



TO:	Harold Reader GoVenture Capital Group, LLC Geoff Lewis The Michaels Organization	DATE:	October 2, 2024
FROM:	Keri Pyke, P.E., PTOE Christa Lucas, P.E.	HSH PROJECT NO.:	2024174.00
SUBJECT:	274 Frankin Street, Worcester Parking Memorandum		

This memorandum, prepared by *Howard Stein Hudson (HSH)*, summarizes the existing parking conditions and proposed parking impacts associated with the construction of 274 Franklin Street (the Project). The Project is located in the Commercial Corridors Overlay District (CCOD) and is within a five-minute walk (0.2 mile) from Union Station. The Project consists of demolishing vacant industrial buildings and constructing approximately 364 residential units in a single building and 342 parking spaces. The Project proposes to provide maintain four spaces for loading/service, as shown in the original site plan. This conforms with the requirements of the Worcester Zoning Ordinance, which requires four loading spaces for buildings between 200,001 – 400,000 square feet (sf). The previously approved site plan and revised proposed building programs are summarized in **Table 1**.

Table 1. Project Program Summary

Project Characteristics	Approved Site Plan	Revised Program
Residential Units	364 units	364 units
Parking Spaces	396 spaces	342 spaces

Loading/Service

The Project proposes to provide maintain four spaces for loading/service, as shown in the original site plan. This conforms with the requirements of the Worcester Zoning Ordinance, which requires four loading spaces for buildings between 200,001 – 400,000 square feet (sf).



Existing Parking Conditions

HSH conducted a parking occupancy study of public off- and on-street parking within approximately one-quarter mile of the site. Parking inventories were conducted during the early morning (before 7:00 a.m.), mid-morning (9:00 – 11:00 a.m.), mid-afternoon (3:00 – 5:00 p.m.), and late-night (after 9:00 p.m.) parking periods.

OFF-STREET PARKING OCCUPANCY

Off-street parking occupancy in the public lots and garages that offer hourly and monthly parking near the Project was observed throughout the day on Thursday, September 26, 2024. Off-street parking observations are summarized in **Table 2**. Detailed parking observations are provided in **Appendix A**.

Table 2. Off-street Public Parking Occupancy

Time/ Location	Union Station Garage ¹	19-39 Grafton (monthly)	39 Grafton ² (hourly)	Temple/ Winter Lot A	Temple/ Winter Lot C	Total Spaces Occupied	Total Spaces Available
Capacity	471	65	39	186	38	N/A	799
Early morning (before 7:00 a.m.)	59	47	20	22	31	179	620
Mid-morning (9 – 11 a.m.)	129	36	34	42	3	244	555
Mid-afternoon (3 – 5 p.m.)	126	39	35	20	10	230	569
Late night (after 9:00 p.m.)	59	44	33	26	1	163	636

¹ Public Parking Capacity of the Union Square Garage does not include spaces reserved for Worcester Police Dept. (11 spaces), Zipcar (1 space), Garage Management (2 spaces), or Cannabis Control Commission (15 spaces).

² Parking Capacity for the 39 Grafton Street Lot does not include spaces reserved for Kenmore Diner (28 spaces).

Observations indicate that 550 – 600 off-street public parking spaces are available in the near vicinity throughout the day at any time. In the time period that had the highest off-street parking usage (mid-morning), 70% of available off-street parking spaces were available. These spaces are all located within approximately one-quarter mile (five-minute) walk of the Project Site.



ON-STREET PARKING OCCUPANCY

On-street parking occupancy on the streets within proximate walking distance to the Project (five-minute walk or ¼-mile) was also observed throughout the day on Thursday, September 26, 2024. The limits of the on-street parking study included:

- Franklin Street from Artic Street to Plastics Street (one-hour parking);
- Harding Street from Winter Street to Temple Street (two-hour parking);
- Temple Street from Green Street to Grafton Street (one-hour and unrestricted);
- Winter Street from Green Street to Beach Street (30-minute parking); and
- Winter Street from Beach Street to Water Street/Grafton Street (two-hour parking).

