

City of Medford MBTA Communities Zoning

M.G.L.c. 40A, Section 3A

Public Input Meeting
September 13, 2023

Office of Planning, Development, and Sustainability



Meeting Agenda

Information about the law

Zoning district requirements

Current conditions

Overlay options

Your thoughts

Next steps



Introduction - M.G.L.c. 40A Section 3A

- Encourages production of multi-family housing (3+ units)
- Requires MBTA Communities to adopt zoning district where multi-family housing is allowed as of right
- Medford is one of 12 rapid transit communities that must comply by December 31, 2023
- If noncompliant, City forfeits eligibility for many state grants
- Not a mandate to produce housing



Zoning District Requirements



**Minimum gross
density of 15 units per
acre**



**No age restrictions
permitted**



**Within ½ mile of
subway station,
commuter rail station,
bus station, or ferry**



**Suitable for families
and children**

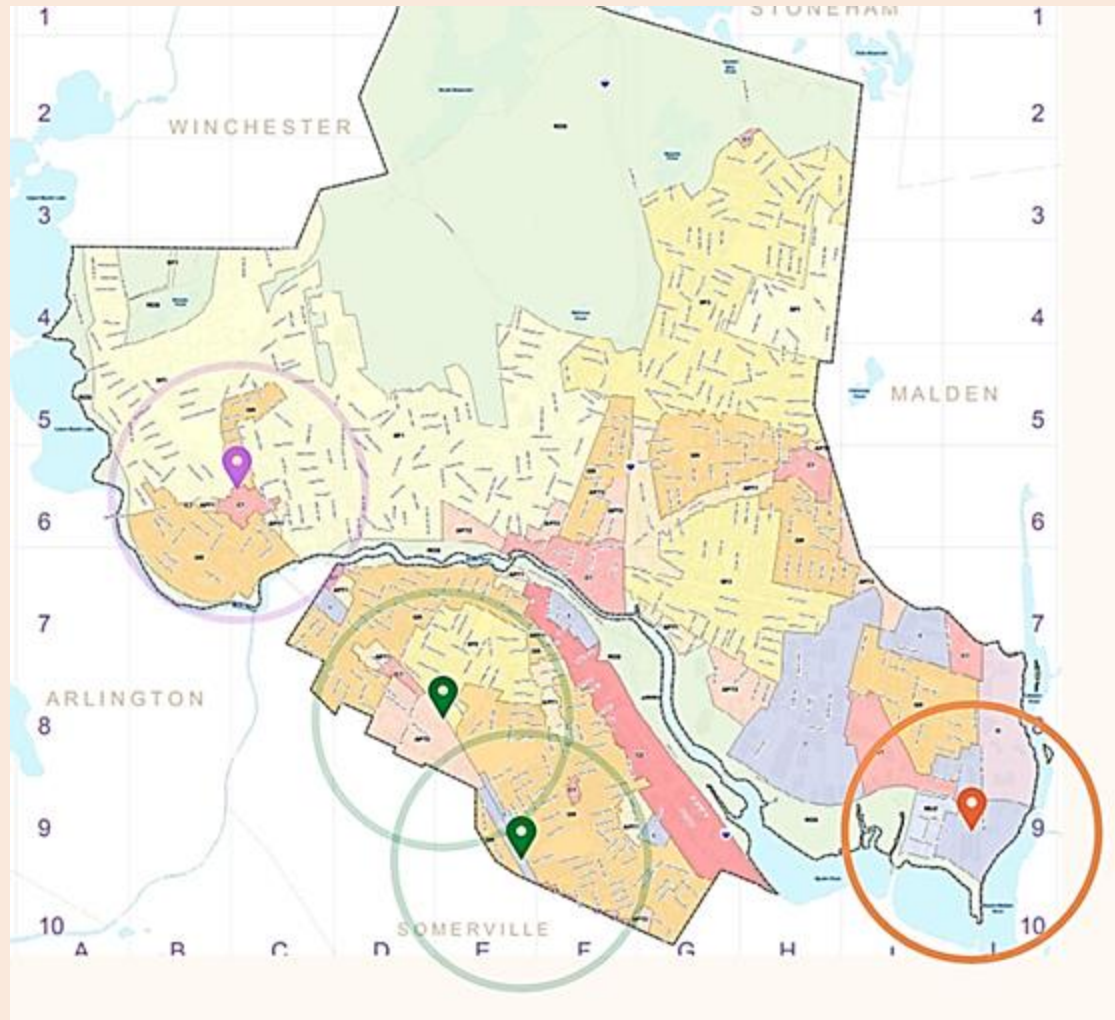


Progress to Date

- State provided guidance and tool became available April 2023
- Received free technical assistance from Mass Housing Partnership/consultant
- Analyzed City's parcel data using State Compliance Model
- Identified size and location of zoning overlay that will yield units required
- Working with Metropolitan Area Planning Council (MAPC) and participating in peer exchanges with neighboring communities



