

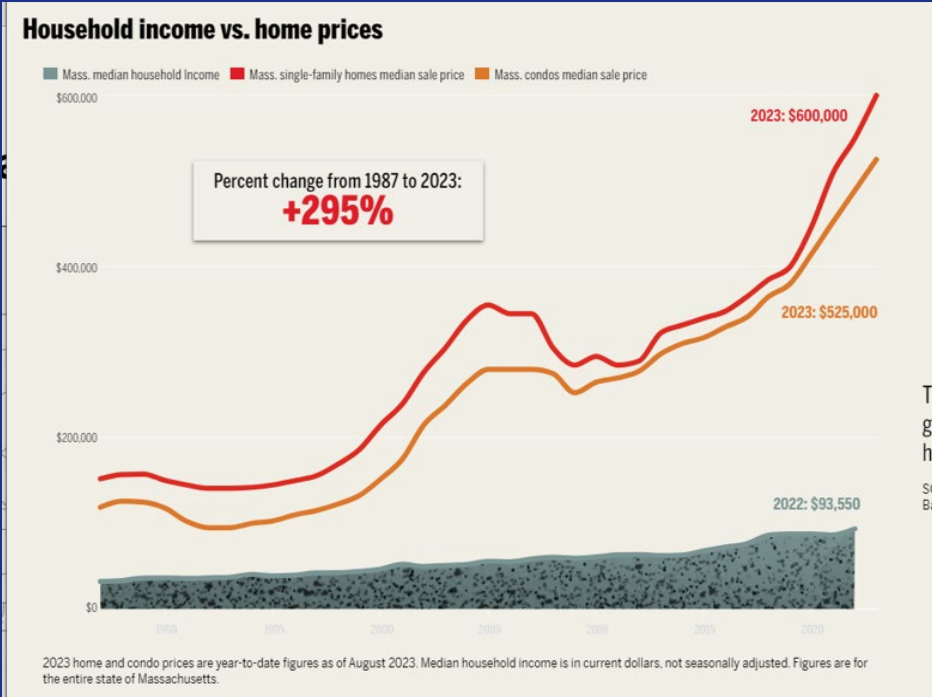
Article 34 – Zoning Bylaw Amendment
**MBTA Communities Multi-family
Housing Zoning Overlay District**

Ms. Miller moves that the Town (1) take affirmative action on Article 34 as printed in the Warrant and (2) amend the Zoning Map to add the five (5) MBTA Communities Multi-family Zoning Overlay Districts as described in the Warrant and as shown in the Planning Board's Recommendation Report dated April 16, 2024.

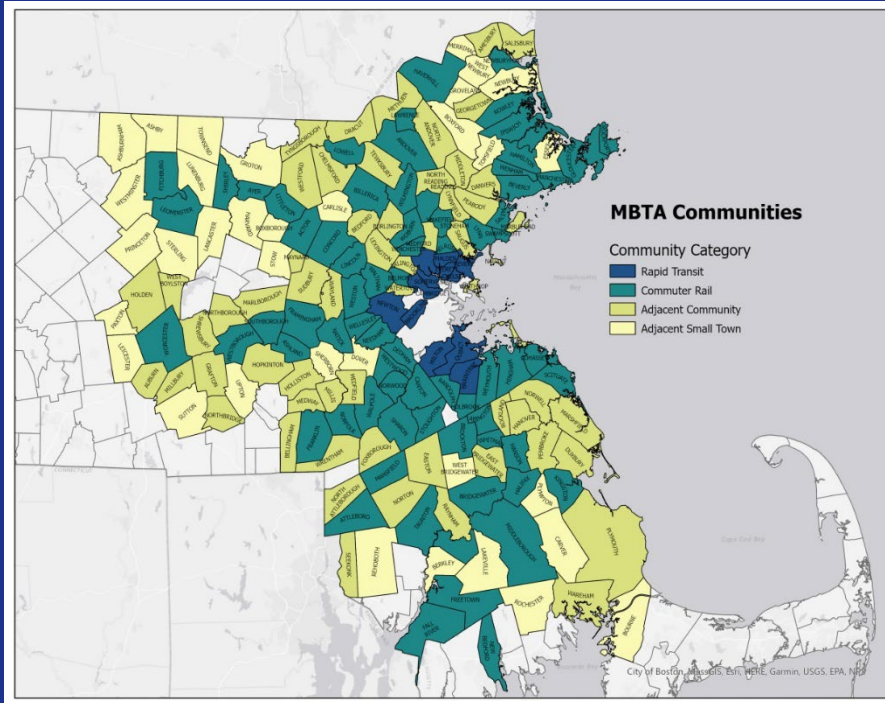
NOTE: Majority Vote Required

MA Housing Shortage Drives Costs Higher

- MA has among the highest and fastest growing home prices and rents in the nation
- Rising costs have dramatically increased financial pressures on individuals and families
- High housing costs put MA at an economic disadvantage relative to other states
- **We need to add housing to provide better housing options for our residents and to support a growing economy**



