

BRAINTREE MBTA COMMUNITIES

November 28, 2023

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Mayor Charles C. Kokoros

Presentation Overview

What is MBTA 3A

Compliance Requirements

District Overview

Model Results and Summary

Questions & Options

What is an MBTA Community?

Section 3A: Multi-family zoning as-of-right in MBTA communities

(a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall:

- (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and
- (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

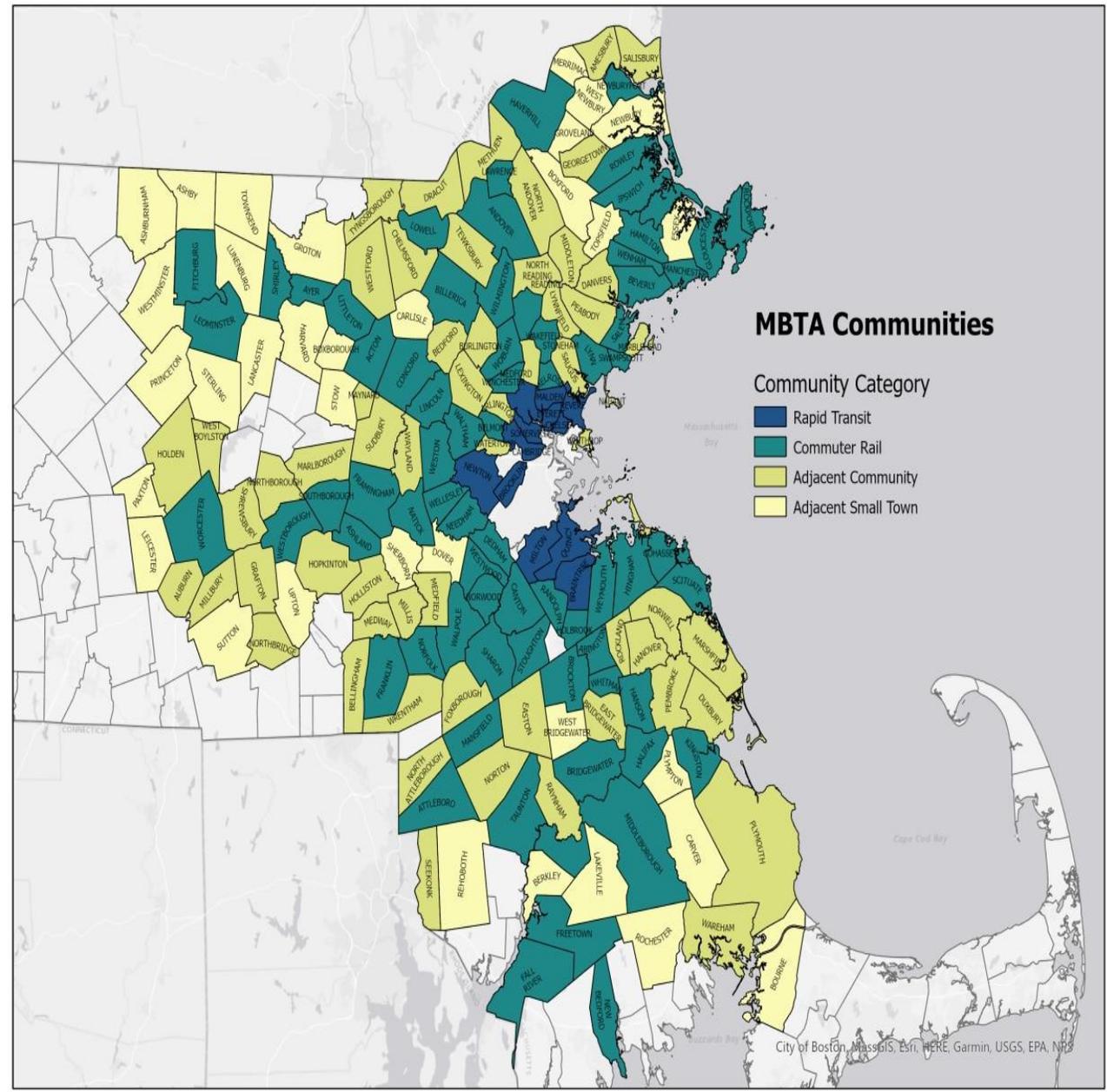
(b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

(c) The department of housing and community development, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, shall promulgate **guidelines** to determine if an MBTA community is in compliance with this section.

What does being an MBTA Community mean for Braintree?

