

Action Plan for MBTA Communities

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| Description Area | Please read the Section 3A Guidelines before attempting to complete this form. Please note: Action Plan Forms must be submitted by a municipal official with authority to act on behalf of the municipality on matters of zoning, such as the municipal CEO or planning director. |
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Section 1: Identification

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| Description Area | The Section 3A Guidelines establish zoning metrics that apply uniquely to each MBTA community based on its local transit stations, existing housing stock, population, and developable land. This section of the Action Plan helps to identify the transit stations that determined each community's category. Appendix 1 of the Section 3A Guidelines lists each community's category and minimum multi-family unit capacity requirement. |
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| 1.1 MBTA Community Name | Foxborough |
| 1.2. Community Category | Adjacent community |
| 1.3. Multifamily Unit Capacity Requirement | 768 |
| 1.4. Does this municipality have any MBTA rapid transit stations within its boundaries? | No |
| 1.5. Does this municipality have any MBTA commuter rail stations within its boundaries? | No |
| 1.6. Does this municipality have any other MBTA transit stations that are located outside of its municipal boundaries that may have "developable station area" within them? | No |
| 1.7. Please provide the name of the person filling out this form | Paige Duncan |
| 1.7a. Title | Director of Land Use and Economic Development |
| 1.7b. Email Address | pduncan@foxboroughma.gov |
| 1.7c. Phone Number | (508) 543-1250 |
| 1.8 Please provide the name of the municipal CEO | Leah Gibson |

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| 1.8b Mailing address of municipal CEO | Select Board Chair Foxborough Town Hall, 40 South Street Foxborough, MA 02035 |
| 1.8c Email address of municipal CEO | LGibson@foxboroughma.gov |
| 1.9. Please briefly describe other members of the core team developing the multi-family zoning district. | Town Manager, Director of Land Use and Economic Development, Town Engineer, Staff Planner, Town Moderator and Chairs of the following boards: Select Board Planning Board Zoning Board Housing Authority |

Section 2: Housing Overview

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| 2.1. Does this municipality have any established housing related goals or strategies from municipal planning documents, such as a Housing Production Plan, Master Plan, or Economic Development Plan? | Yes |
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2.1a. Please briefly describe any relevant strategies, goals, or objectives, and the work that has been done to date.

Through 2019 and early 2020, Foxborough was actively engaged in a robust and interactive Conversation on Housing. The following strategies were identified in the HPP issued in May 2021, and several of these initiatives are currently underway, including the most significant which will create 200 all affordable housing units. See <https://www.foxboroughma.gov/common/pages/DisplayFile.aspx?itemId=18780637> for HPP:

1. Housing Choice and Multi-Family Zoning Requirements for MBTA Communities - zoning to be voted Spring or Fall 2024 Annual Town Meeting.
2. Accessory Dwelling Unit Bylaw - failed to pass in 2021.
3. Foxborough Housing Authority Walnut Street Project - 200 senior affordable apartments - permitting underway as of 1/31/23.
4. 119 Morse Street 40B Application - 38 ownership units, decision due 2/16/23
5. 17 Centennial Street - Duplex house lot to be developed by Housing Authority. Expression of Interest to be filed spring 2023 seeking assistance with design and permitting of this project.
6. Additional Housing Opportunities -The Town may want to actively pursue housing at several other sites:
 - a. The old Auditorium at the former Foxborough State Hospital and the Pratt School on Community Way in East Foxborough could be redeveloped as senior housing, Affordable Housing, and/or other housing. Disposition of both properties will be on Annual Town Meeting warrant for May 2023.
 - b. The now-vacant Schneider Electric USA facility on both sides of Neponset Street was declared no longer needed or wanted by the French company, with a US presence, that owns it. It is an extremely large facility with many buildings and ample parking areas and could be redeveloped as housing. Currently zoned General Industrial.

2.2. Is this municipality currently working on any other planning for housing?

Yes

2.2a. Please briefly describe the housing work underway.

Since 2010, Foxborough has permitted 250 single family housing units, 38 two-family and 430 multi-family units, for a total of 718 new housing units (representing an increase of greater than 10% of the 2010 year-round housing units). Foxborough ZBA is currently reviewing a 38-unit LIP project (ownership) with a decision expected on February 16, 2023. The Town and Foxborough Housing Authority (FHA) are currently working on developing 200 units of affordable senior housing developed on FHA owned property. ZBA will begin review of this 40B on February 16, 2023. Walnut Street Joint Venture (WSJV), comprising of Affordable Housing and Services Collaborative, Inc., Peabody Properties, Inc., and the Onyx Group, is working with the FHA and the Town of Foxborough on a senior adult apartment community. The proposed project is a 200-unit three (3) building project with central open space for the residents that will be permitted through the 408 Comprehensive Permit Process. The project is proposed to be developed in two phases with Phase I constructing 141 units in Buildings 1 & 2 and Phase II constructing 59 units in Building 3. The proposed community will maintain 100% of the units specifically for low to moderate income residents. A Project Eligibility/Site Approval letter has been obtained from the Massachusetts Department of Housing & Community Development (DHCD), dated January 12, 2023. The Planning Board has approved 123 apartments in Uptown Foxborough permitted in past five years. Fifty-seven of these units will be built/occupied by February 2023.

