

Comprehensive Zoning Bylaw Update and Zoning for MBTA Communities

City of Methuen

Housing Working Group

October 1, 2024



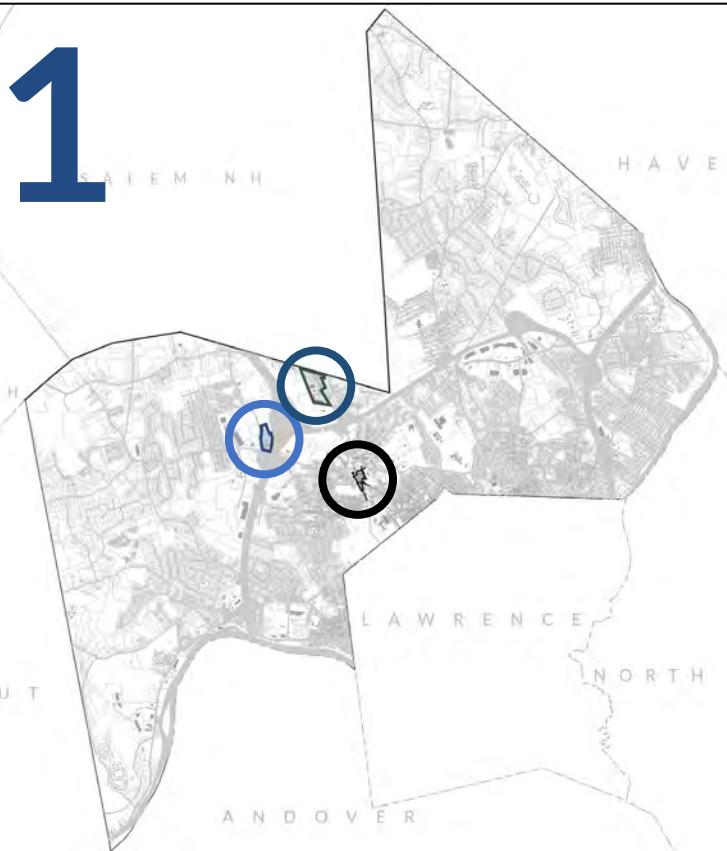
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Three Compliant Options

