



September 14, 2021

Attention: Maria Morelli, AICP, Senior Planner

Department of Planning and Community Development
333 Washington Street
Brookline, MA 02445

Reference: 108 Centre Street Development, Brookline, MA – Parking Demand Analysis

Dear Ms. Morelli,

Per your request, Stantec updated the parking element of our June 3, 2021 parking and traffic assessment prepared for the proposed senior living community at 108 Centre Street in Brookline, Massachusetts. The parking update is responsive to peer review comments provided in a letter from Environmental Partners to the Town dated August 11, 2021 which sought to use parking counts for the adjacent HSL properties at 100 Centre Street and 112-120 Centre Street and new counts for nearby public on- and off- street parking facilities (see Appendix A) as a means to determine the parking rate for 108 Centre Street, which will have a similar use. The new surveys of public parking on August 31 and September 3, 2021, also include identification of caregiver parking by use of visitor sign-in sheet and observation of placards visible on dashboards. While the proponent only plans to hire two new employees and discourage the use of automobiles by residents, the requested approach provides a more conservative “worst case” parking scenario for comparison. A summary of the resulting analyses concludes the following with detailed description of the methodology in the body and appendices of this memo:

- All staff, residents, caregivers and visitors to 108 Centre Street will be expected to park in public parking. Public off-site parking supply and utilization was counted for an expanded study area (see Appendix D), which includes sections of Harvard Street between Fuller Street and Williams Street, Winchester Street, Wellman Street, the Centre Street and Fuller Street public parking lot and Centre Street from Fuller Street to Beacon Street. During the afternoon on the weekday of highest demand (September 3) – a peak demand period for the use due to heightened caregiver parking -- on-street spaces in the expanded survey area are at 78% capacity (32 vacant) and in the Fuller Street and Centre Street lots combined are at 84% capacity (30 vacant spaces).
- Staff, residents, caregivers, and visitors of the 108 Centre Street project will take public transportation or will park on-street or in either the Centre Street or Fuller Street public parking lots. Based on comparable parking rates at 100 and 112-120 Centre Street (parking rate of 0.31), the 108 Centre Street project will generate an afternoon parking demand of 17 cars (0.31 x 54).
- Hebrew SeniorLife anticipates that less than two new full-time equivalent employees will be added to its staff for the 108 Centre Street project. Given existing activity at 100 and 112-120 Centre Street, there will be additional parking demand for 3 caregivers and 2 visitors at the new project. Using the comparable rates method, an additional 10 residents will park off-site.

Of additional importance, the September survey was conducted immediately prior to Rosh Hashana, which typically generates more-than-usual parking demand in the Coolidge Corner neighborhood as members of the Jewish community shop in the area stores for the holiday.

Reference: 108 Centre Street Development, Brookline, MA – Parking Demand Analysis

There is adequate public parking in the expanded study area to accommodate the potential new parking demands associated with the 108 Centre Street project.

PROJECT DESCRIPTION

Hebrew SeniorLife is pursuing a Comprehensive Permit for the development of a 54-unit affordable senior housing development at 108 Centre Street in the Coolidge Corner neighborhood of Brookline. The location of the proposed development is in between 336 units of senior housing that HSL also owns at 100 Centre Street and 112-120 Centre Street.

Adjacent surface parking lots at 100 Street provide 36 spaces and a below-grade parking garage provides 61 spaces at 112-120 Centre Street for a total of 97 parking spaces. These spaces provide more than enough parking for existing staff and residents at these adjacent properties as all staff and residents who have requested parking have received parking. HSL is proposing no additional parking as part of the 108 Centre Street project and our findings indicate that there is sufficient offsite public parking available for the potential demand generated by the project.

EXISTING CONDITIONS

Adjacent Lot (at 100 Centre Street and 112-120 Centre Street)

Parking in one of the 97 spaces at 100 Centre Street and 112-120 Centre Street is exclusively for staff and residents. Parking demands were determined by conducting utilization surveys. Parking observations were first made at 10:15 AM on Wednesday, May 12, 2021, and on Tuesday, May 18, 2021, at 10:00 PM. The surveys were repeated on Tuesday, August 31, 2021 with observations at approximately 10:00 AM, 1:30 PM and 10:00 PM. The daytime observations were repeated a third time on September 1, 2021. The field data (see Appendix B) indicates that parking demands at these locations generally peak during the morning. The highest count observed was 75 vehicles parked at these locations at 10:15 AM on May 12, 2021, which yields a utilization rate of 77%.

Off-Site Public Parking

Typically, there are 43 caregivers and visitors at 100 or 112-120 Centre Street. Of this number, 40% (16 caregivers and visitors) use public transportation or are dropped off with the balance parking in an on-street public parking space or in an off-street public parking lot. Public parking counts were conducted along roadways near the project site and at nearby off-street municipal lots. The first survey was conducted at approximately 10:30 AM on Wednesday, May 12, 2021 and included the Fuller Street lot. Additional surveys were conducted on August 31, 2021 and September 3, 2021 covering a broader area which included the Centre Street lot and other on-street locations in the expanded study area. The total parking inventory assessed during the September field visit was 337 spaces – 147 on-street spaces and 190 off-street spaces.

The results of these surveys (see Appendix A) show that off-site peak parking utilization within the expanded study area was measured in September in the afternoon (1:30 PM) with 82% of the spaces occupied (32 on-street spaces available and 30 off-street spaces available.)

During the September 3, 2021 morning and afternoon surveys (the busier survey periods), 19 caregiver parking placards were observed in the expanded study area. While caregiver placards are issued to other properties in the expanded study area, for this analysis to be conservative, it was assumed that all placards belonged to caregivers of 100 Centre Street and 112-120 Centre Street.

Visitor logs (see Appendix E) for the existing HSL communities indicate the daily log of all persons who visited the HSL campus. There are a total of 43 caregivers and visitors (27 caregivers and 16 visitors). About 60% of the caregivers (16 cars) and 68% of the visitors (11 cars) drove while the rest (11 caregivers and 5 visitors) either got dropped off or used public transportation/walking.

