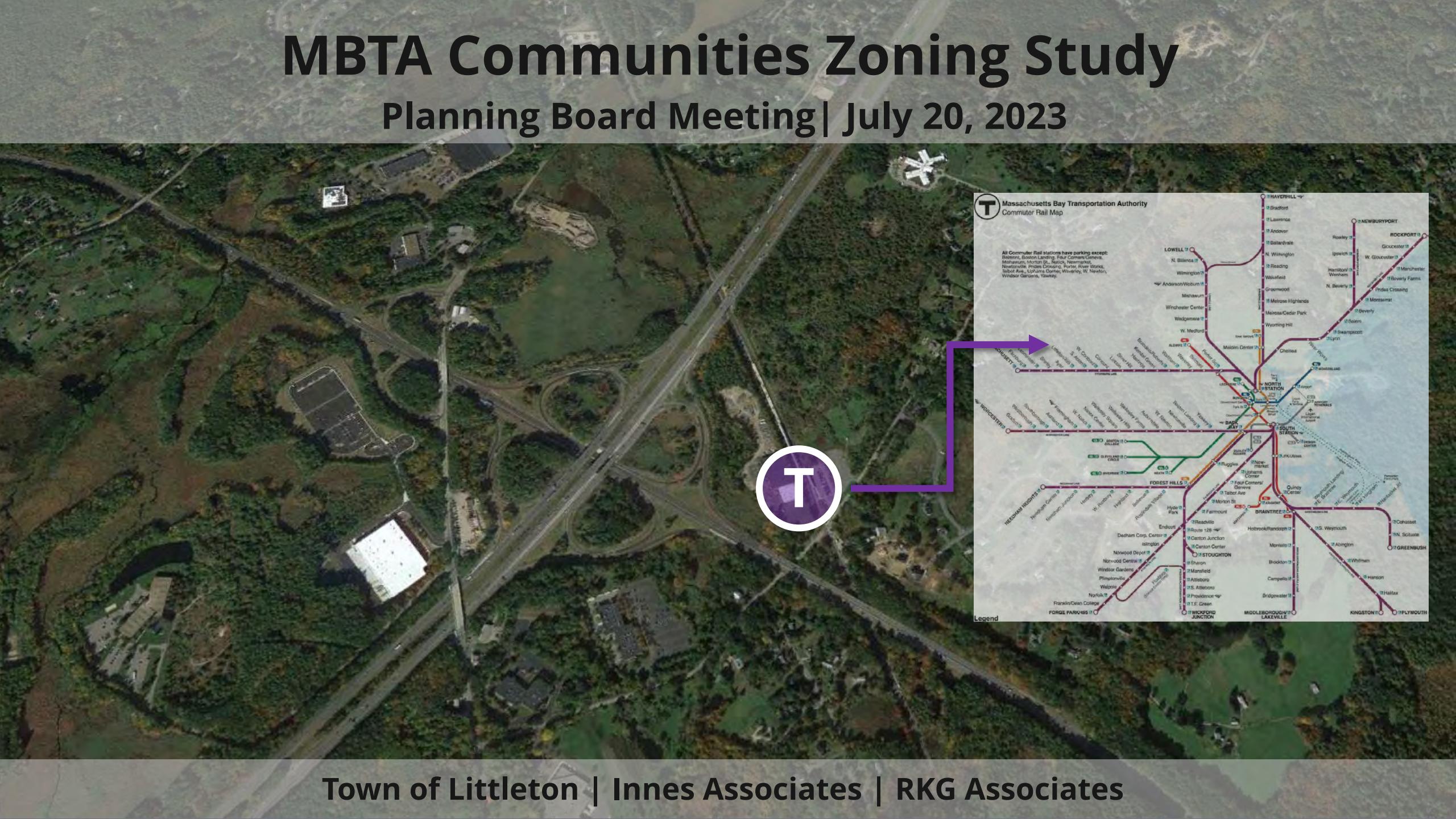


MBTA Communities Zoning Study

Planning Board Meeting | July 20, 2023



AGENDA

Process Overview

Planning Process

Final Test Scenarios

The Math of Section 3A: Revised

Discussion and Next Steps

Consultant Team



Planning Process

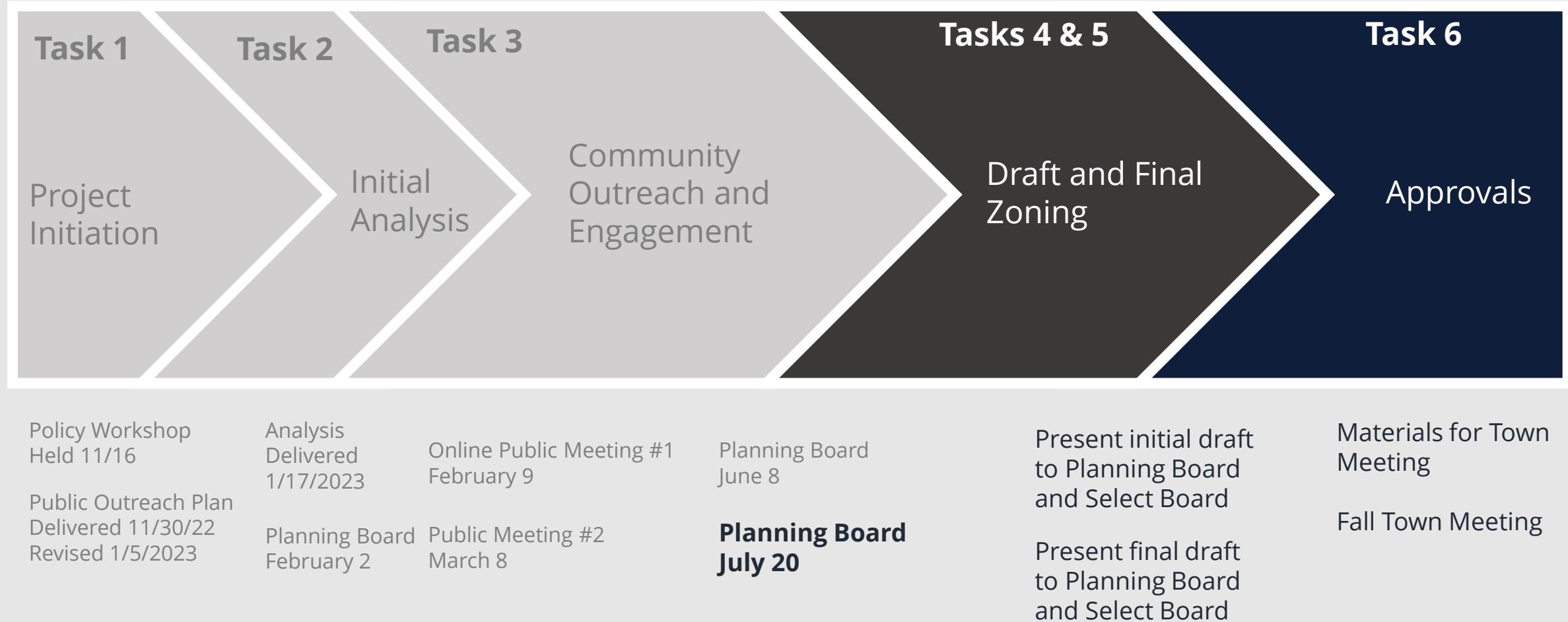
Overview

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 EOHLC.

