



March 8, 2018

Ref: 14105.00

Neil Cronin
Senior Planner
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Re: The Shops at Chestnut Hill Special Permit Application

Dear Mr. Cronin,

Vanasse Hangen Brustlin, Inc. (VHB) on behalf of our client, MALL AT CHESTNUT HILL, LLC, is pleased to submit the enclosed Special Permit Application.

MALL AT CHESTNUT HILL, LLC requests a special permit for non-accessory parking to allow for the leasing of 496 parking stalls to off-site third-party users. Shuttle buses with accommodations for pick-up and drop-off at the existing on-site bus stop will be provided for the non-accessory parkers. MALL AT CHESTNUT HILL, LLC intends to make improvements to the site which include the addition of four accessible parking stalls, including two van spaces near the shuttle/bus stop, a crosswalk with accessible ramps connecting the shuttle stop to the parking garage, and minor sidewalk and curb improvements.

Attachments included:

- Special Permit Application (2 Copies)
- Zoning Review Memorandum (2 Copies)
- Parking Study and Shuttle Bus Schedule (1 Copy)
- Site Plans (13 Copies)
- Filing Fee - \$350

Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink, appearing to read "Mark Jackson", is written over the printed name.

Mark Jackson, PE

Project Engineer

99 High Street
10th Floor
Boston, Massachusetts 02110
P 617.728.7777
F 617.728.7782

Engineers | Scientists | Planners | Designers



Memorandum

To: City of Newton
Planning Department

Date: March 12, 2018

Project #: 14105.00

From: Sean M. Manning, PE
Chelsea Bouchard

Re: Chestnut Hill Mall Parking Analysis

VHB was retained by The Mall at Chestnut Hill, LLC, to assess and quantify peak parking utilization at the Chestnut Hill Mall in Newton Massachusetts. Over recent years, parking utilization at the mall has been observed to decline. Consequently, they have been approached to lease some existing underutilized parking spaces to third parties.

The Mall at Chestnut Hill, LLC is requesting a special permit, which would allow for up to 496 existing parking spaces to be leased to off-site third-party users. These spaces are anticipated to be used during weekdays only from 5:00 AM until 7:00 PM.

Tables 1 and 2 represent the results of the parking occupancy counts conducted at the Chestnut Hill Mall during the Christmas season on Black Friday and on a typical weekday. Counts of the parking garage and surface lots were conducted on the following two days during peak utilization times (11:00 AM – 4:00 PM):

1. Friday, November 24, 2017 (Black Friday)
2. Wednesday, December 13, 2017 (Typical Shopping Season Weekday)

Parking utilization was continuously monitored, with counts manually recorded and supporting photographs taken at all study area lots and garage levels at the beginning of each observation hour. On Wednesday, December 14, 2017, 12 spaces were leased from the surface lot north west of the garage for snow removal equipment. It should be noted that the snow storage area is located along the perimeter of the study area and not within high occupancy parking lots. These spaces reduced the capacity of the mall parking by 12 spaces. Additionally, on Wednesday, December 14, 2017, a fire department exercise was being conducted on and adjacent to the north side of the garage occupying and preventing parking in portions of these spaces. These areas were not recorded as occupied for the purposes of the counts. For reference, a PowerPoint presentation summarizing our efforts and findings is attached for reference.

The total parking space inventory at Chestnut Hill Mall is 2,116 spaces. As shown in the following tables, Black Friday was observed to be busier than Wednesday with a peak parking availability of 632 parking spaces at 2:00 PM. On Wednesday, the peak parking availability was 942 parking spaces at 2:00 PM.



Table 1: Chestnut Hill Mall Parking Counts

Friday, November 24, 2017

Memorandum

Map		Capacity	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM
ID	Lot							
A	Front Lot	573	416	490	513	531	516	492
B	Side Lot	238	117	191	234	239	233	234
C	Rear Lot	88	86	84	86	85	87	83
D	Garage (Levels G-P2)	706	429	487	509	499	490	471
E	Garage (Roof only)	243	0	1	3	2	3	3
F	West Rear Lot	64	5	11	22	24	26	22
G	North Rear	169	28	54	55	76	67	45
H	West Road	5	0	0	1	2	0	0
I	North Road	30	15	19	25	26	25	15
TOTAL		2,116	1,096 52%	1,337 63%	1,448 68%	1,484 70%	1,447 68%	1,365 65%

Table 2: Chestnut Hill Mall Parking Counts

Wednesday, December 13, 2017

Map		Capacity	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM
ID	Lot							
A	Front Lot	573	230	358	457	446	319	311
B	Side Lot	238	77	112	140	133	107	80
C	Rear Lot	88	82	82	85	84	77	76
D	Garage (Levels G-P2)	706	324	386	409	430	411	382
E	Garage (Roof only)	243	0	0	0	0	0	0
F	West Rear Lot	64	0	9	5	11	5	4
G	North Rear	157	29	33	36	39	16	10
H	West Road	5	0	0	0	0	1	0
I	North Road	30	11	18	19	19	19	15
TOTAL		2,104	753 36%	998 47%	1,151 55%	1,162 55%	955 45%	878 42%



Memorandum

Note that under peak weekday shopping conditions, the mall has parking availability that far exceeds what would be leased to third party providers. Under the busiest weekday, the mall would still maintain about 150 available parking spaces for customers with this proposed lease in place (Black Friday). During typical weekday conditions, the amount of available parking would be considerably higher.

Note in the special permit application that the third-party lease would include use of available parking spaces on the garage roof, the West Rear lot, the North Rear lot, and the North Road. These parking areas are the least desired retail parking spaces and are generally not ever used. Operation of these spaces would have little overlap with existing retail parking needs and operations.

Please call us if you have any questions.



