



To: Dr. Karen Munkacy
Garden Remedies
116 Chestnut Hill Road
Newton, Massachusetts

Date: June 18, 2018

Memorandum

Project #: 12676.00

From: Randall Hart
Principal

Re: Supplemental Traffic
Garden Remedies Facility
Newton, Massachusetts

Ana Fill
Senior Transportation Engineer

To be responsive to comments, questions, and concerns raised at the June 5, 2018 Land Use Committee hearing, VHB has prepared this supplemental memorandum to clarify several areas of the proposal.

Court Street Parking Assessment

At the Land Use Committee Hearing, residents who live in the area suggested that parking for Garden Remedies currently occurs on Court Street behind the existing facility. To assess the level to which this may be occurring, VHB conducted supplemental parking/license plate counts to determine whether parking on Court Street was short term or long term. The counts were conducted on a weekday between 4 and 6PM and again on a Saturday between 11 AM-2PM. During these periods, the cars parked along Court Street between Washington Street (south) and Beach Street were counted each 15-minutes and a record of license plates for vehicles was established. Counts were also conducted at Beach and Washington Streets. The license plates were recorded so that the duration of parked vehicles could be established. Our results included very limited parking on Court Street, and the majority of those cars were parked for two hours or longer. These results imply that the cars do not belong to Garden Remedies patients, who would tend to park for a shorter duration. Table 1 below summarizes the data collected.

101 Walnut Street
PO Box 9151
Watertown, MA 02472-4026
P 617.924.1770

Table 1 Parking Summary

| Length of Time | Weekday | | | | Saturday | | | |
|------------------------|------------------|------------------|--------------|--------------------------------|------------------|------------------|--------------|--------------------------------|
| | Court Street N/S | Court Street E/W | Beach Street | Washington Street (north side) | Court Street N/S | Court Street E/W | Beach Street | Washington Street (north side) |
| 15 min. | 1 | 0 | 1 | 16 | 0 | 5 | 0 | 26 |
| 30 min. | 0 | 0 | 0 | 7 | 0 | 1 | 0 | 8 |
| 45 min. | 0 | 1 | 0 | 3 | 1 | 3 | 0 | 7 |
| 1 hr. | 0 | 1 | 2 | 4 | 0 | 3 | 0 | 9 |
| 1 hr. 15 min | 0 | 0 | 0 | 2 | 0 | 2 | 2 | 3 |
| 1 hr. 30 min. | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 3 |
| 1 hr. 45 min. | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 4 |
| 2 hr. | 2 | 3 | 1 | 0 | 0 | 1 | 0 | 1 |
| 2 hr. 15 min. | | | | | 2 | 0 | 0 | 0 |
| 2 hr. 30 min. | | | | | 1 | 0 | 1 | 0 |
| 2 hr. 45 min. | | | n/a | | 0 | 0 | 1 | 0 |
| 3 hr. | | | | | 3 | 3 | 2 | 0 |
| 15 min. or less | 33% | 0% | 20% | 47% | 0% | 26% | 0% | 43% |
| 1 hour or more | 67% | 80% | 80% | 24% | 86% | 47% | 100% | 33% |

Source: Parking occupancy counts conducted by VHB on Tuesday, June 19, 2018 and Saturday, June 16, 2018

As can be seen in Table 1, on a weekday only 1 vehicle was observed to park for 15 minutes or less on Court Street and 1 on Beach Street. On Saturday, 5 vehicles parked for 15 minutes or less on Court Street and none on Beach Street. The results also indicate the different nature of parkers on the residential streets (long term parking) as compared to those parked on Washington Street (short term parking). Based on our observations, it appears that few to no patrons of the Garden Remedies Facility, as well as all other businesses along Washington Street, park in the neighborhood.

Transportation Demand Management (TDM)

Given the site's proximity to numerous MBTA bus stops (including the stop for MBTA bus routes 553, 554, and 556 adjacent to the site), there are strong opportunities to implement Transportation Demand Management (TDM) measures on site to minimize the proposed project's impacts on the surrounding roadways. Implementation of TDM measures will offer alternatives to traveling in single occupancy vehicles, which will reduce traffic and parking demand on the site. As part of the proposed project, the following TDM measures will be implemented on site:

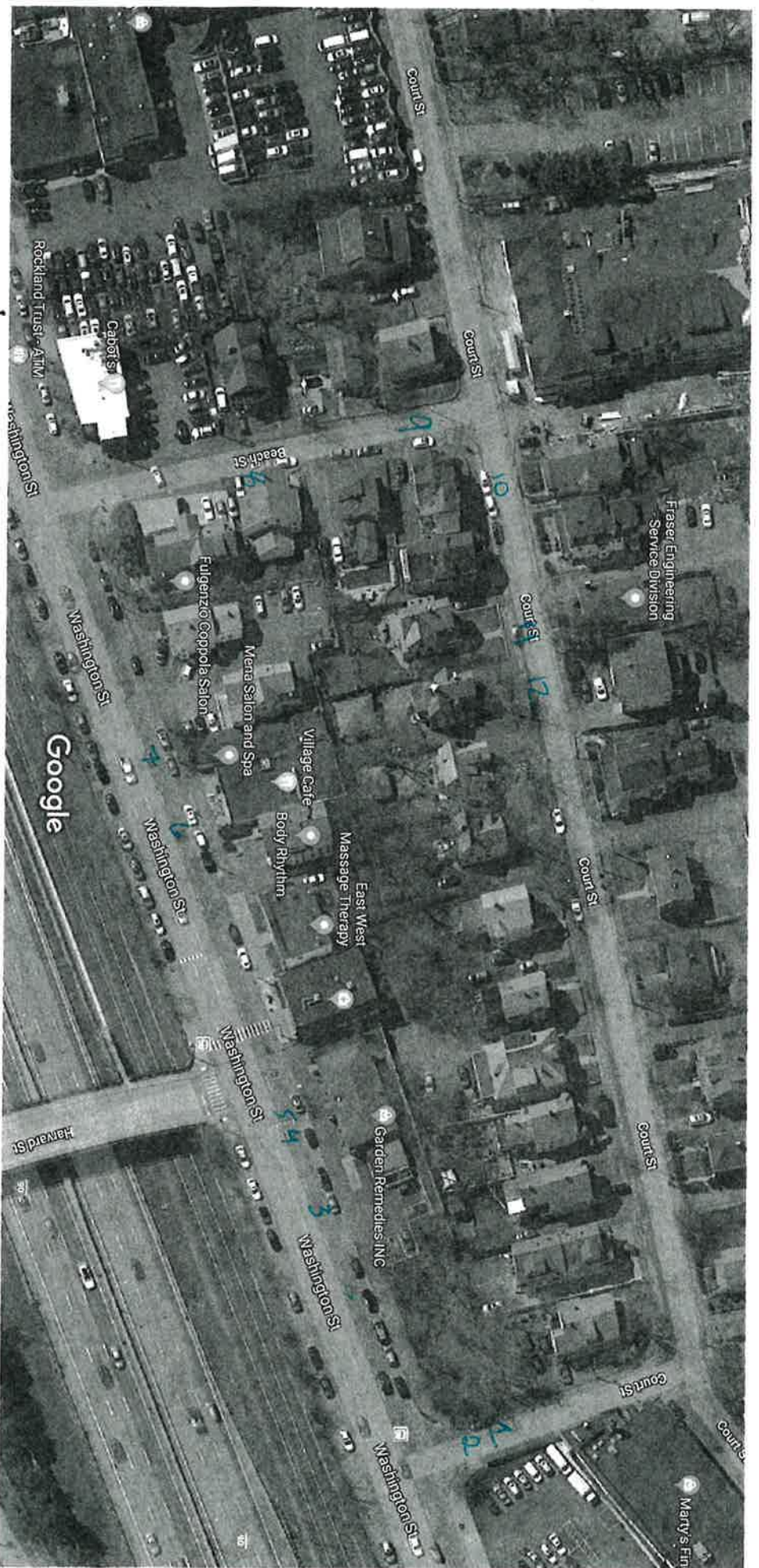
- › Display all public transit schedules in a central location within the facility;
- › To promote pedestrian safety, a map of the area will be provided for transit users that displays the location of Newtonville station, MBTA bus stops, sidewalks, and crosswalks. This information will be distributed to employees and will also be posted in common areas;
- › To help promote use of MBTA bus services, the Petitioner will make a payment of up to \$25,000 to the City of Newton (prior to the issuance of any building permit) for the cost and installation of a new bus shelter on Washington Street (with the exact location, configuration, and timing of the shelter installation pending approval by the MBTA through application by the City of Newton);
- › Provide a secure bicycle storage area on site; and
- › Implement an onsite car-pool rideshare program with guaranteed ride home.

In addition, the Proponent is committed to TDM initiatives and will encourage employees to use public transportation which is readily available in the area to get to and from work. In fact, the Petitioner will reimburse employees for the cost of the transit services for anyone who utilizes the available services. For employees who wish or need to drive to the facility, they will be directed to park at remote parking opportunities and either walk, take shuttles, or use Uber, Lyft, or other private ride services or taxis (in groups when possible) to access the proposed facility. Potential locations for remote parking will include the 100 Jackson Street parking lot, Woodland MBTA Station and or Riverside MBTA Station. The Proponent will subsidize the cost for parking and transportation between the remote locations to help ensure that the program is followed.

