

HIGHWAY COMMERCIAL 1 ZONING DISTRICT PLANNING

PLANNING BOARD WORKSHOP

NEEDHAM, MA

JULY 2, 2019



PREPARED BY:
STUDIO ENÉE

WORKSHOP AGENDA

- 3.5.19 Needham Planning Meeting Presentation
- 3.19.19 Needham Planning Progress Presentation
- 7.2.19 Needham Planning Workshop Presentation
- Needham Planning Building Precedents
 - As of Right Zoning Site Plans
 - Building 1
 - Building 2
 - Building 3
 - Special Permit Zoning Site Plans
 - Building 1
 - Building 2
 - Building 3
- Goals for Workshop
 - Appropriate Massing of buildings on site
 - Uses for Buildings
 - Parking requirements
 - Possibilities Corner of Highland and Gould



DEVELOPMENT PRECEDENTS

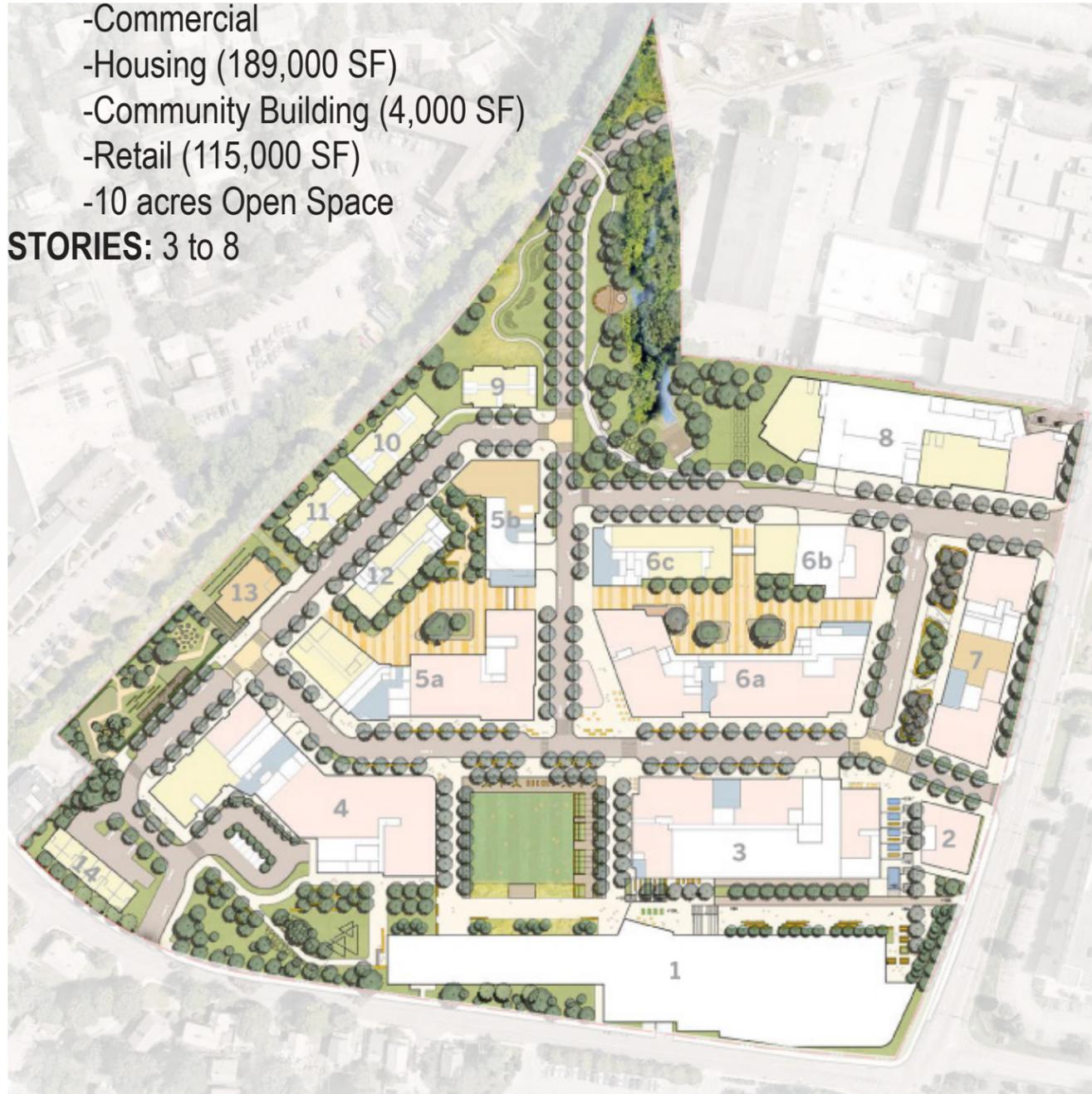
NORTHLAND NEWTON NEWTON, MA

SITE: 22.6 acres (984,456 SF)

USES:

- Office (189,000 SF)
- Commercial
- Housing (189,000 SF)
- Community Building (4,000 SF)
- Retail (115,000 SF)
- 10 acres Open Space

STORIES: 3 to 8



Land Use Map

- Office
- Housing
- Retail (Stand-alone)
- Parks & Green Space
- Community Center
- Retail (Ground-floor)



Open Space



DEVELOPMENT PRECEDENTS

NORTHLAND NEWTON NEWTON, MA



DEVELOPMENT PRECEDENTS

WATERSTONE/RT. 16 DEVELOPMENT

WELLESLEY, MA

SITE: 13.18 acres
(574,121 SF)

USES:

- Retail + Medical Office (33,558 SF)
- Senior Apartments
- Riverfront Walking Paths

STORIES:

- (2) Street Edge
- (4) Apartments



DEVELOPMENT PRECEDENTS

CHESTNUT HILL SQUARE

CHESTNUT HILL, MA

SITE: 11 acres
(479,160 SF)

USES:

- Mixed use
- Retail
- Medical Offices

STORIES: 4



DEVELOPMENT PRECEDENTS

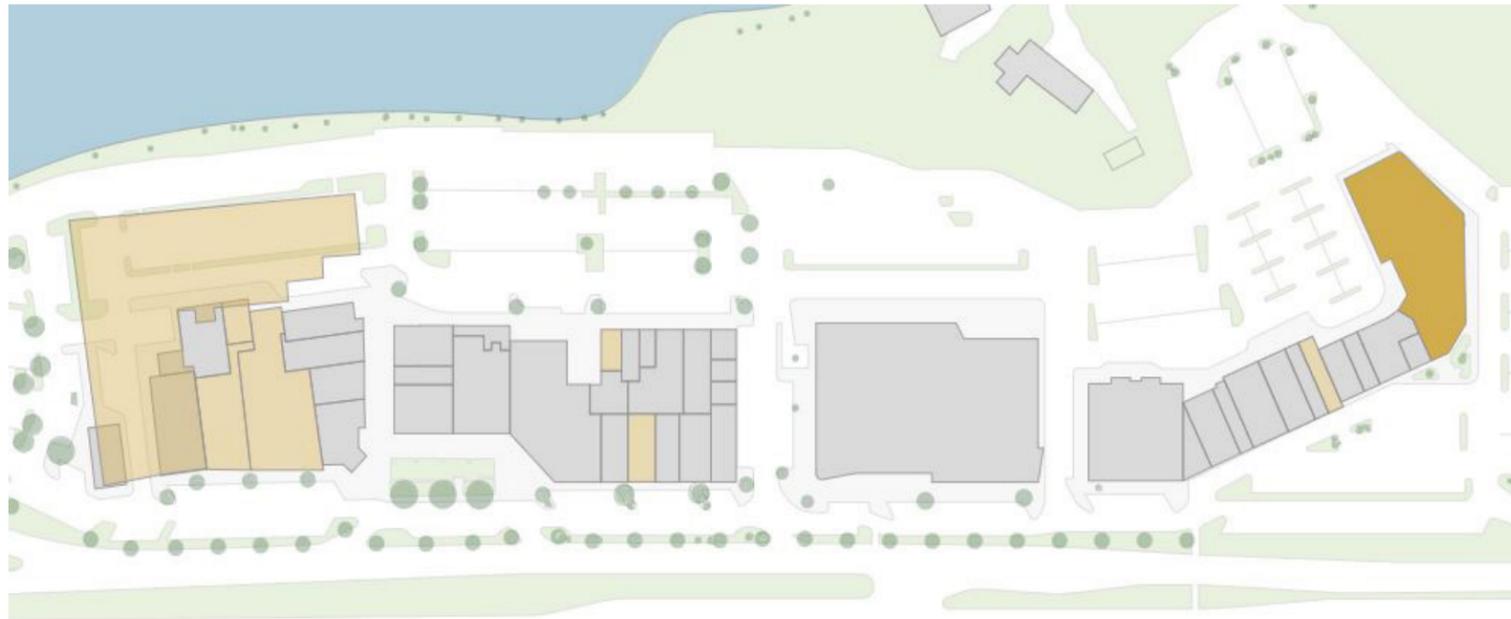
THE STREET

CHESTNUT HILL, MA

SITE: 467,000 SF Building

USES: Retail/Entertainment

STORIES: 2 to 3



DEVELOPMENT PRECEDENTS

ASSEMBY ROW SOMERVILLE, MA

SITE: 27.7 acres

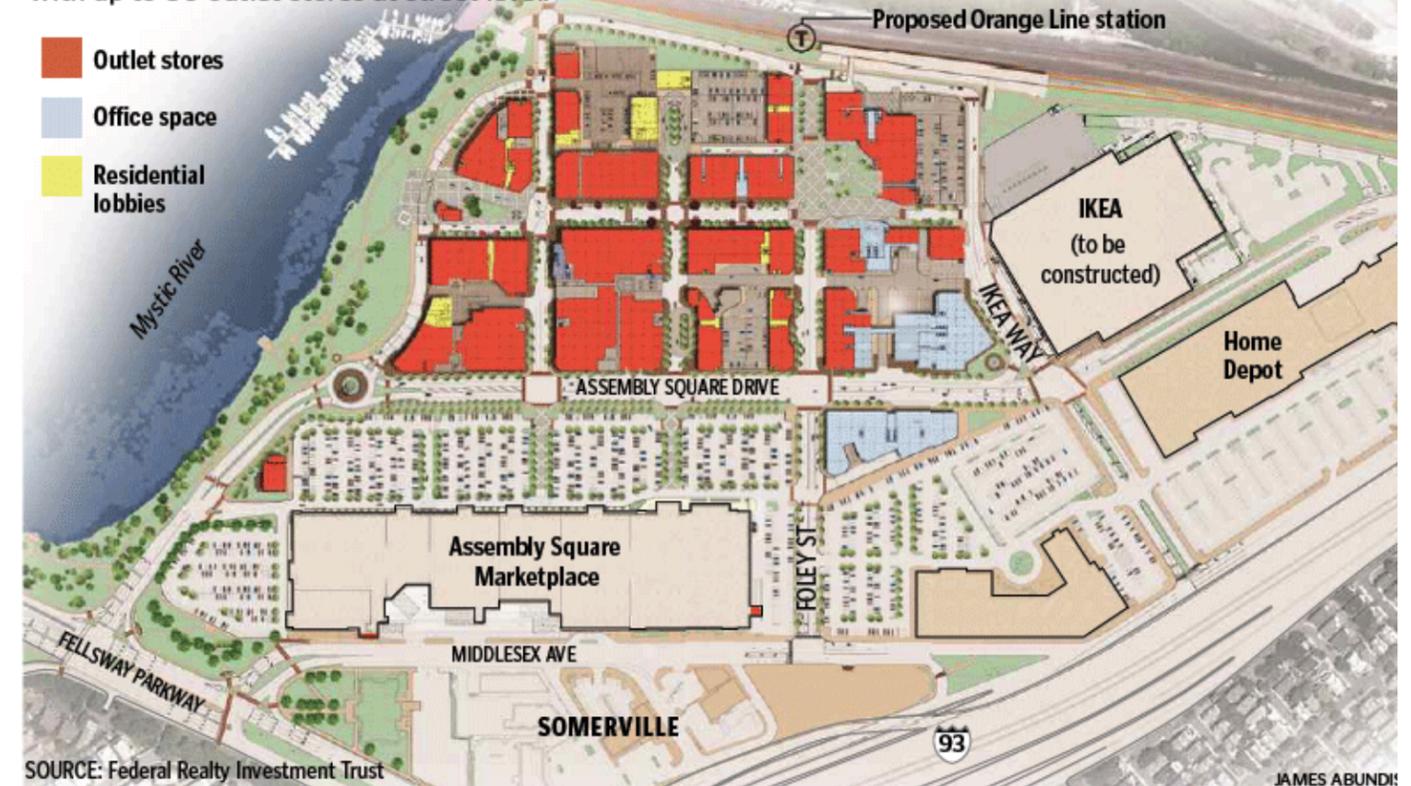
USES: Retail/Entertainment

STORIES: 3 to 5



THE ASSEMBLY ROW PROJECT

Construction is scheduled to begin next year on a mixed office, residential, and retail project with up to 50 outlet stores at street level.



DEVELOPMENT PRECEDENTS

THE KENDRICK NEEDHAM, MA

SITE: 5.13 acres (223,463 SF)

USES:

-390 Rental Apartments

-583 Space Parking Garage

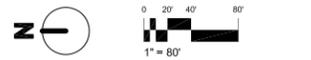
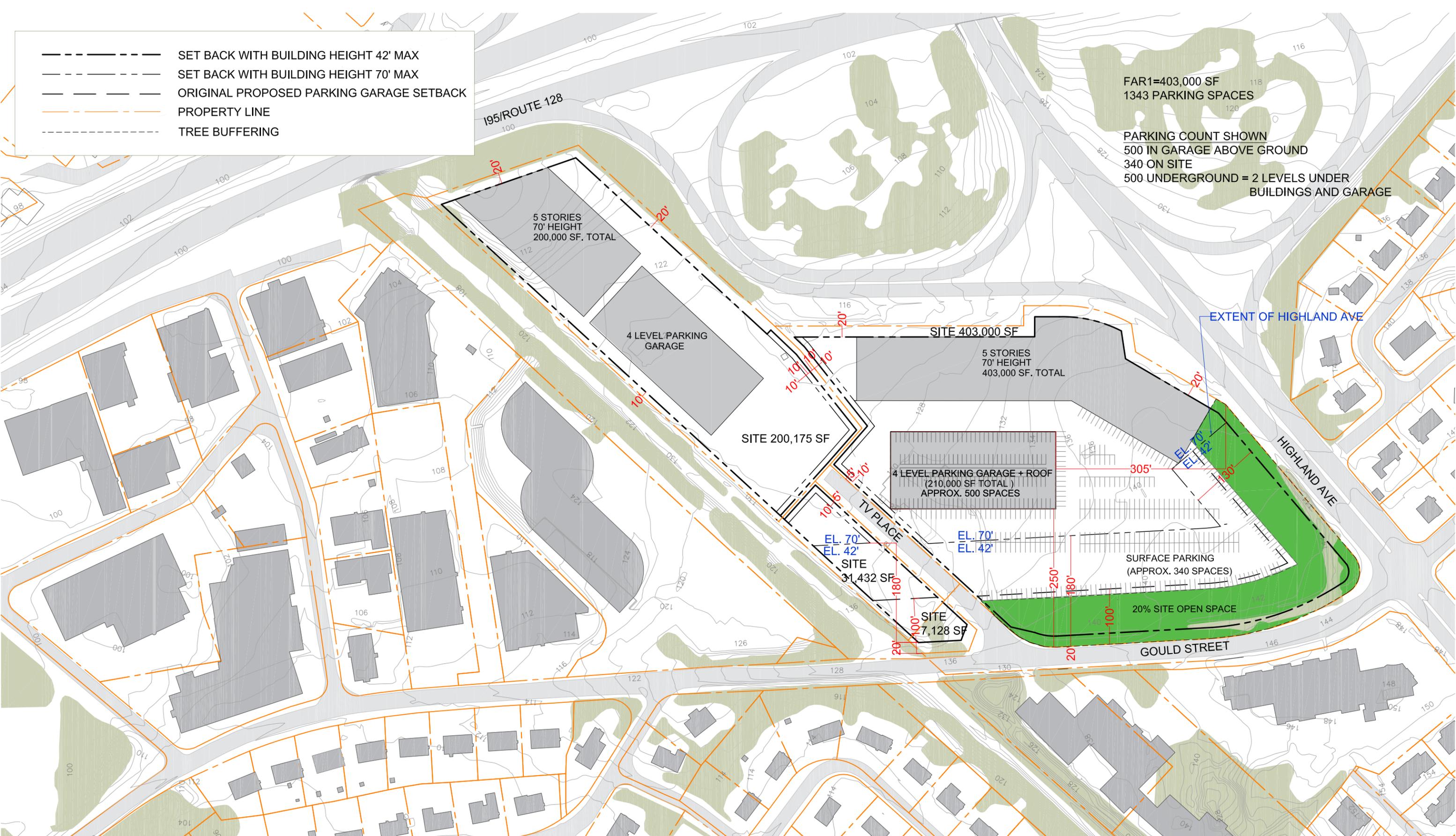
STORIES: 3-5



- SET BACK WITH BUILDING HEIGHT 42' MAX
- SET BACK WITH BUILDING HEIGHT 70' MAX
- ORIGINAL PROPOSED PARKING GARAGE SETBACK
- PROPERTY LINE
- TREE BUFFERING

