

SITE NARRATIVE : 362-368 MYSTIC AVENUE, SOMERVILLE, MA 02145

The proposed development at 362-368 Mystic Avenue seeks to adapt and enhance the existing subject property to align with contemporary use demands while maintaining the character and accessibility of the site. Below is a detailed description of the scope of the proposed development and its compliance with applicable review criteria outlined in the Somerville Zoning Ordinance (SZO).

Existing Conditions: The subject property consists of a single-story, multi-tenant structure surrounded on three sides by municipal streets, providing excellent access and natural surveillance. The tenant space for this proposal abuts the front street and includes a secure, fenced-in off-street loading area for deliveries and staff entry. Additionally, the property features existing off-street parking spaces and adjacent on-street parking spaces, making it well-suited for access by various modes of transportation, including public transit, walking, and biking.

Scope of Proposed Development: The proposal involves the following key improvements and uses:

1. Building Renovation:

- Upgrading the exterior façade to enhance visual appeal and integrate with the surrounding streetscape.
- Modifying interior layouts to accommodate the intended use while adhering to accessibility and safety standards.

2. Use Adaptation:

- Establishment of a dispensary in compliance with applicable local and state regulations.
- Creation of spaces optimized for efficient customer service and secure operations.

3. Site Enhancements:

- Improvement of the secure off-street loading area to streamline operations and reduce potential disturbances to the neighborhood.
- Addition of bike racks and pedestrian-friendly pathways to support non-motorized transportation.
- Landscaping upgrades to soften the site's urban context and improve its visual integration into the community.

4. Parking and Accessibility:

- Retention of existing off-street parking spaces, supplemented by the availability of adjacent on-street parking.
- Improvements to pedestrian access, ensuring compliance with ADA standards.

