# **Design Consultants, Inc.**

120 Middlesex Avenue Somerville, MA 02145 (617) 776-3350

# MEMORANDUM

### DCI JOB NO. 2014-008

- **TO:** Terence Smith, Traffic & Parking City of Somerville, MA
- **FROM:** Amos Fernandes, P.E., PTOE, AICP Transportation Manager
- SUBJECT: Parking Utilization Study 240 Elm Street Somerville, MA

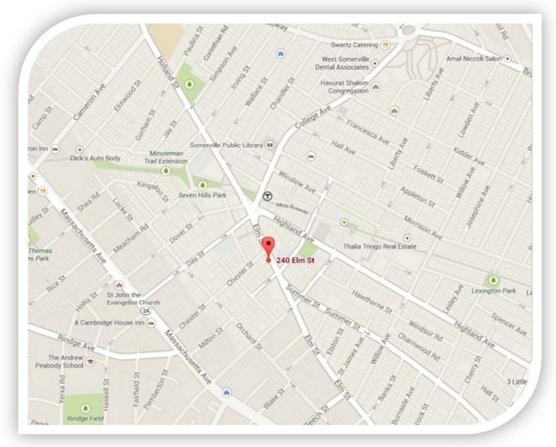
**DATE:** February 3, 2014

Design Consultants, Inc. has been retained by Davis Square Realty Ventures, LLC to evaluate the transportation and parking impacts of the project site at 240 Elm Street in Somerville, Massachusetts. The property at the corner of Elm Street and Chester Street will undergo a change of use. It is proposed that 14,800 SF of existing office space and 3,200 SF of retail space will be converted to an 18,000 SF gymnasium facility. Because there is no on-site parking, the Somerville Planning Department has requested a parking utilization study. Therefore, DCI has conducted a parking utilization study to determine the availability of on-street parking and off-street parking in municipal parking lots in the vicinity of the project site.

#### **Transit Supply**

The Site is conveniently situated close to public transportation. The Site is 730 feet from the Davis Square Transit Station. The Davis Square Transit Station serves the Red Line subway route and various bus routes. The Red Line connects Alewife Station to Braintree Station and Mattapan Station. The Site is served by the following existing MBTA bus routes #87, #88, #89, #90, #94, #96 on Elm Street.

### Figure 1: Project Location



Map Source: Google Maps

#### **Transportation Modes**

The Site is located in an area that has a relatively high portion of non-vehicular travel to and from employment. Non-vehicular modes of transportation includes bicycling, walking, transit, and telecommuting.

The latest data (2008-2012) associated for US Census Tract 3509 (which encompasses 240 Elm Street) shows that 67.2% of the working residential population in the area travel to work via modes other than by a single occupant vehicle (SOV). Figure 2 shows all the mode choice distributions for the area. Moreover, the Census Data indicates that 27% of the residents in Census Tract 3509 do not own a vehicle.

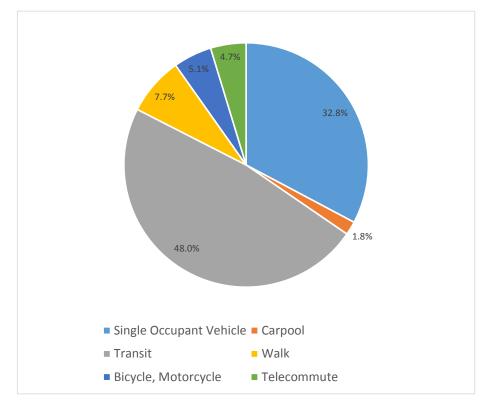


Figure 2: Mode Choice for 240 Elm Street Vicinity

# **Parking Demand**

According to ITE's Parking Generation, 4<sup>th</sup> Edition, for Health and Fitness Clubs (LUC 492), the weekday peak period parking demand for an 18,000 square feet gymnasium is 95 spaces during the evening from 6:00 to 7:00PM. The Saturday peak period parking demand for an 18,000 square feet gymnasium is 52 spaces from 9:00AM to noon and 7:00 to 8:00PM.

As shown earlier, the US Census Tract Data for 240 Elm Street indicates that 65.5% of the working population does not use an automobile for commuting purposes. These 65.5% use transit, bike, or walk. Therefore, the peak hour parking demand for the weekday and weekend is expected to be approximately 33 spaces and 18 spaces, respectively.

