



REDEVELOPMENT OF LINDEN STREET & CHAMBERS STREET

Community Meeting

Needham Planning Board
Needham Housing Authority
December 6, 2023

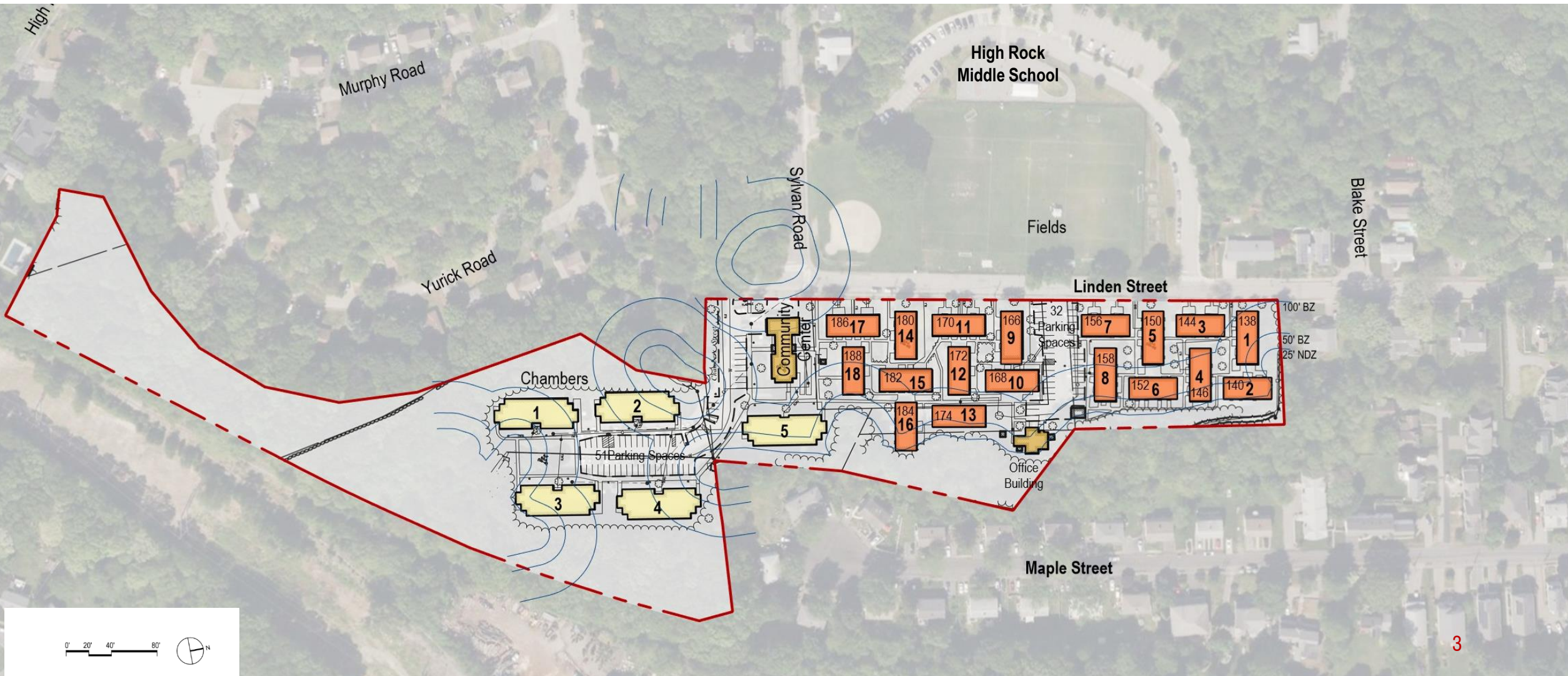


Agenda

1. Introduction
2. Existing Conditions Review
3. Proposed Zoning Changes
4. Proposed Project Design
5. Comments and Questions