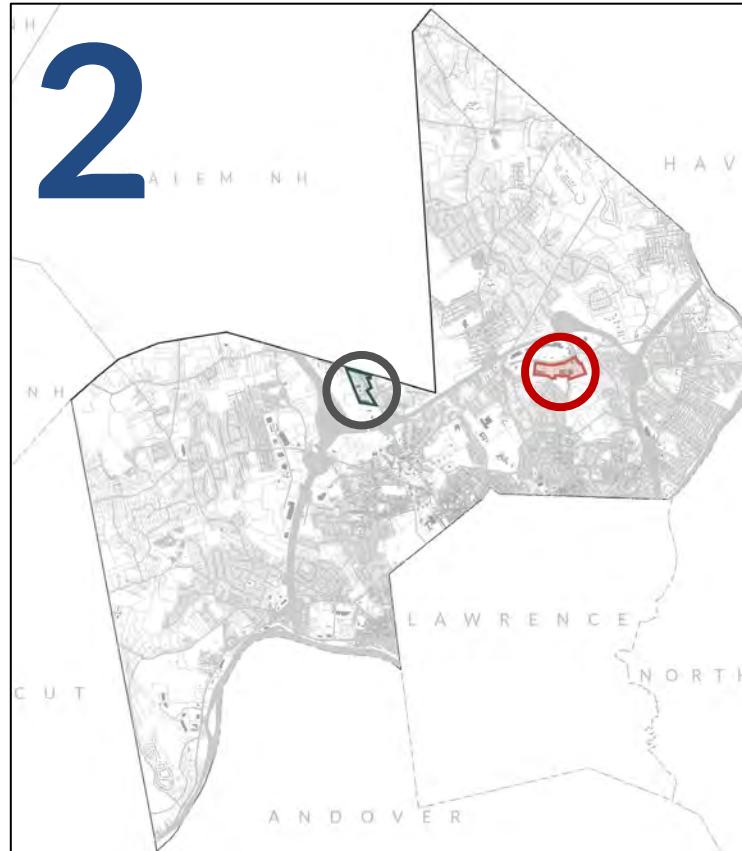
OPTIONS

Just Enough to Pass



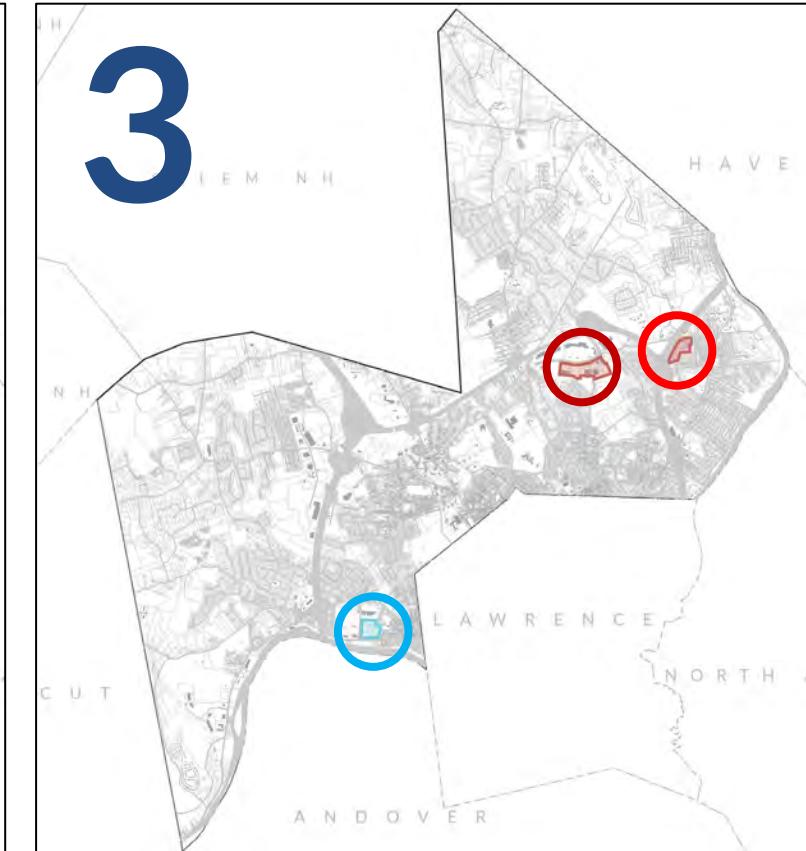
81 acres
2,031 units
31 du/ac

In-Between



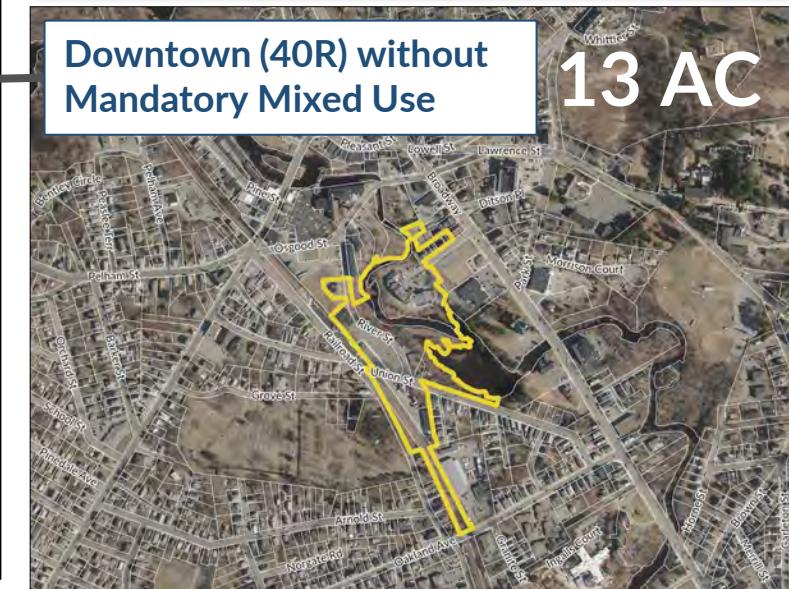
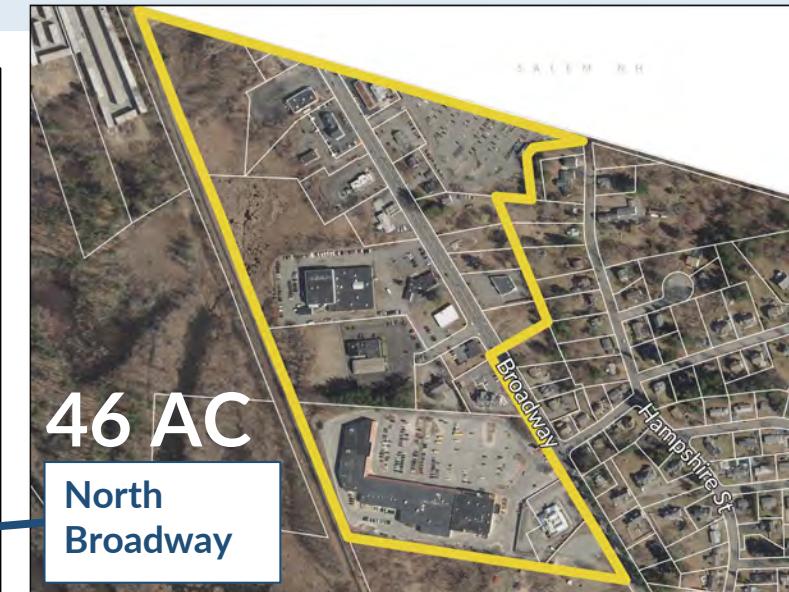
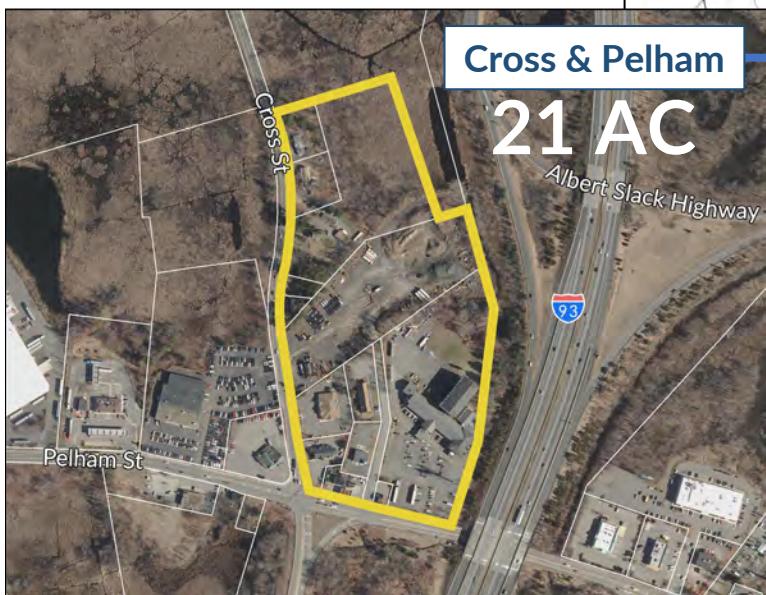
104 acres
2,038 units
23 du/ac

Aspirational



111 acres
2,241 units
22 du/ac

OPTION 1: Just Enough to Pass



OPTION 1: Just Enough to Pass

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	2,031 units
DU/AC	29	32	30	31 du/ac

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: In-Between



OPTION 2: In-Between

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	2,038 units
DU/AC	27	21	23 du/ac

