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March 15, 2021

BY ELECTRONIC MAIL

Ms. Nadia Khan
Chief Committee Clerk
Newton City Council
1000 Commonwealth Avenue
Newton, MA 02459-1449

Re: Riverside Station/355 Grove Street and 399 Grove Street

Dear Ms. Khan,

Enclosed please find a revised parking calculation relative to the above matter. Kindly substitute this version for that which was submitted with the special permit application and related materials on March 8, 2021.

By way of explanation, we have recalculated the number of employees for the commercial uses which resulted in a higher parking requirement for those uses. However, even with the increased parking requirement, no additional waiver is required beyond the waiver of 725 stalls granted by Council Order #27-20.

Please feel free to call me if you have any questions respecting the foregoing.

Very truly yours,

Stephen J. Buchbinder

Stephen J. Buchbinder

SJB/mer
enclosures
cc: (By Email, w/enclosures)
Mr. Neil Cronin
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Mr. John Daghlian
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Mr. Robert Korff
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Mr. David Roache
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RIVERSIDE

PARKING CALCULATION

RESIDENTIAL

Residential Use:

Section 5.1.4.A requires 2 parking stalls per unit

550 proposed units

Total By-Right Residential Parking Requirement: 1,100 parking stalls

Section 5.1.4.A allows 1.25 parking stalls per unit by special permit

550 units x 1.25 parking stalls/unit = 688 parking stalls

Total Residential Parking Requirement with reduction by special permit: **688 parking stalls**

COMMERCIAL

NOTE: The exact mix of commercial tenants and the space which they would occupy is not established at this time. Consequently, the parking calculation for the commercial uses at the site is based on a projection of a mix of uses. As such, the calculation below contemplates a mix of restaurants, a health club, laboratory/research, and retail sales or service establishment uses for illustrative purposes. In determining the number of projected employees for these uses (where applicable), the development team has made inquiries of design professionals and operators of similar businesses.

1. Retail Uses:

Section 5.1.4.A requires 1 parking stall per 300 square feet plus 1 stall per 3 employees

Projection: 5,000 square feet of retail and 10 employees (based on 1 retail employee per 500 SF)

Total Retail Parking Requirement: $(5,000 / 300) + (10 / 3) = 17 + 4 = \mathbf{21 \text{ stalls}}$

2. Restaurant Uses:

Section 5.1.4.A requires 1 parking stall per 3 seats plus 1 parking stall per 3 employees

Projection: 13,810 square feet allocated amongst an undetermined number of restaurants with a collective requirement of 553 seats (based on 1 seat per 25 SF) and 56 employees (based on 1 restaurant employee per 10 seats)

Total Restaurant Parking Requirement: $(553 / 3) + (56 / 3) = 185 + 19 = \mathbf{204 \text{ parking stalls}}$

3. Health Club Use:

Section 5.1.4.A requires 1 parking stall per 150 square feet plus 1 parking stall for every 3 employees

Projection: 3,171 square feet and 7 employees (based on 1 health club employee per 500 SF)

Total Health Club Parking Requirement: $(3,171 / 150) + (7 / 3) = 22 + 3 = 25$ parking stalls

4. Office Use:

Section 5.1.4.A requires 1 parking stall per 250 square feet up to 20,000 square feet: 1 parking stall per 333 square feet over 20,000 square feet

Projection: 0 square feet of office space

Total Office Parking Requirement: $(0 / 250) + (0 / 333) = 0 + 0 = 0$ parking stalls

5. Laboratory/Research

Section 5.1.4.A requires 1 parking stall per 1,000 square feet, and 1 parking stall for every 4 employees

Projection: 362,235 square feet and 966 employees (based on 1 lab employee per 375 SF)

Total Laboratory Parking Requirement: $(362,235 / 1,000) + (966 / 3) = 363 + 322 = 685$ parking stalls

Total Commercial Parking Requirement: [21 (Retail) + 204 (Restaurant) + 25 (Health Club) + 0 (Office) + 685 (Laboratory)] = 935 parking stalls

1/3 reduction allowed by special permit pursuant to Section 5.1.4.C

$935 / 3 = 312$ parking stalls

Total Commercial Parking Requirement with reduction by special permit: **624 parking stalls**

TOTAL

Total Residential and Commercial Parking Requirement (after reductions pursuant to Sections 5.1.4.A and 5.1.4.C): 1,312 parking stalls

Total Parking Stalls Provided: 2,171 parking stalls (2,135 in garage and 36 at surface)

Parking Stalls Reserved for MBTA: 1,000 parking stalls

Total Available Parking Stalls: 1,171 parking stalls

1,312 parking stalls (required) – 1,171 parking stalls (provided) = deficit of 141 parking stalls

Total Waiver Required pursuant to Section 5.1.13: 141 parking stalls

Note: Waiver of 725 already granted pursuant to Council Order #27-20, and thus no additional waiver required