

TOWN OF NEEDHAM
MASSACHUSETTS



500 Dedham Avenue
Needham, MA 02492
781-455-7550

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW TO AMEND SPECIAL PERMIT

Project Determination: (circle one) Major Project Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

Location of Property 464 Hillside Ave, Needham
Name of Applicant Finitumus Associates Limited Partnership c/o Petrini Corporation
Applicant's Address 187 Rosemary Street, Needham
Phone Number 781-444-1963

Applicant is: Owner X Tenant _____
Agent/Attorney _____ Purchaser _____

Property Owner's Name See above
Property Owner's Address; See above
Telephone Number See above

Characteristics of Property: Lot Area 77, 336 s.f Present Use: Gen. Office/Med. Office
Map # 100 Parcel # 4 Zoning District IND

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:

A combined office suite that is currently permitted partially as medical office space and partially as general office space will be used for a medical tenant. The portion that is currently permitted as general office is approximately 815 s.f. Converting this space to medical office space will increase the calculated parking demand (per the Bylaw) by one space. An amendment to the existing Special Permit, from the current waiver of 15 spaces, to 16 spaces, is requested.

Signature of Applicant (or representative) Evans Huber
Address if not applicant: Huber Legal Counsel LLC, 275 Grove St., Newton, MA 02466
Telephone # 781-799-9272
Owner's permission if other than applicant _____

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board _____ Date _____
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____
Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____

NOTE: Reports on Minor Projects must be issues within 35 days of filing date.

HUBER LEGAL COUNSEL, LLC
275 GROVE STREET, SUITE 2-400
NEWTON, MA 02466

March 14, 2024

BY HAND DELIVERY

Planning Board Members
Town of Needham
Administration Building
500 Dedham Avenue
Needham, MA 02492
Attn: Lee Newman

Re: Application for Amendment to Special Permit
464 Hillside Avenue, Needham, MA

Dear Members of the Planning Board and Ms. Newman:

I am writing on behalf of Finitumus Associates Limited Partnership, c/o Petrini Corporation, with respect to the property at 464 Hillside Avenue in Needham.

The property is located in the Industrial zoning district and is currently improved with an office building containing a mix of general office and medical office uses totaling 46,817 square feet. There are 166 combined exterior and covered parking spaces at the property.

The original Planning Board decision for this property, Site Plan Special Permit No. 01-02, was issued on June 5, 2001, and has subsequently been amended October 1, 2003, May 10, 2004, and February 9, 2010. The original decision and amendments are collectively referred to herein as the "Special Permit."

Pursuant to Chapter 40A of the Massachusetts General Laws, the Needham Zoning ByLaw, the Needham Planning Board Rules, and Section 4.2 of the Special Permit, the Applicant, Finitumus Associates Limited Partnership, c/o Petrini Corporation, hereby submits an application, of which this letter is a part, requesting that the Special Permit be amended as described below.

The Applicant proposes to change the use of approximately 815 square feet of space in the building from general office to medical office use, which will increase the parking demand calculated pursuant to Section 5.1.2 of the Zoning Bylaw by one space.

The Applicant therefore requests an amendment to the existing Special Permit, pursuant to Section 5.1.1.5 of the Zoning By-Law, to waive strict adherence to the off-street parking requirements of Section 5.1.2 of the Zoning By-Law, by increasing the current waiver of 15 spaces to 16 spaces.

Your attention is directed to the parking analysis prepared by MDM Transportation Consultants, Inc. (MDM) and submitted herewith. MDM has evaluated peak parking demands for the property, assuming conversion of approximately 815± square feet of office space from its currently permitted status as office use to medical office use. MDM's determination of total actual parking demand for the property is based on a recent survey of current parking activity generated by the existing tenants, assumed full occupancy of the currently vacant space(s) if used for their currently permitted uses, and the assumed conversion of 815 s.f. of general office space to medical office use. The analysis concludes that the current parking supply of 166 spaces will readily accommodate peak demands for the entire building under the proposed use scenario, and in fact will result in a projected surplus of 25 or more spaces at full building occupancy.

This Application for Amendment to Special Permit includes the following documents:

- 1) Application for Amendment to Special Permit (3 copies)
- 2) Certified site plan entitled "Plan to Accompany Special Permit" prepared by Kelly Engineering Group, dated 12/05/23 (3 copies)
- 3) MDM Transportation Consultants, Inc. report entitled "Parking Evaluation – 464 Hillside Avenue Conversion of Office to Medical Office (Suite 302) Needham Massachusetts," dated March 5, 2024 (3 copies); and
- 4) Filing fee in the amount of \$1,000.00 payable to the Town of Needham

Pursuant to the Board's Covid-19 procedures, these documents are being submitted electronically; additionally two (3) hard copies of the application (1 with original signatures) and all supporting materials, including wet-stamped plans, are being hand-delivered to the Planning Department along with the application fee; and, lastly, one hard copy of this letter and items (1) through (3), above, (plans sized 11 x 17), is being mailed to each Board member, and to Lee Newman.

The Applicant hereby requests, pursuant to Zoning By-Law Section 7.4.4, that the Planning Board waive the submission by Applicant of any of the required information not submitted herewith.

I would appreciate your placing this matter on the Planning Board agenda for the meeting scheduled for April 24. If there is any additional information you require, or if

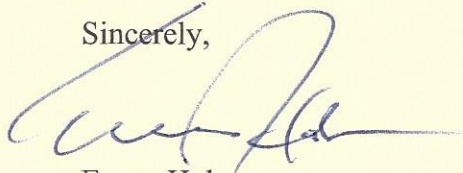
Planning Board Members

March 14, 2024

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you have any questions, please do not hesitate to contact me. Thank you for your cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Evans Huber', with a large, sweeping initial 'E'.

Evans Huber

Enclosures

PRINCIPALS

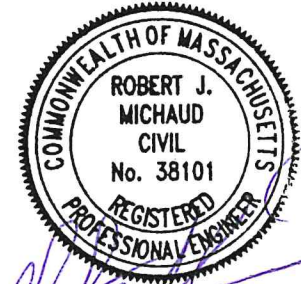
Robert J. Michaud, P.E.

Daniel J. Mills, P.E., PTOE

March 12, 2024

Mr. Robert Hentschel
Petrini Corporation
187 Rosemary Street
Needham, Massachusetts 02494

Re: Parking Evaluation – 464 Hillside Avenue
Conversion of Office to Medical Office (Suite 302)
Needham, Massachusetts



Dear Bob:

MDM Transportation Consultants, Inc. (MDM) has evaluated peak parking demands for the property at 464 Hillside Avenue (the "Campus"), assuming conversion of a portion of vacant space to medical office use. Total Campus parking demands are based on a recent survey of current Campus parking activity and the conversion of approximately 815± square feet (sf) from its currently permitted status as office use to medical office use. The evaluation concludes that the proposed on-Campus parking supply of 166 spaces will readily accommodate peak demands under the proposed use scenario, leaving a projected surplus of 25 or more spaces at the Campus at full building occupancy.

A portion of the Campus is currently vacant. Therefore, projected parking demand is calculated by combining (a) observed peak demand generated by the current tenants; (b) projected additional peak demand if all of the currently vacant space were to be occupied consistent with the currently permitted uses; and (c) calculated additional peak demand if 815 sf of space, currently permitted as office use, is converted for medical offices uses.

Key findings of the parking evaluation are as follows:

- **Existing Parking Utilization:** The existing parking supply of 166 marked parking spaces accommodates a peak weekday demand of 71 or fewer vehicles for the current tenants. This represents a peak utilization rate of 43 percent of available spaces at the busiest time of day (11:00 AM), leaving an extensive surplus of approximately 95 parking spaces available for use (and higher during other times of the day). This peak parking demand reflects existing occupancy, which includes 22,081 sf of vacant space currently permitted for office use.

- ***Additional Parking Demands For Currently Vacant Space:*** Re-occupancy of currently vacant space, assuming all space is occupied as currently permitted, is expected to generate an additional peak demand of between 67 and 68 spaces over observed levels, bringing the total peak demand, were the Campus to be fully occupied as currently permitted, to between 138 (empirical methodology) and 140 spaces (ITE methodology). This projected peak demand under the most conservative methodology is still well below the available parking supply at the site resulting in at least a 16% reserve.
- ***Projected Additional Parking Demands Generated by Proposed Conversion of Office Space to Medical Office Space:*** Conversion of 815 sf of office space to medical office use is projected to generate an additional peak parking demand of between 2 additional spaces on based on documented industry standard rates and empirical parking rates, resulting in an aggregate net Campus parking demand of between 138 (empirical methodology) and 141 spaces (ITE methodology). This projected additional demand remains below the available parking supply at the Campus; and is consistent with the increase that would be calculated by applying parking requirements under the zoning bylaw. Under the parking requirements set forth in Section 5.1.2, conversion of 815 sf of general office use to medical office use results in a 2-space increase in the required supply, which is also accommodated well under observed Campus surplus parking supply.

