

MEMORANDUM

DATE: May 4, 2021

TO: Ms. Nicole Campbell
The Green Lady Dispensary Newton, Inc.
11 Amelia Drive
Nantucket, MA 02554

FROM: Robert J. Michaud, P.E. – Managing Principal
Daniel A. Dumais, P.E. – Senior Project Manager

RE: **Proposed Marijuana Establishment**
740 Beacon Street, Newton MA

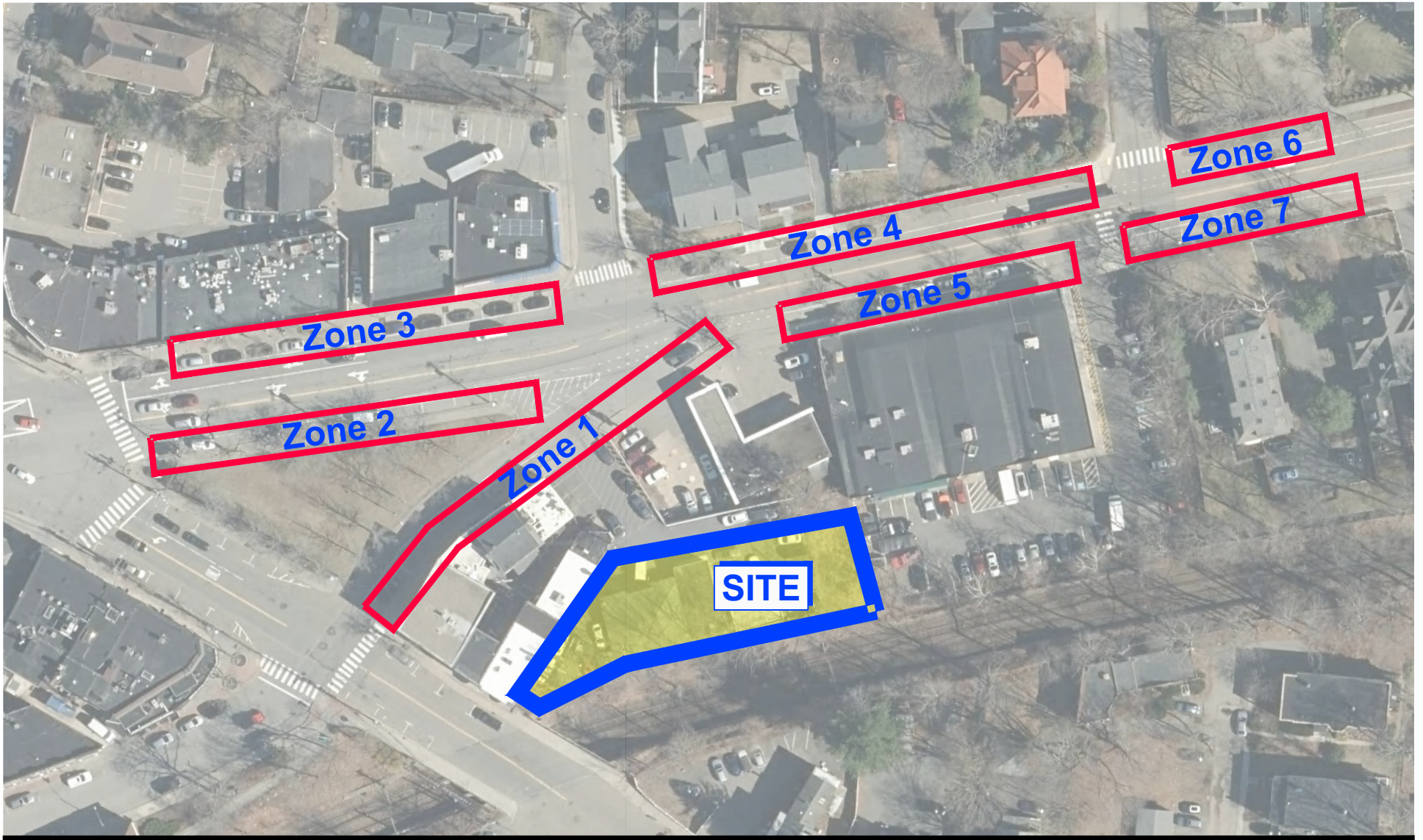


MDM Transportation Consultants, Inc. (MDM) has conducted this on-street parking evaluation for the Beacon Street section between Grant Avenue and Langley Road and Union Street between Beacon Street and Langley Road in Newton, MA. The facility will utilize scheduled appointments for customers with the ability to sufficiently accommodate all its customer parking with the provided off-street parking areas adjacent to the building. This memorandum provides a review of on-street parking demand to support supplemental parking for customers of the proposed Green Lady Dispensary to be located at 740 Beacon Street in Newton, MA.