Reference: 108 Centre Street Development, Brookline, MA – Parking Demand Analysis

During the field surveys, 19 caregiver placards were counted during the peak period in the expanded study area. Even though the visitor logs show only 16 caregivers driving to HSL campus, we assume all 19 placards visited HSL campus on that day. This approach reflects a more conservative “worst-case” scenario for the future parking demand analysis.

Existing Parking Demand

In total, 100 Centre Street and 112-120 Centre Street include 336 senior rental units. Based on data collected for on- and off-site parking by these adjacent properties, the observed daytime demands at these adjacent properties (75 cars parked) indicate a peak parking demand ratio of 0.22 vehicles per dwelling unit. The demand ratio for caregivers parking off-site (based on observed placards – 19 cars) was 0.06 vehicles per dwelling unit, and the demand ratio for visitors parking off-site (based on visitor logs applied to observed demand – 11 cars) was 0.03 vehicles per dwelling unit. The total observed demand ratio for the existing HSL project is 0.31.

The Institute of Transportation Engineers (ITE) compiles and analyzes observed parking demands for existing senior living communities across North America. The data are presented in *Parking Generation Manual*. The Fifth Edition published by the ITE in 2019 indicates a peak parking demand ratio for Senior Adult Housing – Attached, Land Use Code 252, of 0.61 vehicles per unit (see Appendix C). The relatively lower rate of 0.31 vehicles per unit at the subject site may be the consequence of a number of factors, such as the provision of shared transportation services and other on-site mobility amenities for residents (including Council on Aging services such as van reservations, the GoGo partnership, GoGo Grandparent, the senior Lyft program, BETS program and others); an older population with fewer drivers; and the availability of nearby high frequency public transportation (Green Line C branch and bus route 66).

Future Parking Demand

The proposed project includes 54 dwelling units at 108 Centre Street with no on-site parking, Hebrew SeniorLife anticipates that less than two new full-time equivalent employees will be added to its staff for the 108 Centre Street project. Most daytime visitors are typically caregivers. Given that the existing 336 residential units at the adjacent properties generate a parking demand of 0.31 vehicles per dwelling unit, applying this same ratio to the proposed 54 units indicates a new parking demand of 17 cars (two employees, three caregivers, two visitors and ten residents).

Parking Adequacy

Based on the projected new off-site parking demand of 17 vehicles during the afternoon peak when there are 62 vacant public spaces available in the study area, there is adequate public parking to serve the new off-site demand.

Recommendations

Based on the above findings, it is recommended that the applicant continue to support the low parking demand of the existing HSL site and consider providing information and encouraging travel by alternative modes for staff and residents.

Additional Information

The above addresses the adequacy of the parking supply in the project area to accommodate anticipated project demands. Additional information requested by EP is addressed below.

Reference: 108 Centre Street Development, Brookline, MA – Parking Demand Analysis

Parking Rules

Parking rules for off-site public parking spaces are indicated on the attached field data sheets. The current allocation of on-site HSL spaces at the adjacent properties is shown in Table 1. The 3 spaces reserved for 2Life residents are on a month-by-month agreement and these residents pay \$175/month for these spots. HSL will be able to terminate this arrangement at will. There is no waitlist for residents and staff at 100 Centre Street or 112-120 Centre Street.

Table 1: On-Site Parking Regulations

Current Parking	# of Spots	Type
100 Centre Street	16	Resident Parking
100 Centre Street	1	15-minute visitor spot
100 Centre Street	1	CCB van
100 Centre Street	1	Vacant
100 Centre Street	17	Staff parking
112 Centre (garage)	26	Resident parking
112 Centre (garage)	22	Staff parking
112 Centre (garage)	10	Brookline Senior Center staff parking
112 Centre (garage)	3	2Life resident parking spots, which can be terminated at will by HSL.
Total	97	

Caregiver Parking Demand

Rather than estimate the number of caregivers tending to residents at 100 or 112-120 Centre Street at any given time and the number of vehicles they represent, Stantec counted actual cars with placards in the neighborhood. It was conservatively assumed that every caregiver car observed was associated with HSL as a worst-case scenario. The parking demands were compared to the attached representative visitor logs and found to be reasonably consistent. Caregiver data available from HSL has been attached (see Appendix E).

Future Parking Management

Visitors and caregivers at the new building will not park on the existing campus. All parties will be encouraged to use public transportation. Visitors and caregivers who choose to drive will be directed to park at the Fuller Street or Centre Street public parking lots. Caregivers will continue to be made aware of Brookline's innovative Parking Access for Resident's Caregivers (PARC) program, which was created in partnership with the Brookline Council on Aging.

Reference: 108 Centre Street Development, Brookline, MA – Parking Demand Analysis

Summary

We trust that this memorandum, including the attached appendices, will beneficially inform discussions pertaining to the request for no onsite parking at the proposed 108 Centre Street development.

Regards,

Stantec Planning and Landscape Architecture, PC.



Richard S. Bryant, P.E.

Senior Associate

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Att:

Appendix A – Off-Site Parking Utilization

Appendix B – Adjacent HSL Lots Parking Utilization

Appendix C – ITE Land Use: 252 Senior Adult Housing

Appendix D – Field Survey Data Sheets

Appendix E - Visitor Logs

CC; Jennifer Dopaz-Gilbert, George Ryan, Deborah Morse

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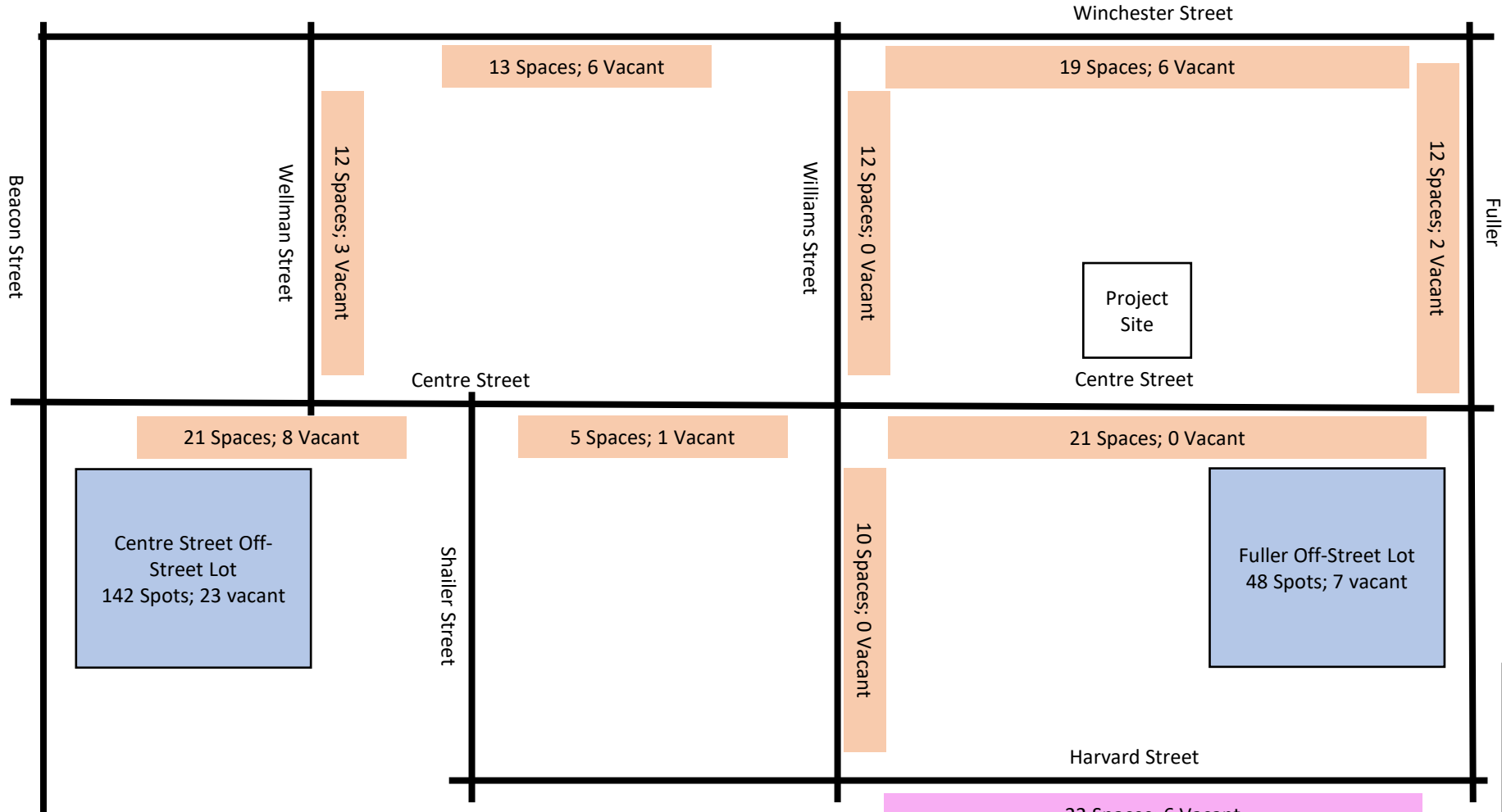


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226 Causeway Street, Boston, MA 02114-2155

Appendix A – Off-Site Parking Utilization

Observed Peak Parking Conditions



Friday, September 3, 2021
 1:30 PM
 Brookline, MA

LEGEND	
Metered On-Street Parking	Vacant: 6
On-Street Parking, 2-Hour Limit, No Meters	Vacant: 26
Fuller & Centre Lots	Vacant: 30
Total: 62	

Off-Site Parking Utilization, May 12, 2021

Location	Parking Demand (Vehicles)			Total	Utilization
	Parking Spaces	With Placards	w/o Placards		
May 12, 2021, 10:15 AM					
Williams Street (between Harvard Street and Centre Street)	9	0	9	9	100%
Williams Street (between Centre Street and Winchester Street)	10	0	7	7	70%
Centre Street (between Williams Street and Fuller Street)	19	5	14	19	100%
Fuller Street (between Centre Street and Winchester Street)	12	1	11	12	100%
<i>On-Street Subtotal</i>	<i>50</i>	<i>6</i>	<i>41</i>	<i>47</i>	<i>94%</i>
Fuller Street Lot	46	0	22	22	48%
<i>Off-Street Subtotal</i>	<i>46</i>	<i>0</i>	<i>22</i>	<i>22</i>	<i>48%</i>
TOTAL	96	6	63	69	67%

Note: Some on-street inventory varies among May, August and September due to sidewalk construction at the time of field surveys.

Off-Site Parking Utilization, August 31, 2021

Location	Parking Spaces	Parking Demand (Vehicles)		Location	Parking Spaces
		With Placards	w/o Placards		
August 31, 2021, 10:00 AM					
Williams Street (between Harvard Street and Centre Street)	10	0	9	9	90%
Williams Street (between Centre Street and Winchester Street)	12	6	5	11	92%
Centre Street (between Williams Street and Fuller Street)	21	2	18	20	95%
Fuller Street (between Centre Street and Winchester Street)	12	0	9	9	75%
Harvard Street (between Fuller Street and Williams Street)	22	0	17	17	77%
Centre Street (between Williams Street and Shailer Street)	5	0	5	5	100%
Centre Street (between Shailer Street and Beacon Street)	21	0	6	6	29%
Winchester Street (between Fuller Street and Williams Street)	19	2	15	17	89%
<i>On-Street Subtotal</i>	<i>122</i>	<i>10</i>	<i>84</i>	<i>94</i>	<i>77%</i>
Fuller Street Lot	48	0	30	30	63%
Centre Street Lot	142	0	75	75	53%
<i>Off-Street Subtotal</i>	<i>190</i>	<i>0</i>	<i>105</i>	<i>105</i>	<i>55%</i>
TOTAL	312	10	189	199	64%
August 31, 2021, 1:30 PM					
Williams Street (between Harvard Street and Centre Street)	10	0	10	10	100%
Williams Street (between Centre Street and Winchester Street)	12	6	4	10	83%
Centre Street (between Williams Street and Fuller Street)	21	3	15	18	86%
Fuller Street (between Centre Street and Winchester Street)	12	1	9	10	83%
Harvard Street (between Fuller Street and Williams Street)	22	0	17	17	77%

