

**MEMORANDUM****To:** Rachna Balakrishna**From:** Alan H. Simon**Date:** July 1, 2019**Project:** 1299 Beacon Street, Brookline MA, Parking Study**Subject:** Proposed Parking Supply Allocation

The development team determined that based on financial feasibility, geo-technical considerations, construction and operational efficiencies to only design two (2) levels of underground parking for this project. The two levels of underground parking will have a total of 57 parking spaces, of which 4 spaces would be tandem, 6 spaces could be available for electric vehicle (EV) users, 8 compact spaces and 3 spaces are handicap accessible. The EV spaces are proposed but could be converted to traditional spaces depending on demand. The 2 short term spaces at grade behind the building are not allocated and will be managed by the building.

There will be 52 spaces allocated to the 65 residential units; this yields a parking ratio of 0.8 for the building. The Town's peer review consultant, Walker Parking, has recommended a parking ratio between 0.7 and 0.9 for this project. Five (5) parking spaces, including the four (4) tandem spaces will be dedicated during the day for retail employee use. These spaces will be also be available for the 'night owl' parking supply.

Access will be regulated to all the parking through a key card system. Parking access will be managed and monitored by the property management company. Parking will not be included within each lease but will only be available on a monthly basis at an additional cost to the resident. Different parking packages will be offered including an overnight parking option ("night-owl parking") which would be restricted to only hours when the commercial tenant(s) is closed. This off-hours parking package will be less expensive and will allow for greater parking availability during the day.

Per the request of the Zoning Board of Appeals, a food user will not be allowed in the proposed retail space. Future retail customers will use alternative modes of transportation such as mass transit, ride-share, pedestrian, or the existing supply of public parking spaces in Coolidge Corner.

The design features two at-grade drop-off/waiting spaces which are not included in the 57 spaces. The building will provide DC fast charging for electric vehicles for the two at grade spaces to encourage EV ride share utilization by the residents. Use of these spaces will be managed by building management.

Studies of other projects in the area show that a retail project can be successful for both the developer and the community utilizing existing transit and parking resources for customers (see attached memo with case studies on 900 Beacon Street and Waterstone at the Circle).