

Design Consultants, Inc.

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MEMORANDUM

DCI JOB NO. 2012-016

TO: Terry Smith, Traffic Eng.
Somerville Traffic and
Parking Department

FROM: William D. Carlson,
Senior Transportation Engineer

SUBJECT: **Parking Study**
Petra Somerville LLC - Rock Climbing/Fitness Center
10 Tyler Street a/k/a 28 Park Street
Somerville, MA

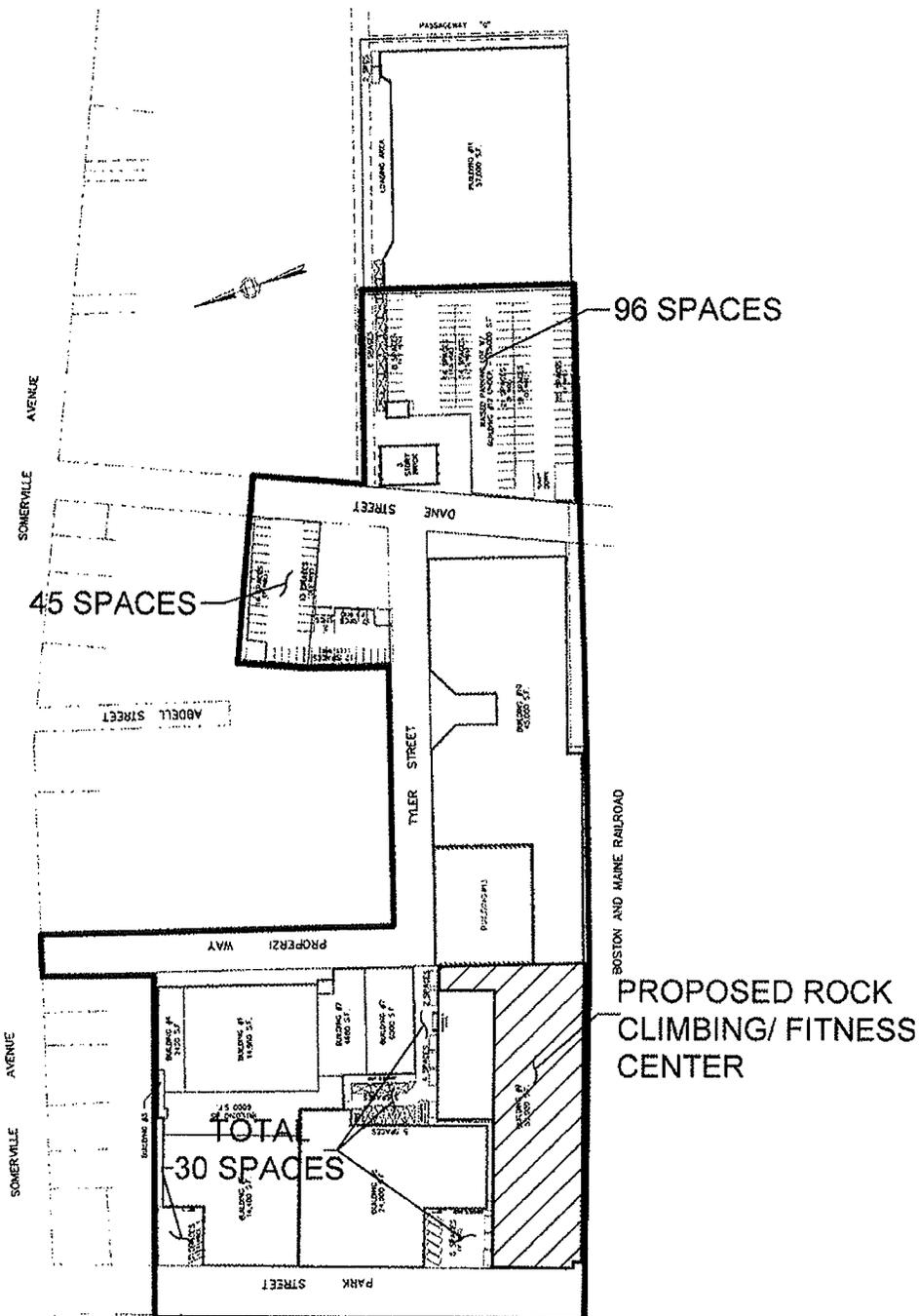
DATE: March 29, 2012

This memorandum, prepared at the request of Petra Somerville LLC, the applicant, evaluates the parking needs and parking availability for a proposed Rock Climbing/Fitness Center, (herein referred to as the fitness center) to be located in Building #9 at 10 Tyler Street a/k/a 28 Park Street. In order to assess the parking supply and demand, the entire JWF, LLC properties must be analyzed. This memo also provides occupancy classifications, square footages and parking requirements for the JWF properties as a whole. The intent of this memo is to demonstrate that parking for the fitness center complements other uses. These complementary uses can share parking provided in under-utilized common parking areas (2 parking lots) that are provided for other uses within the JWF properties.

