

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

January 12, 2023, *continued discussion from January 4*

From October 25 Workshop:

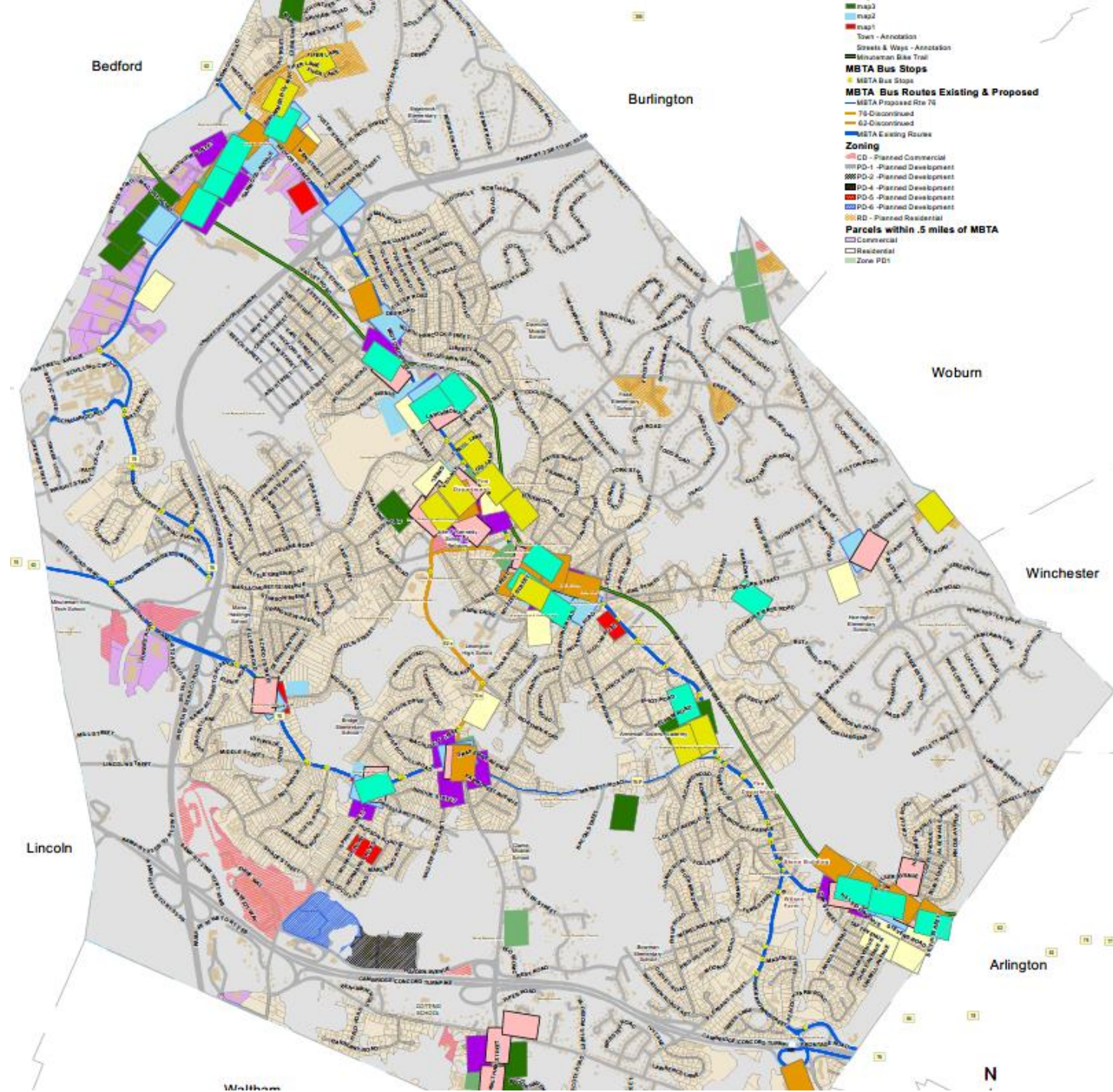
Explained the new state law

Explained the state's final guidelines

80 residents in attendance to produce this map with suggested solutions

Jan. 12, 2023:

- Continue review of areas to be in the Village Overlay District
- Review updated Draft Zoning Bylaw, revised after 1/4 meeting



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 = more desirable
- Under-utilized area that could be redevelopment
- Physical access and connections
- Lot sizes & common ownership = likelihood of producing housing
- Current uses
- Appropriate for housing, safe for children
- Land topography, buffering, ledge, physical conditions
- Tax Implications: (Commercial Uses = Taxed at higher rate than residential)
 - Only 6% of land in Lexington is zoned commercial
 - Property owners taxed based on current use. FY 2023 Tax Rates:
 - Residential: \$13.00 per \$1,000 of assessed value
 - Commercial & Industrial: \$25.72 per \$1,000 of assessed value

The LAW for MBTA Communities:

- Shall adopt at least one zoning district of a reasonable size
- Must permit multi-family through a non-discretionary permit process
- Must allow a gross minimum density of 15 units per acre
- No restrictions to prevent family housing (no age or bedroom restrictions)

MA Guidelines, Key Factors:

- Define “reasonable size” for compliance as:
 - Must allow 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
 - Max. amount inclusionary dwellings is 10% of total units of a project, more only with a separate feasibility study
 - Can't require mixed-use

To Meet the Minimum Required Density

- ❖ Need to allow 40 ft. = 3 floors of residential (13 ft. / floor)
- ❖ 16 ft. for commercial



Muzzy School Condos, Massachusetts Ave.

71 units = **18** units per acre



Avalon at Lexington Hills,
Metropolitan Parkway
386 units = **17** units per acre



Lexington Place Condos,
Waltham St.
30 units = **16** units per acre

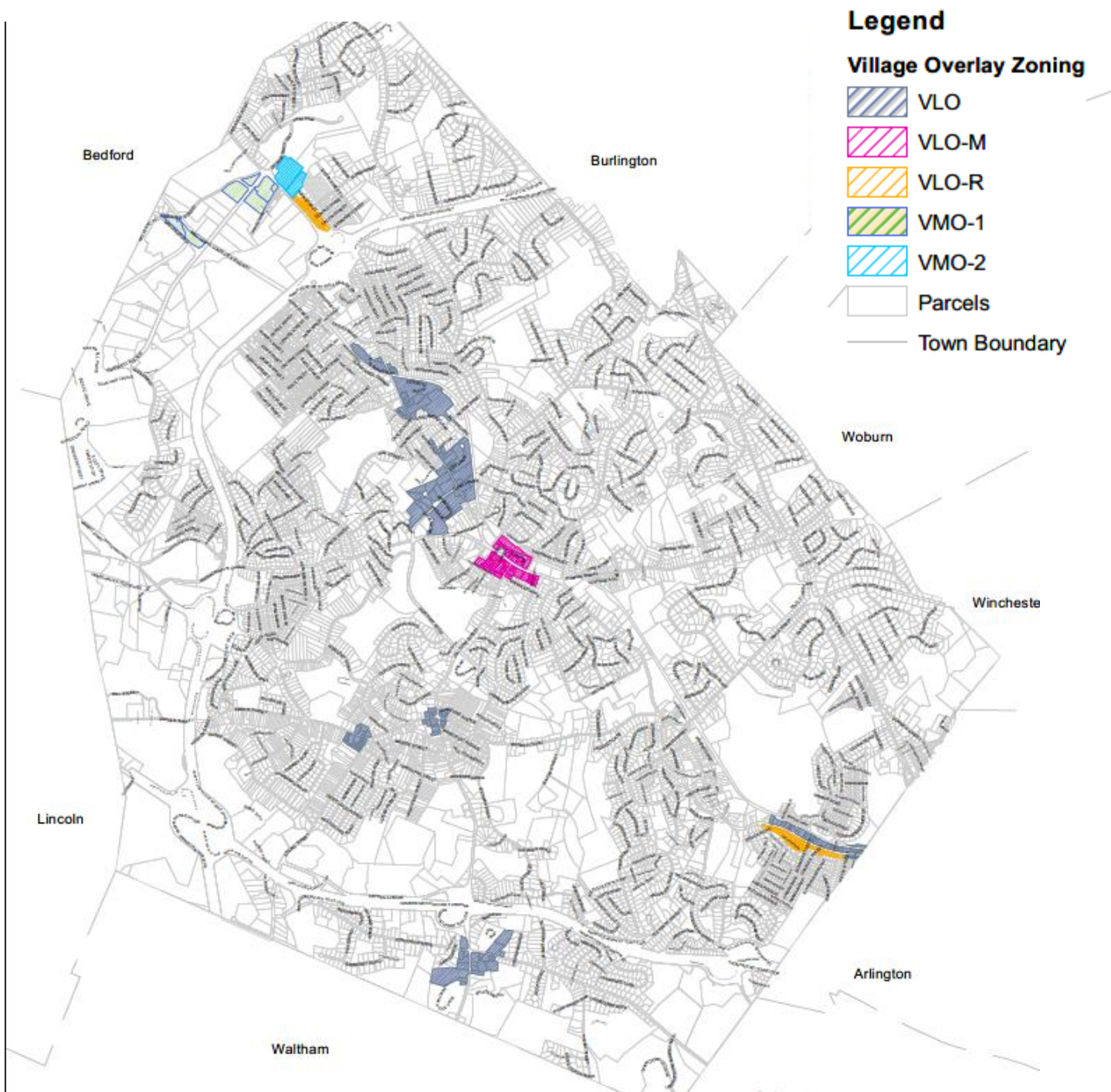
1/12/2023 Draft District:

Updates from on 1/4/23;

- East Lexington – split into 2 Overlays
- Town Center, requires ground floor commercial use

For review by Board at Meeting:

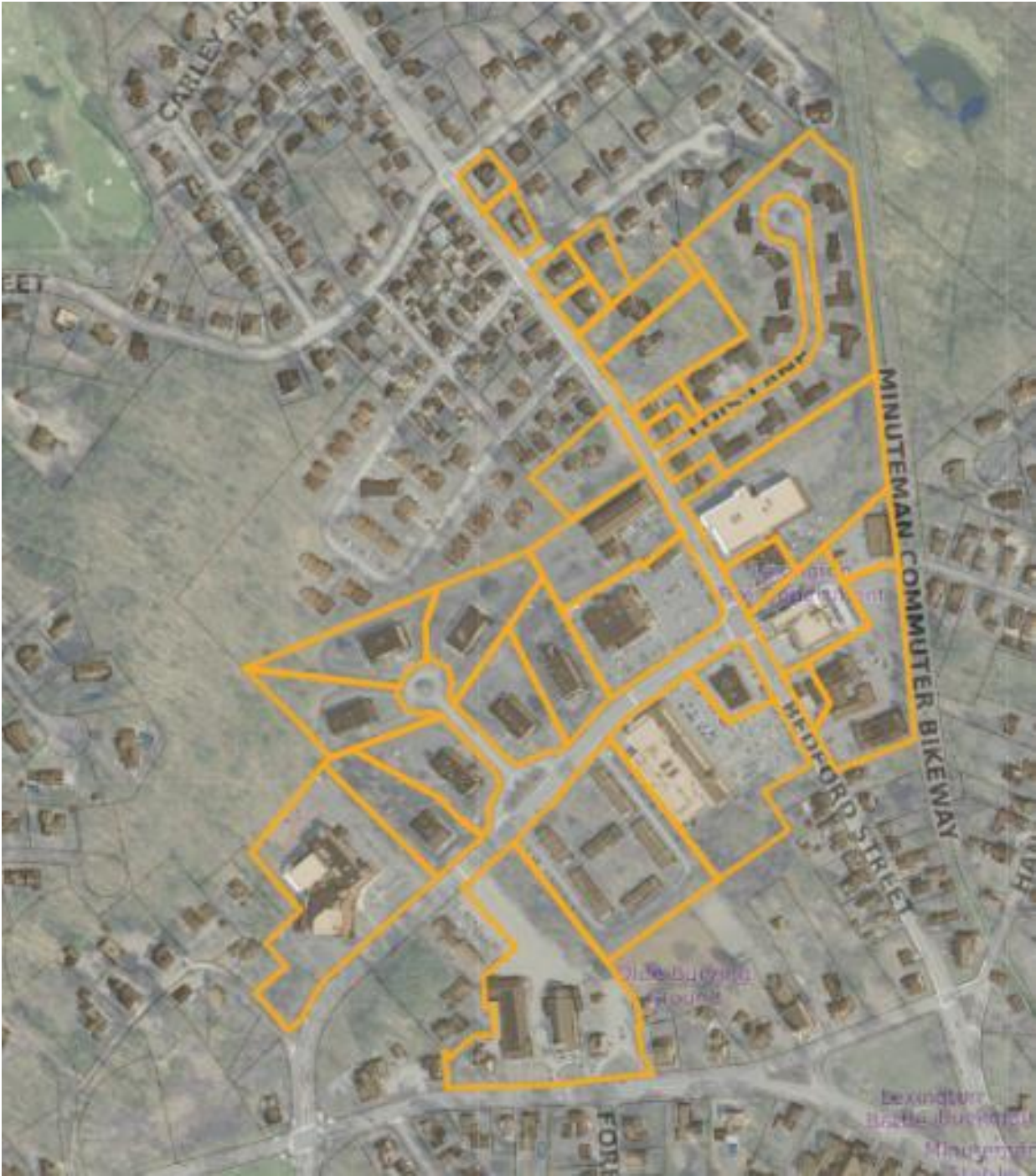
- Bedford Street/Worthen Road
- Bedford Street/Reed Street
- Bedford /Eldred /Ivan Streets
- Bedford Street/Hartwell Avenue
- Marrett Road/Waltham Street
- Marrett Road/Spring Street
- Concord Avenue/Waltham Street



Board - Zoning Discussion Points

- Areas to be in and out of the Zoning District
- Since Jan. 4: Added Different Overlay Districts (different dimensional requirements)
 - VLO – Village Low Rise (allows residential & mixed use)
 - VLO-R (residential only) – East Lexington South & Bedford/Eldred/Ivan
 - VLO-M (requires mixed use) – Lexington Center
 - VMO – Village Mid-Rise 1 & 2
 - VMO – 1 Bedford St./Hartwell Ave.
 - VMO – 2 Bedford St. North
- Heights – current draft is:
 - VLO = 40 ft. for all residential, up to 25 ft. additional if non-residential in project
 - VMO – 1 = 48 ft. for all residential, up to 25 ft. additional if non-residential
 - VMO – 2 = 48 ft. for all residential, up to 20 ft. additional if non-residential
 - VLO – R = 40 ft. max.
 - VLO – M = 58 ft. max.

VLO
Bedford St./Worthen Rd.



Village Low Rise (VLO) Bedford St. / Worthen Rd.

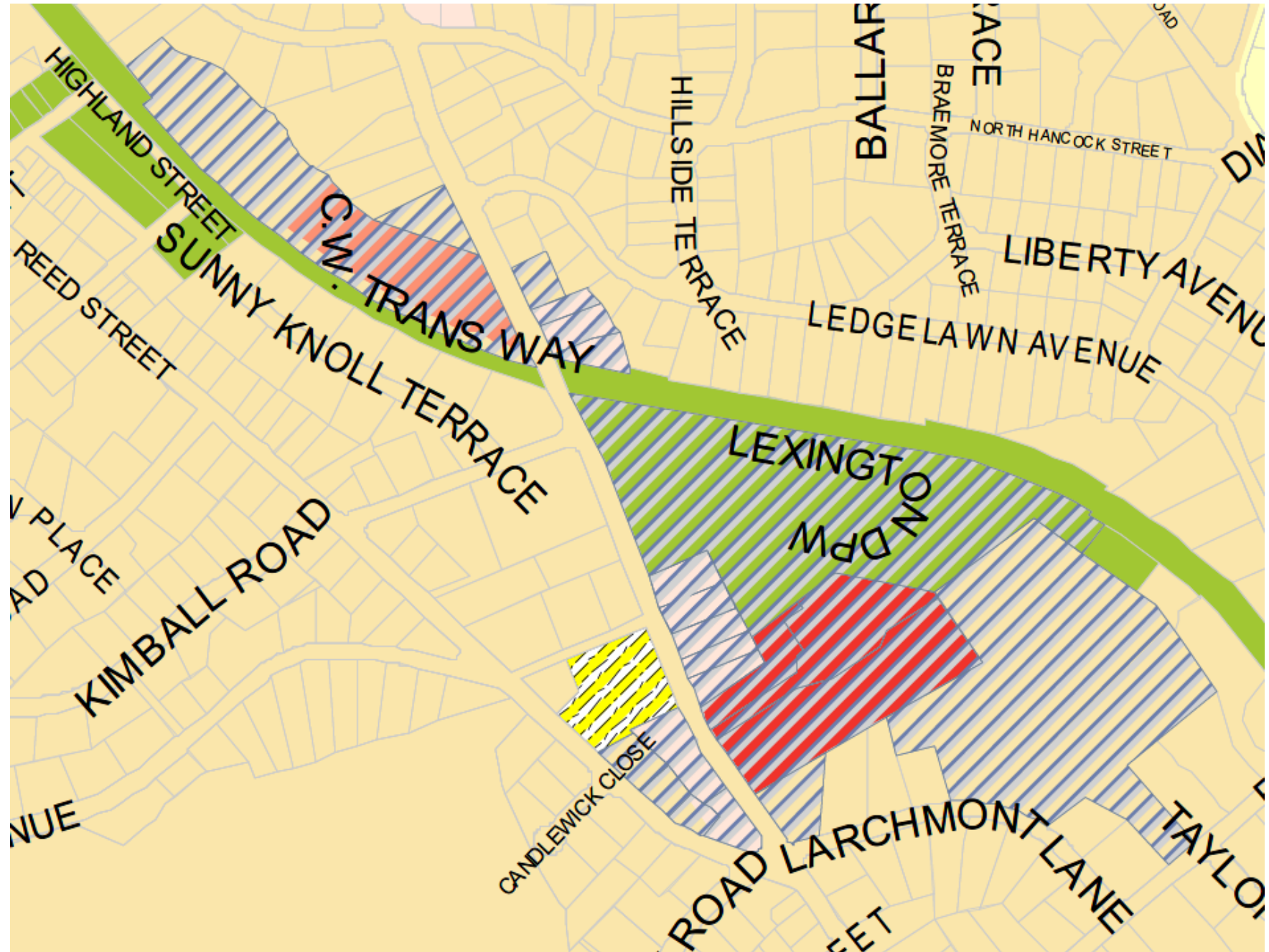
- Meets min. contiguous area (52 acres)
- Office buildings, retail, restaurants, municipal, Stop & Shop, some residential, intuitional uses
- Existing zoning is CRS, CLO, RS



VLO

Bedford St. / Reed St.

