

Housing Workshop

October 25, 2022

MAP #

Top criteria: - What were your group's top 3 considerations in selecting locations - i.e. what were the qualities that lead you to select these locations for high density housing?

1. Close to bus + major roads
2. Building on existing commercial
3. Create incentive for higher density rather than tear down
- where ever a driveway is

Were there any locations your group had immediate agreement to locate the multi-family housing?

Existing commercial areas

Definite No's: Were there areas that your group immediately eliminated? If so, where? And why?

- Wetlands
- increase traffic negatively

Sales pitch: - In thinking about the locations your group chose - why should multi-family housing go there?

- see our criteria above!

Opposition: What kind of opposition might you expect from other residents or neighbors for these locations?

- Concerns about changing the character of the center
- traffic increases

Challenges: What was most challenging about this activity of locating multi-family housing?

OSRD opportunities

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MAP #

2

Top criteria: - What were your group's top 3 considerations in selecting locations - i.e. what were the qualities that lead you to select these locations for high density housing?

1. Central location
2. Parcel Size
3. Near Commercial Space / overlay

Were there any locations your group had immediate agreement to locate the multi-family housing?

Center / Over Commercial Space

Definite No's: Were there areas that your group immediately eliminated? If so, where? And why?

Historic District / ~~Historic District~~

Sales pitch: - In thinking about the locations your group chose - why should multi-family housing go there?

Undeveloped space

Location near services/businesses

Tired Commercial Areas

Hartwell Ave -
MIXED USE -

Opposition: What kind of opposition might you expect from other residents or neighbors for these locations?

Concern over property values

Challenges: What was most challenging about this activity of locating multi-family housing?

The map -
difficulty hearing in the room

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MAP #

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Top criteria: - What were your group's top 3 considerations in selecting locations - i.e. what were the qualities that lead you to select these locations for high density housing?

1. More efficient use of existing sites, including commercial sites.
2. Acreage to accommodate density
3. Where dense housing already exists.

Were there any locations your group had immediate agreement to locate the multi-family housing?

Hartwell Avenue
Boston Sports Club
Waltham St near Waltham border

not unanimous

Definite No's: Were there areas that your group immediately eliminated? If so, where? And why?

Farms.

Sales pitch: - In thinking about the locations your group chose - why should multi-family housing go there?

See Top criteria.

Opposition: What kind of opposition might you expect from other residents or neighbors for these locations?

All neighborhoods will oppose changes to their immediate areas.

Challenges: What was most challenging about this activity of locating multi-family housing?

Finding enough contiguous areas.

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MAP #

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Top criteria: - What were your group's top 3 considerations in selecting locations - i.e. what were the qualities that lead you to select these locations for high density housing?

1. Unused or underutilized public land (parking lots)
2. Underutilized commercial areas.
3. close to commercial/businesses + underdeveloped land

Were there any locations your group had immediate agreement to locate the multi-family housing?

- ① Lexington center as long as nothing is taller than Lexington place condos and the Meriam St. lot becomes an underground lot.
② Blackwell Ave + 475 Bedford St. ③ East Lexington ④ gas station area + JP Carroll Junk Yard

Definite No's: Were there areas that your group immediately eliminated? If so, where? And why? *none - we gravitated toward rather than against*

* we want height restrictions in the center zone - very important
475 Bedford St. should be included in Blackwell District only for multi-family housing (NOT commercial zoning) - multi-family housing should be limited to 3 stories.

Sales pitch: - In thinking about the locations your group chose - why should multi-family housing go there?

Opposition: What kind of opposition might you expect from other residents or neighbors for these locations?

Challenges: What was most challenging about this activity of locating multi-family housing?

The map was difficult to understand, especially the color coding. Separate breakout rooms would have been good - it was hard to hear each other.

Thank you for your service to the town.

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MAP #

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Top criteria: - What were your group's top 3 considerations in selecting locations - i.e. what were the qualities that lead you to select these locations for high density housing?

1. proximity of transportation
2. underutilized commercial space likely to be redeveloped
3. not exclusively SFH residential
4. offers possibility of mixed use

Were there any locations your group had immediate agreement to locate the multi-family housing?

Hartwell, Elex, Center, Bedford, Marrett, Forbes
Concord @ Waltham, Militer Drive, Five Forks

Definite No's: Were there areas that your group immediately eliminated? If so, where? And why?

exclusively SFH areas; isolated areas

Sales pitch: - In thinking about the locations your group chose - why should multi-family housing go there?

- focus on underutilized areas ripe for redevelopment.

Opposition: What kind of opposition might you expect from other residents or neighbors for these locations?

- height in Center, creating canyon affect (4 stories on N, 3 on south is OK)
- tax base implications
- increased school enrollment

Challenges: What was most challenging about this activity of locating multi-family housing?

- noise in the room
- finding places that are likely to be redeveloped
- needed more than 17 squares (used 24 squares)
- positive; very aligned as a group

Top criteria: - What were your group's top 3 considerations in selecting locations - i.e. what were the qualities that lead you to select these locations for high density housing?

1. access to transportation
2. repurposing underutilized existing multi-unit properties
3. looking for mixed use opportunities

Were there any locations your group had immediate agreement to locate the multi-family housing?

- center parking lot area
- several existing multi-family properties

Definite No's: Were there areas that your group immediately eliminated? If so, where? And why?

