

Planning Board Public Work Session: Multi-Family Zoning for MBTA Communities

December 14, 2022

From October 25 Workshop:

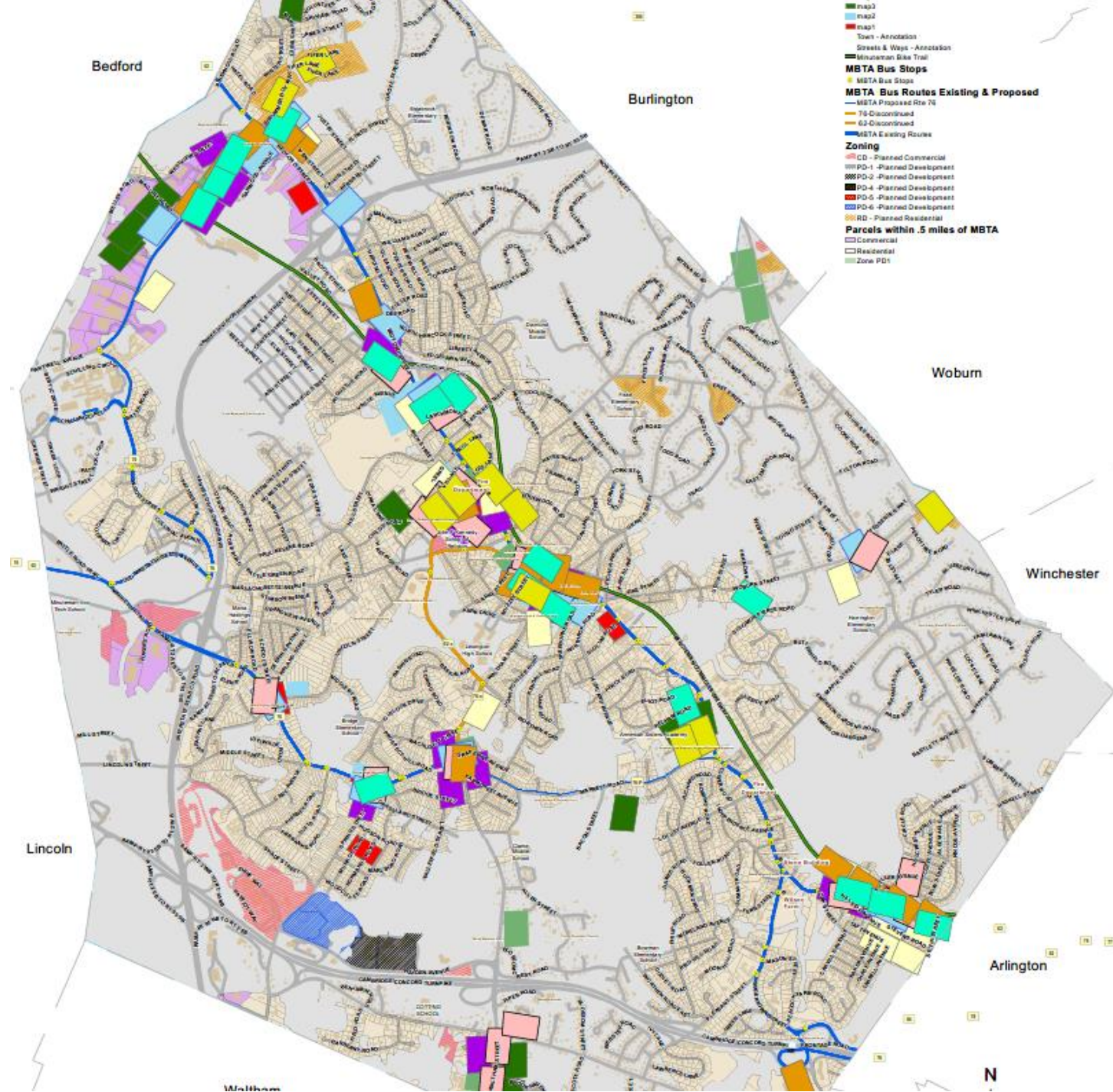
Explained the new state law

Explained the state's final guidelines

80 residents in attendance to produce this map with suggested solutions

Tonight:

- Narrow down zoning locations
- Initial zoning decisions



Qualities & Considerations for zoning Locations

- Near bus stops, public transportation, minuteman commuter bikeway
- Walkability, sidewalks, trails, bike lanes
- Developable land (not areas known to flood/not wetlands or park land)
- Near retail and services, parks and playgrounds
- Under-utilized area that can be redevelopment for multi-family housing
- Physical access and connections
- Lot sizes, likelihood of producing housing
- Current uses
- Appropriate for housing, safe for children
- Transportation routes, minuteman commuter bikeway
- Tax Implications (Commercial Uses = Taxed at higher rate than residential uses)

MA Guidelines:

- Define “reasonable size” for compliance as:
 - Minimum **gross** density of 15 units per acre
 - Total land area of at least 50 acres AND:
 - Zoning must allow up to a housing capacity of 1,231 dwelling units
 - No portion of zoning district less than 5 acres
 - Half of total required area to be contiguous
 - More than 1 lot

Lexington's Zoning District = at least **82** acres (1,231 / 15 units per acre)

