



Austin Street Reimagined

Remaining Questions – November 10, 2015

New energy-efficient, solar-powered middle-class housing,
great shopping, and easy parking in Newtonville

The current parking lot is frankly dreadful.

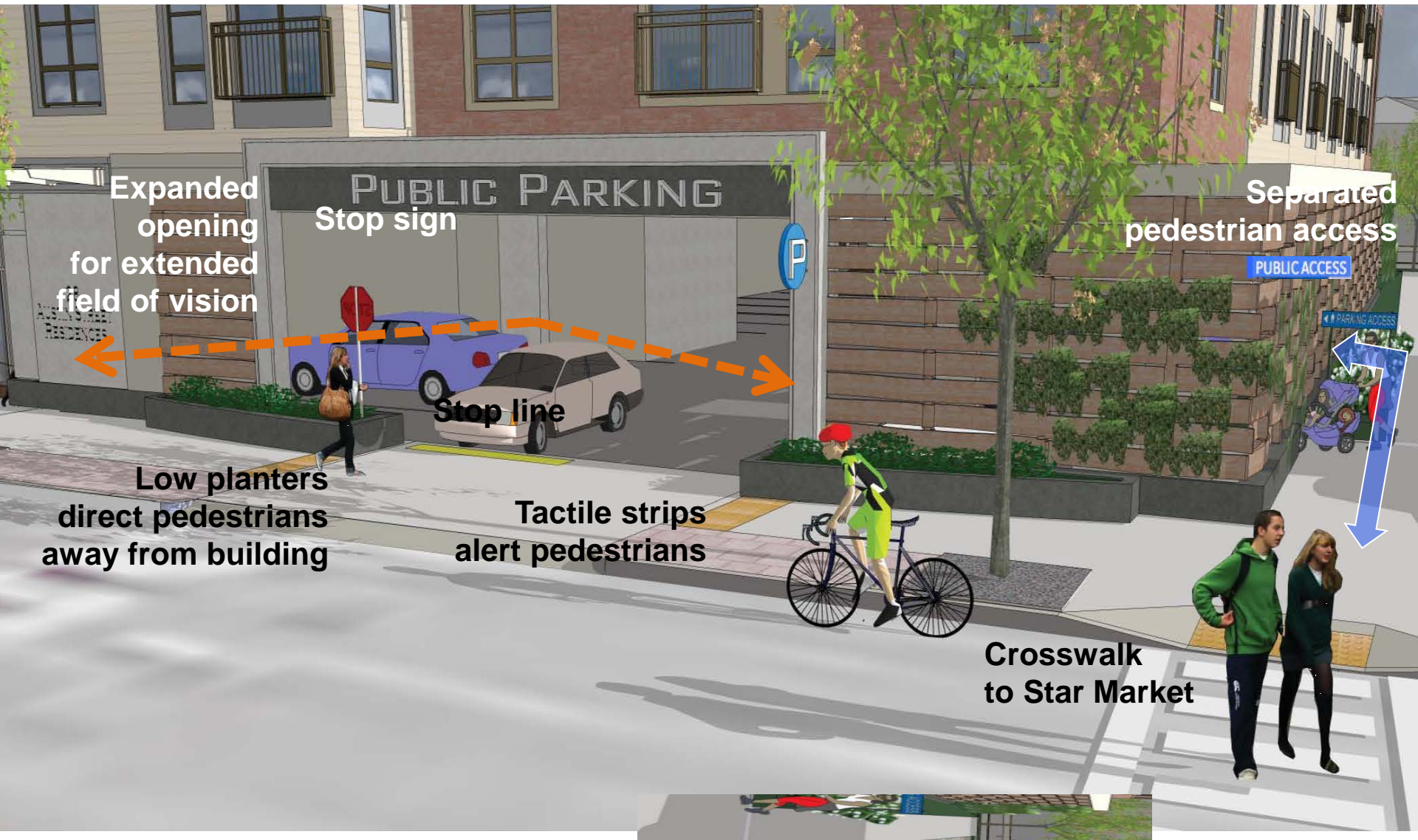


Austin Street is a great resource to real people.



