

A yellow background with a rotary phone, a lighter, and a glass ashtray. The rotary phone is on the right, the lighter is at the top left, and the ashtray is on the left. The word "Doobie" is written in large blue letters in the center.

Doobie

Proposed Siting of a Recreational
Marijuana Delivery Operator

1 Mount Vernon Street, Dorchester, MA 02125
Host Community Agreement Hearing
March 14, 2023

Meet Doobie

Best Practices

Company Culture

Social Good

Meet Doobie

Doobie is a Marijuana Delivery Operator in the state of Massachusetts and licensed by the Commission. Doobie's founders are CCC certified Economic Empowerment and Social Equity Applicants approved by the City of Boston. Doobie is minority and locally owned by Massachusetts based founders.

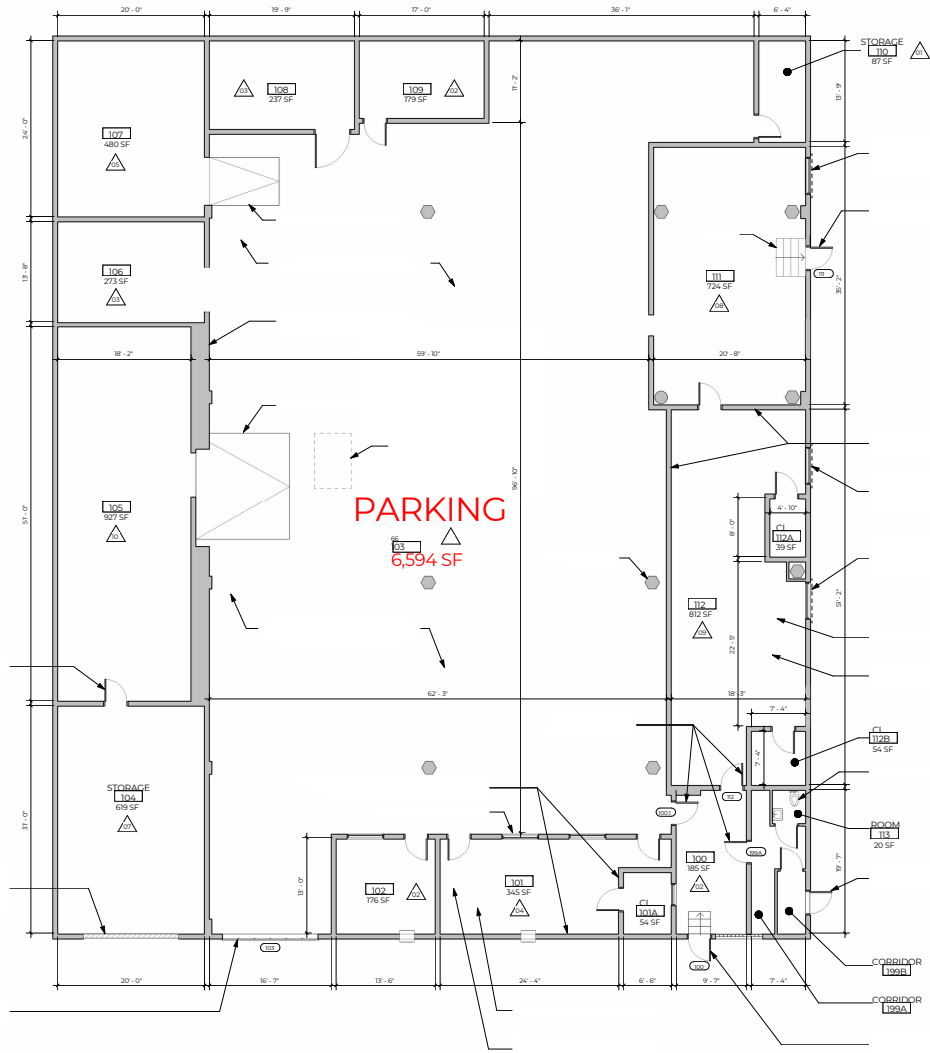
Here at Doobie, we have taken the steps to curate a thoughtful delivery experience. Brand familiarity, menu selection, exceptional customer service and community support are the driving forces behind our success.

