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To: Land Use Committee of the City of Newton Board of Aldermen

From: Lou Mercuri, Planning Horizons

Re: 714-718 Beacon Street

Date: December 1, 2014

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On behalf of the petitioner for this land use petition, I am submitting this report regarding the availability of parking for the proposed medical office use at 714-718 Beacon Street in Newton Centre.

Medical Office Use Proposal

A medical office use of approximately 4,433 square feet is proposed in the retail/office building located at 714-718 Beacon Street in Newton Centre. The medical office use would be located at the easterly end of the building (#714 Beacon Street) which previously housed a Staples retail office establishment. It is envisioned that the medical office use will use all of the former Staples space and will house four medical doctors along with 10 additional employees. The expected hours of operation would be Monday through Friday from 8:00 AM to 5:00 PM and occasional Saturday hours from 8:00 AM to 1:00 PM. The parking requirement for the medical office use under Section 30-19 of the zoning ordinance is 23 parking stalls (1 parking space for each 200 square feet of floor area) whereas the parking allocation for the previous Staples use was 17 stalls. Thus, a differential of 6 parking stalls exists under the proposed use and a parking waiver of 6 parking stalls is being sought under this petition. The proposed medical office use will not expand the floor area or create any additional floor space.

Existing Conditions

The medical office use would join two other tenants in the 714-718 Beacon Street one-story building located just east of the heart of Newton Centre along the eastbound side of Beacon Street. The other existing tenants include the U.S. Post Office and First Commons Bank. An onsite parking lot to the east and rear of the building accommodates 45 parking stalls and is shared by all tenants and their customers. At present, two of the 45 spaces are designated for handicap parking and another will be converted to handicap use.

Later in this report, the field surveys will reveal that on average there are between 17 and 24 available parking spaces in this lot depending on the time of day. This level of availability in part reflects the fact that the former Staples retail space (proposed medical office space) was vacant at the time of the surveys.

It is expected that the medical office use will rely primarily on the onsite parking but additional on street parking exists in the immediate vicinity of the site. Parking for the medical office use needs to be accommodated within a maximum two-minute comfortable walk to the site.

Planning Horizons conducted extensive surveys of parking usage in the area at mid-morning, mid-day, and the mid-afternoon hours. These surveys establish the framework by which the proposed parking waiver can be evaluated. The results of these surveys and the aggregated data are included and described throughout this report. All readily accessible and likely to be used public parking areas within a two minute walk of the proposed medical office were surveyed.

Part of the submission for this special permit application is a plan entitled "Area Plan, 714 Beacon Street, located in Newton, Massachusetts" dated November 11, 2014 prepared by VTP Associates, Land Surveyors, which identifies six parking locations surveyed for potential use by patrons and employees of the medical office use. The six areas and surveyed capacities are noted as follows:

1. The onsite parking lot to the rear and side of the building includes 45 parking spaces of which 3 will be handicapped
2. Beacon Street eastbound from the gas station at 730 Beacon Street to the onsite parking entrance, 8 two-hour metered spaces in front of the site
3. Beacon Street eastbound, 3 unmetered one-hour spaces between the site driveway and entrance to #698 Beacon Street
4. Beacon Street westbound, 3 unmetered one-hour parking spaces between #701 Beacon Street and Dalton Road
5. Beacon Street westbound between Dalton Road and Chesley Road (across from the site), 10 unmetered one-hour spaces
6. Beacon Street eastbound in the block opposite Bill's Pizza, 10 two-hour metered spaces

The inventory of parking areas includes a total of 79 available short- and long-term parking spaces all within an approximately two-minute walk of the site. There is additional available parking going west beyond these areas along both sides of Beacon Street and in Newton Centre.

Parking Methodology and Results

To get a complete picture of the parking demand and supply in the area, it is necessary to understand the proposed medical office use and its peak periods. It is expected that all hours from 8:00 AM to 5:00 PM on weekdays, and 8:00 AM to 1:00 PM on Saturdays could create peak usage. Also, no distinction could be made regarding certain weekdays being busier than others. Therefore, it was decided to survey the area at least three times each weekday and twice on Saturday. The counts were conducted at mid-morning, mid-day, and mid-afternoon to get a full read on the parking demands in the area. Planning Horizons surveyed all of the parking locations (described earlier) on 19 different occasions. Six counts were conducted on each weekday and Saturday mid-morning, eight counts were conducted at the mid-day or lunch hour, and five counts were conducted in the mid-afternoon.