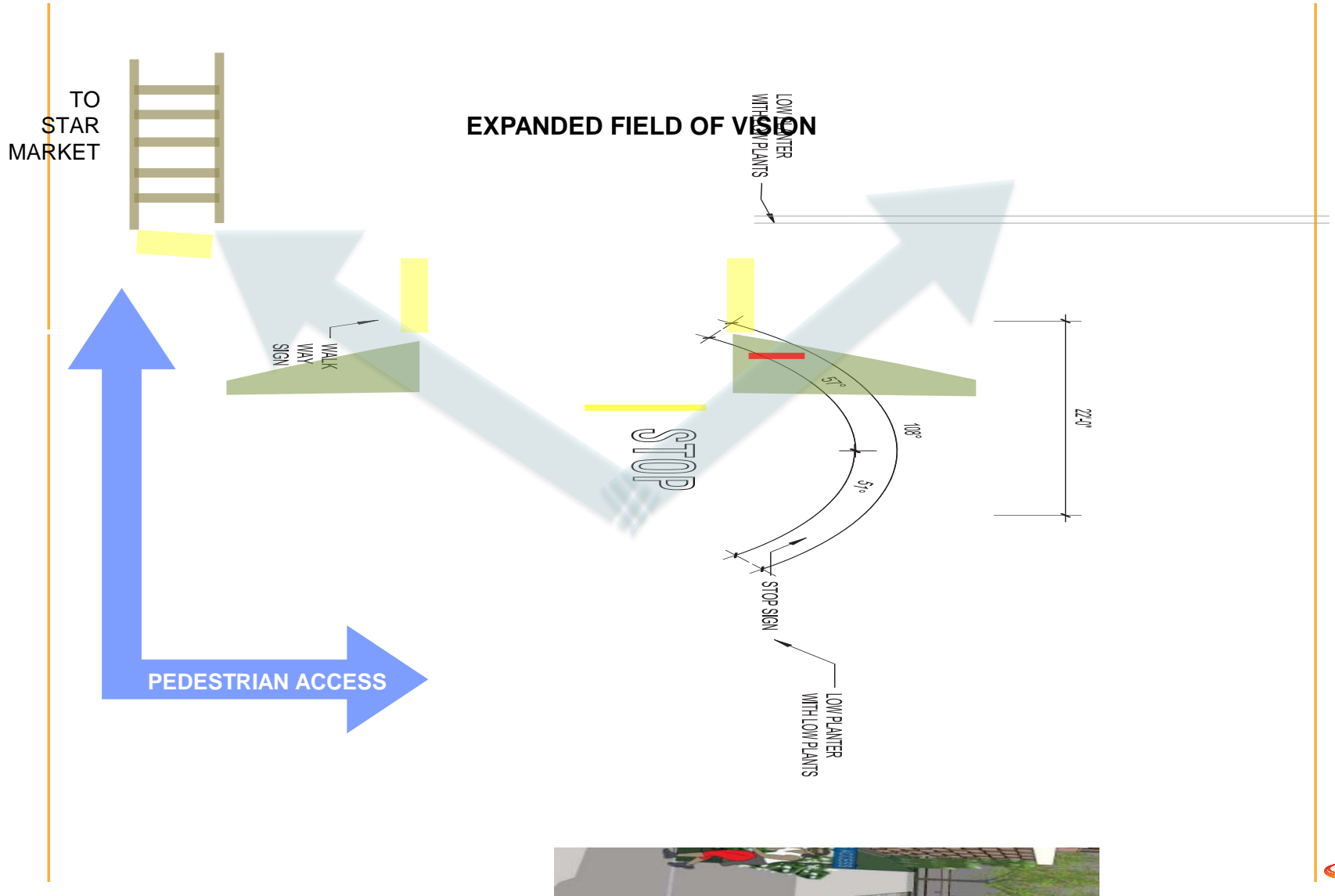
1. Austin Street Parking Entry / Exit – Safety Details

A very safe parking entrance and exit for drivers and pedestrians...



VIEW OF AUSTIN STREET PARKING ENTRANCE/EXIT

Expanded field of vision for drivers and separated access for pedestrians...



2. Plaza Options

LUC asked us to consider expanding plaza to include 3 parking spaces ...



New public plaza...creates a common ground for commhomey

**Plaza expansion area is about 25' x 19'
– three parking spaces...**



**Plaza is approximately 3000 square feet and
about 5000 square feet including Bram Way**

LUC asked us to consider expanding plaza to include 3 parking spaces ...



Plaza expansion area is about 25' x 19'
– three parking spaces...



Parking would be reduced to 124 from 127 but plaza would be expanded...



Original



Expanded

3. Parking Dimension Options

8'6" regular parking spaces and 8'0" compact parking spaces are standard in most nearby municipalities...

Comparative Municipal Parking Space Dimensions

	REGULAR SPACES				COMPACT SPACES			
	Width	Length	Aisle		Width	Length	Aisle	% allowed
Proposed	8.5'	19'	24'		8'	19'	24'	22% of total
	<i>(or 17' w/2' overhang)</i>				<i>(or 17' w/2' overhang)</i>			
<i>Newton</i>	<i>9'</i>	<i>19'</i>	<i>24'</i>		<i>--</i>	<i>--</i>	<i>--</i>	
	<i>(or 17' w/2' overhang)</i>							
Wellesley	8.5'	18'	24'		7.5'	15'	24'	30% of total
Waltham	9'	18'	20'		8'	16'	20'	25% / 50% by SP
in structures	8.5'	17.5'	20'					
Watertown	8.5'	18'	20'		8'	18'	20'	10% of total
Needham	9'	18.5'	24'		8'	16'	24'	50% of total
Brookline	8.5'	18'	23'		7.5'	16'	20'	25% / 50% by SP
Cambridge	8.5'	18'	22'		7.5'	16'	20'	50% of total
Boston	8.5'	20'	--		--	--	--	

All aisles are 24' wide and fully comply with the Newton zoning code...