Areas Studied for Overlay District



Current Status

BACKGROUND

- Medford's zoning overlay must allow a minimum of 6,443 multi-family units to comply with new law
- Section 3A allows flexibility when determining where to comply
- Medford has pre-existing areas with high density and multi-family housing

STRATEGY



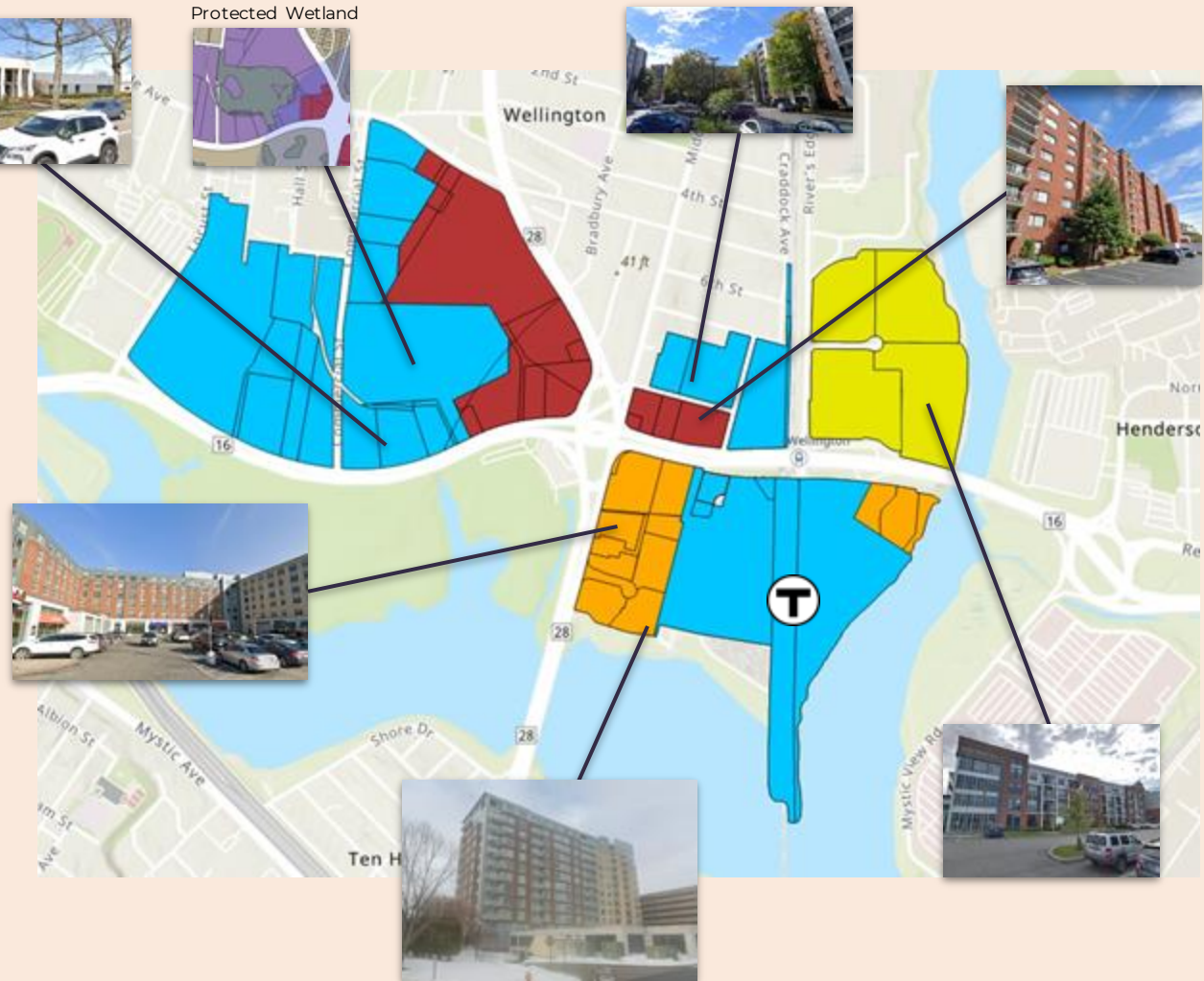
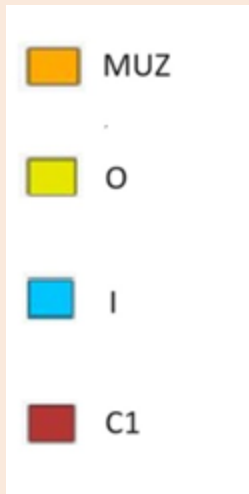
MBTA Wellington Station was selected as the most suitable location for overlay



