures may be recommended depending on project-specific characteristics and potential transportation impacts on the surrounding area.

1. Provide MBTA T-Pass subsidies to all employees, up to the Federal fringe limit. The program shall be administered by the employer through the MBTA Corporate Pass/Perq Program.
2. Offer all employees Gold-Level BlueBikes bikeshare membership, to be administered through the BlueBikes Corporate Program by the employer.
3. Provide employees and customers access to shuttle buses if one is already operating in the area, such as the EZ Ride shuttle bus or Alewife TMA shuttle bus or create a comparable shuttle bus service between the project site and transit stations.
4. Provide lockers for employees that walk or bike to work.
5. Have available an air pump and bicycle repair tools for employee and customers to use when needed.
6. Designate an employee of the facility as a Transportation Coordinator (TC) to manage the implementation of TDM measures and a transportation monitoring program if required. The TC will:
 - a. Post in a central and visible location (i.e., lobby for customers, break room for employees) information on available non-automobile services in the area
 - b. Compile and provide, to all employees, up-to-date transportation information explaining all commuter options. This information should also be distributed to all new employees as part of their orientation.



Transportation Logistics Plan

Nuestra, LLC

200 Monsignor O'Brien Highway

Cambridge, Massachusetts

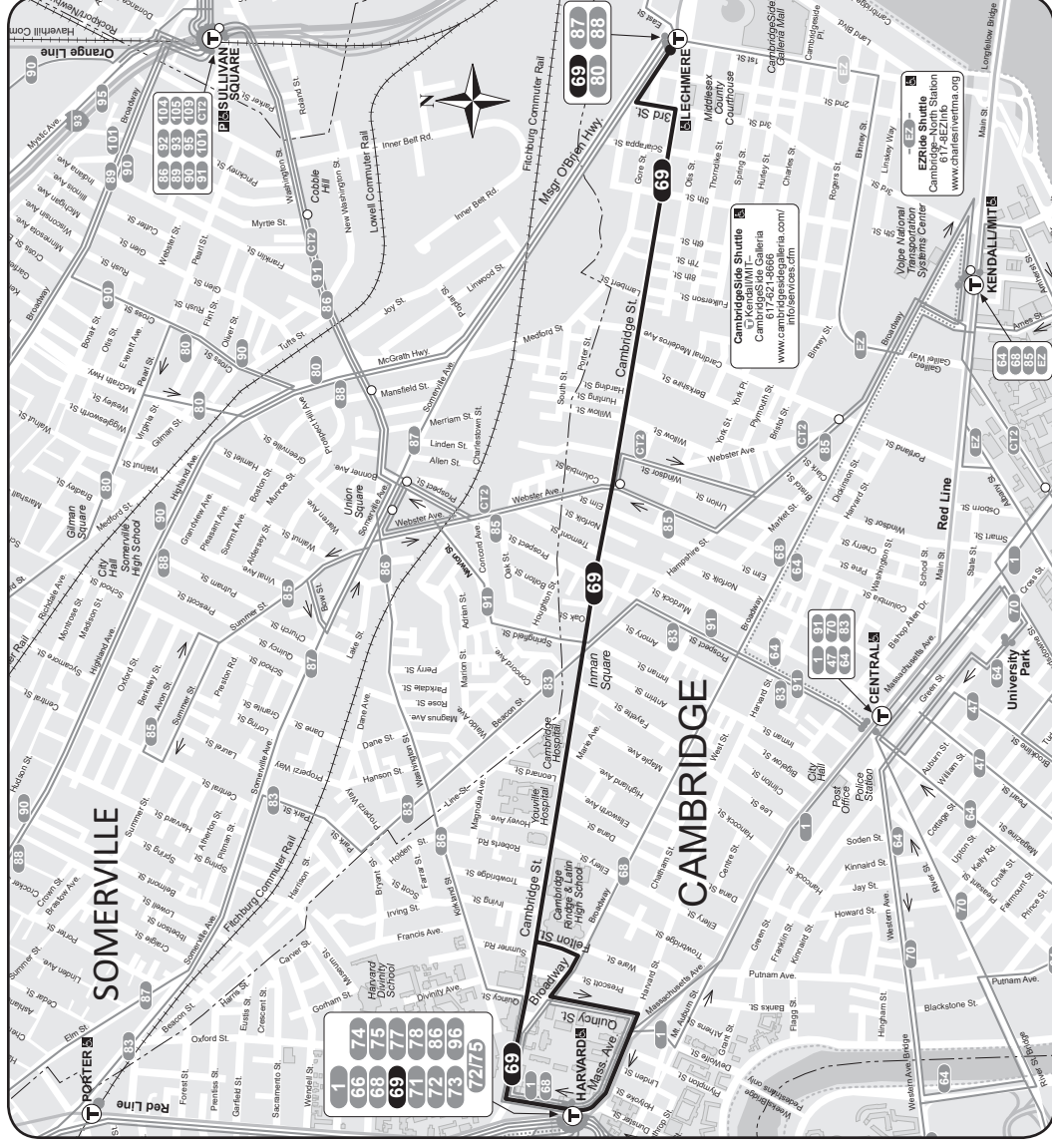
June 3, 2020

- c. Provide customers with sustainable transportation information to access the site.
- d. Provide and maintain information on the project's public website, newsletters, social media, etc. on how to access the site by all modes, with emphasis on sustainable modes.
- e. Participate in any TC training offered by the City or local Transportation Management Association.
- f. 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.
- g. Provide a one-time annual contribution to the City toward transportation, transit and/or bicycle improvements to support non-automobile travel modes for employees and customers and to mitigate the Project' traffic and parking impacts on the surrounding area.



Appendix A – Public Transportation Schedules

Route 69 Harvard Square - Lechmere Station



69

Effective March 15, 2020
**Harvard Square-
 Lechmere Station**

Serving

- Harvard University
- Harvard Vanguard Medical Associates
- Inman Square
- Cambridge Hospital
- Spaulding Hospital, Cambridge
- Red Line
- Green Line



**Massachusetts Bay
 Transportation Authority** *massDOT*
Massachusetts Department of Transportation

Information 617-222-3200 • 1-800-392-6100
 (TTY) 617-222-5146 • www.mbta.com

69

Weekday

Inbound		Outbound	
Leave Harvard/Holyoke Street	Arrive Inman Square	Leave Lechmere Station	Arrive Inman Square
5:25A	5:29A	5:40A	5:46A
5:55	5:59	6:10	6:16
6:20	6:24	6:40	6:46
6:45	6:51	7:01	7:10
7:05	7:11	7:15	7:25
7:20	7:26	Every	10 Mins.
7:35	7:41	7:55	8:05
7:50	7:56	8:10	8:20
Every	10 Mins.	8:25	8:35
9:10	9:17	8:40	8:50
9:30	9:37	8:55	9:05
9:55	10:02	9:12	9:22
10:20	10:27	9:30	9:40
10:45	10:52	9:55	10:05
11:10	11:17	10:20	10:30
11:35	11:42	10:45	10:55
12:00N	12:07P	11:10	11:20
Every	25 Mins.	11:35	11:45
1:15	1:22	12:00N	12:10P
1:40	1:47	12:25P	12:35
2:01	2:08	1:15	1:25
2:17	2:24	1:40	1:50
2:34	2:41	1:50	2:00
2:51	2:58	2:05	2:15
3:08	3:16	2:15	2:25
3:28	3:36	2:40	2:50
3:48	3:56	3:00	3:13
4:08	4:16	3:20	3:33
4:28	4:36	3:40	3:53
4:48	4:56	4:00	4:13
5:08	5:16	4:20	4:33
5:28	5:36	4:40	4:53
5:48	5:56	5:00	5:13
6:08	6:16	Every	20 Mins.
6:28	6:36	7:00	7:10
6:48	6:54	7:40	7:47
7:20	7:26	8:20	8:27
8:00	8:06	9:00	9:07
8:40	8:45	9:40	9:47
9:20	9:25	10:20	10:27
10:00	10:05	11:00	11:05
10:40	10:45	11:35	11:40
11:15	11:20	12:10A	12:15A
11:50	11:55	12:45	12:50
12:30A	12:33A	w 1:20	1:25
1:05	1:08		1:15

