

MBTA COMMUNITIES MULTI-FAMILY ZONING

TOWN OF ANDOVER MBTA ZONE UPDATE – DECEMBER 13, 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.

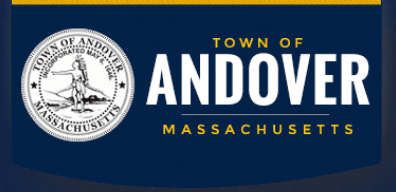
Help us try to find ideas and connect those to answers.

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

Comments and questions are welcome.

Please be kind to us and others.

MBTA COMMUNITY WORKING GROUP



Emran Baqui, *Clerk*

Kevin Coffey

High Conlon

Jane Gifun

Denise Johnson

Ann Knowles, *Planning Board Liaison*

Linda Lecomte

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

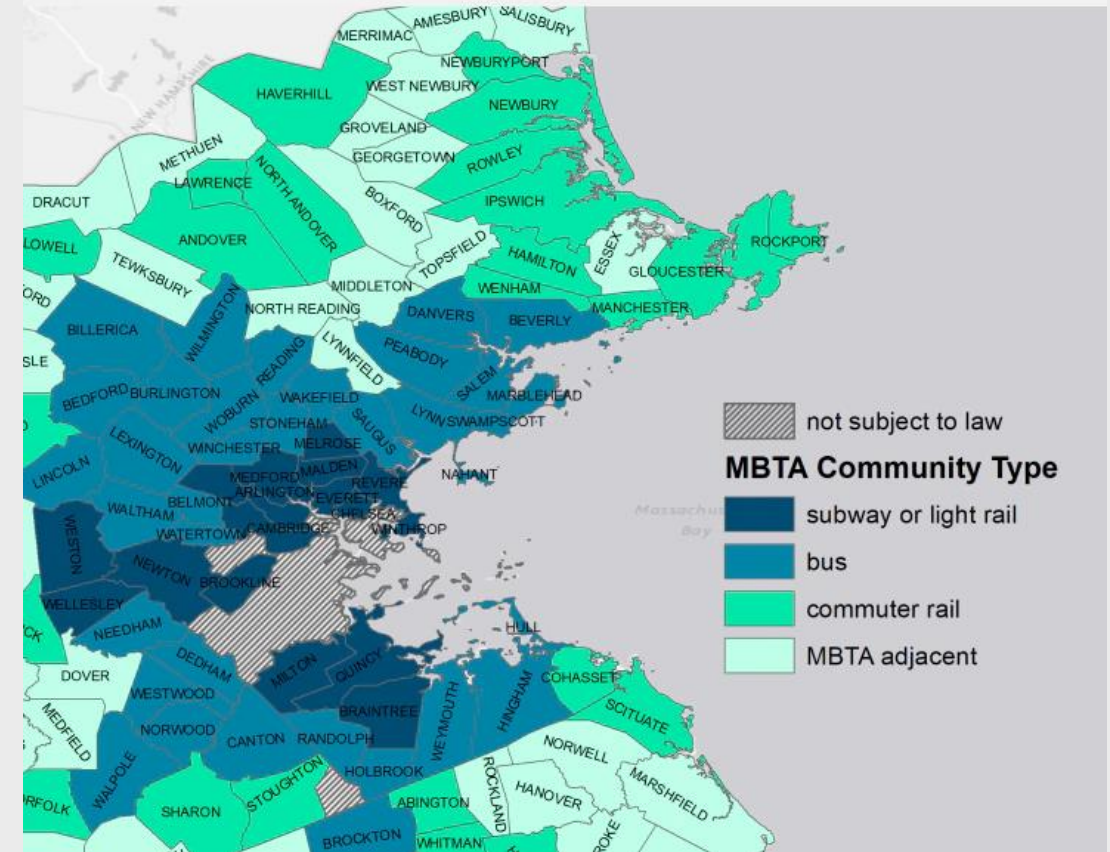


- 7:00 pm Welcome
- 7:05 pm MBTA Communities Law Overview
- 7:10 pm Review of Zone Locations
- 7:25 pm Public Comment
- 7:40 pm Zoning Subgroup Recommendations
- 8:15 pm Public Comment
- 8:30 pm Conclusion

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	\$ -	\$ -	\$ -

REASON FOR THE LAW



Why is multi-family zoning near transit and in neighboring communities important?

Massachusetts is in a housing crisis.

- Massachusetts has among the highest, and fastest growing, home prices and rents of any state in the nation.
- Rising costs have dramatically increased financial pressures on low- and middle-income families, forcing them to sacrifice other priorities in order to pay housing costs. High housing costs are a primary driver of homelessness.
- These high costs are a disadvantage as we compete economically against peer states. The risk of future job growth moving outside Massachusetts is rising due to the high costs of living.

How does creating zoning for multi-family housing help the housing crisis?