The six mid-morning counts were conducted between October 21 and November 8, and all counts occurred between 9:30 AM and 10:00 AM. The mid-day or lunch time counts were conducted between October 20 and November 25, between 12:15 PM and 1:00 PM. An additional weekday count was done on a Tuesday and Thursday. Finally, the mid-afternoon counts happened between October 20 and

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November 7 between 2:45 PM and 3:00 PM. Weather conditions were typically average and there were no extremes during this period. Appendix I, included later in this report, details the summary of counts by day of the week for all parking areas. Charts I – VI that follow Appendix I detail the parking counts for each specific parking area.

The results of the data are marked by two factors. First, the overall parking demand in the area is greatest during the mid-day hour, with a significant drop-off during the mid-afternoon hour. The smallest demand for parking occurs in the mid-morning timeframe. The greater activity during the 12:15 PM to 1:00 PM time period relates to both lunch activity and the many restaurants in Newton Centre as well as the early dismissal of students at nearby elementary schools and an overall increase in traffic in the area. These peaks occur primarily on Tuesdays and Thursdays. The other surveyed periods (mid-morning and mid-afternoon) illustrate that parking activity in the area drops off considerably and parking availability appears plentiful.

The second factor relates to where parking is available at the surveyed periods. Parking in the site lot (45 spaces) is available at all times with a minimum of 12 and a maximum of 29 spaces available at any given time. Parking availability along Beacon Street is generally more limited, in particular in the 10-space metered area across from Bill's Pizza during lunch time. It is interesting to note that during the 19 counts there was always at least one available space in the metered area in front of the site. Greater numbers (8 spaces) of available parking spaces exist in the other unmetered areas along Beacon street, so drivers to the site have the perception that parking is available in the area.

The data below reveals the following summary for mid-morning, mid-day, and mid-afternoon periods. The roman numerals indicate the chart numbers following Appendix I in this report.

Summary Mid-Morning Count 9:30-10:30 AM			
Parking Area	Capacity	Average Occupancy	Average # Vacant Spaces
714-718 Beacon St. onsite lot (I)	45	21	24
Beacon St. EB in front of site, 2 hr. metered (II)	8	2	6
Beacon St. EB site drive to #698, unmetered (III)	3	0	3
Beacon St. WB from #701 to Dalton Rd., unmetered (IV)	3	1	2
Beacon St. WB between Dalton and Chesley Rd, unmetered (V)	10	4	6
Beacon St. EB opposite Bill's Pizza, 2 hr. metered (VI)	10	3	7
TOTALS	79	31	48

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Summary Mid-Day Count 12:15-1:00 PM			
Parking Area	Capacity	Average Occupancy	Average # Vacant Spaces
714-718 Beacon St. onsite lot (I)	45	28	17
Beacon St. EB in front of site, 2 hr. metered (II)	8	6	2
Beacon St. EB site drive to #698, unmetered (III)	3	1	2
Beacon St. WB from #701 to Dalton Rd., unmetered (IV)	3	1	2
Beacon St. WB between Dalton and Chesley Rd, unmetered (V)	10	5	5
Beacon St. EB opposite Bill's Pizza, 2 hr. metered (VI)	10	9	1
TOTALS	79	50	29

Summary Mid-Afternoon Count 2:45-3:00 PM			
Parking Area	Capacity	Average Occupancy	Average # Vacant Spaces
714-718 Beacon St. onsite lot (I)	45	26	19
Beacon St. EB in front of site, 2 hr. metered (II)	8	3	5
Beacon St. EB site drive to #698, unmetered (III)	3	1	2
Beacon St. WB from #701 to Dalton Rd., unmetered (IV)	3	0	3
Beacon St. WB between Dalton and Chesley Rd, unmetered (V)	10	5	5
Beacon St. EB opposite Bill's Pizza, 2 hr. metered (VI)	10	7	3
TOTALS	79	42	37

The data indicates that there is, on average, a plentiful surplus of available parking in the area to allow the six-space parking waiver. At present there are 48, 29, and 37 vacant parking spaces respectively during the mid-morning, mid-day, and mid-afternoon hours. The most widely-available areas are in the site lot (24, 17, and 19 available spaces respectively at each time) and in the unmetered one-hour spaces across from the site (6, 5, and 5 available spaces respectively). These areas are typically no more than 50% occupied with slightly less parking available during the mid-day hour.

