

MBTA Communities Compliance

Milton Adjacent Community Calculations
August 6th, 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.

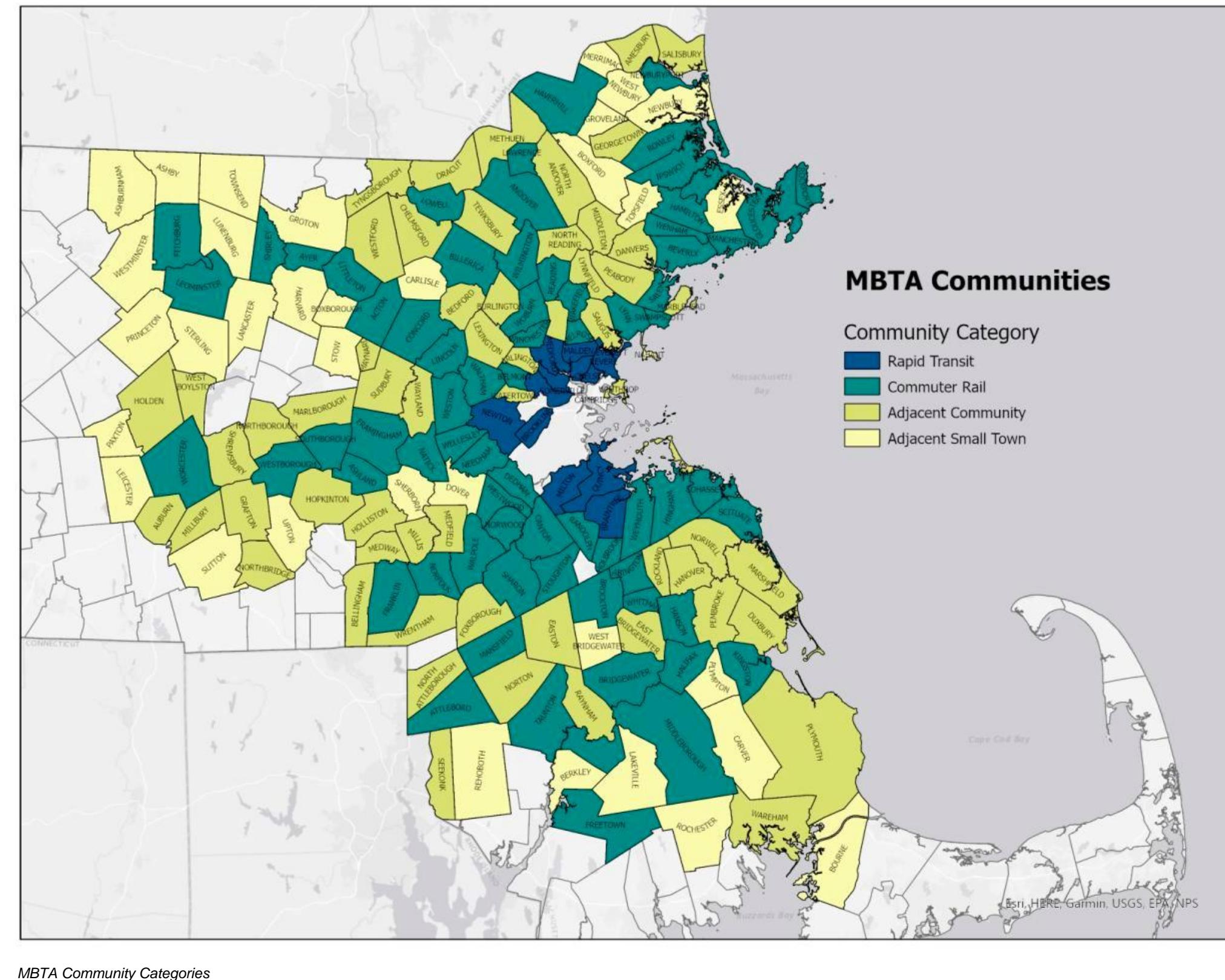
- **Transit-Oriented:** Located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

