## Housing Needham (HONE) Advisory Group Meeting

**Town of Needham, Massachusetts** 

October 18, 2023



## 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

	District Name							
Zoning Metrics	Apartment 1 <sup>1</sup>	Business <sup>2</sup>	Avery Square Business <sup>3</sup>	Garden St. Overlay <sup>3</sup>	Hillside Ave Business <sup>3</sup>	General Resi <sup>2</sup>		
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		
Parking per Unit Maximum Dwelling Units per Acre	18	8	18		18	8		

<sup>&</sup>lt;sup>1</sup> Apartment or Multi Family Dwelling Permitted As-of-Right

<sup>&</sup>lt;sup>2</sup> Two Family Dwelling Permitted As-of-Right

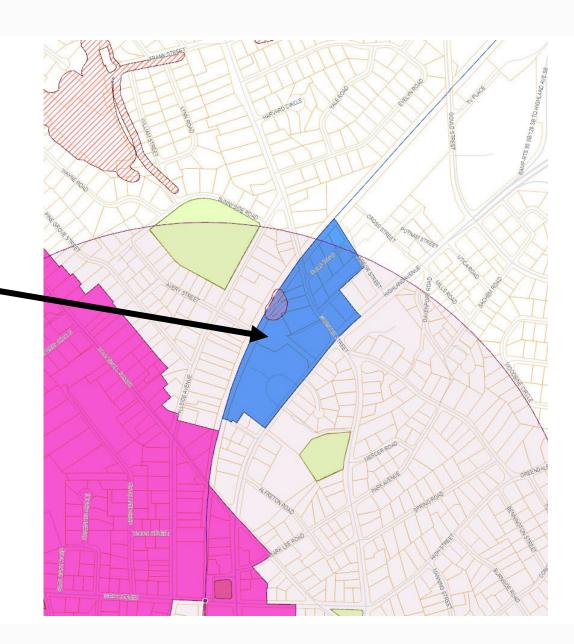
<sup>&</sup>lt;sup>3</sup> Apartment or Multi Family Dwelling Permitted by Special Permit

#### **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

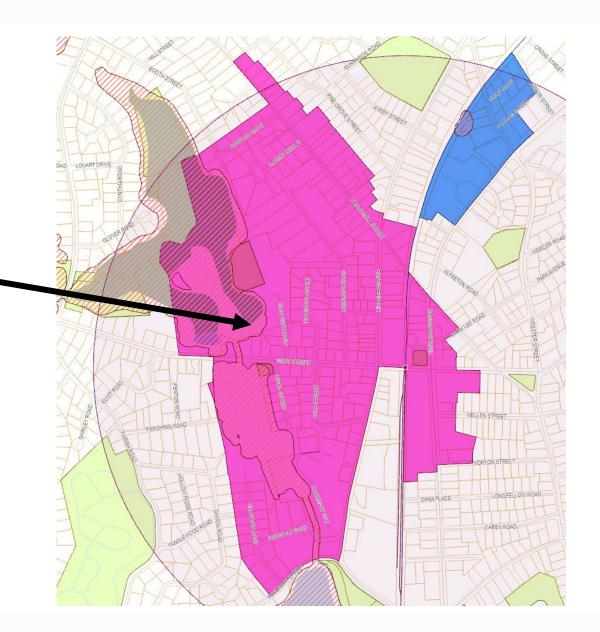


#### **Existing Zoning Scenario**

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

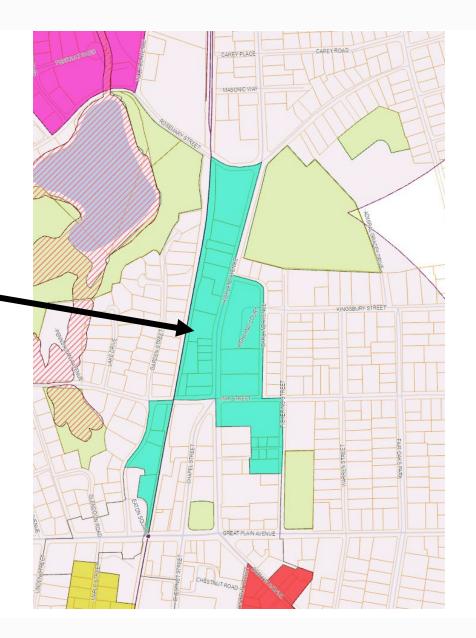


#### **Existing Zoning Scenario**

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



#### **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



#### **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**

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#### 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.