

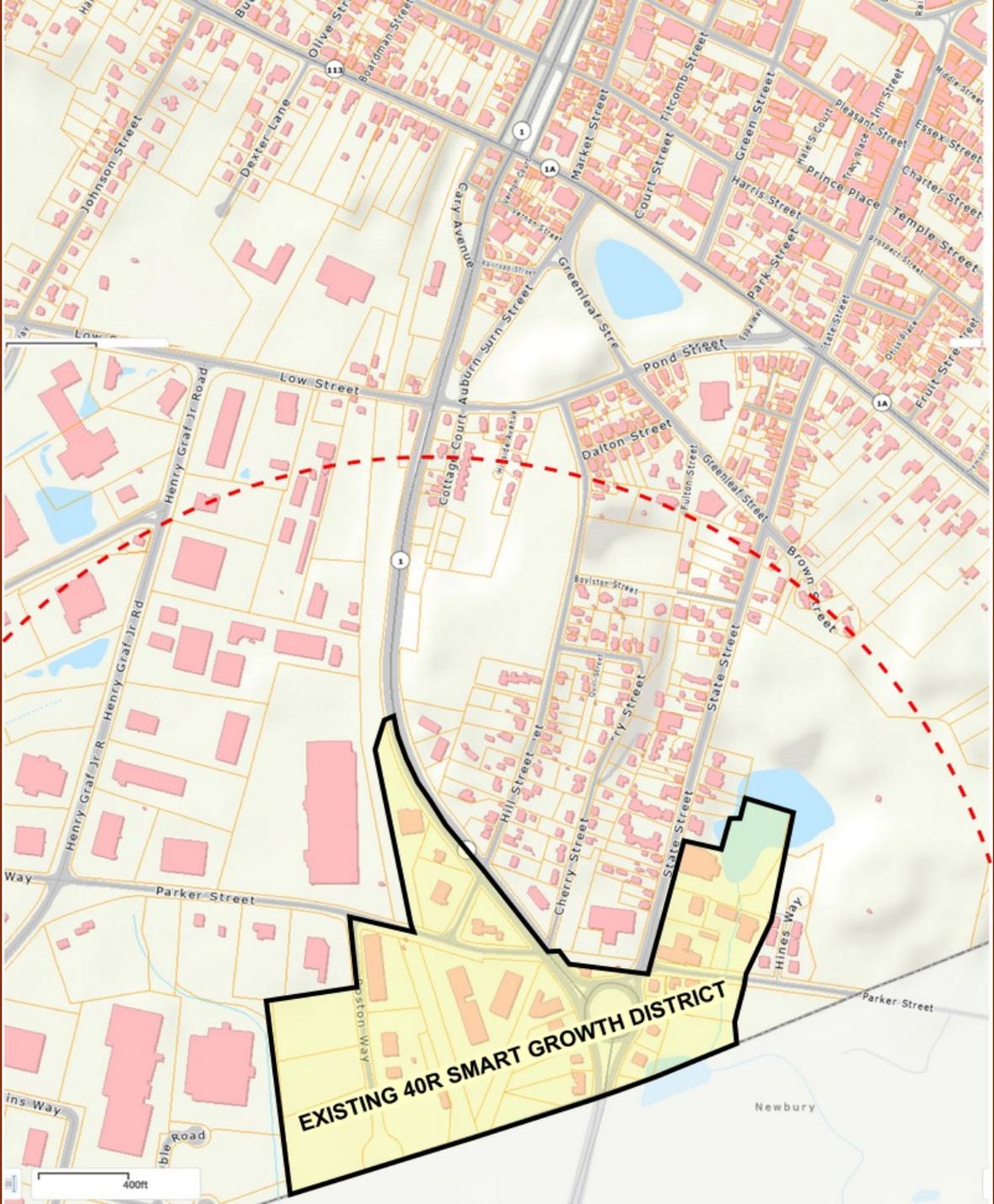
# MBTA Multifamily Zoning

Planning Board Update

April 3, 2024

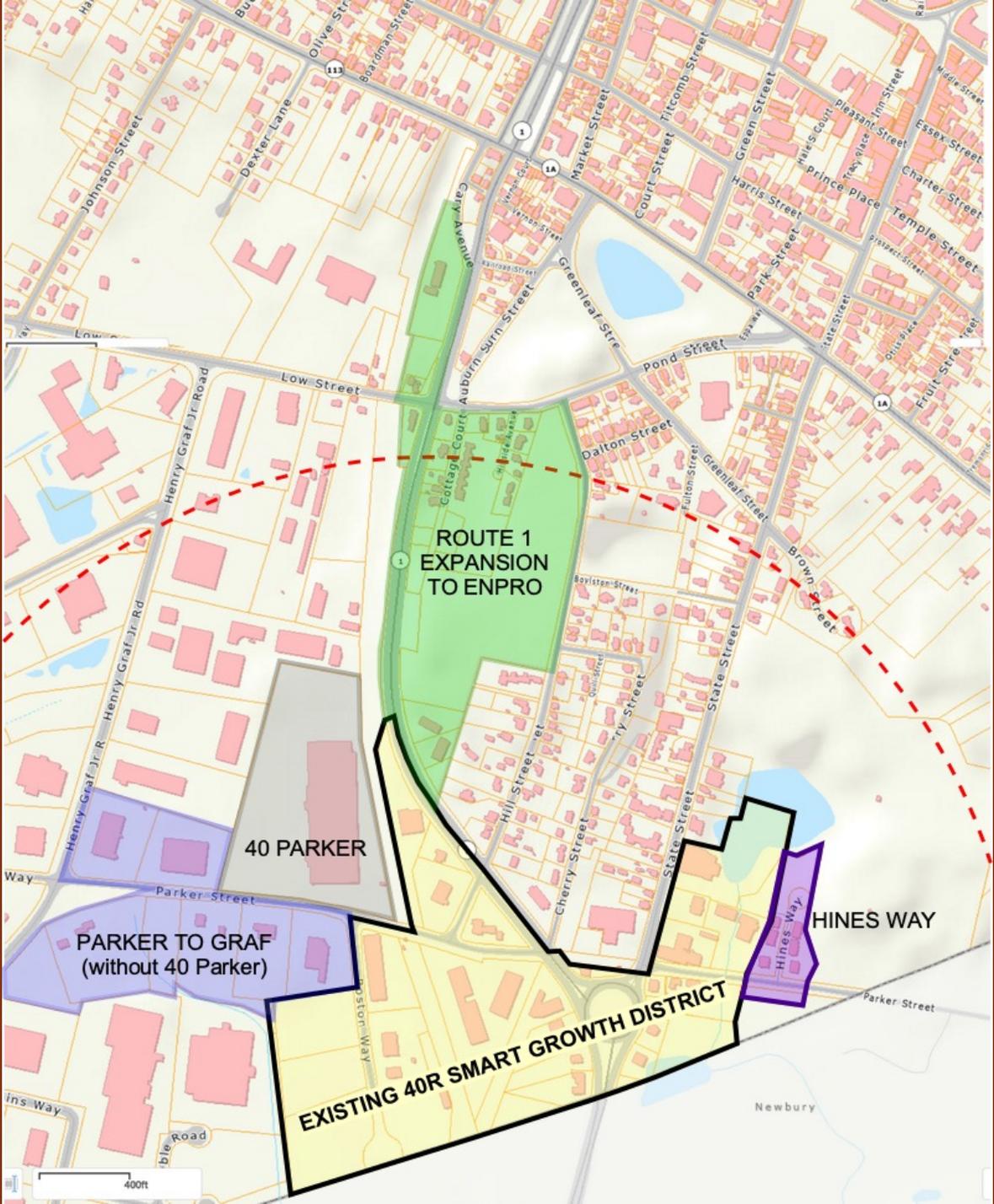
# Project Schedule

	ZAG	P&D/COTW	PB
Review sketch maps & compliance tracker spreadsheet	3/28	4/2	4/3
Review & finalize preferred MBTA district mapping & unit counts Review permitted uses & parking requirements	4/4	4/16	4/17
Discuss dimensional requirements Discuss site & architectural design standards	4/18 & 5/2		
Review Economic Feasibility Analysis (EFA) findings Discuss affordable housing requirements Discuss potential density bonuses (mixed use, affordable housing, etc.)	4/25 & 5/2	5/7	5/1 & 5/15
Finalize dimensional requirements Finalize site & architectural design standards Finalize Economic Feasibility Analysis (EFA) findings Finalize affordable housing requirements Finalize any density bonuses (mixed use, affordable housing, etc.)	5/16	5/21	-
Review draft/complete packages	6/6 & 6/20	6/4 & 6/18	6/5 & 6/19
<b>City Council presentation</b>		<b>6/24</b>	