- Take an incentive-based approach; 3A limits ability to implement development requirements
- Use incentives to further City goals such as sustainability, walkability, affordability, economic development



Areas of Consideration – Current Conditions





Cambridge/Malden District
Court (4040 Mystic Valley Pkwy)



Wellington Condominiums (9th St)



Modera Medford (Rivers Edge)



Station Landing Mixed-Use
Developments



Skyline Condominiums (Station
Landing)

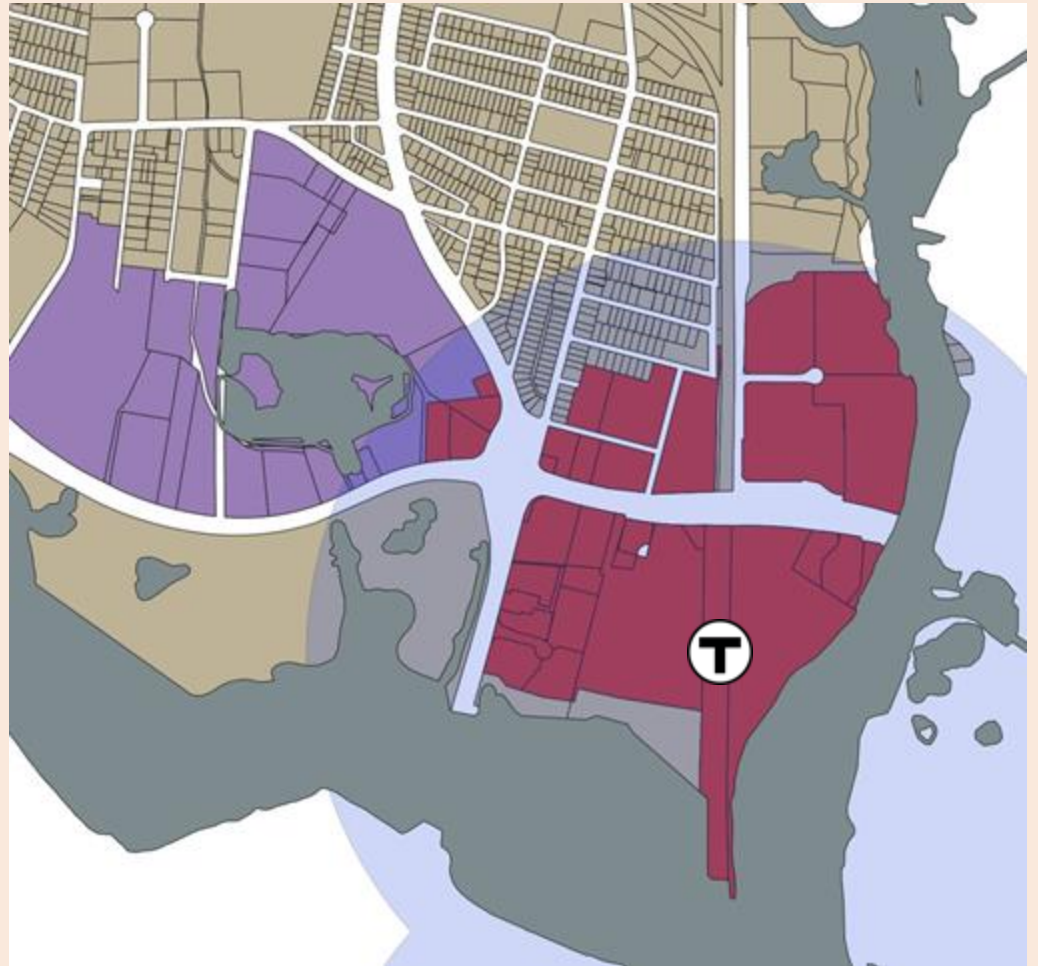


Parkway Plaza South
Condominiums (Revere Beach
Pkwy)

