

Ref: 8526

February 4, 2020

Mr. Todd Kirrane
Transportation Administrator
333 Washington St, 4th fl.,
Town of Brookline, MA 02445

Re: On-Street Parking Assessment
Driscoll School Expansion
Brookline, Massachusetts

Dear Todd:

As requested, Vanasse & Associates, Inc. (VAI) has reviewed the existing parking supply and demand along Beacon Street to assess the availability of parking to accommodate potential staff parking associated with the proposed Driscoll School Expansion in Brookline, Massachusetts. Specifically, this letter evaluates the existing occupancy rate for on-street parking spaces. The town of Brookline Transportation Board limits on-street permits (combined commercial and school) to 40% of the legal parking spaces on a street. ***Based on this assessment, it appears that there are enough vacant spaces for additional staff parking.***

A comprehensive field inventory of the existing parking supply within immediate area of the School was conducted in January 2020. Figure 1 depicts the study area. The field inventory consisted of on-street parking by quantity and type (handicapped, no parking and regulations).

In conducting the parking analysis, the study area was subdivided into twenty-two (22) distinct parking zones within two (2) study areas (*Study Area A* and *Study Area B*), in order to identify parking trends. Figures 2 and 3 graphically depict the parking zones within study areas A and B. Figures 4 and 5 identifies the total parking supply in the area which totals 258 spaces in the Study Area A and 185 spaces in the Study Area B.

In order to determine the availability of parking spaces, parking demand surveys were conducted during a typical weekday (Tuesday, January 28, 2020 and Wednesday, January 29, 2020) between the hours of 7:00 AM and 3:00 PM. The parking observations were completed in 60-minute intervals during each observation period and identified the number of vacant spaces within the parking survey area. Table 1 and Figures 6 and 7 summarize the parking demand observations for the available parking. Table 2 summarize the parking demand observations for the available parking by regulation.

As shown in Table 1, the peak hour demand at Study Area A occurs at 8:00 AM (01/28/2020) and 2:00 PM (01/29/2020) when 103 (42%) and 89 (37%) spaces were vacant, respectively. The peak hour demand at Study Area B occurs at 12:00 PM when 117 (65%) (01/28/2020) and 113 (63%) (01/29/2020) spaces were vacant.

As shown in Table 2, 48% of the parking supply within Study Area A and 59 % of the parking supply within Study Area B are *Metered spaces*. The peak hour demand at the metered spaces within Study Area A occurs at 2 PM when 58% and 49% of the metered spaces were vacant. The peak hour demand at the metered spaces within Study Area B occurs at 12 PM and 7 AM when 76% and 74% of the metered spaces were vacant.