69

Saturday

Inbound		Outbound	
Leave Harvard/Holyoke Street	Arrive Inman Square	Leave Lechmere Station	Arrive Inman Square
5:15A	5:17A	5:30A	5:34A
5:45	5:47	6:00	6:04
6:15	6:17	6:30	6:34
6:45	6:47	7:00	7:04
7:17	7:19	7:30	7:34
7:47	7:49	8:00	8:07
8:17	8:20	8:35	8:42
8:52	8:55	9:10	9:17
9:27	9:30	9:45	9:53
10:02	10:05	10:22	10:30
10:42	10:45	10:47	10:56
11:09	11:13	11:09	11:18
11:31	11:35	11:31	11:40
11:53	11:57	11:53	12:02P
12:15P	12:19P	12:15P	12:24P
Every	22 Mins.	Every	22 Mins.
3:11	3:15	3:33	3:42
3:33	3:37	3:55	4:04
3:55	3:59	4:17	4:26
4:17	4:21	4:39	4:48
4:39	4:43	5:01	5:10
5:01	5:05	5:23	5:32
5:23	5:27	5:45	5:54
5:45	5:49	6:07	6:16
6:07	6:10	6:29	6:38
6:29	6:32	6:51	7:00
6:51	6:54	7:09	7:16
7:26	7:29	7:44	7:51
8:01	8:04	8:19	8:25
8:36	8:39	8:54	9:00
9:11	9:14	9:29	9:35
9:46	9:49	10:00	10:10
10:21	10:24	10:39	10:44
10:56	10:59	11:14	11:19
11:29	11:32	11:47	11:51
12:00M	12:03A	12:20A	12:24A
12:35A	12:38	12:50	12:54
1:05	1:08	w 1:20	1:24

f - Leaves from Cambridge Street at Felton Street
s - Does NOT run during school vacation
w - Waits for last trolley to arrive at Lechmere Station.

Spring & Summer 2020 Holidays
4:20: see Weekday; 5:25: see Sunday
7:13: see Saturday; 7:14: see Sunday

69

Sunday

Inbound		Outbound	
Leave Harvard/Holyoke Street	Arrive Inman Square	Leave Lechmere Station	Arrive Inman Square
6:20A	6:23A	6:31A	6:11A
7:20	7:23	7:31	7:11
8:20	8:24	8:32	8:11
9:20	9:24	9:32	9:11
9:53	9:57	10:05	9:42
10:30	10:34	10:42	10:17
11:10	11:15	11:24	10:57
11:50	11:56	12:05P	11:37
12:30P	12:36P	12:45P	12:17P
1:10	1:16	1:25	12:59
1:50	1:56	2:05	1:38
2:30	2:36	2:45	2:18
3:10	3:16	3:25	2:58
3:50	3:56	4:05	3:38
4:30	4:36	4:44	4:18
5:10	5:16	5:24	4:58
5:50	5:56	6:04	5:38
6:30	6:36	6:44	6:18
7:08	7:14	7:22	6:57
7:45	7:50	7:57	7:28
8:15	8:20	8:27	8:06
8:50	8:55	9:02	8:41
9:25	9:30	9:37	9:16
10:05	10:10	10:12	9:51
10:35	10:40	10:42	10:26
11:10	11:15	11:22	11:00
11:45	11:49	11:56	11:35
12:20A	12:24A	12:31A	12:10A
12:55	12:59	1:06	12:45
		w 1:18	1:22

All buses are accessible to persons with disabilities

Fare	Local Bus	Bus + Bus	Rapid Transit	Bus + Rapid Transit
CharlieCard	\$1.70	\$1.70	\$2.40	\$2.40
CharlieTicket	\$2.00	\$2.00	\$2.90	\$4.90
Cash-on-Board	\$2.00	\$4.00	\$2.90	\$4.90
Student/Youth*	\$0.85	\$0.85	\$1.10	\$1.10
Senior/TAP**	\$0.85	\$0.85	\$1.10	\$1.10

VALID PASSES: LinkPass (\$50/mo.); Local Bus (\$55/mo.); *Student/Youth LinkPass (\$30.00/mo.); **Senior/TAP LinkPass (\$30/mo.); and express bus, commuter rail, and boat passes.
FREE FARES: Children 11 and under ride free when accompanied by an adult; Blind Access CharlieCard holders ride free and if using a guide, the guide rides free.
Requires Student CharlieCard or Senior CharlieCard. Senior CharlieCards are available for students 18 and older and seniors 65 and older. High school and college students are available through community partners in the Boston metro area. Visit www.mbta.com/Youthpass for details.
** Requires Senior/TAP CharlieCard, available to Medicare cardholders, seniors 65+, and persons with disabilities.

Schedule Change

80

Effective June 21, 2020 Arlington Center- Lechmere Station

Serving

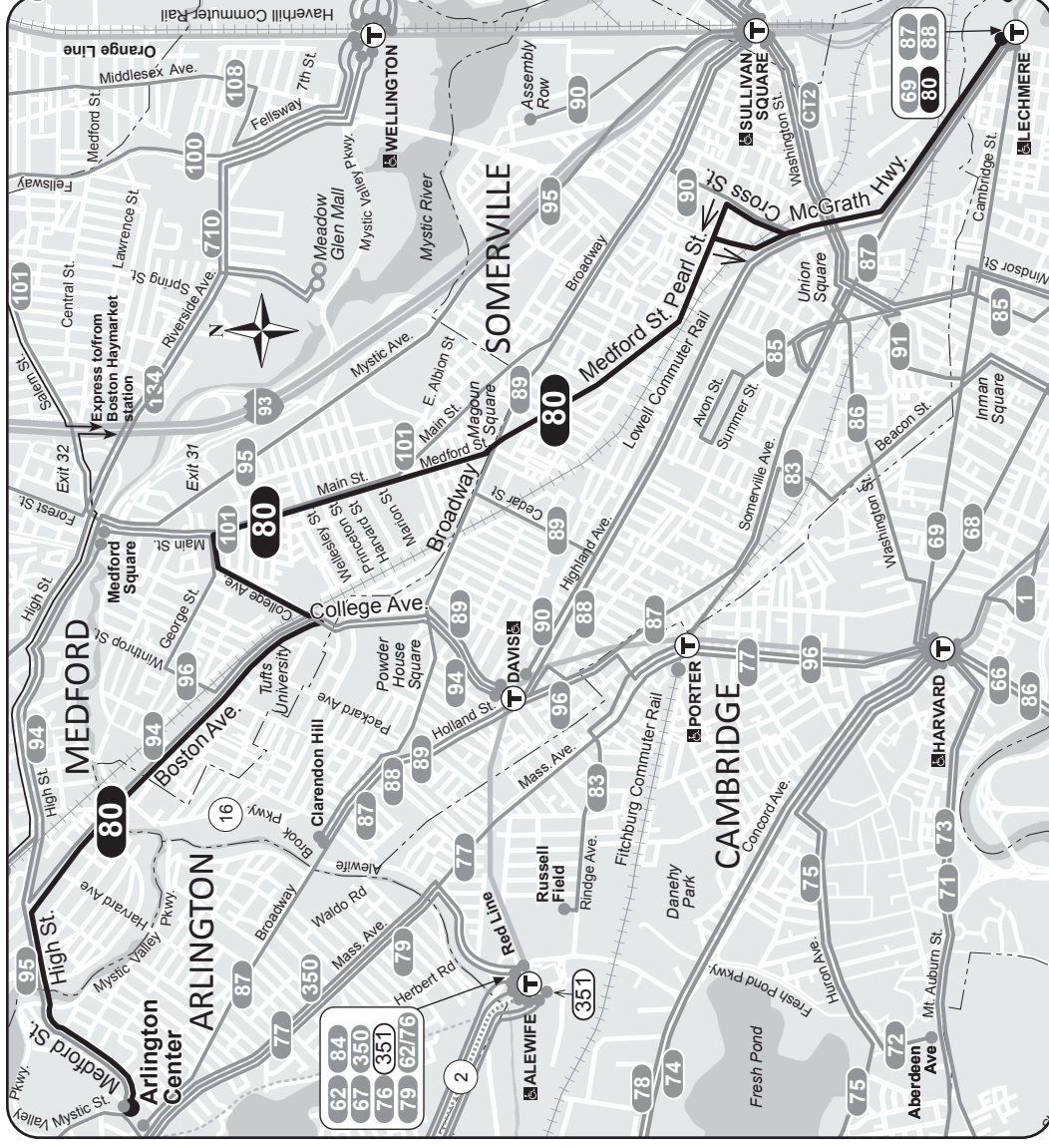
- Medford Hillside
- Magoun Square
- Powderhouse Square
- Gilman Square
- Green Line