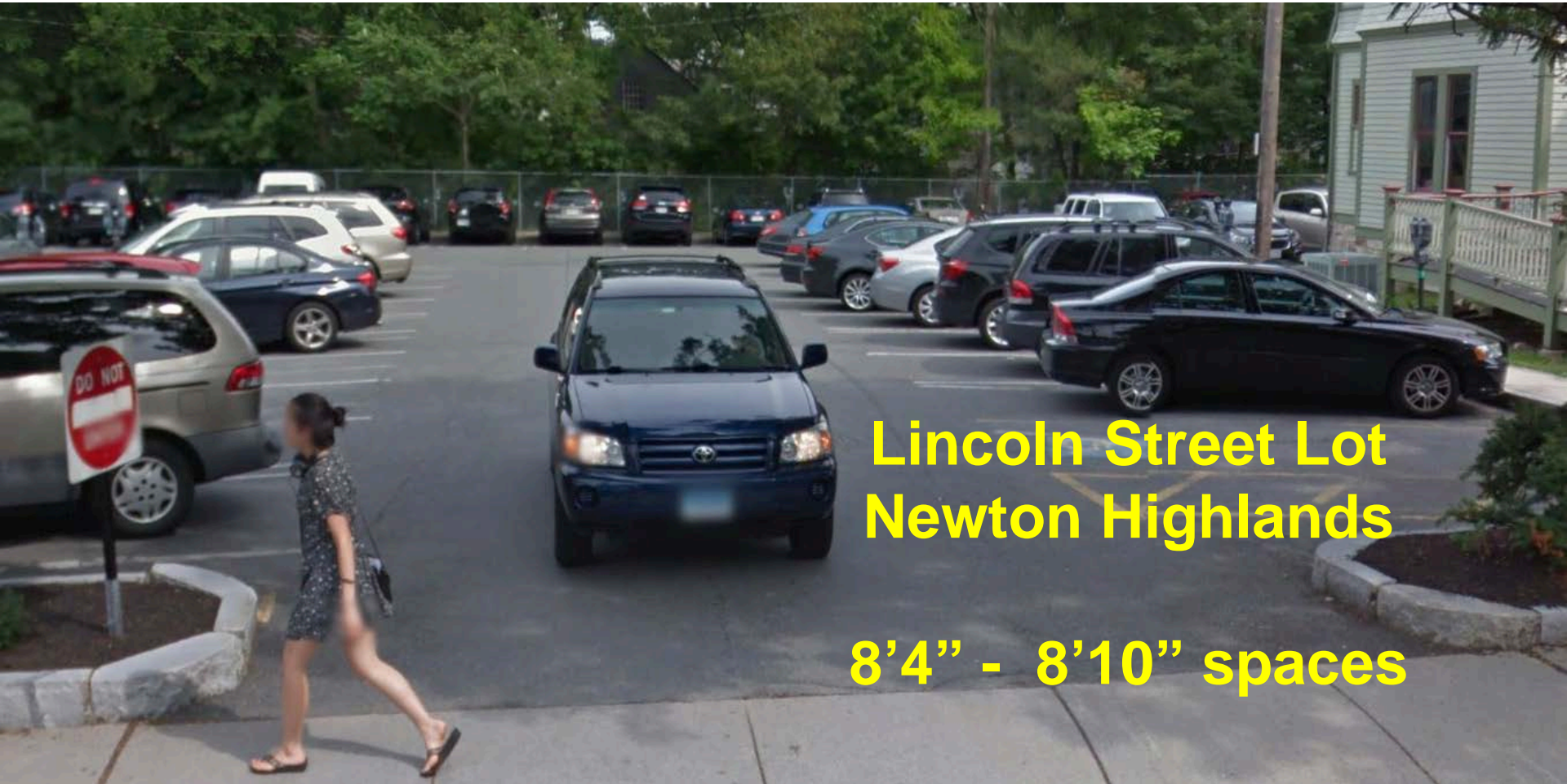
Other Newton municipal parking lots have similar width parking spaces...



**Cypress Street Lot
Newton Centre**

8'4" - 8'6" spaces

Other Newton municipal parking lots have similar width spaces...



**Lincoln Street Lot
Newton Highlands**

8'4" - 8'10" spaces

Partial list of prior projects with 26' structural grid and 8'0 – 8'6" spaces...