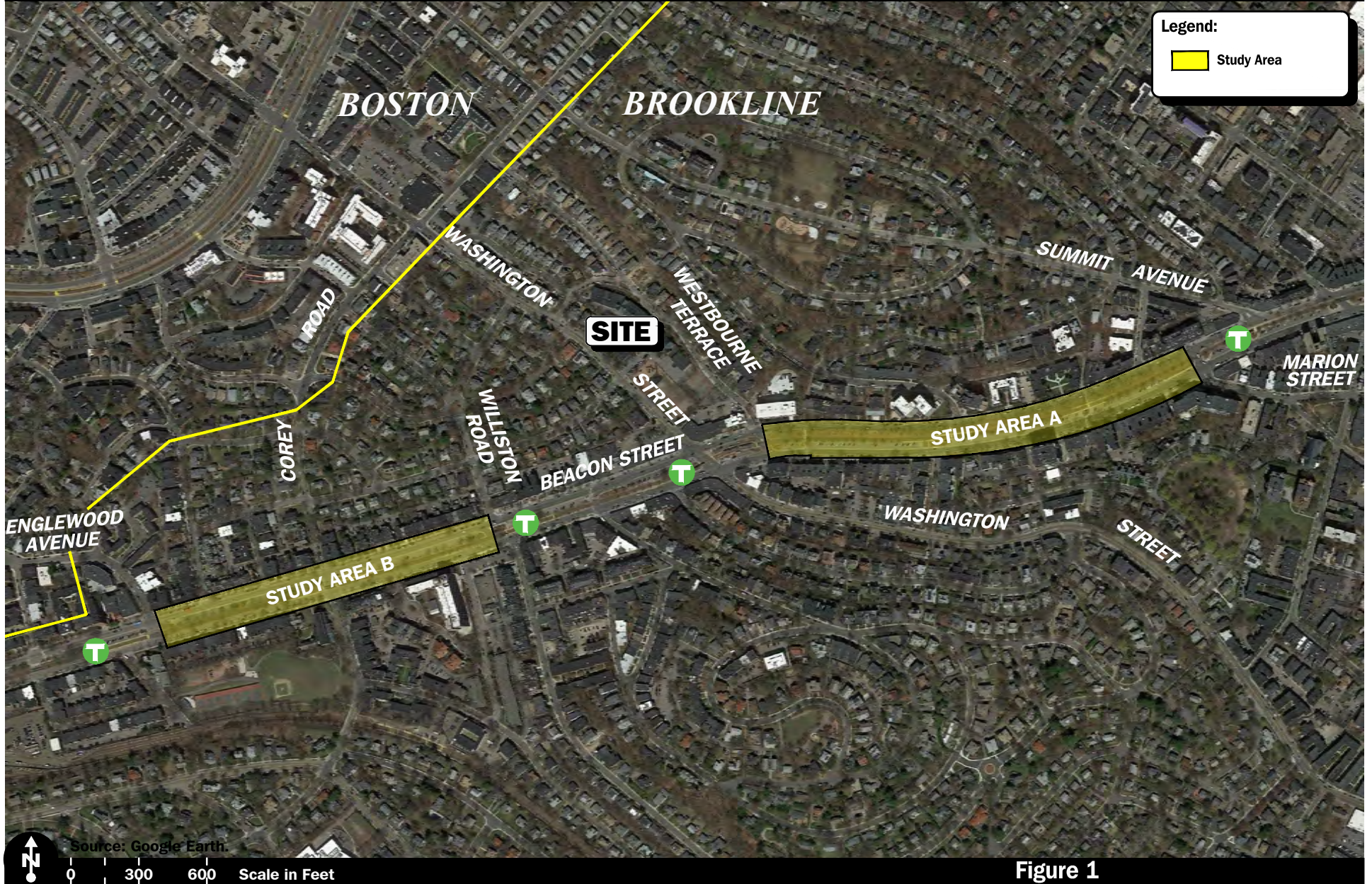


Figure 1

Site Location and Study Area Map

Legend:

- No Parking
- 2 Hour Parking (Not Metered)
- Metered Parking (7AM - 8PM) - Except Sunday
\$0.25 for 20 Minutes
Overnight Reserved for Valet Parking (6PM-12AM)
- Metered Parking (7AM - 8PM) - Except Sunday
\$0.25 for 20 Minutes
Overnight Permit Parking Only (8 PM-9AM)
- Pick-up/Drop-Off Only
- No Parking Loading Zone
- Zip Car Space
- Handicap Parking
- ✖ Parking Space with Light Pole (Unusable)
- XX Parking Spaces Zone

