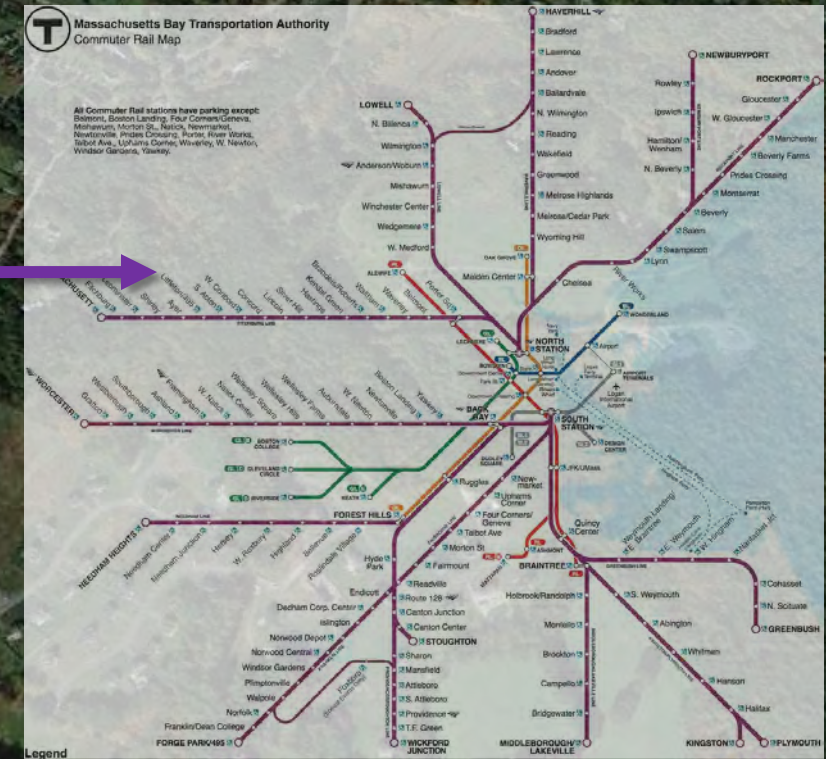


MBTA Communities Zoning Study

Public Workshop #2 | March 8, 2023



AGENDA

Process Overview

What we learned in February

What, Where, and How Many?

Discussion

Report Back

Next Steps

Consultant Team



Planning Process

Overview

PLANNING PROCESS

Evaluate **draft Smart Growth Overlay District** and **approved Village Common Form-Based Code** for compliance with Section 3A of the Zoning Act and the Compliance Guidelines from DHCD.

- ① Test: Do these districts comply? **No.**
- ② Test: If not, which zoning changes are required for compliance? **Evaluating.**
- ③ Test: Which changes will the community support? **Public meetings.**
- ④ Draft zoning that is compliant for approval at Town Meeting. **Next step.**

ABOUT THE PROCESS: TIMELINE



Policy Workshop
Held 11/16

Public Outreach Plan
Delivered 11/30/22
Revised 1/5/2023

Analysis
Delivered
1/17/2023

Planning Board
February 2

Online Public Meeting #1
February 9

**Public Meeting #2
March 8**

First draft due for
staff review
March 15

Second draft due
for warrant
March 21

Planning Board
Presentation
April 6

Planning Board
Hearing
April 20

Final Draft Zoning
and Informational
Handout for Town
Meeting
April 24

Town Meeting
May 1

PLANNING PROCESS: FEBRUARY 9

- Reviewed past planning efforts for King Street Common and Littleton Station.
- Summarized the requirements of the MBTA Communities Act.
- Showed the results of the Compliance Model on two possibilities for King Street Common and three subdistricts for Littleton Station.
- Provided an interactive discussion of housing types that meet the “missing middle” multifamily housing in the range of 3-20 units per building.

What, Where, and How Many?

