

Appendix 7

Zoning Maps

The following zoning maps provide the visual reference information that illustrate the zoning changes described in text in the Housing Plan. The maps are grouped to illustrate focus areas of Needham where zoning changes are proposed along the commercial spine including Chestnut Street and Highland Avenue that are addressing the MBTA Communities requirements related to three transit station neighborhoods. The final set of full Needham zoning maps show the proposed changes in the context of the entire Town zoning map and these include a few other areas with zoning changes highlighted as part of strategy IV.A.5, Consider Options for Promoting Development in Other Appropriate Locations.

- 7.1 Needham Zoning Maps with Proposed Zoning Changes
(Maps focused on MBTA Station Neighborhoods)**

- 7.2 MBTA District Concept Map of MBTA Station Neighborhoods
(Test fit of transit district acreage required in MBTA Guidelines)**

- 7.3 Needham Zoning Maps with Proposed Zoning Changes
(Full Town Maps of Needham)**

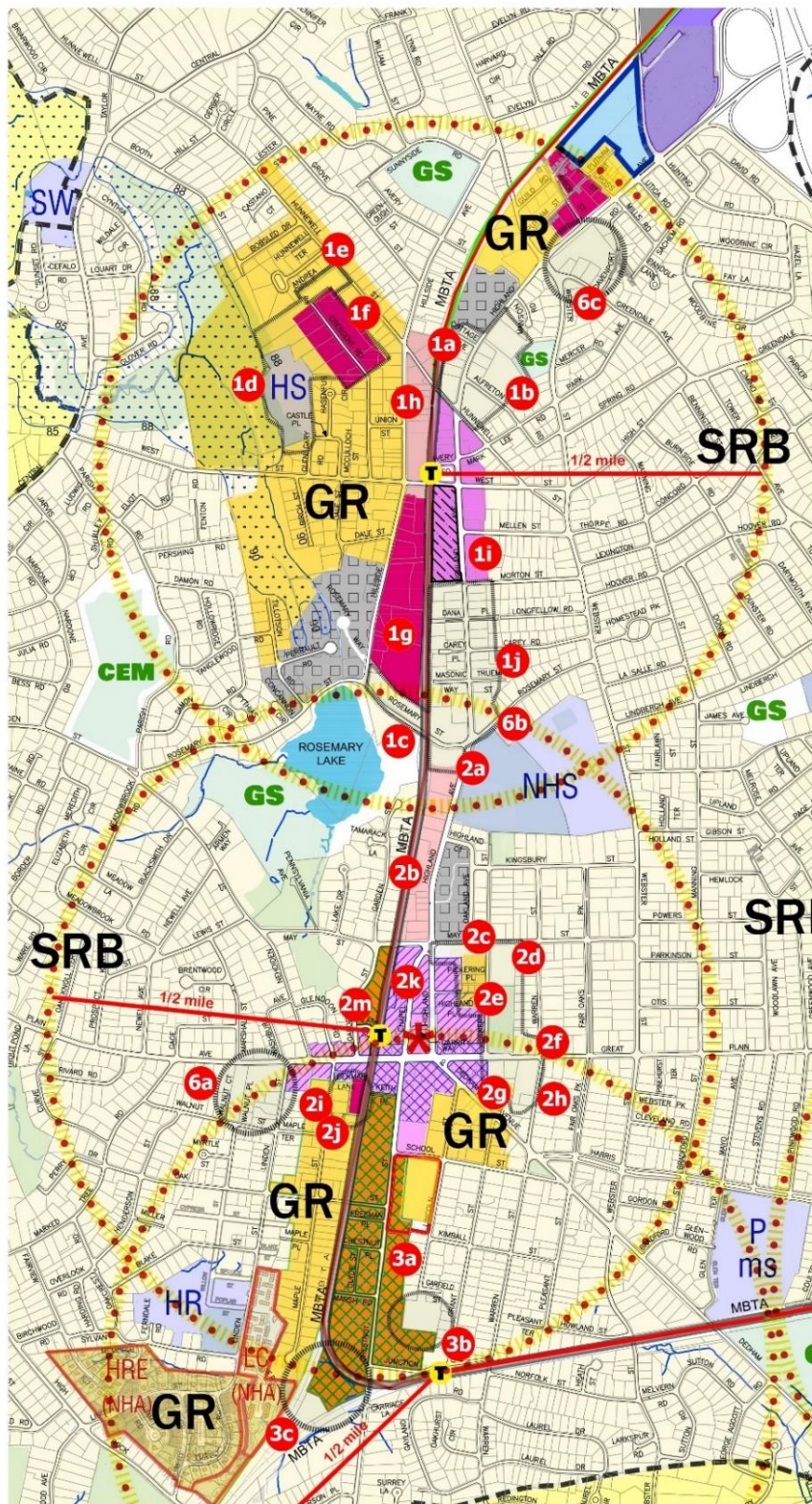
- 7.4 List of Proposed Zoning Changes
(Text descriptions of zoning changes for the transit neighborhoods and
the other areas designated for promoting development.)**

