
follow up on parking

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Nell:

I am attaching a Parking Report representing my actual observations for the on site and on street parking on and around 19 Ocean. The notes on the report indicate spaces that are referenced, the number available and the number used at various times during the day from June through today. My observations in June were more frequent and as the numbers were more or less consistent over time, I made fewer observations in July and August. The observations during the last 2 months were in line with June's use. I wasn't able to discern any particular pattern over the course of a day. From time to time, I was able to watch folks parking on the street who went into neighboring homes rather than coming into the buildings at 19 Ocean. There were also frequent cars and trucks for folks doing projects on the neighborhood property which occasionally filled up the adjacent spaces. As for those coming to 19 Ocean, there are frequent short term visits for clients and tenants. There are 2 or 3 vehicles including mine that park on site or adjacent during most of the day; otherwise, there is a lot of turnover with short term parking. The commercial tenants in 19 and 23 Ocean use their offices as a base but are often working at home or away in the field or off site (architect, video production, engineers and lawyer). This type of use pre-dated Covid and has been relatively consistent since Covid.

I didn't record any observations for night or weekend use as there is little if any business parking during nights or weekends. Residential users generally leave for work by 8 AM but with COVID, some residential users have remained parked on site. I also didn't record any parking use for the handicapped space. Since occupancy of the property, I don't believe the space has been used by any vehicle with a handicap plate or placard more than a half dozen times. I also haven't recorded any observations for off site parking at the Woodfords Club as there is no way for me to identify any vehicles parked there that are associated with 19 Ocean. Anecdotally, I have not heard of anyone parking there though I have explained to all tenants that parking is available there. Likewise, I have not had any complaints or comments regarding parking issues or congestion from any of the tenants or residential users.

From the date and my own observations throughout the days and weeks, I believe the shared parking arrangement as it currently operates is adequate and appropriate for the use and tenant mix.

I believe this is what you are looking for but let me know if you need anything further.

Steven E. Cope, Esq.

COPE LAW FIRM

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 **Parking Count 9.3.20.pdf**
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