

MEMORANDUM

1180 BOYLSTON STREET, BROOKLINE, MA



WALKER
PARKING CONSULTANTS

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20 Park Plaza, Suite 1202
Boston, MA 02116

DATE: March 20, 2017
TO: James Fitzgerald, P.E., LEED AP
COMPANY: Environmental Partners Group, Inc.
ADDRESS: 1900 Crown Colony Drive, Suite 402
CITY/STATE: Quincy, MA 02169
CC:
FROM: Arthur G. Stadig, P.E.
PROJECT NAME: 1180 Boylston Street, Brookline, MA
PROJECT NUMBER: 16-2748.01
SUBJECT: Surface Space Accommodation

Office: 617.350.5040
Fax: 617.350.5048
www.walkerparking.com

Walker Parking Consultants (WPC) has been retained by the City of Brookline through Environmental Partners Group to review parking for the 1180 Boylston Street application. WPC has received updated plans for City approval dated 3-16-2017. There are two versions of the ground level. One set has three spaces next to the building and the other has two spaces next to the building with the third space in the vehicle elevator. WPC was asked to comment on both.

1. The visibility at the street is in question for the version of the plan with three spaces in tandem next to the building. If cars are parked as shown, we do not see an issue with visibility as a car pulls out of the site to check for oncoming traffic from the left. The sidewalk is roughly 10' wide beyond the property line and there is an additional 8' wide swath of cross hatching on the street itself. The vehicle can pull out to check for oncoming traffic without blocking the flow of traffic on Boylston Street.
2. The space in the vehicle elevator has come into question for the second alternative layout. Technically if a car is parked in one elevator, it could be a space because the other elevator is available to move cars around until other space clears for the car in the elevator. It would limit and slow down the flow and function of facility if this were the case.

As we were studying the plans a few items came to our attention since there has been an updated column arrangement since the November 14th plans we previously reviewed. The changes could challenge the vehicle access to the elevators and the number of spaces required by zoning.

3. The columns on Grid E of the current plans disrupt the drive aisle on the parking level below grade. Without further study it appears to be difficult if not impossible to

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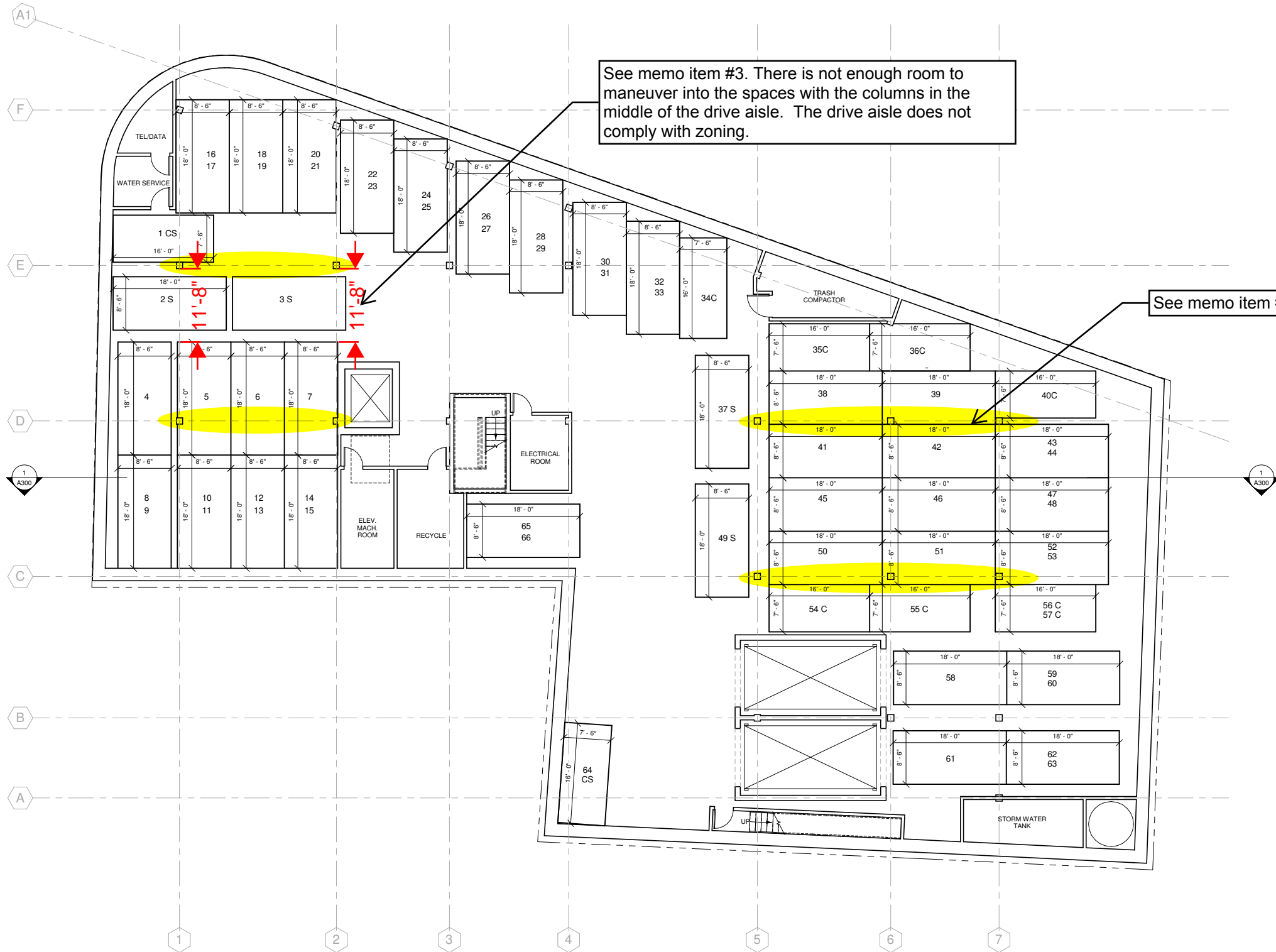
accommodate all the cars shown on the plans in this parking area (specifically spaces numbered 1 thru 21).

