

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

January 4, 2023

# From October 25 Workshop:

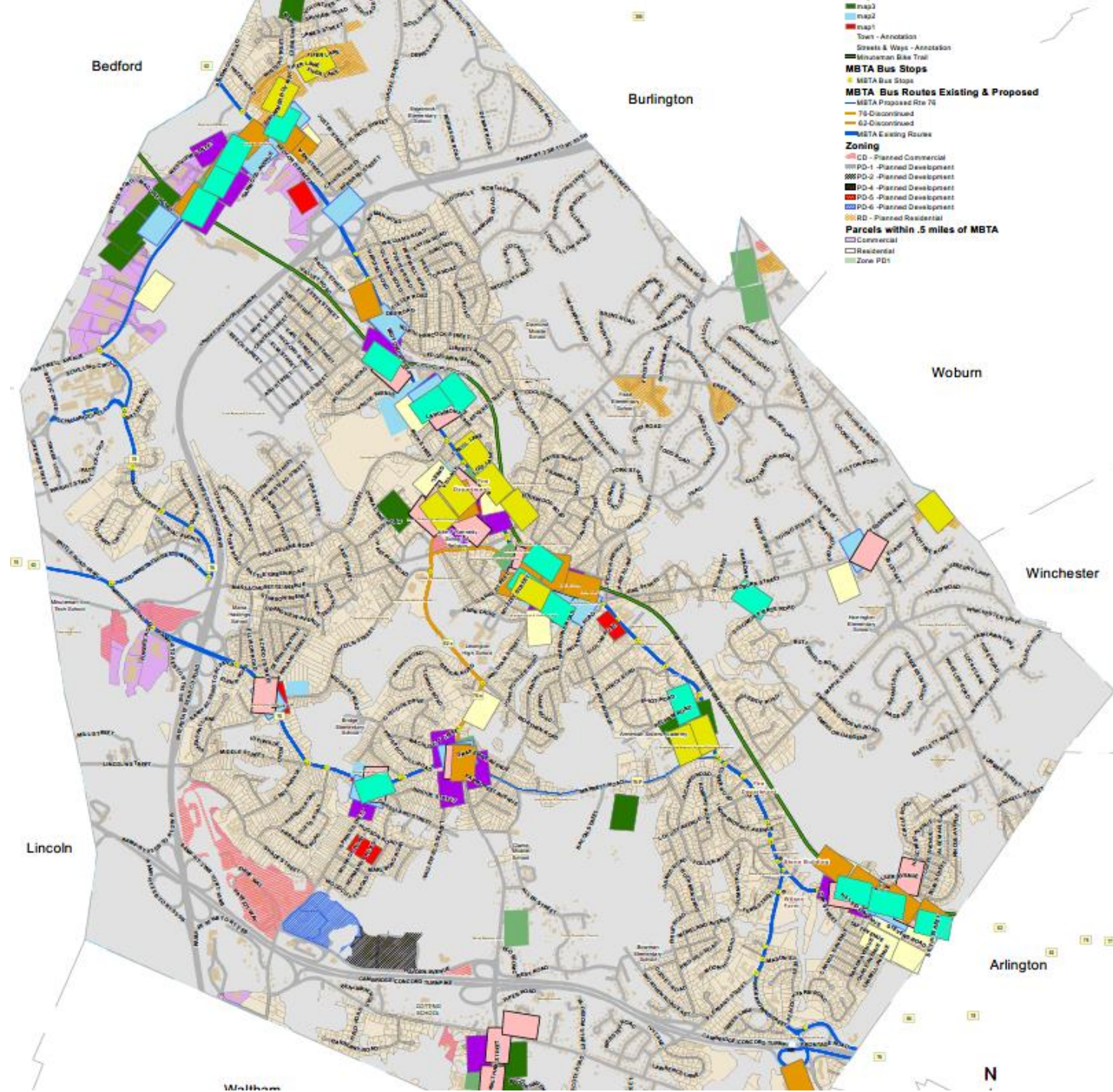
Explained the new state law

Explained the state's final  
guidelines

80 residents in attendance to  
produce this map with  
suggested solutions

## Jan. 4, 2023:

- Review updated Draft Zoning Language/motion (text)
- Continue review of areas to be in the Zoning Overlay District



# 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 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 higher rate than residential):
  - 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

