
Smart Growth Toolkit: Special District Zoning with 40R and 40A

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Angus Jennings, AICP – Principal Planner
Concord Square Planning & Development, Inc.

www.concordsqdev.com



Goals for Presentation

- 40R part of policy trend favorable to Smart Growth
- Two examples of zoning initiatives for “smart growth” using small site infill development
 - Belmont – Oakley Neighborhood 40R Overlay District
 - Cohasset – Modifications to Village Business zoning district
- Recommendations for success



40R Smart Growth Zoning Concept

- Structural and perpetuating housing affordability problem due to:
 - ❑ Shortage of land appropriately zoned for higher density residential; supply lagging – and misplaced
 - ❑ Rational economic basis for communities' political opposition to higher densities
- Concept: economic incentives for communities to voluntarily adopt higher density zoning in smart growth locations

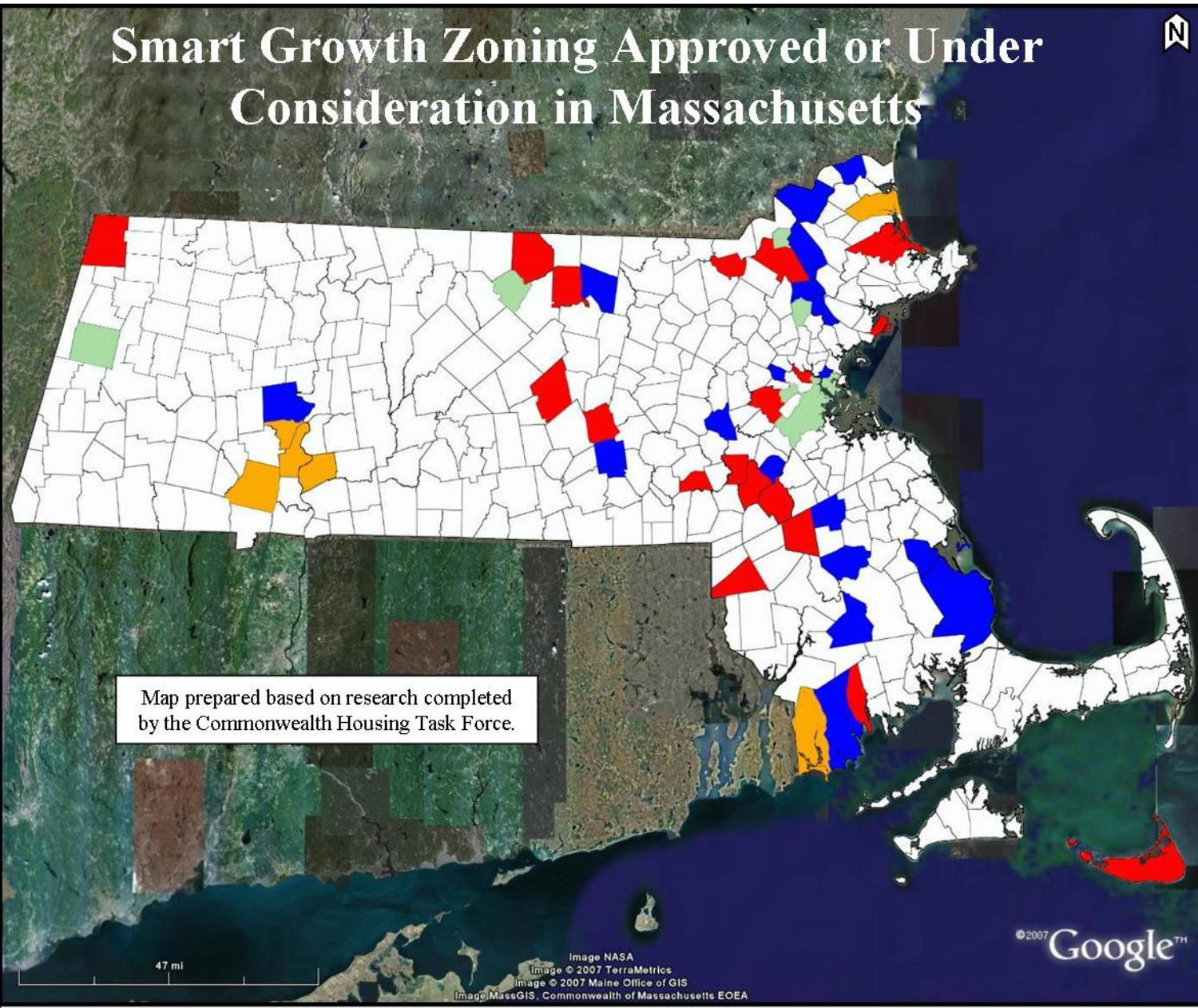


40R “Big Picture” Policy Goals

- Creation of surplus of “zoned land” resulting in market-driven housing site selection among smart growth zones
- High quality mixed-use design resulting in market acceptance of higher density
- Facilitate production of market-rate moderately-priced housing with subsidized component



Smart Growth Zoning Approved or Under Consideration in Massachusetts



Legend

Approved 40R District



18 Communities –
6,355 Units

Filed with DHCD for
Letter of Eligibility



5 Communities –
2,250 to 2,750 Units

Applied for or
Received State
PDF Grant Funds



7 Communities –
550 to 800 Units
(estimated)

Meaningful
Consideration of 40R
Underway Locally



19 Communities

Map prepared based on research completed by the Commonwealth Housing Task Force.

