

Housing Needham (HONE) Advisory Group

Wednesday, October 18, 2023

7:00 p.m.

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. | 7:00-7:05 p.m. | Welcome and Meeting Goals, <i>Heidi Frail, Co-Chair</i> |
| II. | 7:05-7:20 p.m. | Review of revised/updated Executive Office of Housing and Livable Communities (EOHLC) Compliance Modeling Results, <i>Eric Halvorsen, RKG Associates; Emily Innes, Innes Associates</i> |
| III. | 7:20-8:35 p.m. | Review of Presentation Materials and Engagement Strategies for Community Meeting of November 9, 2023, <i>Eric Halvorsen, RKG Associates; Emily Innes, Innes Associates</i> |
| IV. | 8:35-8:45 p.m. | Review of Community Meeting Outreach Strategy, <i>Amy Haelsen, Director of Communications and Community Engagement</i> |
| V. | 8:45-8:55 p.m. | Questions and Comments |
| VI. | 8:55-9:00 p.m. | 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

October 18, 2023



HOUSING NEEDHAM (HONE)

TOWN VISIONING FOR MULTI-FAMILY HOUSING

Content

Existing Zoning Modeling Results

Public Meeting #1

Run of Show

Board Mockup

MBTA Presentation Outline

Volunteers for the Meeting

Existing Zoning Results

Existing Zoning Scenario

Zoning Parameters Applied in the Model

Zoning Metrics	District Name					
	Apartment 1 ¹	Business ²	Avery Square Business ³	Garden St. Overlay ³	Hillside Ave Business ³	General Resi ²
Minimum Lot Size	20,000	10,000	10,000	15,000	10,000	10,000
Height (Stories)	3.0	3.0	2.5	3.0	2.5	2.5
FAR	0.50		0.70	1.0	0.70	
Max Lot Coverage		25%				30%
FY Setback	25	10	10	10	20	20
Rear Setback	20					20
Side Setback	20					14
Parking per Unit	1.50		1.50	1.50	1.50	1.50
Maximum Dwelling Units per Acre	18	8	18		18	8

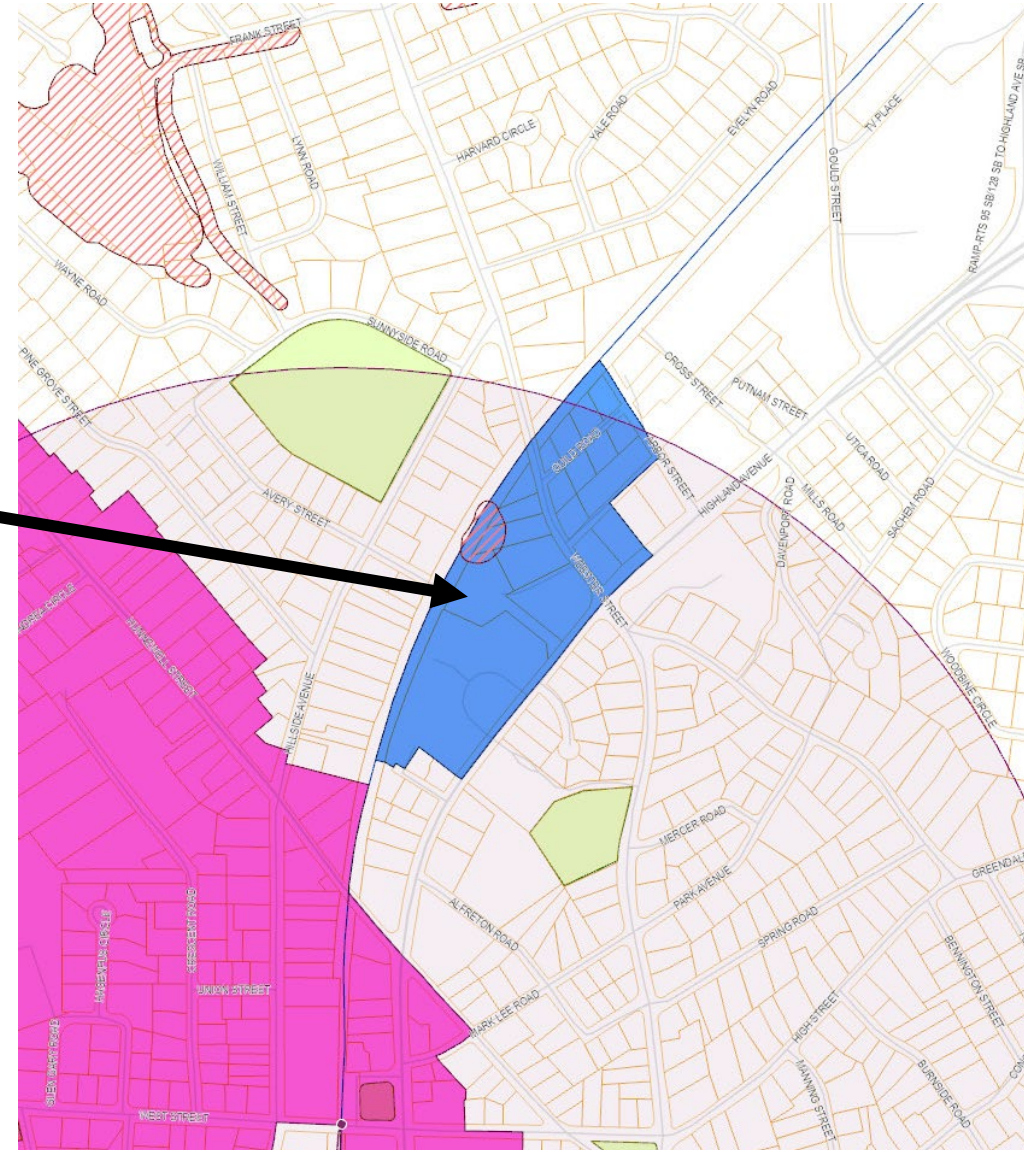
¹ Apartment or Multi Family Dwelling Permitted As-of-Right
² Two Family Dwelling Permitted As-of-Right
³ Apartment or Multi Family Dwelling Permitted by Special Permit

Existing Zoning Scenario

District 1

District 1 Key Statistics

- Gross Acreage – 14.50 acres
- Net Acreage – 14.02 acres
- Acres in Transit Area – 13.89 (96%)
- Unit Capacity – 93
- Density – 6.6 DU/AC



Scenarios for Modeling

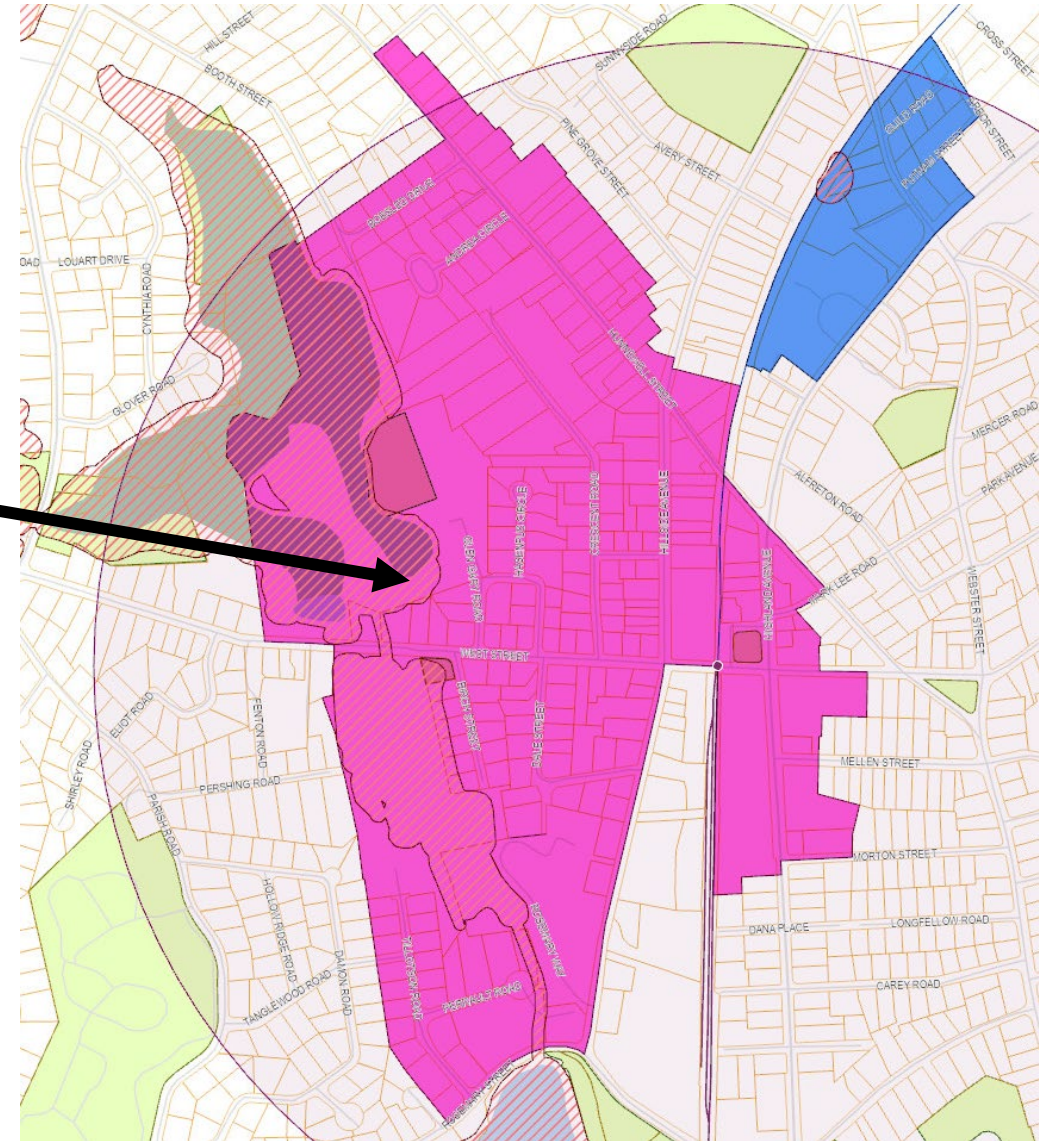
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Existing Zoning Scenario

