

**Parking Management Plan ("Parking Plan")**  
The Kennedy Building Apartments  
at the  
Cardinal Cushing Center  
Hanover, MA

Intention of the Parking Plan

This Parking Plan will guide the use of the parking spaces on the Cardinal Cushing Centers' Campus in conjunction with the proposed redevelopment of the Kennedy Building into 37 new residential apartments. The Parking Plan is intended to encourage the optimal use of all parking areas on campus, especially during periods of peak demand use, to foster the development of a safe, walkable, campus and neighborhood environment and to promote smart growth and low impact development.

Existing Parking Conditions at the Kennedy Building

The existing parking lot behind the Kennedy Building has the capacity for approximately 15 vehicles. This lot typically provides parking for approximately 3-5 vehicles for the nursing staff and for the approximately 8-9 vans that provide transportation for Cardinal Cushing Centers' students. All other staff that currently work in the Kennedy Building park in the two main parking lots off of Washington Street and Route 53, shown as Lot A and Lot B on the attached plan.

Proposed Parking for Cardinal Cushing Centers Employees

Currently, most of Cardinal Cushing Centers' employees park in the two main parking lots. Lot B, which is the northernmost lot on Washington Street across from the Knights of Columbus Building, has approximately 85 spaces, and Lot A, the southernmost lot, off of Route 53, has approximately 87 spaces, and is adjacent to Lot B.

Cardinal Cushing Centers will issue a plan to staff to reallocate parking for a more efficient use of the campus, and to ensure there are sufficient spaces available to lease 30 of them to the residents of the Kennedy Building Apartments.

This distribution plan set forth below makes available up to 84 additional parking spaces for Cardinal Cushing Centers' employees and passenger vans.

The parking distribution plan is as follows:

1. Adjacent to the two residential houses located on the hill, Freedom Hall and McCann Hall:
  - a. There are 15 parking spaces that are not used and will be made available to staff.
2. The parking adjacent to the adult and student homes, where the parking is primarily utilized by the residential support staff for each of those buildings, is under capacity:
  - a. During the day there are 40 parking spaces that will be made available to staff.
3. Along the driveway adjacent to the Sr. Shawn Center and Waste Water Treatment Plant:
  - a. Staff used to park in this location but no longer do so. This area will be re-stripped and reactivated to provide for 20-25 additional parking spaces.

4. A recently paved area is located behind Fatima Hall A and B and in close proximity to the Leonard Florence Education Center Administration Building:
  - a. These 4 spaces will be signed as Visitor Parking Only for short term parking.

#### Resident Passenger Vans

There are approximately 8-9 resident passenger vans that currently park adjacent to the pool behind the Kennedy Building, in spaces that will become resident parking for Kennedy Building Apartments tenants. Each of these vans serves one of the adult or student homes, and these vans will be relocated from the parking lot behind to Kennedy Building in a distribution as follows:

1. McCann Hall: 2 vans
2. Freedom Hall: 2 vans
3. Marian, Partnership, Buildings 3, 4, Springtime House and Becker House: 5 vans

These vans are typically on the road providing transportation services during the day. Cardinal Cushing Centers' will modify the parking plan for these vans, authorizing them to park in front of the home(s) that it serves overnight.

#### Health Center Staff

There are currently 3-5 health center staff that park in the rear of the Kennedy Building. They will be directed to park in the 40 spaces made available adjacent to the adult and student homes, near Marian, Partnership, Springtime and Becker House and Buildings 3&4 so they are still in close proximity to the new health center.

The Cardinal Cushing Centers will regularly monitor parking arrangements to ensure that staff and visitors are following the appropriate parking procedures and are distributed as outlined above.

### Proposed Parking Plan for the Kennedy Building Apartments

#### Resident Parking

The Proposed Parking Plan ("Proposed Plan") for the Kennedy Building Apartments is provided in the Comprehensive Permit Application submitted to the Town and Zoning Board of Appeals on September 4<sup>th</sup>, 2013 and consists of 31 parking spaces in the rear of the Kennedy Building. This number of spaces represents a 205% increase in parking spaces available at the site of the Kennedy Building for parking, with an additional 30 spaces available in Lot A, which is directly off of Route 53.

Of the 31 on-site parking spaces, as noted below, one (1) HP space will be designated for use by the health center. An additional two (2) spaces will be designated as visitor and/or temporary parking.

At this time, it is envisioned that the remaining 28 parking spaces will be made available to residents based upon a lottery from the initial applicants for a residential unit, with each apartment being allocated no more than one (1) parking space until all 28 parking spaces have been allocated. Residents who are entitled to park in this parking lot will be provided with a sticker or identification permitting a vehicle to be parked in this area. Management of the Kennedy Building Apartments will regularly monitor this parking lot and enforce parking rules. Management reserves the right to alter this Proposed Plan. There will be signage in this parking area to indicate that parking is restricted as outlined above.

#### Health Center Parking

Of these 31 spaces, there will be one (1) HP space dedicated for the use of the health center. As noted earlier, the health center staff will park in one of the newly designated employee parking areas on campus.