- Cambridge Park Place, Cambridge 312 homes
- Cambridge Co-housing, Cambridge 40 homes
- 1008 Mass Ave, Cambridge 68 homes
- Shaw's Landing, New London, CT 54 homes
- Lexington Commons, Lexington 32 homes
- Reading Commons, Reading 54 homes
- Cameron Ave, Cambridge 34 homes
- Richdale Place, Cambridge 20 homes
- Chelsea Place, Chelsea 56 homes
- Brookside Square, West Concord 74 homes
- Thomas Graves Landing, Cambridge 175 homes
- 950 Mass Ave, Cambridge 110 homes
- Franklin Place, Cambridge 24 homes

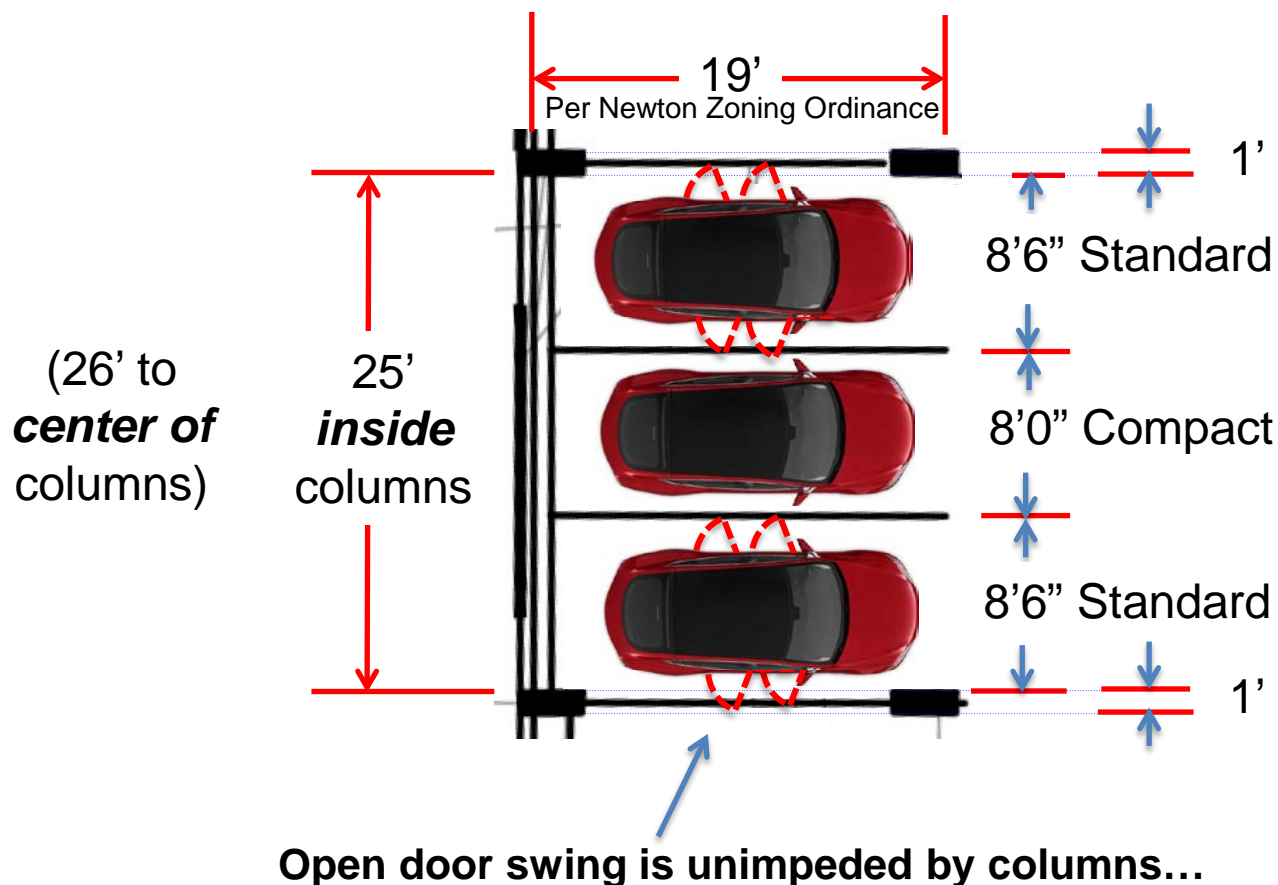
Cambridge Co-Housing (24'6" measured *inside* columns)



