

MBTA Communities Act CON Compliance

Waban Area Council

May 11, 2023

Criteria for compliance

1A. District Shape, Size, and Density

- Contiguity standards- 50% of land area in one contiguous district, all districts at least 5 acres
- Minimum district(s) area
- Gross Density requirement

1B. Zoning Standards

- Setbacks, height limits, parking requirements, etc. allowed
- No age restrictions
- No *required* ground floor commercial
- No restrictions on # of bedrooms, size of bedrooms, # of occupants

2. Multi-Family Unit Capacity

8,330 unit capacity

This is simply a zoning capacity - not a requirement to *build* a certain number of units

Newton-Specific Compliance Requirements/Guidelines:

Newton Compliance Requirements (min.)				
Multi-family unit capacity (min.)*	Land area (min.)**	Developable station area***	% of district to be located in station area (min.)	% of contiguous land for multi-family zoning district(s) (min.)****
8,330 units	50 acres	2,833 acres	90%	50%

*Minimum multi-family unit capacity for Newton is based on the 2020 housing stock and the applicable percentage for that municipality's community type.

**Minimum land area is 50 acres for all communities in the rapid transit, commuter rail and adjacent community types.

*****Developable station area** is derived by taking the area of a half-mile circle around an MBTA commuter rail station, rapid transit station, or ferry terminal and removing any areas comprised of excluded land.



****In all cases, at least half of the multi-family zoning district land areas must comprise contiguous lots of land.

Mixed-Use Streets

Waban

Existing Zoning

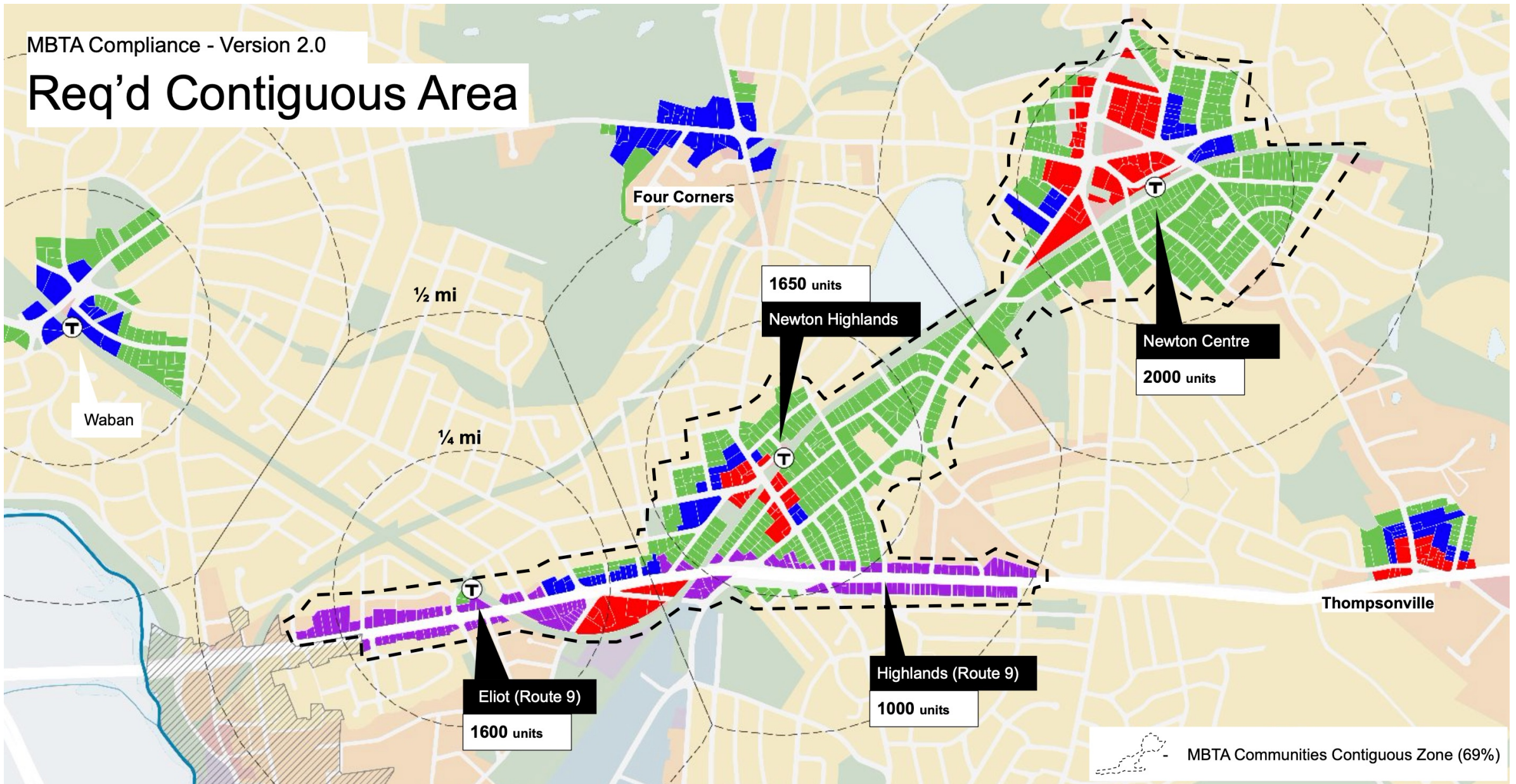
- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Mixed-Use Required



Req'd Contiguous Area



Version 2.0 VCOD Meets MBTA Compliance

MBTA Compliance Summary (rounded)

	MBTA Requirements (min.)	Version 2.0 VCOD Results	MBTA Compliant
Unit Capacity	8,330 units	10,000 units	YES
Aggregate Gross Density	15 units/acre	35 units/acre	YES
Total Land Area	50 acres	288	YES
% of District to be Located in Station Area	90%	100%*	YES
% of Contiguous Land for Multi-Family Zoning District(s)	50%	69%	YES

Notes:

* Only VCOD zones within station area were tested

** Parcels not included in analysis (Priority Street lots and lots greater than 30,000 sf)

*** Assumes no minimum parking requirements

Must meet every requirement to reach compliance

Finally, all rapid transit communities must adopt compliant zoning by **December 31, 2023**. Newton will need to submit a district compliance application, which includes:

- A certified copy of the municipal zoning ordinance or by-law and zoning map, including all provisions that relate to uses and structures in the multi-family zoning district.
- An estimate of multi-family unit capacity using the compliance model.
- GIS shapefile for the multi-family zoning district.

