

# Memo

## Elton+Hampton Architects

To: Charlotte Leis, Ward 7 Planner  
From: Bruce Hampton, AIA  
CC: Keith Cooper, Rich DiGirolamo  
Date: December 2, 2020  
Re: 67 Broadway, Somerville

The application for Special Permit for the above mentioned project is for the expansion of an existing, permitted use at the address. Revolutionary Clinics II has operated an approved and licensed Medical Marijuana dispensary at the address since November 15, 2017. The original Planning Board decision is dated March 2, 2017. The purpose of the expansion is to provide additional retail sales area at the grade level to support the addition of Adult Use cannabis sales.

The scope of this expansion consists of renovating the existing garage spaces into retail sales area. While the entire building consists of 5579 sf, the finishing of the garage makes use of only 1176 sf of that total space. The existing main dispensary floor consists of 1675 sf. The 2<sup>nd</sup> floor (1725 sf) of the building provides some support spaces such as additional office space, mechanical space, security camera closets, etc. A small portion of that floor was permitted in the original Special Permit but remained unfinished. The third floor (921 sf) was also permitted as additional office space for Revolutionary Clinics II, but remained unfinished to date.

The number of parking spaces remains unchanged with only a minor realignment to allow entry and egress from the new expanded retail area. The previously approved landscaped areas remain unchanged.

The expansion into the garage space (1176 sf) is the subject of this application. It involves all new interior finishes including slab repairs, insulation and drywall, paints and flooring, new energy efficient LED lighting. The former garage doors are to be infilled with high efficiency clear glass in thermally broken storefront units. The exterior shall be finished per the elevations indicated in the application and includes signage per the Somerville guidelines that will replicate the existing, approved, signage for Revolutionary Clinics. The "R" insignia/logo will cover the existing "K" that is currently centered on the existing garage.

Under separate cover we have provided both the plans for the Special Permit as well as the Sustainable application which outlines the sustainable and resilient responses this team has committed to for the project.

Additionally under separate cover are the two ASHRAE 90 energy analyses for the existing and the proposed expansion scope indicating excellent walking scores, transit scores and bikeability and significant improvement on the energy consumption.