



Setti D. Warren  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

**22-14**  
Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
[www.newtonma.gov](http://www.newtonma.gov)

Candace Havens  
Director

---

**PUBLIC HEARING MEMORANDUM**

Public Hearing Date: February 11, 2014  
Land Use Action Date: February 25, 2014  
Board of Aldermen Action Date: March 3, 2014  
90-Day Expiration Date: May 5, 2014

DATE: February 7, 2014

TO: Board of Aldermen

FROM: Candace Havens, Director of Planning and Development  
Alexandra Ananth, Chief Planner for Current Planning  
Stephen Pantalone, Senior Planner

SUBJECT: **Petition #22-14**, Newton Village Café/Peter and Kathy Mirogiannis, Trustees of Mirogiannis Family Realty Trust petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to expand an existing 21-seat restaurant to 54 seats and to formalize 6 outdoor seats for a total of 60 seats; to waive the 14 parking stalls required by the additional seating; and, to legalize the existing signage including a freestanding sign at **719 Washington Street**, Newtonville, Ward 2, on land known as SBL 23, 19, 4A, containing approx. 4,189 sq. ft. of land in a district zoned BUSINESS 2. Ref: Sec 30-24, 30-23, 30-11(d)(9), 30-19(d)(13) and (m) and 30-20(f)(2) and (l), of the City of Newton Rev Zoning Ord, 2012.

---

The purpose of this memorandum is to provide the Board of Aldermen and the public with technical information and planning analysis which may be useful in the special permit decision making process of the Board of Aldermen. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the Board of Aldermen will want to consider in its discussion at a subsequent Working Session.



**719 Washington Street**

### EXECUTIVE SUMMARY

The property at 719 Washington Street consists of a 4,189 square foot lot improved with a one-story commercial structure containing The Village Cafe (petitioner) and Midnite Laundromat. The site was originally developed as a two-family dwelling, but has been used commercially since at least 1940, and as a restaurant and laundromat since the 1970s. There is no customer or employee parking on the site, as the existing building comprises almost the entire lot. The Village Café is proposing to increase the number of seats in their restaurant from 21 to 54 and to formalize six outdoor seats, which requires a parking waiver of 14 stalls. The petitioner is also proposing to make minor changes to their existing signage, which has been approved by UDC.

The site is located on one of the City's main transportation corridors and is in close proximity to Newtonville's Village Center. The 2007 *Newton Comprehensive Plan* encourages strengthening viable businesses that contribute to the vitality of Newton's village centers, as long as any negative impacts can be mitigated. The Planning Department considered the impact of the proposed project on traffic, parking and pedestrian safety in the surrounding neighborhood. Based on City staff's site visits, and the parking study prepared for the petitioner by Planning Horizons (**ATTACHMENT D**), the Planning Department believes that there are sufficient parking spaces in the area to meet the potential increase in demand. The Planning Department also believes that Washington Street is capable of accommodating the additional vehicle trips generated by the increase in customers.

The Planning Department is concerned about pedestrian safety along the Mass Pike side of Washington Street. One planned improvement for the area is the construction of a curb extension at the intersection of Harvard and Washington Street, which will provide better visibility and awareness to drivers of pedestrians attempting to cross Washington Street. The Planning Department recommends that the petitioner contribute funds to be used to offset a portion of the cost of the planned improvement, which will improve pedestrian access and safety for Village Café customers parking along Washington Street. The Planning Department also believes that the number and size of the existing signs is excessive, and recommends that the petitioner reduce the number of signs and/or the size of the signs.

#### I. SIGNIFICANT ISSUES FOR CONSIDERATION:

When reviewing this request, the Board should consider whether:

- The site, which is in close proximity to a village center and on a major commercial corridor, is an appropriate location for a restaurant with 54 indoor seats and 6 outdoor seats. (§30-24(d)(1))
- The restaurant as developed and operated will not adversely affect the neighborhood. (§30-24(d)(2))

- Literal compliance with the parking requirements is impracticable due to the size of the lot, and that granting a parking waiver of 14 spaces would be in the public interest. There is sufficient parking within a reasonable walk of the site to meet the increase in the parking demand for the proposed use. (§30-19(m)(2))
- Access to the site over streets, including Washington Street, is appropriate for the types and numbers of vehicles involved. (§30-24(d)(4))
- There will be no nuisance or serious hazard to vehicles or pedestrians. (§30-24(d)(3))
- Legalizing the existing signage on the site and making the proposed changes to the signs will be in the public interest. (§30-20(l))

## II. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD

### A. Neighborhood and Zoning

The site is located on Washington Street between Beach Street and Court Street, and is within a quarter mile of Newtonville's Village Center. The site is in close proximity to major transportation corridors, public transportation, jobs, and amenities. The site is located in a mixed use neighborhood and is directly across from the Mass Pike, as shown in the attached land use map (**ATTACHMENT C**). The zoning in the neighborhood is a mixture of residential, commercial and manufacturing districts, and the site is zoned as Business 2, as shown in the attached zoning map (**ATTACHMENT B**).

### B. Site

The site consists of a 4,189 square foot lot improved with a one-story building that has been used for commercial purposes since the 1940s. The current uses include a 21-seat restaurant and a laundromat. The existing structure comprises almost the entire site, with a small paved area in the front, and a narrow ally to the side of the restaurant where they store their trash. The restaurant has a legally nonconforming free-standing sign in front the building (principal sign) and wall mounted signs on the front and side of the building (secondary signs), and the laundromat has a principal sign in the front of the building. Together, the signs on the restaurant and the laundromat span the entire frontage of the building.

## III. PROJECT DESCRIPTION AND ANALYSIS

### A. Land Use

The petitioner is proposing to increase the intensity of the restaurant use by;

increasing the number of seats in the restaurant from 21 to 60, including six seasonal outdoor seats; increasing the number of employees by two; and by increasing the operating hours to serve dinner. If the trial period for dinner service is successful, the restaurant will stay open until approximately 10:00 p.m. Monday through Sunday.

Due to the site's location in a mixed use neighborhood and its proximity to Newtonville's Village Center, the Planning Department believes that the site is an appropriate location for the proposed use, and that the use will not adversely affect the neighborhood.

B. Building and Site Design

The petitioner is proposing to add seats to the restaurant without substantially changing the floor plan. The petitioner is proposing minor modifications to the site, including formalizing outdoor seating, making minor changes to signage, and adding a bike rack.

