

Belmont Multifamily Zoning



I. Welcome and brief introduction

Welcome and brief introduction



Belmont MBTA Communities Advisory Committee

- Rachel Heller, Co-Chair (Housing Trust)
- Roy Epstein, Co-Chair (Select Board)



Process Team



Town of Belmont

- Chris Ryan, Director Office of Planning & Building and Town Planner



Belmont MBTA Communities Advisory Committee

- Rachel Heller, Co-Chair (Housing Trust)
- Roy Epstein, Co-Chair (Select Board)
- Thayer Donham, Clerk (Planning Board)
- Paul Joy (Economic Development Committee)
- Drew Nealon (Historic District Commission)
- Julie Wu (Diversity, Equity and Inclusion Implementation Committee)
- Patrick Murphy (Board of Assessors)



Metropolitan Area Planning Council (MAPC)

- Josh Fiala AICP AIA LEED AP, Principal Land Use Planner
- Sarah Scott, Regional Land Use Planner II
- Avanti Krovi, Senior Regional Land Use Planner
- Najee Nunnally, Community Engagement Specialist



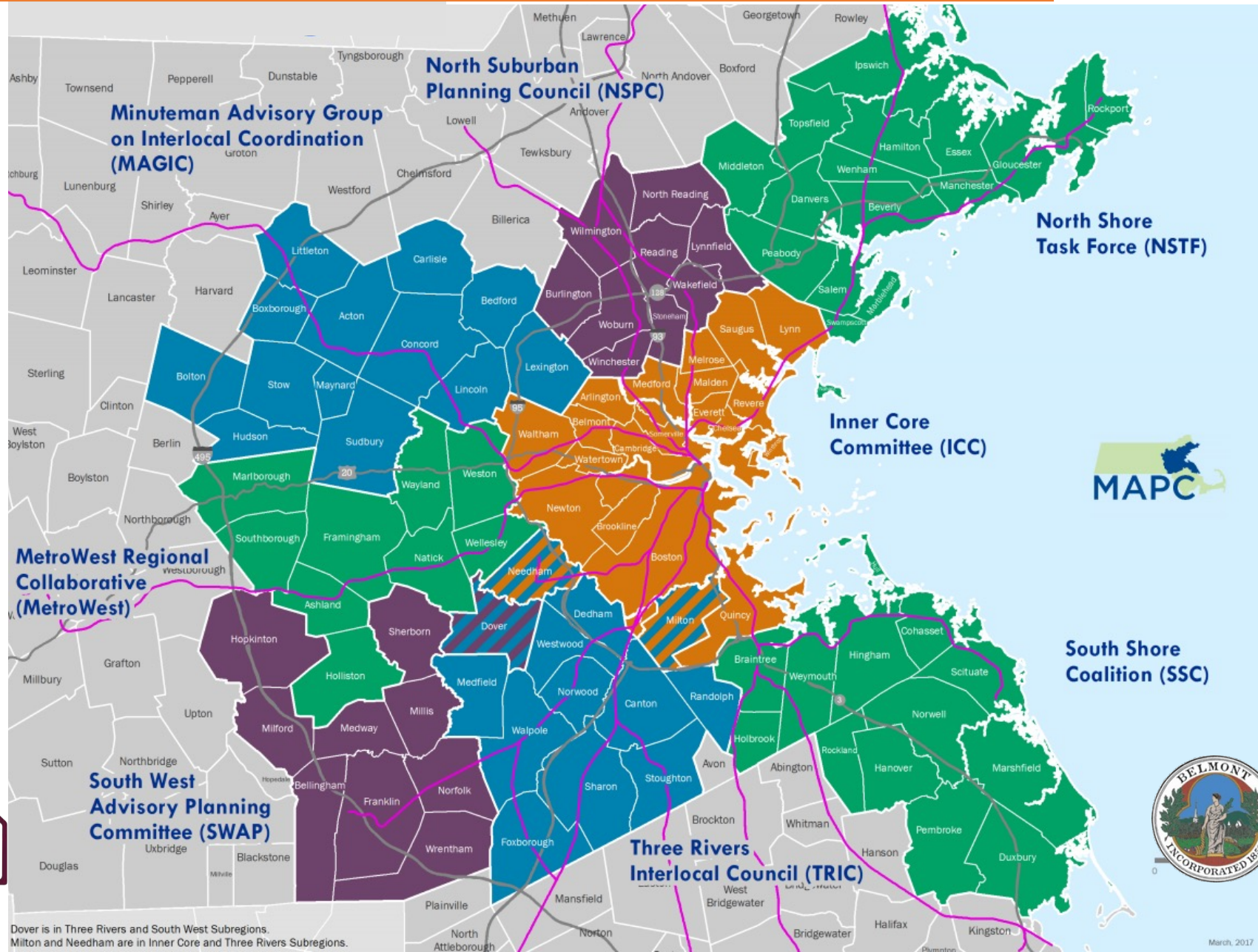
Belmont MBTA Communities Advisory Committee

The Advisory Committee's charge is to recommend zoning that complies with 3A and works best for Belmont.

The recommendations will transition to the Planning Board to advance to Town Meeting.

Belmont residents will decide whether to adopt a recommended zoning district at a 2024 Fall Town Meeting.

Process Support



Community Forum Agenda

- I. Welcome and brief introduction** – MBTA Communities Advisory Committee Co-Chairs
- II. Recap of requirements**
- III. Recap of work completed to-date**
- IV. Review in-progress 3A options**
- V. Next Steps**
- VI. Interactive Session (option preferences and feedback)**



Community Forum Goals

- Help attendees understand the new law
- Gather feedback to continue to refine the approach to 3A zoning for Belmont
- Share the process for continuing to develop 3A zoning
- Build a common understanding of the work that has been done
- Encourage attendees to stay involved



Community Forum Expectations

- *In scope of meeting:*

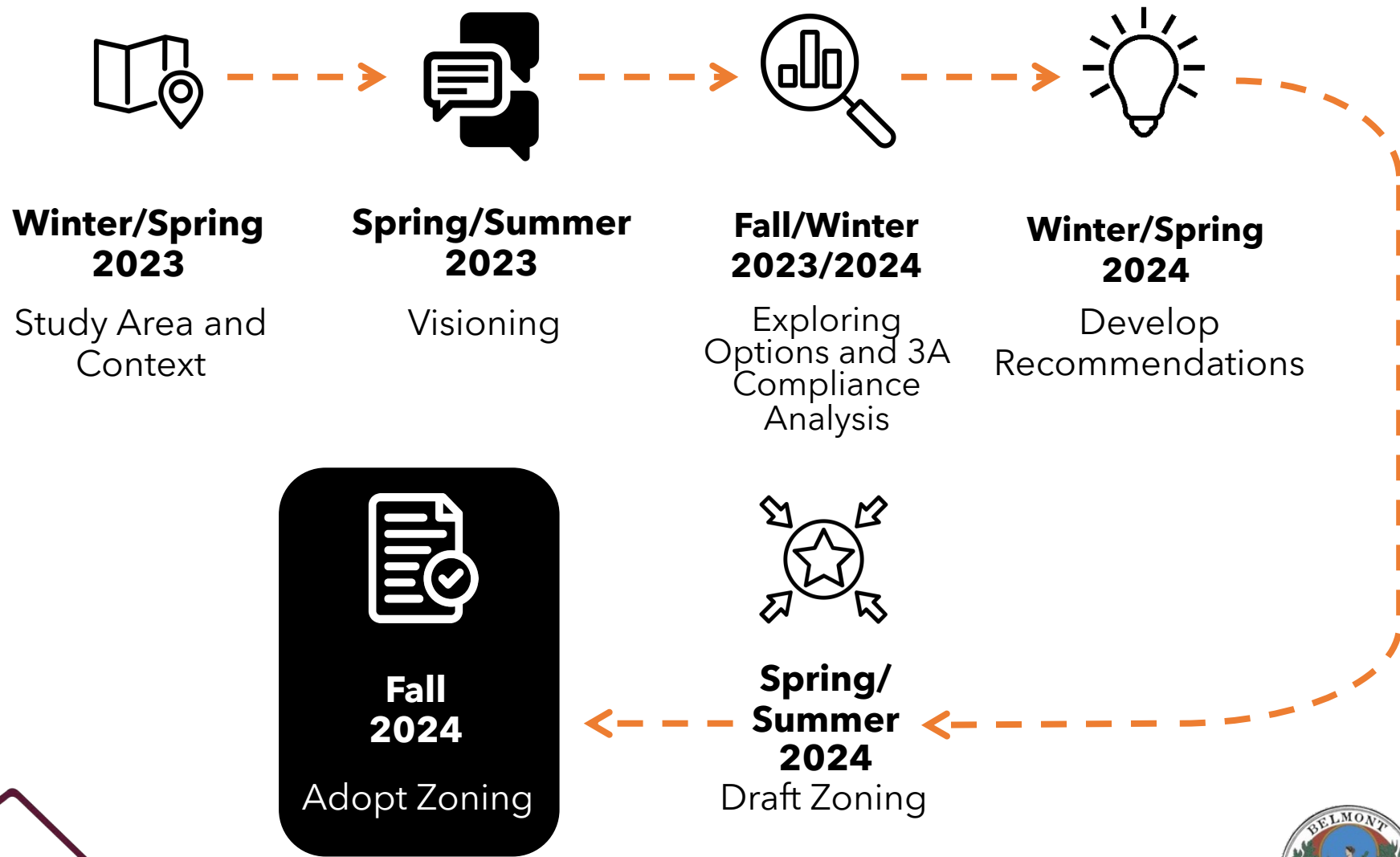
- Definitions of the 3A law
- Discussing progress to date
- Discussing potential solutions and refinements
- Providing your feedback

- *Out of scope of meeting:*

- Debating whether Belmont should comply with the law
- Questioning whether Belmont should follow specific requirements



Timeline



Belmont has until **December 31, 2024**, to adopt a zoning amendment that complies with Section 3A



II. Recap of requirements

Purpose

Develop *zoning* that facilitates progress towards **community goals**, expanded **housing opportunity**, and **compliance** with the Multifamily Zoning Requirement for MBTA Communities under Section 3A of M.G.L. Chapter 40A (“**Section 3A**”)

Section 3A requires Zoning Bylaws in 177 MA communities to provide:
at least one district of reasonable size in which multifamily housing is permitted as of right, with no age restrictions, and is suitable for families with children



