



**CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100**

BZA APPLICATION FORM

Plan No: BZA-014466-2017

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : √ **Variance :** **Appeal :**

PETITIONER: Mark Lechmere, LLC - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 207 & 227 Cambridge St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Business A Zone

REASON FOR PETITION :

Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks reduction in required amount of parking for proposed dimensionally conforming building containing a general retail use (CVS).

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.35.1 (Reduction in Required Parking).

Article 6.000 Section 6.36.5.A.1 (Table of Parking Requirements).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :


(Petitioner(s) / Owner)

(Petitioner(s) / Owner)

James J. Rafferty

(Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : 9/18/17

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Mark Lechmere, LLC
(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 207 & 227 Cambridge Street

the record title standing in the name of Mark Lechmere LLC

whose address is 57 River Street, Wellesley, MA 02481
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

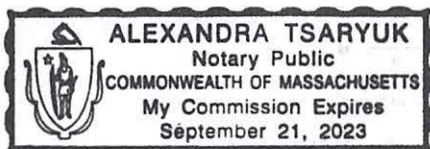
Book 65660 Page 168 and Book 1474 Page 27

Mark Lechmere, LLC
By: Amadan Management, LLC, Manager
By:

(Signature)
(Owner)
Robert S. Korff, Manager

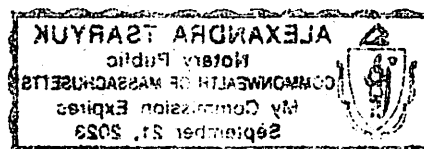
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On this 13th day of September, 2017, before me, the undersigned notary public, personally appeared Robert S. Korff, Manager of Amadan Management, LLC, Manager of Mark Lechmere, LLC. proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



(Signature)
Notary Public

My commission expires: September 21, 2023



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 207 & 227 Cambridge St Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
- Section 6.35.1 authorizes the BZA to reduce the amount of parking required when, as in this case, the site is proximate to an MBTA Transit Station.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
- A reduction of required parking will not change patterns of access or egress in the area. A parking demand analysis prepared by VHB revealed that the proposed
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- Nearly all the retail uses along Cambridge Street do not provide off street parking or loading. Those uses will not be adversely affected by a reduction in parking at this location.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- A reduction in required parking will not create any detriment to the public's health or safety. To the contrary, reducing automobile usage by constraining the parking supply is consistent with the City's traffic policies.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
- The proposed retail building at this location complies with all of the use and dimensional requirements of the Business A Zoning District.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Nirvana **PRESENT USE/OCCUPANCY:** Bank
LOCATION: 207 & 227 Cambridge St Cambridge, MA **ZONE:** Business A Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Retail

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>10,557</u>	<u>13,957</u>	<u>21,192</u>	(max.)
<u>LOT AREA:</u>		<u>21,192</u>	<u>no change</u>	<u>none</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²		<u>.5</u>	<u>.66</u>	<u>1.0/1.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>N/A</u>	<u>N/A</u>	<u>600 sf</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>200+/-</u>	<u>no change</u>	<u>none</u>	(min.)
	<u>DEPTH</u>	<u>82+/-</u>	<u>no change</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	<u>0*</u>	<u>0*</u>	<u>none</u>	(min.)
	<u>REAR</u>	<u>0*</u>	<u>102.7'+/-*</u>	<u>none</u>	(min.)
	<u>LEFT SIDE</u>	<u>0*</u>	<u>0*</u>	<u>none</u>	(min.)
	<u>RIGHT SIDE</u>	<u>0*</u>	<u>0*</u>	<u>none</u>	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>unknown</u>	<u>33.5'</u>	<u>35'</u>	(max.)
	<u>LENGTH</u>	<u>varies</u>	<u>129'</u>	<u>N/A</u>	
	<u>WIDTH</u>	<u>varies</u>	<u>97.3'</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>		<u>N/A</u>	<u>N/A</u>	<u>none</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>21+/-</u>	<u>16</u>	<u>28</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>unknown</u>	<u>1</u>	<u>1</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>		<u>unknown</u>	<u>N/A</u>	<u>N/A</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

*The lot has three front setbacks on Cambridge Street, Gore Street and Third Street.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

SEP 19 AM 11:29

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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(Petitioner(s) / Owner)

James J. Rafferty

(Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : 9/18/17

207 & 227 Camb. St.