JWF owns 12 buildings which are located on Park Street, Properzi Way, Tyler Street and Dane Street. These buildings provide spaces for warehousing, manufacturing, offices, artists' housing, a gym and a day care center. Parking for the tenants is provided in small parking areas adjacent to the buildings and in two satellite off-street parking lots. One lot located at the corner of Tyler and Dane Streets provides 45 spaces while the second lot, located on the rooftop of building #12 on Dane Street, provides 96 spaces for the Winebow Boston company and other tenants. The Tyler Street lot is approximately 350 feet from the fitness center entrance and the Dane Street lot is 600 feet from the site.

The proposed fitness center will occupy 30,480 square feet of Building #9 which was previously used for manufacturing and offices. The fitness center will provide a new entrance off of Properzi Way at its intersection with Tyler Street. Parking for the fitness center will be provided in two off-street parking lots owned by JWF.

To evaluate the parking availability for the proposed fitness center, DCI has performed an on-street parking survey of the adjacent streets and two off-street parking lots owned by JWF. The area of the parking survey is shown below.



On Street Parking

Properzi Way is a 26-foot wide, 2-way street, travelling south from Somerville Avenue to Tyler Street. Properzi Way is stop sign controlled at its intersection with Somerville Avenue. One hour parking is allowed on the west side of the street. Parking is prohibited along the east side except for two, 2-hour Permit Only spaces near Tyler Street.

Tyler Street is also a 26-foot wide, 2-way street travelling east-west from Dane Street to Properzi Way. Approximately 24 2-Hour Permit Only spaces are provided on Tyler Street.

Dane street is a north-south connector street travelling from Somerville Avenue to Washington Street. Dane Street from Somerville Avenue to the railroad bridge is 26 feet wide with parking prohibited along its west side. Permit Only parking is allowed on the east side from Tyler Street to Somerville Avenue. Dane Street is under traffic signal control at its intersection with Somerville Avenue.

