

# MEMORANDUM

FCH

**TO:** Mr. Nelson Oliveira  
Nelson Group Construction  
264 Salem Street  
Medford, MA 02155

**FROM:** F. Giles Ham, P.E. *and*  
Jennifer Conners  
Vanasse & Associates, Inc.  
35 New England Business Center Drive  
Suite 140  
Andover, MA 01810  
(978) 474-8800

**DATE:** April 25, 2018

**RE:** 7889 – Cambridge-MA

**SUBJECT:** Parking Assessment - Proposed Residential Development  
178 Elm Street, Cambridge, Massachusetts

---

Vanasse & Associates, Inc. (VAI) has completed a Parking Assessment of a 6-unit residential development located at 178 Elm Street in Cambridge, Massachusetts (Project). Contained within this memorandum is a parking supply, demand analysis within a walking distance radius of site. **Based upon the results of the study there is adequate parking spaces in the area to accommodate the proposed 6 housing units.**

## PARKING SUPPLY AND DEMAND ANALYSIS

A comprehensive field inventory of the existing parking supply within a walking distance of the Project was conducted on April 2018. Figure 1 depicts the study area. The field inventory consisted of on-street parking by quantity and type (handicapped, permit only and regulations). In conducting parking analysis, the study area was subdivided by streets, in order to identify parking trends occurring within the study area. Figure 2 identifies the total parking supply in the area which totals 747 parking spaces and 23 handicap spaces. Figure 3 depicts the residential permit and no regulations parking spaces.

In order to determine the availability of parking spaces, a parking demand survey was conducted during a typical weekday between the hours of 12:00 PM and 10:00 PM (Wednesday April 11, 2018) and again at 4:00 AM (Thursday April 12, 2018). The parking observations were completed in 60-minute intervals during each observation period and identified the number of vacant spaces within the parking survey area. Table 1 and Figure 3 summarize the available residential parking by time of day. It should be noted that after 6:00 PM parking spaces with either loading or time restrictions become available for overnight residential parking.

