

MBTA Communities Zoning Study

Planning Board Meeting | July 20, 2023



AGENDA

Process Overview

Planning Process

Final Test Scenarios

The Math of Section 3A: Revised

Discussion and Next Steps

Consultant Team



Planning Process

Overview

PLANNING PROCESS

Evaluate **draft Smart Growth Overlay District** and **approved Village Common Form-Based Code** for compliance with Section 3A of the Zoning Act and the Compliance Guidelines from EOHLC.

- 1 Test: Do these districts comply? **No.**
- 2 Test: If not, which zoning changes are required for compliance? **In progress.**
- 3 Test: Which changes will the community support? **In progress.**
- 4 Draft zoning that is compliant for approval at Town Meeting. **July-September.**

ABOUT THE PROCESS: TIMELINE



Policy Workshop
Held 11/16

Public Outreach Plan
Delivered 11/30/22
Revised 1/5/2023

Analysis
Delivered
1/17/2023

Planning Board
February 2

Online Public Meeting #1
February 9

Public Meeting #2
March 8

Planning Board
June 8

**Planning Board
July 20**

Present initial draft
to Planning Board
and Select Board

Present final draft
to Planning Board
and Select Board

Materials for Town
Meeting

Fall Town Meeting

PLANNING PROCESS

FEBRUARY 9

- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.



PLANNING PROCESS

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- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

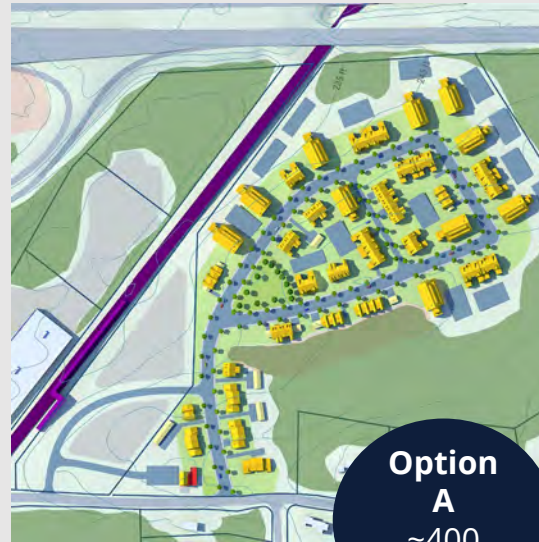
MARCH 8

- Test scenarios



Approximate outline of SGOD #1.
Base image: Littleton Station Village Plan, Presentation to the Littleton Planning Board, July 18, 2019.
Consultant team: Barrett Planning Group LLC, Dodson & Flinker, RKG Associates, pp. 19 and 23.

For illustrative purposes only.



Option A
~400 units



Option B
~350 units



Option C
~300 units

PLANNING PROCESS

FEBRUARY 9

- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

MARCH 8

- Test scenarios

JUNE 8

- Additional test scenarios
- Additional explanation of how the Section 3A requirements apply to Littleton Station



PLANNING PROCESS

FEBRUARY 9

- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

MARCH 8

- Test scenarios

JUNE 8

- Additional test scenarios
- Additional explanation of how the Section 3A requirements apply to Littleton Station

TODAY

- Present final test scenarios
- Present revised Math of Section 3A
- Discuss how the scenarios feed into zoning options

