


MEMORANDUM

To: Jesse Geller, Chairman, Brookline Zoning Board of Appeals
Maria Morelli, Senior Planner, Brookline Planning Department

From: Rachna D. Balakrishna, Esq. 

Re: Parking Case Studies for 1299 Beacon Street 40B Project

Date: July 2, 2019

The case studies below are examples of buildings that have been built in the last three years in locations very similar to 1299 Beacon Street in the following respects – they are in an urban commercial area, in close proximity to the T and MBTA bus lines, and are all mixed-use buildings with retail/restaurant space on the first floor. All of these buildings allow a food use for the commercial space, which we have specifically excluded from our project to reduce the intensity of use.

The development team believes that these buildings support the parking plan that we are proposing for 1299 Beacon Street, as described in the memo by Simon Design Engineering dated July 1, 2019. We believe that the parking available in the garage proposed for 1299 Beacon Street should be made available only to residents in our building (as well as visitors/tradespeople) and to a few retail employees, and not to retail customers of the building, due to the variety of public transit options, ride-sharing and pedestrian traffic in Coolidge Corner. We also believe that not having parking for retail customers will make the parking easier to manage (with the exception of visitors/tradespeople, all users of the garage will be regular users), and will reduce the amount of traffic coming in and out of the building. This approach is similar to many of the mixed-use buildings in the area that have been recently built or permitted, as shown below.

1. Gateway Boston, 900 Beacon Street, Boston, MA 02215 (Beacon Street at Park Drive)

- **Location:** It is 2 blocks from the Boston/Brookline border and the St. Mary's T stop on the Green Line, also a short walk to the Fenway Stop on the D Line and Kenmore Station as well as MBTA bus lines 57 and 8.
- 5 stories, 32 apartments, and 6,500 square feet (gross floor area) of commercial space on the first floor
- Built in 2016
- **Current Commercial Tenant: Café Landwer (2 additional tenant spaces are available on the first floor of the building)**
- **Hours:** Monday through Sunday, serves breakfast, lunch and dinner
- 3200 square feet of space, 80 seats inside and 40 seats outside in the outdoor patio

- **Parking for Commercial Space:** No parking available in the building for restaurant employees or customers other than metered and street parking; one parking spot is available for rental by a retail manager.
- **Pending Commercial Tenant: Bubble Tea Store**
- **One of the three Commercial spaces has not yet been leased**

2. Waterstone at the Circle, 375-399 Chestnut Hill Avenue, Brighton, MA 02135

- **Location:** It is in Cleveland Circle, close to the Boston/Brookline border and to the B, C and D trains on the Green Line, as well as multiple bus lines (MBTA 86 and 51 bus lines) at the Reservoir bus stop.
- 6 stories, 82 apartments
- Built in 2018
- **Current Commercial Tenants: Sushi Momento and Café Landwer**
- **Sushi Momento at the AC Marriott Hotel (next to Waterstone at the Circle) –** Japanese restaurant serving lunch and dinner daily
- 75 seats inside, approximately 2000 square feet
- **Parking for Commercial Space:** Valet parking available for Sushi Momento customers at \$15 per car, no other customer parking available other than public parking.
- **Café Landwer at Waterstone at the Circle –** Mediterranean restaurant serving breakfast, lunch and dinner daily
- 78 seats inside, 35 seats outside, approximately 4,000 square feet
- **Parking for Commercial Space:** No parking available for retail customers

3. Other Projects in Coolidge Corner that have been Permitted and are currently under Construction:

420 Harvard Street, Brookline, MA 02446 – This project has been permitted for 23 rental units, and approximately 5,000 square feet of retail and office space. The Comprehensive Permit decision dated February 3, 2017 states that “Parking spaces shall not be provided to customers visiting the commercial space.” On November 30, 2017, an amendment to the Comprehensive Permit was approved allowing for a limited food use (but still no parking for the commercial space). The expected commercial tenant is Tatte Bakery.

455 Harvard Street, Brookline, MA 02446 – This project has been permitted for 17 residential units and up to 1800 square feet of commercial space with no parking required for the commercial space. There will be 9 parking spaces and according to the Decision dated October 23, 2017, “Parking shall be exclusively for the use of residential tenants.” The Decision does allow a food use for the commercial space.