

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**

Does the community have within its borders at least 100 acres of developable land within ½ mile of **MBTA rapid transit station**?

YES

Rapid Transit Community:

Capacity Requirement (% of 2020 housing stock)	25%
Min. Land Area	50 acres*

* or 1.5% of developable land, if less than 25% of housing stock

NO

Does the community have within its borders at least 100 acres of developable land within ½ mile of **MBTA commuter rail station**?

YES

Commuter Rail Community

Capacity Requirement (% of 2020 housing stock)	15%
Min. Land Area	50 acres*

* or 1.5% of developable land, if less than 15% of housing stock

NO

Does community have less than 100 acres of developable station area AND one of the following (based on 2020 Census):

- (1) Pop. density less than 500 persons / sq mile
- (2) Pop. not more than 7,000 year-round residents

NO

Adjacent Community

Capacity Req. (% 2020 housing stock)	10%*
Min. Land Area	50 acres*

* or 1.5% of developable land, if less than 10% of housing stock

YES

Adjacent Small Town

Capacity Req. (% 2020 housing stock)	10%
Min. Land Area	5none

Milton’s alt. scenario: **Adjacent Community**

Does the community have within its borders at least 100 acres of developable land within ½ mile of **MBTA rapid transit station**?

YES

Rapid Transit Community:

Capacity Requirement (% of 2020 housing stock)	25%
Min. Land Area	50 acres*

* or 1.5% of developable land, if less than 25% of housing stock

NO

Assumption #1:
The Mattapan Trolley is equivalent to standard bus service, and is no longer considered “Rapid Transit” - in this case, the only “Station Area” in Milton is around Commuter Rail stops.

Does the community have within its borders at least 100 acres of developable land within ½ mile of **MBTA commuter rail station**?

YES

Commuter Rail Community

Capacity Requirement (% of 2020 housing stock)	15%
Min. Land Area	50 acres*

* or 1.5% of developable land, if less than 15% of housing stock

NO

Developable acres of Commuter Rail Station Area	37.5 acres
Pop. density	2,200.4 / sq mi
Pop.	28,630

Does community have less than 100 acres of developable station area AND one of the following (based on 2020 Census):

- (1) Pop. density less than 500 persons / sq mile
- (2) Pop. not more than 7,000 year-round residents

NO

Adjacent Community

Capacity Req. (% 2020 housing stock)	10%*
Min. Land Area	50 acres*

* or 1.5% of developable land, if less than 10% of housing stock

YES

Adjacent Small Town

Capacity Req. (% 2020 housing stock)	10%
Min. Land Area	none

Milton’s alt. 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):

