



Date: November 3, 2023
To: City Council
From: Councilor R. Lisle Baker
Re: Amendments to the Village Center Overlay District

Memorandum

Dear Colleagues,

Below are two amendments that I am considering proposing to the Village Center Overlay District. I ask that a compliance analysis be completed by the Planning Department in advance of Monday night regarding whether these amendments would result in MBTA Communities Act non-compliance.

1. Requiring one parking space per unit in the MRT district for new construction, and two parking spaces per unit for adaptive reuse in the MRT district. This parking requirement would be waivable as our current ordinance provides.
1. Requiring one parking space for every two units in the VC2 and VC3 districts if the parcel is adjacent to an underlying residential zone. This parking requirement would be waivable as our current ordinance provides.

If either or both of these proposed amendments result in non-compliance with the MBTA Communities Act, I request a sensitivity analysis to see if adjusting the number of required spaces or a boundary adjustment might work. Note that these are not universal amendments but looking to minimize potential adverse impacts of the overlay zoning to neighbors.

Sincerely,
Councilor R. Lisle Baker