

# Comprehensive Zoning Bylaw Update and Zoning for MBTA Communities

## City of Methuen

# Housing Working Group

## August 22, 2024



# Contents

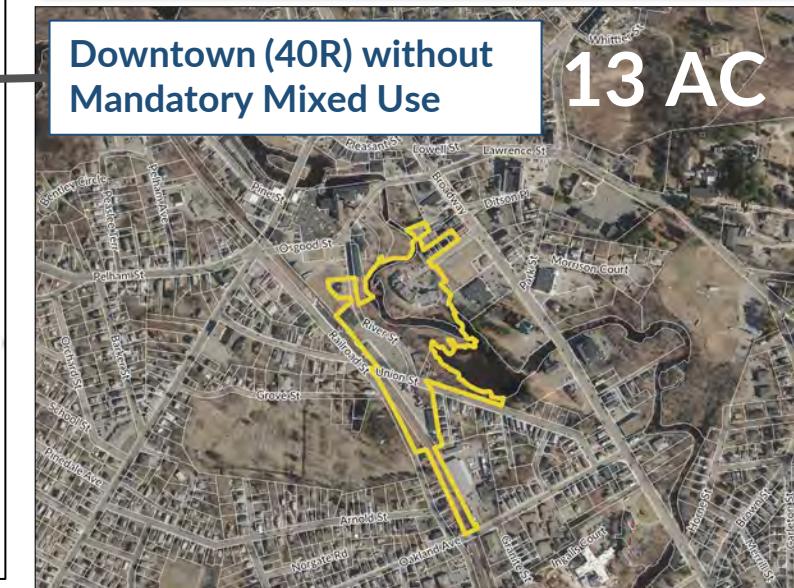
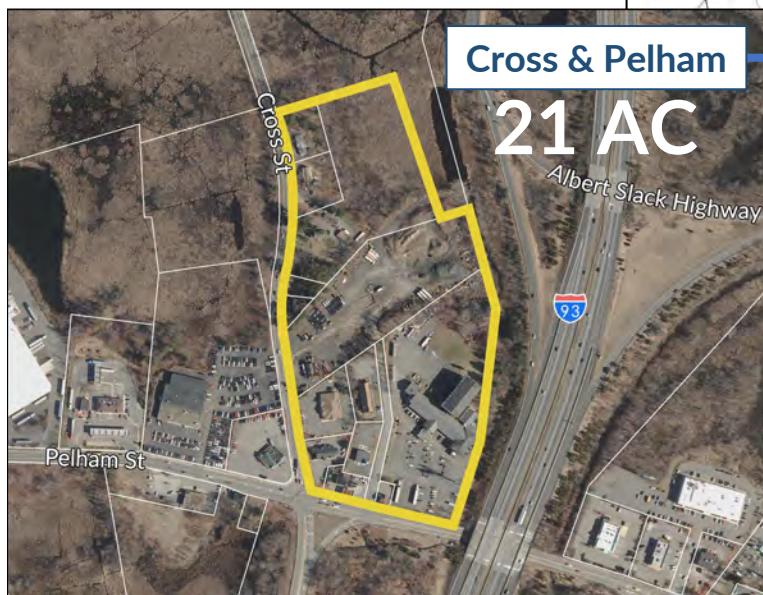
**Compliant Scenarios**

**Discussion**

**Appendix: Aerials of Districts**

# Three COMPLIANT Options

# OPTION 1



# OPTION 1

## Goals

Captures existing multifamily housing in the downtown.

Adds new housing and a mix of residential and commercial uses near highway access (Cross & Pelham; North Broadway).

## Pros

Addresses City's need for other housing types for seniors and young professionals.

Could contribute more affordable housing in the City.

Places new housing nearest highway entrances/exits to avoid traffic through the neighborhoods.

## Cons

Not fully distributed throughout the City.

Does not address potential concerns about retaining auto-oriented uses on North Broadway (gas stations, drive-thru restaurants).

New housing – and associated amenities – could be slower to develop because of existing uses.