District 2

District 2 Key Statistics

- Gross Acreage – 145.97 acres
- Net Acreage – 115.01 acres
- Acres in Transit Area – 144.72 (99%)
- Unit Capacity – 668
- Density – 5.8 DU/AC



Scenarios for Modeling

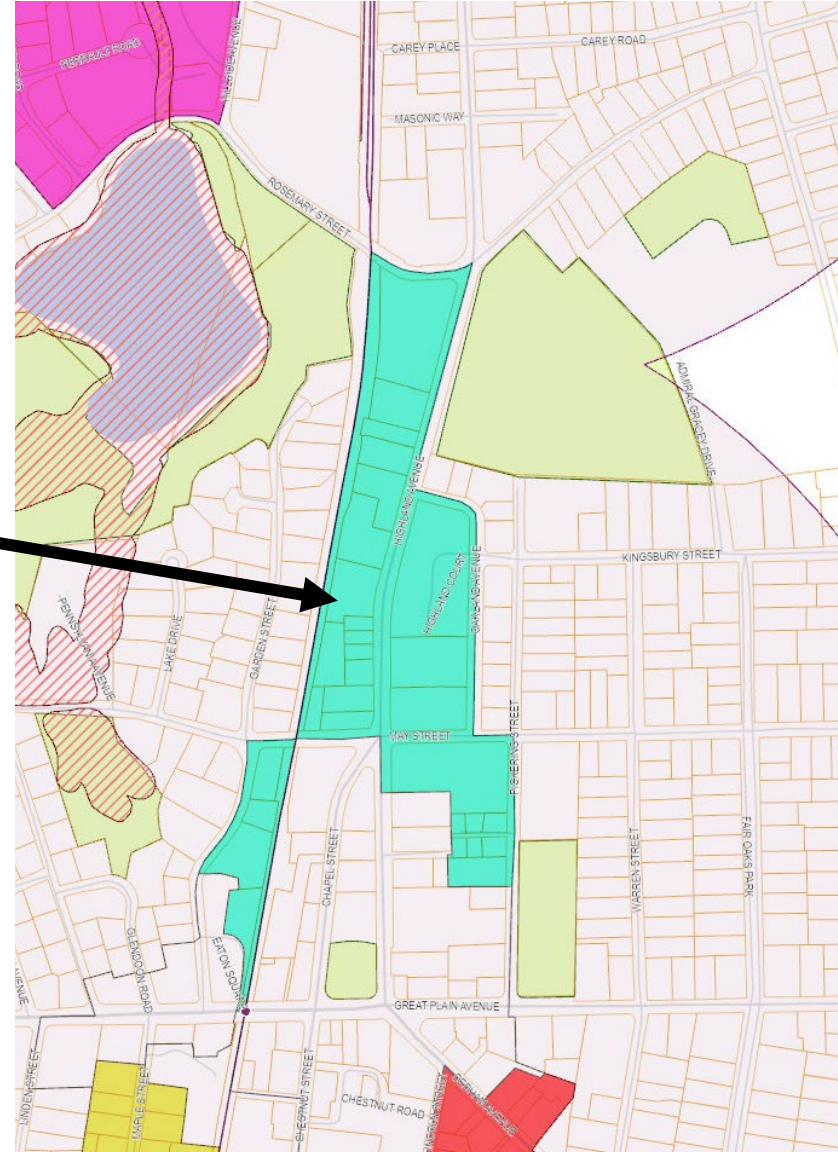
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Existing Zoning Scenario

District 3

District 3 Key Statistics

- Gross Acreage – 22.04 acres
- Net Acreage – 22.04 acres
- Acres in Transit Area – 22.04 (100%)
- Unit Capacity – 182
- Density – 8.3 DU/AC



Scenarios for Modeling

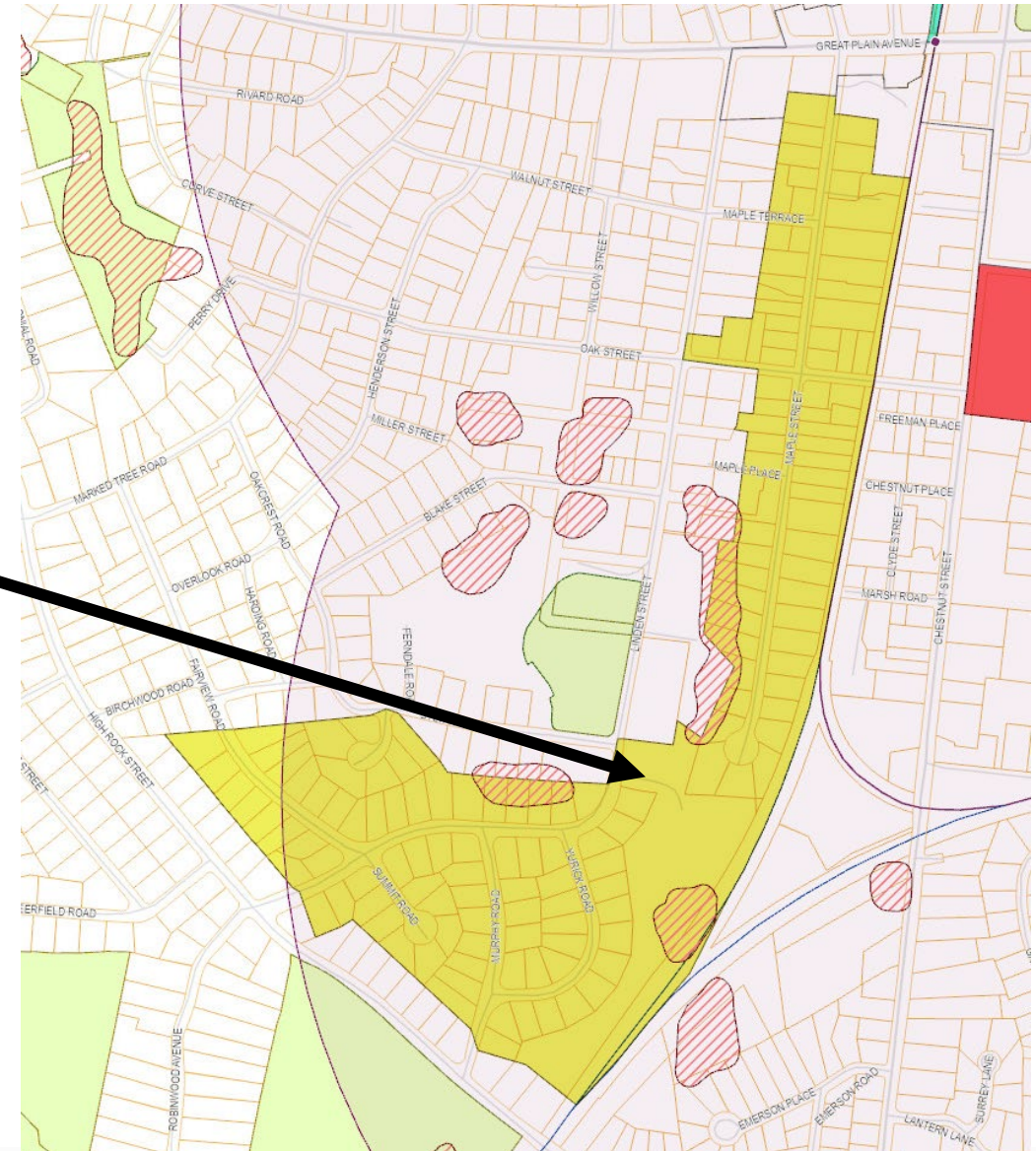
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Existing Zoning Scenario