A review on-street parking accumulation indicates an on-street parking demand in the immediate vicinity of the Site of 50% to 61% on a Friday and 53% to 74% on a Saturday. The results indicate that there is ample area on-street parking to accommodate customers for the Green Lady Dispensary who may choose to utilize on-street public parking. Based on the proposed online ordering protocols to the used by the Petitioner and designation of 15-minute arrival/departure scheduling there is not expected to be any material reliance on off-site parking by patrons. However, the on-street parking inventory indicates ample capacity to accommodate the occasional patron parking off-site within the immediate area.

Peak Parking Demand – On-Street

A parking accumulation survey was conducted to identify on-street parking trends along Beacon Street and Union Street in the immediate vicinity of the Site. The parking demand was observed on an hourly basis between 8:00 AM and 8:00 PM on both a Friday (5/23/2021) and Saturday (5/24/2021). The existing on-street parking supply within the study area includes approximately 40 metered parking spaces and 6 meter free one-hour parking spaces. The observed on-street parking spaces are presented in **Figure 1** and are divided into parking zones for inventory purposes.



The Friday and Saturday parking characteristics for the Beacon Street section between Grant Avenue and Langley Road and Union Street between Beacon Street and Langley Road (in 1-hour increments) are summarized in **Figure 2** and **Figure 3**, respectively. Detailed parking observations are presented in the **Attachments**.

The parking observations indicate the following:

- *Friday Parking Demand.* The parking accumulation indicates an on-street parking demand within the study area of 50% to 61% on a Friday resulting in an average parking surplus of 23 spaces. Peak occupancy of zones 1,5 and 7 which are most proximate to the Site and adjunct sidewalk system averages less than 50% utilization over the core hours of the day resulting in an average surplus of 9 spaces.
- *Saturday Parking Demand.* The parking accumulation indicates an on-street parking demand within the study area of 53% to 74% on a Saturday resulting in an average parking surplus of 24 spaces. Peak occupancy of zones 1,5 and 7 which are most proximate to the Site and adjunct sidewalk system averages less than 50% utilization over the core hours of the day resulting in an average surplus of 9 spaces.
- *One-Hour Parking Spaces (Meter Free) – Zones 6 and 7.* The parking accumulation indicates an on-street parking demand within the meter free spaces to be 1 to 2 spaces on average resulting in a surplus of 4 spaces. These spaces were observed to be used for short term parking with rates consistent with the 1-hour restriction with the peak demand observed around lunchtime (12:00 PM and 2:00 PM).

In summary, based on the proposed online ordering protocols to be used by the Petitioner and designation of 15-minute arrival/departure scheduling there is not expected to be any material reliance on off-site parking by patrons. However, the on-street parking inventory indicates ample capacity to accommodate the occasional patron parking off-site within the immediate area.

