



Underground

Legacy

1379-1385 Blue Hill Avenue, Mattapan MA 02126

Underground Legacy's Mission

- **To provide safe, lab-tested products to 21+ consumers**
- **To establish ourselves as a trusted authority in the cannabis industry.**
- **Use our platform to center the socioeconomic ills facing our community.**
- **Partner with stakeholders to implement solutions to positively impact those disenfranchised by the war on drugs.**
- **Partner with the community in socioeconomic endeavors.**
- **Offer top-notch products, exemplary customer service, and hospitality.**

Leadership



Isaac Hampton



Kim Napoli



Jon Napoli

CEO/GM/Founder

- Boston resident
- State Social Equity Program Participant
- Boston Equity Certified Participant
- Grew up on Walk Hill Street

Legal/Compliance/Founder

- Cannabis attorney
- State Social Equity Program Participant
- Dir. of Outreach for 2016 Yes on 4 ballot
- Mass Cannabis Advisory Board

Procurement/Founder

- Cannabis entrepreneur
- Lead ballot initiative to legalize rec
- The Boston Gardener Hydro Store
- Founder of "The Hempest"

Consultants/Legal/Advisors



Cannabis Law Firm



Jon Napoli

Dispensary Owner/Consultant



Police Com. Ed
Davis

Ed Davis Security



Cannabis Banking



Cannabis Insurance



Accounting and Taxes

STUDIO LINEAR

Cannabis Branding
and Advertising



Kevin Hart

Dispensary Owner

Proposed Location: 1379-1385 Blue Hill Ave, Mattapan

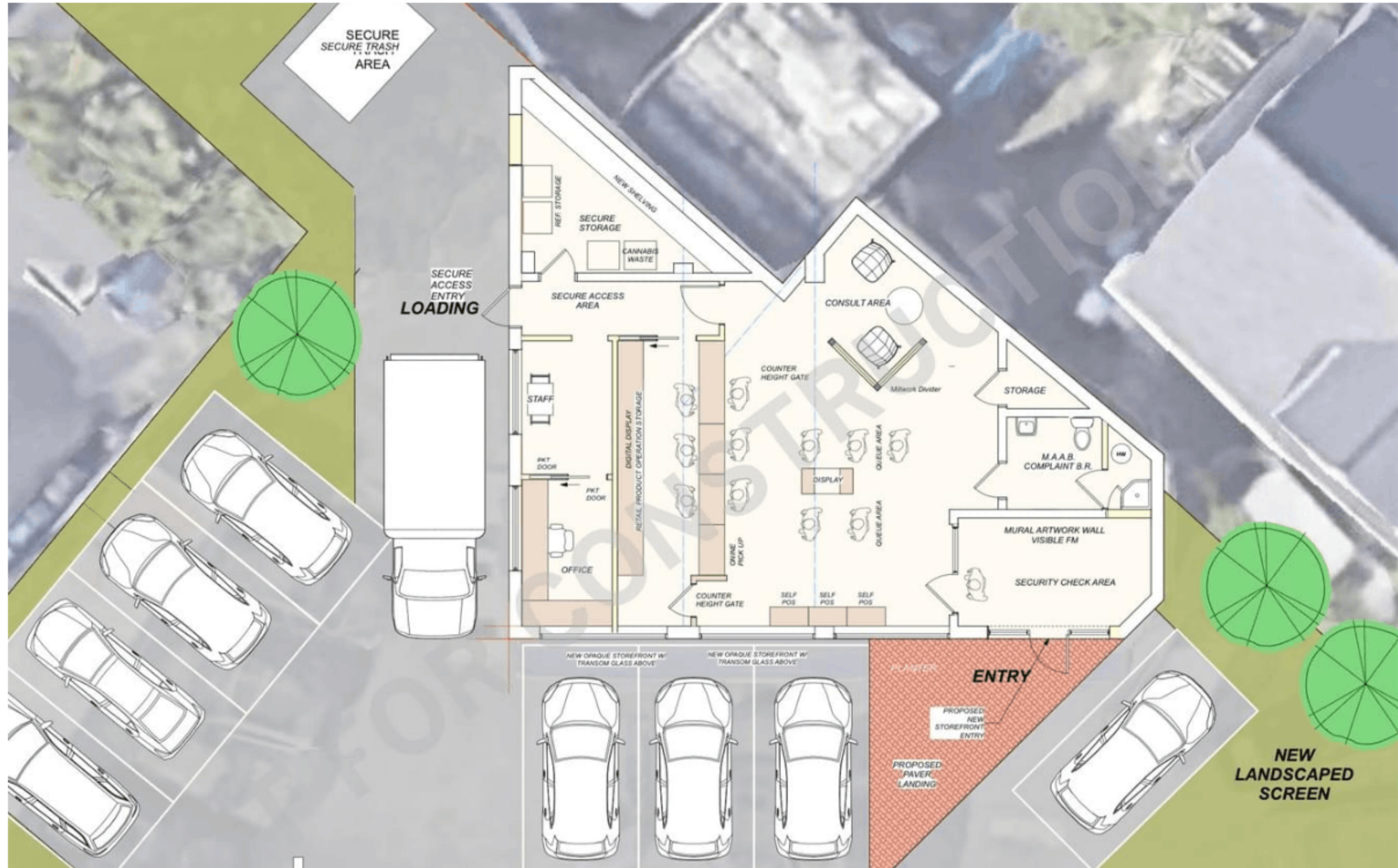


- **Adult-Use Retail**
- **2000 sf**
- **Commercially zoned and compliant**
- **NO BUFFER ZONE CONFLICTS**
- **Not within 500 ft of public/private school**



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Floor Plan



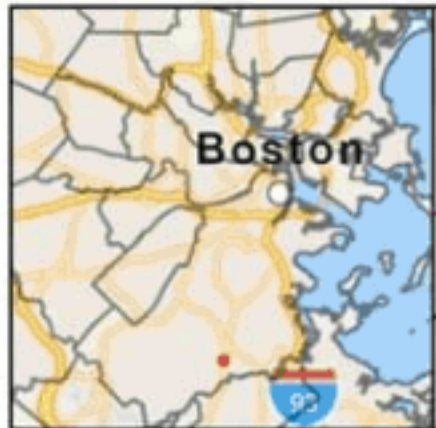
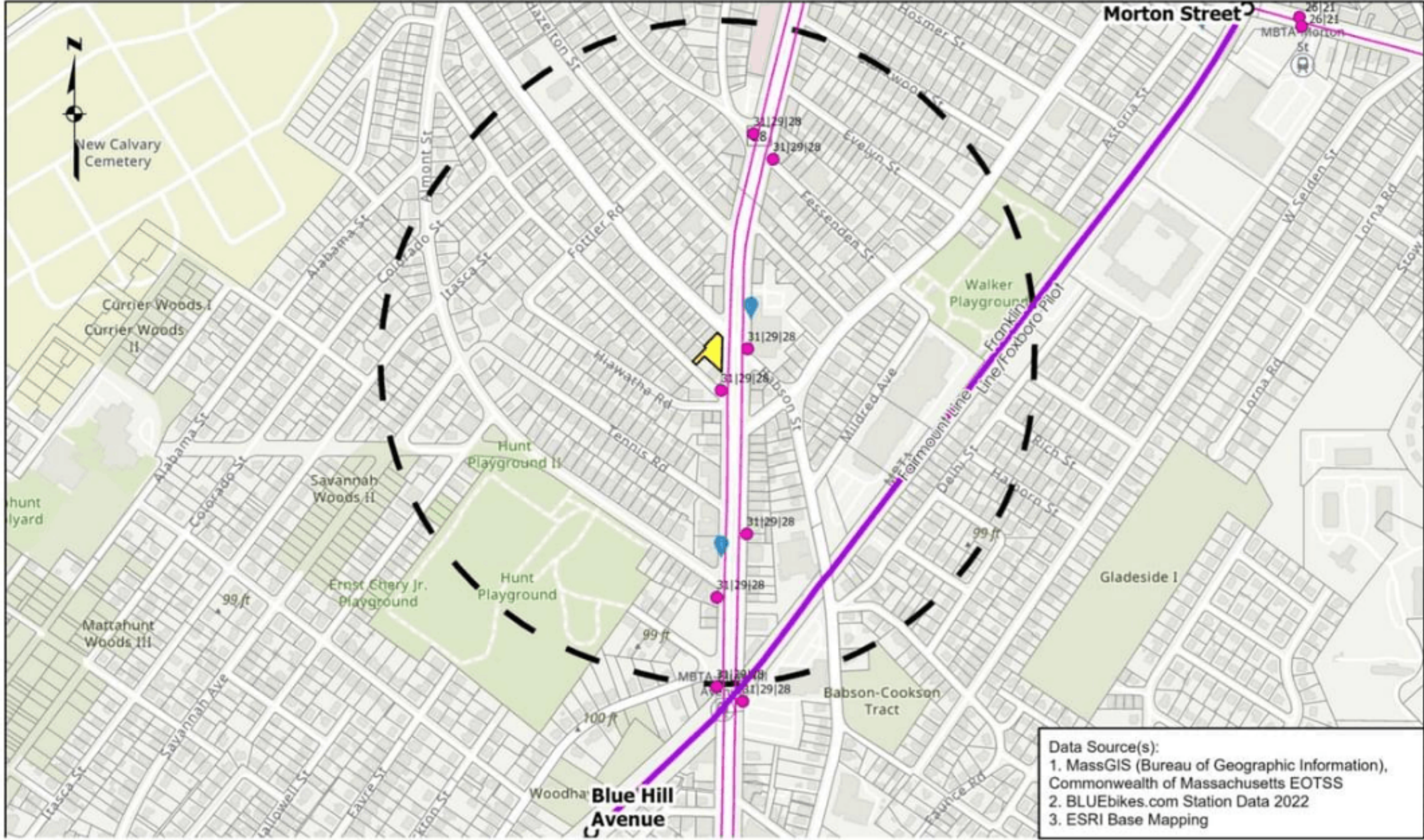