Section 3A Requirements for Belmont

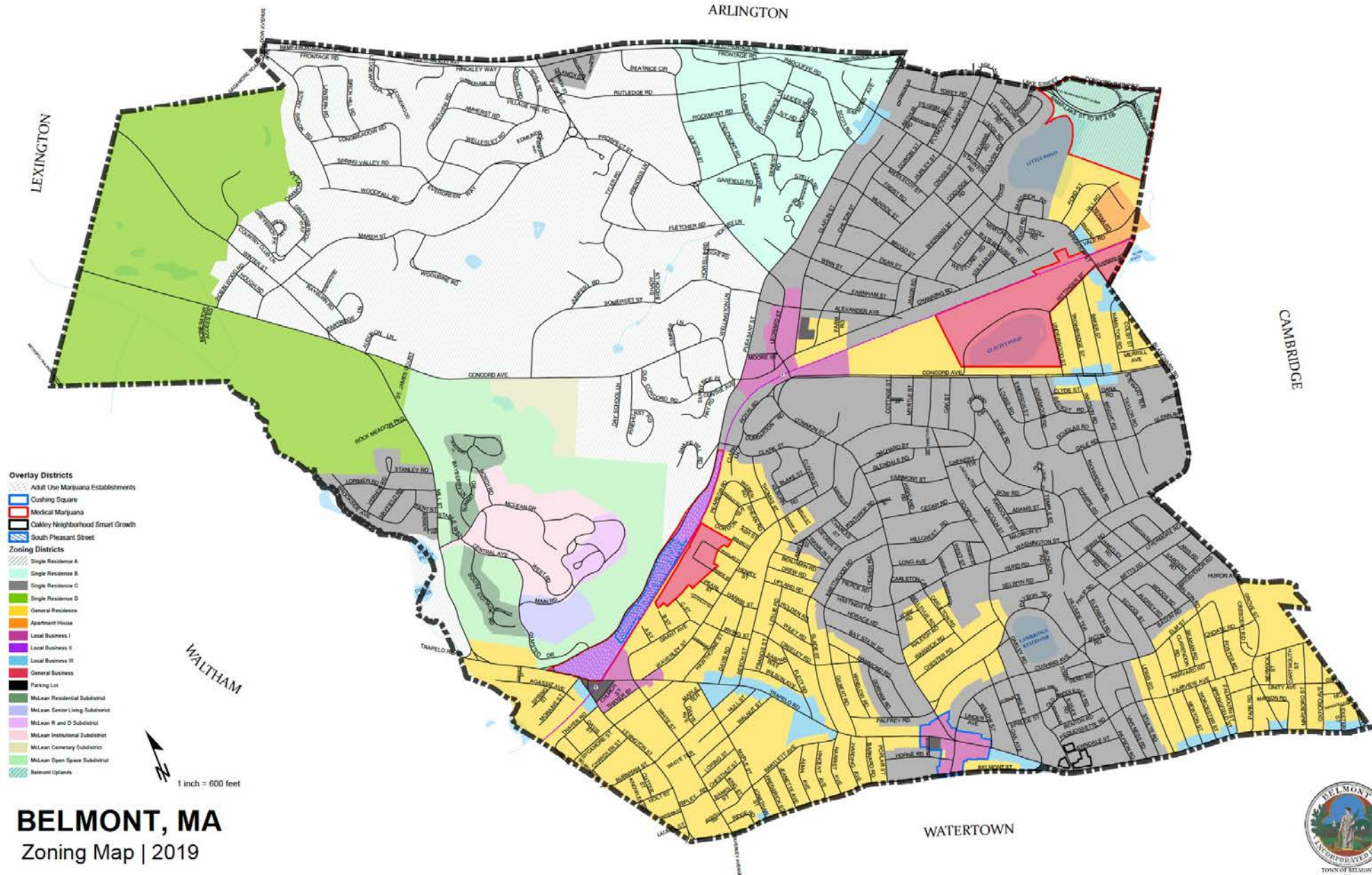
Belmont is classified as a “commuter rail community”

Zoning must be adopted and submitted to EOHLC for compliance review by December 31, 2024.

Compliance is based on specific requirements defined for each municipality



Belmont Zoning



Defining terms - Zoning

- Sets the rules for future development and redevelopment
- Zoning does not compel development, investment on a property is dependent on the property owner
- Zoning regulates future investment, it does not impact the current use or ownership of a property
- 3A zoning generally allows more options for future use of property



Section 3A Requirements for Belmont

Units

Minimum multifamily unit capacity: **1,632**

Minimum transit area unit capacity (50%): **816**

Allowed units from mandatory mixed-use: **408**

Area

Minimum gross land area (acres): **28**

Minimum transit area (50%) (acres): **14**

Other

Minimum contiguity (of total proposed area): **50%**

Minimum dwelling units per acre: **15**

Allowed affordability: **Up to 10%; up to 20% with additional Economic Feasibility Analysis (EFA)**



Minimum multifamily unit capacity

The **multifamily unit capacity** exists for all properties, even properties with an existing building

The compliance model calculates **multifamily unit capacity of X units**. **This is the figure used for 3A compliance.**

For 3A compliance, it does not matter what is on the property today or what may be built in the future.

Minimum dwelling units per acre



25 Wilson Ave
31 units per acre



375 Acorn Park Dr
23 units per acre



229 Belmont St
69 units per acre



37 Wilson St
31 units per acre



300 Trapelo Rd
17 units per acre



493/495 Trapelo Rd
50 units per acre

Belmont
Multifamily Zoning



III. Recap of work completed to-date

Working Subdistrict Characteristics

WORKING DRAFT IN PROGRESS



Subdistrict 1

Small-Scale
Neighborhood
Residential



Subdistrict 2

Moderate-Scale
Neighborhood
Residential



Subdistrict 3

Moderate-Scale
Traditional
Residential

**2 mixed-use districts
of different scales
and incentives**



Subdistrict 4

Small-Scale
Mixed Use



Subdistrict 5

Moderate-Scale
Mixed Use

**3 residential subdistricts that
respond to the existing context**

Compliance Model Inputs

WORKING DRAFT IN PROGRESS

	Small-Scale Neighborhood Residential	Moderate-Scale Neighborhood Residential	Moderate-Scale Traditional Residential	Small-Scale Mixed Use	Moderate-Scale Mixed Use
					
	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4	Subdistrict 5
Min. Lot Size (SF)	2,700	5,000	2,600	0	0
Open Space %	30%	30%	25%	15%	15%
Building height (stories) by-right	2	2 (special permit (SP) option)	3	2 (1 non-res., SP option)	3 (SP option)
Max. lot coverage %	50%	60%	60%	75%	75%
Parking spaces per unit	1.0	1.0	1.0	0.5	0.5
Mandatory Mixed-use	No	No	No	Yes	No

Additional Subdistrict Considerations

WORKING DRAFT IN PROGRESS

Small-Scale Neighborhood Residential	Moderate-Scale Neighborhood Residential	Moderate-Scale Traditional Residential	Small-Scale Mixed Use	Moderate-Scale Mixed Use
				
Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4	Subdistrict 5

Subdistrict 2A

Special permit option

- Incentive Sub-Zone
- 15,000 sf min lot size
- Allow additional height up to 5-story, 60 feet
- Belmont Housing Authority properties
- Additional affordability required

Special permit option

- Mixed-use incentive
- Add (1) additional story to total (3) stories
- (1) ground floor non-residential
- (2) upper floor residential

Special permit option

- Mixed-use incentive with additional height
- Allow up to 5-story
- Require mixed-use
- Approval by Special Permit

IV. Review in-progress 3A options

In-progress Scenarios as of January 2024

Option 1A – Single district compliance (Waverley)

Option 1B – “Lexington” exception (most similar to previous)

Option 2 – Station areas only (Waverley/Belmont Center)

Option 3 – Distributed approach

Option 4A – Belmont Center plus (Belmont Center/Brighton Blanchard)



In-progress Scenarios as of February 2024

~~Option 1A – Single district compliance~~ (Waverley)

Option 1 – Waverley approach (most similar to previous)

Option 2 – Station areas only (Waverley/Belmont Center)

Option 3 – Distributed approach

~~Option 4A – Belmont Center plus~~ (Belmont Center/Brighton Blanchard)



Section 3A Requirements for Belmont

Units

Minimum multifamily unit capacity: **1,632**

Minimum transit area unit capacity (50%): **816**

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Area

Minimum gross land area (acres): **28**

Minimum transit area (50%) (acres): **14**

Other

Minimum contiguity (of total proposed area): **50%**

Minimum dwelling units per acre: **15**

Allowed affordability: **Up to 10%; up to 20% with additional Economic Feasibility Analysis (EFA)**



Belmont 3A Committee Guiding Goals and Principles

- Goal 1 – Be informed and guided by prior relevant town reports, plans, and studies
- Goal 2 – Be equitable and context sensitive with distribution of sites and unit counts
- Goal 3 – Use good planning principles and best practices
- Goal 4 – Be strategic and flexible in creating a final proposed option
- Goal 5 – Maximize economic development opportunity without compromising other key goals
- Goal 6 – Protect the essential character and scale of Belmont to the extent possible
- Goal 7 – Meet key housing benchmarks and metrics
- Goal 8 – Adopt a meeting and communication framework



Review in-progress scenarios as of February 2024

Option 1 – Waverley approach (most similar to previous)

Option 2 – Station areas only (Waverley/Belmont Center)