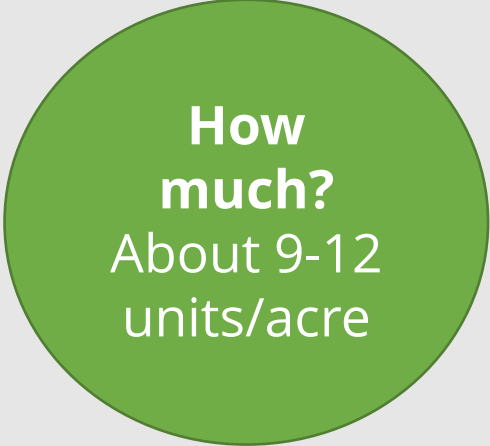
Littleton Station Village Plan (2020),
MBTA Compliance Model, and Community Input

HOW MANY? Results of the Compliance Model


By including King Street Common as part of the Town's response to the MBTA Communities Act **the density at Littleton Station can be lower** than earlier plans suggested at an **average density of 9-12 units per acre.**

9-10 units per acre would result in **around 300 dwelling units** in the Littleton Station area.

The minimum required unit capacity in the station area is 150 units and the minimum required acreage within the station area is 10 acres.



How much?
About 9-12
units/acre



How much?
~300 units

WHAT? Community Input and Housing Typologies

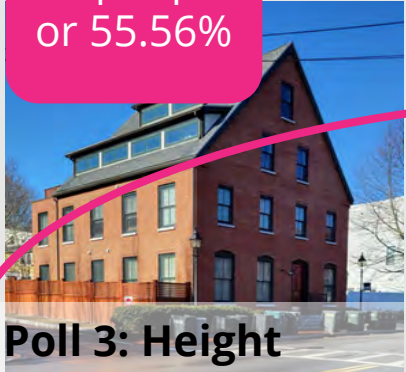
21 people
or 77.78%



15 people
or 55.56%



15 people
or 55.56%



What?
New England
typologies
with 2-20
units per
building.



Image source: <https://missingmiddlehousing.com/>

As of March 8, 2023, 27 people answered the poll. 21 people answered during the 2/9 meeting.

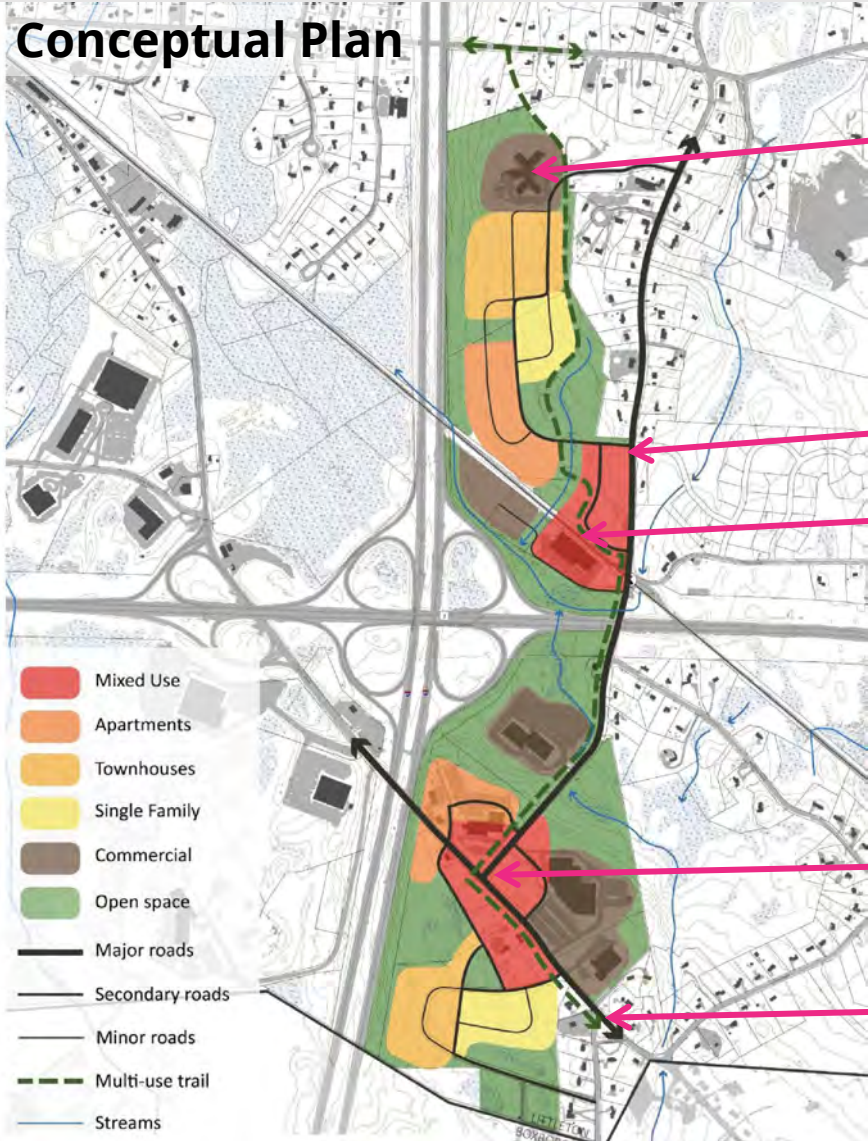
WHERE? Littleton Station Village Plan (2020)