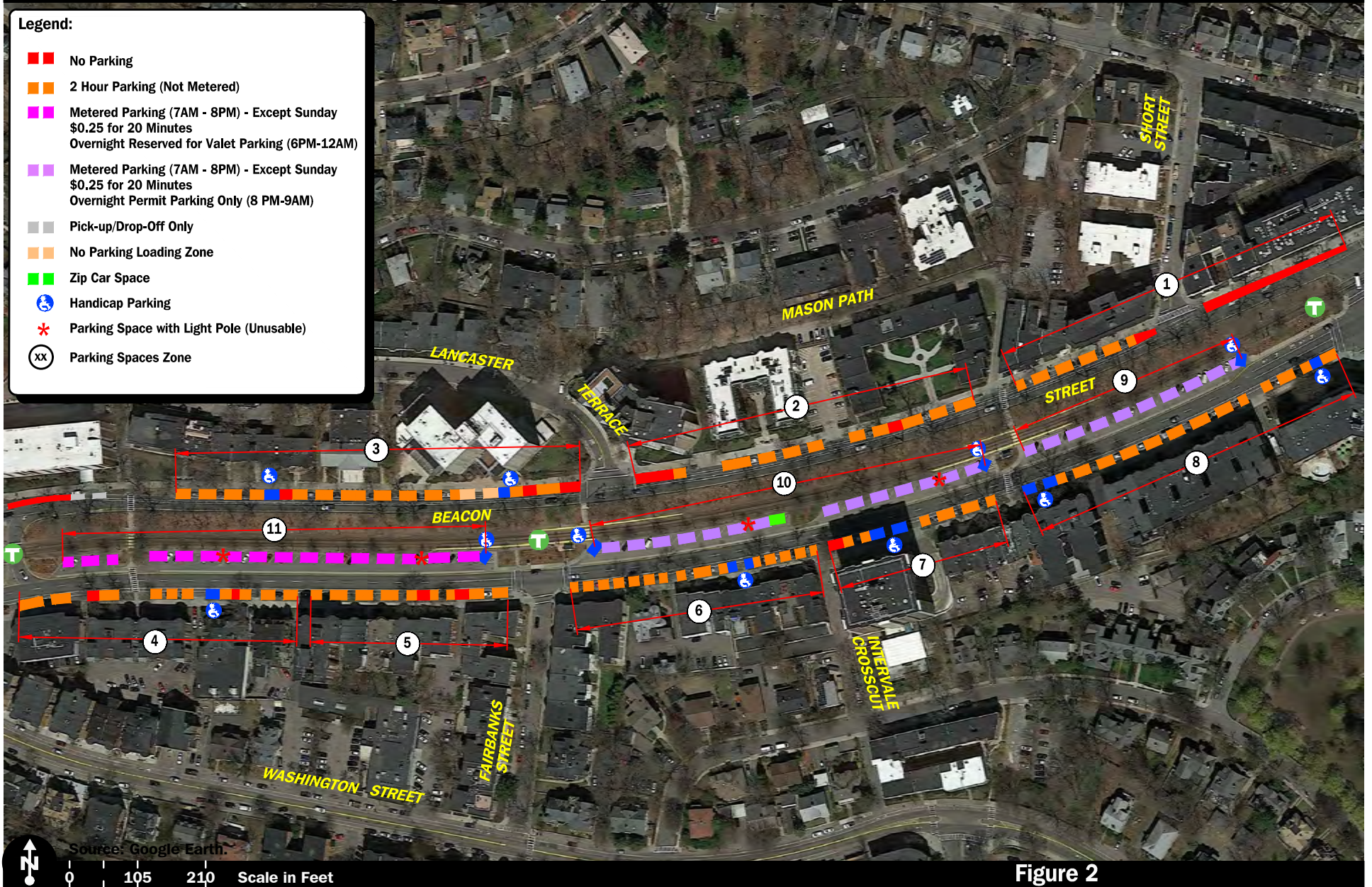


Figure 2

Parking Inventory - Zone Study Area A

Parking Study - Driscoll School Expansion - Beacon Street Parking Study - Brookline, MA

- Legend:**
- No Parking
 - 2 Hour Parking (Not Metered)
 - Metered Parking (8AM - 8PM) - Except Sunday
\$0.25 for 12 Minutes
 - Metered Parking (7AM - 8PM) - Except Sunday
\$0.25 for 20 Minutes
Overnight Permit Parking Only (8 PM-9AM)
 - Metered Parking (7AM - 8PM) - Except Sunday
\$0.25 for 20 Minutes
 - Pay Station Metered Parking
Overnight Guest Parking Permit (11PM-8AM)
 - Pick-up/Drop-Off Only
 - ♿ Handicap Parking
 - XX Parking Spaces Zone



