

Needham Housing Plan Working Group Meeting Zoning Subgroup

Thursday, September 22, 2022 8:00 p.m.

Virtual Meeting using Zoom

Meeting ID: 891 0757 2840 (Instructions for accessing below)

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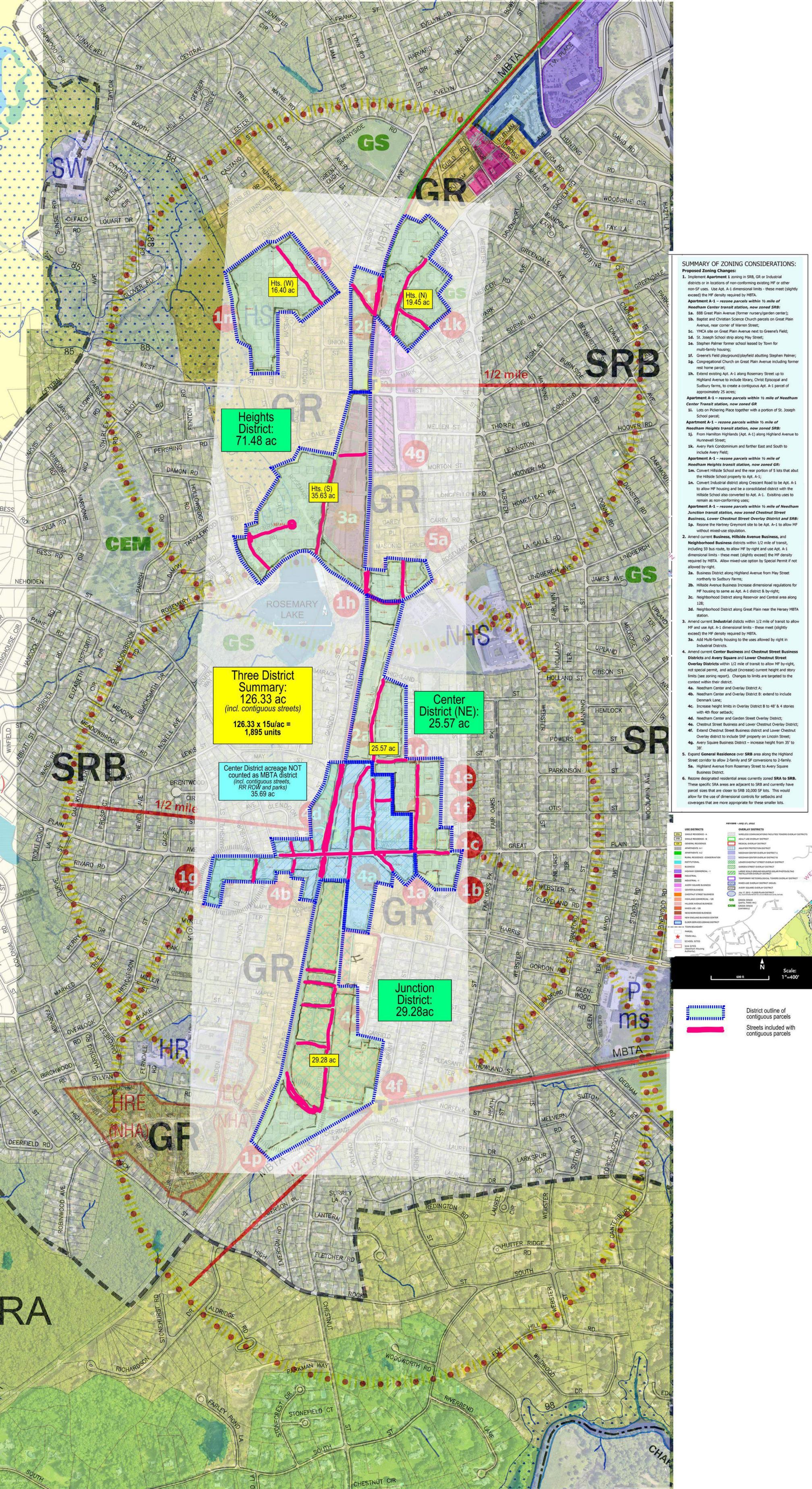
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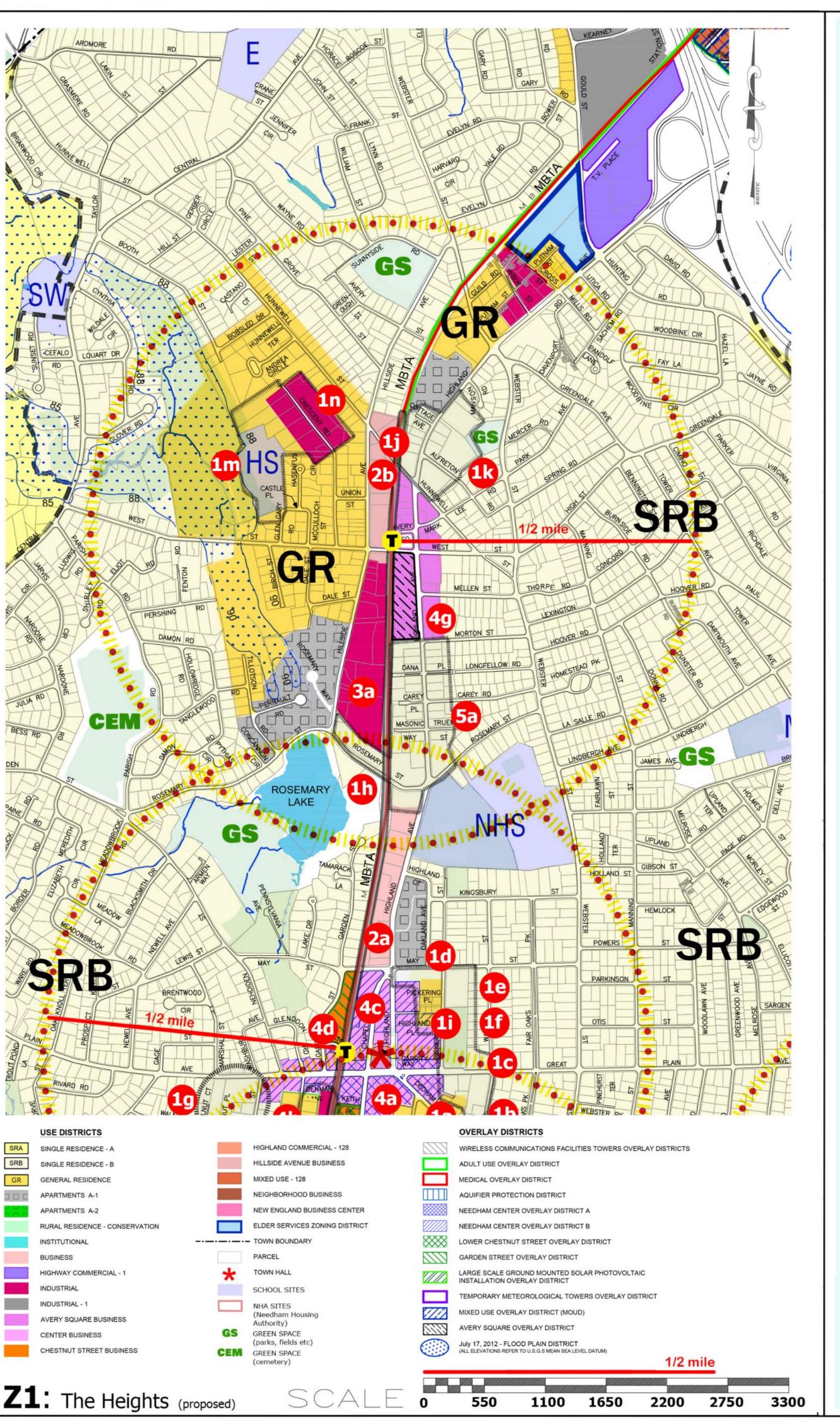
Direct Link to meeting: https://us02web.zoom.us/j/89107572840

Agenda:

- 1. Review of proposed zoning map changes
- 2. Review of preliminary MBTA district density study



W Eng BranchesiCAD-DraftingiNeedham Town Maps/Town Zoning Maps/Zoning Map-Rev 3-1-20.dwg, Layout1, 3/6/2020 1:07:51 PM, SUMMARY OF ZONING CONSIDERATIONS: Proposed Zoning Changes: 1. Implement Apartment 1 zoning in SRB, GR or Industrial Districts or in locations of non-conforming existing MF or other TOWNOFnon-SF uses. Use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. NEEDHAM Needham Housing Authority properties: Apartment A-1 – rezone parcels within ½ mile of Needham Center transit station, now zoned SRB: CC Captain Cook MASSA CHUSETTS **1a.** 888 Great Plain Avenue (former nursery/garden center); SBW Seabeds Way **1b.** Baptist and Christian Science Church parcels on Great Plain LC Linden Chambers ZONING MAP Avenue, near corner of Warren Street; HRE High Rock Estates 1c. YMCA site on Great Plain Avenue next to Greene's Field; MH Mathews House 1d. St. Joseph School strip along May Street; NEEDHAM PLANNING BOARD **1e.** Stephen Palmer former school leased by Town for Adam Block, Chairperson multi-family housing; Jeanne S. McKnight, Vice Chairperson **1f.** Greene's Field playground/playfield abutting Stephen Palmer; Paul S. Alpert, Member SRB Natasha Espada, Member 1g. Congregational Church on Great Plain Avenue including former Artie Crocker, Member rest home parcel; Lee Newman - Director of Planning & Community Development **1h.** Extend existing Apt. A-1 along Rosemary Street adjacent to Thomas A. Ryder, P.E.- Town Engineer Industrial District and up to and across Highland Avenue to Revised - July 21, 2022 include library, Christ Episcopal and a part of Sudbury Farms, USE DISTRICTS **OVERLAY DISTRICTS** to create a contiguous Apt. A-1 parcel of approximately 25 ac; SINGLE RESIDENCE - A WIRELESS COMMUNICATIONS FACILITIES TOWERS OVERLAY DISTRICTS Apartment A-1 - rezone parcels within 1/2 mile of Needham SINGLE RESIDENCE - B ADULT USE OVERLAY DISTRICT Center Transit station, now zoned GR 1i. Lots on Pickering Place together with a portion of St. Joseph MEDICAL OVERLAY DISTRICT GENERAL RESIDENCE AQUIFIER PROTECTION DISTRICT School parcel; APARTMENTS A-1 NEEDHAM CENTER OVERLAY DISTRICT A Apartment A-1 - rezone parcels within 1/2 mile of APARTMENTS A-2 RURAL RESIDENCE - CONSERVATION NEEDHAM CENTER OVERLAY DISTRICT B Needham Heights transit station, now zoned SRB: 1j. From Hamilton Highlands (Apt. A-1) along Highland Avenue to INSTITUTIONAL LOWER CHESTNUT STREET OVERLAY DISTRICT Hunnewell Street; GARDEN STREET OVERLAY DISTRICT **1k.** Avery Park Condominium and further East and South to LARGE SCALE GROUND MOUNTED SOLAR PHOTOVOLTAIC HIGHWAY COMMERCIAL - 1 INSTALLATION OVERLAY DISTRICT include Avery Field; TEMPORARY METEOROLOGICAL TOWERS OVERLAY DISTRICT Apartment A-1 - rezone parcels within 1/2 mile of INDUSTRIAL - 1 MIXED USE OVERLAY DISTRICT (MOUD) Needham Heights transit station, now zoned GR: AVERY SQUARE BUSINESS AVERY SQUARE OVERLAY DISTRICT **1m.** Convert Hillside School and the rear portion of 5 lots that abut July 17, 2012 - FLOOD PLAIN DISTRICT the Hillside School property to Apt. A-1; CHESTNUT STREET BUSINESS Convert Industrial district along Crescent Road to be Apt. A-1 HIGHLAND COMMERCIAL - 128 **GREEN SPACE** SRA to allow MF housing and be a consolidated district with the HILLSIDE AVENUE BUSINESS GREEN SPACE Hillside School also converted to Apt. A-1. Exisiting uses to remain as non-conforming uses; NEIGHBORHOOD BUSINESS Apartment A-1 - rezone parcels within 1/2 mile of Needham NEW ENGLAND BUSINESS CENTER Junction transit station, now zoned Chestnut Street ELDER SERVICES ZONING DISTRICT Business, Lower Chestnut Street Overlay District and SRB: SRB ----- TOWN BOUNDARY 1p. Rezone Hartney Greymont site (now partly Chestnut Street Business / Overlay and SRB) to be Apt. A-1 to allow MF without mixed-use stipulation. SCHOOL SITES 2. Amend current Business, Hillside Avenue Business, and SRR NHA SITES including 59 bus route, to allow MF by-right and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Allow mixed-use option by Special Permit if not allowed by-right. SRA 2a. Business District along Highland Avenue from May Street northerly to Sudbury Farms; 2b. Hillside Avenue Business with dimensional regulations for GR MF housing same as Apt. A-1 district and by-right; 10 **2c.** Neighborhood District along Reservoir and Central area along 2d. Neighborhood District along Great Plain near the Hersey MBTA SRB GOLF 20 3. Amend current Industrial Disticts within 1/2 mile of transit to allow MF and use Apt. A-1 dimensional limits - coordinate limits GR during units/acre density analysis required for MBTA MF districts. **3a.** Add MF housing to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way. 4. Amend current Center Business District and its Overlays and Chestnut Street and Avery Square Business Districts and Avery Square and Lower Chestnut Street Overlay Districts SRA within 1/2 mile of transit to allow MF and mixed-use MF by-right, SRA RR-C not special permit, and adjust (increase) current height and story limits. Changes to limits to be appropriate to their adjacent context. 4a. Needham Center and Overlay District A; **4b.** Needham Center and Overlay District B: extend to include Denmark Lane; 13 **4c.** Increase height limits in Overlay District B to 48' & 4 stories with 4th floor setback; ZONING DISTRICT AREA (SqFt) PERCENT 4d. Needham Center and Garden Street Overlay District; RR-C Single Residence B Single Residence A 150,857,574 4e. Chestnut Street Business and Lower Chestnut Overlay District; 12,033,961 129,532,480 37.05% Rural Residence - Conservation 35,542,733 3,302,028 10.17% 4f. Extend Chestnut Street Business district and Lower Chestnut Industrial Park 800,103 8,612,233 2.46% Overlay district to include SNF property on Lincoln Street; Town of Needham 660,148 7,105,774 2.03% General Residence 300,487 3,234,417 0.93% **4g.** Avery Square Business and Overlay District – increase height Industrial Housing Plan Working Group 2021 298,395 0.92% Institutional 3,211,895 from 35' to 38'. draft issued 08.01.2022 256,632 2,762,361 0.79% Apartment 2 5. Expand General Residence over SRB area along the Highland Industrial - 1 159,919 1,721,358 0.49% 155,615 1,675,026 Apartment 1 0.48% Street corridor to allow 2-family and SF conversions to 2-family. DOVER B-CH ST 142,166 Chestnut Street Business 1,530,263 0.44% **5a.** Highland Avenue from Rosemary Street to Avery Square **B-CTR** Center Business 113,068 1,217,049 0.35% 99,053 1,066,200 0.30% Business Business District. B-AV SQ 56,566 608,871 0.17% Avery Sq. Business **6.** Rezone designated residential areas **6a**, **6b**, **6c** and **6d** currently Neighborhood Business 55,444 596,793 0.17% Town map: Proposed zoning changes B-H AV 30,994 Hillside Ave. Business 333,616 0.10% zoned SRA to SRB. These specific SRA areas are adjacent to SRB 32,479,706 349,608,641 100.00% areas and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for Η В C G Α setbacks and coverages more appropriate for these smaller lots.



