

COMPLIANCE TIMELINE

MAY 2023-
AUG 2023

FOUNDATIONAL WORK

- Coordinate between Select Board & Planning Board
- Create, appoint, and launch advisory group
- Finalize scope of work and secure consultant
- Create website and listserv
- Detail community engagement plans
- Apply for grant funds
- Test EOHLC (formerly DHCD) compliance model

SEPT 2023-
MARCH 2024

COMMUNITY ENGAGEMENT
& ANALYSIS

- Hold frequent meetings of advisory group
- Lead broad public outreach and engagement efforts
- Host multiple community workshops
- Mail postcards to all residents
- Utilize online surveys
- Identify key partners
- Build out models for each proposal, as they are refined via community input and the advisory group
- Analyze fiscal impacts, school enrollment projections, infrastructure impacts, etc.
- Ensure each proposal complies with state law
- Update Select Board, Planning Board, Finance Committee regularly
- Present zoning recommendation to both boards

APRIL 2024 -
JUNE 2024

EOHLC 90-DAY REVIEW

- EOHLC will review proposed multi-family zoning districts before they are submitted to Town Meeting to indicate compliance, but require 90-days for this review.

JULY 2024-
SEPT 2024

FINALIZE ZONING LANGUAGE

- Follow statutory requirements for zoning articles: legal notices, public hearing before the Planning Board, finalize language
- Update zoning, if needed to address any feedback from EOHLC

OCT 2024

TOWN MEETING

- Legislative branch discussion and vote

NOV 2024-
DEC 2024

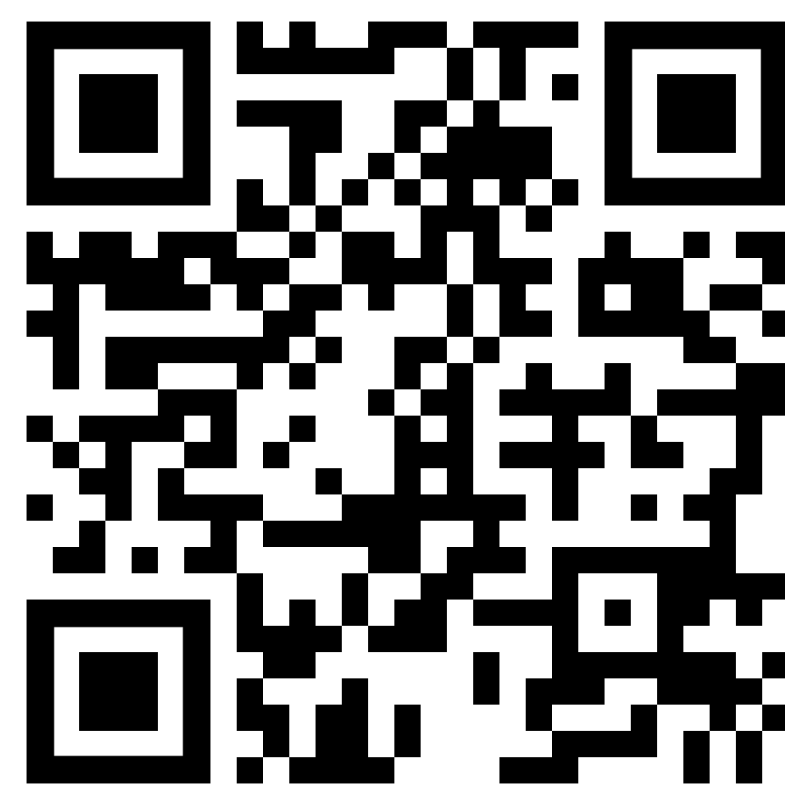
FOUNDATIONAL WORK

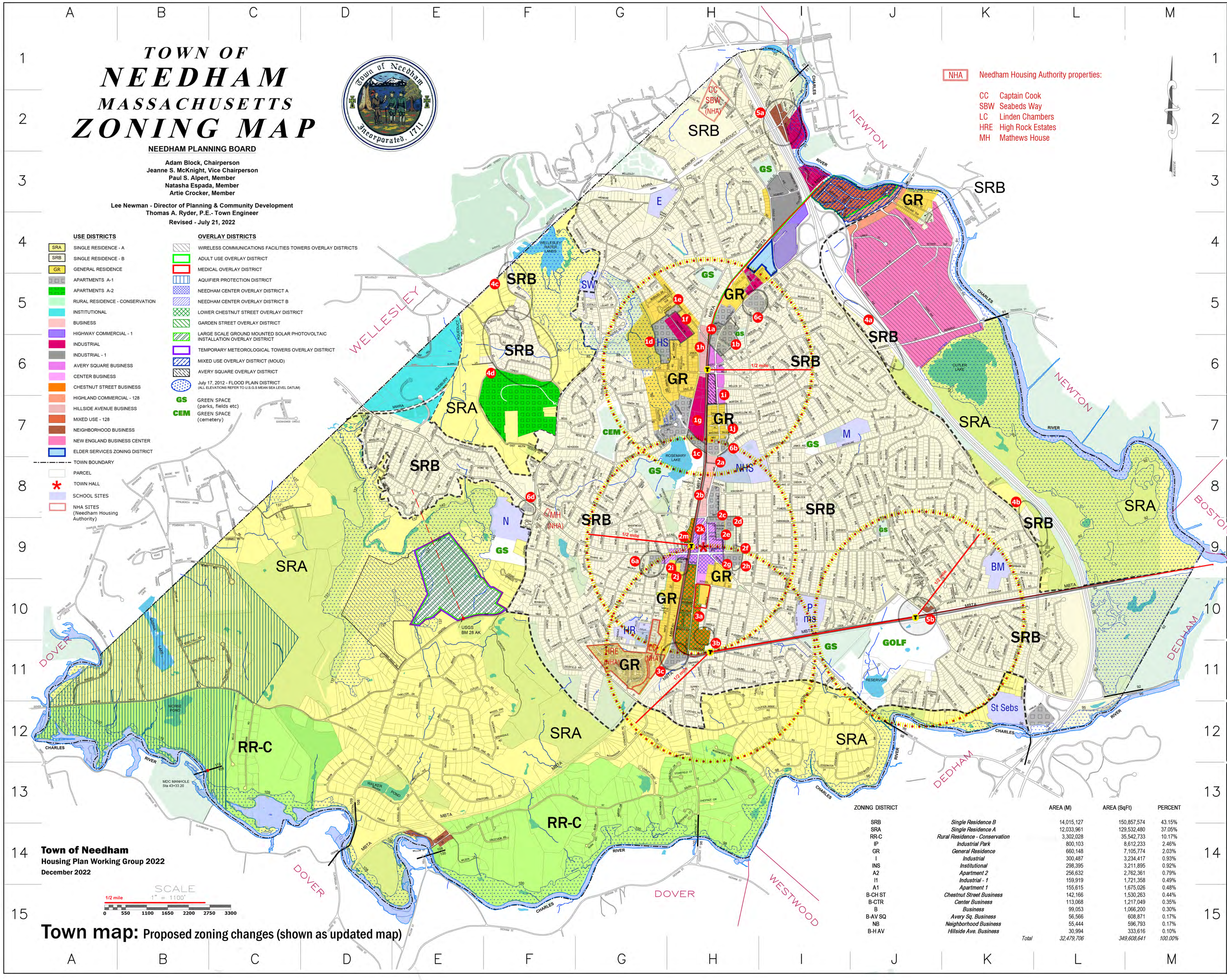
- December 31, 2024 is the Town’s deadline to comply with the MBTA Communities Act. EOHLC will make this determination
- The Attorney General’s Office reviews all local zoning changes

MEETING AGENDA

- 7:00PM** **Sign In and Welcome**
- 7:10PM** **Introductory Remarks**
- 7:15 PM** **Presentation**
- 7:45 PM** **Activity Stations**
- 8:45 PM** **Station Report Outs**
- 9:00 PM** **Next Steps**

For more information and to follow the process, please visit the HONE webpage using the QR code.





ZONING CHANGES FOR CONSIDERATION:

Needham Heights District (group 1):

Implement **Apartment A-1** zoning in certain areas now zoned **SRB**, or **GR**, including locations of non-conforming existing multi-family (MF) uses.

Apartment A-1 – rezone parcels within ½ mile of Needham Heights station, now zoned SRB:

1a. From Hamilton Highlands (Apartment A-1) along Highland Avenue south to Hunnewell Street;

1b. Avery Park Condominium and farther south along Highland Avenue to Hunnewell Street and including the Methodist Church at Hunnewell and Highland;

1c. Extend existing Apartment A-1 zoning across Hillside Avenue and along the northerly side of Rosemary Street adjacent to the Industrial District and up to the MBTA right-of-way (see item 1g, below) and beyond the ROW to Highland Avenue to include Needham Library (see item 1g, below and Christ Episcopal Church (see item 1j, and 6b, below);

Apartment A-1 – rezone parcels within ½ mile of Needham Heights station, now zoned GR:

1d. Convert Hillside School and the rear portions of 5 lots of the Industrial district on Crescent Road that about the Hillside School to Apartment A-1;

1e. Convert Brookline Rug parcel to Apartment A-1, but the current use may remain as a prior non-conforming use. It has connection to both Hunnewell and Crescent Road and can be part of a consolidated MF district with the rest of new Apartment A-1 and the Industrial District that is to be rezoned to allow MF by-right as a use (see item 1f, below);

Amend current **Industrial** Districts within 1/2 mile of Needham Heights transit station to allow MF as an additional allowed use with **Apartment A-1** dimensional limits with a minimum 10,000 sf lot size.

1f. Add Multi-family housing, at A-1 dimensions, to the uses allowed by right in the Industrial District along Crescent Road;

1g. Add Multi-family housing, at A-1 dimensions, to the uses allowed by right in the Industrial District between Hillside Avenue and the MBTA right-of-way and between West and Rosemary Streets;

Amend current **Hillside Avenue Business** District within 1/2 mile of transit station to allow MF by-right and use **Apartment A-1** dimensional limits with a minimum 10,000 sf lot size. Allow mixed-use option by Special Permit.

1h. Hillside Avenue Business from both sides of the Hunnewell intersection south to the south side of West Street;

Amend current **Avery Square Business** District within 1/2 mile of transit station. Adjust / increase current height and story limits where noted. Changes to limits are to be appropriate to their immediate context within their district.

1i. Avery Square Business – increase height from 35 ft. to 38 ft. for mixed-use MF allowed by special permit;

Expand **General Residence** over **SRB** area along the Highland Avenue corridor to allow 2-family and SF conversions to 2-family.

