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2013 MAY 15 P 4:30



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Date: May 14, 2013

To: Zoning Board of Appeals

From: Chief Droney, Needham Police Department

CC: Kate Fitzpatrick, Town Manager

Re: Needham Mews Project, 692 -744 Greendale Ave

After a review of the proposed project plans for Needham Mews, a 300 unit apartment complex consisting of five multi-family structures with one and two bedroom apartments, the Police Department has the following concerns.

- This proposed apartment complex is located on a well traveled commuter roadway, with a posted speed limit of 40 M.P.H.
- There are future plans for the State to add additional entrance and exit ramps to Interstate 95 at Kendrick Street. The effect these additional ramps will have on Greendale Ave traffic is uncertain. The apartment project would theoretically have families with school age children who are within walking distance to several schools. Even though the developer has agreed to install a sidewalk along the project's Greendale Ave. boundary, the sidewalk ends at the boundary line and does not address pedestrian crossing of Greendale Ave. This would require the Police Department to expand the number of crossings the school crossing guards cover. Without knowing the ages of the potential school children, the number of crossings would depend upon the school they attend and the start and end times of school day. The Police Department currently covers 59 school crossings per day.
- Traffic circulation to the Broadmeadow Elementary School which is close to the proposed project has been problematic. Due to complaints from area residents regarding traffic congestion and parking concerns during school drop-off and afternoon pick-up, the Town has restricted through traffic from Greendale Ave. onto Broadmeadow Road during posted times.
- The length of Greendale Ave. is just under 3 miles long. Over the past 10 years (1/1/03 to 12/31/12) there have been 168 motor vehicle crashes investigated on Greendale Ave. or at intersections that meet Greendale Ave. Of the 168 crashes, 58 involved injuries and three were fatalities. There were a total of 293 vehicles involved.
- It is difficult to quantify the impact this project will have on the day-to-day operations of the Needham Police Department, but we would anticipate that the number of calls for service would increase. As a benchmark, we took a look at a similar sized project located at 300 Second Ave. Charles River Landing; a 350 unit complex received an occupancy permit in 2010. During the first year of occupancy the Police Department responded to 85 calls for service. In 2011 the Department responded to 111 calls and in 2012 the number of service calls increased to 134. Currently in 2013 we are on pace to respond to 180 calls for service.