Linden & Chambers Streets

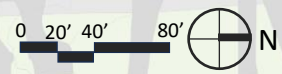
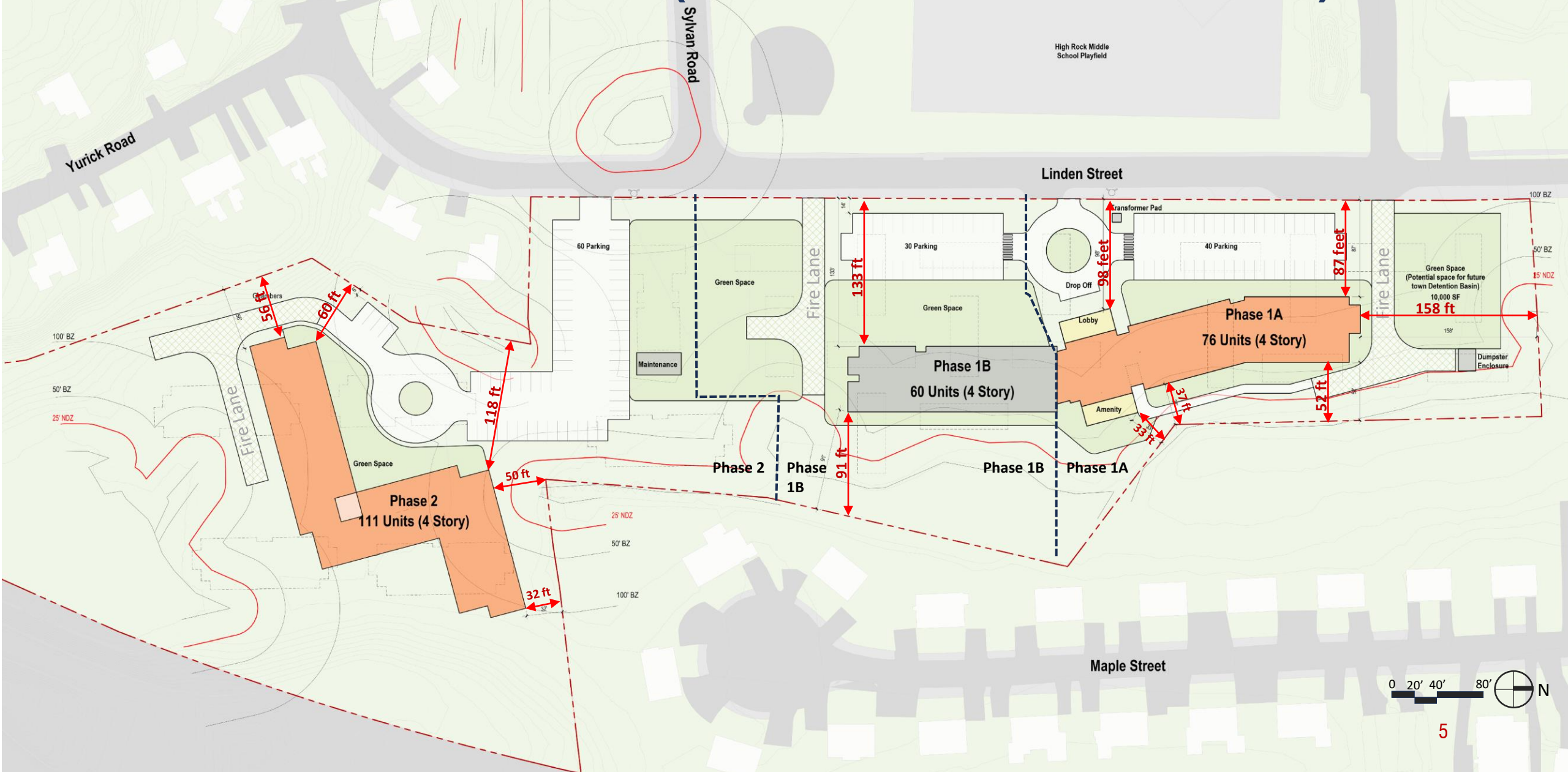
Existing Site Plan