Location	Parking Spaces	Parking Demand (Vehicles)		Location	Parking Spaces
		With Placards	w/o Placards		
Centre Street (between Williams Street and Shailer Street)	5	1	3	4	80%
Centre Street (between Shailer Street and Beacon Street)	21	0	12	12	57%
Winchester Street (between Fuller Street and Williams Street)	19	1	6	7	37%
<i>On-Street Subtotal</i>	<i>122</i>	<i>12</i>	<i>76</i>	<i>88</i>	<i>72%</i>
Fuller Street Lot	48	0	28	28	58%
Centre Street Lot	142	0	107	107	75%
<i>Off-Street Subtotal</i>	<i>190</i>	<i>0</i>	<i>135</i>	<i>135</i>	<i>71%</i>
TOTAL	312	12	211	223	72%

Note: Some on-street inventory varies among May, August and September due to sidewalk construction at the time of field surveys.

Off-Site Parking Utilization, September 3, 2021

Location	Parking Spaces	Parking Demand (Vehicles)			
		With Placards	w/o Placards	Location	Parking Spaces
September 3, 2021, 10:00 AM					
Williams Street (between Harvard Street and Centre Street)	10	2	8	10	100%
Williams Street (between Centre Street and Winchester Street)	12	8	5	13	108%
Centre Street (between Williams Street and Fuller Street)	21	2	19	21	100%
Fuller Street (between Centre Street and Winchester Street)	12	1	11	12	100%
Harvard Street (between Fuller Street and Williams Street)	22	0	13	13	59%
Centre Street (between Williams Street and Shailer Street)	5	1	4	5	100%
Centre Street (between Shailer Street and Beacon Street)	21	1	6	7	33%
Winchester Street (between Fuller Street and Williams Street)	19	2	11	13	68%
Wellman Street (between Centre Street and Winchester Street)	12	0	7	7	58%
Winchester Street (between Wellman Street and Williams Street)	13	2	9	9	69%
<i>On-Street Subtotal</i>	<i>147</i>	<i>19</i>	<i>93</i>	<i>112</i>	<i>76%</i>
Fuller Street Lot	48	0	48	48	100%
Centre Street Lot	142	0	67	67	47%
<i>Off-Street Subtotal</i>	<i>190</i>	<i>0</i>	<i>115</i>	<i>115</i>	<i>61%</i>
TOTAL	337	19	208	227	67%
September 3, 2021, 1:30 PM					
Williams Street (between Harvard Street and Centre Street)	10	2	8	10	100%
Williams Street (between Centre Street and Winchester Street)	12	8	4	12	100%
Centre Street (between Williams Street and Fuller Street)	21	2	19	21	100%

Location	Parking Spaces	Parking Demand (Vehicles)		Location	Parking Spaces
		With Placards	w/o Placards		
Fuller Street (between Centre Street and Winchester Street)	12	0	10	10	83%
Harvard Street (between Fuller Street and Williams Street)	22	0	16	16	73%
Centre Street (between Williams Street and Shailer Street)	5	0	4	4	80%
Centre Street (between Shailer Street and Beacon Street)	21	0	13	13	62%
Winchester Street (between Fuller Street and Williams Street)	19	3	10	13	68%
Wellman Street (between Centre Street and Winchester Street)	12	0	9	9	75%
Winchester Street (between Wellman Street and Williams Street)	13	4	3	7	54%
<i>On-Street Subtotal</i>	<i>147</i>	<i>19</i>	<i>96</i>	<i>115</i>	<i>78%</i>
Fuller Street Lot	48	0	41	41	85%
Centre Street Lot	142	0	119	119	84%
<i>Off-Street Subtotal</i>	<i>190</i>	<i>0</i>	<i>160</i>	<i>160</i>	<i>84%</i>
TOTAL	337	19	211	275	82%

Note: Some on-street inventory varies among May, August and September due to sidewalk construction at the time of field surveys.



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Appendix B – Adjacent HSL Lots Parking Utilization

On-Site Peak Parking Utilization, May 2021

Location	Parking Spaces	Parking Demand (Vehicles)	Utilization
May 12, 2021, 10:15 AM			
Surface Lots (#100 Centre Street)	36	32	89%
Parking Garage (under #112-120 Centre Street)	61	43	70%
TOTAL	97	75	77%
May 18, 2021, 10:00 PM			
Surface Lots (#100 Centre Street)	36	16	44%
Parking Garage (under #112-120 Centre Street)	61	29	48%
TOTAL	97	45	46%

On-Site Parking Utilization, August 2021

Location	Parking Spaces	Parking Demand (Vehicles)	Utilization
August 31, 2021, 10:00 AM			
Surface Lots (#100 Centre Street)	36	28	78%
Parking Garage (under #112-120 Centre Street)	61	42	69%
TOTAL	97	70	74%
August 31, 2021, 1:30 PM			
Surface Lots (#100 Centre Street)	36	22	61%
Parking Garage (under #112-120 Centre Street)	61	35	57%
TOTAL	97	57	59%
August 31, 2021, 10:00 PM			
Surface Lots (#100 Centre Street)	36	18	50%
Parking Garage (under #112-120 Centre Street)	61	29	48%
TOTAL	97	47	49%

On-Site Parking Utilization, September 2021

Location	Parking Spaces	Parking Demand (Vehicles)	Utilization
September 3, 2021, 10:00 AM			
Surface Lots (#100 Centre Street)	36	21	58%
Parking Garage (under #112-120 Centre Street)	61	38	62%
TOTAL	97	59	61%
September 3, 2021, 1:30 PM			
Surface Lots (#100 Centre Street)	36	22	61%
Parking Garage (under #112-120 Centre Street)	61	37	61%
TOTAL	97	59	61%



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Appendix C – Land Use: 252 Senior Adult Housing

Land Use: 252 Senior Adult Housing—Attached

Description

Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities. This type of housing for active senior adults can take the form of bungalows, townhouses, and apartments. These developments may include limited social or recreational services. They generally lack centralized dining and on-site medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired. Congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related uses.

