**Transportation**
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*Vanasse Hangen Brustlin, Inc.*

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**Memorandum**

To: David B. Harding
Vice President
First Hartford Realty Corp.
P.O. Box 1270
Manchester, CT 06045-1270

Date: October 29, 2009

Project No.: 11078.00

From: Vinod Kalikiri, P.E., P.T.O.E

Re: Clarendon Hill Towers
Somerville, Massachusetts
**PARKING EVALUATION**

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Vanasse Hangen and Brustlin, Inc. (VHB) has prepared this memorandum to document the parking evaluation performed for the proposed building renovation and clubhouse project at the Clarendon Hill Towers residential development (the Project) located at 1366-1374 Broadway in Somerville, Massachusetts.

The project site currently has 501 apartments in three 12-story buildings. A total of 525 parking spaces are provided on the site, of which 177 are located at-grade and the remaining in an underground structured parking area. 17 of the existing parking spaces are designated for visitors. A total of 411 parking spaces are currently paid for by residents on a monthly basis. Some of the remaining 97 spaces are used by employees between the hours of 8 AM and 6 PM. Spaces used by employees are available to residents after 6 PM. Due to lack of formal management office space on the site, four of the existing units are currently used as office space. On any typical day, as many as 19 employees and maintenance staff work on the site. 19 of the apartments are currently vacant. The attached existing conditions summary sheet provides a detailed breakdown of the bedroom count, and parking supply data.

As part of the proposed project, a 3,800 square foot (sf) one-story clubhouse and building management office will be constructed in the central landscaped courtyard. Approximately 1,425 sf of the new building space will be used for tenant offices and management offices and 600 sf will be used as a multipurpose room. Lobby area, a small kitchen and bathrooms will make up the remaining square footage. The proposed site layout shows slightly modified parking arrangements to provide gated access to a majority of the parking spaces on the site. Upon construction of the new building, the four existing units currently used for office space will be reverted back to rental units. Existing parking supply will not be changed. Based on feedback obtained from the property owner, it is not expected that additional employees will be hired as a result of the project. Also, it is expected that the tenant parking fee would be eliminated.

The purpose of the parking evaluation presented in this document is multifold. Specifically, the evaluation addresses the following issues.

1. Calculation of parking supply ratio for the site;
2. Calculation of existing weekday morning and weeknight parking demand ratios, taking into account current vacancy of rental units as well as the shared parking arrangement between management office employees and staff and residents;
3. Estimation of parking demand for the site under the future conditions when the four apartments that are currently used as office space are reverted back to rental units and, all vacant units are occupied.
4. Confirmation that adequate parking would be available to meet future parking demand projections.

For the purpose on this analysis, VHB performed parking occupancy counts during a typical weekday and during a typical weeknight. Specifically, counts were performed on 10/27/09 between 11:15 AM and 12:15 PM and on 10/29/09 between 1:00 AM and 2:00 AM. The daytime count was performed to capture the effect of shared parking between employees and residents on the site during the daytime. The nighttime count typifies the peak demand that can be expected when a majority of the residents and their vehicles are on the site. In addition to demand data that was collected on the site, information relative to employee counts, apartment vacancy data, bedroom count, planned use of the proposed space, etc. was obtained from the property owner.

All of the collected data is summarized in the attached Existing and Proposed Conditions' worksheets. Also reflected on the worksheets are parking supply ratio and parking demand ratio calculations. As shown in the worksheets, the existing parking supply of 525 spaces represents a parking supply ratio of 1.05 spaces per unit or 0.67 spaces per bedroom. Parking demand ratios under the future conditions, assuming the continuation of shared parking between employees/staff and residents, reverting of the units currently used for office space to rental units and full occupancy of all vacant units, are projected to be substantially lower than the supply ratios.

A summary of the existing and future parking demand for the site is provided in Table 1 below. Detailed calculations are included in the attached worksheets.

**TABLE 1: SUMMARY OF PARKING DEMAND CALCULATION**

| TOTAL PARKING SUPPLY | EXISTING DEMAND | | PROPOSED DEMAND * | |
|---|---|---|---|---|
| | DAYTIME | NIGHTTIME | DAYTIME | NIGHTTIME |
| 525 | 198 | 308 | 209 | 325 |

* Calculations based on calculated parking demand ratio, which is based on "parking spaces per bedroom". Calculations based on "parking spaces per dwelling unit" are slightly lower than the demand numbers presented above.