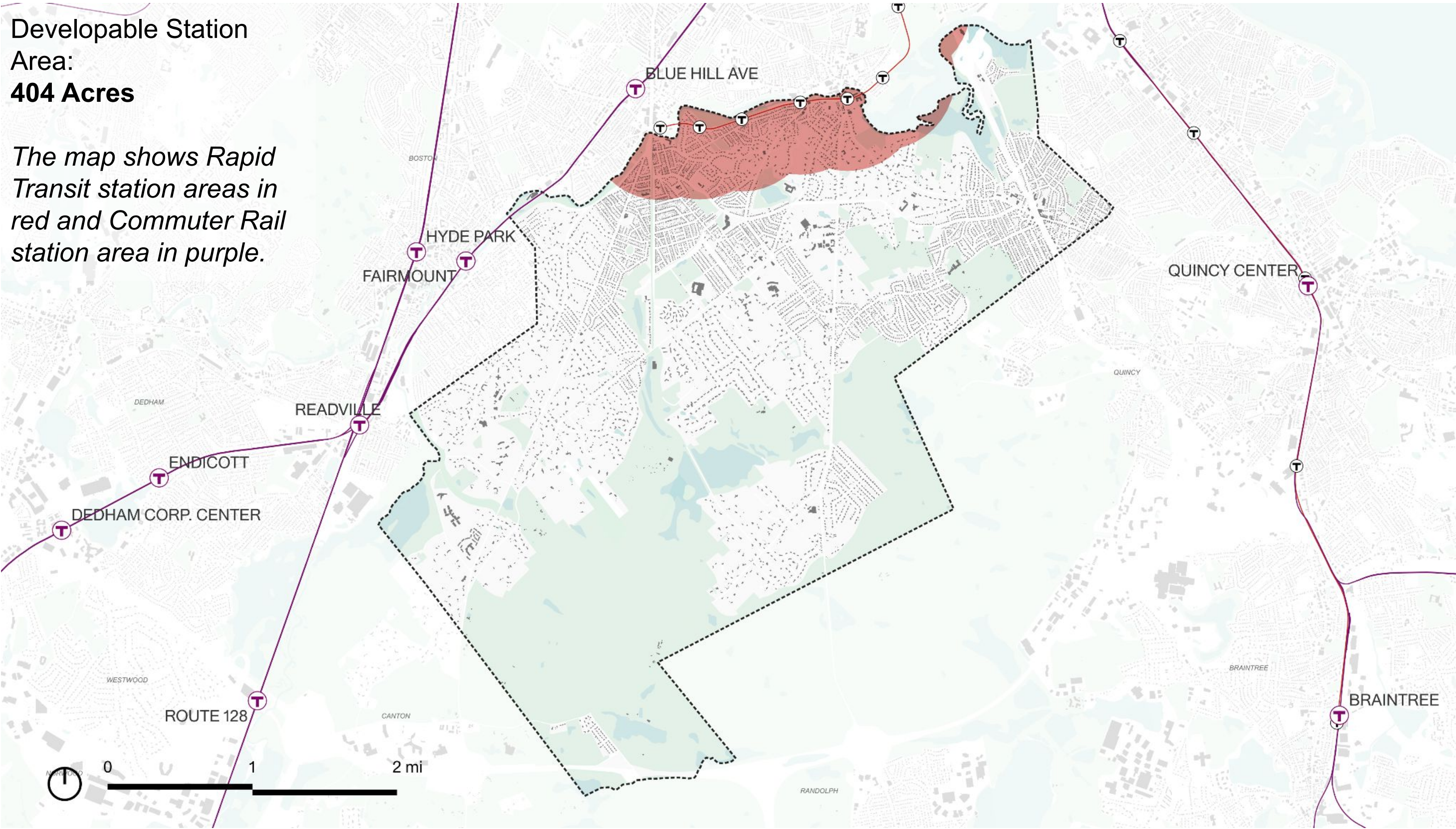
- 1) Designated % of housing stock based on community categorization (25%, 15%, 10%, 5%)
- 2) Minimum gross density (15 units / acre) multiplied by minimum land area requirement

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