# OPTION 1: Comparison of Dimensional Standards

## Dimensions

Key Requirements	Cross & Pelham (BH)	North Broadway (BH)	Downtown/40R
Lot Size (sf - minimum)	10,000	10,000	0
Height (stories - maximum)	3	5 (3)	4
Dwelling Units per Acre (maximum)	30 (None)	30 (None)	40 (30)
Lot Coverage	35%	35%	70%

(Current Zoning)

# OPTION 1: Model Results

## Compliance Model

Key Requirements	Cross & Pelham (BH)	North Broadway (BH)	Downtown/40R	Total
District Acreage	21.4	46.4	13.4	81.2
District Density Denominator	16.8	38.4	10.2	65.4
Final Unit Capacity per District	487	1,240	304	<b>2,031 units</b>
DU/AC	29	32	30	<b>31 du/ac</b>

# OPTION 1: BUILDING TYPES

## Cross & Pelham: Existing



Source: Google Streetview

## Cross & Pelham: Compliant Example



Source: Steven Lewis, Newburyport

# OPTION 1: BUILDING TYPES

## North Broadway: Existing



Source: Google Streetview

## North Broadway: Compliant Example



# OPTION 1: BUILDING TYPES

## Downtown: Existing



Source: Google Streetview

## Downtown: Compliant Example



# OPTION 2



# OPTION 2

## Goals

Adds new housing and a mix of residential and commercial uses near highway access (North Broadway).

Adds new housing to support existing retail and businesses at the Loop.

Does not include the downtown, which already has a multi-family zoning strategy.

## Pros

Addresses City's need for other housing types for seniors and young professionals.

Could contribute more affordable housing in the City.

Places new housing nearest highway entrances/exits to avoid traffic through the neighborhoods.

## Cons

Does not address potential concerns about retaining auto-oriented uses on North Broadway (gas stations, drive-thru restaurants).

New housing – and associated amenities – would be slow to develop because of existing uses.

# OPTION 2: Comparison of Dimensional Standards

## Dimensions

Key Requirements	North Broadway (BH)	Pleasant Valley Corridor (BH)
Lot Size (sf - minimum)	10,000	10,000
Height (stories - maximum)	4 (3)	4 (3)
Dwelling Units per Acre (maximum)	25 (None)	18 (None)
Lot Coverage	35%	35%

(Current Zoning)

# OPTION 2: Model Results

## Compliance Model

Key Requirements	North Broadway (BH)	Pleasant Valley Corridor (BH)	Total
District Acreage	46.4	57.4	103.8
District Density Denominator	38.4	48.8	87.2
Final Unit Capacity per District	1,023	1,015	<b>2,038 units</b>
DU/AC	27	21	<b>23 du/ac</b>

## OPTION 2: BUILDING TYPES

### North Broadway: Existing



Source: Google Streetview

### North Broadway: Compliant Example



Source: Stonegate Redevelopment, Natick

## OPTION 2: BUILDING TYPES

### North Broadway: Existing



Source: Google Streetview

### North Broadway: Compliant Example



Source: Spicket Commons, Methuen

## OPTION 2: BUILDING TYPES

### Pleasant Valley Corridor: Existing

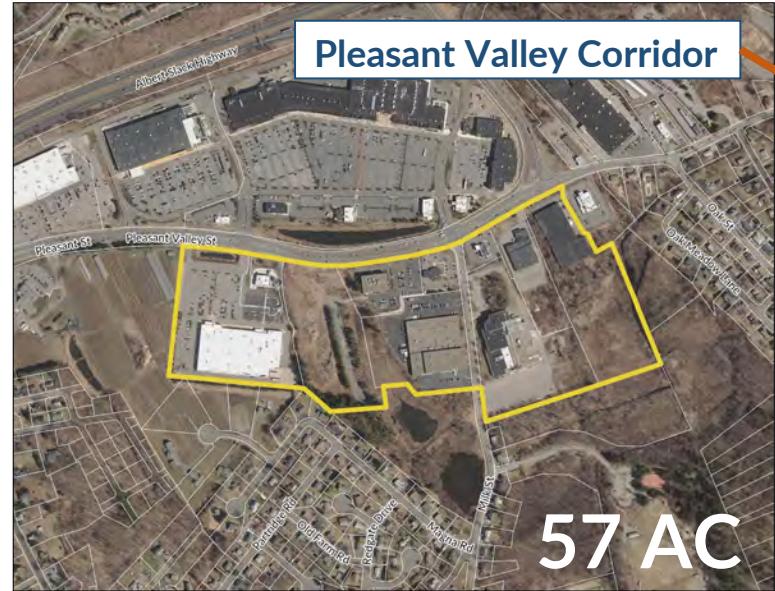


Source: Google Streetview

### Pleasant Valley Corridor: Compliant Example



# OPTION 3



# OPTION 3

## Goals

Captures existing multifamily housing in all three areas.

