

# MBTA Communities Compliance

Milton Adjacent Community Calculations  
June 27, 2024

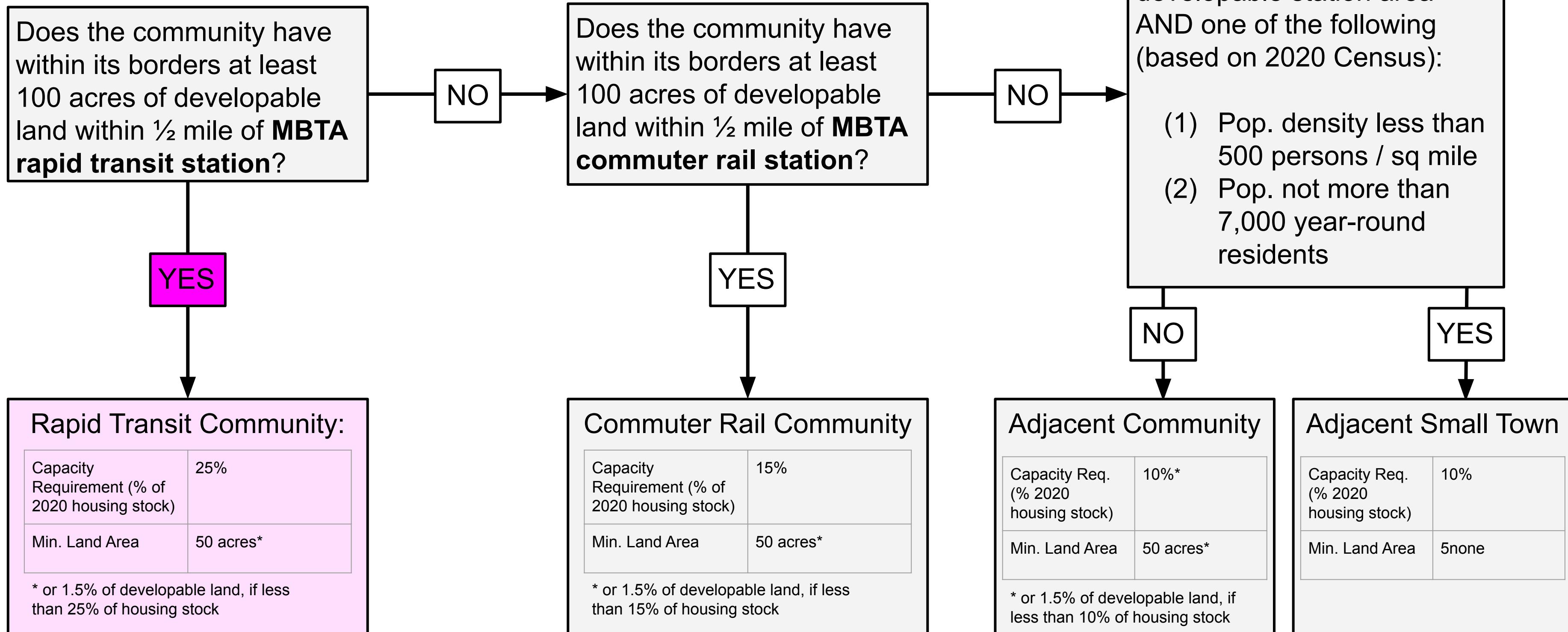
# Conceptualizing a Hypothetical Adjacent Community Scenario

