

b. SPECIAL PERMIT APPLICATION – SUMMARY OF APPLICATION

Project Name:
Address of Site: 161 First Street/270 Third Street
Applicant: Alexandria Real Estate Equities, Inc.
Planning Board Project Number: (CDD)

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

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: 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

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: _____



To: City of Cambridge Planning Board
Traffic, Parking & Transportation
Department

Date: February 23, 2015

Memorandum

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.

99 High Street
Boston, MA 02110-2354
P 617.728.7777



Site	Available Residential Spaces	Number of Leased Spaces	Number of Occupied Units	Utilization Ratio – Leased Spaces/Occupied Units
Archstone Cambridgepark	298	263	322	0.82
100 Landsdowne	203	124	198	0.63
23 Sidney	51	21	50	0.42
91 Sidney	135	76	132	0.58
Archstone Kendall Square	182	144	180	0.80
Third Square	276	96	166	0.58
Watermark Cambridge	321	172	291	0.59
Archstone NorthPoint	419	227	302	0.75
Average				0.64
Weighted Average				0.71

Source: VAI 2010 Parking Demand Study Traffic Conditions Update - Proposed 22 Water Street Special Permit Re-Filing

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.