

# **A Response to the Request for Expression of Interest for Marijuana Licensing in the City of Longmont**



Submitted by: Boulder Alternative Care, LLC (DBA The Green Room, LLC)

Proposed Location: 1600 Hover St. #C1 Longmont, Colorado

Date Submitted: 28 November, 2017

# City of Longmont Application Table of Contents

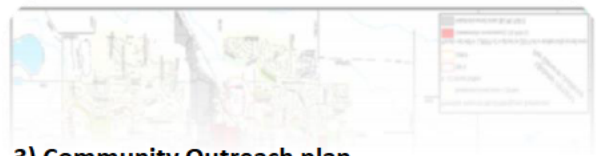
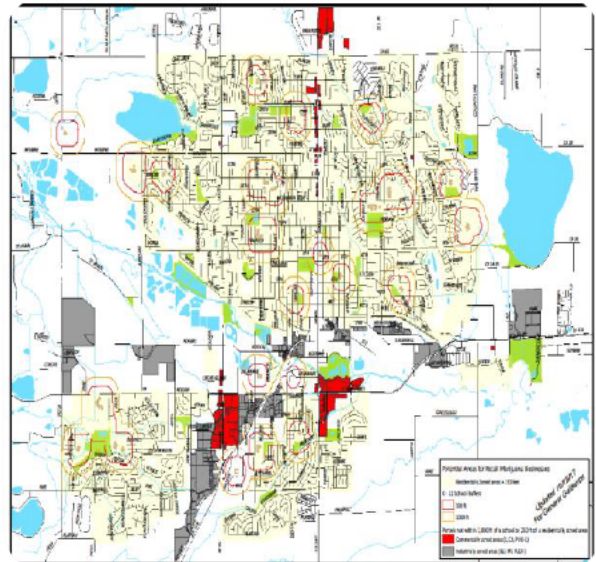
- Cover Letter
- DR 8548 Retail Marijuana State Application
- Statement of Violations
- Possessory Documents (lease)
- Authorization to use Property for Marijuana Business
- Zoning Verification form
- Vicinity map
- Site plan
  - Exterior lighting
  - Tenant identification

## 1) Business Plan

- Business description
- Company History and Mission Statement
- Information technology
- Market analysis
- Marketing strategy
- Management & Operation
- Curricula Vitae
- Staffing / Employee training
- Financial Analysis
- Projections
- Forecasts
- TGR's Proven Ability to succeed in a Highly Regulated and competitive industry
- Ownership Team

## 2) Security

- Floor plan
- Security Training
- Incident log
- Limited access & closing procedure
- On site use prevention
- Theft prevention
- Alarm & Lighting information
- Delivery procedure
- Alarm monitoring contract
- Product disposal
- Underage use prevention
- Compliance Letters from Boulder Police Dept.
- Security & Video compliance
- Security Training
- Incident log



## 3) Community Outreach plan

## 4) Odor Management Plan

- Letters of recommendation

## 5) City of Longmont's vision, values and goals

Boulder Alternative Care LLC, DBA The Green Room (TGR) is excited to pursue this opportunity with the City of Longmont. TGR's family oriented, professionally minded ownership group has opted to stay out of some of the emerging market areas within the Marijuana industry as we felt they were not a good fit with our company's long-term goals or vision for the industry as a whole. After reviewing the regulations and limits that the City of Longmont has implemented, TGR feels that the city of Longmont has set standards and municipal policies that are in line with our company's current operational structure, future economic goals and industry standards. TGR is in full support of a tightly regulated and inspected business in order to preserve the industries public perception and overall impact on the community. The Green Room will bring Longmont a professionally run business with the kind of safe and secure atmosphere we feel the City of Longmont is looking for.

TGR is making a substantial investment in the City of Longmont's economic development. TGR has secured a long term (10 year) lease for the property listed in the application. (1600 Hover St. #C1) This property is currently vacant has been on the market for some time. TGR's professional business attitude, provides enormous potential to drastically improve the economic health of this shopping plaza. Longmont residents who currently travel outside the City for this service would be well served by the proposed location. TGR plans to create a warm inviting and safe atmosphere in our facility that will welcome all.