**EXISTING 40R SMART GROWTH DISTRICT**

400ft



**ROUTE 1  
EXPANSION  
TO ENPRO**

**40 PARKER**

**PARKER TO GRAF  
(without 40 Parker)**

**EXISTING 40R SMART GROWTH DISTRICT**

**HINES WAY**

400ft

# Capacity Calculations as of 3/28

Multi Family Unit Capacity	
Existing (40R)	930
Remaining	362
Total Required	1,292

POTENTIAL DISTRICTS >>>	ADDITIONS TO EXISTING 40R SMART GROWTH DISTRICT					STOREY AVENUE / LOW STREET OPTIONS			
	Parker St to Graf Rd	Parker to Graf w/out 40 Parker	40 Parker St	Route 1 to Enpro Site	Hines Way	Port Plaza & Market Basket	Port Plaza	Kmart Parcel	Low Street Frontage
<b>Potential Unit Capacity (units/acre)</b>									
... at 20 units / acre	610	340	269	219	57	524	302	230	557
... at 30 units / acre	915	511	403	328	85	786	453	345	835
... at 40 units / acre	1,220	681	538	438	114	1,048	604	460	1,114
<b>Cumulative Unit Capacity for Each Option</b>									
... at 20 units / acre	1,540	1,270	1,199	1,149	987	1,454	1,232	1,160	1,487
... at 30 units / acre	1,845	1,441	1,333	1,258	1,015	1,716	1,383	1,275	1,765
... at 40 units / acre	2,150	1,611	1,468	1,368	1,044	1,978	1,534	1,390	2,044
<b>Remaining Capacity Required After Each Option</b>									
... at 20 units / acre	0	22	93	143	305	0	60	132	0
... at 30 units / acre	0	0	0	34	277	0	0	17	0
... at 40 units / acre	0	0	0	0	248	0	0	0	0

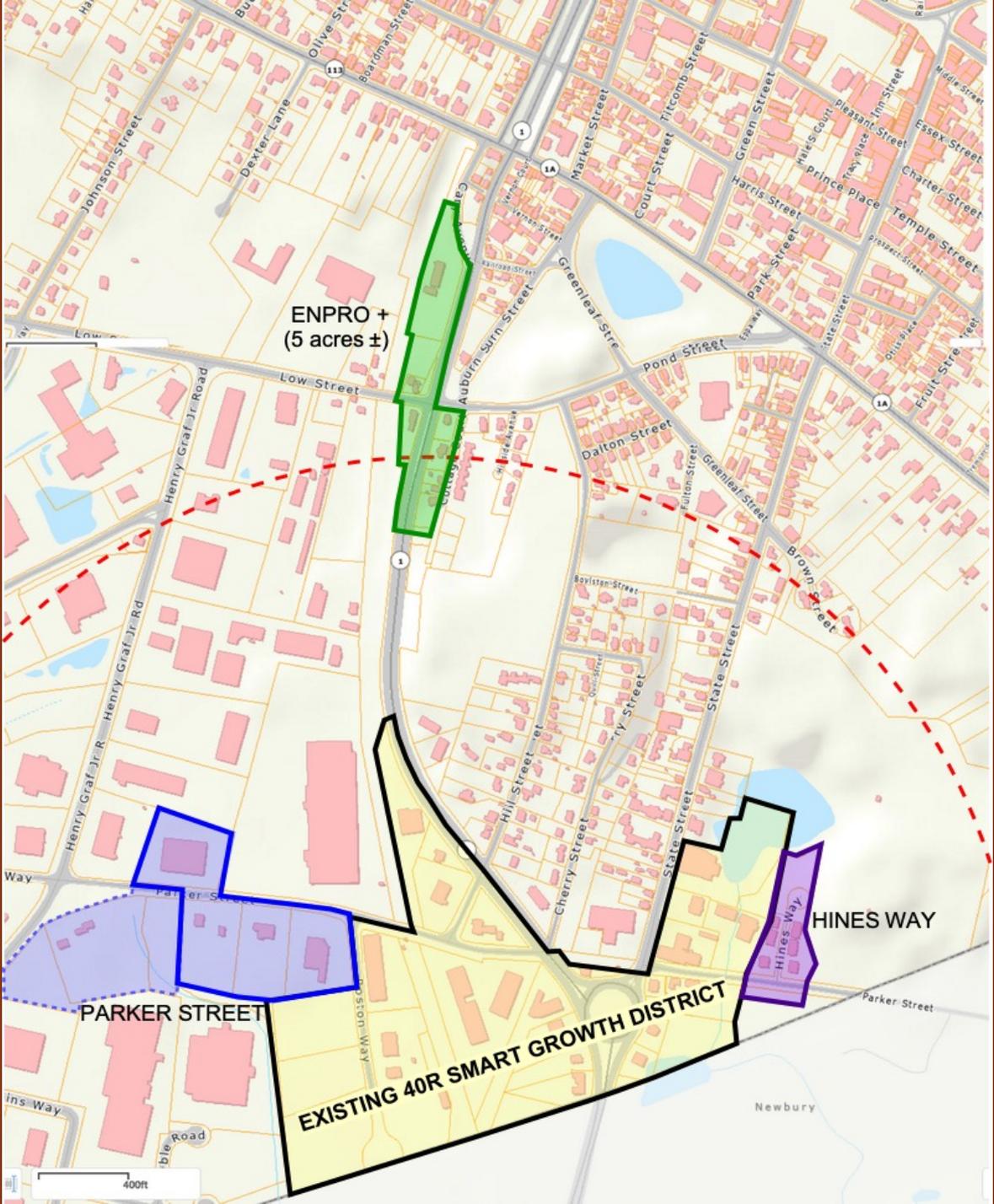
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	Parker St to Graf Rd	Parker to Graf w/out 40 Parker	40 Parker St	Route 1 to Enpro Site	Hines Way
<b>Potential Unit Capacity (units/acre)</b>					
... at 20 units / acre	610	340	269	219	57
... at 30 units / acre	915	511	403	328	85
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<b>Remaining Capacity Required After Each Option</b>					
... at 20 units / acre	0	22	93	143	305
... at 30 units / acre	0	0	0	34	277
... at 40 units / acre	0	0	0	0	248

