



**Welcome**

## **Overview of M.G.L. Chapter 40R**

**760 CMR 59.00**

Department of Housing and Community Development



## Content

- What is Smart Growth / 40R?
- Why was 40R created?
- How does it work? What's the process?
- What are the application requirements?
- What are the characteristics of a local 40R bylaw?
- How many communities have created 40R districts?
- What are some of the characteristics of these districts?

# Chapter 40R

## Smart Growth Zoning & Housing Production

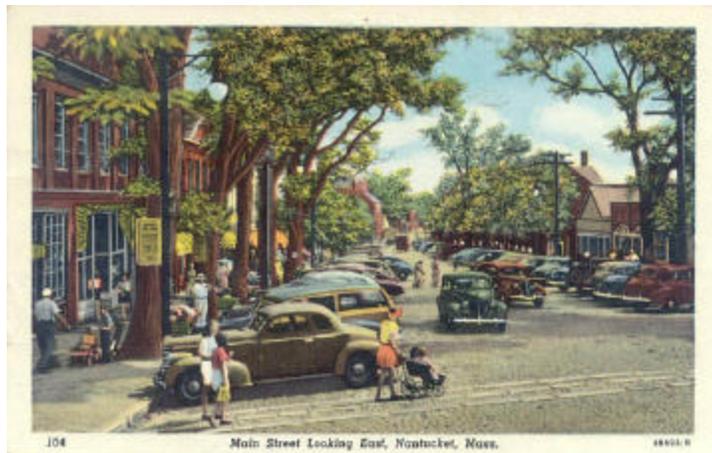
### Emphasizes...

- mixing land uses
- range of housing
- compact design
- distinctive communities
- resource preservation
- existing communities
- transportation choices
- fair + cost effective process
- stakeholder collaboration





# Outlaw Development





# Chapter 40R: The Basic Concept

THIS...

