

To: Mark Dupell
Inspector of Buildings
29 Center Street, Burlington, MA
01803

From: Mark Soltysiak
STANTEC Architecture and
Engineering, P.C.
311 Summer Street
Boston, MA 02210-1723

Re: 4th Avenue Housing at NW Park
Parking Summary

Date: February 25, 2021

Dear Mr. Dupell:

This memo summarizes the design approach for accessible parking at the proposed new multi-family apartment building and retail pad site at Northwest Park.

The project is slated to have approximately 167 rental residential units with a mix of studios, one, and two-bedroom units in a four-story wood frame over podium configuration. Total project gross area is approximately 252,880 square feet which includes 54,215 SF of enclosed garage below the podium. There is also a retail pad site located at the corner of Middlesex Avenue and 4th Avenue, totaling +/-3,500 square feet. The intent is to file for Building Permit under 780 CMR MSBC 9th Edition and comply with 521 CMR Massachusetts Architectural Access Board Regulations.

There are three (3) parking areas serving the residential units:

1. Enclosed Parking Garage –

The enclosed Parking Garage will have 167 total parking spaces, including six (6) accessible parking spaces, of which one (1) will be an accessible van space. The design will provide for a minimum 8'-2" vertical clearance *and* maintain 8'-2" clearance along the vehicle access route with the parking garage as required per 521 CMR 23.4.7.a

2. Exterior Parking lot facing Middlesex Turnpike –

This exterior parking lot will have 104 total spaces, including five (5) accessible parking spaces, of which one (1) will be an accessible van space.

3. Street Parking and short-term parking at building entry –

There will be a total of 16 exterior on-street parallel parking spaces, distributed along the west side of the building and will serve as visitor parking, of which one (1) will be an accessible parking space.

The future Retail Building site Parking lot will have 14 total spaces with (1) accessible space, one of which will be van accessible.

RESIDENTIAL PARKING SUMMARY

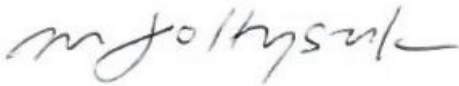
Residential Units	Regular Parking Spaces	HC Parking Spaces	Total Spaces
167 Units	275	12	287

RETAIL PARKING SUMMARY

Retail SF	Regular Parking Spaces	HC Parking Spaces	Total Spaces
3,500 SF	13	1	14

Please feel free to reach out with any further questions or concerns,

Sincerely,



Mark Soltysiak, Senior Associate
Massachusetts Licensed Architect
Massachusetts Registration No. 20389
Mark.Soltysiak@stantec.com

CC;
Todd Nordblom
The Nordblom Company