In summary, projected peak parking demands at the site including infill of general office and the proposed conversion of 815 sf of general office use to medical office use results in a projected peak parking demand on the campus of between 138 (empirical methodology) and 141 spaces (ITE methodology). Relative to existing observed Campus parking activity, this leaves a surplus parking supply of at least 25 spaces at the Campus. This surplus parking supply will accommodate a relatively wide fluctuation in peak parking demands. Therefore, the Campus parking supply of 166 spaces more than satisfies the peak parking demands generated by existing and proposed building tenants.

Existing and Proposed Site Programming

The Campus is an existing 46,817 square foot (sf) office building located on an approximate 1.8-acre tract of land. The proximity of the site to area roadways is presented in **Figure 1**. A total parking supply of 166 parking spaces currently supports the building representing an effective parking supply ratio of 3.5 spaces per 1,000 sf of building area (approximately 1 space per 285 sf of building area). Access/egress to the site is currently provided via a curb cut and a shared driveway along Hillside Avenue. A breakdown of building leased square footage for existing tenants and proposed tenants (in **Bold**) is summarized in **Table 1**.



Figure 1

TABLE 1
BUILDING UNIT ALLOCATION

<u>Suite</u>	<u>Plaza Tenant</u>	<u>Size (sf)</u>	<u>Use</u>
200	East Basin Sports	1,559	Office
201	Dr. Cohen	2,892	Medical Office
202	Children's Speech	2,475	Office
203	Bloom Cohen Hayes	3,094	Office
		4,927	Office
205	Boston Foundation for Sight	7,476	Medical Office
211	Vacant	2,327	Office
300	Vacant	4,164	Office
300-1	Vacant: Proposed QC Kinetix	815	Proposed Medical Office¹
302	Vacant: Proposed QC Kinetix	1,829	Medical Office
303	Jay Cohen, M.D.	2,313	Medical Office
304	Vacant	12,946	Office
Proposed Sub-Total		31,492	Office
Proposed Sub-Total		15,325	Medical Office
Total		46,817	Mixed-Office

¹This space is currently permitted as Office Space but will be taken over by QC Kinetix and converted provide 815 sf of medical office space.

Under the proposed conditions a currently vacant 815 sf portion of Suite 300 (300-1) will be converted to medical office space for occupancy by QC Kinetix. This change will result in a net change of 815 sf office space to medical office space as shown in **Bold** in the Table above. The total square footage of the building remains the same.

Existing Parking Inventory

A parking accumulation survey was conducted to identify parking trends at the Campus on Thursday, February 29, 2024, and included detailed parking by zones within the parking lot during the critical peak parking period for the Campus between 10:00 AM and 12:00 PM. These time periods correspond to the peak demand periods for the Site uses, as well as Medical-Dental Office Buildings as published by in the Institute of Transportation Engineers (ITE) *Parking Generation*¹. The site parking lot was subdivided into parking zones for inventory purposes and to identify where peak parking use (or vacancies) occurs relative to the building entrances. A parking breakdown by zone is provided in the **Attachments**. Hourly parking activity is presented in **Figure 2**. At the time of survey, building vacancies included 20,252± sf of office space and 1,829± sf of medical office space located in Suites 211, 300, 302 and 304.

¹*Parking Generation*, 5th Edition; Institute of Transportation Engineers; Washington, DC; 2019.
G:\Projects\1333 - Needham (Petrini)\Documents\1333 LT1_Final.doc

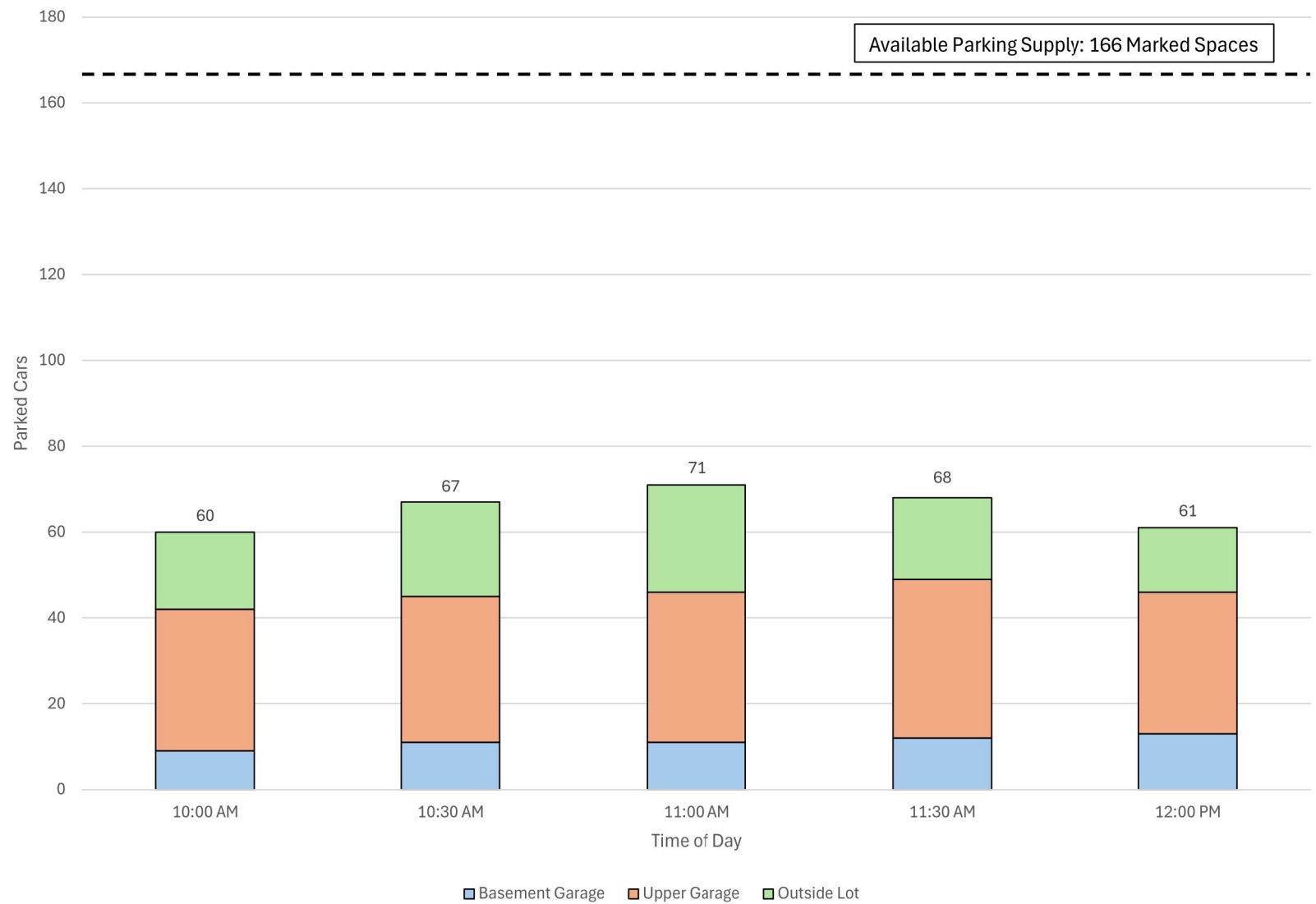


Figure 2
Parking Demand
Thursday, February 29, 2024

A summary of peak parking activity at the Site is as follows:

- The peak parking demand of 71 parked vehicles occurs at 11:00 AM on weekdays, representing an existing surplus of approximately 95 parking spaces (approximate 43% utilization rate). The equivalent parking demand rate for observed conditions is 2.87 spaces per thousand square feet of occupied space.

Estimated Peak Parking Demand

This section provides estimated peak parking demand for the mixed-use office building based on industry standard parking rates (applied to the currently vacant space) and observed parking rates for the currently occupied space.

Estimated Peak Parking Demand – ITE Based Methodology

The Institute of Transportation Engineers (ITE) has documented peak parking demand characteristics for office buildings and medical-dental office buildings in *Parking Generation* for Land Use Code (LUC) 710 and LUC 720, respectively. For reference, the ITE parking data is provided in the **Attachments**.

The parking data indicate that the peak parking occupancy for both general office and medical office uses occurs between 10:00 AM and 11:00 AM, consistent with parking surveys of the existing Campus. The peak parking demand for vacant space based on industry standard methodology is summarized in **Table 2**, assuming (*under Method (a)*) the currently vacant 22,081± sf of space in Suites 211, 300, 302 and 304 is occupied as currently permitted; and (*under Method (b)*) full occupancy of the Campus including 815± sf of office space converted to medical office space in Suite 302.

