

Informational Meeting

MBTA Zoning Requirements: Golden Triangle Multi-Family Housing Overlay District

Planning Board - March 25, 2024

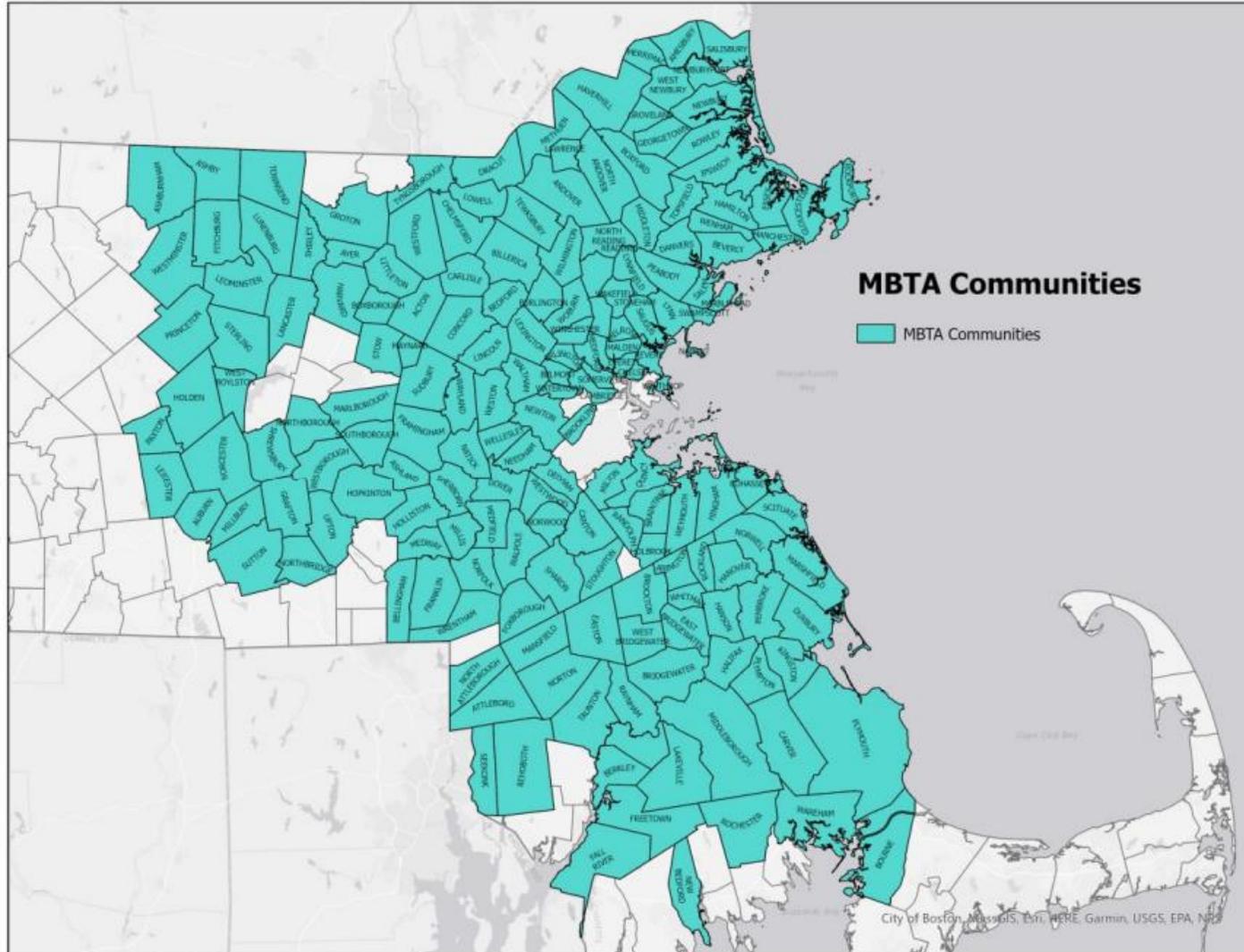


Purpose

1. Background of 3A MBTA Zoning Requirements
2. Summary of Amesbury's Initial Compliance Analysis
3. Vision Planning for the Golden Triangle
4. Translating the Vision into the Zoning Code
5. Implementation Schedule



MBTA 3A Zoning Requirements



Policy Objectives:

- **Increase Statewide Housing Production**

(Streamline Permitting for Missing Middle” of Housing Stock)

- **In the Right Locations**
(transit/infrastructure)

- **At Densities Necessary to Bolster MBTA Ridership**
(increase use of transit System)



MBTA 3A Zoning Requirements

Deadline for New Zoning:

Rapid Transit Community

12/31/2023

(Milton)

Commuter Rail Community

12/31/2024

(Newburyport)

Adjacent Community

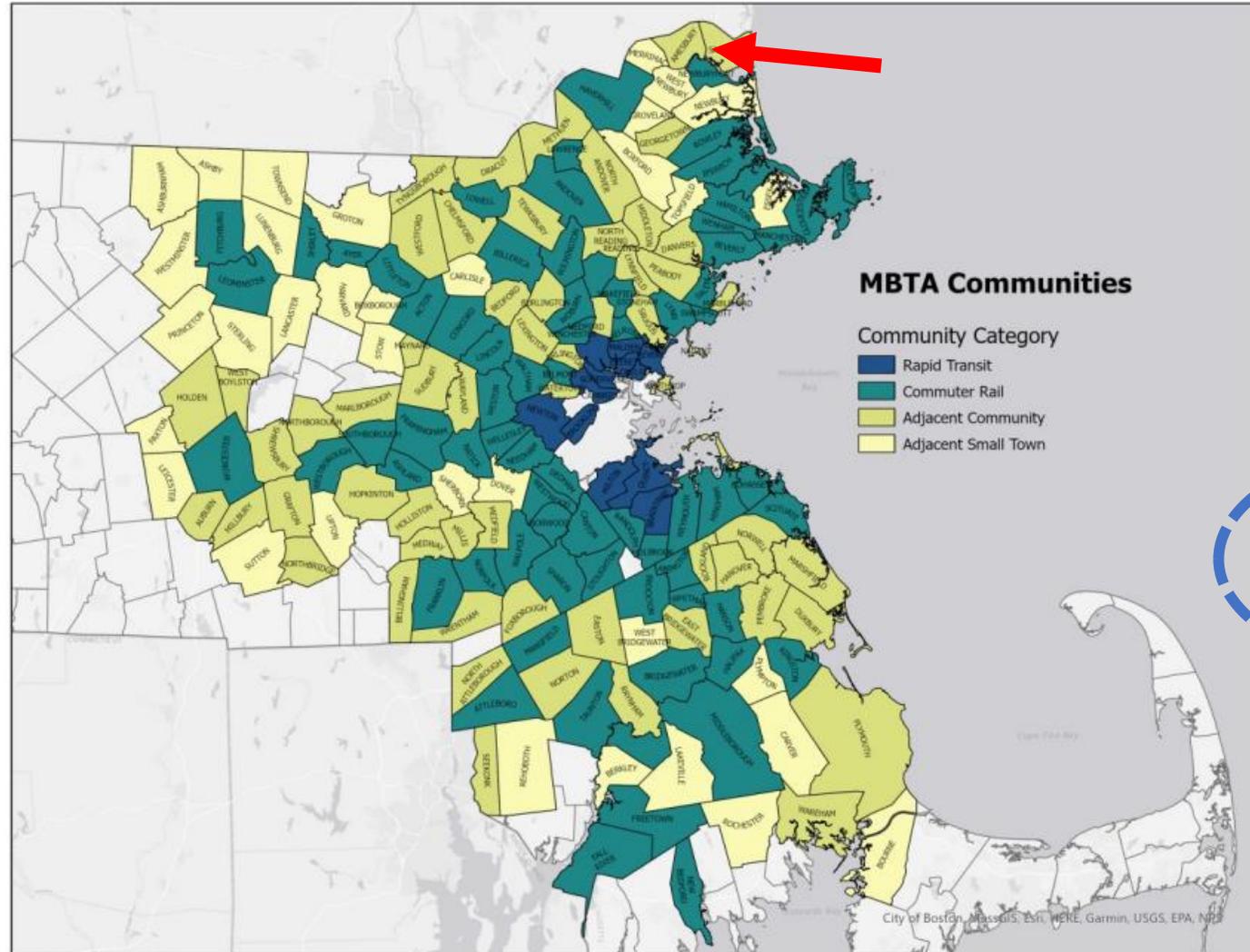
12/31/2024

(Amesbury/Salisbury)

Adjacent Small Town

12/31/2025

(Newbury/West Newbury)



What are the Key Drivers?