Petitioner

19-24
MIDDLESEX COUNTY OF
200 CAMBRIDGE
CAMBRIDGE, MA 02141

20-14
FERRARO, LOUIS,
TR. OF FOURTEEN TRAPELO
ROAD NOMINEE TRUST
64 FLETCHER ROAD
BELMONT, MA 02478

JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

20-71 /21-116
CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE
CITY MANAGER

20-71 /21-116
CAMBRIDGE CITY OF FIRE DEPT.
491 BROADWAY
CAMBRIDGE, MA 02138

20-71 / 21-116
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

20-94
DATTERO, AGNES M.
38 GORE STREET REAR
CAMBRIDGE, MA 02141

20-98-75
MARK LECHMERE, LLC
57 RIVER STREET. SUITE 106
WELLESLEY, MA 02481

20-102
DATTERO, AGNES M.
38 1/2 GORE ST.
CAMBRIDGE, MA 02141

20-105
PROFFITT, FRAZIER S.
29 GORE ST, #1
CAMBRIDGE, MA 02141

21-110
GHORBI-NOOROUZI REALTY LLC,
843 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

21-111
DANIELS, WILLIAM R. &
ANDREW Q. OLDMAN, TRS.
C/O BROADWAY LANDMALLS, INC
339 BROADWAY
CAMBRIDGE, MA 02139

20-31
189 CAMBRIDGE STREET, LLC
C/O THE MOUNT VERNON COMPANY
29 COMMONWEALTH AVE., 6TH FLOOR
BOSTON, MA 02116

21-117
CAMBRIDGE FAMILY & CHILDREN'S SERVICES
60 GORE STREET
CAMBRIDGE, MA 02141

24-139
EAST CAMBRIDGE SAVINGS BANK
292 CAMBRIDGE ST
CAMBRIDGE, MA 02141

21-38
O'SHEA, JON
19-25 THIRD ST. UNIT#19/1
CAMBRIDGE, MA 02141

21-38
CARRIGG, RYAN M.
60 CLYDE ST., #5
SOMERVILLE, MA 02145

21-38
TAYLOR, JANE
19-25 THIRD ST., UNIT #19/3
CAMBRIDGE, MA 02141

21-38
QUAN, HAO
25 THIRD ST., #25/1
CAMBRIDGE, MA 02139

21-38
O'SHEA, ADAM & MEGAN O'SHEA
25 THIRD ST. UNIT#25/2
CAMBRIDGE, MA 02141

20-15
L. J. REALTY CORPORATION
