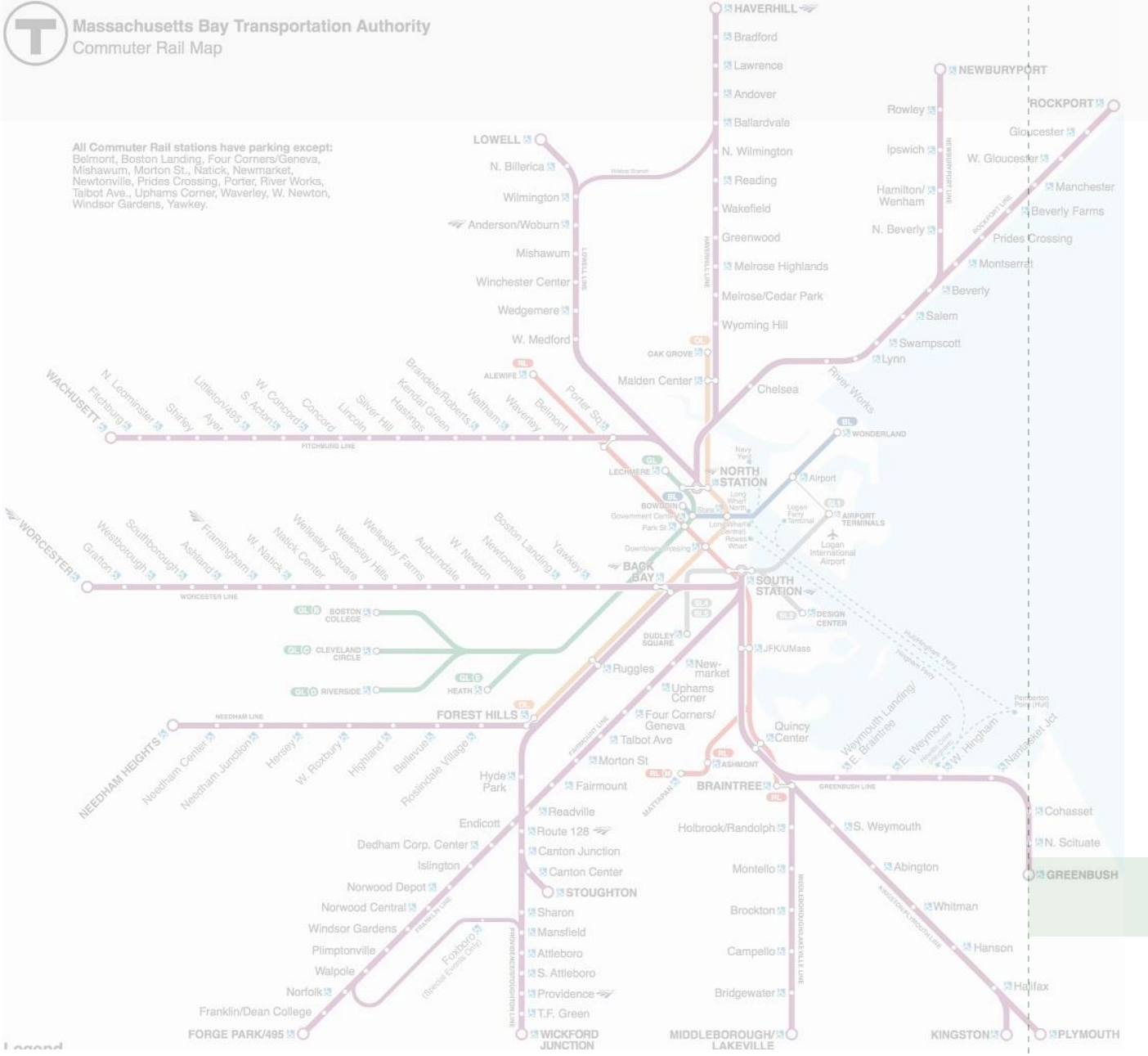
WINTHROP MBTA COMMUNITIES

Planning Board Meeting
August 27th, 2024



RKG ASSOCIATES INC

Innes Associates Ltd

June 10th Meeting Recap

Preliminary Modeling

Metric	Seal Harbor	Governors Park	CBD – MMU Offset	TOTALS
Gross Acreage	12.3 Acres	15.3 Acres	15.9 Acres	**43.5 Acres**
Net Acreage	10.2 Acres	15 Acres	15.9 Acres	**41.1 Acres**
Unit Capacity	266 Units	341 Units	221* Units	**828 Units**
Density (Dwelling Units per Acre)	26.0 DU/AC	22.8 DU/AC	13.9 DU/AC	**20.2 DU/AC**

