

# MBTA Communities Zoning Requirements

## Potential District Scenarios

### October 13, 2022

For Discussion Only



Milton Department of Planning and Community Development

A map of a residential area in Suffolk, Virginia, showing streets and landmarks. A large, diagonal watermark reading "For Discussion Only" is overlaid across the map.

# Options for Compliance

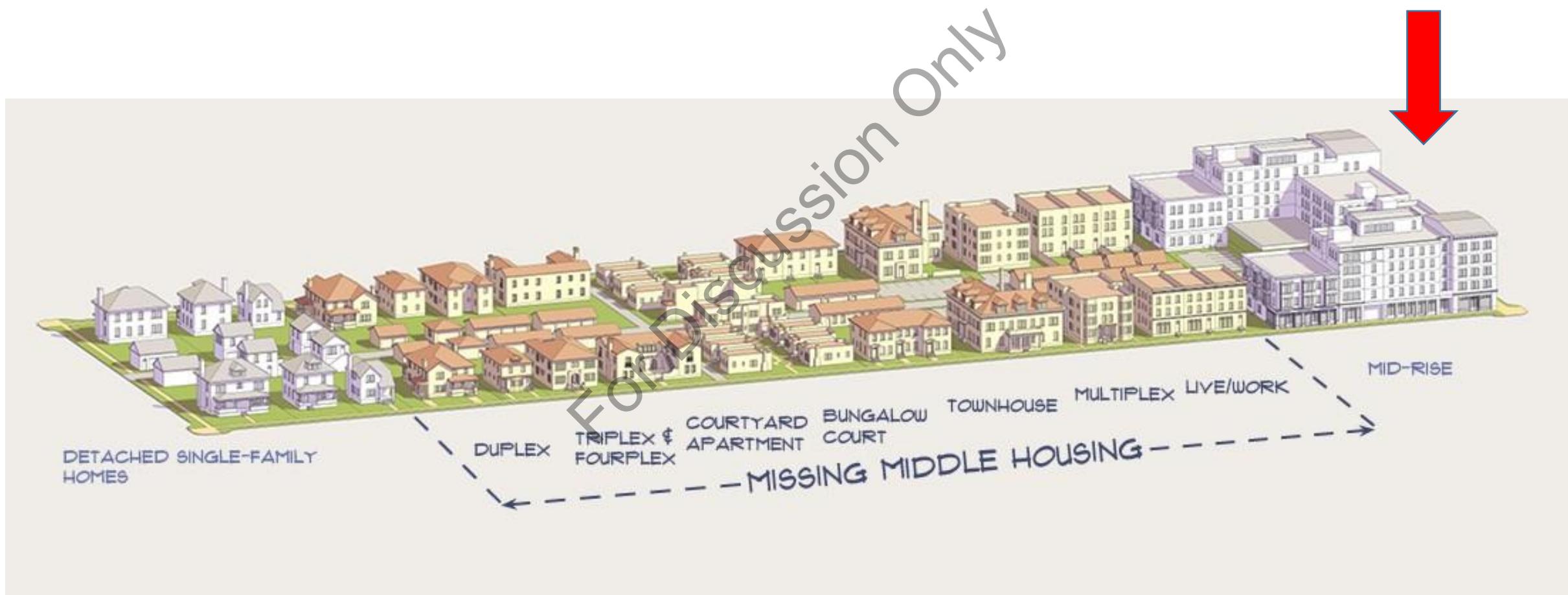
- The zoning district we create must satisfy three variables:
  - At least 50 acres
  - Zoned capacity of at least 2,461 units
  - Minimum total density of 15 units per acre
- This presents tradeoffs in terms of density:
  - A smaller district will require a greater density to create the minimum zoned capacity
  - A larger district will require a lesser density to create the minimum zoned capacity