Final Test Scenario

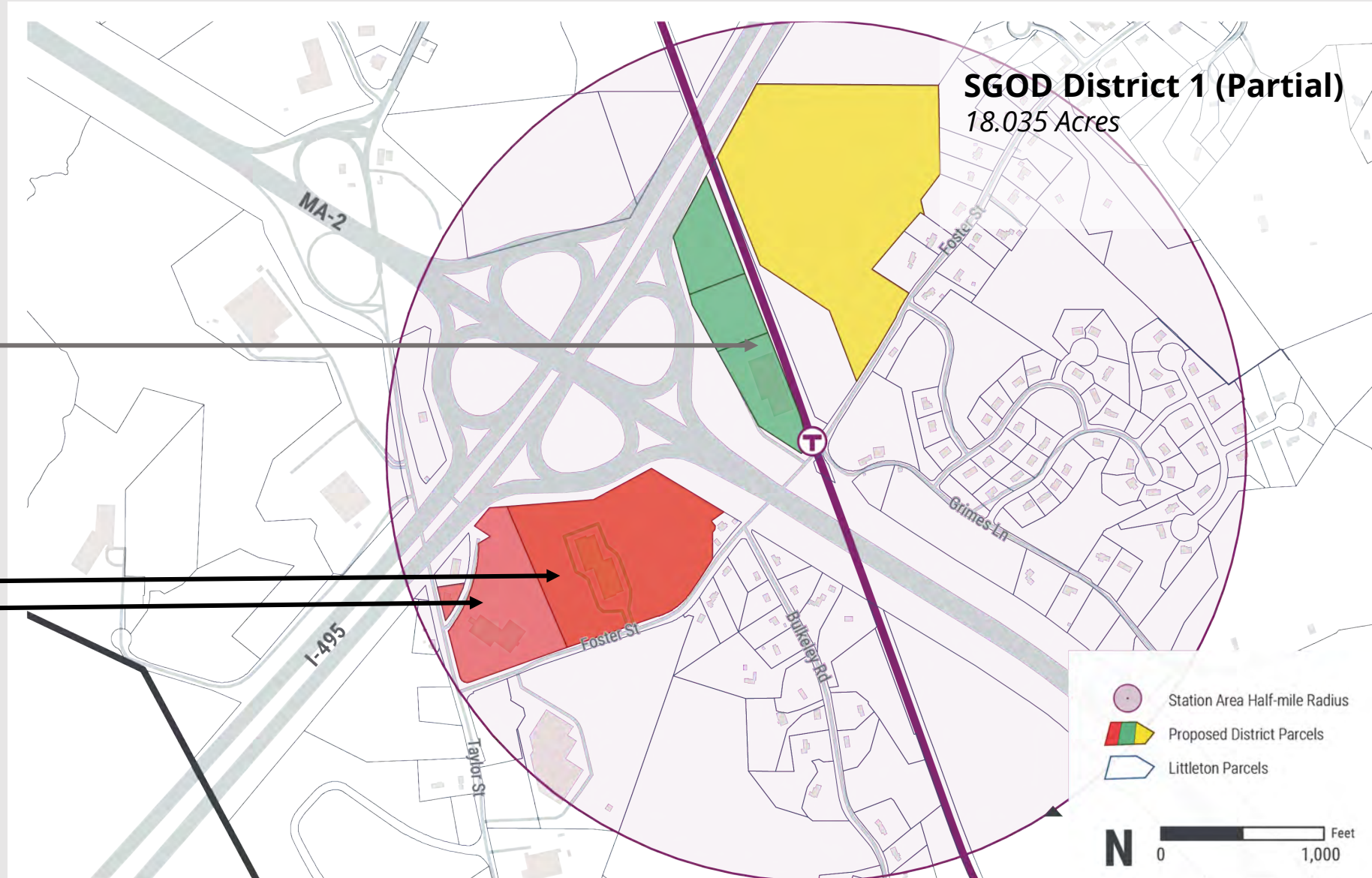
THE MATH OF SECTION 3A

Tonight, we are discussing two options for a revised SGOD #3, and a revised option for SGOD #1 that would require a formal subdivision of the parcel.

SGOD District 2

SGOD District 3 (East)
20.175 acres

SGOD District 3 (West)
10.28 acres



THE MATH OF SECTION 3A

Tonight, we are discussing two options for a revised SGOD #3, and a revised option for SGOD #1 that would require a formal subdivision of the parcel.

SGOD District 2

SGOD District 3 (East)

