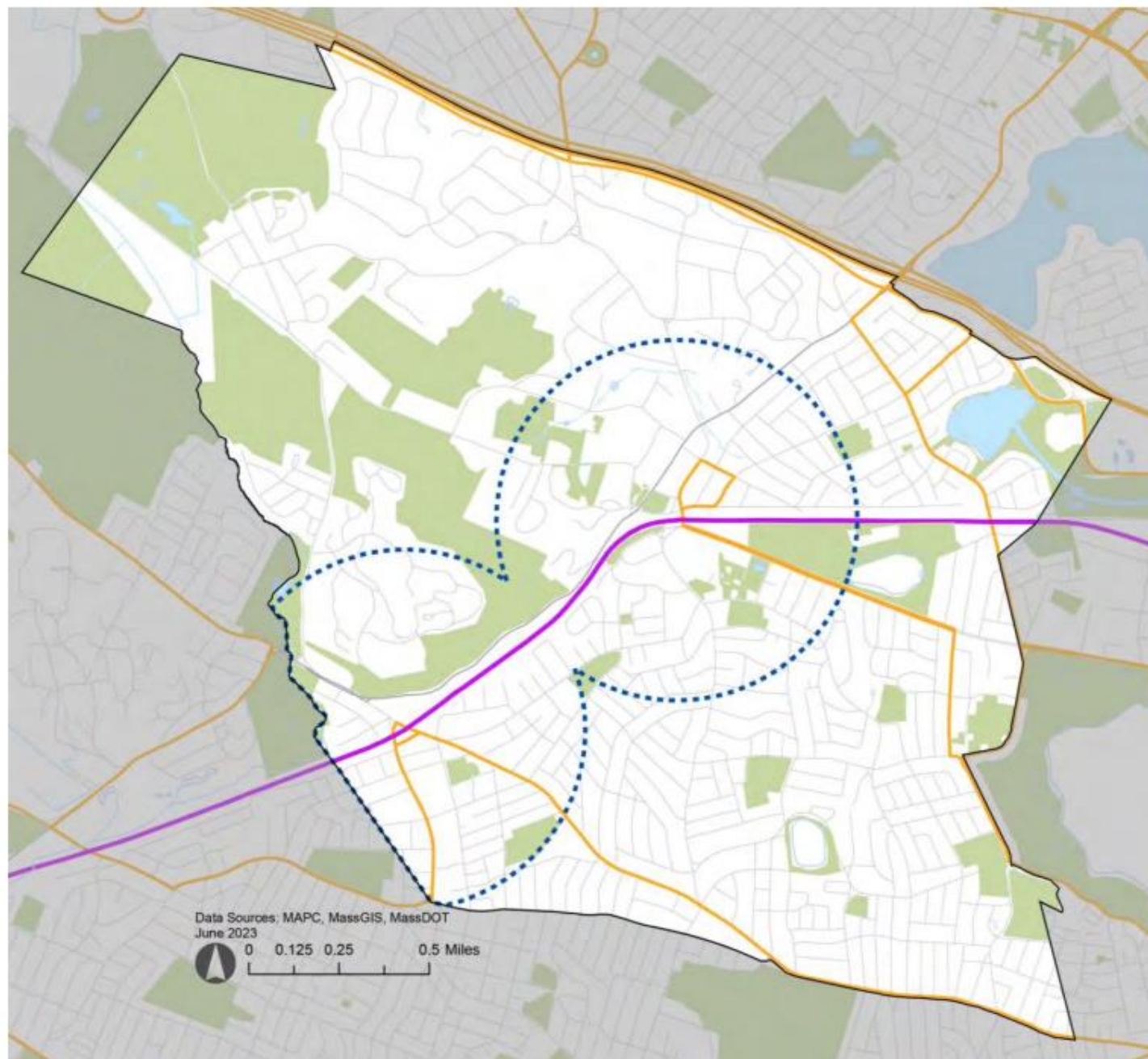


# MBTA Advisory Committee

Map Progression Series  
June 2023 to March 2024



**50% of the  
minimum unit  
capacity must be  
within 0.5 miles  
of a Commuter  
Rail station  
(See dashed  
blue circles)**

