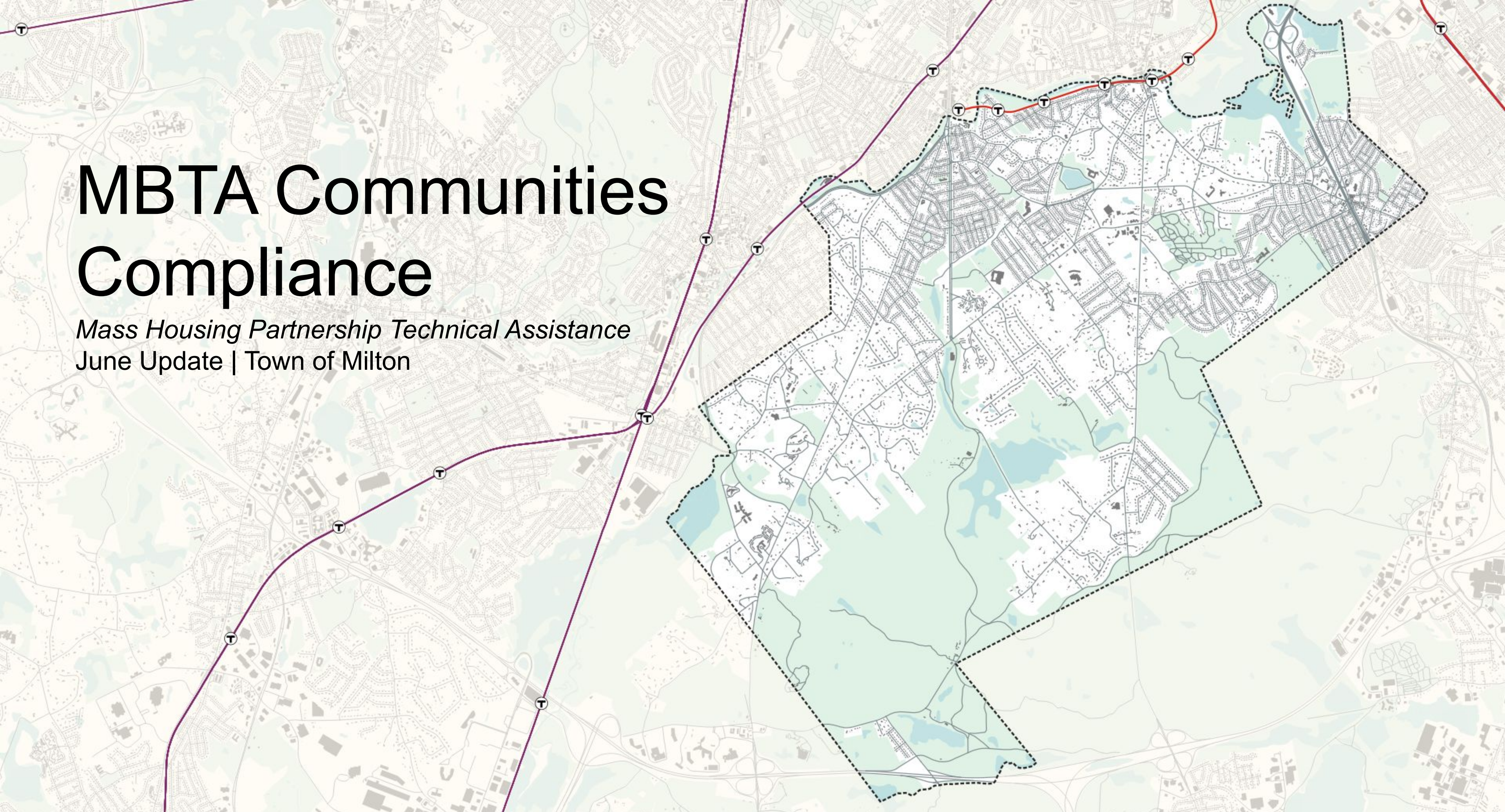