Does not include the downtown, which already has a multi-family zoning strategy.

Better geographic balance of the districts.

## Pros

Addresses City's need for other housing types for seniors and young professionals.

Could contribute more affordable housing in the City.

Allows for reinvestment in existing low-scale multi-family housing (the missing middle).

## Cons

New housing – and associated amenities – at Pleasant Valley Corridor would be slow to develop because of existing uses.

Reinvestment strategy in existing housing would take time.

# OPTION 3: Comparison of Dimensional Standards

## Dimensions

Key Requirements	Pleasant Valley Corridor (BH)	Colonial Village (MB)	Riverside Drive (MB)
Lot Size (sf - minimum)	10,000	20,000 (43,560)	43.560
Height (stories - maximum)	3	3	3
Dwelling Units per Acre (maximum)	30 (None)	19 (4)	12 (4)
Lot Coverage	35%	40%	40%

(Current Zoning)

# OPTION 3: Model Results

## Compliance Model

Key Requirements	Pleasant Valley Corridor (BH)	Colonial Village (MB)	Riverside Drive (MB)	Total
District Acreage	57.4	26.1	27.4	110.9
District Density Denominator	48.8	26.0	27.4	102.2
Final Unit Capacity per District	1,515	397	329	<b>2,241 units</b>
DU/AC	31	15	12	<b>22 du/ac</b>

## OPTION 3: BUILDING TYPES

### Pleasant Valley Corridor: Existing



Source: Google Streetview

### Pleasant Valley Corridor: Compliant Example



Source: Spicket Commons, Methuen

# OPTION 3: BUILDING TYPES

## Colonial Village: Existing



Source: Google Streetview

## Colonial Village: Compliant Example



# OPTION 3: BUILDING TYPES

## Riverside Drive: Existing



Source: Google Streetview

## Riverside Drive: Compliant Example



# STANDARDS AND DESIGN REVIEW

## Site Design

Access and Circulation  
Stormwater  
Lighting  
Landscape  
Signage  
Building Placement

## Architectural Design

Massing  
Form  
Façade  
Materials  
Historic Context

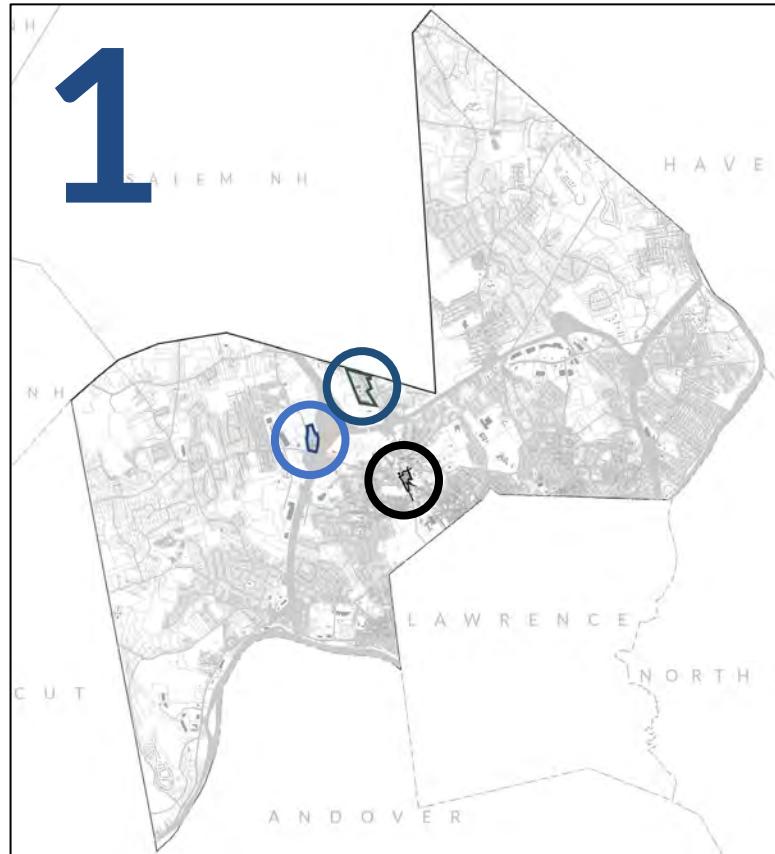
## Amenities

Public gathering spaces (plazas, seating, outdoor dining)  
Green space  
Climate resiliency