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

ABOUT THE PROCESS: TIMELINE



PLANNING PROCESS

FEBRUARY 9

- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.



PLANNING PROCESS

FEBRUARY 9

- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

MARCH 8

- Test scenarios

For illustrative purposes only.



Option A
~400 units



Option B
~350 units



Option C
~300 units

Approximate outline of SGOD #1.
Base image: 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.



PLANNING PROCESS

FEBRUARY 9

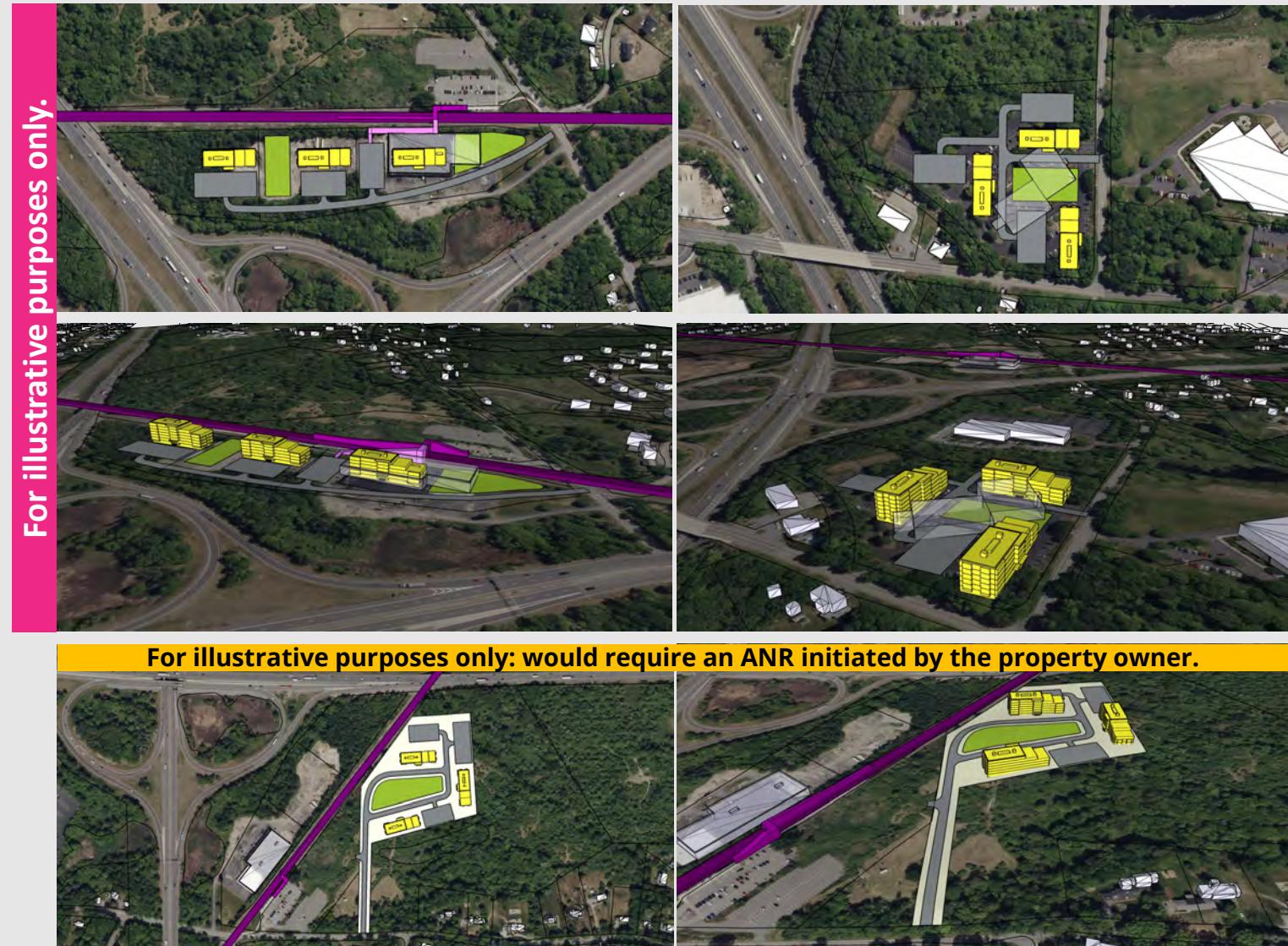
- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

MARCH 8

- Test scenarios

JUNE 8

- Additional test scenarios
- Additional explanation of how the Section 3A requirements apply to Littleton Station



PLANNING PROCESS

FEBRUARY 9

- Past planning efforts, of the MBTA Communities Act, results of the Compliance Model; and “missing middle” multifamily housing.

MARCH 8

- Test scenarios

JUNE 8

- Additional test scenarios
- Additional explanation of how the Section 3A requirements apply to Littleton Station

TODAY

- Present final test scenarios
- Present revised Math of Section 3A
- Discuss how the scenarios feed into zoning options

