



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 2nd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

Steve Heikin, Chairman
Robert Cook, Clerk
James Carr
Linda Hamlin
Blair Hines
Matthew Oudens
Mark J. Zarrillo

To: Brookline Planning Board
From: Brookline Planning Department Staff
Date: April 26, 2018
Subject: Rent 15 parking spaces for dual-use parking
Location: **111 Boylston Street (Homewood Suites)**

Atlas Sheet: 37B	Case #: 2018-00017
Block: 185	Zoning: G-(DP)
Lot(s): 18-25, 26, 26-01, 27	Lot Area (s.f.): ±27,859 (111 Boylston St.) ±2,797 (0 Kerrigan Place) ±2,793 (10-12 Kerrigan Place) ±2,160 (Kerrigan Place includes Town Owned Parcel)

Board of Appeals Hearing: **May 3rd, 2018 at 7:10 pm**

BACKGROUND

October 24, 2013, Case # 2013-0083: The Zoning Board of Appeals approved relief for the construction of a five-story hotel containing approximately 97,755 square feet of gross floor area and up to 72 parking spaces.

SITE AND NEIGHBORHOOD

111 Boylston, constructed in 2016, is the site of Homewood Suites, a five-story hotel with 65 parking spaces. The hotel's parking is located underneath and behind the building and is accessed by a ramp off of Boylston Street.

To the west of the site is Davis Path, a pedestrian way over the MBTA tracks linking Boylston Street and White Place. To the west of Davis Path is the Boylston Street Playground. The Green "D" line

MBTA railroad tracks run between the north side of the Boylston Street properties and the south side of the White Place properties. The surrounding neighborhood includes residential and commercial properties along Boylston Street, the Boylston Street playground, the Old Lincoln School, and residential dwellings along White Place to the north, across the MBTA tracks.

APPLICANT'S PROPOSAL

The applicant, Claremont Brookline Suites, LLC, proposes to rent 15 of their existing 65 parking spaces in the lower level of Homewood Suites for dual-use parking during daytime business hours. The applicant has provided data showing that over a 15 month period, between 25% and 40% of occupied rooms parked vehicles at the hotel, indicating that there are a large number of unused parking spaces in the hotel's parking lot.

FINDINGS

Section 6.02.1.C – Off-Street Parking Regulations:

Two or more uses may provide for required parking in a common parking lot if the total spaces provided is not less than the sum of the spaces required for each use individually. The number of spaces required in a common parking facility may be reduced below this total by special permit if it can be demonstrated to the ZBA that the hours or days of peak parking need for the uses are so different that a lower total will provide adequately for all uses served by the facility.

Modification of ZBA Case #2013-0083:

Modification of decision indicating that 15 of the 65 parking spaces will be used for dual-use parking during daytime hours.

STAFF ANALYSIS

The staff is supportive of this proposal. Homewood Suites has indicated that their parking lot is underutilized during the day because many guests travel to the hotel using Uber, Lyft or public transportation. The staff supports using these empty spaces for shared uses with nearby businesses on Route 9. The shared use will reduce the demand for on-street parking and will reduce parking and traffic congestion along this busy corridor without having a negative impact on the hotel's parking availability.

PLANNING BOARD RECOMMENDATION

The Planning Board wholly supported this proposal for shared parking. They agreed that utilizing underused parking spaces would be great for businesses along Route 9 that are in need of daytime parking.

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Therefore, the Planning **Boardstaff** recommends approval of the parking plan by Group 1 Partners, Inc. dated 7/3/2014 subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final parking plan indicating the spaces to be rented and the hours these spaces may be used by non-hotel occupants, subject to review and approval by the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner, for review and approval for conformance to the Board of Appeals Decision) a

final parking plan, stamped and signed by a registered engineer or land surveyor; and 3) evidence that the final decision has been recorded at the Registry of Deeds.

Knm