- 1. Implement Apartment 1 zoning in SRB, GR or Industrial Districts or in locations of non-conforming existing MF or other non-SF uses. Use Apt. A-1 dimensional limits coordinate limits during units/acre density analysis required for MBTA MF districts. Apartment A-1 rezone parcels within ½ mile of Needham Center transit station, now zoned SRB:
 - 1a. 888 Great Plain Avenue (former nursery/garden center);
 - **1b.** Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street;
 - 1c. YMCA site on Great Plain Avenue next to Greene's Field;
 - 1d. St. Joseph School strip along May Street;
 - Stephen Palmer former school leased by Town for multi-family housing;
 - 1f. Greene's Field playground/playfield abutting Stephen Palmer;
- 1g. Congregational Church on Great Plain Avenue including former rest home parcel;
- 1h. Extend existing Apt. A-1 along Rosemary Street adjacent to Industrial District and up to and across Highland Avenue to include library, Christ Episcopal and a part of Sudbury Farms, to create a contiguous Apt. A-1 parcel of approximately 25 ac;

Apartment A-1 – rezone parcels within ½ mile of Needham Center Transit station, now zoned GR

1i. Lots on Pickering Place together with a portion of St. Joseph School parcel;

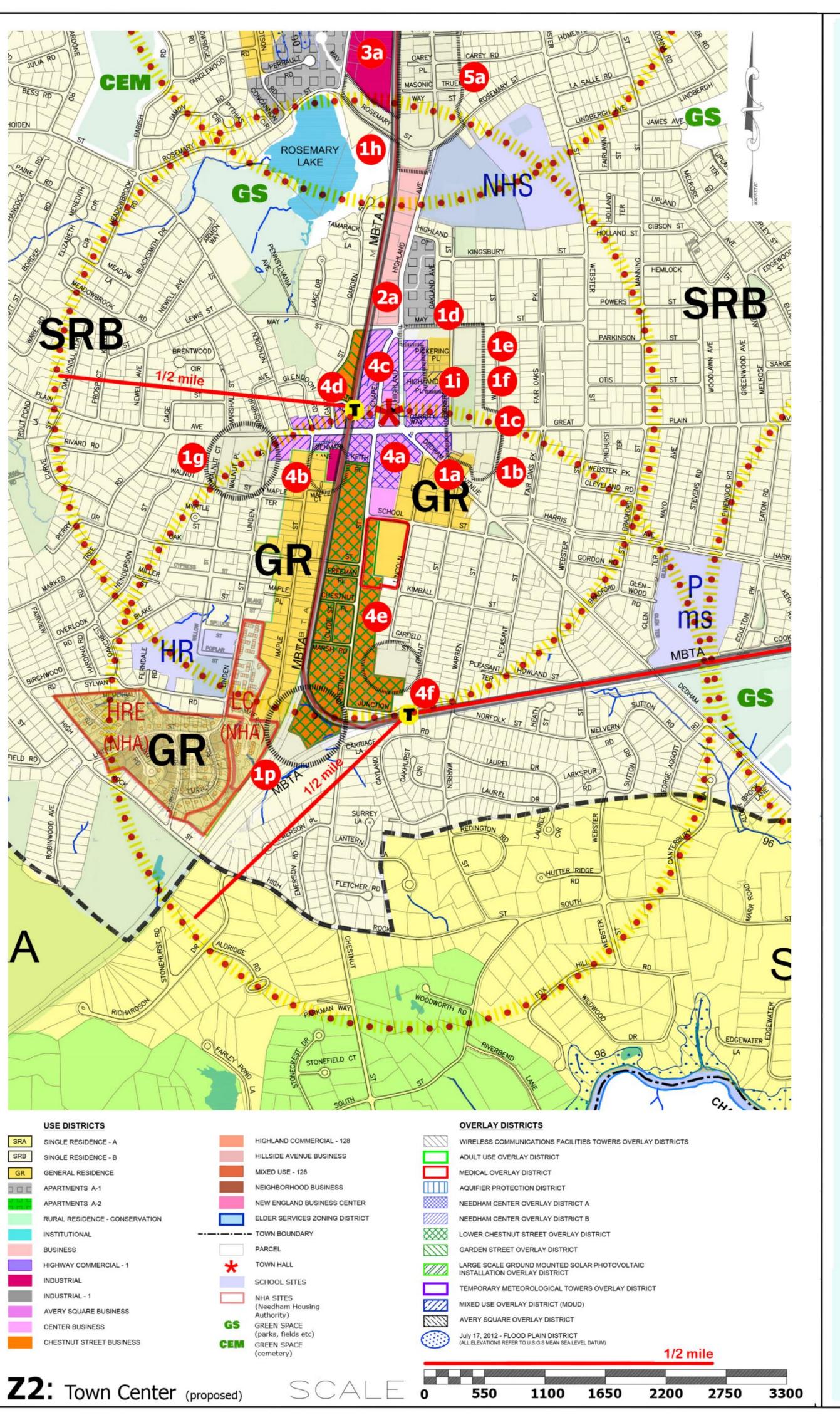
Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned SRB:

- **1j.** From Hamilton Highlands (Apt. A-1) along Highland Avenue to Hunnewell Street;
- **1k.** Avery Park Condominium and further East and South to include Avery Field;

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned GR:

- 1m. Convert Hillside School and the rear portion of 5 lots that abut the Hillside School property to Apt. A-1;
- 1n. Convert Industrial district along Crescent Road to be Apt. A-1 to allow MF housing and be a consolidated district with the Hillside School also converted to Apt. A-1. Exisiting uses to remain as non-conforming uses;

- 1p. Rezone Hartney Greymont site (now partly Chestnut Street Business / Overlay and SRB) to be Apt. A–1 to allow MF without mixed-use stipulation.
- 2. Amend current Business, Hillside Avenue Business, and Neighborhood Business Districts within 1/2 mile of transit, including 59 bus route, to allow MF by-right and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Allow mixed-use option by Special Permit if not allowed by-right.
 - 2a. Business District along Highland Avenue from May Street northerly to Sudbury Farms;
 - **2b.** Hillside Avenue Business with dimensional regulations for MF housing same as Apt. A-1 district and by-right;
 - **2c.** Neighborhood District along Reservoir and Central area along 128;
 - **2d.** Neighborhood District along Great Plain near the Hersey MBTA station.
- 3. Amend current Industrial Disticts within 1/2 mile of transit to allow MF and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts.
 - **3a.** Add MF housing to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way.
- 4. Amend current Center Business District and its Overlays and Chestnut Street and Avery Square Business Districts and Avery Square and Lower Chestnut Street Overlay Districts within 1/2 mile of transit to allow MF and mixed-use MF by-right, not special permit, and adjust (increase) current height and story limits. Changes to limits to be appropriate to their adjacent context.
 - 4a. Needham Center and Overlay District A;
 - **4b.** Needham Center and Overlay District B: extend to include Denmark Lane;
 - **4c.** Increase height limits in Overlay District B to 48' & 4 stories with 4th floor setback;
 - 4d. Needham Center and Garden Street Overlay District;
 - 4e. Chestnut Street Business and Lower Chestnut Overlay District;
 - **4f.** Extend Chestnut Street Business district and Lower Chestnut Overlay district to include SNF property on Lincoln Street;
 - **4g.** Avery Square Business and Overlay District increase height from 35' to 38'.
- Expand General Residence over SRB area along the Highland Street corridor to allow 2-family and SF conversions to 2-family.
- **5a.** Highland Avenue from Rosemary Street to Avery Square Business District.
- 6. Rezone designated residential areas 6a, 6b, 6c and 6d currently zoned SRA to SRB. These specific SRA areas are adjacent to SRB areas and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for setbacks and coverages more appropriate for these smaller lots.



- 1. Implement Apartment 1 zoning in SRB, GR or Industrial Districts or in locations of non-conforming existing MF or other non-SF uses. Use Apt. A-1 dimensional limits coordinate limits during units/acre density analysis required for MBTA MF districts. Apartment A-1 rezone parcels within ½ mile of Needham Center transit station, now zoned SRB:
 - 1a. 888 Great Plain Avenue (former nursery/garden center);
 - **1b.** Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street;
 - 1c. YMCA site on Great Plain Avenue next to Greene's Field;
 - 1d. St. Joseph School strip along May Street;
 - **1e.** Stephen Palmer former school leased by Town for multi-family housing;
 - 1f. Greene's Field playground/playfield abutting Stephen Palmer;
 - 1g. Congregational Church on Great Plain Avenue including former rest home parcel;
 - 1h. Extend existing Apt. A-1 along Rosemary Street adjacent to Industrial District and up to and across Highland Avenue to include library, Christ Episcopal and a part of Sudbury Farms, to create a contiguous Apt. A-1 parcel of approximately 25 ac;

Apartment A-1 – rezone parcels within ½ mile of Needham Center Transit station, now zoned GR

1i. Lots on Pickering Place together with a portion of St. Joseph School parcel;

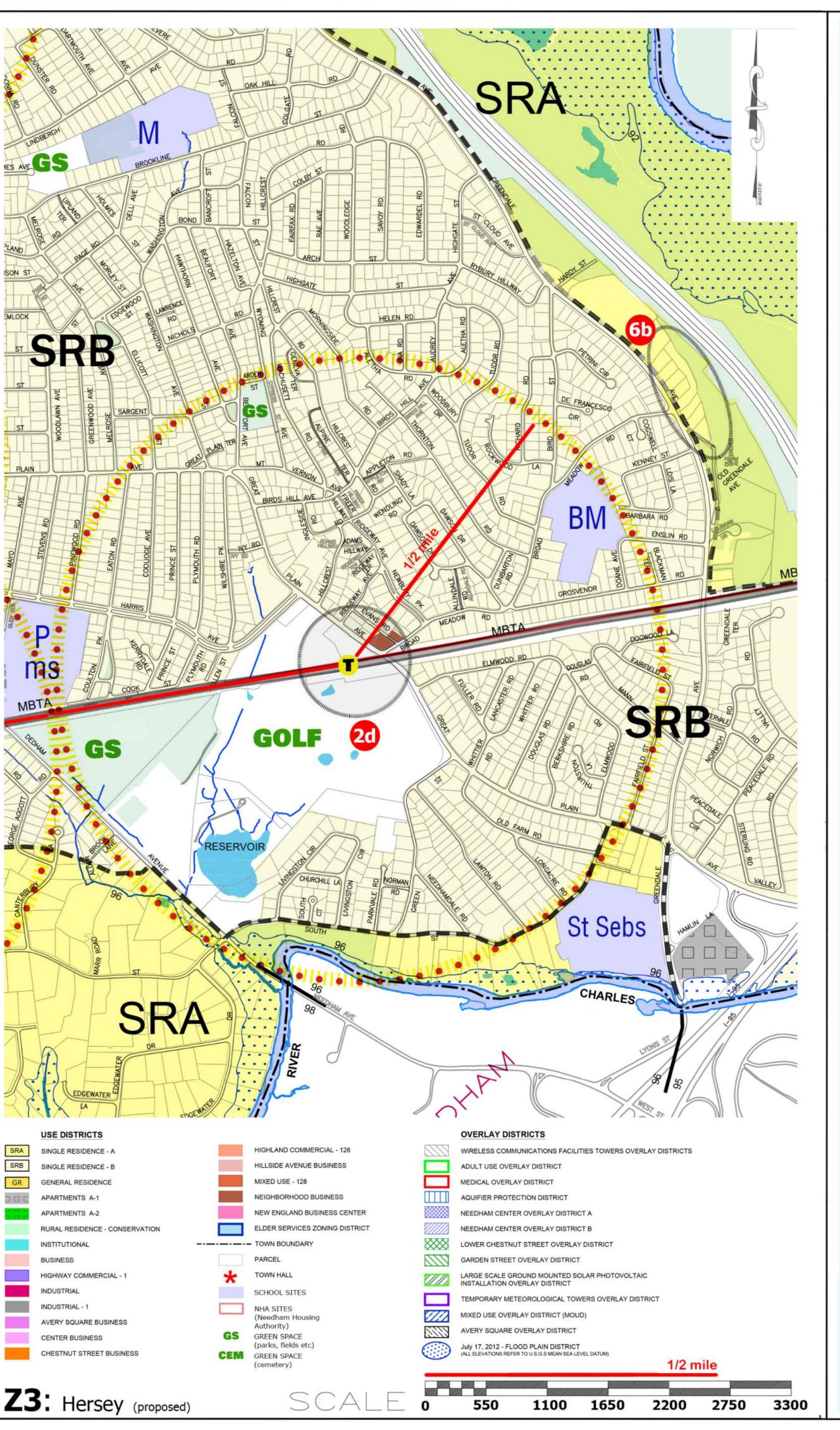
Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned SRB:

- **1j.** From Hamilton Highlands (Apt. A-1) along Highland Avenue to Hunnewell Street;
- **1k.** Avery Park Condominium and further East and South to include Avery Field;

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned GR:

- **1m.** Convert Hillside School and the rear portion of 5 lots that abut the Hillside School property to Apt. A-1;
- 1n. Convert Industrial district along Crescent Road to be Apt. A-1 to allow MF housing and be a consolidated district with the Hillside School also converted to Apt. A-1. Exisiting uses to remain as non-conforming uses;

- 1p. Rezone Hartney Greymont site (now partly Chestnut Street Business / Overlay and SRB) to be Apt. A–1 to allow MF without mixed-use stipulation.
- 2. Amend current Business, Hillside Avenue Business, and Neighborhood Business Districts within 1/2 mile of transit, including 59 bus route, to allow MF by-right and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Allow mixed-use option by Special Permit if not allowed by-right.
 - 2a. Business District along Highland Avenue from May Street northerly to Sudbury Farms;
 - **2b.** Hillside Avenue Business with dimensional regulations for MF housing same as Apt. A-1 district and by-right;
 - **2c.** Neighborhood District along Reservoir and Central area along 128;
 - 2d. Neighborhood District along Great Plain near the Hersey MBTA station.
- 3. Amend current Industrial Disticts within 1/2 mile of transit to allow MF and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts.
 - **3a.** Add MF housing to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way.
- 4. Amend current Center Business District and its Overlays and Chestnut Street and Avery Square Business Districts and Avery Square and Lower Chestnut Street Overlay Districts within 1/2 mile of transit to allow MF and mixed-use MF by-right, not special permit, and adjust (increase) current height and story limits. Changes to limits to be appropriate to their adjacent context.
 - 4a. Needham Center and Overlay District A;
 - **4b.** Needham Center and Overlay District B: extend to include Denmark Lane;
 - **4c.** Increase height limits in Overlay District B to 48' & 4 stories with 4th floor setback;
 - 4d. Needham Center and Garden Street Overlay District;
 - 4e. Chestnut Street Business and Lower Chestnut Overlay District;
 - **4f.** Extend Chestnut Street Business district and Lower Chestnut Overlay district to include SNF property on Lincoln Street;
 - **4g.** Avery Square Business and Overlay District increase height from 35' to 38'.
- Expand General Residence over SRB area along the Highland Street corridor to allow 2-family and SF conversions to 2-family.
 - **5a.** Highland Avenue from Rosemary Street to Avery Square Business District.
- 6. Rezone designated residential areas 6a, 6b, 6c and 6d currently zoned SRA to SRB. These specific SRA areas are adjacent to SRB areas and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for setbacks and coverages more appropriate for these smaller lots.



