



MBTA Communities Advisory Committee Map Modification Exercise

Session #2

Tuesday, October 24, 2023

Agenda for Exercise

- Discussion of Map Review and Approval Approach
- Discussion of Proposed Subdistricts and Zoning Framework
- Identification of Primary Areas
- How We'll Record Your Feedback
- Initial Compliance Model Feedback
- Part 1 (First Pass) of Map Modification Exercise
 - Contributions From Each Member
 - Open Discussion on Selections
 - Prioritization of List

Discussion of Map Review & Approval Approach

STEP 1: Introduction of the Map – Staff will discuss the map's development with the Committee, showing the various areas selected, specific sites of note, and how the various subdistricts have been distributed and constituted.

STEP 2: Clarification Questions – Members of the Committee should ask any clarification questions regarding the map, its elements, and subdistricts, but no specific comments about the appropriateness of specific sites yet.

STEP 3: Explanation of Rationale of the Subdistricts – Staff will explain how the subdistricts have been devised and why they are appropriate for each scale needed for MBTA Communities zoning.

STEP 4: Reiteration of Goals and Principles – MAPC and Staff will make available in written form each of the goals and principles previously distributed.

Discussion of Map Review & Approval Approach

STEP 5: Round Robin Comments by Members (First Pass) – Each Committee member will be given an opportunity to share any specific parcel(s) that they wish to nominate for modification and provide a specific reason or reasons why (tied to a goal and/or principle, if possible). These sites and reasons will be recorded by staff in a master sheet. Members should be able to express their preferences unchallenged at this stage.

***NOTE:** Modification can be on a parcel, subdistrict, or district basis. For example, you can recommend that an area designated as subdistrict 5 should be downgraded to subdistrict 4. Or you could recommend that a specific parcel be removed. However, it isn't prudent to eliminate parcels located in the middle of districts so non-peripheral parcel removal would likely also include adjacent parcels to be removed out to the perimeter of the district.*

STEP 6: Discussion of Selected Sites – At this stage, each selected parcel can be discussed and debated, pro and con, for modification. Each member should be given an opportunity to express an opinion, but do not have to. The Committee can choose to take a vote to formalize a modification recommendation or acknowledge consensus through no further comments offered.

Discussion of Map Review & Approval Approach

STEP 7: Finalize a Prioritized List – Once the list of properties/sites to modify has been finalized in STEP 6, members should discuss prioritizing parcels for modification. This step is necessary because once the Compliance Model has been run and it is clear how many units and acres the run is in excess or in deficit of the minimum, each area or site will have an acreage and number of units associated with it. Modifications should be based on this prioritized list, so this step is a precursor to a final discussion of sites being formally modified. Once the priority list has been finalized and agreed to, the Committee is prepared to engage in a final discussion once the Compliance Model has been run.

At this stage, we will await the full results of the Compliance Model by MAPC. Once this data is available, several elements will become clearer. These are:

- A. How close the specific model run came to meeting MBTA Communities requirements for minimum number of acres and zoned units.
- B. If in excess, how many of one, other, or both need to be reduced by. If too low, how many new acres and units may be needed to meet the requirements.
- C. Acres and units may be reduced (or increased) in one of two ways, or both:
 - 1) By adding or subtracting new parcels to the model
 - 2) For Units: By tweaking density in one or more subdistrict or changing (+/-) the acreage of a subdistrict

At this point, we now have the necessary data to engage in a Second Pass exercise to finalize the parcels to modify.

Belmont 3A
Draft Proposed Overlay Zoning Standards
October 16, 2023

Subdistrict Concepts Overview

Subdistrict 1: Small-Scale Neighborhood Residential

- Suitable for areas with wide lots where existing housing may include two-family buildings or small apartment buildings
- Allow “thick,” low-height buildings such as four-plexes or townhouses with individual parking
- Require moderate setbacks and open space to create suburban-type character

Subdistrict 2: Moderate-Scale Neighborhood Residential

- Suitable for areas with large lots that can accommodate one or more buildings (e.g., Housing Authority properties)
- Allow “thick,” low-height buildings and cluster development with shared parking
- Require larger setbacks and open space to create appearance of a housing “complex” or “community”

Subdistrict 3: Moderate-Scale Traditional Residential

- Suitable for areas with narrow lots where existing buildings include three-deckers and six-plexes
- Allow “skinny,” tall buildings in scale of three-deckers

- Require minimal setbacks and open space to create streetcar suburb-type character

Subdistrict 4: Small-Scale Mixed Use

- Suitable for areas with existing commercial uses and smaller lots
- Allow shorter buildings and ground-story commercial uses
- Require minimal setbacks and open space to create walkable, mixed-use district

Subdistrict 5: Moderate-Scale Mixed Use

- Suitable for areas with existing commercial or light industrial uses and larger lots
- Allow taller buildings and ground-story commercial uses
- Require minimal setbacks and open space to create walkable, mixed-use district