Appendix 7.1

Needham Zoning Maps with Proposed Zoning Changes

(Maps focused on MBTA Station Neighborhoods)

The following Needham Zoning maps have been created to graphically represent the proposed zoning map changes described in the zoning lists on pages 36-38 as part of complying with MBTA Communities Guidelines. The new maps show that the majority of the zoning reform is concentrated in the Needham neighborhoods geographically located near three of the MBTA transit stations that are part of the Chestnut Street / Highland Avenue north / south corridor. This zone, or “spine”, includes the more densely built parts of town with a mix of commercial, institutional, municipal and residential uses with a range of lower to higher density buildings types.

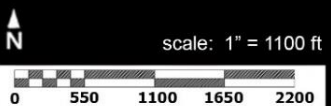


- USE DISTRICTS**
- SRA SINGLE RESIDENCE - A
 - SRB SINGLE RESIDENCE - B
 - GR GENERAL RESIDENCE
 - APARTMENTS A-1
 - APARTMENTS A-2
 - RURAL RESIDENCE - CONSERVATION
 - INSTITUTIONAL
 - BUSINESS
 - HIGHWAY COMMERCIAL - 1
 - INDUSTRIAL
 - INDUSTRIAL - 1
 - AVERY SQUARE BUSINESS
 - CENTER BUSINESS
 - CHESTNUT STREET BUSINESS
 - HIGHLAND COMMERCIAL - 128
 - HILLSIDE AVENUE BUSINESS
 - MIXED USE - 128
 - NEIGHBORHOOD BUSINESS
 - NEW ENGLAND BUSINESS CENTER
 - ELDER SERVICES ZONING DISTRICT

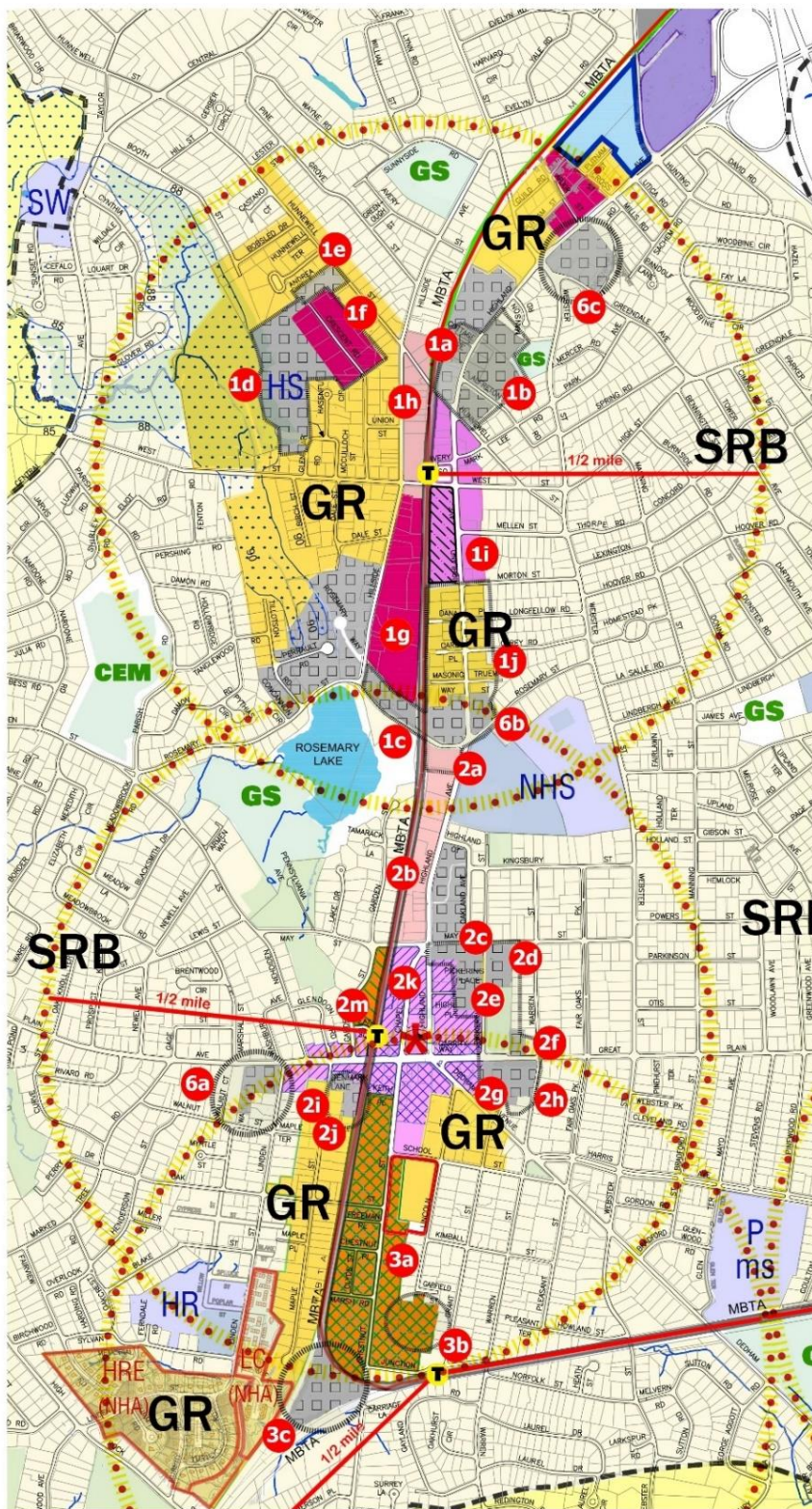
- OVERLAY DISTRICTS**
- WIRELESS COMMUNICATIONS FACILITIES TOWERS OVERLAY DISTRICTS
 - ADULT USE OVERLAY DISTRICT
 - MEDICAL OVERLAY DISTRICT
 - AQUIFER PROTECTION DISTRICT
 - NEEDHAM CENTER OVERLAY DISTRICT A
 - NEEDHAM CENTER OVERLAY DISTRICT B
 - LOWER CHESTNUT STREET OVERLAY DISTRICT
 - GARDEN STREET OVERLAY DISTRICT
 - LARGE SCALE GROUND MOUNTED SOLAR PHOTOVOLTAIC INSTALLATION OVERLAY DISTRICT
 - TEMPORARY METEOROLOGICAL TOWERS OVERLAY DISTRICT
 - MIXED USE OVERLAY DISTRICT (MOUD)
 - AVERY SQUARE OVERLAY DISTRICT
 - July 17, 2012 - FLOOD PLAIN DISTRICT (ALL ELEVATIONS REFER TO U.S.G.S MEAN SEA LEVEL DATUM)