Braintree needs to create zoning that enables the production of 25% of the Year Round Dwelling Units (15,077 x 25%) = 3,769 Multi-Family Dwelling Units

Transit Category (# of municipalities)	Deadline to Submit Action Plan	Deadline to Submit District Compliance Application
Rapid transit community (12)	January 31, 2023 (In Compliance)	December 31, 2023
Commuter rail community (71)	January 31, 2023	December 31, 2024
Adjacent community (58)	January 31, 2023	December 31, 2024
Adjacent small town (34)	January 31, 2023	December 31, 2025



MBTA Compliance Guidelines for Multi-Family Zoning Districts as most recently amended through August 17, 2023

Any MBTA community that fails to comply with Section 3A's requirements will be ineligible for funding from certain funding sources. EOHLIC will make determinations of compliance with Section 3A in accordance with these guidelines to inform state agency decisions on which MBTA communities are eligible to receive funding from the listed funding sources. The following discretionary grant programs will take compliance with Section 3A into consideration when making grant award recommendations:

- Massachusetts Downtown Initiative, EOED
- Urban Agenda, EOED
- Rural and Small Town Development Fund, EOED
- Brownfields Redevelopment Fund, MassDevelopment
- Site Readiness Program, MassDevelopment
- Underutilized Properties Program, MassDevelopment
- Collaborative Workspace Program, MassDevelopment
- Real Estate Services Technical Assistance, MassDevelopment
- Commonwealth Places Programs, MassDevelopment
- Land Use Planning Grants, EOEEA
- Local Acquisitions for Natural Diversity (LAND) Grants, EOEEA
- Municipal Vulnerability Preparedness (MVP) Planning and Project Grants, EOEEA

Ineligible if Non-Compliant with MGL 40 3A (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017 (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29 (iii) the MassWorks infrastructure program established in section 63 of chapter 23A (iv) One Stop Application - Community One Stop for Growth

The Town of Braintree recently received a \$2.5M MassWorks Grant, \$800,000 +/- in Municipal Vulnerability Preparedness Grants, \$35,000 in Land Use Planning Grants and the Braintree Housing Authority receives \$225,000.00+/- annually.

Compliance Requirements

The Town of Braintree is classified as a Rapid Transit Community, meaning there is at least one rapid transit station within the town boundaries. Braintree is also served by commuter rail, but the rapid transit designation supersedes commuter rail.

Braintree must then comply with the Unit Capacity, Land Area, Density, and Percentage of Units and Land within the Transit Area requirements.

Metrics	Requirements
Category	Rapid Transit
2020 Housing Units	15,077
Minimum Multi-Family Unit Capacity	3,769 Units
Minimum Land Area for District(s)	50 Acres
Percent of District Located in Station Area	50%
Percent of Unit Capacity Located in Station Area	50%
Minimum Gross Density for District(s)	15 DU/AC

Proposed MBTA Communities Multi-Family Overlay Districts (MCMOD) Compliance Analysis and Model

To run the MBTA Compliance Model for Braintree, we identified four (4) overlay Sub-Districts **MBTA Communities Multi-Family Overlay Districts (MCMOD)** that will be designated as the town's MBTA districts where multi-family will be allowed as-of-right. The Sub-District(s) must total 50 acres in size with 50% (25 acres) comprising contiguous land. At least 50% of the district acreage must be located within the half-mile transit station area. No single district can be smaller than 5 acres in size.

Braintree has proposed four (4) Sub-Districts and tested them in the Compliance Model:

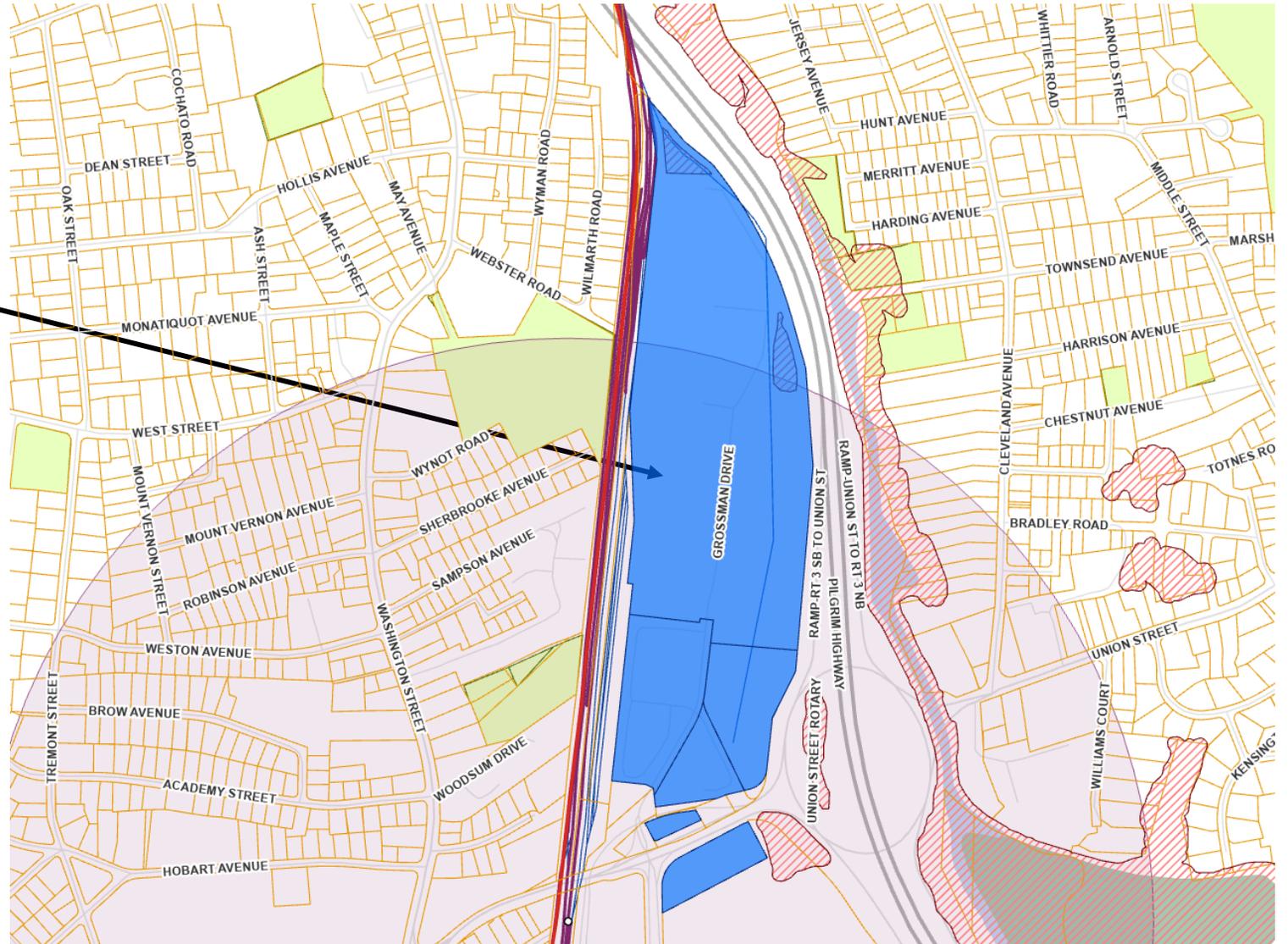
- 1. District 1 – MBTA 1 Red Line North**
- 2. District 2 – MBTA 2 Red Line South**
- 3. District 3 – MBTA 3 Red Line Village**
- 4. District 4 – MBTA 4 Greenbush BWLD**

Proposed MBTA Communities Multi-Family Overlay Districts (MCMOD)

