



# BOSTON URBAN DISPENSARY

## **Boston Urban Dispensary**

Recreational Cannabis Business

1114-1118 Blue Hill Ave

Dorchester Ma, 02124

**Email:** [budcares365@gmail.com](mailto:budcares365@gmail.com)

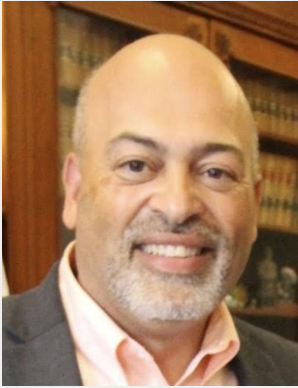
**Website:** [www.budcares.org](http://www.budcares.org)

# OUR VISION

## WHAT WE AIM FOR

Furthering our cause is the most important goal of our organization. We seek to support, empower, and provide high quality resources to our community in a safe and secure environment. Our success isn't measured in terms of wealth or profit margin, but by the value we provide to those we serve.

# WHO ARE WE?



**Edwin Alicea**

**Chief operating officer  
Co-owner BUD  
Financial Investor  
Grew up in Dorchester  
/Mattapan  
R.E. Investor in  
Dorchester,Roxbury  
Retired BPD**



**Ivan Montes**

**Facility owner  
Administrator  
Co-owner BUD  
Owner Boston Auto  
Design 28yrs proposed  
location  
Grew up in South End**



**Norma Ayala Leong**

**Director of compliance  
and Security  
Former Deputy  
Superintendent  
Boston Police  
Department  
Grew Up in Roxbury and  
has lived in all areas of  
the Boston**

# OUR EXPERIENCE

- **25+** -years of real estate ownership, management and small business ownership
- **25+** years -Expertise in the areas of retail operation, construction, customer and community service
- **30+**-Years -Business owners grew up in, work in, invested in and live or lived in the city of Boston and existing neighborhoods



# PROPOSED LOCATION: 1114-1118 Blue Hill Avenue.

Over 4,400 square feet of ground level retail space

5,992 sf of outdoor Parking space included for a total of 10,392 sf of useable space.

Easily accessible by several public transportation bus routes with ample parking



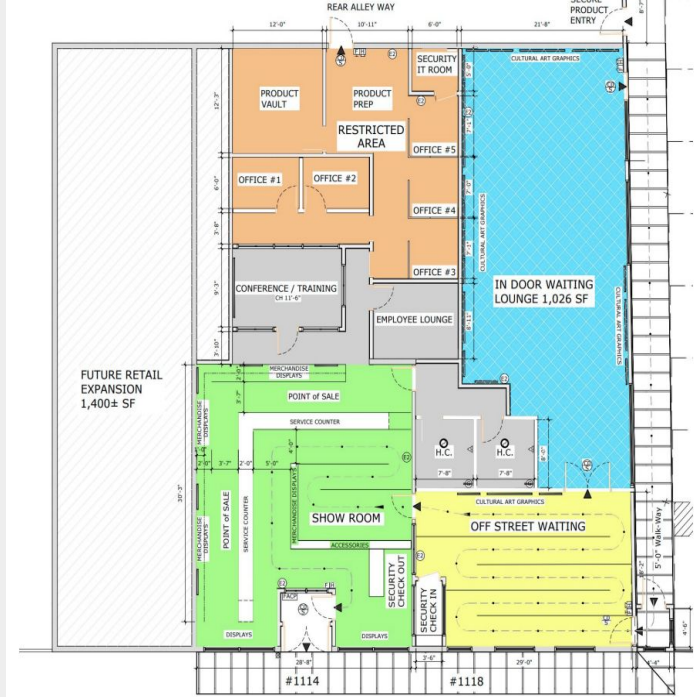
# OPERATIONS OVERVIEW

## HOURS OF OPERATION

- 7 days a week
- Monday- Saturday -10AM to 9PM
- Sunday 10AM-7PM

## ORDER AHEAD AND LINE MANAGEMENT

- ID Check-In Area can hold 30/40 customers in queue
- Online pre-ordering option and advance fulfillment will help ease vehicle traffic
- Website online order fulfillment area will help with easement of customer traffic
- Off street & sidewalk pedestrian waiting lines within parking lot perimeter and side entrance minimizing sidewalk traffic to no waiting line on sidewalk minimizing pedestrian obstruction
- Trash containers checked and emptied on a daily basis throughout interior and exterior of vicinity





  
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# TRANSPORTATION & PARKING

## FLOW MANAGEMENT

- Separate line inside for online pick-up orders as well as off street numbered parking spaces for online pick-up orders

## PARKING AVAILABILITY

- 14 private off street parking spaces within
- 2 HP accessible parking space
- 4/5- on street parking space in front of the building

## ADDITIONAL MEASURES

- **Good Patron Pledge:** If you double park, you will not be served
- Encourage public transit and ridesharing



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## PUBLIC TRANSIT ACCESSIBILITY -Bus stop in front of Business

- **28 BUS** -275ft to Ruggles station - 416 ft to Mattapan Station
- **29 BUS** -275ft to Jackson Square - 416 ft to Mattapan Station
- **21 BUS** -0.1mi to Forest Hills station - 0.1 to Ashmont Station
- **15 Bus** -1.3mi- Nubian/Fields corner/Hay Market
- Fairmount Line 0.4mi -Readville/South Station

