



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 SEP 22 PM 12:20
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 145092

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Parkside Place Company Limited Partnership C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 700 Huron Ave., Unit 06G, Cambridge, MA

TYPE OF OCCUPANCY: Multi-Family

ZONING DISTRICT: Residence C-3 Zone

REASON FOR PETITION:

/Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

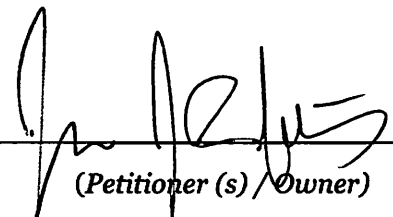
Petitioner seeks to reduce required amount of parking at pre-existing multi-family residential building containing 251 units by converting portions of upper level of parking garage to a terrace.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 6.000 Section: 6.35.1 (Reduction of Required Amount of Parking).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):



(Petitioner (s) / Owner)

James J Rafferty, attorney for petitioner

(Print Name)

Address:

Tel. No. 617.492.4100

E-Mail Address: jrafferty@adamsrafferty.com

Date: September 20, 2021

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Parkside Place Company Limited Partnership

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 700 Huron Avenue

the record title standing in the name of Parkside Place Company Limited Partnership,
formerly known as Huron Towers Company

whose address is 700 Huron Avenue, Cambridge MA 02138
(Street) (City or Town) (State & Zip Code)

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

Book 11821 Page 356 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Rob Kargman
(Treasurer)

=====

On this 15th day of September, 2021, before me, the undersigned notary public, personally appeared Robert Kargman proved to me through satisfactory evidence of identification, which were Massachusetts Drivers License, 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.

Marylou Browne
Notary Public

My commission expires:



MARY LOU BROWNE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 14, 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 700 Huron Ave , Unit 06G , 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:

Allowing the on site parking supply at the building to more accurately depict the parking demand will not cause "excessive congestion, endanger public safety, or substantially reduce parking availability for other uses".

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 in the parking supply in the existing garage of 32 spaces will not affect traffic generation or patterns of access or egress.

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:

There is ample on street and off street parking opportunities to accommodate adjacent uses.

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:

To the contrary, the conversion of parking spaces to open space will enhance the health, safety and welfare of the residents of the building.

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 building was constructed in 1973 and the parking garage has not been fully utilized for decades. The proposed reduction will not impair the integrity of the Residence C-3 Zoning District.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Parkside Place Company Limited Partnership

Present Use/Occupancy: Multi-Family

Location: 907 Massachusetts Avenue

Zone: Residence C-3 Zone

Phone: 617.492.4100

Requested Use/Occupancy: no change

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	+/- 243,440 sf	no change	417,987 sf	(max.)
<u>LOT AREA:</u>	139,329 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	1.81	no change	3.0	
<u>LOT AREA OF EACH DWELLING UNIT</u>	555 sf	no change	300 sf	
<u>SIZE OF LOT:</u>				
WIDTH	varies	no change	50'	
DEPTH	N/A	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	varies	no change	H+L/5	
REAR	varies	no change	30'	
LEFT SIDE	varies	no change	H+L/6	
RIGHT SIDE	varies	no change	H+L/6	
<u>SIZE OF BUILDING:</u>				
HEIGHT	20 stories	no change	120'	
WIDTH	varies	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	+/-10%	no change	10%	
<u>NO. OF DWELLING UNITS:</u>	251	no change	464	
<u>NO. OF PARKING SPACES:</u>	234	202	251	
<u>NO. OF LOADING AREAS:</u>	0	no change	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	no change	N/A	

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

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'.

1 * * * * *

2 (7:29 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,
4 Andrea A. Hickey, Laura Wernick, and Jim
5 Monteverde

6 CONSTANTINE ALEXANDER: The Chair will now call

7 Case Number No. 145092 -- 700 Huron Avenue, Unit 06G.

8 Anyone here wishing to be heard on this matter?

9 JAMES RAFFERTY: Good evening, Mr. Chair. James
10 Rafferty for the applicant. Like the prior case, we've also
11 filed a request for a continuance in this case.

12 CONSTANTINE ALEXANDER: Oh, okay. I wasn't aware
13 that you were going to make that request. All right. We'll
14 go through the same drill. The Chair moves that we continue
15 this case as a case not heard until 6:00 p.m. on December 16
16 -- we're all filled up for the November 18 -- subject to the
17 following conditions:

18 That the petitioner sign a waiver of time for
19 decision, the usual. And if that's not done by 5:00 p.m. on
20 a week from this coming Monday, the case will not be heard.

21 Second, that the new or modified posting sign must
22 be erected and maintained for the 14 days prior to December

1 16, reflecting the new date and the new time.

2 And lastly, to the extent that there are new or
3 revised plans, specifications, data or the like, if they're
4 not in our files right now, they must be in our files no
5 later than 5:00 p.m. on the Monday before December 16.

6 JAMES RAFFERTY: Understood. Mr. Chair, is it the
7 case that there would be no date available prior to December
8 16? I know November 18 you indicated was full.

9 CONSTANTINE ALEXANDER: No, that's the next date
10 on our -- I'm told anyway -- yeah, the next hearing after
11 the November 18 is December 16. We're only going to have
12 one hearing in the month of December.

13 JAMES RAFFERTY: Understood. Thank you.

14 CONSTANTINE ALEXANDER:

15 Brendan, how do you vote?

16 BRENDAN SULLIVAN: Brendan Sullivan yes to
17 granting the continuance.

18 CONSTANTINE ALEXANDER: Jim?

19 JIM MONTEVERDE: Jim Monteverde yes to granting
20 the continuance.

21 CONSTANTINE ALEXANDER: Andrea?

22 ANDREA HICKEY: Andrea Hickey yes in favor of

1 granting the continuance.

2 CONSTANTINE ALEXANDER: Laura?

3 LAURA WERNICK: Laura Wernick yes in favor of
4 granting the continuance.

5 CONSTANTINE ALEXANDER: The Chair votes yes as
6 well.

7 [All vote YES]

8 CONSTANTINE ALEXANDER: So the case is continued
9 until the December 16.

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ADAMS & RAFFERTY
ATTORNEYS AT LAW
A Professional Association *
907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

James J. Rafferty, P.C.
jrafferty@adamsrafferty.com

Telephone (617) 492-4100
Fax (617) 492-3131

November 4, 2021

BY HAND

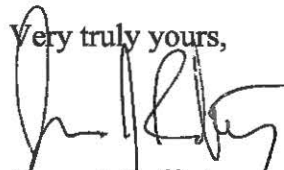
Ms. Maria Pacheco
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

RE: BZA Case No. 145092
700 Huron Avenue

Dear Ms. Pacheco:

Please accept this correspondence as a request by the Petitioner to continue the above-captioned case currently scheduled for Thursday, November 4, 2021.

Thank you for your attention to this matter.

