



# Walnut Street RFP

## Neighborhood Meeting #2

July 14, 2021

**Foxborough Housing Authority/MassDevelopment ♦ Innes Associates**

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# Agenda

**Welcome and Introductions**

**Recap from May 26 Meeting**

**Criteria for RFP**

**Next Steps**

# Introductions

## **Foxborough Housing Authority**

**Greg Spier, Chair**

**Kevin Powers, Vice Chair**

**Sue Perez, Treasurer**

**Bethany Robertson, Commissioner**

**Thomas Kelley, Commissioner**

**Maggie Hurd, Executive Director**

## **Town of Foxborough**

**Paige Duncan, Planning Director**

**Gaby Jordan, Staff Planner**

## **MassDevelopment**

**Claire O'Neill, Senior VP, Real Estate Planning**

## **Consultant**

**Emily Keys Innes, AICP, LEED AP ND  
Principal, Innes Associates**

# Meeting Expectations

The purpose of this meeting is to discuss the creation of a Request for Proposals (RFP) to develop the Walnut Street site as affordable housing.

The FHA is seeking community input into some of the criteria that will be included in the RFP.

This presentation will describe the current site and the context surrounding the development of affordable housing on this property.

We'll also discuss the timeline for the rest of the process of developing the RFP and what happens after it is issued.

**For those of you on Zoom, please use the Q&A function to ask questions during the presentation.** We'll address them before we begin our discussion of community criteria.

# Meeting Expectations

**This is not a meeting about a development project.**

The FHA does not know what respondents to the RFP will propose.

**Because this discussion is not about a specific project, the following things are unknown:**

- ◆ Number of units
- ◆ Mix of units
- ◆ Number of buildings on the site
- ◆ Number of parking spaces
- ◆ Number of residents
- ◆ Traffic impacts
- ◆ Location of entry/exit to the property

**This is the second community meeting in the process of developing this RFP. We look forward to your comments and input on the criteria presented in this meeting.**

