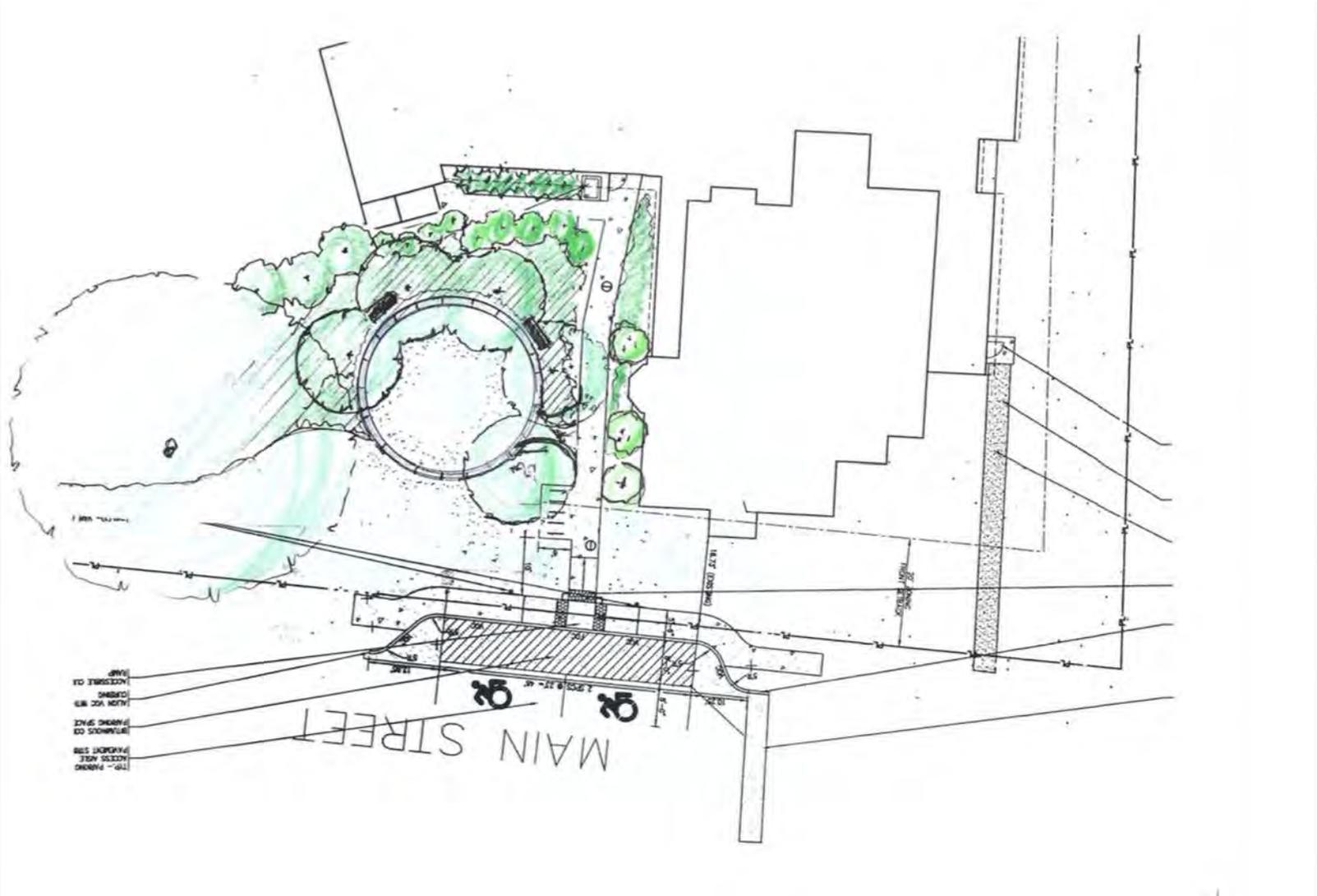




# Preliminary Parking Options:

## Option 1 2019 Approved on