

March 8, 2019

PROJECT NARRATIVE

PROPOSED DEVELOPMENT 1180 GREAT PLAIN AVENUE NEEDHAM, MA

The Project Site is located at the west edge of downtown Needham on Great Plain Avenue which is one of the major connecting streets in the town. The site is currently occupied by a vacant 14,500 sf one story building formerly used as an 18 room congregate housing building. The site is conveniently located within 300 yards of the center of Needham with restaurants, shopping and a commuter rail station to downtown Boston.

The proposed building will consist of 16 residential units, 8 one bedroom and 8 two bedroom units with 28 parking spaces. The parking for residents is located in the rear of the building with a separate entrance. Exterior bike storage is located adjacent to the parking with additional bike storage in the basement. There is a turnaround drop off at the front of the building with 4 guest parking spaces. There is internal trash storage located in the basement. The proposal includes adding one story to the existing structure with 8 units on each floor accessed by 2 stairs and a new elevator.

The exterior of the building is designed to blend in with the adjacent residential homes and is approximately 29 feet to the ridge. The materials will be a mixture of clapboard, shingle and panel siding with residential scale windows. Each unit will have an open kitchen with stone counters, Living and Dining area. All units will have washer dyers and individually controlled heating and air conditioning. One Bedroom units will have a study, one full bath and a half bath. Two Bedroom units will have two full baths.