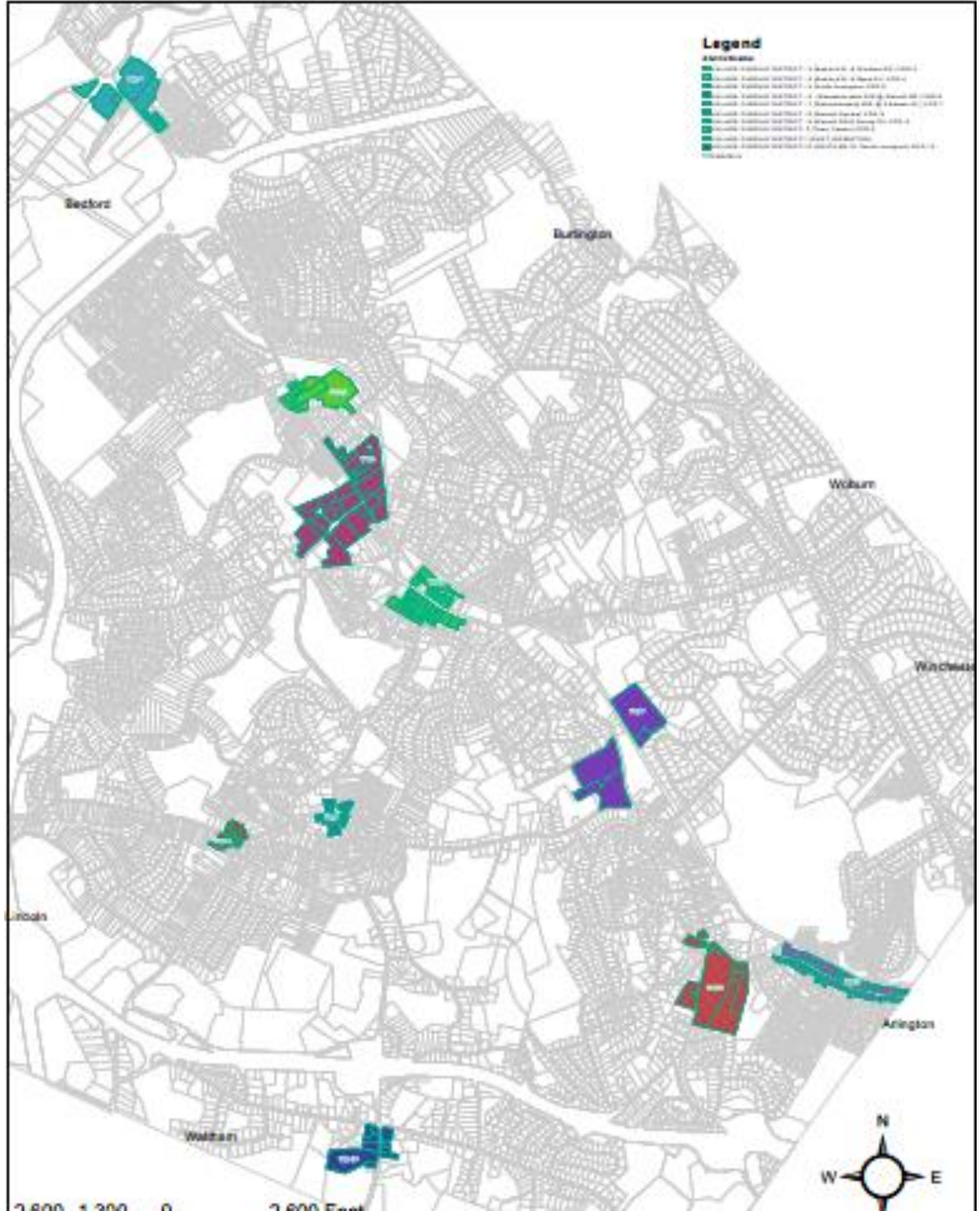
At least **41** to be contiguous

12/14 PRELIMINARY
DRAFT

Estimate

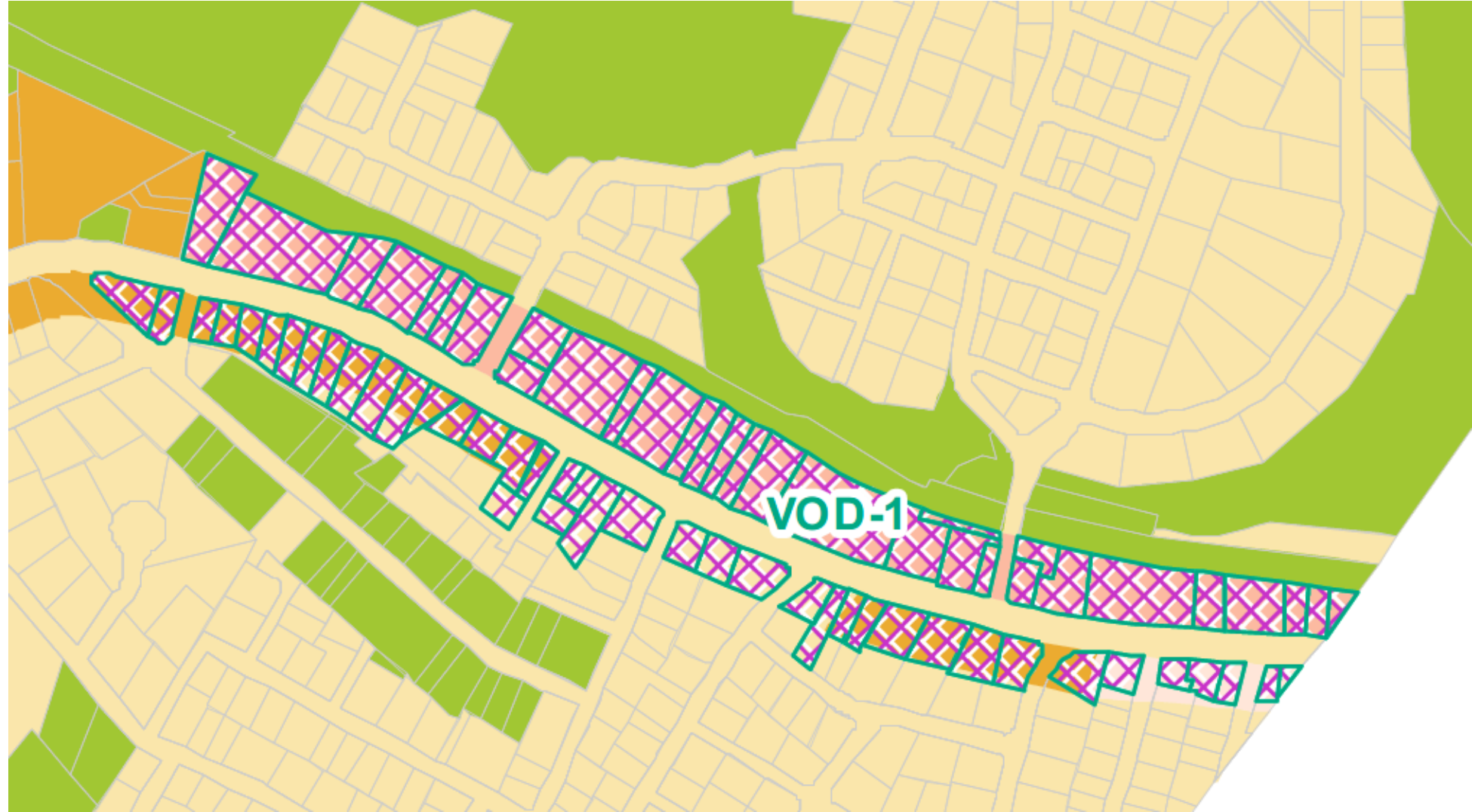
~170 acres total

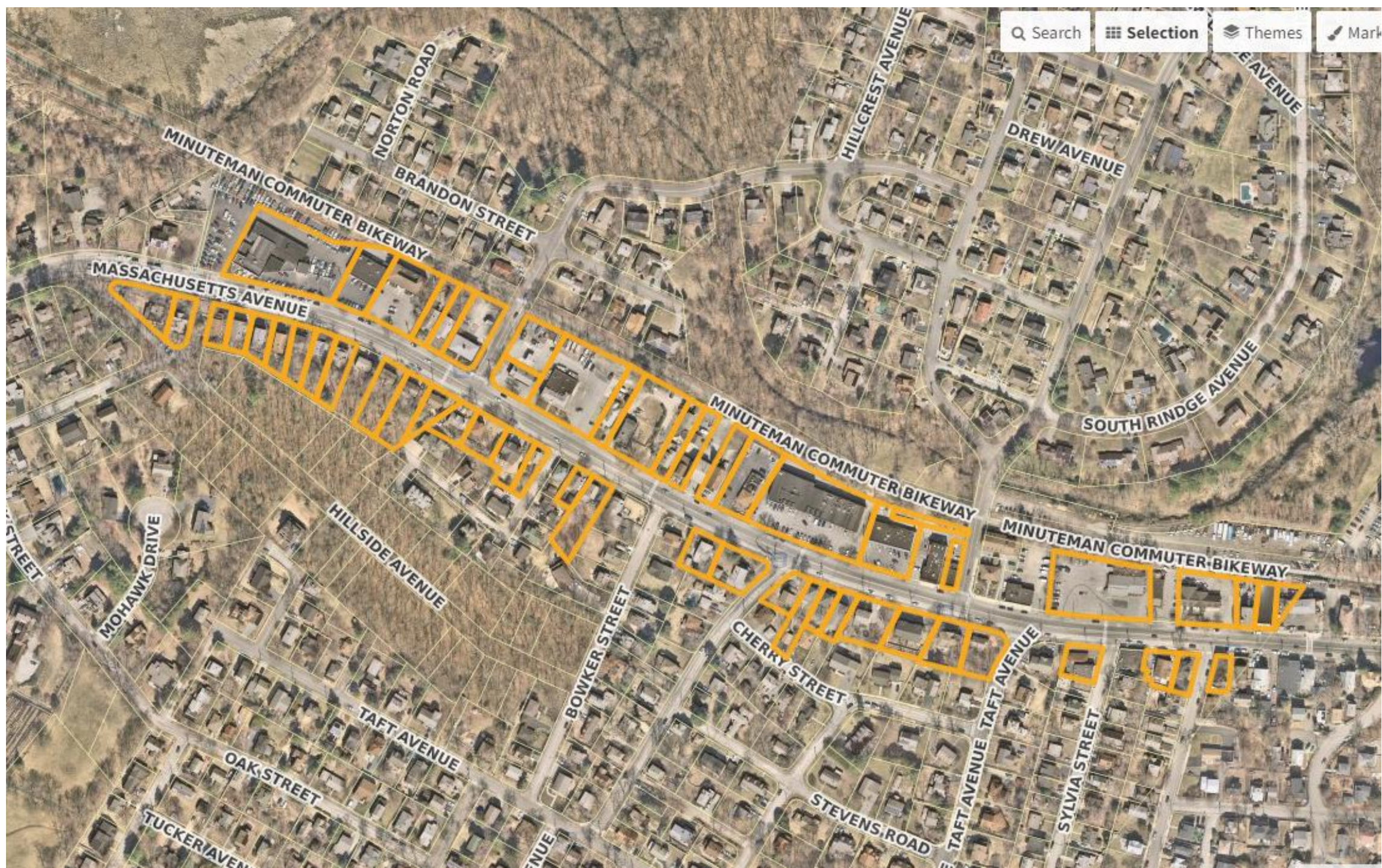
For Planning Board
