Housing Needham (HONE) Advisory Group Meeting

Town of Needham, Massachusetts

October 5, 2023



Content

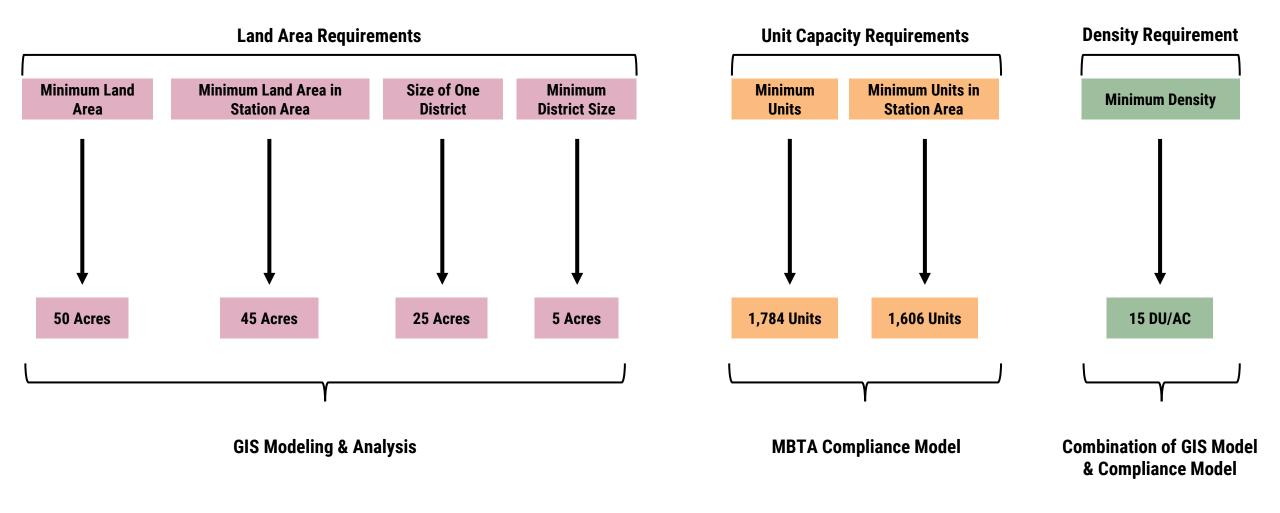
Scenario Overview

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Needham MBTA Communities Process

Scenario Overview



Existing Zoning Districts

Question to Answer – What would happen if we modeled existing zoning districts and zoning parameters and had to make some changes zoning to allow multifamily housing as of right?

Housing Plan Proposal

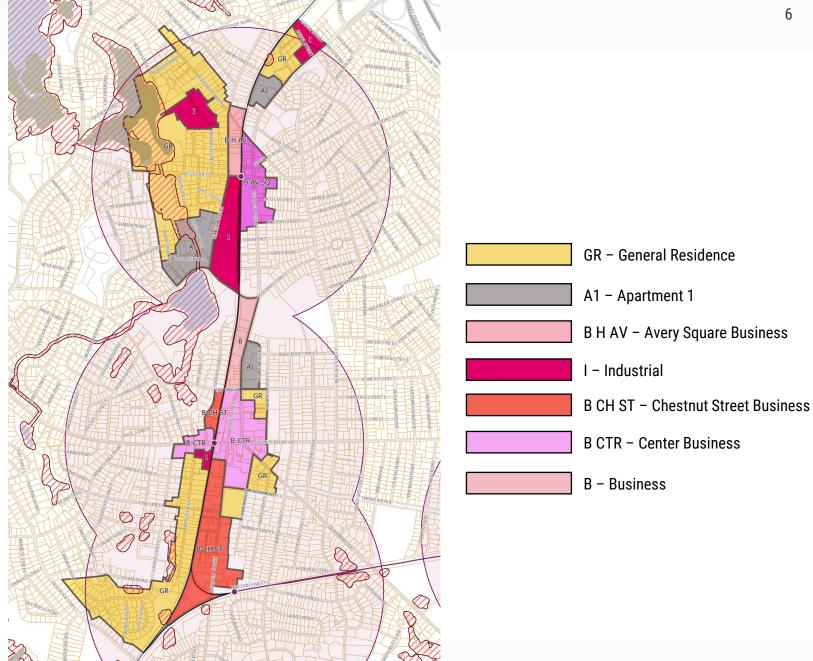
Question to Answer – What would happen if we modeled the Housing Plan Proposal rezoning some parcels of land and making slight modifications to zoning parameters?

Existing Zoning Scenario

Map of the Zoning Districts and Overall MBTA District

Key District Statistics

- Gross Acreage 307 acres
- Net Acreage 273 acres
- Acres in Transit Area 98% (300 AC)



Existing Zoning Scenario

Zoning Parameters Applied in the Model

District Name

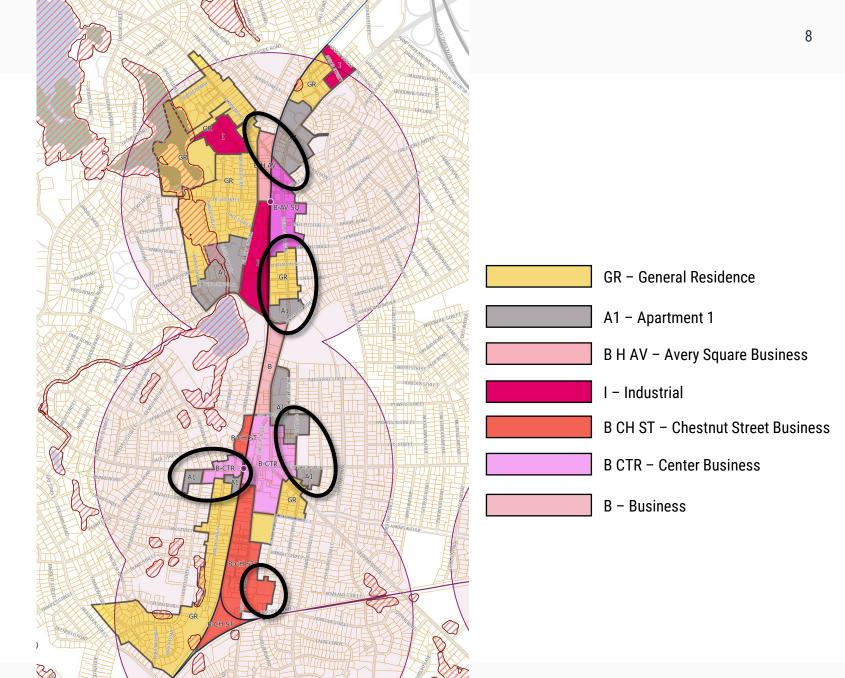
Zoning Metrics	Apartment 1	Business	Avery Square Business	Chestnut Street Business	Hillside Ave Business	General Resi	Industrial
Minimum Lot Size	20,000	10,000	10,000	10,000	10,000	10,000	10,000
Height (Stories)	3.0	3.0	2.5	2.5	2.5	2.5	3.0
FAR	0.50		0.70	0.70	0.70		
Max Lot Coverage		25%				30%	25%
Max Lot Coverage FY Setback Rear Setback	25	10	10	20	20	20	20
Rear Setback	20					20	
Side Setback	20					14	
Parking per Unit	1.50		1.50	1.50	1.50	1.50	1.50
Parking per Unit Maximum Dwelling Units per Acre	18		18	18	18	2	

Housing Plan Scenario

Map of the Zoning Districts and Overall MBTA District

Key District Statistics

- Gross Acreage 341 acres
- Net Acreage 307 acres
- Acres in Transit Area 99.8% (340 AC)



Housing Plan Scenario

Zoning Parameters Applied in the Model

District Name

Zoning Metrics	Apartment 1	Business	Avery Square Business	Chestnut Street Business	Hillside Ave Business	General Resi	Industrial
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		0.50
Max Lot Coverage		25%				30%	
FY Setback	25	10	10	25	25	20	25
Rear Setback	20			20	20	20	20
Side Setback	20			20	20	14	20
Parking per Unit	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Maximum Dwelling Units per Acro	e 18						

Indicates a change from existing zoning.

Modeling Results

Existing Zoning Scenario

Model Outputs	Apartment 1	Business	Avery Square Business	Chestnut Street Business		General Resi	Industrial	Total
Gross Acreage	28.18	9.79	16.13	34.87	7.10	178.57	32.92	307.56
DDD Acreage	25.84	9.79	16.13	34.87	7.10	146.70	32.84	273.27
Unit Capacity	359	210	176	375	46	45	838	2,049
DU/AC	13.9	21.5	10.9	10.8	6.5	0.3	25.5	7.5

- Exceeds district size requirements
- Exceeds unit capacity
- Falls short of DU/AC requirement of 15 DU/AC
- Removing GR subdistrict appears to create compliance boosting DU/AC to 15.8.

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

Pathways to Compliance

Pathways

Use existing zoning

- Choice drop districts to lower unit capacity and acreage to increase density.
- Choice keep district as it is, increase density through more intensive zoning.
- Choice combination of the two.

2. Use housing plan

- Choice keep everything as it is.
- Choice drop districts to lower unit count and size of district.
- Choice modify zoning to decrease unit capacity and lower density.

Scenario Summary Table

Model Outputs	Existing Zoning	Housing Plan
Gross Acreage	307.56	341.25
DDD Acreage	273.27	306.97
Unit Capacity	2,049	5,183
DU/AC	7.5	16.9