1. Address the Housing Crisis
2. Affordable Housing Needs
3. Support Higher, more Traditional Densities
4. Target the Missing Middle Housing



What is the Statutory Framework?

1. **MGL 40A (Zoning Act)**
2. **MGL 40B (Comprehensive Permit)**
3. **MGL 40R (Smart Growth)**
4. **MGL 40A.S.3A (MBTA)**



Density & Design Tradeoffs



Typical 40A Development



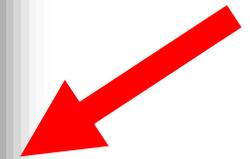
Typical 40R Development



Typical 40B Development



Proposed 3A Development



Consequences for Non-Compliance

1. State Fines / Litigation
2. Loss of Eligibility for many State Grants:
3. Invalidation of Local Zoning that is Inconsistent with State Mandates



Amesbury's Design Goals

1. Walkable Neighborhoods
2. Multi-Modal Transportation
3. Mixed-Uses
4. High-Quality Building & Site Design
5. Middle-Density Housing
6. Mixed-Income Housing
7. Placemaking Amenities
8. Historic Preservation



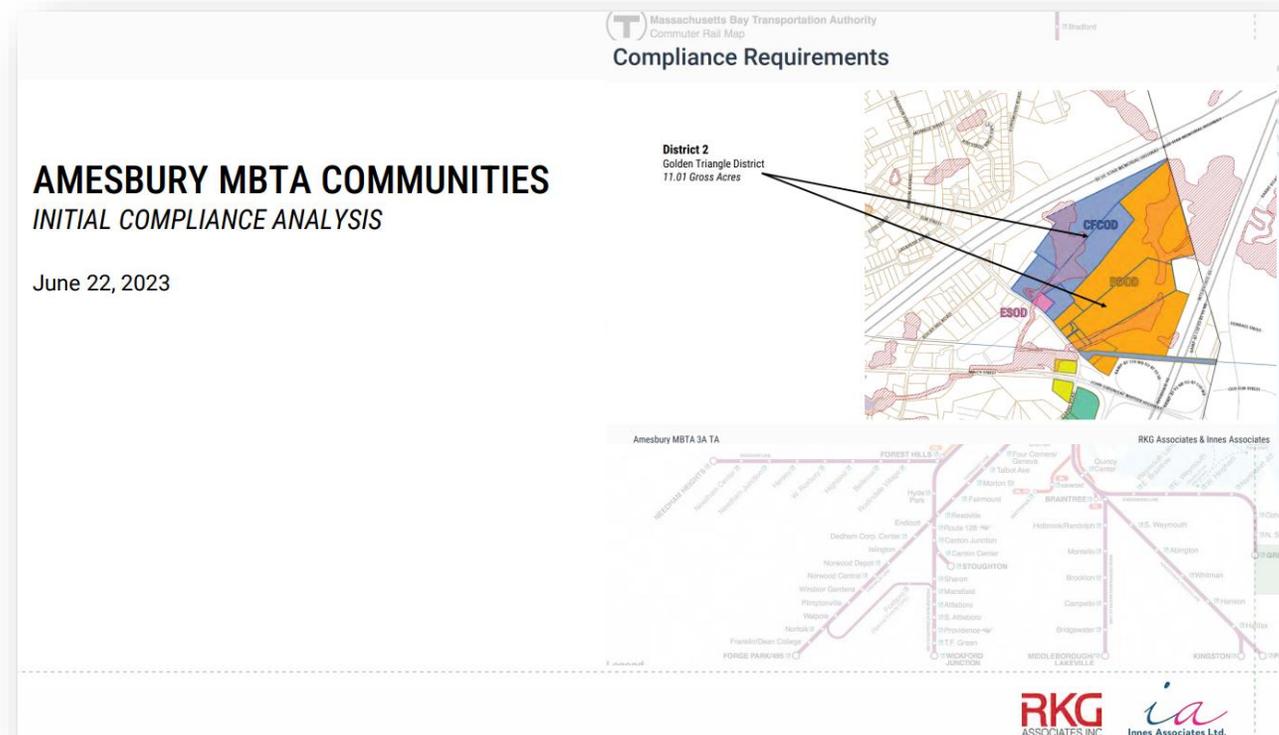
Amesbury's Obligations

1. Land Use: As-of-Right, Multifamily Housing
2. Minimum District Size: 50 Acres
3. Minimum Gross Density: 15 Units Per Acre
4. Minimum Multifamily Unit Capacity: 789 Units (10%)
5. Age-Restrictions: Not Permitted
6. Affordable Housing: 0-10% (up to 20% with study)



Initial Compliance Analysis

1. Amesbury's Obligations
2. District Overview
3. Model Results



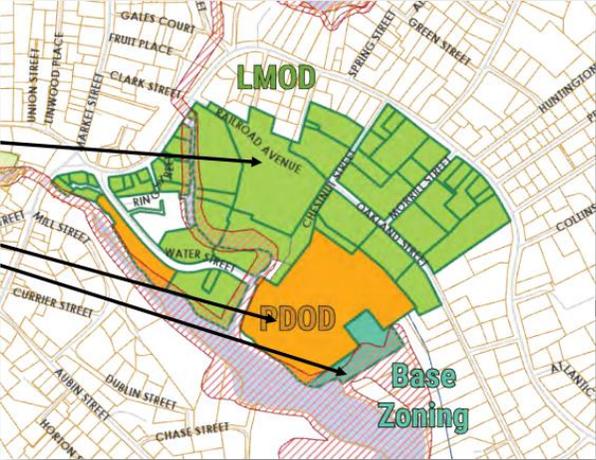
District Overview



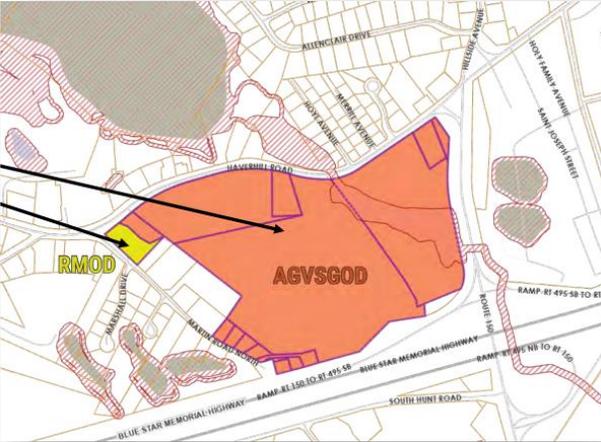
1. 40R Smart Growth Districts:
 - East End
 - Gateway Village
2. Golden Triangle
3. Lower Millyard