further review tonight



Village Overlay District VOD -1 East Lexington

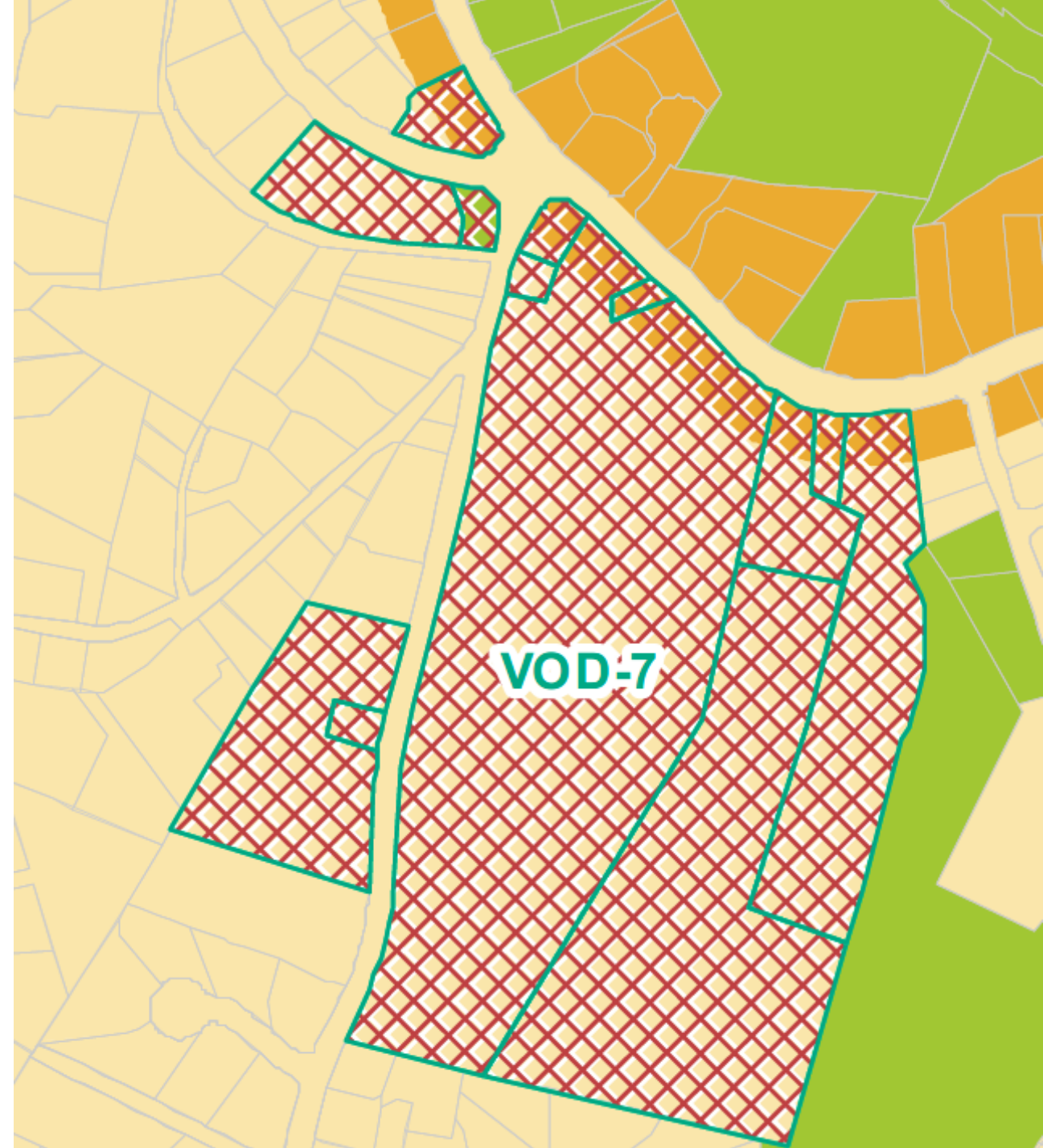
- ~15 acres
- Along Mass. Ave. from border with Arlington to Toyota Dealership and Hillside Ave.