# MA Guidelines, Key Factors:

- 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

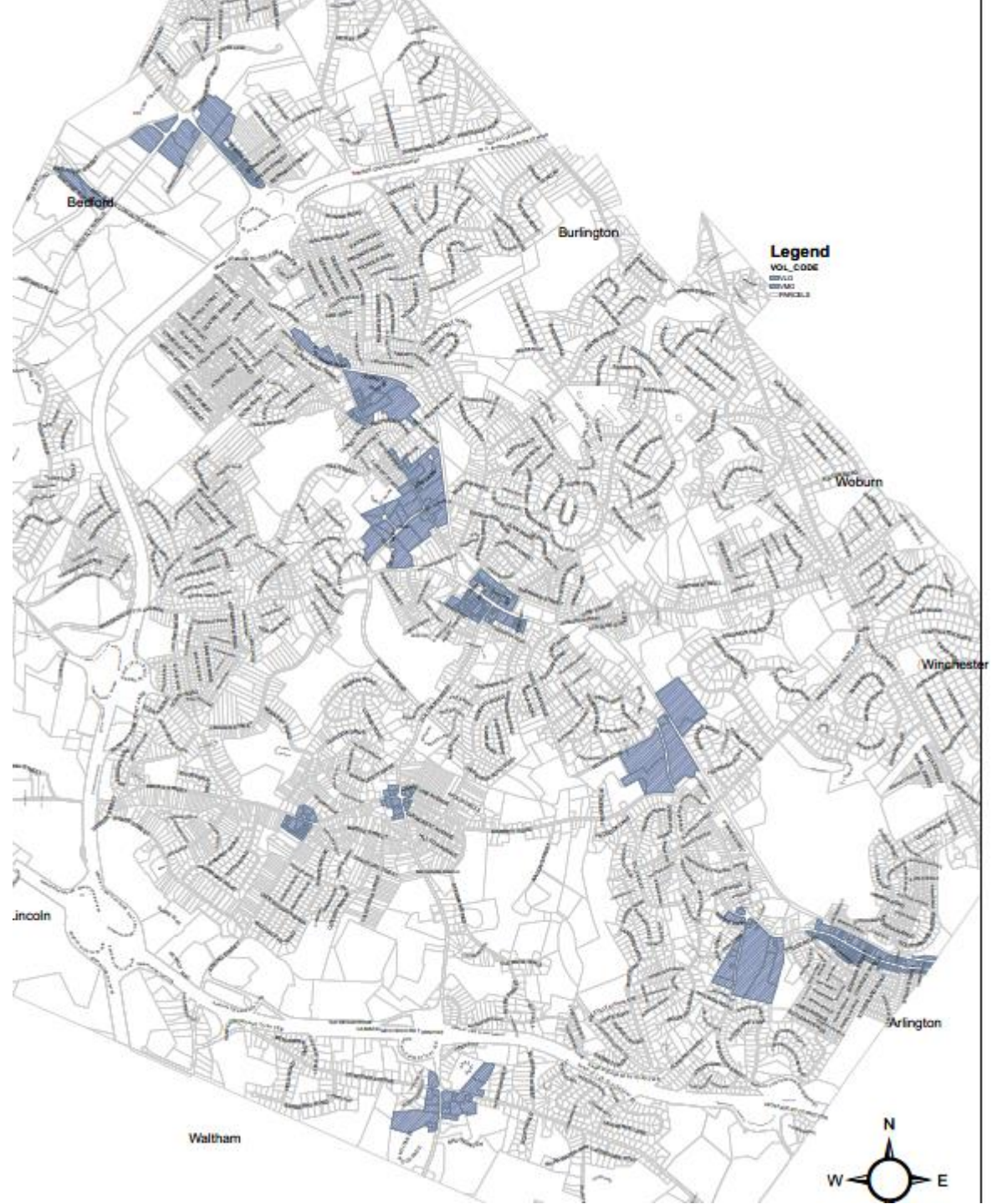


# 1/4/2023 Draft District Size:

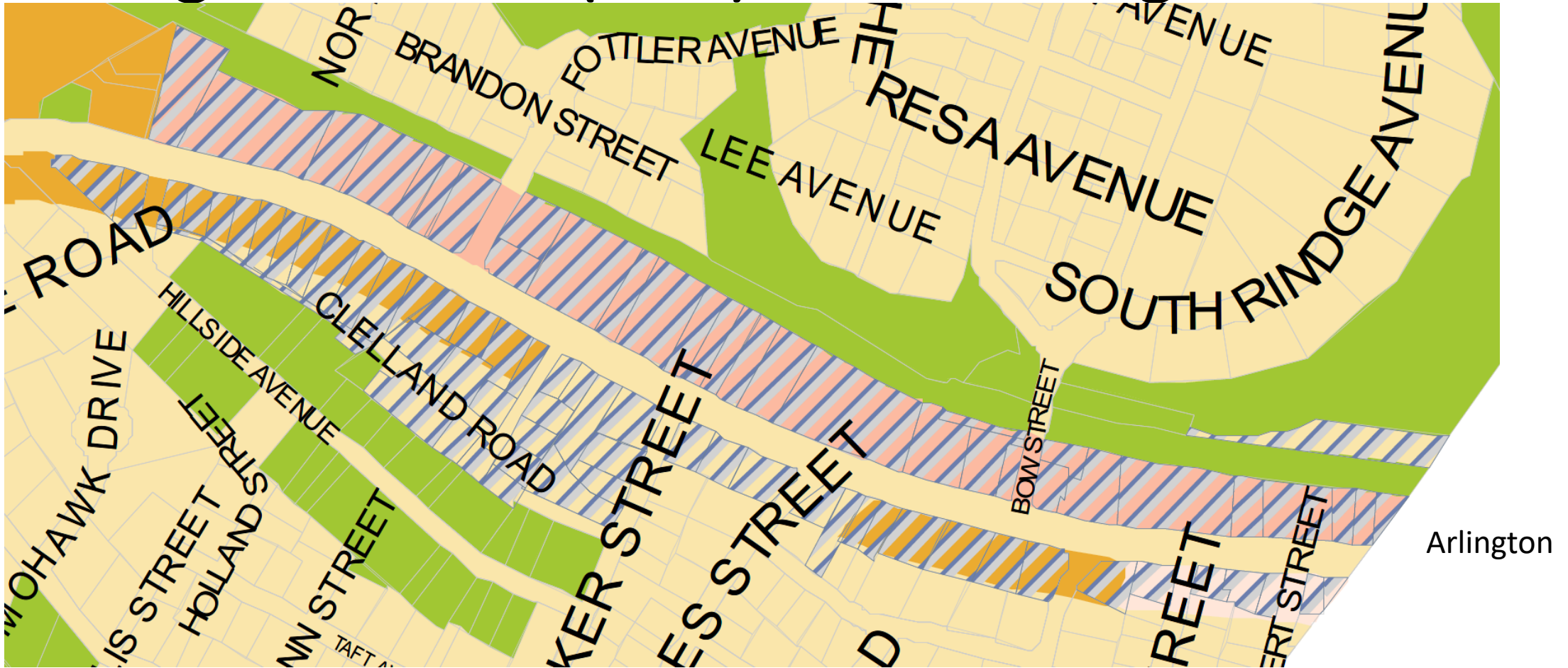
Estimate ~**217** acres total

For further review by Board at Meeting:

- East Lexington
- Town Center
- Bedford Street/Worthen Road
- Bedford Street/Reed Street
- Massachusetts Avenue/Marrett Road
- Massachusetts Avenue/Pleasant Street
- Marrett Road/Waltham Street
- Marrett Road/Spring Street
- Concord Avenue/Waltham Street
- Eldred Street/Ivan Street
- Bedford Street/Hartwell Avenue



# Village Low Rise (VLO) - East Lexington



- ~17 acres
- Along Mass. Ave. from border with Arlington to Toyota Dealership and Hillside Ave. Currently zoned CRS, RS, RT.