Street Parking



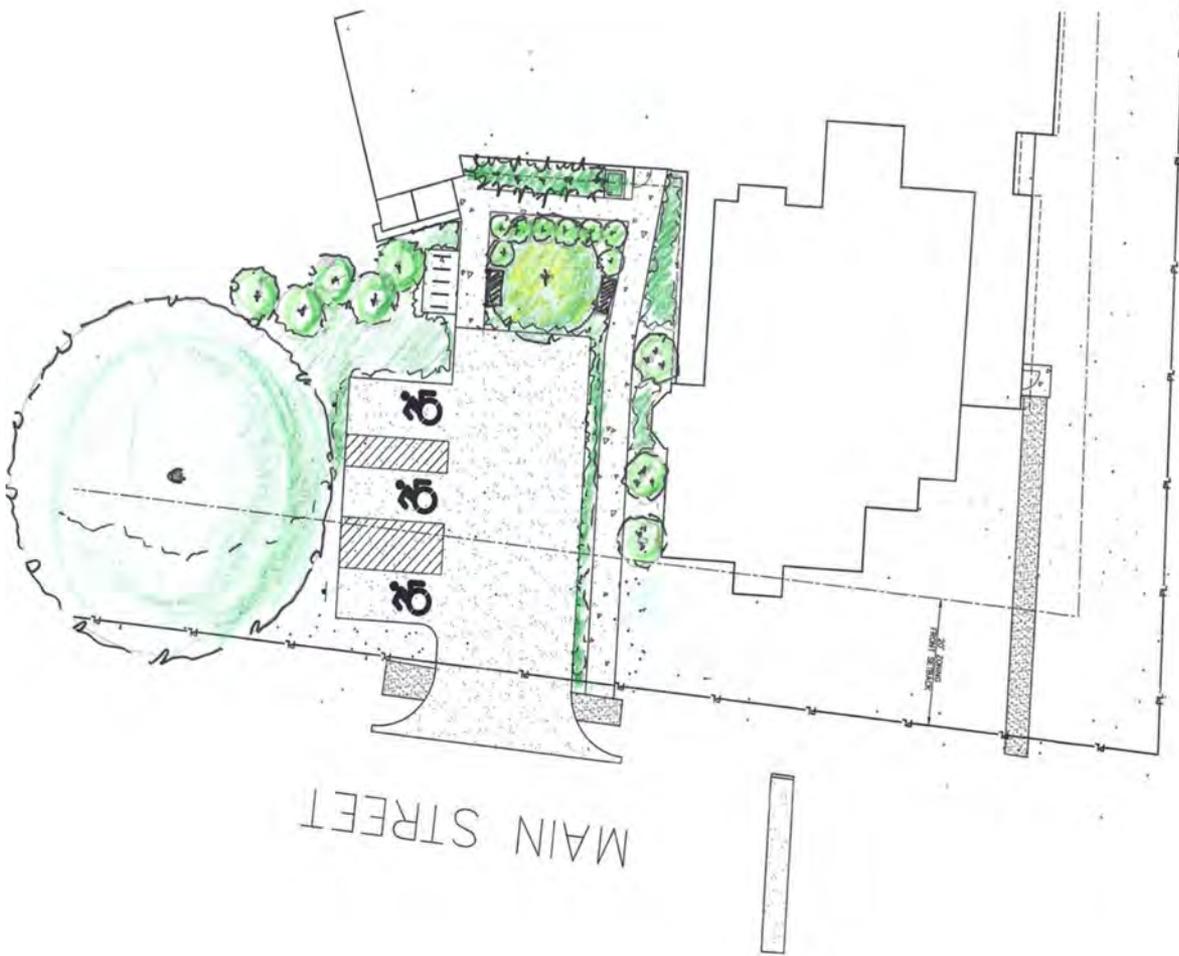
## Option 2 August 2020 Modified On-Street Parking