District 4

District 4 Key Statistics

- Gross Acreage – 57.09 acres
- Net Acreage – 54.24 acres
- Acres in Transit Area – 54.55 (96%)
- Unit Capacity – 145
- Density – 2.7 DU/AC



Scenarios for Modeling

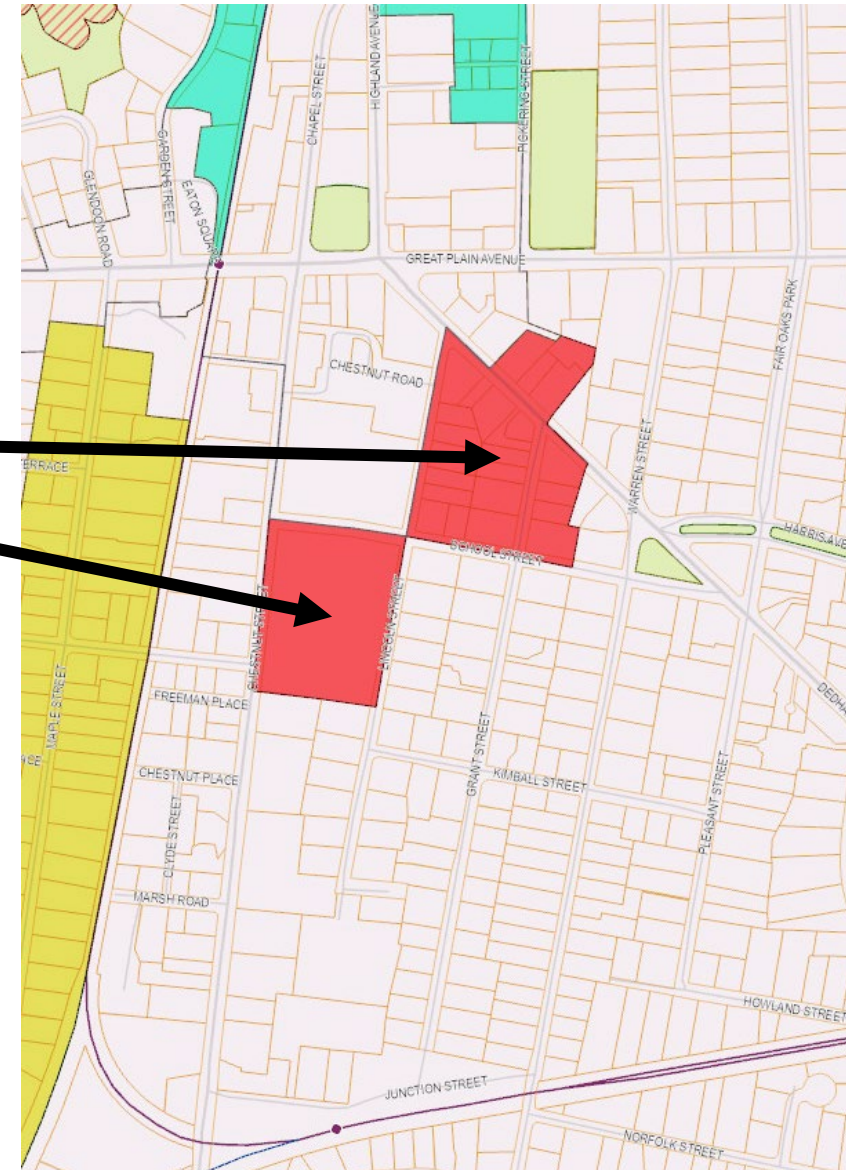
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Existing Zoning Scenario

District 5

District 5 Key Statistics

- *Gross Acreage – 11.57 acres*
- *Net Acreage – 11.57 acres*
- *Acres in Transit Area – 11.57 (100%)*
- *Unit Capacity – 18*
- *Density – 1.6 DU/AC*



Existing Zoning Scenario

Model Outputs	District 1	District 2	District 3	District 4	District 5	Total
Gross Acreage	14.50	145.97	22.04	57.09	11.57	251.16
DDD Acreage	14.02	115.01	22.04	54.24	11.57	216.88
Unit Capacity	93	668	182	145	18	1,106
DU/AC	6.6	5.8	8.3	2.7	1.6	5.1

- Exceeds district size requirements (251 acres) with one district over 50% of total (146 acres)
- Meets acreage in transit area (98%)
- Does not exceed unit capacity
- Falls short of DU/AC requirement of 15 DU/AC

Housing Plan Scenario

- Rezoned some SRB and GR to A-1.
- Rezoned small portion of SRB to GR.
- Allow multifamily housing as of right in all zoning subdistricts.

Model Outputs	Apartment 1	Business	Avery Square Business	Chestnut Street Business	Hillside Ave Business	General Resi	Industrial	Total
Gross Acreage	81.81	9.79	16.13	36.74	7.10	158.45	31.23	341.25
DDD Acreage	62.19	9.79	16.13	36.74	7.10	143.88	31.14	306.97
Unit Capacity	701	210	307	491	56	2,890	528	5,183
DU/AC	11.3	21.4	19.0	13.4	7.9	20.1	17.0	16.9

- Exceeds district size requirements
- Exceeds unit capacity
- Exceeds DU/AC requirement of 15 DU/AC

Public Meeting

Presentation Outline

Presentation Purpose

- Briefly introduce MBTA 3A.
- Discuss the levers in zoning that drive unit capacity and density.
- Describe table and station exercises and how they will be used to shape districts and zoning going forward.
- Share timing and report out structure.

Presentation Outline

1. Introduce MBTA 3A

- Describe what the law is and what it says.
- Describe what the intention of the law is, and what it is NOT.
- Note that there are penalties for non-compliance.
- Share what Needham's requirements are and the timeline the town is under.

2. Discuss the Zoning Levers

- Note that the number of units and overall density of an MBTA district(s) is driven by the zoning.
- Zoning has certain levers that can be changed that will either increase or decrease the amount of development that could occur.
- These levers for Needham are primarily: Height, Lot Size, Lot Coverage, and DU/AC.
- Presentation will include some illustrations for how open space, parking, and building envelope work together.
- Presentation will include some illustrations for how the levers then impact the overall building envelope and unit counts/density.

