

Units Allowed Under Existing & Proposed Zoning

Zoning District	Scenario Name: Unit Capacity				
	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	189	189
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 UNIT CAPACITY	775	1,019	1,636	1,870	3,296

Likely Build Out Comparison

District	Units developed since Needham Center Plan was implemented, upgrading the zoning, 2009	Base Compliance Plan: Likely Build	Neighborhood Housing Plan: Likely Build
Apartment A1		0	82
Business		43	111
Avery Square Business		189	189
Chestnut Street East	0	50	137
Chestnut Street West	5		560
Chestnut Street Business - Garden	0		33
Center Business	10	N/A	N/A
Hillside Avenue Business		8	6
Industrial – Crescent		121	79
Industrial - Hillside			91
TOTAL UNITS	15	411	1,288