Malden MBTA Communities Zoning Public Hearing June 7, 2023

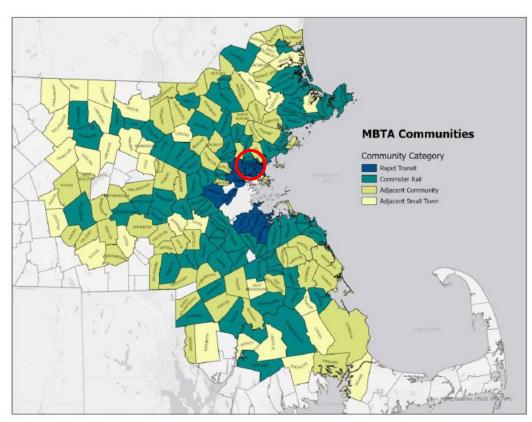


Prepared in conjunction with Malden City Planner and Office of Strategic Planning and Community Development



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.
- Noncompliance may result in forfeiture of eligibility for various state grants.



This is not a housing production mandate.



Where Malden Stands

Context

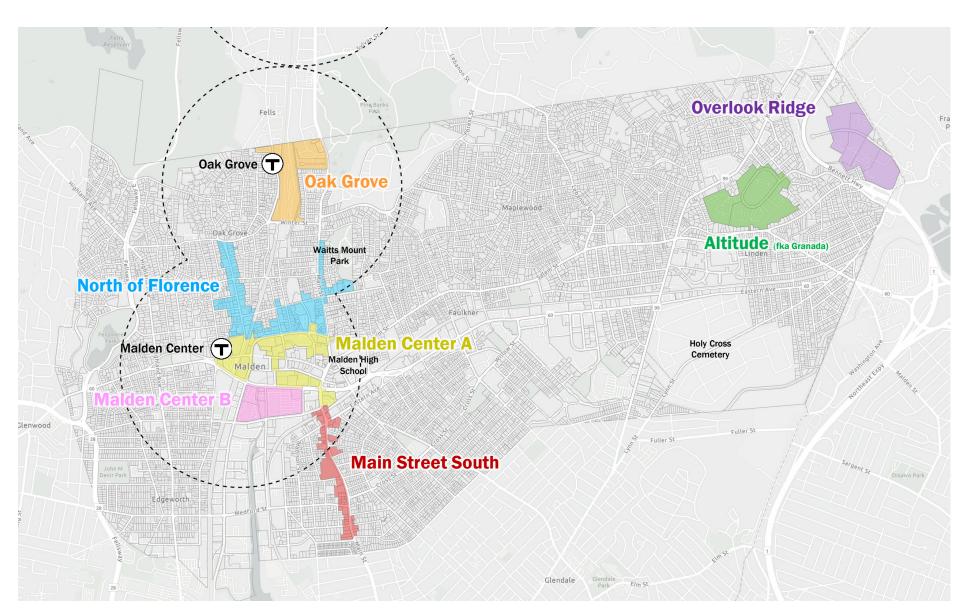
- 3A guidance allows for flexibility in determining where and how to comply.
- Malden has a lot of existing high-density and multi-family neighborhoods, but most could not be rebuilt by-right under current zoning.
- Malden's zoning must allow for a minimum multi-family capacity of 6,930 units to comply with the new law.

Current Strategy

- Per City Council direction
 (4/11/23): Prioritize areas near transit; prioritize areas with existing multi-family housing; preserve commercial/business.
- Consider zoning overlay with many different sub-districts to allow for different densities that fit the existing character of each neighborhood.
- Evaluate impacts to revenue, traffic, schools, infrastructure, open space, municipal services.



A Working Draft - Revised Scenario 1 (6/7/23): 7 subdistricts





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All capacity numbers represented in this document are draft estimates.

Malden Center A

Higher-density right near the station

1,800 PROPOSED CAPACITY

1,854 EXISTING UNITS

 $oldsymbol{\mathcal{O}}$ NET NEW UNITS

Malden Center B

Higher-density south of Centre St

900 PROPOSED CAPACITY

O EXISTING UNITS

900 NET NEW UNITS

North of Florence Neighborhoods

Low-density along Summer, Main, and Mountain Ave

1,450 PROPOSED CAPACITY

1,260 EXISTING UNITS

190 NET NEW UNITS

Main Street South

Lower-density south of Malden Center

375 PROPOSED CAPACITY

288 EXISTING UNITS

87 NET NEW UNITS

CONTIGUOUS

Oak Grove

Medium-density right near the station

650 PROPOSED CAPACITY

296 EXISTING UNITS

354 NET NEW UNITS

Altitude (fka Granada)

Existing multi-family further east

920 PROPOSED CAPACITY

920 EXISTING UNITS

 $oldsymbol{O}$ NET NEW UNITS

Overlook Ridge

Existing (new) multi-family further east

1,744 PROPOSED CAPACITY

1,244 EXISTING UNITS

500 NET NEW UNITS

Total

> 6,930 zoned units

Net new zoned units = Approx. 250-1,600

61% of area within half mile 54% contiguous



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