

Site Plan Waiver Application

Project: 87 Cambridge Street – Tenant Fit-out

Town of Burlington Planning Board Members and Staff,

The following statement is in support of the new tenant fit-out project for Greater Boston Family Physical Therapy (GBFPT) proposed to be located at 87 Cambridge Street. The building owner, James Oh, is looking to sub-divide a portion of the first floor space to support the relocation of GBFPT due to an expiring lease from its current location next door at 83 Cambridge Street.

The building located at 87 Cambridge Street is a two story commercial structure which contains approximately 6000 gross SF of floor area. The second floor (2,350 GSF) is currently occupied by Highland Dental Studio, a company owned by James. The first floor (2,508 GSF) is partially occupied by AB Dental Lab. These two dental oriented businesses support other dental offices in the area and are not open to the public and do not treat patients like you would see in a standard dental office.

The number of employees can fluctuate, but Highland Dental Studio may have up to five employees on site per day (including James and his wife) and AB Dental may have up to two.

The basement level is below grade, contains 1,142 GSF, and is unoccupied.

Currently, AB Dental Lab occupies 1,691 GSF of the first floor. GBFPT is looking to occupy the remaining 817 GSF at the South side of the building. GBFPT is an outpatient clinic specializing in physical rehabilitation and preventive care. They engage in what can be described as “low impact” physical therapy utilizing such techniques as massage, exercise with free weights, suspension training, and stretching exercises.

Due to the small SF of the space, GBFPT is expecting to only take 1-2 patients at a time. They additionally expect to have an employee and the owner in the office during working hours.

In support of this new space, there will be some changes required to the interior and exterior of the building. We are proposing to add a handicap ramp to access GBFPT's space as it will be open to the public. This will include a reconfiguration of the parking lot, a new platform over the existing porch to address wheelchair turning radiuses, and some minor landscaping. The interior will include a fit out for a new accessible bathroom and some minor wall modifications to address building egress.

The existing lot currently contains 16 parking spaces which includes one handicap space. In order to install the new accessible ramp, we are proposing to reduce the existing parking by two spaces, which would result in a total of 14 spaces, one of which remain as handicap.

We are proposing a total of four parking spaces be reserved for GBFPT which is derived from the requirement of (5) parking spaces per 1,000 SF for a "Medical use". GBFPT is intending to utilize only 817 SF, so we eliminated (1) parking space to account for the lower SF while keeping the parking density the same for that use.

For the dental offices we are considering these as a business use. The combined GSF of the two dental studios is equal to 5,203 GSF. Using a minimum of 2.5 parking spaces per 1,000 GSF there is a total requirement of (13) spaces. We are providing (10).

While this does not meet the minimum requirement for business parking, there are a few items we wish the board to consider when discussing a reduced parking requirement:

1. The current parking lot is underutilized, both Highland Dental and AB Dental only require a maximum of (7) parking spaces for business owners and Employees. We feel that (10) parking spaces are adequate based on current and future needs.
2. The total SF calculation used to determine the (10) parking spaces for the business use includes a 1,142 GFS unoccupied space in the basement and 400 GSF of mechanical space at the second floor. If these areas were excluded from the parking calculations then only (9) parking spaces would be required using 2.5 parking spaces per 1,000.

In closing, myself, James Oh, and GBFPT look forward to discussing this tenant fit-out with the planning board and hope to be able to utilize this new space for GBFPT so that they can keep their business within Burlington and allow for a relatively stress free move over to an adjacent property.

Sincerely,

Rob Paccione, RA, LEED AP