

MEMORANDUM

TO: Jennifer Raitt
 Director of Planning and Community Development
 Town of Arlington

FROM: Bryan Zimolka, PE, ENV SP

DATE: May 26, 2021

RE: 1165R Mass Ave Apartments – Guest Parking Letter
 Nitsch Project #13990

Dear Ms. Raitt:

In this memorandum, Nitsch Engineering (Nitsch) addresses guest parking concerns that were brought to attention at the Zoning Board of Appeals (ZBA) hearing on May 18, 2021. Prior to the ZBA hearing, Nitsch had reconducted an extensive parking study at the direction of the traffic peer reviewer, BETA Group, Inc. We concluded from the new parking study that the proposed parking provided on-site (surface parking and garage parking) is enough to meet the anticipated demand, with extra parking provided.

Parking Study

The parking study re-conducted at the Brigham Square Apartments, The Legacy, and Arlington 360 developments indicated that the parking utilization is 0.56 spaces/bedroom. The parking utilization during the weekday midday is 82% of the peak (overnight) parking, and the parking utilization during the Saturday mid-morning is 90% of the peak parking. Using these rates for the proposed 124-unit apartment scheme and additional Workbar spaces, Table 1 represents the required parking to accommodate residents and Workbar tenants.

Table 1 – Parking Requirements

| Items | | Quantity | | |
|-------|--|-------------------|-------------------|----------------------|
| 1 | Number of proposed bedrooms for 124 units | 178 bedrooms | | |
| 2 | Required apartment spaces (based on 0.56 spaces/bedroom) | 100 spaces | | |
| | | Overnight Parking | Weekday Midday | Saturday Mid-morning |
| 3 | Anticipated occupied apartment spaces (based on study utilization) | 100 spaces (100%) | 82 spaces (82%) | 90 spaces (90%) |
| 4 | Calculated required Workbar spaces | --- | 17 spaces | 1 space |
| 5 | Contracted required Workbar spaces | 10 spaces | 40 spaces | 10 spaces |
| 6 | Total calculated required net spaces (rows 3 + 4) | --- | 99 spaces | 91 spaces |
| 7 | Total contract required spaces net spaces (rows 3 + 5) | 110 spaces | 122 spaces | 100 spaces |

Based on the maximum number of parking spaces anticipated to be occupied by residents or reserved for Workbar tenants, and with 128 total parking spaces proposed, there will be 18 available resident spaces during a typical night, six available resident spaces during the weekday midday, and 28 available resident spaces during the Saturday mid-morning.

Guest Parking

To understand the anticipated guest parking, we contacted all three comparable developments.

Mirak Properties, The Legacy management company, indicated during a typical weekday (9:00 AM – 5:00 PM), a total of eight visitor vehicles were parked for the 132-unit development; there are a maximum of two guest vehicles parked overnight during the weekdays and, three guest vehicles parked overnight on the weekends. Although the total number of parking spaces occupied by guests exceeds the available spaces at the 1165R Mass Ave Apartments during the weekday, The Legacy management office indicated that the guests are short-term indicating high turnover. Therefore, the six available resident spaces at the 1165R Mass Ave Apartments during the weekday would be sufficient to accommodate the anticipated guest demand.

Greystar, the Arlington 360 management company, indicated that there are 14 visitor parking spots available for the 166-unit complex (includes the 19 townhomes), primarily located right outside the front entrance. Visitors at this complex are not required to obtain a parking pass prior to 11:00 PM, however after 11:00 PM, a parking pass is required to be obtained from the Leasing Office. Greystar indicated that they have yet to run out of visitor parking passes. As there will be 18 available resident spaces overnight, it is anticipated there will be sufficient guest parking to meet the anticipated overnight demand.

The Brigham Square Apartments management team indicated that there are six guest parking spaces available for the 116-unit complex. In addition, 15 parking spaces that are rented to another entity during the day are used for overnight parking; however, of these 15 spaces, only up to three spaces are occupied overnight and five spaces occupied on the weekend. Therefore, in keeping with the other two developments, it is anticipated that there will be sufficient guest parking at the 1165R Mass Ave Apartments.

In addition to monitoring the resident parking, the guest parking will be actively managed by on-site property management staff.

Additional Overnight Parking Accommodations

An alternative means of accommodating long-term guest parking would be to utilize one of the eight available overnight parking spaces on Massachusetts Avenue in front of the Mirak Hyundai dealership. To do so, residents can apply for an Overnight Parking Waiver for parking on Massachusetts Avenue from the Town of Arlington. According to Traffic Rules and Orders Article V, Section 14, overnight parking is prohibited on any public street in Arlington for a period of more than 1 hour between 1:00 AM – 7:00 AM. In the event a resident may need an overnight parking waiver, the Arlington Police Department (APD), on occasion, provides residents with such a waiver. Each residential unit would be allotted 14 exemptions to the overnight parking ban and would need to denote their unit number when making the exemption request.