

Cabot, Cabot & Forbes

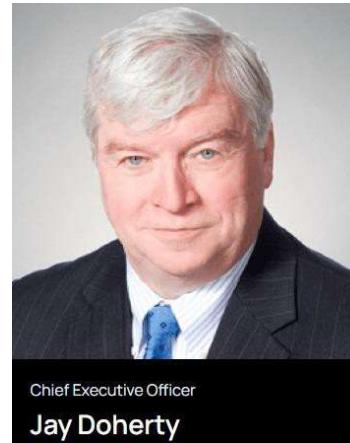
Littleton/Route 495



January 24, 2024

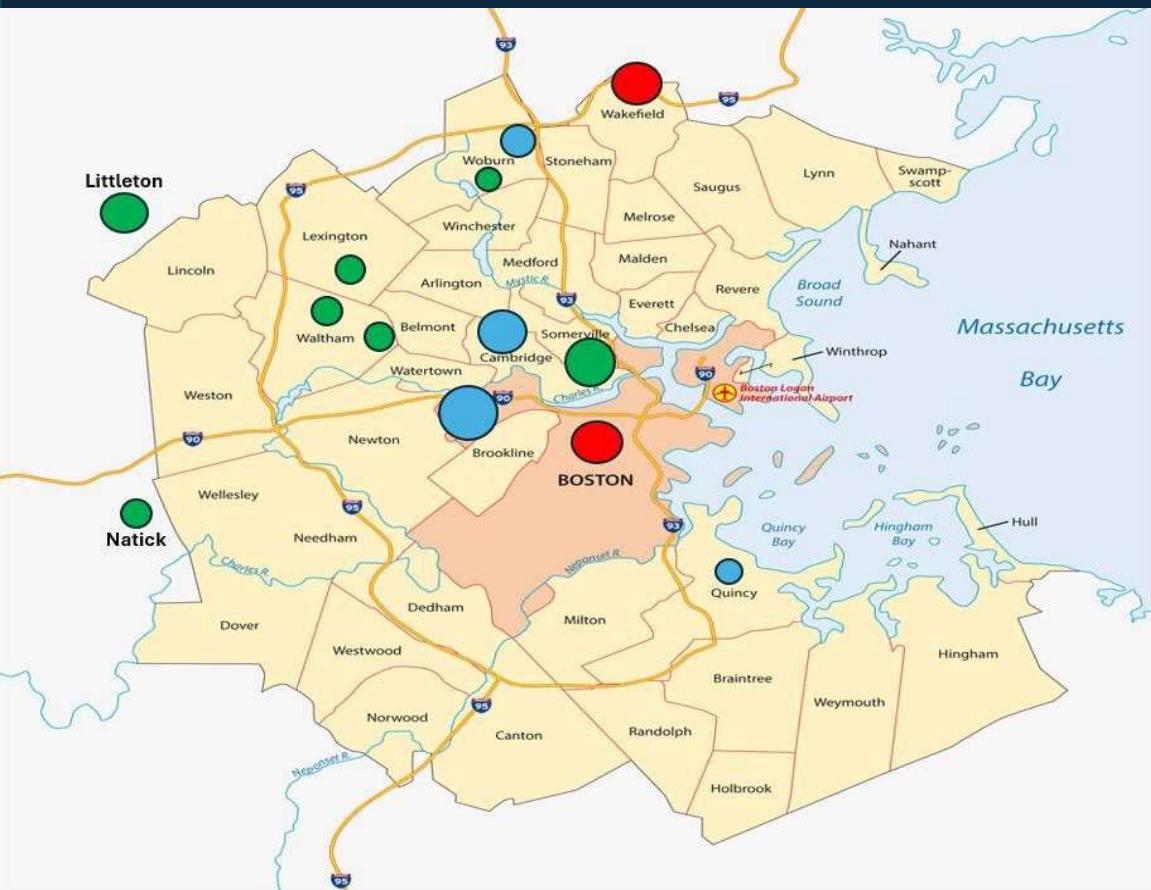
Cabot, Cabot & Forbes

MBTA Communities Team



Cabot, Cabot & Forbes

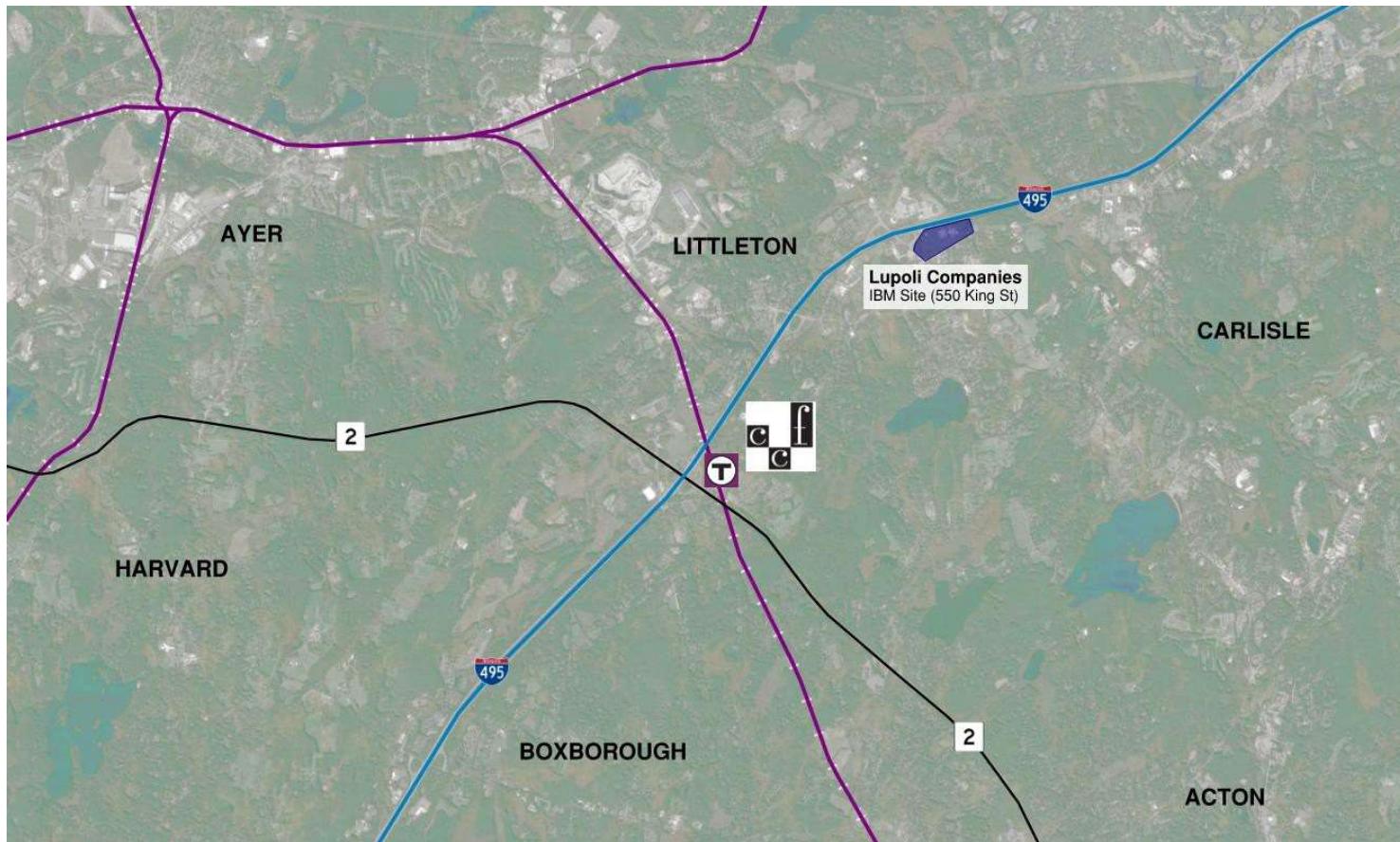
Greater Boston Multifamily TOD Map



Blue : Completed Projects		Red: Under Construction	
Municipality Completed 2015- 2022	Unit Count	Municipality	Unit Count
Brighton	683	Fenway	365
Cambridge	428	Wakefield	440
Woburn 120	289		
Quincy	180		Total: 805
	Total: 1,580		