ARTICLE 34: MBTA Concord is a Commuter Rail Community



- All 177 MBTA Communities must provide at least one zoning district where multi-family housing (3 or more dwellings) is allowed by right and meets additional district requirements to:
 - Address the state's housing crisis
 - Provide more housing options
 - Locate housing near transit stations

Executive Summary

ARTICLE 34: MBTA

Massachusetts General Law, Chapter 40A, Section 3A requires that Towns and Cities with or adjacent to MBTA service:

- **Amend Zoning! there is no housing production requirement**
- Designate a new zoning district with at least 50 acres
- At least 50% must be within ½ mile of a commuter rail station
- Allow at least 15 units per acre
- With no age restrictions and suitable for families with children
- Subject only to Site Plan Review “as of right”

Community Outreach and Engagement



Select Board Review May 22, 2023	Planning Board (PB) Intro May 23	Housing Roundtable June 7	PB Meeting Presentation June 20	Community Info Session June 28	Connection Hour Keys Road July 5	Concord Business Partnership July 12	Connection Hr. Concord Teacakes July 13	All Board & Committee Chair's Breakfast July 19
Connection Hour July 20	Connection Hr. Dunkin' Thoreau St July 26	Community Workshop Mapping July 26	Connection Hour August 1	Concord Center Cultural District August 1	Connection Hour Haute Coffee August 1	W. Concord Advisory Committee August 9	Historical Commission August 9	Connection Hour Nashoba Brook Bakery August 17
Economic Vitality Committee August 18	All Board & Committee Chair's Breakfast August 19	Workshop Zoning August 23	Connection Hr. Café Nero August 28	Climate Action Committee September 5	W.C. Junction Cultural Dist. Committee September 6	Connection Hour Fowler Library September 13	Connection Hour Dunkin' W. Concord September 19	All Board & Committee Chair's Breakfast September 20
Community Workshop Draft Overlay District September 20	PB Feedback Meeting September 26	Concord Chamber of Commerce October 3	PB Meeting Density vs. Area October 10	Willard School PTG October 16	Connection Hour November 14	All Board & Committee Chair's Breakfast November 15	PB Meetings Proposed ZBL November 14 November 28 December 11	Housing Roundtable December 12
Finance Committee December 14	All Board & Committee Chair's Breakfast December 20	Article Submitted 2024 ATM January 2	Local Look Video Interview – MMN January 8	All Board & Committee Chair's Breakfast January 17	Concord Mothers Out Front February 4	PB Public Hearing - Annual Town Meeting March 12	Council on Aging March 19	All Board & Committee Chair's Breakfast March 20
League of Women Voters CC April 10	Housing Roundtable April 10	Concord CAN April 16	ANNUAL TOWN MEETING April 30!					

Community Outreach and Engagement

ARTICLE 34: MBTA

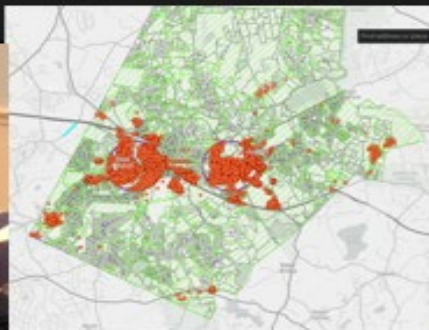


Online Survey

As of 8/23/23, 202 individuals have completed the online survey.

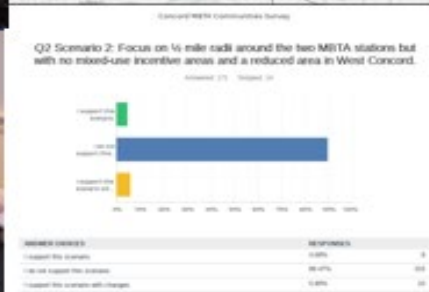
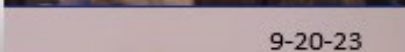
Emerging themes from respondents:

- ~66% agreed/strongly agreed that the MBTA Communities district/s should be located as much as possible within 1/2 mile of an MBTA station
- ~54% agreed/strongly agreed that the MBTA Communities district/s should be located approximately evenly between West Concord and Concord Center



Agenda, August 25th

6:30 PM	Welcome, Planning Board Chair Linda Miller
6:35 PM	MBTA Communities Zoning Standards Presentation: Hourly Within Group, Senior Planner Jeff Davis and Environmental Planner Gaby Guzman
6:55 PM	Breakout Sessions with Facilitators
7:25 PM	Back to Main Session for Facilitators' Debrief and Panelist Answers
7:55 PM	General Q&A
8:15 PM	Wrap Up & Thank You, Planning Board Chair Linda Miller