47 mi

Image NASA
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Image/MassGIS, Commonwealth of Massachusetts EOE

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Source: Municipal boundaries courtesy of MassGIS <<http://mass.gov/mgis/>>

40R Summary to Date

- Adopted in 18 communities
 - Range includes urban, suburban, rural
 - Scale includes large-scale master planning, urban infill, and targeted small-scale planning
- No 40R District brought to a vote has failed to achieve required 2/3 majority
 - “Shared self interest” planning dynamic
- Funding source resolved for next 2 years or so with recent action by Legislature



Belmont 40R Smart Growth District



General Area of Oakley
Neighborhood Smart
Growth District



Belmont Smart Growth Zoning: Key Features

- 1.5 acre site, three non-contiguous parcels
- Sale of church properties pending
- Neighborhood initiative to adopt “smart growth zoning”
- Goal: Zone for viable redevelopment of church properties, with incentives for preservation
- Local control and predictability
- State incentives





Allowed Uses - Residential

- Single-family
- Two-family
- Three-family
- Multi-family if within renovation of Church
- All development allowed as-of-right, subject to Design Standards

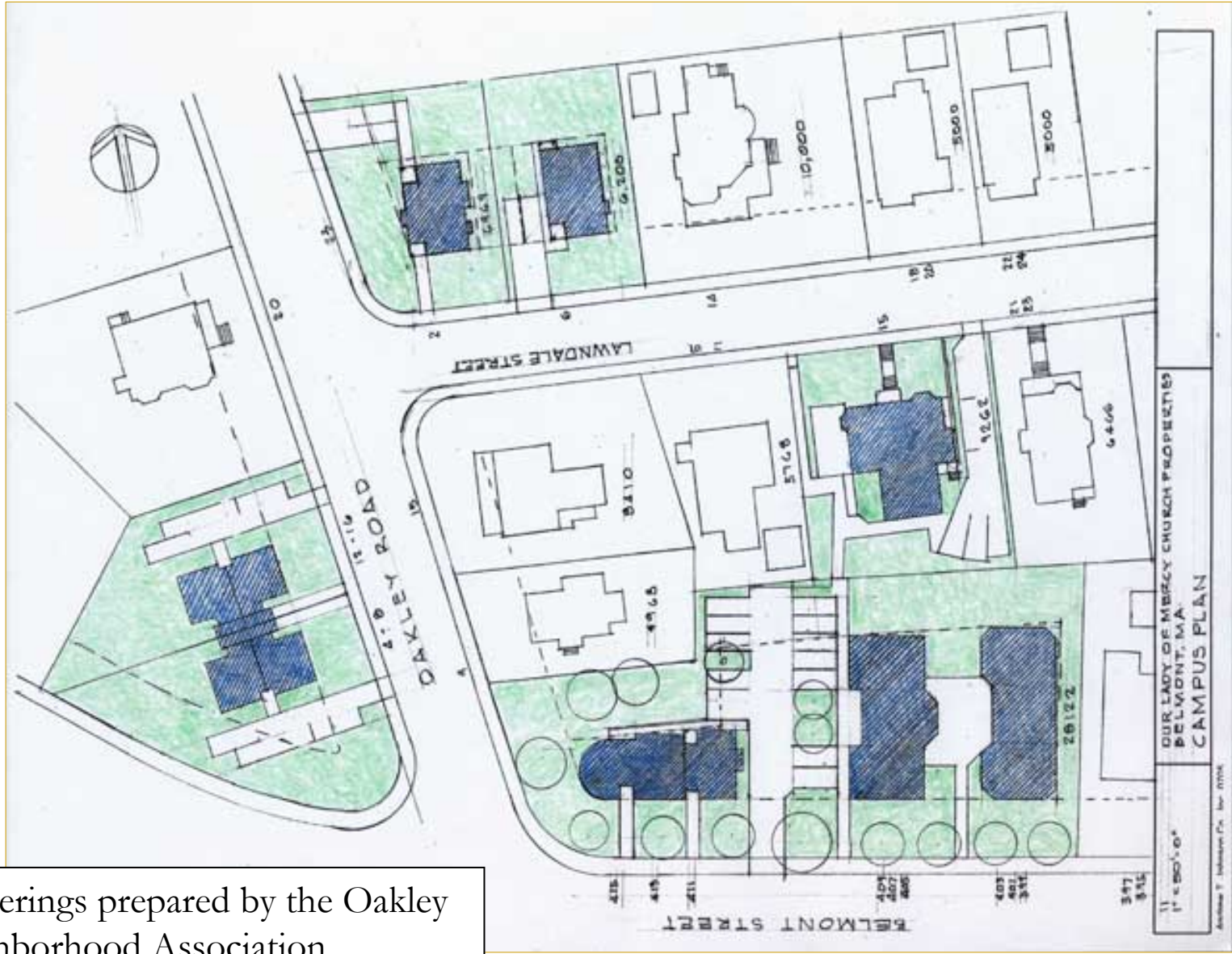


Design Standards

- Design Standards adopted by Planning Board
- Establish review standards for site and building design including:
 - ❑ Scale, proportion, appearance of buildings
 - ❑ Type and location of infrastructure
 - ❑ Off-street parking
 - ❑ Protection of natural site features
 - ❑ Landscaping, on-site open space
 - ❑ Lighting and buffering



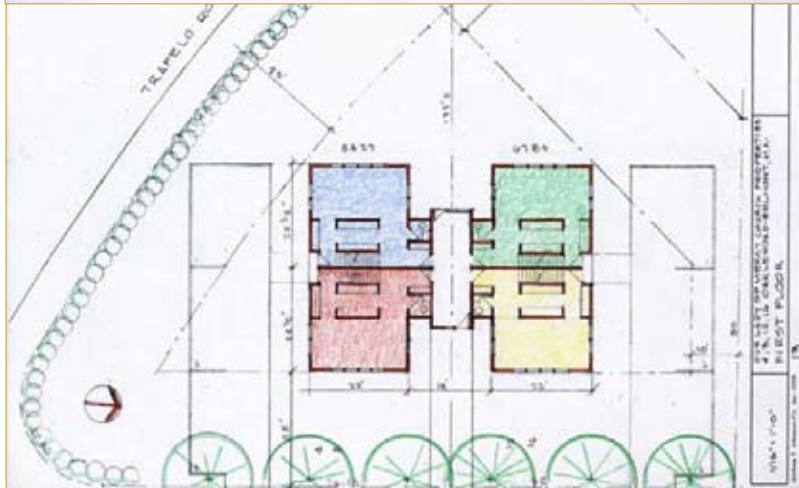
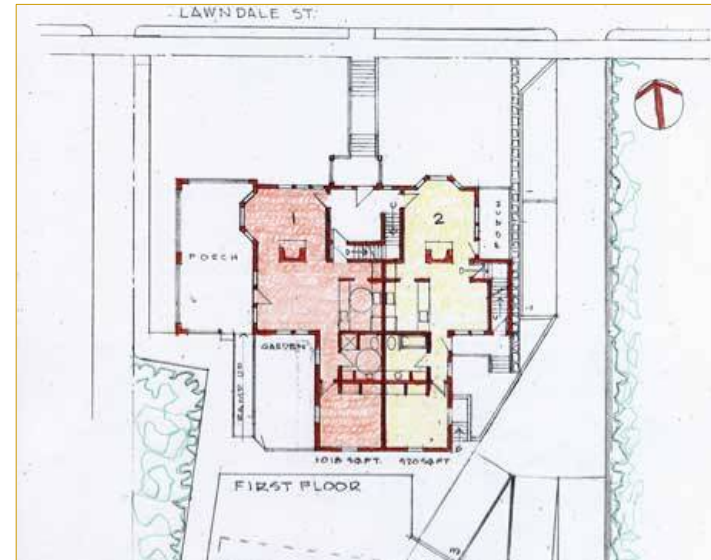
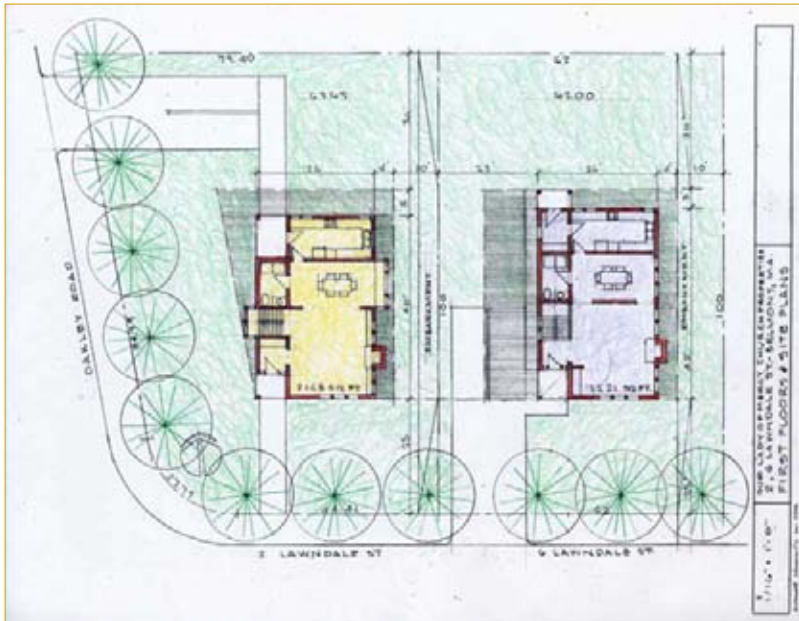
Conceptual Campus Plan