C. Parking, Traffic and Pedestrian Safety

The proposed increase in the number of seats and employees increases the onsite parking requirement under the Zoning Ordinance by 14 parking stalls, which the petitioner is seeking to waive as there is no parking available on the site. The petitioner provided a parking survey (**ATTACHMENT D**) from Planning Horizons, which analyzed the parking vacancy for stalls available to the public that were within a 2½-minute walk of the site, at peak breakfast, lunch, and dinner hours. The parking survey calculated a total of 61 parking stalls, with an average vacancy of 77%, 55% and 59% during breakfast, lunch and dinner hours, respectively. The Planning Department staff visited the site on various occasions and observed results consistent with the parking survey. Based on the above evidence it appears that there is enough parking supply in the immediate area to accommodate the increase in parking demand.

The proposed increase in the number of seats is expected to generate additional vehicle trips to the site. The Planning Department believes that access to the site is appropriate and will not cause significant increases in traffic because it's located on a major transportation corridor that is designed to accommodate high levels of vehicle trips. The Planning Department also notes that the peak hours of the restaurant should not coincide with morning and evening commutes of residents.

The intersection of Harvard and Washington Street is proximate to the Newtonville Commuter Rail Station and has experienced pedestrian crashes in the past. The intersection was identified as a difficult intersection for pedestrians to

cross, and has recently received significant safety improvements, including two LED streetlights and a pedestrian activated warning signal. However, pedestrian safety concerns remain and additional improvements have been discussed. One planned improvement involves the construction of a curb extension to provide better visibility and awareness to drivers of pedestrians attempting to cross Washington Street. Due to concerns relating to site lines, City staff recommends the temporary removal of a parking meter on the north side of Washington Street until such time that the curb extension can be constructed. The project is estimated to cost around \$15,000 and is not currently funded. The timing of the project is largely dependent on receiving mitigation funding.

The Planning Department recommends that the petitioner contribute mitigation funds to the City to help offset a portion of the costs of the construction of a curb extension, which has a clear nexus to the customers of the Village Café who need to cross Washington Street to and from the metered parking stalls on the south side of the street.

D. Signage

As described earlier, there are currently three signs on the site, an approximately 15 square foot freestanding sign in front of the property (the principal sign), a 96 square foot wall mounted sign on the front of the building (a secondary sign), and a 28 square foot wall mounted sign on the side of the building (a secondary sign). The Zoning Ordinance allows two secondary sign by right, with the size limited to 50 square feet, which must be located on a building façade that fronts on a street, parking area or entrance, and cannot be located on the same side of the building as the principal sign. The petitioner is proposing to change the words on the free standing sign and the wall mounted sign on the front of the building to include the word “Dinner”. The petitioner has received approval from UDC.

The Planning Department believes that the amount of existing signage is excessive in terms of the number of signs and the size of the signs, and creates visual clutter that does not benefit the commercial corridor. The Planning Department recommends that the petitioner remove the freestanding sign and/or the sign on the side of the structure, and/or reduce the size of the existing signs. The Planning Department notes that if the freestanding sign is removed there may be additional room in front of the building for other amenities such as seating or planters.

E. Landscape Screening

No landscaping plan is required for this petition.

## IV. TECHNICAL REVIEW

A. Technical Considerations (Chapter 30, Newton Zoning Ordinance):

The Zoning Review Memorandum (**ATTACHMENT A**) provides an analysis of the proposal with regard to zoning. The petitioner is requesting a special permit to operate a restaurant with more than 50 seats, to waive 14 parking spaces, to allow a secondary sign on the same façade as the principle free-standing sign, to allow a secondary sign that does not front a street, parking area or entrance, and to allow a secondary sign exceeding 50 square feet.

B. Engineering Review

As the petitioner is not increasing the impervious surfaces on the lot by more than 4% no engineering review is required.

## V. ZONING RELIEFS SOUGHT

Based on the Zoning Review Memorandum, the petitioner is seeking the following reliefs:

- Section 30-19(d)(13), to waive 14 parking stalls
- Section 30-11(d)(9), to operate a restaurant with more than 50 seats
- Section 30-20(f)(2), Section 30-20(l), to allow a secondary sign on the same facade as the principal sign
- Section 30-20(f)(2), Section 30-20(l), to allow a secondary sign of 96 square feet

## VI. PETITIONER'S RESPONSIBILITIES

The petition is considered complete at this time.

**ATTACHMENTS:**

- Attachment A:** Zoning Review Memorandum  
**Attachment B:** Zoning Map  
**Attachment C:** Land Use Map  
**Attachment D:** Parking Study



Setti D. Warren  
Mayor

ATTACHMENT A

City of Newton, Massachusetts  
Department of Planning and Development

1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
~~(617) 796-1120~~ 22-11  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

Candace Havens  
Director

ZONING REVIEW MEMORANDUM

Date: January 13, 2014

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official  
Alexandra Ananth, Chief Planner for Current Planning

Cc: Stephen J Buchbinder, Attorney  
Candace Havens, Director of Planning and Development  
Ouida Young, Associate City Solicitor

RE: Request for a restaurant with more than 50 seats, a waiver from parking requirements and to allow for two secondary signs

Applicant: Village Cafe	
Site: 719 Washington Street	SBL: 23 019 0004A
Zoning: BU2	Lot Area: 4,189 square feet
Current use: Restaurant and laundromat	Proposed use: 50+ seat restaurant and laundromat

**BACKGROUND:**

The property at 719 Washington Street consists of a 4,189 square foot lot improved with a 21-seat restaurant and a laundromat. Originally developed as a two-family dwelling at the turn of the last century, the site has been used commercially since at least 1940. The multi-tenant property has been used in its current configuration of restaurant in one side of the building and Laundromat on the other since the 1970s.

The restaurant currently operates with 21 seats. The applicant is proposing to expand his business by increasing the indoor seating from 21 to 54 seats, and to formalize 6 outdoor seats, for a total of 60 seats. This expansion triggers a requirement for 14 additional parking stalls. Since there is no on-site parking, the applicant is seeking a waiver for these 14 stalls. The applicant is also seeking a special permit to operate a restaurant with greater than 50 seats in a BU2 zone.

