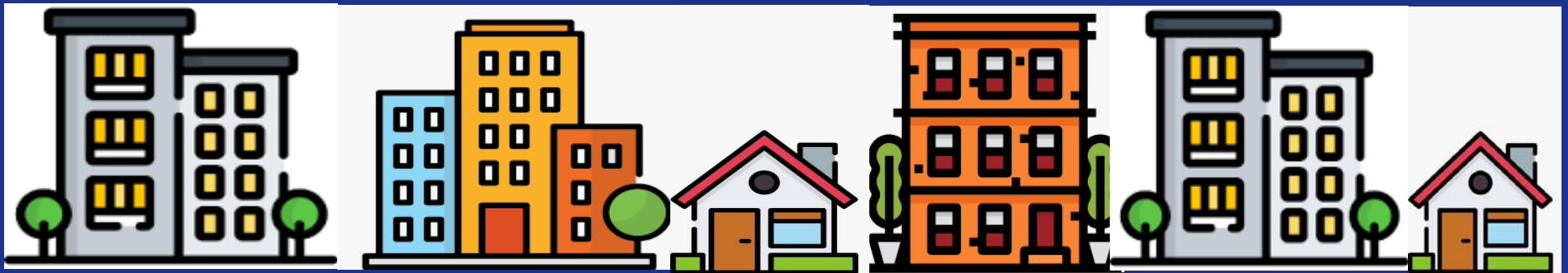
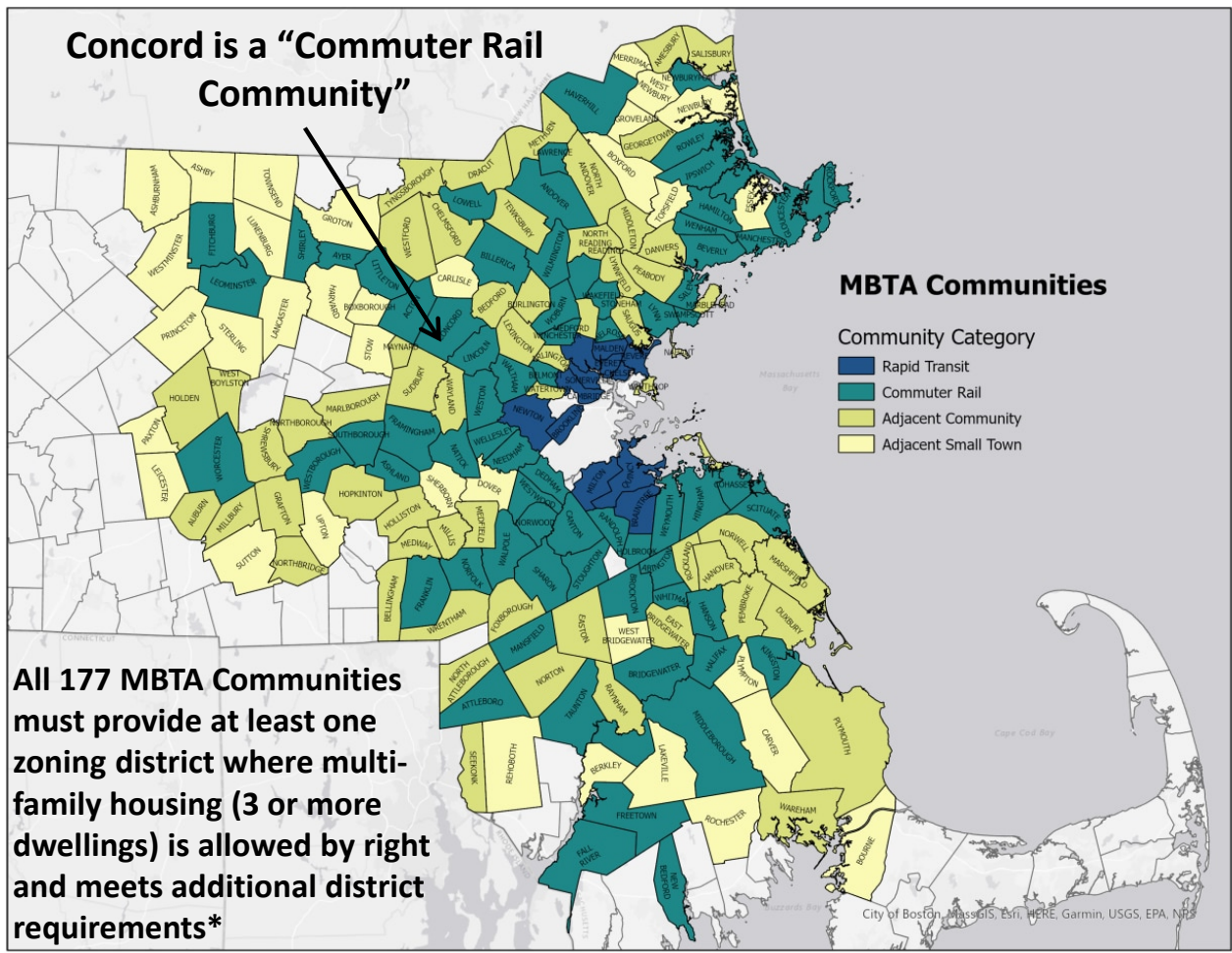