Option 3 – Distributed approach



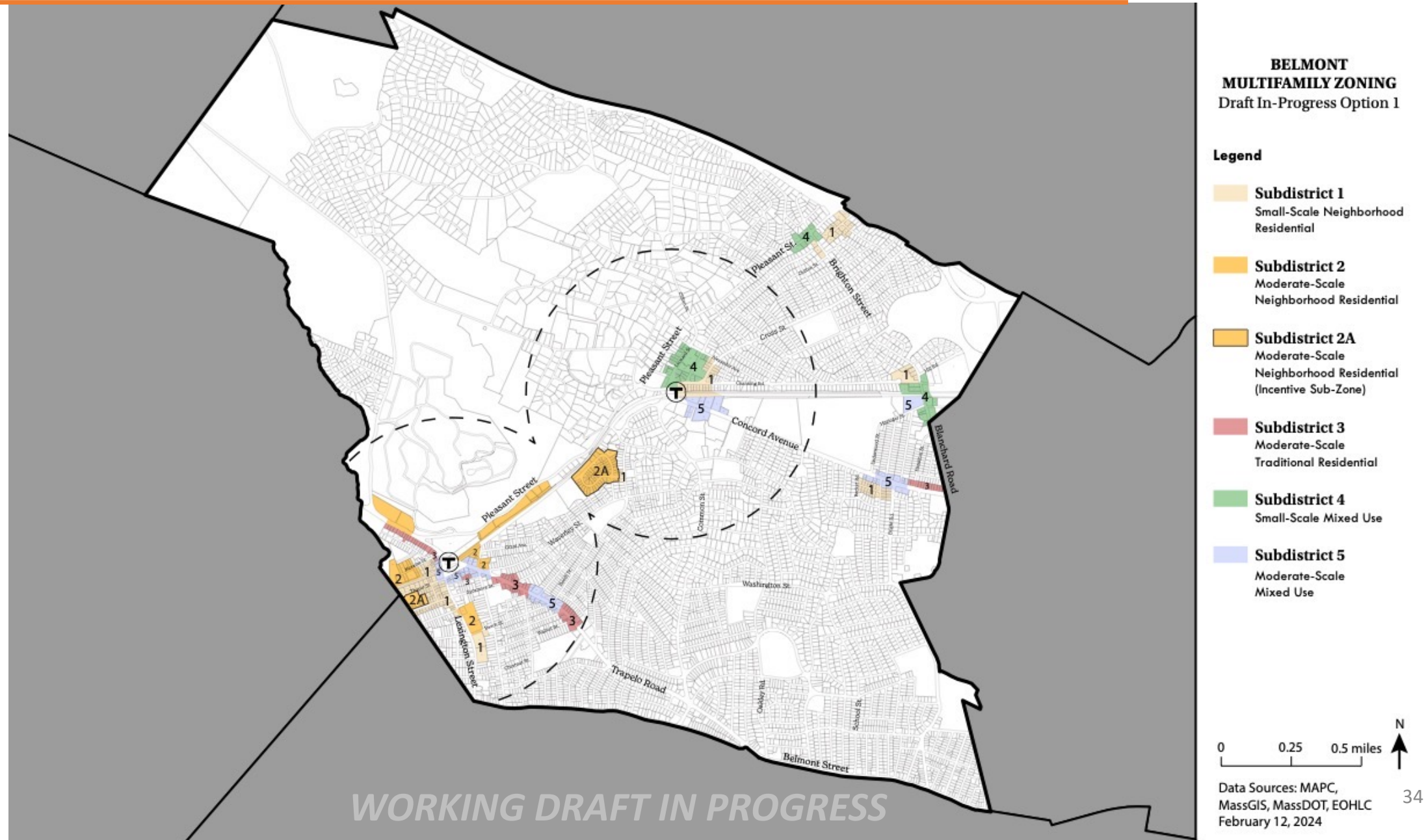
Approach to scenarios

- Comparative scenario analysis exploring variations to achieve compliance with contiguity and results closer to requirements
- Principles used in developing scenarios
 - Primarily exploring variation in combinations of district locations
 - Achieve compliance for each scenario
 - Change as few other variables as possible to remain comparable
 - Dimensional standards consistent across all scenarios, parking requirements consistent across all scenarios
- Do make some changes between subdistricts in scenarios (mostly changing Subdistrict 4 to 5), and turning on/off a parcel

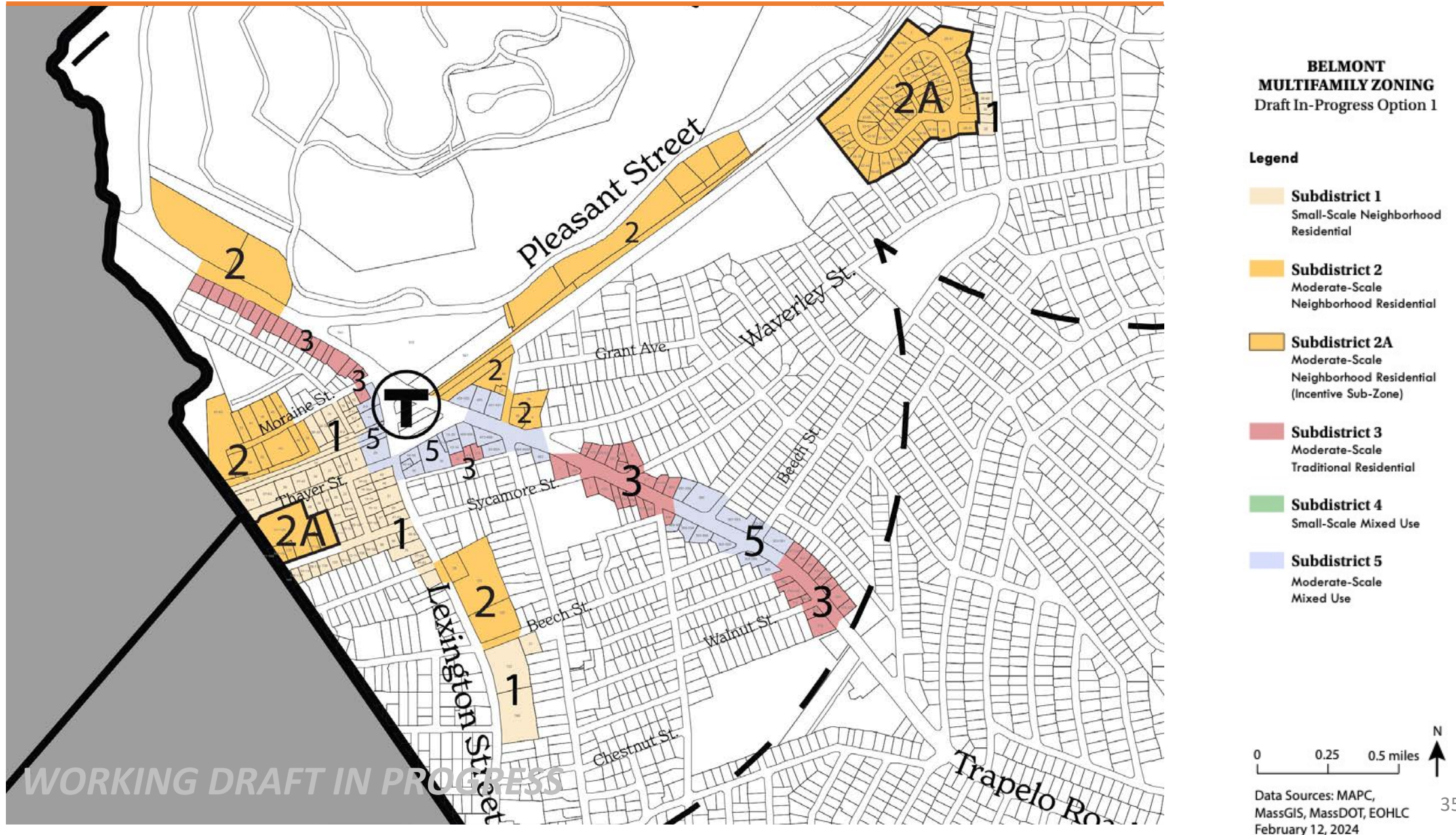
Approach to scenarios – Consistent Zoning Inputs

	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4	Subdistrict 5
Min. Lot Size (SF)	2,700	5,000	2,600	0	0
Open Space %	30%	30%	25%	15%	15%
Building height (stories)	2	2	3	2	3
Max. lot coverage %	50%	60%	60%	75%	75%
Parking spaces per unit	1.0	1.0	1.0	0.5	0.5
Mandatory Mixed-use	No	No	No	Yes	No

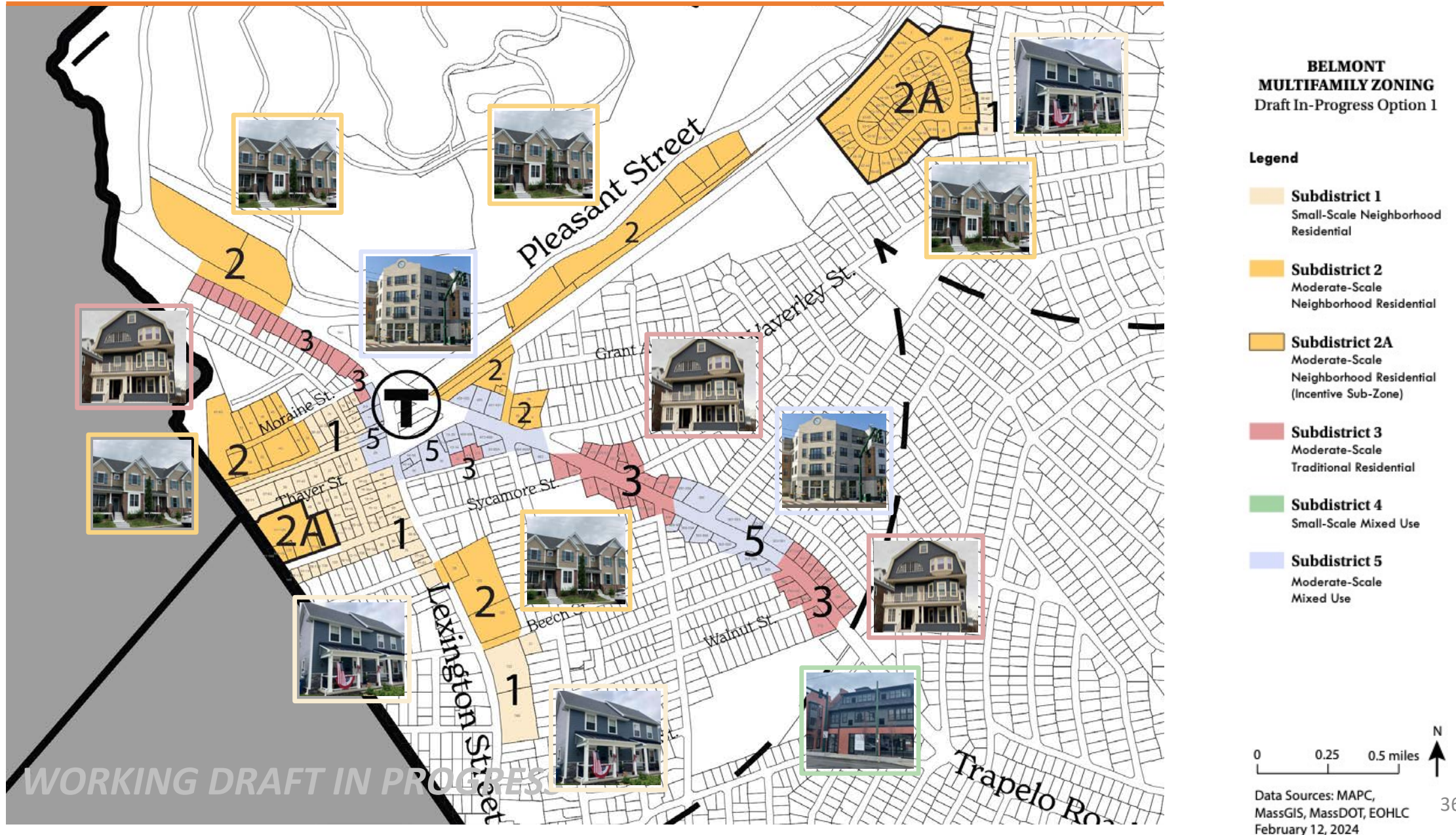
In-progress Option 1 Waverley approach, overall view



