

PUTTING THE PLAN TOGETHER

A component of the NEEDHAM COMMUNITY DEVELOPMENT PLAN

Prepared for the
Needham Planning Board

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THE INTEGRATED ELEMENTS

The components of Needham's basic structure of land use, open space, housing, and transportation have been well related for many years. Coupled with a manageable level of growth and development, that structure provides a solid base for planning and future change. The two newly prepared Community Plan elements, housing and economic development, dovetailed easily with each other and with the Open Space and Recreation and Transportation materials developed by other actors at other times. All were working within the widely understood framework of the kind of Needham that the community wants. As a consequence, neither compromise nor reconciliation has really been required at this integration step, and the "smart growth" considerations posed by the State agencies funding preparation of these two elements have largely been met:

- Development, to a significant degree, takes advantage of reuse potential for existing buildings and earlier developed areas as proposed in both Housing and Economic Development elements;
- A broad variety of housing efforts are outlined in both of those elements, addressing needs of a range of income groups;
- Land protection for water resources is strongly proposed in the Open Space element;
- The Open Space element identifies linkages to be forged among open space parcels;
- Actions and development as proposed will make only a modest impact on public facilities and services;
- Transit orientation is proposed for both economic development and housing, and there is reason to hope that such "right location" can to some degree reduce auto dependency;
- Transportation improvements designed for Route 128 serve Needham very well as proposed, but more centrally serve the entire sub-region;
- We are aware of no departures in these proposals from existing regional plans, and believe these materials are solidly in the spirit of the MAPC's emerging vision for the Boston region.

The Future Land Use Map provides a valuable spatial expression of what is intended for the Town's future. It of course can only indicate a small portion of the richness of the vision, much of which is not tied to explicit locations. However, it vividly illustrates how consistent spatially the Town's various topical intentions are, despite the mature stage of the Town's development.

IMPLEMENTING ACTIONS

With this base of planning process and documentation in place, implementation efforts are continuing as in the past, now with an updated, integrated, and deepened base of studies. The four elements contain many pages of implementing actions. Following is an abbreviated listing of actions, drawn from the more substantial listings within each element, organized here by type of action but noting the elements to which they relate. That format underscores the inherent integration of the individual proposals of these elements.

PLANNING

- Pursue planning for Needham Center (Housing and Economic Development).
- Revisit planning for Avery Square and for Highland Avenue May – Rosemary (Housing and Economic Development).
- Develop facility plans for all parks.

REGULATION

- Protect qualities of existing residential areas, and expand multi-family opportunities (Economic Development and Housing).
- Develop inclusionary rules for affordable housing (Housing).
- Modernize and improve multi-family regulations (Housing).
- Explore waiver of application fees for affordable housing (Housing).
- Act to protect or improve water quality at Rosemary Lake and elsewhere (Open Space).

MONITORING AND ADVOCACY

- Continue advocacy for beneficial Kendrick Street interchange design (Transportation and Economic Development).
- Maintain consistency of other planning with that preferred interchange design (Transportation).
- Monitor development progress at New England Business Center and take remedial action if necessary (Economic Development).

ORGANIZATIONAL DEVELOPMENT AND INITIATIVES

- Provide for housing plan coordination, for housing inputs re Community Preservation Act, and for guidelines for housing that provides community benefits (Housing).

- To support housing objectives, use education programs, work with banks, work with employers, encouraging private donations, assuring fair housing, helping with an IDA program, advocating at the State level (Housing).