Even if it is assumed that the proposed medical office use creates an equal peak use at all hours and days of operation, there is an adequate supply of available parking for staff and patients at any given time to accommodate the parking waiver request. Even at the busier Tuesday and Thursday mid-day (lunch) hours, no single count revealed less than 22 available spaces in the area. Saturday parking poses no problem whatsoever.

Trip Generation Rate

The Institute of Traffic Engineers (ITE) establishes guidelines and standards for the typical number of vehicular trips generated by various land uses. For medical office uses, the ITE Manual (7th edition) uses a rate of 1.18 vehicle trips per hour per 1000 gross square feet of floor area for the morning peak hour,

and a rate of 1.20 vehicle trips per 1000 square feet of floor area for the afternoon peak hour. Using this guideline and a total of 4,433 square feet of proposed floor space for this project, approximately 5.32 vehicle trips per hour are estimated to occur during those periods.

Summary and Conclusion

Based on the observations, the medical office use and its proposed operation can readily meet the 6 space parking waiver requirement as there are, on average, 48, 29, and 37 available short term parking spaces respectively at the mid-morning, mid-day, and mid-afternoon hours. There is always parking available along Beacon Street in the immediate vicinity of the site and this reinforces the idea that the site can accommodate a medical office use with four medical doctors and 10 additional employees.

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Appendix I					
Summary by Day of Week, All Parking Areas					
Day	Date	Weather	Time	Spaces Used	Spaces Available
Mid-Morning Counts					
Monday	27-Oct-14	50° sunny	9:45	23	56
Tuesday	21-Oct-14	55° cloudy	9:30	42	37
Wednesday	22-Oct-14	55° light rain	9:30	24	55
Thursday	6-Nov-14	50° cloudy	10:00	41	38
Friday	24-Oct-14	50° cloudy	9:45	29	50
Saturday	8-Nov-14	40° sunny	9:45	29	50
			AVERAGE	31	48
Mid-Day Counts					
Monday	27-Oct-14	55° sunny	1:00	43	36
Tuesday	20-Oct-14	55° cloudy	12:15	50	29
Tuesday	20-Nov-14	50° cloudy	12:30	57	22
Wednesday	22-Oct-14	55° light rain	12:15	40	39
Thursday	23-Oct-14	50° cloudy	12:30	54	25
Thursday	13-Nov-14	50° sunny	12:30	56	23
Friday	24-Oct-14	55° cloudy	12:45	45	34
Saturday	8-Nov-14	45° sunny	12:45	46	33
			AVERAGE	50	29
Mid-Afternoon Counts					
Monday	20-Oct-14	55° sunny	3:00	44	35
Tuesday	28-Oct-14	70° sunny	2:45	39	41
Wednesday	22-Oct-14	55° cloudy	3:00	41	38
Thursday	23-Oct-14	55° cloudy	2:45	42	37
Friday	7-Nov-14	50° cloudy	2:45	43	36
			AVERAGE	42	37

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Chart I					
714-718 Beacon Street - Onsite Lot					
Day	Date	Weather	Time	Spaces Used	Spaces Available
Mid-Morning Counts					
Monday	27-Oct-14	50° sunny	9:45	17	28
Tuesday	21-Oct-14	55° cloudy	9:30	30	15
Wednesday	22-Oct-14	55° light rain	9:30	18	27
Thursday	6-Nov-14	50° cloudy	10:00	31	14
Friday	24-Oct-14	50° cloudy	9:45	20	25
Saturday	8-Nov-14	40° sunny	9:45	16	29
			AVERAGE	21	24
Mid-Day Counts					
Monday	27-Oct-14	55° sunny	1:00	22	23
Tuesday	20-Oct-14	55° cloudy	12:15	31	14
Tuesday	20-Nov-14	50° cloudy	12:30	32	13
Wednesday	22-Oct-14	55° light rain	12:15	24	21
Thursday	23-Oct-14	50° cloudy	12:30	30	15
Thursday	13-Nov-14	50° sunny	12:30	33	12
Friday	24-Oct-14	55° cloudy	12:45	25	20
Saturday	8-Nov-14	45° sunny	12:45	24	21
			AVERAGE	28	17
Mid-Afternoon Counts					
Monday	20-Oct-14	55° sunny	3:00	27	18
Tuesday	28-Oct-14	70° sunny	2:45	24	21
Wednesday	22-Oct-14	55° cloudy	3:00	25	20
Thursday	23-Oct-14	55° cloudy	2:45	25	20
Friday	7-Nov-14	50° cloudy	2:45	28	17
			AVERAGE	26	19