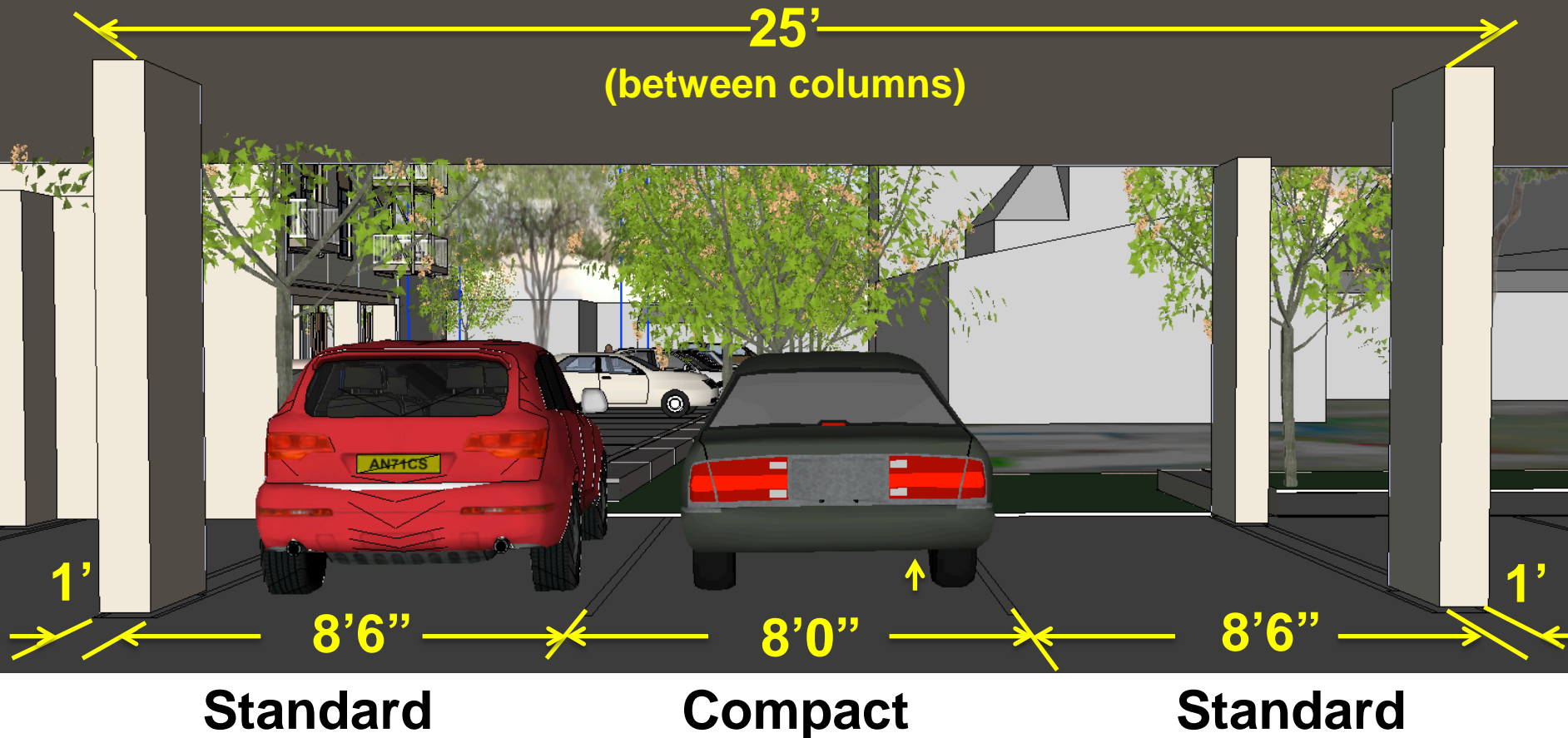
7 Cameron Street (23'6" measured *inside* columns)



Option 1 – Standard / Compact / Standard (as previously proposed - measured *inside* columns)