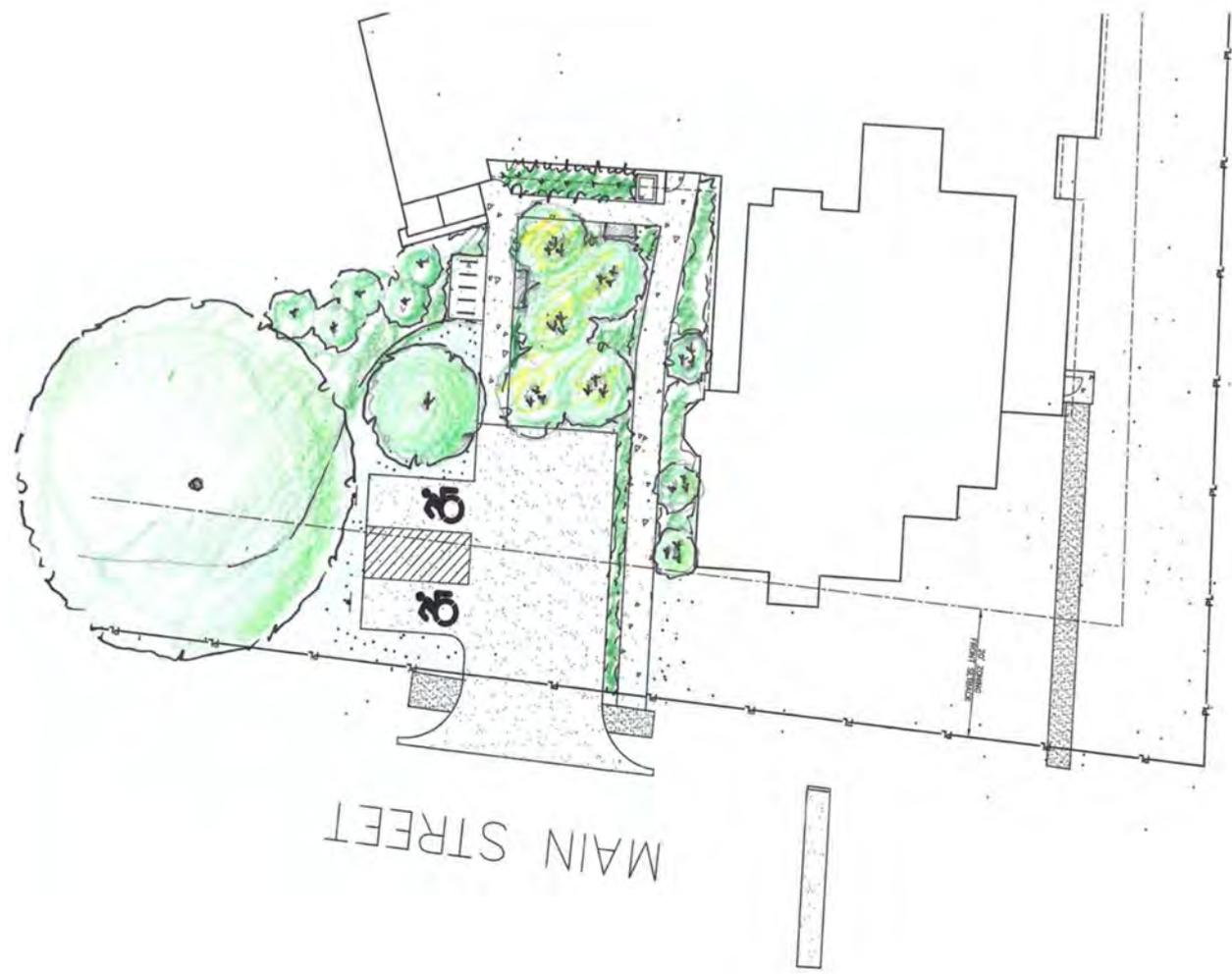




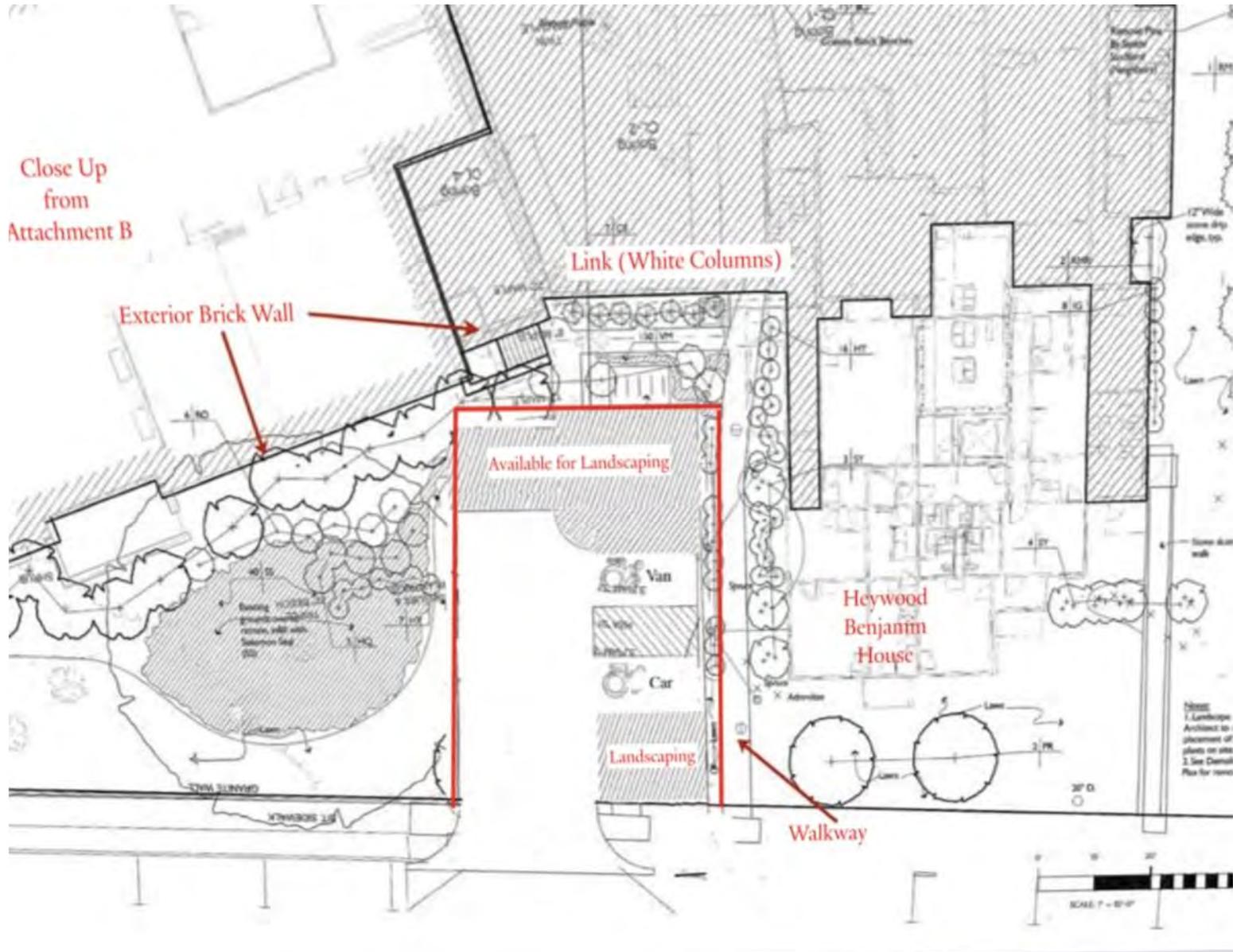
# Option 4 Revised 3 Space On-Site Parking August 2020