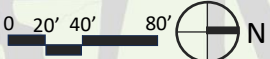
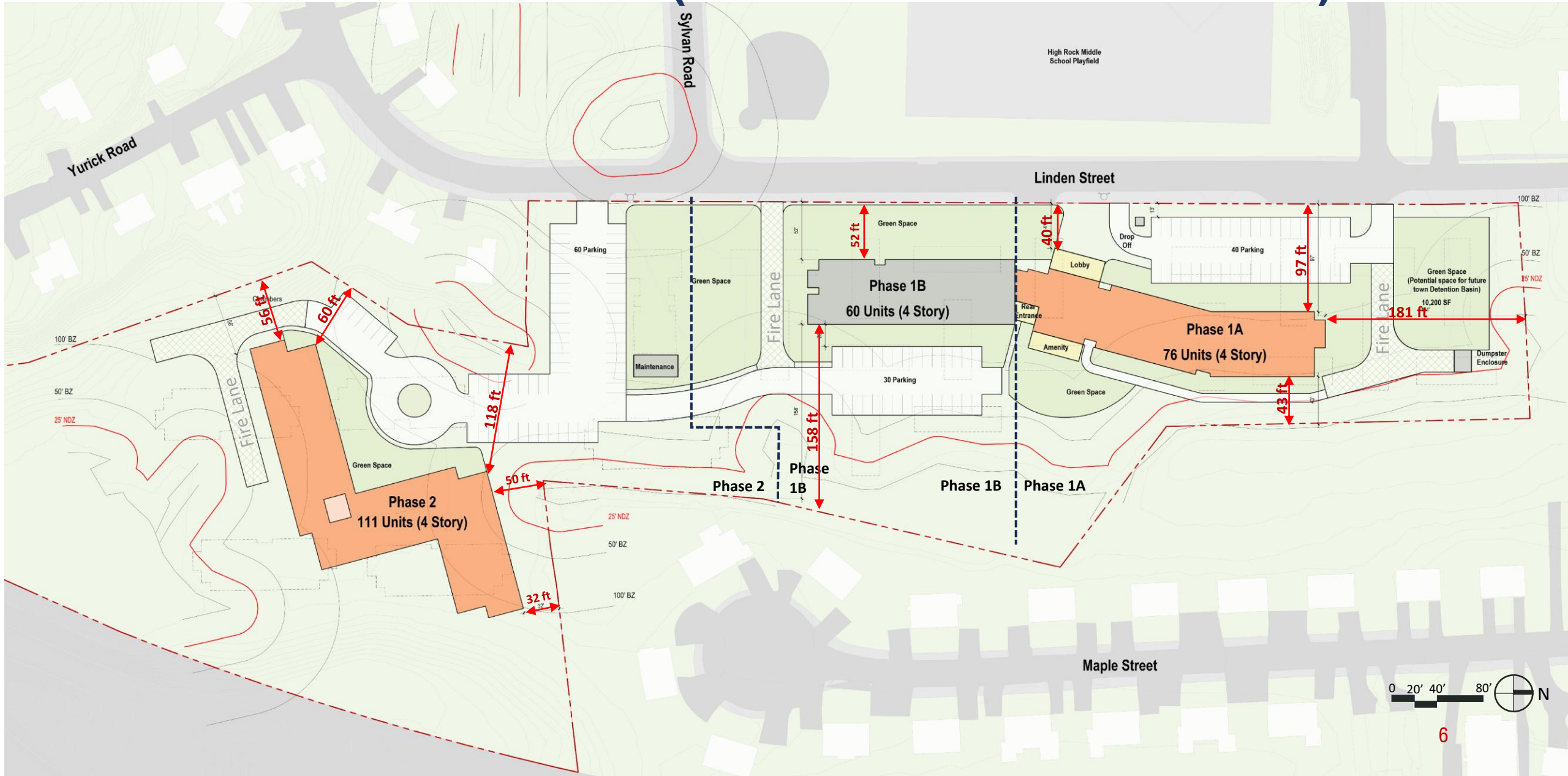
Dimensional Regulation

	CURRENT DISTRICT REQUIREMENTS	EXISTING CONDITIONS	PROPOSED DEVELOPMENT DIMENSIONS	PROPOSED ZONING
ZONING DISTRICT	SRB, GR District	(non-conforming -- approved via four variances 1958-1970)	(Schematic Design November 2023)	Affordable Housing District (AHD)
USES	Detached single family or duplex housing	Elderly & disabled housing	Elderly & disabled housing	Multi-Family As of Right (Site plan Review)
ZONING DIMENSIONAL ANALYSIS				
Minimum Lot Size	10,000 sq. ft.	-	-	40,000 sq. ft.
Frontage	80 ft	898 ft	898 ft	150 ft
Front yard	20 ft	20 ft	88 ft	40 ft
Side Yard	14 ft	35 ft	32 ft	25 ft
Rear Yard	20 ft	30 ft	33 ft	25 ft
Height, Sloped Roof	35 ft	-	53 ft	58 ft
Height, Flat Roof	35 ft	25 ft	43 ft	43 ft
Mechanical Height	NR	none	10 ft	15 ft
Mechanical Roof Coverage	NR	none	30%	33%
Stories	2.5	2	4	4
FAR	0.36-0.38	0.22	0.42	0.5
Units per Acre	NR	13.8	22.4	25
Lot Coverage	25-35%	16%	11%	20%
Dwelling Units		152 Units	247 Units	

Site Plan A – 247 Units (136 Units Phase 1A+1B)



Site Plan B – 247 Units (136 Units Phase 1A+1B)