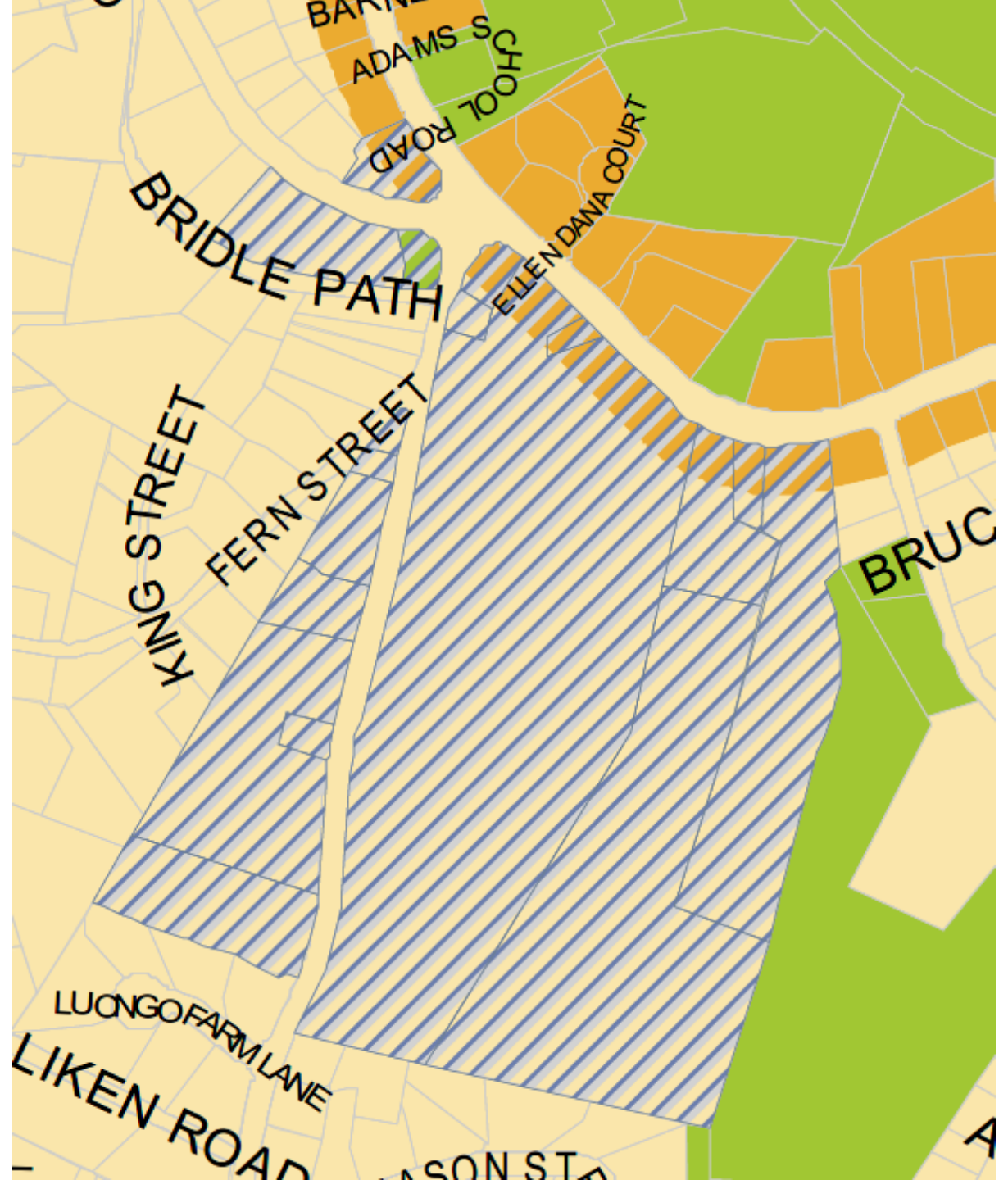






## Village Low Rise Overlay (VLO) Massachusetts Ave. / Pleasant St.

- ~30 acres
- Wilson Farm and areas around Wilson Farm, currently zoned residential (RS – one-family, RT two-family)