On-street parking observations are summarized in **Table 3**. Detailed parking observations are provided in **Appendix A**.

Table 3. On-street Public Parking Occupancy

Time/ Location	Franklin Street	Temple Street	Winter Street	Harding Street	Total Spaces Occupied	Total Spaces Available
Capacity	12	51	25	10	N/A	98
Early morning (before 7:00 a.m.)	0	9	1	0	10	88
Mid-morning (9 – 11 a.m.)	0	8	3	1	12	86
Mid-afternoon (3 – 5 p.m.)	0	8	4	0	12	86
Late night (after 9:00 p.m.)	0	7	14	3	24	74

Observations indicate that 70 or more on-street public parking spaces are available in the near vicinity throughout the day at any time. In the time period with the least available on-street parking usage (late night), 74% of on-street spaces near the Project Site were unoccupied.



Vehicle Ownership

Census data from the American Community Survey (ACS) provides information on vehicle availability for housing units. Data was obtained for the entirety of the City of Worcester as well as the census tract for the Project (Tract 7322.03) and the tracts immediately adjacent to the Project. In Worcester, owner-occupied units have an average of 1.85 vehicles per household; renter-occupied units have an average of 1.09 vehicles per household. Vehicle ownership decreases for census tracts closer to the Massachusetts Bay Transportation Authority (MBTA) Commuter Rail station. Vehicle ownership data are summarized in **Table 4**.

The Worcester MBTA Commuter Rail/Amtrak Station is located along the border between Tract 7317 and Tract 7325. The Project is located to the east of Tract 7325 in Tract 7322.03. Tract 7324, located immediate south of the Project Census Tract, is the most populated residential tract abutting Union Station. Tract 7317 has the fewest vehicles per household in this area of Worcester. On average, a quarter of renter-occupied units in Worcester do not own a vehicle. It is expected that the Project vehicle ownership demographics will be very similar to those of other rental units in this area. Census data is provided in **Appendix B**.

Table 4. Vehicle Ownership: Owner- vs. Renter-occupied Units

Vehicle Ownership	Worcester	Tract 7317 (north of station, west of Grafton)	Tract 7325 (south of station, west of Grafton)	Tract 7324 (south of station, south of Grafton)	Tract 7322.03 (Project tract, east of station, north of Grafton)
Vehicles per Household					
Owner	1.85	1.10	1.29	1.97	1.63
Renter	1.09	0.92	0.98	1.20	1.32
Households without Vehicles					
Owner	5%	8%	22%	2%	8%
Renter	25%	26%	26%	16%	8%
Households					
Owner	33,253	181	200	458	371
Renter	45,724	1,703	669	2,195	894

Source: 2022 ACS Census Data



Conclusion

In the Worcester Zoning Bylaw, Section IX, Commercial Corridors Overlay District (CCOD), the purpose and intent of the CCOD is outlined as “to encourage compact, pedestrian-friendly development that is physically and functionally integrated through site design, *dimensional and parking standards that limit parking*, provide flexibility for development initiatives and provide incentives for mixed-use development” [emphasis added]. Section 1 of Article IX also notes that the intent is to avoid over-dedication of land to surface parking. Residential developments that provide less parking attract residents with fewer vehicles.

The Project is seeking a Special Permit to provide fewer than the required vehicle parking spaces on-site (342 spaces on-site versus 401 spaces required by zoning). Taking into account the parking provided by the Project and the available on- and off-street parking supplies in the area, adequate parking is available in the CCOD. It is expected that the Project vehicle ownership demographics will be similar to those of Tract 7317, which has a vehicle ownership of 0.92 vehicles/household (see **Table 4**). The parking ratio if the special permit is approved would be 0.94 parking spaces/unit. The modification to the parking requirement by special permit should have no impact on neighboring properties, as there is sufficient on- and off-street parking capacity available within one quarter mile of the Project site. The Project proposes that if a resident of the building needs a parking space and one is not available on-site, they could apply for a monthly permit to park in one of the nearby municipal lots or garages. The Project has reviewed and addressed the impacts of traffic flow and safety in the area, including access to the parking and loadings areas of the Project.