The Shops at Chestnut Hill Chestnut Hill Parking Study

Friday, November 24, 2017 (Black Friday)
Wednesday, December 13, 2017

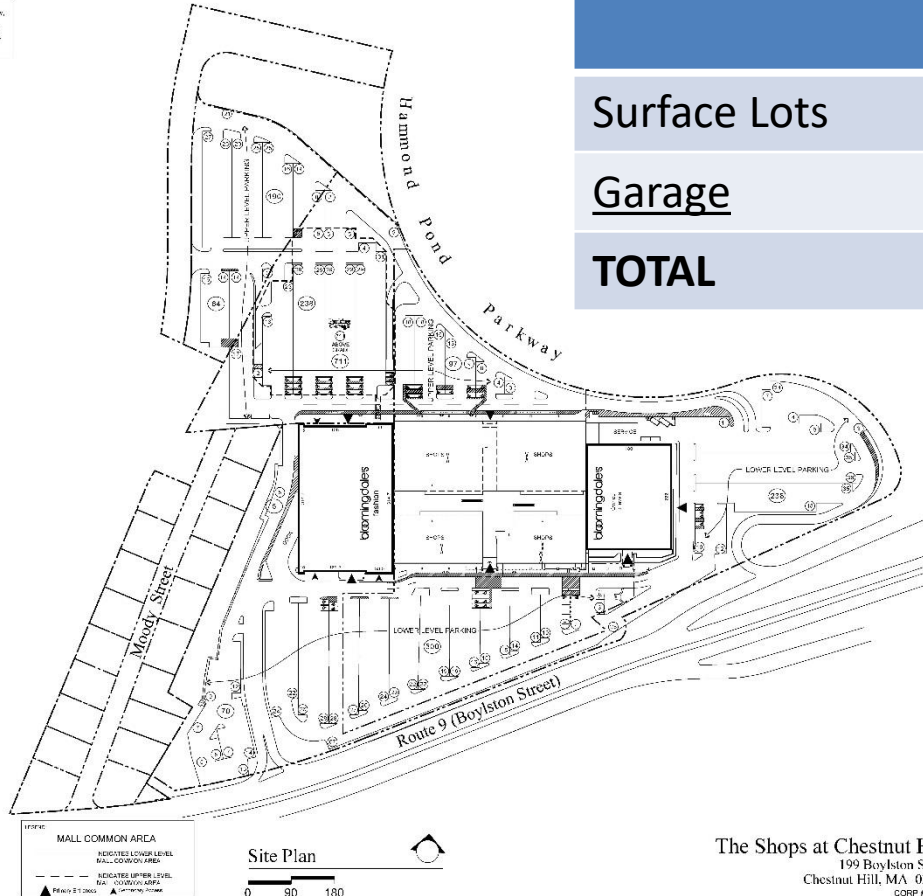


Objective

VHB has been retained by the Shops at Chestnut Hill to quantify parking occupancies during the 2017 holiday shopping season (in November and December)

The Shops at Chestnut Hill Existing Parking Spaces

This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Lincoln Properties Center, Chestnut Hill, to address or disclose any or all conditions on this exhibit, or that any tenants which can be developed on this exhibit will at all times be the occupant of the Center. Lincoln Properties Center reserves the right to modify this exhibit without notice and to accept or reject any and all conditions of the Center at any time.



Project Data

0. COMMERCIAL F.F.R.	117,720
0. COMMERCIAL F.F.R. (NON)	178,853
Total Department Store G.L.A.	297,253
Level 01	65,676
Level 02	87,270
Total Street Shops G.L.A.	152,946
Total G.L.A.	470,201
TOTAL PARKING SPACES: 2,116	
SPACE/1000 SF OF G.L.A.: 4.49	

Modified: February 24, 2017

Space Type	Parking Supply
Surface Lots	1,167 ¹
Garage	<u>949</u>
TOTAL	2,116

The Shops at Chestnut Hill
199 Boylston Street
Chestnut Hill, MA 02467
CORP # 7001



¹ On Wednesday, December 14, 2017, 12 spaces were leased from the surface lot north west of the garage for snow removal equipment and so the overall capacity on the second study day was reduced by 12 spaces.

Data Collection Methodology

This is an unapproved draft and is provided for informational purposes only. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

VHB Staff Person A

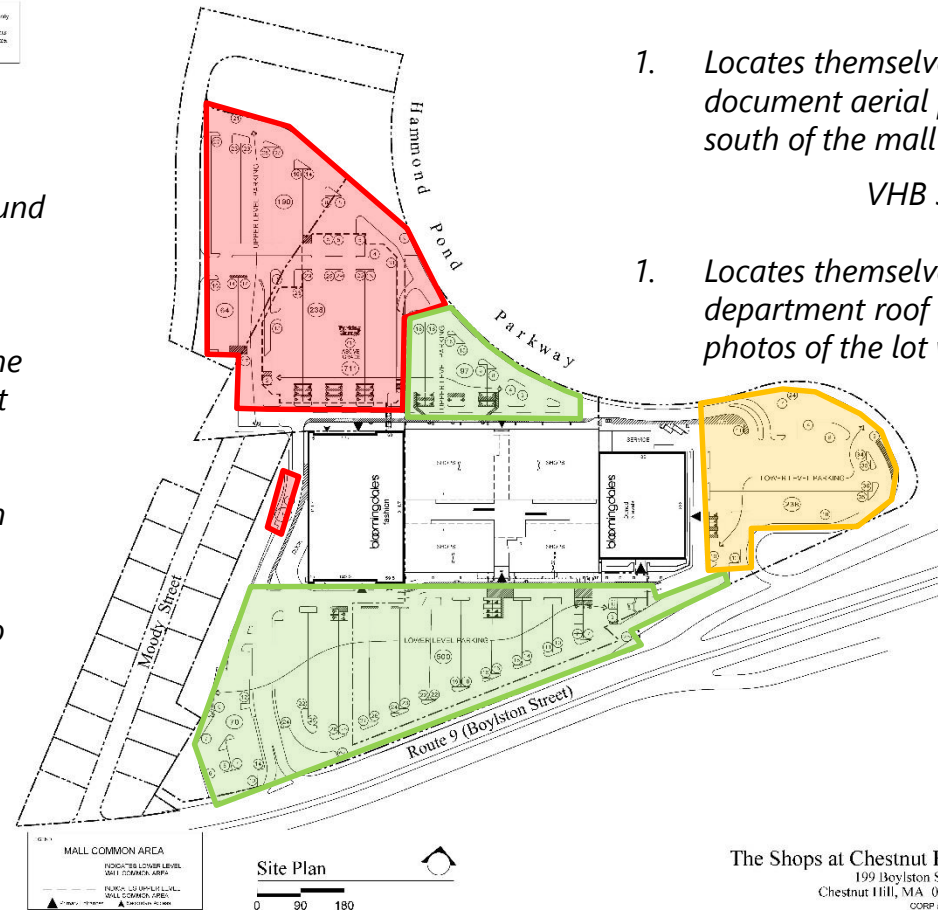
1. Travels between the ground floor, P1, P2, and roof to account for garage occupancies
2. Locates themselves on the garage roof to document aerial photos of the lots north and west
3. Walks to the roads north and south of the garage where parallel parked vehicles are permitted to count occupied spaces.

VHB Staff Person B

1. Locates themselves on the central mall roof to document aerial photos of the lots north and south of the mall

VHB Staff Person C¹

1. Locates themselves on the Bloomingdale Men's department roof (east side) to document aerial photos of the lot west of the mall.



