



40R Smart Growth Zoning Program

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What is 40R?

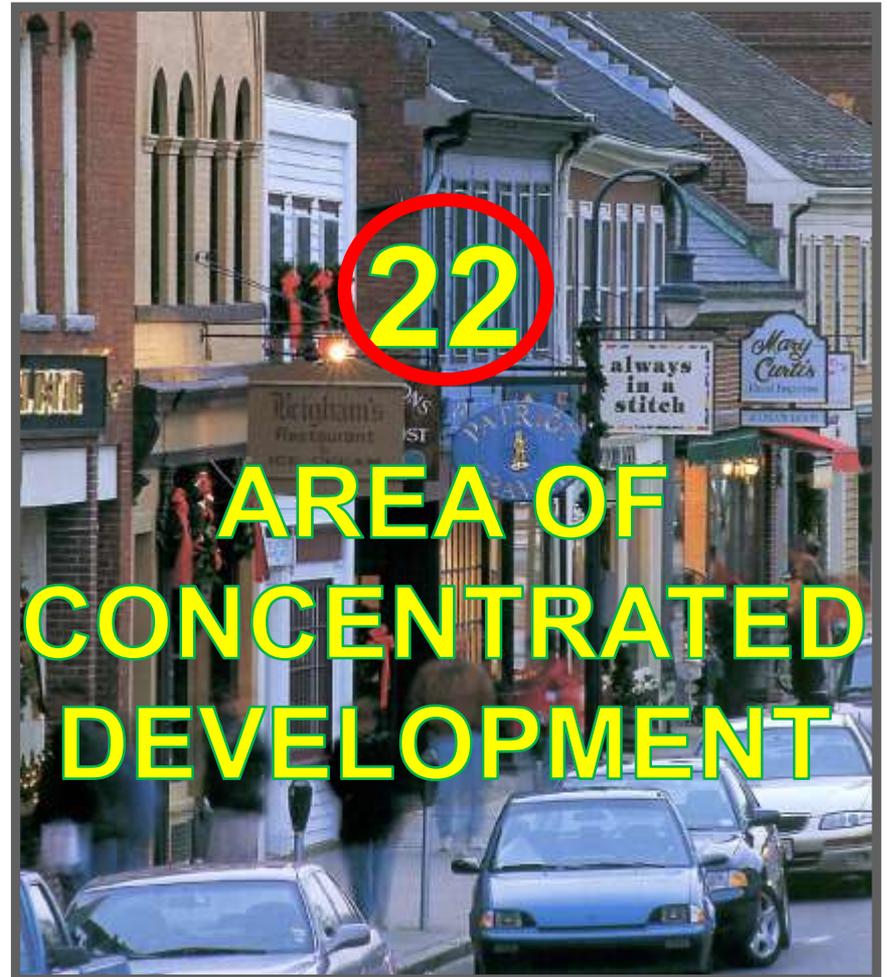
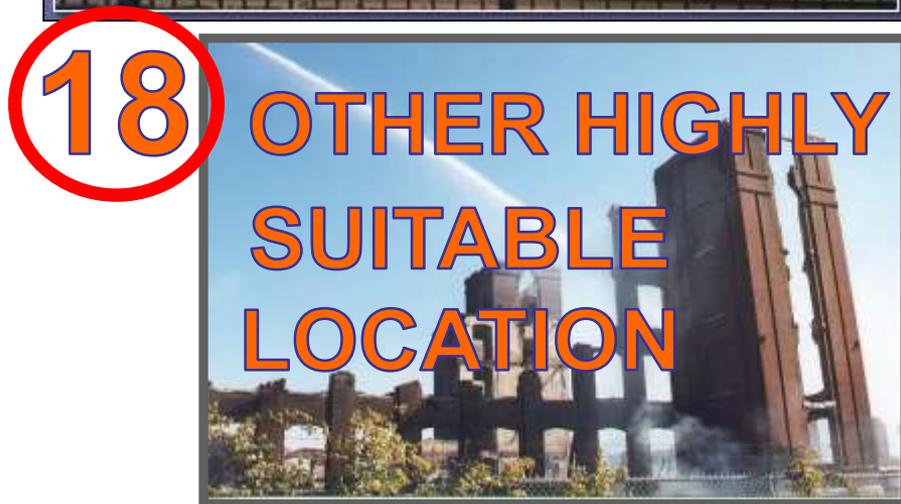
A voluntary program to encourage cities & towns to adopt & implement zoning that allows compact, mixed-income, by-right development in areas with existing or planned infrastructure & better access to retail & services by offering both direct & indirect financial incentives & a tool to better manage residential growth



