



MBTA COMMUNITIES & READING

Select Board 9/9/24

TIMELINE & PROCESS

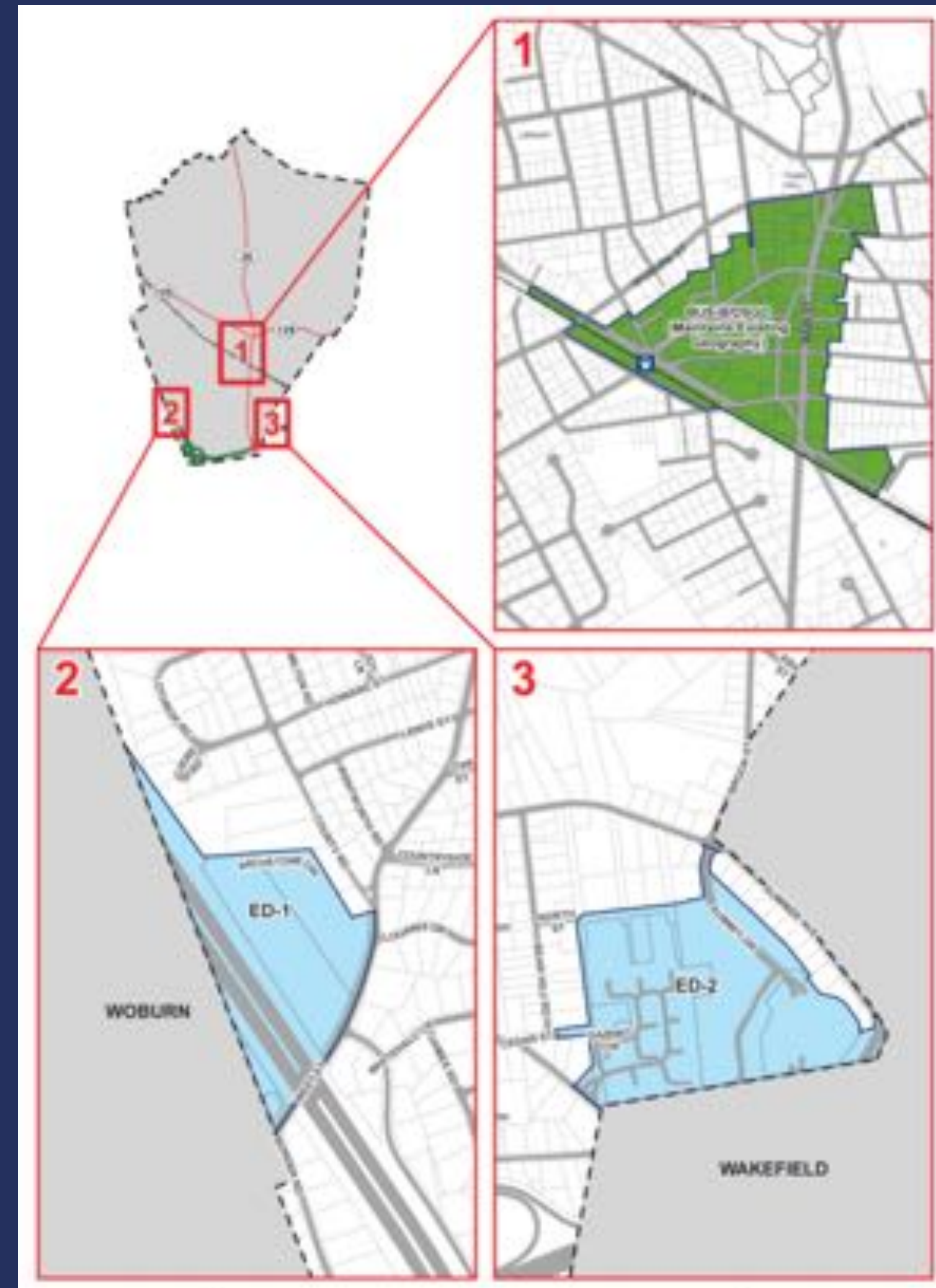
Reading's MBTA Communities Compliance Process & Timeline																								
Phase Descriptions	2023												2024											
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec					
General Outreach & Survey	Phase 1																							
Knowledge Series				Phase 2																				
Public Hearings for April TM							Phase 3																	
Additional Conceptuals Analysis										Phase 4														
Narrowing the Options													Phase 5											
Public Hearings for Nov TM																Phase 6								
TM Vote																					X			
Our deadline for compliance																					X			

