

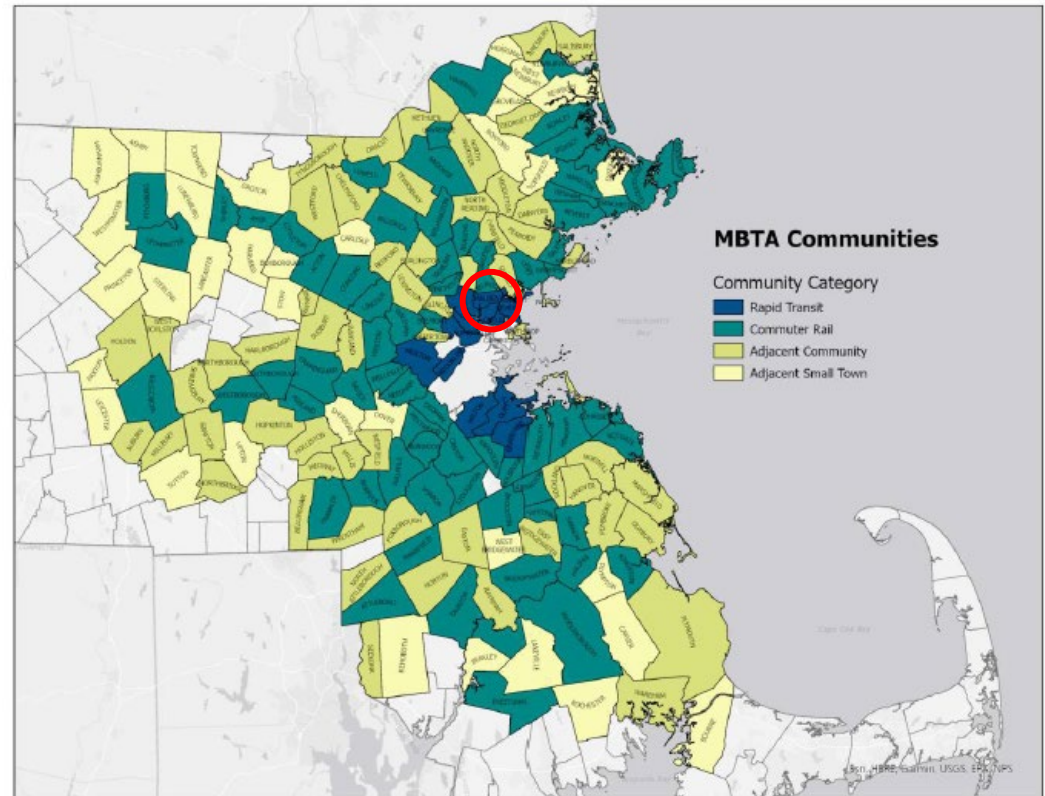
Malden MBTA Communities Zoning Public Hearing June 7, 2023



