



City of Cambridge

Blue Enterprises HSMA, LLC

Application for Special Permit

57 JFK Street, Cambridge, MA 02138

Volume I

February 3, 2021

McDERMOTT
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MILLER LLP

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28 STATE STREET, SUITE 802
BOSTON, MA 02109

February 2, 2021

Catherine Preston Connolly, Chair
Planning Board for the City of Cambridge
344 Broadway
Cambridge, MA 02139

Dear Madam Chair:

As counsel to Blue Enterprises HSMA, LLC (“Blue Enterprises”), I am pleased to submit this Special Permit Application for its proposed Cannabis Retail Store at 57 John Fitzgerald Kennedy Street in Harvard Square (the “Site”), pursuant to the requirements of Article 11.800 of the City of Cambridge’s (the “City”) Zoning Ordinance (the “Ordinance”).

Blue Enterprises is an Economic Empowerment Applicant (“EEA”), consisting of a joint venture between 100 Percent Pure, LLC (“100 Percent Pure”) and Cookies Retail, LLC (“Cookies”). As the majority owner, 100 Percent Pure is a certified EEA by the Massachusetts Cannabis Control Commission, with strong roots in Cambridge. Cookies is a minority-owned national brand focusing on introducing social equity to the Cannabis market.

The proposed new Cannabis Retail Store will activate and transform a vacant storefront at a prominent corner location in Harvard Square, with a vibrant and responsible minority-owned business. Its design will showcase local artists, providing visibility for maker space while screening Cannabis products. Project modifications and store protocols have also been integrated into this Special Permit Application, in response to public input and City review.

On behalf of Blue Enterprises, thank you for the opportunity to present this Special Permit Application to the Planning Board, and please feel free to contact me with any questions.

Sincerely,



Joseph P. Hanley, Esq.

Enc.

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Volume I
Section 1

Blue Enterprises HSMA, LLC
57 John F. Kennedy Street
Cambridge, MA 02138

Special Permit Application



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

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

Location of Premises: 57 John F. Kennedy Street, Cambridge, MA 02138

Zoning District: BB-HSQ/Harvard Square Overlay District

Applicant Name: Blue Enterprises HSMA, LLC

Applicant Address: 4675 MacArthur Court, Ste 1500, Newport Beach, CA 92660

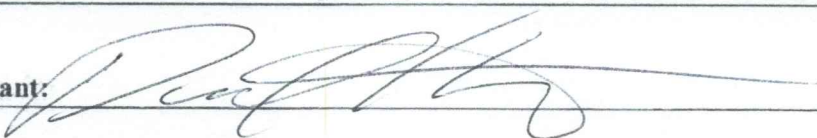
Contact Information: 508-942-9153 Radams@cobblestone.s Not Applicable
Telephone # Email Address Fax #

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

Blue Enterprises HSMA, LLC is applying for a Special Permit per Section 10.40 of the City of Cambridge zoning ordinance and per Section 11.800 zoning of cannabis uses. Blue Enterprises HSMA, LLC is applying for a Special Permit to operate an Adult-Use Marijuana Retail establishment.

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

Application Forms: Special Permit Cover Sheet, Dimensional Form, Fee Schedule, Ownership Certificate
Project Narrative: Compliance with zoning, Compliance with Criteria specific to Special Permit, and Compliance with General Special Permit Criteria
Attachments: Transportation Logistics Plan, Architectural Drawings, including but not limited to; Site Context Plan(s), Site Logistics, Interior and Exterior Renderings, Sales

Signature of Applicant: 

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

Date

Signature of CDD Staff

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:

OWNERSHIP CERTIFICATE

Project Address: 57 John F. Kennedy Street, Cam **Application Date:** 1/26/2021

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

I hereby authorize the following Applicant: Blue Enterprises HSMA, LLC
at the following address: 4675 MacArthur Court, Suite 1500, Newport Beach, CA 92660
to apply for a special permit for: Marijuana Retail Establishment - Adult-Use
on premises located at: 57 John F. Kennedy Street, Cambridge, MA 02138
for which the record title stands in the name of: Crimson Galeria Limited Partnership
whose address is: 166 Harvard Street, Brookline, MA 02446

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 28824 Page: 484
OR Registry District of the Land Court,
Certificate No.: _____ Book: _____ Page: _____

Rachna D. Balakrishna, LP/Member, Crimson Galeria LP
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Norfolk

The above named Rachna Balakrishna personally appeared before me,
on the month, day and year January 25th, 2021 and made oath that the above statement is true.

Notary: [Signature]
My Commission expires: 02/12/2027



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:**

Volume I
Section 2

Blue Enterprises HSMA, LLC
57 John F. Kennedy Street
Cambridge, MA 02138

Special Permit Application

Applicant: Blue Enterprises HSMA, LLC

**Location: 57 John F. Kennedy Street,
Cambridge, MA 02138**

**Proposed Special Permit: Adult-Use Marijuana
Retail Establishment**

Project Narrative and Special Permit Criteria

Introduction and Company Information

Blue Enterprises HSMA, LLC (“Blue Enterprises” and the “Applicant”) is applying for a Special Permit to operate an Adult-Use Marijuana Retail Establishment to be located at 57 John F. Kennedy (JFK) Street, Cambridge, MA 02138 (the “Site”). Blue Enterprises is a minority owned Economic Empowerment Applicant, consisting of a local team, proposing a prime retail location in Harvard Square to operate their business.

Blue Enterprises takes great pride in being an Economic Empowerment applicant, with a vision of connecting cultures and generations through the responsible and stigma-free use of cannabis. It is also excited to partner with Cookies Retail, LLC (“Cookies”). As the only minority-owned national brand in the United States, Cookies is a cannabis company rooted in both culture and curation. In partnership with its local operator, it was the first to open a social equity dispensary in San Francisco, California.

The Applicant’s corporate ownership structure is as follows: Blue Enterprises HSMA, LLC, is 51% owned by 100 Percent Pure LLC. 100 Percent Pure, LLC is an approved Economic Empowerment Applicant by the Massachusetts Cannabis Control Commission, receiving their license in May 2018, License number EEA202273. Please refer to Volume I, Section 4, for a copy of the Economic Empowerment approval notice issued by the Cannabis Control Commission. The remaining 49% ownership is retained by Cookies Retail, LLC.

The Applicant’s store management and majority ownership interests are local Massachusetts residents, with close ties to the Cambridge community and surrounding Greater Boston area. Blue Enterprises and Cookies’ are deeply committed to operating as a responsible and contributing business in Harvard Square and the City of Cambridge, and it has integrated community input into its store management and operation measures as part of this Special Permit application.

Project Narrative

Blue Enterprises, an Economic Empowerment Applicant, is applying to the City of Cambridge (“City”) for a Special Permit to allow its proposed Adult-Use Recreational Marijuana Retail Establishment on the first floor and basement levels of the existing commercial building at 57 JFK Street, in the City’s Harvard Square business district (the “Building”). Subject to Special Permit approval and the issuance of a Host Community

Agreement with the City, the Applicant will then apply for the required State licensure. Blue Enterprises has also applied for a Cannabis Business Permit with the City, and it is currently in the Local Approval 2 Phase: Planning Board Special Permit.

Specifically, the Applicant proposes to renovate approximately 3,037 square feet (“s/f”) of interior space at the ground floor and basement levels of the existing Building, for the purpose of opening its Adult-use recreational marijuana retail establishment. The new store space will include up to 2,447 s/f on the first floor and basement area of up to 590 s/f. As further described herein, the basement will be limited to storage, receiving and administration, while the first level has been carefully designed with vast queuing and lobby space, separate points of ingress and egress (away from the nearby park) and an appropriate balance of sales and display areas. Blue Enterprises has executed a lease agreement with the landlord of the Building for the subject space, and it does not propose any additional or supplemental mechanical equipment. Rather, we will utilize existing equipment provided by the landlord.

The Applicant’s leased space at the existing Building allows for the proposed Adult-Use Marijuana Retail establishment by Special Permit at this location in the City’s Business B (BB) Zoning District, and within its Harvard Square Overlay. In addition to input received during the extensive community outreach process, the Applicant has also integrated comments by the City’s Community Development Department (“CDD”) into its Special Permit application, and it will also seek review and input and recommendations from the Harvard Square Conservation District and the City’s Historic Commission.

The existing Building is a 2-story mixed-use structure, which dates back to 1975. It is uniquely situated at a prominent retail corner in the heart of the Harvard Square business district, and adjacent to the Winthrop Square. As such, it is an ideal and important location for an Economic Empowerment applicant to open, contribute and participate in the City’s more prosperous marketplace while also serving as a steward of the nearby Park. In this regard, the Applicant has integrated specific design measures into its floor plan, store layout and overall management measures to address foot traffic, enhance pedestrian safety and support the future vibrancy and continued maintenance of Winthrop Square, which is an important civic space for merchants, visitors, and residents alike. As a further mitigating aspect at this location, the Applicant notes that it is in very close proximity to train/rail public transportation, along many bus lines and in the middle of a walkable public square. Thus, the project would not create any new off-street parking, and Blue Enterprises will implement a Transportation Demand Management (“TDM”) plan to help further mitigate any potential negative traffic and parking impacts.

Separate and unrelated to this Special Permit application, the landlord-owner is pursuing City permitting approvals to renovate and expand the existing Building with an additional third, fourth floor and mezzanine levels. In this regard, the Applicant notes that its internal leased space is existing and not part of the landlord-owner’s separate expansion project at the Building.

Design and Operation Measures

Again, the Applicant notes that it has carefully designed the layout and programming of its leased space for the Adult-Use Recreational Marijuana Retail Establishment at the Building, with ample queuing and lobby space and separate ingress and egress routes, while also ensuring that no cannabis products are visible from the street (as required by State regulation). The overall design approach promotes street activation adjacent to the store while shielding cannabis products through the use of a welcoming lobby and dynamic storefront windows showcasing artist works at the facade. The Applicant will partner with Street Theory, an award-winning creative agency, to highlight local artists and display large street art exhibits. The Applicant will also

collaborate with the local minority community and cultural organizations to create visual displays that celebrate these groups' historical significance and accomplishments.

Management and operational measures are also being implemented to respond to and address community concerns raised through the public outreach process. In particular, and as part of this Special Permit filing, the Applicant received guidance from the CDD staff, the Harvard Square Business Association (“HSBA”), and community at large, and adjusted its floor plans and overall store program, as follows:

- To address concerns about potential customer lines forming outside of its store, the floor plans were adjusted to include over 660 s/f of dedicated internal queuing space. The queuing space totals over 21% of the first floor leased area.
- To help manage and direct queuing inside, the Applicant will dedicate security personnel -- to keep customers from gathering or loitering at the public sidewalk or the nearby Winthrop Square.
- Six (6) points of sale systems have been added, providing for a significant scale of service to alleviate long waits.
- Develop, implement, and promote on-line advance ordering program, thereby reducing customer arrival and departure times and resulting lines. Specifically, the Applicant’s program would alert the customer when their order is ready for pick up, with separate designated areas of fulfillment on-site. Online systems like this have become “best practices” in Massachusetts’ emerging cannabis industry, helping to significantly alleviate customer wait times and lines on-site.
- Added a new delivery door in the back hallway to create a safe and discreet designated area for deliveries.
- Created mural space facing JFK and vertical louvers facing Winthrop to promote street activation and enhance the adjacent corridors.
- Minimized the check-in desk to create more queuing area.
- Replaced the exterior signage with a discreet 2’6” ft icon.
- Specific to the Applicant’s storefront design, the HSBA requested the Applicant display jewelry of local artists in lieu of art. To accommodate this request, Applicant will work on a program to spotlight community creators and crafters of different mediums, to help showcase their work and promote greater exposure.
- Finally, the Applicant, to address community concerns regarding patrons exiting unto Winthrop worked with CDD to revise its main entry and exit program, from a single point of entrance and exit at the front/corner of the Building, to a main entrance (only) with a separate required exit at the opposite side of the space (furthest from Winthrop Square).

Community Outreach Meeting

Blue Enterprises held an online/virtual “Community Outreach Meeting” on August 27, 2020, from 6:00 PM – 9:00 PM. The following topics were presented at the Community Outreach meeting:

- Who We Are
- Massachusetts Marijuana Overview
- Proposed License & Application Type
- Location of the proposed Marijuana Establishment
- Compliance with Local Zoning
- Facility Security Measures
- Prevention of Diversion to Minors
- Community Impact
- Questions and Answers

There was a total of 44 people recorded in attendance at the Community Outreach Meeting. Abutters could submit questions before the Applicant’s online presentation. The Applicant received one (1) letter of opposition prior to the Community Outreach Meeting. Blue Enterprises was able to address the concerns in the letter of opposition and concerns raised during the Community Outreach Meeting. As a result, the Applicant has met all of the Community Outreach Meeting requirements of the City and the Massachusetts Cannabis Control Commission.

The following topics were reviewed and discussed at the Community Outreach Meeting:

- Traffic generation: How many patrons typically travel to adult-use locations?
- How can you ensure the impact of a third party will not increase traffic?
- Are the occupancy numbers appropriate for COVID protocols?
- Concern the business targets children and concerns the store will have more kids smoking marijuana.
- Concerns our customers will consume marijuana in Winthrop Square.

Based on feedback from the Community Outreach Meeting and further CDD input, the Applicant revised its facility layout and programming for its proposed Adult-Use Recreational Marijuana Retail Establishment at the Site, as detailed above. Its primary challenge was to maintain enough floor area for operations while also addressing the community feedback as to queuing, potential customer lines outside the store and protecting Winthrop Square. In making the responsive design and program modifications detailed above, the Applicant had to relocate its restrooms to the common areas of the Building and leased additional space in the basement of the store space, for an employee breakroom, bike and general storage and a janitorial closet. This extra space enabled it to increase internal queuing, expand the scale of service, modify its entry/exits and enhance design, as outlined above.

To address concerns about potential negative impacts on Winthrop Square, the Applicant also developed and presented the following management and operation program for its commitment to protect the Park:

- Collaboration and Partnership with Community Organizations
 - Winthrop Square Trust, Harvard Square Neighborhood Association, Harvard Square Business Association and Cambridge Police Department.
 - Provide regular updates at Neighborhood Association Meetings.
 - Sponsor and engage in park events, beautification efforts, and holiday traditions.
- Store Management and Operations
 - Establish a Park Stewardship Policy.
 - Manager-on-Duty to implement policy.
 - Conduct daily surveillance of entry, lines, and park use.
 - Provide daily reports to the management team.
- Customer Responsibility
 - Customer pledge to respect park, initiated at the point of sale.
 - Website notification and in-store signage for park awareness and education.

To conduct further outreach, the Applicant has proactively reached out to the HSBA and the Harvard Square Neighborhood Association (“HSNA”). At an informal in-person meeting, the Harvard Square Business Association President requested we make design changes, listed above, and the Applicant has integrated these modifications into its Special Permit filing. Despite their positive feedback on these responsive changes, certain members of the HSBA and HSNA have expressed opposition to the Applicant’s store at this prominent retail location in the Harvard Square unless the store relocated to the basement.

In support of the Special Permits case (as revised), the Applicant has received 79 letters of support from neighborhood leadership, local businesses, and civic organizations. The Applicant has included in Volume I, Section 4 the letters of support. This overwhelming showing of support includes some of the following highlighted letters:

Harvard Sq. Faith Leaders:

1. Rev Adam Dyer, Pastor First Parish in Cambridge
2. Gloria J. Korsman, Governing Board of First Parish in Cambridge
3. Lindsay Sanneman and the Rev Kathleen Reed, University Lutheran Church

Harvard Sq Businesses:

1. Joel Kaminsky, President Good Vibrations
2. Vinay Kumar, Tanjore, Inc.
3. Raj Punjabi, Maharaja (abutter)
4. Peter Ahn, Owner Bonchon

5. Samuel Habib, Owner Blue Moon Smoke Shop

Other Cambridge Business Owners:

1. Michael Krupp - owner, Area 4 Restaurants

Blue Enterprises is committed to being a good neighbor. Consistent with its proactive community outreach approach through the Special Permit process, it will continue to review and respond to, make our best effort to do so. During our Community Outreach Meeting, we proposed our Company's commitment to providing Stewardship of Winthrop Square and we continue to be committed to helping maintain a safe and beautiful park.