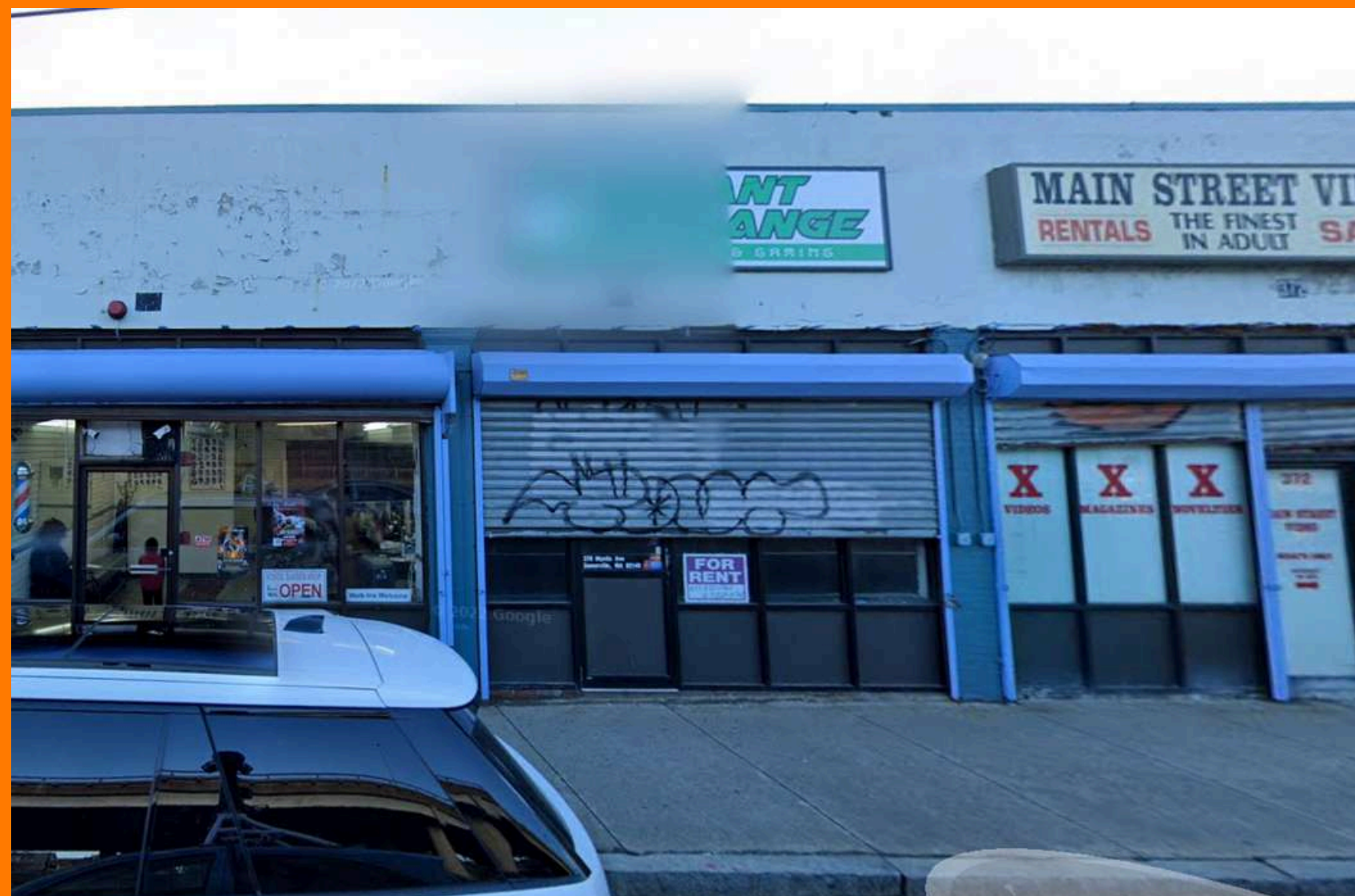
Haze of Somerville

2 0 2 4



Haze of Somerville, LLC will be opening an adult-use marijuana establishment (Dispensary) business located at 362-368 Mystic av Somerville, MA.