Examples of Existing Development in Proposed Overlay Areas

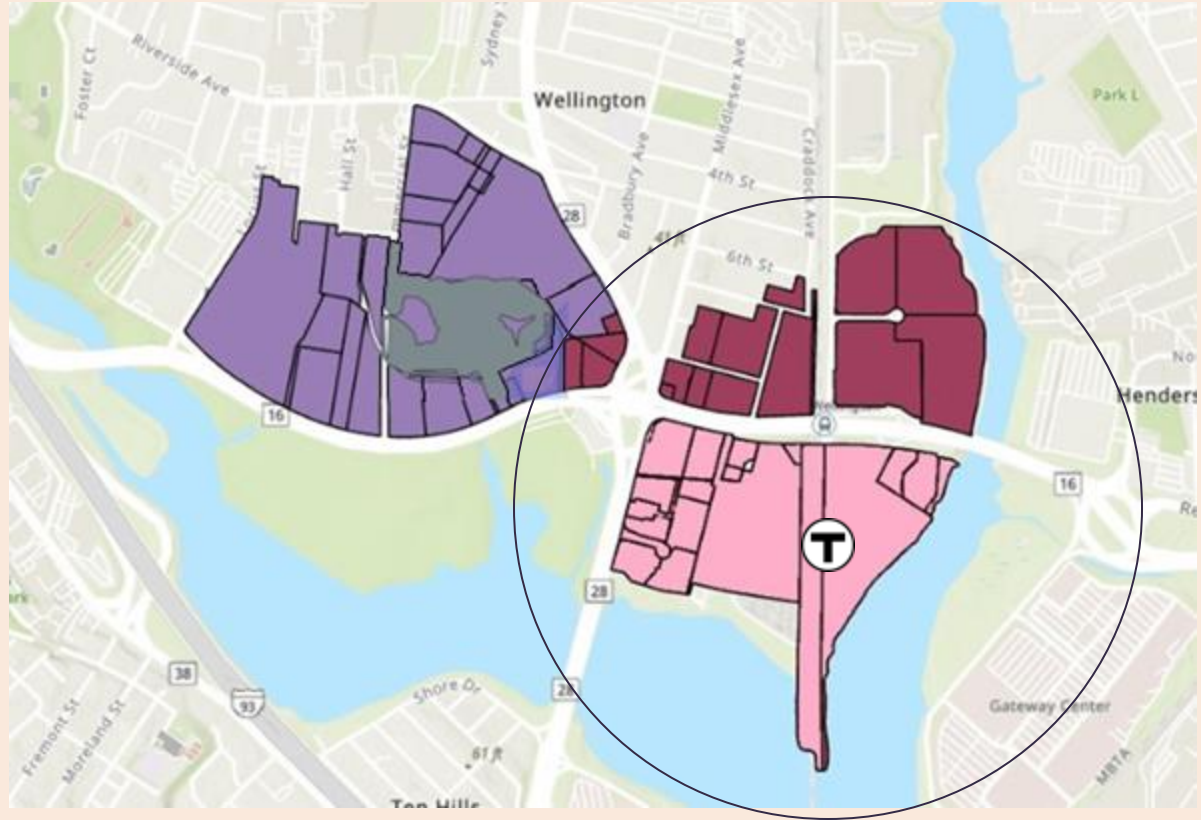
Overlay Idea 1: Wellington Station Inner Overlay and Outer Overlay

- Proposed by consultant
- Red: 5 stories, 0.8 parking spaces
- Purple: 3 stories, 1.5 parking spaces



