

MBTA COMMUNITIES MULTI-FAMILY ZONING

TOWN OF ANDOVER MBTA ZONE UPDATE – OCTOBER 12, 2023

COMMUNITY DEVELOPMENT & PLANNING



TOWN OF
ANDOVER
MASSACHUSETTS

MEETING PROTOCOL



This session is for us to share the results from conversations with the public and discuss next steps. 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 connect those to answers.

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

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

Please be kind to us and others.

MBTA COMMUNITY WORKING GROUP



Emran Baqui

Kevin Coffey

High Conlon

Jane Gifun

Denise Johnson

Ann Knowles, *Planning Board Liaison*

Linda Lecomte, *Clerk*

Jennifer Lemmerman, *Chair Person*

Andrew MacKenzie

Susan McCready, *School Committee Liaison*

John O'Hara

Jessica Randolph, *Vice Chair Person*

Benet Raphael

Stuart Rubin

Morgan von Prelle, *Planning Board Liaison*

William Walsh

AGENDA

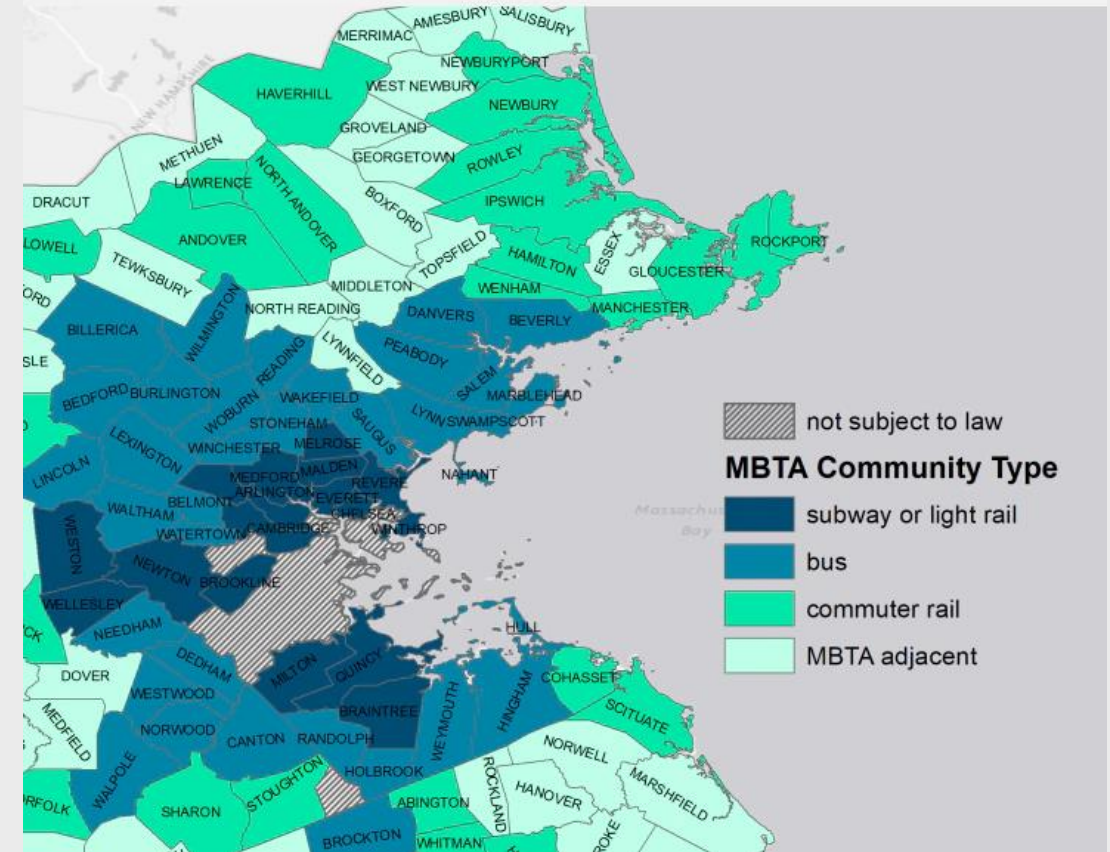


- 7:00 pm Welcome
- 7:05 pm MBTA Communities Law Overview
- 7:10 pm Report of Top Zone Locations
- 7:20 pm Working Group Recommendation
- 7:30 pm Public Comment
- 7:45 pm Introduction to Public Portal
- 8:30 pm Conclusion