CONCORD PLANNING BOARD MEETING

September 26, 2023



Concord Planning Board - September 26, 2023

Community Preferences

ARTICLE 34: MBTA

- **Transit Options:** Locations within ½ mile of commuter rail stations are preferred (and 50% required) to improve commuting to and decrease parking in Town center
- **Height:** Maintain 35' height and other dimensional requirements
- **Neighborhood Character:** Focus on existing commercial and multi-family areas and avoid single-family neighborhoods *through the MBTA law*
- **Local Control:** Maintain Planning Board site review authority
- **Balance:** Retain as much balance as possible between Concord Center and West Concord
- **Inclusion:** allow affordability to the extent allowed by the State

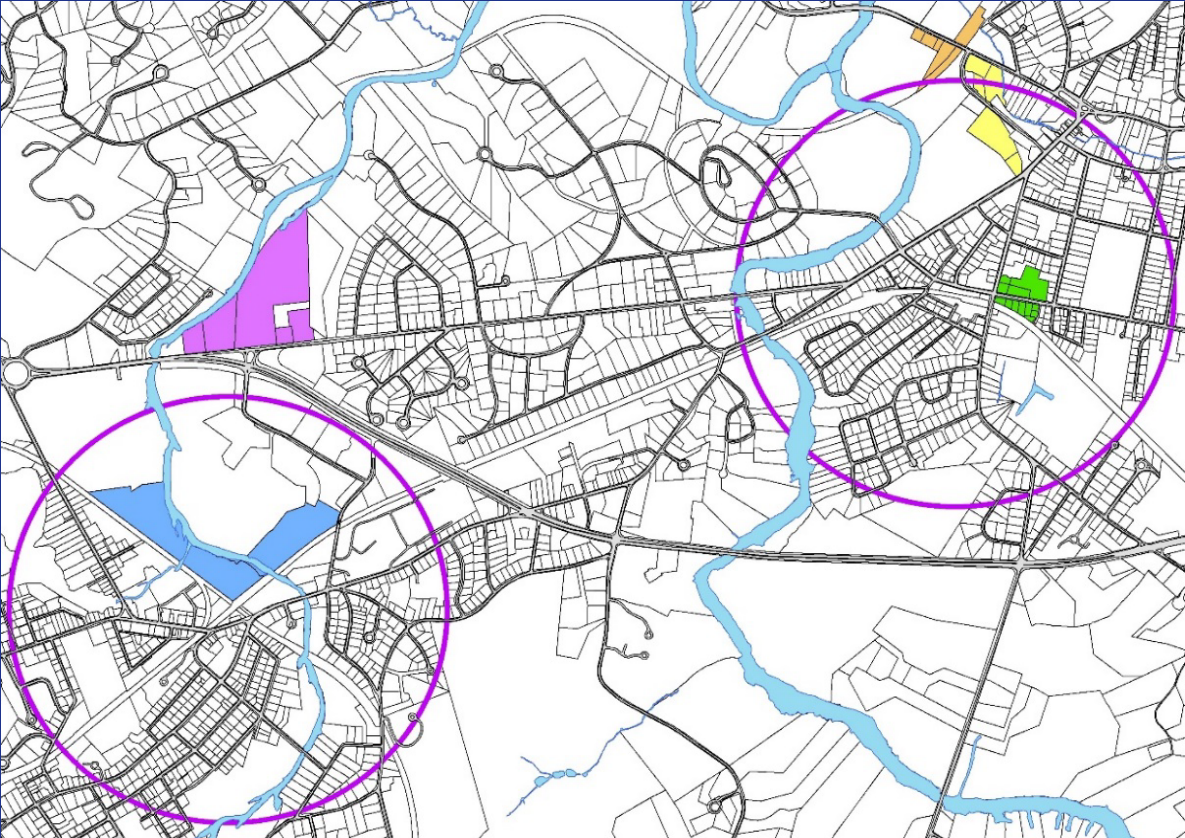


Multifamily Housing Overlay District: Goals

- Allow **creation of housing “as-of-right” in a variety of sizes and types**
- **Reduce dependency on automobiles and support our sustainability goals** by providing opportunities for multifamily housing near public transportation, bikeways networks, shopping, and local services;
- **Preserve open space** by allowing new multifamily housing within or adjacent to existing developed areas and infrastructure
- **Encourage economic investment in the redevelopment of properties**
- **Expand the customer base for local businesses**, and
- Comply with MGL c. 40A S.3A

MBTA Communities Overlay Map

ARTICLE 34: MBTA



MBTA Compliance Model Results

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



ARTICLE 34: MBTA



95 Conant Street,
23 Units per Acre



1734 Main Street,
19 units per acre



808 Concord Greene
26 units per acre



85 Commonwealth Ave,
54 units per acre



58 Stow Street,
20 units per acre



238
Commonwealth
Avenue
24 units per acre

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