

VIRTUAL SECOND NEIGHBORHOOD MEETING

To: Neighbors of 620 Broadway, Somerville
(Former Shield Gas Station)
From: The 620 Broadway, LLC, Owner and
Botanica, LLC, Tenant

WHEN: June 29, 2022 @ 6:00 p.m.

Zoom info:

June 29, 2022 06:00 PM Eastern Time

Join Zoom Meeting:

<https://us02web.zoom.us/j/86110368030>

Meeting ID: 861 1036 8030

Call in Info:

Meeting Phone No.: 1-646-558-8656

Meeting ID: 861 1036 8030

Find your local number: <https://us02web.zoom.us/j/86110368030>

This is the Second Neighborhood Meeting pursuant to Somerville Zoning Ordinance, Section 15.1.3, Section 15.2.1.d.(ii)(b) and Section 15.3.2.d.(i)(d), the owner of 620 Broadway, The 620 Broadway LLC and its tenant, Botanica, LLC (collectively, the Applicant), will present (i) its Site Plan to redevelop the property with a 1-story building, and (ii) its Special Permit for Cannabis Retail Sales, Somerville Zoning Ordinance, Table 6.2.13 Permitted Uses – Cannabis Establishment. The building Design Review was duly conducted by the Urban Design Commission at its March 22, 2022 meeting. The Zoning Board of Appeals granted a height variance in this regard on December 5, 2021. The purpose of this Second Neighborhood Meeting is to present and discuss the proposed Site Plan and Special Permit in accordance with the Zoning Ordinance, as noted.

FOR MORE INFO OR WITH QUESTIONS CONTACT:

Ward 5 City Councilor Beatriz Gomez-Mouakad - gomezmouakad.ward5@gmail.com or (617) 216-0199.

The Neighborhood Flyer was hand delivered approximately 2 weeks prior to the June 29, 2022 Neighborhood Meeting.

All abutters from the Somerville and Medford Abutters List were notified.

In addition to hand delivery, the flyers were emailed to the following people 2 weeks prior meeting: David Gibbs from CAAS, Robert McWatters, William Roache, Highland Development, Peter Miller and other local business.