Very truly yours,

James J. Rafferty

JJR/pwc



City of Cambridge

MASSACHUSETTS

2021 NOV -9 PM 12:30

BOARD OF ZONING APPEAL

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

Board of Zoning Appeal Waiver Form

**The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139**

RE: Case # BZA-145092

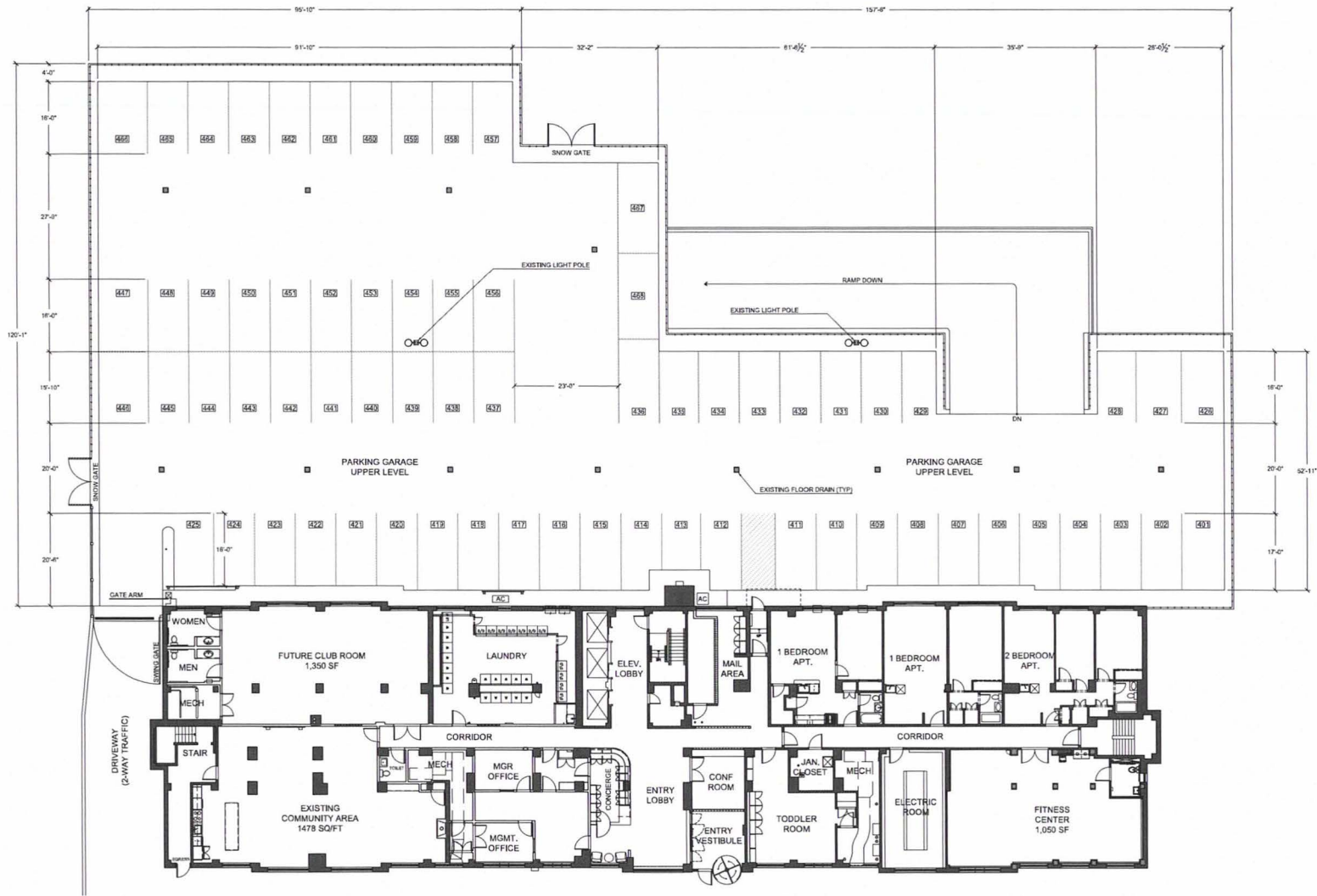
Address: 700 Huron Ave #066

Owner, Petitioner, or Representative: James Rafferty, Esq.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 11/8/21

Signature



1
EX-100

EXISTING FIRST FLOOR PLAN

3/32" = 1'-0"



MAXWELL ARCHITECTS, LLC
PLANNING / PROGRAMMING / DESIGN

100 State Street
Cambridge, MA 02142
Tel: 617.552.3333
Fax: 617.552.3334

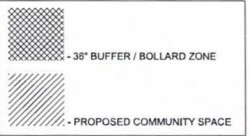
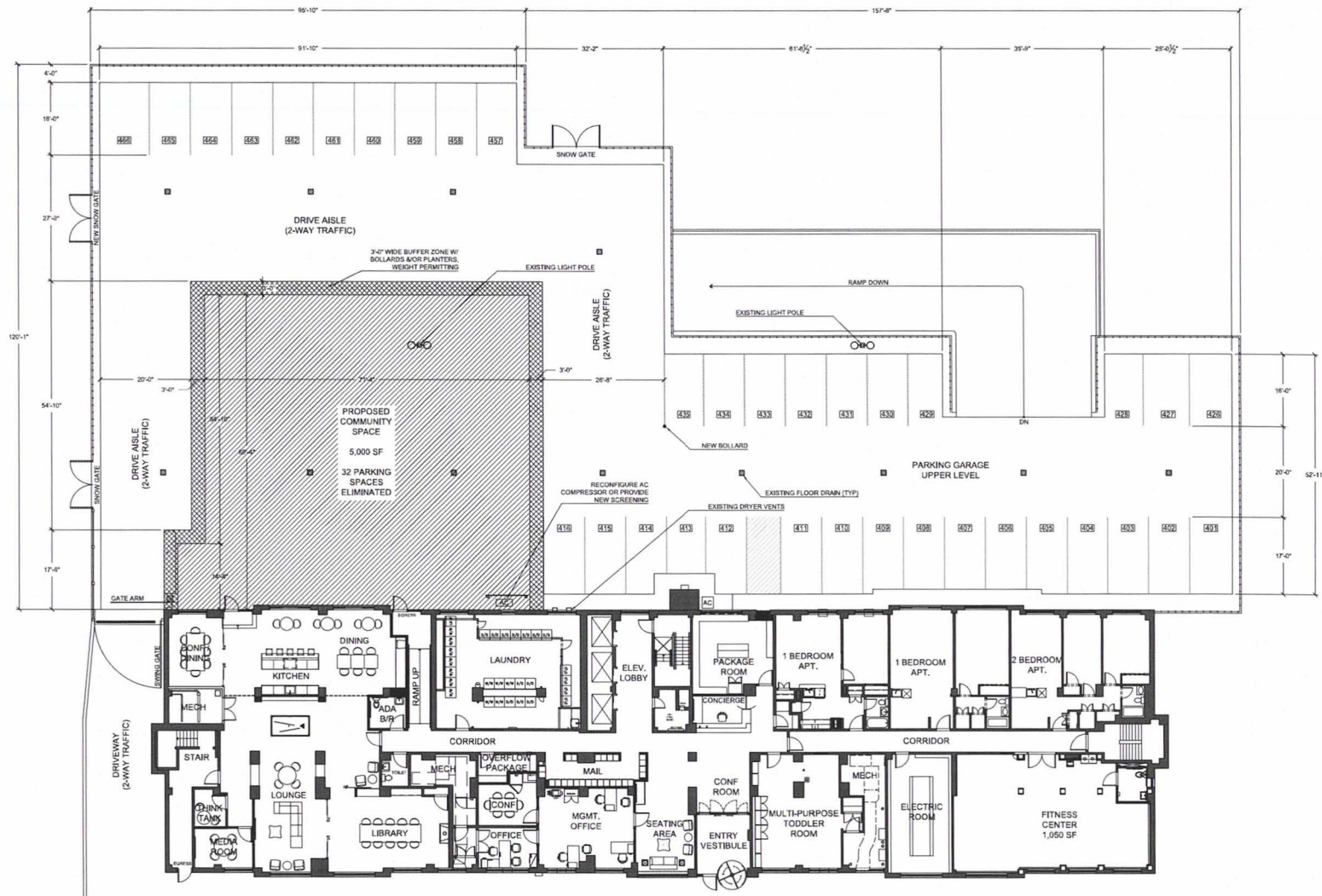
EXISTING FIRST FLOOR PLAN
PARKSIDE PLACE
FIRST REALTY MANAGEMENT
700 HURON AVENUE
CAMBRIDGE, MASSACHUSETTS 02138

PROJECT NUMBER: 1809

DRAWING NUMBER:

EX-100

SCALE: 3/32" = 1'-0"
DATE: 07.23.2020



1
A-102

PROPOSED FLOOR PLAN - OPTION 2
332' x 142'