1j. Both sides of Highland Avenue from Rosemary Street to Avery Square Business District (but see item 1c, above and 6B, below related to rezoning Christ Church to Apartment A-1).

Needham Center District (group 2):

Amend and extend current **Business** District within 1/2 mile of transit to allow MF by-right and use **Apartment A-1** dimensional limits with a minimum 10,000 sf lot size. Allow, by special permit, mixed-use MF to 48 ft. & 4 stories with 4th floor setback.

2a. Extend Business District north to Rosemary Street to include portion of Sudbury Farms parcel now zoned SRB;

2b. Business District along Highland Avenue from May Street north to Rosemary Street to include all of Sudbury Farms parcel;

Implement **Apartment A-1** zoning in certain areas now zoned **SRB**, **GR** or **Industrial** or in locations of non-conforming existing multi-family (MF) uses.

Apartment A-1 – rezone parcels within ½ mile of Needham Center station, now zoned SRB:

2c. St. Joseph School strip along May Street;

2d. Stephen Palmer former school leased by Town for multi-family housing;

2f. YMCA site on Great Plain Avenue next to Greene's Field;

2g. 888 Great Plain Avenue (former nursery/garden center);

2h. Baptist and Christian Science Church/parcels on Great Plain Avenue, near corner of Warren Street;

Apartment A-1 – rezone parcels within ½ mile of Needham Center station, now zoned GR:

2e. Lots on Pickering Place together with a portion of St. Joseph School parcel;

2i. Consolidate a portion of the Denmark Lane MF housing south of the Needham Center Overlay District, currently zoned GR, and combine it with the small Industrial district along the MBTA right-of-way proposed for rezoning to Apartment A-1 that is also part of the Denmark Lane MF project area (see item 2j, below);

Apartment A-1 – rezone parcels within ½ mile of Needham Center station, now zoned Industrial:

2j. Convert the small Industrial district along the MBTA right-of-way to be combined with the front portion of the parcel being rezoned from GR (see item 2i, above) that is also part of the Denmark Lane housing project area.

Amend current **Center Business** and **Overlay District B** and **Garden Street Overlay** District within 1/2 mile of transit. Adjust / increase current height and story limits where noted. Changes to limits are to be appropriate to their immediate context within their district.

2k. Increase height limits in Needham Center Overlay District B for mixed-use MF to 48 ft. & 4 stories with 4th floor setback. No stand-alone MF is allowed in the district;

2m. Rezoning Garden Street Overlay District by changing stand-alone MF to be allowed by right, rather than special permit, using the existing dimensional limits.

Needham Junction District (group 3):

Amend current **Chestnut Street Business** District and **Lower Chestnut Street Overlay** District within 1/2 mile of transit to allow stand-alone MF by-right, and mixed-use with MF by special permit. Adjust / increase current height and story limits where noted. Changes to limits are to be appropriate to their immediate context within their district.

3a. Chestnut Street Business and Lower Chestnut Street Overlay District changed to allow stand-alone MF using Apartment A-1 dimensional limits with a minimum 10,000 sf lot size, with 4-story / 48 ft. limits allowed by special permit for mixed-use MF in the Lower Chestnut Street Overlay District;

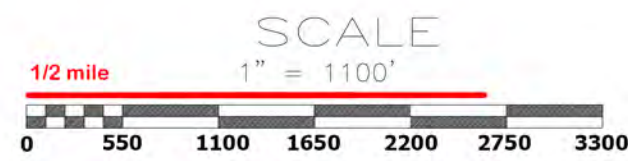
3b. Extend Chestnut Street Business and Lower Chestnut Street Overlay Districts to include Skilled Nursing Facility (SNF) property on Lincoln Street;

Implement **Apartment A-1** zoning in certain areas now zoned **SRB**, or **Chestnut Street Business** Districts or in locations of non-conforming existing non single-family (SF) uses. Use **Apartment A-1** dimensional limits.

Apartment A-1 – rezone parcels within ½ mile of Needham Junction station, now zoned Chestnut Street Business, Lower Chestnut Street Overlay District and SRB:

3c. Lower the Hartney Greyhound site (now partly Chestnut Street Business/ Lower Chestnut Street Overlay District and partly SRB) to be Apartment A-1 to allow MF without allowing mixed-use, with the current use allowed to remain as a prior non-conforming use.

Town of Needham
Housing Plan Working Group 2022
December 2022



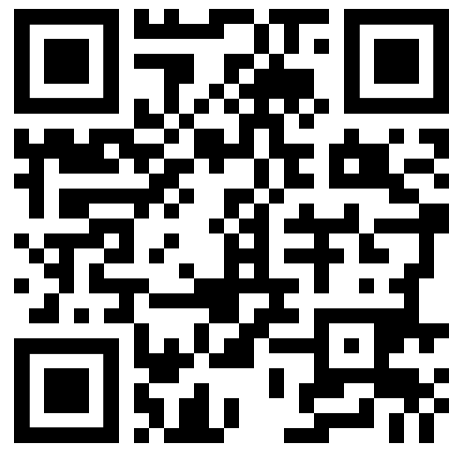
Town map: Proposed zoning changes (shown as updated map)

ZONING DISTRICT	AREA (M)	AREA (SqFt)	PERCENT
SRB	14,015.127	150,857,574	43.15%
SRA	12,033.961	129,532,480	37.05%
RR-C	3,302.028	35,542,733	10.17%
IP	800.103	8,612,233	2.46%
GR	660.148	7,105,774	2.03%
I	300.487	3,234,417	0.93%
INS	298.395	3,211,895	0.92%
A2	256.632	2,762,361	0.79%
I1	159.919	1,721,358	0.49%
A1	155.615	1,675,026	0.48%
B-CH ST	142.166	1,530,263	0.44%
B-CTR	113.068	1,217,049	0.35%
B	99.053	1,066,200	0.30%
B-AV SQ	65.566	698,871	0.17%
NB	55.444	596,793	0.17%
B-HAV	30.994	333,616	0.10%
Total	32,479.706	349,608,641	100.00%



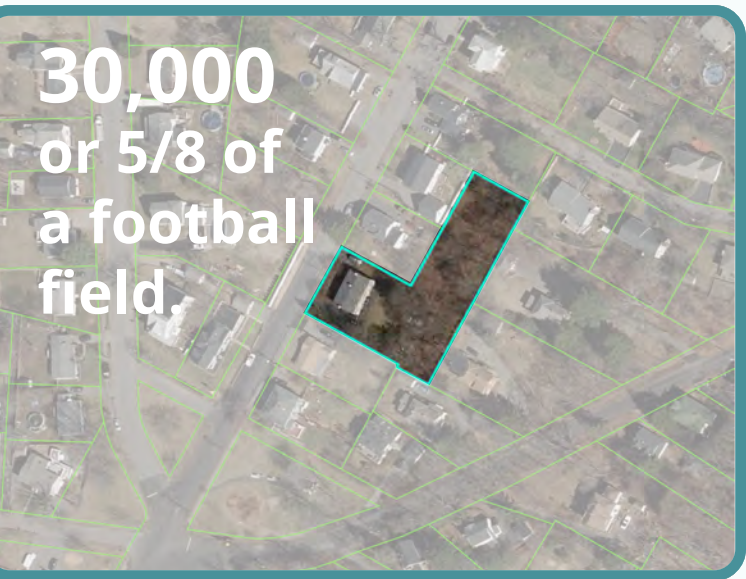
General Residential

Scan this code with your phone for more information!



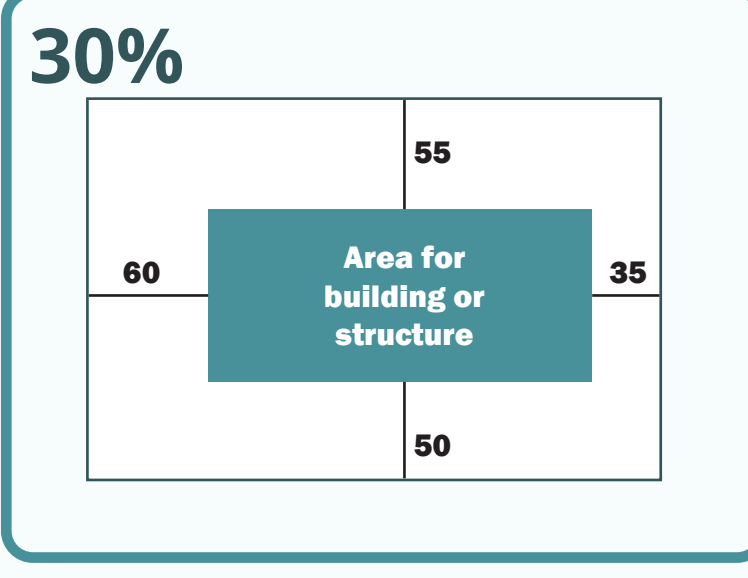
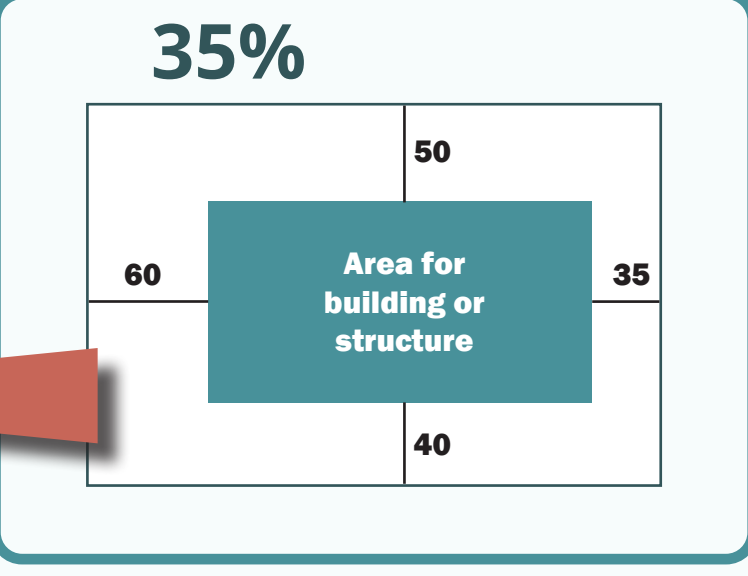
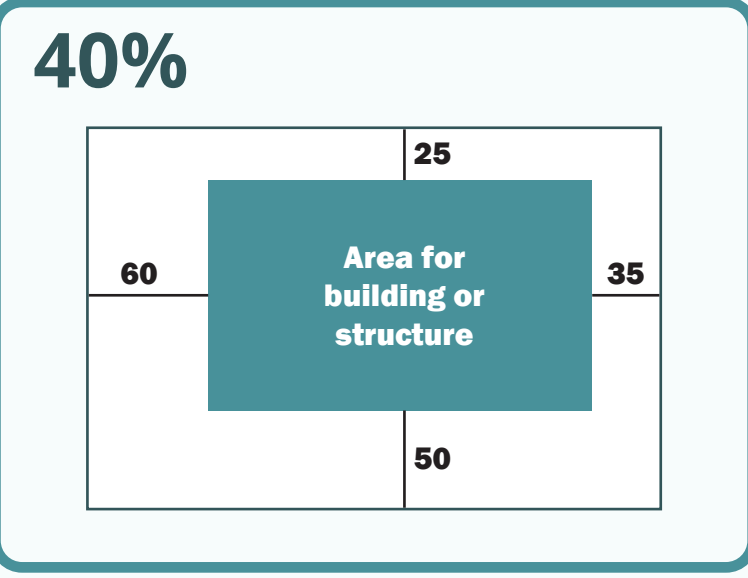
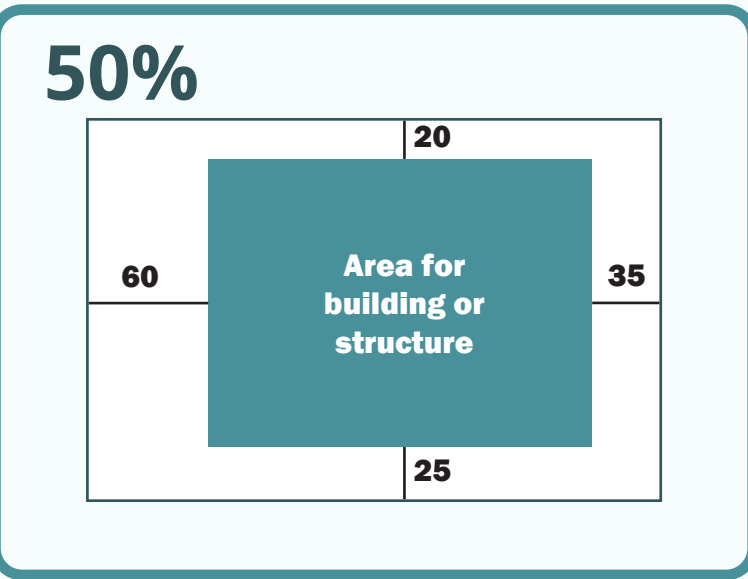
Lot Size (Minimum, SF)