$0.10 \times 9,844 \text{ units} = 985 \text{ units}$ $>$ $50 \text{ acres} \times 15 \text{ units/acre} = 785 \text{ units}$

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

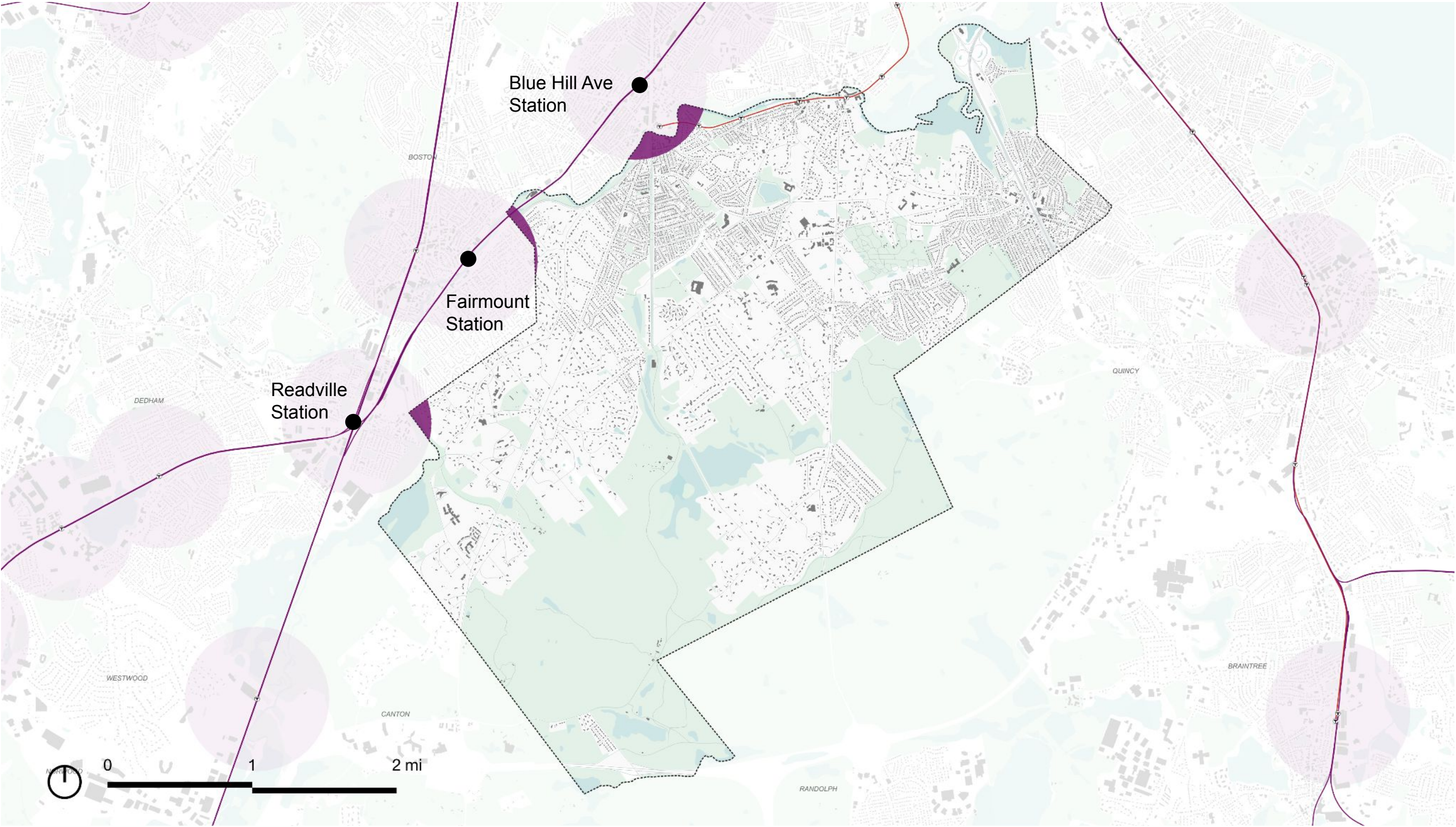
Station Area under Current Rapid Transit Designation