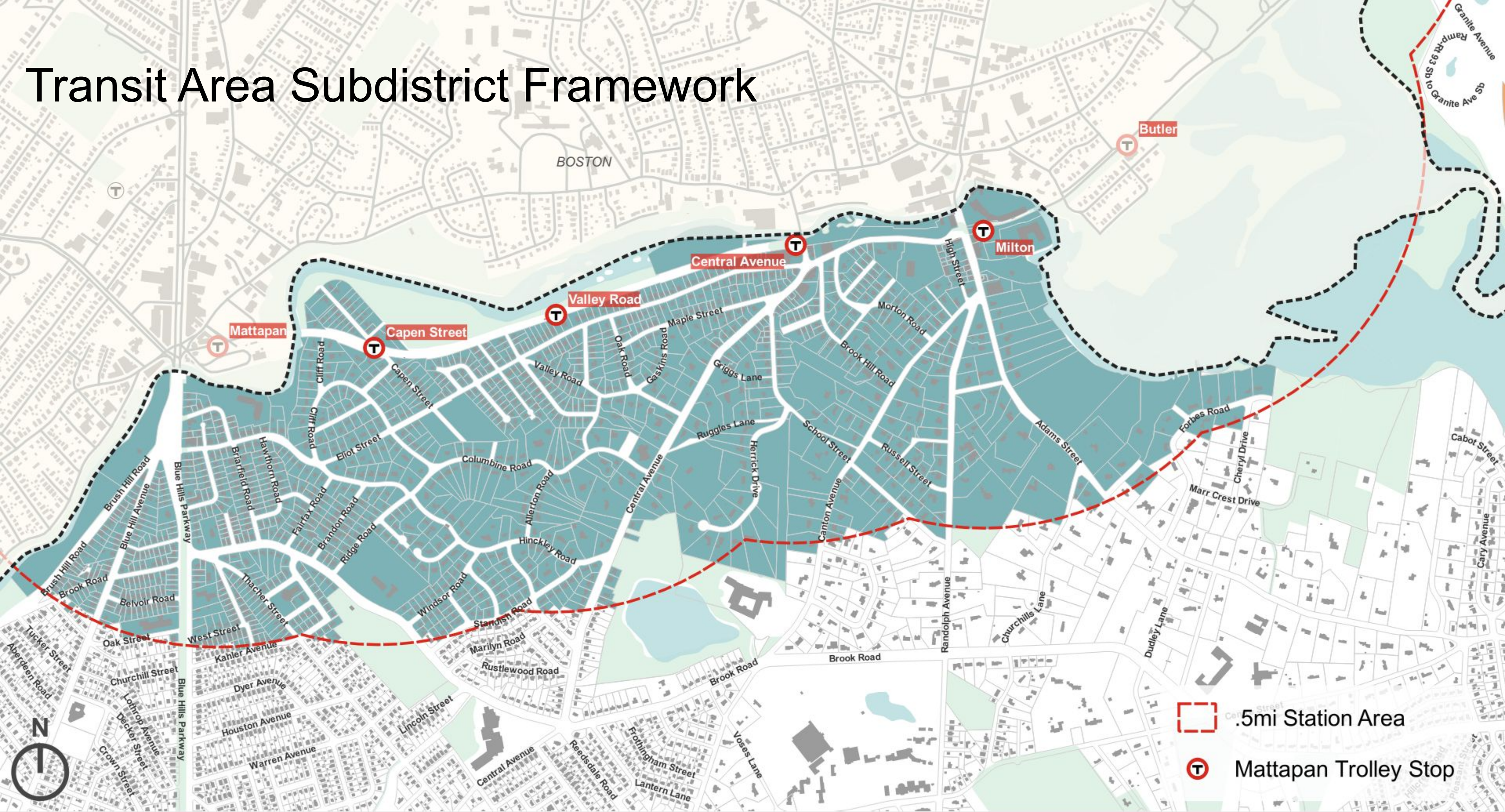


