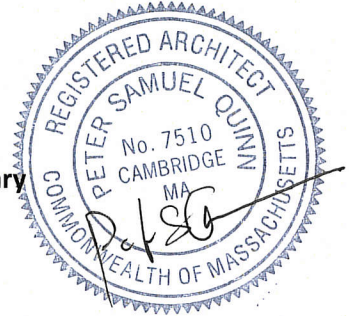


15 November 2016

To **Mr. George Proakis**  
Director of Planning Department  
City of Somerville, MA

From **Peter Quinn AIA**

RE **Sage Cannabis – proposed Medical Marijuana Dispensary**  
240 Elm St, Somerville  
**Parking Update for the Proposed Retail Use**



**Dear George:**

Our Client, Sage Cannabis Inc, is proposing to occupy a basement level tenant space at the newly renovated 240 Elm St. Project in Davis Square. The space is currently unoccupied but is ready to be fitted out in a normal tenant improvement manner. Sage is making a Special Permit Application per Article 7.15 of the Somerville Zoning By-Law, as amended.

We researched the Decision that was granted on the 240 Elm St Special Permit in November 2014. The Decision text cites the Traffic and Parking memo prepared by David Gaingrande of Design Consultants Inc. The Decision listed the parking requirement existing and proposed. Basically it was proposed that the basement would have a 4,770-SF office space along with the restaurant and grocery store storage areas. We are now proposing that a retail space would occupy the office space in the basement.

Instead of the office use at 1-parking space/575-SF, we would now have a retail use at 1/1,000-SF for retail at a basement level. Therefore this represents an actual decrease in parking utilization.

Given this reduction and the fact that building was recently granted a Special Permit encompassing the entire building renovation and re-occupancy, we are requesting on behalf of Sage that this Memo suffice for the analysis requirements indicated in Article 7.15.

Please see this clip from the Decision:

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Date: November 13, 2014  
 Case #: ZBA 2014-88  
 Site: 240 Elm Street

Office	11,673 sf	1/575 sf	20.3	16.2
Restaurant	1,444 sf	1/110 gsf	1.3	1.0
<b>Requirement for existing uses</b>				40.3
<b>Proposed uses in basement</b>				
Office	4770 sf	1/575 sf	8.3	6.6
Supermarket Storage	6,220 sf	-	0	0
Restaurant Storage	607 sf	1/110 gsf	5.5	4.4
<b>Proposed uses on 1<sup>st</sup> floor</b>				
Supermarket	12,218 sf	1/500 sf	24.4	19.52
Restaurant	1,063 sf	1/110 gsf	9.7	7.7
Health Club (as part of separate application)	54 gsf	-	0	0
<b>Requirement for proposed uses</b>				38.22
<b>Total parking requirement</b>				38.22-40.3 = -2.08

The parking requirements for nonconforming lots in terms of parking with changes in use and no change in floor area is the difference between the old and new requirement per SZO §9.4.1. The property does not have any on-site parking spaces and is therefore nonconforming. Since the requirement for the proposed uses is less than the requirement for the existing uses, no parking relief is necessary.