

To: Land Use Committee of the City of Newton Board of Aldermen
 From: Lou Mercuri, Planning Horizons
 Re: 1641 Beacon Street , Waban Hardware expansion
 Date: May 13, 2015

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On behalf of the petitioner for this land use petition, Planning Horizons is submitting this report regarding the availability of parking for the proposed expansion of Waban Hardware at 1641 Beacon Street in Waban.

Summary of Proposal

The site at 1641 Beacon Street consists of a 54,198 square foot lot with several commercial tenants including Waban Hardware. Waban Hardware is mid-block between 1625 and 1651 Beacon Street and retail access is from Beacon Street. Waban Hardware (which will be operating under new ownership but retaining the name Waban Hardware) seeks to expand its usable retail space from the present 1,261 square feet to a proposed 2,968 square feet. To accomplish this, the existing loft and basement spaces will be converted from storage space to retail space. The new space will be accessible from the rear parking lot at ground level, as well as via stairs inside the store. With an expansion of the retail space to a total of 2,968 square feet and maintaining four employees on site, a total of twelve parking stalls will be required for the proposed business pursuant to 30-19(d)(10) of the Zoning Ordinances. The petitioner may take a credit for seven stalls used for the previous hardware store pursuant to Section 30-19(c)(2)a), leaving a deficit of five stalls . The petitioner is seeking a waiver of these five stalls under this special permit application. The detail of the parking calculation can be found in the Zoning Review memorandum dated April 22, 2015 from Jane Santosuosso, Chief Zoning Code Official to John Lojek, Commissioner of Inspectional Services.

Parking Availability

Waban Hardware relies primarily on three parking areas in closest proximity to its entrance. There is a 56-stall parking lot directly behind the commercial building that is shared by tenants of the building and is available to the public as well. A second primary public parking area exists on both sides of Beacon Street from the MBTA bridge to Windsor Road. A total of 26 one-hour spaces are present in this area, 15 spaces are directly in front of the shops (including Waban Hardware) and 11 spaces are situated on the opposite side of Beacon Street. The third and final primary area is located on Windsor Road where approximately 11 unlined 1-hour spaces are positioned between Beacon Street and the entrance to the rear parking lot of the site described above.

The sum of the three primary parking areas totals 93 spaces. Other commercial parking in Waban Square exists closer to the Post Office and the Waban MBTA station. However it is much less likely that patrons of Waban Hardware would use parking in the latter areas.

Parking Methodology and Results

It is expected that Waban Hardware will have a steady amount of customers during most weekday hours with a modest increase in the peak activity on Saturdays. Therefore, Planning Horizons surveyed the parking occupancy of the three areas at mid-morning, lunch time, and mid-afternoon on weekdays and conducted one parking occupancy count at mid-morning and lunch time on Saturday.

Altogether, Planning Horizons surveyed the parking occupancy of the areas on nine occasions between April 29 and May 2, 2015. This breaks down as follows: three mid-morning counts, four lunch time counts, and two mid-afternoon counts (no Saturday mid-afternoon count). The results of the nine combined parking counts for all three areas totaling 93 spaces are noted as follows:

Combined Parking Occupancy Survey, All Locations, All Counts					
Date	Weather	Time	Capacity	# Parked	# Vacant
1 Thursday, April 30, 2015	50° cloudy	10:30 AM	93	57	36
2 Friday, May 01, 2015	50° cloudy	10:30 AM	93	51	42
3 Saturday, May 02, 2015	60° sunny	10:30 AM	93	47	46
4 Wednesday, April 29, 2015	60° cloudy	12:45 PM	93	55	38
5 Thursday, April 30, 2015	55° cloudy	12:30 PM	93	61	32
6 Friday, May 01, 2015	55° cloudy	12:30 PM	93	56	37
7 Saturday, May 02, 2015	65° sunny	12:30 PM	93	51	42
8 Thursday, April 30, 2015	60° cloudy	3:30 PM	93	51	42
9 Friday, May 01, 2015	55° cloudy	3:30 PM	93	47	46

Average for mid-morning counts - # Parked: 52, # Vacant: 41

Average for lunch time counts - # Parked: 56, # Vacant: 37

Average for mid-afternoon counts - # Parked 53, # Vacant: 40

Average for all counts- # Parked: 53, # Vacant: 40

All three timeframes (mid-morning, lunch, and mid-afternoon) demonstrate stable and consistent parking occupancy rates. These values range from a high vacancy of 46 spaces to a low vacancy of 32 spaces, with an average for all counts of 40 vacant spaces. Using the supporting data for the three surveyed areas (as detailed in Appendices A, B, and C), at any given time, on average, 13 spaces are available on Beacon Street in front of the site (Appendix A), 3 spaces are available on Windsor Road (Appendix B), and 24 spaces are available in the rear onsite parking lot (Appendix C).

