

Housing Needham (HONE) Advisory Group Meeting

Town of Needham, Massachusetts

November 15, 2023



HOUSING NEEDHAM (HONE)

TOWN VISIONING FOR MULTI-FAMILY HOUSING

Content

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Overview of Schedule Through 2023

Debrief on Public Meeting #1

Meeting Stats and Public Feedback

4

Overall Engagement

Total Engagement = 237

In-Person Participation 107

Online Participation = 130

HONE Feedback:

- What went well?
- What didn't go well?
- What would you do differently next time?



Station 1: Existing Zoning vs. Housing Plan Suggestions

What feedback did you receive?

Was the information useful/easy to understand for participants?

Station 2: MBTA Q&A

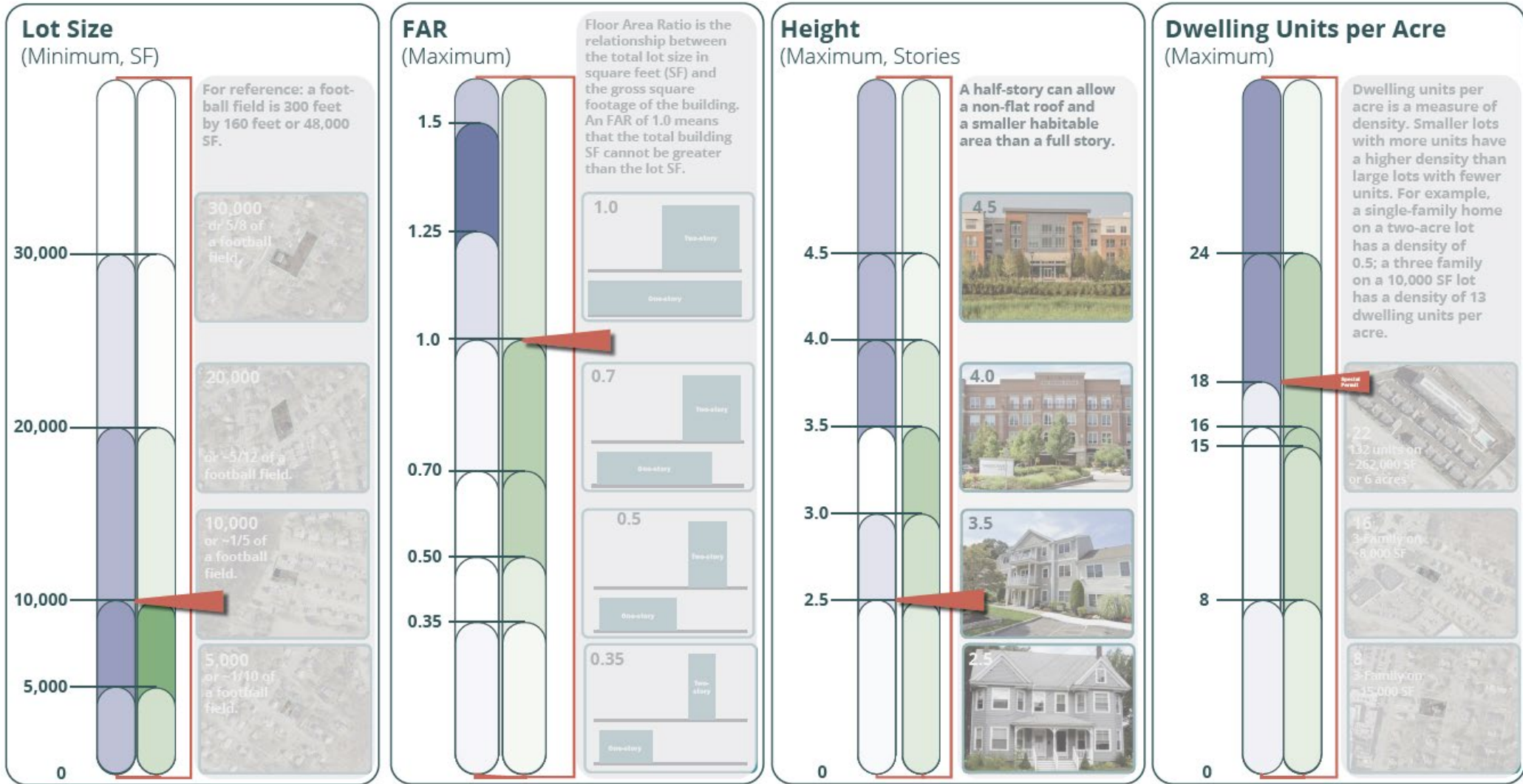
What feedback did you receive?