Project Data	
RE DEVELOPMENT	117,730
RE DEVELOPMENT FISH	176,513
TOTAL DEVELOPMENT SQUARE FEET	294,243
Level 01	85,678
Level 02	87,270
Total Small Shops (Sq Ft)	172,948
Total GFA	470,201
TOTAL PARKING SPACES	2,113
SPACES/1,000 SF OF GFA	4.48
MOOREHEAD February 24, 2017	

The Shops at Chestnut Hill
199 Boylston Street
Chestnut Hill, MA 02467
CORP # 7801



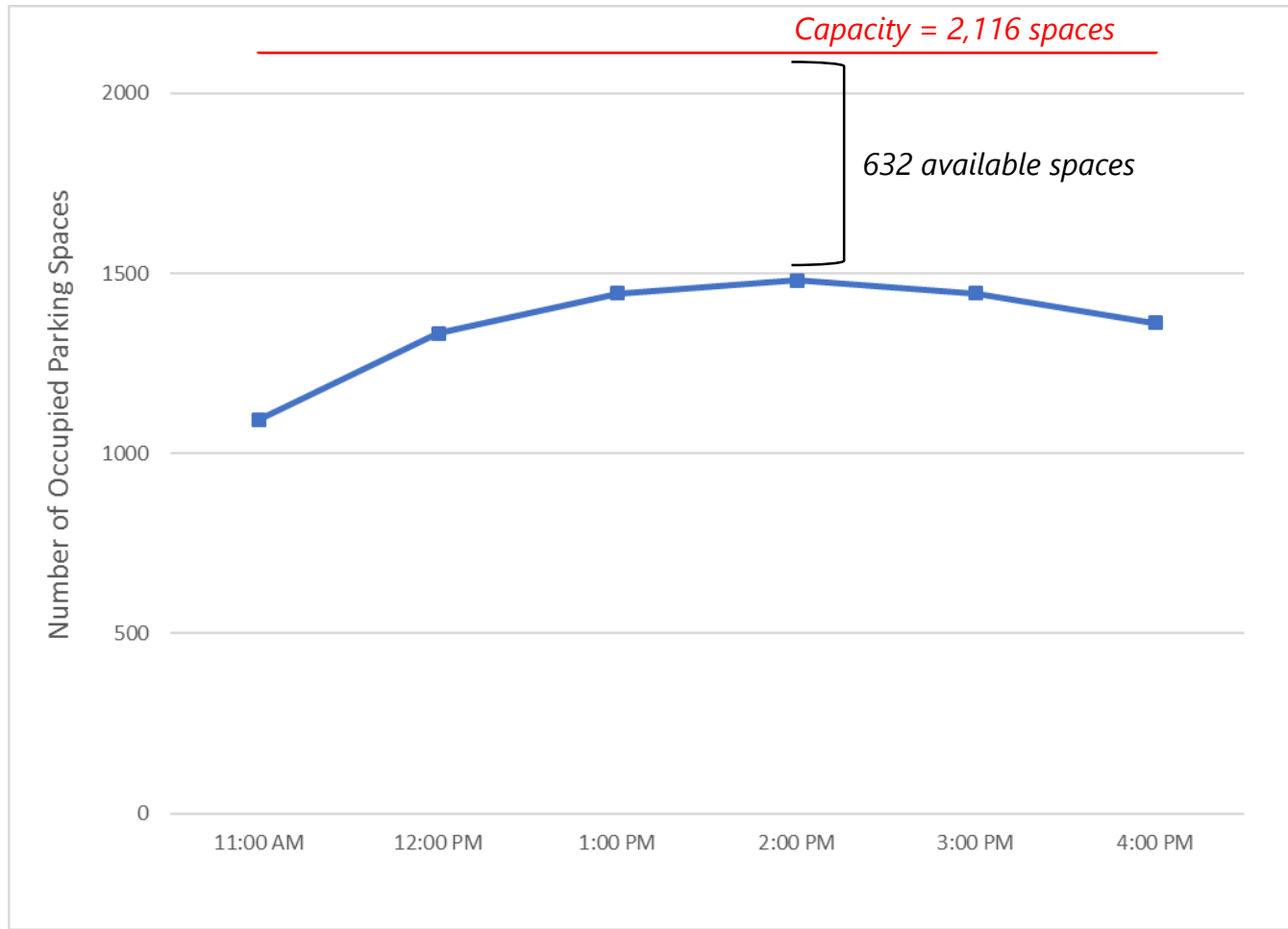
¹ Requires Bloomingdale's security to access Bloomingdales' roof



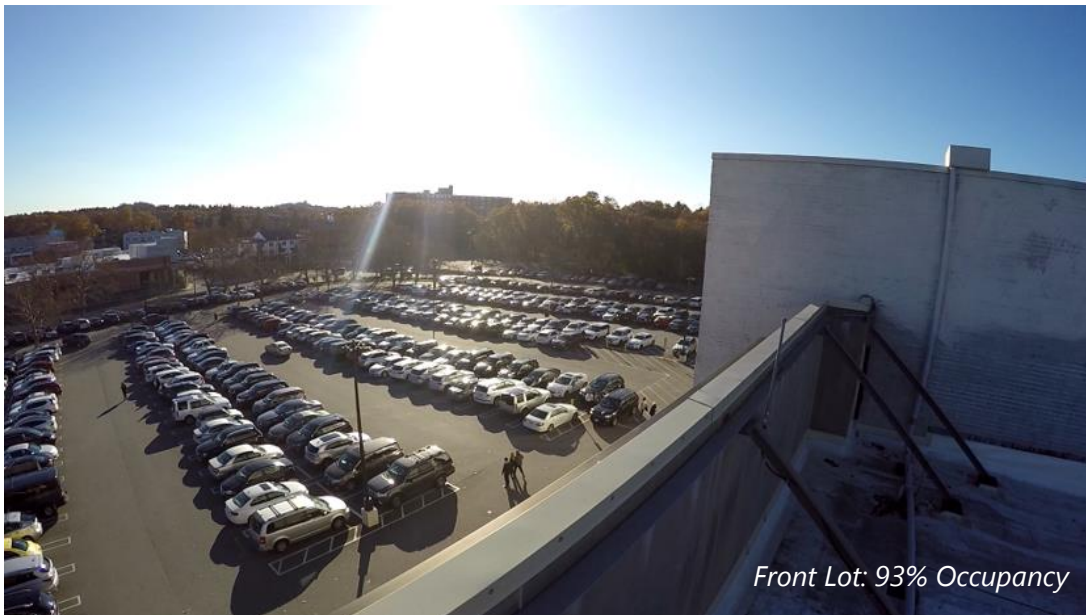
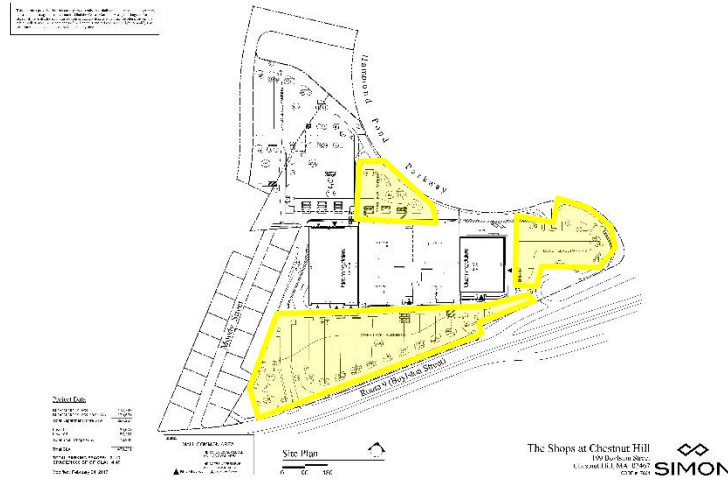
Observation Days

