



CONCORD MBTA COMMUNITIES

Concord Housing Roundtable

December 11, 2023

PRESENTATION OVERVIEW

Review – What is MBTA 3A

Compliance Requirements

District Overview

Model Results and Summary

Questions...Comments...Next Steps

OVERVIEW OF 3A --MBTA COMMUNITIES ACT

Create a new multi-family zoning district "as of right",

In at least one reasonably sized district of developable land,

At a minimum density of 15 dwelling units per acre,

Within a half-mile of a transit station (commuter rail, subway, bus line, etc.),

Without age restrictions, and suitable for families.

Compliance: maintain access to certain discretionary State grant programs



COMPLIANCE REQUIREMENTS FOR CONCORD?

Metrics	Requirements
Category	Commuter Rail
2020 Housing units	7,295
Minimum Multi-Family Unit Capacity	1,094
Minimum Land Area for District(s)	50 Acres
Percent of District Located in Station Areas	50%
Percent of Unit Capacity Located in Station Areas	50%
Minimum Gross Density for Districts(s)	15 dwelling units/acre



5 CONCORD MBTA COMMUNITY SUBDISTRICTS

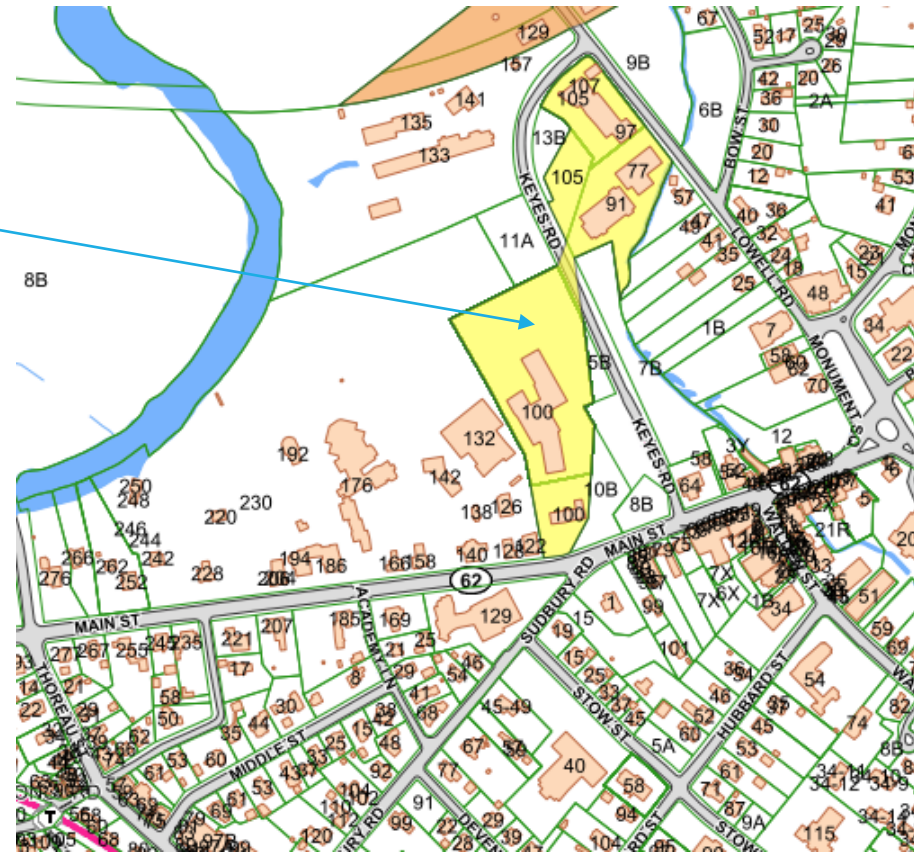
PROPOSED MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICTS (MCMOD) COMPLIANCE ANALYSIS AND MODEL

Subdistrict 1	Lower Lowell Road & Keyes Road Area
Subdistrict 2	Upper Lowell Road Area
Subdistrict 3	Thoreau Street & Sudbury Road Area
Subdistrict 4	Baker Avenue Area
Subdistrict 5	Elm Street Area