Final Test Scenario

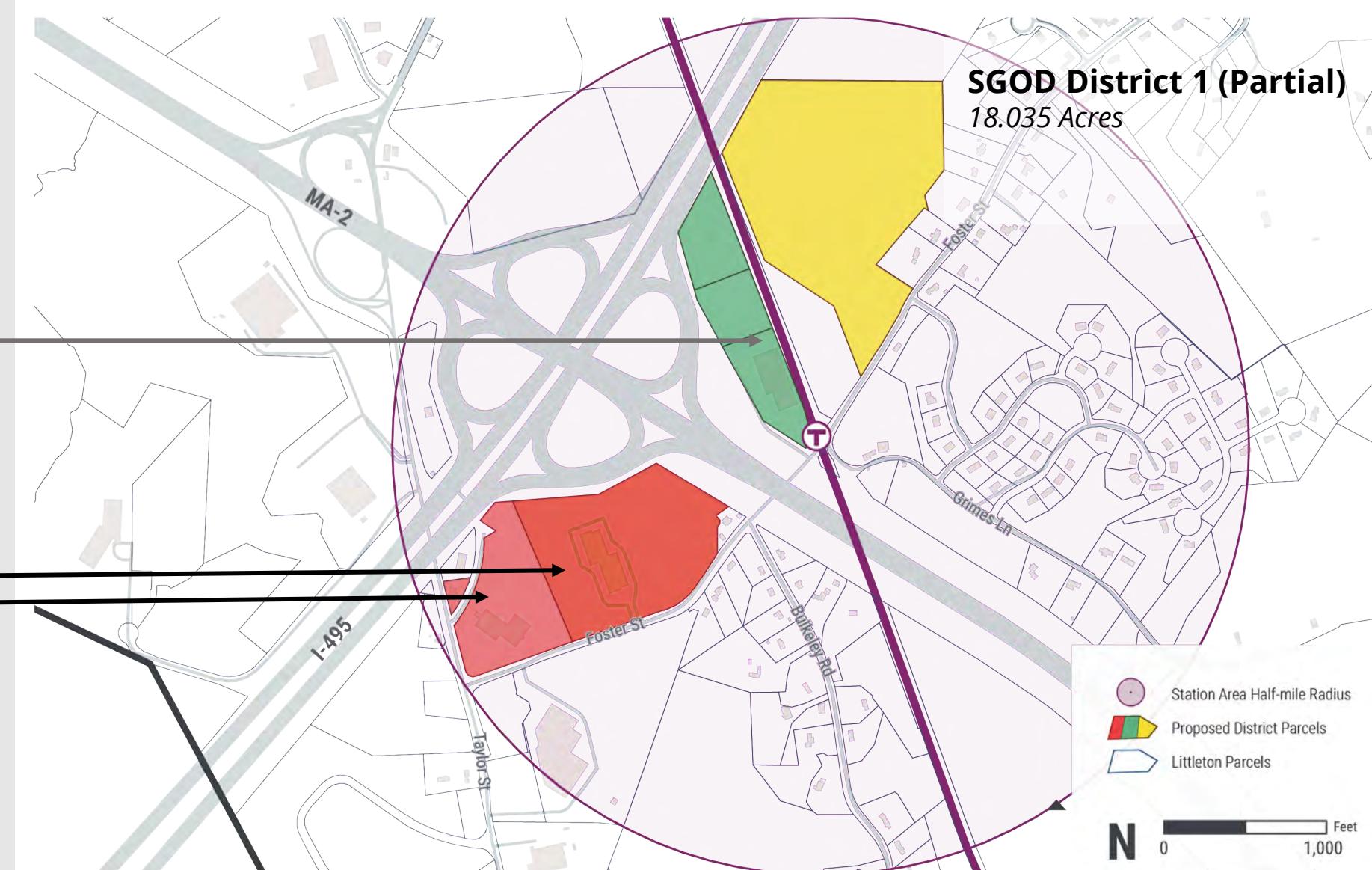
THE MATH OF SECTION 3A

Tonight, we are discussing two options for a revised SGOD #3, and a revised option for SGOD #1 that would require a formal subdivision of the parcel.

SGOD District 2

SGOD District 3 (East)
20.175 acres

SGOD District 3 (West)
10.28 acres



THE MATH OF SECTION 3A

Tonight, we are discussing two options for a revised SGOD #3, and a revised option for SGOD #1 that would require a formal subdivision of the parcel.

SGOD District 2

SGOD District 3 (East)

20.175 acres

Excluded: 2.140 acres

Net acres: 18.035

As shown: 217 units

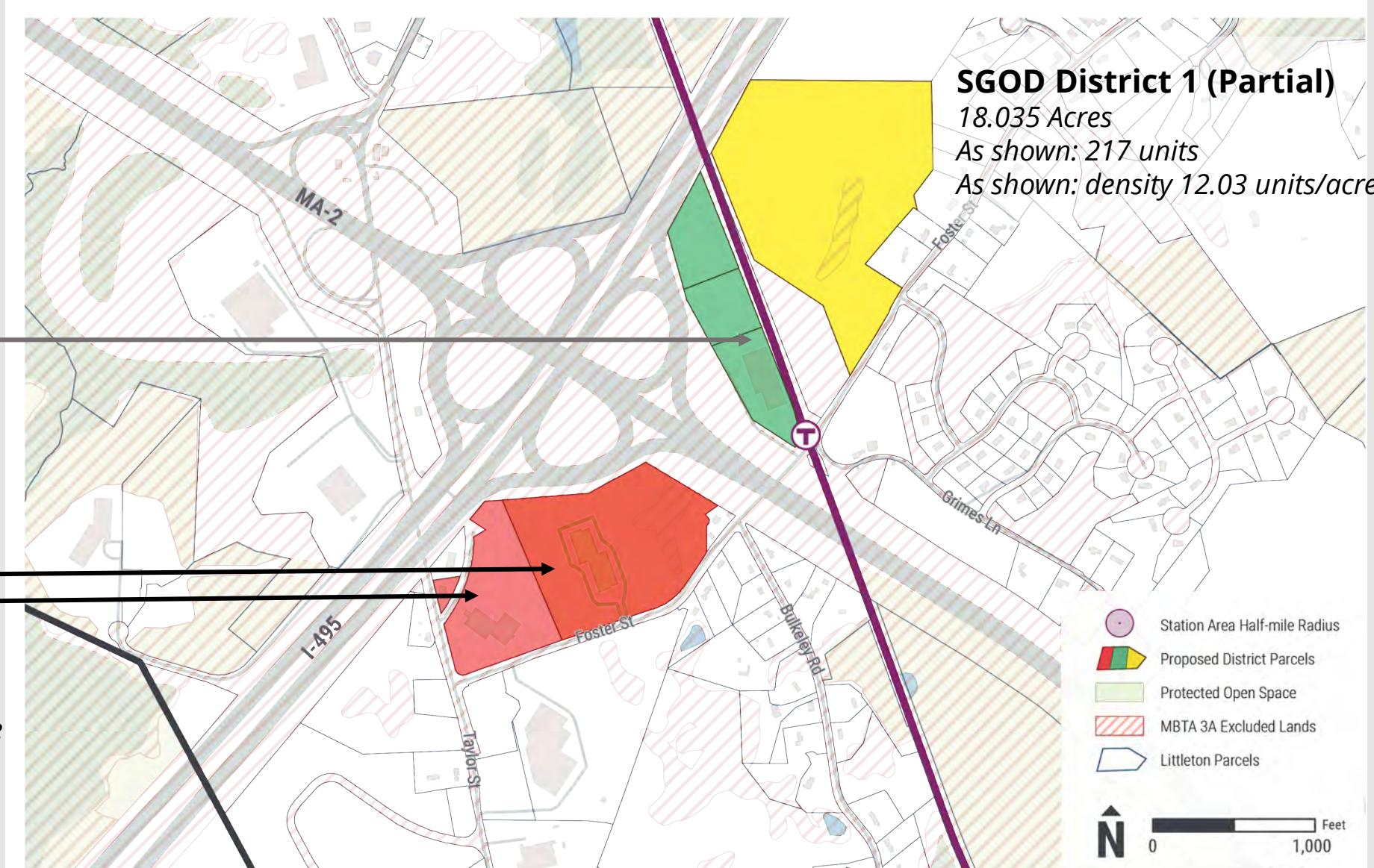
As shown: density 12.03 units/acre

SGOD District 3 (West)

