

Parking Inventory and Utilization
425-433 Watertown Street

Existing Conditions

425-433 Watertown Street located in the Nonantum Village of Newton. The site has had many uses over the last 100 years and for the last 50 years has been used for office and warehousing. There are 57 non-handicap and 1 handicap parking spaces on site. The tenants at the site operate various businesses and tenants are assigned spaces for their use only. There are seven spaces marked for short term parking only. The peak use of the site is Monday through Friday 8 AM- 5 PM with little to no use on the weekends or holidays.

Parking Inventory

The parking inventory was based per Chapter 19.1 Article III Sect. TPR-176 "Parking Regulations Pertaining to Particular Streets." Per DPW Unmarked on-street parking counts based on an estimated 9' x 20' area and 5' distance from driveway entrances. Counts in all locations are conservative.

Location	Non-Handicap (NH)	Handicap (H)	Max Walking Distance	Regulations
Adams Street lot	26	2	430 ft	3 hr limit
Adams Street to Murphy Ct (from Watertown St to Murphy Ct)	15		0.1-0.3 miles	metered
Bridge St (from Watertown St to Chandler St)	5		0.2 miles	1 hr, 8am-6pm
Broadway St (from Watertown St to Churchill St)	20		0.2 miles	2 hr, 7am-7pm
Chapel St lot	24	1	0.2 miles	3 hr limit
Churchill St (from Broadway St to Nevada St)	10		0.2-0.3 miles	no restrictions
Hawthorn St (from Watertown St to Murphy Ct)	12		200 ft -0.2 miles	no restrictions
Nevada St to Churchill St (from Watertown St to Churchill St)	10		0.2 miles	no restrictions
Watertown St to Broadway (from Adams St to Broadway St)	12	2	0 ft - 0.2 miles	1 and 2 hr limit
Watertown St to Chapel St (from Adams St to Chapel St)	27	1	300 ft -0.2 miles	metered
Total	161	6		

Non Metered Parking Lots

The Adams St and Chapel St public lots offer up to 50 non-handicap and 3 handicap spaces. The spaces are on a first come, first serve basis for a period of 3 hours.