*25% of minimum required unit Capacity is 221 Units for the Mandatory Mixed Use Offset

If we utilize existing zoning parameters and the CBD for the MMU offset, we will fall 54 units short of the minimum required unit capacity for Winthrop (882 units).

Preliminary Modeling: Center Business District

Mandatory Mixed Use District Option:

EOHLC will allow communities to submit an MMU District to be used as a unit count offset. An MMU District is where the community has mandated a commercial component must be part of the development program of a building to unlock the ability to construct residential on upper stories.

If the location is approved by HLC, a community can run the MBTA Model for the MMU District and utilize the unit count for the district as an offset to reduce the total number of units zoned in all other MBTA 3A Districts.

<u>How this could work in Winthrop:</u>

Total Unit Capacity Required
882 Units

MMU Model for CBD
343 Units

25% of Town's Unit Req't
221 Units

Lesser of the Two
221 Units

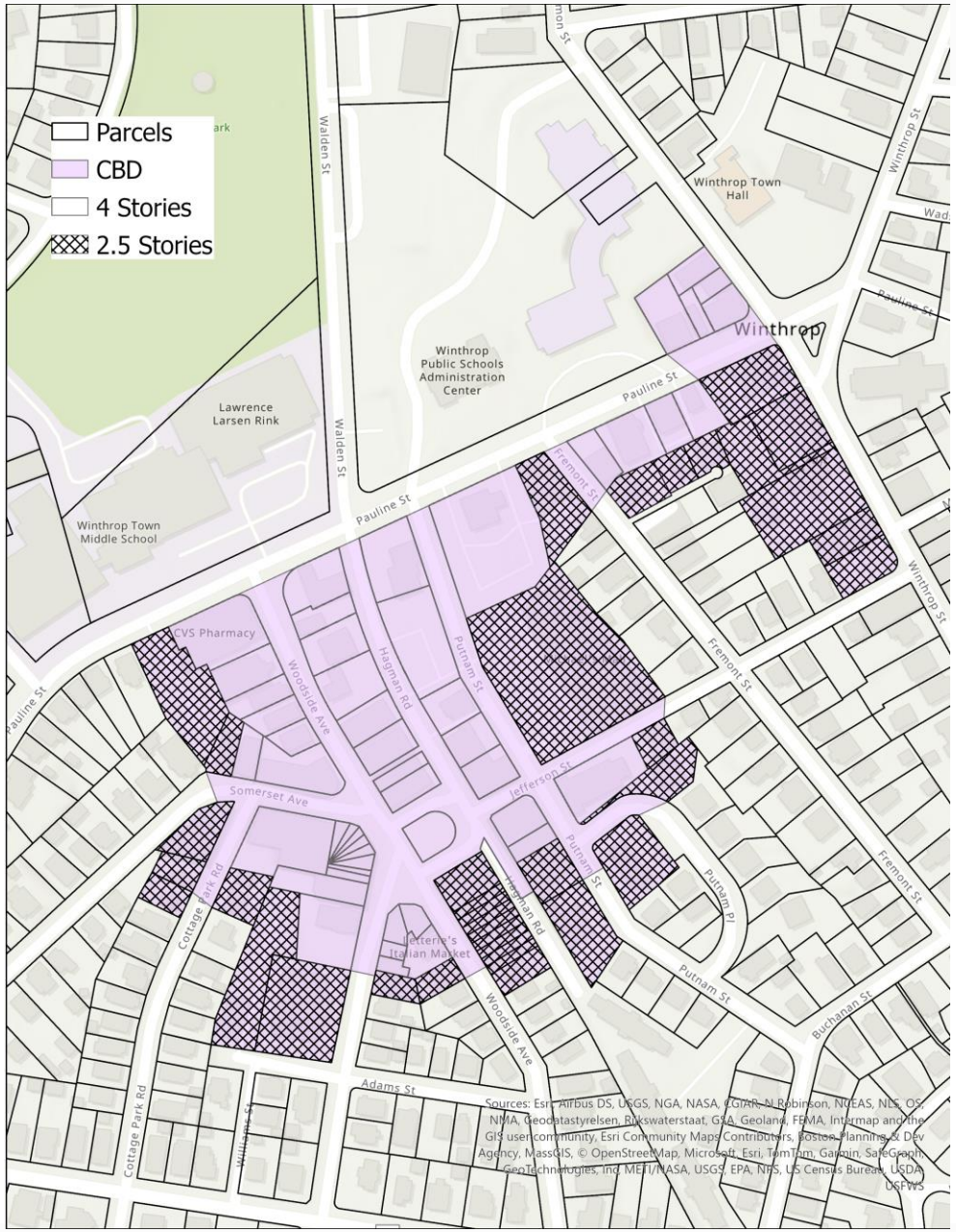
Total Unit Capacity Required
882 Units

-

MMU Offset
221 Units

=

Units in 3A Districts
661 Units



Recommended Compliance Scenario

Compliance Scenario

Metric	Seal Harbor	Governors Park	TOTALS
Gross Acreage	12.3 Acres	15.3 Acres	**27.6 Acres**
Net Acreage	10.2 Acres	15.0 Acres	**25.2 Acres**
Unit Capacity	333 Units	341 Units	**674 Units**
Density (Dwelling Units per Acre)	32.6 DU/AC	22.8 DU/AC	**26.7 DU/AC**

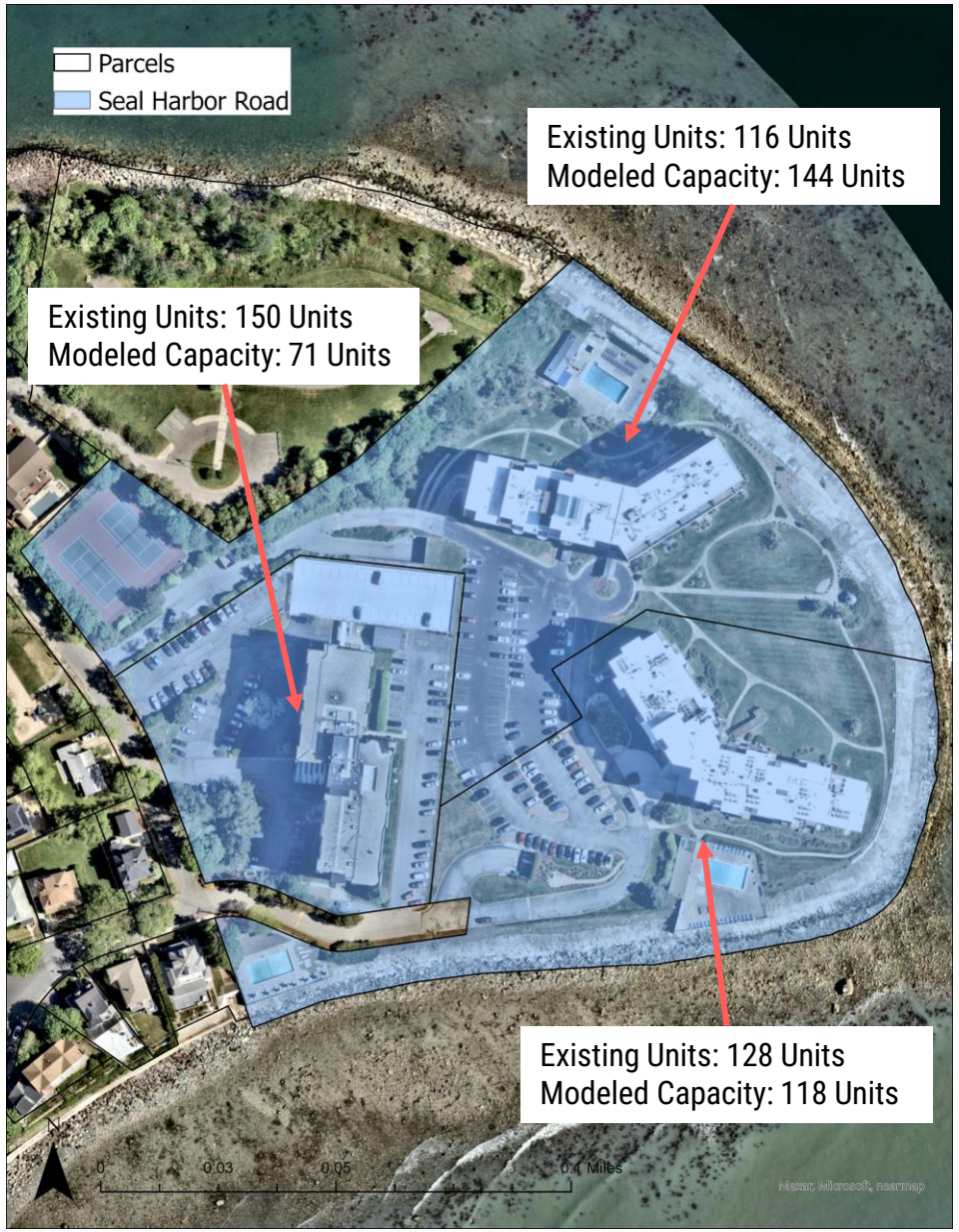
If we utilize the CBD for the MMU offset, we will exceed unit capacity by 13 units (895 units total).