Proposed MBTA District 1 – Red Line North

District 1
MBTA 1
Red Line North
48.94 Gross Acres

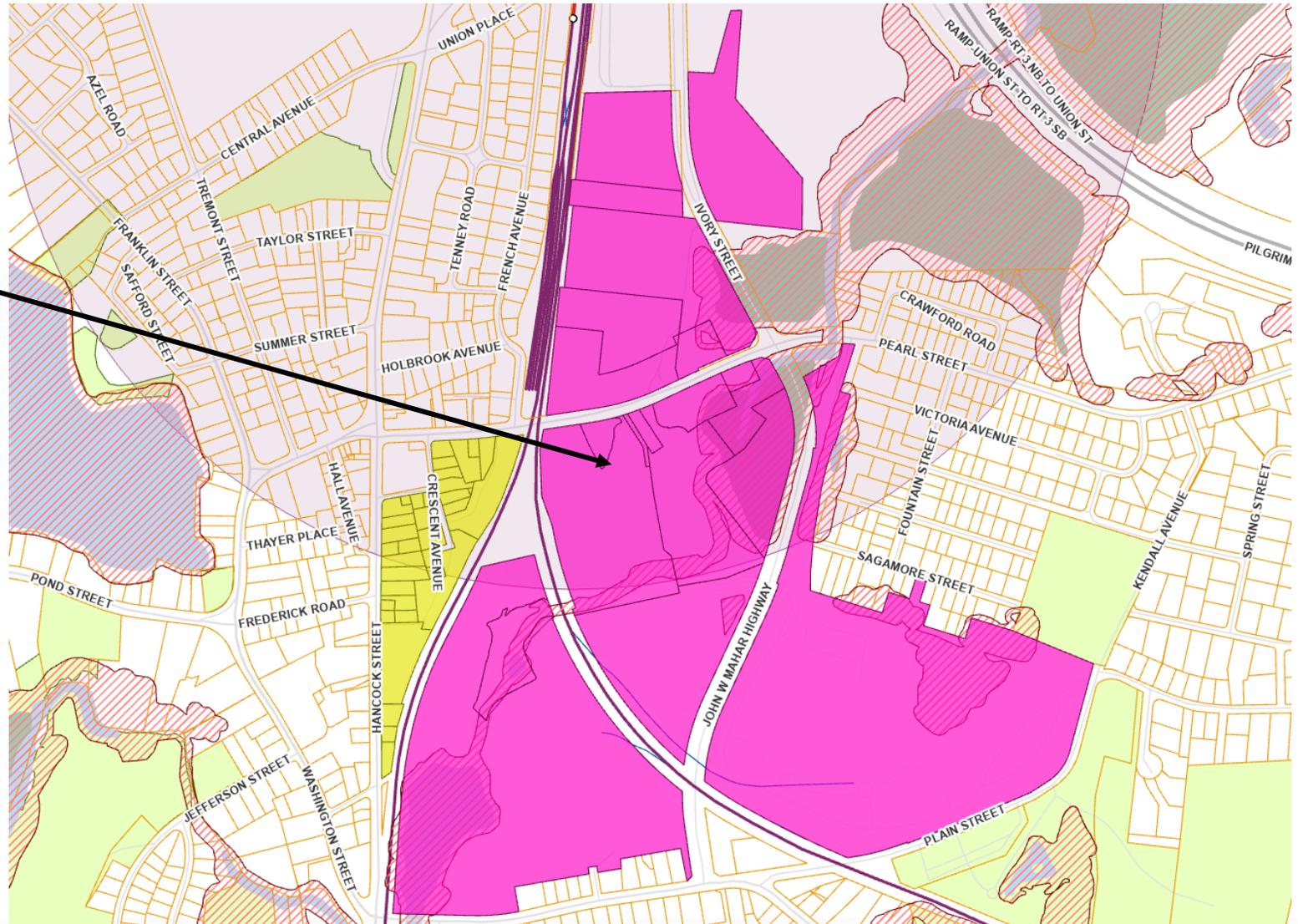
PARCEL ID	ADDRESS
2019 0 1D	120 UNION ST
1003 0 3	125 UNION ST
2019 4 (Condo's All Units)	200 -500 GROSSMAN DR
2019 0 1P	142 UNION ST
2019 0 1N	100-150 GROSSMAN DR
2019 0 1F	151 GROSSMAN DR



Proposed MBTA Communities Multi-Family Overlay Districts (MCMOD)

Proposed MBTA District 2 – Red Line South

District 2 MBTA 2 Red Line South 127.02 Gross Acres



PARCEL ID	ADDRESS
1029 0 15	257 IVORY ST,
1026 10A (Condo's All Units)	414 JOHN MAHAR HWY
1029 0 17	100 PEARL ST
1029 0 16	120 140 PEARL ST,
1029 0 19	170 PEARL ST
1030 0 1C	183 PEARL ST
1030 0 1	0 PEARL ST
1030 0 12	165 PEARL ST
1030 0 7	145 REAR PEARL ST
1030 0 9B	0 PEARL ST
1030 0 8	145 PEARL ST
1030 0 9A	0 PEARL ST
1030 0 9	121 PEARL ST
1030 0 1G	535 JOHN MAHAR HWY
1029 0 4E	280 IVORY ST
1031 0 1	0 OFF HANCOCK ST
1031 0 5	0 HANCOCK AV
1029 0 18	180 PEARL ST
1029 0 4D	240 IVORY ST

Proposed MBTA Communities Multi-Family Overlay Districts (MCMOD)

