

Housing Needham (HONE) Advisory Group

Thursday, January 4, 2024

7:00 p.m.

Charles River Room

Public Services Administration Building, 500 Dedham Avenue

AND

Virtual Meeting using Zoom

Meeting ID:

834 7583 6726

(Instructions for accessing below)

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: **834 7583 6726**

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US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 Then enter ID: **834 7583 6726**

Direct Link to meeting: <https://us02web.zoom.us/j/83475836726>

- I. Welcome and Meeting Goals, *Heidi Frail and Natasha Espada, Co-Chairs*
- III. Review of Updated Executive Office of Housing and Livable Communities (EOHLC) Compliance Modeling Results for Studied Scenarios, *Eric Halvorsen, RKG Associates; Emily Innes, Innes Associates*
- IV. Review of Presentation Materials and Engagement Strategies for Community Meeting of January 18, 2024, *Eric Halvorsen, RKG Associates; Emily Innes, Innes Associates*
- V. Next Steps

Housing Needham (HONE) Advisory Group

Heidi Frail	Select Board (co-chair)
Natasha Espada	Planning Board (co-chair)
Kevin Keane	Select Board
Jeanne McKnight	Planning Board
Joshua Levy	Finance Committee
Ronald Ruth	Land Use Attorney
William Lovett	Real Estate Developer
Liz Kaponya	Renter
Michael Diener	Citizen at Large

Housing Needham (HONE) Advisory Group Meeting

Town of Needham, Massachusetts

January 4, 2024



HOUSING NEEDHAM (HONE)

TOWN VISIONING FOR MULTI-FAMILY HOUSING

Content

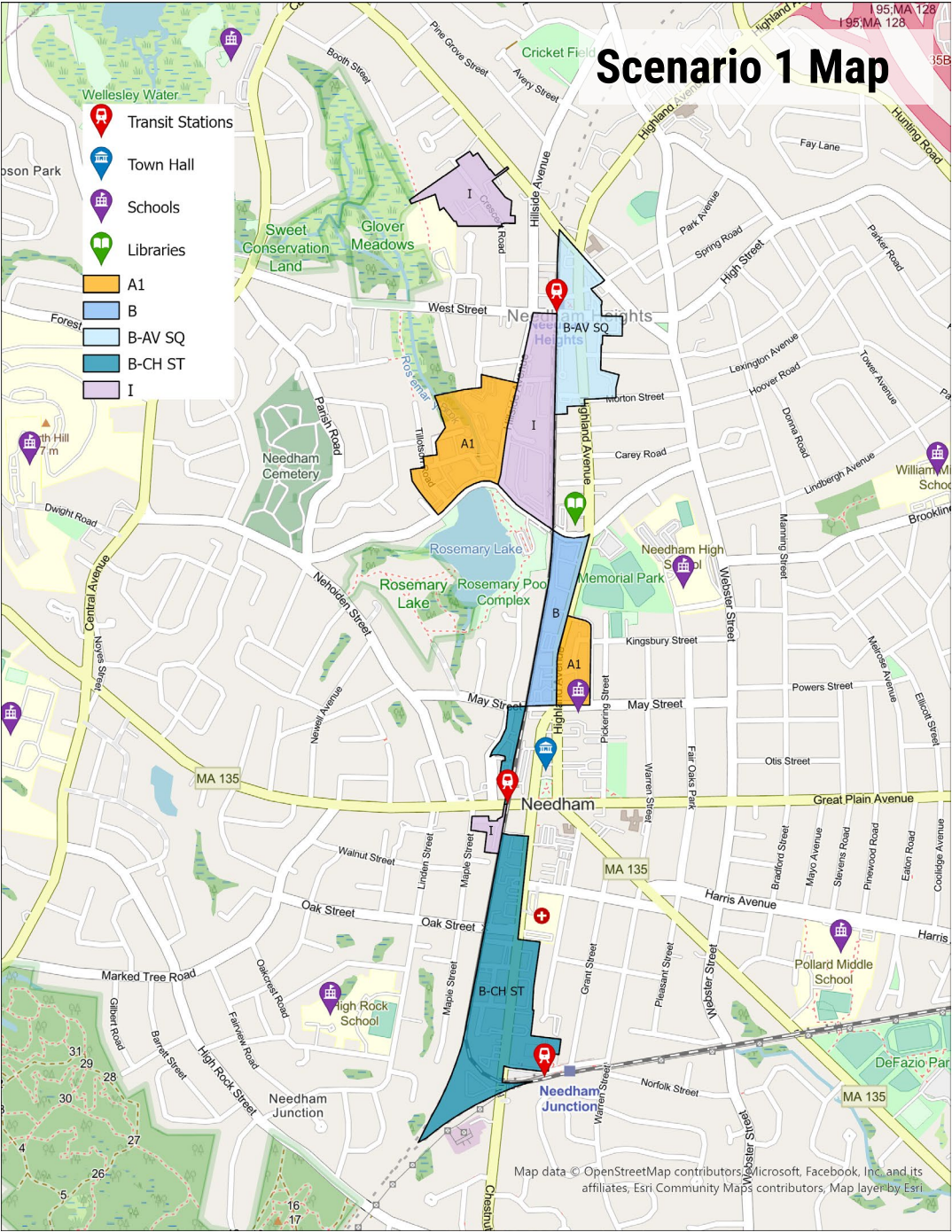
Updated Scenario Modeling Results
Public Meeting #2