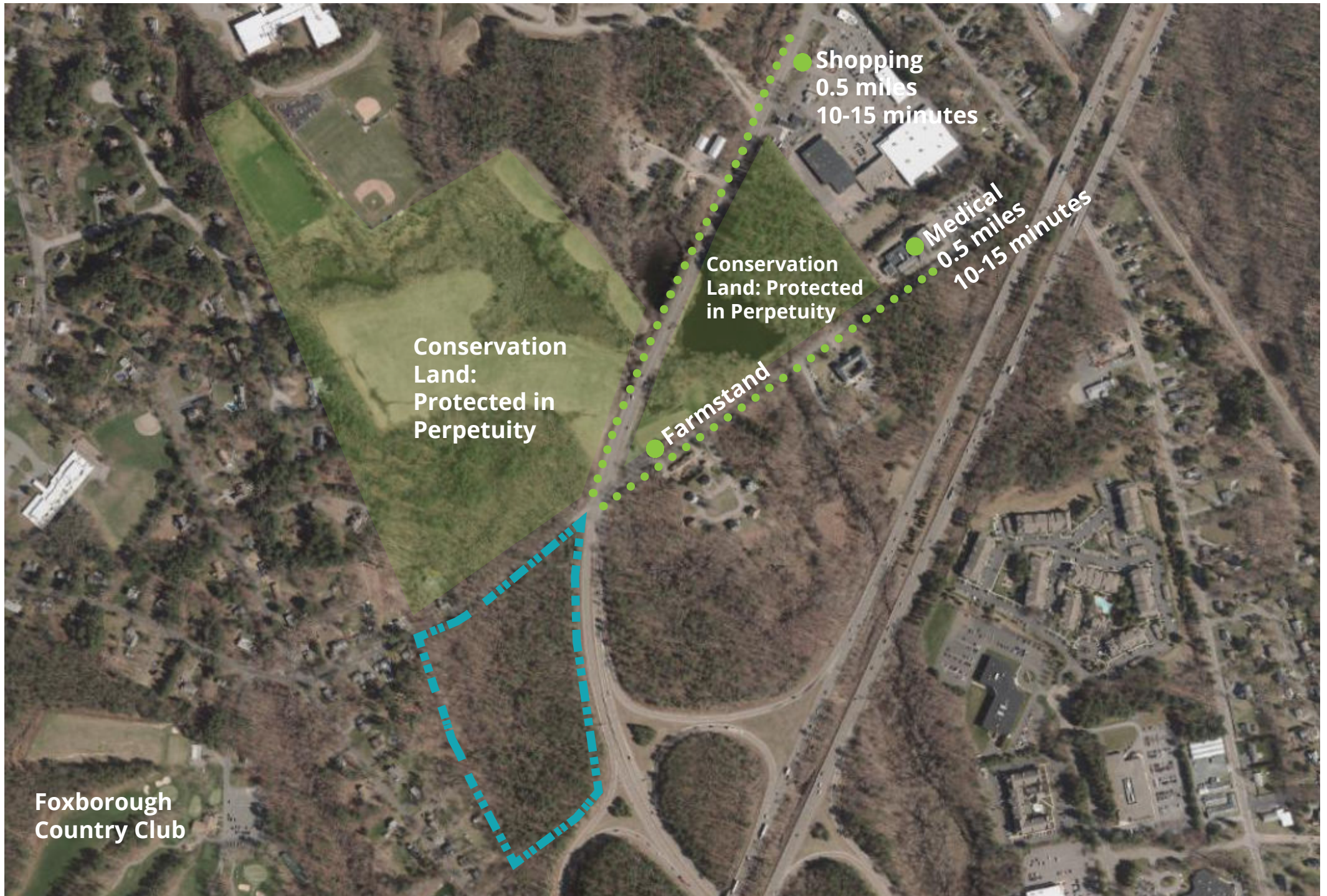
**May 26**

**Neighborhood Meeting**

# The Walnut Street Site

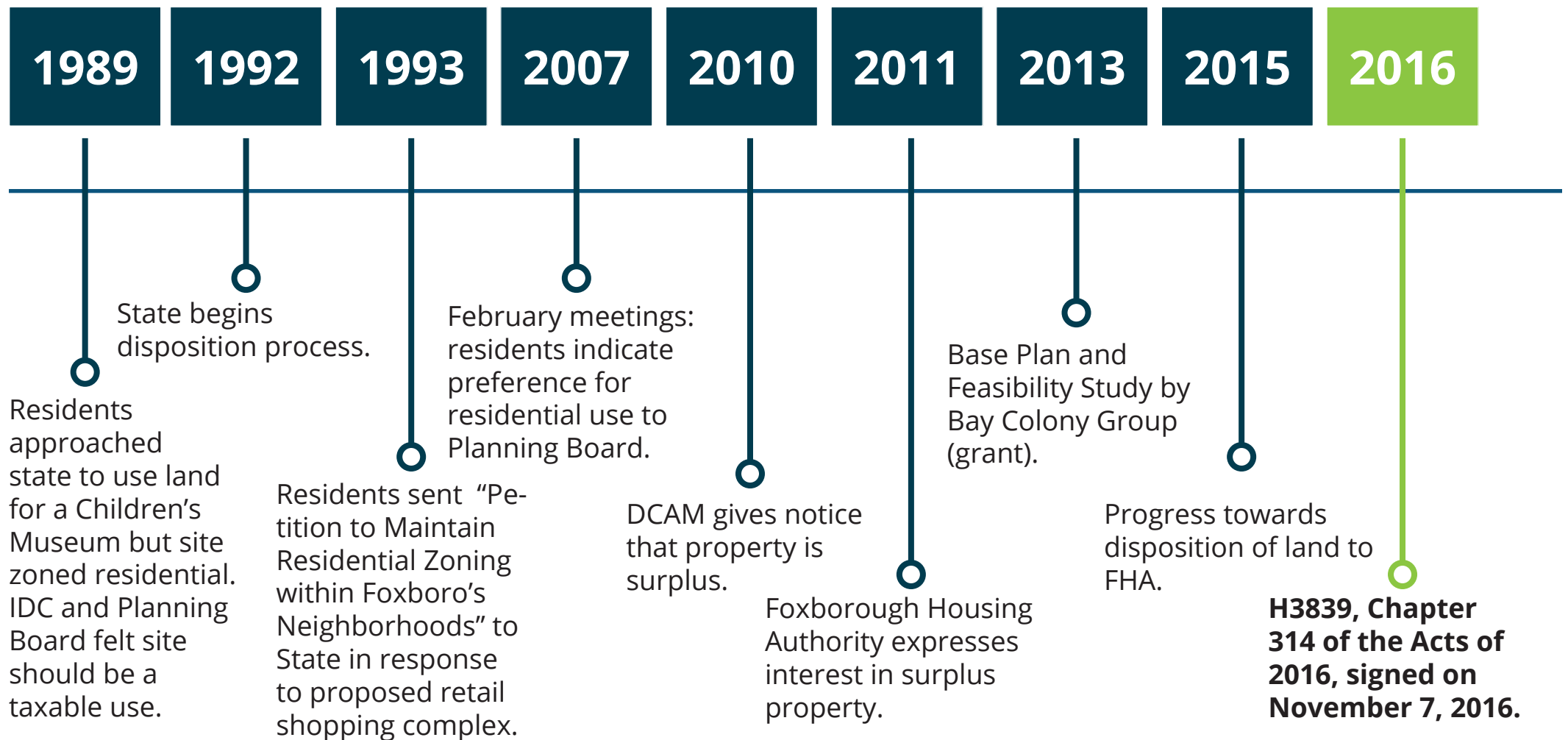


# Context



# Site History

The land was originally owned by the Massachusetts Department of Mental Retardation within the Executive Office of Human Services.





# May 26 Neighborhood Meeting

We discussed:

- ◆ Site History
- ◆ Disposition Requirements
  - ◆ **If the parcel is not used for affordable housing, it reverts back to DCAM** (the Commonwealth's Division of Capital Asset Management) **who would control any new use.**
- ◆ Housing Needs
  - ◆ Seniors in Foxborough have increased from 12% of the population in 2010 to 17% now and are **expected to be 23% of the population by 2030.**
  - ◆ **58% of households in Foxborough are 1-2 people;** household size likely to continue to decline and smaller-size housing options will be needed.
  - ◆ Foxborough is income-diverse, but **seniors and renters are more likely to be low income.** About 34% of households in Foxborough are low-income.
- ◆ Income and Affordability Limits
  - ◆ 7% of **elderly family households** are extremely low income; 12% are very low income; 14% are low income.
- ◆ Signalization and sewer expansion projects
  - ◆ **Both are dependent on affordable housing being built at this site.**
  - ◆ Without this project, MassHighway may use jersey barriers along Route 140 to divide Commercial Street.

# Neighborhood Comments: What We Heard

- ◆ Priorities/concerns expressed at the meeting included the following:
  - ◆ Concern about family units vs. senior-only units.
  - ◆ Desire for sidewalks.