## MAPC Info Map 1

Transit Areas and Bus Lines



## Example

60%



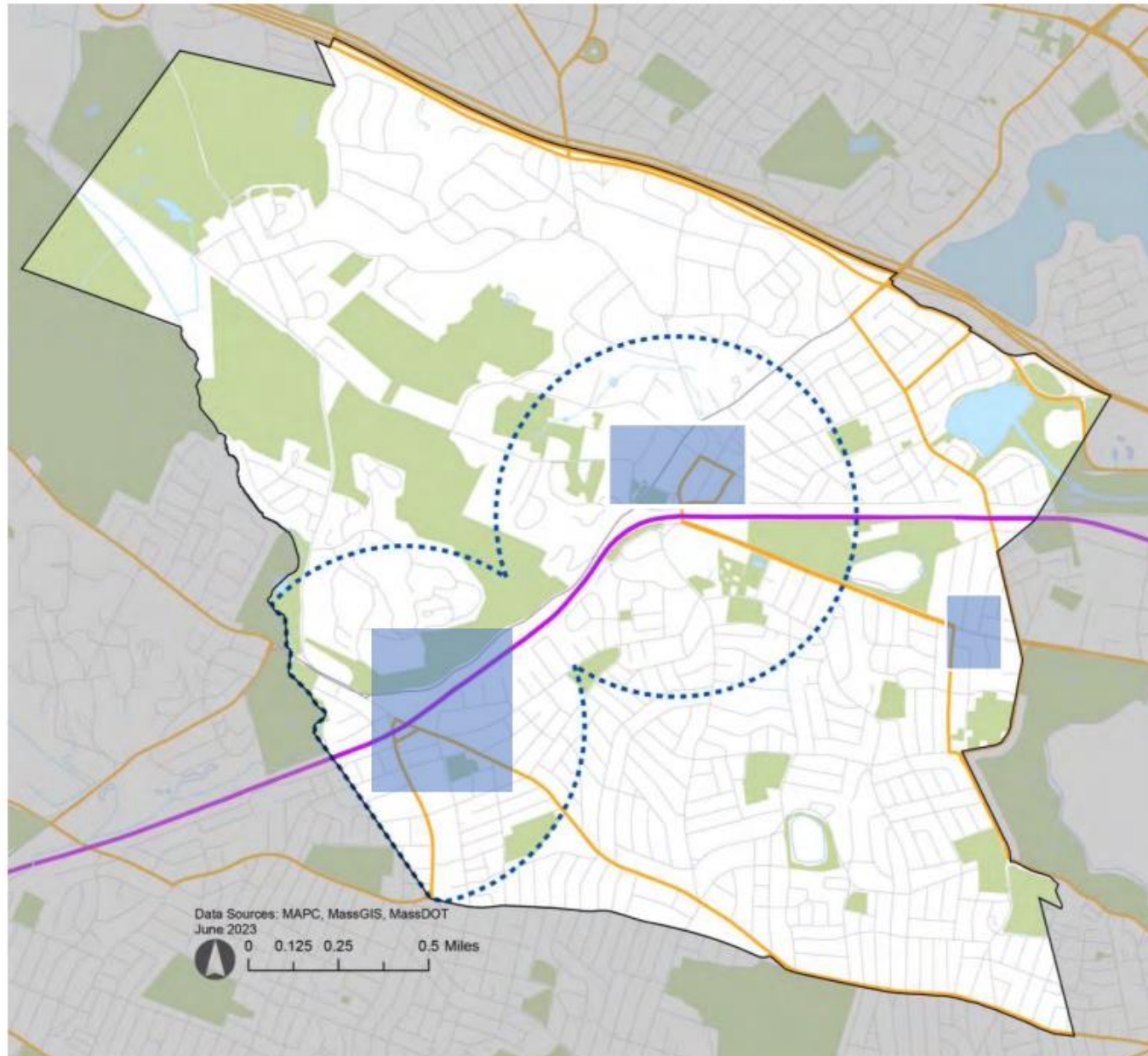
30%



10%



**=100%**



**50% of the  
proposed land  
area must be in  
one connected  
district**

**MAPC Info Map 2**

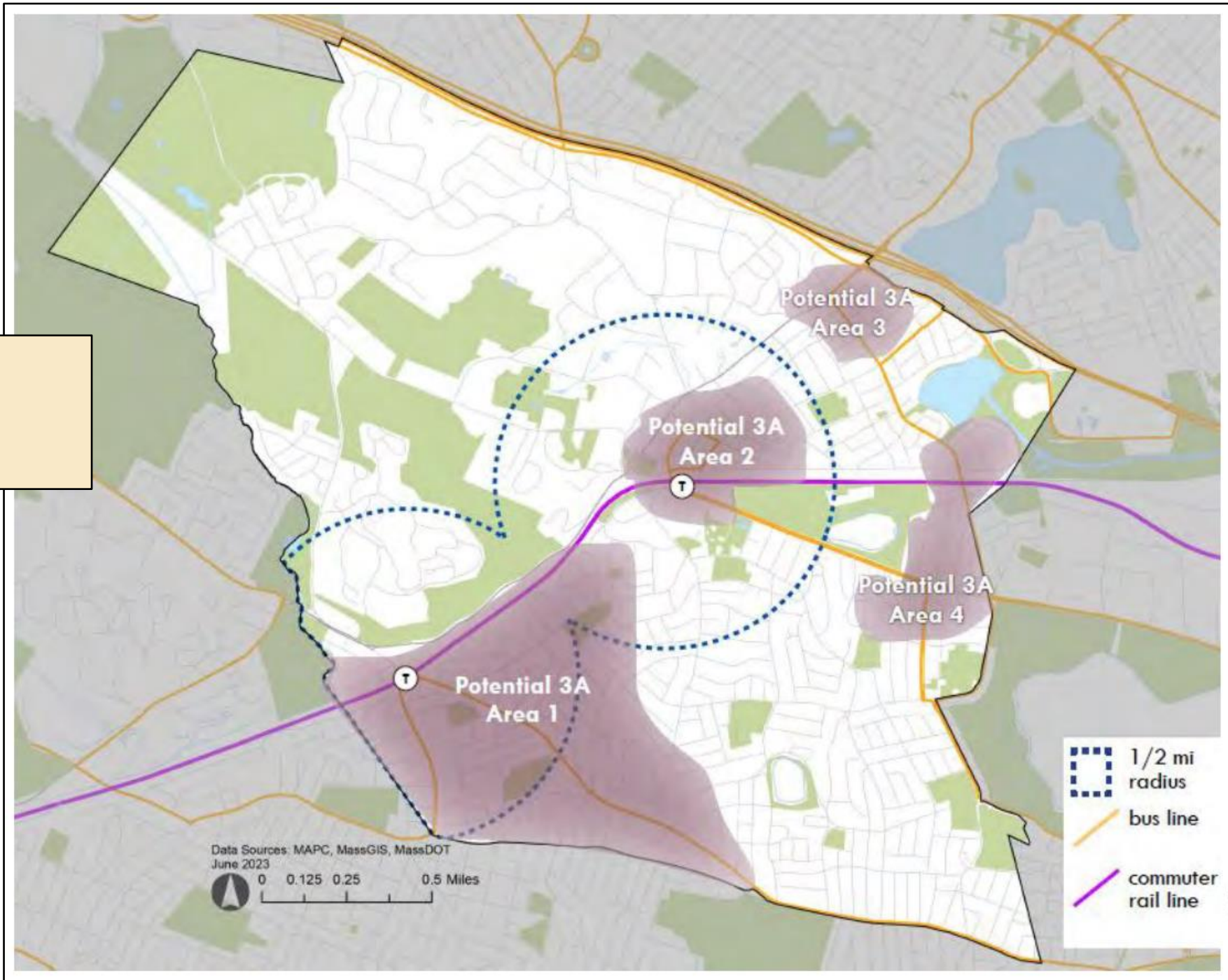
Contiguity Example



# Map 1

June 2023 (Public Forum)

- *Potential Areas Identified*



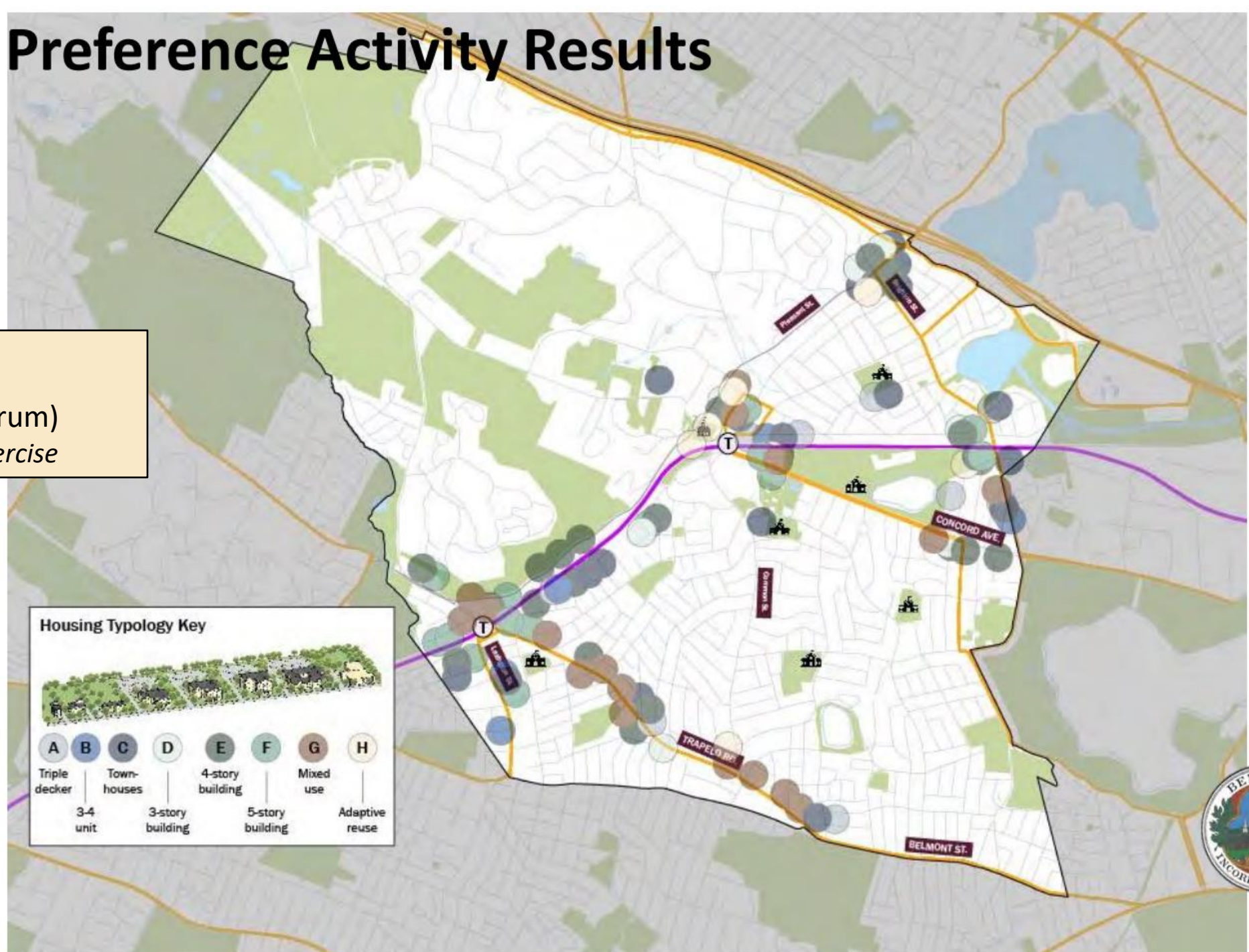
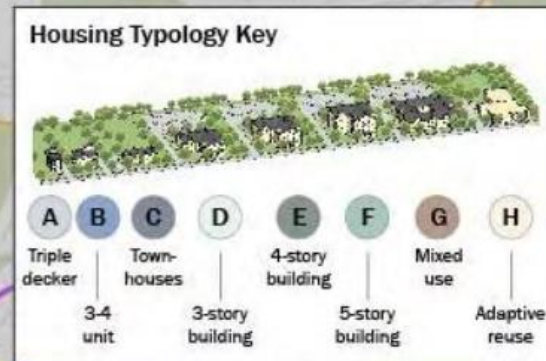


# Preference Activity Results

## Map 1

June 2023 (Public Forum)

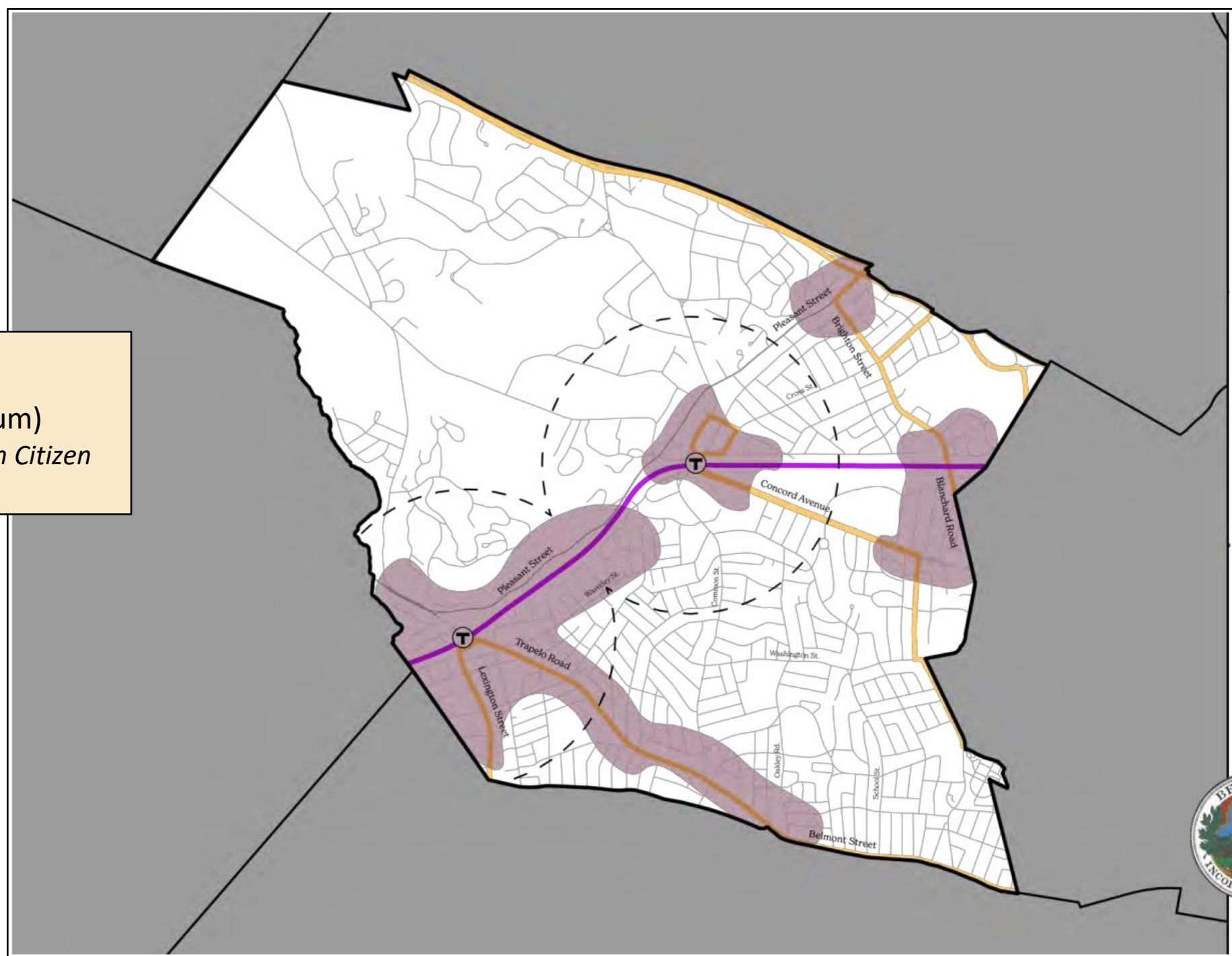
- *Citizen Preference Exercise*



# Concept Map

June 2023 (Public Forum)