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

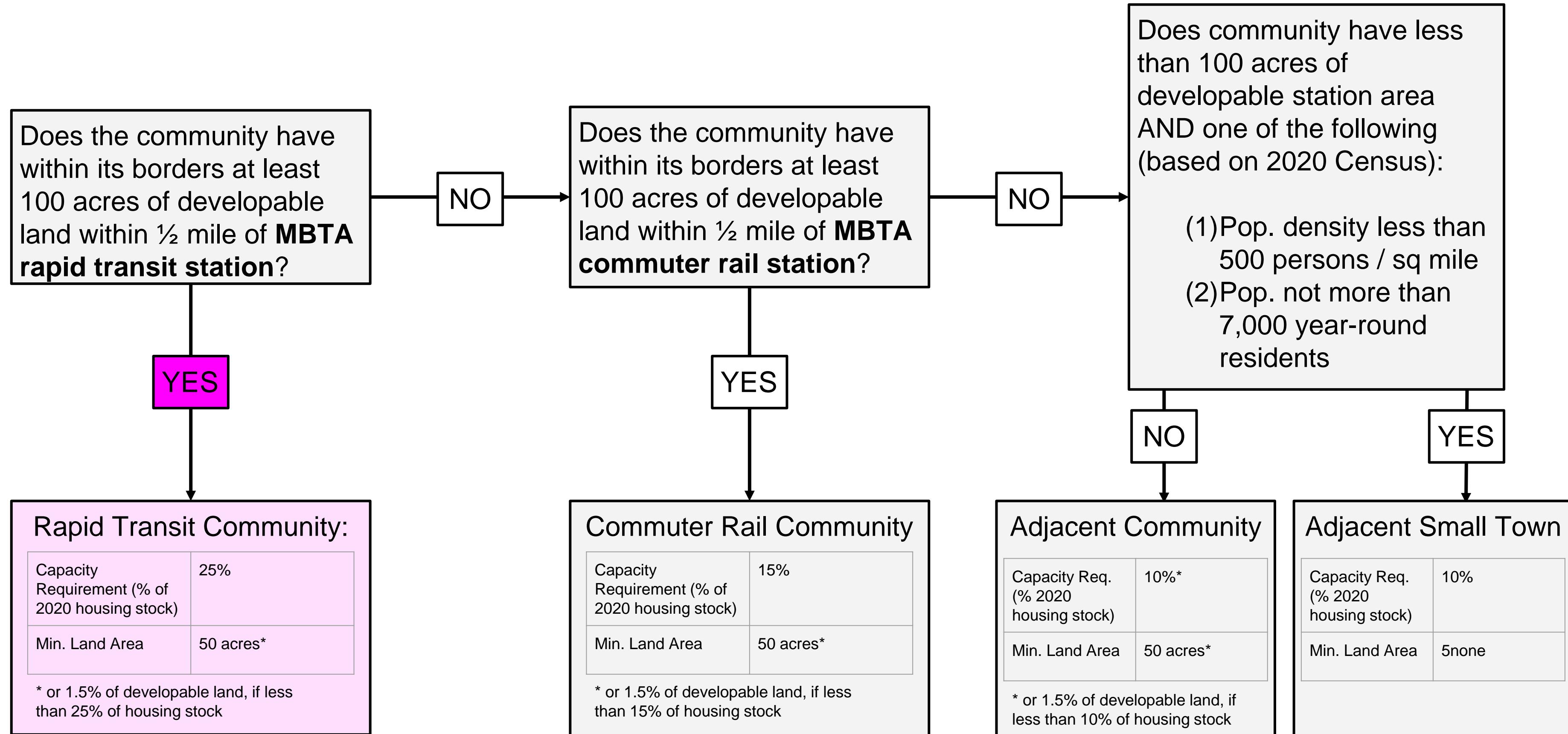
What is the logic of arguing that Milton should be an Adjacent Community?

Assumption #1: This presumes that

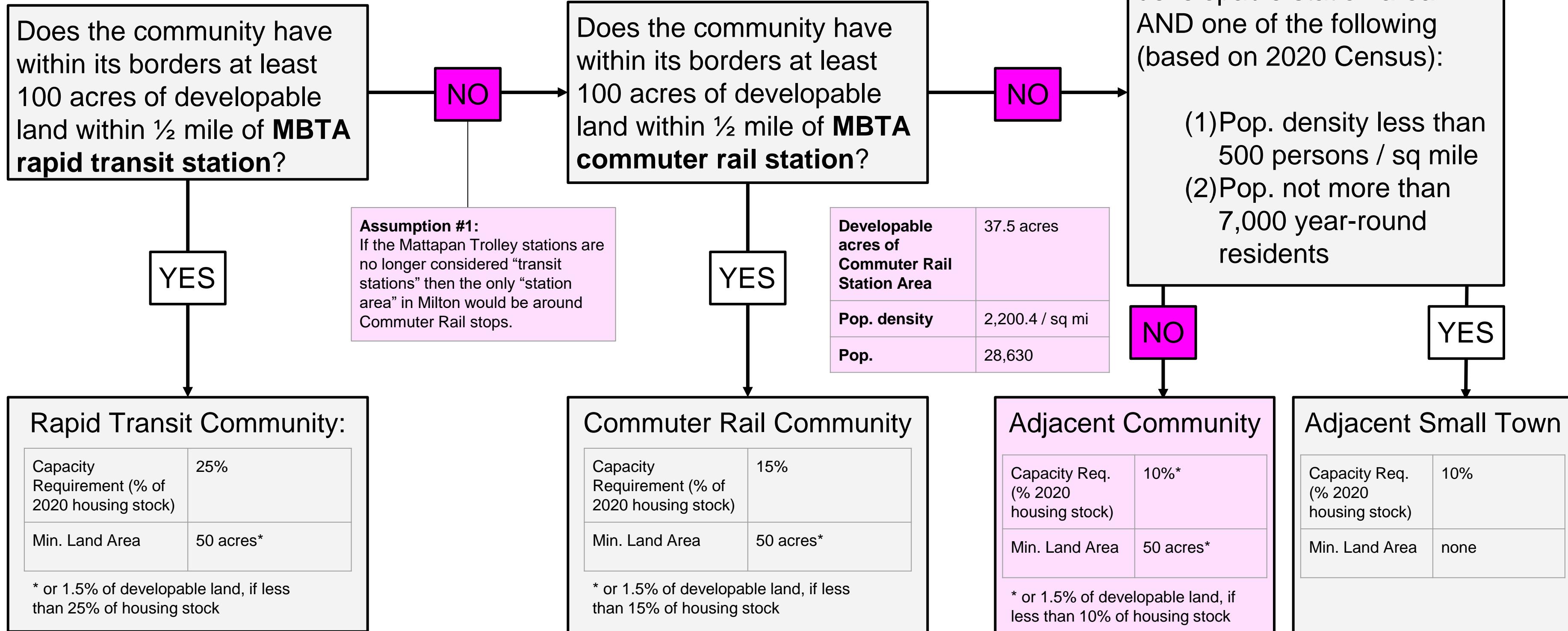
- Milton's Mattapan Trolley stations are not a "MBTA subway station, commuter rail station, ferry terminal or bus station" and therefore do not constitute a "transit station" as defined in the EOHLG Guidelines.
- If this is the case, Milton would no longer be considered a "rapid transit community" because it would not have "100 acres of developable station area associated with one or more subway stations, or MBTA Silver Line bus rapid transit stations."