Subdistrict 6: Moderate-Scale Mandatory Mixed Use

- Suitable for areas with existing, high-density commercial uses and larger lots near multi-modal transit hubs
- Allow tall buildings and require ground-story commercial uses
- Require minimal setbacks and open space to create walkable, mixed-use district

Need Committee and Staff Review and Edits

Proposed Table of Use Regulations, by Subdistrict

Need Committee and Staff Review and Edits

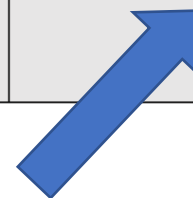
Use Regulations

	Subdistrict 1 (formerly 2)	Subdistrict 2 (formerly 3)	Subdistrict 3 (formerly 1)	Subdistrict 4	Subdistrict 5	Subdistrict 6
Desired Character	<i>Small-scale residential, wide lots, shorter buildings</i>	<i>Moderate-scale residential, large lots, taller buildings</i>	<i>Moderate-scale residential, narrow lots, tall buildings</i>	<i>Small-scale mixed use</i>	<i>Moderate-scale mixed use</i>	<i>Moderate-scale mandatory mixed use</i>
Allow by-right	<ul style="list-style-type: none"> Two-family dwelling Multifamily dwelling Family day care home 	<ul style="list-style-type: none"> Elderly housing Cluster development Multifamily dwelling Family day care home 	<ul style="list-style-type: none"> Two-family dwelling Multifamily dwelling Family day care home 	<ul style="list-style-type: none"> Two-family dwelling Multifamily dwelling Mixed-Use 	<ul style="list-style-type: none"> Multifamily Dwelling Mixed-Use 	<ul style="list-style-type: none"> Multifamily Dwelling Mixed-Use
Allow by special permit	<ul style="list-style-type: none"> Elderly housing Cluster development Lodging and Boarding for daily or weekly periods 	<ul style="list-style-type: none"> Lodging and Boarding for daily or weekly periods 	<ul style="list-style-type: none"> Elderly housing Cluster development Lodging and Boarding for daily or weekly periods 	<ul style="list-style-type: none"> Lodging and Boarding for daily or weekly periods 	<ul style="list-style-type: none"> Lodging and Boarding for daily or weekly periods 	<ul style="list-style-type: none"> Lodging and Boarding for daily or weekly periods
Prohibit		<ul style="list-style-type: none"> Detached single-family dwelling Two-family dwelling 		<ul style="list-style-type: none"> Detached single-family dwelling 	<ul style="list-style-type: none"> Detached single-family dwelling Two-family dwelling 	<ul style="list-style-type: none"> Detached single-family dwelling Two-family dwelling



Subdistrict Descriptions and Current Compliance Model Output

	Subdistrict 1 (formerly 2)	Subdistrict 2 (formerly 3)	Subdistrict 3 (formerly 1)	Subdistrict 4	Subdistrict 5	Subdistrict 6
	Acres = 26 Units = 733 Density = 28	Acres = 41 Units = 617 Density = 31	Acres = 24 Units = 1,113 Density = 55	Acres = 5 Units = 244 Density = 49	Acres = 45 Units = 3,088 Density = 83	Not Modeled
DESIRED CHARACTER AND GOALS	<i>Small-scale neighborhood residential, wide lots, shorter buildings</i> <ul style="list-style-type: none"> Allow for existing one- and two-family housing which meets minimum densities Encourage side by side fourplexes and multifamily at smaller scale 	<i>Moderate-scale residential, larger lots, taller buildings</i> <ul style="list-style-type: none"> Suitable for areas with larger lots that can accommodate one or more buildings Typically for mid-rise or garden apartment complexes Require larger setbacks and open spaces to create appearance of a "community" 	<i>Moderate-scale residential, narrower lots, taller buildings</i> <ul style="list-style-type: none"> Appropriate for existing built areas with narrower lots and taller buildings like triple-deckers Require minimal setbacks and open space to create a New England denser development character 	<i>Small-scale mixed use</i> <ul style="list-style-type: none"> Preserve existing quality 2-story mixed use Encourage the replacement of single-story storefront commercial with new or modified 2-story mixed use commercial Creation of small or modest density mixed-use walkable district 	<i>Moderate-scale mixed use</i> <ul style="list-style-type: none"> Allows for development similar in character to buildings in subdistrict 4 but allows a one-story density bonus to increase residential density by 100% Density bonus requires mandatory ground floor retail/commercial use Creation of moderate density mixed-use walkable district 	<i>Larger-scale mixed use</i> <ul style="list-style-type: none"> Intended to establish an anchor development in a key district Located near multi-modal transit hubs Creation of a higher density mixed-use, walkable district



Possible density bonus here as well...