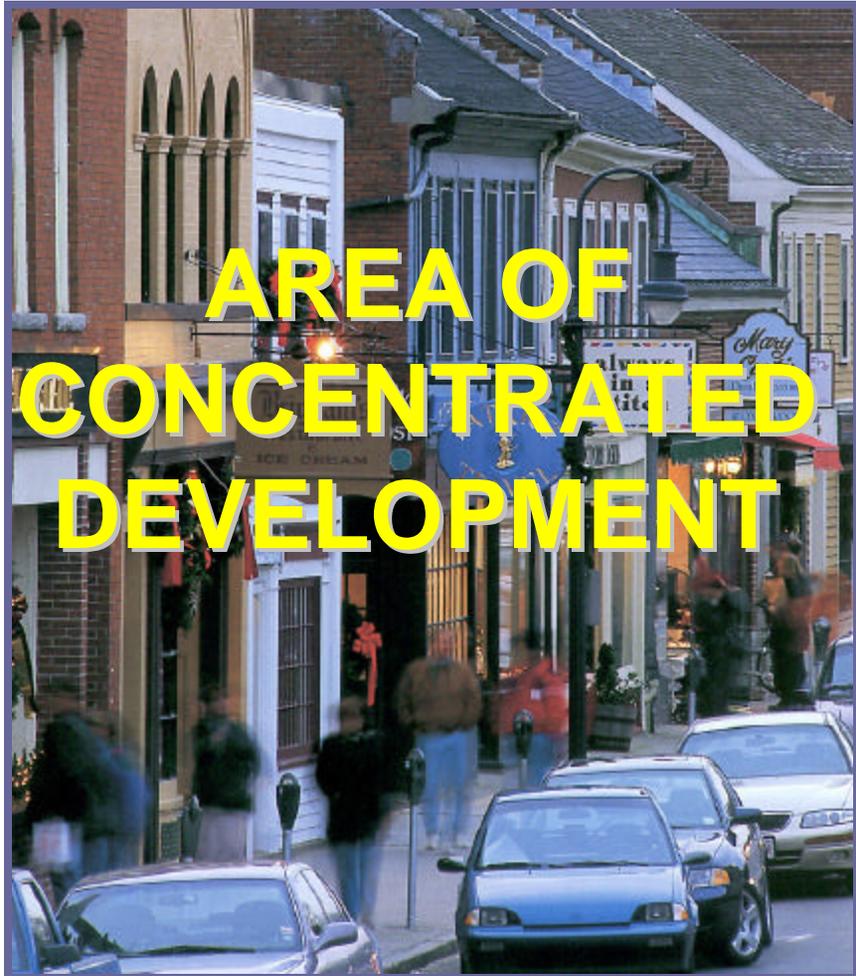


FOR THIS...





# Eligible Locations: Choose One!





## Minimum Allowable Densities

SF @ 8 du/acre...