“Narrowing the Concepts” Process

1. June and July Public Forum Presentation and Workshops
 - a. Resulted in 4 concepts to build around
2. Planning staff drafted Memo summarizing discussions and community preferences from forum
3. CPDC and Staff summarizing the two remaining recommended concepts tonight
4. The final concept will be included on the November Town Meeting warrant

Concept 1: A-80 Expansion

- Maintains existing Downtown 40-R District zoning as is
- Takes credit for some of Reading's existing density at Reading Commons and Gazebo Circle/Summit Towers.
- Considerations of additional density in these areas



Zoning Controls

	Min. Lot Size	Min. Frontage	Front Setback	Rear Setback	Side Setback	Lot Coverage	Height	Landscape	Parking	Max. Density
BUS-B/ DSGD	6,000	50	0	15	15	-	3	0%	1.6	20
A-80 Expansion	80,000	120	20	20	20	70%	4	20%	2.0	30

MODEL RESULTS

GROSS ACRES: 98
 UNIT CAPACITY: 1,530
 EXISTING UNITS: 1,025
 DU/AC: 15.6

Key Notes:

- Downtown 40R Maintained as is.
- New controls and density proposed in A-80 expansion areas. Write expecting future development.

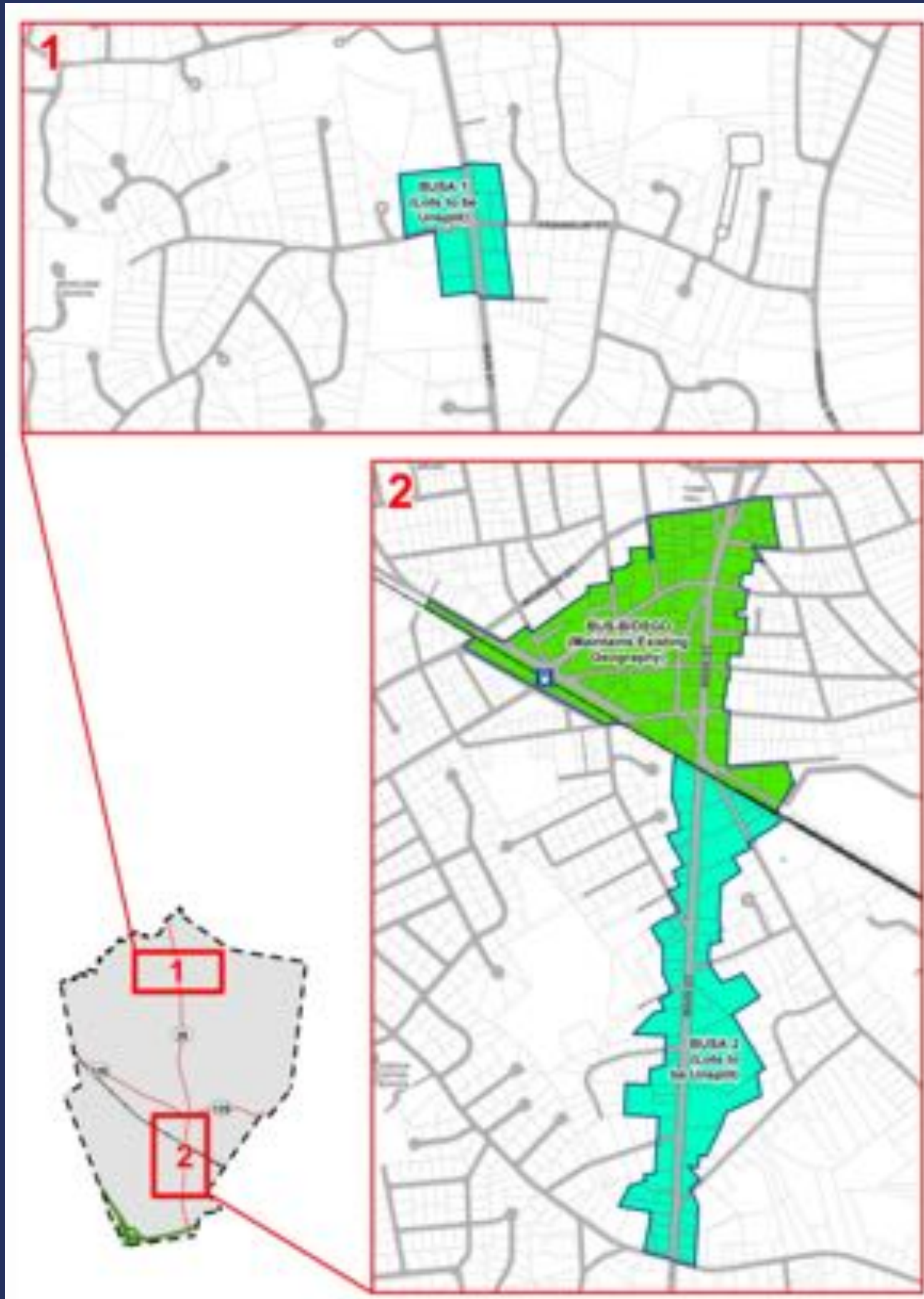
Concept 2: Main Street + Downtown

Downtown

- Upzone within the existing Downtown Smart Growth District (DSGD) zoning geography.
 - Can capture near **two-thirds** of Unit Capacity and meet the 1/2-mile acreage percentage.
 - Allows us to maintain the 20-25% Affordability requirement for 40R developments within the area.
- Promotes growth and fits in with existing forms and characteristics of the Downtown.

Main Street