The petitioner is requesting a parking waiver of five stalls. The parking waiver request is easily justified considering the results of the surveys showing, on average, 40 available spaces throughout the day, which drops slightly to 37 spaces available during the lunch period.

If consideration is given to two previous parking waivers granted by the Board in the immediate area (#90-98, 5 stalls for Barry's Village Deli in 1998, and #388-11, 9 stalls for Kouzina Restaurant in 2012), then all three waiver requests, including Waban Hardware, total 19 parking stall waivers. The current surveys reveal an availability of 40 spaces, more than twice this amount.

In summary, the current parking occupancy rates in Waban justify the Waban Hardware request for a 5-stall parking waiver.

Appendix A

**Beacon St Between Windsor Rd and MBTA Bridge Overpass
At Site Entrance #1625 Beacon St - 1651 Beacon St**

Date	Weather	Time	Capacity	# Parked	# Vacant
1 Wednesday, April 29, 2015	60° cloudy	12:45 PM	26	12	14
2 Thursday, April 30, 2015	50° cloudy	10:30 AM	26	13	13
3 Thursday, April 30, 2015	55° cloudy	12:30 PM	26	11	15
4 Thursday, April 30, 2015	60° cloudy	3:30 PM	26	17	9
5 Friday, May 01, 2015	50° cloudy	10:30 AM	26	17	9
6 Friday, May 01, 2015	55° cloudy	12:30 PM	26	13	13
7 Friday, May 01, 2015	55° cloudy	3:30 PM	26	10	16
8 Saturday, May 02, 2015	60° sunny	10:30 AM	26	15	11
9 Saturday, May 02, 2015	65° sunny	12:30 PM	26	12	14
AVERAGE				13	13

Appendix B

Windsor Road Between Beacon Street and Rear Parking Lot

Date	Weather	Time	Capacity	# Parked	# Vacant
1 Wednesday, April 29, 2015	60° cloudy	12:45 PM	11	7	4
2 Thursday, April 30, 2015	50° cloudy	10:30 AM	11	9	2
3 Thursday, April 30, 2015	55° cloudy	12:30 PM	11	11	0
4 Thursday, April 30, 2015	60° cloudy	3:30 PM	11	3	8
5 Friday, May 01, 2015	50° cloudy	10:30 AM	11	6	5
6 Friday, May 01, 2015	55° cloudy	12:30 PM	11	10	1
7 Friday, May 01, 2015	55° cloudy	3:30 PM	11	5	6
8 Saturday, May 02, 2015	60° sunny	10:30 AM	11	9	2
9 Saturday, May 02, 2015	65° sunny	12:30 PM	11	10	1
AVERAGE				8	3

Appendix C

Rear of 1625 - 1651 Beacon Street, Site Parkng Lot

Date	Weather	Time	Capacity	# Parked	# Vacant
1 Wednesday, April 29, 2015	60° cloudy	12:45 PM	56	36	20
2 Thursday, April 30, 2015	50° cloudy	10:30 AM	56	35	21
3 Thursday, April 30, 2015	55° cloudy	12:30 PM	56	39	17
4 Thursday, April 30, 2015	60° cloudy	3:30 PM	56	31	25
5 Friday, May 01, 2015	50° cloudy	10:30 AM	56	28	28
6 Friday, May 01, 2015	55° cloudy	12:30 PM	56	33	23
7 Friday, May 01, 2015	55° cloudy	3:30 PM	56	32	24
8 Saturday, May 02, 2015	60° sunny	10:30 AM	56	23	33
9 Saturday, May 02, 2015	65° sunny	12:30 PM	56	29	27
AVERAGE				32	24