20.175 acres

Excluded: 2.140 acres

Net acres: 18.035

As shown: 217 units

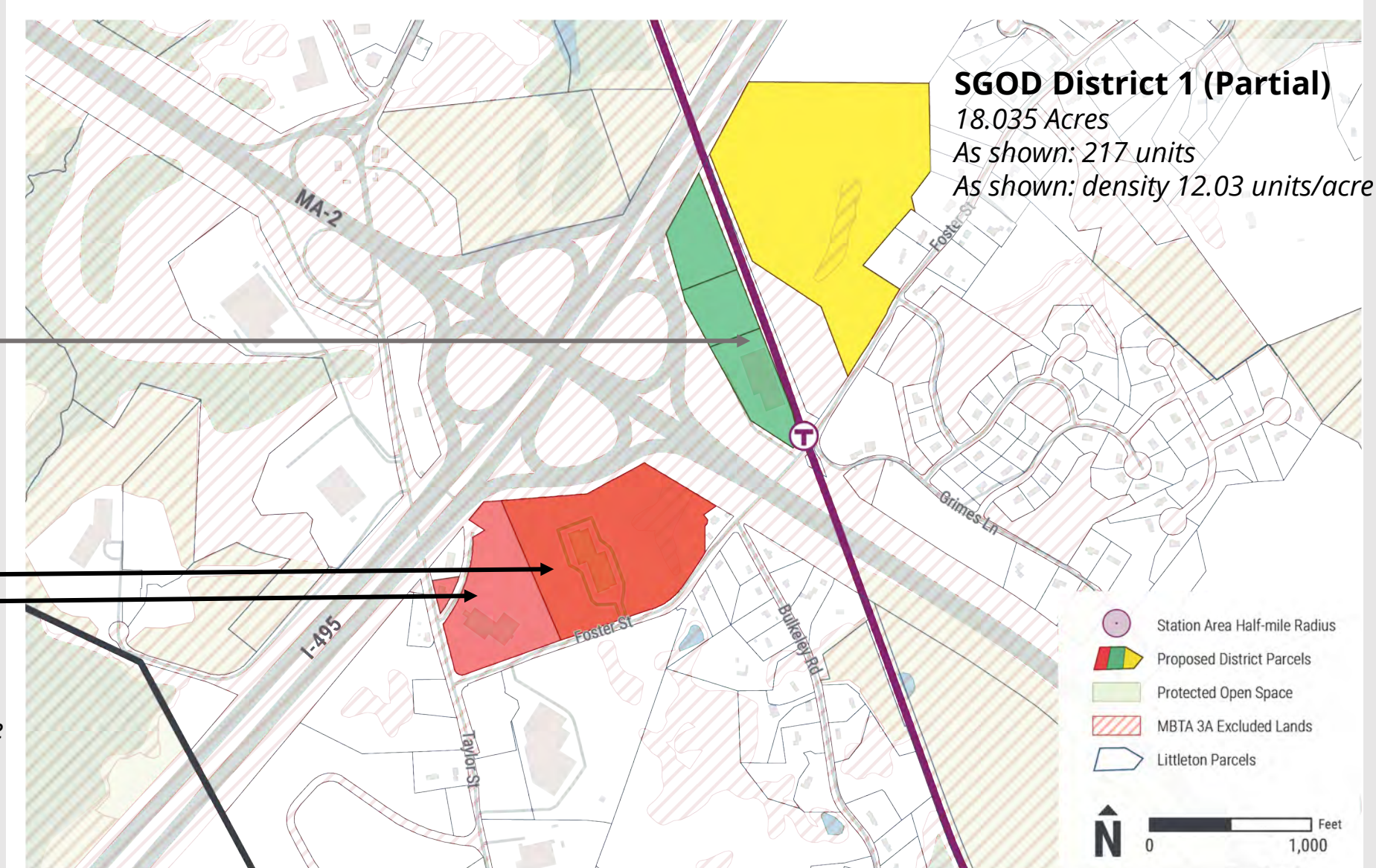
As shown: density 12.03 units/acre

SGOD District 3 (West)

10.38 acres

As shown: 150 units

As shown: density 14.45 units/acre



SGOD #3-West (Revised)

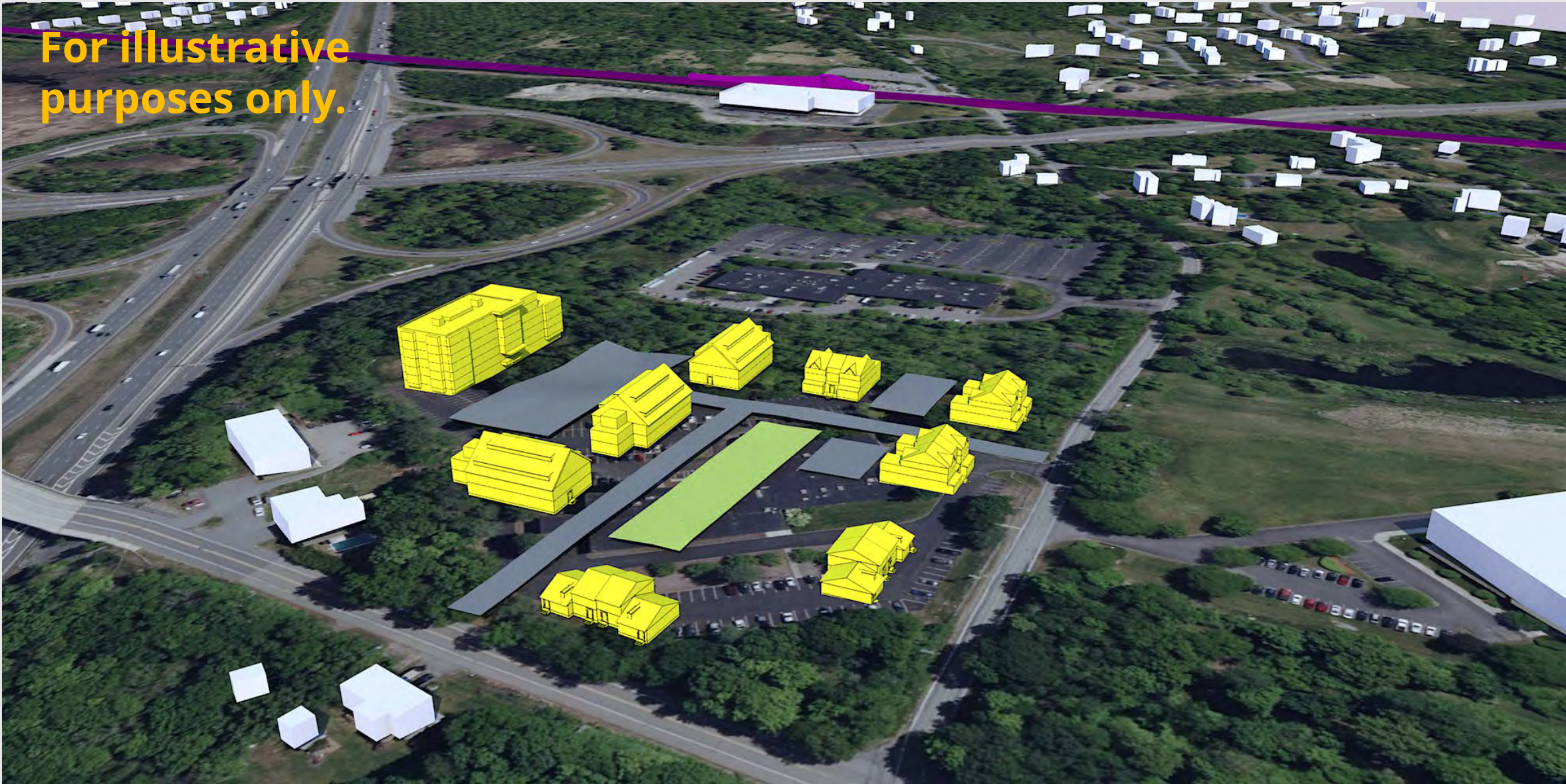
For illustrative purposes only.