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

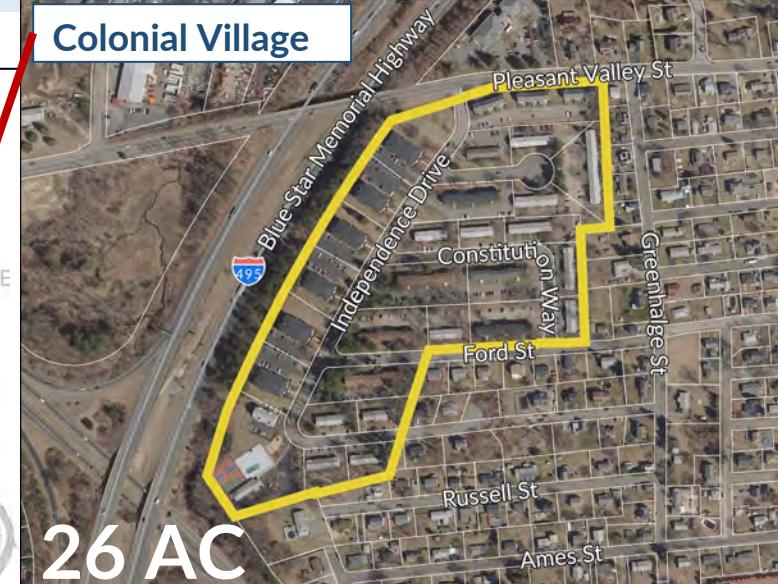
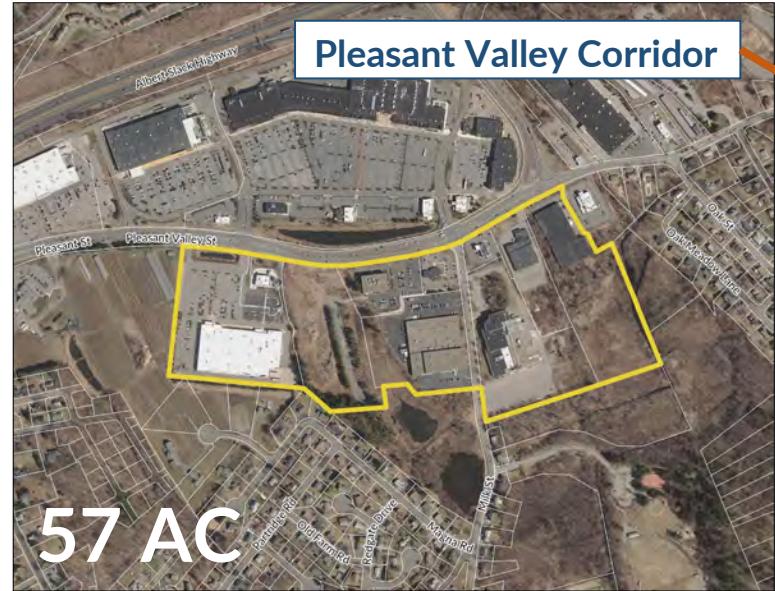


Source: Google Streetview

Pleasant Valley Corridor: Compliant Example



OPTION 3: Aspirational



OPTION 3: Aspirational

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	2,241 units
DU/AC	31	15	12	22 du/ac

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

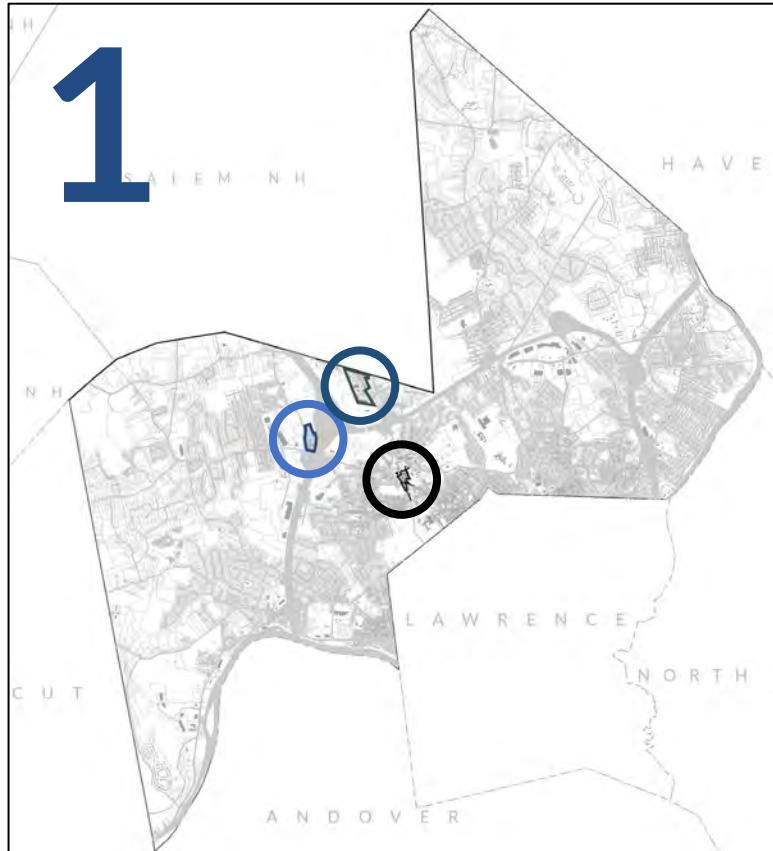
Public gathering spaces (plazas, seating, outdoor dining)
Green space
Climate resiliency

