

2018 JAN 30 P 3: 10

**Supplemental Information for the Arlington Redevelopment Board Hearing
relating to Gold's Gym scheduled for February 5, 2018**

Following the hearing which took place on January 8, 2018, the Petitioner, at the recommendation of the members of the Arlington Redevelopment Board, has generated a plan showing designated parking spaces for tenants at the site with the remaining undesignated parking spaces being available for parking for clients of both Gold's Gym and the proposed educational baseball operation.

As was discussed at the January 8th hearing, Gold's Gym will encourage clients for both Gold's Gym and the baseball operation to use alternative means of transportation to travel to and from the property and has generated a written communication to be given to clients with respect to that issue, a copy of which is affixed to this statement and incorporated into its terms by reference.

As mentioned during the prior hearing, the current parking requirements for the 30 Park Avenue property are as follows:

<u>Occupant</u>	<u>Use:</u>	<u>Floor Area</u>	<u>Parking Required</u>
a. Davidson Management	Storage	4,000 sq. ft.	4 ¹
b. Alpha Autobody	Auto Body	4,000 sq. ft.	4
c. Auto Parts International	Warehousing	8,375 sq. ft.	8
d. Gold's Gym	Health Club	35,025 sq. ft.	<u>117</u>
Total Mixed-Use Parking:			133

The parking plan submitted by Petitioner shows 122 parking spaces available for the occupants of 30 Park Avenue including the Gold's Gym and baseball educational operation.

The Petitioner also submitted a letter from Arlington Coal and Lumber at the last hearing confirming the availability of more than eleven (11) parking spaces for use by clients of Gold's Gym in accordance with Article 8, Section 8.01(a)2.

¹ Davidson Management Company("DMC) does not have any on site employees and does not use any onsite parking spaces. DMC employees pull vehicles into building through overhead door, load vehicles and leave.

The Petitioner also submitted information at the last hearing in accordance with Article 8, Section 8.01(a), i.e., permitting a 25% reduction in the required off-site parking as the result of existing spaces being adequate for the buildings' uses and Article 8, Section 8.01(a)1, i.e., use of the shared parking at the property are non-competing, i.e. Davidson Management does not use parking and Alpha Autobody's two employees use just two (2) parking spaces while Auto Parts International's employees also just use two (2) parking spaces and the vehicles using those spaces are out for deliveries throughout the day and there is no use of shared spaces by other tenants in the building, particularly during the Gold's Gym peak hours as other building occupants either are not operating or not making demands upon the parking at the property.

Gold's Gym also volunteered at the last hearing to convert a tanning room currently used at Gold's Gym for indoor bicycle parking and further indicated that clients of Gold's Gym currently park bicycles in the enclosed lobby of the 30 Park Avenue property and that situation will continue into the future.

While the total parking requirements of the Petition is predicated on "Health Club" use, and contemplates the total parking requirements for the 30 Park Avenue building being satisfied upon the granting of relief for the reduction of eleven (11) parking spaces it was also mentioned at the last hearing that parking for the Gold's Gym clientele is not going to be in direct competition with parking for the baseball educational operation because the hours of operation will be different as most of the participants in the baseball operation are going to be younger and will be dropped off by parents/relatives for the relevant training sessions.

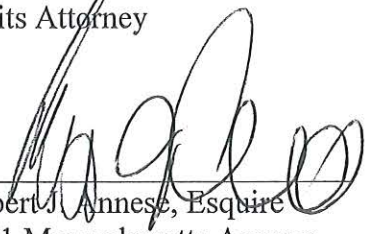
Consideration will be given to suggestions appearing on the UP bicycle arrangement site with respect to how bicycle parking can be arranged at the property.

Gold's Gym recognizes the proximity of the 30 Park Avenue property to Mill Brook and will certainly be sensitive to activities at the property so that those activities do not have an adverse impact affecting Mill Brook.

Counsel for Gold's Gym has spoken with the Building Inspector for the Town and has determined that it is not feasible for a crosswalk to be placed to the north of the property down at the bottom of Park Avenue Extension.

Gold's Gym will notify clients who may from time to time use the parking spaces on the opposite side of Park Avenue at the lumber coal yard property to use caution when crossing Park Avenue Extension although the occasion when these spaces will be used will be very limited.

Gold's Gym,
By its Attorney



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