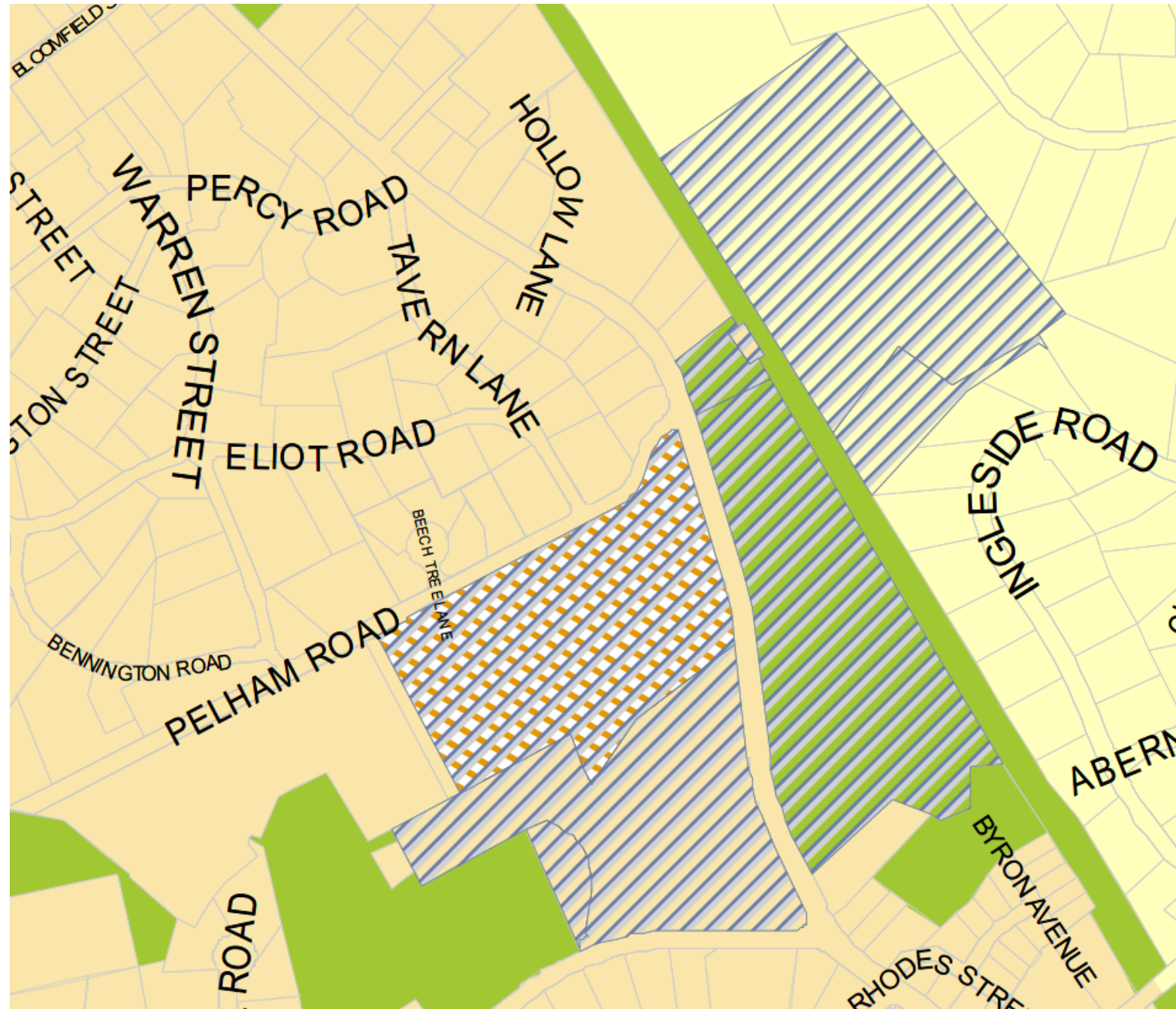






## Village Low Rise (VLO) Overlay Massachusetts Ave. / Marrett Rd.

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









# Village Low Rise (VLO) Town Center

- Over primary central business district (CB) zone
- ~14 acres





# VLO Town Center







CENTRAL BLOCK IN THE 1950s

*Minute-Man Publications*

40 ft. – 48 ft.

