

# NOTICE OF COMMUNITY MEETING

Wednesday, December 6<sup>th</sup>, 2023 at 7:00pm

Broadmeadow School Performance Center  
120 Broad Meadow Road, Needham, MA 02492

And By Zoom <https://us02web.zoom.us/j/88046725264>

November 20, 2023

Dear Town Meeting Members, fellow Board, Commission & Committee Members,  
and Neighbors & Residents:

**Re: Linden/Chambers Rezoning and Redevelopment**

The Needham Planning Board and Needham Housing Authority (NHA) invite you to a Community Meeting on December 6<sup>th</sup>, 2023 at 7:00pm, to learn about the Town's rezoning effort at the Linden/Chambers site. We invite you to ask questions and provide comment as the Town contemplates the zoning framework and a supporting project design that includes 4 stories.

Redevelopment at this site has been a top Town priority since first identified in the 2004 Needham Housing Resource Report. It represents a major opportunity to meaningfully increase the number of deeply affordable housing units in town. A zoning bylaw change is needed to realize this opportunity. The Planning Board intends to present a final bylaw change at the Annual Town Meeting in May, 2024.

During the meeting, the Needham Housing Authority will provide information on the status of the existing Linden/Chamber housing development and an updated set of schematic designs and site plans for a proposed redevelopment of the site. The Planning Board will present components of a draft bylaw change that include modifications to the use table and dimensional regulations including size, density, lot coverage, number of units allowed, height and setbacks, among others, and will also provide an overview of the process and timeline.

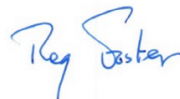
Schematic design samples are included for reference on the pages following this notice.

We hope you will join us on Wednesday December 6, 2023 and look forward to hearing from you.

Sincerely,



Adam Block, Chair  
Needham Planning Board  
[planning@needhamma.gov](mailto:planning@needhamma.gov)



Reg Foster, Chair  
Needham Housing Authority  
[Chair@NeedhamHousing.org](mailto:Chair@NeedhamHousing.org)



*Aerial view of the proposed Linden-Chambers redevelopment*



*Street view -- Corner of Linden Street and High Rock Middle School Road*

**Goals of the Redevelopment**

NHA is pursuing a redevelopment of its Linden Street and Chambers Street properties that achieves the following goals:

- ✓ Preserve the 152 units of deeply affordable senior/disabled units that currently exist on site.
- ✓ Increase the number of affordable units on site by approximately 95, for a total of 247 affordable units.
- ✓ Better quality of life for residents by providing 40% larger one bedroom apartments, elevators, centralized air conditioning and heating and better indoor environmental quality.
- ✓ Improve the site’s energy efficiency and resiliency to climate change.
- ✓ Build attractive buildings on site with improved and increased outdoor spaces.
- ✓ Provide enhanced common spaces and services for NHA residents.

**Key Zoning-related Elements of the Proposed Schematic Design:**

Relative to requirements of existing underlying zoning districts, key elements of the proposed Schematic Design that will require 2024 Town Meeting Zoning relief include:

- ✓ Replacement of 152 obsolete studio apartments with 152 replacement units and 95 additional new units (247 total, 239 one bedroom and 8 two bedroom)
- ✓ Density increasing from 13.8 units/acre to 25.0 units/acre.
- ✓ All units continuing to be affordable and accessible for disabled individuals.
- ✓ Front setback from Linden Street: 40 feet.
- ✓ Side setback: 30 feet.
- ✓ Rear setback: 30 feet.
- ✓ Maximum height: 4 stories and 53 feet.
- ✓ 0.5 parking ratio per unit.
- ✓ Parking setback from Linden Street: 10 feet.
- ✓ Lot coverage: 25%
- ✓ Minimum lot size 20,000 square feet.
- ✓ Frontage: 150 feet
- ✓ Current lot size: 11.03 acres

\* \* \* \* \*

To provide written comments or questions to the Needham Planning Board, please send an email to: [planning@needhamma.gov](mailto:planning@needhamma.gov).

To access the Linden/Chambers Redevelopment Project website and post a comment or question to the Needham Housing Authority, please go to [www.LindenChambers-Needham.com](http://www.LindenChambers-Needham.com).



Street view -- Corner of Sylvan Street and Linden Street



Site Plan -- Schematic Design



Phase 1A Elevation Along Linden Street