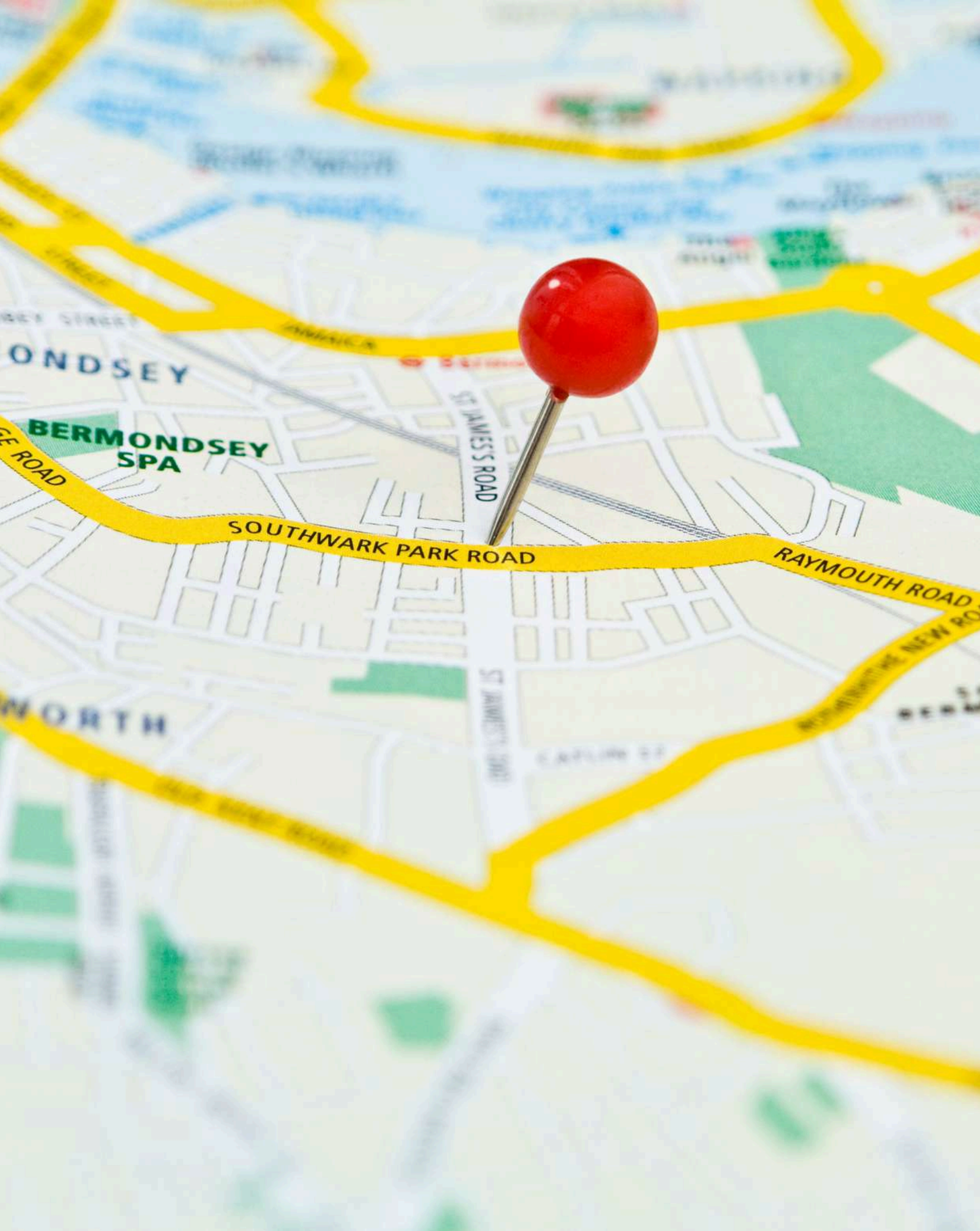




EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

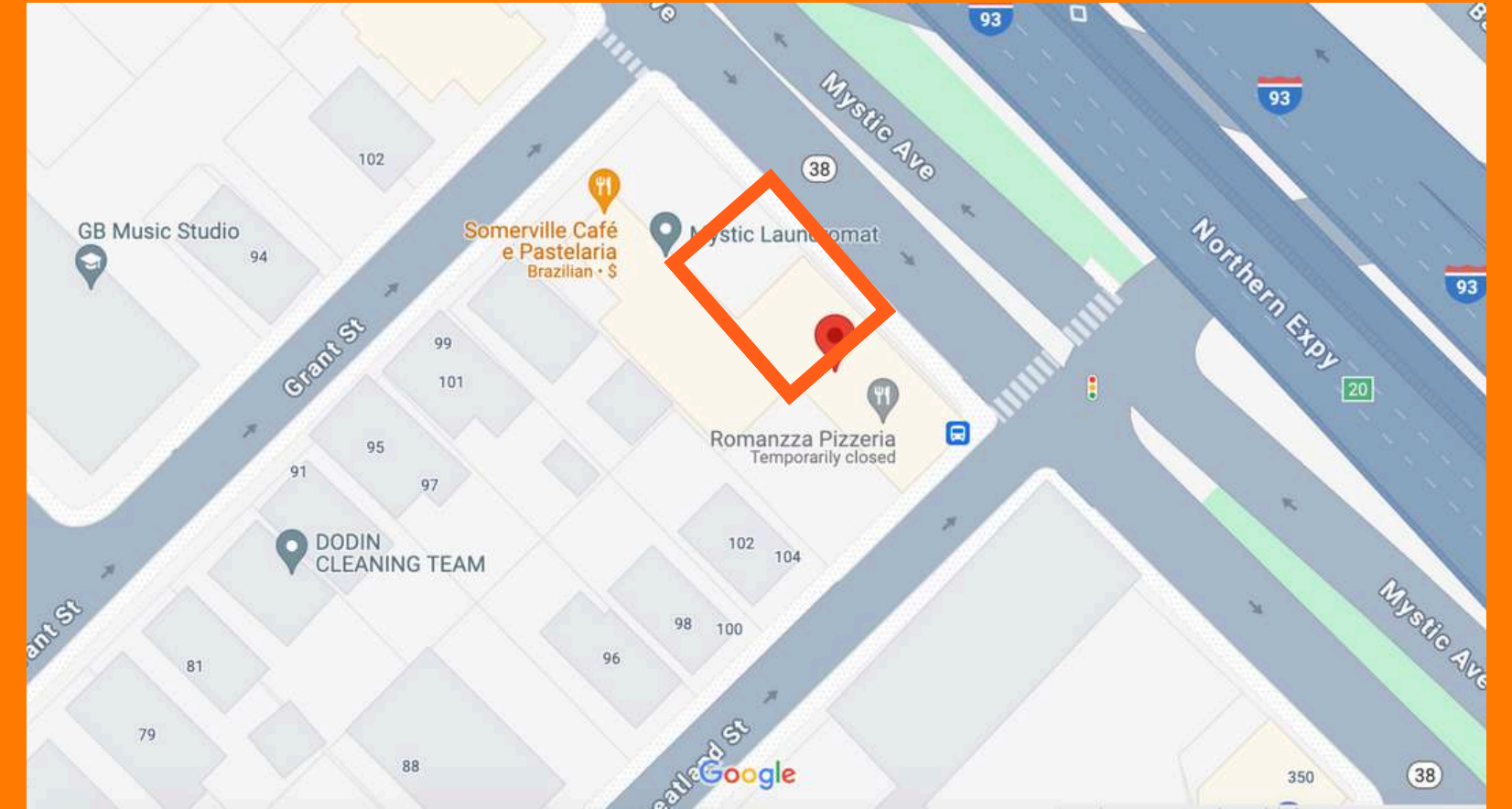