Massachusetts Bay
Transportation Authority

Information 617-222-3200 • 1-800-392-6100
(TTY) 617-222-5146 • www.mbta.com

Route 80 Arlington Center - Lechmere Station



80			Weekday			Saturday			Sunday			
Inbound			Outbound			Inbound			Outbound			
Leave Arlington Center	Arrive Lechmere Station	Arrive Magoun Square	Leave Lechmere Station	Arrive Magoun Square	Arrive Arlington Center	Leave Arlington Center	Arrive Lechmere Station	Arrive Magoun Square	Leave Lechmere Station	Arrive Magoun Square	Arrive Arlington Center	
5:00A	5:24A	5:10A	5:28A	5:37A	5:52A	5:05A	5:25A	5:30A	5:30A	5:38A	6:30A	6:51A
5:25	5:49	5:35	5:55	6:04	6:19	6:00	6:20	6:30	6:30	6:38	7:30	7:51
5:57	6:21	6:07	6:25	6:34	6:49	6:30	6:50	7:00	7:00	7:08	8:30	8:54
6:25	6:49	6:35	6:55	7:05	7:26	7:00	7:20	7:30	7:30	7:38	9:30	9:56
6:40	7:06	6:50	7:15	7:26	7:47	7:30	7:53	8:00	8:00	8:08	10:35	10:11
6:55	7:29	7:09	7:40	7:54	8:15	8:00	8:23	8:30	8:30	8:38	11:45	11:21
7:15	7:56	7:30	8:05	8:19	8:40	8:30	8:53	9:00	9:00	9:08	12:20P	12:31P
7:35	8:19	7:53	8:30	8:41	9:02	9:00	9:25	9:30	9:30	9:39	1:30	1:57
8:00	8:44	8:18	8:55	9:06	9:27	9:00	9:31	9:40	9:40	9:49	2:40	3:07
8:25	9:06	8:43	9:20	9:31	9:49	9:30	9:55	10:00	10:00	10:10	3:50	4:17
8:50	9:25	9:06	9:50	10:00	10:18	10:00	10:29	10:35	10:35	10:45	4:25	4:50
9:10	9:42	9:25	10:15	10:25	10:43	10:00	11:04	11:10	11:10	11:20	5:00	5:28
9:35	10:03	9:48	10:40	10:50	11:08	10:35	11:39	11:45	11:45	11:55	6:10	6:37
10:00	10:28	10:13	11:05	11:15	11:33	11:10	11:39	11:45	11:45	11:55	7:55	8:24
10:30	10:58	10:43	11:30	11:40	11:58	11:45	12:14P	12:20P	12:20P	12:30P	8:30	8:56
10:50	11:18	11:03	11:55	12:05P	12:23P	12:20P	12:49	12:55	12:55	1:05	9:40	10:03
11:15	11:43	11:28	12:10P	12:20P	12:48	12:55	1:24	1:30	1:30	1:40	10:15	10:36
11:40	12:08P	11:53	12:45	12:55	1:13	1:30	1:59	2:05	2:05	2:15	11:25	11:44
12:05P	12:33	12:18P	12:45	12:55	1:38	1:50	2:34	2:40	2:40	2:50	12:00M	12:08A
12:35	1:03	1:28	1:35	1:45	2:03	2:05	3:09	3:15	3:15	3:25	12:00M	12:08A
1:00	1:28	1:38	2:00	2:10	2:28	2:40	3:44	3:50	3:50	4:00	12:00M	12:08A
1:25	1:53	1:53	2:30	2:44	3:03	3:15	4:17	4:25	4:25	4:35	12:00M	12:08A
1:50	2:18	2:03	2:55	3:09	3:28	3:50	4:52	5:00	5:00	5:10	12:00M	12:08A
2:15	2:43	2:28	3:15	3:29	3:48	4:25	5:26	5:35	5:35	5:45	12:00M	12:08A
2:40	3:08	2:53	3:35	3:49	4:08	5:00	6:01	6:10	6:10	6:20	12:00M	12:08A
3:00	3:28	3:13	3:55	4:09	4:28	5:35	6:29	6:45	6:45	6:55	12:00M	12:08A
3:15	3:43	3:28	4:15	4:29	4:48	6:10	7:09	7:15	7:15	7:25	12:00M	12:08A
3:40	4:08	3:53	4:35	4:49	5:08	6:35	7:34	8:20	8:20	8:30	12:00M	12:08A
3:55	4:23	4:08	5:00	5:18	5:41	6:45	7:44	9:20	9:20	9:29	12:00M	12:08A
4:20	4:51	4:34	5:20	5:38	6:01	7:50	8:14	10:20	10:20	10:29	12:00M	12:08A
4:35	5:09	4:52	5:40	5:58	6:21	8:50	9:12	11:20	11:20	11:29	12:00M	12:08A
5:00	5:34	5:17	6:05	6:23	6:43	9:50	10:12	12:20A	12:20A	12:28A	12:00M	12:08A
5:20	5:54	5:37	6:30	6:43	7:01	10:50	11:12	12:20A	12:20A	12:28A	12:00M	12:08A
5:50	6:22	6:07	7:05	7:16	7:32	11:50	12:11A	w 1:18	1:18	1:26	12:00M	12:08A
6:30	6:59	6:44	7:45	7:56	8:12	12:50A	1:10				12:00M	12:08A
7:10	7:38	7:24	8:20	8:31	8:47	12:50A	1:10				12:00M	12:08A
7:40	8:04	7:51	8:50	9:06	9:22						12:00M	12:08A
8:20	8:44	8:31	9:30	9:41	9:57						12:00M	12:08A
9:00	9:24	9:11	10:10	10:21	10:37						12:00M	12:08A
9:40	9:51	9:51	11:10	11:18	11:32						12:00M	12:08A
10:40	10:48	10:59	12:10A	12:18A	12:32A						12:00M	12:08A
11:40	11:48	11:59	w 1:10	1:18	1:32						12:00M	12:08A
12:40A	12:48A	12:59A									12:00M	12:08A

Fare	Local Bus	Bus + Bus	Rapid Transit	Bus + Rapid Transit
CharlieCard	\$1.70	\$1.70	\$2.40	\$2.40
CharlieTicket	\$2.00	\$2.00	\$2.90	\$4.90
Cash-on-Board	\$2.00	\$4.00	\$2.90	\$4.90
Student/Youth*	\$0.85	\$0.85	\$1.10	\$1.10
Senior/TAP**	\$0.85	\$0.85	\$1.10	\$1.10

VALID PASSES: LinkPass (\$90.00/mo.); Local Bus (\$55/mo.); *Student/Youth LinkPass (\$30.00/mo.); **Senior/TAP LinkPass (\$30/mo.); and express bus, commuter rail, and boat passes.
FREE PASSES: Children 11 and under ride free when accompanied by an adult; Blind Access CharlieCard holders ride free and if using a guide, the guide rides free.
 * Requires Student CharlieCard or Youth CharlieCard. Student CharlieCards are available to students through participating middle schools and high schools. Youth CharlieCards are available through community partners in the Boston metro area. Visit www.mbta.com/youthpass for details.
 ** Requires Senior/TAP CharlieCard, available to Medicare cardholders, seniors 65+, and persons with disabilities.

w- Waits for last trolley to arrive at Lechmere Station.
 All buses are accessible to persons with disabilities

Spring & Summer 2020 Holidays
 4/20: see Weekday; 5/25: see Sunday
 7/3: see Saturday; 7/4: see Sunday

Route 80
Arlington Center - Lechmere Station

Schedule Change

87

Effective June 21, 2020

**Arlington Center or
Clarendon Hill-
Lechmere Station**

Serving

- Teele Square
- Davis Station
- Union Square, Somerville
- Red Line
- Green Line



Massachusetts Bay
Transportation Authority

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Route 87 Arlington Center or Clarendon Hill - Lechmere Station

Fare	Local Bus	Bus + Bus	Rapid Transit	Bus + Rapid Transit
CharlieCard	\$1.70	\$1.70	\$2.40	\$2.40
CharlieTicket	\$2.00	\$2.00	\$2.90	\$4.90
Cash-on-Board	\$2.00	\$4.00	\$2.90	\$4.90
Student/Youth*	\$0.85	\$0.85	\$1.10	\$1.10
Senior/TAP**	\$0.85	\$0.85	\$1.10	\$1.10

VALID PASSES: LinkPass (\$90.00/mo.); Local Bus (\$55/mo.); *Student/Youth LinkPass (\$30.00/mo.); **Senior/TAP LinkPass (\$30/mo.); and express bus, commuter rail, and boat passes.

