



**Diane N. Tradd**  
*Assistant City Manager/DPD Director*

**R. Eric Slagle**  
*Director of Development Services*

**David Fuller**  
*Building Commissioner*

TO: Eileen Donoghue, City Manager *EMD*  
FROM: R. Eric Slagle, Director of Development Services  
DATE: December 13, 2018  
RE: Motion by Mayor Samaras - Req. City Mgr. Instruct Proper Departments Prepare Traffic Mitigation Plans in Response to Anticipated Opening of Stores Selling Retail Cannabis.

This memorandum addresses the request from Mayor Samaras regarding traffic planning for retail cannabis businesses.

There are a couple of factors in place which must be addressed regarding this issue. First and foremost, the most immediate issue involves the imminent opening of Patriot Care's retail location on Industrial Ave. E. As Patriot Care was an existing medical dispensary, it received a Host Community Agreement ('HCA') back in June of 2018, and has been working through the state process since that time. Patriot Care anticipates opening for retail sales sometime in January of 2019. As part of their Planning Board process with the City, Patriot Care submitted a transportation demand management plan, which was reviewed and accepted by the Planning Board. As their opening has gotten closer, Patriot Care has been working with the Lowell Police Department ('LPD') regarding a potential spike in traffic after opening. That working relationship will continue up to and following the opening.

The second issue to be addressed is the future openings of other retail cannabis locations around the City. As the Council is aware, the City Manager is currently in the process of evaluating various proposals of entities wishing to open retail cannabis locations. In an effort to be thorough in our evaluations, the City has asked for additional information regarding traffic demand/mitigation plans for the proposed locations of each business. We are currently awaiting those submissions and will evaluate them prior to the signing of any HCA with a proposed retail establishment. Additionally, each of these locations would be required to go through the special permit and site plan review process before the Planning Board, which would include a review of their traffic demand management plan.

From a staff perspective, we believe that the extreme traffic issues that have happened in the first two retail cannabis locations are primarily the result of the small numbers of locations coupled with the novelty of the retail cannabis business. Since any retail locations in Lowell other than Patriot Care would not be opened for several months after a HCA is signed, we do not anticipate the extraordinary traffic issues seen at the state's first two locations. Nonetheless, we will be keeping a close eye on the traffic situations at various retail cannabis locations throughout the state and will reserve the right to request heightened traffic management plans from locations if the City feels such requirements are necessary.

ES

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