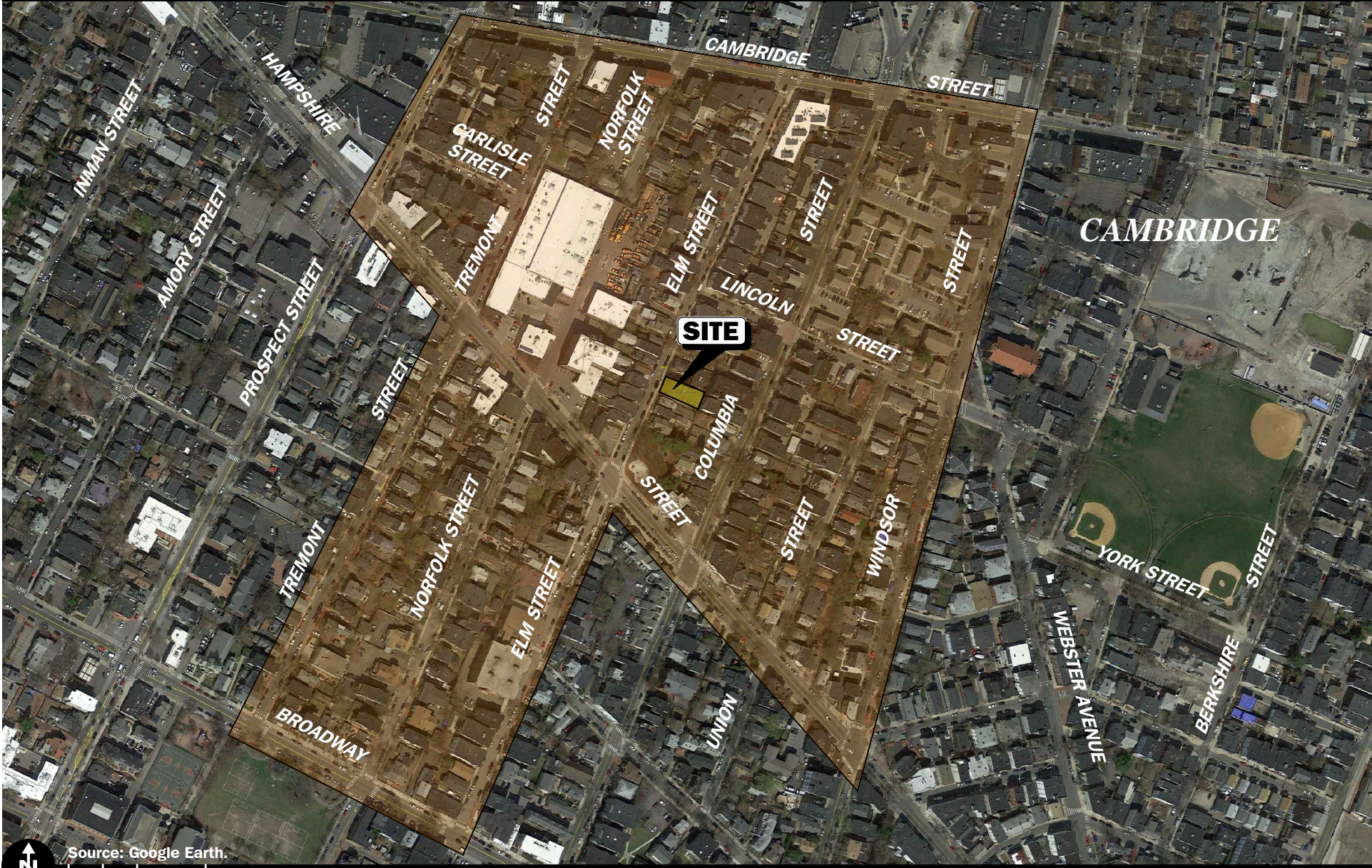
