

I SOUTH MAIN STREET - NATICK CENTER

Natick CED 1.2.2020

Building Area, April 19, 2019

	Retail	Restaurant	Kitchen/storage	Storage	TOTAL	
First floor	6,066 sf	819 sf	996 sf	0 sf	7,881 sf	
Basement	<u>2,044 sf</u>	0 sf	0 sf	4,526 sf	6,570 sf	
TOTAL	8,110 sf	819 sf	996 sf		9,925 sf	Retail & restaurant uses
		55 seats				
Parking Req'd	16.3 spaces	2.2 spaces			19.0 spaces	Per Natick Zoning By-Law, 2019
On site parking	0 spaces	0 spaces			0 spaces	(No spaces formally delineated on site)
Parking Deficiency Credits					19 spaces	Per Sec. V-D.5 of Natick Zoning By-Law

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Parking Requirements - Mixed Use Redevelopment Scenario, 2020

	Retail	Restaurant	Kitchen/storage	1 BR Apartments	2 BR Apartments	TOTAL	Notes
First Floor	3,000 sf	750 sf	750 sf	0 sf	0 sf	4,500 sf	
Floors 2-4	<u>0 sf</u>	<u>0 sf</u>	<u>0 sf</u>	<u>10 units</u>	<u>9 units</u>	<u>19 units</u>	
TOTAL	3,000 sf	750 sf	750 sf	10 units	9 units	4,510 sf	Retail & restaurant uses
		50 seats					
Parking Req'd	6 spaces	2 spaces	0 spaces	20 spaces	18 spaces	46 spaces	Per Natick Zoning By-Law, 2019
Parking Req'd, SP	6 spaces	2 spaces	0 spaces	10 spaces	14 spaces	32 spaces	Reduced per Sec. V-D.3(r) of Natick Zoning By-Law by Sp. Permit w. payment of \$333,500
Special Permit Payments for Parking Reductions in DM Zone				\$230,000	\$103,500	\$333,500	Per Sec. V-D.3 Table 1 of Natick Zoning By-Law
Parking Credit for existing discrepancy						-19 spaces	Per Sec. V-D.5 of Natick Zoning By-Law
Net Parking Req'd	6 spaces	2 spaces	0 spaces	10 spaces	9 spaces	27 spaces	Reduced per Sec. V-D.5 Discrepancy Credits
Net Parking Req'd, SP	6 spaces	2 spaces	0 spaces	0 spaces	5 spaces	13 spaces	Reduced per A) Sec. V-D.5 Discrepancy Credits and B) Sec. V-D.3(r) Sp. Permit payment of \$333,500
Offsite Comm'l Parking	-6 spaces	-2 spaces				-8 spaces	Per Sec. V-D.7 of Natick Zoning By-Law & ZBA Sp. Permit 2015-019
Net Net Parking Req'd	0 spaces	0 spaces	0 spaces	10 spaces	9 spaces	19 spaces	Requirements after A) Discrepancy Credits and B) provision of commercial parking offsite in town lots
Net Net Parking Req'd, SP	0 spaces	0 spaces	0 spaces	0 spaces	5 spaces	5 spaces	Reduced after A) Discrepancy Credits, B) offsite commercial parking and C) Sec. V-D.3(r) Sp. Permit w. payment \$333,500
Special Permit Payments for Parking Reductions in DM Zone				\$230,000	\$103,500	\$333,500	