The petitioner has three existing signs which have been approved by special permit and/or building permit over the lifetime of the property. A 1960 building permit approved a free-standing sign (prior to the enactment of the sign ordinance and requirement for a special permit for a free-standing sign). A building permit was issued in 1949 allowing a front wall sign. A replacement sign was approved by

the UDC in 2006. There is no permit on file for the side wall sign, though the applicant states that it appears that the 1949 metal sign carried around the side of the building. The petitioner discovered this sign underneath a temporary banner after he took over the business in 2010. As the owner of the Village Café took over and replaced all of the signs on the property, he inadvertently converted the freestanding sign into a principal sign, and thereby converted the front wall sign into a secondary sign. While the front wall sign was not altered in any way, in its present state it exceeds the allowable size for a secondary sign. The applicant is seeking a special permit per Section 30-20(l) to allow him to maintain both his front and side wall signs as secondary signs, despite the fact that they do not meet the dimensional and frontage criteria for secondary signs as specified in Section 30-20(f)(2). The applicant wishes to maintain the legally nonconforming freestanding sign as the principal sign.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Stephen J Buchbinder, attorney, dated 10/24/13
- Area Plan of Newton, signed and stamped by Joseph Porter, dated 9/24/13
- Topographic Site Plan - Existing Conditions, signed and stamped by Joseph Porter, dated 9/23/13
- Topographic Site Plan - Proposed Conditions, signed and stamped by Joseph Porter, dated 10/23/13
- Architectural Plans – Existing Conditions, signed and stamped by Donald Lang, dated 10/23/13
- Architectural Plans – Proposed Conditions, signed and stamped by Donald Lang, dated 10/23/13
- Building Permit No. 1958, dated 9/29/1948
- Building Permit No. 903, dated 4/13/1977
- Building Permit No. 050404, dated 4/8/2005

#### **ADMINISTRATIVE DETERMINATIONS:**

---

1. The restaurant has a current capacity of 21 seats. The applicant is proposing an increase to 60 seats total, six of them seasonal. To operate a restaurant with more than 50 seats in the BU2 district, the applicant will require a special permit from the Board of Aldermen per section 30-11(d)(9).
2. The additional 29 seats and employees associated with the increase creates a parking requirement of 14 additional stalls. The applicant has no on-site parking and therefore requires a waiver from the parking requirements per section 30-19(d)(13) from the Board of Aldermen.
3. As all of the signs on the property were replaced and reflect only the Village Café, the property now has two secondary signs, which do not meet the dimensional and frontage criteria set out in 30-20(f)(2). A special permit is required per Section 30-20(l) to allow for two secondary for a single business, and to allow for the front wall secondary sign to remain 96 square feet, which is in excess of the 50 square foot maximum allowed by the Ordinance.



4. See "Zoning Relief Summary" below:

<b>Zoning Relief Required</b>		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§30-19(d)(13)	Parking waiver for 14 parking stalls	S.P. per §30-24
§30-11(d)(9)	To operate a restaurant with more than 50 seats	S.P. per §30-24
§30-20(f)(2) 30-20(l)	To allow for two secondary signs	S.P. per §30-24
§30-20(f)(2) 30-20(l)	To allow a secondary sign of 96 square feet	S.P. per §30-24

# 22-14 Zoning Map 719 Washington St.

*City of Newton,  
Massachusetts*

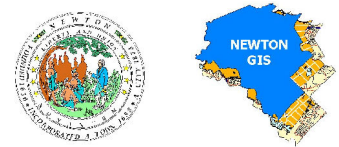
**Legend**

- Streets - Pavement Edge
- Building Outlines

**Zoning**

- Multi-Residence 1
- MAN
- Multi-Residence 2
- Business 2

**ATTACHMENT B**

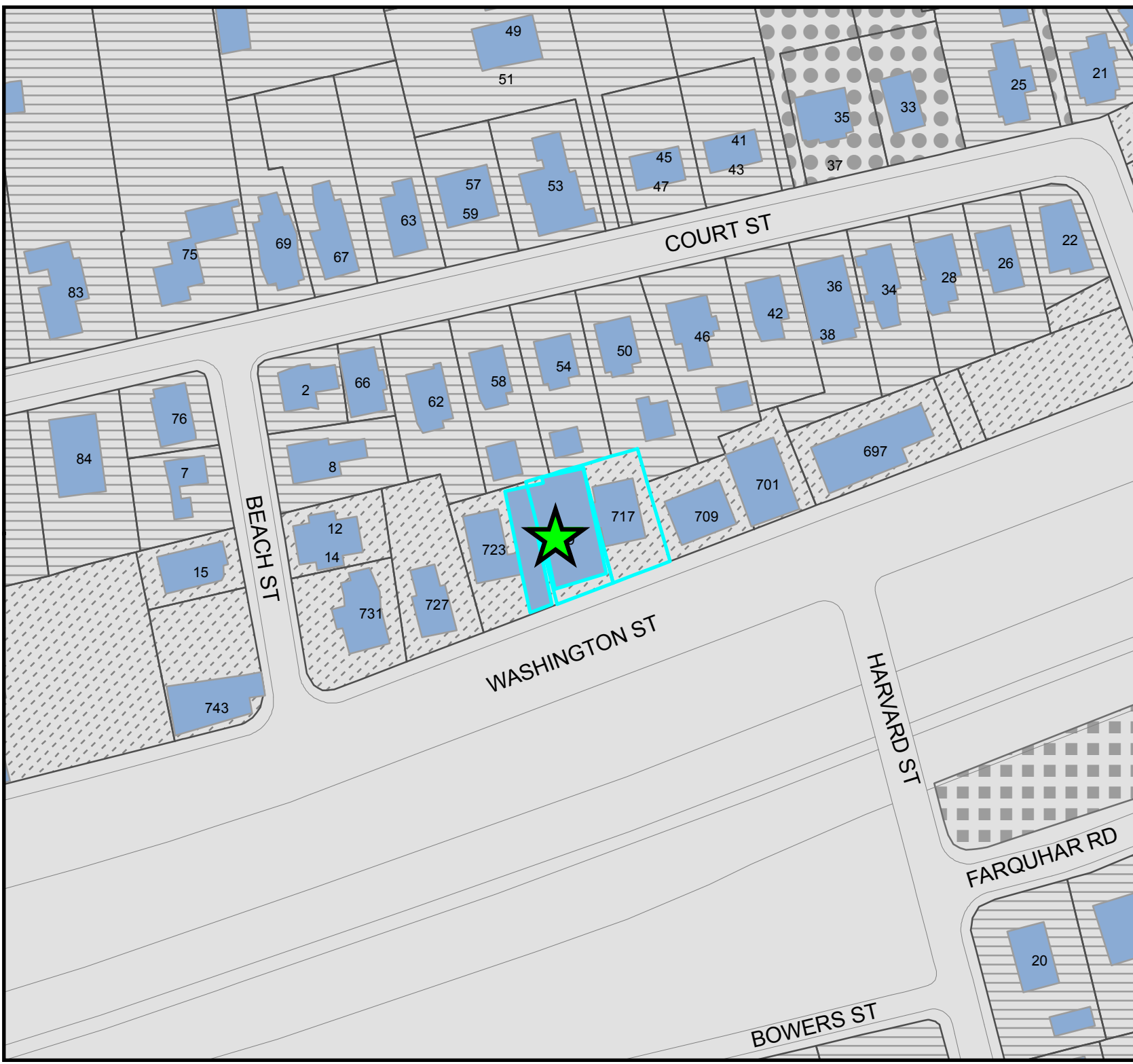


The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS  
Mayor - Setti D. Warren  
GIS Administrator - Douglas Greenfield