- Implement Apartment 1 zoning in SRB, GR or Industrial
 Districts or in locations of non-conforming existing MF or other
 non-SF uses. Use Apt. A-1 dimensional limits coordinate limits
 during units/acre density analysis required for MBTA MF districts.
 Apartment A-1 rezone parcels within ½ mile of
 Needham Center transit station, now zoned SRB:
 - 1a. 888 Great Plain Avenue (former nursery/garden center);
 - **1b.** Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street;
 - 1c. YMCA site on Great Plain Avenue next to Greene's Field;
 - 1d. St. Joseph School strip along May Street;
 - **1e.** Stephen Palmer former school leased by Town for multi-family housing;
 - 1f. Greene's Field playground/playfield abutting Stephen Palmer;
- 1g. Congregational Church on Great Plain Avenue including former rest home parcel;
- 1h. Extend existing Apt. A-1 along Rosemary Street adjacent to Industrial District and up to and across Highland Avenue to include library, Christ Episcopal and a part of Sudbury Farms, to create a contiguous Apt. A-1 parcel of approximately 25 ac;

Apartment A-1 – rezone parcels within ½ mile of Needham Center Transit station, now zoned GR

1i. Lots on Pickering Place together with a portion of St. Joseph School parcel;

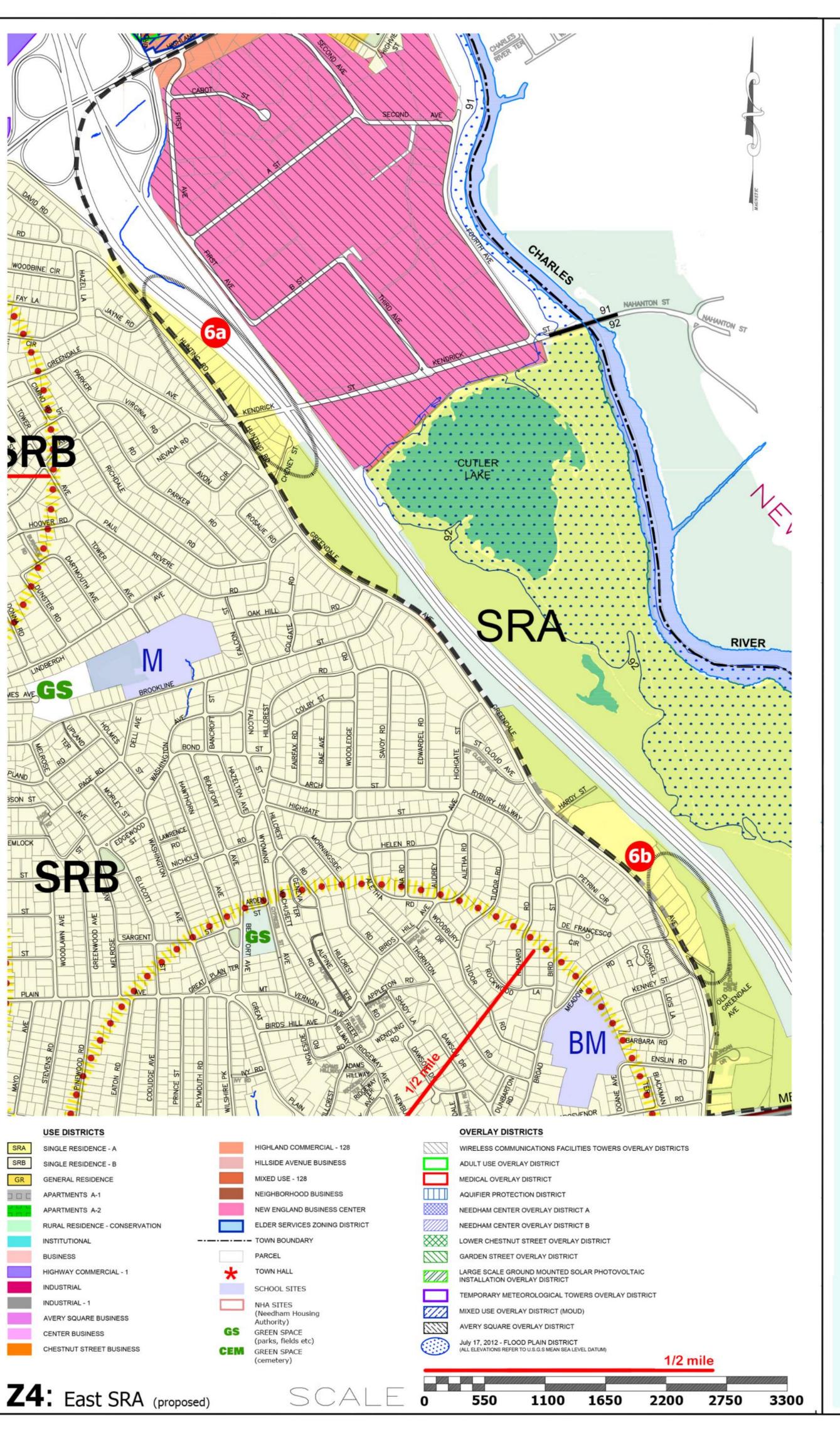
Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned SRB:

- **1j.** From Hamilton Highlands (Apt. A-1) along Highland Avenue to Hunnewell Street;
- **1k.** Avery Park Condominium and further East and South to include Avery Field;

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned GR:

- 1m. Convert Hillside School and the rear portion of 5 lots that abut the Hillside School property to Apt. A-1;
- 1n. Convert Industrial district along Crescent Road to be Apt. A-1 to allow MF housing and be a consolidated district with the Hillside School also converted to Apt. A-1. Exisiting uses to remain as non-conforming uses;

- 1p. Rezone Hartney Greymont site (now partly Chestnut Street Business / Overlay and SRB) to be Apt. A–1 to allow MF without mixed-use stipulation.
- 2. Amend current Business, Hillside Avenue Business, and Neighborhood Business Districts within 1/2 mile of transit, including 59 bus route, to allow MF by-right and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Allow mixed-use option by Special Permit if not allowed by-right.
 - 2a. Business District along Highland Avenue from May Street northerly to Sudbury Farms;
 - **2b.** Hillside Avenue Business with dimensional regulations for MF housing same as Apt. A-1 district and by-right;
 - **2c.** Neighborhood District along Reservoir and Central area along 128;
 - **2d.** Neighborhood District along Great Plain near the Hersey MBTA station.
- 3. Amend current Industrial Disticts within 1/2 mile of transit to allow MF and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts.
 - **3a.** Add MF housing to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way.
- 4. Amend current Center Business District and its Overlays and Chestnut Street and Avery Square Business Districts and Avery Square and Lower Chestnut Street Overlay Districts within 1/2 mile of transit to allow MF and mixed-use MF by-right, not special permit, and adjust (increase) current height and story limits. Changes to limits to be appropriate to their adjacent context.
 - 4a. Needham Center and Overlay District A;
 - **4b.** Needham Center and Overlay District B: extend to include Denmark Lane;
 - **4c.** Increase height limits in Overlay District B to 48' & 4 stories with 4th floor setback;
 - 4d. Needham Center and Garden Street Overlay District;
 - 4e. Chestnut Street Business and Lower Chestnut Overlay District;
 - **4f.** Extend Chestnut Street Business district and Lower Chestnut Overlay district to include SNF property on Lincoln Street;
 - **4g.** Avery Square Business and Overlay District increase height from 35' to 38'.
- Expand General Residence over SRB area along the Highland Street corridor to allow 2-family and SF conversions to 2-family.
- **5a.** Highland Avenue from Rosemary Street to Avery Square Business District.
- 6. Rezone designated residential areas 6a, 6b, 6c and 6d currently zoned SRA to SRB. These specific SRA areas are adjacent to SRB areas and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for setbacks and coverages more appropriate for these smaller lots.



Proposed Zoning Changes:

- 1. Implement Apartment 1 zoning in SRB, GR or Industrial Districts or in locations of non-conforming existing MF or other non-SF uses. Use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Apartment A-1 – rezone parcels within ½ mile of Needham Center transit station, now zoned SRB:
 - 1a. 888 Great Plain Avenue (former nursery/garden center);
 - **1b.** Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street;
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 - Stephen Palmer former school leased by Town for multi-family housing;
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 - Congregational Church on Great Plain Avenue including former rest home parcel;
 - 1h. Extend existing Apt. A-1 along Rosemary Street adjacent to Industrial District and up to and across Highland Avenue to include library, Christ Episcopal and a part of Sudbury Farms, to create a contiguous Apt. A-1 parcel of approximately 25 ac;

Apartment A-1 – rezone parcels within ½ mile of Needham Center Transit station, now zoned GR

1i. Lots on Pickering Place together with a portion of St. Joseph School parcel;

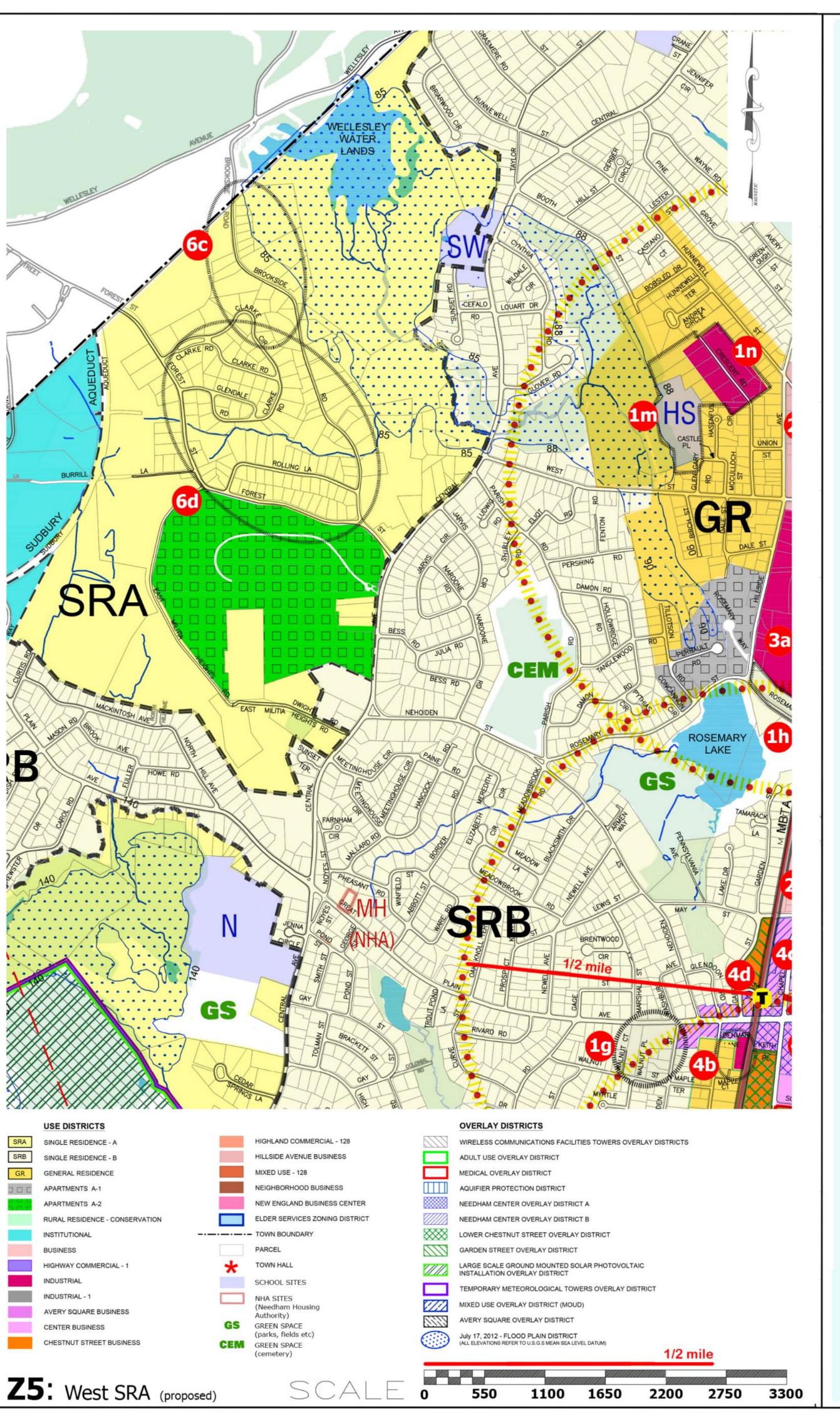
Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned SRB:

- **1j.** From Hamilton Highlands (Apt. A-1) along Highland Avenue to Hunnewell Street;
- **1k.** Avery Park Condominium and further East and South to include Avery Field;

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned GR:

- 1m. Convert Hillside School and the rear portion of 5 lots that abut the Hillside School property to Apt. A-1;
- 1n. Convert Industrial district along Crescent Road to be Apt. A-1 to allow MF housing and be a consolidated district with the Hillside School also converted to Apt. A-1. Exisiting uses to remain as non-conforming uses;

- 1p. Rezone Hartney Greymont site (now partly Chestnut Street Business / Overlay and SRB) to be Apt. A–1 to allow MF without mixed-use stipulation.
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 - 4a. Needham Center and Overlay District A;
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Apartment A-1 – rezone parcels within ½ mile of Needham Center Transit station, now zoned GR

1i. Lots on Pickering Place together with a portion of St. Joseph School parcel;

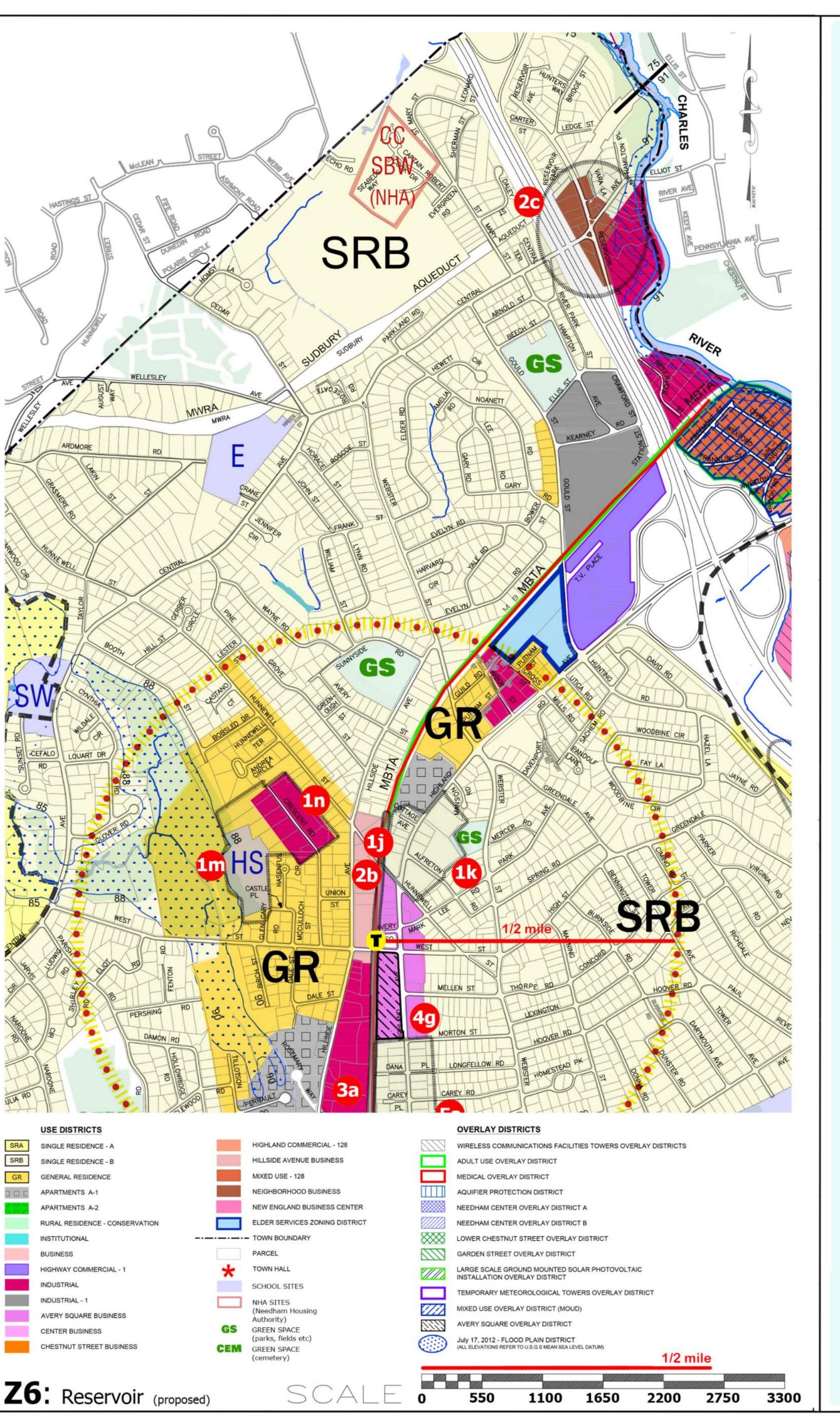
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- **1j.** From Hamilton Highlands (Apt. A-1) along Highland Avenue to Hunnewell Street;
- **1k.** Avery Park Condominium and further East and South to include Avery Field;