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

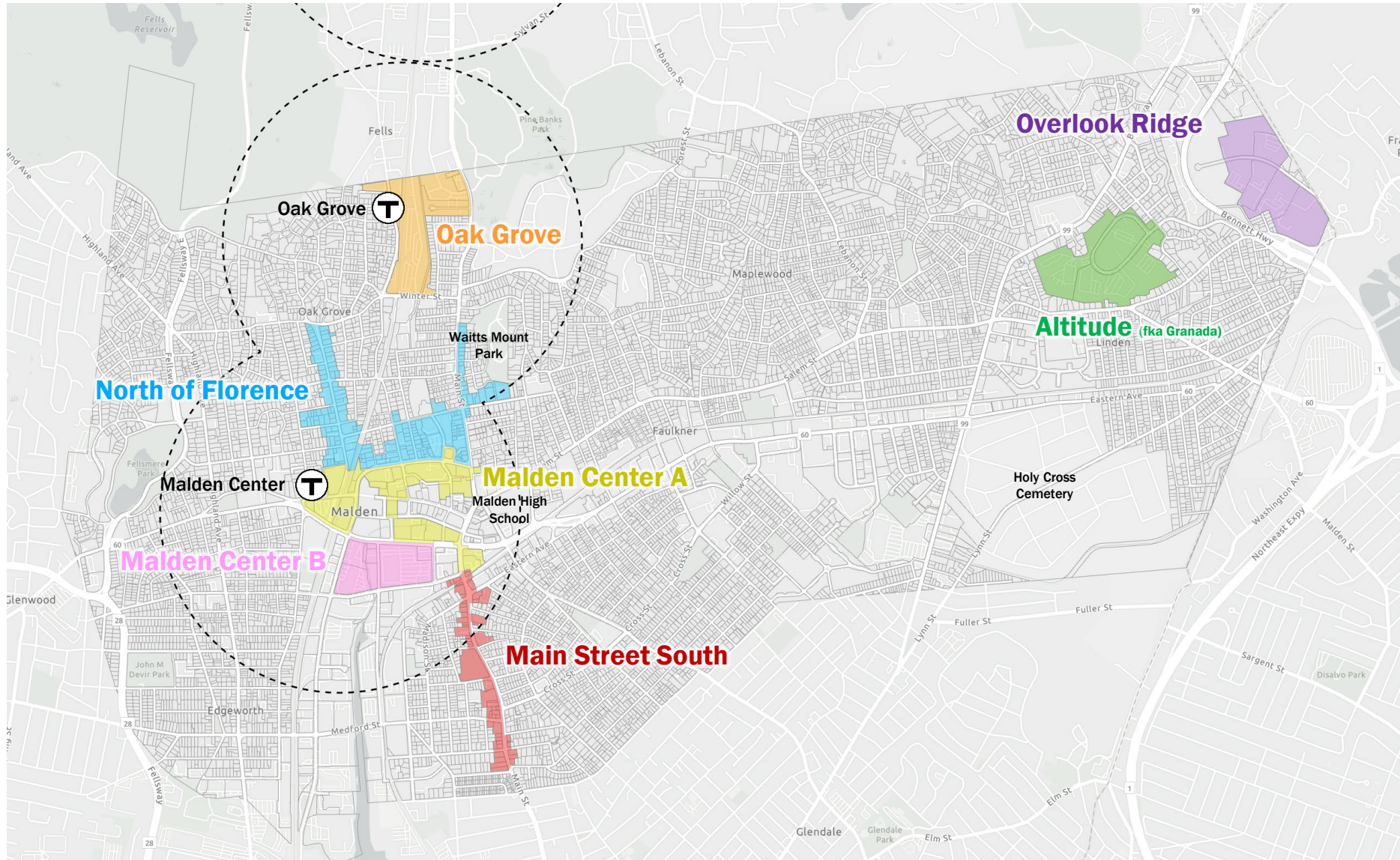
Context

- 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

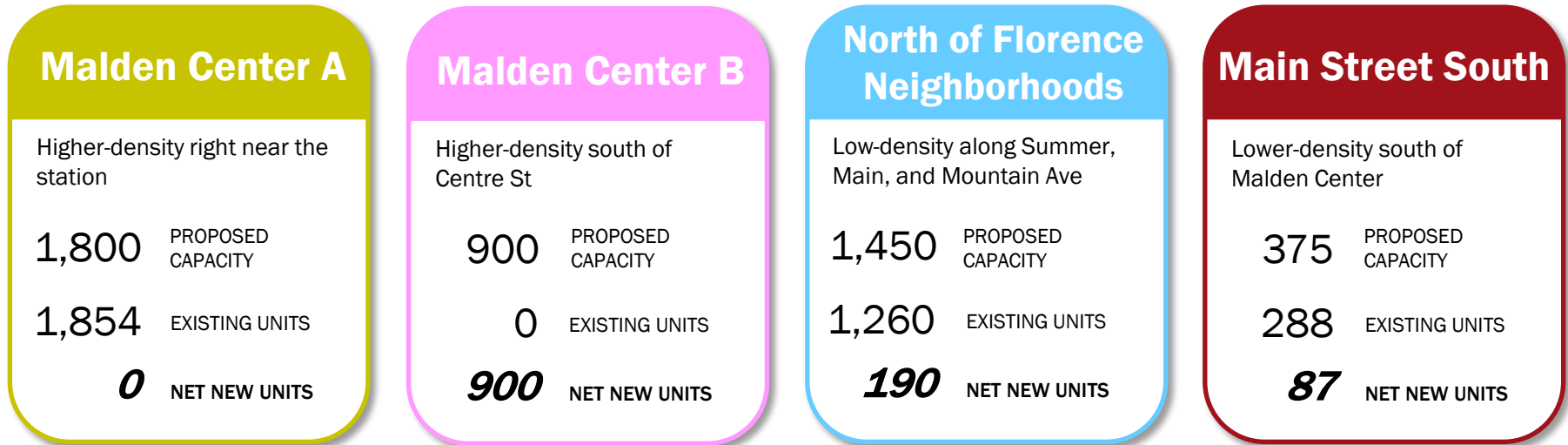
- Per City Council direction (4/11/23): Prioritize areas near transit; prioritize areas with existing multi-family housing; preserve commercial/business.
- Consider zoning overlay with many different sub-districts to allow for