

ADDENDUM 1: GATEWAY PROJECT CASE STUDIES

This technical memorandum provides case studies of recent and proposed developments along highway interchanges in communities of similar type and size as Needham. These case studies are intended to help the Town, Needham residents, and other stakeholders consider the values and preferences that should shape the overall form, function, and program of the redevelopment of the highway interchange areas within Needham, including the Muzi Ford/Channel 5 site and the 128 Mixed-Use District.

Figure 1: Muzi Ford/Channel 5 Site and the 128 Mixed-Use District



The four case studies feature the following types of development schemes:

- Grocery-Anchored Retail Promenade,
- Mixed-Use Suburban Campus,
- Lifestyle Town Centers, and
- Downtown Square

Case Study 1: Grocery-Anchored Retail Promenade

Location	Concord, New Hampshire (near Exit 17 off of I-93)
Name / Developer	Concord Crossing II / Interchange Development, LLC
Status	Awaiting approval
Area of Site	42 acres
Site Program	<p>Phase 1: an 80,775 SF Market Basket store with an attached 22,000 SF retail space, and a new 12,000 SF New Hampshire Liquor and Wine Outlet.</p> <p>Phase 2: seven more pad sites housing retail shops, restaurants, a bank, medical offices, and a wireless communications facility.</p> <p>Phase 3: a new industrial parcel to accommodate a 45,000-60,000 SF distribution/warehouse/manufacturing facility.</p>

Figure 2: Site Plan & Illustrated Graphics (Concord Crossing II)



Figure 3: Rendering of Proposed Liquor & Wine Outlet



Figure 4: Rendering of Proposed Grocery Store



Design Features and Other Attributes

- Modified suburban layout with accommodations for pedestrians. Emphasis on providing parking around each pad site. Buildings along the primary driveway entrance along Whitney Road are located along the sidewalk with a modest, landscaped setback.
- A pedestrian entrance from Whitney Road features continues as promenade and extends almost halfway into the site.
- Grocery store is fronted by a massive parking lot.
- Renderings indicate some interesting architectural features on buildings.
- Includes a new two-lane roundabout at Hoit Rd. (Rte. 4) and Whitney Rd.

Case Study 2: Mixed-Use Suburban Campus

Location	Wrentham, Massachusetts (near Exit 14 off of I-495)
Name / Developer	Ledgeview Way / Ryan Development, LLC
Status	Under construction
Area of Site	53 acres
Site Program	160-room Marriott Springhill Suites / TownePlace Suites; 240 apartments; assisted living facility; Class-A office; 2 full service restaurants; consumer retail

Figure 5: Site Plan & Illustrative Graphics (Ledgeview Way)



Figure 6: Full-Service Restaurant



Figure 7: Retail Building



Design Features and Other Attributes

- Suburban, auto-oriented form consisting mostly of one to three-story buildings.
- Well-landscaped, featuring tree-lined streets, open lawn areas, a decorative roundabout, and detention basins doubling as ponds.

Case Study 3: Lifestyle Town Center 1

Location	Ridgefield Park, New Jersey (interchange at nexus of I-95, I-80, and Route 46)
Name / Developer	Skymark Town Center / Skymark Development Co.
Status	Under construction
Area of Site	53 acres
Site Program	212,400 SF retail center 59,500 SF main street retail in town center 1,182 residential units in town center 300-room hotel / conference center 342 “luxury” residential units 4,000 parking spaces

Figure 8: Site Plan & Illustrative Graphics (Skymark Town Center)



Figure 1: Axonometric Sketch



Figure 2: Rendering of Mixed-Use Environment



Design Features and Other Attributes

- A suburban, auto-oriented, big box “lifestyle center” with a more pedestrian-focused high-end residential “town center” across the street. Anchored by a 300-room hotel.
- Located along the Overpeck Creek next to bald eagle habitat area.
- NJ Transit bus routes travel along I-96 and Route 46. Currently no information available on any modifications of these routes to serve the project.

Study 4: Lifestyle Town Center 2

Location	Dedham, Massachusetts (near Exit 15, Route 128)
Name / Developer	Legacy Place / WS Development Co.
Status	Completed 2009
Area of Site	45 acres
Site Program	5 buildings varying in height from 1 to 3 stories containing retail space, plus surface parking. One building includes a parking structure containing 1,350 parking spaces.

Figure 9: Aerial Photograph (Legacy Place)

Figure 10:



Figure 11: Photo of Cinema (Prellwitz Chilinski Associates, Inc.)



Figure 12: Photo of Retail Stores (WS Development Co.)



Design Features and Other Attributes

- Design details focused entirely on the inward-facing facades and streetscape; no intention to create visual impact on motorists on adjacent highways and streets.
- Car-oriented design of internal circulation.
- Streetscape amenities (ornamental lighting, benches, seating areas, and trees) along internal sidewalks and medians.
- Located near the Dedham Corp. Center/128 T station. An apartment complex is located between the station and the mall. There is a road that connects the complex with the mall. There does not appear to be any bus transit access to the mall.

Case Study 4: Downtown Square

Location	Newton, Massachusetts (0.5 mile away from Exit 19, Route 128)
Name / Developer	Northland Needham St / Northland Development
Status	Predevelopment Phase. Plan approved by City Council in 2019
Area of Site	23 acres
Site Program	14 buildings varying in height from 3 to 8 stories with a total of 800 housing units (including 140 affordable units), 180,000 SF of office space and 115,000 SF of commercial space.

Figure 13: Site Plan & Illustrative Graphics (Northland)



Figure 14: Axonometric Sketch



Figure 15: "Village Square"



Design Features and Other Attributes

- Urban, pedestrian-oriented form: a new “mini-downtown” with a central green.
- Significant residential component, including affordable units.
- Environmentally sustainable emphasis through a sustainability plan.
- MBTA bus routes travel along Oak Street and Needham Street and will likely be integrated into the project at the “mobility hub” indicated on the site plan. The Upper Falls Greenway runs along the northern side of the site.