The minimum age thresholds for the study sites in the database are not known. It would be expected that a development with an age restriction of 55 would include more households with an employed resident than would a development with an age restriction of 65. How this age restriction affects parking demand cannot be determined from the available data.

Additional Data

The average parking supply ratio for the three study sites in a general urban/suburban setting and with parking supply information is 0.9 spaces per dwelling unit.

The sites were surveyed in the 2000s in Pennsylvania.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Number

431



Query

Filter

DATA SOURCE:

Parking Generation Manual, 5th Ed

SEARCH BY LAND USE CODE:

252



LAND USE GROUP:

(200-299) Residential

LAND USE:

252 - Senior Adult Housing - Attached

LAND USE SUBCATEGORY:

All Sites

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

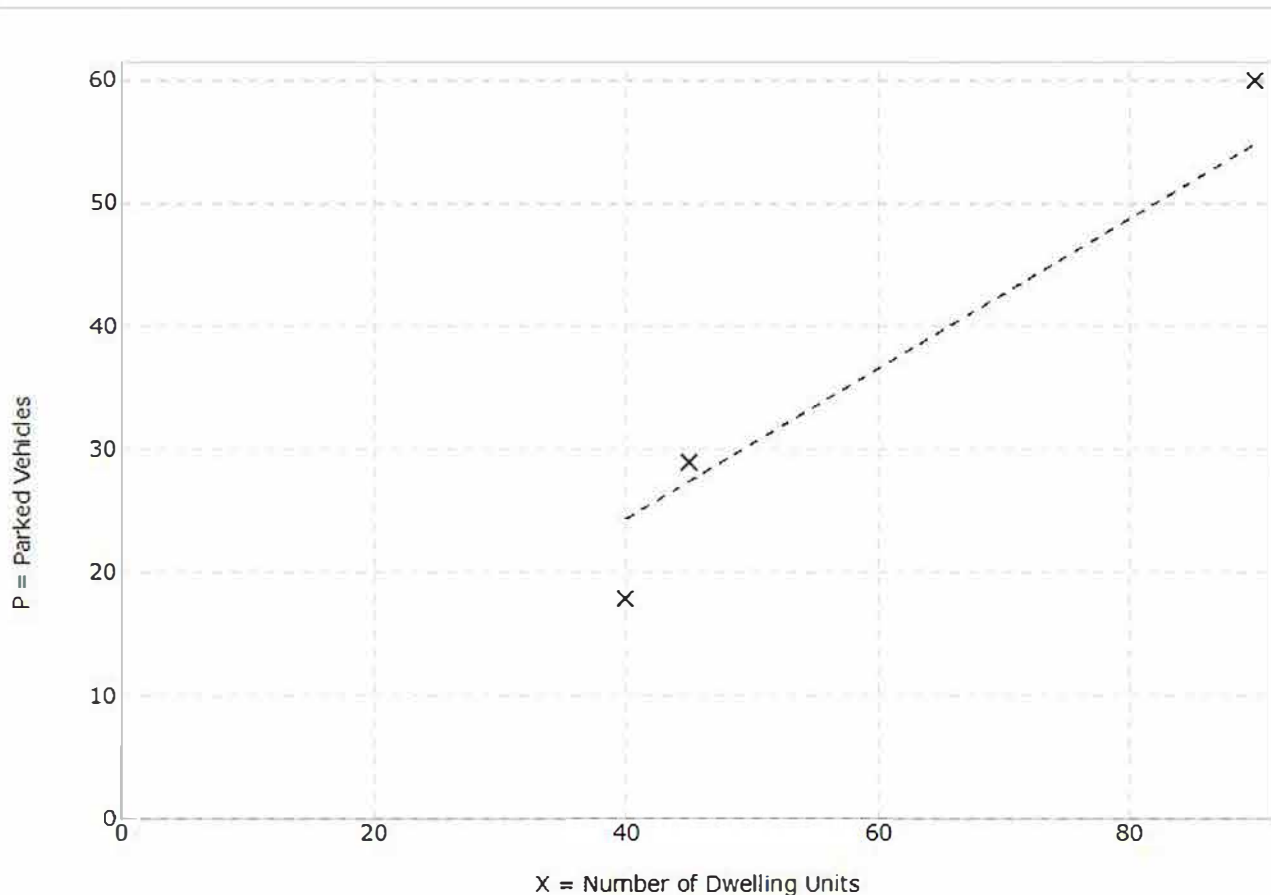
Weekday (Monday - Friday)

SETTING/LOCATION:

General Urban/Suburban

Data Plot and Equation

Caution – Small Sample Size



Reset Zoom

Restore

DATA STATISTICS

Land Use:

Senior Adult Housing - Attached (252) [Click for more details](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday (Monday - Friday)

Setting/Location:

General Urban/Suburban

Peak Period of Parking Demand:

10:00 p.m. - 8:00 a.m.

Number of Studies:

3

Avg. Num. of Dwelling Units:

58

Average Rate:

0.61

Range of Rates:

0.45 - 0.67

33rd / 85th Percentile:

0.51 / 0.67

95% Confidence Interval:

Standard Deviation:

0.11

Coefficient of Variation:



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Appendix D – Field Survey Data Sheets