Presentation Outline

3. Stations and Exercises

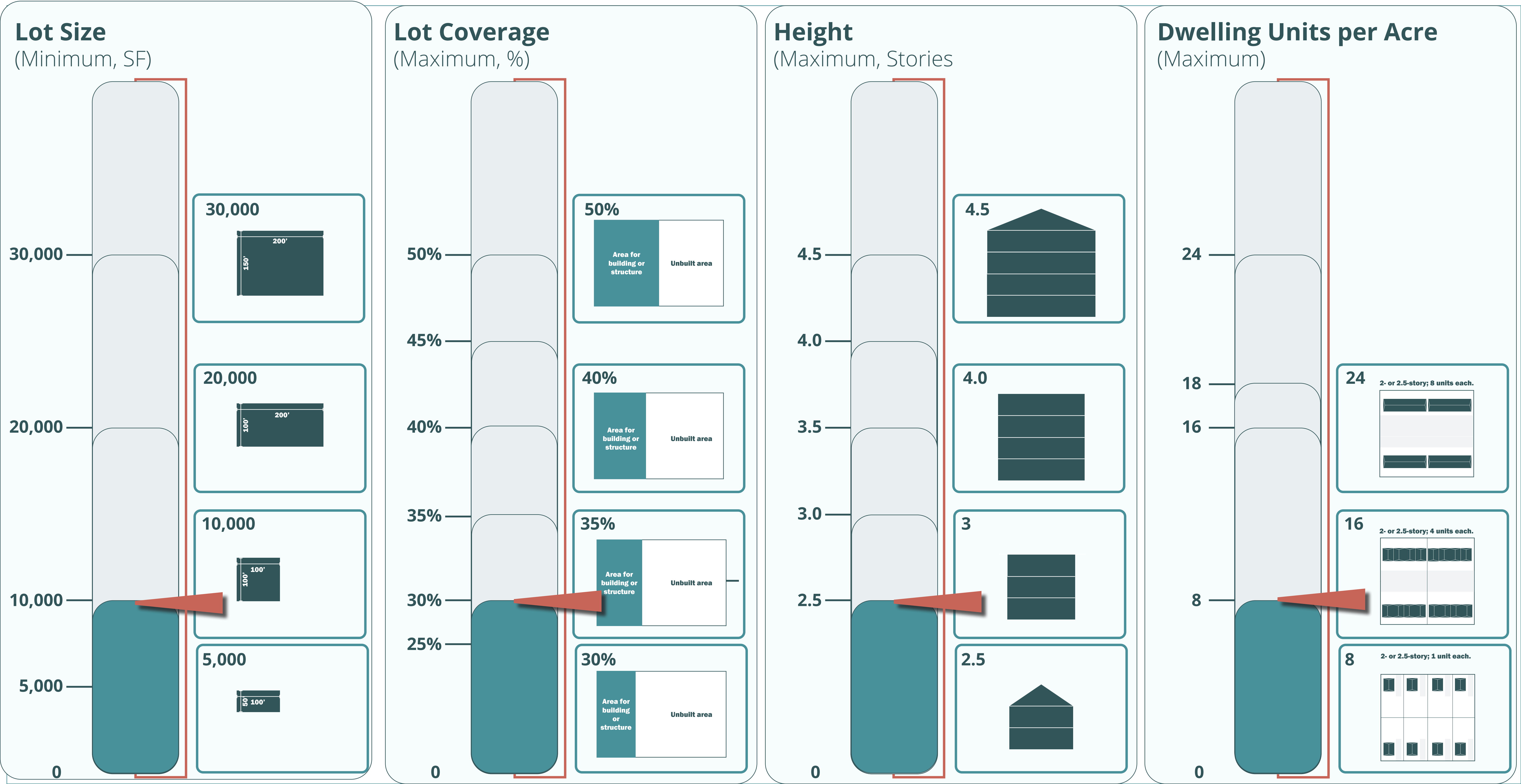
- Describe each of the stations and the purpose of each.
 - Zoning maps
 - Center Business
 - MBTA Q&A
 - District lever stations

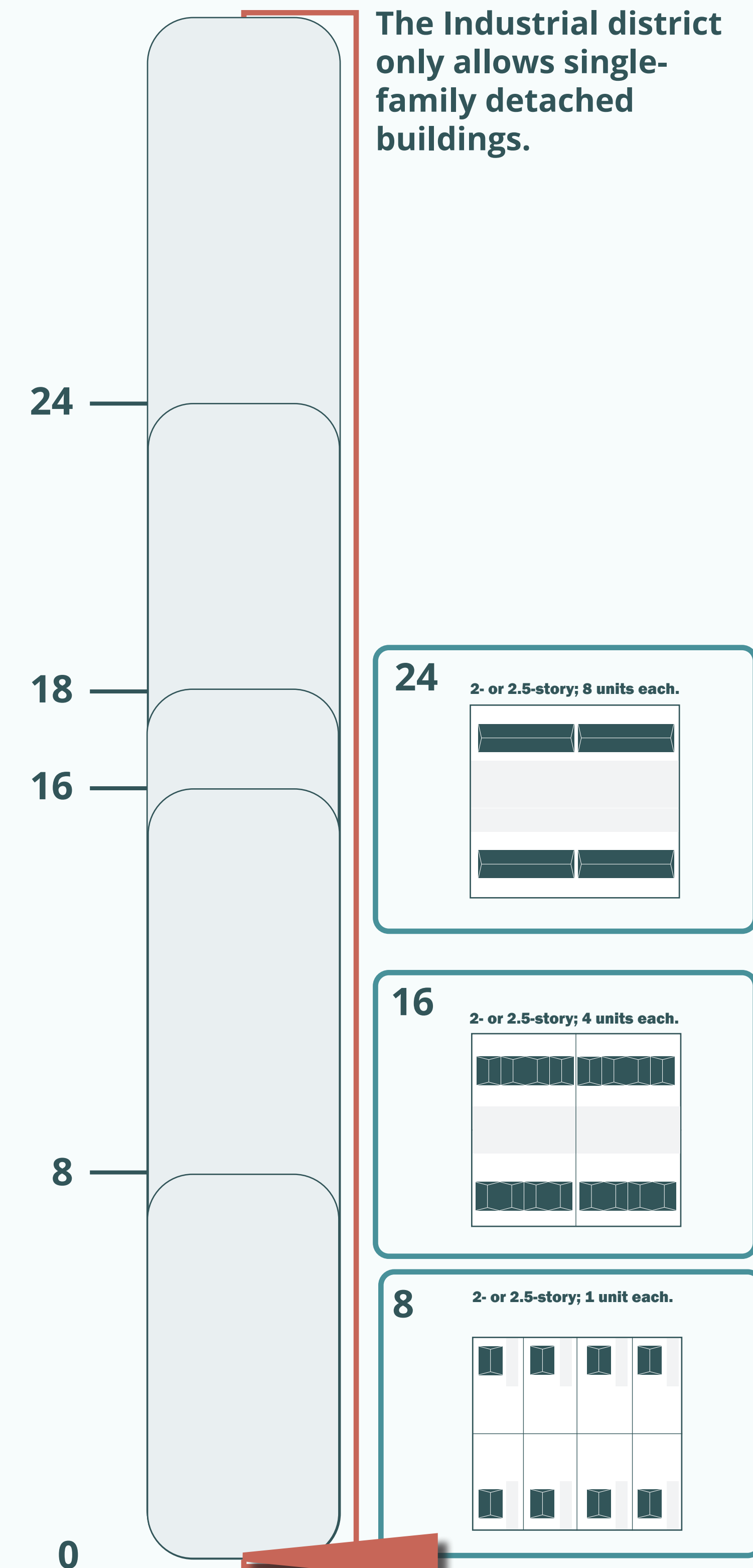
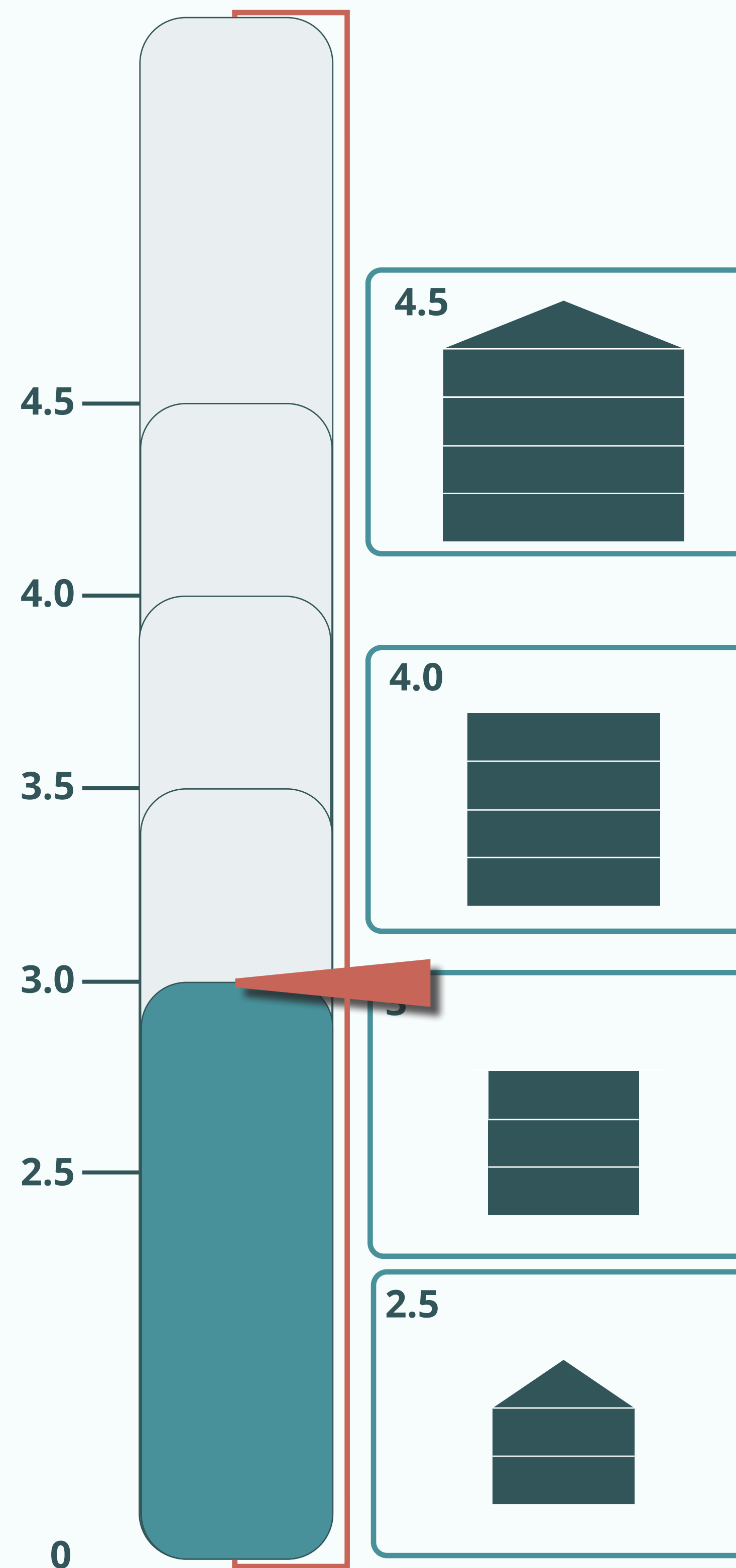
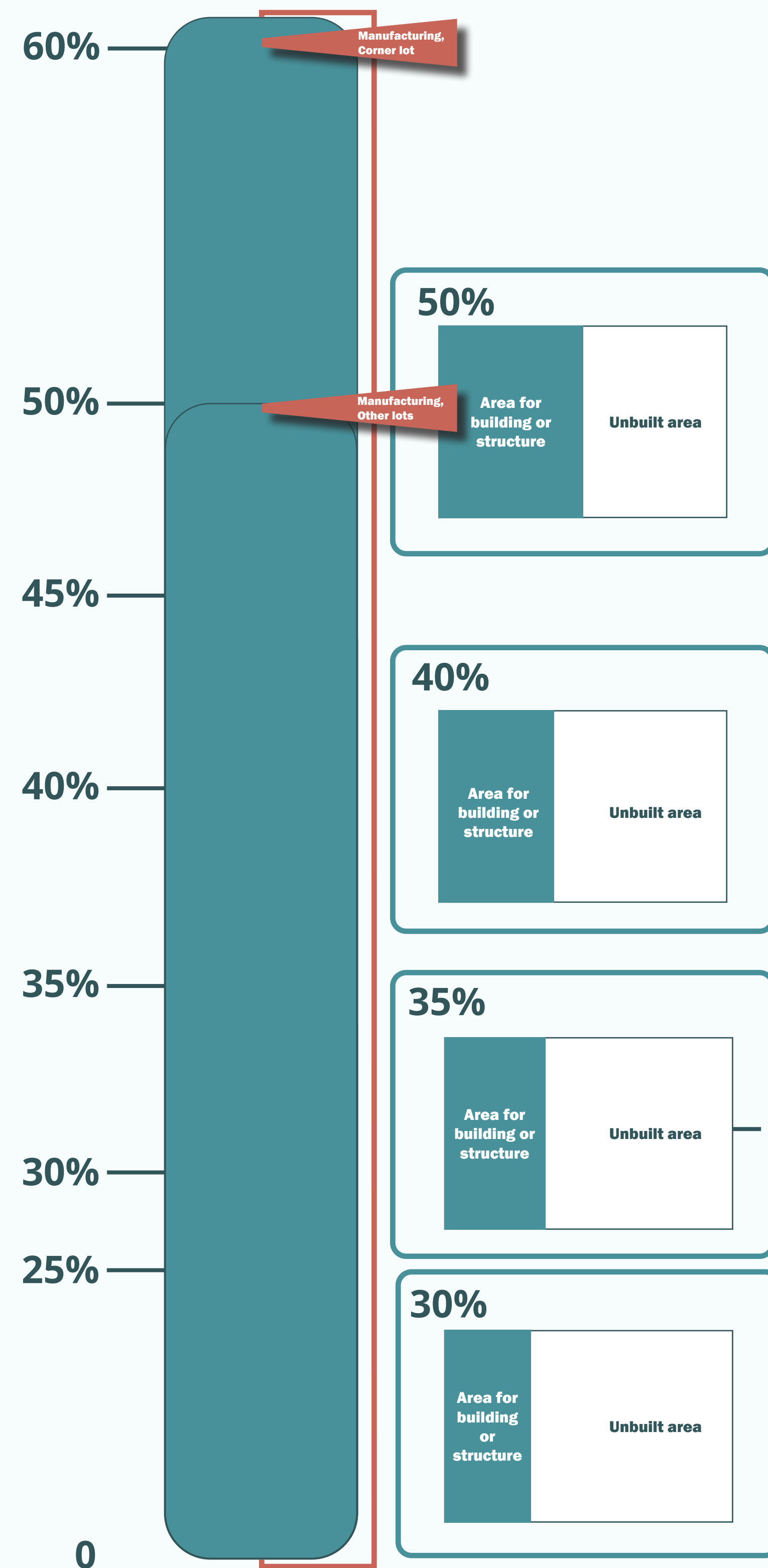
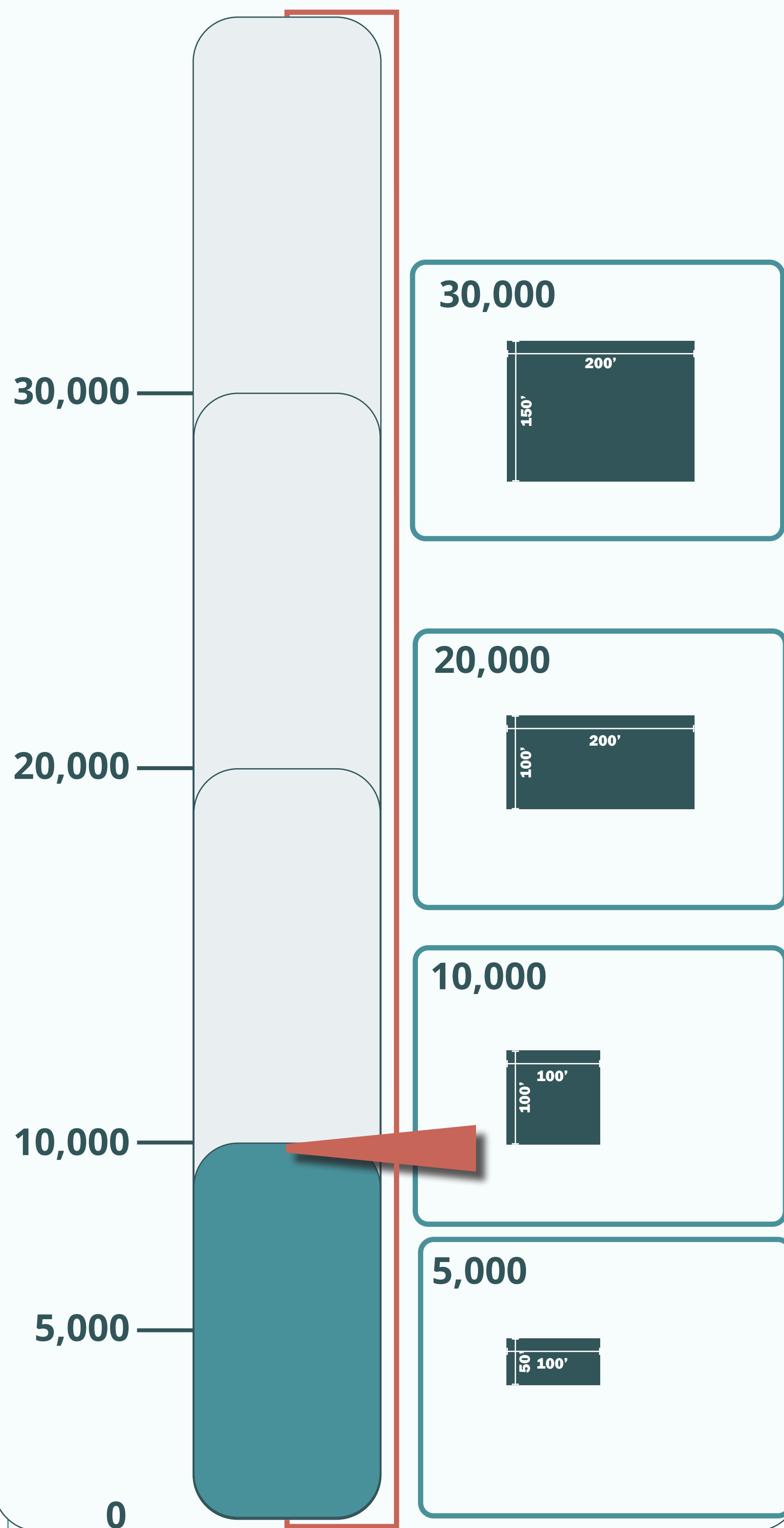
4. Timing and Report Out

- Note that we have about an hour for the table and station exercises.
- We will be doing a large group report out with 30 minutes remaining.
 - Each station leader will report out, Emily will do a report out for the online participants.



General Residential

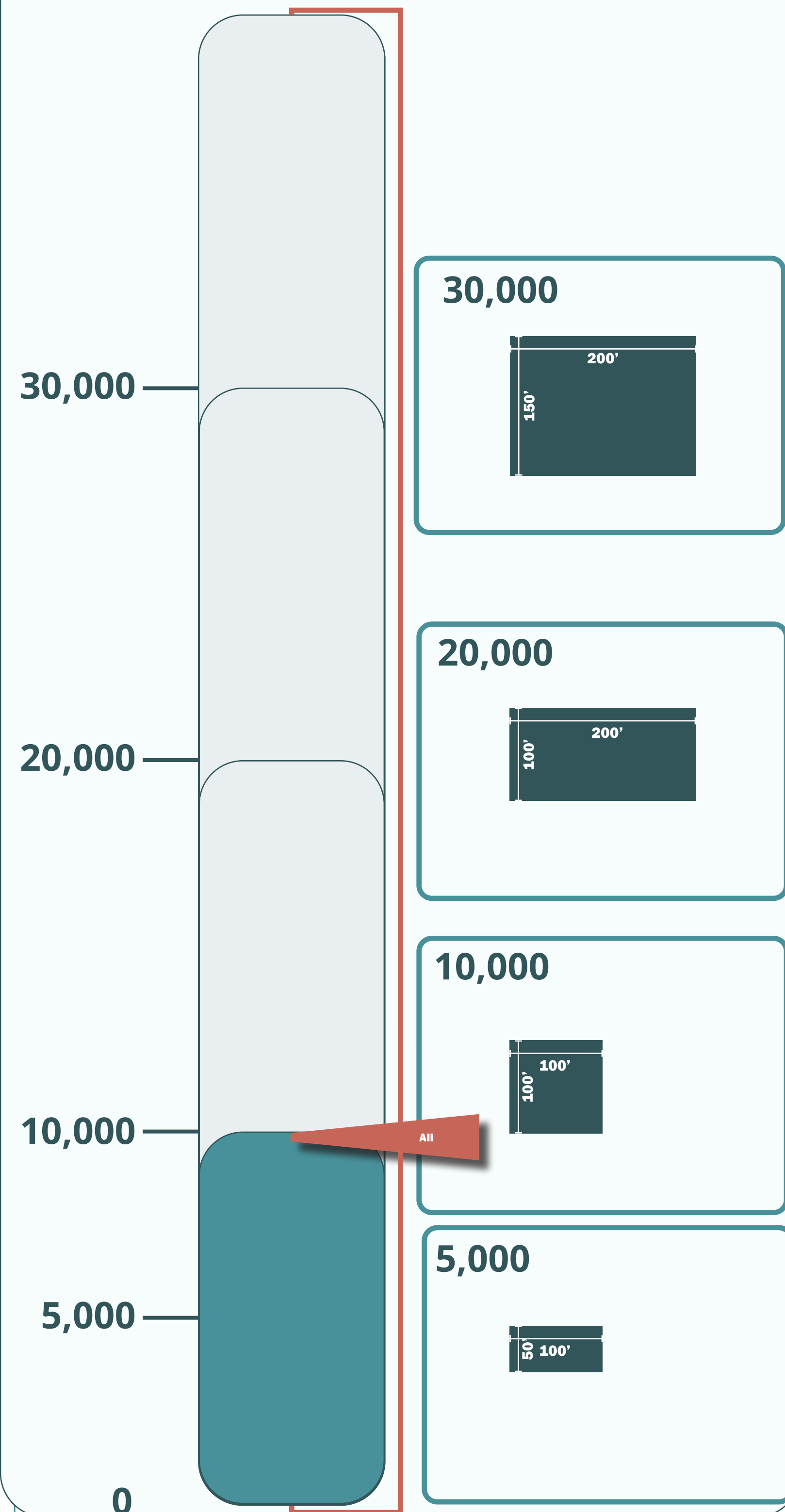




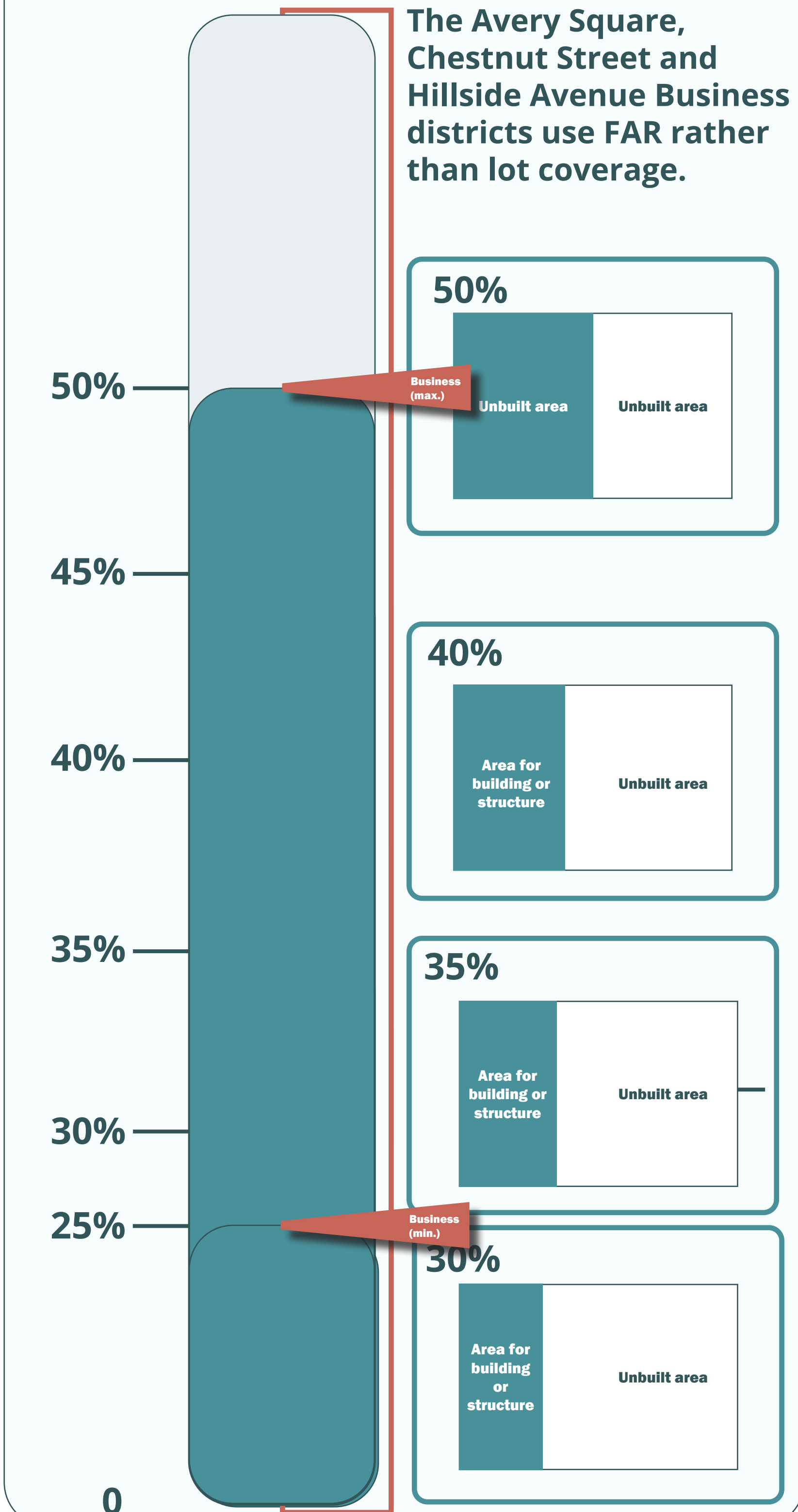


Business, Avery Square, Chestnut Street, Hillside Avenue

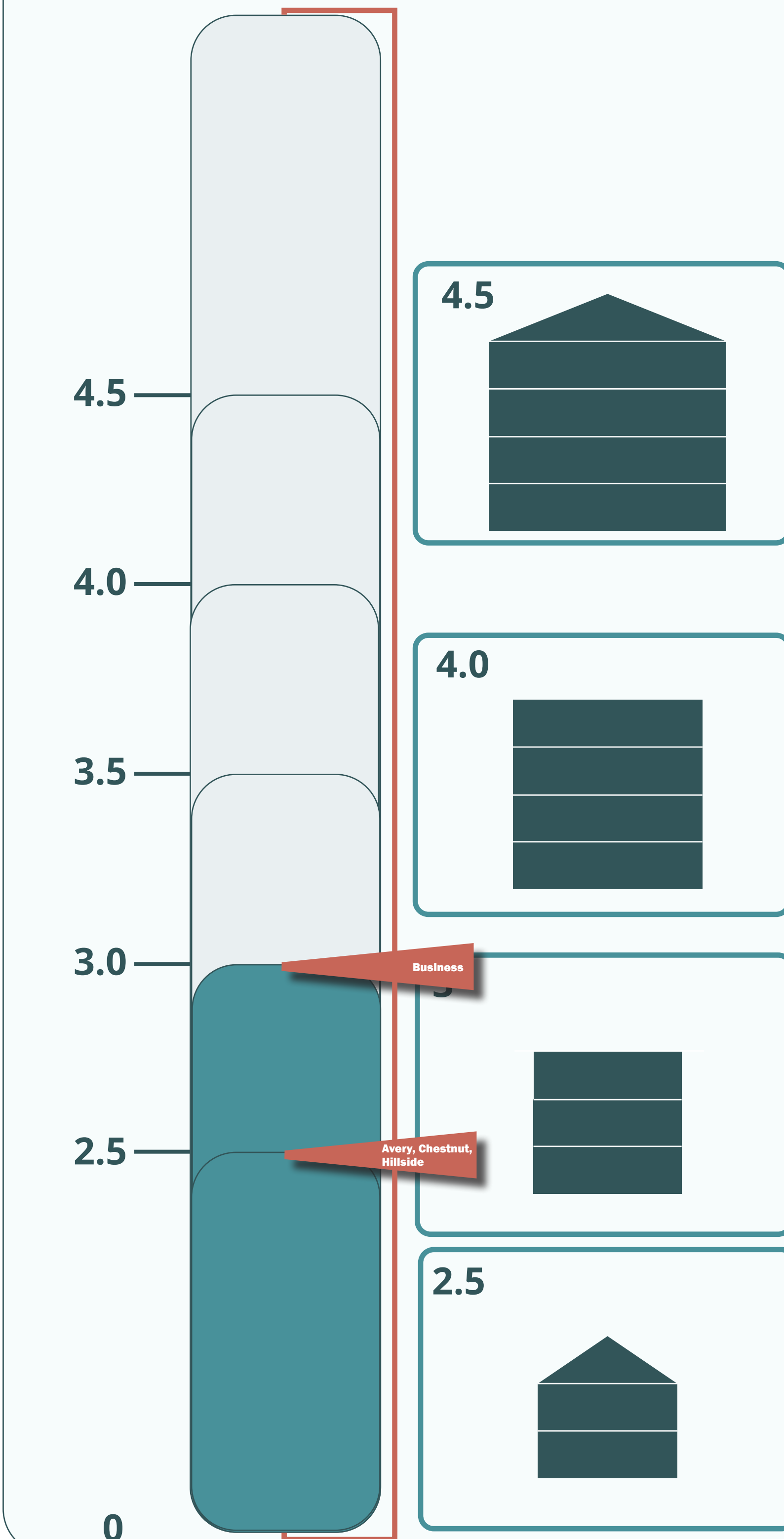
Lot Size (Minimum, SF)



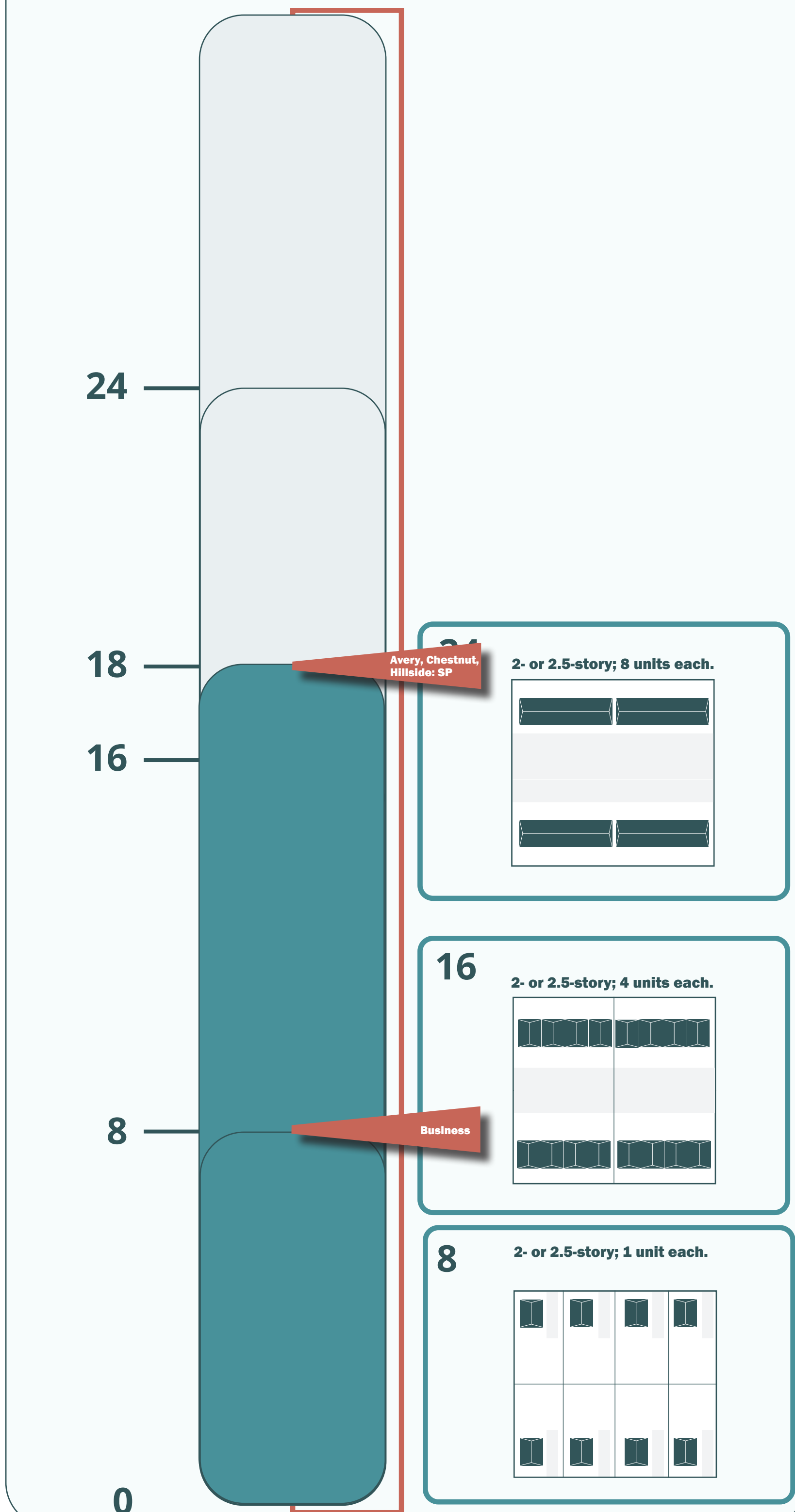
Lot Coverage (Maximum, %)



Height (Maximum, Stories)