- *Revised Areas Based on Citizen Feedback*

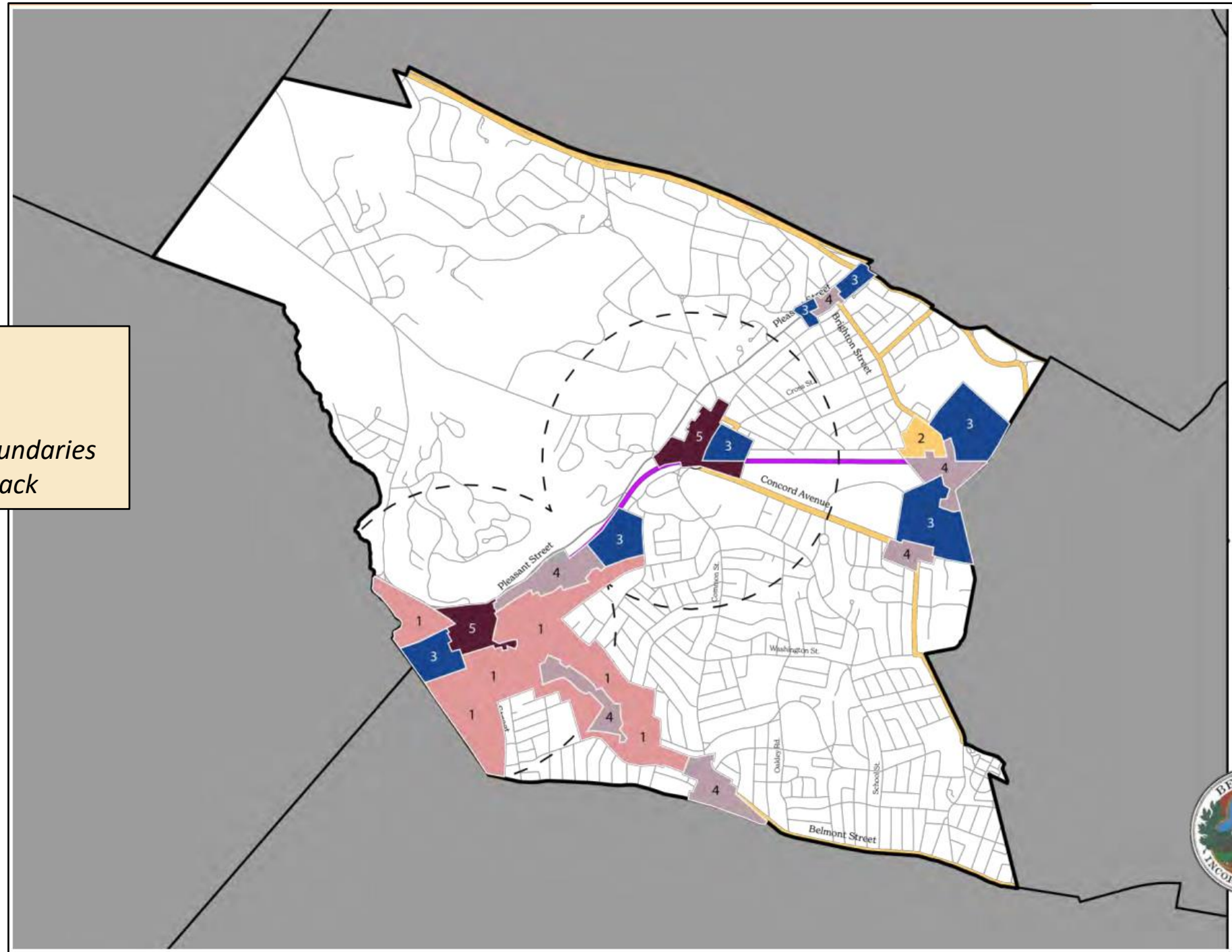




# Map M1

August 2023

- *Working Subdistrict Boundaries*
- *Based on Citizen Feedback*



WORKING DRAFT IN PROGRESS

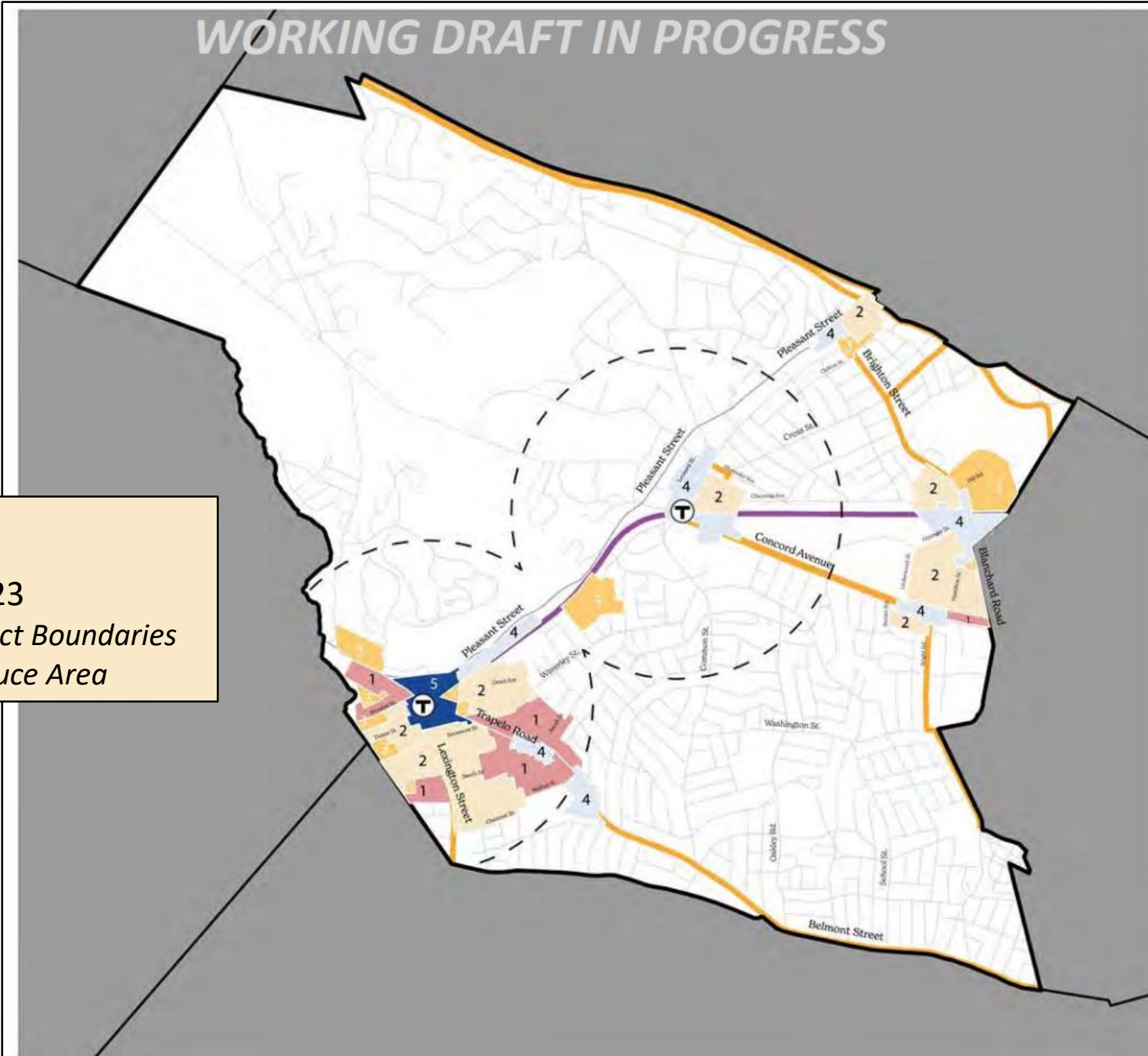
**BELMONT  
MULTIFAMILY ZONING  
Proposed Subdistricts**

- 1. Small-Scale  
Historic Residential
- 2. Small-Scale  
Neighborhood Residential
- 3. Moderate-Scale  
Neighborhood Residential
- 4. Small-Scale  
Mixed-Use
- 5. Moderate-Scale  
Mixed Use