MBL	Owner 1	Owner 2	Address	Unit	Owner Address 1	Owner City	Owner State	Owner Zip Code
27-B-4	MBTA	C/O MARK DOYLE R E DIRECTOR	647 BROADWAY		10 PARK PLAZA SUITE 5720	BOSTON	MA	02116
27-B-5	DIALYSIS CLINIC INC	C/O DAVID COX	645 BROADWAY		1633 CHURCH ST SUITE 500	NASHVILLE	TN	37203
27-B-5	DIALYSIS CLINIC INC	C/O DAVID COX	645 BROADWAY		1633 CHURCH ST SUITE 500	NASHVILLE	TN	37203
27-B-9	MILLER MARY E	C/O NARDONE PROPERTY GROUP LP	WINCHESTER ST		160 OLYMPIA AVE	WOBBURN	MA	01801
27-C-1	GILLIS DUSTIN J & CHENG TING TING		611 BROADWAY #1	1	611 BROADWAY 1	SOMERVILLE	MA	02144
27-C-1	CENCI MICHAEL J & DEBRAH R		611 BROADWAY #2	2	611 BROADWAY #2	SOMERVILLE	MA	02144
27-C-2	CORREIA JR DELMIRO & DELMIRO III		605 BROADWAY		276 SUMMER ST	SOMERVILLE	MA	02144
27-C-3	BUCCELLI JAMES & JOHN TRUSTEES	BUCCELLI REALTY TRUST	597 BROADWAY		19 HERITAGE DR	WOBBURN	MA	01801
27-C-4	595 BROADWAY LLC		595 BROADWAY		20 WHEELER APT 2	SOMERVILLE	MA	02145
27-D-1	HOUNAIN ABDEL FETTAH		594 BROADWAY		594 BROADWAY	SOMERVILLE	MA	02145
27-D-12	EUREKA REAL ESTATE INVESTMENT LLC	C/O JAMES PAI	20 WILSON AVE		139 CENTRE STREET SUITE 304	NEW YORK	NY	10013
27-D-13	RAVICZ LISA TRUSTEE	LISA RAVICZ FAMILY TRUST	16 WILSON AVE		40 PEMBERTON ST	CAMBRIDGE	MA	02140
27-D-14	SUN TIMOTHY & CHANG TINA JOAN		14 WILSON AVE #1	1	14 WILSON AVE 1	SOMERVILLE	MA	02145
27-D-14	MEINTJES PETER		14 WILSON AVE #2	2	14 WILSON AVE 2	SOMERVILLE	MA	02145
27-D-15	COX ELIZABETH & BRENDAN		10 WILSON AVE		10 WILSON AVE	SOMERVILLE	MA	02144
27-D-16	JOU LIN YING		6 WILSON AVE #1	1	6 WILSON AVE #1	SOMERVILLE	MA	02144
27-D-16	ANDANI KHALIL & SHIVJI ALIYAH		6 WILSON AVE #2	2	6 WILSON AVE #2	SOMERVILLE	MA	02144
27-D-2	590 BROADWAY LLC		590 BROADWAY		1770 MASS AVE #145	CAMBRIDGE	MA	02140
27-D-3	7-ELEVEN #32473	C/O SOUTHLAND CORP TAX 0125	580 BROADWAY		PO BOX 711	DALLAS	TX	75221
27-D-4	CUMMINGS E MALCOM	S/O CUMMINGS MALCOLM & SALT NAIMA	292 CEDAR ST		292 CEDAR ST	SOMERVILLE	MA	02144
27-D-9	GRENHAM PATRICK C & CARINA A		278 CEDAR ST #1	1	278 CEDAR ST #1	SOMERVILLE	MA	02144
27-D-9	GRENHAM PAUL C & ELIZABETH		278 CEDAR ST #2	2	278 CEDAR ST #2	SOMERVILLE	MA	02144
27-E-1	SALERNO NICHOLAS P & ANTHONY P		151 BOSTON AVE		14 F KENNESON RD	SOMERVILLE	MA	02145
27-E-10	MCAULEY ROBERT		119 BOSTON AVE		1 BANKS ST	SOMERVILLE	MA	02144
27-E-11	FEMIA MARIA & BOUDREAU OLGA		115 BOSTON AVE		5892 HAWKS CORNER	PALM HARBOR	FL	34685
27-E-12	SHWOM JEFFERY & HAY CARLING		111 BOSTON AVE #1	1	111 BOSTON AVE 1	SOMERVILLE	MA	02144
27-E-12	BEN-JOSEF SHAHAR & MCGIRR FREDERICK		111 BOSTON AVE #2	2	111 BOSTON AVE 2	SOMERVILLE	MA	02144
27-E-13	SHAWGO RYAN & REBECCA S		109 BOSTON AVE		109 BOSTON AVE	SOMERVILLE	MA	02144
27-E-14	VENTURO MARIA FRO LIFE	VENTURO PAUL	105 BOSTON AVE		105 BOSTON AVE	SOMERVILLE	MA	02144
27-E-15	JEAN-REJOUIS ABEL		103 BOSTON AVE		103 BOSTON AVE	SOMERVILLE	MA	02144
27-E-16	62 COLLEGE AVE TRUST LLC		99 BOSTON AVE		30 COLLEGE AVE	SOMERVILLE	MA	02144
27-E-17	GARAFOLA KRISTIE		95 BOSTON AVE	95	1768 LEIMERT BLVD	OAKLAND	CA	94602
27-E-17	BELDEN LISA		97 BOSTON AVE	97	97 BOSTON AVE	SOMERVILLE	MA	02144
27-E-18	SINGH PARAMJIT	KAUR GURPREET	93 BOSTON AVE		93 BOSTON AVE	SOMERVILLE	MA	02144
27-E-3	CAMARA VICTOR P & DEBORAH P		143 BOSTON AVE		143 BOSTON AVE	SOMERVILLE	MA	02144
27-E-4	KASSAY JAN & BARAKAT ZEID		137 BOSTON AVE	137	137 BOSTON AVE	SOMERVILLE	MA	02144
27-E-4	QU HUBOYAN		139 BOSTON AVE	139	139 BOSTON AVE	SOMERVILLE	MA	02144
27-E-5	KHAUND DIPAK C TRUSTEE	THE BOSTON AVE NOMINEE TRUST	135 BOSTON AVE		15 FERRY ST#13	EVERETT	MA	02149
27-E-6	RICHARDS III ASHLEY & PEATS B TRUSTEES	RICHARDS PEATS FAMILY TRUST	133 BOSTON AVE		87 EDWARDS ST	PORTLAND	ME	04102
27-E-7	GALVIN DAVID J & GALVIN DAVID JR	S/O 129 BOSTON AVE LLC	129 BOSTON AVE		9 GREGORY LANE	READING	MA	01867
27-E-8	MCMAHON SHANE R		125 BOSTON AVE		125 BOSTON AVE	SOMERVILLE	MA	02144
27-E-9	STIFANO GIUSEPPINA & RICCHIUTI SALVATORE		121 BOSTON AVE	1	121 BOSTON AVE #1	SOMERVILLE	MA	02144
27-E-9	HESTER MARY J		121 BOSTON AVE	2	121 BOSTON AVE #2	SOMERVILLE	MA	02144
27-G-1	COGLIANI MICHAEL G & CAROL FOR LIFE	S/O COGLIANI CAROL FOR LIFE ET AL	112 BOSTON AVE		112 BOSTON AVE	SOMERVILLE	MA	02144
27-G-2	MANDEL ALISON		110 BOSTON AVE #1	1	110 BOSTON AVE #1	SOMERVILLE	MA	02144
27-G-2	BLACK SIERRA LEAH		110 BOSTON AVE #2	2	110 BOSTON AVE #2	SOMERVILLE	MA	02144
27-G-3	LACOURT FOUNDATION LLC		104 BOSTON AVE		30 COLLEGE AVE	SOMERVILLE	MA	02144
27-H-1	SELBY SEAN KIENZLE	STRATTON SHARI L	132 BOSTON AVE		26 HARLON ST	ARLINGTON	MA	02474
27-H-2	ELLADIS GEORGE & SPYRIDOULA		128 BOSTON AVE		128 BOSTON AVE	SOMERVILLE	MA	02144
27-H-3	MAY NICOLE J TRUSTEE FOR LIFE	NICOLE MAY 2010 LIVING TRUST	124 BOSTON AVE		124 BOSTON AVE	SOMERVILLE	MA	02144
27-H-4	JOHNSTON MILDRED M FOR LIFE	JOHNSTON ROBERT F ET AL	116 PEARSON AVE		116 PEARSON AVE	SOMERVILLE	MA	02144
27-H-5	MORINO KENNETH M & DECKER NANCY		112 PEARSON AVE #1	1	186 SCHOOL ST	ACT	MA	01720
27-H-5	GORING RICHARD	SINGH HANAH ELIZABETH	112 PEARSON AVE #2	2	112 PEARSON AVE #2	SOMERVILLE	MA	02144
27-L-1	MBTA	C/O MARK DOYLE R E DIRECTOR	0 BROADWAY		10 PARK PLAZA SUITE 5720	BOSTON	MA	02116
27-L-2	GASEUS MAXIMUS LLC	A/C O'DONOVAN LAW OFFICE	620 BROADWAY		741 BROADWAY	SOMERVILLE	MA	02144
27-L-3	DISABLED AMERICAN VETERANS OF	WAR CHAPTER 27 GERALD P MAHONE	616 BROADWAY		616 BROADWAY	SOMERVILLE	MA	02145
27-M-1	GAO JING	LUI LI	608 BROADWAY		608 BROADWAY	SOMERVILLE	MA	02144
27-M-10	TRUST DDI REALTY	DANIEL J COYLE TRUSTEE	612 BROADWAY		612 BROADWAY	SOMERVILLE	MA	02144
27-M-2	DA SILVA NEUZA G		604 BROADWAY		606 BROADWAY	SOMERVILLE	MA	02144