# Article 34 - MBTA Communities Multi-family Housing Overlay District

Planning Board Public Hearing  
March 12, 2024



**Concord is a “Commuter Rail Community”**



**All 177 MBTA Communities must provide at least one zoning district where multi-family housing (3 or more dwellings) is allowed by right and meets additional district requirements\***

## ARTICLE 34: MBTA

MBTA Communities Act requirements for compliance by Concord

Rationale for transit-oriented multi-family housing

Community Outreach process & activities

Proposed Zoning and District Map

# Multi-family Zoning in Concord Today



95 Conant Street,  
23 Units per Acre



1734 Main Street,  
19 units per acre



808 Concord Greene  
26 units per acre



85 Commonwealth Ave,  
54 units per acre



58 Stow Street,  
20 units per acre



238  
Commonwealth  
Avenue  
24 units per acre

## Multi-family Zoning in Concord Today

- **No multi-family housing (defined as 3+ dwelling units) is allowed to be built in Concord**
- Alterations of single-family homes into two-family dwellings are allowed by Special Permit
- New construction of two-family dwellings is allowed by Special Permit only in the Residence C Zoning District
- Building permits may be granted for one Accessory Dwelling Unit (ADUs)



## Requirements for Concord:

- Amend our Zoning Map to add a new zoning district or with at least 50 acres
- Certain land is excluded --wetlands, municipal land, conservation land, institutions - hospitals, churches, prisons, etc.
- At least 50% must be within ½ mile of a commuter rail station
- Amend our Zoning Code to allow at least 1,094 dwelling units of multi-family housing, if private property owners choose to redevelop all the properties in the district—***there is no requirement to build***
- With an average gross density of at least 15 dwelling units per acre
- With no restrictions on age or families with children
- Subject only to Site Plan Review “as of right”

# Benefits to Concord from Compliance

Compliance provides Concord with the benefit of State Funding:

- Remain eligible for MassWorks infrastructure funding
- Participate in the state's Fossil Fuel Free Demonstration Program



## MBTA Communities doesn't require...

### Important to note **what is not required:**

- The law does **not** require that multi-family housing is built
  - The law only requires the Town to **zone** for multi-family housing so that it could be built in select areas.
- The law does **not** require communities to pay for infrastructure to support housing development.
- The law does **not** override the Massachusetts Wetlands Protection Act, Historic Preservation Act or Title V (septic).

### Important to note **what is not involved:**

- 40B Projects at Baker Avenue and Forest Ridge Road are **not** part of the MBTA Communities Act.
- MCI-Concord closure is **not** part of the MBTA Communities Act.

# MBTA Meets Town Goals

ARTICLE 34: MBTA

- This change is consistent with Concord's Town-wide vision of zoning as highlighted in the Housing Production Plan 2023-2028, and Envision Concord- Bridge to 2030:
  - Maintain a **welcoming community** expand housing options for seniors to downsize, municipal workers to live where they work, for young adults/families to afford housing in Concord.
  - Support **sustainability goals** reducing reliance on automobiles and fossil fuels and supports mass transit,
  - **Prioritize pedestrians** and alternative modes of transit rather than accepting ever increasing congestion from auto traffic and parking,
  - Bolster **vitality and economic strength** of our Town centers, and,
  - Improve residents' **health outcomes** with walkable streets.