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 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
 - $13,541 \text{ units} \times .15 = 2,031 \text{ units}$



Andover Half Mile Zones

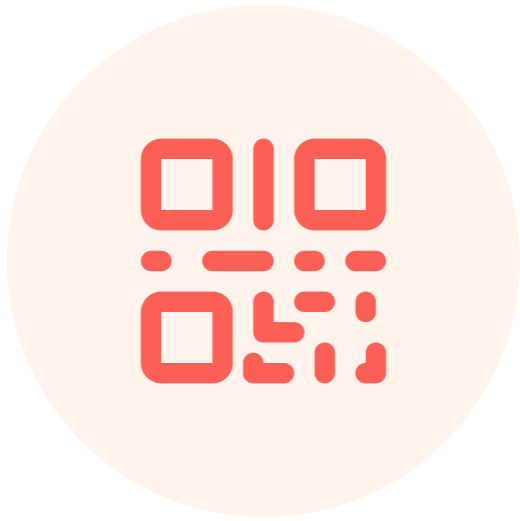
Municipality	MBTA Community Type	2020 Housing Units (Census PL-94)	Section 3A Min. Capacity	2021 Housing Choice Community?	Housing Choice Grant \$ FY 2019-2022	MassWorks Grant \$ FY 2015-2021	Total Grant Dollars Receive
Abington	Commuter Rail	6,811	1,022	No	\$ -	\$ -	\$ -
Acton	Commuter Rail	9,219	1,383	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	\$ -	\$ -	\$ -

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.

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2000 + NEW housing units will be constructed within a 1/2 mile radius of a commuter rail train station.

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Only low income housing will be produced through this Law.

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One goal of the MBTA Communities Housing Law is to increase housing choice within the Andover.

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**How Many Housing Units are within
1/2 Mile of Andover Station?**

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**How Many Housing Units are within
1/2 Mile of Ballardvale Station?**

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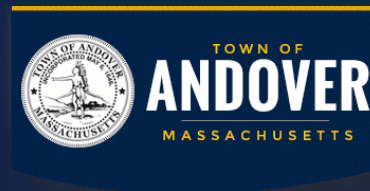
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Complying with the MBTA Communities Housing Law is Optional

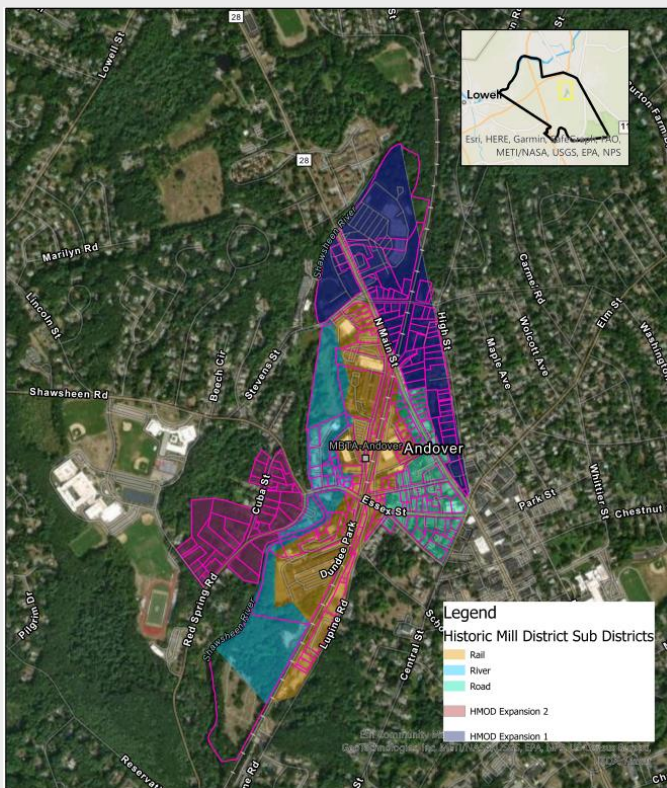
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COMMUNITY ENGAGEMENT