Special Permit Criteria

11.803.1 Cannabis Retail Stores

- a.) Cannabis Retail Stores shall be allowed only by Planning Board Special Permit within the following districts: Business A (BA), Business A-1 (BA-1), Business A-2 (BA-2), Business A-3 (BA- 3), Business B (BB), Business B-1 (BB-1), Business B-2 (BB-2), Business C (BC), Industry A-1 (IA-1), Industry B (IB), Industry B-1 (IB-1), and Industry B-2 (IB-2) districts, and special districts and overlay districts whose use regulations are based on those of any of the aforementioned districts, subject to any limitations set forth in the regulations of those districts. In the Business A-1 district, only applicants that have been designated as Economic Empowerment Applicants or certified as eligible to participate in the Social Equity Program by the Massachusetts Cannabis Control Commission may be permitted and it shall be made a condition of the special permit that such designation or eligibility shall be maintained.

Response: Blue Enterprises is proposing an adult-use marijuana retail facility located at 57 JFK Street, Cambridge, MA 02138. 57 JFK Street is located in the Business B (BB) District and requires a Planning Board Special Permit to allow a Cannabis Retail Store Use per Section 4.35(s) and Section 11.800, *et seq.* Blue Enterprises meets all requirements per Section 11.800.

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

Response: While there is a Medical Marijuana Treatment Center and a Cannabis Retail Store located or approved within 1,800 feet of 57 JFK Street, Blue Enterprises is an Economic Empowerment Applicant certified by the Cannabis Control Commission, as stated above, and therefore complies with 11.803.1(b).

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

Response: Blue Enterprises will offer products to consumers that will be pre-packaged off-site, and no packaging or repacking of cannabis or marijuana products will take place on the premises.

11.803.2

- a.) Cannabis Production Facilities shall be allowed only by Planning Board Special Permit in the Industry B-2 (IB-2) district, provided that the establishment is not greater than 10,000 square feet in Gross Floor Area.

Response: Blue Enterprises is not proposing a production facility in Cambridge, MA and is applying only for an Adult-use marijuana retail license in the City of Cambridge, Massachusetts.

11.803.3 Buffer zones

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

Response: Blue Enterprises is not located within 300 feet of a pre-existing public or private school providing education in kindergarten or any grades 1 through 12. Please refer to Volume II, Section 1 for our Context Plan and Site Context Plan.

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

Response: Blue Enterprises is not located within 300 feet of a pre-existing public children's playground, public youth athletic field, or public youth recreation facility as defined by the City of Cambridge. The Site is immediately adjacent to Winthrop Square, the only public park or outdoor space within 300 feet. In Cambridge's Parks and Playgrounds Guide, Winthrop Square is not listed as either a Sports Field or a Playground. Nor is it listed on Cambridge's map of Public Parks, Playgrounds, and Reservations as a "Playground", "Water Play" area or as having any of the "Athletic Uses". Both the Guide and the Map are published by the CDD. Please refer to Volume II, Section 1 for our Context Plan and Site Context Plan. As the Site is not located within 300 feet of a pre-existing public children's playground, public youth athletic field, or public youth recreation facility, Blue Enterprises complies with this section of the of the Zoning Ordinance and would not require the Planning Board to make any additional findings or grant any additional relief.

11.804 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.

Response: Blue Enterprises is applying for a Special Permit to operate an Adult-use Marijuana

Retail Establishment, a total of 3,037 square feet on the first floor and the basement of 57 JFK Street, Cambridge, MA 02138. There will be no cultivation or processing of cannabis products at this location, nor will there be any off-site deliveries made to customers from the Site. All products will be pre-packaged off-site and there will be no packaging or repackaging of cannabis products at our 57 JFK Street location. This location will be used only to purchase and transport marijuana products from Marijuana Establishments and for sell to customers. Blue Enterprises will only sell cannabis products to consumers 21 years of age or older. The Applicant will enforce strict screening protocols aligned with local and state laws to ensure no minors are able to enter or purchase marijuana products from the store.

Blue Enterprises has carefully considered an efficient operating model that will meet its operational goals and mitigate traffic issues, long lines, and provide safe egress and access to pedestrians within the community. The following information has been calculated based on code analysis, and projected number(s) of customers.

Waiting Area:	28 People
Customer Retail Space:	16 People
Employee Space:	16 People (1 st Floor)
Total Occupancy:	60 People
Estimated number of customers per day:	350 (Projected)
Estimated maximum number of customers at one time:	47 Customers

This space was occupied by Staples, Inc. The interior of the first floor and the basement of 57 JFK Street will undergo tenant improvement to repurpose the use as a marijuana retail establishment. The retail establishment will be outfitted with a sophisticated security system that will include surveillance cameras, silent and audible alarms, motion detectors, panic buttons, and real-time remote monitors that can be readily accessed by the Cambridge Police Department (if requested).

On-Site Sales and Queuing

Please refer to Volume II, Section 1, the First Floor Sales Floor Plan showing the layout which provides a clear flow for customers coming into the retail space and leaving the retail space. Pedestrians will be provided access on Winthrop Street at grade, and egress will be provided on JFK Street. Blue Enterprises revised our layout to accommodate 28 people in our queuing space. We intend to have no queuing on any streets surrounding our store. If Applicant is experiencing a high traffic volume, security measures are in place to mitigate any potential negative impacts. Security personnel on the exterior of the site will ensure that no customers loiter on the sidewalk or the surrounding area and there is no onsite consumption.

Customers will gain access to the Blue Enterprises retail store after providing valid identification, (as required by the Cannabis Control Commission) that is verified both electronically and manually by trained Blue Enterprises Registered Marijuana Agents (“Agent” or “Registered Agent”). All customers will be initially greeted by an Agent located in the security vestibule inside the main entrance and, after verification, customers will be admitted into the secure dispensary where they will be greeted by our staff.

A Registered Agent will then escort the customer to the display pedestal from which the customer will be able to make their selection. Products displayed will include cannabis flowers, concentrates, and marijuana-infused products. The customer's order will be placed on a handheld device by the Agent to ensure consumer confidentiality and efficient processing. Customers can also order online ahead of coming into the store and pick-up their products quickly, further described below. All customers will move to the point-of-sale area where identification is verified again, and payments will be processed.

Blue Enterprises will also offer customers the ability to order online through an online ordering software system called "Dutchie". Dutchie expedites and accelerates the customer transaction process by allowing customers to order from their laptop or mobile device and "skip the line" to pick-up their order. Once the online orders are prepped and ready for pick-up, our team will notify the customer what time their order will be ready and what time to come to the store to pick-up their order.

All products will be sealed in an opaque, childproof packaging compliant with local and state laws. Blue Enterprises' commitment to preventing product attraction to children will be strengthened by utilizing exit bags that will conceal products and contain printed educational materials for customers.

All Registered Agents will be trained to provide important information in a one-on-one interaction with all customers, specifically regarding the safe use of cannabis, and proper disposal of cannabis packaging and cannabis product. Our Agents will clearly explain to our customers that it is illegal to consume cannabis in public and the premises are monitored by security and security cameras, including Winthrop Square, and emphasize that it is against Massachusetts law to consume any product on the premises or in the park.

Blue Enterprises customers will be required to exit the facility immediately after their identification has been verified, their order has been filled, and payment has been accepted. Customers will exit through the designated customer exit doors and unto JFK and will not be allowed to loiter on, near, or around the premises.

Security Systems Summary

Blue Enterprises will retain a security consultant to engineer, review logistics, and provide security layouts. Our security consultant will have experience in security and must have prior experience in the marijuana industry. Blue Enterprises will meet with the Cambridge Police Department to review and approve our security plan and our security standard operating policies and procedures. All security measures will meet or exceed compliance with security regulations; 935 CMR 500.110. The interior and exterior of the building will be outfitted with high-definition IR surveillance cameras that are connected to a secure video VLAN. Per the Cannabis Control Commission, all camera footage will be stored for a minimum of 90 days. Silent and audible alarms (panic buttons) will be added as another security layer via Access Control and Intrusion. Real-time remote monitors for Access Control and CCTV will be available 24 hours a day to the Cambridge Police Department and the Cannabis Control Commission. Entry doors will be equipped with an electronic control access system and will be controlled by electrical mechanical locks that create an audit trail. Staff access within the facility will be

monitored by a keycard program that provides tiered levels of access to staff members. Only essential staff will be granted access to secure points within the facility, such as the vault and fulfillment area. Limited Access areas will be identified by clearly visible signs. Only designated staff, law enforcement, and the Cannabis Control Commission Agents will be allowed access to Limited Access areas.

Law Enforcement and Public Safety Official Communication

Blue Enterprises will be in contact with the Cambridge Police Department in the development and implementation of our security systems. Blue Enterprises will have the Police Department and the Fire Department tour the facility through multiple stages of design and construction. We will meet with the Cambridge Police Department to receive input to our security standard operating procedure. Blue Enterprises will seek to maintain direct communication and an open-door policy with regards to all state and local law enforcement, public safety, and public health agencies, including, but not limited to the Cannabis Control Commission.

Blue Enterprises will inform the police, City officials, and the Cannabis Control Commission of any incidents regarding security and/or public safety issues via incident reports, phone calls, and emails when appropriate.

On-Site Security Personnel

Blue Enterprises will consult with the City of Cambridge Police Department regarding hiring uniformed officers as additional security out in the front of the building during the first month of business. The duties of the police officers would be to provide additional surveillance of the facility entrance and exit and perimeter inspections. Blue Enterprises will provide an opening day plan to the Cambridge Police Department, and City officials one month before opening to receive plan approval. Our security system (which will be pre-approved by the Cambridge Police Department and the Cannabis Control Commission) is supported by a comprehensive electronic security system comprised of cameras, motion detectors, and duress alarms, as well as comprehensive emergency procedures and employee training. Due to the confidentiality and sensitivity of our security system, Blue Enterprises respectfully requests any additional information regarding our security plan to be formally requested by the City of Cambridge, and once submitted not be made part of the public record. Blue Enterprises will ensure that its Agents inform all customers that loitering is not tolerated. All identified violations will be immediately reported.

Inventory Tracking and Control System

A comprehensive inventory tracking and control system is essential to the security of our facility and the prevention of diversion. Our inventory and tracking system will allow Blue Enterprises to maintain awareness and control over where products are at any given stage in the distribution process. METRC, the Massachusetts state-approved seed-to-sale tracking system will be utilized to track our inventory. METRC enables Blue Enterprises to report to the Cannabis Control Commission all its regulatory requirements regarding inventory, products being delivered, where products are stored in the facility, and when products are sold. Blue Enterprises will be submitting its Inventory Control policy and procedure to the Cannabis Control Commission for its approval. As an added source of

inventory tracking, Blue Enterprises will utilize a fully integrated enterprise application software package that includes inventory management, cash management, and employee tracking, through a separate Point-of-Sale system. Our Point-of-Sale system fully integrates with METRC to ensure inventory accuracy and accountability. Blue Enterprises will perform a physical inventory of products multiple times throughout the day to prevent diversion and remain compliant.

Employee Training

Blue Enterprises will create a total of 35 jobs that pay a living wage with full benefits and a retirement package. There will be a total of 16 employees onsite per shift when fully operational. Staff will consist of a General Manager, Security Personnel, and Sales staff. Blue Enterprises will commit, as a certified Economic Empowerment Applicant, to hire employees that reside in areas of disproportionate impact and establish a percentage of employees that have had prior marijuana-related arrests. The Cannabis Control Commission requires all staff to be aged 21 or over and each employee must become a Registered Marijuana Agent; meaning each employee must go through a background check. We will ensure our Agents receive the required hours of training established by the Cannabis Control Commission but will also offer on the job training to help our employees progress in their career path and effectively implement our standard operating procedures. Training will include, but not be limited to Marijuana Compliance 101, Responsible Vendor Training, Active Shooter Training, Sexual Harassment Training, COVID-19 Safety Training, Diversion Detection Techniques, as well as many other required and non-required training.

Hours of Operations

Subject to the approval of the Planning Board, Blue Enterprises proposes the following hours of operation of our retail store:

Monday – Friday 8:00 AM – 10:00 PM

Saturday 8:00 AM-10:00 PM and Sunday 8:00 AM-10:00 PM

Trash Management

Any trash containing marijuana or marijuana-infused products is required to be stored securely on-site and deemed as marijuana waste. Blue Enterprises anticipates a minimal amount of marijuana waste as we are operating as a retail facility. Blue Enterprises anticipates returned product and/or damaged product to be the only type of marijuana waste. Blue Enterprises will schedule a pickup from the wholesaler where the products were purchased and the wholesaler will pick up the waste and safely destroy it at their facility. A manifest in METRC will document any marijuana waste and it will be tracked as marijuana waste is destroyed. Marijuana waste that cannot be returned to the wholesaler will follow strict adherence to 935 CMR 500.105(12) and waste disposal records will be maintained and available for the Cannabis Control Commission to review as required under 935 CMR 500.105(12).

A minimal amount of business-related waste will be generated from the facility and disposed of by commercial trash pickup. Our litter and waste will be properly removed and disposed of to minimize the development of odor and minimize the potential for the waste attracting and harboring pests. Blue Enterprises will adhere to the landlord's direction for refuse; however, our trash will be locked at all times per the Cannabis Control Commission regulations.

Deliveries

Blue Enterprises is anticipating product deliveries will occur one (1) or two (2) times each week in unmarked vehicles. There will be no advertising, markings, or branding indicating that the vehicle is being used to transport cannabis per the Cannabis Control Commission. Routes and times used for the transportation of cannabis and marijuana-infused products are randomized for security reasons. Blue Enterprises will not apply for or have a license for a vehicle and will not be providing any marijuana transportation. All deliveries and product transportation will be handled by our licensed wholesale distributors.

Blue Enterprises anticipates cash pickups will take place two (2) or three (3) times each week by a Cannabis Control Commission registered transporter or by our bank. As stated above, all deliveries and product transportation will be handled by our distributors.

Per the Cannabis Control Commission, the product delivery driver must alert Blue Enterprises within 30 minutes of arrival to ensure the perimeter is safe. Our Inventory Manager will work with our security staff to ensure the area is secure before the delivery is made.

Deliveries will occur off-peak, and outside the hours of operation. The loading zone(s) available directly in front of the store are expected to be sufficient for the store's delivery needs. The table below identifies the most convenient and closest locations of on-street loading areas expected to serve the project.

Locations	Loading Times	Approximate Capacity
Winthrop Street, against Winthrop Square	2:00 AM – 11:00 AM	6 Spaces
John F. Kennedy Street, south of Winthrop Street	8:00 AM – 8:00 PM	2 Spaces

Blue Enterprises recognizes how busy Harvard Square is and how important public safety (especially around Winthrop Street) is in the City. Blue Enterprises will ensure that at no time a transport vehicle will be stopped or parked in the travel lanes on any other public street, in a way that blocks emergency vehicle access or unreasonably impedes the flow of vehicle, pedestrian or bicycle travel. Please refer to Volume I, Section 3 for the Transportation Logistics Plan prepared by VHB, in response to 11.804 (e) for additional detail.

Blue Enterprises will not apply for or have a license for a vehicle to provide marijuana transportation. No off-site deliveries will be made from this location to retail customers. Deliveries to customers are illegal in the state of Massachusetts; only medical patients can receive delivery from medical marijuana treatment centers. Blue Enterprise is not a medical marijuana treatment center thus it will not engage in this activity.