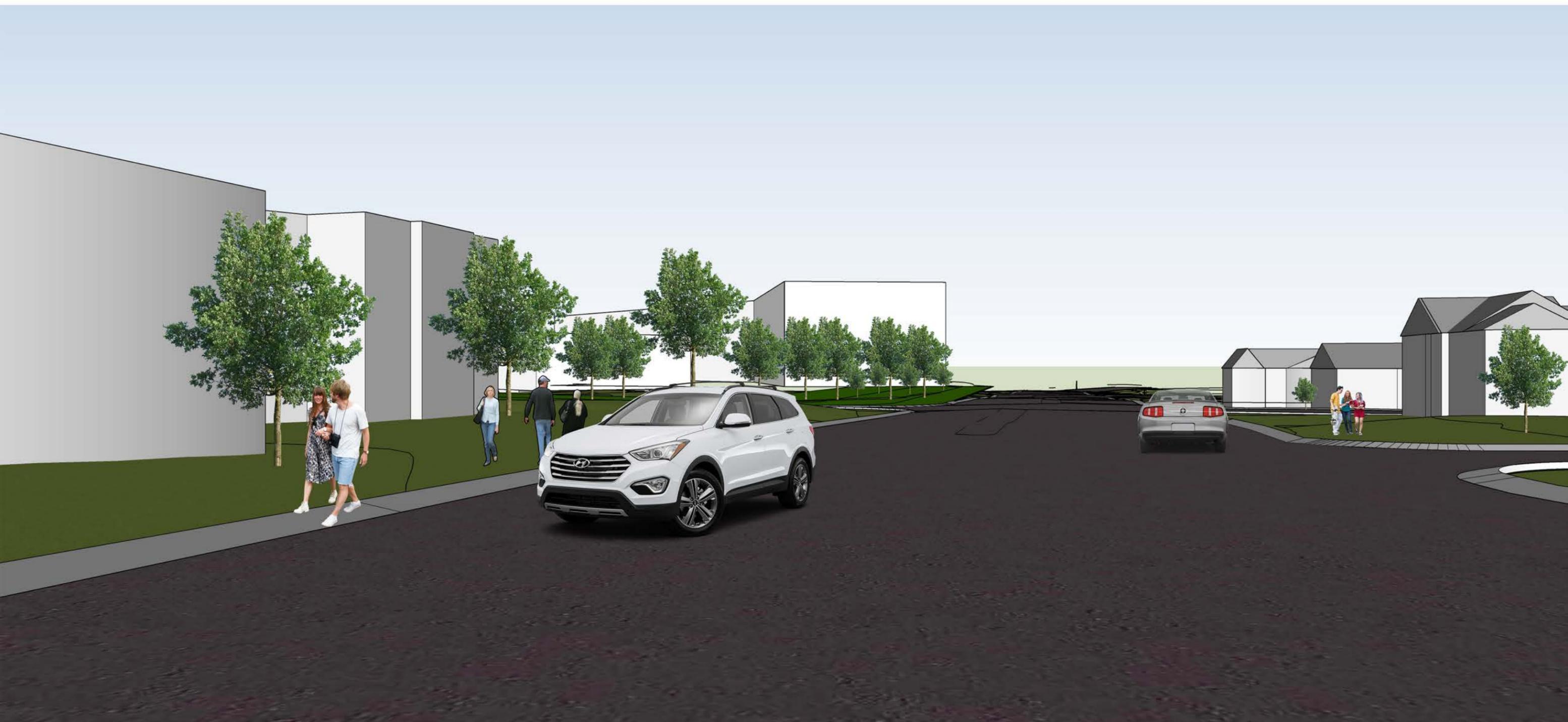
FAR1=403,000 SF
 1343 PARKING SPACES

PARKING COUNT SHOWN
 500 IN GARAGE ABOVE GROUND
 340 ON SITE
 500 UNDERGROUND = 2 LEVELS UNDER
 BUILDINGS AND GARAGE





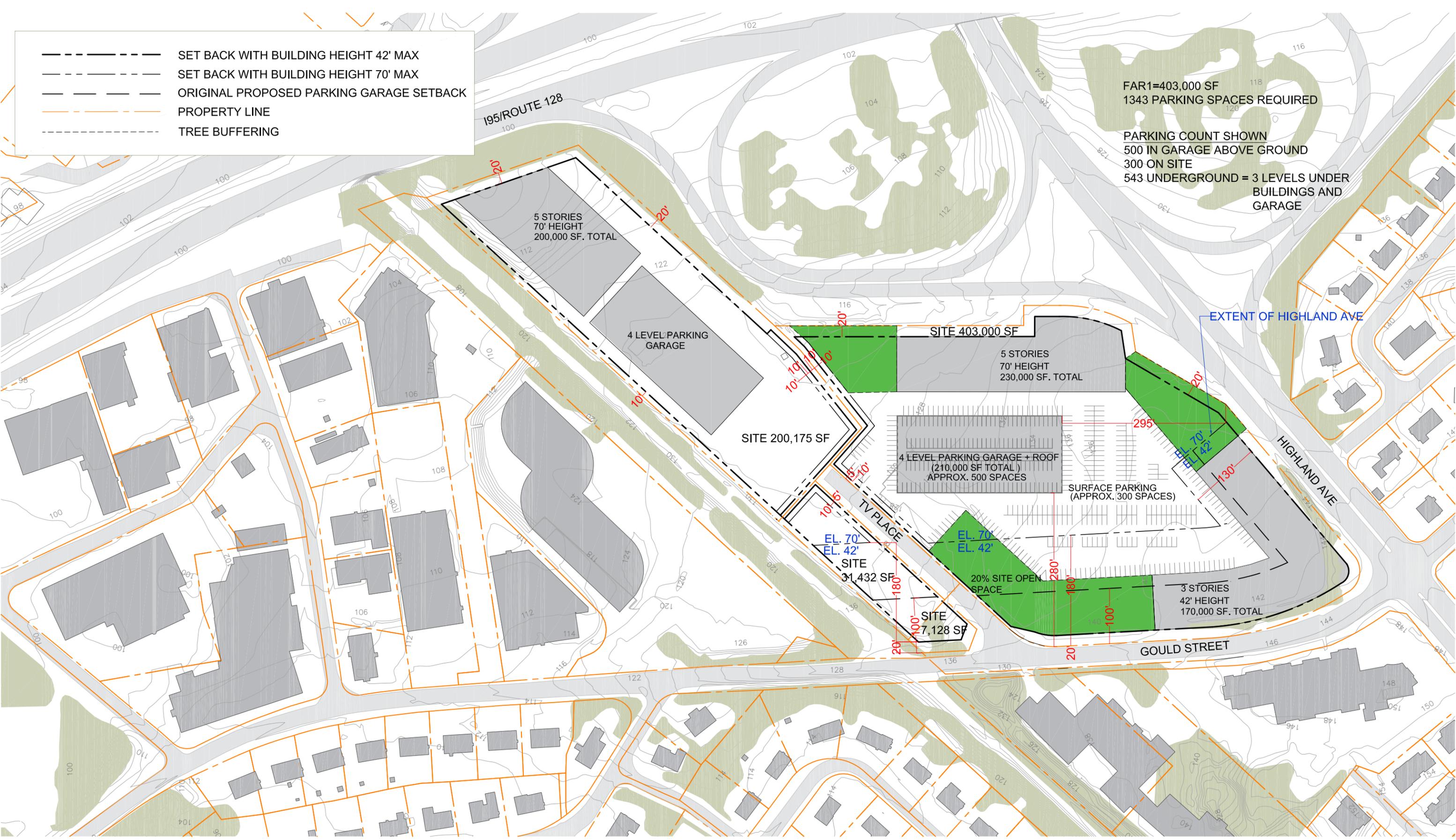




- SET BACK WITH BUILDING HEIGHT 42' MAX
- SET BACK WITH BUILDING HEIGHT 70' MAX
- ORIGINAL PROPOSED PARKING GARAGE SETBACK
- PROPERTY LINE
- TREE BUFFERING

FAR1=403,000 SF
1343 PARKING SPACES REQUIRED

PARKING COUNT SHOWN
500 IN GARAGE ABOVE GROUND
300 ON SITE
543 UNDERGROUND = 3 LEVELS UNDER BUILDINGS AND GARAGE





AERIAL VIEW - AS OF RIGHT ZONING SITE PLAN 2 - 2 BUILDINGS

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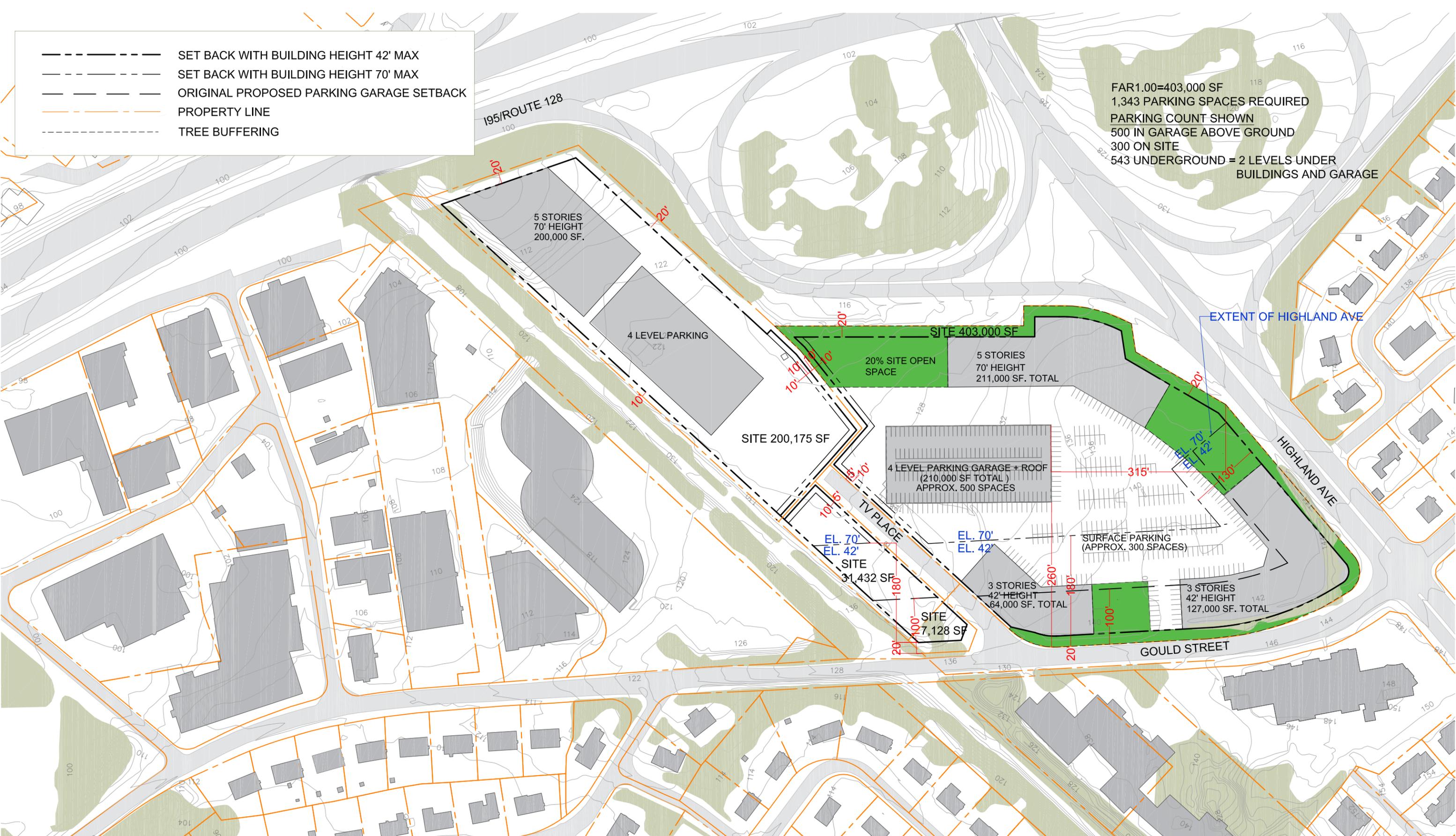
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- SET BACK WITH BUILDING HEIGHT 42' MAX
- SET BACK WITH BUILDING HEIGHT 70' MAX
- ORIGINAL PROPOSED PARKING GARAGE SETBACK
- PROPERTY LINE
- TREE BUFFERING