10.38 acres
(no excluded land)
150 units
14.45 units/acre
(as shown)



SGOD #3-West (Revised)

For illustrative purposes only.



SGOD #3-East (New)

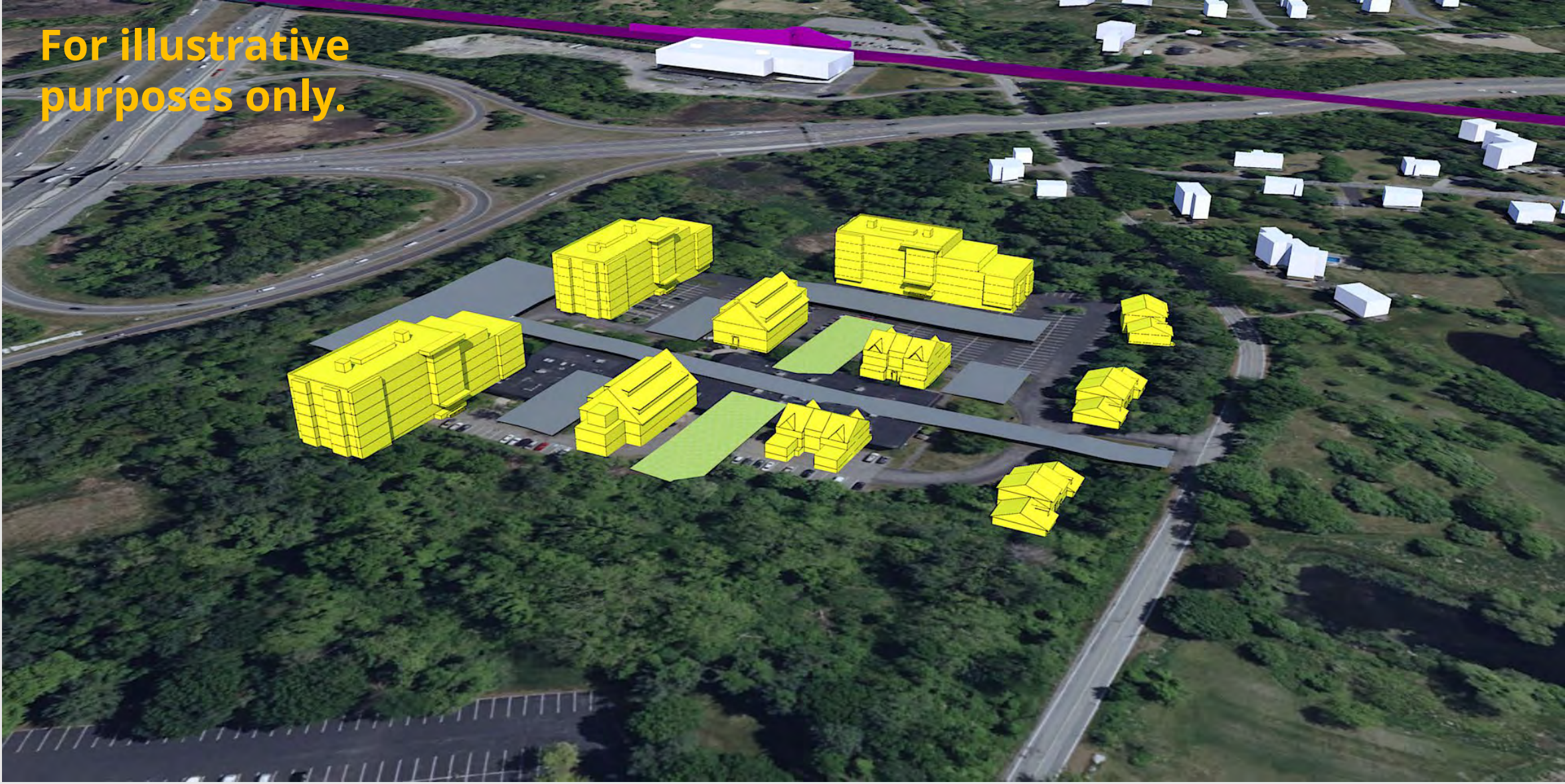
For illustrative purposes only.



