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MBTA COMMUNITIES & READING

CPDC - August 14, 2023

WHAT IS THE MBTA COMMUNITIES LAW?



By December 2024, Reading must confirm to the State that we have a district with **by-right zoned capacity** for 1,493 units of **multi-family housing** at a density of 15 units per acre across a total district of at least 43 total acres.*

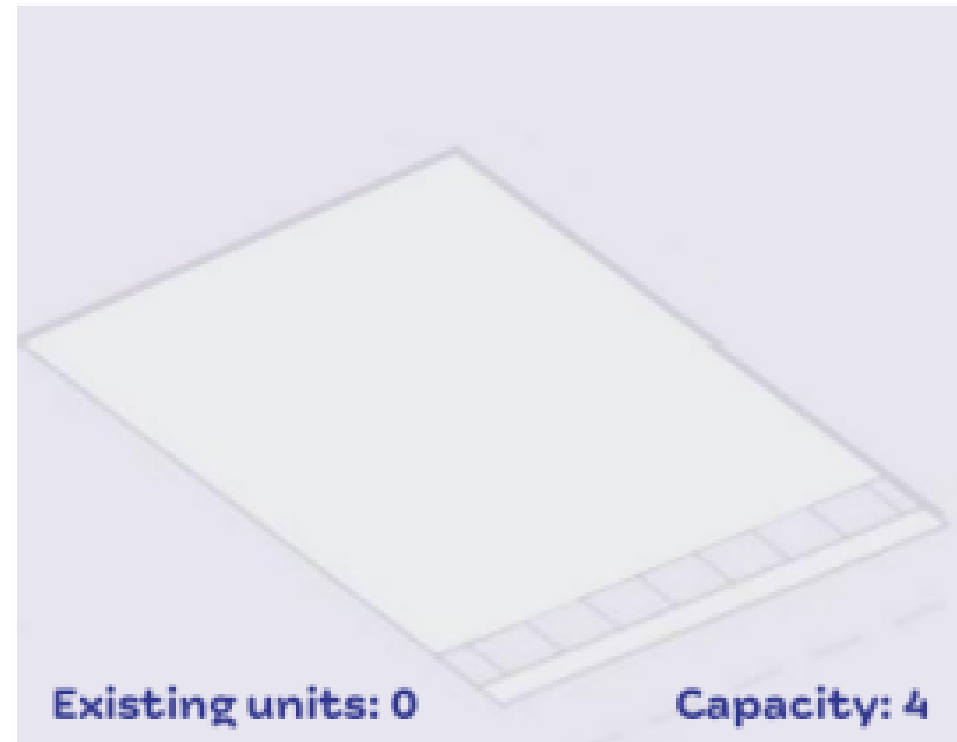
Because we are classified as a **commuter rail community** at least half of our zoning district must be within a 1/2-mile of the Reading train depot downtown.

We do not currently have a zoning district that meets the requirements.

*For the specific details on how these numbers were calculated by the State please see our project webpage.

CORE CONCEPT: “CAPACITY”

Existing use: duplex → Treat or count as an undeveloped parcel → Evaluate for what could be built by right under zoning: fourplex



IMPORTANT! To determine the unit capacity of a new or existing multi-family zoning district, you do not “count” existing units—you instead determine how many multi-family units the zoning district would allow by right on that parcel if it were undeveloped.