FREE PASSES: Children 11 and under ride free when accompanied by an adult; Blind Access; CharlieCard holders ride free and if using a guide, the guide rides free.

* Requires Student CharlieCard or Youth CharlieCard. Student CharlieCards are available to students through participating middle schools and high schools. Youth CharlieCards are available through community partners in the Boston metro area. Visit www.mbta.com/youthpass for details.

** Requires Senior/TAP CharlieCard, available to Medicare cardholders, seniors 65+, and persons with disabilities.



87

Weekday

87

Saturday

87

Sunday

Inbound				Outbound				Inbound				Outbound			
Leave	Lv/Arrive	Arrive	Arrive	Leave	Arrive	Arrive	Arrive	Leave	Arrive	Arrive	Arrive	Leave	Arrive	Arrive	Arrive
Arlington Center	Clarendon Hill	Davis Station	Lechmere Station	Arlington Center	Clarendon Hill	Davis Station	Lechmere Station	Arlington Center	Clarendon Hill	Davis Station	Lechmere Station	Arlington Center	Clarendon Hill	Davis Station	Lechmere Station
.....	5:07A	5:10A	5:24A	5:29A	5:40A	5:45A	6:14A	.....	5:15A	5:18A	5:29A	5:38A	5:50A	5:54A	5:58A
.....	5:26	5:29	5:43	5:52	6:03	6:08	6:14A	.....	5:45	5:48	5:59	6:10	6:22	6:26	6:30
.....	5:49	5:52	6:06	6:23	6:34	6:39	6:45	6:10A	6:15	6:18	6:33	6:40	6:54	6:58	7:02
.....	6:08	6:11	6:25	6:34	6:45	6:50	6:56	6:40	6:45	6:48	7:03	7:10	7:24	7:28	7:32
6:17A	6:24	6:27	6:50	6:54	7:10	7:16	7:22	7:10	7:15	7:18	7:33	7:40	7:54	7:58	8:02
6:33	6:40	6:43	7:06	7:13	7:30	7:39	7:47	7:10	7:15	7:18	7:33	7:40	7:54	7:58	8:02
6:49	6:57	7:01	7:24	7:31	7:49	7:58	8:06	7:40	7:45	7:48	8:03	8:10	8:24	8:28	8:33
7:06	7:14	7:18	7:48	7:50	8:08	8:17	8:25	8:10	8:15	8:18	8:38	8:41	8:57	9:02	9:07
7:19	7:27	7:33	8:10	8:09	8:27	8:36	8:44	8:40	8:45	8:48	9:08	9:11	9:27	9:32	9:37
7:34	7:43	7:50	8:27	8:29	8:47	8:56	9:03	8:40	8:45	8:48	9:08	9:11	9:27	9:32	9:37
7:53	8:02	8:09	8:46	8:49	9:06	9:14	9:21	9:10	9:15	9:19	9:38	9:35	9:54	10:00	10:05
8:12	8:21	8:28	9:04	9:16	9:34	9:42	9:49	9:40	9:45	9:49	10:13	10:00	10:19	10:25	10:30
8:31	8:40	8:47	9:24	9:43	10:01	10:09	10:16	10:10	10:15	10:19	10:43	10:20	10:40	10:46	10:52
8:50	8:59	9:03	9:36	10:09	10:27	10:35	10:42	10:35	10:40	10:44	11:08	10:50	11:10	11:16	11:22
9:10	9:17	9:21	9:49	10:38	10:56	11:04	11:11	11:07	11:12	11:16	11:42	11:16	11:36	11:42	11:48
9:32	9:37	9:40	10:08	11:07	11:25	11:33	11:40	11:35	11:41	11:45	12:14P	11:42	12:02	12:08P	12:14P
9:56	10:01	10:04	10:32	11:40	11:58	12:06P	12:13P	.....	.....	.....	.....	11:42	12:02	12:08P	12:14P
10:19	10:24	10:27	10:55	12:10P	12:28P	12:36	12:43	12:00N	12:06P	12:10P	12:39P	12:07P	12:27P	12:33P	12:39P
10:45	10:50	10:53	11:21	12:35	12:53	1:01	1:08	12:25P	12:31	12:35	1:03	12:32	12:52	12:58	1:04
11:15	11:20	11:23	11:51	1:05	1:23	1:31	1:38	12:50	12:56	1:00	1:27	12:57	1:17	1:23	1:29
11:45	11:50	11:53	12:21P	1:35	1:53	2:01	2:08	1:15	1:20	1:23	1:50	1:22	1:42	1:48	1:54
12:20P	12:25P	12:28P	12:56	2:05	2:23	2:31	2:38	1:41	1:46	1:49	2:16	1:47	2:07	2:13	2:19
12:50	12:55	12:58	1:26	2:34	2:55	3:05	3:12	2:06	2:11	2:14	2:41	2:12	2:32	2:38	2:44
1:20	1:25	1:28	1:56	2:58	3:19	3:29	3:36	2:31	2:36	2:39	3:06	2:37	2:57	3:03	3:09
1:50	1:55	1:58	2:26	3:17	3:38	3:48	3:55	2:56	3:01	3:04	3:31	3:02	3:22	3:28	3:34
2:15	2:20	2:23	2:50	3:36	3:57	4:07	4:14	3:21	3:26	3:29	3:56	3:27	3:47	3:53	3:59
2:34	2:39	2:43	3:09	3:56	4:17	4:27	4:34	3:46	3:51	3:54	4:21	3:52	4:12	4:18	4:24
2:53	2:58	3:02	3:28	4:21	4:42	4:55	5:02	4:11	4:16	4:19	4:46	4:17	4:37	4:43	4:49
3:15	3:20	3:24	3:50	4:42	5:04	5:17	5:24	4:36	4:41	4:44	5:11	4:42	5:02	5:08	5:14
3:39	3:44	3:48	4:14	5:04	5:26	5:39	5:46	5:01	5:06	5:09	5:35	5:07	5:27	5:33	5:39
4:19	4:24	4:28	4:54	5:52	6:14	6:27	6:34	5:26	5:31	5:34	6:00	5:32	5:51	5:57	6:03
4:39	4:44	4:48	5:18	6:21	6:43	6:53	7:00	6:16	6:21	6:24	6:50	6:18	6:37	6:43	6:49
5:07	5:12	5:17	5:47	7:00	7:10	7:17	7:38	6:45	6:50	6:53	7:17	7:22	7:41	7:47	7:53
5:35	5:40	5:45	6:15	7:29	7:43	7:52	7:59	7:22	7:26	7:29	7:52	7:27	7:46	7:52	7:58
5:57	6:02	6:07	6:35	7:29	7:43	7:52	7:59	7:57	8:01	8:04	8:27	8:05	8:23	8:29	.....
6:22	6:27	6:31	6:54	7:57	8:13	8:21	.....	.....	8:40	8:43	9:00	8:50	9:07	9:13	.....
6:45	6:50	6:54	7:17	8:25	8:41	8:49	.....	.....	9:20	9:23	9:39	9:30	9:46	9:52	.....
7:20	7:25	7:29	7:52	8:55	9:11	9:19	.....	.....	9:57	10:00	10:16	10:05	10:21	10:27	.....
7:50	7:55	7:58	8:21	9:25	9:40	9:47	.....	.....	10:32	10:35	10:51	10:40	10:55	11:01	.....
.....	8:25	8:28	8:46	9:55	10:09	10:16	.....	.....	11:07	11:10	11:24	11:15	11:28	11:34	.....
.....	8:55	8:58	9:16	10:25	10:39	10:46	.....	.....	11:40	11:43	11:57	11:50	12:03A	12:08A	.....
.....	9:25	9:28	9:46	10:55	11:06	11:13	.....	.....	12:20A	12:23A	12:35A	12:30A	12:40	12:45	.....
.....	9:55	9:58	10:16	11:25	11:36	11:43	.....	.....	12:55	12:58	1:10	w 1:20	1:30	1:35	.....
.....	10:25	10:28	10:46	11:55	12:06A	12:13A	.....	.....	.....	.....	.....	.....	.....	.....	.....
.....	10:55	10:58	11:16	12:25A	12:36	12:43	.....	.....	.....	.....	.....	.....	.....	.....	.....
.....	11:25	11:28	11:42	12:55	1:06	1:13	.....	.....	.....	.....	.....	.....	.....	.....	.....
.....	12:00M	12:02A	12:16A	w 1:22	1:33	1:40	.....	.....	.....	.....	.....	.....	.....	.....	.....
.....	12:30	12:32	12:46	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
.....	1:00	1:02	1:16	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....

w- Waits for last trolley to arrive at Lechmere Station.