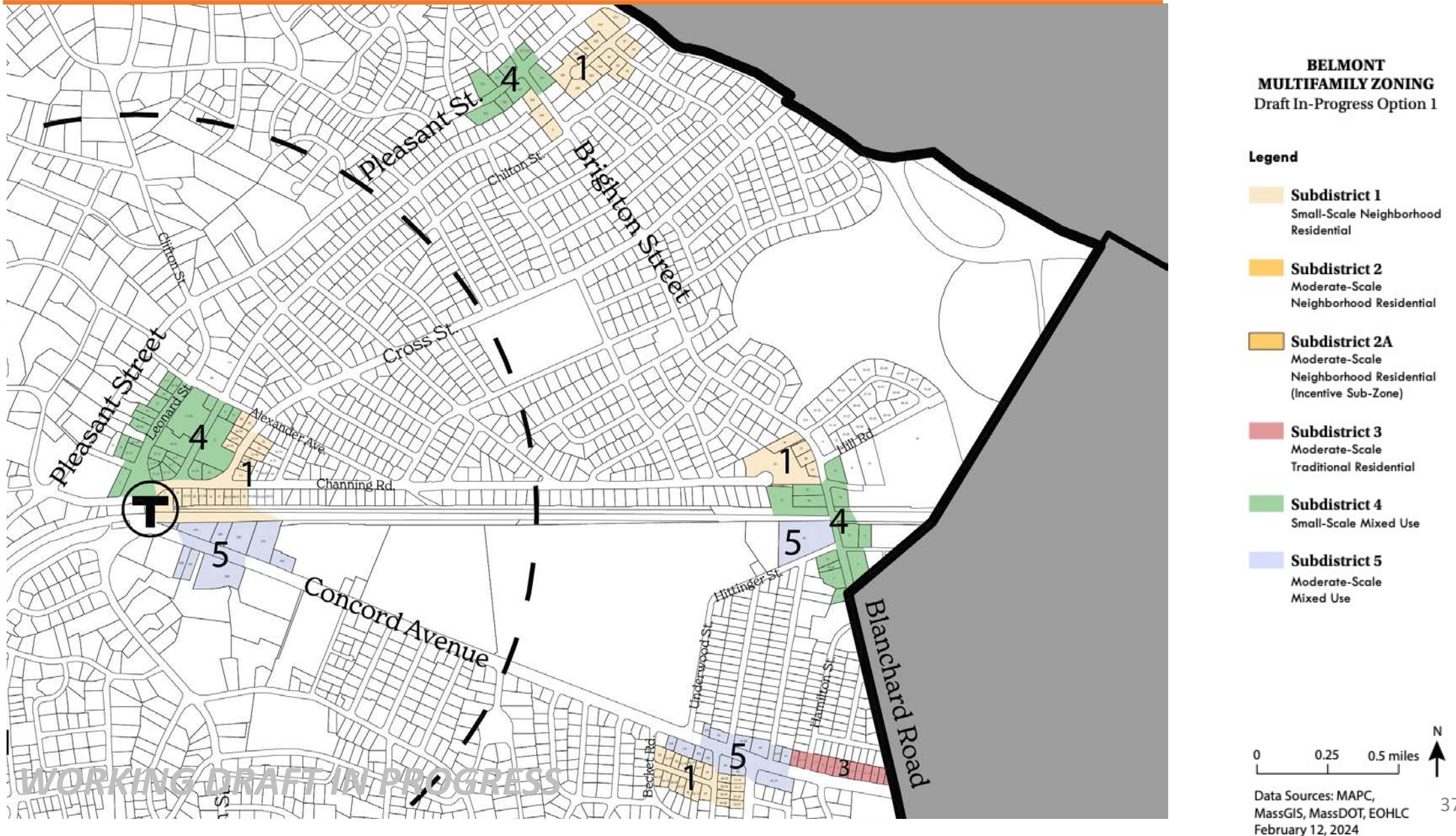
In-progress Option 1 Waverley approach, enlarged view



In-progress Option 1 Waverley approach, enlarged view



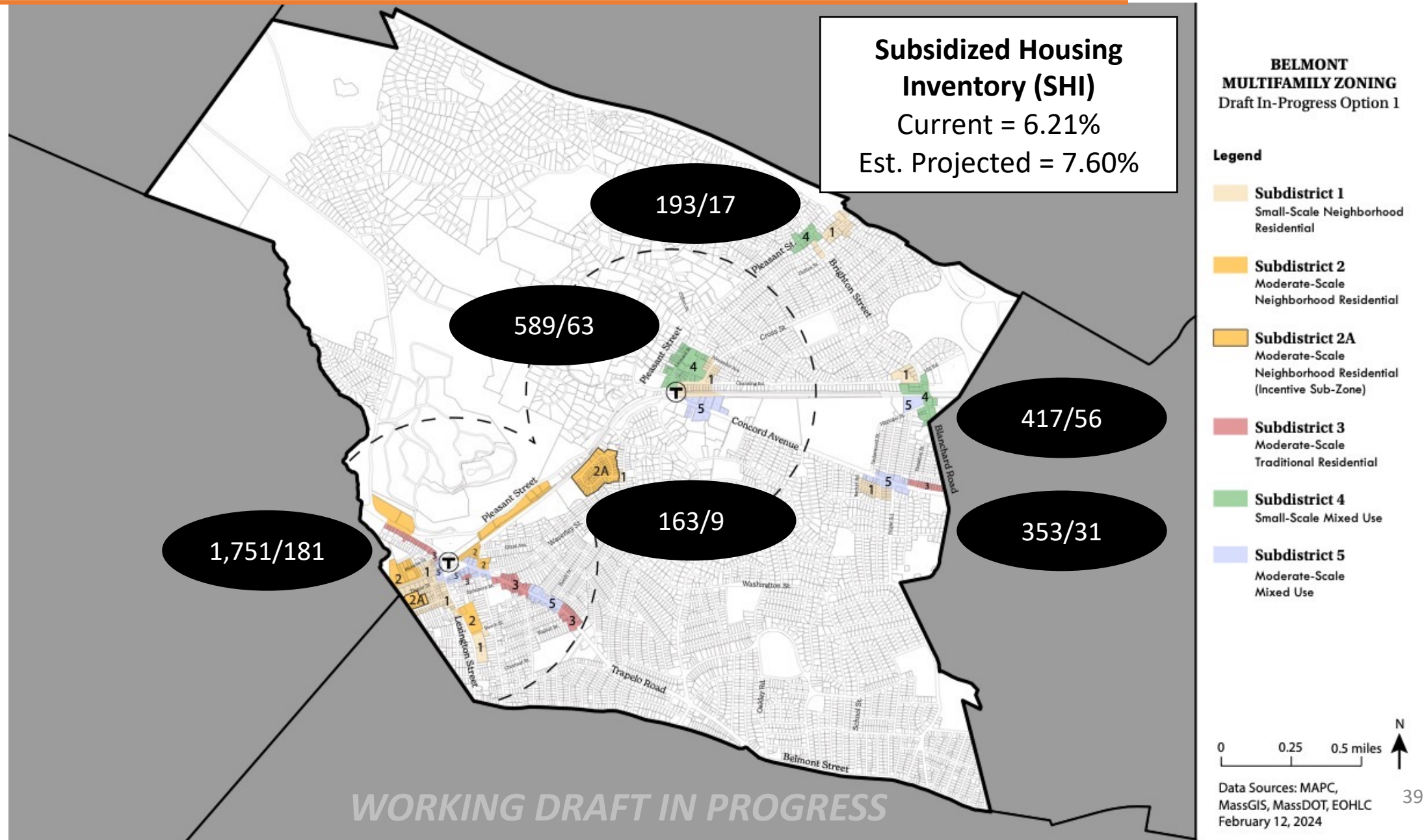
In-progress Option 1 Waverley approach, enlarged view