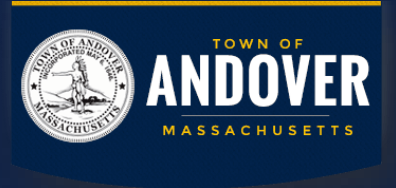
The lack of zoning for multi-family housing is a barrier for new housing development in Massachusetts. By allowing multifamily housing near transit, we can create new housing in walkable neighborhoods closer to transit. This is not just good housing policy, it is good climate and transportation policy, too. The result of transit-oriented development is:

- More housing closer to the places that we go every day, such as local shops, jobs, schools, restaurants, parks, etc.
- Better access to work, services, and other destinations by increasing mobility and utilization of public transit
- Reduced reliance on single occupancy vehicles, which helps in our larger effort to confront the climate crisis



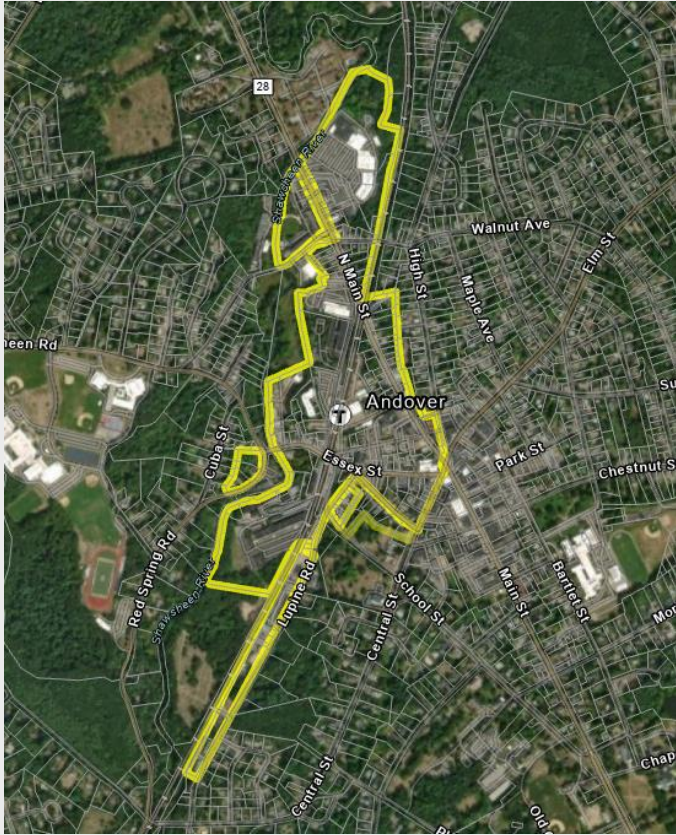
Credit: movebuddha.com

COMMUNITY ENGAGEMENT



Date	Event	Date	Event	Date	Event
4/25/2022	MBTA Communities Zoning Presentation to the Select Board	5/24/23	Published in Andover Dispatch	11/15/2023	Library Pop up
8/10/22	DHCD (now EOHLIC) issued the final guidelines to determine compliance.	6/7/23	Community Conversation Visioning Session I	11/29/2023	AGAB Update
9/9/22	Housing Coalition Meeting	6/21/23	MBTA Communities Working Group Announced	12/12/2023	Historic Commission Update
11/23/22	DHCD (now EOHLIC) Released Compliance Model	8/18/23	Library Pop up	12/12/2023	Planning Board Update
11/29/22	There is Something About Andover	8/31/23	Library Pop up		
11/15/22	MBTA Communities Zoning Presentation of the Planning Board	8/31/23	Published in Andover Dispatch		
1/31/23	Action Plan Submitted to DHCD (now EOHLIC)	9/7/23	Library Pop up		
4/26/23	Coffee With A Planner (Robb Center)	9/13/23	Robb Center Health Fair		
4/19/23	Andover Preservation Committee	9/15/23	Town wide PTO		
1/6/23	DEI Commission	9/22/23	Rotary Club		
1/25/23	Coffee With A Planner	9/30/23	Andover Days		
2/13/23	Select Board	10/6/23	MBTA Communities Focus Group		
3/1/23	MBTA Community Conversation	10/10/23	DEI Commission		
Monthly Updates	EDC	10/10/23	Preservation Commission		
10/26/22	Disability Commission	10/12/23	Community Conversation: Community Update		
3/1/23	Community Conversation: Intro to MBTA Communities Law	10/26/23	Halloween Tabling		
4/26/23	Robb Center Coffee With a Planner	11/1/23	Library pop up		
4/19/23	Preservation Commission & Ballardvale Historic District Commission	11/8/23	Library pop up		
4/25/23	Susan McCready - School Committee Rep	11/14/23	Planning Board Update		

ZONE LOCATION RECOMMENDATION



Andover Station Area



Ballardvale Station Area



River Road Area

PUBLIC COMMENT MAP



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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).