	11:00 AM - 4:00 PM Hourly Occupancy Counts
Black Friday	Friday November 24, 2017
Holiday Shopping Season Weekday	Wednesday December 13, 2017

Black Friday (November 24, 2017) Parking Occupancy



Black Friday (November 24, 2017) Peak Occupancy: 2:00 PM – Surface Lots

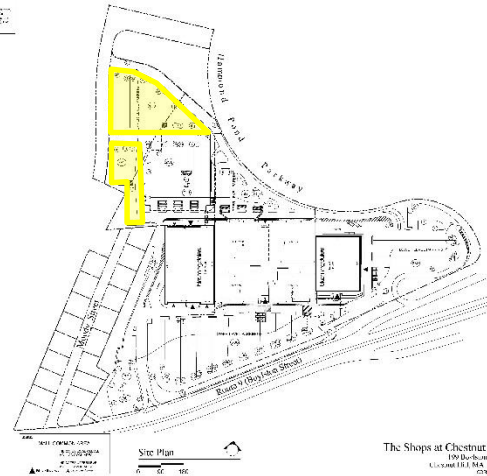


Black Friday (November 24, 2017) Peak Occupancy: 2:00 PM – Surface Lots



West Rear Lot: 37% Occupancy

1. THE SHOPS AT CHESTNUT HILL
2. THE SHOPS AT CHESTNUT HILL
3. THE SHOPS AT CHESTNUT HILL



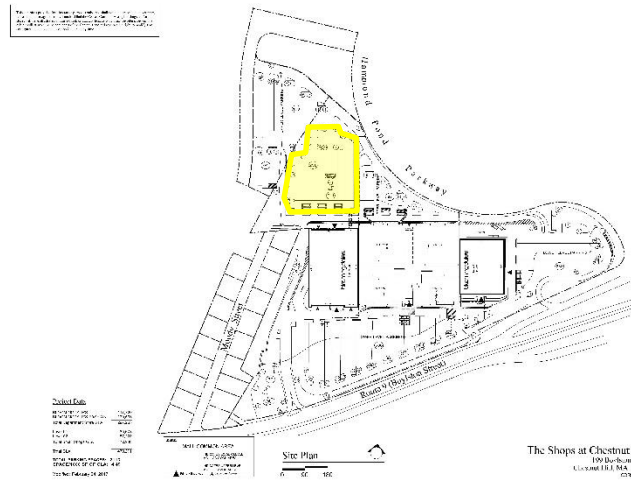
North End
1. THE SHOPS AT CHESTNUT HILL
2. THE SHOPS AT CHESTNUT HILL
3. THE SHOPS AT CHESTNUT HILL
4. THE SHOPS AT CHESTNUT HILL
5. THE SHOPS AT CHESTNUT HILL
6. THE SHOPS AT CHESTNUT HILL
7. THE SHOPS AT CHESTNUT HILL
8. THE SHOPS AT CHESTNUT HILL
9. THE SHOPS AT CHESTNUT HILL
10. THE SHOPS AT CHESTNUT HILL

The Shops at Chestnut Hill
100 Bunker Hill Street
Chestnut Hill, MA 02157
SIMON



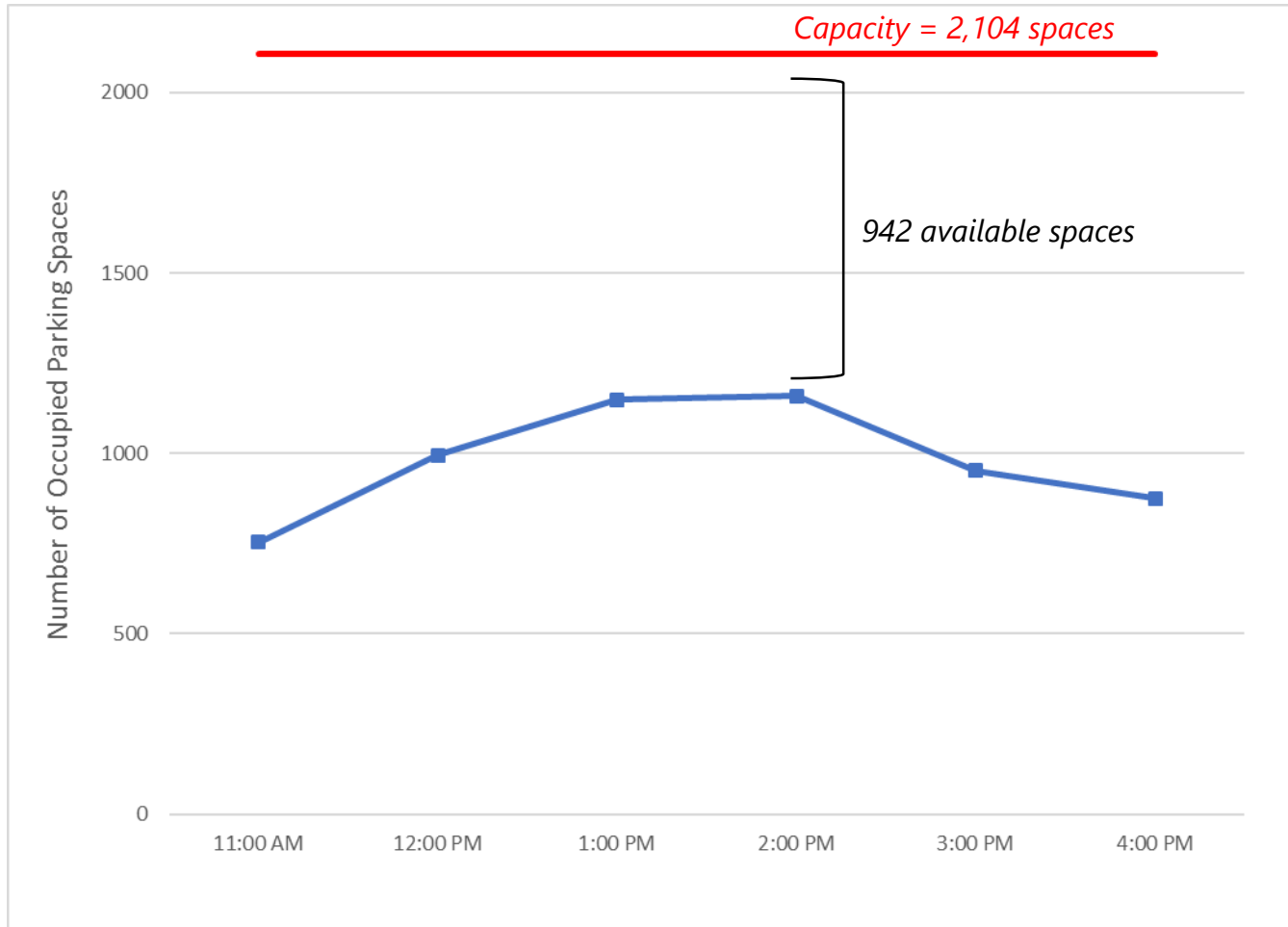
North Rear Lot: 45% Occupancy

Black Friday (November 24, 2017) Peak Occupancy: 2:00 PM – Garage



Wednesday (December 13, 2017)