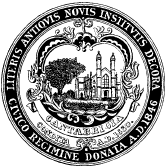
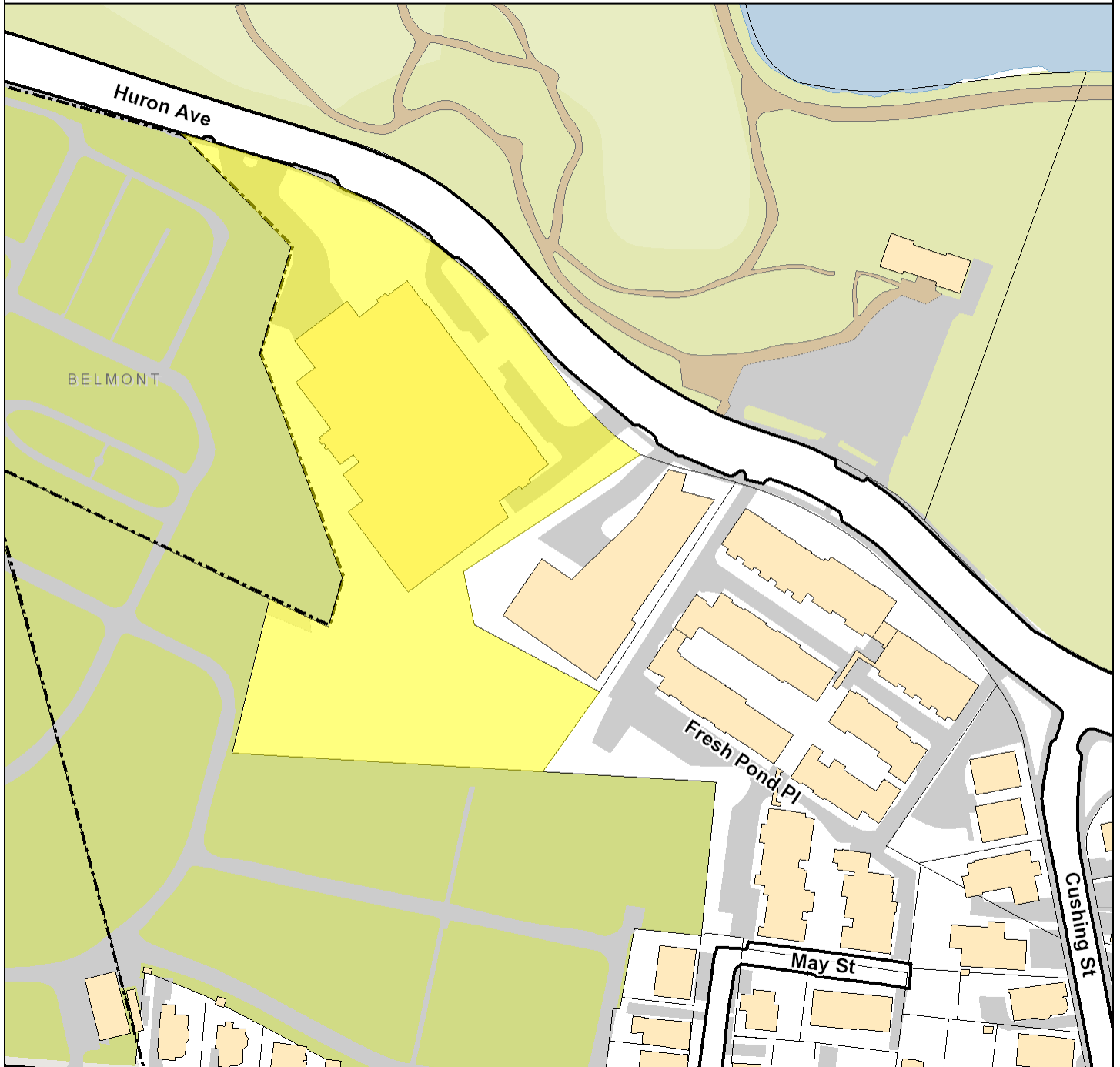
MAXWELL ARCHITECTS, LLC
PLANNING / PROGRAMMING DESIGN

Address:
Phone:
Fax:
E-mail:

100 State Street
Cambridge, Massachusetts 02142
Tel: 617.862.0111
Fax: 617.862.0111

PROPOSED EXTERIOR COMMUNITY SPACE - OPTION 2
PARKSIDE PLACE
FIRST REALTY MANAGEMENT
700 HURON AVENUE
CAMBRIDGE, MASSACHUSETTS 02138

PROJECT NUMBER: 1809
DRAWING NUMBER:
A-102
SCALE: 3/32"=1'-0"
DATE: 07.23.2020



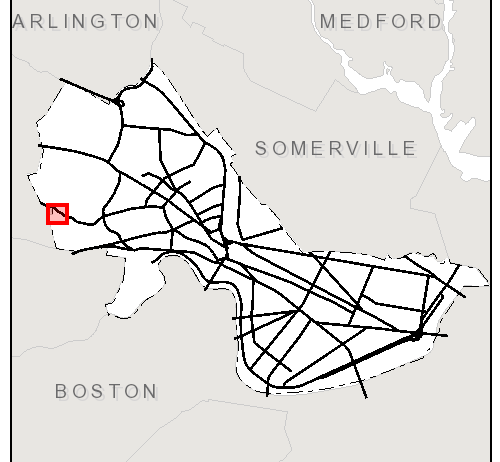
City of Cambridge
Massachusetts

1" = 139 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

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- Parcels
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 - Unpaved Parking
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 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath







TrafInfo Communications, Inc.
10 Tower Office Park, Suite 301
Woburn, MA 01801
www.trafinfo.com

Ph.: (888) 710-5380

MEMORANDUM

TO: Doug Yaggy, Tremont Ventures
FROM: Sudhir Murthy, P.E., PTOE and Deanna Peabody, P.E.
DATE: August 31, 2021
SUBJECT: **Parkside Place - 700 Huron Avenue Cambridge, MA**
Parking Analysis

INTRODUCTION

This memorandum discusses a Parking Analysis conducted by TrafInfo as per 6.35.3 – *Parking Analysis* of Article 6.000 of the Cambridge Zoning Ordinance for Parkside Place located at 700 Huron Avenue in Cambridge, Massachusetts associated with the proposed conversion of 32 on-site parking spaces to approximately 5,000 sf of exterior community space (the Project). This memorandum is in support of the issuance of a Special Permit by The Board of Zoning Appeals for *Relief from Parking Requirements*. Per the Ordinance, a Parking Analysis is required as the applicant is seeking a Special Permit to reduce the required amount of parking for a residential use. The purpose of this memorandum is to provide evidence that the Project will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses, or otherwise adversely impact the neighborhood. Furthermore, the Project will provide positive environmental and other benefits to users of the community space. As per the Zoning Ordinance (6.35.32), the City’s Traffic, Parking and Transportation Department was consulted prior to writing this memorandum and feedback on the scope and methodology of the *Parking Analysis* herein was provided via an email on Monday June 28th, 2021.

PROJECT AREA

Parkside Place is in the Strawberry Hill neighborhood of Cambridge, a small area that begins mid-Fresh Pond Reservoir and Thomas P. O’Neill Municipal Golf Course and extends south to the borders of Belmont and Watertown. The Cambridge Highlands neighborhood is to its north and West Cambridge neighborhood is to its east. According to the Cambridge Community Development Department website, the land use in Strawberry Hill is mainly residential with about 2,500 residents and includes multi-family homes and a few apartment buildings as well as single families and condos. Huron Avenue is at the northern edge of the neighborhood and serves as one of two main streets through the neighborhood. Parkside Place located at 700 Huron Avenue (the Project site) is bounded by the Fresh Pond Reservation and part of the Thomas P O’Neill Jr. Municipal Golf Course to the north and the Belmont Cemetery to the south. Parkside Place is in a C-3 residential zone. A locus map is shown in Figure 1.

Figure 1 - Locus Map

Parkside Place Apartments - 700 Huron Avenue Cambridge, MA



PARKING ANALYSIS SUMMARY

Parkside Place was permitted in 1970 under the 1962 Zoning Ordinance for a C-3 Zone and in 1973 a Certificate of Occupancy was granted for 248 residential units and a hair salon. Although the 1962 Zoning Ordinance required 7 parking spaces per 10 units and thus required 174 parking spaces, the parking garage was constructed with 234 parking spaces, a surplus of 60 parking spaces. In 1998 three additional residential units were added bringing the total number of units to 251. The number of parking spaces in the garage has since been reduced by two spaces to 232 parking spaces to add electric chargers.

Currently, Parkside Place is an existing 251-unit residential high-rise building containing 1, 2, and 3 bedroom apartments for rent. There is a 4-level parking garage on site with a total of 232 parking spaces. The parking garage is gated, and the parking spaces are individually rented by tenants of Parkside Place independently from the apartments for an additional monthly fee.

MBTA Bus Route 75 runs along Huron Ave and stops just in front of building providing easy commuting throughout Cambridge. Parkside Place is located roughly 2 miles from the Alewife and Harvard Square MBTA Red Line subway stations. There are bicycle accommodations along Huron Ave and in the vicinity of Parkside Place and a Blue Bike bike sharing station located in the driveway to Parkside Place. There is a real-time display monitor in the Parkside Place lobby providing residents with information on when the next MBTA bus will arrive as well as the number of bikes available at the Blue Bike station.