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Chart II					
Beacon Street Eastbound in front of site, 2 hr. metered					
Day	Date	Weather	Time	Spaces Used	Spaces Available
Mid-Morning Counts					
Monday	27-Oct-14	50° sunny	9:45	2	6
Tuesday	21-Oct-14	55° cloudy	9:30	3	5
Wednesday	22-Oct-14	55° light rain	9:30	2	6
Thursday	6-Nov-14	50° cloudy	10:00	2	6
Friday	24-Oct-14	50° cloudy	9:45	1	7
Saturday	8-Nov-14	40° sunny	9:45	1	7
			AVERAGE	2	6
Mid-Day Counts					
Monday	27-Oct-14	55° sunny	1:00	4	4
Tuesday	20-Oct-14	55° cloudy	12:15	6	2
Tuesday	20-Nov-14	50° cloudy	12:30	6	2
Wednesday	22-Oct-14	55° light rain	12:15	4	4
Thursday	23-Oct-14	50° cloudy	12:30	7	1
Thursday	13-Nov-14	50° sunny	12:30	7	1
Friday	24-Oct-14	55° cloudy	12:45	4	4
Saturday	8-Nov-14	45° sunny	12:45	5	3
			AVERAGE	6	2
Mid-Afternoon Counts					
Monday	20-Oct-14	55° sunny	3:00	4	4
Tuesday	28-Oct-14	70° sunny	2:45	2	6
Wednesday	22-Oct-14	55° cloudy	3:00	3	5
Thursday	23-Oct-14	55° cloudy	2:45	2	6
Friday	7-Nov-14	50° cloudy	2:45	2	6
			AVERAGE	3	5

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Chart III					
Beacon Street Eastbound from site drive to # 698, 1 hr. unmetered					
Day	Date	Weather	Time	Spaces Used	Spaces Available
Mid-Morning Counts					
Monday	27-Oct-14	50° sunny	9:45	0	3
Tuesday	21-Oct-14	55° cloudy	9:30	0	3
Wednesday	22-Oct-14	55° light rain	9:30	0	3
Thursday	6-Nov-14	50° cloudy	10:00	1	2
Friday	24-Oct-14	50° cloudy	9:45	0	3
Saturday	8-Nov-14	40° sunny	9:45	0	3
			AVERAGE	0	3
Mid-Day Counts					
Monday	27-Oct-14	55° sunny	1:00	1	2
Tuesday	20-Oct-14	55° cloudy	12:15	0	3
Tuesday	20-Nov-14	50° cloudy	12:30	0	3
Wednesday	22-Oct-14	55° light rain	12:15	1	2
Thursday	23-Oct-14	50° cloudy	12:30	2	1
Thursday	13-Nov-14	50° sunny	12:30	2	1
Friday	24-Oct-14	55° cloudy	12:45	1	2
Saturday	8-Nov-14	45° sunny	12:45	1	2
			AVERAGE	1	2
Mid-Afternoon Counts					
Monday	20-Oct-14	55° sunny	3:00	1	2
Tuesday	28-Oct-14	70° sunny	2:45	1	2
Wednesday	22-Oct-14	55° cloudy	3:00	3	0
Thursday	23-Oct-14	55° cloudy	2:45	1	2
Friday	7-Nov-14	50° cloudy	2:45	1	2
			AVERAGE	1	2