**Map M2**

September 2, 2023

- *Refining Subdistrict Boundaries*
- *Beginning to Reduce Area*



0 0.25 0.5 miles



Data Sources: MAPC,  
MassGIS, MassDOT, EOHL





# WORKING DRAFT IN PROGRESS

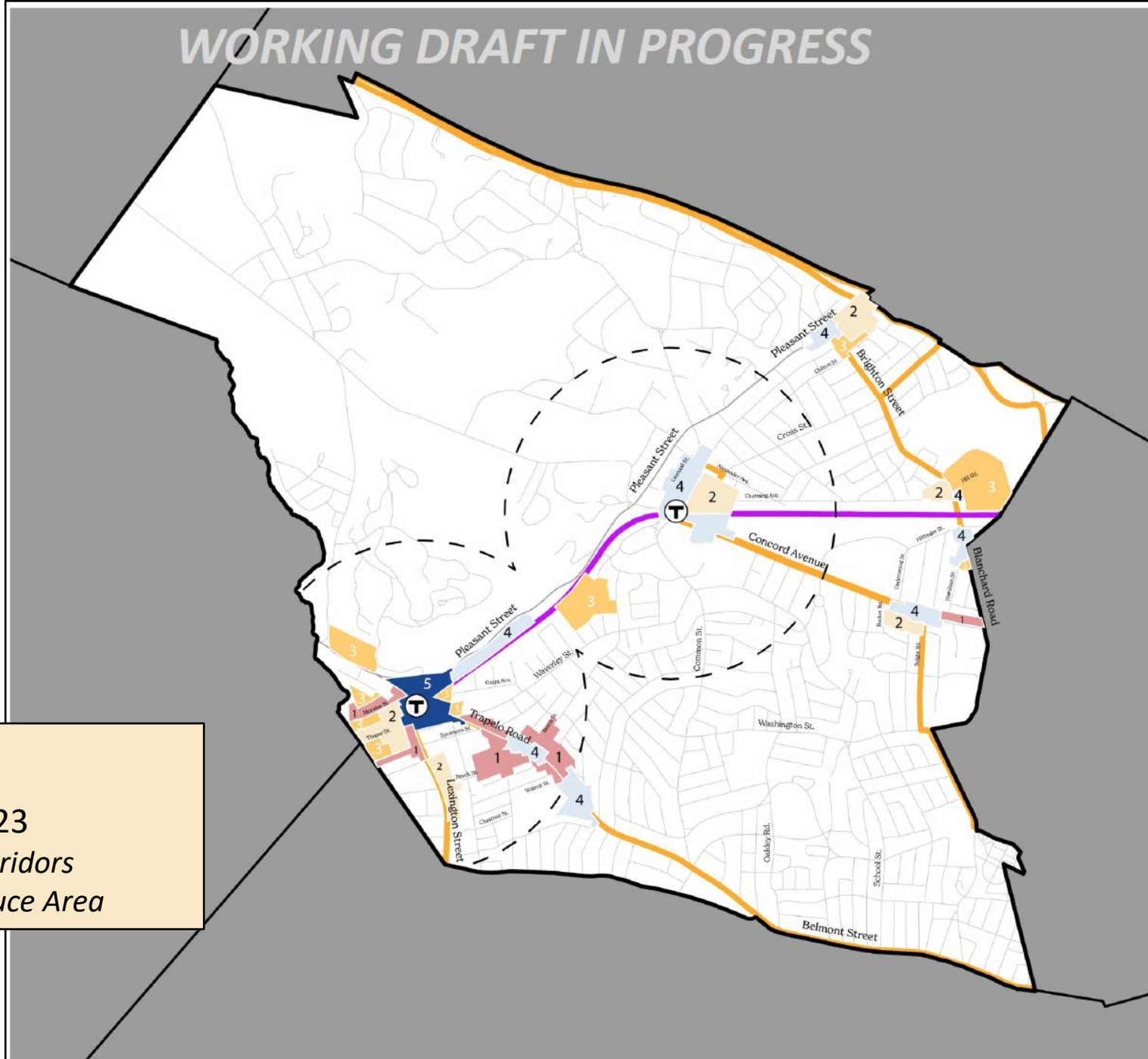
## BELMONT MULTIFAMILY ZONING Proposed Subdistricts

- 1. Small-Scale  
Historic Residential
- 2. Small-Scale  
Neighborhood Residential
- 3. Moderate-Scale  
Neighborhood Residential
- 4. Small-Scale  
Mixed-Use
- 5. Moderate-Scale  
Mixed Use

### Map M3

September 10, 2023

- Focus on Main Corridors
- Continuing to Reduce Area



0 0.25 0.5 miles



Data Sources: MAPC,  
MassGIS, MassDOT, EOHLIC



WORKING DRAFT IN PROGRESS

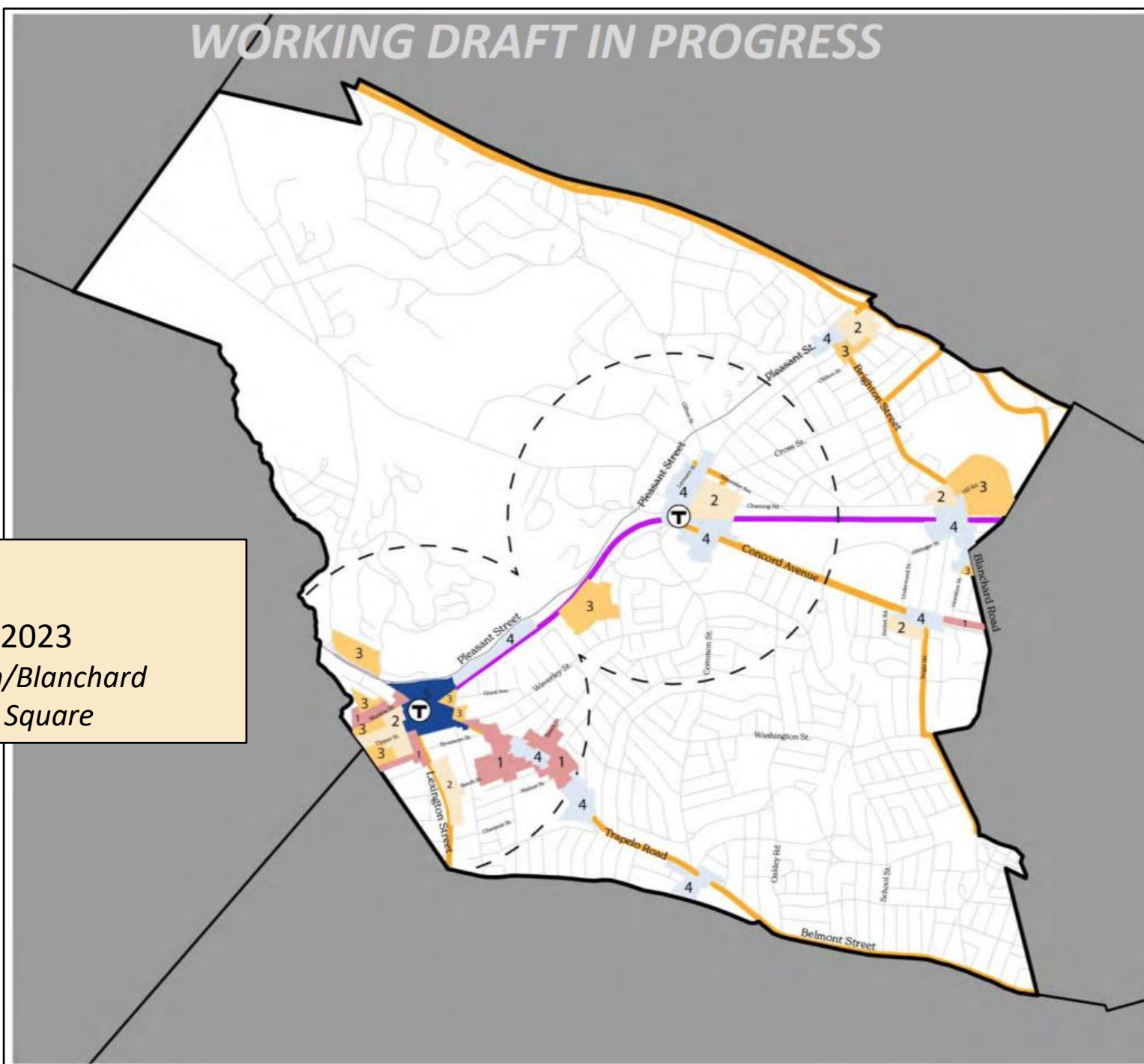
## BELMONT MULTIFAMILY ZONING Proposed Subdistricts

- 1. Small-Scale  
Historic Residential
- 2. Small-Scale  
Neighborhood Residential
- 3. Moderate-Scale  
Neighborhood Residential
- 4. Small-Scale  
Mixed-Use
- 5. Moderate-Scale  
Mixed Use