LAND ACQUISITION AND MANAGEMENT

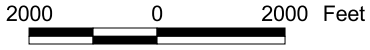
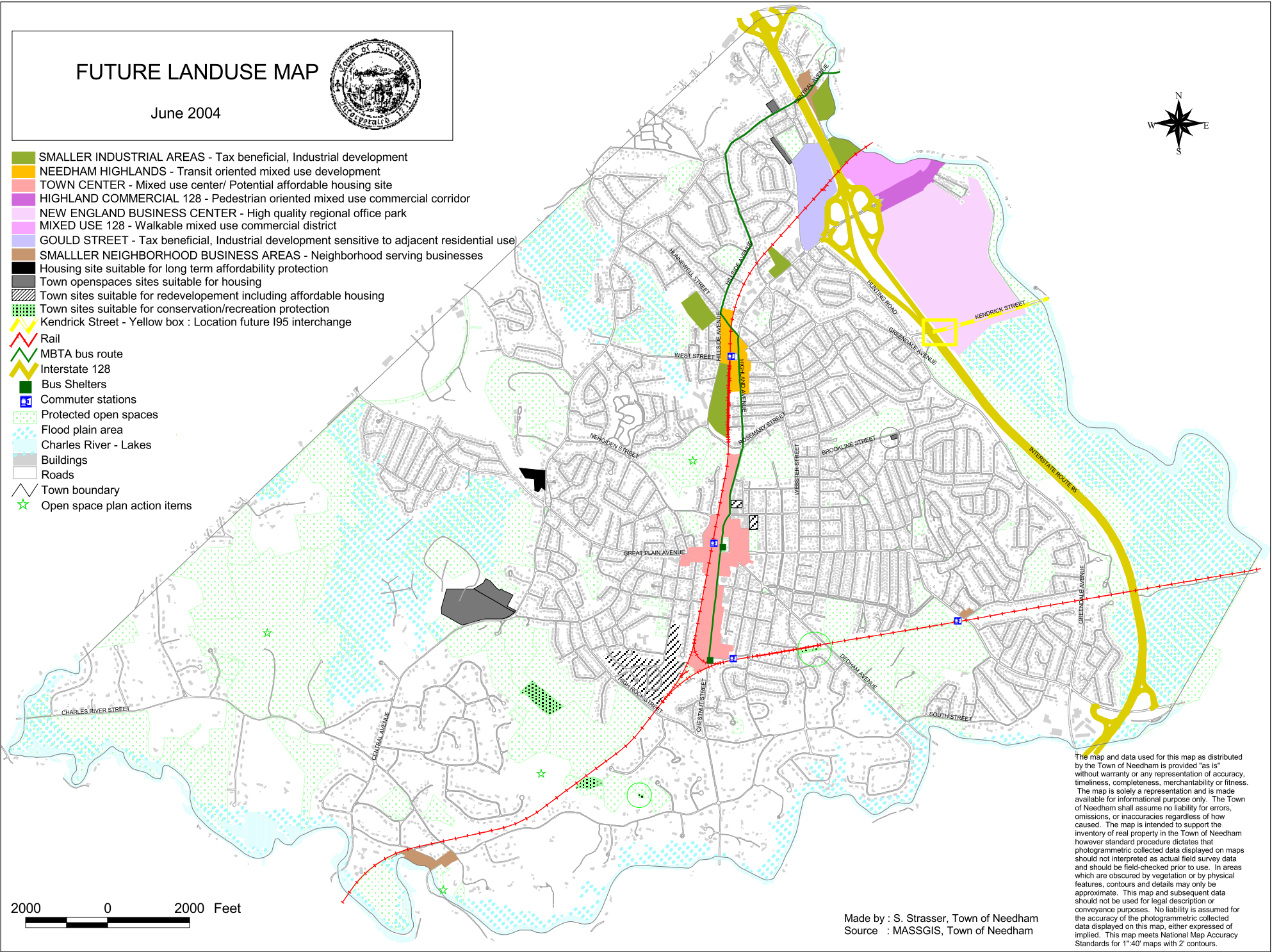
- Continue to pursue acquisitions and conservation restrictions as outlined in the Conservation/Recreation plan (Open Space).
- Implement Open Space Work Group proposals for use and disposition of Town-owned parcels (Housing, Open Space).

FUTURE LANDUSE MAP

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- SMALLER INDUSTRIAL AREAS - Tax beneficial, Industrial development
- NEEDHAM HIGHLANDS - Transit oriented mixed use development
- TOWN CENTER - Mixed use center/ Potential affordable housing site
- HIGHLAND COMMERCIAL 128 - Pedestrian oriented mixed use commercial corridor
- NEW ENGLAND BUSINESS CENTER - High quality regional office park
- MIXED USE 128 - Walkable mixed use commercial district
- GOULD STREET - Tax beneficial, Industrial development sensitive to adjacent residential use
- SMALLER NEIGHBORHOOD BUSINESS AREAS - Neighborhood serving businesses
- Housing site suitable for long term affordability protection
- Town openspaces sites suitable for housing
- Town sites suitable for redevelopment including affordable housing
- Town sites suitable for conservation/recreation protection
- Kendrick Street - Yellow box : Location future I95 interchange
- Rail
- MBTA bus route
- Interstate 128
- Bus Shelters
- Commuter stations
- Protected open spaces
- Flood plain area
- Charles River - Lakes
- Buildings
- Roads
- Town boundary
- Open space plan action items



Made by : S. Strasser, Town of Needham
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