

MBTA Communities Zoning 2nd Map Presentation

Roy Epstein, Select Board Chair

Christopher Ryan, Director of Planning & Building



Agenda



Convene



Welcome &
Intro



Map
Presentation



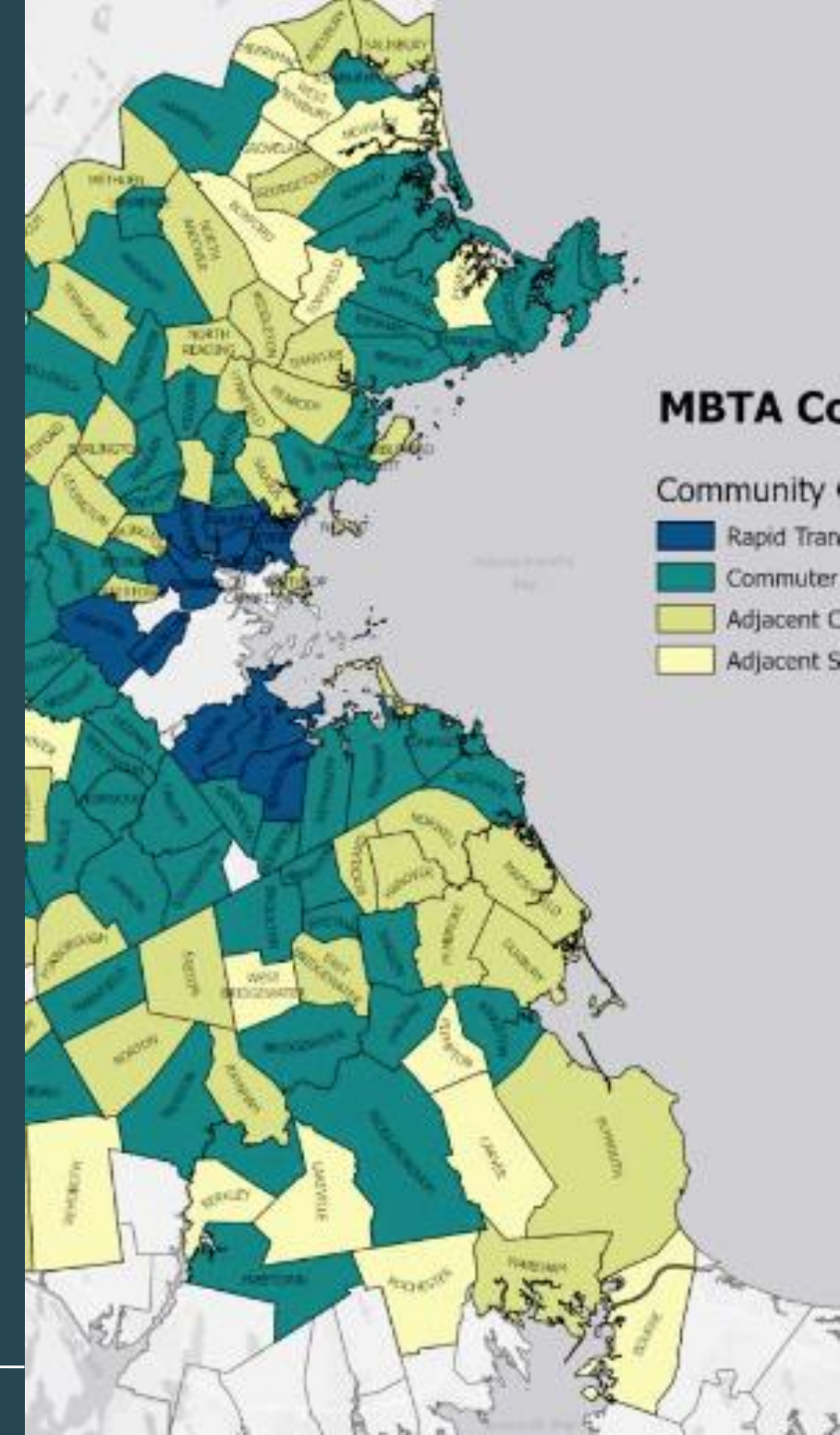
Next Steps



Adjourn

Introduction

Roy Epstein will be presenting a potential second map for consideration by Belmont under the MBTA Communities Zoning program. Christopher Ryan will first briefly explain the rationale for considering a second map as part of the formal process of seeking compliance under the law.