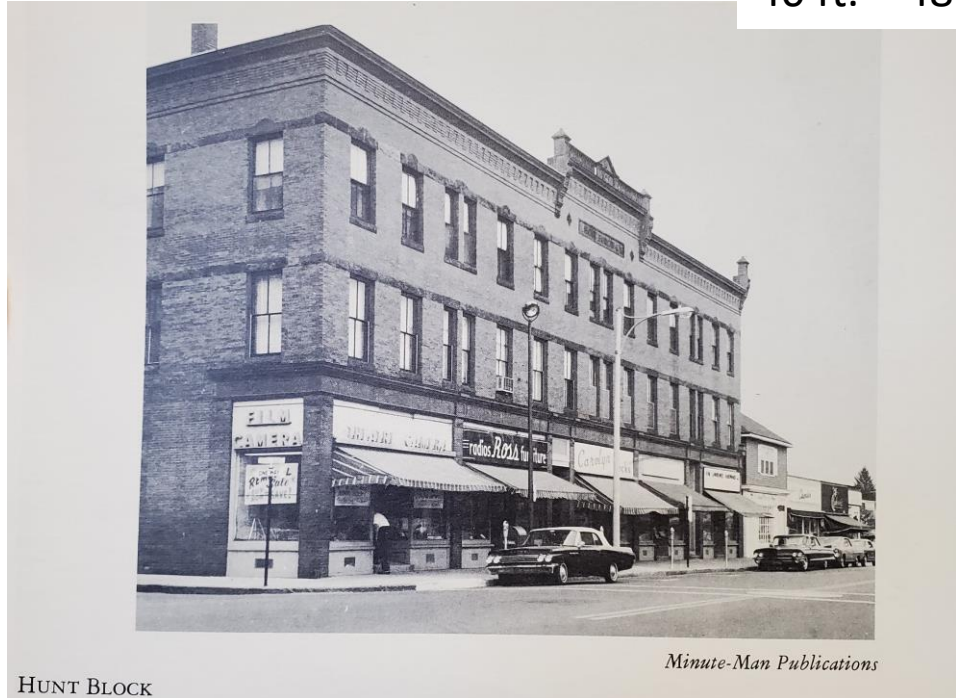


Lexington Historical Society

### 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.)



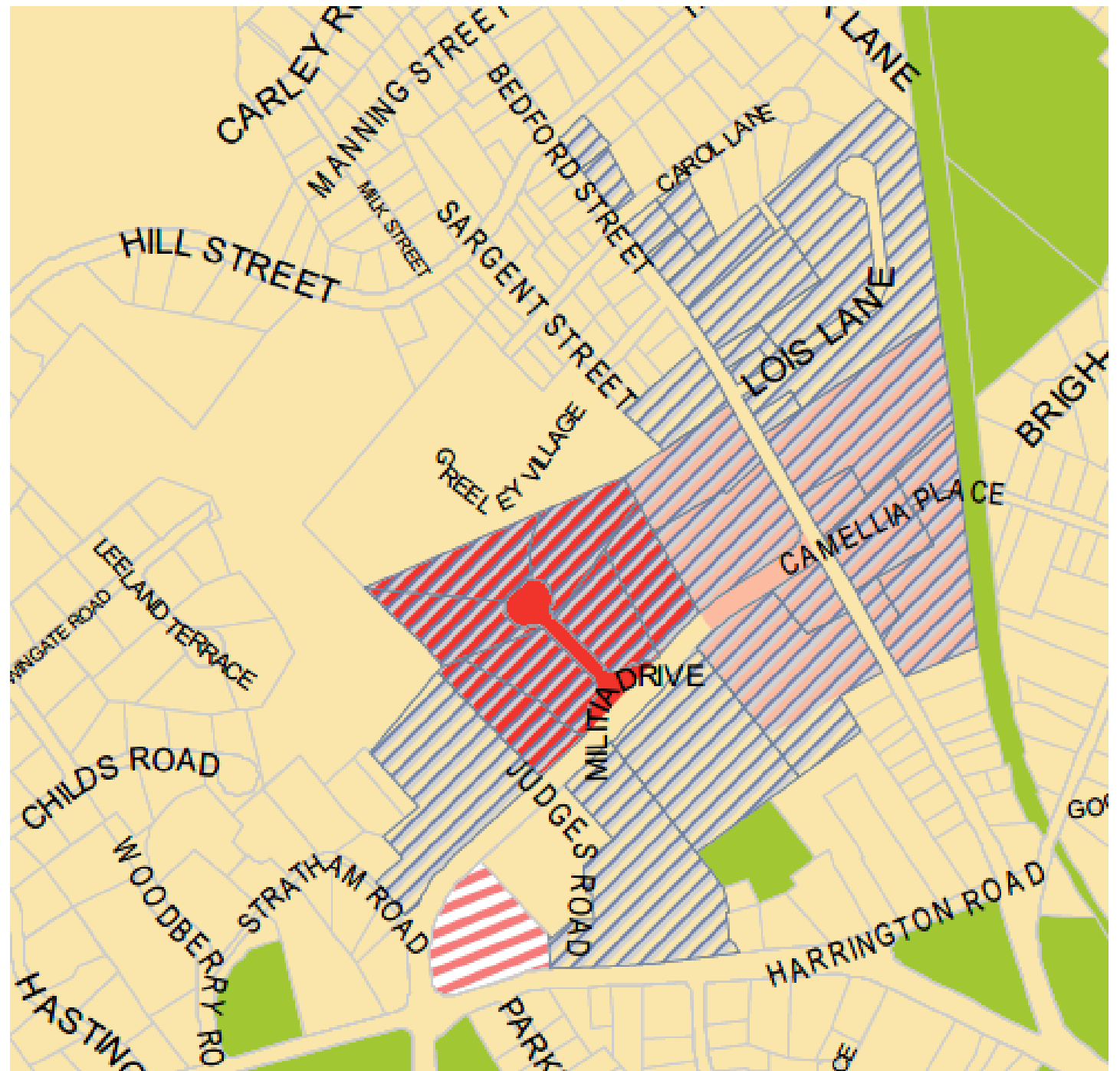
HUNT BLOCK

*Minute-Man Publications*



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

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



VLO  
Bedford St./Worthen Rd.