Village Overlay District (VOD) – 7 Mass. Ave. / Pleasant St.

- ~12 acres
- Wilson Farm and areas around Wilson Farm, currently zoned residential (RS)





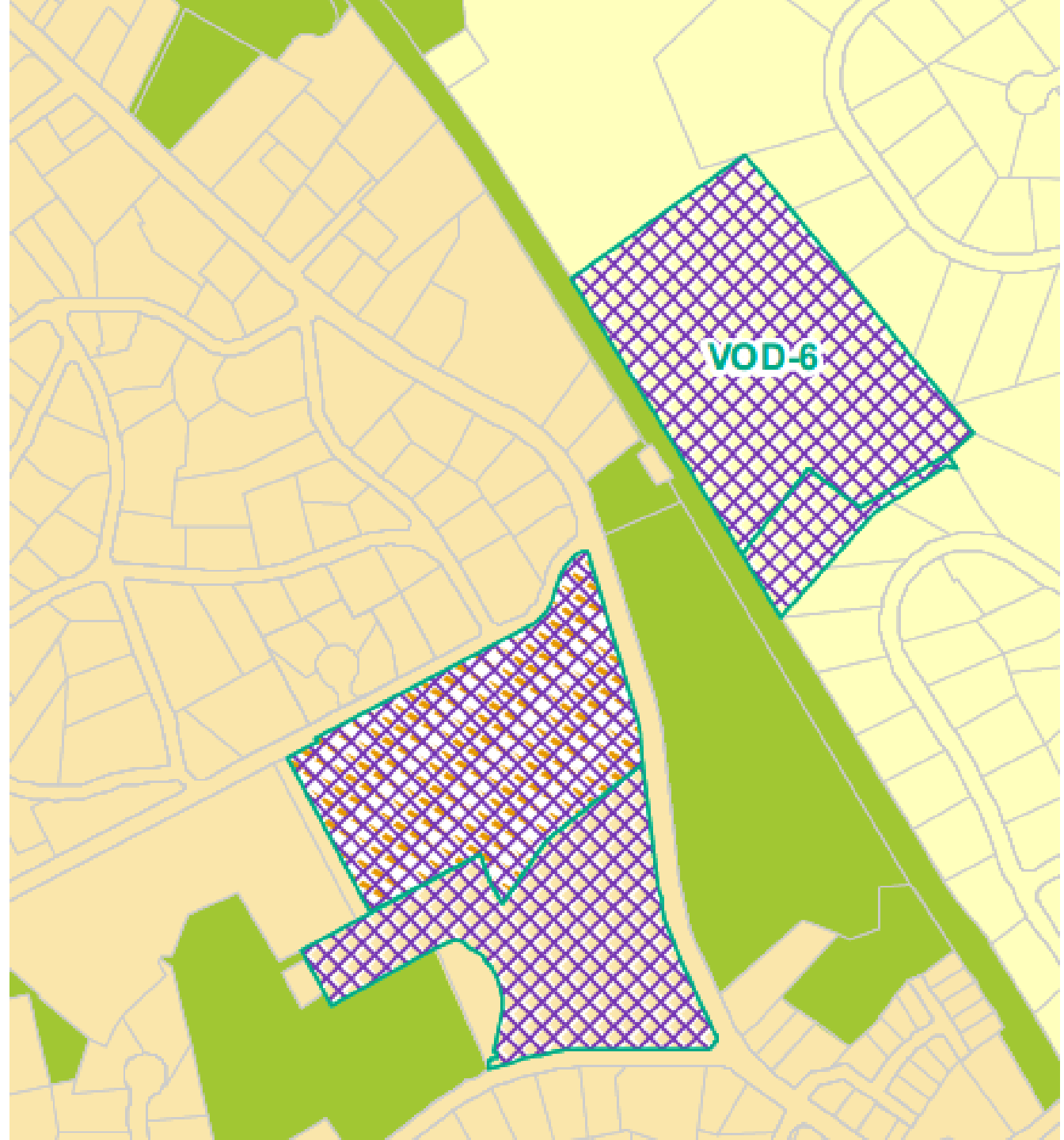
Search

Select

Village Overlay District – 6

Mass. Ave. / Marrett Rd.

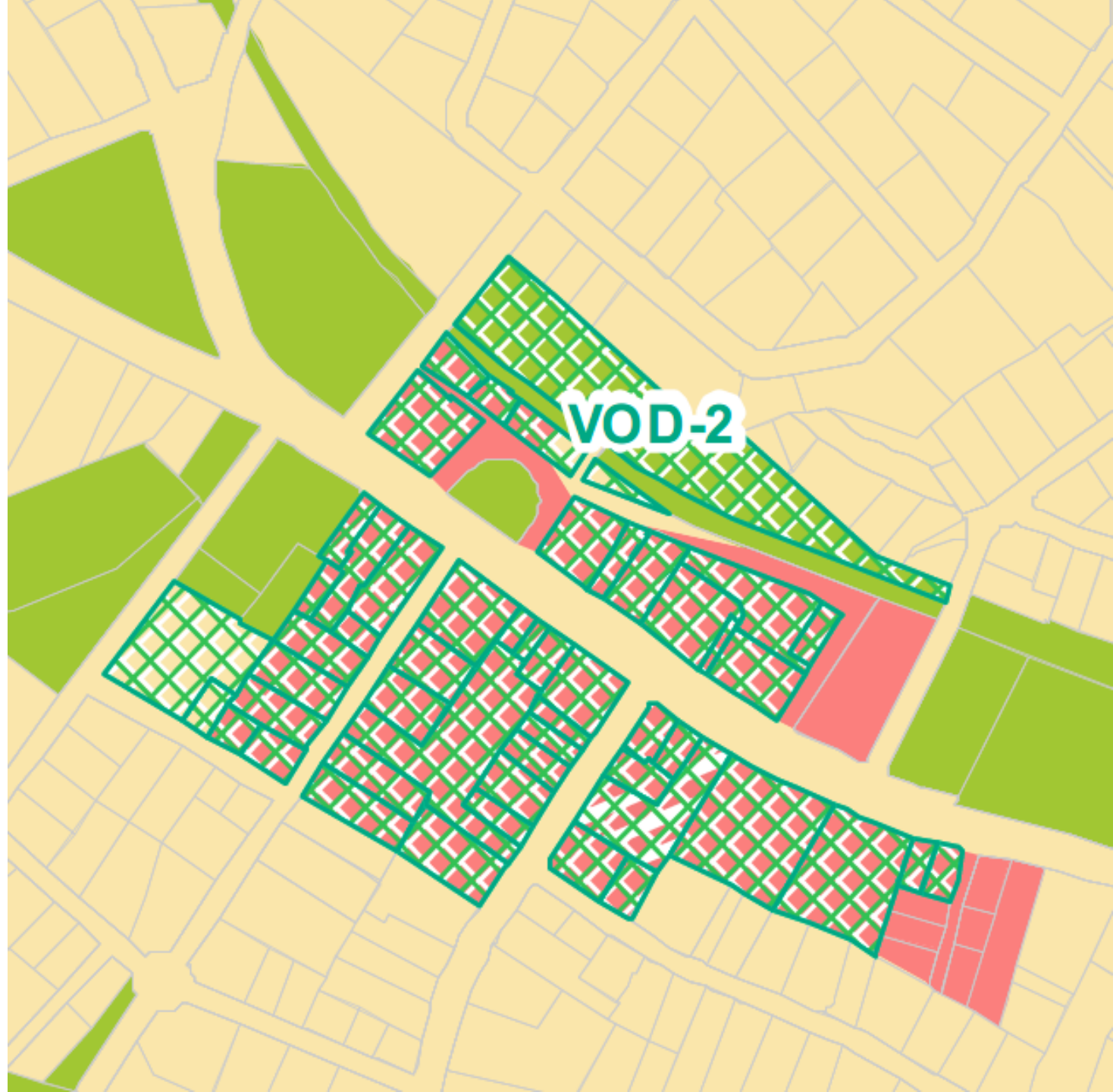
- ~30 acres
- Seasons Four, Scottish Rite Masonic Museum, Youville Place
- Zoned Residential RO, RD, & RS