### Map M4

September 20, 2023

- *Refine Brighton/Blanchard*
- *Added Cushing Square*



0 0.25 0.5 miles



Data Sources: MAPC,  
MassGIS, MassDOT, EOHLIC





Working draft in progress for discussion

Potential 3A District and  
Subdistrict Locations

09-27-2023

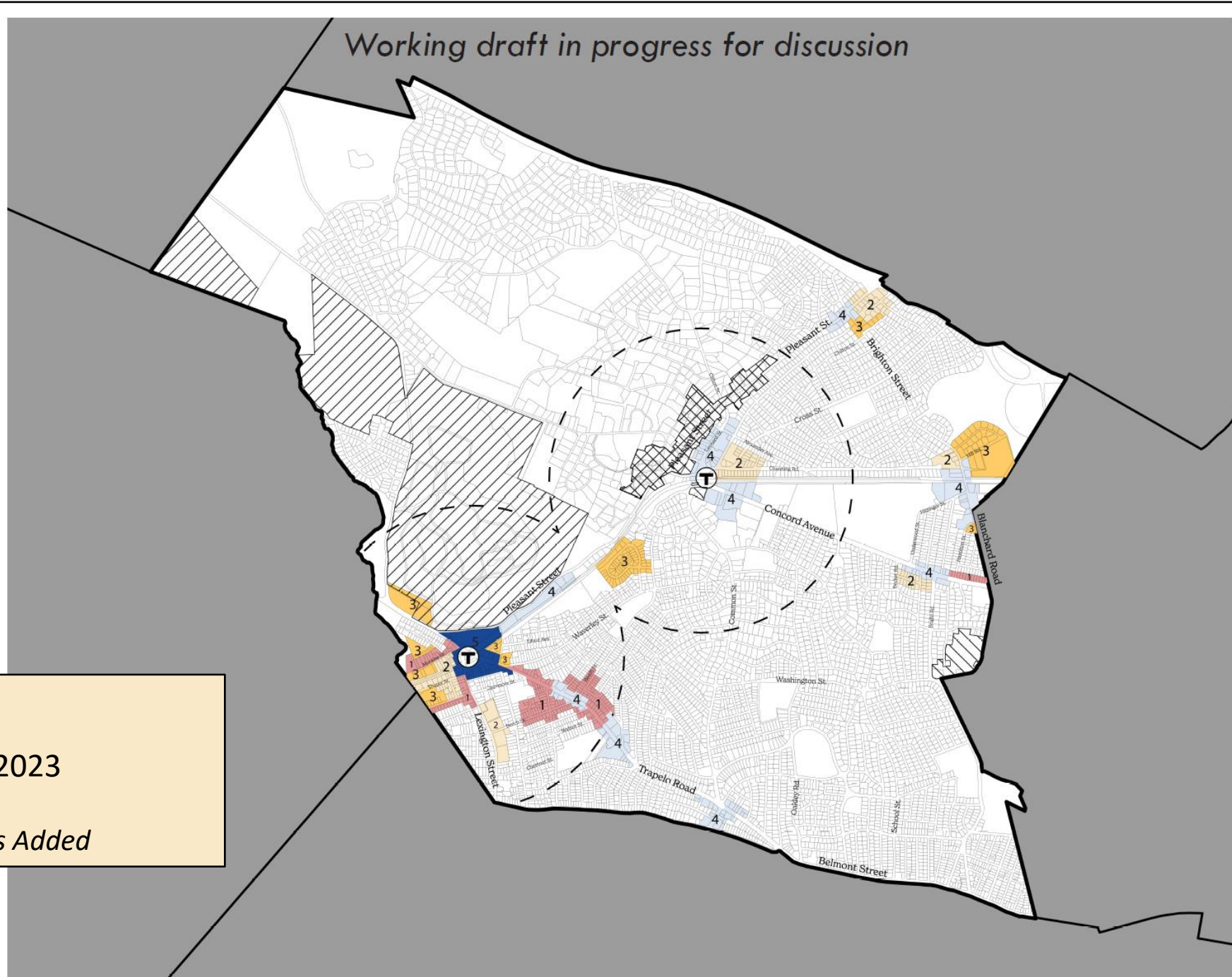
Legend

- Subdistrict 1
- Subdistrict 2
- Subdistrict 3
- Subdistrict 4
- Subdistrict 5
- National Register District
- Local Historic District

## Map M5

September 27, 2023

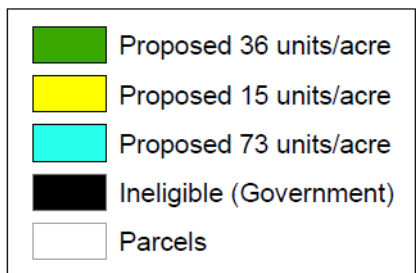
- *Parcels Added*
- *Historic Districts Added*



# Map E1

October 2, 2023

- *Parcels Added*
- *Subdistricts Modified*



1 inch = 431 feet

Belmont, MA  
3A Map





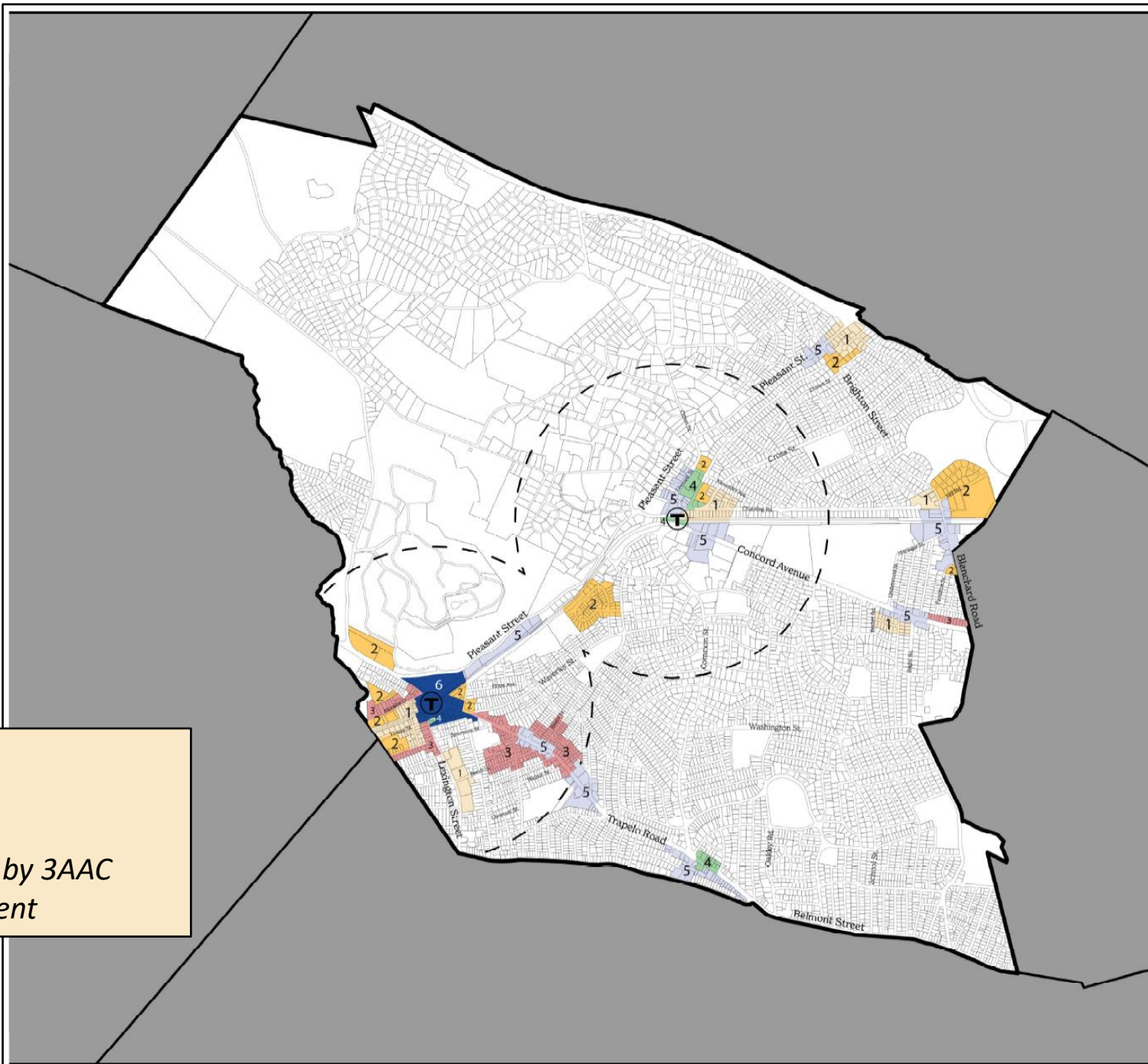
# BELMONT MULTIFAMILY ZONING Draft Proposed Subdistricts

- 1. Small-Scale Neighborhood Residential
- 2. Moderate-Scale Neighborhood Residential
- 3. Moderate-Scale Traditional Residential
- 4. Small-Scale Mixed-Use
- 5. Moderate-Scale Mixed Use
- 6. Moderate-Scale Mandatory Mixed Use

## Map M6

October 17, 2023

- Parcel Level Review by 3AAC
- Subdistrict Refinement



0 0.25 0.5 miles



Data Sources: MAPC,  
MassGIS, MassDOT, EOHLC  
October 17, 2023



WORKING DRAFT IN PROGRESS

## Map M7

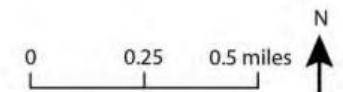
December 13, 2023

- *Removed Pleasant Street Area*
- *Removal of Olmsted Dr. Area*
- *Reductions in Waverly Area*
- *Added Subdistrict 2A*
- *Refinement of Subdistricts*

### BELMONT MULTIFAMILY ZONING Draft Proposed Subdistricts

#### Legend

- Subdistrict 1**  
Small-Scale Neighborhood Residential
- Subdistrict 2**  
Moderate-Scale Neighborhood Residential
- Subdistrict 2**  
Moderate-Scale Neighborhood Residential (Connector only)
- 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, EOHLC  
December 13, 2023



WORKING DRAFT IN PROGRESS

## Map M8

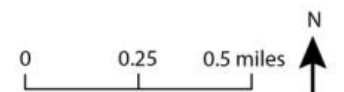
January 22, 2024

- Removed Cushing Sq. Area
- Removed Hill Estates Area
- Reductions in Belmont Center
- Refinement of Subdistricts