FAR 1.00=403,000 SF
 1,343 PARKING SPACES REQUIRED
 PARKING COUNT SHOWN
 500 IN GARAGE ABOVE GROUND
 300 ON SITE
 543 UNDERGROUND = 2 LEVELS UNDER BUILDINGS AND GARAGE





AERIAL VIEW - AS OF RIGHT ZONING SITE PLAN 3 - 3 BUILDINGS
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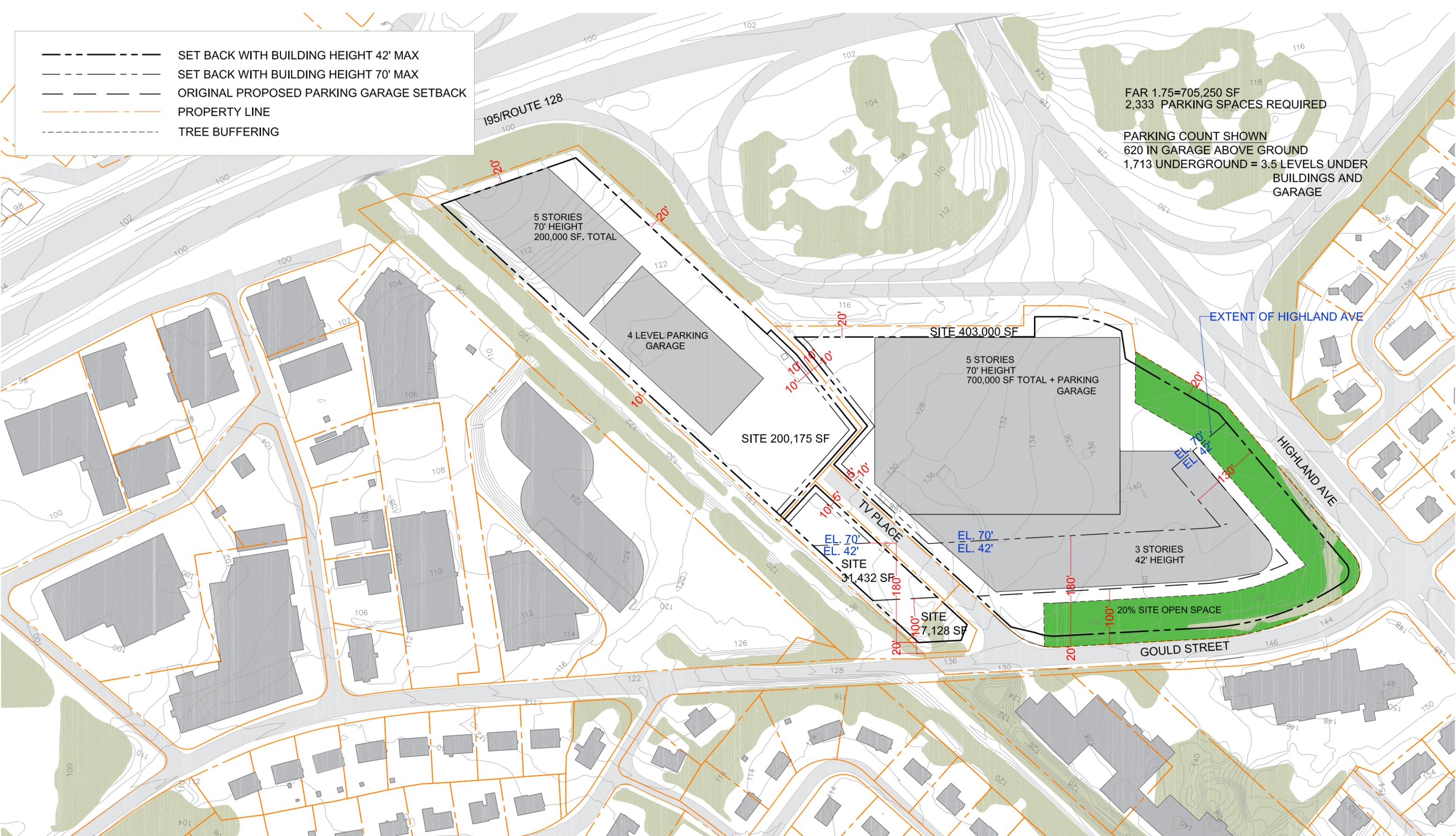




- SET BACK WITH BUILDING HEIGHT 42' MAX
- SET BACK WITH BUILDING HEIGHT 70' MAX
- ORIGINAL PROPOSED PARKING GARAGE SETBACK
- PROPERTY LINE
- TREE BUFFERING