For Discussion Only



# Options for Compliance

- A 50-acre district would require a density of 50 units/acre



## 49 TO 52 UNITS PER ACRE



Mtn. View, CA 49.3 units / acre



context



neighborhood



plan



San Francisco, CA 52.5 units / acre



context



neighborhood



plan



Boston, MA 52.9 units / acre



context



neighborhood



plan



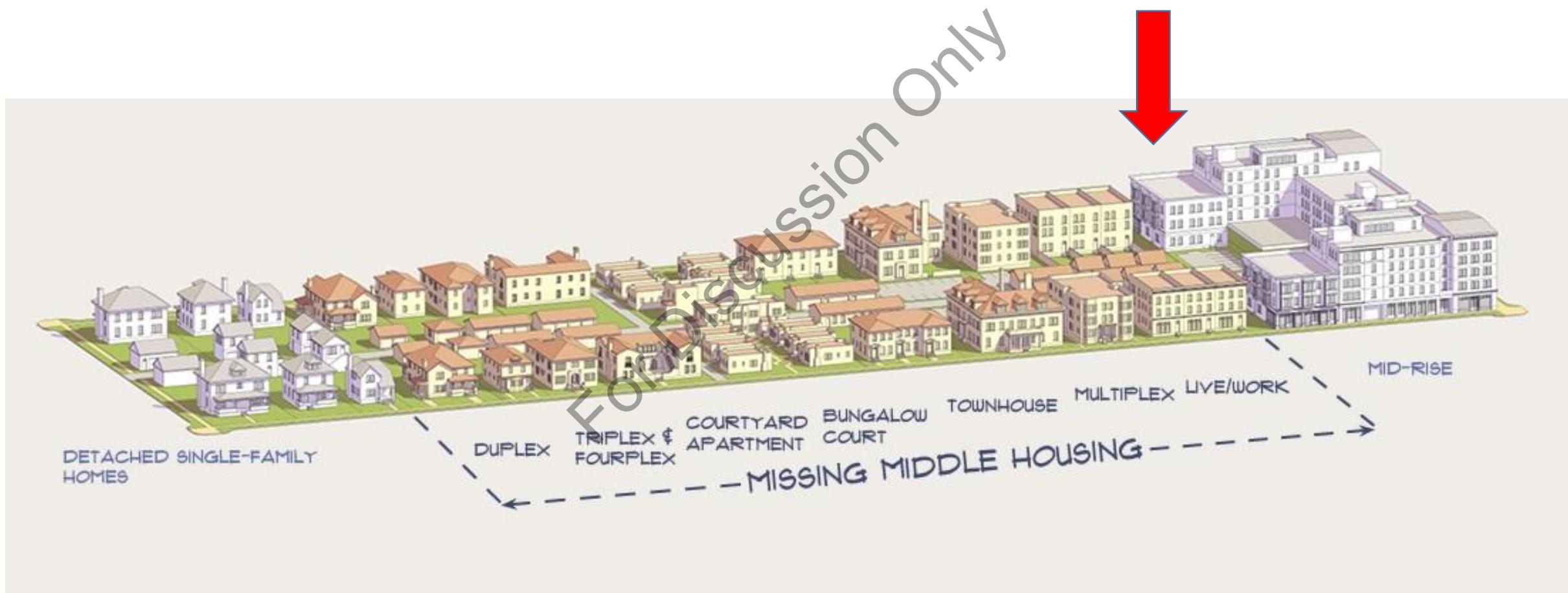
For Discussion Only



The Legacy at Arlington Center, Arlington, MA: 43 units/acre

# Options for Compliance

- A 75-acre district would require a density of 33 units/acre



## 29 TO 31 UNITS PER ACRE



Tampa, FL 29.9 units / acre



Phoenix, AZ 31.5 units / acre



Los Angeles, CA 31.8 units / acre



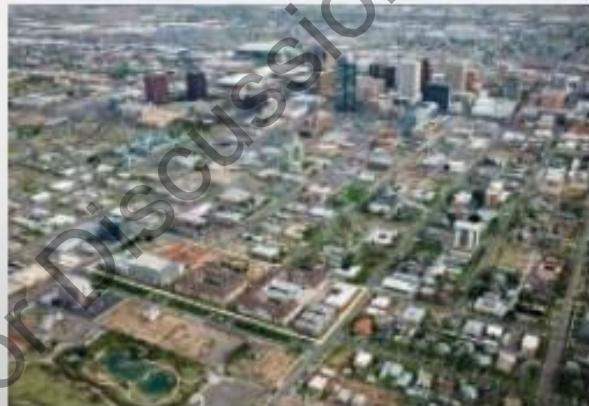
context



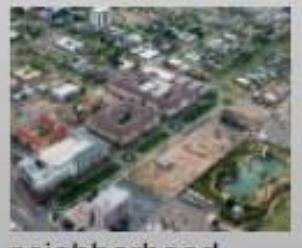
