

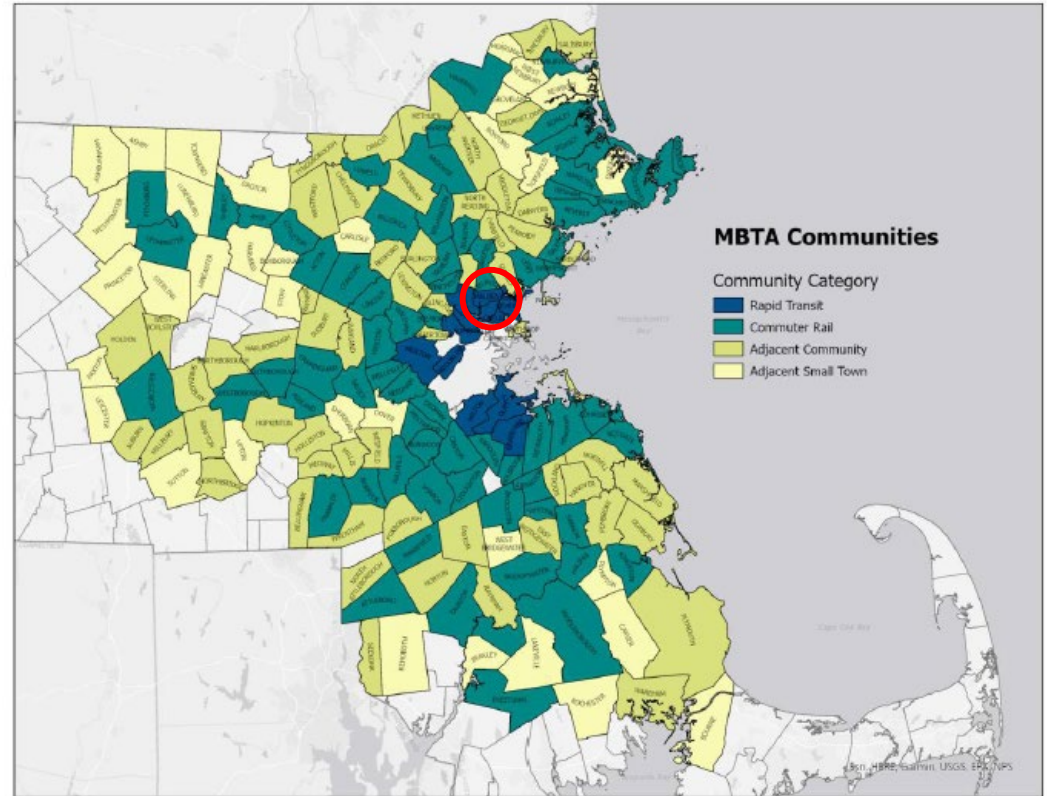
# Malden MBTA Communities Zoning Public Hearing June 7, 2023