40R Smart Growth Zoning Program Basics/Overview

- Eligible locations
- As-of-right densities by unit type
 - Single-family: 8 units/acre
 - 2-3 family: 12 units/acre
 - Multifamily: 20 units/acre
- Affordability requirement (20%)
- Direct funding:
 - \$10K-\$600K Zoning Incentive Payment based on District size
 - \$3,000/unit Density Bonus Payment
 - Eligibility for school-cost reimbursement \$ (Chapter 40S)





Area of Concentrated Development



- At least 50% of an Area of Concentrated Development (ACD) must include an existing commercial/mixed-use zone. At least 50% of an ACD must also be previously developed, **characterized by substantially developed land**, even if such land qualifies as underutilized.

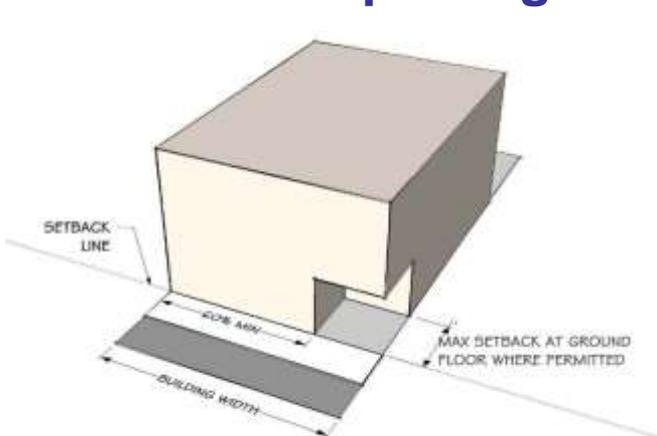
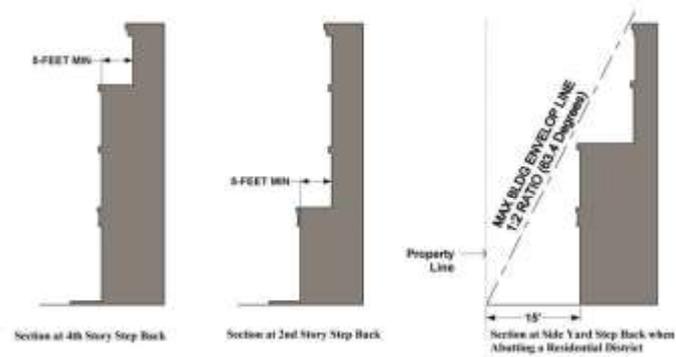
- Adequate existing or planned infrastructure

- Non-commercial portions of an Area of Concentrated Development cannot exceed 50%

Zoning Characteristics

Other 40R Zoning characteristics...

- As of right – w/ site plan review
- Comprehensive – other zoning requirements do not apply
- May include Design Standards
- Must be primarily residential
- Not subject to bldg. caps., etc.
- Cannot require age restrictions



CORNICE COMPLETES BUILDING COMPOSITION

VERTICAL UPPER STORY WINDOWS CONTRAST WITH HORIZONTAL LOWER STORY WINDOWS

CHANGE IN MATERIAL ACKNOWLEDGES CHANGE IN USE

LARGER WINDOWS OPEN RETAIL LEVEL TO THE STREET



STEP BACK AT UPPER STORIES REDUCES BUILDING MASS

BAND COURSES REINFORCE BUILDING PROPORTIONS

SMALLER UPPER FLOOR WINDOW CONTRAST WITH LARGER PUBLIC SIZE OF GROUND FLOOR WINDOWS

TALLER FIRST FLOOR REINFORCES PUBLIC ZONE.