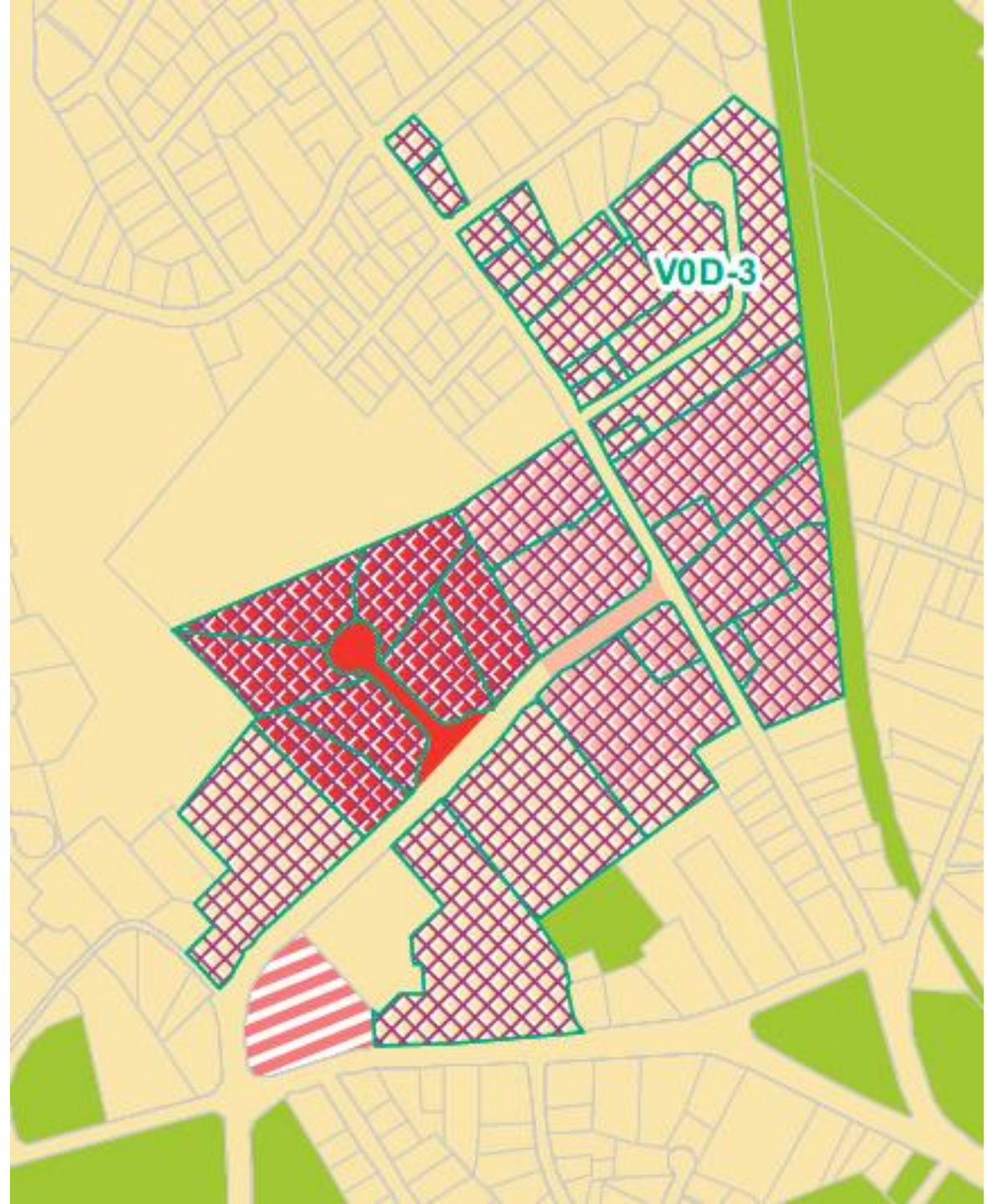
Village Overlay District (VOD)-2 Town Center

- Over primary central business district (CB) zone
- ~12 acres
- Municipal lot, businesses, parking areas, exclude Wallis Ct.?



Village Overlay District (VOD)-3 Bedford St. / Worthen Rd.