Green: New Projects

Map Aerial



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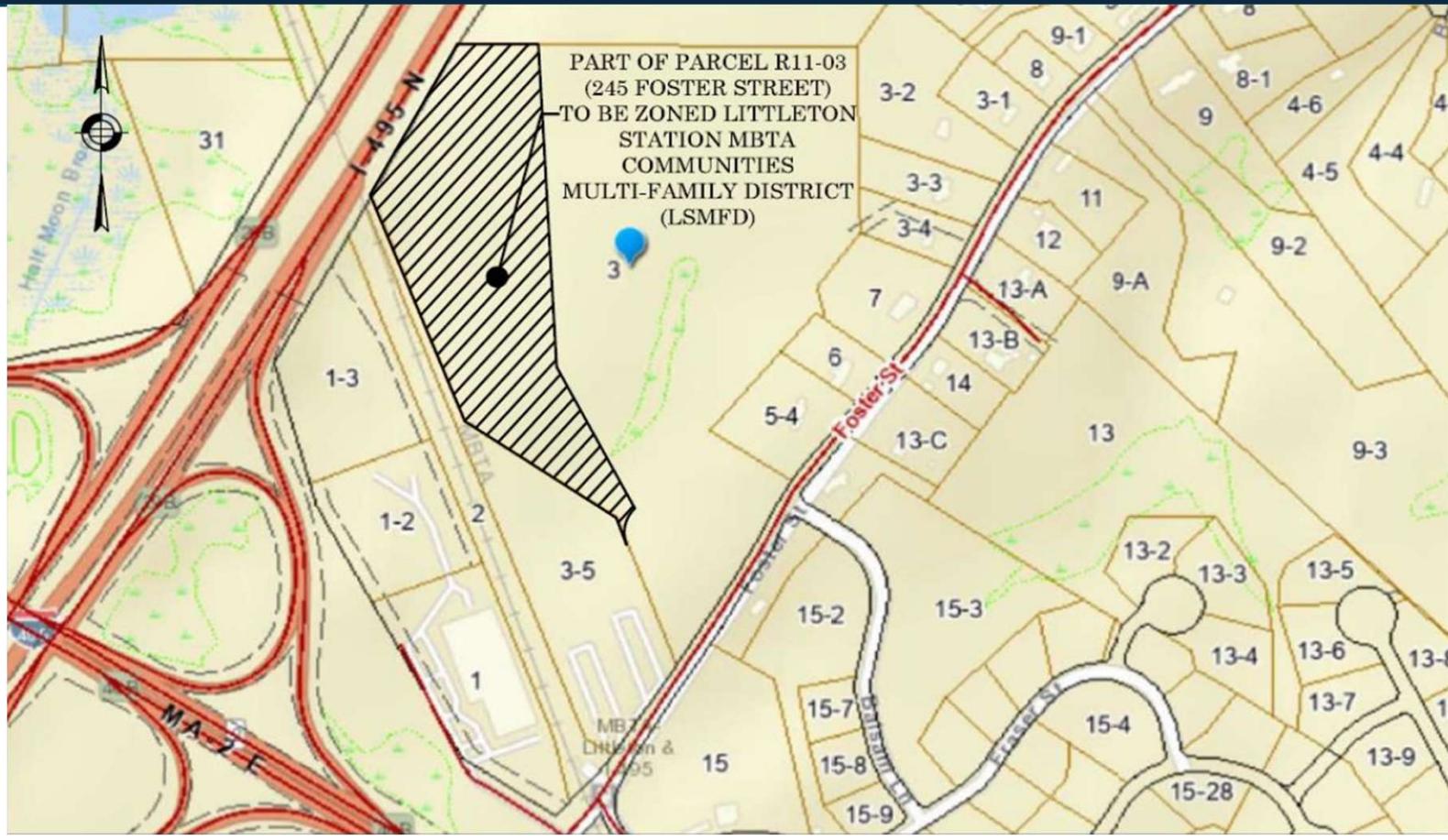
Commuter Rail Aerial



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Proposed Zoning + MBTA Communities

