

Town of Needham: MBTA Communities Act/Multi-family Housing Zoning

Unit Capacity: Comparison with Existing Zoning

Scenario Name: Unit Capacity					
Zoning District	Existing Units	Existing Zoning Unit Capacity	Existing Zoning with Overlay Special Permit Unit Capacity	Base Compliance Plan Unit Capacity	Neighborhood Housing Plan Unit Capacity
Apartment A1	588	526	526	526	877
Business	4	N/A	N/A	210	305
Avery Square Business	72	77	77	243	243
Chestnut St. East	46	370	987	370	547
Chestnut St. West					732
Chestnut St./Garden St.					75
Hillside Ave Business	44	46	46	80	62
Industrial – Crescent	21	N/A	N/A	495	184
Industrial – Hillside					325
TOTAL UNITS	775	1,019	1,636	1,924	3,350

Unit Capacity: Likely and Full Build Out Projection

Scenario Name: Unit Capacity				
Zoning District	Base Compliance Likely Build	Base Compliance Full Build	Neighborhood Housing Plan Likely Build	Neighborhood Housing Plan Full Build
Apartment A1	0	526	82	877
Business	43	210	111	305
Avery Square Business	243	243	243	243
Chestnut St. East	50	370	137	547
Chestnut St. West			560	732
Chestnut St./Garden St.			33	75
Hillside Ave Business	8	80	6	62
Industrial – Crescent	121	495	79	184
Industrial – Hillside			91	325
TOTAL UNITS	465	1,924	1,342	3,350