PROJECTING HORIZONTAL REINFORCES HUMAN SCALE

SHELTERED ENTRIES ENRICH PEDESTRIAN ZONE



40R District Requirements

Minimum Affordability

Affordability...

- **20-25% of units @ 80% AMI**
- **Required for all Projects of 13 or more units**
- **At least 20% for District as a whole**
- **Aff. units must be dispersed proportionately across all unit types, floors & bldgs.**





2019 40R Income Limits & Default Rent Limits for Boston Region

Unit Type / # of Bedrooms	Applicable Household Size	40B / 40R Income Limit	Base Rent Limit (BEFORE Utility Allowance)
Studio	1	\$62,450	\$1,561
1-BR	2	\$71,400	\$1,785
2-BR	3	\$80,300	\$2,008
3-BR	4	\$89,200	\$2,230
4-BR	5	\$96,350	\$2,409



40R Municipal Incentives: 40R Zoning Incentive & Density Bonus Payment

INCENTIVE PAYMENTS

<u>Zoned Units</u> *	<u>Payment</u>
Up to 20	\$10,000
21-100	\$75,000
101-200	\$200,000
201-500	\$350,000
501 +	\$600,000

BONUS PAYMENTS

**\$3,000 for each Bonus Unit
issued a building permit**



Well designed mixed-use at 40R densities can fuel foot traffic, activating streetscapes and public spaces

*Net new units allowed by-right on parcels that qualify as Developable/ Underutilized Land

The Process / How to Participate

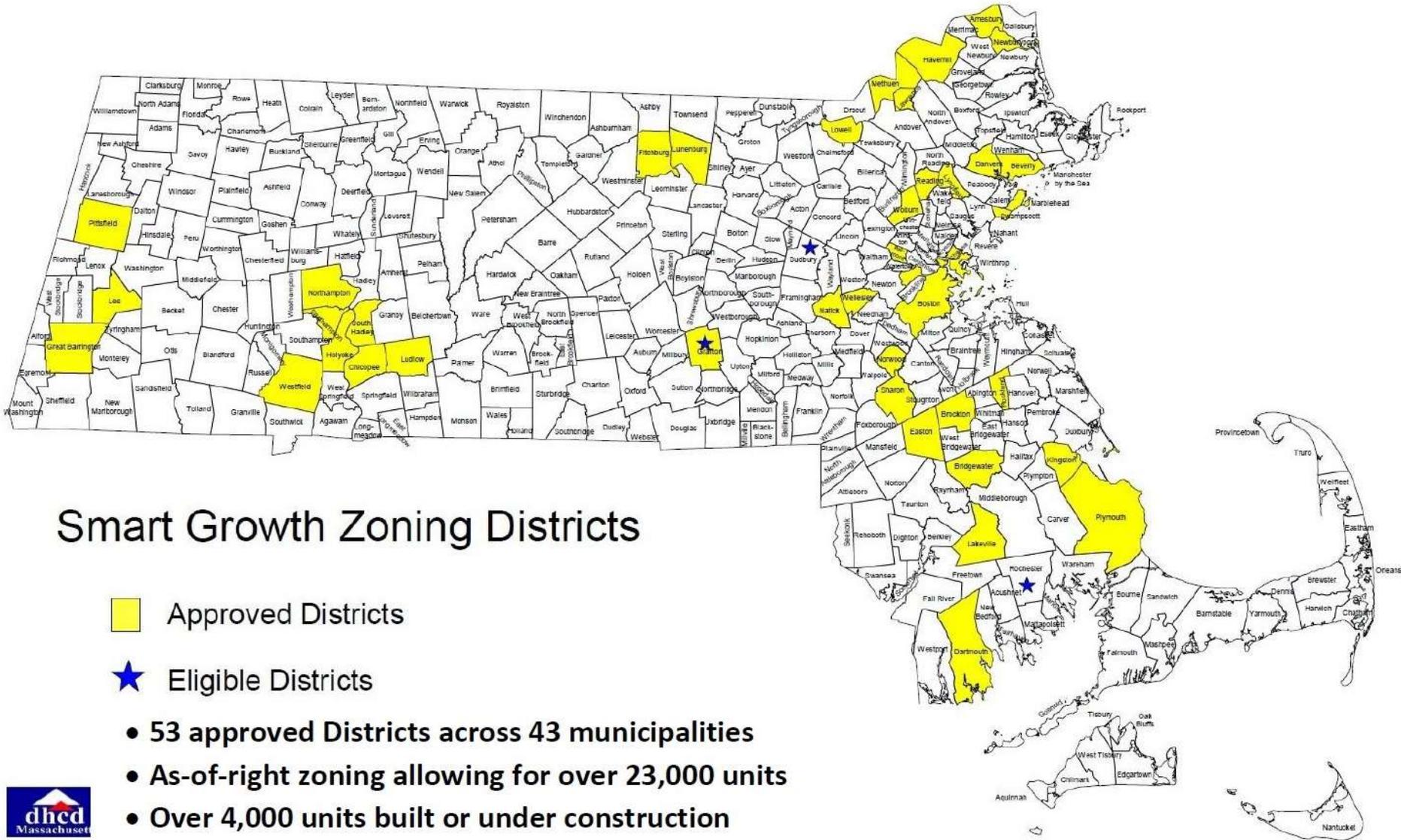
- Initial consultation w/ DHCD (recommended)
- Pre-application local public hearing
- District application to DHCD
- **DHCD Determination of Eligibility**
- **Local zoning adoption**
- Evidence of zoning adoption to DHCD
- **DHCD Letter of Approval**
- Zoning Incentive Payment
- Local Project applications & determinations



