



WELLESLEY PARKING EVALUATION AND CASE STUDIES

Parking Evaluation

HSH conducted field observations of the off-street and on-street parking supplies (both public and private) with the 5 targeted parking districts: Wellesley Square, Lower Falls, Linden Square, State Street, and Wellesley Hills. Data evaluation included on-site observations of access, capacity, occupancy, turnover, and distribution. HSH then compared the existing parking characteristics to the current parking bylaw requirements as well as the potential reuse, rehabilitation, and redevelopment in the districts based on use and dimensional standards as well as general market opportunities.

Wellesley Square

Wellesley Square has numerous opportunities for parking requirement reduction. The area has, by far, the most public parking of all of the five targeted districts in Wellesley. This public parking includes four well-distributed public parking lots located in different areas of Wellesley Square. Furthermore, on-street parking is available on almost every street in the square, which is ideal for short-term, one-stop trips. There are also a large number of private parking lots, most of which are located behind businesses. A parking inventory for Wellesley Square is shown in **Table 1**.

Wellesley Square is extremely walkable; a large number of businesses are located within a relatively small footprint. As shown on the base map, most civic and commercial buildings are located within the first pedestrian precinct (or less than a quarter mile from the center). A large number of homes are located within a comfortable walking distance of Wellesley Square, allowing nearby residents to visit the square without the use of a car. Wellesley College, located at the western edge of the square, attracts a large number of pedestrian trips to Wellesley Square. In addition to Wellesley College, the Hunnewell Elementary School is located within the square on Cameron Street; parents walking their children to school can easily walk to the neighborhood shops before heading home.

The land use in Wellesley Square is diverse and opens itself to shared parking opportunities. Businesses in the square are predominantly small shops, restaurants, cafes, and financial institutions with some larger offices. The 396,000 sf of commercial space in Wellesley Square is divided between small retail uses (299,00 sf, or 75%), mixed use buildings (86,000 sf, or 21%), office space (6,650 sf, or 2%) banks (2,530 sf, or 1%) and eating/drinking places (2,000 sf, or 1%). Residential uses include 9 condominium units at 594 Washington Street, two condominium units at 9 Cross Street, and a two-family home on Grove Street. The area around the Wellesley Square district is primarily residential. In terms of future development, it is anticipated that the existing types of business will continue to thrive with a

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limited amount of new infill mixed use development. One new development anticipated in the near future is at 576 Washington Street, which will include 32 condo homes and about 9,000 sq. ft. of retail including the possibility of a restaurant.

Wellesley Square also has several public buildings, which are not open on certain days of the week or times of the day, including the Wellesley Free Library, Hunnewell Elementary School, the US Post Office, and Wellesley Town Hall. The square's close proximity to Wellesley College may present opportunities for shared parking arrangements when parking demand at the college is light.

The Wellesley Square MBTA commuter rail station is located at the heart of Wellesley Square. Wellesley Square is a 40-minute ride from South Station on the Framingham/Worcester Line. The station is within walking distance from a large number of homes and businesses, meaning that residents commuting to work could walk from their homes, and visitors can access the square without the need for a car. There are no programs currently in place to provide preferential parking to Wellesley residents at Wellesley Square station. This type of program would encourage residents of Wellesley to use public transportation, rather than rely on an automobile to get to work.

Wellesley Square is located just northwest of the Brook Path, a multi-use path that runs northeast/southwest through Wellesley. The path's proximity to the square can attract the pedestrians, cyclists, in-line skaters, etc. that use the path, some of which may have come from miles away. The Town could consider a provision allowing for the reduction in the required number of parking spaces if bicycle parking is provided nearby.



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Table 1. Wellesley Square Parking Inventory

Public Parking	2-Hour Spaces	4-Hour Spaces	10- Hour Spaces	Handicap Spaces	All-Day Spaces**	Total
Railroad Avenue Lot		55	16	5		76
Waban Street Lot	15	94		4		113
Cameron Street Lot	11	28	12	4	78	133
Tailby Lot*				2	221	223
Lot Totals	26	177	28	15	299	545
Weston Road	3		11			14
Cross Street	23					23
Church Street	42					42
Grove Street	48			1		49
Washington Street	79	17	26			122
Central Street	80			2		82
Crest Road	4			1		5
Street Totals	279	17	37	4	0	337
Wellesley Square Public Totals	305	194	65	19	299	882

Private Lots**	General	Handicap	Total
Behind 74-102 Central Street	111	5	116
At church/#2 Central Street	10		10
Behind/adjacent to 8-32 Church Street	80	2	82
Behind 25-71 Central Street	66		66
Behind 73-103 Central Street	54	2	56
At 9 Central Street/Peet's	7		7
Post Office lot	29	2	31
Wellesley Town Hall Driveway	10		10
Wellesley Town Hall Driveway	20		20
Wellesley Town Hall Parking Lot	26	4	30
Private Totals	413	15	428

Wellesley Square Grand Totals	1310
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*Tailby Lot also considered to be within the Linden Square district.