1. It seems to me this law does not alleviate the affordable housing crisis for low & middle income folks, meaning less diversity in Needham and still no housing for those in crisis. Why is that?
2. Central Business Center SHOULD have multi-family development but should not restrict mixed-uses. For businesses to thrive on Great Plain Ave, they need the foot traffic generated by over-commercial residential development.
3. Any zoning changes should not exclude mixed use development in commercial zones.
4. Hersey Station Area should be part of the rezoning.
5. Why isn't Hersey Station in the conversation? Frank Flynn 339-225-1703.
6. Hersey Area should absolutely be included M Handel.
7. Concern about the tax income implications – for example putting housing eliminates industrial (see #13 below).
8. Why is the Hersey Station area not included in the rezoning discussion? (red dot on note).
9. Add Hersey where D&D and gas station are.
10. Center Business District – didn't state change requirements as it relates to multi-family & mixed use?
11. What about zoning near Hersey that (simply) allows 2- or 3-family houses?
12. Will there be traffic impacts taken into consideration.
13. (continuation of #7 comment) Concern about potential cost of educating students – any estimates?
14. There seems to be some mis-information that the added housing needs to be contiguous and it does not. Please be sure to clarify in future discussion.
15. There is information that the golf course is conservation land and therefore we can not consider the Hersey area. Please clarify.
16. Let's master control the downtown parking areas so it can be efficiently used for parking to serve residential density [&] support our vital business community.
17. How do we know this consultant data is independent and objective:
18. How much has the consultant been paid?
19. Have we researched a legal Avenue to oppose this?
20. Why not convert Avery to affordable housing.
21. Can we get rid of train whistles_

Station 3: Center Business Station

Take Aways:

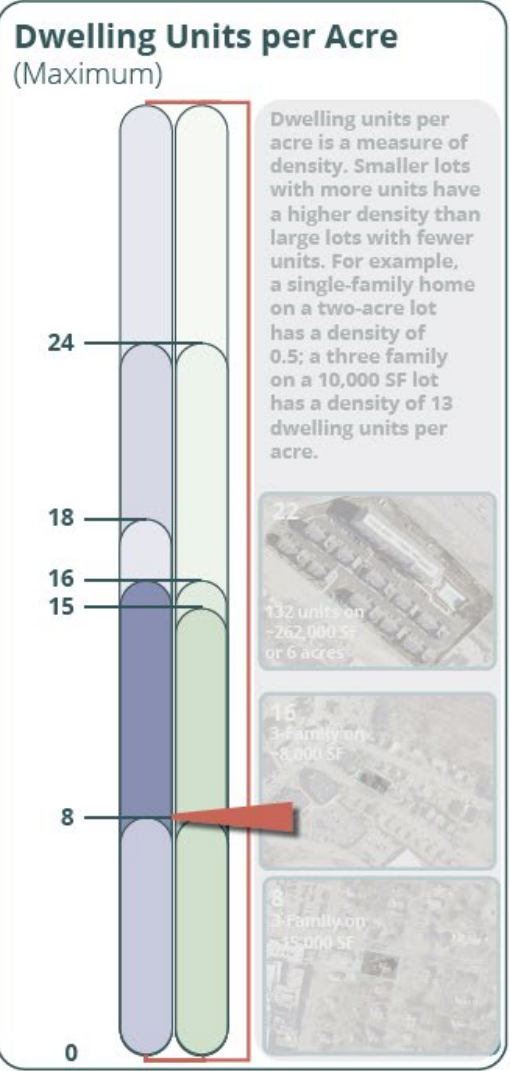
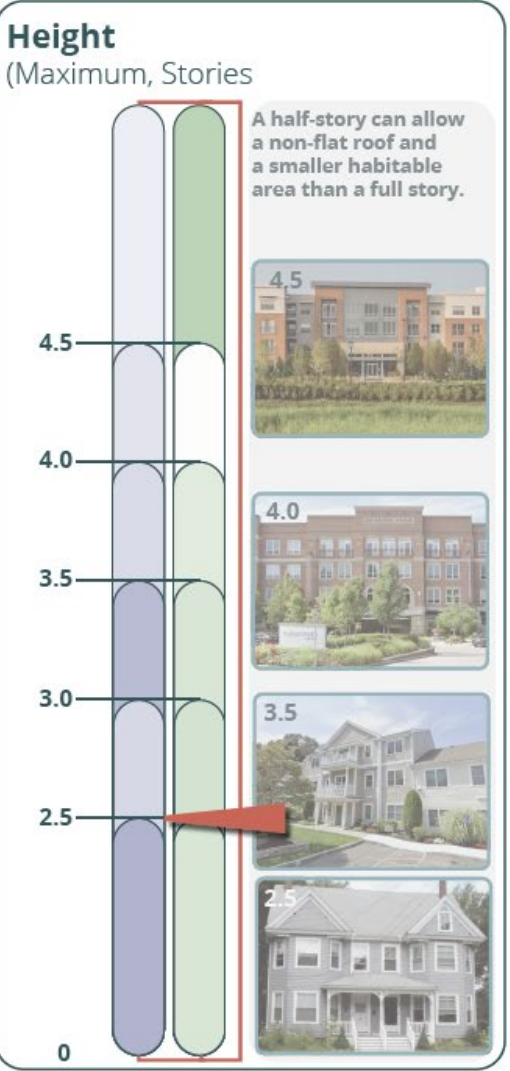
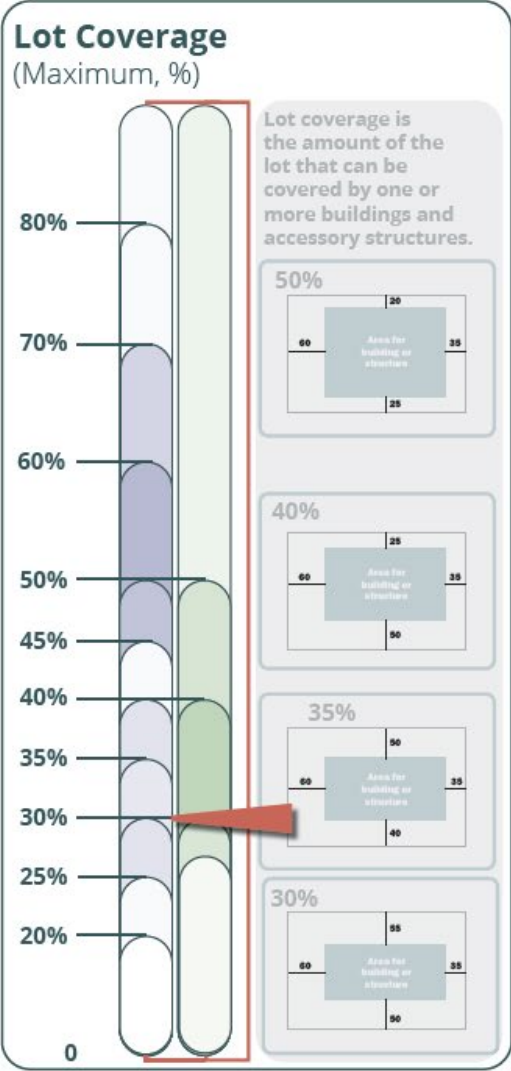
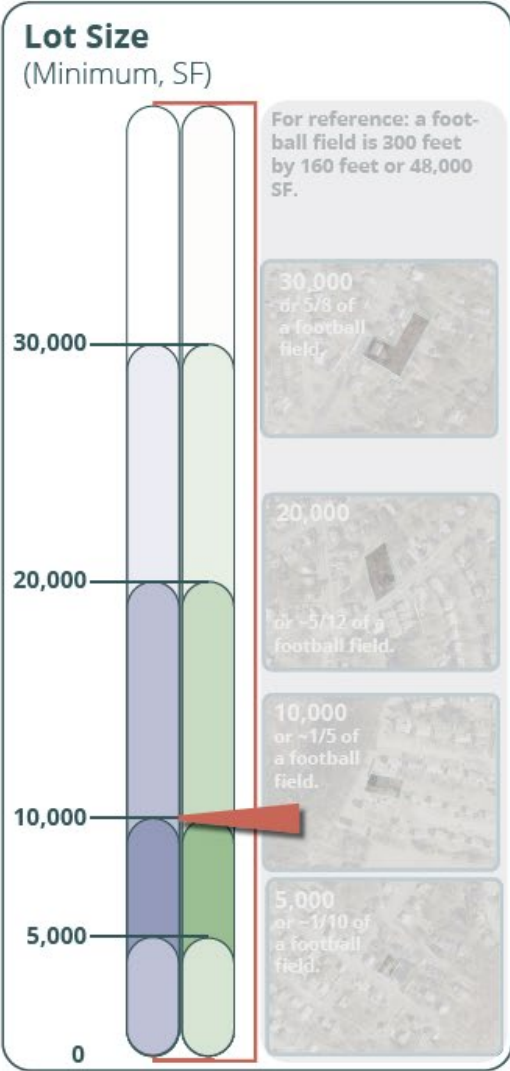
- Lot Size
 - Preferences for lot size between 5,000 and 10,000 SF.
- FAR
 - In-Person – 1.25 - 1.5
 - Online - 0.5 – 1.0
- Height
 - In-Person – 3.5 - 4.5
 - Online – 3 - 3.5
- DU/AC
 - In-Person – 18 – 24+
 - Online – 15 - 24



