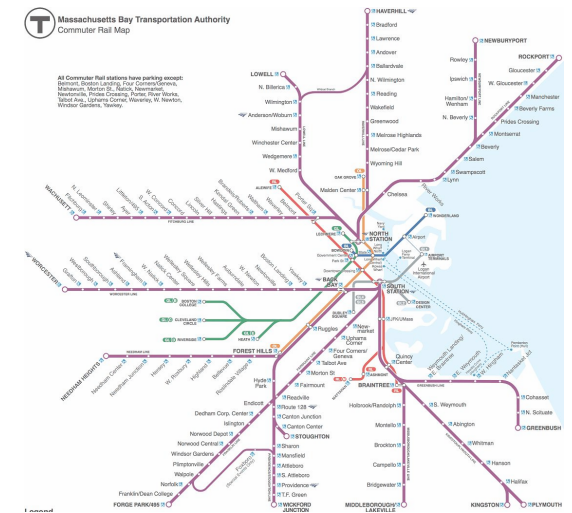


MBTA Communities Zoning

City of Medford

City Council: Committee of the Whole
November 29, 2023



Overview of the MBTA Communities Act

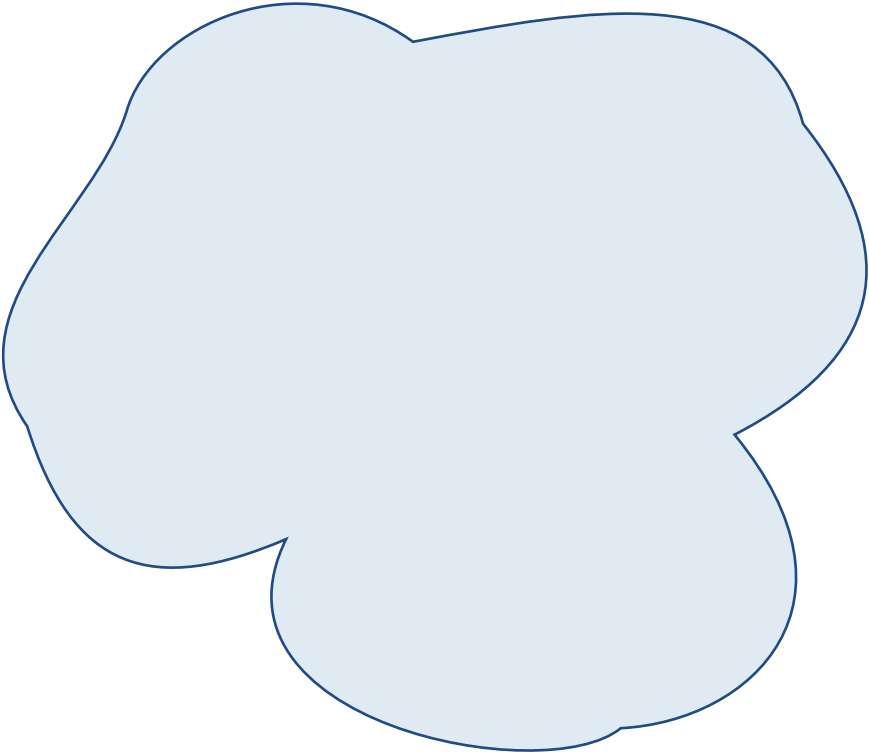
What are the compliance tests we need to complete?

There are three primary compliance tests every MBTA Community will need to complete.