10.38 acres

As shown: 150 units

As shown: density 14.45 units/acre

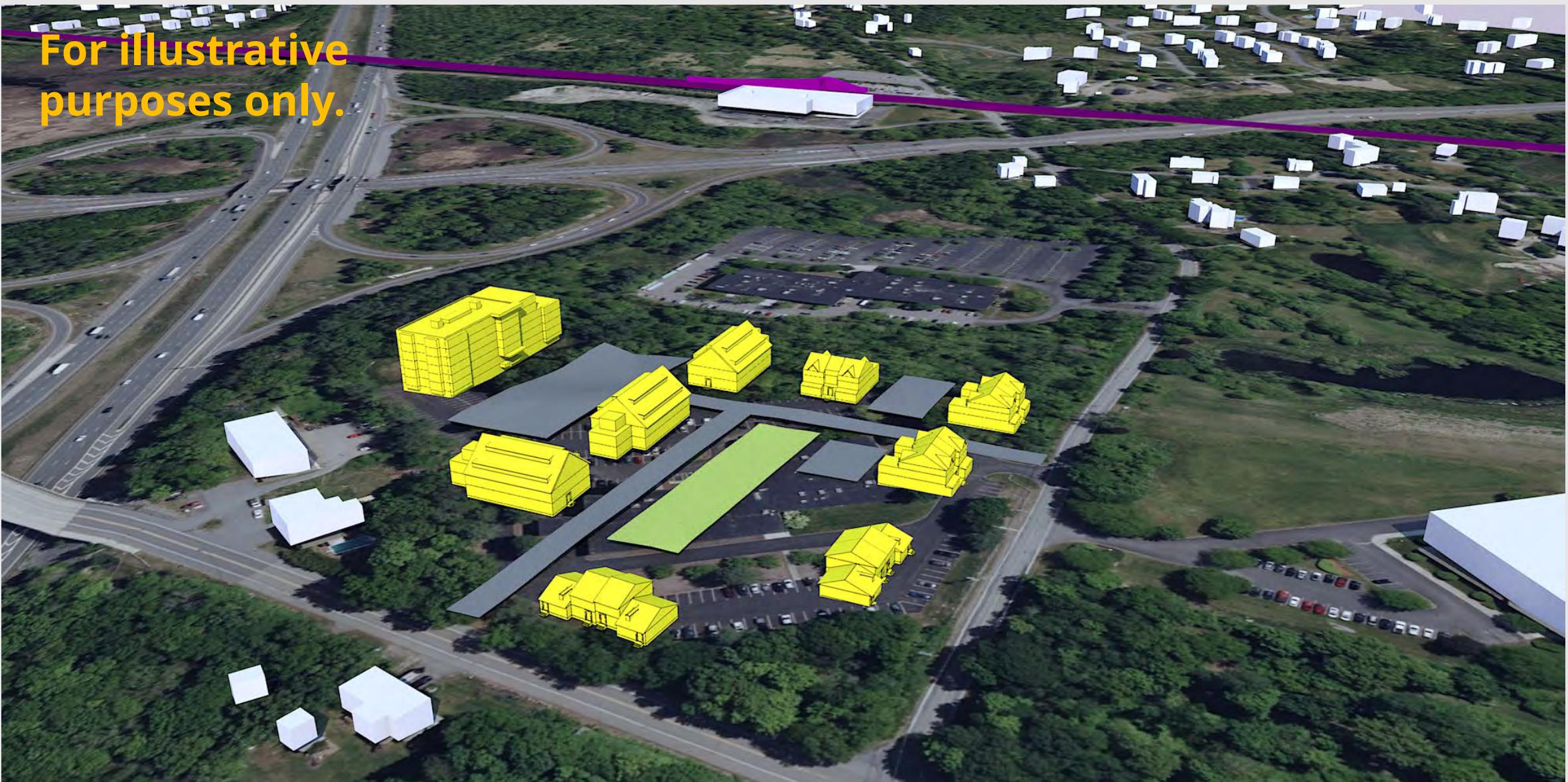


SGOD #3-West (Revised)



For illustrative purposes only.

SGOD #3-West (Revised)



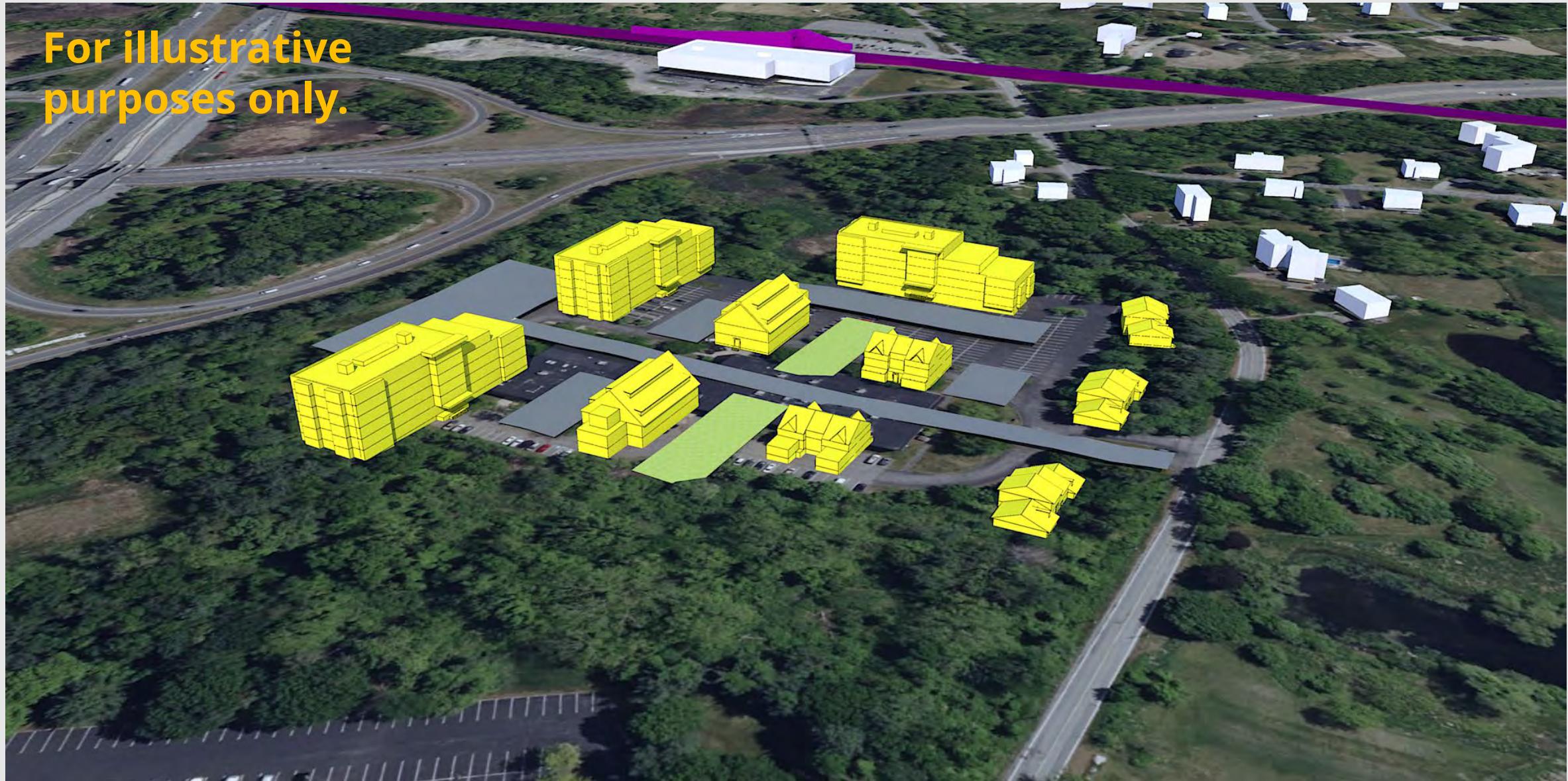
SGOD #3-East (New)

For illustrative purposes only.



SGOD #3-East (New)

For illustrative purposes only.