“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 ½ 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

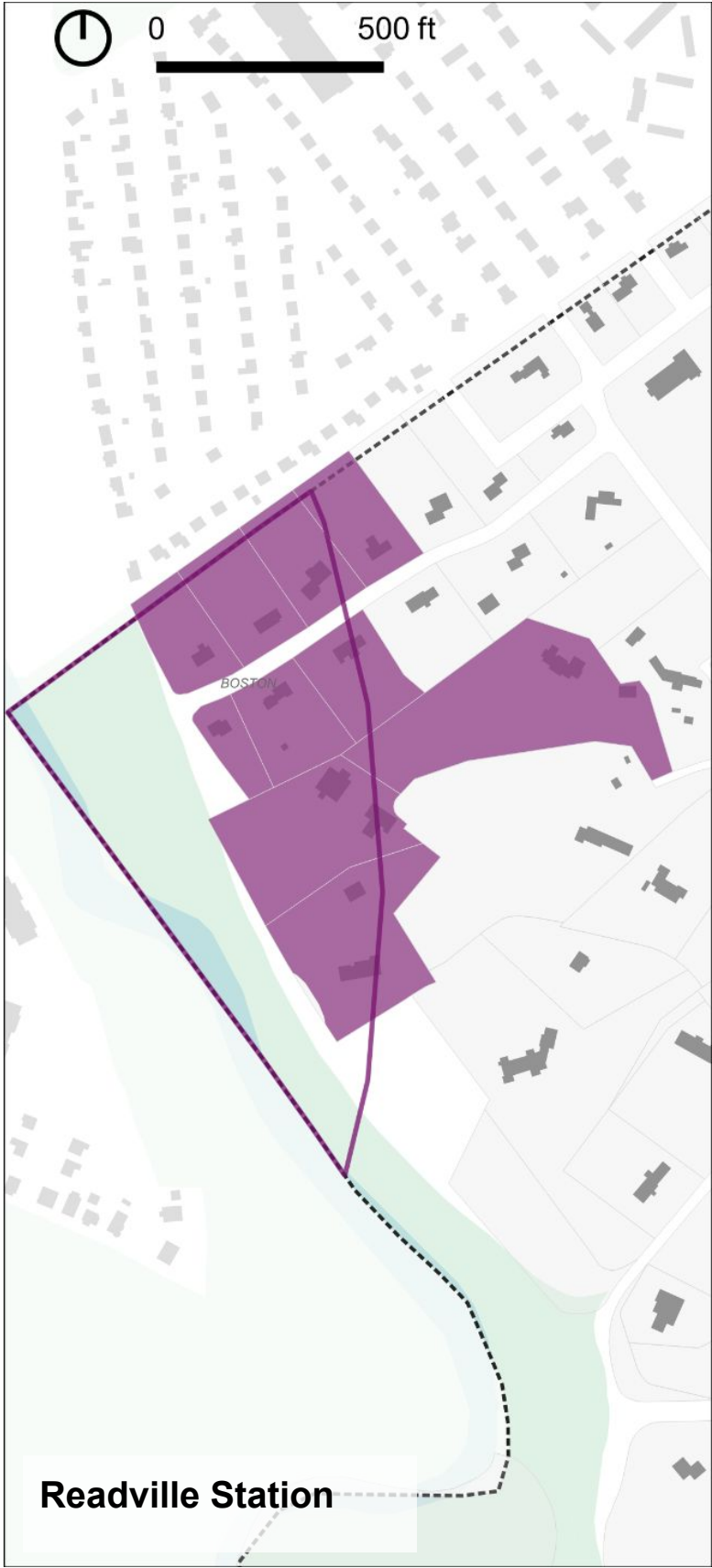
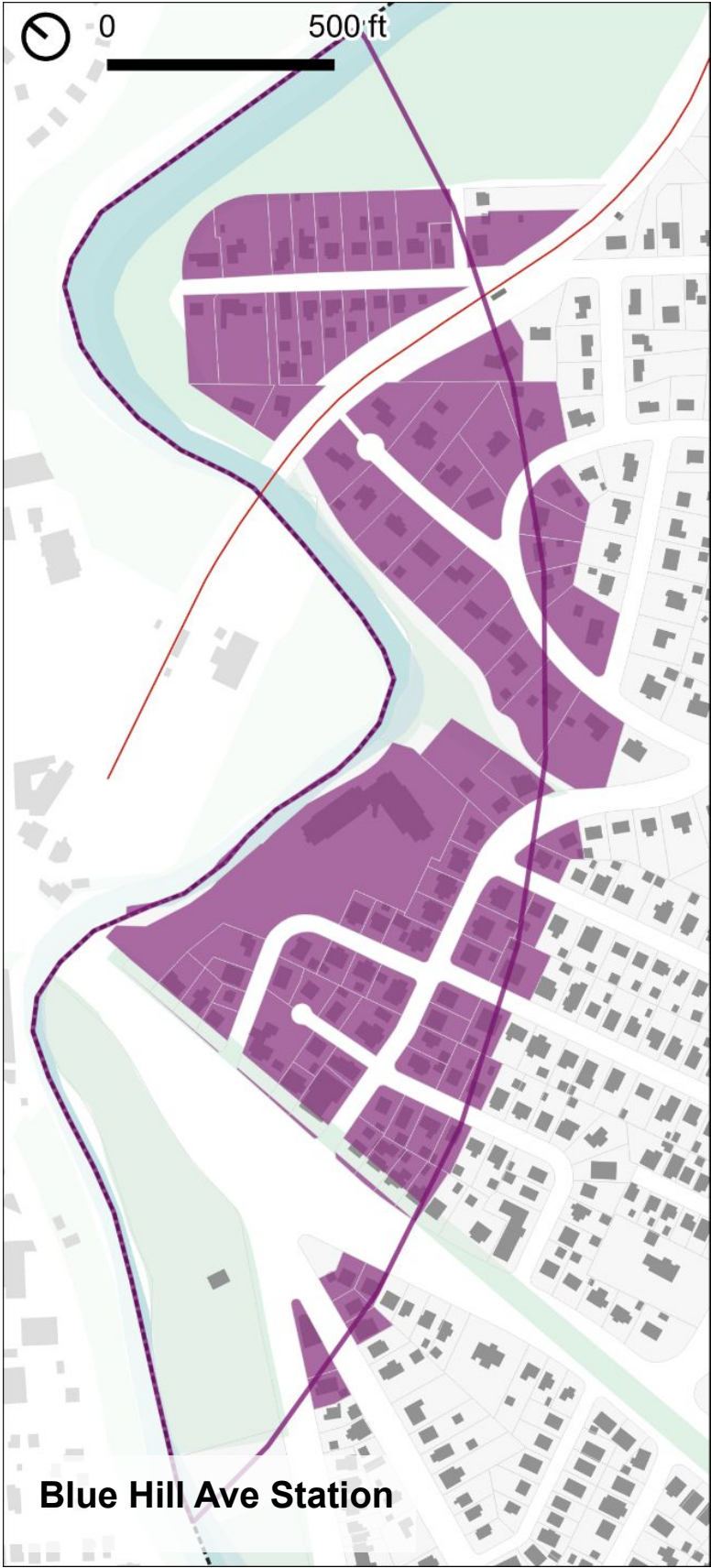


74 acres - 36.5 acres =

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!