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

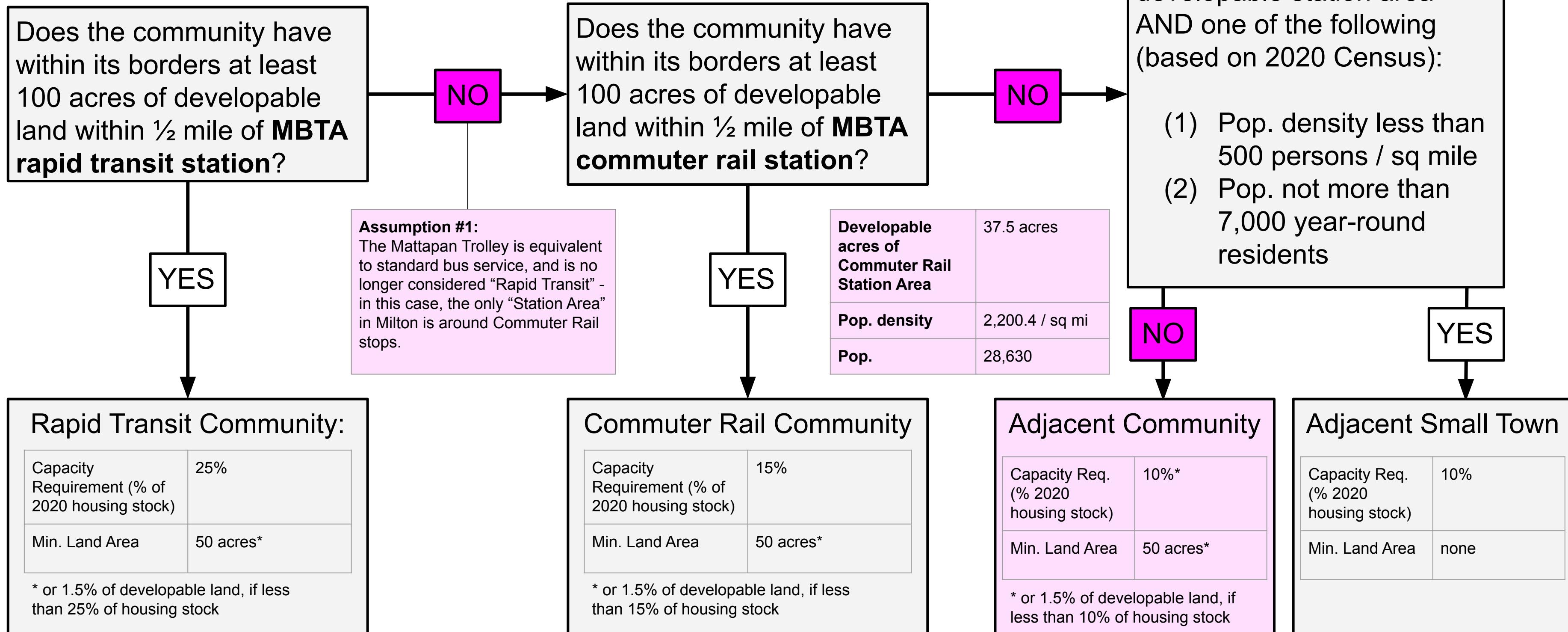
**Assumption #1:** This presumes that the Mattapan Trolley service is equivalent to standard bus service and therefore does not constitute “Rapid Transit” - this is not consistent with how rapid transit is currently defined for the purpose of this law and classification of MBTA service types.

**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.

# Milton's current designation: Rapid Transit



# Milton's alt. scenario: Adjacent Community



# Milton's alt. scenario: Adjacent Community

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

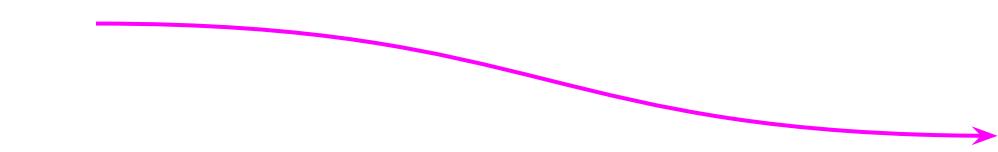
## Determining the minimum multifamily unit capacity requirement:

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

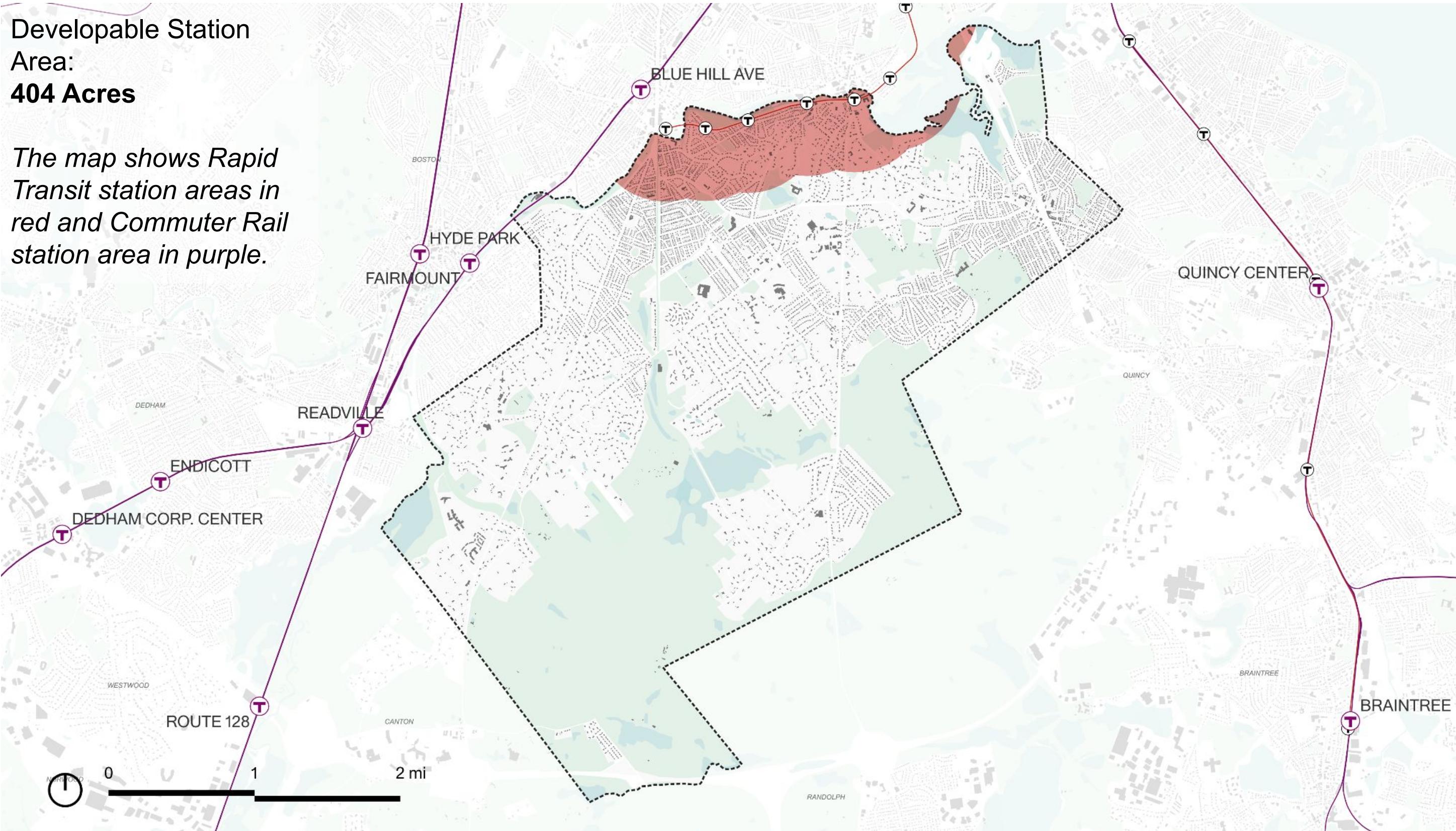
If we calculate Milton's targets as if it was in the **Adjacent Community** category, we get:

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



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

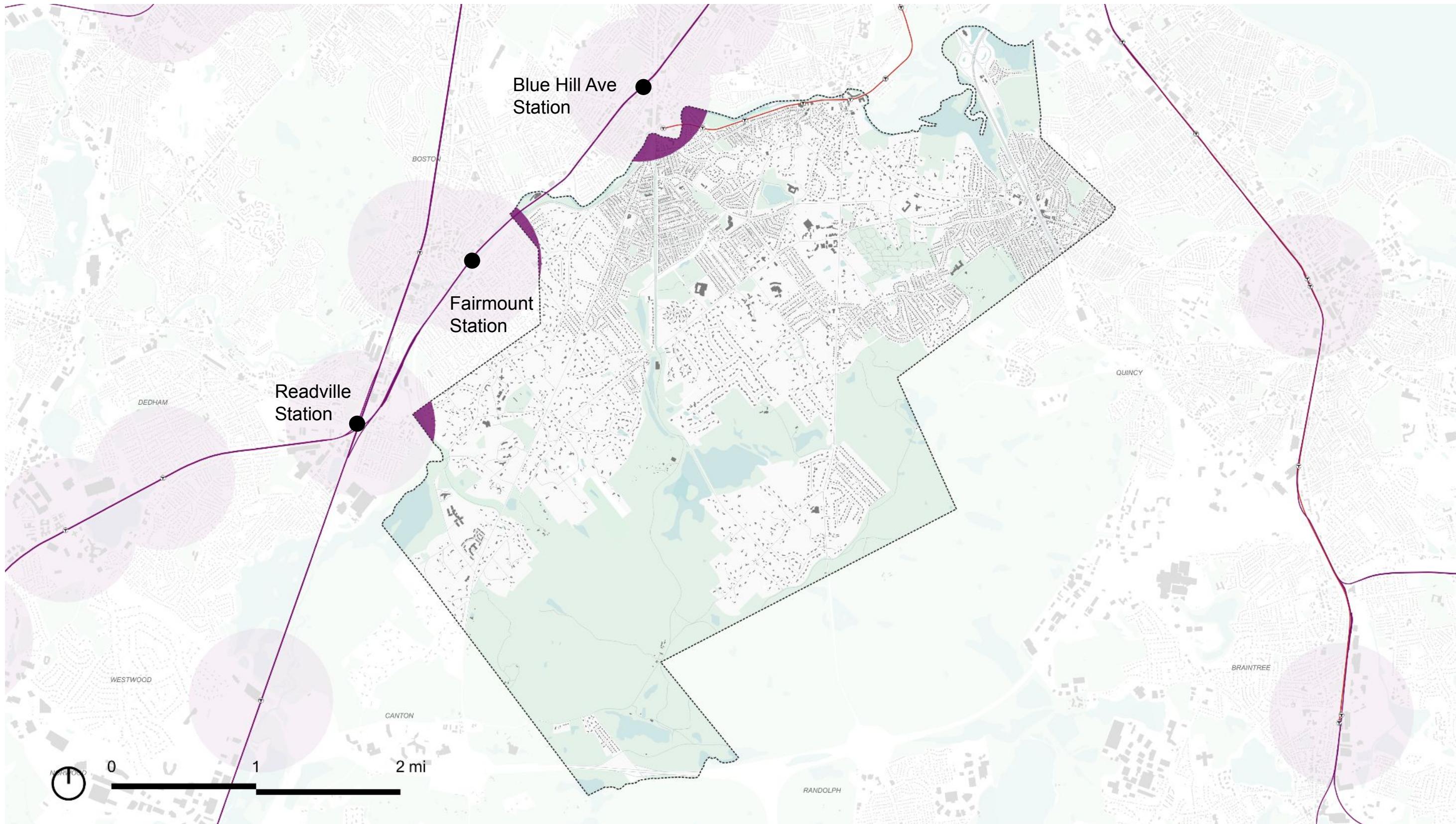
# Station Area under Current Rapid Transit Designation



**“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.\*\*

\*\*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 6 flow chart)

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



**“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.

\*\*again, from this definition, it is inferred that **commuter rail stations do not consider rapid transit stations when determining station area**. Rapid transit station area is no longer a factor at this stage in the process of categorization (see slide 6 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”:

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: gross acreage

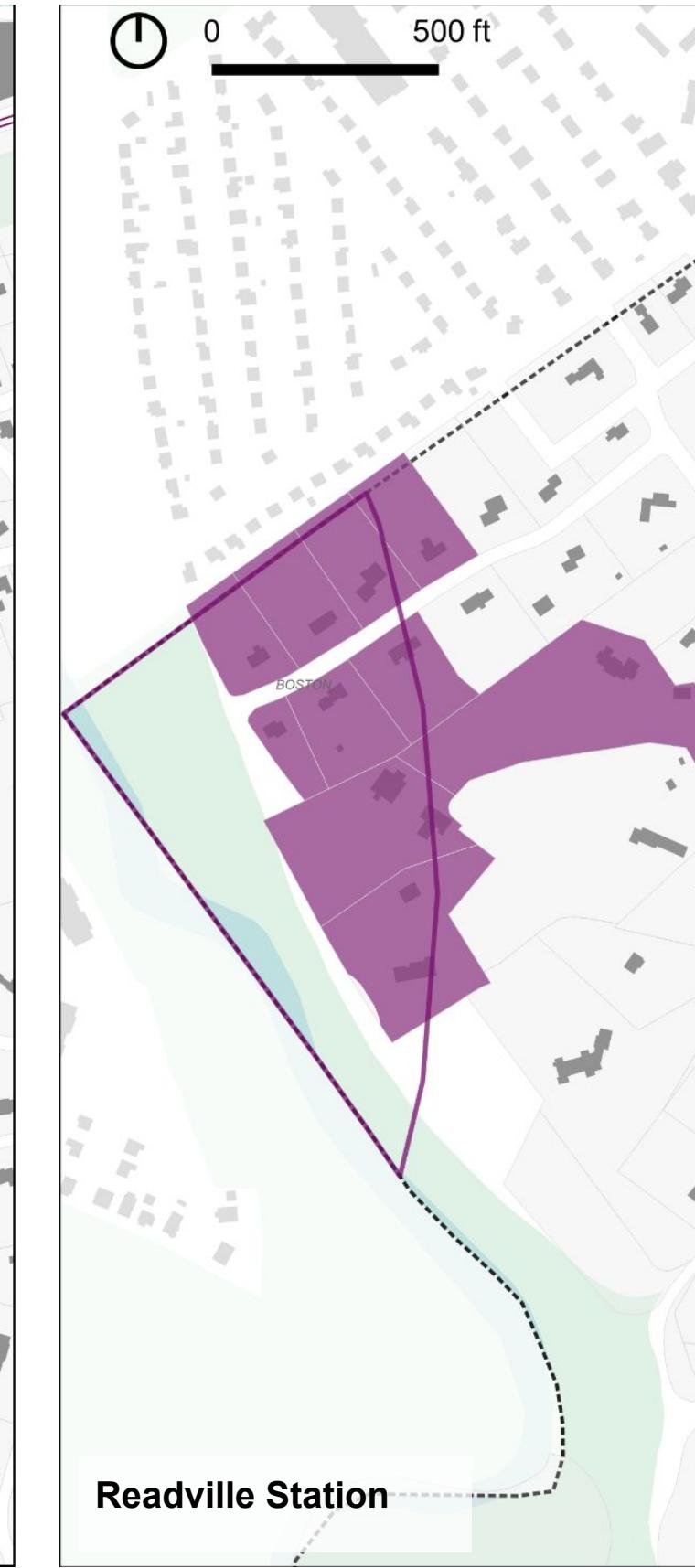
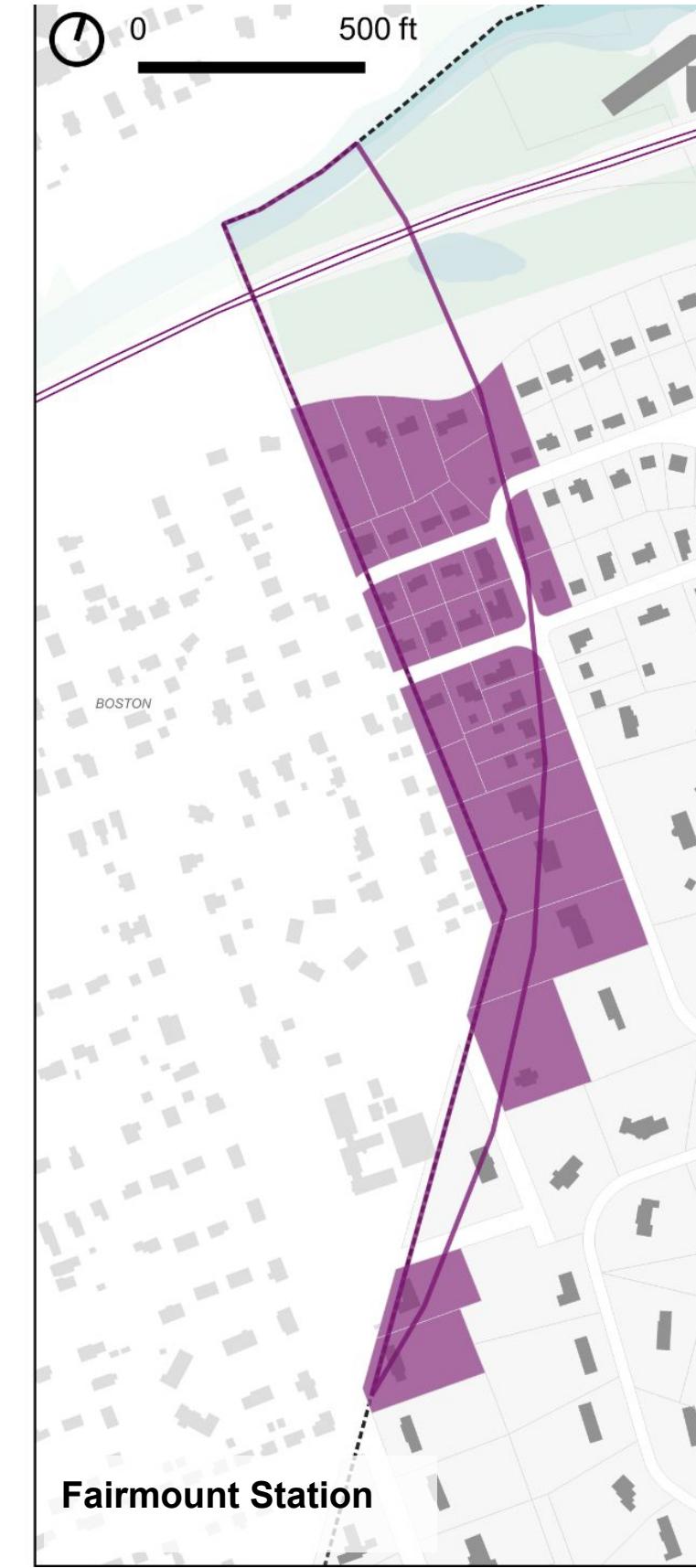
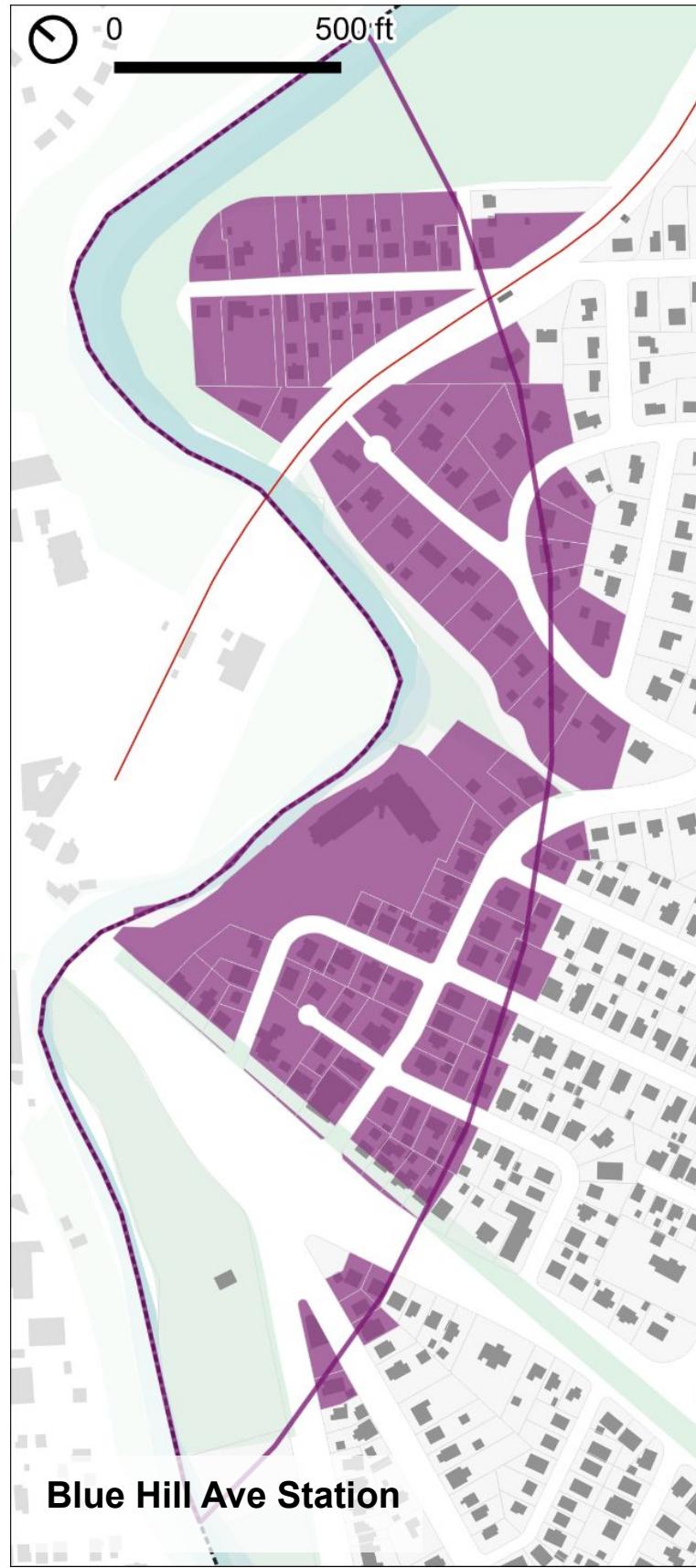


$$74 \text{ acres} - 36.5 \text{ acres} =$$

**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 Parcels within Commuter Rail Station Area



# Thank You!