# ZAG Criteria for MBTA Zoning Districts

- Housing production
  - Create housing
  - Maximize affordable housing production
  - Maximize subsidized housing inventory
  - Feasibility for development (environment, likelihood of development)
- Community character
  - Area transformation—village form, sustainability, walkability
  - Suitability for residential use (livability for residents)
  - Pleasant, walkable environment
- Non-housing goals and objectives
  - Preserve industrial base/desirable uses
  - Compliance to City Master Plan (long-range plans)
  - Proximity to transit (MBTA and MeVa)
- Likelihood of approval by State



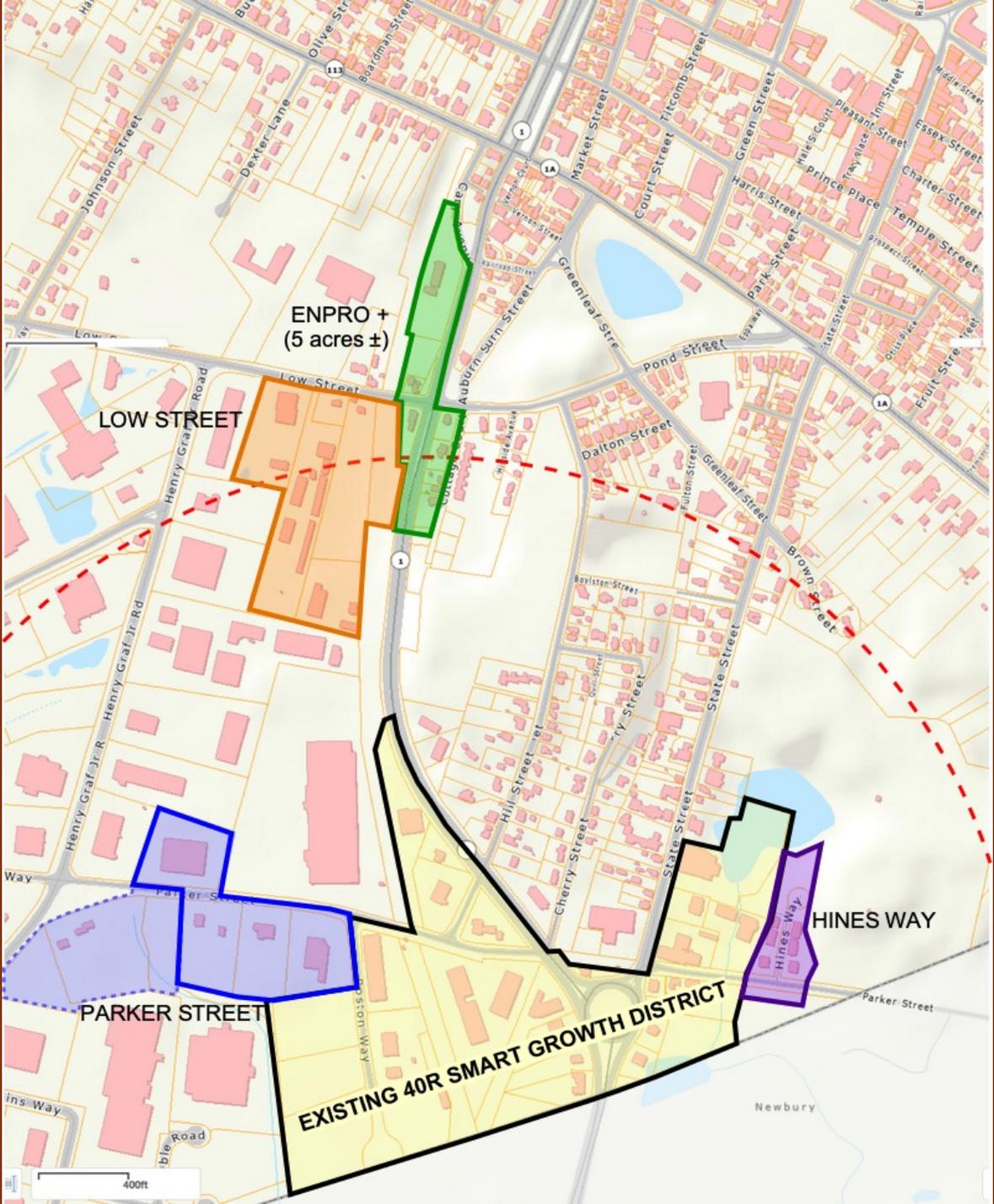
ENPRO +  
(5 acres ±)

PARKER STREET

EXISTING 40R SMART GROWTH DISTRICT

HINES WAY





ENPRO +  
(5 acres ±)

LOW STREET

PARKER STREET

EXISTING 40R SMART GROWTH DISTRICT

HINES WAY



# Updated Capacity Calculations With New Districts

Multi Family Unit Capacity						
Existing (40R)	930					
Remaining	362					
Total Required	1,292					
		ADDITIONS TO EXISTING 40R SMART GROWTH DISTRICT				
POTENTIAL DISTRICTS >>>		Parker St – no wrap	Parker St – with wrap	40 Parker St	Empire (5 Acres)	Hines Way
Potential Unit Capacity (units/acre)						