- GS GREEN SPACE (parks, fields etc)
- CEM GREEN SPACE (cemetery)
- TOWN BOUNDARY
- PARCEL
- TOWN HALL
- SCHOOL SITES
- NHA SITES (Needham Housing Authority)

Town of Needham
Housing Plan Working Group 2022
December 2022



Existing Zoning Map w/ Proposed Changes
(by TOD Neighborhood)

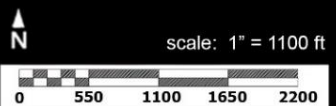


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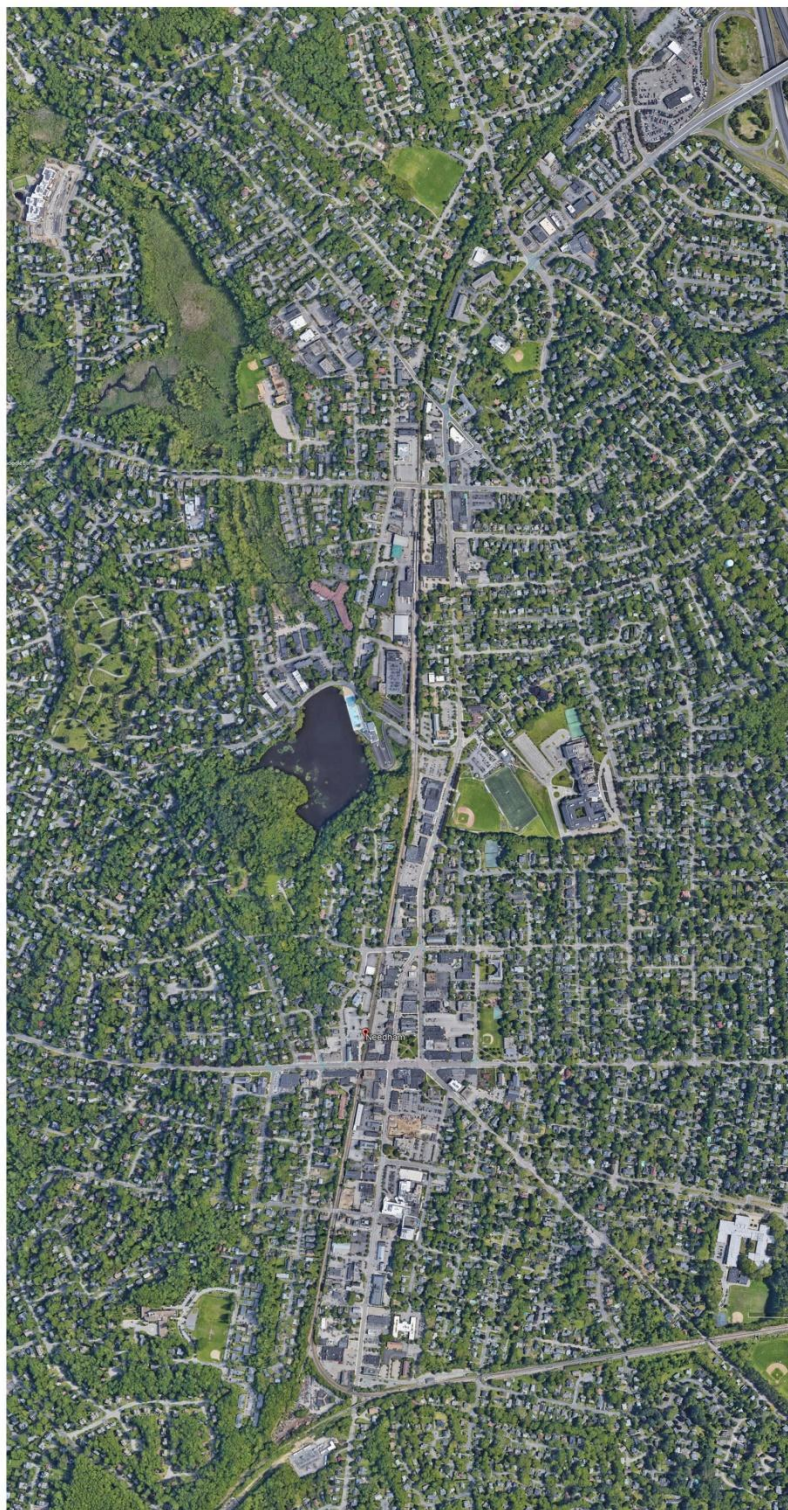
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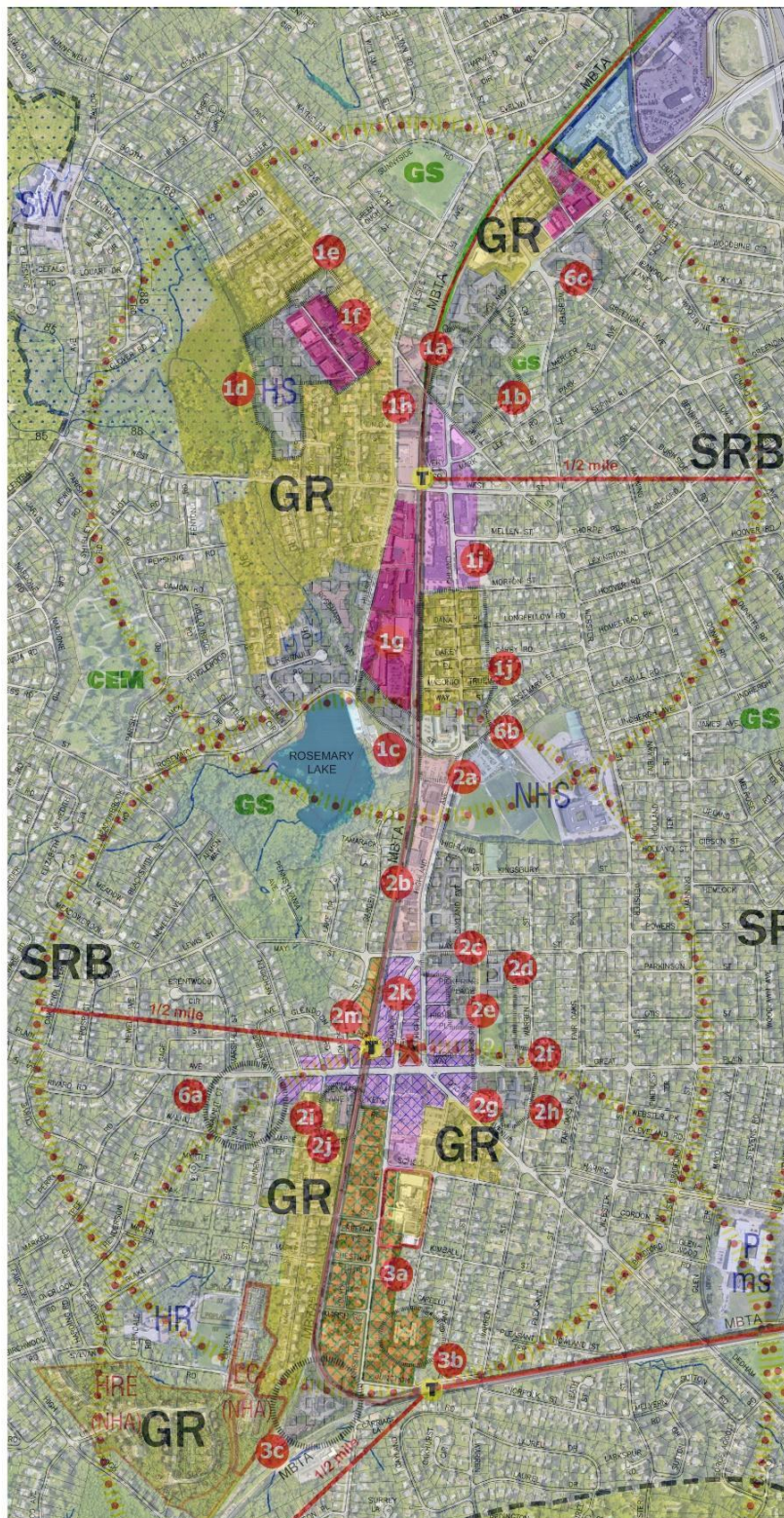