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



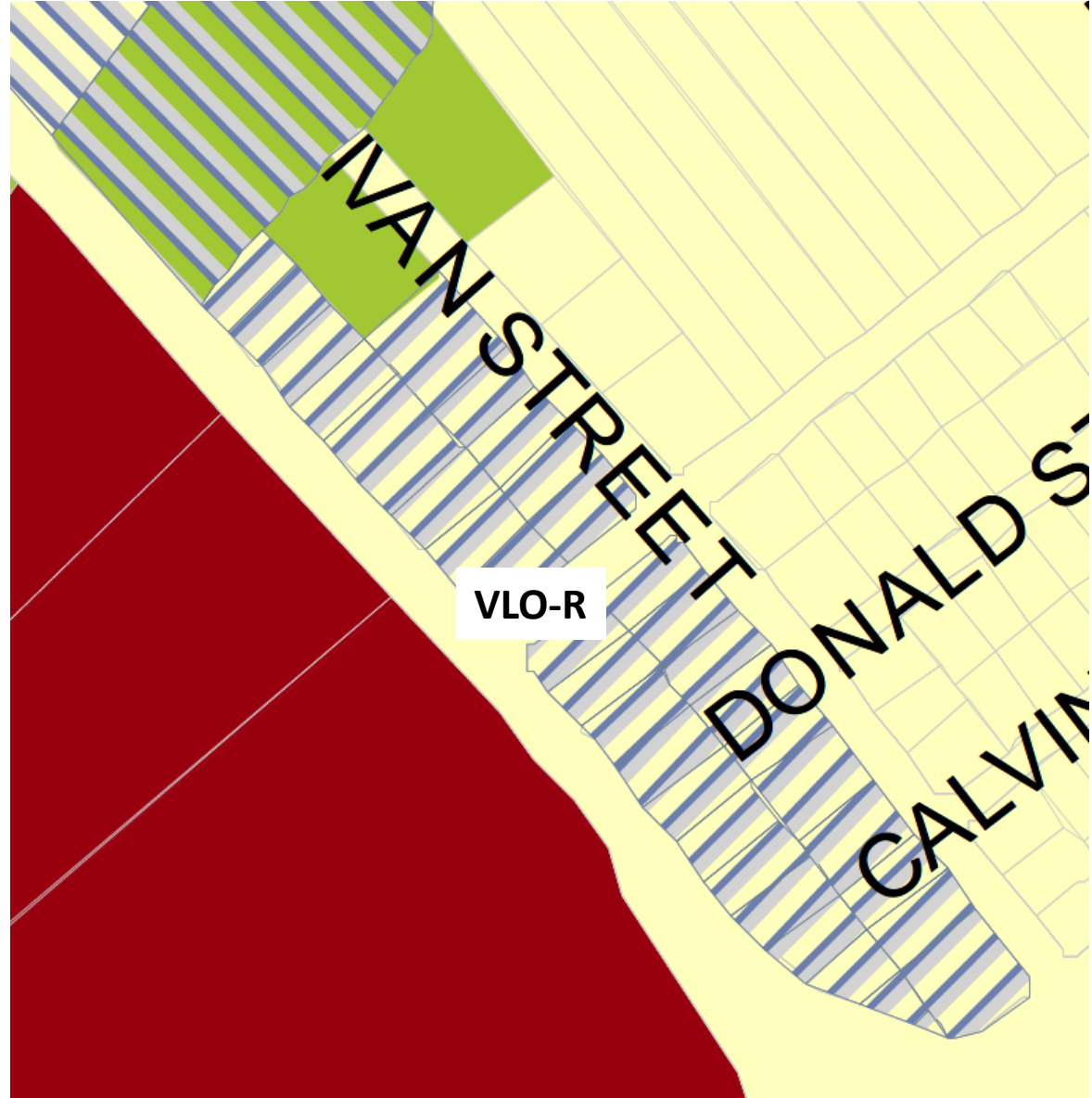
VLO

Bedford St./
Reed St.