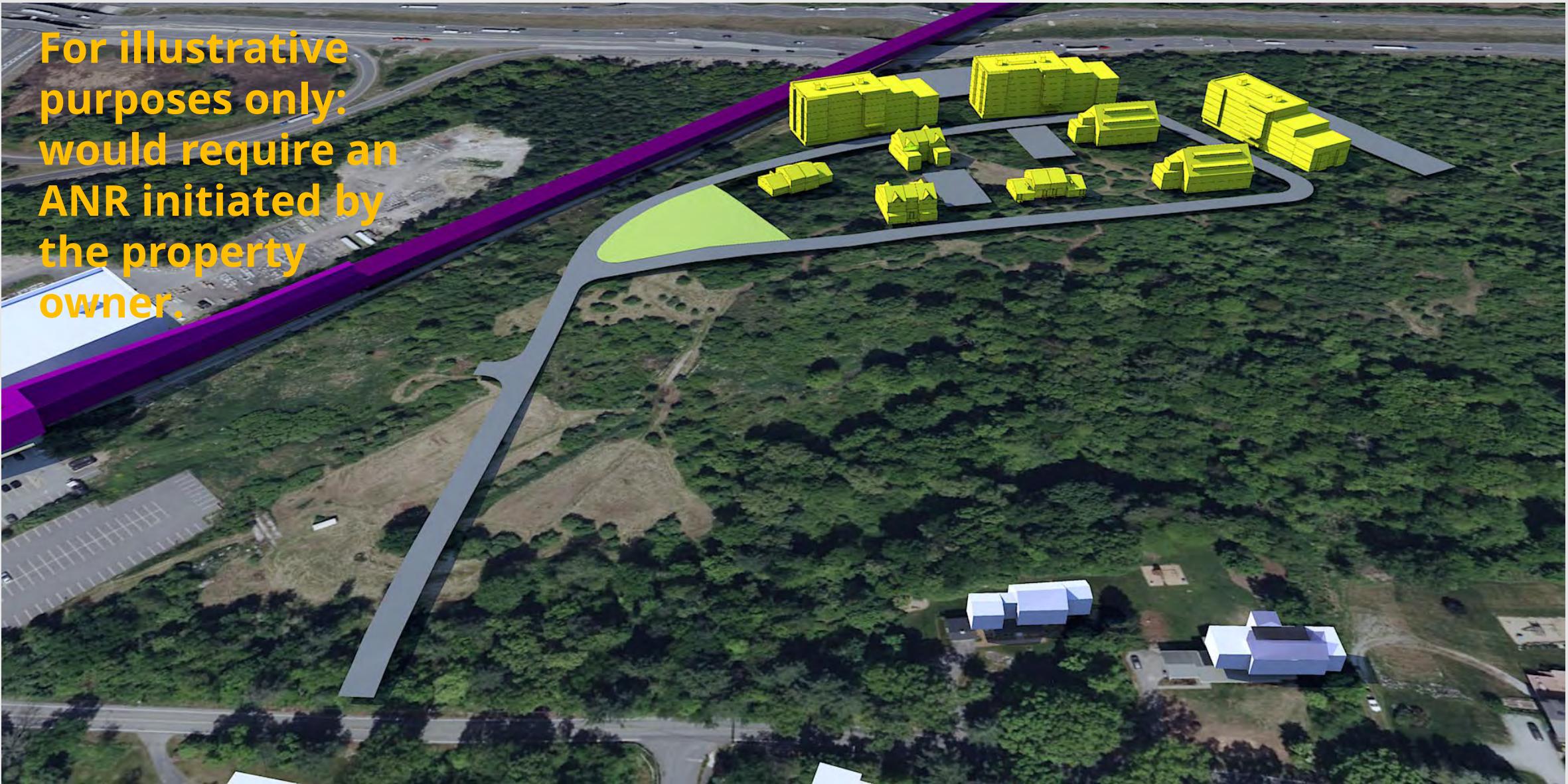
SGOD #1 - Alternate (Revised)

For illustrative purposes only:
would require an ANR initiated by the property owner.

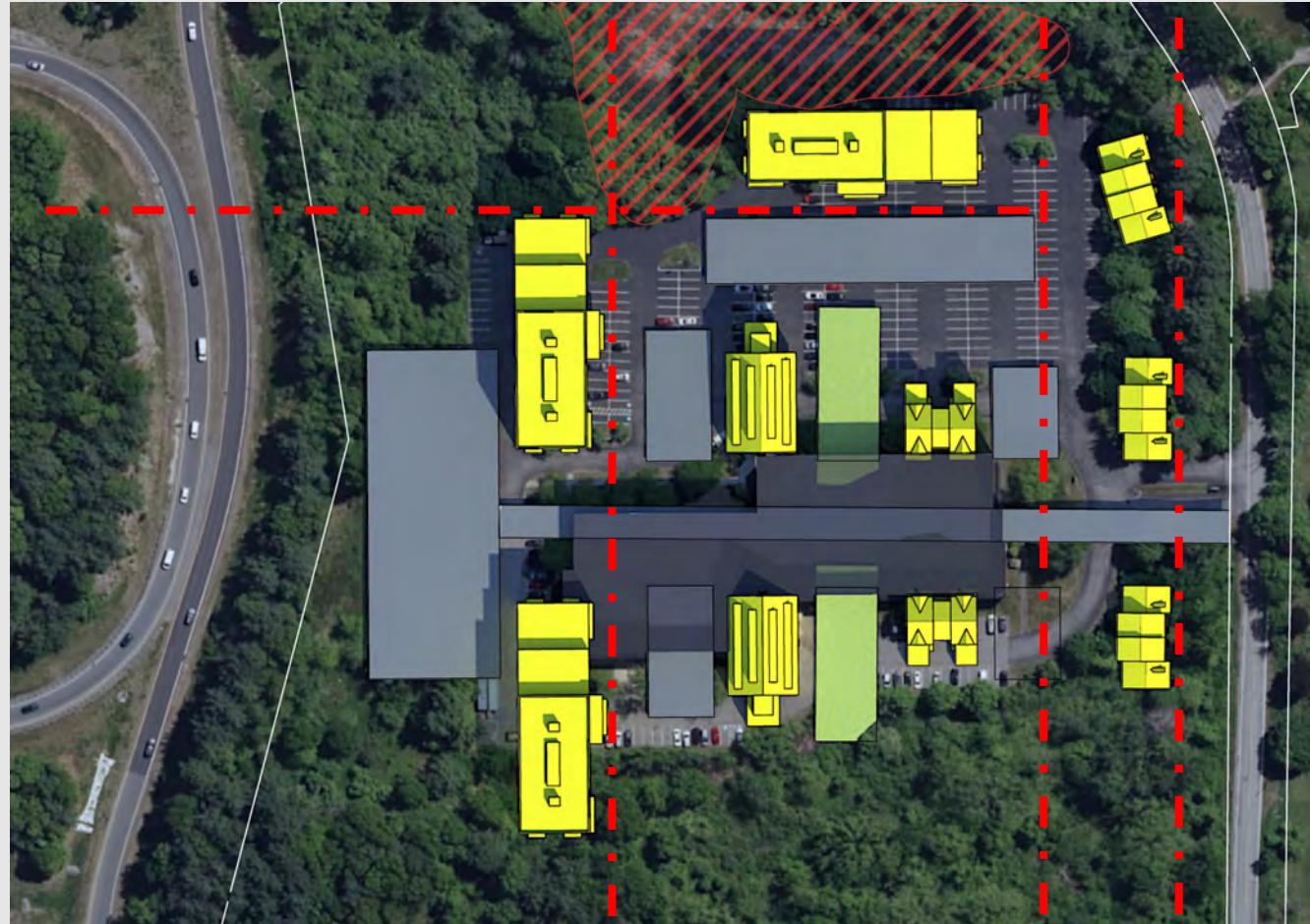


SGOD #1 - Alternate (Revised)