Land Area

Capacity

Zoning



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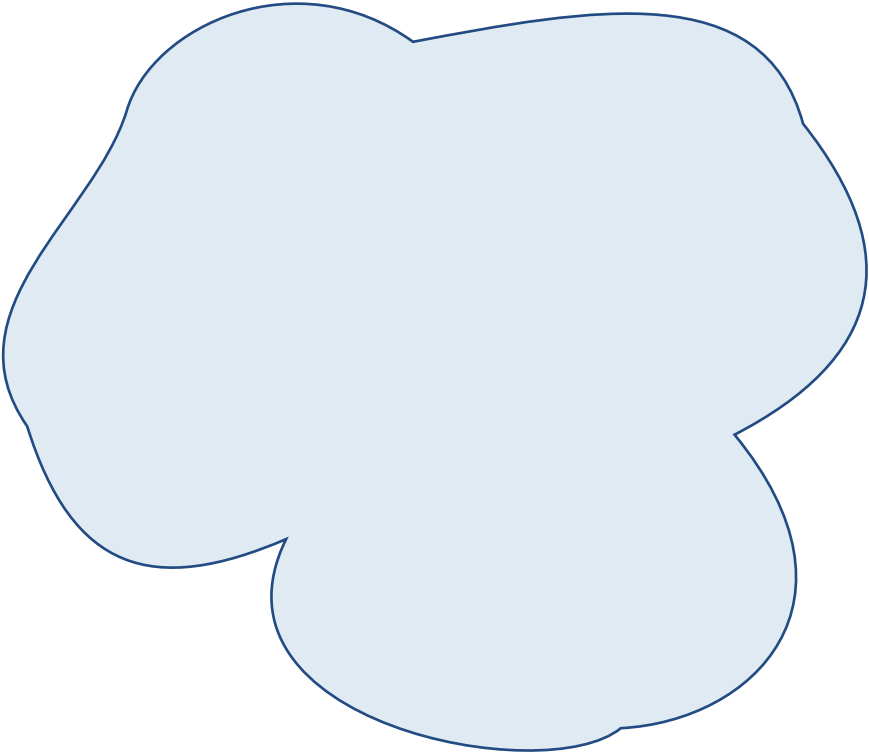


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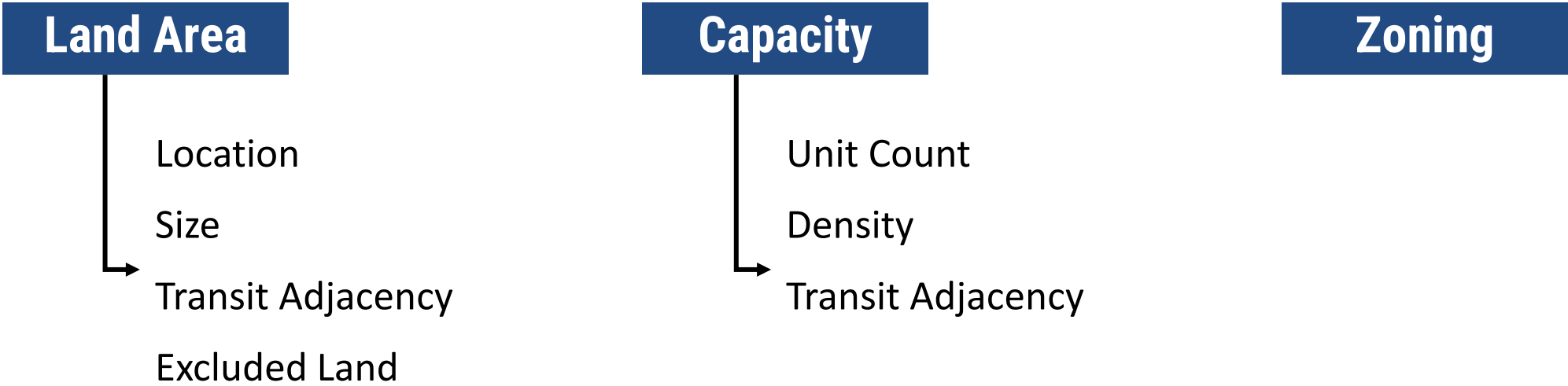