20.175 acres
18.035 acres
(without excluded land)
217 units
12.03 units/acre

SGOD #3-East (New)

For illustrative purposes only.



SGOD #1 - Alternate (Revised)

For illustrative purposes only: would require an ANR initiated by the property owner.



18.035 acres
(no excluded land)
217 units
12.03 units/acre
(as shown)

SGOD #1 - Alternate (Revised)

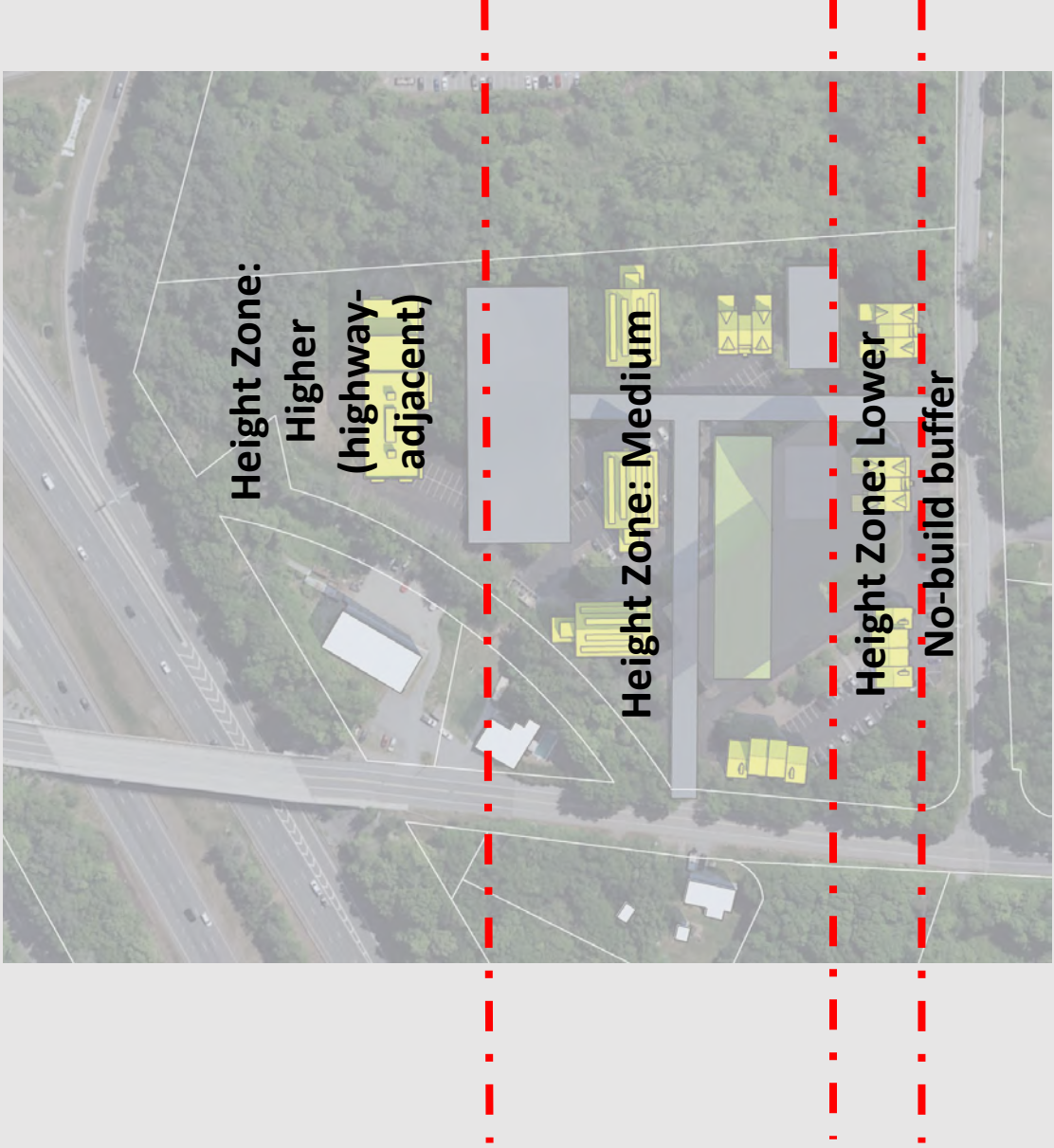
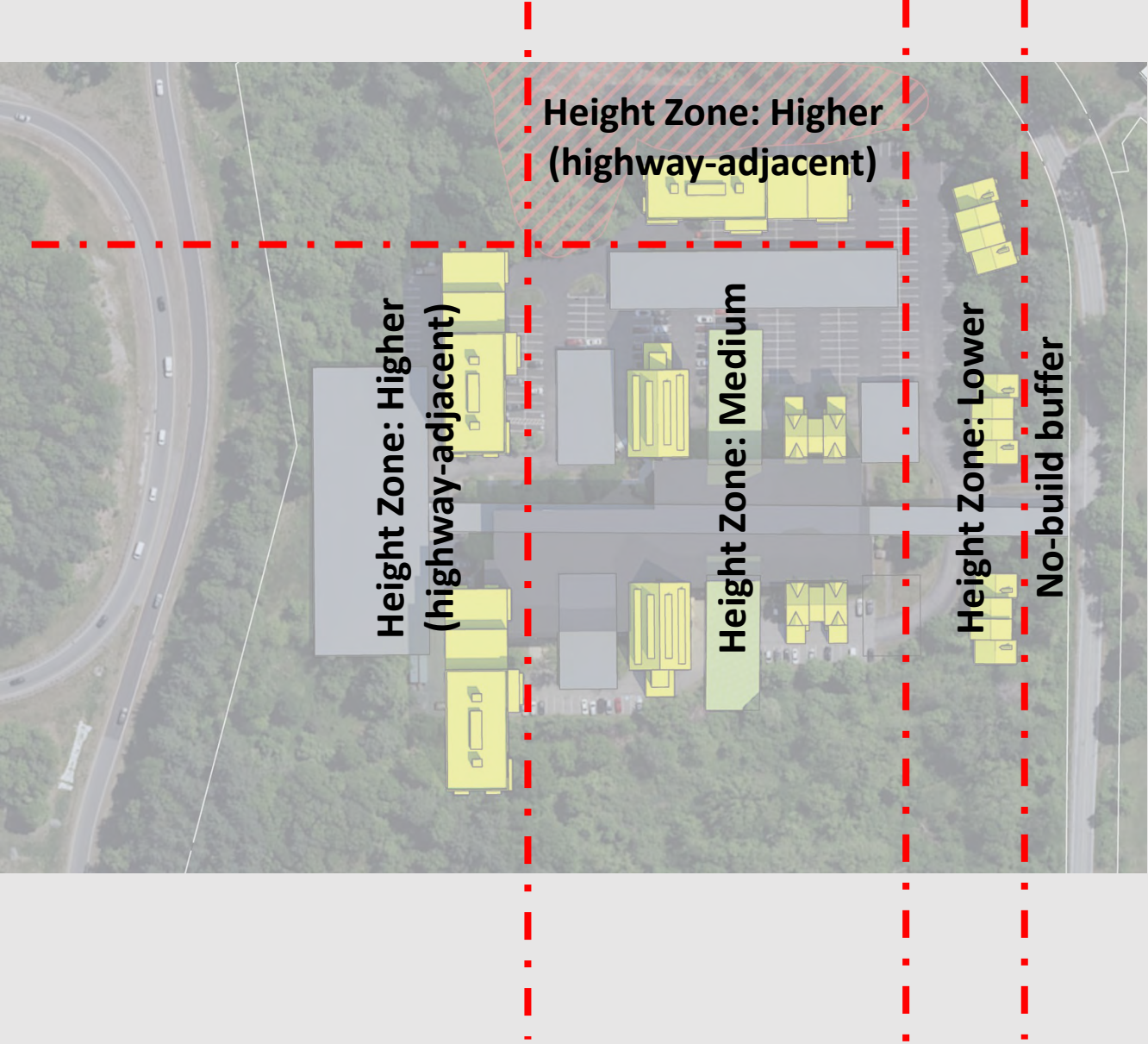
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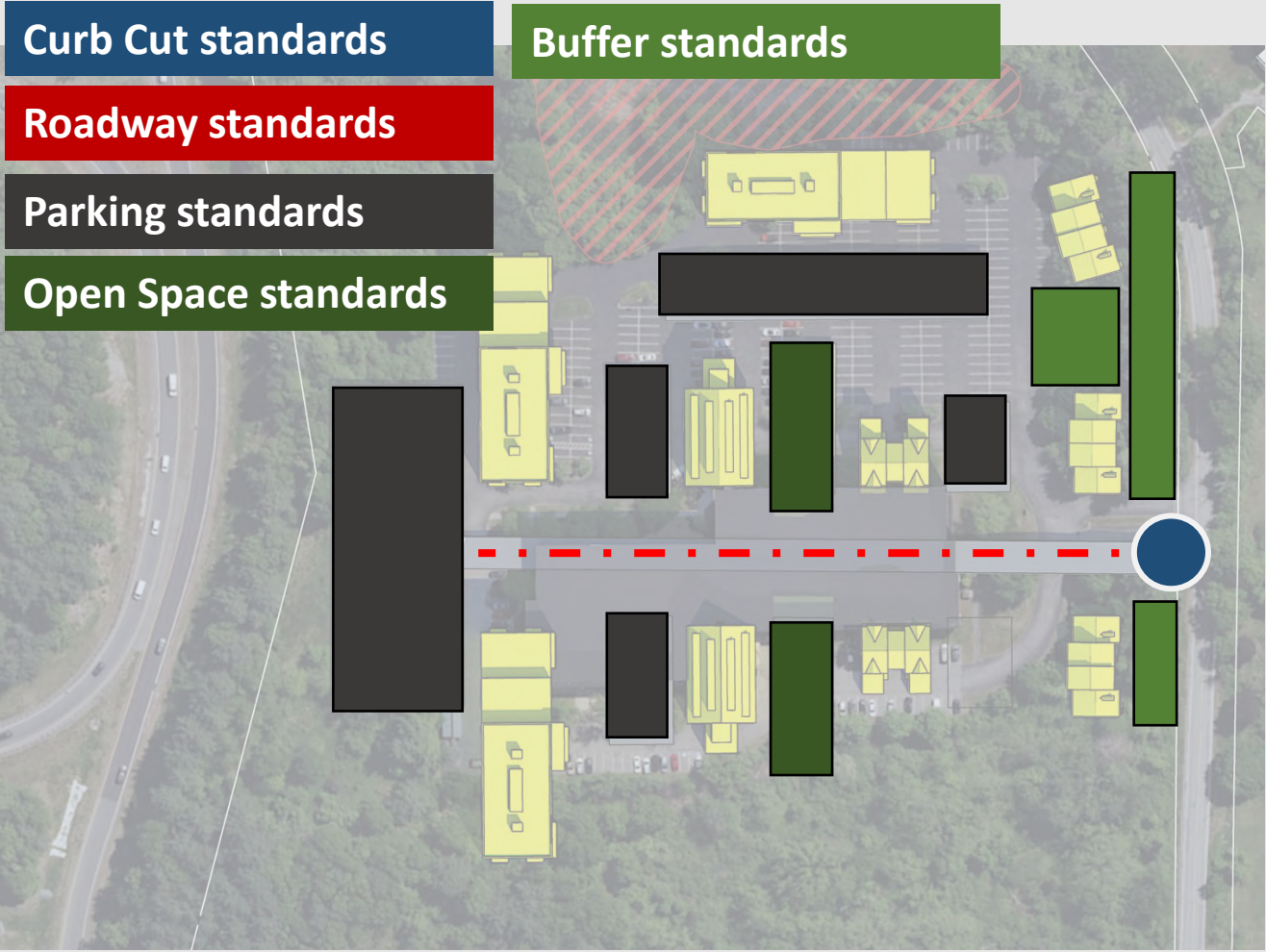
Zoning Implications



