



DLTA Projects in SWAP Region

2017 Awards

Bellingham Economic Development Planning - \$5,000

Along with the Town of Bellingham, MAPC staff is undertaking an economic development initiative to focus on promoting new development and redevelopment in strategic growth locations in town, as well as developing a unifying and consistent vision for the town. Along with the land use and existing business composition analyses that have been created, an economic development vision is essential for understanding how to best approach industrial, commercial, and mixed-use development in Bellingham's three commercial areas.

MAPC staff, town officials, and interested stakeholders are currently distributing a town-wide economic development survey, with a focus on opportunities and challenges within the commercial areas. Additionally, Bellingham officials and MAPC staff have formulated work stations for the January 2018 Open House by focusing on development opportunities within the commercial areas. All the input and guidance provided through the survey and at the workshop will be included in an Economic Development Action Plan. Lastly, town officials and MAPC have created a foundation for a town economic advisory committee.

Norfolk Downtown Economic Development Planning - \$25,000

The town of Norfolk has committed to developing an economic development plan that will focus on activating prime TOD sites in the town center area and growing existing business clusters in the Route 1A / 115 cross roads commercial zone. A community visioning kick off meeting was hosted on May 25th with an excellent turnout of long time and new residents as well as a strong contingent from the King Phillip Regional HS student body. Existing conditions research has been completed including a demographic analysis of town residents, town business composition, regional commercial centers, and transportation networks impact on business growth in Norfolk. MAPC coordinated the economic development planning processes with JM Goldson who had been contracted by the town of Norfolk to conduct a Housing Production Plan. Recommendations for the town will include partnering with the MBTA to leverage public assets to encourage private development and attracting regional serving business uses.

Wrentham Town Center Zoning District Project - \$30,000

A public forum held December 12, 2017 resulted in unanimous support for the concepts presented developed by MAPC and the Working Group. This included visualizing a street grid layout for the 50 vacant acres that would support the existing village center, new housing options, additional uses, and an enhanced public realm. The community is requesting additional funding to complete the zoning and urban design guidelines. Members of the Planning Board and the Board of Selectmen attended the forum and are supporting the project.

SWAP/TRIC: Small House Study - \$20,000

MAPC is working with the SWAP and TRIC subregions to study municipal considerations for development of tiny houses and other alternative housing typologies. The work will include a visual

exploration of these typologies and zoning implications, analysis of their history and relevant case studies, assessment of barriers to development, and recommendations to the subregions for supporting the type of housing production appropriate in their communities. The project will be guided by a working group comprised of representatives from each participating municipality, including the towns of Medway, Sherborn, Medfield, Foxborough, and Stoughton.

495 Site Preparedness Program Assistance in 26 Municipalities (SWAP communities include: Bellingham, Franklin, Hopkinton, Medway, Milford, Millis, Norfolk, Sherborn, Wrentham) –\$10,000
MAPC worked with the 495/MetroWest Partnership to develop a process for the 26 MAPC region municipalities to provide updates on the development status of the Priority Development Areas (PDA) identified in the 2012 495 Development Compact. MAPC sent each municipality a joint letter from MAPC and 495/MW that provided an overview of the project, along with the relevant maps from the 2012 project. Then, MAPC Data Services staff created maps for each PDA, about 200 in total, and corresponding spreadsheets listing each PDAs in one spreadsheet and the parcels in each PDA in a second spreadsheet. MAPC and 495/MW Partnership prepared a communication regarding these maps and spreadsheets, including instructions for how the municipalities can fill them out, to be sent out to the cities and towns in early January 2018.

2016 Awards

Medway Affordable Housing Bylaw Update - \$11,200

After a zoning recodification process where the Affordable Housing Bylaw was flagged for further analysis, MAPC worked with the Town of Medway to update its approach to leverage private residential development for affordable housing production purposes. The planning process was guided by a committee made up of Town staff and members of the Planning and Economic Development Board, Affordable Housing Committee, and Affordable Housing Trust. In addition, the process included a focus group with local developers and realtors. After completing a review of best inclusionary zoning practices across the Commonwealth, MAPC conducted an analysis of Medway's regulation and identified barriers to affordable housing production. Next, we made recommendations for how to strengthen areas of the bylaw. The Affordable Housing Bylaw now takes an approach based on economies of scale, offers a larger density bonus, and provides sensitive unit design standards, among many other improvements.

Millis Housing Production Plan - \$17,400

MAPC is preparing a Housing Production Plan (HPP) for the Town of Millis. The Housing Needs Assessment has been completed and the first of two public forums was conducted in June 2016. It is anticipated that the HPP will be completed by mid-2017 after a second public forum and presentations to the Planning Board and the Board of Selectmen. It will be submitted to DHCD with the full HPP once it is approved by the Town.

Regional LED Streetlight Initiative - \$12,100

In 2016, MAPC provided continued support and technical assistance for two regional purchasing opportunities for LED replacements in outdoor lighting applications, including Lowell, Malden, Millis, Andover, Everett, Leominster, Warren, Watertown, and Wayland. Additionally, MAPC provided technical assistance to the cities of Quincy and Medford to develop their individual procurements for streetlight retrofit services.

Sherborn Town Center Housing Study - \$15,000

MAPC is using a combination of DLTA and PMTA (Planning for MetroFuture Technical Assistance) funding to complete a Town Center Housing Study in Sherborn. The DLTA funding supported the first

half of the community planning process. The planning effort explored approaches to integrating additional housing into Sherborn's rural Town Center that would boost support for local businesses and vitality in the center. The DLTA work supported a community workshop facilitated by MAPC, which found that there was community support for mixed-use housing in the Town Center. The process included coordination meetings with the Town Planner, members of the Planning Board, and members of the recently-formed Sherborn Housing Partnership. A draft report documenting the study is currently under review by the Town and will be completed in 2017.