Updated Scenario Modeling Results

Scenario 1 - Minimum Housing Unit Count

- 1. Begin with existing zoning districts.
- 2. Apply Housing Plan height, dimensional, density changes.
- 3. Keep 1.5 parking space per unit requirement.
- 4. Subtracting zoning districts to lower unit count while being mindful of impact on density (15 DU/AC).
- 5. Introduced 18 DU/AC cap in Avery Square and Chestnut Street to get unit count down further without impacting overall density of the MBTA District.

Zoning Metrics	District Name				
	Apartment 1	Business	Avery Square Business	Chestnut Street Business	Industrial
Max Units per Lot					
Minimum Lot Size	20,000	10,000	10,000	10,000	10,000
Height (Stories)	3.0	3.0	2.5	3.0	3.0
FAR	0.50		0.70	0.50	0.50
Max Blg Coverage					
Max Lot Coverage		25%			
Minimum Open Space (%)					
Open Space per Dwelling Unit					
FY Setback	25	10	10	25	25
Rear Setback	20			20	20
Side Setback	20			20	20
Parking per Unit	1.5	1.5	1.5	1.5	1.5
Lot Area per Dwelling Unit					
Maximum Dwelling Units per Acre	18		18	18	



Scenario 1 Results

D2 - Model Outputs	Apartment 1	Business	Avery Square Business	Chestnut Street Business	Industrial	Total
Gross Acreage	23.07	9.78	16.20	34.25	28.08	111.38
DDD Acreage	20.77	9.78	16.20	34.25	28.00	109.00
Unit Capacity	433	210	198	448	348	1,637
DU/AC	20.8	21.5	12.2	13.1	12.4	15.0