TGR currently employs over 20 people many of which reside in the City of Longmont. This location will allow current employees to work locally. TGR will recruit within the city to fully staff our new facility. TGR believes that our business and the City of Longmont are a perfect match. If licensed TGR has secured architectural drawings, contractors and everything necessary to start the permitting and build out process immediately. Our company is optimistic and prepared for the exciting opportunity available with The City of Longmont.

# Background



## Statement of Violations

- Boulder Alternative Care, LLC DBA The Green Room, as a company, has not been issued any violation from any State or Local governing body.
- During a random inspection of our cultivation facility by the MED in August, 2017 a TGR garden employee did receive a *personal citation* for having an expired State issued badge. The employees badge had expired 5 days prior to the inspection. The employee received a \$200 fine from the City of Boulder and was re-issued a current badge by the MED. After this incident TGR adopted additional procedures to insure this type of incident would not happen again.

# Site Control Plan

# Notarized City of Longmont form

# Zoning Verification



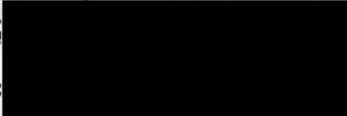
PLANNING & DEVELOPMENT SERVICES  
135 Kimbark Street, Longmont, CO 80501  
303-651-8330; Fax 303-651-8606  
www.longmontcolorado.gov/planning

## Zoning Verification

This form must be submitted to the Planning & Development Services Department to verify zoning for marijuana establishments. Once submitted, staff will review, complete, and return the form to the requestor. The completed form must be submitted to the Marijuana Licensing Authority as part of the response to the City's Request for Expression of Interest to obtain a marijuana license. The fee for zoning verification is \$50 and can be paid by check, credit card, or cash at the Development Services Center.

Site Plans, site plan waivers, change of use, or other development applications are a separate process.

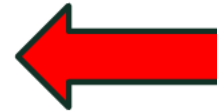
Applicant Information	
Applicant Name: Boulder Alternative Care, LLC	E-Mail: MIDY5646@GMAIL.COM
Address (Include City & State): 2750 Glenwood Dr #8 Boulder, Co 80304	
Phone: 303.945.4074	Fax: N/A
<i>* Applicant must be either the owner of the property or be a party with a purchase or lease agreement for the property.</i>	
New Business Information	
Property Address: 1600 Hover St Suite B1 Longmont, Co	
Name of Proposed Business: The Green Room	
Previous Business Use: Vacant	
Applicant Certification	
	Date:

Zoning Information To be completed by Planning & Development Services Staff	
<b>Zoning District:</b> <input checked="" type="checkbox"/> Commercial (C) <input type="checkbox"/> Commercial - Regional (CR) <input type="checkbox"/> Business Light Industrial (BLI) <input type="checkbox"/> Mixed Industrial (MI) <input type="checkbox"/> Other zoning district (not allowed)	<b>Other Information:</b> <input checked="" type="checkbox"/> At least 250' from residential zoning district <input checked="" type="checkbox"/> At least 1000' from K - 12 school
<b>Staff Signature</b> 	<b>Date:</b> 15 November 2017
<b>Staff Name &amp; Title</b> Ian Colby   Planning Technician	