Station 4: GR District Station

Take Aways:

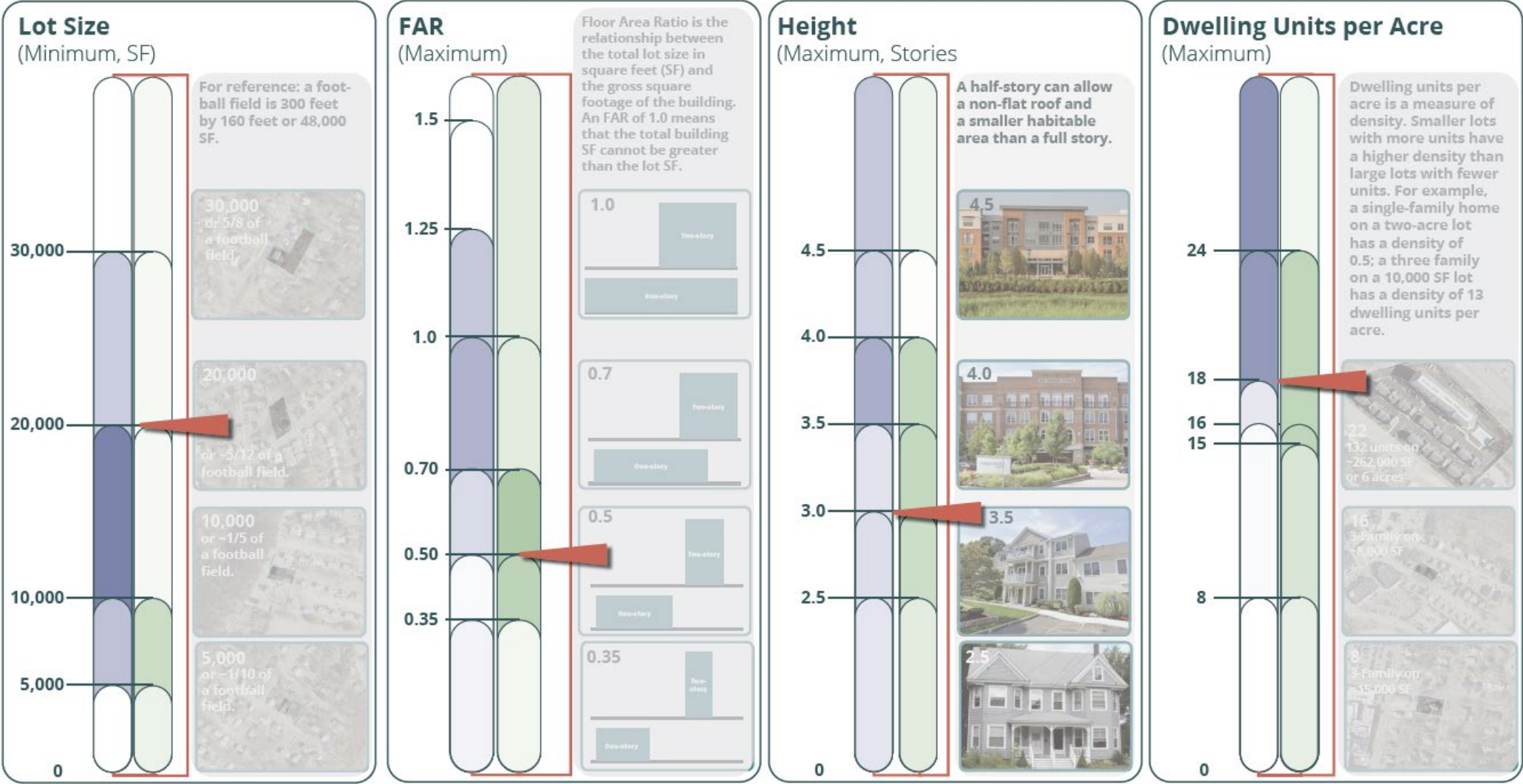
- Lot Size
 - Preferences for lot size between 5,000 and 10,000 SF.
- Lot Coverage
 - In-Person – 45% - 60%
 - Online – 30% - 40%
- Height
 - In-Person – 2.5, 3.5
 - Online – 2.5- 4, 4.5
- DU/AC
 - In-Person – 8 - 15
 - Online – 0 - 15