All buses are accessible to persons with disabilities

Fares on map side.

Spring & Summer 2020 Holidays
4/20: see Weekday; 5/25: see Sunday
7/3: see Saturday; 7/4: see Sunday

Route 87
Arlington Ctr or Clarendon Hill - Lechmere Sta.

Schedule Change

88

Effective June 21, 2020

Clarendon Hill- Lechmere Station

Serving

- Teele Square
- Davis Station
- Somerville City Hospital
- Somerville High School
- Somerville City Hall
- Green Line
- Red Line

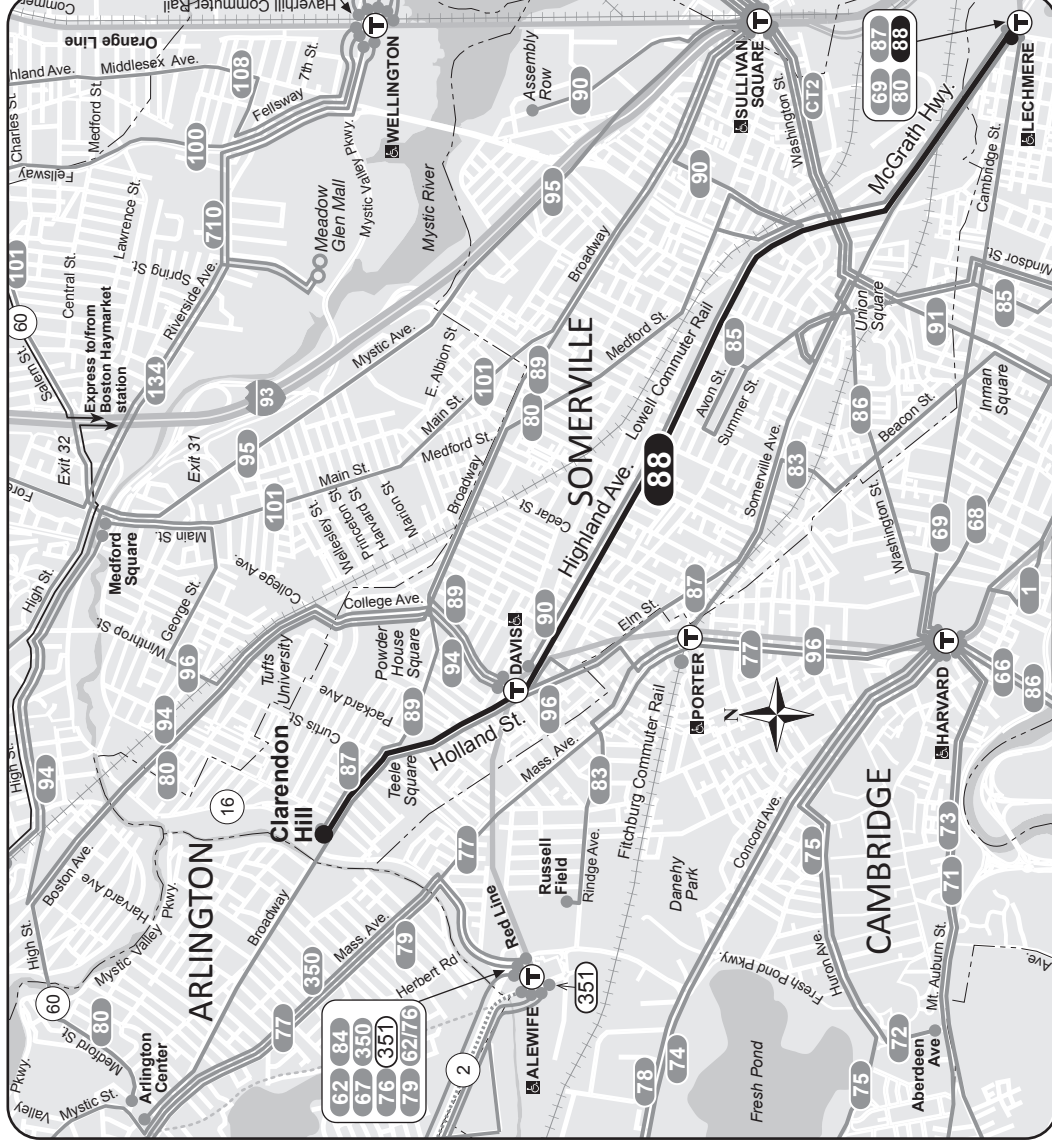


MassDOT
Massachusetts Department of Transportation

Massachusetts Bay
Transportation Authority

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Route 88 Clarendon Hill - Lechmere Station