The following images are taken from the July 18, 2019, presentation to the Planning Board by the consultant team for the Littleton Station Village Plan.

That presentation included a conceptual plan, illustrative plans, and estimates of building volume that helped to inform the final plan. These estimates are useful for comparing the past planning efforts with the options for tonight's discussion.

All documents for this planning process, including this presentation and the final report are available on the Town's website (see links at the end of the presentation).

WHERE? Littleton Station Village Plan (2020)



- Life Care Center of Nashoba Valley
- Intersection of Foster Street and Balsam Lane
- Commuter Rail Platform
- Intersection of Foster Street and Taylor Street
- Intersection of Taylor Street and Hill Road



Littleton Station Village Plan, Presentation to the Littleton Planning Board, July 18, 2019. Consultant team: Barrett Planning Group LLC, Dodson & Flinker, RKG Associates, pp. 19 and 23.

WHERE? Littleton Station Village Plan (2020)

Illustrative Plan Detail, North



Life Care Center of
Nashoba Valley

Intersection of Foster
Street and Balsam
Lane

Commuter Rail Platform

Illustrative Plan Detail, South



Intersection of Foster
Street and Taylor
Street

Intersection of Taylor
Street and Hill Road

Littleton Station Village Plan, Presentation to the Littleton Planning Board, July 18, 2019. Consultant team: Barrett Planning Group LLC, Dodson & Flinker, RKG Associates, pp. 24-25.

WHERE? Littleton Station Village Plan (2020)

Illustrative Plan Detail, North

Illustrative Plan Detail, South

Use	Plan North	Plan South	Total
Commercial space	38,000 SF (incl. train station)	110,000 SF	148,000 SF
Cottages	50	25	75
Townhouses	120	60	180
Apartments	280	368	648
TOTAL	450	453	903

