

The Harvest Club, LLC
153 Main St., Ste 222
North Reading, MA 01864



The HARVEST Club

Proposed Hours:

For the first 30 days of opening, the applicant proposes to open by appointment only to manage traffic flow. After 30 days, the applicant will seek review with the City of Somerville to gauge if appointment only should continue or if normal business hours should proceed. In addition to commencing operations with appointment only, applicant intends to establish a state and local compliant pre-order system to improve customer traffic flow in and around the marijuana establishment.

Proposed Normal Business Hours:

Monday – Saturday: 10am – 9pm
Sunday: 11am – 5pm

Site Accessibility:

The proposed dispensary is located on Elm Street in the center of Davis Square. On-street parking is limited in the vicinity of the building. Public parking is available at the nearby pay lots on Grove Street and Dover Street (after business hours). There are also a number of metered spots farther down Elm Street and Highland Avenue. The proposed dispensary is readily accessible via the MBTA subway and is within 700-feet of the Davis Red Line stop. The site is also located conveniently to MBTA bus routes. The applicant intends to encourage both customers and employees to utilize alternative modes of transportation to minimize project impacts on both parking and traffic.

Not all of the vehicle trips anticipated by the proposed dispensary represent new trips. It is anticipated that many customers to the facility will be pass-by, pedestrian or public transit riders and the facility will have minimal impacts to vehicle traffic conditions in the area. Studies have shown that for developments such as the proposed dispensary a substantial portion of vehicle trips are from existing traffic passing by the site or diverted from another route to the proposed site. The City of Somerville provides access to a robust public transit system and actively encourages the use of alternative modes of transportation. The proposed use is not anticipated to cause a significant change to existing mode splits in the vicinity. The applicant seeks to encourage the use of alternative modes of transportation among its employees and customers

Deliveries:

The applicant anticipates approximately eleven (11) deliveries to and/or from the dispensary per week. Deliveries to the site will consist of marijuana and marijuana containing products every other day, up to four (4) times per week. This includes the delivery of product and removal of marijuana containing waste for disposal at Ascend's cultivation and processing facility. Cash will

be picked up daily from the facility or upon reaching a monetary threshold up to seven (7) times per week.

Deliveries will be conducted in accordance with provisions of the Security Plan and shall occur at random times outside of normal business hours (between the hours of 9pm and 10am). Deliveries are intended to be made from the loading zone directly in front of the dispensary.

Potential Mitigation:

- Provide MBTA T-Pass subsidies, up to the federal fringe benefit, to all employees, with a prorated incentive for any part-time employees
- Provide lockers in the break room for employees that walk or bike to work
- Compile and provide to all employees, including during employee orientation, up to date transportation information explaining all commuter options
- Provide employees a gold level Bluebikes membership to encourage employee use of alternatives to single-occupancy vehicles for commuting
- Provide customers with information regarding transportation options to access the facility
- Provide and maintain information on the Applicant's website and other distributed material on how to access the facility by all modes of transportation, with an emphasis on non-automobile modes
- Participate in transportation-related training offered by the City of Somerville or a local Transportation Management Association
- Designate a Transportation Coordinator to develop and manage the implementation of a Transportation Demand Management plan
- Online ordering application for websites that encourages orders to be made ahead of visit and a designated pick up time
- Bike racks installed inside the employee work area to encourage bike commuting and safety
- Create a handout to be included with purchase receipt that guides customers to our ordering platform and offers discounts with local partner businesses in Davis Square
- Identifying and partnering and promoting an outside delivery company to help relieve traffic to store during busiest times.