

MILTON PUBLIC LIBRARY FORUM

Parking Update

June 6, 2024

Parking Needs

Will Adamczyk
Library Director

Parking Options

Kristine Hodlin
Trustee

MPIC Studies

Cheryl Tougias
MPIC Chair



There is not enough space

Children's Programs

- Full programs with waiting lists
- Families watch from the doorways
- Families circle the parking lot waiting for a space, or just leave

Evening Programs & Meetings

- People circle the parking lot, look for spaces at Town Hall, or just leave
- The Library cannot 'double-book' programs and meetings simultaneously on nights and weekends

20-40 more parking spaces needed to meet current needs.

20-25 more parking spaces allows:

- Approximately 200 new children's programs
- 30 children in each program
- Allows 600 additional attendees

50-60 more parking spaces needed to meet current needs and to allow for growth.



Current lot: 55 + 3 HC spaces

Library staff usage:

- 12-15 daytime, 4-5 nighttime

Spaces used during peak times: 52-58

Peak times:

- Morning children's programs
- After school hours
- Evening programs



- **800+ programs** (up 150 from FY22)
- Program #'s:
 - Children – 483
 - Teen – 168
 - Adult – 157
- **17,000 attendees** (up 5200 from FY22)
- Attendee #'s:
 - Children – 12,200
 - Teen – 2,200
 - Adult – 3,000
- Many families with young children and elderly use the library



Increase room availability

- Rooms are used by Town boards & committees, local youth sports, local non-profits, Milton Hospital, local realtors, state legislators, etc.
- Groups turned away due to lack of space in morning (too much story time traffic) and evening (too much library event traffic)



The Library is a good space

- Technology – sound and video systems available
- Food – access to kitchenette
- Size – can accommodate groups from 8-100



Safety

- Provide safe access for families to use the library

Capacity

- Increase parking spaces from 58 to 100-120

Growth

- Increase programs offered from 800 to 900-1000 per year

Green

- Provide charging units for electric vehicles

Children's Programs

- Offer multiple sessions of popular children's programs

Simultaneous Programs

- Offer adult and children's programs simultaneously

Rooms

- Make rooms available for booking during all open hours

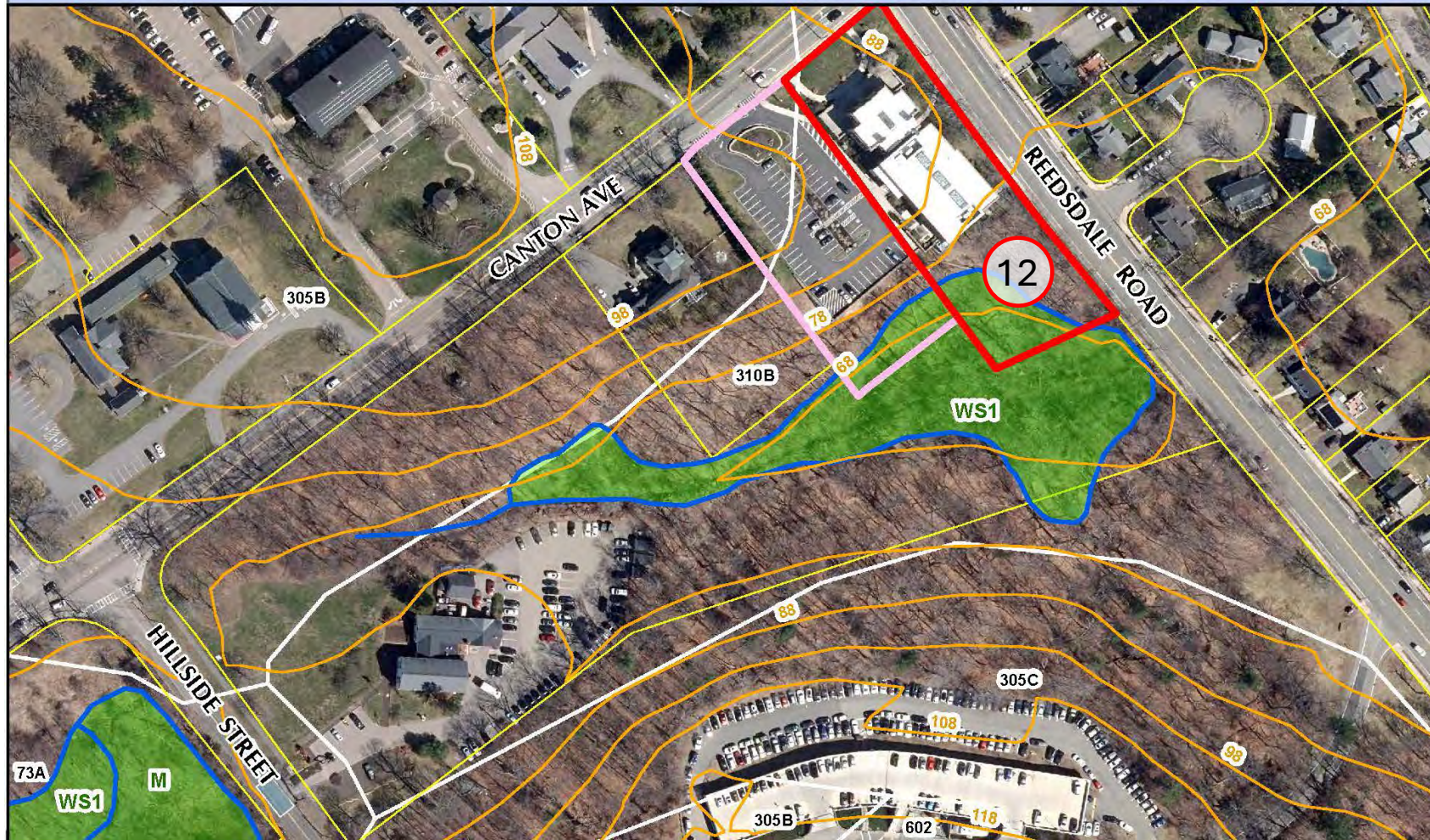
2015 - Trustees began exploring options for additional parking