Net density of 6 units/acre – comparable to Starter Home 40R (Riverwalk, Concord)

MarketStreet Lynnfield 40R







40R Participation / Activity:

Sample units allowed under 40R Zoning & where there's Production

Amesbury 240

Belmont 18

Beverly 101

Bridgewater 594

Danvers 211

Easthampton 482

Easton 280

Grafton 414

South Hadley 737

G. Barrington 494

Kingston 730

Lakeville 353

Lee 119

Ludlow 350

Lunenburg 204

Lynnfield 180

Marblehead 64

Swampscott 68

Natick 138

Newburyport 540

N. Andover 530

N. Reading 434

Norwood 59

Plymouth 675

Reading 661

Sharon 192



Sampling of 40R + 40S Payments

Amesbury **\$1.07M**

Belmont **\$46K**

Beverly **\$75K**

Bridgewater **\$600K**

Danvers **\$200K**

Easthampton **\$500K**

Easton **488K**

Grafton **\$350K**

S. Hadley **\$700K**

G. Barrington **\$550K**

Kingston **\$600K**

Lakeville \$2M

Lee **\$0***

Ludlow **\$575K**

Lunenburg \$1.2M

Lynnfield **\$722K**

Marblehead **\$0***

Swampscott **\$75K**

Natick **\$614K**

Newburyport **\$578K**

N. Andover **\$600K**

N. Reading \$1.5M

Norwood **\$118K**

Plymouth \$1.06M

Reading \$1.5M

Rockland **\$0***

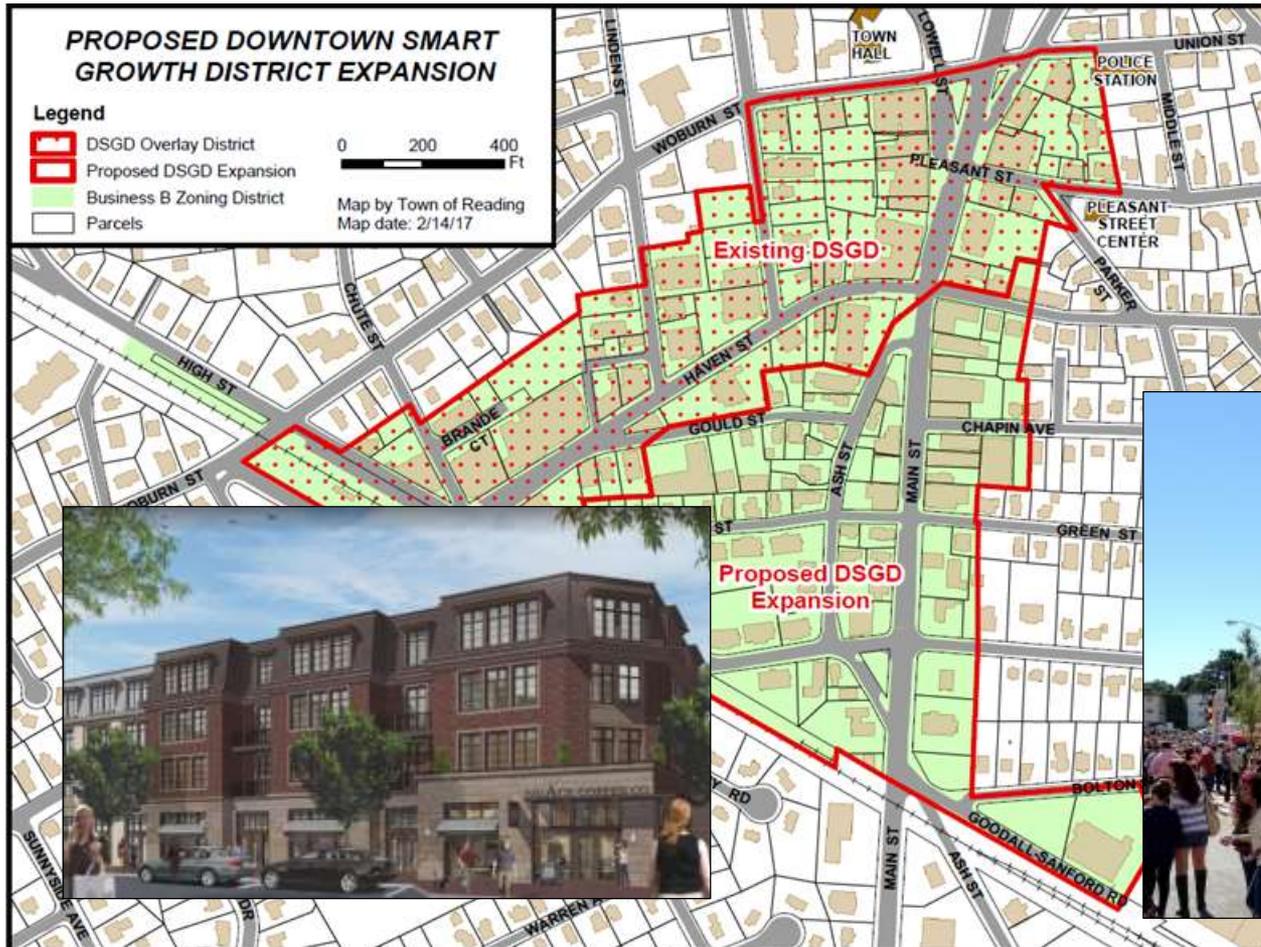
Sharon **\$0***

** Payment eligibility subject to fulfillment of certain infrastructure requirements and/or related local approvals*



Completed Projects & Development Opportunities:

Reading (Downtown 40R)



- TOD/downtown
- 459 units zoned
- Mixed Use
- 53 units built
- ~135 in pipeline
- 40B Denial