Renderings prepared by the Oakley
Neighborhood Association



Building Floor Plans and Unit Layouts



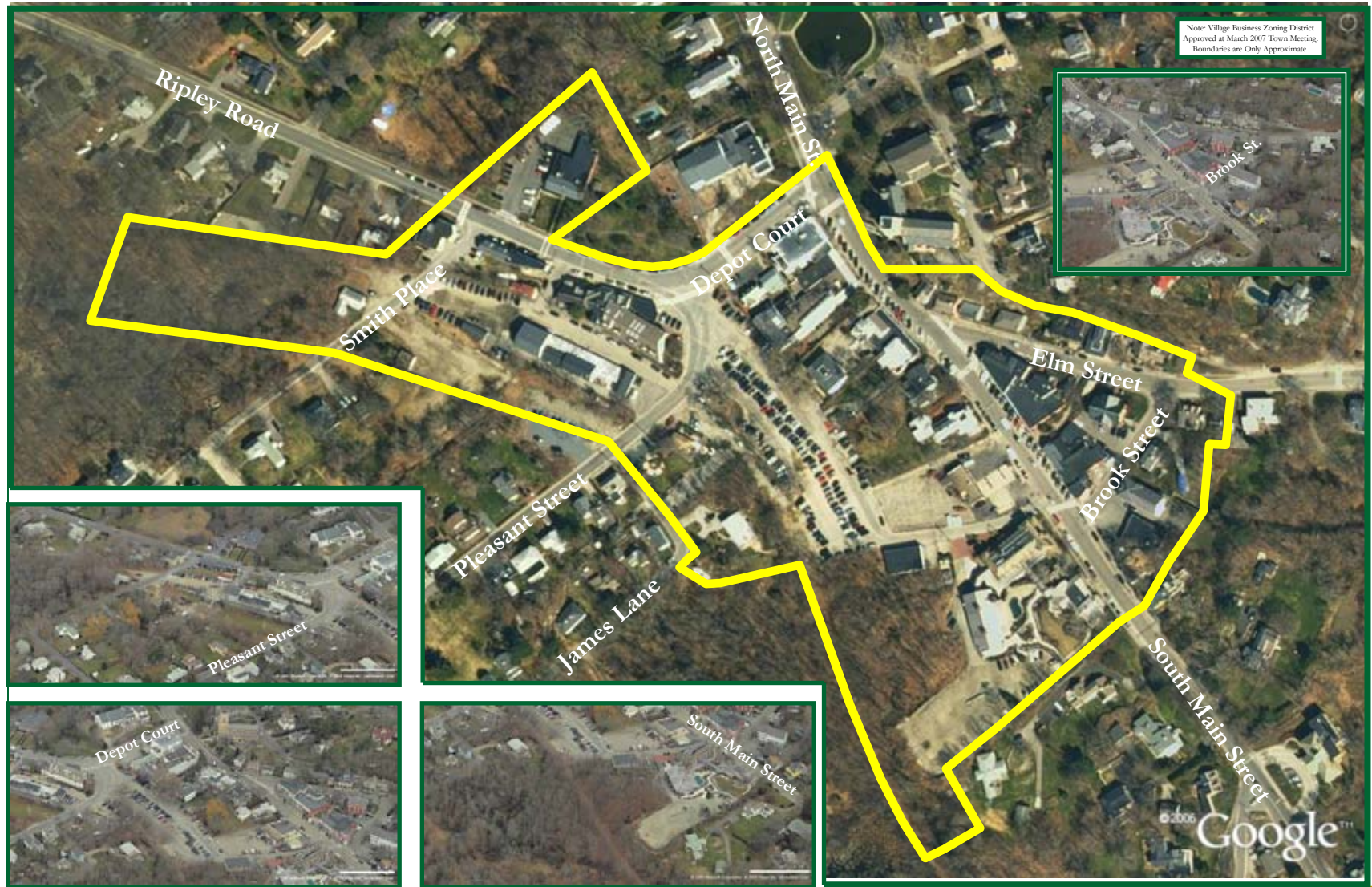
Renderings prepared by the Oakley