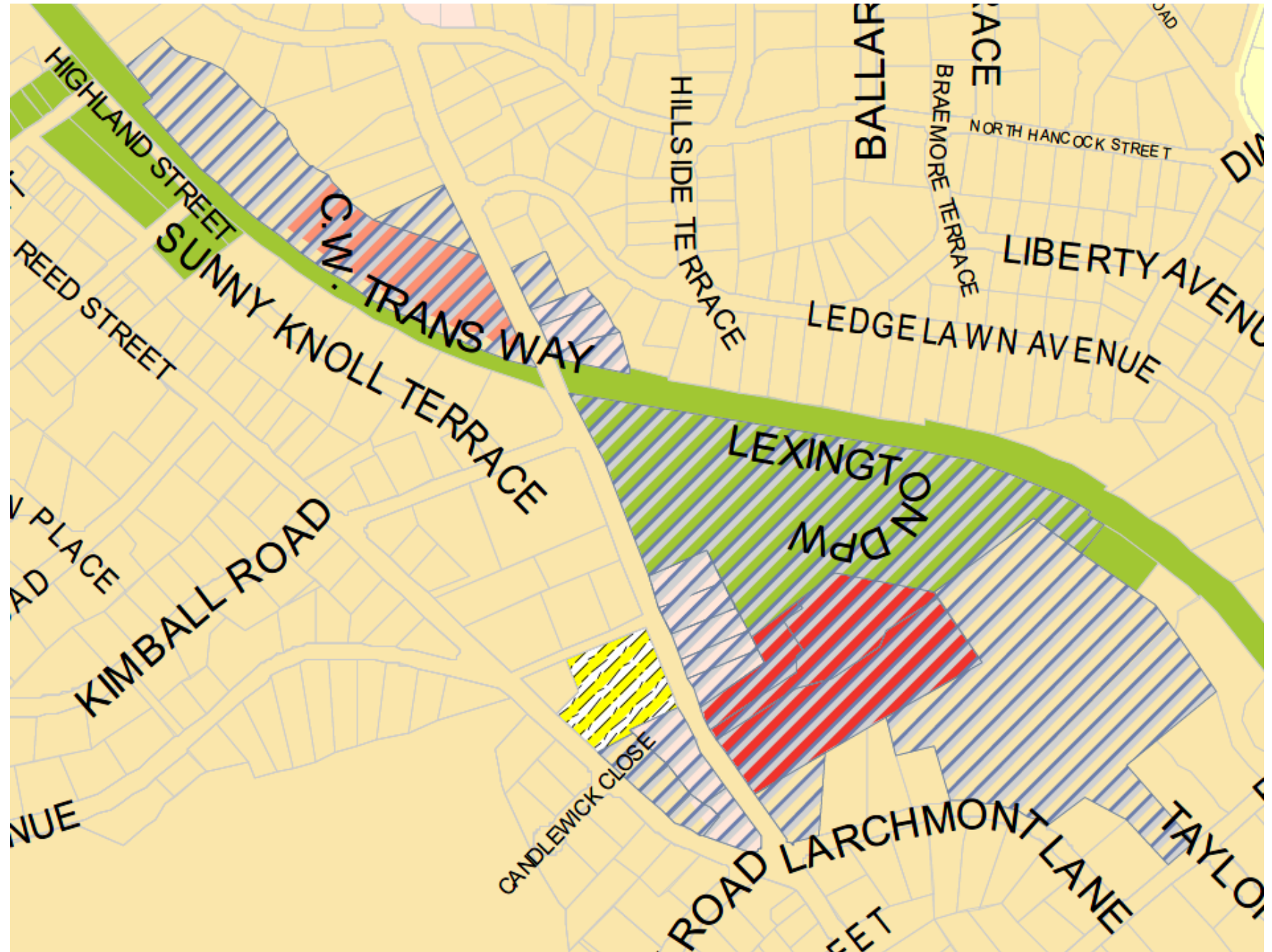




# VLO

## Bedford St. / Reed St.

- ~ 15 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





VLO

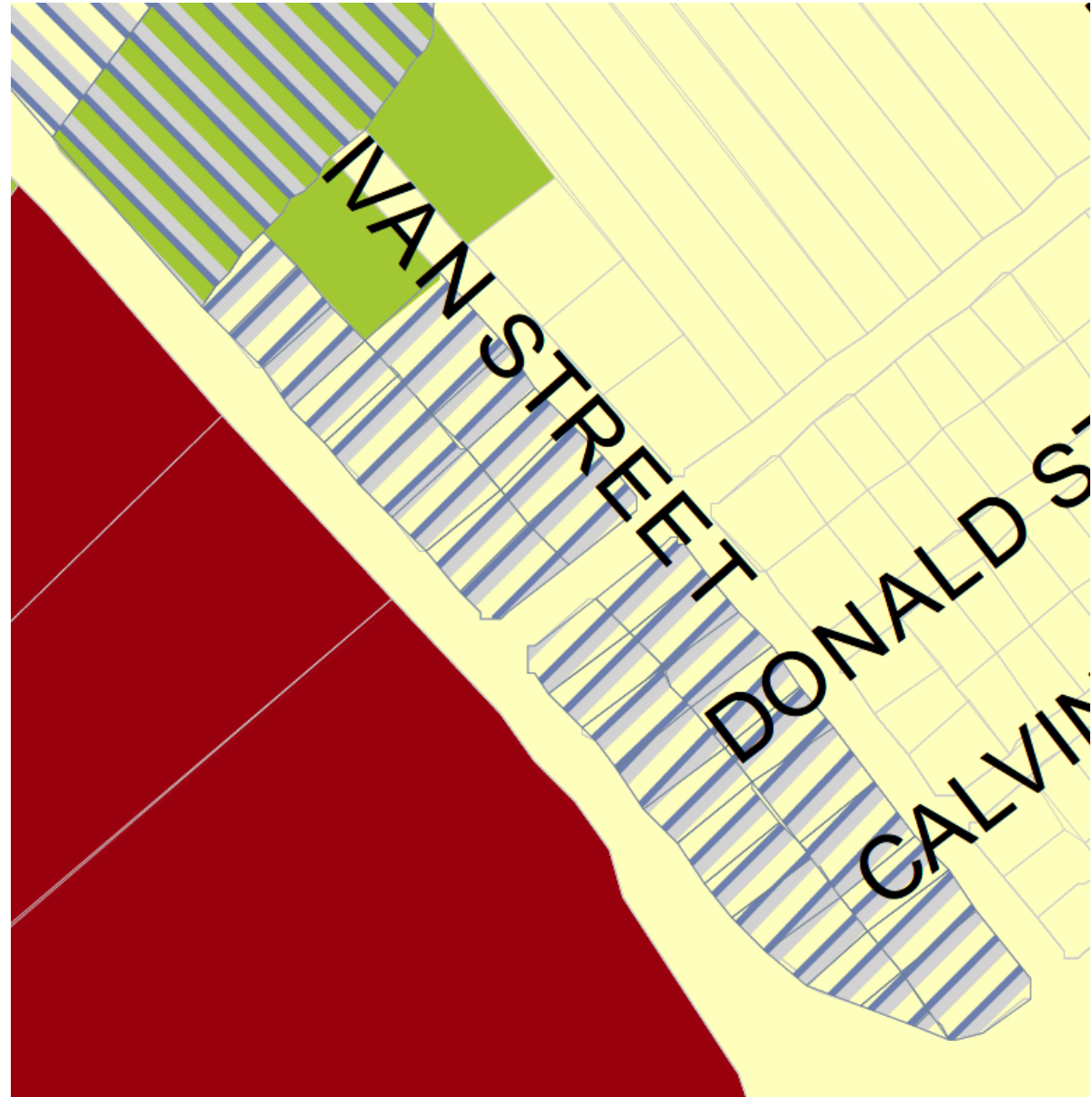
Bedford St./  
Reed St.





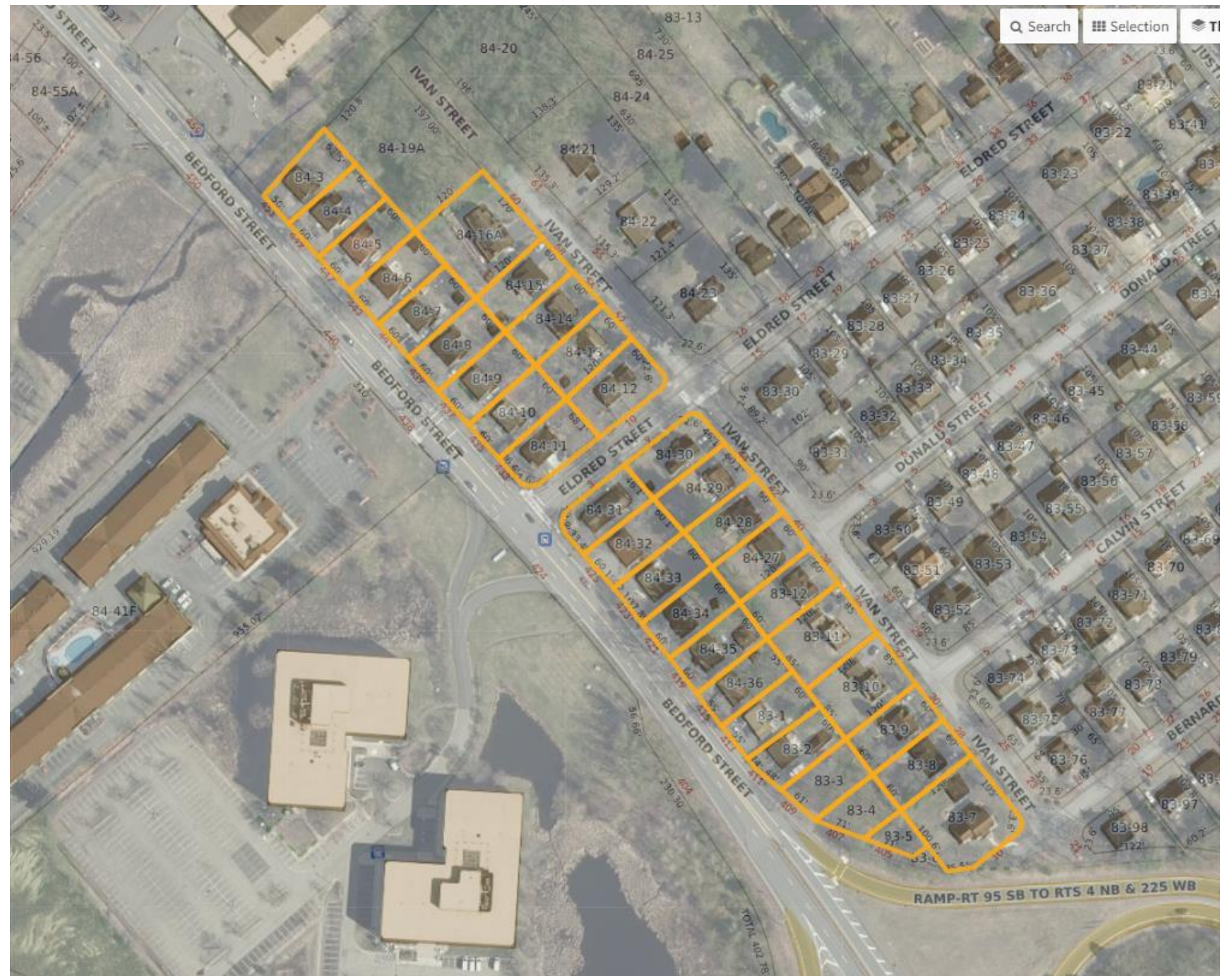
# Village Low Rise – Bedford/Ivan/Eldred Streets