MBTA Communities Compliance

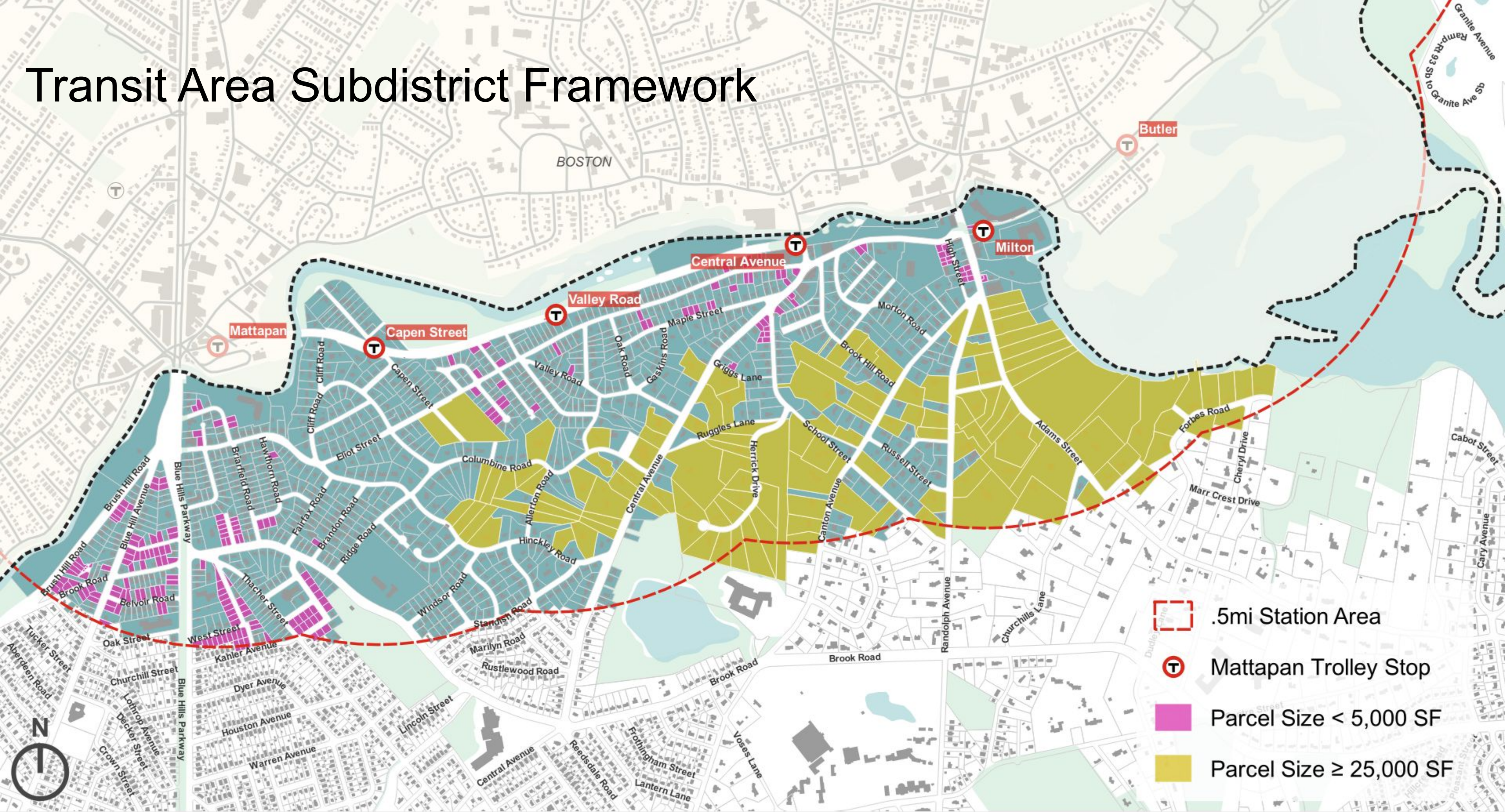
Mass Housing Partnership Technical Assistance
June Update | Town of Milton