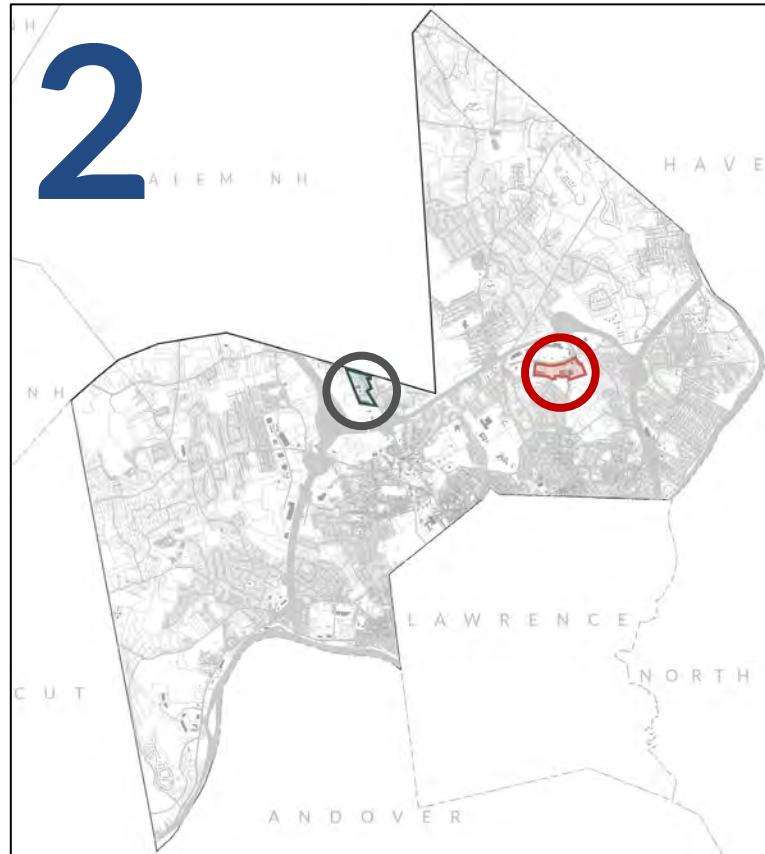
**Building Code and health and wetlands regulations apply to all areas.**