# **Existing Parking Utilization**

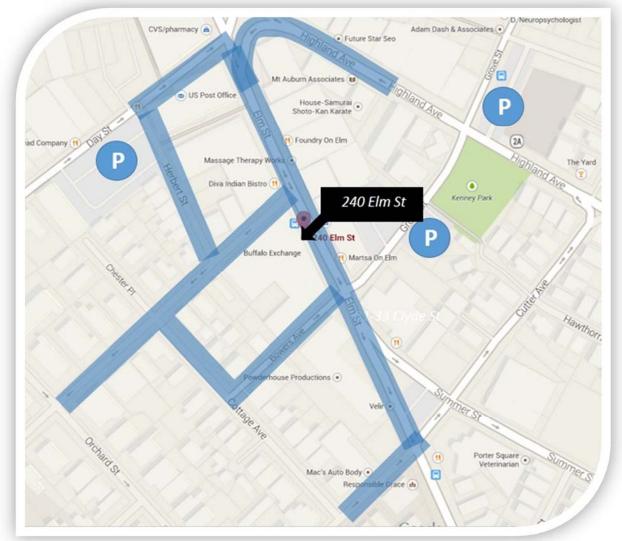
The study area included all on-street parking and off-site municipal parking in the vicinity of 240 Elm Street within 500 linear feet. DCI performed a parking survey of all available on-street parking and off-site municipal parking in the area to determine the existing parking utilization. The study area included the following roadways and municipal parking lots:

• Elm St between Dover St and Russell St

- Herbert St between Day St and Chester St
- Cottage Ave between Chester St and Bowers Ave
- Day St between Elm St and Herbert St
- Highland Ave between Day St and #407 Highland Ave
- Chester St between Elm St and Orchard St
- Bowers Ave between Elm St and Cottage Ave
- Grove St between Elm St and Highland Ave
- Russell St between Elm St and Cottage Ave
- Parking Lot at #394 Highland Ave
- Parking Lot at Grove St
- Parking Lot at Summer St/ Elm St
- Parking Lot at Day St/ Herbert St

This study area is shown in Figure 3.

# Figure 3: Project Study Area



Map Source: Google Maps

## **Parking Inventory**

DCI recorded the number of available parking spaces in the study area during a typical weekday and during a typical Saturday. The parking data was collected during the following time periods:

- Thursday, January 30, 2014 (12:00 2:00 PM)
- Thursday, January 30, 2014 (5:00 7:00 PM)
- Saturday, February 1, 2014 (12:00 2:00 PM)
- Saturday, February 1, 2014 (5:00 7:00 PM)

The results of the parking surveys are summarized in Table 1. Detailed tables with the complete parking survey data are contained in the attached Appendix.

Section			Weekday		Weekend		
Street	From	to	Subsection	Afternoon	Evening	Afternoon	Evening
				Average	Average	Average	Average
			East Side	15	17	15	16
Elm St	Dover St	Russell St					
			West Side	23	22	17	20
Herbert St	Day St	Chester St	East Side	6	6	4	4
			East Side	7	5	3	2
Cottage Ave	Chester St	Bowers Ave					
			West Side	9	8	5	4
			North Side	4	4	4	5
Day St	Elm St	Herbert St					
			South Side	1	1	2	2
			North Side	7	2	7	6
Highland Ave	Day St	#407 Highland Ave					
			South Side	3	3	3	3
			North Side	20	22	16	14
Chester St	Elm St	Orchard St					
			South Side	23	22	20	17
Bowers Ave	Elm St	Cottage Ave	North Side	5	6	5	3
Russell St	Elm St	Cottage Ave	South Side	7	5	6	5
Parking Lot at			East Side	11	12	8	12
#394 Highland Ave			West Side	13	13	8	12
Parking Lot at							
Grove St (East)			West Side	9	7	9	8
Parking Lot at			North Side	9	7	8	9
Grove St (West)			Center Side	3	3	3	3
			South Side	6	5	6	6
Parking Lot at			North Side	4	5	3	5
Summer St/ Elm St			South Side	4	5	4	6
Parking Lot at			North Side	20	29	26	27
Day St/ Herbert St			South Side	19	27	26	27
-		Permit Parking Capacity		65	65	65	65
		Occupied Permit Parking		57	53	43	35
		Available Permit Parking		8	12	22	30
		Metered Parking Capacity		118	118	118	118
		Occupied Metered Parking		108	102	97	103
		Available Metered Parking		10	16	21	15
			arking Capacity	86	86	86	86
			Kiosk Parking	63	81	68	78
			Kiosk Parking	23	5	18	8
			lable Parking	41	33	61	53

### Table 1: Parking Survey Summary

As indicated by the parking survey summary, an average total of 41 parking spaces were available during the weekday afternoon period (12:00 to 2:00 PM). Of these spaces, 8 were permit parking, 10 were metered parking, and 23 were kiosk parking. An average of 33 of parking spaces were available during the weekday evening period (5:00 PM to 7:00 PM). Of these spaces, 12 were permit parking, 16 were metered parking, and 5 were kiosk parking.