138 WOODSIDE LANE
ARLINGTON, MA 02474



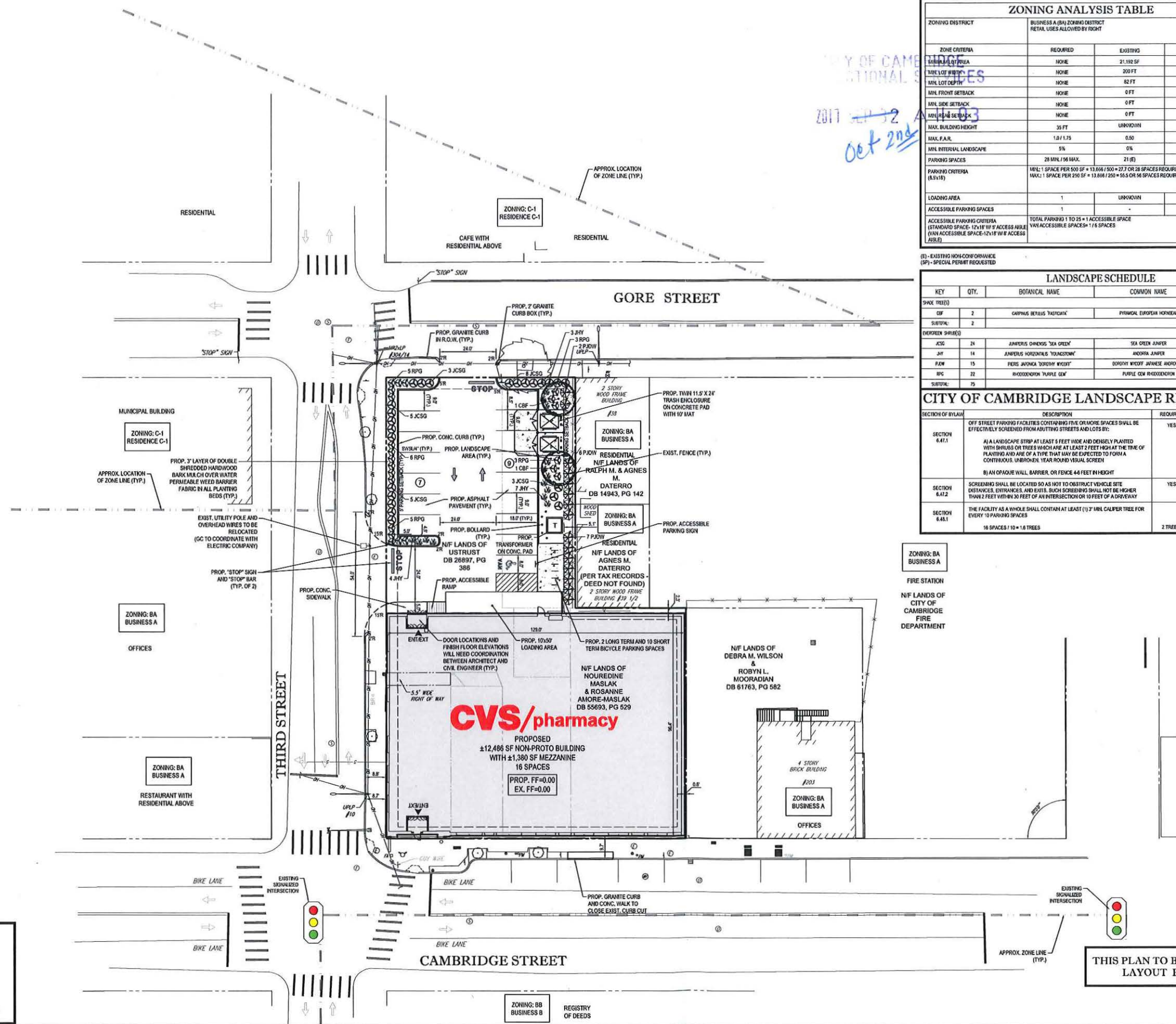
2017 SEP 22
Oct 2nd

ZONING ANALYSIS TABLE			
ZONING DISTRICT	BUSINESS A (BA) ZONING DISTRICT RETAIL USES ALLOWED BY RIGHT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	NONE	21,192 SF	NO CHANGE
MIN. LOT WIDTH	NONE	200 FT	NO CHANGE
MIN. LOT DEPTH	NONE	62 FT	NO CHANGE
MIN. FRONT SETBACK	NONE	0 FT	NO CHANGE
MIN. SIDE SETBACK	NONE	0 FT	NO CHANGE
MIN. REAR SETBACK	NONE	0 FT	NO CHANGE
MAX. BUILDING HEIGHT	35 FT	UNKNOWN	33.5 FT
MAX. F.A.R.	1.0 / 1.75	0.50	0.65
MIN. INTERVAL LANDSCAPE	5%	0%	7.3%
PARKING SPACES	28 MIN / 56 MAX.	21 (E)	16 (SP)
PARKING CRITERIA (8.5-18)	MIN: 1 SPACE PER 500 SF = 13,688 / 500 = 27.7 OR 28 SPACES REQUIRED MAX: 1 SPACE PER 250 SF = 13,688 / 250 = 54.5 OR 55 SPACES REQUIRED		
LOADING AREA	1	UNKNOWN	1
ACCESSIBLE PARKING SPACES	1	-	1
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE: 12'x18' W/ 5' ACCESSIBLE VAN ACCESSIBLE SPACE: 12'x18' W/ 8' ACCESSIBLE)	TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES: 1 / 6 SPACES		

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SPACE TREES					
CAF	2	CARYOPUS BETULUS 'TACTICUS'	PYRAMIDAL EUROPEAN HORNBEAM	3" CAL.	B/B
SUBTOTAL:					
2					
SHRUBS					
ACSC	24	JANIPERUS OXYCEDRUS 'SEA GREEN'	SEA GREEN JANYER	24"	B/B
JNY	14	JANIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDROMEDA JANYER	18-24" SPID	B/B
PLM	15	PIERIS JAPONICA 'TODORIHI WINDST'	ODORANT WINDST JAPANESE ANDROMEDA	30-36"	B/B
RPG	22	RHOXODENDRON 'PURPLE GEM'	PURPLE GEM RHOXODENDRON	24"	B/B
SUBTOTAL:					
75					