Parking Occupancy

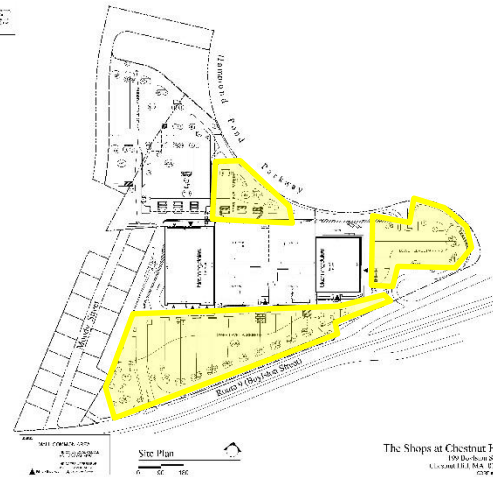


Wednesday (December 13, 2017)

Peak Occupancy: 2:00 PM – Surface Lots



1. THE SHOPS AT CHESTNUT HILL
 2. CHESTNUT HILL
 3. CHESTNUT HILL
 4. CHESTNUT HILL

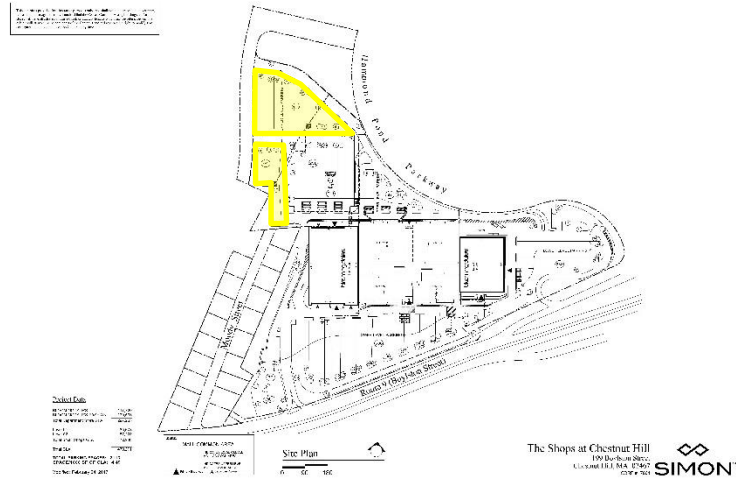


North Arrow
 Scale: 1" = 100'
 Date: 12/13/17
 Project: The Shops at Chestnut Hill
 Location: Chestnut Hill, MA
 Client: Simon
 Designer: VHB



Wednesday (December 13, 2017)

Peak Occupancy: 2:00 PM – Surface Lots



Wednesday (December 13, 2017)

Peak Occupancy: 2:00 PM – Garage



P2: 43% Occupancy

1. THE SHOPS AT CHESTNUT HILL
2. THE SHOPS AT CHESTNUT HILL
3. THE SHOPS AT CHESTNUT HILL



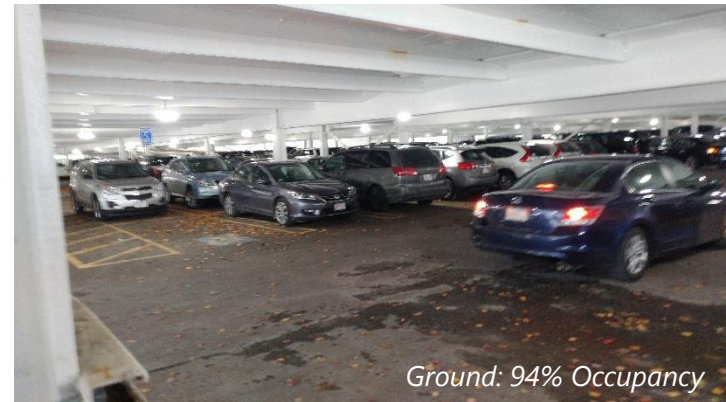
North Arrow
Scale: 1" = 100'
DATE: 12/13/17
PROJECT: THE SHOPS AT CHESTNUT HILL
DRAWN BY: [Name]
CHECKED BY: [Name]

Site Plan
0 50 100'

The Shops at Chestnut Hill
100 Chestnut Hill Road
Chestnut Hill, MA 02157
SIMON



P1: 44% Occupancy



Ground: 94% Occupancy

Key Findings

1. Peak parking occupancy was observed at:
 - 2:00 PM on Black Friday (November 24, 2017)
 - 2:00 PM on Wednesday (December 13, 2017)
2. The maximum occupancy was:
 - 70% on Black Friday (November 24, 2017)
 - 55% on Wednesday (December 13, 2017)
3. Drivers park as close as possible to the mall entrances/exits
4. Drivers circulate throughout the front and side surface lots as they approach capacity
5. Spaces located in the rear lots (behind the garage), the roof and P2 levels of the garage, and the lower section of the front lot generally the least popular spots. These were observed to be the last resort for parkers.
6. Few occurrences of vehicles parking in unstriped spaces were observed
7. 3 electric vehicle spaces are provided by the rear mall entrance