88

Weekday

Saturday

Sunday

Inbound			Outbound			Inbound			Outbound			Inbound			Outbound					
Leave	Arrive		Leave	Arrive		Leave	Arrive		Leave	Arrive		Leave	Arrive		Leave	Arrive		Leave	Arrive	
Clarendon Hill	Davis Square	Somerville High School	Lechmere Station	Somerville High School	Davis Square	Clarendon Hill	Davis Square	Somerville High School	Lechmere Station	Somerville High School	Davis Square	Clarendon Hill	Davis Square	Somerville High School	Lechmere Station	Somerville High School	Davis Square	Clarendon Hill	Davis Square	Somerville High School
5:13A	5:16A	5:22A	5:34A	5:37A	5:43A	5:50A	5:55A	6:01A	6:06A	6:10A	6:40A	6:43A	6:49A	6:59A	7:19A	6:31A	6:37A			
5:39	5:42	5:48	6:00	6:03	6:09	6:16	6:21	6:25	6:31	6:37	6:41	6:40	6:43	6:49	7:19	6:31A	6:37A			
5:59	6:02	6:08	6:20	6:13	6:19	6:26	6:30	6:33	6:37	6:41	6:37	6:40	6:43	6:49	8:19	7:24	7:31	8:37		
6:32	6:35	6:41	6:56	6:44	6:50	6:57	7:03	7:07	7:11	7:16	7:11	7:10	7:13	7:19	9:15	8:24	8:31	9:33		
6:48	6:52	7:04	7:23	7:21	7:28	7:40	7:49	7:57	8:01	8:07	7:41	7:40	7:43	7:49	9:58	9:03	9:10	10:17		
7:06	7:10	7:22	7:43	7:56	7:46	7:58	8:07	8:15	8:20	8:25	8:11	8:10	8:13	8:19	10:38	10:03	10:10	10:58		
7:21	7:25	7:39	8:01	7:56	8:06	8:18	8:27	8:35	8:39	8:49	8:45	8:40	8:43	8:49	11:05	11:18	11:24	11:40		
7:36	7:43	7:57	8:19	8:16	8:26	8:38	8:47	8:54	9:00	9:11	9:23	9:10	9:15	9:19	11:45	11:58	12:04	12:20P		
7:54	8:01	8:15	8:37	8:39	8:49	9:00	9:08	9:14	9:23	9:32	9:41	9:47								
8:12	8:19	8:33	8:55	8:59	9:07	9:16	9:24	9:32	9:41	9:50	10:12	10:12								
8:32	8:39	8:53	9:13	9:21	9:29	9:38	9:46	10:04	10:12	10:24	10:38	10:47	10:53							
8:52	8:59	9:10	9:30	9:35	9:43	9:52	10:00	10:30	10:34	10:42	10:54	11:20	11:26							
9:11	9:15	9:26	9:42	9:56	10:04	10:13	10:21	11:00	11:04	11:12	11:24	11:47	11:53							
9:27	9:30	9:39	9:54	10:24	10:32	10:41	10:49	11:31	11:35	11:45	11:58	12:03P	12:18P							
9:49	9:52	10:01	10:16	10:53	11:01	11:10	11:18	11:58	12:02P	12:12P	12:25P									
10:13	10:16	10:25	10:40	11:21	11:29	11:38	11:46													
10:35	10:38	10:47	11:02	11:35	11:43															
11:05	11:08	11:17	11:32	12:00N	12:08P	12:17P	12:25	12:48	12:52	1:02	1:14	1:27	1:33							
11:35	11:38	11:47	12:02P	12:00N	12:08P	12:17P	12:25	12:48	12:52	1:02	1:14	1:27	1:33							
11:55	11:58	12:07P	12:22	12:25	12:33	12:42	12:50	12:48	12:52	1:02	1:14	1:27	1:33							
12:15P	12:18P	12:27	12:42	1:15	1:23	1:32	1:40	1:38	1:41	1:51	2:03	2:08	2:14							
12:35	12:38	12:47	1:02	1:30	1:38	1:47	1:55	2:03	2:06	2:16	2:28	2:42	2:48							
1:00	1:03	1:12	1:27	1:50	1:58	2:07	2:15	2:23	2:28	2:31	2:41	2:58	3:07							
1:15	1:18	1:27	1:42	2:15	2:23	2:32	2:42	3:18	3:26	3:36	3:48	3:57	3:58							
1:35	1:38	1:47	2:02	2:30	2:40	2:50	3:00	3:43	3:46	3:56	4:08	4:13	4:22							
1:50	1:53	2:02	2:17	2:49	2:59	3:09	3:19	4:08	4:11	4:21	4:33	4:38	4:42							
2:10	2:13	2:22	2:37	3:08	3:18	3:28	3:38	4:33	4:36	4:46	4:58	5:03	5:12							
2:30	2:34	2:44	2:59	3:27	3:37	3:47	3:57	4:58	5:01	5:10	5:22	5:29	5:37							
2:49	2:53	3:03	3:18	3:47	3:57	4:07	4:17	5:23	5:26	5:35	5:47	5:53	6:01							
3:12	3:16	3:26	3:41	4:09	4:19	4:29	4:42	5:48	5:51	6:00	6:12	6:16	6:24							
3:35	3:39	3:49	4:04	4:29	4:41	4:54	5:07	6:13	6:16	6:25	6:37	6:43	6:51							
3:55	3:59	4:09	4:24	4:50	5:02	5:15	5:28	6:36	6:39	6:48	7:00	7:07	7:23							
4:15	4:19	4:29	4:44	5:12	5:24	5:37	5:50	7:05	7:08	7:16	7:28	7:45	7:53							
4:35	4:39	4:49	5:05	5:36	5:48	6:01	6:14	7:40	7:43	7:51	8:03	8:30	8:44							
4:55	4:59	5:11	5:27	5:59	6:11	6:24	6:37	8:20	8:23	8:31	8:42	9:10	9:24							
5:17	5:22	5:34	5:50	6:11	6:23	6:36	6:47	9:20	8:23	8:31	8:42	9:10	9:24							
5:34	5:39	5:51	6:07	6:35	6:47	6:57	7:07	9:40	8:35	8:43	8:54	9:20	9:36							
5:57	6:02	6:14	6:30	6:55	7:05	7:15	7:25	10:15	9:03	9:09	9:20	9:50	10:04							
6:41	6:45	6:56	7:09	7:40	7:48	7:58	8:07	10:15	10:18	10:24	10:35	11:00	11:06							
6:57	7:01	7:12	7:25	8:10	8:18	8:28	8:36	10:50	10:18	10:24	10:35	11:00	11:06							
7:13	7:17	7:28	7:39	8:40	8:47	8:54	9:01	11:23	11:26	11:32	11:43	11:35	11:41							
7:45	7:48	7:56	8:07	9:10	9:17	9:24	9:31	12:00M	11:26	11:32	11:43	12:10A	12:16A							
8:11	8:14	8:22	8:33	9:40	9:47	9:54	10:01	12:40A	12:03A	12:09A	12:20A	12:45	12:51							
8:43	8:51	9:02	9:02	10:10	10:17	10:24	10:31	12:40A	12:43	12:49	1:00	1:20	1:26							
10:42	10:48	10:59	11:10	10:40	10:47	10:54	11:01													
11:10	11:12	11:18	11:29	11:10	11:15	11:20	11:27													
11:45	11:47	11:53	12:04A	11:40	11:45	11:50	11:57													
12:15A	12:17A	12:23A	12:34	12:10A	12:15A	12:20A	12:27A													
12:50	12:52	12:58	1:09	12:40	12:45	12:50	12:57													

All buses are accessible to persons with disabilities

Fare	Local Bus	Bus + Bus	Rapid Transit	Bus + Rapid Transit
CharlieCard	\$1.70	\$1.70	\$2.40	\$2.40
CharlieTicket	\$2.00	\$2.00	\$2.90	\$4.90
Cash-on-Board	\$2.00	\$4.00	\$2.90	\$4.90
Student/Youth*	\$0.85	\$0.85	\$1.10	\$1.10
Senior/TAP**	\$0.85	\$0.85	\$1.10	\$1.10

VALID PASSES: LinkPass (\$90.00/mo.); Local Bus (\$55/mo.); * Student/Youth LinkPass (\$30.00/mo.); ** Senior/TAP LinkPass (\$30/mo.); and express bus, commuter rail, and boat passes.

FREE FARES: Children 11 and under ride free when accompanied by an adult; Blind Access CharlieCard holders ride free and if using a guide, the guide rides free.

* Requires Student CharlieCard or Youth CharlieCard. Student CharlieCards are available to students through participating middle schools and high schools. Youth CharlieCards are available through community partners in the Boston metro area. Visit www.mbta.com/youthpass for details.

** Requires Senior/TAP CharlieCard, available to Medicare cardholders, seniors 65+, and persons with disabilities.

w - Waits for last trolley to arrive at Lechmere Station.

Spring & Summer 2020 Holidays
4/20: see Weekday; 5/25: see Sunday
7/3: see Saturday; 7/4: see Sunday



Appendix B – Cannabis Retail Store Summary Form

Cannabis Retail Store Summary Form

Project Site:	
Store Address	200 Monsignor O'Brien Highway Route 28
Total floor area of store (including sales, back of house, other).	5,100± sf.
Retail sales area (including customer waiting areas).	1,598 Sq. Ft
Maximum customer capacity – sales area.	40
Maximum customer capacity – waiting area.	10
Employees:	
Number of full-time employees (total).	20
Number of part-time employees (total).	0
Maximum number of employees on-site at one time.	8
Employee mode shares:	
% single-occupancy vehicle (SOV) (including ride-hailing):	0.0
% high-occupancy vehicle (HOV):	0.0
% public transit:	50.0
% walk:	0.0
% bike:	50.0
% other:	0.0
Customers:	
Number of customers per day.	218
Maximum number of customers expected at any one time.	25 (PM peak hour)
Customer mode shares:	
% single-occupancy vehicle (SOV) (including ride-hailing):	55.7
% high-occupancy vehicle (HOV):	21.4
% public transit:	16.3
% walk:	6.2
% bike:	0.4
% other:	0.0