**UPDATED LOW-KEY FRONT AND SIDE BUILDING VIEW**



**PATRON OFF-STREET PARKING LOT WITH PATRON ENTRANCE VESTIBULE AND PERIMETER WAITING LINE**



# WARE SECURITY SERVICES

Founded November 2002



- Family Owned -Person of color security company
- City and State licensed
- Employ armed and unarmed personnel
- State Special Police Officers
- Boston Special Officers
- City and State Constables
- Contracted at least 18 businesses across Boston
- Provides private security for Congresswoman Ayanna Pressley
- Is an Equal Opportunity Employer
- CORI friendly, supportive of women, persons with disabilities and Black and brown applicants

# SECURITY & PRODUCT SAFETY PROTOCOL

## Security

- Security personnel and private security to be used accordingly
- Fully secured entrances and exits
- Procedures to prevent loitering; customers only on premises
- Public consumption is illegal : No products visible from public place
- Access limited solely to individuals 21+
- Limited access areas accessible only to authorized personnel
- Emergency policies and procedures for diversion, theft or loss • Close coordination with Boston Police and Fire

## Product

- Product will be seed to sale technology that allows packages to be traced- empty packages left on street can be traced by security tracking code traced to registered purchaser/customer
- Controlled and tracked sales of cannabis strains and infused products
- Protocols for the safe transportation and delivery of our products
- On-site safety and incident-response plans that incorporate up to date modern security and surveillance equipment
- Over 15 plus security cameras, an electronic locking entrance & employee tracking system, vault, security doors, motion-detection lighting, and shatterproof windows/glass
- Transportation of funds and product by certified approved security personnel only

# COMMUNITY IMPACT & HIRING PLAN

## People in our communities are the most valuable assets we have

- Up to 20 permanent full & part time jobs providing a better than standard living wage \$15/16 hr plus Health benefits
- 60/70 percent local resident employment
- 80% Boston Residents
- 51% Woman
- 60% people of color
- People with Disabilities & LBGT community- Prioritized
- Collaboration with Mayor's Office of Returning Citizens and MassHire,El Mundo,Banner,
  
- Agreeable Community donations and or sponsorship availability through a community engagement fund with guarantee annual contributions based on need to local charities & non profit organizations after first year of operation up to \$50,000.00
- Product & employment educational training Program for career advancement
- Our work environment will encourage employee volunteerism and additional charitable giving on a personal level
- Mutually beneficial relationships built with nearby business owners, community members and the City through on-site quarterly business meetings.

# DIVERSITY & INCLUSION MEASUREMENT PLAN

## **Report to the cannabis board on a yearly basis or upon request:**

Employee: Gender, race, sexual orientation and disabled status of employees

Number of jobs created, where jobs classifieds were posted and by whom

Number of employee business trainings relating to diversity, implicit biases, sensitivity training and number of employee volunteerism

Internal work advancement trainings & Job advancements

# SUPPORT IN THE COMMUNITY

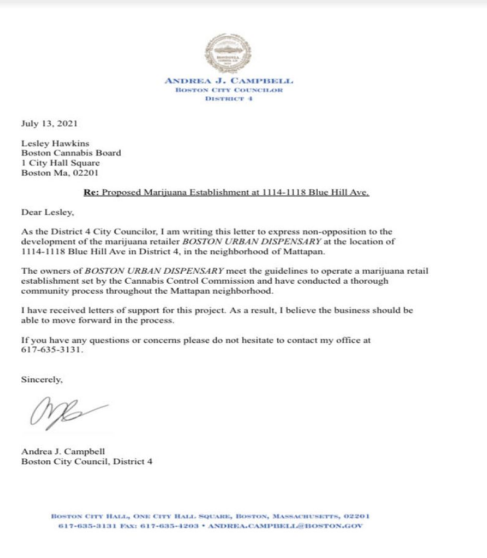
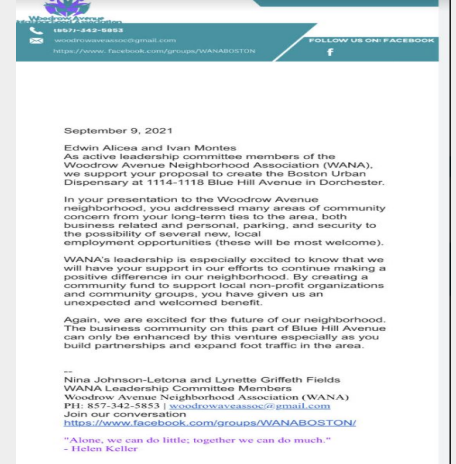
## Continued commitment to outreach and continued dialogue:

**200 +** Support signatures

**20+** Immediate local Business signed support letters

**WANA:** Woodrow Ave. Neighborhood Association-Support Letter

## Non-Opposition Letter from Boston City Councilor Andrea J. Campbell



# THANK YOU!

## Questions?

**CONTACT INFO**

**Email:** [Budcares365@gmail.com](mailto:Budcares365@gmail.com)

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