

TRANSPORTATION DEMAND MANAGEMENT (“TDM”) PLAN
219 Commonwealth Avenue
Newton, MA

Dated: September 13, 2018

Background

This building is a 28 unit lawful pre-existing non-conforming multi-family apartment building. According to Mass Historical Commission records, the building was built in 1899 and there have been no material alterations of the footprint of the building or the site since the original construction. The pre-existing parking area in the rear of the building is accessed off Manet Road.

Parking Utilization

When Chestnut Hill Realty purchased the building in November, 2016, there was no striping or delineation of dedicated parking stalls. See representative photographs in Attachment A. According to property management personnel, for many years the tenants self-managed the parking.

The Owner is not aware of complaints or criticisms associated with constrained parking supply on the property either from the standpoint of meeting tenant demand or from the standpoint of traffic, congestion or any other parking supply related problem at the property or the neighborhood.

Chestnut Hill Realty is in the process of renovating the building.

Purpose of TDM Plan

This proposed TDM Plan is associated with a proposal to utilize the renovated building for households ranging from 30% of AMI to 120% of AMI on an income restricted and rent restricted basis. This proposed TDM Plan is designed (i) to offer priority to the limited on-site compact parking stalls (to be striped) to the required inclusionary zoning households; and (ii) to reduce the number of single-occupancy vehicles traveling to and from and parking at the property. The Plan is designed to encourage the use of public transportation which is very convenient to the property. The Plan also fosters carpooling and alternative transit such as use of bicycles. The Owner expects that as has been the case historically, many households interested in this building will choose not to have a car and instead rely on public transit, car sharing, bicycles and ride hailing services.

Components of TDM Plan

Chestnut Hill Realty agrees to implement the following TDM measures:

1. To maintain an updated bulletin board in the building lobby with information related to

parking and ridesharing arrangements for residents.

2. To provide on-site readily available schedules for public transportation, including information for subsidized monthly T-passes.
3. To provide secure and weather-protected bike parking locations on the property.
4. To advertise available rental units and income guidelines to area businesses including Boston College.
5. To research and make available options for leased parking at nearby locations for tenants. Social media platforms and portals such as Boston College off-campus housing and transportation databases are active in this neighborhood given the proximity to Boston College.
6. To stripe the parking lot for nine (9) compact parking stalls as shown on the Parking Study Plan by Stantec dated September 12, 2018, a copy attached hereto as Attachment 2. Space #1 would be dedicated to a car sharing service (like Zipcar) as long as there is active use of such car sharing vehicle by building residents. Spaces #8 and 9 (determined by having the most accommodating existing grade, since spaces #1-7 have an existing slope that makes them less feasible for adaptation as a handicapped space) would be adaptable to a handicapped space in the event that handicapped parking is needed by the occupant of accessible unit #5. Parking rights to spaces #8 and 9 would be made available on a revocable basis to allow for conversion to a handicapped accessible space if needed. In the event the bicycle racks in that area would be relocated.
7. To designate a TDM coordinator who will assist the building residents with implementation of this TDM Plan. The TDM coordinator agrees to meet annually with the city of Newton Transportation planning staff. The TDM coordinator agrees to keep the city of Newton transportation planning staff updated on the TDM implementation.
8. To charge for on-site parking separate from rent for the unit. On-site parking priority will be given to the four 2-bedroom inclusionary zoning units (2 at 50% AMI and 2 at 80% AMI) that are proposed to be located at 219 Commonwealth instead of at Hancock Estates. No parking fees will be charged to these four units if they choose to have a car if the parking fee would cause their monthly expenses to exceed 30% of their applicable household income limit.
9. To create a fund for the purpose of providing transportation subsidy to any of the building tenants who do not park a car at the premises and to those who use the MBTA instead of keeping a car at the premises. The fund would be in the amount of \$136,800.00 (determined by allocating \$200/unit/month for the first three years of occupancy for the 19 workforce housing units above 80% AMI).

Attachments:

Attachment 1 – Photographs of parking area.

Attachment 2 – Stantec Parking Study Plan dated September 12, 2018.