Proposed Zoning Map w/ Changes shown
(by TOD Neighborhood)



MBTA District study - existing aerial





MBTA District study - existing aerial
w zoning overlay



Appendix 7.2

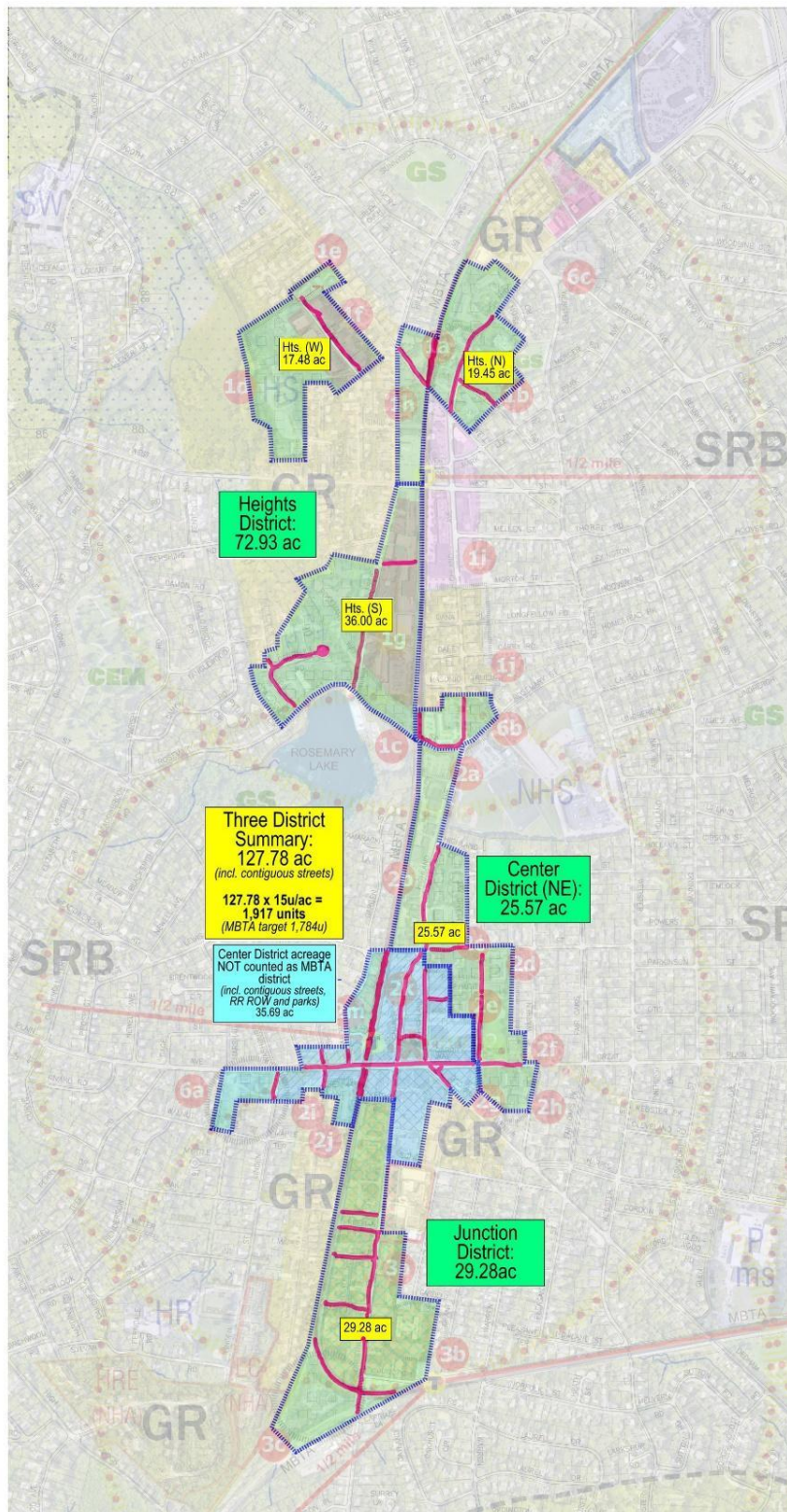
MBTA District Concept Map of MBTA Station Neighborhoods **(Test fit of transit district acreage required in MBTA Guidelines)**

