

PARKING CALCULATION

NOTE: The exact mix of commercial tenants and the space which each would occupy is not conclusively established at this time. The primary tenant of the building will be Life Time Fitness, a comprehensive fitness, medical office and wellness use including a restaurant, retail, and spa spaces now under construction on levels one and two and occupying approximately 111,650 square feet of gross floor area. Fertility Lab Sciences (CCRM Boston) is solely a medical office use now under construction and occupying approximately 18,000 square feet on the third floor. A proposed medical orthopedic center and outpatient/ambulatory care facility is expected to occupy approximately 78,000 square feet on the fourth floor, and Arctaris, a financial investment firm, is expected to occupy approximately 12,000 square feet on the third floor. Approximately 61,546 square feet remains available for lease.

Consequently, the parking calculation for the uses at the site is based on a projected mix of uses and associated space. This projection assumes a mix of uses with higher parking requirements, and is aimed at determining the highest parking requirements which might possibly come into play.

A current count of the parking spaces in the building includes 1045 spaces including 18 HC spaces, 3 HC vans, 10 electric charging station spaces and 50 low emission vehicle spaces.

1. Tenants:

1. Life Time Fitness

Life Time Fitness is an aggregate of several uses in a single leased space and does not fully fit into the general "health club" category. The Commissioner of Inspectional Services has determined that the use requires **607 parking stalls**.

2. Medical Orthopedic Outpatient/ Ambulatory Care Tenant:

Use: Medical Office

Requirement: Section 5.1.14.A requires 1 parking stall for every 200 square feet

$78,000 \text{ SF} / 200 = 390 \text{ parking stalls}$

Total: **390 parking stalls**

3. Fertility Lab Sciences

Use: Medical Office

Requirement: Section 5.1.14.A requires 1 parking stall for every 200 square feet

$18,000 \text{ SF} / 200 = 90 \text{ parking stalls}$

Total: **90 parking stalls**

4. Arctaris

Use: General Office

Requirement: Section 5.1.14.A requires 1 parking stall for every 333 square feet

$12,000 \text{ SF} / 333 = 36 \text{ parking stalls}$

Total: **36 parking stalls**

Total Tenant Parking Requirement: **1,123 parking stalls**

2. Projected Use for Balance of the Building:

Use: Medical Office (assumes most intense use)

Requirement: Section 5.1.14.A requires 1 parking stall for every 200 square feet

$61,546 \text{ SF} / 200 = 308 \text{ parking stalls}$

Total: **308 parking stalls**

Summary:

Total Parking Requirement: **1431 parking stalls**

Total Parking Provided: **1045 parking stalls**

Difference: **386 parking stalls**

Relief Requested:

Option 1: 1/3 reduction allowed by special permit pursuant to Section 5.1.4.C

$1431 / 3 = 477 \text{ parking stalls}$

Total Parking Requirement after 1/3 reduction: **954 parking stalls**

Option 2: a waiver of **386 parking stalls** pursuant to Section 5.1.13