CITY OF CAMBRIDGE LANDSCAPE REQUIREMENTS			
SECTION OF BY-LAW	DESCRIPTION	REQUIRED	PROPOSED
SECTION 6.47.1	OFF STREET PARKING FACILITIES CONTAINING FIVE OR MORE SPACES SHALL BE EFFECTIVELY SCREENED FROM ADJUTING STREETS AND LOTS BY: A) A LANDSCAPE STRIP AT LEAST 5 FEET WIDE AND DENSELY PLANTED WITH SHRUBS OR TREES WHICH ARE AT LEAST 2 FEET HIGH AT THE TIME OF PLANTING AND ARE OF A TYPE THAT MAY BE EXPECTED TO FORM A CONTINUOUS UNBROKEN YEAR ROUND VISUAL SCREEN B) AN OPAQUE WALL, BARRIER, OR FENCE 4.6 FEET IN HEIGHT	YES	YES
SECTION 6.47.2	SCREENING SHALL BE LOCATED SO AS NOT TO OBSTRUCT VEHICLE SITE DISTANCES, ENTRANCES, AND EXITS. SUCH SCREENING SHALL NOT BE HIGHER THAN 2 FEET WITHIN 30 FEET OF AN INTERSECTION OR 10 FEET OF A DRIVEWAY	YES	YES
SECTION 6.48.1	THE FACILITY AS A WHOLE SHALL CONTAIN AT LEAST (1) 3" MIN CALIPER TREE FOR EVERY 10 PARKING SPACES	2 TREES	2 TREES

ZONING: BA
BUSINESS A
FIRE STATION
N/F LANDS OF
CITY OF
CAMBRIDGE
FIRE
DEPARTMENT



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



CVS
pharmacy

NON-PROTO
NO DRIVE-THRU

STORE NUMBER: 225

203, 207 & 227 CAMBRIDGE STREET
CAMBRIDGE,
MIDDLESEX COUNTY, MA

PROJECT TYPE: TK
DEAL TYPE: RELO
CS PROJECT NUMBER: 88186

ARCHITECT OF RECORD:

bka
BKA Architects, Inc.
Architecture + Interior

142 Crescent Street
Brockton, MA 02302

t: 508.583.5603
f: 508.584.2914
e-mail: bka@bkaarch.com

BOHLER
ENGINEERING

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

DEVELOPER

**CAMBRIDGE
DEVELOPMENT,
LLC**

W.D. GOEBEL

PROFESSIONAL ENGINEER

MASSACHUSETTS LICENSE No. 42644
RHODE ISLAND LICENSE No. 7288
CONNECTICUT LICENSE No. 71454
NEW HAMPSHIRE LICENSE No. 10290
NEW YORK LICENSE No. 8490
FLORIDA LICENSE No. 86202

REVISIONS			
REV:	DATE:	COMMENT:	BY:
1	12/07/15	NEW BUILDING	CFD
2	09/25/17	NEW BUILDING	CFD

CHECKED BY:	RMM/JGS
DRAWN BY:	CFD
DATE:	10/20/2015
JOB NUMBER:	W141800
TITLE:	

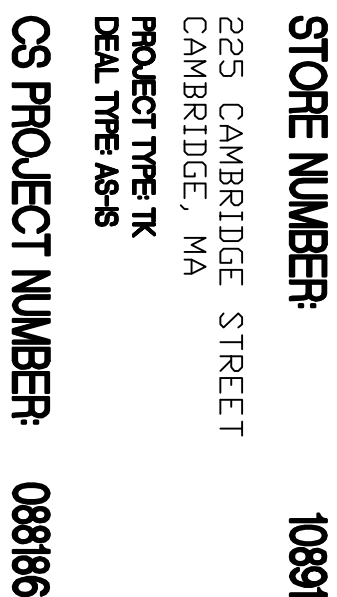
SITE PLAN

SHEET NUMBER: 1

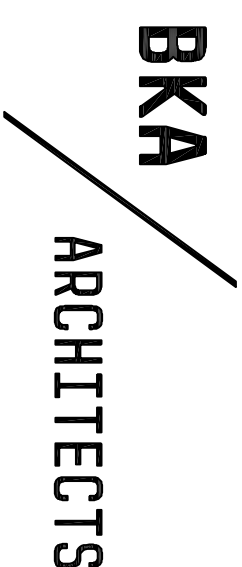
COMMENTS:
NOT FOR CONSTRUCTION

811

Know what's below.
Call before you dig.