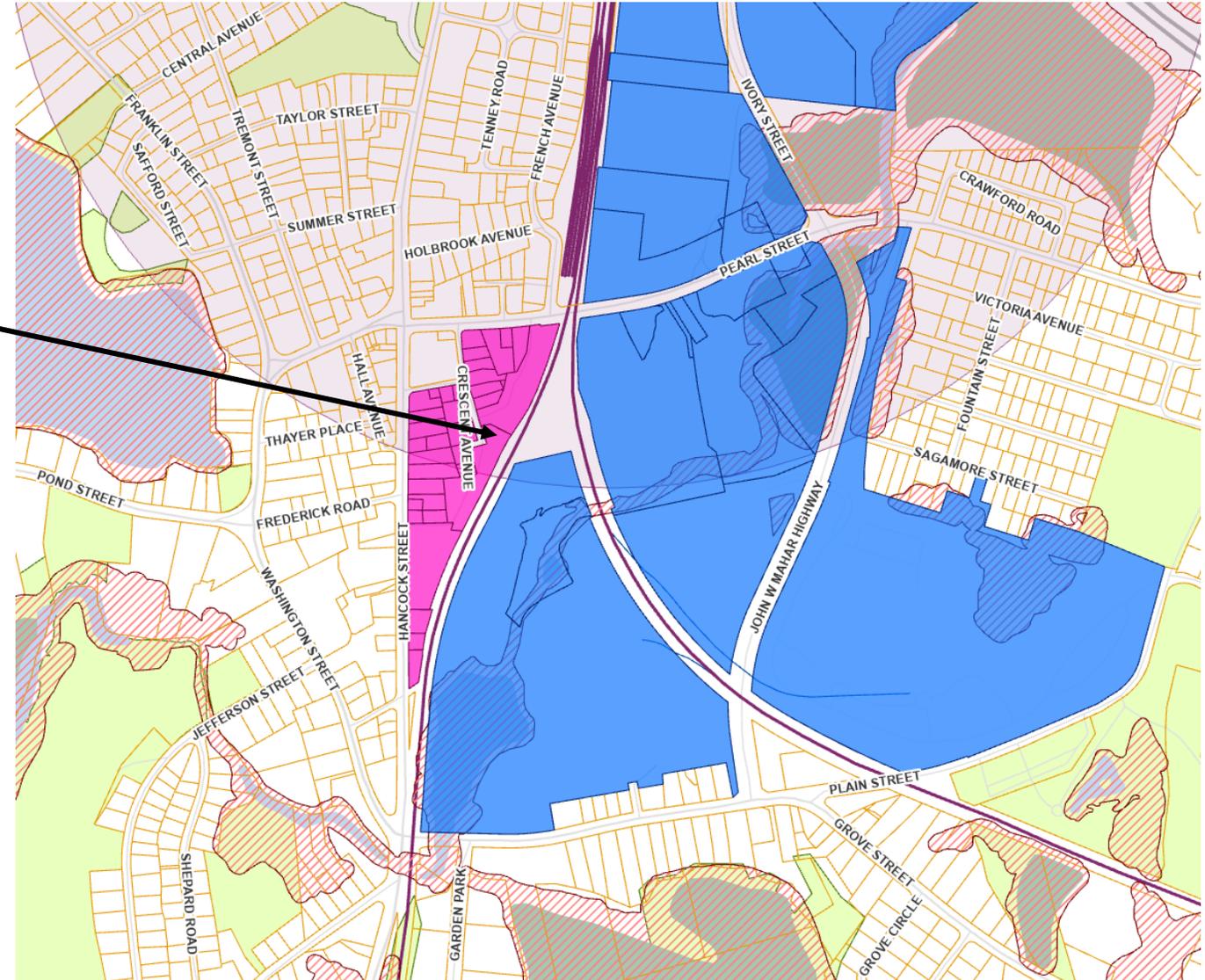
Proposed MBTA District 3 – Red Line Village

District 3

MBTA 3 Red Line Village

9.43 Gross Acres

PARCEL ID	ADDRESS
1006 0 66	89 PEARL ST
1006 0 47	37 PEARL ST
1006 0 44	61 PEARL ST
1006 0 45	55 PEARL ST
1006 0 49A	14 16 CRESCENT AV
1006 0 48	10 12 CRESCENT AV
1006 0 46	51 PEARL ST
1006 0 49E	0 CRESCENT AV
1006 0 49	20 CRESCENT AV
1006 0 49B	24 26 CRESCENT AV
1006 0 61	5 7 THAYER AV
1006 0 63	13 15 THAYER AV
1006 0 50	28 CRESCENT AV
1006 0 62	11 THAYER AV
1006 0 65	35 CRESCENT AV
1006 0 64	27 29 CRESCENT AV
1006 0 57	48 50 HANCOCK ST
1006 0 59	58 HANCOCK ST
1006 0 60	64 64R HANCOCK ST
1007 0 4A	38 CRESCENT AV
1007 0 3A	41 43 CRESCENT AV
1007 0 3	39 CRESCENT AV
1007 0 1A	70 HANCOCK ST
1007 0 1	68 HANCOCK ST
1007 0 2	72 HANCOCK ST
1007 0 2A	78 HANCOCK ST
1007 0 4	82 HANCOCK ST
1007 0 4C	8 MYRTLE AV
1007 0 4B	86 HANCOCK ST
1007 0 5	88 HANCOCK ST
1007 0 6	90 HANCOCK ST
1007 0 7	110 HANCOCK ST
1007 0 8	128 132 HANCOCK ST
1007 0 9	136 HANCOCK ST
1007 0 10	148 HANCOCK ST