27-M-3	VALENTIM REAL ESTATE LLC		602 BROADWAY		42 FELLSMERE ROAD	MALDEN	MA	02148
27-M-4	FALFAN HIRAM & DEBORAH		600 BROADWAY #A	A	600 BROADWAY #A	SOMERVILLE	MA	02144
27-M-4	GANINO ANDREA		600 BROADWAY #B	B	600 BROADWAY UNIT B	SOMERVILLE	MA	02144
27-M-4	600 BROADWAY LLC		600 BROADWAY #C	C	1950 W CORPORATE WAY #5819	ANAHEIM	CA	92801
27-M-5	ANTONELLI CHRISTOPHER R		5 WILSON AVE		5 WILSON AVE	SOMERVILLE	MA	02145
27-M-6	DINES RACHEL A		9 WILSON AVE		9 WILSON AVE	SOMERVILLE	MA	02144
27-M-7	FLANNERY LENA W & PAUL E		13 WILSON AVE		13 WILSON AVE	SOMERVILLE	MA	02144
27-M-8	LEACH JOSHUA FULTON		15 WILSON AVE #1	1	15 WILSON AVE 1	SOMERVILLE	MA	02145
27-M-8	DYLAG SAMUEL & BEECHER MEGAN		15 WILSON AVE #2	2	15 WILSON AVE 2	SOMERVILLE	MA	02145
FILE	CITY OF SOMERVILLE		93 HIGHLAND AVE			SOMERVILLE	MA	02143

Property Address	Owner Name	Owner 2	Owner's Street Address	Owner's City	Owner's State	Owner's Zip Code
0 Lawn PK	96-102 Winchester Street LLC	c/o Nardone Electrical Corp	160 Olympia Ave	Woburn	MA	01801
0 Winchester Street	Dialysis Clinic Inc		1633 church St-STE 500	Nashville	TN	37203
0 Winchester Street	Dialysis Clinic Inc		1633 church St-STE 500	Nashville	TN	37203
0 Winchester Street	96-102 Winchester Street LLC	c/o Nardone Electrical Corp	160 Olympia Ave	Woburn	MA	01801
100 Winchester Street	96-102 Winchester Street LLC	c/o Nardone Electrical Corp	160 Olympia Ave	Woburn	MA	01801
104 Winchester Street	96-102 Winchester Street LLC	c/o NPG	160 Olympia Ave	Woburn	MA	01801
56 Newbern Ave	Ghareeb Melissa N		56 Newbern Ave	Medford	MA	02155
58 Newbern Ave	McLean Donna L		58 Newbern Ave	Medford	MA	02155
597 Broadway	Buccelli John & James		368 Highland Ave	Somerville	MA	02143
605 Broadway	Correia Delmiro JR		276 Summer St, Apt 2	Somerville	MA	02144
611 Broadway	Cenci Diane M		12 Henzie St	Reading	MA	01867
62 Newbern Ave	Nardone Property Group Limited P		160 Olympia Ave	Woburn	MA	01801
643 Broadway	Dialysis Clinic Inc		1633 church St-STE 500	Nashville	TN	37203
7 Alfred Street	Bandar Victoria		7A Alfred St	Medford	MA	02155
71 Albion Street	Seferian Charles		40 Albion St	Medford	MA	02155
72 Albion Street	Avola Cynthia		74 Albion St	Medford	MA	02155
72 Newbern Ave, Unit 1	Chang Shang		1 Misson Way	Canton	MA	02021
72 Newbern Ave, Unit 2	Judge Maria S		72 Newbern Ave, Unit 2	Medford	MA	02155
72 Newbern Ave, Unit 3	Rowe William H		72 NewBern Ave, Unit 3	Medford	MA	02155
74 Newbern Ave, Unit 1	Baronas Jane G Trust	Baronas Jane G TRS	80 Sherwood St	Roslindale	MA	02131
74 Newbern Ave, Unit 2	Klumpar Melissa S		74 Newbern Ave, Unit 2	Medford	MA	02155
74 Newbern Ave, Unit 3	Manter Bryan D & Vanessa S	Manter Darren C	73 Newbern Ave, Unit 3	Medford	MA	02155
76 Newbern Ave, Unit 1	Davainus Dava Jo		76 Newbern Ave, Unit 1	Medford	MA	02155
76 Newbern Ave, Unit 3	Marshall Joan L		76 Newbern Ave, Unit 2	Medford	MA	02155
76 Newbern Ave, Unit 2	Walsh Mary D		76 Newbern Ave, Unit 3	Medford	MA	02155
77 Albion Street	Hanley Kevin J	Hanley Janet M	77 Albion St	Medford	MA	02155
78 Newbern Ave, Unit 1	Erickson Robert A		127 Lake St	Brighton	MA	02135
78 Newbern Ave, Unit 2	Schwartz Michael P		78 Newbern Ave, Unit 2	Medford	MA	02155
78 Newbern Ave, Unit 3	Dahlben Lindsay		78 Newbern Ave, Unit 78-3	Medford	MA	02155
80 Newbern Ave, Unit 1	Feeney Carol F	Holland Jonathan Adam	80 Newbern Ave, Unit 1	Medford	MA	02155
80 Newbern Ave, Unit 2	Langmaid Judith A		80 Newbern Ave, Unit 2	Medford	MA	02155
80 Newbern Ave, Unit 3	Sasongko Sun		56 Meacham Road	Somerville	MA	02144
81 Albion Street	Dakoyannis Louis & Georgia		18 Rolling Lane	Dover	MA	02030-2446
82 Newbern Ave, Unit 1	Preston Ralph A		86 West Street	Reading	MA	01867
82 Newbern Ave, Unit 2	Mead Justin P	Muscatiello Elizabeth G	82 Newbern Ave, Unit 2	Medford	MA	02155
82 Newbern Ave, Unit 3	Cornelison Patricia L	Marshall Daryl J	82 Newbern Ave, Unit 3	Medford	MA	02155
84 Newbern Ave, Unit 1	Cohen Daniel	Shevitz Shana	84 Newbern Ave, Unit 1	Medford	MA	02155
84 Newbern Ave, Unit 3	Lynn Mary Anne		84 Newbern Ave, Unit 2	Medford	MA	02155
84 Newbern Ave, Unit 2	Mahoney Constance A		295 Lowell St	Somerville	MA	02145
85 Albion Street	Giannelli Angela Le	Fiannelli Family Irr Trust	85 Albion St	Medford	MA	02155