Pick-up and Drop-off

Blue Enterprises plans to mitigate potential impacts from vehicles dropping-off or picking-up customers from our retail store by encouraging our employees and our customers to utilize public transportation. Our team plans to incentivize customers to utilize public transportation to decrease car-share services (pick-up and drop-off) from occurring on JFK Street. Our website will strongly suggest the use of public transportation, specifically the Redline at Harvard Square, (approximately a 3-minute walk from our proposed project) and the MBTA bus line (over 10 different bus lines within a 3-minute walk to our proposed project). Blue Enterprises will also provide handouts showing a map of locations where Bluebikes are available, the MBTA map that includes schedules and fares, and the closest parking garage located at 65 John F. Kennedy Street.

The Project site is served by infrastructure that supports many alternative travel modes to vehicles including public transit, bicycle facilities, and a walkable street network. Understanding that some customers and employees may choose to use a Transportation Network Company (TNC) service to arrive at and/or depart from the site, safe accommodations for these trips are important to allow for their accommodation in Harvard Square. TNC use to the marijuana establishment by TNC's will occur per City of Cambridge requirements, including existing and/or future use of geofencing protocols to eliminate drop-off and pick-up activity in unintended locations and to limit double parking on area streets.

Payment Processing and Cash Handling

Blue Enterprises is currently in contact with a banking establishment and will have an account with an approved banking establishment before opening our store. Blue Enterprises will accept cash and debit cards in alignment with industry standards. There are also other acceptable electronic forms of payment accepted in Massachusetts dispensaries, examples include Cashless ATM's, and Canpay. Like other retail businesses, Blue Enterprises will employ a sophisticated cash-handling procedure that will include comprehensive employee training, strict policies, and procedures for how cash is counted, handled, collected, recorded, and stored. Cash collection will occur on a timely basis to ensure only a minimal amount of cash is necessary for the ordinary course of business is kept on site. Blue Enterprises will set a cash threshold amount and will not store above the threshold during hours of operation or when the establishment is closed.

The Cannabis Control Commission will review and approve our Cash Handling, Delivery, and Waste Standard Operating Procedure (SOP) before approving our license to operate.

Traffic and Parking

Blue Enterprises does not propose adding any off-street parking. Blue Enterprise will be implementing a Transportation Demand Management (TDM) plan that encourages customers and employees to reduce single-occupant-vehicles (SOV) driving to and from the site. Reducing SOV's reduces traffic on the streets and provides a better street environment for all users. Blue Enterprises is committed to implementing the following TDM measures:

1. Provide 100% MBTA T-pass subsidies to employees (may be pro-rated for part-time employees). The program will be administered by Blue Enterprises through the MBTA Corporate Pass/Perq Program.
2. Offer employees Gold-Level Bluebikes bike-share membership, which will be administered through the Bluebike Corporate Program by Blue Enterprises.
3. Blue Enterprises will explore opportunities to provide employees and customers access to existing area shuttle buses in the area.
4. Provide lockers in break room 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. Provide four (4) long-term bicycle parking space for use by employees who choose to bike to work.
7. Provide a \$35,000 one-time transportation impact contribution to the City.
8. Provide a \$800 one-time contribution to the City's Public Bike Parking fund in lieu of short-term bicycle parking.
9. 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 Transportation Coordinator 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, Blue Enterprises will display a real-time transportation screen in the reception area to help people decide which mode to choose for each trip.
 - b. Compile and provide to all employees with up-to-date transportation information explaining all commuter options. This information should also be distributed to all new employees as part of their orientation.
 - c. Provide customers with sustainable transportation information to access the site.

- d. Provide and maintain information on the company'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 Transportation Coordinator training offered by the City or local Transportation Management Association.
10. If requested by TPT&T or CDD, Blue Enterprises will provide TP&T and CDD information on employee and customer travel modes and where they customarily park, as well as information on loading and delivery operations. Surveys of employees and customers will be designed and conducted in a manner approved by TP&T and CDD.

Our proposed facility is serviced by public transportation; the train, bus line(s), and Bluebikes. We have included modes of public transportation below from our Transportation Logistics Plan:

- Red Line at Harvard Square – approximately a 3-minute walk.
- MBTA Buses (#66, 71, 72, 73, 74, 75, 77, 78, 86, 96) at Harvard Square – approximately a 3-minute walk.
- MBTA Bus #86 at 16 Eliot St – approximately a 1-minute walk, 400 feet from our store.
- MBTA Bus #66 at JFK St at Eliot St – approximately a 2-minute walk, 400 feet from our store.
- MBTA Buses #66, 74 @ Eliot St at Bennett St - approximately a 2-minute walk.
- MBTA Buses #71, 73 @ Mt Auburn St at University Rd - approximately a 3-minute walk.
- 3 BlueBikes stations – approximately a 3-minute walk.
- Garage parking is located at 65 John F. Kennedy Street and provides parking for approximately 265 vehicles. The garage is less than a 1-minute walk from our retail location. The garage provides daily parking rates to users.

Blue Enterprises has taken great care to develop operational procedures to ensure that customer visits are short and will not result in queuing or other congestion entering or exiting the facility. Operational procedures will be adjusted as needed to ensure optimal function of the facility.

Employee Transportation

The proposed dispensary will provide 4 long-term bicycle parking spaces proposed in the basement of the JFK building for employees. Our 4 long-term bicycle parking spaces proposed meet City Bike parking standards, via access by an elevator. Please refer to Volume II, Section 1 for the Ground Level Locus Plan which depicts the employee

access to the basement. Please refer to Volume II, Section 1 for the Enlarged Basement Plan, detailing the long-term bike parking. These employee bikes will be shielded from the weather and are easily accessible in and out of the facility via the elevator. Short-term bicycle parking is available in Winthrop Square directly north of the site. In addition, three (3) Bluebike stations are located each about a 3- minute walk of our retail facility. Blue Enterprises will provide a thirty-five thousand dollar (\$35,000.00) one-time transportation impact contribution to the City and provide an eight hundred dollar (\$800.00) one-time contribution to the City in lieu of short-term bicycle parking before applying for an Occupancy Permit.

Off-Street Parking Facilities and Car Sharing

There are multiple publicly accessible off-street parking facilities within a ¼ mile (or 5-minute walk) from our proposed retail establishment. These include the following locations: 65 John F. Kennedy Street, adjacent to site, Municipal Lot #2 located at 110 Mount Auburn Street, 14 University Road, 17 Holyoke Street, 124 Mount Auburn Street, and 41 Church Street. These parking facilities primarily offer daily parking rates to users. Since Municipal Lot #2 located at 110 Mount Auburn Street, offers an hourly parking rate, (at \$3/hour), customers who do not choose to park in metered parking on-street, may park here. Employees who choose to drive and park a vehicle are expected to park in one of the five (5) other parking facilities in the neighborhood which provide daily parking rates to users.

Zipcars are also available at two (2) nearby locations including 1 Bennett Street and 15 South Street; each are located less than a 5-minute walk from the site.

Distribution of Education Materials

Education is a top priority for Blue Enterprises and will be a central theme evident throughout its marijuana retail establishment. Educational support will be provided on a one-to- one basis beginning with the first customer visit. Blue Enterprises' employees will be trained to listen attentively and provide auditory and visual educational instructions. All customers will be given printed as well as online information on cannabis, the history of cannabis, cannabis safety, our cannabis products including but not limited to cannabis strains and the various effects cannabis can have on individuals. Distribution of Educational Materials will be as follows:

- Visual Materials: Blue Enterprises will display a variety of educational materials. Flyers, pamphlets, and other materials will be available throughout the facility.
- Auditory Reminders: Blue Enterprises employees will receive ample training about effective educational tools that can be used during transactions. Employees will educate customers at the point of sale about how to safely store products, where it is legal to consume cannabis, and how to safely transport their purchased products.
- Takeaway Material: Product safety guides and general informational material will be placed in every exit bag to ensure customers have access to information when they intend to utilize the product. We will also provide educational materials and resources provided by the city and state.

- b.) Context Map: A map identifying, at a minimum, the location of the proposed establishment, the locations of all other Cannabis Uses in the vicinity, the locations of all public or private schools providing education in kindergarten or any grades one through 12, and the locations of all children’s playgrounds, youth athletic fields, or other youth recreation facilities, with measured distances provided to demonstrate whether the location complies with the standards of Section 11.803 above.

Response: Blue Enterprises has provided Context Maps identifying a 300-foot, 500-foot, and 1,800-foot buffer zone around 57 JFK Street. The site is not located within 300 feet of public or private schools providing education in kindergarten or any grades one through 12, or children’s playgrounds, youth athletic fields, or other youth recreation facilities. Blue Enterprises is an Economic Empowerment Applicant and therefore is compliant with 11.803.1(b). Medical only MTC’s located in and around 57 JFK Street consist of; Mission (previously Healthy Pharms) located at 98 Winthrop Street is within 270 feet, Sira Naturals located at 1001 Massachusetts Avenue is over 2,000 feet, Revolutionary Clinics located at 541 Massachusetts Avenue is over 5,000 feet.

- 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.

Response: Blue Enterprises is leasing 3,037 square feet and has depicted in Volume II, Section 1 all existing and proposed tenant improvements that will occur on the first floor and the basement within our leased space. Our drawings include dimensions of the building and detailed layouts of the interior space. As part of another project, the City has informed Blue Enterprises the landlord will be providing planters on Winthrop Street. Blue Enterprises will not be adding any outdoor lighting or 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.

Response: Please refer to Volume II, Section 1, Site Logistics which depicts the proposed signage and Exterior Elevations which depict the elevations of the building and proposed façade. Blue Enterprises will add minimal signage to the façade that will be consistent with the previous tenant’s signage and meet the request of the Harvard Square Business Association and meet with all City of Cambridge zoning and permitting requirements.

- 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.

Response: Please refer to Volume I, Section 3, our Transportation and Logistics Plan which identifies on-site and off-site locations where deliveries and loading functions take place.

On-site/Off-site Locations

Blue Enterprises is anticipating product deliveries will occur one (1) or two (2) times each week in unmarked vehicles. Routes and times used for the transportation of cannabis and marijuana-infused products are randomized for security reasons. All

deliveries and product transportation will be handled by our licensed wholesale distributors.

Blue Enterprises anticipates cash pickups will take place two (2) or three (3) times each week by a Cannabis Control Commission registered transporter or by our bank. All deliveries and product transportation will be handled by our distributors.

Deliveries will occur off-peak, and outside the hours of operation. The loading zone(s) available directly in front of the store are expected to be sufficient for the store's delivery needs. The table below identifies the most convenient and closest locations of on-street loading areas expected to serve the project.

Locations	Loading Times	Approximate Capacity
Winthrop Street, against Winthrop Square	2:00 AM – 11:00 AM	6 Spaces
John F. Kennedy Street, south of Winthrop Street	8:00 AM – 8:00 PM	2 Spaces

Transportation for Customers and Employees

Blue Enterprises plans to mitigate potential impacts from vehicles dropping-off or picking-up customers from our retail store by encouraging our employees and our customers to utilize public transportation. Our team plans to incentivize customers to utilize public transportation to decrease car-share services (pick-up and drop-off) from occurring on JFK Street. Our website will strongly suggest the use of public transportation, specifically the Redline at Harvard Square, (approximately a 3-minute walk from our proposed project) and the MBTA bus line (over 10 different bus lines within a 3-minute walk to our proposed project). A monitor will be installed in our retail space to display the current MBTA bus and train schedules. Blue Enterprises will also provide handouts showing a map of locations where Bluebikes are available, the MBTA map that includes schedules and fares, and the closest parking garage located at 65 John F. Kennedy Street.

The Project Site is served by infrastructure that supports many alternative travel modes to vehicles including public transit, bicycle facilities, and a walkable street network. Understanding that some customers and employees may choose to use a Transportation Network Company (TNC) service to arrive at and/or depart from the site, safe, accommodations for these trips are important to allow for their accommodation in Harvard Square. TNC use to the marijuana establishment by TNC's will occur per City of Cambridge requirements, including existing and/or future use of geofencing protocols to eliminate drop-off and pick-up activity in unintended locations and to limit double parking on area streets.

Blue Enterprises does not propose adding any off-street parking. Blue Enterprise will be implementing a Transportation Demand Management (TDM) plan that encourages customers and employees to reduce single-occupant-vehicles (SOV) driving to and from the site. Reducing SOV's reduces traffic on the streets and provides a better street environment for all users.

1. Provide 100% MBTA T-pass subsidies to employees (may be pro-rated for part-time employees). The program will be administered by Blue Enterprises through the MBTA Corporate Pass/Perq Program.
2. Offer employees Gold-Level Bluebikes bike-share membership, which will be administered through the Bluebike Corporate Program by Blue Enterprises.
3. Blue Enterprises will explore opportunities to provide employees and customers access to existing area shuttle buses in the area.
4. Provide lockers in break room 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. Provide four (4) long-term bicycle parking space for use by employees who choose to bike to work.
7. Provide a \$35,000 one-time transportation impact contribution to the City.
8. Provide a \$800 one-time contribution to the City Public Bike Parking Fund in lieu of short-term bicycle parking.
9. 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 Transportation Coordinator 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, Blue Enterprises will display a real-time transportation screen in the reception area to help people decide which mode to choose for each trip.
 - b. Compile and provide to all employees with up-to-date transportation information explaining all commuter options. This information should also be distributed to all new employees as part of their orientation.
 - c. Provide customers with sustainable transportation information to access the site.
 - d. Provide and maintain information on the project's public website, newsletters, social media, etc. on how to access the site by all modes, with emphasis on sustainable modes.
 - e. Participate in any Transportation Coordinator training offered by the City or local Transportation Management Association.
10. If requested by TPT&T or the CDD, Blue Enterprises will provide TP&T and CDD information on employee and customer travel modes and where they customarily park, as well as information on loading and delivery operations. Surveys of employees and customers will be designed and conducted in a manner approved by TP&T and CDD.

Our proposed facility is serviced by public transportation; the train, bus line(s), and Bluebikes. We have included modes of public transportation below from our Transportation Logistics Plan:

- Red Line at Harvard Square – approximately a 3-minute walk.
- MBTA Buses (#66, 71, 72, 73, 74, 75, 77, 78, 86, 96) at Harvard Square – approximately a 3-minute walk.
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- 3 BlueBikes stations – approximately a 3-minute walk.

Off-Street Parking Facilities and Car Sharing

There are multiple publicly accessible off-street parking facilities within a ¼ mile (or 5-minute walk) from our proposed retail establishment. These include the following locations: 65 John F. Kennedy Street, adjacent to site, Municipal Lot #2 located at 110 Mount Auburn Street, 14 University Road, 17 Holyoke Street, 124 Mount Auburn Street, and 41 Church Street. These parking facilities primarily offer daily parking rates to users. Since Municipal Lot #2 located at 110 Mount Auburn Street, offers an hourly parking rate, (at \$3/hour), customers who do not choose to park in metered parking on-street, may park here. Employees who choose to drive and park a vehicle are expected to park in one of the five (5) other parking facilities in the neighborhood which provide daily parking rates to users.

Zipcars are also available at two (2) nearby locations including 1 Bennett Street and 15 South Street; each are located less than a 5-minute walk from the site.

The proposed dispensary will provide 4 long-term bicycle parking spaces proposed in the basement of the JFK building for employees. Our 4 long-term bicycle parking spaces proposed meet City Bike parking standards, via access by an elevator. Please refer to Volume II, Section 1 for the Ground Level Locus Plan which depicts the employee access to the basement. Please refer to Volume II, Section 1 for the Enlarged Basement Plan, detailing the long-term bike parking. These employee bikes will be shielded from the weather and are easily accessible in and out of the facility via the elevator. Short-term bicycle parking is available in Winthrop Square directly north of the site. In addition, three (3) Bluebike stations are located each about a 3- minute walk of our retail facility. Blue Enterprises will provide a \$35,000 one-time transportation impact contribution to the City and provide a \$800.00 one-time contribution to the City in lieu

of short-term bicycle parking before applying for an Occupancy Permit.

- 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.

Response: Please see Volume I, Section 4 for our Cannabis Control Commission Economic Empowerment Application Notification. License Number: EE202279, granted to 100 Percent Pure LLC (a 51% owner of Blue Enterprises, LLC) in 2018.