Proposed MBTA Communities Multi-Family Overlay Districts (MCMOD)

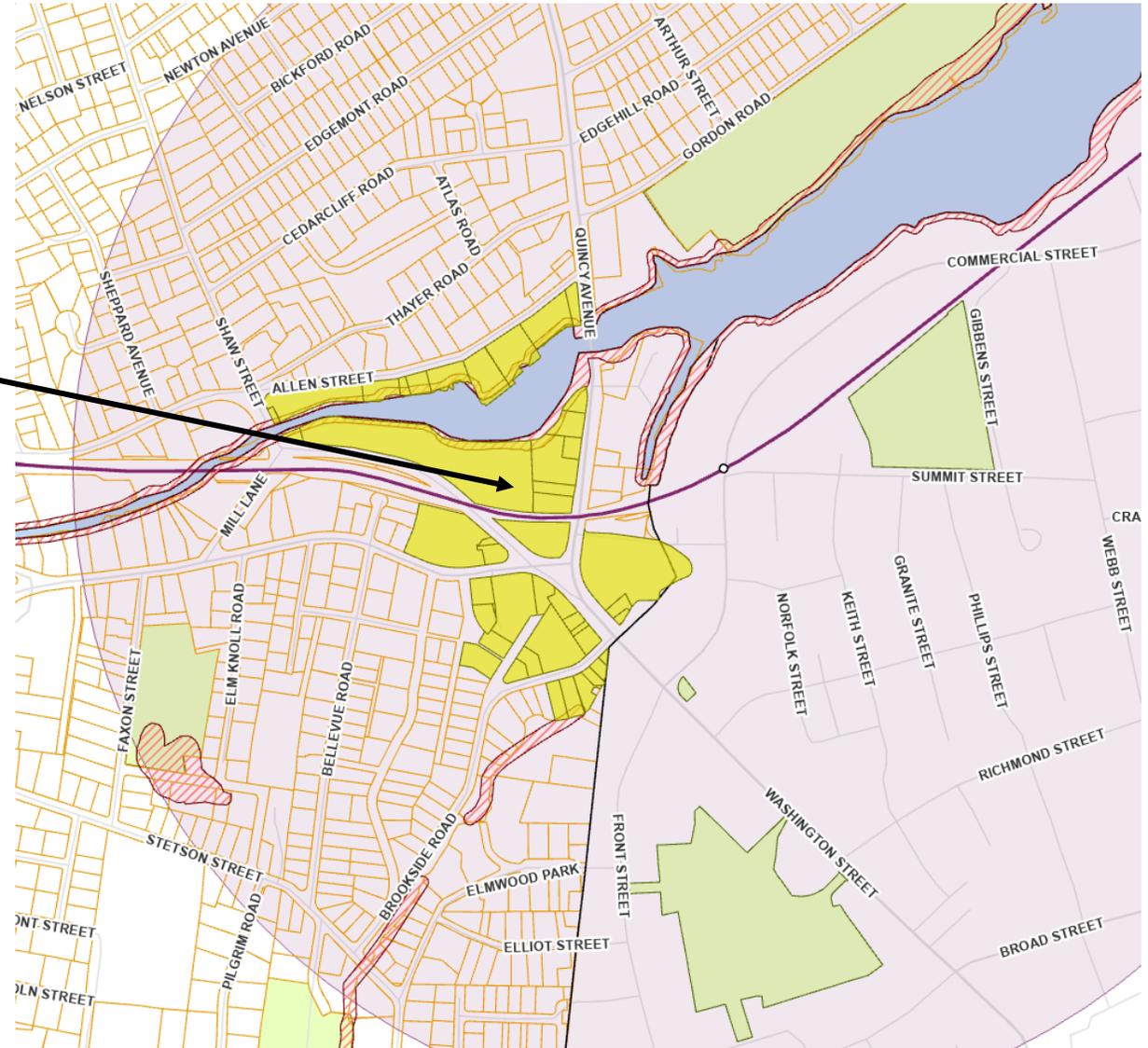
Proposed MBTA District 4 – MBTA Greenbush BWLD

