

June 17, 2024



Worcester Zoning Board of Appeals  
Division of Planning & Regulatory Services  
City Hall  
455 Main Street, Room 404  
Worcester, MA 01608

**Subject: Supporting Materials for Zoning Board of Appeals Applications - Variances  
Electric Vehicle (EV) Inspection and Service Operations  
Park Avenue Green Living - Mixed-Use Development  
ZB-2024-029  
487 Park Avenue, Worcester, MA**

Dear Staff and Members of the Board,

At the request of the Planning & Regulatory Services staff, please accept this letter as further information in support of the requested parking variance as it relates to the proposed electric vehicle (EV) inspection and service operation in conjunction with the other proposed multifamily residential and cafe uses for the subject project. This information is intended to supplement that as included in the Transportation Demand Management (TDM) plan prepared by the project's traffic engineer, Green International Affiliates, Inc. Rather than provide lengthy narratives, we have prepared this information in list format arranged in categories with Operation Details, Parking and Traffic Flow, and EV Inspection and Services

The EV Inspection and Service will operate as follows:

Operation Details

1. The operation will service only electric vehicles.
2. Business hours will be 9:00 am through 5:00 pm Monday through Friday.
3. The operation will be managed by the property owner (Olsi Gjinko) with one employee. The employee may utilize the proposed off-street parking lot for parking or utilize biking, public transportation, ride share, or other means of transportation to the site.
4. The property will employ a parking attendant during business hours that may also utilize the proposed off-street parking lot for parking or utilize biking, public transportation, ride share, or other means of transportation to the site.
5. Service is strictly by appointment only, no drive-up appointments will be allowed.
6. Each inspection is estimated at 15 to 20 minutes with repairs done thereafter or scheduled for another appointment. Approximately five inspection appointments per day are estimated.
7. There will be no vehicle drop-off, overnight storage on the site, or loaner vehicles provided for customers.
8. There is no proposed formal office or customer waiting area. Customers will be encouraged to wait in the adjacent coffee shop.

### Parking and Traffic Flow

1. The operation will have two proposed service bays with a vehicle lift in each. Customers will drive directly into each service bay for their appointment.
2. During the proposed business hours of 9:00 am through 5:00 pm Monday through Friday, residents of the project will vacate most of the parking lot for work making parking spaces available for both the EV service and coffee shop operations. The proposed uses are complementary in that their parking demands occur at different days and times of day without overlapping.
3. To ensure an orderly operation, the property will employ a parking attendant during business hours. Note, the proposed coffee shop is planned to operate during the same hours as the EV service such that both businesses open and close together.
4. During business hours, the parking lot will have at most two occupied parking spaces associated with the EV service operation from the sole employee and the parking attendant. This is in keeping with the parking requirements of two spaces for the proposed use (since customer parking will be inside the service bays).

The EV inspection and service operation will offer the following services:

#### EV Inspection and Services:

1. Inspection and services are for only 100% electric vehicles (no hybrids).
2. Visual and structural checks including inspection of bodywork, lighting systems, and safety systems.
3. Alignment and brake inspections.
4. Headlights and noise testing.
5. Chassis, suspension, and steering system inspections.
6. Electrical systems inspection including charging systems, traction batteries, power cables, etc.
7. Minor repairs associated with the above items; no heavy mechanical work will be performed on site.
8. State safety inspections for 100% EV vehicles? Emission inspections are not required for 100% electric vehicles in Massachusetts.

We understand that this project proposes perhaps a new mix of commercial uses to the typical mixed-use residential developments in the City of Worcester but the project has been carefully thought out and planned such that we are confident it will operate smoothly and without impact to nearby businesses and residents. We look forward to discussing this project further with the Board and staff. If you have any questions concerning this application, please feel free to contact our office.

Very Truly Yours,  
**Graves Engineering, Inc.**



Michael Andrade, P.E.  
Principal

cc: Client