TABLE 2
PROJECTED PEAK PARKING DEMAND – ITE BASIS
(10:00 AM – 12:00 PM)

Land Use	Size (gsf)	Peak Parking Rate (Vehicles per 1,000 sf)	Peak Parking Demand (Vehicles Parked)
<i>Currently Permitted Uses – Method (a)</i>			
Existing Tenants ¹	24,736	2.87	71
Re-Tenancy of Vacant Office Use ²	20,252	2.98	61
<u>Re-Tenancy of Vacant Medical Office Use³</u>	<u>1,829</u>	<u>4.28</u>	<u>8</u>
Estimated Total Demand	46,817	-	140
<i>Proposed Use – Method (b)</i>			
Existing Tenants ¹	24,736	2.87	71
Proposed New Medical Office Use ⁴	2,644	4.28	12
<u>Re-Tenancy of Vacant Office Use⁵</u>	<u>19,437</u>	<u>2.98</u>	<u>58</u>
Estimated Total Demand	46,817	-	141

¹The Campus included approximately 24,736 gsf of occupied building space on dates of observations.

²Based on 20,252 gsf of vacant building Office space at the Campus applied to ITE LUC 710 85th percentile parking rates.

³Based on 1,829 gsf of vacant building Medical Office space at the Campus applied to ITE LUC 720 85th percentile parking rates.

⁴Based on 2,644 gsf of Proposed Medical Office space at the Campus applied to ITE LUC 720 85th percentile parking rates.

⁵Based on 19,437 gsf of vacant building Office space at the Campus applied to ITE LUC 710 85th percentile parking rates.

As summarized in **Table 2**,

- Based on ITE methodology, the re-occupancy of the vacant space (22,081 sf) under the currently permitted uses is estimated to result in an overall Campus peak parking demand of approximately 140 spaces.
- Based on ITE methodology, the re-occupancy of vacant space and the conversion of 815 sf of office space in Suite 302 to medical office (for expanded occupancy by QC Kinetix) is estimated to result in an overall campus peak parking demand increase of approximately 1 spaces compared to the Permitted uses resulting in up to 141 occupied parking spaces.

Estimated Peak Parking Demand – Empirical Methodology

MDM has reviewed an inventory of parking data for medical office buildings that offer outpatient-based services for various locations in southeastern Massachusetts (**see Attachments**). These data indicate the following parking supply characteristics:

- Average parking supply of 4.3 spaces per 1,000 sf building area
- Average peak parking demand of 3.0 spaces per 1,000 sf building area
- 85th percentile peak parking demand of 3.88 spaces per 1,000 sf building area
- Observed peak occupancy of 72% for surveyed sites

The inventory of parking supply data correlates well to the peak demand (85th percentile) ITE data. Interestingly, observed peak parking demands suggest that actual peak parking demand is lower than ITE data - approximately 3.0 occupied spaces per 1,000 sf on average and 3.88 occupied spaces per 1,000 sf 85th percentile for surveyed buildings (72 percent occupancy).

The peak parking demand for vacant space based on empirical methodology is summarized in **Table 3**. Method (a) assumes the currently vacant 22,081± sf of space in Suites 211, 300, 302 and 304 is occupied as currently permitted with any new office tenants generating a peak parking demand of 2.87 spaces per 1,000 sf of occupied space which is consistent with the existing tenants any new medical office tenant would require a slightly higher peak parking demand of 3.88 spaces per 1,000 sf of occupied space based on empirical medical office data referenced above. Method (b) assumes full occupancy of the Campus including 815± sf of office space converted to medical office space in Suite 302 with any new office tenant continuing to generate a peak parking demand of 2.87 spaces per 1,000 sf of occupied space and any new medical office tenant requiring a slightly higher peak parking demand of 3.88 spaces per 1,000 sf of occupied space.

TABLE 3
PROJECTED PEAK PARKING DEMAND – EMPIRICAL BASIS
SITE CAMPUS (10:00 AM – 12:00 PM)

Land Use	Size (gsf)	Peak Parking Rate (Vehicles per 1,000 sf)	Peak Parking Demand (Vehicles Parked)
<i>Currently Permitted Uses – Method (a)</i>			
Existing Tenants ¹	24,736	2.87	71
Re-Tenancy of Vacant Office Use ²	20,252	2.87	59
<u>Re-Tenancy of Vacant Medical Office Use³</u>	<u>1,829</u>	<u>3.88</u>	<u>8</u>
Estimated Total Demand	46,817	2.95	138
<i>Proposed Use – Method (b)</i>			
Existing Tenants ¹	24,736	2.87	71
Proposed New Medical Office Use ⁴	2,644	3.88	11
<u>Re-Tenancy of Vacant Office Use⁵</u>	<u>19,437</u>	<u>2.87</u>	<u>56</u>
Estimated Total Demand	46,817	2.95	138

¹The Rosemary Office Park included approximately 74,566 gsf of occupied building space on dates of observations.

²Based on vacant Office space at the Campus applied to 2.87 spaces/1,000 sf.

³Based on vacant Medical Office space at the Campus applied to 3.88 spaces/1,000 sf.

⁴Based on vacant Medical Office space at the Campus applied to 3.88 spaces/1,000 sf.

⁵Based on vacant Office space at the Campus applied to 2.87 spaces/1,000 sf.

As summarized in **Table 3**, empirical parking rates indicate a peak parking demand of 138 spaces assuming new tenants (office or medical office) would follow observed building parking trends/rates. A slightly higher peak parking demand of 3.88 spaces per 1,000 sf of occupied medical office space indicates the same peak parking demand of 138 based on empirical medical office data referenced above.

Comparison to Local Zoning Requirements

Zoning for general office uses requires a parking supply ratio of 1 space per 300 sf of building area for general office use versus 1 space per 200 sf of building area for medical office use. Based on survey results of the existing building parking demands, these parking ratios are conservatively high. However, even applying these zoning-based parking ratios to the net change of 815 sf of general office use to medical office use results in a net projected parking requirement 1 spaces above by-right office use for Suite 302 (4 spaces versus 3 spaces). This difference in parking is well accommodated within available vacancies within the Campus.

Mr. Robert Hentschel

March 12, 2024

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Summary & Conclusions

In summary, projected peak parking demands at the site including infill of general office and the proposed conversion of 815 sf of general office use to medical office use results in a projected peak parking demand on the campus of between 138 (empirical methodology) and 141 spaces (ITE methodology). Relative to existing observed Campus parking activity, this leaves a surplus parking supply of at least 25 spaces at the Campus. This surplus parking supply will accommodate a relatively wide fluctuation in peak parking demands. Therefore, the Campus parking supply of 166 spaces more than satisfies the peak parking demands generated by existing and proposed building tenants.

I trust the above assessment of parking demand and supply will be useful in your request for a parking variance for proposed medical office tenant.

Sincerely,

MDM TRANSPORTATION CONSULTANTS, INC.



Robert J. Michaud, P.E.
Managing Principal

ATTACHMENTS

- ☐ Existing Site Layout
- ☐ Existing Parking Data
- ☐ ITE Parking Data
- ☐ Empirical Parking Data

- Existing Site Layout

PARKING SUMMARY:

PROVIDED: 166 SPACES

REQUIRED BY ZONING:

EXISTING:

OFFICE USE: 32,207 S.F. @ 1/300 = 108

MEDICAL OFFICE USE: 14,510 S.F. @ 1/200 = 73

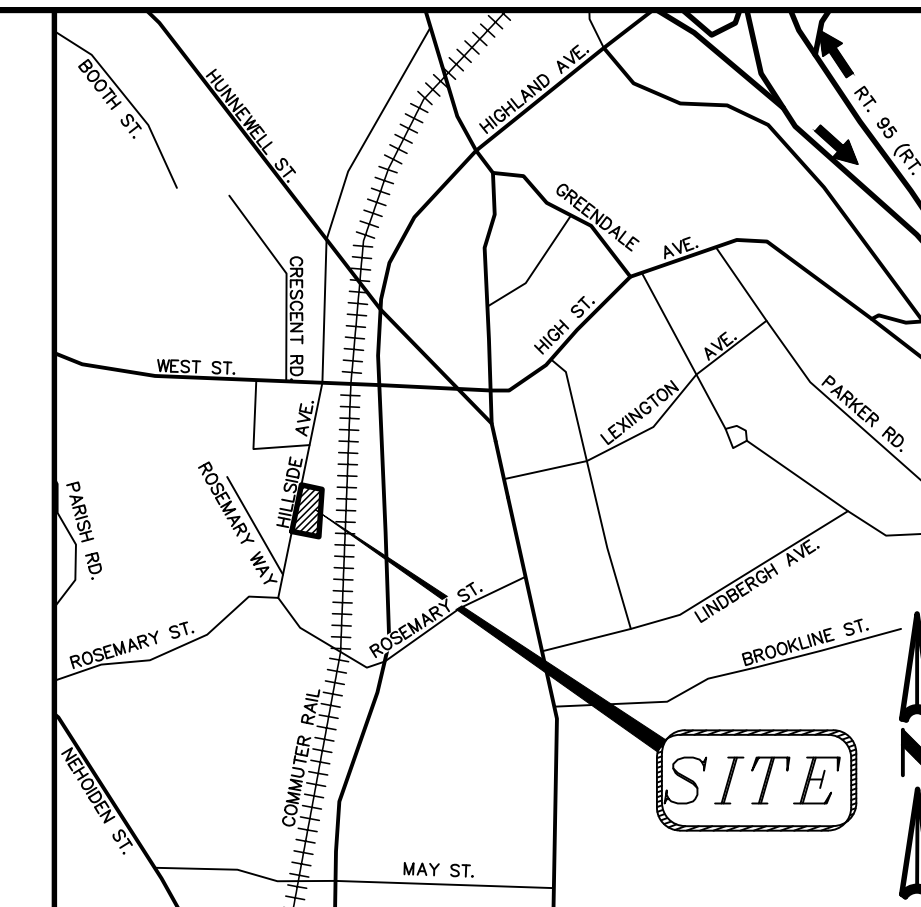
TOTAL REQUIRED = 181

PROPOSED:

OFFICE USE: 31,492 S.F. @ 1/300 = 105

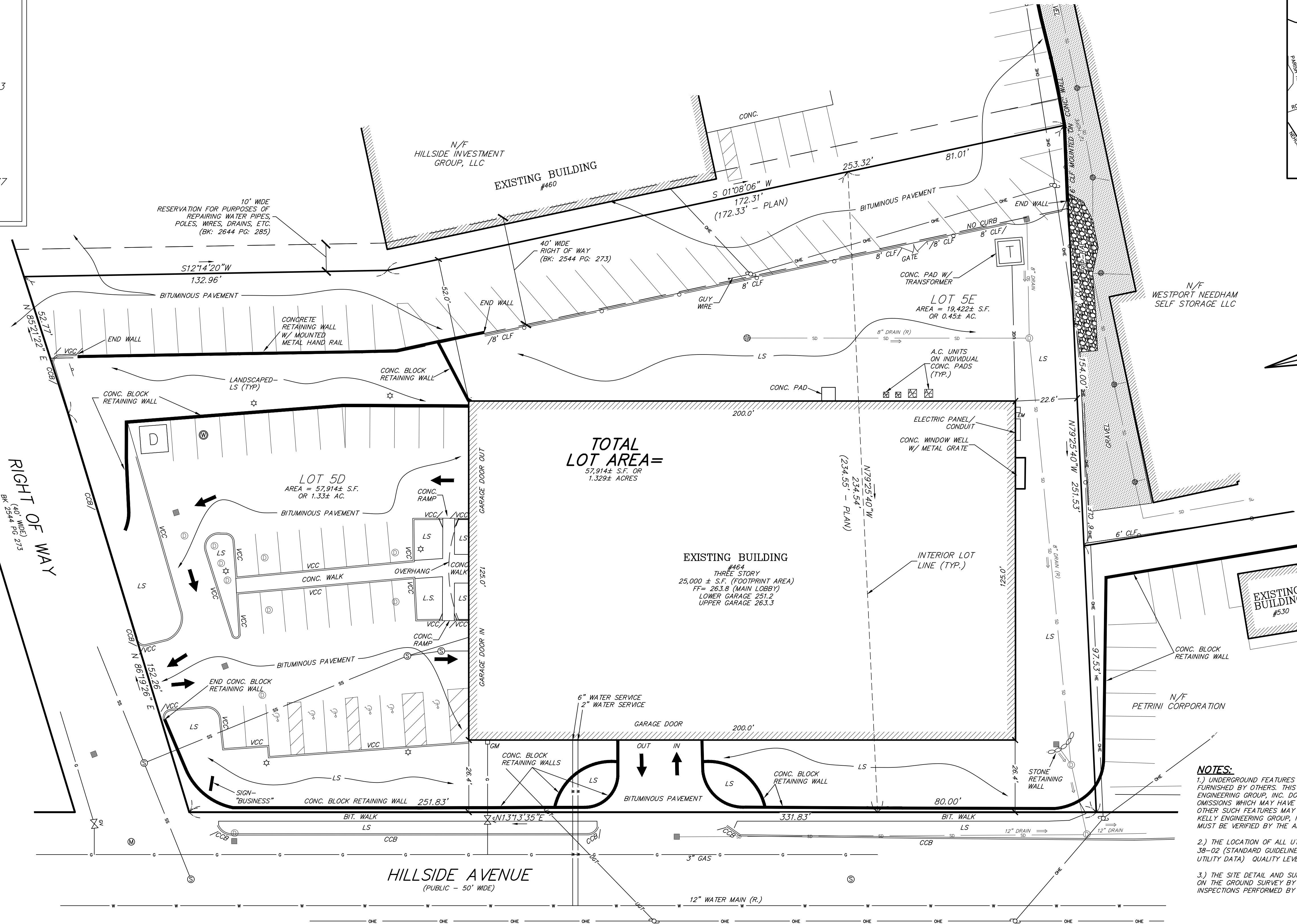
MEDICAL OFFICE USE: 15,325 S.F. @ 1/200 = 77

TOTAL REQUIRED = 182



LOCUS MAP
(NOT TO SCALE)

LEGEND	
	CATCH BASIN
	DRAIN MANHOLE
	DRAIN LINE
	SEWER MANHOLE
	SEWER LINE
	WATER LINE
	WATER VALVE
	MONITORING WELL
	GAS LINE
	GAS METER
	ELECTRIC
	UNDERGROUND TELEPHONE
	UTILITY POLE
	LIGHT POLE
	BITUMINOUS CONCRETE CURB
	VERTICAL CONCRETE CURB
	BITUMINOUS CONCRETE
	RECORD LOCATION
	FORCED MAIN
	SLOPED GRANITE CURB
	DRAINAGE FLOW
	FENCE



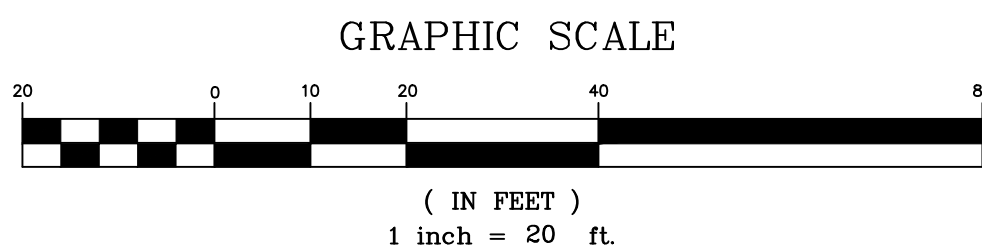
- NOTES:**
- 1.) UNDERGROUND FEATURES HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KELLY ENGINEERING GROUP, INC. DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO KELLY ENGINEERING GROUP, INC. THE SIZE, LOCATION, AND EXISTENCE OF ALL SUCH FEATURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
 - 2.) THE LOCATION OF ALL UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED USING ASCE 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA) QUALITY LEVEL C.
 - 3.) THE SITE DETAIL AND SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN ON THE GROUND SURVEY BY KELLY ENGINEERING GROUP IN COMBINATION WITH VISUAL INSPECTIONS PERFORMED BY KELLY ENGINEERING GROUP COMPLETED ON DECEMBER 12, 2023.

PLAN REFERENCES:

- 1.) "PLAN OF LAND IN NEEDHAM, MASS.," SCALE: 1"=30', DATED OCT. 22, 1992, DRAWN BY NEEDHAM SURVEY ASSOC., INC., INC.
- 2.) "464 HILLSIDE AVENUE, NEEDHAM, MASSACHUSETTS, PROPOSED GRADING AND BUILDING LOCATION", SCALE: 1"=20', DATED MARCH 8, 2001, DRAWN BY VERNE T. PORTER JR., PLS, LAND SURVEYORS - CIVIL ENGINEERS.
- 3.) "464 HILLSIDE AVENUE, NEEDHAM, MASSACHUSETTS, PROPOSED BUILDING AND PARKING LOCATION", SCALE: 1"=20', DATED MARCH 8, 2001, DRAWN BY VERNE T. PORTER JR., PLS, LAND SURVEYORS - CIVIL ENGINEERS.
- 4.) "464 HILLSIDE AVENUE, NEEDHAM, MASSACHUSETTS, AS-BUILT UTILITIES AND BUILDING LOCATION", SCALE: 1"=20', DATED OCT. 17, 2003, DRAWN BY VERNE T. PORTER JR., PLS, LAND SURVEYORS - CIVIL ENGINEERS.
- 5.) "PLAN OF LAND IN NEEDHAM, MASS.," SCALE: 1"=40', DATED AUG. 11, 1970, DRAWN BY CHENEY ENGINEERING CO., INC.
- 6.) "PLAN OF LAND IN NEEDHAM, MASS.," SCALE: 1"=40', DATED FEB. 4, 1969, DRAWN BY J. EDWARD BAMBER, C.E., NORWOOD, MASS.