Map Date: January 24, 2014



# 22-14 Land Use Map 719 Washington St.

*City of Newton,*

**Legend**

- Streets - Pavement Edge
- Building Outlines

**Land Use**

- Single Family Residential
- Multi-Family Residential
- Commercial
- Industrial
- Mixed Use

ATTACHMENT C

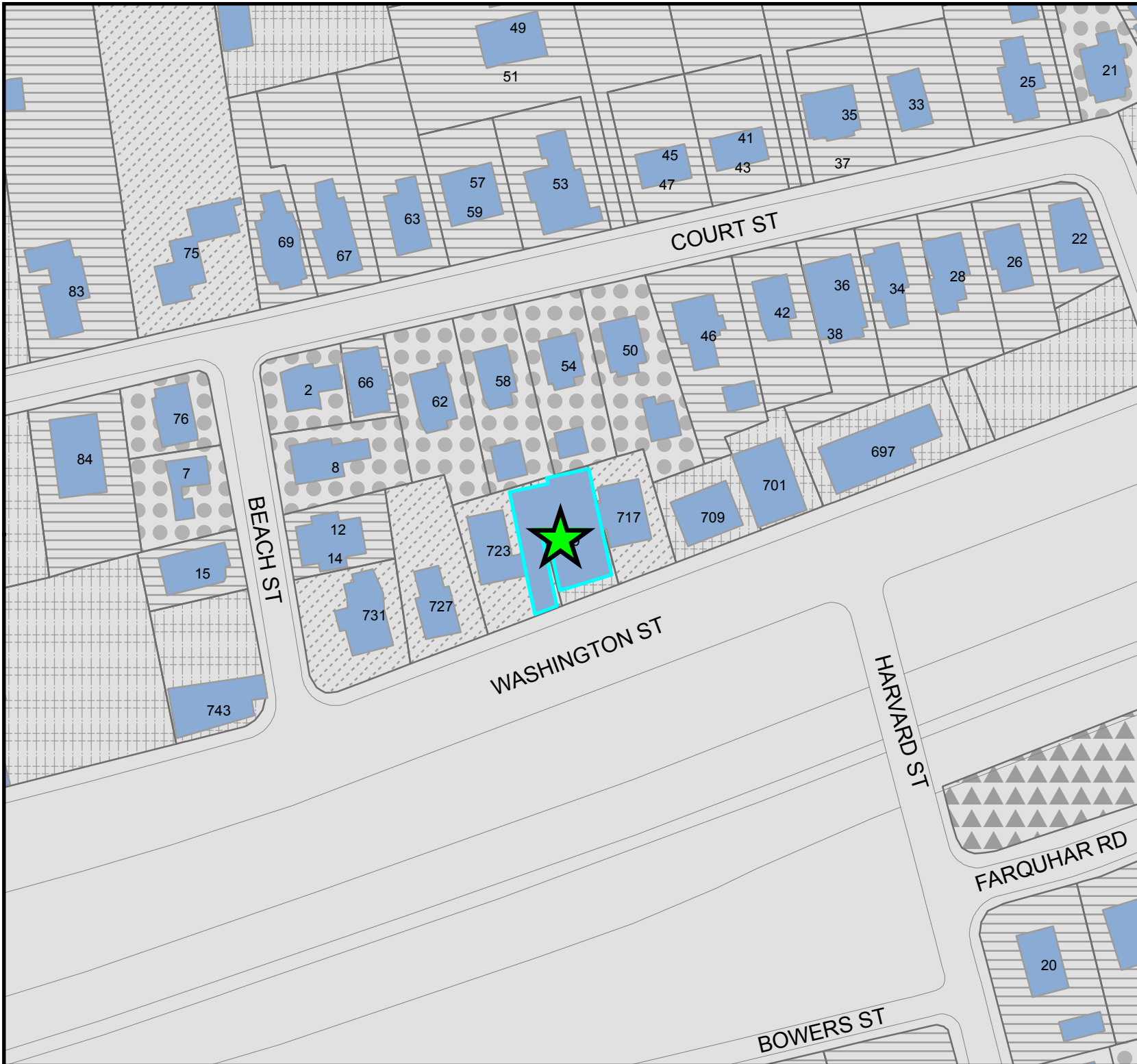


The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS  
Mayor - Setti D. Warren  
GIS Administrator - Douglas Greenfield



Map Date: February 03, 2014



To: Land Use Committee of the City of Newton Board of Aldermen

From: Lou Mercuri, Planning Horizons

Re: 719 Washington Street

Date: December 5, 2013

On behalf of the petitioner for this land use petition, I am submitting this report regarding the availability of parking for the proposed increase in seating capacity at the Village Café restaurant at 719 Washington Street in Newtonville.

#### Restaurant Proposal

The Village Café is seeking to expand its current location at 719 Washington Street in Newtonville from its current 21-seat capacity to a total seating capacity of 60 seats. The restaurant would redesign and reconfigure its interior dining area to accommodate the increased seating capacity. No additions or expansions to the existing floor space are needed. The reconfigured interior layout would include 54 seats, and the plan envisions the addition of 6 seasonal outdoor seats in front of the restaurant for a total of 60 seats. Two additional employees for a total of 8 employees on the largest shift would be required under this proposal. A zoning analysis conducted by the Inspectional Services Department reveals that the additional seating will require a parking waiver of 14 parking stalls. The restaurant would continue its breakfast and lunch operations 7 days a week but would also commence dinner operations under this plan. Dinner would initially be offered on Wednesday, Thursday, and Friday evenings until 9:00 PM, and the petitioner would hope to expand to offer dinner seven days per week until 10:00 pm if the dinner business is successful. The restaurant currently opens at 7:00 AM every day and closes at 3:00 PM every day, except on Sunday when it closes at 2:00 PM.