HOWARD STEIN HUDSON

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Appendix A

Parking Observations

24174 - 274 Franklin St
Parking Occupancy Observations

Date: 9/26/27
 Time: 5:00 - 7:00 AM
 Prepared By: MW

On-Street Parking		
Temple Street		
Green St - Harding St (North Side)	Green St - Harding St (South Side)	
2	0	2
Harding St - Grafton St (South Side Only)		
		7
Winter Street		
Grafton St - Harding St (North Side Only)		
		0
Harding St - Green St (South Side Only)		
		1
Harding Street		
Winter St - Temple St (East Side Only)		
		0
Franklin Street		
Artic St - Plastic St (South Side Only)		
		0
Artic Street		
Franklin St - Plastic St (East Side)	Franklin St - Plastic St (West Side)	
0	0	0

Off-Street Public Parking		
Temple St (Big Lot)		
49 TEMPLE ST		22
Temple St (Small Lot)		
12 GODDARD ST		31
Grafton Street Lot (North): <i>Parking By Permit Only (see photo)</i>		
		47
Grafton Street Lot (South)		
THERE ARE 28 SPACES FOR THE DINER NOT INCLUDED IN COUNT. 4 WERE OCCUPIED		20
Union Station Garage		
Lv 0:		
WPD: 5	Management: 0	
ZipCar: 0	Compact (Pub): 0	8
Handicap: 1	EV: 2	
Lv 1:		
Public: 47		47
Lv 2:		
CCC: 6	Compact (Pub): 0	
Public: 7		13
Lv 3:		
Public: 2		2
Lv 4:		
Public: 0		0
Lv 5:		
Public: 0		0

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WPD = Worcester Police Department, 11 spaces; Zipcar = 1 space; Handicap = 10 spaces; Management = Garage Management, 2 spaces; Compact (assumed public) = 2 (Lv 0), 1 (Lv 2) spaces; CCC = Cannabis Control Commission, 15 spaces

24174 - 274 Franklin St
Parking Occupancy Observations

Date: 9/26/24
 Time: 9:00 - 11:00 AM
 Prepared By: MW

On-Street Parking		
Temple Street		
Green St - Harding St (North Side)	Green St - Harding St (South Side)	0
0	0	0
Harding St - Grafton St (South Side Only)		
		8
		8
Winter Street		
Grafton St - Harding St (North Side Only)		
		1
		1
Harding Street		
Winter St - Temple St (East Side Only)		
		1
		1
Franklin Street		
Artic St - Plastic St (South Side Only)		
		0
		0
Artic Street		
Franklin St - Plastic St (East Side)	Franklin St - Plastic St (West Side)	0
0	0	0

Off-Street Public Parking		
Temple St (Big Lot)		
49 TEMPLE ST		42
Temple St (Small Lot)		
12 GODDARD ST		33
Grafton Street Lot (North): <i>Parking By Permit Only (see photo)</i>		
		36
Grafton Street Lot (South)		
THERE ARE 28 SPACES FOR THE DINER NOT INCLUDED IN COUNT. THERE WERE 7 OCCUPIED		34
Union Station Garage		
Lv 0:		
WPD: 3	Management:	
ZipCar: 0	Compact (Pub): 1	8
Handicap: 1	EV: 3	
Lv 1:		
Public:		89
Lv 2:		
CCC: 6	Compact (Pub): 0	
Public: 29		35
Lv 3:		
Public:		6
Lv 4:		
Public:		0
Lv 5:		
Public:		0