Proposed Subdistricts

Need Committee and Staff Review and Edits



Subdistrict 1

Small-Scale
Neighborhood
Residential

Lot Size: 5,000
Stories: 2.0 - 2.5



Lot Size: 15,000
Stories: 2.0 - 2.5



Subdistrict 3

Moderate-Scale
Traditional Residential

Lot Size: 3,200
Stories: 3.0 - 3.5

Proposed Subdistricts



Subdistrict 4

Small-Scale
Mixed Use

Lot Size: No Min.
Stories: 2.0 - 2.5



Subdistrict 5

Moderate-Scale
Mixed Use

Lot Size: No Min.
Stories: 3.0 - 3.5



Subdistrict 6

Moderate-Scale
Mandatory Mixed Use









Lot Size: No Min.
Stories: 4.0 - 4.5

Need Committee and Staff Review and Edits

Full Revised Area Map



Legend

-  Parcels
-  Subdistrict 1
-  Subdistrict 2
-  Subdistrict 3
-  Subdistrict 4
-  Subdistrict 5
-  Subdistrict 6
-  Transit

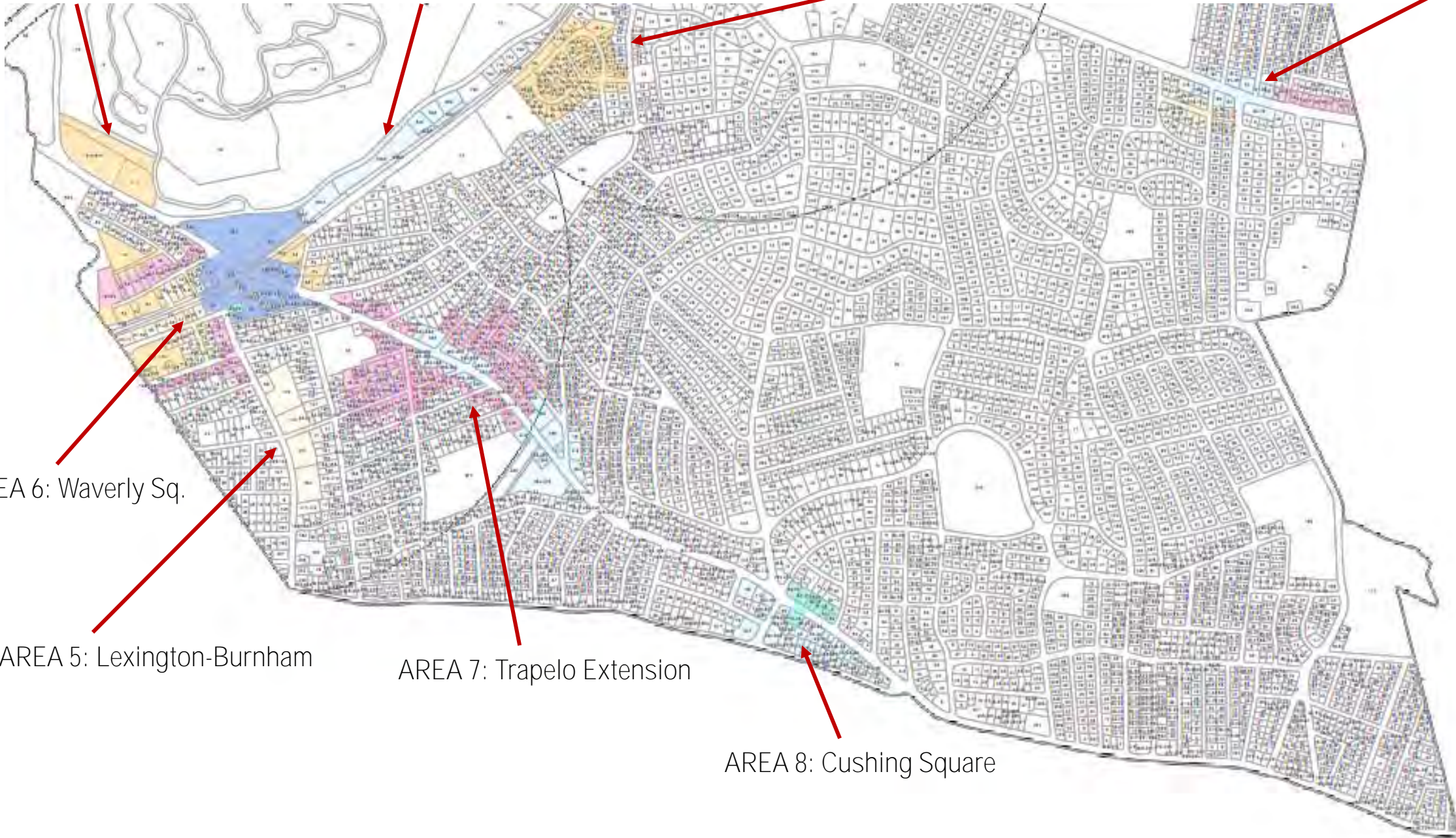


AREA 4: Olmsted-Mill

AREA 9: South Pleasant

AREA 10: BHA Gordon

AREA 11: Concord-Bright



AREA 6: Waverly Sq.