- ~ 5.5 acres
- RSO zone



VLO

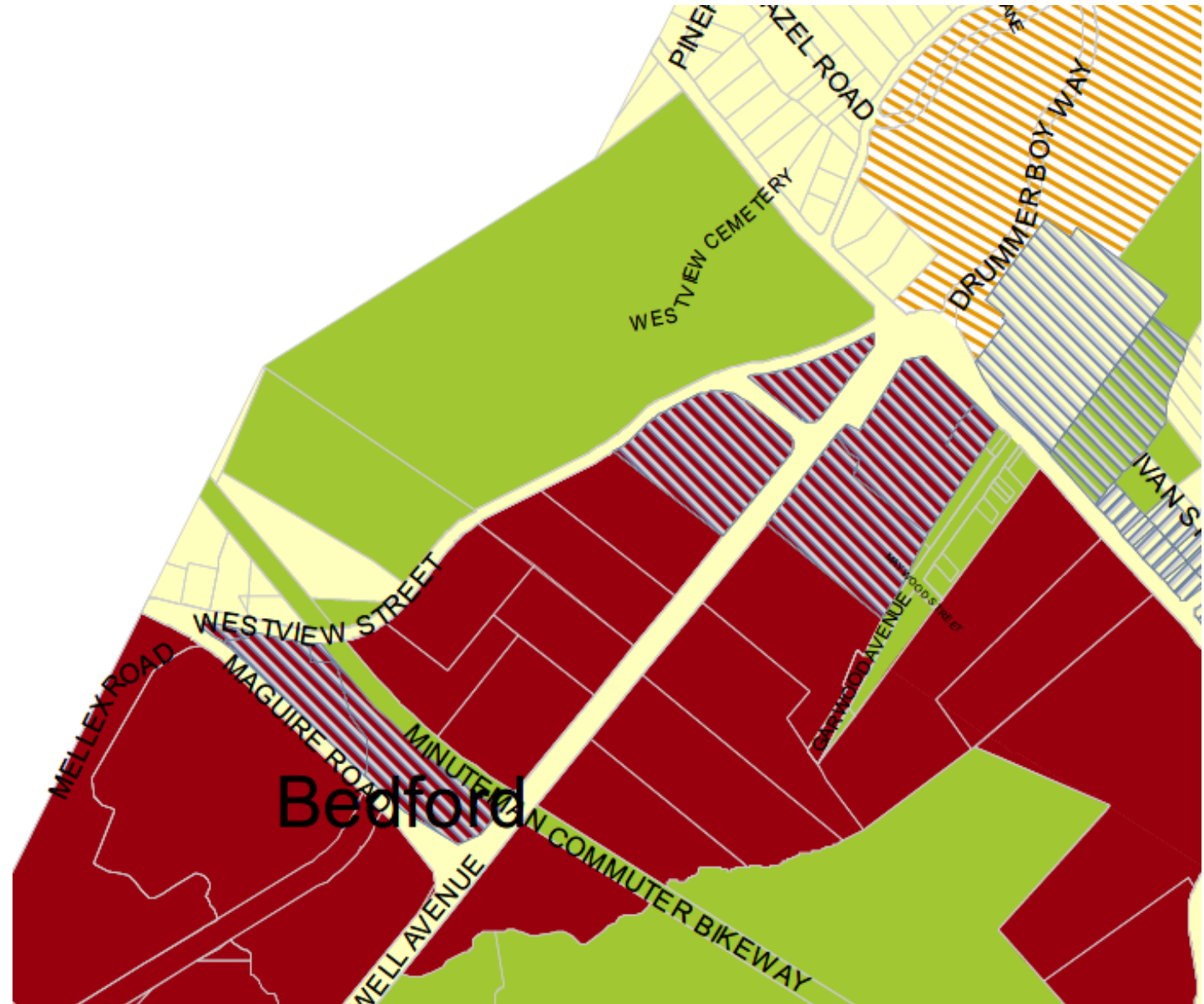
Bedford  
St./Eldred/Ivan St.





# Village Mid Rise Overlay (VMO) – Bedford St. /Hartwell Ave.

- ~27 acres
- CM along Hartwell & South side of Bedford St.
- GC and RO on north side of Bedford
- Extended south on Hartwell at Maguire Rd.





