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DATE: October 21, 2024

FROM: Keri Pyke, P.E., PTOE  
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HSH PROJECT NO.: 2024174.00

SUBJECT: 274 Frankin Street, Worcester  
Parking Memorandum

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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 361 parking spaces. The Project proposes to provide two spaces for loading/service, a reduction from 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**

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Project Characteristics	Approved Site Plan	Revised Program
Residential Units	364 units	364 units
Parking Spaces	396 spaces	361 spaces

## Loading/Service

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The Project proposes to provide two spaces for loading/service, a reduction from the Worcester Zoning Ordinance, which requires four loading spaces for buildings between 200,001 – 400,000 square feet (sf).

## TRUCK TRIP GENERATION

Truck trip generation estimates for the Project were developed utilizing empirical data based on residential delivery data for Boston-area residences with 200 – 400 units. The Project is expected to generate approximately 12 truck trips per day (six entering and six exiting). Most (90%) of the truck trips are expected to be light trucks (FedEx, UPS, Amazon, etc.). Minimal truck activity is



anticipated during the peak hours. The truck trip generation calculation sheets are included in **Appendix A**.

The majority of heavy truck use in the loading spaces will occur for move in/move-out activity. The timing and process of when tenants move in or move out will be managed by the property management company to ensure there are no conflicts with traffic flow and/or use of loading spaces.

## 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 B**.

*Table 2. Off-street Public Parking Occupancy*

Time/ Location	Union Station Garage <sup>1</sup>	19-39 Grafton (monthly)	39 Grafton <sup>2</sup> (hourly)	Temple/ Winter Lot A	Temple/ Winter Lot C	Total Spaces Occupied	Total Spaces Available
<b>Capacity</b>	<b>471</b>	<b>65</b>	<b>39</b>	<b>186</b>	<b>38</b>	<b>N/A</b>	<b>799</b>
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

<sup>1</sup> 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).

<sup>2</sup> 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 B**.

*Table 3. On-street Public Parking Occupancy*

Time/ Location	Franklin Street	Temple Street	Winter Street	Harding Street	Total Spaces Occupied	Total Spaces Available
<b>Capacity</b>	<b>12</b>	<b>51</b>	<b>25</b>	<b>10</b>	<b>N/A</b>	<b>98</b>
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 C**.

*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)
<b>Vehicles per Household</b>					
Owner	1.85	1.10	1.29	1.97	1.63
Renter	1.09	0.92	0.98	1.20	1.32
<b>Households without Vehicles</b>					
Owner	5%	8%	22%	2%	8%
Renter	25%	26%	26%	16%	8%
<b>Households</b>					
Owner	33,253	181	200	458	371
Renter	45,724	1,703	669	2,195	894

*Source: 2022 ACS Census Data*



## Conclusion

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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 (361 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 0.99 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.



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## Appendix A

### Truck Trip Generation

## 274 Franklin Street, Worcester

### Truck Generation Assessment

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24-Sep-2024

						ITE <sup>1</sup>		CTPS <sup>2</sup>		
Land Use	Size	Category	Directional Split	ITE Average Trip Rate	ITETruck Trips	CTPS Light Rate	CTPS Heavy Rate	CTPS Light Truck Trips	CTPS Heavy Truck Trips	CTPS Total Deliveries
<b>Daily Peak Hour</b>										
Residential <sup>3</sup> (empirical)	364 units	Total In Out		0.034 0.017 0.017	12 6 6	0.031	0.003	11	1	6
Retail	0 KSF	Total In Out		0.090 0.045 0.045	0 0 0	0.700	0.070	0	0	0
<b>Total</b>		Total In Out			<b>12</b> <b>6</b> <b>6</b>			<b>11</b>	<b>1</b>	<b>6</b>

1. ITE Trip Generation Manual, 11th Edition, LUC 820 (Retail), average rate

2. "Truck Trip Generation Rates by Land Use in the Central Artery/Tunnel Project Study Area", Central Transportation Planning Staff, September 1993



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## **Appendix B**

### 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		
<b>Temple Street</b>		
Green St - Harding St (North Side)	Green St - Harding St (South Side)	
2	0	2
Harding St - Grafton St (South Side Only)		
		7
<b>Winter Street</b>		
Grafton St - Harding St (North Side Only)		
		0
Harding St - Green St (South Side Only)		
		1
<b>Harding Street</b>		
Winter St - Temple St (East Side Only)		
		0
<b>Franklin Street</b>		
Artic St - Plastic St (South Side Only)		
		0
<b>Artic Street</b>		
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		
<b>Temple Street</b>		
Green St - Harding St (North Side)	Green St - Harding St (South Side)	0
0	0	0
<b>Harding St - Grafton St (South Side Only)</b>		
		8
		8
<b>Winter Street</b>		
Grafton St - Harding St (North Side Only)		
		1
		1
<b>Harding Street</b>		
Winter St - Temple St (East Side Only)		
		1
		1
<b>Franklin Street</b>		
Artic St - Plastic St (South Side Only)		
		0
		0
<b>Artic Street</b>		
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		
<b>Temple Street</b>		
Green St - Harding St (North Side)	Green St - Harding St (South Side)	
0	0	0
<b>Harding St - Grafton St (South Side Only)</b>		
		8
<b>Winter Street</b>		
Grafton St - Harding St (North Side Only)		
		1
<b>Harding St - Green St (South Side Only)</b>		
		3
<b>Harding Street</b>		
Winter St - Temple St (East Side Only)		
		0
<b>Franklin Street</b>		
Artic St - Plastic St (South Side Only)		
		0
<b>Artic Street</b>		
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		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	
<b>Temple Street</b>	
Green St - Harding St (North Side)	Green St - Harding St (South Side)
0	1
<b>Harding St - Grafton St (South Side Only)</b>	
6	
<b>Winter Street</b>	
Grafton St - Harding St (North Side Only)	
9	
<b>Harding St - Green St (South Side Only)</b>	
5	
<b>Harding Street</b>	
Winter St - Temple St (East Side Only)	
3	
<b>Franklin Street</b>	
Artic St - Plastic St (South Side Only)	
0	
<b>Artic Street</b>	
Franklin St - Plastic St (East Side)	Franklin St - Plastic St (West Side)
0	0







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## **Appendix C**

### Census Data





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