AREA 5: Lexington-Burnham

AREA 7: Trapelo Extension

AREA 8: Cushing Square

Recording Form – First Pass **Example Only

Address	Current S/D	Proposed S/D	Add	Remove	Recommended By	Goal and/or Principle	Comments
36 Leonard Street	4	5	NA	NA	Staff	GOAL 2	Character of area suggests a higher density and more units are needed in the Center.
535 Trapelo Road	6	None		✓	Staff	Principle 6.1	Too risky to potentially lose a key retail establishment.
1212 La Brea St.	None	4	✓		Mayor Bass	Goal 2	Need more housing in this area and it's more equitable.

Once all recommendations are compiled, a discussion can commence seeking to confirm and prioritize the items on the list. staff will develop a distributable list for the following meeting when additional Compliance Model results will be available.

On the 24th, we will likely have a Compliance excess of target (1,632 and 14 acres minimum w/in station areas), which will serve as a starting point for Second Pass exercise to determine what items on the list will be ultimately accepted or rejected. MAPC indicates that the first run of the model has resulted in a significant excess of units.

For the Second Pass (Tuesday, October 24th), each identified parcel on the list will be open to additional discussion for the recommended action and ideally a consensus to submit the list to MAPC for reduction. Once the exercise is completed, the Committee can direct MAPC to run an updated Compliance Model.

Compliance Model

- Preliminary Pre-Check Results indicate a significant excess of acres and units—at least double that required for units.
- Therefore, it is recommended that modifications lean toward reduction of parcels/areas and/or density (subarea and/or dimensional demotion).
- Full Compliance Model results will be presented by MAPC at the next meeting (Tuesday, October 24th)
- We now understand that unit and acre counts are not going to be available on a parcel by parcel basis so we cannot engage in a reduction exercise on a parcel level.
- We just need to perform a reduction and have subsequent CM runs conducted until we hit a sweet spot.

Belmont Center



Legend

- Parcels
- Subdistrict 1
- Subdistrict 2
- Subdistrict 3
- Subdistrict 4
- Subdistrict 5
- Subdistrict 6
- Transit Radii





BHA Gordon

The map displays a complex arrangement of lots, many of which are numbered. The central area is highlighted in yellow. Surrounding areas are white. The numbers on the lots include:

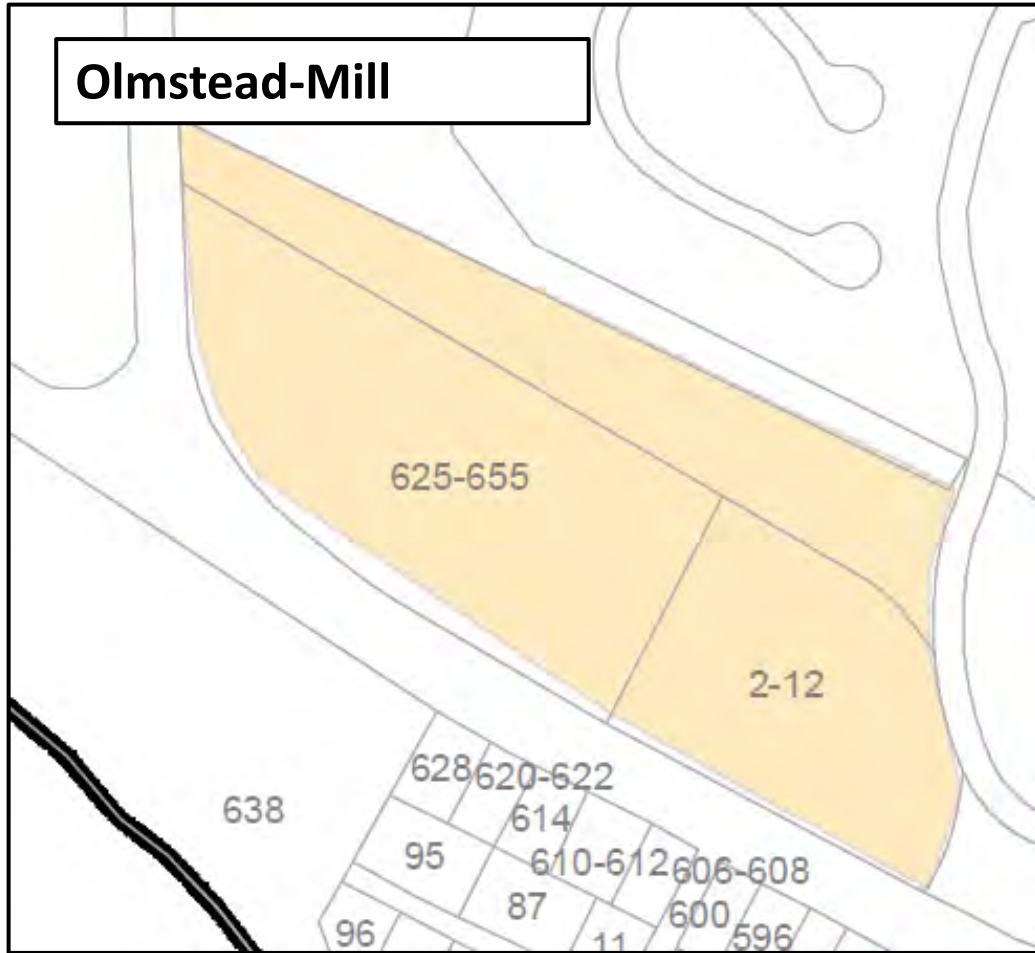
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- 51, 750, 762-766, 768, 774, 774A, 774B, 59, 41-43, 51-53, 42-44, 40, 29-31, 25-27, 21-23, 17-19, 13-15, 9-11, 5-7, 38-40, 9, 36, 6, 8-10, 16, 19, 24, 25, 28, 29-31, 26, 28-30, 34-36, 39-41, 43-45, 47-49, 51-53, 55-57, 59-61, 63-65, 64-66, 68-70, 72-74, 74-76, 78-80, 86, 11, 10-12, 15, 16, 18, 21, 22-224, 228, 233-23, 210-214, 9, 11, 15, 16-18, 19, 24, 26, 35, 36, 46, 48, 52, 56, 60, 62, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