MAPS OF SURROUNDING AREA

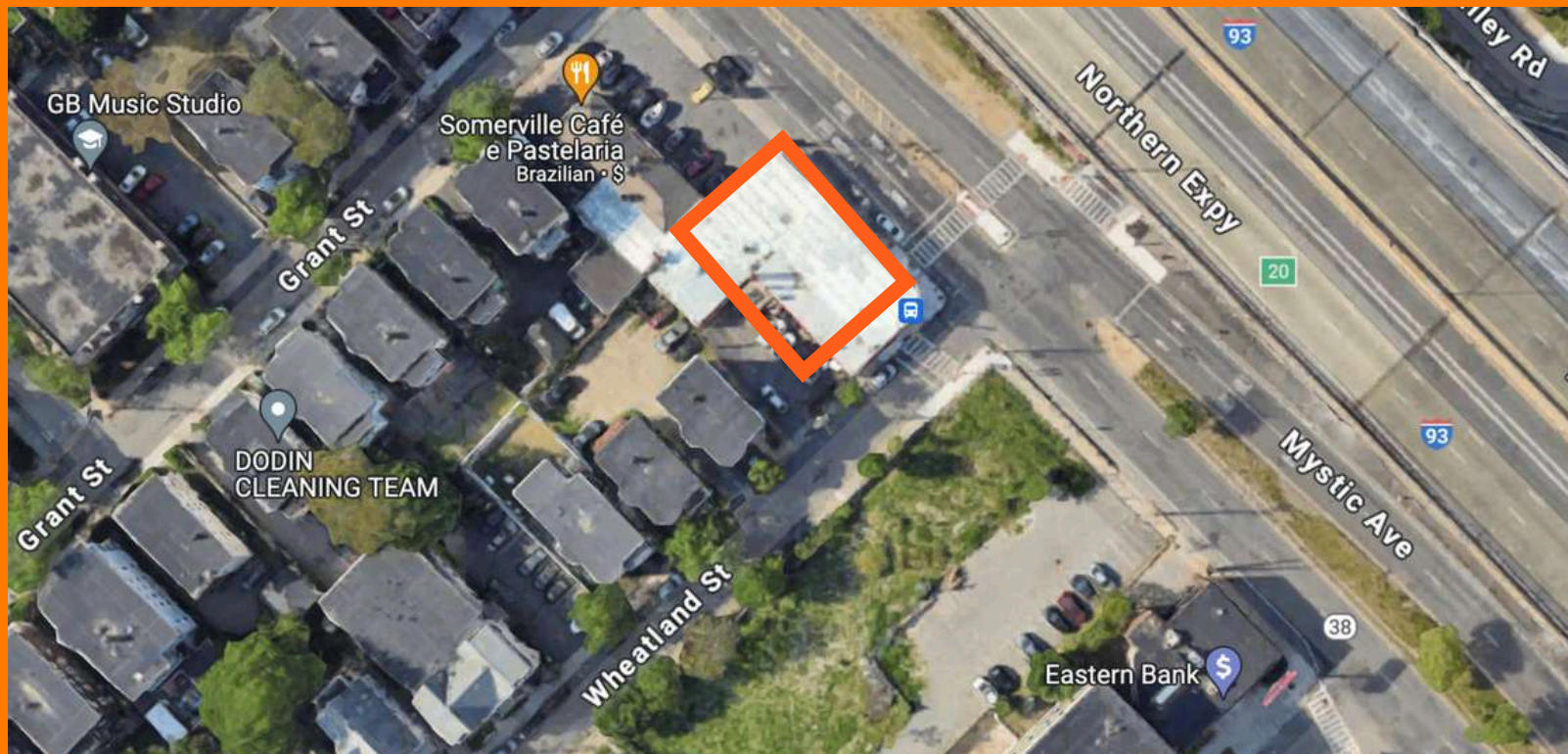
362-368 Mystic Ave
Haze of Somerville, LLC