Intersection of Foster
Street and Balsam
Lane

Intersection of Taylor
Street and Hill Road

Commuter Rail Platform

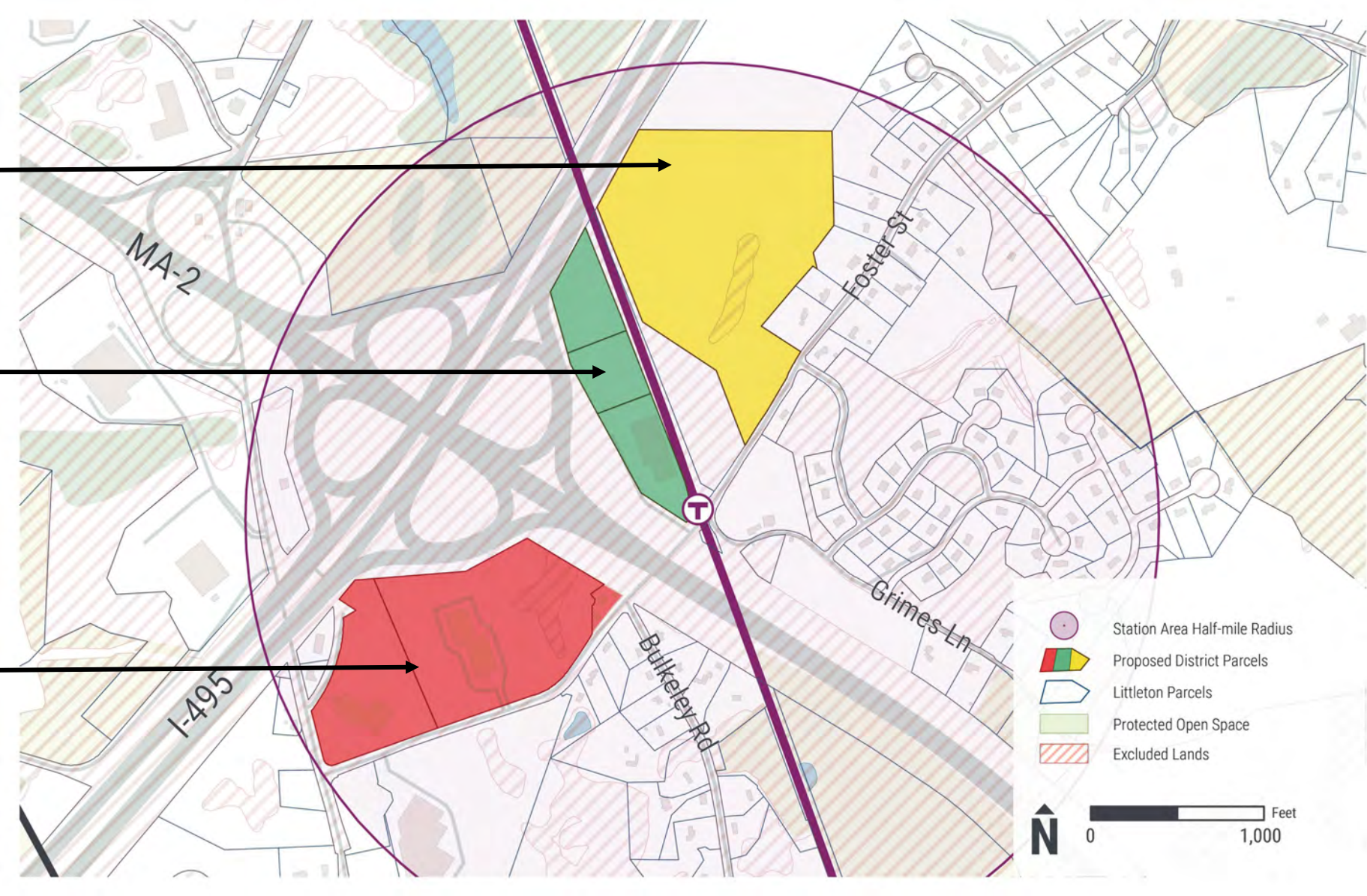
Littleton Station Village Plan, Presentation to the Littleton Planning Board, July 18, 2019. Consultant team: Barrett Planning Group LLC, Dodson & Flinker, RKG Associates, pp. 24-25.

