From: Brian M. Dunn
To: Kristen Guichard
Cc: Roland Bartl
Subject: RE: Haartz & bicycles
Date: Wednesday, June 17, 2015 5:50:18 PM

Kristen
there are some bike racks at the site already that the Haartz Corp. explained to me
and that no one uses them.

we are going to provide 2 more with a 4 ft wide maneuvering area near the café addition.

also the number of employees is as follows:

during the day = 250
night shift = 100

if we do the math on the sf area of building as outlined in bylaw we need the following
parking spaces:

One space for each 2,000 s.f. of NET FLOOR AREA for the first 20,000. s.f. plus one space for each additional 10,000 s.f. of NET FLOOR AREA, or one space for each employee on the largest shift, whichever is greater.
10 spaces +
building net floor area(324,227 sf) - 20,000 = 304,227/10,000 =30.42 say 31 spaces.
therefore, 10 spaces + 31 spaces = 41 spaces required.

or
1 space per employee per largest shift = 250 employees.

existing and proposed parking equals 257

is this information enough as it is or do you need this updated on the plan before the meeting?
please advise.
thank you.
Brian

Brian M. Dunn
President/Project Director
MBL Land Development & Permitting, Corp.
480 Turnpike Street
South Easton, MA 02375
ph 508-297-2746
fx 508-297-2756
email: brian@MBLLandDevelopment.com
on the web: www.MBLLandDevelopment.com
Facebook - www.facebook.com/MBLLandDevelopment

Follow us on Twitter - Twitter @MBLLandCorp
Follow us on Google - MBL@Google
Follow us on BBB - MBL@BBB

Providing Land Development, Permitting, Environmental and Transportation Engineering
Solutions for over 25 years.

From: Kristen Guichard [mailto:kguichard@acton-ma.gov]
Sent: Tuesday, June 16, 2015 4:42 PM
To: 'Brian M. Dunn'
Cc: Roland Bartl
Subject: Haartz & bicycles
Importance: High

Hi Brian,

I took a look at the updated tables, and noticed the parking table did not include the information about total employees on the largest shift, is the area requirement for parking greater? What is the total # of employees on the largest shift including any new employees that will staff the lunch room. The required # of spaces based off either number should be noted in the table so we can confirm the requirements are met.

Also, Section 6.3.7 of the Zoning Bylaw should be addressed in the parking table (which would require 2 bicycle parking spaces for the 30 new vehicular spaces created) as follow:

> ***6.3.7 Bicycle Parking –Off-STREET parking facilities shall provide bicycle parking spaces as follows:***
>
> ***6.3.7.1 Bicycle parking spaces shall be located as close as possible and within plain sight of the main BUILDING entrance or entrances without displacing required parking spaces for persons with disabilities. They shall be principally part of and accessible from the vehicle parking lot or facility rather than part of the sidewalk and walkway system.***
> ***6.3.7.2 Each bicycle parking space shall measure at least 2.5 feet in width by 6 feet in length with at least one 4-foot wide maneuvering aisle perpendicular to the length.***
> ***6.3.7.3 Each bicycle parking space shall feature a securely anchored rack (ground-mounted inverted-U with cross bar, or similar shape or functionality) high enough to support the entire height of a bicycle frame, to allow locking of the bicycle frame to the rack in more than one location, and to prevent the rack from being a tripping hazard when empty.***
> ***6.3.7.4 Bicycle parking spaces shall be protected from motor vehicles with solid barriers such as posts or bollards.***
> ***6.3.7.5 Bicycle parking spaces shall be provided for all USES, except single- to four-FAMILY Dwellings, at a rate of not less than one (1) bicycle parking space for each twenty (20) motor vehicle parking spaces in the parking facility, but never less than two (2) bicycle parking spaces; and no parking facility shall be required to have more than thirty (30) bicycle parking spaces overall.***
> ***6.3.7.6 The number of bicycle parking spaces provided for a residential USE may be***

located within a BUILDING. Such indoor bicycle parking does not have to comply with the dimensional and design standards set forth herein, but shall be designed as a practical installation for easy access and use. Where bicycle parking spaces within a BUILDING are not accessible to visitors, at least one third of the required bicycle parking spaces shall be installed outdoors in compliance with this section 6.3.7.
6.3.7.7 The first two (2) through six (6) bicycle parking spaces provided in compliance with this section shall reduce by one space the minimum off-street motor vehicle parking requirement set forth in section 6.3.1 above, and each additional six (6) bicycle parking spaces so provided shall further reduce said motor vehicle parking requirement by one (1) space.

A suggested location would be near the front entrance where the lunch room is proposed.

Please let me know if you have any question. It will be easier to reach me through email for the rest of the week as we are moving back into Town Hall and will have interrupted phone service.

Thank you,
Kristen

Kristen Guichard, AICP
Assistant Town Planner
Town of Acton
472 Main Street
Acton, MA 01720
P: 978-929-6631