# Discussion

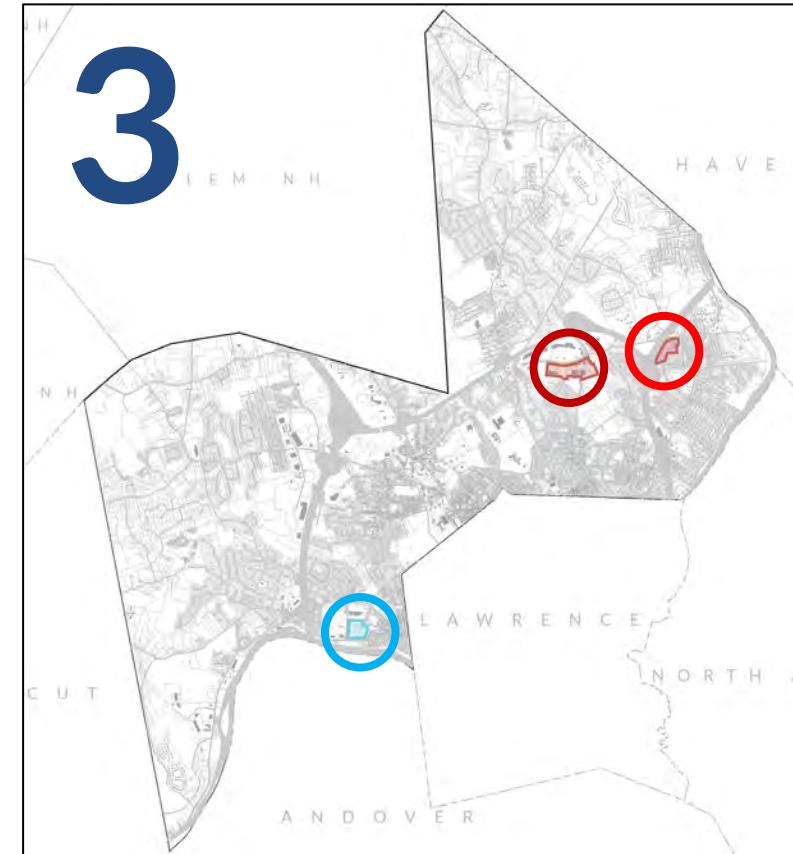
# DISCUSSION



**81** acres  
**2,031** units  
**31** du/ac



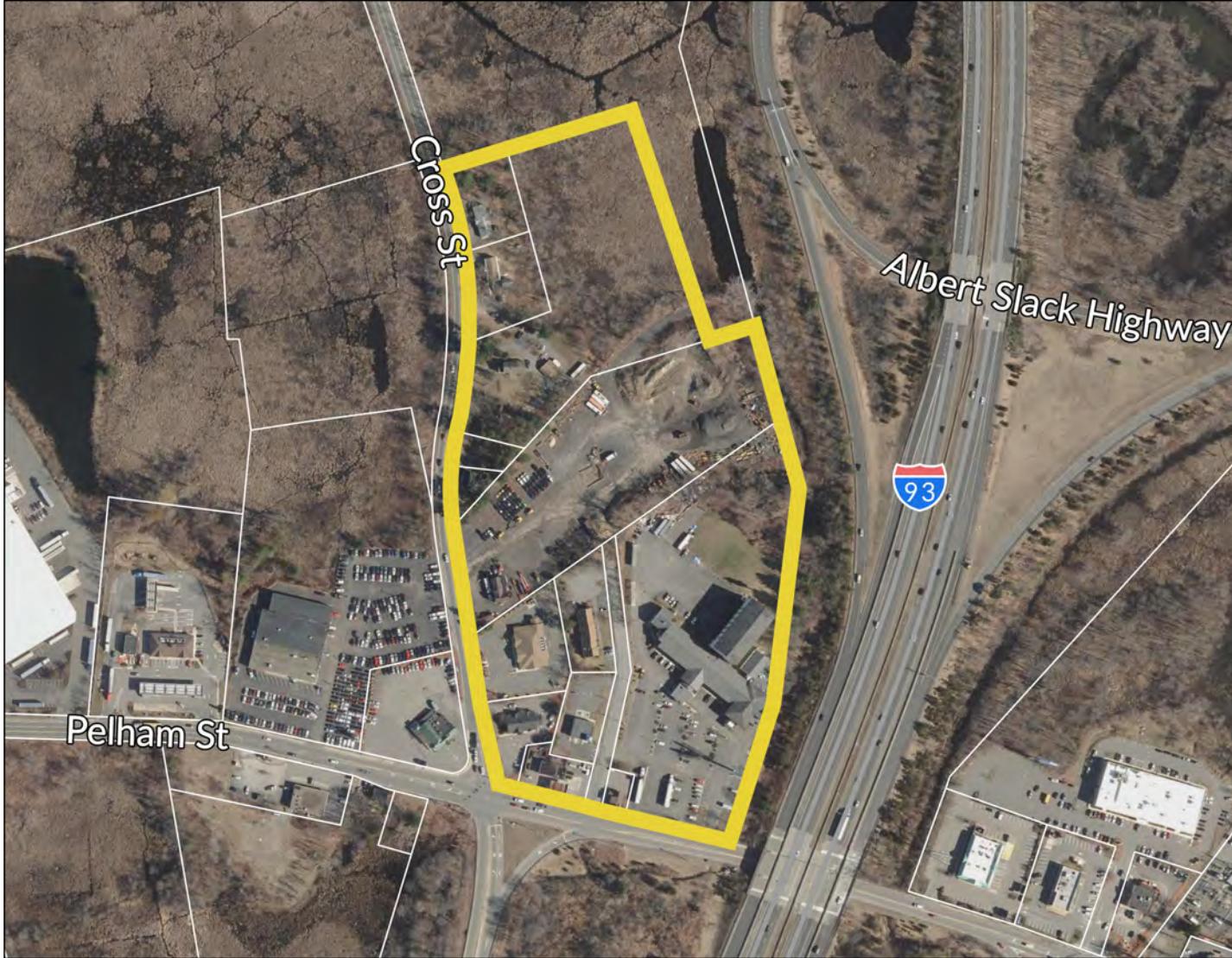
**104** acres  
**2,038** units  
**23** du/ac