The "Doobie Difference" is an approach to cannabis delivery that empowers consumers to be confident in their choices and delighted with their experiences.

Our customers are "wowed" with choice and convenience, their personalized shopping experience, and the broad array of educational information available through trydoobie.com.



Proposed Site & Current Facility Conditions



1 FLOOR PLAN 1/8" = 1'-0"



- 94 ALL EXISTING MEP SYSTEMS TO REMAIN UNLESS OTHERWISE NOTED.
- 05 ALL EXISTING DOORS TO REMAIN UNLESS OTHERWISE NOTED. SECURITY HARDWARE AND ACCESS CONTROL TO BE MODIFIED AS REQUIRED.

WESTFIELD, MA 01085
413.644.5465
valerearchitects.com

REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS
THIS DRAWING IS NOT INTENDED NOR SHALL IT BE USED FOR CONSTRUCTION PURPOSES UNLESS THE SIGNED PROFESSIONAL SEAL OF VALERE ARCHITECTS, INC. IS AFFIXED IN THE SPACE BELOW THE ARCHITECT'S NAME. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL OBTAIN ALL CONSTRUCTION AND/OR INSURANCE COVERS RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

CODE DATA

APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL COVERING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANT'S CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE OWNER'S CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

APPLICABLE CODES	
BUILDING CODE:	MA STATE BUILDING CODE 9TH EDITION, BASE VOLUME ADAPTS THE IBC 2015 WITH AMENDMENTS
PLUMBING CODE:	248 CMR 10.00 UNIFORM STATE PLUMBING CODE
MECHANICAL CODE:	MECHANICAL CODE 2015 OF MASSACHUSETTS ADOPTS THE INC 2015 WITH AMENDMENTS
ELECTRIC CODE:	627 CMR 12.00 MA ELECTRICAL CODE ADOPTS THE NFPA 70, 2020 WITH AMENDMENTS
FIRE/LIFE SAFETY CODE:	NATIONAL FIRE ALARM AND SIGNALING CODE 2013 OF MASSACHUSETTS ADOPTS THE NFPA 72, 2013 WITHOUT AMENDMENTS. STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS 2013 OF MASSACHUSETTS ADOPTS THE NFPA 13, 2013 WITHOUT AMENDMENTS.



PROJECT:
PROJECT NAME:
DOOBIE DORCHESTER
1 MOUNT VERNON ST
DORCHESTER, MA 01928

CLIENT NAME:
JOSEPH RUBIN

CONSULTANT:

The proposed facility offers the invaluable feature of enclosed, off-street parking.

In an effort to ensure that Doobie remains a welcomed neighbor, on-street parking will be **STRICTLY** prohibited as a part of the company's operating procedures.

Employee vehicles, delivery vehicles and bicycles shall be parked inside of the facility at all times.

30+ Interior Parking Spots are available.

LEGEND

---	PARTITIONS AND OTHER OBJECTS TO BE DEMOLISHED
---	DEMOLISHED PARTITIONS TO REMAIN
---	PROPOSED PARTITION - SEE PARTITION SCHEDULE WINDOW TAG
⊙	DOOR TAG
⊙	WALL TAG
⊙	ELEVATION TAG DETAIL NUMBER
⊙	ELEVATION TAG SHEET NUMBER
⊙	PHOTO TAG DETAIL NUMBER

ISSUED FOR 2BA REVIEW
PROJECT ID: 201030
DRAWN BY: ECC
CHECKED BY: JBS
SCALE: AS NOTED
ISSUE DATE: 01/03/2023

PROPOSED FIRST FLOOR PLAN

A.100

Public Safety

- Doobie shall only complete sales to individuals that are 21+ years of age
- Doobie is committed to the safety of our abutting neighbors, as well as the community-at-large
- Doobie will work with the City of Boston's public safety officials as well as local and state inspectional services
- Doobie will maintain a state-of-the-art security system in and around the facility; which shall serve as an ancillary crime deterrent for our surrounding neighbors