For reference: a football field is 300 feet by 160 feet or 48,000 SF.



Lot Coverage (Maximum, %)

Lot coverage is the amount of the lot that can be covered by one or more buildings and accessory structures.



Height (Maximum, Stories)

A half-story can allow a non-flat roof and a smaller habitable area than a full story.

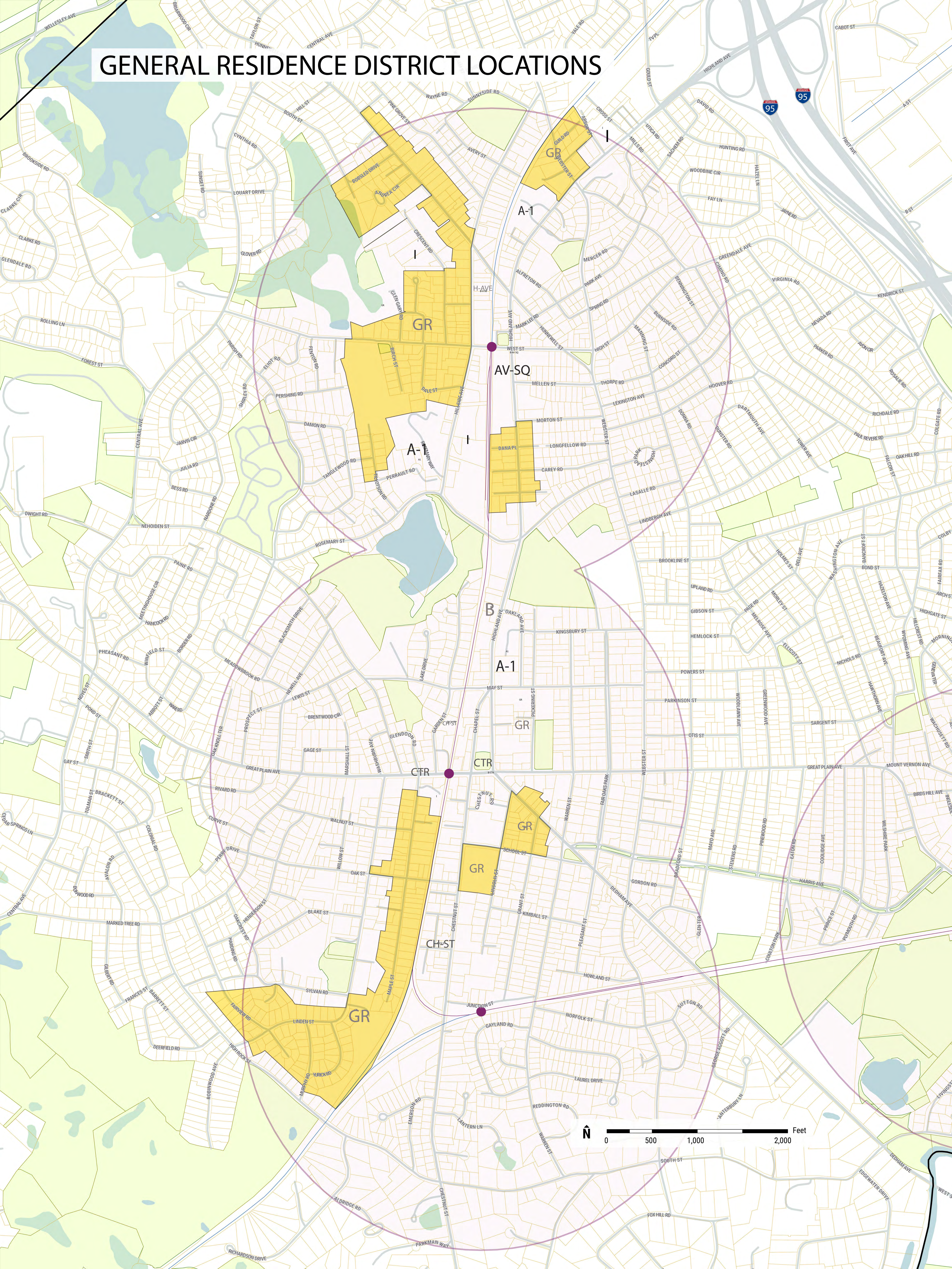


Dwelling Units per Acre (Maximum)

Dwelling units per acre is a measure of density. Smaller lots with more units have a higher density than large lots with fewer units. For example, a single-family home on a two-acre lot has a density of 0.5; a three family on a 10,000 SF lot has a density of 13 dwelling units per acre.