Attachments

- Parking Observations

4:00PM June 19th, 2018
 Google Maps

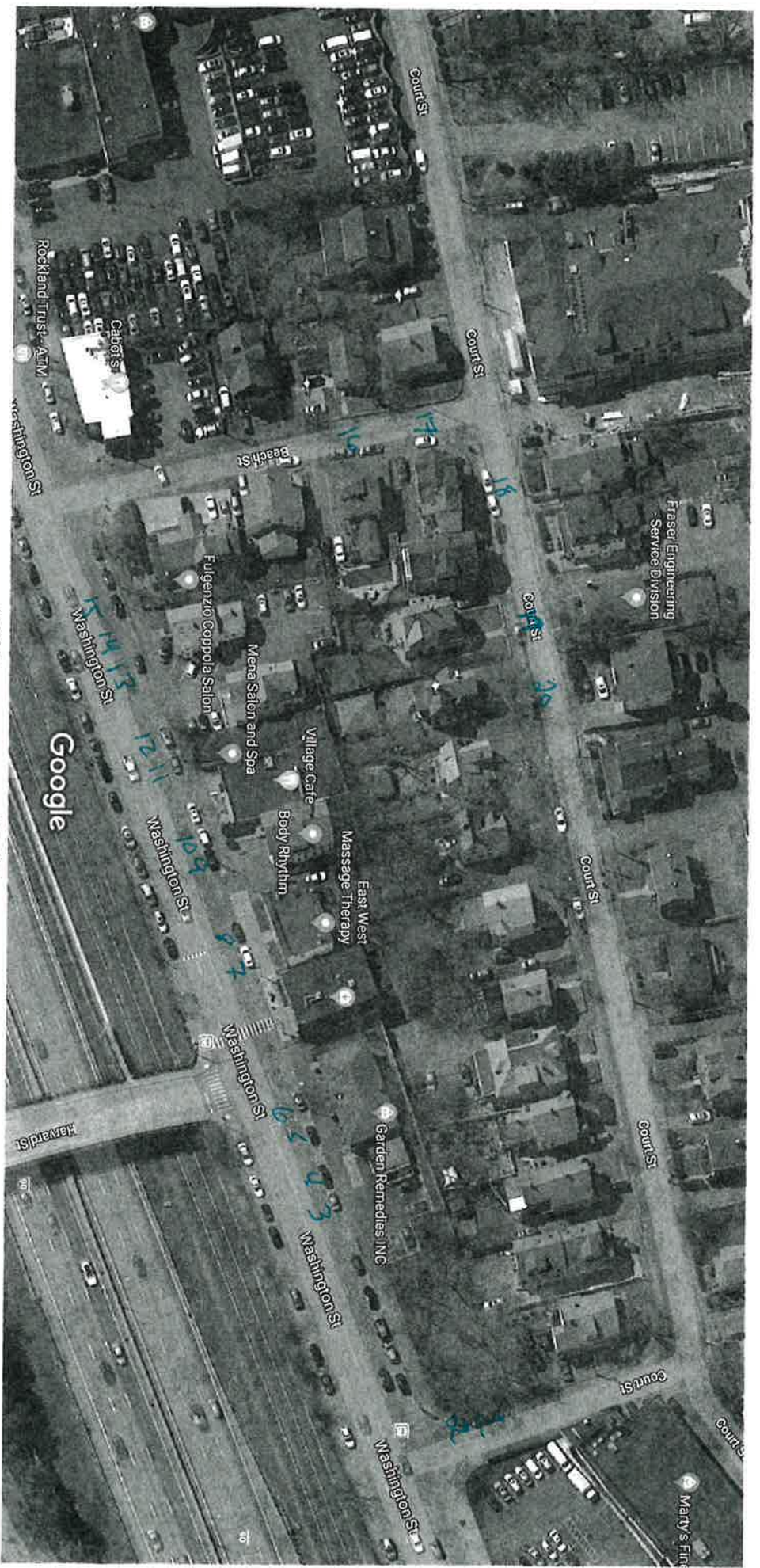


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| | | | | | |
|---|------|----|-------|----|----|
| 1 | 5269 | 9 | 2N100 | 17 | 25 |
| 2 | 0730 | 10 | WE1D | 18 | 26 |
| 3 | 9853 | 11 | 04V8 | 19 | 27 |
| 4 | 5645 | 12 | 63W1 | 20 | 28 |
| 5 | 2842 | 13 | | 21 | 29 |
| 6 | 4386 | 14 | | 22 | 30 |
| 7 | 5622 | 15 | | 23 | 31 |
| 8 | 7023 | 16 | | 24 | 32 |