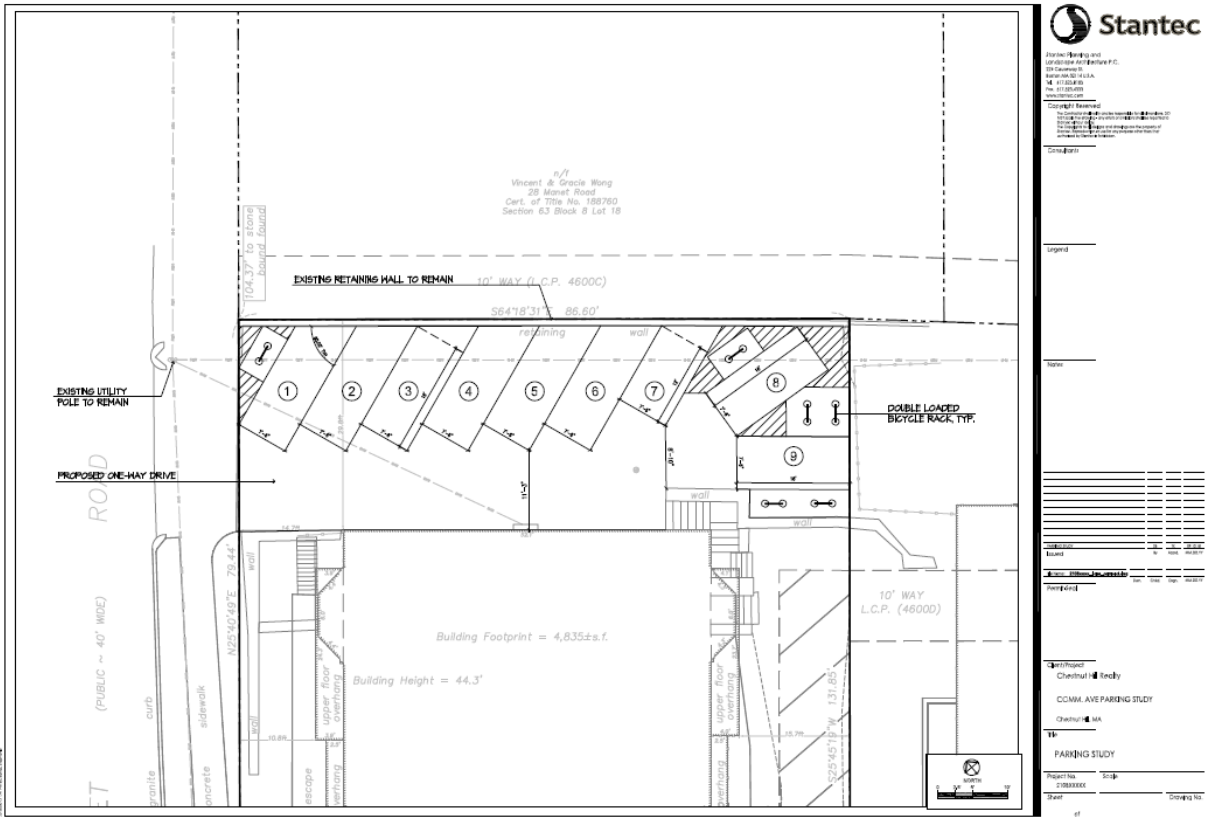
Attachment A



Attachment A



Attachment B



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Consultant

Legend

Notes

Item	Description	Quantity	Unit
1	Asphalt Paving	100	Sq. Yd.
2	Concrete Paving	50	Sq. Yd.
3	Gravel Paving	200	Sq. Yd.
4	Grass Paving	100	Sq. Yd.
5	Retaining Wall	100	L.F.
6	Concrete Sidewalk	100	L.F.
7	Gravel Sidewalk	100	L.F.
8	Grass Sidewalk	100	L.F.

Formwork

Proposed

Existing

COMM. AVE. PARKING STUDY

Checked: J.M.

1/1

PARKING STUDY

Project No. 210000000

Sheet 1 of 1