Based on the calculations presented in this evaluation, it is VHB's finding that adequate parking will be available in the future after the construction of the project. Shared parking of spaces between building management staff/employees and residents occurs during the daytime, when overall parking demand on the site is at its lowest. Therefore, continuation of the shared parking arrangement on the site would not significantly affect future parking space demand.

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SUMMARY OF PARKING EVALUATION - EXISTING CONDITIONS ANALYSIS
Clarendon Hill Towers
Somerville, MA

Job Number: 11078.00
Date: 29-Oct-09
Preparer: VKK

## EXISTING CONDITIONS

**APARTMENT RELATED DATA**

| | | | | Total Units | Total Bedrooms |
|---|---|---|---|---|---|
| Unit type (number of bedrooms) | **1** | **2** | **3** | | |
| Units available for rent/lease | 248 | 214 | 35 | 497 | 781 |
| Vacant rental units | 8 | 9 | 2 | 19 | 32 |
| Units rented/leased | 240 | 205 | 33 | 478 | 749 |
| Units used as office | 1 | 2 | 1 | 4 | 8 |
| **Total** | **249** | **216** | **36** | **501** | **789** |

**PARKING SUPPLY DATA**

| | Total | |
|---|---|---|
| Employee count | 19 | |
| Spaces used by employees (8AM-6PM) | 19 | |
| Marked visitor spaces | 17 | |
| Resident spaces | 411 | |
| Unassigned Spaces | 78 | |
| **Total Parking Supply** | **525** | |
| ***Parking Supply ratio (per dwelling unit)*** | ***1.05*** | ***spaces / unit*** |
| ***Parking Supply ratio (per bedroom)*** | ***0.67*** | ***spaces / bedroom*** |

**PARKING UTILIZATION DATA (data collected on 10/27/09 between 11:15 AM and 12:15 PM and on 10/29/09 between 1:00 AM and 2:00 AM)**

| | Daytime | Nighttime | | |
|---|---|---|---|---|
| Visitor spaces | 8 | 3 | | |
| All other spaces | 190 | 305 | | |
| **Total Parking Demand** | **198** | **308** | | |
| **Surplus Parking Supply** | **327** | **217** | | |
| ***Parking Demand Ratio (per dwelling unit)*** | ***0.41*** | ***0.64*** | ***spaces / unit*** | <-- does not include demand for vacant and "office" units |
| ***Parking Demand Ratio (per bedroom)*** | ***0.26*** | ***0.41*** | ***spaces / bedroom*** | <-- does not include demand for vacant and "office" units |

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SUMMARY OF PARKING EVALUATION - PROPOSED CONDITIONS ANALYSIS
Clarendon Hill Towers
Somerville, MA

Job Number: 11078.00
Date: 29-Oct-09
Preparer: VKK

## PROPOSED CONDITIONS

**APARTMENT RELATED DATA**

| | | | | Total Units | Total Bedrooms | |
|---|---|---|---|---|---|---|
| Unit type (number of bedrooms) | 1 | 2 | 3 | | | |
| Units available for rent/lease | 249 | 216 | 36 | 501 | 789 | |
| Vacant rental units | 0 | 0 | 0 | 0 | 0 | <-- assume no vacancy |
| Units rented/leased | 249 | 216 | 36 | 501 | 789 | |
| Units used as office | 0 | 0 | 0 | 0 | 0 | <-- assume previous "office" units |
| **Total** | **249** | **216** | **36** | **501** | **789** | are rented |

**PARKING SUPPLY DATA**

| | Total | |
|---|---|---|
| Employee count | 19 | |
| Spaces used by employees (8AM-6PM) | 19 | |
| Marked visitor spaces | 17 | |
| Resident spaces | 411 | |
| Unassigned Spaces | 78 | |
| **Total Parking Supply** | **525** | |
| ***Parking Supply ratio (per dwelling unit)*** | ***1.05*** | ***spaces / unit*** |
| ***Parking Supply ratio (per bedroom)*** | ***0.67*** | ***spaces / bedroom*** |

| PARKING DEMAND PROJECTION (TYPICAL CONDITIONS) | Daytime | Nighttime |
|---|---|---|
| **Total Parking Demand (based on unit count)** | **208** | **323** |
| **Surplus Parking Supply (based on unit count)** | **317** | **202** |
| | | |
| **Total Parking Demand (based on bedroom count)** | **209** | **325** |
| **Surplus Parking Supply (based on bedroom count)** | **316** | **200** |