**111** acres  
**2,241** units  
**22** du/ac

# Appendix: Aerials of Districts

# Cross & Pelham



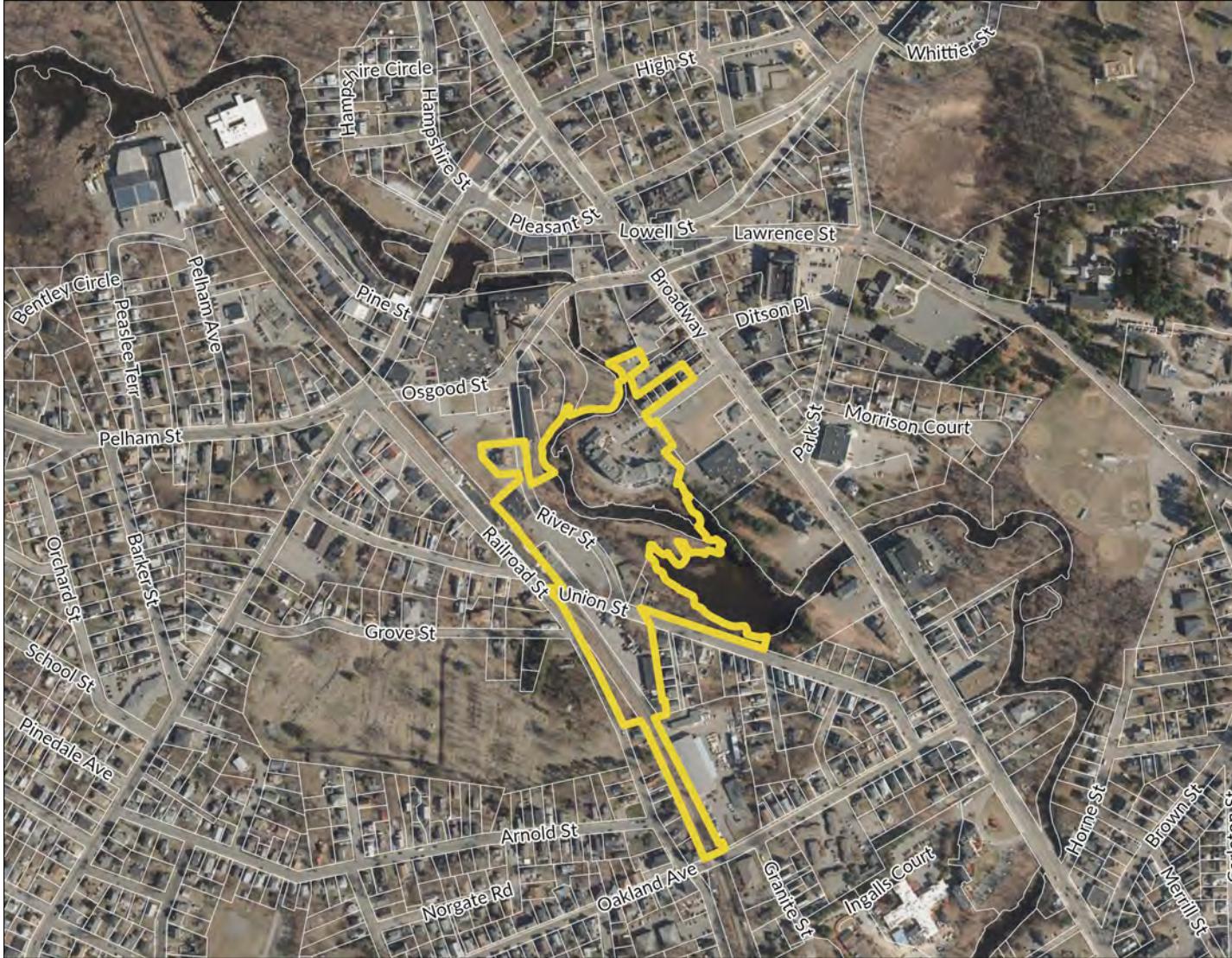