Wrentham Economic Development Brochure - \$7,300

MAPC assisted Wrentham in preparing a brochure to promote the town's development opportunities to private investors. The brochure included a simple market profile, detailing demographic and consumer data of the town and surrounding area. Prime developable parcels along Routes 1 and 1A and Town Center were highlighted. In addition to technical assistance, DLTA funds were also used to run an initial 500-copy print of the brochure.

2015 Awards

Bellingham HPP & NECC Area Study support - \$6,700

The Town of Bellingham contracted with MAPC to update its Housing Production Plan (HPP) and to analyze potential future land use alternatives for the New England Country Club (NECC) site. DLTA funds supplemented the MA DHCD Priority Development Fund grant the Town received. The Housing Production Plan was updated, and MA DHCD approved the update effective September 22, 2015. The 323 acre NECC property includes an 18-hole golf course and surrounding open space. The owners approached the Town because they wished to develop the site, and the Town was interested in exploring whether the golf course might be retained while also providing housing opportunities. MAPC performed a build-out analysis to understand the number of units that might be built using four scenarios utilizing the existing zoning regulations. The project also included an environment evaluation, aided by maps that included soils, wetlands, endangered species, and other environmental resources. The final recommendations were informed by the work underway to update the Housing Production Plan, in particular the needs assessment. This assessment confirmed the need for additional housing in Bellingham, particularly smaller units to accommodate smaller households/seniors looking to downsize and more diverse styles of housing, including more multifamily and rental housing. The project was presented at a public meeting of the Board of Selectmen on June 1, 2015, at which time the BOS voted to establish a study committee to further pursue MAPC's recommendations, including creating a new zone that would allow a variety of housing types.

LED Streetlight Retro-Fits - \$26,000

In the beginning of 2015, MAPC completed a regional procurement for a turnkey LED streetlight retrofit provider ("EMS 4") for 5 municipalities, the Cities of Lowell and Malden and the Towns of Hopkinton, Millis, and Sudbury. These five municipalities have roughly 10,000 streetlights. In the fall of 2015, MAPC launched a regional procurement for an LED streetlight retrofit designer and project manager ("Designer 03") on behalf of six municipalities, the Cities of Everett and Leominster and the Towns of Andover, Warren, Watertown and Wayland. These six municipalities have a total of 10,000 streetlights. The City of Boston joined this procurement after it had been issued, which added 67,000 streetlights. MAPC believes the Designer 03 procurement it will provide lower costs than the traditional turnkey approach.

Sherborn & SWAP & MetroWest Animal Control - \$12,500

The Town of Sherborn and five of its neighboring communities (Framingham, Holliston, Natick, Hopkinton and Ashland) asked MAPC to explore opportunities for sharing animal control services and facilities. Working with the police Chiefs and Town managers from the six communities, MAPC first explored shared animal control models across the state and drafted agreements that could be used to formalize cross-municipal animal control support. Town managers then asked MAPC to develop options for a full six-town animal control district. MAPC analyzed staffing, equipment and budget needs across the communities and presented Town leaders with options for a district that would save money for all the communities while ensuring sufficient staff coverage. These options were presented to the chiefs and managers and changes were made based on feedback received. MAPC concluded the project by surveying Town managers as to whether they wanted to agree to a district option.

SWAP Collaborative for Procurement/Services - \$15,400

MAPC was asked to work with three communities (Millis, Medfield, and Sherborn) to explore opportunities for shared contracting and equipment usage. Through interviews with Town officials, MAPC helped the communities decide what service areas they would like to jointly procure. The three communities agreed to look at heating, ventilation and air conditioning services as the area to prioritize for collective procurement. MAPC developed the bid document and issued the procurement, receiving two bids. MAPC also asked communities to share their vehicle lists with each other to consider areas of overlap and equipment needs. These lists were collected and presented to Town officials for their consideration.

2014 Awards

Bellingham Housing Production Plan & South Bellingham Land Use Analysis - \$7,000

MAPC prepared an update of Bellingham's Housing Production Plan with the goal of creating a more balanced housing stock. A community forum was held in November, where key themes included the increased housing cost burden for many town residents across the income spectrum (felt particularly from lower-income homeowners), the need to develop more entry-housing options for first-time homebuyers and renters, and housing options for seniors. The plan aimed to increase internal municipal capacity to enable and advocate for the creation of diverse housing types, to leverage local housing resources and partnerships, and to advance housing programs and production. In addition, the plan included strategies to identify properties for housing development, set numerical housing goals, and amend zoning when necessary to advance housing production.

Millis Zoning Recommendations - \$7,500

Following up on the sustainable community visioning effort regarding downtown Millis, MAPC began a series of discussions regarding zoning changes needed to implement the recommendations of the Millis Town Center Properties Report. After reviewing a number of possibilities to implement the zoning change, MAPC recommended that the existing mixed use overlay district be replaced with two new zoning districts. MAPC also recommended that the Zone A Groundwater Protection District overlay be eliminated, as it was made redundant by subsequently approved groundwater protection zoning, but included provisions that made redevelopment of properties in the downtown very difficult to achieve. Zoning was drafted, reviewed by the Downtown Master Plan Committee, and approved by Spring 2014 town meeting.