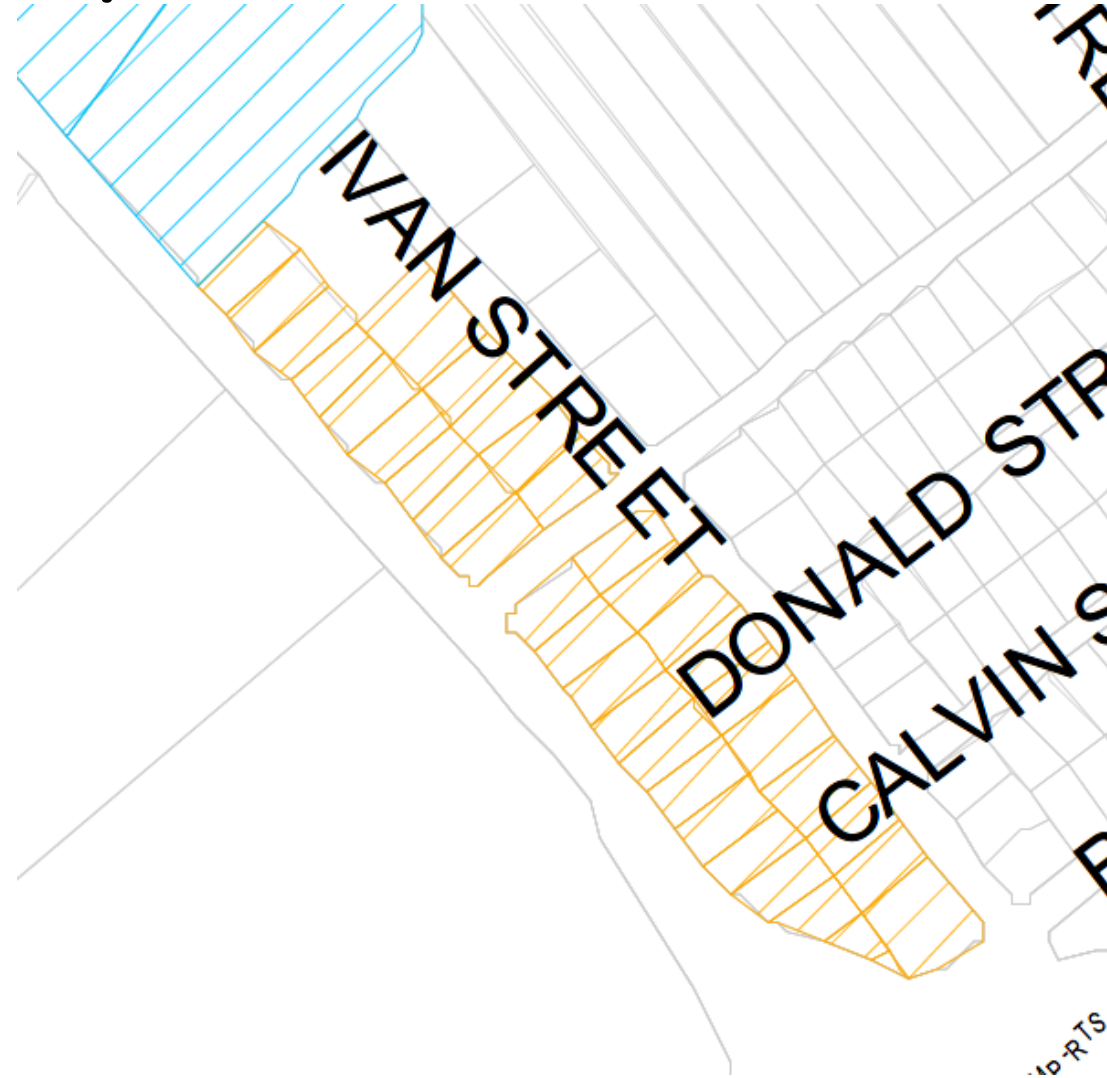


Village Low Rise – Residential (VLO-R) – Bedford/Ivan/Eldred Streets

- Residential only for new VLO-R
- Up to 40 ft. height
- RO zone

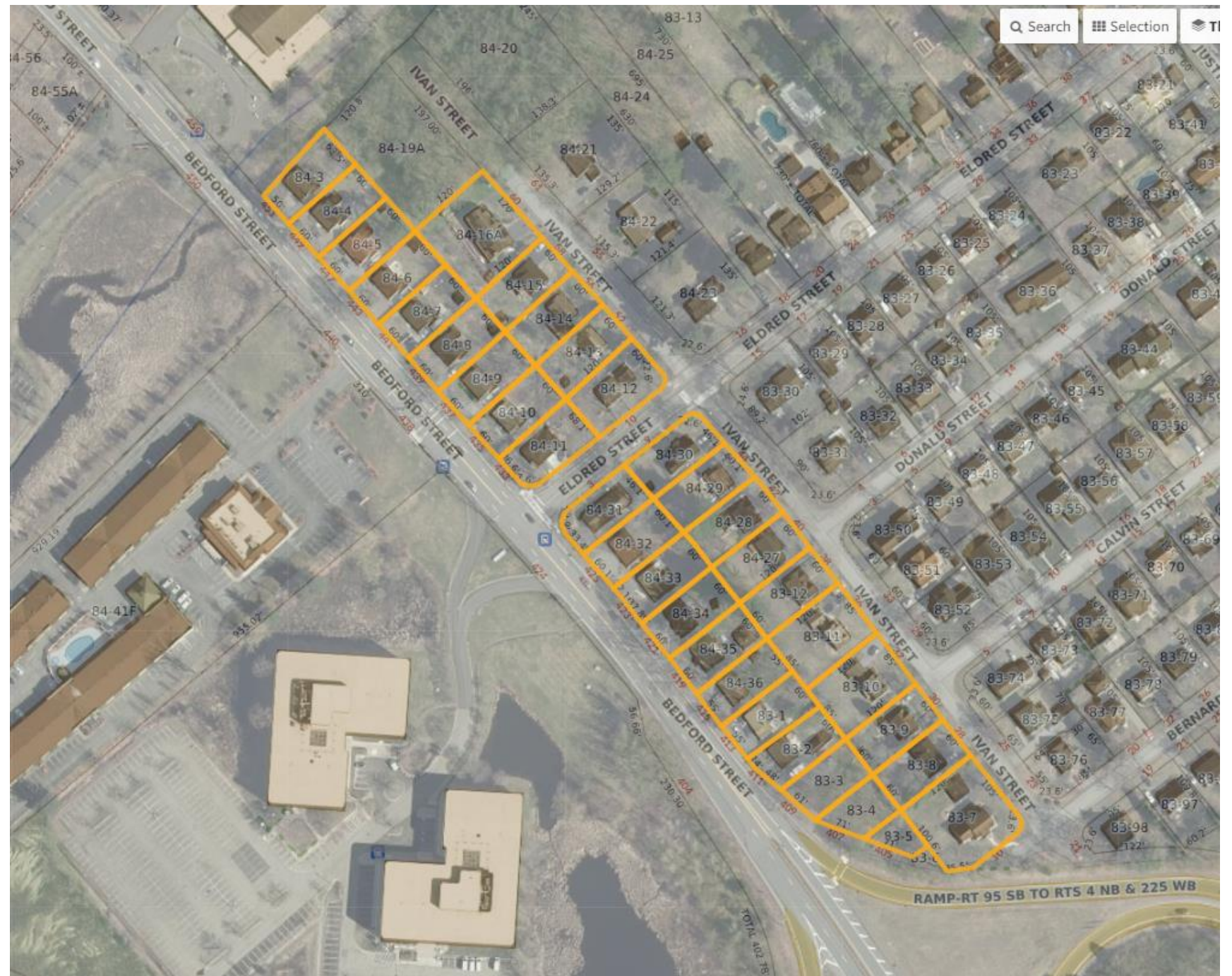


Village Low Rise – Residential (VLO-R) – Bedford/Ivan/Eldred Streets



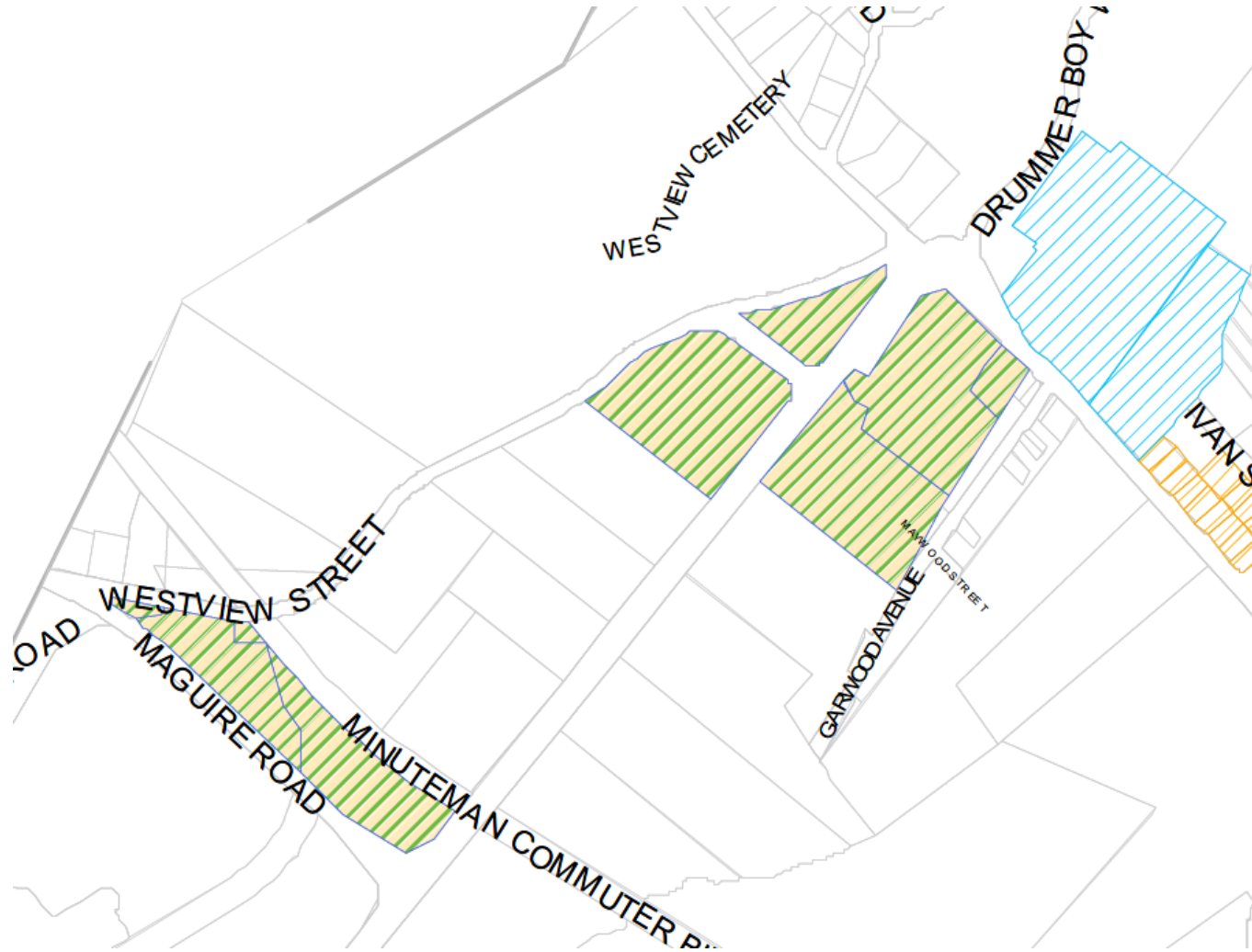
VLO - R

Bedford
St./Eldred/Ivan St.



VMO – 1 (Bedford St./Hartwell Ave.)

VMO – 2 (Bedford St. North)



