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## MEMORANDUM

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

FROM: William D. Carlson,  
Senior Transportation Engineer

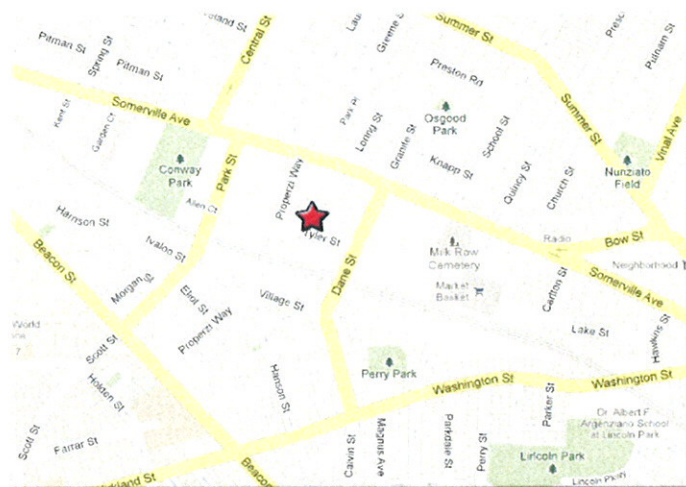
SUBJECT: **JFW, LLC Properties**  
Petra Somerville LLC - Rock Climbing/Fitness Center  
10 Tyler Street a/k/a 28 Park Street  
Somerville, MA

DATE: May 10, 2012

This memorandum has been prepared in response to questions raised by your office and Adam Duchesneau of the Mayor's Office of Strategic Planning and Community Development related to the subject site. More specifically, whether sufficient on-site parking will be available at full build-out at the completion of adaptive reuse of the Ames Envelope complex.

In an effort to provide an accurate model of the parking demand, DCI requested from JFW, LLC, a detailed tenant list with associated use information. JFW provided DCI with occupancy percentages, use types and total occupied and unoccupied square footage for all buildings within the former Ames Envelope complex.

DCI has calculated the required parking for existing occupied and unoccupied space, and compared this data with available spaces on site. Since this proposal is an adaptive re-use of the Ames Envelope complex, DCI has utilized the parking requirements provided in Sections



Site Locus

9.16 and 9.5 of the Somerville Zoning By-Laws as the basis of the comparison. The required parking by use is as follows:

<u>USE</u>	<u>PARKING REQUIREMENT</u>
Office	1 per 1,000 sf
Warehouse/Distribution	1 per 1,500 sf
Industrial/Manufacturing	1 per 1,500 sf
Health Club	1 per 500 sf

The table below provides building numbers, addresses, tenants, square footage of uses, on-site parking by leases and occupied and unoccupied rental space for the entire JFW properties. DCI has utilized this data to determine the required parking for each existing use and potential future uses. The required parking has also been broken down by day use (DU) and night use (NU), as certain businesses, such as the Rock Climbing facility and Artists Asylum, typically require evening parking.

<b>Occupied Space:</b>							
Building #	Address	Tenants	Use	SF by Use	Parking Requirement	Spaces Required by Use	
						Day Use	Night Use
1, 3	17-19 Properzi Way	Lucchetti	General *	17,947	1 per 1500 sf	12	
		Kennedy					
		Hemlock					
2	21 Properzi Way	TAW suites	Office	4,262	1 per 1000 sf	4	
5, 6	12 Park	Sage	Manufacturing	22,889	1 per 1500 sf	16	
		Ground Works					
		First Act					
		Loki					
		Harvard Book					
7	29 Properzi Way	Rojas, TAW's	Office	6,772	1 per 1000 sf	7	
8	28 Park	Genzyme	Warehouse	20,479	1 per 1500 sf	15	
			Mezz office				
9	28 Park / 12A Tyler	Petra	Recreation	30,480	1 per 500 sf		61
9A	40 Park 2nd fl	Jill Maio	Gym	3,000	1 per 500 sf	6	
9B	40 Park 3rd fl	TAW	Office	6,000	1 per 1000 sf	6	
10	10 Tyler	Artists' Asylum	Manufacturing	30,927	1 per 1500 sf		29
		MIT	Warehouse				
11	30 Dane st	Winebow	sales office	10,836	1 per 1500 sf	36	
			Warehouse				
14	24 Dane st	Performer Mag	office	3,300	1 per 1000 sf	5	
		Alastair	General				
				<b>217,027</b>	<b>Current Required Spaces</b>	<b>107</b>	<b>90</b>
<b>Unoccupied Space:</b>							
Building #	Address	Tenants	Use	SF by Use	Parking Requirement	Spaces Required by Use	
						Day Use	Night Use
8A	30 Park St	TBD	Warehouse	5,509	1 per 1500 sf	4	
9	40 Park 1st floor	TBD	Warehouse	8,800	1 per 1500 sf	6	
9A	40 Park 2nd floor	TBD	General	6,000	1 per 1000 sf	6	
12	28 Dane st	TBD	General	33,738	1 per 1500 sf	23	
13	12 Tyler st	TBD	Warehouse	8,925	1 per 1500 sf	6	
			Office				
				<b>76,903</b>	<b>Future Required Spaces</b>	<b>59</b>	
<b>CAMPUS TOTAL</b>				<b>293,930</b>	<b>TOTAL</b>	<b>166</b>	<b>90</b>

General Note: Onsite parking is restricted to business hours only, unless otherwise noted.

\* General use means mix of shop floor and support office

As indicated in the table above, 107 day-use (DU) spaces are required for the present uses within the JFW properties. DCI personnel counted the available on site spaces during day-use hours on Wednesday through Friday, February 15-17, 2012; on Tuesday, February 21, 2012; and on Saturday, February 25, 2012. At these times, an average of 85 spaces were occupied – 22 fewer than required by zoning. This affirms that the City of Somerville's parking requirements for this mixed-use site are conservative.