Zoning Implications



Zoning Implications



The Math of Section 3A

THE MATH OF SECTION 3A

| 1 | Community Category | Commuter Rail |
|---|---|---------------|
| | 2020 Housing Units (Census PL-94) | 3,889 |
| 2 | Minimum Multifamily Unit Capacity | 750 |
| 3 | Minimum Land Area | 50 |
| 4 | Developable Station Area | 244 |
| 5 | % of district to be located in station area | 20% |

Definitions

1 COMMUTER RAIL COMMUNITY: An MBTA community that (i) does not meet the criteria for a rapid transit community, and (ii) has within its borders at least 100 acres of developable station area associated with one or more commuter rail stations.

2 MULTI-FAMILY UNIT CAPACITY: An estimate of the total number of multi-family housing units that can be developed as of right within a multi-family zoning district, made in accordance with the requirements of section 5.b below.

4 DEVELOPABLE STATION AREA: Developable land that is within 0.5 miles of a transit station.

5 PERCENTAGE OF DISTRICT WITHIN STATION AREA: (Guidelines: 8a) Percentage based on number of acres of developable station area in the community.

Developable Station Area: Developable land that is within 0.5 miles of a transit station.

Developable land: Land on which multi-family housing can be permitted and constructed. For purposes of these guidelines, developable land consists of: (i) all privately-owned land except lots or portions of lots that meet the definition of excluded land, and (ii) developable public land.

Excluded land: Land areas on which it is not possible or practical to construct multi-family housing.

Calculations by Community Type

3 MINIMUM LAND AREA: (Guidelines: 5a) For Littleton, the minimum land area of the multi-family zoning district is 50 acres, or 1.5% of the developable land in an MBTA community, whichever is less. At least half of the area must be contiguous lots of land. No portion may be less than 5 acres of contiguous land.

2 MINIMUM MULTIFAMILY UNIT CAPACITY: (Guidelines: 5b) The greater of either the required percentage by community type (15% of 2020 housing units for a Commuter Rail community) **or** the minimum gross density of 15 units per acre times the minimum land area. For Littleton: 3889×0.15 **or** $15 \times 50 = 583$ **or** $750 = 750$.

Check: Minimum multifamily unit capacity cannot exceed 25% of total housing units: $3889 \times 0.25 = 778$.