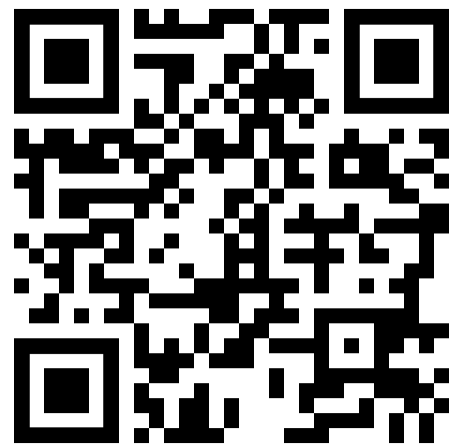
GENERAL RESIDENCE DISTRICT LOCATIONS



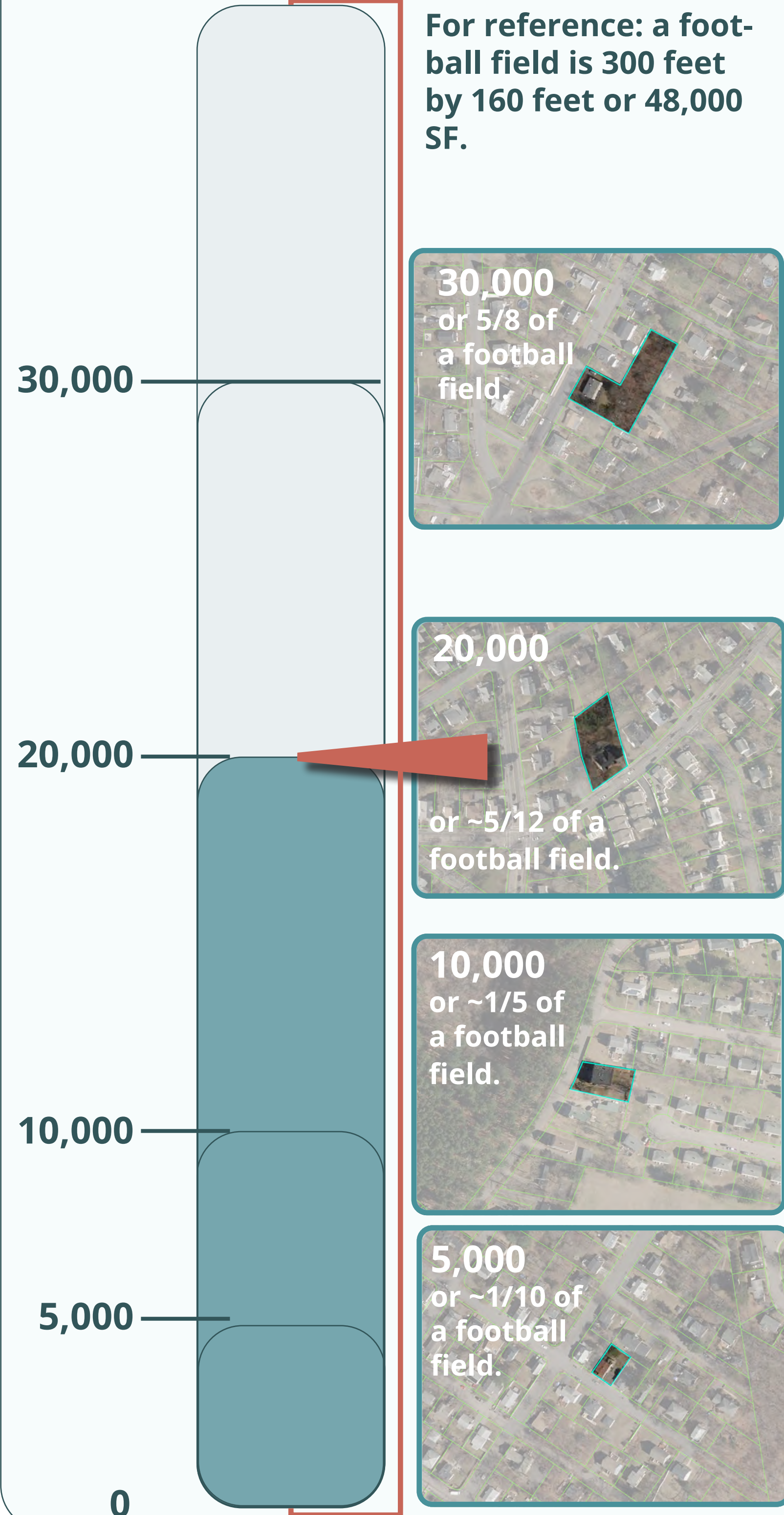


Apartment-1

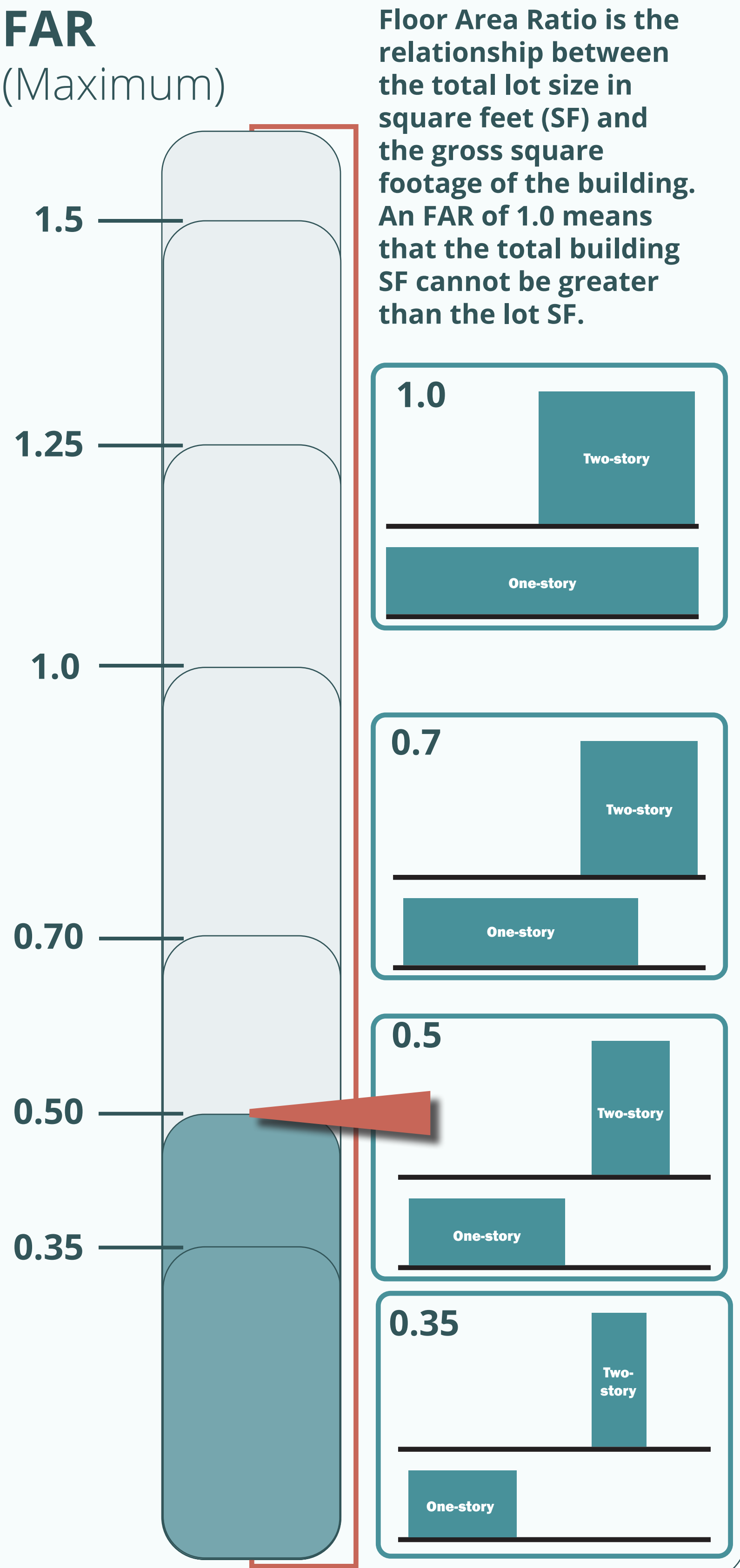
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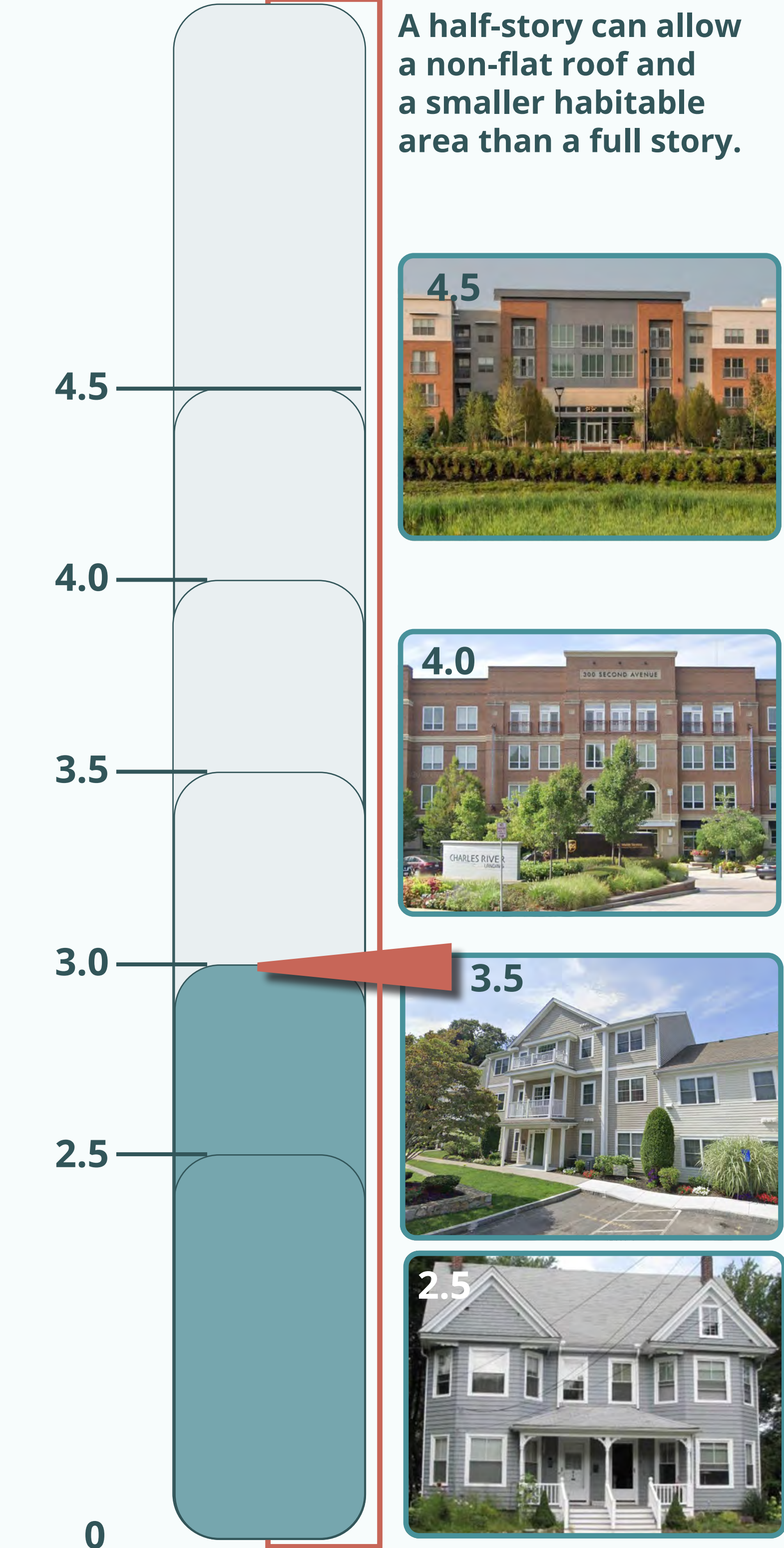
Lot Size (Minimum, SF)



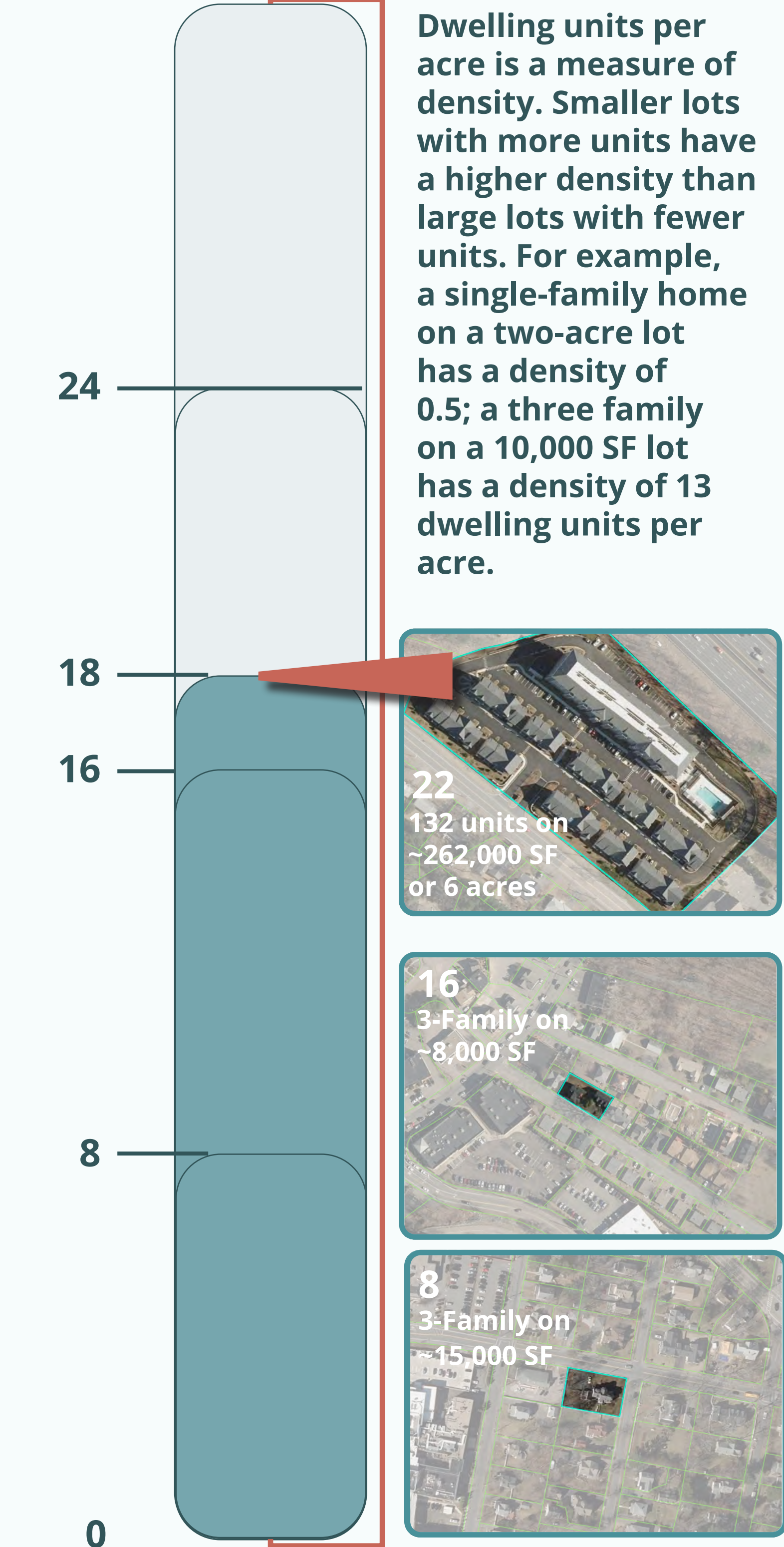
FAR (Maximum)