The following map reflects a preliminary test fit analysis of possible “contiguous” land area assembly that could meet the criteria for an MBTA District to be created within ½ mile of three of the MBTA Stations along Needham’s existing higher density mixed-used “spine”, also referred to as the Chestnut Street / Highland Avenue corridor. The “green highlighted” areas illustrate three neighborhoods around the Needham Heights, Needham Center and Needham Junction stations that are closely related to the previous proposed zoning maps, and the zoning lists on pages 36-38, that are organized around the three MBTA stations as:

- **Group 1** (Needham Heights)
- **Group 2** (Needham Center)
- **Group 3** (Needham Junction)

A brief description of the MBTA criteria used in creating this test fit include the following requirements to define a compliant transit neighborhood (see MBTA criteria summarized on pages 33-35):

- Implement zoning reform across areas large enough to accommodate by-right housing capable of producing a total number of new multi-family housing units equal to 15% of the total housing units in Needham ($11,891u \times .15 = 1,784$ units)
- Acreage dedicated to MBTA district zoning must accommodate multi-family housing with a minimum density of 15 units per acre. This translates to approximately 120 acres ($1,784U / 15U \text{ per acre} = 118.9$ acres)
- Create multiple MBTA districts that combine to accommodate 90% of the required acreage, or approximately 107 of 120 acres, within ½ mile of a transit station
- Within these transit districts there is a minimum requirement of 25 contiguous acres for a minimum dedicated area of 50 acres. Since these districts are calculated at a density of 15 units per acre, Needham must have 120 acres zoned to meet the transit district requirements, of which 60 acres must be contiguous.



TOD Neighborhood study - MBTA Districts



Appendix 7.3

Needham Zoning Maps with Proposed Zoning Changes

(Full Town Maps of Needham)

The following Needham Zoning maps have been created to graphically represent the proposed zoning map changes (groups 1, 2 & 3) described in the zoning lists on pages 36-38, as part of the strategy to comply with MBTA Communities Guidelines. The following larger maps show the entire town to be able to include the additional areas listed as groups 4, 5 and all of group 6 on pages 46-47.

(they can be viewed with higher resolution by following these two links:

https://www.needhamma.gov/HPWG_ZoningMap_Proposed

https://www.needhamma.gov/HPWG_ZoningMap_ProposedNew)

The rest of the zoning maps are the same as the maps of the “spine” area along Highland Avenue and Chestnut Street already shown on the previous pages.

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Appendix 7.4

MBTA District Concept Map of MBTA Station Neighborhoods **(Text descriptions of zoning changes for the transit neighborhoods and** **the other areas designated for potential rezoning)**

Accompanying the full Needham maps above (in 7.3) is the list below of the proposed zoning including the three transit neighborhoods (groups 1, 2 and 3) and the proposed changes for the areas designated for potential rezoning under strategy IV.A.5 (groups 4, 5 and 6).

Zoning Recommendations by TOD Neighborhood

ZONING CHANGES FOR CONSIDERATION:

Recommendations for specific zoning by-law changes to be considered are listed below. Many of these proposed changes are related to the requirements for the new MBTA / MA G.L. c.40A, s.3A Guidelines and further study will be required to confirm that the final dimensional limits controlling district density will be able to deliver the gross density (units/acre) required by 3A Guidelines:

Needham Heights District (group 1):

Implement **Apartment A-1** zoning in certain areas now zoned Single Residence B (**SRB**), or General Residence (**GR**) Districts, including locations of non-conforming existing multi-family (MF) uses.