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned GR:

- 1m. Convert Hillside School and the rear portion of 5 lots that abut the Hillside School property to Apt. A-1;
- 1n. Convert Industrial district along Crescent Road to be Apt. A-1 to allow MF housing and be a consolidated district with the Hillside School also converted to Apt. A-1. Exisiting uses to remain as non-conforming uses;

- **1p.** Rezone Hartney Greymont site (now partly Chestnut Street Business / Overlay and SRB) to be Apt. A–1 to allow MF without mixed-use stipulation.
- 2. Amend current Business, Hillside Avenue Business, and Neighborhood Business Districts within 1/2 mile of transit, including 59 bus route, to allow MF by-right and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Allow mixed-use option by Special Permit if not allowed by-right.
 - 2a. Business District along Highland Avenue from May Street northerly to Sudbury Farms;
 - **2b.** Hillside Avenue Business with dimensional regulations for MF housing same as Apt. A-1 district and by-right;
 - **2c.** Neighborhood District along Reservoir and Central area along 128;
 - **2d.** Neighborhood District along Great Plain near the Hersey MBTA station.
- 3. Amend current Industrial Disticts within 1/2 mile of transit to allow MF and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts.
 - **3a.** Add MF housing to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way.
- 4. Amend current Center Business District and its Overlays and Chestnut Street and Avery Square Business Districts and Avery Square and Lower Chestnut Street Overlay Districts within 1/2 mile of transit to allow MF and mixed-use MF by-right, not special permit, and adjust (increase) current height and story limits. Changes to limits to be appropriate to their adjacent context.
 - 4a. Needham Center and Overlay District A;
 - **4b.** Needham Center and Overlay District B: extend to include Denmark Lane;
 - **4c.** Increase height limits in Overlay District B to 48' & 4 stories with 4th floor setback;
 - 4d. Needham Center and Garden Street Overlay District;
 - 4e. Chestnut Street Business and Lower Chestnut Overlay District;
 - **4f.** Extend Chestnut Street Business district and Lower Chestnut Overlay district to include SNF property on Lincoln Street;
 - **4g.** Avery Square Business and Overlay District increase height from 35' to 38'.
- Expand General Residence over SRB area along the Highland Street corridor to allow 2-family and SF conversions to 2-family.
- **5a.** Highland Avenue from Rosemary Street to Avery Square Business District.
- 6. Rezone designated residential areas 6a, 6b, 6c and 6d currently zoned SRA to SRB. These specific SRA areas are adjacent to SRB areas and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for setbacks and coverages more appropriate for these smaller lots.



- 1. Implement Apartment 1 zoning in SRB, GR or Industrial Districts or in locations of non-conforming existing MF or other non-SF uses. Use Apt. A-1 dimensional limits coordinate limits during units/acre density analysis required for MBTA MF districts. Apartment A-1 rezone parcels within ½ mile of Needham Center transit station, now zoned SRB:
 - 1a. 888 Great Plain Avenue (former nursery/garden center);
 - **1b.** Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street;
 - 1c. YMCA site on Great Plain Avenue next to Greene's Field;
 - 1d. St. Joseph School strip along May Street;
 - **1e.** Stephen Palmer former school leased by Town for multi-family housing;
 - 1f. Greene's Field playground/playfield abutting Stephen Palmer;
- 1g. Congregational Church on Great Plain Avenue including former rest home parcel;
- 1h. Extend existing Apt. A-1 along Rosemary Street adjacent to Industrial District and up to and across Highland Avenue to include library, Christ Episcopal and a part of Sudbury Farms, to create a contiguous Apt. A-1 parcel of approximately 25 ac;

Apartment A-1 – rezone parcels within ½ mile of Needham Center Transit station, now zoned GR

1i. Lots on Pickering Place together with a portion of St. Joseph School parcel;

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned SRB:

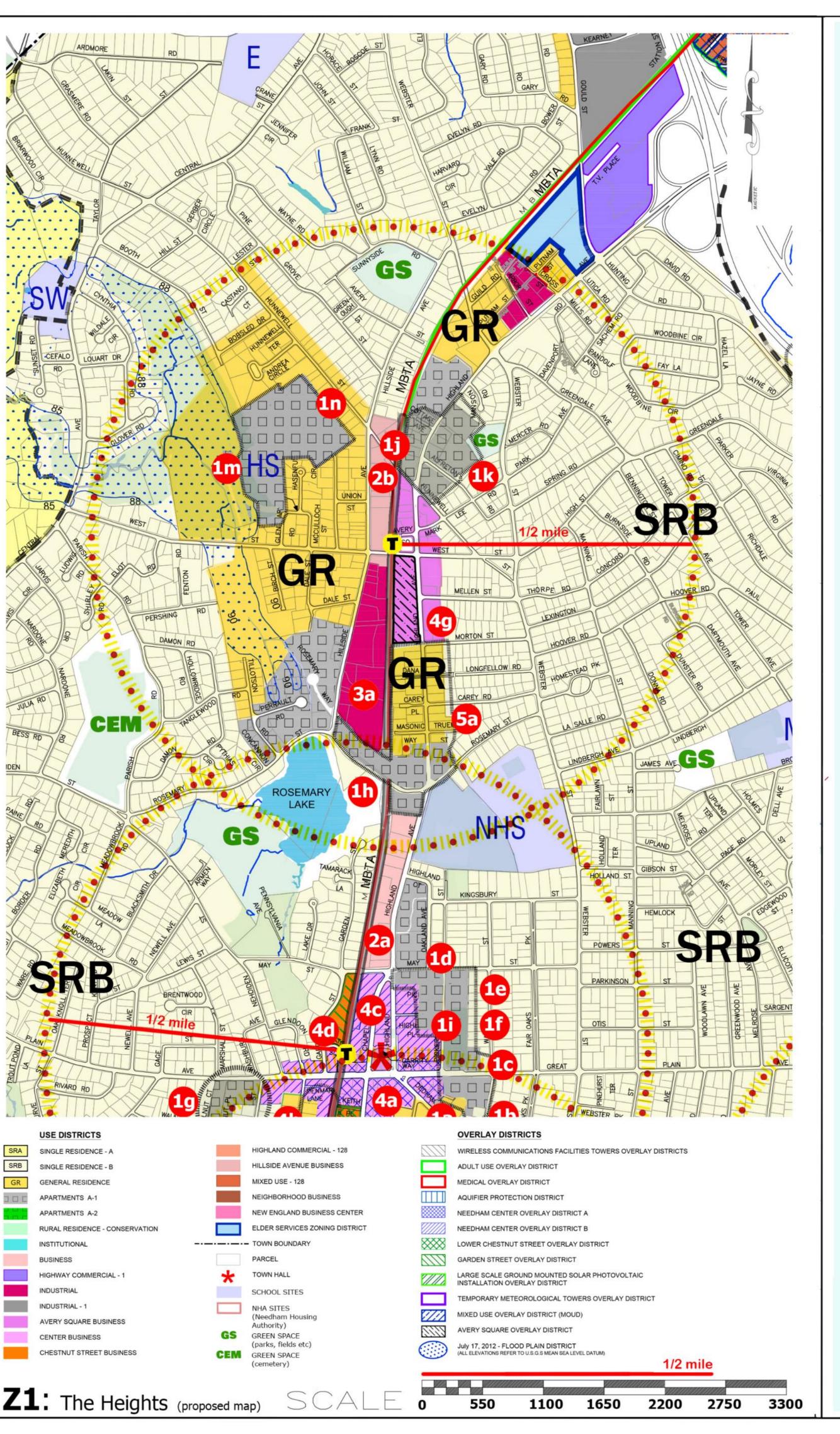
- **1j.** From Hamilton Highlands (Apt. A-1) along Highland Avenue to Hunnewell Street;
- **1k.** Avery Park Condominium and further East and South to include Avery Field;

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned GR:

- 1m. Convert Hillside School and the rear portion of 5 lots that abut the Hillside School property to Apt. A-1;
- 1n. Convert Industrial district along Crescent Road to be Apt. A-1 to allow MF housing and be a consolidated district with the Hillside School also converted to Apt. A-1. Exisiting uses to remain as non-conforming uses;

- 1p. Rezone Hartney Greymont site (now partly Chestnut Street Business / Overlay and SRB) to be Apt. A–1 to allow MF without mixed-use stipulation.
- 2. Amend current Business, Hillside Avenue Business, and Neighborhood Business Districts within 1/2 mile of transit, including 59 bus route, to allow MF by-right and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Allow mixed-use option by Special Permit if not allowed by-right.
 - 2a. Business District along Highland Avenue from May Street northerly to Sudbury Farms;
 - 2b. Hillside Avenue Business with dimensional regulations for MF housing same as Apt. A-1 district and by-right;
 - **2c.** Neighborhood District along Reservoir and Central area along 128;
 - 2d. Neighborhood District along Great Plain near the Hersey MBTA station.
- 3. Amend current Industrial Disticts within 1/2 mile of transit to allow MF and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts.
 - **3a.** Add MF housing to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way.
- 4. Amend current Center Business District and its Overlays and Chestnut Street and Avery Square Business Districts and Avery Square and Lower Chestnut Street Overlay Districts within 1/2 mile of transit to allow MF and mixed-use MF by-right, not special permit, and adjust (increase) current height and story limits. Changes to limits to be appropriate to their adjacent context.
 - 4a. Needham Center and Overlay District A;
 - **4b.** Needham Center and Overlay District B: extend to include Denmark Lane;
 - **4c.** Increase height limits in Overlay District B to 48' & 4 stories with 4th floor setback;
 - 4d. Needham Center and Garden Street Overlay District;
 - 4e. Chestnut Street Business and Lower Chestnut Overlay District;
 - **4f.** Extend Chestnut Street Business district and Lower Chestnut Overlay district to include SNF property on Lincoln Street;
 - **4g.** Avery Square Business and Overlay District increase height from 35' to 38'.
- Expand General Residence over SRB area along the Highland Street corridor to allow 2-family and SF conversions to 2-family.
- **5a.** Highland Avenue from Rosemary Street to Avery Square Business District.
- 6. Rezone designated residential areas 6a, 6b, 6c and 6d currently zoned SRA to SRB. These specific SRA areas are adjacent to SRB areas and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for setbacks and coverages more appropriate for these smaller lots.

W Eng BranchesiCAD-DraftingiNeedham Town Maps/Town Zoning Maps/Zoning Map-Rev 3-1-20.dwg, Layout1, 3/6/2020 1:07:51 PM, SUMMARY OF ZONING CONSIDERATIONS: Proposed Zoning Changes: 1. Implement Apartment 1 zoning in SRB, GR or Industrial Districts or in locations of non-conforming existing MF or other TOWNOFnon-SF uses. Use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. NEEDHAM Needham Housing Authority properties: Apartment A-1 – rezone parcels within ½ mile of Needham Center transit station, now zoned SRB: CC Captain Cook MASSA CHUSETTS **1a.** 888 Great Plain Avenue (former nursery/garden center); SBW Seabeds Way **1b.** Baptist and Christian Science Church parcels on Great Plain LC Linden Chambers ZONING MAP Avenue, near corner of Warren Street; HRE High Rock Estates 1c. YMCA site on Great Plain Avenue next to Greene's Field; MH Mathews House 1d. St. Joseph School strip along May Street; NEEDHAM PLANNING BOARD **1e.** Stephen Palmer former school leased by Town for Adam Block, Chairperson multi-family housing; Jeanne S. McKnight, Vice Chairperson **1f.** Greene's Field playground/playfield abutting Stephen Palmer; Paul S. Alpert, Member SRB Natasha Espada, Member 1g. Congregational Church on Great Plain Avenue including former Artie Crocker, Member rest home parcel; Lee Newman - Director of Planning & Community Development **1h.** Extend existing Apt. A-1 along Rosemary Street adjacent to Thomas A. Ryder, P.E.- Town Engineer Industrial District and up to and across Highland Avenue to Revised - July 21, 2022 include library, Christ Episcopal and a part of Sudbury Farms, USE DISTRICTS **OVERLAY DISTRICTS** to create a contiguous Apt. A-1 parcel of approximately 25 ac; SINGLE RESIDENCE - A WIRELESS COMMUNICATIONS FACILITIES TOWERS OVERLAY DISTRICTS Apartment A-1 - rezone parcels within 1/2 mile of Needham SINGLE RESIDENCE - B ADULT USE OVERLAY DISTRICT Center Transit station, now zoned GR **1i.** Lots on Pickering Place together with a portion of St. Joseph MEDICAL OVERLAY DISTRICT GENERAL RESIDENCE School parcel; APARTMENTS A-1 AQUIFIER PROTECTION DISTRICT NEEDHAM CENTER OVERLAY DISTRICT A Apartment A-1 - rezone parcels within 1/2 mile of APARTMENTS A-2 RURAL RESIDENCE - CONSERVATION NEEDHAM CENTER OVERLAY DISTRICT B Needham Heights transit station, now zoned SRB: 1j. From Hamilton Highlands (Apt. A-1) along Highland Avenue to INSTITUTIONAL LOWER CHESTNUT STREET OVERLAY DISTRICT Hunnewell Street; GARDEN STREET OVERLAY DISTRICT **1k.** Avery Park Condominium and further East and South to LARGE SCALE GROUND MOUNTED SOLAR PHOTOVOLTAIC HIGHWAY COMMERCIAL - 1 INSTALLATION OVERLAY DISTRICT include Avery Field; TEMPORARY METEOROLOGICAL TOWERS OVERLAY DISTRICT Apartment A-1 - rezone parcels within 1/2 mile of INDUSTRIAL - 1 MIXED USE OVERLAY DISTRICT (MOUD) Needham Heights transit station, now zoned GR: AVERY SQUARE BUSINESS AVERY SQUARE OVERLAY DISTRICT **1m.** Convert Hillside School and the rear portion of 5 lots that abut July 17, 2012 - FLOOD PLAIN DISTRICT the Hillside School property to Apt. A-1; CHESTNUT STREET BUSINESS Convert Industrial district along Crescent Road to be Apt. A-1 HIGHLAND COMMERCIAL - 128 **GREEN SPACE** SRA to allow MF housing and be a consolidated district with the HILLSIDE AVENUE BUSINESS GREEN SPACE Hillside School also converted to Apt. A-1. Exisiting uses to remain as non-conforming uses; NEIGHBORHOOD BUSINESS Apartment A-1 - rezone parcels within 1/2 mile of Needham NEW ENGLAND BUSINESS CENTER Junction transit station, now zoned Chestnut Street ELDER SERVICES ZONING DISTRICT Business, Lower Chestnut Street Overlay District and SRB: SRB ----- TOWN BOUNDARY 1p. Rezone Hartney Greymont site (now partly Chestnut Street Business / Overlay and SRB) to be Apt. A-1 to allow MF without mixed-use stipulation. SCHOOL SITES 2. Amend current Business, Hillside Avenue Business, and SRR NHA SITES including 59 bus route, to allow MF by-right and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Allow mixed-use option by Special Permit if not allowed by-right. SRA 2a. Business District along Highland Avenue from May Street northerly to Sudbury Farms; 2b. Hillside Avenue Business with dimensional regulations for MF housing same as Apt. A-1 district and by-right; 10 **2c.** Neighborhood District along Reservoir and Central area along 2d. Neighborhood District along Great Plain near the Hersey MBTA SRB GOLF 20 3. Amend current **Industrial** Disticts within 1/2 mile of transit to allow MF and use Apt. A-1 dimensional limits - coordinate limits GR during units/acre density analysis required for MBTA MF districts. **3a.** Add MF housing to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way. 4. Amend current Center Business District and its Overlays and Chestnut Street and Avery Square Business Districts and Avery Square and Lower Chestnut Street Overlay Districts SRA within 1/2 mile of transit to allow MF and mixed-use MF by-right, SRA RR-C not special permit, and adjust (increase) current height and story limits. Changes to limits to be appropriate to their adjacent context. **4a.** Needham Center and Overlay District A; **4b.** Needham Center and Overlay District B: extend to include Denmark Lane; 13 **4c.** Increase height limits in Overlay District B to 48' & 4 stories with 4th floor setback; ZONING DISTRICT AREA (SqFt) PERCENT 4d. Needham Center and Garden Street Overlay District; RR-C Single Residence B Single Residence A 150,857,574 4e. Chestnut Street Business and Lower Chestnut Overlay District; 12,033,961 129,532,480 37.05% 35,542,733 Rural Residence - Conservation 3,302,028 10.17% 4f. Extend Chestnut Street Business district and Lower Chestnut Industrial Park 800,103 8,612,233 2.46% Overlay district to include SNF property on Lincoln Street; Town of Needham 660,148 7,105,774 2.03% General Residence 300,487 3,234,417 0.93% **4g.** Avery Square Business and Overlay District – increase height Industrial Housing Plan Working Group 2021 298,395 0.92% Institutional 3,211,895 from 35' to 38'. draft issued 08.01.2022 256,632 2,762,361 0.79% Apartment 2 5. Expand General Residence over SRB area along the Highland Industrial - 1 159,919 1,721,358 0.49% 155,615 1,675,026 Apartment 1 0.48% Street corridor to allow 2-family and SF conversions to 2-family. DOVER 142,166 B-CH ST Chestnut Street Business 1,530,263 0.44% **5a.** Highland Avenue from Rosemary Street to Avery Square B-CTR B Center Business 113,068 1,217,049 0.35% 99,053 1,066,200 0.30% Business Business District. B-AV SQ 56,566 608,871 0.17% Avery Sq. Business 6. Rezone designated residential areas 6a, 6b, 6c and 6d currently Neighborhood Business 55,444 596,793 0.17% Town map: Proposed zoning changes (shown as updated map) B-H AV Hillside Ave. Business 30,994 333,616 0.10% zoned SRA to SRB. These specific SRA areas are adjacent to SRB 32,479,706 349,608,641 100.00% areas and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for Η В G Α setbacks and coverages more appropriate for these smaller lots.