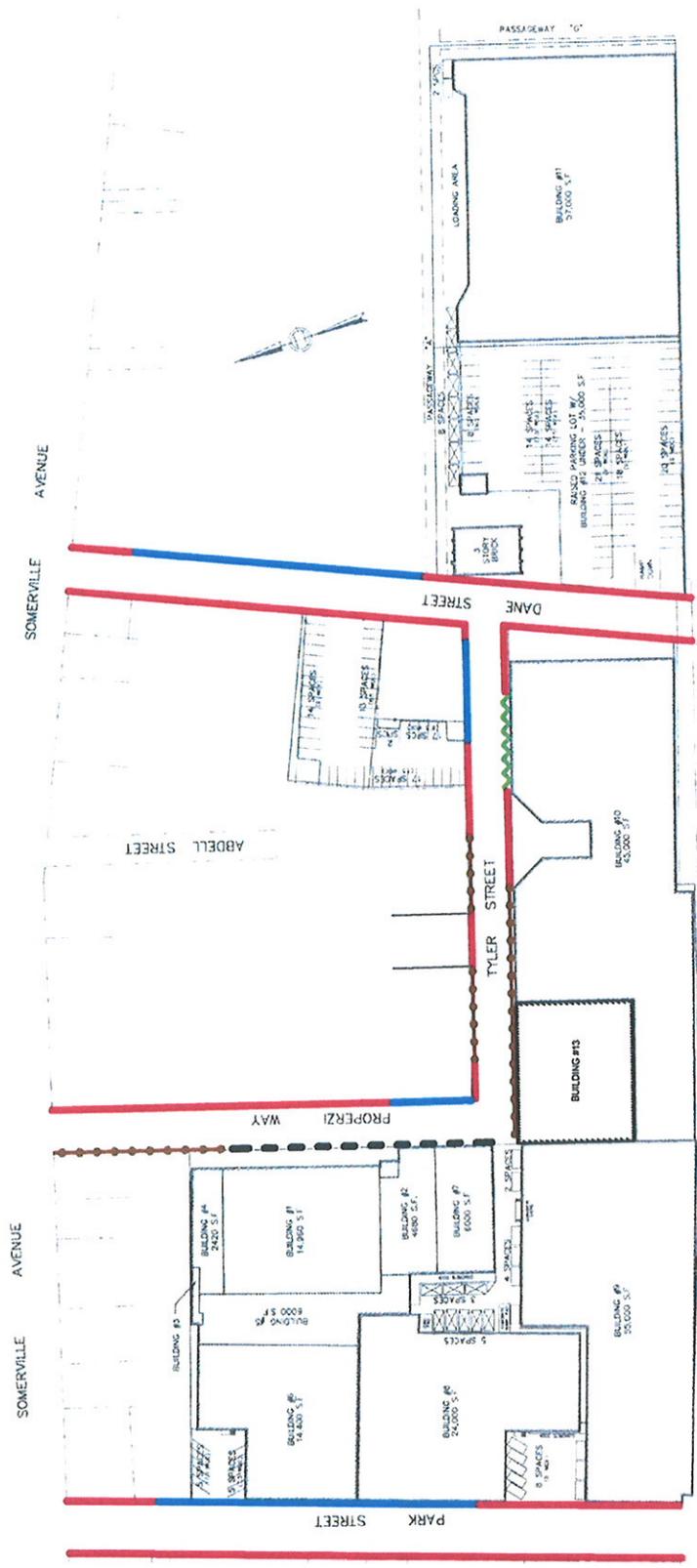
Park Street is 32 feet wide providing for one lane in each direction and is signalized at its intersection with Somerville Avenue. Permit Only parking is allowed along its east side along the Ames property.

See Figure 1 for on-street parking regulations.

DCI surveyed the on street parking at various times during the weekday and on a Saturday. The survey indicated an average of 27 out of 51 on-street parking spaces were available on Park Street, Properzi Way, and Tyler Street.