Floor Plans

Phase 1A and 1B

Phase 1A – 76 Units

(72) One Bedroom - 575 sf

(4) Two Bedrooms - 800 sf



First Floor Plan

Phase 1B – 60 Units

(56) One Bedroom- 575 sf

(4) Two Bedrooms - 800 sf



Typical Floor Plan



Exterior Elevations

4 Stories and 53 ft.

53 feet

- 4
- 3
- 2
- 1



Phase 1A - West Elevation



53 feet

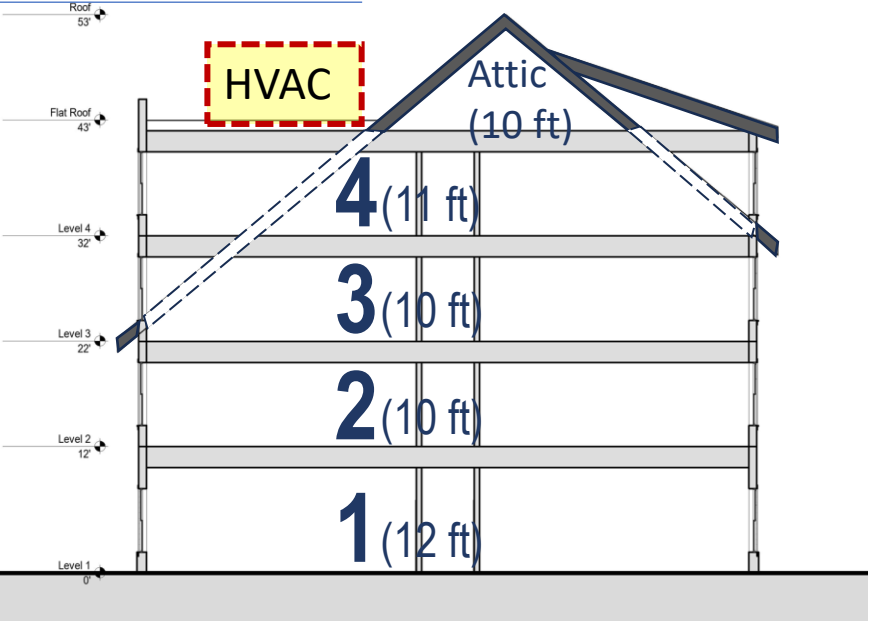
- 4
- 3
- 2
- 1

Phase 1B - West Elevation

Building Section Analysis

Analysis

53 feet



Schematic Design: 8 ft Finish Ceiling in Unit

High Rock Middle School



**Schematic Design
Linden Street – Aerial View**



Schematic Design
Maple Street – Aerial View



**Schematic Design
Corner at Linden and Blake Street**

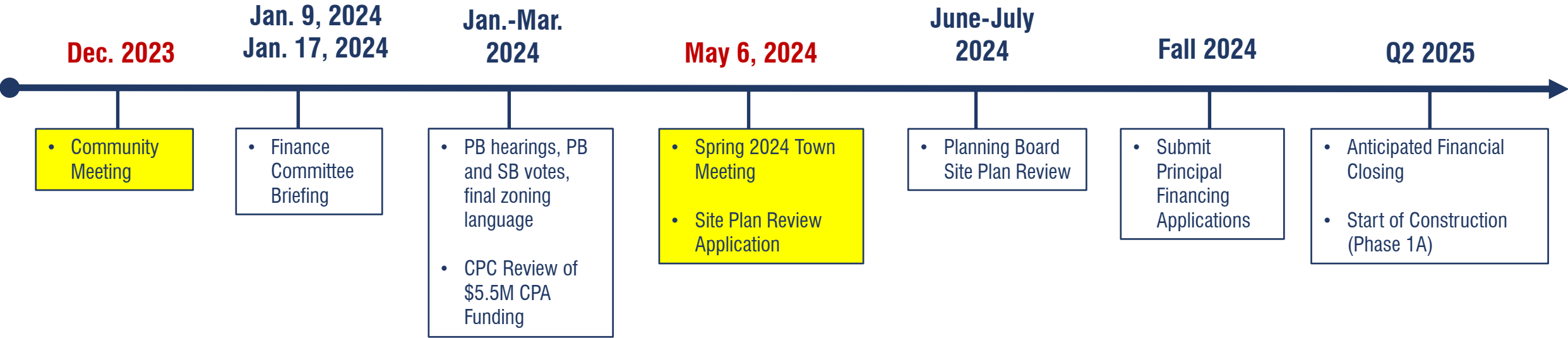


**Schematic Design
Linden Street / Sylvan Road**



Schematic Design
Corner at Linden and High Rock Middle School Road

Project Timeline



PB – Planning Board
SB – Select Board

An aerial architectural rendering of a school campus. The scene is dominated by a large, rectangular green field in the center, marked with white lines for a soccer field and a basketball court. To the left of the field is a long, multi-story building with a central tower. To the right is another large building with a similar design. In the foreground, there's a smaller, more modern-looking building. The entire campus is surrounded by a dense forest of trees. The text "Comments and Questions" is overlaid in the center of the image.

Comments and Questions