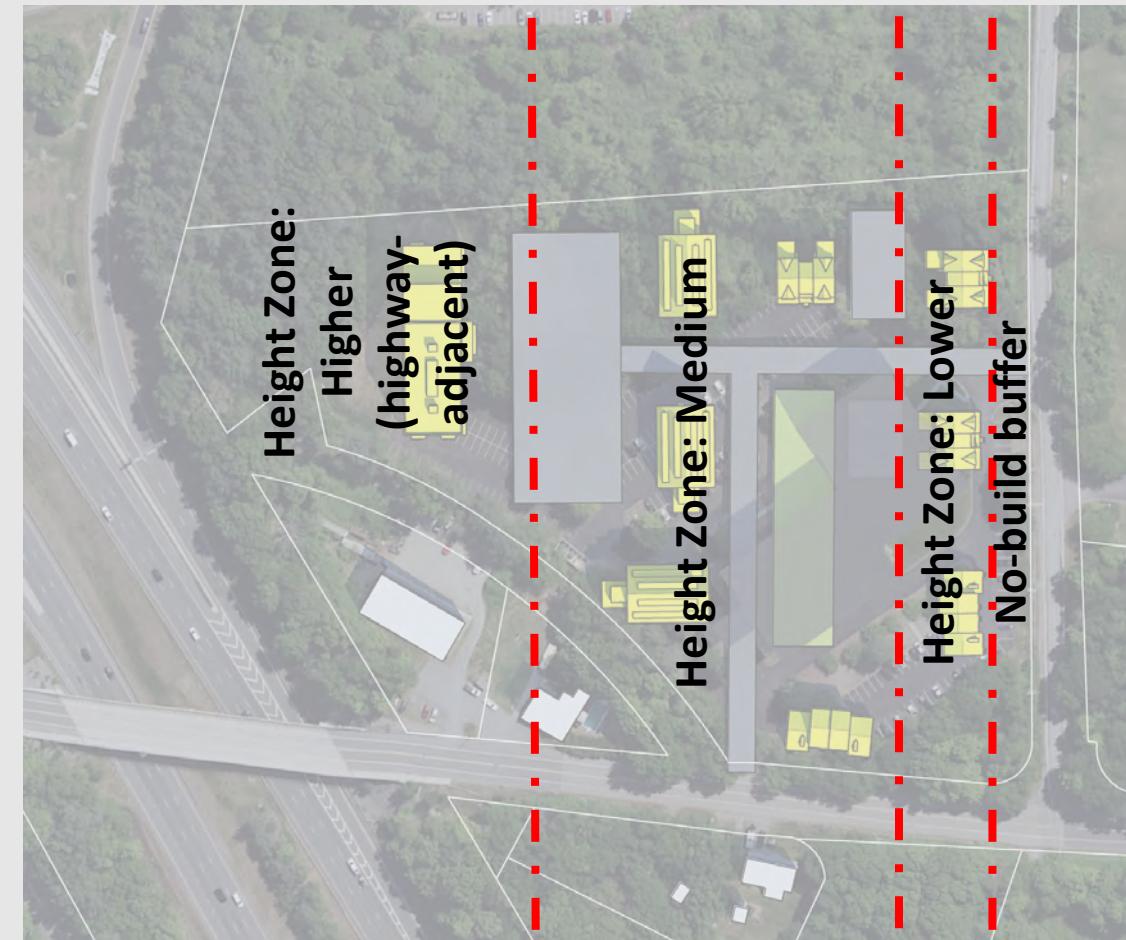
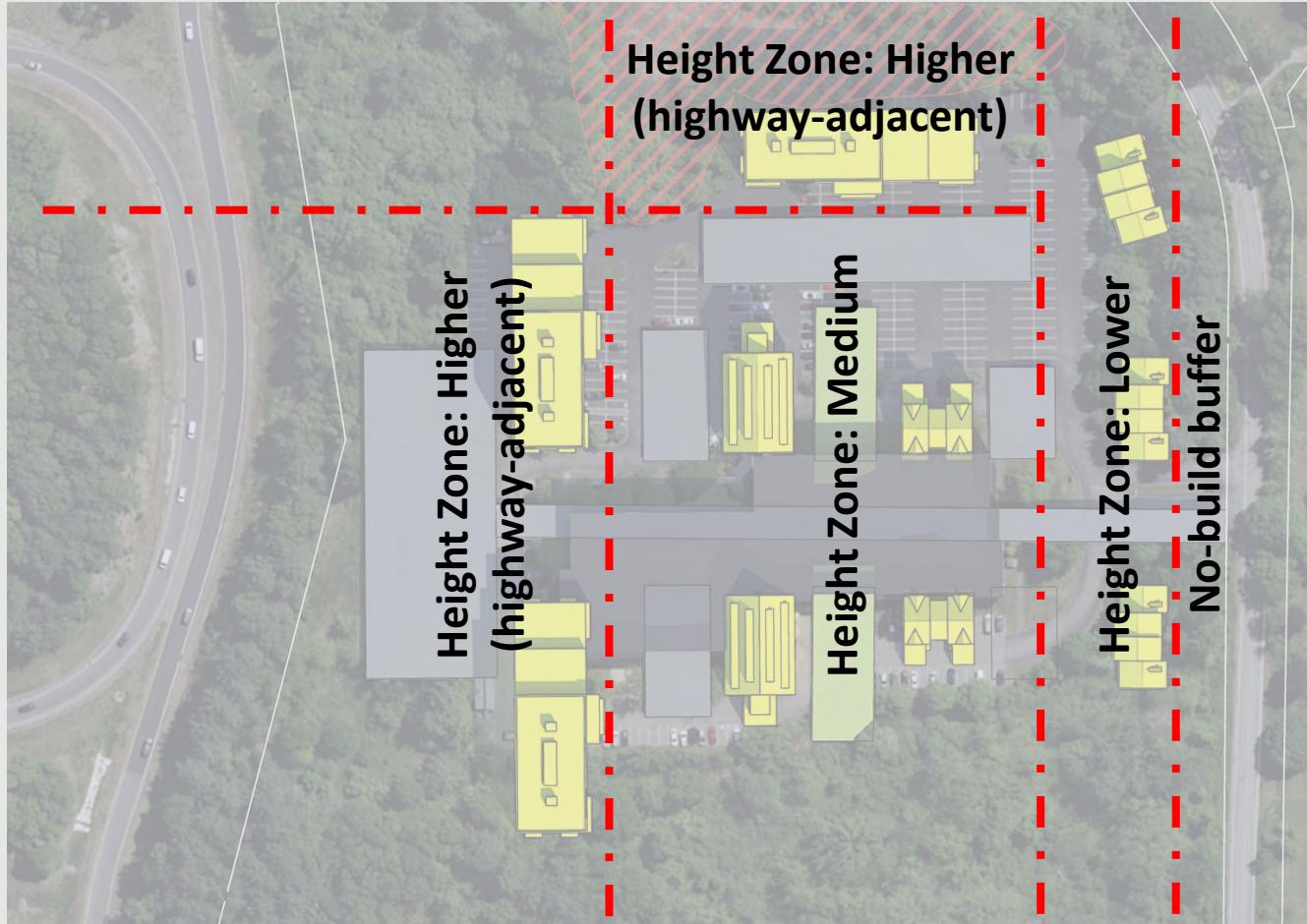
For illustrative purposes only:
would require an ANR initiated by the property owner.



