

Designing 3A Compliant Districts: a Preliminary Approach

May 8, 2023 MBTA Communities Advisory Committee Meeting
Roy Epstein, Select Board

Purpose of Today's Presentation

- ▶ Brief overview of 3A legislation
- ▶ To show what 3A compliant zoning districts might look like (location, size, housing density, shape)
- ▶ There are different “feasible” solutions, i.e., solutions that satisfy the legislative requirements and local preferences
- ▶ Further discussion needed to identify the best solution for Belmont

The Basic Mandate

- ▶ New multi-family zoning districts “as of right” under MGL c. 40A, Section 3A
- ▶ Belmont designated a “Commuter Rail” community
- ▶ Belmont must create districts that allow at least 1,632 units in multi-family buildings
 - ▶ A “Multi-Family” building has at least 3 units

Key Zoning District Requirements

- ▶ Must create 1 or more zoning districts
 - ▶ Minimum district size 5 acres
- ▶ District must allow at least 15 housing units per acre in multi-family buildings
- ▶ Must create at least 28 acres of such districts, at least 14 acres not more than 0.5 miles from a commuter rail station (Waverley or Belmont Center)
- ▶ Must zone for at least 1,632 units across all 3A districts

Land Must Be “Developable” for 3A

- ▶ Includes privately-owned land (except for “excluded” land). Also includes publicly-owned land **used by a local housing authority or identified in an approved housing production plan.**
- ▶ Private land, including owned by nonprofits and religious, generally **not** excluded
- ▶ Excluded land examples:
 - ▶ Private hospitals, private schools
 - ▶ Open space that is legally protected in perpetuity

Parcels Near Commuter Rail Stations in 2023 Belmont Housing Production Plan

518 TRAPELO RD (Waverley lot)

535 TRAPELO RD (Star Market)

120 LEXINGTON ST (Church parking)

131-135 SYCAMORE ST (BHA)

38 MORaine ST

40 MORaine ST

42 MORaine ST

50 MORaine ST

52 MORaine ST

800 PLEASANT ST (Flett)

820 PLEASANT ST (Flett)

1000 PLEASANT ST

10 CLAFLIN ST (Claflin lot)

365 CONCORD AVE (Mobil station)

375 CONCORD AVE

385 CONCORD AVE

BELMONT VILLAGE (BHA)

PRELIMINARY--FOR DISCUSSION PURPOSES ONLY

Zoning vs. Actual Construction

- ▶ 3A compliant zoning means:
 - ▶ a sufficient number of multi-family housing units **could be** created as of right
 - ▶ not a requirement to produce housing units
 - ▶ not a mandate to construct a specified number of housing units
- ▶ Units created under 3A zoning may be unlikely to occur soon

(see DHCD 3A Guidelines)

PRELIMINARY--FOR DISCUSSION PURPOSES ONLY

Areas Identified in Belmont 3A “Action Plan”

- ▶ Waverley Square
- ▶ Belmont Center
- ▶ South Pleasant St
- ▶ Sections of the Trapelo Rd corridor
- ▶ Concord Ave
- ▶ Brighton St
- ▶ Pleasant St near Rt 2
- ▶ New overlay districts to allow mixed use

PRELIMINARY--FOR DISCUSSION PURPOSES ONLY

Scenarios for Discussion

- ▶ Software uses all Belmont parcels to generate scenarios for district maps and unit counts
- ▶ Can impose relevant conditions, e.g.:
 - ▶ Within half mile of commuter rail
 - ▶ Size (5 acre districts), density (at least 15 units/acre)
 - ▶ Achieve total unit count (1,632)
 - ▶ Include parcels of particular interest
- ▶ Assumptions easily modified to generate alternatives

PRELIMINARY--FOR DISCUSSION PURPOSES ONLY

Current Densities, for Context

- ▶ Units/acre, approx.:
 - ▶ Belmont Village—15
 - ▶ The Bradford (Cushing Sq)—36
 - ▶ BHA Sherman Gardens—43
 - ▶ BHA Sherman Gardens (proposed)—73
 - ▶ Royal Belmont—60
 - ▶ Waverley Sq area 2-family houses—15

PRELIMINARY--FOR DISCUSSION PURPOSES ONLY

Illustrative Candidate Districts

<u>Area</u>	<u>Acres</u>
Waverley (see next slide)	12.340
Moraine St	5.141
Belmont Center	7.317
Concord Ave near Common	7.988
Pleasant St near McLean	13.386
Belmont Village	6.805
Brighton St	<u>6.700</u>
Total	59.677

PRELIMINARY--FOR DISCUSSION PURPOSES ONLY

Waverley Sub-Districts

<u>Area</u>	<u>Acres</u>
Waverley Sq	4.499
Thayer Rd	1.941
Sherman Gardens	1.847
Lexington St	<u>4.053</u>
Waverley Total	12.340