neighborhood



plan



context



neighborhood



plan



context



neighborhood



plan



88 Wharf Street, Milton, MA: 29 units/acre

# Options for Compliance

- A 125-acre district would require a density of 20 units/acre



## 18 TO 19 UNITS PER ACRE



Dorchester, MA 18.4 units / acre



context



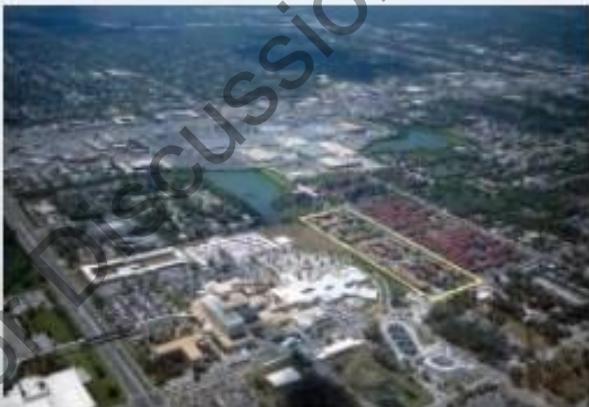
neighborhood



plan



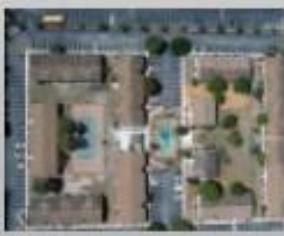
Tampa, FL 19.0 units / acre



context



neighborhood



plan



Cleveland, OH 19.2 units / acre



context



neighborhood



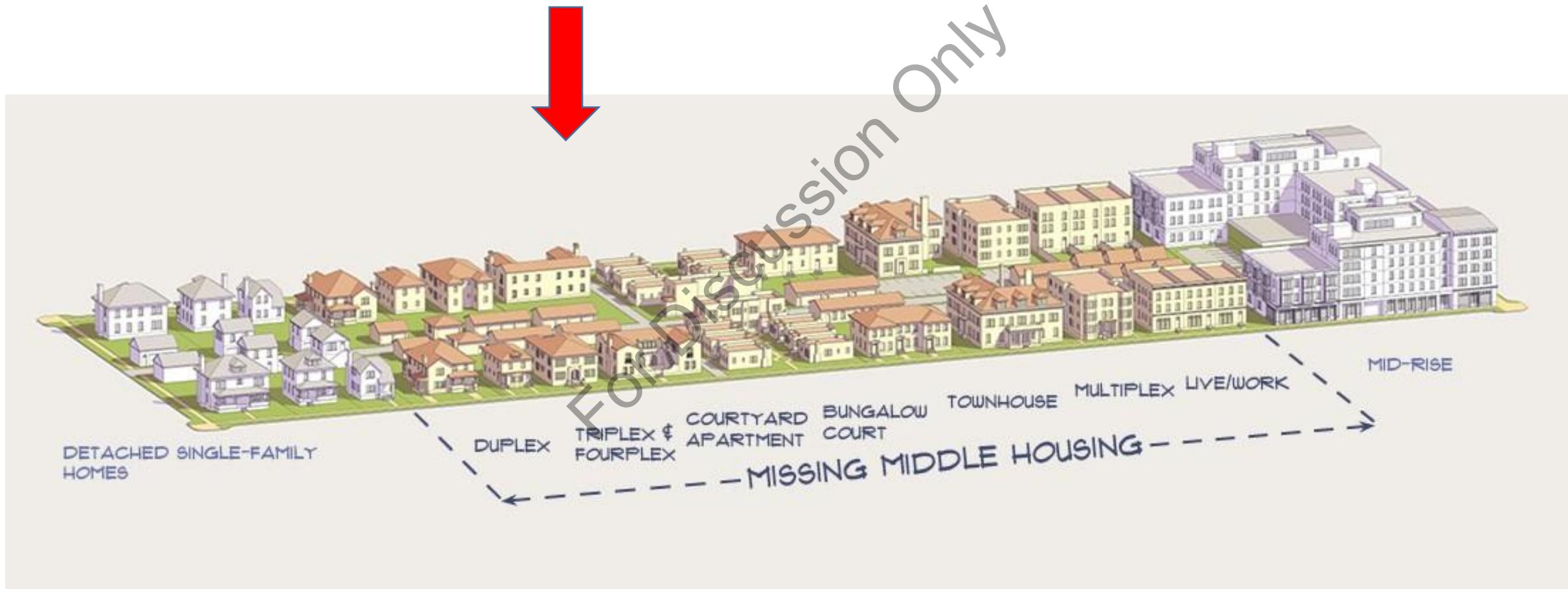
plan



Glenway Street, Dorchester, MA: 22 units/acre

# Options for Compliance

- A 163-acre district would require a density of 15 units/acre





Belvoir Road, Milton, MA: 14.5 units/acre

# District Scenarios in Milton

The following examples are meant to be illustrative of the requirements for compliance, and not comprehensive of all possibilities. There are many potential options, provided:

- At least half of the minimum land area AND half of the minimum zoned capacity must be within a half-mile of a transit station
  - Minimum land area: 50 acres
  - Minimum zoned capacity: 2,461 units
  - Minimum density: 15 units per acre
  - Note that achieving the minimum zoned capacity in the minimum land area would require an intolerable and probably unfeasible level of density. Larger districts are required.
- At least half of the land area of multifamily zoning district land areas must comprise contiguous lots of land
- Smaller subdistricts are allowed, but must contain at least 5 acres of contiguous lots