In-progress Option 1 Waverley approach, enlarged view



In-progress Option 1 Waverley approach, affordability projections

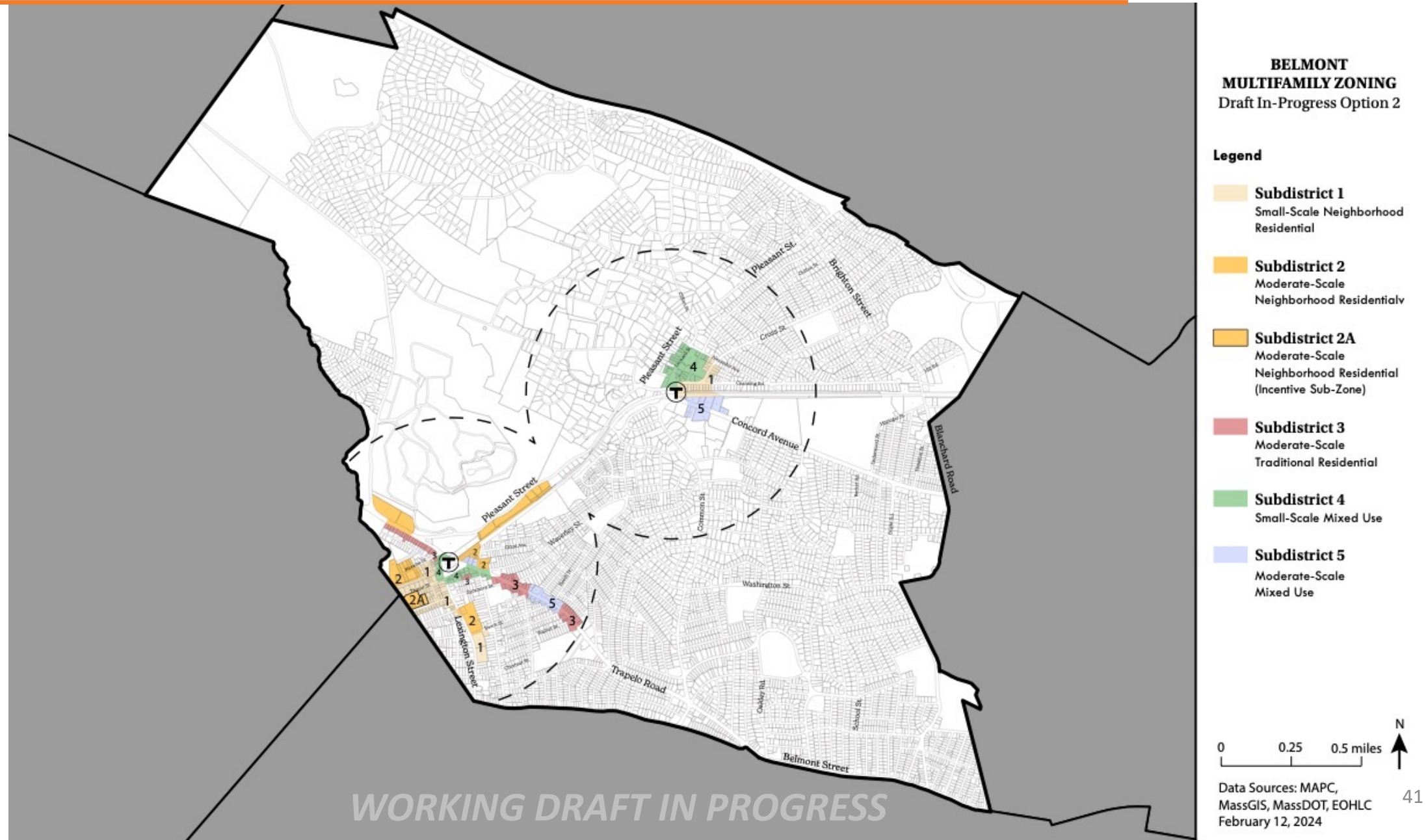


In-progress Option 1 Waverley approach, compliance

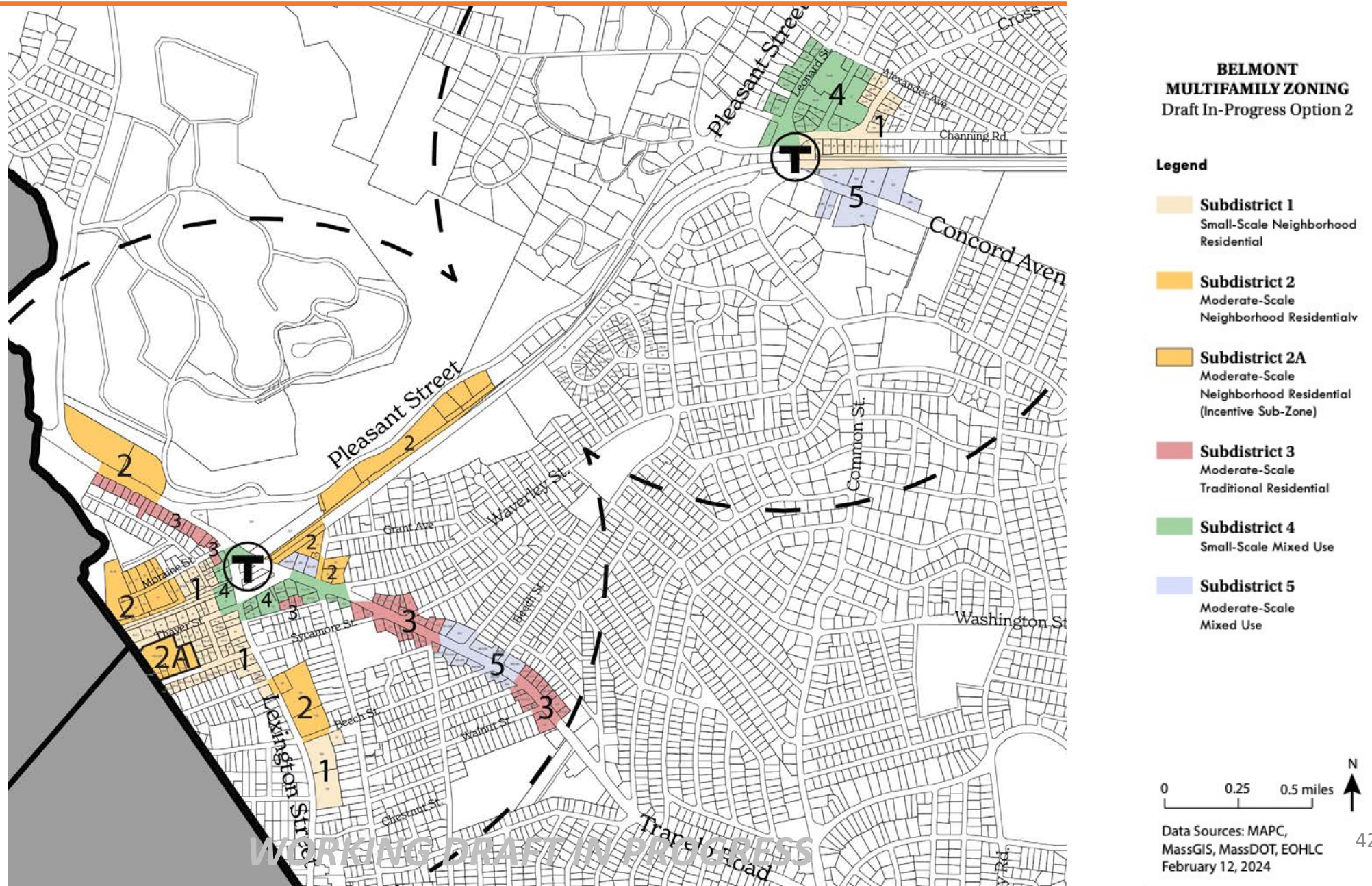
WORKING DRAFT IN PROGRESS

	Compliance Standard	Minimum	Modeled	Compliance Result
Units	Multifamily unit capacity	1,632	3,466	☑
	Transit area unit capacity	816	2,503	☑
	Max. units from mandatory mixed-use	408	332	☑
Area	Gross land area (acres)	28	104	☑
	Transit area (50%) (acres)	14	84	☑
Other	Contiguity (of total proposed area)	50%	58%	☑
	Dwelling units per acre	15	34	☑

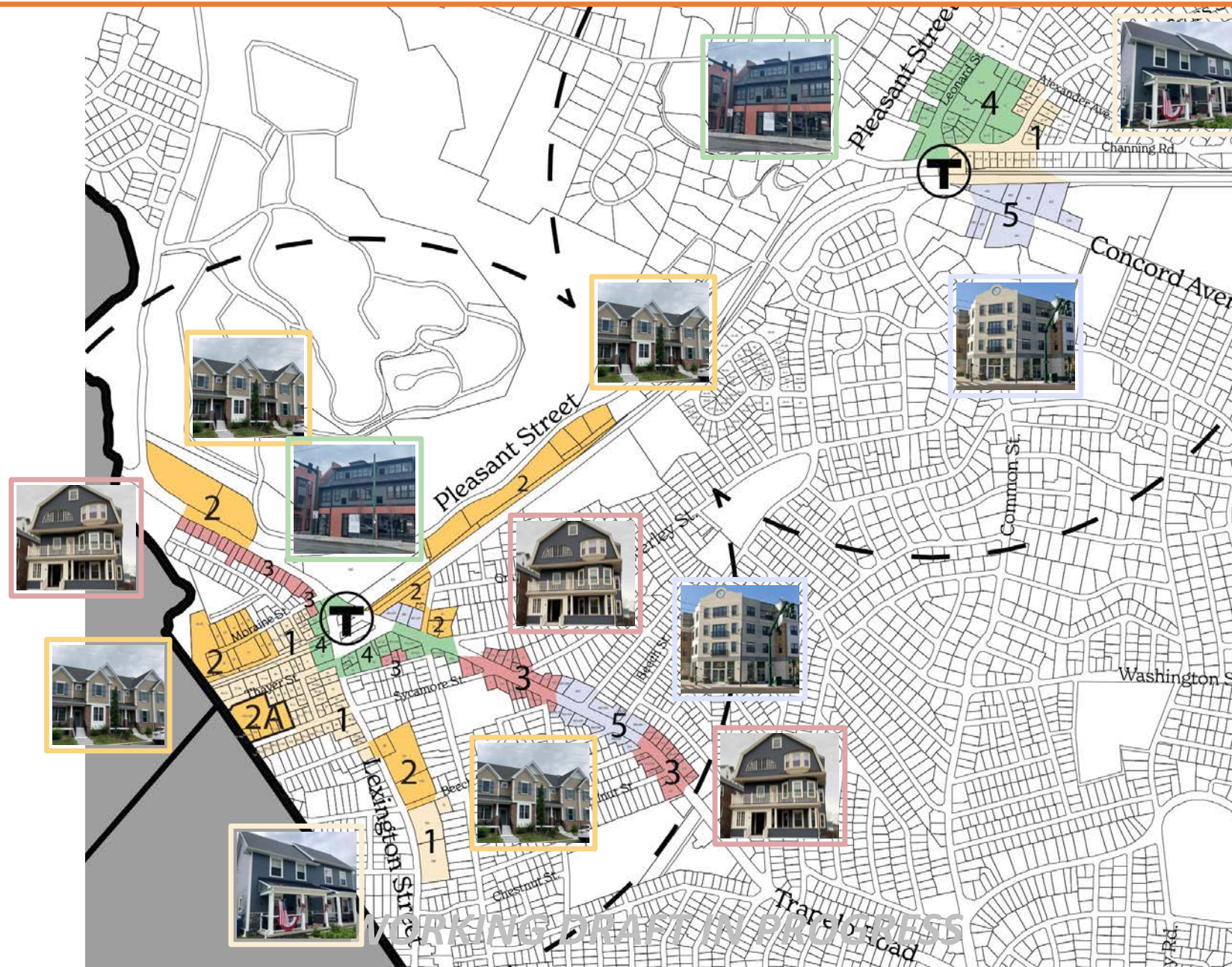
In-progress Option 2 Station areas only, overall view



In-progress Option 2 Station areas only, enlarged view



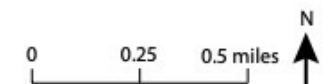
In-progress Option 2 Station areas only, enlarged view



BELMONT MULTIFAMILY ZONING Draft In-Progress Option 2

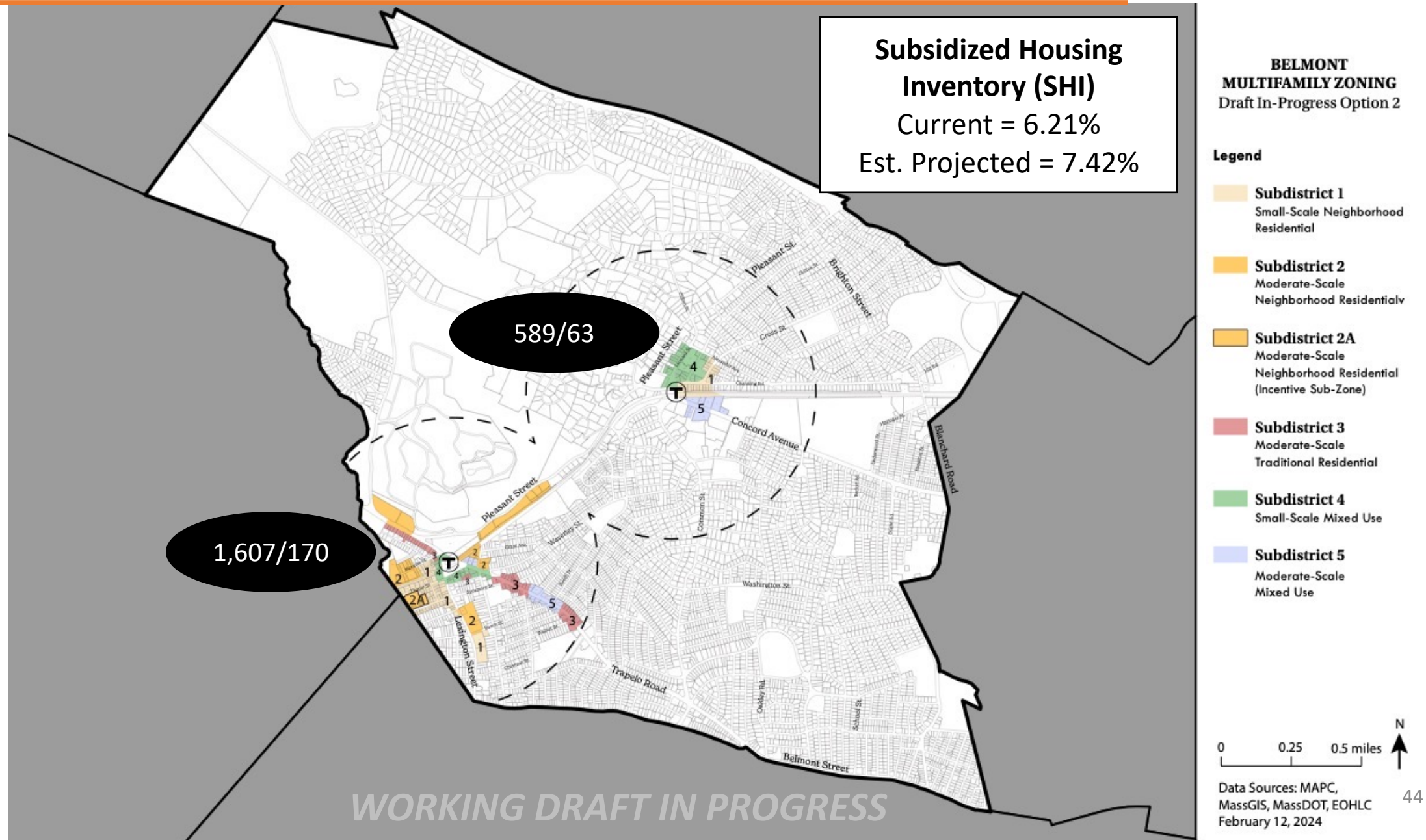
Legend

- Subdistrict 1**
Small-Scale Neighborhood Residential
- Subdistrict 2**
Moderate-Scale Neighborhood Residential
- Subdistrict 2A**
Moderate-Scale Neighborhood Residential (Incentive Sub-Zone)
- Subdistrict 3**
Moderate-Scale Traditional Residential
- Subdistrict 4**
Small-Scale Mixed Use
- Subdistrict 5**
Moderate-Scale Mixed Use