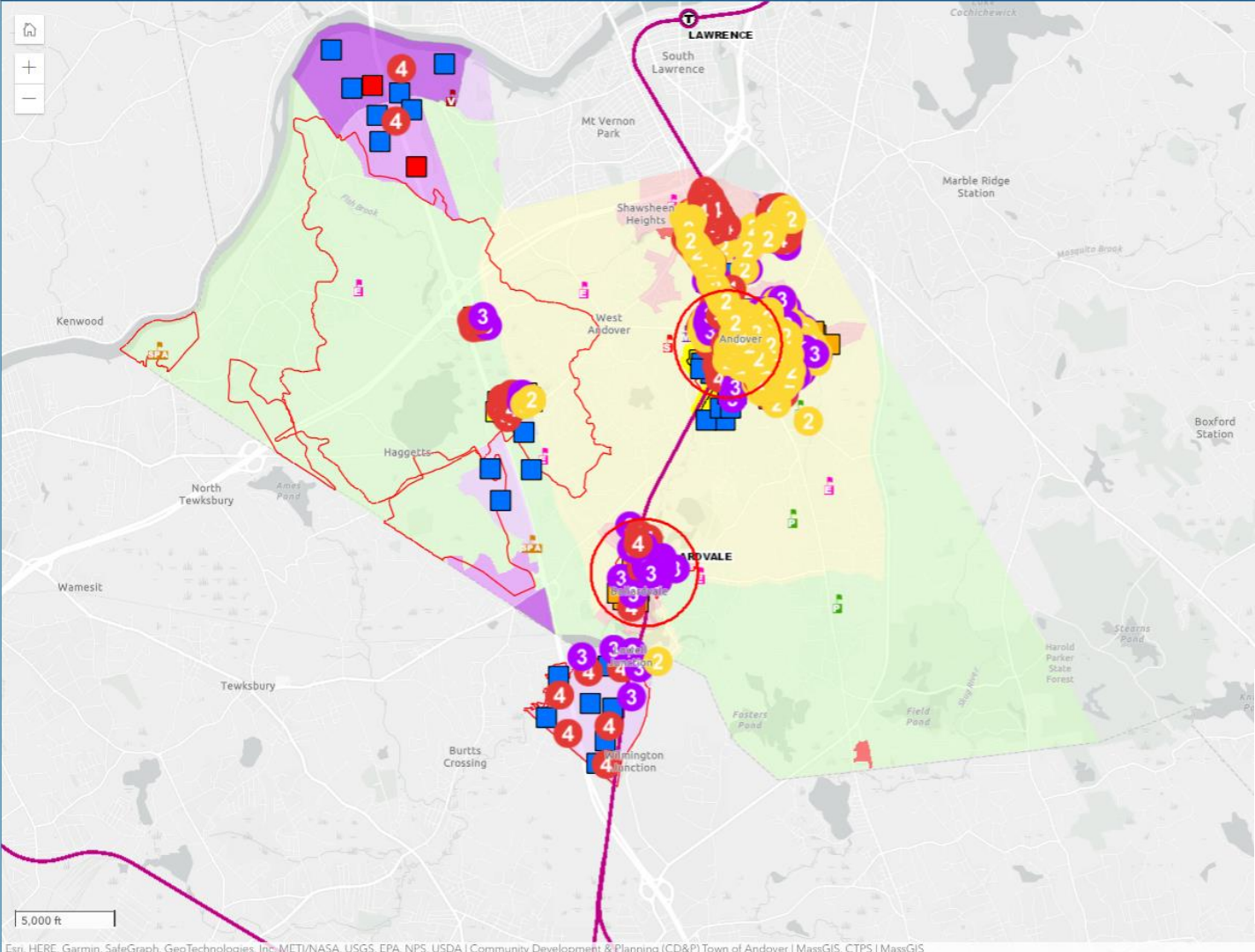
How to leave a comment:

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.

*Use the Layers  to Toggle between Zoning and Residential Parcel Density (Residency)

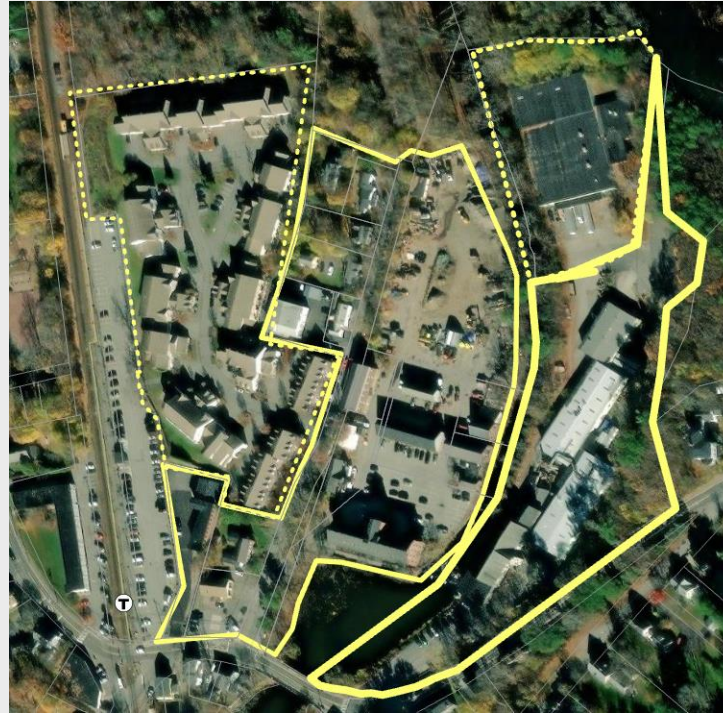
MBTA communities that are noncompliant with Section 3A are ineligible for funding from certain funding sources provided by the Commonwealth. The Town of Andover is currently in compliance with the law; however, to remain compliant, the Town's