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.

EOHLC's current designation of Milton: **Rapid Transit**



Milton's Hypothetical Alternative Scenario: Adjacent Community



Milton's Hypothetical Alternative 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

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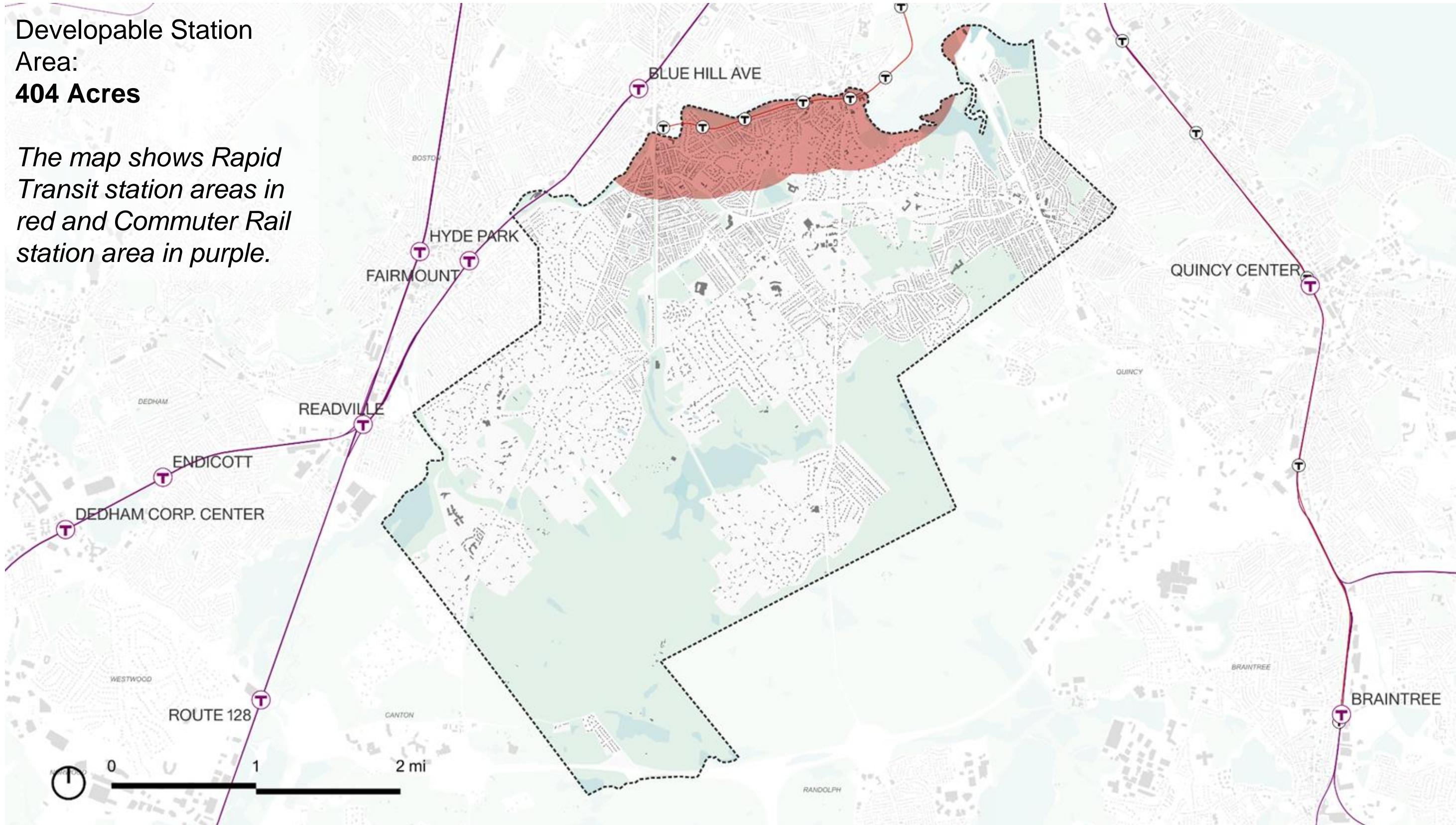
$$50 \text{ acres} * 15 \text{ units/acre}$$