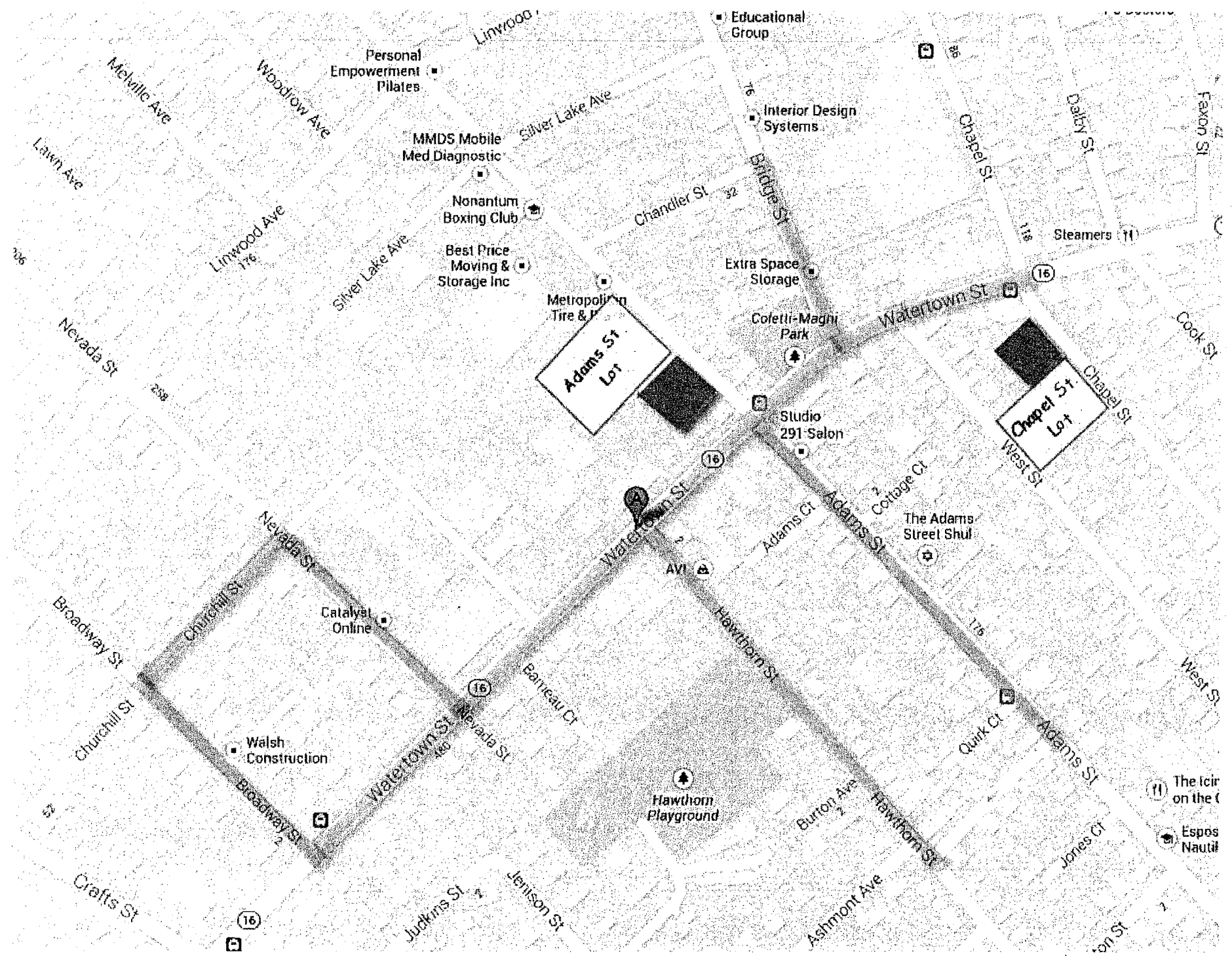
On-Street Parking Metered Parking

There are approximately 42 non-handicap and 2 handicap metered parking spaces available within a maximum walking distance of 0.2 mile from the site.

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 Newton City Clerk
 2014 JAN - 7 PM 3:17
 David A. O'Son, Clerk
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On-Street Non-Metered Parking

There are approximately 69 non-handicap and 2 handicap on-street parking spaces available immediately in front of the site to a distance of .2 miles. This breaks down to 17 non-handicap and 2 handicap spaces on Watertown and Bridge Streets, with restrictions of one to two hour limit between 8 am to 6 pm, and 42 spaces in the residential areas of Hawthorn, Broadway, Nevada and Churchill Streets, with no time restrictions to a two hour limit between 7 am and 7 pm.



Personal Empowerment Pilates

MMDS Mobile Med Diagnostic

Nonantum Boxing Club

Best Price Moving & Storage Inc

Metropolitan Tire & Auto

Adams St Lot

Educational Group

Interior Design Systems

Extra Space Storage

Coletti-Magni Park

Studio 291 Salon

Chapel St Lot

The Adams Street Shul

Catalyst Online

Walsh Construction

Hawthorn Playground

The Ice on the Ice

Espos Nautif

Adams Street

(1) Prohibited, all days:

- a) East side, entire length, from Watertown Street to California Street.
- b) East side, from Washington Street northerly 75 feet.

(2) Fifteen (15) minute limit, all days, at the following locations on the west side of Adams Street:

- a) From a point 400 feet southerly of Watertown Street, southerly 40 feet.
- b) From a point 750 feet southerly of Watertown Street, southerly 20 feet.
- c) From a point 850 feet southerly of Watertown Street, southerly 40 feet.
- d) From a point 1050 feet southerly of Watertown Street, southerly 20 feet.
- e) From a point 1250 feet southerly of Watertown Street, southerly 40 feet.
- f) From the intersection of Clinton Street, northerly 30 feet.

(3) Prohibited, 8:00 a.m. to 3:00 p.m., on school days:

- a) West side from 500 feet north of Washington Street northerly 100 feet.
- b) East side from 150 feet north of Washington Street to Wiltshire Road.

(4) One-hour limit, 7:00 a.m. to 7:00 p.m., west side from 100 feet north of Watertown Street to California Street.

(5) One-hour limit, east side, from Middle Street to Watertown Street.

(6) Parking meter zone, one-hour limit, 8:00 a.m. to 6:00 p.m.:

- a) East side, from the intersection of Watertown Street southerly 140 feet.

Bridge Street

(1) Prohibited, all days, east side from Watertown Street to California Street.