# Option 5 Revised 2 Space On-Site Parking August 2020

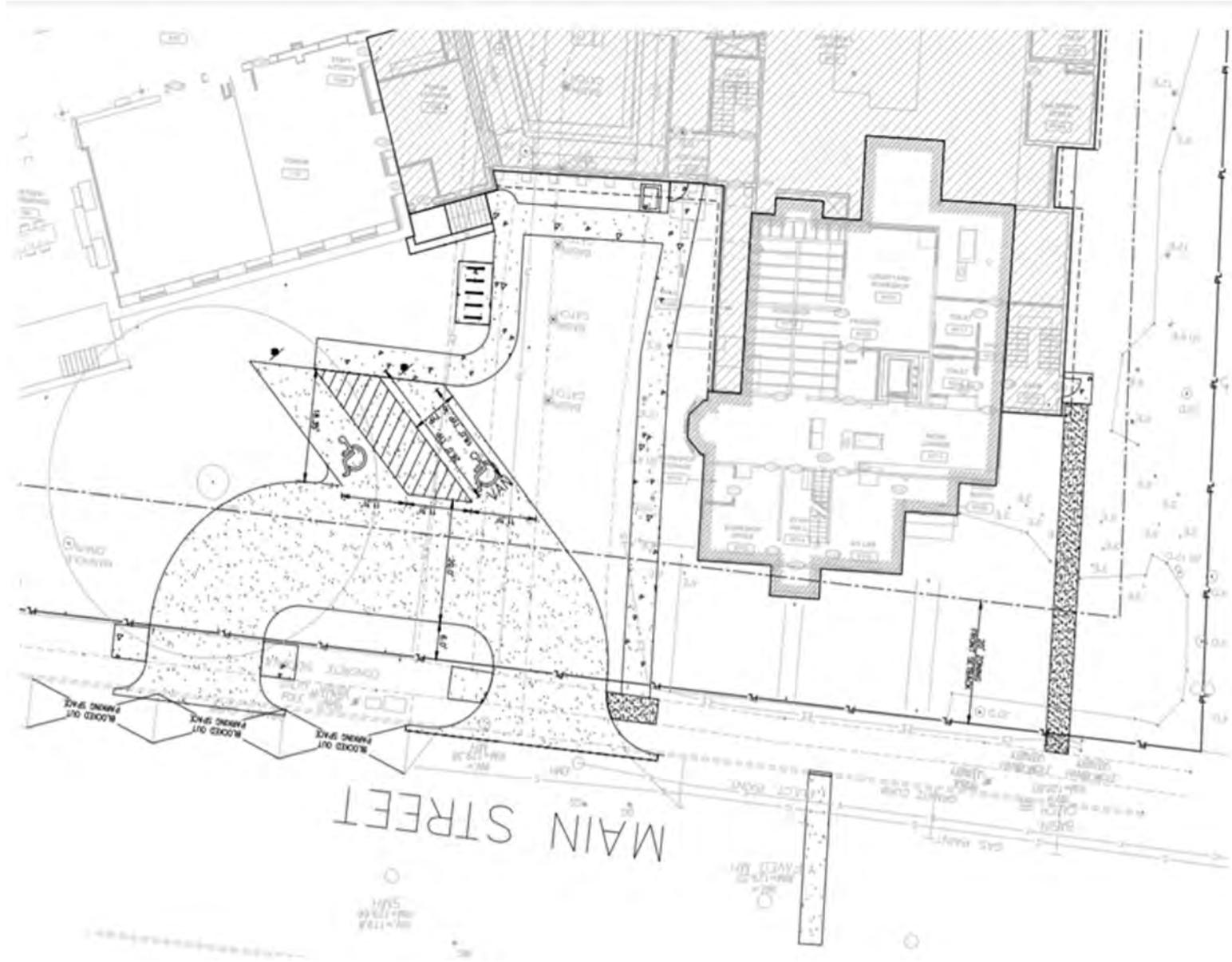


# Option 6-2 Smith 2020 On Site 2 Car Parking Plan





# Option 7 Perry U-Drive





15 PROPERZI WAY  
SOMERVILLE, MA  
02143-3228

617-666-8585

www.johnson-roberts.com

September 21, 2020

**Application for Amendment to Certificate of Appropriateness #19-48  
Pros & Cons of Accessible Parking Options: Concord Free Public Library**

**Option 1 (2 On-Street Parking Spaces approved by HDC and ZBA 2019):**

- Pro's:
  - Large landscaped area
  - Previously approved by HDC and ZBA
  - Net gain of 1 on-street parking space
  - Easier to pull into/out of space without backing into high-traffic pedestrian area by new entrance
- Con's:
  - No buffer between parking spaces and traffic
  - On-street spaces are public (not dedicated for library patrons)