Apartment A-1 – rezone parcels within ½ mile of Needham Heights station, now zoned SRB:

- 1a.** From Hamilton Highlands (Apartment A-1) along Highland Avenue south to Hunnewell Street;
- 1b.** Avery Park Condominium and farther south along Highland Avenue to Hunnewell Street and including the Methodist Church at Hunnewell and Highland;
- 1c.** Extend existing Apartment A-1 zoning across Hillside Avenue and along the northerly side of Rosemary Street adjacent to the Industrial District and up to the MBTA right-of-way and beyond the ROW to Highland Avenue to include the Needham Public Library (see item 1g. below) and Christ Episcopal Church (see item 1j. and 6b. below);

Apartment A-1 – rezone parcels within ½ mile of Needham Heights station, now zoned GR:

- 1d.** Convert Hillside School and the rear portions of 5 lots of the Industrial district on Crescent Road that abut the Hillside School to Apartment A-1;
- 1e.** Convert Brookline Rug parcel to Apartment A-1, but the current use may remain as a prior non-conforming use. It has connection to both Hunnewell and Crescent Road and can be part of a consolidated MF district with the rest of new Apartment A-1 and the Industrial District that is to be rezoned to allow MF by-right as a use (see item 1f. below);

Amend current **Industrial** Districts within 1/2 mile of Needham Heights transit station to allow MF as an additional allowed use with Apartment A-1 dimensional limits with a minimum 10,000 sf lot size.

1f. Add Multi-family housing, at A-1 dimensions, to the uses allowed by right in the Industrial District along Crescent Road;

1g. Add Multi-family housing, at A-1 dimensions, to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way and between West and Rosemary Streets;

Amend current **Hillside Avenue Business** District within 1/2 mile of Needham Heights transit station to allow MF by-right and use Apartment A-1 dimensional limits with a minimum 10,000 sf lot size. Allow mixed-use option by Special Permit.

1h. Hillside Avenue Business from both sides of the Hunnewell intersection south to the south side of West Street;

Amend current **Avery Square Business** District within 1/2 mile of Needham Heights transit station. Adjust / increase current height and story limits where noted. Changes to limits are to be appropriate to their immediate context within their district.

1i. Avery Square Business – increase height from 35 ft. to 38 ft. for mixed-use MF allowed by special permit;

Expand **General Residence** over **SRB** area along the Highland Avenue corridor to allow 2-family and SF conversions to 2-family.

1j. Both sides of Highland Avenue from Rosemary Street to Avery Square Business District (but see item 1c above and item 6b below as to consideration of Christ Episcopal Church at Highland Avenue and Rosemary Street for rezoning to Apartment A-1).

Needham Center District (group 2):

Amend and extend current **Business** District within 1/2 mile of transit to allow MF by-right and use Apartment A-1 dimensional limits with a minimum 10,000 sf lot size. Allow, by special permit, mixed-use MF to 48 ft. and 4 stories with 4th floor setback.

2a. Extend Business District north to Rosemary Street to include portion of Sudbury Farms parcel now zoned SRB;

2b. Business District along Highland Avenue from May Street northerly to Rosemary Street to include all of Sudbury Farms parcel;

Implement **Apartment A-1** zoning in certain areas now zoned **SRB**, **GR** or **Industrial**, including locations of non-conforming existing multi-family (MF) uses.

Apartment A-1 – rezone parcels within ½ mile of Needham Center station, now zoned SRB:

- 2c.** St. Joseph School strip along May Street;
- 2d.** Stephen Palmer former school leased by Town for multi-family housing;
- 2f.** YMCA site on Great Plain Avenue next to Greene’s Field;
- 2g.** 888 Great Plain Avenue (former nursery/garden center);
- 2h.** Baptist and Christian Science Church parcels on Great Plain Avenue, near corner of Warren Street;

Apartment A-1 – rezone parcels within ½ mile of Needham Center station, now zoned GR:

- 2e.** Lots on Pickering Place together with a portion of St. Joseph School parcel;
- 2i.** Consolidate a portion of the Denmark Lane MF housing south of the Needham Center Overlay District and currently zoned GR and combine it with the small Industrial district along the MBTA right-of-way proposed for rezoning to Apartment A-1 that is also part of the Denmark Lane MF project area (see item 2j. below);

Apartment A-1 – rezone parcels within ½ mile of Needham Center station, now zoned Industrial:

- 2j.** Convert the small Industrial district along the MBTA right-of-way to be combined with the front portion of the parcel being rezoned from GR (see item 2i. above) that is also part of the Denmark Lane housing project area.

Amend current **Center Business** and **Overlay District B** and **Garden Street Overlay** District within 1/2 mile of transit. Adjust / increase current height and story limits where noted. Changes to limits are to be appropriate to their immediate context within their district.

- 2k.** Increase height limits in Needham Center Overlay District B for mixed-use MF to 48 ft. and 4 stories with 4th floor setback. No stand-alone MF is allowed in the district;
- 2m.** Rezone Garden Street Overlay District by changing stand-alone MF to be allowed by right, rather than special permit, using the existing dimensional limits.