- Parcels
- Subdistrict 1
- Subdistrict 2
- Subdistrict 3
- Subdistrict 4
- Subdistrict 5
- Subdistrict 6
- Transit Radii



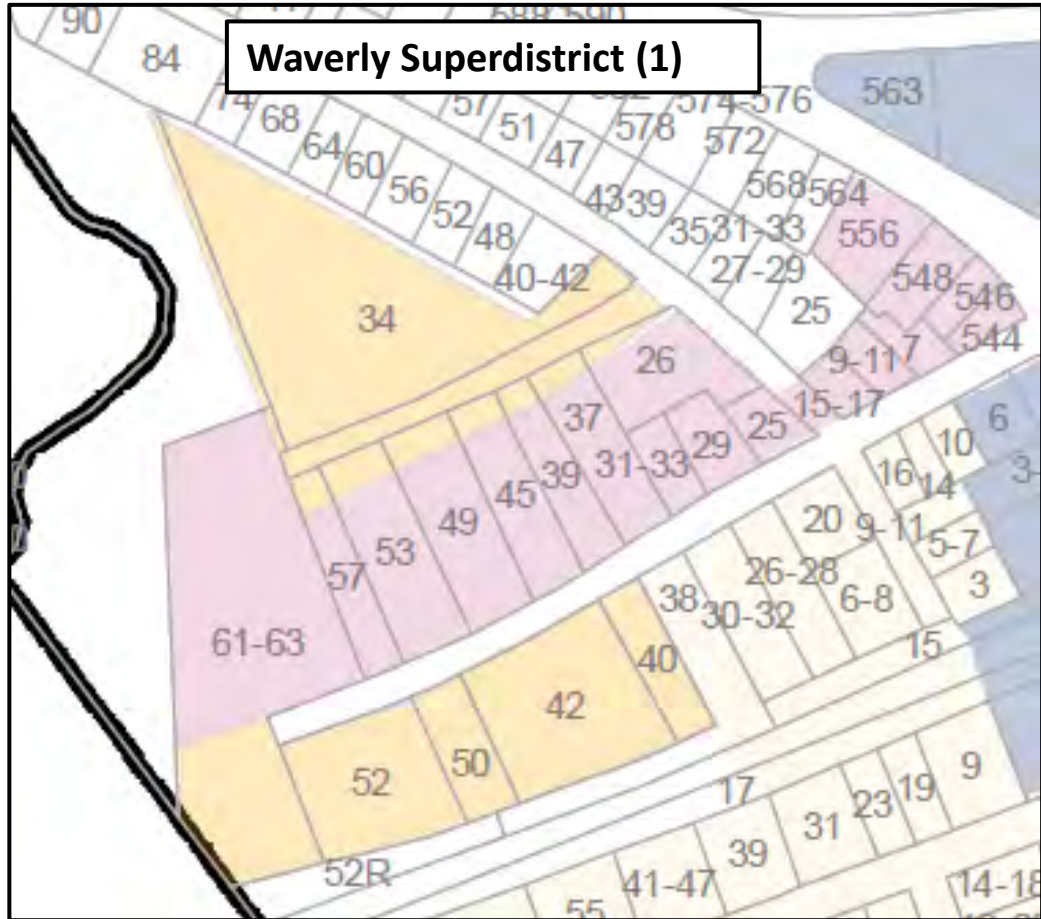
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Olmstead-Mill