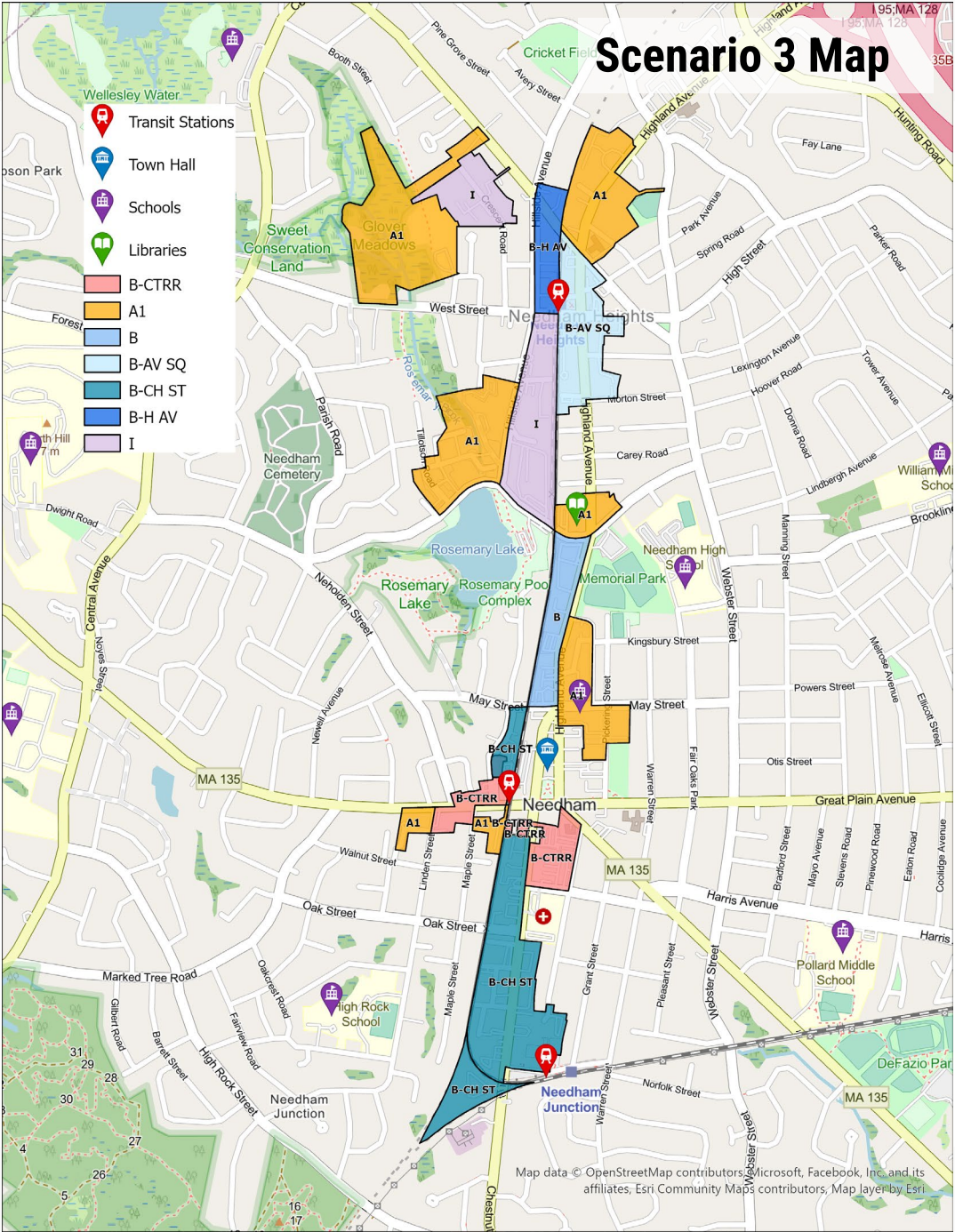
CTRB Mixed Use Offset Calculation

- 1. Ran Compliance Model on the full CTR-B District.
- 2. Resulting unit capacity is 337 units.
- 3. Using the 337 units as an offset, we can bring the unit capacity of the MBTA 3A District from 1,637 to the required 1,784 units.

Scenario 3 – Housing Plan + 1.0 Parking + CTRR

- 1. Models the Housing Plan with all proposed zoning district changes and height, dimensional and density changes.
- 2. Models a 1.0 parking space per unit requirement.
- 3. Includes new CTRR district and new A1 adjacent to CTRR.
- 4. Does not include GR district.

Zoning Metrics	District Name						
	Apartment 1	Business	Avery Square Business	Chestnut Street Business	Hillside Ave Business	Center Business Residential	Industrial
Max Units per Lot							
Minimum Lot Size	20,000	10,000	10,000	10,000	10,000	10,000	10,000
Height (Stories)	3.0	3.0	2.5	3.0	3.0	2.5	3.0
FAR	0.50		0.70	0.50	0.50	1.00	0.50
Max Blg Coverage							
Max Lot Coverage		25%					
Minimum Open Space (%)							
Open Space per Dwelling Unit							
FY Setback	25	10	10	25	25		25
Rear Setback	20			20	20		20
Side Setback	20			20	20		20
Parking per Unit	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lot Area per Dwelling Unit							
Maximum Dwelling Units per Acre	18						18