# Concord's Zoning Process



Select Board Review May 22, 2023	Planning Board (PB) Intro May 23	Housing Roundtable June 7	PB Presentation June 20	MBTA Community Info Session June 28	MBTA Connection Hour Keyes Road July 5	Concord Business Partnership July 12	MBTA Connection Hour Concord Teacakes July 13	MBTA Connection Hour July 20
MBTA Connection Hour Dunkin' Thoreau St July 26	MBTA Community Workshop Mapping July 26	MBTA Connection Hour August 1	Concord Center Cultural District August 1	MBTA Connection Hour Haute Coffee August 1	W. Concord Advisory Committee August 9	Historical Commission August 9	MBTA Connection Hour Nashoba Brook Bakery August 17	Economic Vitality Committee August 18
MBTA Workshop Zoning August 23	MBTA Connection Hour Café Nero August 28	Climate Action Committee September 5	W. Concord Junction Cultural District Committee September 6	MBTA Connection Hour Fowler Library September 13	MBTA Connection Hour Dunkin' W. Concord September 19	MBTA Workshop Draft Overlay District September 20	PB Feedback Meeting September 26	Concord Chamber of Commerce October 3
PB Meeting Density vs. Area October 10	Willard School PTG October 16	MBTA Connection Hour November 14	PB Meetings Proposed ZBL November 14 November 28 December 11	Housing Roundtable December 12	Finance Committee December 14	PB Submits Warrant Article for 2024 ATM January 2, 2024	Minuteman Media Network January 8	Concord Mothers Out Front February 4



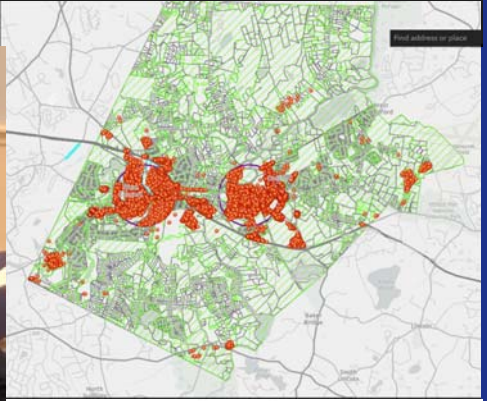
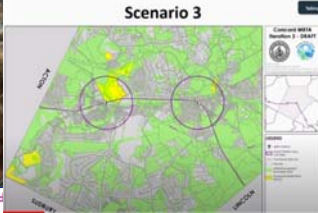
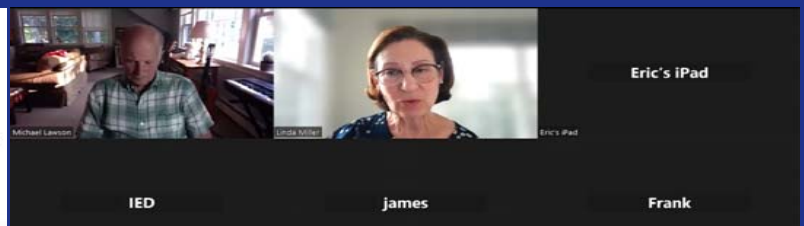
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### Online Survey

As of 8/23/23, 160 individuals have completed the online survey

**Emerging themes from respondents:**

- ~66% agreed/strongly agreed that the MBTA Communities district/s should be located as much as possible within 1/2 mile of an MBTA station
- ~54% agreed/strongly agreed that the MBTA Communities district/s should be located approximately evenly between West Concord and Concord Center



**Agenda, August 23rd**

- 6:30 PM Welcome, Planning Board Chair Linda Miller
- 6:35 PM MBTA Communities Zoning Standards Presentation  
Horsley Witten Group, Senior Planner Jeff Davis and Environmental Planner Gabby Queenan
- 6:55 PM Breakout Sessions with Facilitators
- 7:25 PM Back to Main Session for Facilitators Debrief and Panelist Answers
- 7:55 PM General Q&A
- 8:15 PM Wrap Up & Thank You, Planning Board Chair Linda Miller