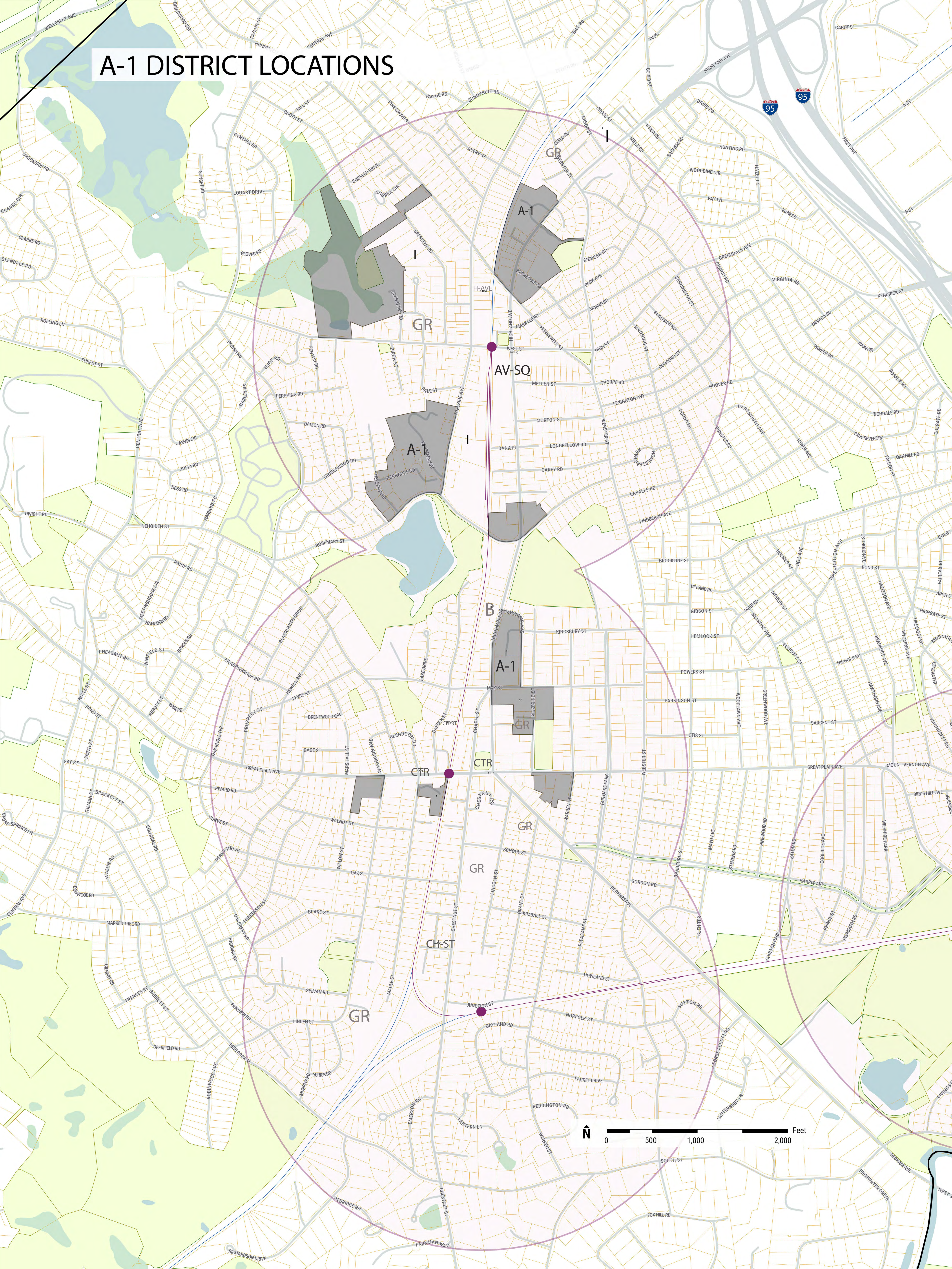
Height (Maximum, Stories)



Dwelling Units per Acre (Maximum)