different densities that fit the existing character of each neighborhood.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

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

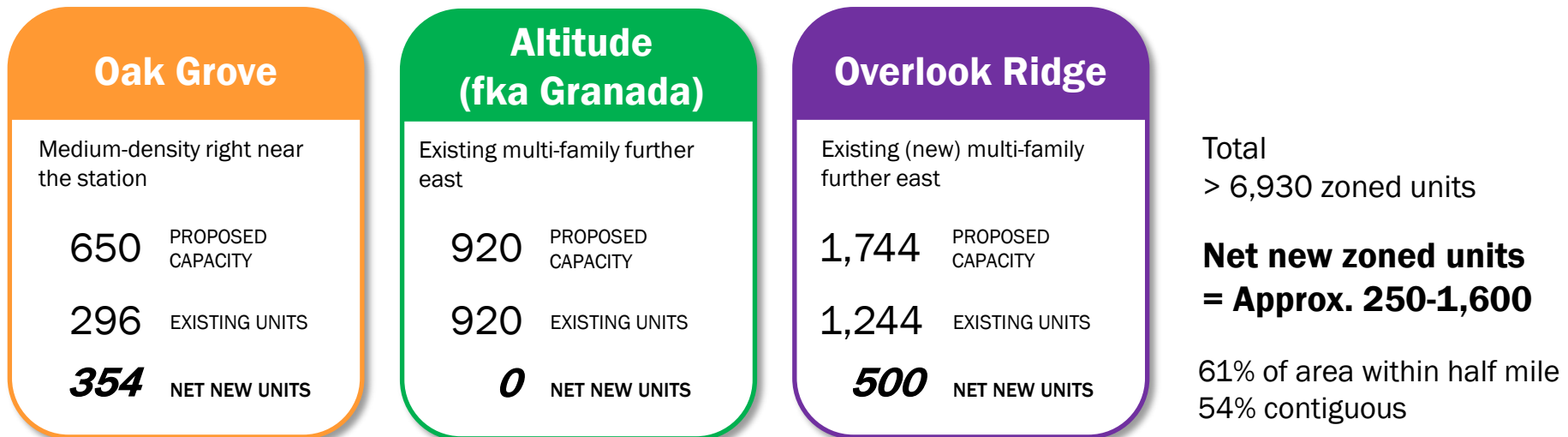


A Working Draft - Revised Scenario 1 (6/7/23): 7 subdistricts

All capacity numbers represented in this document are draft estimates.



CONTIGUOUS



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