Station 5: A1 District Station

Take Aways:

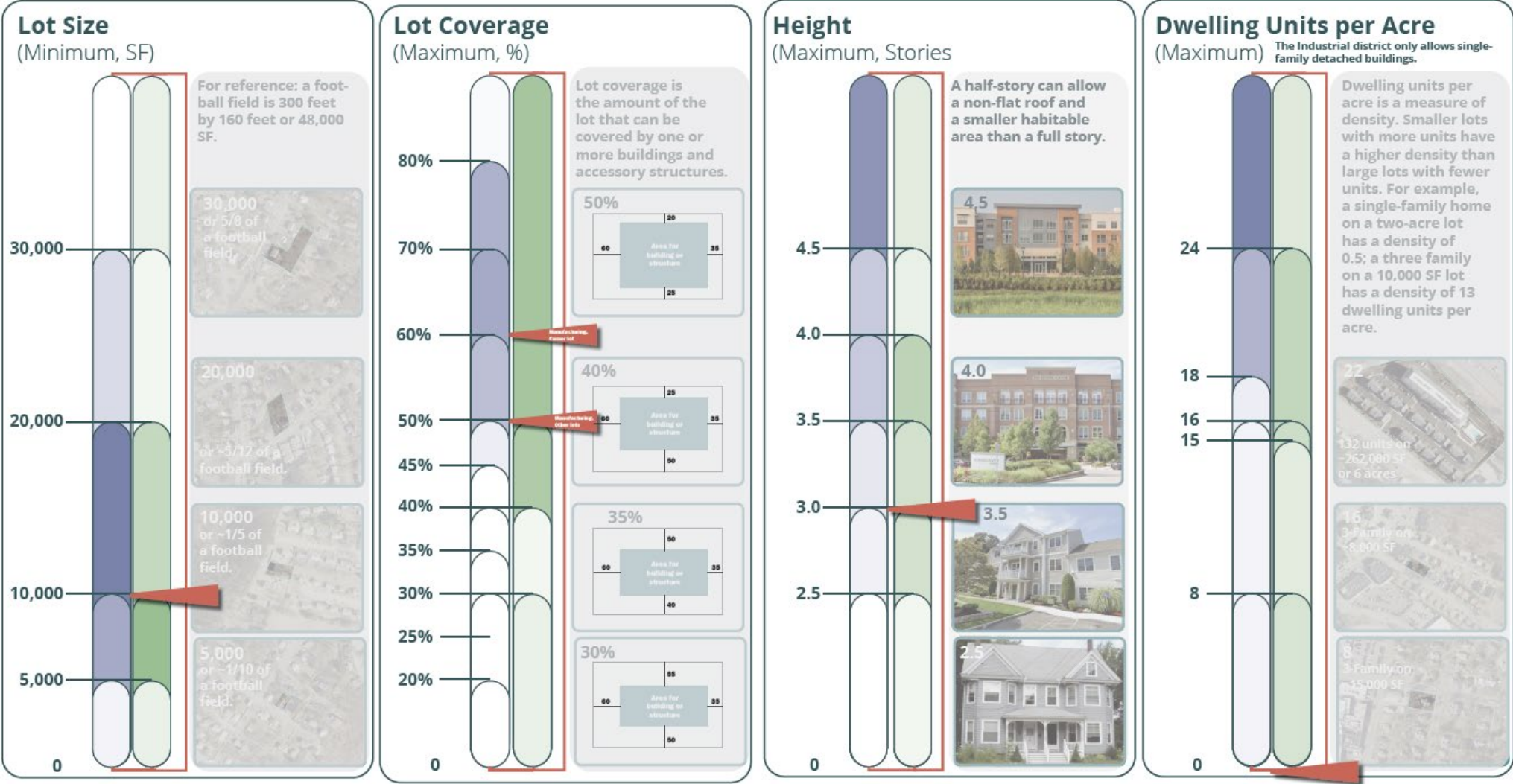
- Lot Size
 - In-Person – 10k – 20k
 - Online – 5k – 10k
- FAR
 - In-Person – 0.7 – 1.0
 - Online – 0.35 - 0.7
- Height
 - In-Person – 3.5 – 4
 - Online – 2.5 – 4
- DU/AC
 - In-Person – 18 – 24+
 - Online – 15 - 24