Legend

Village Overlay Zoning

	VLO
	VLO-M
	VLO-R
	VMO-1
	VMO-2

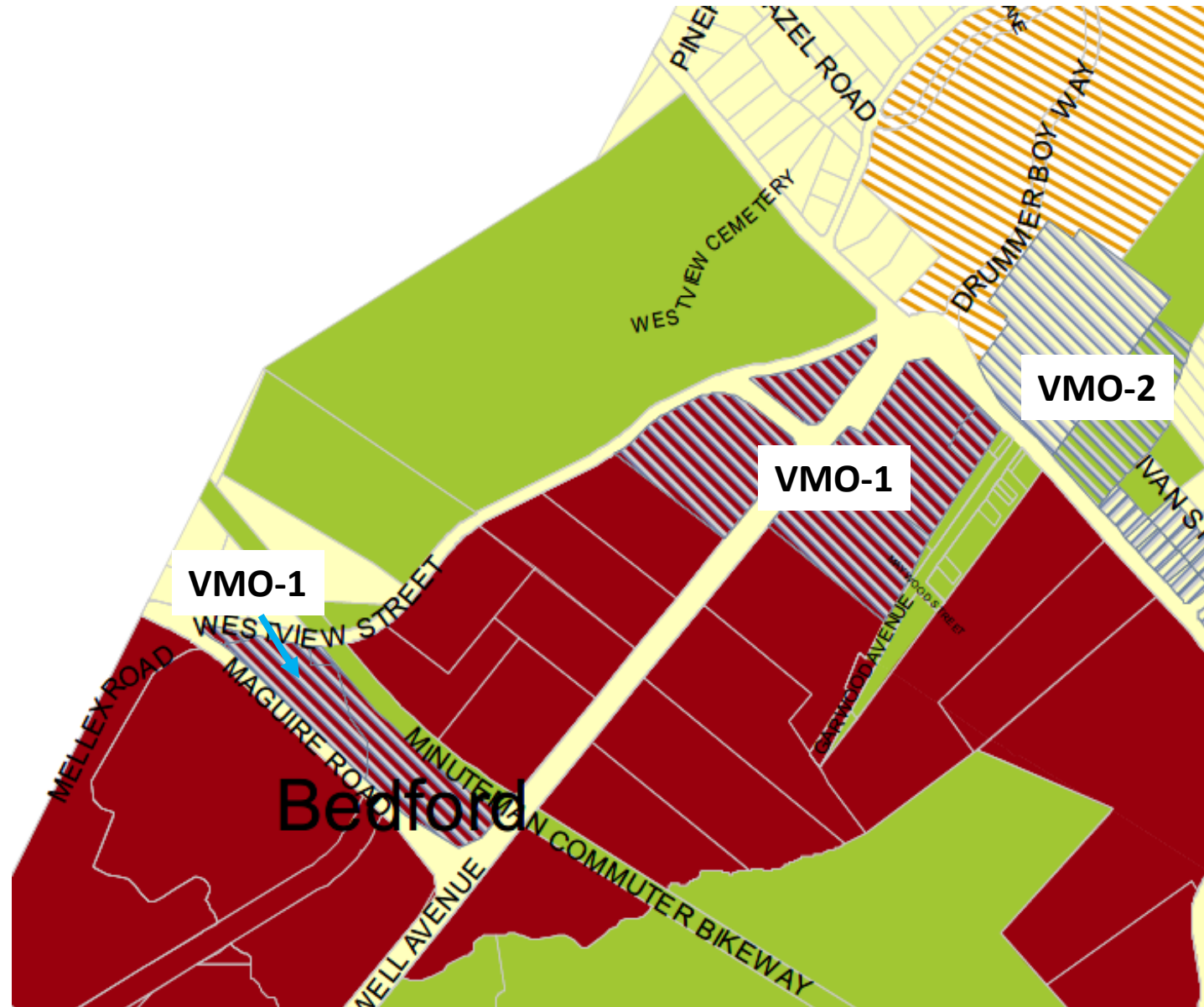
Village Mid Rise VMO - 1 & VMO-2

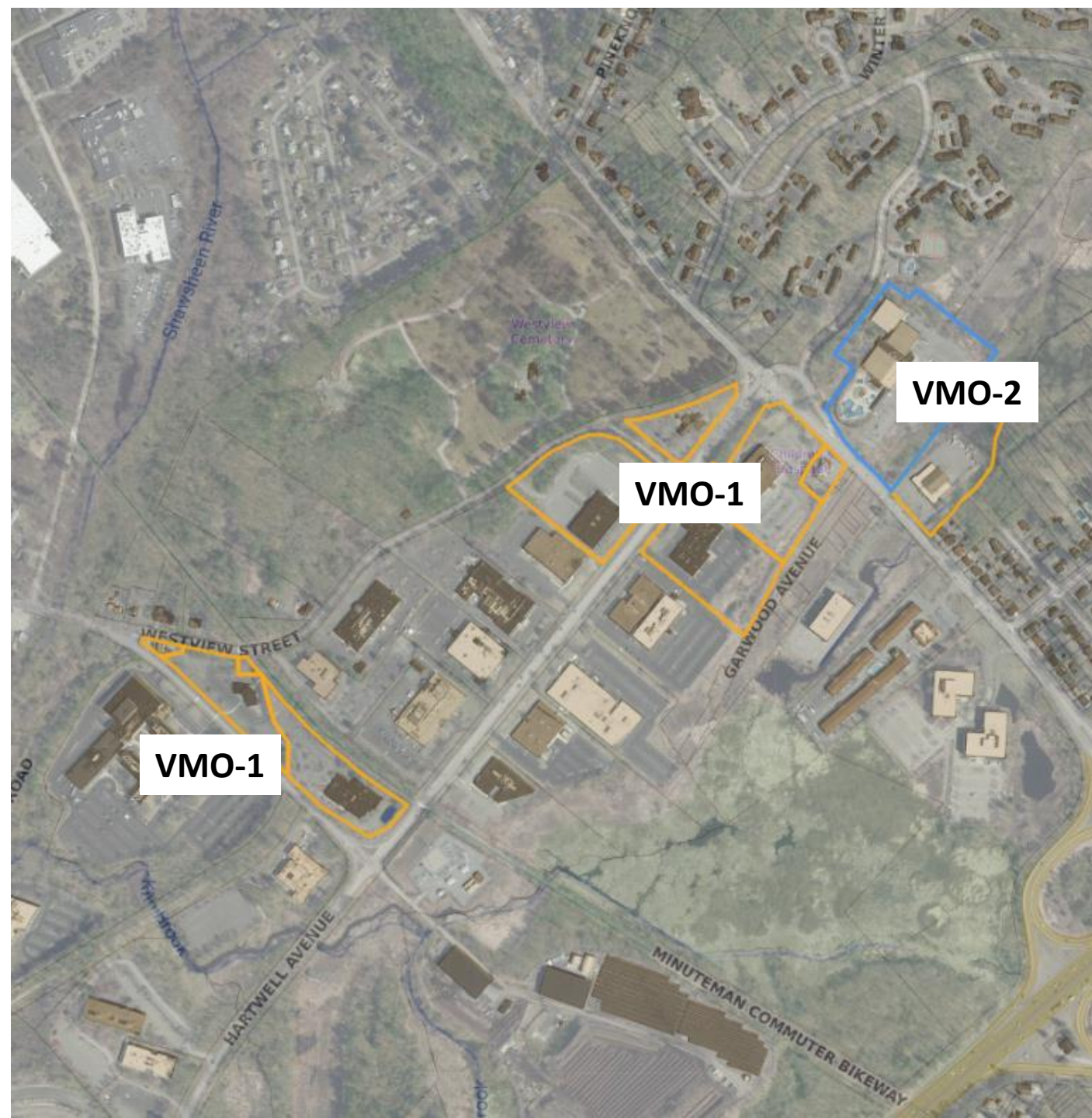
VMO-1 is southside of Bedford St. & Hartwell Ave.

- CM is underlying zoning
- Extended south on Maguire Rd.
- 48 ft. for residential, up to 25 ft. with commercial

VMO-2 is north side of Bedford St.

- 48 ft. for residential
- Up to 20 ft. more for commercial





VMO-2

VMO-1

VMO-1



475 Bedford ST.
Zoned RO (Single Family Residential) &
40 ft. height
Historically used as gym, tennis club

Near the bus stop

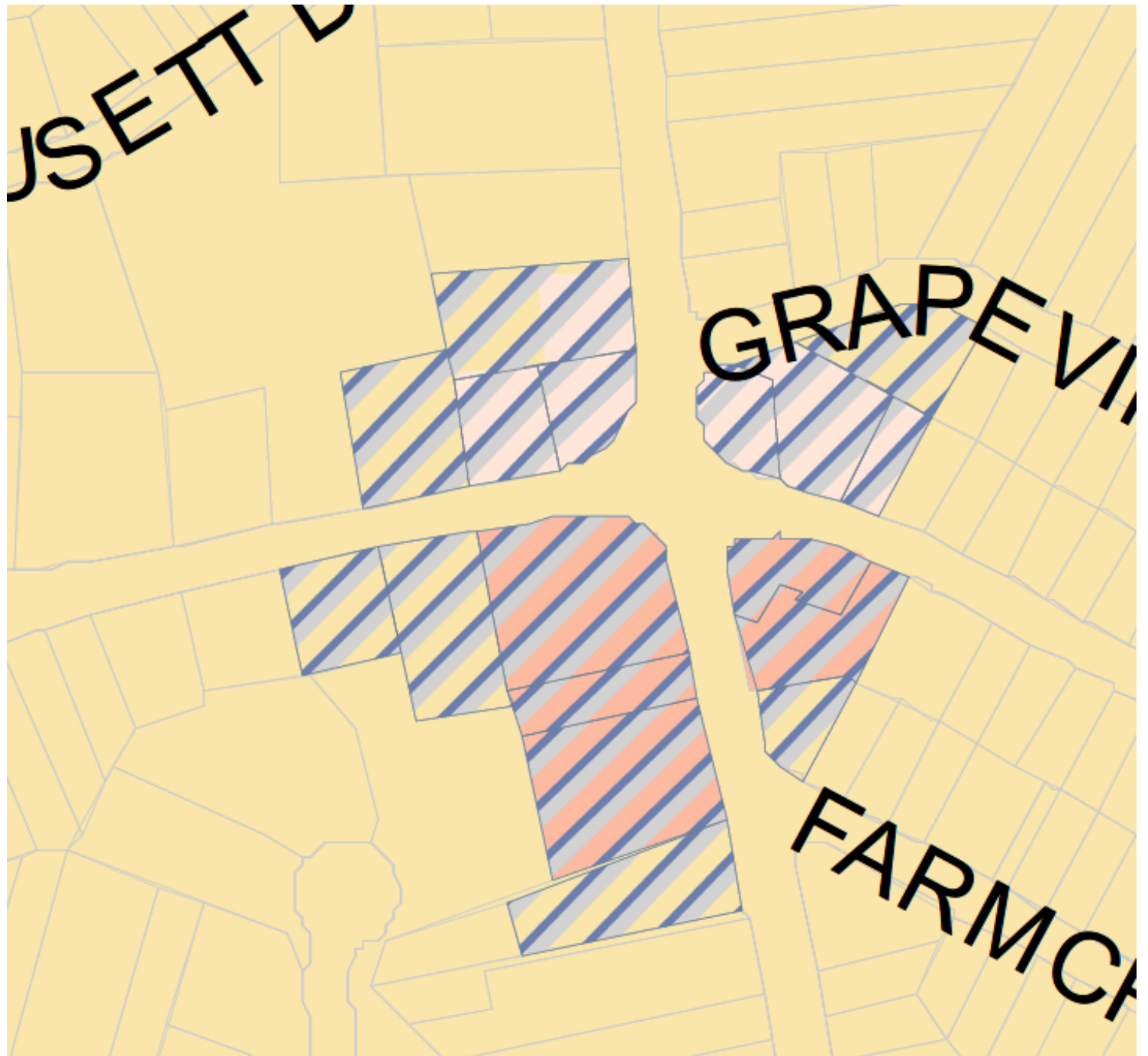


- Do you want to make changes?
- Extend south on Hartwell Ave.?