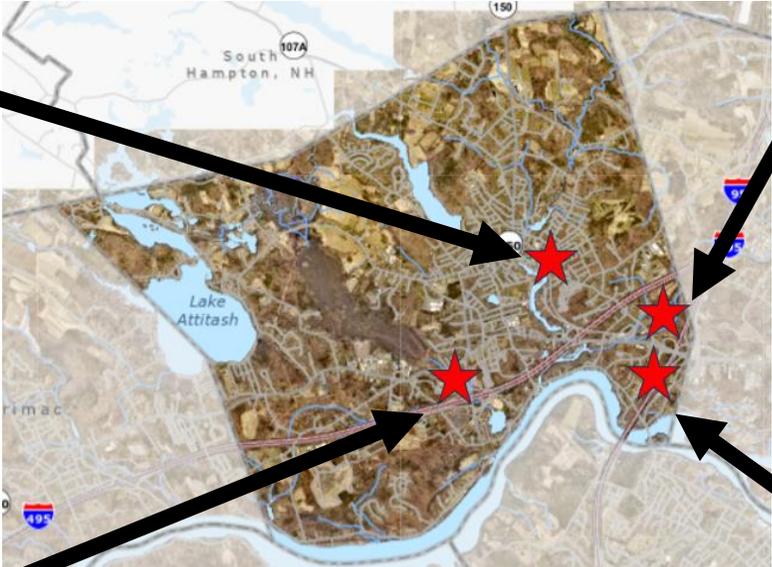
District Overview



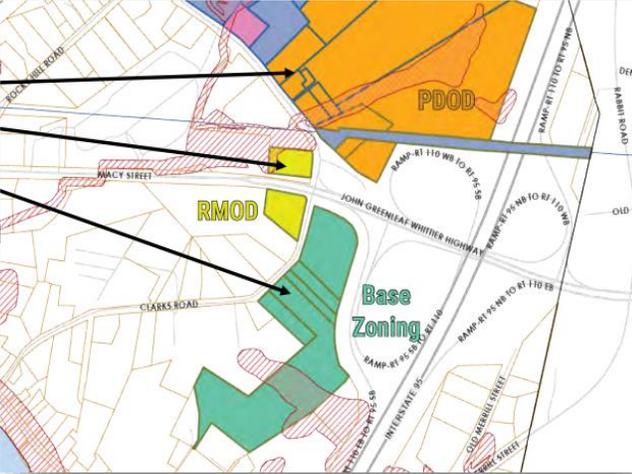
Lower Millyard



Gateway Village



Golden Triangle



East End



Compliance Model Results

4 Potential Districts

Dimensional Controls

Zoning Parameters	East End	Golden Triangle	Gateway Village	Lower Mill Yard
Minimum Lot Size	5,000 SF	5,000 SF	5,000 SF	5,000 SF
Building Height	4 stories	4 stories	4 stories	4 stories
Floor Area Ratio	N/A	N/A	N/A	N/A
Lot Coverage	70%	70%	70%	70%
Open Space Requirement	30%	30%	30%	30%
Setbacks				
Parking Spaces per Unit	1.75 Spaces per Unit			
DU/AC Maximum	N/A	N/A	N/A	N/A
Lot Area per DU	N/A	N/A	N/A	N/A



Implementation Schedule

District 1: Golden Triangle Multifamily Overlay District

- Zoning Amendment: April 2024 – July 2024

District 2: Amesbury Gateway Village Overlay District

- Zoning Amendment: April 2024 – July 2024

District 3: Lower Millyard Multifamily Overlay District

- Zoning Amendment: July 2024 – October 2024

Compliance Deadline: December 2024



Golden Triangle

GOLDEN TRIANGLE, AMESBURY

INFORMAL PLANNING BOARD MEETING PACKAGE
RE: MBTA COMMUNITIES ZONING

MARCH 11, 2024

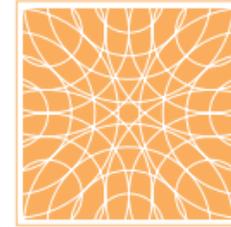


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140 Union Street Providence, RI 02903

401.272.4724 401.272.4825



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140 Union Street Providence, RI 02903

Bob Dale, Developer

**Jeremy R. Lake, AIA
Principal**

**Douglas Kallfelz, AIA
Managing Partner**



Golden Triangle

1. Target Area
2. Existing Conditions
3. Developable Land Area
4. Conceptual Site Planning
5. Translating the Vision into the Zoning Code
6. Implementation Schedule



Golden Triangle



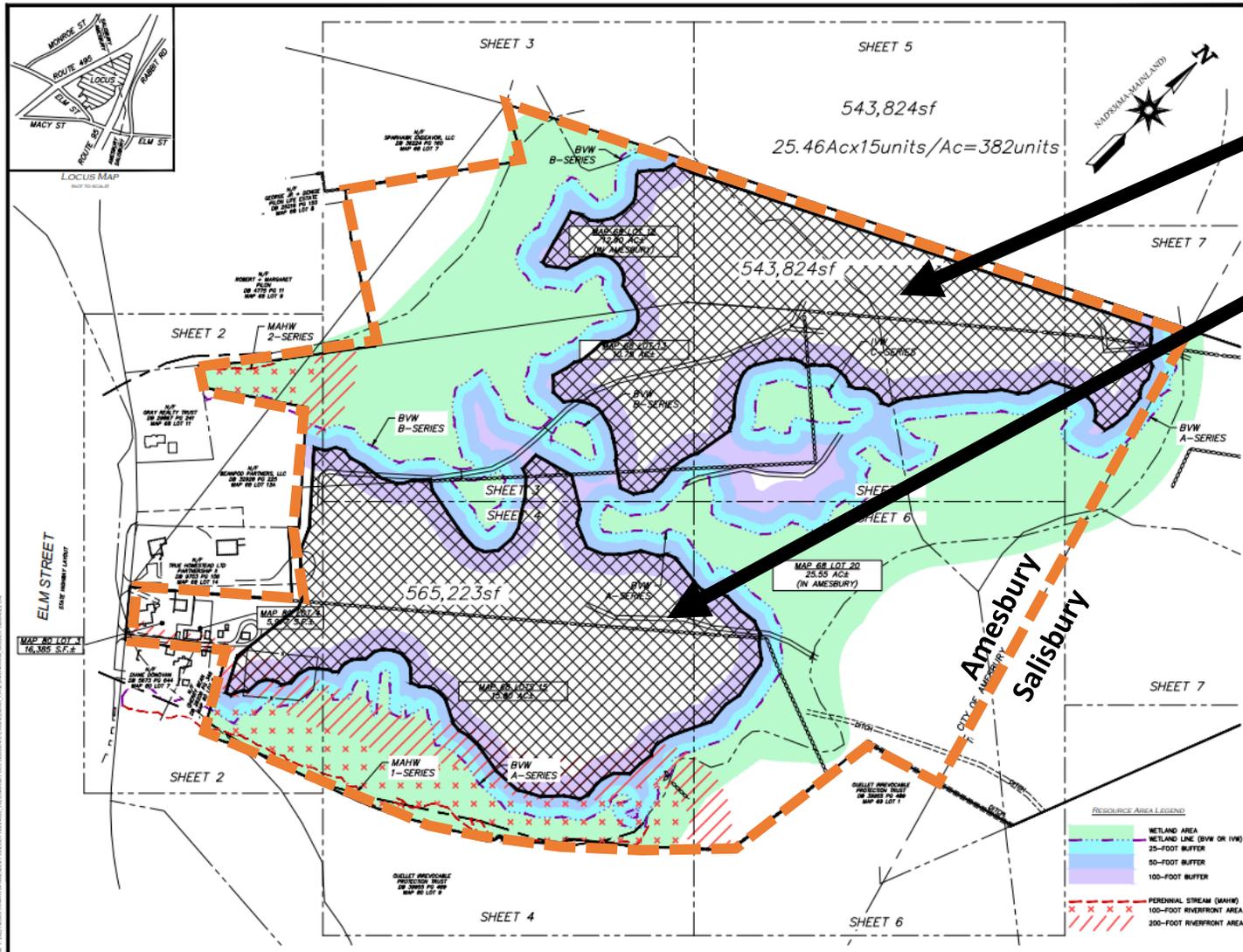
Target Area



- 60 +/- Acres in Amesbury & 20 +/- acres in Salisbury
- 5 Parcels
- 25 +/- Acres of Developable Land