### BELMONT MULTIFAMILY ZONING Draft Proposed Subdistricts

#### 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, EOHLC  
January 22, 2024

# Map M9.1

## Single District Compliance

January 22, 2024





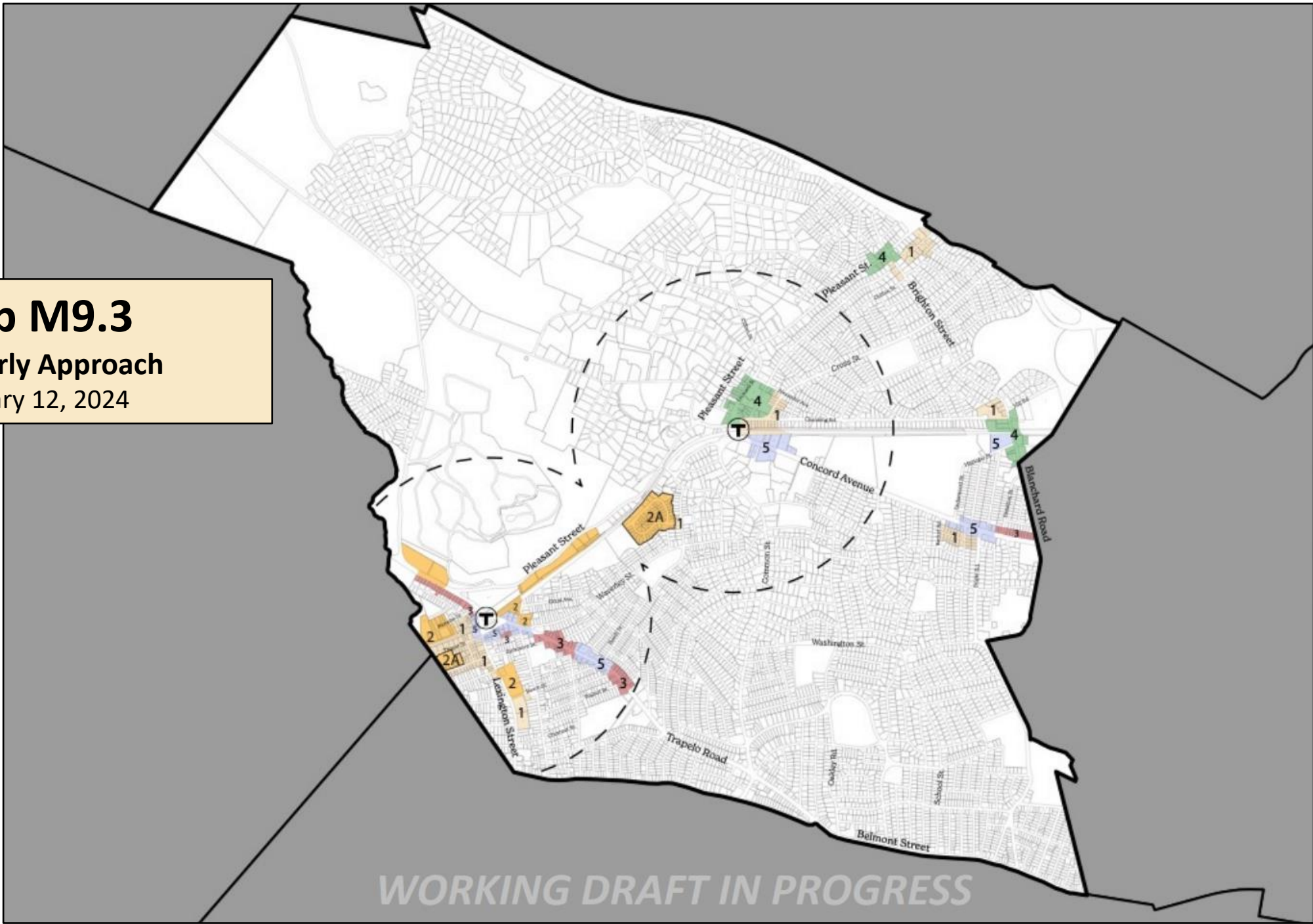
# Map M9.2

## Lexington Exception

January 22, 2024



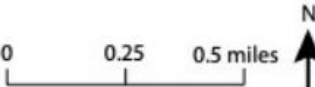
**Map M9.3**  
**Waverly Approach**  
February 12, 2024