On Saturday, during the afternoon period (12:00 to 2:00 PM), an average of 61 permit parking spaces were available. Of these spaces, 22 were permit parking, 21 were metered parking, and 18 were kiosk parking. On Saturday, during the evening period (5:00 to 7:00 PM), an average of 53 permit parking spaces were available. Of these spaces, 30 were permit parking, 15 were metered parking, and 8 were kiosk parking.

## Conclusions

This memorandum has determined that the proposed change of use at 240 Elm Street from office and retail to a gymnasium facility should have available parking within 500 feet of the Site to satisfy the expected parking demand. The following characteristics of the Site and the surrounding area serve to justify this finding:

- Proximity to Public Transit;
- Mode Choice;
- Expected Parking Demand; and,
- Available On-Street and Off-Street Parking Utilization.

The Site is located in an area that has a relatively high portion of non-vehicular travel to and from employment. The latest data (2008-2012) associated for US Census Tract 3509 (which encompasses 240 Elm Street) shows that 67.2% of the working residential population in the area travel to work via modes other than by a single occupant vehicle (SOV). Moreover, the Census Data indicates that 27% of the residents in Census Tract 3509 do not own a vehicle.

The Site is conveniently situated close to public transportation. The Site is 730 feet from the Red Line at Davis Square Transit Station. The Site is served by the following existing MBTA bus routes #87, #88, #89, #90, #94, and #96 on Elm Street.

At 240 Elm Street, it is proposed that 14,800 SF of existing office space and 3,200 SF of retail space will be converted to an 18,000 SF gymnasium facility. There is no parking provided at the Site.

According to ITE's Parking Generation Manual, 4<sup>th</sup> Edition, for Health and Fitness Clubs (LUC 492), the weekday peak period parking demand for an 18,000 square feet gymnasium is 95 spaces. The Saturday peak period parking demand for an 18,000 square feet gymnasium is 52 spaces. US Census Tract Data for 240 Elm Street indicates that 65.5% of

the working population does not use an automobile for commuting purposes. These 65.5% use transit, bike, or walk. Therefore, the peak hour parking demand for the weekday and weekend is expected to be approximately 33 spaces and 18 spaces, respectively.

The parking study found an average total of 41 parking spaces available during the weekday afternoon period within 500 feet of the Site. An average of 33 of parking spaces were available during the weekday evening period.

On Saturday, during the afternoon period, an average of 61 permit parking spaces were available. During the evening period, an average of 53 permit parking spaces were available.

Synthesizing these site characteristics holistically, in combination with the supporting multimodal transportation infrastructure, the proposed change of use at 240 Elm Street is expected to fit the local community texture and the City of Somerville.

# Appendix

Parking Survey Data Sheets & Calculations

#### Parking Survey

City: <u>Somerville, MA</u> Street: <u>240 Elm St.</u> Date: <u>2/1/2014\_Saturday</u> Weather: <u>sunny</u>\_\_ Proj. No.:\_\_\_\_3 Sheet No.:\_\_\_\_3 Field by:\_<u>Steve Wen\_\_</u> Notes:\_\_\_\_\_

#### Saturday Occupied Parking Spaces

			ng opaces				
Street	From	Section to	Subsection	12:00 PM to 1:00 PM	1:00 PM to 2:00 PM	5:00 PM to 6:00 PM	6:00 PM to 7:00 PM
			East Side	14	16	15	16
Elm St	Dover St	Russell St	West Side	16	18	19	20
			East Side	2	5	4	3
Herbert St	Day St	Chester St	West Side	No Parking	No Parking	No Parking	No Parking
			East Side	3	3	2	2
Cottage Ave	Chester St	Bowers Ave	West Side	4	6	4	4
			North Side	5	3	4	5
Day St	Elm St	Herbert St	South Side	1	2	2	1
			North Side	7	7	6	5
Highland Ave	Day St	#407 Highland Ave	South Side	3	3	3	3
			North Side	14	18	14	13
Chester St	Elm St	Orchard St	South Side	19	21	18	16
			North Side	5	4	3	3
Bowers Ave	Elm St	Cottage Ave	South Side	No Parking	No Parking	No Parking	No Parking
			North Side	No Parking	No Parking	No Parking	No Parking
Grove St	Elm St	Highland Ave	South Side	No Parking	No Parking	No Parking	No Parking
			North Side	No Parking	No Parking	No Parking	No Parking
Russell St	Elm St	Cottage Ave	South Side	6	6	5	4
			East Side	6	9	11	12
Parking Lot at #394 Highland Ave (Rite-Aid Pharmacy)	-	-	West Side	5	10	12	12
			East Side	2	4	4	3
Parking Lot at Grove St (East)	-	-	West Side	8	9	8	7
			North Side	7	9	8	9
Parking Lot at Grove St (West)	-	-	Center Side	3	3	3	3
			South Side	6	6	6	6
Porking Later			North Side	1	5	4	5
Parking Lot at Summer St/ Elm St	-	-	South Side	2	6	6	6
			North Side	22	29	27	27
Parking Lot at Day St/ Herbert St	-	-	South Side	21	30	28	25
			TOTAL:	182	232	216	210