  - ◆ Wildlife pathways as well as noise pollution/ wildlife corridor.
  - ◆ Some sort of noise and light buffer sounds good, but I wouldn't want fences/walls.
  - ◆ High level of privacy and security. Maintaining an existing wooded buffer and site perimeter fencing on the newly developed property is a must have.
  - ◆ Perimeter fencing.
  - ◆ A MAJOR wooded buffer would be needed.
  - ◆ Community meetings on the project.

Other concerns, such as traffic or the scale of the buildings, were development-specific. The FHA won't have the answers to many of those questions until after they have selected a Preferred Developer from the submitted proposals and interviews.

**These concerns formed the basis of the development and evaluation criteria in the draft RFP.**

# Draft

Development Conditions  
Evaluation Criteria

# What We Heard: Concern about family units vs. senior-only units.

## Proposed Development Conditions:

- ◆ 100% of the units will be restricted to persons sixty years of age or older and persons who are non-elderly disabled.
- ◆ 100% of the units will be rental units at a variety of affordability levels, consistent with the needs of the community and the appropriate funding sources. Proposals will be evaluated based on the number of units and the range of affordability levels proposed.
- ◆ 100% of the units will be designed with principles of Universal Design. 50% will be fully wheelchair accessible.

## Draft Evaluation Criteria:

### Mix of affordability of units.

#### Highly Advantageous:

Housing exceeds minimum criteria for MHP-financed projects by offering more units to households earning no more than 50% AMI.