#### Existing Conditions

The Village Café is a casual and informal sit-down restaurant with 21 seats located at 719 Washington Street on the westbound side in Newtonville. The restaurant caters to both a breakfast and lunch clientele without a particular daily peak period. Village Café is centered in a small commercial block near the intersection of Harvard Street across from the Massachusetts Turnpike and has been under its current management since 2010, and in operation since 2006.

The restaurant will continue to need to rely on off-site parking to meet its customer demand for parking. There are no parking spaces onsite. Parking for the restaurant needs to be accommodated within a comfortable two- to two-and-a-half-minute walk.

Planning Horizons conducted extensive surveys of parking usage in the area at breakfast, lunch, and dinner hours in September and October, 2013. The results of these surveys are described throughout

this report. The surveys include available parking areas within a two- to two-and-a-half-minute walk of the Village Café.

Part of the submission for this special permit application is a plan entitled "Area Plan, 719 Washington Street, located in Newton Massachusetts" dated December 5, 2013 prepared by VTP Associates, Land Surveyors, which identifies seen parking locations surveyed for potential use by patrons and employees of Village Café. The seven areas and surveyed capacities are noted as follows:

1. Washington Street westbound from #701 to #723 Washington Street in front of the site, 7 two-hour metered spaces
2. Washington Street westbound from Court Street to Harvard Street, 9 two-hour metered spaces
3. Washington Street westbound from #727 Washington Street to Beach Street, 5 one-hour metered spaces
4. Washington Street westbound from Beach Street to the Clark & White driveway (including Cabot Ice Ceram), 6 one-hour metered spaces
5. Washington Street eastbound from the Clark & White driveway to Beach Street, 9 twelve-hour metered spaces
6. Washington Street eastbound from Beach Street to Harvard Street, 15 twelve-hour metered spaces
7. Washington Street eastbound from Harvard Street to Court Street, 10 twelve-hour metered spaces

The inventory of parking areas includes a total of 61 available short- and long-term parking spaces, all with an approximately two-minute walk of the site. There is additional available parking beyond these areas along both sides of Washington Street.

#### Parking Methodology and Results

To get a complete picture of the parking demand and supply in the area, it is necessary to understand the proposed restaurant operation and peak periods. It is expected that the Village Café's peak periods will continue to occur at the weekday lunch hour between 12:00 noon and 1:00 PM, and in the evening hours between 6:30 PM and 8:00 PM. It is difficult to determine the potential busiest day and time, but it was believed that Thursdays and Fridays would best capture the conditions on the more crowded days.

The breakfast operation peaks between 7:00 AM and 8:00 AM but also occurs at a time when most other businesses in the area are closed.

Planning Horizons surveyed all of the available parking locations on 20 different occasions; 5 counts were conducted during the dinner hour, 9 counts were conducted at the lunch hour, and 6 counts were conducted during the breakfast hour. All of the dinner counts were conducted between Wednesdays and Fridays; no dinner counts were conducted the other days as the proposed days of dinner operation would be Wednesday through Friday evening. The breakfast counts were conducted on 4 different weekdays and on one Saturday. The lunch counts were conducted between Mondays and Saturdays.

The 6 breakfast counts were conducted between October 3 and October 11 and all counts were conducted at 8:00 AM. Two counts were undertaken on Thursday mornings and the others occurred on separate Monday, Tuesday, Friday, and Saturday mornings. Appendix I provides the detail with a day-by-day summary.

The 9 lunch counts were conducted between September 23 and October 11, and all counts were conducted between 12:30 PM and 12:45 PM. Two counts on each of the Mondays, Wednesdays and Fridays were conducted, along with one count on a Tuesday, a Thursday and a Saturday. Weather conditions were typically average and there were no extremes during this period. The day-by-day summary of all the counts follow and are further referenced in Appendix I.

The 5 dinner counts were conducted between September 27 and October 10; and all counts were conducted between 6:45 PM and 7:30 PM. There were two counts conducted on separate Thursdays and Fridays during the time period, along with one count on a Wednesday. The day-by-day summary of all the counts follow and are further referenced in Appendix I.

The results of the data are marked by two factors. First, the overall parking demand in the area is greatest during the hours of 9:00 AM to 5:00 PM due to the number of mixed office and retail uses in the vicinity. Therefore, the peak dinner operations (6:30 PM and later) will have a limited impact on the parking demands in the area. The breakfast operation relies less on the businesses in the area but more on local patrons and commuters because of the convenient location.

Related to this is the greater demand and parking usage in the area during the lunch hour. However, the Village Café has an established reputation of serving the needs of the local businesses and office uses in the area whose customers and employees walk to the establishment, thereby limiting further parking demands. The proposed expansion will build on this tradition of local walk-in customers at lunch time.

The second factor relates to where parking is available at all of the peak periods. Our results show that there is plenty of available parking on both sides of Washington Street, all in close proximity to the Village Café. It is generally safer and easier to park on the westbound side of Washington Street on the same side as the Village Café, and there is an adequate supply of parking to accommodate that. However, in spite of an abundance of spaces on the opposite (Turnpike) side of Washington Street eastbound, it is challenging to cross this busy route. There is a prominent crosswalk located at Harvard Street in close proximity to the Village Café which helps pedestrians cross in a safer manner. At the time of this report, it is our understanding from the City Traffic Engineering Department that an upgrade to

the pedestrian-activated walk light is to be installed in the coming weeks and will create a safer condition for both drivers and pedestrians.

The data reveals the following summary for breakfast, lunch, and dinner time periods. The roman numerals indicate the chart numbers in the Appendices of this report.

