



Beth Menachem Chabad Jewish Creative Pre-School Traffic Management Plan

Prepared for
Beth Menachem Chabad

Prepared by
Howard Stein Hudson

December 12, 2019

I certify that this transportation study has been prepared under my immediate supervision and that I have experience and training in the field of traffic and transportation engineering.

Signed,

Keri Pyke, P.E., PTOE
Howard Stein Hudson
December 12, 2019





TO:	Rabbi Shalom Ber Prus	DATE:	December 12, 2019
FROM:	Keri Pyke, P.E., PTOE Michael Littman, P.E.	HSH PROJECT NO.:	2018060.00
SUBJECT:	Beth Menachem Chabad Jewish Creative Pre-School Traffic Management Plan		

Introduction

Howard Stein Hudson (HSH) has prepared this memorandum in support of the proposed expansion of the Jewish Creative Pre-School (the “Pre-School” and/or the “Site”) at Beth Menachem Chabad (the “Proponent”) located at 349 Dedham Street in Newton, Massachusetts. The City of Newton granted a special permit (#106-07) in October 2007. The City requested that the Proponent seek an amendment to the original traffic management plan, dated June 2007, for any proposed expansion. HSH evaluated the Site with respect to vehicular access, parking, and pick-up/drop-off operations.

The Proponent is proposing an expansion of the Pre-School from the current maximum of 16 students to a maximum of 41 students along with an increase of two additional staff members. The Site is also proposing to construct an additional nine parking spaces on site for a total of 18 parking spaces. This memorandum is based on the following information:

- Number and age of students, including the maximum number of students that may attend;
- Number of staff and their hours;
- Hours and days of operation, including the possibility that operation of the school or programs permit staggered start and stop times to prevent queuing of cars off the site onto Dedham Street;
- Description of the proposed drop-off and pick-up plan to address potential queuing problems, including all proposed signage and written information to parents regarding the drop-off and pick-up plan; and
- Site plan showing the vehicular and pedestrian movements on the site during drop-off and pick-up of students.

This memorandum updates the traffic management plan and summarizes how the parking on-site will be actively managed by creating a staggered pick-up/drop-off plan, so that the nine additional parking spaces will prove adequate to accommodate all additional pick-up and drop-off activity generated by the expansion. If managed appropriately, the Project will continue to have no impact



along Rachel Road and Dedham Street. This memorandum also includes a sample of the parent letter detailing the drop-off and pick-up plan.

Site Coordinator Interview

HSH met with the rabbi of the Chabad, Rabbi Shalom Ber Prus, on Monday, April 23, 2018, to discuss existing operations at the school, and the details of the proposed expansion. The Pre-School currently operates with 16 children between the ages of 18 months old to five years old. Parents typically drop-off their children between 8:00 – 9:00 a.m.

Site Observations

HSH conducted site observations on Wednesday, May 2, 2018, a typical weekday with partly cloudy, 65-degree weather. Since the morning drop-off period occurs during a more condensed length of time than the afternoon pick-up period, the morning pick-up period has the potential for a greater impact. Therefore, HSH conducted site observations during the morning drop-off peak period (7:45 – 9:15 a.m.). The following summarizes the field observations from the site visit and primarily focuses on drop-off activity, parking, and queuing along Dedham Street.

- A staff member was observed in the parking lot, actively managing the drop-off activity.
- 19 vehicles entered the site, including staff.
- The busiest ten minutes of activity occurred between 8:20 – 8:30 a.m. when seven vehicles entered the site.
- Parents dropping off their children were parked an average of 11 minutes, with some parked for as few as three minutes. Twenty-four (24) minutes was the longest amount of time a parent was parked.
- All parents were able to park in a designated parking space during the morning drop-off.
- Several parents dropped off two children.
- Staff vehicles were parked on-site, with the last vehicle arriving at 8:45 a.m., after most of the morning drop-off activity had concluded.
- There was no impact to Dedham Street due to drop-off activity at the Site driveway.

Updated Traffic Management Plan

As previously mentioned, the Pre-School is expected to increase enrollment from 16 children to 41 children and include two new staff members. The Project will also construct nine new parking spaces for a total of 18 parking spaces on site. The attached letter will be provided to all parents regarding the drop-off and pick-up plans.



The following sections describe the various elements of the proposed site plan, which is shown in **Figure 1**. It is anticipated that the additional parking supply will be actively managed as it is today, and which will allow it to accommodate the growth of the Pre-School sufficiently.

PICK-UP/DROP-OFF ACTIVITY

All pick-up and drop-off activity is expected to continue to occur on-site and will continue to be actively managed by a staff member in the parking lot area, who will be responsible for facilitating the drop-off and pick-up activity. The staff will also work with parents create a schedule to stagger parent arrival on-site in order to accommodate the additional 25 children and two new staff members when the Pre-School expands. Parents will schedule expected drop-off and pick-up times with staff members. Parents will be given a time window (block of time) when parked to ensure appropriate parking turnover. The Pre-School will limit the number of parents who will be allowed to sign up for each time block, ensuring that all the parents will not show up at the same time. Parents known for misusing the parking plan will be identified and advised to change their behavior to cooperate with the traffic management plan. Parents will be given the attached written instructions regarding the pick-up and drop-off plan.