- ~ 51 acres
- Meets min. contiguous area
- Office buildings, retail, restaurants, municipal, Stop & Shop, some residential, institutional uses
- Existing zoning is CRS, CLO, RS

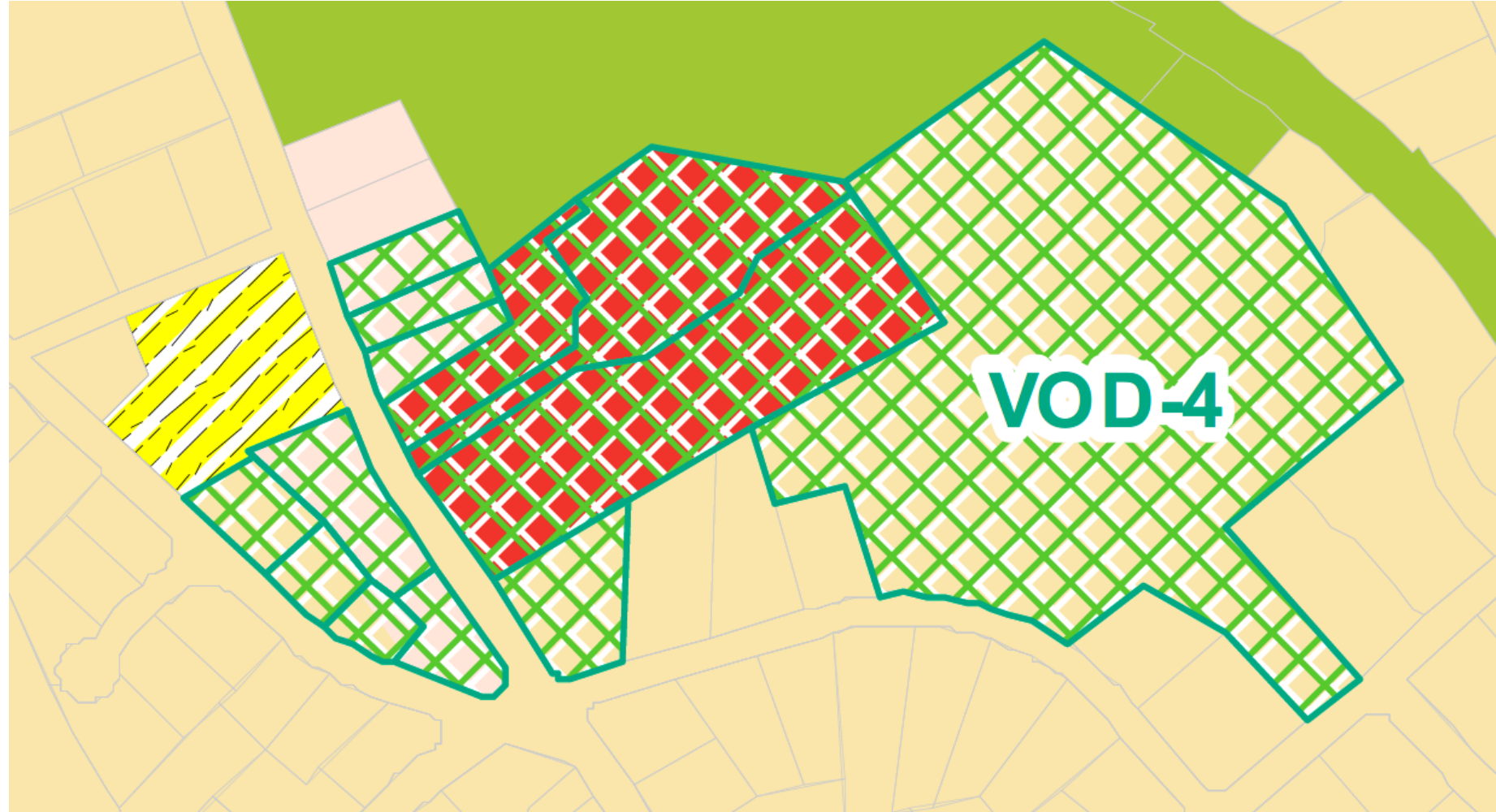




Village Overlay District (VOD) – 4

Bedford St. / Reed St.

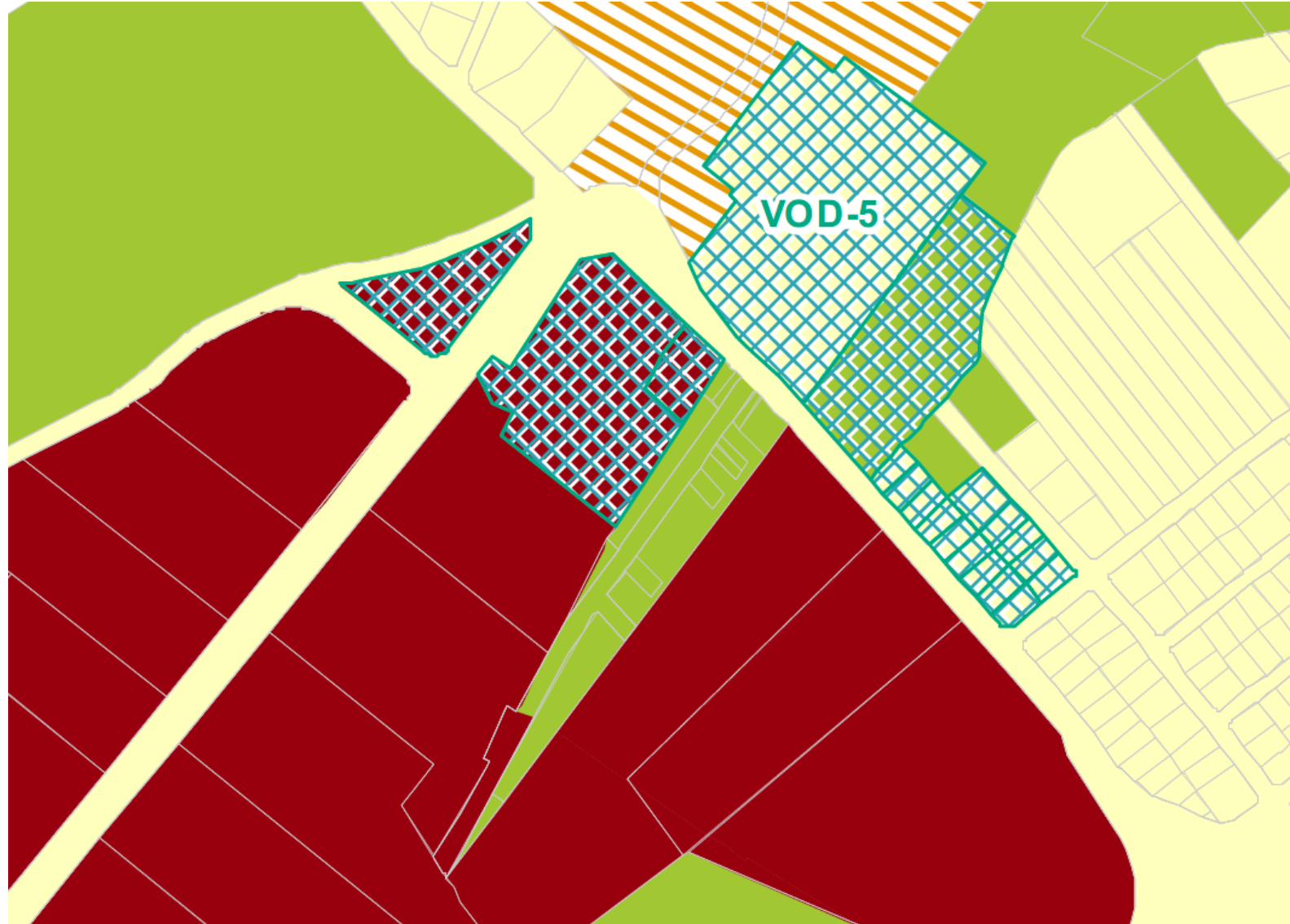
- ~ 14 acres
- Bedford St. around Reed St. includes some mixed use, municipal, office buildings, some retail and personal service uses
- Zoned RS, CN, RS, CLO, CN





Village Overlay District – 5 North Lexington Bedford St. / Hartwell Ave.