21 acres

# North Broadway



46 acres

# Downtown/40R

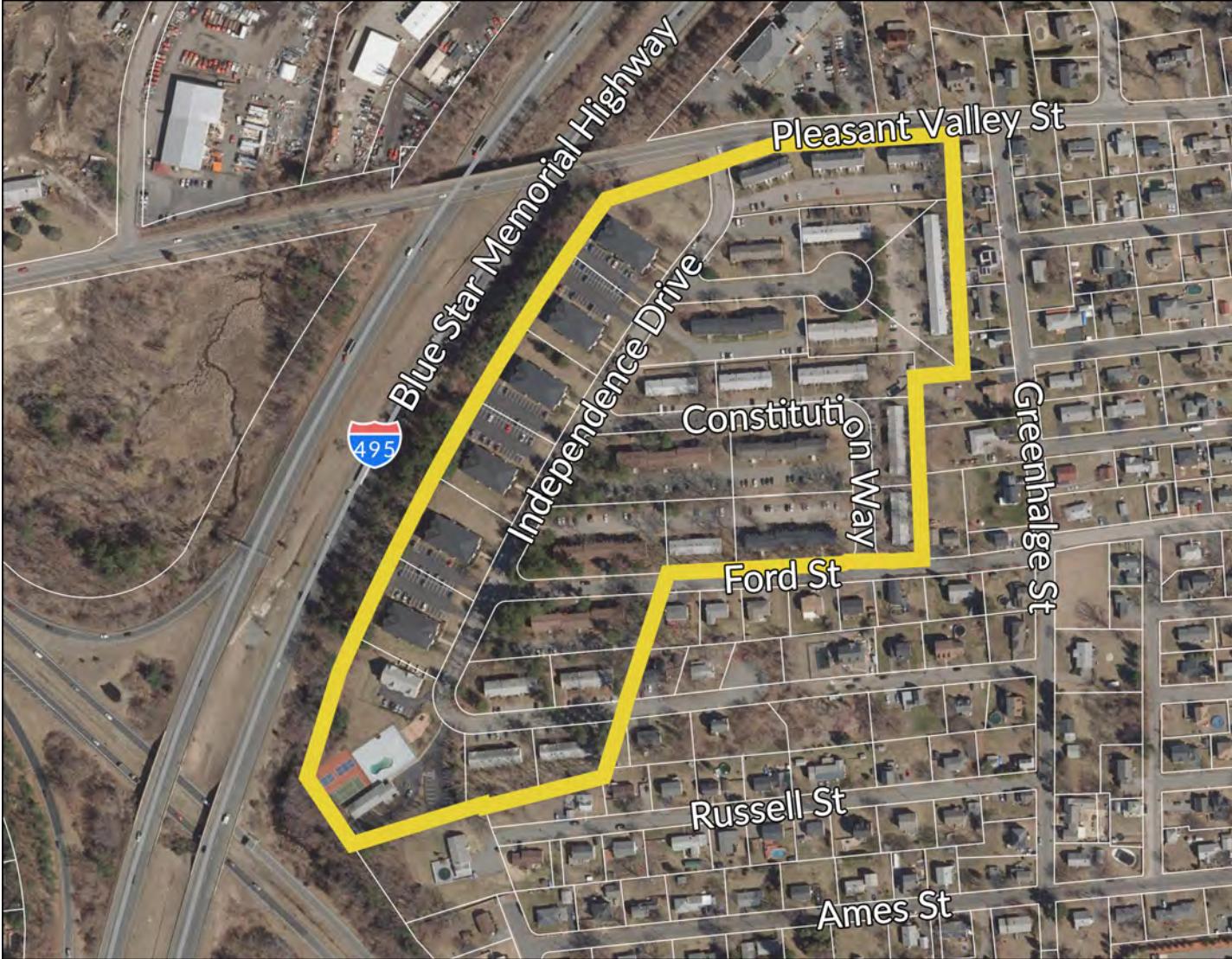


13 acres

