

Woah Flow & The Landmarks Commission for Historic Preservation

Presented by
226 S Broad St
Medical Cannabis Dispensary
Frank Bucko, CPO
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Thoughtful Community Partners

We have Trenton roots

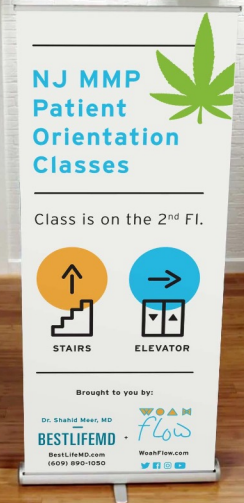
We believe in cannabis as a medicine

Woah Flow grew from the Starbucks on Warren Street



Manifesto:

Woah Flow will serve as a model for client experience, education, treatment, and product choice in Cannabis retail, making our location more than the sum of its parts valuing each human who enters our space.



Clean Building Exterior & Fix Broken Windows in

Clean Exterior of Building



Replace Cracked & Missing Windows



Proposed Wrought Iron Fencing



Clock Restoration Mock-Up



Current Condition



Potential Restoration

Current Building Exterior



Front of building / Main Entrance



Corner of S. Broad St. & Market St.



Market St. View



Rear View on Market St.



Sidewalk on Market St.



Rear of building / Onsite Parking

Cont...



On Sidewalk on Market St.



Rear of building / Onsite Parking



Water Damage in Drive-thru



Water Damage in Drive-thru



Drive-thru



Proposed Exterior Door Placement

Cannabis Dispensary & Impact on Local Community & Businesses

There was no increase in crime related to the location of medical marijuana dispensaries or adult-use retail stores. In some cases, crime decreased.

Not only does research there find that cannabis stores improve public safety, health, and property values, but they make for good neighbors too.

Property values near cannabis outlets generally increase by 6-8%.

Many local officials have switched from resistance to confidence in having well-regulated stores – citing these companies as the most socially responsible members of the community.

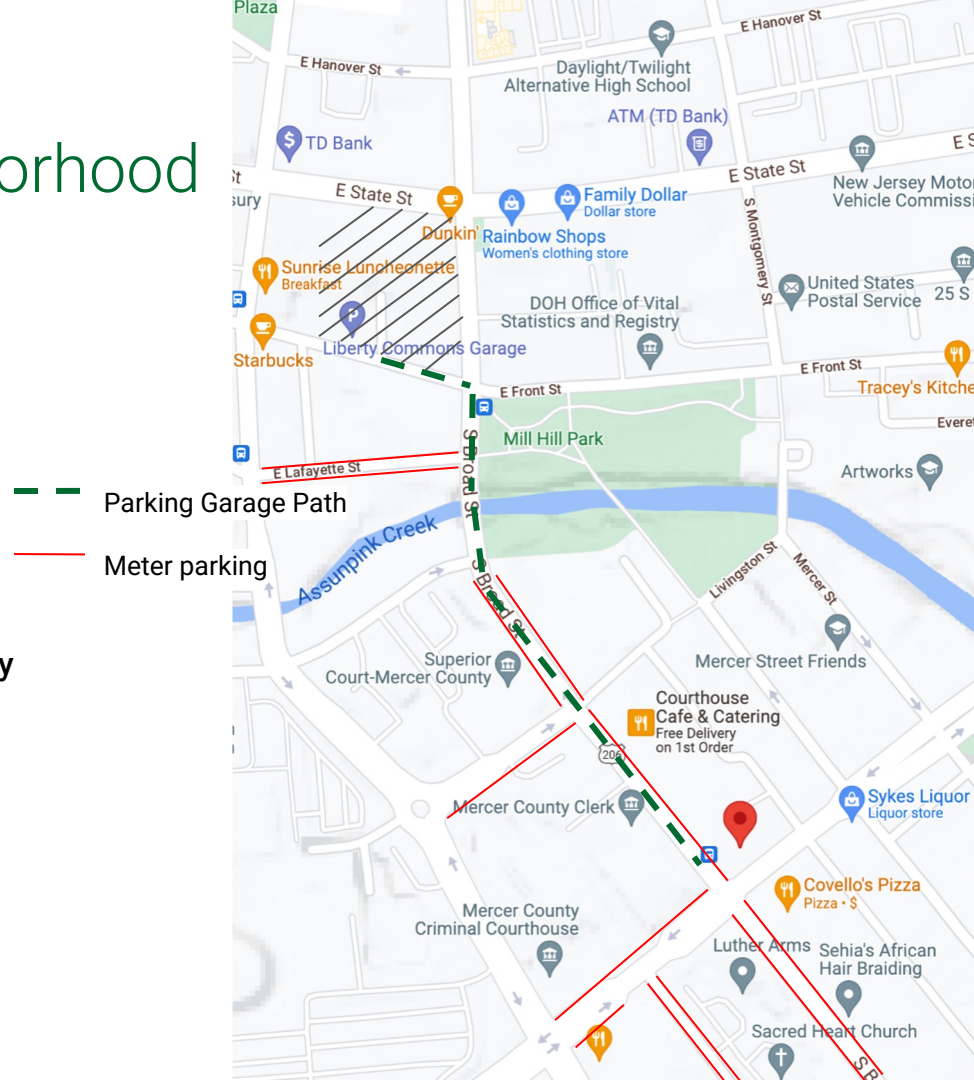
Teen cannabis use in states where marijuana is legal decreases after legalization.

Retail cannabis access is associated with reduced opioid consumption by the general public

The prevalence of cannabis dispensaries is inversely associated with traffic fatalities

We Will Help Raise the Neighborhood Through Action

- 01.** This site will allow customers to feel at home and give them opportunities for discovery, connection, education, and healing.
- 02.** We will source materials and employ craftsmen on a localized basis
- 03.** Host job fairs geared towards local talent
- 04.** We will host cleanups on S Broad st, and help beautify the intersection of Broad and Market
- 05.** Through increased foot traffic and our own security presence we will assist with neighborhood safety
- 06.** Help promote and push customers to spend time downtown and utilize its offerings



Our Code of Business

- 01.** Engage and use local materials & craftsmanship
- 02.** Be resourceful & upcycle elements
- 03.** Enhance the Woah Flow brand with the building & hometown roots
- 04.** Elevate cannabis as a medicine & remove unnecessary items
- 05.** Engage, educate, & empathize patients through an experiential and welcoming space
- 06.** Systemize flexible services to meet the needs of many customer types – patients who need appointments, virtual appointments, & yet-to-be-seen needs