Station 6: Industrial District Station

Take Aways:

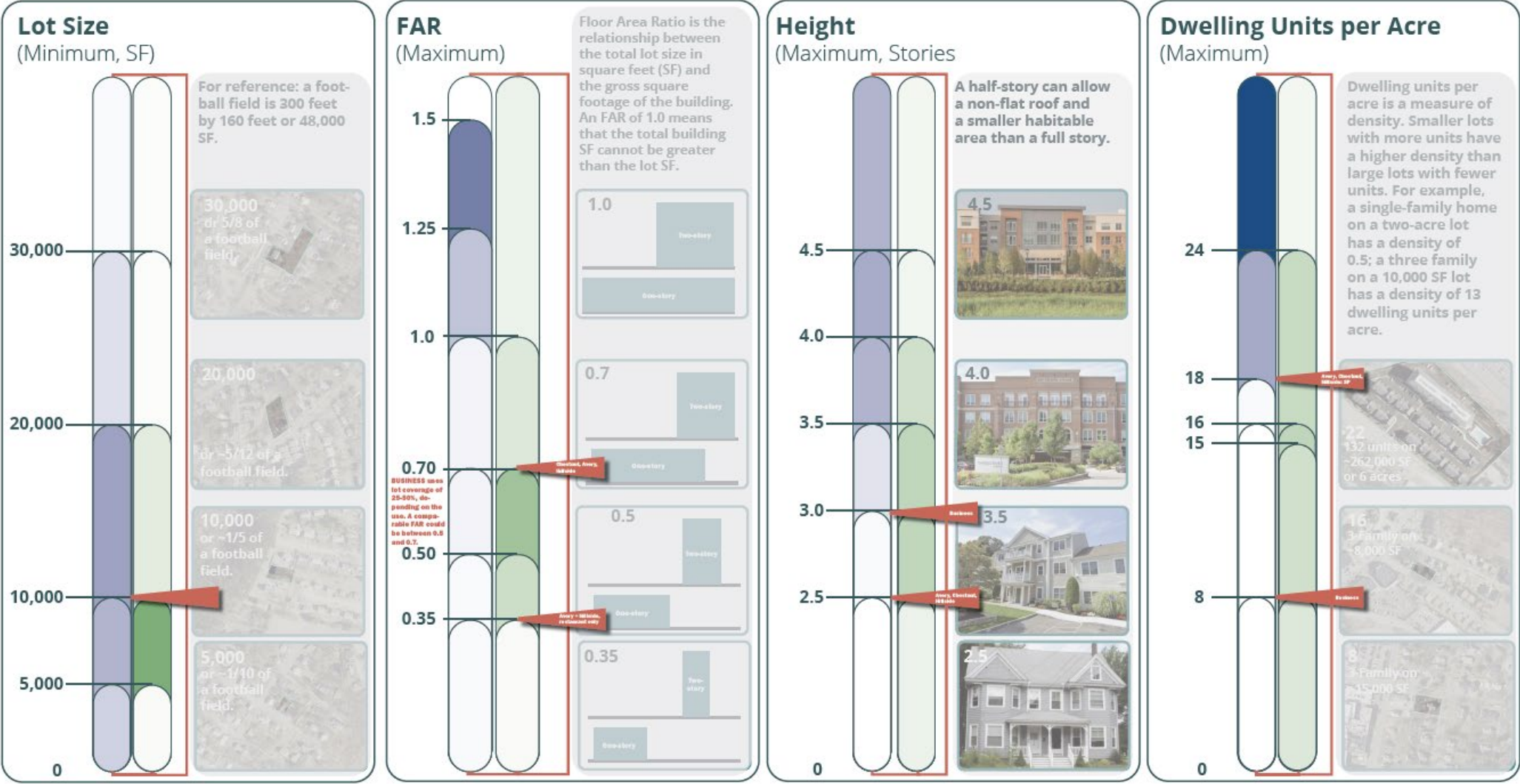
- Preferences for lot size between 5,000 and 20,000 SF.
- Lot Coverage
 - In-Person – 50% - 80%
 - Online – 40% - 80%+
- Height
 - In-Person – 4.5+
 - Online – 3 - 4
- DU/AC
 - In-Person – 18 – 24+
 - Online – 15 - 24



Station 7: Business Districts Station

Take Aways:

- Lot Size
 - In-Person – 10k – 20k
 - Online – 5k – 10k
- FAR
 - In-Person – 1.25 – 1.5
 - Online – 0.5 – 0.7
- Height
 - In-Person – 3.5 – 4.5+
 - Online – 2.5 - 4
- DU/AC
 - In-Person – 24+
 - Online – 15 - 24



Consultants High Level Take Aways

- Districts:
 - GR – Some consensus around lot size and height consistent with current zoning, increases to lot coverage and density.
 - A1 – Seems to be an area with opportunity to increase FAR and height, possibly stick with current lot size and density.
 - I – Potential to increase intensity of development here with higher lot coverage, height, and density. Online participants concerned about losing industrial jobs if change occurs.
 - Businesses – Online vs. in-person opinions diverged here. Online was a bit more restrictive on the zoning, in-person saw this as an opportunity to add housing.
 - Center – Some consensus around lot size and density remaining consistent with current zoning, opportunities for increasing FAR and height. Still questions about whether adding residential as a stand-alone use is good. Online participants interested in incentivizing mixed use and allowing MF.