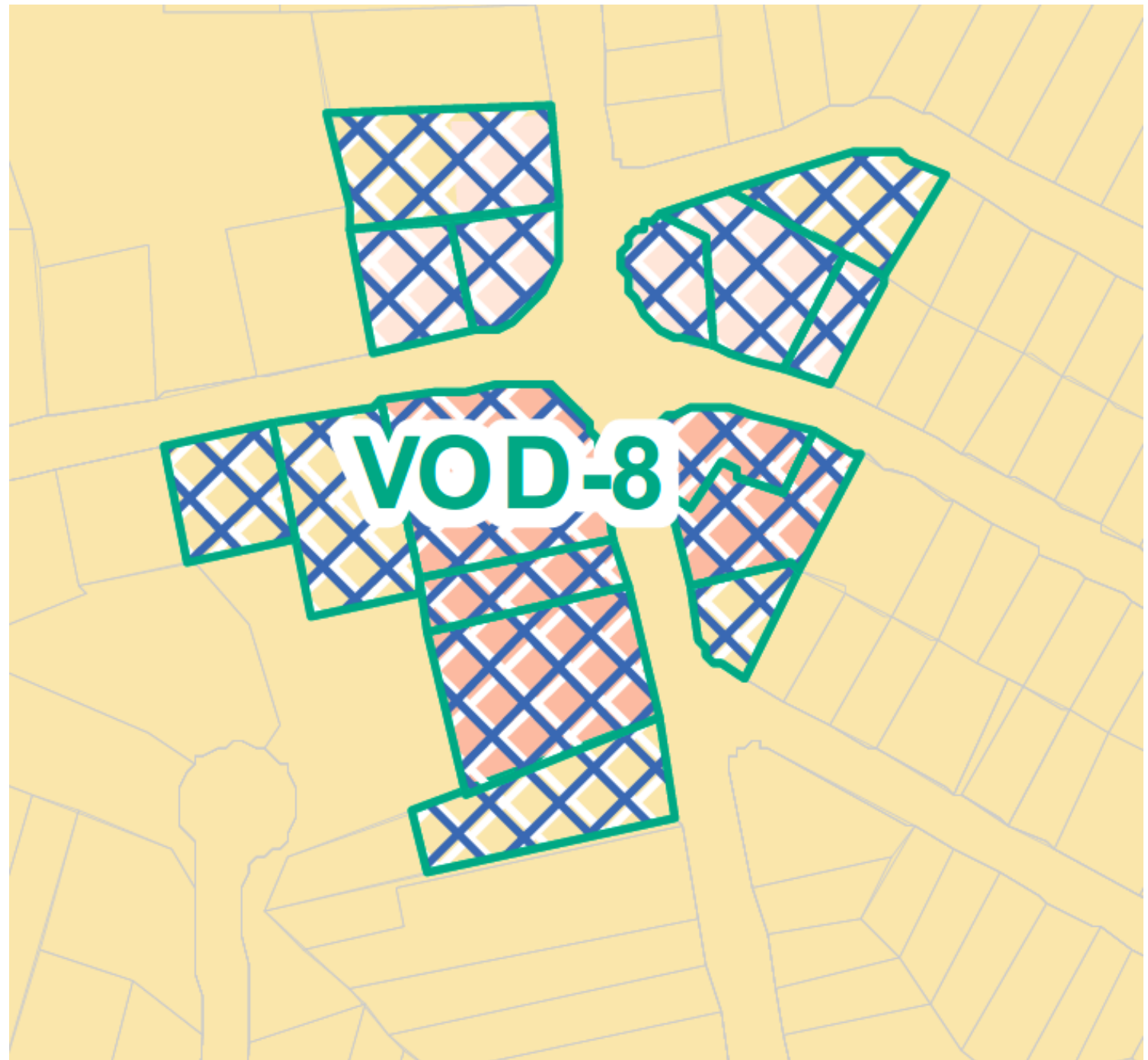
- ~ 13 acres
- 475 Bedford St., Armory, along Ivan St. residences, Hartwell Ave. along Bedford St.
- Zoning is GC, RO, CM, RO
- Extend to 128?
- Extend along Hartwell?
- Extend 420, 440, 440 Bedford St.?





Village Overlay District (VOD) – 8 Marrett Rd. / Waltham St.

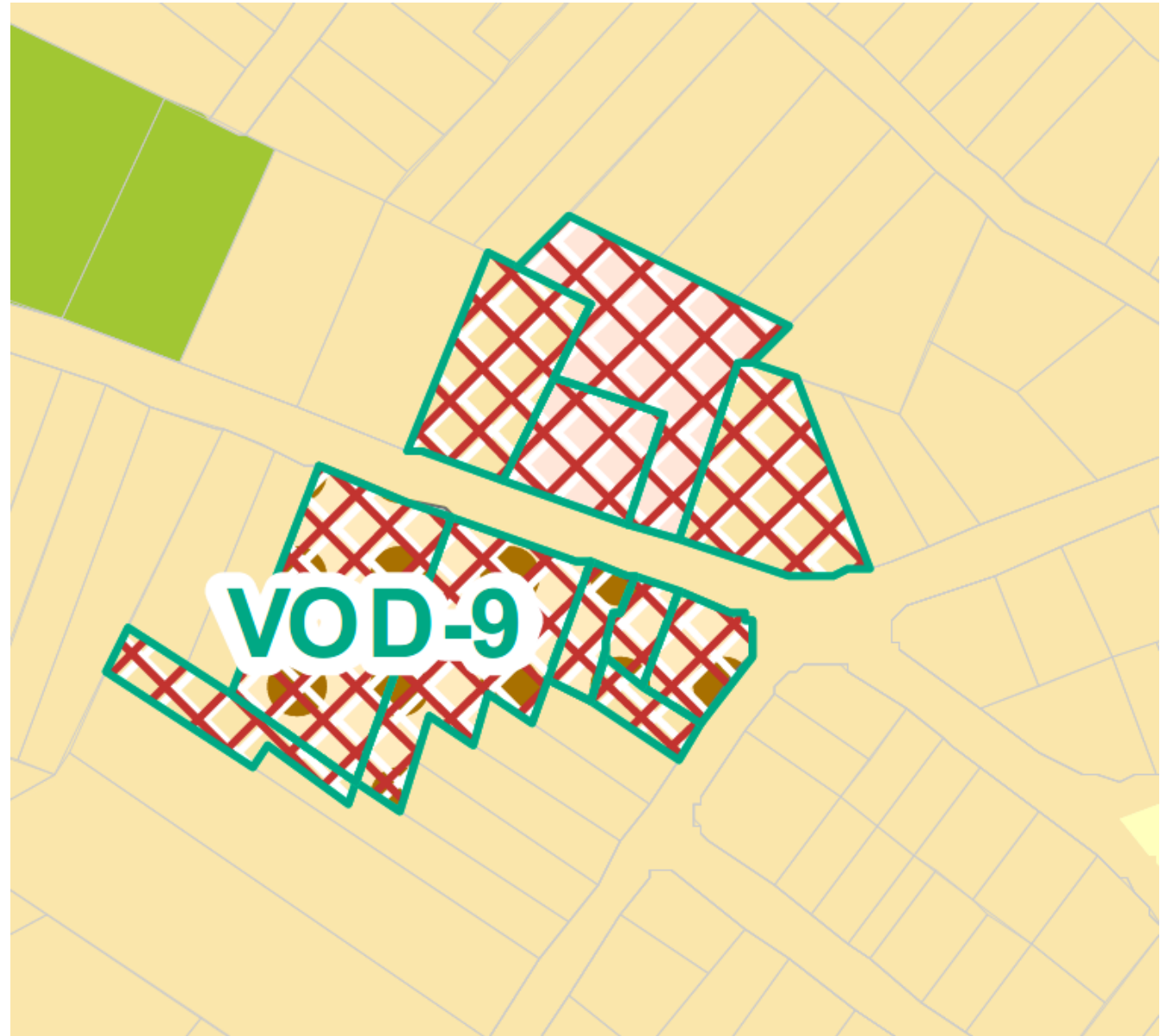
- ~5 acres
- Mobil gas station, retail, retail plazas, personal services, some residential
- Zoned CN, CRS, RS