4:15 PM

Google Maps

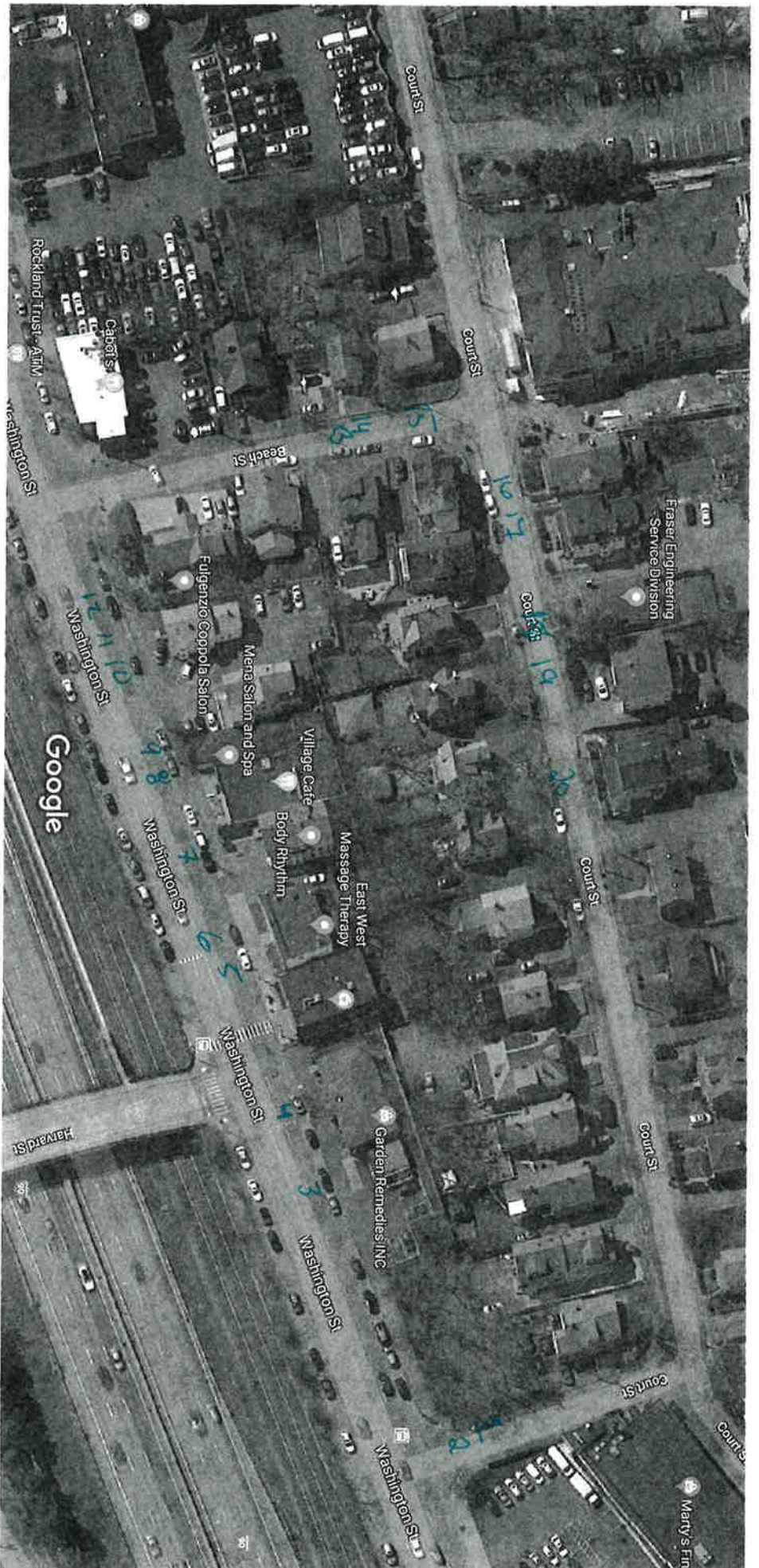


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| | | | | | |
|---|------|----|------|----|------|
| 1 | 5869 | 9 | W324 | 17 | ZN66 |
| 2 | 2730 | 10 | P16 | 18 | WE10 |
| 3 | 9853 | 11 | 5672 | 19 | MVB |
| 4 | 5645 | 12 | 6536 | 26 | 6ZM1 |
| 5 | 7842 | 13 | AB60 | 21 | |
| 6 | 6488 | 14 | 5563 | 22 | |
| 7 | 468C | 15 | X149 | 23 | |
| 8 | C925 | 16 | W438 | 24 | |

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Google Maps



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| | | | | | |
|---|-------|----|------|----|------|
| 1 | JAL69 | 9 | G536 | 17 | F464 |
| 2 | 2330 | 16 | A660 | 18 | B4VB |
| 3 | H808 | 11 | 55C3 | 19 | 6701 |
| 4 | K842 | 12 | X149 | 20 | 5558 |
| 5 | 4686 | 13 | 1412 | 21 | |
| 6 | S060 | 14 | W438 | 22 | |
| 7 | 2142 | 15 | 2160 | 23 | |
| 8 | 5622 | 16 | W610 | 24 | |

4:45 PM

Google Maps

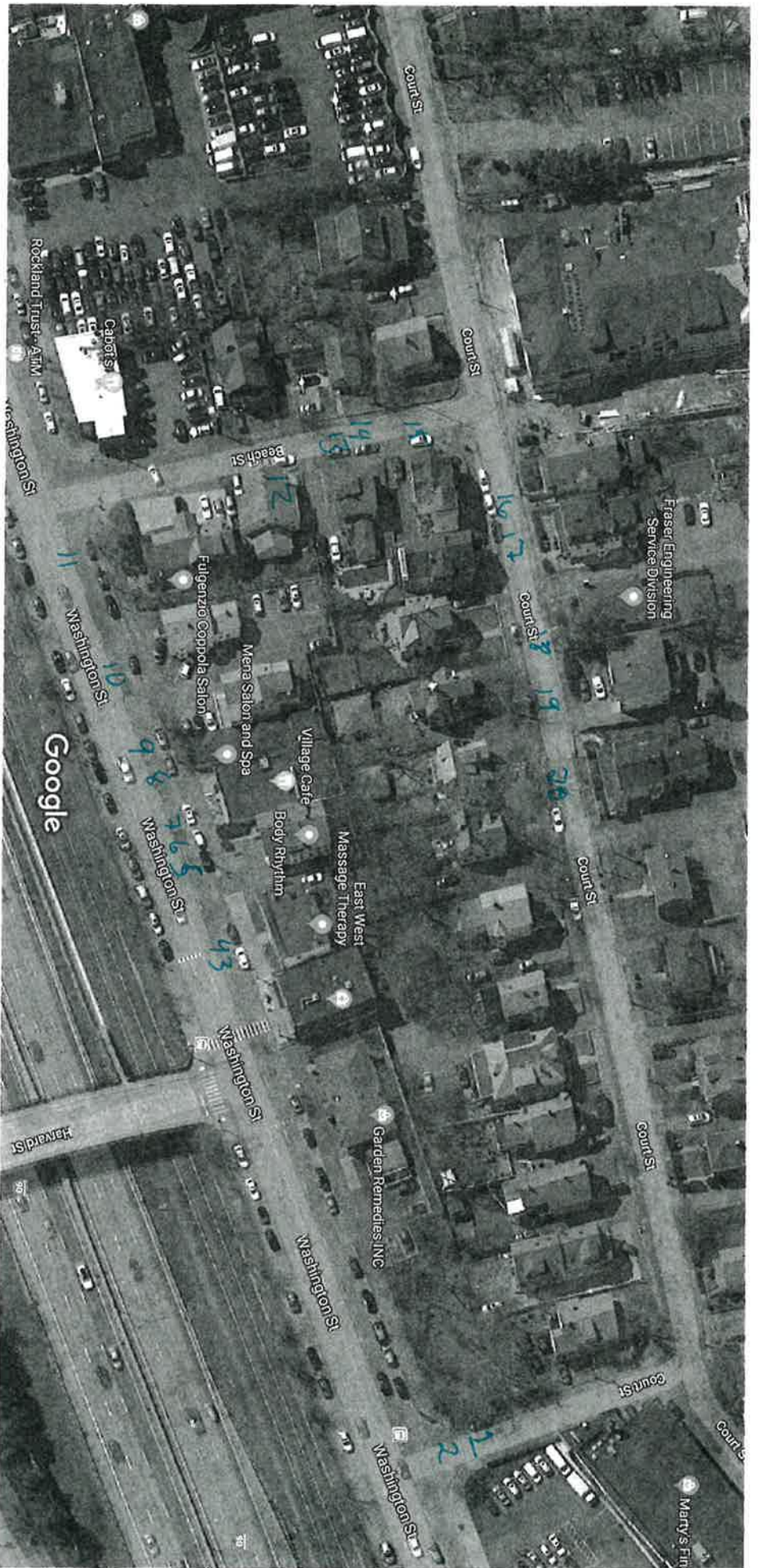


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| | | | | | |
|---|------|----|------|----|-------|
| 1 | JUDE | 9 | SD66 | 17 | W436 |
| 2 | 5969 | 10 | 2142 | 18 | ZND0 |
| 3 | 2730 | 11 | 5622 | 19 | W0510 |
| 4 | ZT10 | 12 | G536 | 20 | F464 |
| 5 | AS61 | 13 | 7DD6 | 21 | 24VB |
| 6 | RA42 | 14 | LK66 | 22 | 6ZL61 |
| 7 | X889 | 15 | MY40 | 23 | 55C8 |
| 8 | 468C | 16 | 1442 | 24 | |