FAR 1.75=705,250 SF
2,333 PARKING SPACES REQUIRED

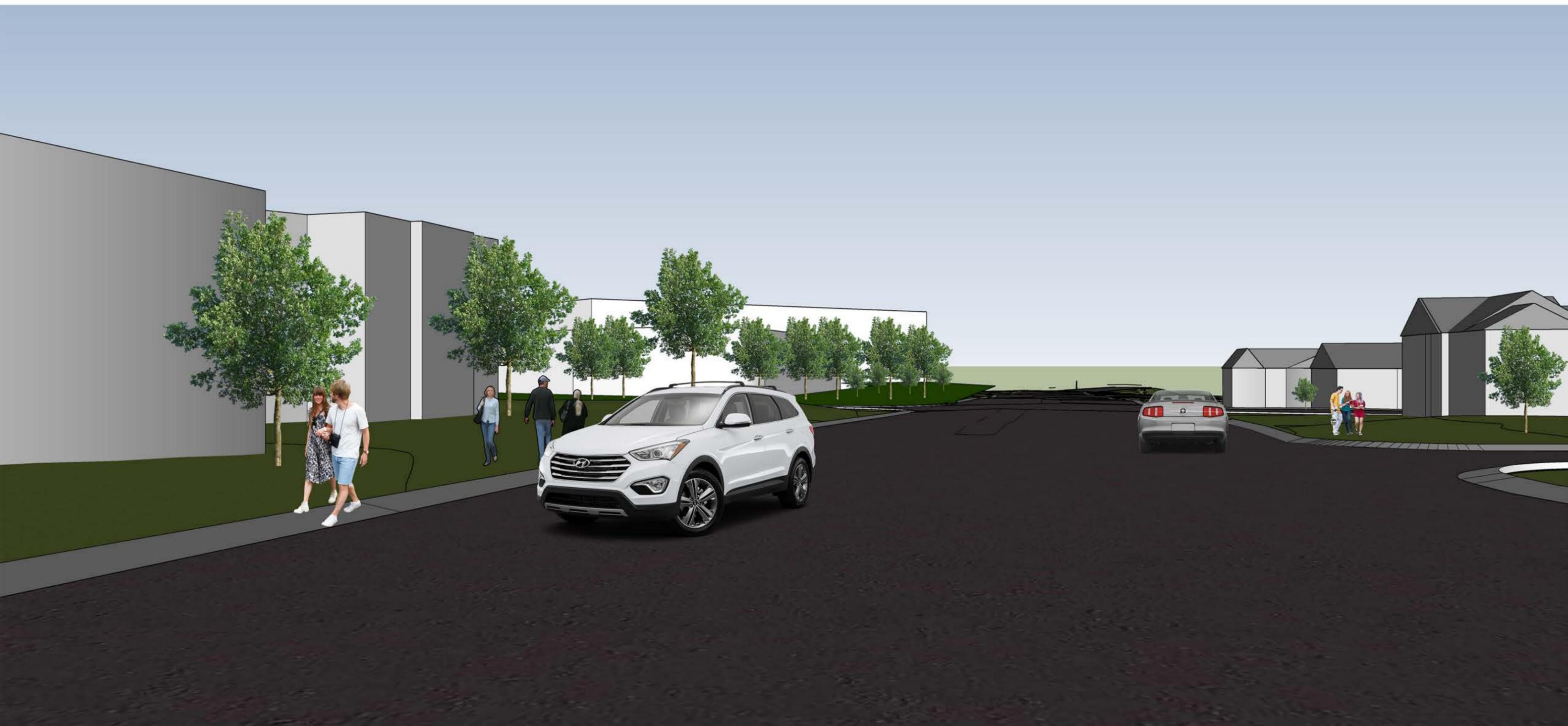
PARKING COUNT SHOWN
620 IN GARAGE ABOVE GROUND
1,713 UNDERGROUND = 3.5 LEVELS UNDER BUILDINGS AND GARAGE





AERIAL VIEW - SPECIAL PERMIT ZONING SITE PLAN 1 - 1 BUILDING
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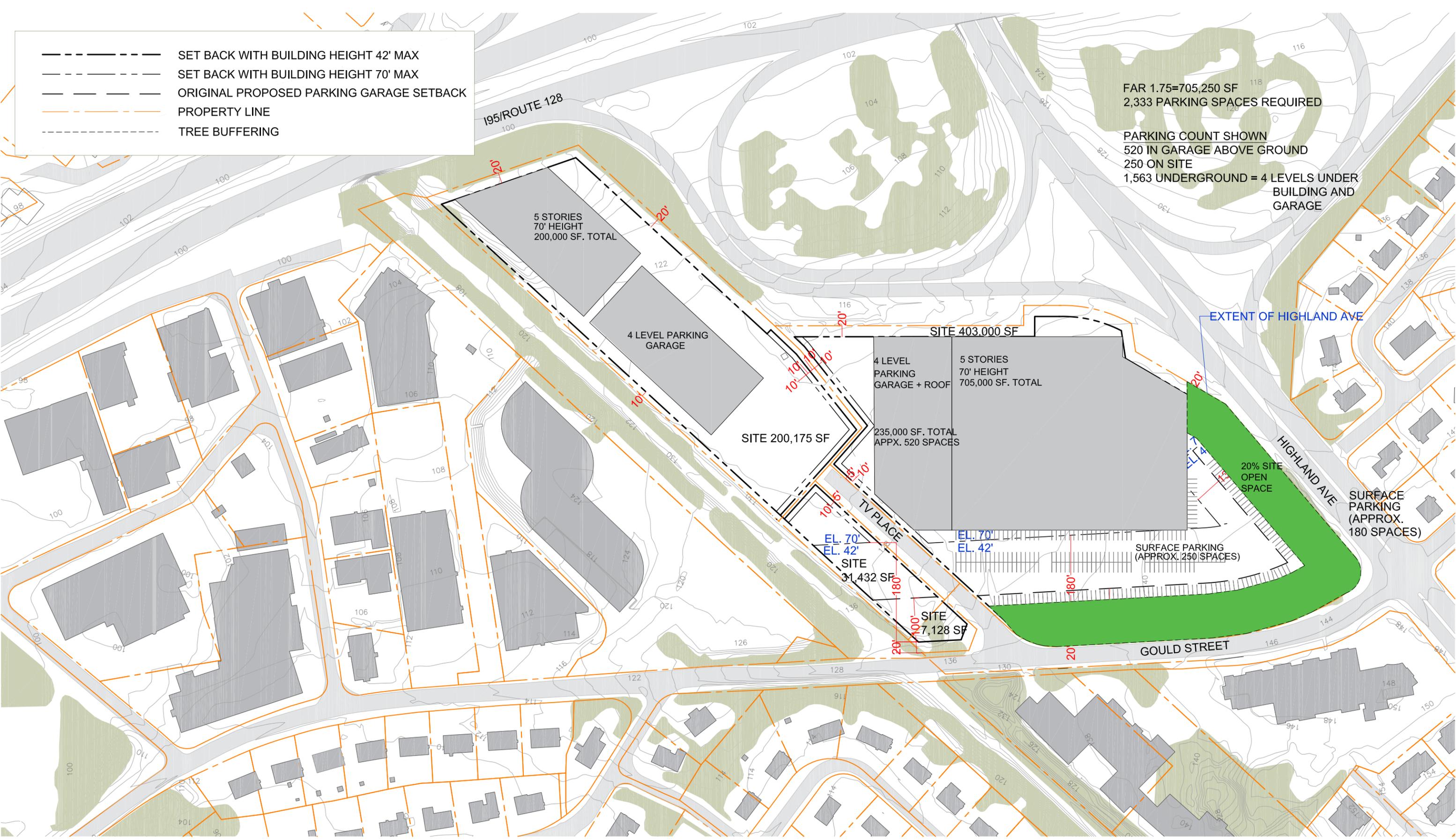




- SET BACK WITH BUILDING HEIGHT 42' MAX
- SET BACK WITH BUILDING HEIGHT 70' MAX
- ORIGINAL PROPOSED PARKING GARAGE SETBACK
- PROPERTY LINE
- TREE BUFFERING