Town Meeting 11/01/23



Wetlands and Aquifer District

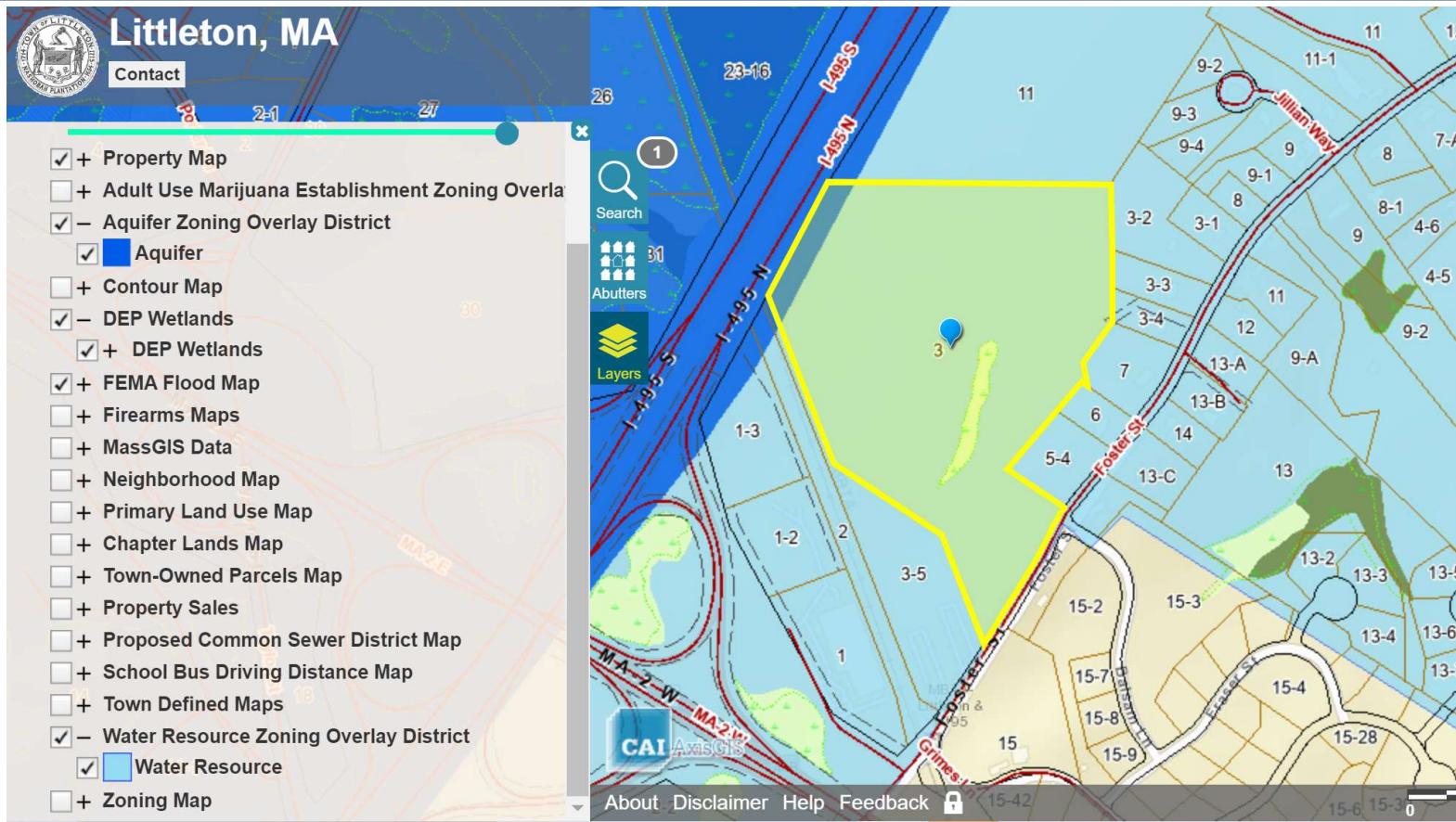
DEP Wetlands



Aquifer Zoning Overlay District



Water Resource Overlay District



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Precedent Studies

Solar & Car Ports



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Senior Housing

Fox Hill Village, Westwood



Amenities & Commercial/Retail



Recreation & Nature Trails



Infrastructure

Sewer & Wastewater

Municipal Electric & Water

Traffic & Roadways

National Grid Issues

Public Safety Issues

Appendix