View looking at Properzi Way



BOSTON AND MAINE RAILROAD

LEGEND

- 1 HR PARKING (EXCEPT BY PERMIT)
- 2 HR PARKING (EXCEPT BY PERMIT)
- PERMIT PARKING ONLY
- ~~~~~ NO PARKING STREET CLEANING FRIDAYS
- NO PARKING ANYTIME

SCALE: N.T.S.

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21 PROPERZI WAY
 SOMERVILLE, MA

ON STREET
 PARKING REGULATIONS

FIGURE 1

Off Street Parking

JWF owns two off-street parking lots, one at the corner of Tyler and Dane Streets which provides 45 spaces and one on the rooftop of building #12 on Dane Street which provides 96 spaces for the Winebow Boston company.

DCI surveyed the study area at various times during weekdays and a Saturday and recorded available off street parking spaces in the two lots. The available spaces by time of day are shown in Figure 2.

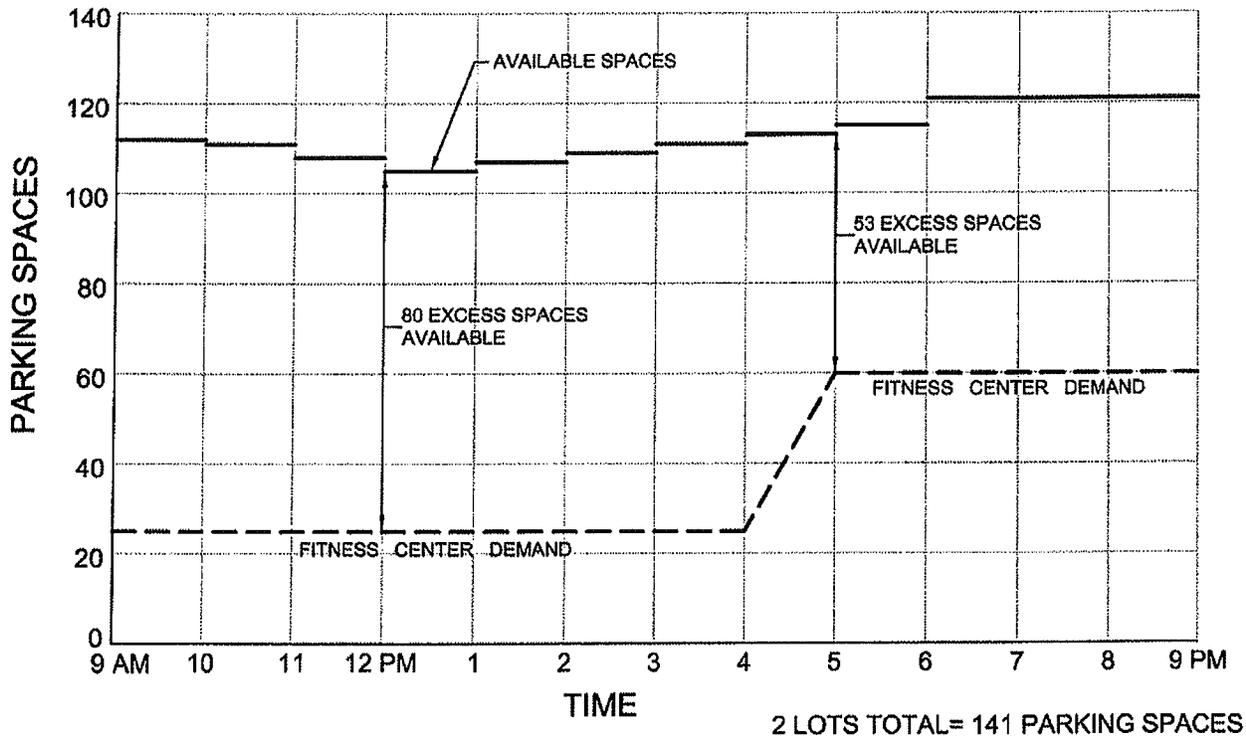
The following photos illustrate the under-utilization of the two surveyed parking lots:



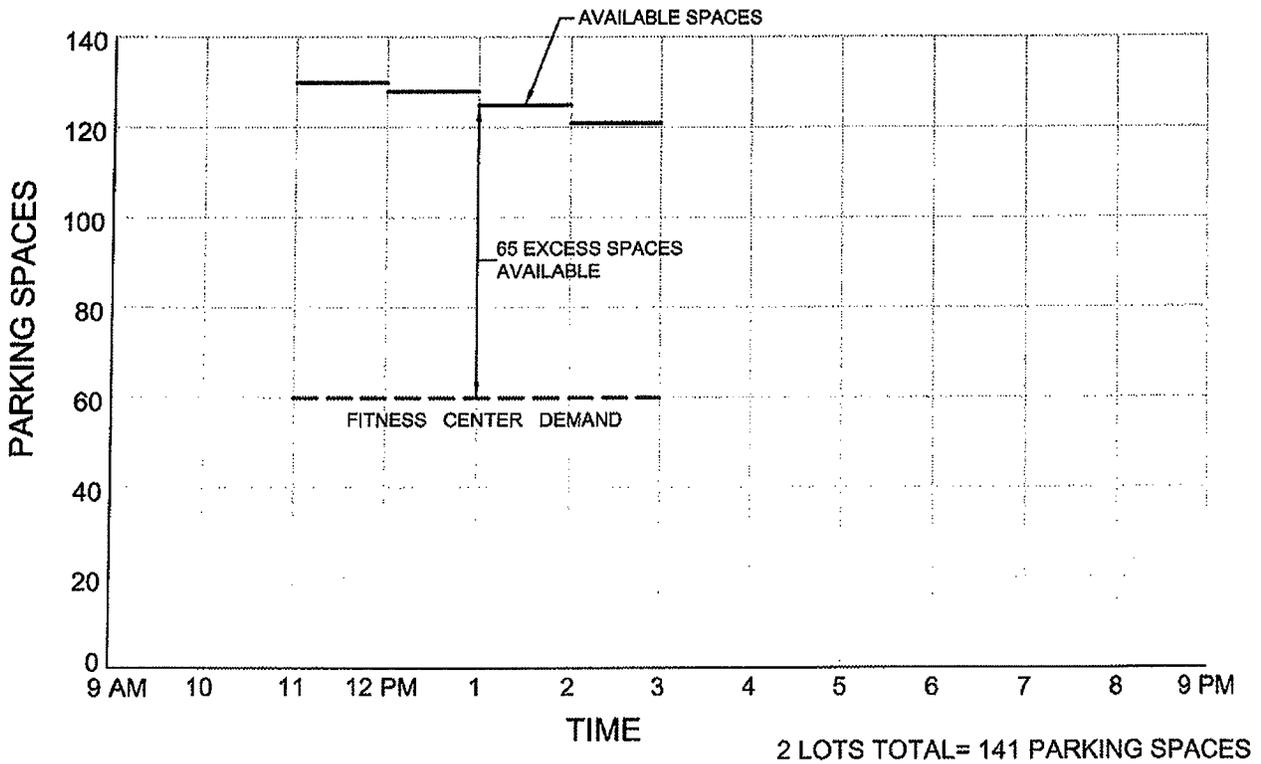
Tyler Street Lot



Building #12 Rooftop Parking Lot



**OFF-STREET PARKING
WEEKDAY DEMAND VS. AVAILABILITY**



**OFF-STREET PARKING
SATURDAY DEMAND VS. AVAILABILITY**

Fitness Center

The proposed fitness center will occupy 30,480 square feet of building #9 which is located adjacent to Park Street and the railroad. Access will be provided off of Properzi Way at Tyler Street. Access to Park Street will be provided as an Exit Only. The fitness center will employ 5-10 people and bicycle racks for 40 bicycles will be provided at the facility's entrance. Many members of the fitness center will be active outdoor types of people with a strong bias toward bicycling as new bike lanes are provided on Somerville Avenue. Public transit will also be used to access the site as bus routes are provided on Somerville Avenue and Park Street.

