



Proposal for 533 Washington Street, Dorchester, MA 02124

Our Mission

Grāzin Group, LLC is 51% owned by Cheryl Clyburn-Crawford, a certified Economic Empowerment and Boston Equity applicant. Grāzin's mission is to leverage the power of the community through an educational and economic consciousness that advances racial parity and social justice.

Vision Statement

Grāzin Group, LLC envisions a community within the community....

- ▶ Economic Justice
- ▶ Values
- ▶ Alternative Economy

Our Leadership Team



Cheryl Crawford



Steve Siuda



Derric Small

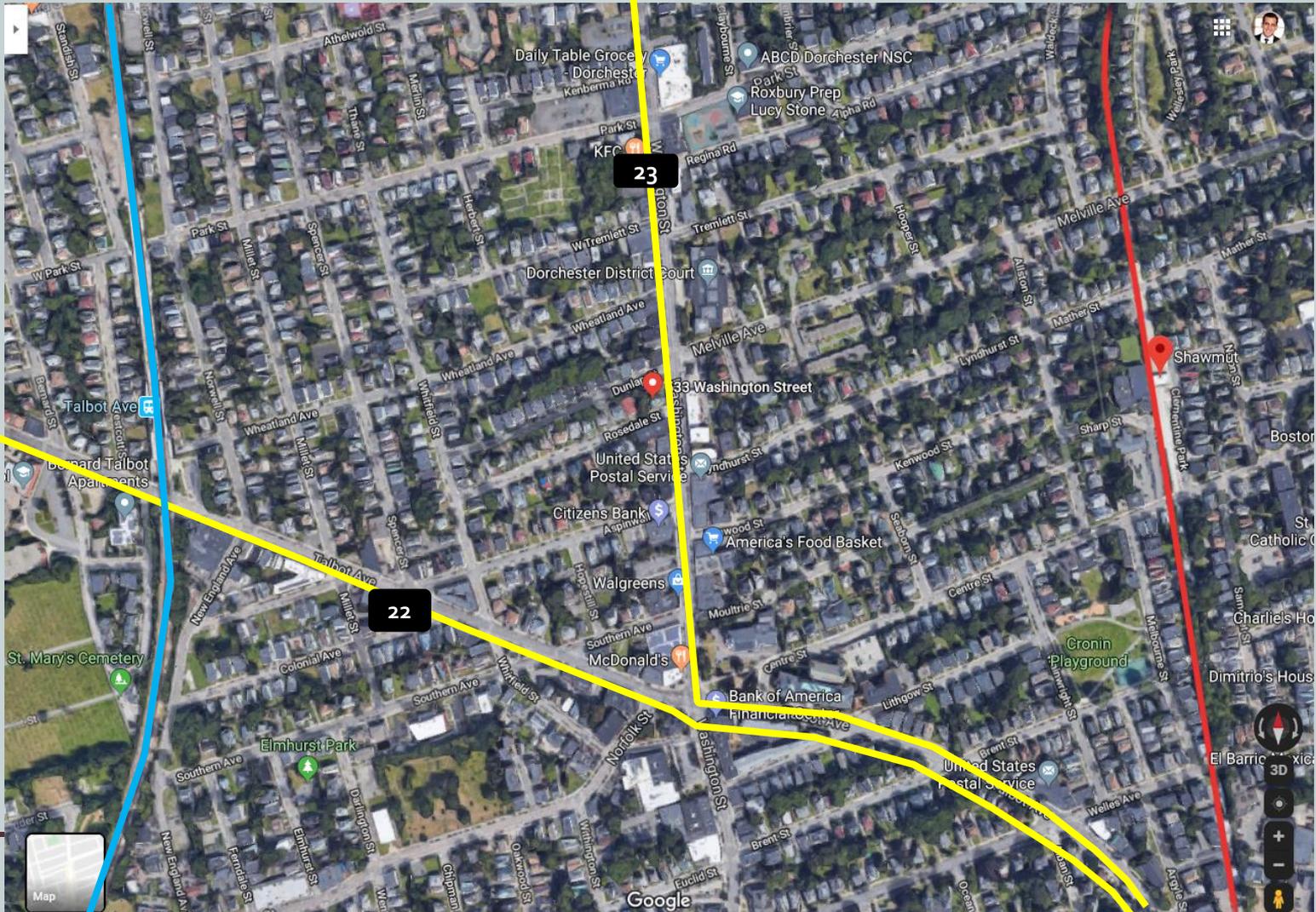
Our Retail Facility

- 533 Washington Street, Dorchester
- Retail Cannabis Establishment
- 3,500 square feet of retail space over 2 floors
- 250 square foot security check-in and waiting vestibule
- Separate entrance and exit doors
- Secure Basement Product Storage
- 15-20 Employees
- On-site parking for five (5) cars
- On-site product delivery
- Close to MBTA Bus Routes (22 and 23), Red Line, and Commuter Rail
- Close proximity Codman Square
- Proposed Hours of 10:00am – 8:00pm



533 Washington St., Dorchester, MA





Daily Table Grocery - Dorchester

ABC Dorchester NSC
Park St
Roxbury Prep
Lucy Stone

23

Dorchester District Court

33 Washington Street

United States Postal Service

Citizens Bank

America's Food Basket

Walgreens

McDonald's

Bank of America

United States Postal Service

Shawmut

3D

Google

Map

zoning planning & development agency | **Zoning Viewer** |

See Street View by StreetSmart	
Assessing	^
Parcel ID	1700527000
Address	533 WASHINGTON ST, 02124
Owner	WASHINGTON STREET HOLDINGS LLC
Assessor's Report	↗
Property Viewer	↗
Zoning	
Zoning District	Dorchester Neighborhood
Zoning SubDistrict	NS
Subdistrict Type	^
	Neighborhood Shopping
Overlays	^

