



Department of Planning and Development

**PETITION #119-15
28 AUSTIN STREET**

**SPECIAL PERMIT TO REDEVELOP
A MUNICIPAL PARKING LOT
WITH A MIXED-USE BUILDING
AND 127 PUBLIC PARKING
STALLS**

OCTOBER 6, 2015



Agenda

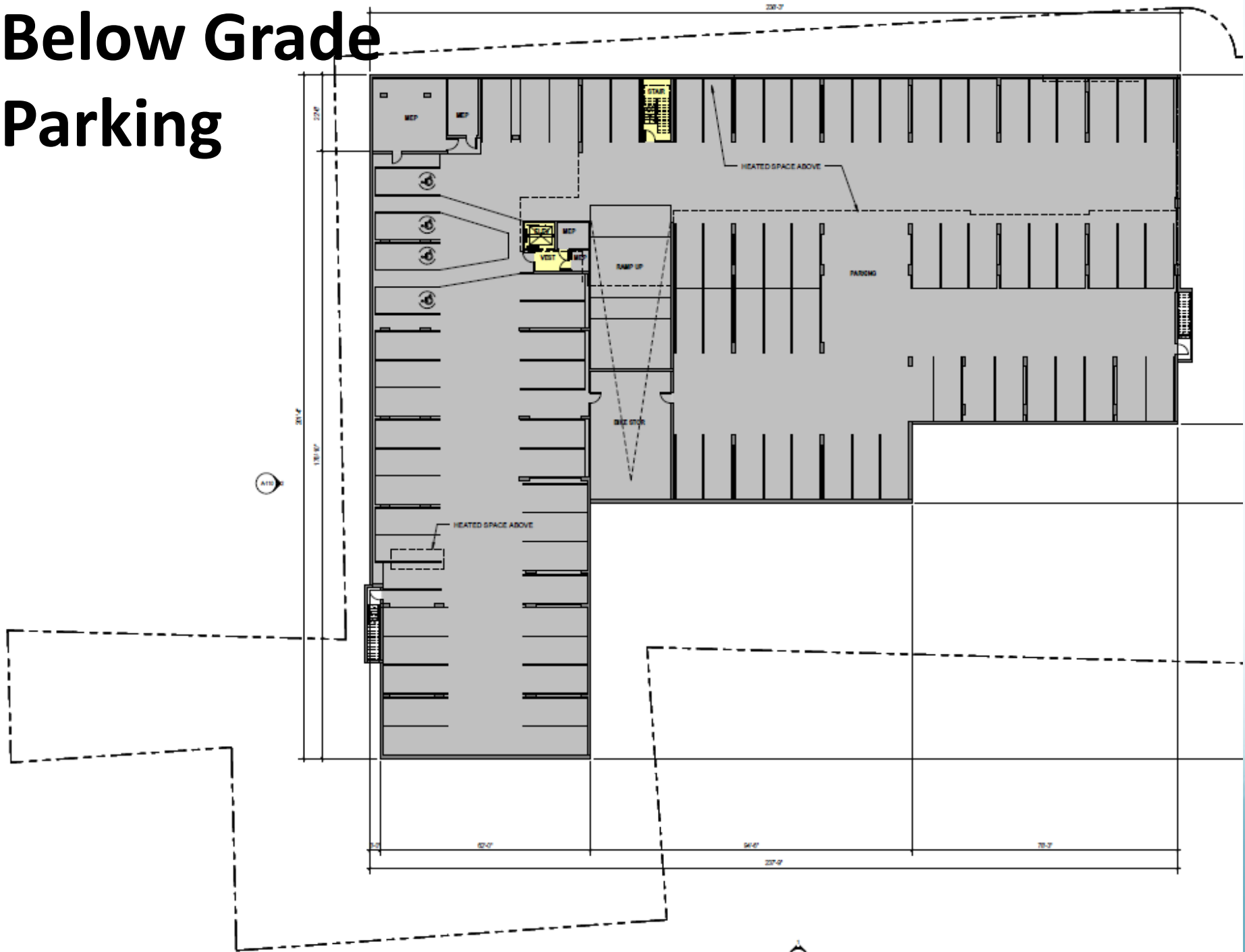
- Access and Parking
 - Alan J. Schlesinger, Attorney for the applicant
 - Alexandra Ananth, Chief Planner for Current Planning
- Traffic
 - Applicant's Consultant, Jason Schrieber, AICP, Principal, Nelson\Nygaard Consulting Associates, Inc.
 - City's Peer Reviewer, Jeffrey S. Dirk, P.E., PTOE, FITE, Principal, Vanasse & Associates, Inc.
- Walnut Street
 - William G. Paille, P.E., Director of Transportation
- Interim Parking Plan
 - Nancy Hyde, Economic Development Director
- Board Questions
- Public Comments