FIELD SURVEY: 8/31/2021 - 10:00AM

HSL Brookline		Day: Tuesday					
		Date: 8/31/2021					
		Start Time: 10AM					
		End Time: 12PM					
Loc.ID	Location (block, lot)	Regulation	Cars Parked	Cars with Placards	Empty Spaces	Total Spaces	Notes
L.01	Fuller Street Lot	Metered (\$1.25/hr, \$2.00 for 4th hour; 4-hr limit)	17	0	12	29	
L.01	Fuller Street Lot	EV	1	0	1	2	
L.01	Fuller Street Lot	HC	1	0	1	2	
L.01	Fuller Street Lot	Senior Centre Visitor Parking only	3	0	1	4	
L.01	Fuller Street Lot	Zipcar	0	0	1	1	
L.01	Fuller Street Lot	Overnight Sticker Parking	7	0	1	8	
L.01	Fuller Street Lot	Guest Parking Permit required	1	0	1	2	
S.01	Fuller Street-East Side, Centre to Winchester	Free, 2 hour limit	9	0	3	12	2 spaces blocked for moving reasons
S.02	Winchester Street -North Side, Fuller to Brookline Senior Center	No Signage	6	0	1	7	
S.03	Winchester Street -North Side, Brookline Senior Center to Williams	No Signage	9	2	1	12	2 HC spaces and both occupied
S.04	Williams Street-East Side, Winchester to Centre	No Signage	5	6	1	12	
S.05	Williams Street-East Side, Centre to Harvard	No Signage	9	0	1	10	2HC spaces and both occupied
S.09	Centre Street-North Side, adjacent to Centre Street Lot	Metered (\$1.25/hr-3 hr limit)	4	0	7	11	
S.08	Centre Street-North Side, Centre St Lot to Shailer St	Metered (\$1.25/hr-3 hr limit)	2	0	8	10	
S.07	Centre Street-North Side, Shailer St to Williams St		5	0	0	5	
S.06	Centre Street-North Side, Williams to Fuller	No Parking - 2:00AM - 6:00AM	18	2	1	21	
S.10	Harvard Street-South side, Fuller St to Beals St	\$1.25/hr, 3-hr limit, 8AM-8PM, M-Sa	15	0	4	19	
S.11	Harvard Street-South side, Beals St to Williams St	15-min Parking	2	0	1	3	
L.04	Centre Street Lot	Daytime Parking - 8AM-8PM, 4-hr limit	66	0	46	112	
L.04	Centre Street Lot	Resident Permit Parking - 8PM-9AM	0	0	0	0	
L.04	Centre Street Lot	Overnight Parking - 11PM-8AM	1	0	5	6	
L.04	Centre Street Lot	Guest Parking Permit required	1	0	9	10	
L.04	Centre Street Lot	EV	1	0	1	2	
L.04	Centre Street Lot	Zipcar	0	0	1	1	
L.04	Centre Street Lot	HC	3	0	2	5	
L.04	Centre Street Lot	15-min, 7AM-AM, 4PM-6PM, M-F	3	0	3	6	
L.03	Surface Lot - On site	Staff + Resident Sticker Parking	26	0	8	34	
L.03	Surface Lot - On site	West Mechanical Van	2	0	0	2	
L.05	Single Family Home Lot		5	0	6	11	1 HC space and occupied by POL Painting & Construction
L.02	Garage - On site	HC	2	0	0	2	
L.02	Garage - On site	Reserved - Brookline Senior Centre	2	0	10	12	
L.02	Garage - On site	Staff + Resident Sticker Parking	38	0	9	47	
TOTAL			264	10	146	420	

FIELD SURVEY: 8/31/2021 - 1:30PM

HSL Brookline		Day: Tuesday					
		Date: 8/31/2021					
		Start Time: 1:30PM					
		End Time: 3:30PM					
Loc.ID	Location (block, lot)	Regulation	Cars Parked	Cars with Placards	Empty Spaces	Total Spaces	Notes
L.01	Fuller Street Lot	Metered (\$1.25/hr, \$2.00 for 4th hour; 4-hr limit)	18	0	11	29	
L.01	Fuller Street Lot	EV	1	0	1	2	
L.01	Fuller Street Lot	HC	1	0	1	2	
L.01	Fuller Street Lot	Senior Centre Visitor Parking only	1	0	3	4	
L.01	Fuller Street Lot	Zipcar	0	0	1	1	
L.01	Fuller Street Lot	Overnight Sticker Parking	6	0	2	8	
L.01	Fuller Street Lot	Guest Parking Permit required	1	0	1	2	
S.01	Fuller Street-East Side, Centre to Winchester	Free, 2 hour limit	9	1	2	12	2 spaces blocked for moving reasons
S.02	Winchester Street -North Side, Fuller to Brookline Senior Center	No Signage	1	0	6	7	
S.03	Winchester Street -North Side, Brookline Senior Center to Williams	No Signage	5	1	6	12	2 HC spaces and one occupied
S.04	Williams Street-East Side, Winchester to Centre	No Signage	4	6	2	12	
S.05	Williams Street-East Side, Centre to Harvard	No Signage	10	0	0	10	2HC spaces and both occupied
S.09	Centre Street-North Side, adjacent to Centre Street Lot	Metered (\$1.25/hr-3 hr limit)	10	0	1	11	
S.08	Centre Street-North Side, Centre St Lot to Shailer St	Metered (\$1.25/hr-3 hr limit)	2	0	8	10	
S.07	Centre Street-North Side, Shailer St to Williams St		3	1	1	5	
S.06	Centre Street-North Side, Williams to Fuller	No Parking - 2:00AM - 6:00AM	15	3	3	21	
S.10	Harvard Street-South side, Fuller St to Beals St	\$1.25/hr, 3-hr limit, 8AM-8PM, M-Sa	17	0	2	19	
S.11	Harvard Street-South side, Beals St to Williams St	15-min Parking	0	0	3	3	
L.04	Centre Street Lot	Daytime Parking - 8AM-8PM, 4-hr limit	92	0	20	112	
L.04	Centre Street Lot	Resident Permit Parking - 8PM-9AM	0	0	0	0	
L.04	Centre Street Lot	Overnight Parking - 11PM-8AM	2	0	4	6	
L.04	Centre Street Lot	Guest Parking Permit required	6	0	4	10	
L.04	Centre Street Lot	EV	1	0	1	2	
L.04	Centre Street Lot	Zipcar	1	0	0	1	
L.04	Centre Street Lot	HC	2	0	3	5	
L.04	Centre Street Lot	15-min, 7AM-AM, 4PM-6PM, M-F	3	0	3	6	
L.03	Surface Lot - On site	Staff + Resident Sticker Parking	22	0	12	34	
L.03	Surface Lot - On site	West Mechanical Van	0	0	2	2	
L.05	Single Family Home Lot		6	0	5	11	1 HC space and occupied by POL Painting & Construction
L.02	Garage - On site	HC	1	0	1	2	
L.02	Garage - On site	Reserved - Brookline Senior Centre	3	0	9	12	
L.02	Garage - On site	Staff + Resident Sticker Parking	31	0	16	47	
TOTAL			274	12	134	420	