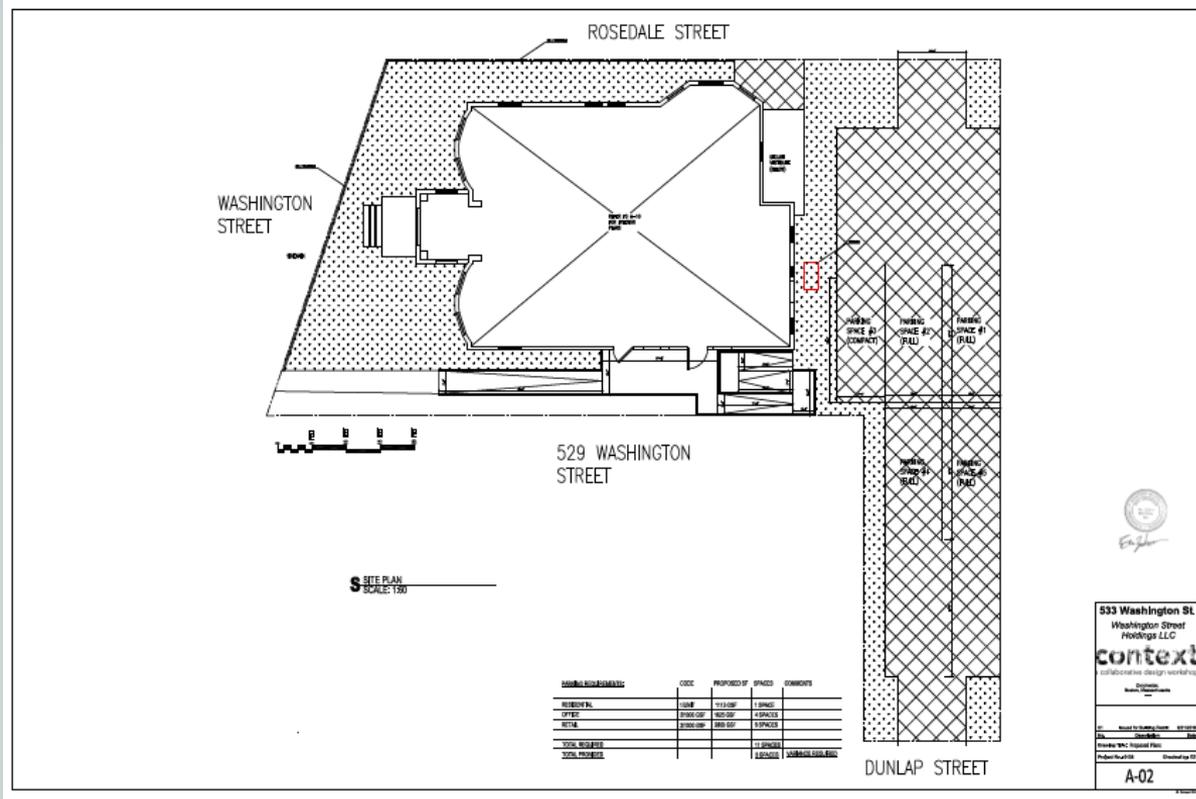
Zoning Overview

- Dorchester Neighborhood
- Neighborhood Shopping Sub-district
- Cannabis Establishment Permissible subject to granting of a Conditional Use Permit
- Within ½ mile of the proposed Low Key Dispensary

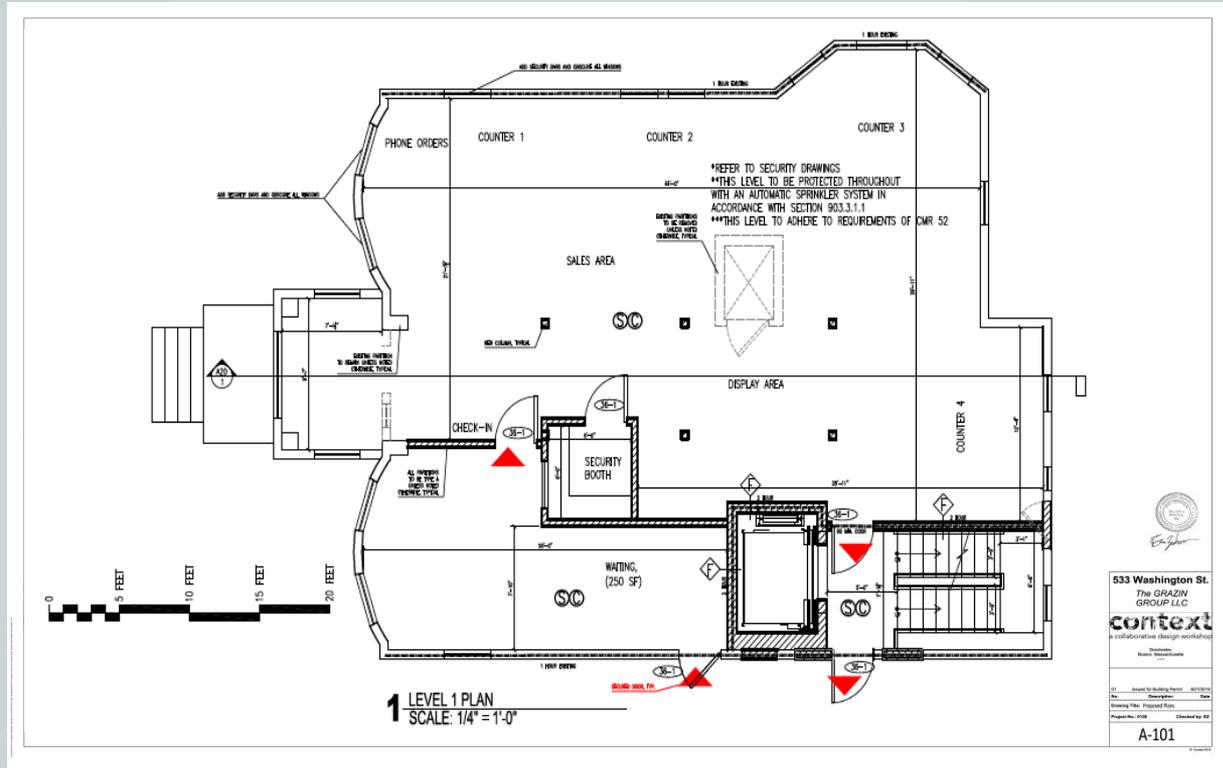
533 Washington St., Dorchester, MA



Site Plan



Floor Plan - 1



Diversity and Inclusion

Hiring Goals

- ▶ 50% Women
- ▶ 90% People of Color
- ▶ Local job fairs and advertising, as well as word of mouth;
- ▶ Advertise with MassHire



MassHire

MassHire creates and sustains powerful connections between businesses and jobseekers through a statewide network of employment professionals.