4. There are columns along grids C and D that are located in the middle of parking spaces. These spaces are not zoning compliant.
5. The transformer location at grade is shown in two different locations depending whether one is looking at the plan with the three spaces next to the building or the one with the two spaces next to the building. The plan with the three spaces shows the transformer encroaching upon the access aisle. The bollards for the transformer are limiting the clear width to enable cars to align with and access the elevator. This will slow down operations. Regardless of plan, we recommend the developer review the transformer location and look to relocate further to the right (east), in the far corner of the property.
6. The column at grid B-7 is new and is disrupting access to the elevators at the grade level. Even though it is clear of the vehicle elevator doors, it will affect the ability for cars to turn and properly align with the elevators. In turn this will adversely slow down operations. We recommend keeping the area in front of the elevators clear of columns. The previously reviewed November 14th plans show an example of a better column layout.

We recommend the developer demonstrate (through simulation such as Autoturn) the feasibility of the total number of vehicles required by zoning with the altered column arrangement, or revise the columns to an arrangement similar to the November 14th submission.

We remain available to answer further questions.

best, Art



See memo item #3. There is not enough room to maneuver into the spaces with the columns in the middle of the drive aisle. The drive aisle does not comply with zoning.

See memo item #4

REVISIONS

#	DATE	DESCRIPTION

1180 Boylston St.

1180 Boylston St. Brookline, MA

cbt 617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114

Project Status 03.16.2017

VEHICLE TYPES:

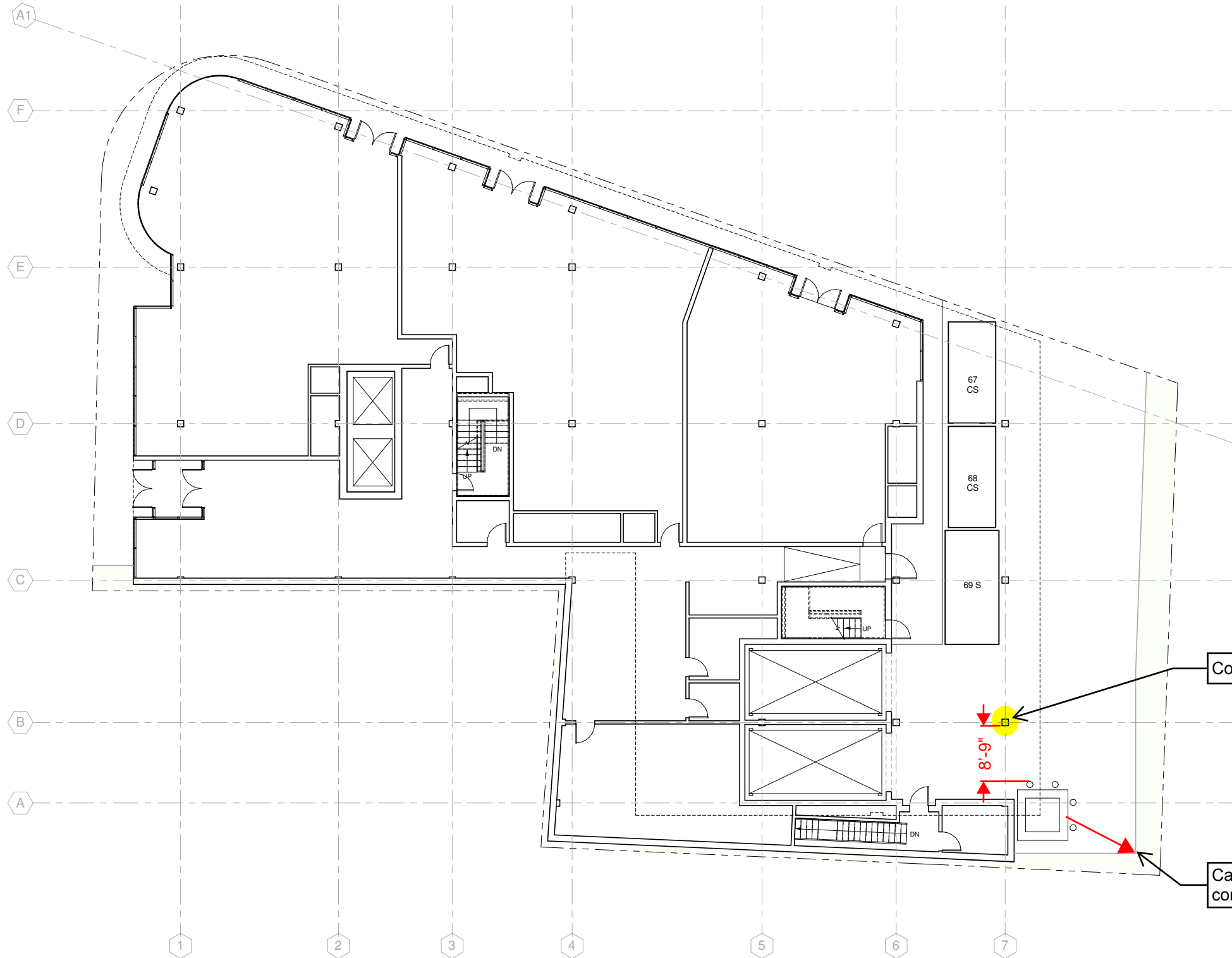
STANDARD PARKING	52 (75%)
COMPACT PARKING (xC)	8 (12%)
STAGED PARKING (xS)	9 (13%) 4 COMPACTS
TOTAL	69 (100%)

BASEMENT LEVEL
PARKING COUNTS



SCALE 1/8" = 1'-0" PROJECT # 147135.00 DATE ISSUED 03.16.2017

P001



REVISIONS		
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1180 Boylston St.

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Column B7. See memo item #6

Can transformer be moved to the corner? See memo item #5.

VEHICLE TYPES:

STANDARD PARKING	52 (75%)
COMPACT PARKING (xC)	8 (12%)
STAGED PARKING (xS)	9 (13%) 4 COMPACTS
TOTAL	69 (100%)

GROUND LEVEL PARKING COUNTS

SCALE 1/8" = 1'-0" PROJECT # 147135.00 DATE ISSUED 03.16.2017



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