(2) Prohibited, west side from Watertown Street northerly 90 feet.

(3) One-hour limit, 8:00 a.m. to 6:00 p.m., west side from a point 90 feet north of Watertown Street to California Street.

Brooklyn Street

- (1) 2-Hour Limit

Chapel Street

- (1) Prohibited all days:
- a) East side, from Watertown Street to California Street.
 - b) West side, from California Street to a point 225 feet south of California Street.
- (2) Two-hour limit, 8:00 a.m. to 6:00 p.m., west side, from a point 225 feet south of California Street to a point 170 feet north of Watertown Street.
- (3) Parking meter zone, two-hour limit, 8:00 a.m. to 6:00 p.m., west side from a point 150 feet north of Watertown Street to Watertown Street.

Churchill Street

- (1) No Restrictions

Hawthorn Street

- (1) Prohibited, Saturdays included, 7:00 a.m. to 10:00 p.m., from Watertown Street southerly 100 feet.
- (2) Prohibited, all days, southwest side, from the intersection of Murphy Court southeasterly 50 feet.
- (3) Prohibited, all days, southwest side, from Watertown Street southerly to a point 400 feet from intersection of Watertown Street.

Nevada Street

- (1) Prohibited, west side, 7:00 a.m. to 6:00 p.m. from Churchill Street to Watertown Street.

Watertown Street

(1) Prohibited, all days:

- a) South side, from Crafts Street easterly 228 feet.
- b) South side, from Adams Street easterly 50 feet.
- c) North side, from Nevada Street easterly 245 feet.
- d) North side, from Albemarle Road easterly 100 feet.
- e) Both sides, from Walnut Street westerly 100 feet, and from Walnut Street easterly 50 feet.
- f) North side, from the eastern curblineline of Waltham Street easterly for 90 feet.
- g) South side, from the northern curblineline of Washington Street, easterly 80 feet.
- h) North side, from Davis Avenue easterly 40 feet.
- i) North side, from Davis Avenue westerly 40 feet.

(2) Prohibited, all days, 4:00 p.m. to 6:00 p.m.:

- a) North side from Adams Street to Bridge Street.
- b) South side from a point 80 feet east of Washington Street easterly 85 feet.

(3) One-hour limit, south side from a point 50 feet east of Adams Street to West Street.

(4) One-hour limit, 7:00 a.m. to 7:00 p.m.:

- a) South side from Hawthorn Street to Pearl Street.
- b) North side from Hawthorn Street to Adams Street.
- c) North side from Bridge Street to Pearl Street.

(5) Two-hour limit, 8:00 a.m. to 6:00 p.m.:

- a) South side from a point 228 feet east of Crafts Street easterly to a point 273 feet east of Nevada Street.
- b) North side from Nevada Street to Broadway.

(6) Parking meter zone, one-hour limit, 8:00 a.m. to 4:00 p.m.:

- a) North side from Adams Street to Bridge Street.
- b) North side from a point 90 feet east of the eastern curblineline of Waltham Street easterly 165 feet.

(7) Parking meter zone, one-hour limit, 8:00 a.m. to 6:00 p.m.:

- a) South side from opposite Faxon Street to 60 feet east of Adams Street.
- b) North side from Faxon Street to Bridge Street.
- c) South side, from a point 7 feet east of Chapel Street easterly 60 feet.
- d) South side, from a point 205 feet east of Washington Street easterly 48 feet.

425-433 Watertown Street Parking Observation and Utilization

Observation 1 Thursday Decemebr 12, 2013 8:00 - 8:45 AM

Observation 2 Friday Decemebr 13, 2013 10:00 - 11:00 AM

Observation 3 Tuesday Decemebr 17, 2013 1:00 - 1:30 PM

Observation 4 Monday Decemebr 30, 2013 2:00 - 2:30 PM

Observation 5 Monday January 6, 2014 9:00 - 9:30 AM

	Available Per Observation 1	Available Per Observation 2	Available Per Obsevation 3	Available Per Obsevation 4	Available Per Obsevation 5
Parking Meters	32 NH / 1 H	10 NH / 1 H	17 NH / 1 H	15 NH / 1 H	17 NH / 1 H
Unmetered Public Lot	18 NH / 3 H	8 NH / 3H	17 NH / 2 H	16 NH / 3 H	12 NH / 2 H
Non Residential Street Parking	11 NH / 2 H	7 NH/ 2 H	11 NH / 2 H	13 NH / 2 H	11 NH / 2 H
Residential Street Parking	47 NH	39 NH	44 NH	45 NH	39 NH
Total Available	108 NH/ 6 H	64 NH/ 6H	89 NH / 5 H	89 NH / 6 H	79 NH / 5 H

