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Concord Academy – West Campus Development Parking Relief Request

Date: September 13, 2022

Nature and Justification of Request:

Requesting Special Permit for Relief from Parking Requirements

Overview

Concord Zoning By-laws classify Concord Academy's principal use as institutional and more specifically a non-profit educational entity (grades 9-12) which includes classrooms, athletic facilities, dormitories, administrative, and similar facilities whose activities and purposes are substantially related to further learning. This principal use type is in conformance with the use type permitted by the zoning district (Residential – B) in which Concord Academy is located.

Concord Zoning By-laws require that each principal use provide a minimum number of parking spaces that are in conformance to all the requirements of Section 7.7 Off-Street Parking, Loading, and Site Plan Requirements.

Currently, Concord Academy does not conform to the requirements of the Concord By-Laws, Section 7.7.

Concord Academy has been historically given relief from parking requirements for 90 parking spaces in 1990, and again in 1999 for 107 spaces. The basis of this relief centers around two primary elements:

1. That boarding students are not allowed to have vehicles, and
2. That residences on campus are singularly for faculty/staff.

Based on each of the elements above the historical relief allows boarding students to be excluded from the 1 space per 5 students requirement (*31 spaces*), as well as the residential units being excluded since the faculty/staff occupying those residences are counted in the 1 space per staff member count (*86 Spaces*). Table 1 below identifies Concord Academy's current campus population and the request for relief of 117 spaces based on the elements listed above.

	Largest Shift Figure		Notes
	Proposed	Required	
Employee Parking	155	155	1:1 Parking requirement maintained for largest shift (FT/PT)
Faculty	96	96	
PT Employees	59	59	
Faculty Housing	0	86	Faculty are counted in FT figures above (removed from count)
Student Parking Requirements	49	80	
Day Students	49	49	
Boarding Students	0	31	Boarding Students are not allowed to have cars (removed from count)
Existing Conditions	204	321	
Proposed Capacity	204		
Δ from Existing Spaces	0		No projected change in staff/student counts - maintains current capacity

Table 1 – Concord Academy Requirements and Requested Relief Count

Proposed Approach

The proposed parking layout for Concord Academy provides 147 parking spaces on campus and relies on shared use of Main Street parking to accommodate the remaining 57 parking spaces that currently exist on campus.

Concord Academy continues to incentivize parking alternatives with staff, faculty, and students encouraging carpooling, alternative transportation, and mass transit – with approximately 100 CA students utilizing the Commuter Rail to get to and from school. Additionally, Concord Academy is working with CMLP to develop strategies for on-site EV charging.

The proposed plan assumes shared use of 57 of the 111 spaces along Main Street and Academy Lane from the intersection of Sudbury Road to Thoreau Street as available. Currently parking within these areas is currently free and unrestricted parking.

Parking Assessment

During the week of April 25th counts of available parking spaces were conducted throughout the day (9AM, 12PM, and 3PM) to capture a range of parking demand use-cases across the academic day and throughout a typical week.

Along Main Street and Academy Lane an average of 44% of the 111 parking spaces were available. Peak utilization was noon on Tuesday and Thursday with 23% of the 111 parking spaces available. The maximum availability of parking spaces was Thursday morning at 9AM with 77% of the 111 parking spaces available.

On campus availability was also reviewed over the same period and at the same times of day to provide a sense of on-campus parking utilization. The average availability of parking spaces

on campus was 24% of the 204 spaces. The peak demand for on-campus parking was noon on Wednesday and Friday with 16% of the 204 spaces available. The maximum availability of parking was Thursday morning with 44% of the 204 on-campus parking spaces available.

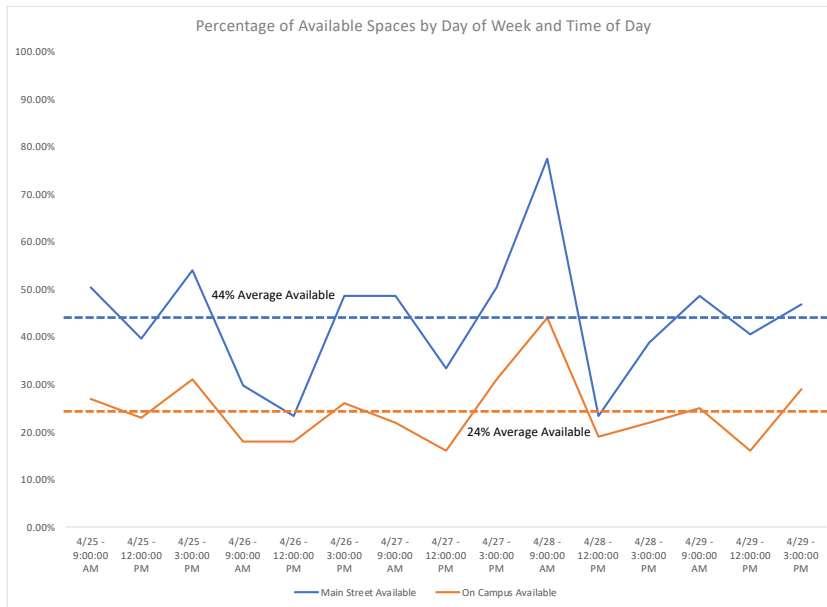


Figure 1 – Parking Demand Analysis

Reserve Parking

Concord Academy has also developed a reserve parking strategy that accommodates the current 204 spaces entirely on-campus. Reserve parking zones have been identified on the site plan and are identified by purple blocks an approximate count of available spaces is indicated within each box providing total coverage of the 57 reserve spaces (*which is less than 50% of the total number of required spaces 204*). This approach has drawbacks – most significantly is the required removal of an additional 36 trees as well as a limited impact on the reduction of impervious surface from the proposed approach (-17,100 SF vs. -4,600 SF).

Concord Academy Parking Management Plan

Events at the Centennial Arts Center will replace programming from the existing Performing Arts Center (PAC) on campus. The current 400-seat theater will be reduced to a theater with a capacity of 175-seat capable of supporting smaller-scale mainstage performances. The existing PAC will be retained to accommodate weekly all school meetings.

Concord Academy will continue to coordinate with neighboring institutions (Concord Free Public Library, and Emerson Umbrella) through the community safety officer of the Concord Police Department for major campus events.

Temporary Parking During Construction

During construction it is anticipated that a temporary gravel lot will be required between Belknap and Monroe Houses south of Main Street. Additionally, the early summer phase of construction is anticipated to rough grade the new West Campus drive and parking lots, as well as a reconfigured Phelps parking lot.

Assuming 50 temporary spaces can be accommodated with the temporary lot between Belknap and Monroe, and 52 will be rough-graded at the West Gate, as well as a more efficient 22 space panel between Phelps House and 228 Main Street the net result would be 106 temporary spaces during construction – compared to the 129 spaces existing.

Additional temporary parking may be added between Phelps House and 228 Main Street but would most likely impact trees in these areas.

Summary

Concord Academy's campus represents a core element of the Town of Concord's historic downtown fabric. The proposed parking approach prioritizes shared use of available parking along Main Street to mitigate the visual, and environmental impacts both along Main Street and the Sudbury River. Based on the parking assessment available parking along Main Street has the capacity to accommodate current on-campus demand throughout the day.