86 Albion Street	Palermo Joseph A & Maria A		86 Albion St	Medford	MA	02155
86 Newbern Ave, Unit 1	Carvalho Michael S		86 Newbern Ave, Unit 1	Medford	MA	02155
86 Newbern Ave, Unit 2	Terrill Joshua	Mastrangelo Amy	86 Newbern Ave, Unit 2	Medford	MA	02155
86 Newbern Ave, Unit 3	Williams Kristen		86 Newbern Ave, Unit 3	Medford	MA	02155
86 Winchester St U86	Spiliakos Dimitrios P & Caitrin		86 Winchester St, Unit 86	Medford	MA	02155
86 Winchester St U86A	Hart Nicole E	Strumfels Andrew W	86 Winchester St U86A	Medford	MA	02155
88 Winchester Street	Guerrero Kimberly & Hernan		88 Winchester St	Medford	MA	02155
89 Albion Street	Carvalho Irrev Trust	Carvalho Jose M TRS & Carvalho	89 Albion St	Medford	MA	02155
9 Alfred Street	Avola Francis A		9 Alfred St	Medford	MA	02155
91 Winchester Street	Herringshaw Lee		91 Winchester St	Medford	MA	02155
92 Winchester Street	Brienze Steven	Brienze Cindy	92 Winchester St	Medford	MA	02155
96 Winchester Street	96-102 Winchester Street LLC	c/o Nardone Electrical Corp	160 Olympia Ave	Woburn	MA	01801
97 Winchester Street	Kelch Steven	Wilson Susan	97 Winchester St	Medford	MA	02155