Access and Parking



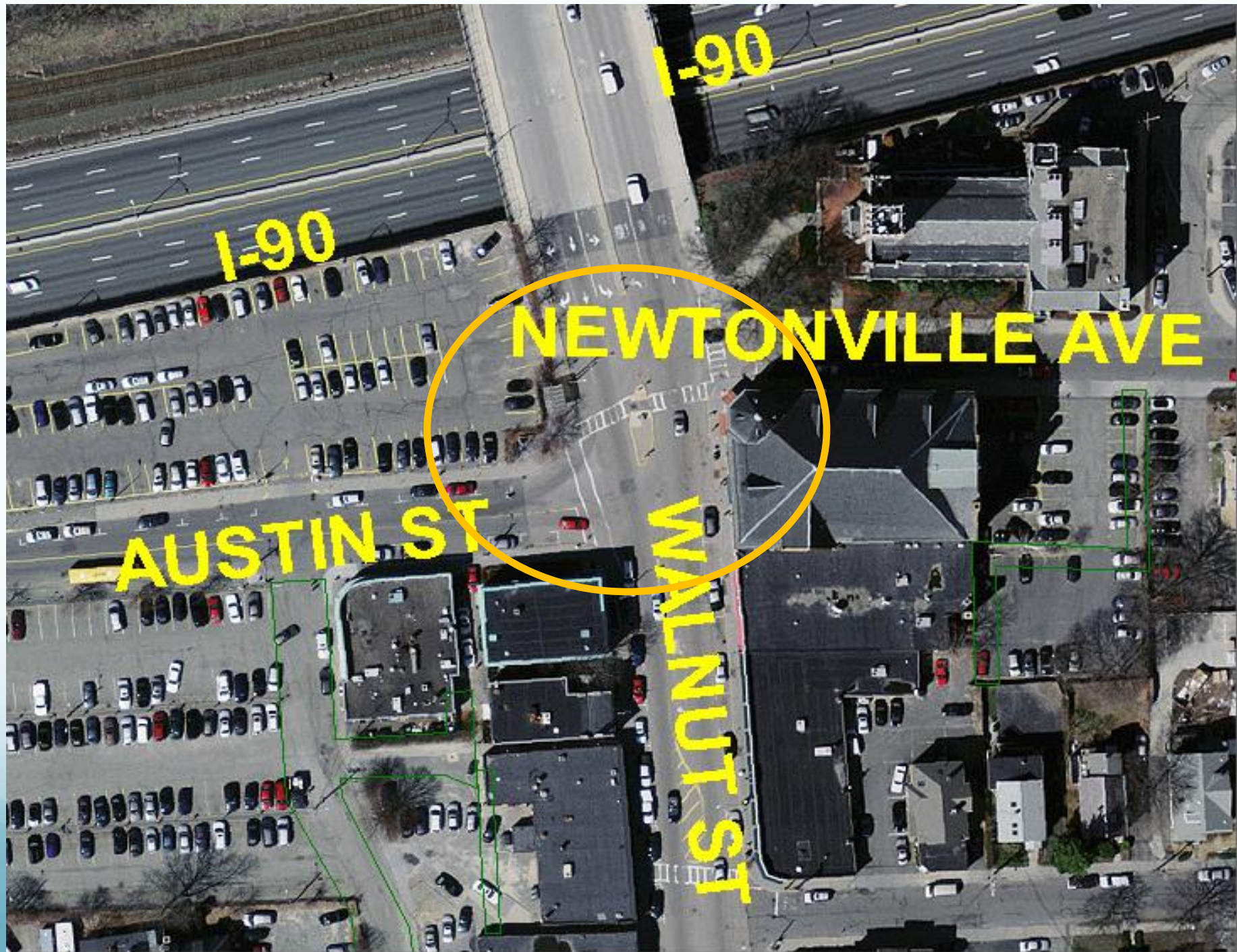
Ground Floor Plan

Below Grade Parking



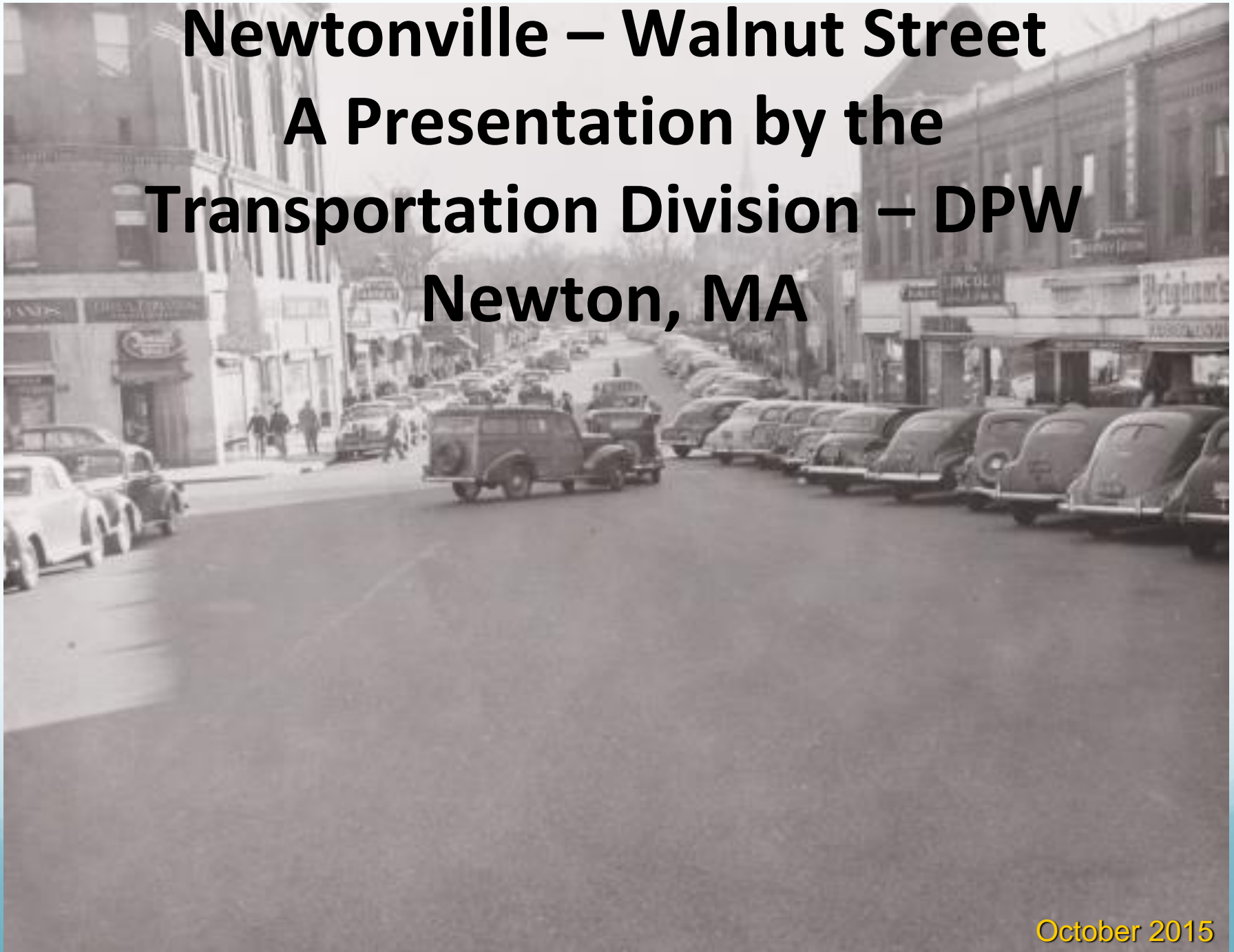
Key Findings

- Addition of project related traffic to the study area intersections will not result in a significant change in operating conditions over future conditions without the project
- Peak hour = weekday evening = 42 auto trips over the course of the hour = < one additional vehicle per minute
- All study intersections will continue to operate with minimal delays and queue lengths with one exception, Austin Street heading east onto Walnut Street



Newtonville – Walnut Street

A Presentation by the Transportation Division – DPW Newton, MA



October 2015

Project Approach

- Identify Issues
 - Loading Zone – Safety
 - On Street Parking – Capacity (Business, Commerce, Commuter, Res)