WHERE? Pros and Cons

SGOD District 1
35.3 Acres
Potential capacity 423 units
Potential density 12.5 d.u./acre

SGOD District 2
11.5 Acres
Potential capacity 138 units
Potential density 12 units acre

SGOD District 3
30.7 Acres
Potential capacity 368 units
Potential density 12.9 units acre
Total Potential Capacity
929 dwelling units

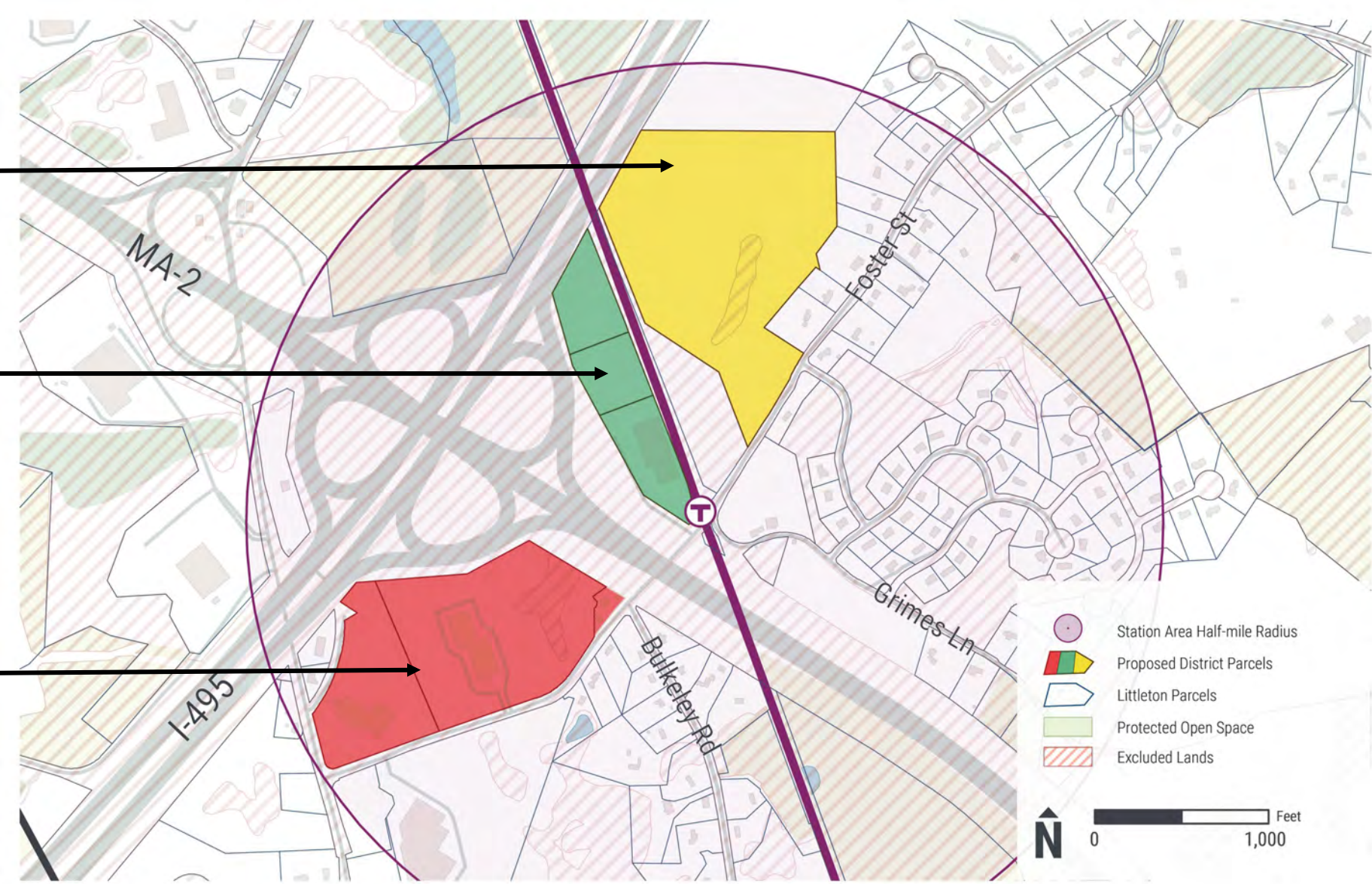


WHERE? Pros and Cons

SGOD District 1
*Adjacent to MBTA parking lot
Relatively flat land
Wetland constraints*