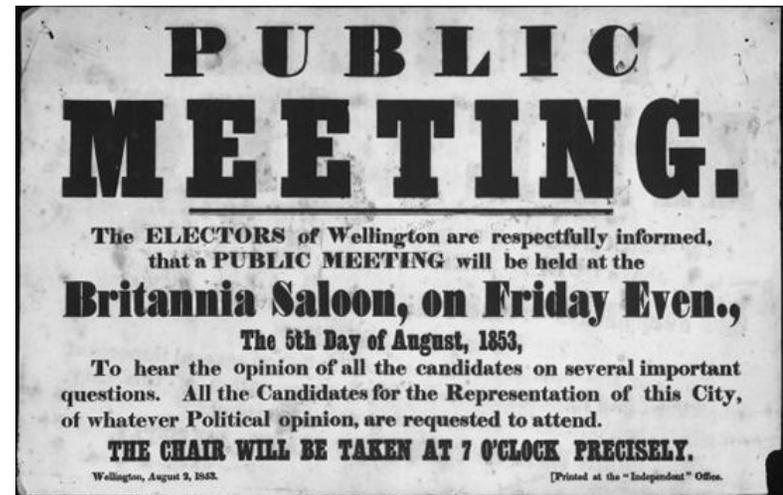
2-3F @ 12 du/acre...



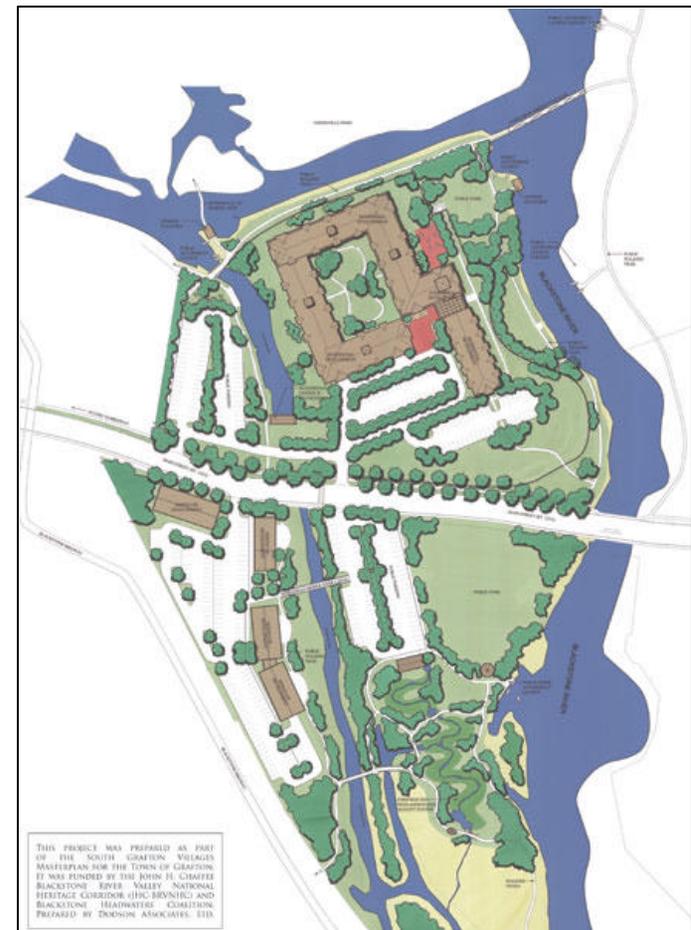
4+ @ 20 du/acre...