Given the proximity of Parkside Place to public transportation and its access to bike and pedestrian facilities, approximately 30% to 40% of the units do not own cars. Consequently, the parking garage is not fully utilized by the tenants. In June 2020 144 of the 232 parking spaces (62%) were rented by the tenants resulting in 88 of the 232 (38%) being vacant. Over a year later in July 2021, 146 of the 232 parking spaces (63%) were rented and 86 of the 232 (37%) were vacant. This trend has been consistent for several years. Since the garage is not being fully utilized by the tenants of Parkside Place and an increase in Work-From-Home (WFH) opportunities, the Parkside Place ownership would like to put the unutilized space in the parking garage to better use for their tenants. They propose to create a 5,000 sf outdoor community green space for the tenants on the top level of the garage by repurposing approximately 32 parking spaces. This would reduce the total number of on site parking spaces from 232 to 200. Based on recent statistics on parking space rentals by tenants, there would still be a surplus of approximately 56 parking spaces (28%).

It should be noted that the apartments at Parkside Place are approximately 94% occupied on a regular basis. Even if additional tenants decide to rent parking spaces in the future or if Parkside Place was to become fully occupied, there would still be plenty of available parking spaces within the garage even with the proposed reduction based on average auto ownership levels of the tenants. Therefore, the Project will not impact the neighborhood as the parking demand on site will still be accommodated and will not impact offsite parking. Furthermore, the Project will provide positive environmental and other benefits of the community space to tenants. The parking being eliminated is located on the top deck which appears to be the least desirable level among the 4 parking levels within the garage based on observations of parking utilization of the various parking levels.

Finally, a recent survey of the tenants indicated that 87% of respondents said they would use and be excited to have outdoor recreational space at Parkside Place.

PARKING DEMAND ANALYSIS

The first step of the Parking Analysis was to establish the project's parking demand. The July 2021 rent roll indicates that tenants of 132 units rent parking spaces within the garage who own a total of 146 cars. This means that the 232-space parking garage is currently 63% occupied and has 86 vacant spaces. Since the garage spaces are rented individually and the parking garage is gated, the occupancy and demand of the garage is known. Each renter is given a specific parking space and it cannot be used by anyone else. Hence, there is no need for an occupancy study within the onsite garage.

To obtain a more complete understanding of the parking demand, a tenant surveys have been conducted to identify the total number of cars owned by the tenants of Parkside Place. A survey in 2020 indicated that an additional 27 units own 41 cars that were not on the list of tenants paying for parking in the garage. A more recent survey in July 2021 indicated that tenants of 16 units owned a total of 21 cars that were not on the list of tenants paying for parking in the garage on the July rent roll. It is assumed that these tenants park their vehicles on-street along Huron Avenue.

Based on an analysis of the July rent roll and the more conservative tenant survey results, it can be concluded that the overall parking demand for Parkside Place is 187 spaces (146 garage + 41 on-street) and that 78% of the parking demand uses the onsite parking garage. These 187 vehicles belong to 159 units (132+27).

Parkside Place has indicated that 94% (236 out of 251) units are generally occupied at a given time. Consequently, it can be estimated that approximately 67.4% of the occupied units own vehicles. This corresponds well to the tenant survey result that indicates that approximately 60% of the respondents use their vehicle to get to work. In other words, about 32.6% of the tenants, or 77 units within Parkside Place do not own any cars.

Parkside Place has an existing parking demand of 187 resulting from a total of 236 occupied units indicating an auto-ownership per unit of 0.79. In the event Parkside Place were to be fully occupied, the parking demand would be an additional 12 vehicles of which 9 would be expected to park in the garage. In such a case the total parking demand would be 199 of which 155 would likely park in the garage. Given that the proposed parking garage, even after repurposing existing 32 spaces for community and green space use, would have 200 spaces, indicates that any future parking demand for the garage can be accommodated with additional spaces available should tenants who currently park elsewhere choose to move to the garage.

PARKING SUPPLY AND OTHER ASSESSMENTS

The Zoning Ordinance states that in deciding, the Board of Appeals shall consider whether less off street parking is reasonable considering the following:

- (1) The availability of surplus off street parking in the vicinity of the use being served and/or the proximity of an MTBA transit station.***

There is not any public off street parking in the vicinity of 700 Huron Avenue according to the City's Parking Lots and Garages Map. There is also no metered parking in the vicinity of 700 Huron Avenue according to the City's Metered Parking Map. However, as amply demonstrated in the previous section, there are enough parking spaces available within the Parkside Place parking garage for residents that wish to park off street.

The only off street parking facility in the vicinity of Parkside Place is the parking lot designated for patrons of the Thomas P. O'Neill Jr. Golf Course. This parking lot is located just a few hundred feet east of Parkside Place across the street at 691 Huron Avenue. The sign at the entrance to the parking lot says, "Golf Course Parking Only 5 am – 7 pm April 1st to October 31st." It is unclear whether the public can use this parking facility during the nighttime hours or between November and April when the golf course is closed. At peak times of activity at the golf course when the parking lot is full, golfers also park on street along Huron Avenue. Patrons of the Fresh Pond Reservation and the Glacken Field tennis courts and ball fields also use the on street parking along Huron Avenue.

The Project is near several transit options. As shown in Figure 2, the closest option is MBTA Bus Route 75 which runs along Huron Avenue between Belmont Center and the Harvard T Station directly in front of Parkside Place. Since, the Harvard T Station is on the MBTA red line and is also served by several bus routes, bus route 75 provides the tenants of Parkside Place with easy commuting throughout Cambridge and Boston. In the inbound (eastbound) direction, the bus stops at 700 Huron Avenue itself right outside the front door of Parkside Place and the outbound (westbound) bus stops in front of the Fresh Pond Golf Course diagonally across the street from Parkside Place. It takes about 12 minutes to take the bus from 700 Huron Ave to Harvard Station and about 7 minutes to Belmont Center. A monthly MBTA bus pass cost \$55 per month. Parkside Place has a real-time display of when the buses will arrive in the lobby for use by the tenants. The MBTA Red Line Alewife Station is 2.3 miles away (12 minute bike ride or 38 minute walk) while the Harvard Station is 2.1 miles away (a 13 minute bike ride or 43 minute walk). As shown in Figures 3, there are also several other MBTA bus routes in the vicinity. Table 1 lists the transit options in the vicinity of the Project along with the distance and travel times by mode to the stations.