2015 - Planning Department input sought

2021 - Began to work with MPIC

MPIC and Library funds for consultants: \$35,500

Fig. 1 - MassGIS 2019 Orthophotos & Data Layers Around Milton Library Site

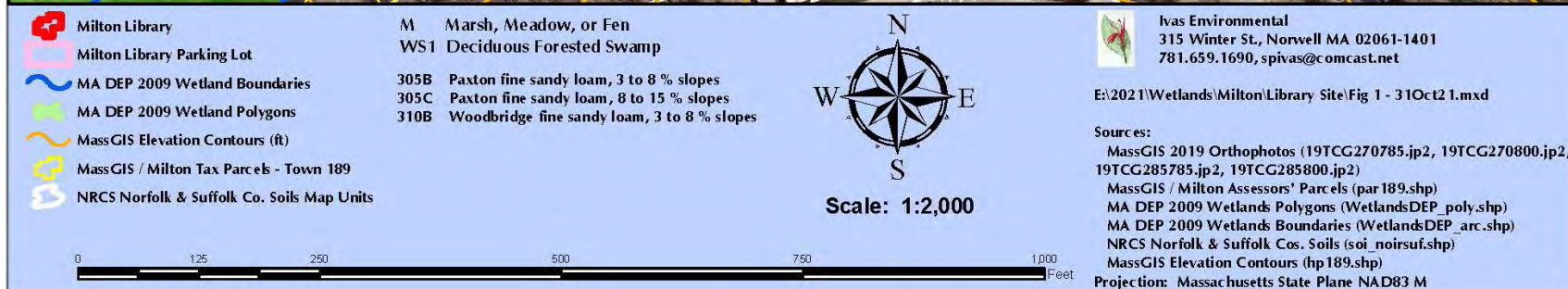


Employee parking at:

New small parking lot (12 spaces) off Reedsdale Rd.