Proposed Zoning Changes:

- 1. Implement Apartment 1 zoning in SRB, GR or Industrial Districts or in locations of non-conforming existing MF or other non-SF uses. Use Apt. A-1 dimensional limits coordinate limits during units/acre density analysis required for MBTA MF districts. Apartment A-1 rezone parcels within ½ mile of Needham Center transit station, now zoned SRB:
 - 1a. 888 Great Plain Avenue (former nursery/garden center);
 - **1b.** Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street;
 - 1c. YMCA site on Great Plain Avenue next to Greene's Field;
 - 1d. St. Joseph School strip along May Street;
 - 1e. Stephen Palmer former school leased by Town for multi-family housing;
 - 1f. Greene's Field playground/playfield abutting Stephen Palmer;
 - Congregational Church on Great Plain Avenue including former rest home parcel;
 - 1h. Extend existing Apt. A-1 along Rosemary Street adjacent to Industrial District and up to and across Highland Avenue to include library, Christ Episcopal and a part of Sudbury Farms, to create a contiguous Apt. A-1 parcel of approximately 25 ac;

Apartment A-1 – rezone parcels within ½ mile of Needham Center Transit station, now zoned GR

1i. Lots on Pickering Place together with a portion of St. Joseph School parcel;

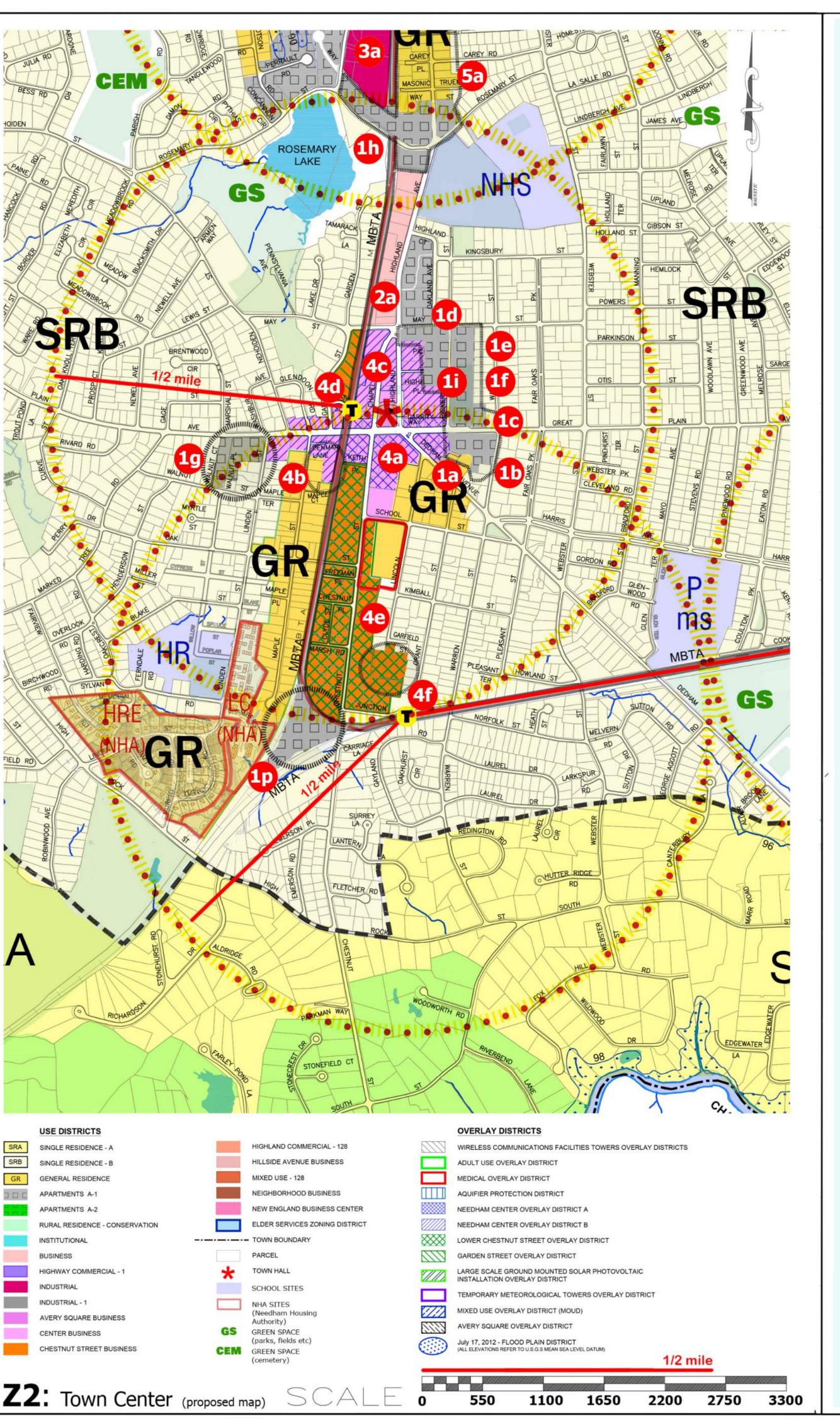
Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned SRB:

- **1j.** From Hamilton Highlands (Apt. A-1) along Highland Avenue to Hunnewell Street;
- Avery Park Condominium and further East and South to include Avery Field;

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned GR:

- **1m.** Convert Hillside School and the rear portion of 5 lots that abut the Hillside School property to Apt. A-1;
- 1n. Convert Industrial district along Crescent Road to be Apt. A-1 to allow MF housing and be a consolidated district with the Hillside School also converted to Apt. A-1. Exisiting uses to remain as non-conforming uses;

- 1p. Rezone Hartney Greymont site (now partly Chestnut Street Business / Overlay and SRB) to be Apt. A–1 to allow MF without mixed-use stipulation.
- 2. Amend current Business, Hillside Avenue Business, and Neighborhood Business Districts within 1/2 mile of transit, including 59 bus route, to allow MF by-right and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Allow mixed-use option by Special Permit if not allowed by-right.
 - **2a.** Business District along Highland Avenue from May Street northerly to Sudbury Farms;
 - **2b.** Hillside Avenue Business with dimensional regulations for MF housing same as Apt. A-1 district and by-right;
 - **2c.** Neighborhood District along Reservoir and Central area along 128;
 - **2d.** Neighborhood District along Great Plain near the Hersey MBTA station.
- 3. Amend current Industrial Disticts within 1/2 mile of transit to allow MF and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts.
 - **3a.** Add MF housing to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way.
- 4. Amend current Center Business District and its Overlays and Chestnut Street and Avery Square Business Districts and Avery Square and Lower Chestnut Street Overlay Districts within 1/2 mile of transit to allow MF and mixed-use MF by-right, not special permit, and adjust (increase) current height and story limits. Changes to limits to be appropriate to their adjacent context.
 - **4a.** Needham Center and Overlay District A;
 - **4b.** Needham Center and Overlay District B: extend to include Denmark Lane;
 - **4c.** Increase height limits in Overlay District B to 48' & 4 stories with 4th floor setback;
 - 4d. Needham Center and Garden Street Overlay District;
 - **4e.** Chestnut Street Business and Lower Chestnut Overlay District;
 - **4f.** Extend Chestnut Street Business district and Lower Chestnut Overlay district to include SNF property on Lincoln Street;
 - **4g.** Avery Square Business and Overlay District increase height from 35' to 38'.
- Expand General Residence over SRB area along the Highland Street corridor to allow 2-family and SF conversions to 2-family.
- **5a.** Highland Avenue from Rosemary Street to Avery Square Business District.
- 6. Rezone designated residential areas 6a, 6b, 6c and 6d currently zoned SRA to SRB. These specific SRA areas are adjacent to SRB areas and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for setbacks and coverages more appropriate for these smaller lots.



Proposed Zoning Changes:

- 1. Implement Apartment 1 zoning in SRB, GR or Industrial Districts or in locations of non-conforming existing MF or other non-SF uses. Use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Apartment A-1 – rezone parcels within ½ mile of Needham Center transit station, now zoned SRB:
 - 1a. 888 Great Plain Avenue (former nursery/garden center);
 - 1b. Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street;
 - 1c. YMCA site on Great Plain Avenue next to Greene's Field;
 - 1d. St. Joseph School strip along May Street;
 - 1e. Stephen Palmer former school leased by Town for multi-family housing;
 - 1f. Greene's Field playground/playfield abutting Stephen Palmer;
 - 1g. Congregational Church on Great Plain Avenue including former rest home parcel;
 - 1h. Extend existing Apt. A-1 along Rosemary Street adjacent to Industrial District and up to and across Highland Avenue to include library, Christ Episcopal and a part of Sudbury Farms, to create a contiguous Apt. A-1 parcel of approximately 25 ac;

Apartment A-1 – rezone parcels within ½ mile of Needham Center Transit station, now zoned GR

1i. Lots on Pickering Place together with a portion of St. Joseph School parcel;

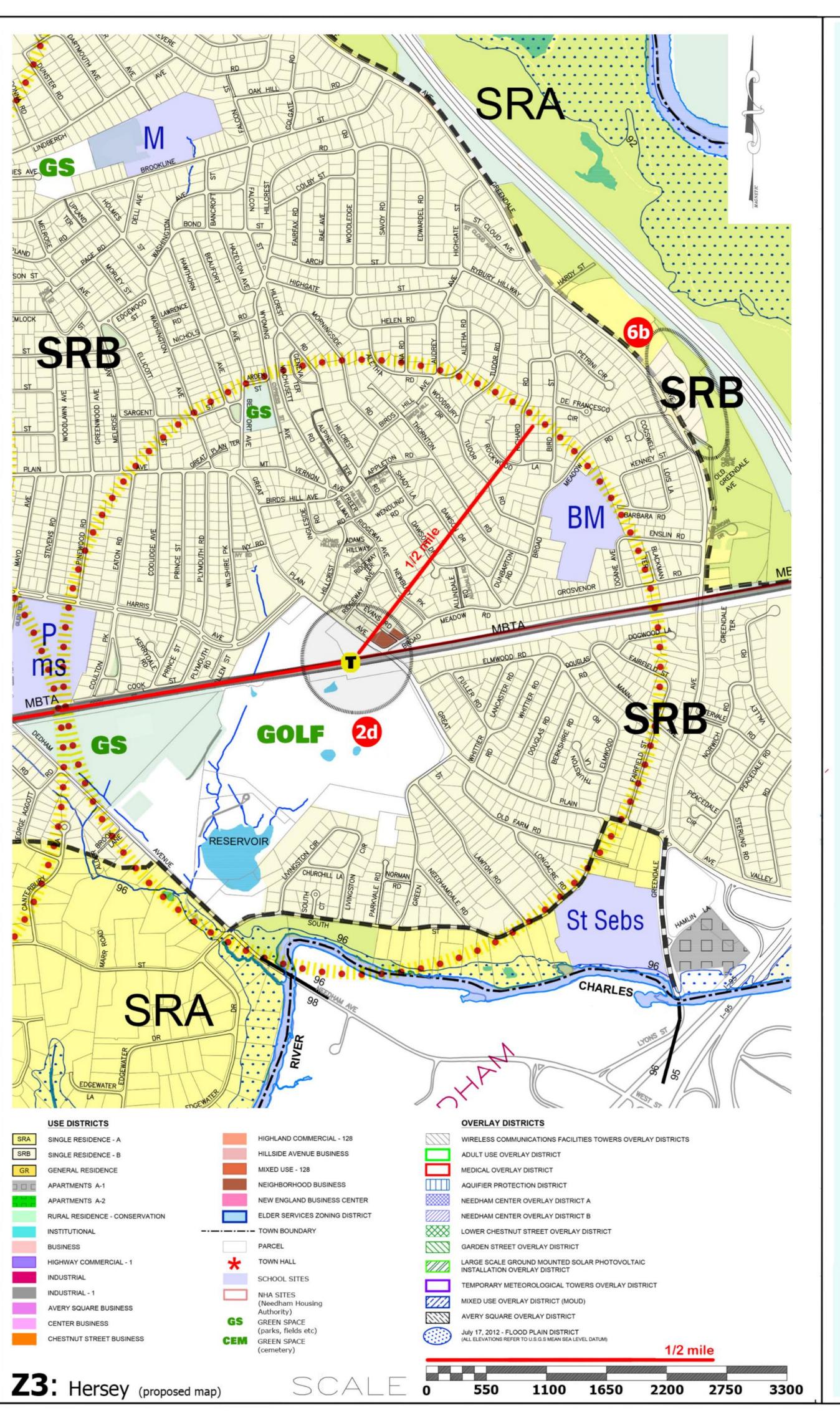
Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned SRB:

- **1j.** From Hamilton Highlands (Apt. A-1) along Highland Avenue to Hunnewell Street;
- Avery Park Condominium and further East and South to include Avery Field;

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned GR:

- **1m.** Convert Hillside School and the rear portion of 5 lots that abut the Hillside School property to Apt. A-1;
- 1n. Convert Industrial district along Crescent Road to be Apt. A-1 to allow MF housing and be a consolidated district with the Hillside School also converted to Apt. A-1. Exisiting uses to remain as non-conforming uses;

- 1p. Rezone Hartney Greymont site (now partly Chestnut Street Business / Overlay and SRB) to be Apt. A–1 to allow MF without mixed-use stipulation.
- 2. Amend current Business, Hillside Avenue Business, and Neighborhood Business Districts within 1/2 mile of transit, including 59 bus route, to allow MF by-right and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Allow mixed-use option by Special Permit if not allowed by-right.
 - **2a.** Business District along Highland Avenue from May Street northerly to Sudbury Farms;
 - **2b.** Hillside Avenue Business with dimensional regulations for MF housing same as Apt. A-1 district and by-right;
 - **2c.** Neighborhood District along Reservoir and Central area along 128;
 - **2d.** Neighborhood District along Great Plain near the Hersey MBTA station.
- 3. Amend current Industrial Disticts within 1/2 mile of transit to allow MF and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts.
 - **3a.** Add MF housing to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way.
- 4. Amend current Center Business District and its Overlays and Chestnut Street and Avery Square Business Districts and Avery Square and Lower Chestnut Street Overlay Districts within 1/2 mile of transit to allow MF and mixed-use MF by-right, not special permit, and adjust (increase) current height and story limits. Changes to limits to be appropriate to their adjacent context.
 - **4a.** Needham Center and Overlay District A;
 - **4b.** Needham Center and Overlay District B: extend to include Denmark Lane;
 - **4c.** Increase height limits in Overlay District B to 48' & 4 stories with 4th floor setback;
 - **4d.** Needham Center and Garden Street Overlay District;
 - **4e.** Chestnut Street Business and Lower Chestnut Overlay District;
 - **4f.** Extend Chestnut Street Business district and Lower Chestnut Overlay district to include SNF property on Lincoln Street;
 - **4g.** Avery Square Business and Overlay District increase height from 35' to 38'.
- Expand General Residence over SRB area along the Highland Street corridor to allow 2-family and SF conversions to 2-family.
- **5a.** Highland Avenue from Rosemary Street to Avery Square Business District.
- 6. Rezone designated residential areas 6a, 6b, 6c and 6d currently zoned SRA to SRB. These specific SRA areas are adjacent to SRB areas and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for setbacks and coverages more appropriate for these smaller lots.



Proposed Zoning Changes:

- Implement Apartment 1 zoning in SRB, GR or Industrial Districts or in locations of non-conforming existing MF or other non-SF uses. Use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Apartment A-1 - rezone parcels within 1/2 mile of Needham Center transit station, now zoned SRB:
 - **1a.** 888 Great Plain Avenue (former nursery/garden center);
 - 1b. Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street;
 - 1c. YMCA site on Great Plain Avenue next to Greene's Field;
 - 1d. St. Joseph School strip along May Street;
 - 1e. Stephen Palmer former school leased by Town for multi-family housing;
 - 1f. Greene's Field playground/playfield abutting Stephen Palmer;
- 1g. Congregational Church on Great Plain Avenue including former rest home parcel;
- **1h.** Extend existing Apt. A-1 along Rosemary Street adjacent to Industrial District and up to and across Highland Avenue to include library, Christ Episcopal and a part of Sudbury Farms, to create a contiguous Apt. A-1 parcel of approximately 25 ac;

Apartment A-1 - rezone parcels within 1/2 mile of Needham Center Transit station, now zoned GR

1i. Lots on Pickering Place together with a portion of St. Joseph School parcel;

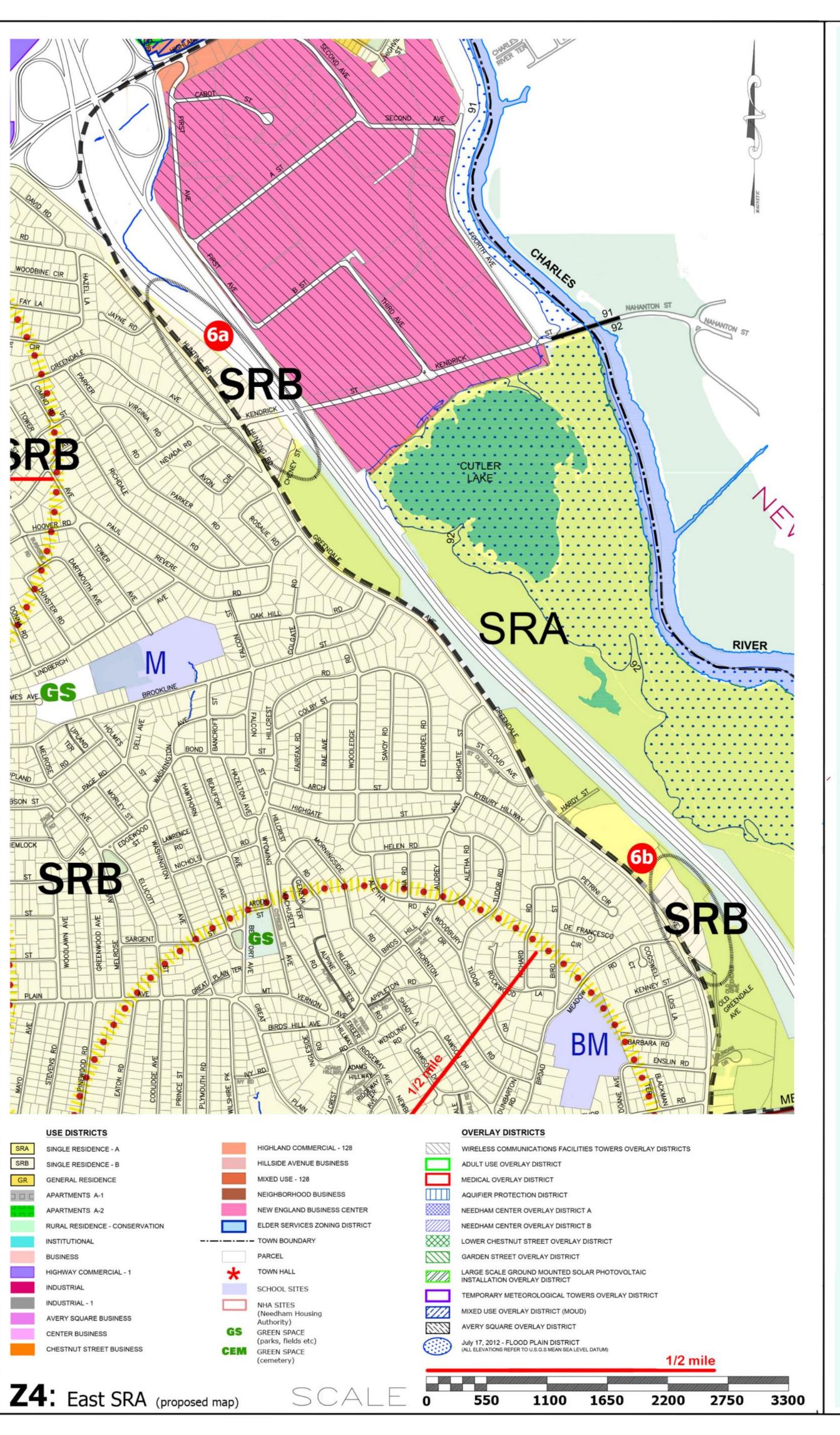
Apartment A-1 - rezone parcels within 1/2 mile of Needham Heights transit station, now zoned SRB:

- 1j. From Hamilton Highlands (Apt. A-1) along Highland Avenue to Hunnewell Street;
- **1k.** Avery Park Condominium and further East and South to include Avery Field;

Apartment A-1 - rezone parcels within 1/2 mile of Needham Heights transit station, now zoned GR:

- **1m.** Convert Hillside School and the rear portion of 5 lots that abut the Hillside School property to Apt. A-1;
- Convert Industrial district along Crescent Road to be Apt. A-1 to allow MF housing and be a consolidated district with the Hillside School also converted to Apt. A-1. Exisiting uses to remain as non-conforming uses;

- 1p. Rezone Hartney Greymont site (now partly Chestnut Street Business / Overlay and SRB) to be Apt. A-1 to allow MF without mixed-use stipulation.
- Amend current Business, Hillside Avenue Business, and Neighborhood Business Districts within 1/2 mile of transit, including 59 bus route, to allow MF by-right and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Allow mixed-use option by Special Permit if not allowed by-right.
 - 2a. Business District along Highland Avenue from May Street northerly to Sudbury Farms;
 - **2b.** Hillside Avenue Business with dimensional regulations for MF housing same as Apt. A-1 district and by-right;
 - 2c. Neighborhood District along Reservoir and Central area along
 - 2d. Neighborhood District along Great Plain near the Hersey MBTA
- 3. Amend current **Industrial** Disticts within 1/2 mile of transit to allow MF and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts.
 - 3a. Add MF housing to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way.
- 4. Amend current **Center Business** District and its **Overlays** and Chestnut Street and Avery Square Business Districts and Avery Square and Lower Chestnut Street Overlay Districts within 1/2 mile of transit to allow MF and mixed-use MF by-right, not special permit, and adjust (increase) current height and story limits. Changes to limits to be appropriate to their adjacent context.
 - 4a. Needham Center and Overlay District A;
 - **4b.** Needham Center and Overlay District B: extend to include Denmark Lane;
 - **4c.** Increase height limits in Overlay District B to 48' & 4 stories with 4th floor setback;
 - 4d. Needham Center and Garden Street Overlay District;
 - 4e. Chestnut Street Business and Lower Chestnut Overlay District;
 - 4f. Extend Chestnut Street Business district and Lower Chestnut Overlay district to include SNF property on Lincoln Street;
 - **4g.** Avery Square Business and Overlay District increase height from 35' to 38'.
- 5. Expand General Residence over SRB area along the Highland Street corridor to allow 2-family and SF conversions to 2-family.
- **5a.** Highland Avenue from Rosemary Street to Avery Square Business District.
- 6. Rezone designated residential areas 6a, 6b, 6c and 6d currently zoned **SRA** to **SRB.** These specific SRA areas are adjacent to SRB areas and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for setbacks and coverages more appropriate for these smaller lots.



Proposed Zoning Changes:

- 1. Implement Apartment 1 zoning in SRB, GR or Industrial Districts or in locations of non-conforming existing MF or other non-SF uses. Use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Apartment A-1 – rezone parcels within ½ mile of Needham Center transit station, now zoned SRB:
 - 1a. 888 Great Plain Avenue (former nursery/garden center);
 - 1b. Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street;
 - 1c. YMCA site on Great Plain Avenue next to Greene's Field;
 - 1d. St. Joseph School strip along May Street;
 - 1e. Stephen Palmer former school leased by Town for multi-family housing;
 - 1f. Greene's Field playground/playfield abutting Stephen Palmer;
 - Congregational Church on Great Plain Avenue including former rest home parcel;
 - 1h. Extend existing Apt. A-1 along Rosemary Street adjacent to Industrial District and up to and across Highland Avenue to include library, Christ Episcopal and a part of Sudbury Farms, to create a contiguous Apt. A-1 parcel of approximately 25 ac;

Apartment A-1 – rezone parcels within ½ mile of Needham Center Transit station, now zoned GR

1i. Lots on Pickering Place together with a portion of St. Joseph School parcel;

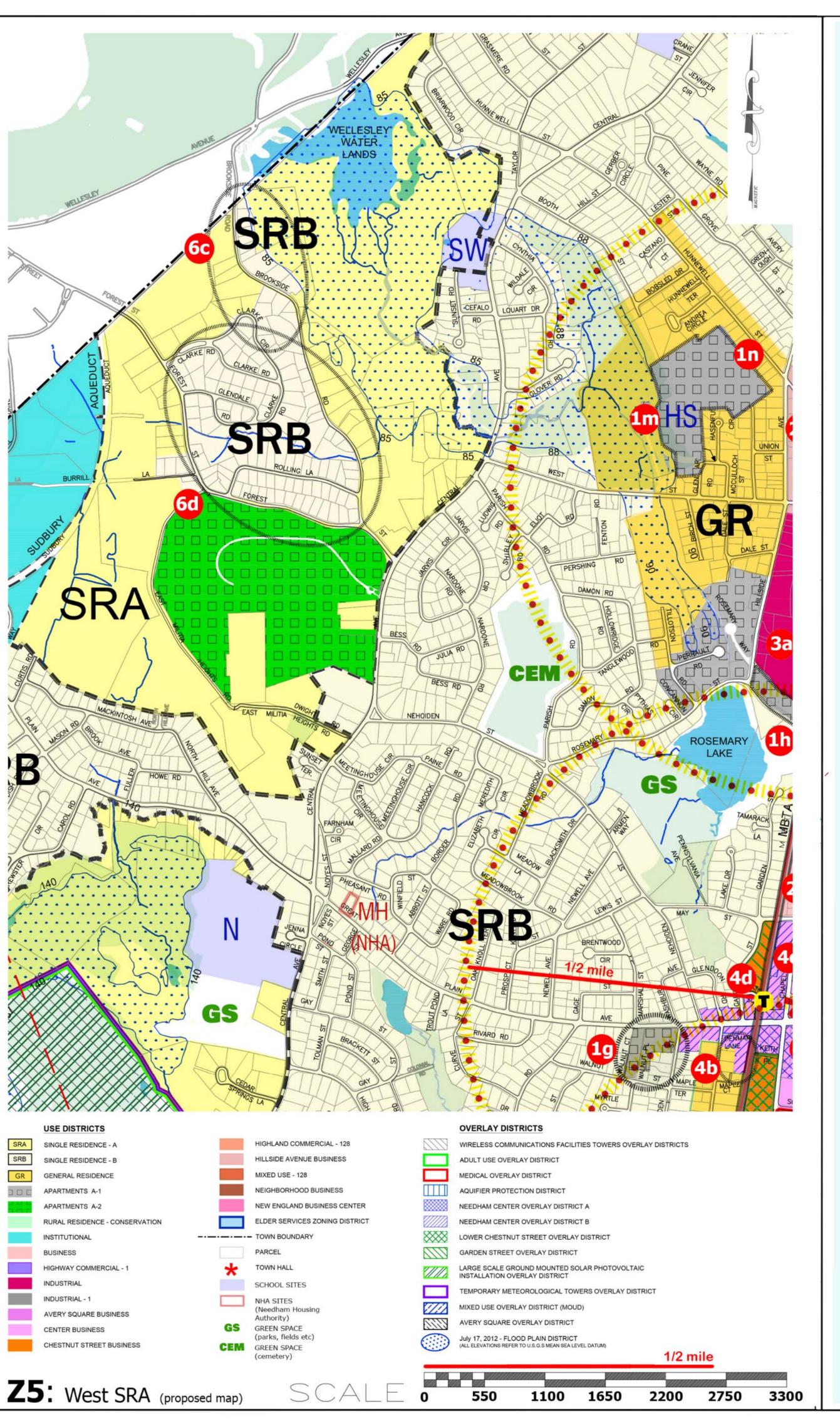
Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned SRB:

- **1j.** From Hamilton Highlands (Apt. A-1) along Highland Avenue to Hunnewell Street;
- Avery Park Condominium and further East and South to include Avery Field;

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned GR:

- 1m. Convert Hillside School and the rear portion of 5 lots that abut the Hillside School property to Apt. A-1;
- 1n. Convert Industrial district along Crescent Road to be Apt. A-1 to allow MF housing and be a consolidated district with the Hillside School also converted to Apt. A-1. Exisiting uses to remain as non-conforming uses;

- **1p.** Rezone Hartney Greymont site (now partly Chestnut Street Business / Overlay and SRB) to be Apt. A–1 to allow MF without mixed-use stipulation.
- 2. Amend current Business, Hillside Avenue Business, and Neighborhood Business Districts within 1/2 mile of transit, including 59 bus route, to allow MF by-right and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Allow mixed-use option by Special Permit if not allowed by-right.
 - **2a.** Business District along Highland Avenue from May Street northerly to Sudbury Farms;
 - **2b.** Hillside Avenue Business with dimensional regulations for MF housing same as Apt. A-1 district and by-right;
 - Neighborhood District along Reservoir and Central area along 128;
 - **2d.** Neighborhood District along Great Plain near the Hersey MBTA station.
- 3. Amend current Industrial Disticts within 1/2 mile of transit to allow MF and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts.
- 3a. Add MF housing to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way.
- 4. Amend current Center Business District and its Overlays and Chestnut Street and Avery Square Business Districts and Avery Square and Lower Chestnut Street Overlay Districts within 1/2 mile of transit to allow MF and mixed-use MF by-right, not special permit, and adjust (increase) current height and story limits. Changes to limits to be appropriate to their adjacent context.
 - **4a.** Needham Center and Overlay District A;
 - **4b.** Needham Center and Overlay District B: extend to include Denmark Lane;
 - **4c.** Increase height limits in Overlay District B to 48' & 4 stories with 4th floor setback;
 - 4d. Needham Center and Garden Street Overlay District;
 - **4e.** Chestnut Street Business and Lower Chestnut Overlay District;
 - **4f.** Extend Chestnut Street Business district and Lower Chestnut Overlay district to include SNF property on Lincoln Street;
 - **4g.** Avery Square Business and Overlay District increase height from 35' to 38'.
- Expand General Residence over SRB area along the Highland Street corridor to allow 2-family and SF conversions to 2-family.
- **5a.** Highland Avenue from Rosemary Street to Avery Square Business District.
- 6. Rezone designated residential areas 6a, 6b, 6c and 6d currently zoned SRA to SRB. These specific SRA areas are adjacent to SRB areas and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for setbacks and coverages more appropriate for these smaller lots.



Proposed Zoning Changes:

- 1. Implement Apartment 1 zoning in SRB, GR or Industrial Districts or in locations of non-conforming existing MF or other non-SF uses. Use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Apartment A-1 – rezone parcels within ½ mile of Needham Center transit station, now zoned SRB:
 - 1a. 888 Great Plain Avenue (former nursery/garden center);
 - **1b.** Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street;
 - 1c. YMCA site on Great Plain Avenue next to Greene's Field;
 - 1d. St. Joseph School strip along May Street;
 - **1e.** Stephen Palmer former school leased by Town for multi-family housing;
 - 1f. Greene's Field playground/playfield abutting Stephen Palmer;
 - 1g. Congregational Church on Great Plain Avenue including former rest home parcel;
 - 1h. Extend existing Apt. A-1 along Rosemary Street adjacent to Industrial District and up to and across Highland Avenue to include library, Christ Episcopal and a part of Sudbury Farms, to create a contiguous Apt. A-1 parcel of approximately 25 ac;

Apartment A-1 – rezone parcels within ½ mile of Needham Center Transit station, now zoned GR

1i. Lots on Pickering Place together with a portion of St. Joseph School parcel;

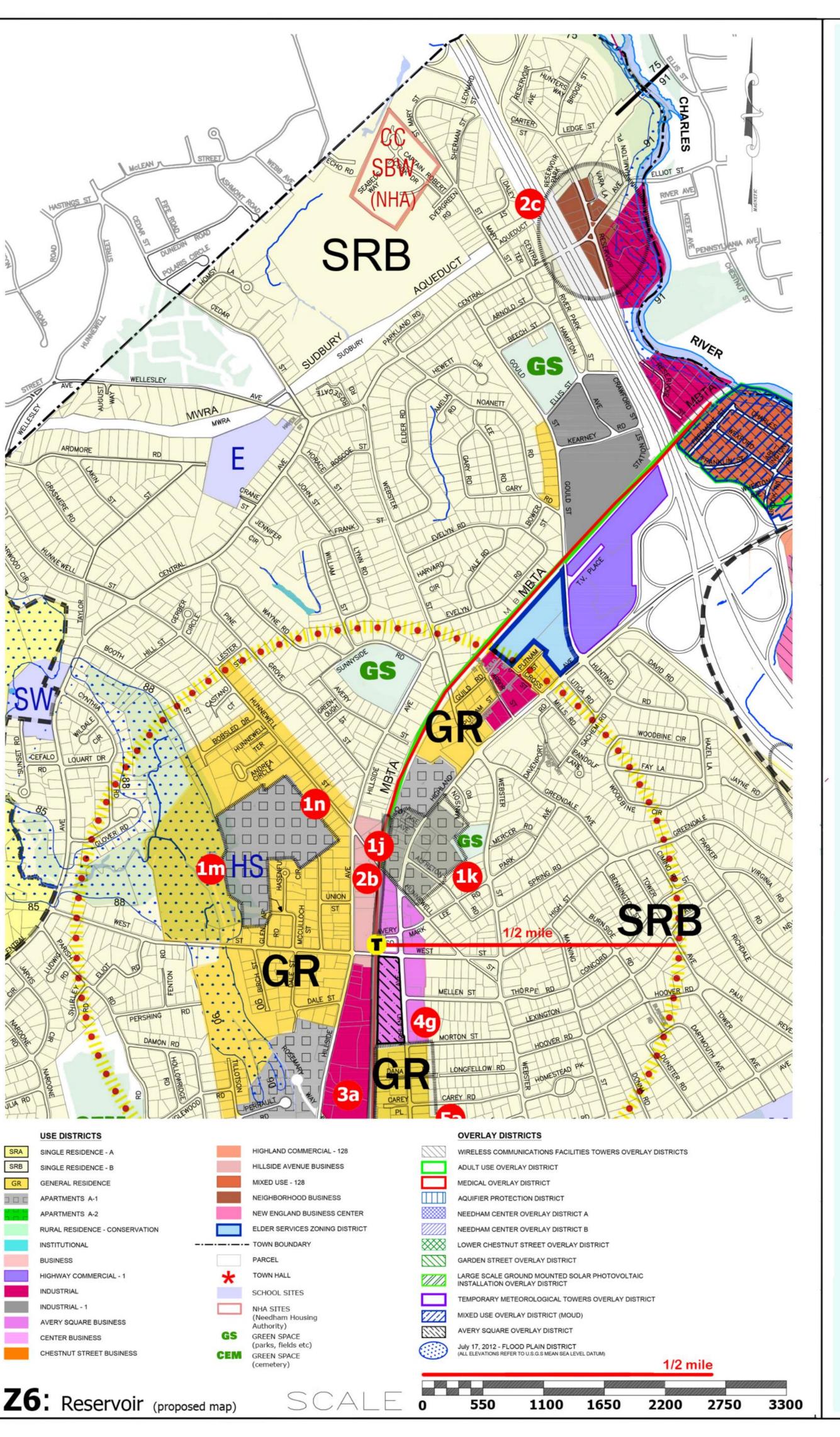
Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned SRB:

- **1j.** From Hamilton Highlands (Apt. A-1) along Highland Avenue to Hunnewell Street;
- Avery Park Condominium and further East and South to include Avery Field;

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned GR:

- 1m. Convert Hillside School and the rear portion of 5 lots that abut the Hillside School property to Apt. A-1;
- 1n. Convert Industrial district along Crescent Road to be Apt. A-1 to allow MF housing and be a consolidated district with the Hillside School also converted to Apt. A-1. Exisiting uses to remain as non-conforming uses;

- **1p.** Rezone Hartney Greymont site (now partly Chestnut Street Business / Overlay and SRB) to be Apt. A–1 to allow MF without mixed-use stipulation.
- 2. Amend current Business, Hillside Avenue Business, and Neighborhood Business Districts within 1/2 mile of transit, including 59 bus route, to allow MF by-right and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Allow mixed-use option by Special Permit if not allowed by-right.
 - **2a.** Business District along Highland Avenue from May Street northerly to Sudbury Farms;
 - **2b.** Hillside Avenue Business with dimensional regulations for MF housing same as Apt. A-1 district and by-right;
 - **2c.** Neighborhood District along Reservoir and Central area along 128;
 - **2d.** Neighborhood District along Great Plain near the Hersey MBTA station.
- 3. Amend current Industrial Disticts within 1/2 mile of transit to allow MF and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts.
 - **3a.** Add MF housing to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way.
- 4. Amend current Center Business District and its Overlays and Chestnut Street and Avery Square Business Districts and Avery Square and Lower Chestnut Street Overlay Districts within 1/2 mile of transit to allow MF and mixed-use MF by-right, not special permit, and adjust (increase) current height and story limits. Changes to limits to be appropriate to their adjacent context. 4a. Needham Center and Overlay District A:
 - **4a.** Needham Center and Overlay District A;
 - **4b.** Needham Center and Overlay District B: extend to include Denmark Lane;
 - **4c.** Increase height limits in Overlay District B to 48' & 4 stories with 4th floor setback;
 - 4d. Needham Center and Garden Street Overlay District;
 - **4e.** Chestnut Street Business and Lower Chestnut Overlay District;
 - **4f.** Extend Chestnut Street Business district and Lower Chestnut Overlay district to include SNF property on Lincoln Street;
 - **4g.** Avery Square Business and Overlay District increase height from 35' to 38'.
- Expand General Residence over SRB area along the Highland Street corridor to allow 2-family and SF conversions to 2-family.
- **5a.** Highland Avenue from Rosemary Street to Avery Square Business District.
- 6. Rezone designated residential areas 6a, 6b, 6c and 6d currently zoned SRA to SRB. These specific SRA areas are adjacent to SRB areas and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for setbacks and coverages more appropriate for these smaller lots.



Proposed Zoning Changes:

- 1. Implement Apartment 1 zoning in SRB, GR or Industrial Districts or in locations of non-conforming existing MF or other non-SF uses. Use Apt. A-1 dimensional limits coordinate limits during units/acre density analysis required for MBTA MF districts. Apartment A-1 rezone parcels within ½ mile of Needham Center transit station, now zoned SRB:
 - 1a. 888 Great Plain Avenue (former nursery/garden center);
 - **1b.** Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street;
 - 1c. YMCA site on Great Plain Avenue next to Greene's Field;
 - 1d. St. Joseph School strip along May Street;
 - 1e. Stephen Palmer former school leased by Town for multi-family housing;
 - 1f. Greene's Field playground/playfield abutting Stephen Palmer;
 - Congregational Church on Great Plain Avenue including former rest home parcel;
 - 1h. Extend existing Apt. A-1 along Rosemary Street adjacent to Industrial District and up to and across Highland Avenue to include library, Christ Episcopal and a part of Sudbury Farms, to create a contiguous Apt. A-1 parcel of approximately 25 ac;

Apartment A-1 – rezone parcels within ½ mile of Needham Center Transit station, now zoned GR

1i. Lots on Pickering Place together with a portion of St. Joseph School parcel;

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned SRB:

- **1j.** From Hamilton Highlands (Apt. A-1) along Highland Avenue to Hunnewell Street;
- Avery Park Condominium and further East and South to include Avery Field;

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned GR:

- 1m. Convert Hillside School and the rear portion of 5 lots that abut the Hillside School property to Apt. A-1;
- 1n. Convert Industrial district along Crescent Road to be Apt. A-1 to allow MF housing and be a consolidated district with the Hillside School also converted to Apt. A-1. Exisiting uses to remain as non-conforming uses;

- 1p. Rezone Hartney Greymont site (now partly Chestnut Street Business / Overlay and SRB) to be Apt. A–1 to allow MF without mixed-use stipulation.
- 2. Amend current Business, Hillside Avenue Business, and Neighborhood Business Districts within 1/2 mile of transit, including 59 bus route, to allow MF by-right and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts. Allow mixed-use option by Special Permit if not allowed by-right.
 - **2a.** Business District along Highland Avenue from May Street northerly to Sudbury Farms;
 - **2b.** Hillside Avenue Business with dimensional regulations for MF housing same as Apt. A-1 district and by-right;
 - **2c.** Neighborhood District along Reservoir and Central area along 128;
 - **2d.** Neighborhood District along Great Plain near the Hersey MBTA station.
- 3. Amend current Industrial Disticts within 1/2 mile of transit to allow MF and use Apt. A-1 dimensional limits - coordinate limits during units/acre density analysis required for MBTA MF districts.
 - **3a.** Add MF housing to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way.
- 4. Amend current Center Business District and its Overlays and Chestnut Street and Avery Square Business Districts and Avery Square and Lower Chestnut Street Overlay Districts within 1/2 mile of transit to allow MF and mixed-use MF by-right, not special permit, and adjust (increase) current height and story limits. Changes to limits to be appropriate to their adjacent context.
 - **4a.** Needham Center and Overlay District A;
 - **4b.** Needham Center and Overlay District B: extend to include Denmark Lane;
 - **4c.** Increase height limits in Overlay District B to 48' & 4 stories with 4th floor setback;
 - 4d. Needham Center and Garden Street Overlay District;
 - **4e.** Chestnut Street Business and Lower Chestnut Overlay District;
 - **4f.** Extend Chestnut Street Business district and Lower Chestnut Overlay district to include SNF property on Lincoln Street;
 - **4g.** Avery Square Business and Overlay District increase height from 35' to 38'.
- Expand General Residence over SRB area along the Highland Street corridor to allow 2-family and SF conversions to 2-family.
- **5a.** Highland Avenue from Rosemary Street to Avery Square Business District.
- 6. Rezone designated residential areas 6a, 6b, 6c and 6d currently zoned SRA to SRB. These specific SRA areas are adjacent to SRB areas and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for setbacks and coverages more appropriate for these smaller lots.

NEEDHAM HOUSING PLAN WORKING GROUP - ZONING SUBGROUP

Part1: Introductory Text (issued 08/12/22)

GUIDING PRINCIPLES FOR DEVELOPING THE 2021 NEEDHAM HOUSING PLAN:

1 HPWG has undertaken a comprehensive community education and public relations effort to explain housing issues, such as the need for greater housing diversity as 84% of Needham's housing stock is owner-occupied and 82% are single-family homes - more housing options are needed to meet local needs, such as the needs of local workers who are priced out of the housing market, young people and families needing starter residences (e.g., single-family homes, condominiums, apartments etc.), people with disabilities, and downsizing empty nesters.

This HPWG effort should continue.

The HPWG goal for the Town's Housing Plan is to provide clear housing goals and target milestones that can be tracked over the next five, ten and twenty years, understanding that housing production across the spectrum of housing types needed will take time to see results from the regulatory reform that will enable more diverse housing development.

There may be an expanded monitoring role of annual housing production/progress beyond what the Town (Karen Sunnarborg) already does. This might involve the Needham Affordable Housing Trust.