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

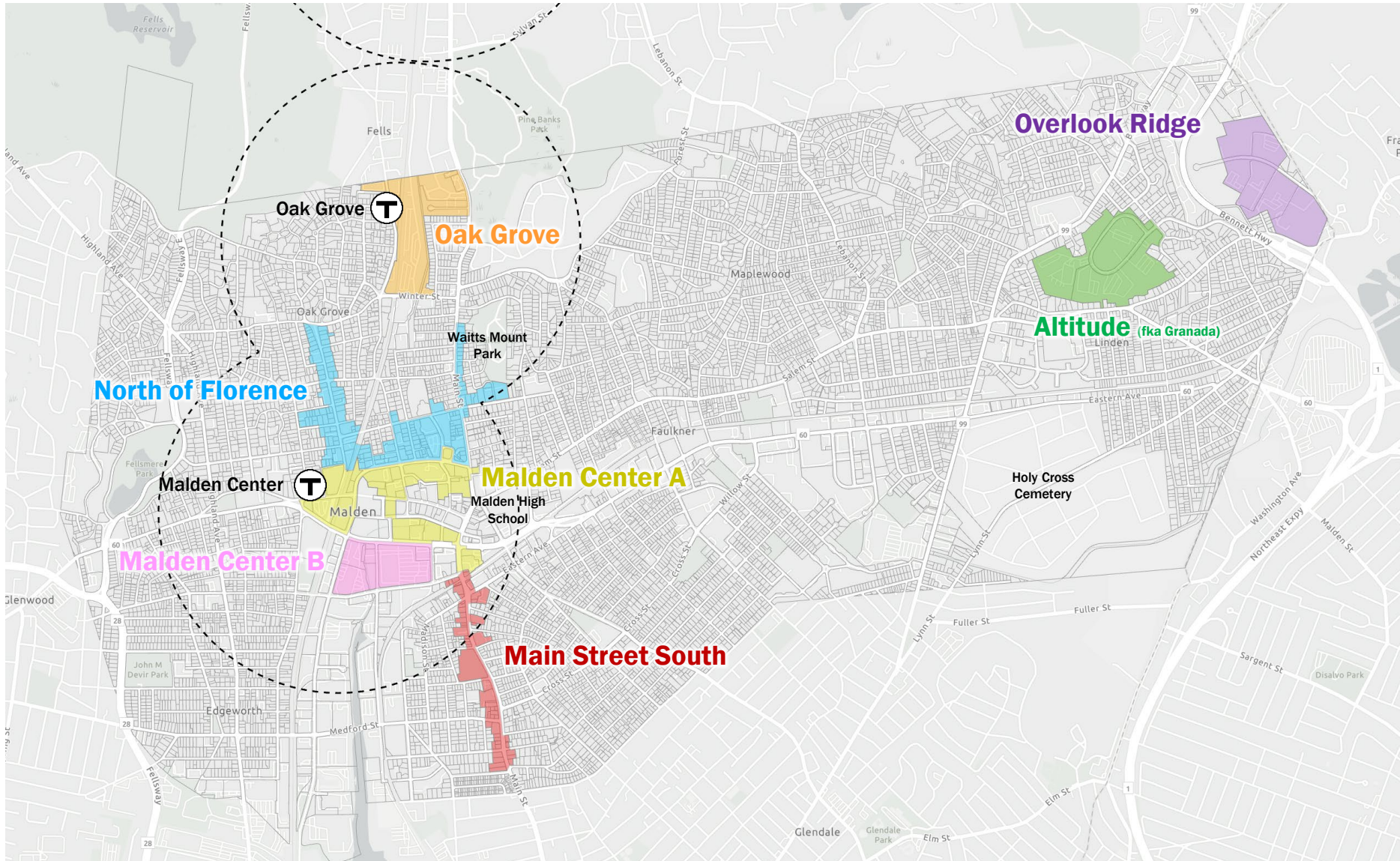
## Context

- 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.