Building and Security

NONCONFIDENTIAL

- No modifications shall be made to the exterior elevation of the building
- Doobie is never open to the public; there shall be no customer pedestrian, bicycle or vehicle traffic at the facility
- The on-site sale of cannabis is strictly prohibited
- Doobie shall work with state licensed cultivators, manufacturers and co-operatives to source finished cannabis and cannabis related products. All cannabis warehoused and distributed by Doobie shall be be pre-packaged in child and pet tamper proof packaging
- No signage will be posted that displays the company name
- The facility will have an on-site security person during business hours, two hardwired and monitored security systems, panic buttons, and limited access areas
- Doobie shall work with a state approved cash handling service to perform randomized cash pick-ups
- The storage and preperation of customer orders, warehoused products and cash will not be visible to the public



Plan for Transportation and Delivery of Product & Vehicle Security

NONCONFIDENTIAL

- All vehicles used for the home delivery of finished cannabis and cannabis related products must be done so in a vehicle leased or owned by Doobie
- All Doobie delivery vehicles shall be unmarked
- All vehicles shall be garaged overnight at Doobie
- Delivery vehicles must be staffed with two (2) state approved registered marijuana agents
- Vehicles used for the home delivery of recreational marijuana MUST pass CCC inspection prior to being activated into service
- Delivery vehicles must feature multiple video cameras and global positioning systems (GPS)
- Cash and product must be locked and secured in separate safe areas in delivery vehicles
- All customer cash must be immediately deposited in the vehicles cash drop safe upon the successful completion of a cash transaction
- Delivery agents are required to wear a body camera
- No Doobie delivery agent shall carry a register valued at more than \$100.00
- Doobie agents are strictly prohibited from possessing a firearm
- All agents shall be provided with a cellphone to ensure secure communication with the facility dispatcher and emergency services
- Doobie uses Onfleet to manage vehicle logistics and randomize delivery routes
- The agent, vehicle and order information are stored as part of the delivery manifest

Hours of Delivery

Monday - Thursday 11:00am - 9:00pm

Friday - Sunday 9:00am - 9:00pm

Prevention of Diversion

NONCONFIDENTIAL

- Doobie will never be open to the public
- The on-site sale of cannabis to the public shall be strictly prohibited
- Any person entering Doobie must be 21+ years of age, sign-in and sign-out of the facility, and present a valid government issued photo ID. In some instances an individual may also be required to present a local or state issued registered agent or inspectional services card and/or badge
- Any individual entering Doobie, that is not an active agent of Doobie, MUST wear a Doobie issued vendor or visitor badge and must return that badge prior to exiting the facility
- The facility shall feature clearly identified limited access areas - including but not limited to product storage, cash storage and product waste vaults
- All customers of Doobie MUST be 21+ years of age, and confirm they are of age prior to entering trydoobie.com or shopping with Doobie Concierge
- All customers must present valid government issued photo identification (such as a license or a passport) prior to an order being confirmed, again at the time of delivery, and at the time of payment if the customer is using a debit or credit card. The individual who places the order MUST be the same person to receive the order
- Any person(s) found to knowingly or unknowingly provide a minor with cannabis shall be banned from Doobie and reported to the proper authorities
- Doobie shall immediately report any incident of diversion to the CCC and local authorities within 24 hours of the discovery
- Doobie shall utilize the state mandated system Metrc - to track and trace all cannabis products
- Doobie shall perform a weekly inventory count to ensure the prevention of diversion
- All Doobie agents must successfully complete the Basic Core Curriculum prior to performing work related duties

Beautification

- Doobie is committed to maintaining the aesthetic of the neighborhood
- Healthy trees surrounding the facility will not be removed
- Doobie will not remove the Boston ivy from the exterior of the building
- Doobie shall maintain the landscaping and ensure that the exterior of the facility remains free of unwanted debris
- Doobie will work in cooperation with the McCormack Civic Association to commission a mural on the exterior of the building. Doobie will engage with a City of Boston based artist for the project



Traffic & Parking Analysis

Prepared by Fuxx & O'Neil
Reference No. 20210395.T70

"The purpose of preparing this traffic memorandum is to identify the impact of the proposed cannabis delivery facility at 1 Mt. Vernon Street on adjacent street traffic. The study determined that the proposed development is expected to generate a total of 24 vehicle trips (12 entering, 12 exiting) each day, and a maximum of seven vehicle trips (1 entering, 6 exiting) during any one hour. This represents a de minimis addition of traffic to the roadway network.