Transit Area Subdistrict Framework

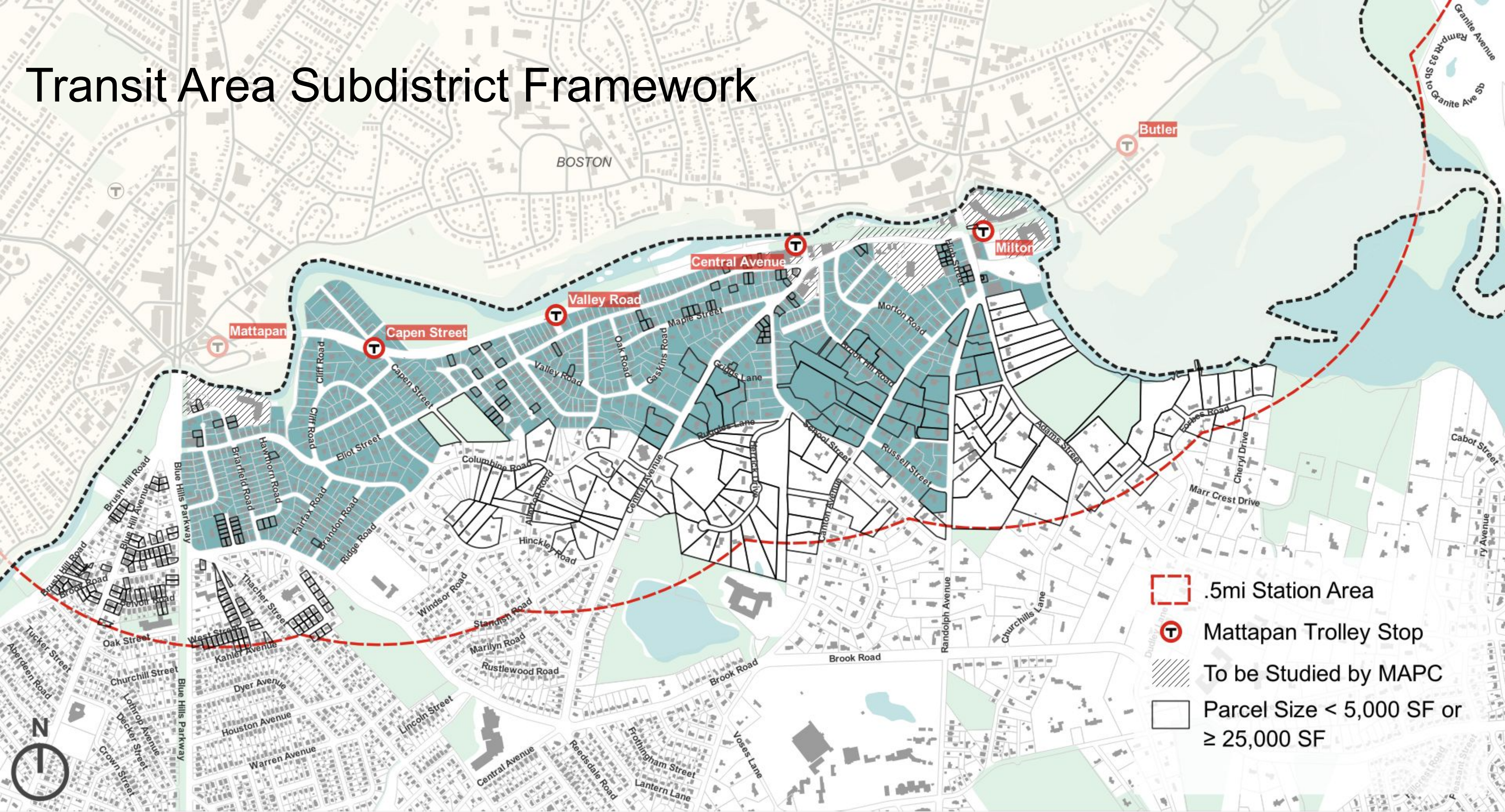


Transit Area Subdistrict Framework