Developable Land Area



Northern Section
(12.5 Acres +/-)

Southern Section
(13 Acres +/-)

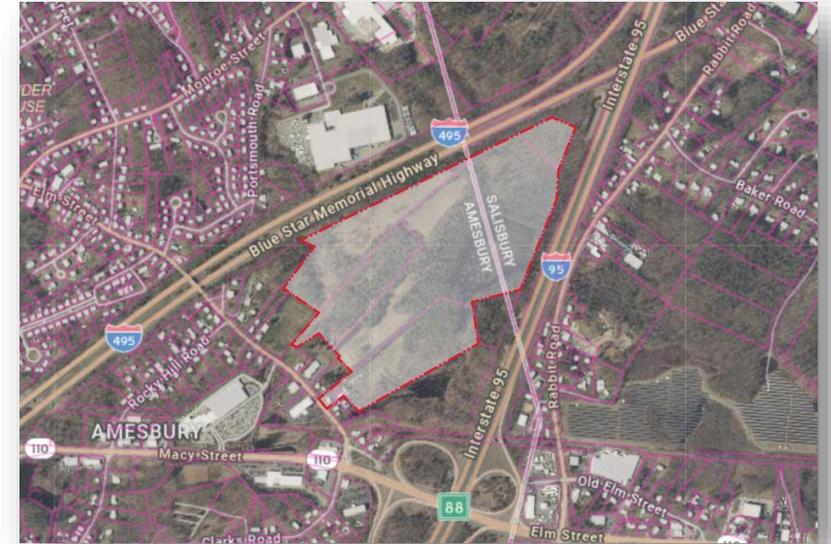
Developable Land Excludes:

- Wetlands and 50' Buffer
- Floodplains
- River, Streams & Ponds
- Protected Open Space
- Public Right of Ways
- Public Water Supply Areas



Design Goals

1. Walkable Neighborhoods
2. Multi-Modal Transportation
3. High-Quality Building & Site Design
4. Middle-Density Housing
5. Mixed-Income Housing
6. Placemaking Amenities



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Overall Vision Plan



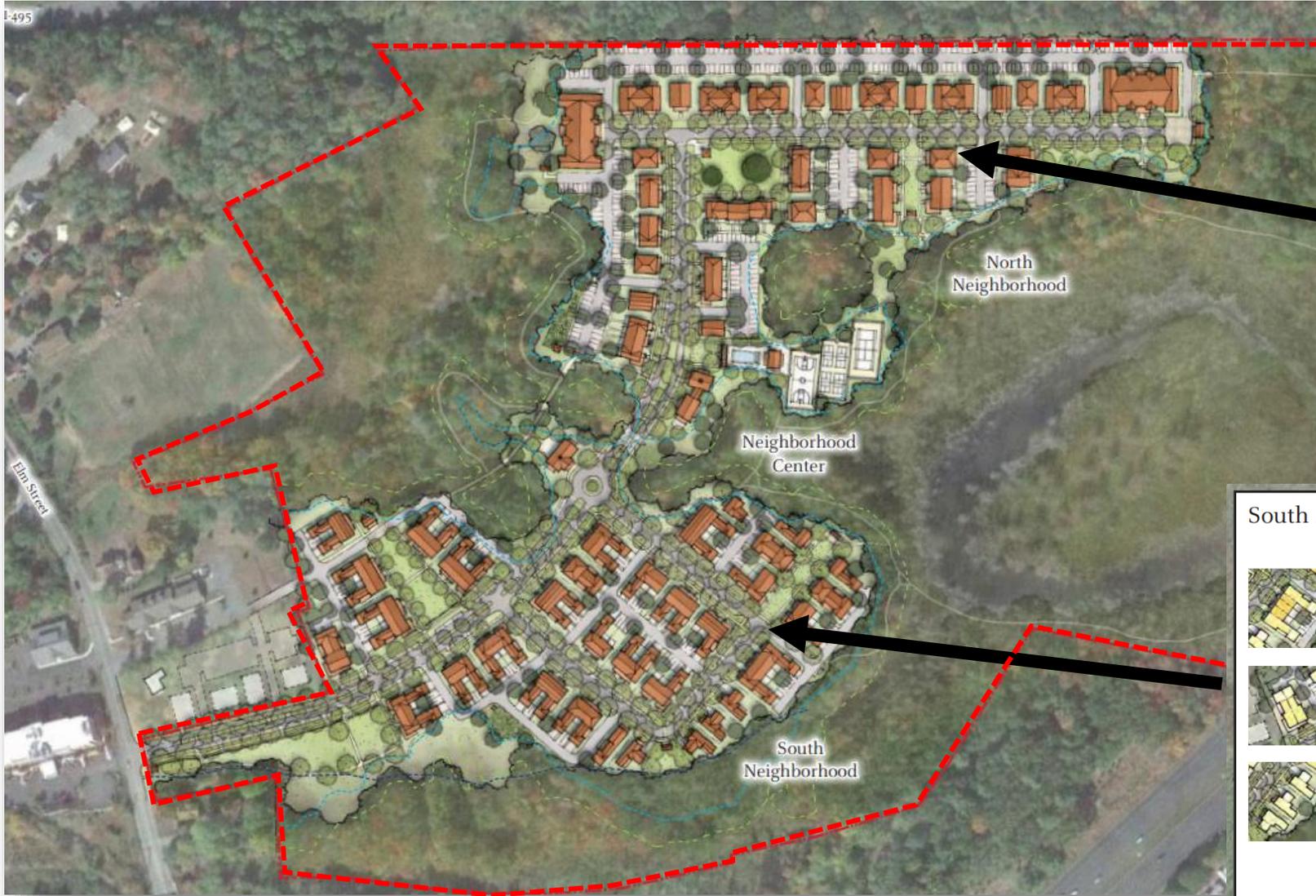
Northern Neighborhood
(274 Units / 12.5 Acres +/-)

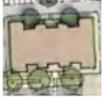
Southern Neighborhood
(91 Units / 13 Acres +/-)

Open Space
(58 Acres +/-)



Density and Building Types



North Neighborhood		
	Multifamily Corridor Buildings	2 @ 29 = 58 Units
	Multifamily 12-Unit Walk-Ups	7 @ 12 = 84 Units
	Multifamily 6-Unit Manor Homes	13 @ 6 = 78 Units
	Multifamily Stacked Flats/Towns	32 @ 2 = 64 Units
Total Units		274 Units

South Neighborhood		
	Single Family Attached Townhomes 16' Middle Units	37 Units
	22' End Units	38 Units
	Single Family Semi-Detached 22' Duplex	8 Units
	Single Family Detached 22' Cottages	8 Units
Total Units		91 Units



Southern Neighborhood



**Southern
Neighborhood**
(91 Units / 13
Acres +/-)

South Neighborhood

	Single Family Attached Townhomes	
	16' Middle Units	37 Units
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	22' Duplex	8 Units
	Single Family Detached	
	22' Cottages	8 Units
<hr/>		
	Total Units	91 Units