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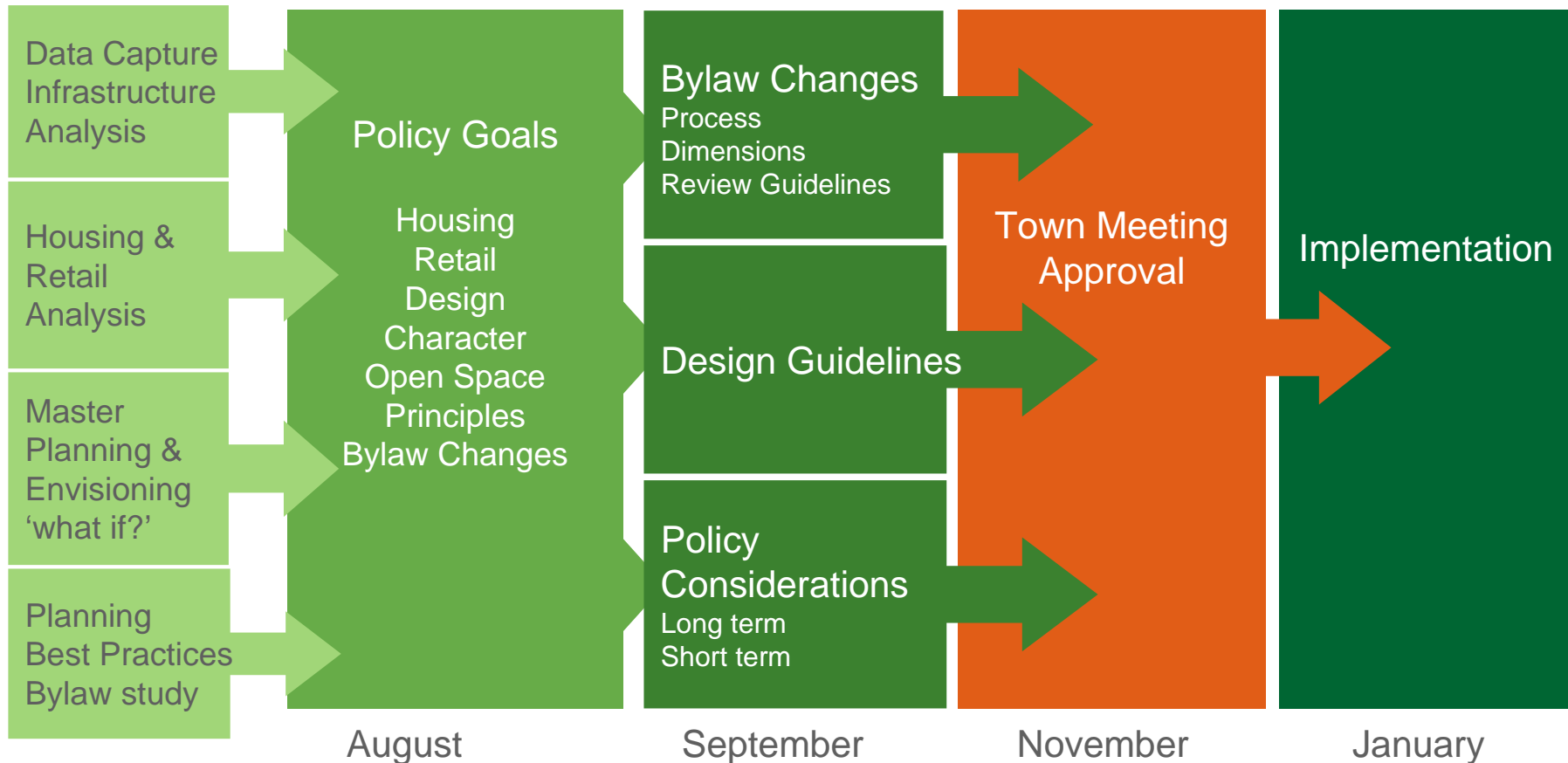
Cohasset Village Business District Amendments to Existing (40A) Zoning