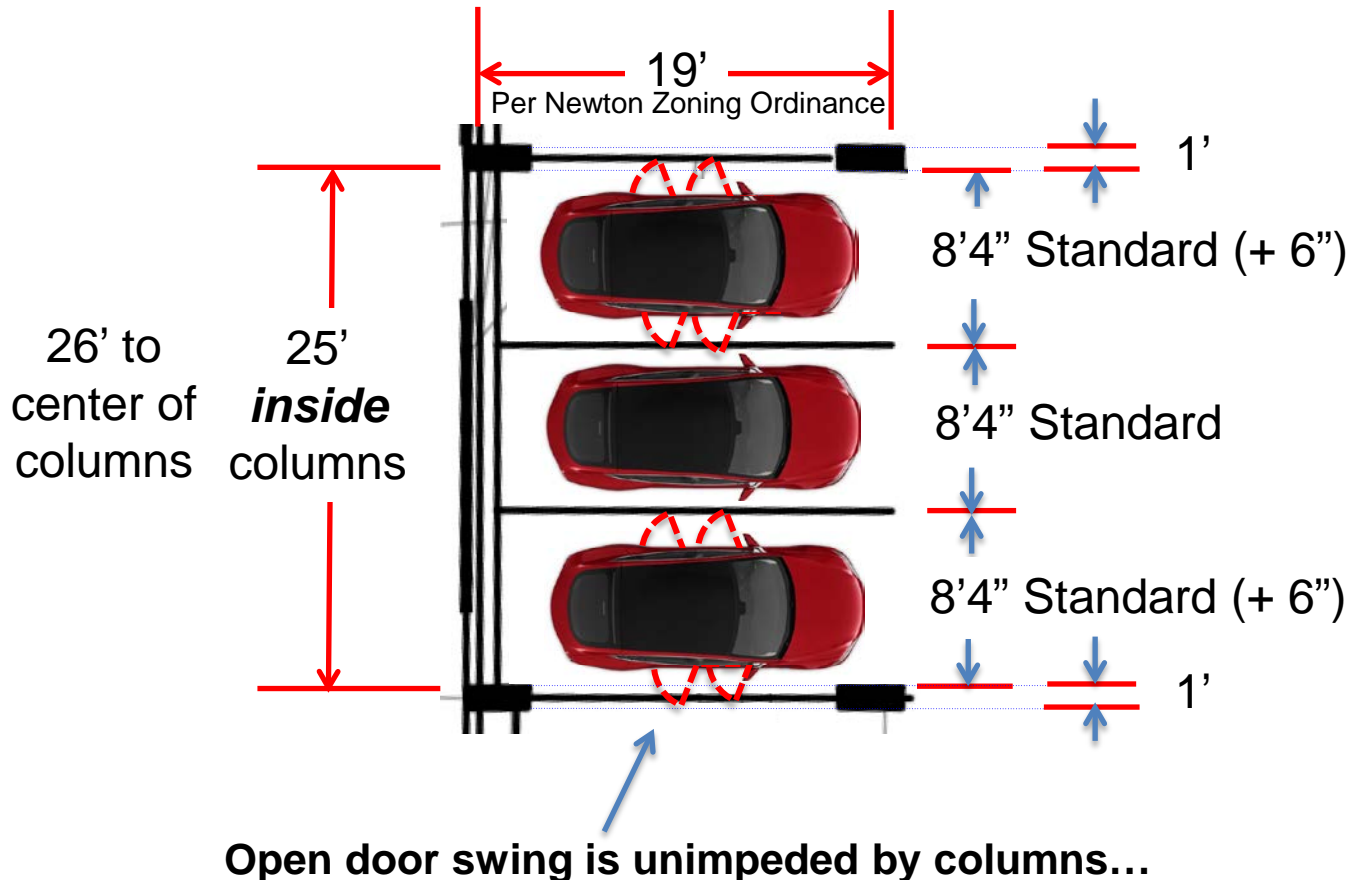


Option 1 – Standard / Compact / Standard (as previously proposed - measured *inside* columns)