- 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.

Response: As a prerequisite to the Statement of Interest, once Blue Enterprises receives its Special Permit approval, our team will complete and submit the Request for Statement of Interest for Cannabis Business Host Community Agreement.

Special Permit Criteria

11.805 Special Permit Criteria

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

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

Response: Blue Enterprises will provide convenient, safe, and secure access and egress for customers and employees arriving to and leaving from our proposed retail establishment. Blue Enterprises does not propose adding any off-street parking. As described in detail above, Blue Enterprise will be implementing a Transportation Demand Management (TDM) plan to help mitigate traffic and parking impacts, which includes contributions to the city in lieu of short-term bicycle parking. This site has an abundance of public transportation options for our employees and our customers. Blue Enterprises will ensure that at no time a transport vehicle will be stopped or parked on any other public street, in a way that blocks emergency vehicle access or unreasonably impedes the flow of vehicle, pedestrian or bicycle travel. Please refer to Volume I, Section 3 for the Transportation Logistics Plan prepared by VHB.

Blue Enterprises plans to mitigate potential impacts from vehicles dropping-off or picking-up customers from our retail store by encouraging our employees and our customers to utilize public transportation. Our team plans to incentivize customers to utilize public transportation to decrease car-share services (pick-up and drop-off) to our retail establishment. Our website will strongly suggest the use of public transportation, specifically the Redline at Harvard Square, (approximately a 3-minute walk from our proposed project) and the MBTA bus line (over 10 different bus lines within a 3-minute walk to our proposed project). Blue Enterprises will also provide handouts showing a map of locations where Bluebikes are available, the MBTA map that includes schedules and fares, and the closest parking garage located at 65 John F. Kennedy Street. A monitor will be installed in our retail space to display current MBTA bus and train

schedules.

Blue Enterprises has taken great care to develop operational procedures to ensure that customer visits are short and will not result in queuing or other congestion entering or exiting the facility. Blue Enterprises will be a good neighbor and will strive to be a positive asset and contributor to the local community. If needed, operational procedures will be adjusted to ensure convenient, safe, and secure access and egress are optimal for our customers, our employees, and our neighbors.

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

Response: All deliveries and on-site loading will occur off-peak, and outside the hours of operation when the area will have little, if any, foot traffic. Our wholesale distributors will deliver product in containers that are unrecognizable to the public, and no marijuana will be visible. Delivery vehicles will be unmarked and will not have any advertising, markings, or branding indicating that the vehicle is being used to transport cannabis per the Cannabis Control Commission.

Blue Enterprises will ensure that at no time a transport vehicle will be stopped or parked in the travel lanes on any other public street, in a way that blocks emergency vehicle access or unreasonably impedes the flow of vehicle, pedestrian or bicycle travel. Blue Enterprises has provided a Transportation Logistics Plan in Volume I, Section 3 prepared by VHB. Per the Cannabis Control Commission, there are strict safety requirements that Blue Enterprises will utilize to ensure the delivery Agents, Blue Enterprises Agents, and the community will remain safe.

Any trash containing marijuana or marijuana-infused products is required to be stored securely on-site and deemed as marijuana waste. Blue Enterprises anticipates a minimal amount of marijuana waste as we are operating as a retail facility. Blue Enterprises anticipates returned product, and/or damaged product to be the only type of marijuana waste. Blue Enterprises will schedule a pickup from the wholesaler where the products were purchased and the wholesaler will pick up the waste and safely destroy it at their facility. A manifest in METRC will document any marijuana waste and it will be tracked as marijuana waste is destroyed. Marijuana waste that cannot be returned to the wholesaler will follow strict adherence to 935 CMR 500.105 (12) and waste disposal records will be maintained and available for the Cannabis Control Commission to review as required under 935 CMR 500.105(12).

A minimal amount of business-related waste will be generated from the facility and disposed of by commercial trash pickup. Our litter and waste will be properly removed and disposed of to minimize the development of odor and minimize the potential for the waste attracting and harboring pests. Blue Enterprises will adhere to the landlord's direction for refuse; however, our trash will be locked at all times per the Cannabis Control Commission regulations.

- 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.

Response: The landlord is currently renovating the building including the front façade. Per the Cannabis Control Commission, no marijuana or marijuana products can be visible. To ensure we are compatible with other buildings in the area we have designed our storefront in line with the recommendations from the Harvard Square Business Association and the City of Cambridge Community Development Department. Therefore, the design will have no negative aesthetic for the neighborhood. The proposed lighting and security measures will be sensitively placed, in compliance with the recommended standards of the Draft Outdoor Lighting Ordinance provided to the City Council by the City's Lighting Task Force, to provide a safe yet unobtrusive means of surveillance for the appropriate and most sensitive portions of the building. Blue Enterprises does not anticipate adding any additional exterior lighting to the building. Please refer to Volume II, Section 1 for our Exterior Rendering depicting our proposed facility façade.

- 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.

Response: Blue Enterprises recognizes the need to create a street façade that engages the sidewalk, street, and pedestrian corridor. The public will not have the ability to see inside the retail ground floor, however, they will see art and other locally made products. Blue Enterprises will work with the City of Cambridge and the neighborhood to engage local artists, makers and/or various groups that can provide visual displays that celebrate the historical significance and accomplishments of the minority community in Cambridge. Blue Enterprises has researched and contacted local organizations, and local artists to assist in providing dynamic displays, art and/or locally made products.

- 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.

Response: Blue Enterprises is applying for an Adult Use Marijuana Retail Permit. Blue Enterprises will assist qualifying patients who are registered through the Massachusetts Medical Use of Marijuana Program to the best of its ability. Any adult age 21 or over will have the ability to purchase Adult Use Marijuana at our facility located at 57 JFK Street.

Special Permit Criteria 10.43

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

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

Response: With receipt of the requested Special Permit, the project will meet all requirements of the Ordinance.

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

Response: Blue Enterprises respectfully submits that its proposed use of this property will not disturb the existing right of way, pedestrian access, and will not cause a serious hazard to vehicle or pedestrian traffic. Harvard Square is a neighborhood dominated by retail uses and the substitution of this retail establishment for the previous retail establishment will have no negative effect on the established character of the neighborhood. As this retail establishment will be occupying the space previously occupied by a multinational retail chain, traffic generated, and patterns of access or egress will not cause congestion, hazard, or substantial change in the established neighborhood character. Harvard Square is a vibrant, bustling neighborhood that has historically been the center of Cambridge's cultural, commercial, and social services industry. Our proposed marijuana retail establishment will be designed and operated to allow customers to order ahead and pick up their purchases, limiting the time they spend on sight and the need for lines or queuing. Our intake area will allow a queuing space for 34 customers and 16 customers inside the sales floor. Additionally, Blue Enterprises will promote customer use of public transportation, ridesharing, and bicycle transportation. We will strongly advise our customers and employees to take public transportation to limit vehicle traffic.

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

Response: The proposed use is a tenant improvement project for a retail establishment, with an emphasis on customer education, and creating a positive experience for our customers. This retail use is similar to all other retail stores in the area. As Harvard Square is a predominately commercial and retail centric area, and this site is in a General Business Zoning District. The proposed use will be complimentary to the adjacent retail, restaurant, and other commercial uses.

Blue Enterprises is a locally owned cannabis company that has been certified as an Economic Empowerment Applicant. Blue Enterprises is committed to setting the standard for operational excellence, not only within the Equity Programs established by the Cannabis Control Commission but within the entire cannabis industry.

There are no applicable adjacent uses that will be adversely affected by the nature of the proposed 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.

Response: In November of 2016, nearly 80% of Cambridge voters approved Question 4, the ballot initiative to legalize the adult use of marijuana. In July of 2017, Chapter 55 of the Acts of 2017, *An Act to Ensure Safe Access to Marijuana*, was adopted with requirements that people from communities that have been disproportionately harmed by marijuana law enforcement are included in the newly legal marijuana industry. These programs were developed in responses to evidence which demonstrates that certain populations, particularly African Americans and Latino Americans, have been disproportionately impacted by high rates of arrest and incarceration for marijuana and other drug crimes because of state and federal drug policy. Criminalization has had long-term ill effects, not only on the individuals arrested and incarcerated, but also on their families and communities.

Although Cambridge was not one of the 29 cities designated as an area of disproportionate impact, the City has established a regulatory framework that prioritizes Economic Empowerment Applicants such as the Blue Enterprises.

Moreover, since Cambridge first amended its Zoning Ordinance in 2013, a vast majority of City officials, department heads, community activists and elected officials have devoted an extraordinary amount of time, effort, and thought to developing standards to apply to this emerging industry in Cambridge.

Approving Blue Enterprises for a special permit will reduce the detriment of criminalization, and incarceration so that customers have safe access to marijuana products. Blue Enterprises will work closely with City officials, City Health and Safety Services, the Cannabis Control Commission, and the community to ensure there are no nuisances or hazards that would be created to the detriment of the health, safety, and/or welfare of our proposed use or the citizens of the city. There will be no nuisance odors as we are a retail operation, and we will ensure our customers are not loitering or littering in or around our facility.

- e.) For other reasons, the proposed use would not impair the Integrity of the district or adjoining District, or otherwise derogate from the intent and purpose of this Ordinance, and;

Response: The proposed Blue Enterprises retail store will not impair the integrity of the District or the adjoining District as it is located within a Business B (BB) Zoning District, specifically designated by the Ordinance for Cannabis Retail Establishments. Additionally, our design plan allows patrons to enter the facility quickly and safely and remain in an intake area until they are assisted by a Registered Marijuana Agent. We will work with the City of Cambridge and members of the community to engage local artists, makers and/or various groups that can provide visual displays that celebrate the historical significance and accomplishments of the minority community in Cambridge. This additional design element will enhance the pedestrian corridor along John F. Kennedy Street by offering a dynamic interaction with the streetscape in Harvard Square. Finally, the overall security plan provides a proven approach to safe and efficient entry and egress and establishes significant deterrent measures to prevent any noticeable nuisances associated with this emerging industry from occurring.

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

Response: Blue Enterprises believes that this facility will complement and improve the aesthetics of the surrounding neighborhood. The thoughtful design will enhance the streetscape and welcome pedestrians that are walking around Harvard Square. Our work with local artists will bring a rich and cultural enhancement to the corner and the neighborhood. Blue Enterprises believes this design will bring a fresh look to this streetscape and will enrich the area consistent with Urban Design Objectives.

The interior proposed lighting and security measures will be sensitively placed, in compliance with the recommended standards of the Draft Outdoor Lighting Ordinance provided to the City Council by the City's Lighting Task Force, to provide a safe yet unobtrusive means of surveillance for the appropriate and most sensitive portions of the building.

Volume I
Section 3

Blue Enterprises HSMA, LLC
57 John F. Kennedy Street
Cambridge, MA 02138

Special Permit Application

TRANSPORTATION LOGISTICS PLAN
CANNABIS ADULT/RETAIL STORE

Blue Enterprises HSMA, LLC

57 John F. Kennedy Street, Cambridge, MA

PREPARED FOR

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PREPARED BY



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January 2021

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Overview

Blue Enterprises HSMA, LLC, is proposing to license and open a Registered Marijuana Dispensary (RMD) at 57 John F. Kennedy Street in the City of Cambridge, Massachusetts. In support of this effort, VHB has developed this Transportation Logistics Plan for this proposed RMD where they seek to occupy retail space in a portion of the ground floor in the building (known as the Crimson Galeria).

The proponent will operate the approximately 3,037 square-foot registered marijuana dispensary in compliance with the requirements and regulations of both the Commonwealth of Massachusetts and the City of Cambridge. The facility will be fitted with a waiting area, a sales floor, a fulfillment area as well as a designated administrative office and security space to support its services.

Note that the owner of 57 JFK Street is in the process of permitting renovation and expansion of this same building, although that process is distinctly separate from this RMD application. The proposed expansion of 57 John F. Kennedy Street will add a third and fourth floor and mezzanine level adding approximately 18 net new ksf of office space and help to revitalize existing retail space below. The internal space that the proponent will lease and occupy in the building is existing space, and not part of that separate project being led by the 57 JFK Street building owner.

This Transportation Logistics Plan details how transportation, traffic, and parking will be managed to support services for customers, employees, and delivery and loading activities at this location.

The site is located at 57 John F. Kennedy Street in the Harvard Square neighborhood in Cambridge. The context of the site is illustrated in **Figure 1**.

Cannabis Retail Store Summary Form is included as **Table 3** in this report.

Summary of Findings

The following are the key findings detailed in this transportation logistics plan:

- The proponent will follow the City of Cambridge procedures for monitoring its transportation demand and reporting to the City as required.
- Existing transportation infrastructure is sufficient to support Blue Enterprises traffic, parking, and loading demands within the study area. Blue Enterprises is not expected to generate adverse impacts to transportation, traffic or parking infrastructure in the neighborhood.
- A field inventory was conducted to record transportation conditions in the study area and those findings are detailed in this Logistics Plan.
- The site is easily accessible via transit. The Red Line's Harvard Square station is within a 3-minute walk from the site, and MBTA Bus Route #66 and #86 stops within 400 feet from the site. In addition, the site is conveniently accessible by biking and walking.
- The Harvard Square area has available on-street and off-street parking options available to those customers that choose to drive. Note, however, that area parking occupancy observations were not conducted due to the ongoing COVID-19 Pandemic. With many area retail and commercial businesses closed, and employees working from home, traffic and parking conditions are extremely low and not representative of typical conditions. It is not clear when traffic and parking conditions will resume to pre-pandemic levels.
- The market that this location is intended to serve is comprised mostly of persons that are not likely to drive to this location.
- As more cannabis dispensaries open in Massachusetts and the Greater Boston area, the expectation is that customer trips to this site will decrease compared to the projected initial number of trips.

Proposed Site Profile

A summary of Blue Enterprises' proposed operations are presented in **Table 1**.

Table 1 Proposed Site Profile – 57 John F. Kennedy Street

	Proposed Site
Total floor area of store (including sales, back of house, other).	+/- 3,037 sf
Retail sales area (including customer waiting areas).	+/- 2,447 sf
Maximum customer capacity – sales area.	16
Maximum customer capacity – waiting area.	28
Business Operations	
Number of registers	6
Proposed Hours	Mon – Sun: 8:00 AM – 10:00 PM
Deliveries	1-2 per week
Employees	
Number of full-time employees (approx. total).	10
Number of part-time employees (approx. total).	2-3
Maximum number of employees on-site at one time.	16
Employee mode shares:	
% single-occupancy vehicle (SOV) (including ride-hailing):	44%
% high-occupancy vehicle (HOV):	11%
% public transit:	10%
% walk:	13%
% bike:	6%
% other:	16%
Customers	
Number of customers per day.	350
Maximum number of customers expected at any one time.	44
Customer mode shares:	
% single-occupancy vehicle (SOV) (including ride-hailing):	44%
% high-occupancy vehicle (HOV):	15%
% public transit:	16%
% walk:	19%
% bike:	6%
% other:	0%

Site Transportation Field Study

VHB staff conducted a field inventory in May 2020 to assess and compile area transportation infrastructure. The inventory noted existing building access locations, curb-use regulations, loading zone availability, and transit stop locations within an approximately 500-foot radius of the site. At this time, as a result of the ongoing COVID-19 pandemic, traffic patterns are atypical. A parking utilization study would not capture representative typical traffic patterns, volumes, and parking activity. With many area retail and commercial businesses closed, and employees working from home, traffic and parking conditions are extremely low and not representative of typical conditions. It is not clear when traffic and parking conditions will resume to pre-pandemic levels.

Pedestrian Access

The site is located along a walkable, pedestrian-oriented street in Harvard Square. The multi-tenant 57 John F. Kennedy Street building contains other retail and restaurant uses in addition to the space that Blue Enterprises will occupy. The brick sidewalks in front of the building are approximately 10.5 feet wide on Winthrop Street and 9 feet on JFK Street. Crosswalks are provided across John F. Kennedy Street at Winthrop Street and Eliot Street.