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

Station Area under Current Rapid Transit Designation

Developable Station Area:
404 Acres

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

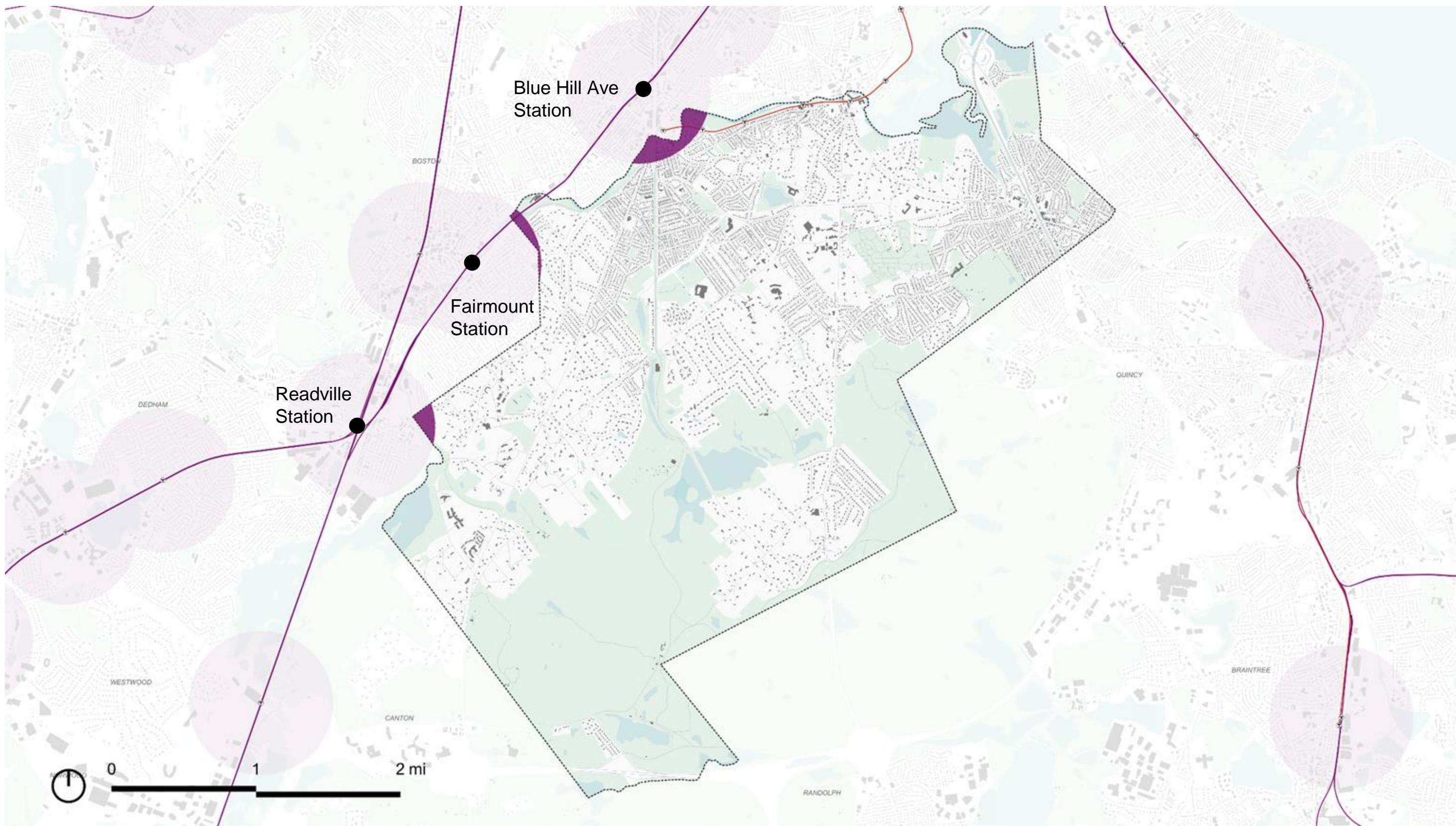


Guideline Definition
“Rapid transit community” means an MBTA community that has within its borders at least 100 acres of developable station area associated with one or more subway stations, or MBTA Silver Line bus rapid transit stations.

Interpretation for Calculation
From this definition, it is inferred that **commuter rail stations are not considered when determining developable station area for a Rapid Transit Community.**

Commuter rail station area is considered *if and only if* the municipality does not meet the criteria for Rapid Transit Community (see slide 5 flow chart)

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



Guideline Definition
“Commuter rail community” means an MBTA community that (i) does not meet the criteria for a rapid transit community, and (ii) has within its borders at least 100 acres of developable station area associated with one or more commuter rail stations.

Interpretation for Calculation
Again, from this definition, it is inferred that **commuter rail station area is the only station area considered when determining station area under the Commuter Rail Community category**. Rapid transit station area is no longer a factor at this stage in the process of categorization (see slide 5 flow chart)

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



Gross Commuter Rail Station Area:
74 Acres

This is the total acreage in Milton that falls within a $\frac{1}{2}$ mile buffer of commuter rail stations.

Developable Commuter Rail Station Area Calculation: excluded land



Excluded land within commuter rail station area:
36.5 acres

The 3A guidelines / compliance model identifies the following land types as “excluded land” (summarized, see the Guidelines for full detail):

1. Public rights-of-way
2. Protected open space / recreational land
3. All publicly-owned land (except portions of lots deemed developable)
4. Educational / institutional land
5. Rivers, lakes, streams and other water bodies
6. Wetlands
7. Wellhead protection / surface water supply protection areas