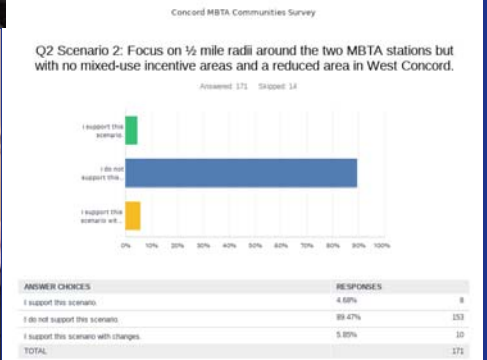
**CONCORD PLANNING BOARD MEETING**

September 26, 2023

Concord Planning Board - September 26, 2023



9-20-23

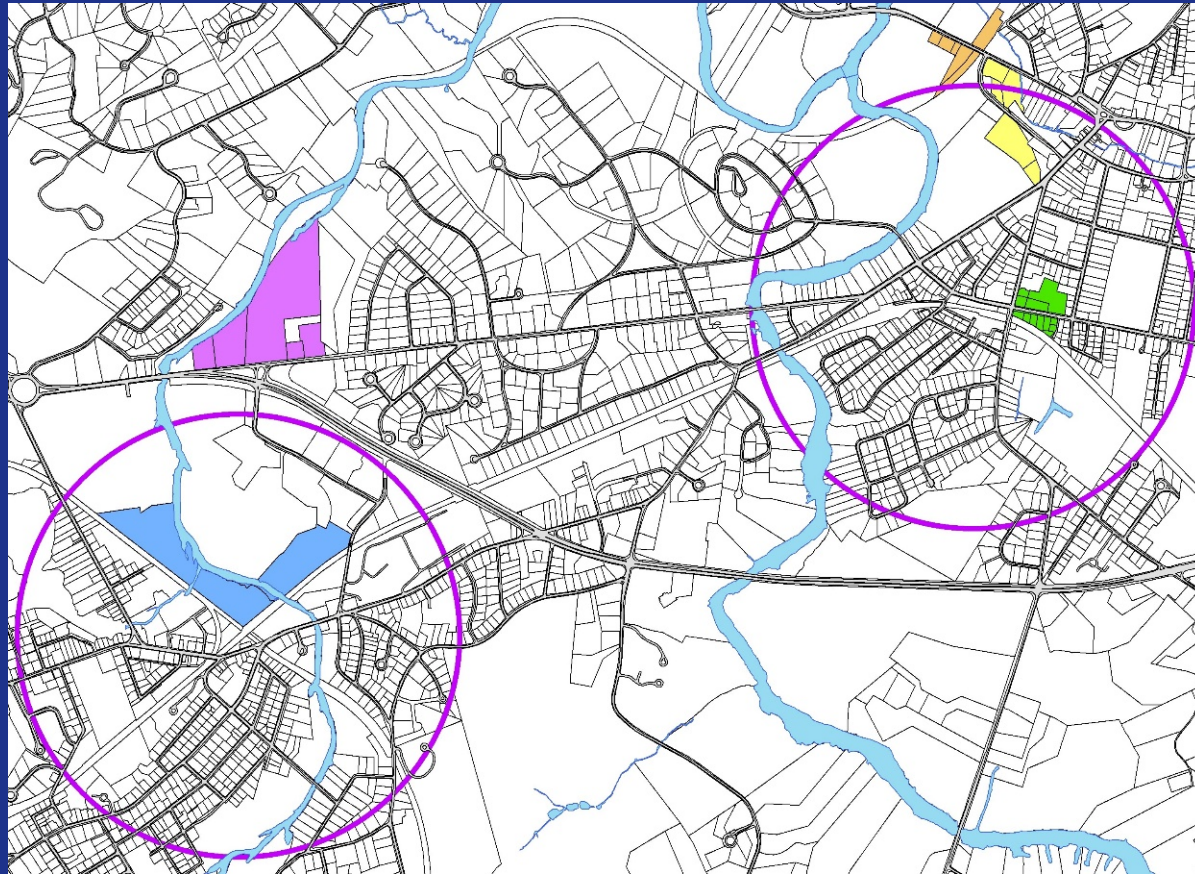


## Community Preference Principals

- **Transit Options:** Locations within ½ mile of commuter rail stations are preferred (and 50% required) to improve commuting and decrease parking in Town center
- **Height:** Maintain 35' height and other dimensional requirements
- **Neighborhood Character:** Focus on existing commercial and multi-family areas and avoid single-family neighborhoods *through the MBTA law*
- **Local Control:** Maintain Planning Board site review authority
- **Balance:** Retain as much balance as possible between Concord Center and West Concord
- **Inclusion:** allow affordability to the extent allowed by the State