SGOD District 2
*Awkward access
Long, thin lot next to rail tracks*

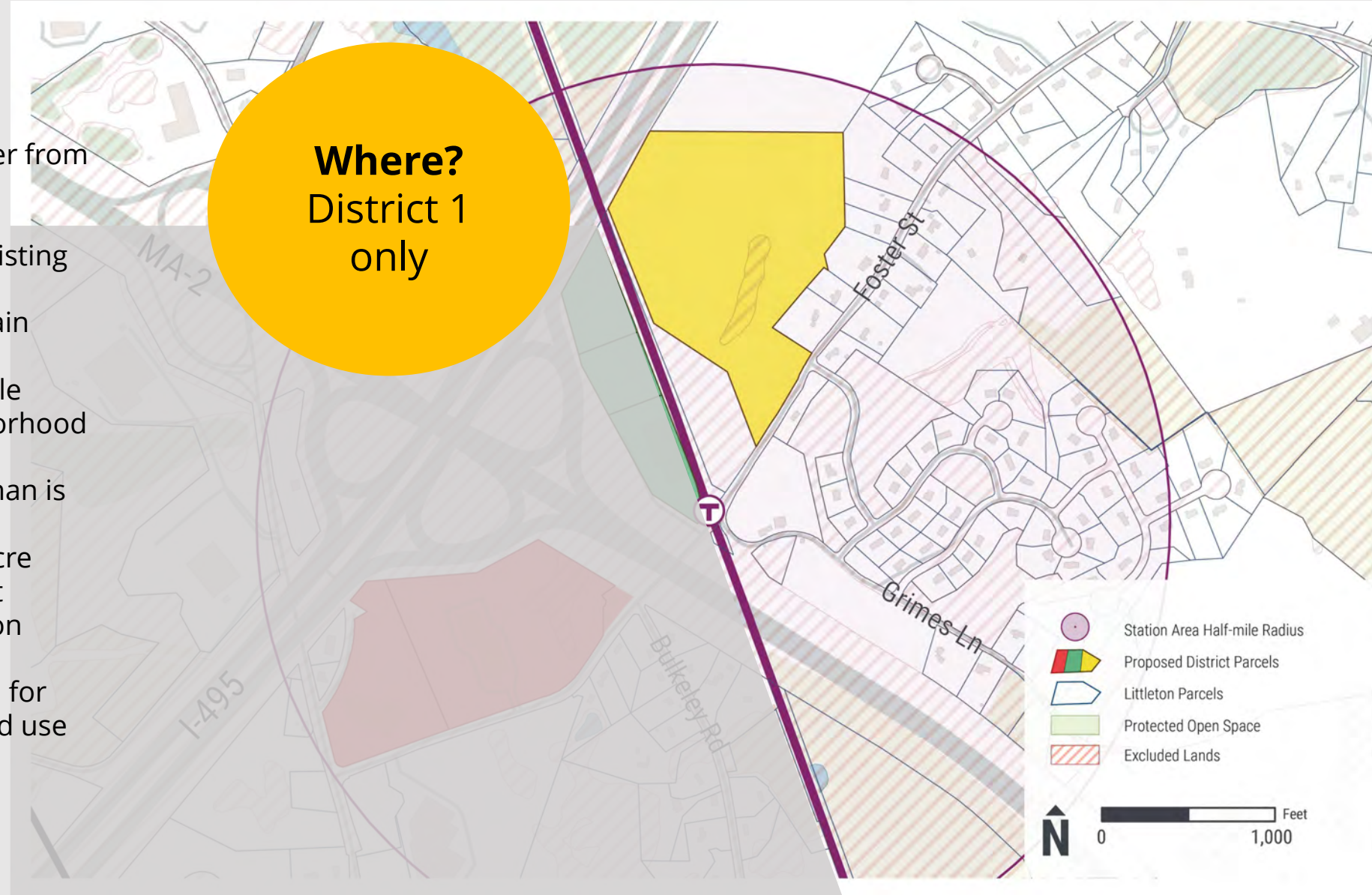
SGOD District 3
*Existing office and R&D use
Wetland constraints
Infill is difficult
More appropriate for future mixed-use depending on Town needs*



WHERE? Recommendations

Why District 1 only?