Developable Commuter Rail Station Area Calculation: result

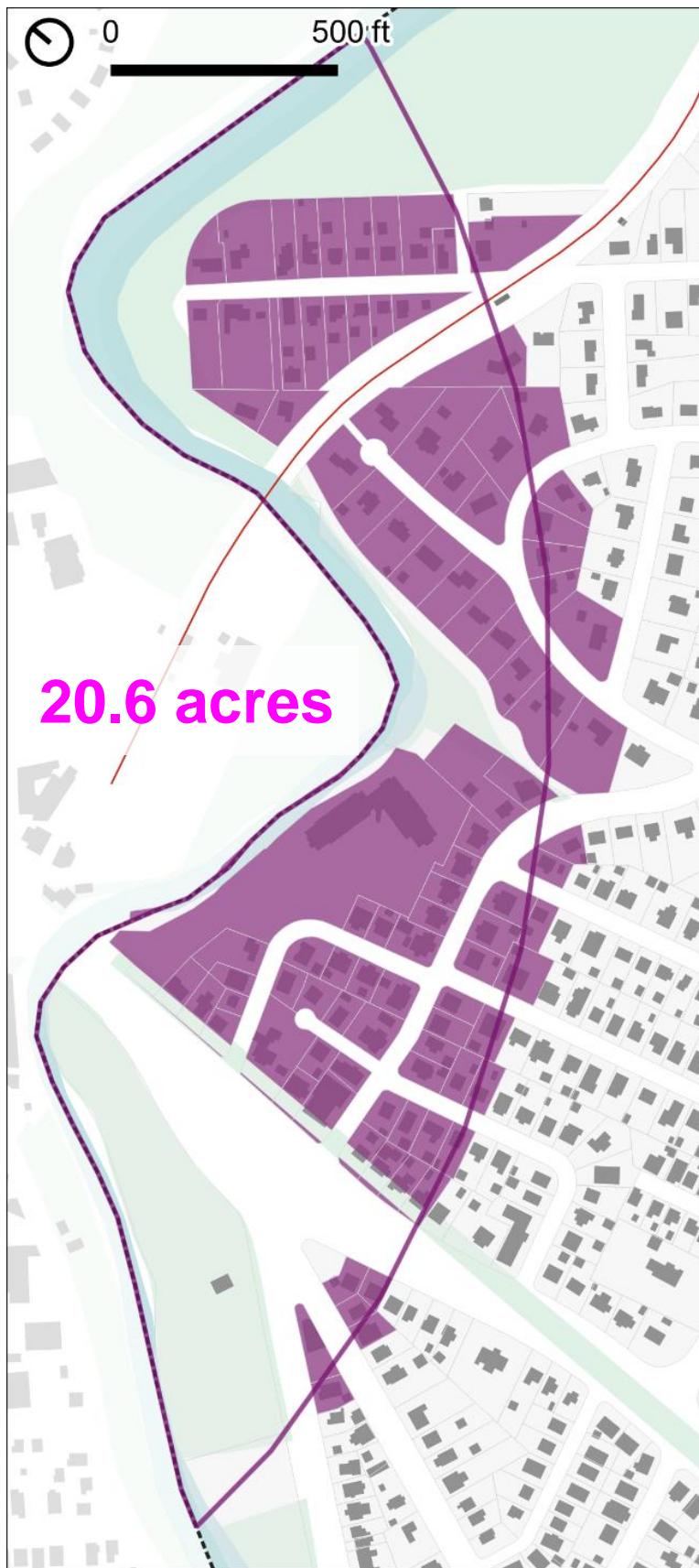


$$74 \text{ acres} - 36.5 \text{ acres} =$$

Developable land within commuter rail station area:
37.5 acres

After subtracting excluded land, almost exactly half of the commuter rail station area remains developable

Developable Area: Blue Hill Ave Station



address	area	clipped_area
44 CLIFF RD, CLIFF RD, MILTON, 02186	0.31	0.31
52 CLIFF RD, CLIFF RD, MILTON, 02186	0.30	0.30
62 CLIFF RD, CLIFF RD, MILTON, 02186	0.36	0.36
70 CLIFF RD, CLIFF RD, MILTON, 02186	0.35	0.35
102 CAPEN ST, CAPEN ST, MILTON, 02186	0.21	0.21
76 CLIFF RD, CLIFF RD, MILTON, 02186	0.32	0.32
95 CAPEN ST, CAPEN ST, MILTON, 02186	0.20	0.20
82 CAPEN ST, CAPEN ST, MILTON, 02186	0.12	0.12
20 BRUSH HILL RD, BRUSH HILL RD, MILTON, 02186	0.12	0.01
10 16 BRUSH HILL RD, BRUSH HILL RD, MILTON, 02186	0.18	0.16
18 20 BLUE HILL AV, BLUE HILL AV, MILTON, 02186	0.11	0.01
16 BLUE HILL AV, BLUE HILL AV, MILTON, 02186	0.08	0.08
79 BLUE HILLS PW, BLUE HILLS PW, MILTON, 02186	0.09	0.08
75 BLUE HILLS PW, BLUE HILLS PW, MILTON, 02186	0.13	0.13
80 BLUE HILLS PW, BLUE HILLS PW, MILTON, 02186	0.15	0.10
76 BLUE HILLS PW, BLUE HILLS PW, MILTON, 02186	0.17	0.11
20 BLUE HILLS PW, BLUE HILLS PW, MILTON, 02186	0.14	0.09
48 50 BLUE HILLS PW, BLUE HILLS PW, MILTON, 02186	0.14	0.09
84 BLUE HILLS PW, BLUE HILLS PW, MILTON, 02186	0.15	0.10
86 BLUE HILLS PW, BLUE HILLS PW, MILTON, 02186	0.16	0.07
16 BLUE HILLS PW, BLUE HILLS PW, MILTON, 02186	0.17	0.12
56 BLUE HILLS PW, BLUE HILLS PW, MILTON, 02186	0.27	0.20
584 ELIOT ST, ELIOT ST, MILTON, 02186	0.14	0.14
14 BLUE HILLS PW, BLUE HILLS PW, MILTON, 02186	0.17	0.13
42 BLUE HILLS PW, BLUE HILLS PW, MILTON, 02186	0.47	0.40
16 CURTIS RD, CURTIS RD, MILTON, 02186	0.06	0.06
2 ELIOT CR, ELIOT CR, MILTON, 02186	0.11	0.11
20 CURTIS RD, CURTIS RD, MILTON, 02186	0.10	0.10
7 WILLOUGHBY RD, WILLOUGHBY RD, MILTON, 02186	0.13	0.13
581 ELIOT ST, ELIOT ST, MILTON, 02186	0.10	0.10
11 WILLOUGHBY RD, WILLOUGHBY RD, MILTON, 02186	0.15	0.15
15 WILLOUGHBY RD, WILLOUGHBY RD, MILTON, 02186	0.14	0.07
SUM	5.78	4.91

