

Article 2

Compromise Motion

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Background

- Article 34 passed by Town Meeting in 2023
 - Intended to comply with MBTA Communities Act
 - Address regional housing shortage
 - Produce a variety of housing options
 - Created three Village Overlay districts
 - VO, VHO, MFO
 - Expected 400-800 units in 4-10 years

What Article 34 Allowed

- 5 times the required acreage
- No density limit
- Minimal dimensional controls
- Result: 10 times required unit capacity

Article 34 Results

- Development proposals are coming in fast
 - Submissions far exceed projections
 - 10 developments, 1,100 units in 12 months
- Large, impactful projects

Need for Article 2

- Impacts of rapid development need to be evaluated and understood
 - Financial: operating costs (services), capital costs (infrastructure)
 - Non-financial
- Slow down pace and reduce capacity
- Address resident concerns

Compromise Motion

- Meets all compliance requirements
- Agreement on areas retained and removed
- Pipeline projects remain
- Added dimensional controls for future projects

Compromise Motion

Retained

- VO District
 - East Lexington
 - Bedford/Worthen**
 - Marrett/Waltham
 - Marrett/Spring
- 2 pipeline developments in VHO
- 7 pipeline developments in VO (now called VLO)

Removed

- Bedford/Reed
- Bedford/Bike Path
- Concord/Waltham
- Hartwell/Westview (VHO)
- Maguire (VHO)
- Hartwell/Wood (VHO)
- Bedford Street North (MFO)
- Lexington Center (MFO)
- ** Stop & Shop, Qdoba, Walgreens

New Dimensional Controls

- 28% site coverage (buildings and required parking)
- Net Floor Area Ratio 0.48 for residential units
- Maximum residential density 20 units/acre
- Maximum mixed-use density 25 units/acre

New Dimensional Controls

- Residential projects
 - 40 ft maximum height, 3 stories
- Mixed use projects
 - Height bonus 50 ft maximum, 4 stories
 - Residential frontage not greater than 20% or 20 feet
- Ability to build on small lots protected

Pipeline Projects

Bedford-Worthen

- 89 Bedford
- 3-5 Militia Dr

Bedford-Reed

- 185-189 Bedford

Bedford-Bike Path

- 231 Bedford

Concord-Waltham

- 5-7 Piper
- 331 Concord Ave
- 952 Waltham

East Lexington

- 217-241 Mass Ave

Hartwell-Westview (VHO)

- 7 Hartwell
- 17 Hartwell

Pipeline Projects

17 Hartwell (312 units)



7 Hartwell (130 units)



3-5 Militia (292 units)



5-7 Piper (46 units)



952 Waltham (9 units)



231 Bedford (7 units)



89 Bedford (30 units)



185-189 Bedford (25 units)



217-241 Mass Ave (44 units)



331 Concord (200 units)



Pipeline Projects

- Pipeline projects
 - VLO District (7)
 - VHO District (2)
 - No changes to existing zoning
- 952 Waltham St.
 - Allowed to proceed
 - Removed if current proposed project is abandoned

EOHLC Compliance

Compromise motion meets all compliance requirements

Lexington minimum requirements	Compromise motion	
50 acres	89.6 acres	✓
At least 50% contiguous	53% contiguous	✓
1,231 unit capacity	1,314 unit capacity	✓
15 units/acre	15.1 units/acre	✓

Acreage Reduced

	Current zoning	Compromise motion
Submitted districts	273.9	89.6
Developments in pipeline	-	27.2
Total acreage	273.9	116.7 *

Note: All numbers based on redrawn boundaries

* An additional 53.1 acres subject to a “zoning freeze”

Capacity Reduced

	Current zoning	Compromise motion
Submitted districts capacity	13,421	1,314
Units in pipeline projects	-	1,097
Total	13,421	2,411 *

* An additional 4,474 units of capacity subject to “zoning freeze”

“Zoning Freeze” Properties

Bedford-Worthen

- 80 Bedford

Bedford-Reed

- 11 Larchmont
- 162 Bedford

Bedford-Bike Path

- 242 Bedford

East Lexington

- 251-301 Mass Ave
- 329 Mass Ave

Marrett-Waltham

- 407 Waltham

Marrett-Spring

- 419-439 Marrett
- 450 Marrett

Maguire (VHO)

- 3 Maguire
- 10 Maguire

Hartwell-Wood (VHO)

- 131 Hartwell
- 125 Hartwell

Bedford North (MFO)

- 475 Bedford

Lexington Center (MFO)

- 16 Clarke

Multi-Family Unit Capacity

	Current zoning	Compromise motion
Submitted districts capacity	13,421	1,314
Units in pipeline projects	-	1,097
Total	13,421	2,411
“Zoning freeze” capacity	-	4,474
Overall capacity	13,421	6,885

A Yes Vote

- If you vote yes
 - Responsible management of growth
 - Multifamily housing can be built throughout Lexington
 - Preserves options for more flexible zoning
 - 159 affordable units preserved
 - Take last chance to limit growth

A No Vote

- If you vote no
 - Section 7.5 remains unchanged
 - Inability to plan for or manage growth
 - Continued minimal control of building size or design
 - Major financial, infrastructure, services, tax rate impacts
 - Likelihood of significant non-financial impacts