



NARRATIVE
TO ACCOMPANY A
SITE PLAN WAIVER
47 MIDDLESEX TURNPIKE

PROJECT HISTORY:

The site plan was approved by the Burlington Planning Board on August 15, 2002. The approval was for 8,247 square feet of retail and a eating establishment with 18 seats. The total approved parking was 39 spaces including 2 handicap assessable spaces.

In February 2011 Siaram Corporation, operator of “Subway” received a Special Permit from the Board for a “Subway” restaurant. The “Subway” was to replace the “Starbucks” which had previously occupied the 1,600-square foot eating establishment space. The Special Permit allowed “Subway” thirty-two (32) seats with the Board’s finding that “There will be no nuisance to vehicles or pedestrians because the existing parking and circulation pattern provides sufficient parking and circulation for the safety of vehicles and pedestrians utilizing the businesses.” No increase in the number of parking spaces was required.

CURRENT CONDITIONS:

“Subway” continues to occupy the 1,600-square foot eating establishment space and Hanscom Federal Credit Union occupies approximately 3,950 square feet. The remaining space, which was previously occupied by the “Vitamin Shoppe”, is currently vacant.

Currently, in addition to the 39 parking spaces provided on the site plan, the Hanscom Federal Credit Union utilizes the loading dock area as 2 spaces for employees. Therefore, the site currently has 41 parking spaces.

PROPOSED PROJECT:

The application before the Board is to allow Partners Urgent Care to occupy approximately 4,250 square feet of the retail use. Partners has skilled medical staff onsite to provide convenient reliable medical care. Visitors to this facility will vary as

Goldsmith, Prest & Ringwall, Inc.

no appointments are accepted and only urgent care is provided. Typical patients would be seeking care for colds, flu and associated symptoms, minor infections, allergies, contact dermatitis and similar health issues.

Parking at the site is proposed to remain the same. It should be noted that although the “Subway” received a Special Permit for 32 seats, which would require 11 parking spaces, there are not 32 seats in the restaurant and given the available eating space in the restaurant, 32 seats would not be realistic. The restaurant can comfortably seat no more than 24 people (8 parking spaces).

The 3,950± square feet the Hanscom Federal Credit Union occupies requires 4 – 4.5 parking spaces per 1,000 square feet or 16 – 18 parking spaces.

Partners Urgent Care does not fit precisely with the Zoning By-law Section 7.2.5.4 – Medical Related Uses for determination of required parking spaces. This section refers to beds, inpatient and outpatient areas. All treatment would be on an outpatient basis which requires five (5) space for every 1,000 square feet of outpatient Net Floor Area.

Typically, the center will be staffed by three (3) associates at all times, which lowers the need for employee parking. On average a center will have between 4 and 7 Exam Rooms. Typically, centers see an average of between 10 and 25 patients per day during the 12 hours of operation (9:00AM to 9:00PM). Which averages to two patients per hour. More patients are seen during evenings and weekend during times when the Credit Union is typically closed. The site is also located along an MBTA bus route (#350), which will provide access for some patients. The Burlington Bee Bus line (Route 10A) also stops at the adjacent Crossroads Shopping Center several times per day.

Given the above, a worst-case scenario for parking spaces would be 7 patients in exam rooms, 7 patients waiting and three staff for a total of 17 spaces required. However, this scenario is unlikely to occur.

In summary, the parking requirements are:

Use	By-law	Requirement	Parking	
			Required	Provided
Bank	7.2.5.8	4.0–4.5/1000 sq. ft.	16 – 18	16
Eating Est.	7.2.5.10	1/3 seats	6 – 8	8
Medical	7.2.5.4	5/1000 sq. ft.	17	17
Totals			39 – 43	41

As part of the Site Plan Waiver, the owner of the property proposes to stripe the two loading area spaces and place a sign indicating that these two spaces are “Employee Parking Only”.

In addition, the property owner understands that the Town of Burlington will soon be constructing a sidewalk along the Middlesex Turnpike which will take a small strip of

land from the property and result in slightly shorter parking spaces on the Turnpike side of the building.

SUMMARY:

Given all the above, it appears that the existing available parking, with the increase of two "Employee Only" spaces for the Credit Union, will be sufficient and there will be no nuisance or hazard to vehicles or pedestrians and circulation patterns will provide adequate safety for vehicles and pedestrians utilizing the businesses.