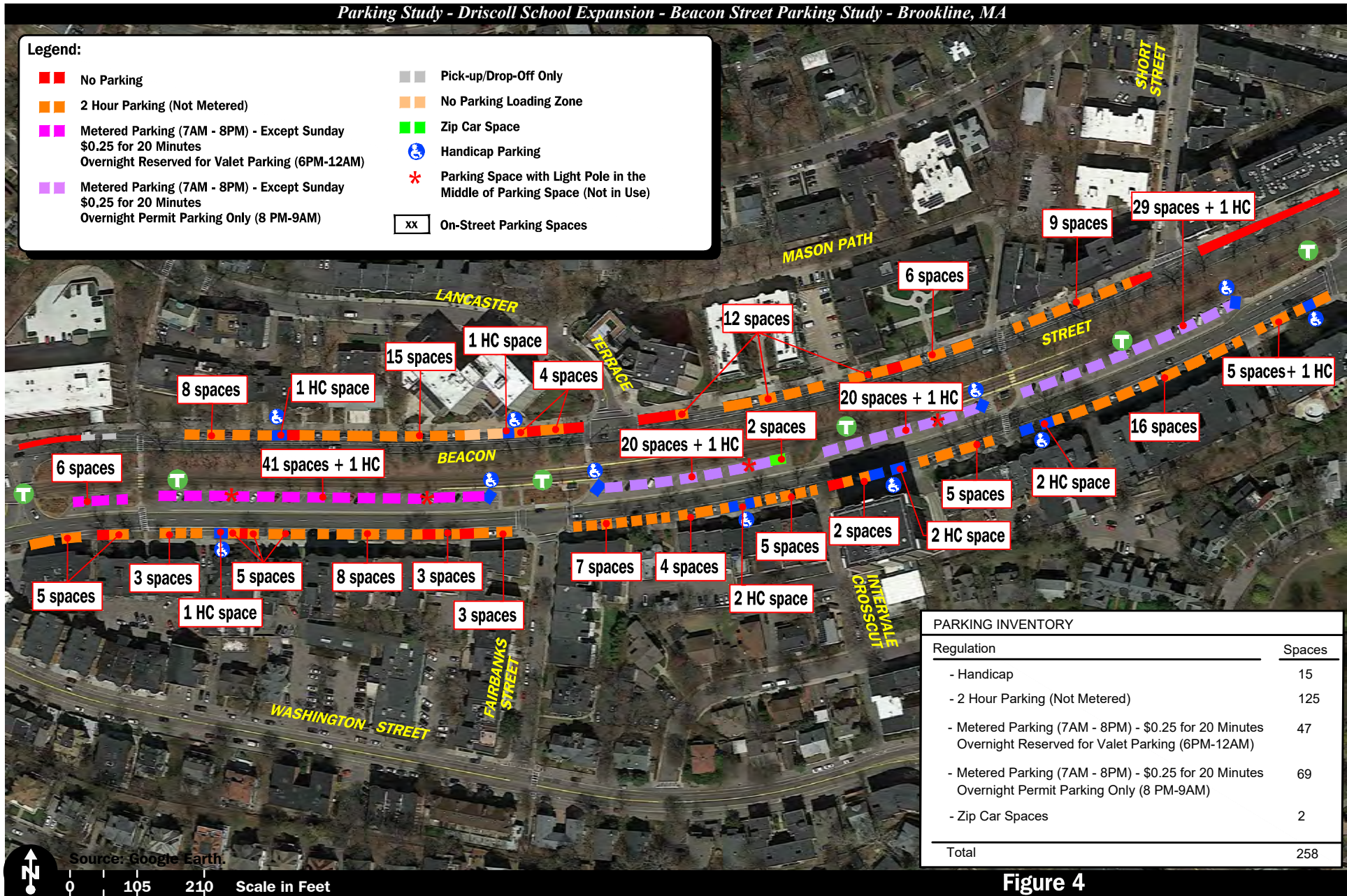
Figure 3
Parking Inventory - Zone
Study Area B