5:00 PM

Google Maps

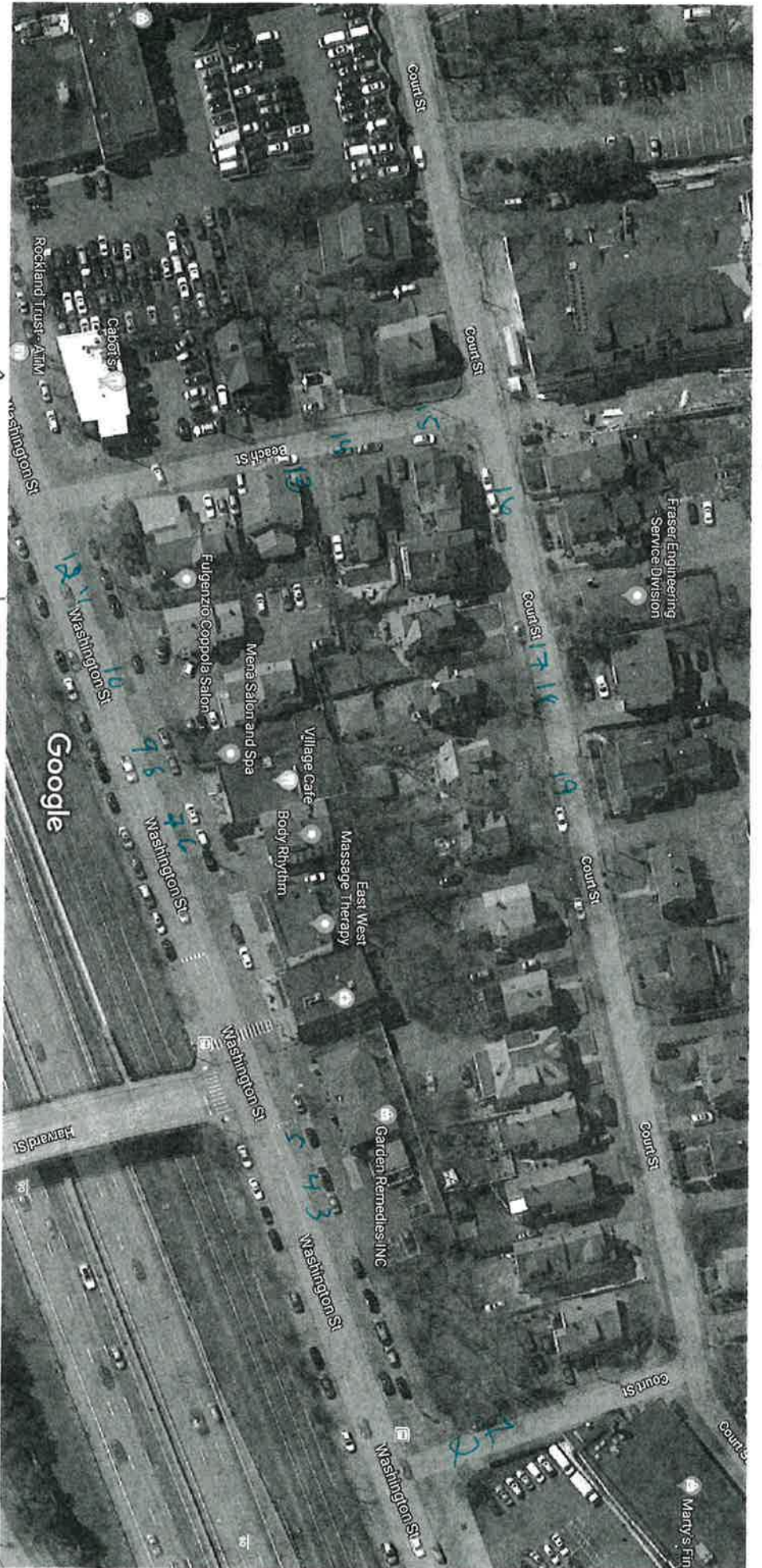


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|---|------|----|------|----|------|--|--|
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| 2 | 2730 | 10 | X252 | 18 | 6409 | | |
| 3 | 468C | 11 | MY4D | 19 | 6201 | | |
| 4 | 506D | 12 | 1669 | 20 | 5556 | | |
| 5 | 6FR2 | 13 | 1442 | 21 | | | |
| 6 | 214R | 14 | D438 | 22 | | | |
| 7 | 2241 | 15 | Z160 | 23 | | | |
| 8 | S622 | 16 | W610 | 24 | | | |

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Google Maps



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|---|------|----|------|----|------|
| 1 | 5219 | 9 | 6536 | 17 | 6418 |
| 2 | 2738 | 10 | X762 | 18 | 6211 |
| 3 | 02NH | 11 | 6528 | 19 | 5558 |
| 4 | 5412 | 12 | M146 | 20 | |
| 5 | 2286 | 13 | 1669 | 21 | |
| 6 | 2112 | 14 | 1412 | 22 | |
| 7 | 5741 | 15 | Z160 | 23 | |
| 8 | 5622 | 16 | W510 | 24 | |