CS PROJECT NUMBER: 088186



Boston + Brockton
142 Crescent Street
Brockton, MA 02302
508.583.5603
bkaarchitects.com

CONSULTANT:

DEVELOPER:

CAMBRIDGE DEVELOPMENT, LLC

SEAL:

REVISIONS:

DRAWING BY: JMW

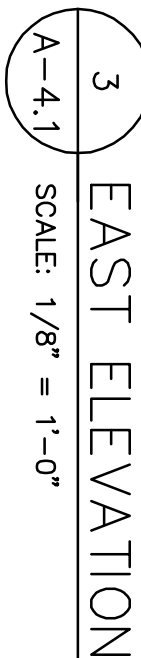
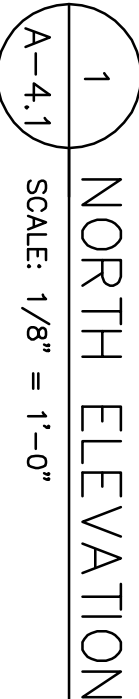
DATE: 7/12/17

JOB NUMBER: 215238

TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:





Memorandum

To: David Roache, PE
Vice President of Development
Mark Investment, LLC
57 River Street, Suite 106
Wellesley, MA 02481

Date: August 31, 2017

Project #: 13407.00

From: Sean Manning, PE
Ryan White, PE

Re: 227 Cambridge Street
Parking Study

VHB has prepared a parking demand analysis for the planned CVS Project at 227 Cambridge Street in Cambridge, Massachusetts. This retail/pharmacy project, proposed by Mark Lechmere, LLC, includes an approximately 12,303 square foot (SF) retail building with a 1,654 SF storage mezzanine, 16 off-street parking spaces, a defined off-street loading zone, required bicycle parking, and landscaped areas. The underlying zoning for the Site requires that two parking spaces be provided for each 1,000 SF of building developed (or 28 total off-street parking spaces required by zoning). As currently proposed, the Project is contemplated to be supported by 16 parking spaces for a parking rate of 1.30 spaces per 1,000 SF of ground floor/retail area or 1.15 spaces per 1,000 SF of total gross building area including storage mezzanine. In addition to the proposed off-street parking, there are many 2-hour meter parking spaces along both sides of Cambridge Street in the Project vicinity and along a single side of Second and Third streets, south of the Cambridge Street. The project is located in a dense-walkable neighborhood that is well served by public transportation as detailed herein.

The project driveways will utilize existing curb-cuts on Third Street and Gore Street. A third curb-cut on Cambridge Street, currently serving the Project Site, will be permanently closed and will allow for one to two additional on-street metered parking spaces to be added back into the inventory of nearby public parking spaces.

This memorandum has been prepared to help substantiate the proposed parking supply of 1.30 spaces per 1,000SF of ground floor area using the following methodology:

- Investigate available alternative means of transportation in close proximity to the Project Site
- Summarize parking demand data from other existing Cambridge area retail/pharmacies with similar neighborhood characteristics (residential density, transit access, parking opportunities, etc.)
- Document the availability of on-street parking along streets within two blocks of the Site

Local Commuting Trends

The Project Site is approximately an eighth of a mile from the Massachusetts Bay Transportation Authority (MBTA) Lechmere Station, which is served by the Green Line. In addition, there are several MBTA buses within close proximity of the site including:

- Route 69: serving Harvard Square via Cambridge Street
- Route 80: serving Arlington Center via Powder House Square and Tufts University
- Route 87: serving Arlington Center and/or Clarendon Hill via Union Square (Somerville) and Davis Square
- Route 88: serving Clarendon Hill via Davis Square

99 High Street
Boston, MA 02110-2354
P 617.728.7777

In addition to MBTA buses, the Charles River Transportation Management Association (TMA) operates the EZRide Shuttle. During the morning (6:00 AM – 11:00 AM) and evening (3:00 PM – 8:00 PM) service schedules, the shuttle connects Lechmere Station with North Station, Kendall Square, and Cambridgeport.