FIELD SURVEY: 8/31/2021 - 10:00PM

HSL Brookline

Day: Tuesday
Date: 8/31/2021
Start Time: 10PM
End Time: 11PM

Loc.ID	Location (block, lot)	Regulation	Cars Parked	Cars with Placards	Empty Spaces	Total Spaces
L.03	Surface Lot - On site	Staff + Resident Sticker Parking	18	0	16	34
L.03	Surface Lot - On site	West Mechanical Van	0	0	2	2
L.02	Garage - On site	HC	1	0	1	2
L.02	Garage - On site	Reserved - Brookline Senior Centre	0	0	12	12
L.02	Garage - On site	Staff + Resident Sticker Parking	28	0	19	47
TOTAL			47	0	50	97

FIELD SURVEY: 9/3/2021 - 10:00AM

HSL Brookline		Day: Friday					
		Date: 9/3/2021					
		Start Time: 10AM					
		End Time: 12PM					
Loc.ID	Location (block, lot)	Regulation	Cars Parked	Cars with Placards	Empty Spaces	Total Spaces	Notes
L.01	Fuller Street Lot	Metered (\$1.25/hr, \$2.00 for 4th hour; 4-hr limit)	29	0	0	29	
L.01	Fuller Street Lot	EV	2	0	0	2	
L.01	Fuller Street Lot	HC	2	0	0	2	
L.01	Fuller Street Lot	Senior Centre Visitor Parking only	4	0	0	4	
L.01	Fuller Street Lot	Zipcar	1	0	0	1	
L.01	Fuller Street Lot	Overnight Sticker Parking	8	0	0	8	
L.01	Fuller Street Lot	Guest Parking Permit required	2	0	0	2	
S.01	Fuller Street-East Side, Centre to Winchester	Free, 2 hour limit	11	1	0	12	2 spaces blocked for moving reasons
S.02	Winchester Street -North Side, Fuller to Brookline Senior Center	No Signage	4	0	3	7	
S.03	Winchester Street -North Side, Brookline Senior Center to Williams	No Signage	7	2	3	12	2 HC spaces and both occupied
S.04	Williams Street-East Side, Winchester to Centre	No Signage	5	8	0	13	
S.05	Williams Street-East Side, Centre to Harvard	No Signage	8	2	0	10	2HC spaces and both occupied
S.09	Centre Street-North Side, adjacent to Centre Street Lot	Metered (\$1.25/hr-3 hr limit)	4	0	7	11	
S.08	Centre Street-North Side, Centre St Lot to Shailer St	Metered (\$1.25/hr-3 hr limit)	2	1	7	10	
S.07	Centre Street-North Side, Shailer St to Williams St		4	1	0	5	
S.06	Centre Street-North Side, Williams to Fuller	No Parking - 2:00AM - 6:00AM	19	2	0	21	
S.10	Harvard Street-South side, Fuller St to Beals St	\$1.25/hr, 3-hr limit, 8AM-8PM, M-Sa	13	0	6	19	
S.11	Harvard Street-South side, Beals St to Williams St	15-min Parking	0	0	3	3	
S.12	Wellman Street-East side, Centre St to Winchester St	1-hr Parking	7	0	5	12	
S.13	Winchester St -North side, Wellman St to Williams St	2-hr Parking	9	2	2	13	
L.04	Centre Street Lot	Daytime Parking - 8AM-8PM, 4-hr limit	59	0	53	112	
L.04	Centre Street Lot	Resident Permit Parking - 8PM-9AM	0	0	0	0	
L.04	Centre Street Lot	Overnight Parking - 11PM-8AM	2	0	4	6	
L.04	Centre Street Lot	Guest Parking Permit required	4	0	6	10	
L.04	Centre Street Lot	EV	0	0	2	2	
L.04	Centre Street Lot	Zipcar	1	0	0	1	
L.04	Centre Street Lot	HC	0	0	5	5	
L.04	Centre Street Lot	15-min, 7AM-AM, 4PM-6PM, M-F	1	0	5	6	
L.03	Surface Lot - On site	Staff + Resident Sticker Parking	21	0	13	34	
L.03	Surface Lot - On site	West Mechanical Van	0	0	2	2	
L.05	Single Family Home Lot		7	0	4	11	1 HC space and occupied by POL Painting & Construction
L.02	Garage - On site	HC	2	0	0	2	
L.02	Garage - On site	Reserved - Brookline Senior Centre	1	0	11	12	
L.02	Garage - On site	Staff + Resident Sticker Parking	35	0	12	47	
TOTAL			274	19	153	446	

