



# COMMUNITY AND ECONOMIC DEVELOPMENT

BUILDING

PLANNING

ZONING

CONSERVATION

## MEMORANDUM

**TO:** Amy Mistrot, Chair, Board of Selectmen

**FROM:** Jamie Errickson, Director  
Ted Fields, Senior Planner

**DATE:** March 15, 2019

**RE:** **Natick Center Parking Garage Study Update**

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Based on feedback provided from the all-boards meeting in August 2018, CED staff worked with Walker Associates to adjust the final deliverables of the Natick Center Parking Garage Study. The revised final product, reflecting the removal of originally contemplated final tasks in exchange for the inclusion of additional study work, is anticipated by mid-April/early May. Below are updates regarding the various work components of the final report to be provided to the Town.

1. Walker Consultants is awaiting reports from their civil engineer about the cost of the single deck alternative and will forward the estimate once available. Such single deck structures generally cost about \$18-20k per space, as compared to the current preferred full-garage option which cost about \$25k - \$35k range. However, such a design may be much higher in cost depending on soil conditions and other site factors. Walker's engineer is exploring the condition of the existing foundations in the ground to see if can be used to lower costs;
2. VHB (Walker's traffic sub consultant) is collecting additional data on traffic counts, queue times and turning movements in Natick Center and will compile the data into an analysis in the coming weeks;
3. Walker is working to complete the enhanced analysis of the impact ride-share services may have on parking demand and space utilization. The analysis will be available in the coming weeks;
4. Walker has started the comparative municipal parking analysis (comparing Natick's approach to that of similar communities). A draft of the report will be available in the coming weeks;
5. Design development for the "low-cost", 5-story garage option is about 90% complete and will be fully complete in 1-2 weeks, with elevations and renderings;
6. A draft of a Final Report will be available for review by mid-April, and completed by the end of April/early May.