## Minimum Zoned Density Capacity

## Minimum District Size

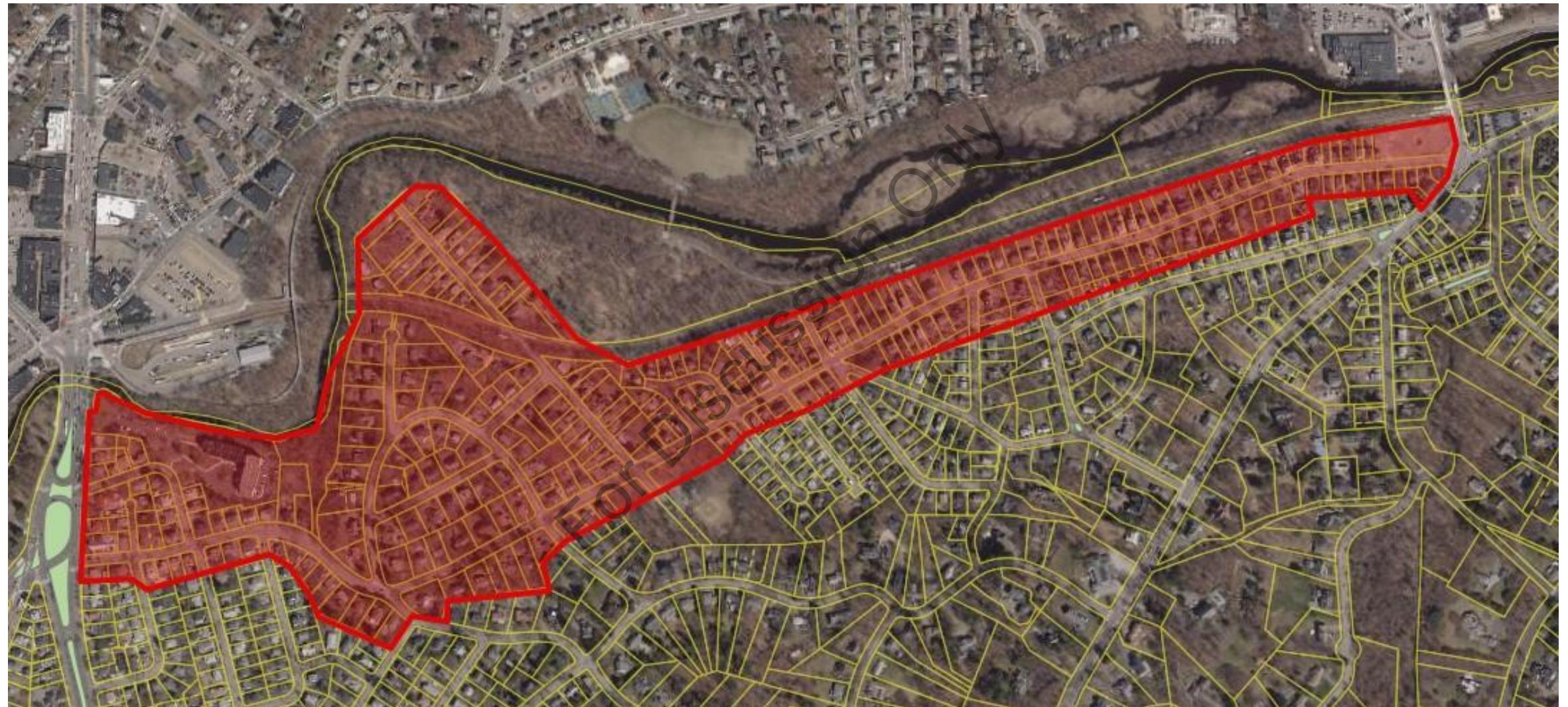


Dimensional requirements are like dials that can be turned up or down. If minimum density, zoned capacity, and minimum district size are constant, then the options for dimensional requirements are limited.

- e.g. If you turn the district size dial down, you have to turn other dials (lot size, lot density, height) up, since you'll need more building area in a smaller space to achieve the minimum zoned capacity.
- If lot size goes down, lot density can go down, since you'll have more parcels to achieve the minimum zoned capacity



# District Scenarios in Milton



# District Scenarios in Milton

## Eliot Street Corridor

- Approximately 78 acres
- At 15 units per acre, would yield approx. 1,170 units of zoned capacity

For Discussion



# District Scenarios in Milton



North



# District Scenarios in Milton

## Blue Hills Parkway Corridor

- Approximately 24 acres
- At 15 units per acre, would yield approx. 360 units of zoned capacity
- Greater density is possible on larger parcels, increasing zoned capacity

Both this and the Eliot Street Corridor option are entirely within the half-mile transit area. Some combination of these two will be necessary to comply with the law



# District Scenarios in Milton



# District Scenarios in Milton

## Granite Avenue

- Approximately 12 acres
- Includes American Legion property and state DPW/park-and-ride
- At 15 units per acre, would yield approx. 180 units of zoned capacity
- Location and parcel size may warrant greater density (and thus greater zoned capacity)

