

MBTA Communities Compliance

Milton Adjacent Community Calculations
June 27, 2024

Overview of MBTA Communities Law

What the law requires

The policy requires all communities with MBTA public transit access to have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute:

- **Dense:** Minimum gross density of 15 units per acre

Note: individual subdistricts can have a gross density under 15 units per acre as long as the all subdistricts together achieve the 15 units per acre minimum.

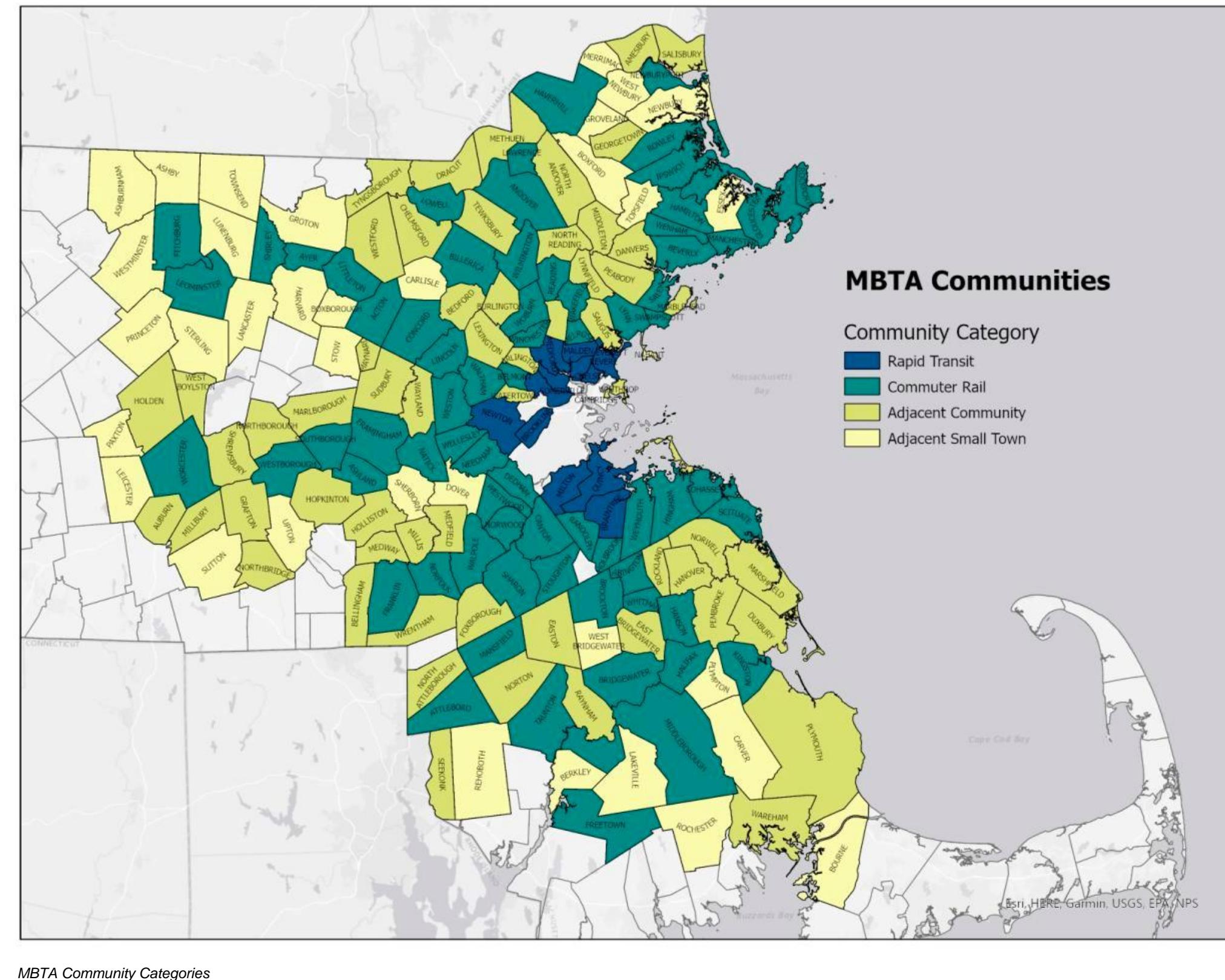
- **Transit-Oriented:** Located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

Note: the percentage of land area and unit capacity that has to be within the station area varies by community according to the acres of developable land within the station area.

