



CITY OF CAMBRIDGE

TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Planning Board

From: Joseph E. Barr, Director

Date: August 27, 2020

Subject: 200 Monsignor O'Brien Highway Cannabis Retail Store, Nuestra, LLC.
(PB366)

The Cambridge Traffic, Parking, and Transportation Department (TP+T) reviewed the Special Permit Application for a cannabis retail store at 200 Monsignor O'Brien Highway from Nuestra, LLC. The previously permitted Registered Marijuana Dispensary (RMD) known as Ascent Mass, LLC is not proceeding to building permit. This is a new special permit application (PB366) from another applicant known as Nuestra, LLC.

The project site is an existing 5,212 square foot building (currently known as the Lechmere Rug store) located at 200 Monsignor O'Brien Highway. The Project proposes five auto parking spaces, 2 long-term bicycle parking spaces and 10 short-term bicycle parking spaces.

The Applicant received an approved PTDM Plan from the City's PTDM Planning Officer which includes the following requirements:

1. Provide 65% MBTA T-Pass subsidies to all employees (may be pro-rated for part-time employees). 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 lockers for employees that walk or bike to work.
4. Have available an air pump and bicycle repair tools for employee and customers to use when needed.
5. Designate an employee of the facility as a Transportation Coordinator (TC) to manage the implementation of TDM measures and a transportation monitoring program 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, including, but not limited to:
 - i. Available pedestrian and bicycle facilities near the Project site.
 - ii. MBTA maps, schedules and fares.
 - iii. "Getting Around Cambridge" map (available at the Cambridge Community Development office).
 - iv. Locations of bicycle parking.
 - v. Bluebikes regional public bikeshare system.
 - vi. Carpool-matching programs.
 - vii. Other pertinent transportation information.

- Instead or in addition to posting paper MBTA schedules, provide a real-time transportation display screen in a central location to help people decide which mode to choose for each trip.
- b. Compile and provide to all employee's 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 information packets may be purchased from the Community Development Department.
- 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 (i.e., walking, bicycling, taking public transportation).
- e. Participate in any TC training offered by the City or local Transportation Management Association.

Transportation Monitoring and Reporting Program

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

Any future changes to the TDM requirements will be made through the PTDM Plan amendment process.

For the Planning Board Special Permit, TP+T offers the Planning Board the following comments and recommendations:

- The site plan is essentially the same as the previously approved RMD Project by Ascend Mass, LLC and will include modifications to the curb cut on Monsignor O'Brien Highway, which is a state-owned roadway, to make it as narrow as possible.
- TP+T recognizes that the original PTDM plan required a 65% MBTA T-Pass subsidy for a registered marijuana dispensary (RMD) project. TP+T recommends that the Project **provide a 100% MBTA T-Pass subsidy** to all employees (may be pro-rated for part-time employees), which **is consistent with other Planning Board Special Permit conditions for Cannabis Retail stores in Cambridge.**

- TP&T recommends that the Applicant work with the Community Development Department Urban Design staff and TP&T on a final site plan, including opportunities to provide enhanced landscaping in the parking area.
- **TP+T recommends that the Applicant work with TP+T and the Cambridge Police Department on an operations plan which should be approved by the City prior to issuance of an Occupancy Permit.** This plan should address in detail how the Applicant is intending to manage any sidewalk or parking lot crowding in a manner that maintains safety and access to adjacent buildings, transit, and other key uses. **TP+T also recommends that the Applicant be required to work with TP+T and the Cambridge Police Department on a specific plan for the initial opening period, to identify and respond to any unexpected situations (i.e., sidewalk crowding, blocking bike lanes, or other safety issues).**
- The Applicant indicated they plan to provide appointment-only service during the initial period to manage new customer visits. Final details should be part of the operations plan.
- Provide a one-time contribution to the City toward transportation, parking, transit and/or bicycle improvements to support non-automobile travel modes for employees and customers and to mitigate the Project's traffic and parking impacts on the surrounding area. **Because the Project is an Economic Empowerment Applicant, TP+T recommends the Applicant contribute \$35,000 to the City with half due prior to the issuance of a Building Permit and half due prior to the issuance of an Occupancy Permit to help improve transportation services, operations, and information in the area**