Route Schedules

Chestnut Hill Lot AM

Effective 8/25/17-6/30/18



Chestnut Hill - Upper Lot	Chestnut Hill Lower Lot	850 Boylston St (Eastbound)	110 Francis St	70 Francis St	Binney St.	BIDMC West Campus
Inbound AM						
5:30 AM	<i>5:31 AM</i>	<i>5:39 AM</i>	<i>5:47 AM</i>	<i>5:49 AM</i>	<i>5:50 AM</i>	5:52 AM
6:00 AM	<i>6:01 AM</i>	<i>6:09 AM</i>	<i>6:17 AM</i>	<i>6:19 AM</i>	<i>6:20 AM</i>	6:22 AM
6:15 AM	<i>6:16 AM</i>	<i>6:24 AM</i>	<i>6:32 AM</i>	<i>6:34 AM</i>	<i>6:35 AM</i>	6:37 AM
6:22 AM	<i>6:23 AM</i>	<i>6:31 AM</i>	<i>6:39 AM</i>	<i>6:41 AM</i>	<i>6:42 AM</i>	6:44 AM
6:28 AM	<i>6:29 AM</i>	<i>6:37 AM</i>	<i>6:45 AM</i>	<i>6:47 AM</i>	<i>6:48 AM</i>	6:50 AM
6:33 AM	<i>6:34 AM</i>	<i>6:42 AM</i>	<i>6:50 AM</i>	<i>6:52 AM</i>	<i>6:53 AM</i>	6:55 AM
6:45 AM	<i>6:46 AM</i>	<i>6:54 AM</i>	<i>7:02 AM</i>	<i>7:04 AM</i>	<i>7:05 AM</i>	7:07 AM
7:00 AM	<i>7:01 AM</i>	<i>7:09 AM</i>	<i>7:17 AM</i>	<i>7:19 AM</i>	<i>7:20 AM</i>	7:22 AM
7:15 AM	<i>7:16 AM</i>	<i>7:24 AM</i>	<i>7:32 AM</i>	<i>7:34 AM</i>	<i>7:35 AM</i>	7:37 AM
7:30 AM	<i>7:31 AM</i>	<i>7:39 AM</i>	<i>7:47 AM</i>	<i>7:49 AM</i>	<i>7:50 AM</i>	7:52 AM
7:45 AM	<i>7:46 AM</i>	<i>7:54 AM</i>	<i>8:02 AM</i>	<i>8:04 AM</i>	<i>8:05 AM</i>	8:07 AM
8:00 AM	<i>8:01 AM</i>	<i>8:09 AM</i>	<i>8:17 AM</i>	<i>8:19 AM</i>	<i>8:20 AM</i>	8:22 AM
8:30 AM	<i>8:31 AM</i>	<i>8:39 AM</i>	<i>8:47 AM</i>	<i>8:49 AM</i>	<i>8:50 AM</i>	8:52 AM
9:00 AM	<i>9:01 AM</i>	<i>9:09 AM</i>	<i>9:17 AM</i>	<i>9:19 AM</i>	<i>9:20 AM</i>	9:22 AM
10:00 AM	<i>10:01 AM</i>	<i>10:09 AM</i>	<i>10:17 AM</i>	<i>10:19 AM</i>	<i>10:20 AM</i>	10:22 AM

*Times in *Red and Italicize* are approximate times only. Buses may arrive before or after this time depending on traffic.*

Route Schedules

Chestnut Hill Lot PM

Effective 7/1/17-6/30/18



70 Francis St	Jimmy Fund Way	Brookline Ave. & Francis St.	850 Boylston St (Westbound)	Chestnut Hill - Upper Lot
Outbound PM				
2:30 PM	<i>2:33 PM</i>	<i>2:36 PM</i>	<i>2:48 PM</i>	2:56 PM
3:00 PM	<i>3:03 PM</i>	<i>3:06 PM</i>	<i>3:18 PM</i>	3:26 PM
3:00PM-6:00PM	Buses will depart every 15 minutes			3:00PM-6:00PM
6:00 PM	<i>6:03 PM</i>	<i>6:06 PM</i>	<i>6:18 PM</i>	6:26 PM
6:20 PM	<i>6:23 PM</i>	<i>6:26 PM</i>	<i>6:38 PM</i>	6:46 PM
6:40 PM	<i>6:43 PM</i>	<i>6:46 PM</i>	<i>6:58 PM</i>	7:06 PM
7:00 PM	<i>7:03 PM</i>	<i>7:06 PM</i>	<i>7:18 PM</i>	7:26 PM
7:20 PM	<i>7:23 PM</i>	<i>7:26 PM</i>	<i>7:38 PM</i>	7:46 PM
7:40 PM	<i>7:43 PM</i>	<i>7:46 PM</i>	<i>7:58 PM</i>	8:06 PM
8:00 PM	<i>8:03 PM</i>	<i>8:06 PM</i>	<i>8:18 PM</i>	8:26 PM
8:30 PM	<i>8:33 PM</i>	<i>8:36 PM</i>	<i>8:48 PM</i>	8:56 PM

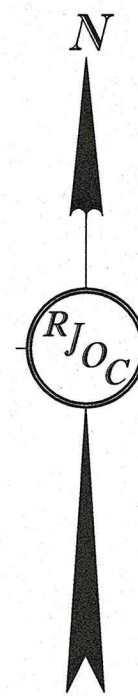
*Times in *Red and Italicize* are approximate times only. Buses may arrive before or after this time depending on traffic.*

Chestnut Hill Mall to St. Elizabeth's

BUS 1	BUS 2	BUS 3	BUS 4
6:00 AM	6:15 AM	6:30 AM	6:45 AM
7:00 AM	7:15 AM	7:30 AM	7:45 AM
8:00 AM	8:15 AM	8:30 AM	8:45 AM
9:00 AM	9:15 AM	9:30 AM	9:45 AM
10:00 AM	10:15 AM	10:30 AM	10:45 AM

St. Elizabeth's to Chestnut Hill Mall

BUS 1	BUS 2	BUS 3	BUS 4
2:00 PM	2:15 PM	2:30 PM	2:45 PM
3:00 PM	3:15 PM	3:30 PM	3:45 PM
4:00 PM	4:15 PM	4:30 PM	4:45 PM
5:00 PM	5:15 PM	5:30 PM	5:45 PM