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|---|------|----|------|----|------|
| 1 | 5269 | 9 | 5672 | 17 | 0418 |
| 2 | 2730 | 10 | X762 | 18 | 6261 |
| 3 | 6214 | 11 | G528 | 19 | |
| 4 | N669 | 12 | M44D | 20 | |
| 5 | A44D | 13 | 1669 | 21 | |
| 6 | P136 | 14 | 1412 | 22 | |
| 7 | 214R | 15 | Z660 | 23 | |
| 8 | 2241 | 16 | W610 | 24 | |

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Google Maps



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|---|------|----|-------|----|------|
| 1 | J269 | 9 | X762 | 17 | 6Z61 |
| 2 | 2736 | 16 | G528 | 18 | |
| 3 | DBNA | 11 | MY40 | 19 | |
| 4 | PM36 | 12 | 1669 | 20 | |
| 5 | A668 | 13 | 1YH2 | 21 | |
| 6 | P136 | 14 | ZN60 | 22 | |
| 7 | 2142 | 15 | WDE10 | 23 | |
| 8 | Z241 | 16 | 64V8 | 24 | |

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JUNE 16th 11:00 AM

Google Maps



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- 1 - 757 9-922
- 2 - 978 10-111
- 3 - 180 11-604
- 4 - 253 12-935
- 5 - 516 13-651
- 6 - 492 14-530
- 7 - 201 15-946
- 8 - 228 16-286
- 12-604 17-604
- 18-559 18-559
- 19-437 19-437
- 20-634 20-634
- 21-210 21-210
- 22-501 22-501
- 23-266 23-266
- 24-160 24-160
- 25-292 25-292
- 26-270 26-270
- 27-522 27-522
- 28-345 28-345
- 29-245 29-245

11:15am

Google Maps



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50 ft

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|---|-----|----|------|----|-----|----|-----|
| 1 | 757 | 9 | 279 | 17 | 280 | 25 | 260 |
| 2 | V80 | 16 | 1436 | 18 | 290 | 26 | 290 |
| 3 | 253 | 11 | 111 | 19 | 599 | 27 | 270 |
| 4 | 544 | 12 | 247 | 20 | 568 | 28 | 570 |
| 5 | 492 | 13 | X25 | 21 | 634 | 29 | 345 |
| 6 | E00 | 14 | 6E1 | 22 | N10 | | |
| 7 | N21 | 15 | E30 | 23 | S21 | | |
| 8 | 258 | 16 | P40 | 24 | 668 | | |



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|---|-----|----|-----|----|-----|----|-----|
| 1 | 257 | 9 | N21 | 17 | 4E1 | 25 | 628 |
| 2 | M1b | 10 | 652 | 18 | 940 | 26 | E13 |
| 3 | V86 | 11 | 968 | 19 | 280 | 27 | N66 |
| 4 | 253 | 12 | H36 | 20 | E59 | 28 | 270 |
| 5 | 324 | 13 | 111 | 21 | 668 | 29 | 270 |
| 6 | 492 | 14 | 290 | 22 | 274 | 30 | 672 |
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| 8 | E20 | 16 | X25 | 24 | 521 | 32 | 49 |

11:45 am

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|---|-----|----|-----|----|-----|----|-----|
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| 3 | 253 | 11 | 136 | 19 | X09 | 27 | N60 |
| 4 | 516 | 12 | 111 | 20 | 559 | 28 | 290 |
| 5 | 492 | 13 | 296 | 21 | 568 | 29 | 270 |
| 6 | W20 | 14 | M80 | 22 | 274 | 30 | 672 |
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Google Maps



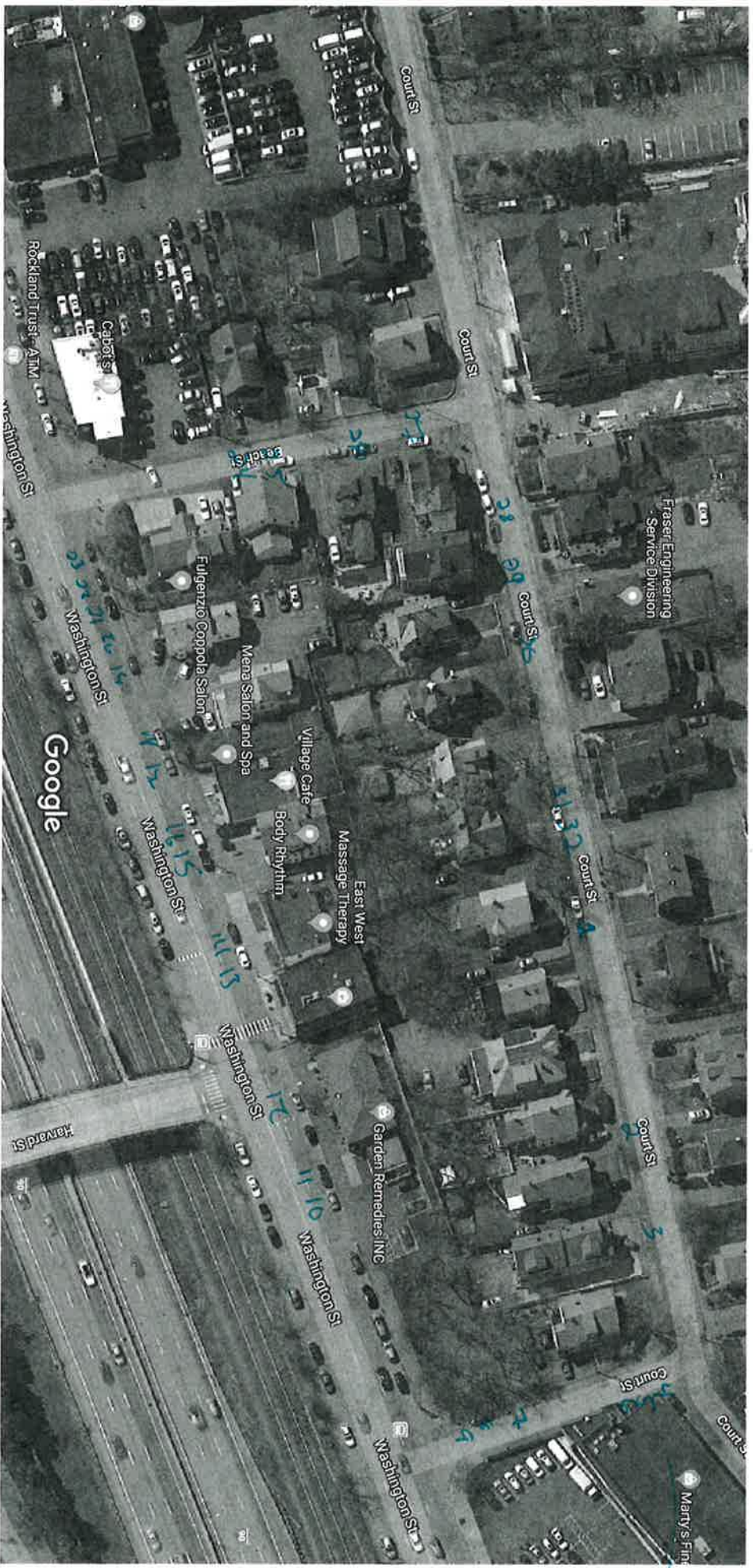
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50 ft