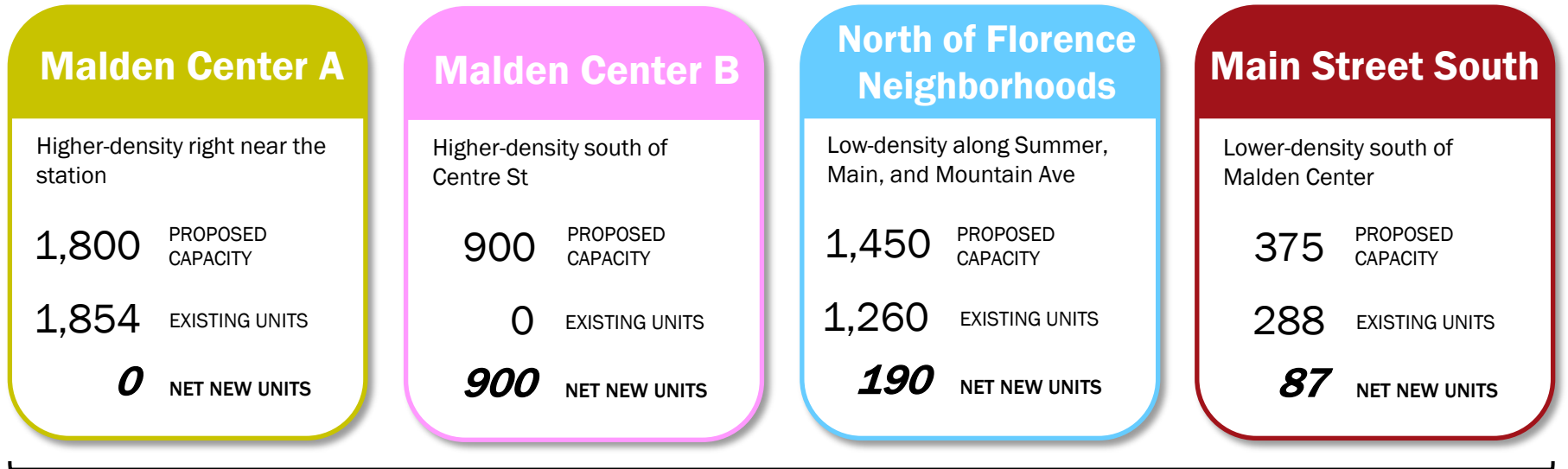
# A Working Draft - Revised Scenario 1 (6/7/23): 7 subdistricts