Current Conditions by Zoning District - Reading, MA

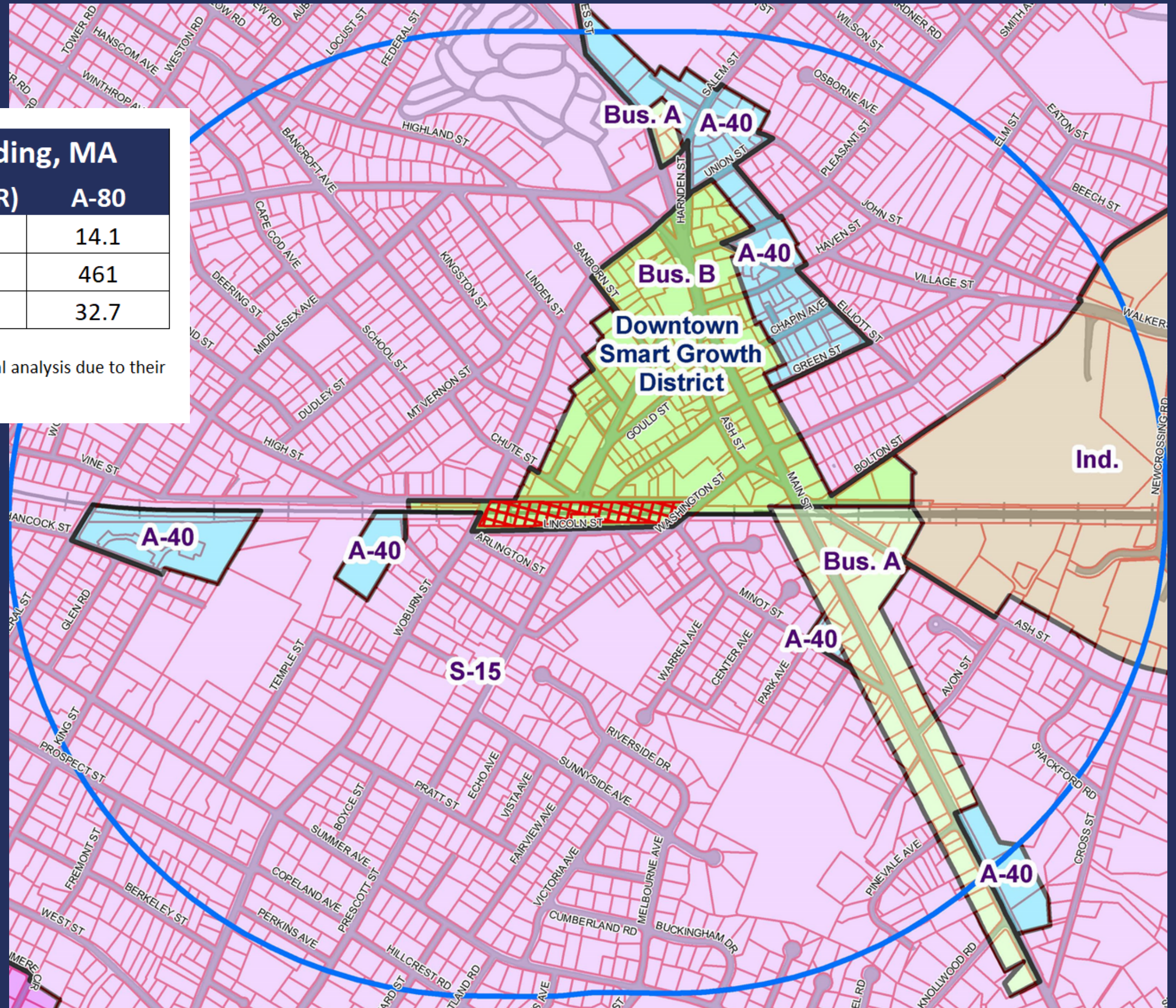
	A-40**	Bus A	Bus B(40R)	A-80
Total Acreage	17.2	42.4	47.1	14.1
Unit Capacity	21	301	464	461
Unit Density/Acre*	1.2	7.1	9.8	32.7

*calculation removes excluded land

**only the A-40 district north of downtown; others were not included in this initial analysis due to their limited acreage



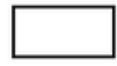



Reasons why existing zones don't comply:

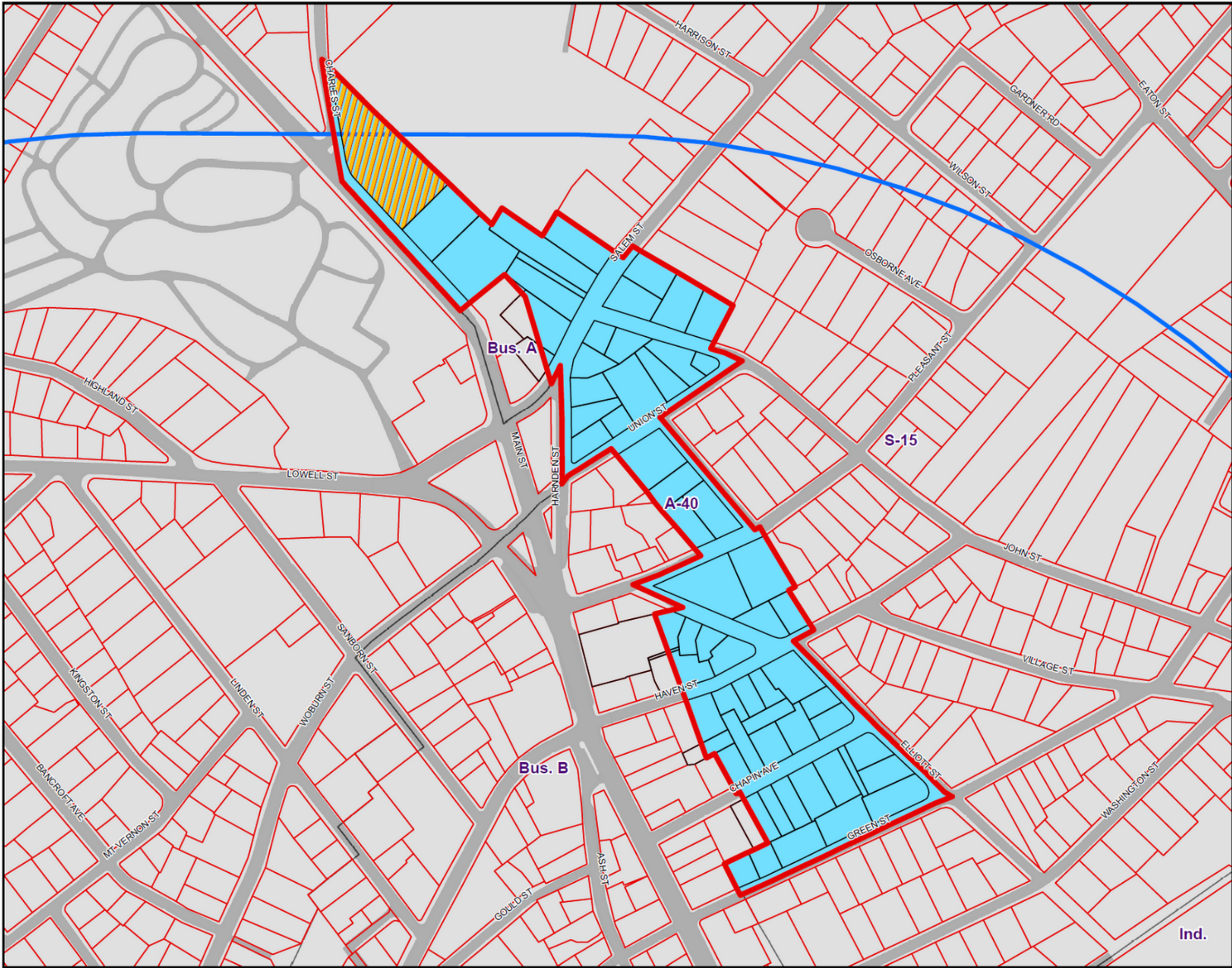
- Acreage
- Unit density is too low
 - Large number of non-conforming parcels due to smaller lot sizes than the required
 - Maximum lot coverage restrictions
 - Parking ratios require lots of space
 - Waivers required