All parking, loading, and delivery operations will take place inside the building. Therefore, the development is not expected to adversely impact existing on-street parking availability. The proposed development is not expected to exacerbate existing crash patterns or negatively impact overall traffic safety of the study area.

Based on the results of the foregoing analysis, it is the professional opinion of Fuxx and O'Neill that the proposed development at 1 Mt. Vernon Street will have no significant impact on traffic operations within the study area."

Matthew W. Skelly, PE, PTOE Katherine O'Shea, EIT



Community Engagement

- Doobie posted a legal advertisement for the COM in the print edition of the Boston Globe on December 26, 2022
- All 102 abutters were notified by Doobie via certified return receipt mail. Mailers were sent on December 31, 2022
- Flyering of abutters doors with the COM public meeting notice occurred on December 30, 2022
- Doobie contacted both community stakeholders - McCormack Civic Association, and Boston Collegiate Charter School (Please Note: Boston Collegiate has not responded to Doobie) on January 9, 2023
- Doobie worked in cooperation with the City of Boston Office of Neighborhood Services and ONS Deputy Director, Conor Newman, to host a Community Outreach meeting. This meeting was held in accordance with local and state laws and requirements. The COM was held online on January 10, 2023
- Doobie attended and presented at the McCormack Civic Association Zoning Committee Meeting on February 8, 2022
- Doobie attended and presented at the McCormack Civic Association member voting meeting on February 21, 2023
- The McCormack Civic Association voted unanimously in support of Doobie, and provided a letter of support to the BCB on February 23, 2023.

Doobie looks forward to continued engagement with the McCormack Civic Association, the neighborhood of Dorchester, and the City of Boston.



Location

Distance from a licensed marijuana retail establishment:

- Doobie is .3 miles from Ethos Dispensary (NS AJO HOLDINGS, INC,) a medical dispensary with a recreational license pending. Ethos is located at 50 Clapp Street, Dorchester.
- Doobie has obtained more than the required three (3) letters of community support from community members, a community organization, direct and in-direct abutters and have submitted them to the BCB as part of the required BCB agenda items. In addition, Doobie has submitted an applicant statement in the application overview.
- Doobie also currently operates in the Town of Wareham with a similar license. Doobie is .3 miles from TradeRoots retail dispensary, cultivation and manufacturing facility.

Residential and Commercial Density Near 1 Mount Vernon, St.:

- There are 102 abutters within 300 feet of the proposed facility.

Distance from the Nearest School:

- Traveling the shortest pedestrian pathway Doobie is over 600' away from the nearest public or private school, according to the MA GIS Interactive Property Map
- There are the impassible barriers of several private residences, Mayhew Street and St. Margaret Street that prevent the distance from 1 Mount Vernon St. and 11 Mayhew St. from being measured in a straight line
- The nearest school is Boston Collegiate Charter located at 11 Mayhew St., Dorchester

Transportation Access

Access to Public Transportation/Transit/Subway

- .6 miles and approximately an 11 min walk from Red Line stops (JFK/UMASS and Andrew Station)

Commuter Rail

- The JFK/UMASS Commuter Rail is .6 miles away and is an 11 minute walk
- Newmarket MBTA Train Station (serving the Fairmont and Franklin lines) is located .6 miles from the proposed facility at 1 Mount Vernon, St., approximately a 12 min walk
- Uphams Corner Commuter Rail (serving the Fairmont line) is located .7 miles away, an estimated 15 min walk

Accessibility and On-Site Parking:

- The proposed site features 6,594 square feet of interior parking, and two rollup doors in designated loading areas.



Company Culture

It's no secret that the disparities within the newly profitable cannabis industry are vast. We see it as our responsibility to help level the playing field, and create opportunities of ownership for non-executive employees of Doobie.



