

**\*\*FOR IMMEDIATE RELEASE\*\***

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**Needham Residents Concerned Over State's MBTA Rezoning Mandate**

Local Group Calls for Thoughtful Zoning with Greater Transparency

**\*\*NEEDHAM, MA\*\*** – Concerned Needham residents are speaking out against the state's mandate to rezone almost 100 acres of prime town real-estate for multi-family housing. It calls for dense multi-family housing [**a minimum of 1,784 units, but now proposed up to 3,350 units**] in its most densely populated areas, dramatically increasing density and altering the town's suburban character.

The state's blanket approach ignores the strain this will place on local infrastructure, schools, traffic, and taxpayers. In response, residents have formed **\*Needham Residents for Thoughtful Zoning\* (NRTZ - NRTZ.org)** to raise awareness of the mandate's implications and push for a more informed, balanced, community-driven approach to zoning.

**Key Concerns:**

- **Unvetted Capital Costs and Questionable Financial Assumptions**
- **Unknown Costs Associated with the Rezoning Plan**
- **Traffic Congestion at Key Intersections**
- **Call for Practical, Locally-Controlled Zoning**
- **Rushed Process Lacks Transparency—Call for Public Engagement and Delay**

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## **Key Concerns:**

### **\*\*Unvetted Capital Costs and Questionable Financial Assumptions \*\***

The projected capital costs for the necessary infrastructure improvements associated with this significant increase in housing has not been properly vetted. Consultant RKG, whose work is funded by the state, has put forward "propensity to change" models based on questionable assumptions. These models fail to provide clear answers to critical financial questions, leaving our community at risk of unforeseen costs and budgetary strain.

### **\*\*Unknown Costs associated with the Rezoning Plan\*\***

The rezoning plans submitted to the state leaves many critical questions concerning the impact of this change on the town unaddressed. Without a full understanding of the costs of the infrastructure and classroom upgrades that would be required to support such a population increase, Needham is being asked to proceed with incomplete information.

### **\*\*Traffic Congestion at Critical Intersections\*\***

Traffic in Needham is already a major concern, with many key intersections having recently received failing "F" ratings. These areas are already overwhelmed by vehicle congestion and train crossings delaying the traffic flow. The state's high-density housing plan could exacerbate these problems.

### **\*\*Call for Practical, Local-Controlled Zoning\*\***

While some argue that a housing crisis demands ambitious new rezoning, local residents contend that the promises of the current proposals are unrealistic. Instead, they advocate for a rezoning strategy that can be carried out in a more measured and considered way under local control, ensuring thoughtful and manageable growth that reflects the town's actual needs.

## **Public Awareness and Call for Delay**

"Many residents across Needham are unaware that this rezoning mandate is being rushed toward a vote at town meeting on October 21st," says Ken Buckley, spokesperson for NRTZ.

"Once residents understand the full impact of this plan, many share our concerns and believe this vote should be delayed to allow for greater transparency and more informed citizen input and decision-making."

## **For More Information:**

To learn more about the state's rezoning mandate and the potential impact on Needham, visit the website [NRTZ.org](http://NRTZ.org)