Background

- The Town of Needham chose to approach MBTA Communities compliance by electing to proceed with two maps rather than one.
- The rationale for doing this was that their Committee could not agree on a single map and felt that each constituency had a good argument for their perspectives and they wanted to let Town Meeting decide which approach was best.
- Belmont faces similar differences of thought regarding an appropriate map approach with one constituency seeking to use a minimally compliant map that would have the least measurable impact on Belmont and the second wanting more actual housing development opportunity.
- Considering the Needham approach in a collaborative way, as they did, would offer Town Meeting a better opportunity to choose which approach they preferred, and avoid a more contentious discussion and debate over the issues embedded in a single map.

Rationale

- There is a sizeable pro-housing constituency that while they were not enamored with the Committee map, at least was willing to support it as a compromise. The Planning Board map removed most of what that constituency settled on to support it.
- Offering a second map option at least gives the pro-housing voice an opportunity to make their case at Town Meeting and lets Town Meeting decide if it wants substantial housing development rather than basic compliance with the law.
- Doing this in a collaborative way rather than competitive removes contentiousness and conflict over the differences in opinion and approach.
- It could avoid the confusion of a series of amendments to a single map approach and also could avoid the possibility of a second map being offered outside of this process.

How it Could Work

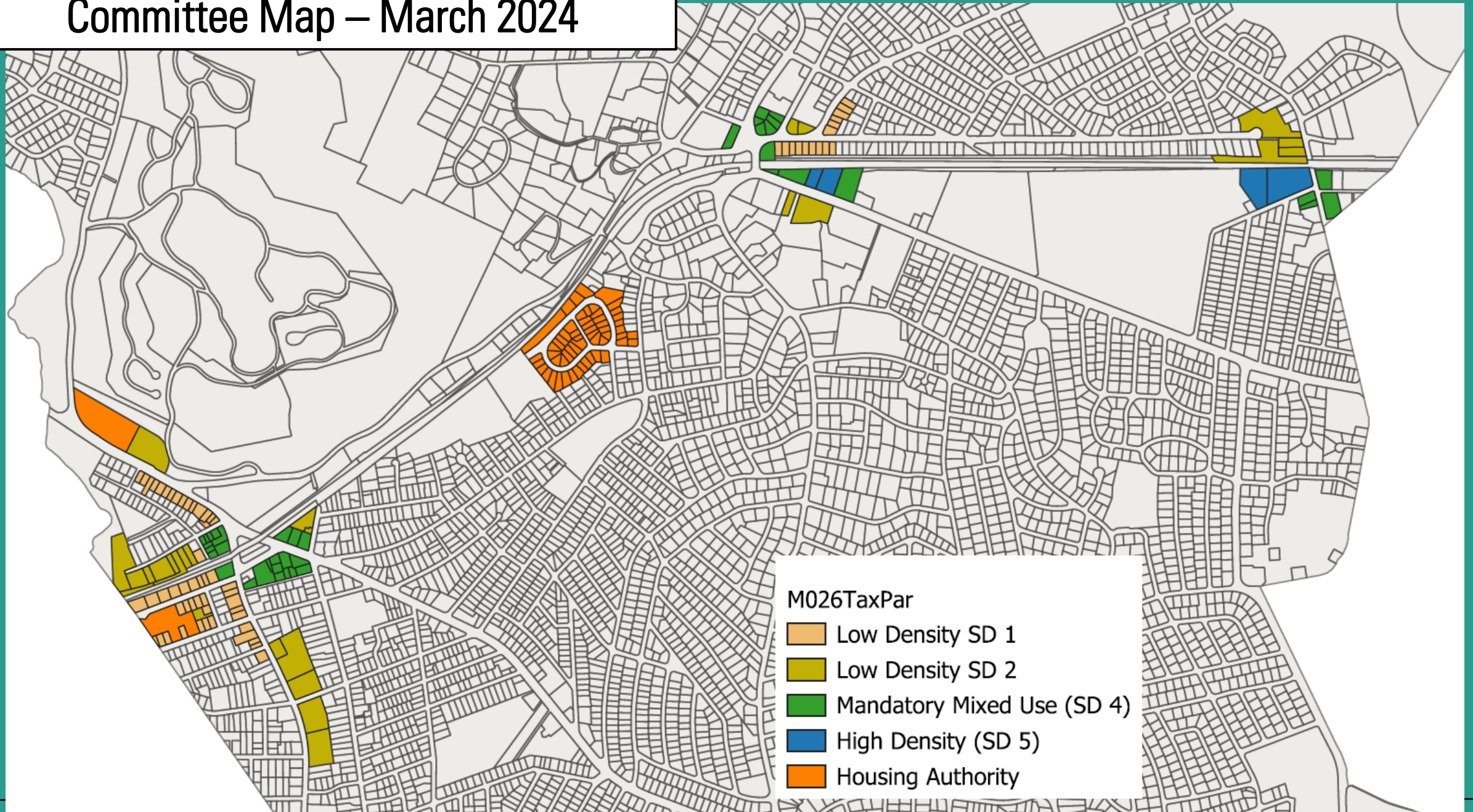
- A second map could be proposed that could be either formally a part of the Planning Board program or at least supported as an approach by the Planning Board so that it could be heard in the same public hearing.
- The basic compliance Planning Board map and the zoning bylaw language would be one warrant article. It conceivably would be widely supported as a first step in “meeting basic compliance with the law” and with that support, it would likely pass.
- The second map would be the next warrant article and give the opportunity for Town Meeting to either accept it to replace the basic compliance map, or reject it, leaving the basic compliance map as the Town’s choice that would be sent to the state for compliance review.
- Each constituency would support their own version and extoll their benefits but would avoid criticizing the other map that they do not support, avoiding the confusion and tension of a more contentious alternative process.