Preliminary Modeling: Seal Harbor

Parameter	Seal Harbor Road – Residential C Mid-Rise Apartment Complex
Minimum Lot Size	20,000 sq ft
Stories	6 Stories
Maximum Lot Coverage	20%
Minimum Open Space Requirement	30%
Setbacks	50F, 50S, 50R
Parking Spaces	2 Spaces
Lot Area per Dwelling Unit	*1,600 sq ft

Metric	Seal Harbor
Gross Acreage	12.3 Acres
Net Acreage	10.2 Acres
Existing Units	**394 Units**
Unit Capacity	**333 Units**
Density (DU/AC)	**32.6 DU/AC**

*The zoning for Mid-Rise Apartment Complex calls for 2,000 sq ft, this change to 1,600 sq ft allows for a compliant scenario

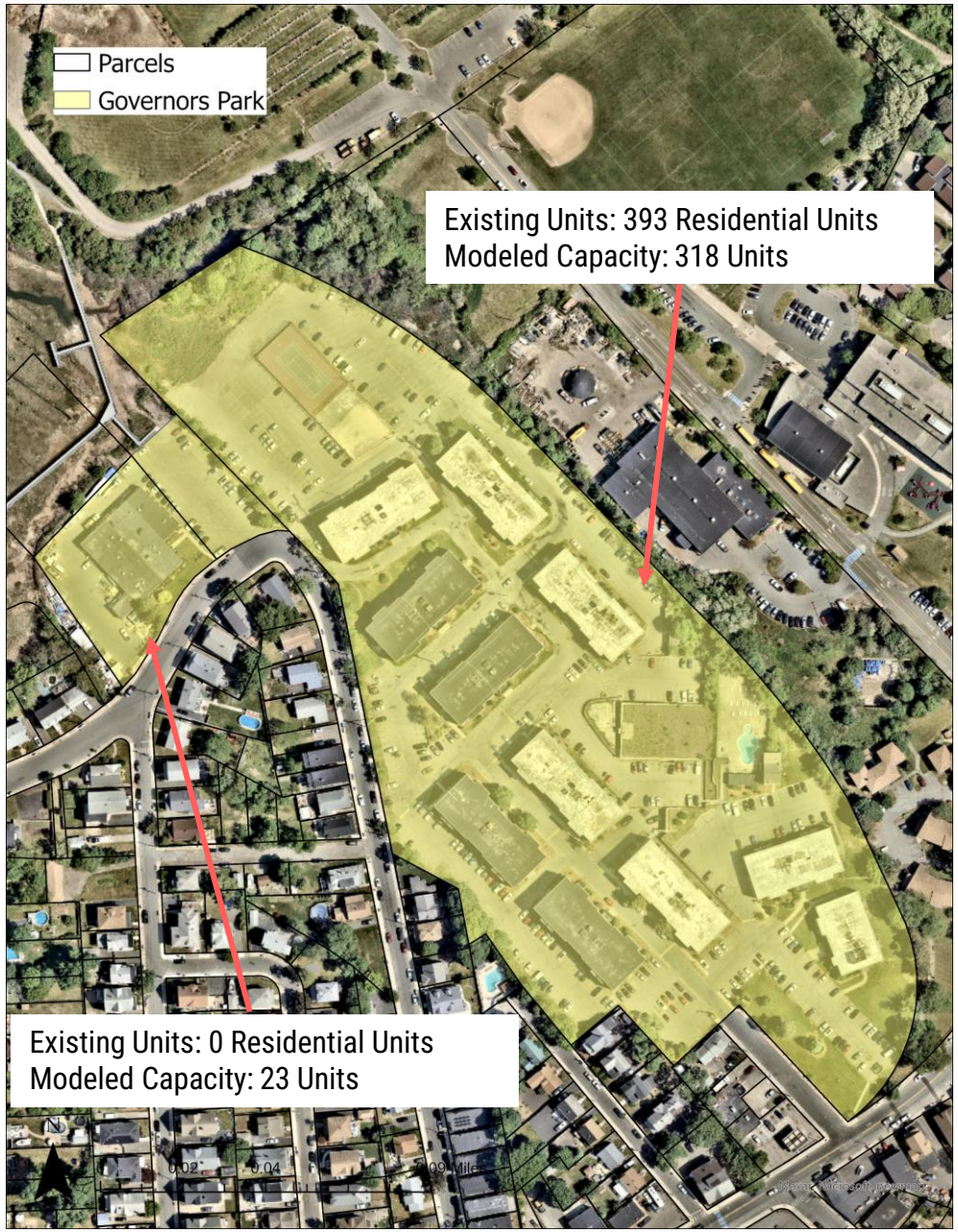


Preliminary Modeling: Governors Park

Parameter	Governors Park – Residence C Garden Apartment or Attached Dwelling Complex
Minimum Lot Size	20,000 sq ft
Stories	3 Stories
Maximum Lot Coverage	30%
Minimum Open Space Requirement	30%
Setbacks	25F, 25S, 40R
Parking Spaces	2 Spaces
Lot Area per Dwelling Unit	*1,900* sq ft

Metric	Governors Park
Gross Acreage	15.3 Acres
Net Acreage	15 Acres
Existing Units	**393 Units**
Modeled Unit Capacity	**341 Units**
Density (DU/AC)	**22.8 DU/AC**

*The zoning for Residence C calls for 2,500 sq ft, this change to 1,900 sq ft allows for a compliant scenario



Winthrop Compliance Requirements

The consulting team will work to help the Town of Winthrop evaluate options for complying with MBTA Communities in a way that mitigates impacts as much as possible and recognizes the unique challenges of Winthrop's size, location, and environmental constraints.

Metric	Winthrop's Requirements	Does the Compliance Scenario meet 3A Requirements?
Minimum Land Area	12 acres	**YES**
Minimum Contiguous District Size	6 acres	**YES**
Minimum Contiguous Percentage of Net Acreage	50%	**YES**
Minimum Non-Contiguous District Size	5 acres	**YES**
Minimum Unit Capacity	882 Units	**YES**
Minimum Density Requirement	15 Dwelling Units per Acre	**YES**