Well... The Mass Ave Historical district...

Sales pitch: - In thinking about the locations your group chose - why should multi-family housing go there?

Opposition: What kind of opposition might you expect from other residents or neighbors for these locations?

Challenges: What was most challenging about this activity of locating multi-family housing?

Even with zoning changes, some "good" areas would take a very long time to be transformed (e.g. East bx along main ave)

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Top criteria: - What were your group's top 3 considerations in selecting locations - i.e. what were the qualities that lead you to select these locations for high density housing?

1. ^{zone} ~~Develop~~ properties ^{with} ~~near~~ run down strip malls
2. Near public transportation
3. Near bike path

Were there any locations your group had immediate agreement to locate the multi-family housing?

YES. THE CENTER, ALL EXISTING STRIP MALL LOCATIONS

Definite No's: Were there areas that your group immediately eliminated? If so, where? And why? NO. I DO NOT THINK WE RULED ANYTHING OUT

In the center 3 stories is good.

About 1/2 of us are good w/ 4. Other areas - 3 stories max. (Some of us think 4 stories)

Sales pitch: - In thinking about the locations your group chose - why should multi-family housing go there?

Underutilized areas.

architectural style fits with surrounding neighborhood

Opposition: What kind of opposition might you expect from other residents or neighbors for these locations?

The neighbors will object on the basis of traffic ^{and} budget impact on the school systems. There is a misconception this is all affordable housing which gets mixed up with low-income housing.

Challenges: What was most challenging about this activity of locating multi-family housing? MANY VIEWS

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MAP #

8

Top criteria: - What were your group's top 3 considerations in selecting locations - i.e. what were the qualities that lead you to select these locations for high density housing?

1. transportation
2. proximity to mixed use
3. ~~close to open space~~ sense of space-concentration

Were there any locations your group had immediate agreement to locate the multi-family housing?

Definite No's: Were there areas that your group immediately eliminated? If so, where? And why?

really far away from transportation
~~but could buses go to Waltham~~
ST

Sales pitch: - In thinking about the locations your group chose - why should multi-family housing go there?

beautiful areas - good neighborhoods

Opposition: What kind of opposition might you expect from other residents or neighbors for these locations?

• going to lose the Concord aesthetic →
mix of open space, historic

Challenges: What was most challenging about this activity of locating multi-family housing?

not having enough stickers!!

Top criteria: - What were your group's top 3 considerations in selecting locations - i.e. what were the qualities that lead you to select these locations for high density housing?

1. WALKABILITY
2. MIXED DEVELOPMENT / ACCESS to services
3. ACCESS TO PUBLIC TRANSPORTATION

[IT SEEMS LIKE A LIMITATION HAS BEEN NO ACCESS TO BUSSING]

Were there any locations your group had immediate agreement to locate the multi-family housing?

MIXING COMMERCIAL & HOUSING IN CENTER ON HARTWELL AVE
ALSO EAST LEXINGTON ON MASS AVE. LOTS OF RETAIL IS VACANT
NOW TOO. BUILDING ABOVE PARKING LOTS
GROCERY STORE NEEDS TO BE CLOSED BY USE OBSOLETE COMM. BUILDINGS

Definite No's: Were there areas that your group immediately eliminated? If so, where? And why?

WETLANDS; STEEP HILLS
too far from services & ~~lack of~~ no bus line

Sales pitch: - In thinking about the locations your group chose - why should multi-family housing go there?

MIXING COMMERCIAL & HOUSING
PROPERTY BRINGS CONVENIENCE AND VITALITY TO BOTH SECTORS
- BUT YOU NEED MORE PARKING, ESPECIALLY IN CENTER.

ADD ~~EARLY~~ CHILD HOOD CENTER TO HARTWELL DEVELOPMENT

Opposition: What kind of opposition might you expect from other residents or neighbors for these locations?

TRAFFIC; SAFETY; TOO MUCH DENSITY (MORE SCHOOL CHILDREN)
PARKING NEEDS.

Challenges: What was most challenging about this activity of locating multi-family housing?

PARKING

RECOMMENDATIONS: MARK THE [WETLANDS] ON THE MAP
SHOW THE BUSES IN WALTHAM AND BURLINGTON

- Catch 22 -> no bus line so not considered for dense.

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MAP #

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Top criteria: - What were your group's top 3 considerations in selecting locations - i.e. what were the qualities that lead you to select these locations for high density housing?

1. PROXIMITY TO COMMERCIAL / WALKABILITY / RETAIL
2. PROXIMITY TO TRANSPORTATION / WALKABLE
3. UNDERUTILIZED SPACES / PROPERTIES

Were there any locations your group had immediate agreement to locate the multi-family housing? *Parking lot behind the Depot*

Definite No's: Were there areas that your group immediately eliminated? If so, where? And why?

AROUND THE GREEN

Sales pitch: - In thinking about the locations your group chose - why should multi-family housing go there?

*Depot Sq parking & temp police station - can build multi-story bldg
Tower Ctr - housing above commercial properties - might stimulate Lex Ctr.*

Mixed use - bring back what has been a good model in the past. commercial downstairs, housing above, build the center up. Add two stories of apartments.

Opposition: What kind of opposition might you expect from other residents or neighbors for these locations?

Traffic.

Challenges: What was most challenging about this activity of locating multi-family housing?