Business hours will be from 10 AM to 11 PM. Peak business hours are expected to occur from 5 PM -7 PM during the weekdays and 11AM-3PM on Saturdays. Based on information provided by the proponent, parking demand for the fitness center has been estimated at 24 spaces during the daytime and 60 spaces in the evening and on Saturdays. Based upon the City's By-Laws the fitness center requires 1 space per 500 SF or 60 parking spaces.

Parking for the fitness center members will be provided in two nearby off-street parking lots provided for other uses within the Ames properties. Members will be instructed not to park on the adjacent streets. Figure 2 indicates the fitness center's parking demand vs. the available spaces in the two parking lots for the typical weekday and Saturdays. The DCI parking survey indicated that the parking lots are severely under-utilized.

As indicated in Figure 2, the two off street parking lots will provide more than adequate parking spaces for the fitness center's parking demands.



JWF Properties - Parking Requirements

The following table provides uses, square footage and parking requirements for the Ames properties based upon use and square footage information (included herein) provided by JWF:

TABLE A

Use	Square Footage	Parking Requirements (1)	Spaces Required
Manufacturing	149,444	1/1500 sf	100
Warehousing	95,440	1/1500 sf	64
Office	44,206	1/1000 sf	45
Other (Gym)	3,000	1/500 sf	6

(1) Based upon Somerville Zoning By-Laws.

By zoning the total parking spaces required for the uses above is 215. The plan provided by JWF indicates a total of 187 that had been grandfathered for Ames Envelope. JWF currently has 82 spaces reserved on JWF properties for 12 separate tenants through lease contracts. DCI has surveyed JWF properties' parking areas and determined that there can be 187 usable parking spaces within the JWF properties with the removal of some no parking signs owned by JWF. The 187 spaces are shown in Figure 3.