BOTANICA
Ball Square — Somerville

3D VIEW

NEIGHBORHOOD
MEETING

JUNE 29 , 2022

PROPOSED BUILDING



EXISTING BUILDING

**PETER
QUINN
ARCHI
TECTS**
ARCHITECTURE
PLANNING
COMMUNITY DESIGN



BOTANICA
Ball Square — Somerville

3D VIEW

NEIGHBORHOOD
MEETING

JUNE 29 , 2022

PROPOSED BUILDING – AERIAL VIEW OVER BROADWAY LOOKING SOUTH

**PETER
QUINN
ARCHI
TECTS**
ARCHITECTURE
PLANNING
COMMUNITY DESIGN



PROPOSED BUILDING – AERIAL VIEW OVER BROADWAY LOOKING WEST

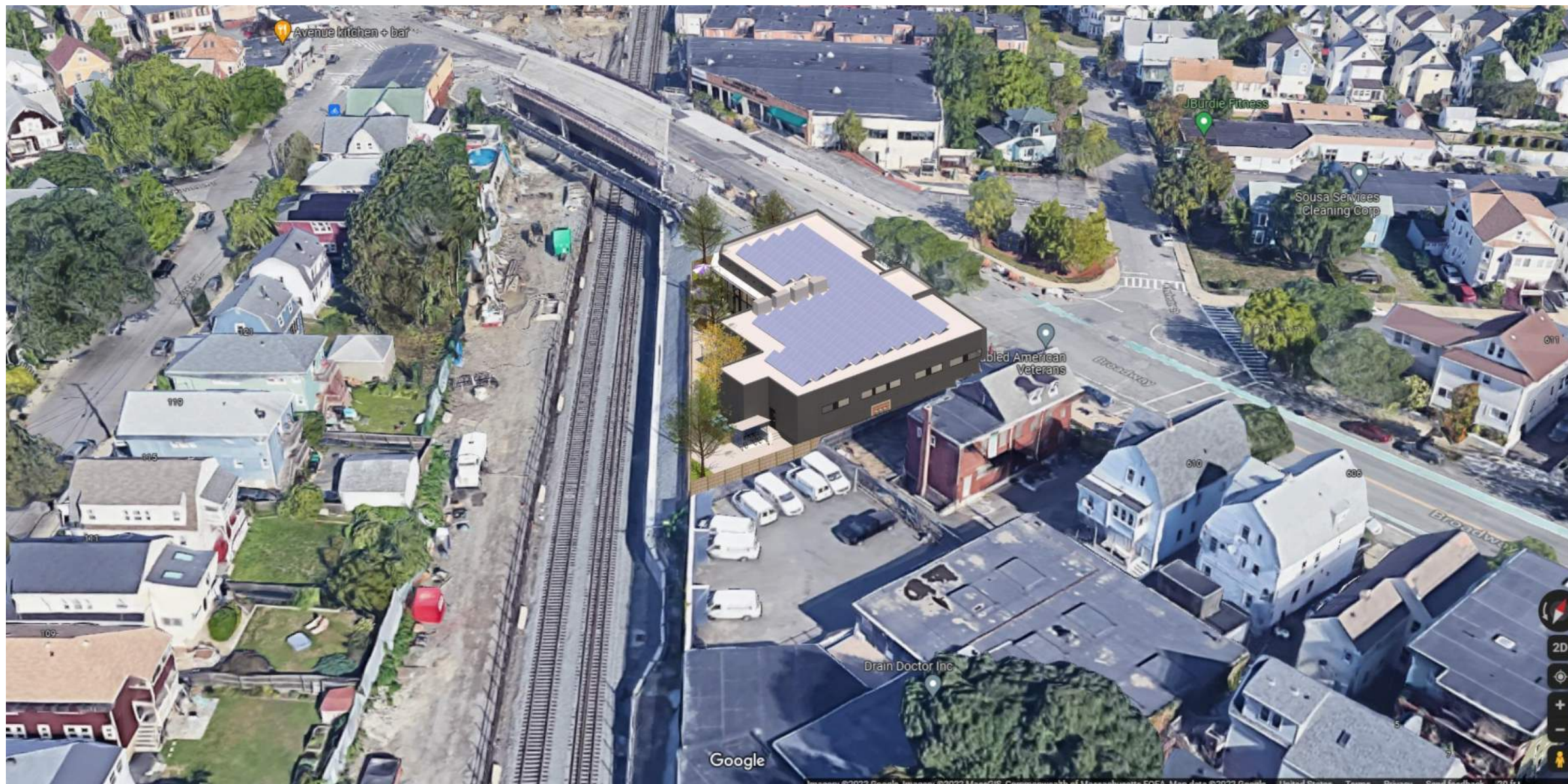
BOTANICA
Ball Square — Somerville

3D VIEW

NEIGHBORHOOD
MEETING

JUNE 29 , 2022

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BOTANICA
Ball Square — Somerville