4.91

+

7.89

+

7.83 = 20.63

address	area	clipped_area
575 ELIOT ST, ELIOT ST, MILTON, 02186	0.23	0.23
25 27 CURTIS RD, CURTIS RD, MILTON, 02186	0.16	0.16
10 WILLOUGHBY RD, WILLOUGHBY RD, MILTON, 02186	0.15	0.15
51 CURTIS RD, CURTIS RD, MILTON, 02186	0.17	0.17
9 ELIOT CR, ELIOT CR, MILTON, 02186	0.13	0.13
570 ELIOT ST, ELIOT ST, MILTON, 02186	0.12	0.12
41 43 CURTIS RD, CURTIS RD, MILTON, 02186	0.11	0.11
16 WILLOUGHBY RD, WILLOUGHBY RD, MILTON, 02186	0.14	0.04
7 ELIOT CR, ELIOT CR, MILTON, 02186	0.12	0.12
4 WILLOUGHBY RD, WILLOUGHBY RD, MILTON, 02186	0.14	0.14
22 CURTIS RD, CURTIS RD, MILTON, 02186	0.24	0.24
21 CURTIS RD, CURTIS RD, MILTON, 02186	0.12	0.12
45 47 CURTIS RD, CURTIS RD, MILTON, 02186	0.12	0.12
568 ELIOT ST, ELIOT ST, MILTON, 02186	0.13	0.13
5 BRIARFIELD RD, BRIARFIELD RD, MILTON, 02186	0.19	0.12
566 ELIOT ST, ELIOT ST, MILTON, 02186	0.13	0.13
42 44 CURTIS RD, CURTIS RD, MILTON, 02186	0.10	0.10
50 CURTIS RD, CURTIS RD, MILTON, 02186	0.20	0.20
40 38 CURTIS RD, CURTIS RD, MILTON, 02186	0.10	0.10
2 BRIARFIELD RD, BRIARFIELD RD, MILTON, 02186	0.16	0.16
549 ELIOT ST, ELIOT ST, MILTON, 02186	0.13	0.13
6 BRIARFIELD RD, BRIARFIELD RD, MILTON, 02186	0.25	0.07
543 545 ELIOT ST, ELIOT ST, MILTON, 02186	0.12	0.12
546 548 ELIOT ST, ELIOT ST, MILTON, 02186	0.18	0.18
30 CURTIS RD, CURTIS RD, MILTON, 02186	4.03	3.43
541 ELIOT ST, ELIOT ST, MILTON, 02186	0.13	0.13
542 ELIOT ST, ELIOT ST, MILTON, 02186	0.18	0.16
5 HAWTHORN RD, HAWTHORN RD, MILTON, 02186	0.13	0.01
4 HAWTHORN RD, HAWTHORN RD, MILTON, 02186	0.14	0.03
535 ELIOT ST, ELIOT ST, MILTON, 02186	0.15	0.15
524 ELIOT ST, ELIOT ST, MILTON, 02186	0.13	0.00
531 ELIOT ST, ELIOT ST, MILTON, 02186	0.52	0.52
525 ELIOT ST, ELIOT ST, MILTON, 02186	0.22	0.20
SUM	9.25	7.89

