

MEMORANDUM

To: Jesse Geller, Chair, Zoning Board of Appeals

From: Rachna D. Balakrishna, Esq.

Re: 1299 Boylston Street - Parking Narrative

Date: August 13, 2019

This memo is intended to clarify the parking allocation and operations for the project at 1299 Beacon Street for the Zoning Board of Appeals. There has already been significant peer review for the Town by Walker Parking and the applicant is committed to making sure that the parking operations in the garage work smoothly. This memo was prepared in consultation with Darian Medeiros from Simon Design Engineering.

1. Parking Allocation.

The proposed mixed-use building at 1299 Beacon Street consists of fifty-five (55) age-restricted market-rate and affordable residential rental units, and retail on the first two floors. The two levels of below-grade parking will be accessed via a driveway on Sewall Avenue. This building has MBTA train and bus stops within a short walk. There are fifty-seven (57) parking spaces in the garage and two (2) short-term parking spaces at the back of the building, which will be available for drop-offs and pickups.

Of the fifty-seven parking spaces, there are twenty-three (23) spaces on the first level of the garage and thirty-four (34) spaces on the second level of the garage. As per Brookline zoning requirements for retail parking, twelve (12) of the garage parking spaces will be allocated for retail use (the total retail square footage is 3150 square feet on the first floor and 1800 square feet on the second floor of the building). In accordance with the recommendations of Walker Parking Consultants, the Town peer reviewer, thirty-nine (39) of the garage spaces will be allocated for the residents, which results in a .70 parking ratio for the residential units.

As recommended by the Brookline Transportation Board, parking will be available for those residents who want a parking space and there will be a parking rental agreement separate from the apartment rental agreement. In addition, there will be six (6) parking spaces in the garage that will be available for visitors to residents of the building (WPC recommended that .10, or 6 of the total parking spaces be made available for visitors/tradespeople). There are eight (8) compact parking spaces and three (3) spaces that are handicapped accessible, both of which are compliant with the recommendations made by Walker. There will also be six (6) spaces available for electric vehicle charging, depending on the needs of the residents in the building.

2. Parking Operations

The garage will have a coiling entry/exit door on the Sewall Avenue side of the building that will stay open during business hours for the retail tenants (estimated to be Monday to Saturday, 9:00am to 6:00pm). The garage door will be closed overnight. There will also be an “arm gate” near the entrance and exit of the garage that will be used to manage access to the garage for retail customers and visitors while the garage door is open during retail operating hours. The arm gate will be up when the garage door is down overnight, and on the weekends when the retail establishments are closed. Building residents and retail employees will have an RFID (Radio Frequency Identification) transponder in their cars that will automatically open the arm gate or the garage door when they enter or exit the garage.

Retail Customers. Retail customers entering the garage will be required to take a ticket when they enter the garage and will be directed by signage to parking spaces on the first level of the garage. There will be a pay station in the garage elevator lobby as well as a telecom button if any assistance is needed from building management. The garage is a self-park facility but building management will be present in the building at all hours and can assist with any questions that arise in the garage. If all of the retail spaces are occupied, a “Lot Full” Sign will be placed at the entrance to the garage.

Visitors/Tradespeople. Spaces for visitors and tradespeople will be clearly marked on the first level of the garage. Residents of the building will be required to notify building management if they have any visitors arriving at least two (2) hours ahead of arrival. Visitors will need to use the telecom button to notify building management when they arrive in the garage and when they leave. Since all of the residential units in the building are rentals, maintenance and repairs will be managed by the building, not the individual tenants, and the building management will be scheduling and communicating with any tradespeople coming to the building.

Tandem Spaces. On the second level of the garage, there are four (4) tandem parking spaces (eight total spaces), in which cars are parked in front of each other. There will be signage next to the tandem spaces to clearly indicate how they can be used. The back tandem spaces will be designated for use solely by retail employees and the front tandem spaces will be available for use solely by residents of the building. If a resident parks in one of the front tandem spaces during retail operating hours, he or she will have to leave their car keys in a key locker in the garage, so that building management can move their cars if a retail employee needs to move their car out. Residents who use their cars for regularly commuting to work will be directed to use the front tandem spaces. Front tandem spaces can only be used during retail operating hours if a car is already in a back tandem space, so as not to block an empty space from being used.