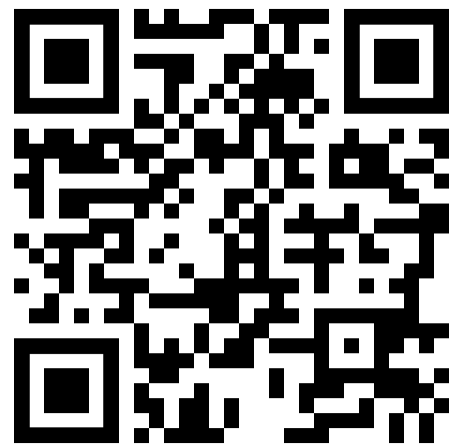
A-1 DISTRICT LOCATIONS





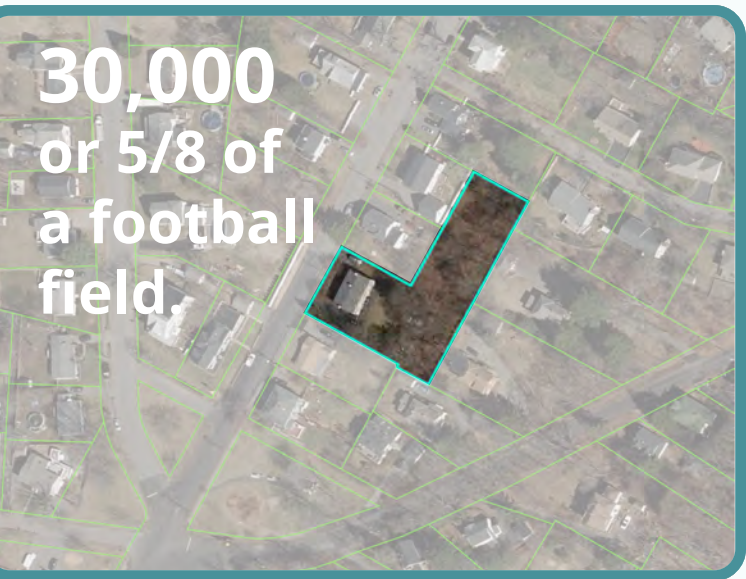
Industrial

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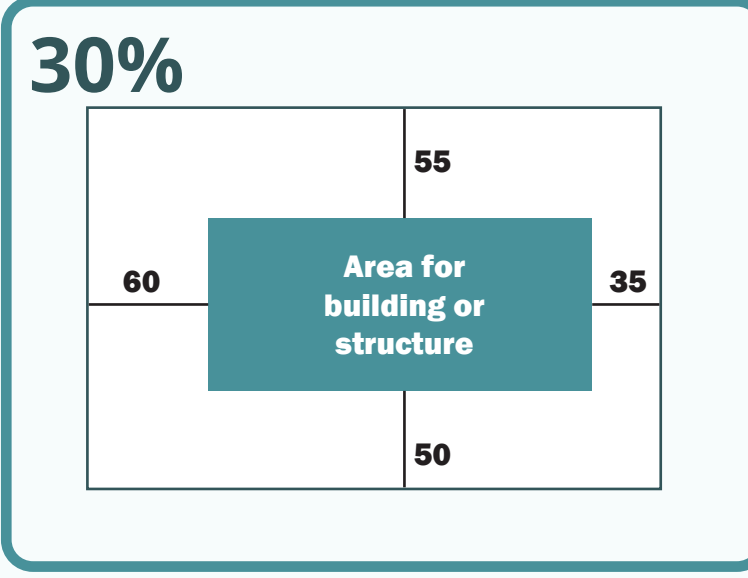
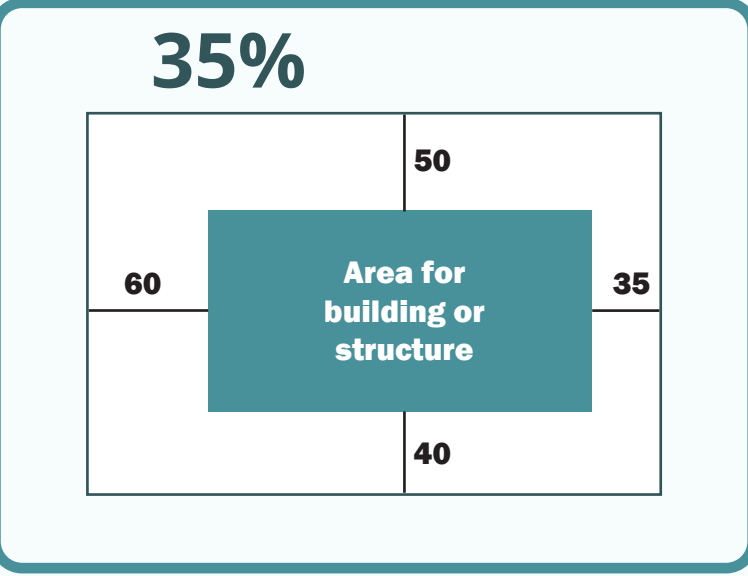
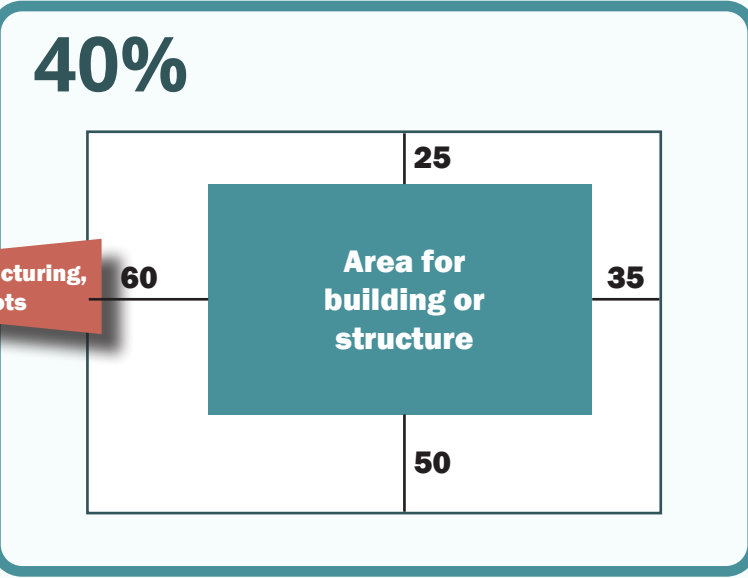
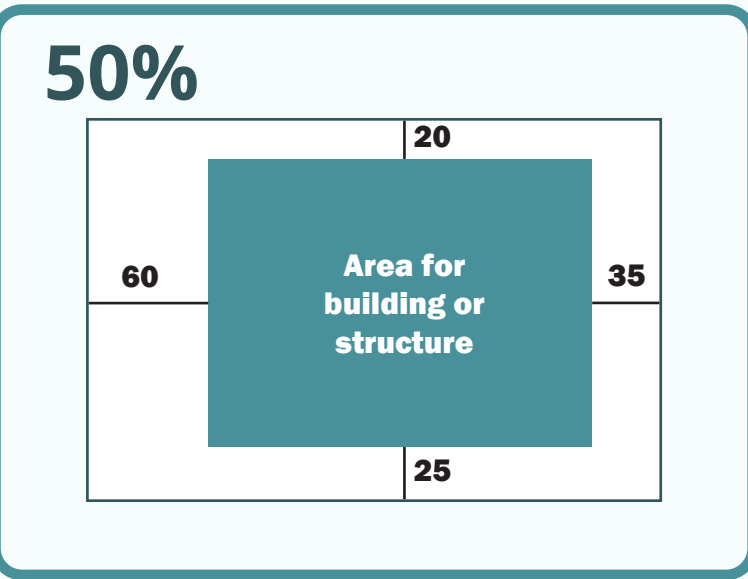
Lot Size (Minimum, SF)

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Lot Coverage (Maximum, %)

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Height (Maximum, Stories)

A half-story can allow a non-flat roof and a smaller habitable area than a full story.



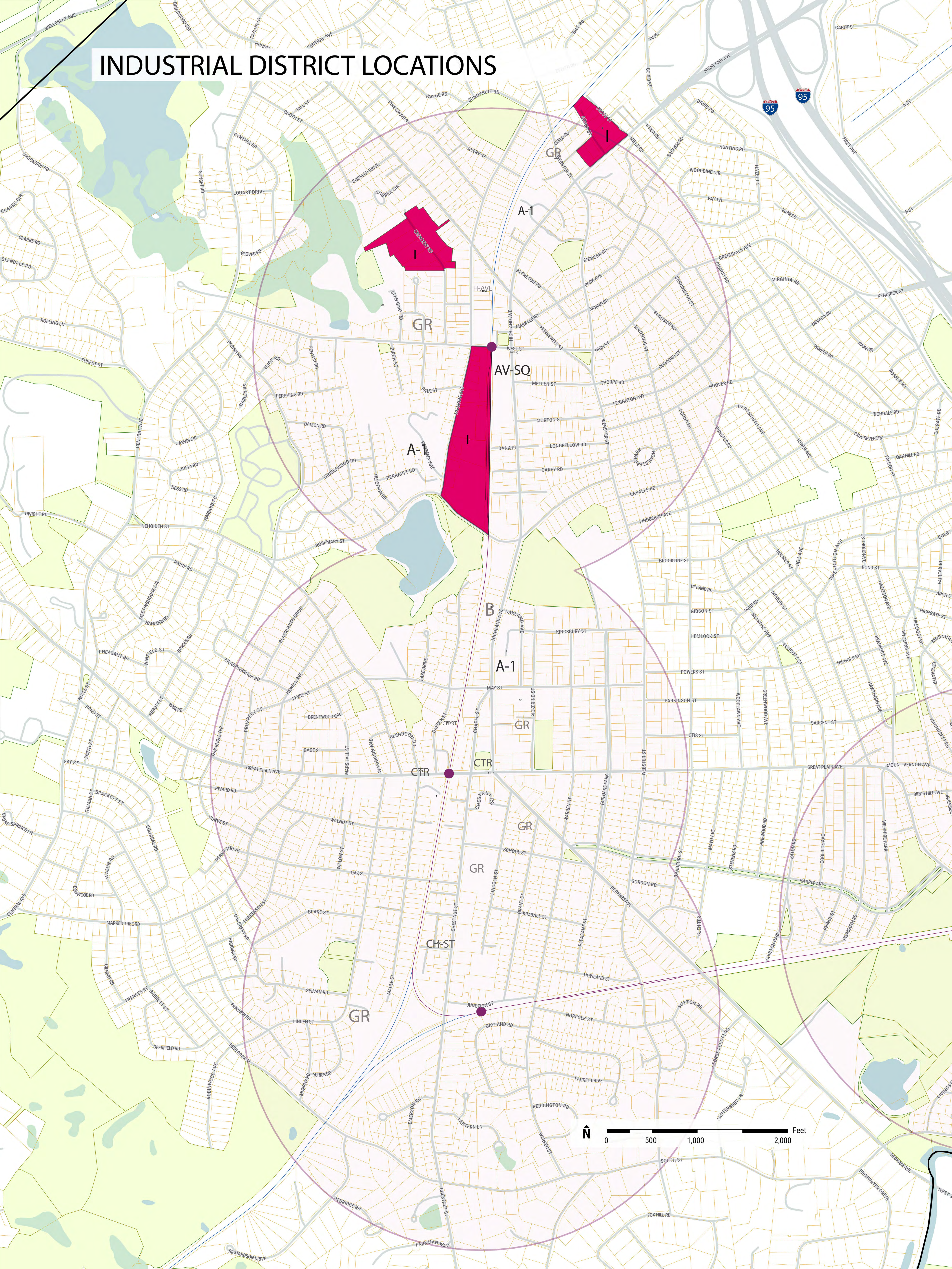
Dwelling Units per Acre (Maximum)

The Industrial district only allows single-family detached buildings.

Dwelling units per acre is a measure of density. Smaller lots with more units have a higher density than large lots with fewer units. For example, a single-family home on a two-acre lot has a density of 0.5; a three family on a 10,000 SF lot has a density of 13 dwelling units per acre.

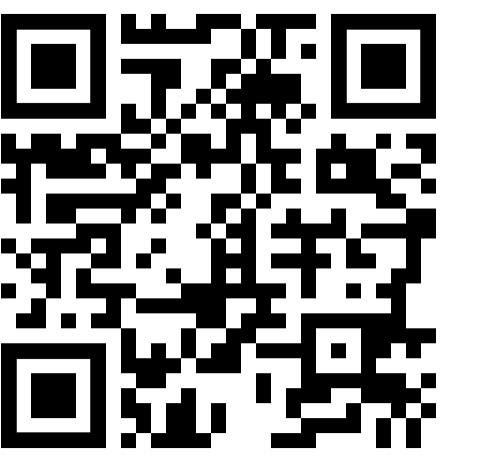


INDUSTRIAL DISTRICT LOCATIONS





Business, Avery Square, Chestnut Street, Hillside Avenue



Lot Size

(Minimum, SF)

For reference: a football field is 300 feet by 160 feet or 48,000 SF.

30,000
or 5/8 of a football field.

20,000
or ~5/12 of a football field.

10,000
or ~1/5 of a football field.

5,000
or ~1/10 of a football field.

All

FAR

(Maximum)

Floor Area Ratio is the relationship between the total lot size in square feet (SF) and the gross square footage of the building. An FAR of 1.0 means that the total building SF cannot be greater than the lot SF.

1.5

1.25

1.0

0.70

BUSINESS uses lot coverage of 25-50%, depending on the use. A comparable FAR could be between 0.5 and 0.7.

0.50

0.35

1.0

Two-story

One-story

0.7

Two-story

One-story

Chestnut, Avery, Hillside

0.5

Two-story

One-story

Avery + Hillside, restaurant only

0.35

Two-story

One-story

Height

(Maximum, Stories)

A half-story can allow a non-flat roof and a smaller habitable area than a full story.

