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DRAFT-32

TO: Milton Board of Appeals
FROM: Marion McEttrick
RE: 440 Granite Avenue Parking and Transportation Demand Management Plan (updated with plan changes)
DATE: March 2415, 2023

At the continued hearing for the 440 Granite Avenue application with the Board of Appeals on November 30, 2022, the applicant was asked to provide a parking and transportation demand management plan (PTDM plan) for the proposed mixed-use development. We have reviewed descriptions of such plans as well as recent Board of Appeals decisions and understand that the objective is to explain how parking spaces will be offered to owners of the 246 condominium units and commercial space, so as to reduce the use of cars and encourage travelers to use public transportation. The goal is -to improve mobility, reduce congestion and lower vehicle emissions.

These are also goals of the design for this development proposal.

Since first submitting a draft of this plan the applicant has re-designed the parking system and is no longer proposing the use of automated parking. Instead the design is for one ground level indoor parking area for 16 cars, and one basement level indoor garage parking area for 19 cars, each with its own entrance, and for five onsite outdoor parking spaces.

The following is a description of components of a PTDM transportation management plan for this development, to show how these objectives can be implemented. These terms are subject to review by the Planning Board during Site Plan Review including changes to project design prior to final approval, as well as to review and approval by the Board of Appeals. The terms of the PTDM Plan will be incorporated into the condominium documents for the project and will be enforced by the condominium management association (Association).

Available Development Parking

Number of parking spaces for the use of condominium owners: 40, 9 of which are shared commercial daytime parking and overnight guest parking 41. Five of 9 shared space are outside at ground level; four of them are within the ground level parking garage, three of which are within the garage but outside automated parking; two of these spaces are handicapped accessible spaces and one of the spaces is a temporary loading zone for residents; 38 of the spaces will be within the automated, enclosed garage.

Number of residential units: 246, 2 one bedroom and 224 two bedroom units. Possible design changes under discussion would reduce these units to 24.

Number of permanent guest parking spaces overnight: 56 in ground level parking on site outside garage, 6 pm – 7 am, and 4 in the ground level garage.

Number of parking spaces available on site, outside garage: five~~six~~. From 7 am to 6 pm, these parking spaces will be for use by the commercial units ~~s-(1500 sf)~~ on the ground floor of the building. From 6 pm until 7 am, these spaces will be guest parking spaces for guests of condominium owners. The amount of commercial space and arrangements for parking for commercial unit customers is currently being discussed with the Planning Board.

The applicant acknowledges and takes notice that overnight parking (1:00 AM to 5:00 AM) on Milton's public ways is prohibited. Owing to the fact that guest parking will compete with on street parking use by residents and businesses of the immediate and surrounding area, the amount of guest parking is particularly valuable, and should therefore be increased as much as is necessary and practicable. Of equal importance is, the will to commit to develop and implement programs aimed at further reducing the need for parking by occupants of and guests of the project to the maximum extent practicable. The applicant agrees to, agrees to designate a person as its transportation coordinator for the project to coordinate the elements of the PTDM plan, and shall cooperate with the Town with respect to all such programs.

Marketing Plan, Parking

Marketing of condominium units and parking spaces will be separate, but parking spaces will only be made available with ownership of a condominium unit in this development.

Each condominium purchaser will be offered the opportunity to purchase one parking space. One bedroom unit owners will be limited to purchasing only one parking space. During initial sale of units, 246 (or 24) spaces will be set aside to be offered as for the initial parking space purchase by each unit owner. The remaining seven spaces in the parking garages, 12 (or 14) spaces in the automated parking structure, will be offered to purchasers of the two-bedroom units on a first come, first serve basis. No two-bedroom condominium owner will be allowed to purchase more than two parking spaces. Any parking spaces in the parking garages automated

~~structure~~ not sold initially will be initially managed as surplus guest parking for condominium owners and will be available for sale consistent with this PTDM plan. These terms will be in the Declaration of Trust and Rules and Regulations for the condominium.

Any parking space not purchased at the ratio of 1 space/each unit will be available for purchase by two-bedroom condominium owners. Parking spaces will be separately priced from unit prices so as to provide a significant incentive for persons not owning a car, or not owning two cars, to live here. The terms of re-sale for each parking space will be a deed restriction in the deed for each parking space.