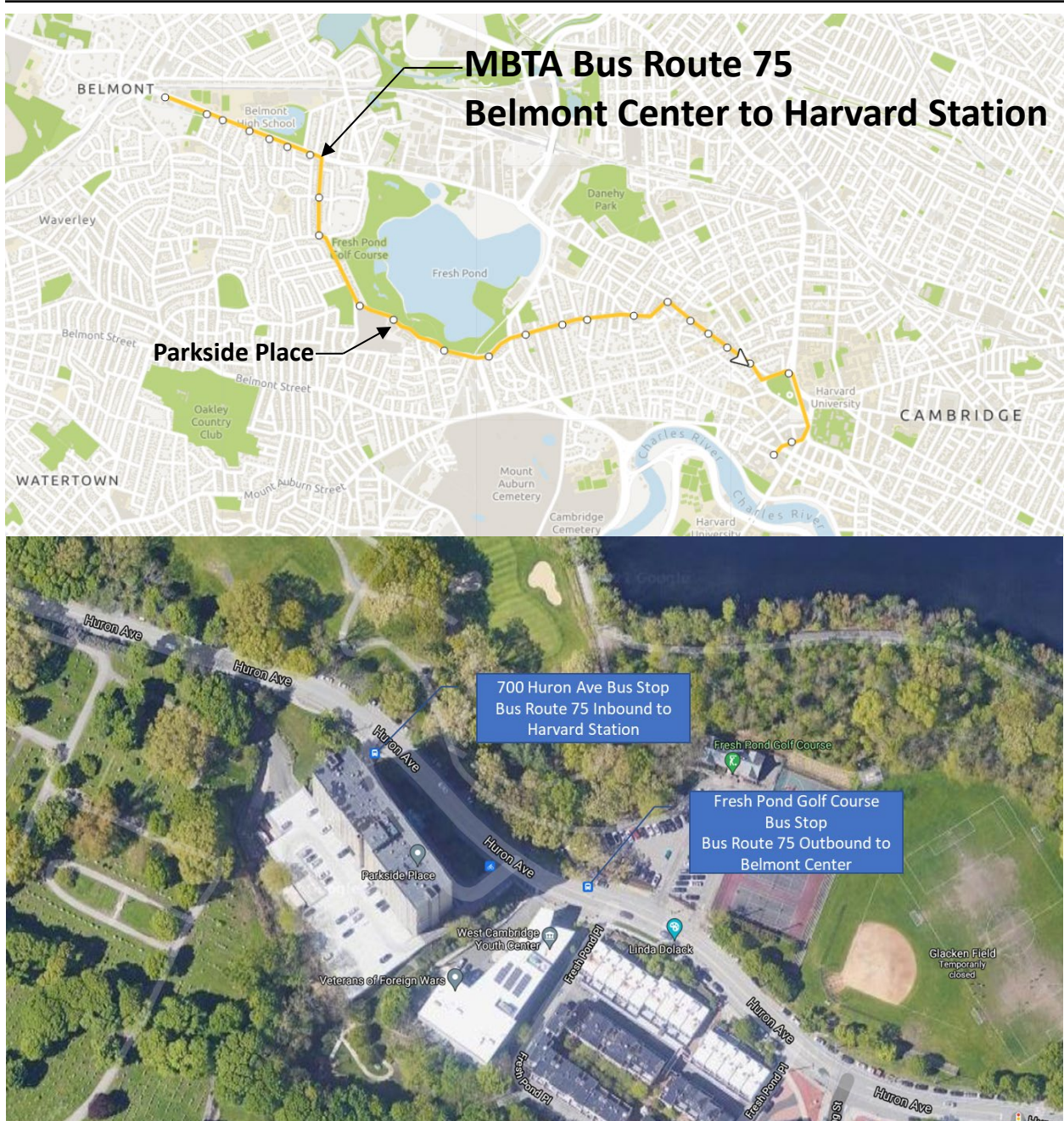


Figure 2 – MBTA Bus Route 75

Table 1 - Distance and Travel Times to Nearby Transit Stations

TRANSIT STATION	DISTANCE*	WALK TIME*	BIKE TIME*
700 Huron Avenue Bus Route 75 Inbound (Belmont Center – Harvard Station)	140 feet	1 min	1 min
Fresh Pond Golf Course Bus Route 75 Outbound (Belmont Center – Harvard Station)	341 feet	2 min	1 min
Alewife Station, Red Line	1.8 mile	38 min	12 min
Harvard Station, Red Line	2.1 mile	43 min	13 min

*SOURCE: GOOGLE MAPS

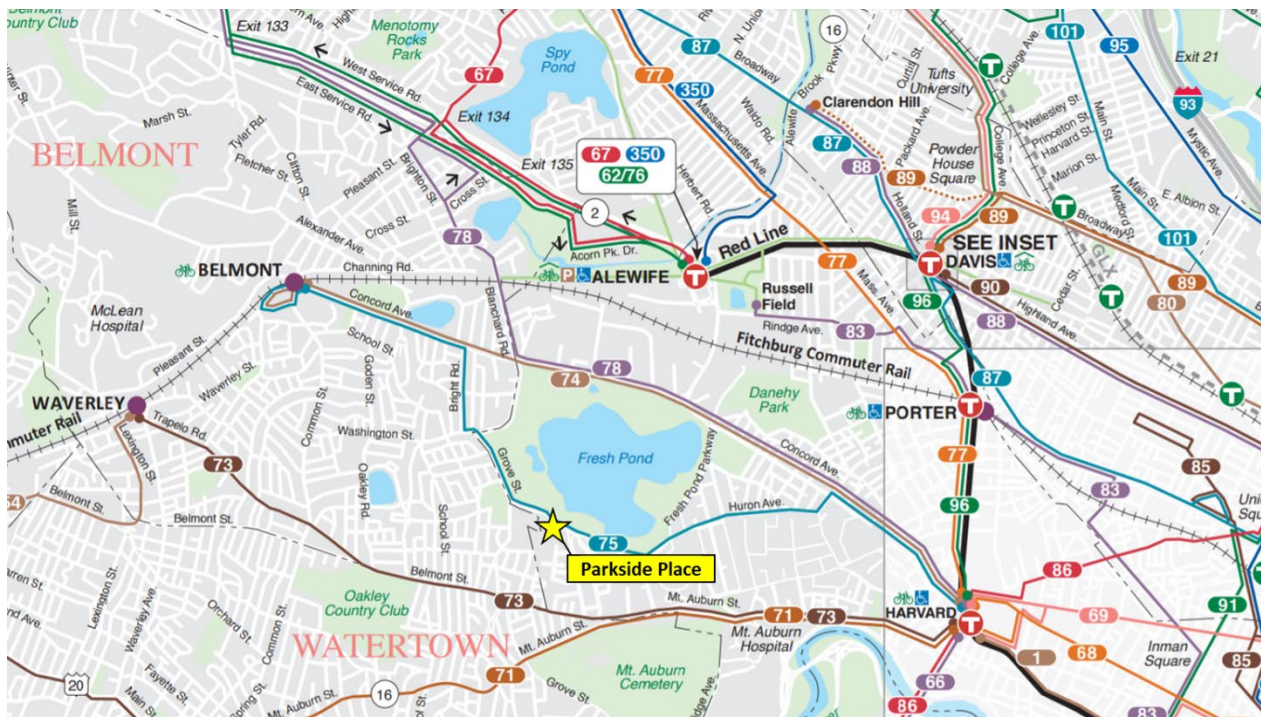


Figure 3 – MBTA Transit Map near Parkside Place

Furthermore, there are car-sharing services in the area including ZipCar which could be utilized by residents of Parkside Place.

There are pedestrian accommodations in the area along all streets and the area is very walkable. There are also walking trails all around Fresh Pond Reservation. The speed limit along Huron Avenue is 25 mph. Just a few hundred feet east of Parkside Place in front of the golf course parking lot there is a crosswalk across Huron Avenue that is enhanced with a Rapid Rectangular Flashing Beacon (RRFB) which alerts motorists to a pedestrian in the crosswalk when the pushbutton is pushed.

There are bicycle accommodations in the area including bicycle lanes along Huron Avenue in both directions. Where the bike lane ends for a small section between the western edge of Parkside Place and Grove St there are bike sharrows indicating to motorists to share the road. At Parkside

Place, there is indoor bike storage at no charge to tenants for 101 bikes as well as an additional 28-bike storage rack in the garage. There is a Blue Bike docking station on the property of 700 Huron Ave that has 19 bikes. There are several pricing options for the Blue Bikes including an Annual Membership for \$9.08 per month or \$109 paid at signup. The display in the lobby shows the real-time display of how many bikes are available at the Blue Bike docking station. Figure 4 shows the location of the Blue Bike docking station.

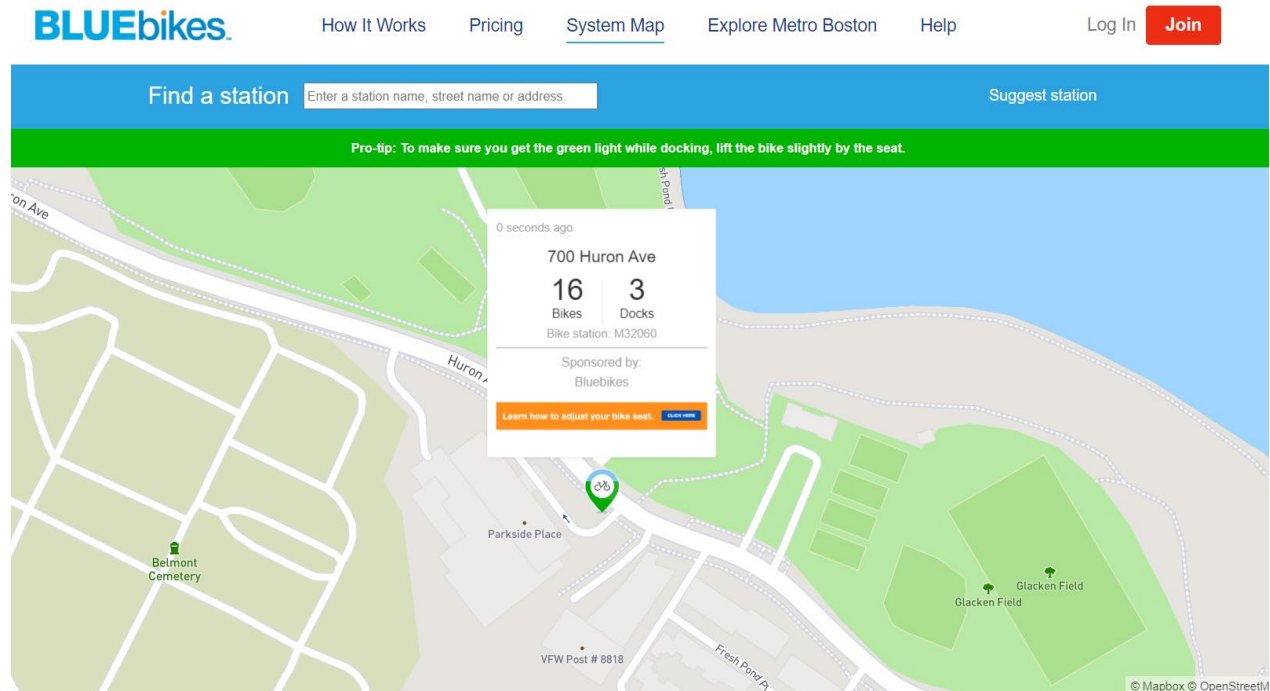


Figure 4 - Blue Bike Docking Station at Parkside Place

(2) The availability of public or commercial parking facilities in the vicinity of the use being served.