### Breakfast Peak Hour Count 8:00 AM

Parking Area	Capacity	Average Occupancy	Average # Vacant Spaces
Washington St. WB at Site 2 HR metered (I)	7	4	3
Washington St. WB Court to Harvard 2 HR metered (II)	9	1	8
Washington St. WB #727 to Beach 1 HR metered (III)	5	2	3
Washington St. WB Beach to Clark & White 1HR metered (IV)	6	0	6
Washington St. EB Clark & White to Beach 12 HR metered (V)	9	0	9
Washington St. EB Beach to Harvard 12 HR metered (VI)	15	6	9
Washington St. EB Harvard to Court 12 HR metered (VII)	10	1	9
<b>TOTALS</b>	<b>61</b>	<b>14</b>	<b>47</b>

### Lunch Peak Hour Count 12:30 PM

Parking Area	Capacity	Average Occupancy	Average # Vacant Spaces
Washington St. WB at Site 2 HR metered (I)	7	5	2
Washington St. WB Court to Harvard 2 HR metered (II)	9	4	5
Washington St. WB #727 to Beach 1 HR metered (III)	5	2	3
Washington St. WB Beach to Clark & White 1HR metered (IV)	6	4	2
Washington St. EB Clark & White to Beach 12 HR metered (V)	9	2	7
Washington St. EB Beach to Harvard 12 HR metered (VI)	15	8	7
Washington St. EB Harvard to Court 12 HR metered (VII)	10	2	8
<b>TOTALS</b>	<b>61</b>	<b>27</b>	<b>34</b>

### Dinner Peak Hour Count 7:00 PM

Parking Area	Capacity	Average Occupancy	Average # Vacant Spaces
Washington St. WB at Site 2 HR metered (I)	7	4	3
Washington St. WB Court to Harvard 2 HR metered (II)	9	3	6
Washington St. WB #727 to Beach 1 HR metered (III)	5	4	1
Washington St. WB Beach to Clark & White 1HR metered (IV)	6	5	1
Washington St. EB Clark & White to Beach 12 HR metered (V)	9	5	4
Washington St. EB Beach to Harvard 12 HR metered (VI)	15	4	11
Washington St. EB Harvard to Court 12 HR metered (VII)	10	0	10
<b>TOTALS</b>	<b>61</b>	<b>25</b>	<b>36</b>

The data indicates that there is, on average, a plentiful surplus of available parking in the area to allow the 14-space parking waiver. At present there are 47, 34, and 36 vacant parking spaces, respectively, during the breakfast, lunch, and dinner peak hours. The most widely available areas are along the eastbound side of Washington Street, particularly near the Clark & White dealership and Beach Street

location and between Harvard Street and Court Street. Those areas are typically no more than 10% occupied. On the westbound side of Washington Street, on the same side as the Village Café, the area between Court Street and Harvard Street (Chart II) reveals 6 open spaces or more regardless of the day or of the time of day. This location is at most a 90-second walk to the restaurant.

Finally, considering the level of small office-related activity in Newtonville at lunch, the petitioner will rely on considerable walk-in traffic from nearby offices, businesses, and residents at the peak periods, and this will not change with additional seating.

#### Summary and Conclusion

Based on the observations, the Village Café and its expanded operation can readily meet the 14-space parking waiver requirement as there are, on average, 47, 34, and 36 available short-term parking spaces respectively at the breakfast, lunch, and dinner hours. Much of the lunchtime traffic at the restaurant will be generated from walk-ins from neighboring businesses without introducing any significant parking demands. The city is imminently implementing an upgraded crosswalk at Harvard Street with state-of-the-art technology that will only enhance the safety of pedestrians crossing Washington Street.



## Appendices

<b>Appendix I</b>					
<b>Summary by Day of Week, All Parking Areas</b>					
Date	Weather	Time	Spaces Used	Spaces Available	
<b>Breakfast Counts</b>					
1 Monday October 7, 2013	60° cloudy	8:00 AM	9	52	
2 Tuesday October 8, 2013	55° clear	8:00 AM	19	42	
3 Thursday October 3, 2013	55° clear	8:00 AM	15	46	
4 Thursday October 10, 2013	50° cloudy	8:00 AM	9	52	
5 Friday October 11, 2013	55° cloudy	8:00 AM	16	45	
6 Saturday October 5, 2013	60° cloudy	8:00 AM	9	52	
		<b>AVERAGE</b>	<b>14</b>	<b>47</b>	
<b>Lunch Counts</b>					
1 Monday September 23, 2013	65° sunny	12:30 PM	23	38	
2 Monday September 30, 2013	65° sunny	12:15 PM	13	48	
3 Tuesday October 8, 2013	65° sunny	12:30 PM	22	39	
4 Wednesday September 25, 2013	65° sunny	12:00 PM	19	42	
5 Wednesday October 2, 2013	80° sunny	12:30 PM	26	35	
6 Thursday October 10, 2013	60° cloudy	12:45 PM	32	29	
7 Friday October 4, 2013	60° cloudy	12:30 PM	34	27	
8 Friday October 11, 2013	70° sunny	12:30 PM	33	28	
9 Saturday September 28, 2013	70° sunny	12:30 PM	36	25	
		<b>AVERAGE</b>	<b>27</b>	<b>34</b>	
<b>Dinner Counts</b>					
1 Wednesday October 9, 2013	55° cloudy	7:30 PM	32	29	
2 Thursday October 3, 2013	70° clear	6:45 PM	21	40	
3 Thursday October 10, 2013	60° cloudy	7:00 PM	17	44	
4 Friday September 27, 2013	65° clear	7:00 PM	22	39	
5 Friday October 4, 2013	60° cloudy	7:30 PM	29	32	
		<b>AVERAGE</b>	<b>25</b>	<b>36</b>	

### Chart I

#### Washington Street Westbound from #701 to #723 in front of site, 2 hour metered

Date	Weather	Time	Spaces Used	Spaces Available
<b>Breakfast Counts</b>				
1 Monday October 7, 2013	60° cloudy	8:00 AM	2	5
2 Tuesday October 8, 2013	55° clear	8:00 AM	1	6
3 Thursday October 3, 2013	55° clear	8:00 AM	7	0
4 Thursday October 10, 2013	50° cloudy	8:00 AM	4	3
5 Friday October 11, 2013	55° cloudy	8:00 AM	6	1
6 Saturday October 5, 2013	60° cloudy	8:00 AM	3	4
		<b>AVERAGE</b>	<b>4</b>	<b>3</b>
<b>Lunch Counts</b>				
1 Monday September 23, 2013	65° sunny	12:30 PM	7	0
2 Monday September 30, 2013	65° sunny	12:15 PM	5	2
3 Tuesday October 8, 2013	65° sunny	12:30 PM	6	1
4 Wednesday September 25, 2013	65° sunny	12:00 PM	4	3
5 Wednesday October 2, 2013	80° sunny	12:30 PM	4	3
6 Thursday October 10, 2013	60° cloudy	12:45 PM	3	4
7 Friday October 4, 2013	60° cloudy	12:30 PM	6	1
8 Friday October 11, 2013	70° sunny	12:30 PM	5	2
9 Saturday September 28, 2013	70° sunny	12:30 PM	6	1
		<b>AVERAGE</b>	<b>5</b>	<b>2</b>
<b>Dinner Counts</b>				
1 Wednesday October 9, 2013	55° cloudy	7:30 PM	6	1
2 Thursday October 3, 2013	70° clear	6:45 PM	2	5
3 Thursday October 10, 2013	60° cloudy	7:00 PM	3	4
4 Friday September 27, 2013	65° clear	7:00 PM	5	2
5 Friday October 4, 2013	60° cloudy	7:30 PM	5	2
		<b>AVERAGE</b>	<b>4</b>	<b>3</b>