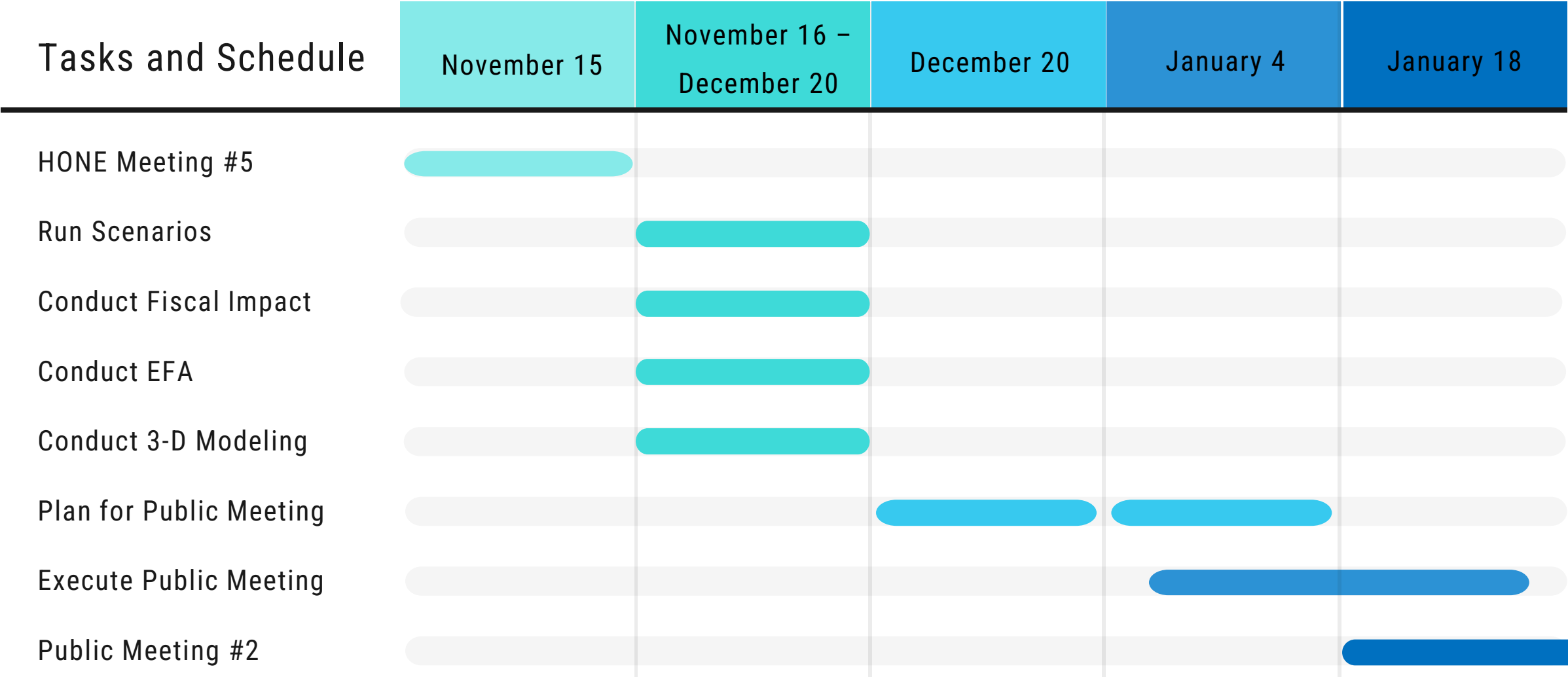
Selection of Scenarios for MBTA Modeling

Framing Questions for HONE

- Is the Housing Plan Scenario our collective jumping off point?
- Do we want a scenario that includes Hersey Station?
- Do we want to add in additional areas/districts to the Housing Plan Scenario?
- Do we want to model a scenario that includes the Center Business District?
 - This could include it with by-right residential, it could also include it as a mandatory mixed-use district for offsetting unit capacity.
- Do we want to model a Housing Plan Scenario that excludes GR?
- Do we want to model scenarios that use the public input to set a high and a low range for zoning parameters?
- As the consultants dig into the detailed modeling and impact analysis, there may be some smaller choices for each scenario that come up. Are you comfortable having staff use their discretion to make those decisions, in consultation with the HONE Chairs, to maintain our schedule?

Upcoming Schedule

November 15 – January 17



Key Decision Points and Linkages to Analyses

Task	Inputs	Decision Point
Run Scenarios	Determine the scenarios	November 15
Conduct Fiscal Impact	Need Unit Counts/Types to Run FIA	December 1
Conduct EFA	Need Zoning Parameters, Housing Types, and Affordability Thresholds to Run EFA	December 1
Conduct 3-D Modeling	Need district areas, parcel locations, and zoning to build 3-D scenarios	November 27
Plan for Public Meeting	Need all information above to understand what we'll be presenting to the public	December 13
Execute Public Meeting	Need all information above to understand what we'll be presenting to the public	December 20
Public Meeting #2		