The applicant will develop, adopt and implement a program under which it makes available to each condominium owner who declines to accept or opts out of an on-site parking space one pre-paid "Monthly Link Pass" (or equivalent) that will authorize boarding on all MBTA local buses, subways and the Silver Line (the "Applicant's MBTA Program"), to be enforced by the applicant or Association, as appropriate. In the event an owner does not document to the applicant's or Association's reasonable satisfaction that he or she has used the Monthly Link Pass at least ten (10) times per month for two consecutive months, the applicant or Association shall be under no further obligation to provide access to the Applicant's MBTA Program to such resident. Participation in the Applicant's MBTA Program is limited to one resident per Unit.

Incentives to use Public Transportation

The condominium management will provide an electronic lobby display for real-time status of public transportation, —will post information regarding public transportation services, maps, schedules, and fare information in a central location in the building, and shall provide a "welcome packet" to residents detailing available public transportation services, bicycle and walking alternatives, and commuter options available.

At the present time in East Milton Square there are two bus lines connecting to the MBTA at Ashmont, Mattapan Square, Quincy Center and North Quincy. Real-time Information about these bus lines as well as about the connecting transit lines will facilitate use of these public transportation resources. Although many of us today look up such information on our cell phones, older residents in particular, a target group for this condominium design, will benefit from easy access to this information.

Incentives to Use Bicycles

The condominium design includes 480 indoor bicycle parking spaces and one outdoor bicycle rack on Granite Avenue. Each condominium with its unit deed will be assigned have the right to use two a designated indoor bicycle parking space~~bicycle parking spaces~~, or Condominium owners can allow a guest to use their designated bicycle parking spaces and can share bicycle parking spaces with other units owners~~two if needed by certain unit owners~~[but these are not

~~otherwise available? Or will spaces not reserved for owners' use be publicly available for guests of the property?]. An additional bicycle parking rack will be located as allowed by the Town at the edge of the sidewalk close to the condominium.~~

Parking for Commercial Customers and Employees

The leases for the commercial space will require that the business purchase a yearly sticker for any employee using a car to get to work, to park in designated parking spaces reserved for employee parking throughout East Milton Square. This added cost is an incentive to hire employees who can walk or bike to work.

There will be ~~five~~six on-site parking spaces for business customers, clearly marked with signs, for the hours 7 am to 6 pm ~~and this use will be strictly enforced by building management~~. Business tenants will be limited to ~~operating hours of 7 am to 6 pm~~those hours by the terms of ~~each lease~~the lease. ~~Inside the ground level parking garage there will be four additional space reserved for commercial business owners from 7 am to 6 pm and then available for residential guest parking from 6 pm to 7 am.~~

A "Watch for Pedestrians" sign will be installed warning users of the parking lot of the presence of pedestrians on Mechanic Street.

Parking for Loading, Unloading, and Deliveries

Moving In and Out of a Condominium

As part of the redesign of this lot, three curb cuts on Granite Avenue have been closed, allowing more public parking spaces to be created on Granite Avenue in front of the proposed building. The applicant proposes that the three of the contiguous public parking spaces on Granite Avenue be marked as delivery spaces, as shown on the Site Plan, subject to approval by the Town. There is sufficient space in back of these parking spaces to open and unload a truck as necessary. This allows sufficient length for a moving van. Move-in will be scheduled by the applicant, as units are sold, to be during designated hours between rush hours. After the Condominium Association manages the condominium, when all units have been sold, the Association will provide for the assignment of scheduled move-in times for each new owner.

Unloading from Unit Owner Cars before entering Automated Parking Space

~~The Site Plan design designates one ground level space inside the garage as a temporary loading and unloading area, limited to 15 minutes, subject to Town approval.~~

Uber, Taxi, and Delivery Trips

Parking for these trips will be in the three-space loading zone on Granite Avenue, subject to approval by the Town. While there will certainly be deliveries during the rush hour, the volume of traffic on Granite Avenue during the rush hour is likely to deter such deliveries at that time.

Packages and Mail

The lobby entrance will have a room for packages and mail to be stored; deliveries for unit owners need only be into this lobby mail room.

Refuse Pick-up

Garbage and recycling trucks will pick up from a side entrance on Mechanic Street just as takes place for residences on Mechanic Street.