Pedestrians access will be provided on Winthrop Street at grade, and egress will be provided on JFK Street.

To help manage queuing, the proponent will provide security personnel exterior to the site to ensure that no customers loiter on the sidewalk or the surrounding area. During busy days, Blue Enterprises will implement a procedure where they take customer phone numbers and send text messages when their place in the queue is reached. Instead of customers physically waiting in line, they will be able to return to the store when their number gets called/texted, thereby eliminating queuing in the public sidewalk.

Figure 2 and 3 illustrates the proposed site plan including locations of these access-egress points for the proposed dispensary.

Public Transit

The site is accessible by the MBTA Red Line and multiple bus routes. Harvard Square station is a 3-minute walk from the site. Harvard Square is a major transfer point for subway, bus and trolley service. MBTA Bus Routes 71, 72, 73, 74, 75, 77, 78, 86, and 96 provide service to Harvard Square station. MBTA Bus Routes 1, 66, 68 and 69 also provide service in the area.

Figure 4 shows the available MBTA transit surrounding the site and details their walk time proximity to the site.

Bicycle Facilities

Short-term bicycle parking is available in Winthrop Square directly north of the site. In addition, three (3) BlueBikes bikeshare stations are located each about a 3-minute walk from the site.

Figure 5 shows the locations of these BlueBikes stations.

Vehicle Access and Loading

On-Street Parking

No on-site parking is being proposed as part of the Project. Customers choosing to drive to the site can park in the 1-hour metered spaces along John F. Kennedy Street in the vicinity of the site.

Figure 6 illustrates existing curb use within a 500-foot radius of the site.

Off-Street Parking Facilities + Car Sharing

The field inventory also showed multiple publicly accessible off-street parking facilities within a ¼-mile (or 5-minute walk) of the site. These include the following locations: 65 John F. Kennedy Street, adjacent to site, Municipal Lot #2 located at 110 Mount Auburn Street, 14 University Road, 17 Holyoke Street, 124 Mount Auburn Street, and 41 Church Street. These parking facilities primarily offer daily parking rates to users. Since Municipal Lot #2 located at 110 Mount Auburn Street, offers an hourly parking rate, (at \$3/hour), customers who don't choose to park in metered parking on-street, may park here. Employees who choose to drive and park a vehicle are expected to park in one of the five (5) other parking facilities in the neighborhood which provide daily parking rates to users.

Zipcars are also available at two (2) nearby locations including 1 Bennett Street and 15 South Street; each are located less than a 5-minute walk from the site.

As referenced previously, **Figure 5** shows the public parking facilities and Zipcar locations within a ¼-mile radius of the site.

Transportation Network Companies (TNCs) and Drop-off Activity

The Project site is served by infrastructure that supports many alternative travel modes to vehicles including public transit, bicycle facilities, and a walkable street network. Understanding that some customers and employees may choose to use a Transportation Network Company (TNC) service to arrive at and/or depart from the site, safe, accommodations for these trips are important to allow for their accommodation in Harvard Square. TNC use to the RMD by TNCs will occur per City of Cambridge requirements, including existing and/or future use of geofencing protocols to eliminate drop-off and pick-up activity in unintended locations and to limit double parking on area streets.

Loading Facilities

As illustrated previously in **Figure 6**, commercial loading zones are available along Winthrop Avenue directly in front of the site, on John F. Kennedy Street, and additional nearby locations with varying time restrictions.

Blue Enterprises expects to receive deliveries one (1) to two (2) times a week via an unmarked van. Typically, deliveries will occur off-peak, and outside of their hours of operation. The loading zone(s) available directly in front of the store are expected to be sufficient for the store’s delivery needs. **Table 2** below identifies the most convenient and closest locations of on-street loading areas expected to serve the project.

Table 2 Adjacent Existing Loading Facilities

Locations	Loading Times	Approximate Capacity
Winthrop Street, against Winthrop Square	2:00 AM - 11:00 AM	6 spaces
John F. Kennedy Street, south of Winthrop Street	8:00 AM – 8:00 PM	2 spaces

Parking and Loading Zone Utilization

As indicted previously, as a result of the COVID-19 pandemic, traffic patterns are atypical, at this time. A parking utilization study would not capture representative typical traffic patterns and volumes – and is not included as part of this Transportation Logistics Plan.

Proposed Conditions

Transportation Impact Mitigation

Blue Enterprises will implement a transportation demand management (TDM) plan that encourages customers and employees to reduce single-occupant-vehicle (SOV) driving to and from the site. Reducing SOVs reduces traffic on the streets and provides a better street environment for all users. Cookies is committed to implementing the following TDM measures:

1. Provide 100% MBTA T-pass subsidies to employees (may be pro-rated for part-time employees). The program will be administered by Blue Enterprises through the MBTA Corporate Pass/Perq Program.
2. Offer employees Gold-Level Bluebikes bike-share membership, which will be administered through the Bluebike Corporate Program by Blue Enterprises.
3. Blue Enterprises will explore opportunities to provide employees and customers access to existing area shuttle buses in the area.
4. Provide lockers in break room 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. Provide four (4) long-term bicycle parking space for use by employees who choose to bike to work
7. Provide a \$35,000 one-time transportation impact contribution to the City
8. Provide a \$800 one-time contribution to the City in lieu of short-term bicycle parking
9. 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 Transportation Coordinator 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, Blue Enterprises will display a real-time transportation screen in the reception area to help people decide which mode to choose for each trip
 - b. Compile and provide to all employees with up-to-date transportation information explaining all commuter options. This information should also be distributed to all new employees as part of their orientation.
 - c. Provide customers with sustainable transportation information to access the site.
 - d. Provide and maintain information on the project's public website, newsletters, social media, etc. on how to access the site by all modes, with emphasis on sustainable modes.
 - e. Participate in any Transportation Coordinator training offered by the City or local Transportation Management Association.
 - f. If requested by TPT&T or the Community Development Department (CDD), the Applicant should provide TP&T and CDD information on employee and customer travel modes and where they customarily park, as well as information on loading and delivery operations. Surveys of employees and customers shall be designed and conducted in a manner approved by TP&T and CDD.

Table 3 Cannabis Retail Stores Summary Form

Project Site:	
Store Address.	57 JFK Street, Cambridge, MA 02138
Total floor area of store (including sales, back of house, other).	+/- 3,037 sf
Retail sales area (including customer waiting areas).	+/- 2,447 sf
Maximum customer capacity – sales area.	16
Maximum customer capacity – waiting area.	28
Employees:	
Number of full-time employees (total).	10
Number of part-time employees (total).	2-3
Maximum number of employees on-site at one time.	16
Employee mode shares (based on 2018 Sira Naturals PTDM):	
% single-occupancy vehicle (SOV) (including ride-hailing):	44% (42% Drive Alone and 2% TNC Alone)
% high-occupancy vehicle (HOV):	11% (5% Carpool/Vanpool and 6% TNC w Other Passengers)
% public transit:	10%
% walk:	13%
% bike:	6%
% other:	16%
Customers:	
Number of customers per day.	350
Maximum number of customers expected at any one time.	44
Customer mode shares (based on SiraNaturals RMD Operations Report, located in the Appendix):	
% single-occupancy vehicle (SOV) (including ride-hailing):	44% (41% Drive Alone and 3% TNC Alone)

% high-occupancy vehicle (HOV):	15% (13% Carpool/Vanpool and 2% TNC w Other Passengers)
% public transit:	16%
% walk:	19%
% bike:	6%
% other:	0%

Transit Availability:

List the public transportation services within ¼ mile of the site, including type (subway, bus, bike share), walking distance, and frequency.	<p>Red Line @ Harvard Square – approx. 3-min walk</p> <p>MBTA Buses (#71, 72, 73, 74, 75, 77, 78, 86, 96) @ Harvard Square – approx. 3-min walk</p> <p>MBTA Bus #86 @ 16 Eliot St – approx. 1-min walk</p> <p>MBTA Bus #66 @ JFK St at Eliot St – approx. 2-min walk</p> <p>MBTA Buses #66, 74 @ Eliot St at Bennett St - approx. 2-min walk</p> <p>MBTA Buses #71, 73 @ Mt Auburn St at University Rd - approx. 3-min walk</p> <p>3 BlueBikes stations – approx. 3-min walk</p>
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List the duration and frequency of public transit services for weekdays and weekends.	<p>WEEKDAYS:</p> <p>Red Line @ Harvard Square – 5:05 AM to 1:05 AM ~ every 4.5 mins</p> <p>MBTA Bus #66 – 4:45 AM to 1:37 AM ~ every 10-15 mins</p> <p>MBTA Bus #71 – 4:53 AM to 1:48 AM ~ every 9-20 mins</p> <p>MBTA Bus #72 – 6:49 AM to 9:41 AM and 2:45 PM to 7:16 PM ~ every 10 mins</p> <p>MBTA Bus #73 – 4:47 AM to 1:41 AM ~ every 6-20 mins</p> <p>MBTA Bus #74 + 75 – 5:11 AM to 1:23 AM ~ every 15-30 mins</p> <p>MBTA Bus #77 – 4:39 AM to 1:59 AM ~ every 10-15 mins</p> <p>MBTA Bus #78 – 5:49 AM to 12:55 AM ~ every 20-30 mins</p> <p>MBTA Bus #86 – 5:00 AM to 1:10 AM ~ every 10-20 mins</p> <p>MBTA Bus #96 – 5:35 AM to 1:23 AM ~ every 15-25 mins</p> <p>SATURDAY:</p> <p>Red Line @ Harvard Square – 5:05 AM to 1:05 AM ~ every 7 mins</p> <p>MBTA Bus #66 – 4:39 AM to 1:37 AM ~ every 15-20 mins</p> <p>MBTA Bus #71 – 4:55 AM to 1:40 AM ~ every 15-20 mins</p> <p>MBTA Bus #72 – no service provided</p> <p>MBTA Bus #73 – 4:45 AM to 1:33 AM ~ every 15-20 mins</p> <p>MBTA Bus #74 + 75 – 5:20 AM to 1:35 AM ~ every 20 mins</p> <p>MBTA Bus #77 – 4:34 AM to 1:50 AM ~ every 10-15 mins</p> <p>MBTA Bus #78 – 6:25 AM to 12:57 AM ~ every 60 mins</p> <p>MBTA Bus #86 – 5:00 AM to 1:05 AM ~ every 30-60 mins</p> <p>MBTA Bus #96 – 5:20 AM to 1:24 AM ~ every 30-50 mins</p>
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	<p>SUNDAY: Red Line @ Harvard Square – 5:51 AM to 1:05 AM ~ every 7.5 mins MBTA Bus #66 – 5:50 AM to 1:32 AM ~ every 15-20 mins MBTA Bus #71 – 6:28 AM to 1:26 AM ~ every 17-20 mins MBTA Bus #72 – no service provided MBTA Bus #73 – 6:27 AM to 1:27 AM ~ every 15-20 mins MBTA Bus #74 – no service provided MBTA Bus #75 – 6:20 AM to 10:15 PM ~ every 45 mins MBTA Bus #77 – 6:00 AM to 1:25 AM ~ every 15-20 mins MBTA Bus #78 – 6:10 AM to 1:01 AM ~ every 60 mins MBTA Bus #86 – 7:30 AM to 10:09 PM ~ every 30-40 mins MBTA Bus #96 – 6:05 AM to 1:20 AM ~ every 50 mins</p>
<p>Auto Parking Availability:</p>	
<p>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>	<p>The garage located at 65 John F. Kennedy Street provides parking for approximately 265 vehicles and is less than a 1-minute walk from the Project site. The garage provides daily parking rates to users. As noted previously, as a result of the COVID-19 pandemic, traffic patterns are atypical, at this time. A parking utilization study would not capture representative typical traffic patterns and volumes – and is not included as part of this Transportation Logistics Plan</p>
<p>Estimated peak parking demand needed for employees.</p>	<p>16 max. employees on-site at any one time @ 42% Drive alone to site = 6.7 employees; say 7 spaces 16 max. employees on-site at one time @ 5% Carpool to site = <1 employee; assume no parking</p> <p>Total estimated peak parking demand for employees = 7 spaces</p>
<p>Estimated peak parking demand for customers.</p>	<p>44 max. customers on-site at any one time @ 41% Drive alone to site = 18.04 customers; say 19 spaces 44 max customers on-site at one time @13% Carpool to site = 5.7 customers sharing vehicles; assume 6 spaces</p> <p>Total estimated peak parking demand for customers = 25 spaces</p>
<p>Number of employee parking spaces on-site.</p>	<p>No employee parking provided on-site</p>
<p>Number of customer parking spaces on-site.</p>	<p>No customer parking provided on-site; on-street parking available</p>
<p>Number of employee parking spaces off-site (describe location and distance from site).</p>	<p>Employees who choose to drive and park a vehicle may park in any of the five (5) daily parking rate facilities located nearby. This includes an overall parking capacity of over 1,200 parking spaces. The closest garage located at 65 John F. Kennedy Street provides a capacity of approximately 265 spaces.</p>

Number of customer parking spaces off-site (describe location and distance from site).	Customers who choose to drive and park a vehicle may park on-street in any of the 1-hour or 2-hour metered parking spaces located on John F. Kennedy Street or Dunster Street or in the Municipal Lot #2 located at 110 Mount Auburn Street. The Municipal Lot #2 located at 110 Mount Auburn Street provides a capacity of approximately 42 spaces.						
Bicycle Parking Availability:							
Number of Employee long-term bicycle parking spaces on the Project site.	Four (4) long-term bicycle parking space is provided in the basement for use by employees						
Number of Customer short-term bicycle parking spaces on the Project site.	No short-term bicycle parking provided						
Number of public bicycle parking spaces within 100 feet of the main entrance of the site.	Approximately 3 bike racks (6 bike parking spaces) counted within 100 feet of main entrance are located south of along the Winthrop Square.						
Loading and Delivery:							
Address of proposed Loading and Delivery Service Location (note whether it is on-street or off-street).	Nearest loading zones available on Winthrop Street and John F. Kennedy Street (on-street)						
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 – approximately 1 to 2 per week; small van deliveries						
Project Trip Generation:							
Daily, Morning and Evening Peak Hour Employees and Customer trip generation by mode.		Employees			Customers		
		Daily¹	Evening²	Saturday Midday²	Daily³	Evening⁴	Saturday Midday⁴
	SOV	9	4	4	308	90	69
	HOV	2	1	1	105	15	12
	Transit	2	1	1	112	33	25
	Walk	3	1	1	133	39	30
	Bike	1	1	1	42	12	9
	Other	3	2	2	0	0	0