- Local public hearing
- Application to DHCD
- DHCD Letter of Eligibility
- Local Zoning Adoption
- Evidence of Adoption
- DHCD Letter of Approval
- Local Project Approval



- **Locator Map**
- **Developable Land Plan**
- **Existing Zoned Units Plan**
- **Smart Growth Plan**
- **Smart Growth Zoning**
- **Underlying Zoning**
- **Comprehensive Housing Plan**





## The Smart Growth Zoning

- All-Inclusive
- As-of-right
- Residential/Mixed Use
- Mix of Housing
- No Moratorium/Bldg Cap
- No Age Restrictions
- 20% Affordable





## Participation / Activity

### 27 Approved Districts

(9,780 units)

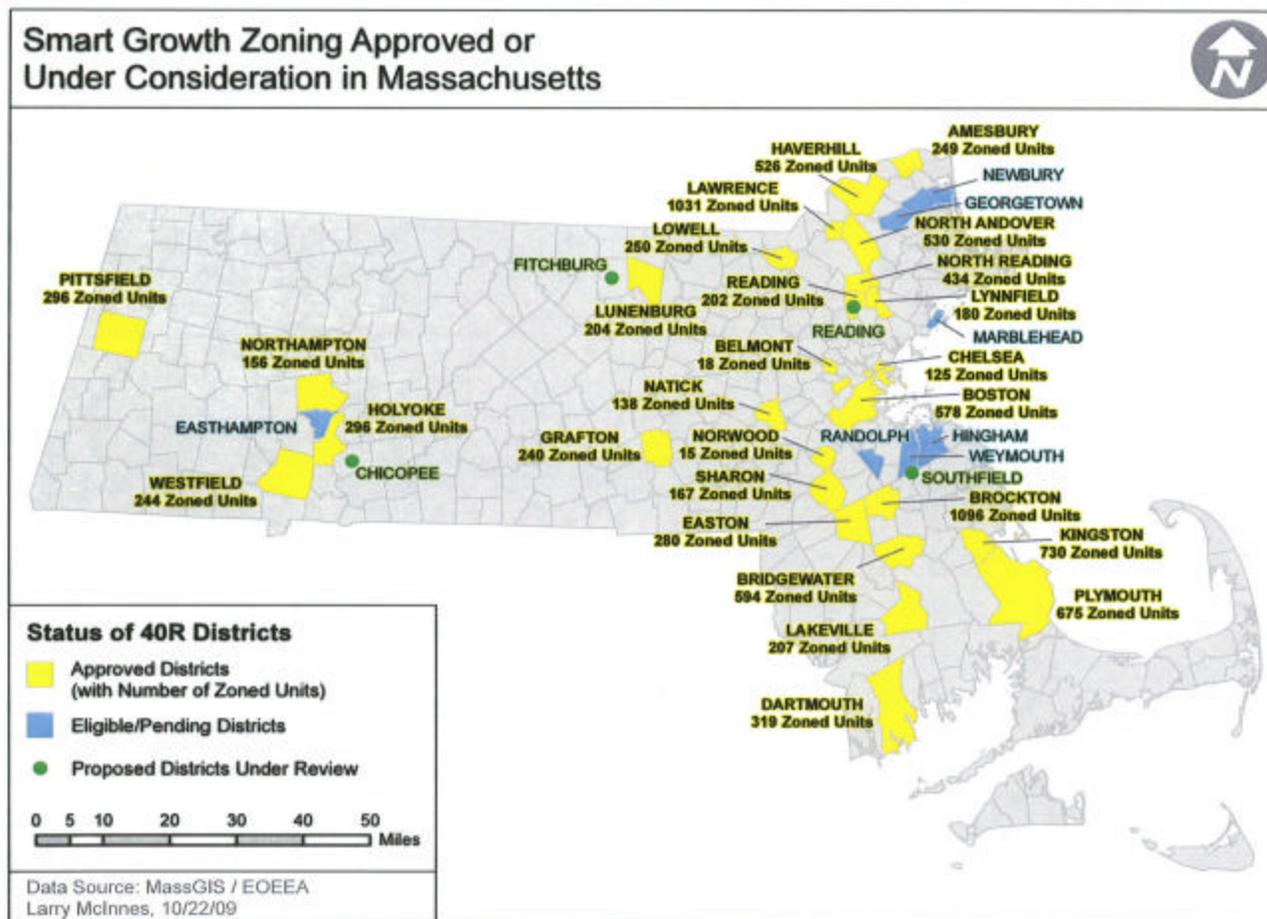
Amesbury <b>249</b>	Belmont <b>18</b>	Boston <b>578</b>	Bridgewater <b>594</b>
Brockton <b>1,096</b>	Chelsea <b>125</b>	Dartmouth <b>319</b>	Easton <b>280</b>
Grafton <b>240</b>	Haverhill <b>526</b>	Holyoke <b>296</b>	Kingston <b>730</b>
Lakeville <b>207</b>	Lawrence <b>1,031</b>	Lowell <b>250</b>	Lunenburg <b>204</b>
Lynnfield <b>180</b>	Natick <b>138</b>	N. Andover <b>530</b>	N. Reading <b>434</b>
Northampton <b>156</b>	Norwood <b>15</b>	Pittsfield <b>296</b>	Plymouth <b>675</b>
Reading <b>202</b>	Sharon <b>167</b>	Westfield <b>244</b>	