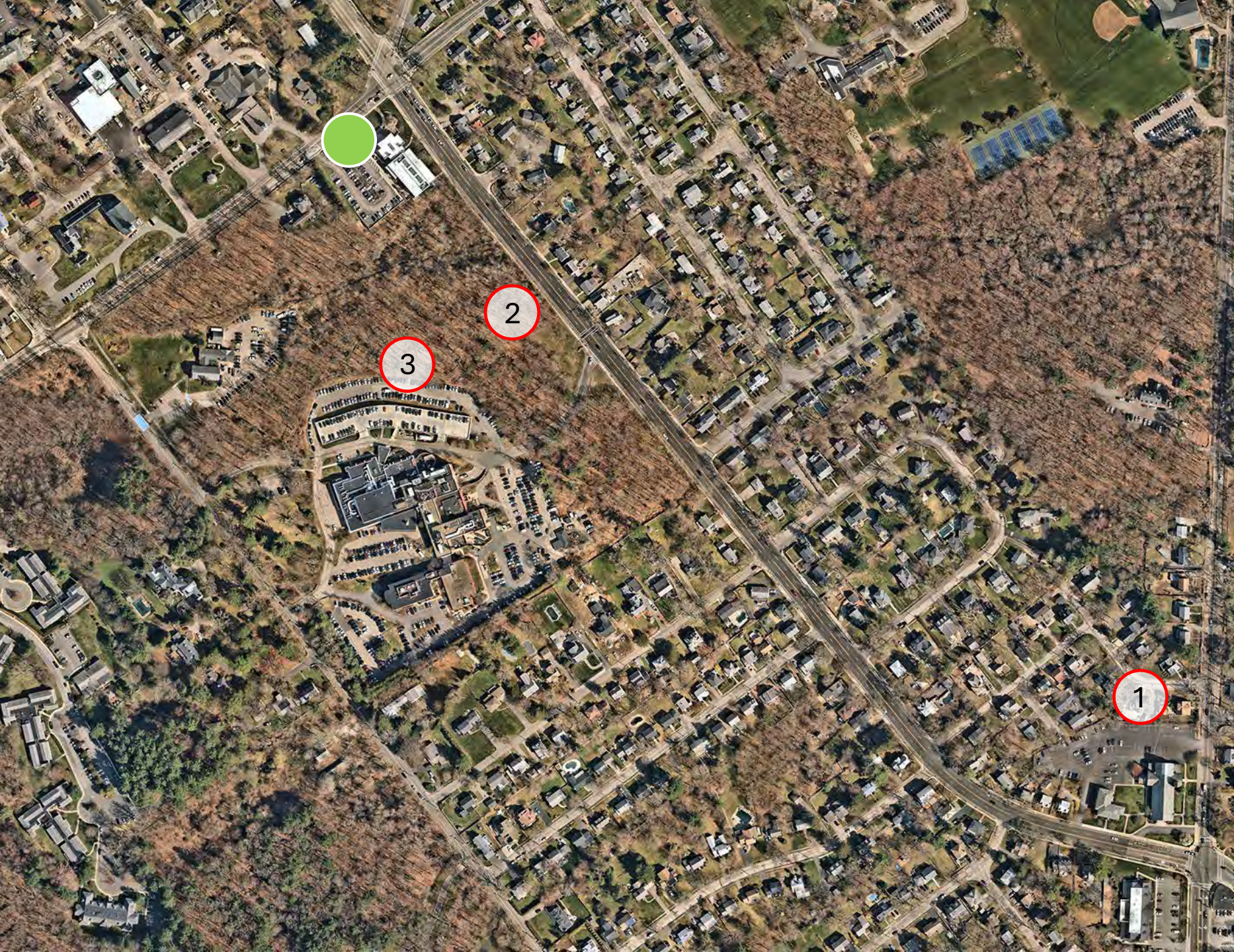
Not viable due to wetlands.

- Town engineer did a layout.
- Wetlands were flagged by Conservation Officer.
- Conservation Officer and Conservation Commission advised not viable.



Parking in collaboration with BID Milton Hospital:

1. Share shuttle to St. Elizabeth's parking lot.
 - 3/4-mile distance
 - Requires renegotiating lease with St. Elizabeth's
 - Timing of shuttle does not match library schedules.
2. Purchase property from BID Milton.
 - Not an option. BID Milton foresees future needs for its own purposes.
3. Utilize hospital parking (now and after future expansion)
 - Parking available now Sat/Sun
 - Parking available after expansion (est. Spring '25) M-F after 3-4pm
 - 1/2-mile distance



Parking at churches: First Parish

All dates must be confirmed ahead for each use.

- Mon-Fri after 12:30
- Saturday from 12pm
- Sunday after 4pm

This option would help with a specific event for overflow but there are challenges:

- Difficult to add ongoing weekly programs with requirement to confirm parking availability.
- Requires informing patrons what parking is available and where for each event.
- Does not meet safety concerns of crossing Canton Ave.



Parking at churches: First Congregational

No availability Mon-Fri 7:30-5:30.

All dates must be confirmed ahead for each use during these times:

- Mon/Wed evenings
- Saturday all day
- Sunday after 4pm
- 12 spaces Tue evenings

This option would help with a specific event for overflow but there are challenges:

- Difficult to add ongoing weekly programs with requirement to confirm parking availability.
- Requires informing patrons what parking is available and where for each event.
- Does not meet safety concerns of crossing Canton Ave.