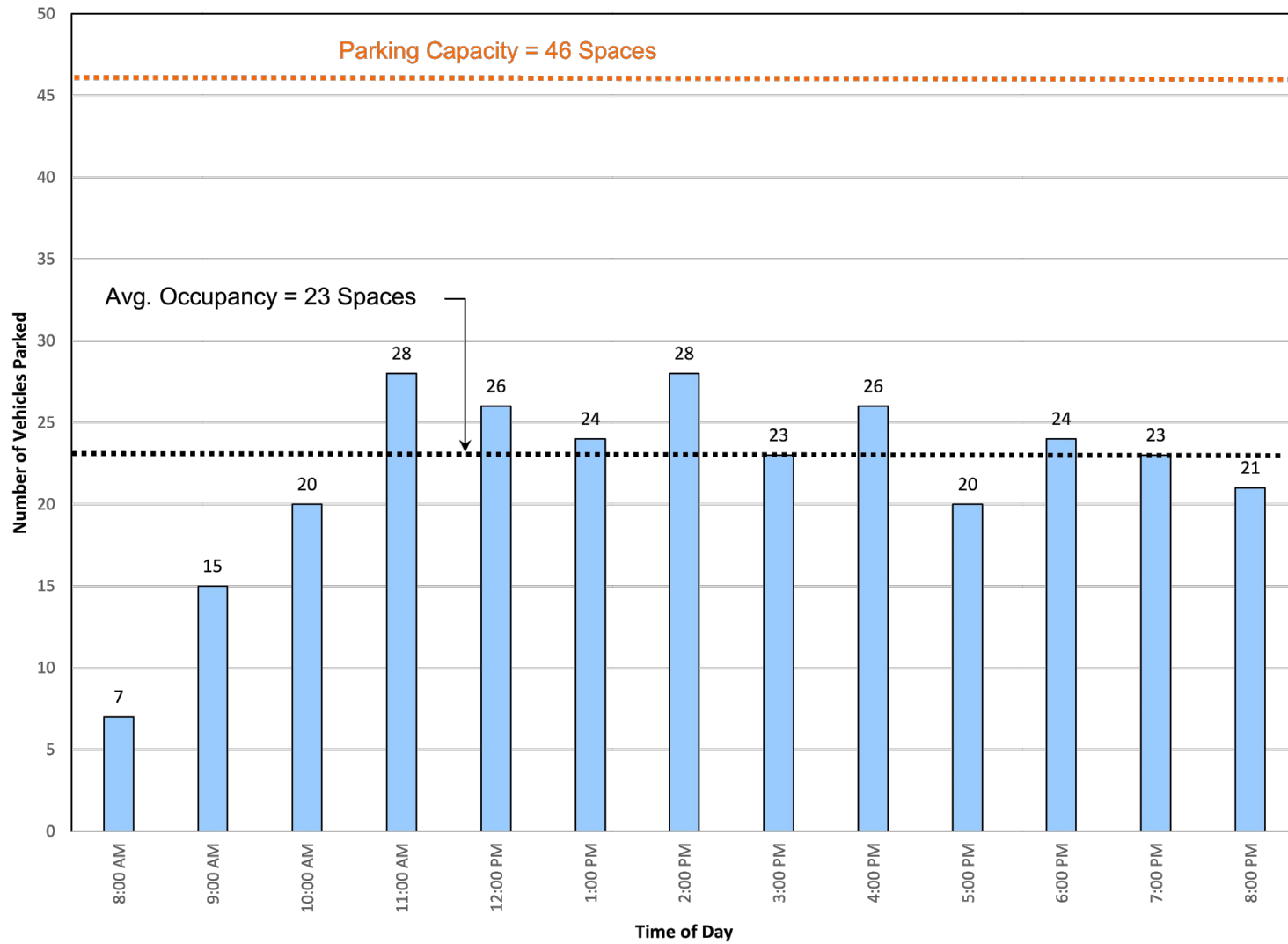


Figure 2

Hourly Parking Demand
Friday, April 23, 2021

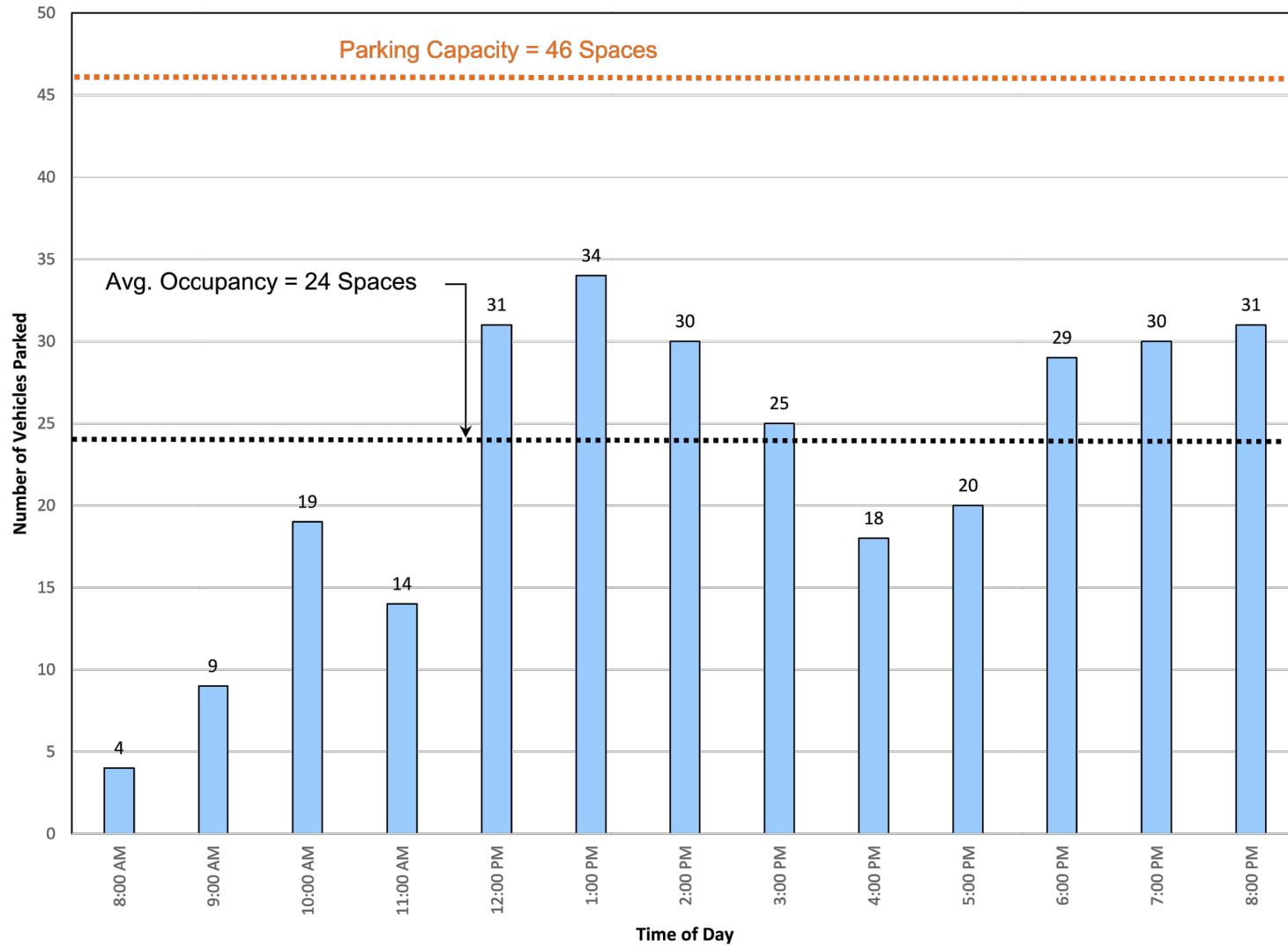


Figure 3
Hourly Parking Demand
Saturday, April 24, 2021

ATTACHMENTS

Beacon Street Parking Survey

Site: **Street Parking Near 740 Beacon Street**
 Date: **4/23/21** Friday

Vehicles	Zone								Total	Supply	Occupancy Rate
	1	2	3	4	5	6	7				
8:00 AM	0	1	1	2	0	2	1		7	46	15%
9:00 AM	2	2	2	3	3	2	1		15	46	33%
10:00 AM	5	4	4	2	2	1	2		20	46	43%
11:00 AM	8	6	5	2	4	2	1		28	46	61%
12:00 PM	6	6	4	3	3	3	1		26	46	57%
1:00 PM	8	5	4	1	1	3	2		24	46	52%
2:00 PM	6	7	6	4	2	1	2		28	46	61%
3:00 PM	8	6	2	3	3	0	1		23	46	50%
4:00 PM	7	6	4	4	4	1	0		26	46	57%
5:00 PM	6	6	3	3	2	0	0		20	46	43%
6:00 PM	7	9	5	2	1	0	0		24	46	52%
7:00 PM	8	8	4	3	0	0	0		23	46	50%