1 Daily Employee rates assumes that 80% of total employees work on a typical day

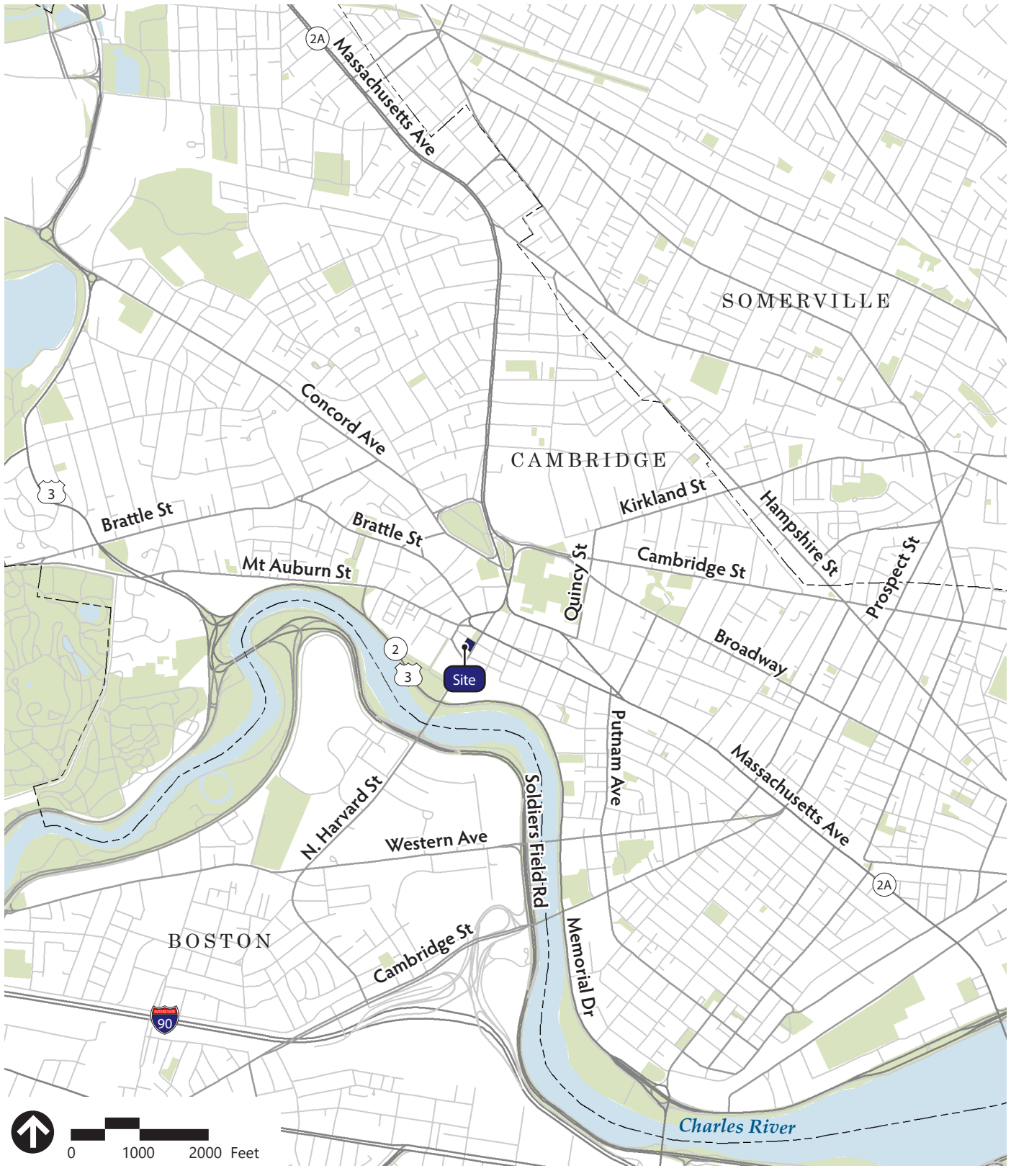
2 Employee trip rates (per register) based on Sira Naturals 2018 PTDM Survey

3 Daily Customer rates based on 350 customers daily on average – as provided by Cookies

4 Customer trip rates (per register) based on VAI Counts, Brookline NETA (June 2019)

Customer mode shares based on Sira Naturals RMD Operations Report, located in the Appendix.

Employee mode shares based on 2018 Sira Naturals PTDM

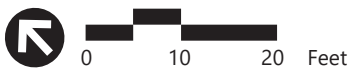
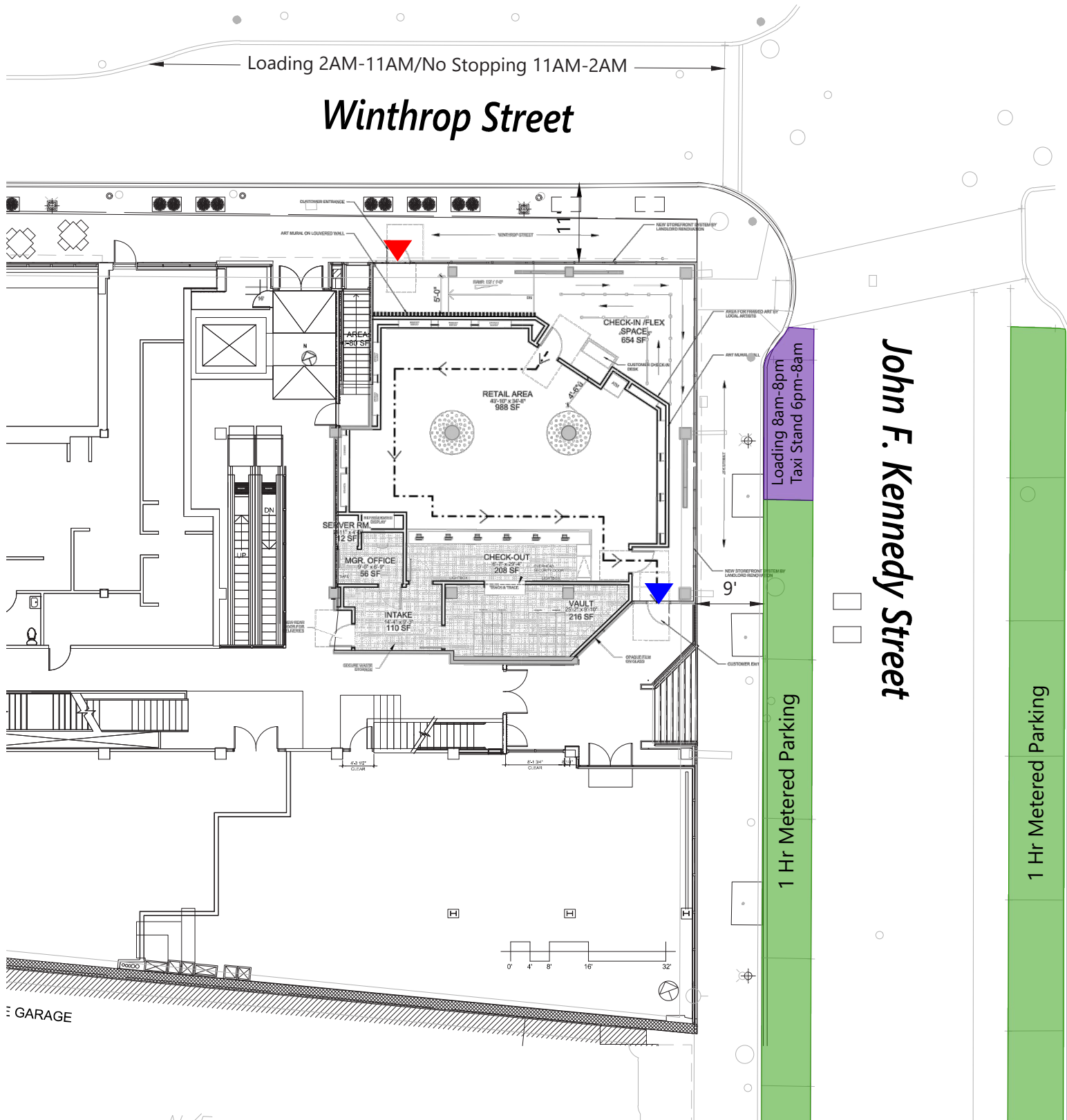


Source: MassGIS



Figure 1
Site Location Map

Blue Enterprises HSMA, LLC
57 JFK Street
Transportation Logistics Plan
Cambridge, Massachusetts

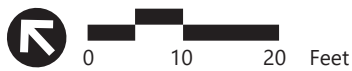
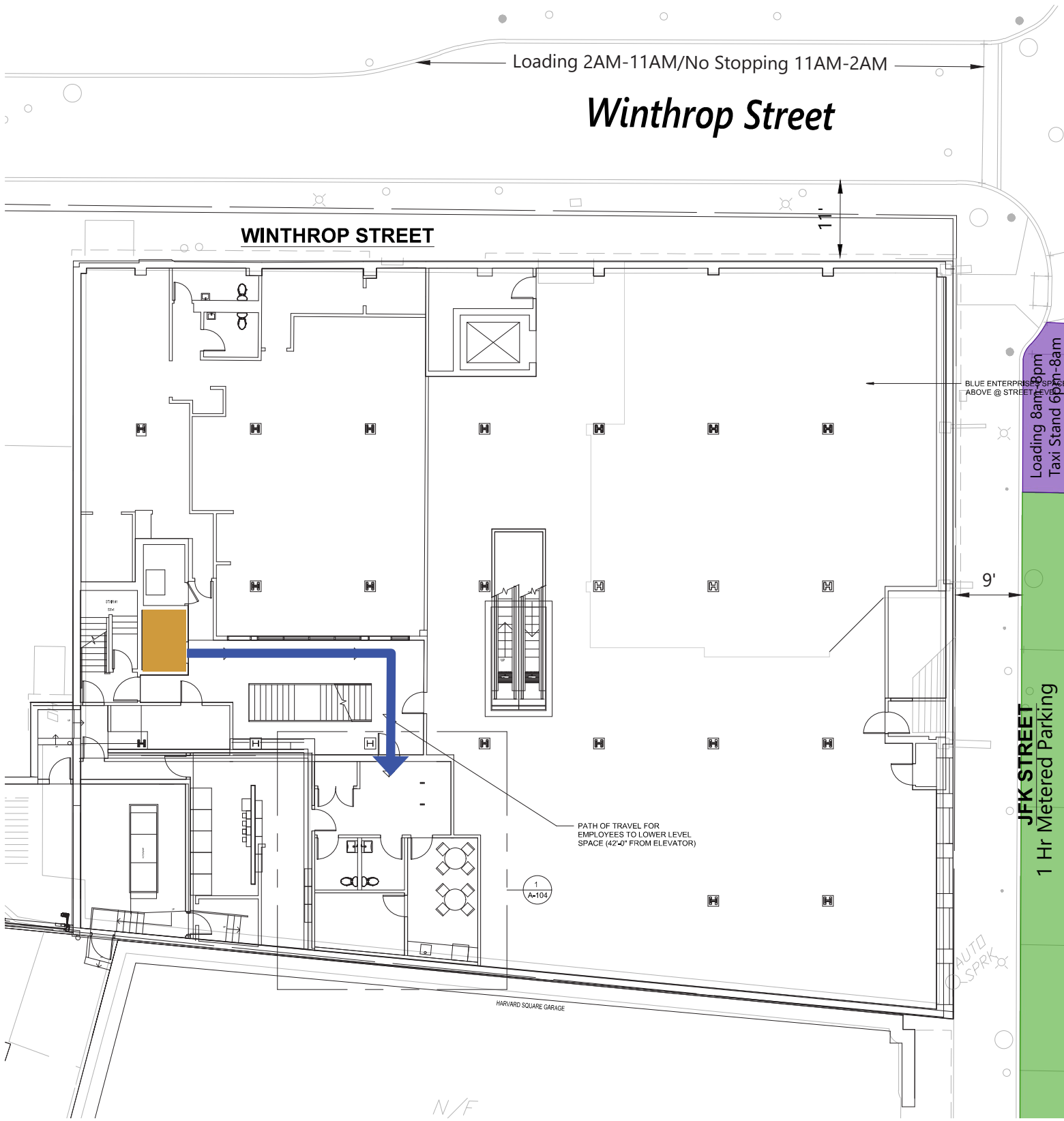


- ▶ Pedestrian Access
 - ▶ Pedestrian Egress
- Note: Accessible egress is provided at main access point



Figure 2
Proposed Site Plan - First Floor

Blue Enterprises HSMA, LLC
57 JFK Street
Transportation Logistics Plan
Cambridge, Massachusetts

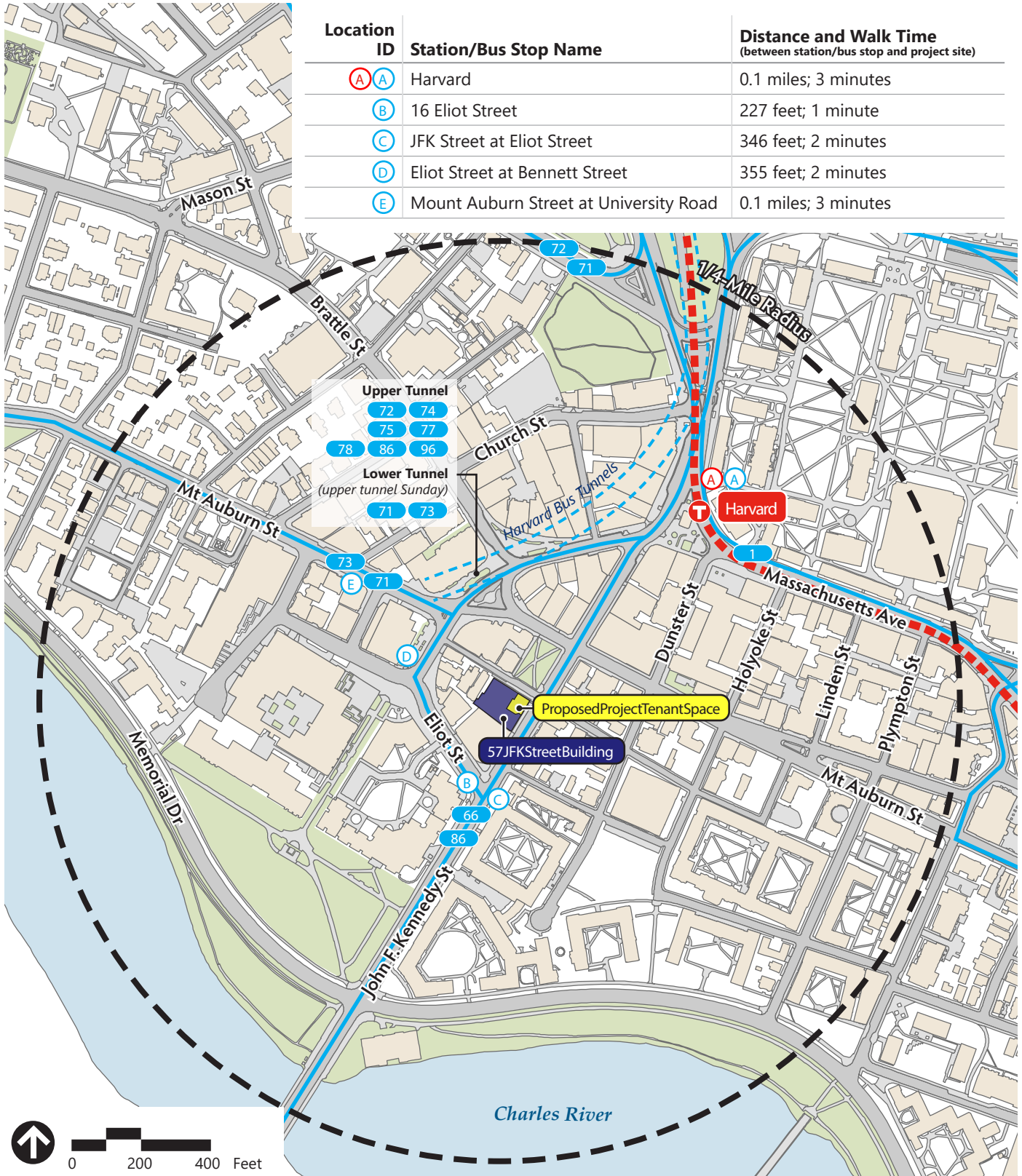


- Elevator Accessed from Lobby of Winthrop Street
- Path of Travel for Employees to Lower Level Space



Figure 3
Proposed Site Plan - Basement Floor

Blue Enterprises HSMA, LLC
57 JFK Street
Transportation Logistics Plan
Cambridge, Massachusetts