The Maps

Committee, Planning Board,
New Option



Committee Map – March 2024



Planning Board Map – May 2024



Map Summary Data—w/Lower Belmont St

5/13/2024

District	Eligible Acreage	Zoned Units	Existing Units (Total)	Existing Units (Multi-Family)	Multi- Family % of Existing	Existing Total Affordable	Modeled Total Affordable
Belmont Center	5.04	266	43	1	2%	0	25
Belmont Village	7.61	200	109	0	0%	100	200
Lower Belmont	13.03	367	274	99	36%	0	1
Waverley	<u>27.28</u>	<u>942</u>	<u>488</u>	<u>82</u>	<u>17%</u>	<u>194</u>	<u>298</u>
Total	52.96	1,775	914	182		294	524

Note: Acreage excludes parcels zoned as SD4 (MMU)

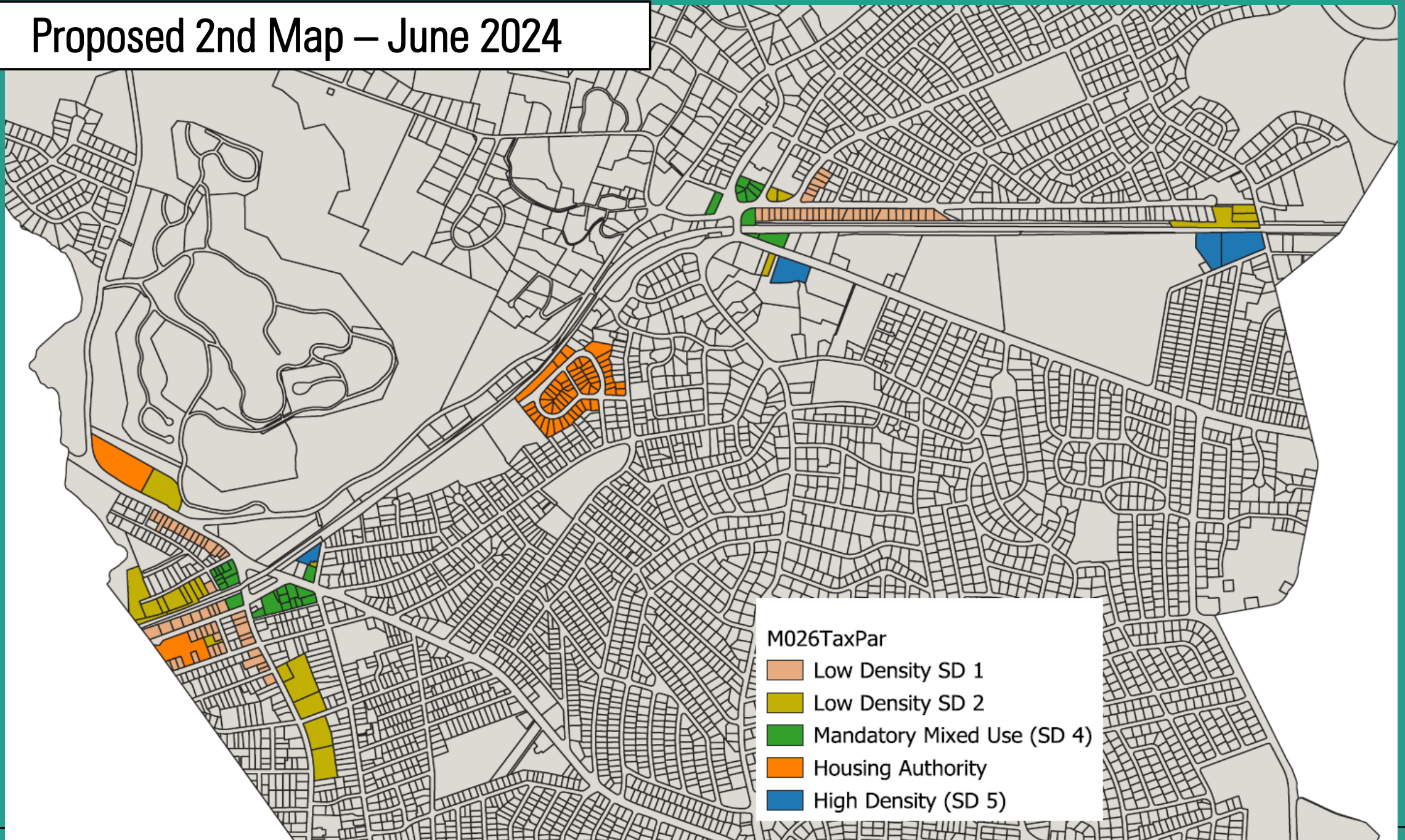
Contiguity 51.5%

Gross zoned units 1,775
Less
Ineligible MMU units 0
=Net units for
compliance model 1,775
Compliance Buffer % 8.8%
Net increase in units 861

Total MMU units 340
Max 3A-eligible MMU
units 408

MMU units not eligible
for compliance model 0

Proposed 2nd Map – June 2024



6/5/2024

Map Summary Data—Alternative

District	Eligible Acreage	Zoned Units	Existing Units
Belmont Center	6.85	357	61
Belmont Village	7.61	200	109
Brighton	5.38	276	0
Waverley	<u>23.13</u>	<u>950</u>	<u>405</u>

Total	42.97	1,783	575
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Note: Acreage excludes parcels zoned as SD4 (MMU)

Contiguity	53.8%
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Gross zoned units	1,783
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Less

Ineligible MMU units	2
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=Net units for

compliance model	1,781
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Compliance Buffer %	9.1%
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Net increase in units	1,208
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Total MMU units	410
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Max 3A-eligible MMU units	408
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MMU units not eligible for compliance model	2
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Recommended Zoning Parameters

Zoning Regulations	SD1	SD2	SD3A	SD3B	SD4	SD5
