



**Article: 57**

**Warrant Article Title:**

ZONING BYLAW AMENDMENT / DEVELOPMENT STANDARDS-- BONUSES

**Warrant Article Text:**

To see if the Town will vote to amend Section 5.8.4 E (1) Development Standards - Bonuses - to add the following: "In the MBMF Overlay District for properties abutting Massachusetts Avenue in which 100% of new units will be affordable, where the ground floor at street level will be at least 30% occupied by eating and drinking establishments, business services, including without limitation business services provided to clientele residing in properties in which 100% of new units will be affordable, any non-profit organization for work related to their organizational mission, business, professional or medical services, childcare, or retail uses, the second floor may be at least 40% occupied by eating and drinking establishments, business services, childcare, health, business, professional or medical services, and the frontage on the ground floor is at least 80% occupied by said non-residential uses, the maximum height is 6 stories and 78 feet, and the front yard setback requirement is reduced to 0 feet. In the MBMF Overly District, for properties abutting Broadway in which 100% of new units will be affordable, where the ground floor at street level will be at least 30% occupied by eating and drinking establishments, business services, including without limitation, business services provided to clientele residing in properties in which 100% of new units will be affordable, any non-profit organization for work related to their organizational mission, business, professional or medical services, childcare, or retail uses, and the frontage is at least 80% occupied by said non-residential uses, the maximum height is 5 stories and 65 feet, and

the front yard setback requirement is reduced to 0 feet.”; or take any action related thereto.

**Requested By:**

Neal Mongold and ten registered voters

**Report Excerpt:**

The Board recommends No Action (5-0).

Article 57 proposes to reduce the mixed-use bonus requirements for projects that provide 100% affordable housing and are located within the Mass Ave/Broadway Multi-Family (MBMF) Housing Overlay District. The Board members agreed that they were supportive of reducing challenges to developing affordable housing, but the mixed-use bonus included in the MBMF Housing Overlay District is intended to incentivize developers to provide substantial commercial space that activates the streetscape in exchange for greater density. The Board discussed that it may be more appropriate to propose this type of bonus in a future Affordable Housing Overlay District instead of within the MBMF Housing Overlay District, to provide flexibility for 100% affordable developments more broadly in the future. The Board noted that while affordable housing is a Town priority, so is expanding commercial space, and one should not necessarily be prioritized over another.

**Vote Language:**

That no action be taken on Article 57.

[Redevelopment Board Report](#)