**Based on "Long-Term" spaces from 2004 parking study and aerial imagery. Private lots based primarily on aerials.

Wellesley Square Base Map



Legend

-  Wellesley Square Pedestrian Precincts
-  Wellesley Square Boundary
-  Buildings
-  Roadways
-  Parking
-  Framingham - Worcester Line
-  Sidewalks
-  Paths
-  Parks
-  Parcels



1 in = 300 feet

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without using a car. Linden Street is also within a mile walk from Wellesley Square; visitors of Wellesley Square can simply walk to Linden Street rather than driving.

Table 2. Linden Street Parking Inventory

Public Parking	2-Hour Spaces	Handicap Spaces	All-Day Spaces	Totals
Tailby Lot*	0	2	221	223
Lot Totals	0	2	221	223
Linden Street	8			8
Street Totals	8	0	0	8
Linden Square	8	2	221	231

Private Lots**	General	Handicap	Total
Linden Square Plaza North	483	18	501
Linden Sq Plaza South plus 159 Linden	256	8	264
Citgo/162 Linden	42	2	44
148 Linden	74		74
Jack Payne Florist	128		128
One Hollis Street	119	3	122
Wellesley Volkswagen**	264		264
277 Linden	58	1	59
The Captain's Table	36		36
289 Linden	33		33
Private Totals	1493	32	1525

Linden Square Grand Totals	1756
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*Tailby Lot also considered to be within Wellesley Square district

**Based on # of spaces on lot. May be more appropriate to only consider customer/employee spaces.

Linden Square Base Map



Legend

-  Linden Square Pedestrian Precincts
-  Linden Sq Boundary
-  Buildings
-  Roadways
-  Parking
-  Framingham - Worcester Line
-  Sidewalks
-  Paths
-  Parks
-  Parcels



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State Street

State Street is a business district along Washington Street that is anchored by Whole Foods and athletic playing fields to the east and the Wellesley Police Department to the west. In addition to Whole Foods, the area contains small retail shops, a bank, a daycare, and an automotive repair shop, among others.

There is some on-street public parking at the west side of the State Street study area, but most parking, where provided, is located at each individual use. A parking lot located on State Street that appears to be largely unused; according to town officials, this was once used for overflow parking at Wellesley High School, but this is no longer the case. Public on-street parking is provided adjacent to the playing fields to the east of State Street. A parking inventory is shown in **Table 3**.



The land use in the State Street district is primarily commercial, with some residential uses mixed in. There are four single-family homes and two two-family homes located in the district. There is also a two-unit condominium located at 9 State Street. Approximately 93,800 sf of rentable

space is available in the State Street district. The primary commercial uses in the State Street area are the Whole Foods Market, which accounts for 35% (33,900 sf) of the commercial space in the district. Whole Foods at 442 Washington is now the biggest draw and must be the largest employer in this district. Other uses include small retail stores (23,700 sf, or 26%), Haskins Automotive at 467 Washington Street (17,400 sf, or 19%), and office space (11,500 sf, or 12%). Whole Foods (442 Washington) is now the biggest draw and must be the largest employer in this district. In terms of future development, infill may be possible at Haskins simply based on the likelihood that the highest and best use may be a higher density mixed use given this visibility and proximity of the property to similar uses.

The State Street district is located very close to residential neighborhoods. For residents of these neighborhoods, trips to some locations in the State Street area would not require a car. The State Street area is also located just beyond ½ mile from the Linden Street, Wellesley Hills, and Wellesley Square areas, making trips between these districts possible without the use of a car.

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Table 3. State Street Area Parking Inventory

Public Parking	2-Hour Spaces	4-Hour Spaces	10- Hour Spaces	Handicap Spaces	All-Day Spaces*	Totals
Behind Needham Bank (ret. Wall)	-	-	-	-	28	28
Lot Totals	0	0	0	0	28	28
Washington Street (sub 1)					13	13
Washington Street (sub 2)					1	1
Street Totals	0	0	0	0	14	14
State Street Public Totals	0	0	0	0	42	42

Private Lots**	General	Handicap	Total
Police Station	33	2	35
Funeral Home	23		23
City Sports	15		15
Haskins Auto	28		28
Behind 1-story shops near 462 Wash	12		12
Needham Bank	7		7
Whole Foods	181	8	189
Mobil	8		8
Zoots Carpet Cleaning	20	1	21
Private Totals	327	11	338