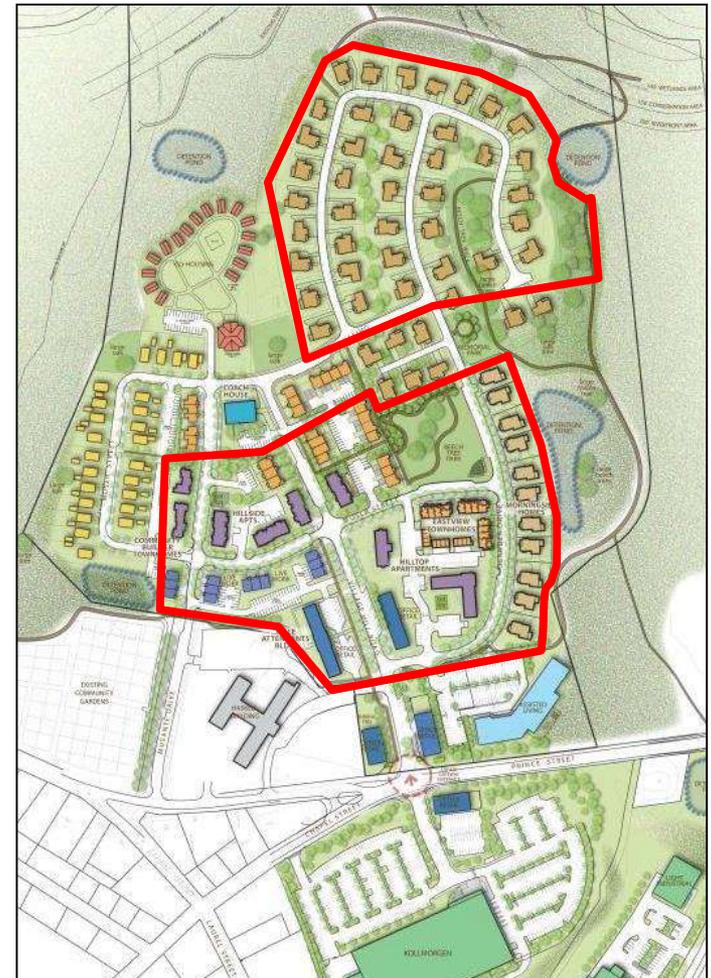


Partially Built-out Districts:

Northampton 40R

Village Hill

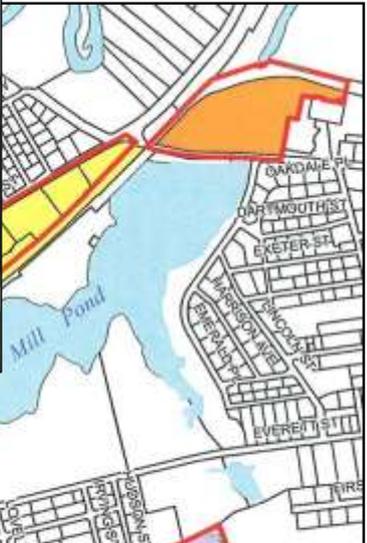
- former state hospital
- Other Highly Suitable Location
- 429 zoned units
- 149 completed





Completed Projects & Development Opportunities:

Easthampton 40R



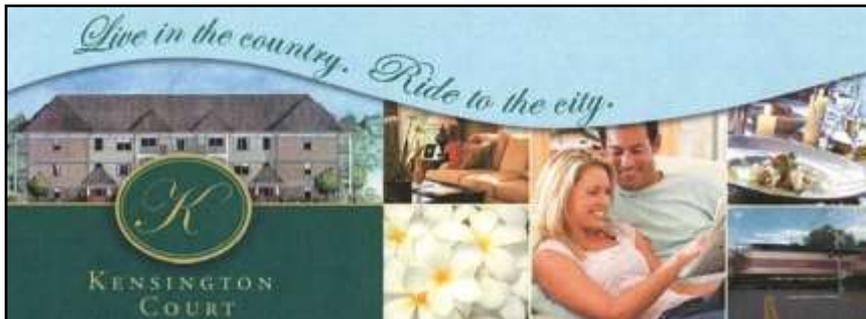
- **Zoning for 482 units**
- **50 units completed**
- **18 units approved**