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

Discussion

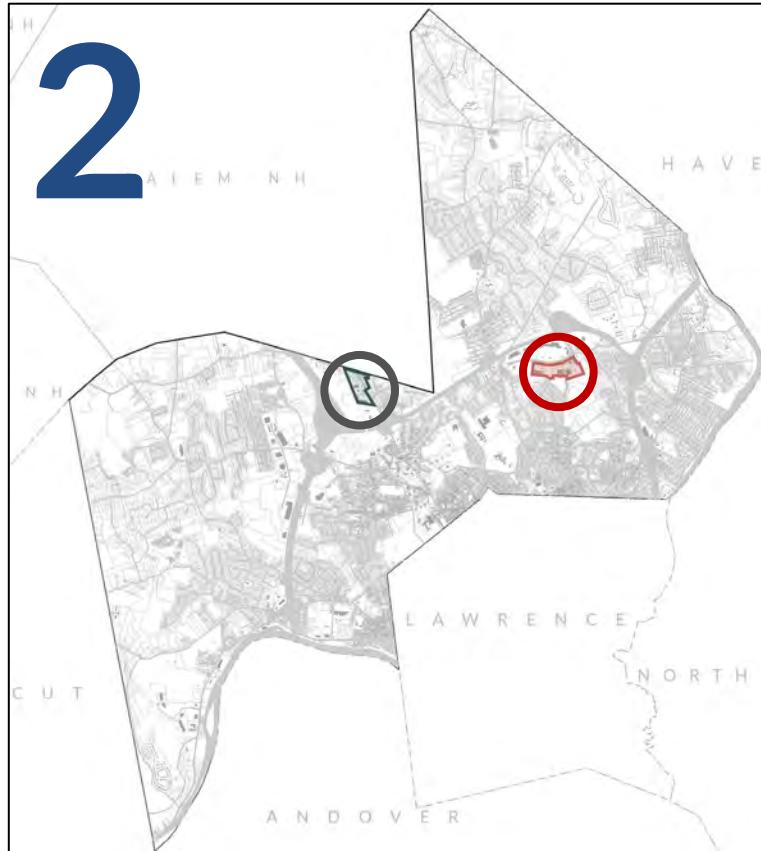
DISCUSSION

Just Enough to Pass



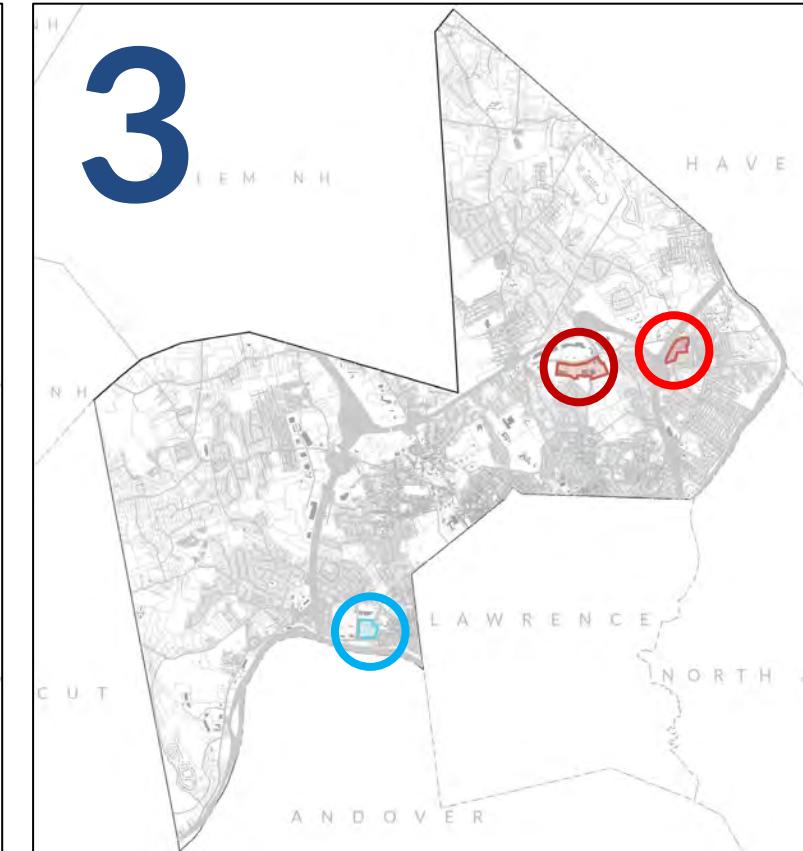
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Appendix: Aerials of Districts