Date	Event	Date	Event
4/25/2022	MBTA Communities Zoning Presentation to the Select Board	4/19/23	Preservation Commission & Ballardvale Historic District Commission
8/10/22	DHCD (now EOHLC) issued the final guidelines to determine compliance.	4/25/23	Susan McCready - School Committee Rep
9/9/22	Housing Coalition Meeting	5/24/23	Published in Andover Dispatch
11/23/22	DHCD (now EOHLC) Released Compliance Model	6/7/23	Community Conversation Visioning Session I
11/29/22	There is Something About Andover	6/21/23	MBTA Communities Working Group Announced
11/15/22	MBTA Communities Zoning Presentation of the Planning Board	8/18/23	Library Pop up
1/31/23	Action Plan Submitted to DHCD (now EOHLC)	8/31/23	Library Pop up
4/26/23	Coffee With A Planner (Robb Center)	8/31/23	Published in Andover Dispatch
4/19/23	Andover Preservation Committee	9/7/23	Library Pop up
1/6/23	DEI Commission	9/13/23	Robb Center Health Fair
1/25/23	Coffee With A Planner	9/15/23	Town wide PTO
2/13/23	Select Board	9/22/23	Rotary Club
3/1/23	MBTA Community Conversation	9/30/23	Andover Days
Monthly Updates	EDC	10/6/23	MBTA Communities Focus Group
10/26/22	Disability Commission	10/10/23	DEI Commission
3/1/23	Community Conversation: Intro to MBTA Communities Law	10/10/23	Preservation Commission
4/26/23	Robb Center Coffee With a Planner	10/12/23	Community Conversation: Community Update

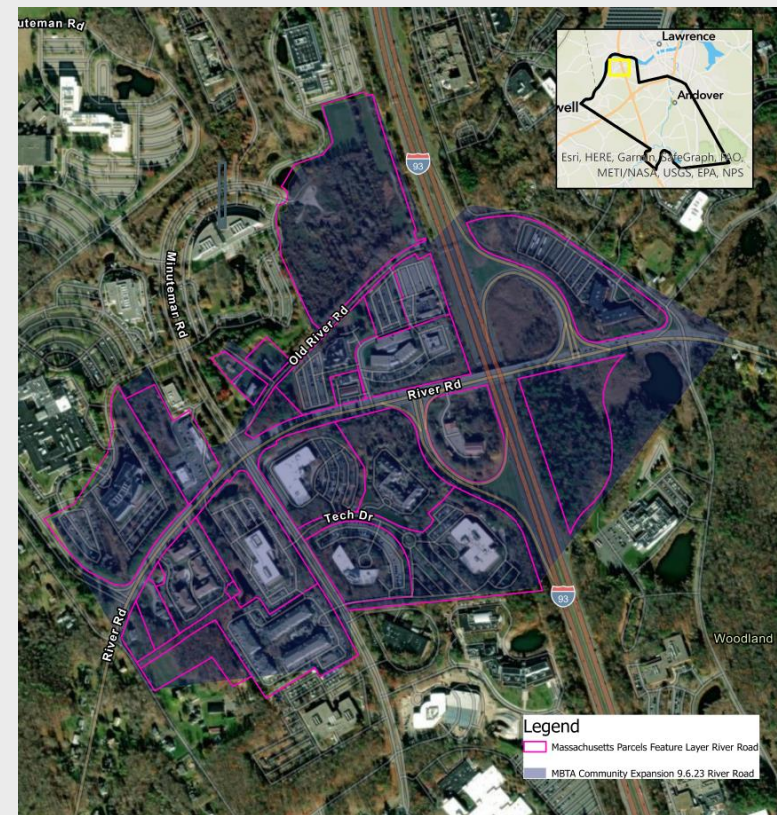
ZONE LOCATION RECOMMENDATION



Andover Station Area

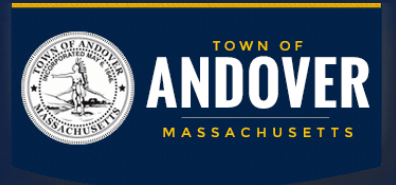


Ballardvale Station Area



River Road Area

IMPACT ANALYSIS INFORMATION DESIGN GUIDELINES



Design Guidelines

Andover Station
(Historic Mill District)