(NH) Non Handicap Parking (H) Handicap Parking

Parking Meters on Watertown Street and Adams Street

Unmetered Public Lot on Adamas Street and Chapel Street

Non Residential Street Parking on Watertown Street and Bridge Street

Residential Parking on Hawthorn Street, Nevada Street, Churchill Street and Broadway Street

Parking Inventory Thursday December 12, 2013 8:00-8:45 AM

Location	Non Handicap	Handicap	Available Spaces
Adams Street lot	26	2	10 NH / 2 H
Adams Street to Murphy Ct	15		12
Bridge St	5		4
Broadway St	20		20
Chapel St lot	24	1	8 NH / 1 H
Churchill St	10		10
Hawthorn St to Murphy Ct	12		7
Nevada St to Churchill St	10		10
Watertown St to Broadway	12	2	7 NH / 2 H
Watertown St to Chapel St	27	1	20 NH / 1 H
Total	161	6	108 NH / 6 H

Parking Inventory Thursday December 13, 2013 10:00 - 11: AM

Location	Non Handicap	Handicap	Available Spaces
Adams Street lot	26	2	4 NH / 2 H
Adams Street to Murphy Ct	15		5
Bridge St	5		4
Broadway St	20		18
Chapel St lot	24	1	4 NH / 1 H
Churchill St	10		10
Hawthorn St to Murphy Ct	12		3
Nevada St to Churchill St	10		8
Watertown St to Broadway	12	2	3 NH / 2 H
Watertown St to Chapel St	27	1	5 NH / 1 H
Total	161	6	64 NH / 6 H

Parking Inventory Thursday December 17, 2013 1:00 -1:30 PM

Location	Non Handicap	Handicap	Available Spaces
Adams Street lot	26	2	5 NH / 1 H
Adams Street to Murphy Ct	15		5
Bridge St	5		4
Broadway St	20		20
Chapel St lot	24	1	12 NH / 1 H
Churchill St	10		9
Hawthorn St to Murphy Ct	12		5
Nevada St to Churchill St	10		10
Watertown St to Broadway	12	2	7 NH / 2 H
Watertown St to Chapel St	27	1	12 NH / 1 H
Total	161	6	89 NH / 5 H

Parking Inventory Monday December 30, 2013 2:00 -2:30 PM

Location	Non Handicap	Handicap	Available Spaces
Adams Street lot	26	2	7 NH / 1 H
Adams Street to Murphy Ct	15		5
Bridge St	5		5
Broadway St	20		20
Chapel St lot	24	1	9 NH / 2 H
Churchill St	10		10
Hawthorn St to Murphy Ct	12		5
Nevada St to Churchill St	10		10
Watertown St to Broadway	12	2	8 NH / 2 H
Watertown St to Chapel St	27	1	10 NH / 1 H
Total	161	6	89 NH / 6 H

Parking Inventory Monday January 6, 2014 9:00 -9:30 AM

Location	Non Handicap	Handicap	Available Spaces
Adams Street lot	26	2	5 NH / 1 H
Adams Street to Murphy Ct	15		5
Bridge St	5		4
Broadway St	20		20
Chapel St lot	24	1	7 NH / 1 H
Churchill St	10		9
Hawthorn St to Murphy Ct	12		3
Nevada St to Churchill St	10		7
Watertown St to Broadway	12	2	7 NH / 2 H
Watertown St to Chapel St	27	1	12 NH / 1 H
Total	161	6	79 NH / 5 H

Summery

The observation table shows that there is short term parking available close to the site in the metered spaces on Watertown and Adams Street and in the Adams Street lot during all observation times. The table also shows there to ample parking on street in the residential areas adjacent to the site. On each of the visits to the site both the handicap and non-handicap one hour parking spaces out front were available. Based on the observations conducted between December 12, 2013 and January 6, 2014, there are more than enough parking spaces available within a short walking distance to fulfill the parking requirement of the addition 15 spaces requested in the waiver and to meet the needs of the tenants at the site.