3D VIEW

NEIGHBORHOOD
MEETING

JUNE 29 , 2022

PROPOSED BUILDING – AERIAL VIEW UP TRACKS LOOKING NORTH

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TECTS**
ARCHITECTURE
PLANNING
COMMUNITY DESIGN



BOTANICA
Ball Square — Somerville

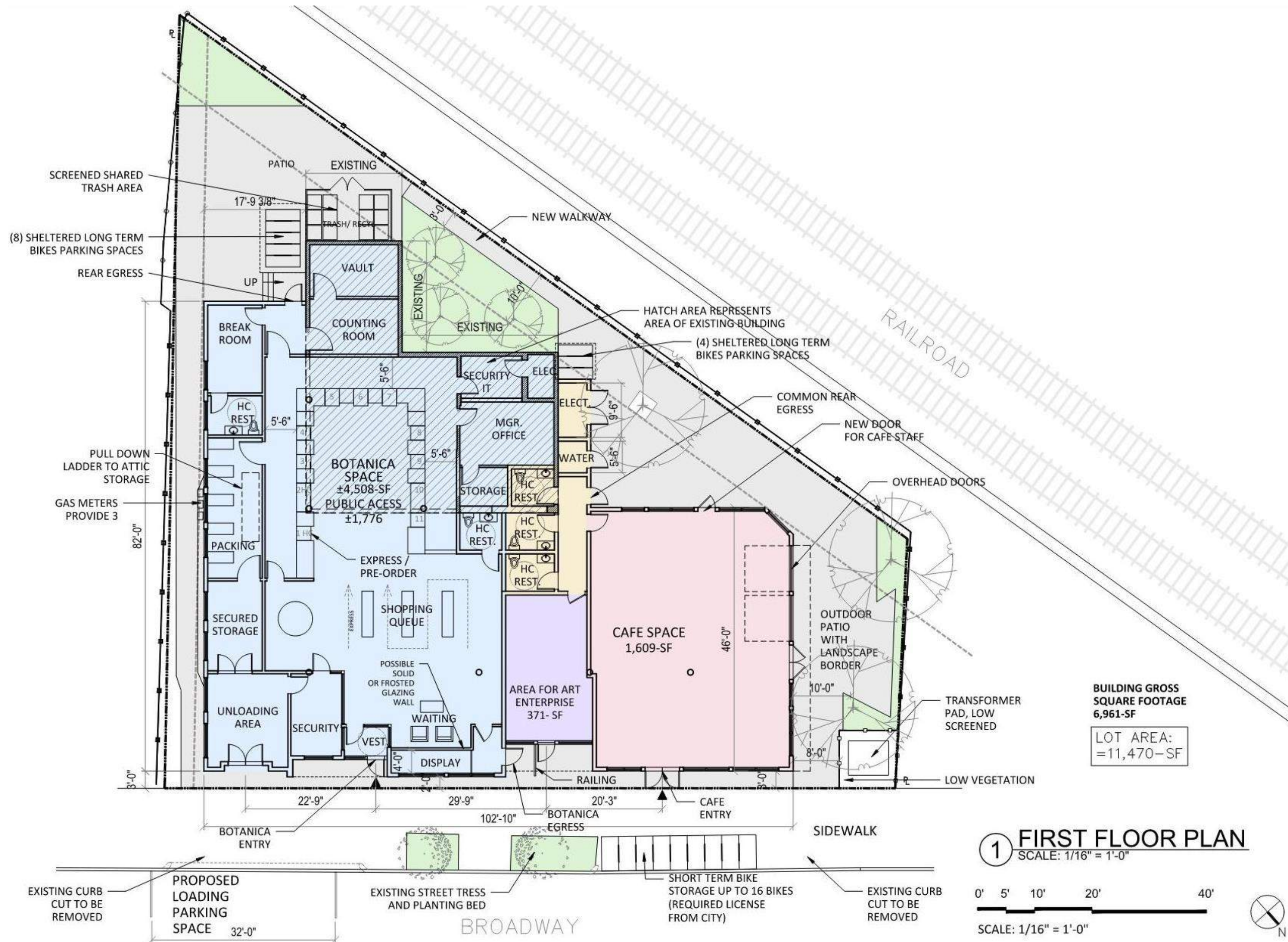
3D VIEW

NEIGHBORHOOD
MEETING

JUNE 29 , 2022

PROPOSED BUILDING – AERIAL VIEW OVER TRACKS LOOKING NORTHEAST

PETER
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COMMUNITY DESIGN



NEIGHBORHOOD MEETING

JUNE 29 , 2022

6



PROBABLE PLANT LIST

SYMB	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
GD	2	<i>Gymnocladus dioica</i>	Coffeetree	2" cal.	B&B Native
PO	2	<i>Platanus occidentalis</i>	American Sycamore	2" cal.	B&B Native
PT	3	<i>Populus tremuloides</i>	Quaking Aspen	2" cal.	B&B Native
SHRUBS & VINES					
CR	12	<i>Campsis radicans</i>	Trumpet Vine	2 gal.	Native
PQ	13	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	2 gal.	Native
PB	2	<i>Pinus banksiana</i> 'Schoodic'	Schoodic Jack Pine	3/4' B&B	Native
TC	18	<i>Taxus canadensis</i>	American Yew	18/24"	Native
PERENNIALS & GRASSES					
cp	100	<i>Carex pensylvanica</i>	Pennsylvania sedge	Pots	Native



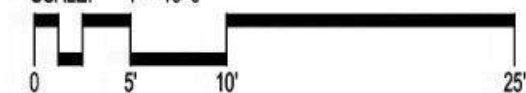


Colored Stamped Concrete Building Entry Apron



Concrete Sidewalk Clean + Simple

SCALE: 1" = 10'-0"