CURRENT OWNERS:

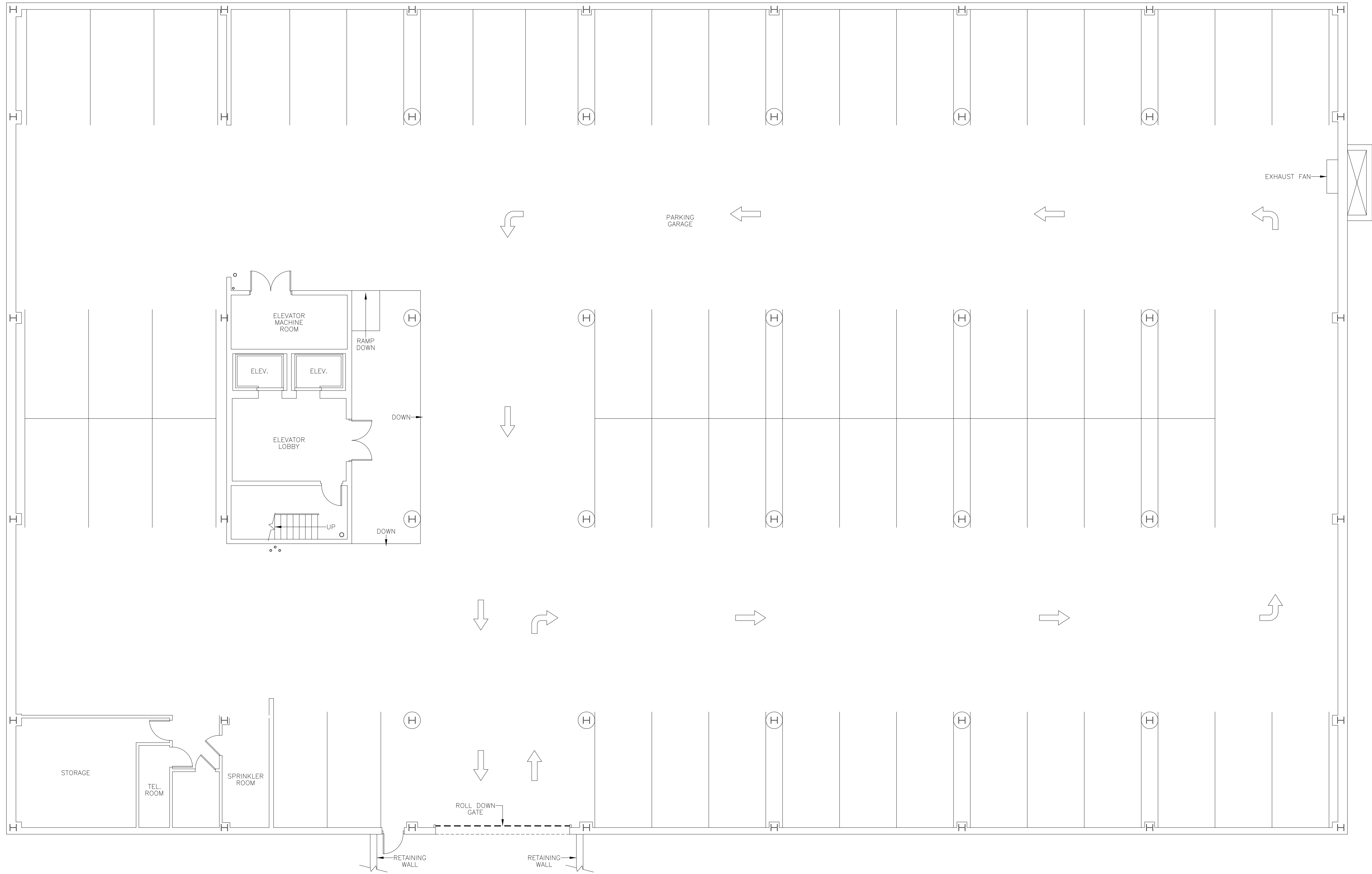
Palaestra Associates Limited Partnership (47%)
Finitimus Associates Limited Partnership (53%)
Deed Bk: 24277 Pg. 301
Assessor's Parcel ID# 1991000000400000



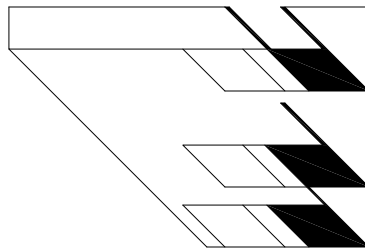
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KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST

SCALE 1" = 20'			
DATE 12/05/23	REV	DATE	REVISION
SHEET 1 OF 1			
FILE # M100			
JOB # 2023-138			
DRAWN BY JPM			
CHKD BY SMH			
APPD BY SMH			
464 HILLSIDE AVENUE NEEDHAM, MASSACHUSETTS			
PLAN TO ACCOMPANY SPECIAL PERMIT			
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com			
SHEET NO.			1



EXISTING LOWER LEVEL FLOOR PLAN



Walsh/Cochis Associates Inc.

Architects & Consultants

WCAssocInc@AOL.com

1165 Randolph Street

Canton, Massachusetts 02021-1361

Fax 781/828-5255 781/828-8700

REVISIONS	
DATE	COMMENTS

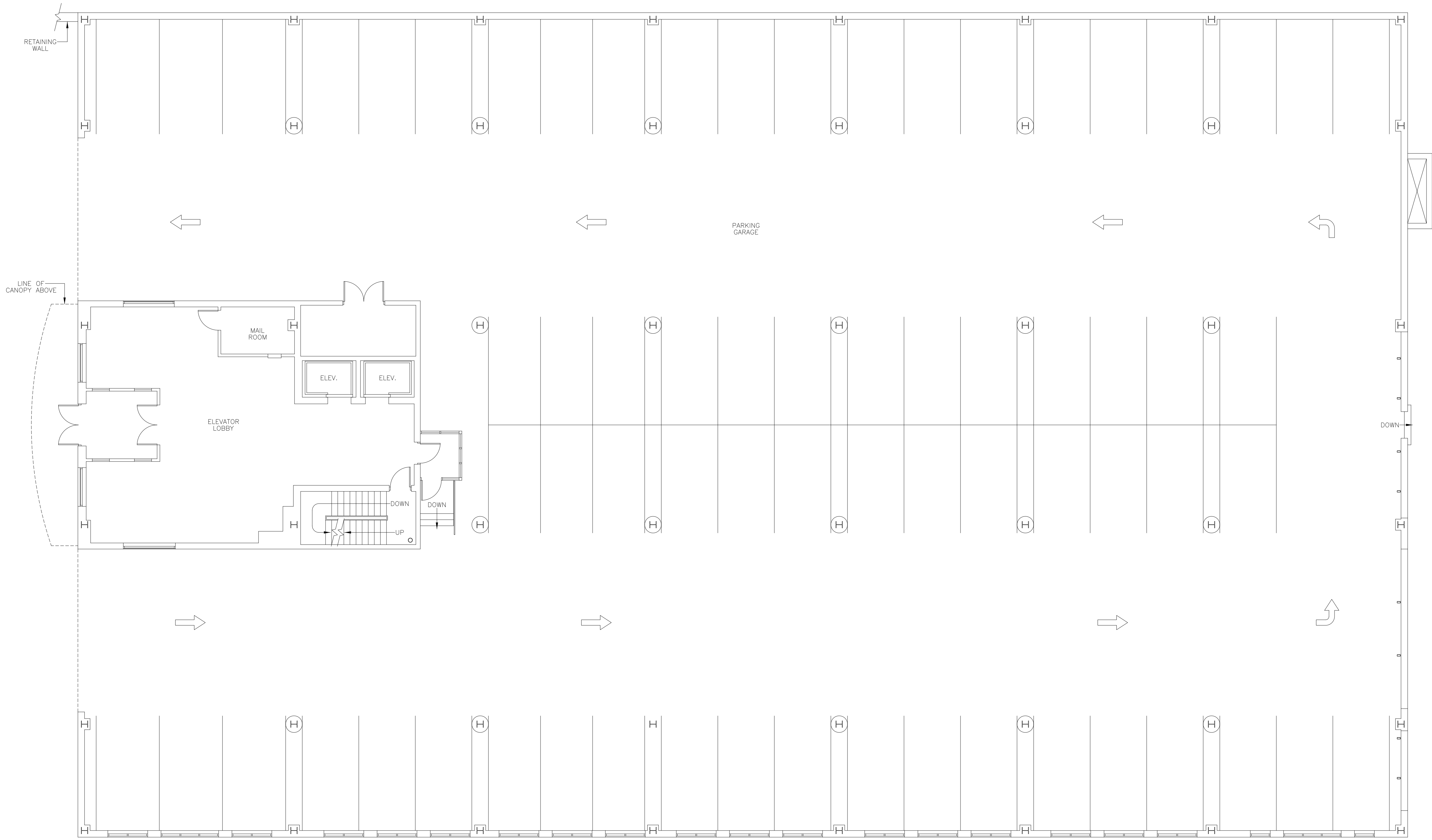
LOWER LEVEL
PLAN

EXISTING CONDITIONS AT:
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AVENUE
NEEDHAM, MASSACHUSETTS

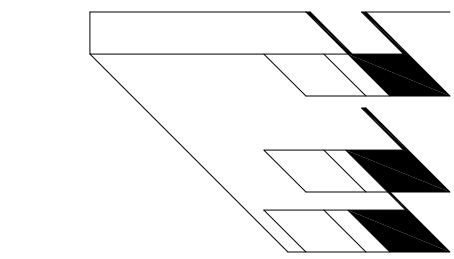
PROJECT NORTH REFERENCE NOT TO BE USED AS TRUE NORTH	
PROJECT NO.	2021_0094
CAD ID. NO.	2021_0094ECB
DATE	03/26/2021
SCALE	1/8"=1'-0"
DRAWN BY	KEP