**Option 2 (2 Buffered On-Street Parking Spaces):**

- Pro's:
  - 8 foot buffer between parking spaces and traffic
  - Large landscaped area
  - Net gain of 1 on-street parking space
  - Minimal change from previously approved by HDC and ZBA
  - Easier to pull into/out of space without backing into high-traffic pedestrian area by new entrance
- Con's:
  - Bollards required at flush sidewalk to serve as passenger-side access aisle
  - On-street spaces are public (not dedicated for library patrons)

**Option 3 (3 On-Site Parking Spaces presented to HDC 2020):**

- Pro's:
  - 3 accessible parking spaces
  - Reuses existing curb cut, minimizing impact on on-street parking
  - Maximizes landscape buffer between street and parking area
  - On-site spaces are dedicated for library patrons
- Con's:
  - Received negative reception when presented to HDC
  - Limited landscaped area
  - Off-street parking requires backing up in high pedestrian traffic area by new entrance
  - Difficult maneuvering if vehicle enters when all spaces are occupied



15 PROPERZI WAY  
SOMERVILLE, MA  
0 2 1 4 3 - 3 2 2 8

6 1 7 - 6 6 6 - 8 5 8 5

www.johnson-roberts.com

#### **Option 4 (3 On-Site Parking Spaces Closer to Street):**

- Pro's:
  - 3 accessible parking spaces
  - Reuses existing curb cut, minimizing impact on on-street parking
  - Larger landscaped area between parking area and building than Option 3 in response to HDC comments
  - On-site spaces are dedicated for library patrons
- Con's:
  - Limited landscaped area compared to on-street options
  - Limited space for landscape buffer between street and parking area
  - Off-street parking requires backing up in high pedestrian traffic area by new entrance
  - Difficult maneuvering if vehicle enters when all spaces are occupied

#### **Option 5 (2 On-Site Parking Spaces Closer to Street):**

- Pro's:
  - Reuses existing curb cut, minimizing impact on on-street parking
  - Largest landscaped area of off-street options
  - On-site spaces are reserved for library patrons
- Con's:
  - Limited landscaped area compared to on-street options
  - Limited space for landscape buffer between street and parking area
  - Off-street parking requires backing up in high pedestrian traffic area by new entrance
  - Difficult maneuvering if vehicle enters when all spaces are occupied

#### **Option 6 (2 and 3 On-Site Parking Spaces Options presented by Sandy Sanford):**

- Pro's:
  - Potential for 3 accessible parking spaces
  - Larger landscaped area between parking area and building than Option 3 in response to HDC comments
  - Potential for access aisles to lead directly to walkway without crossing driveway, depending on grading
  - On-site spaces are dedicated for library patrons
- Con's:
  - Requires relocating driveway and curb cut, and removal of at least 1 on-street parking space
  - Requires relocating utility pole
  - Requires large amount of regrading and removal of granite retaining walls
  - Limited landscaped area compared to on-street options
  - Limited space for landscape buffer between street and parking area
  - Potential impact on large yellowwood tree



15 PROPERZI WAY  
SOMERVILLE, MA  
0 2 1 4 3 - 3 2 2 8

6 1 7 - 6 6 6 - 8 5 8 5

www.johnson-roberts.com

- No landscaped buffer between walkway and parking area if access aisles lead to walkway
- Off-street parking requires backing up in high pedestrian traffic area by new entrance
- Difficult maneuvering if vehicle enters when all spaces are occupied
- Headlights would shine toward neighboring residence when pulling into spaces
- Awkward dip in main walkway at each access aisle, if access aisles lead directly to walkway
- Snow would likely be plowed into main walkway

**Option 7 (2 On-Site Parking Spaces with U-shaped Drive presented by Ned Perry):**

- Pro's:
  - One-way driveway eliminates maneuvering difficulties if vehicle enters when all spaces are occupied
  - On-site spaces are dedicated for library patrons
- Con's:
  - Maximum impact on existing landscaping
  - Maximum impervious surface of all options
  - Requires removal of yellowwood tree, whether driveway is 14' or 20' wide
  - Requires relocating driveway, and removal of at least 3 on-street parking spaces
  - Requires 2 curb cuts
  - Requires extensive regrading and removal/relocation of granite retaining walls
  - Limited space for landscape buffer between street and parking area
  - Requires additional walkway to connect parking with new entrance walkway