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Parking and Transportation / Traffic Study



- Blue Bike Stations
- Bus Stops
- Bus Routes
- Train Stations
- Project Site
- 1/4 Mile Radius
- Commuter Rail

Disclaimer: This map is not the product of a Professional Land Survey. It was created by Fuss & O'Neill, Inc. for general reference, informational, planning and guidance use, and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this map may require the assistance of appropriate professional services. Fuss & O'Neill, Inc. makes no warranty, express or implied, related to the spatial accuracy, reliability, completeness, or currentness of this map.



Multimodal Context Map
 1379 Blue Hills Avenue Traffic Study
 Project #20220403.A10
 Boston MA



Figure # 1

Parking and Transportation / Traffic Study

Access to Public Transportation:

- MBTA bus stop along site frontage and the opposite side (28, 29, and 31).
- The Mattapan Station is approximately 0.75 miles south of the site and is serviced by 28, 29, 31 and trolley service via Ashmont.

Accessibility and Amount of On-Site Parking

- 12 parking spaces
- Bike lanes on Blue Hill Ave, sharrows on Walk Hill Street.
- Two bike-share stations within quarter mile of site.
- Main mode of access will be pedestrian traffic by way of public transportation.
- Online preordering platform to significantly reduce wait times.





DEI/Employment Plan

Section 1.

A. Goals: Initially 10 full time, 10 part-time.

- 80% City of Boston residents, preference given to Mattapan residents
- 60% BIPOC
- 50% Women
- 30% Drug convictions/formerly incarcerated
- 25% LGBTQ+

B. Programs

- Minority Business Mentorship Program - Technical and financial assistance
- 50% management positions occupied by Women
- Quarterly jobfairs specifically for Cannabis Cori candidates
- Proprietary on boarding/continuing ed by Green Flower & Top Shelf Bud Tending



DEI/Employment Plan

Section 2.

C. Compensation and benefits:

- \$18.50/hr to start
- Health, dental, and vision.
- Paid time off. Paid time off to vote/volunteer causes.
- Subsidized monthly Transportation Pass - 50%
- Partnerships with minority health/wellness vendors, offer employees free/discount.
- "Equity for All": Employees eligible for profit sharing after 1 year.
- Bonus Table used for performance based pay. Individual incentives and store wide.

D, The following community partners will be engaged; not an exhaustive list:

- Mass LGBTQ Chamber of Commerce
- Mayors Office of Returning Citizens
- Local job fairs

Positive Impact Plan - Part 1

Community Advisory Board

- Board of residents and stakeholders (7)
- Quarterly meetings
- Advise and provide feedback
- 1% annual gross profit donated

Bi-Monthly Community Clean-Ups

- 6X a year
- Residents may request assistance with clean-up of their property (elderly given preference)



Positive Impact Plan - Part 2

Project "Can I Live" - 2 Objectives

Objective 1: Educate women on the risk factors involved in using cannabis during pregnancy.