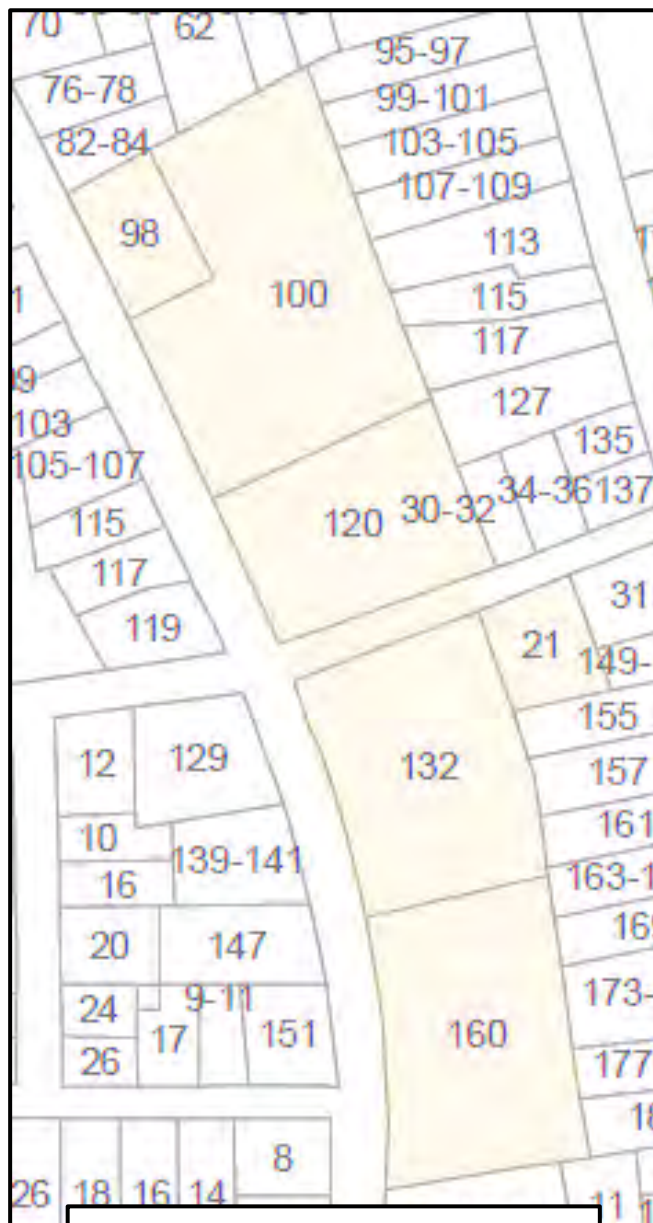


Legend

- Parcels
- Subdistrict 1
- Subdistrict 2
- Subdistrict 3
- Subdistrict 4
- Subdistrict 5
- Subdistrict 6
- Transit Radii



- Legend**
- Parcels
 - Subdistrict 1
 - Subdistrict 2
 - Subdistrict 3
 - Subdistrict 4
 - Subdistrict 5
 - Subdistrict 6
 - Transit Radius



Lexington-Burnham





Legend

- Parcels
- Subdistrict 1
- Subdistrict 2
- Subdistrict 3
- Subdistrict 4
- Subdistrict 5
- Subdistrict 6
- Transit Radii









Waverly Superdistrict (3)



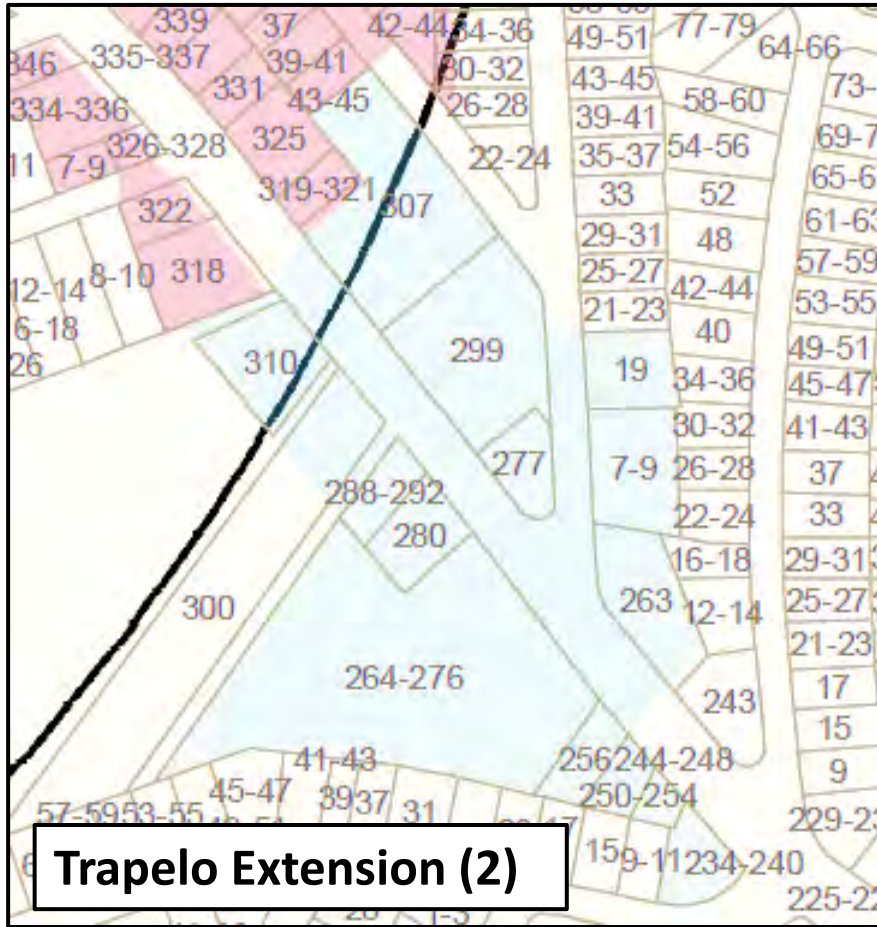
Trapelo Extension (1)