FAR 1.75=705,250 SF
2,333 PARKING SPACES REQUIRED

PARKING COUNT SHOWN
520 IN GARAGE ABOVE GROUND
250 ON SITE
1,563 UNDERGROUND = 4 LEVELS UNDER
BUILDING AND GARAGE





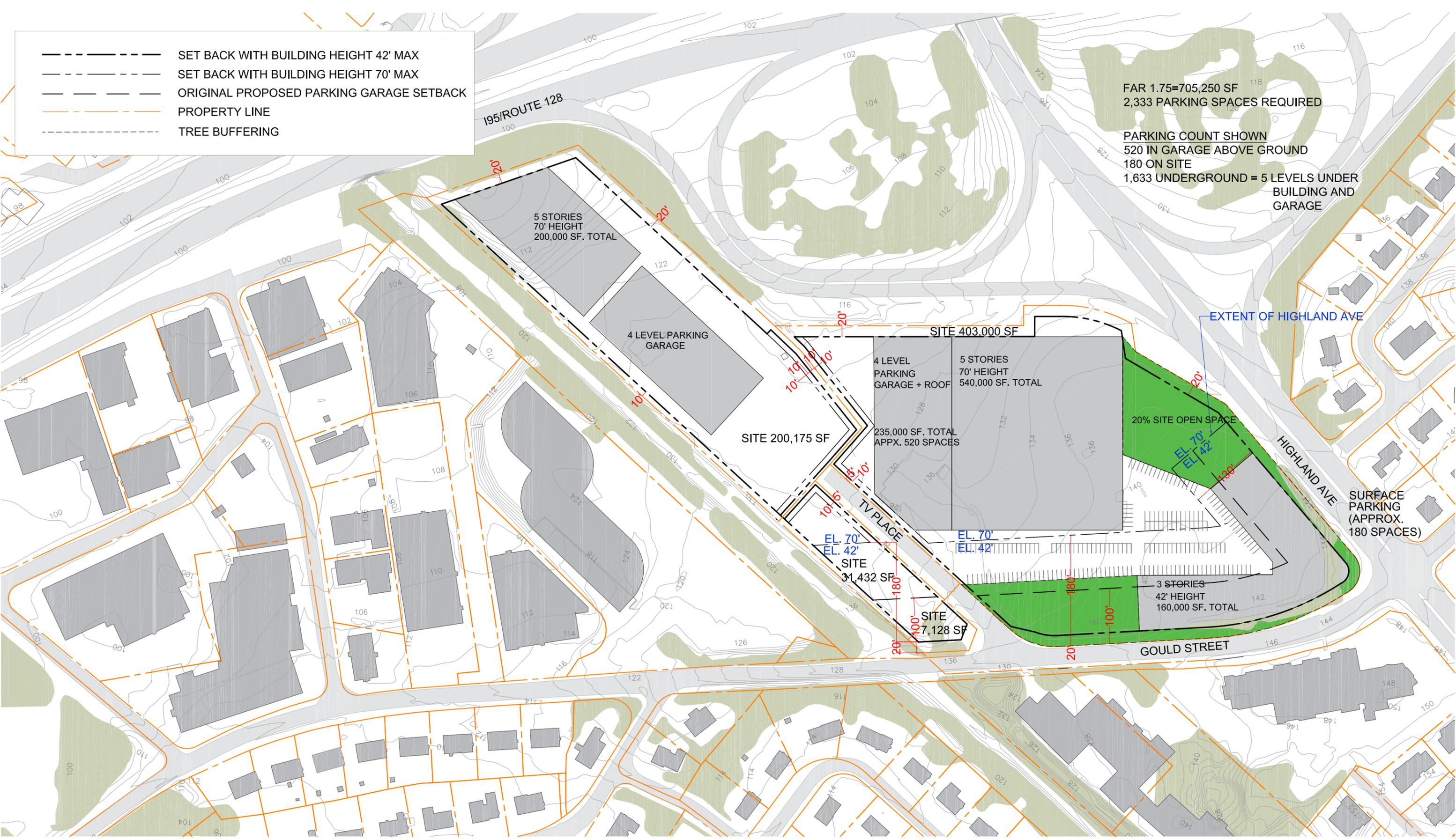




- SET BACK WITH BUILDING HEIGHT 42' MAX
- SET BACK WITH BUILDING HEIGHT 70' MAX
- ORIGINAL PROPOSED PARKING GARAGE SETBACK
- PROPERTY LINE
- TREE BUFFERING

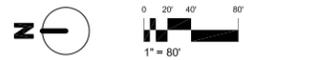
FAR 1.75=705,250 SF
2,333 PARKING SPACES REQUIRED

PARKING COUNT SHOWN
520 IN GARAGE ABOVE GROUND
180 ON SITE
1,633 UNDERGROUND = 5 LEVELS UNDER
BUILDING AND GARAGE



EXTENT OF HIGHLAND AVE

SURFACE PARKING (APPROX. 180 SPACES)