Scenario 3 Results

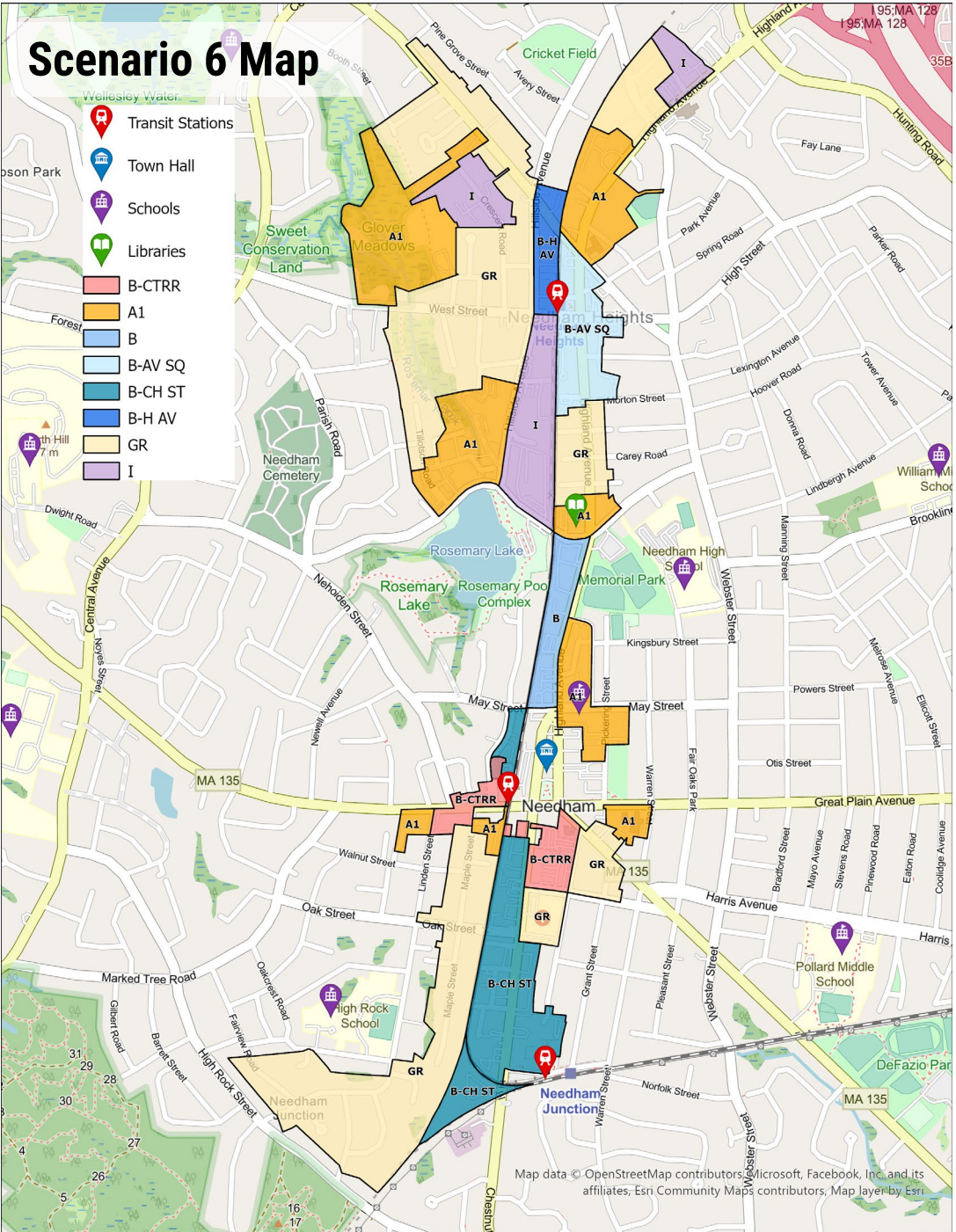
D2 - Model Outputs	Apartment 1	Business	Avery Square Business	Chestnut Street Business	Hillside Ave Business	Center Businss Residential	Industrial	Total
Gross Acreage	78.81	9.79	16.13	36.74	7.10	11.82	26.26	186.65
DDD Acreage	59.19	9.79	16.13	36.74	7.10	11.82	26.17	166.94
Unit Capacity	891	210	319	522	56	90	542	2,630
DU/AC	15.1	21.5	19.8	14.2	7.9	7.6	20.7	15.8

Scenario 6 Modified – Housing Plan + Upzoning

This scenario represents a mix of Scenario 6 (public input + GR) and HONE's request to intensify GR and business districts along Highland Ave.