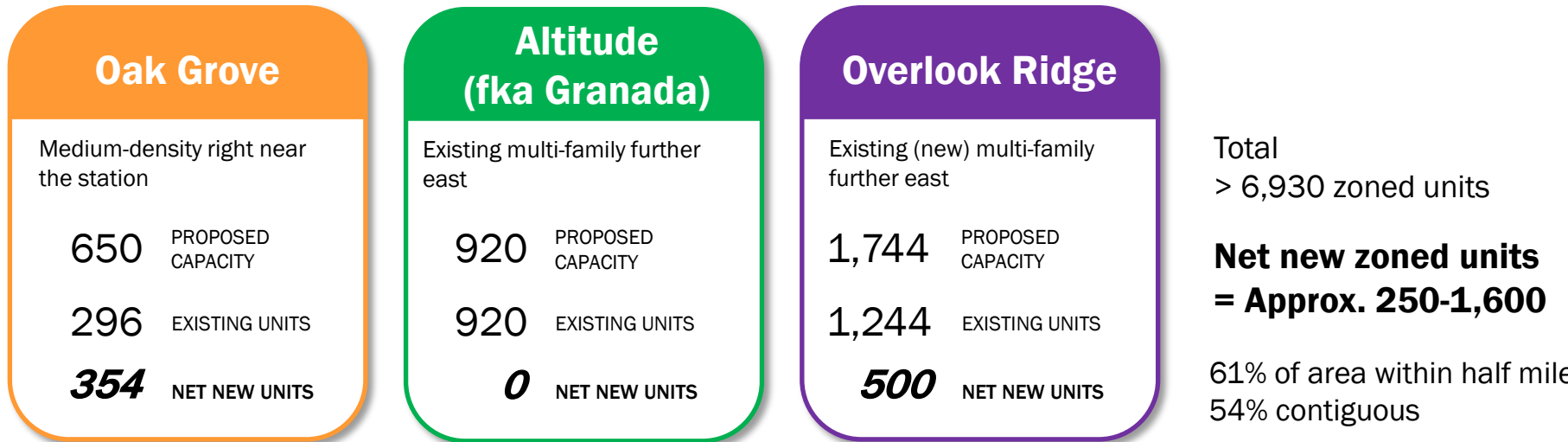


# A Working Draft - Revised Scenario 1 (6/7/23): 7 subdistricts

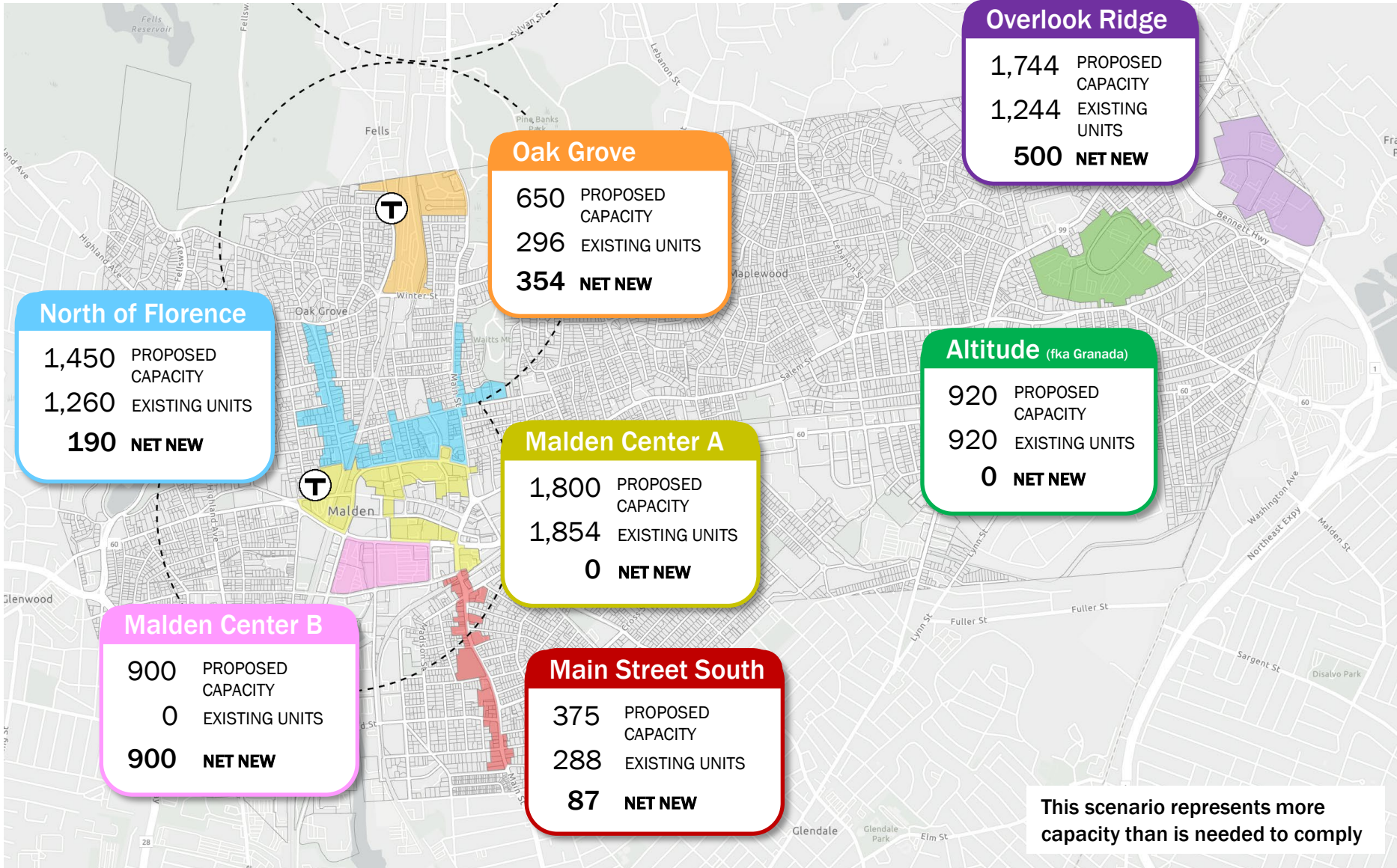
All capacity numbers represented in this document are draft estimates.



CONTIGUOUS



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



This scenario represents more capacity than is needed to comply