Aerial Perspective



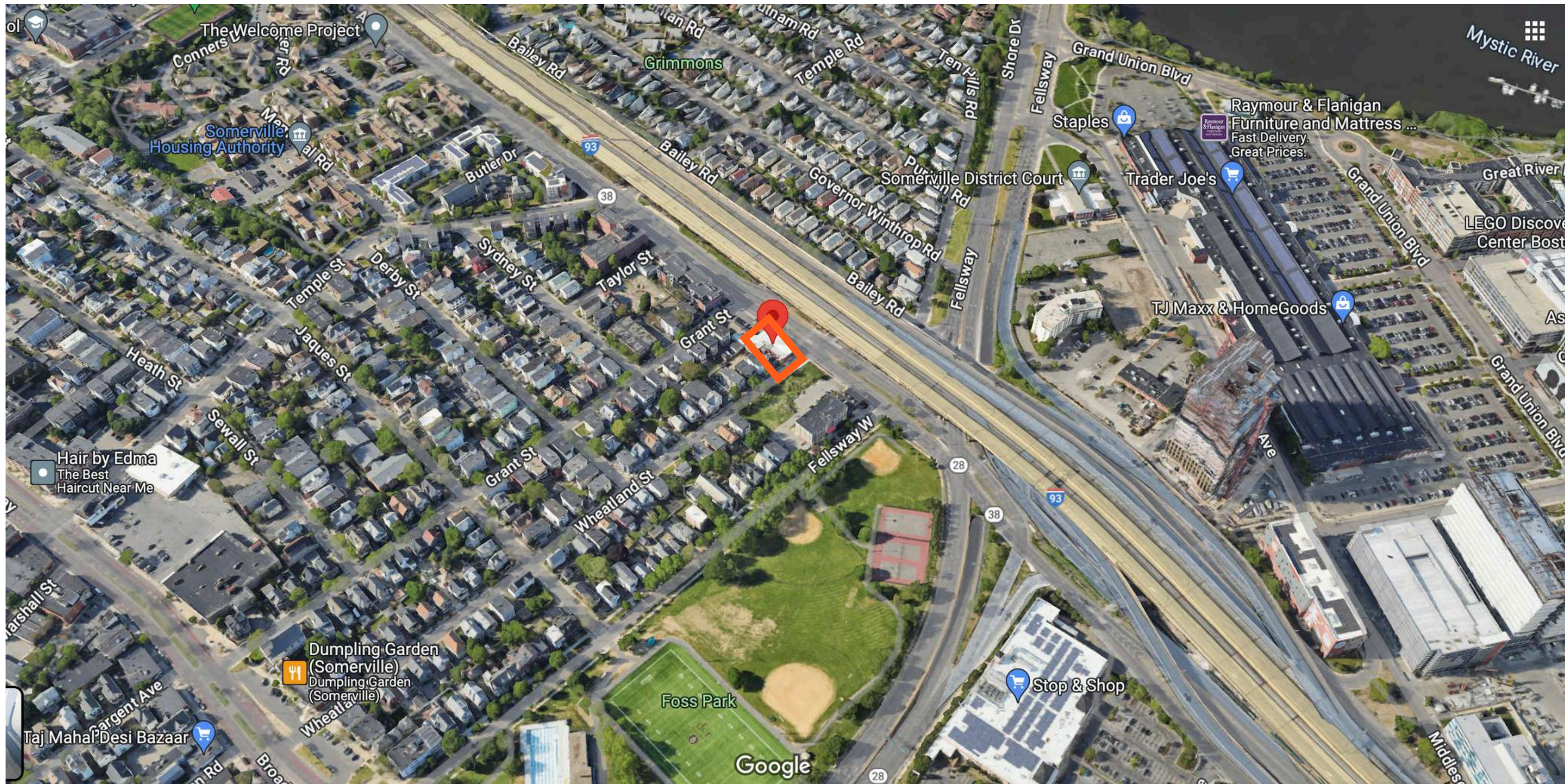
Locus Map

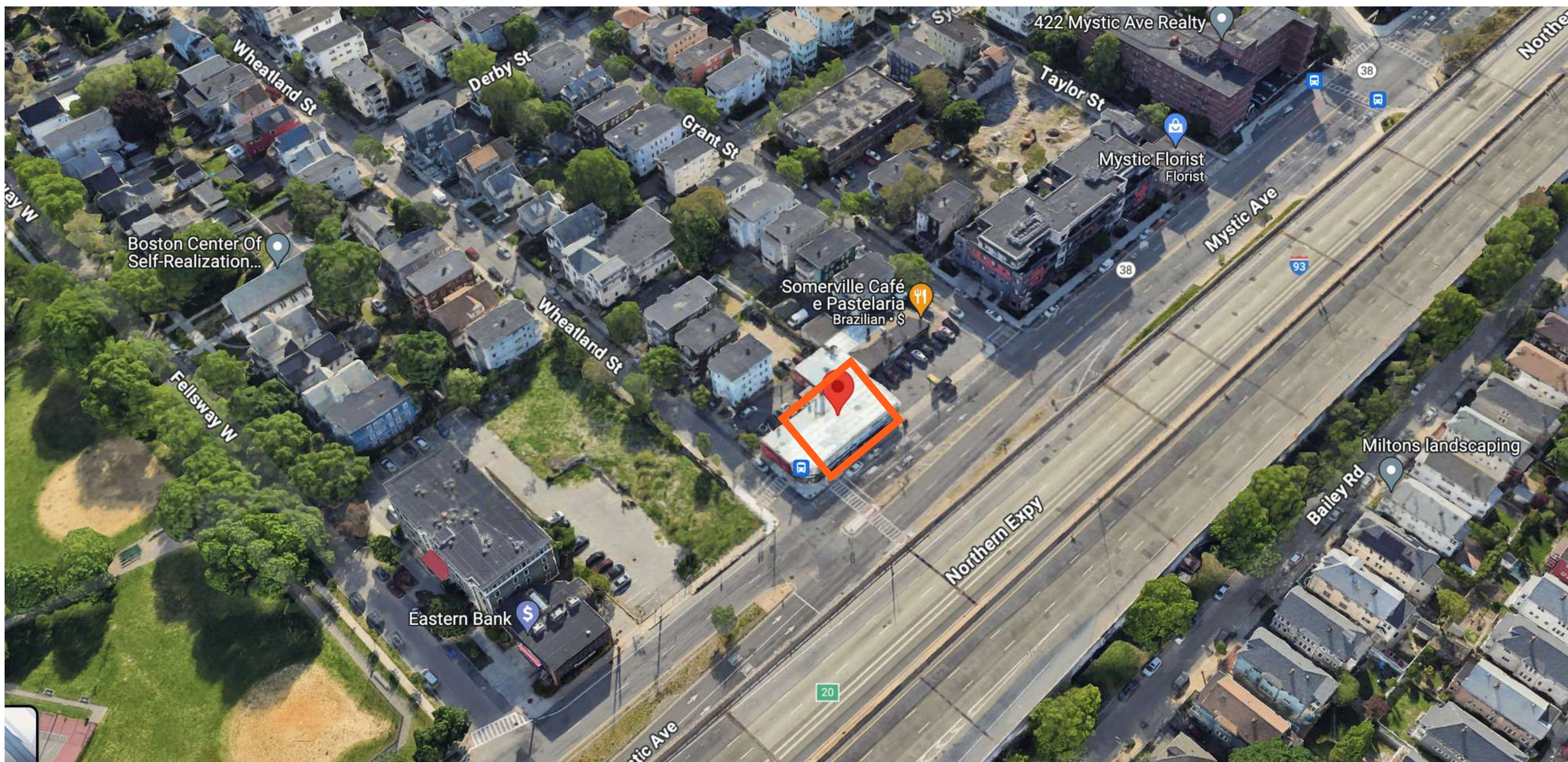


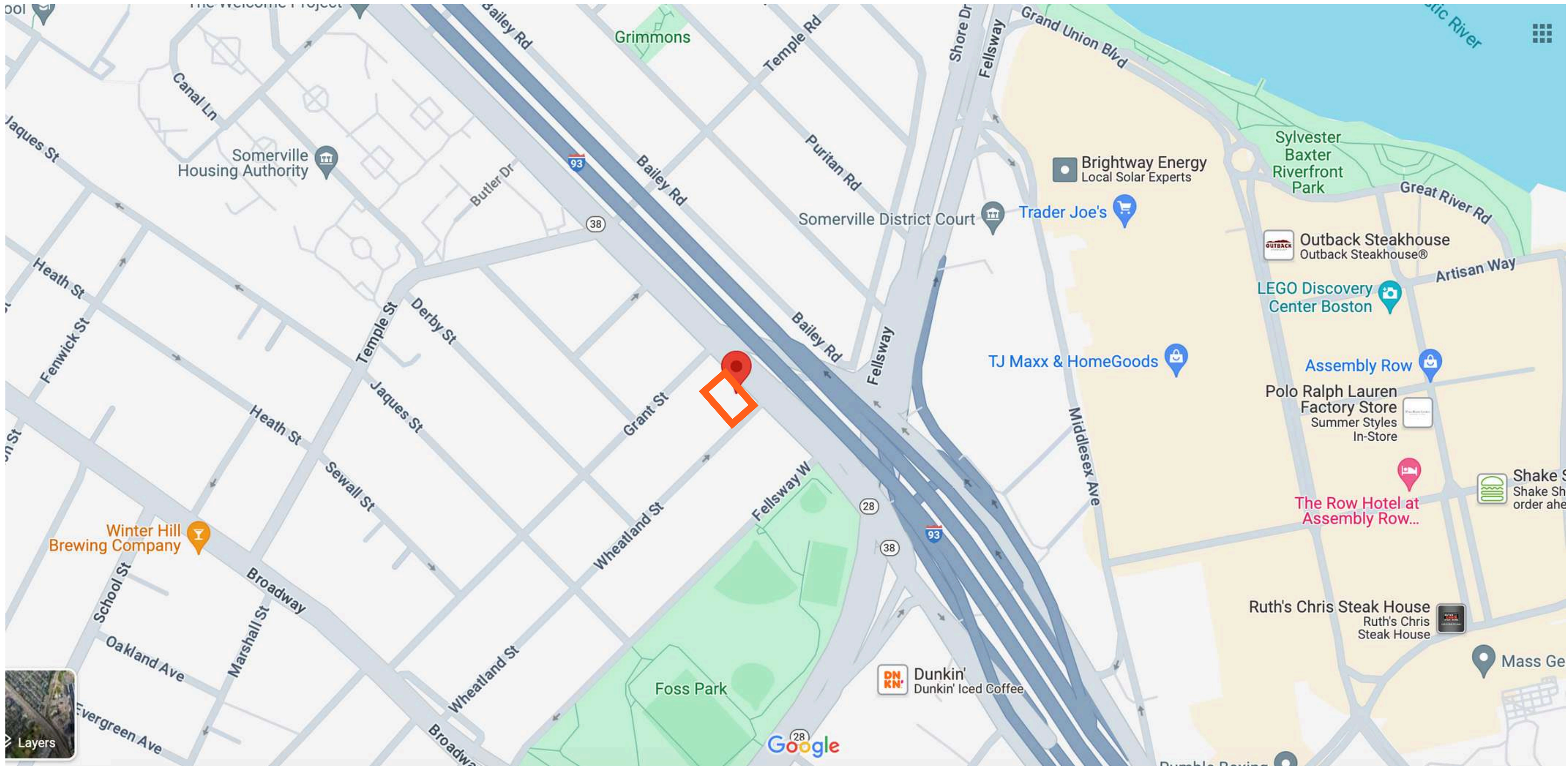
Aerial



Street View







FLOOR PLAN

SECURITY DEVICE LEGEND			
	ALARM CONTROL & SECURITY RECORDING EQUIPMENT		ALARM DOOR/ WINDOW CONTACT
	ALARM CELLULAR COMMUNICATOR		EXTERIOR CAMERA
	ALARM KEYPAD		INTERIOR CAMERA
	ALARM MOTION DETECTOR		ACCESS CARD READER (LIMITED ACCESS DOOR)
	ALARM WALL VIBRATION DETECTOR		360 DEGREE CAMERA
	PANIC BUTTON		VAULT SYSTEM



1 EXISTING CONDITION DOCUMENTATION
SCALE: N.T.S.



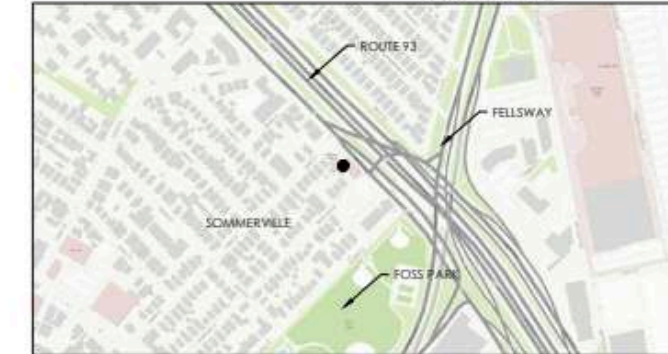
2 EXISTING CONDITION DOCUMENTATION
SCALE: N.T.S.