- **Flexible:** No age restrictions and suitable for families with children

How is “reasonable size” defined?

Community Type	Min. Multifamily Unit Capacity as % of Total Housing Units	Minimum Land Area	Deadline
Rapid Transit	25%*	Whichever is less: 50 acres, or 1.5% of the developable land	End of 2023
Commuter Rail	15%*		End of 2024
Adjacent Community	10%*		End of 2024
Adjacent Small Town	5%*	n/a	End of 2025



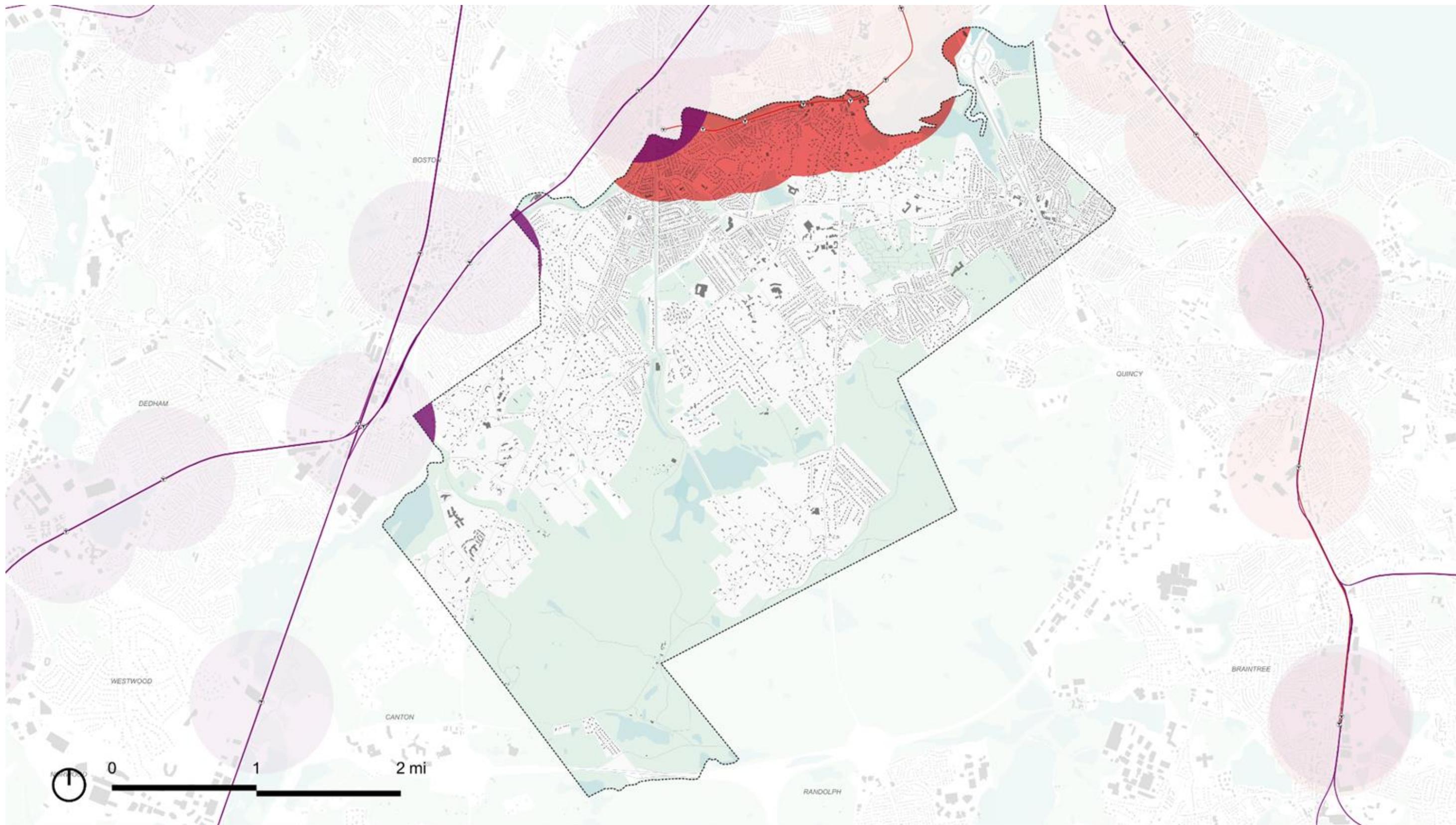
Conceptualizing a Hypothetical Adjacent Community Scenario

What is the logic of categorizing Milton as an Adjacent Community?