ARTICLE 34: MBTA

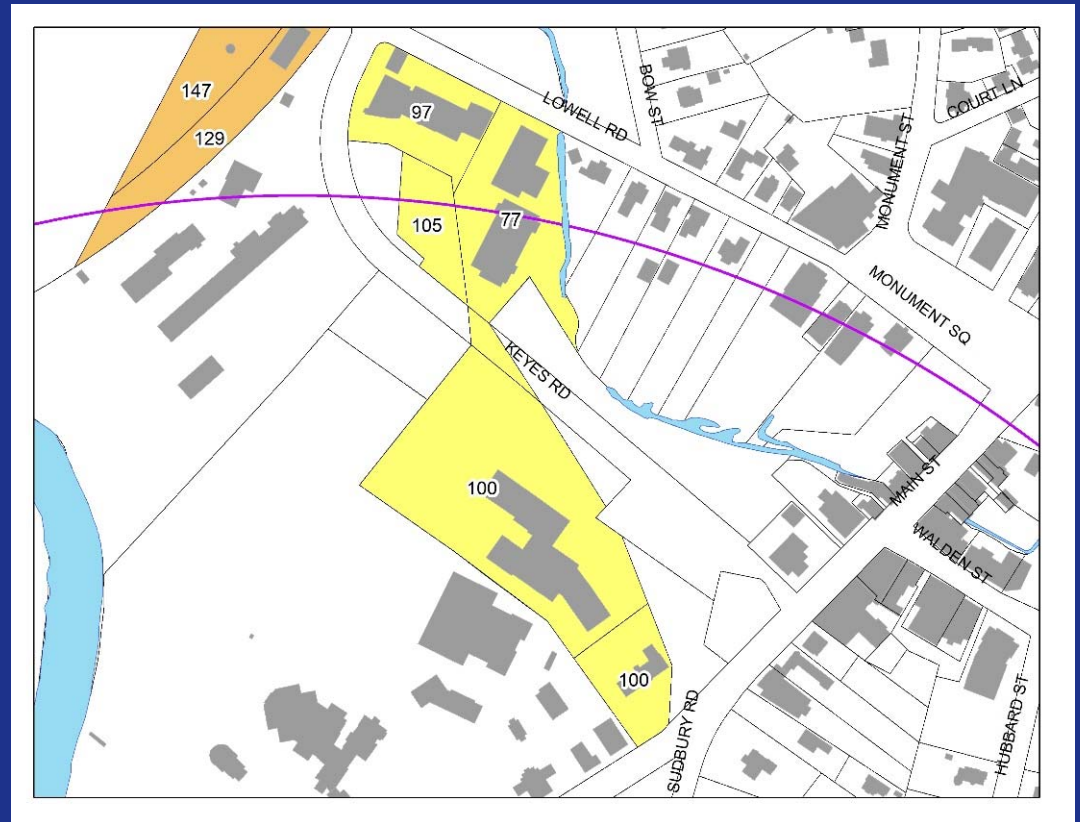
# Concord MBTA Communities Overlay Map



# Subdistrict 1 - Lower Lowell Road & Keyes Road

*9.5 Gross Acres*

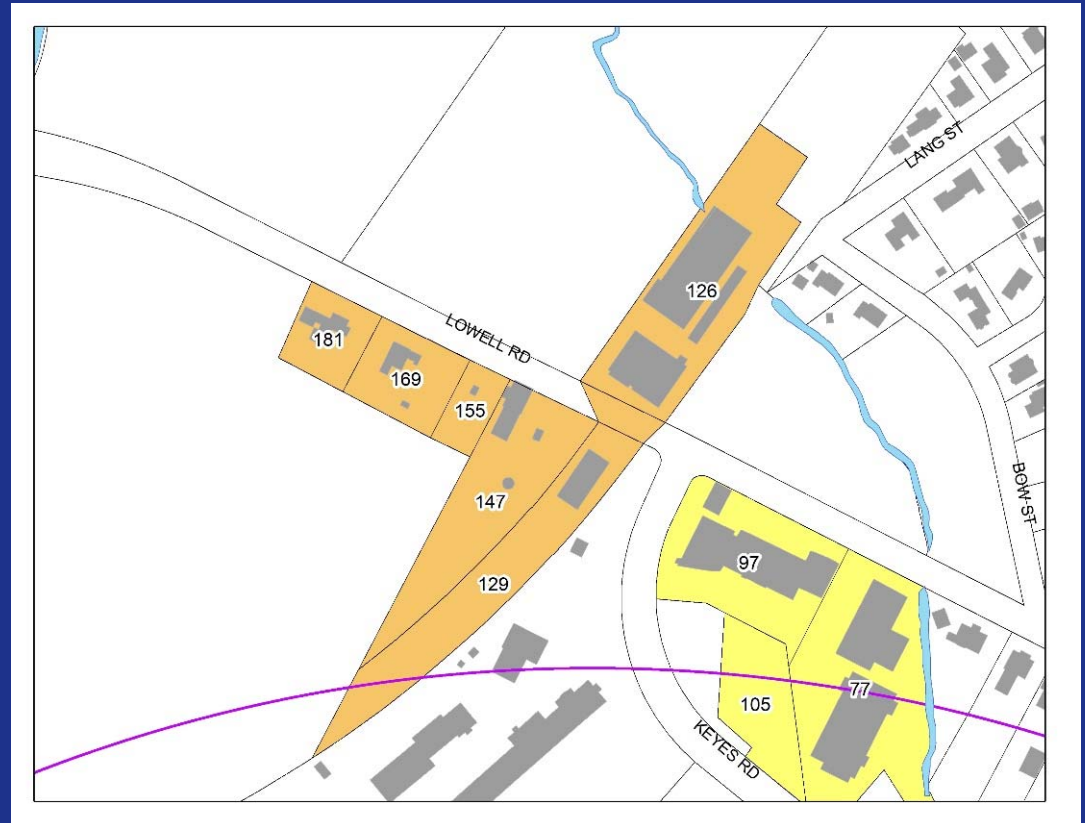
<u>Parcel ID</u>	<u>Address</u>
1703-104-13	100 Keyes Road
1703-1	100 Main Street
1682-2	105 Keyes Road
1685-B1	77-91 Lowell Road
1683-A1-44	97-107 Lowell Road