Data Sources: MAPC,
MassGIS, MassDOT, EOHLIC
February 12, 2024

In-progress Option 2 Station areas only, affordability projections

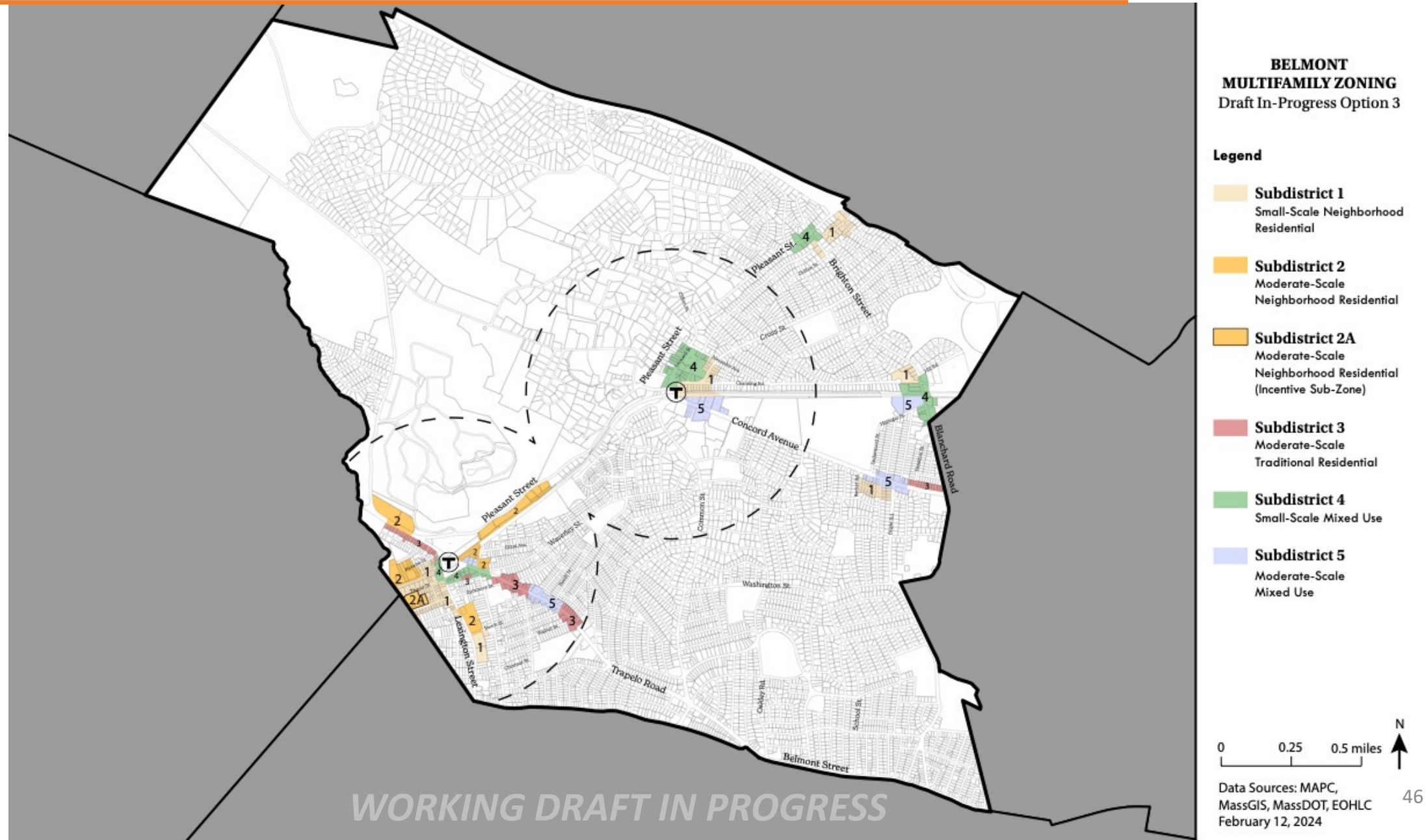


In-progress Option 2 Station areas only, compliance

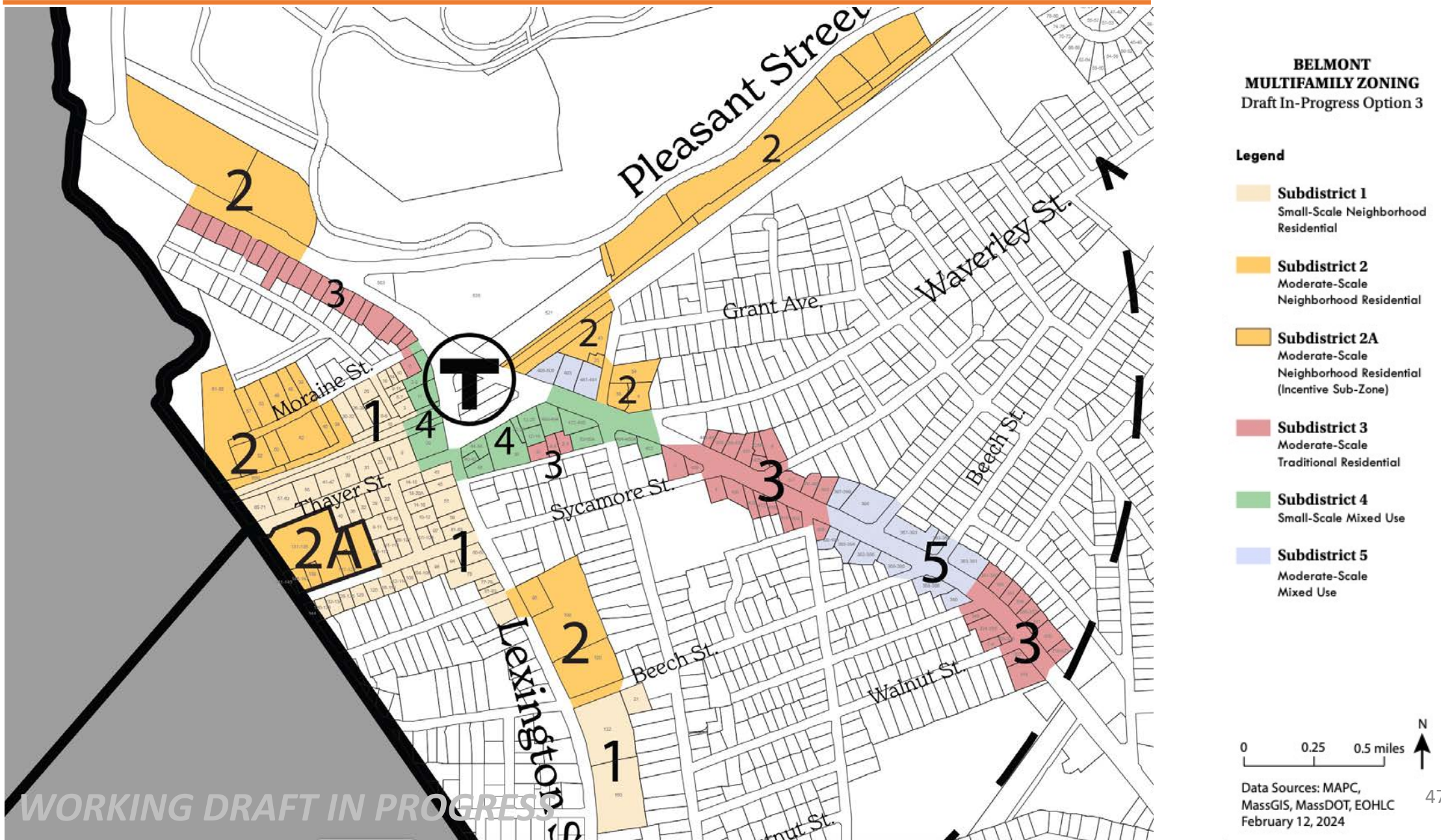
WORKING DRAFT IN PROGRESS

	Compliance Standard	Minimum	Modeled	Compliance Result
Units	Multifamily unit capacity	1,632	2,196	<input checked="" type="checkbox"/>
	Transit area unit capacity	816	2,196	<input checked="" type="checkbox"/>
	Max. units from mandatory mixed-use	408	226	<input checked="" type="checkbox"/>
Area	Gross land area (acres)	28	69	<input checked="" type="checkbox"/>
	Transit area (50%) (acres)	14	69	<input checked="" type="checkbox"/>
Other	Contiguity (of total proposed area)	50%	82%	<input checked="" type="checkbox"/>
	Dwelling units per acre	15	33	<input checked="" type="checkbox"/>