 - Speeding Thru Village - Safety
 - Intersection of Austin/Walnut St & Bridge over Tnpk - Safety
- Considerations
 - Bicycle Accommodation
 - Access to Businesses/Deliveries
 - Pedestrian Access
 - Lighting
 - Outdoor Seating
- Background/Public Participation
 - June 2008 – Charrette
 - January 2013 - MPO/MAPC Issues Draft Corridor Study
 - May 2013 – 1st Community Workshop
 - November 2013 – 2nd Community Workshop
 - April 2014 – Newtonville Area Council

Conceptual Design






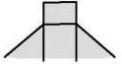



NOTES:	WEST	EAST
EXISTING CONDITIONS		
PARKING SPOTS	19	17
SIDEWALK WIDTH	8'	8'
PROPOSED CONDITIONS		
PARKING SPOTS	17	17
SIDEWALK WIDTH	8' TO 12'	8' TO 14'

PRELIMINARY QUANTITIES:

1650 SQUARE YARDS OF CONCRETE FOR WALKS, RAMPS AND DRIVEWAYS
650 LINEAR FEET OF GRANITE CURBING
7 CATCH BASINS WITH PIPE

LEGEND:

	PROPOSED CATCH BASIN
	PROPOSED TREE
	PROPOSED LIGHTPOLE
	PROPOSED CROSSWALK
	EXISTING CROSSWALK
	PROPOSED WHEELCHAIR RAMP
	PROPOSED BICYCLE SHARED LANE PAVEMENT MARKING

28 Austin Street – Parking During Construction



Working Group

- Nancy Hyde, Economic Development Director
- David Koses, Transportation Coordinator
- William Paille, Director of Transportation
- Captain Marc Gromada
- Sargent Jay Babcock
- Jayne Colino, Senior Services Director
- Scott Oran, Austin Street Partners
- Justine Cohen, Down Under Yoga
- Fran Reardon, George Howell Coffee
- Tom Kraus, Newtonville Area Council

Goals of the Working Group

- **Customers come first** - ensure easy, convenient customer access to Newtonville businesses
- Identify temporary long-term parking locations for employees, commuters, and seniors
- Identify parking location for construction workers