SUBDISTRICT 1 - LOWER LOWELL ROAD & KEYES ROAD AREA

Subdistrict 1 Lower
Lowell Road &
Keyes Road Area
9.5 Gross Acres

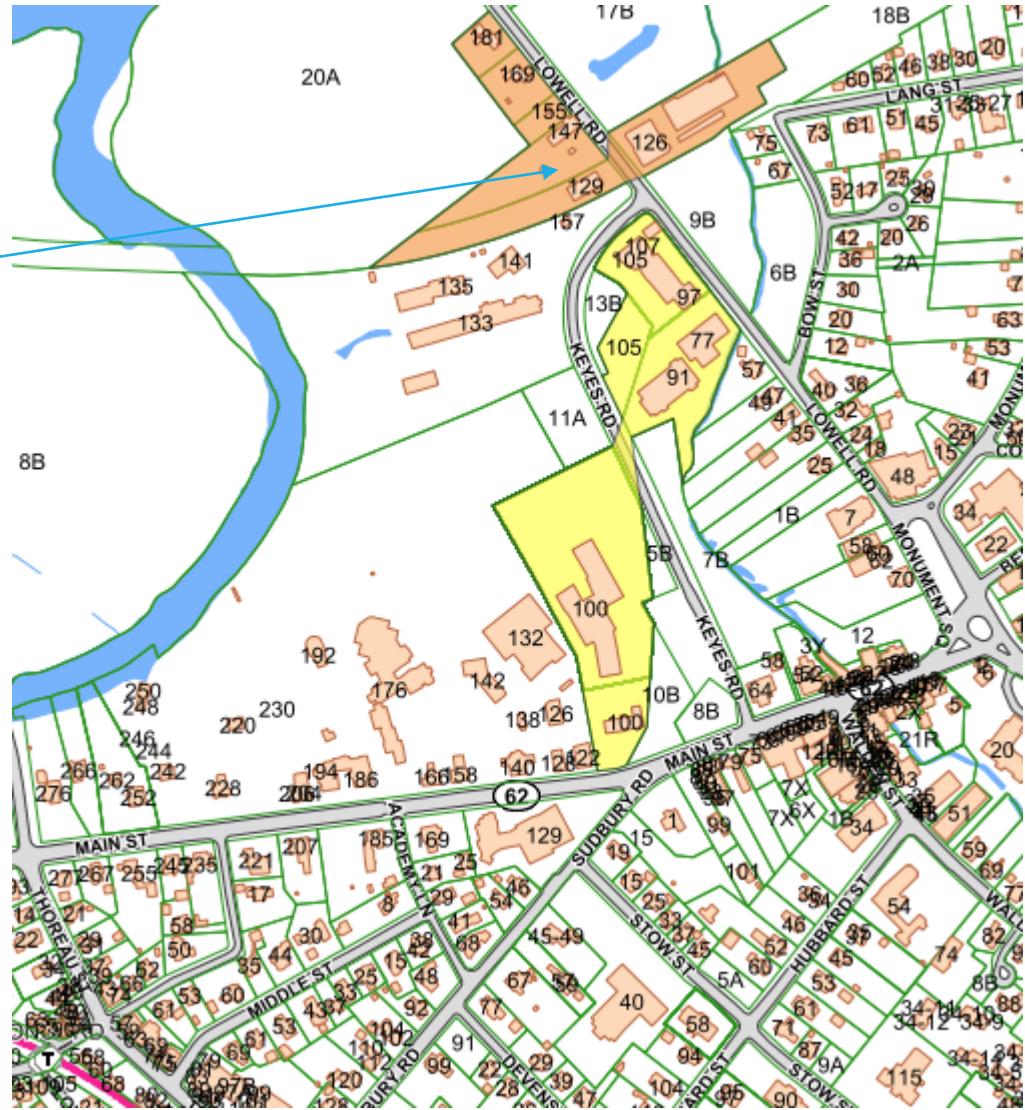
<u>Parcel ID</u>	<u>Address</u>
1703-104-13	100 Keyes Road
1703-1	100 Keyes Road
1682-2	105 Keyes Road
1683-A1-44	91-91A Lowell Road
1685-B1	91-B1 Lowell Road



SUBDISTRICT 2 - UPPER LOWELL ROAD AREA

Subdistrict 2
Upper Lowell Road
Area
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 AREA

Subdistrict 3 Thoreau Street and Sudbury Road Area
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 AREA