Adding capacity at library parking lot:

- Only area to add capacity is vertically (up and down).
- Existing lot would be closed for extended time during construction.
- Garage would need multiple levels to meet parking needs.
- Structure would not preserve the aesthetic beauty of the Library and grounds.
- Previous Trustee Board rejected this proposal for these reasons.

Milton Center - Preferred Concept Plan



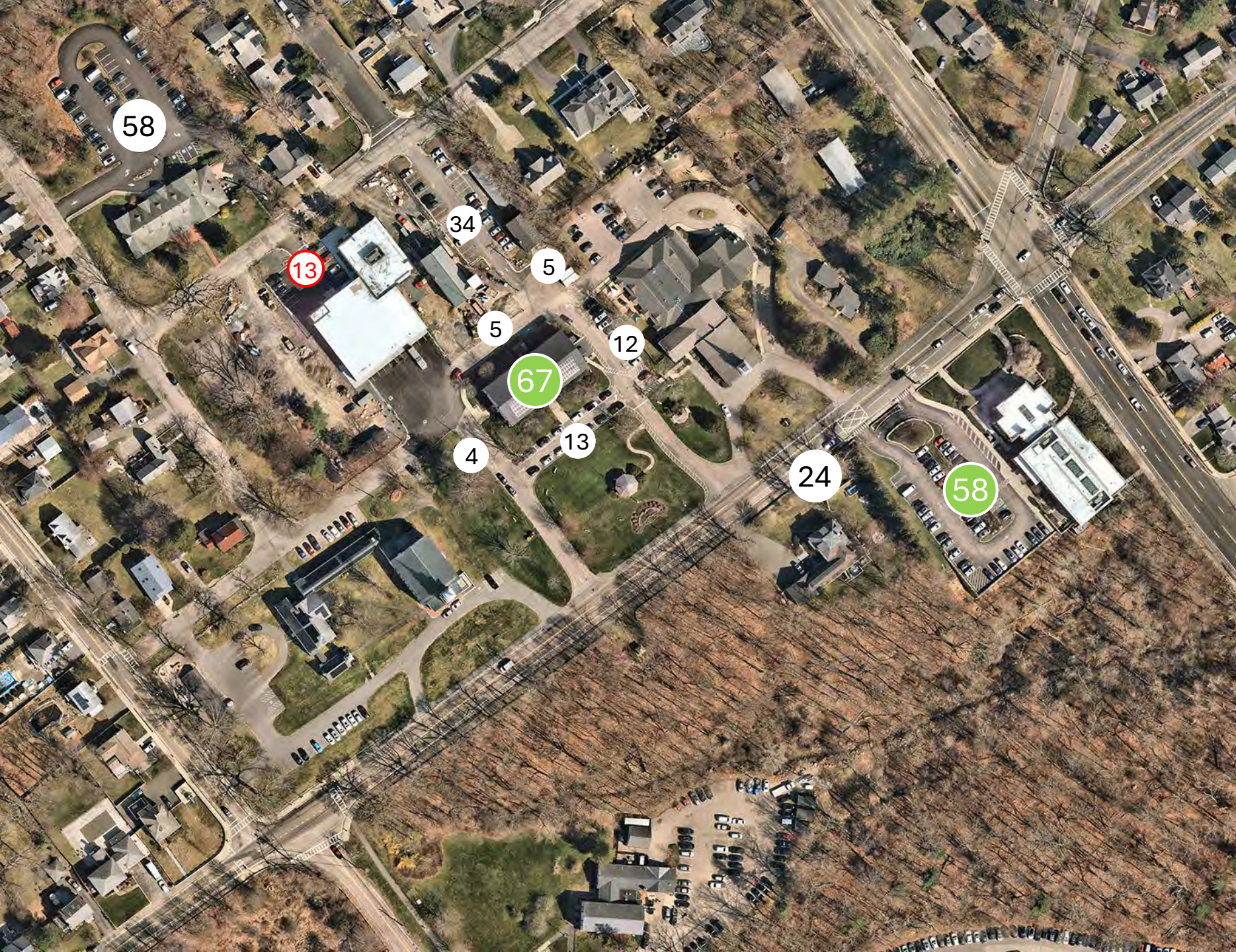
Planning at Town Center recommended in Master Plan:

- Better connections
- Potential for amenities

2020 planning with consultant MAPC – Fire Dept. HQ project was in planning stages.

Final Concept Plan shows:

- New crosswalk
- Potential for 13 new parking spaces
- Locations for potential future municipal uses



EXISTING PARKING

2020 Planning Dept. Town Hall analysis:

Town Hall capacity:

Total spaces: 86

Restricted: 6 HC and 13 Fire Dept.