THE MATH OF SECTION 3A

Key data points:

| | | |
|---------------------------|---------------------------------|--------------------------|
| 2020 Housing Units | Developable Station Area | Minimum Land Area |
|---------------------------|---------------------------------|--------------------------|

Key calculations:

| | |
|--|---|
| Minimum Multifamily Unit Capacity | Percentage of District within the Station Area |
|--|---|

THE MATH OF SECTION 3A

2020 Housing Units

Developable Station Area

Minimum Land Area

Minimum Multifamily Unit Capacity

Percentage of District within the Station Area

The lesser of 1.5% of the Developable land within the community or 50 acres.

Key data points:

Key calculations:

3,889
(PL-94, 2020 Census)

244 acres
(EOHLC)

50 acres
(EOHLC)

750 dwelling units

20%

20%

Applies to

The number of acres

50

*

20%

=

10 acres

The number of units

750

*

20%

=

150 units

THE MATH OF SECTION 3A

2020 Housing Units

Developable Station Area

Minimum Land Area

Minimum Multifamily Unit Capacity

Percentage of District within the Station Area

Dwelling Units per Acre

Key data points:

Key calculations:

3,889
(PL-94, 2020 Census)

244 acres
(EOHLC)

50 acres
(EOHLC)

750 dwelling units

20%

15 units/acre
(EOHLC)

Littleton Station

10.38-20.175 acres
(EOHLC = 10)

150-217 units
(EOHLC = 150)

20-33% (acres)
15-21% (units)

12.03-14.45 units/acre

King Street Common

40.63

812 units
(limited by zoning)

N/A

20 units/acre
(limited by zoning)

Total

51.01- 60.805 acres ✓

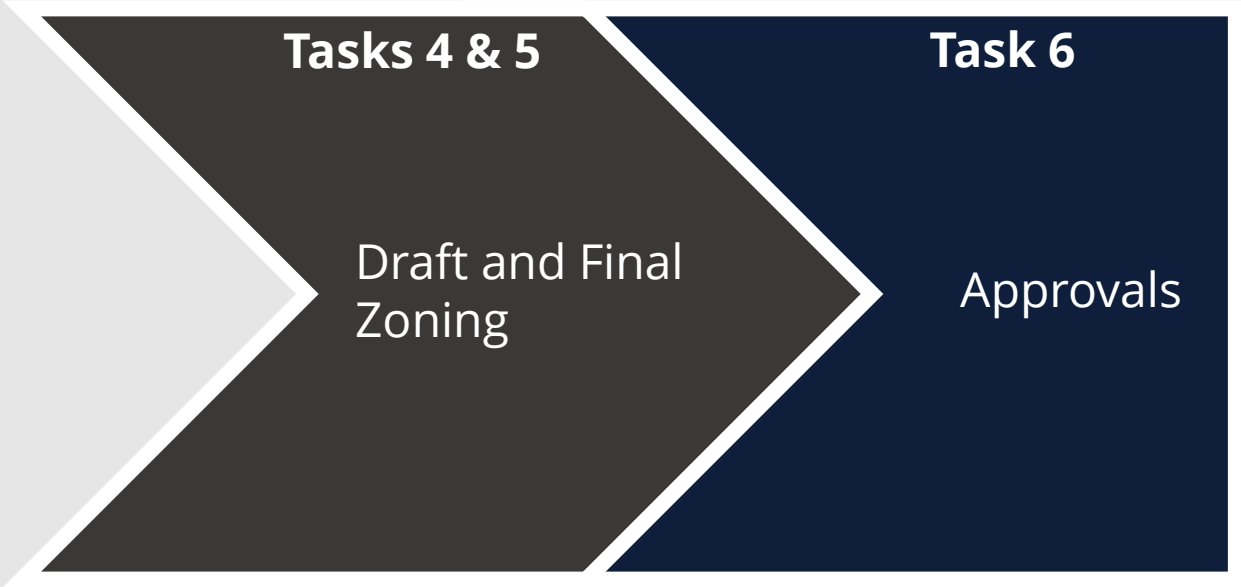
962-1,029 units ✓

20-33% (acres)
15-21% (units) ✓

16.9-18.9 units/acre ✓

Discussion and Next Steps

ABOUT THE PROCESS: TIMELINE



Present initial draft to Planning Board and Select Board

Present final draft to Planning Board and Select Board

Materials for Town Meeting

Fall Town Meeting

NEXT STEPS

If you have questions about this process, please email Maren Toohill, AICP, Town Planner, at mtoohill@littletonma.org

NEXT STEPS

Are you interested in finding out more about this topic?

For a map of Littleton's current residential density, please go to:

<https://residency.mhp.net/>

For an explanation of the MBTA Communities Act and the requirements, please go to: <https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>

For data about Littleton's housing stock and needs, and the ability to compare Littleton to other communities, please go to

<https://mhpcenterforhousingdata.shinyapps.io/DataTown/#>

MBTA Communities Zoning Study

Thank you!