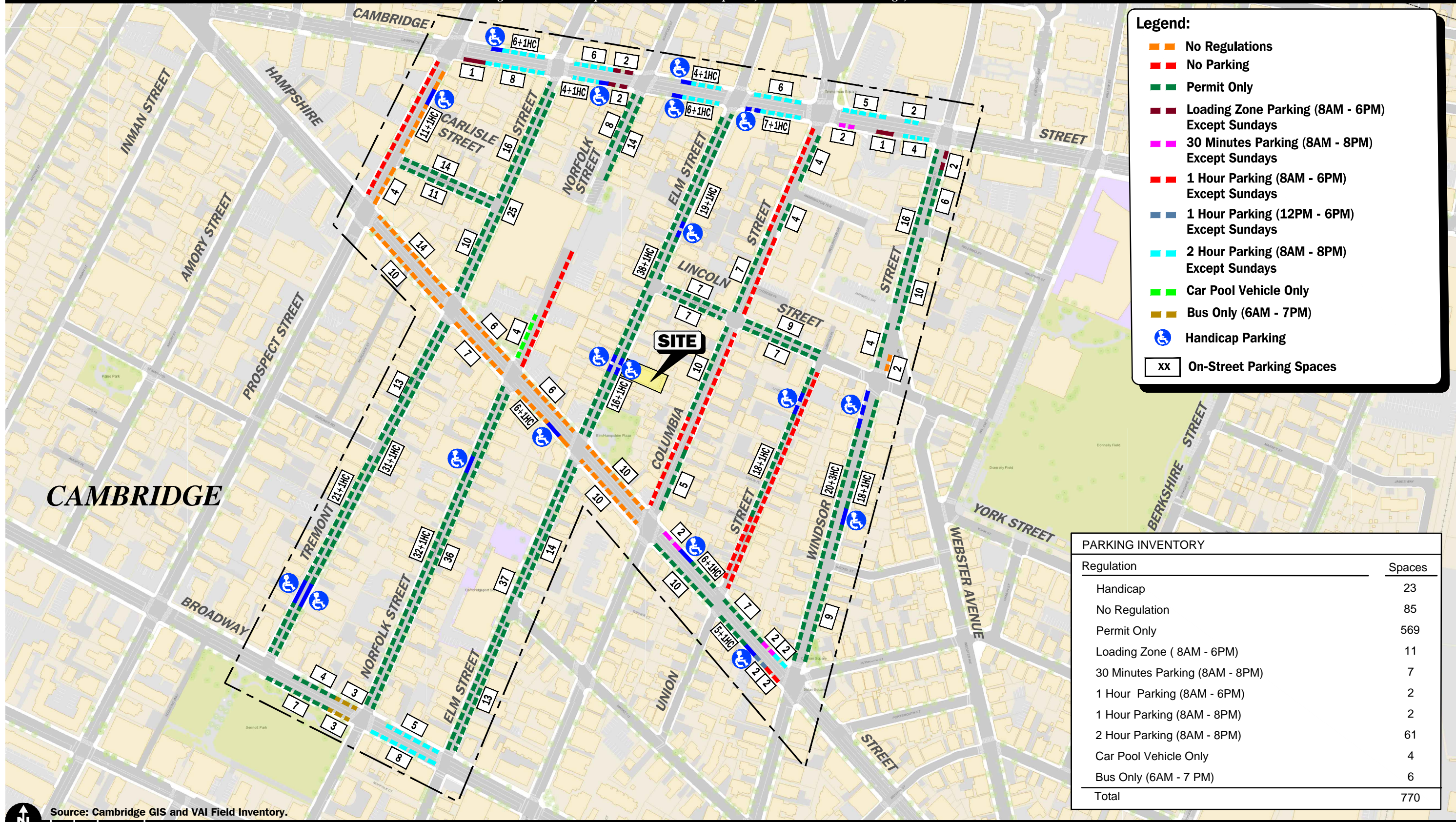


