

STUDIO ENÉE

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March 11, 2019

Lee Newman
Director of Planning and Community Development
Town of Needham
500 Dedham Avenue
Needham, MA 02492

Re: Needham Planning: Proposed Revisions to zoning for Highway Commercial 1 Zoning District

Dear Ms. Newman:

Per your request and the comments from the 3.5.19 planning meeting, the following are the revised recommendations we are proposing for the amended zoning by-law for the Highway Commercial 1 Zoning District.

- Height of buildings is recommended to be limited to 42' high from 54'.
- Access to site to be from Gould Street or TV Place.
- The 50 foot buffer from Gould Street and Highland Avenue is recommended to be increased to 150' on Highland Avenue and 200' from Gould Street.
- We recommend a parking garage setback from Gould St and Highland Avenue to be provided in the zoning by-law Attached is a view from Gould street showing a 50' setback and one view of a 120' setback. The larger commercial buildings on Gould Street towards Central Ave have setbacks of appx. 75'-100'. We recommend a 100' setback.
- We recommend to include a maximum height for the parking garage in the by-laws, if one does not already exist.
- The rear setback at the Highway is recommended to be 20' to alleviate the corner of the ramp.
- The intersection of Highland Avenue and the highway is to be located by the Planning Board.
- We recommend the provisions for a maximum 42' high mixed-use building on the corner of Gould Street and Highland Avenue that extends 300' on Gould Street and 200' on Highland Avenue to create a vibrant and pedestrian-friendly urban street edge at the corner of Gould St and Highland Ave. As a reference, Wingate is a 350' long building and creates a street edge on the West side of Gould Street with approximately 25' of a landscape buffer.

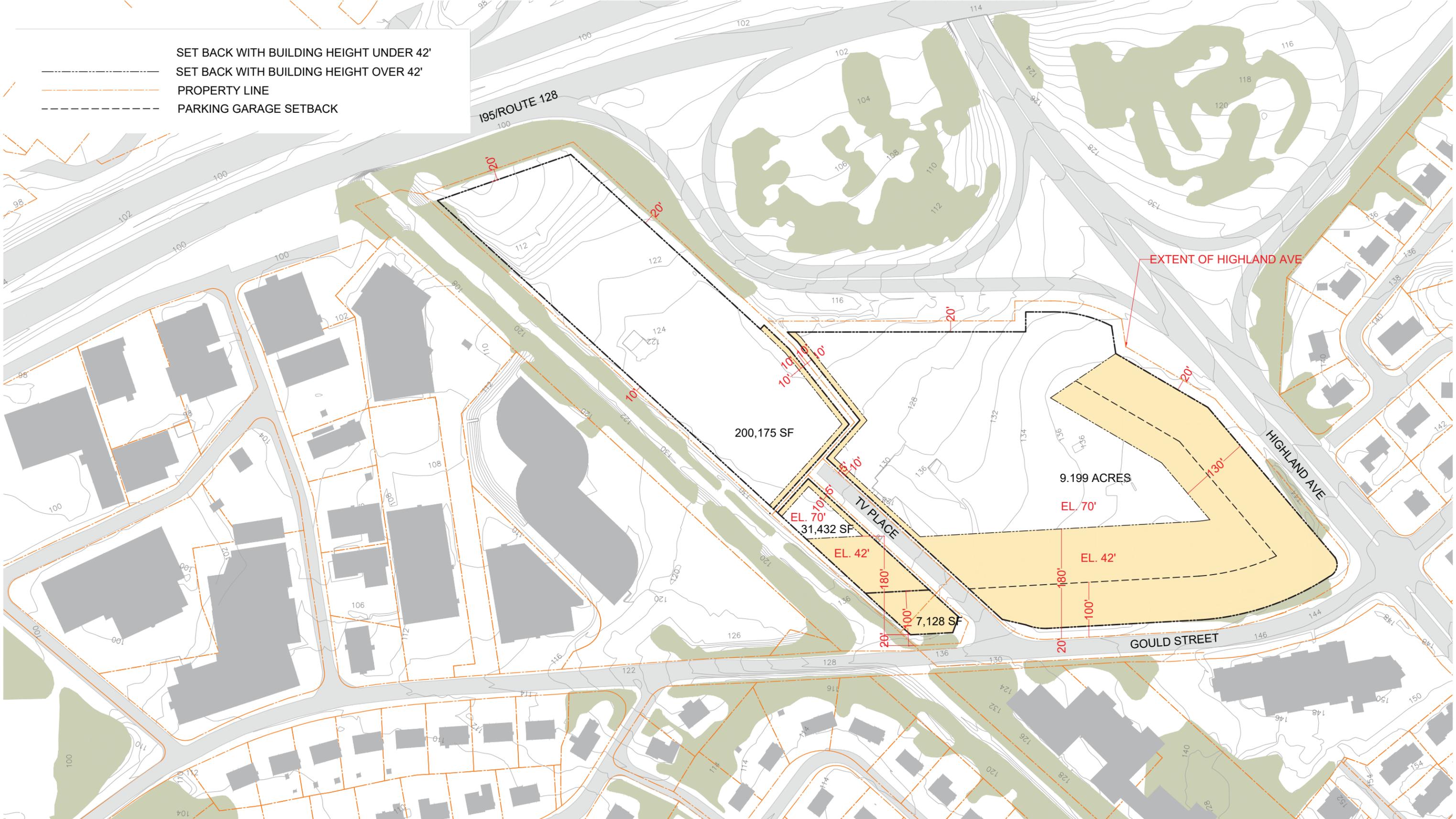
Please review our recommendations and do not hesitate to contact me, if you have any questions.

Sincerely yours,



Natasha Espada, AIA, LEED AP
Principal

- - - - - SET BACK WITH BUILDING HEIGHT UNDER 42'
 - - - - - SET BACK WITH BUILDING HEIGHT OVER 42'
 - - - - - PROPERTY LINE
 - - - - - PARKING GARAGE SETBACK



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