- The HPWG has explained that the Town's information about affordable units listed on the Subsidized Housing Inventory (SHI) of 12.5% is based on 40B rules that allow the counting of market-rate units in projects along with the dedicated affordable units, acknowledging that the current SHI count of truly affordable housing units is really 6.7% of Needham housing units, which is below the required 10% 40B target stipulated.
- The HPWG expects the final MBTA Guidelines document will be issued this summer 2022 and be an important framework for the analysis of our current zoning by-laws to understand how the town should respond with appropriate zoning reforms to address the laws target multi-family housing goals. Below is a brief summary of the *Draft* MBTA Guidelines reviewed and which may require updating when the final law is issued later this summer:

MBTA Guidelines highlights (based on latest release of the MA law c.40, sec.3A Guidelines dated 08/10/22)

- a. Amend existing zoning within ½ mile of MBTA transit stations to accommodate multi-family housing at an average minimum density of 15 units per acre, which must be allowed by right, not by special permit, though site plan review may be required;
- **b.** Zoning target areas are to be 50 acres with at least one site of 25 <u>contiguous</u> acres within ½ mile of a transit station;
- **c.** Zoning districts may allow mixed-use buildings that include business and housing units together, provided that the allowed density for housing units is 15 units per acre and the

housing units are all allowed by right and stand-alone multi-family housing is also allowed by right in the district..

- The HPWG has outlined the following as important contributing initiatives to advocate for, to reinforce the town's commitment to the creation of a successful housing plan for Needham:
 - **a.** Improve communications / collaboration within town government boards and committees to be more proactive in addressing affordable housing needs, opportunities, and challenges and the related impacts on infrastructure, town services and budget and school system;
 - **b.** Provide training, funding and staff capacity to the Needham Affordable Housing Trust as a possible agency to provide annual oversight and monitoring of the development of affordable housing in Needham;
 - c. Appoint affordable housing advocates to Town boards and committees;
 - **d.** Preserve existing parks and conservation land throughout the Town and ensure their long-term accessibility to the public for recreational purposes;
 - **e.** Require new development to consider the importance of creating new public and private open spaces in all new and renovation projects, and how any open spaces can connect to, or expand on, the adjacent opens spaces and public realm of the immediate surrounding neighborhood context;
 - **f.** Require the installation or improvement of sidewalks, bike paths, or pedestrian trails to access the nearest park or open space in locations where on-site provision of open space is not feasible;
 - g. Consider providing additional town (& corporate?) funded internal transportation options to reduce car usage, connect to existing transit, and assist in the mobility of residents, seniors and the disabled within Needham's core areas and along the Highland Avenue / Chestnut Street commercial corridor.

NEEDHAM HOUSING PLAN WORKING GROUP - ZONING SUBGROUP

Part 2: Zoning Recommendations (issued 08/12/22)

ZONING CHANGES FOR CONSIDERATION:

Inclusionary Zoning:

In every district where multi-family or mixed-use housing is allowed, our Zoning By-law should require at least 12 ½ of housing units to be affordable for households at or below 80% of Area Median Income. For new MBTA designated MF districts under MA law c.40A, sec 3A Guidelines, we will be limited to 10% affordable for households at no less than 80% AMI, unless a designated area has an inclusionary requirement that predates the release of the new law. This affordability rule should also be applied to single-family subdivisions. For developments of fewer than 6 units, a monetary contribution to the Needham Affordable Housing Trust Fund should be required proportionate to the cost of providing an affordable unit.

Required Parking:

Needham's Apartment A-1 District now requires 1.5 parking spaces per dwelling unit. For A-1 Districts that are within ½ mile of transit stations, this should be reduced to 1 space per dwelling unit.

Multi-family housing and MF housing units within mixed-use buildings in Industrial and business districts within ½ mile of transit stations should require no more than 1 parking space per dwelling unit.

Recommendations for specific zoning by-law changes to be considered are listed below:

(Please see the annotated zoning maps in the appendix for further review of proposed zoning changes)

 Implement Apartment A-1 zoning in SRB, GR or Industrial Districts or in locations of nonconforming existing MF or other non-SF uses. Use <u>Apartment A-1</u> dimensional limits - these meet (slightly exceed) the MF density required by MBTA.

<u>Apartment A-1</u> – rezone parcels within ½ mile of Needham Center transit station, now zoned SRB:

- **1a**. 888 Great Plain Avenue (former nursery/garden center);
- **1b**. Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street;
- 1c. YMCA site on Great Plain Avenue next to Greene's Field;
- 1d. St. Joseph School strip along May Street;
- 1e. Stephen Palmer former school leased by Town for multi-family housing;

remains and does not get rezoned

- 1f. Greene's Field playground/playfield abutting Stephen Palmer;
- **1g**. Congregational Church on Great Plain including former rest home parcel;

insert new section:

Apartment A-1 - rezone parcels within 1/2 mile of Needham Center Transit station, now zoned Garden Street Overlay District.

1i.(new) Convert this district to Apartment A-1

1h. Extend existing Apartment A-1 along Rosemary Street adjacent to the Industrial District and up to and across Highland Avenue to include the public library, Christ Episcopal Church and a strip along the Rosemary Street frontage of Sudbury farms, to create a contiguous Apartment A-1 parcel of approximately 25 acres;

<u>Apartment A-1</u> – rezone parcels within ½ mile of Needham Center Transit station, now zoned GR:

1i. Lots on Pickering Place together with a portion of St. Joseph School parcel;

renumber items

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned SRB:

along Highland Avenue (W) to Hunnewell Street

- 1j. From Hamilton Highlands (Apartment A-1) along Highland Avenue to Hunnewell Street; along Highland Avenue (E) to Hunnewell Street
- 1k. Avery Park Condominium and further East and South to include Avery Field;

Apartment A-1 – rezone parcels within ½ mile of Needham Heights transit station, now zoned GR:

- 1m. Convert Hillside School and the rear portion of 5 lots that abut the Hillside School property to Apartment A-1;
- 1n. Convert Industrial zone along Crescent Road to be Apartment A-1 to allow MF housing and be a consolidated district with the Hillside School also converted to Apartment A-1. Existing uses to remain as non-conforming uses;

Apartment A-1 – rezone parcels within ½ mile of Needham Junction transit station, now zoned **Chestnut Street Business Overlay District and SRB:**

- **1p**. Rezone the Hartney Greymont site (now partly Chestnut Street Business/Lower Chestnut Street Overlay District and partly SRB) to be Apartment A-1 to allow MF without mixed-use stipulation.
- 2. Amend current Business, Hillside Avenue Business, and Neighborhood Business Districts within 1/2 mile of transit, including 59 bus route, to allow MF by-right and use Apartment A-1 dimensional mits - these meet (slightly exceed) the MF density required by MBTA. Allow mixed-use option by Special Permit if not allowed by-right. Expand current business district boundary from May Street up to Rosemary Street

- 2a. Business District along Highland Avenue from May Street northerly to Sudbury Farms;
- 2b. Hillside Avenue Business with dimensional regulations for MF housing the same as Apartment A-1 district & by-right;
- 2c. Neighborhood Business District along Reservoir and Central area along 128;
- 2d. Neighborhood Business District along Great Plain near the Hersey MBTA station.
- 3. Amend current Industrial Districts within 1/2 mile of transit to allow MF and use Apartment A-1 dimensional limits - these meet (slightly exceed) the MF density required by MBTA.

insert new section:

Apartment A-1 - rezone church or temple parcels at major intersections for potential future MF housing by-right and use Apt-1 dimensional limits.

- 1g. Temple Beth Shalom at Webster Street and Highland Avenue
- 1r. Presbyterian Church at Central and Great Plain Avenues

CONFIRM: additional story added to Overlay A district around Town Green (from 2L to 3L resid over retail)

- **3a.** Add Multi-family housing to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way.
- 4. Amend current Center Business District and its overlays and Chestnut Street and Avery Square Business Districts and Avery Square and Lower Chestnut Street Overlay Districts within 1/2 mile of transit to allow MF and mixed-use with MF by-right, not special permit, and adjust / increase current height and story limits. Changes to limits are to be appropriate to their immediate context within their district.

Needham Center and Overlay District A; no stand alone MF allowed

4a. Needham Center and Overlay District A;

relocate and

renumber item w/ Apt 1

group

- Denmark Lane rezone to Apartment A-1 similar to rezone of Garden Street Overlay District **4b**. Needham Center and Overlay District B: extend to include Denmark Lane;
- 4c. Increase height limits in Overlay District B to 48' & 4 stories with 4th floor setback; Needham Center and Overlay District B; no stand alone MF allowed
- 4d. Needham Center and Garden Street Overlay District;
- **4e.** Chestnut Street Business and Lower Chestnut Street Overlay District;
- 4f. Extend Chestnut Street Business and Lower Chestnut Street Overlay Districts to include Skilled Nursing Facility (SNF) property on Lincoln Street;
- 4g. Avery Square Business and Overlay District increase height from 35' to 38' and 3-stories
- 5. Expand General Residence over SRB area along the Highland Avenue corridor to allow 2-family and SF conversions to 2-family.
 - 5a. Highland Avenue from Rosemary Street to Avery Square Business District.
- 6. Rezone designated residential areas currently zoned SRA to SRB. These specific SRA areas are adjacent to SRB and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for setbacks and coverages that are more appropriate for these smaller lots:
 - 6a. East side of Hunting Road on both sides of Kendrick Street down to Cheney Street;
 - 6b. East side of Greendale Avenue across from Meadow Road and Kenney Street;
 - 6c. Brookside Road near Wellesley town line;
 - **6d**. Clarke Road / Rolling Lane / Forest Street neighborhood.

NEEDHAM HOUSING PLAN WORKING GROUP - ZONING SUBGROUP

Part 3: Accessory Dwelling Unit By-Law Proposed Amendment (fall 2022)

(issued 08/12/22)

Goal:

• To amend the ADU by-law to allow for unrestricted lessee residency requirements (owner must occupy the property and allow as rental property (with 6 month minimum lease), using a by-right process. In addition, consider stand-alone (detached) ADUs using the special permit process for existing accessory buildings. Utilize current specific design and building code guidelines.

Rationale:

- ADUs add necessary housing options, allowing Needham to be part of a regional effort to contribute to the urgent need for additional smaller, more affordable, housing unit production.
- Needham housing is increasingly less affordable and there is not enough of a range of housing choices that offer smaller unit sizes with more affordable rental costs for employees, new residents or families, or for existing, mostly senior, residents.
- Homeowners who want to add an ADU to their home under the current by-law must obtain a special permit, which involves unnecessary time for both the applicant and the Zoning Board of Appeals. Review of proposed building plans for attached ADUs by the Building Commissioner should suffice to ensure compliance with the by-law.

What is an ADU?

Current Needham Definition:

Accessory dwelling unit (ADU) is an apartment in a single-family detached dwelling that is a second, self-contained dwelling unit and a complete, separate house-keeping unit containing provisions for living, including 1 bedroom, cooking and eating. This unit shall be subordinate in size to the principal dwelling unit on a lot, a maximum size of 850 SF, and shall be constructed to maintain the appearance and essential character of the single-family dwelling.

Amended Definition:

An accessory dwelling unit (ADU) is an apartment on a single-family-zoned lot that is a second, self-contained, complete, separate housekeeping unit containing provisions for living, including 1 bedroom, cooking and eating. ADUs come in three different forms: Existing portions of a home can be converted into a separate apartment; an outward addition could create a new unit within an existing home, or a detached living space, such as a garage or carriage house, can be renovated to create a new unit if the detached structure already exists (a detached ADU would require a special permit approval process).

What are the benefits of amending Needham's ADU Regulation?

- ADUs can provide additional, affordable studio and one-bedroom rentals, by expanding the housing opportunities for
 - o seniors and other residents to remain in their homes
 - o young adults who want to stay in or return to Needham
 - o employees of Needham businesses
 - o potential newcomers to the Needham community
- ADUs can allow homeowners to stay in their homes by providing needed rental income to assist with housing costs including taxes, utilities and other housing expenses.
- Homeowners of small homes that cannot easily be enlarged can benefit from ADU income by converting a smaller building on their lot, such as a detached garage, into an ADU.
- ADUs provide additional housing while maintaining existing single-family neighborhoods.
- ADUs are encouraged by the Massachusetts Executive of Energy and Environmental Affairs and advocated by Needham's Council on Aging, Board of Health and Department of Public Health and Human Services.

Needham's current ADU regulation - Highlights (Section 3.15 – Accessory Dwelling Units [ADUs])

- Available by Special Permit from the Board of Appeals, good for 3 years, renewable by Special Permit. If there is a new owner of the home, they have to go through the Special Permitting process to keep the ADU.
- At least one of the units (the primary residence or the ADU), shall be owner-occupied and occupancy of the second residence shall be limited to a member of the owner's family or a caregiver and such caregiver's family; no more than five persons who are not family of the owner can live in the primary residence and the ADU combined.
- There can be no more than one ADU on a lot and it must be located within the single-family detached dwelling and *not* in a separate building.
- To the extent possible, exterior entrances and access ways shall not detract from the single-family appearance of the dwelling. No stairs for access to upper floors of the ADU shall be on the outside. There must be an interior doorway between each living unit for safety purposes in an emergency.
- The size of the ADU is limited to 850 sq. ft. and it can have no more than one bedroom.
- Off-street parking must be provided with at least one parking space per dwelling unit.

What changes to Needham's ADU regulations are being proposed?

Specific changes

- O Attached ADUs will be allowed by right, rather than by special permit, eliminating delay and perhaps legal costs for the homeowner, while still requiring that building and design guidelines be met.
- There will be no residency restriction (i.e., the unit can be rented to anyone)
- O ADUs will be allowed to be detached dwellings on the property of the Owner if the detached structure to be renovated / converted already exists. Such detached ADUs would be by the Special Permit process.
- O ADU rentals must be leased for at least 6 months, so that ADUs will be used for rental housing, rather than short-term accommodations.

• What are other towns' ADU regulations?

- Of the 100 cities and towns in the Metropolitan Area Planning Council (MAPC) region outside the City of Boston, 37 allow a homeowner to create an accessory apartment and rent it to persons other than family members or caregivers.
- o In the last decade, almost half of the 100 Boston-area municipalities have adopted either a master plan or housing production plan that recommends allowing ADUs with fewer restrictions. For example, Belmont, Swampscott, and Hudson voted to allow ADUs unrestricted to relatives. Lexington, Newton, Carlisle, and other municipalities, voted to allow ADUs in detached structures. Burlington, Bedford, and Acton, among other towns, allow ADUs by right. Most recently, Wellesley TM voted to adopt an ADU by-law and have no residency restrictions, allow both attached and detached ADUs by-right, and have a minimum unit size of 900 SF.

What ADUs are *not*

- O ADUs in Needham are <u>not</u> to be used for short-term rentals (i.e., AirBnBs) **because** rentals must be for at least 6 months.
- O ADUs will <u>not</u> be built in large numbers throughout the town **because** the data from our Town and others in Massachusetts shows small numbers of ADUs even when regulations are less restrictive.
- O ADUs will <u>not</u> change the look of our single-family neighborhoods **because** the appearance maintains that of a single-family dwelling.
- O ADUs will <u>not</u> be unattractive **because** they will have to comply with specific building design guidelines that have them in keeping with the architectural design character of the main building, which will be reviewed by the Town's Design Review Board.

(Any zoning amendment would address the role of Needham's Design Review Board to review ADU submissions for compliance with building appearance requirements and report to the Building Commissioner on design guideline compliance as a pre-condition to the issuance of a building permit for a by-right ADU or report to the Zoning Board of Appeal as a pre-condition to the issuance of an ADU special permit).

Owners will be responsible landlords because they must reside in the property and always provide emergency egress freely through the main unit from the ADU.