# Subdistrict 2 - Upper Lowell Road

*5.8 Gross Acres*

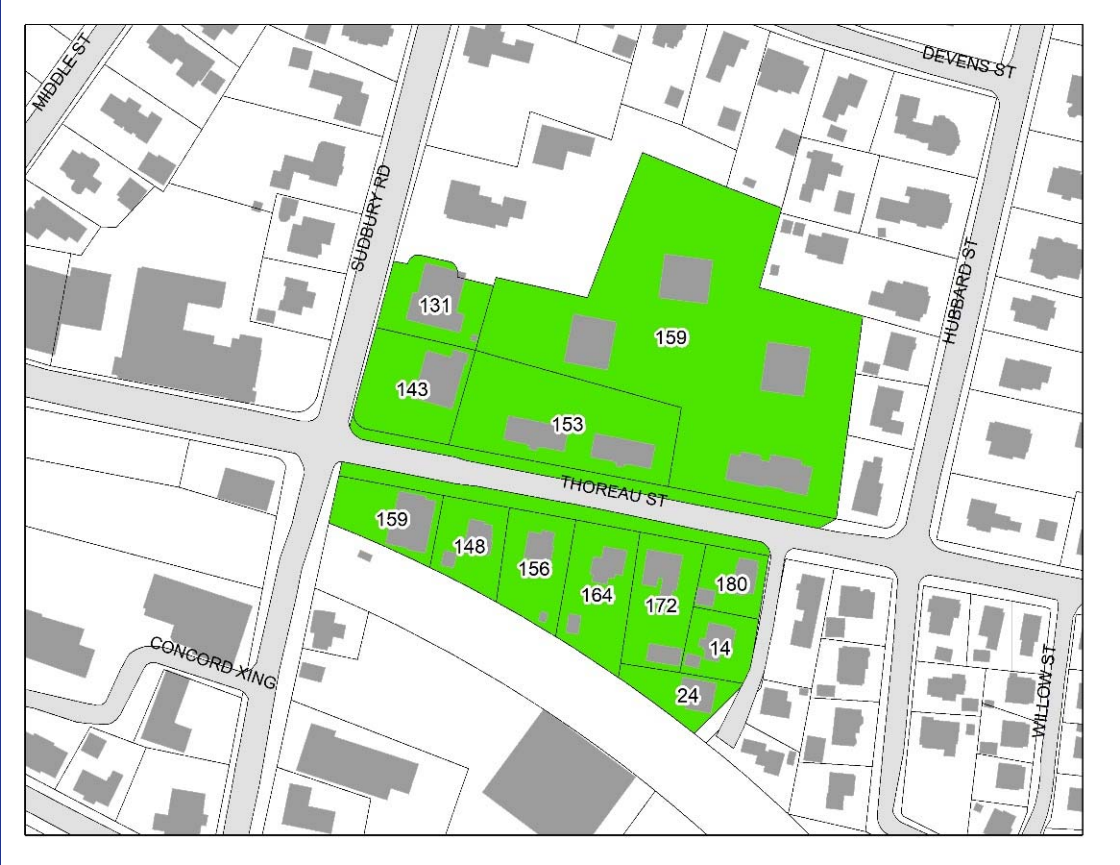
<u>Parcel ID</u>	<u>Address</u>
1678	181 Lowell Road
1679-1	169 Lowell Road
1679-2	155 Lowell Road
1680	147 Lowell Road
1681	129 Lowell Road
1317	126 Lowell Road