Subdistrict 4 Baker Avenue Area
31.6 Gross Acres

Parcel ID

Address

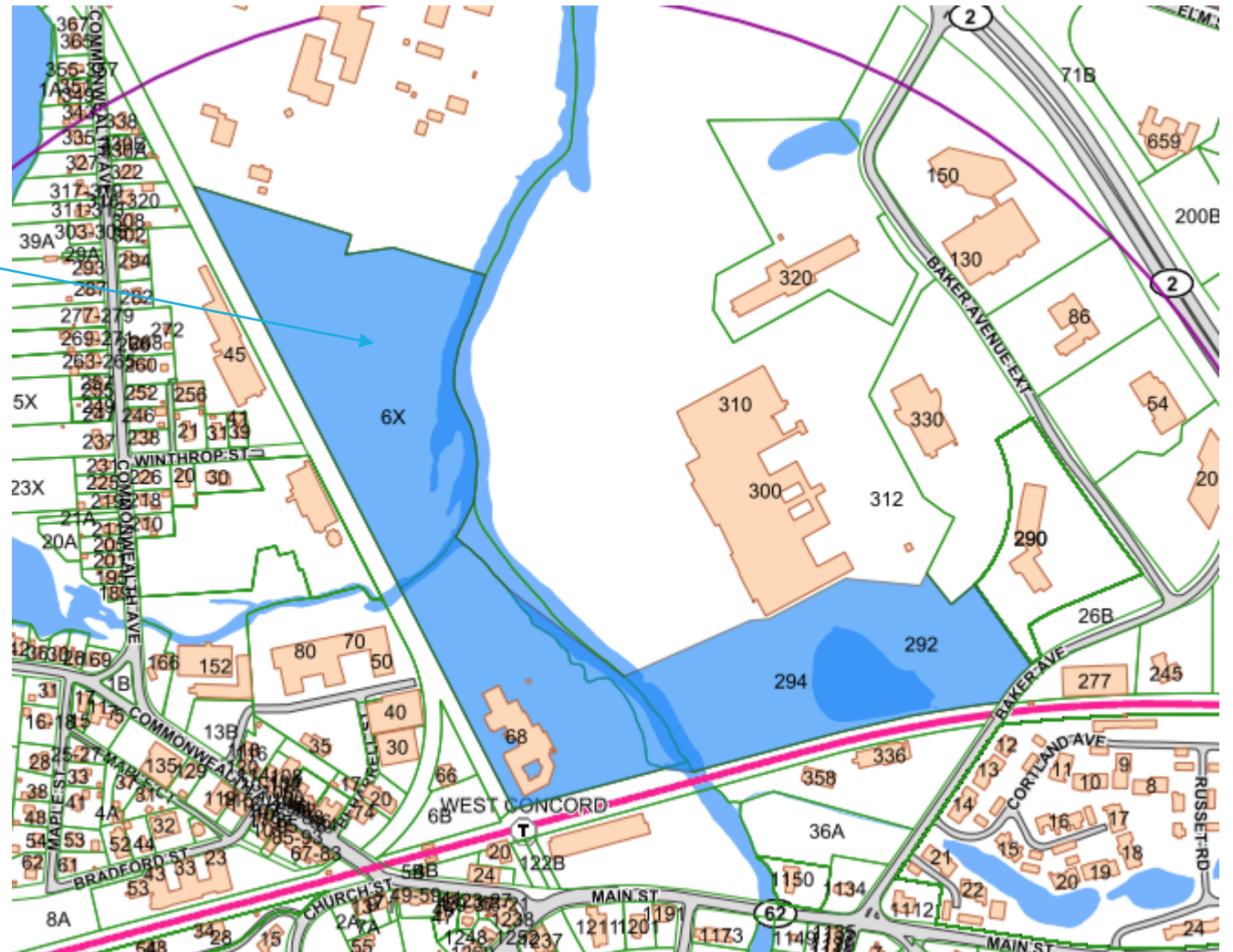
2198

292 and 294 Baker Avenue

2013-1

68 Commonwealth Avenue

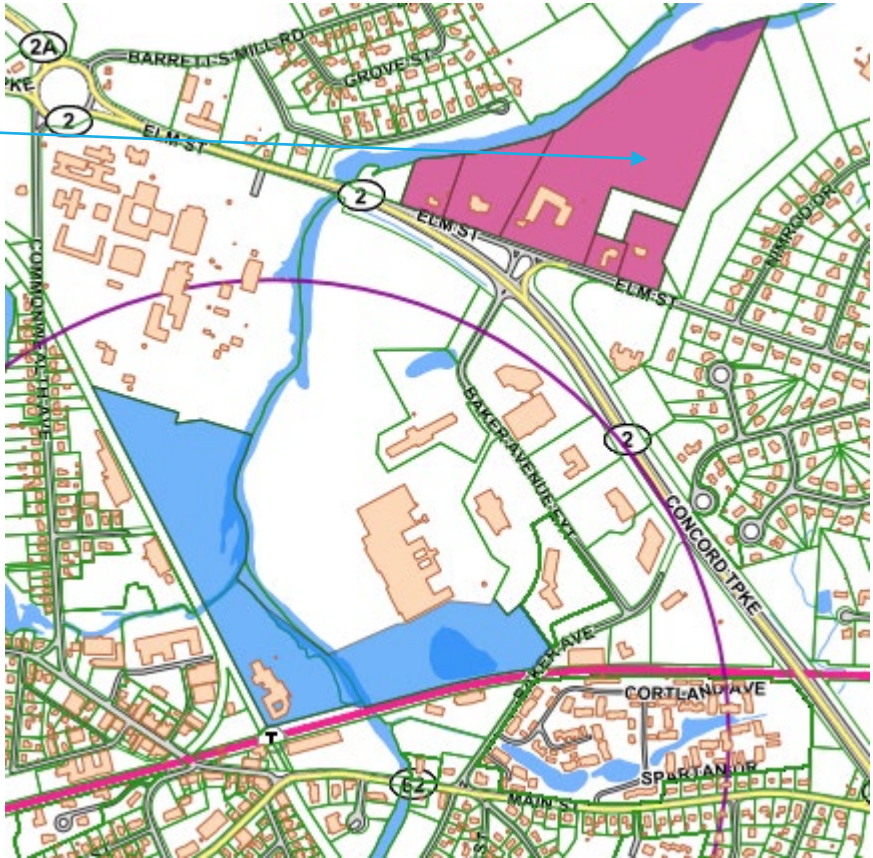
6X Winthrop Street



SUBDISTRICT 5 - ELM STREET AREA

Subdistrict 5
Elm Street Area
31.3 Gross Acres

Parcel ID	Address
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 (MCMOD) COMPLIANCE ANALYSIS AND MODEL

The five (5) districts analyzed provide Concord with several options for mixing and matching districts to meet the minimum land area requirement of 50 acres. All five proposed districts meet the required 5 acre minimum for noncontiguous districts.

The next step was testing the zoning for each district to derive the unit capacity, which is a critical test for MBTA Communities compliance.

District	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

Once the districts are defined, the MBTA Compliance Model required specific zoning inputs to calculate the unit capacity of each individual district. As described in the many outreach meeting with Town Committees and residents, the inputs were chosen to mirror the underlying zoning of those districts. The zoning parameters represent the primary drivers of unit capacity in the model and are not meant to represent all aspects of the zoning for these districts.

Zoning Parameter	Lower Lowell Road & Keyes Road	Upper Lowell Road	Thoreau Street & Sudbury Road	Baker Avenue	Elm Street	Total
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

Using the MBTA Communities Compliance Model to test each districts' location, size, and zoning parameters we found that the current configuration of these five (5) districts and the associated zoning parameters will provide Concord with just enough land area, units, and density to be in compliance with the requirements of Section 3A Guidelines.

Summary Table

	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

NEXT STEPS IN THE ZONING PROCESS...

Clarify Affordability/Inclusionary language and parameters and Town Counsel Comments in final zoning/map draft at December 12th Planning Board meeting

Submit MBTA Communities Multi-family Zoning Bylaw Article to Town Warrant by January 3rd, along with 2-Family Housing by Special Permit and Housekeeping Articles

Complete Economic Feasibility Study for submission to EOHLC (with Consultant)

Develop MBTA Site Plan Rules and Regulations (with Consultant)

Continue to engage in Community outreach activities

Town Meeting Vote

Submission to EOHLC by December 31, 2024