### Chart II

#### Washington Street Westbound Court Street to Harvard Street, 2 hour metered

Date	Weather	Time	Spaces Used	Spaces Available
<b>Breakfast Counts</b>				
1 Monday October 7, 2013	60° cloudy	8:00 AM	0	9
2 Tuesday October 8, 2013	55° clear	8:00 AM	5	4
3 Thursday October 3, 2013	55° clear	8:00 AM	1	8
4 Thursday October 10, 2013	50° cloudy	8:00 AM	0	9
5 Friday October 11, 2013	55° cloudy	8:00 AM	0	9
6 Saturday October 5, 2013	60° cloudy	8:00 AM	0	9
		<b>AVERAGE</b>	<b>1</b>	<b>8</b>
<b>Lunch Counts</b>				
1 Monday September 23, 2013	65° sunny	12:30 PM	3	6
2 Monday September 30, 2013	65° sunny	12:15 PM	2	2
3 Tuesday October 8, 2013	65° sunny	12:30 PM	4	5
4 Wednesday September 25, 2013	65° sunny	12:00 PM	4	5
5 Wednesday October 2, 2013	80° sunny	12:30 PM	3	6
6 Thursday October 10, 2013	60° cloudy	12:45 PM	4	5
7 Friday October 4, 2013	60° cloudy	12:30 PM	3	6
8 Friday October 11, 2013	70° sunny	12:30 PM	6	3
9 Saturday September 28, 2013	70° sunny	12:30 PM	4	5
		<b>AVERAGE</b>	<b>4</b>	<b>5</b>
<b>Dinner Counts</b>				
1 Wednesday October 9, 2013	55° cloudy	7:30 PM	4	5
2 Thursday October 3, 2013	70° clear	6:45 PM	4	5
3 Thursday October 10, 2013	60° cloudy	7:00 PM	3	6
4 Friday September 27, 2013	65° clear	7:00 PM	2	7
5 Friday October 4, 2013	60° cloudy	7:30 PM	1	8
		<b>AVERAGE</b>	<b>3</b>	<b>6</b>

## Chart III

## Washington Street Westbound from #727 to Beach Street, 1 hour metered

Date	Weather	Time	Spaces Used	Spaces Available
<b>Breakfast Counts</b>				
1 Monday October 7, 2013	60° cloudy	8:00 AM	0	5
2 Tuesday October 8, 2013	55° clear	8:00 AM	4	1
3 Thursday October 3, 2013	55° clear	8:00 AM	1	4
4 Thursday October 10, 2013	50° cloudy	8:00 AM	1	4
5 Friday October 11, 2013	55° cloudy	8:00 AM	3	2
6 Saturday October 5, 2013	60° cloudy	8:00 AM	0	5
		<b>AVERAGE</b>	<b>2</b>	<b>3</b>
<b>Lunch Counts</b>				
1 Monday September 23, 2013	65° sunny	12:30 PM	3	2
2 Monday September 30, 2013	65° sunny	12:15 PM	1	4
3 Tuesday October 8, 2013	65° sunny	12:30 PM	3	2
4 Wednesday September 25, 2013	65° sunny	12:00 PM	1	4
5 Wednesday October 2, 2013	80° sunny	12:30 PM	2	3
6 Thursday October 10, 2013	60° cloudy	12:45 PM	4	1
7 Friday October 4, 2013	60° cloudy	12:30 PM	2	3
8 Friday October 11, 2013	70° sunny	12:30 PM	3	2
9 Saturday September 28, 2013	70° sunny	12:30 PM	2	3
		<b>AVERAGE</b>	<b>2</b>	<b>3</b>
<b>Dinner Counts</b>				
1 Wednesday October 9, 2013	55° cloudy	7:30 PM	4	1
2 Thursday October 3, 2013	70° clear	6:45 PM	4	1
3 Thursday October 10, 2013	60° cloudy	7:00 PM	4	1
4 Friday September 27, 2013	65° clear	7:00 PM	3	2
5 Friday October 4, 2013	60° cloudy	7:30 PM	3	2
		<b>AVERAGE</b>	<b>4</b>	<b>1</b>

### Chart IV

Washington Street Westbound from Beach Street to Clark & White driveway, 1 hour metered

Date	Weather	Time	Spaces Used	Spaces Available
<b>Breakfast Counts</b>				
1 Monday October 7, 2013	60° cloudy	8:00 AM	0	6
2 Tuesday October 8, 2013	55° clear	8:00 AM	1	5
3 Thursday October 3, 2013	55° clear	8:00 AM	0	6
4 Thursday October 10, 2013	50° cloudy	8:00 AM	0	6
5 Friday October 11, 2013	55° cloudy	8:00 AM	0	6
6 Saturday October 5, 2013	60° cloudy	8:00 AM	0	6
		<b>AVERAGE</b>	<b>0</b>	<b>6</b>
<b>Lunch Counts</b>				
1 Monday September 23, 2013	65° sunny	12:30 PM	2	4
2 Monday September 30, 2013	65° sunny	12:15 PM	1	5
3 Tuesday October 8, 2013	65° sunny	12:30 PM	1	5
4 Wednesday September 25, 2013	65° sunny	12:00 PM	2	4
5 Wednesday October 2, 2013	80° sunny	12:30 PM	5	1
6 Thursday October 10, 2013	60° cloudy	12:45 PM	6	0
7 Friday October 4, 2013	60° cloudy	12:30 PM	5	1
8 Friday October 11, 2013	70° sunny	12:30 PM	5	1
9 Saturday September 28, 2013	70° sunny	12:30 PM	5	1
		<b>AVERAGE</b>	<b>4</b>	<b>2</b>
<b>Dinner Counts</b>				
1 Wednesday October 9, 2013	55° cloudy	7:30 PM	6	0
2 Thursday October 3, 2013	70° clear	6:45 PM	5	1
3 Thursday October 10, 2013	60° cloudy	7:00 PM	3	3
4 Friday September 27, 2013	65° clear	7:00 PM	6	0
5 Friday October 4, 2013	60° cloudy	7:30 PM	5	1
		<b>AVERAGE</b>	<b>5</b>	<b>1</b>