Site Furniture



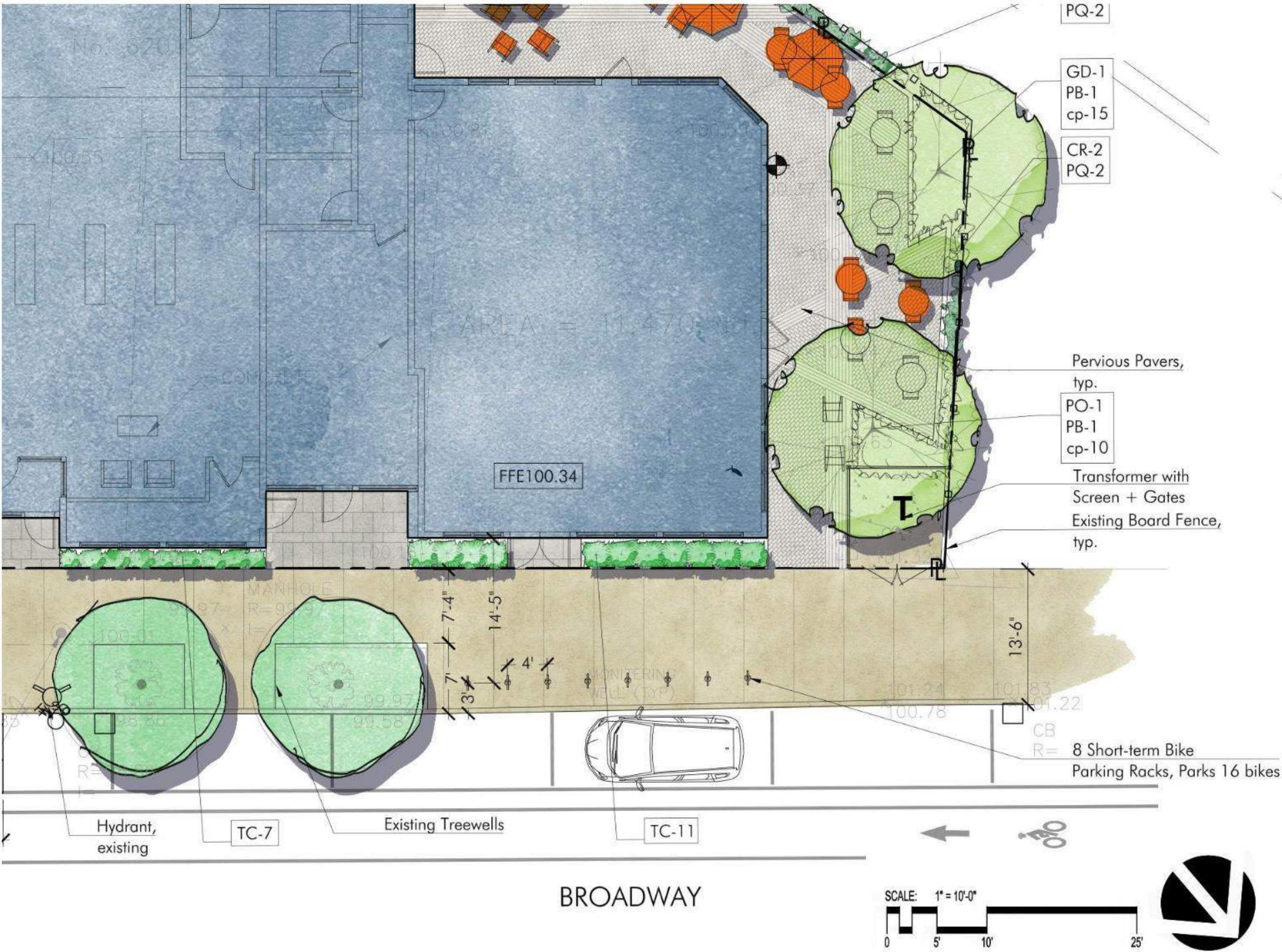
Pervious Paving



City Approved Bike Rack



Greenscreen as Transformer Screen





Bike Garage by Handi-Hut



Pervious Paving



Low-growing meadow

BROADWAY
ELEVATION

NEIGHBORHOOD
MEETING

JUNE 29 , 2022



BROADWAY ELEVATION



BOTANICA
Ball Square — Somerville

MATERIALS

NEIGHBORHOOD
MEETING

JUNE 29 , 2022



1 ALUMINUM TONGUE & GROOVE
LONGBOARD ARCHITECTURAL
PRODUCTS
6" V GROOVE
DARK GRAY



2 ALUMINUM TONGUE & GROOVE
LONGBOARD ARCHITECTURAL
PRODUCTS
4" V GROOVE
DARK FIR



3 TEMPERED GLAZING
ALUMINUM
STOREFRONT
ANODIZED BLACK



4 ALUMINUM CANOPY
POWDER COATING WHITE



5 DARK SKY OUTDOOR
WALL SCONCE AT
ENTRIES
8' ABOVE GRADE
BLACK

**PETER
QUINN
ARCHI
TECTS**
ARCHITECTURE
PLANNING
COMMUNITY DESIGN

RIGHT ELEVATION

NEIGHBORHOOD
MEETING

JUNE 29 , 2022



