

**SUBMISSION REGARDING SPECIAL PERMIT REQUEST
FOR REDUCED PARKING**

1. The current driveway at 489 Summer Street located on the property of 489 Summer Street will be the access to the proposed driveway of 483 Summer Street.
2. There will be 2,827 square feet of commercial space excluding the staircase areas, gas meter area and mechanical areas as the Applicant believes that those areas should not be included with respect to any calculation with regard to parking requirements.
3. The Applicant's plans show one office unit containing approximately 782 square feet with a requirement of 1.2 spaces required for of the office use, however the office will contain a shower for business use which is one of the alternatives provided for within the provisions of Section 8.01(a), subsection 3, further subsection h to obtain reduced parking relief.
4. With respect to the residential use the total parking required is 1 space for the one-bedroom use and 9 spaces for the two-bedroom uses.
5. Apartments will be advertised for rent without a parking spot. Some of the parking spaces will be offered to the tenants for an additional fee. It is anticipated that some tenants will not have a car and will not need parking.
6. The Applicant proposes to charge for parking on site and will also provide covered bicycle parking and storage within the building. The bicycle parking and storage within the building would occur within the storage areas for each of the 7 units.

It is the Applicant's position that 11 parking spaces would be required and he would be seeking a parking reduction of 25% of that requirement in accordance with the provisions

of Section 8.01(a) of the Zoning Bylaw. He is prepared to install bicycle racks inside and outside of the building should that be an approach the ARB wishes him to take.

7. It is his position that the proposed uses, i.e. residential, office, and retail are non-competing because the retail use will occur primarily during business hours while the tenants who do park at the site, in some instances may drive their vehicles to their place of employment opening up parking spaces at the property during the day. In addition, the office is going to be used by the Applicant and there will not be a frequency of vehicular trips to and from the property because of the office use and the office use will occur during business hours. The Applicant does intend to encourage the use of public transit, bicycling, walking and ride sharing for all prospective tenants and in addition the property is within easy walking distances of an MBTA public transit stop which could well encourage tenants to use public transportation rather than driving their vehicles to their place of employment.