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WPD = Worcester Police Department, 11 spaces; Zipcar = 1 space; Handicap = 10 spaces; Management = Garage Management, 2 spaces; Compact (assumed public) = 2 (Lv 0), 1 (Lv 2) spaces; CCC = Cannabis Control Commission, 15 spaces

24174 - 274 Franklin St
Parking Occupancy Observations

Date: 9/26/24
 Time: 3:00 - 5:00 PM
 Prepared By: MW

On-Street Parking		
Temple Street		
Green St - Harding St (North Side)	Green St - Harding St (South Side)	0
0	0	0
Harding St - Grafton St (South Side Only)		
		8
Winter Street		
Grafton St - Harding St (North Side Only)		
		1
Harding Street		
Winter St - Temple St (East Side Only)		
		0
Franklin Street		
Artic St - Plastic St (South Side Only)		
		0
Artic Street		
Franklin St - Plastic St (East Side)	Franklin St - Plastic St (West Side)	0
0	0	0

Off-Street Public Parking		
Temple St (Big Lot)		
49 TEMPLE ST		20
Temple St (Small Lot)		
12 GODDARD ST		10
Grafton Street Lot (North): <i>Parking By Permit Only (see photo)</i>		
		39
Grafton Street Lot (South)		
THERE ARE 28 SPACES FOR THE DINER NOT INCLUDED IN COUNT. 0 WERE OCCUPIED		35
Union Station Garage		
Lv 0:		
WPD: 5	Management: 0	
ZipCar: 0	Compact (Pub): 2	11
Handicap: 1	EV: 3	
Lv 1:		
Public:		82
Lv 2:		
CCC: 6	Compact (Pub): 0	
Public: 30		36
Lv 3:		
Public:		6
Lv 4:		
Public:		1
Lv 5:		
Public:		1

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WPD = Worcester Police Department, 11 spaces; Zipcar = 1 space; Handicap = 10 spaces; Management = Garage Management, 2 spaces; Compact (assumed public) = 2 (Lv 0), 1 (Lv 2) spaces; CCC = Cannabis Control Commission, 15 spaces

24174 - 274 Franklin St
 Parking Occupancy Observations

Date: 9/26/24
 Time: 9:00 - 11:00 PM
 Prepared By: MW [unclear] PP

On-Street Parking	
Temple Street	
Green St - Harding St (North Side)	Green St - Harding St (South Side)
0	1
Harding St - Grafton St (South Side Only)	
6	
Winter Street	
Grafton St - Harding St (North Side Only)	
9	
Harding St - Green St (South Side Only)	
5	
Harding Street	
Winter St - Temple St (East Side Only)	
3	
Franklin Street	
Artic St - Plastic St (South Side Only)	
0	
Artic Street	
Franklin St - Plastic St (East Side)	Franklin St - Plastic St (West Side)
0	0

Off-Street Public Parking		
Temple St (Big Lot)		
49 TEMPLE ST		26
Temple St (Small Lot)		
12 GODDARD ST		1
Grafton Street Lot (North): <i>Parking By Permit Only (see photo)</i>		
		44
Grafton Street Lot (South)		
3		33
Union Station Garage		
Lv 0:		
WPD: 7	Management: 0	
ZipCar: 0	Compact (Pub): 2	9
Handicap: 0	EV: 0	
Lv 1:		
Public:		45
Lv 2:		
CCC: 5	Compact (Pub): 0	
Public: 10		15
Lv 3:		
Public:		1
Lv 4:		
Public: 0		0
Lv 5:		
Public:		1

WPD = Worcest Police Department, 11 spaces; Zipcar = 1 space; Handicap = 10 spaces; Management = Garage Management, 2 spaces; Compact (assumed public) = 2 (Lv 0), 1 (Lv 2) spaces; CCC = Cannabis Control Commission, 15 spaces



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Appendix B

Census Data



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