

Malden MBTA Communities Zoning

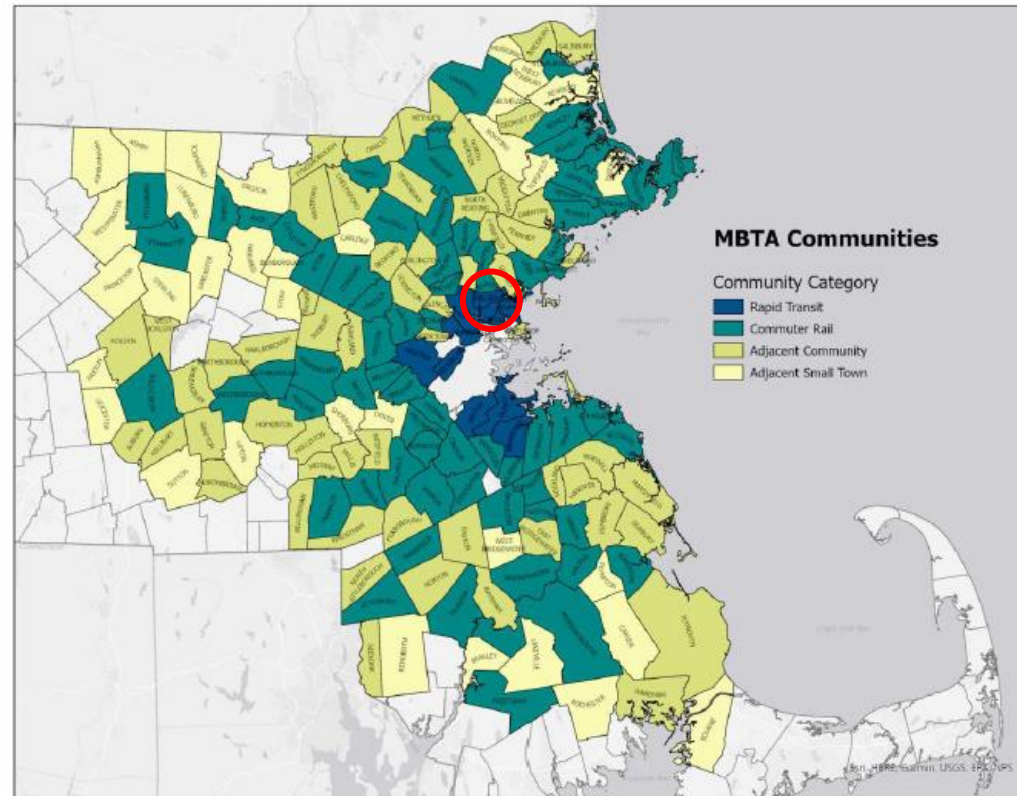
September 12, 2023



Prepared in conjunction with Malden City Planner and
Office of Strategic Planning and Community Development

Introduction to M.G.L. c. 40A, Section 3A/MBTA Communities Zoning

- Purpose: To encourage the production of multi-family housing.
- Requires MBTA communities to adopt zoning districts where multi-family housing (3+ units) is allowed as of right, and that meet other requirements set forth in the statute.
- Malden is one of 12 rapid transit communities that must demonstrate compliance with the law by December 31, 2023. With mandatory mixed use, State pre-approval due 90 days in advance.
- Noncompliance may result in legal action or forfeiture of eligibility for various state grants.



This is not a housing production mandate.

Project goals

- Meet all **EOHLC requirements** related to contiguity, area, location, density, dimensional standards
- Prioritize areas **near transit** to respond to intention of the law, align with Malden goals, and limit traffic impacts
- Use **underlying zoning and existing land uses** to develop context-appropriate dimensional standards
- Preserve existing and support future **commercial uses** in Malden Center, and take advantage of new mandatory mixed use (MMU) option
- Preserve a **diversity of housing types**, limiting conversions of small-lot, single- and two-family residences
- Respond to **survey results and public hearing input**

