SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 270 Third Street and 161 First Street

Zoning District:

Applicant Name: Alexandria Real Estate Equities, Inc.

Applicant Address: 400 Technology Square, Suite 101 Cambridge MA

Contact Information: (617) 492-4100 jrafferty@adamsrafferty.com (617) 492-3131

Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.

Section 12.37.2 Minor Amendment
Section 6.35.1 Reduction in Parking Requirements

List all submitted materials (include document titles and volume numbers where applicable) below.

Parking Memo prepared by VHB

Signature of Applicant:

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date Signature of CDD Staff
Project Name: 161 First Street/270 Third Street
Applicant: Alexandria Real Estate Equities, Inc.

**Hearing Timeline (CDD)**

- Application Date:
- Planning Board 1st Hearing Date: *
  (PUD Development Proposal, other special permit)
- Planning Board Preliminary Determination: *
  (PUD Development Proposal)
- Second Submission Date: *
  (PUD Final Development Plan)
- Planning Board 2nd Hearing Date: *
  (PUD Final Development Plan)
- Final Planning Board Action Date: *
  (PUD Final Development Plan, other special permit)
- Deadline for Filing Decision: *
  *Subject to extension by mutual agreement of the Applicant and the Planning Board

**Requested Relief: (include other boards and commissions)**
- 12.37.2 Minor Amendment
- 6.35.1 Reduction in Parking Requirements

**Project Description**

Petitioner seeks to amend Special Permit 243 to reduce the residential parking requirement for 161 First Street and 270 Third Street.

*Brief Narrative:* from 1.0 to .75

**Project Size:**
- Total GFA:
- Non-residential uses GFA:
- Site Area (acres and SF):
- # of Parking Spaces:

**Proposed Uses:**
- # of Dwelling Units:
- Other Uses:
- Open Space (% of the site and SF)

**Proposed Dimensions:**
- Height:
- FAR:
OWNERSHIP CERTIFICATE

Project Address: 270 Third Street

Application Date:

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Alexandria Real Estate Equities

at the following address: 400 Technology Square, Suite 101 Cambridge MA

to apply for a special permit for:

a reduction in required parking

on premises located at:

270 Third Street

for which the record title stands in the name of: ARE-MA REGION NO. 49, LLC

whose address is: 385 E. COLORADO BLVD., SUITE 299 PASADENA, CA 91101

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex

Book: 62135

Page: 322

OR Registry District of the Land Court,

Certificate No.: Book: Page:

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of

The above named ____________________ personally appeared before me,

on the month, day and year ____________________ and made oath that the above statement is true.

Notary: ________________________________

My Commission expires: ____________________
OWNERSHIP CERTIFICATE

Project Address: 161 First Street

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Alexandria Real Estate Equities
at the following address: 400 Technology Square, Suite 101 Cambridge MA
to apply for a special permit for: a reduction in required parking
on premises located at: 161 First Street
for which the record title stands in the name of: ARE-MA REGION NO.21, LLC,
whose address is: PO BOX 847 CARLSBAD, CA 92108

by a deed duly recorded in the:
Registry of Deeds of County: Middlesex
Book: 45147 Page: 477

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of ____________________________

The above named ____________________________ personally appeared before me,
on the month, day and year ____________________________ and made oath that the above statement is true.

Notary: ____________________________

My Commission expires: ____________________________
To: City of Cambridge Planning Board
Traffic, Parking & Transportation Department

Date: February 23, 2015

Project #: 10082.00

From: Susan Sloan-Rossiter, LEED AP, ENV-SP
Meghan Houdlette, PE, LEED AP

Re: Alexandria Center at Kendall Square (Binney Street Project)
Proposed Residential Parking Ratio Reduction

On behalf of Alexandria Real Estate Equities, Inc. (ARE), we are providing the City of Cambridge Planning Board members and the Traffic, Parking & Transportation Department with a memorandum to support the proposed residential parking ratio reduction for the 270 Third Street and 161 First Street buildings that were previously approved as part of the Alexandria Center at Kendall Square Project (ACKS) (aka Binney Street Project). The Transportation Impact Study (TIS) was certified for this project on November 19, 2009 which assumed a residential parking ratio of 1.0 spaces/unit. Residential parking data in Cambridge, and specifically the East Cambridge neighborhood, demonstrates that the parking demand of residential buildings is actually less than 1 space per unit and therefore, ARE is requesting a reduction in the residential parking ratio to 0.75 spaces/unit to better serve the parking needs. Additional data that supports this parking ratio reduction to 0.75 spaces/unit is presented as follows:

Example 1 - 2009 -2013 5 Year American Community Survey Data

Available U.S. Census data demonstrates how many vehicles each household owns and can be broken down by census tract. This 2009-2013 5 Year American Community Survey data has been obtained for census tract 3523 where the proposed project is located. This data indicates that the vehicle ownership rates near the project are approximately 0.65 spaces/unit for rental occupied units in the East Cambridge neighborhood.

Example 2 – K2C2 Zoning Parking Ratio

The City of Cambridge recently conducted a planning study in Kendall Square in 2012/2013 referred to as K2C2. One recommendation resulting from this study was to require a minimum parking ratio of 0.5 spaces/unit and a maximum parking ratio of 0.75 spaces/unit for residential buildings in Kendall Square.

Example 3 –2010 Leased Parking Demand Study Data for Archstone NorthPoint

The following leased parking utilization data was presented in the VAI 2010 Parking Demand Study for the Proposed 22 Water Street Special Permit Re-Filing which further demonstrates a lower parking demand for nearby Residential buildings with an overall weighted average of 0.71 spaces/unit based on number of parking spaces leased.
### Example 4 – 303 Third Street Overnight Counts

Parking garage occupancy counts were conducted during the evening by Equity Residential (Third Square) at the 303 Third Street garage which is located one block from the 270 Third Street site from March 21, 2014 to April 8, 2014. The results of the counts indicate that out of the 482 units, only 275 vehicles were parked overnight which results in a 0.57 percent parking demand rate.

The various Cambridge specific parking data supports the request for a reduction in the proposed residential parking ratio from 1.0 spaces/unit to 0.75 spaces per unit for the ACKS residential buildings. The actual parking demand and vehicle ownership rates nearby are lower than the previously permitted 1.0 spaces/unit and therefore 0.75 spaces/unit would be adequate to accommodate the parking needs of the proposed residential developments at ACKS.