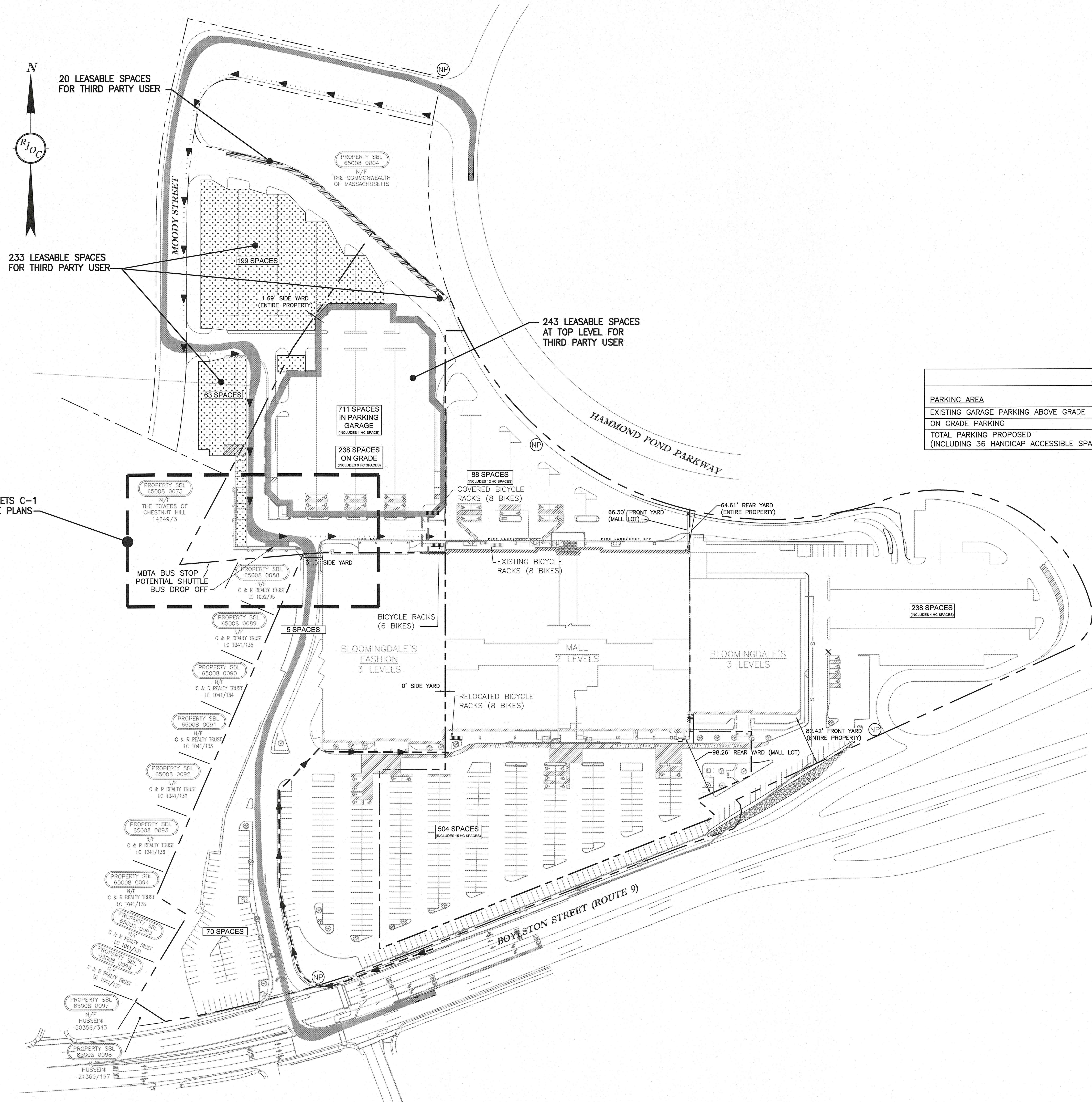


233 LEASABLE SPACES FOR THIRD PARTY USER

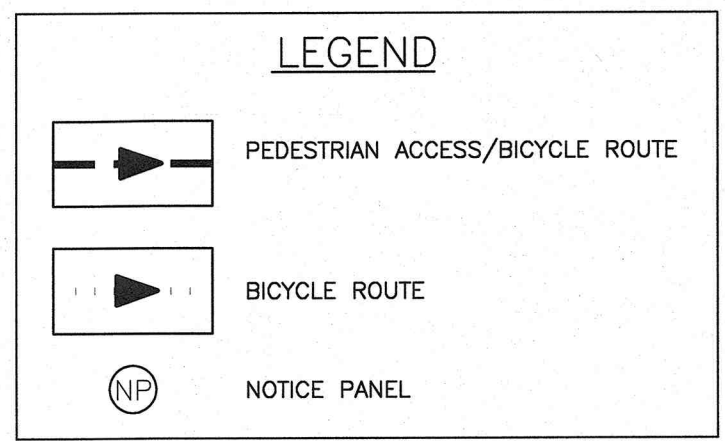
20 LEASABLE SPACES FOR THIRD PARTY USER

243 LEASABLE SPACES AT TOP LEVEL FOR THIRD PARTY USER

SEE SHEETS C-1 FOR SITE PLANS

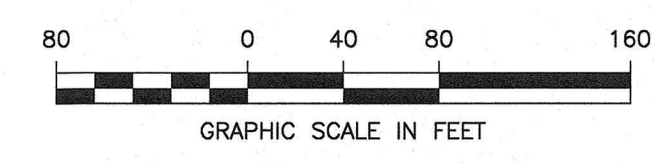


PARKING AREA	EXISTING SPACES	PROPOSED MALL SPACES	PROPOSED LEASED SPACES
EXISTING GARAGE PARKING ABOVE GRADE	711	468	243
ON GRADE PARKING	1,405	1,152	253
TOTAL PARKING PROPOSED (INCLUDING 36 HANDICAP ACCESSIBLE SPACES)	2,116	1,620	496

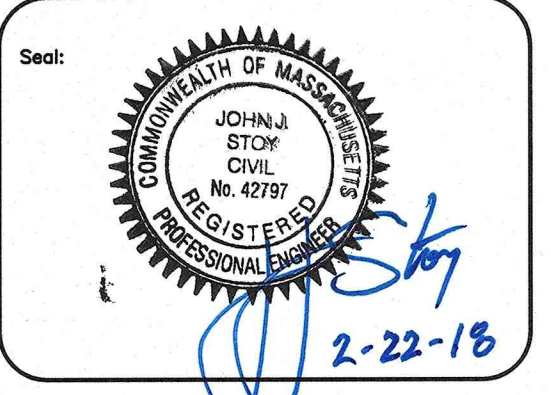


	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SF	939,546 SF	939,546 SF
FRONTAGE	80 FT	1,635 FT	1,635 FT
FRONT YARD	10 FT	82.42 FT	82.42 FT
SIDE YARD	24.54 FT	1.69 FT	1.69 FT
REAR YARD	24.54 FT	64.61 FT	64.61 FT
F.A.R.	1.0	0.842	0.842
HEIGHT	24 FT, 36 FT (W/SPECIAL PERMIT)	49.08 FT	49.08 FT
STORIES	3 (W/SPECIAL PERMIT)	3	3

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SF	324,691 SF	324,691 SF
FRONTAGE	80 FT	485.86 FT	485.86 FT
FRONT YARD	10 FT	66.30 FT	66.30 FT
SIDE YARD	0 FT	0 FT	0 FT
REAR YARD	19.09 FT	98.26 FT	98.26 FT
F.A.R.	1.0	0.704	0.704
HEIGHT	24 FT, 36 FT (W/SPECIAL PERMIT)	38.18 FT	38.18 FT
STORIES	3 (W/SPECIAL PERMIT)	2	2



No.	Date	Revision
5	02/22/18	ISSUED FOR ZONING REVIEW
4	06/04/13	ADDED 10' ACCESSIBLE STALLS
3	04/30/13	ADDED VESTIBULE
2	11/27/12	REVISED PER LAND USE COMMITTEE COMMENTS
1	10/02/12	ISSUED FOR SPECIAL PERMIT AND SITE PLAN APPROVAL
-	08/09/12	ISSUED FOR PRELIMINARY CITY REVIEW