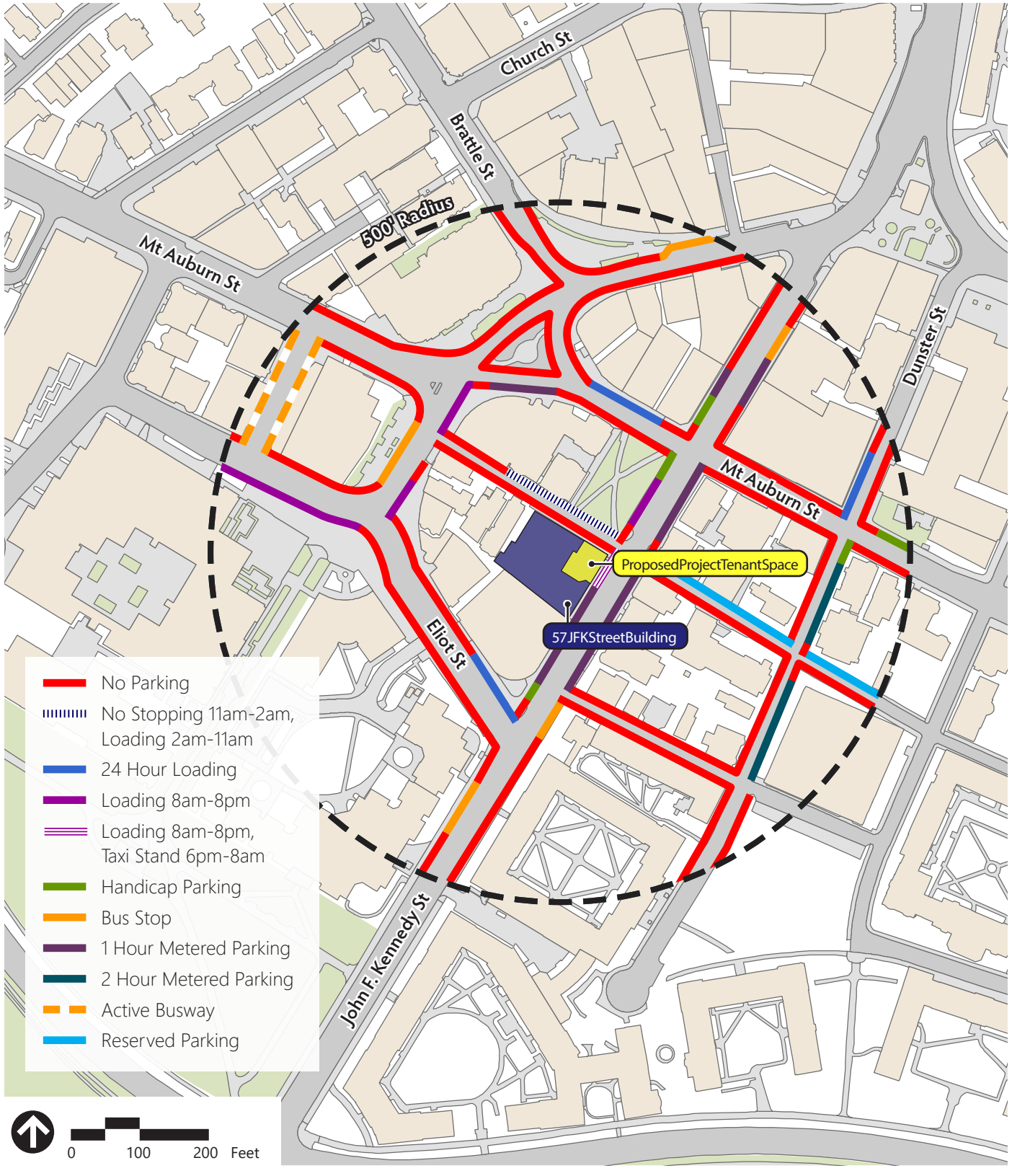
Source: City of Cambridge

- MBTA Red Line
- MBTA Bus Routes
- ⊗ MBTA Red Line Station
- ⊗ MBTA Bus Line Station/Stop



Figure 4
Public Transportation Map

Blue Enterprises HSMA, LLC
57 JFK Street
Transportation Logistics Plan
Cambridge, Massachusetts



Source: City of Cambridge



Figure 6
Existing Curb Use

Blue Enterprises HSMA, LLC
57 JFK Street
Transportation Logistics Plan
Cambridge, Massachusetts

Volume I
Section 4

Blue Enterprises HSMA, LLC
57 John F. Kennedy Street
Cambridge, MA 02138

Special Permit Application



Ahmed Lawal

EEA#: EE202279

damondhughes@gmail.com

Notice: Certified Economic Empowerment Recipient Status

Why Are You Receiving This Notice?

You are receiving this notice because you are a Certified Economic Empowerment recipient. 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 Certified Economic Empowerment recipient status. However, if you are unable to locate this approval notification, this notice can serve as proof of your active Certified Economic Empowerment recipient 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.



Share



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UNIVERSITY LUTHERAN CHURCH 66 Winthrop Street
Cambridge, MA 02138
617-876-3256
www.unilu.org

Kathleen Reed, Pastor
Jayms Battaglia, Campus
and Community Coordinator

City of Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

October 20, 2020

To Whom It May Concern:

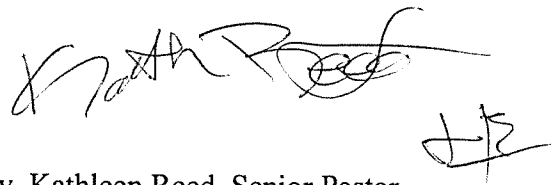
University Lutheran Church is writing to express our non-opposition towards Blue Enterprise's application to locate a marijuana dispensary at 57 John F Kennedy Street.

University Lutheran participated in the community meeting of August 27 and engaged in dialogue with Blue Enterprises about their plans for the location and their vision for participation in the Harvard Square community. Blue Enterprises has presented a detailed business proposal, including thoughtful plans for relationship-building with the Harvard Square community.

We have also had internal dialogue with our members including those who are Cambridge residents about the project as it was presented. Members of University Lutheran's congregation have expressed a variety of opinions on the recreational cannabis business proposed by Blue Enterprise.

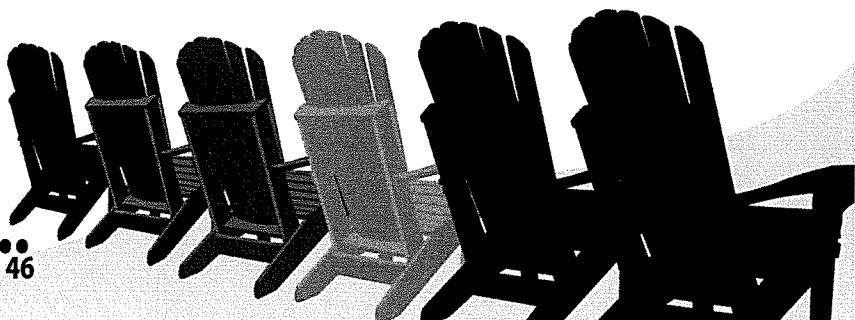
University Lutheran Church's governing body, the Church Council, carefully considered all of this information at its meeting on October 13, 2020 and voted to express the church's position on the proposed business as one of non-opposition.

Signed



Lindsay Sanneman, Council President and The Rev. Kathleen Reed, Senior Pastor

GOD is in the **midst** of the **CITY...**
psalm 46



November 4, 2020

Attn:

Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

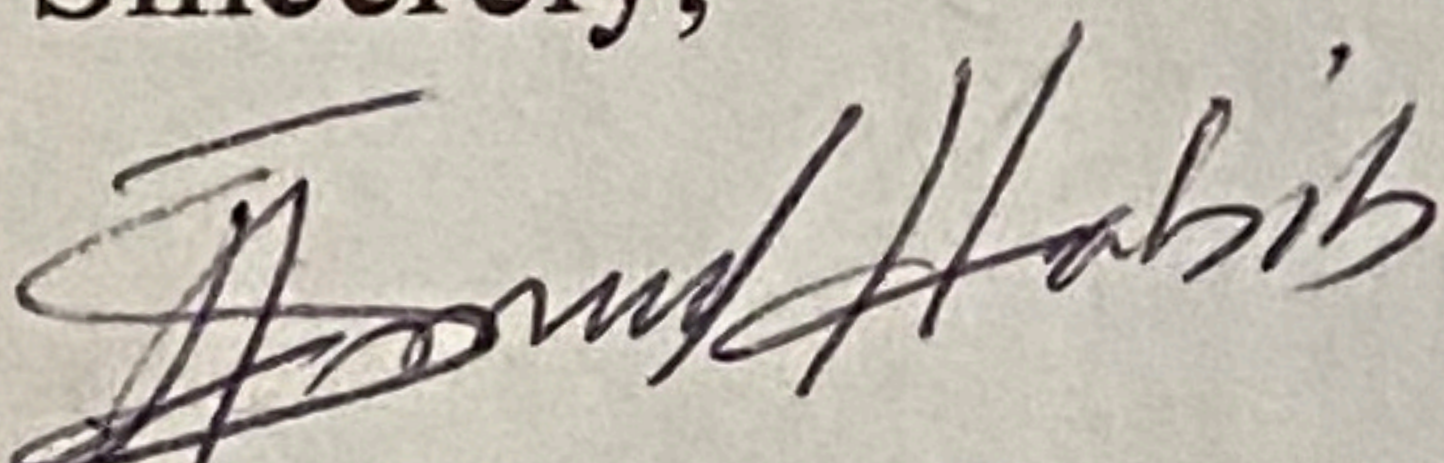
I, the undersigned, write to you in support of Cookies Harvard Square, a proposed cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new locally owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican American owned company specializing in the legal, regulated, and taxed retail sale of cannabis. As a business owner in Harvard Square (Blue Moon Smoke Shop), I support this proposal.

Sincerely,



Samuel Habib

Title: *OWNER.*

Address: Blue Moon Smoke Shop, 52-54 JFK Street, Cambridge, MA 02138

The First Parish in Cambridge

Unitarian Universalist



REV. ADAM LAWRENCE DYER
Lead Minister

October 23, 2020

CAROL LEWIS
Director of Administration

City of Cambridge
344 Broadway
Cambridge MA 02139

AMANDA NEFF
Director of Religious Education

clerk@cambridgema.gov
Council@cambridgema.gov
Citymanager@cambridgema.gov

JONATHAN BARNHART
Music Director

To Whom It May Concern:

OFFICERS
GLORIA KORSMAN
Chair, Governing Board

The Governing Board of First Parish in Cambridge (Unitarian Universalist) is writing to express our support of Blue Enterprise's application to locate a recreational cannabis shop at 57 John F Kennedy Street.

JAN PUIBELLO
Vice Chair, Governing Board

We support Blue Enterprise's application because the project represents an opportunity for a Black business owner to create jobs for people who were unjustly impacted by the racist drug laws of the 1990s. This was well described by author Michelle Alexander in *The New Jim Crow: Mass Incarceration in the Age of Colorblindness* (2012). We also want to make note that Harvard Square has minimal Black-owned businesses and the Blue Enterprise endeavour would be a step towards making Harvard Square more representative of the Cambridge community.

CADE MURRAY
Treasurer

GRACE HALL
Clerk

We support the application despite also sharing concerns about the proliferation of commodified addictive substances in our lives. In accordance with our congregation's equity commitments, like Ibram X. Kendi well described in *How to Be an Antiracist*, (2019) we consider whether this enterprise is racist or antiracist. Does it contribute to racial inequity or racial equity? We believe supporting this business would move Cambridge toward racial equity, and that the certain positive impacts to community outweigh the possible negative ones. Therefore, we send this letter as a statement of support.

Gloria J. Korsman, Chair, Governing Board

November 4, 2020

Attn:

Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

I, the undersigned, write to you in support of Cookies Harvard Square, a proposed cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new locally owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican American owned company specializing in the legal, regulated, and taxed retail sale of cannabis. As a business owner in Harvard Square (Bonchon Restaurant), I support this proposal.

Sincerely,



Peter Ahn

Title: OWNER

Address: Bonchon Restaurant, 57 JFK Street, Cambridge, MA 02138

November 11, 2020

Attn:

Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

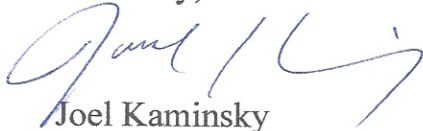
I, the undersigned, write to you in support of Cookies Harvard Square, a proposed cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new locally owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican American owned company specializing in the legal, regulated, and taxed retail sale of cannabis. As a business owner in Harvard Square (Good Vibration), I support this proposal.

Sincerely,



Joel Kaminsky

Title: *president*

Address: Good Vibration, 54 JFK Street, Cambridge, MA 02138

*52
JK*

Date:10.7.20

Attn:

Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

My name is Michael Krupp and I am the founder of Area Four restaurants. I am writing to you in support of Cookies Harvard Square, a proposed cannabis dispensary here in the city of Cambridge.

As a Cambridge restaurant owner struggling through the COVID-19 pandemic, I welcome and encourage any and all businesses that would drive traffic to the area. That said, I recognize that there are some concerns related to queuing and neighborhood disruption. I have had the opportunity to speak with Damond Hughes who has explained that the technology they are utilizing would curb queuing and ensure that the dispensary would not disrupt neighboring business activity. On a personal note, I have known Damond for close to two decades, during which time he has always proven to be an honest and hardworking person.

Also, I agree that the city's diversity would be enhanced by having a new locally owned, minority-owned business.

I hope you will allow for the proposed use in the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Krupp', written in a cursive style.

Michael Krupp

Founder, Area Four restaurants | 500 Technology SQ, Cambridge

An Open Letter to City Officials and the Cambridge Community regarding Cambridge and Cookies: A Partnership for equity in Cannabis

October 22, 2020

To Whom It May Concern:

Please consider this a letter of strong personal support for **Cambridge and Cookies: A Partnership in Equity in Cannabis**. I am writing this letter independent of my role as the Lead Minister of First Parish in Cambridge and rather as an African American leader in the Harvard Square neighborhood who is publicly committed to equity and inclusion in the square and in Cambridge at large. The First Parish in Cambridge board will offer a separate response to this project on behalf of the church.

The Cambridge and Cookies partnership project is designed as part of a larger movement in the growing cannabis industry to “take restorative steps to address historical inequities” that have disproportionately impacted black and brown communities. As you are aware, this has been codified and affirmed by the City of Cambridge and court rulings that defended amendment to the Cambridge city code to prioritize minority opportunities with cannabis businesses^{1 2}.

The relevant passage (5.50.040) from Cambridge ordinance 1409 amended to the municipal code reads:

5.50.040 Permitting Preferences for Priority Applicants The City shall issue a Cannabis Business Permit pursuant to this Chapter only to Priority Applicants. For the first two years after the Effective Date of this Chapter as stated in section 5.50.100 below, the City shall issue a Cannabis Business Permit to operate a Cannabis Retail Store only to Group A Priority Applicants who are Economic Empowerment Applicants certified as such by the Commonwealth's Cannabis Control Commission.³

Cambridge is to be applauded for this concrete action on a policy level.

However, in addition to policy, the work of equity also requires public will. Too often, the efforts to create actual equity for people of color have been historically bogged down by technical exceptions or personal conflicts that have little or nothing to do with the overarching goal of righting the wrongs of historical systemic racism that have been built into our public practices. Racial covenants, miscegenation laws, NIMBY*-ism around affordable housing and the draconian crime bills of the 1960's through the 1990's are just a few examples of some of these past wrongs. Today, there are whole communities (among them Cambridge black communities) that are still working to recover from the worst effects of these. The Cookies partnership for equity represents both a step in the right direction and an opportunity to write a new narrative, define a new relationship between Harvard Square and local black business and demonstrate what equity driven goals of social justice can look like.

This letter is not from the congregation I serve. However, as a professional, I am proud to represent the oldest faith institution in Harvard Square. As an ordained Unitarian Universalist minister, I take very

¹ “Cambridge, MA Scores Key Court Win for Equity in the Cannabis Industry.”

² Staff et al., “Judge Sides with Cambridge in Marijuana Equity Fight - The Boston Globe.”

³ “190923_cannabisbusinesspermittingordinance1409.Pdf.”

*Not in my back yard'

seriously the moral and ethical life of my congregation, the surrounding immediate area and Cambridge at large. My work regularly intersects with clergy, the police, local and state government as well as business leaders. More importantly, my work intersects with a cross section of Cambridge that is both young, middle aged and elderly, wealthy and unhoused, black, brown and white, immigrant, native and indigenous and refugee. I would not support any effort that I believed would be harmful to any of these communities.