VLO Marrett Rd. / Waltham St.

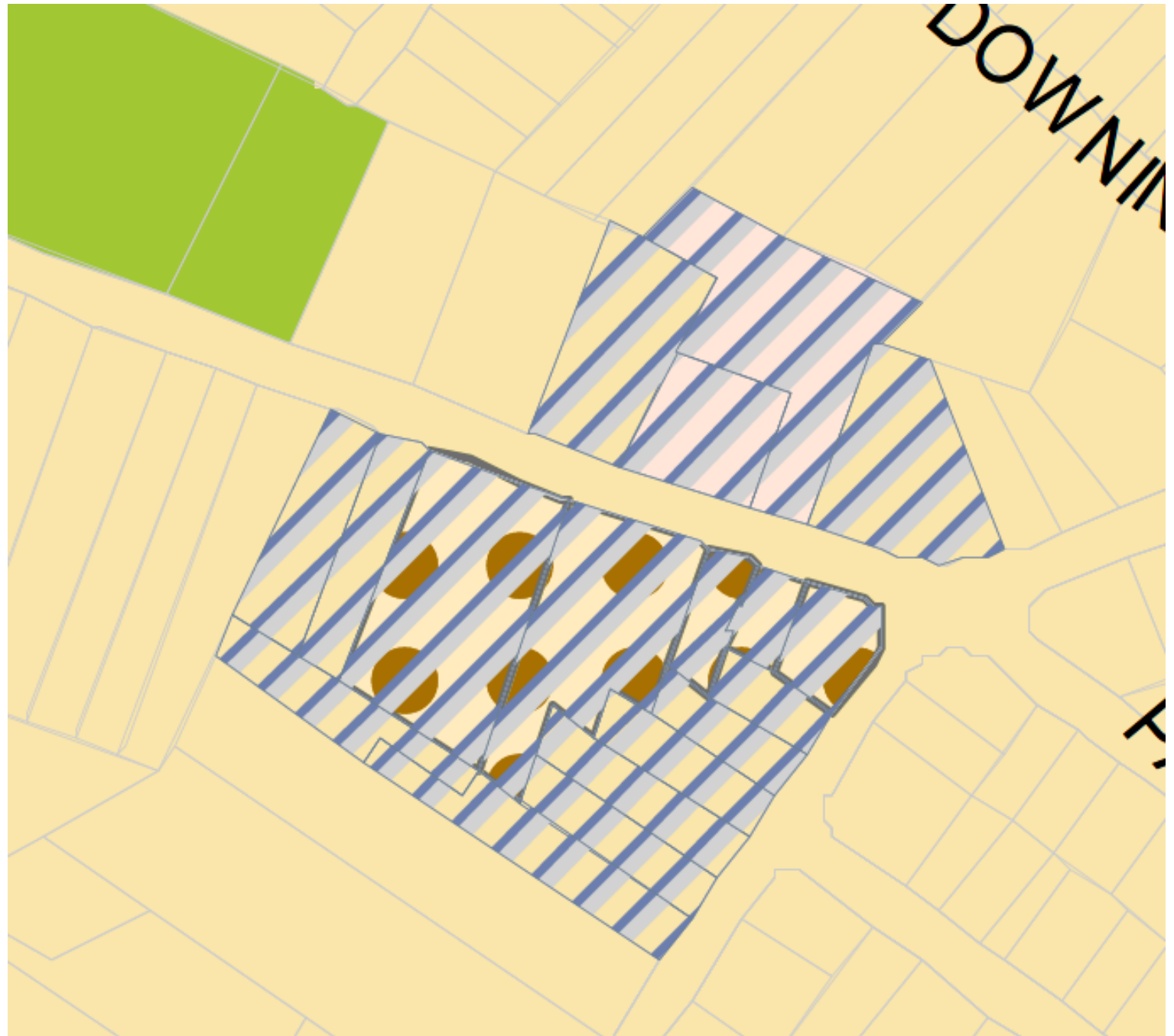
- ~6 acres
- Mobil gas station, retail, retail plazas, personal services, some residential
- Zoned CN, CRS, RS





VLO - Marrett Rd. / Spring St.

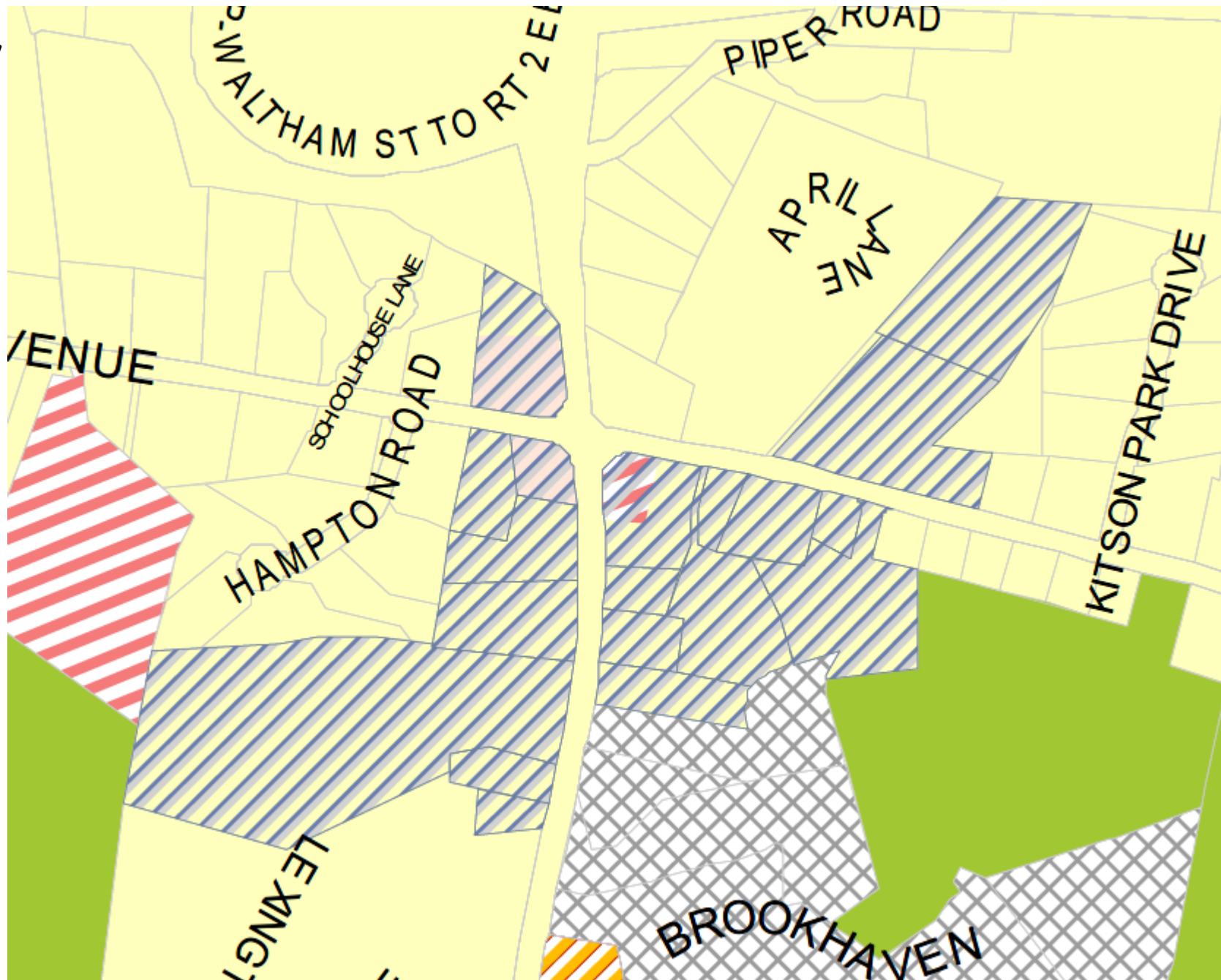
- ~ 7 acres
- Retail, office, childcare facility, some residential
- Zoning is CSX, RS, CN