District 4

MBTA 4 Greenbush BWLD

18.43 Gross Acres

PARCEL ID	ADDRESS
3005 0 34A	24-26 BROOKSIDE RD
3005 0 34B	20 BROOKSIDE RD
3005 0 34C	16 BROOKSIDE RD
3005 0 34D	10 BROOKSIDE RD
3005 0 35	8 BROOKSIDE RD
3005 0 24	31 BROOKSIDE RD
3005 0 23	25 BROOKSIDE RD
3005 22(Condo All Units)	11 BROOKSIDE RD
3005 0 10	BROOKSIDE RD
3005 0 12	BROOKSIDE RD
3005 0 16	COMMERCIAL ST
3005 0 15	74 COMMERCIAL ST
3005 0 14	3 PEREGRINE RD
3005 0 18	28-42 COMMERCIAL ST
3004 0 11	4 ALLEN ST
3004 0 9	ALLEN ST
3004 0 8	ALLEN ST
3004 0 7	44 ALLEN STREET
3004 0 6	50 ALLEN ST
3007 0 2	19-71 SHAW ST
3006 0 1	42-44 QUINCY AV
3006 0 2	34-36 QUINCY AV
3006 0 3A	28 QUINCY AV
3006 0 3	26 QUINCY AV
3006 0 4	22 QUINCY AV
3005 0 17	44 COMMERCIAL ST
3007 0 1	95 SHAW ST
3006 0 5	18 QUINCY AVE
3006 0 6	51 COMMERCIAL ST
3006 0 8	5 COMMERCIAL ST
3006 0 7	1-3 COMMERCIAL ST
3006 0 12	19-37 COMMERCIAL STREET
3007 0 16A	SHAW ST
3007 0 15	COMMERCIAL ST
3005 0 14A	3 PEREGRINE RD
3005 0 19	20-24 COMMERCIAL ST
3005 0 20	16-18 COMMERCIAL ST
3005 0 21	6 COMMERCIAL ST
3005 0 36	6 BROOKSIDE RD
3004 0 5	54-56 ALLEN ST
3004 0 4	60 ALLEN ST
3004 0 3	ALLEN ST
3004 0 2B	94 ALLEN ST
3004 0 1	99 SHAW ST
3007 0 13	95 COMMERCIAL ST



Proposed MBTA Communities Multi-Family Overlay Districts (MCMOD) Compliance Analysis and Model

The four (4) districts analyzed provide Braintree with several options for mixing and matching districts to meet the minimum land area requirement of 50 acres.

All four proposed districts meet the required 5 acre minimum for non-contiguous districts and one of the four exceeds the 50-acre minimum on its own.

The next step was testing the zoning for each district to derive the unit capacity, which is a critical test for MBTA Communities compliance.

District Name	Gross Acres	Meets 5 Acre Area Req't?	Meets 50 Acre Area Req't?
MBTA 1 Red Line North	48.94	Yes	No
MBTA 2 Red Line South	127.02	Yes	Yes
MBTA 3 Red Line Village	9.43	Yes	No
MBTA 4 Greenbush BWLD	18.43	Yes	No

Compliance Model

Once the districts are defined, the MBTA Compliance Model required specific zoning inputs to calculate the unit capacity of each individual district.

As inputs in the model, the consultant team worked with Braintree town staff to define the zoning parameters applied to the four (4) districts. For this model run, the same zoning parameters are applied to MBTA 1 North and South as the districts are next to each other but are not contiguous.

The metrics used in the model are shown in the table to the right. The zoning parameters represent the primary drivers of unit capacity in the model and are not meant to represent all aspects of the zoning for these districts.

Zoning Parameters	MBTA 1 North	MBTA 2 South	MBTA 3 Village	MBTA 4 Greenbush BLWD
Minimum Lot Size	25,000 SF	25,000 SF	5,000 SF	5,000 SF
Building Height	4 stories	4 stories	4 stories	5 stories
Lot Coverage	70%	70%	80%	80%
Open Space Requirement	500 SF/Unit	500 SF/Unit	150 SF/Unit	150 SF/Unit
Setbacks	30F, 20S, 20R	30F, 20S, 20R	5F, 5S, 5R	5F, 5S, 5R
Parking Spaces per Unit	1.5 Spaces per Unit	1.5 Spaces per Unit	1.5 Spaces per Unit	1.25 Spaces per Unit
DU/AC Maximum	30 DU/AC	30 DU/AC	35 DU/AC	40 DU/AC
Lot Area per DU	1,452 SF/DU	1,452 SF/DU	1,244 SF/DU	1,244 SF/DU

MBTA Compliance Model Results

Using the MBTA Communities Compliance Model to test each districts' location, size, and zoning parameters we found that the current configuration of these four (4) districts and the associated zoning parameters will provide Braintree with enough land area, units, and density to exceed the requirements of Section 3A.