Traditional Architecture



**Southern
Neighborhood**
(91 Units / 13
Acres +/-)



Neighborhood Character



**Southern
Neighborhood**
(91 Units / 13
Acres +/-)



Neighborhood Amenities



**Southern
Neighborhood**
(91 Units / 13
Acres +/-)



Recreational & Civic Amenities



Northern Neighborhood



**Northern
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(274 Units / 12.5
Acres +/-)

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Traditional Architecture

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Neighborhood Character



**Northern
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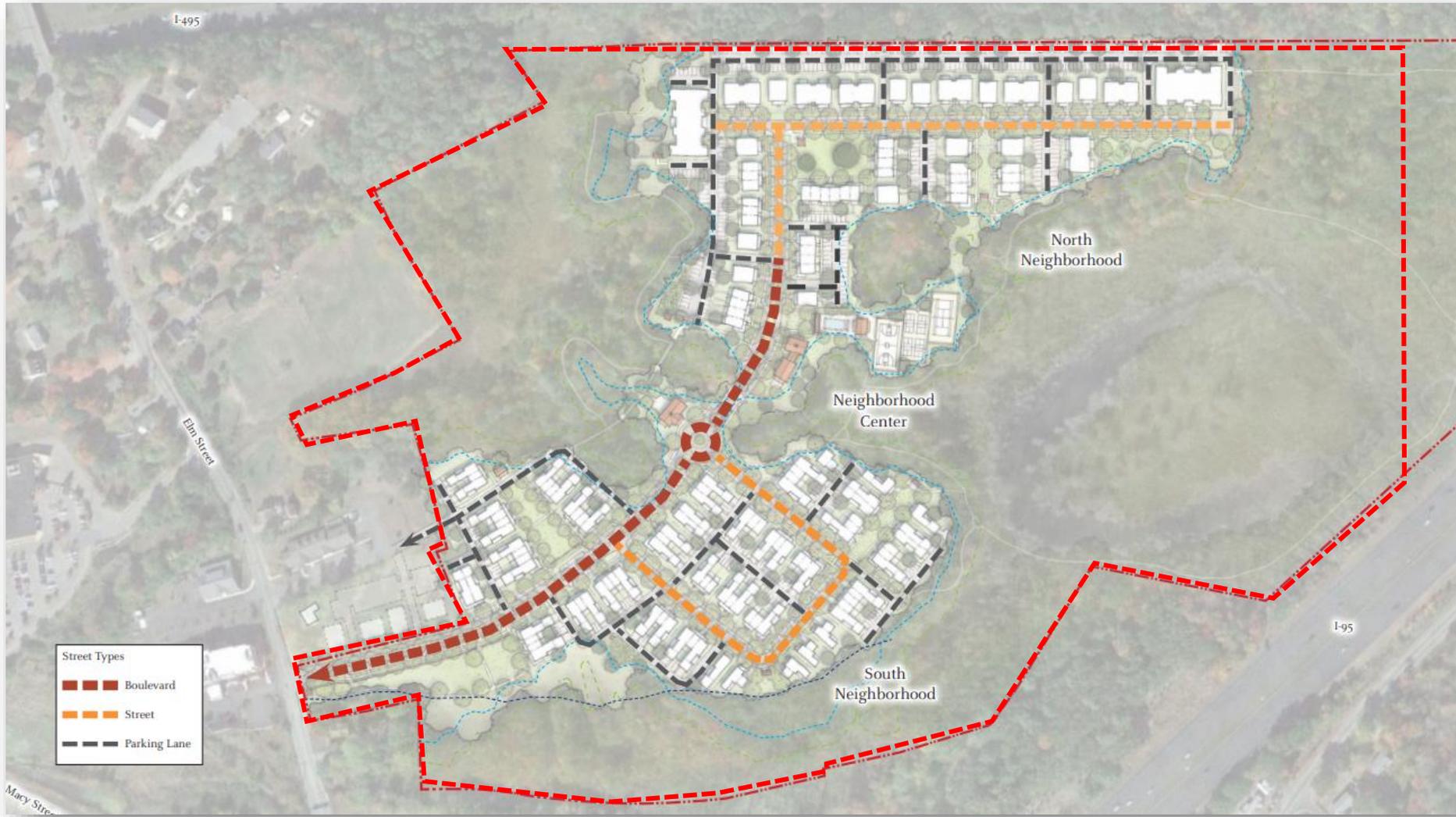