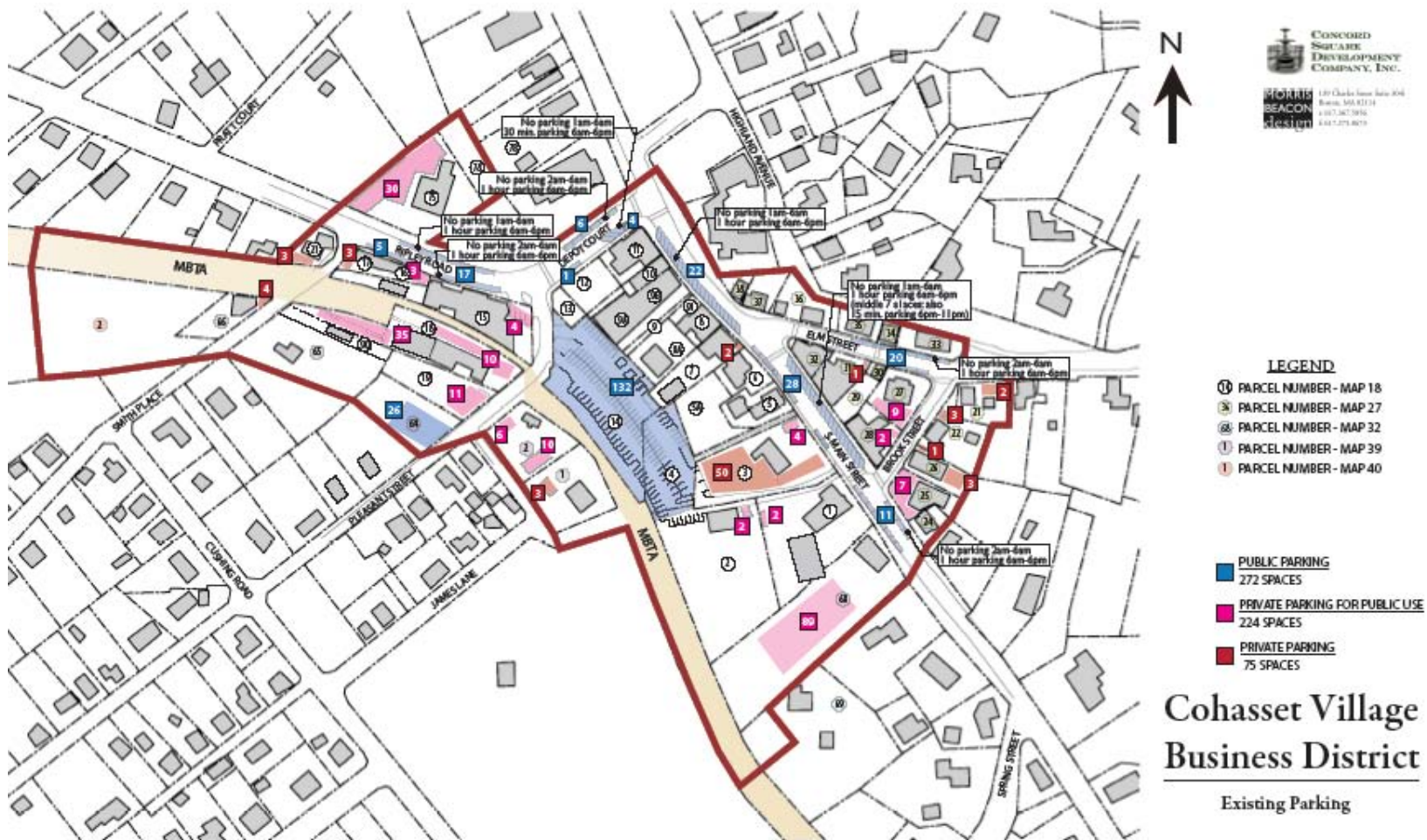
Cohasset Village Study Area



Program Overview



Thorough evaluation of existing conditions



Cohasset Village Zoning: Key Features

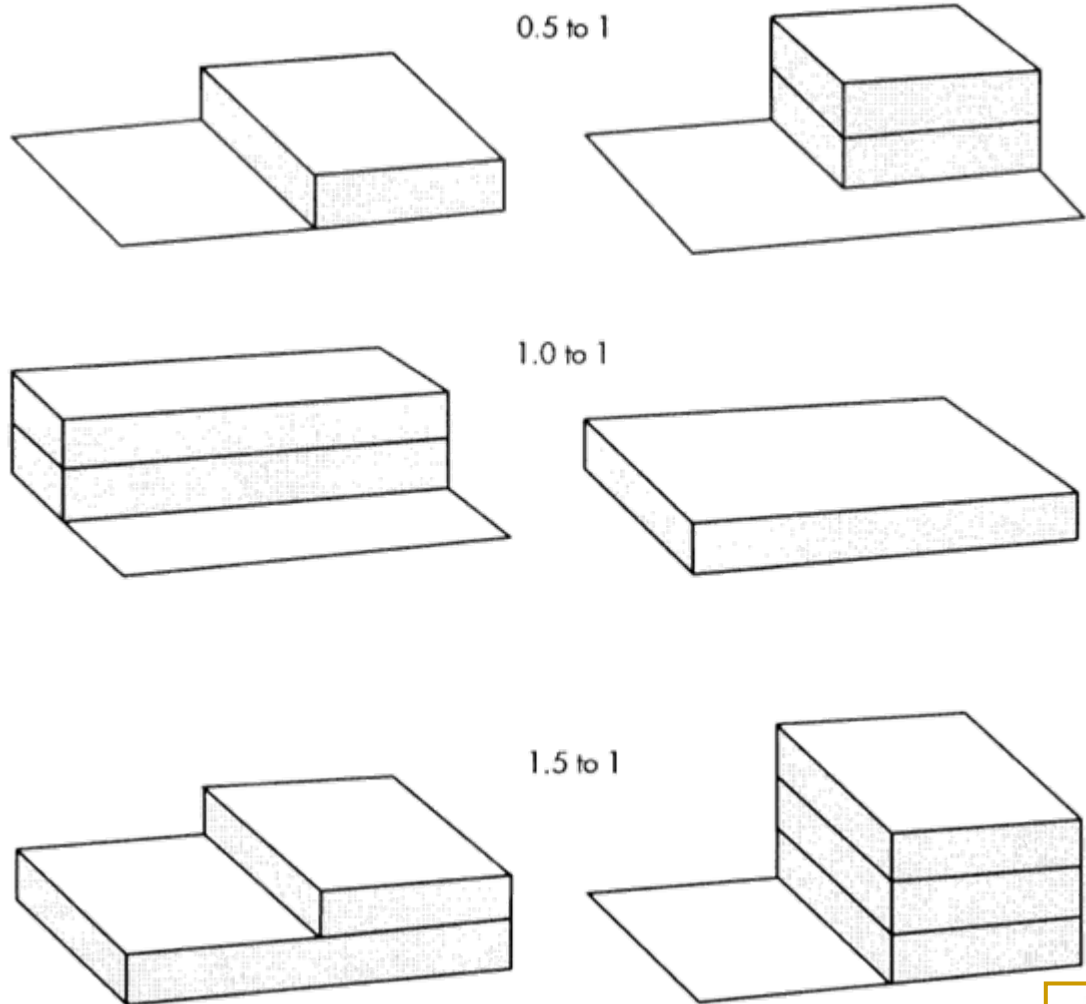
- Mixed-use encouraged
- Use of Floor Area Ratio (FAR) instead of units/acre to govern buildout
- FAR allowable at 1.3. Density bonuses for:
 - ❑ Building with emissions at least 50% less than required to comply with Mass. Building Code
 - ❑ Affordable housing
 - ❑ Off-site improvements – sidewalks etc.