Assumption #1: This presumes that the Mattapan Trolley service is equivalent to standard bus service and therefore does not constitute “Rapid Transit” - this is not consistent with how rapid transit is currently defined for the purpose of this law and classification of MBTA service types.

Assumption #2: If we take the next step based on assumption #1, we then have to determine if Milton would be categorized as a Commuter Rail, Adjacent Community, or Adjacent Small Town. We will walk you through this process.

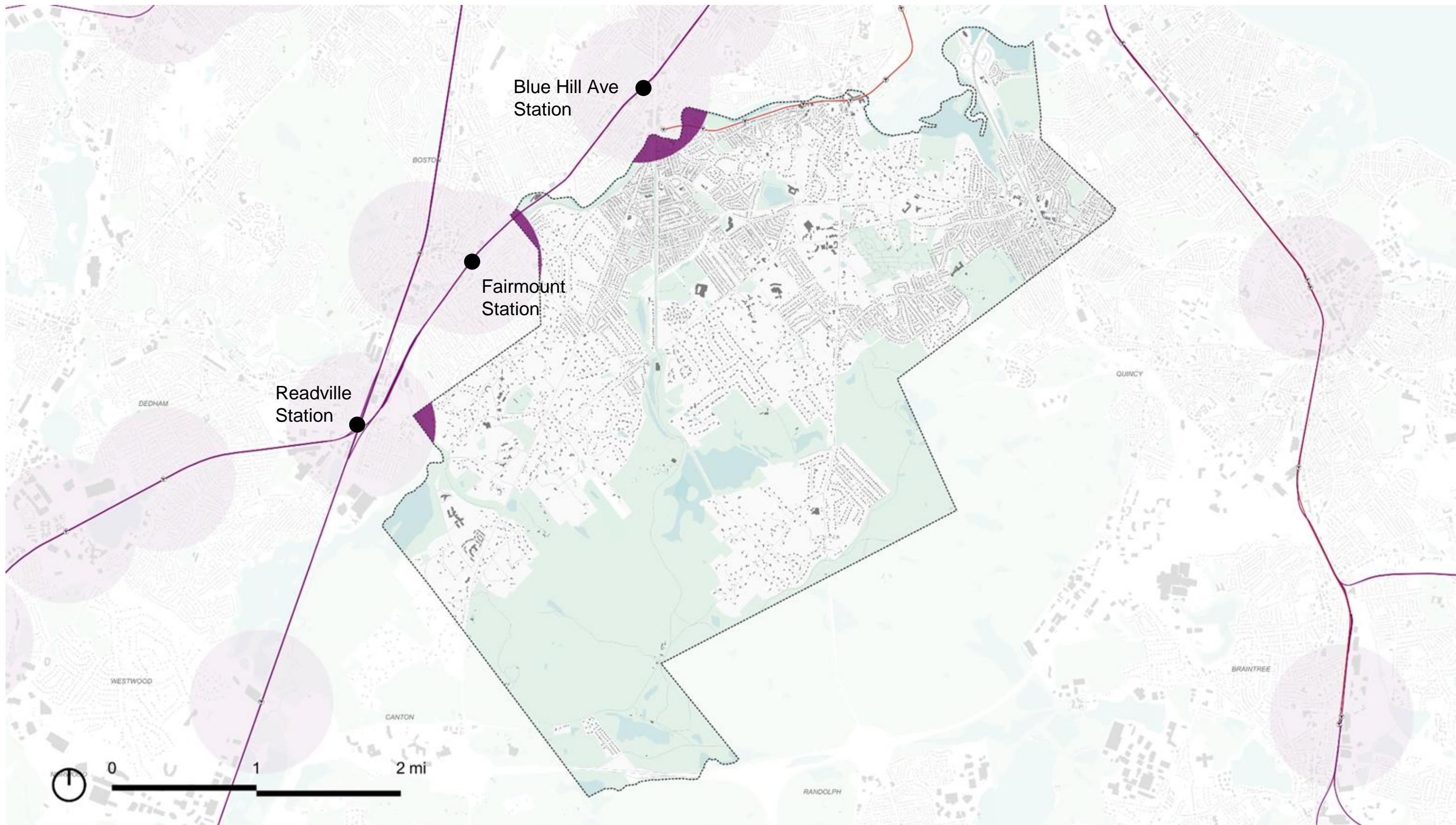
Station Area under Current Designation



Developable Station Area:
404 Acres

The map shows Rapid Transit station areas in red and Commuter Rail station area in purple.