Zoning Metrics	District Name							
	Apartment 1	Business	Avery Square Business	Chestnut Street Business	CTR-R	Hillside Ave Business	General Resi	Industrial
Max Units per Lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Size	20,000	10,000	10,000	10,000	10,000	10,000	10,000	20,000
Height (Stories)	4.0	5.0	5.0	5.0	5.0	4.0	2.5	4.5
FAR	1.00	1.50	1.50	1.50	1.25	1.50	N/A	N/A
Max Blg Coverage	N/A	N/A	N/A	N/A	N/A	N/A	0%	N/A
Max Lot Coverage	N/A	N/A	N/A	N/A	N/A	N/A	60%	70%
Minimum Open Space (%)	20%	20%	20%	20%	20%	20%	20%	20%
Open Space per Dwelling Unit	0	0	0	0	0	0	0	0
FY Setback	25	10	10	25	25	25	20	25
Rear Setback	20	0	0	20	20	20	20	20
Side Setback	20	0	0	20	20	20	14	20
Parking per Unit	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lot Area per Dwelling Unit	0	0	0	0	0	0	0	0
Maximum Dwelling Units per Acre	24	50	50	50	50	50	0	24
Maximum Dwelling Units per Lot	N/A	N/A	N/A	N/A	N/A	N/A	4	N/A

All zoning parameters are based on public feedback from Meeting 1 except setbacks, parking ratio, and open space %.



Scenario 6 Results

Model Outputs	Apartment 1	Business	Avery Square Business	Chestnut Street Business	Central Business Residential	Hillside Ave Business	General Resi	Industrial	Total
Gross Acreage	28.16	9.78	16.20	34.25	11.82	7.09	178.30	33.08	318.68
DDD Acreage	25.86	9.78	16.20	34.25	11.82	7.09	146.52	33.00	284.52
Unit Capacity	749	320	548	1,248	247	129	1,228	571	5,040
DU/AC	29.0	32.7	33.8	36.4	20.9	18.2	8.4	17.3	17.7

Results of the Three Scenarios

Outputs	S1	S3	S6
Gross Acreage	111.38	186.65	318.68
DDD Acreage	109.00	166.94	284.52
Unit Capacity	1,784	2,630	5,040
DU/AC	15.0	15.8	17.7
Existing Housing Units	505	703	1,468
Potential Additional Units	1,279	1,927	3,572

Public Meeting #2

Presentation Purpose

- Share feedback from the prior public meeting.
- Provide a high-level overview of the three scenarios we want feedback on.
- Walk participants through each of the key questions we would like direct feedback on by providing more detailed information on each question and some examples of the implications of zoning in the different districts.
- For each key question, provide explanation and examples and have participants complete the in-person or online survey after each question is asked and explained.

Presentation Outline

1. Recap Feedback from Public Meeting #1

- Show results of the stations and zoning levers.
- Relay most prominent questions/comments/concerns.
- Describe how feedback was incorporated into scenarios.

2. Describe the Three Scenarios

- Show a map of each scenario
- Describe the choices that were made for geographic boundaries and zoning levers at a high level.
- Illustrate these are three choices that vary in levels of unit capacity from a minimal scenario to a housing production focused scenario.

3. Go Through Key Questions/Survey

- Review each question one by one, provide enough detail and explanation, provide examples of concepts or potential outcomes where reasonable.

Survey Questions and Process

1. Of the three scenarios presented this evening, which scenario most closely aligns with your vision for complying with the MBTA Communities Act here in Needham? Please rank them in order of preference with 1 being your preferred and 3 being your least preferred.

Logic Jump in Survey Monkey



2. Based on your preferred scenario choice from Question 1, please note if you would like to see the boundaries changed in any of the individual zoning districts delineated on the scenario map.



3. Based on your preferred scenario choice from Question 1, please note if you would prefer to see changes in the number of units for any of the zoning districts.

Survey Questions and Process

2. Based on your preferred scenario choice from Question 1, please note if you would like to see the boundaries changed in any of the individual zoning districts delineated on the scenario map.

