Envisioning Needham Street

COMMUNITY MEETING
JUNE 6, 2013
COUNTRYSIDE ELEMENTARY SCHOOL
“Intensive, well-planned corridor development is anticipated and welcomed on Needham Street... as long as it is integrated with and helps produce transportation and other enhancements to make the impact of that development a positive one.”

Newton Comprehensive Plan
Where are we now?

- **Master Plan** will direct City infrastructure improvements and guide property owners as they make investment decisions.
- **Zoning** will allow the City to regulate for development we want.
- **Road design and reconstruction** will bring this aging corridor into the 21\textsuperscript{st} century.
- **A new future for an old railroad track** will enhance travel options and recreational amenities.
Tonight’s Agenda

- **Planning Department** → Challenges & Opportunities and next steps towards a Master Plan

- **MassDOT and Consultant Team** → status of roadway design and chance to ask about your concerns

- **Questions?** → Ask tonight
Envisioning Needham Street

ROBERT ROONEY
CANDACE HAVENS
DAVID KOSES
AMANDA STOUT
JAMES FREAS

DAVID TUROCY
LOU TAVERNA
WILLIAM PAILLE
FRANK NICHOLS
PATRICK BAXTER
SGT. JAY BABCOCK
Envisioning Needham Street

DEVELOPING THE NEEDHAM STREET MASTER PLAN
Challenges & Opportunities

Traffic

Congestion

40% of the traffic on Needham Street is through traffic without a destination on the corridor.
Challenges & Opportunities

Street Network

[Diagram showing different street configurations with labels 'Same Total Lanes' and 'More Capacity']
Challenges & Opportunities

Multi-Modal Travel

47% Drive Alone

53% Other Choices
Challenges & Opportunities

Streetscape
Challenges & Opportunities

Urban Form
Challenges & Opportunities

Natural Resources and Systems
Challenges & Opportunities

Business Types

- Residential
- Industrial
- Auto
- Office
- Mixed retail, food, service, bank
Challenges & Opportunities

Business Clusters

- Headquarters
- Design/Build
Challenges & Opportunities

Supply
Challenges & Opportunities

Market Demand
Challenges & Opportunities

Consistency and Change

- Vacant building
- New tenant (~2010-2014)
- New property owners (~2010-2014)
MIT “Envisioning Needham Street” – Fall 2010

- Small group meetings and two large public presentations
- Suggested fine-grain development in north and edges
- Focus on natural systems and public spaces
- Suggested 3-lane cross-section including landscaped median with turning-lanes
Community Visioning Meetings – Spring/Summer 2011

- April workshop – likes and dislikes about existing conditions and brainstorming on future vision
- June public presentation night – 9 presentations by residents, activists, and business owners about their “big ideas”
What is the City doing about Needham Street?

The City of Newton has begun a major master planning effort to create a long-term vision for the needham Street corridor. This exciting effort seeks to build upon the existing strengths of Needham Street and encourage a vibrant corridor for residents, businesses, institutions and residents of the future. So far, the Planning Department has held two public meetings and will continue to gather public input through the summer before presenting a draft master plan for the area in the fall. We are seeking your input in this effort, and hope that you will complete the short survey on the front and back of this sheet. A representative of the Planning Department will return to pick up the survey. If you have any questions about the survey or the Needham Street project in general, please check our website (www.newtonmass.gov/plan) or contact, via phone, Planner for Long Range Planning at 617-796-1231 or Attorney, Economic Development Planner at 617-796-1277.

Tell us about your business:

What is the name of your business?
Address: ________________________________

What type of business?
- Retail
- Restaurant
- Service Establishment (salon, tailor, etc.)
- Office
- Research and development
- Industrial
- Other

How many years has your business been located in the City of Newton? ____________

On Needham Street? ____________

In locating your business on Needham Street, how important were the following factors?
• The public amenities of Needham Street
• Availability of parking
• Cost/rent
• Space that meets your needs
• Proximity to customer base
• Proximity to employer base
• Proximity to other shops and restaurants
• Proximity to Route 128/95 and Route 9
• Proximity to transit
• High traffic volume
• Other: ________________________________

About how many customers/clients are in your business at any time?
What is the peak day/time? ________________ What is the peak season? ________________
Railroad Right-of-Way

- MBTA agreement prohibits vehicular use
- Iron Horse to remove rails October 2013 for recreational trail
- MAPC Needham/Newton Rail Right-of-Way Transit Concept (Winter 2012-2013)
Proposed Development Principles

Promote Mixed-Use Development that accommodates industrial, office, retail, and residential uses.
Proposed Development Principles

Create a more cohesive and attractive place.
Proposed Development Principles

Foster a safe, comfortable, and efficient street for all modes
Proposed Development Principles

Connect the built environment with surrounding ecological systems and open space network
Proposed Development Principles

