

MBTA COMMUNITIES MULTI-FAMILY ZONING

TOWN OF ANDOVER VISIONING SESSION – JUNE 7, 2023

COMMUNITY DEVELOPMENT & PLANNING

BARRETT PLANNING



TOWN OF
ANDOVER
MASSACHUSETTS

MEETING PROTOCOL



This session is for us to learn about your vision for multi-family housing in Andover.

No one is right or wrong.

We do not have all the answers, and we shouldn't at this point.

Help us try to find ideas and answers.

What benefits can we achieve through compliance? What community values can we support and promote?

Comments and questions are welcome in the chat, although we may not be able to respond during the presentation.

Please be kind to us and others.

AGENDA

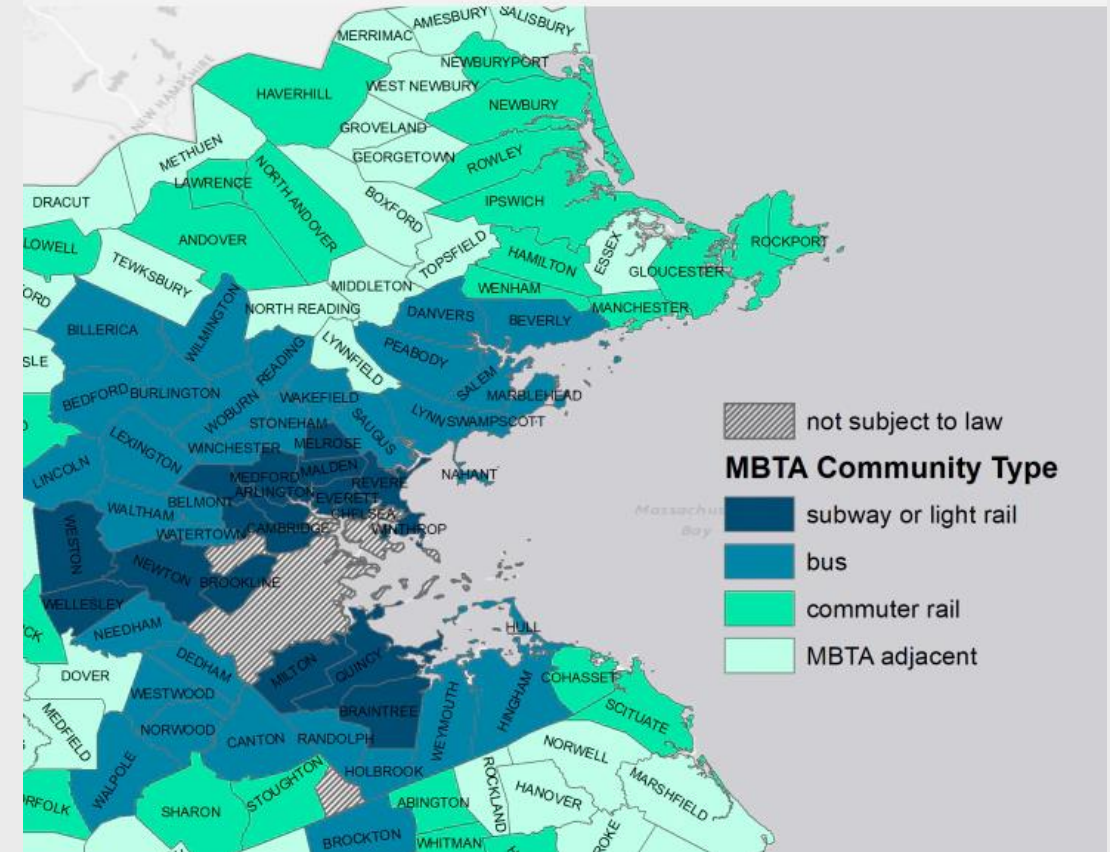


- 6:30 pm Welcome
- 6:35 pm MBTA Communities Law Overview
- 6:45 pm Zoning Capacity
- 7:00 pm Visualizing Density
- 7:10 pm District Visioning Exercise
- 8:25 pm Conclusion

MULTI-FAMILY ZONING REQUIREMENT FOR MBTA COMMUNITIES



- Enacted as part of the economic development bill - Section 3A of M.G.L c. 40A requires MBTA communities to have at least one zoning district of reasonable size in which multi-family housing is **permitted as of right** and meets other criteria set forth in the statute:
 - Minimum gross density of 15 units per acre.
 - Must be a minimum of 50 acres.
 - Not more than 1/2 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.
 - No age restrictions.
 - Suitable for families with children.
- **Section 3A requires multi-family by right zoning, not housing production.**



MBTA Communities Map – Mass Housing Partnership

WHAT THE LAW SAYS



- The requirement is codified a Section 3A of M.G.L. ch. 40A and it states:
- Section 3A. (a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.
- (b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.
- (c) The department, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, shall promulgate guidelines to determine if an MBTA community is in compliance with this section.

WHAT DOES THIS MEAN FOR ANDOVER?