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| 1 | 757 | 9 | N21 | 17 | 546 | 25 | 274 | 33 | 345 |
| 2 | M10 | 18 | PM10 | 18 | R73 | 26 | N10 | 34 | 20M |
| 3 | T36 | 11 | 993 | 19 | G00 | 27 | S21 | 35 | 279 |
| 4 | 253 | 12 | 682 | 20 | 737 | 28 | 668 | | |
| 5 | 5L6 | 13 | 7RC | 21 | Z8D | 29 | F13 | | |
| 6 | 492 | 14 | Z96 | 22 | X09 | 30 | N60 | | |
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12:15 pm

Google Maps



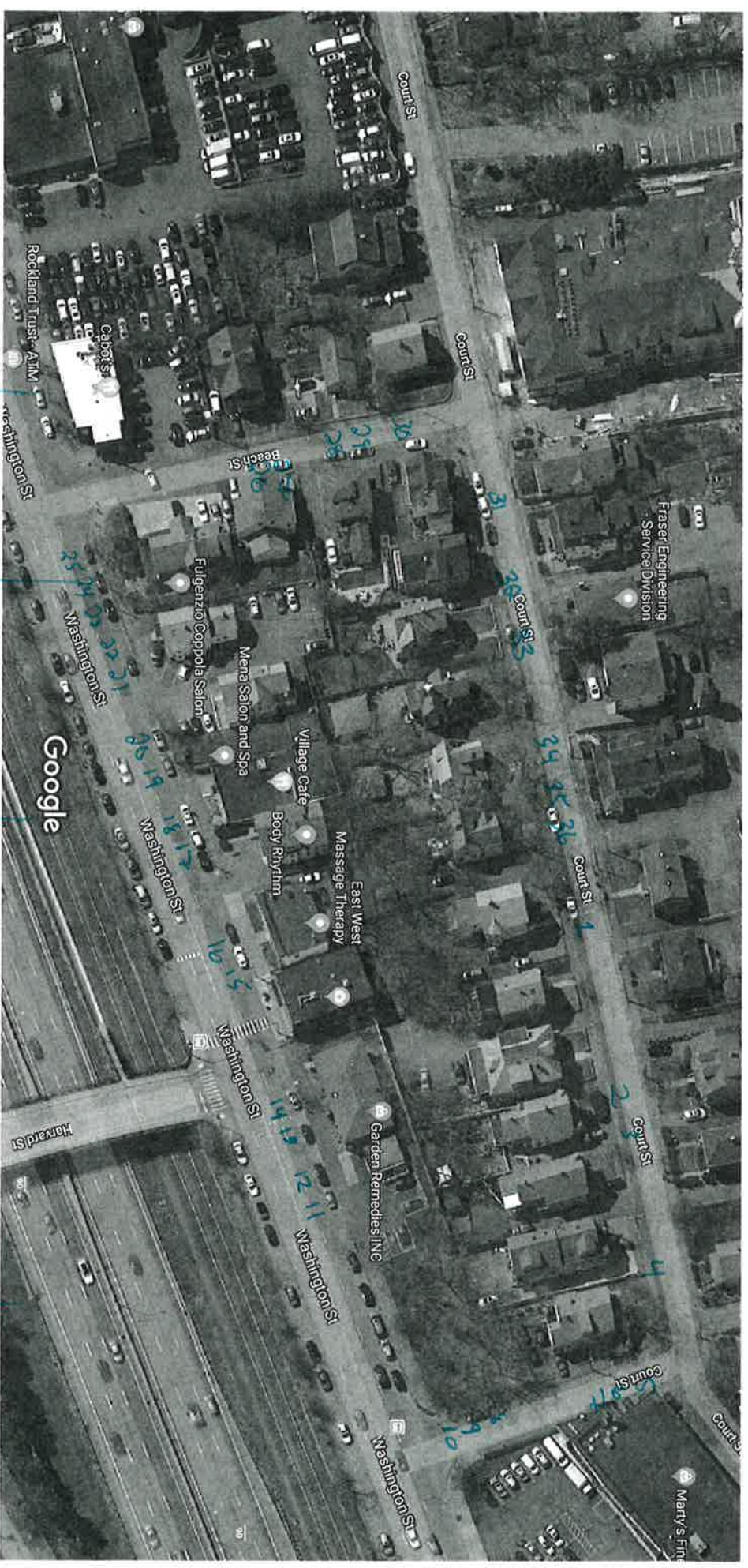
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50 ft