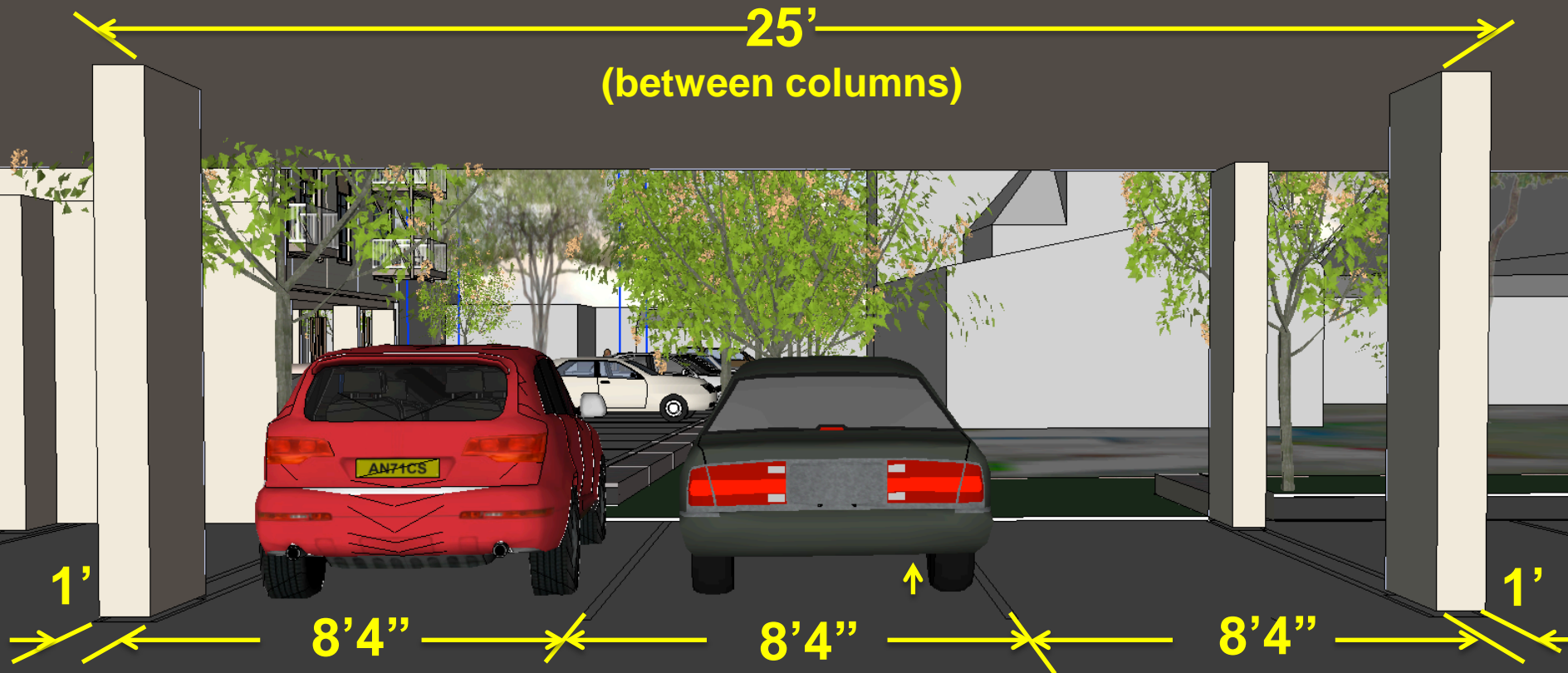


But concerns expressed about
mixed compact spaces in center...

Option 2 – 8'4" Standard (measured *inside* columns)



Option 2 – 8'4" Covered Standard (measured *inside* columns)



Standard
+6" = 8'10"

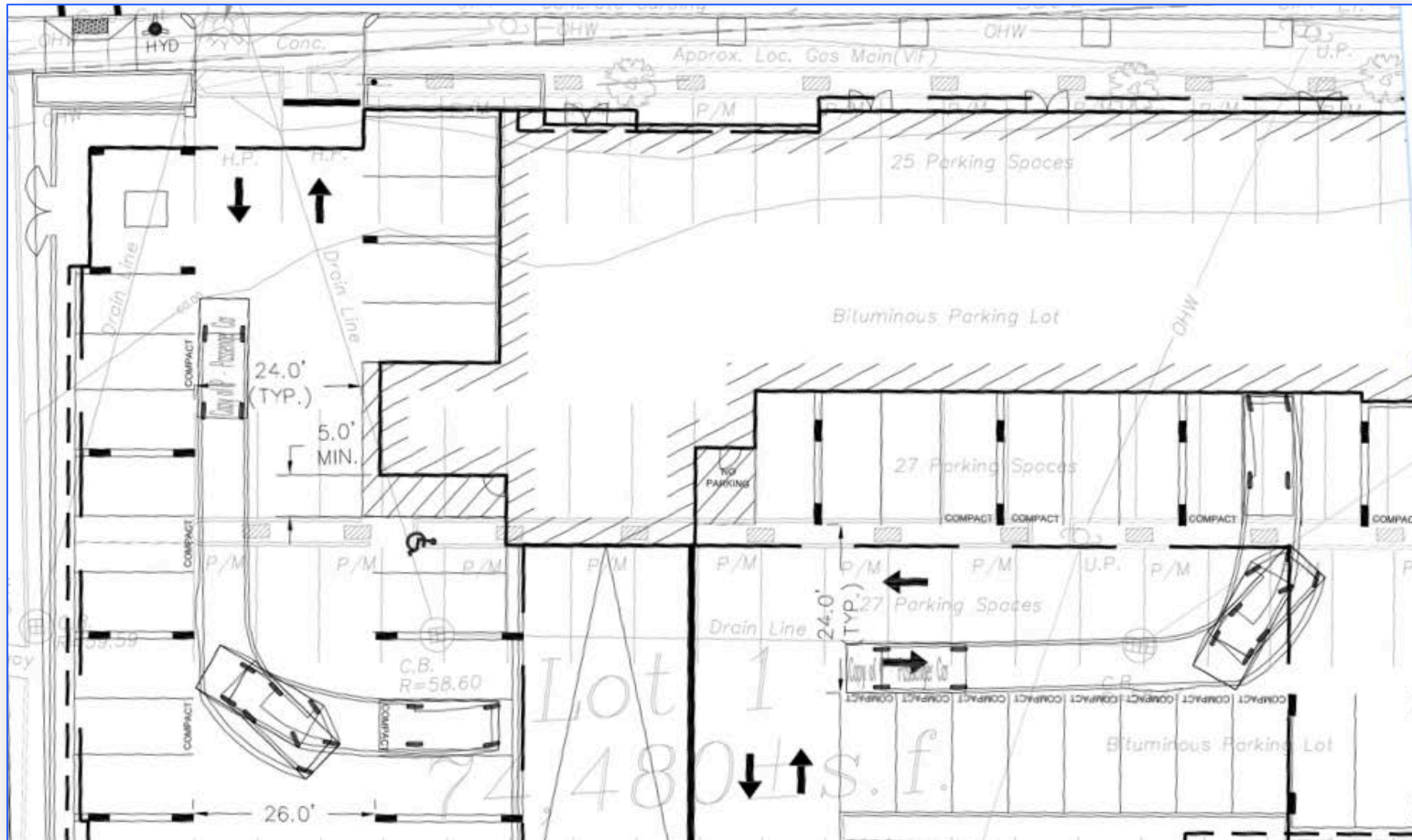
Standard

Standard
+6" = 8'10"