Transit Availability:	
List the public transportation services within ¼ mile of the site, including type (subway, bus, bike share), walking distance, and frequency.	<ul style="list-style-type: none"> • Subway <ul style="list-style-type: none"> ○ This site is within a 5-minute walk from the Lechmere Station; • Bus - MBTA 69, 80, 87, and 88 routes have stops within ¼ mile of the site. • Bike <ul style="list-style-type: none"> ○ This site is served by the Lechmerner Blue Bike station offering 19 bikes for rent; ○ The Applicant proposes short and long-term bicycle parking on-site and lockers for employees. • On-Street Metered 144 59 on-street metered parking spots within ¼ mile and the First Street parking garage. <p>Please see Transportation Logistics Plan</p>
List the duration and frequency of public transit services for weekdays and weekends.	Please see Appendix A of Transportation Logistic Plan
Auto Parking Availability:	
List public parking facilities within 500 feet of site (with addresses/locations, distance, and number of spaces) and parking occupancy for minimum one weekday (e.g., minimum 10 am, 12 pm, 3 pm, 5 pm, 7 pm), and minimum one Saturday (e.g., minimum noon, 3 pm and 7 pm).	<p>There are 27 on street, metered, two-hour spaces within 500 feet of the facility.</p> <p>There is a proposed five (5) space off-street parking lot on the parcel.</p>
Estimated peak parking demand needed for employees.	0
Estimated peak parking demand for customers.	6
Number of employee parking spaces on-site.	0
Number of customer parking spaces on-site.	5
Number of employee parking spaces off-site (describe location and distance from site).	0
Number of customer parking spaces off-site (describe location and distance from site).	144 on street, metered, two-hour spaces within ¼ mile of the facility. 5 off street spaces in proposed on-site lot; City of Cambridge First Street Garage is within ¼ mile of the facility
Bicycle Parking Availability:	
Number of Employee long-term bicycle parking spaces on the Project site.	2 to be provided with lockers available

Number of Customer short-term bicycle parking spaces on the Project site.	10 to be provided
Number of public bicycle parking spaces within 100 feet of the main entrance of the site.	4 (2 per rack)

Loading and Delivery:							
Address of proposed Loading and Delivery Service Location (note whether it is on-street or off-street).	On-site, off-street parking lot						
List the types of loading and delivery trips that will service the site (e.g., product delivery, cash pick-up, refuse collection) and expected number of trips per week for each type.	Product Delivery: 2-3x/ week Cash Pick up: 4-5x/ week Refuse: 1x/ week						
Project Trip Generation:							
Daily, Morning and Evening Peak Hour Employees and Customer trip generation by mode.		Employees			Customers		
		Daily	Morning	Evening	Daily	Morning	Evening
	SOV	0	0	0	34	2	4
	HOV	0	0	0	21	1	3
	Transit	10	5	5	266	20	30
	Walk	10	3	3	70	5	8
	Bike	0	0	0	45	3	5
	Other	0	0	0	0	0	0



Exhibit F: Odor Control Plans

**ODOR CONTROL PLAN:
VERSION 1.1
NUESTRA, LLC**

1. Facility Odor Emissions Information

a. Facility Floor Plan

Please see the enclosed floor plan.

b. Specific odor-emitting activities

Absolutely no odor-emitting activities will occur on site. All marijuana and marijuana products will arrive pre-packaged from licensed cultivation and product manufacturing facilities. Marijuana and marijuana products will be packaged in opaque, odor-resistant packaging that will not emit smells. At no time will loose marijuana be present within the facility for any reason.

c. Specific odor-controlled rooms

The highest concentration of marijuana and marijuana products will be in the applicant's secured vault. Although the product packaging has been designed to eliminate odors, the applicant will employ carbon filtration odor scrubbers in this area to ensure that odor does not disperse throughout the facility.

2. Odor Mitigation Practices

a. Engineering Controls

Nuestra intends to install carbon filtration systems in each room that is designated an odor-control room. Carbon filtration systems utilize pellets of charcoal to trap terpenes as air passes through "carbon scrubbers" installed in the ducting.

b. Administrative Controls

1) Procedural activities

Building design and operations management has been optimized to restrict the flow of odor across the facility. Rooms that are odor-controlled will not have windows or other openings that allow for the release of air. Strict access control procedures including auditory notifications and weight mechanisms will be in place to ensure that doors are not left open unintentionally or propped open for long periods of time.

2) Staff training materials

As part of the onboarding process, staff members will receive comprehensive training about standard operating procedures throughout the facility, including protocol relative to odor control. In addition to training about procedural activities, employees that work in designated odor-controlled areas will be trained to ensure exhaust and filtration systems are running appropriately.

3) Recordkeeping systems

Nuestra will maintain comprehensive records, including records of purchases of replacement carbon, performed maintenance tracking, documentation and notification of malfunctions, scheduled and performed training sessions, and monitoring of administrative and engineering controls.

3. Odor complaint tracking systems

Record of any odor complaints transmitted to the facility by the town, local residents, or other parties will be maintained by Nuestra's staff and addressed immediately. All complaints will be reported to the City's designated representative, Nuestra's Chief Executive Officer, and the facility manager. The facility manager will be responsible for coordinating with on-site staff and executive management to remedy the problem and respond in writing.



Exhibit G: Opening Day Plan

Opening Day Plan

Nuestra, LLC ("Nuestra") shares the City of Cambridge's goals of ensuring that all operations at its proposed facility are designed to optimize local safety, minimize impact to the surrounding neighborhood, and allow Nuestra to operate harmoniously within the larger Cambridge community.

I. Plan Goals

1. Ensure the safety of customers, employees, and surrounding abutters.
2. Minimize the impact of traffic flow on adjacent businesses and nearby streets.
3. Facilitate efficient parking lot operations to minimize back up on adjacent streets.
4. Implement efficient appointment systems to reduce initial traffic burdens.
5. Provide information to allow customers to get to/from the facility efficiently and safely.
6. Promote efficient coordination between Nuestra, the Cambridge Police Department, and the City of Cambridge.
7. Establish open lines of communication with abutters and nearby residents and local businesses.

II. Site Plan and Parking

1. Use of Parking Spaces

Five parking spaces are available for use on site for loading, shuttle parking, accessible parking, and staff spaces.

2. Parking Lot Management

For at least the first three (3) months of operation and as long is deemed necessary by Nuestra and City officials, Nuestra will employ numerous parking lot attendants to allow for the safe and efficient flow of customers in and out of the parking lot, both on site and off site. The parking lot attendants will direct customers to available parking spaces to eliminate backups occurring in and out of the lot and assist in ensuring that customers safely traverse the parking lot when walking in and out of the facility.

III. Interior Facility Capacity and Management

1. Obtaining an Appointment:

Nuestra seeks to manage customer demand through the implementation of an appointment only policy. An appointment only policy requires that customers schedule an allotted entry time prior to arriving at Nuestra's facility. The use of this policy will allow Nuestra to closely monitor the number of customers within its facility at any given time; prevent external queuing and long wait times through measured entry into the facility; and control the number of vehicles seeking to use the facility, limiting unintentional traffic or hazardous pedestrian conditions.

Customers may schedule appointments through the following means:

- A. Telephone through a designated booking number;
- B. Online through an appointment portal on Nuestra's website; or
- C. Pre-scheduling a customer's next appointment while on site.

Upon confirmation of their appointment, a customer will receive an email from Nuestra confirming their appointment date and time, providing a link to modify their reservation, and providing information about parking, public transit accessibility, and cyclist parking. The average customer takes no longer than 15 minutes within a marijuana facility between entry to departure. As such, Nuestra will phase appointments in 15-minute intervals.

Nuestra will use its scheduling feature to ensure that parking demand does not exceed capacity.

2. Dispensing Procedures:

In accordance with 935 CMR 500.140(3), access to Nuestra's facility is limited to individuals 21 years of age and older. Upon a customer's entry into the premises, an agent will immediately inspect the customer's proof of identification and determine the individual's age. An individual will not be admitted to the premises unless the retailer has verified that the individual is a valid age to enter pursuant to the inspection of individual's proof of identification.

Once inside the sales area, customers will enter a queue to obtain individualized service where they may select any of the products available to them with the help of an agent. Once a customer has selected a product for purchase, an agent will collect the chosen items from the designated product storage area. An agent will then scan each product barcode into the point of sale system. An agent will affix a label, as generated by the point of sale system, indicating the date, strain name, cannabinoid profile, and all applicable warnings detailed in 935 CMR 500.105.

Upon checkout, customers will be required to confirm their identities and age a second time. Check out also activates the seed-to-sale tracking system that is compliant with 935 CMR 500.105(8). Per M.G.L. c. 94G § 7, sales are limited to one ounce of marijuana flower or five grams of marijuana concentrate per transaction. All required taxes for will be collected at the point of sale. In the event an agent determines an individual would place themselves or the public at risk, the agent will refuse to sell any marijuana products to the consumer. Nuestra will use the point of sale security system to accept payment and complete sales. The system can back up and securely cache each sale for inspection.

