

**GUIDING GOALS AND PRINCIPLES FOR ESTABLISHMENT/LOCATION OF  
MBTA COMMUNITIES ZONES/SUBZONES  
V4.0 – October 26, 2023**

The following set of draft goals and principles is intended to be a framework for pursuing and researching potential sites and development schema for MBTA Communities Zoning. It is also useful as an evaluative tool for scrutinizing already recommended sites. The **goals** are intended to be high-level expressions of each of the representative domains within the Committee. The **principles** are action or activation phrasing intended to carry out the goals or provide more specifics. We encourage Committee members and their respective boards or committees (if applicable) to evaluate these goals and principles as follows:

- ❖ Are there one or more goals below that incorporate the concerns, issues, and values of your board, committee, or department related to development of MBTA Communities Zoning?
- ❖ If not, what is not addressed and do you have any recommended language for a new goal that would address your concerns?
- ❖ Same question for the principles below. Do the principles below include all of the issues, concerns, or values that your board, committee, or department wishes to be considered by the MBTA Communities Zoning process?

Once you review, we can discuss the complete list at the next meeting to make sure members are comfortable with them and clearly identify any areas where there may be conflict between goals or principles. The Committee will need to have further discussion as to how to fairly and comprehensively use these as tools for continuing and closing out deliberation of potential areas, parcels, and district types.

**GOAL 1 – Be informed and guided by prior relevant town reports, plans, and studies**

- Principle 1.1 - Include all priority sites identified in the 2023 Housing Production Plan, to the extent feasible
- Principle 1.2 – Meet relevant goals in the Housing Production Plan to the extent possible
- Principle 1.3 – Incorporate Housing Recommendations to the extent feasible from “Recommendations to the Select Board for Advancing Diversity, Equity, and Inclusion in the Town of Belmont” presented by the Town of Belmont Diversity Task Force.
- Principle 1.4 – Review ULI Technical Assistance Panel Report, “Waverley Square Belmont, Massachusetts” and incorporate relevant information to the extent feasible.

**GOAL 2 – Be equitable and context sensitive regarding the distribution of MBTA sites and unit counts**

- Principle 2.1 - Distribute 3A districts throughout Belmont, to the extent feasible, based on equity, appropriateness of siting, and other technical and qualitative factors.
- Principle 2.2 - Follow the current context of the corridor/district/neighborhood
- Principle 2.3 - Prioritize areas with redevelopment potential

**GOAL 3 – Use good planning principles and best practices**

- Principle 3.1 - Locate 3A districts in proximity to goods and services, community amenities, transit (train, bus, other), the proposed Community Path, and alternative transportation modes as applicable.

- Principle 3.2 – Use MBTA zoning to establish smart growth, walkable, and vibrant urban places
- Principle 3.3 – Be mindful of the potential environmental impact of the MBTA Communities zoning solution. This includes facilitating open spaces, the protection of tree canopy and heritage trees, minimizing stormwater runoff, and other environmental sustainability principles.

**GOAL 4 – Be strategic and flexible regarding coming up with a final proposed option**

- Principle 4.1 - Include a larger land area than required to have flexibility on unit density and run different scenarios

**GOAL 5 – Maximize economic development opportunity without compromising other key goals**

- Principle 5.1 – Maintain and enhance the commercial tax base
- Principle 5.2 – Provide opportunities for new mixed-use development
- Principle 5.3 – Strategically target underdeveloped or underutilized parcels and/or Town properties (as applicable) as part of the area identification process.

**GOAL 6 – Protect the essential character and scale of Belmont to the extent possible**

- Principle 6.1 - Avoid the historic district along Pleasant Street, historic sites, and properties on the demolition delay list for historically significant sites.
- Principle 6.2 - Protect key historic and/or architecturally important structures and blocks in Belmont
- Principle 6.3 – Use urban design best practices. For example, those embodied in the Congress for New Urbanism principles.

**GOAL 7 – Meet key housing benchmarks and metrics**

- Principle 7.1 – Prioritize affordability and maximize the potential of affordable housing to increase the Towns SHI percentage and meet the needs of people identified in the Housing Production Plan.
- Principle 7.2 - Provide housing typologies to meet as many deficient market segments as possible. These can include workforce housing, missing middle housing, senior housing, affordable housing at multiple AMI levels, and other housing niches that are largely underrepresented in Belmont.
- Principle 7.3 – Incorporate redevelopment potential for public housing as identified by the Belmont Housing Authority.

**GOAL 8 – Adopt a Meeting and Communication Framework**

Introduction: As the Committee proceeds to begin more sensitive and significant deliberations regarding the map, goals, and zoning details, it makes sense to consider the adoption of some basic deliberative rules and guidelines.

- Principle 8.1 - All Committee members should be given a generous opportunity to provide input and all represented Committees and interests should have their voices heard and considered.
- Principle 8.2 - Staff communications to the Committee and Vice Versa shall not include any deliberation or other communications that violate the Open Meeting Act.
- Principle 8.3 - Staff communications to one Co-Chair shall also include the other Co-Chair and reciprocally.
- Principle 8.4 – Questions and comments intended for consultant should be channeled through staff who can then provide a single line of communication with the consultant, share with the Committee as a whole, or should occur within meetings to allow all members to follow lines of inquiry or discussion.

- Principle 8.5 - Deliberations should follow a principled negotiation framework and the Committee should determine whether it wants to achieve a consent agreement outcome or something short of that.