



May 27, 2021

Jennifer Raitt  
 Director of Planning and Community Development  
 Town of Arlington  
 730 Massachusetts Avenue Annex  
 Arlington, MA 02476

Re: 1165R Mass Ave Apartments – Arlington, MA  
 Traffic Parking Review

Dear Ms. Raitt:

BETA Group, Inc. (BETA) has reviewed Applicant’s *Guest Parking Letter*, dated May 26, 2021 by Nitsch Engineering, for the proposed multi-unit housing redevelopment of the 1165R Massachusetts Avenue parcel (the Site) within the Mirak Innovation Park in the Arlington Heights neighborhood. The *Guest Parking Letter* summarized guest parking conditions in response to comments brought forth at the May 18, 2021 Zoning Board of Appeals Hearing. This letter is provided summarize BETA’s comments.

As reported in previous Traffic Impact Reports (TIR) for the Project, the Applicant has developed the following parking program:

	Weekday Overnight	Weekday Mid-Day	Weekend
Supply	128	128	128
Demand	110	122	100
<i>Residential</i>	<i>100</i>	<i>82</i>	<i>90</i>
<i>Workbar (Contracted)</i>	<i>10</i>	<i>40</i>	<i>10</i>
Surplus (Guests, etc.)	18	6	28

This generally suggests the Site can accommodate a minimum of six (6) guest parking spaces during a typical weekday, with 18 overnight and 28 on weekends. For support, the Applicant summarized guest parking conditions at the three similar sites discussed in previous TIR, including: the Brigham Square Apartments, The Legacy, and the Arlington 360. The summary found varying Guest Parking demand at each site, though in general the data suggests approximately ten (10) guest parking spaces would be required for the Project. Based on the summary above, the 10 spaces are accommodated during the Weekday Overnight and Weekend periods. Guest parking would exceed the available garage parking supply during the Weekday Mid-Day period given higher Workbar use. It was noted that weekday mid-day visits are typically shorter with higher turnover than overnight visits. The Applicant asserts that shorter visits combined with Massachusetts Avenue street parking would be adequate to accommodate weekday mid-day period guest parking. Should additional overnight parking be required, the Applicant summarized protocols for requesting Overnight Parking Waivers from the Arlington Police Department. It was noted that each residential unit may request up to 14 exemptions per year. The waiver requires vehicles be parked adjacent to the building. For the purposes of this Site, it is intended that street parking adjacent to the Hyundai Dealership will be utilized. BETA generally finds this assessment to be reasonable and offers the following comments for consideration of the Board.

1. The recent Site Plan; revised May 13, 2021; defines 11 exterior surface parking spaces. It is generally expected that these would accommodate guest parking. Four (4) of the 11 are currently noted on the plan as "Short Term Parking."
2. On-street parking on Massachusetts Avenue is posted as "2 HOUR PARKING." On-site guest parking is not expected to have a time restriction.
3. It has been stated that the Applicant intends to lease parking spaces to residential tenants and will provide parking to the Workbar as contracted. The garages are expected to operate with a "shared parking" condition, where one space may be utilized by a combination of Workbar tenants, Guests, and Residential Tenants throughout the day. The Applicant should clarify how they intend to manage parking throughout the day.
4. If parking spaces are not specifically defined for each use, clarify how management will be able to distinguish between Residential, Guest, and Workbar vehicles.

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,  
BETA Group, Inc.



Tyler de Ruiter, PE, PTOE  
Senior Project Engineer

cc: Douglas W. Heim, Arlington Town Counsel  
Job No: [7470]