

Walnut Master Ground Lessee LLC
536 Granite Street
Braintree, MA 02184

April 3, 2023

Mr. Barnett D. Ovrut
Chairman
Board of Appeals
Town of Foxborough, MA 02035

Re: Walnut Street 40B application – Response to Public Comments Regarding Parking Spaces from 3/16/2023 Hearing

Dear Chairman, Ovrut:

Please accept this letter in response to the comments made at the Foxborough Zoning Board of Appeals Hearing on March 16, 2023, regarding the adequacy of the proposed number of parking spaces in relation to the proposed number of units.

As part of our permitting application, we are seeking relief on parking requirements found in Section 6.1 of the Code of the Town of Foxborough Chapter 275 Zoning, which would require our proposed 200-unit development to have 450 parking spaces, a ratio of 2.25 spaces per unit.

The Institute Transportation Engineers (ITE) provides formal calculations for parking based upon development type and number of units. Their calculation for a 200-unit, age-restricted project per the ITE manual is 122 spaces (0.61 spaces/unit). We have provided 221 spaces (>1:1) for the units with 15 spaces designated for visitor/overflow.

In our experience, the 221 parking spaces that we have proposed is more than sufficient to accommodate the parking needs of the proposed senior population, as well visitors and management staff. Below is a table that summaries the number of parking spaces to utilization, based on unit count at our comparable senior housing sites.

Walker School, Taunton

- 40 units (all One Bedroom)
- 40 parking spaces (**1 space/unit**)
- 17 Registered tenant vehicles (**42.5% utilization**)

The Fairways, Lakeville

- 56 Units (all One Bedroom)
- 69 spaces total (**1.2 spaces/unit**)
- 50 registered cars (**72.4% utilization**)

Walnut Master Ground Lessee LLC
536 Granite Street
Braintree, MA 02184

Bedford Green, Bedford

- 70 Units (all One Bedroom)
- 72 Spaces (**1.02 spaces/unit**)
- 30 Registered tenant vehicles (**41.6% utilization**)

The Moorings at Squantum Gardens, Quincy

- 223 units (171 One Bedroom and 52 Two Bedroom)
- 280 Spaces (**1.25 spaces/unit**)
- 105 cars registered at tenants (**37.5% utilization**)

Barstow Village, Hanover

- 65 Units (all One Bedroom)
- 97 Spaces (**1.49 spaces/unit**)
- 66 Registered Spaces (**68.0% utilization**)

Rogers Hall, Lowell

- 61 units (all One Bedroom)
- 53 Spaces (**0.87 spaces/unit**)
- 37 vehicles registered to tenants (**69.8% utilization**)

Additionally, the Foxborough Housing Authority has shared information from 2 of their Senior public housing sites, Centennial Court and Carl Annon. The FHA reports minimal issues with tenants and parking, other than tenants seeking closer spots.

Centennial Court

- 40 units (all One Bedroom)
- 37 total parking spaces (**0.9 spaces/unit**)
 - 32 spaces designated for tenants (**86.4% utilization**)
 - 2 handicap spaces (unassigned) and
 - 3 visitor spaces

Carl Annon

- 64 units (all One Bedroom)
- 82 total parking spaces (**1.2 spaces/unit**)
 - 55 designated for tenants (**67.1% utilization**)
 - 5 office
 - 20 visitors
 - 2 HP

**Walnut Master Ground Lessee LLC
536 Granite Street
Braintree, MA 02184**

We hope that this information is helpful in illustrating that the proposed number of parking spaces for the Walnut Street Senior Community is consistent with the typical demand and utilization at comparable Senior affordable housing communities.

Sincerely,

A handwritten signature in black ink that reads "Michael Mattos". The signature is written in a cursive, slightly slanted style.

Michael Mattos
President of its Managing Member

Cc: Attorney Frank Spillane, Law Offices of Spillane & Spillane
Greg Spier, Chairman, Foxborough Housing Authority