Recreational Amenities

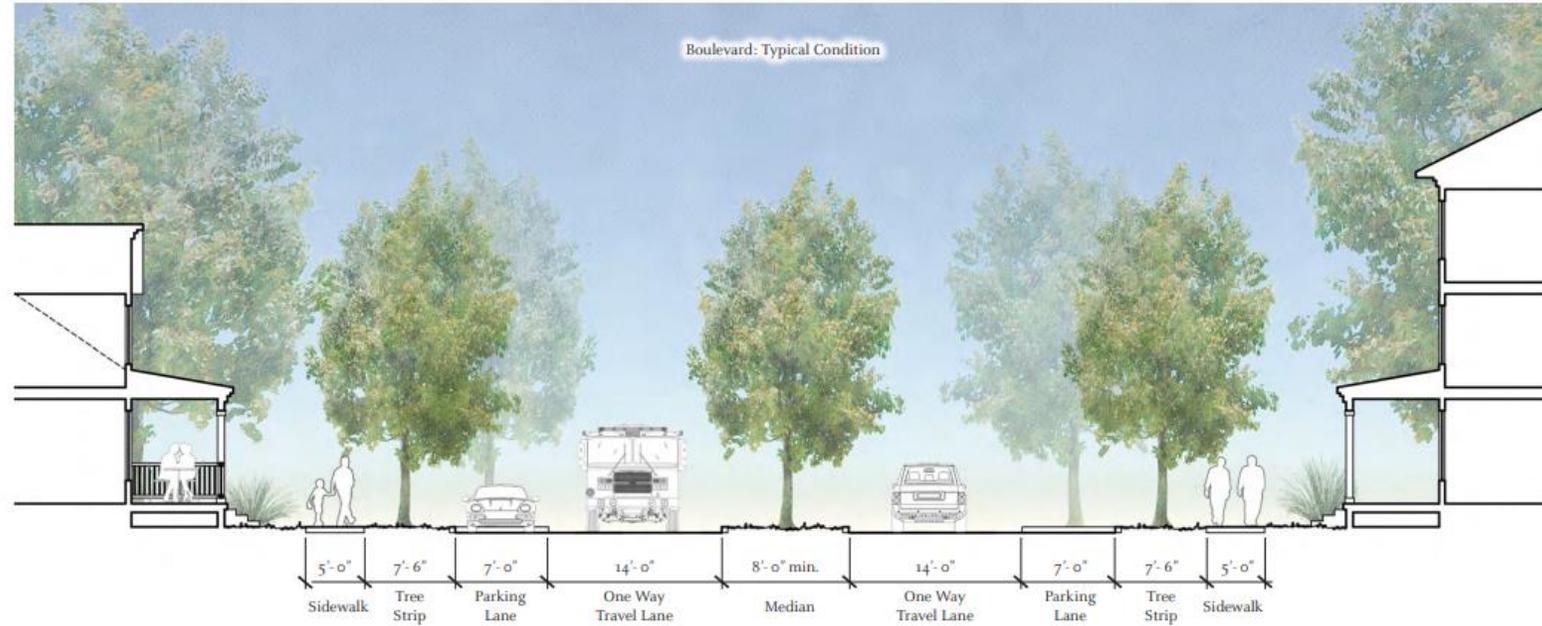
**Northern
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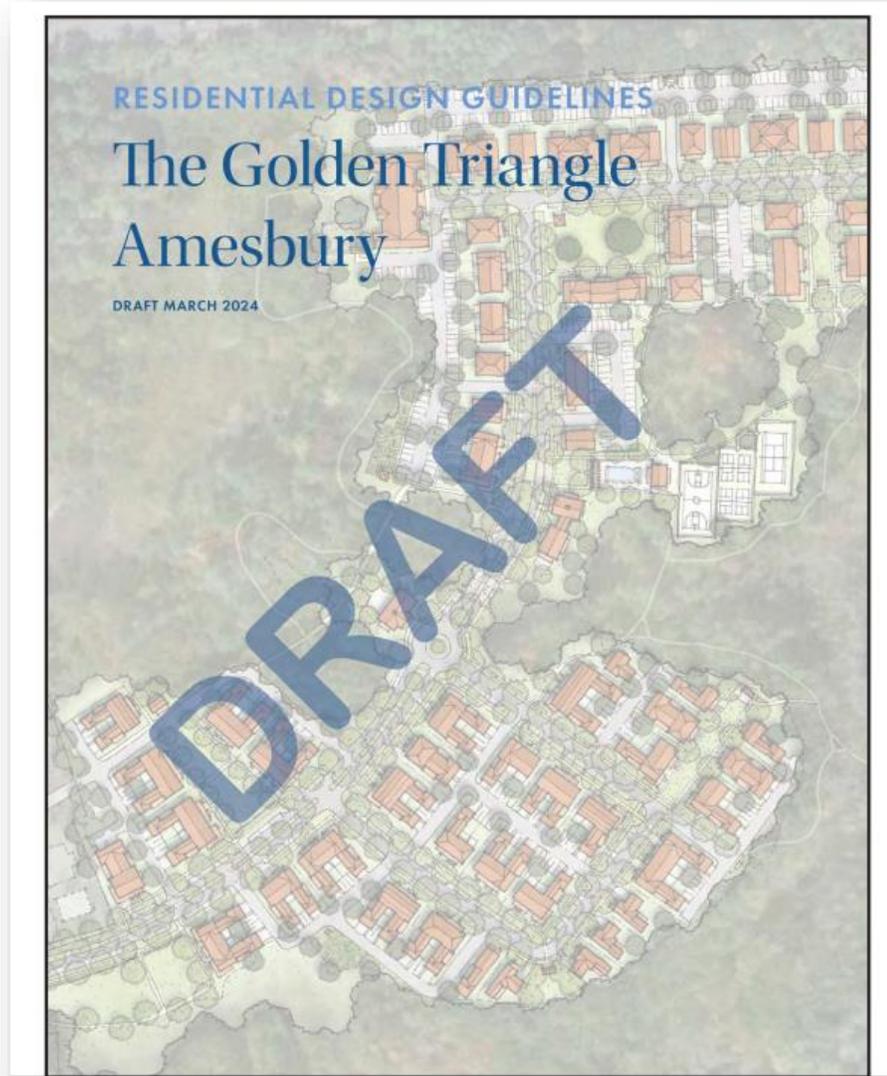
Street Network & Hierarchy



Street Design



Pattern Book



Draft Zoning Amendment

1. Zoning Map Change (with Sub-Districts)
2. Overlay District
3. Dimensional & Density Regulations
4. Building Types by Sub-District
5. Site Plan Review
6. Design Standards
7. Affordability Options



Overall Vision Plan



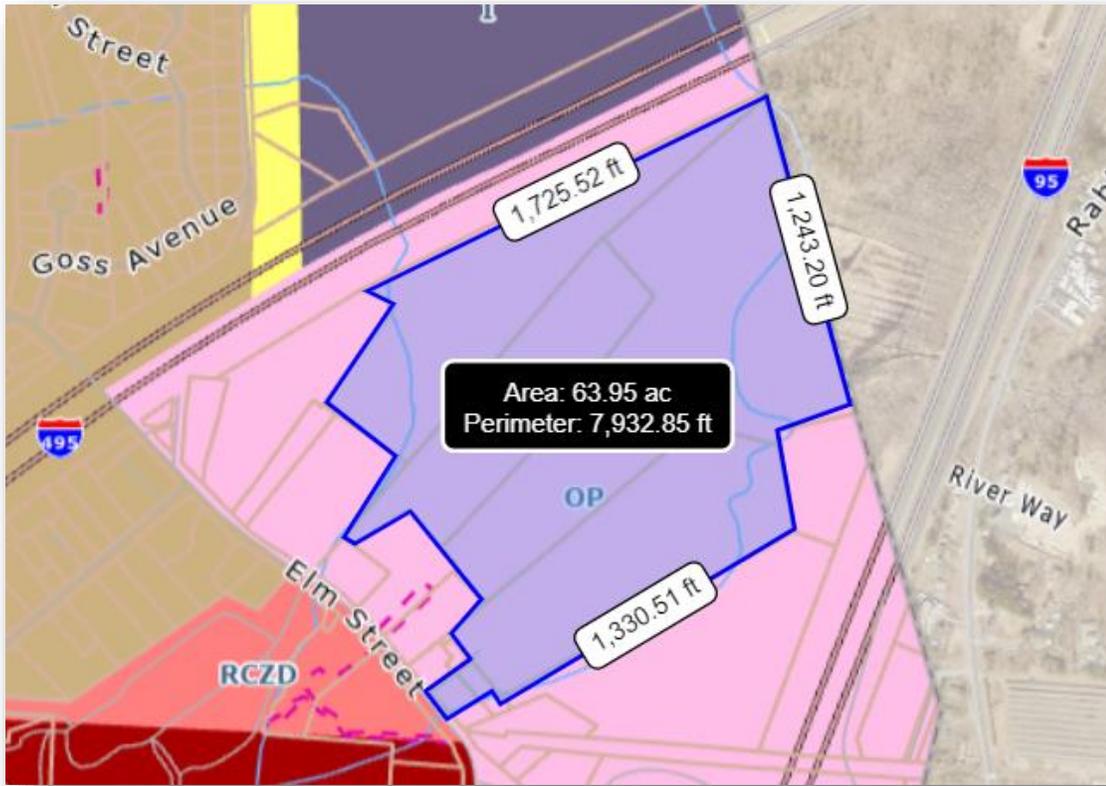
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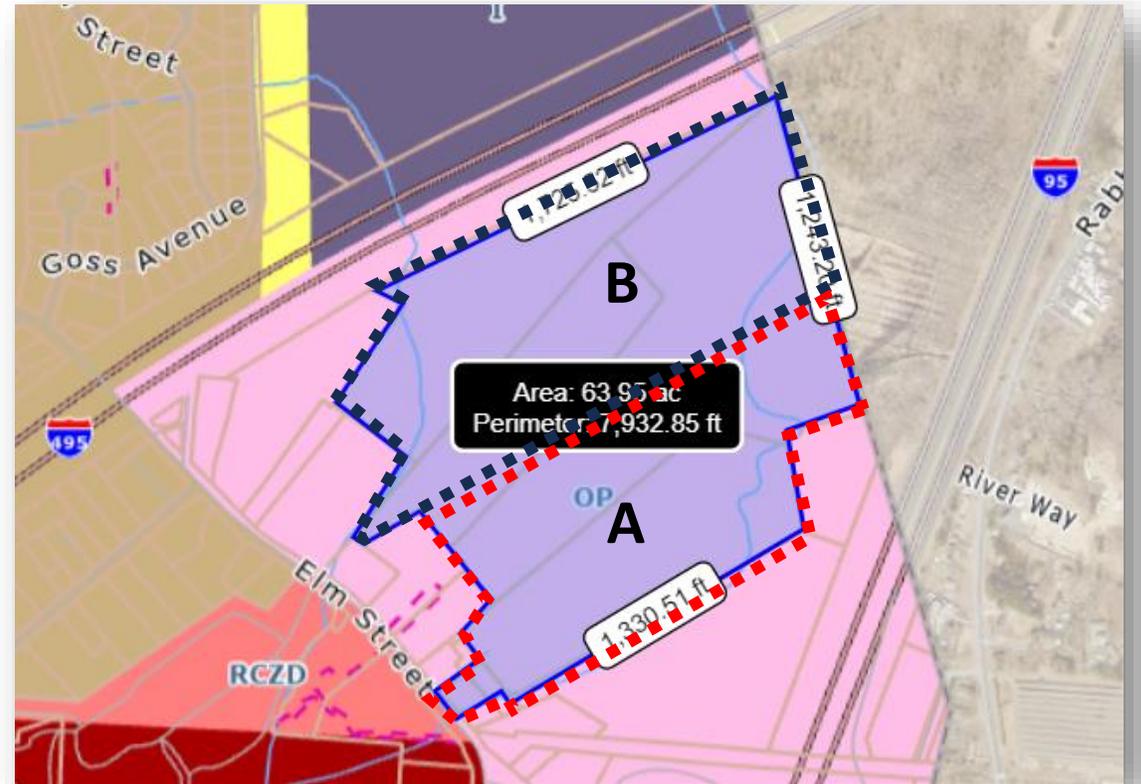
Open Space
(58 Acres +/-)