Number of stories (max)	3 ½ stories	3 ½ stories	Refer to Draft Proposed BHA Overlay Zoning Standards	Refer to Draft Proposed BHA Overlay Zoning Standards	4 stories (Ground level retail + 3 resi. levels)	3 stories pure-resi 5 stories mixed-use
Building footprint (max)	2,000 sf	4,000 sf			10,000 sf	10,000 sf
Lot area (min)	2,700 sf	6,500 sf			N/A	N/A
Lot coverage (max)	35%	35%			75%	75%
Open space (min)	30%	30%			20%	20%
Setback: Front	10 ft	10 ft			N/A	N/A
Setback: Side (min)	7.5 ft	7.5 ft			N/A	N/A
Setback: Rear (min)	15 ft	20 ft			15 ft	15 ft
Parking Ratio	1 space per unit	1 space min. per unit			0.5 space min. per unit No retail parking requirement	0.5 space min. per unit 1 space per 350 sf ground floor retail
Multiple Buildings on Lots	Yes, 20' min. separation	Yes, 20' min. separation			Yes, 20' min. separation	Yes, 20' min. separation
Allowed Uses	Single-family Resi Multi-family Resi.	Single-family Resi Multi-family Resi.			Mixed-use only (Retail + Multi-family resi.)	Multi-family Resi. Mixed-use

Timeline

June 7, 2024

Draft Zoning and Site
Plan Review Ready
for Distribution

July 16, 2024

Open Public Hearing

November 18,
2024

Town Meeting

July 3, 2024

Target Date for Pre-
Review Submittal

October 1,
2024

Receive Feedback
From EOHLC (Pre-
Review)

Next Steps

Map Development

- Present to Planning Board
- Agree to 2 map process
- Finalize the 2nd map and get final numbers
- Distribute the map to the public and explain it and the process

Zoning

- Review zoning language and dimensions and make necessary changes
- Ready other zoning bylaw amendments and review/amend as needed

Compliance Model, EFA, and MMU

- Run map Compliance Models
- Tweak maps and/or zoning as needed to meet Compliance
- Submit EFA for Approval
- Submit MMU for Approval;



Summary

Thoughtful consideration should be given to a collaborative two map process. This is achievable if the key parties can agree with the rationale and plan. This would give Town Meeting an opportunity to decide for themselves between a basic compliance map and a more housing production oriented map. By following this process, it seems assured that a compliant map will be passed by Town Meeting.

Thank you

Christopher Ryan, AICP

Director of Planning & Building

cryan@belmont-ma.gov

617-993-2650