Cross & Pelham



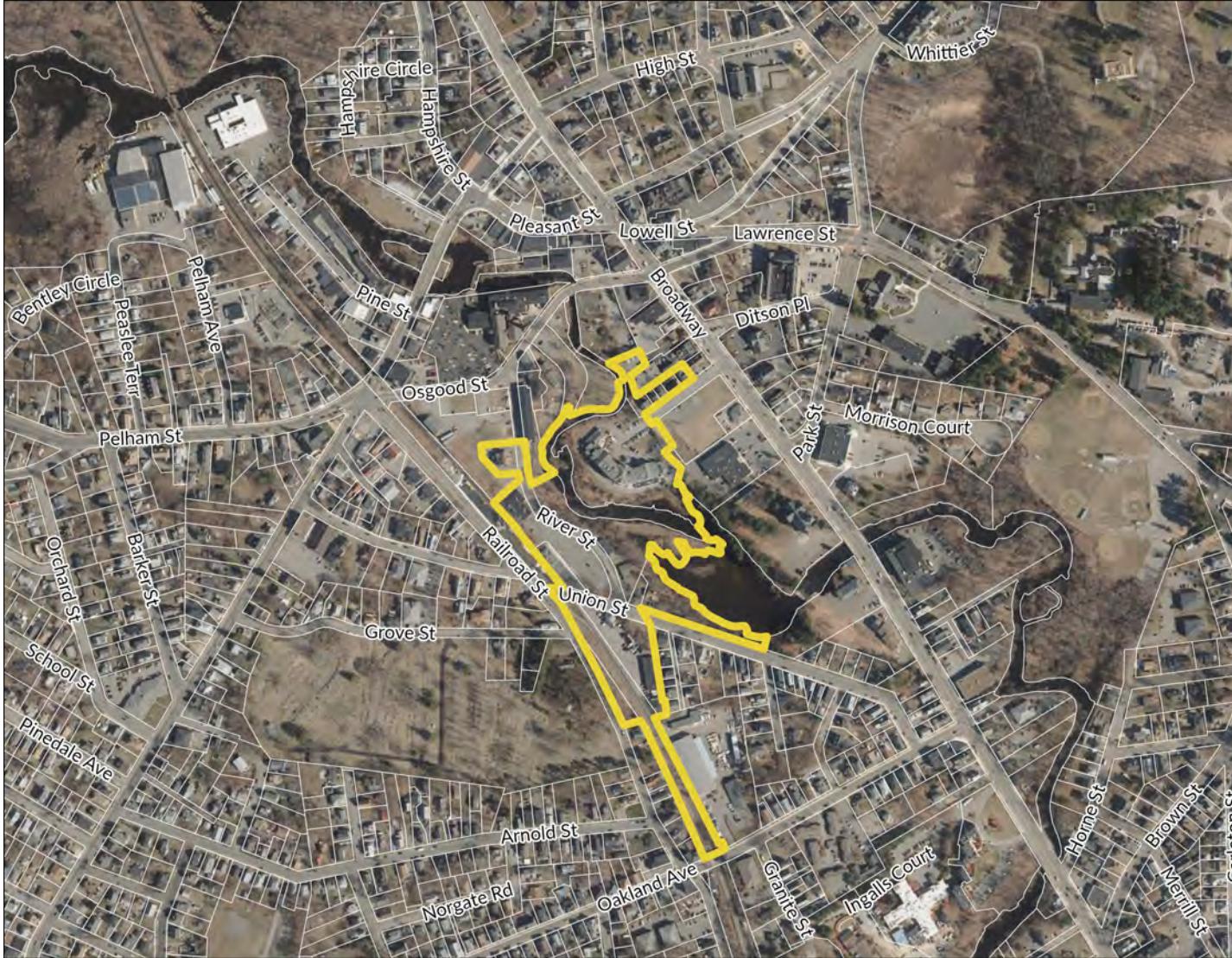
21 acres

North Broadway



46 acres

Downtown/40R