... at 20 units / acre		610	340	n/a	219	57
... at 30 units / acre		915	611	403	328	85
... at 40 units / acre		1,220	681	538	n/a	n/a
Cumulative Unit Capacity for Each Option						
... at 20 units / acre		1,540	1,270	n/a	1,149	987
... at 30 units / acre		1,845	1,441	1,333	1,258	1,015
... at 40 units / acre		2,150	1,611	1,468	n/a	n/a
Remaining Capacity Required After Each Option						
... at 20 units / acre		0	22	n/a	143	305
... at 30 units / acre		0	0	0	34	277
... at 40 units / acre		0	0	0	n/a	n/a

**TO BE COMPLETED BASED ON COMPLIANCE MODEL**

# Existing Smart Growth District – As-of-Right Uses

- Multi-family Residential Uses, including so-called “Live-Work” Units ....
- Hotel/Inn, including conference and meeting facilities (South of Parker Street only), and Bed and Breakfast.
- Public parking and Public school.
- Mixed-use Development Projects incorporating Multi-family Residential Use and any of the following Non-Residential Uses, such Non-Residential Uses to be primarily located on the first floor of proposed buildings:

Church

Library/museum

Private education

Retail trade

Retail services, including banks

Health/recreation, incl. gym/fitness centers

Entertainment/clubs (south of Parker St only)

