



Stantec Consulting
136 West Street, Suite 203
Northampton, MA 01060

April 25, 2022
File: PL_264

Jess Carroll
United Properties Group
1330 Boylston Street, #608
Chestnut Hill, MA 02467

Dear Jess,

Reference: 148 California Street, Watertown, MA

Per your request, Stantec investigated parking supply and demand issues at the above-referenced site. Specifically, Stantec considered the impact of proposed parking lot modifications on the adequacy of the site parking supply and concluded that the proposed changes, which will reduce the parking supply by 11 spaces, will have no significant impact on parking operations.

1.0 PROJECT DESCRIPTION

The project site is a mixed-use property at 148 California Street/171 Watertown Street on the Newton/Watertown line. It's comprised of a Stop & Shop anchored shopping center with a large parking lot facing Watertown Street and an attached mixed-use office building fronting on California Street. The site has approximately 635 parking stalls supporting the shopping center and 37 parking stalls supporting the office space. The proposed project includes parking lot improvements that will result in a loss of approximately 11 spaces. The action will require a special permit including a parking waiver.

2.0 PARKING INVESTIGATIONS

Stantec conducted on-site parking counts to measure existing parking utilization. The counts were done on Thursday, April 14, 2022, at 3:15 PM, and at noon on Saturday, April 16, 2022. Weekday afternoons are typical peak demand periods for shopping centers and office space. Saturday midday periods are also peak demand times for shopping centers. The collected data are shown in Table 1. As shown, the parking supply greatly exceeds the observed parking demand for the shopping center with only 33 to 34 percent of the spaces in use during the survey periods. Likewise, the office parking is not fully utilized. Combined, the peak site parking demand occurs on the weekday afternoon with 246 of the 672 spaces (37 percent) in use.



Reference: 148 California Street, Watertown, MA

Table 1 Parking Data

Day	Lot	Parking Demand	Parking Supply	Utilization
Weekday	Shopping Center	218	635	34%
	Office Building	28	37	76%
	Combined	246	672	37%
Saturday	Shopping Center	208	635	33%
	Office Building	7	37	19%
	Combined	215	672	32%

Surveys conducted Thursday, April 14, 2022, at 3:15 PM and Saturday, April 16, 2022, at 12:00 PM.

3.0 CONCLUSIONS

The parking supply at the subject site will be more than adequate to serve parking demands after the implementation of the proposed site improvements. The site improvements will eliminate 11 parking spaces reducing the parking supply to 661 spaces. The maximum parking demand observed was only 246 vehicles. Consequently, with the proposed site improvements, the parking lots will continue to operate at only 37 percent of capacity.

Thank you for inviting us to assist you with this investigation. Please do not hesitate to contact us should you have any questions.

Regards,

Stantec Consulting

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