Parking Study - Driscoll School Expansion - Beacon Street Parking Study - Brookline, MA

Legend:

- No Parking
- 2 Hour Parking (Not Metered)
- Metered Parking (7AM - 8PM) - Except Sunday
\$0.25 for 20 Minutes
Overnight Reserved for Valet Parking (6PM-12AM)
- Metered Parking (7AM - 8PM) - Except Sunday
\$0.25 for 20 Minutes
Overnight Permit Parking Only (8 PM-9AM)
- xx On-Street Parking Spaces
- Pick-up/Drop-Off Only
- No Parking Loading Zone
- Zip Car Space
- Handicap Parking
- * Parking Space with Light Pole in the Middle of Parking Space (Not in Use)
- xx On-Street Parking Spaces



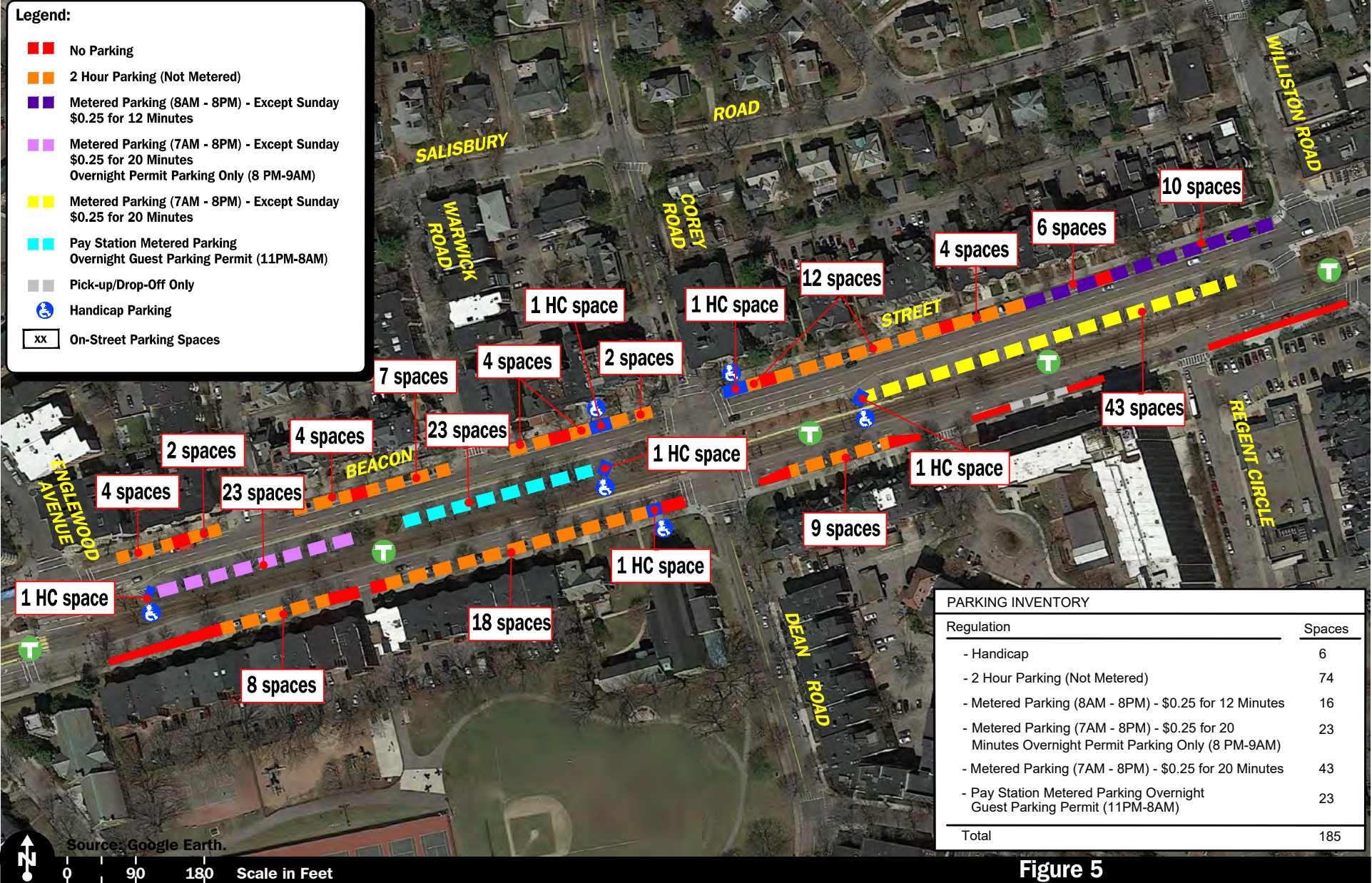
PARKING INVENTORY	
Regulation	Spaces
- Handicap	15
- 2 Hour Parking (Not Metered)	125
- Metered Parking (7AM - 8PM) - \$0.25 for 20 Minutes Overnight Reserved for Valet Parking (6PM-12AM)	47
- Metered Parking (7AM - 8PM) - \$0.25 for 20 Minutes Overnight Permit Parking Only (8 PM-9AM)	69
- Zip Car Spaces	2
Total	258