FIELD SURVEY: 9/3/2021 - 1:30PM

HSL Brookline		Day: Friday					
		Date: 9/3/2021					
		Start Time: 1:30PM					
		End Time: 3:30PM					
Loc.ID	Location (block, lot)	Regulation	Cars Parked	Cars with Placards	Empty Spaces	Total Spaces	Notes
L.01	Fuller Street Lot	Metered (\$1.25/hr, \$2.00 for 4th hour; 4-hr limit)	22	0	7	29	
L.01	Fuller Street Lot	EV	2	0	0	2	
L.01	Fuller Street Lot	HC	2	0	0	2	
L.01	Fuller Street Lot	Senior Centre Visitor Parking only	4	0	0	4	
L.01	Fuller Street Lot	Zipcar	1	0	0	1	
L.01	Fuller Street Lot	Overnight Sticker Parking	8	0	0	8	
L.01	Fuller Street Lot	Guest Parking Permit required	2	0	0	2	
S.01	Fuller Street-East Side, Centre to Winchester	Free, 2 hour limit	10	0	2	12	2 spaces blocked for moving reasons
S.02	Winchester Street -North Side, Fuller to Brookline Senior Center	No Signage	5	0	2	7	
S.03	Winchester Street -North Side, Brookline Senior Center to Williams	No Signage	5	3	4	12	2 HC spaces and both occupied
S.04	Williams Street-East Side, Winchester to Centre	No Signage	4	8	1	13	
S.05	Williams Street-East Side, Centre to Harvard	No Signage	8	2	0	10	2HC spaces and both occupied
S.09	Centre Street-North Side, adjacent to Centre Street Lot	Metered (\$1.25/hr-3 hr limit)	9	0	2	11	
S.08	Centre Street-North Side, Centre St Lot to Shailer St	Metered (\$1.25/hr-3 hr limit)	4	0	6	10	
S.07	Centre Street-North Side, Shailer St to Williams St		4	0	1	5	
S.06	Centre Street-North Side, Williams to Fuller	No Parking - 2:00AM - 6:00AM	19	2	0	21	
S.10	Harvard Street-South side, Fuller St to Beals St	\$1.25/hr, 3-hr limit, 8AM-8PM, M-Sa	15	0	4	19	
S.11	Harvard Street-South side, Beals St to Williams St	15-min Parking	1	0	2	3	
S.12	Wellman Street-East side, Centre St to Winchester St	1-hr Parking	9	0	3	12	
S.13	Winchester St -North side, Wellman St to Williams St	2-hr Parking	3	4	6	13	
L.04	Centre Street Lot	Daytime Parking - 8AM-8PM, 4-hr limit	105	0	7	112	
L.04	Centre Street Lot	Resident Permit Parking - 8PM-9AM	0	0	0	0	
L.04	Centre Street Lot	Overnight Parking - 11PM-8AM	5	0	1	6	
L.04	Centre Street Lot	Guest Parking Permit required	2	0	8	10	
L.04	Centre Street Lot	EV	2	0	0	2	
L.04	Centre Street Lot	Zipcar	1	0	0	1	
L.04	Centre Street Lot	HC	2	0	3	5	
L.04	Centre Street Lot	15-min, 7AM-AM, 4PM-6PM, M-F	2	0	4	6	
L.03	Surface Lot - On site	Staff + Resident Sticker Parking	22	0	12	34	
L.03	Surface Lot - On site	West Mechanical Van	0	0	2	2	
L.05	Single Family Home Lot		6	0	5	11	1 HC space and occupied by POL Painting & Construction
L.02	Garage - On site	HC	1	0	1	2	
L.02	Garage - On site	Reserved - Brookline Senior Centre	3	0	9	12	
L.02	Garage - On site	Staff + Resident Sticker Parking	33	0	14	47	
TOTAL			321	19	106	446	



Stantec Planning and Landscape Architecture, PC.

226 Causeway Street, Boston, MA 02114-2155

Appendix E – Visitor Logs (100 Centre St, 112 Centre St)

Visitor Logs (100 Centre St, 112 Centre St combined)

Building	Type	Check In	As part of our community development plan we are asking how you arrived at Danesh today
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 6:35am	Drove myself and parked locally
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 6:51am	Public Transportation or Walked
Danesh 100	Visitor/Family Check In	09/01/2021 at 6:54am	Drove myself and parked locally
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 7:02am	
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 7:26am	
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 7:55am	Public Transportation or Walked
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 7:57am	Public Transportation or Walked
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 8:19am	
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 8:19am	
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 8:43am	Public Transportation or Walked
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 8:45am	Public Transportation or Walked
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 9:00am	
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 9:16am	Drove myself and parked locally
Danesh 100	Visitor/Family Check In	09/01/2021 at 10:18am	Drove myself and parked locally
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 10:23am	
Danesh 100	Visitor/Family Check In	09/01/2021 at 10:53am	Drove myself and parked locally
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 11:56am	Drove myself and parked locally
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 1:51pm	Drove myself and parked locally
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 1:58pm	Drove myself and parked locally
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 2:08pm	Drove myself and parked locally
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 2:28pm	Drove myself and parked locally
Danesh 100	Visitor/Family Check In	09/01/2021 at 2:29pm	Public Transportation or Walked
Danesh 100	Visitor/Family Check In	09/01/2021 at 2:30pm	Drove myself and parked locally
Danesh 100	Visitor/Family Check In	09/01/2021 at 2:50pm	Public Transportation or Walked
Danesh 100	Visitor/Family Check In	09/01/2021 at 3:18pm	Drove myself and parked locally
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 3:20pm	Drove myself and parked locally
Danesh 100	Visitor/Family Check In	09/01/2021 at 3:27pm	Drove myself and parked locally
Danesh 100	Visitor/Family Check In	09/01/2021 at 3:35pm	Drove myself and parked locally
Danesh 100	Visitor/Family Check In	09/01/2021 at 3:53pm	Drove myself and parked locally
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 4:06pm	Public Transportation or Walked
Danesh 100	Visitor/Family Check In	09/01/2021 at 4:21pm	Public Transportation or Walked
Danesh 100	Caregiver/Aide Check In	09/01/2021 at 5:11pm	Drove myself and parked locally
Danesh 100	Visitor/Family Check In	09/01/2021 at 5:39pm	Drove myself and parked locally
Danesh 100	Visitor/Family Check In	09/01/2021 at 6:28pm	Public Transportation or Walked
Cohen 112	Caregiver/Aide Check In	09/01/2021 at 10:44am	Drove myself and parked locally
Cohen 112	Caregiver/Aide Check In	09/01/2021 at 11:44am	Drove myself and parked locally
Cohen 112	Visitor/Family Check In	09/01/2021 at 11:49am	Drove myself and parked locally
Cohen 112	Caregiver/Aide Check In	09/01/2021 at 2:36pm	Public Transportation or Walked
Cohen 112	Visitor/Family Check In	09/01/2021 at 2:50pm	Public Transportation or Walked
Cohen 112	Visitor/Family Check In	09/01/2021 at 3:07pm	Drove myself and parked locally
Cohen 112	Caregiver/Aide Check In	09/01/2021 at 3:19pm	Drove myself and parked locally
Cohen 112	Caregiver/Aide Check In	09/01/2021 at 3:30pm	Drove myself and parked locally
Cohen 112	Caregiver/Aide Check In	09/01/2021 at 4:02pm	Drove myself and parked locally