Braintree District Model Results

Compliance Metrics	Requirements	MBTA 1 North	MBTA 2 South	MBTA 3 Village	MBTA 4 BWLD	TOTALS
District Acreage	50 Acres	48.94	127.02	9.43	18.43	203.8
Density Denominator Acreage	-	47.90	104.06	9.43	16.82	178.2
Acreage within Transit Area	25 Acres	36.95	50.82	5.65	18.43	111.85
Unit Capacity	3,769 Units	750	2,248	302	622	3,922
Units within Transit Area	1,885 Units	750	1,934	219	622	3,525
DU/AC	15 DU/AC	15.7	21.6	32.0	37.0	22.0

What is allowed in the Proposed MBTA Communities Multi-Family Overlay Districts (MCMOD)?



4 & 44 Allen Street
 Developer: Winn and Arch
 56 units mixed income (38 units per acre)
 Multi-Family

PRINCIPAL USES	MBTA 1 Red Line North	MBTA 2 Red Line South	MBTA 3 Red Line Village	MBTA 4 Greenbush BWLD
Residential Uses				
Dwelling Two-Family	N	N	Y	N
Multi-Family Dwelling/Housing	Y	Y	Y	Y
Mixed-Use Development (Note 1)	Y	Y	SP	Y
Institutional Uses				
Community Center	Y	Y	Y	Y
Congregate Living Facility	Y	Y	N	N
Municipal Public Park	Y	Y	Y	Y
School	Y	Y	Y	Y
Museum	Y	Y	N	Y
Recreational Uses				
Boathouse Marina	N	N	N	Y
Club of Lodge	Y	Y	N	Y
Business Uses				
Amusement or Assembly, Place of	SP	SP	N	SP
Animal Clinic or Hospital	Y	Y	N	SP
Animal Retail and Animal Grooming Service <15,000 Sq. Ft.	Y	Y	N	Y
Animal Retail and Animal Grooming Service >15,000 Sq. Ft.	Y	Y	N	N
Full-Service Animal Establishment	SP	SP	N	N
Bank	Y	Y	N	Y
Body Art Establishment	N	N	N	SP
Business/Professional Offices	Y	Y	Y	Y
Catering Service	Y	Y	N	Y
Commercial Recreation	SP	SP	N	SP
Day Care, Commercial	Y	Y	Y	Y
Fast-Food Establishments w Drive Thru	Y	Y	N	N
Fast-Food Establishments w/o Drive Thru	Y	Y	Y	Y
Hotel or Motel	Y	Y	N	SP
Drive Thru for Any other Non Food Use	SP	SP	N	N
Freestanding, Exterior Kiosks	Y	Y	N	N
Medical Center/Clinic	Y	Y	N	SP
Office Park	SP	SP	N	N
Restaurant	Y	Y	Y	Y
Retail Store(s)/Service(s) (< 15,000 Sq. Ft.)	Y	Y	Y	Y
Retail Store(s)/Service(s) (>15,000 Sq. Ft.)	Y	Y	N	SP
Shopping Center	Y	Y	N	N
Function/Conference Facility	SP	SP	N	SP
Brewery with Tap Room	Y	Y	SP	SP
Commercial				
Research Facility	Y	Y	N	SP
Light Manufacturing	SP	SP	N	N

What is allowed in the Proposed MBTA Communities Multi-Family Overlay Districts (MCMOD)?



2 French Avenue and 84 Pearl Street
Multi-Family and Two-Family
Developer: William Frazier of Frazier Pearl Street Realty Trust
15 Units (2) Affordable Units (35 units per acre)



The Town already has a lot of Multi-Family Residential development at the densities proposed in the MCMOD.

Mixed-Use is encouraged in the Proposed MBTA Communities Multi-Family Overlay Districts (MCMOD).



The Ella – Melrose, MA
Mixed-Use
1 Level Retail with 3 Stories Residential Above
21 Units - Higher Density than MCMOD

Cranston, RI
Mixed-Use
74 Units (39 units per acre)



Mixed-Use is allowed in the Proposed MBTA Communities Multi-Family Overlay Districts (MCMOD).



431 River Street Waltham MA
Mixed-Use
1 Level Retail with 3 Stories Residential Above
55 Units - Higher Density than MCMOD

279 Boston Road Billerica
Mixed-Use
1 Level Retail 6,000 Sq. Ft. and 2 Stories Residential Above
10 Condominium Units



Next for Tonight

Public Questions and Comments

Board Member Questions and Comments

Planning Board makes a favorable recommendation to move the matter to the Town Council

Next Steps in the Zoning Process.....

- 1. Incorporate comments from Technical Assistance**
- 2. Clarify Affordability language (10% maximum)**
- 3. Incorporate any agreed upon changes from the Public Hearing**
- 4. Double Check Compliance Model**
- 5. Send Final Language to Town Council**
- 6. Town Council Vote and Submit to EOHLC by 12/31**