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|---|-----|----|-----|----|-----|----|-----|----|
| 1 | 757 | 9 | N21 | 17 | G20 | 25 | S21 | 33 |
| 2 | L57 | 10 | M10 | 18 | T37 | 26 | F13 | 34 |
| 3 | T86 | 11 | 830 | 19 | 141 | 27 | N60 | 35 |
| 4 | 253 | 12 | D82 | 20 | X09 | 28 | Z96 | 36 |
| 5 | SL6 | 13 | LM4 | 21 | M5G | 29 | U82 | 37 |
| 6 | 492 | 14 | ZK3 | 22 | S6K | 30 | 345 | 38 |
| 7 | W20 | 15 | 64K | 23 | 274 | 31 | 2DM | 39 |
| 8 | G20 | 16 | S46 | 24 | N10 | 32 | 279 | 40 |

1230

Google Maps



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50 ft

| | | | | | | | | |
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| 1 | 757 | 9 E20 | 17 | 695 | 25 | 274 | 33 | 246 |
| 2 | 1514 | 16 N21 | 16 | 546 | 26 | N16 | 34 | 200 |
| 3 | L57 | 16 P MB | 19 | G20 | 27 | 521 | 35 | 204 |
| 4 | 736 | 12 465 | 20 | 737 | 28 | F43 | 36 | 279 |
| 5 | 253 | 13 682 | 21 | 141 | 29 | F13 | | |
| 6 | 546 | 14 195 | 22 | 469 | 30 | N60 | | |
| 7 | 492 | 15 761 | 23 | M36 | 31 | 290 | | |
| 8 | W20 | 16 273 | 24 | 568 | 32 | 482 | | |

1245 PM

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| | | | | | | | | | |
|---|-----|----|------|----|-------|----|-----|----|-----|
| 1 | 757 | 9 | N21 | 17 | 546 | 25 | 521 | 33 | 220 |
| 2 | 257 | 16 | PM10 | 18 | 312 | 26 | FH3 | 34 | 25M |
| 3 | T36 | 11 | U11 | 19 | GAD | 24 | F13 | 35 | 279 |
| 4 | 253 | 12 | 638 | 26 | 737 | 28 | NKD | 36 | |
| 5 | 566 | 13 | U11 | 21 | 141 | 29 | 270 | | |
| 6 | 492 | 14 | V01 | 22 | ANS C | 30 | H50 | | |
| 7 | W20 | 15 | ZK3 | 23 | K58 | 31 | 345 | | |
| 8 | E80 | 16 | 695 | 24 | N10 | 32 | 482 | | |

1:60PM

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50 ft

| | | | | | | | | | |
|---|-----|----|------|----|-----|----|-----|----|-----|
| 1 | 757 | 9 | PM1D | 17 | 312 | 25 | 521 | 33 | 279 |
| 2 | L57 | 10 | 411 | 18 | NRB | 26 | FH3 | 34 | |
| 3 | 736 | 11 | FMW | 19 | 737 | 27 | FH3 | 35 | |
| 4 | 253 | 12 | 650 | 20 | 141 | 28 | N6D | | |
| 5 | 526 | 13 | X61 | 21 | M5C | 29 | 290 | | |
| 6 | 492 | 14 | 243 | 22 | 252 | 30 | 345 | | |
| 7 | W8B | 15 | 695 | 23 | K58 | 31 | 462 | | |
| 8 | N21 | 16 | 544 | 24 | N1D | 32 | 20M | | |

1:15 pm

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| | | | | | | | | |
|---|-----|----|-----|----|-----|----|-----|----|
| 1 | 767 | 9 | 573 | 17 | 697 | 25 | 521 | 33 |
| 2 | 253 | 16 | 504 | 18 | 737 | 26 | FH3 | 34 |
| 3 | 526 | 11 | 600 | 19 | 141 | 27 | F13 | 35 |
| 4 | 492 | 12 | X61 | 26 | 541 | 28 | N6D | |
| 5 | W2D | 13 | 743 | 21 | M5C | 29 | Z96 | |
| 6 | E6D | 14 | 695 | 22 | 252 | 36 | 345 | |
| 7 | 384 | 15 | 546 | 23 | 458 | 31 | 2DM | |
| 8 | P16 | 16 | 312 | 24 | N1D | 32 | 279 | |

1:30 PM

Google Maps



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| | | | | | | | | |
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| 5 | W78 | 13 | 695 | 21 | N1D | 29 | 279 | |
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| 8 | PM1D | 16 | 697 | 24 | P15 | 32 | | |

1:45 PM

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|---|-----|----|-----|----|-----|----|-----|----|
| 1 | ZST | 9 | XD1 | 17 | ZSD | 25 | 345 | 33 |
| 2 | ZS3 | 10 | ZK3 | 18 | ZH5 | 26 | ZSM | 39 |
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| 4 | Z92 | 12 | WDD | 20 | SA1 | 28 | | 36 |
| 5 | E60 | 13 | ZS2 | 21 | F13 | 29 | | 37 |
| 6 | 384 | 14 | 697 | 22 | N66 | 30 | | 38 |
| 7 | 269 | 15 | Z37 | 23 | ZTD | 31 | | 39 |
| 8 | 600 | 16 | SY1 | 24 | 319 | 32 | | 40 |