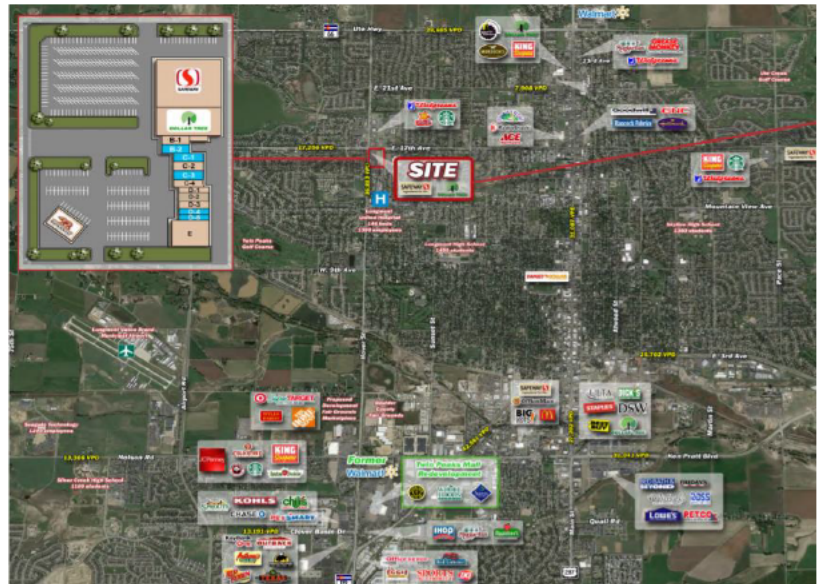
## Vicinity Map



Direct proposed site vicinity



General site overview



- TGR's Proposed Longmont location is located at 1600 Hover St. This location is currently vacant and as shown, exceeds the 250' distance requirement to the nearest residential area as set forth by the City of Longmont.
- Colored area shows distance of 250'
- Proposed location is located in the Centennial Square Shopping Center and is immediately neighbored by a vacant suite and a Liquor store. The shopping center is anchored by a Safeway and Dollar Tree Store.



## Vicinity Map

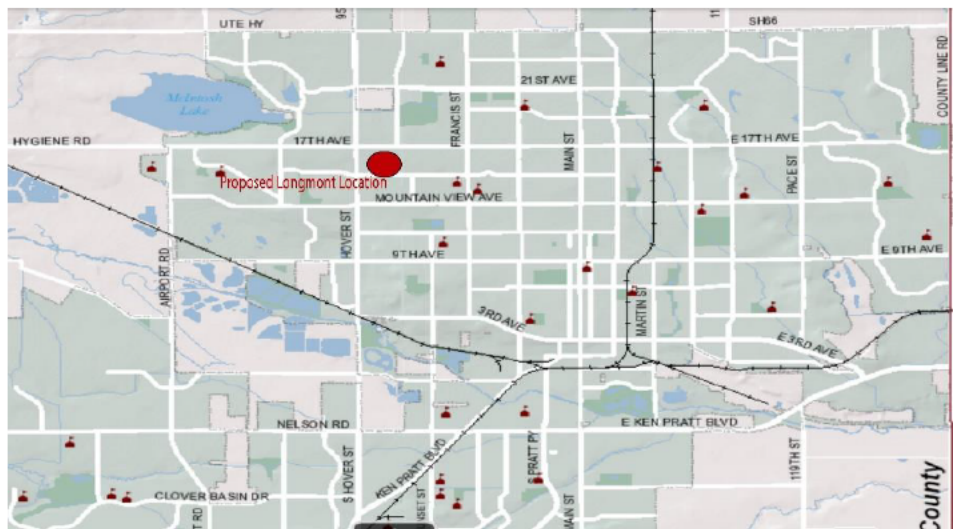
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- TGR currently operates from a similar strategically located retail facility in Boulder, CO.
- TGR plans operate out of a single retail center located at 1600 Hover St. in Longmont
- TGR's proposed Longmont facility meets all distance requirements from residential areas, schools and day care facilities.
- TGR plans to occupy and build out this currently vacant property to accommodate the new facility. The Green Room has also contracted with a local Architect to design the interior layout of this facility. There are currently several vacant properties in this shopping plaza. TGR believes our facility would add to the economic development of this part of the City and drastically improve the aesthetic and economic potential of this property.

## Grounds Map



\* Highlighted area shows distance of 250'



- Proposed location showing **proximity to schools**. This location exceeds all restrictions set forth by the City of Longmont.