For Discussion Only



# District Scenarios in Milton



→  
**North**

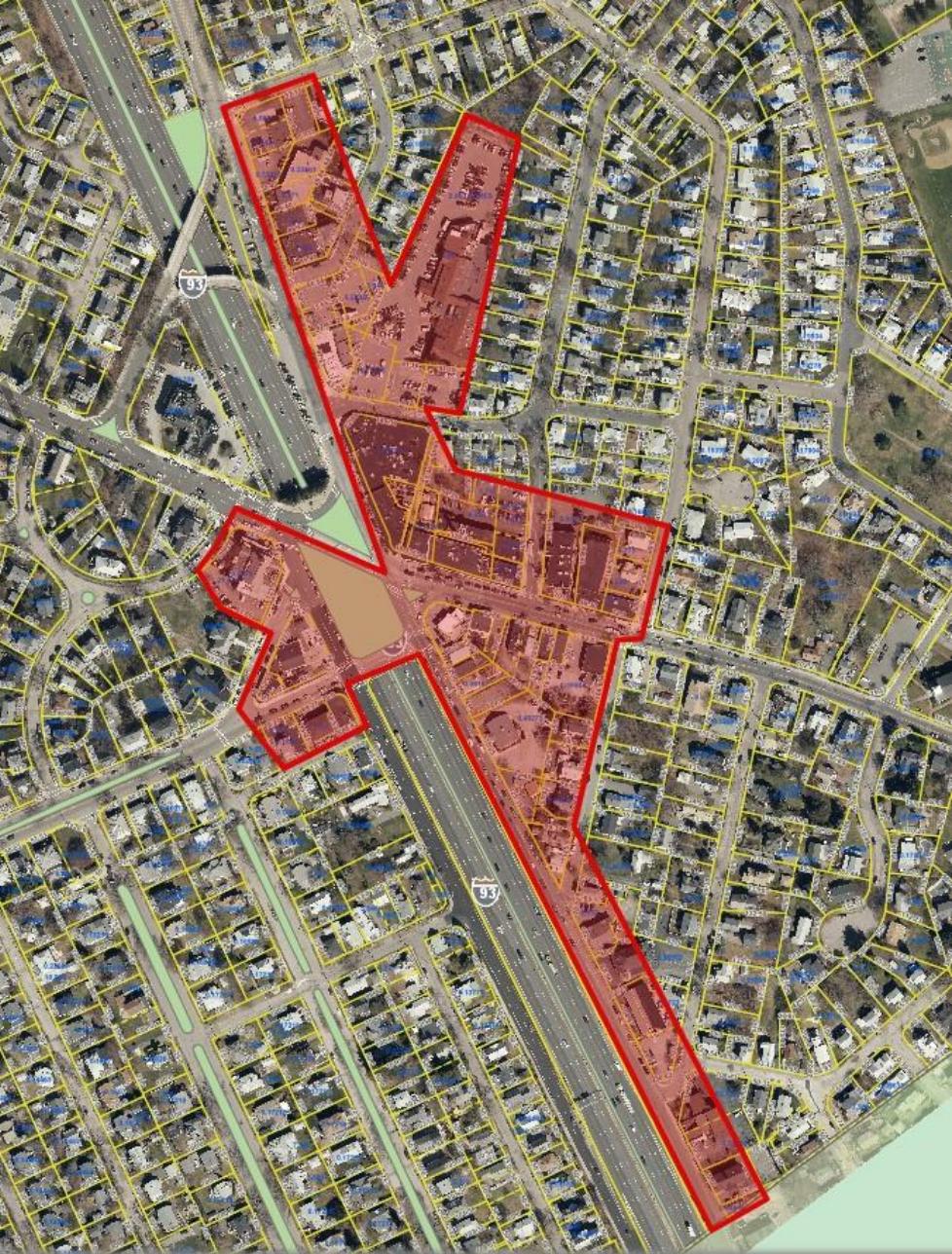


# District Scenarios in Milton

## East Milton Square

- Approximately 18 acres
- Includes business district and Milton Marketplace property
- At 15 units per acre, would yield approx. 270 units of zoned capacity
- Location and parcel size may warrant greater density (and thus greater zoned capacity)