Bicycling is also a popular mode of transportation in Cambridge and continues to grow as a preferred means travel as Cambridge improves on- and off-street bicycle accommodations. Currently, there are bike lanes along Cambridge Street adjacent to the Site. There is a Hubway bicycle sharing station in close proximity to the Project Site at Lechmere Station. This station, and all Cambridge locations, will be open year-round. The Project will encourage patrons to bicycle by providing an off-street bicycle racks adjacent to the store entrance.

Further, there are many convenient other retail/restaurant locations located along Cambridge Street around the Project Site.

Comparable Sites Parking Analysis

VHB investigated other comparable Cambridge-area retail/pharmacy locations with similar neighborhood characteristics (residential density, transit access, parking opportunities, etc.) as the proposed location to determine a parking demand ratio of similar land uses and see if other locations experience a two parking space per 1,000SF of retail area parking demand. Because some of the comparable store gross floor areas include dedicated storage space and these storage spaces vary, the parking demand study ratios were calculated based on the comparable ground floor retail area. The average retail size of these stores at 12,729 SF is similar to the proposed store at 12,303 SF. **Table 1** summarizes the average and peak parking demand ratios based on the observations.

Table 1
Other Similar Cambridge Area Retail/Pharmacy Locations

Location	Gross Bldg Size(sf)	Ground Floor Area(sf)	Parking Space Supply	Avg. Parking Demand		Peak Parking Demand	
				Occupancy	rate/ksf	Occupancy	rate/ksf
CVS, 400 Tremont St, Boston	16,472	11,962	9	5	0.42	8	0.67
CVS, 1249 Boylston St, Boston	17,195	17,195	14	8	0.47	11	0.64
Rite Aid, 1740 Mass Ave, Cambridge	16,756	8,378	8	6	0.72	8	0.95
Rite Aid, 330 River St, Cambridge	14,034	13,426	30	14	1.04	18	1.34
Rite Aid, 530 Somerville Ave, Somerville	13,636	13,420	37	14	1.04	20	1.49
Walgreens, 16 Beacon St, Somerville	21,216	11,994	27	14	1.17	20	1.67
Average	16,551	12,729	22	10.6	0.83	14.8	1.16

Source: VHB

Results shown in **Table 1** indicate that despite many retail/pharmacy locations having similar, constrained parking supplies, many of these spaces go unused - even during peak periods. Observations show these locations experience an average parking demand of 0.83 spaces per 1,000SF of ground floor retail area with an average peak demand of 1.16 spaces per 1,000SF. These observed rates suggest that the amount of parking that is proposed for the CVS at 227 Cambridge Street (1.30 spaces/ 1,000 SF) is a reasonable and appropriate amount of parking given its location and proximity to other viable modes of travel.

On-Street Parking Availability

VHB also conducted an on-street meter parking inventory/availability during the peak weekday demand period (3:00 PM – 7:00 PM). Observations were made within two blocks of the Site. This inventory captured the typical and minimum number of available on-street metered parking spaces that could potentially be used by patrons during peak times, if the parking lot is full. **Table 2** summarizes the number of available metered parking spaces in close proximity of the Site.

Table 2
On-Street Metered Parking Space Availability

Street	Metered Spaces	Avg. Number of Available Spaces	Min. Number of Available Spaces
Cambridge Street (North)	36	15	8
Cambridge Street (South)	33	20	16
Second Street	8	7	4
Third Street	6	4	1
Total	83	46	29

