

City of Newton
Ruthanne Fuller
Mayor

DEPARTMENT OF PUBLIC WORKS
TRANSPORTATION DIVISION
110 Crafts Street

DATE: April 2, 2021

TO: Members of the Newton Land Use Committee

**FROM: David Koses, AICP, Transportation Coordinator, DPW Transportation Division
Jason Sobel, P.E., PTOE, Director, DPW Transportation Division**

RE: Residential Parking for the Proposed 1149-1151 Walnut Street Development

M E M O R A N D U M

Staff from the City's Transportation Division reviewed the most recent site plans available for the proposed redevelopment of 1149-1151 Walnut Street. The following information and suggestions are offered for consideration in terms of parking permits for future residents of this development:

It is proposed that 23 parking spaces will be constructed to service this 25-unit development, including any spaces that may be designated for employees, customers and visitors. Staff appreciates that the location of the proposed development, at the Newton Highlands Green Line station, along with MBTA bus service and excellent pedestrian and bicycle access, provides for convenient linkages to a variety of shopping and service destinations. Due to the unit size and specific location, this development will be targeted toward residents with one vehicle, as well as those individuals looking to live without the need to own a private vehicle.

At the same time, Transportation Division staff are keenly aware of the parking shortages in Newton Highlands, and have worked with residents, employees, elected officials and others to design and subsequently expand a parking plan that intends to balance the needs of residents and employees working in the area. The Newton Highlands Parking District provides on-street parking options, with permits available to residents and a limited number of employees working in the neighborhood. The overall parking plan for the area strives to limit parking opportunities for MBTA commuters living outside the immediate area. A current map of the Newton Highlands Parking District is shown in Figure 1.

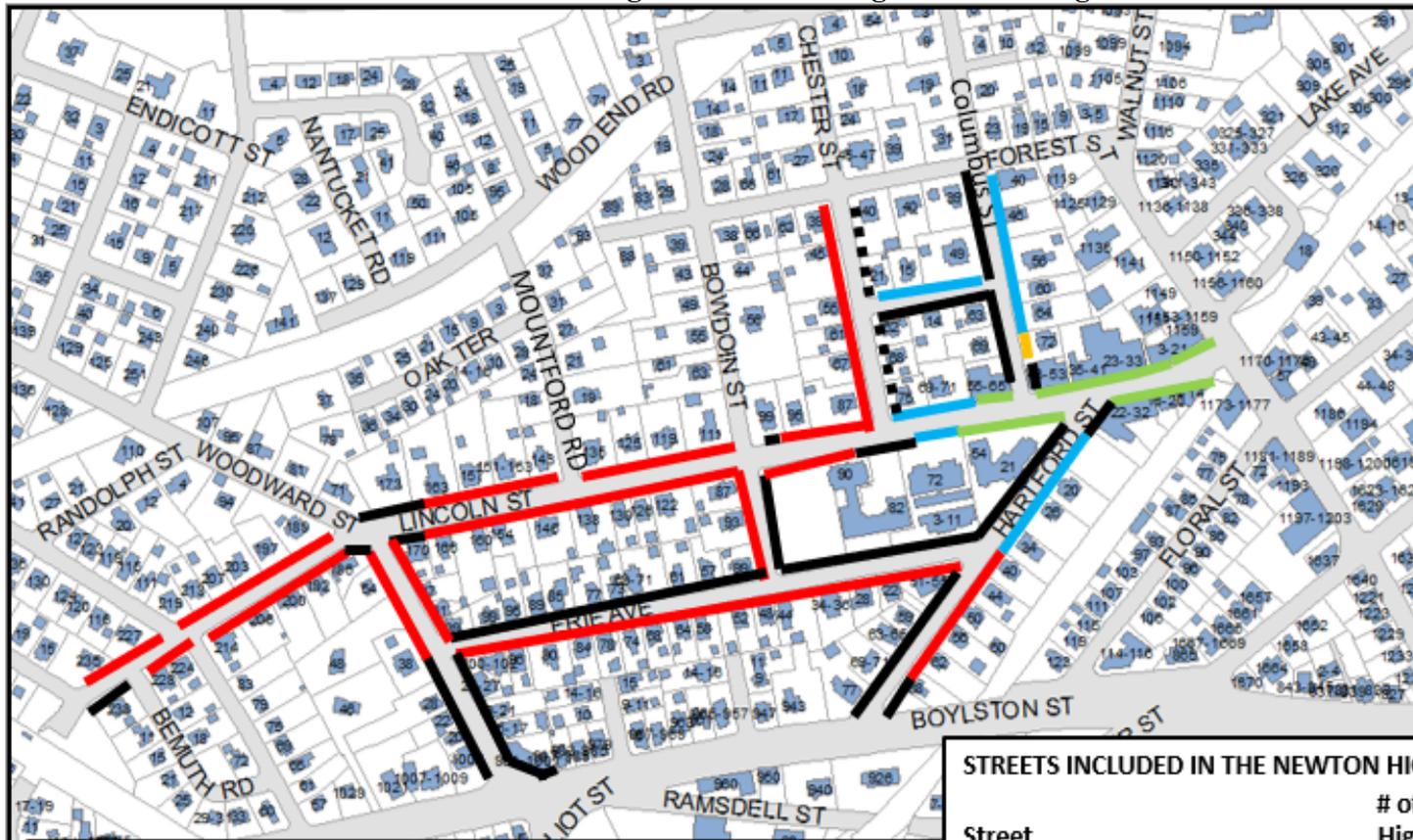
The Newton Highlands Parking District has been expanded twice since its original creation in 2019, but has not yet expanded to include Walnut Street residents and employees.