**BELMONT**  
**MULTIFAMILY ZONING**  
Draft In-Progress Option 1

**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

*WORKING DRAFT IN PROGRESS*



**Map M9.4**  
**Station Areas Only**  
February 12, 2024



# Map M9.5

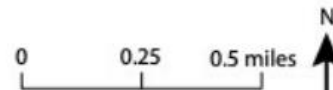
## Distributed Approach

February 12, 2024

### BELMONT MULTIFAMILY ZONING Draft In-Progress Option 3

#### 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, EOHL  
February 12, 2024

WORKING DRAFT IN PROGRESS



# Map E2

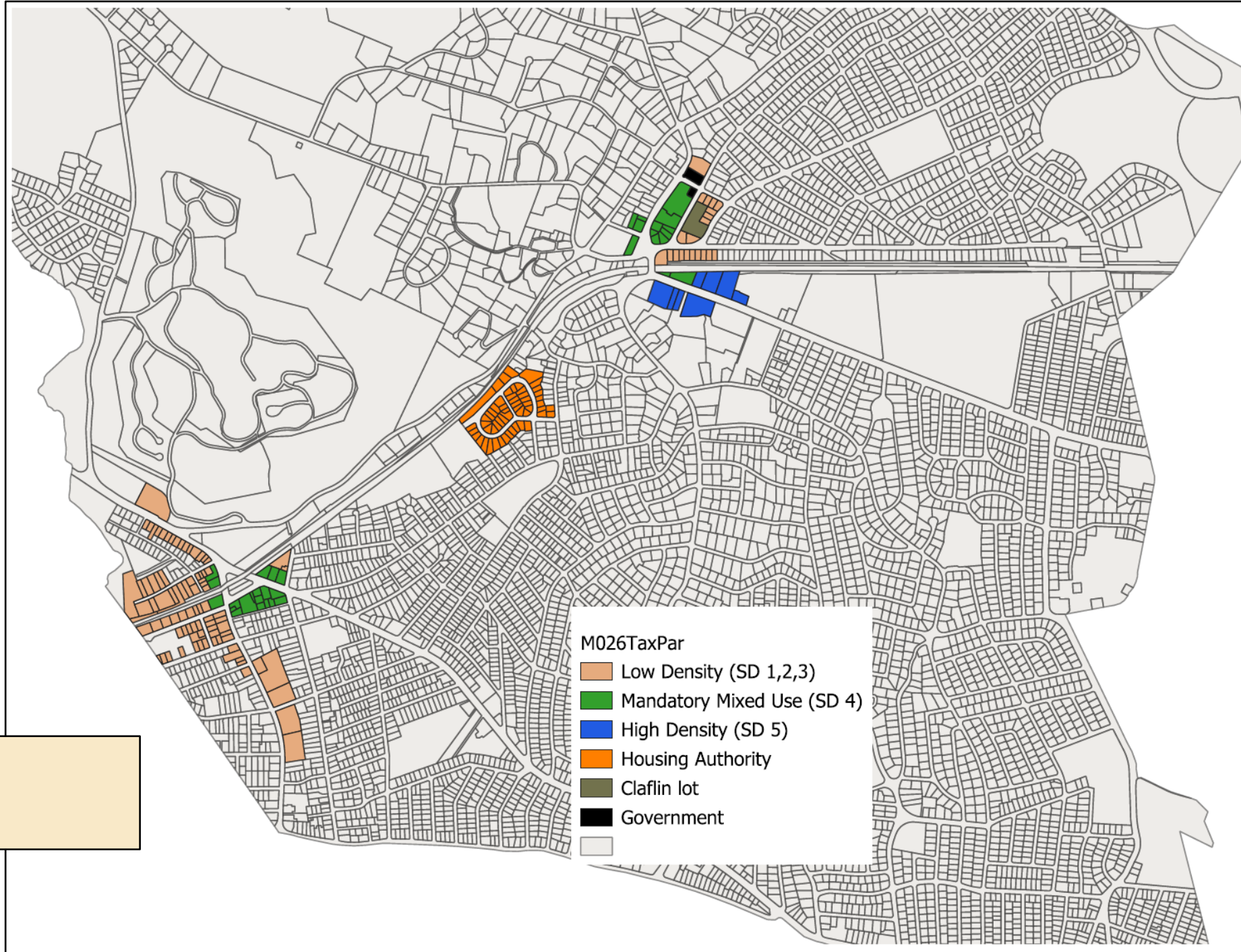
February 12, 2024





# Map E3

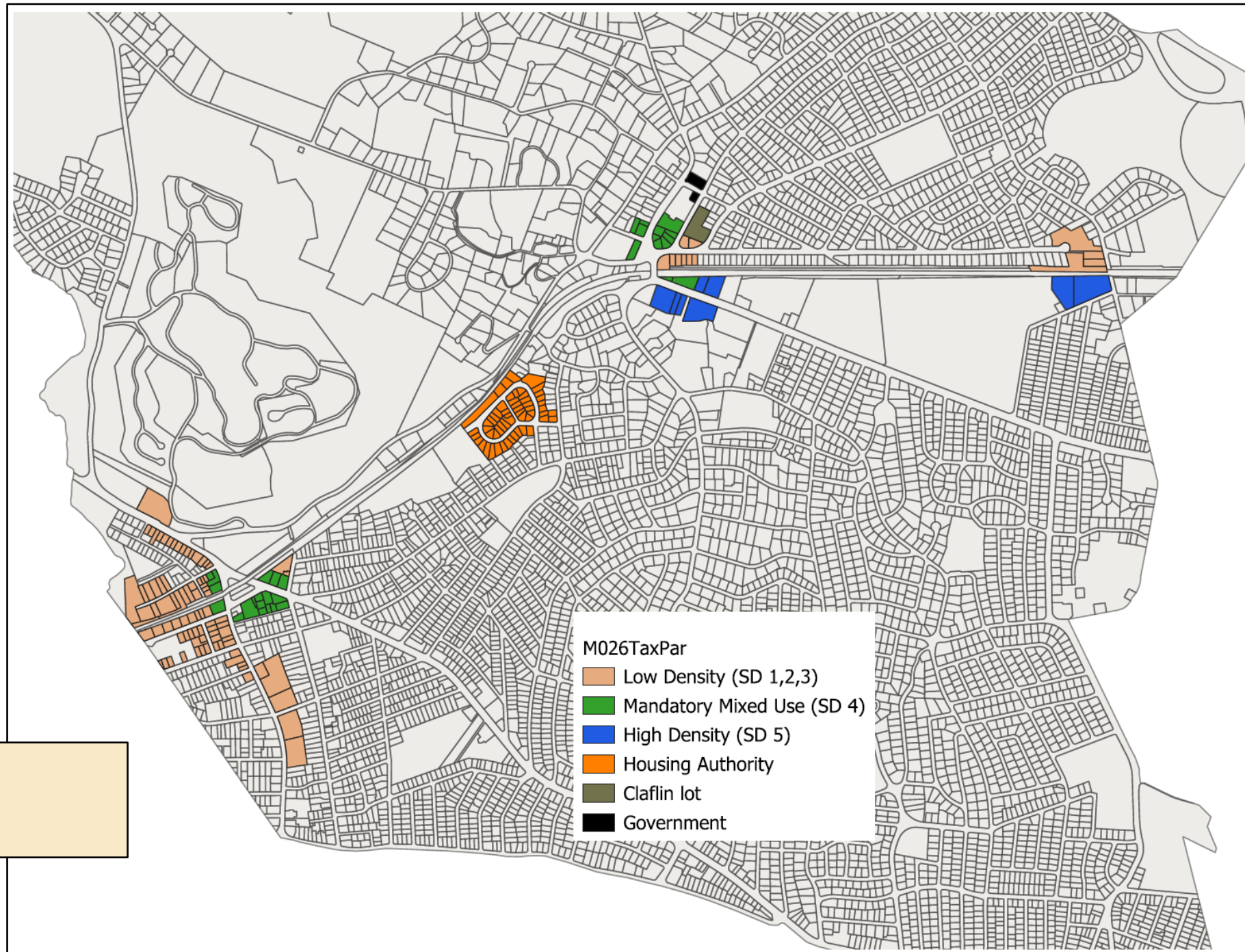
February 29, 2024