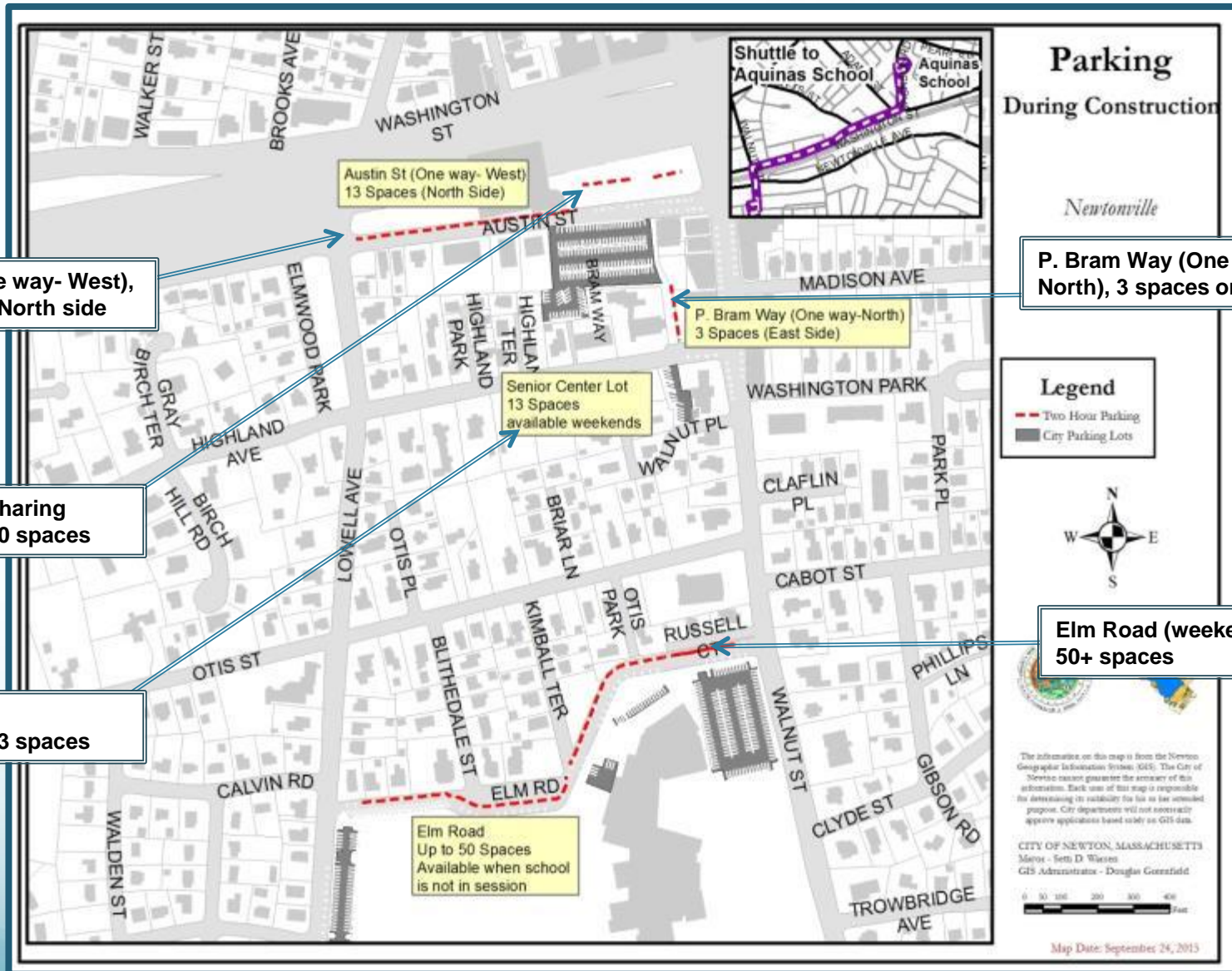
Who Parks in the Austin Street lot?