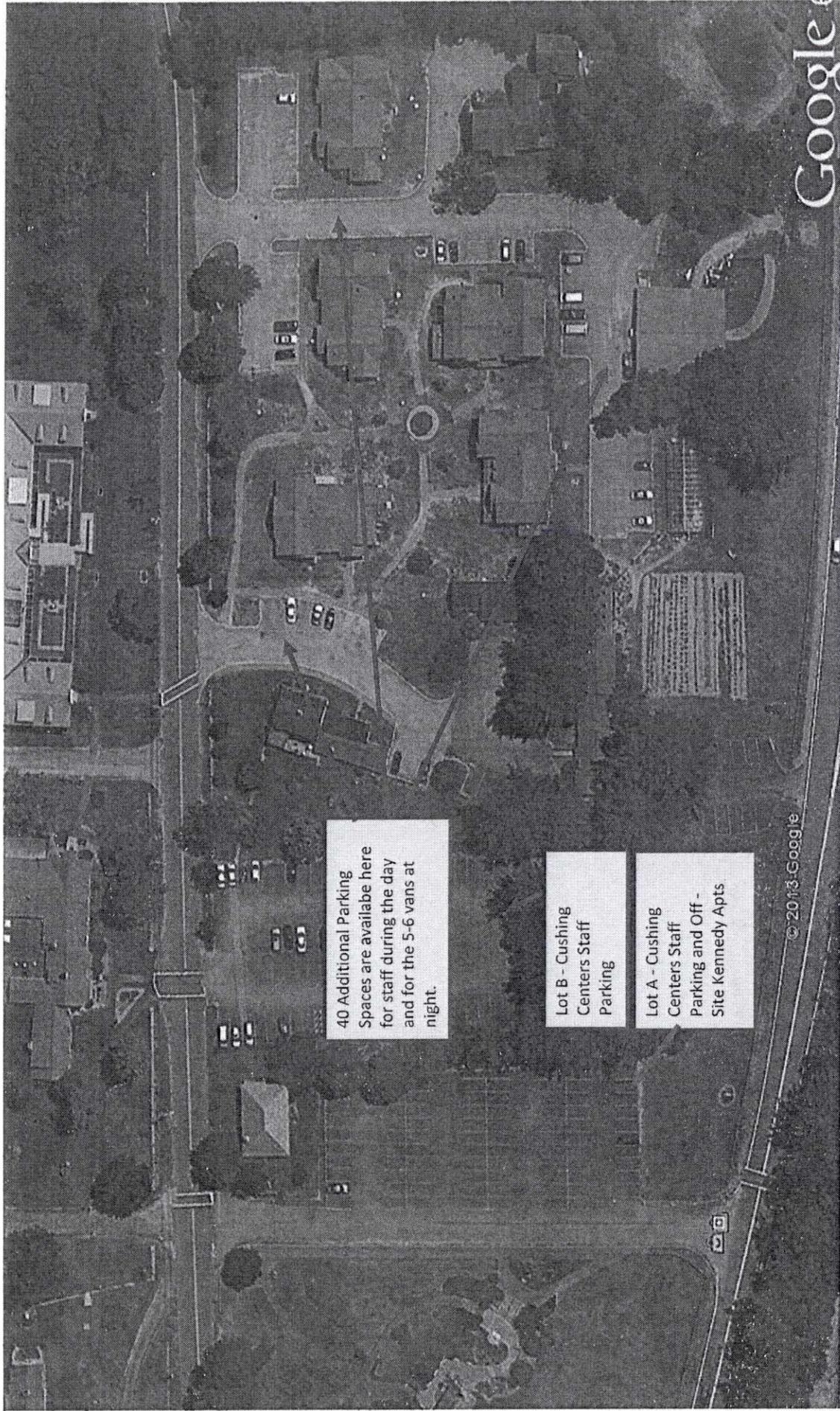
#### Emergency Vehicle Parking

A parking space for an ambulance, as needed by the health center and for residents of the Kennedy Building Apartments has been provided for immediately adjacent to the building. This space was added at the request of the Town of Hanover Fire Department.

#### Lot A – Lot off of Route 53

Kennedy Building LLC will lease from Cardinal Cushing Centers 30 parking spaces in Lot A for residents, visitors and management in park vehicles in this lot. Kennedy Building LLC, in conjunction with the Cardinal Cushing Centers, will re-stripe this lot to clearly delineate the parking spaces in this lot. Residents who are entitled to park in this parking lot will be provided with a sticker or identification permitting a vehicle to be parked in this area. Management of the Kennedy Building Apartments will regularly monitor this parking lot and enforce parking rules, including guidelines regarding access through Route 53. Residents who are entitled to park in this lot will be directed to enter and exit the lot directly from Rt. 53, thereby minimizing any additional traffic on Washington Street. Management reserves the right to alter this Proposed Plan.

As determined in the parking assessment by McMahon Associates dated April 18, 2013 and reaffirmed in the Jacobs Engineering Group, Inc. peer review ("Peer Reviewer") dated October 16, 2013, the peak parking demand is estimated to be 46 vehicles during the overnight hours. The resulting parking availability is 61 spaces for the Kennedy Building Apartments, which is sufficient to meet 140% of the anticipated peak demand, which is during the overnight hours, opposite the times of Cardinal Cushing Centers' peak usage times.



40 Additional Parking  
Spaces are available here  
for staff during the day  
and for the 5-6 vans at  
night.

Lot B - Cushing  
Centers Staff  
Parking

Lot A - Cushing  
Centers Staff  
Parking and Off -  
Site Kennedy Apts

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