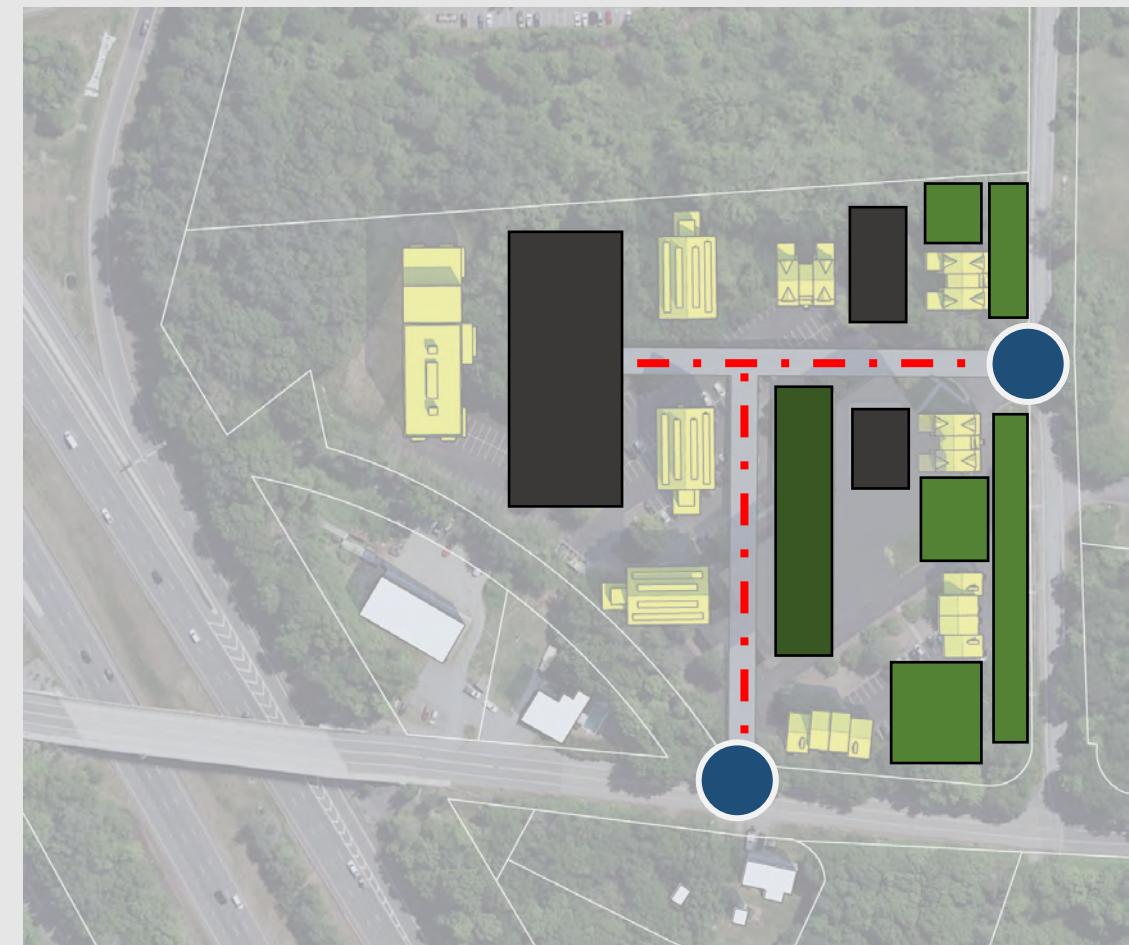
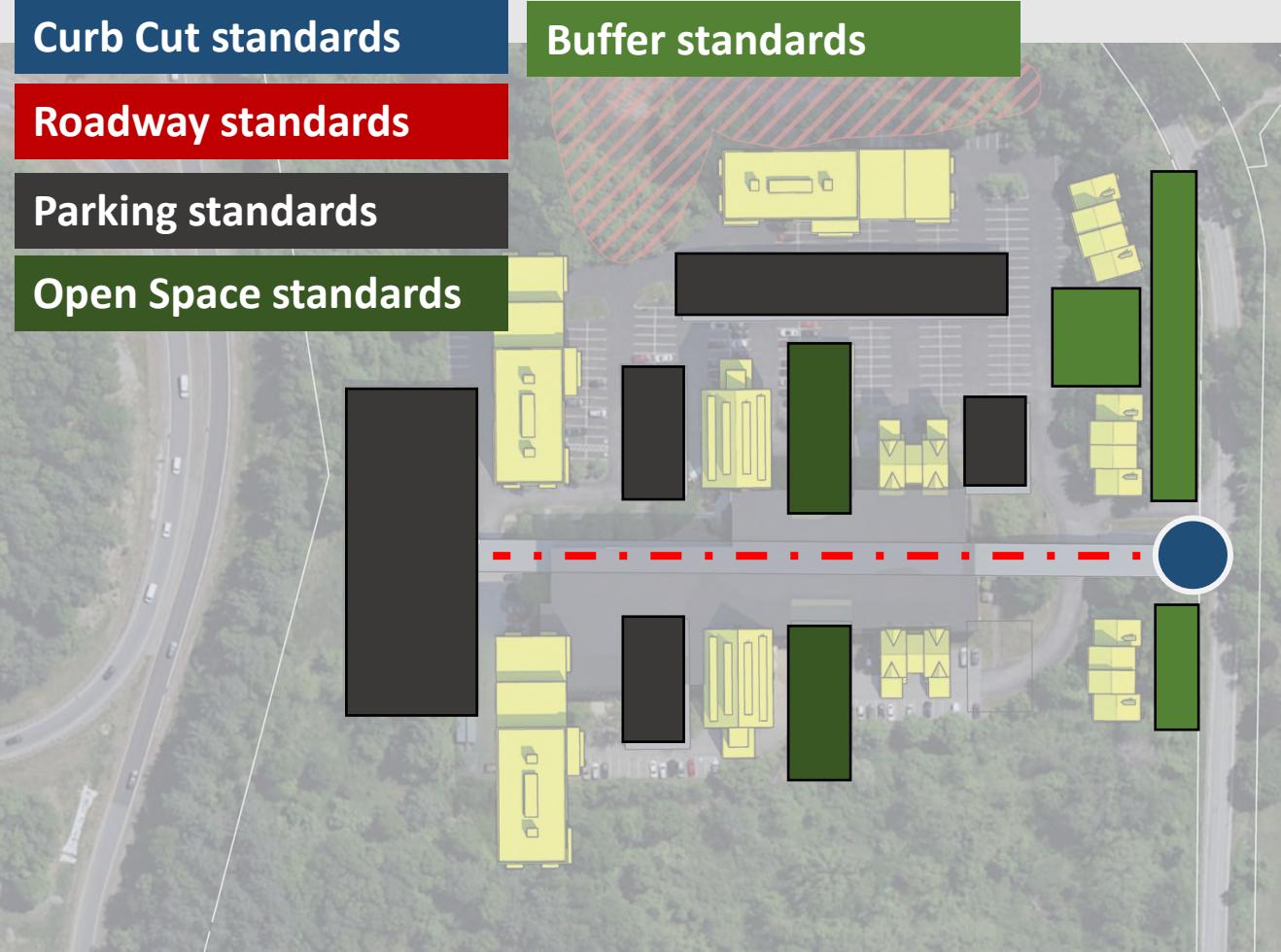
Zoning Implications