PROPOSED DISTRICTS AFTER FEEDBACK



	Low	High
Num. Unit	1100	1500

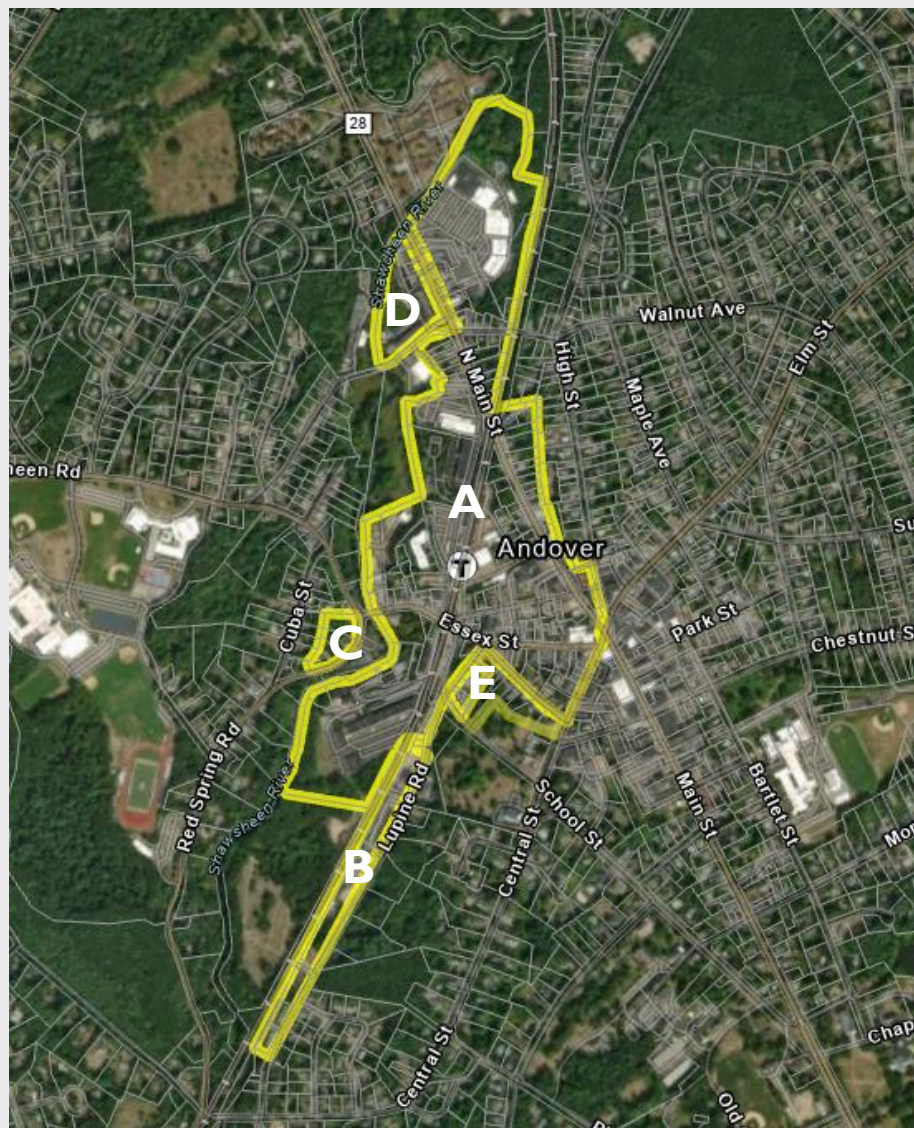


	Low	High
Num. Unit	150	300



	Low	High
Num. Unit	800	1000

DOWNTOWN - CURRENT



Subdistrict	Zoning	Acres	Existing units w/in district
A	HMD	88	394
B	IG	6	13
C	SRA	2	9
D	MU	6	73
E	SRA	5	32
Total		107	

DOWNTOWN



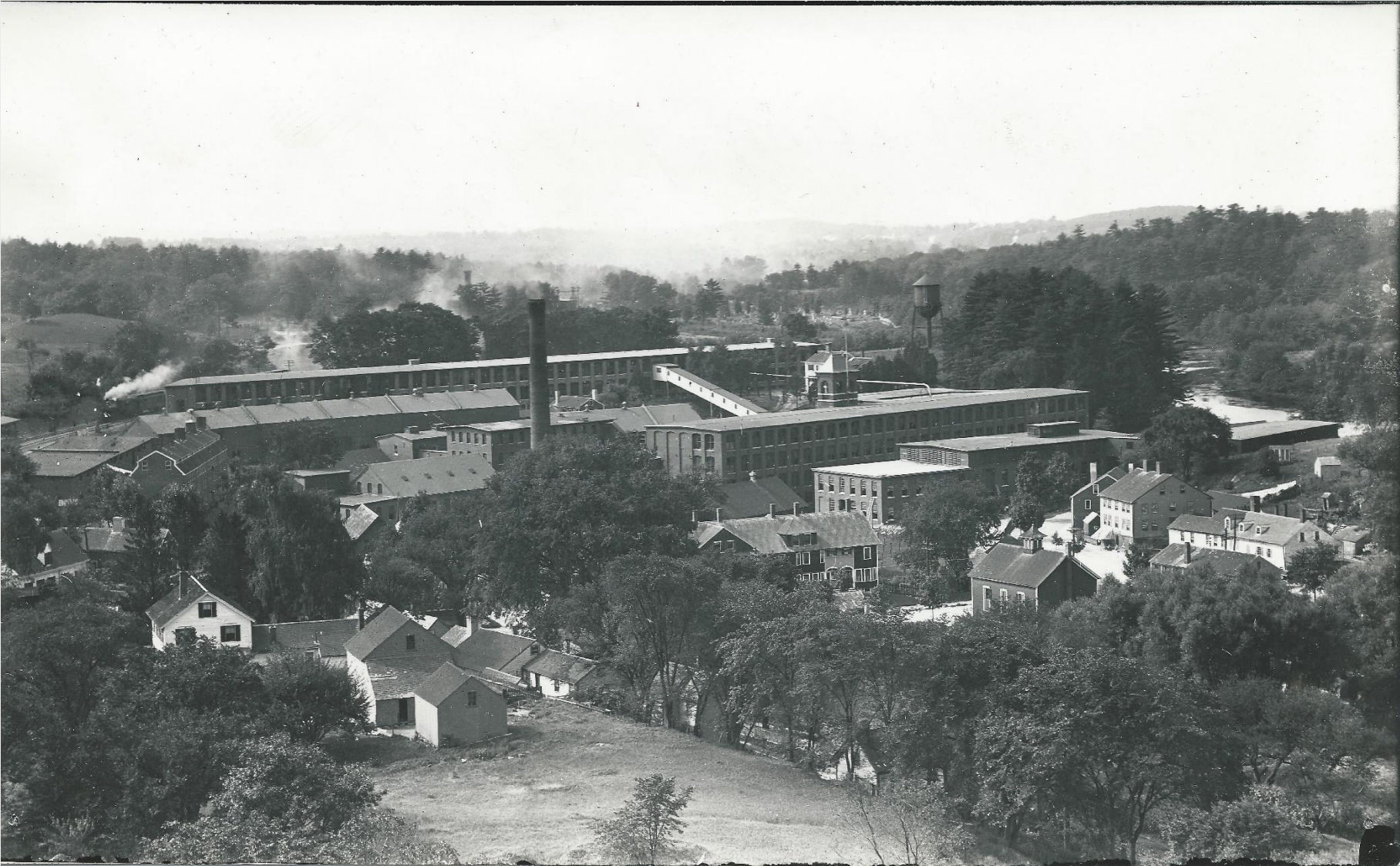
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DOWNTOWN