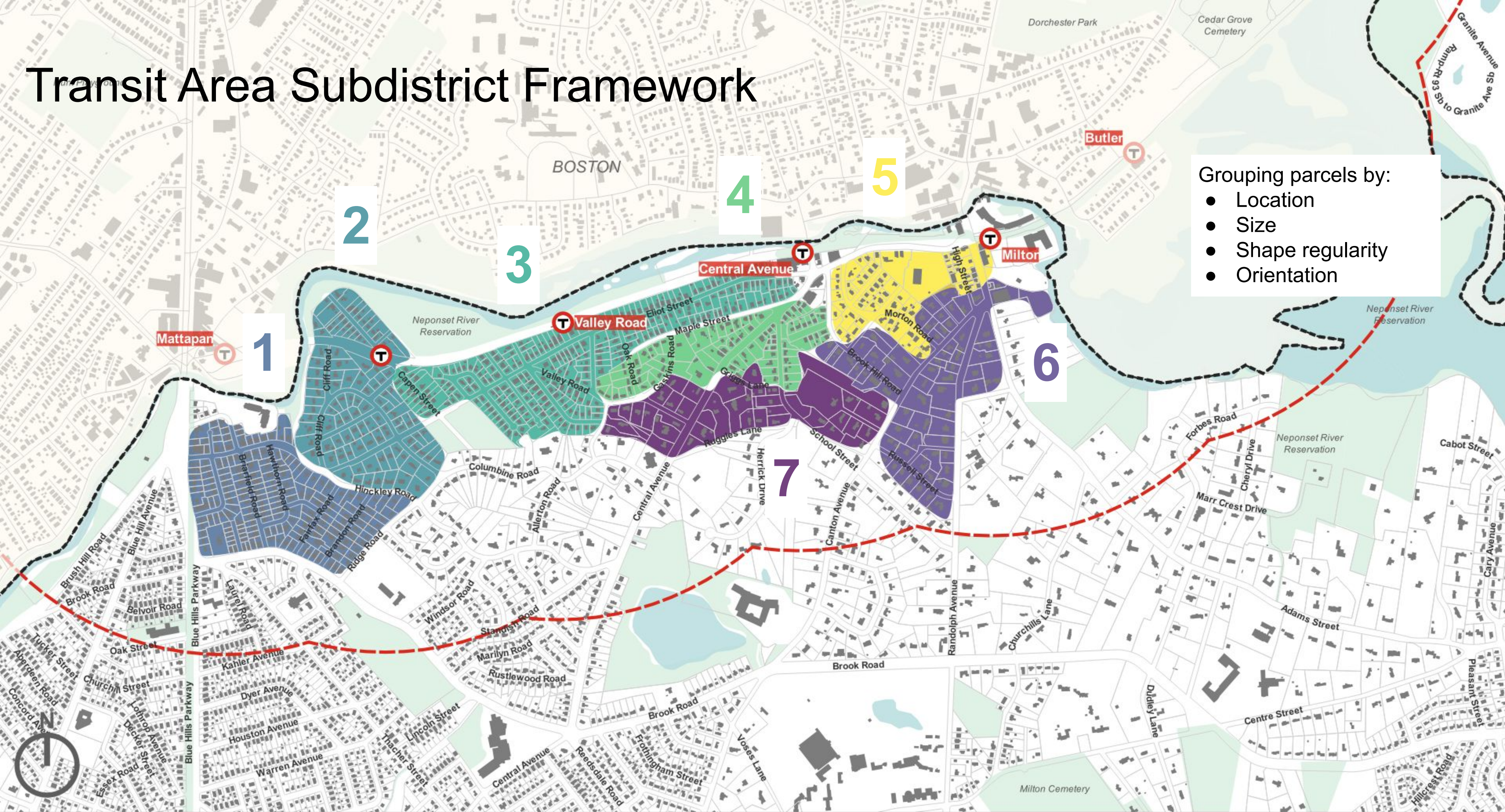


- .5mi Station Area
- Mattapan Trolley Stop
- Parcel Size < 5,000 SF
- Parcel Size ≥ 25,000 SF