- **Goal: Reduce use of cannabis during pregnancy**
- **Measurement: Follow up survey with prgm. participants**

FACT: The African American maternal mortality rate is 3X that of its white counterparts nationwide, and 2X in Massachusetts.

Objective 2: Offer midwife and dula services to to help black birthing women.

- **Goal: Mitigate risk factors for pregnancy related to structural racism, implicit bias, and inequality in healthcare.**
- **Measurement: Succesful births for prgm. participants.**

***Semiannual clinics will be held to educate participants and provide doula services that have a value of \$5,000.00.**



Community Outreach

- Mattapan Community Health Center
- Mattapan Branch Boston Public Library
- Direct Abutter - 17 Mattapan St
- Direct Abutter - 717 Walk Hill Street
- Representative Russell Holmes
- Office of City Councilor Ricardo Arroyo
- Greater Mattapan Neighborhood Council
- Wellington Hill Neighborhood Association
- Local businesses including, but not limited to Blue Wave Laundry, Shear Inc. and Top of The Hill Seafood and Grill

UNDERGROUND LEGACY, LLC

SUMMER 2023

Scan code to sign up for updates

We are excited to introduce ourselves to the community and explain how Underground Legacy will benefit Mattapan residents!

PLEASE JOIN US FOR A INFORMATION SESSION ABOUT A NEW DISPENSARY COMING TO THE NEIGHBORHOOD

VIRTUAL EVENT JOIN ZOOM MEETING
-<https://us02web.zoom.us/j/84539700331>
-Meeting ID: 845 3970 0331 Passcode: 626338
-Dial by your location: 646 558 8656 US (New York)

DATE: THURSDAY AUGUST 4th
Time: 6:00 PM TO 7:00 PM

Jobs
Future Employment Opportunities

Education
Community Engagement

Impact Fee and Community Advisory Board

Community clean up event

THE NEIGHBORHOOD
SUMMER 2023

Sign up for updates!

UNDERGROUND LEGACY, LLC.

WHERE: MATTAPAN BRANCH OF THE PUBLIC LIBRARY - 1350 BLUE HILL AVE

TUESDAY, JUNE 21ST
FROM 6PM TO 7:30PM

We are excited to introduce ourselves to the community and explain how

Impact Fee and Community Advisory Board

Community clean up events



Business Operations

Hours Of Operation

- Mon - Sat: 10 am - 9 pm
- Sun: 10 am - 6 pm

Site Features Include:

- No exterior queuing
- Exterior lighting, no light pollution
- 12 off-street parking spaces
- 24/7 security surveillance
- Interior not visible from the exterior
- No onsite parking for employees

Customers

- Pre-order and walk-ins
- 21+, proper identification required
- "Good Patron's Agreement"

Safety and Security

Access

Strict adherence to 935.CMR 500: 100 regulations

- Patrons enter security vestibule at ingress via access control.
- Patrons' identification verified.
- Second access control door released to sales floor.
- Shopping complete, patrons exit via entrance.



Safety and Security

Access

- Primary + secondary security system operating 24/7, 365.
- Security info stored in access-controlled server room.
- Round-the-clock recording of premises.
- Live onsite monitoring during business hours.
- Electronic visitor log maintained for all vendors.
- Dedicated delivery and pick-up area for vendors.
- Maximum of 3 randomized product deliveries a week.





Safety and Security

Interior

- Patrons required to present identification to staff at pos to complete purchase.
- Signage identifying limited access areas.
- “Smart Access”, permitted personnel only.
- Cannabis products stored in a secured vault.
- Vault under 24-hour video surveillance.
- Vault alarm equipped/selective access.
- Panic alarms in key areas in the facility.

Safety and Security

Exterior

- Exterior security officer to prevent outdoor queuing, patrol parking lot, prevent loitering, littering, double parking on Blue Hill Ave, and public consumption.
- Minimum and motion-based lighting.
- Exterior video surveillance of doors, windows, roof, parking lot.
- No cannabis products, advertisements, signage visible from exterior.
- Gated parcel, entrance/exit to lot locked during non-business hours.
- Quarterly meetings/check-ins with law enforcement.





Contact Information

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