Doing Good

- Always looking for ways to better our community and empowering our employees to do the same

Communication

- We are a flat company - a good idea can come from anyone

Access & Inclusion

- Everyone has the individual tools they require in order to be successful

Flexibility

- Juggling responsibilities and prioritizing the needs of our agents

Diversity

- Being intentionally reflective of the communities we establish in and building equitable opportunities for our team - 75% diverse workforce

Agent Recruitment Plan (Employment)

Doobie is seeking to create employment opportunities, to begin operations, for 16-24 Agents. These positions include General Manager, Assistant Inventory Manager, Driver Experience Agents, Drivers, and Customer Experience Agents. Doobie will seek to have a minimum of 51% of our Team be individuals who are current residents of the City of Boston, as well as those who live in 1 of the remaining 28 areas designated by the CCC as disproportionately harmed by the war on cannabis, and individuals with a non-violent cannabis record.

Competitive Wages & Hours

- Doobie Hourly Agents will make a minimum of \$22 per hour, a combination of salary and tips
- Doobie shall seek to fill full-time, part-time and executive level positions

Benefits

- All Doobie agents will be offered a full benefits package after 90 days of employment
- The benefits package is offered through United Healthcare and includes health, vision and dental insurance
- Doobie shall make a monthly financial contribution towards all agents company supplied benefit plans
- Paid maternity/paternity leave through the PFML
- Doobie shall offer all agents a paid mental health day, to be used at their discretion
- Doobie shall offer all agents eight (8) hours per calendar year in paid time off to volunteer in the City of Boston, for a City of Boston based charity or organization

The Fun Stuff

- Quarterly team building gatherings
- Going the extra mile - that includes for our team; individual and group support and SURPRISES!



Doobie agents arrive to a delivery in the Company provided uniform - and they are also visibly sporting an active body camera, and their Commission issued registered agent card.

Diversity & Inclusion Plan (Employment)

INTERNAL HIRING STANDARDS

Doobie respects and values the unique differences of our employees. Doobie is committed to creating a safe, and tolerant work environment and shall further provide an employee handbook and training manual to reinforce internal work policies. Doobie shall implement a zero-tolerance policy for blatant, and or veiled, discriminatory acts, conscious or un-conscious bias, and micro-aggressions.

It's no secret that the disparities within the newly profitable cannabis industry are vast. We see it as our responsibility to help level the playing the field and create opportunities of ownership for non-executive employees of Doobie.

Doobie is further committed to fostering a positive work environment and recruiting team members that want to live-work in the community of Boston - on the fourth (4th) anniversary from the beginning date of operations Doobie will offer full-time, non-executive employees, that have worked for four (4) years with Doobie, equity shares in Doobie's delivery operations.

Goal	Program	Metric	Timeline
<p>75% Diverse Workforce</p> <ul style="list-style-type: none"> • 30% BIPOC • 30% women • 5% LGBTQIA+ • 5% Disabled • 3% Senior • 2% Veterans 	<p>Doobie shall host a job fair in the City of Boston and will post a hiring advertisement in the Boston Globe. Doobie will further utilize sites such as Indeed and Vangst to aid in the hiring process.</p> <p>Doobie will seek to establish a partnership with the City of Boston's Office of Black Male Advancement to create equitable job opportunities and empower Black men to be able to seek sustainable career opportunities through Doobie - that may be directly and indirectly related to the cannabis industry.</p>	<p>Doobie shall count the individuals hired, from the beginning date of operations.</p> <p>The employee count will be assessed from the approval date of the provisional license to ensure that Doobie meets or exceeds this goal.</p>	<p>The progress, and or success, of the Doobie hiring goal must be documented for license renewal with the CCC</p> <p>This goal shall be met one year after the granting of the provisional license, and must be met each year thereafter</p>

Diversity & Inclusion Plan (Facility)

THE DOOBIE MOSAIC

Doobie is committed to amplifying the voices of marginalized persons. Doobie's internal diversity plan will have a ripple effect throughout the community and provide opportunities for those who