A40 Parcel Size Map

Legend

-  A40 Zoning District
-  Other Zoning District
- A40 Parcel Size**
 -  Less Than 40,000 SF
 -  Greater Than 40,000 SF
-  Other Tax Parcel
-  Reading MBTA Station 0.5 Mile Buffer

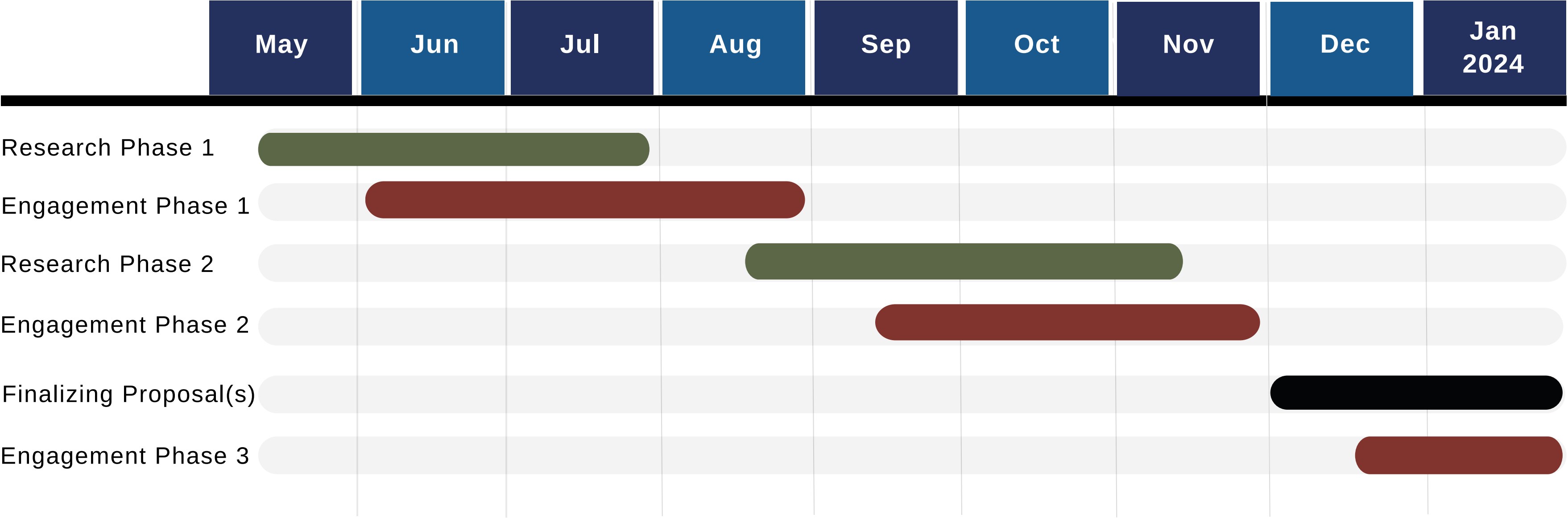


0 150 300 600 Feet

1 inch = 250 feet

Reading's MBTA Communities

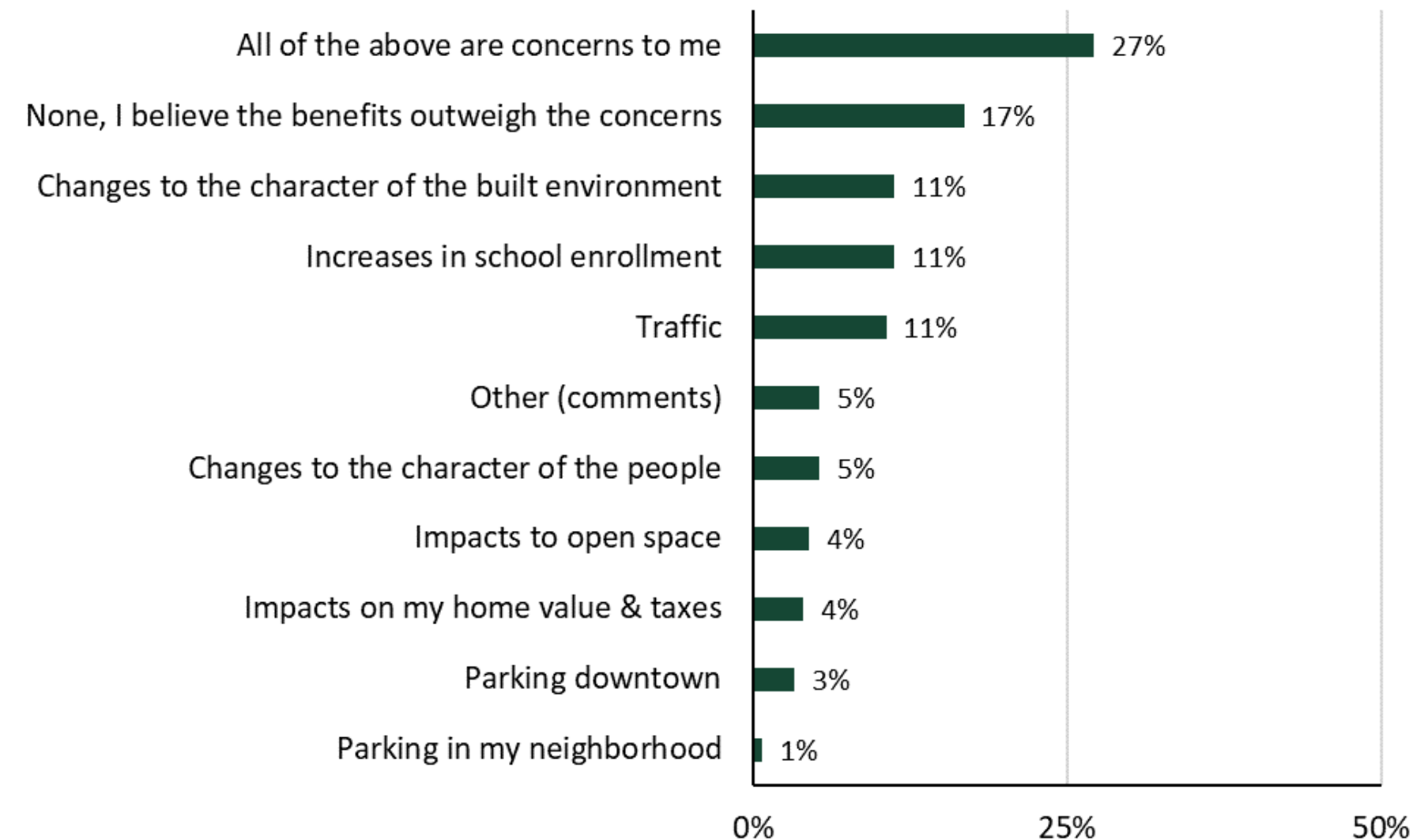
2023 Engagement & Research Timeline



PHASE 1

- Survey is open until 8/31
 - Goal of 750+ responses
- Public events
- Board & community presentations
 - Finance, Conservation, Historical, School, Zoning
- Email blasts, Town website, etc.

What one item would you be most concerned about if there were many new multi-family buildings constructed in Reading?



PHASE 2 - SEPTEMBER FORUM

- Monday September 18 - in person only, but recorded/broadcast
- We will need CPDC representation
- Topics covered:
 - History of zoning in Reading
 - How we got here
 - Housing data that underpins why this discussion is happening now
 - What is the law
 - Survey results
 - Conceptual Proposals
 - With in meeting feedback via a voting program
- Hand-outs?