#### Advantageous:

Housing meets minimum criteria for MHP-financed projects and/or DHCD's Local Initiative Program.

### Mix of unit types.

#### Highly Advantageous:

Units at all levels of affordability are well-distributed throughout the project with no difference in construction.

#### Advantageous:

Unit construction meets minimum DHCD/MHP requirements.

# What We Heard: Wooded buffer. Wildlife. Light/sound. Privacy.

## Proposed Development Conditions:

- ◆ Significant natural buffer between existing neighborhood on North High Street and new development.
- ◆ Preservation of tree buffer along Walnut Street.
- ◆ Energy-efficient lighting that is compliant with Dark Sky standards to reduce overspill or glare.

## Draft Evaluation Criteria:

### **Wooded buffer between development and (1) houses on North High Street and (2) Walnut Street.**

#### **Highly Advantageous:**

Thick buffer with tree maintenance plan to address aging/diseased trees.

#### **Advantageous:**

Thick buffer between houses and development and Walnut Street and development.

### **Landscape design.**

#### **Highly Advantageous:**

The proposed development is imaginative in addressing on-site stormwater management, landscape design and maintenance, and preservation of wooded areas.

#### **Advantageous:**

The proposed development provides an integrated approach to landscape design and a management plan for ongoing care and maintenance. Design includes the siting of utilities, stormwater management systems, outdoor gathering spaces, and passive and active recreation opportunities.

## What We Heard: Desire for sidewalks.

### Proposed Development Conditions:

- ◆ Connection to sidewalk proposed as part of the MassDOT signalization project for the intersection of Walnut Street and Commercial Street/Route 140.

### Draft Evaluation Criteria:

**None - this is a condition the respondents must meet.**

## What We Heard: Concerns about security.

- ◆ Security cameras at appropriate locations to address safety concerns based on proximity to I-95.

**None - this is a condition the respondents must meet.**

## What We Heard: Meetings with the Community.

- ◆ Meetings with neighbors during pre-permitting and construction process.

### Community meetings.

#### Highly Advantageous:

Proposal offers more community meetings prior to application to the ZBA and meetings during the construction process and an ongoing outreach process to monitor and respond to concerns.

#### Advantageous:

Proposal offers 1-2 meetings with the community prior to application to the ZBA and 1-2 meetings during the construction process.

# Other Considerations: Quality of Life for Senior Residents.

## Proposed Development Conditions:

- ◆ 24/7 on-site management.
- ◆ Units should be designed for residents with mobility and accessibility challenges, including specific design strategies:
- ◆ Recreational amenities for residents which could include indoor and outdoor gathering spaces, community garden, dog park, trails, or other age-appropriate space.
- ◆ Room for a social worker to meet privately with residents needing assistance.
- ◆ Community room with hard-wired generator.
- ◆ Mail and package room.

## Draft Evaluation Criteria:

**None - these are conditions the respondents must meet.**

# Other Considerations: Additional Town/FHA Requests.

## Proposed Development Conditions:

- ◆ Architectural design that reflects the design elements of a New England small town, including traditional materials, and are specific to the aesthetics of the adjacent neighborhood and the Town of Foxborough.
- ◆ At a minimum, compliance with the Stretch Energy Code.
- ◆ Stormwater retained and managed (allowed to infiltrate) on-site.

## Draft Evaluation Criteria:

### Energy efficiency.

#### Highly Advantageous:

The proposed development actively seeks qualification for LEED, Passive House, Net Zero, or other certification program re-lated to sustainable development.

#### Advantageous:

The proposed development can demonstrably qualify for LEED, Passive House, Net Zero, or other certification program related to sustainable development.

### Architectural design.

#### Highly Advantageous:

The proposed development is imaginative in addressing the architectural design of the building(s) and their relationships to each other and to the built environment of the community.

#### Advantageous:

The proposed development exceeds minimum requirements for architectural design as described in the development conditions of the RFP. Design balances privacy needs with public spaces, promotes easy maintenance of common and private areas, reduces operating costs through design, and provides a safe environment for residents aging in place.



# Revised Timeline



# Questions



**Thank you!**

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