Preliminary Modeling

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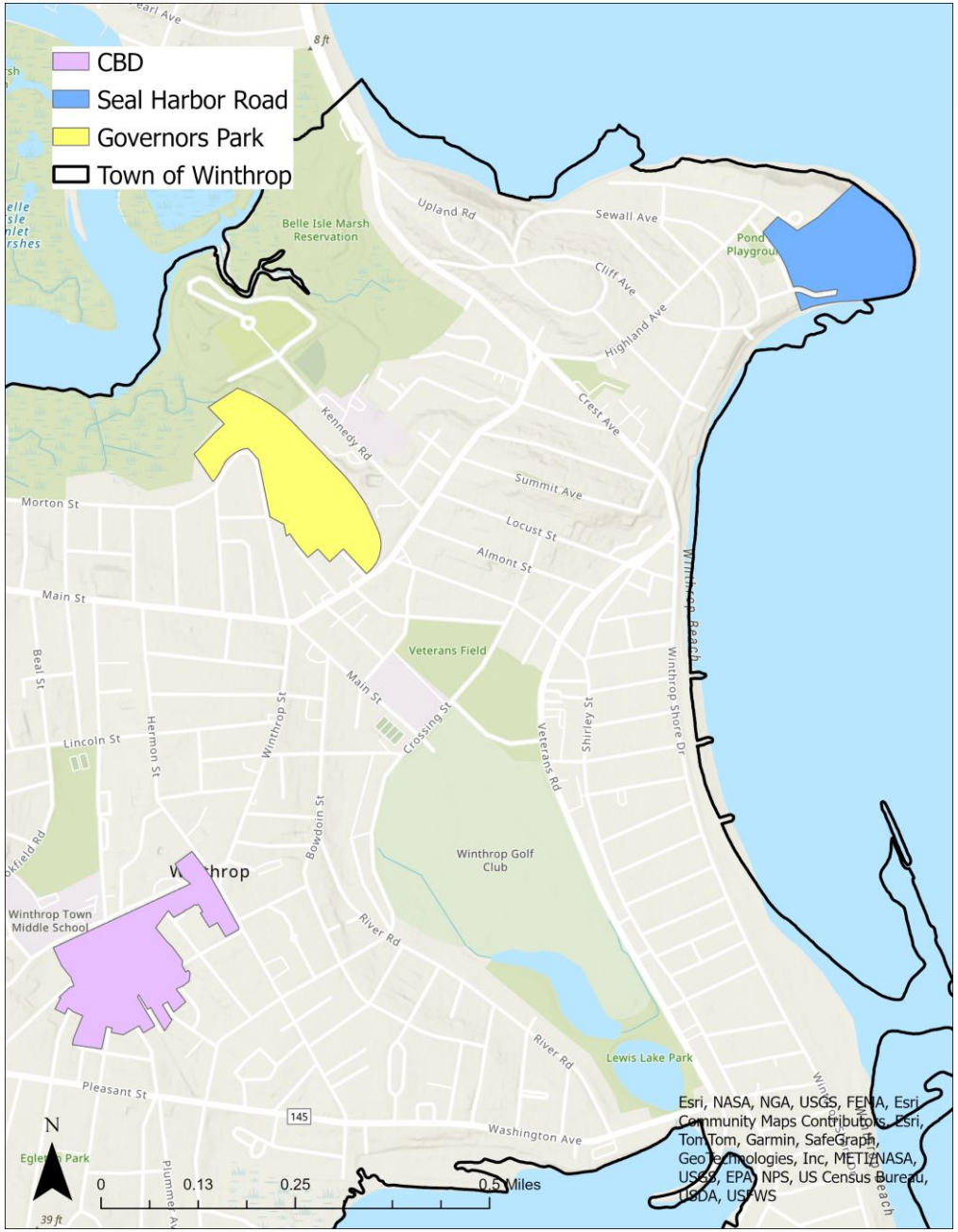

Changes to Existing Zoning

To comply with the law and guidelines, there are a few minor changes to, and deviations from, Winthrop's existing zoning bylaw:

Changes to Existing Zoning:

- Remove Special Permit requirement for the Fee in Lieu of Parking in the CBD, change to Site Plan Review.
  - 17.50.210 Parking requirements for the Center Business district.
    - D. Fees in Lieu of Parking. In the Center Business district, any commercial or mixed use structure that is required to provide parking spaces may make payments to the town in lieu of providing for all or part of the on-site required parking. Payment made to the town in-lieu of providing up to fifty (50) percent of the required on-site parking spaces for a project in the central business district (CBD) shall be allowed by special permit from the planning board, consistent with standards to be adopted by, and published in advance by the planning board. These standards must be kept on file with the Winthrop Town Clerk.

Deviations in the Overlay from the Base Zoning:

- Lot area per dwelling unit in Governor's Park from 2,500 SF to 1,900 SF.
- Lot area per dwelling unit in Seal Harbor from 2,000 SF to 1,600 SF.