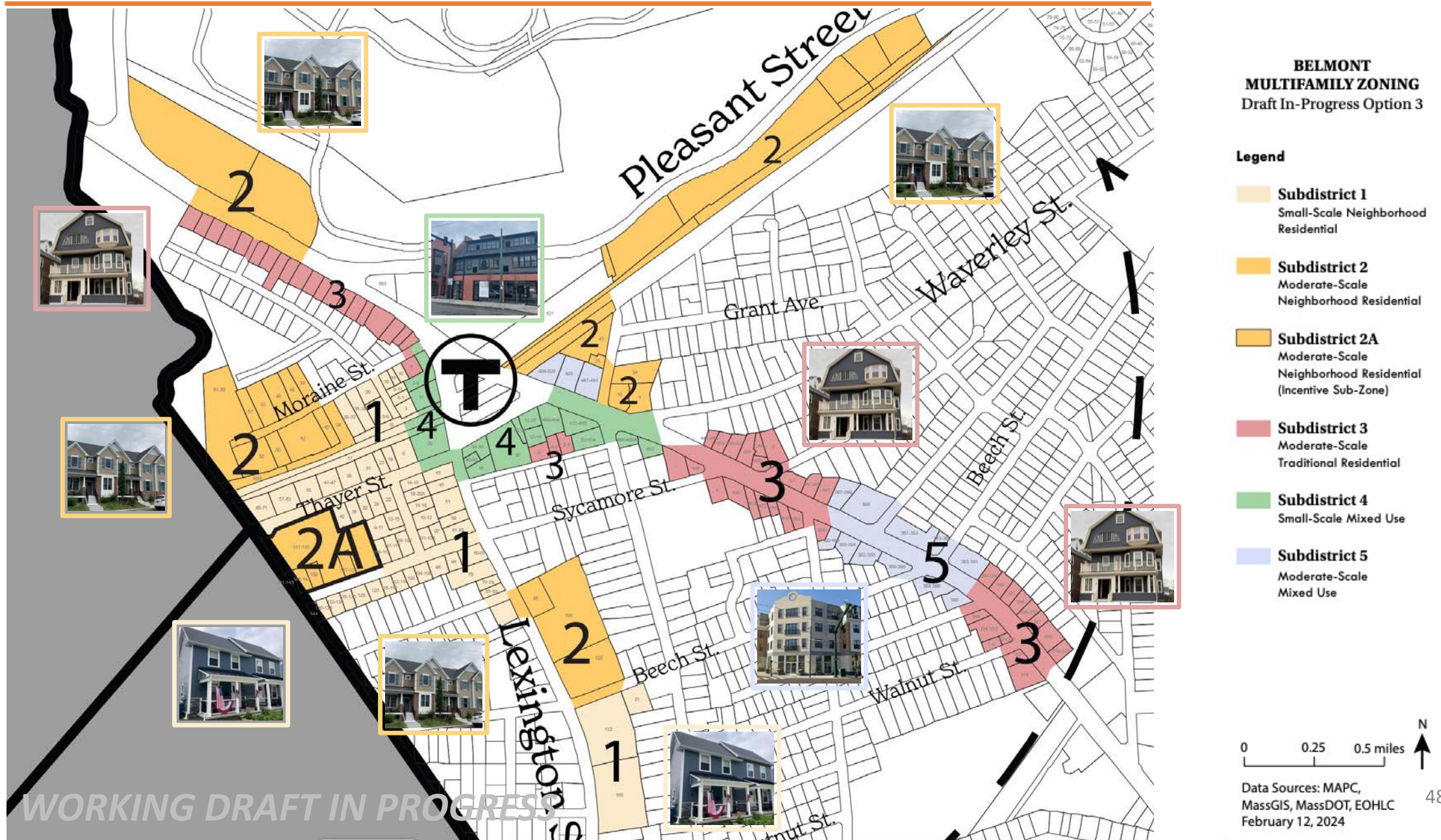
In-progress Option 3 Distributed approach, overall view



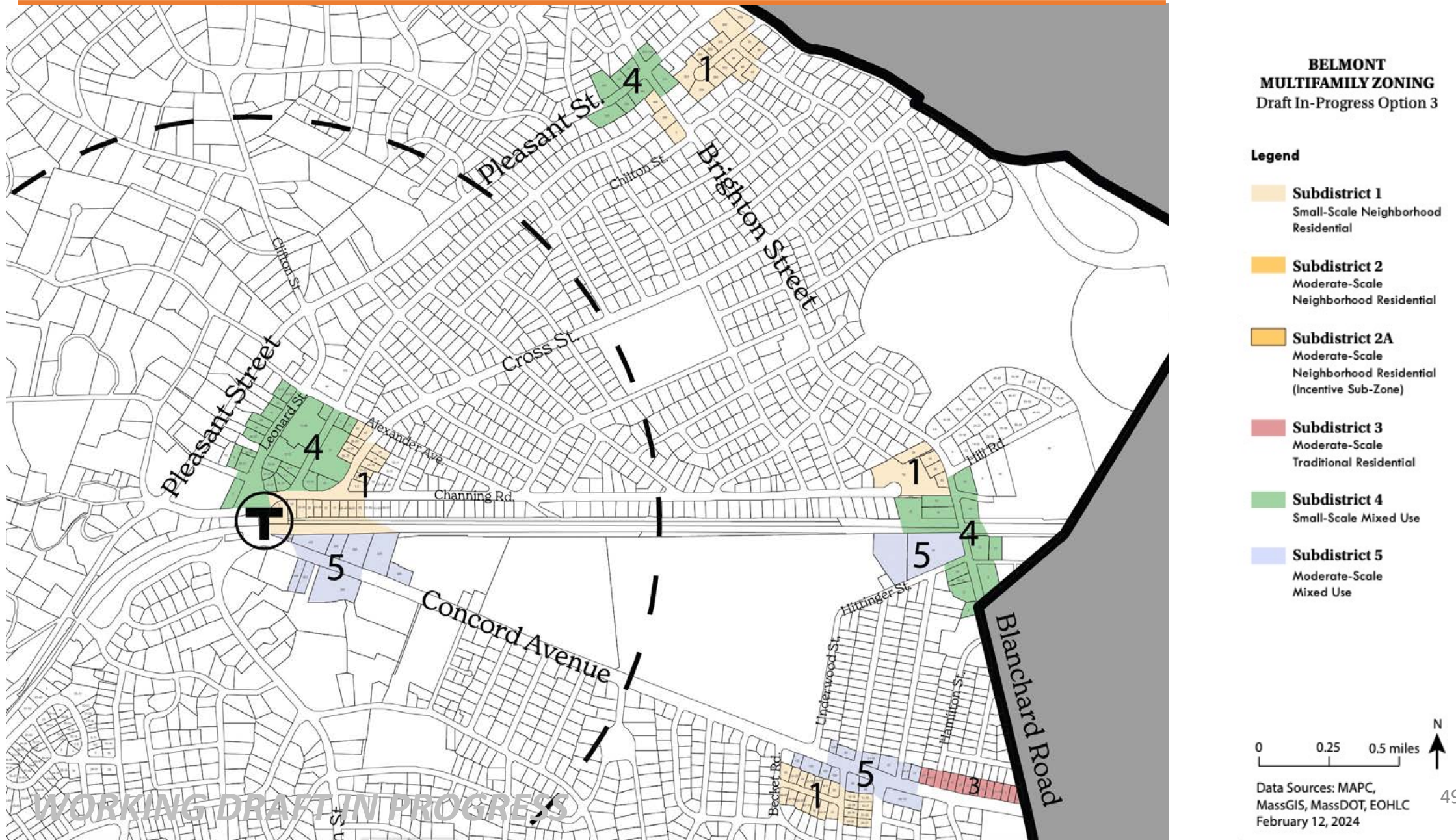
In-progress Option 3 Distributed approach, enlarged view



In-progress Option 3 Distributed approach, enlarged view



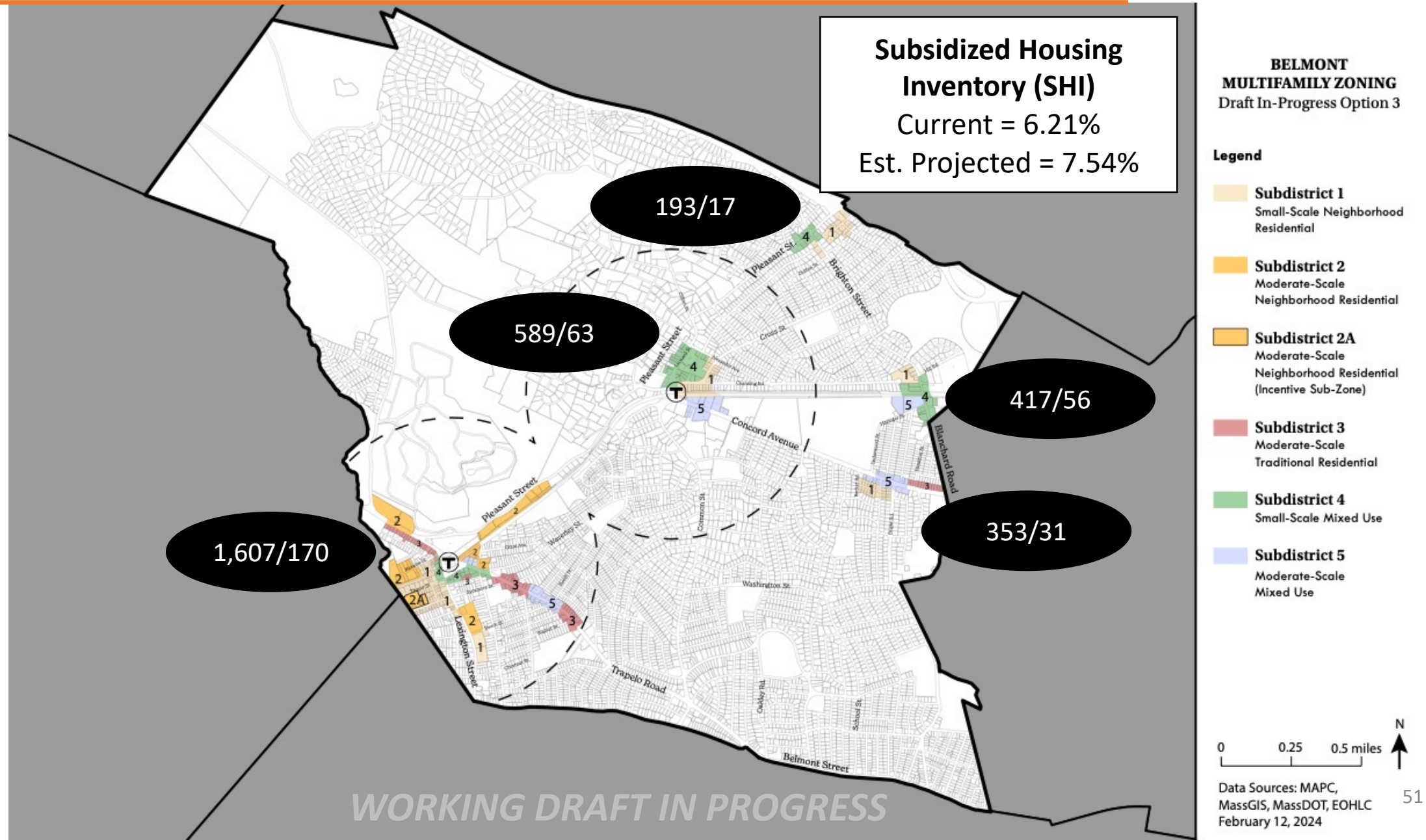
In-progress Option 3 Distributed approach, enlarged view



In-progress Option 3 Distributed approach, enlarged view



In-progress Option 3 Distributed approach, affordability projections



In-progress Option 3 Distributed approach, compliance

WORKING DRAFT IN PROGRESS

	Compliance Standard	Minimum	Modeled	Compliance Result
Units	Multifamily unit capacity	1,632	3,159	<input checked="" type="checkbox"/>
	Transit area unit capacity	816	2,196	<input checked="" type="checkbox"/>
	Max. units from mandatory mixed-use	408	395	<input checked="" type="checkbox"/>
Area	Gross land area (acres)	28	89	<input checked="" type="checkbox"/>
	Transit area (50%) (acres)	14	69	<input checked="" type="checkbox"/>
Other	Contiguity (of total proposed area)	50%	63%	<input checked="" type="checkbox"/>
	Dwelling units per acre	15	37	<input checked="" type="checkbox"/>