PRELIMINARY--FOR DISCUSSION PURPOSES ONLY

Illustrative (Units/Acre) and Unit Counts

Waverley Sq (36) 161

Thayer Rd (15) 29

Sherman Gardens (73) 134

Lexington St (15) 60

Moraine St (15) 77

Pleasant St near McLean (36) 481

Belmont Center (36) 263

Concord Ave near Common (15) 119

Belmont Village (36) 244

Brighton St (15) 100

TOTAL UNITS ZONED: 1,668

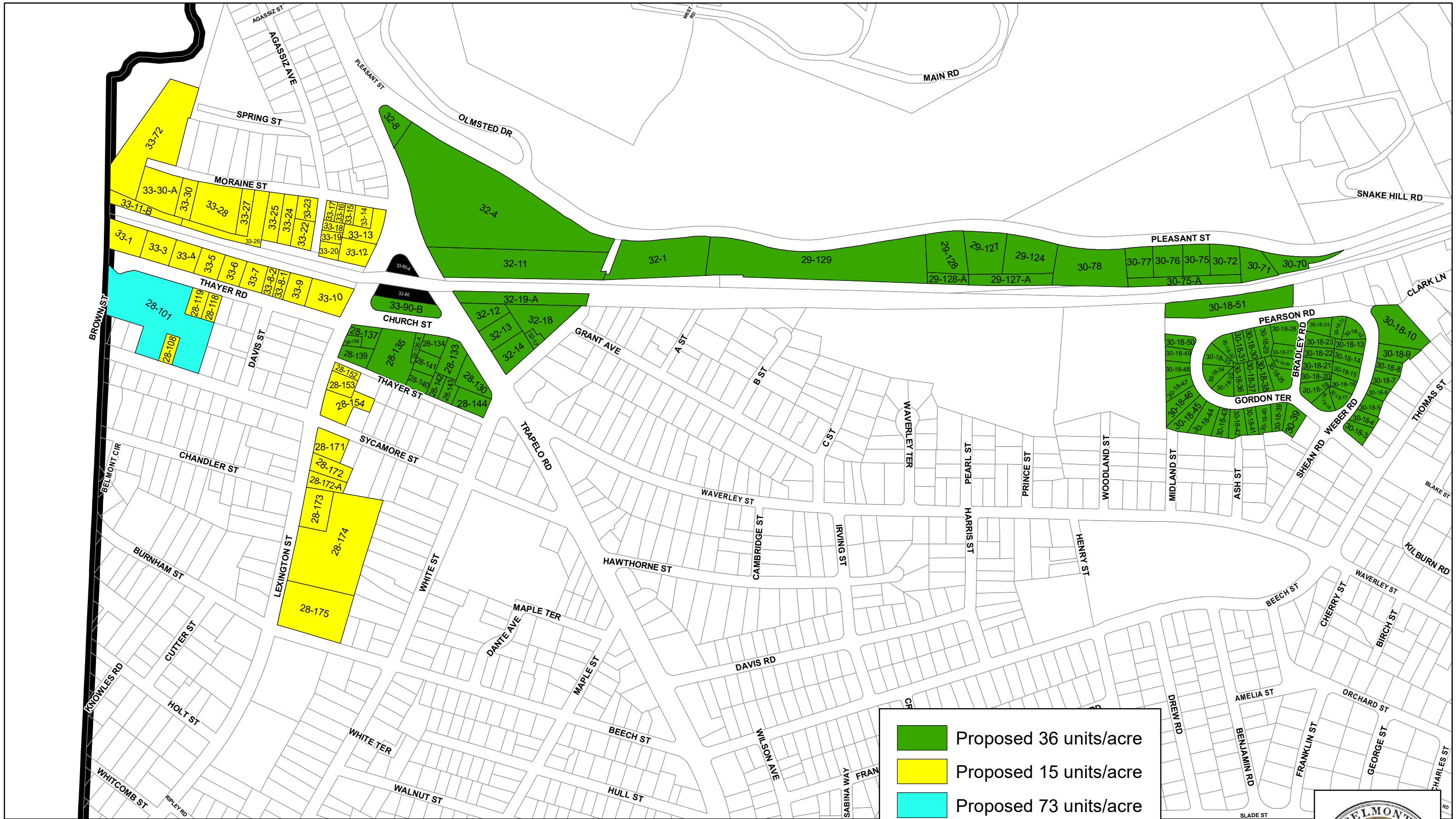
TOTAL UNITS NEEDED: 1,632

ILLUSTRATIVE DISTRICT MAPS

PRELIMINARY--FOR DISCUSSION PURPOSES ONLY

ILLUSTRATIVE DISTRICT MAPS

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Belmont, MA
3A Map - Zone 1 - Density

- Proposed 36 units/acre
- Proposed 15 units/acre
- Proposed 73 units/acre
- Ineligible (Government)
- Ineligible (Too small)
- Parcels