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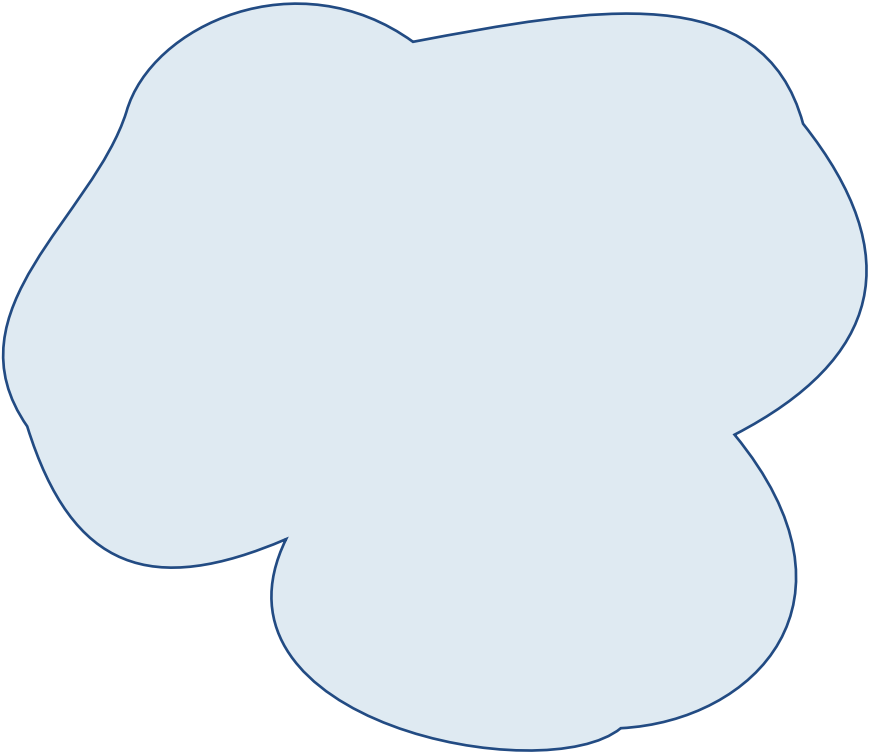


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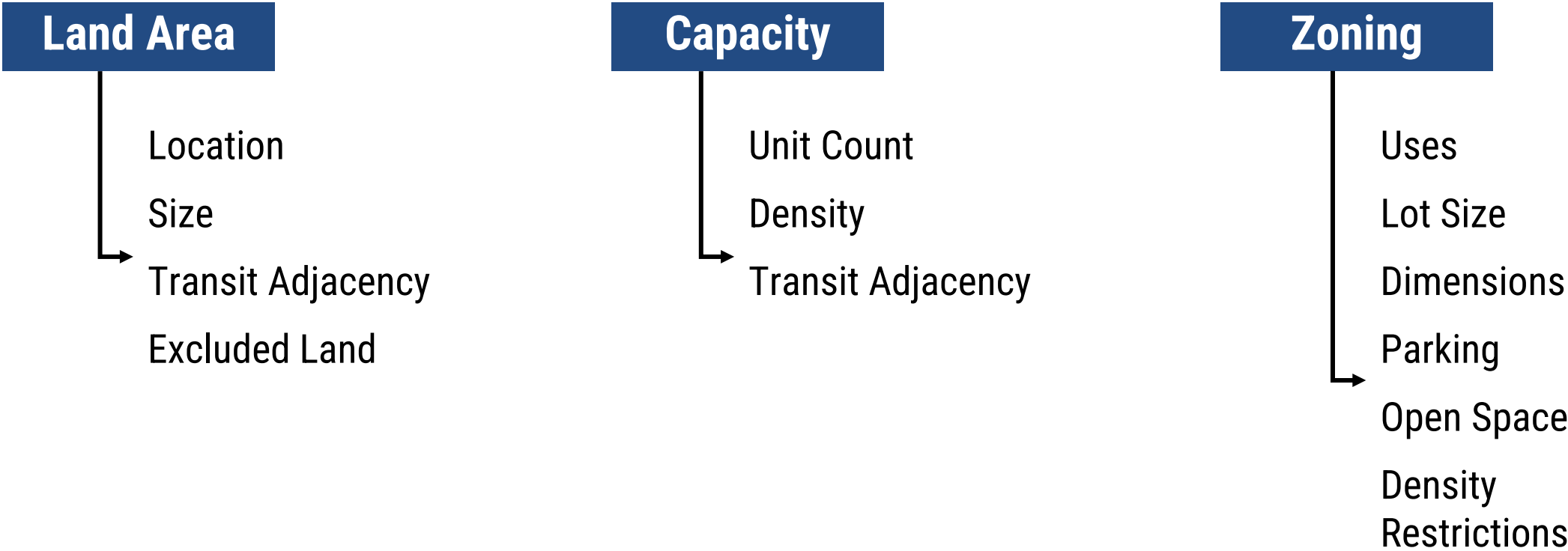
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Overview of the MBTA Communities Act

What are the compliance tests we need to complete?