Parking Space Recap

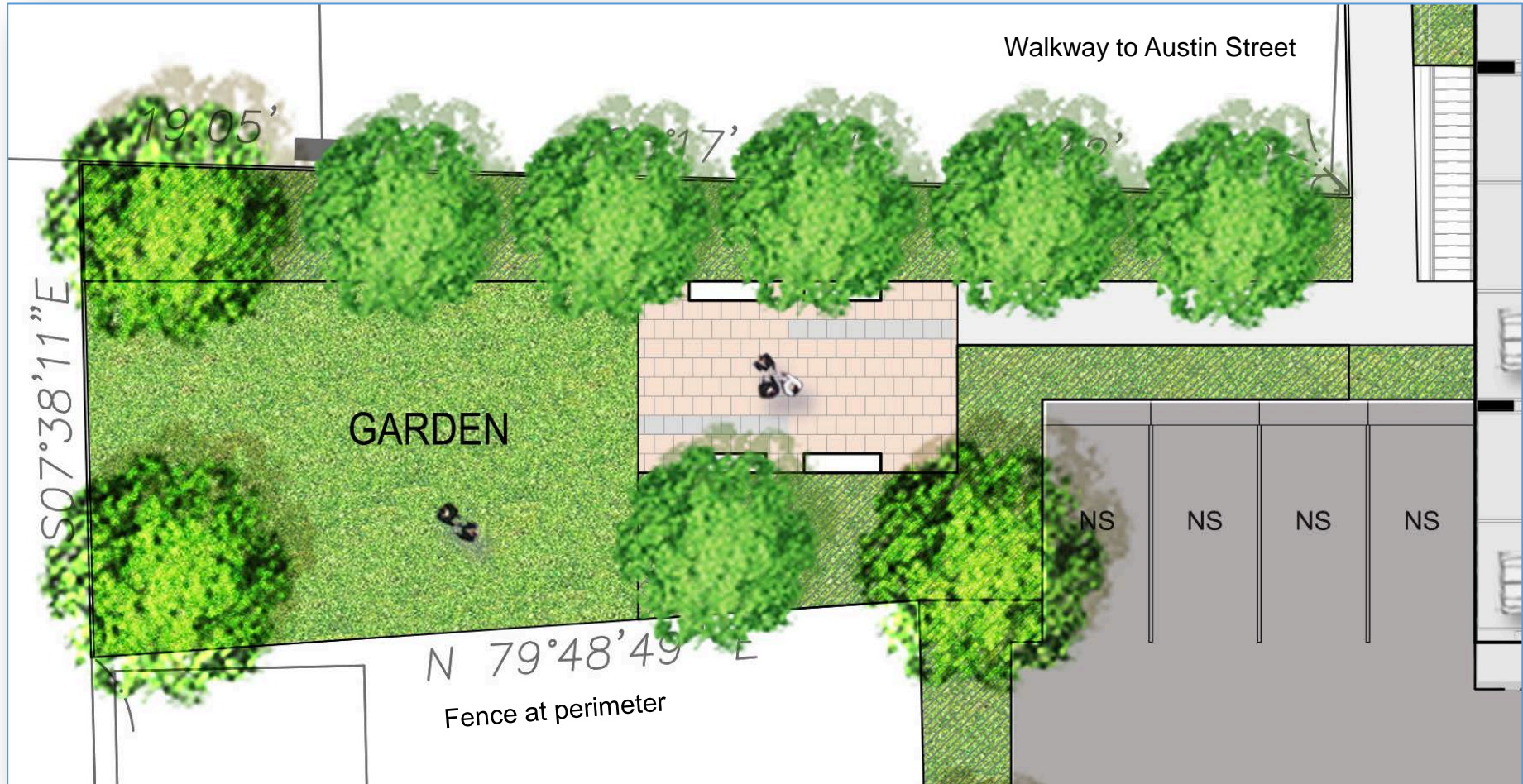
19	8'	open compact spaces	15%
27	8'4"	covered spaces (18 - 8'10" with columns)	21%
76	8'6"	open spaces	60%
5		compliant handicapped spaces	4%
<hr/>			
127			100%

Regardless of choice, turning radius is adequate for regular cars and SUVs...



4. Garden Responsibility

Garden area will be primarily private for building residents with ownership responsible for management and security...



Shuttle Operations

- **Final operating schedule and operations determined in consultation with the Construction Liaison Committee**
- **Monitoring by Business Liaison**
- **Adjustments made in consultation with Construction Liaison Committee**

Summary

- **20 public spaces in Star Market parking lot negotiated**
- **Separate pedestrian exit and safer driver entry and exit on Austin Street proposed**
- **Expanded plaza possible with 3 fewer parking spaces**
- **8'4" standard parking spaces under building possible**
- **Private garden with developer responsibility proposed**
- **Shuttle operations to be reviewed by Liaison Committee**
- **Aquinas parking to be monitored by LC**
- **Duration of on-site parking to be monitored by LC**

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