Compliance Model In-progress Scenario Results

WORKING DRAFT IN PROGRESS

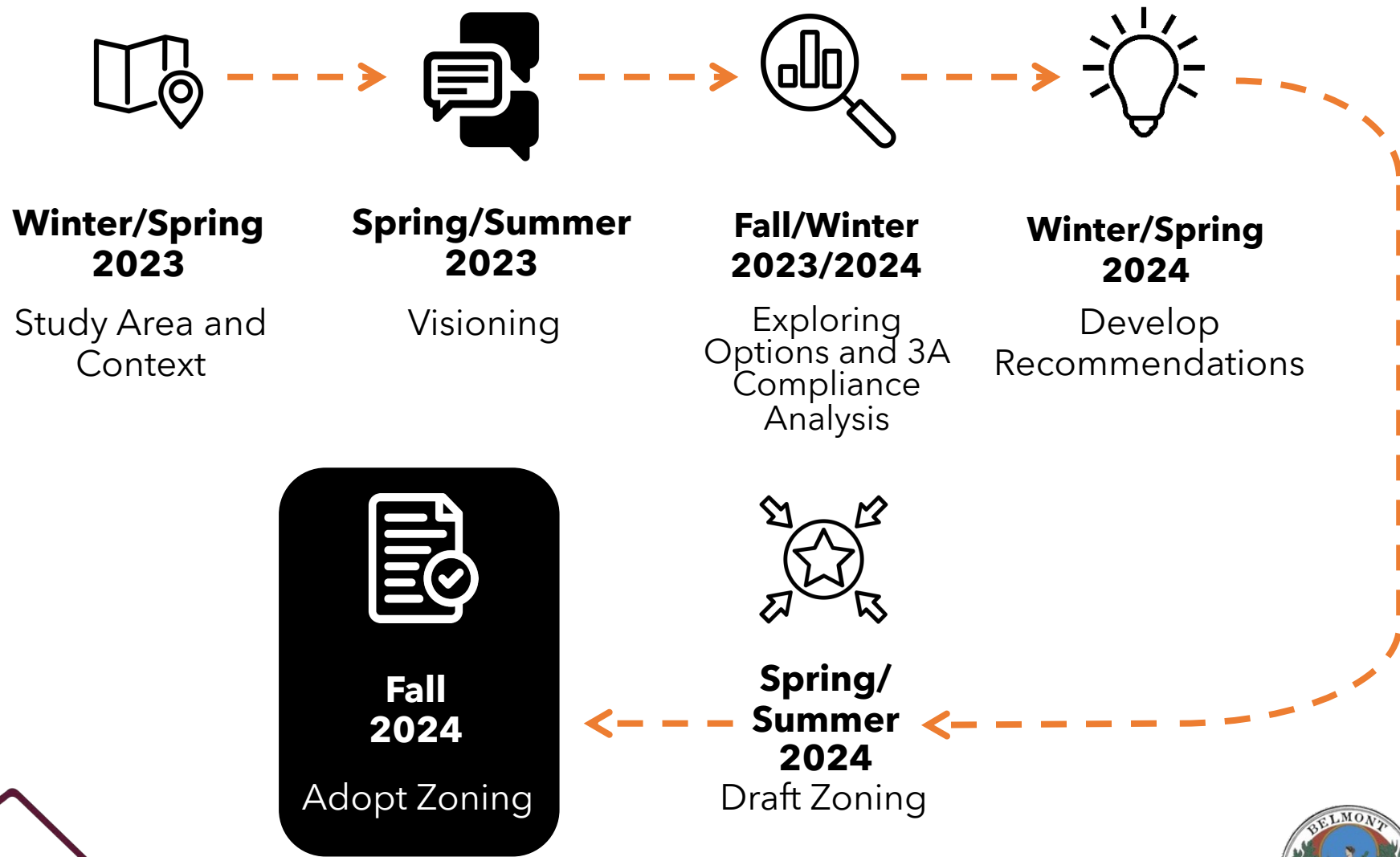
	Required	Results		
	Minimum/ Allowed	Option 1 Waverley approach	Option 2 Station areas only	Option 3 Distributed approach
Multifamily unit capacity	1,632	3,466	2,196	3,159
Transit units (50% of required units)	816	2,503	2,196	2,196
Units from mandatory mixed-use	408	332	226	395
Gross land area (acres)	28	104	69	89
Transit area (50% of required acres)	14	84	69	69
Contiguity (50% of proposed district area)	50%	58%	82%	63%
Dwelling units per acre	15	34	33	37

Are there any clarifying questions?



V. Next steps

Timeline



Belmont has until **December 31, 2024**, to adopt a zoning amendment that complies with Section 3A



Discussion of upcoming Community Meeting

- Compile and review feedback from in-meeting and Zoom participants
- **Advisory Committee Meeting February 29th**
- Select a single in-progress option to advance and continue to refine
- Begin adding detail to zoning characteristics
- Work toward an Advisory Committee package of recommendations that can be provided to the Planning Board

Visit the Belmont MBTA Communities Advisory Committee website for additional information and updates:

<https://www.Belmont-ma.gov/mbta-communities-advisory-committee>

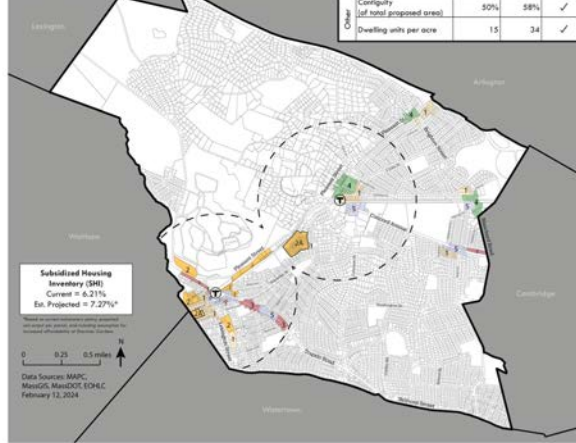


VI. Interactive Session (option preferences and feedback)

In-progress options preferences and feedback

Belmont Multifamily Zoning In-progress Option 1

Draft for Discussion



Legend	Subdistrict	Description	Modeled Unit Capacity	Projected Affordable Units	Geography	Acres	Modeled Unit Capacity
	Subdistrict 1	Small-scale neighborhood residential	717	49	Waverley	60	1,751
	Subdistrict 2	Moderate-scale neighborhood residential	601	27	Belmont Center	13	589
	Subdistrict 2A	Incentive Sub-zone - B1A	214	72	Belmont Village	11	163
	Subdistrict 3	Moderate-scale traditional residential	420	14	Upper Pleasant St	5	193
	Subdistrict 4	Small-scale mixed use	332	34	Brighton Branch	6	417
	Subdistrict 5	Moderate-scale mixed use	1,182	211	East Concord Ave	9	353
		Total	3,466	357		Total: 104	3,466

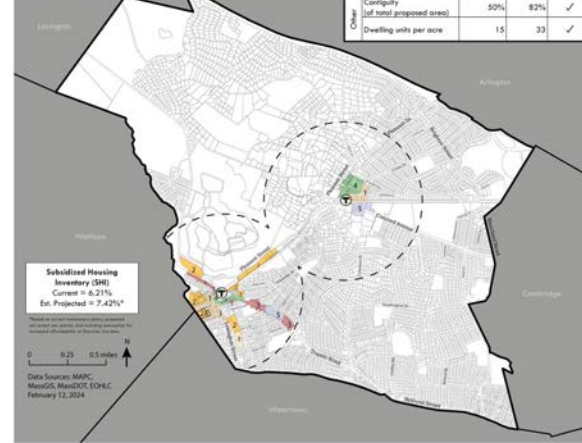
Place green dot if this is your most preferred option

Place red dot if this is your least preferred option

February 15, 2024

Belmont Multifamily Zoning In-progress Option 2

Draft for Discussion



Legend	Subdistrict	Description	Modeled Unit Capacity	Projected Affordable Units	Geography	Acres	Modeled Unit Capacity
	Subdistrict 1	Small-scale neighborhood residential	404	30	Waverley	56	1,607
	Subdistrict 2	Moderate-scale neighborhood residential	601	27	Belmont Center	13	589
	Subdistrict 2A	Incentive Sub-zone - B1A	67	6	Belmont Village	0	0
	Subdistrict 3	Moderate-scale traditional residential	340	10	Upper Pleasant St	0	0
	Subdistrict 4	Small-scale mixed use	226	23	Brighton Branch	0	0
	Subdistrict 5	Moderate-scale mixed use	563	148	East Concord Ave	0	0
		Total	2,196	245		69	2,196

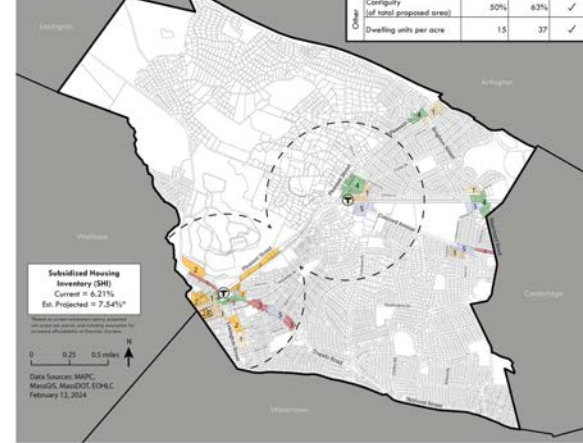
Place green dot if this is your most preferred option

Place red dot if this is your least preferred option

February 15, 2024

Belmont Multifamily Zoning In-progress Option 3

Draft for Discussion



Legend	Subdistrict	Description	Modeled Unit Capacity	Projected Affordable Units	Geography	Acres	Modeled Unit Capacity
	Subdistrict 1	Small-scale neighborhood residential	706	48	Waverley	56	1,607
	Subdistrict 2	Moderate-scale neighborhood residential	601	26	Belmont Center	13	589
	Subdistrict 2A	Incentive Sub-zone - B1A	42	6	Belmont Village	0	0
	Subdistrict 3	Moderate-scale traditional residential	420	23	Upper Pleasant St	5	193
	Subdistrict 4	Small-scale mixed use	395	45	Brighton Branch	6	417
	Subdistrict 5	Moderate-scale mixed use	975	149	East Concord Ave	9	353
		Total	3,139	327		89	3,139

Place green dot if this is your most preferred option

Place red dot if this is your least preferred option

February 15, 2024

Belmont Multifamily Zoning In-progress Considerations

Draft for Discussion

- any in-progress scenario, the refinements will occur, and likely include:
 - district dimensional characteristics
 - parking requirements
 - adjusting location of portions of some subdistricts, with a focus on Subdistrict 4 and Subdistrict 5
 - incentive height associated with Subdistrict 5
 - clarifying where Mandatory Mixed Use should occur
 - including or not including Belmont Housing Authority properties

Please note comments with general feedback

February 15, 2024

In-person options preferences and feedback

- **Refining in-progress options:**

- All participants use post-its to make comments specific to each option or generally on the board without an option
- All participants are invited to continue discussion with members of Committee and process team

- **Ranking in-progress options:**

- All participants use (3) green dots to express most preferred in-progress option(s)
- All participants use (3) red dots to express least preferred in-progress option(s)

Zoom options preferences and feedback

- Go to the following survey link:

<https://bit.ly/Belmont3AZoomSurvey-2-15-24>

- **Refining in-progress options:**

- Click on links in the survey to see the in-progress option boards
- Add comments on each option
- Add general comments with the general comment box at the end

- **Ranking in-progress options:**

- Rank the three options in the survey question