4.5

4.0

3.5

3.0

2.5

0

4.5



4.0



3.5



2.5



Dwelling Units per Acre

(Maximum)

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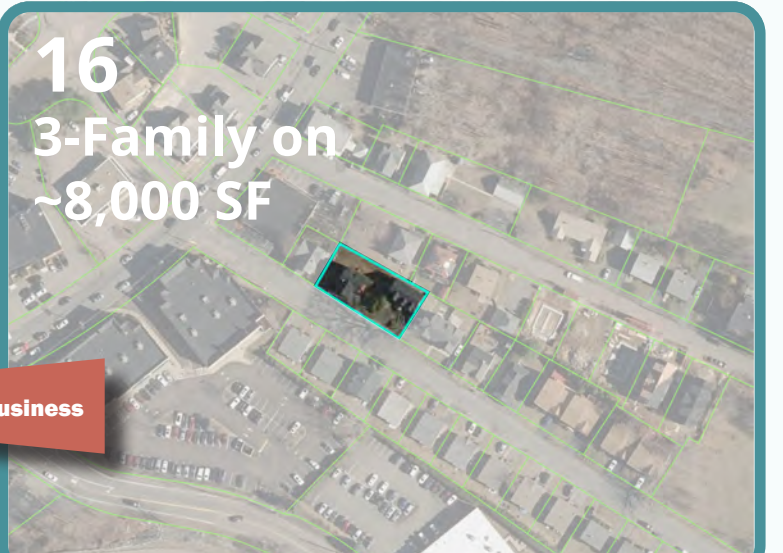
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18

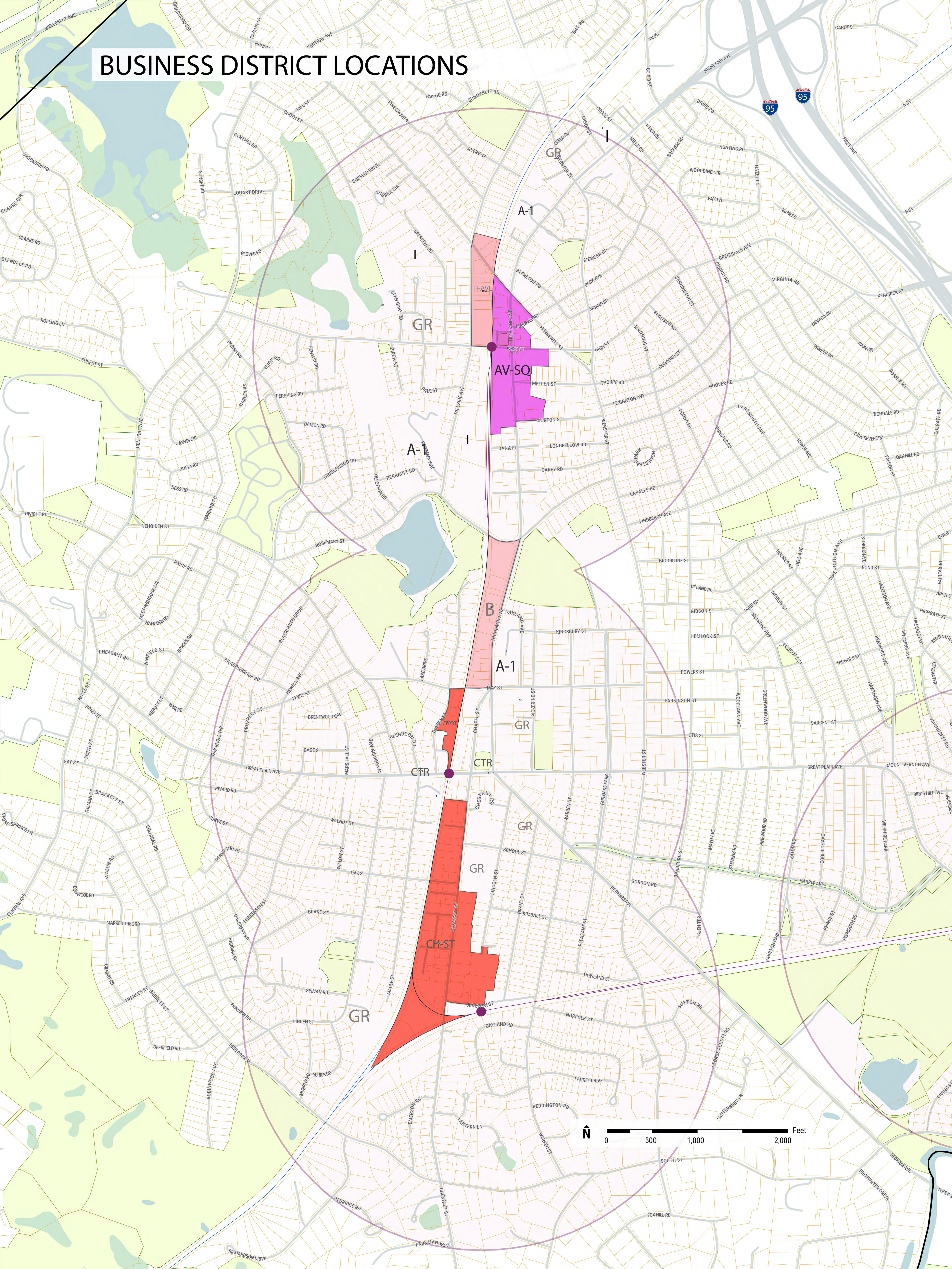
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8