Zoning Implications



Zoning Implications



The Math of Section 3A

THE MATH OF SECTION 3A

1	Community Category	Commuter Rail
2020 Housing Units (Census PL-94)		3,889
2	Minimum Multifamily Unit Capacity	750
3	Minimum Land Area	50
4	Developable Station Area	244
5	% of district to be located in station area	20%

Calculations by Community Type

3 **MINIMUM LAND AREA:** (*Guidelines: 5a*) For Littleton, the minimum land area of the multi-family zoning district is 50 acres, or 1.5% of the developable land in an MBTA community, whichever is less. At least half of the area must be contiguous lots of land. No portion may be less than 5 acres of contiguous land.

2 **MINIMUM MULTIFAMILY UNIT CAPACITY:** (*Guidelines: 5b*) The greater of either the required percentage by community type (15% of 2020 housing units for a Commuter Rail community) **or** the minimum gross density of 15 units per acre times the minimum land area. For Littleton: $3889 * 0.15$ **or** $15 * 50 = 583$ **or** $750 = 750$.

Check: Minimum multifamily unit capacity cannot exceed 25% of total housing units: $3889 * 0.25 = 778$.

Definitions

1 **COMMUTER RAIL COMMUNITY:** An MBTA community that (i) does not meet the criteria for a rapid transit community, and (ii) has within its borders at least 100 acres of developable station area associated with one or more commuter rail stations.

2 **MULTI-FAMILY UNIT CAPACITY:** An estimate of the total number of multi-family housing units that can be developed as of right within a multi-family zoning district, made in accordance with the requirements of section 5.b below.

4 **DEVELOPABLE STATION AREA:** Developable land that is within 0.5 miles of a transit station.

5 **PERCENTAGE OF DISTRICT WITHIN STATION AREA:** (*Guidelines: 8a*) Percentage based on number of acres of developable station area in the community.

Developable Station Area: Developable land that is within 0.5 miles of a transit station.

Developable land: Land on which multi-family housing can be permitted and constructed. For purposes of these guidelines, developable land consists of: (i) all privately-owned land except lots or portions of lots that meet the definition of excluded land, and (ii) developable public land.

Excluded land: Land areas on which it is not possible or practical to construct multi-family housing.

THE MATH OF SECTION 3A

Key data points:

2020 Housing
Units

Developable
Station Area

Minimum
Land Area

Key calculations:

Minimum
Multifamily
Unit Capacity

Percentage of
District within
the Station Area

THE MATH OF SECTION 3A

2020 Housing Units	Developable Station Area	Minimum Land Area	Minimum Multifamily Unit Capacity	Percentage of District within the Station Area
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Key data points:

3,889 (PL-94, 2020 Census)	244 acres (EOHLC)	50 acres (EOHLC)
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The lesser of 1.5% of the Developable land within the community or 50 acres.

Key calculations:

750 dwelling units	20%
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20%

Applies to

The number of acres

The number of units

$$50 * 20\% = 10 \text{ acres}$$

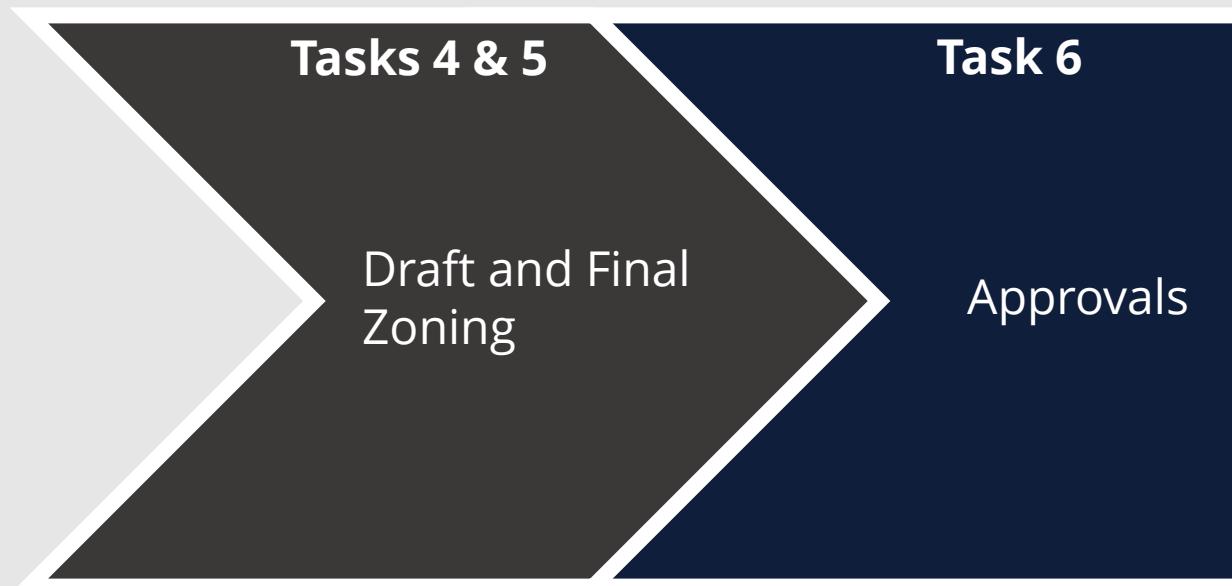
$$750 * 20\% = 150 \text{ units}$$

THE MATH OF SECTION 3A

2020 Housing Units	Developable Station Area	Minimum Land Area	Minimum Multifamily Unit Capacity	Percentage of District within the Station Area	Dwelling Units per Acre
3,889 (PL-94, 2020 Census)	244 acres (EOHLC)	50 acres (EOHLC)	750 dwelling units	20%	15 units/acre (EOHLC)
Key data points:			Key calculations:		
Littleton Station	10.38-20.175 acres (EOHLC = 10)	150-217 units (EOHLC = 150)	20-33% (acres) 15-21% (units)	12.03-14.45 units/acre	
King Street Common	40.63	812 units (limited by zoning)	N/A	20 units/acre (limited by zoning)	
Total	51.01- 60.805 acres	962-1,029 units	20-33% (acres) 15-21% (units)	16.9-18.9 units/acre	✓

Discussion and Next Steps

ABOUT THE PROCESS: TIMELINE



Present initial draft
to Planning Board
and Select Board

Present final draft
to Planning Board
and Select Board

Materials for Town
Meeting

Fall Town Meeting

NEXT STEPS

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

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://residensity.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/#>

MBTA Communities Zoning Study

Thank you!