- Andover served by two MBTA Commuter Rail stations.
 - Andover Station – Railroad Street
 - Ballardvale Station – Andover Street
- A minimum **zoning capacity** of 15% of current housing stock
 - 13,541 units x .15 = 2,031 units

Municipality	MBTA Community Type	2020 Housing Units (Census PL-94)	Section 3A Min. Capacity	2021 Housing Choice Community?	Housing Choice Grant \$ FY 2019-2022	MassWorks Grant \$ FY 2015-2021	Total Grant Dollars Receive
Abington	Commuter Rail	6,811	1,022	No	\$ -	\$ -	\$ -
Acton	Commuter Rail	9,219	1,383	Yes	\$ 398,819	\$ 2,840,000	\$ 3,238,819
Amesbury	MBTA Adjacent	7,889	789	Yes	\$ -	\$ 5,607,812	\$ 5,607,812
Andover	Commuter Rail	13,541	2,031	Yes	\$ 310,000	\$ 6,000,000	\$ 6,310,000
Arlington	Subway Or Light Rail	20,461	5,115	No	\$ -	\$ -	\$ -



Andover Half Mile Zones

WHY ARE WE DOING THIS?

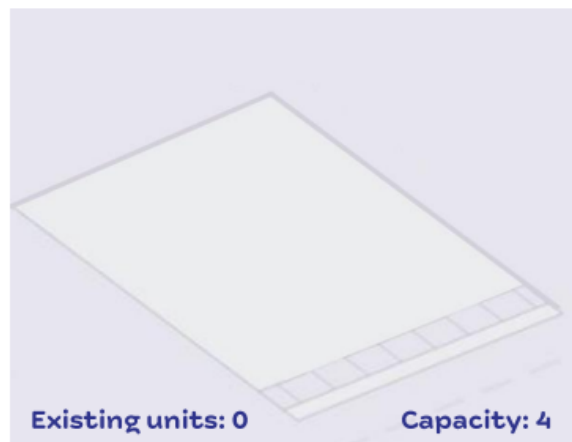


Source: Massachusetts Housing Partnership

ZONING CAPACITY

CORE CONCEPT: “CAPACITY”

Existing use: duplex → Treat or count as an undeveloped parcel → Evaluate for what could be built by right under zoning: fourplex



IMPORTANT! To determine the unit capacity of a new or existing multi-family zoning district, you do not “count” existing units—you instead determine how many multi-family units the zoning district would allow by right on that parcel if it were undeveloped.

POTENTIAL ZONING CAPACITY



POTENTIAL ZONING CAPACITY



Pearson Street
Size: .93 acres

VISUALIZING DENSITY

Larger Districts/Lower Density

Smaller District Districts/Higher Density



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How dense is this property?

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CURRENT DENSITY: BALLARDVALE STATION



Total Residential Units: 537 Units
Neighborhood Area: 501.74 Acres
Neighborhood Density: 1.07 Units per Acre

Use Description	Residential Units	Parcel Acres	Avg. Parcel Density
Single-family	340	195.70	1.74
Condominium	102	11.21	9.10
Two-family	40	6.18	6.48
Apartments over eight units	27	0.78	34.78
Apartments with four to eight units	21	1.85	11.36
Three-family	3	0.19	15.94
Mixed-use -- residential with commercial	3	0.26	11.65
Other exempt housing	1	0.77	1.31
Industrial	0	11.21	0.00
Tax-exempt; public; charitable; institutional	0	363.42	0.00
Undevelopable residential land	0	11.06	0.00
Commercial	0	1.50	0.00
Developable residential land	0	3.42	0.00
Commercial; Tax-exempt; public; charitable; institutional	0	2.46	0.00
Accessory land with improvement	0	1.37	0.00



April 13, 2023

1:18,056

0 0.1 0.2 0.4 mi
 0 0.17 0.35 0.7 km

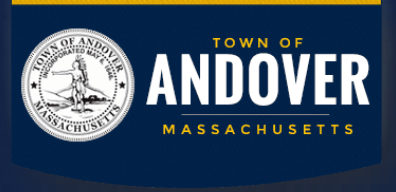
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VISIONING



TOWN OF
ANDOVER
MASSACHUSETTS

SUMMARY



M.G.L. C 40A Section 3A

At least one district of reasonable size



No age restrictions; suitable for families with children



Minimum gross density of 15 units/acre



Not more than 1/2 mile from a transit station



Guidelines for Andover

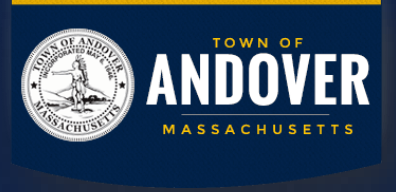
Building with 3+ residential dwelling units

No age restrictions or bedroom limits in zoning

Capacity for 2031 units

Districts must be at least 5 contiguous acres

NEXT STEPS



Summer 2023
Public Engagement



Fall 2023
Community Report



Fall/Winter 2023
Draft Zoning



May 1, 2024
Town Meeting



December 31,
2024
Adopt New Zoning.



March 31, 2025
Deadline to Apply
for Determination
of Compliance

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Where should Andover's MBTA District be Located?

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QUESTIONS



Community Development & Planning
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CDPPlanningEconomic@andoverma.us

For more information:
Andoverma.gov/MBTAzoning