# Subdistrict 3 – Thoreau Street & Sudbury Road

5.9 Gross Acres

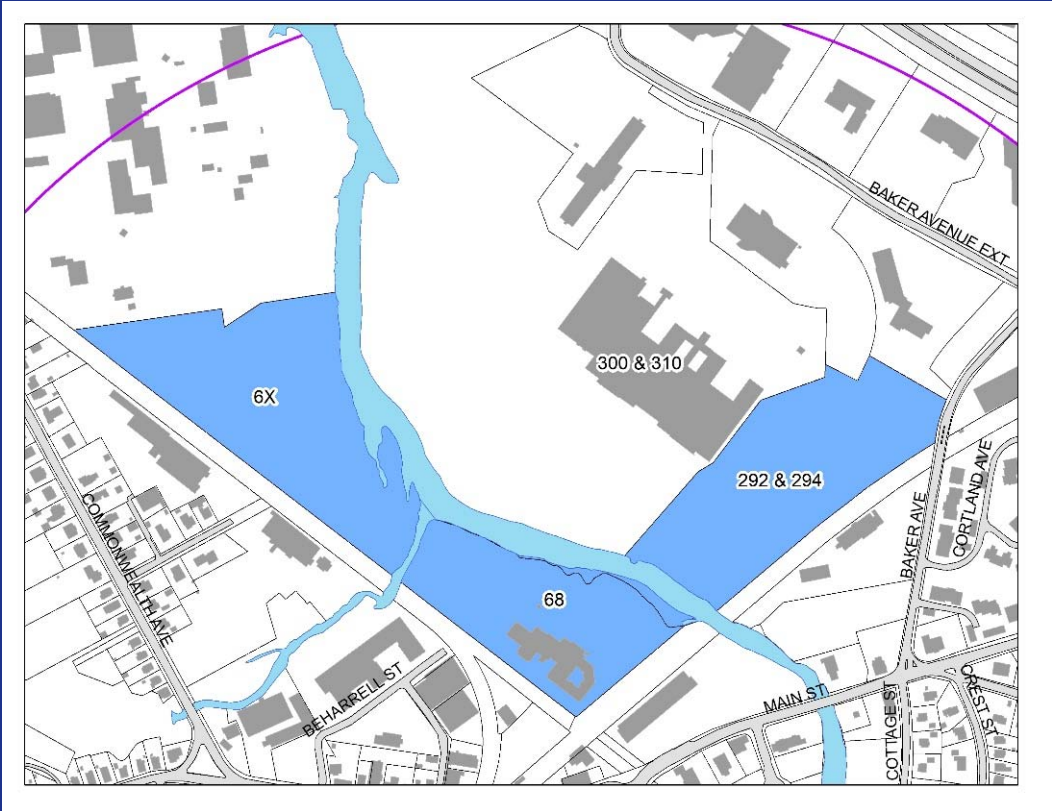
<u>Parcel ID</u>	<u>Address</u>
0179	131 Sudbury Road
0180	143 Sudbury Road
0182	159-181 Thoreau Street
0181	153 Thoreau Street
0368	159 Sudbury Road
0366	148-150 Thoreau Street
0365	156-158 Thoreau Street
0364	164 Thoreau Street
0363	172-174 Thoreau Street
0360	180 Thoreau Street
0362	14 Thoreau Court
0361	24 Thoreau Court