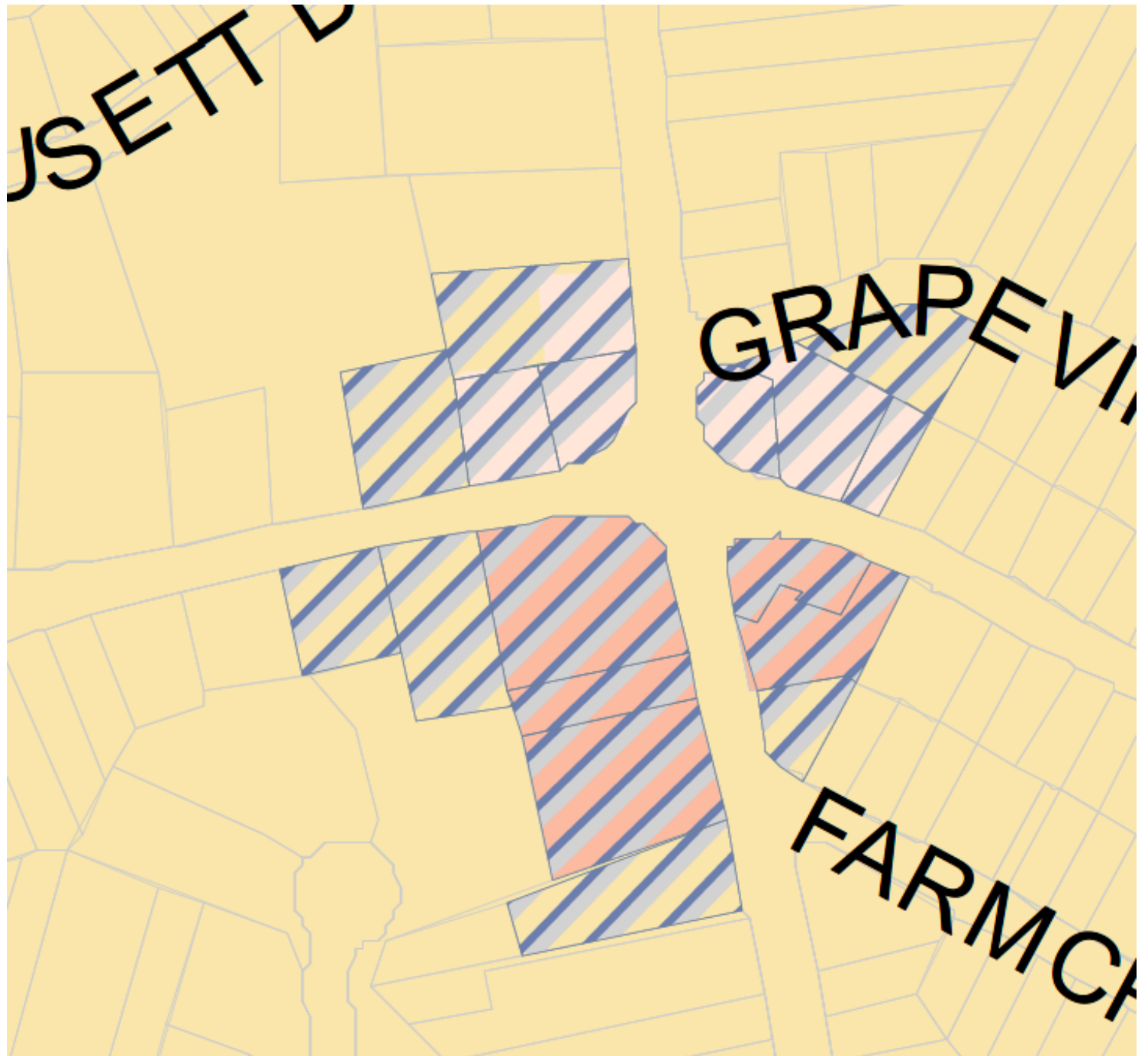


- Do you want to make changes?
- Extend south on Hartwell Ave.?



## 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

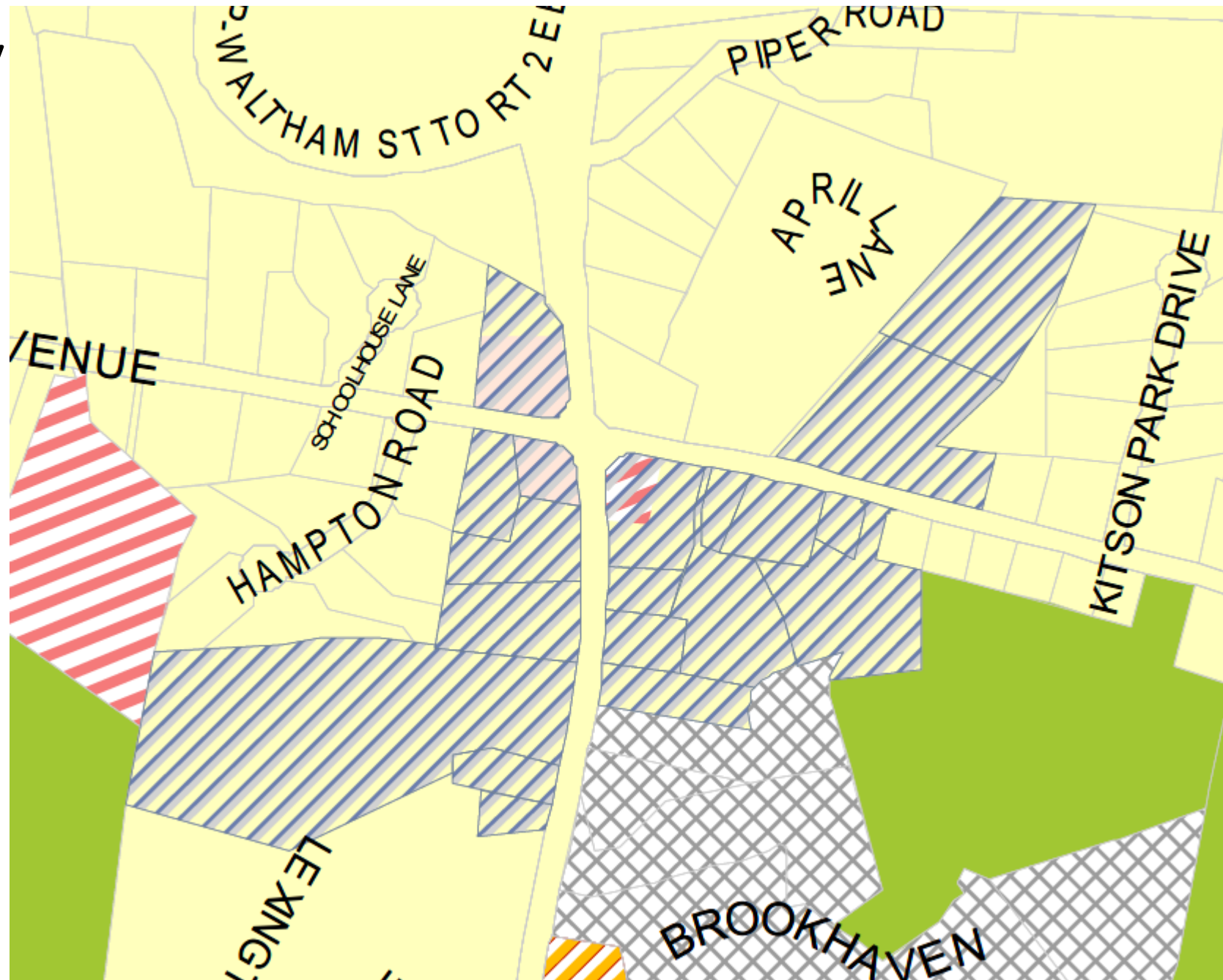






## VLO - 10 Concord Ave./ Waltham St.

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







# Board - Zoning Discussion Points

- Areas to be in and out of the Zoning District
- Different Overlay Districts (different dimensional requirements) VLO – Village Low Rise, VMO – Village Mid-Rise)
- Heights – current draft is:
  - VLO = 40 ft. for all residential, up to 25 ft. additional if non-residential in project
  - VMO = 45 ft. for all residential, up to 25 ft. additional if non-residential



# Next Steps & Anticipated Schedule

- Does the Board want an additional work session on Thur. Jan. 12?
- Next regular Planning Board meeting Wed. Jan. 18
  - ❖ Fri. Jan. 6 @ 9:30 am First Friday Forum, Cary Memorial Library
- Wed. Feb. 1 – Open Public Hearing
- Wed. Feb.15, March 1, March 15
- Mon. March 20 – Annual Town Meeting Begins