0



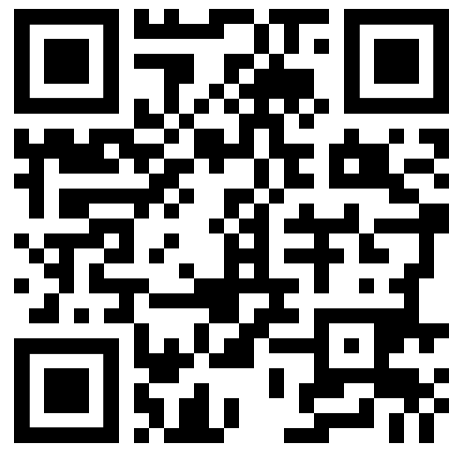
BUSINESS DISTRICT LOCATIONS





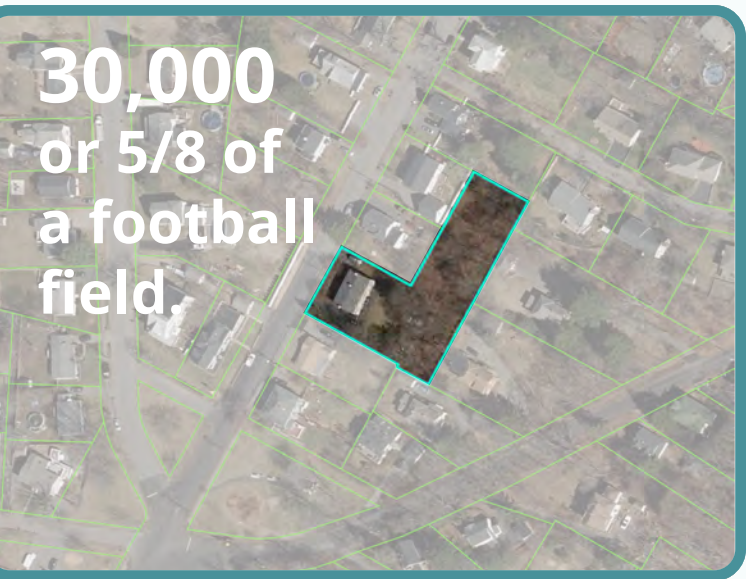
Center Business

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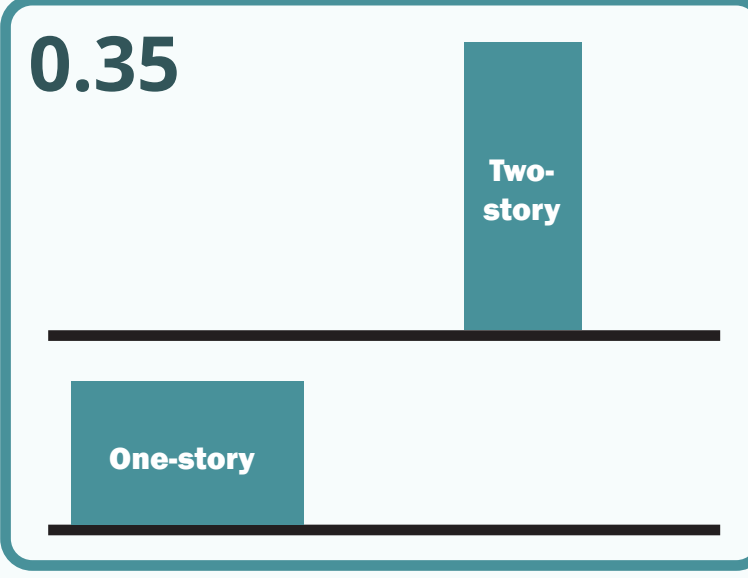
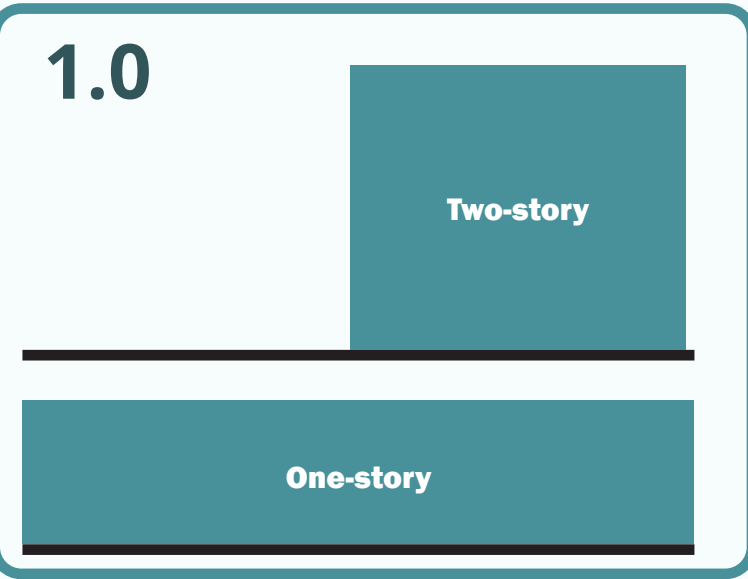
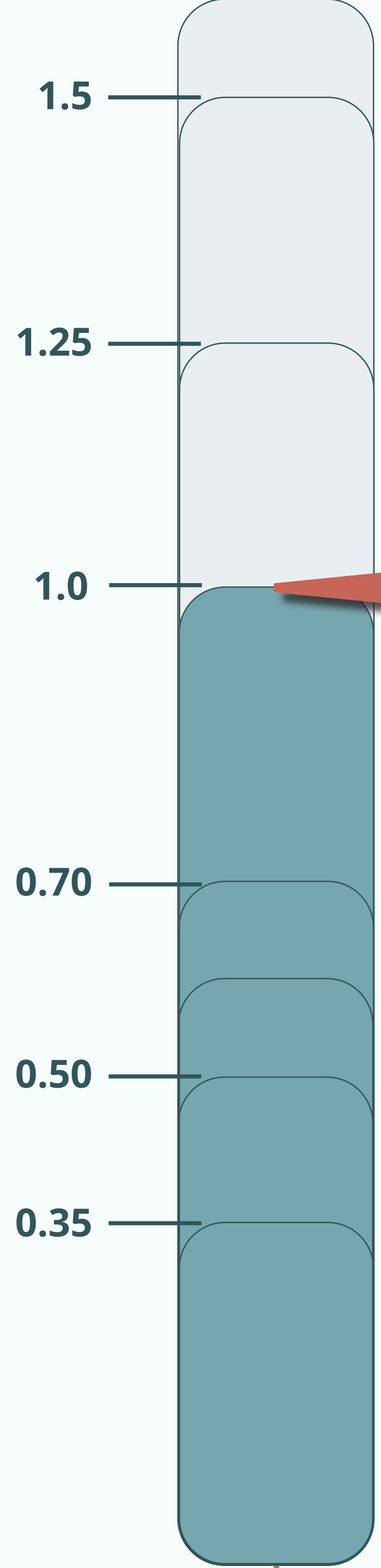
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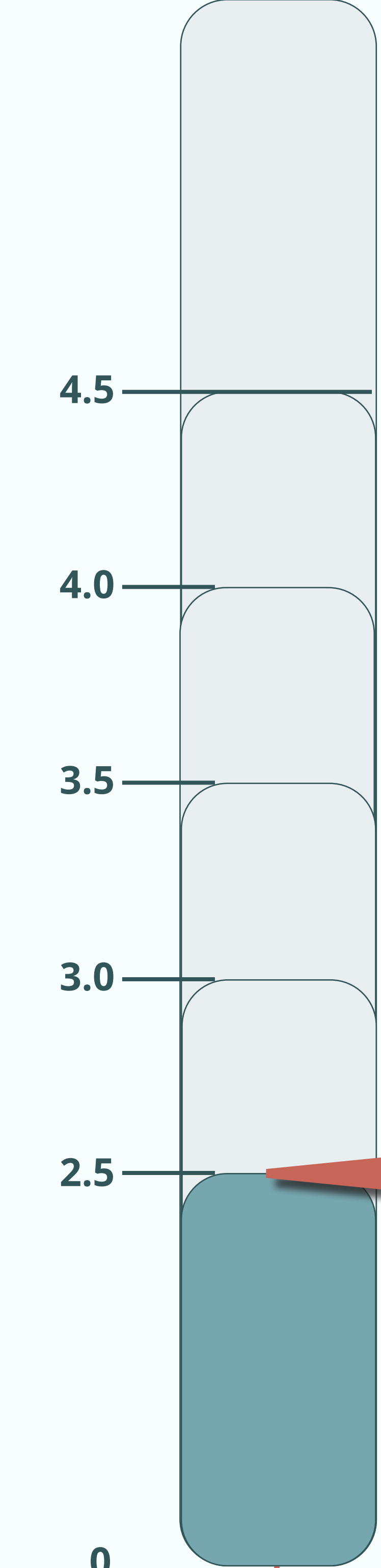
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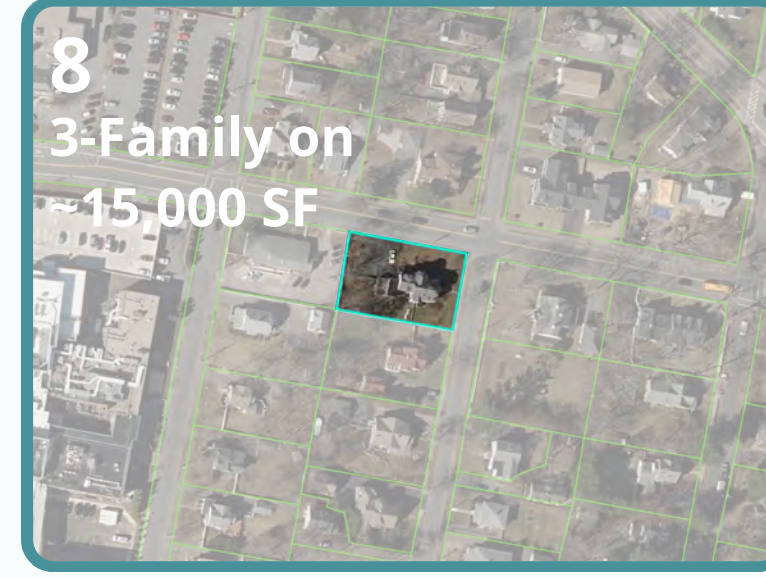
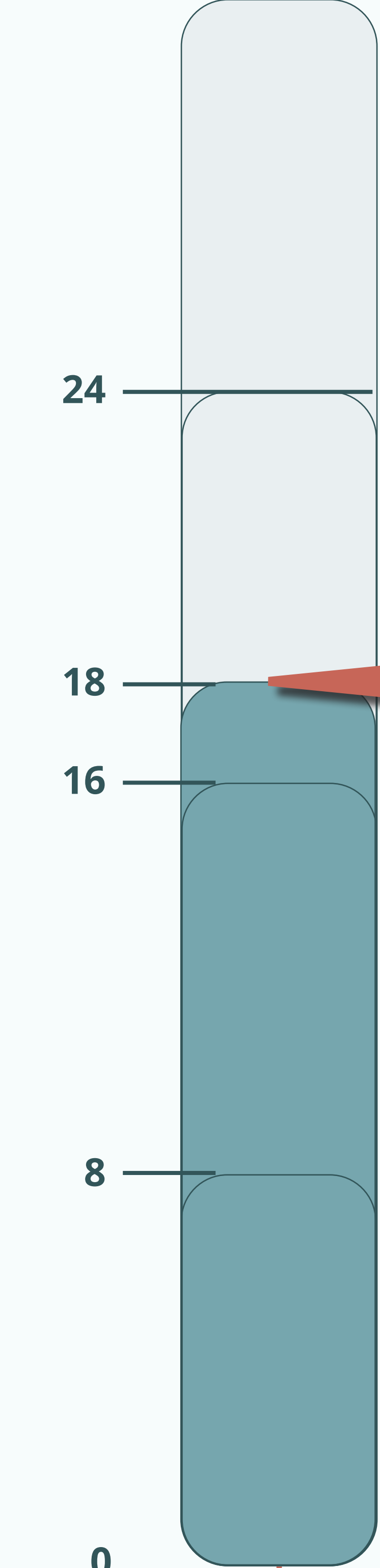
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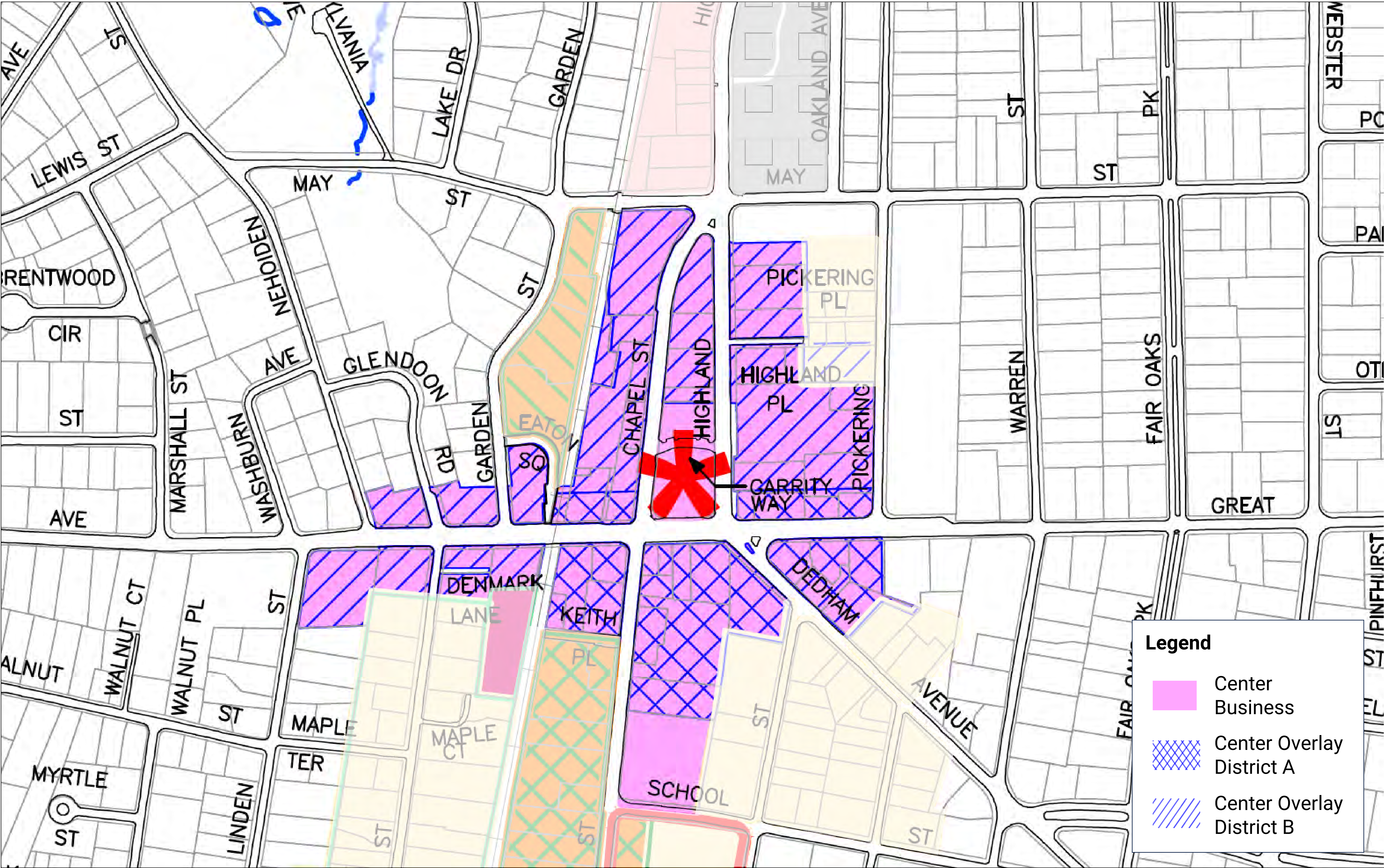
Should Needham's Center Business Zoning District be Included in the MBTA District?

The MBTA Communities Guidelines do not allow a town to include zoning that *mandates* mixed use in a district. Currently, the Center Business Zoning District allows multifamily housing but *only* if the developer builds commercial space in the same building (mixed use). To include Center Business, Needham would have to allow multifamily housing as of right which means a developer could choose to build only multifamily housing *or* mixed use.

Would you support including the Center Business District and allowing multifamily housing as of right, or would you prefer to keep the mandatory mixed use as it is written today? *Place a sticker in the box of your choice below.*

CHANGE THE ZONING TO ALLOW
MULTIFAMILY BY RIGHT.

LEAVE THE ZONING AS IT IS.



What questions do you have about the MBTA Communities Act and Needham’s requirements?

What are Needham’s land and unit requirements?

Metric	Needham’s Requirement
Minimum Land Area	50 acres
% to be Located in Station Area	90% (45 acres)
Minimum Unit Capacity	1,784 units
% to be Located in Station Area	90% (1,606 units)
Minimum Density Requirement	15 DU/AC

Questions, Comments, Thoughts....