MASSHIRE

The image shows a promotional graphic for MassHire. On the left, there is a green horizontal bar with a white laptop icon and the text "MassHire". Below this bar, a white box contains the text: "MassHire creates and sustains powerful connections between businesses and jobseekers through a statewide network of employment professionals." To the right of the text is a photograph of three business professionals in an office setting, looking at a laptop. Overlaid on the bottom right of the photograph is the MassHire logo, which consists of two stylized human figures in green and blue, with the word "MASSHIRE" in blue capital letters below them.

Employment Plan

Plan for Employment of Boston residents:

- ▶ Currently comprised of 51% Dorchester Residents
- ▶ Goal of hiring 50% Dorchester Residents and 80% Boston Residents

Plan for employment of people of color and women

- ▶ Currently majority owned by a woman of color.
- ▶ Goal of hiring 50% Women and 90% People of Color

Plan for offering competitive wages and benefits for local residents

- ▶ Adhering to Boston Living Wages Ordinance
- ▶ Benefits package including health insurance, public transportation subsidies, paid time off and employee rewards

Plan for employment of individuals with criminal records

- ▶ Advertise with MassHire
- ▶ Operation Exit Program
- ▶ Mayor's Office of Returning Citizens

Location Safety and Security

Plan for on-site security personnel:

- 1-2 Security personnel on site
- Staff trained on security protocols

Plan for building and product security

- Customers must be above 21 years of age
- Law enforcement and state officials are allowed access
- Strict background check process for employees

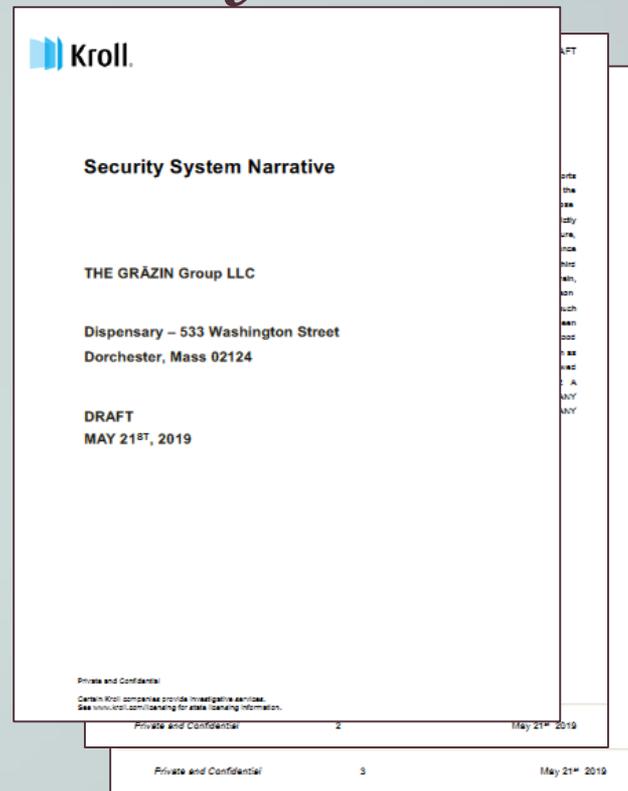
Plan for protecting youth from accessing the product:

- Restricting Access to 21+; Strict dispensing protocols; Storage protocols; Seed to sale tracking; Customer Education
- Good Neighbor Policy



Edward Dominguez

Kroll | A Division of
DUFF & PHELPS



Parking / Transportation

Access to Public Transportation

- Five minute walk from MBTA Red Line Shawmut Train Station
- Ten minute walk to the Talbot Avenue Commuter Rail Station
- MBTA 23 Bus Line has multiple stops along Washington Street that are close in proximity to the Facility