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Chart IV					
Beacon Street Westbound from #701 Beacon to Dalton Road, 1 hr. unmetered					
Day	Date	Weather	Time	Spaces Used	Spaces Available
Mid-Morning Counts					
Monday	27-Oct-14	50° sunny	9:45	1	2
Tuesday	21-Oct-14	55° cloudy	9:30	0	3
Wednesday	22-Oct-14	55° light rain	9:30	0	3
Thursday	6-Nov-14	50° cloudy	10:00	0	3
Friday	24-Oct-14	50° cloudy	9:45	1	2
Saturday	8-Nov-14	40° sunny	9:45	1	2
			AVERAGE	1	2
Mid-Day Counts					
Monday	27-Oct-14	55° sunny	1:00	0	3
Tuesday	20-Oct-14	55° cloudy	12:15	0	3
Tuesday	20-Nov-14	50° cloudy	12:30	1	2
Wednesday	22-Oct-14	55° light rain	12:15	1	2
Thursday	23-Oct-14	50° cloudy	12:30	2	1
Thursday	13-Nov-14	50° sunny	12:30	0	3
Friday	24-Oct-14	55° cloudy	12:45	2	1
Saturday	8-Nov-14	45° sunny	12:45	1	2
			AVERAGE	1	2
Mid-Afternoon Counts					
Monday	20-Oct-14	55° sunny	3:00	0	3
Tuesday	28-Oct-14	70° sunny	2:45	1	2
Wednesday	22-Oct-14	55° cloudy	3:00	1	2
Thursday	23-Oct-14	55° cloudy	2:45	0	3
Friday	7-Nov-14	50° cloudy	2:45	0	3
			AVERAGE	0	3

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Chart V					
Beacon St Westbound between Dalton Rd and Chesley Rd, 1 hr. unmetred					
Day	Date	Weather	Time	Spaces Used	Spaces Available
Mid-Morning Counts					
Monday	27-Oct-14	50° sunny	9:45	1	9
Tuesday	21-Oct-14	55° cloudy	9:30	4	6
Wednesday	22-Oct-14	55° light rain	9:30	2	8
Thursday	6-Nov-14	50° cloudy	10:00	4	6
Friday	24-Oct-14	50° cloudy	9:45	6	4
Saturday	8-Nov-14	40° sunny	9:45	5	5
			AVERAGE	4	6
Mid-Day Counts					
Monday	27-Oct-14	55° sunny	1:00	8	2
Tuesday	20-Oct-14	55° cloudy	12:15	7	3
Tuesday	20-Nov-14	50° cloudy	12:30	8	2
Wednesday	22-Oct-14	55° light rain	12:15	1	9
Thursday	23-Oct-14	50° cloudy	12:30	3	7
Thursday	13-Nov-14	50° sunny	12:30	5	5
Friday	24-Oct-14	55° cloudy	12:45	4	6
Saturday	8-Nov-14	45° sunny	12:45	6	4
			AVERAGE	5	5
Mid-Afternoon Counts					
Monday	20-Oct-14	55° sunny	3:00	6	4
Tuesday	28-Oct-14	70° sunny	2:45	5	5
Wednesday	22-Oct-14	55° cloudy	3:00	3	7
Thursday	23-Oct-14	55° cloudy	2:45	5	5
Friday	7-Nov-14	50° cloudy	2:45	5	5
			AVERAGE	5	5

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Chart VI					
Beacon Street Eastound opposite Bill's Pizza, 2 hr. metered					
Day	Date	Weather	Time	Spaces Used	Spaces Available
Mid-Morning Counts					
Monday	27-Oct-14	50° sunny	9:45	2	8
Tuesday	21-Oct-14	55° cloudy	9:30	3	7
Wednesday	22-Oct-14	55° light rain	9:30	2	8
Thursday	6-Nov-14	50° cloudy	10:00	3	7
Friday	24-Oct-14	50° cloudy	9:45	1	9
Saturday	8-Nov-14	40° sunny	9:45	6	4
			AVERAGE	3	7
Mid-Day Counts					
Monday	27-Oct-14	55° sunny	1:00	8	2
Tuesday	20-Oct-14	55° cloudy	12:15	6	4
Tuesday	20-Nov-14	50° cloudy	12:30	10	0
Wednesday	22-Oct-14	55° light rain	12:15	9	1
Thursday	23-Oct-14	50° cloudy	12:30	10	0
Thursday	13-Nov-14	50° sunny	12:30	9	1
Friday	24-Oct-14	55° cloudy	12:45	9	1
Saturday	8-Nov-14	45° sunny	12:45	9	1
			AVERAGE	9	1
Mid-Afternoon Counts					
Monday	20-Oct-14	55° sunny	3:00	6	4
Tuesday	28-Oct-14	70° sunny	2:45	5	5
Wednesday	22-Oct-14	55° cloudy	3:00	6	4
Thursday	23-Oct-14	55° cloudy	2:45	9	1
Friday	7-Nov-14	50° cloudy	2:45	7	3
			AVERAGE	7	3

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