ECB

EXISTING FIRST FLOOR PLAN



Walsh/Cochis Associates Inc.
Architects & Consultants
WCAssocInc@AOL.com
1165 Randolph Street
Canton, Massachusetts 02021-1361
Fax 781/828-5255 781/828-8700



REVISIONS	
DATE	COMMENTS

FIRST FLOOR
PLAN

EXISTING CONDITIONS AT:
464 HILLSIDE
AVENUE
NEEDHAM, MASSACHUSETTS

PROJECT NORTH REFERENCE NOT TO BE USED AS TRUE NORTH	
PROJECT NO.	2021_0094
CAD ID. NO.	2021_0094EC1
DATE	03/26/2021
SCALE	1/8"=1'-0"
DRAWN BY	KEP

EC 1

- Existing Parking Data

Count: 464 Hillside Avenue, Needham, MA

Date: Thursday, February 29, 2024

Time	ZONE			
	Basement Garage	Upper Garage	Outside Lot	Total
10:00 AM	9	33	18	60
10:30 AM	11	34	22	67
11:00 AM	11	35	25	71
11:30 AM	12	37	19	68
12:00 PM	13	33	15	61
SUPPLY	61	69	36	166

Existing					Proposed		
Office					Office		
Suite	Name	SF			Suite	Name	SF
200	East Basin Sports	1,559			200	East Basin Sports	1,559
202	Children's Speech	2,475			202	Children's Speech	2,475
203	Bloom Cohen Hayes	3,094			203	Bloom Cohen Hayes	3,094
205	Boston Foundation for Sight	4,927			205	Boston Foundation for Sight	4,927
211	Vacant	2,327			211	Vacant	2,327
300	Vacant	4,164			300	Vacant	4,164
300-1	Vacant	815			304	Vacant	12,946
304	Vacant	12,946					31,492
		32,307					
					Med. Office		
Med. Office					201	Dr. Cohen	2,892
201	Dr. Cohen	2,892			205	Boston Foundation for Sight	7,476
205	Boston Foundation for Sight	7,476			300-1 & 302	Proposed QC Kenetix	2,644
302	Vacant	1,829			303	Jay Cohen, M.D.	2,313
303	Jay Cohen, M.D.	2,313					15,325
		14,510					

- ITE Parking Data

Land Use: 710 General Office Building

Description

A general office building is a building with multiple tenants that employ persons in the management, direction, or conduct of legal, accounting, engineering, consulting, real estate, insurance, financial, or other professional services. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712).

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 19 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
	General Urban/Suburban
12:00-4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	13
8:00 a.m.	47
9:00 a.m.	87
10:00 a.m.	99
11:00 a.m.	100
12:00 p.m.	86
1:00 p.m.	84
2:00 p.m.	93
3:00 p.m.	93
4:00 p.m.	85
5:00 p.m.	57
6:00 p.m.	21
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Additional Data

For the seven study sites with parking supply information and located in a dense multi-use urban setting, the average parking supply ratio is 2.9 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 56 percent.

For the 63 study sites with parking supply information and located in a general urban/suburban setting, the average parking supply ratio is 3.3 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 60 percent.

For nine study sites, parking demand data were collected on a Saturday as well as a weekday. For those sites, peak Saturday parking demand averages 13 percent of the peak weekday parking demand.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alabama, Arizona, California, Colorado, District of Columbia, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, Texas, Utah, Virginia, Washington, and Wisconsin.

Source Numbers

122, 201, 211, 217, 276, 425, 431, 433, 436, 438, 440, 516, 531, 540, 551, 555, 556, 567, 571, 572, 588, 607, 618, 622, 633

General Office Building (710)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

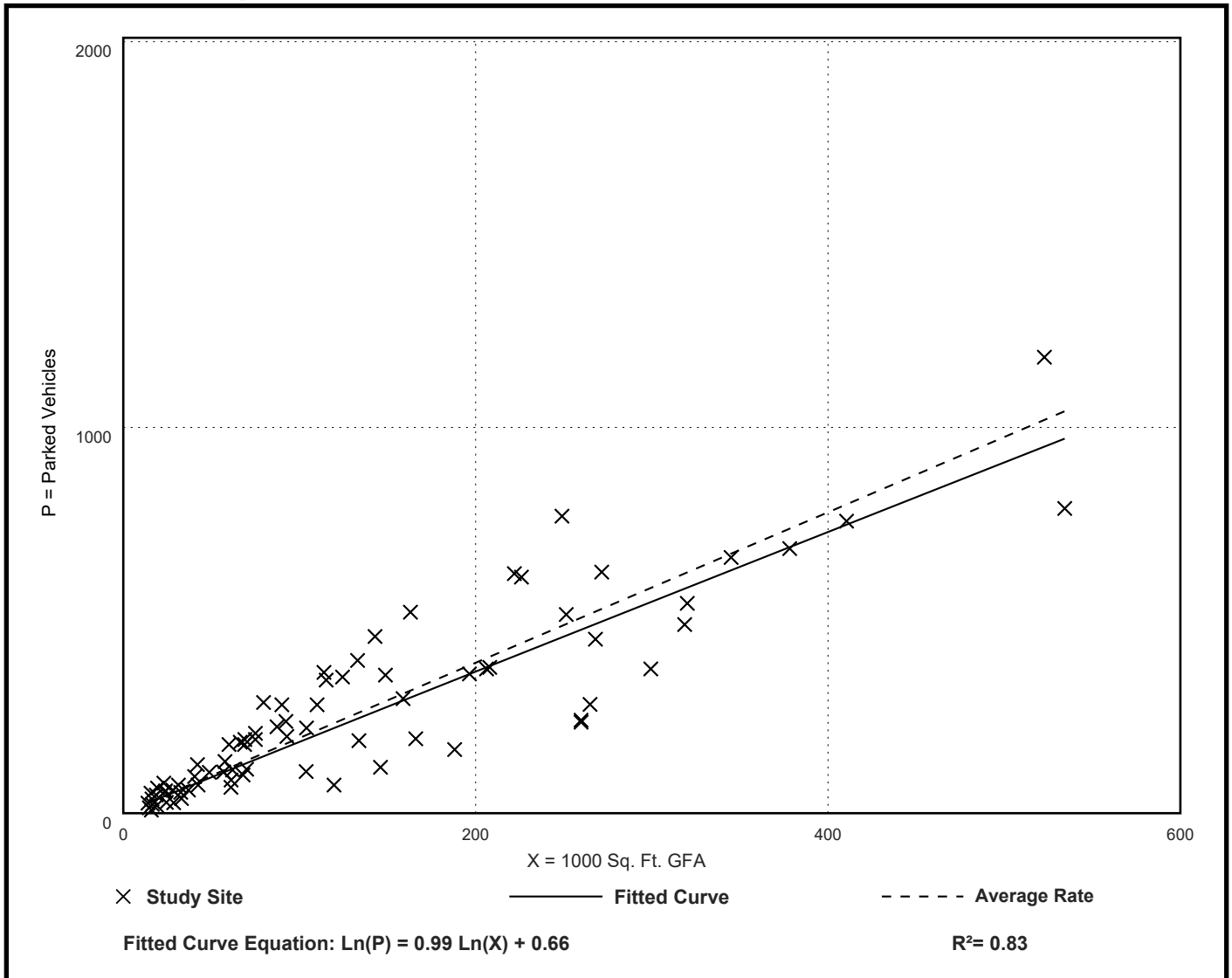
Number of Studies: 77

Avg. 1000 Sq. Ft. GFA: 131

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.95	0.50 - 3.60	1.68 / 2.98	1.79 - 2.11	0.70 (36%)

Data Plot and Equation



Land Use: 720 Medical-Dental Office Building

Description

A medical-dental office building is a facility or clinic with one or more tenants that provide diagnoses and outpatient care on a routine basis. Tenants range from individual private physicians and dentists to large medical practices. Patient visits are by appointment only. Walk-in clinic (Land Use 630) and urgent care center (Land Use 660) are related uses.