Nursery School/day care

Radio/T.V. studio

Professional/social service/office, incl medical offices

Theater assembly

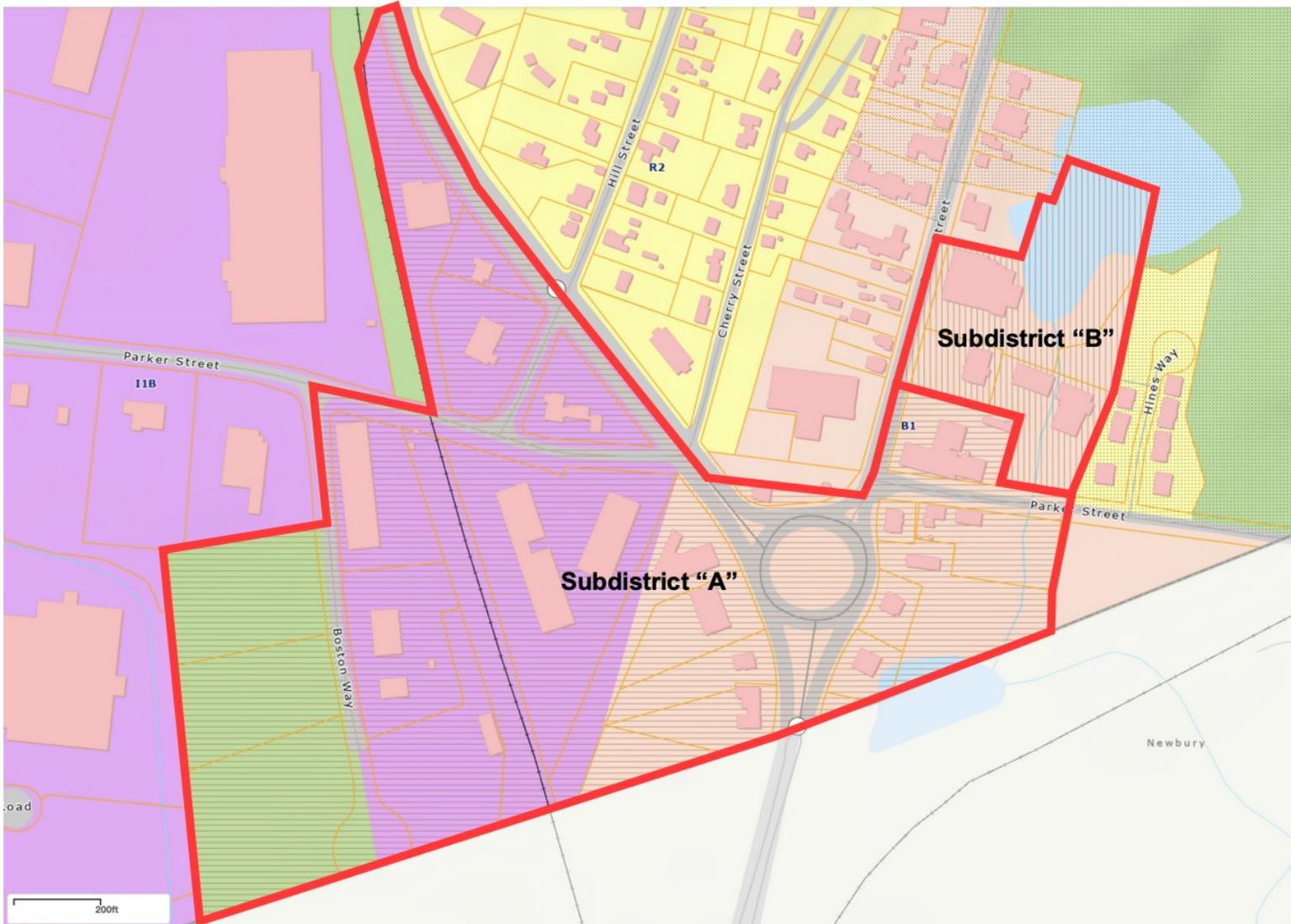
Meeting space

Neighborhood bakeries/Delis

Restaurant

Outdoor Café

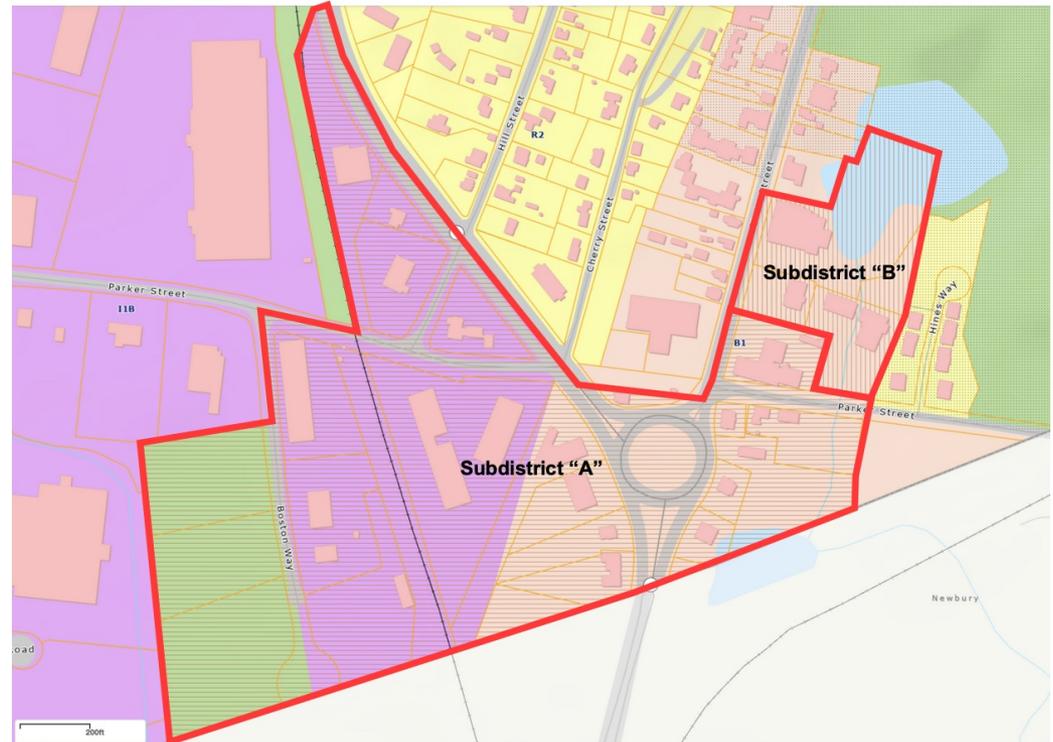
# Existing Smart Growth District (40R)



# Existing Smart Growth District – Housing Density Standards

Multi Family Residential Use and Mixed Use Projects may be developed as-of-right ...

- Minimum density:
  - 20 units per acre
- Maximum density:
  - Subdistrict “A”:  
40 units per acre\*
  - Subdistrict “B”:  
30 units per acre\*



\* Per acre of Developable Land or Substantially Developed Land

# Existing Smart Growth District – Dimensional Standards

## Maximum Building/Structure Height

### Subdistrict A

Within 250 feet of the MBTA Rail Right-of-Way,  
south of Parker Street

5 stories and 60 feet

Remainder of Subdistrict A

4 stories and 45 feet

### Subdistrict B

3 stories and 35 feet

## Maximum Building/Structure Footprint

Within 250 feet of the Commuter Rail Station  
and Clipper City Rail Trail

22,000 square feet

Remainder of Smart Growth District

10,000 square feet

# Existing Smart Growth District – Off-Street Parking Standards

<b>Use</b>	<b>Minimum Requirement</b>
Residential	1 per studio or one-bedroom unit 1.3 per two-bedroom unit 1.5 per unit with three bedrooms or more
Hotel/Inn	0.7 per guest bedroom, plus 1 per 1,000 sq ft. GFA of conference and meeting facilities
Restaurant	1 per six (6) seats of the occupancy rating
Outdoor café	0.7 per guest table
All other uses	2 per 1,000 sq. ft. GFA

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## Takeaways from District reviews and Pre-adoption reviews

### **Carefully review existing zoning provisions**

- For example – if zoning contains definitions that affect density calculations (such as a “lot characterization factor”) where stated 3A density would be greatly reduced.
- Suggestion: Exempt 3A districts from that provision.

### **Compliance Model (CM) outputs are subject to cross-checks with zoning provisions**

- Zoning metrics that are input to CM are verified against text, but not all zoning parameters are input into CM.
- For example: District area covers small lots with relatively large setbacks – will be flagged as inhibiting as of right Multi-Family development

# Multi-Family Use must be allowed as-of-right

- Review the proposed amendment to confirm that multi-family zoning is allowed as-of-right. Pitfalls to watch out for:
  - Site Plan Review (special permit and/or denial)
  - Special permits required under Floodplain Overlay, Water Resource Protection Overlay, Groundwater Protection Overlay, etc.
  - Inclusionary Zoning (inconsistencies and/or special permit)