### 9 Eligible/Pending Districts

(2,017 units)

Georgetown <b>43</b>	Easthampton <b>935</b>	Hingham <b>126</b>	Marblehead <b>17</b>
Marblehead <b>47</b>	Newbury <b>98</b>	Randolph <b>457</b>	Reading <b>256</b>
Weymouth <b>38</b>			

# Geographic Distribution





# Approved 40R Districts: Norwood & Belmont

## St. George

- .78 acres
- 15 Units
- Adaptive Reuse
- Completed in 2008



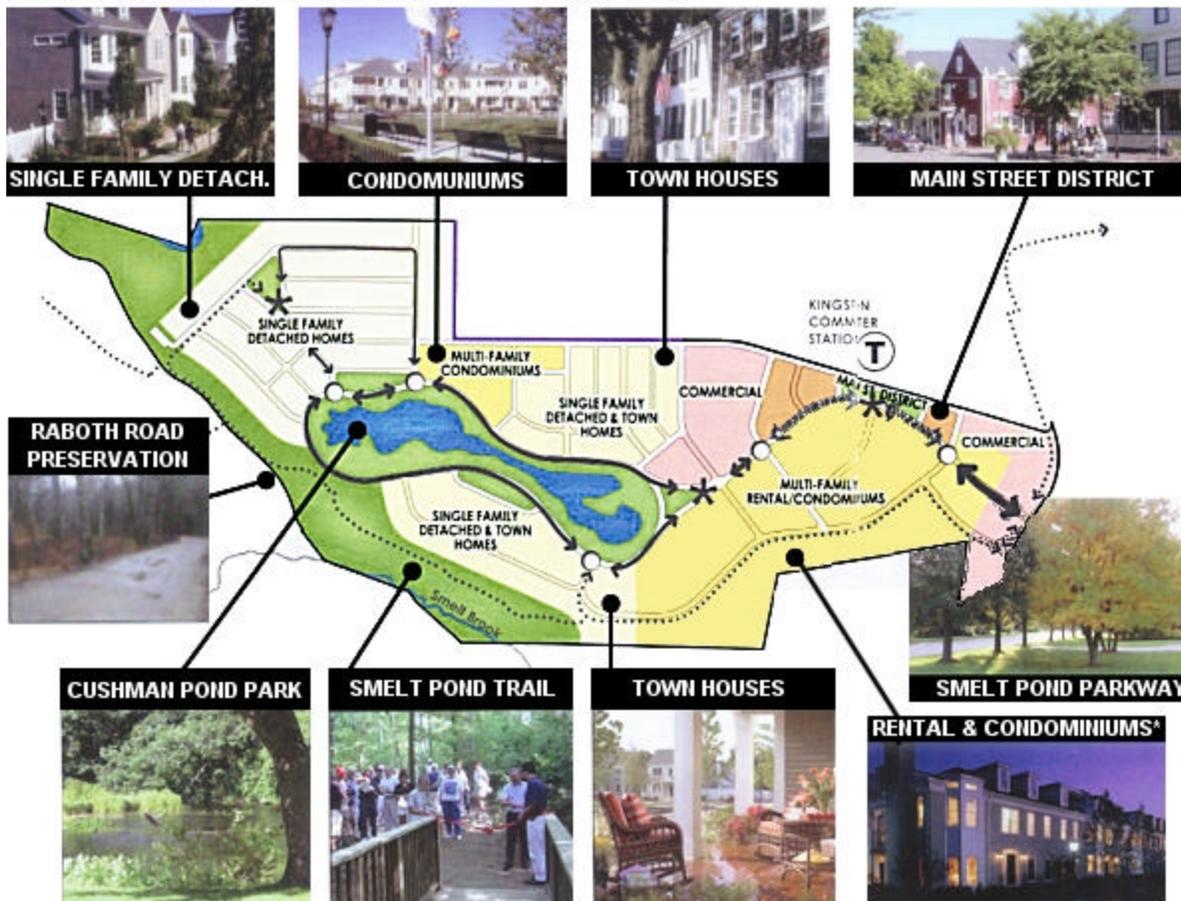
## Our Lady of Mercy / Oakley

- 18 Units / 1.5 acres
- 4 Subdistricts / Hsg. Mix
- Belmont Housing Trust



# 1021 Kingston's Place, Kingston

1021 kingston's place SITE PLAN - May 2006



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



**Editor's Note:** Graphic layout and photo titles modified slightly for web display.



# Approved 40R Districts: Lynnfield



- 180 Units
- Mixed-Use / Lifestyle Ctr.
- Housing Production Plan
- Economic Development



# Cordage Park, Plymouth



- **675 Units**
- **Mixed-Use**
- **Redevelopment**
- **Transit-Oriented**



# Sharon Commons



- **167 Units / 11.6 acres**
- **Adjacent to planned lifestyle center**
- **Near existing supermarket**
- **Conditioned on new sidewalks**

# Georgetown Square

- 43 Units
- Village Infill / Redevelopment
- Locally-Driven





# Queset Commons, Easton



- 167 Units
- Mixed-Use
- [www.Queset.com](http://www.Queset.com)



# Kensington, Lakeville



*Live in the country. Ride to the city.*



**KENSINGTON COURT**  
*The Lakeville Station*

Features and Benefits  
Floor Plans  
The Community  
Map and Directions  
Contact Information

**Now Leasing!**  
Kensington Court, a brand new community in Lakeville offering 100 spacious affordable apartments with balcony or patio, located in a country setting with city conveniences.

1BR/1.5BA from \$759\*  
2BR/2BA from \$918\*

For income limits and FAQs see the last page of this print-out.

Marketing materials and the features and amenities described herein are conceptual in nature and based on current development plans, which are subject to change without notice. No guarantee is made that the features, amenities and facilities depicted by artist renderings, elevations, plans or otherwise described herein will be provided, or, if provided will be of the same type, size or nature as depicted or described.



- 207 Units / 11 acres
- Near transit
- Under construction
- [www.kensington-court.net](http://www.kensington-court.net)



## Contact Information

**MA Dept. of Housing & Community Dev.**

**100 Cambridge St.**

**Boston, MA 02114**

**617.573.1355**

**[www.mass.gov/dhcd](http://www.mass.gov/dhcd)**