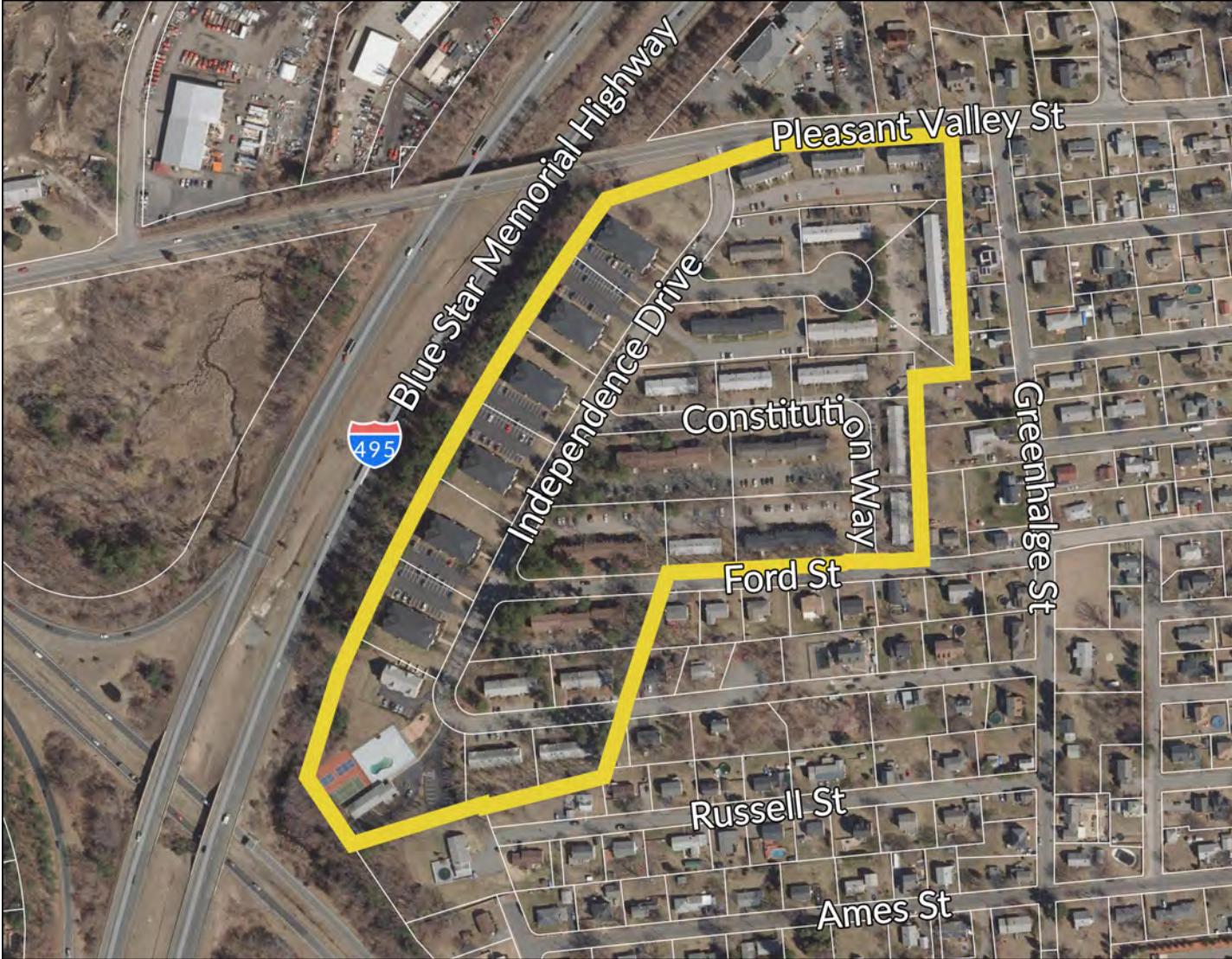
13 acres

Pleasant Valley Corridor



57 acres

Colonial Village



26 acres

Riverside Drive

