As part of the Massachusetts Housing Partnership (MHP) MBTA Zoning Compliance Technical Assistance program, the Metropolitan Area Planning Council (MAPC) conducted compliance testing for the communities of Everett, Revere, and Somerville. These communities gained insights into the alignment of their existing zoning with Section 3A requirements, and the ways various zoning components impact compliance. MAPC identified potential paths to compliance, equipping the communities for informed public engagement on compliance options.

The deadline for rapid transit communities (RTC) to adopt Section 3A-compliant zoning was December 31, 2023, marking the earliest deadline among the four community types. Additionally, MAPC employed a cohort model to establish a forum for shared learning and support among the 12 RTCs. With support from MHP and EOHLC, MAPC hosted three cohort meetings for all RTCs. These sessions addressed technical questions, helped in troubleshooting common issues, and facilitated the sharing of successes and challenges among peers.

**RTC 3A Cohort Goals**

- Technical Assistance
  - Compliance testing
  - Zoning amendments
  - EFAs
  - Other need-based TA
- Collective Space to Support and Learn Together
- Explore Paths to Section 3A Compliance

### Highlights: City of Everett

MAPC conducted three iterations of compliance testing using various combinations of zoning districts and proposed zoning changes. Ultimately, after adopting the recommended zoning changes, the Commercial Triangle Economic Development District within Everett met the requirements for Section 3A compliance. The zoning changes included:

- Changes to the approval process pertaining to multifamily housing within the district. **The adopted zoning allows multifamily by-right up to three floors.**
- Changes to the mixed-use requirements from mandatory to allowable. However, the City envisioned this area to be a mixed-use district. **To incentivize mixed-use developments, the zoning allows multifamily by-right up to three floors and incentivizes mixed-use by allowing building heights up to seven floors.**

<table>
<thead>
<tr>
<th>Compliance Model Results</th>
<th>94.1 acres</th>
<th>5,829 units</th>
<th>61.9 units/acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acreage</td>
<td>Unit Capacity</td>
<td>Gross Density</td>
<td></td>
</tr>
<tr>
<td>Guidelines Requirement</td>
<td>22 acres</td>
<td>4,552 units</td>
<td>15 units/acre</td>
</tr>
</tbody>
</table>

The City of Everett adopted these zoning changes by December 2023.

**To learn more about MAPC’s Section 3A work, visit:**

[www.mapc.org/mbta-multifamily-zoning](http://www.mapc.org/mbta-multifamily-zoning)
Highlights: City of Revere

After a few iterations of testing using various combinations of zoning districts and proposed zoning changes, the City with support from EOHLC, decided to pursue creation of two smart growth overlay districts (40Rs) to boost their unit capacity. MAPC assisted the city in undertaking various tweaks to identify units lost/gained as per assumed zoning changes. **The city adopted two new 40R Smart Growth Overlay districts in December 2023.**

The City met the required unit capacity and density requirements by including the following zoning districts that constitute the test district:

- Residence C2 District (RC2)
- Wonderland Transit Oriented Development Overlay District (WOTD)
- General Business District (GB)
- Residence C District (RC)
- Shirley Ave Smart Growth Overlay District (NEW)
- Green Street Smart Growth Overlay District (NEW)

<table>
<thead>
<tr>
<th>Compliance Model Results</th>
<th>Acreage</th>
<th>Unit Capacity</th>
<th>Gross Density</th>
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</thead>
<tbody>
<tr>
<td>153.7 acres</td>
<td>6,677 units</td>
<td>43.4 units/acre</td>
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</table>

<table>
<thead>
<tr>
<th>Guidelines Requirement</th>
<th>Acreage</th>
<th>Unit Capacity</th>
<th>Gross Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 acres</td>
<td>6,135 units</td>
<td>15 units/acre</td>
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</table>

**Project Status:** Compliance applications submitted

**MAPC Project Manager:** Sukanya Sharma, Regional Planner II

**City of Everett Contact:** Matt Lattanzi, Director Planning and Development/Assistant City Solicitor

**City of Revere Contact:** Tom Skwierawski, Chief of Planning and Community Development

**City of Somerville Contact:** Dan Bartman, Deputy Director Planning, Preservation, & Zoning Division

To learn more about MAPC’s Section 3A work, visit: [www.mapc.org/mbta-multifamily-zoning](http://www.mapc.org/mbta-multifamily-zoning)