- Adjacent to MBTA parking lot.
- Access to Foster Street is further from intersection with Grimes Lane.
- Layout of site allows for
 - Significant buffer from existing homes.
 - Walkable access to the train station.
 - Opportunities for low-scale retail/services for neighborhood and commuters.
- Capacity of 428 units is more than is needed to reach the density requirements of 15 units per acre across both existing King Street Common and proposed Littleton Station Districts.
- Also preserves Districts 2 and 3 for future conversations about land use and economic development.



WHAT, WHERE, AND HOW MANY?

Option A
Higher
Plan
~400 units



For illustrative purposes only.

WHAT, WHERE, AND HOW MANY?

Option A Higher Components



Vehicular access to café/retail and related parking are accessible from the MBTA lot only, not Foster Street.

1.54 acres of excluded land.

Vehicular access could be closed off with bollards that allow emergency access only. Sidewalks are important for neighborhood connectivity.

~75-foot buffer from Foster St. consistent with other houses on this side of the street.

~50-foot buffer from Foster St. consistent with houses across the street. No parking allowed in front of the café.

For illustrative purposes only.

WHAT, WHERE, AND HOW MANY?

Option A
Higher
Bird's-Eye
~12-13
d.u./acre



For illustrative purposes only.

WHAT, WHERE, AND HOW MANY?

Option B
Medium
Plan
~350 units



For illustrative purposes only.

WHAT, WHERE, AND HOW MANY?

Option B Medium Trade-offs

Shorter buildings/buildings with fewer units mean less open space and a smaller buffer with the neighborhood.



For illustrative purposes only.

WHAT, WHERE, AND HOW MANY?

Option B
Medium
Bird's Eye
~10-11
d.u./acre



For illustrative purposes only.

WHAT, WHERE, AND HOW MANY?

Option C
Lower
Plan
~300 units



For illustrative purposes only.

WHAT, WHERE, AND HOW MANY?

Option C Lower Components

This scenario has no
retail/café.



For illustrative purposes only.

WHAT, WHERE, AND HOW MANY?

Option C
Lower
Bird's Eye
~9-10
d.u./acre



For illustrative purposes only.

BUT WAIT – WHAT ABOUT...

Stormwater and wastewater?

Building typologies and placement?

Landscaping, lighting, parking?

Vehicular and pedestrian circulation and access?

Development standards can be included in the zoning language to address these concerns.

The requirements cannot be so onerous as to prevent development.

WHAT, WHERE, AND HOW MANY?

Option A
~400
units



Option B
~350
units



Option C
~300
units



Choose a notetaker and a speaker.

Review the three options at your table.

Notetakers: Feel free to draw or write on the plans.

Speakers: At the end of the discussion, your role is state which of the plans your table preferred, and why.

Report back

WHAT, WHERE, AND HOW MANY?

Option
A
~400
units



Option
B
~350
units



Option
C
~300
units



Next Steps

NEXT STEPS

If you have questions about this process, please email Maren Toohill, AICP, Town Planner, at mtoohill@littletonma.org

An updated schedule will be released soon.

NEXT STEPS

Are you interested in finding out more about this topic?

For a map of Littleton's current residential density, please go to:

<https://residency.mhp.net/>

For an explanation of the MBTA Communities Act and the requirements, please go to: <https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>

For data about Littleton's housing stock and needs, and the ability to compare Littleton to other communities, please go to <https://mhpcenterforhousingdata.shinyapps.io/DataTown/#>

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Thank you!