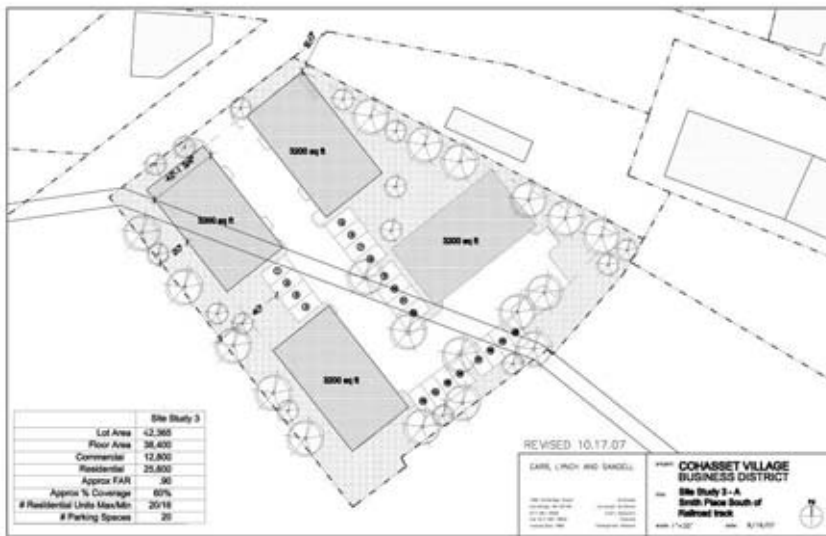
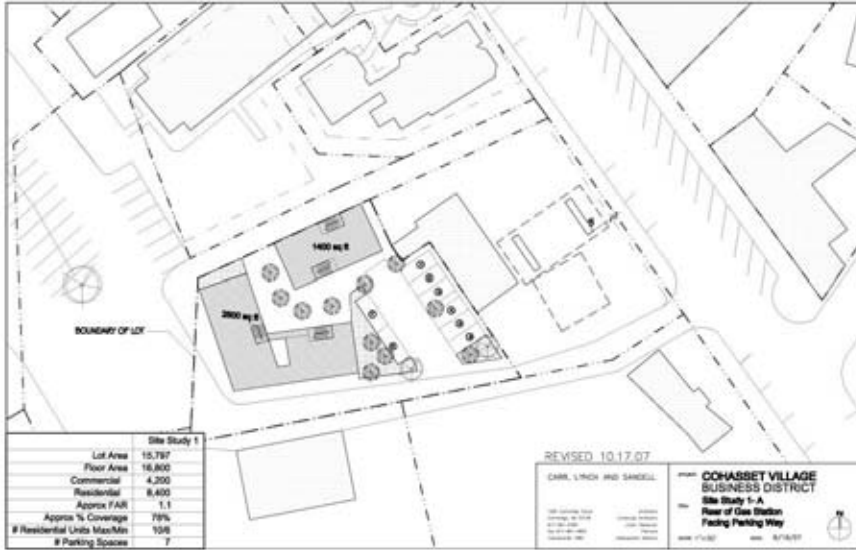
What is Floor Area Ratio?

Floor area ratio (FAR).

The gross floor area of a building or buildings on a lot divided by the lot area or site area.