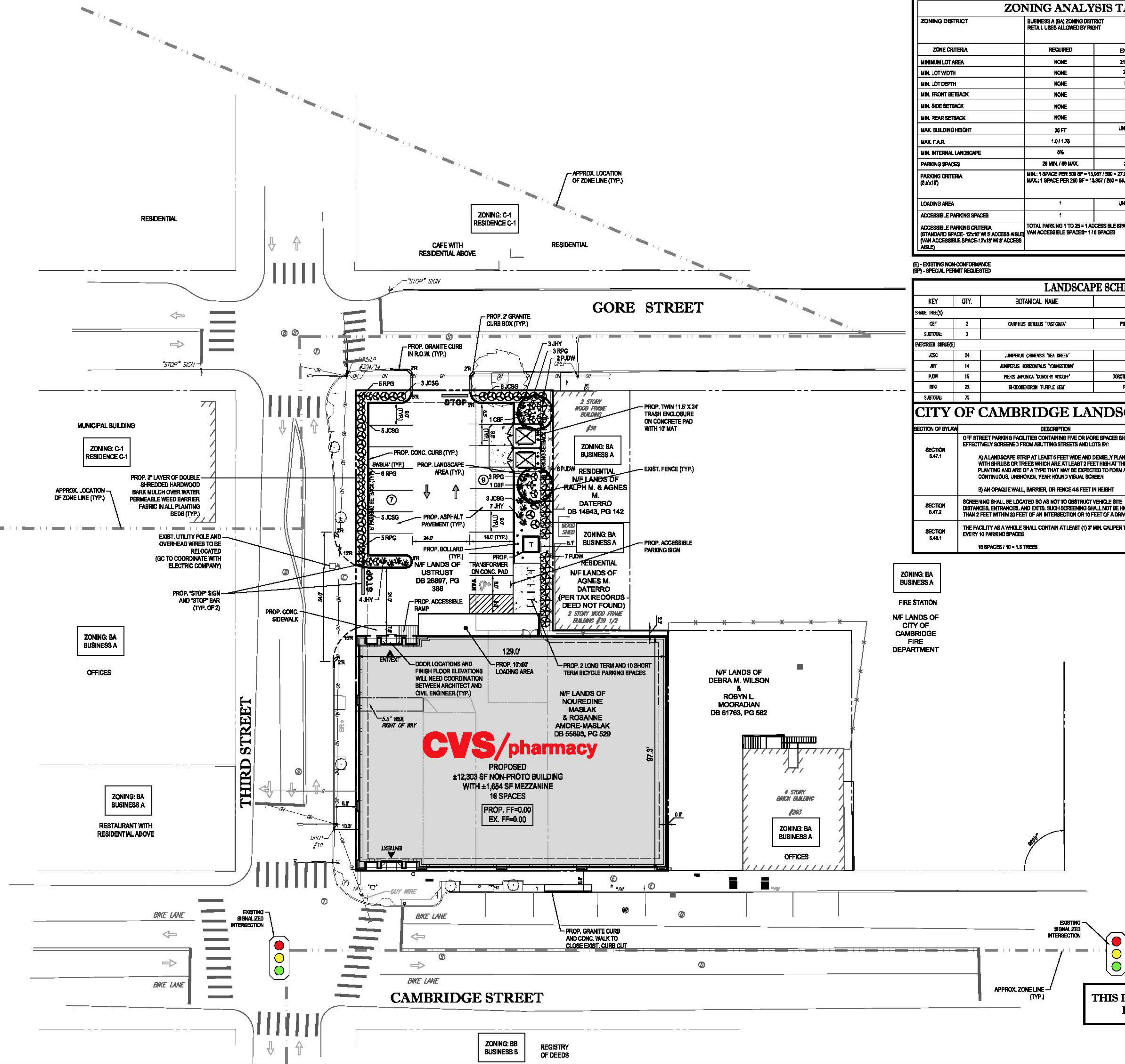
Source: VHB

The metered parking survey indicates that there were 46 on-street metered parking spaces (55% of total spaces) available on average and a minimum of 29 spaces (35% of total spaces) available during the peak weekday demand period for patrons within two blocks of the Project Site. While parking demand may exceed parking lot capacity briefly during peak periods, this survey indicates that there is ample on-street metered parking available to meet this additional demand.

Summary of Findings

After review of the data summarized herein, we believe that a parking ratio of 1.30 spaces per 1,000SF of ground floor area will satisfy the parking demand at 227 Cambridge Street for most, if not all, business hours. During the busiest portions of the peak period when patron parking may not be accommodated completely on-site, there is ample on-street metered parking in the immediate area to support those potential shortfalls. In addition, the Project Site is located in close proximity to Lechmere Station, bicycle facilities, and a Hubway station.

I hope this information is helpful and helps alleviate parking count and demand concerns associated with the 227 Cambridge Street Project given our findings herein. If you have any questions please feel free to call the office at 617-728-7777.



(E) - EXISTING NON-CONFORMANCE
(SP) - SPECIAL PERMIT REQUESTED

CITY OF CAMBRIDGE LANDSCAPE REQUIREMENTS

**ZONING: EA
BUSINESS A**

FIRE STATION
N/F LANDS OF
CITY OF
CAMBRIDGE
FIRE
DEPARTMENT

COMMENTS:
NOT FOR CONSTRUCTION



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PERSPECTIVE VIEW



CAMBRIDGE ST. ELEVATION