Designed by: SPG
 Drawn by: BMS
 Checked by: SPG
 Scale: 1"=80'
 Date: 08/09/2012

Prepared for:
MALL AT CHESTNUT HILL, LLC
 199 BOYLSTON STREET
 CHESTNUT HILL, MA 02167

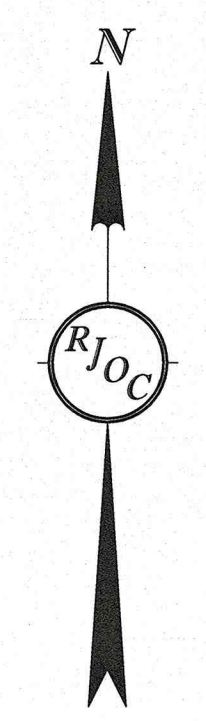
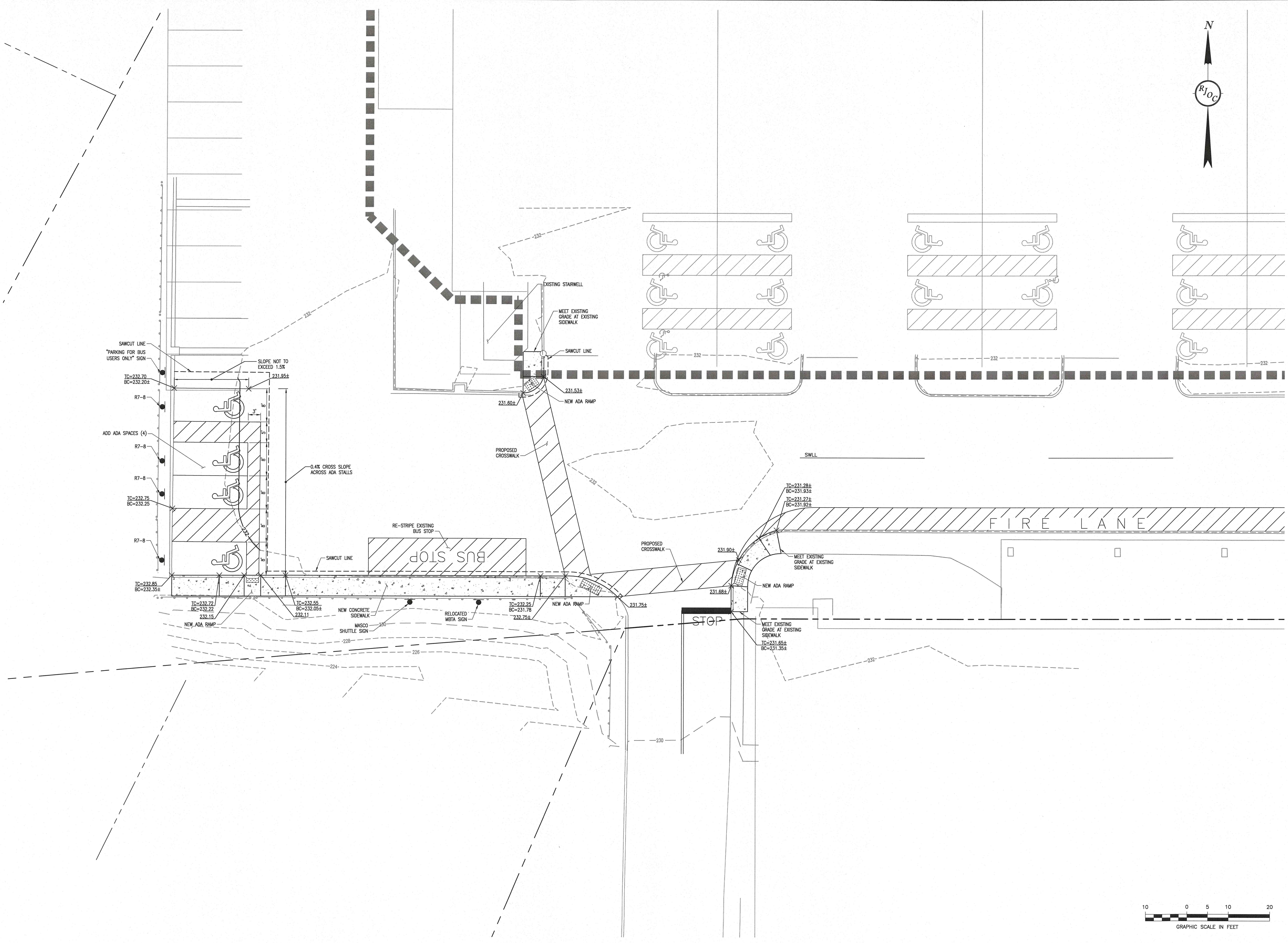
Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTVALE AVE
 STONEHAM, MA 02180
 781-279-0180
 FAX: 781-279-0173

Project Name:
THE MALL AT CHESTNUT HILL NEWTON, MA

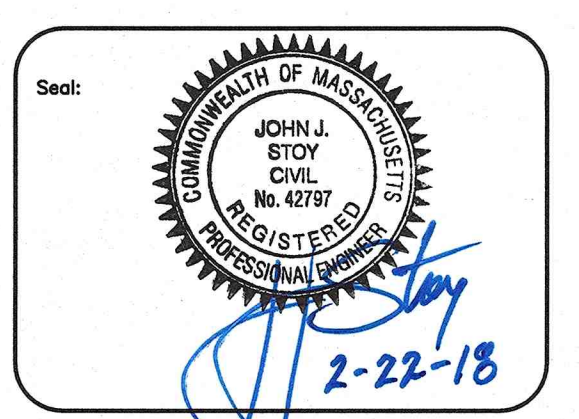
Drawing Name:
OVERALL SITE PLAN

Drawing No.:
OSP-1
 Project No.: 18003

Drawing name: G:\MA\Newton\Simon\The Mall At Chestnut Hill\Main\001\18003_OSP-1 OVERALL SITE PLAN.dwg
 Feb 22, 2018 1:55:59pm



No.	Date	Revision
1	02/22/18	ISSUED FOR ZONING REVIEW



Designed by: SPG
 Drawn by: WJH/BGE
 Checked by: SPG
 Scale: 1"=10'
 Date: 02/22/2018

Prepared for:
MALL AT CHESTNUT HILL, LLC
 199 BOYLSTON STREET
 CHESTNUT HILL, MA 02187

Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
 80 MONTVALE AVE
 STONEHAM, MA 02180
 781-279-0180
 FAX: 781-279-0173

Project Name:
**THE MALL AT CHESTNUT HILL
 NEWTON, MA**
 Drawing Name:
SITE PLAN

Drawing No.:
C-1
 Project No.: 18003