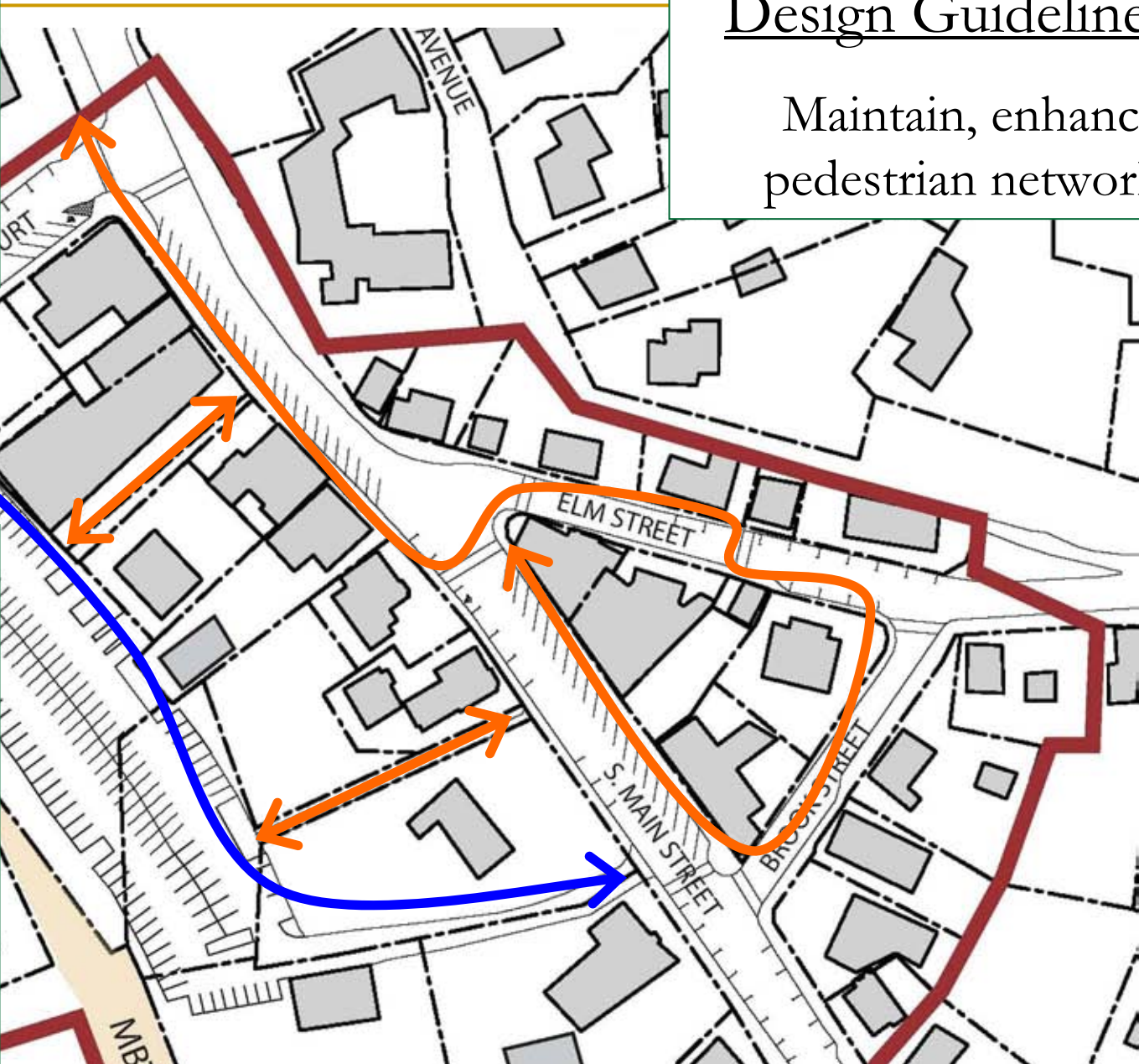
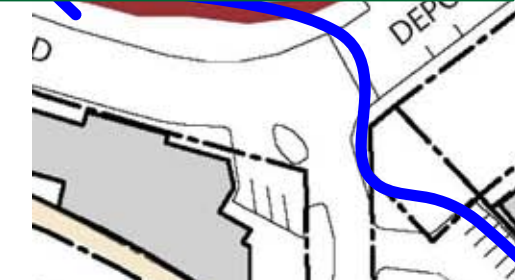


Envisioning “FAR”



Design Guideline:

Maintain, enhance
pedestrian network



Design Guideline:

Building design,
architectural detail



Comparison and Contrast: Examples

	<i>Belmont Oakley Neighborhood</i>	<i>Cohasset Village</i>
“Prime Mover”	Public sector	Public sector
Project funding	State PDF grant	Local CPC funds; Town Mtg funds; PDF grant
Project driven	No	No
Permitting mechanism	40R As of right	Special permit
Design review	40R Design Standards	Design Guidelines



Comparison and Contrast: Outcomes

<i>Community</i>	<i>Allowable Buildout</i>	<i>Process / Outcome of Vote</i>
Belmont	18-19 housing units (5 “existing zoned”)	Unanimous approval at Representative Town Meeting in October 2007
Cohasset	Up to ~ 95+ additional housing units	Approval at Open Town Meeting in November 2007



Public Sector Recommendations for Success

- Design standards are vehicle for public process
- Proposals based on public priorities in plans
- Standards drawn from existing conditions – heights, setbacks, roof lines, façade details etc
- Be specific. Sub-districts in 40R Smart Growth Zoning provide room for creativity