Draft Proposal Zoning Scenario: Revised 9/7

Required Total Unit Capacity: 6,930

Mandatory Mixed-Use credit max: 1,732

Proposed new

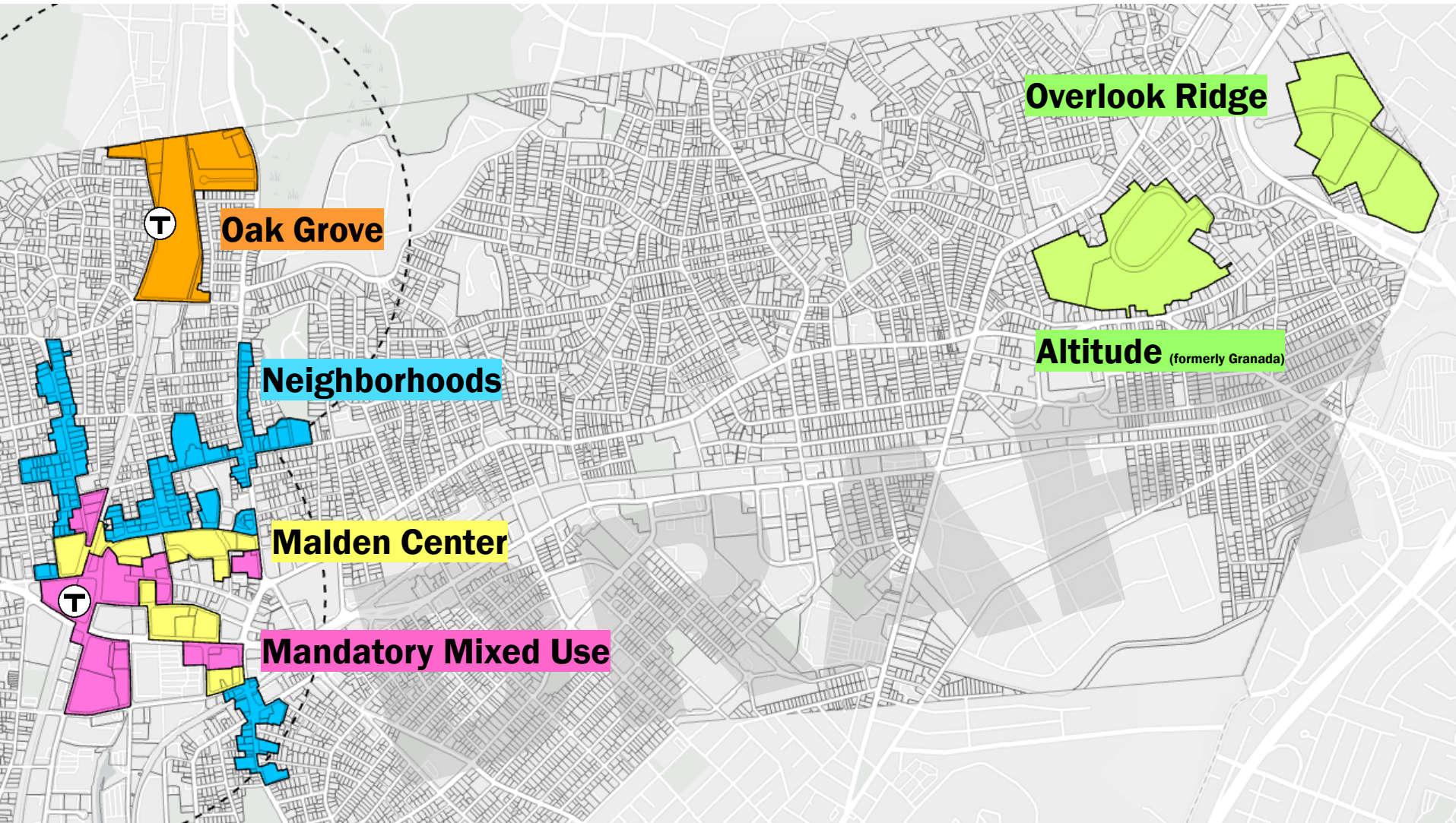
Subdistrict	Capacity units	Existing units	Min lot size	Max height	Density	Parking
Malden Center	1,354	1,565	15,000 sf	7 floors	500 sf	1/unit
Oak Grove	690	297	10,000	4	800	1/unit
Altitude & Overlook Ridge	2,161	2,161	10,000	5	1,000	2/unit
Neighborhoods	1,007	1,234	5,000	3	1,250	1.5/unit
Mandatory Mixed-Use	1,732	757	10,000	7*	500	1/unit
Total	6,944	6,014				

