

M E M O R A N D U M

TO: Andrea Cabral, CEO
Ascend Mass, LLC

FROM: Matthew W. Skelly, PE, PTOE

DATE: October 8, 2019

RE: 1089 Washington Street Dispensary
Transportation Demand Management Plan

In order to reduce the number of single occupancy vehicle (SOV) trips to and from the proposed cannabis dispensary located at 1089 Washington Street in Newton, Massachusetts, Ascend Mass, LLC has developed the following Transportation Demand Management (TDM) Plan. This plan is intended to function in part with the Massachusetts Bay Transportation Authority (MBTA), specifically routes 553 and 554 which both service stops at the intersection of Washington and Cross Streets. These buses provide connections to the Newtonville Commuter Rail station, and to the 59 bus which connects to the Newton Highlands Green Line stop.

The following actions will be taken by Ascend Mass, LLC in order to promote the use of the above referenced bus lines, as well as other modes of transportation:

- Provide a pre-paid CharlieCard and/or Commuter Rail pass to any employee who is able to utilize the MBTA system to commute to the dispensary. Ascend Mass, LLC intends to enroll in the MBTA Perq program, or similar replacement, in order to facilitate this process.
- Prominently display all public transit schedules in a visible location at the dispensary.
- Provide MBTA maps depicting station locations to both employees and customers in order to supply transit users with the information required to utilize the system.
- Install a secure bicycle storage area on site, with longer term storage for employees and shorter term storage for customers.
- Enroll employees in the LimeBike program, a dockless bike share that will help employees (or customers) connect to the Commuter Rail and Green Line.
- Reimburse employees who regularly walk to work the cost of a new pair of walking shoes each calendar year.
- Incentivize employees to carpool with small bonuses or other programs as appropriate.
- If necessary, Ascend Mass, LLC may also provide a shuttle, or vouchers for transportation network companies (e.g. Uber or Lyft) in order to make last mile connections to transit.