Ballardvale Station

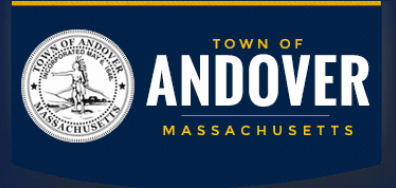


River Road Area

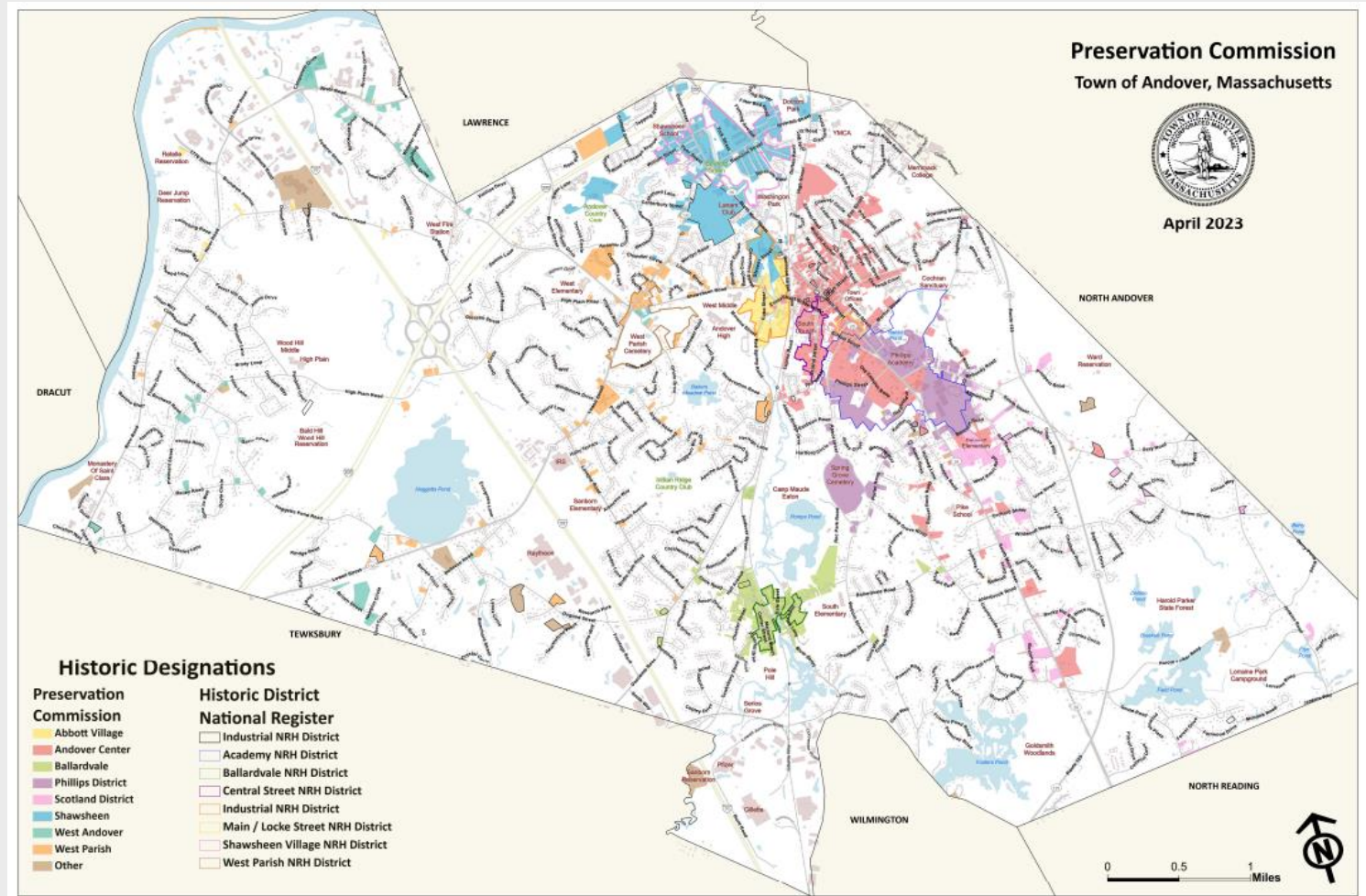


The image displays a grid of design guidelines for a River Corridor, organized into four rows and three columns. The top row is titled 'River Corridor' and includes a legend for 'River Corridor' with three categories: 'River Corridor', 'River Corridor', and 'River Corridor'. The second row is titled 'Parking + Access' and includes a legend for 'Parking + Access' with two categories: 'Parking + Access' and 'Parking + Access'. The third row is titled 'Building Height' and includes a legend for 'Building Height' with two categories: 'Building Height' and 'Building Height'. The fourth row is titled 'Building Massing' and includes a legend for 'Building Massing' with two categories: 'Building Massing' and 'Building Massing'. The fifth row is titled 'Public Interface' and includes a legend for 'Public Interface' with two categories: 'Public Interface' and 'Public