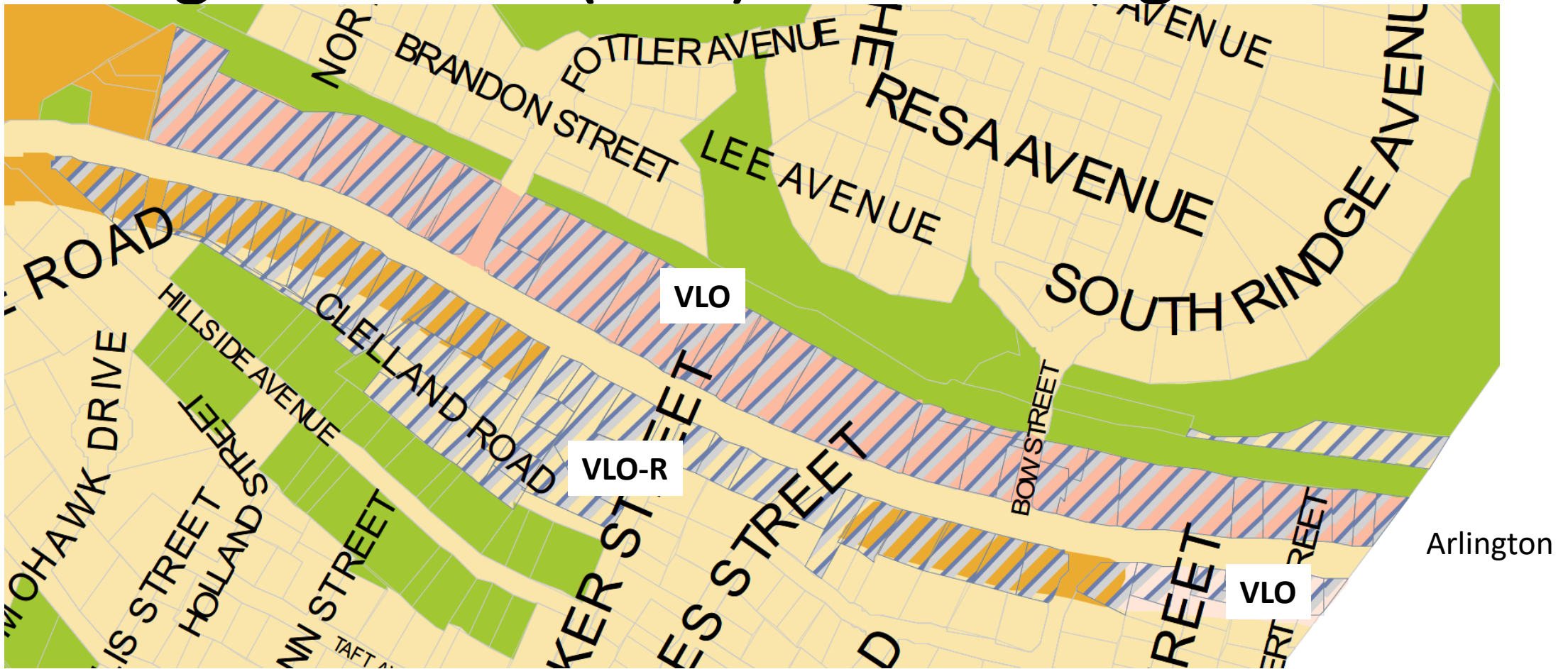
VLO - 10 Concord Ave./ Waltham St.

- ~24 Acres
- Elks Lodge, offices, Wagon Wheel Farm Stand, gas station, residential
- RO, CN, and a CD-4 zoning





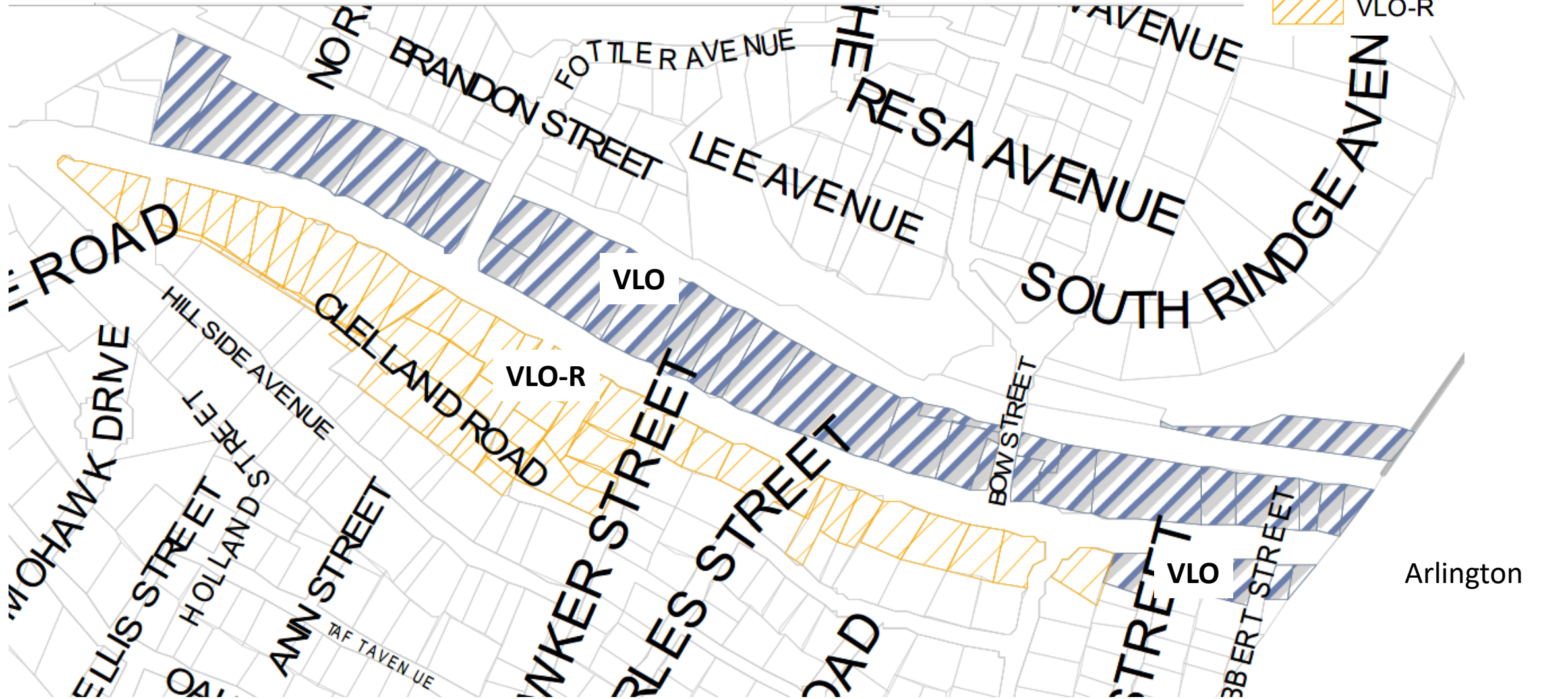
Village Low Rise (VLO) - East Lexington



- Changed north side to VLO and portion of south side in CN zone to VLO
- South side VLO-R, over areas currently zoned RS and RT
- VLO-R = up to 40 ft., all residential only. VLO = 40 ft. with 25 ft. density bonus for commercial.