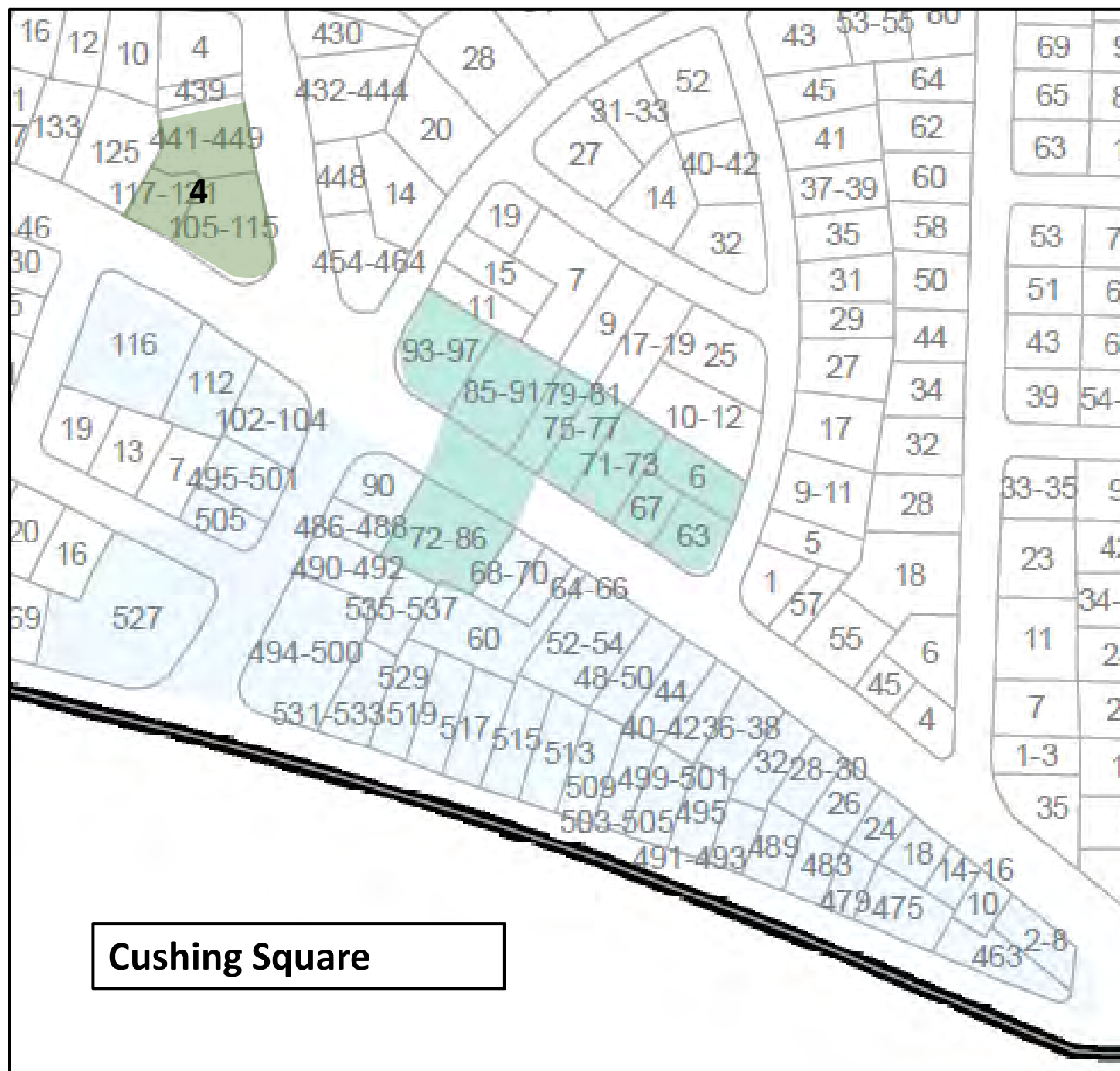


Legend

-  Parcels
-  Subdistrict 1
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-  Subdistrict 6
-  Transit Radii