A shuttle returning to the parking area is scheduled every 15 minutes.

3. Queueing

Nuestra will not allow physical queueing on the exterior of the facility.

IV. Dissemination of Traffic and Parking Information

Nuestra will be sure to include clearly marked information about appointment-only periods, traffic and parking for its Cambridge facility on its website and social media channels. Although Nuestra does not anticipate conducting any outbound media activities, it will include information about appointment requirements, traffic, and parking in its responses to inbound media requests should it receive any. A map of traffic flows will be provided. Nuestra will provide the information to the City of Cambridge and the Police Department to post or share at its discretion.

Prior to opening, Nuestra will send a mailing to the neighborhoods closest to the establishment to inform them about opening procedures and provide contact information that they may utilize to receive additional information or alert Nuestra's management team about system inefficiencies.

V. Plan Evaluation

Nuestra respectfully requests the opportunity to meet with representatives from the City of Cambridge and the Cambridge Police Department to discuss traffic and queue management at the following times:

- Prior to opening the facility;
- One week after opening;
- Two weeks after opening or as needed in the month following opening;
- One month after opening;
- Two months following opening;
- Six months following opening; and
- Additionally, at the discretion of Nuestra, the City of Cambridge, and the Police Department.

VI. Plan Utilization Following Opening Day Period

During any periods of high traffic or higher than expected volume following the opening period, Nuestra will, independently or at the written request of City officials or the Police Department, implement measures of the plan to ensure the facility is operating efficiently,



Exhibit H: Response to CDD Questions



603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Nantucket, MA 02554
Tel: (508) 228-7909

Memorandum

Refer to File No. CAM-0043A

TO: City of Cambridge Planning Board
FROM: Tony Capachietti, *Project Manager*
DATE: July 10, 2020
SUBJECT: Nuestra, LLC
Proposed Adult-Use Cannabis Retail
Transportation Logistics Plan
200 Monsignor O'Brien Highway
Cc:

Hayes Engineering, Inc. (HEI) is in receipt of department comments via e-mail. The relevant engineering and transportation comments are provided in italic font with the relevant response in *italic* font below:

Site Plan C1

1. *Graphic scale is wrong.*

The graphic scale has been corrected.

2. *Indicate 300' and 1800' radii.*

300-foot and 1800-foot radii have been indicated on the context map.

3. *Indicate schools, playgrounds, etc. if any.*

Schools, playgrounds and other uses of possible concern within 1,800-feet of the proposed facility have been indicated on the context map.

4. *Are there other cannabis establishments in the area?*

The Fresh Pond Revolutionary Clinic on Fawcett Street is currently the only operating dispensary in the City, with the Mission Dispensary in Harvard Square being temporarily closed. The Applicant is an economic empowerment entity and not subject to the separation requirements in the City Ordinance.

Proposed Site Plan C3:

1. *Include images of bike racks and storage lockers.*

Images of the bike racks and storage lockers are now provided on the plans.



MEMORANDUM

City of Cambridge Planning Board
Tony Capachietti
RE: 200 Monsignor O'Brien Highway
July 10, 2020

2. *Clarify curbs: delete curbs that are to be removed.*

Existing curbing to be removed has been deleted from the drawing.

3. *What does the note "extend planter" by the curb refer to?*

The MassDOT improvements to Monsignor O'Brien Highway include a planter strip between the sidewalk and bicycle path. This planter should be extended to the proposed curb cut by the Applicant.

4. *Indicate proposed paving materials.*

Vehicular parking areas are proposed to be bituminous concrete. The bicycle parking area and pedestrian walkway shall be cement concrete.

5. *Indicate building entrances and exits, location of loading, etc. as described in item II c of the narrative.*

Building entrance locations and loading entrances are now indicated on the site plan.

6. *Could street trees be included as part of the proposal?*

The Applicant is amenable to providing street trees and wells along Msgr. O'Brien and Third Street. The proposed locations have been indicated on the plans. Tree type has not been specified as the Applicant will defer to the City for consistency.

7. *Can the curb cut be narrower?*

The proposed curb cut width of 22-feet is consistent with Mass DOT requirements for curb cuts with two-way traffic. The Applicant will be required to obtain an access permit from Mass DOT; if the City would like to provide the request to MassDOT, and they agree to issuing a permit at a narrower width the Applicant is amenable to revising the plans.

Lighting Plan C4:

1. *Will lighting be provided on the Third Street side of the building and on the east side of the parking lot?*

There is no lighting proposed on the Third Street side of the building. Utility pole number 2, identified on the plan, includes an overhead streetlight. If the Board would prefer additional lighting be provided in this area the Applicant is amenable to adding additional lights along the façade.



MEMORANDUM

City of Cambridge Planning Board
Tony Capachietti
RE: 200 Monsignor O'Brien Highway
July 10, 2020

2. *Are up/down lights proposed, or only down lights?*

The proposed lighting is down-cast only.

Transportation

1. *It is estimated that only 6.3% of customers will arrive by single occupancy vehicle and 6.3% by HOV. Given the fact that the project is located off Monsignor O'Brien Highway, this is an overly optimistic assumption. The application needs to better justify that assumption.*

This assumption was erroneously transcribed on the retail summary sheet. The table has been corrected to indicate the mode share assumption of 77.1% (55.7% SOV, 21.4% HOV) as stated in the traffic memorandum.

2. *Low mode share assumption is also contrary to the traffic study in the application which showed that 77.1% of patrons surveyed at the dispensary in Brookline traveled by auto to that dispensary (55.7% SOV, 21.4% HOV).*

See response above.

3. *No information about what will be done if the parking lot is full and additional customers drive to the site and try to park in the lot.*

The Applicant will employ a parking lot attendant to direct traffic in the lot and provide "Lot Full" signage that will be manually deployed.

4. *It is unclear what type of paving will be used for the parking lot.*

Vehicular parking areas are proposed to be bituminous concrete. The bicycle parking area and pedestrian walkway shall be cement concrete.

5. *Provide information about communication and coordination with MassDOT regarding changes to the curb cut on Monsignor O'Brien Highway, including who will do the construction and when.*

The Applicant will be responsible for the costs of the curb cut construction. A MassDOT access permit will be required prior to commencing work. It is the preference of the Applicant that the same contractor performing the MassDOT work perform the curb cut simultaneous with the Msgr. O'Brien Highway improvements should the timing work. Otherwise the Applicant will hire a contractor familiar with working in the MassDOT layout and perform the work in accordance with the contemplated access permit.

6. *Provide information about drain along the curb where there will be a raised cycle track.*



MEMORANDUM

City of Cambridge Planning Board
Tony Capachietti
RE: 200 Monsignor O'Brien Highway
July 10, 2020

Drainage within the proposed planter strip as indicated on the MassDOT Msgr. O'Brien improvement plans will receive drainage from the parking area. The existing parking area drains to the roadway system and MassDOT is obligated to accept all runoff up to the existing site flows. Because the proposed plan results in a decrease in impervious surfaces there will be a net reduction in surface runoff from the Project.

7. *Provide 1:10 scale plans for the short-term and long-term bicycle parking spaces.*

Site Plan sheet C3 is drafted at a scale of 1"=10' and indicate the bicycle parking areas.

8. *It is not ideal to have a curb cut off directly off O'Brien Highway for 5 parking spaces in a lot close to the intersection of O'Brien Highway and Third Street, and the chance of vehicle crashes caused by such a condition (i.e. rear-end crashes). The Applicant should consider converting the parking lot into green space or another non-auto use, or explain in the Application why the parking lot is absolutely necessity and how it will be safe for drivers to enter and exit the lot.*

The provided parking configuration improves upon an existing parking lot. The City of Cambridge Zoning Ordinance requires five (5) spaces for the use. Elimination of the lot would make the Project non-conforming with the Zoning Ordinance.

9. *Show the pedestrian and bicycle path connection to/from public transit stops, including to/from Lechmere Station.*

Pedestrian access is via existing sidewalks along Msgr. O'Brien Highway with bicycle access to be provided by the proposed bike lane in the MassDOT layout.