VLO East Lexington Business District

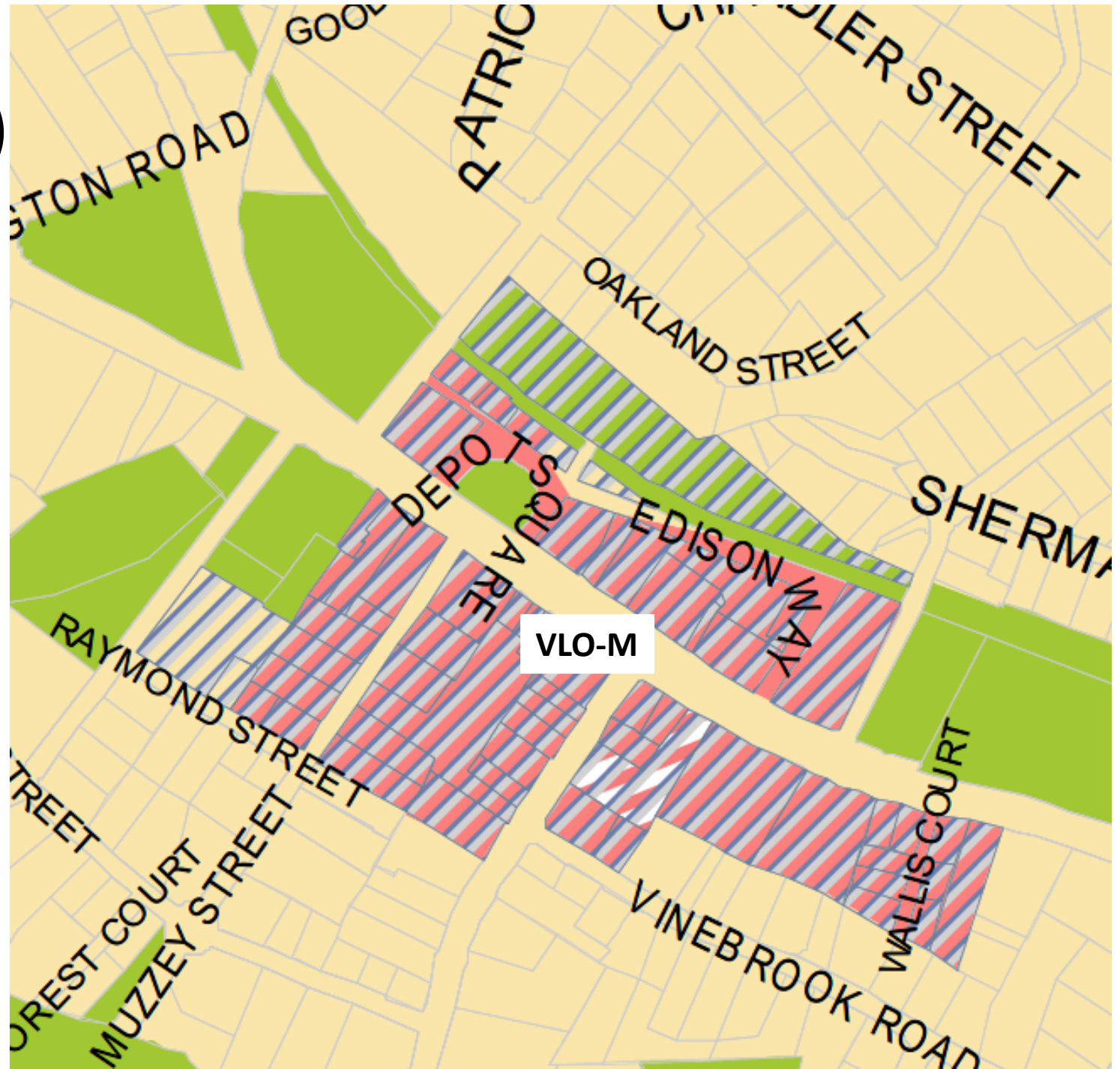
VLO – R East Lexington South





Village Low Rise (VLO-M) Town Center

- Now: Village Low Rise – Mixed Use
- Requires first floor nonresidential uses
- Requires multi-family & CB commercial uses
- Over primary central business district (CB) zone
- Up to 58 ft. in VLO-M



Village Low Rise (VLO-M)

Town Center, mixed use required



VLO - M Town Center





CENTRAL BLOCK IN THE 1950s

Minute-Man Publications

40 ft. – 48 ft.

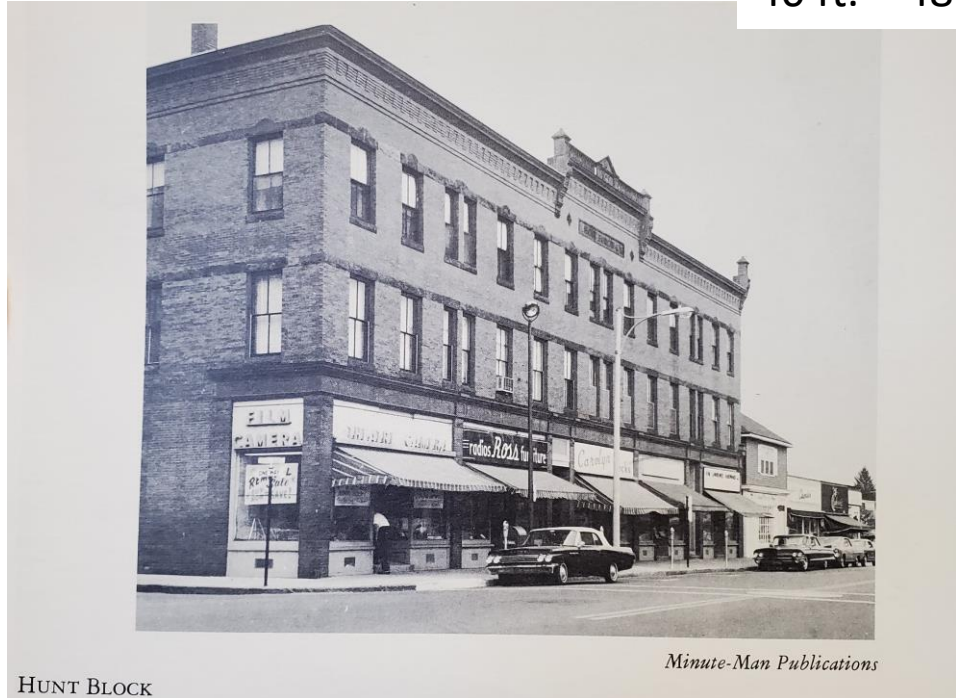


Lexington Historical Society

SAVINGS BANK BUILDING IN 1928

The tallest building on the right, the Lexington Savings Bank, was built around 1904. From 1904 to 1919 this four-story brick building housed the bank on the second floor and a Post

Office and a store on the first floor. The top story was later removed. The billiard hall sign hangs on what is today Maunder's Meat Market. (See previous photograph.)



HUNT BLOCK

Minute-Man Publications

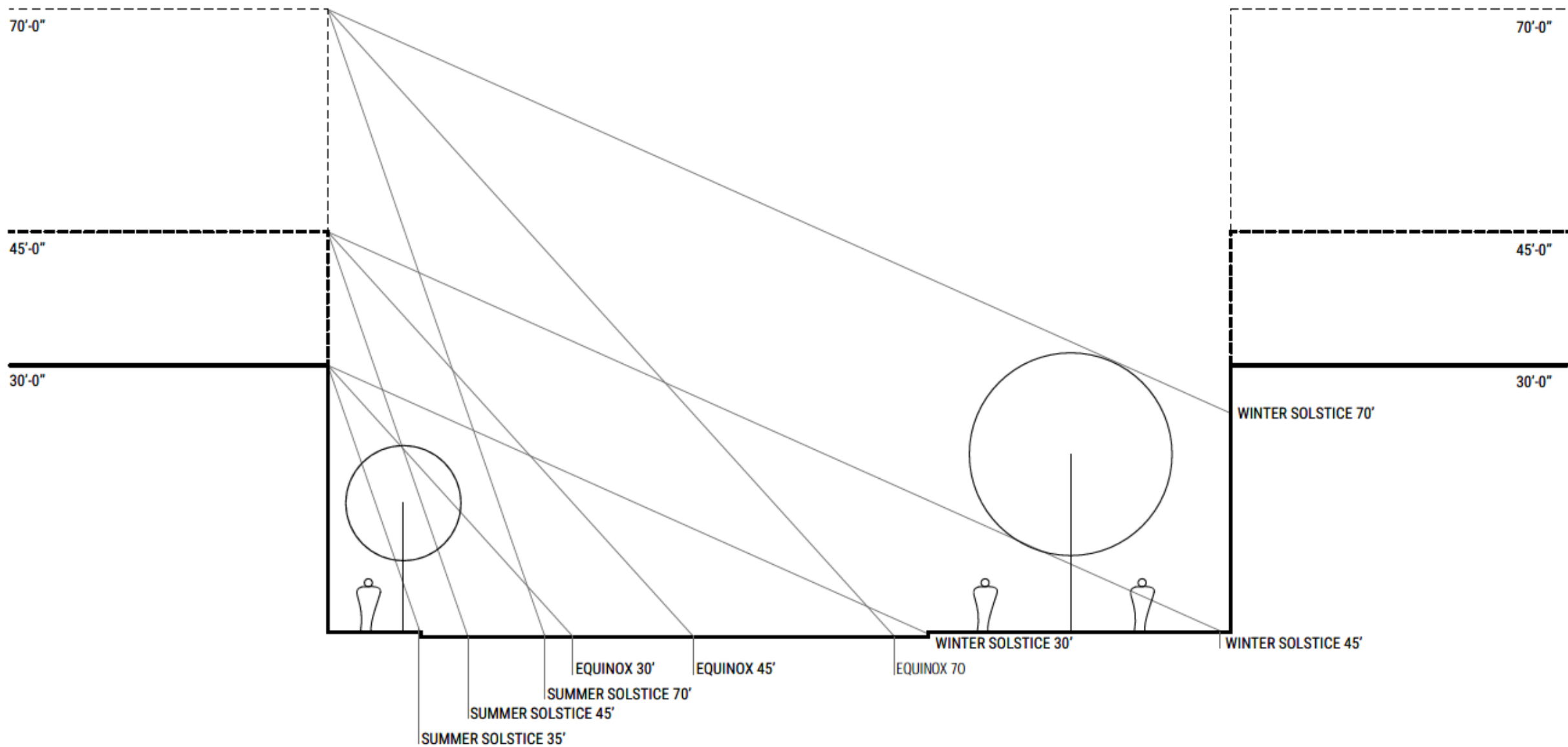
Central Business District in 1940s



Present



Mixed use zoning proposal is consistent with Lexington NEXT Economic Development objective 3.2



Next Steps & Anticipated Schedule

- Next regular Planning Board meeting Wed. Jan. 18
- **Wed. Feb. 1 – Open Public Hearing**
- Wed. Feb.15, March 1
- Mon. March 20 – Annual Town Meeting Begins