If the facility were to become fully occupied with uses consistent on a percentage basis with the current uses, the zoning bylaw would require 59 additional daytime spaces for a total of 166 spaces. Using the actual current site parking demand data, DCI empirically interpolated that the full build-out would require only 132 spaces for daytime activity with the current uses.

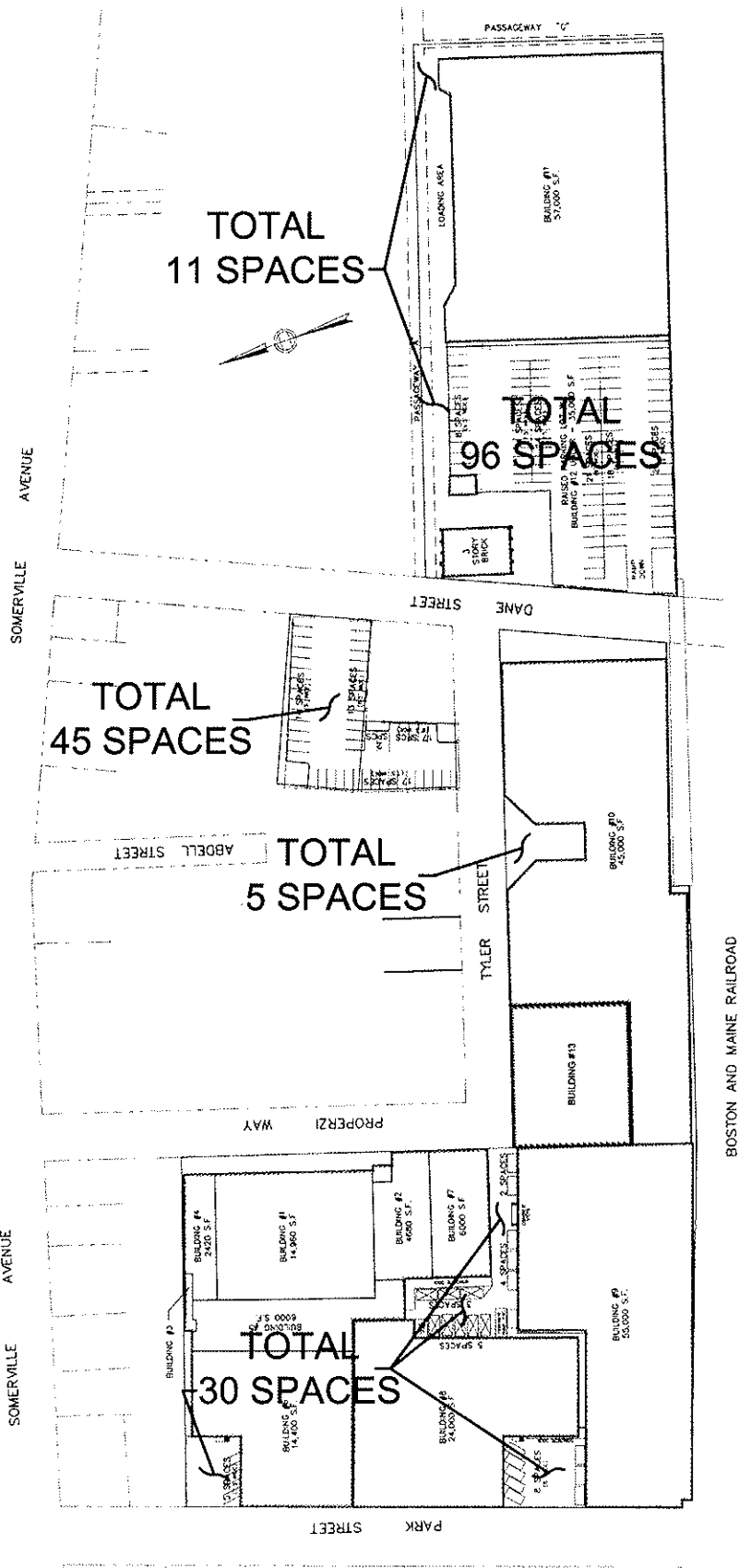
As it stands, the JFW properties have 187 grandfathered off-street parking spaces on site (See Figure 1, attached). Clearly, there is sufficient daytime-use parking capacity under any scenario as presented above, including a surplus of 21 spaces (12%) in accordance with the city zoning requirements. Based on empirical data, the actual surplus is approximately 30%, which will allow for overlap transition between daytime and nighttime parking.

Night use parking demand is anticipated to be much lower than day-use demand given the current uses at the site. Hence, analyzing night use is not critical or relevant to the full build-out scenario.

It is Design Consultants' opinion that there is ample parking to accommodate the proposed rock-climbing facility. Additionally, both the zoning requirements and the empirical data collected on site clearly indicate that there will be surplus parking availability on site at full build-out. This is particularly true given that a portion of the facility's use at build-out (i.e., the rock-climbing gym) will favor nighttime use.


Please note also that no reduction was considered in the zoning requirements relative to transit and bike ridership, though historically – and at an increasing rate – reductions in parking demand and trip generation can be 20%. This is particularly true given that one of the uses in the build-out scenario is health-related (rock climbing), and that the City of Somerville is actively promoting greater pedestrian and bicycle travel.

DCI's opinion is that the built-out facility has sufficient on-site parking such that it will have little to no impact to on-street parking.



SCALE: N.T.S.

**Design Consultants, Inc.**  
 Consulting Engineers and Surveyors



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**21 PROPERZI WAY  
 SOMERVILLE, MA**

**JFW PROPERTIES  
 ON SITE  
 PARKING**

**FIGURE 1**