8:00 PM	4	8	3	3	3	0	0		21	46	46%
Supply	9	10	6	8	7	3	3		46	Max	61%
										Max	61%
										Avg	50%

Beacon Street Parking Survey

Site: Street Parking Near 740 Beacon Street
 Date: 4/24/21 Saturday

Vehicles	Zone										Total	Supply	Occupancy Rate
	1	2	3	4	5	6	7						
8:00 AM	0	2	2	0	0	0	0				4	46	9%
9:00 AM	0	2	4	1	2	0	0				9	46	20%
10:00 AM	5	6	5	0	3	0	0				19	46	41%
11:00 AM	5	5	2	0	1	0	1				14	46	30%
12:00 PM	7	7	6	4	4	0	3				31	46	67%
1:00 PM	9	9	6	4	6	0	0				34	46	74%
2:00 PM	7	9	5	3	5	0	1				30	46	65%
3:00 PM	5	8	3	4	4	0	1				25	46	54%
4:00 PM	5	8	2	2	1	0	0				18	46	39%
5:00 PM	6	7	4	3	0	0	0				20	46	43%
6:00 PM	7	8	5	4	5	0	0				29	46	63%
7:00 PM	8	8	5	4	5	0	0				30	46	65%
8:00 PM	9	8	6	4	3	0	1				31	46	67%
Supply	9	10	6	8	7	3	3				46	Max	74%
												Max	74%
												Avg	53%