Total unrestricted: 67

Town Hall utilization:

Town Hall Employee Drivers: 46

Town vehicles: 12

Total staff need: 58

9 open spaces for visitors

Aver. daily Town Hall visitors: **100**

Meeting Rooms Total Capacity: **100**

Safety concerns crossing Canton Ave.

2023 Planning Dept. parking utilization study

Library parking lot:

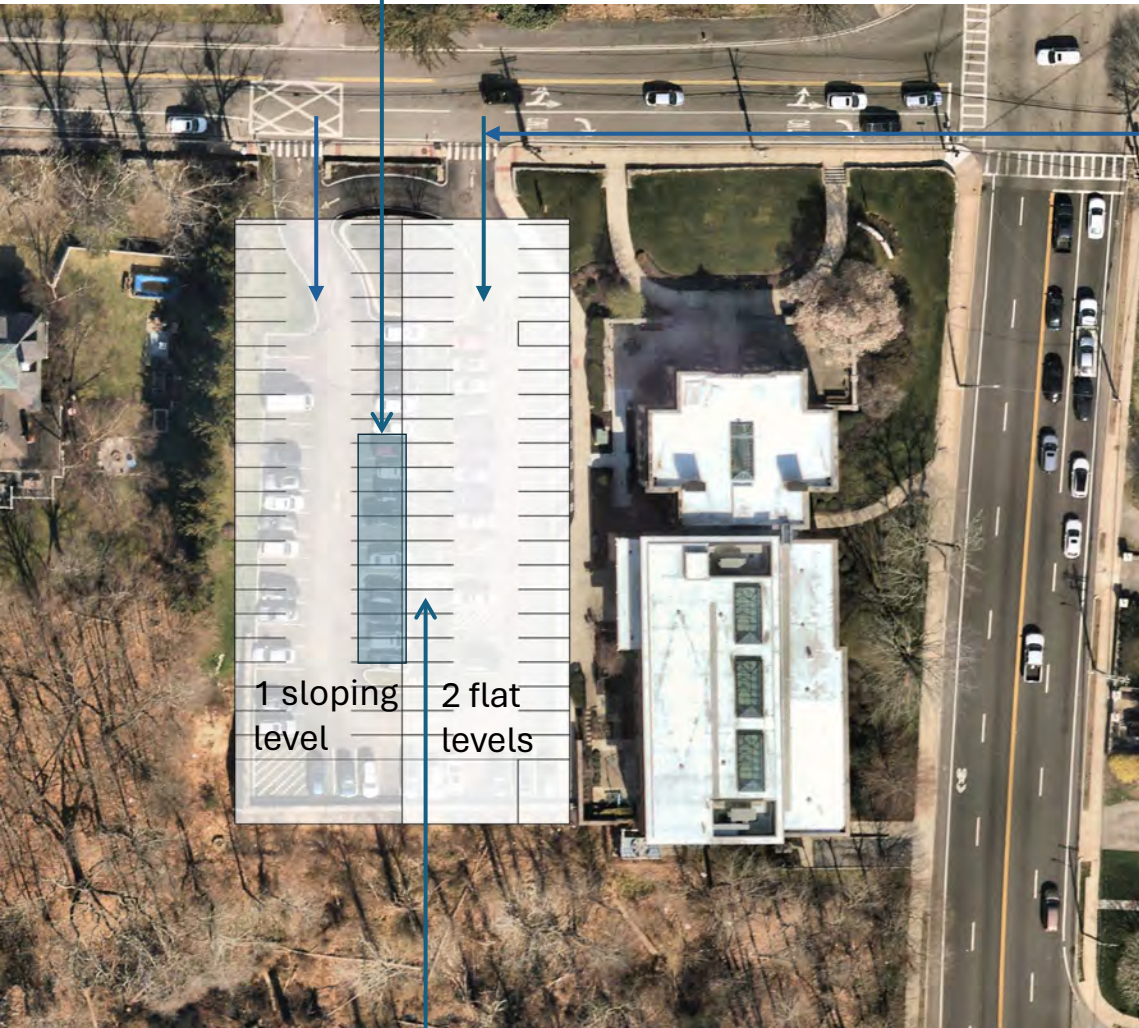
- Spaces are 80-90% full
- Spaces 100% full at 11am
- High traffic and use around 5 pm for middle school pickups.

Canton Ave. curbside

- Spaces not fully utilized.
- Not available until 9am (employees arrive before then)
- Safety concerns to enter/exit on vehicle's left side with traffic, especially for:
 - patrons with walkers
 - families loading/unloading children with car seats and strollers.



