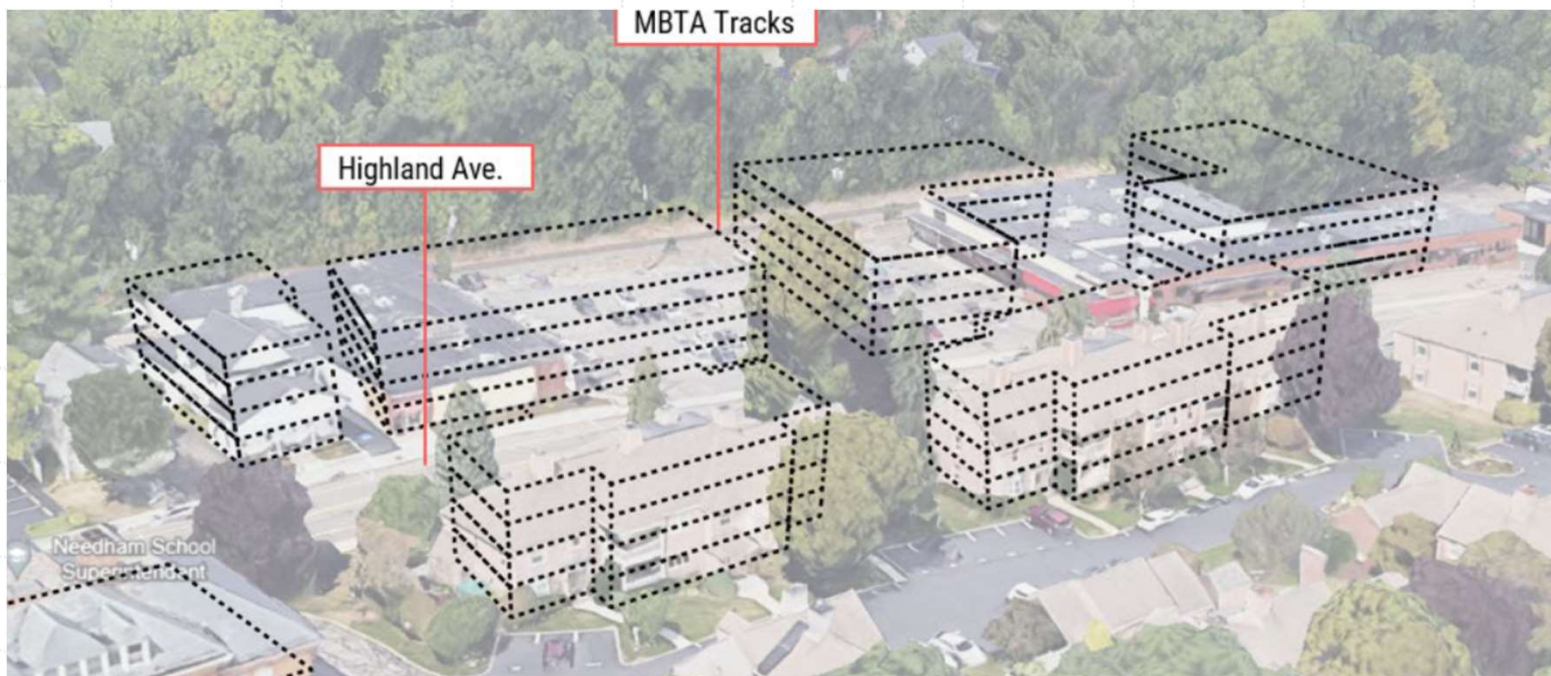


HOW DID WE GET HERE?

WHY ARE WE HERE?

46. CITIZENS' PETITION has been circulated in full compliance with Needham's General By-Laws, and to specifically address the issues raised by the town's HONE Committee:

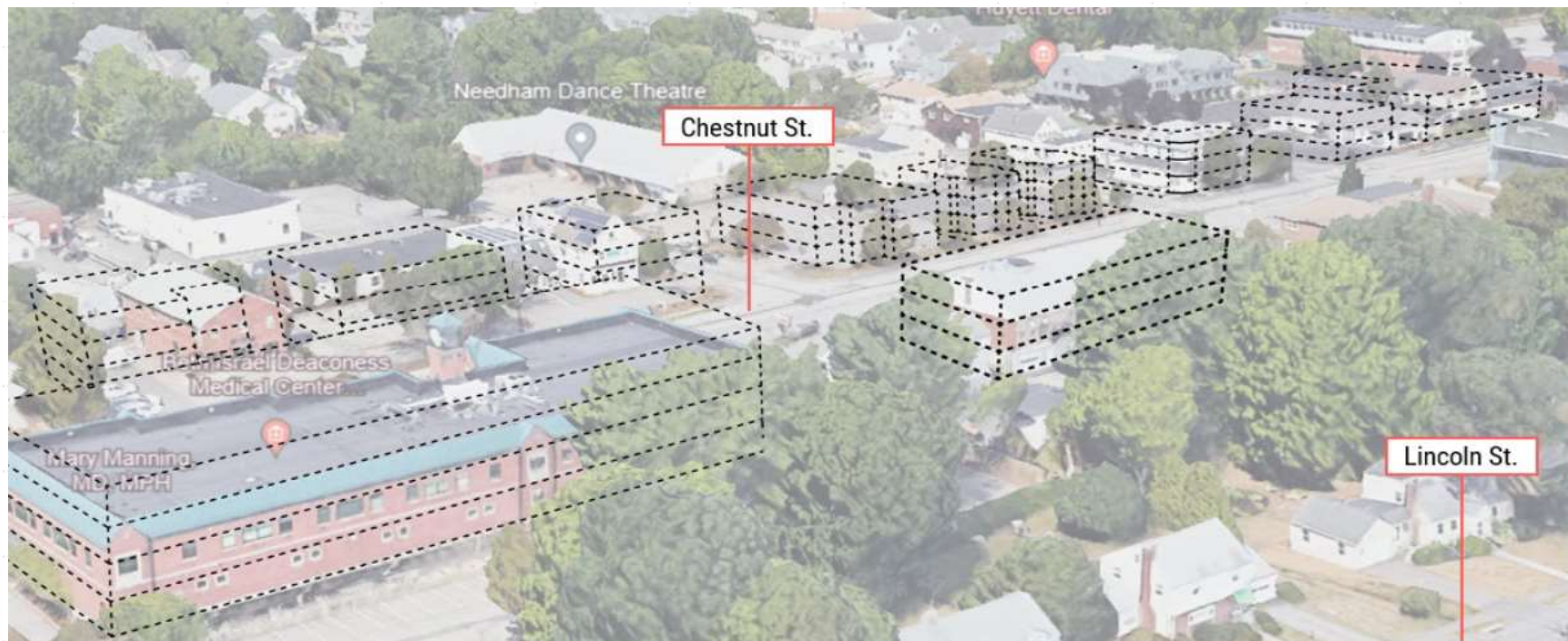


RKG

Innes
Associates Ltd

DO WE NEED AN INDEPENDENT 3RD PARTY REVIEW?

YES — THIS IS THE LARGEST REZONING OF OUR LIFETIME



This petition is supported by many current and former TMM's

RKG

Innes

Why Independent 3rd party review? Consultant is not independent and they don't have the resources we need:

RKG **does** employ urban planners, housing strategists, and accountants

RKG **does not** provide capital planning, civil engineering, environmental engineering, architectural or construction consulting services

RKG

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[Contact](#)



RKG is expert in Urban Zoning – Closely aligned with MBTA (EOHLC) Executive Office of Housing and Livable Communities

RKG, in close partnership with colleagues at Innes Associates, worked with staff from Mass Housing Partnership (MHP) and the Department of Housing and Community Development (DHCD) to build a model that could test compliance with the Section 3A Guidelines.

DHCD will also use the model to test compliance as applications are submitted by MBTA communities over time.

Google search

[RKG Associates | LinkedIn](#)

RKG Associates is an economic, planning, and real estate consultancy with offices in Alexandria, VA, Boston, Atlanta, Dallas, and Durham, NH. Since its founding in 1981, **RKG** has built a track ...

<https://www.rkgassociates.com/mbtacommunities>

[RKG Associates | MBTA](#)

What was **RKG's** Role? **RKG**, in close partnership with colleagues at Innes **Associates**, worked with staff from Mass Housing Partnership (MHP) and the Department of Housing and Community Development (DHCD) to build a model that could test compliance with the Section 3A Guidelines. The Excel-based...

CF corporatefacts.net › about › our-extended-team-and-partners › rkg-associates-inc

[RKG Associates, Inc. | Corporate FACTS](#)

RKG is a full service firm that provides economic, planning and real estate consulting to various clients. It specializes in economic development, housing and financing issues, and has completed projects nationally and internationally.

The current plan is speculative, and based on assumptions

What if Assumptions are Wrong? We don't know

Propensity to change: a 50% increase in value of a property is the threshold to determine owner's likelihood to sell/convert. What if it's the trigger is **lower**, such as 10%, 20% or 30%?

Net absorption rate: assumption is that the base plan would take 19 years to build-out, and the neighborhood plan would take 34 years. What if it happens **faster** than that?

School Enrollment: RKG assumption is an additional 8 students per 100 housing units. This doesn't match current **reality**

RKG's analysis is not consistent with the Town's analysis on School Enrollment

RKG PROJECTS household to student
ratio of **.08**

NEEDHAM 2025 report says the
household to student ratio
should be projected at **.17**

CURRENT REALITY in Needham
is 11,700 units with 5,547
students, with a ratio of **.47**

This is one example of inconsistencies. Other projections are unclear, opaque and complex.

There remain many unanswered questions

- School master plan is a decade long plan... **Hundreds of Millions \$\$\$?**
- DPW infrastructure Studies planned the next 0-3 years.... **Hundreds of Millions \$\$\$?**
- Traffic, Roads **Hundreds of Millions \$\$\$?**
- **Stormwater Pipes** ... \$1,000/ per foot

Have we fully done our due diligence here?

Needham needs an independent 3rd party review

Town Leaders Say: Response:

- “There’s not enough time for Article 46.”
- “This is not the correct process.”
- “Proponents did not make a strong enough case.”
- “We have the RKG consultant.”

NOT required to vote until Dec 31, 2024.

Follow the same process as RKG.

“Article 46 is a resolution asking for a study.”

We need an independent 3rd party technical engineering review.

Why not get more information... What’s the harm?

Article 46 is essentially a Resolution asking for an independent 3rd party expert.

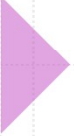
In summary:

Every model makes assumptions, assumptions are not facts, and testing those assumptions is critical for such a major change in Needham zoning (biggest in 80 years).

In summary:

Every infrastructure has capacity limits, and knowing that limit is very valuable information.





Thank You!