# Subdistrict 4 – Baker Avenue

*31.6 Gross Acres*

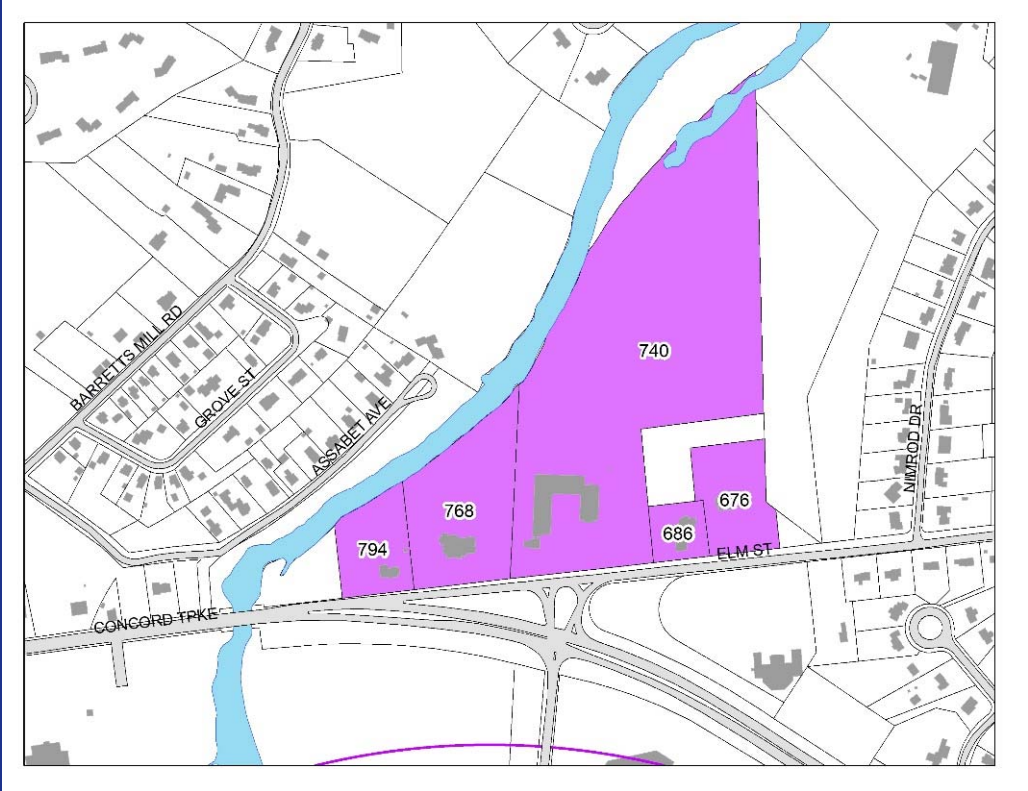
<u>Parcel ID</u>	<u>Address</u>
3794-1	Portion of 300 & 310 Baker Ave (292-294 Baker Ave – NOVO Riverside Commons)
2198	68 Commonwealth Avenue
2013-1	6X Winthrop Street



# Subdistrict 5 – Elm Street Area

31.3 Gross Acres

<u>Parcel ID</u>	<u>Address</u>
1894-1	676 Elm Street
1894-3	686 Elm Street
1897	740 Elm Street
1898	768 Elm Street
1899-1	794 Elm Street



# Proposed MBTA Communities Multi-Family Overlay Districts Compliance Analysis and Model

1	Name	Gross Acres	Meets 5 Acre Area Requirement
Subdistrict 1	Lower Lowell Road & Keyes Road	9.5	Yes
Subdistrict 2	Upper Lowell Road	5.8	Yes
Subdistrict 3	Thoreau Street & Sudbury Road	5.9	Yes
Subdistrict 4	Baker Avenue	31.6	Yes
Subdistrict 5	Elm Street	31.3	Yes

# Compliance Model Inputs

ARTICLE 34: MBTA

Zoning Parameter	Lower Lowell Road & Keyes Road	Upper Lowell Road	Thoreau Street & Sudbury Road	Baker Avenue	Elm Street
Minimum Lot Size	20,000	20,000	10,000	20,000	20,000
Building Height	3 stories	3 stories	3 stories	3 stories	3 stories
Lot Coverage	40%	40%	40%	40%	40%
Open Space Requirement	20%	20%	20%	20%	20%
Setbacks	10F, 15S, 15R	10F, 15S, 15R	10F, 15S, 15R	20F, 15S, 20R	20F, 15S, 20R
Parking Spaces per Unit	2	2	2	2	2
Dwelling Units per Acre Maximum	15	15	15	15	15

# MBTA Compliance Model Results

ARTICLE 34: MBTA

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	Requirements	Subdistrict 1 - Lower Lowell Road & Keyes Road Area	Subdistrict 2 - Upper Lowell Road Area	Subdistrict 3 - Thoreau Area	Subdistrict 4 - Baker Ave Area	Subdistrict 5 - Elm Street Area	Totals
District Acreage	50 Acres	9.5	5.8	5.9	31.6	31.3	84.4
District Density Denominator		8.1	4.7	5.9	19.5	14.4	52.7
Acreage within transit area	50%	69.2%	5.9%	100.0%	100.0%	0.0%	53.1
Capacity within transit area	50%						51.3
Final Unit Capacity per District	1,094	140	74	69	458	457	1,198
DU/AC	15	17.3	15.7	11.6	23.5	31.7	22.8

# Questions?