Interface'. The sixth row is titled 'Signage + Wayfinding' and includes a legend for 'Signage + Wayfinding' with two categories: 'Signage + Wayfinding' and 'Signage + Wayfinding'. Each cell in the grid contains a mix of text, photographs, and architectural line drawings illustrating the guidelines.

IMPACT ANALYSIS INFORMATION HISTORIC PRESERVATION



- Historic District
- Andover Station
(Historic Mill Overlay District) ✓
- Ballardvale Station ✓
- River Road Area ✗



IMPACT ANALYSIS INFORMATION PLACEMAKING



Placemaking Plan

Andover Station
(Historic Mill District)



Ballardvale Station



River Road Area



STRATEGIC PLACEMAKING PLAN
ANDOVER, MA
JULY 2019

WHERE WHAT WHEN

PLACEMAKING LOCATIONS

COMMUNITY INPUT

PROPOSED PLACEMAKING

DUNDEE PARK

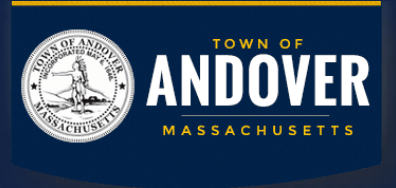
SHAWSHEN RIVER

TOWN YARD

DEPOT

OLD TOWN HALL

IMPACT ANALYSIS INFORMATION WATER & SEWER



Water & Sewer Analysis

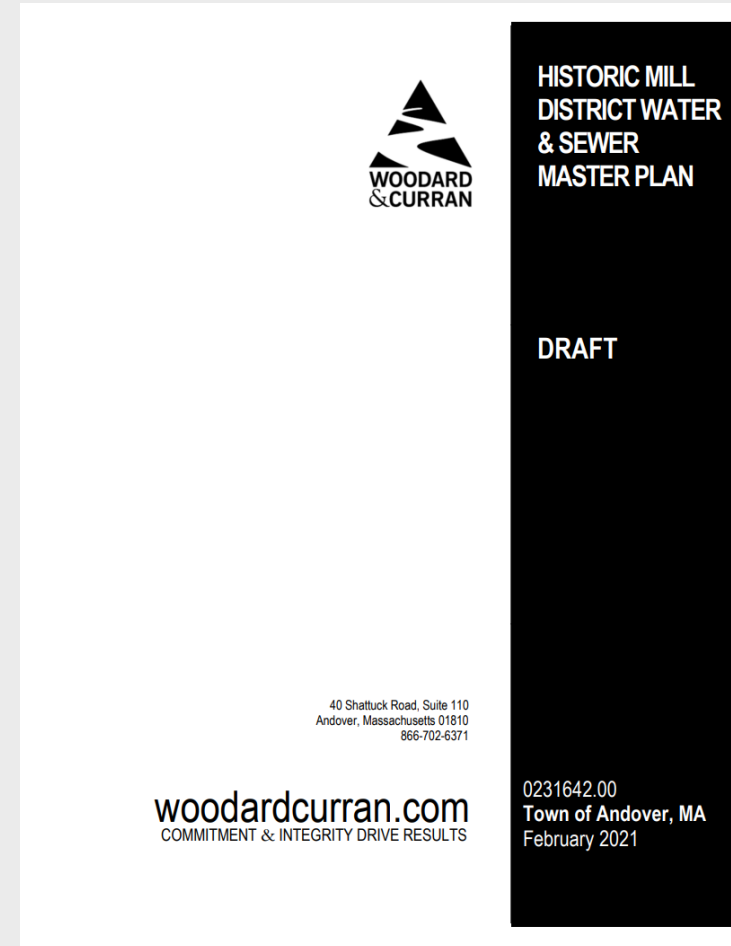
Andover Station
(Historic Mill District)