Figure 1  
Parking Supply Area



**Legend:**

- No Regulations
- No Parking
- Permit Only
- Loading Zone Parking (8AM - 6PM) Except Sundays
- 30 Minutes Parking (8AM - 8PM) Except Sundays
- 1 Hour Parking (8AM - 6PM) Except Sundays
- 1 Hour Parking (12PM - 6PM) Except Sundays
- 2 Hour Parking (8AM - 8PM) Except Sundays
- Car Pool Vehicle Only
- Bus Only (6AM - 7PM)
- Handicap Parking
- XX On-Street Parking Spaces

PARKING INVENTORY	
Regulation	Spaces
Handicap	23
No Regulation	85
Permit Only	569
Loading Zone ( 8AM - 6PM)	11
30 Minutes Parking (8AM - 8PM)	7
1 Hour Parking (8AM - 6PM)	2
1 Hour Parking (8AM - 8PM)	2
2 Hour Parking (8AM - 8PM)	61
Car Pool Vehicle Only	4
Bus Only (6AM - 7 PM)	6
<b>Total</b>	<b>770</b>

**Figure 2**  
Existing On-Street Parking Supply

Source: Cambridge GIS and VAI Field Inventory.  
0 125 250 Scale in Feet



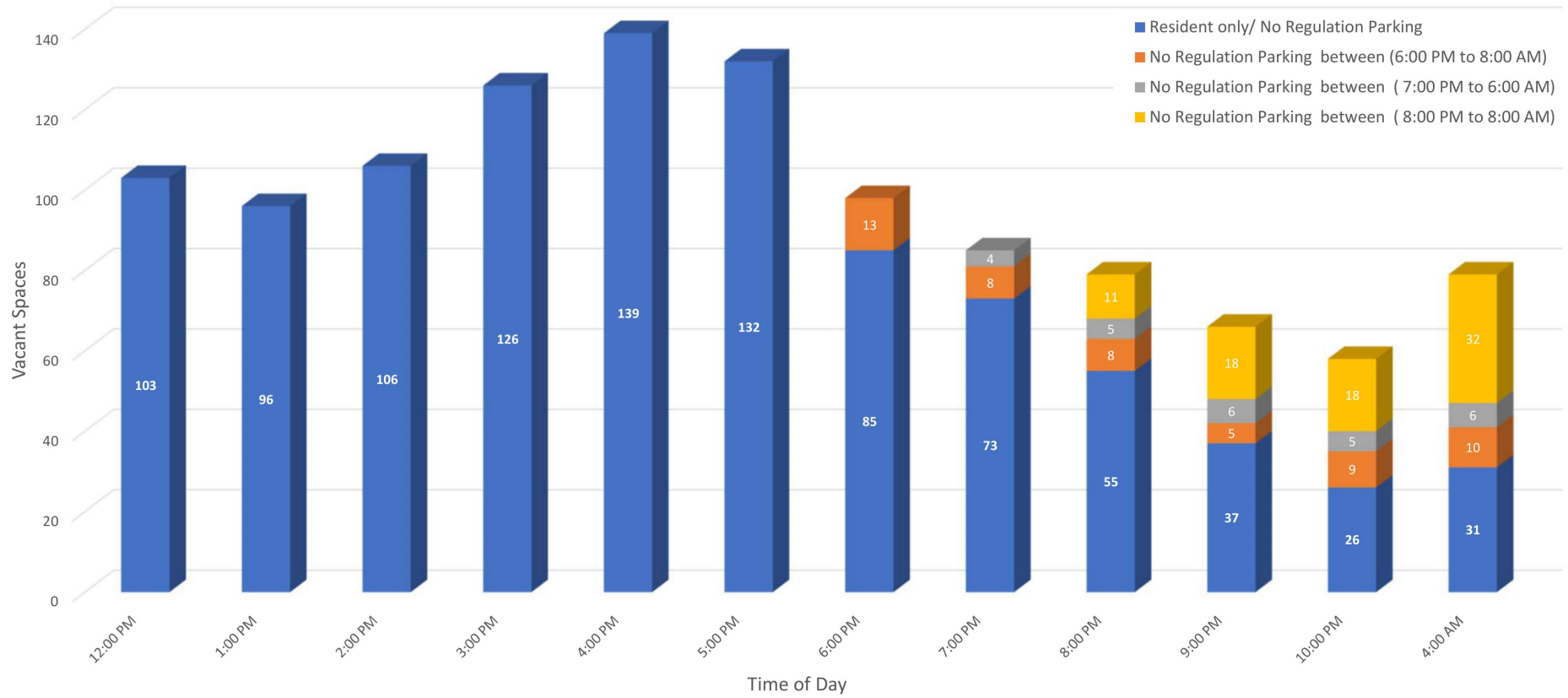


Figure 3

Available On-Street Parking  
 Wednesday, April 11, 2018 and  
 Thursday, April 12, 2018



**Table 1  
AVAILABLE ON-STREET PARKING  
APRIL 11 AND 12, 2018**

	Location	Parking Supply	Vacant Spaces											
			12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	4:00 AM
1	Windsor Street	88	15	14	19	21	17	19	17	22	15	15	13	5
2	Hampshire Street	107	9	7	9	11	14	10	13	8	7	9	5	7
3	Columbia Street	31	8	6	9	8	4	9	1	2	4	4	3	2
4	Cambridge Street	64	0	0	0	0	0	0	8	3	10	14	18	35
5	Lincoln Street	30	12	12	12	11	8	8	1	1	3	0	0	0
6	Union Street	19	5	2	5	4	3	3	2	3	2	1	1	1
7	Elm Street	137	21	24	21	24	36	36	20	17	18	5	3	7
8	Prospect Street	14	1	0	0	1	1	0	1	1	0	0	0	0
9	Carlisle Street	25	5	3	2	2	2	0	0	0	0	0	0	1
10	Tremont Street	116	17	15	14	27	31	22	15	9	2	2	1	1
11	Broadway	22	0	0	0	0	5	2	2	5	7	9	9	11
12	Norfolk Street	90	10	13	15	17	18	23	18	14	11	7	5	9
		<b>743</b>	<b>103</b>	<b>96</b>	<b>106</b>	<b>126</b>	<b>139</b>	<b>132</b>	<b>98</b>	<b>85</b>	<b>79</b>	<b>66</b>	<b>58</b>	<b>79</b>

Between 6:00 PM - 6:00 AM parking supply increase by 89 spaces.

As shown in Table 1 and Figure 3 the peak hour demand occurs at 10:00 PM when 58 spaces were vacant and are available for residential use.

The Project does not propose on-site parking and by not providing parking, the Project impact will be minimized as auto ownership will be discouraged. Zoning requires one space per unit or 6 parking spaces. Based upon the above, there is more than adequate on-street parking in the area to accommodate the Project. It should be noted that there are also 23 handicap spaces in the study area.

## **SUMMARY**

In summary, a detailed parking survey was completed in the area of the Project and based upon this data it can be concluded that there is more than sufficient availability of on-street parking to accommodate the Project.