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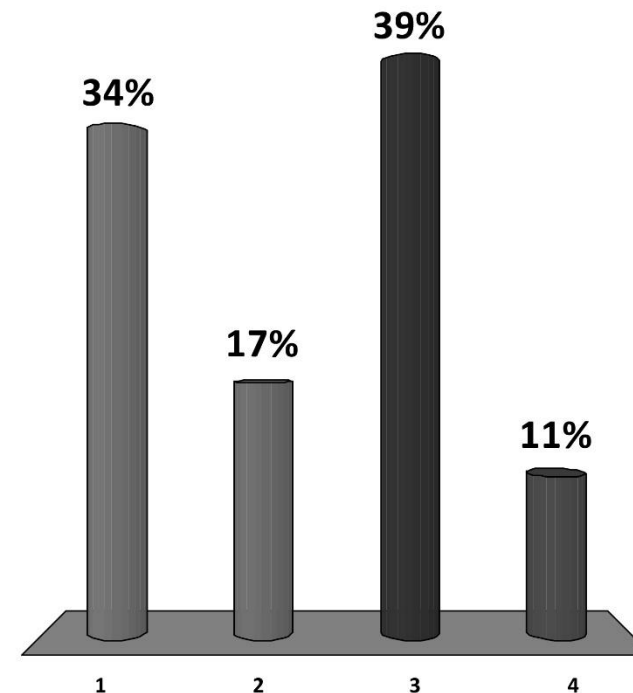


DOWNTOWN



What is the greatest challenge in implementation of Design Guidelines?

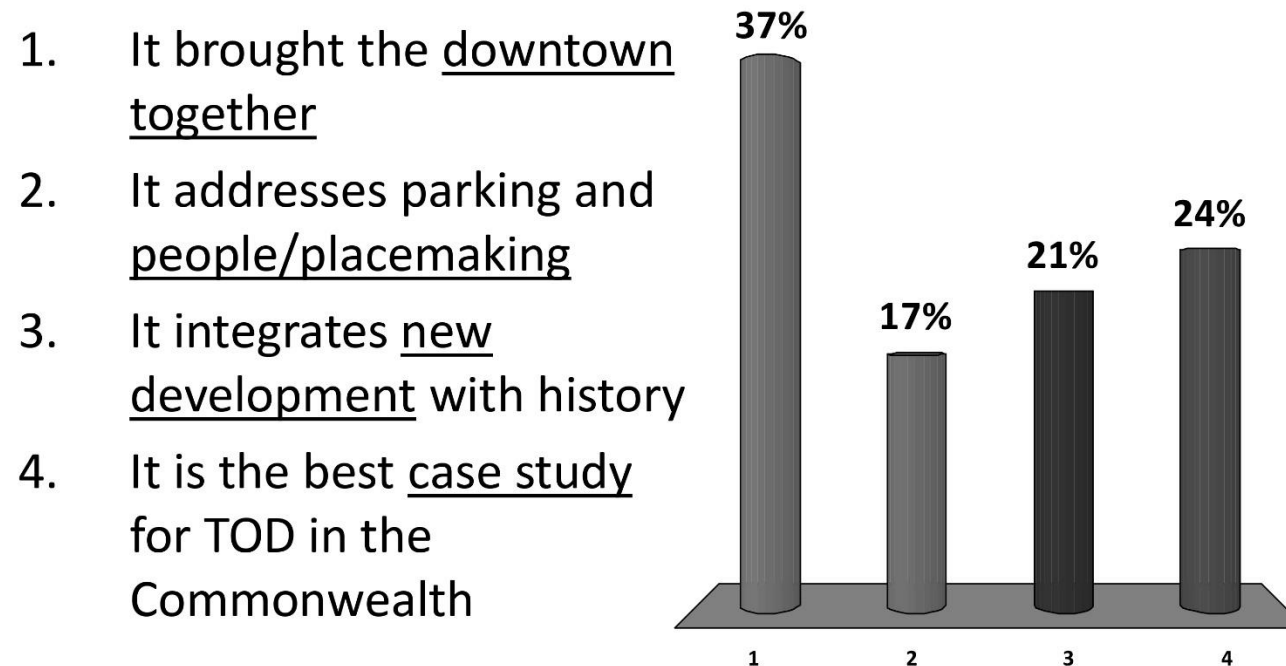
1. Getting community engagement, buy-in
2. Balancing historic resources with new development
3. Improving traffic circulation
4. Maintaining open space *and* density



DOWNTOWN



What statement would you be most proud to hear about the Historic Mill District?