RIGHT ELEVATION

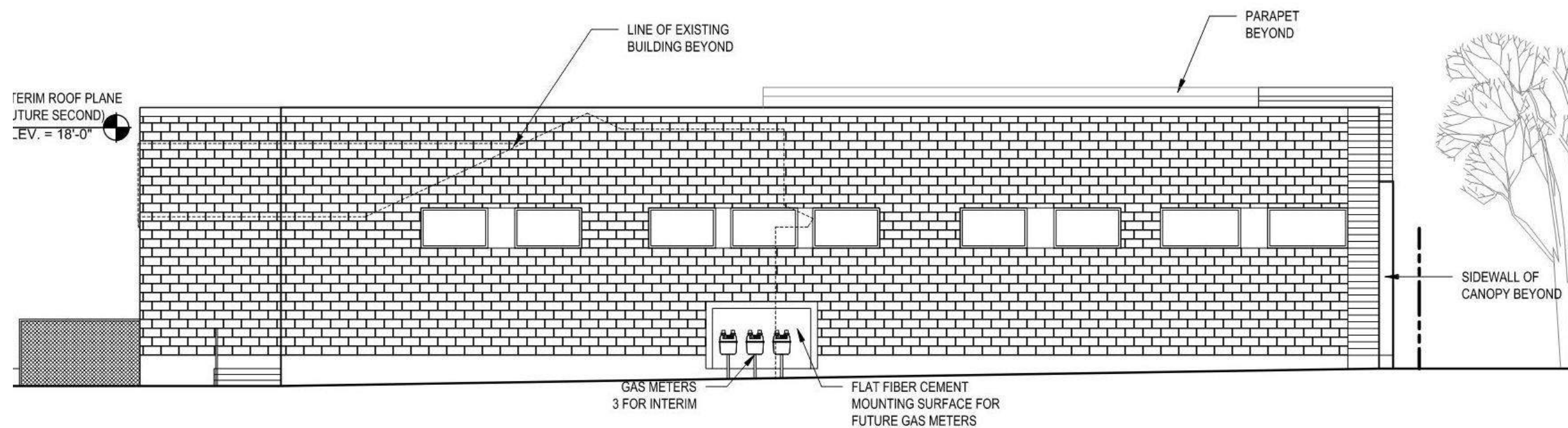
REAR ELEVATION

NEIGHBORHOOD
MEETING

JUNE 29 , 2022



REAR ELEVATION

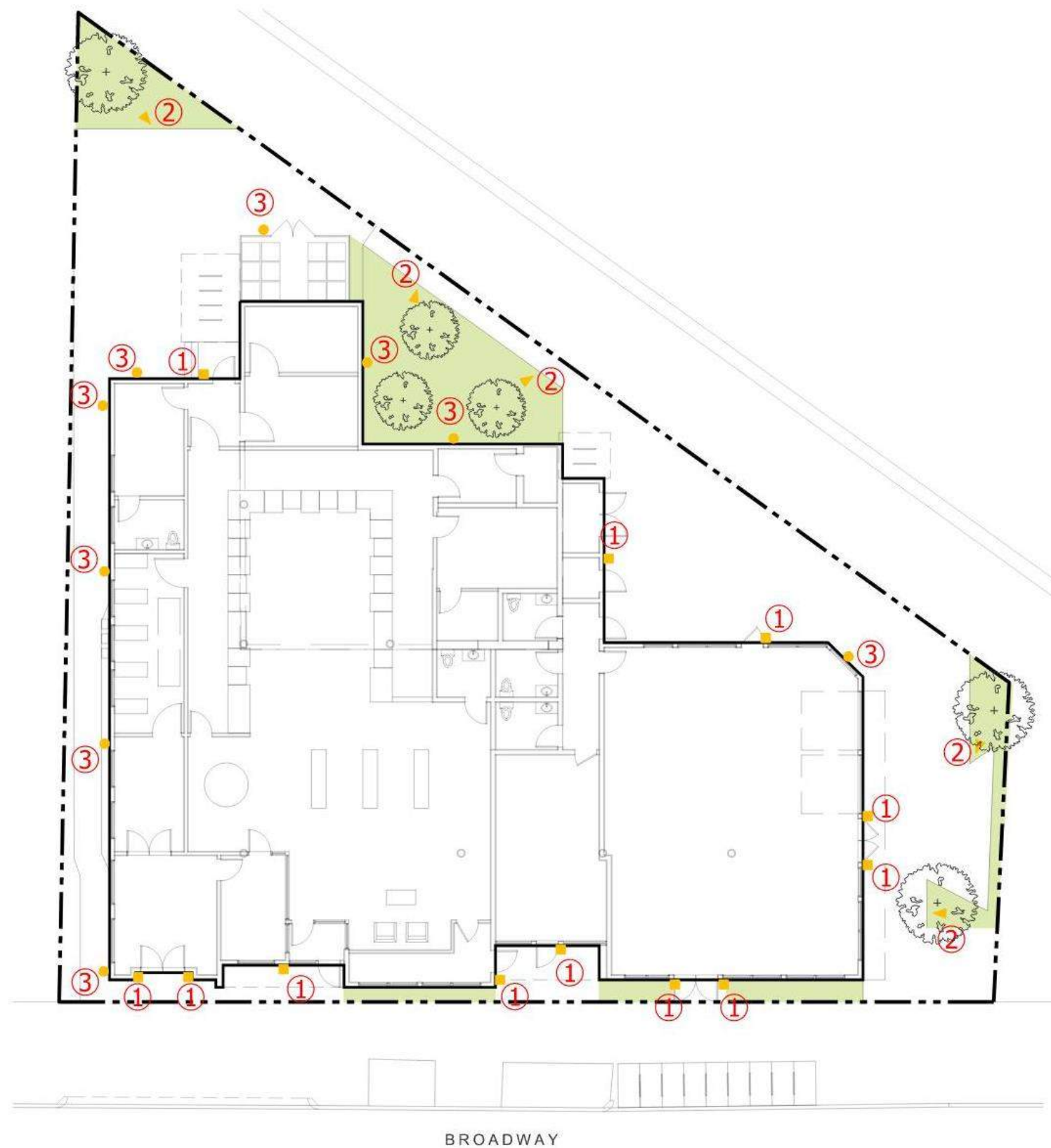


LEFT ELEVATION

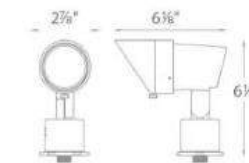
LEFT ELEVATION

NEIGHBORHOOD
MEETING

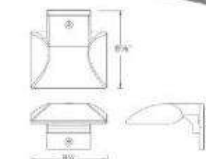
JUNE 29 , 2022



- ① DARK SKY OUTDOOR WALL SCONCE AT ENTRIES:
 - 8' ABOVE FINISHED FLOOR
 - DARK SKY FRIENDLY
 - BLACK



- ② SPOT LIGHT ON LANDSCAPE (ACCENT 5012):
 - ON GRADE, ADJUSTABLE & LOCKABLE BEAM ANGLE
 - INTEGRAL DIMMER



- ③ SPOT LIGHT AT PATIO & WALKWAY (WP - LED2):
 - 9' ABOVE FINISHED FLOOR
 - MULTI-FUNCTION DIMMING

BOTANICA
 Ball Square — Somerville

LIGHTING

NEIGHBORHOOD MEETING

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PETER QUINN ARCHITECTS
 ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN