

# **Town of Needham Planning Board Public Hearing**

**MBTA Communities Act Zoning  
September 5, 2024**

The law (MGL C.40A Section 3A) established a requirement that each of the 177 designated MBTA Communities must have zoning that:

Provides for at least 1 district of reasonable size in which multifamily housing is permitted as of right.

Cannot have age-restrictions and shall be suitable for families with children.

Must have a minimum gross density of 15 dwelling units per acre.

A portion of the district must be located within 0.5 miles from a commuter rail station.

Commuter rail communities, including Needham, have a deadline to comply of **December 31, 2024**.

## 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%

# Housing Needham (HONE) Advisory Group

**Purpose:** The Housing Needham Advisory Group led the community engagement process to create multi-family zoning that complies with the MBTA Communities Act. The group advised the Select Board and Planning Board on proposed zoning to bring to Town Meeting in 2024, informed by their individual expertise, group deliberations, and feedback received from the public.

Members Appointed by the Select Board	Members Appointed by the Planning Board
Heidi Frail, Select Board (HONE Co-Chair)	Natasha Espada, Planning Board (HONE Co-Chair)
Kevin Keane, Select Board	Jeanne McKnight, Planning Board (designee)
Josh Levy (09/23-04/24); Karen Calton (as of 4/16/24), Finance Committee	Ronald Ruth; Architect, Land Use Planner, Land Use Attorney, or Real Estate Developer
Liz Kaponya, Renter	William Lovett; Architect, Land Use Planner, Land Use Attorney, or Real Estate Developer
Michael Diener, Community Member At-Large	

# Housing Needham (HONE) Advisory Group Charge

- Lead a broad public engagement effort for the Needham community to envision and shape zoning to allow multi-family housing that complies with the MBTA Communities Act.
- Utilize the recommendations in the Town of Needham's 2022 Housing plan as a starting point.
- Evaluate build-outs, projections, and analyses of fiscal, school enrollment, and infrastructure impacts provided by staff and consultants.
- Consider related zoning elements that are allowed, but not required under the MBTA Communities Act, including but not limited to inclusionary zoning (affordable housing requirements) and parking minimums.
- Update the Select Board, Planning Board and Finance Committee throughout the process on group deliberations and community feedback.
- Recommend draft zoning to the Select Board and Planning Board to submit to DHCD and Town Meeting.

# Fiscal Impact Analysis

To test the fiscal impact of HONE's two zoning scenarios, RKG Associates constructed a fiscal impact model to understand the potential tax revenues from new development compared to the municipal and school operational costs to support that development.

A detailed memo is included in HONE's final report. Additionally, the report has been further updated to reflect the development anticipated at 100 West Street.

**Methodology:** The Department of Public Works (including Engineering, Highway Division, and Water, Sewer, and Drains Division), Needham Public Schools, Finance Department, Building Department, Police Department, and Fire Department reviewed HONE's zoning proposals. Staff compared the growth projections (units, student enrollment, and population growth) with Town capital infrastructure systems, known needs and proposed improvement projects informed by their expertise and source documents. A detailed memo is included in HONE's final report.

**Police, Fire/EMS:** No anticipated capital impacts due to recent investments in the Public Safety Building and Fire Station 2. The Fire Department's current apparatus can serve the height and density of the buildings that would be allowed.

**Schools:** The School Department has developed a master plan for updating aging school facilities and creating enrollment capacity, district-wide. The additional students projected under the "Likely" build out of both zoning plans can be accommodated within the School Committee's preferred school master plan scenarios (i.e., renovate the Pollard for grades 6-8, repurpose the High Rock as a 6<sup>th</sup> elementary school, and renovate the Mitchell School).

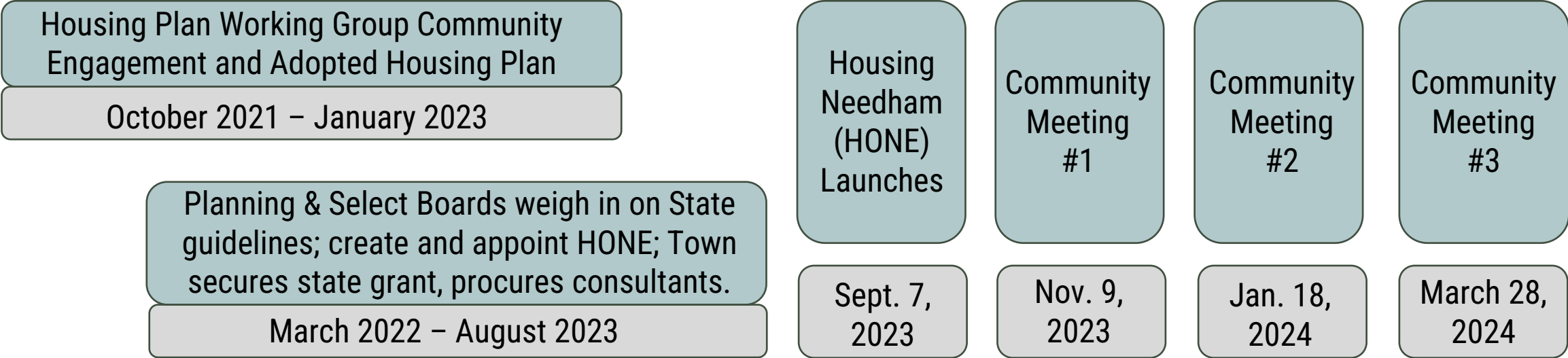
**Traffic:** GPI prepared a technical traffic memo providing a comprehensive summary of the traffic analysis conducted to evaluate the potential impacts of the rezoning. Overall, the Build Scenarios for the Base and Neighborhood plans with mitigation demonstrate a positive impact on traffic performance, reducing delays and improving LOS across the network of intersections during peak hours despite the increase in vehicle trips from future development.

- DPW provides a thorough review of all projects that go through the Planning Board to ensure that projects comply with local requirements related to water, sewer, and stormwater.
- EOHLC guidelines: “compliance with Section 3A does not require a municipality to install new water or wastewater infrastructure, or add to the capacity of existing infrastructure, to accommodate future multi-family housing production within the multi-family zoning district.”

## **Water & Sewer**

- The Town believes it has enough water capacity to support housing that may result from the proposed zoning.
- DPW does not anticipate that the proposed zoning will result in a need for new capital projects to expand existing water or sewer capacity.
- DPW may adjust the scope of projects needed due to current conditions to factor in population growth.
- DPW has requested funding for water and sewer master plans in FY2026.

# Timeline To Date



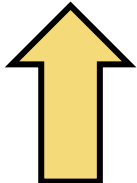


# Timeline Ahead

\*The Planning Board may close the public hearing on September 5 or may continue it to September 17. The Board may vote the final zoning language for the Town Meeting Warrant on Sept. 17 or 24.



*Broadmeadow*    *Town Hall, Powers Hall*    *PSAB, 500 Dedham Ave*



**We are here**

# Existing Zoning

									Residential District
Dimensional standard	Chestnut Street	Lower Chst Overlay	Garden St Overlay	Bus.	Avery Sq.	Avery Sq. Overlay	Industrial	Hillside Avenue Business	A-1
Minimum Lot Area	10,000 SF	15,000 SF	15,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF	20,000 SF
Minimum Frontage	80 feet	100 feet	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet	120 feet
Maximum Building Height: By Right	35 feet 2.5 Stories	35 feet 2.5 Stories	35 feet 2.5 Stories	40 feet 3 stories	35 feet 2.5 Stories	35 feet 2.5 Stories	40 feet 3 stories	35 feet 2.5 Stories	40 feet 3 stories
Maximum Building Height: By Special Permit	N/A	For lots with frontage on Chestnut Street: 37 feet 3 stories <u>or</u> 48 feet 3+1 stories	37 feet 2+1 stories	N/A	N/A	44 feet, including the elevator shaft overruns 49 feet  Up to 4 stories, where the fourth story is allowed by Special Permit for specific uses, not exceeding 35% total roof area	N/A		N/A
<u>Minimum</u> Building Height	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A

# Existing Zoning

	Residential District								
Dimensional standard	Chestnut Street	Lower Chst Overlay	Garden St Overlay	Bus.	Avery Sq.	Avery Sq. Overlay	Industrial	Hillside Avenue Business	A-1
Floor Area Ratio: By Right	0.7	0.7	0.7 by right	N/A	<u>For eating establishments, or any use providing service to patrons while in autos, or any use having gas pumps</u> 0.35 <u>For all other uses</u> 0.7	1.1	N/A	<u>For eating establishments, or any use providing service to patrons while in autos, or any use having gas pumps</u> 0.35 <u>For all other uses</u> 0.7	0.5
Floor Area Ratio: By Special Permit		For lots with frontage on Chestnut Street: 1.5 <u>or</u> 2.0	1.0 for multi-family 1.2 for other uses	N/A					
Building Coverage	N/A	N/A	N/A	range from 25% to 50%, dependant on corner or interior lot and number of stories	N/A	N/A	<u>lots devoted to a manufacturing use listed in Section 3.2</u> 60% for corner lots  50% any other lot		N/A
Basic Off-Street Parking Requirements	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)	1.5 spaces per unit (few exceptions)
Maximum Dwelling Units Per Acre	18	N/A	N/A	N/A	18	N/A	N/A	18	18

# Comparison of Existing Zoning Scenarios

It is important to recognize these districts already have housing in them and zoning that regulates what can be built there today. Needham's existing housing and zoning is detailed below:

Zoning District	Scenario Name: Unit Capacity		
	Existing Units	Existing Zoning Unit Capacity	Existing Zoning with Overlay Special Permit Unit Capacity
Apartment A1	588	526	526
Business	4	N/A	N/A
Avery Square Business	72	77	77
Chestnut St. East	46	370	987
Chestnut St. West			
Chestnut St./Garden St.			
Hillside Ave Business	44	46	46
Industrial – Crescent	21	N/A	N/A
Industrial – Hillside			
<b>TOTAL UNITS</b>	<b>775</b>	<b>1,019</b>	<b>1,636</b>

- 1. **Base Compliance Plan:** A scenario that adheres very closely to the zoning boundaries and dimensional standards in Needham’s current Zoning Bylaw. This scenario is intended to meet the minimum compliance requirements of the MBTA Communities Act.
- 2. **Neighborhood Housing Plan:** A scenario that increases dimensional standards and the number of units that can be built on a parcel of land as a way to encourage housing production and respond to the goals in Needham’s Housing Plan. This scenario is intended to meet and exceed the minimum compliance requirements of the MBTA Communities Act.

	Needham Requirement	Base Compliance Plan	Neighborhood Housing Plan
Acreage (net)	50	100.3	92.5
Unit Capacity	1,784	1,924	3,350
Density (units/acre)	15	19.2	36.2
Percent in Transit Area	90%	92.5%	91.8%

## Four zoning amendments, which build on each other:

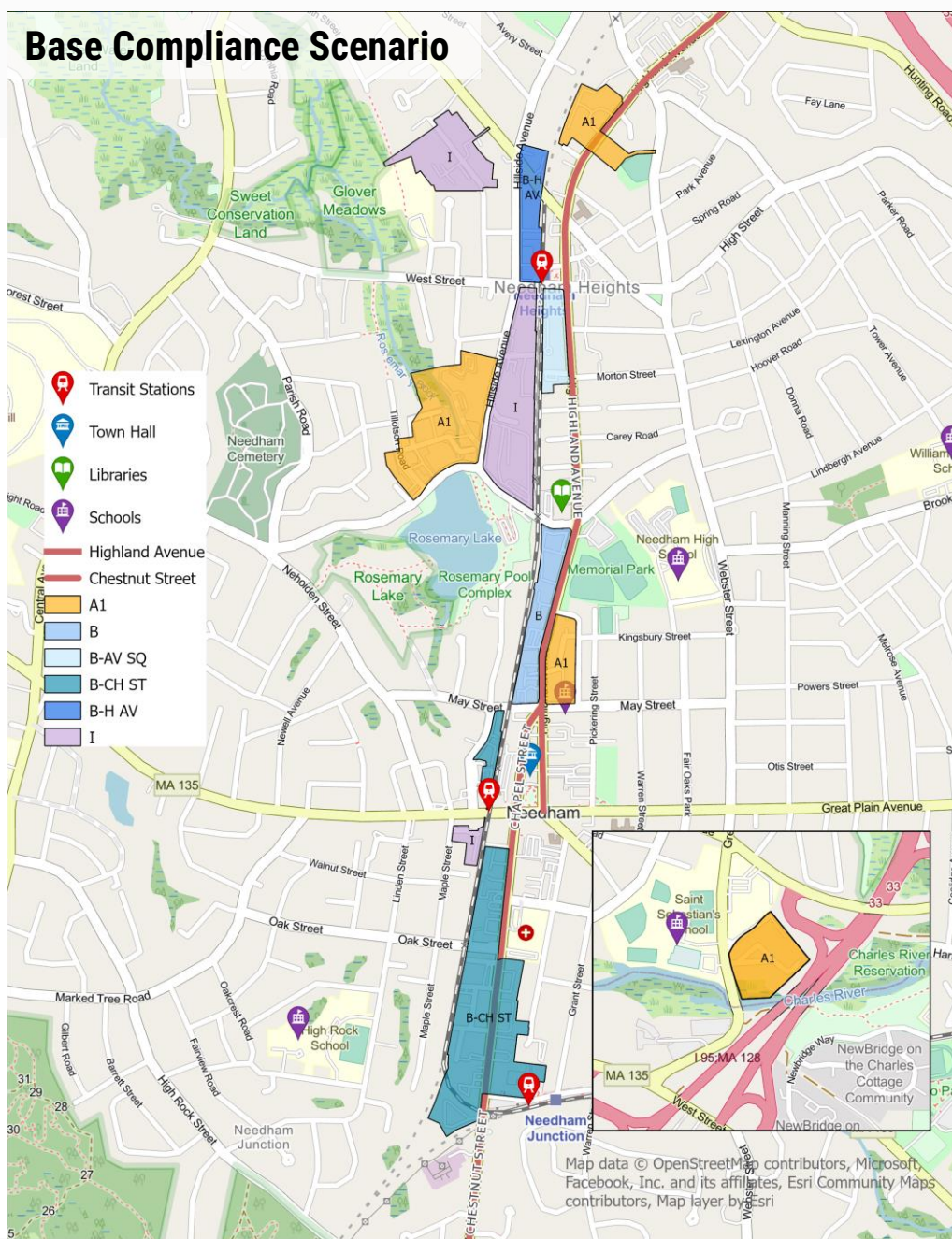
**Article 1:** Creates a multi-family overlay district following the recommended district boundaries and dimensional standards in the Base Compliance Plan.

**Article 2:** The map change for the Base Compliance Plan to accompany Article 1.

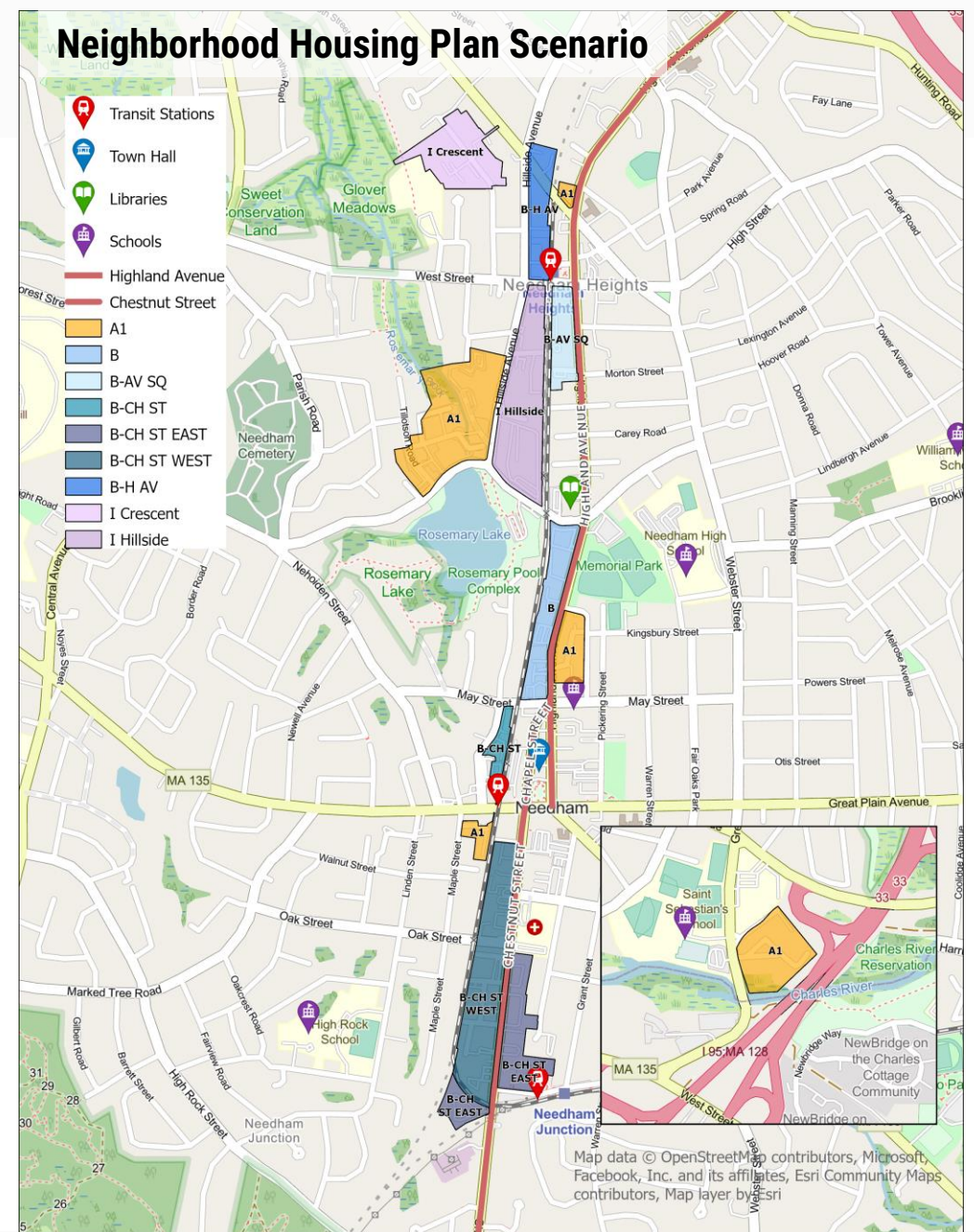
**Article 3:** Amends Article 1 and inserts the dimensional standards of the Neighborhood Housing Plan.

**Article 4:** The map change for the Neighborhood Housing Plan to accompany Article 3.

# Base Compliance Scenario



# Neighborhood Housing Plan Scenario



**BASE COMPLIANCE PLAN ZONING PARAMETERS**

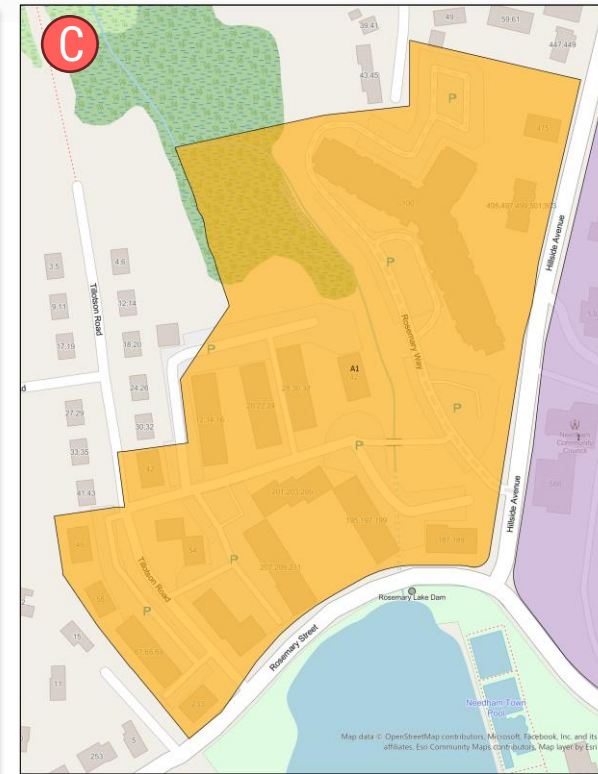
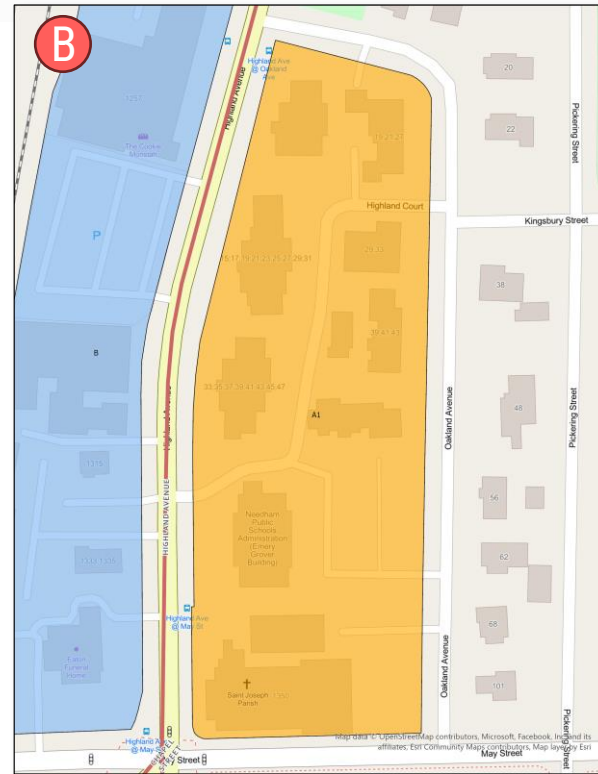
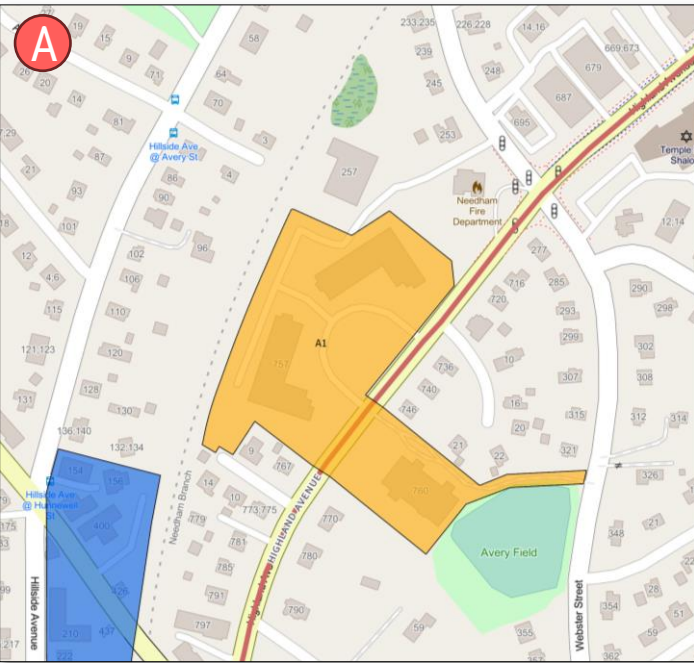
	<b>Apartment A1</b>	<b>Business</b>	<b>Avery Square Business</b>	<b>Chestnut St. Business</b>	<b>Hillside Ave. Business</b>	<b>Industrial</b>
<b>Minimum Lot Size (Sq. feet)</b>	20,000	10,000	10,000	10,000	10,000	10,000
<b>Height (Stories)</b>	3.0	3.0	3.0	3.0	3.0	3.0
<b>Floor Area Ratio (FAR)</b>	0.50		1.30	0.70	0.70	0.50
<b>Max Lot Coverage</b>		25%				
<b>Max Dwelling Units Per Acre</b>	18			18		
<b>Parking per Unit</b>	1.0	1.0	1.0	1.0	1.0	1.0
			4 stories and an FAR of 1.7 allowed by Special Permit.			



## NEIGHBORHOOD HOUSING PLAN ZONING PARAMETERS

	<b>Apt A1</b>	<b>Business</b>	<b>Avery Sq Business</b>	<b>Chestnut St. Business</b>		<b>Hillside Ave. Business</b>	<b>Industrial</b>	
				<b>West</b>	<b>East &amp; Garden St.</b>		<b>Crescent</b>	<b>Hillside</b>
<b>Minimum Lot Size (sq. feet)</b>	20,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
<b>Height (Stories)</b>	4.0	4.0	3.0	4.0	3.0	3.0	3.0	3.0
<b>Floor Area Ratio (FAR)</b>	1.00	2.00	1.30	2.00	2.00	1.00	0.75	1.00
<b>Max Dwelling Units Per Acre</b>	36	48				24	24	24
<b>Parking per Unit</b>	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
<b>Note</b>		4.5 stories allowed if commercial space on first floor or 7.5% workforce housing.	4 stories and an FAR of 1.7 allowed by Special Permit.	4.5 stories allowed if commercial space on first floor or 7.5% workforce housing.	3.5 stories allowed if commercial space on first floor or 7.5% workforce housing.			

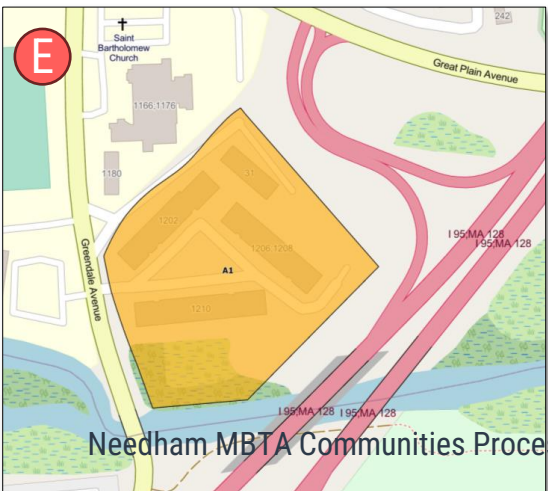
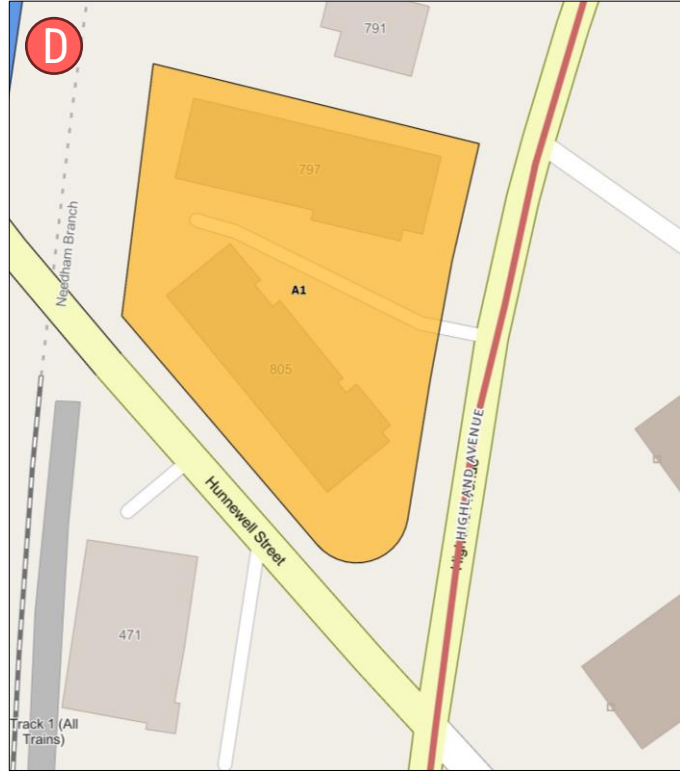
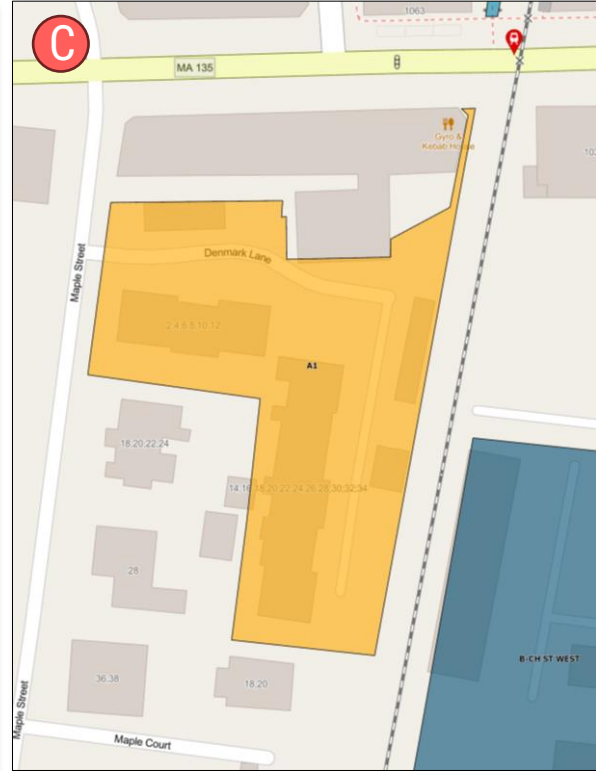
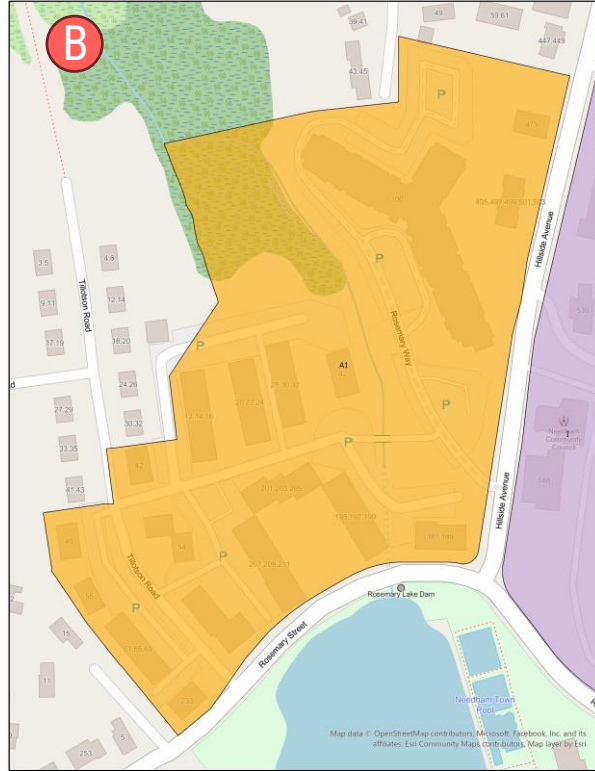
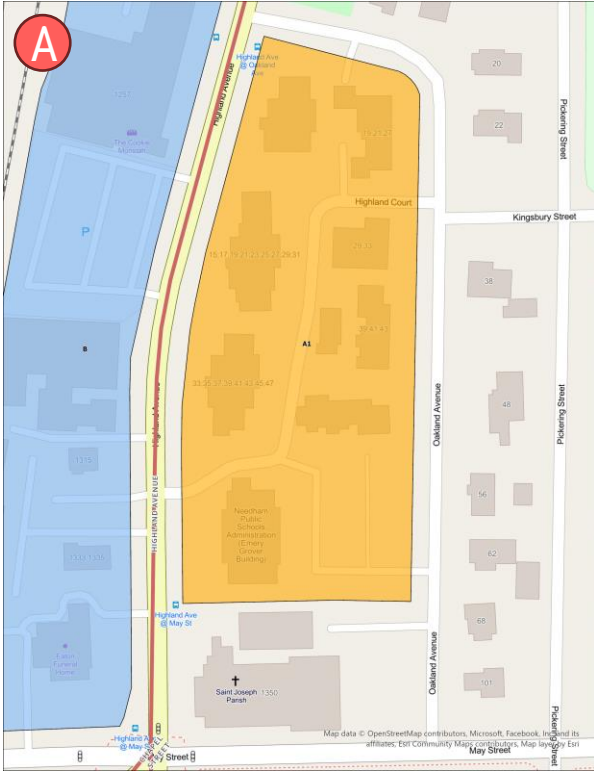
# Scenario Comparison – Apartment A1 Subdistricts – Base Compliance



- A** Avery School/Hamilton Highlands
- B** The Highlands, NPS, St. Joseph (Highland Ave/May St.)
- C** Rosemary Ridge, Rosemary Lake Apts. (Rosemary St./Hillside Ave)
- D** Charles Court Condos

Zoning Standards	Existing Zoning	Base Compliance
Minimum Lot Size	20,000 SF	20,000 SF
Height (Stories)	3	3
Floor Area Ratio (FAR)	0.50	0.50
Max Lot Coverage	N/A	N/A
Max Dwelling Units per Acre	18	18
Parking per Unit	1.5	1.0

# Scenario Comparison – Apartment A1 Subdistricts – Neighborhood Housing Plan



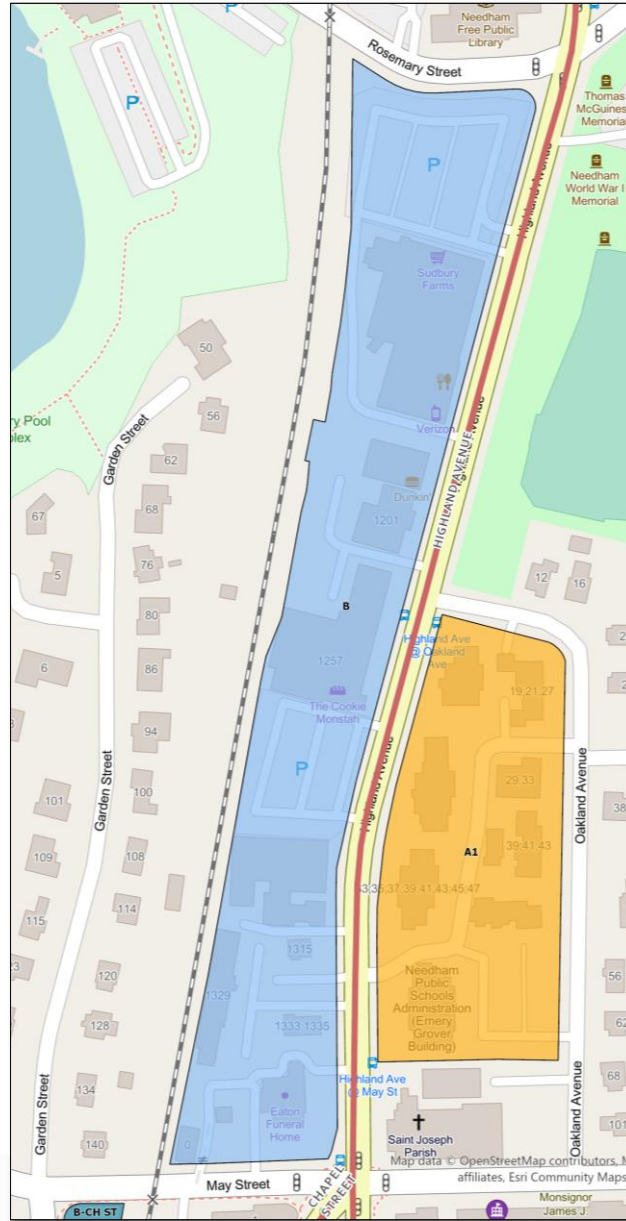
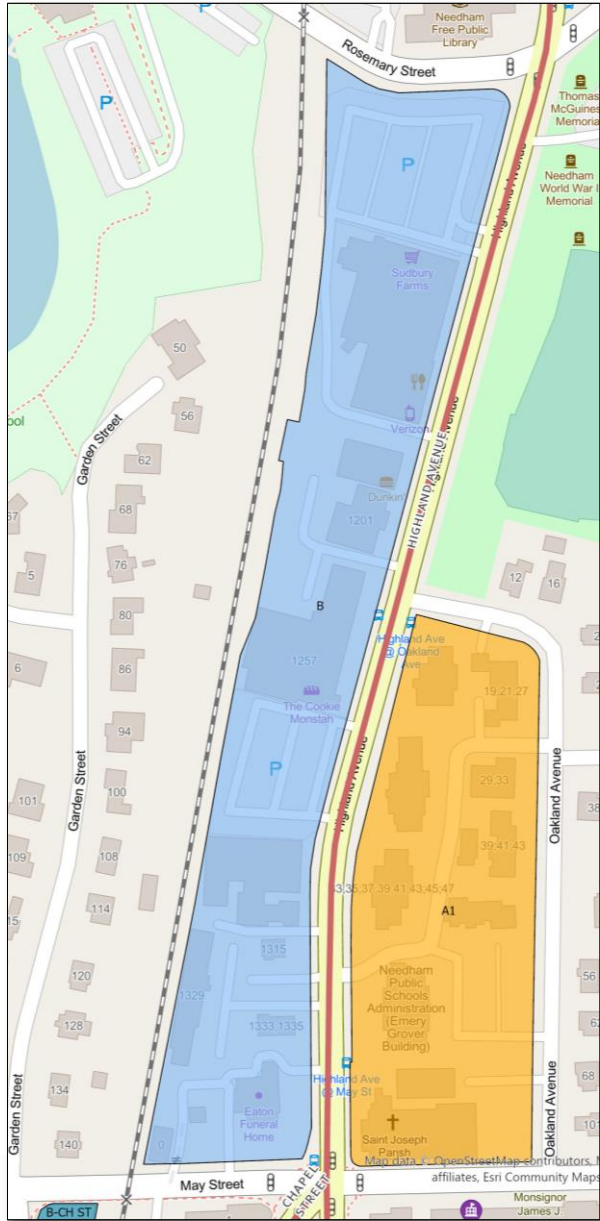
Zoning Standards	Existing Zoning	Base Compliance	Housing Plan
Minimum Lot Size	20,000 SF	20,000 SF	20,000 SF
Height (Stories)	3	3	4
Floor Area Ratio (FAR)	0.50	0.50	1.0
Max Lot Coverage	N/A	N/A	N/A
Max Dwelling Units per Acre	18	18	36
Parking per Unit	1.5	1.0	1.0

- A** The Highlands, NPS (Highland Ave/May St.)
- B** Rosemary Ridge, Rosemary Lake Apts. (Rosemary St./Hillside Ave)
- C** Denmark Lane (Great Plain Ave/Maple St.)
- D** Hunnewell St & Highland Ave
- E** Charles Court Condos

# Scenario Comparison – Business Subdistricts

Base Compliance

Neighborhood Housing Plan



Zoning Standards	Existing Zoning	Base Compliance	Housing Plan
Minimum Lot Size	10,000 SF	10,000 SF	10,000 SF
Height (Stories)	3	3	4
Floor Area Ratio (FAR)	N/A	N/A	2.0
Max Lot Coverage	25%	25%	N/A
Max Dwelling Units per Acre	N/A	N/A	48
Parking per Unit	1.5	1.0	1.0

Under existing zoning, multi-family housing is not allowed in this district.

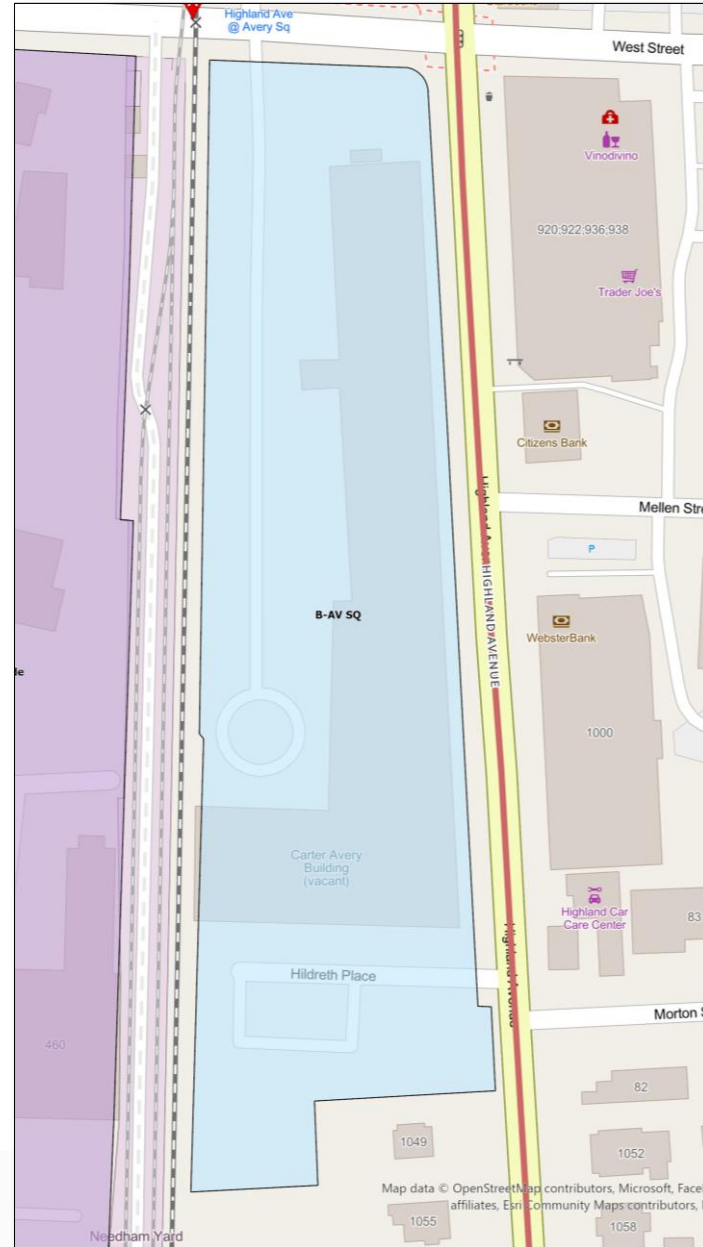
Under the Neighborhood Housing Plan:  
 4.5 stories allowed as-of-right if the building includes first floor commercial or 7.5% workforce housing for households between 80 – 120% AMI.

# Scenario Comparison – Avery Square Subdistricts

Base Compliance



Neighborhood Housing Plan

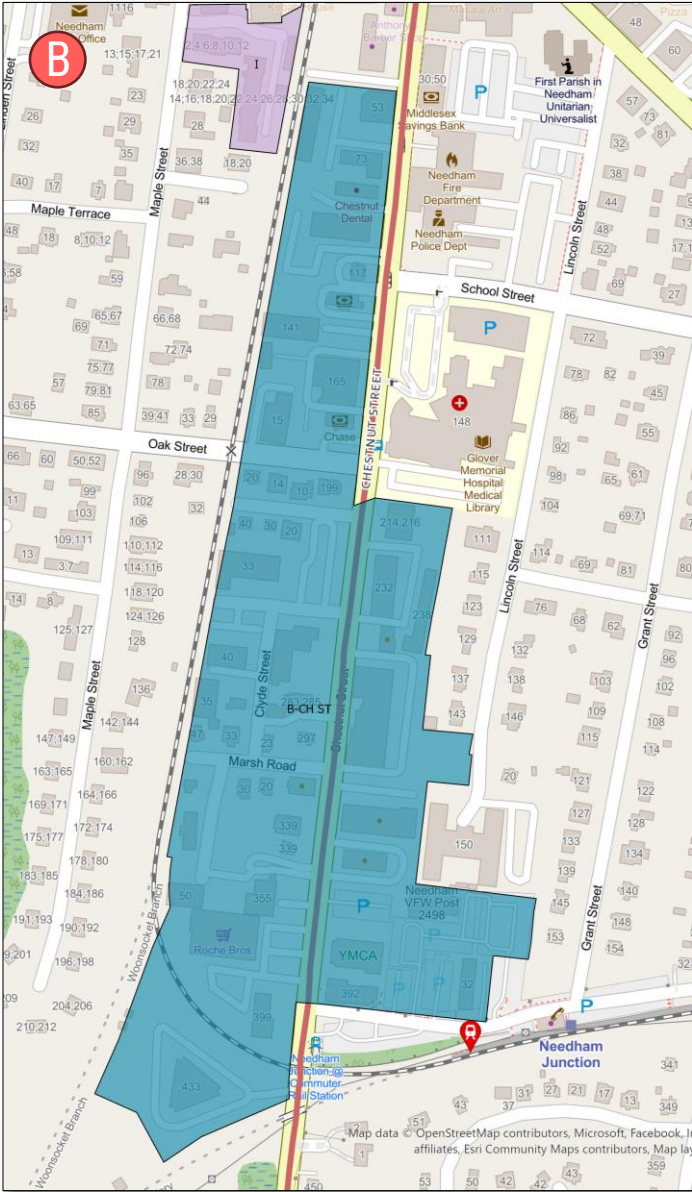
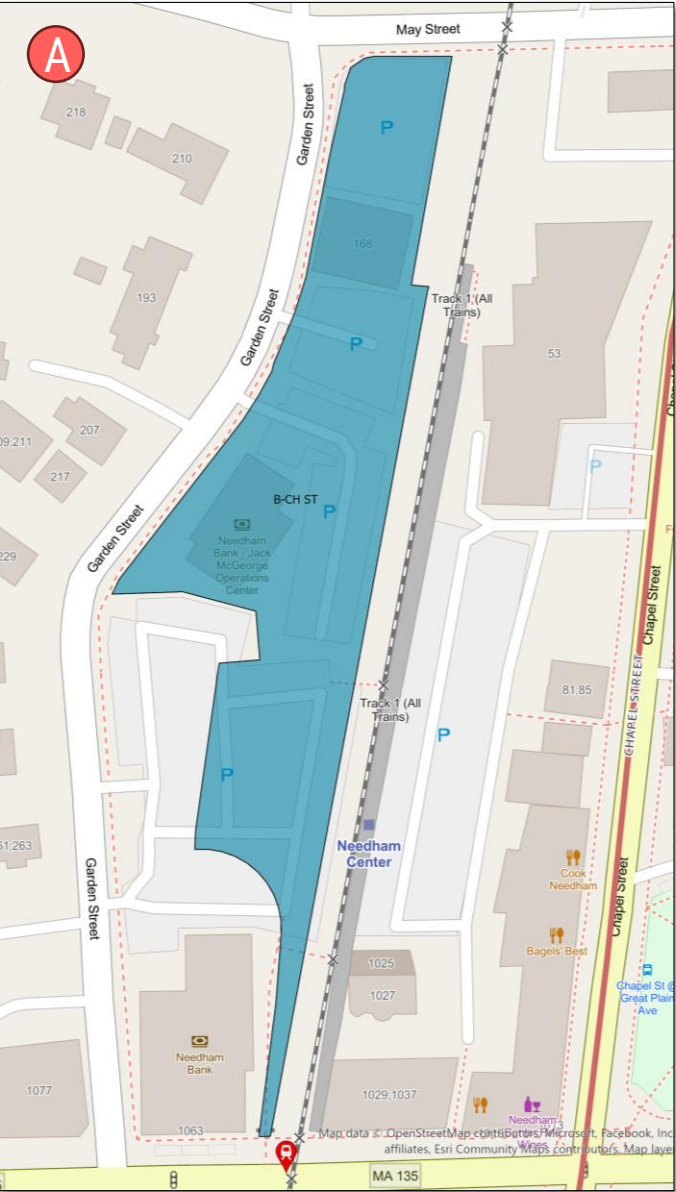


Zoning Standards	Existing Zoning	Base Compliance	Housing Plan
Minimum Lot Size	10,000 SF	10,000 SF	10,000 SF
Height (Stories)	4 <sup>1</sup>	3	3
Floor Area Ratio (FAR)	0.70	1.3	1.3
Max Lot Coverage	N/A	N/A	N/A
Max Dwelling Units per Acre	18	N/A	N/A
Parking per Unit	1.5	1.0	1.0

Under the Base and Neighborhood Housing Plan, the zoning would allow 4 stories and an FAR of 1.7 by Special Permit. It would only apply to the 100 West parcel.

<sup>1</sup> Under existing zoning 4th story limited to 35% of total roof area.

# Scenario Comparison – Chestnut Street Subdistricts – Base Compliance

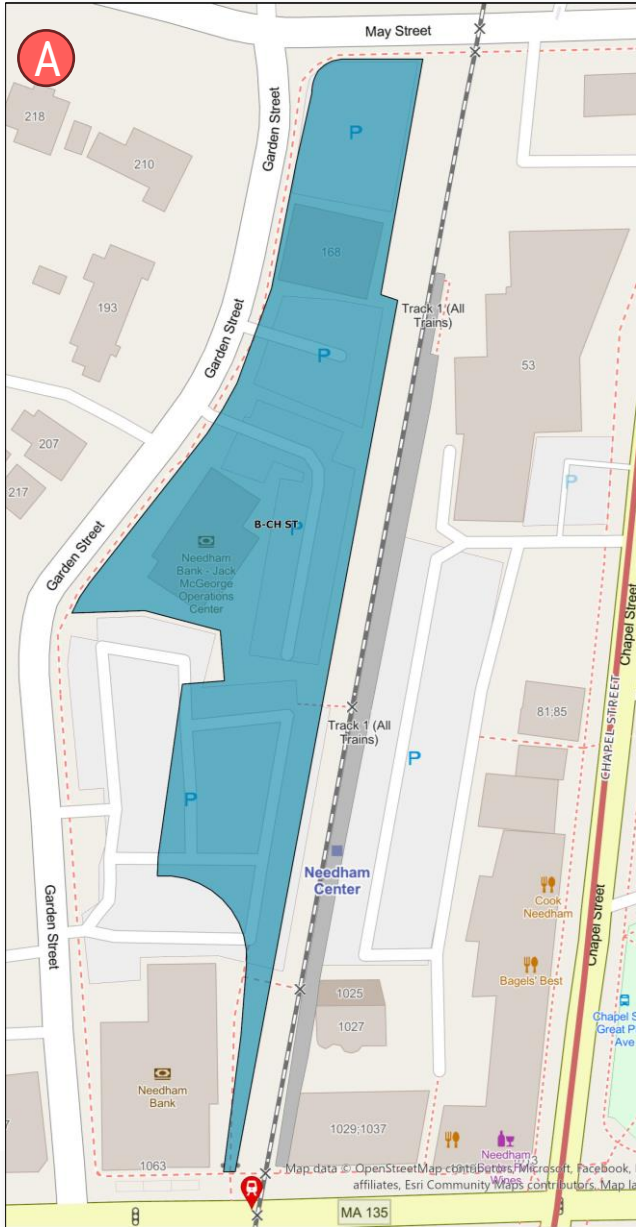


- A** Garden Street District between May St. and Great Plain Ave
- B** Chestnut St. from just south of Great Plain Ave to Junction St.

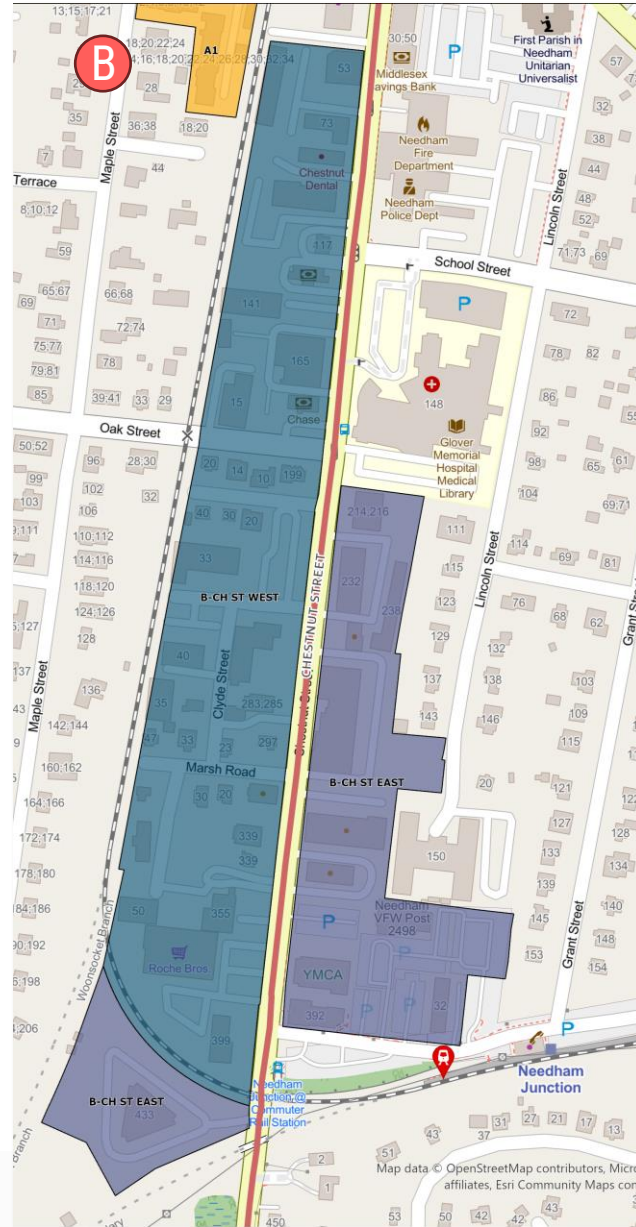
Zoning Standards	Existing Zoning	Base Compliance
Minimum Lot Size	10,000 SF	10,000 SF
Height (Stories)	2.5	3
Floor Area Ratio (FAR)	0.70	0.70
Max Lot Coverage	N/A	N/A
Max Dwelling Units per Acre	18	18
Parking per Unit	1.5	1.0

# Scenario Comparison – Chestnut Street Subdistricts – Neighborhood Housing Plan

Garden Street District



Chestnut St. East and West



Zoning Standards	Existing Zoning	Existing Zoning - Overlay	Base Compliance	Housing Plan
Minimum Lot Size	10,000 SF	10,000 SF	10,000 SF	10,000 SF
Height (Stories)	2.5	4	3	3 (East/Garden) 4 (West)
Floor Area Ratio (FAR)	0.70	2.0	0.70	2.0
Max Lot Coverage	N/A	N/A	N/A	N/A
Max Dwelling Units per Acre	18	N/A	18	N/A
Parking per Unit	1.5	1.5	1.0	1.0

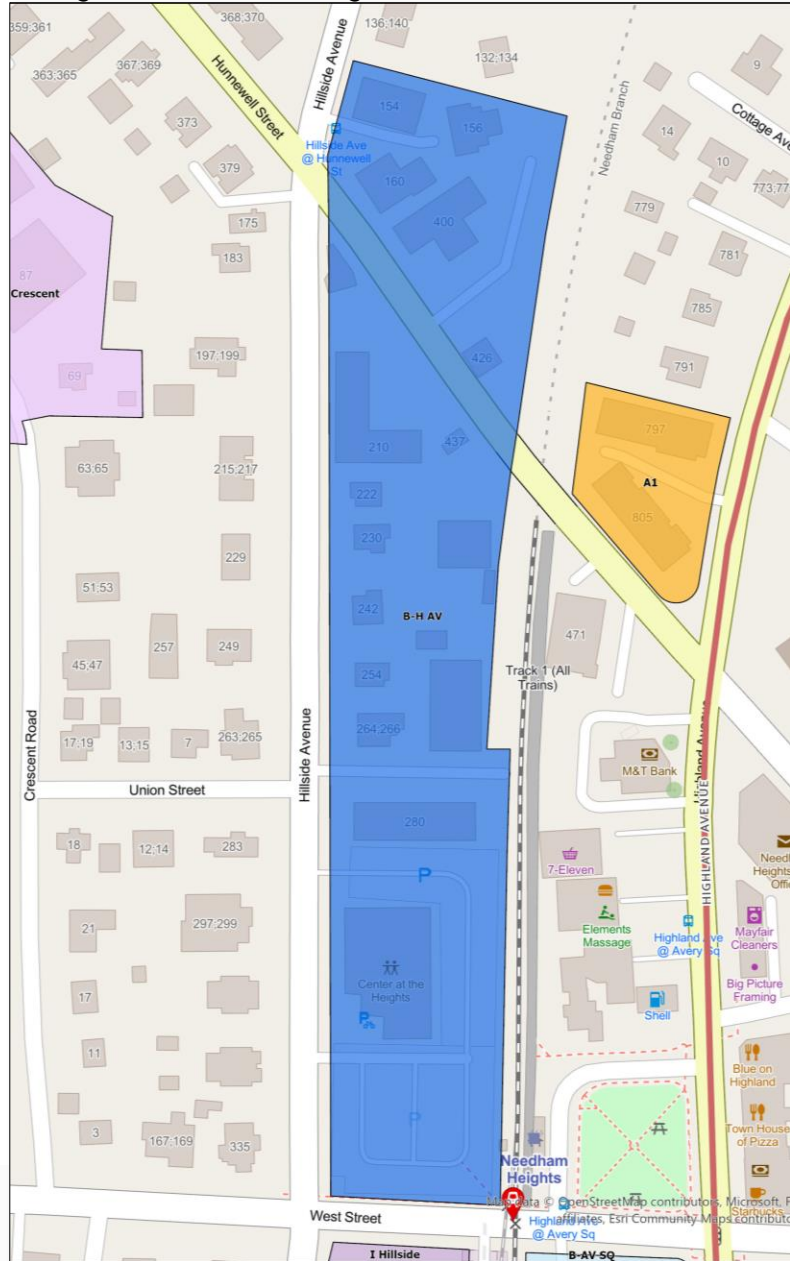
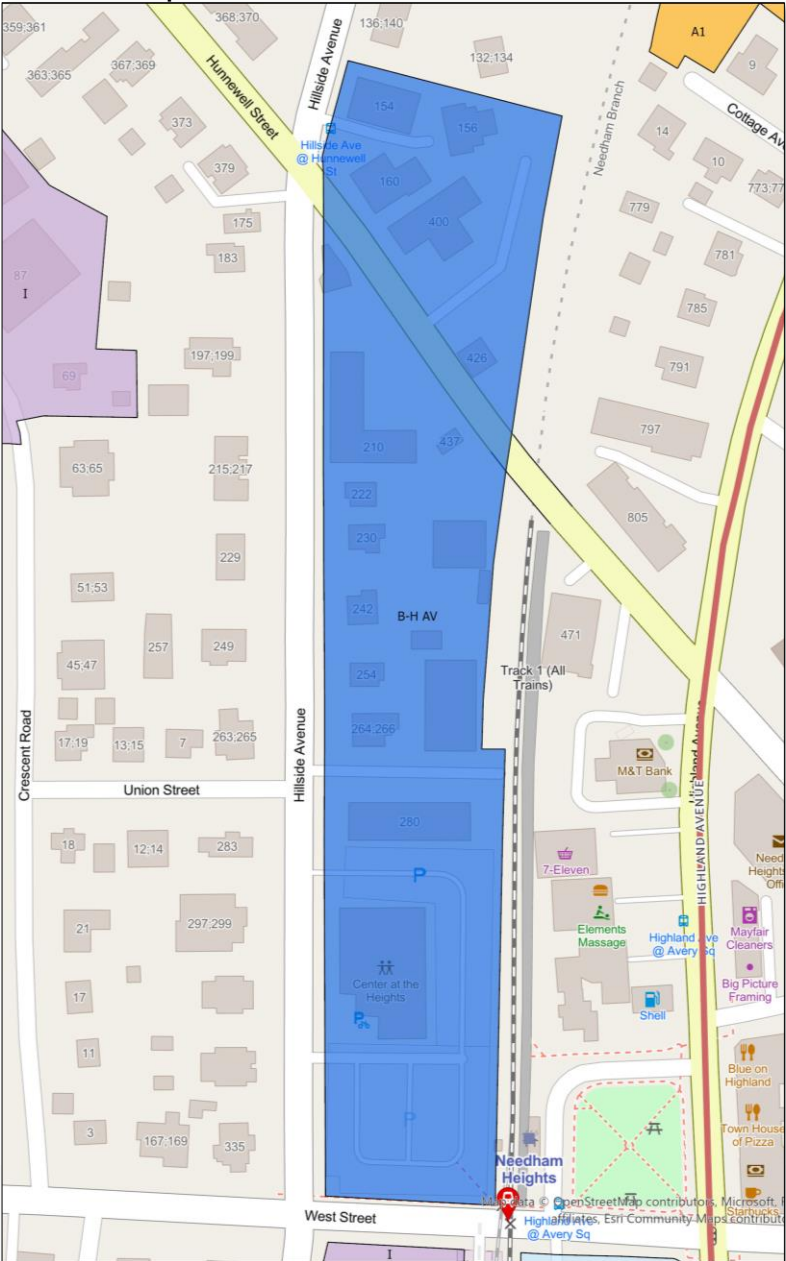
Under the Neighborhood Housing Plan:

- Chestnut East and Chestnut/Garden Street – 3.5 stories as-of-right if the building includes first floor commercial or 7.5% workforce housing for households between 80 – 120% AMI.
- Chestnut West – 4.5 stories as-of-right if the building includes first floor commercial or 7.5% workforce housing for households between 80 – 120% AMI.

# Scenario Comparison – Hillside Ave Business Subdistricts

Base Compliance

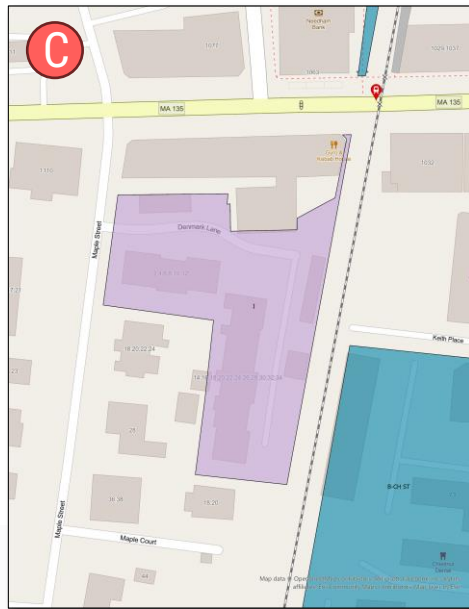
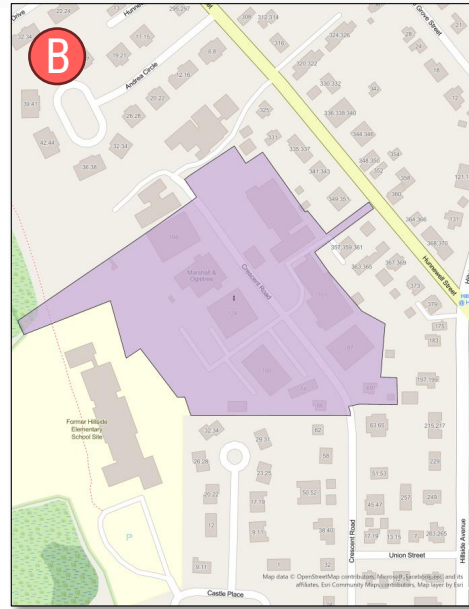
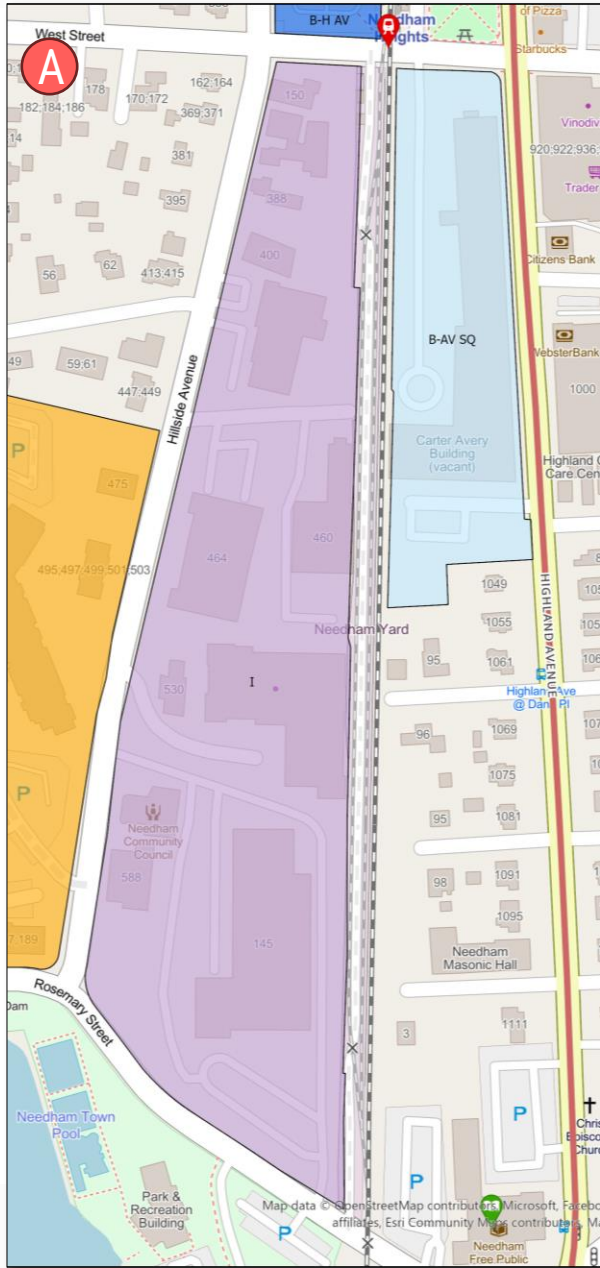
Neighborhood Housing Plan



Zoning Standards	Existing Zoning	Base Compliance	Housing Plan
Minimum Lot Size	10,000 SF	10,000 SF	10,000 SF
Height (Stories)	2.5	3	3
Floor Area Ratio (FAR)	0.70	0.70	1.0
Max Lot Coverage	N/A	N/A	N/A
Max Dwelling Units per Acre	18	N/A	24
Parking per Unit	1.5	1.0	1.0



# Scenario Comparison – Industrial Subdistricts – Base Compliance

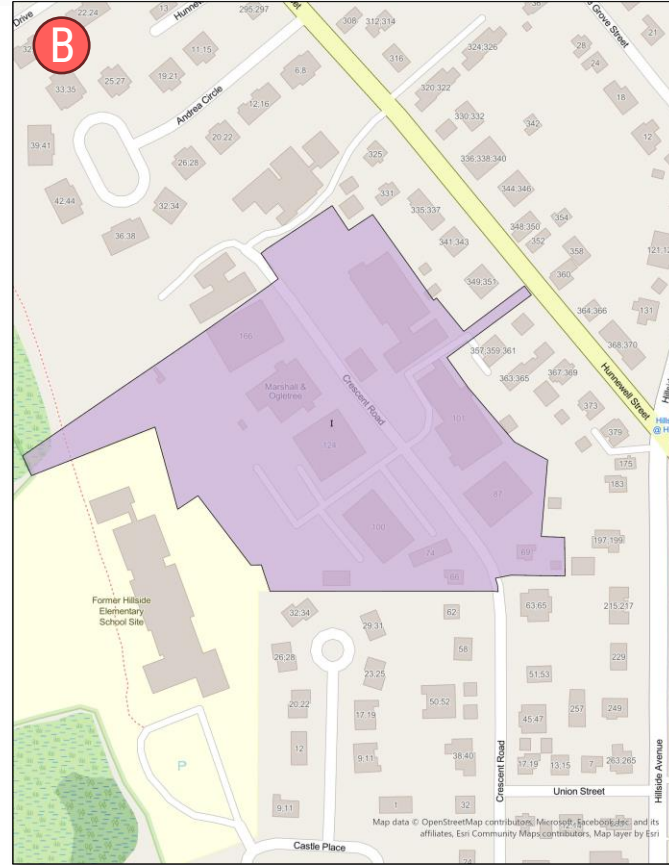
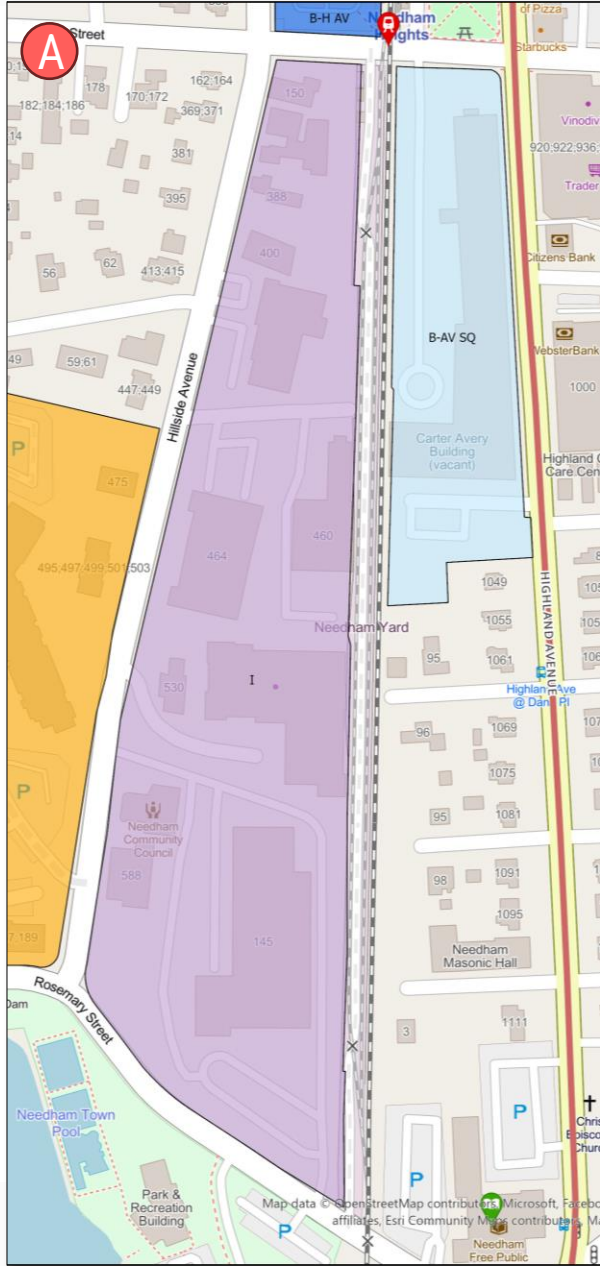


- A** Hillside Ave from West St. to Rosemary St.
- B** Crescent Road Industrial District
- C** Denmark Lane off Maple St. at Great Plain Ave

Zoning Standards	Existing Zoning	Base Compliance
Minimum Lot Size	10,000 SF	10,000 SF
Height (Stories)	3	3
Floor Area Ratio (FAR)	N/A	0.50
Max Lot Coverage	60%	N/A
Max Dwelling Units per Acre	N/A	N/A
Parking per Unit	1.5	1.0

Under existing zoning, housing is not allowed in this district.

# Scenario Comparison – Industrial Subdistricts – Neighborhood Housing Plan



**A** Hillside Ave from West St. to Rosemary St.

**B** Crescent Road Industrial District

Note: Denmark Lane Industrial Subdistrict becomes Apartment A1 under the Neighborhood Housing Plan.

Zoning Standards	Existing Zoning	Base Compliance	Housing Plan
Minimum Lot Size	Housing not Allowed	10,000 SF	10,000 SF
Height (Stories)		3	3
Floor Area Ratio (FAR)		0.50	0.75 in Crescent 1.0 in Hillside
Max Lot Coverage		N/A	N/A
Max Dwelling Units per Acre		N/A	24
Parking per Unit		1.0	1.0

# Comparison of Scenarios

How do the HONE Scenarios compare?

Zoning District	Scenario Name: Unit Capacity				
	Existing Units	Existing Zoning Unit Capacity	Existing Zoning with Overlay Special Permit Unit Capacity	Base Compliance Plan Unit Capacity	Neighborhood Housing Plan Unit Capacity
Apartment A1	588	526	526	526	877
Business	4	N/A	N/A	210	305
Avery Square Business	72	77	77	243	243
Chestnut St. East	46	370	987	370	547
Chestnut St. West					732
Chestnut St./Garden St.					75
Hillside Ave Business	44	46	46	80	62
Industrial – Crescent	21	N/A	N/A	495	184
Industrial – Hillside					325
<b>TOTAL UNITS</b>	<b>775</b>	<b>1,019</b>	<b>1,636</b>	<b>1,924</b>	<b>3,350</b>

- Applications will be reviewed by the Planning Board, with a public hearing process.
- The Planning Board cannot deny an application that complies with the zoning (including building dimensions, height, setbacks, and development standards) because the use of multi-family housing is allowed as of right.
- The Board can apply limited, reasonable conditions, which may include modifying lighting, adding fencing, reviewing stormwater design for compliance with applicable standards, and adjusting parking layout and other structural elements on the site plan.
- Conditions can be used to shape a project, but conditions cannot go so far as to unreasonably interfere with or effectively prohibit the project.

- All projects will need to comply with Building Code, Fire Code, Health Code, Department of Public Works regulations, state and local wetlands and other environmental regulations.
- Given the limited nature of site plan review for a by-right use, the applicant cannot be required to fund major off-site public infrastructure improvements as a condition of approval, beyond the requirements of code and non-zoning regulations noted above.
- Conversely, the Town is under no obligation to make investments in public infrastructure to make an individual project viable.

- Zoning requires that 12.5% of all new units in buildings with 6 or more units are set aside as deed restricted affordable housing for those making up to 80% of Area Median Income. This is consistent with Needham's existing zoning.
- RKG's Economic Feasibility Analysis (EFA) supports this recommendation in compliance with State guidelines under the MBTA Communities Act.
- Keeping the affordability set aside at 12.5% helps Needham continue to stay above the state's requirement of 10% affordability townwide.

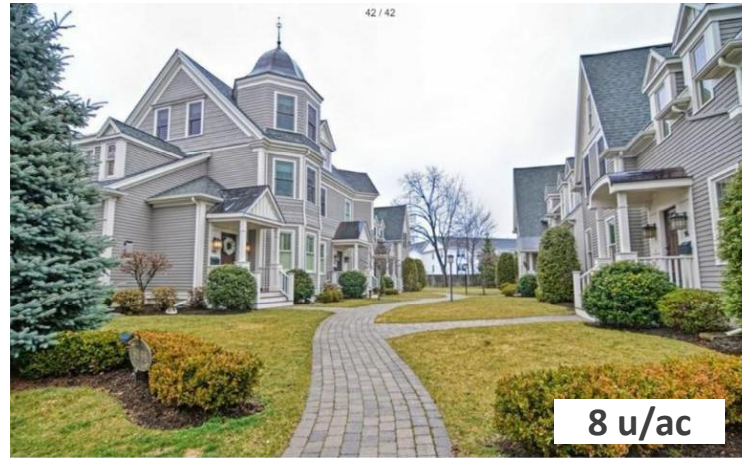


# Visualizations

# Existing Needham Multifamily Housing



**1110 Great Plain Avenue**



**90-98 Dedham Avenue**



**401-405 Hunnewell Street**



**The Highlands**



**Denmark Lane**



**25 High Street**

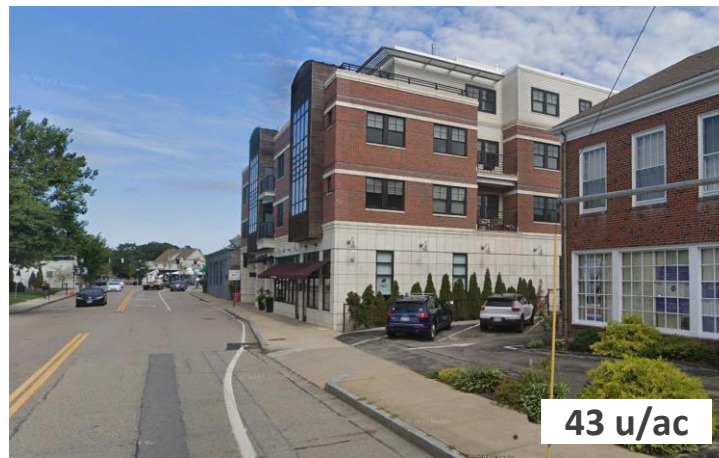


# Existing Needham Multifamily Housing



18 u/ac

**Stephen Palmer**



43 u/ac

**50 Dedham Avenue**



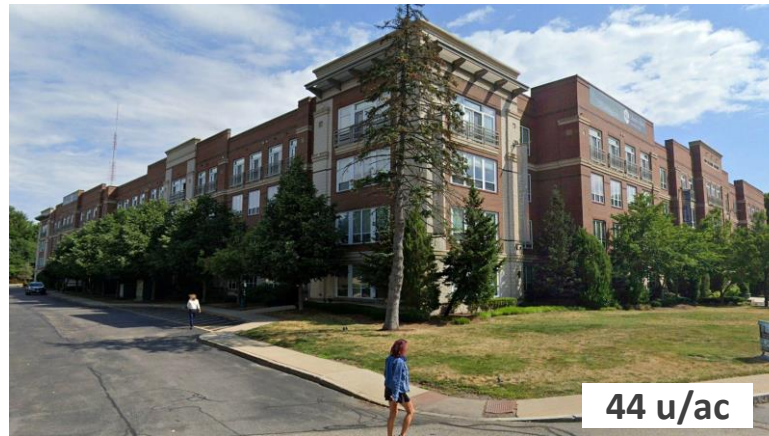
36 u/ac

**100 West Street**



18 u/ac

**Rosemary Ridge**



44 u/ac

**Charles River Landing**



29 u/ac

**Rosemary Lake**

# Examples of multifamily housing



**Townhomes**



**3-4 story multifamily**



**Denser single-family homes**



**3-story multifamily**



**3-story multifamily**



**Live-work townhomes**

# Examples of mixed-use multi-family housing



**2-3 story MXU multifamily**



**2-3 story MXU multifamily**



**3-story MXU multifamily**



**3-story MXU multifamily**



**3½-story MXU multifamily**



**3-story MXU multifamily**

Base Height /  
Neighborhood  
Housing Height

Chestnut  
Street West

3/4.5

Chestnut  
Street East

3/3.5

VFW

Chestnut  
Street East

3/3.5

Hartney  
Greymont

Base Height /  
Neighborhood  
Housing Height

3/4.5

Chestnut  
Street West

Chestnut Street  
West

3/4.5

Chestnut Street  
East

3/3.5

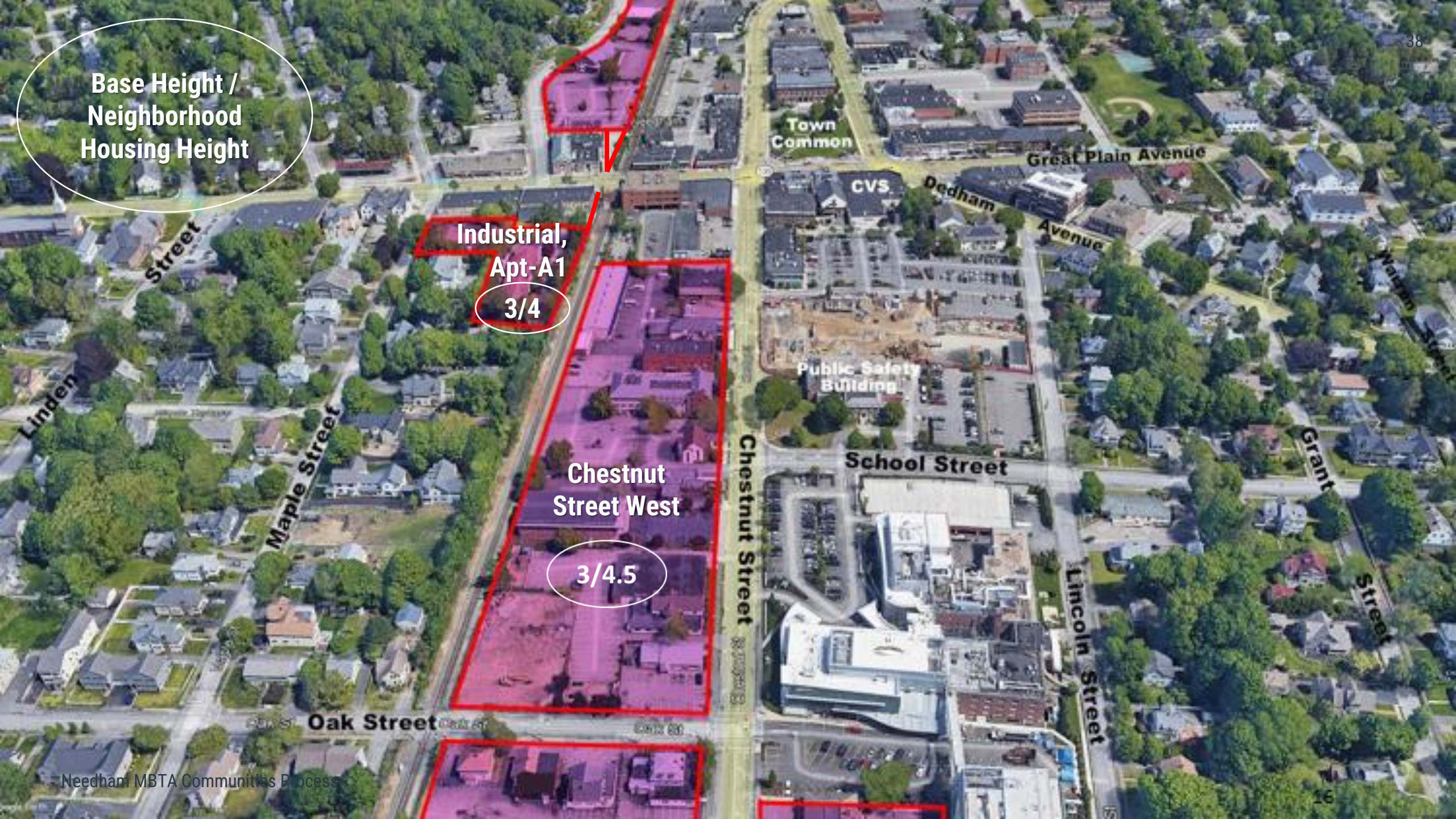
Dunkin  
Donuts

Roche  
Bros.

VFW

Junction Street

Base Height /  
Neighborhood  
Housing Height



Industrial,  
Apt-A1

3/4

Chestnut  
Street West

3/4.5

Base Height /  
Neighborhood  
Housing Height

Chestnut St.  
Garden  
3/3.5

Industrial,  
Apt-A1  
3/4

St. Joe's

May Street

Highland Avenue

Town Hall

Town Common

Great Plain Avenue

Michelson's

Harvey's

Dedham Avenue

Chestnut Street

Maple Street

Garden Street

Chapel Street

Linden Street

Base Height /  
Neighborhood  
Housing Height

Needham  
Library

Needham  
High School

Bertucci's

3 / 4

Apartment  
A1

Business  
District

3/4.5

Highland Avenue

St. Joe's

3/-

May Street

May Street



Base Height /  
Neighborhood  
Housing Height

Avery  
Square  
Business

100 West  
Street

Rosemary Ridge

Apartment  
A1

3 / 4

Rosemary Lake  
Apartments

Industrial -  
Hillside

3 / 3

Rosemary Lake

Rosemary Street

Highland Avenue

Base Height /  
Neighborhood  
Housing Height

Industrial -  
Crescent  
3 / 3

Hillside  
Ave.  
Business  
3 / 3  
CATH

Apartment  
A1  
3 / -

A1  
(-/4)

West Street

West Street

Avery  
Square  
Business

Trader  
Joe's

Industrial -  
Hillside  
3 / 3

100 West  
Street  
3 By Right;  
4 Special  
Permit

Hillside Avenue

Highland Avenue

Base Height /  
Neighborhood  
Housing Height



Apartment  
A1

3 / 4

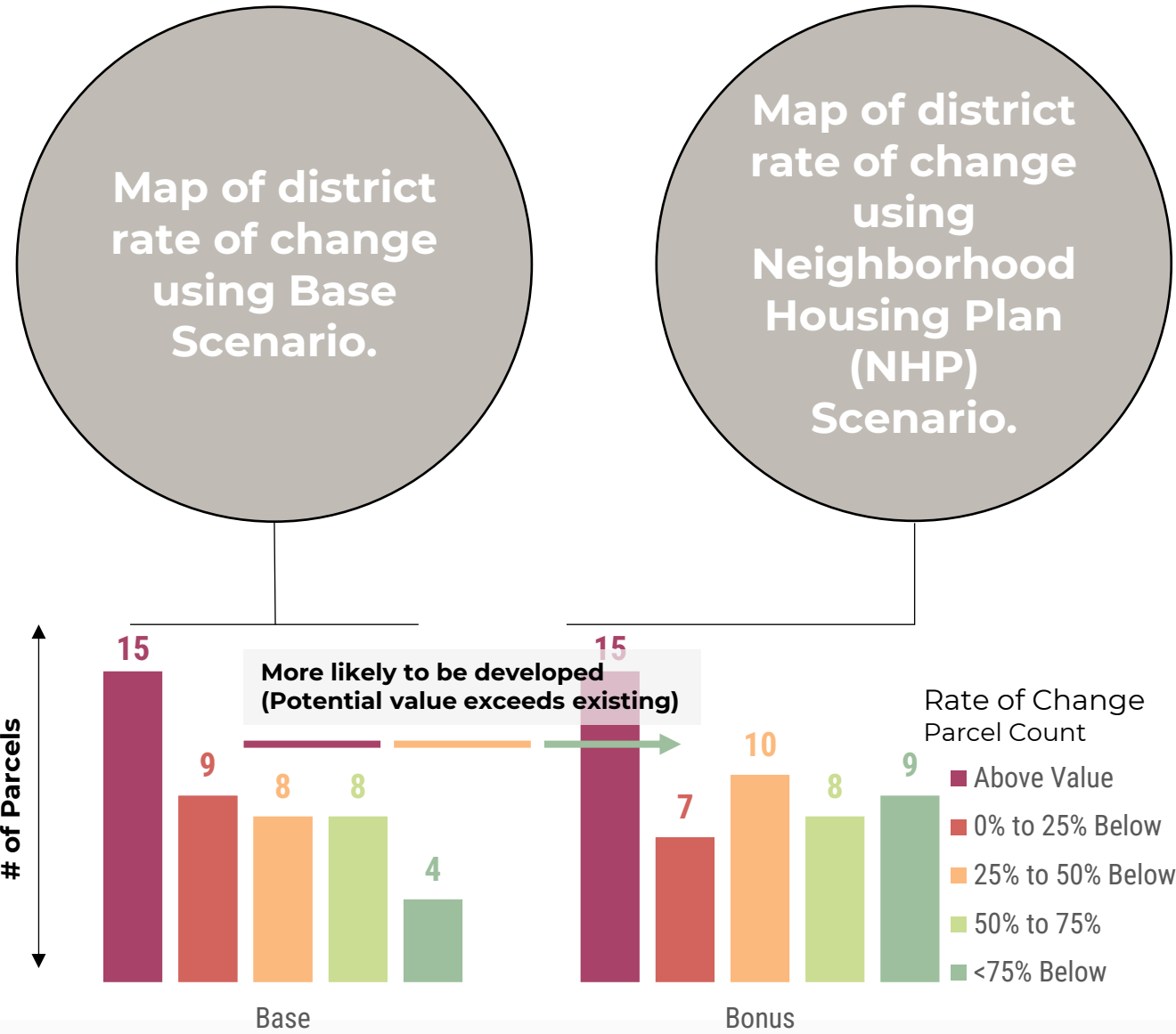
# Updated Fiscal Analysis & School Enrollment Projections

# PROPENSITY FOR CHANGE MODEL

District Requirements	
Height	District requirements from MBTA Compliance Model
Max DU / AC	
FAR	
Minimum Lot Size	
Model Scenario	
Construction Type	Development Scenario Assumptions (Representative of average project type in district)
Units	
Parking Max	
Parking Type	
Fiscal Impact Analysis	
Base Plan	Results of the Fiscal Impact Analysis for District
Neighborhood Plan	

Base Scenario

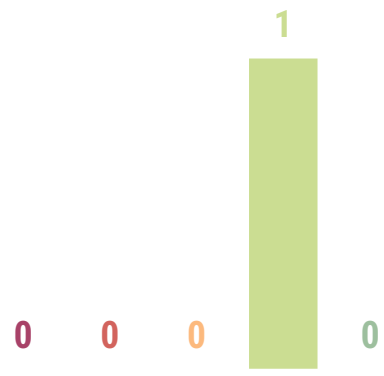
NHP Scenario



# B-AV SQ DISTRICT

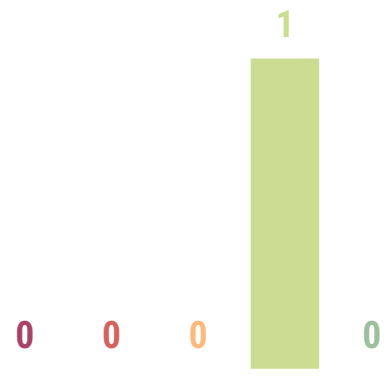
	BASE	NHP
<b>District Requirements</b>		
Height	3	3
Max DU / AC		
FAR	1.3	1.3
Minimum Lot Size	10,000	10,000
<b>Model Scenario</b>		
Construction Type	Wood Frame	Wood Frame
Units	243	243
Parking Ratio	1	1
Parking Type	Surface	Surface

Base Scenario



Base

NHP Scenario



Bonus

Rate of Change Parcel Count

- Above Value
- 0% to 25% Below
- 25% to 50% Below
- 50% to 75%
- <75% Below

# Likely & Full Build Out: Unit Counts

District Name	Base Plan: Likely Build	Base Plan: Full Build	NHP Plan: Likely Build	NHP Plan: Full Build
Apartment A1	0	526	82	877
Business	43	210	111	305
Avery Square Business	243	243	243	243
Chestnut Street East	50	370	137	547
Chestnut Street West			560	732
Chestnut Street Business			33	75
Hillside Ave Business	8	80	6	62
Industrial - Crescent	121	495	79	184
Industrial - Hillside			91	325
<b>TOTAL UNITS</b>	<b>465</b>	<b>1,924</b>	<b>1,342</b>	<b>3,350</b>

# School Enrollment Projections

<b>District Name</b>	<b>Base Plan: Likely Build</b>	<b>Base Plan: Full Build</b>	<b>NHP Plan: Likely Build</b>	<b>NHP Plan: Full Build</b>
Apartment A1	0	66	11	110
Business	7	27	14	39
Avery Square Business	31	31	31	31
Chestnut Street East			18	69
Chestnut Street West	7	47	70	91
Chestnut Street Business			4	10
Hillside Ave Business	1	10	1	8
Industrial - Crescent			10	23
Industrial - Hillside	16	62	12	41
<b>TOTAL STUDENTS</b>	<b>62</b>	<b>243</b>	<b>171</b>	<b>422</b>



# School Enrollment Projections

Projections have been updated to reflect:

- A more conservative SAC ratio on 2-bedrooms
- Increases in unit capacity in Avery Square Business

The School Committee's preferred master plan scenario would renovate the Pollard for grades 6-8, repurpose the High Rock as a 6<sup>th</sup> elementary school, and renovate the Mitchell as a 3 or 4 section school.

If these student projections are added to NPS's peak year enrollment forecasts, the preferred master plan scenario:

- accommodates the student projections for both the Base Plan and Neighborhood Housing Plan Likely build outs at the elementary and middle school levels.
- slightly exceeds Needham High School capacity (1800) by 11 students under the NHP likely scenario.

<b>Unit Size</b>	<b>School Aged Children (SAC) Ratio per Unit</b>
Studio – MKT	0.00
One Bedroom – MKT	0.00
Two Bedroom – MKT	0.16
Three Bedroom – MKT	0.50
Studio - AFF	0.00
One Bedroom – AFF	0.00
Two Bedroom – AFF	0.38
Three Bedroom – AFF	1.20

# Fiscal Impact Analysis

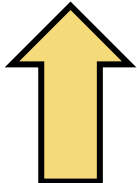
Gross Property Tax Revenue – Municipal Costs – Education Costs = Net Fiscal Impact

District Name	Base Plan: Likely Build	Base Plan: Full Build	NHP Plan: Likely Build	NHP Plan: Full Build
Apartment A1	\$0	\$412,063	\$55,912	\$689,392
Business	\$16,724	\$156,399	\$86,348	\$230,211
Avery Square Business	\$184,248	\$184,248	\$184,248	\$184,248
Chestnut Street East	\$29,861	\$282,937	\$96,915	\$424,788
Chestnut Street West			\$441,710	\$584,546
Chestnut Street Business			\$26,676	\$50,757
Hillside Ave Business	\$5,584	\$62,096	\$1,987	\$46,158
Industrial - Crescent	\$83,205	\$390,353	\$60,297	\$144,658
Industrial - Hillside			\$64,467	\$252,287
<b>NET FISCAL IMPACT</b>	<b>\$319,622</b>	<b>\$1,488,096</b>	<b>\$1,018,560</b>	<b>\$2,607,045</b>

# Next Steps

# Timeline Ahead

\*The Planning Board may close the public hearing on September 5 or may continue it to September 17. The Board may vote the final zoning language for the Town Meeting Warrant on Sept. 17 or 24.



**We are here**

# Open Public Comments