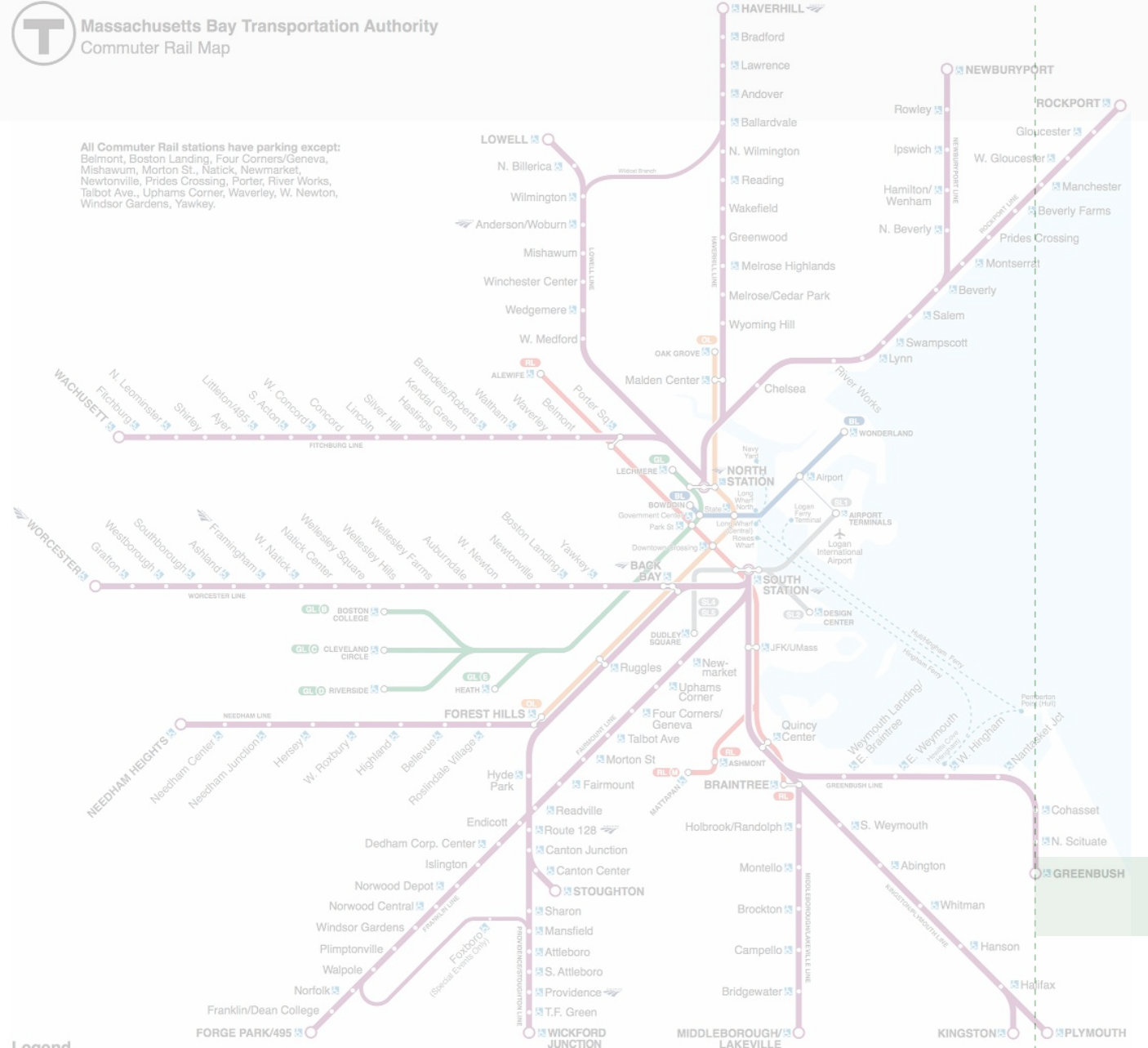




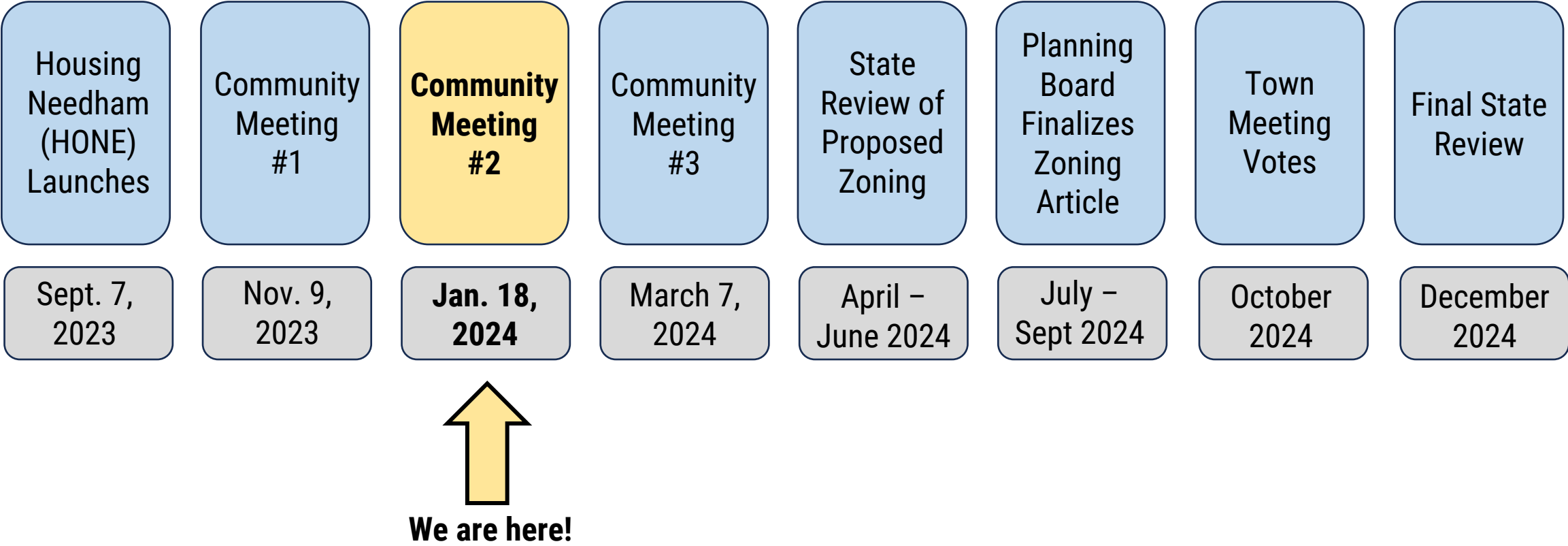
NEEDHAM MBTA COMMUNITIES

MBTA DISTRICT SCENARIOS

Public Meeting #2
January 18, 2024



Schedule/Timeline



Content

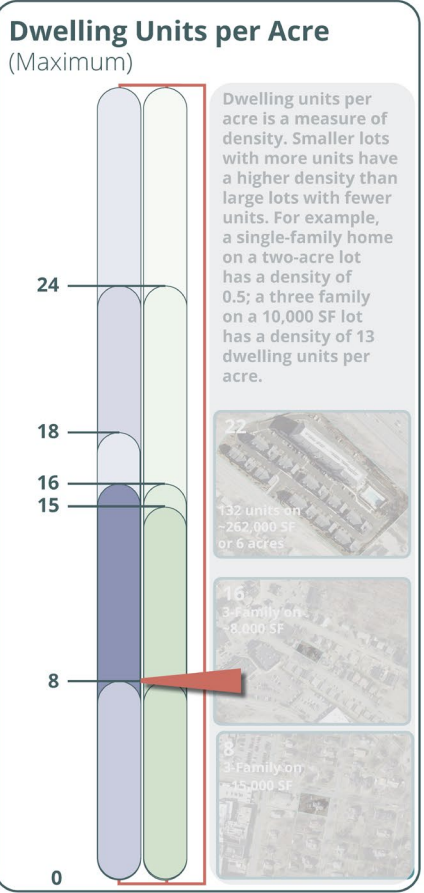
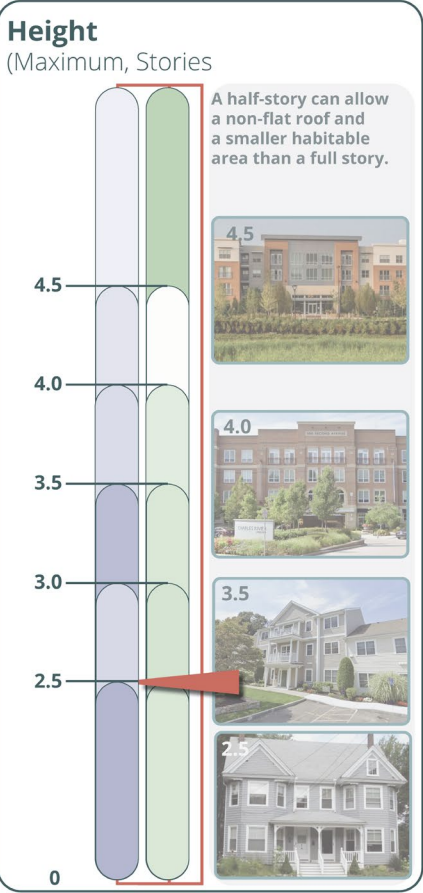
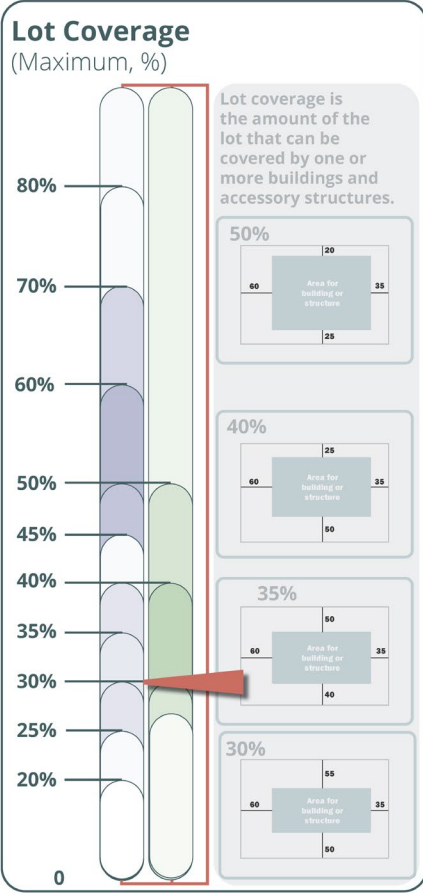
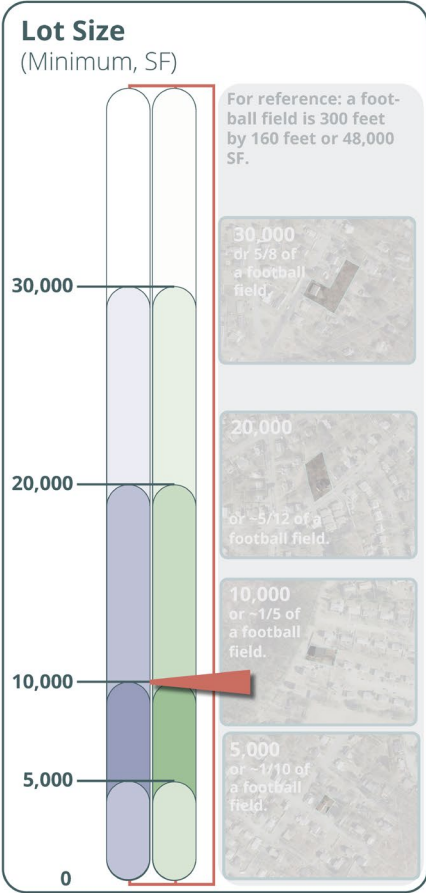
Review Feedback from Meeting #1
Present HONE's Three MBTA Scenarios
Conduct Preference Survey
Comments and Questions
Next Steps

Meeting #1 Feedback Summary



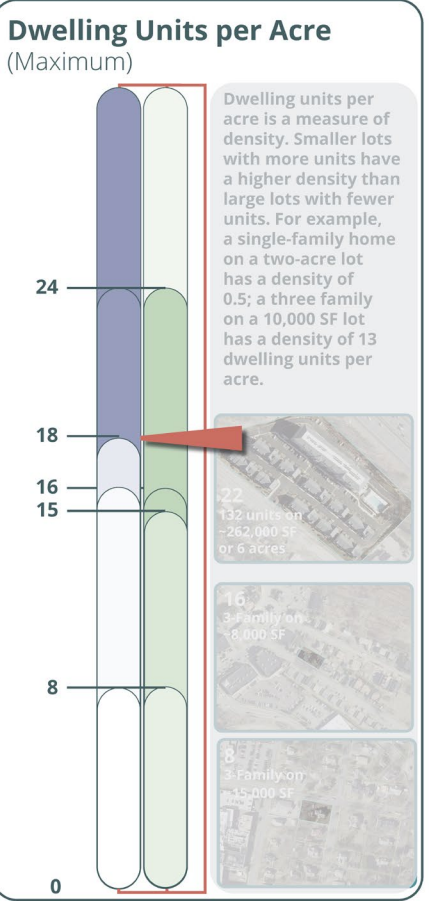
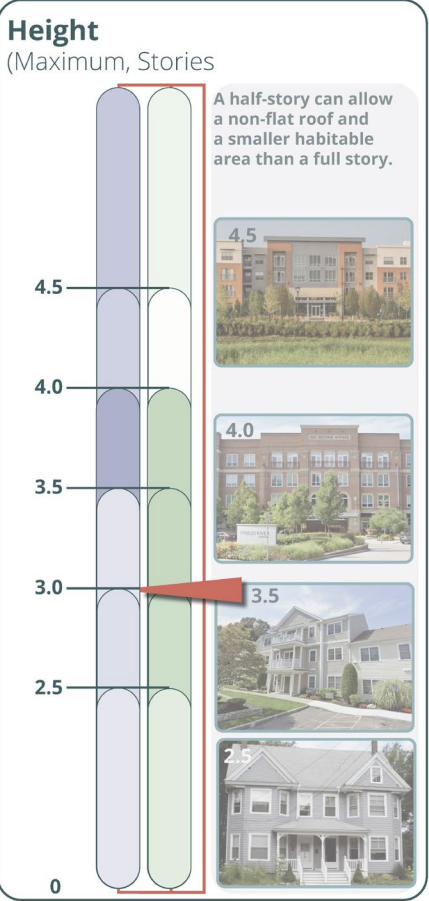
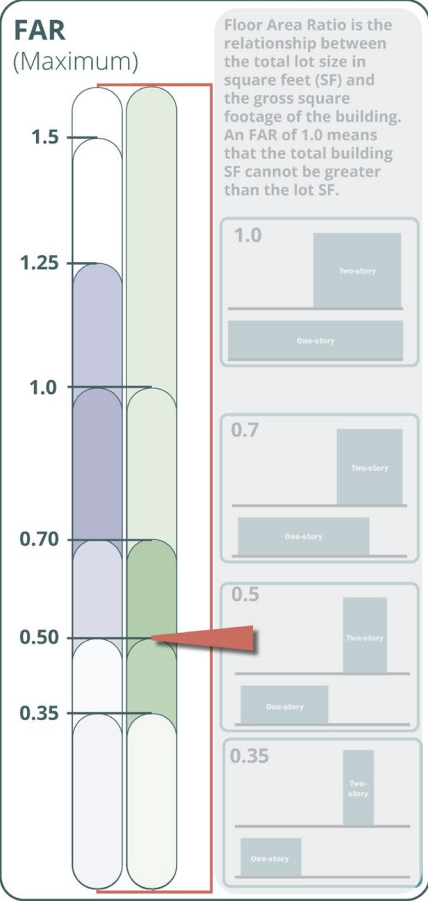
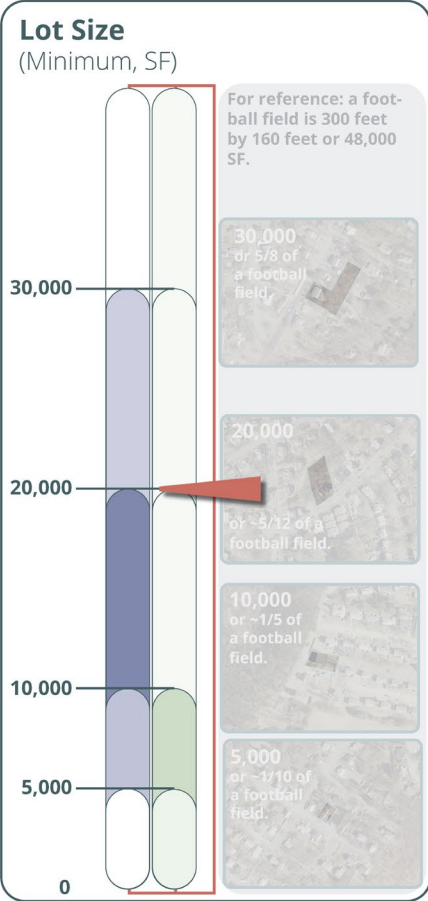
General Residential

Scan this code with your phone for more information!



B

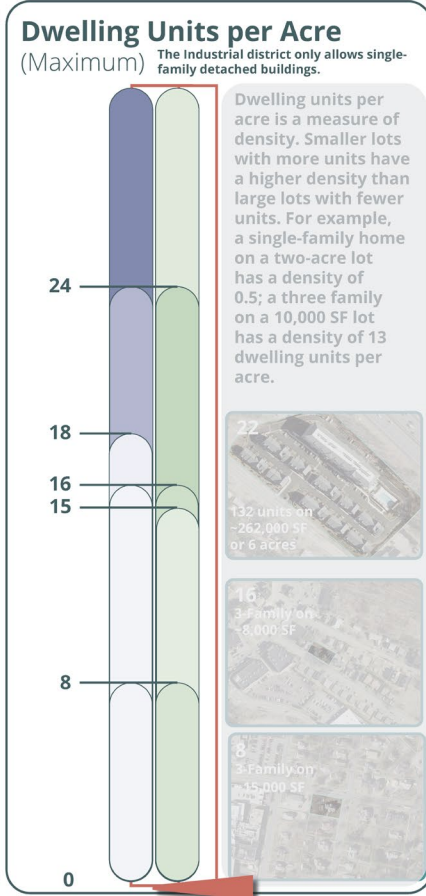
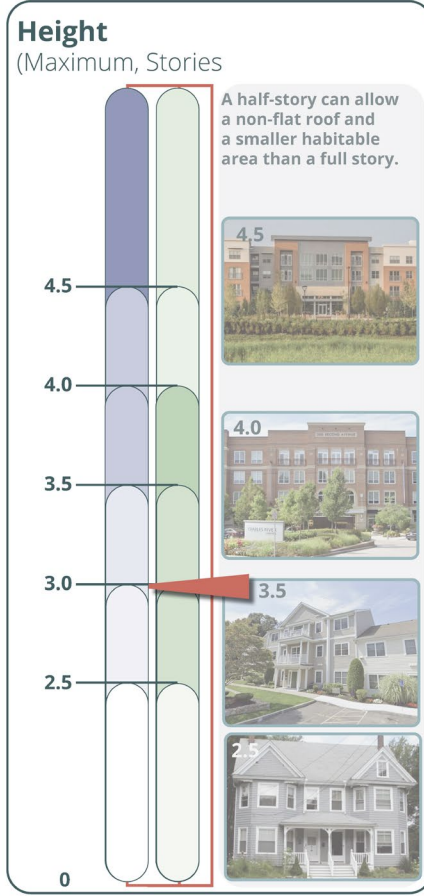
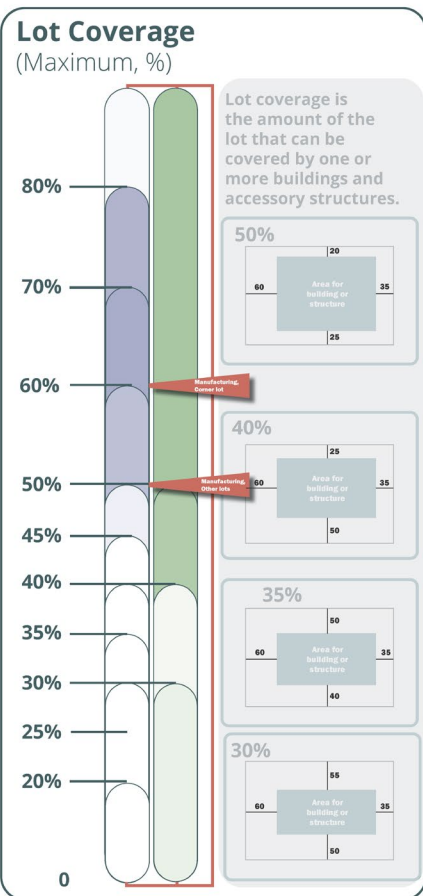
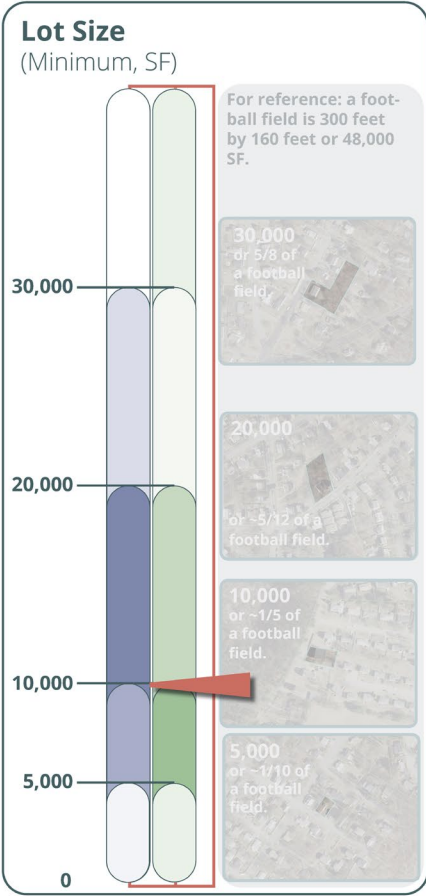
Apartment-1





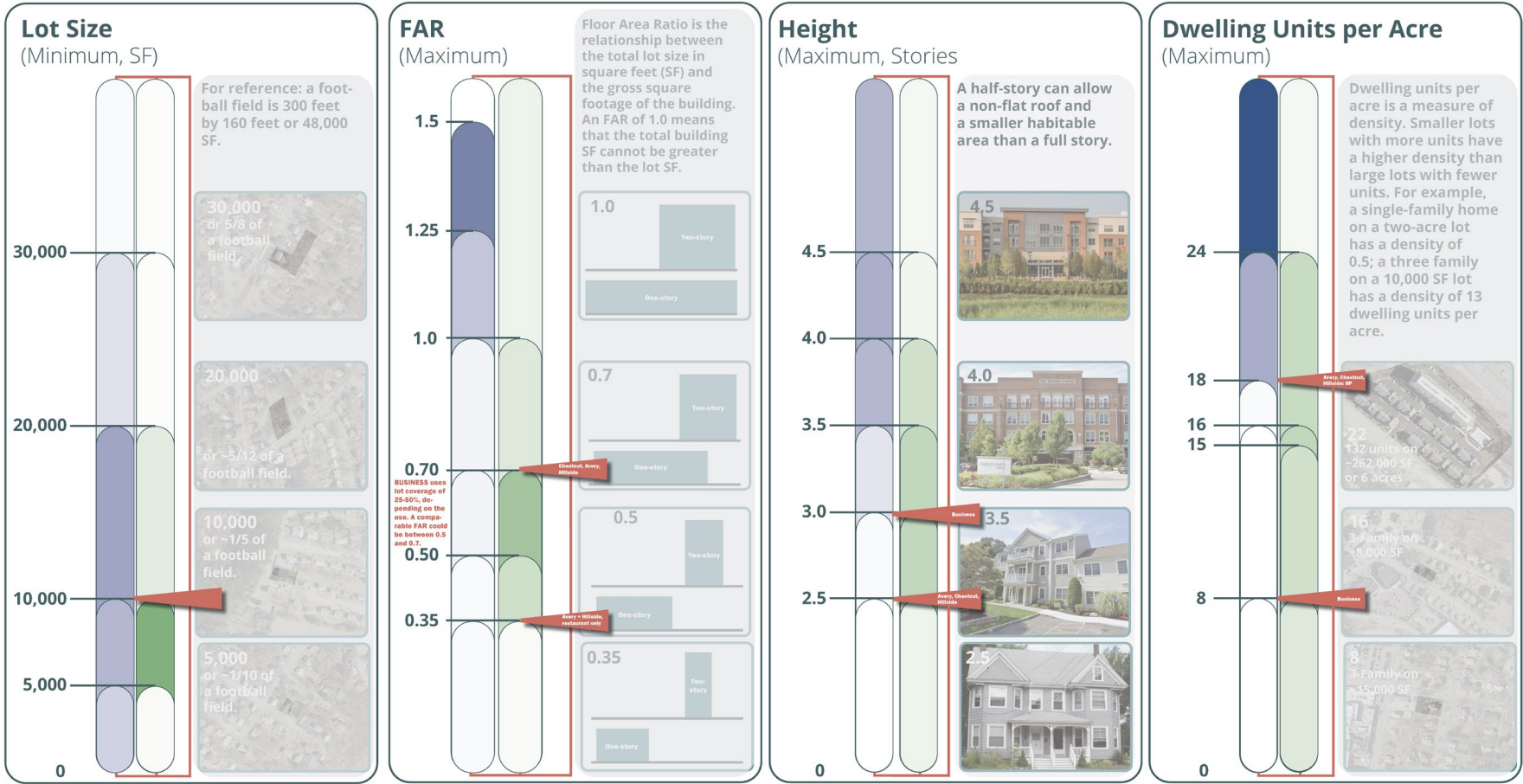
Industrial

Scan this code with your phone for more information!





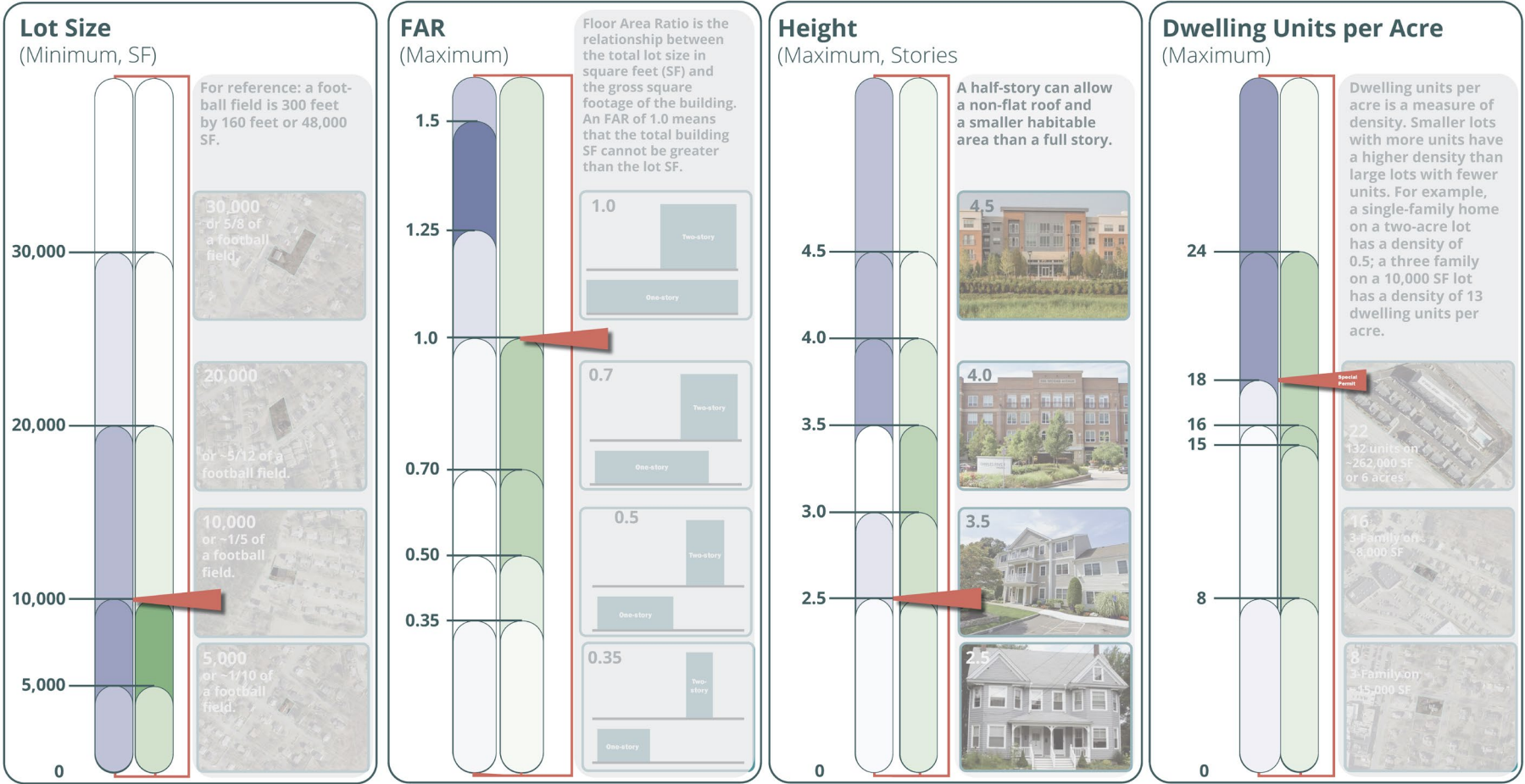
Business, Avery Square, Chestnut Street, Hillside Avenue





Center Business

Scan this code with your phone for more information!



Many Written Comments Centered Around:

- The inclusion/exclusion of a district around the Hersey Commuter Rail Station.
- Stand Alone Multifamily and Ground Floor Commercial
 - Do not exclude ground floor commercial from commercial districts.
 - Include standalone multifamily housing in some commercial districts.
 - Do not change the requirement for ground floor commercial in the Center Business District.
 - Center Business District should have stand alone multifamily and not restrict it to buildings with ground floor commercial.

HONE'S MBTA District Scenarios

Needham’s MBTA Communities Requirements:

Compliance Metric	Requirement
Gross Acres	50 acres
Unit Capacity	1,784 units
Dwelling Units per Acre	15 DU/AC
Percentage to be Located in Station Area	90%

Examples of Existing Unit Counts/Densities



15 Lester Street, Needham
4 Units / 12.5 DUAC



50 Dedham Avenue , Needham
10 Units / 43 DUAC



Hastings Village, Wellesley
16 Units / 7.9 DUAC



1180 Great Plain Avenue, Needham
16 Units / 20 DUAC



Hamilton Highlands, Needham
77 Units / 18 DUAC



Rosemary Ridge, Needham
105 Units / 18 DUAC



100 West Street, Needham
155 Units / 36 DUAC

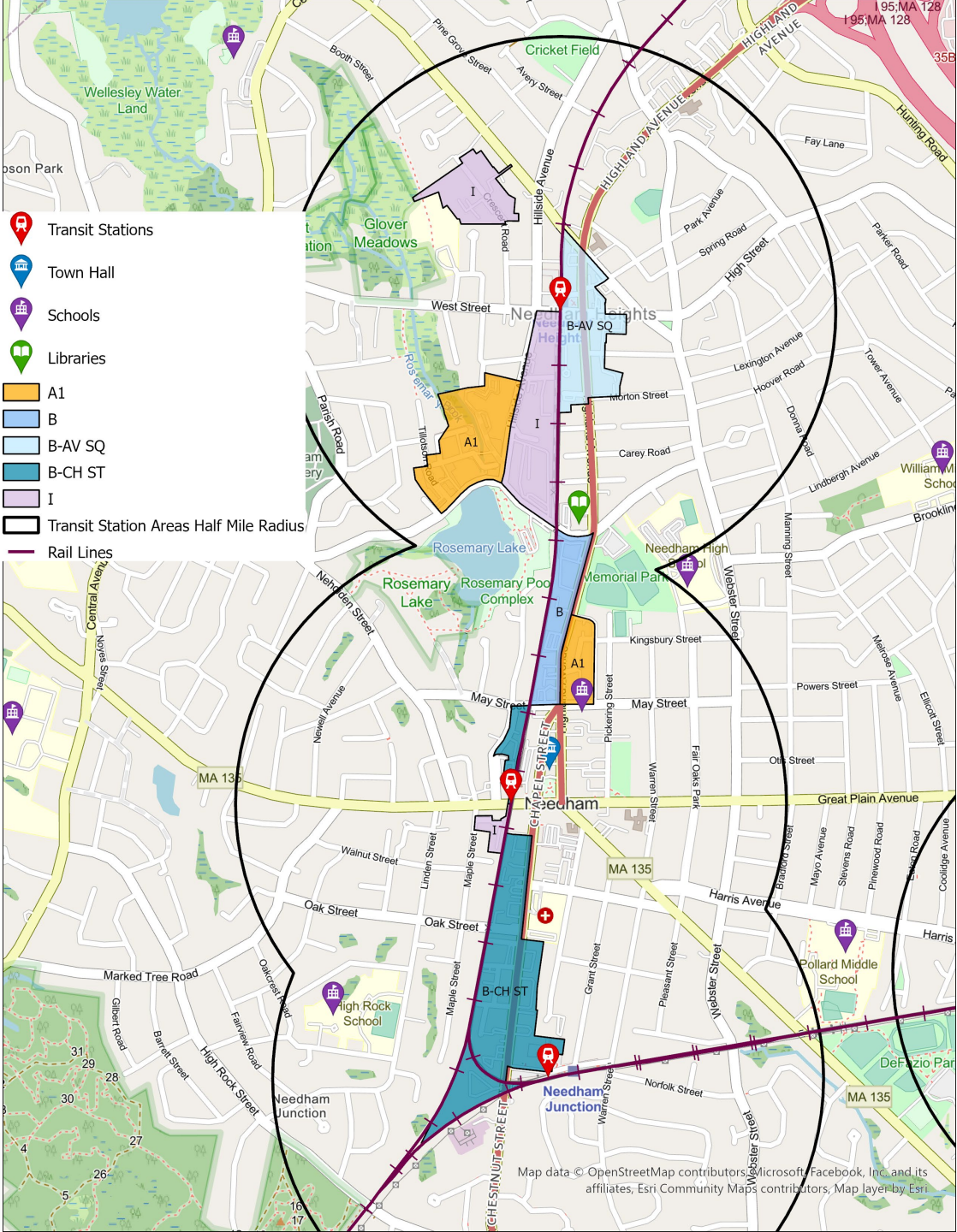


The Kendrick, Needham
390 Units / 76 DUAC

MBTA Scenarios & Maps

Scenario A: Base Compliance Scenario

- Utilizes existing zoning district boundaries.
- Utilizes Needham Housing Plan zoning suggestions for height, dimensions, and density.
- Height Range: 2.5 – 3 stories.
- Floor Area Ratio (FAR) Range: 0.50 – 0.70.
- Keeps Center Business as a mixed-use district with no stand-alone multifamily allowed.

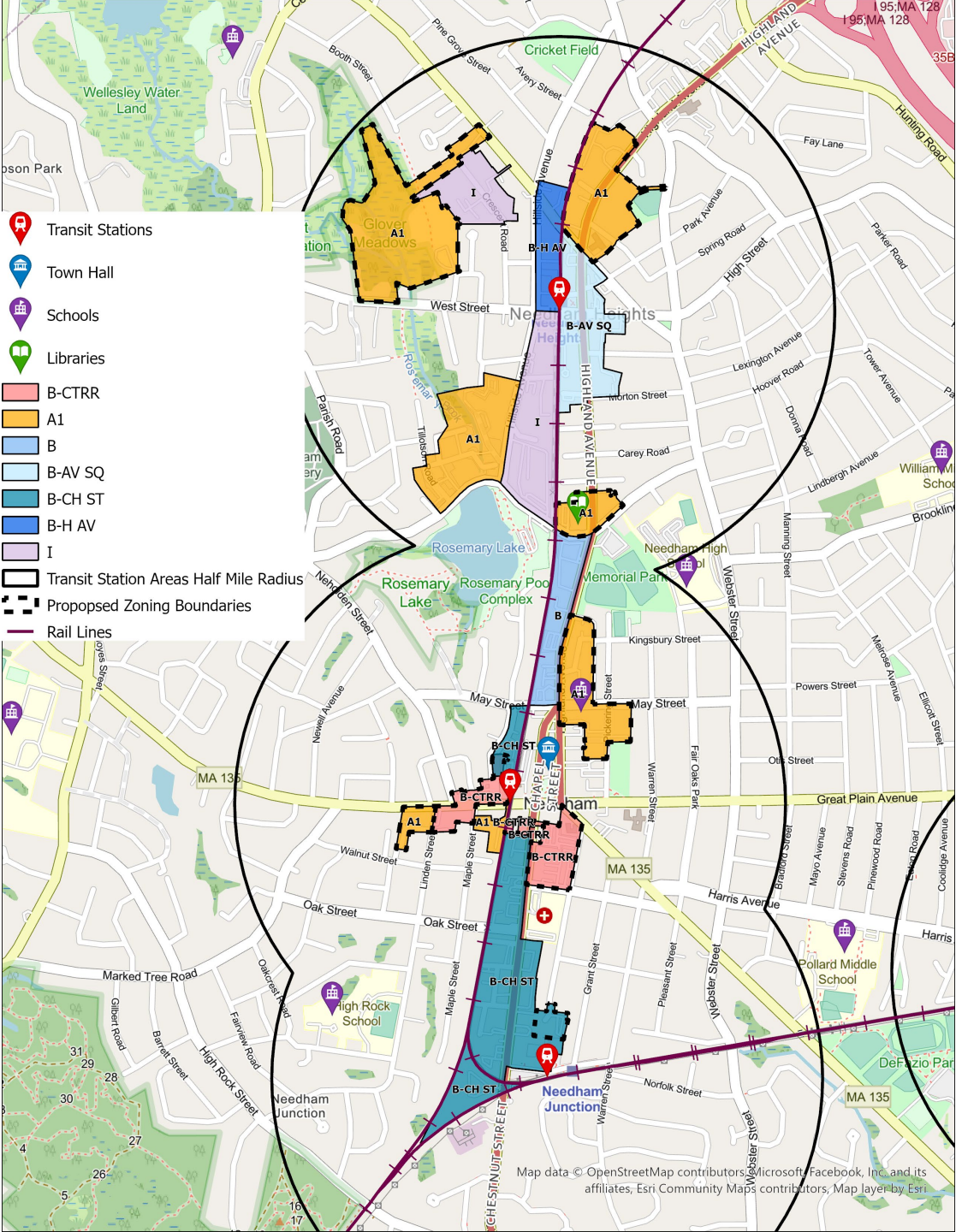


Model Output	Scenario A
Gross Acres	111.4 acres
Potential Maximum Unit Capacity	1,784
Dwelling Units per Acre	15.0

Scenario B: Housing Plan Scenario

- Utilizes Needham’s 2022 Housing Plan as the base for zoning boundaries and zoning suggestions for height, dimensions, and density.
- Height Range: 2.5 – 3 stories.
- Floor Area Ratio (FAR) Range: 0.50 – 1.00.
- Keeps some of the Center Business as a mixed-use district but rezones some edges for stand alone multifamily.

Model Output	Scenario B
Gross Acres	186.7 acres
Potential Maximum Unit Capacity	2,630
Dwelling Units per Acre	15.8

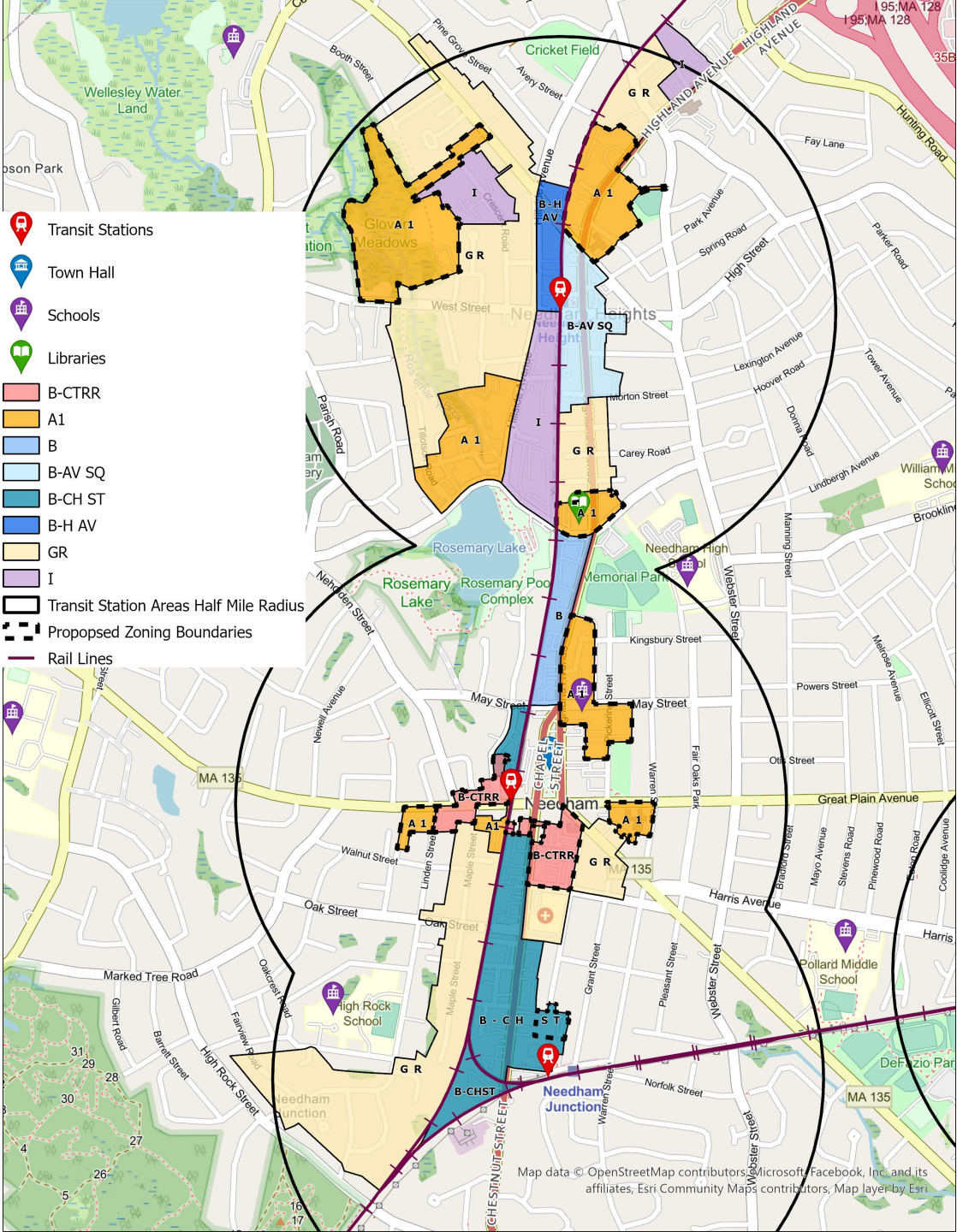


MBTA Scenarios & Maps

Scenario C: Increased Density + GR Scenario

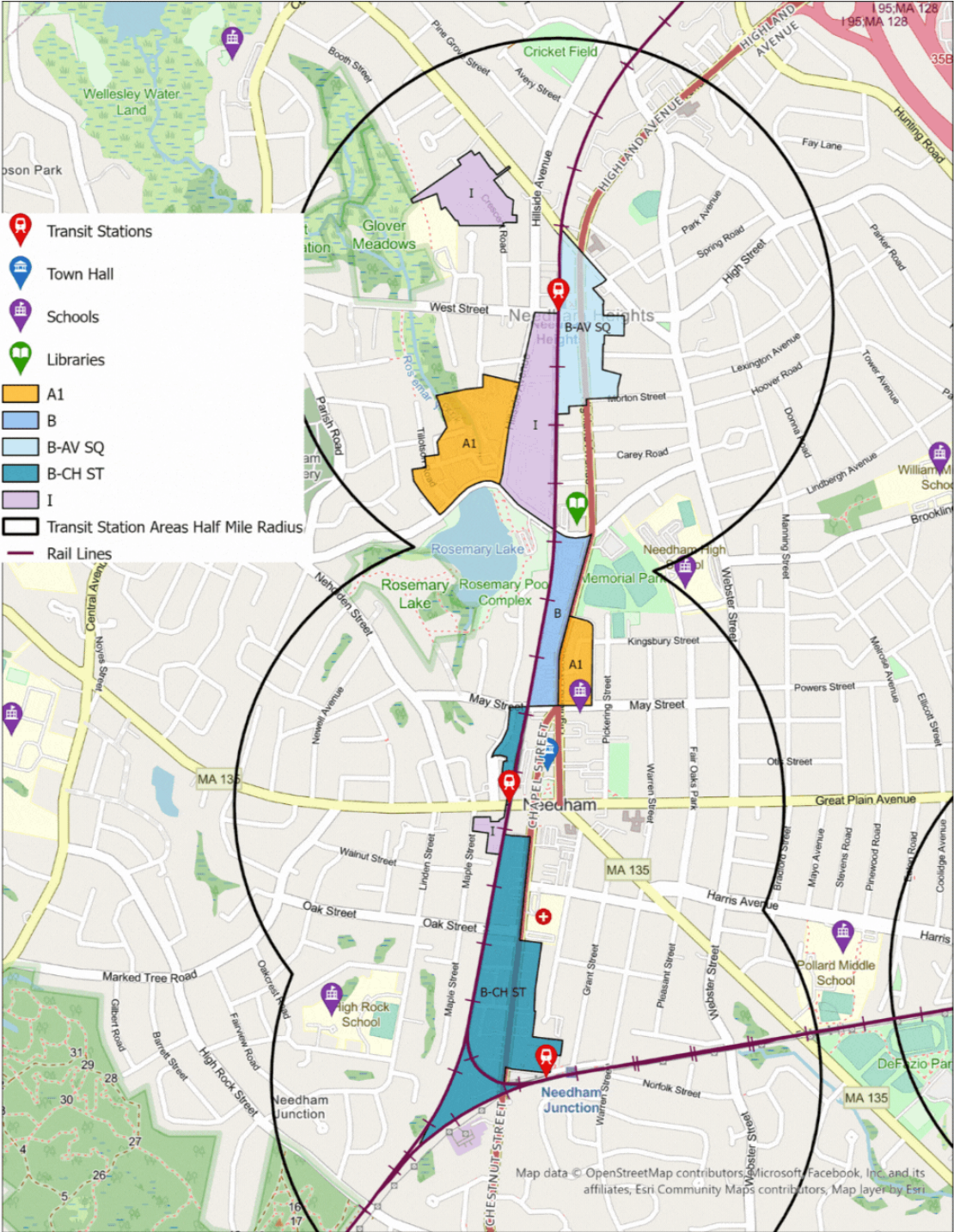
- Utilizes Needham’s 2022 Housing Plan as the base for zoning boundaries.
- Models increased height, FAR, lot coverage, and density based on public feedback.
- Height Range (excluding General Residence): 4-5 stories.
- Floor Area Ratio (FAR) Range (excluding General Residence): 1.00 – 1.50.
- Incorporates General Residence (GR) allowing for up to 4 units per parcel at a max height of 2.5 stories.
- Keeps some of the Center Business as a mixed-use district but rezones some edges for stand alone multifamily.

Model Output	Scenario C
Gross Acres	353.1 acres
Potential Maximum Unit Capacity	4,782
Dwelling Units per Acre	15.0



MBTA Scenarios & Maps

Model Output	Scenario A	Scenario B	Scenario C
Gross Acres	111.4 acres	186.7 acres	353.1 acres
Potential Maximum Unit Capacity	1,784	2,630	4,782
Dwelling Units per Acre	15.0	15.8	15.0



Preference Survey

Process:

- 1.** Grab your paper survey or log into the online Survey Monkey using the QR code provided.
- 2.** If you are online, please advance to Question 1 and click on the link to open the PDF of the Scenario Maps for easier viewing.
- 3.** We will walk through each of the five questions together. More details and examples will be provided for each question to help you understand the information we are looking to collect.
- 4.** If you complete the survey early, please be patient as we get through the exercise before moving onto the question and comment portion of the meeting.
- 5.** Survey will remain open until January 24th to continue collecting resident feedback.



QR Code to Access the Online Survey

Question 1:

Of the three scenarios presented, which scenario most closely aligns with your vision for complying with the MBTA Communities Act in Needham?

Please rank them in order of preference with 1 being your preferred and 3 being your least preferred.

1	 Scenario A: Base Compliance Scenario	 
2	 Scenario B – Housing Plan without General Residence	 
3	 Scenario C – Housing Plan with General Residence and Added Density in Commercial Districts	 

Question 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.

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)			

Question 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.

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)			

Question 4:

In the commercial districts listed below (or others you feel appropriate) would you support including standalone multifamily housing as an allowed use or would you prefer to require first floor commercial with housing above?

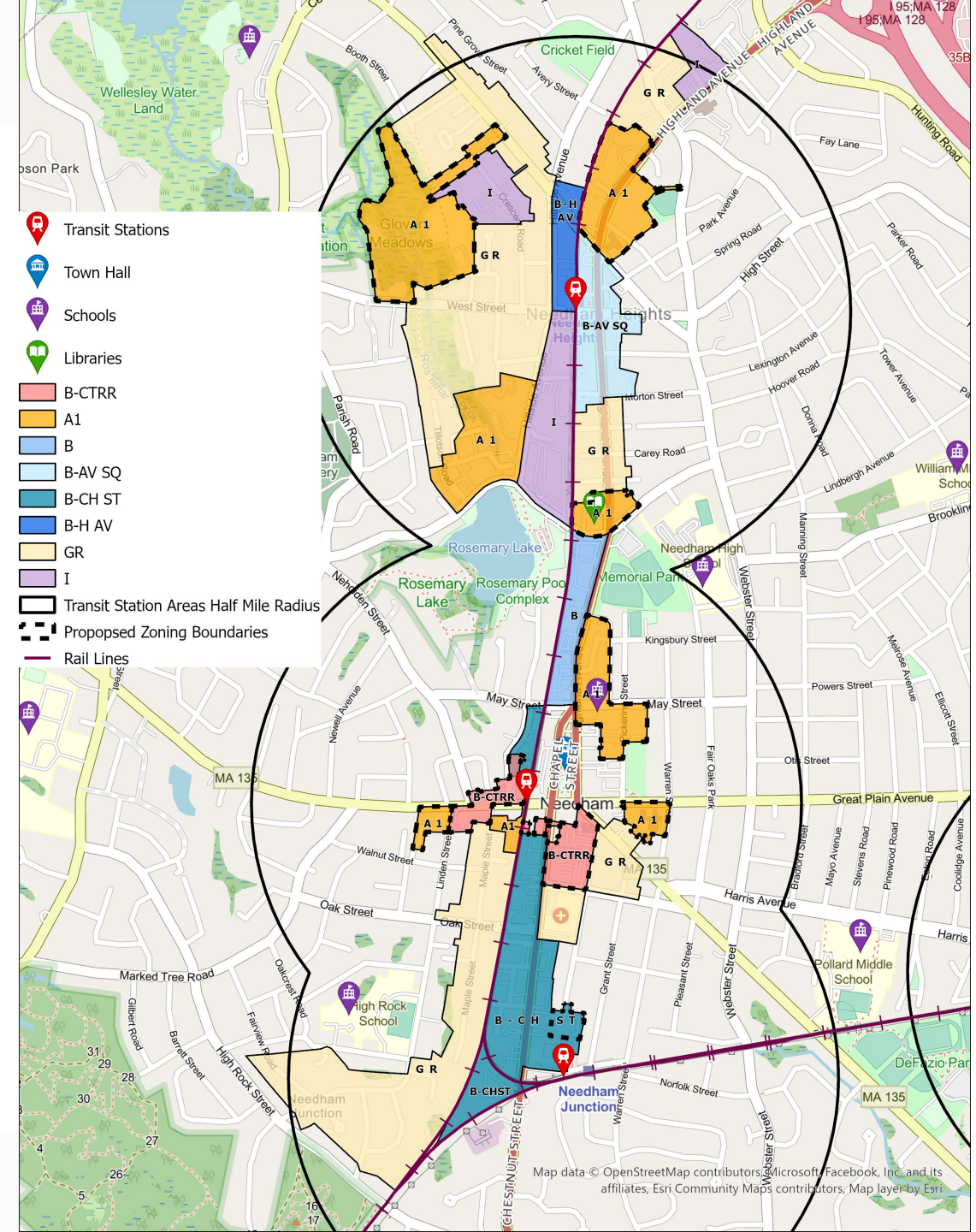
District Name	Allow Standalone MF Housing	Require First Floor Commercial
Avery Square (B-AV SQ)		
Chestnut Street (B-CH-ST)		
Center Business (CTR)		
Other Districts?		

Preference Survey

Question 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.



Examples of 3-Unit Buildings



Examples of 4-Unit Buildings



Question 6:

Please use the comment box below to relay any additional comments, questions, or feedback you have about the scenarios and zoning options presented.

Question and Comment Period

- Please speak into a microphone for those on Zoom and the Needham Channel.
- State your name and address for the record.
- We will alternate between speakers in the room and online.
- We commit to acting and speaking in a way that is respectful of one another.
- Please limit your comments to 3 minutes and try not to repeat comments so that we can accommodate everyone.
- The HONE team will answer questions that provide technical clarifications.
- All other questions and comments will be heard and taken under consideration, but not responded to tonight.
- Your feedback will inform HONE's future decision-making and the creation of an FAQ.

Next Steps