Promote connections between parcels and better integrate the street with surrounding neighborhoods
Roadway Design

TOM CURRIER, MASS DOT

MARIE HARRIS AND ALAN CLOUTIER,
FAY SPOFFORD & THORNDIKE (FST)
Key Project Elements

- **Reduce Conflict Points**
  - Consolidate driveway openings
  - Raised medians
  - Eliminate “backing out” onto street

- **Improve Traffic Circulation**
  - Exclusive Turn Lanes (Needham) and Two Way Left Turn Lanes (Newton)
    - Eliminates turning traffic blocking thru traffic
    - Provides storage area for vehicles waiting for gap

- **Pedestrian Accommodations**
  - Continuous designated sidewalks
  - ADA and MA AAB Compliant

- **Bicycle Accommodations**
  - Bike lane (5 feet)
  - Shoulder (4 feet)

- **Right-of-Way**
  - Permanent land takings
  - Temporary construction easements
Needham / Newton Corridor

Lane Configurations & Bicycle Accommodations

- Four 11’ TL & 4’ SH
- Under Route 9 Bridge
  - Four 11’ TL & 2’ SH
- Bridge over River
  - Three 11’ TL & 4’ SH
- Near Intersection:
  - Four 11’ TL & 2’ SH
- Transitions to:
  - Two 11’ TL & 4’ SH
  - One 14’ Two-Way Left Turn Lane
- Four 11’ TL
  - One 10’ Left Turn Lane & 5’ Bike Lanes
- Add-a-Lane Project
  - Highland Avenue
    - Four 11’ TL & 5’ Bike Lanes
    - Center Median
- One 14’ Two-Way Left Turn Lane

NEEDHAM

NEWTON
Bridge over the Charles River

- Maintain existing bridge
- Provide three travel lanes
  - 2 lanes SB - 1 lane NB
- New sidewalks on each side

Diagram showing the bridge layout with dimensions:
- SW: 6'
- SH: 4'
- TL: 11'
- SH: 11'
- TL: 11'
- SH: 4'
- SW: 6'
Intersection Improvements

Needham / Newton Corridor

Oak & Christina Streets

massDOT
Massachusetts Department of Transportation
Highway Division
Intersection Improvements

Easy Street

Curtis Street

Needham / Newton Corridor
Intersection and Pedestrian Accommodation Improvements

Proposed
Four Designated Crossings for Circulation Throughout Entire Intersection

Existing
Two Designated Crossings on East Side of Winchester Street
Needham Street/Oak Street/Christina Street

Modify Existing Signal
Realign Intersection

No Build
LOS F/F

With Improvements
LOS D/C
Needham Street/Tower Road/Industrial Place

New Traffic Signal

No Build

LOS F/F (side streets)

With Improvements

LOS A/C
Needham Street/Winchester Street/Dedham Street Intersection

Existing Conditions
Needham Street/Winchester Street/Dedham Street Intersection

Traffic Signal Option
Needham Street/Winchester Street/Dedham Street Intersection

Roundabout Option
**Intersection Option Comparison**

<table>
<thead>
<tr>
<th>Description</th>
<th>Traffic Signal</th>
<th>Roundabout</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avoid Cemetery Parcel</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Overall Level of Service</td>
<td>D/D</td>
<td>D/D</td>
</tr>
<tr>
<td>Anticipated Queues</td>
<td>Max 429 feet</td>
<td>Max 525 feet</td>
</tr>
<tr>
<td>Permanent Land Taking</td>
<td>1,625 sf +/-</td>
<td>2,900 sf +/-</td>
</tr>
<tr>
<td>Crosswalks</td>
<td>At 3 legs</td>
<td>At All 4 Legs (But May Need Additional Signalization)</td>
</tr>
<tr>
<td>Bike Accommodations</td>
<td>Entirely in Roadway</td>
<td>Share Sidewalk with Pedestrians</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td>Difficult Move for Dedham Street Traffic</td>
</tr>
</tbody>
</table>

Needham / Newton Corridor
Winchester Street/Route 9 Ramps

Two New Signals that Operate Together

No Build
LOS F/F (side streets)

With Improvements
LOS D/D

Needham / Newton Corridor
Questions

15 MINUTES
What do you think?

- Comment stickers, green dots (“LIKE”), red dots (“DISLIKE”)

- City, MassDOT, and FST staff available to answer questions and note your comments
We Want to Hear from You

- **Summer** - Newton Needham Chamber of Commerce breakfast meeting, Newton Highlands Area Council meeting, Newton Upper Falls Area Council meeting
- **Early fall** – Scenario planning workshop
- **Late fall** – MassDOT 25% Design Public Hearing
- Additional Master Plan meetings followed by re-zoning

- Web: www.newtonma.gov/NeedhamStreet
- Email: NeedhamStreet@newtonma.gov
- Phone: 617-796-1131
- Twitter: @NewtonEconDev