DOWNTOWN



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DOWNTOWN



Zoning Subgroup Recommendations

Subdistrict	Zoning	Height	Setbacks
A	HMD	3 Stories with option for 4 th with retail component	Similar to Powder Mill Sq. Room for activation/green space.
B	IG	2.5 Stories	No need for large setbacks. Use existing
C	SRA	2.5 Stories	No need for large setbacks. Use existing
D	MU	3 Stories with option for 4 th with retail component	Use existing
E	SRA	3 Stories with option for 4 th with retail component	Similar to Power Mill Sq. Room for activation/green space

BALLARDVALE - CURRENT



Subdistrict	Zoning	Acres	Existing units w/in district
East	IG	7.6	0
West	IG	14.2	77
Total		21.8	

BALLARDVALE



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BALLARDVALE



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BALLARDVALE



Zoning Subgroup Recommendations

Subdistrict	Zoning	Height	Setbacks	Use
East	IG	3-4 Stories Bonus for mixed use	Match existing	Mixed Use
West	IG	3-4 Stories Bonus for mixed use	Match existing	Mixed Use

BALLARDVALE



COMMUNITY INPUT



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RIVER ROAD - CURRENT



Subdistrict	Zoning	Acres	Existing units w/in district
East	ID2	10.6	0
West	ID2	20.9	0
Total		31.5	

RIVER ROAD



RIVER ROAD



RIVER ROAD



Include



Zoning Subgroup Recommendations

Subdistrict	Zoning	Height	Setbacks	Use
East	ID2	4 Stories Bonus for mixed use	Match existing	Mixed Use (Village feel)
West	ID2	4 Stories Bonus for mixed use	Match existing	Mixed Use (Village feel)

RIVER ROAD



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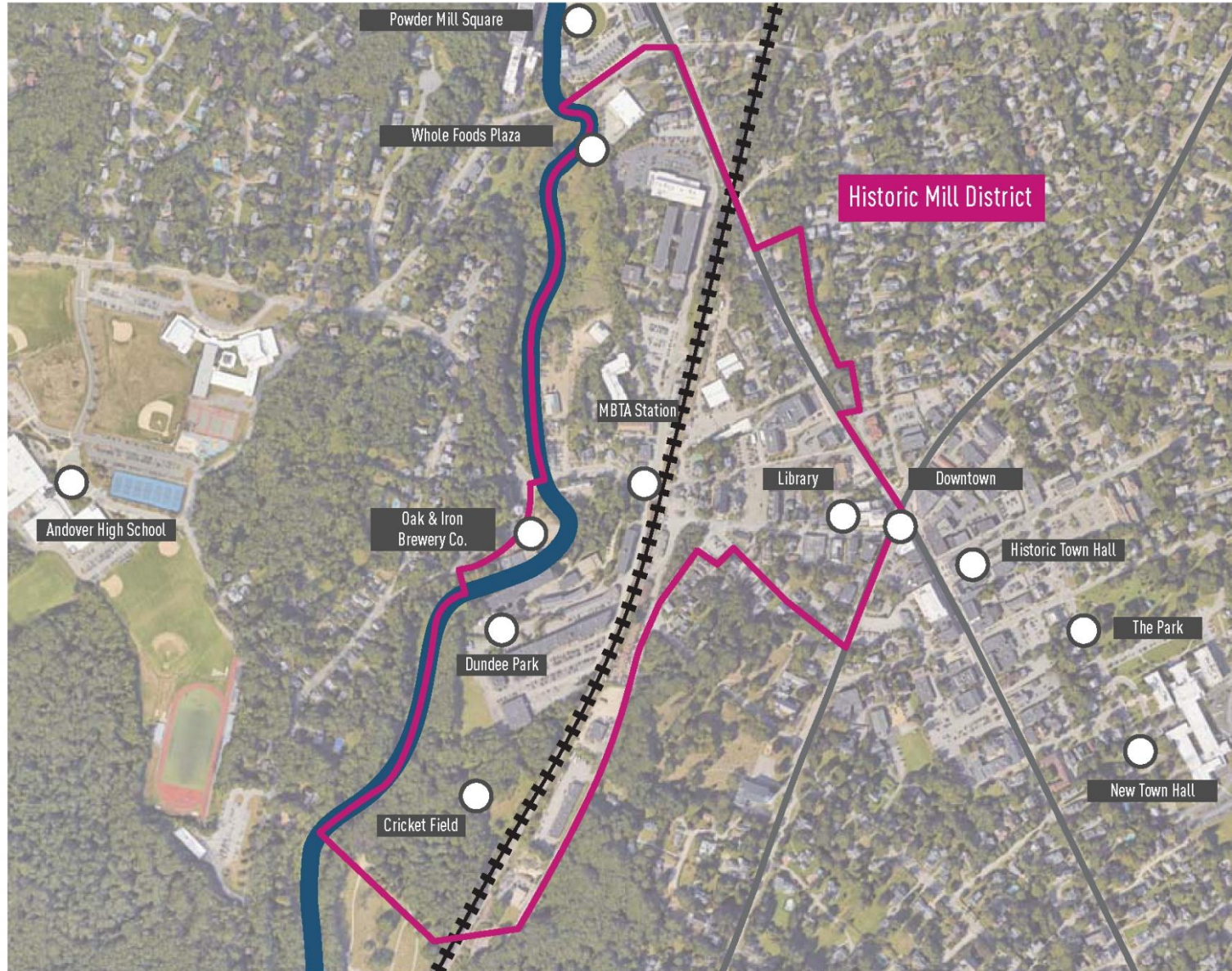


RIVER ROAD



Zoning Subgroup Recommendations

Subdistrict	Zoning	Height	Setbacks	Use
East	ID2	4 Stories Bonus for mixed use	Match existing	Mixed Use (Village feel)
West	ID2	4 Stories Bonus for mixed use	Match existing	Mixed Use (Village feel)



Powder Mill Square

Whole Foods Plaza

Historic Mill District

MBTA Station

Library

Downtown

Andover High School

Oak & Iron
Brewery Co.