Accessibility and amount of on-site parking

- 5 on-site parking spaces
- ADA compliant facility

Product Transportation

- Deliveries shall occur on site, randomized, and be sourced from local and diverse companies

Plan for the transportation of monies to and from the site

- Use of an armored transport provider
- Real-time GPS tracking of the vehicle
- Transportation of Marijuana or Marijuana Products prohibited at the same time that cash is being transported



803 Salem Street
Wakefield, MA 01980
Tel: (781) 248-2800
Fax: (781) 248-7528

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

Refer to File No. B08-2148

Traffic Impact Statement

TO: City of Boston Zoning Board of Appeals
FROM: Tony Capachietti, Project Manager
DATE: September 20, 2020
SUBJECT: Penny Investments
Proposed Cannabis Establishment
533 Washington Street
Boston, MA

Hayes Engineering, Inc. (HEI) has prepared this Traffic Impact Statement in support of the proposed Penny Investments marijuana dispensary at 533 Washington Street in the City's Dorchester Neighborhood. The purpose of this Impact Statement is to:

- identify the transportation options for customers and employees; and
- estimate the trip generation rates and mode share for customers and employees; and
- provide recommendations for transportation impact mitigation

Site Context

The dispensary is proposed to occupy approximately 3,000-square feet of the first floor and basement of the existing building at 533 Washington Street, situated at the northwest corner at the intersection of Rosedale and Washington Street.

The Property is also proximate the MBTA bus service with a stop along the 23 bus route located within a 500-foot walk to the site. The site is also accessible via MBTA's Red Line, the closest station being Shawmut Station and the commuter rail station at Talbot Ave, both a 0.4-mile walk to the dispensary.