On a personal level, I experience the direct impact that a lack of black and people of color businesses in Harvard Square has on people of color who come from around the world to this community as students and visitors. Like me, their reaction is one of surprise at the stark absence of people of color. I have had it said to me by more than one black student new to the area that coming to Harvard Square was like coming to a foreign country when they realized how segregated it feels.

I am also weighing in on this project because I am well aware of various anxieties about cannabis in the public square. As a faith leader, I understand the social, ethical and religious objections to the fact that cannabis is legal in our communities at all. I must respect those positions. However, I am also aware of the historical ways in which black businesses have been hindered by narratives about corruption and respectability. Although I don't believe it is anyone's overt intent to paint the partners in this project in this lens, as a black leader in the Square, I am willing to raise this issue to assure that any open community conversation about the presence of black business of any kind in Harvard Square does not at any time or in any way conflate those pursuits with criminal, illicit or irresponsible behavior.

Surely with the incredible minds and hearts in this community, Cambridge can work with the project team to create a retail experience that acts on the values of equity, justice and inclusion that the Cambridge community says they want while contributing to the aesthetic, cultural and economic vitality of our city. As a job incubator alone, this project is unique in a city that struggles to employ people of color in general but more specifically formerly incarcerated and unhoused people. Cambridge can actively and intentionally demonstrate a real commitment to equity by exploring all of the options to realize this project. What is more, Cambridge can model what it means to pave the way for black and people of color business to be a welcome and common addition to the Square as opposed to an exception.

In the end, this project holds more than just the promise of redemption for those adversely impacted by some of the worst policies of our country. It holds the promise of redemption for Harvard Square where it has for too long been out of reach to black entrepreneurs. This project holds the promise for future people of color led businesses to be part of the Harvard Square community. How this project is embraced or rejected will reverberate for many years to come and I trust that Cambridge City leadership will do the right thing and work with the partnership to realize the Cambridge and Cookies equity partnership.

Thank you,



Rev. Adam Lawrence Dyer

November 4, 2020

Attn:

Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

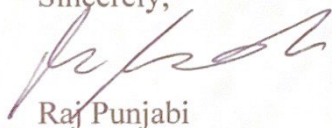
I, the undersigned, write to you in support of Cookies Harvard Square, a proposed cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new locally owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican American owned company specializing in the legal, regulated, and taxed retail sale of cannabis. As a business owner in Harvard Square (Maharaja Restaurant), I support this proposal.

Sincerely,



Raj Punjabi

Title:

Address: Maharaja Restaurant, 57 JFK Street, Cambridge, MA 02138

September 10, 2020

Cambridge City Council
Cambridge Planning Board

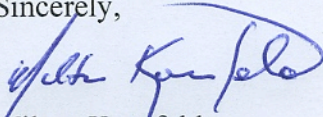
To Whom it May Concern,

I write to you in support of Cookies Harvard Square, a proposed cannabis dispensary here in Cambridge.

Cookies Harvard Square's proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity; it would generate tax revenue for the city at a higher rate than almost any other type of business in the area. Furthermore, the city's diversity would be enhanced by having a new, locally-owned, minority-owned business. Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican American owned company specializing in the legal, regulated, and taxed retail sale of cannabis.

Finally, I have known Damond Hughes, the majority owner of Cookies, for over forty years. He was my son's classmate in elementary school and has remained a family friend for these many decades. He is a man of spotless integrity, sound business experience and judgement, as well as a devoted father. I am fully confident that Cookies will be an asset to Harvard Square under his leadership.

Sincerely,



Milton Kornfeld

Property Owner

145 - 147 Dudley Street

Cambridge

9/2/2020

Attn:

Cambridge City Council
Cambridge Planning Board

Dear City Council and Planning Board

I am writing in support of Cookies Harvard Square, a proposed cannabis dispensary here in the city of Cambridge.

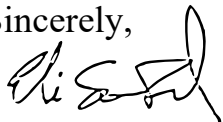
Cambridge often pats itself on the back for its diversity, yet the number of Black owned businesses do not reflect the population or Cambridge's desire to be a welcoming city to all. This is no more apparent than in the city's busiest shopping district, Harvard Square.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican American owned company specializing in the legal, regulated, and taxed retail sale of cannabis.

This is a chance for the city to support members of our community most negatively impacted by the nation's war on drugs and the historical criminalization of marijuana.

Harvard square can be a busy place and cannabis dispensaries are popular. The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eli Tucker-Raymond', written in a cursive style.

Eli Tucker-Raymond

140 Elm St.

N. Cambridge 02140

November 4, 2020

Attn:

Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

I, the undersigned, write to you in support of Cookies Harvard Square, a proposed cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new locally owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican American owned company specializing in the legal, regulated, and taxed retail sale of cannabis. As a business owner in Harvard Square (Tanjore Inc.), I support this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'VKU' with a stylized flourish at the end.

Vinay Kumar

Title:Owner

Address: Tanjore Inc., 16-18 Eliot Street, Cambridge, MA 02138

9/7/2020

Attn:

Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

I/We, the undersigned, write to you in support of Cookies Harvard Square, a proposed cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new locally owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican American owned company specializing in the legal, regulated, and taxed retail sale of cannabis.

Damond Hughes the operator at the 57 JFK Cookies Harvard Square is one of my oldest friends of over 40 yrs and is a very accomplished businessman. He has served as a trusted advisor to me for many of my adult years. I am a longtime Cambridge resident and I also operate my Rhythm 'n Wraps food truck throughout the city of Cambridge. Our food truck has been a staple on Harvard's Campus for several years. The lack of black businesses in Harvard Square and throughout Cambridge is very disturbing and needs to be addressed. When we have an opportunity to welcome an established minority brand with local black ownership we need to embrace these opportunities and support those businesses.

Sincerely,

Aaron Cohen

Resident and Business Owner

145 Dudley St, N. Cambridge 02140 arcohen145@gmail.com / 857-829-1090

Attention:
Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

I, the undersigned, write to you in support of Cookies Harvard Square, a proposed adult-use cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new, locally-owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican-American owned company specializing in the legal, regulated, and taxed retail sale of cannabis.

Sincerely,

Allie Girouard
Cambridge Resident

Date: September 25, 2020

Attn:

Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

I, the undersigned, write to you in support of Cookies Harvard Square, a proposed cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new locally owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican American owned company specializing in the legal, regulated, and taxed retail sale of cannabis.

Sincerely,

Basonge James

27 Hardwick Street

Apt. 3

Cambridge MA 02141

Attention:
Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

I, the undersigned, write to you in support of Cookies Harvard Square, a proposed adult-use cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new, locally-owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican-American owned company specializing in the legal, regulated, and taxed retail sale of cannabis.

Sincerely,

Casey Carbonneau
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

I, the undersigned, write to you in support of Cookies Harvard Square, a proposed adult-use cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new, locally-owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican-American owned company specializing in the legal, regulated, and taxed retail sale of cannabis.

Sincerely,

Dr. Alexandre Lussierocument
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

I, the undersigned, write to you in support of Cookies Harvard Square, a proposed adult-use cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new, locally-owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican-American owned company specializing in the legal, regulated, and taxed retail sale of cannabis.

Sincerely,
Judy Clark
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

I, the undersigned, write to you in support of Cookies Harvard Square, a proposed adult-use cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new, locally-owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican-American owned company specializing in the legal, regulated, and taxed retail sale of cannabis.

Sincerely,

Lin Vega
Emerson College Student

Attention:
Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

I, the undersigned, write to you in support of Cookies Harvard Square, a proposed adult-use cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new, locally-owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican-American owned company specializing in the legal, regulated, and taxed retail sale of cannabis.

Sincerely,

Marissa Volk
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

I, the undersigned, write to you in support of Cookies Harvard Square, a proposed adult-use cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new, locally-owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican-American owned company specializing in the legal, regulated, and taxed retail sale of cannabis.

Sincerely,
Nadia Chamblin
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

I, the undersigned, write to you in support of Cookies Harvard Square, a proposed adult-use cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new, locally-owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican-American owned company specializing in the legal, regulated, and taxed retail sale of cannabis.

Sincerely,
Nancy Seymour
Artist and Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

I, the undersigned, write to you in support of Cookies Harvard Square, a proposed adult-use cannabis dispensary here in the city of Cambridge.

The current proposal would utilize new technology to curb queuing and ensure that the dispensary would not disrupt neighboring business activity.

Also, I agree that the city's diversity would be enhanced by having a new, locally-owned, minority-owned business.

Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner who is a person of color, in partnership with an established Mexican-American owned company specializing in the legal, regulated, and taxed retail sale of cannabis.

Sincerely,

Poppy Milner
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

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Sincerely,

Rachel Wyon
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Mr. Richard Patterson
Cambridge Resident

September 17, 2020

Cambridge City Council
Cambridge Planning Board

Dear Members of the City Council and Planning Board,

As a lifelong Cambridge resident committed to racial and economic justice and equity, I am writing to express my strong support for Cookies Harvard Square, a proposed cannabis dispensary here in the City of Cambridge.

As Cambridge continues to talk about becoming more equitable, it is essential that the City's actions reflect this commitment in every way, including business development and access. This opportunity presents an easy and important win: Cookies would be an African-American operated retail store in a building owned by Harvard Square's only major commercial real estate owner that is a person of color, in partnership with an established Mexican American owned company specializing in the legal, regulated, and taxed retail sale of cannabis.

For Cambridge to thrive, we need more businesses that are owned and operated by Black people, Indigenous people, and other people of color. The City has a responsibility to ensure that it is doing all it can to increase access, and Cookies Harvard Square is one way to do that.

Sincerely,

Daniel Michaud Weinstock
36 Coolidge Hill Rd
Cambridge, MA 02138

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Alan Meyers
Boston University School of Medicine
Emeritus Professor of Pediatrics

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Amanda Jacir
Senior Operations Coordinator
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Amina Derbali
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Amy Meltzer
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Mr. Andrew Janjigian
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Mr. Andrew McLaughlin
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Beverly Sealey
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Bill Boehm
Boehm Architecture

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Bill Cavellini
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Carol Agate
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Clara Hendricks
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Cliff Freeman
The Young People's Project
Director of STEM Programs

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Courtney Blum
Harvard T.H. Chan School of Public Health
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Daniel Smith
Senior Minister
First Church in Cambridge, Congregational, UCC

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Mr. David Dlaney
Ward 3 Democratic Committee Member
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Dr. Deborah Korn
Trauma Research Foundation
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Debra Fox
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Mr. Derrick Kimbrough
Cambridge Resident

DR. LLOYD SHELDON JOHNSON

14 September 2020

City Council Members
Cambridge City Hall
Massachusetts Avenue
Cambridge, MA. 02139

Attn: Cambridge Planning Board

To Whom It May Concern:

As a Cambridge homeowner, tax payer, and registered voter, I offer my full support and endorsement for the opening of Cookies, Harvard Square, a cannabis dispensary that has done all of its research to insure ease of access, limited crowding with queuing, and an expressed respect for all the other businesses in the area.

Given the attention to the fact that minority (BIPOC) businesses have been closing and those open have been suffering, it is beyond the time when Cambridge should be challenged with giving attention to those BIPOC businesses that need and seek community support. Demographics show that it is quite easy for other "racial" groups to get the support and licensure they need for real estate projects, restaurants, retail shops and other small and large businesses. Shame on Cambridge for operating systems that reek of systemic racism.

This should have happened decades ago. It is time for local, African American owned businesses to have a powerful presence in Harvard Square with a legal, regulated and taxed sale of cannabis. Do your research; there are likely one or two BIPOC businesses in the area. "Special minorities" are embraced, others are ignored.

Shame on Cambridge.

Post Office Box 391891
Cambridge, MA. 02139

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Elizabeth Locke
Cornerstone Cohousing

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Eric Verploegen
Massachusetts Institute of Technology
Research Engineer

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Frank Gerratana
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Gloria Korsman
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Hannah Reuter
Harvard Square Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Helen Sullivan
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Mr. Ian MacLean
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Jamie Willer
SURJ Boston Cambridge Base Group
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Mr. Jeffrey Petrucelly
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Dr. Jennifer Richards
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Jessica Sheehan
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Mr. Jim Campen
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Joan Wynne, Ph.D.
Florida International University

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Judith Adler
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Dr. Judith Leff
Workforce Partnerships

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Judy Somberg
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Julie McKinney
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Juliet Stone
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Mr. Kevin Wentworth
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Leslie Brunetta
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Leyla Derbali
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Professor Marilyn Frankenstein
University of Massachusetts Boston

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Meghan Shaw
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Melissa Rivard
Harvard University
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Mia Rybeck
Year

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Minnie McMahon
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Dr. Nancy Murray
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Mr. Neil Rohr
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Pamela Paternoster
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Patricia Goudvis

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Patsy Baidoin
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Mr. Paul Trunnell
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Mr. Philippe Daniel
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Phoebe Whitwell
Cambridge Community Member

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Phyllis Ewen
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Rachna Balakrishna
Vice President, General Counsel
Crimson Galleria LP

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Dr. Robert Stickgold
Beth Israel Deaconess Medical Center

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Robin Dash
Artist
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Rose Pollard
Johns Hopkins University School of Public Health

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Salim Kherbaoui
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Ms. Sarah Duncan
University of Massachusetts Boston

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Cambridge City Council
Cambridge Planning Board

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Sincerely,

Sarah Levy
Cleenland
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Steve Wineman
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Professor Susan Reverby
Former Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Suzanna Schell
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Taylor Wilson
Cambridge Resident

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Ms. Timinte Abraham
The Young People's Project

September 7, 2020

Attn:

Cambridge City Council
Cambridge Planning Board

To Whom it May Concern,

I am writing as a Cambridge home owner to express my strong support for Damond Hughes, our realtor of several years, and his proposal for Cookies Harvard Square, a proposed cannabis dispensary here in the city of Cambridge. I've never written a letter like this before, but I feel strongly that Damond's business would be a very welcome addition to Harvard Square.

I am not a cannabis user, but have had a Cookies franchise as a neighbor in the past, and have no complaints. My job required me to live in West Hollywood, California, for parts of 2019, and in that time I had a Cookies two blocks away. It looked like a cheerful bakery or clothing store, attracting a friendly, upscale clientele. It took me several months to even realize it was a dispensary. I think it's notable that the West Hollywood Cookies opened in late 2018, and that in 2019 West Hollywood enjoyed some of the best growth in Los Angeles County. Cookies and other dispensaries clearly had no negative effect. (Link to data: <https://www.wehoville.com/2019/07/15/2019-property-tax-roll-shows-weho-had-third-highest-growth-in-value/>). I don't know what will happen to property values in 2020, but this year is obviously an outlier due to factors unrelated to cannabis.

No one is better suited to bringing this new business to Harvard Square than Damond, a huge advocate for Cambridge who knows the area inside-out, loves it, and shares your passion for making sure it continues to thrive as one of the most beautiful, welcoming and progressive cities in the country. In my observation, he is

very good at navigating complicated situations with diplomacy, and is always empathetic and solutions-oriented. As a realtor, the last thing he wants is to do anything that would make Cambridge a less desirable place to live.

I was disappointed to learn that there is currently no other African-American-operated retail store in a building in Harvard Square, and I think the council has a great opportunity to right a wrong here. One reason I love Cambridge is its commitment to justice, and I think we can agree it's unjust that for many years, the so-called War on Drugs was used as an excuse to imprison people of color for selling small amounts of cannabis — while white people now flourish doing the same thing from dispensaries. This imbalance can be repaired by welcoming more people of color to participate in the legal, regulated, and taxed retail sale of cannabis.

Feel free to contact me any time at tmolloy@gmail.com.

Sincerely,

Timothy Molloy

7 Centre St. #4

Cambridge, MA

02139

Attention:
Cambridge City Council
Cambridge Planning Board

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Sincerely,

Xhulio Binjaku
Cambridge Resident