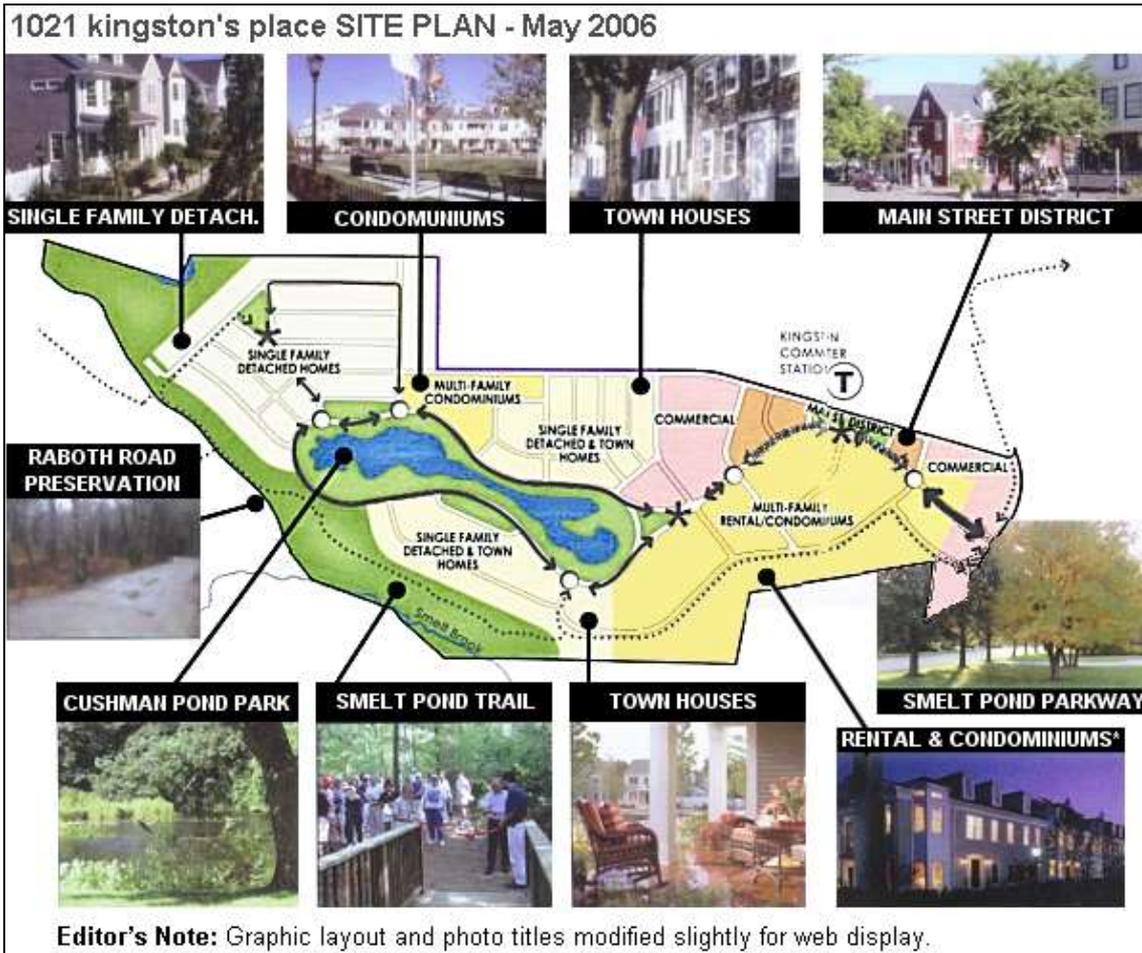
Partially Built-out 40R Districts: Lakeville Station – Nemasket River

- recently expanded
- 204 units completed
- 110 units in construction
- \$1M+ in 40S funds