Staff would like to put forward the following concept for discussion, as part of the Special Permit approval process for this development:

As this development is targeted to zero and one-vehicle individuals and families, a restriction could be considered to be included as a condition of the special Permit that would **not allow access to on-street resident and visitor parking permits to residents of 1149-1151 Walnut Street residents, if on-street parking permits were to be made available to buildings abutting this section of Walnut Street.** The intention is not to treat future residents of this building unfairly, but rather to “right size” parking at the outset, and to ease the concerns of residents living on nearby residential streets in terms of future overflow parking. As this development is proposed to be targeted to individuals and families with zero or one vehicle, there should be no need or opportunity for these residents to park additional vehicles on nearby residential streets for long periods of time.

However, if approved by Traffic Council, staff suggest that City Council consider allowing future *employees* who work at 1149-1151 Walnut Street to be able to access available non-resident on-street parking permits, in a manner consistent with employees who work in other businesses in Newton Highlands.

Figure 1: Newton Highlands Parking District



Cost of Newton Highland Parking Permits

Abutting residence: \$25/year. Each abutting residence may receive up to two free visitor placards.

Employee of a business located within the District: \$200/year.

LEGEND

- No Parking Any Time (Black)
- - - No Parking Except Sunday & Holiday (Black Dashed)
- 1-hr limit, 8am-6pm, except by Newton Highlands Permit
- 2-hr limit, 8am-6pm except by Newton Highlands Permit
- Loading Zone 1pm-6pm
- 2-hour metered parking Mon-Sat , 8AM-6PM

Map date: February 13, 2020

STREETS INCLUDED IN THE NEWTON HIGHLANDS PARKING DISTRICT:

| Street | # of Nonresident Newton Highlands Permits Available |
|-------------------------------|---|
| Bowdoin (Lincoln to Erie) | 1 |
| Chester (Forest to Lincoln) | 1 |
| Columbus (Forest to Lincoln) | 1 |
| Erie (E of Bowdoin) | 1 |
| Erie (W of Bowdoin) | 2 |
| Hartford | 2 |
| Lincoln (E of Bowdoin) | 4 |
| Lincoln (Bowdoin to Woodward) | 12 |
| Lincoln (W of Woodward) | 6 |
| Standish | 1 |
| Woodward (Lincoln to Rt 9) | 1 |