For Discussion Only



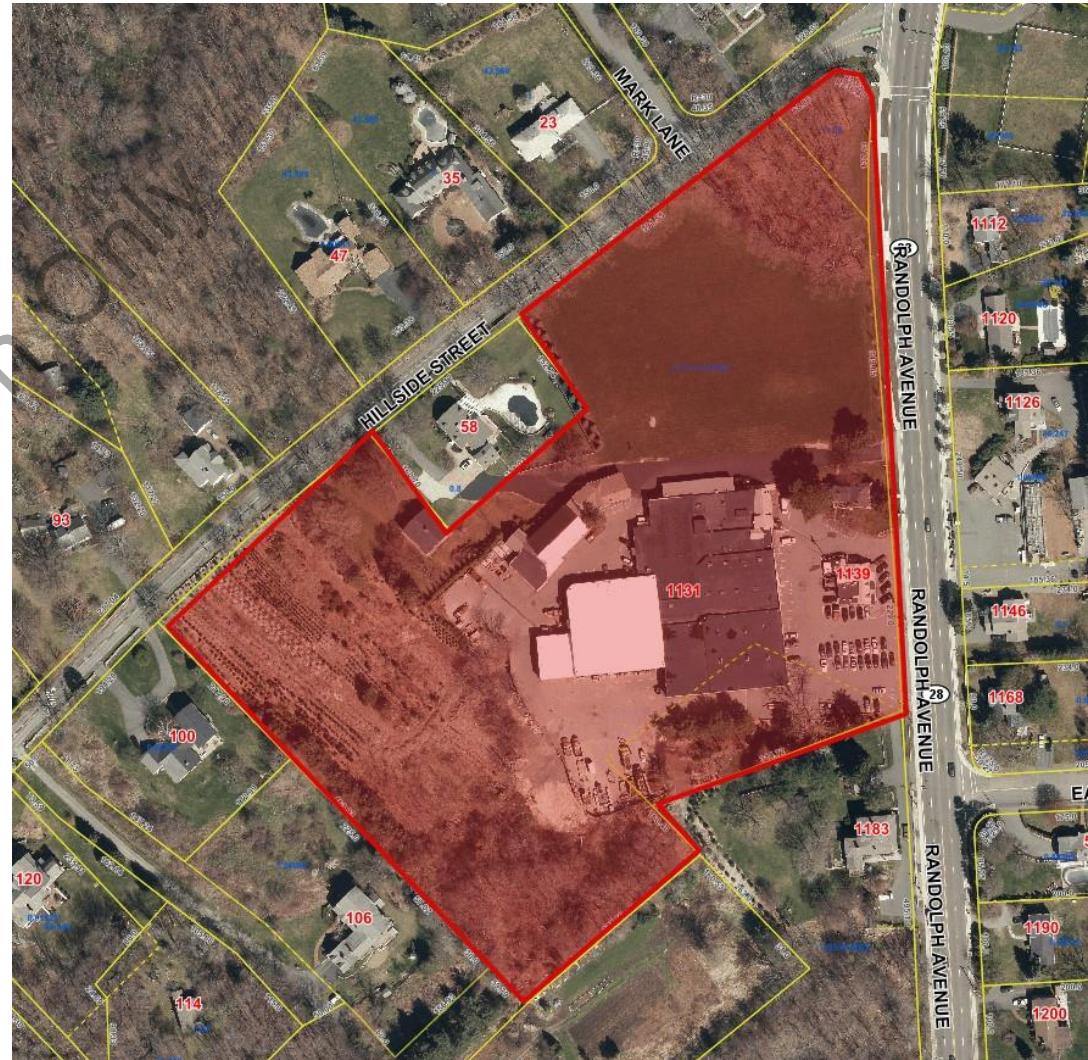
# District Scenarios in Milton



# District Scenarios in Milton

## Hillside/Randolph Option 1

- Approximately 11 acres
- At 15 units per acre, would yield approx. 165 units of zoned capacity
- Currently home to nonconforming commercial uses
- Location and parcel size may warrant greater density (and thus greater zoned capacity)



# District Scenarios in Milton



# District Scenarios in Milton

## Hillside/Randolph Option 2

- Approximately 30 acres
- At 15 units per acre, would yield approx. 450 units of zoned capacity
- Includes additional commercial parcels on other side of Randolph Avenue
- Location and parcel size may warrant greater density (and thus greater zoned capacity)