Draft Zoning Map Change



**Golden Triangle Multifamily Overlay District
(64 Acres / 5 Lots)**



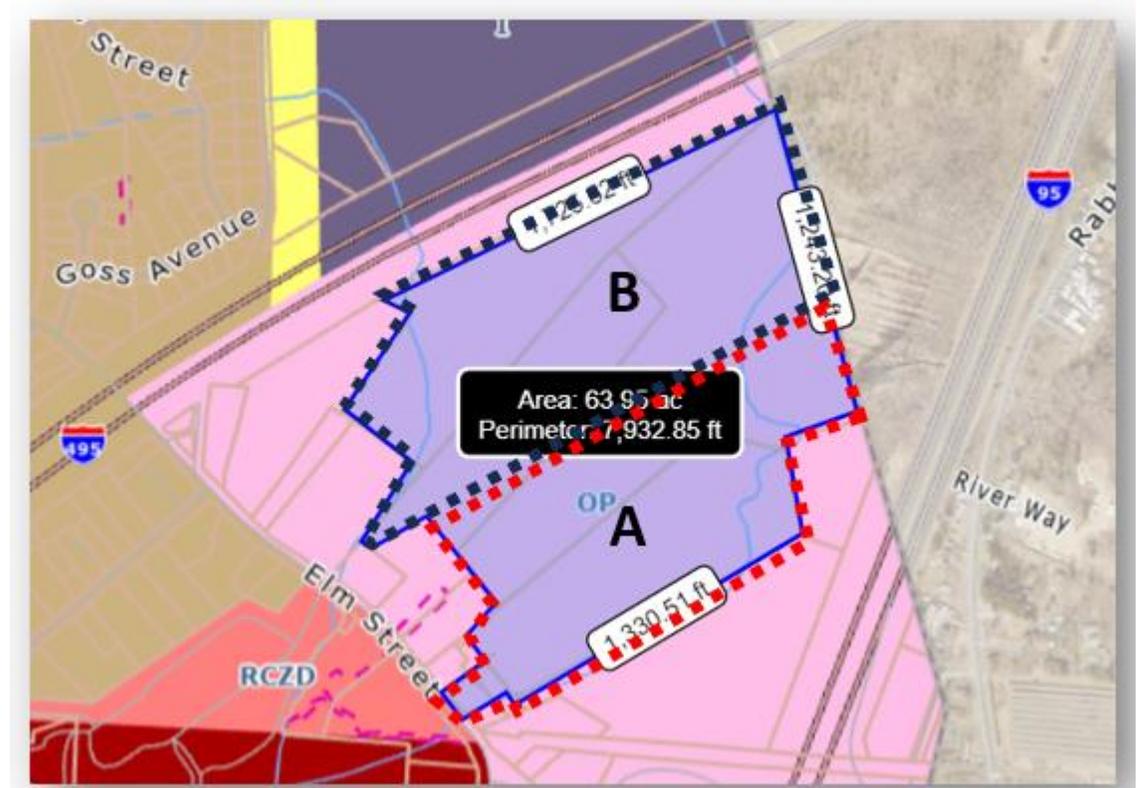
Golden Triangle: 2 Sub-Districts

- Southern Neighborhood: A
- Northern Neighborhood: B



Dimensional & Density Regulations

Zoning Parameters	Sub-District - A	Sub-District - B
Minimum Lot Size	2,000 SF	2,000 SF
Building Height	2-3 Stories / 38'	2-4 Stories / 48'
Floor Area Ratio	N/A	N/A
Lot Coverage	70%	70%
Open Space Requirement	20%	20%
Setbacks	10-0-10	10-0-10
Parking Spaces per Unit	1.75 Spaces per Unit	1.75 Spaces per Unit
Max. Dwelling Unit/ Developable Acre	8	22
Min. District Land Area /DU	3 Acres	9 Acres