Historic Town Hall

Dundee Park

The Park

Cricket Field

New Town Hall

Three corridors

RIVER CORRIDOR

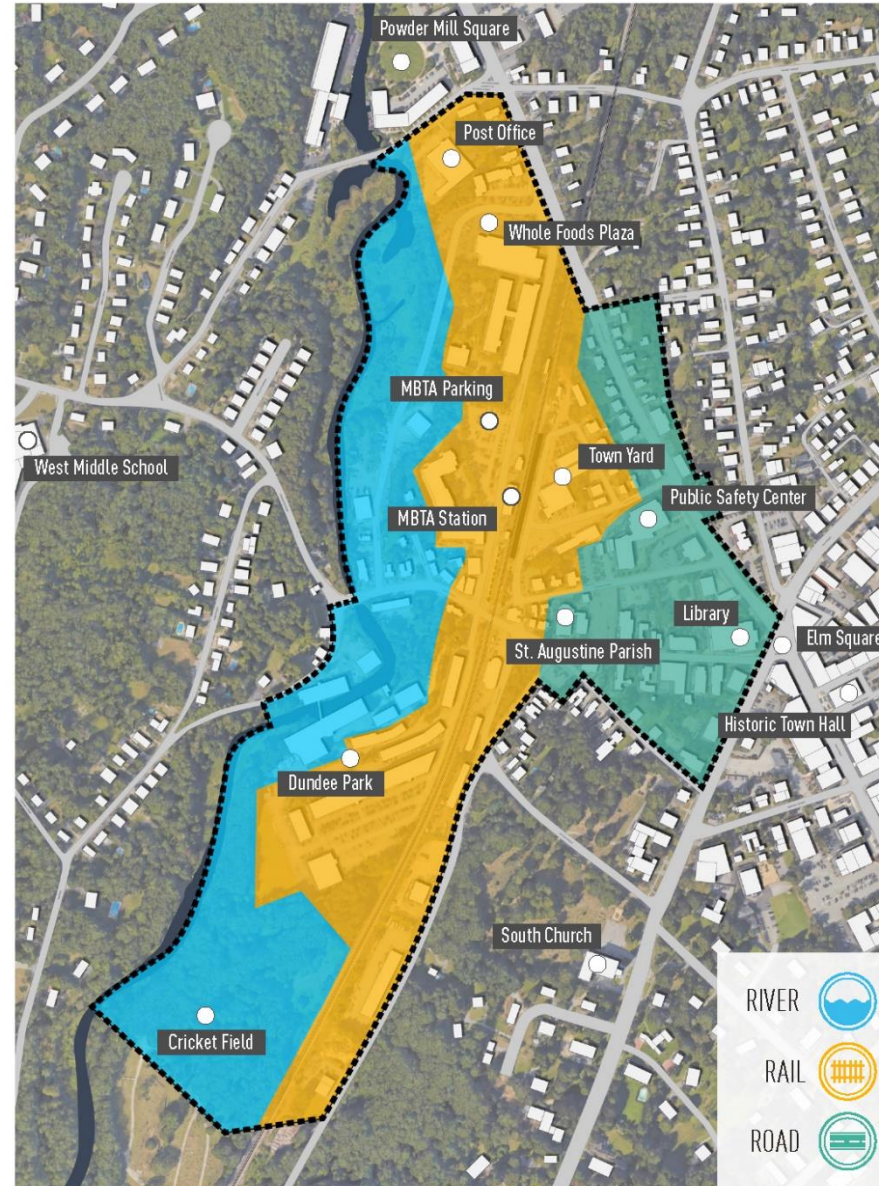
Sites located along the Shawsheen River and Greenway

RAIL CORRIDOR

Sites proximate to the MBTA commuter rail line

ROADWAY CORRIDOR

Sites along Main Street and the Downtown Center



Three corridors



RIVER

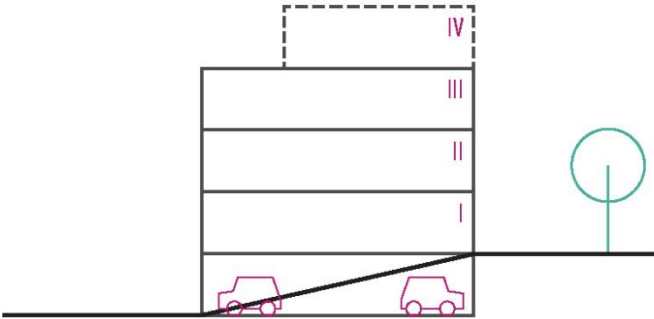


Key elements

- 2-3 stories
- Parking behind the building



RAIL

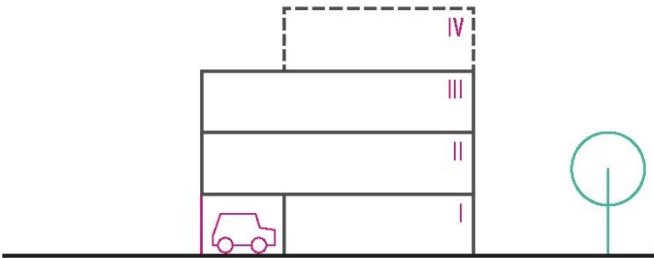


Key elements

- 4-5 stories
- Utilize grade change for lower-level parking



ROAD



Key elements

- 3-4 stories
- Parking below the building

Signage + Wayfinding

f "Path with fitness stations, sculpture gardens, pollinator gardens."

f "I would love to see an esplanade or river walk with a band stand."