Station Area if Mattapan Trolley is not considered “Rapid Transit”



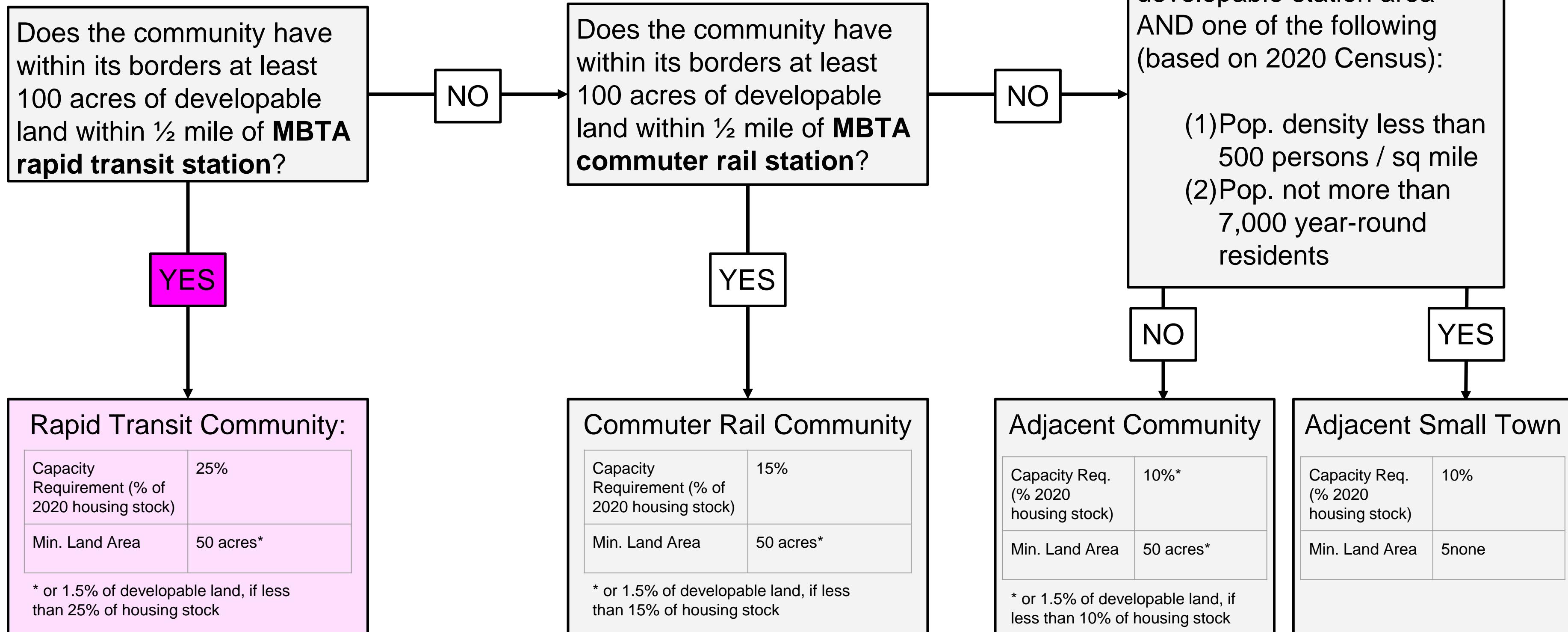
Station Area:
74 acres

*Includes only
Commuter Rail station area,
shown in purple.*

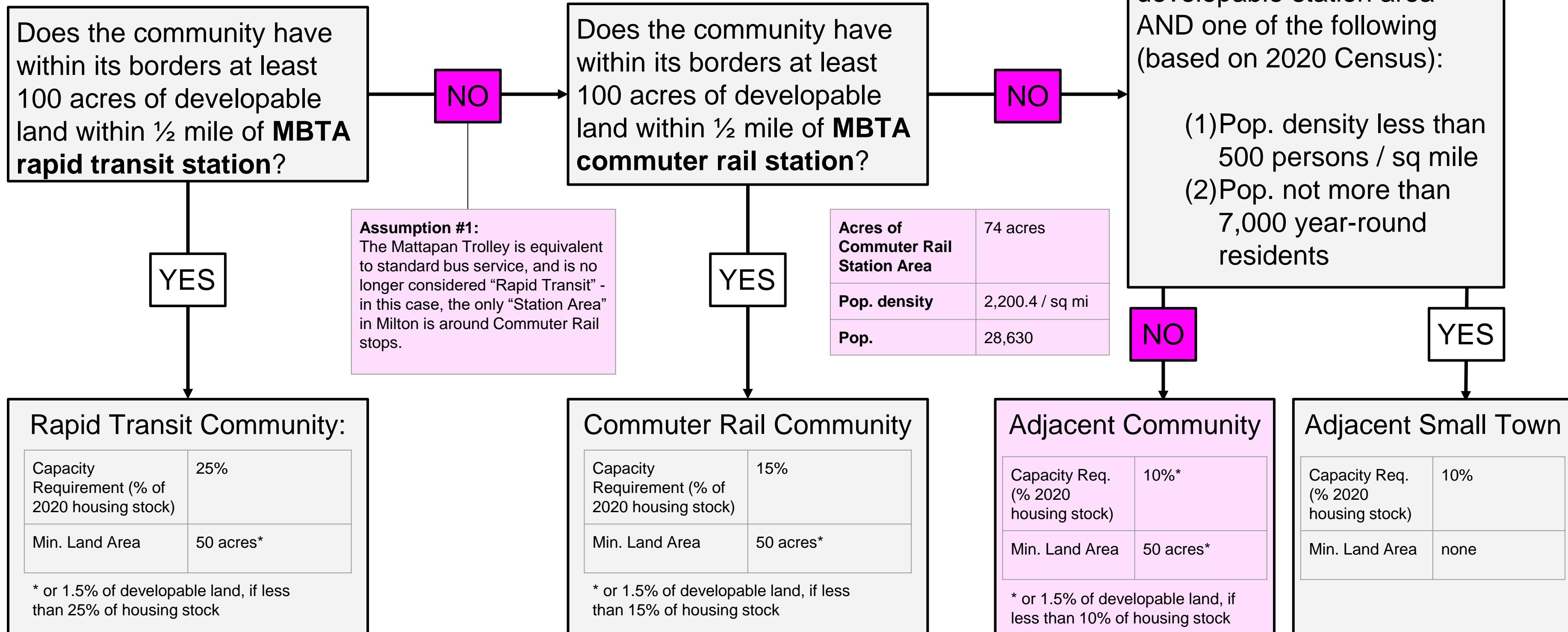
So what does this mean?
The threshold for being
considered a **Commuter Rail
Community** is a minimum of
100 acres of developable
station area.

To get the developable station
area, you would need to
subtract station area that is not
developable (e.g. public ROW,
DCR land, etc.) from the 74
acres of station area.

Milton's current designation: Rapid Transit



Milton's alt. scenario: Adjacent Community



Milton's alt. scenario: Adjacent Community

	Rapid Transit	Adjacent Community
Min. Land Area	50 acres	50 acres
Min. Multifamily Unit Capacity	2461	985
Min. % Land Area & Unit Capacity within Station Area	50%	n/a
Min. % Contiguous	50%	50%

Determining the minimum multifamily unit capacity requirement:

Whichever is the higher number (capped at 25% of housing stock regardless):

- 1) Designated % of housing stock based on community categorization (25%, 15%, 10%, 5%)
- 2) Minimum gross density (15 units / acre) multiplied by minimum land area requirement

If we calculate Milton's targets as if it was in the **Adjacent Community** category, we get:

$$0.10 * 9,844 \text{ units} = 985 \text{ units}$$

= 785 units

>

$$50 \text{ acres} * 15 \text{ units/acre}$$

Community Type	Min. Multifamily Unit Capacity as % of Total Housing Units
Rapid Transit	25%*
Commuter Rail	15%*
Adjacent Community	10%*
Adjacent Small Town	5%*

Thank You!