Golden Triangle: 2 Sub-Districts

- Southern Neighborhood: A
- Northern Neighborhood: B



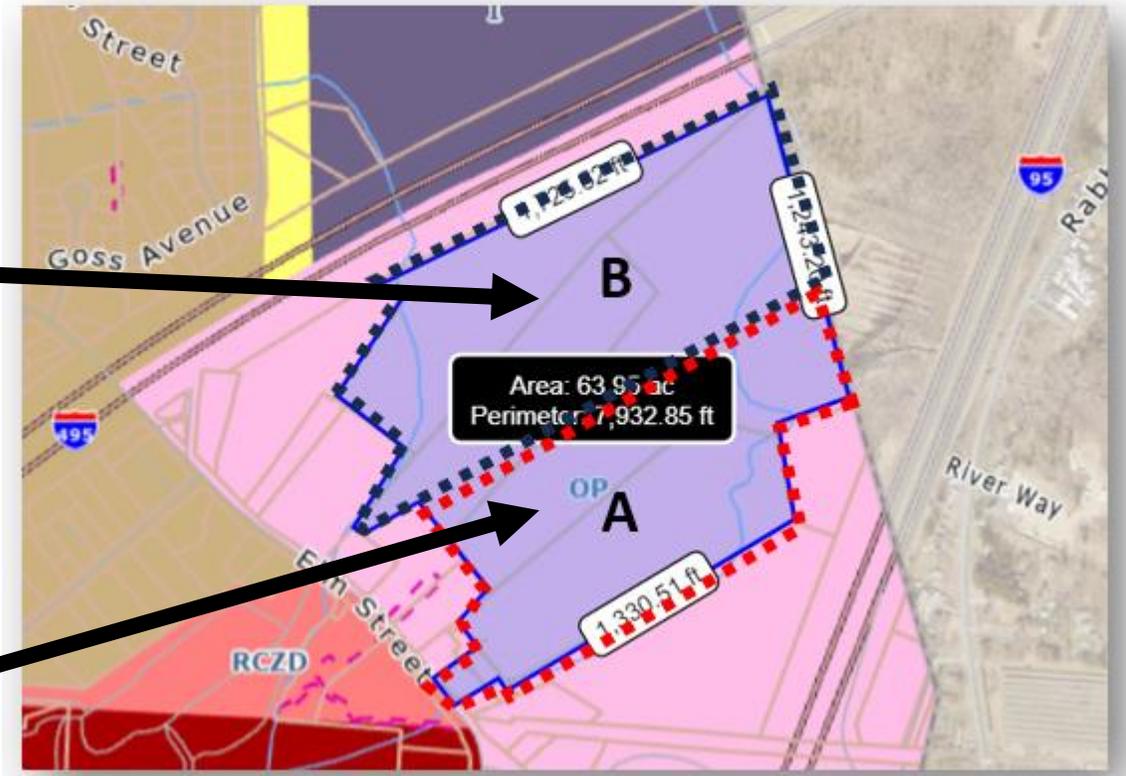
Building Types

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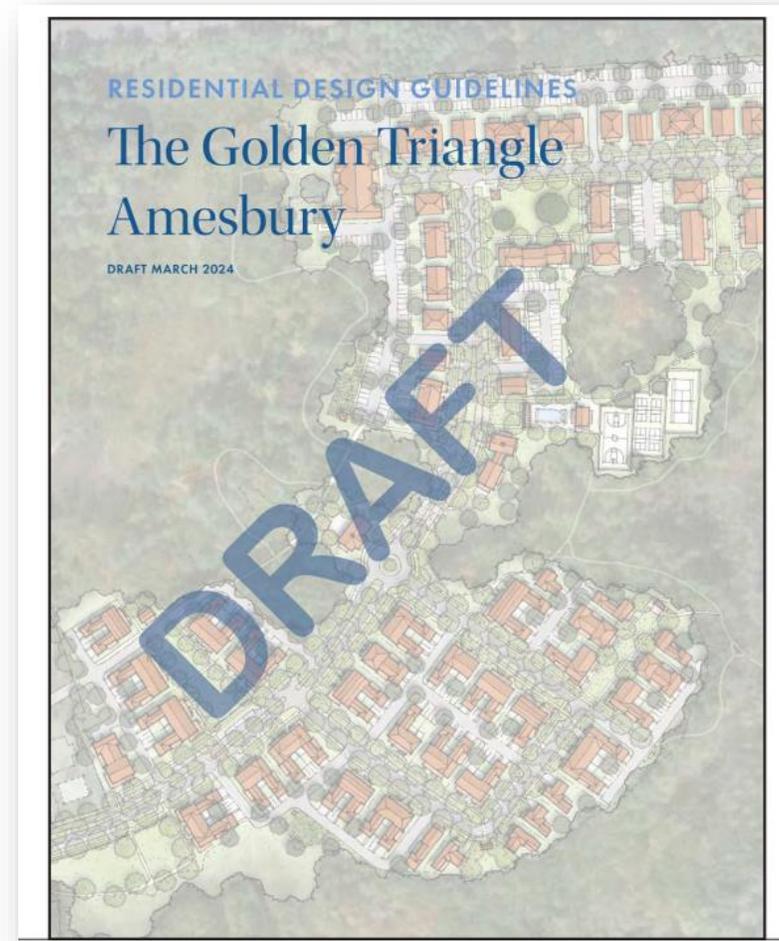
Site Plan Review

1. Boulevards, Streets, & Alleyways
2. Water, Sewer, & Stormwater Utilities
3. Recreational Amenities
4. Landscaping & Lighting



Design Standards

1. Neighborhood Vision
2. Street Design & Traffic Calming
3. Building Design:
 - Scale and Massing
 - Rooflines
 - Materials
 - Openings
 - Entryways
 - Projections
 - Details

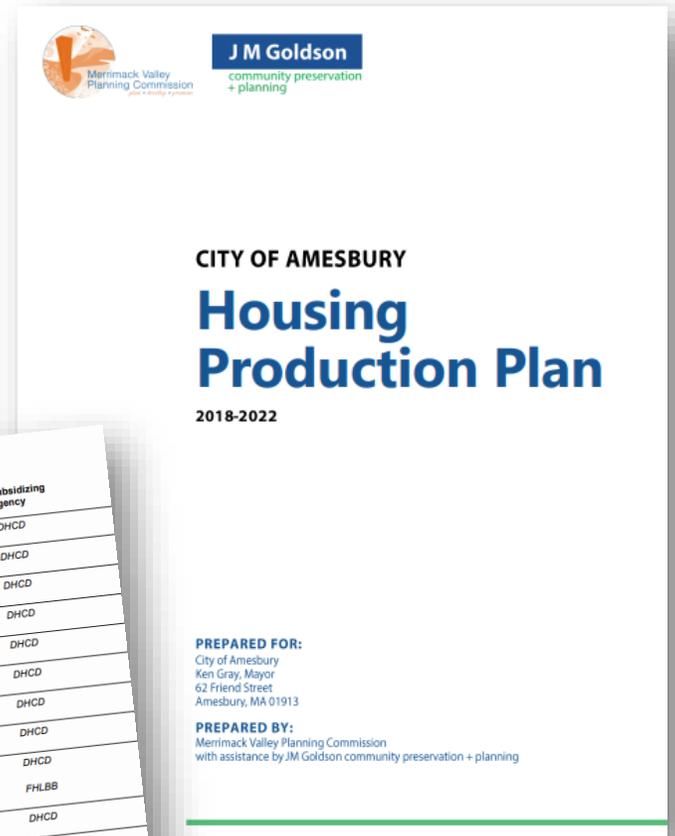


Affordability Options

1. No minimum Requirement
2. 10% Maximum (Preferred)
3. 10 - 20% with a Feasibility Study
4. Evaluating the Tradeoffs

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Amesbury	DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
	50	n/a	Field Street	Rental	8	Perp	No	DHCD
51		Macy Terrace	32-50 Macy St.	Rental	102	Perp	No	DHCD
52		Heritage Towers	180 Main St.	Rental	43	Perp	No	DHCD
53		Heritage Vale	Naysons Court	Rental	30	Perp	No	DHCD
54		Powow Villa	Friend St.	Rental	30	Perp	No	DHCD
55		Powow Villa	Summer St.	Rental	23	Perp	No	DHCD
56		Market.Macy St. Apts	205 Market St; 30-38 Macy St	Rental	4	2031	No	DHCD
58		Housing Support, Inc.	280 Main Street	Rental	29	Perp	No	FHLBB
59		Elms Residence for Men	53 Friend St	Rental	10	perp	No	DHCD
60		Turning Point, Inc.	276 Main Street	Rental	14	2020*	No	DHCD
61		Whittier School Apts	20 Prospect Street	Rental	46	N/A	No	DDS
4189		DDS Group Homes	Confidential	Rental	8	N/A	No	DMH
4535		DMH Group Homes	Confidential	Rental	2	9/7/2022	No	DHCD
4971		Amesbury HOR Program	Arlington Street	Rental	4	11/30/2022	No	DHCD
4972		Amesbury HOR Program	Congress Street	Rental	5	5/9/2024	No	DHCD
4973		Amesbury HOR Program	Elm Street	Rental	3	7/18/2025	No	DHCD
7181		Amesbury HOR Program	School Street	Ownership	0	exp	NO	DHCD
7690		Amesbury HOR Program	Pond Street	Mix	0			DHCD



Next Steps

District 1: Golden Triangle Multifamily Overlay District

- Zoning Amendment: April 2024 – July 2024

District 2: Amesbury Gateway Village Overlay District

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District 3: Lower Millyard Multifamily Overlay District

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Feedback & Questions



Nicholas Cracknell, AICP
OCED Director

Nipun Jain
Planning Director