PARKING

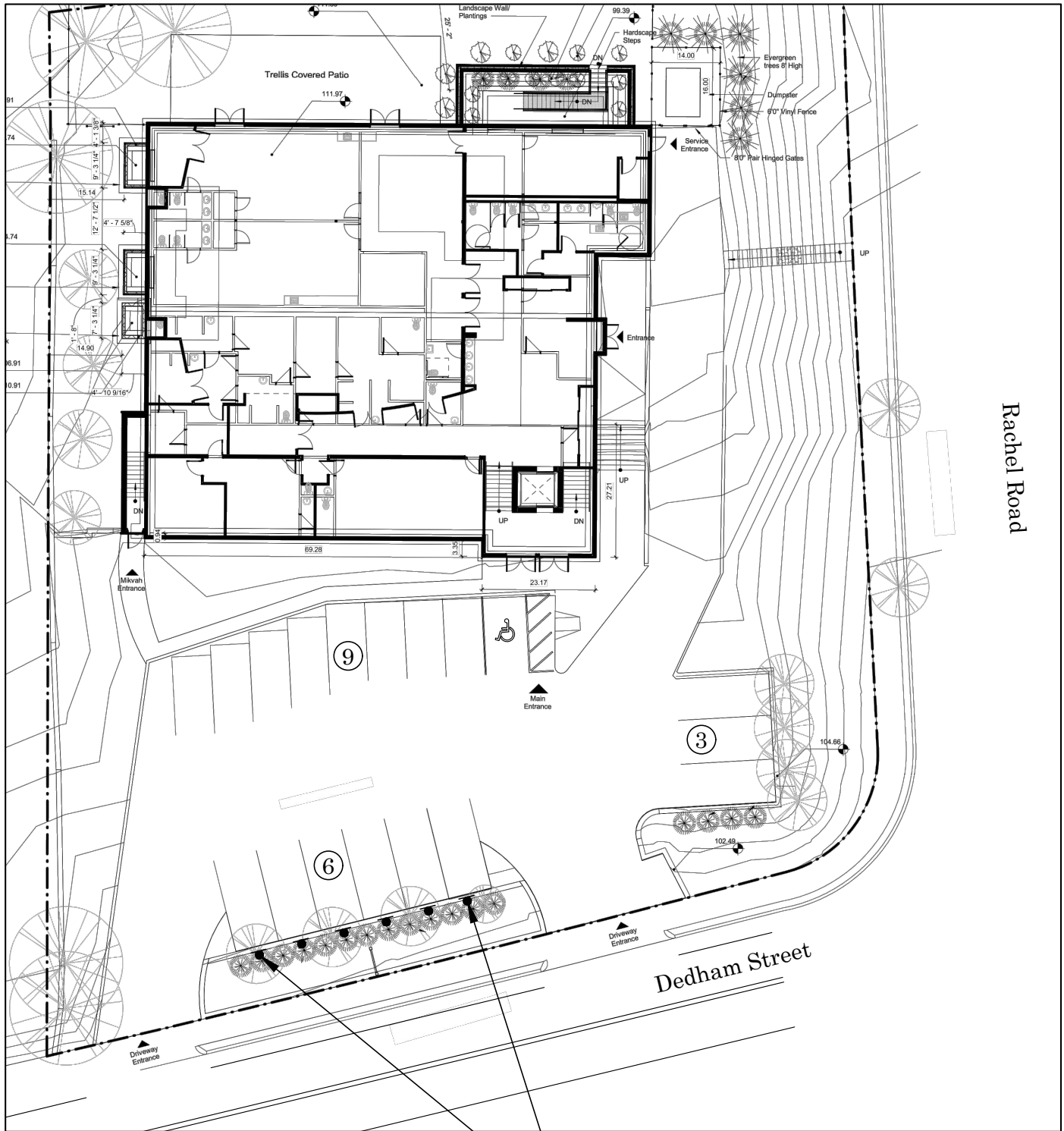
As shown in **Figure 1**, the nine new parking spaces will be located along the northern and western sides of the site. Six parking spaces are proposed to be constructed inside the central grass island along Dedham Street and will be restricted to 10-minute parking between 8:00 – 9:00 a.m. and 2:00 – 5:00 p.m. The time coincides with morning drop-off and afternoon pick-up periods. The remaining three parking spaces are proposed to be constructed at the northwest corner, closer to Rachel Road. All nine of the proposed parking spaces will be nine feet wide and 19 feet long, which meet the City of Newton minimum dimension for parking as identified in the Newton City Ordinance dated December 31, 2017 in section 5.1.8 B for perpendicular spaces. The aisle widths are proposed to exceed 24 feet, allowing adequate room for vehicles to easily maneuver into and out of the parking space. As shown in **Figure 2**, vehicles will have enough space to maneuver around the site.

Conclusion

The Jewish Creative Pre-School is proposing to expand to accommodate 25 new children for a maximum of 41 children. This expansion includes two new staff members and the construction of nine new parking spaces. The parking spaces will be actively managed by creating a staggered pick-up/drop-off plan. This plan will ensure that there continues to be no impact Dedham Street, Rachel Road, or the surrounding transportation network. A letter will be provided to all parents regarding the drop-off and pick-up plans. All pick-up and drop-off activity will continue to occur on-site.



Figure 1. *Site Plan*



10 Min
Limit
8-9 am
&
2-5 pm
(Typ.)



Approximate Scale: 1" = 30'-0"

Figure 2. *AutoTURN Maneuvers - Passenger Vehicle*

