

Memorandum

To: Alison Steinfeld, Maria Morelli, Brookline Zoning Board of Appeals

From: Raj Dhanda

Re: Retail Tenants and their Parking Requirements

The Ground Floor of the proposed building at 1180 Boylston Street measuring approximately 7876 sq. ft. is expected to be occupied by 2 - 4 relatively small tenants. The type of tenants that the developer will seek will be characterized by:

- a. **Low intensity uses.** Uses would be of the same type as developer's building in Harvard Square, Cambridge, such as optical shop, real estate office, furniture/lighting designer showroom, high-end apparel. Number of clients at these retail establishments will most likely not exceed two or three at any given point in time including neighborhood walk-ins.
- b. **Average visit expected to be 30 mins or more.** The anticipated type of tenants will have clientele that will most likely spend 30 mins to an hour per visit.
- c. **Number of employees, perhaps 2 to 3.** The intended tenants will likely have a manager and one or two support staff.

Deliveries to these tenants except during setup will be typically via small package delivery services such as UPS, FedEx etc.

Trash by the retail tenants, which will be very minimal, will be handled by the tenants internally, similar to the developer's setup in Harvard Square, Cambridge. Trash will be located in the garage, and then brought up to the street on the day of pick-up.

Parking Plan
1180 Boylston Street
Brookline (Chestnut Hill), MA 02467

Description of Parking Facility

The proposed parking facility will be located One (1) level below grade and will have a capacity of Eighty (80) parking spaces which includes the installation of Thirty (30) high density parking stackers (30 elevated / 30 on grade) plus an additional Twenty spaces on the parking level. As this will be a residential building with 45 apartments for residents age 55 and over, we will use a 1.00% ratio for vehicles which would equate to a total of 45 monthlies. Industry standards of daily usage Monday through Friday is approximately Forty (40 %) percent = 18 cars leaving during a 2 ½ hour period. With this number of vehicle movements, we would anticipate that none of those vehicles would be parked on an elevated position, as there is sufficient space on grade. If a vehicle were stored on a stacker and a resident requested their vehicle we would ask that the garage be provided with sufficient notice before the resident arrives. The vehicles that would be stored on the parking stackers would be used for “storage vehicles “ which typically are those vehicles that are used only on weekends and not on a daily basis.

The facility will be accessed by entering a driveway off of Route 9 East (near the southeast corner of the lot), which is approximately 75’ in length and 20’ wide. This driveway has the capacity of holding up to Five (5) vehicles on either side (5 for ingress / 5 for egress). At the end of the driveway there will be Two (2) freight elevators that will bring the vehicles from grade level to the parking level (1 floor below). All vehicles entering and exiting the facility will be handled by a professional parking services company that will be hired by ownership. It is anticipated that the facility will be operated on a 24 / 7 basis, as tenants in the residential component will not have access to the lower level.

As this facility will be operating on a 24 / 7 basis, during the morning egress hours (7:00 A.M to 9:30 A.M.) there will be Two (2) attendants on site assisting with vehicles that will be exiting. We do not anticipate a sizable number of vehicles entering the facility during those hours as the retail components of the venue would typically open after peak hours. At all other times, there would be one (1) attendant on duty to assist with parking the vehicles returning from work and any transient vehicles that would be utilizing the retail components. The loading zone for the building will be located on Hammond Street, and the driveway will solely be used for cars/passenger vehicles.

Brookline’s zoning by law for retail space calls for 1 parking space/200 sq ft. or 39 spaces based on the current retail plan of 7,700 plus sq ft on the ground floor. Residential usage based on the above calculations is 45 parking spaces, which provides a shortfall of 4 spaces for the retail component. However, we have not taken into consideration a vacancy factor of 15% (industry standard) for absentee residential vehicles (8 vehicles) and more importantly, the retail usage would be utilized primarily during off peak hours (10 A.M. to 5 P.M.) when many residential tenants will be out of the facility. Consequently, both retail staff and visitors should be adequately accommodated under this arrangement.