



Memorandum

To: Mr. Giancarlo Micozzi
Micozzi Management, Inc.
159 Cambridge Street
Arlington, MA 02134

Date: November 7, 2017

Project #: 14019.00

From: Randall C. Hart, Principal

Kirsten Braun, EIT

Re: Parking Occupancy
Newton, MA

Introduction

VHB has conducted an assessment of existing parking facilities and the parking demand on a typical Thursday, Friday and Saturday at 392-396 Langley Road in Newton, MA. The parking assessment included the front and back parking lots located behind the existing residential building on site. Based on the assessment, the site currently has a parking supply of 45 permit spaces (20 spaces in the front parking lot and 25 spaces in the back-parking lot) and six visitor spaces for a total of 51 parking spaces. Additionally, there are 30 apartment units in the 392-396 Langley Road apartment building, however, only 26 units are currently occupied.

Existing Conditions

Parking Counts and Observations

For the purpose of understanding the existing parking supply versus demand, an existing conditions parking occupancy assessment was conducted. Midday parking occupancy counts were conducted by VHB at noon on Thursday, November 2nd, Friday, November 3rd and Saturday, November 4, 2017. Additionally, late evening parking counts were conducted at ten Pm on Thursday, November 2nd and Friday, November 3rd. Observations regarding on street parking were also made during all time periods. The results of the on-site parking supply/demand are summarized in Table 1.

■ **Table 1 Parking Occupancy Summary**

Total Spaces Available:	Thursday		Friday		Saturday
	Noon	10pm	Noon	10pm	Noon
Regular Spaces (45 Available)	12	24	12	25	10
Visitor Spaces (6 Available)	0	0	0	1	1
Street Parking Available (Many/Moderate/None)	Many	Many	Many	Many	Many

As shown in Table 1, the average parking demand on a typical weekday during the midday peak period is 12 spaces, or 26 percent of the parking supply. At ten in the evening, the average parking demand increases to 25 spaces, or 55 percent of the supply. During the Saturday midday peak, the average parking demand is 10 spaces, or 22 percent of the supply. It should be noted that only one vehicle was observed to use the visitor parking.

Furthermore, on-street parking supply observations were made during all time periods counted. On-street parking is allowed on the east side of Langley Road while no parking signs are located on the west side of the road. During both the midday and late evening counts, on all three days observed, on-street parking spaces were noted to be available.