9.25

7.89

+

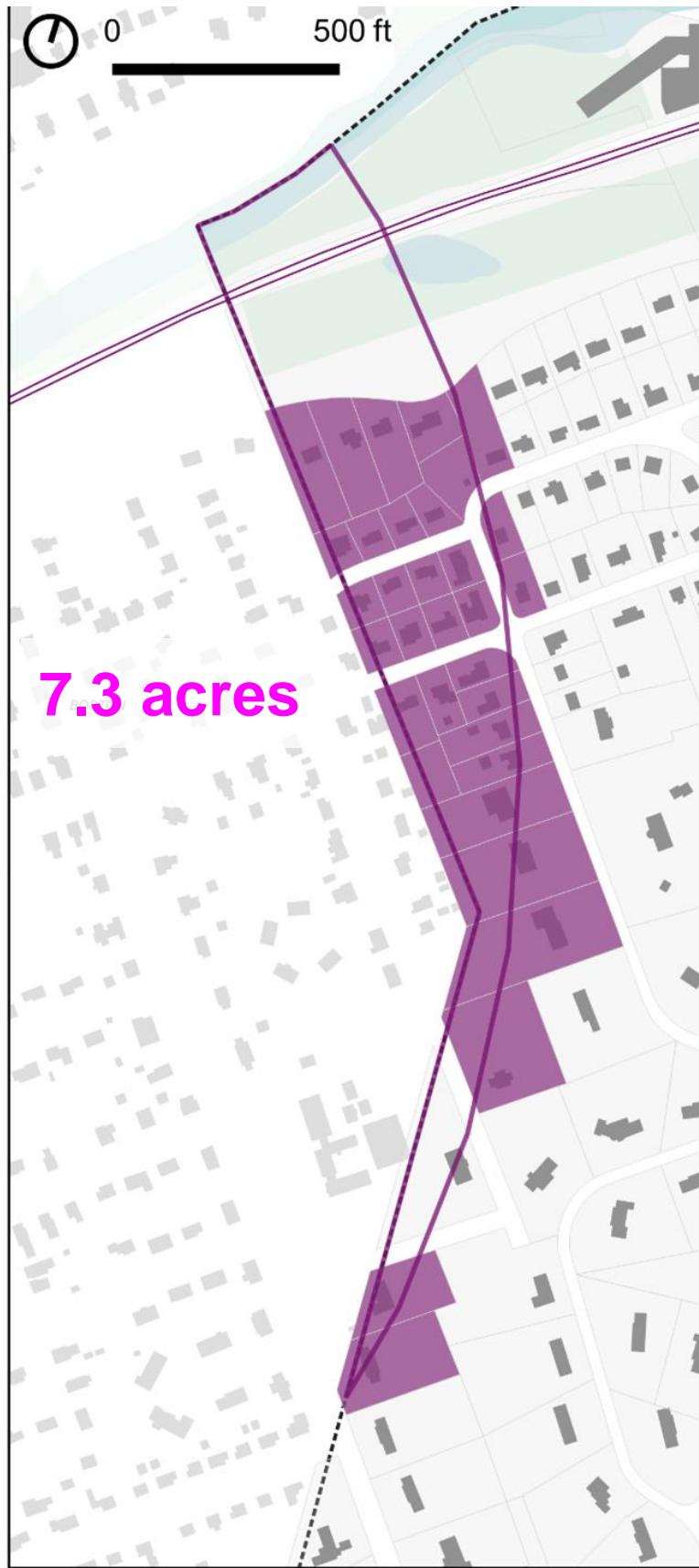
7.83

= 20.63

address	area	clipped_area
18 CLIFF RD, CLIFF RD, MILTON, 02186	0.58	0.01
28 CLIFF RD, CLIFF RD, MILTON, 02186	0.44	0.26
42 CLIFF RD, CLIFF RD, MILTON, 02186	0.25	0.25
34 CLIFF RD, CLIFF RD, MILTON, 02186	0.27	0.27
112 CAPEN ST, CAPEN ST, MILTON, 02186	0.30	0.30
2 NORWAY RD, NORWAY RD, MILTON, 02186	0.45	0.00
82 CLIFF RD, CLIFF RD, MILTON, 02186	0.34	0.34
45 CLIFF RD, CLIFF RD, MILTON, 02186	0.16	0.05
100 CAPEN ST, CAPEN ST, MILTON, 02186	0.31	0.31
106 108 CAPEN ST, CAPEN ST, MILTON, 02186	0.52	0.52
109 CAPEN ST, CAPEN ST, MILTON, 02186	0.22	0.22
81 CLIFF RD, CLIFF RD, MILTON, 02186	0.38	0.38
94 CAPEN ST, CAPEN ST, MILTON, 02186	0.24	0.24
87 CLIFF RD, CLIFF RD, MILTON, 02186	0.23	0.06
75 CLIFF RD, CLIFF RD, MILTON, 02186	0.54	0.54
92 CAPEN ST, CAPEN ST, MILTON, 02186	0.19	0.19
57 CLIFF RD, CLIFF RD, MILTON, 02186	0.25	0.25
96 CAPEN ST, CAPEN ST, MILTON, 02186	0.23	0.23
53 CLIFF RD, CLIFF RD, MILTON, 02186	0.20	0.08
65 CLIFF RD, CLIFF RD, MILTON, 02186	0.26	0.26
60 CAPEN ST, CAPEN ST, MILTON, 02186	0.48	0.35
83 CAPEN ST, CAPEN ST, MILTON, 02186	0.24	0.24
105 CAPEN ST, CAPEN ST, MILTON, 02186	0.46	0.46
90 CLIFF RD, CLIFF RD, MILTON, 02186	0.43	0.43
90 CAPEN ST, CAPEN ST, MILTON, 02186	0.16	0.16
95 CLIFF RD, CLIFF RD, MILTON, 02186	0.19	0.00
91 CAPEN ST, CAPEN ST, MILTON, 02186	0.21	0.21
78 CAPEN ST, CAPEN ST, MILTON, 02186	0.18	0.18
96 CLIFF RD, CLIFF RD, MILTON, 02186	0.40	0.05
81 CAPEN ST, CAPEN ST, MILTON, 02186	0.25	0.25
79 CAPEN ST, CAPEN ST, MILTON, 02186	0.24	0.24
75 CAPEN ST, CAPEN ST, MILTON, 02186	0.12	0.12
77 CAPEN ST, CAPEN ST, MILTON, 02186	0.37	0.37
69 CAPEN ST, CAPEN ST, MILTON, 02186	0.47	0.01
SUM	10.56	7.83