Goal	Program	Metric	Timeline
<p>Celebrate and acknowledge the diversity of Doobie employees on a regular and consistent basis - by creating 12 Doobie mosaics per year.</p> <p>Recognize diversity in -</p> <ul style="list-style-type: none"> • Race • Generation • Gender • Sexual Orientation • Religion • Culture • Disability • Background • Experience • Communication Style 	<p>A digital mosaic will be installed in the lobby of Doobies' delivery facility. The Doobie Mosaic will highlight the following:</p> <ul style="list-style-type: none"> • Doobie Founders commitment to Diversity, Equity, and Inclusion • Features of Doobie Agents that choose to participate • Cultural Holidays • Globally recognized days that address discrimination <p>As part of the onboarding process Doobie shall offer all newly hired Agents the opportunity to fill out an optional survey, in order to participate in the Doobie Mosaic</p>	<p>Doobie will keep a digital file of the Doobie Mosaics monthly boards.</p> <p>Doobie shall provide Agents with an anonymous survey on the 12 month anniversary from the beginning date of operations to see if the Doobie Mosaic has been effective in the following ways:</p> <ol style="list-style-type: none"> 1. Did the Doobie Mosaic help employees feel recognized on a regular basis 2. Was the Doobie mosaic helpful to Agents interacting with their fellow team members in a more thoughtful way 3. What would the Agent like to see added to the Doobie Mosaic, to help improve Doobie's commitment to diversity 	<p>The progress, and or success, of the Doobie Mosaic must be documented for license renewal with the CCC</p> <p>This goal shall be met one year after the granting of the provisional license, and must be met each year thereafter</p> <p>The anonymous responses will be documented for license renewal</p>

Doobie



Positive Impact/Social Good

SMALL BUSINESS & LOCAL ARTIST SUPPORT

Being a part of the up and coming MA cannabis industry is a privilege. Doobie is uniquely positioned to drive consumer based traffic to our site, and further support small businesses directly and indirectly related to cannabis. Doobie has the ability to highlight local businesses, events, and programs through trydoobie.com - our website will feature a hyperlink that highlights Boston based businesses and artists that we work with!

Goal	Program	Metric	Timeline
To offer complimentary brand placement for at minimum one (1) Boston based small business or artist per month, on the Doobie website.	<p>Doobie shall post quarterly advertisements across our social media platforms and with the McCormack Civic Association for businesses to be featured on the Doobie website.</p> <p>Small business and artist submissions can be sent to Hello@trydoobie.com</p>	<p>Doobie will begin highlighting small businesses and artists on the beginning date of operations and trace participation based on community involvement.</p> <p>Doobie reserves the right to prioritize minority and women owned businesses.</p>	<p>The progress of the Doobie Small Business & local artist support must be documented for license renewal with the CCC</p> <p>This goal shall be met one year after the granting of the provisional license, and must be met each year thereafter</p>

Positive Impact/Social Good

CONTINUED

THE DOOBIE MOBILE

At Doobie we have made it our goal to go the extra mile - we have found that the road needs a bit more traveling. The Doobie Mobile makes connecting with the community possible, and quite plainly put it's about giving the community of Boston access to more help and happiness!

Goal	Program	Metric	Timeline
<p>Perform a minimum of six (6) random acts of kindness throughout the year in the City of Boston.</p>	<p>Each random act of kindness shall be valued at no less than \$1,000.00 per occurrence.</p> <p>Doobie shall utilize platforms including but not limited to, Facebook, Instagram, and Twitter to highlight the random acts of kindness.</p> <p>Random acts of kindness may include, but are not limited to:</p> <ul style="list-style-type: none"> • Food purchases and distribution • Clothing & basic necessity purchases and distribution • Purchase and distribution of goods from Boston based businesses 	<p>Doobie shall maintain records for the random acts of kindness.</p> <p>Doobie shall produce records, and show receipts, for a minimum of six (6) acts of kindness per calendar year, that can be demonstrated to the BCB as well as the CCC. Doobie shall perform its first random act of kindness within 30 calendar days of the beginning date of operations.</p>	<p>The progress, and or success, of the Doobie random acts of kindness goal must be documented for license renewal with the CCC</p> <p>This goal shall be met one year after the granting of the provisional license, and must be met each year thereafter</p>

Thank you for your
consideration!

Sincerely,
Doobie

HELLO@TRYDOOBIE.COM

(888) 8DOOBIE