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Test #1 – Land Area

The geographic area of the proposed district, including all land within the district boundary.

What are Medford's minimum land area requirements?

Metric	Medford's Requirement
Minimum Land Area	35 acres
% to be Located in Station Area	75%
Minimum Contiguous District Size	17.5 acres or 50% of the total district size

Land Area: Proposed MBTA District

Area around the Wellington T station (Orange Line)

Why this area?

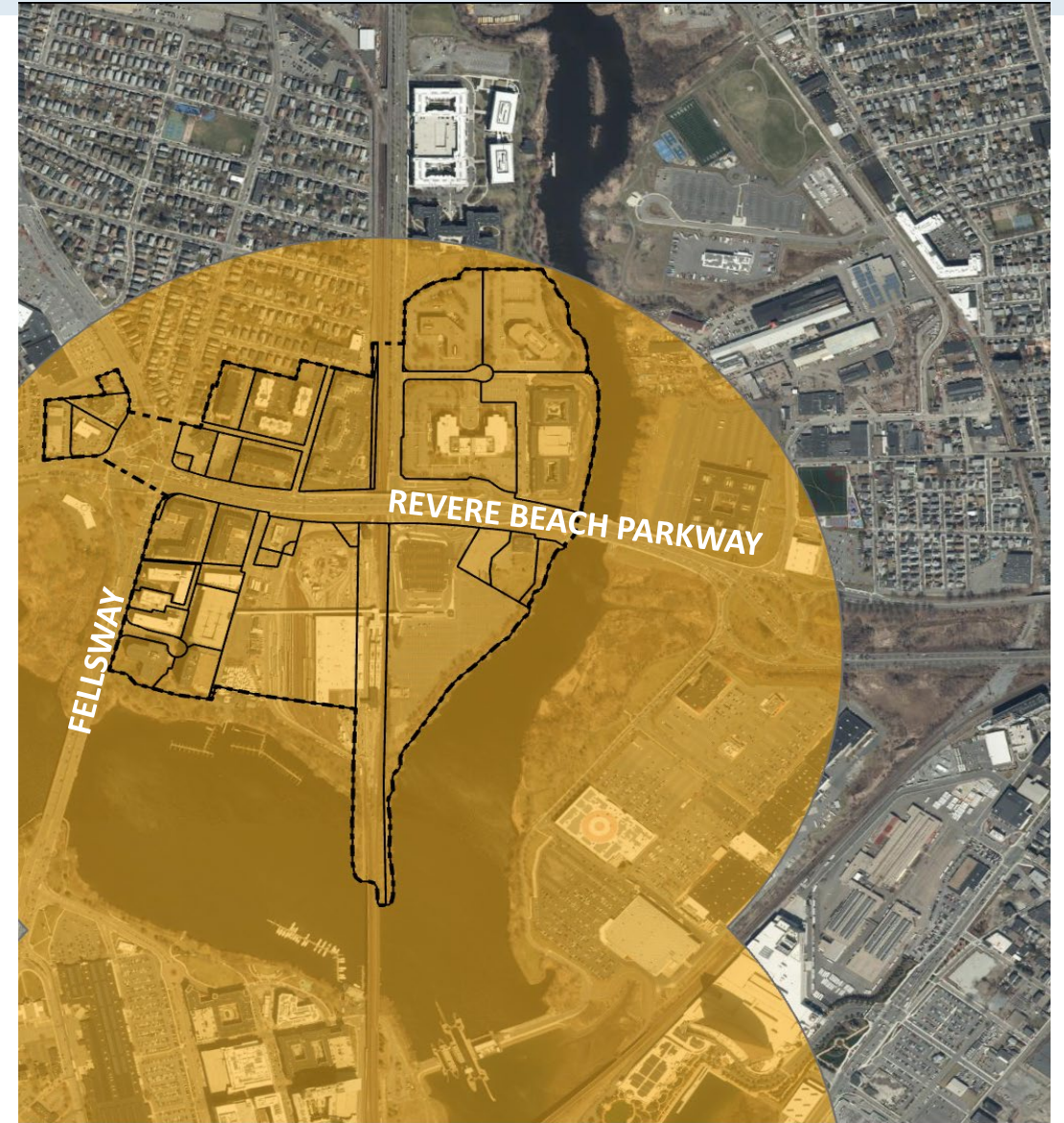
Medford is a rapid transit community; the deadline to submit a compliant district is December 31, 2023.