### Chart V

Washington Street Eastbound from Clark & White driveway to Beach Street, 12 hour metered

Date	Weather	Time	Spaces Used	Spaces Available
<b>Breakfast Counts</b>				
1 Monday October 7, 2013	60° cloudy	8:00 AM	0	9
2 Tuesday October 8, 2013	55° clear	8:00 AM	0	9
3 Thursday October 3, 2013	55° clear	8:00 AM	0	9
4 Thursday October 10, 2013	50° cloudy	8:00 AM	0	9
5 Friday October 11, 2013	55° cloudy	8:00 AM	0	9
6 Saturday October 5, 2013	60° cloudy	8:00 AM	0	9
		<b>AVERAGE</b>	<b>0</b>	<b>9</b>
<b>Lunch Counts</b>				
1 Monday September 23, 2013	65° sunny	12:30 PM	0	9
2 Monday September 30, 2013	65° sunny	12:15 PM	0	9
3 Tuesday October 8, 2013	65° sunny	12:30 PM	1	8
4 Wednesday September 25, 2013	65° sunny	12:00 PM	0	9
5 Wednesday October 2, 2013	80° sunny	12:30 PM	4	5
6 Thursday October 10, 2013	60° cloudy	12:45 PM	1	8
7 Friday October 4, 2013	60° cloudy	12:30 PM	3	6
8 Friday October 11, 2013	70° sunny	12:30 PM	3	6
9 Saturday September 28, 2013	70° sunny	12:30 PM	4	5
		<b>AVERAGE</b>	<b>2</b>	<b>7</b>
<b>Dinner Counts</b>				
1 Wednesday October 9, 2013	55° cloudy	7:30 PM	7	2
2 Thursday October 3, 2013	70° clear	6:45 PM	4	5
3 Thursday October 10, 2013	60° cloudy	7:00 PM	1	8
4 Friday September 27, 2013	65° clear	7:00 PM	4	5
5 Friday October 4, 2013	60° cloudy	7:30 PM	8	1
		<b>AVERAGE</b>	<b>5</b>	<b>4</b>

**Chart VI**

**Washington Street Eastbound from Beach Street to Harvard Street, 12 hour metered**

Date	Weather	Time	Spaces Used	Spaces Available
<b>Breakfast Counts</b>				
1 Monday October 7, 2013	60° cloudy	8:00 AM	6	9
2 Tuesday October 8, 2013	55° clear	8:00 AM	6	9
3 Thursday October 3, 2013	55° clear	8:00 AM	5	10
4 Thursday October 10, 2013	50° cloudy	8:00 AM	3	12
5 Friday October 11, 2013	55° cloudy	8:00 AM	7	8
6 Saturday October 5, 2013	60° cloudy	8:00 AM	6	9
		<b>AVERAGE</b>	<b>6</b>	<b>9</b>
<b>Lunch Counts</b>				
1 Monday September 23, 2013	65° sunny	12:30 PM	6	9
2 Monday September 30, 2013	65° sunny	12:15 PM	3	12
3 Tuesday October 8, 2013	65° sunny	12:30 PM	6	9
4 Wednesday September 25, 2013	65° sunny	12:00 PM	8	7
5 Wednesday October 2, 2013	80° sunny	12:30 PM	6	9
6 Thursday October 10, 2013	60° cloudy	12:45 PM	12	3
7 Friday October 4, 2013	60° cloudy	12:30 PM	11	4
8 Friday October 11, 2013	70° sunny	12:30 PM	9	6
9 Saturday September 28, 2013	70° sunny	12:30 PM	11	4
		<b>AVERAGE</b>	<b>8</b>	<b>7</b>
<b>Dinner Counts</b>				
1 Wednesday October 9, 2013	55° cloudy	7:30 PM	5	10
2 Thursday October 3, 2013	70° clear	6:45 PM	2	13
3 Thursday October 10, 2013	60° cloudy	7:00 PM	3	12
4 Friday September 27, 2013	65° clear	7:00 PM	2	13
5 Friday October 4, 2013	60° cloudy	7:30 PM	7	8
		<b>AVERAGE</b>	<b>4</b>	<b>11</b>

**Chart VII**

**Washington Street Eastbound from Harvard Street to Court Street, 12 hour metered**

Date	Weather	Time	Spaces Used	Spaces Available
<b>Breakfast Counts</b>				
1 Monday October 7, 2013	60° cloudy	8:00 AM	1	9
2 Tuesday October 8, 2013	55° clear	8:00 AM	2	8
3 Thursday October 3, 2013	55° clear	8:00 AM	1	9
4 Thursday October 10, 2013	50° cloudy	8:00 AM	1	9
5 Friday October 11, 2013	55° cloudy	8:00 AM	0	10
6 Saturday October 5, 2013	60° cloudy	8:00 AM	0	10
		<b>AVERAGE</b>	<b>1</b>	<b>9</b>
<b>Lunch Counts</b>				
1 Monday September 23, 2013	65° sunny	12:30 PM	2	8
2 Monday September 30, 2013	65° sunny	12:15 PM	1	9
3 Tuesday October 8, 2013	65° sunny	12:30 PM	1	9
4 Wednesday September 25, 2013	65° sunny	12:00 PM	0	10
5 Wednesday October 2, 2013	80° sunny	12:30 PM	2	8
6 Thursday October 10, 2013	60° cloudy	12:45 PM	2	8
7 Friday October 4, 2013	60° cloudy	12:30 PM	4	6
8 Friday October 11, 2013	70° sunny	12:30 PM	2	8
9 Saturday September 28, 2013	70° sunny	12:30 PM	4	6
		<b>AVERAGE</b>	<b>2</b>	<b>8</b>
<b>Dinner Counts</b>				
1 Wednesday October 9, 2013	55° cloudy	7:30 PM	0	10
2 Thursday October 3, 2013	70° clear	6:45 PM	0	10
3 Thursday October 10, 2013	60° cloudy	7:00 PM	0	10
4 Friday September 27, 2013	65° clear	7:00 PM	0	10
5 Friday October 4, 2013	60° cloudy	7:30 PM	0	10
		<b>AVERAGE</b>	<b>0</b>	<b>10</b>