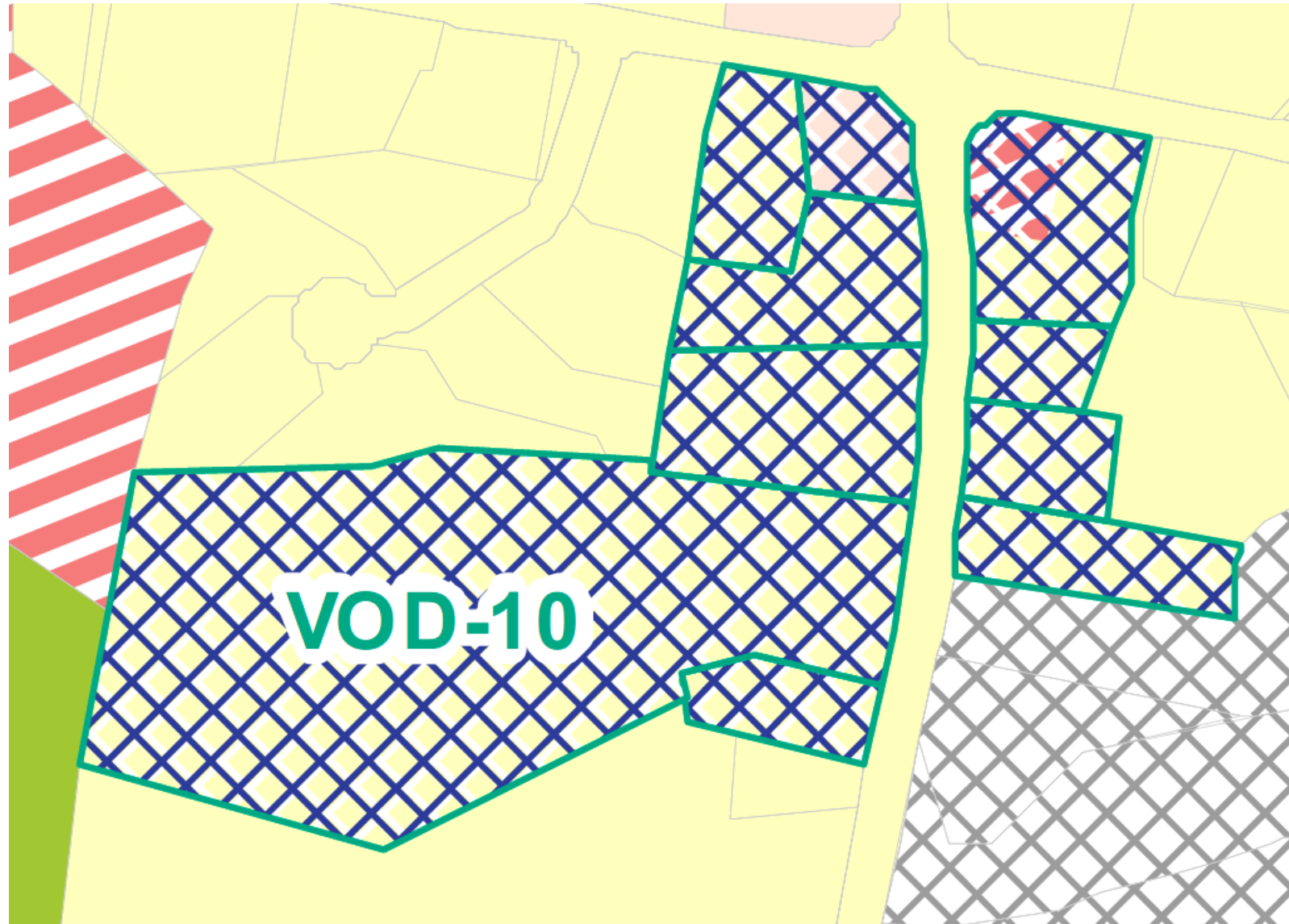
Village Overlay District – 9 (VOD) Marrett Rd. / Spring St.

- ~ 5 acres
- Retail, office, childcare facility, some residential
- Zoning is CSX, RS, CN



Village Overlay District (VOD)-10 Concord Ave./Waltham St.

- ~12 Acres
- Elks Lodge, offices, Wagon Wheel Farm Stand, gas station, residential
- RO, CN, and a CD-4 zoning





Board - Zoning Discussion Points

- Areas to be in and out of the Zoning District
- Different Overlay Districts (different dimensional requirements)
- Heights
- Setbacks
- Lot sizes
- Density
- Parking

Next Steps & Anticipated Schedule

- Next Planning Board meeting Wed. Dec. 21
- Wed. Jan. 4 – final agreement on zoning proposal (*public notifications and public hearing info posted & published mid-Jan.*)
 - ❖ Fri. Jan. 6 @ 9:30 am First Friday Forum, Cary Memorial Library
- Wed. Feb. 1 – open public hearings
- Wed. Feb.15, March 1, March 15
- Mon. March 20 – Annual Town Meeting Begins