Zoning District Name	Expand the District	Leave As Is	Shrink the District
Apartment 1 (A1)			
Business (B)			
Avery Square (B-AV SQ)			
Chestnut Street (B-CH ST)			
Hillside Avenue (B-H AV)			
Industrial			
Center Business Residential (CTRR)			
General Residence (GR)			

Survey Questions and Process

3. Based on your preferred scenario choice from Question 1, please note if you would prefer to see changes in the number of units for any of the zoning districts.

Zoning District Name	Increase Units	Leave As Is	Decrease Units
Apartment 1 (A1)			
Business (B)			
Avery Square (B-AV SQ)			
Chestnut Street (B-CH ST)			
Hillside Avenue (B-H AV)			
Industrial			
Center Business Residential (CTRR)			
General Residence (GR)			

Survey Questions and Process

4. Based on the limitations to mixed-use development in the State's MBTA Guidelines, we know we cannot require mixed-use in an MBTA District. Today, mixed-use is required in the Center Business District in order to build multi-family housing. Therefore, that zoning district cannot be considered part of the Town's MBTA District as written today. Multi-family housing is not allowed in Chestnut Street or Avery Square districts today, but mixed-use is allowed by Special Permit.

Would you support including multi-family housing in the Center Business, Chestnut Street, and/or Avery Square zoning districts as an allowable use without a commercial component?

Survey Questions and Process

5. Needham's 2022 Housing Plan envisioned the inclusion of some General Residence zoning districts in the town's MBTA District. Are you supportive of the inclusion of General Residence as part of the MBTA District and a zoning change that would allow up to four (4) units on a parcel of land?
 - a) I support including General Residence as part of the MBTA District.
 - b) I do not support including General Residence as part of the MBTA District.
 - c) I support including General Residence but would prefer to limit the zoning to three (3) units on a parcel.
 - d) I need more information.
6. Please use the comment box below to relay any additional comments, questions, or feedback you have about the scenarios and zoning options presented.

From: [Jeffrey Kaufman](#)
To: [Planning](#)
Subject: HONE reports
Date: Sunday, December 17, 2023 6:44:06 PM

Hello:

I read the latest minutes, and I must call into question the calculations based on a minimum 10000 ft sq lot.

I live near the High School on Brookline St. The neighborhood has had many teardown home replacements, some of which are on lots well under 10K ft sq. On these lots, developers are free to build very large single family homes with two or three garage parking spaces and exterior pads that may accommodate three cars. Next door to my home, there is a current construction project with 3800 ft sq of living space, 5 bedrooms, and much wasted overall space in the plan, including unnecessary tarmac to allow for a garage in the back.

Depending on what the town is trying to accomplish, it should be easy to put affordable housing with much higher density on typical lots in the central area of Needham, probably as many as three apartments with one parking space per unit, and yet maintain the various lot-line clearances and overall structure height requirements.

Are the assumptions in the HONE plans realistic? Why do we just allow people to construct multiple unit homes on smaller lots? If the goal is more affordable housing to comply with MA requirements, why are we not just removing most barriers at this time?

Jeffrey Kaufman
307 Brookline St
Needham 02492

413 2375381
jlk02492@gmail.com

From: [Paula Dickerman](#)
To: [Planning](#)
Subject: HONE: About the January 18 Community Workshop
Date: Wednesday, January 3, 2024 12:22:29 PM

To the HONE Advisory Group,

The Needham Housing Coalition (NHC) is, like you, eager to continue to get useful input from the Needham community. We hope you will consider, or continue implementing, the following ideas as you plan the January 18 HONE Community Workshop.

- - Be **very clear** about what the scenarios are and aren't.
- - Be clear and about exactly what you want from the attendees.
- - Provide a number of opportunities for the community to comment or ask questions.
 - - An hour or so of an open mic (in-person and Zoom) can accommodate only so many people.
 - - As you discussed on 12/20, answer questions whenever appropriate.
 - - Provide Post-its or note paper for people to write comments or questions to HONE, perhaps to be attached to a large board.
 - - Capture (save) comments left by Zoomers in the chat.
 - - Equip HONE members with easy-to-see identification and have them talk to as many attendees as possible, taking notes along the way so people know that they are being heard.
 -

Implement a survey as was mentioned on 12/20. Provide enough information/visuals for respondents to give useful feedback.

Thank you for your consideration. We look forward to the next Community Workshop.

Respectfully,

Paula Dickerman for the
The Needham Housing Coalition