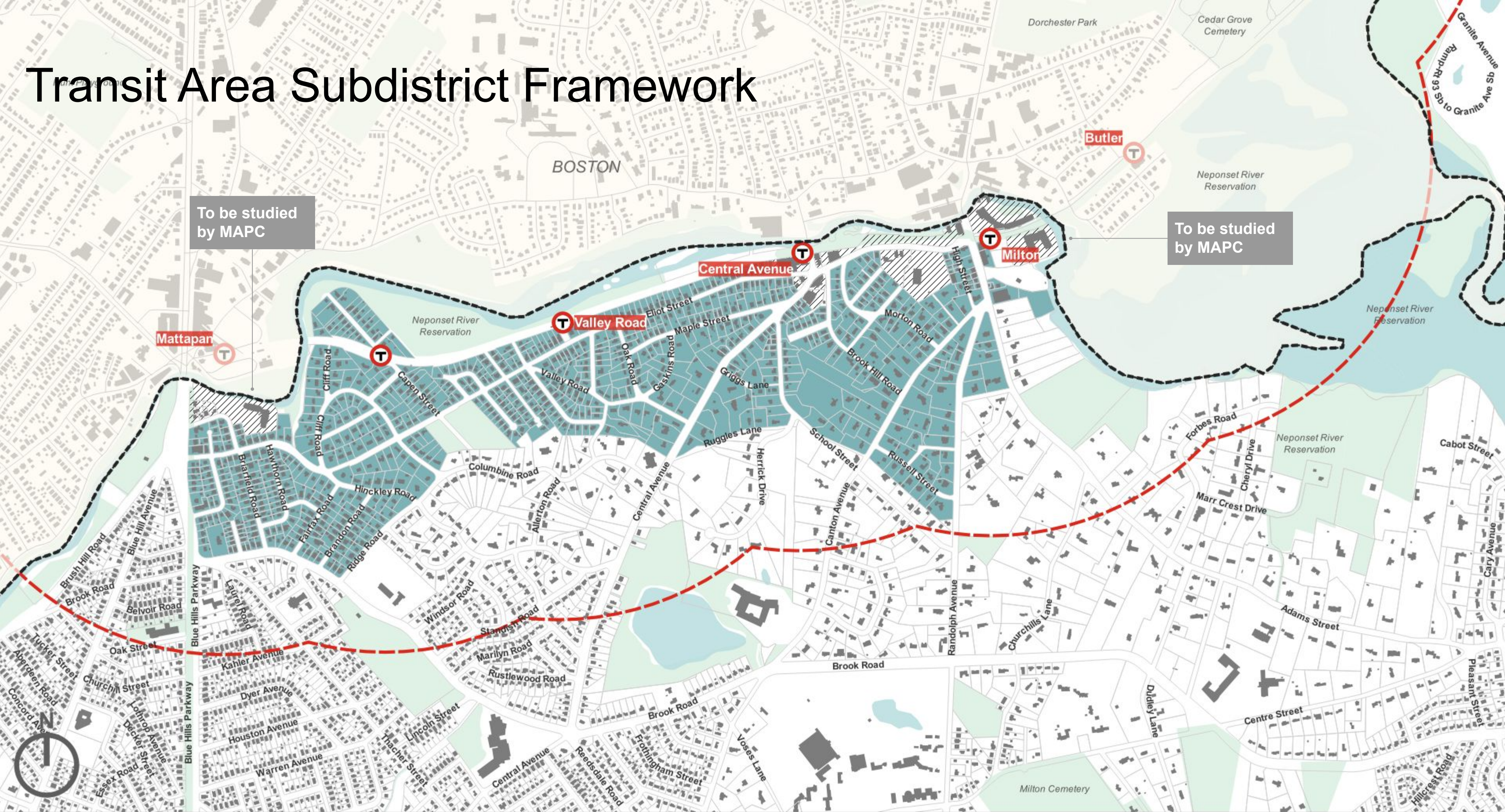
Transit Area Subdistrict Framework



Transit Area Subdistrict Framework

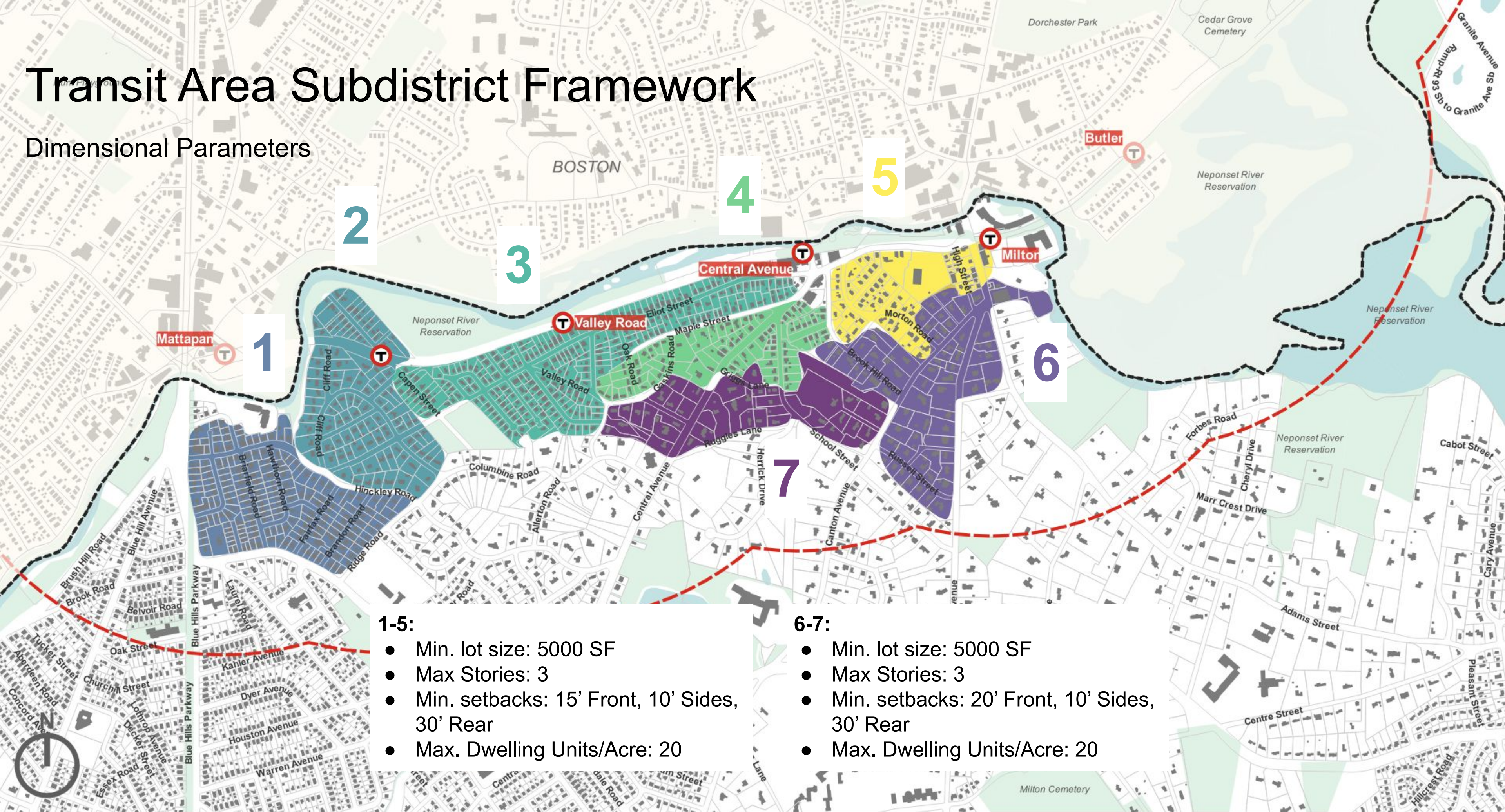


Transit Area Subdistrict Framework



Transit Area Subdistrict Framework

Dimensional Parameters



Transit Area + Granite Ave Subdistricts

Model Outputs

Compliance Model Summary

Model Inputs						Model Outputs			
Draft Subdistrict Name	Max. Stories	Min. Lot Size	Setbacks	Min. Parking Spaces per Unit	Max. Units per Acre	Modeled Multifamily Unit Capacity	District Acreage	Subdistrict Density Denominator*	Modeled Gross Subdistrict Density**
Transit Area Subdistricts 1-5	3 stories	5000 SF	Front: 15' Sides: 10' Rear: 30'	1	20	2472	165 acres	165 acres	15 Units/Acre = <i>2472 units / 165 acres</i>
Transit Area Subdistricts 6-7	3 stories	5000 SF	Front: 20' Sides: 10' Rear: 30'	1	20	1018	56 acres	56 acres	18.2 Units/Acre = <i>1018 units / 56 acres</i>
Granite Ave Subdistrict	6 stories	-	Front: 20' Sides: 10' Rear: 30'	1	45	701	153 acres	43 acres	16.4 Units/Acre = <i>701 units / 43 acres</i>
TOTAL	-		-	-	-	4191	374 acres	264 acres	15.8 Units/Acre = <i>4191 units / 264 acres</i>

Detailed Compliance Model Summary

Data Metric	District 1	District 2	District 3
District Name	Transit Subdistrict 1-5	Transit Subdistricts 6-7	Granite Ave Subdistrict
District Acreage (see note)	165.8	56.5	153.7
District Density Denominator(see note)	165.0	55.8	42.9
Final Unit Capacity per District	2,472	1,018	701
DU/AC	15.0	18.2	16.4
Parcel Acreage	135.7	51.4	132.8
Total Built Square Feet	7,298,802	2,904,344	1,625,942
Total Units in Station Area	2,472	1,018	171
Non-Conforming Parcels	87	0	0
Total Excluded Land (sf)	50,196	30,737	5,511,310
Total Open Space (sf)	1,232,804	478,474	6,311,647
Total Parking Area (sf)	1,990,582	792,094	221,719
Units Forgone due to Unit Cap in Zoning	0.00	0.00	0.00

Townwide Summary