- Customers
- Employees
- Seniors
- Commuters

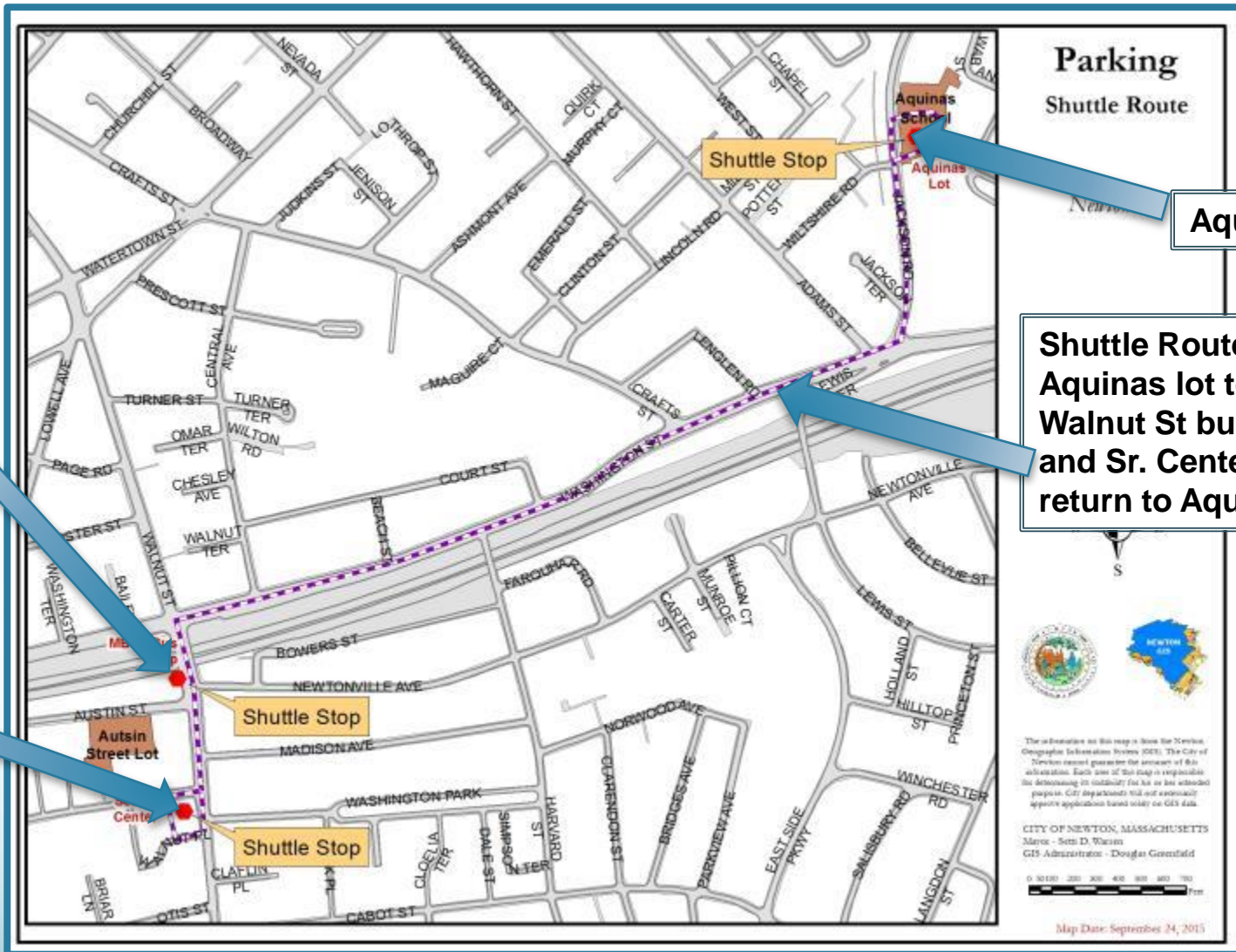
Temporary Parking Solutions

- Philip Bram Way – One-way (northbound)
 - Adds 3 parking spaces
- Austin Street – One-way (westbound)
 - Adds 13 parking spaces
- Star Market – Sharing of parking lot
 - Adds 20 parking spaces

Additional Parking



Shuttle Service to Aquinas Lot



MBTA Bus Stop

Senior Center

Parking Shuttle Route

Aquinas lot

Shuttle Route – Aquinas lot to Walnut St bus stop and Sr. Center and return to Aquinas

What's involved?

- Wide spread dissemination of solutions
- Confirming solutions
- Outreach to businesses and employees
- Communication plan – e.g. web site, flyers, signage

Summary

- Provide customers with one hour and two hour parking options close to retail stores and businesses
- Create additional temporary parking close to village center
- Provide temporary free long-term parking for employees, seniors, and commuters
- Provide parking for construction workers

Deliverables

- Truck turning analysis
- Sign and pavement parking plan
- Safe pedestrian access to garden area
- Transportation Management Plan
- Post occupancy traffic study

Questions