#### Parking Survey

City: Somerville, MA
Street: 240 Elm St.
Date: <u>1/30/2014_Thursday</u>
Weather: <u>sunny</u>

Proj. No.:<u>2014-008</u>
Sheet No.:<u>2</u>
Field by:<u>Steve Wen</u>
Notes:\_\_\_\_

#### Weekday Occupied Parking Spaces

		Section	ig Opdocs	12:00 PM	1:00 PM	5:00 PM	6:00 PM
Street	From	to	Subsection	to 1:00 PM	to 2:00 PM	to 6:00 PM	to 7:00 PM
Elm St	Dover St	Russell St	East Side	15	14	17	17
Ellii St	Dover St	Russell St	West Side	24	22	21	22
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Herbert St	Day St	Chester St	West Side	No Parking	No Parking	No Parking	No Parking
0 // 0			East Side	7	6	5	5
Cottage Ave	Chester St	Bowers Ave	West Side	9	8	8	8
			North Side	3	5	4	4
Day St	Elm St	Herbert St	South Side	1	0	1	0
			North Side	7	7	1	3
Highland Ave	Day St	#407 Highland Ave	South Side	3	3	3	3
			North Side	19	20	22	22
Chester St	Elm St	Orchard St	South Side	23	23	22	22
			North Side	4	6	5	6
Bowers Ave	Elm St	Cottage Ave	South Side	No Parking	No Parking	No Parking	No Parking
			North Side	No Parking	No Parking	No Parking	No Parking
Grove St	Elm St	Highland Ave	South Side	No Parking	No Parking	No Parking	No Parking
			North Side	No Parking	No Parking	No Parking	No Parking
Russell St	Elm St	Cottage Ave	South Side	7	7	5	5
			East Side	10	12	12	12
Parking Lot at #394 Highland Ave (Rite-Aid Pharmacy)	-	-	West Side	12	13	12	13
Parking Lot at Grove St (East)	-	-	West Side	8	9	7	7
			North Side	9	9	7	6
Parking Lot at Grove St (West)	-	-	Center Side	3	3	2	3
			South Side	5	6	5	5
			North Side	4	4	5	5
Parking Lot at Summer St/ Elm St	-	-	South Side	4	4	4	5
			North Side	18	22	28	29
Parking Lot at Day St/ Herbert St	-	-	South Side	16	22	26	27
			TOTAL:	216	231	228	235

#### Parking Survey

City: Somerville, MA	Proj. No
Street: 240 Elm St.	Sheet N
Date: 1/30/2014 Thursday	Field by:
Weather: sunny	Notes:

Proj. No.: <u>2014-008</u>	
Sheet No.:1	
Field by: <u>Steve Wen</u>	
Notes:	

#### Total Available Parking Spaces

StreetFromtoSubsectionAvailable spacesElm StDover StRussell StEast Side17Herbert StDay StChester StRussell StWest Side26Herbert StDay StChester StBowers AveEast Side9Cottage AveChester StBowers AveEast Side9Day StElm StHerbert StSouth Side1Highland AveDay St#407 Highland AveNorth Side1Highland AveDay St#407 Highland AveNorth Side3Chester StElm StOrchard StNorth Side13Bowers AveElm StOrchard StNorth Side9Bowers AveElm StCottage AveNorth Side9Grove StElm StCottage AveNorth Side10Russell StElm StCottage AveNorth SideNo ParkingRussell StElm StCottage AveNorth SideNo ParkingParking Lot at Grove St (East)East Side13Parking Lot at Grove St (Kest)East Side9Parking Lot at Day St (Herbert StNorth Side9Parking Lot at Day St (Herbert St6Parking Lot at Day St (Herbert St6Parking Lot at Day St (Herbert St6Parking Lot at Day St (Herbert St6 <td< th=""><th></th><th></th><th></th><th>g <b>O</b>pacco</th><th></th></td<>				g <b>O</b> pacco	
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