# Proposed Site Improvements

- TGR does not plan to make any exterior site improvements other than signage and exterior security lighting.
- TGR's proposed location is located in the Centennial Square Shopping Center and all exterior landscape and maintenance is the responsibility of the property owners and is constantly maintained and in good repair.
- This location is currently vacant and the interior will have to be built out to Company, State and City of Longmont specs.
- All build out and interior improvements will be permitted and completed by licensed and insured contractors.
- All exterior lighting and signage will meet City of Longmont code and industry specific regulations



# **Community Outreach Plan**



# COMMUNITY OUTREACH



### **Community & Neighborhood involvement:**

TGR believes in being part of the community we serve. TGR has held “education day” and open house times to help educate the public on this emerging industry.

-TGR has worked within the restrictions the City of Boulder has adopted to promote music events and other community based events.

-TGR plans to be an active member of the City of Longmont business community and help introduce the marijuana industry to the City of Longmont.

### **Procedures to address community concerns:**

TGR is willing to address any and all concerns from the Longmont community in a efficient and timely manner. Our company’s goal is to be a valued member of the business community and an ambassador for the marijuana industry. Neither of these goals can be achieved by ignoring concerns raised from the community we aim to serve. TGR’s shift managers are trained to address any immediate issues brought to their attention. Further, TGR ownership will always be available to the City Managers and the community as a whole to identify and deal with issues / concerns raised by the community.

### **TGR’s Designated point of contact:**

TGR’s shift managers are on site during business hours and will be the immediate point of contact for any member of the public to contact. TGR’s GM is on site Monday – Friday 8am-5pm and will also be available. For more pressing matters our ownership team is available 24/7 to address any issue that may arise.

Currently our GM is also an owner and will be **our primary point of contact:**

*Gregory Glennie*

*2750 Glenwood Dr Boulder, Co 80303*

*303-945-4074*

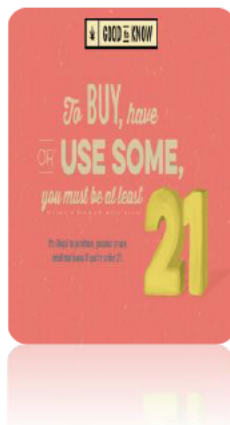
**Procedures for mitigating any impacts to the neighborhood:**

Tgr's staff, management and ownership will always be available to address any concerns the neighborhood and community as a whole may have. TGR hopes to have a positive impact on the community and promote a professional and safe atmosphere open to everyone.

Without having the industry regulations that the City of Longmont may implement it is hard to determine what the industry will or will not be allowed to be involved in. TGR, as a company, is professional, welcoming and discreet in our service. We are committed to promoting our business in a non-invasive manner and being an asset to the neighborhood and the City of Longmont.

TGR is committed to running a professional business that will be involved in and open to the community and neighborhoods we are a part of.

## Consumer Education & Community Outreach



The Green Room is very proactive in consumer education. TGR's Consumer Education programs include:

- Private (one on one) consultations
- Vender specific product knowledge
- CO law awareness education
- Edible dosage guidelines
- Individualized product recommendations
- Print and online material available

- *Although TGR has chosen to include this industry in it's business portfolio we understand and agree that it is not for everyone or every municipality. As a company we continue to educate all consumers and stakeholders on the pros and cons of these products and let individuals and entities make informed decisions on how they choose to proceed.*

# Odor Management Plan

TGR will take every measure to ensure that product odor will not be an issue in our Longmont facility. TGR is very mindful when considering the impact our business has on our neighbors and the community in general. TGR was originally located on the bustling Pearl Street Mall in the heart of downtown Boulder, Co. TGR's neighbors have included a highly respected law firm, a restaurant that is rated as one of the top 100 restaurants in the country, a national bank chain as well as multiple other businesses. TGR is currently located in a location very similar to our proposed Longmont location with neighbors on each side. TGR is currently neighbors with a Veterinarian, Yoga studio and a restaurant.

TGR's proposed retail location in Longmont is currently vacant without dividing walls and easy access to the area above the drop ceiling. This provides TGR the opportunity to consult with our engineers and HVAC specialists to design the best possible odor management system prior to opening for business.

