

Eaton-Lakeview Chapter 40B: A Car Park vs. A Pocket Park



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(on behalf of the Eaton-Lakeview Neighborhood Group)

December 12, 2018

Neighborhood presentation to Reading ZBA
regarding parking @ Eaton-Lakeview project

Parking Utilization in Greater Boston

Metropolitan Area Planning Council (MAPC), 2017

Parking Spaces per Unit by Town	Arlington	Chelsea	Everett	Malden	Melrose
Requirement	1.15	1.50	2.00	1.00	2.00
Average Supply	1.40	1.05	1.14	1.09	1.23
Average Demand	1.04	0.81	0.80	0.73	1.00

- ▶ Trend 1: Decreasing demand for parking
- ▶ Trend 2: Flexibility in use of space

Lakeview Apartments Parking: 92 units, 152 spaces, 1.65 ratio

Survey Date (Late Night)	#Vehicles	Ratio
10/26/2018 (Friday)	110	1.196
11/13/2018 (Tuesday)	114	1.239

- ▶ Access to amenities & public transportation
- ▶ Reading Village & 40R approved at 1.25

Eaton-Lakeview Lot B Parking Options

#Spaces	Ratio	Pocket Park?
93	1.25	✓
101	1.38	✓
111	1.50	✗

Pocket Park Inspiration



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More Pocket Park Inspiration



Our Goals

- ▶ Achieve a mutually acceptable solution
 - A better project for all
- ▶ Be an equal partner in creating solution
 - Three-legged stool



Thank You

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