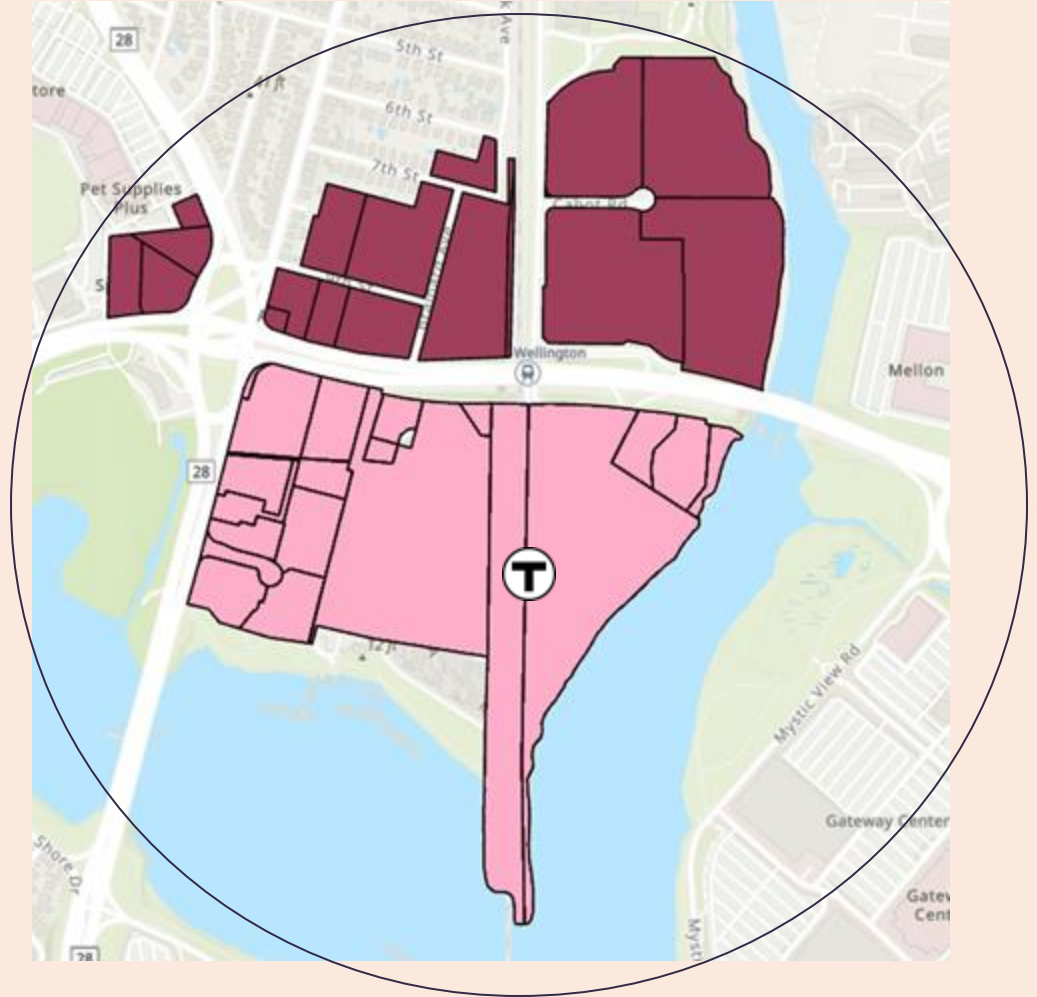
Overlay Idea 2: Outer Overlay and Inner Overlay w/ Mixed Use Subdistrict

- Pink: Require ground floor commercial component in existing MUZ zones
- Pink: Increase by right maximum height to 7 stories
- Red & Purple same as previous slide



Overlay Idea 3: No Outer Overlay

- Pink: Mixed-Use Subdistrict same as previous slide
- Pink: Increase maximum height in Mixed Use Subdistrict from 5 to 7 stories and reduce lot area per dwelling unit
- Red: Increase maximum height to 7 stories
- Additional height through incentives



Development Incentives

Developers who want to add more stories or parking could include the following in their projects and help the City meet other important goals:

Sustainability Climate Resiliency

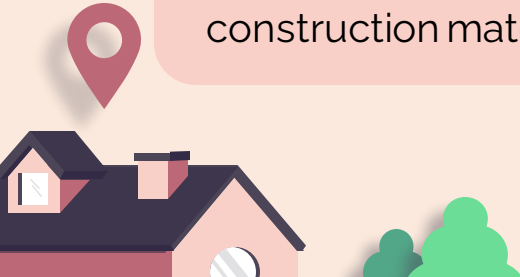
- Net zero energy design
- Low carbon construction materials

Walkability Economic Development

- Add ground floor commercial space
- Space for nonprofits

Affordability

- More affordable housing units
- Deeper affordability



In Progress

- MAPC is conducting the required Economic Feasibility Analysis (EFA), at no cost to the City
- EFA will justify applying existing Inclusionary Zoning requirements for affordable housing in new overlay
- City staff drafting zoning amendment to comply with State requirements and provide development incentives that support:
 - Affordability
 - Sustainability/Climate Resiliency
 - Walkability
 - Economic Development



Next Steps