Existing stormwater system serving building and parking is below existing parking.



1 sloping level
2 flat levels

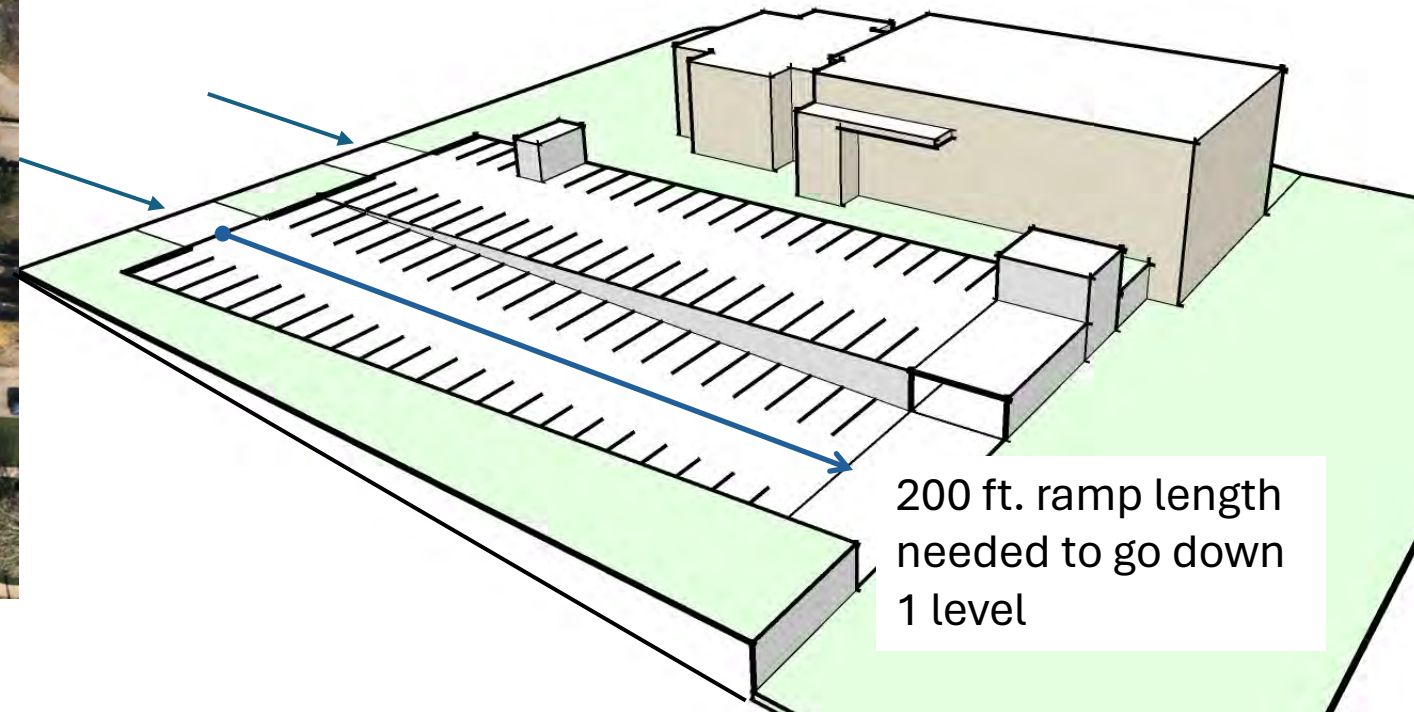
Lose rain garden, trees, and landscape features.

Requires separate 2-way entrance to each section.

No space for loop, making turnaround difficult at dead-end if section is full.

Adding capacity at library parking lot has feasibility and safety challenges.

Rough estimate per parking space: \$100,000+



200 ft. ramp length needed to go down 1 level

New parking at Canton Ave. Town-owned property: options

Parking only (2 levels)
– 60 spaces

Parking with a café
– 50 spaces

Parking with upper floors of municipal use, such as teen center, meeting space, offices.
– 50 spaces