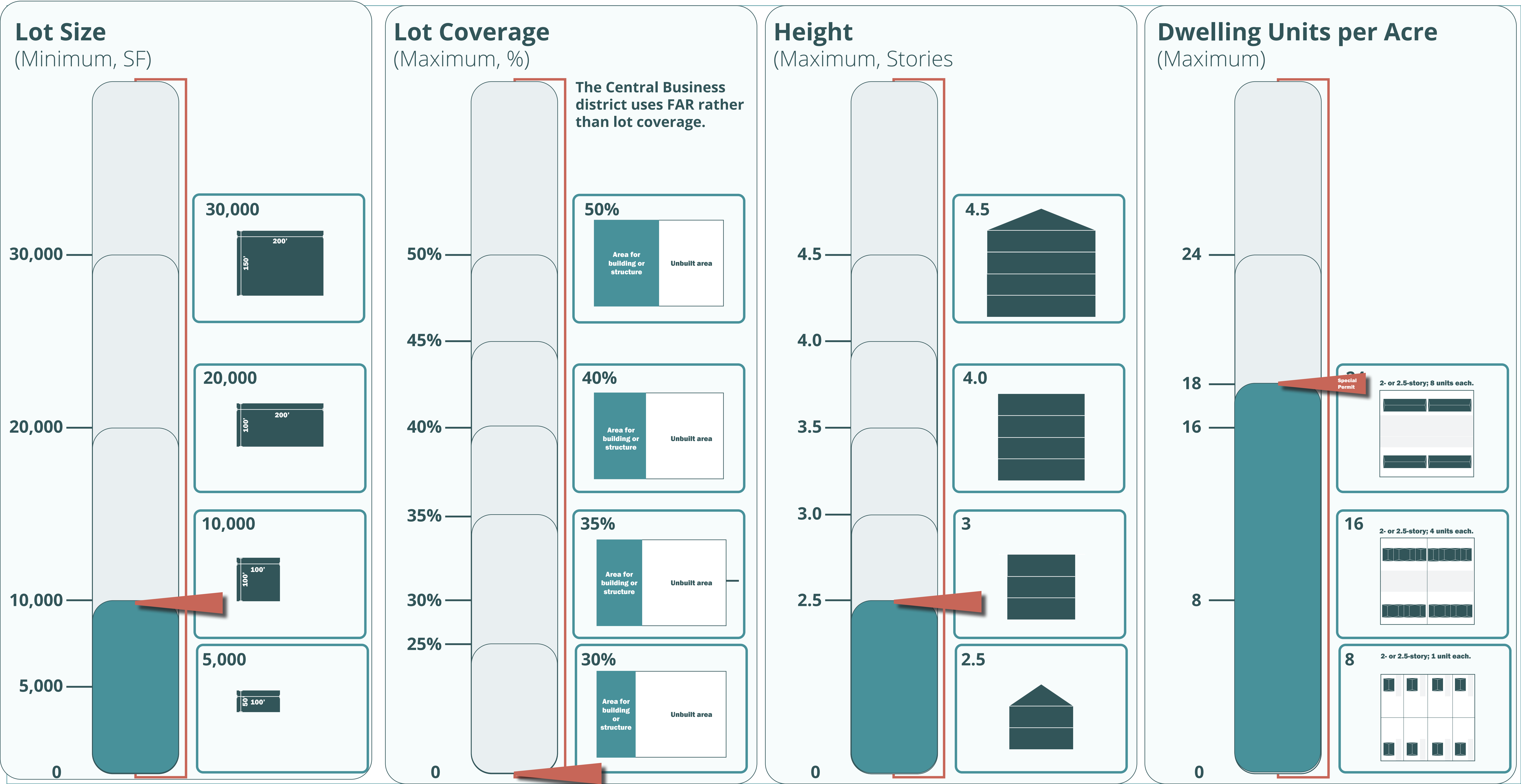


Dwelling Units per Acre (Maximum)





Center Business



Needham MBTA Public Meeting #1

Run of Show Outline – October 18, 2023

Start Time and Location:

- November 9, 2023, 7PM-9PM
- Powers Hall, Needham Town Hall

Consultant, Staff, HONE Attendees and Responsibilities:

- To run the meeting, we will need a total of 8 volunteers. The following table illustrates the different tasks and where volunteers are needed to fill positions.

Station	Task	Volunteer Name
Welcome and Sign In	Assist with sign in	Two volunteers
MBTA Q&A Station	Answer questions related to MBTA 3A	Eric Halvorsen, RKG
Zoning Map Station	Answer questions related to zoning maps	Lee Newman?
Center Business Station	Collect responses on Center Business as mixed use, allowing MF as of right	Alex Clee?
General Residence Station	Collect responses on GR District questions	Two volunteers
Industrial Station	Collect responses on Industrial District questions	One volunteer Erik Woyciesjes, RKG
Apartment 1 Station	Collect responses on A1 District questions	Two volunteers
Business Districts Station	Collect responses on Business District questions	Katie King One volunteer
Hybrid Meeting	Run hybrid meeting	Emily Innes, Innes Juliane Ding, RKG

List of Participatory Stations and Purposes:

- **Welcome and Sign In:** Participants will sign in and make a name tag for themselves.
- **MBTA Q&A Station:** This will be the location where all participants can come to have specific MBTA 3A questions answered. We can create a “parking lot” board for all comments, questions, ideas regarding MBTA 3A.
- **Zoning Map Station:** Two large format maps (existing zoning, Housing Plan) will be displayed at this station so participants can see the outlines of the MBTA district and each individual zoning district within the MBTA district. Here they can see the primary differences between existing zoning and the suggestions made in the Housing Plan for changes.
- **Center Business Station:** Participants will be asked for their opinions on whether mixed use should be mandatory or simply allowed in the district, whether multifamily should be

allowed as of right, and whether the Center Business District should be included in the MBTA District.

- **GR, I, A1 and Business District Stations:** These stations will serve as our primary activity for the evening. The MBTA district will be broken down by zoning district to make it easier for participants to follow and allow them to share preferences on the levers by zoning district. At each station there will be two boards on easels. The first board will have a large scale map of the zoning district(s) in question. The second board will have four levers displayed with photographs of real buildings or developments that illustrate the different choices.

The idea with these stations is gather input on each of the levers which will provide information on how participants think each zoning district should be treated in relationship to its surroundings and where they think the levers should be set as we test different zoning iterations with the Compliance Model.

For each of the levers, participants will be given sticky dots to place on the board to indicate where they think the lever should be set. For example – one lever is building height. We will ask them how many stories of height they believe is appropriate in each zoning district. They will indicate their height preference using that sticky dot, placing it on their choice for height (2, 3, 4, 5 stories for example). The sticky dots will give us instant feedback on preferences and serve as a visual cue for the report outs later on in the evening.

In-Person Meeting Outline:

- 6:45PM – 7:10PM – Sign in and Welcome
 - Participants will be welcomed into Powers Hall and asked to sign in and create a name tag.
- 7:10PM – 7:15PM – Introductory Remarks (HONE Co-Chairs)
- 7:15PM – 7:30PM – Hybrid Presentation
 - Eric Halvorsen (RKG) will provide an overview presentation of MBTA 3A, the levers, and how the different activities are going to work. This presentation will also be broadcast via Zoom simultaneously for virtual participants.
- 7:30PM – 8:30PM – Activity Stations
 - Participants will walk from station to station to provide their feedback on the levers for each zoning district(s) at each station. Staff and volunteers will be at each station to guide the activity, answer questions, and make sure participants understand what we're asking of them.
 - During this time, participants can also engage at the zoning map station, the MBTA Q&A station, and the Center Business District station to provide their feedback or ask more specific questions about MBTA 3A.

- 8:30PM – 9:00PM – Report Outs and Wrap Up
 - One staff/volunteer member from each of the stations will report out to the group.
 - Emily will report out on behalf of the online participants.
 - HONE Co-Chairs or Needham Staff will offer wrap up remarks and next steps.

Hybrid Meeting Option Outline:

- Emily Innes will host and facilitate the hybrid meeting option for those joining online. Julianne Ding from RKG will assist with note taking.
- Hybrid meeting will consist of:
 - Simultaneous viewing of the presentation that will happen live in Powers Hall.
 - Once the presentation is complete, Emily will walk participants through the four geographic stations and ask for the same input as we're asking for in-person.
 - We will use Miro Board technology to have the large format boards on Zoom and people will be able to share their feedback via the chat where their thoughts will be recorded by Emily and Julianne on virtual post-it notes tied to each board.
 - There will be a report out at the end for the hybrid participants to share their feedback live with those in-person during the overall report out period.

