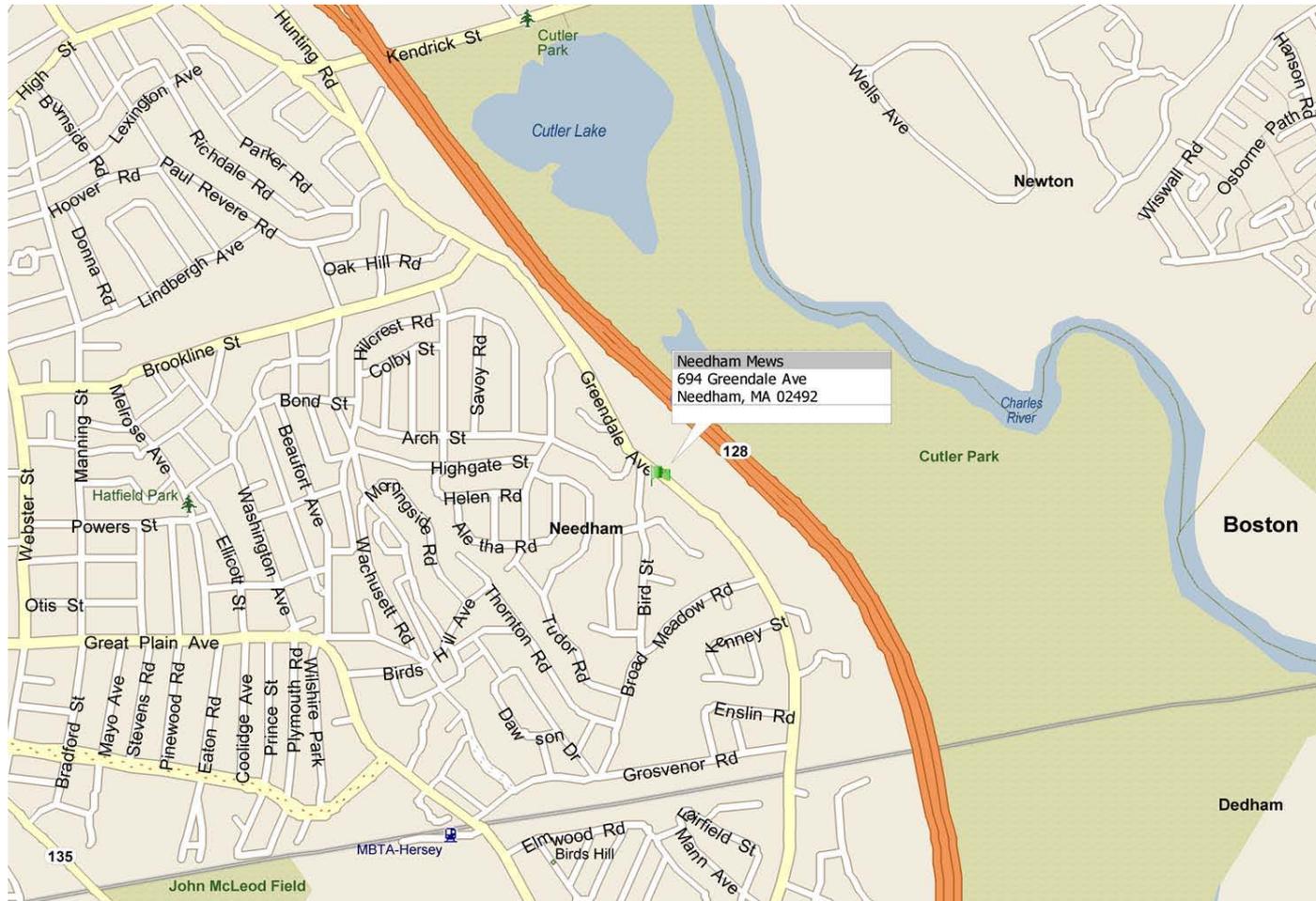


ZBA Hearing - Comprehensive Permit September 19, 2013



Site Location Map



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Revised Project Overview

- Project location – 692 and 744 Greendale Avenue
- 6.02 acre site sloping approximately 40 ft. down from Greendale Avenue to Route 128
- 268 units of rental housing (will allow Needham to achieve 10% on SHI)
 - 142 one bedroom (53%)
 - 126 two bedroom (47%)
 - No three bedroom
- 5 two-story townhome buildings and 2 four-story buildings
- Affordability – 25% of the units will be rented to households earning not more than 80% of the area median income
- Parking ratio of 1.7 spaces per unit
 - Mix of garage and surface parking



Revised Site Plan



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Key Revisions

- Moved buildings out of sewer easement
- Reduced the number of units to 268 from 300
- Increased setback from Greendale Avenue to 19' from 14'
- Smaller buildings along Greendale Avenue; 20 units down from 75
- Building heights have generally decreased
- Proposed trail connection to the Town's trail system
- Retain vegetation along Greendale Avenue



Key Revisions - continued

- New sidewalk
- New cross walk connecting to Bird Street
- Increased snow storage
- Fire lanes
- Drive aisles and minimum turning radii
- Sidewalks around the buildings and throughout the site



Key Revisions - continued

- No significant changes to architectural design
- No significant changes to storm water maintenance design
- No significant changes to landscaping or lighting design beyond additional buffer along Greendale
 - Greater open space
 - Additional landscaping



Site Plan Comparison

Original Site Plan



Revised Site Plan



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Revised Site Plan



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View Along Greendale Avenue



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View Along Internal Drive



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Questions?



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