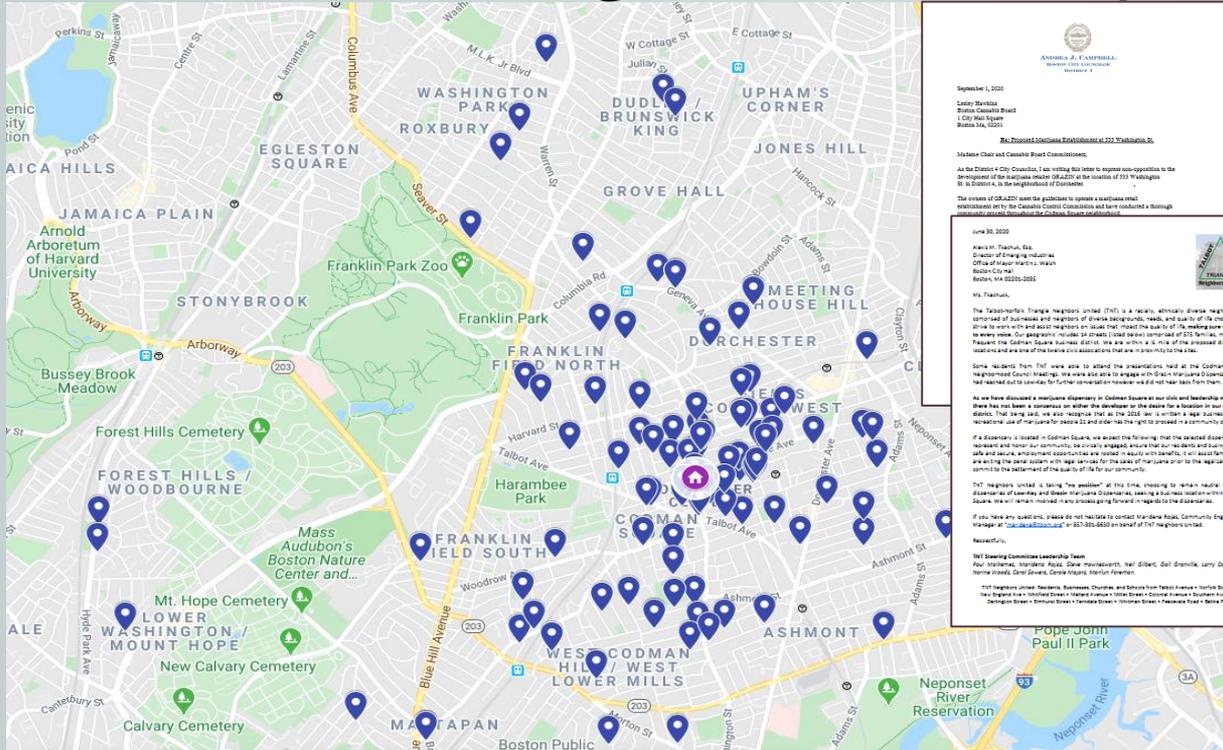
Trip Generation

Average Daily Vehicle Trips and Peak Hour Trips for the project are calculated using data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The proposed Cannabis Establishment use is best classified as Institute of Transportation Engineers (ITE) Land Use Code (LUC) B82, Marijuana Dispensary, defined in the ITE Trip Generation Manual, 10th Edition as being:

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

Trip Generation rates are summarized in Table 1, below. It should be noted that the ITE cautions the use of its Marijuana Dispensary data as it was derived from a small sample set.

Community Feedback / Public Support



September 1, 2020
 Letter of Non-Opposition
 From: Councilor Andrea Campbell
 To: District City Council
 Re: Proposed 2021 Zoning Ordinance, 2021 Zoning Ordinance, 2021 Zoning Ordinance

As the District City Council, I am writing this letter to express non-opposition to the development of the proposed 2021 Zoning Ordinance in the neighborhood of Dorchester, MA. In District 4, in the neighborhood of Dorchester.

The District City Council has reviewed the proposed 2021 Zoning Ordinance and has found it to be in the best interests of the community and the City of Boston.

June 30, 2020
 Ms. Talbot,
 Chair of the Planning Board
 Office of Mayor Martin Walsh
 Boston City Hall
 Boston, MA 02207-2055

Re: Talbot
 The Talbot Norfolk Neighbors United (TNNU) is a newly formed neighborhood comprised of business and members of diverse backgrounds, races, and ages. We are excited to be a part of the community and to be a part of the city's future. We are excited to be a part of the city's future. We are excited to be a part of the city's future.

Some neighbors from TNNU were able to attend the presentations held at the Codman Square neighborhood Council meeting. We were also able to engage with City Planning Department staff and staff from the Planning Board. We were also able to engage with City Planning Department staff and staff from the Planning Board.

We have discussed a preliminary agreement in Codman Square at our July and September meetings. This has been a process on either the location of the site for a location in our business district. This has been a process on either the location of the site for a location in our business district.

If a decision is needed in Codman Square, we request the following: that the potential development and honor our community, be socially engaged, ensure that our residents and businesses are safe and secure, and that the development is in the best interests of the community. We request that the development be in the best interests of the community.

TNNU neighbors united is having the pleasure of this time meeting to remain neutral for both sides as of today and ensure that all parties are treated fairly. We request that the development be in the best interests of the community.

If you have any questions, please do not hesitate to contact Barbara Kubic, Community Engagement Manager at bkubic@cityofboston.gov or 617-635-8650 on behalf of TNNU neighbors united.

Respectfully,
 TNNU Steering Committee Leadership Team
 Paul Williams, Nicholas Masi, Steve MacIntyre, Neil Gilbert, Dal Brinelli, Larry Donato, Norman Stoddard, Carol Savaris, Carole Haines, Marilyn Ayman

TNNU neighbors united, Neponset, Roxbury, Charlestown, and South from Talbot Avenue / North Street / New England Ave / Woodland Street / Market Street / West Street / Central Avenue / Franklin Avenue / Cambridge Street / South Street / Fenwick Street / Victoria Street / Franklin Road / Dorchester

- Letter of non-opposition from District City Councilor Andrea Campbell
- Letter of non-opposition from Talbot Norfolk Neighbors United
- Approximately 160 letters of support from neighbors

THANK YOU!