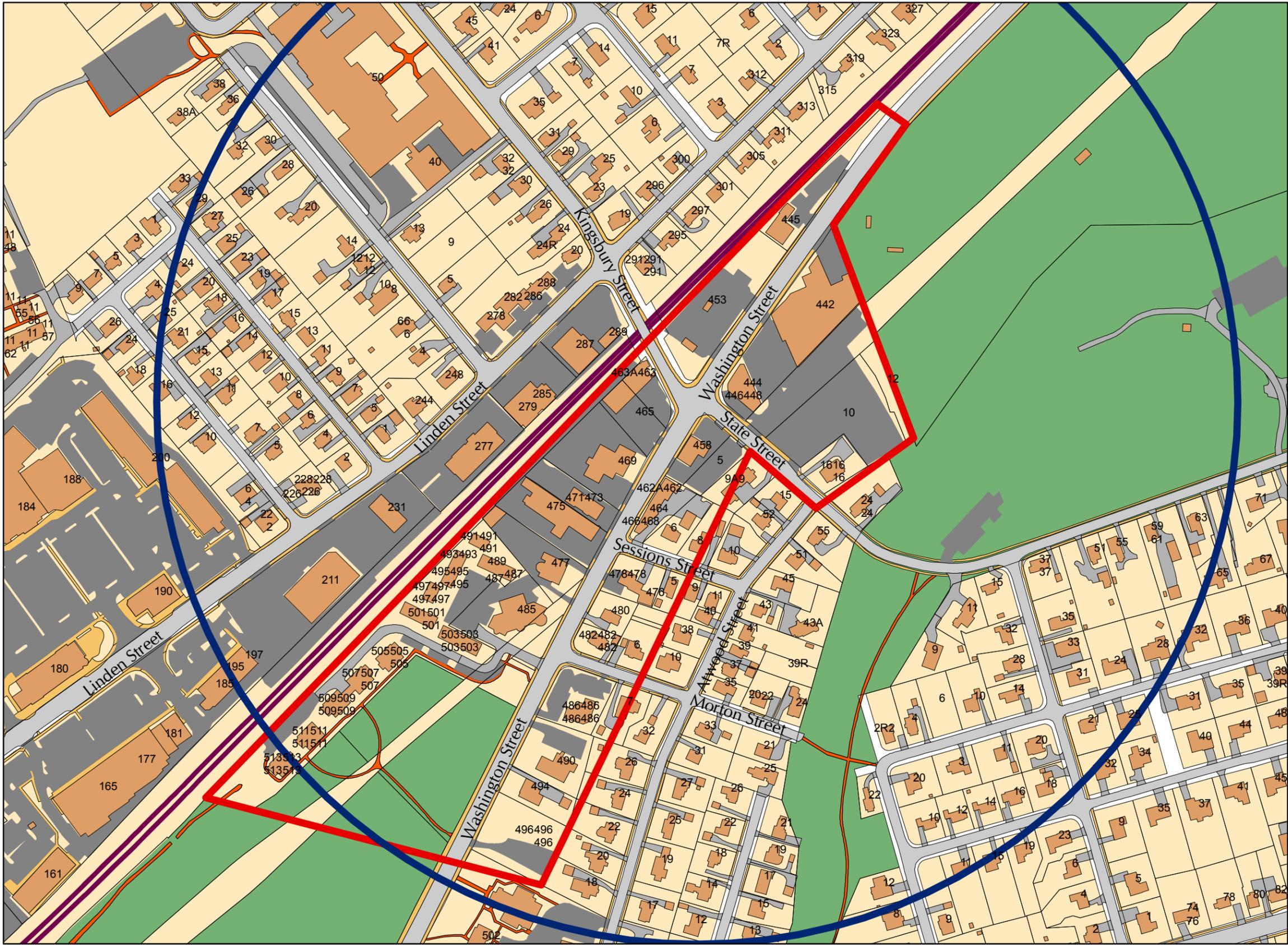
State Street Grand Totals	380
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State Street Area Base Map



Legend

-  State Street Pedestrian Precincts
-  State St Boundary
-  Buildings
-  Roadways
-  Parking
-  Framingham - Worcester Line
-  Sidewalks
-  Paths
-  Parks
-  Parcels



1 in = 250 feet

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Wellesley Hills

Wellesley Hills has many of the same qualities as Wellesley Square. There are a diverse set of businesses, adjacent residential neighborhoods, and a commuter rail connection. The Crosstown Trail runs parallel to Washington Street, providing a connection for pedestrians and bicyclists.



The Wellesley Hills MBTA commuter rail station is located at the heart of the Wellesley Hills district. Wellesley Hills is a 40-minute ride from South Station on the Framingham/Worcester Line. The station is within walking distance from a large number of homes and businesses, meaning that residents commuting to work could walk from their homes. Parking at Wellesley Hills station is provided, but not to the extent that it is provided at

Wellesley Square. There are no programs currently in place to provide preferential parking to Wellesley residents at Wellesley Hills station. This type of program would encourage residents of Wellesley to use public transportation, rather than rely on an automobile to get to work.

Land use in Wellesley Hills is primarily commercial, with some residential uses. Residential uses are primarily one- and two-family homes, with some apartment buildings and mixed-use residential/commercial properties. These residential uses are located on Washington Street, Eaton Court, Maugus Avenue, Seaward Road, and Abbott Road. A five-unit condominium is located at 13 Forest Street.