4 PROPOSED EXTERIOR
SCALE: N.T.S.

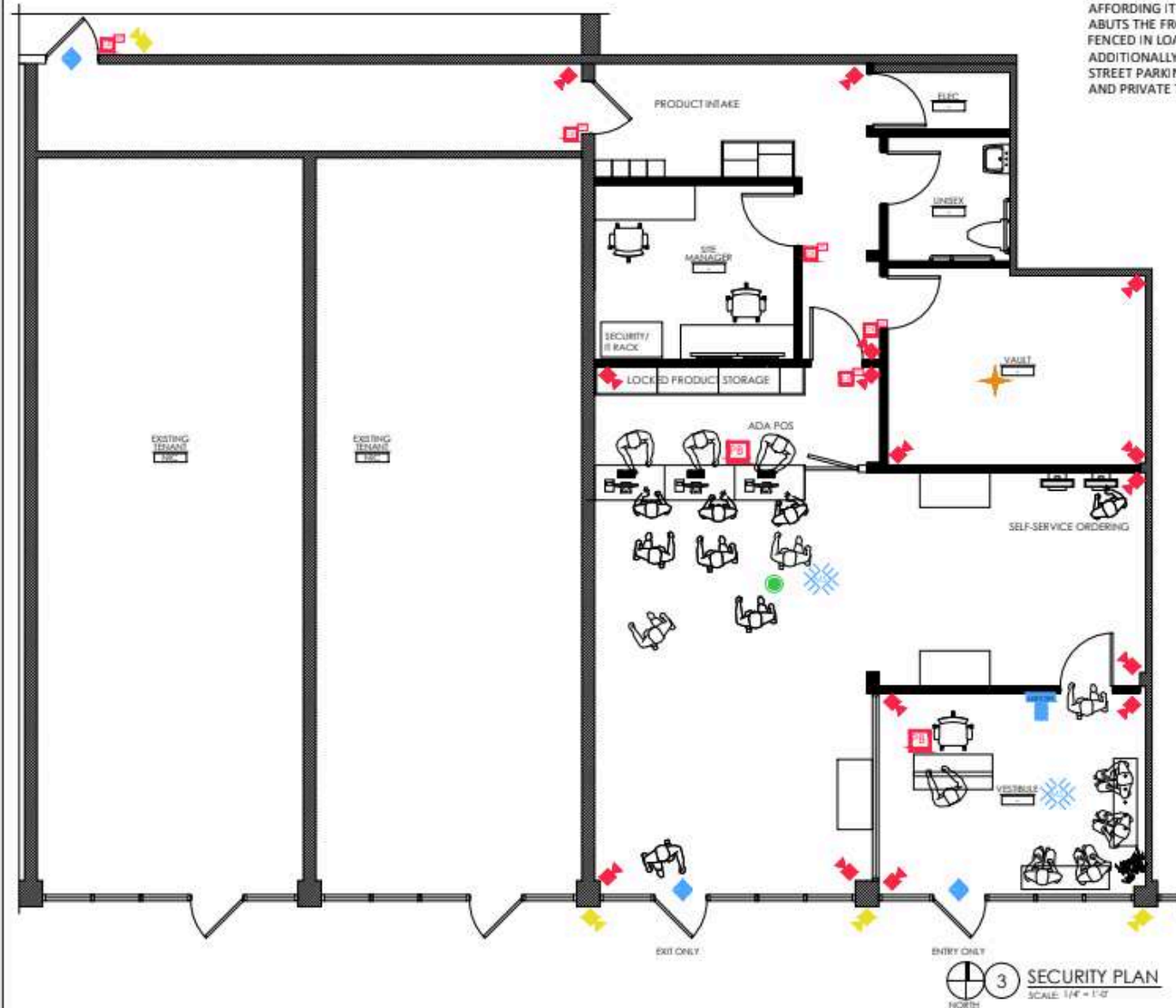


5 PROPOSED EXTERIOR
SCALE: N.T.S.

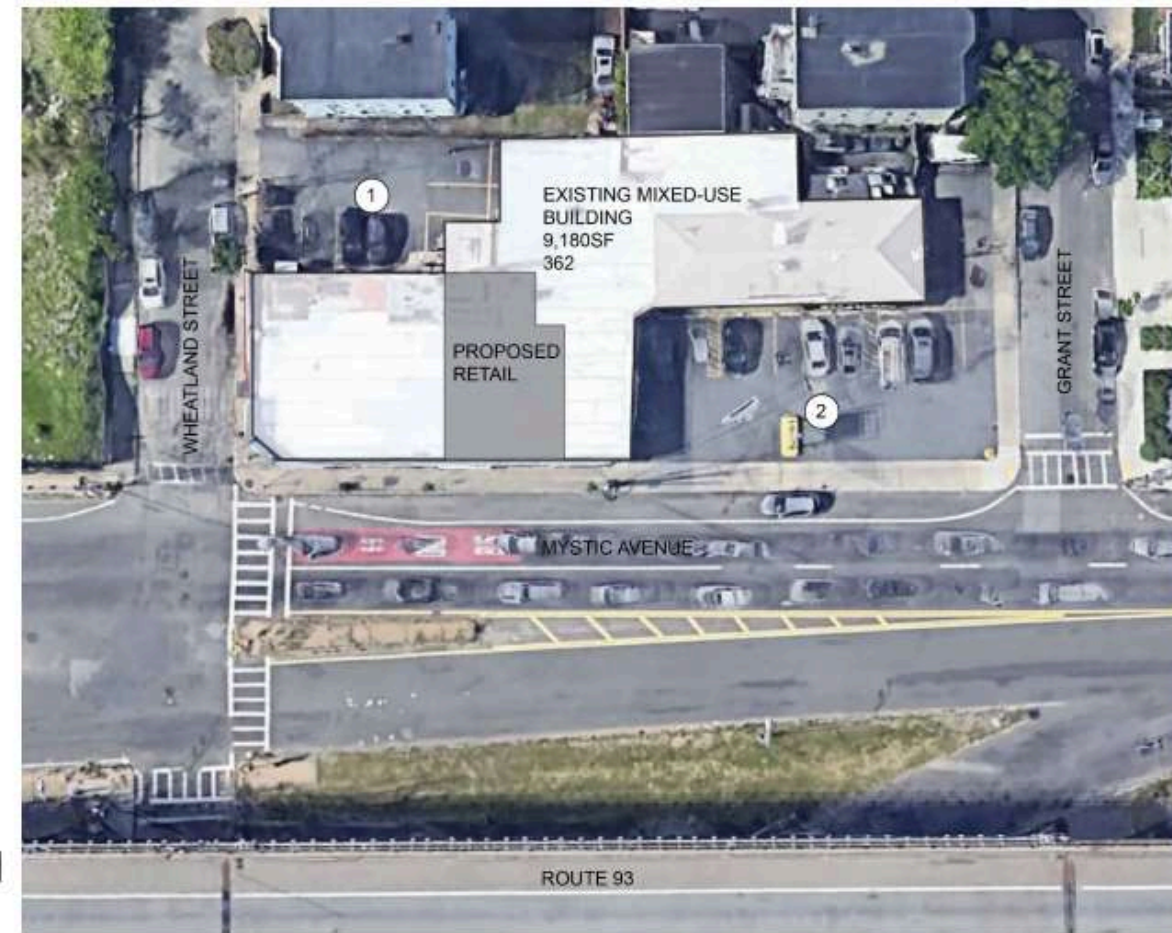


6 LOCUS PLAN
SCALE: N.T.S.

SITE NARRATIVE: THE EXISTING SUBJECT PROPERTY IS AN EXISTING MULTI-TENANT SINGLE STORY STRUCTURE SURROUNDED ON THREE SIDES BY MUNICIPAL STREETS, AFFORDING IT A HIGH LEVEL OF ACCESS AND SECURITY. THE SUBJECT TENANT SPACE ABUTS THE FRONT STREET ONLY BUT IS AFFORDED WITH A SECURE OFF STREET FENCED IN LOADING AREA AND STAFF ENTRY FOR SUPPLYING THE DISPENSARY. ADDITIONALLY THERE ARE EXISTING OFF STREET PARKING SPACES AND ADJACENT ON STREET PARKING SPACES AVAILABLE MAKING THIS LOCATION ACCESSIBLE BY PUBLIC AND PRIVATE TRANSPORTATION, AND PEDESTRIAN AND BIKE ROUTES.



3 SECURITY PLAN
SCALE: 1/4" = 1'-0"



1. SECURE FENCED IN LOADING AREA AND PARKING LOT
2. ADDITIONAL OFF STREET PARKING LOT

7 SITE PLAN
SCALE: N.T.S.

McGeorge
Architecture Interiors
18 Fifth Avenue
East Greenwich, Rhode Island 02818
401.298.7404
mcgeorgea.com
matt@mcgeorgea.com 401.315.5749
rob@mcgeorgea.com 401.315.0848

NOT FOR
CONSTRUCTION

HAZE SOMMERVILLE
362 MYSTIC AVENUE
SOMMERVILLE, MA 02145

COLONEL BOOTH
362 MYSTIC AVENUE
SOMMERVILLE, MA 02145

NO. DATE DESCRIPTION

SCALE AS NOTED DRAWN BY SJ/AMM
DATE 06-03-2022 REV 01 2022-49

SITE PLAN, SECURITY
PLAN, EXISTING
PHOTOS AND
PROPOSED

A1.1

ISSUED FOR REVIEW