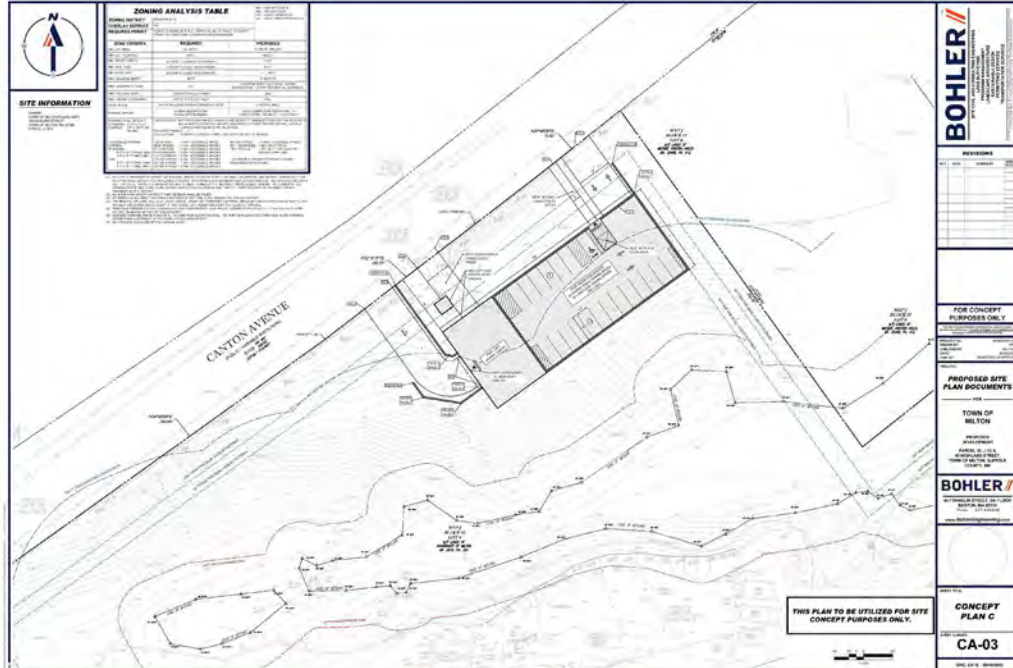
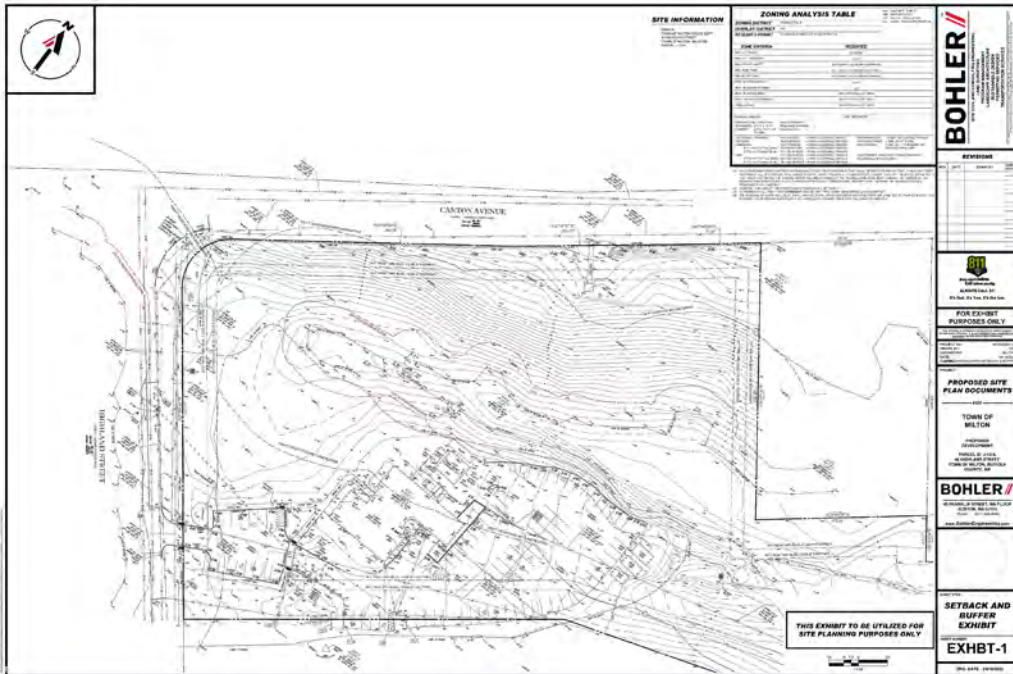
Parking with upper floors of affordable housing.

**New Crosswalk being added at Canton Ave. - DPW*



New parking at Canton Ave. Town-owned property: due diligence to date

1. Crosswalk studied by engineer and DPW.
2. Wetlands flagged by conservation agent.
3. Due diligence report by engineer.
4. Professional land survey.
5. Preliminary layouts by engineer.
6. Preliminary cost estimates by professional cost estimator.