AERIAL VIEW - SPECIAL PERMIT ZONING SITE PLAN 2 - 2 BUILDINGS

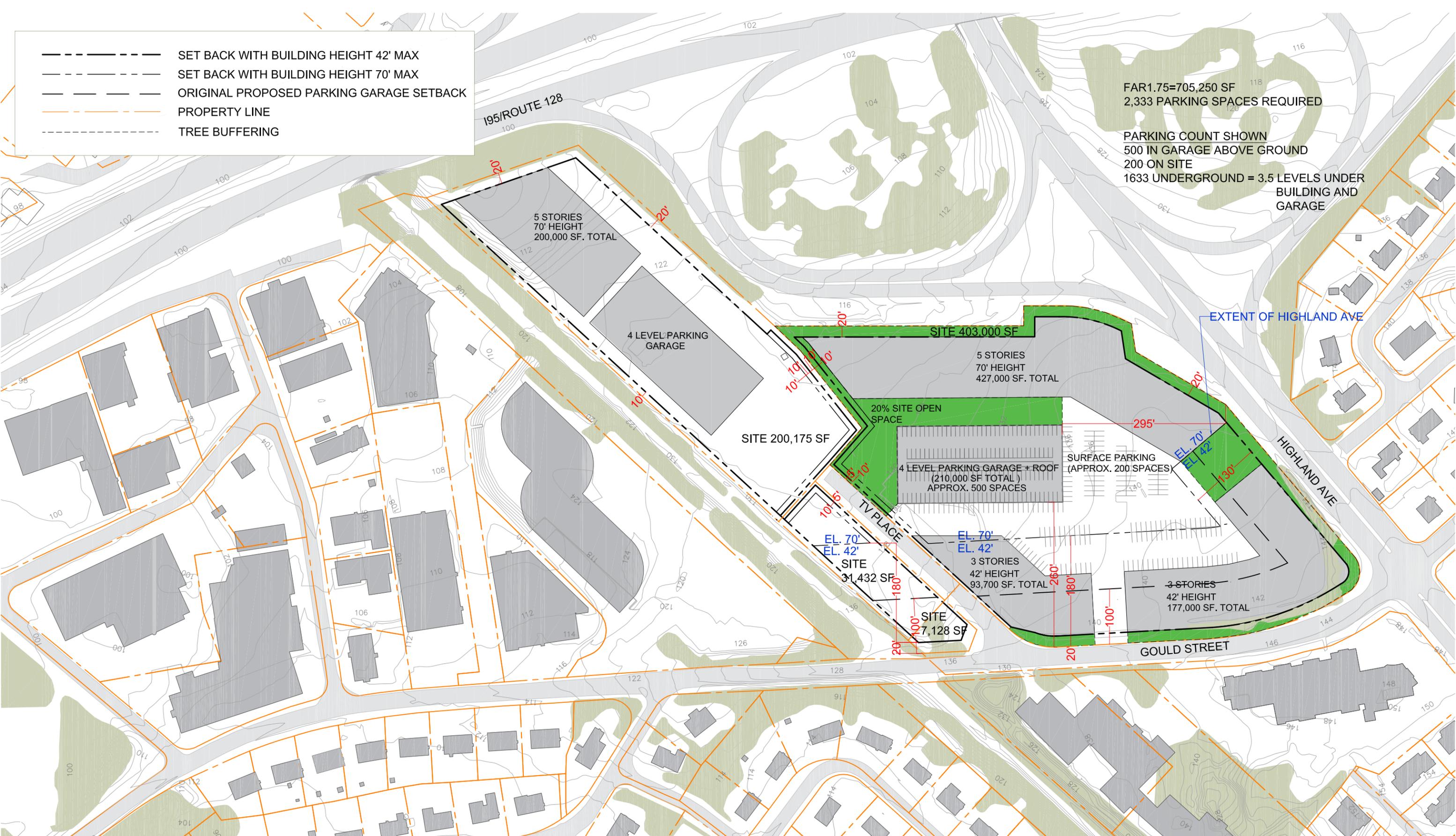




- SET BACK WITH BUILDING HEIGHT 42' MAX
- SET BACK WITH BUILDING HEIGHT 70' MAX
- ORIGINAL PROPOSED PARKING GARAGE SETBACK
- PROPERTY LINE
- TREE BUFFERING

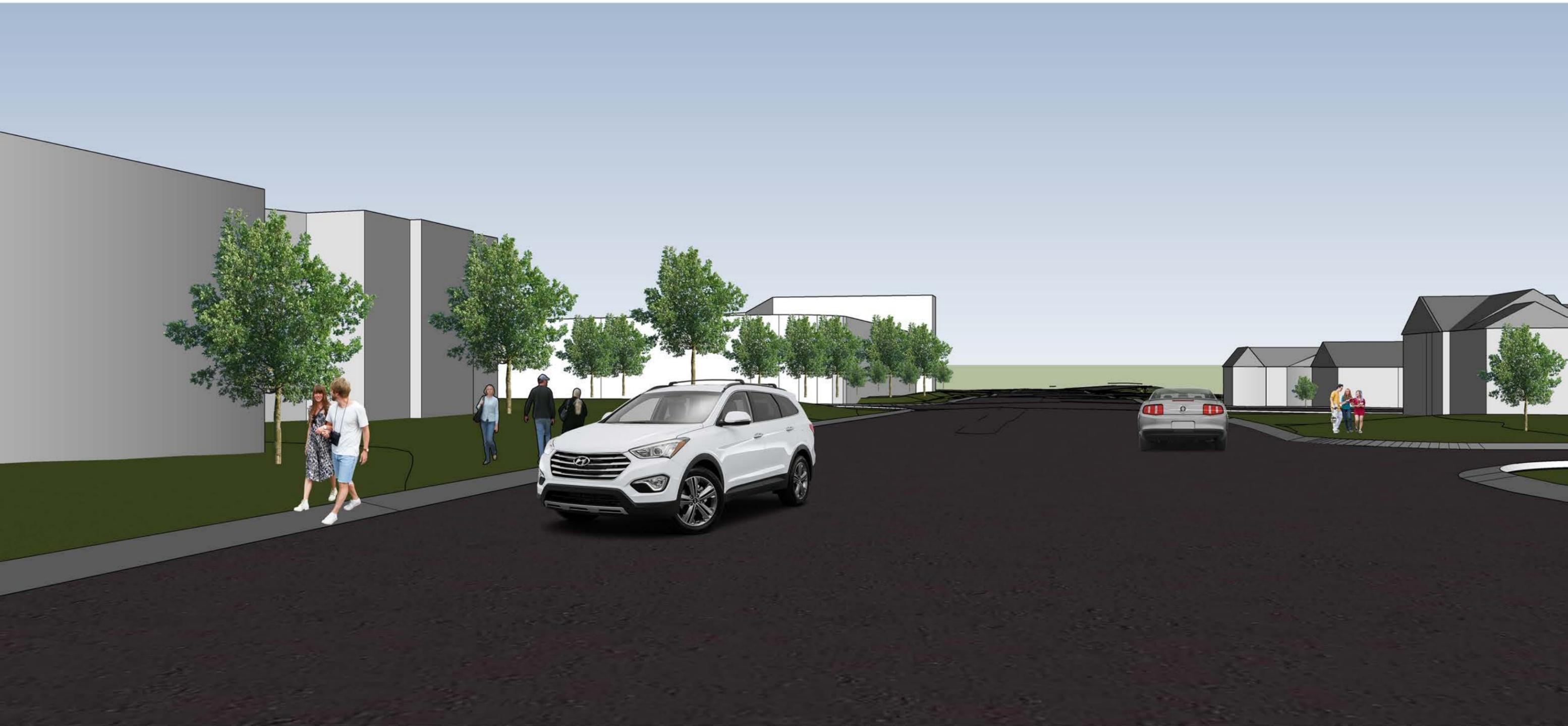
FAR 1.75 = 705,250 SF
 2,333 PARKING SPACES REQUIRED

PARKING COUNT SHOWN
 500 IN GARAGE ABOVE GROUND
 200 ON SITE
 1633 UNDERGROUND = 3.5 LEVELS UNDER BUILDING AND GARAGE









SUMMARY

AS OF RIGHT

AS OF RIGHT 1 BUILDING



AERIAL VIEW - AS OF RIGHT SITE PLAN 1 - 1 BUILDING
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AS OF RIGHT 2 BUILDING



AERIAL VIEW - AS OF RIGHT ZONING SITE PLAN 2 - 2 BUILDINGS
HIGHWAY COMMERCIAL 1 ZONING DISTRICT PLANNING
07/02/19

AS OF RIGHT 3 BUILDING



AERIAL VIEW - AS OF RIGHT ZONING SITE PLAN 3 - 3 BUILDINGS
HIGHWAY COMMERCIAL 1 ZONING DISTRICT PLANNING
07/02/19

SPECIAL PERMIT

SPECIAL PERMIT 1 BUILDING



AERIAL VIEW - SPECIAL PERMIT ZONING SITE PLAN 1 - 1 BUILDING
HIGHWAY COMMERCIAL 1 ZONING DISTRICT PLANNING
07/02/19

SPECIAL PERMIT 2 BUILDING



AERIAL VIEW - SPECIAL PERMIT ZONING SITE PLAN 2 - 2 BUILDINGS
HIGHWAY COMMERCIAL 1 ZONING DISTRICT PLANNING
07/02/19

SPECIAL PERMIT 3 BUILDING



AERIAL VIEW - SPECIAL PERMIT ZONING SITE PLAN 3 - 3 BUILDINGS
HIGHWAY COMMERCIAL 1 ZONING DISTRICT PLANNING
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