TGR has installed exhaust fans, AC (active carbon), O3 (ozone filters), VOC (volatile organic compound), and ultra violet duct filtration throughout our Boulder facility ensuring odor management is never an issue. In our current location air is removed through a 400CFM exhaust fan passing through a carbon filter. The air then passes through an ozone filter and finally an ultra violet filter before the air is exhausted from the building. TGR anticipates using similar systems in our Longmont facility.

In 9 years of business with multiple high profile neighbors TGR has never received a single complaint from any neighbor. If such a situation arises it will be handled immediately and rectified to the best of our ability.

Attached are a few letters from our neighbors.

To whom it may concern;

I am the landlord for The Green Room aka( Boulder Alternative Care ) located at 2750 Glenwood Drive, Boulder, Co 80302.

They have been tenants for 5 years and have options to stay longer. Greg and his crew have been responsible tenants of the building. They have been respectful of the other tenants in the building. Their clients are quite and business like and do not disturb the other businesses on the property and they do not congregate or hang around the property. I have had zero complaints from or about this business during their tenure. From my perspective, they run a good business and I would rent to this group again if given the chance.

Sincerely,  
Chuck Roosevelt





1426 Pearl Street, Suite 201  
Boulder, Colorado 80302  
303-444-9571 / Fax 443-9920

City of Thornton, Colorado

10 November 2017

To whom it may concern:

We have been asked by the Green Room to give a Tenant reference for The Green Room, a Marijuana Dispensary (Retail Sales) as Landlord. .

Pearl Street Mall Properties, Inc. was the leasing agent, property manager, and Owners representative for over 400,000 square feet on Pearl Street in Downtown Boulder during the time the Green Room was a Tenant in the portfolio. As you can imagine we had many offers to lease space by businesses involved in the Marijuana industry and were hesitant to locate one in the class "A" downtown Boulder/Pearl Street Mall location. We did a great deal of due diligence and leased a space to the Green Room and they more than lived up to our goals for them to be a quality operation causing no problems.

They made sure the space was always professional in appearance and operation, no noise, smell, groups loitering and most of all through their employees and appearance made the location feel safe for such a diverse population as Pearl Street Mall.

After they left, we have not leased a space to another Marijuana Dispensary (Retail Sales) because our due diligence did not allow us to feel secure that another tenant in that business would be able to live up to our goals as the Green Room had.

Therefore, so long as the basic ownership and management remains the same as when they were our Tenant, we would recommend the Green Room to be an asset to any location (neighborhood) where the regulations allow.

If you have further questions or we may be of further assistance please to not hesitate to contact us.

Sincerely,

  
A blue ink handwritten signature of Terry Baxter.

Property Manager/Owners Representative



# **City of Longmont Vision, Values & Goals**

TGR looks forward to becoming a partner with The City of Longmont. Our company supports the visions the City has set forth in the Envision Longmont Plan. Specifically we are encouraged by the controlled development aspect especially as it pertains to this industry. Whether awarded a license or not, TGR feels limiting the number of Marijuana stores within a city and placing them in strategic areas within the City is the best path to being able to achieve the City's goals while adopting the Marijuana industry into the City.



TGR would be happy to be involved in any over 21 events the City of Longmont allows the Marijuana industry to be involved in. TGR has hosted "Education nights" and open house events in the past to allow interested persons to ask questions about this industry and products in a safe environment.

By allowing the Marijuana industry into the City of Longmont TGR feels we can greatly increase the tax revenue within the City. This allows for the City to use this revenue as deemed necessary. Currently the Tax revenue collected from the industry in Colorado funds: Health care, education, drug treatment and prevention, law enforcement programs, local governments and schools. All of these programs are essential to the development and vision that the City of Longmont envisions for their future development.

Our company feels that our values and visions are in step with the City of Longmont's long term goals. TGR believes in being a part of the community we are in and doing everything possible to educate the public on this industry.