* 1st floor required commercial

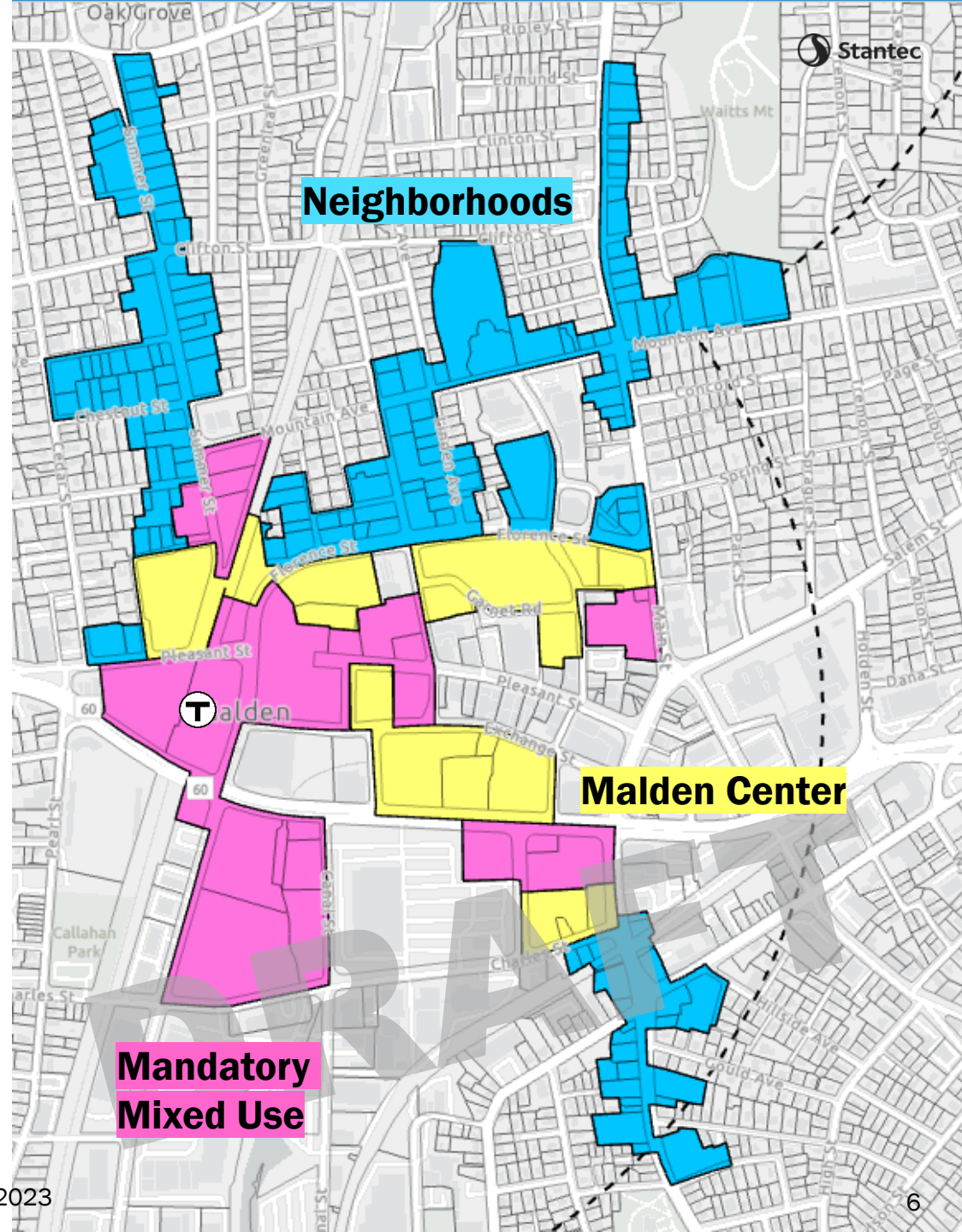
Capacity – contiguous land 59%

Capacity within half-mile transit areas 58%

Draft Proposal Zoning Scenario: Revised 9/7



Draft Proposal Zoning Scenario: Revised 9/7 (Detail)



Next steps

- File draft zoning scenario with State for review (September 19, 2023)
- Obtain determination of compliance re: MMU and general comments/feedback, incorporate into draft zoning scenarios (September-October)
- Deliver detailed maps, impact analysis, survey results, final report, and economic feasibility analysis of 15% IZ to City for review (November)
- Undertake process to amend the zoning ordinance: City Council petition (October), joint public hearing with Planning Board and City Council Ordinance Committee (November), City Council to consider whether to enroll and ordain (December).
- File zoning ordinance that complies with M.G.L. c.40A, Section 3A, with State (December 31, 2023).