Except for the golf course parking lot discussed above, the only available offsite parking in the vicinity of Parkside Place is on street along Huron Avenue. TraffInfo conducted a field visit on Monday July 19, 2021, to inventory the parking availability along Huron Avenue between Grove Street and Holworthy Street and conduct an occupancy study for this area. As shown in Figure 5, on street parking on the northerly side of Huron Avenue is non-metered public parking while the on street parking on the southerly side of Huron Avenue is by permit only. The spaces are not marked, however, assuming 22 FT per parking space, the total number of public parking spaces is approximately 74 and the total number of permit parking spaces is approximately 42. There are an additional 2 spaces in front of the Youth and Community Center that is designated as a loading area only. It is not known whether the tenants of Parkside Place that presumably park on street have a permit or whether they utilize the public parking. However, it is assumed that visitors of Parkside Place use the public parking along Huron Avenue. Since the Project is not adding any new residential units, it is assumed that the on-street parking occupancy will remain unchanged

because of the Project. However, a parking occupancy study of the on street parking was conducted to ensure that there is adequate parking available for other uses in the area including overflow parking for the golf course as well as parking for patrons of the Fresh Pond Reservation and Glacken Field, as well as other residential uses in the area.

The occupancy study was conducted along Huron Avenue between Grove Street and Holworthy Street on a typical weekday at 11 AM, at 7 PM, and at 9:30 PM to account for daytime hours when residents may be at work and nighttime hours when residents are home. The study was also conducted on a Saturday midday to account for peak weekend recreational time. The results are presented in Table 2. The Huron Ave westbound public parking was 60.8% occupied at 11:00 AM, 62.2% occupied at 7:00 PM, and 60.8% occupied at 9:30 PM on Monday July 19th and 58% occupied on Saturday August 6th at 1:00 PM. The Huron Avenue eastbound permit parking was 26.2% occupied at 11:00 AM and 45.2% occupied at 7:00 PM and 9:30 PM on Monday July 19th and 33% occupied on Saturday August 6th at 1:00 PM. This occupancy study shows that there is sufficient parking to meet the demand in the area.

Table 2 - Huron Avenue On-Street Parking Occupancy

	Parking Spaces Available	Mon July 19 th at 11:00 AM	Mon July 19 th at 7:00 PM	Mon July 19 th at 9:30 PM	Sat Aug 6 th at 1:00 PM
Huron Ave WB Public Parking	74	45 (60.8%)	46 (62.2%)	45 (60.8%)	43 (58%)
Huron Ave EB Permit Parking	42	11 (26.2%)	19 (45.2%)	19 (45.2%)	14 (33%)
Youth Center Loading Area	2	2 (100%)	0 (0%)	0 (0%)	0 (0%)

Figure 5 - Huron Avenue On-Street Parking Inventory

FRESH POND

Legend

- Public Parking - 74 spaces
- Permit Parking - 42 spaces
- Youth Center Loading Area - 2 spaces

Length: 132 FT
Parking Spaces: 6

THOMAS P. O'NEILL, JR.
MUNICIPAL GOLF COURSE

Length: 1144 FT
Parking Spaces: 52

GROVE ST

BELMONT CEMETERY

Length: 110 FT
Parking Spaces: 5

Length: 330 FT
Parking Spaces: 15

**PARKSIDE PLACE
APARTMENTS
700 HURON AVENUE**

Length: 44 FT
Parking Spaces: 2

Length: 484 FT
Parking Spaces: 22

GLACKEN FIELD

Length: 176 FT
Parking Spaces: 8

Length: 176 FT
Parking Spaces: 8

CUSHING ST

HOLWORTHY ST

HURON AVE



- (3) Shared use of off street parking spaces serving other uses having peak user demands at different times, provided that no more than seventy-five (75) percent of the lesser minimum parking requirements for each use shall be satisfied with such shared spaces.***

There were no off-street parking lots that were identified in the area that offer an opportunity for shared parking. Furthermore, the Traffic, Parking, & Transportation Department indicated that there may be no need to estimate shared parking if shared parking is not operated at the site or needed with another parking facility or other nearby uses.

- (4) Age or other occupancy restrictions which are likely to results in a lower level of auto usage.***

Although there is not age or occupancy restrictions at the site, Parkside Place is likely to attract those that would take public transit or walk/bike given its location and general trends within the City of Cambridge in general.

According to the Bicycle Trends in Cambridge report from 2014, Cambridge is well suited to bicycling and more people are using their bikes every day for commuting, shopping, and general transportation. Between 2002 and 2012, the number of people bicycling in Cambridge tripled.

Cambridge is well served by rapid transit, with 5 stops on the Red Line and one stop on the Green Line (Lechmere). In addition, 31 bus routes travel in Cambridge. It is understood that transit ridership has decreased since the onset of COVID-19 pandemic.

- (5) Impact of the parking requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, significant negative impact on the historic resources on the lot, impairment of the urban design objectives of the city as set forth in Section 19.30 of the Zoning Ordinance, or loss of pedestrian amenities along public ways.***

The proposed project adds ‘green’ open space while maintaining enough parking to meet the demand. Keeping parking on the site that is not being utilized by the tenants is just wasted space that could provide benefit.

- (6) The provision of required parking for developments containing affordable units, and especially for developments employing the increased FAR and Dwelling unit density provisions of Section 11.200, will increase the cost of the development, will require variance relief from other zoning requirements applicable to the development because of limitations of space on the lot, or will significantly diminish the environmental qualify for all residents of the development.***

Article 6.000 requires development of adequate parking facilities to meet the reasonable needs of all building and land users without establishing regulations which unnecessarily encourage

automobile usage. The parking and bicycle parking standards are intended to encourage public transit, bicycle usage and walking in lieu of automobiles where a choice of travel mode exists and flexibility in providing required parking through shared or off site arrangements to accommodate the automobile in the urban environment in a less disruptive way.

Given the location of the site and the availability of other modes including walking, bicycling, riding transit, car sharing services, etc. in combination with the trends and usage of the existing parking on site, it seems reasonable to issue a special permit. The parking demand for the site will be met while simultaneously increasing benefits to the tenants of the site. The reduced parking on site is not anticipated to impact the surrounding neighborhood as everyone who currently parks on site will still be able to and there will still be additional spaces available.

CONCLUSIONS

This memorandum discusses a Parking Analysis conducted by TrafInfo as per 6.35.3 – *Parking Analysis* of Article 6.000 of the Cambridge Zoning Ordinance for Parkside Place located at 700 Huron Avenue in Cambridge, Massachusetts associated with the proposed conversion of 32 on-site parking spaces to approximately 5,000 sf of exterior community space (the Project). The memorandum is in support of the issuance of a Special Permit by The Board of Zoning Appeals for *Relief from Parking Requirements*. The *Parking Analysis* described in this memorandum is in conformance with the City of Cambridge Ordinance. The results of the parking analysis indicate that the Project will not cause excessive congestion, endanger public safety, substantially reduce parking availability for other uses, or otherwise adversely impact the neighborhood. Furthermore, the Project will provide positive environmental and other benefits to users of the community space.

Parkside Place is an existing 251-unit residential high-rise building containing 1, 2, and 3 bedroom apartments for rent. There is a 4-level parking garage on site with a total of 232 parking spaces. The parking garage is gated, and the parking spaces are individually rented by tenants of Parkside Place independently from the apartments for an additional monthly fee.

MBTA Bus Route 75 runs along Huron Ave between Belmont Center and the Harvard T Station on the red line with a stop directly in front of Parkside Place making public transit a convenient and viable option for tenants of Parkside Place. There are bicycle and pedestrian accommodations along Huron Ave and in the vicinity of Parkside Place. A Blue Bike bike-sharing station is located in the driveway to Parkside Place. There is also a real-time display monitor in the Parkside Place lobby providing residents with information on when the next MBTA bus will arrive as well as the number of bikes available at the Blue Bike station.