Land Use Subcategory

Data are separated into two subcategories for this land use:

- Located within or adjacent to a hospital campus
- Located in a standalone setting

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 14 standalone study sites and five study sites located within or adjacent to a hospital campus.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	Standalone	Hospital Campus
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	17	—
8:00 a.m.	47	65
9:00 a.m.	82	79
10:00 a.m.	96	100
11:00 a.m.	100	73
12:00 p.m.	88	48
1:00 p.m.	87	71
2:00 p.m.	92	98
3:00 p.m.	90	90
4:00 p.m.	86	81
5:00 p.m.	55	65
6:00 p.m.	—	—
7:00 p.m.	—	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Additional Data

The average parking supply ratio for the 15 study sites with parking supply information and located within a hospital campus is 4.7 spaces per 1,000 square feet GFA. The average peak parking occupancy at these 15 sites is 76 percent.

The average parking supply ratio for the 33 study sites with parking supply information and located as a standalone building is 4.6 spaces per 1,000 square feet GFA. The average peak parking occupancy at these 33 sites is 49 percent.

For four study sites, parking demand data were collected on a Saturday as well as a weekday. For those sites, peak Saturday parking demand averages 22 percent of the peak weekday parking demand.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Georgia, Hawaii, Maine, Maryland, Minnesota, New Jersey, New York, North Carolina, Oregon, Tennessee, Texas, Virginia, and Washington.

Source Numbers

120, 121, 173, 217, 218, 224, 310, 315, 428, 433, 527, 530, 531, 532, 553, 555, 564, 618, 619, 620, 621, 624, 634

Medical-Dental Office Building - Standalone (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

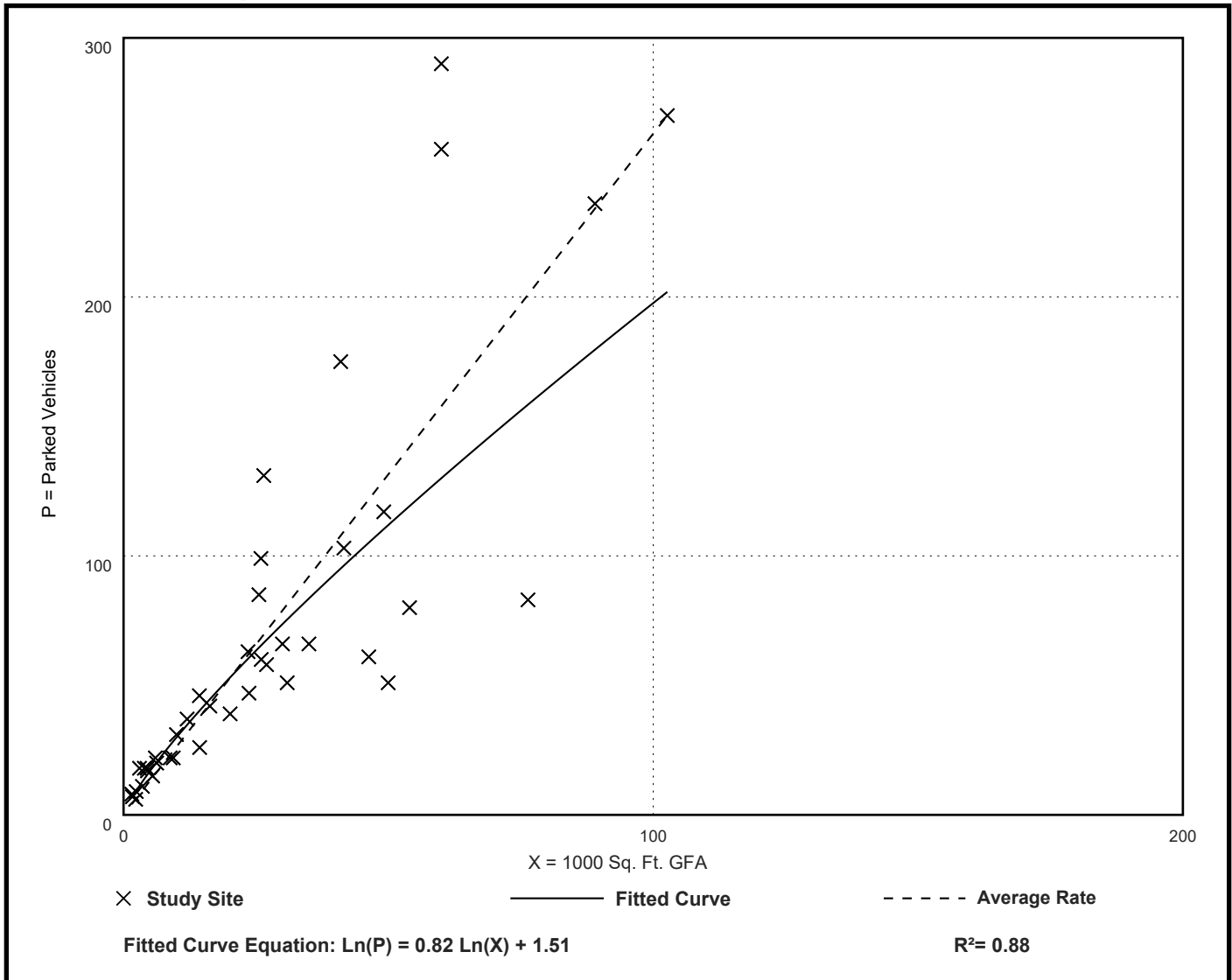
Number of Studies: 41

Avg. 1000 Sq. Ft. GFA: 27

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.63	1.02 - 5.97	2.38 / 4.28	2.28 - 2.98	1.15 (44%)

Data Plot and Equation



- Empirical Parking Data

Medical Office Building Inventory
Source: Campanelli Companies/ MDM Data Collection

Medical Office Buildings

Dec. 9, 2005

No.	Address	Town	Area (SF)	Use	Total Parking Spaces	Space/Bldg. SF	Supply Spaces per 1,000 SF	Occupied Spaces	Demand Spaces per 1,000 SF	%	Time of Visit
1	Braintree Medical Center	Braintree	48,000	Medical	104	461.54	2.17	83	1.73	80%	10:30AM
2	Stetson Office Building	Weymouth	123,696	Medical	505	244.94	4.08	294	2.38	58%	10AM-10:30AM
4	Medical Office Building	Weymouth	46,058	Medical	250	184.23	5.43	184	3.99	74%	11:00AM
	Tuesday, May 25, 2011										
7	Southeast Medical Center	E. Bridgewater	70,000	Medical	351	199.43	5.01	262	3.74	75%	10:00AM
Average:			33,164 SF	Average:			Supply 4.3	Spaces/KSF 101	Demand 3.00	Spaces/KSF 72%	

PARKING SUMMARY:

PROVIDED: 166 SPACES

REQUIRED BY ZONING:

EXISTING:

OFFICE USE: 32,207 S.F. @ 1/300 = 108

MEDICAL OFFICE USE: 14,510 S.F. @ 1/200 = 73

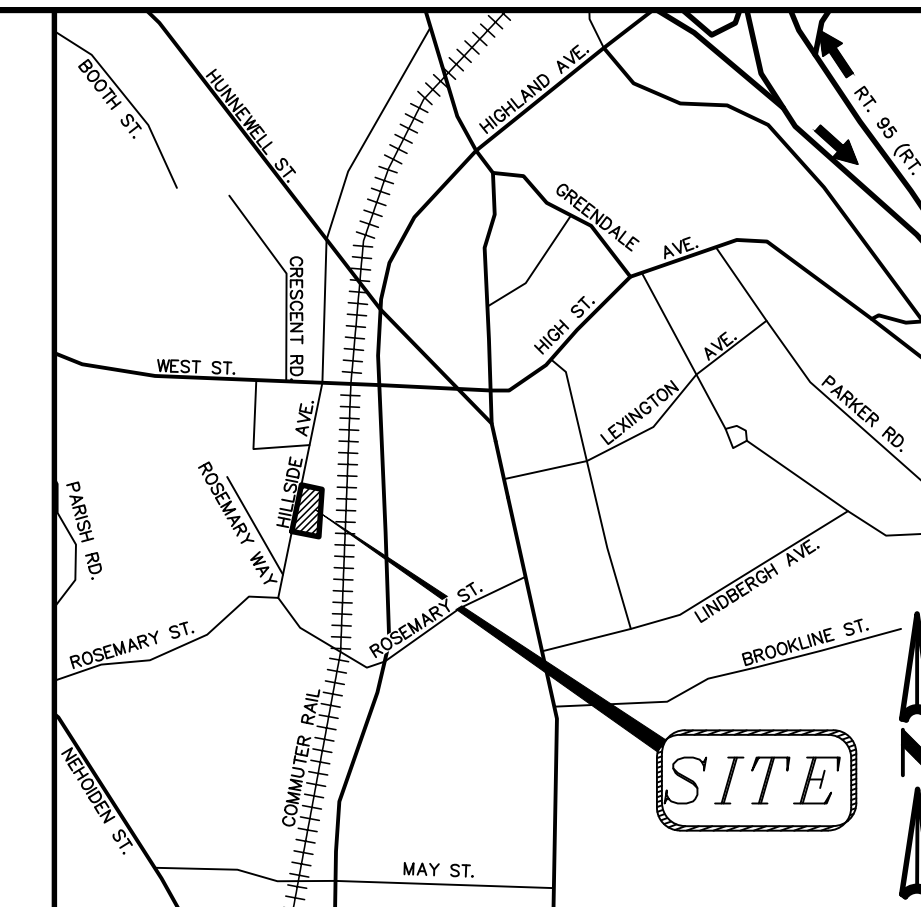
TOTAL REQUIRED = 181

PROPOSED:

OFFICE USE: 31,492 S.F. @ 1/300 = 105

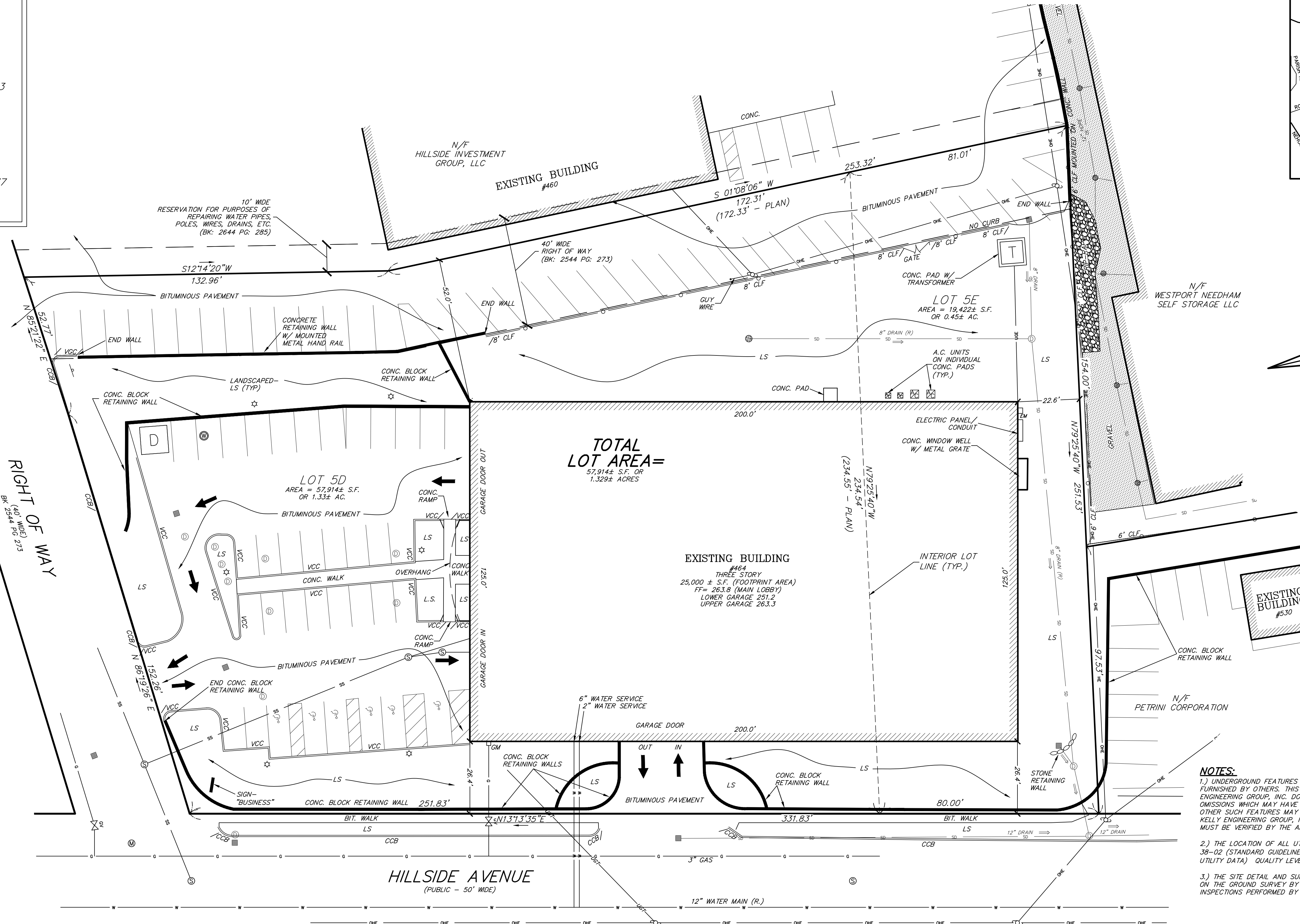
MEDICAL OFFICE USE: 15,325 S.F. @ 1/200 = 77

TOTAL REQUIRED = 182



LOCUS MAP
(NOT TO SCALE)

LEGEND	
	CATCH BASIN
	DRAIN MANHOLE
	DRAIN LINE
	SEWER MANHOLE
	SEWER LINE
	WATER LINE
	WATER VALVE
	MONITORING WELL
	GAS LINE
	GAS METER
	ELECTRIC
	UNDERGROUND TELEPHONE
	UTILITY POLE
	LIGHT POLE
	BITUMINOUS CONCRETE CURB
	VERTICAL CONCRETE CURB
	BITUMINOUS CONCRETE
	RECORD LOCATION
	FORCED MAIN
	SLOPED GRANITE CURB
	DRAINAGE FLOW
	FENCE



- NOTES:**
- 1.) UNDERGROUND FEATURES HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KELLY ENGINEERING GROUP, INC. DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO KELLY ENGINEERING GROUP, INC. THE SIZE, LOCATION, AND EXISTENCE OF ALL SUCH FEATURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
 - 2.) THE LOCATION OF ALL UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED USING ASCE 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA) QUALITY LEVEL C.
 - 3.) THE SITE DETAIL AND SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN ON THE GROUND SURVEY BY KELLY ENGINEERING GROUP IN COMBINATION WITH VISUAL INSPECTIONS PERFORMED BY KELLY ENGINEERING GROUP COMPLETED ON DECEMBER 12, 2023.

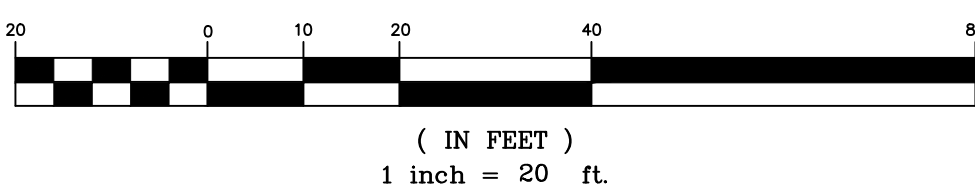
PLAN REFERENCES:

- 1.) "PLAN OF LAND IN NEEDHAM, MASS.," SCALE: 1"=30', DATED OCT. 22, 1992, DRAWN BY NEEDHAM SURVEY ASSOC., INC., INC.
- 2.) "464 HILLSIDE AVENUE, NEEDHAM, MASSACHUSETTS, PROPOSED GRADING AND BUILDING LOCATION", SCALE: 1"=20', DATED MARCH 8, 2001, DRAWN BY VERNE T. PORTER JR., PLS, LAND SURVEYORS - CIVIL ENGINEERS.
- 3.) "464 HILLSIDE AVENUE, NEEDHAM, MASSACHUSETTS, PROPOSED BUILDING AND PARKING LOCATION", SCALE: 1"=20', DATED MARCH 8, 2001, DRAWN BY VERNE T. PORTER JR., PLS, LAND SURVEYORS - CIVIL ENGINEERS.
- 4.) "464 HILLSIDE AVENUE, NEEDHAM, MASSACHUSETTS, AS-BUILT UTILITIES AND BUILDING LOCATION", SCALE: 1"=20', DATED OCT. 17, 2003, DRAWN BY VERNE T. PORTER JR., PLS, LAND SURVEYORS - CIVIL ENGINEERS.
- 5.) "PLAN OF LAND IN NEEDHAM, MASS.," SCALE: 1"=40', DATED AUG. 11, 1970, DRAWN BY CHENEY ENGINEERING CO., INC.
- 6.) "PLAN OF LAND IN NEEDHAM, MASS.," SCALE: 1"=40', DATED FEB. 4, 1969, DRAWN BY J. EDWARD BAMBER, C.E., NORWOOD, MASS.

CURRENT OWNERS:

Palaestra Associates Limited Partnership (47%)
Finitimus Associates Limited Partnership (53%)
Deed Bk: 24277 Pg. 301
Assessor's Parcel ID# 1991000000400000

GRAPHIC SCALE



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KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST

SCALE 1" = 20'			
DATE 12/05/23	REV	DATE	REVISION
SHEET 1 OF 1			BY
FILE # M100			
JOB # 2023-138			
DRAWN BY JPM			
CHECKED BY SMH			
APPD BY SMH			
464 HILLSIDE AVENUE NEEDHAM, MASSACHUSETTS			
PLAN TO ACCOMPANY SPECIAL PERMIT			
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com			
SHEET NO. 1			