Test #1 – Proposed MBTA District

Why this area?

- ▶ **Medford is a rapid transit community; the deadline to submit a compliant district is December 31, 2023.**
- ▶ **Within a half-mile of the Train Station**



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- ▶ **Existing height in area**
- ▶ **Similar and neighborhood-supporting uses in area**



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Test #1 – Proposed MBTA District

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- ▶ **Similar and neighborhood-supporting uses in area**
- ▶ **Parcels susceptible to change with the right zoning**
- ▶ **Provides one component of an overall housing strategy for the City**



Test #2 – Unit Capacity: Current Calculations

The number of dwelling units could be produced in a specific land area according to the requirements of the applicable zoning.

What are Medford’s minimum unit capacity requirements?



Metric	Medford’s Requirement
Minimum Unit Capacity	6,443 units
% to be Located in Station Area	75% of total units
Minimum Density Requirement	15 DU/AC

Test #2 – Unit Capacity: Current Calculations

Excluded Land (green)

- ▶ **CANNOT** be modeled for unit capacity.
- ▶ Includes the following:
 - ▶ Hydrological features
 - ▶ Protected/restricted open space
 - ▶ Wellhead Protection Areas (Zone I only)
 - ▶ Title 5 setbacks and Surface Water Protection Zone A
 - ▶ Rights of way
 - ▶ Most public land, except certain types

Sensitive Land (blue diagonal hatching)

- ▶ **CAN** be modeled for unit capacity.
- ▶ Includes the following:
 - ▶ Wellhead Protection Areas (Zone II and Interim Wellhead Protection Areas)
 - ▶ Special Flood Hazard Areas (A or V flood zones)
 - ▶ Active Farmland
 - ▶ Priority Habitats of Rare Species
 - ▶ Surface Water Protection Zones B & C



Test #2 – Unit Capacity: Current Calculations

Metric	Medford's Requirement	Scenario 1	Scenario 2	Compliant?
Minimum Land Area	35 acres	136 acres	136 acres	✓
% to be Located in Station Area	75%	100%	100%	✓
Minimum Contiguous District Size	50% of the total district size	136 acres	136 acres	✓
Minimum Unit Capacity	6,443 units	6,472	6,595	✓
% to be Located in Station Area	75% of total units	100%	100%	✓
Minimum Density Requirement	15 DU/AC	48.4	49.3	✓

Test #3 – Zoning

The City's ordinance that determines what can – or cannot – be built on the land and how it can be built.

What is Medford's zoning?



Dimensional Standard	Current Draft
Minimum Lot Size	10,000 SF
Minimum Height	2 stories
Maximum Height	5 stories
Maximum Height with incentives	9 stories
Maximum Building Coverage	80%
Minimum Parking	0.8 spaces per unit 0.5 spaces per affordable unit
Maximum Parking ¹	1.5 spaces per unit

Next Steps

- ▶ December 6: CD Board meeting
- ▶ December 12: City Council Public Hearing
- ▶ December 19: City Council Public Hearing (continued if needed)

Questions? Please reach out to Alicia Hunt (ahunt@medford-ma.gov) or Danielle Evans (devans@medford-ma.gov)

Comments? Please submit to Alicia or Danielle or attend the CD Board meeting