Ballardvale Station



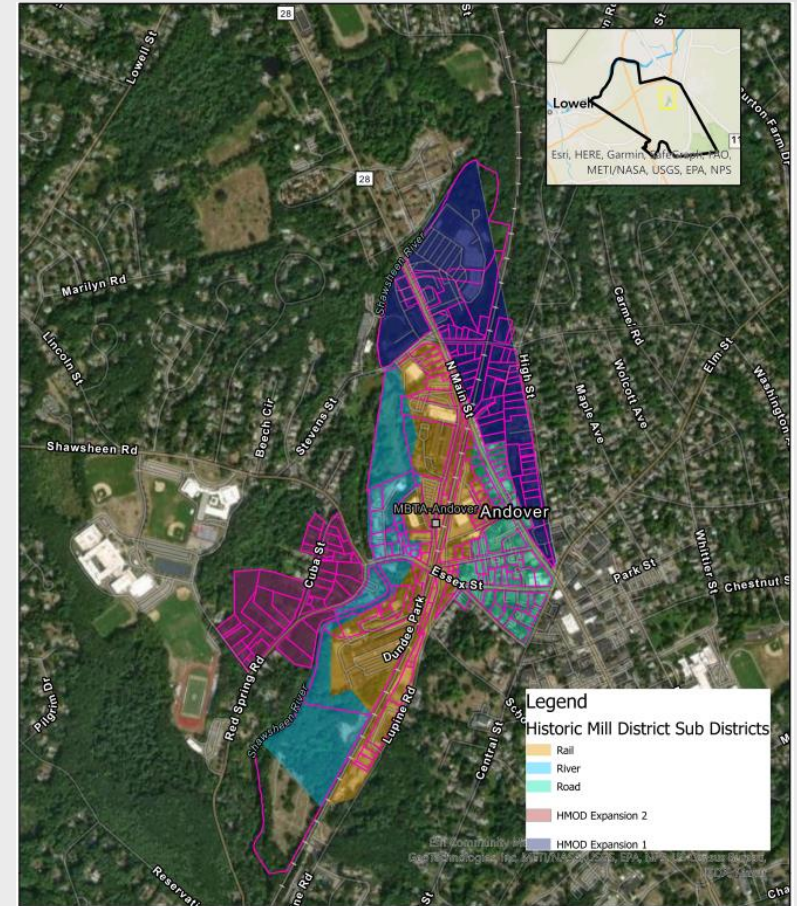
River Road Area



MBTA ZONING RECOMMENDATION



	Traffic Study	Design Guidelines	Historic District	Placemaking Plan	Water & Sewer Analysis
Andover Station (Historic Mill Overlay District)	✓	✓	✓	✓	✓
Ballardvale Station	✗	✗	✓	✗	✗
River Road Area	✗	✗	✗	✗	✗



Andover Station
(Historic Mill Overlay District)

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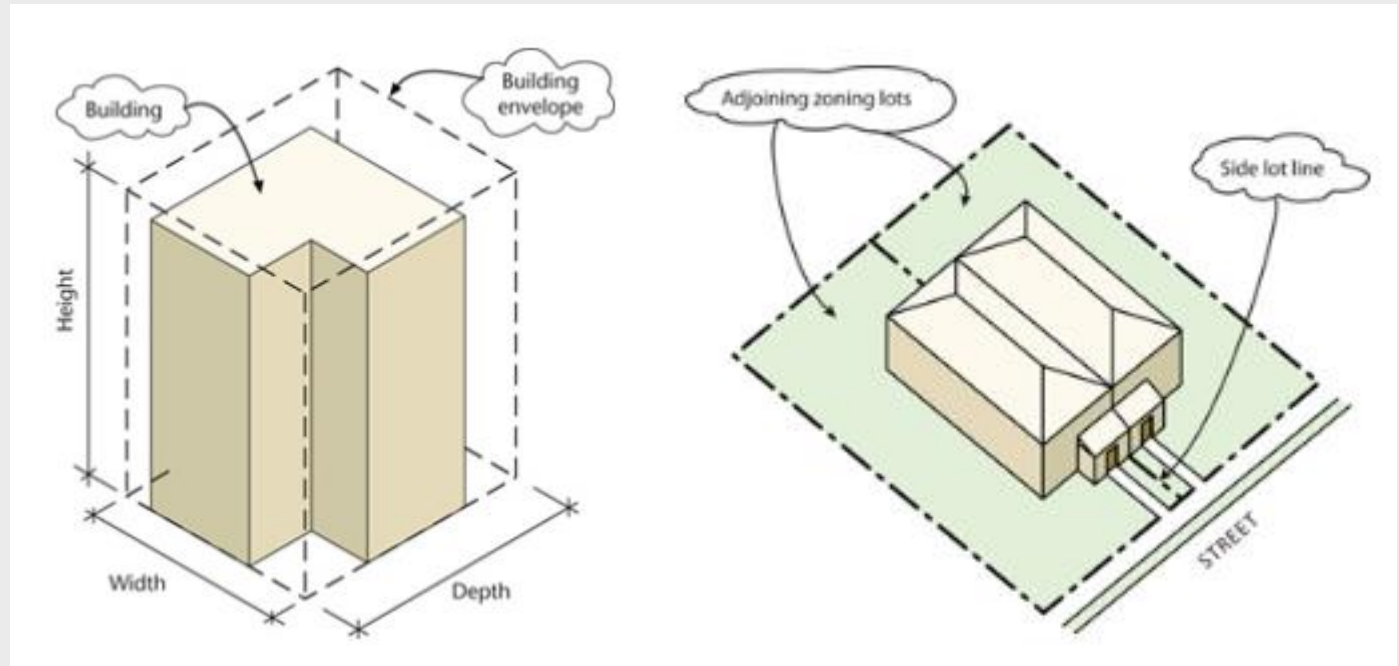


Where should the MBTA Communities Housing District be located?

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ZONING ELEMENTS TO CONSIDER

- Access
- Building Height
- Building Massing
- Facades & Materials
- Parking
- Preservation
- Public Interface
- Screening
- Setbacks
- Etc...



NEXT STEPS – ZONING PUBLIC COMMENT MAP



TOWN OF
ANDOVER
MASSACHUSETTS

Andover MBTA Community Public Zoning Visioning

What is the MBTA Communities Law?

In January 2021, the Commonwealth of Massachusetts State Legislature passed economic development legislation requiring all "MBTA Communities" to develop at least one zoning district within .5 miles of transit that legalizes multi-family housing permitted by right. This housing must be:

- Minimum gross density of 15 units per acre;
- Located not more than .5 miles from a transit station;
- No age restriction required and suitable for families with children.

Help Shape Andover's Multi-Family Housing District

The Town of Andover invites residents to help shape the town's MBTA Multifamily housing zoning district(s). This interactive tool allows users to identify potential locations that allow multifamily housing of various types and heights (in stories).

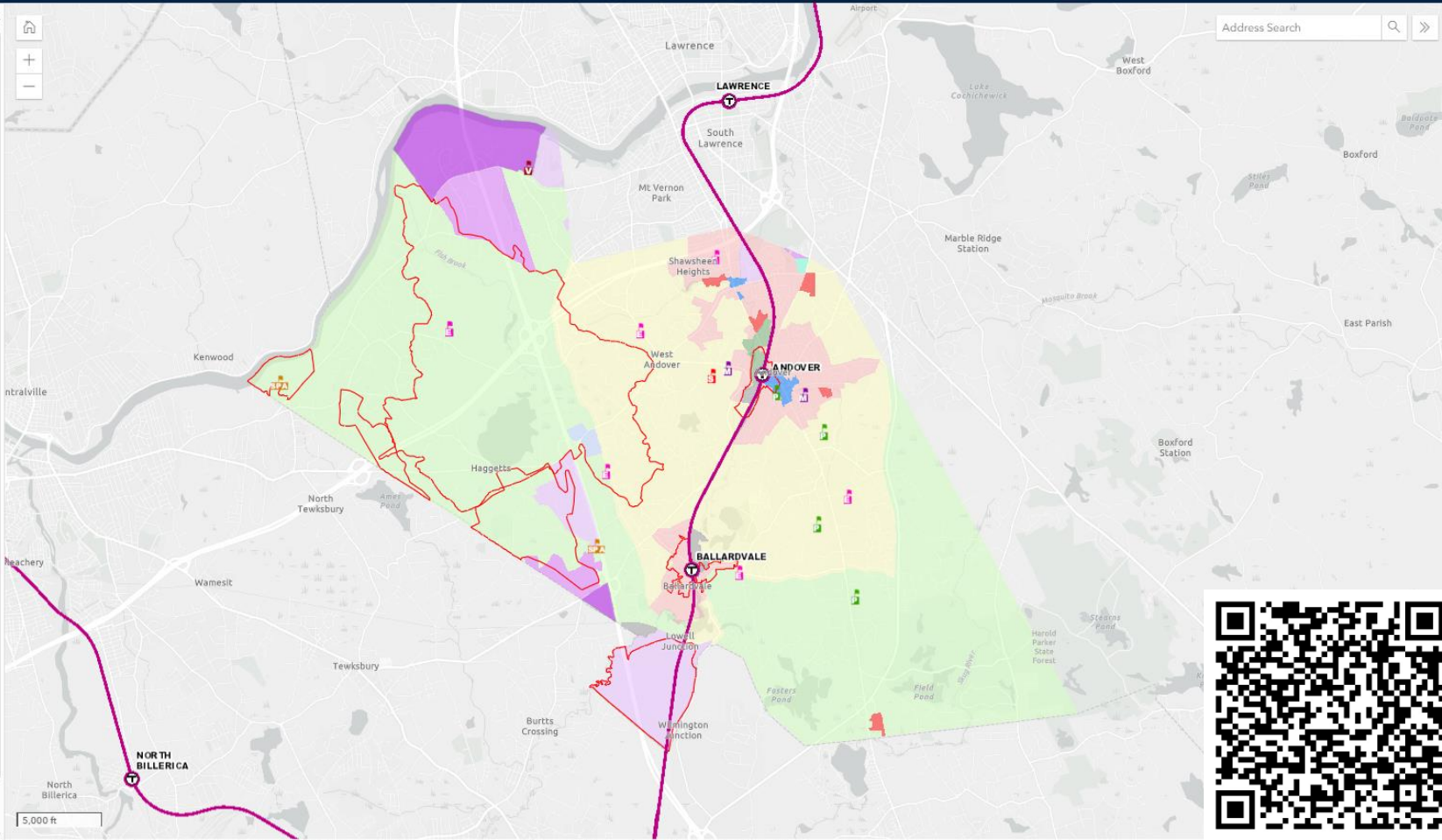
How to leave a comment:

1. Select the Edit tool in the sidebar to the left
2. Select a comment type
3. Click a location on the map to add a point with the comment
4. Provide specifics for the comment in the pop-up and click close to save and exit the pop-up.

You may make multiple comments. Please zoom in to make the comment locations as accurate as possible.

MBTA communities that are noncompliant with Section 3A are ineligible for funding from certain funding sources provided by the Commonwealth. The Town of Andover is currently in compliance with the law; however, to remain compliant, the Town's Residents must pass a compliant Zoning bylaw at Town Meeting by December 31, 2024.

For more information about Andover's MBTA Community Zoning, please visit



NEXT STEPS



- Online Public Comment Portal
- Draft Zoning
 - Community Engagement
 - Next meeting date: Early November – Community Update on draft Zoning
 - May 2024 Town Meeting

QUESTIONS



Community Development & Planning
(978) 623-8650
CDPPlanningEconomic@andoverma.us

For more information:
Andoverma.gov/MBTAzoning