Figure 4

**Parking Inventory - Supply
Study Area A
Tuesday, January 28, 2020 and
Wednesday, January 29, 2020
7:00 AM - 3:00 PM**



Parking Study - Driscoll School Expansion - Beacon Street Parking Study - Brookline, MA

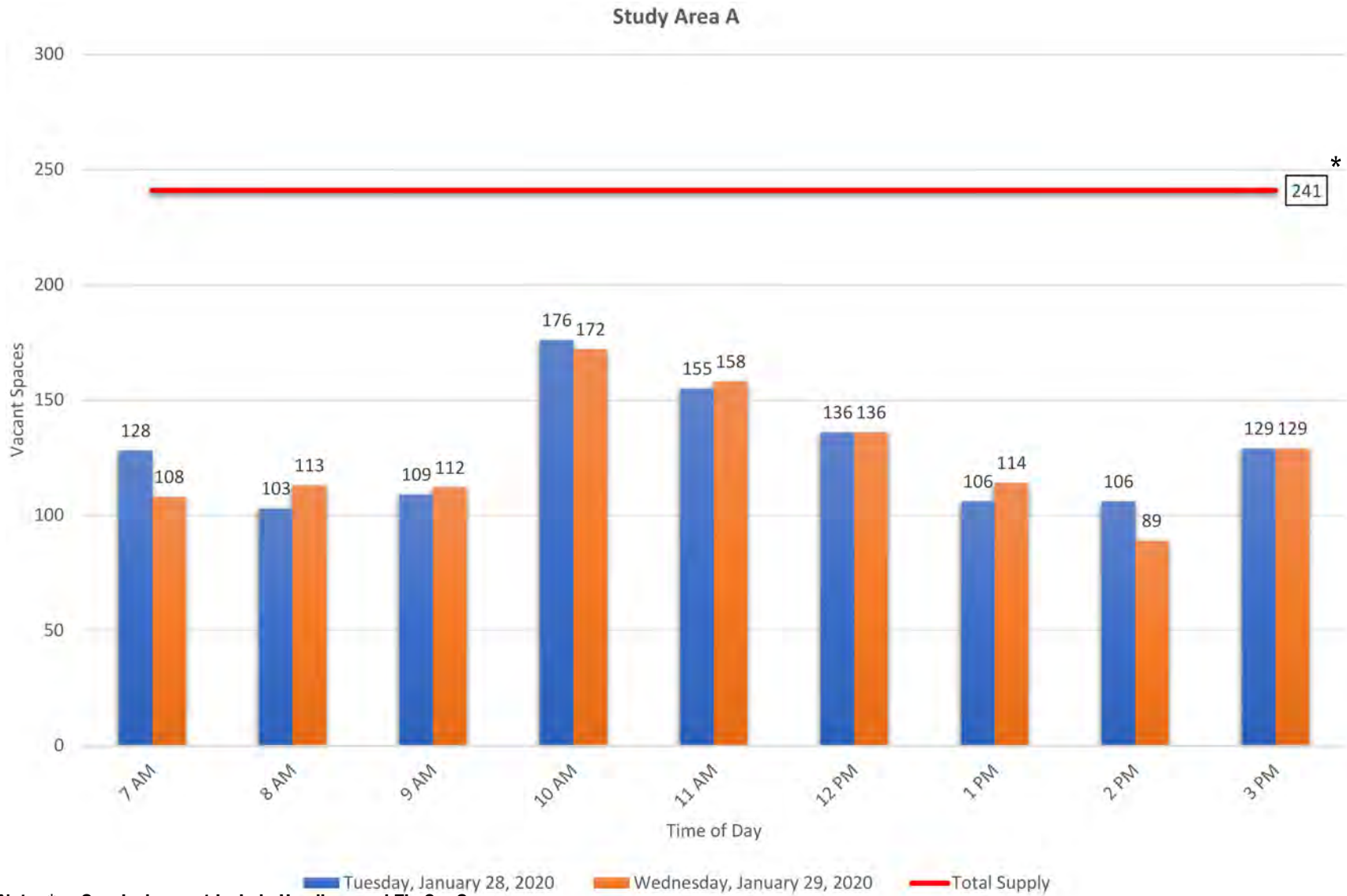


PARKING INVENTORY	
Regulation	Spaces
- Handicap	6
- 2 Hour Parking (Not Metered)	74
- Metered Parking (8AM - 8PM) - \$0.25 for 12 Minutes	16
- Metered Parking (7AM - 8PM) - \$0.25 for 20 Minutes Overnight Permit Parking Only (8 PM-9AM)	23
- Metered Parking (7AM - 8PM) - \$0.25 for 20 Minutes	43
- Pay Station Metered Parking Overnight Guest Parking Permit (11PM-8AM)	23
Total	185

Figure 5

Parking Inventory - Supply Study Area B
Tuesday, January 28, 2020 and
Wednesday, January 29, 2020
7:00 AM - 3:00 PM





Note: * = Supply does not include Handicap and Zip Car Spaces.



Figure 6

**Parking Inventory
Study Area A
Tuesday, January 28, 2020 and
Wednesday, January 29, 2020
7:00 AM - 3:00 PM**





Note: * = Supply does not include Handicap and Zip Car Spaces.

0 105 210 Scale in Feet



Figure 7

Parking Inventory
 Study Area B
 Tuesday, January 28, 2020 and
 Wednesday, January 29, 2020
 7:00 AM - 3:00 PM