Given the proximity of Parkside Place to public transportation and its access to bike and pedestrian facilities, approximately 30% to 40% of the units do not own cars. The average auto-ownership at Parkside Place is around 0.79 cars per unit. Consequently, the parking garage is not fully utilized by the tenants. Only 146 of the 232 parking spaces (63%) are rented to tenants and remaining 86 of the 232 (37%) are vacant. This level of garage utilization has been consistent for several years. Since the garage is not being fully utilized by the tenants of Parkside Place, the Parkside Place ownership would like to put the unutilized space in the parking garage to better use for their

tenants. They propose to create a 5,000 sf outdoor community green space for the tenants on the top level of the garage by repurposing approximately 32 parking spaces. This would reduce the total number of on-site parking spaces from 232 to 200. Based on recent statistics on parking space rentals by tenants, there would still be a surplus of approximately 56 parking spaces (28%) available in the garage.

It should be noted that the apartments at Parkside Place are approximately 94% occupied on a regular basis. Even if additional tenants decide to rent parking spaces in the future or if Parkside Place was to become fully occupied, there would still be enough parking spaces within the garage even with the proposed reduction based on average auto ownership levels of the tenants.

Among Parkside Place tenants who own cars, about 22% park on-street along Huron Ave. A parking occupancy study conducted by TrafInfo during a typical weekday as well as a typical weekend indicate there is surplus on-street parking available with only about 62% of the public parking spaces occupied and 45% of the permit spaces occupied. Therefore, the Project will not impact the neighborhood as all of the parking demand from Parkside Place can be accommodated in the garage even with the proposed reduction and the Project will not impact offsite parking.

Furthermore, the Project will provide positive environmental and other benefits of the community space to tenants. The parking being eliminated is located on the top deck which appears to be the least desirable level among the 4 parking levels within the garage based on observations of parking utilization of the various parking levels.

Finally, a recent survey of the tenants indicated that 87% of respondents said they would use and be excited to have outdoor recreational space at Parkside Place.

EXTERIOR LOUNGE



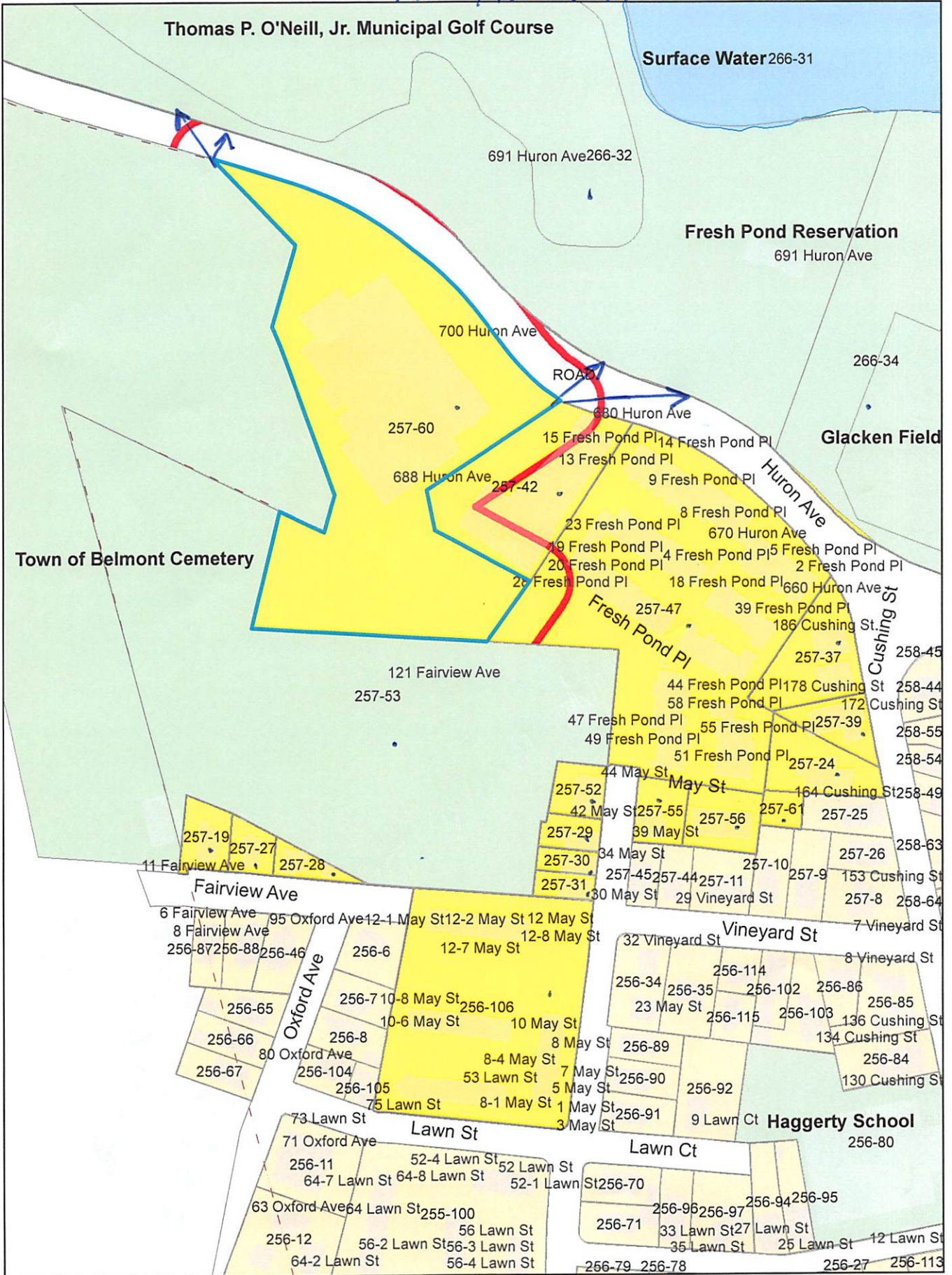
EXTERIOR FITNESS & QUIET AREA



GAMING GREEN & GRILLING



700 Huron Ave



700 Huron Ave

Petitioner

193

257-37
SARAO, NATALIE M.,
TRUSTEE OF CUSHING REALTY TRUST
46 IVY LN
WALTHAM, MA 02452

257-39
MARCHIO, MARIO C. & MARIA A. MARCHIO
174 CUSHING ST
CAMBRIDGE, MA 02138-4582

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

257-47
REINHOLD, ARNOLD G.
14 FRESH POND PLACE
CAMBRIDGE, MA 02138-4430

257-47
DANNER, PATRICIA
16 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-28
KUTA, CHRISTINE M.
7 FAIRVIEW AVE.
CAMBRIDGE, MA 02138

257-30
GAINES, LAURIE B
34 MAY ST
CAMBRIDGE, MA 02138

257-47
CLARK, BENJAMIN B. &
CLARISSA R. QUINTANILLA
3 FRESH POND PL.
CAMBRIDGE, MA 02138

257-47
VISWANANTHAN, SUBASHREE
7 FRESH POND PLACE
CAMBRIDGE, MA 02138-4429

257-47
GAMBLE, LINCOLN BRADLEY
C/O WOLCOTT LORING & COOLIDGE OFFICE
230 CONGRESS ST
BOSTON, MA 02110-2437

257-47
WEXLER, RUTH M.
23 FRESH POND PL
CAMBRIDGE, MA 02138

257-47
PURVIS, KIRK S.
676 HURON AVE., #27
CAMBRIDGE, MA 02138

257-47
FREDERICK, JOCELYN L. & THOMAS J. FREDERICK
32 FRESH POND PL
CAMBRIDGE, MA 02139

257-27
RESIDENT
11 FAIRVIEW AVE
CAMBRIDGE, MA 02138

257-31
BARBER, COLLEEN
91 DALBY STREET
NEWTON, MA 02458

257-47
MARQUEDAUNT, JAYNE
TR. OF THE MARQUEDAUNT TRUST OF 2016
676 HURON AVE 1
CAMBRIDGE, MA 02138

257-47
GOLOSKIE, STEVEN D.
2 FRESH POND PL.
CAMBRIDGE, MA 02138

257-47
DESIMINI, SABINO N. & CATHERINE A. DESIMINI
92 CONSTITUTION RD
CHARLESTOWN, MA 02129

257-47
TANG, JIMMY X. & PAMELA G. YANG
11 FRESH POND PLACE, UNIT 11
CAMBRIDGE, MA 02138

257-47
PINTUS, PAUL & SUSAN PINTUS
676 HURON AVE., UNIT #12
CAMBRIDGE, MA 02138-4430

257-47
LYUBASHEVSKIY, IGOR B. &
LYUDMILA LUBASHEV
21 FRESH POND PL., #21
CAMBRIDGE, MA 02138

257-47
STEARNS, ANTONIA R.
25 FRESH POND PL
CAMBRIDGE, MA 02138

257-47
CRUTHIRDS, DANIEL R.
35 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
BOTCHWEY, KWESI
CITY OF CAMBRIDGE TAX TITLE
40 FRESH POND PL
CAMBRIDGE, MA 02138

257-47
TIPPER, DONALD J. & KAREN S. TIPPER
44 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
LINER, ELLEN F. & ERIC M. LISKIN
45 FRESH POND PL.
CAMBRIDGE, MA 02138

257-47
UEBELHOER, DAMIAN
676 HURON AVE, #52
CAMBRIDGE, MA 02138

257-47
HARRIS, ANITA M.
TR. OF THE HARRIS FAMILY REALTY TRUST
53 FRESH POND PL #53
CAMBRIDGE, MA 02138

257-47
WEINBERGER, GEORGE M.
55 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-52
WU YAO
44 MAY ST - UNIT 44
CAMBRIDGE, MA 02138

257-47
HOUSTON, ERIC & RANKO HOUSTON
18 FRESH POND PL.
CAMBRIDGE, MA 02138-4430

257-47
KIRSANOV, DANIL
676 HURON AVE. UNIT#19
CAMBRIDGE, MA 02138

257-47
WEISSMAN, LARRY
26 FRESH POND PLACE
CAMBRIDGE, MA 02138-4430

257-47
KOHLER, VICTORIA G.
TRUSTEE OF THE VICTORIA G. KOHLER TRUST
P.O BOX 231
BONDVILLE, VT 05340

257-47
VOGMAN, TATYANA L.
676 HURON AVE. UNIT 30
CAMBRIDGE, MA 02138

257-47
ALPERT, GARY D.
31 FRESH POND PLACE
CAMBRIDGE, MA 02138-4429

257-47
LUEDERS, PENELOPE K. TRUSTEE,
34 FRESH POND PL
CAMBRIDGE, MA 02138

257-47
ZHAI, QI
676 HURON AVE., #37
CAMBRIDGE, MA 02138

257-47
AMENECHI, ONA DIKE
54 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-52
CHALLENGER, AARON
40 MAY ST., #40
CAMBRIDGE, MA 02138

257-47
SHAMIM, ANNE
42 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
ROBINSON, TRINA
43 FRESH POND PLACE #43
CAMBRIDGE, MA 02138

257-47
LEWONTIN, TIMOTHY A. & AMY LEWONTIN
47 FRESH POND PL.
CAMBRIDGE, MA 02138

257-47
WANG, YUBIN & YAN QU
51 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
GOODSON, JO MAX & STEVANKA V. GOODSON
TRUSTEES, THE GOODSON LIV TRUST
676 HURON AVE., #56
CAMBRIDGE, MA 02138

257-47
BELANGER, MONICA L. & MICHAEL RUDOLPH WEST
TR THE RUDOLPH AND LINDA WEST IRREV TRUS
C/O LINDA WEST
57 FRESH POND PLACE #57
CAMBRIDGE, MA 02138-4429

257-47
ABBENSETTS, MAXWELL KOFI JOHN
676 HURON AVE., #58
CAMBRIDGE, MA 02138

257-19
HUNTER, DEIRDRE J. & BETH A, LEVENTHAL
15 FAIRVIEW AVE
CAMBRIDGE, MA 02138

257-24
MARCHIO, VINCENT E., MARIO C. MARCHIO &
MARIA A. MARCHIO
166 CUSHING ST
CAMBRIDGE, MA 02138-4582

257-29
WU, THOMAS JAMES & JAMES WU
36 MAY ST
CAMBRIDGE, MA 02138

257-47
ESTEPAR, RAUL SAN JOSE
9 FRSH POND PL
CAMBRIDGE, MA 02138

266-34
CAMBRIDGE CITY OF WATER DEPT
250 FRESH POND PKWY
CAMBRIDGE, MA 02138

257-47
GOBLE, THEODORE N. & SHIRLEY E. MULFORD
15 FRESH POND PL.
CAMBRIDGE, MA 02138

257-47
SUDARSHAN, RAGHUNATHAN & PADMAPRIYA
SRINIVASAN
17 FRESHPOND PLACE
CAMBRIDGE, MA 02138

257-47
SHAPIRO, JAY M. & RICHARD REINKRAUT
20 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
TOLEDO, ERIC & YUKIKO ISHII
22 FRESH POND PLACE.
CAMBRIDGE, MA 02138

257-47
MILLER, ARNOLD R. & SHARON L. HERMAN
24 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-47
GILLASPIE, R. CRAIG & MARY L. ARRIGO
29 FRESH POND PL.
CAMBRIDGE, MA 02138-4429

257-47
AYOUB, CATHERINE C. & JOHN E. AYOUB
33 FRESH POND PL
CAMBRIDGE, MA 02138

257-47
HERBERT, ELIZABETH A.
38 FRESH POND PLACE UNIT #38
CAMBRIDGE, MA 02138

257-47
HUREL, PIERRE J.R. & NICOLE AGOIS
676 HURON AVE., #39
CAMBRIDGE, MA 02138

257-47
FRESH POND PLACE PARTNERSHIP
C/O WILLIAM KAPLAN
48 FRESH POND PL
CAMBRIDGE, MA 02138

257-52
RAINOFF, HELEN
42 MAY ST
CAMBRIDGE, MA 02138

257-55
PRASAD, RAJIV & SALLY S. PRASAD
39 MAY ST
CAMBRIDGE, MA 02138

257-60
HURON TOWERS COMPANY
C/O FIRST REALTY MANAGEMENT CORP.
2001 ROSS AVE, 19TH FLR
DALLAS, TX 75201

257-61
BORELLI, THERESA
158 CUSHING ST
CAMBRIDGE, MA 02138

266-32
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

256-106
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

257-47
TEEBAGY, ANDREA
9 HARDING STREET #1
CAMBRIDGE, MA 02141

257-47
DELANEY, ARLENE TRUSTEE
DELANEY REVOC TRUST
49 FRESH POND PL UNIT #49
CAMBRIDGE, MA 02138

257-47
WALSH, DALE M.
TR. OF THE DALE M. WALSH REVOC TRUT
13 FRESH POND PLACE
CAMBRIDGE, MA 02138

257-56
GREENOUGH AVENUE LLC
1770 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

257-47
SELVA, MICHEL G. DEBORAH J. JANCOURTZ, TRS
676 HURON AVE UNIT 41
CAMBRIDGE, MA 02138

257-47
ELLENZWEIG, JUDITH S.,
TRS THE KLAPPER NOMINEE TRUST
14 HILLSIDE TER
BELMONT, MA 02478

257-47
YUM HYONG-KON RHEE KYUNG-JIN
676 HURON AVE - UNIT 50
CAMBRIDGE, MA 02138

257-53-42/266-32
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

257-53-42 /266-32
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

BELMONT CEMETERY
121 GROVE STREET
BELMONT, MA 02478

BELMONT PLANNING BOARD
19 MOORE ST. - 2ND FL..
BELMONT, MA 02478

Pacheco, Maria

From: Shulman, Adam
Sent: Friday, October 15, 2021 11:39 AM
To: Pacheco, Maria
Cc: Singanayagam, Ranjit; Patrick Conte
Subject: November 4, 2021 BZA - RE: BZA-145092 - 700 Huron Avenue.
Attachments: 700huronaveunit06gbza145092documents.pdf

Hi Maria,

Regarding BZA-145092 (700 Huron Avenue) - November 4, 2021 BZA hearing.

This is a creative Project by and for the residents in the 700 Huron Avenue residential building to utilize their unused parking spaces for a better use, such as their proposed additional recreational/green space on the top deck of their parking garage.

I support the Project to convert overbuilt and unused parking spaces to recreational/green space for the resident's enjoyment. I also recommend they make every effort possible to compel residents that are parking their car(s) on-street to instead park on-site (the BZA Application demonstrated that even with the reduction in on-site parking spaces there will still be enough parking spaces on-site for all residents with cars).

Yours truly,

Adam

Adam Shulman, AICP
Transportation Planner
Cambridge Traffic, Parking, and Transportation Department
344 Broadway
Cambridge, MA 02139

617-349-4745



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

3 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Donald Kyraciz Date: 10/19/21
(Print)

Address: 700 Huron Ave

Case No. BZA-145092

Hearing Date: 11/4/21

Thank you,
Bza Members