

Parking for Multi-Family calculations

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📎 1 attachments (27 KB)

6-9-21 PB PH MULTI-FAMILY MEMO.docx;

Hi Folks,

As discussed at our last meeting, I compared the current parking requirements from Chapter 98 Technical Standards and Wayne Marshall's suggested tweaks to the 115 Congress Street multi-family project. The calculations are below:

Initially proposed Standards from May 26th in 6-9-21 MEMO from Wayne

	Bldg A	Bldg B	Bldg C	Bldg D	Bldg E	
Units	12	10	6	10	10	
Bedrooms	all 2 BR	2@3BR, 4@2BR, 4@1BR	2@3BR, 2@2BR, 2@1BR	2@2BR, 4@2BR, 4@1BR	2@3BR, 2@2BR, 6@1BR	
Parking	21	16	10	16	15	
					Total	78

Wayne's Proposed Changes in 6-9-21 MEMO

Bldg A	Bldg B	Bldg C	Bldg D	Bldg E		
Units	12	10	6	10	10	
Bedrooms	all 2 BR	2@3BR, 4@2BR, 4@1BR	2@3BR, 2@2BR, 2@1BR	2@2BR, 4@2BR, 4@1BR	2@3BR, 2@2BR, 6@1BR	
Parking	18	15	9.5	15	14.5	
					Total	72

Current prescriptive Standards in Chapter 98

Bldg A	Bldg B	Bldg C	Bldg D	Bldg E		
Units	12	10	6	10	10	
Bedrooms	all 2 BR	2@3BR, 4@2BR, 4@1BR	2@3BR, 2@2BR, 2@1BR	2@2BR, 4@2BR, 4@1BR	2@3BR, 2@2BR, 6@1BR	
Parking	27	19.5	12	19.5	18	
					Total	96

As a whole, the project proposed 72 parking spaces. This was well under the prescriptive chart in Chapter 98 of the Ordinance, but there is a path for an applicant to propose an alternative based on their experience, so the Board agreed to the proposed number.

Wayne's most recent proposal reinforces the right-sizing of the 115 Congress St project's parking as well as Wayne's experience with playing with these numbers. This supports the direction the Board gave for larger projects to require less parking per unit than the 3-4 Unit dwellings. While the proposed changes will require more math to figure out what the requirement is, I think the Board and staff agree that this approach is more accurate to provide adequate parking in different scenarios.

Plenty to discuss next week, and you will see an agenda from me and more info from Wayne soon. Thank you all for working on this.

Sincerely,

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