Rail corridor

1 Andover Commons

3 MBTA Commuter Rail station

5 Depot Pizza

7 Dundee Park #3

2 The Andover

4 Town Yard Site

6 Historic train station

8 Dundee Park #1



Parking + Access



“All day parking for those of us who use the rail to go into Boston.”



“Some fun shops and restaurants! Interesting plantings, a shelter for folks to wait in the inclement weather and more parking!”



Building Massing

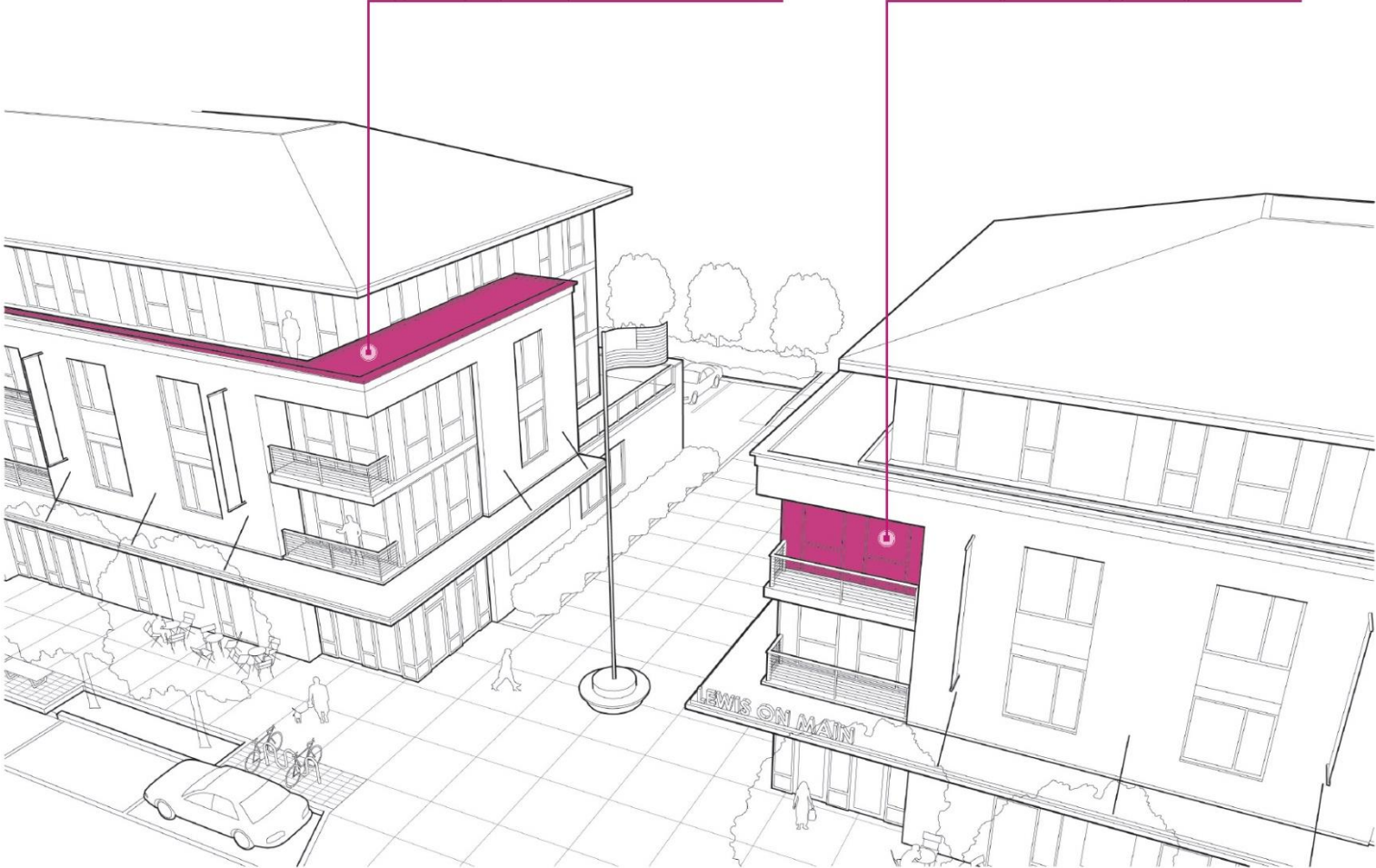


“A nod to the New England small town aesthetic would also be a draw!!”



Upper story step-backs provide facade variations

Diminish long elevations by providing visual relief



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NEXT STEPS



- January 19 – Warrant Closes
- Review of Zone Map and Draft Zoning by The State (90 Days)
- Planning Board Hearings Open
- Town Meeting – April 29, 2024

QUESTIONS



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

For more information:
Andoverma.gov/MBTAzoning