Section 3: Preliminary Zoning Strategies

3.1. To the best of your knowledge, which of the following zoning strategies is this community most likely to use for compliance? (Select all that apply)

- c. A new 40R or other overlay zoning district
- d. A new base zoning district or districts

3.1c. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work the community has already done for this district(s).

See maps for details.

- 1. Route 1 - two possible districts:
 - ? District 1 - 44.39 acres
 - ? District 2 - 50.38 acres
 - 2. Neponset Ave - District 3 - 14.79 acres
 - 3. I95/Route 140 - four possible districts
 - ? District 4 - 22.18 acres (The Lodge, density = 11.27 units per acre)
 - ? District 5 - 36.99 acres
 - ? District 6 - 15.54 acres (future site of Walnut Street FHA project, density = 12.87 units per acre)
 - ? District 7 - 17.56 acres (The Sylvan, density 14.12 units per acre)
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3.1d. Please briefly describe the potential district and location. Optional: Attach any supporting documents that show planning work this community has already done for this district.

See above and attached.

3.2. What non-housing characteristics are important for this community to consider in its 3A zoning district?

Foxborough is unique in that there is an 11-month pilot program underway evaluating the need for full-time commuter rail service to the existing Foxboro Station. Previously this station has been used for events only. Full commuter rail service commenced September 12, 2022, under the 11-month pilot to determine if permanent, full-time commuter rail service will continue. We should know by August 2023 whether this full time service will continue.

Today Foxborough is classified as an "adjacent community" under the MBTA communities requirements. If the pilot is successful, Foxboro Station would then become a permanent station, which would likely result in the reclassification of Foxborough as a "commuter rail community". Such a designation would affect the location of the proposed districts. While it makes sense to locate the housing units near Foxboro Station, there is tremendous competing interest with the need to park vehicles for stadium events. We believe it is important for our Town Meeting voters to have certainty as to the location requirements before they vote.

Section 4: Action Plan Timeline

Description Area

This section creates a framework to input preliminary plans for a zoning adoption process. On the table below, please use Column 1 (from the left) to describe a task, Column 2 to input a start date, and Column 3 to input a finish date. Every community must provide a timeline for the below-listed tasks. Additional space is provided for any other tasks that a community wishes to list. DHCD will review proposed timelines for feasibility before approving an Action Plan. Public outreach
Developing zoning
Applying DHCD's compliance model to test for density and unit capacity
Holding planning board hearings
Holding legislative sessions and adopt compliant zoning
Submit District Compliance application to DHCD

Description Area

Task

Description Area

Start

Description Area

Finish

Short Answer

Public Outreach

Mar 01, 2023

Dec 31, 2024

Short Answer

Develop Zoning

Aug 01, 2023

May 01, 2024

Short Answer

Applying DHCD's compliance model to test for density and unit capacity

Sep 01, 2023

May 01, 2024

Short Answer

Hold Planning Board hearings

Mar 01, 2024

Oct 30, 2024

Short Answer

Town Meeting(s)

May 13, 2024

Nov 15, 2024

Short Answer

Submit District Compliance application to DHCD

Jun 13, 2024

Dec 15, 2024

If there is any other feedback you would like to share about the compliance process, please use this space to provide it.

On September 12, 2022, the MBTA launched a new, year-long pilot to test interest in weekday Commuter Rail service to Foxboro. For this reason, we are delaying bringing MBTA communities zoning amendments until Spring 2024 to allow time for the MBTA to determine the future status of Foxboro Station. Our schedule accounts for both spring and fall 2024 town meetings, if required.

Rest assured, in the meantime, Foxborough is actively creating housing. As mentioned previously, the Foxborough Planning Board has permitted 123 multi-family apartments in our Uptown (downtown) in the past five years. Fifty-seven of these units will be built/occupied by February 2023. Foxborough's SHI stands at 12.81% today. Assuming 38 ownership units are approved under the Morse Street LIP on 2/16/23, and the town-sponsored FHA project of 200 units is approved this spring, Foxborough's SHI will stand at 14.16%. Since 2010, Foxborough has created more than 718 housing units, 430 of which were multi-family.