There is approximately 444,000 sf of rentable commercial space in Wellesley Hills. About 45% of this space (201,000 sf) is devoted to office buildings, and 18% (78,800 sf) is devoted to retail uses. The remainder of uses includes a variety of commercial and civic space such as an MRI Imaging center, the Wellesley Hills Post Office, and a mix of retailers from La Riviera (390 Washington Street) to the Route 9 overpass including a few small food establishments, gyms, gas stations, and banks. Future development is anticipated to include limited infill on Worcester Street and Washington Street.

Unlike Wellesley Square, there are few public parking lots. However, many businesses provide private parking lots adjacent to or behind buildings. The variety of different land uses in the Wellesley Hills district makes shared parking possible. Parking spaces vacated by office uses on evenings and weekends could be used by restaurant uses, for example. A parking inventory is provided in **Table 4**.

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Table 4. Wellesley Hills Parking Inventory

Public Parking	2-Hour Spaces	4-Hour Spaces	10- Hour Spaces	Handicap Spaces	All-Day Spaces*	Totals
Wellesley Hills MBTA Station Lot				2	50	52
Eaton Court Lot	14			2	46	62
Lot Totals	14	0	0	4	96	114
Seward Road	16					16
Maugus Avenue	10					10
Laurel Avenue	5					5
Prescott Street	7					7
Worcester Street	12					12
Washington Street	128					128
Street Totals	178	0	0	0	0	178
Wellesley Square Public Totals	192	0	0	4	96	292

Private Lots*	General	Handicap	Total
Post Office lot (next to MBTA)	5		5
Corner of Washington/Forest	65	2	67
TD Bank/T Rowe Price Lot	63	4	67
Behind 380 Washington	16	2	18
Laurel Avenue lots	69	2	71
Behind 372 Washington	90		90
At 366 Washington	9		9
Behind 366 Washington	57	2	59
Behind 346-350 Washington	35		35
Behind 228-334 Washington	105	4	109
Behind 312-322 Washington	78	5	83
At Universal Unitarian Church	65	3	68
Btwn Maugus & Eaton	61		61
Walgreens lot+ adjacent	126	3	129
Behind Papa Ginos	23		23
422 Worcester Street	39	2	41
Getty, Marathon Sports plaza	39	1	40
Private Totals	945	30	975
Wellesley Hills Grand Totals	1267		

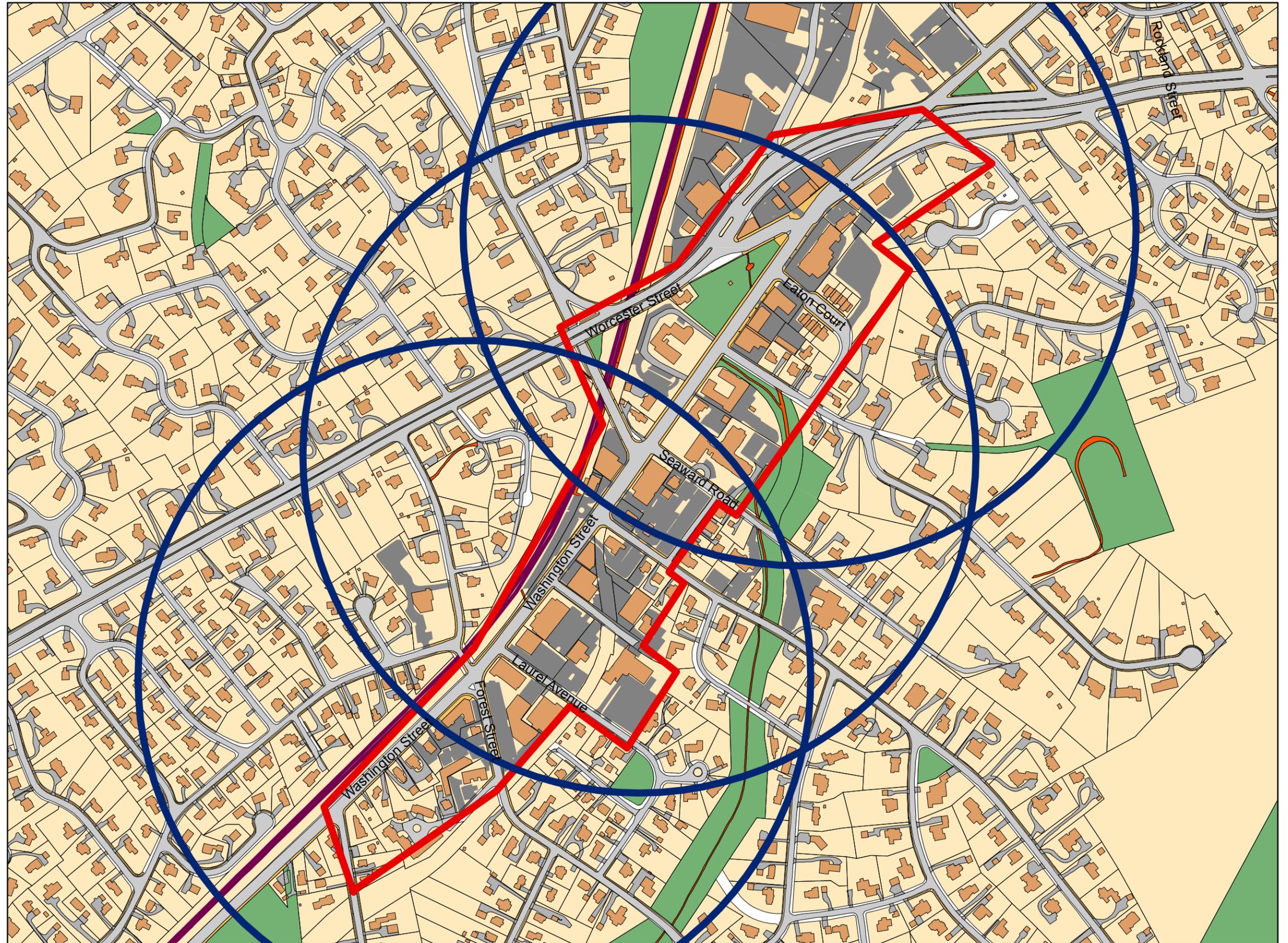
*Based primarily on aerial imagery. Actual inventory may vary slightly.

Wellesley Hills Base Map



Legend

-  Wellesley Hills Pedestrian Precincts
-  Wellesley Hills Boundary
-  Buildings
-  Roadways
-  Parking
-  Framingham - Worcester Line
-  Paths
-  Sidewalks
-  Parks
-  Parcels



1 in = 400 feet

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Lower Falls

The Lower Falls district, adjacent to the Newton Town Line, has several office buildings and restaurants, plus a new elderly housing complex, a medical office, and other retail locations. The Lower Falls district is located adjacent to Interstate 95, and is 1.5 miles from the closest MBTA Commuter Rail station at Wellesley Hills. As a result, a higher share of visitors to the Lower Falls region likely arrives by automobile.



Public parking is provided along Washington Street, and in a public parking lot on River Street. Many businesses have private parking lots adjacent to or behind buildings. A parking inventory is provided in **Table 5**.

One Washington Street, an office building with a large private parking lot, empties out after work hours, leaving the parking lot empty. Parking is not permitted for outside uses at this lot, leaving a large number of parking spaces vacant outside of business hours. Shared parking arrangements could be made at this location at off-peak times.

One Washington Street, an office building with a large private parking lot, empties out after work hours, leaving the parking lot

A DCR path entrance is located within Lower Falls, indicating that there may be increased pedestrian and bicycle traffic in Lower Falls.

Land use in the Lower Falls district is primarily commercial. There are approximately 506,000 sf of rentable commercial space in Lower Falls. Over 50% of this space (over 263,000 sf) is general office space. Approximately 151,000 sf (about 30%) of the commercial space is devoted to the Waterstone at Wellesley elderly housing complex. The remaining 20% is devoted to uses such as retail, restaurant, manufacturing offices, etc. Six single-family homes are located within the Lower Falls boundaries on Columbia Street. Papa Razzi (16 Washington Street) as well as Dunkin Donuts (12 Washington Street) seem to be big draws in the Lower Falls. There are offices in the district as well with on-site parking. In terms of future development, potential redevelopment exists on the Taylor Rental property (26 Washington Street) but other opportunities in the district may be limited.

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Table 5. Lower Falls Parking Inventory

Public Parking	2-Hour Spaces	4-Hour Spaces	10- Hour Spaces	Handicap Spaces	All-Day Spaces*	Totals
River Street Lot	27	14	20	3		64
Lot Totals	27	14	20	3	0	64
Washington Street	18					18
Street Totals	18	0	0	0	0	18
Lower Falls Public Totals	45	14	20	3	0	82

Private Lots**	General	Handicap	Total
Behind Bank of America	32		32
Behind 39 Washington Street	83		83
23-27 Washington -- Surface	127		127
23-27 Washington -- Garage	139		139
Behind One Washington Street	198	4	202
Behind Brookline Bank building	73	2	75
Behind 36-40 Washington Street	419	11	430
Behind Express Gourmet/Papa Razzi	94	3	97
Adjacent to 419 River Street	12		12
Behind Taylor Rental	40		40
Private Totals	1217	17	1237

Lower Falls Grand Totals	1319
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*Based primarily on aerial imagery. Actual inventory may vary slightly.

Lower Falls Base Map



Legend

-  Lower Falls Pedestrian Precincts
-  Lower Falls Boundary
-  Buildings
-  Roadways
-  Parking
-  Paths
-  Sidewalks
-  Parks
-  Parcels



1 in = 200 feet

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Wellesley Parking Evaluation and Case Studies

Parking Case Studies

HSH conducted a review of several municipal parking bylaws and identified eight benchmark communities that we felt were most relevant to Wellesley based on common development patterns, socio-demographic characteristics, and effective off-street parking regulations and public parking management. In addition, HSH evaluated successful parking policy, regulations and management options for commercial and mixed-use areas found in other communities that we have worked with throughout New England. The eight communities include: Burlington VT, Newton MA, Amherst MA, Northampton MA, Concord MA, Bridgewater MA, Durham NH, and Davidson NC. The following Model Parking Bylaw Matrix provides a cross-section of information on the key parking standards in these communities in comparison to Wellesley.

Model Parking Bylaw Matrix -- Wellesley in Comparison to Similar Municipalities

Wellesley				Burlington, VT			Newton, MA	Amherst, MA	Northampton, MA	
Land Use	Districts	Requirement 1	Requirement 2	Neighborhood	Shared-Use Districts	Downtown			Central Business District	All Other Districts
Any business, commercial, industrial, or educational purpose (Wellesley Square)	Wellesley -- Wellesley Square	1 space per 150 sf of ground coverage, AND	not less than 3.2 spaces per 1000 sf TOTAL floor area							
Any allowed use (Lower Falls)	Wellesley -- Lower Falls	3.2 spaces per 1000 sf of first floor area of buildings, AND	2 spaces per 1000 sf of upper floor space in excess of 4000 sf							
Linden Square -- Residential Use	Wellesley -- Linden Street	2.5 spaces per one, two, or three bedroom unit								
Linden Square -- Non-Residential Use		5 spaces per 1000 sf of ground coverage, AND	not less than 3.2 spaces per 1000 sf TOTAL floor area							
Assisted Elderly Living, Independent Elderly Housing	Residential Incentive Overlay District	0.65 spaces per unit		0.5 spaces per unit	0.5 spaces per unit	0.4 spaces per unit	0.5 spaces per unit plus 1 space per 3 employees on the largest shift	1 space per bedroom (single or double occupancy) or 1 space per 2 beds.	1 space per 2000 sf	1 space per 1000 sf
Conventional Multi-Family Housing		2 spaces per unit						2 spaces per unit	1 space per 2000 sf up to a maximum of 1 per unit	1 space per 1000 sf up to a maximum of 1 per unit
Nursing Home and/or Skilled Nursing Facility		1 space per 5 nursing home beds						1 space per 4 beds plus 1 space per 3 employees on the largest shift	1 space per bedroom (single or double occupancy) or 1 space per 2 beds.	1 space per 2000 sf
Apartment house, apartment hotels	Business Districts A, Industrial Districts A	1 space for each unit in buildings.		2 spaces per unit	1 space per unit	1 space per unit		2 spaces per unit	1 space per 1000 sf up to a maximum of 1 per unit	1 space per 500 sf up to a maximum of 2 per unit
Town House	Town House General Residence	2 spaces per unit		2 spaces per unit	2 spaces per unit	1 space per unit		2 spaces per unit	1 space per 1000 sf up to a maximum of 1 per unit	
Hotel, inn, lodging house, etc.	Single Residence Districts A, General Residence Districts A, Limited Residence Districts, Business Districts A, Industrial Districts A	1 space per 100 sf of ground coverage AND	not less than 3.2 spaces per 1000 sf TOTAL floor area	1 space per room	0.75 spaces per room	0.75 spaces per room	1 space per room plus 1 space per 3 employees during largest shift	1 space per bedroom (single or double occupancy) or 1 space per 2 beds. 1 space per 5 beds at hostels.	Establishment, plus 1 space per sleeping room, plus 1 per 400 sf of meeting rooms	Establishment, plus 1 space per sleeping room, plus 1 per 400 sf of meeting rooms
Restaurant	Single Residence Districts A, General Residence Districts A, Limited Residence Districts, Business Districts A, Industrial Districts A	1 space per 100 sf of ground coverage AND	not less than 3.2 spaces per 1000 sf TOTAL floor area	4 spaces per 1000 sf	Restaurant: 3 spaces per 1000 sf	None Required	1 space per 3 seats for patron use plus 1 space per 3 employees during the largest use, plus 1 space per 45 sf of function/meeting purposes	1 space per 4 seats	1 space per 4 seats	1 space per 2 seats

Model Parking Bylaw Matrix -- Wellesley in Comparison to Similar Municipalities

Wellesley				Burlington, VT			Newton, MA	Amherst, MA	Northampton, MA	
Land Use	Districts	Requirement 1	Requirement 2	Neighborhood	Shared-Use Districts	Downtown			Central Business District	All Other Districts
Motor vehicle sales/service	Business Districts A, Industrial Districts A	1 space per employee and 1 space per motor vehicle (not for sale/rental) owned by the establishment, AND	1 space per 100 sf of area occupied by the buildings	2 spaces per 1000 sf plus 1 per bay	2 spaces per 1000 sf plus 1 per bay	2 spaces per 1000 sf plus 1 per bay			1 space per 1000 sf, including outdoor display areas	1 space per 800 sf, including outdoor display areas
Apartment building/complex of 3 or more units	Limited Residence Districts	1 space per dwelling unit		2 spaces per unit	1 space per unit	1 space per unit	2 spaces per unit	2 spaces per unit	1 space per 1000 sf up to a maximum of 1 per unit	1 space per 500 sf up to a maximum of 2 per unit
Apartment building/complex of 20 or more units	Limited Apartment Districts	1.5 spaces per 1 or 2 bedroom unit, 2 spaces for each 3+ bedroom unit		2 spaces per unit	1 space per unit	1 space per unit	2 spaces per unit	2 spaces per unit	1 space per 1000 sf up to a maximum of 1 per unit	1 space per 500 sf up to a maximum of 2 per unit
Educational uses	Educational Districts A, Business Districts A, Industrial Districts A	1 space per 150 sf of ground coverage, AND	not less than 3.2 spaces per 1000 sf TOTAL floor area					1 space per 4 seats	1 space per 400 sf (2.5 per 1000 sf)	1 space per 400 sf (2.5 per 1000 sf)
Physical Education/Physical Recreation	Educational Districts B, Business Districts A, Industrial Districts A	1 space per 3 spectator seats, including folding bleachers attached to buildings, AND	not less than 1 space per 1000 sf of floor area of buildings	Larger of 1 space per 4 seats or 15 per playing field	Larger of 1 space per 4 seats or 10 per playing field	1 space per 6 seats				
Offices	Administrative and Professional Districts	1 space per 100 sf of ground coverage AND	not less than 3.2 spaces per 1000 sf TOTAL floor area	2 per 1000 sf (3 for medical office)	2 per 1000 sf	2 per 1000 sf (1 for medical office)	1 space per 250 sf gross floor area up to 20,000 sf, and one space per 333sf in excess of 20,000 sf, except for medical offices (1 space per 200sf plus 1 space per 3 employees on largest shift)	3.3 spaces per 1000 sf of first-floor area plus 2.5 spaces per 1000 sf of gross floor area on other floors, OR 3.3 spaces per 1000 sf for first 10,000 sf; 2.5 spaces per 1000 sf for subsequent 2,500 sf, plus 2 spaces per 1000 sf after 12500 sf (depends on district)	1 space per 500 sf (or 2 per 1000); medical office: 1 space per 400 sf (or 2.5 per 1000)	1 space per 300 sf (or 3.33 per 1000); medical office: 1 space per 200 sf (or 5 per 1000)
Retail				3 spaces per 1000 sf	2 spaces per 1000 sf	None Required	1 space per 300 sf plus 1 space per 3 employees on largest shift	3.3 spaces per 1000 sf of first-floor area plus 2.5 spaces per 1000 sf of gross floor area on other floors, OR 3.3 spaces per 1000 sf for first 10,000 sf; 2.5 spaces per 1000 sf for subsequent 2,500 sf, plus 2 spaces per 1000 sf after 12500 sf (depends on district)	1 space per 500 sf (or 2 per 1000)	1 space per 300 sf (or 3.33 per 1000)

Model Parking Bylaw Matrix -- Wellesley in Comparison to Similar Municipalities

Wellesley				Davidson, NC	Concord, MA	Durham, NH	Bridgewater, MA
Land Use	Districts	Requirement 1	Requirement 2				
Any business, commercial, industrial, or educational purpose (Wellesley Square)	Wellesley -- Wellesley Square	1 space per 150 sf of ground coverage, AND	not less than 3.2 spaces per 1000 sf TOTAL floor area				
Any allowed use (Lower Falls)	Wellesley -- Lower Falls	3.2 spaces per 1000 sf of first floor area of buildings, AND	2 spaces per 1000 sf of upper floor space in excess of 4000 sf				
Linden Square -- Residential Use	Wellesley -- Linden Street	2.5 spaces per one, two, or three bedroom unit					
Linden Square -- Non-Residential Use		5 spaces per 1000 sf of ground coverage, AND	not less than 3.2 spaces per 1000 sf TOTAL floor area				
Assisted Elderly Living, Independent Elderly Housing	Residential Incentive Overlay District	0.65 spaces per unit		1 space minimum, 2 spaces maximum, per unit	0.35 spaces per unit, plus 1 space per 2 employees on largest shift, plus 1 space per company vehicle on the premises.	1 space per unit plus 1 space per employee	
Conventional Multi-Family Housing		2 spaces per unit		1 space minimum, 2 spaces maximum, per unit	2 spaces per unit or 1.5 spaces per unit at subsidized low- and moderate-income housing or elderly housing developments	2 spaces per unit	2 spaces per unit
Nursing Home and/or Skilled Nursing Facility		1 space per 5 nursing home beds			1 space per 2 beds	1 space per 5 beds plus 1 space per employee on largest shift	
Apartment house, apartment hotels	Business Districts A, Industrial Districts A	1 space for each unit in buildings.		1 space minimum, 2 spaces maximum, per unit	2 spaces per unit or 1.5 spaces per unit at subsidized low- and moderate-income housing or elderly housing developments	2 spaces per unit	2 spaces per unit
Town House	Town House General Residence	2 spaces per unit		1 space minimum, 2 spaces maximum, per unit	2 spaces per unit or 1.5 spaces per unit at subsidized low- and moderate-income housing or elderly housing developments	2 spaces per unit	2 spaces per unit
Hotel, inn, lodging house, etc.	Single Residence Districts A, General Residence Districts A, Limited Residence Districts, Business Districts A, Industrial Districts A	1 space per 100 sf of ground coverage AND	not less than 3.2 spaces per 1000 sf TOTAL floor area		2 spaces plus 1 per rentable room or suite (lodging/tourist house); 1 space per room plus 1 space per 2 employees on largest shift plus 1 space per 4 persons to maximum capacity of each meeting/banquet room, plus 50% of spaces required for accessory uses (hotel).	BOARDING HOUSE -- 1 per resident of (if residents are unrelated); HOTEL -- 2 spaces per resident family or manager plus 1 space per rentable room plus 1 space per 2 outside employees on maximum shift plus 1 space per 400 sf of meeting space	2 spaces, plus 1.5 spaces per unit plus 1-12 spaces for each 20 sf available for meetings/functions
Restaurant	Single Residence Districts A, General Residence Districts A, Limited Residence Districts, Business Districts A, Industrial Districts A	1 space per 100 sf of ground coverage AND	not less than 3.2 spaces per 1000 sf TOTAL floor area	2 spaces per 1000 sf minimum, 3.5 spaces per 1000 sf maximum	1 space per 3 seats, plus 1 space per employee on largest shift	IF <4,000 SF: 1 space per 100 sf of seating area plus 1 per employee on maximum shift. IF >4,000 SF: 40, plus one space per 200 sf of GFA in excess of 4,000 sf	1 space per 4 seats

Model Parking Bylaw Matrix -- Wellesley in Comparison to Similar Municipalities

Wellesley				Davidson, NC	Concord, MA	Durham, NH	Bridgewater, MA
Land Use	Districts	Requirement 1	Requirement 2				
Motor vehicle sales/service	Business Districts A, Industrial Districts A	1 space per employee and 1 space per motor vehicle (not for sale/rental) owned by the establishment, AND	1 space per 100 sf of area occupied by the buildings		3 spaces per lubrication or repair bay excluding such bays, plus 1 space per employee on the largest shift plus 1 space per company vehicle	3 spaces per service bay plus 1 space per employee	
Apartment building/complex of 3 or more units	Limited Residence Districts	1 space per dwelling unit		1 space minimum, 2 spaces maximum, per unit	2 spaces per unit or 1.5 spaces per unit at subsidized low- and moderate-income housing or elderly housing developments	2 spaces per unit	2 spaces per unit
Apartment building/complex of 20 or more units	Limited Apartment Districts	1.5 spaces per 1 or 2 bedroom unit, 2 spaces for each 3+ bedroom unit		1 space minimum, 2 spaces maximum, per unit	2 spaces per unit or 1.5 spaces per unit at subsidized low- and moderate-income housing or elderly housing developments	2 spaces per unit	2 spaces per unit
Educational uses	Educational Districts A, Business Districts A, Industrial Districts A	1 space per 150 sf of ground coverage, AND	not less than 3.2 spaces per 1000 sf TOTAL floor area	2 spaces minimum/2.25 spaces maximum per classroom	1 space per staff member plus 1 space per classroom (pre-senior high).	1 space per staff member plus 1 space per 4 seats in largest assembly room	
Physical Education/Physical Recreation	Educational Districts B, Business Districts A, Industrial Districts A	1 space per 3 spectator seats, including folding bleachers attached to buildings, AND	not less than 1 space per 1000 sf of floor area of buildings		1 space per 4 people expected at premises at any one time		
Offices	Administrative and Professional Districts	1 space per 100 sf of ground coverage AND	not less than 3.2 spaces per 1000 sf TOTAL floor area	2 spaces per 1000 sf minimum, 3.5 spaces per 1000 sf maximum	1 space per 250 sf	1 space per 350 sf; 1 space per 250 plus 1 per employee at medical offices; if office does not provide customer service, 1 space per employee but not less than 1 space per 400 sf	1 space per 300 sf
Retail				2 spaces per 1000 sf minimum, 5 spaces per 1000 sf maximum	1 space per 250 sf	1 space per 250 sf; 1 space per 600 sf at locations such as furniture, hardware, or carpet stores	1 space per 200 sf if under 100,000 sf; 1 space per 225 sf if over 100,000 sf