Note: No further zoning changes are proposed for the rest of the **Center Business** and **Overlay District A**. These areas are critical to Needham as our mixed-use downtown environment where active ground floors for commercial uses need upper levels for commercial and MF opportunities to provide activity and support for our downtown as a vibrant 24/7/365 community. Therefore, stand-alone MF residential is not allowed by-right, but mixed-use with MF may be allowed by special permit in some locations.

Needham Junction District (group 3):

Amend current **Chestnut Street Business** District and **Lower Chestnut Street Overlay** District within 1/2 mile of transit to allow stand-alone MF by-right, and mixed-use with MF by special permit. Adjust / increase current height and story limits where noted. Changes to limits are to be appropriate to their immediate context within their district.

- 3a.** Chestnut Street Business and Lower Chestnut Street Overlay District changed to allow stand-alone MF using Apartment A-1 dimensional limits with a minimum 10,000 sf lot size, and 4-story / 48 ft. limits allowed by special permit for mixed-use MF in the Lower Chestnut Street Overlay District;
- 3b.** Extend Chestnut Street Business and Lower Chestnut Street Overlay Districts to include Skilled Nursing Facility (SNF) property on Lincoln Street;

Implement **Apartment A-1** zoning in certain areas now zoned **SRB**, or **Chestnut Street Business** Districts or in locations of non-conforming existing multi-family (MF) or other non single-family (SF) uses. Use Apartment A-1 dimensional limits.

Apartment A-1 – rezone parcels within ½ mile of Needham Junction station, now zoned **Chestnut Street Business**, **Lower Chestnut Street Overlay District** and **SRB**:

- 3c.** Rezone the Hartney Greymont site (now partly Chestnut Street Business/Lower Chestnut Street Overlay District and partly SRB) to be Apartment A-1 to allow MF without allowing mixed-use, with the current use allowed to remain as a prior non-conforming use.

Other Zoning changes not specific to Transit Station Districts noted above but included in strategy IV.A.5 regarding potential rezoning in other appropriate locations (groups 4, 5 & 6):

This Plan also recommends that the Town consider the following options to incentivize new development that is in alignment with the Guiding Principles that are a key component of this Plan.

Consider Rezoning designated residential areas currently zoned SRA to SRB. These specific SRA areas are adjacent to SRB and currently have parcel sizes that are closer to SRB 10,000 SF lots. This would allow for the use of dimensional controls for setbacks and coverages that are more appropriate for these smaller lots:

- 4a.** East side of Hunting Road on both sides of Kendrick Street down to Cheney Street;
- 4b.** East side of Greendale Avenue across from Meadow Road and Kenney Street;
- 4c.** Brookside Road near Wellesley town line;
- 4d.** Clarke Road / Rolling Lane / Forest Street neighborhood.

Amend two Neighborhood Business Districts – these districts are within 1/2 mile of transit, including 59 bus route, and are proposed to be amended to allow MF by-right using Apartment A-1 dimensional limits with a minimum 10,000 sf lot size. Allow mixed-use option by Special Permit.

5a. Neighborhood Business District along Reservoir Street and Central Avenue;

5b. Neighborhood Business District along Great Plain Avenue near the Hersey MBTA station.

Temples, churches and in general, houses of worship - these properties are located throughout Needham, often on prominent parcels at major intersections. Although most are vibrant and thriving communities, these sites may, someday in the future, be re-imagined, often as MF housing opportunities. With this proactive outlook, we are considering whether the town should propose to rezone these parcels as Apartment A-1, with those dimensional limits, or if they should remain as currently zoned in SRB or GR. Another approach for redevelopment could be through the Local Initiative Program (LIP), or “friendly 40B”, process. A sampling of sites are listed below:

6a. Congregational Church on Great Plain Avenue and Linden Street;

6b. Christ Episcopal Church at Rosemary Street and Highland Avenue (see item 1j. above);

6c. Temple Beth Shalom at Webster Street and Highland Avenue;

6d. Presbyterian Church at Central and Great Plain Avenues.

Rezone Needham Housing Authority properties – several NHA properties are in the planning and early design phases of a preservation and redevelopment campaign. Final recommendations for appropriate zoning changes for dimensional and density limits will be addressed when the design and planning goals are more defined. The Linden-Chambers and High Rock Homes developments are within a ½ mile of the Needham Junction transit station, and density of at least 15 units / acre is assumed. Though the projects may have age limits for occupancy, the zoning need not impose such limits. Seabeds Way and Captain Robert Cook Drive developments are beyond ½ mile from transit stations but could still be counted as part of the 10% of the area of multi-family districts that can be beyond the ½ mile limit.

Rezone East Militia Heights property – this property is currently in negotiation to be sold by the U.S. Army to Charles River Center, perhaps in partnership or lease arrangement with the Needham Housing Authority. As with NHA properties, it is not clear at this time what dimensional and density provisions will work for Militia Heights redevelopment.