**Table 1
 PARKING DEMAND OBSERVATIONS**

Zones	Supply	Tuesday, January 28, 2020										Wednesday, January 29, 2020								
		Vacant Spaces										Vacant Spaces								
		7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	
Study Area A	Zone 1	9	3	3	3	7	5	3	2	5	3	4	3	1	7	7	5	3	2	2
	Zone 2	18	13	8	11	17	17	10	8	9	12	7	6	7	18	16	12	8	3	13
	Zone 3	27	14	12	12	21	12	11	8	5	13	8	7	11	20	12	7	9	6	20
	Zone 4	13	2	1	2	9	5	3	0	0	3	6	5	1	12	6	3	7	4	4
	Zone 5	14	7	5	5	14	8	11	6	9	12	8	10	9	13	9	5	4	4	8
	Zone 6	16	8	5	5	14	12	8	8	5	3	6	10	7	13	12	11	9	8	7
	Zone 7	7	1	1	1	3	4	5	0	1	1	2	2	3	5	3	3	2	3	3
	Zone 8	21	5	0	1	12	7	4	4	5	6	5	6	7	18	14	7	2	2	4
	Zone 9	29	11	9	9	12	18	15	14	15	14	9	6	9	7	11	13	10	9	14
	Zone 10	40	33	33	33	26	33	32	32	33	32	28	29	29	16	28	34	32	23	29
	Zone 11	47	31	26	27	41	34	34	24	19	30	25	29	28	43	40	36	28	25	25
Sub Total	241	128	103	109	176	155	136	106	106	129	108	113	112	172	158	136	114	89	129	
Study Area B	Zone 12	32	24	23	19	17	22	18	19	19	20	22	22	17	15	17	17	15	19	20
	Zone 13	6	3	3	3	3	3	3	2	1	3	4	6	5	3	2	0	3	2	4
	Zone 14	11	6	5	5	7	4	4	2	4	4	9	6	4	7	4	3	6	6	6
	Zone 15	6	4	0	0	0	0	0	0	5	3	5	4	0	2	1	1	2	0	0
	Zone 16	8	5	7	6	5	7	4	6	5	4	7	8	8	5	6	6	4	4	2
	Zone 17	18	16	16	15	12	11	11	14	12	16	17	18	12	13	16	13	13	14	13
	Zone 18	9	9	8	4	4	7	8	4	6	3	9	8	4	5	3	1	3	3	4
	Zone 19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Zone 20	23	20	20	22	20	18	15	16	16	17	15	21	20	17	16	20	20	19	19
	Zone 21	23	21	22	23	22	21	20	21	21	21	15	19	20	19	20	20	21	21	20
	Zone 22	43	39	38	37	38	37	34	35	35	34	39	43	37	36	33	32	34	34	35
Sub Total	179	147	142	134	128	130	117	119	124	125	142	155	127	122	118	113	121	122	123	
Total	420	275	245	243	304	285	253	225	230	254	250	268	239	294	276	249	235	211	252	

**Table 2
 PARKING DEMAND OBSERVATIONS BY REGULATION**

Regulation	Supply	Tuesday, January 28, 2020										Wednesday, January 29, 2020								
		Vacant Spaces										Vacant Spaces								
		7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	
Study Area A	2 Hours Parking (Not Metered)	125	53	35	40	97	70	55	36	39	53	46	49	46	106	79	53	44	32	61
	Metered	116	75	68	69	79	85	81	70	67	76	62	64	66	66	79	83	70	57	68
	Total	241	128	103	109	176	155	136	106	106	129	108	113	112	172	158	136	114	89	129
Study Area B	2 Hours Parking (Not Metered)	74	54	48	42	37	39	37	37	39	42	64	58	37	39	37	28	36	35	38
	Metered	82	72	72	69	69	70	60	61	64	62	63	78	70	64	61	65	64	66	65
	Metered - Pay Station	23	21	22	23	22	21	20	21	21	21	15	19	20	19	20	20	21	21	20
	Total	179	147	142	134	128	130	117	119	124	125	142	155	127	122	118	113	121	122	123



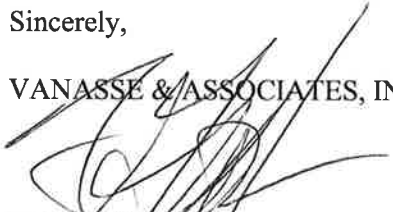
Mr. Todd Korrane
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Bases upon the above there is adequate available parking in the area for Driscoll staff parking.

If you should have any questions regarding this assessment, please feel free to contact me.

Sincerely,

VANASSE & ASSOCIATES, INC.



F. Giles Ham, P.E.
Managing Partner

Enclosure

cc:

