

Program:

New Fire Station

56 Pickering Street

Needham, MA 02492

*Peter M. Gruhn
Programming and Codes
Wednesday 4:00 pm
Fall 2009*



The project is located in Needham, Massachusetts, a close in suburb of Boston. Needham has a busy central business district surrounded by residential neighbourhoods. A further small business district lies north east of the town center and a larger district of industry and shopping plazas further north-east around major local corridor Rte. 128.



Region Map

The site at 56 Pickering Street is on the edge of the densest portion of Needham's downtown commercial district. Pickering St. is a quiet side street with mostly single family residential.

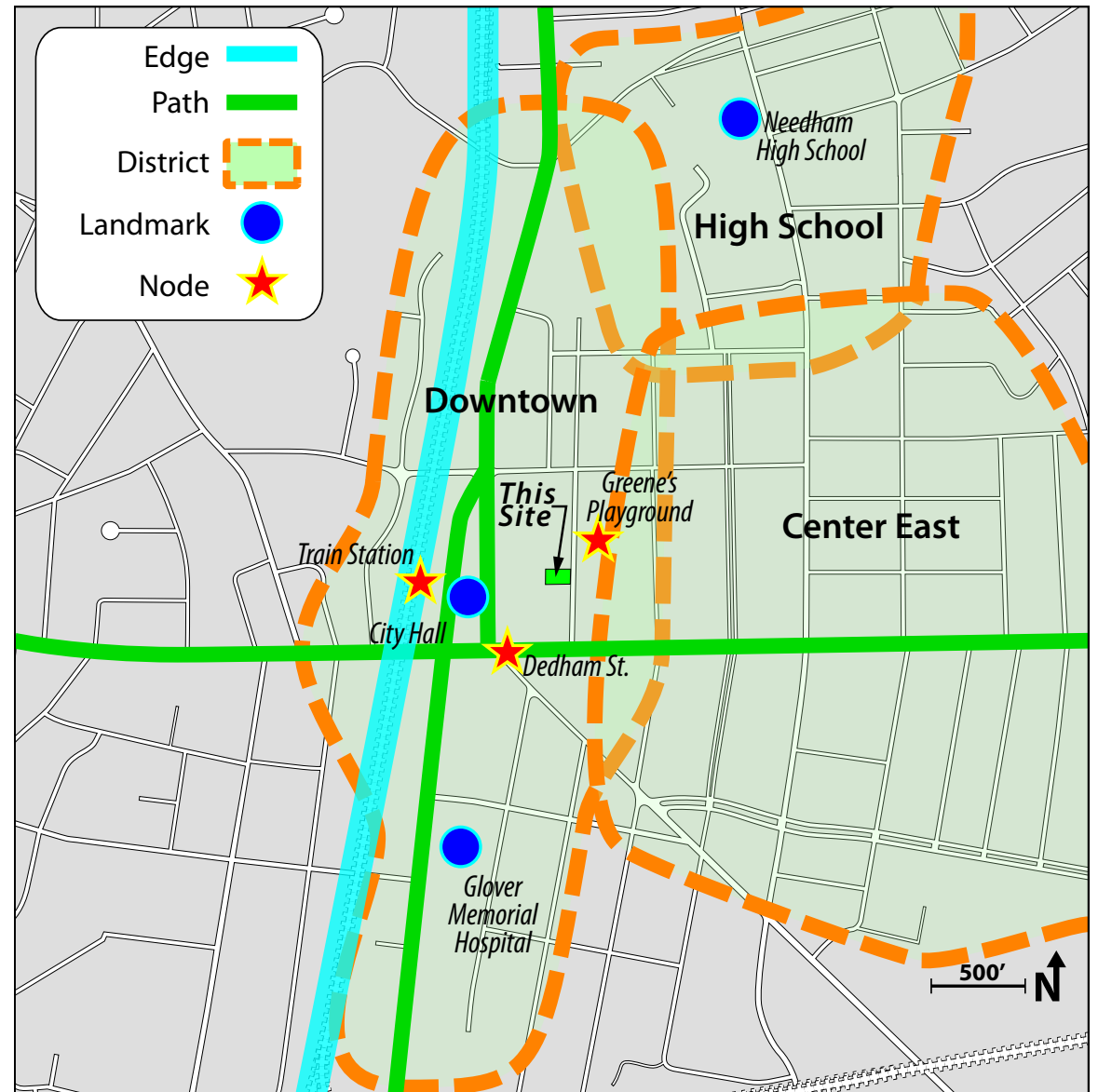
The downtown district is long and narrow, served primarily by Chestnut Street and Highland Avenue running north/south. Great Plain Avenue connects Needham to neighboring towns east/west.

MBTA commuter rail stops two and a half blocks west of the site behind Chapel Street and bus service runs a block west on Highland Ave.

One hundred yards north of the site, at the corner of Pickering St. and May St. are a multi-family senior housing facility and private school.

To the south of the Downtown district lies Glover Memorial Hospital.

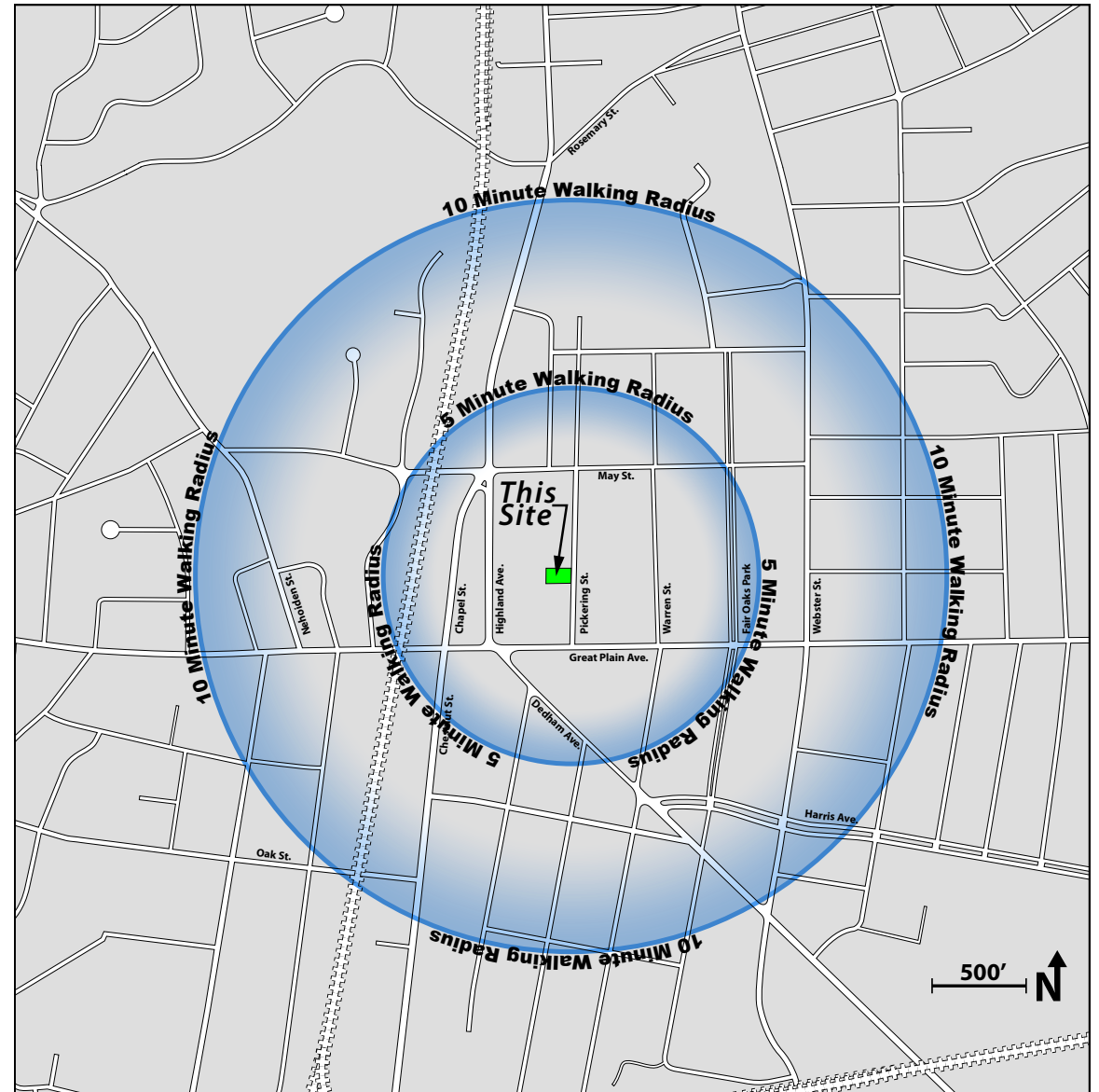
Across Pickering Street from the site is a playfield and playground used by nearby intown residents.



Lynch Analysis

The site lies within the central business district of Needham. Most of the area retail is within a five minute walk of the site. Downtown extends further north and south along Highland Ave. Most of this further retail is within a ten minute walk of the site.

Outside the business zones along Highland Ave. and Great Plain Ave. are neighborhoods of single family housing on lots of approximately quarter to half an acre. The town high school lies just outside the ten minute radius to the north east. A number of churches are within a five minute walk. A major area hospital lies within a ten minute walk to the south east.

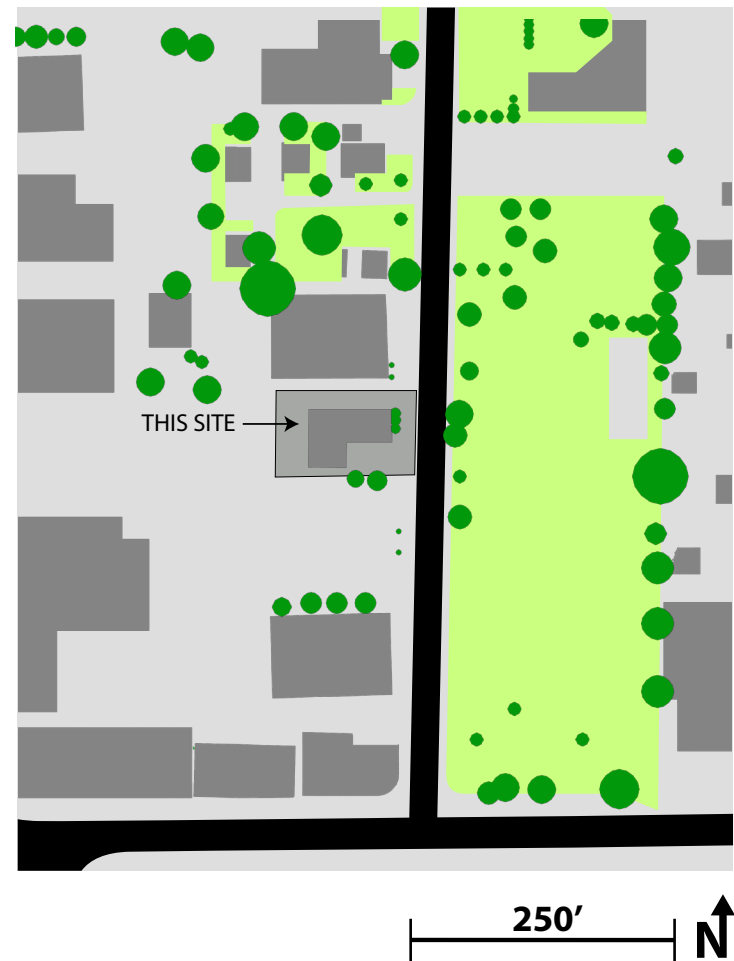


Walking Area

The site is mostly without plantings. The existing building nearly fills the site. A few bushes are planted against the front of the existing building. The southern boundary has some wild scrub and a couple of ragged trees.

The south east corner of the site and the entire west side to the rear of the existing building are paved and marked for parking. The north boundary of the site is a narrow paved passage between the existing building and the neighboring telephone switch building.

- Grass
- Tree



Vegetation

As noted earlier, signs on the existing building and in the adjacent Walgreens lot indicate that parking is a major concern in the area.

There is an issue of note though. In the Walgreens parking lot fifty-six (56) cars were counted in spaces accompanied by signs indicating that these spaces were for the exclusive use of people in the Walgreens store. A count in the store revealed only fifteen (15) people including one married couple and one family of four (4). A full count of the Walgreens back spaces could not be undertaken but enough staff were observed in the retail space that it is not expected that the missing people would be found inside Walgreens.



Traces - Parking