For shared parking in common parking facilities, the City allows a reduction in the number of parking spaces ordinarily required if it can be demonstrated that the peak parking for varying uses are so different that a lower total will adequately serve the parking demands of the anticipated users and that the location of the shared parking facilities to those uses is appropriate.

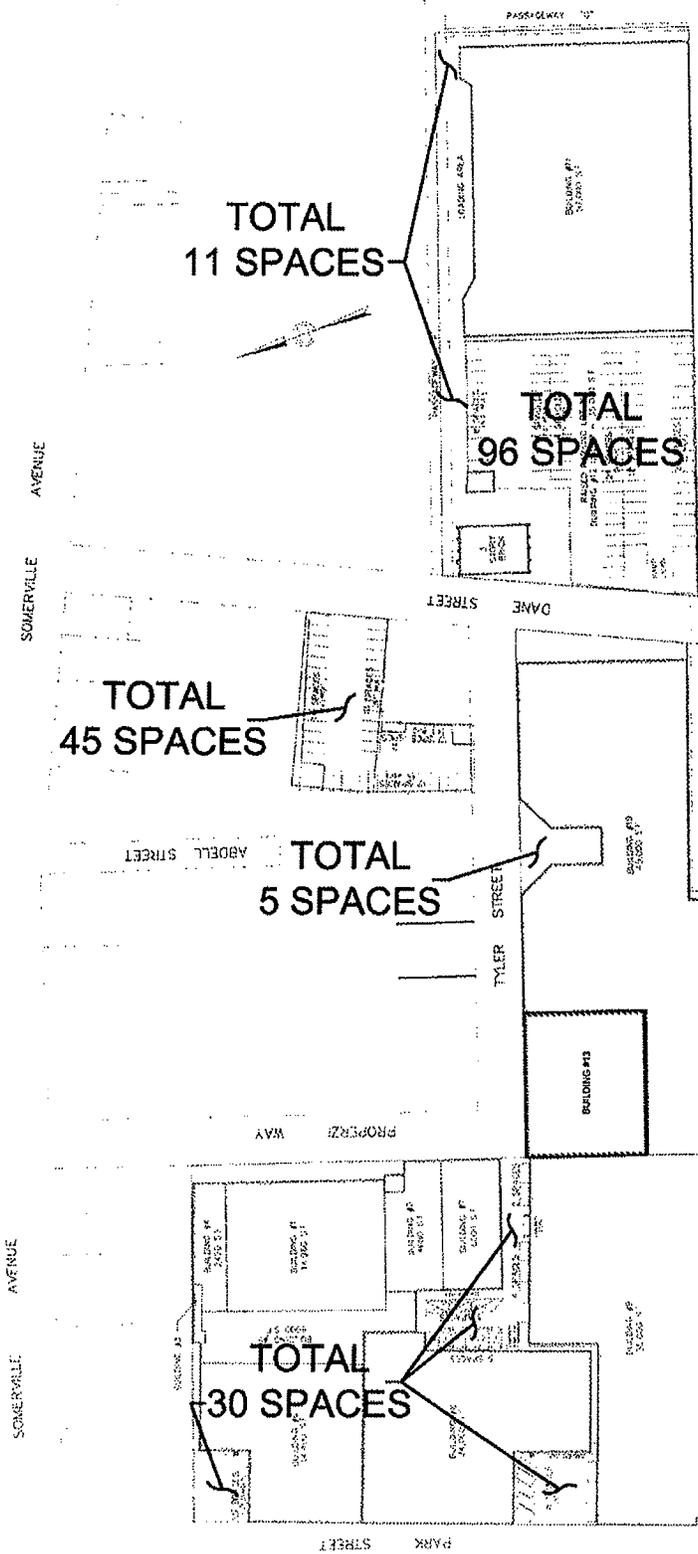
The peak parking for the fitness center will occur in the evening hours on weekdays and on Saturdays. The peak parking for the other uses that now use the two off street parking lots occurs during early morning to late afternoon normal working hours. As demonstrated by the DCI parking survey the two off-street parking lots will provide more than adequate parking for the fitness centers evening and Saturday parking demands.

**AMES SAFETY ENVELOPE COMPANY
OCCUPANCY CLASSIFICATIONS
ADJUSTED FOR ACTUAL SQUARE FOOTAGE
January 2012**

Building #	Manufacturing (sf)	Warehouse storage (sf)	Office (sf)	Other (sf)	Total (sf)
1	7,446	7,000	1,200		15,646
2		983	3,500		4,483
3	1,238	1,800			3,038
5	6,389				6,389
6	11,600	4,245			15,845
7		2,002	5,000		7,002
8	19,736	5,293	3,041		28,070
9-floor1	36,903				36,903
9-floor2	6,564			3,000 *	9,564
9-floor3			6,488		6,488
10	25,562	18,001			43,563
11-floor 1		43,716			43,716
11-floor 2			10,852		10,852
12	23,481	10,000			33,481
					0
3 story brick building					0
Floor 1		2,400			2,400
#14 Floor 2			2,400		2,400
Floor 3			1,200		1,200
					0
#15 Proposed addition					0
Floor 1	10,525				10,525
Floor 2			10,525		10,525
Totals	149,444	95,440	44,206	3,000	292,090

*Gymnasium

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BOSTON AND MAINE RAILROAD

TOTAL OFF STREET SPACES = 187

SCALE: N.T.S.

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**21 PROPERZI WAY
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**ON SITE
 PARKING**

FIGURE 3