# Map E4

March 1, 2024



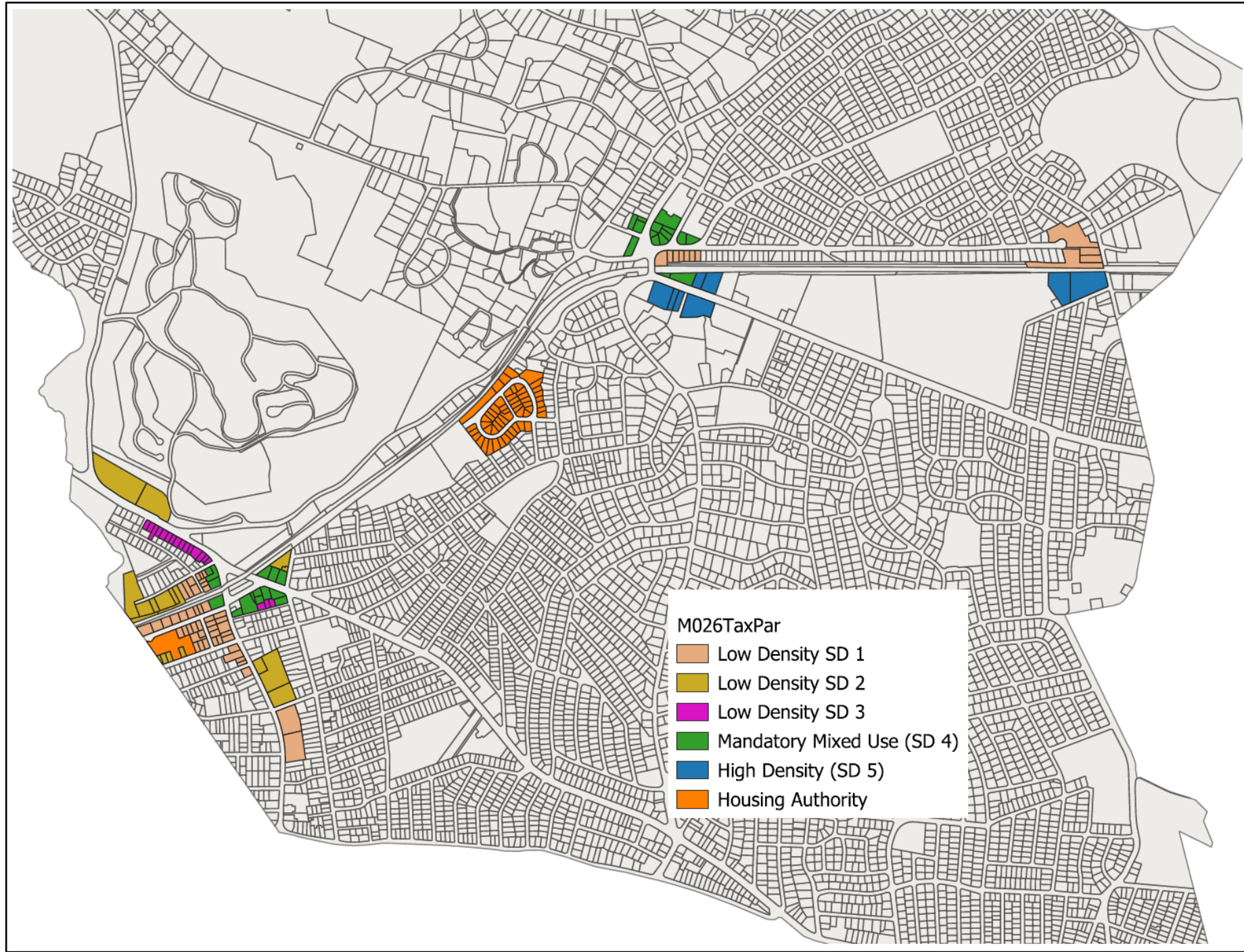


# Map E5

March 2, 2024









# Map E6

March 5, 2024





# Map E7

March 5, 2024





# Map E8

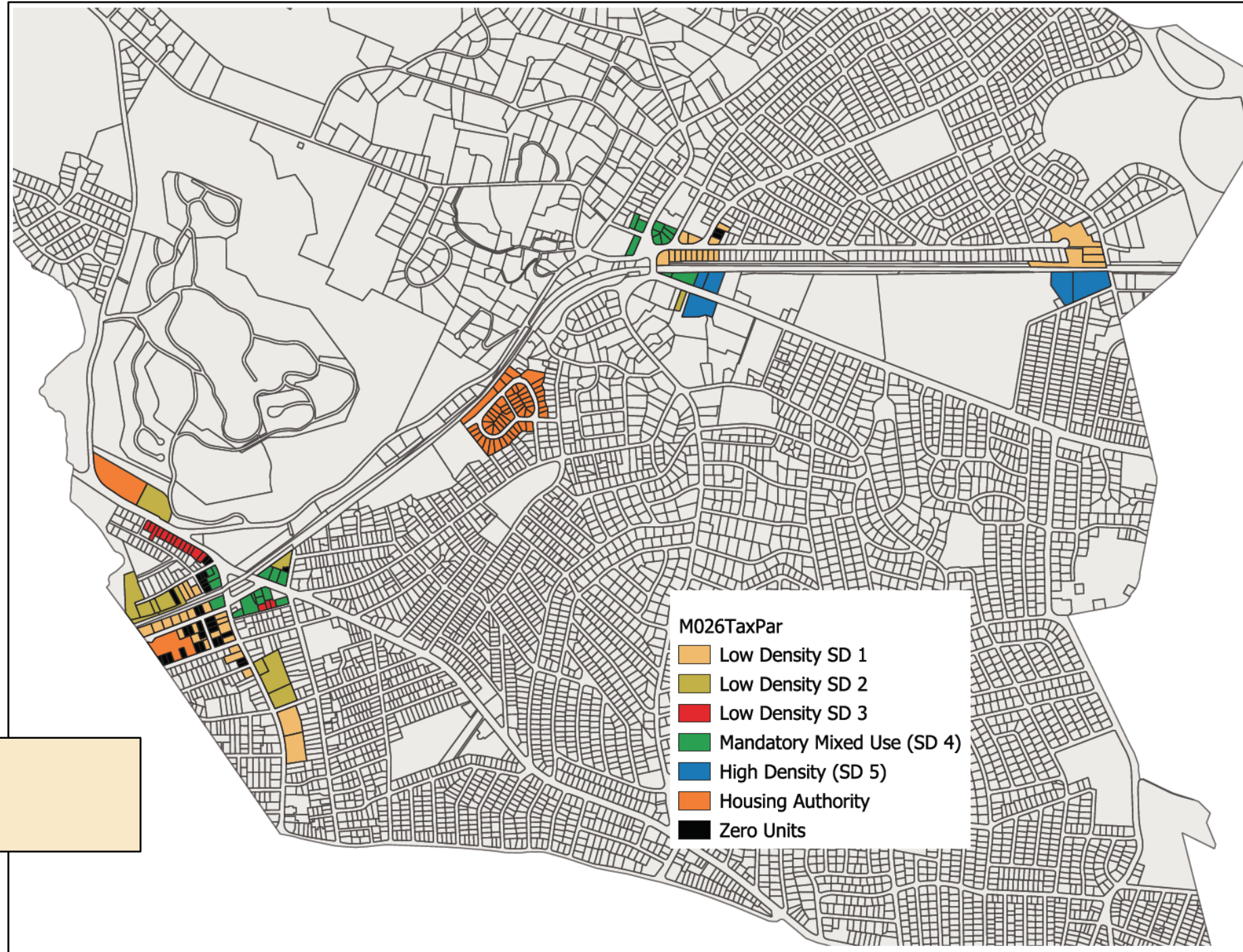
March 6, 2024





# Map E9

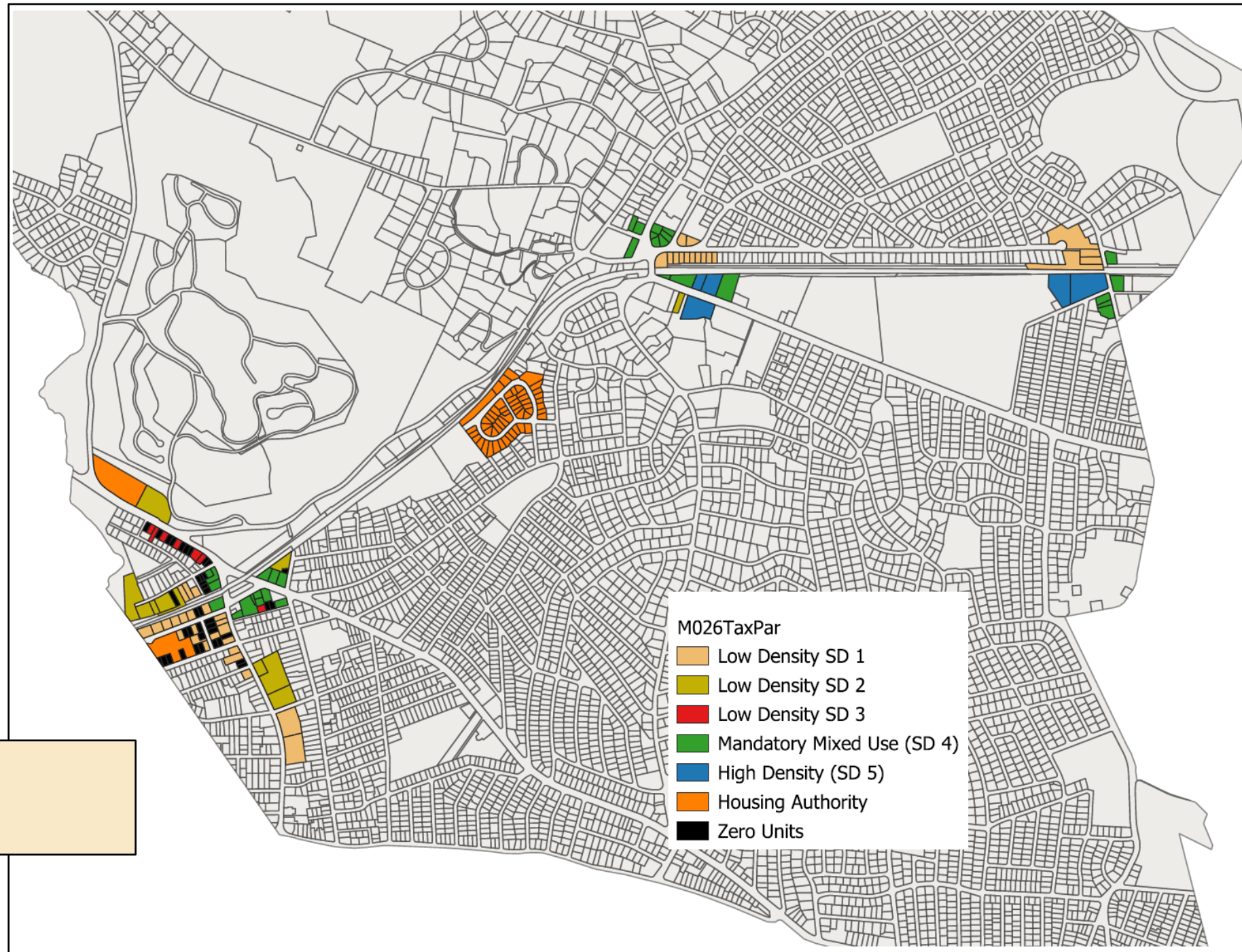
March 8, 2024





# Map E10

March 11, 2024



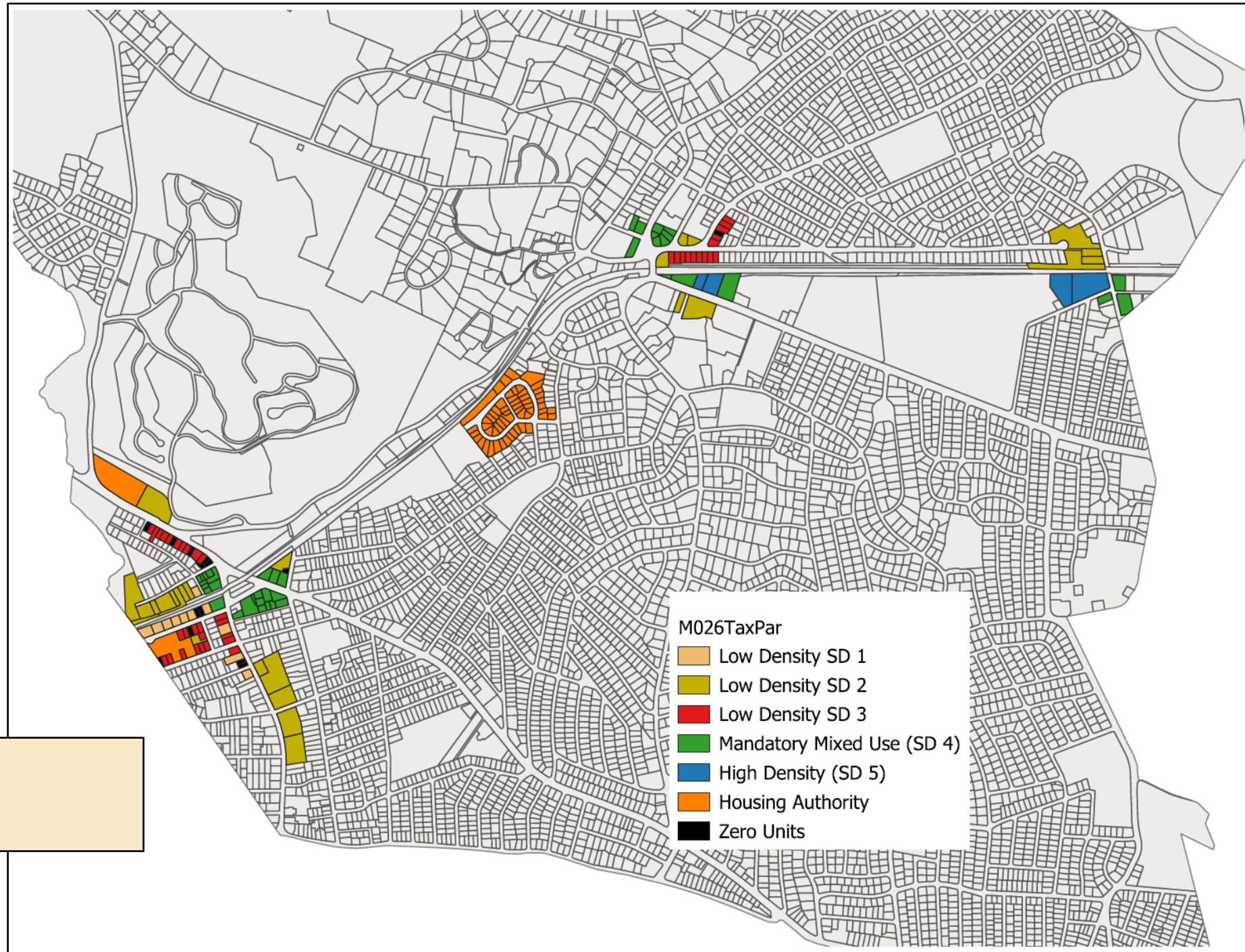


## Map E11

March 18, 2024

## Map E11

March 18, 2024

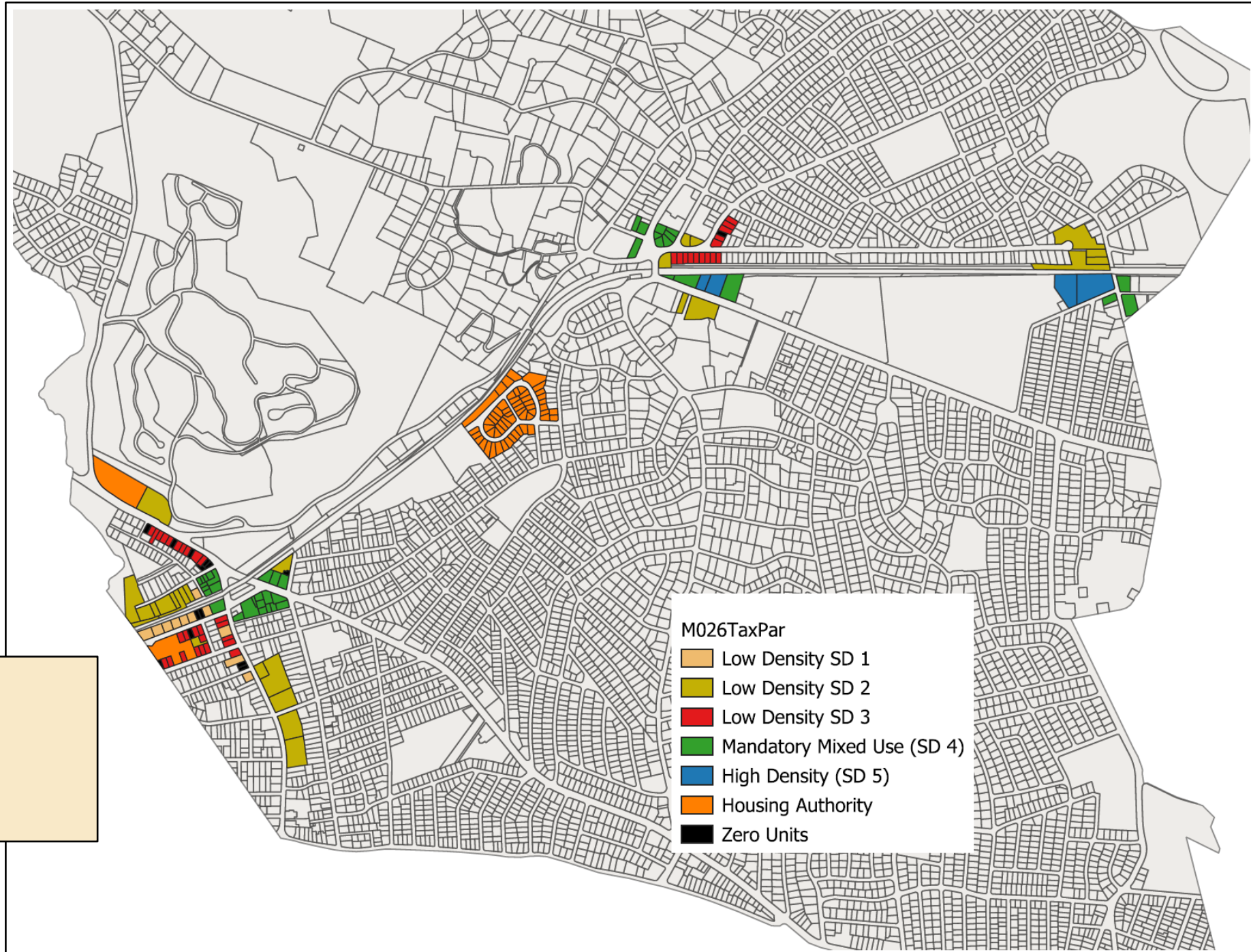




# Map E12a

March 18, 2024

- *Parcels Added*
- *Subdistricts Modified*





## Map E12b

March 18, 2024

- *Parcels Added on Trapelo*
- *Parcels Added in Belmont Village*