40R Development Opportunities

1021 Kingston's Place 40R



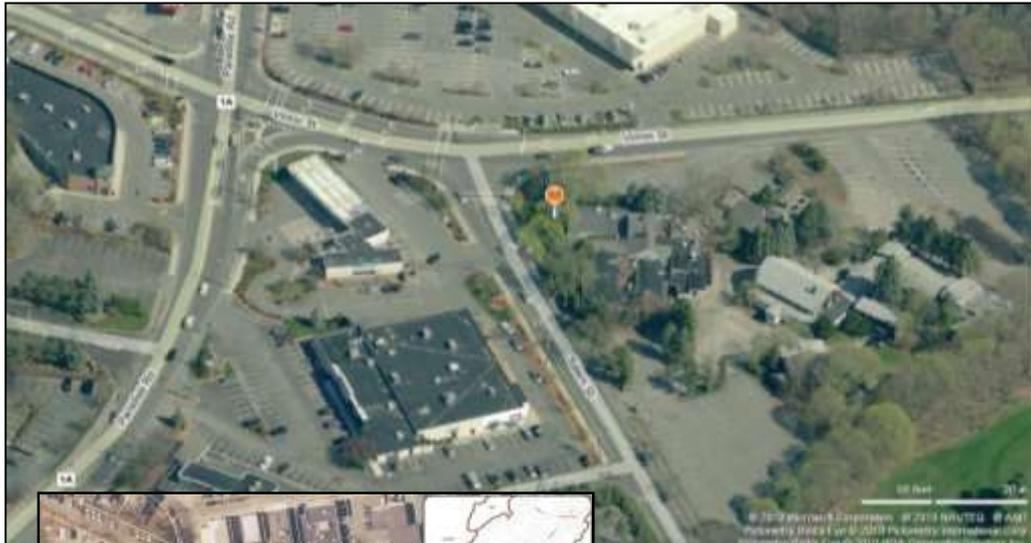
- 730 Units
- Mixed-Use
- Transit-Oriented
- Variety of Housing
- New Urbanism





40R Development Opportunities

Marblehead – Pleasant St. & Vinnin Sq.



- 2 mixed use districts
- Zoned for 64 units

Projects in Progress

Sharon Commons 40R



192 units

40R Sub-districts

Planned “Sharon Gallery” retail



Existing 40R District: Natick



- 138 units
- 5 acres
- Near transit
- Brownfield
- Planned rail trail
- \$800K from MSBA



Completed 40R Projects

Lynnfield – Arborpoint at MarketStreet

- **Mixed-Use**
- **180 Apts.**



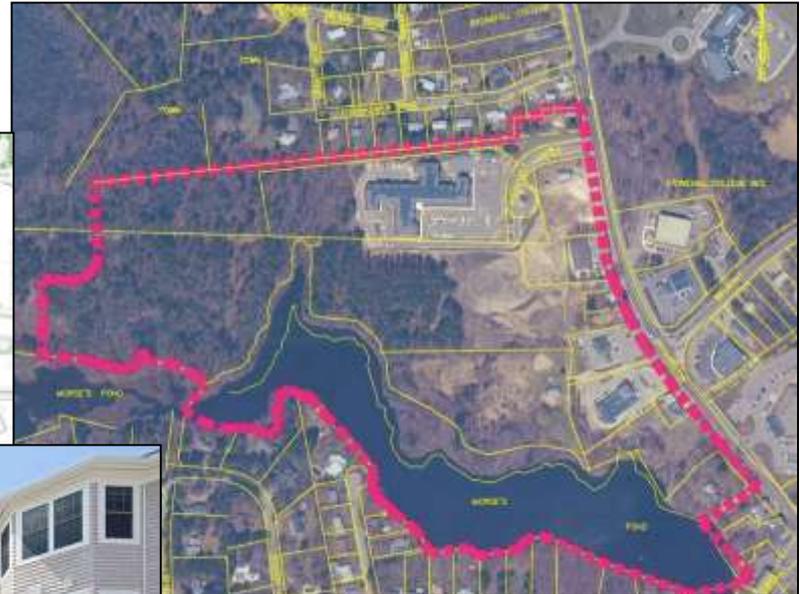
- **Adjacent office park / hotel**
- **lifestyle center & housing**



40R Projects – Partially Complete

Easton - Queset Commons 40R

- 280 units zoned
- 110 Built
- Mixed use
- MassWorks
- 40B denial



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