

City of Newton



DEPARTMENT OF PUBLIC WORKS

TRANSPORTATION DIVISION

110 Crafts Street
Newton, MA 02460

Setti D. Warren
Mayor

DATE: October 26, 2017

TO: Neil Cronin, Senior Planner

FROM: Nicole Freedman, Transportation Director
David Koses, Transportation Coordinator

RE: 392-404 Langley Road- Transportation Division comments on TIAS

MEMORANDUM

Transportation Division staff completed our review of the October 10, 2017 traffic impact and access study memorandum, which assessed the potential traffic impacts associated with the proposed redevelopment of 392-404 Langley Road, to include a new 20-unit residential building, supported by sub-surface parking.

Staff does not disagree with any of the methodology, assumptions or calculations used in the VHB analysis and agree with the determination that the project as proposed will have minimal impact upon intersection operations at the existing study area intersections.

The Transportation Division wishes to highlight the number of on-site parking spaces proposed and the ratio of parking spaces per unit. The following chart summarizes and compares the existing number of units and parking spaces with the numbers proposed.

	Current	Proposed
Number of Units	48	66
<i>Studios</i>	2	8
<i>One bedroom units</i>	14	23
<i>Two bedroom units</i>	30	35
Number of parking spaces, including visitor and accessible parking	74	88
Parking Spaces per Unit	1.54	1.33

As shown in the chart above, the ratio of parking spaces to units is proposed to decrease significantly. The Transportation Division notes that this area of Langley Avenue has comparatively limited alternative modes of transportation available. The petitioner should

identify how the parking spaces will be divided up between studios, one bedroom, and two bedroom units, along with the number and location of visitor parking and accessible parking spaces. The petitioner should provide documentation that the number of parking spaces is appropriate for this site, and will not create an increased burden on the neighboring streets.