# Pleasant Valley Corridor

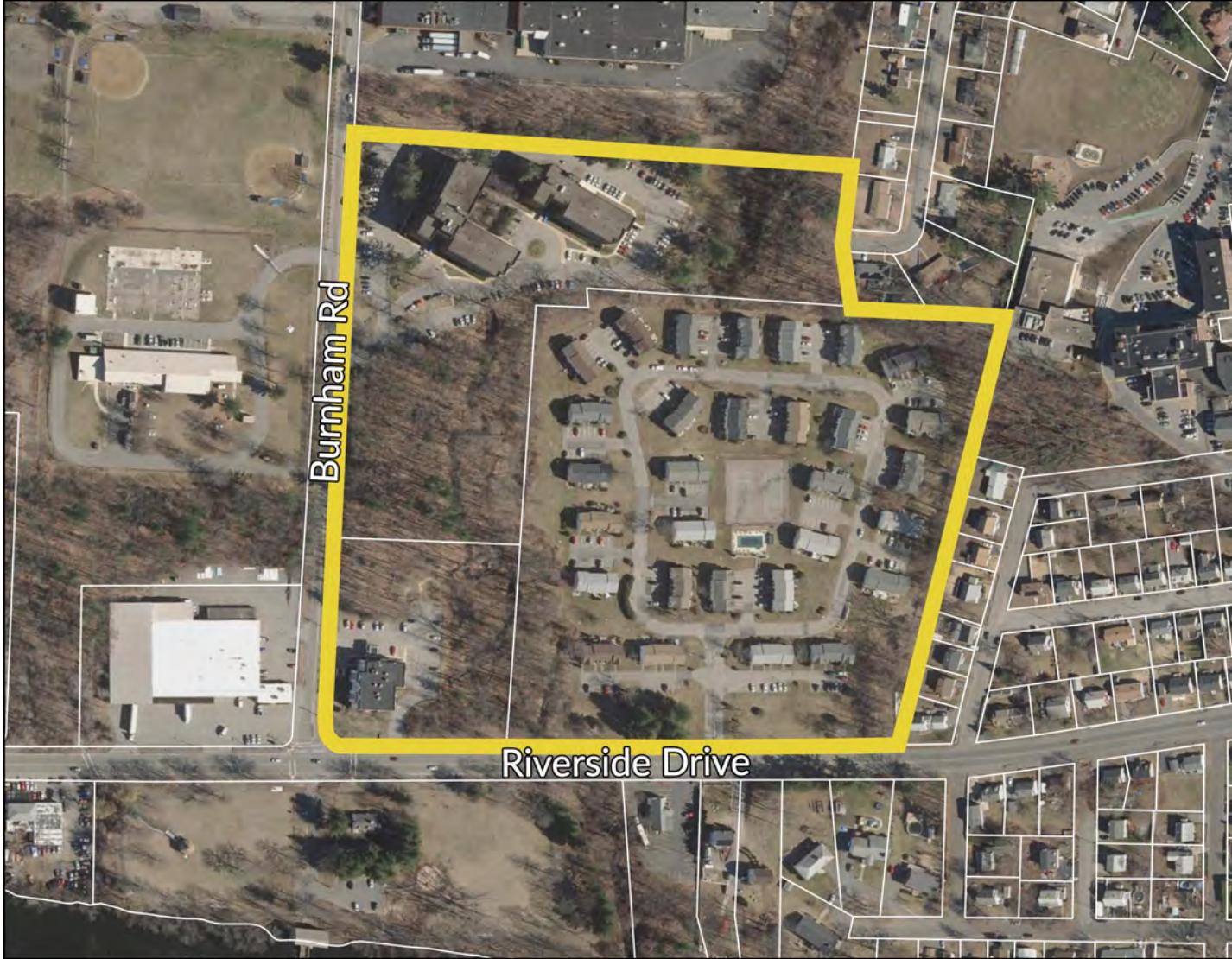


# Colonial Village



26 acres

# Riverside Drive



27 acres