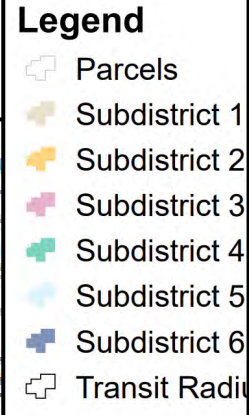


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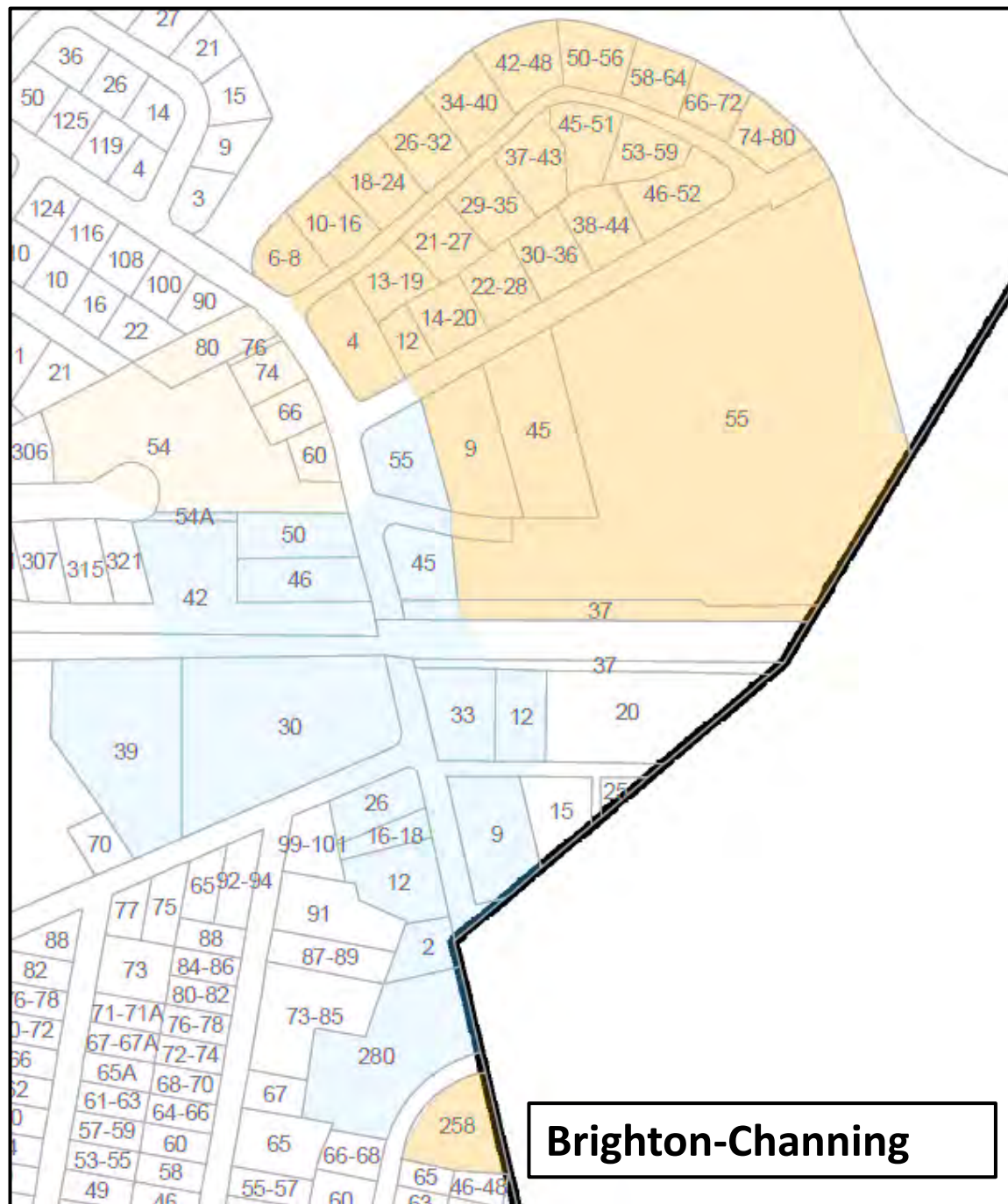
- Parcels
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Concord-Bright







Approach to Modification Suggestion

- 1. Identify parcel(s) to modify
- 2. Note type of modification
 - a) Upzone to greater density
 - b) Downzone to lesser density
 - c) Remove parcel(s)
- 3. Note reason(s) for modification (e.g. not appropriate area, etc.)