- Allows additional multifamily use where it already exists today.
 - Require Affordable Units for 10-15% Affordable Units (on 13+ unit projects)
 - Several parcels that are favorable for redevelopment.
 - Linear corridor connections with revitalization.



Zoning Controls

	Min. Lot Size	Min. Frontage	Front Setback	Rear Setback	Side Setback	Lot Coverage	Height	Landscape	Parking	Max. Density
BUS-B/ DSGD	0sf	50ft	5ft	0ft*	0ft*	NA	3	5-10%	1.25	35
Main Street	10,000	60ft	10ft	20ft	10ft	70%	3	20%	1.25	20

MODEL RESULTS

GROSS ACRES: 99.7
 UNIT CAPACITY: 1,636
 EXISTING UNITS: 706
 DU/AC: 18.5

Key Notes:

- Mimic Existing DSGD and Mixed-Use Regulations as close as possible
- Identify best use of setbacks for separation from residential
- Establish proper density bonuses for mixed-use and other town needs

Public Hearings

Monday September 16 at 7:00 pm

Thursday September 19 at 7:00 pm

Purpose: to review the proposed zoning bylaw amendments in advance of November Town Meeting. These hearings will review the bylaw text for the proposed MBTA Communities district, including multi-family housing uses and controls, and business uses and controls. Changes may include amending the existing zoning district boundaries or creating new zoning districts and amending applicable sections.

Public Info Sessions

Looking to offer Day Time Open Hours to discuss final concept

Looking to offer Precinct/Town Meeting member meetings

Purpose: to make sure as many people as possible, including Town Meeting members, are familiar and aware of the upcoming warrant article and what it means