A.M. Fogarty & Assoc., Inc. 175 Derby St., Suite 5, Hingham, MA 02043 TEL: (781) 718-7272 • FAX: (781) 748-2462 hingham@fogarty.com "Construction Cost Consultants"		Milton 40 Highland Street Milton, MA November 9, 2023 GRAND SUMMARY		
		OPTION 1 PARKING ONLY TOTAL	OPTION 2 PARKING CARE/USING TOTAL	OPTION 3 PARKING CARE/OFFICE TOTAL
BASE ESTIMATE		\$8,771,486	\$3,065,138	\$9,521,974
TOTAL DIRECT COST		\$3,771,486	\$13,065,138	\$9,521,974
CHPT. 119 T.B.				
GENERAL CONDITIONS		7.4%	\$282,861	\$979,885
GENERAL REQUIREMENTS		3.0%	\$121,630	\$421,351
PAID BOND AND GL INSURANCE		2.0%	\$83,530	\$289,327
PERMIT		1.5%	\$63,892	\$221,336
DESIGN CONTINGENCY		1.0%	\$33,239	\$117,704
FEE		2.25%	\$107,604	\$370,682
ESCALATION (summer 2024)		3.5%	\$166,451	\$576,616
TOTAL CONSTRUCTION COST			\$5,020,183	\$17,422,038
ALTERNATES:				
ALTERNATE NO. 1 OPTION B1 ADD PV CANOPY VUL GARAGE			180	
ALTERNATE NO. 2 OPTION B3 BUILDOUT EVLN 2 & 3 OFFICE				\$4,083,888
Prepared by: A. M. Fogarty & Associates, Inc. MILTON 8/15/2023 10:23:11 10/30/2023 11 AM				PAGE 1

\$5 million for 60 spaces with a
2-level structure.
\$83,300/space +/-



Brick walls, pavers, trees

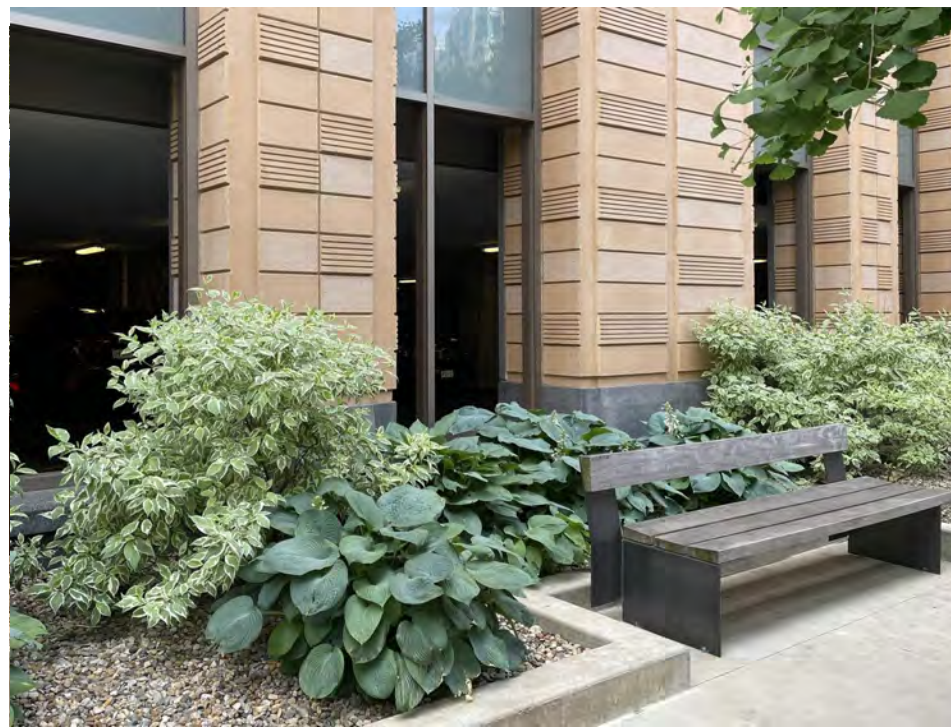


Parking can be designed to fit into the natural environment.

It can include quality materials, screening and landscaping.

Screening





Parking can be in a structure, and combined with other uses, such as a café, providing an amenity to town center users.

Natural materials and landscape features can provide scale and interest.

NEXT STEPS

The Milton Public Library
and the MPIC are
collaborating

to explore thoughtful
solutions to parking needs
for the library,

perhaps co-located with
another use.

We are seeking community
input to shape the vision
and opportunity.