10.56 = 20.63

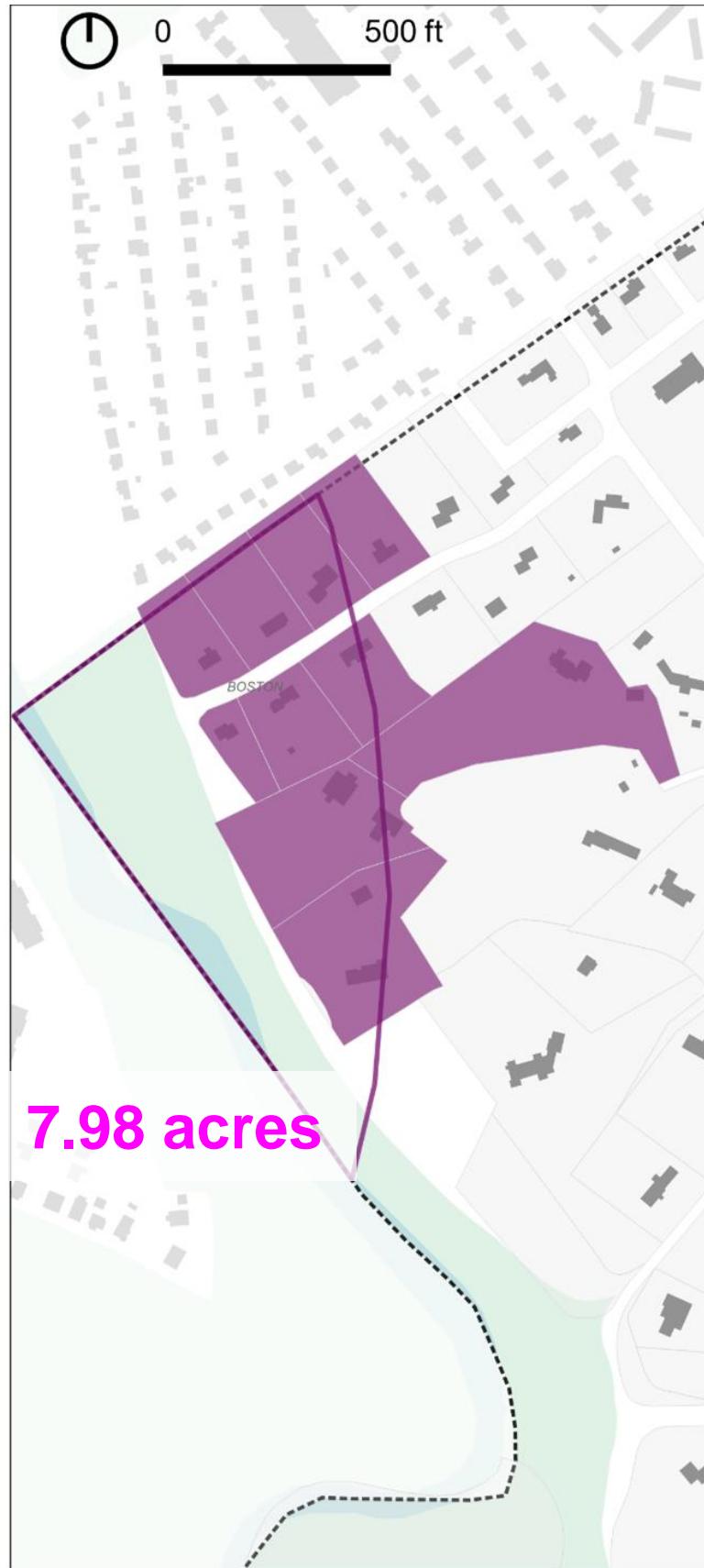
Developable Area: Fairmount Station



address	area	clipped_area
102 SMITH RD, SMITH RD, MILTON, 02186	0.34	0.23
468 TRUMAN PW, TRUMAN PW, MILTON, 02186	0.62	0.48
80 SMITH RD, SMITH RD, MILTON, 02186	1.15	0.39
18 LOEW CR, LOEW CR, MILTON, 02186	0.58	0.23
460 TRUMAN PW, TRUMAN PW, MILTON, 02186	0.56	0.56
23 CARLSON RD, CARLSON RD, MILTON, 02186	0.18	0.13
452 TRUMAN PW, TRUMAN PW, MILTON, 02186	0.45	0.45
17 CARLSON RD, CARLSON RD, MILTON, 02186	0.17	0.17
24 CARLSON RD, CARLSON RD, MILTON, 02186	0.19	0.13
11 CARLSON RD, CARLSON RD, MILTON, 02186	0.17	0.17
150 BEACON ST, BEACON ST, MILTON, 02186	0.21	0.14
18 CARLSON RD, CARLSON RD, MILTON, 02186	0.17	0.17
24 BEACON ST CR, BEACON ST CR, MILTON, 02186	0.33	0.32
996 METROPOLITAN AV, METROPOLITAN AV, MILTON, 02186	0.85	0.08
68 SMITH RD, SMITH RD, MILTON, 02186	1.31	0.35
54 SMITH RD, SMITH RD, MILTON, 02186	1.14	0.33
5 CARLSON RD, CARLSON RD, MILTON, 02186	0.18	0.18
12 CARLSON RD, CARLSON RD, MILTON, 02186	0.17	0.17
156 BEACON ST, BEACON ST, MILTON, 02186	0.18	0.18
147 BEACON ST, BEACON ST, MILTON, 02186	0.34	0.23
30 BEACON ST CR, BEACON ST CR, MILTON, 02186	0.42	0.02
16 BEACON ST CR, BEACON ST CR, MILTON, 02186	0.17	0.17
162 BEACON ST, BEACON ST, MILTON, 02186	0.19	0.19
155 BEACON ST, BEACON ST, MILTON, 02186	0.23	0.23
19 BEACON ST CR, BEACON ST CR, MILTON, 02186	0.22	0.04
166 BEACON ST, BEACON ST, MILTON, 02186	0.19	0.19
0 BEACON ST, BEACON ST, MILTON, 02186	0.28	0.18
120 SMITH RD, SMITH RD, MILTON, 02186	0.22	0.21
7 BEACON ST CR, BEACON ST CR, MILTON, 02186	0.23	0.01
90 SMITH RD, SMITH RD, MILTON, 02186	0.83	0.45
114 SMITH RD, SMITH RD, MILTON, 02186	0.24	0.20
108 SMITH RD, SMITH RD, MILTON, 02186	0.38	0.29
SUM	12.89	7.26

7.26

Developable Area: Readville Station



address	area	clipped_area
48 BIG BLUE DR, BIG BLUE DR, MILTON, 02186	0.94	0.04
1061 BRUSH HILL RD, BRUSH HILL RD, MILTON, 02186	2.10	1.40
35 BIG BLUE DR, BIG BLUE DR, MILTON, 02186	0.96	0.51
1035 BRUSH HILL RD, BRUSH HILL RD, MILTON, 02186	3.15	0.07
10 BIG BLUE DR, BIG BLUE DR, MILTON, 02186	0.82	0.73
9 BIG BLUE DR, BIG BLUE DR, MILTON, 02186	0.43	0.43
24 BIG BLUE DR, BIG BLUE DR, MILTON, 02186	1.00	0.90
21 BIG BLUE DR, BIG BLUE DR, MILTON, 02186	0.97	0.97
36 BIG BLUE DR, BIG BLUE DR, MILTON, 02186	0.92	0.74
1164 TRUMAN PW, TRUMAN PW, MILTON, 02186	2.08	1.88
444 TRUMAN PW, TRUMAN PW, MILTON, 02186	0.32	0.32
SUM	13.68	7.98

7.98

Thank You!