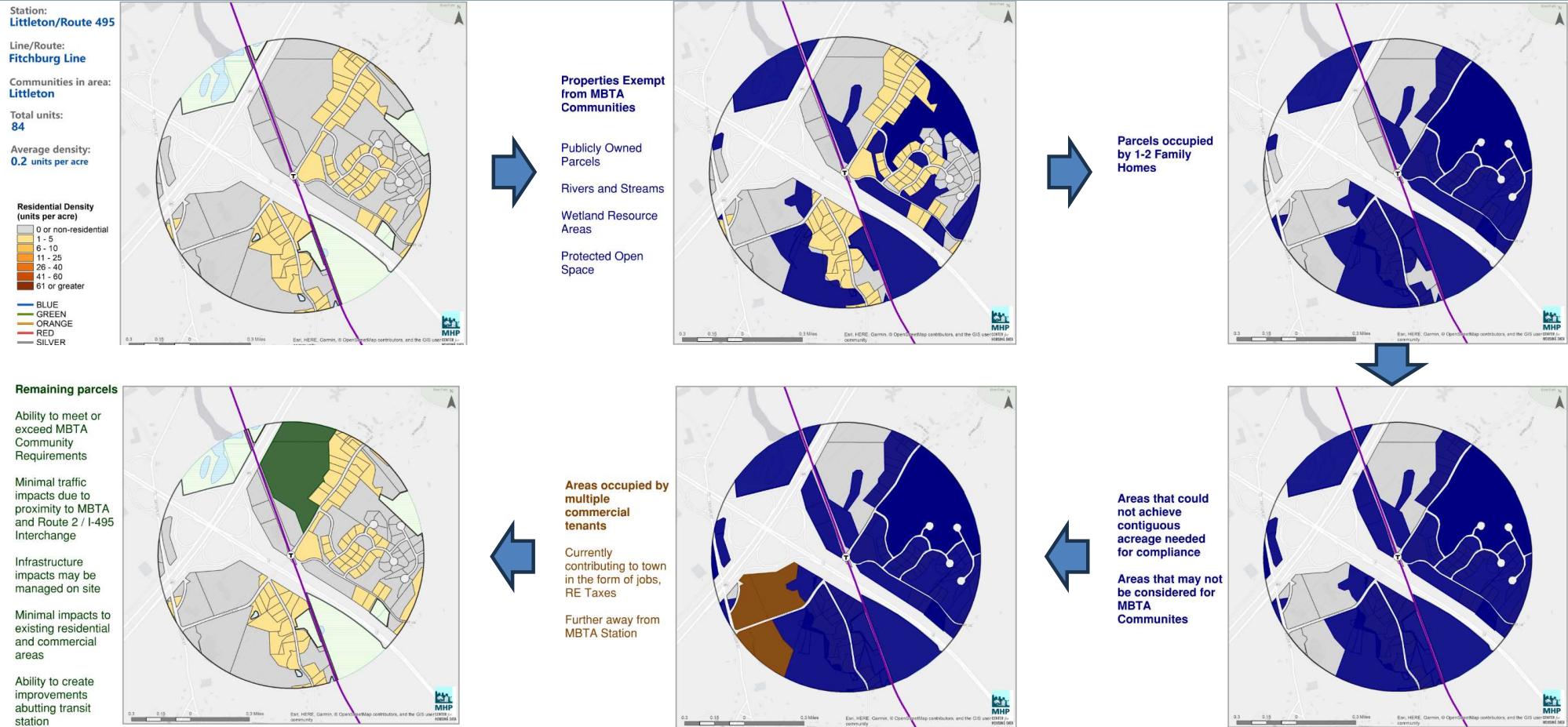
MBTA Communities

Littleton Requirements

Community	Community category	2020 Housing Units	Minimum multi-family unit capacity*	Minimum land area**	Developable station area***	% of district to be located in station area
Littleton	Commuter Rail	3,889	750	50	244	20%

MBTA Communities

Why This Site



CC&F Regional TOD Housing

Wakefield (200 Quannapowitt)



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CC&F Regional TOD Housing

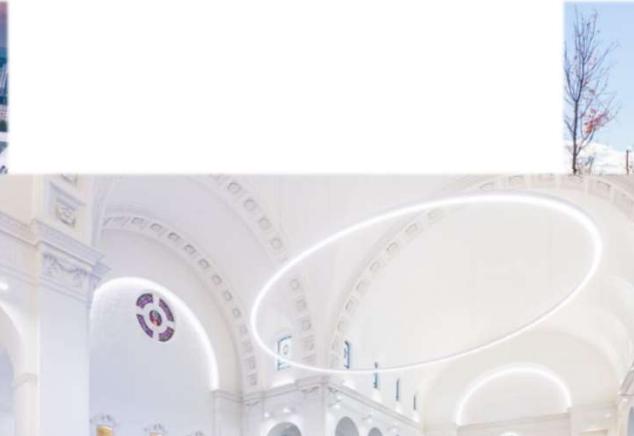
Wakefield (200 Quannapowitt)



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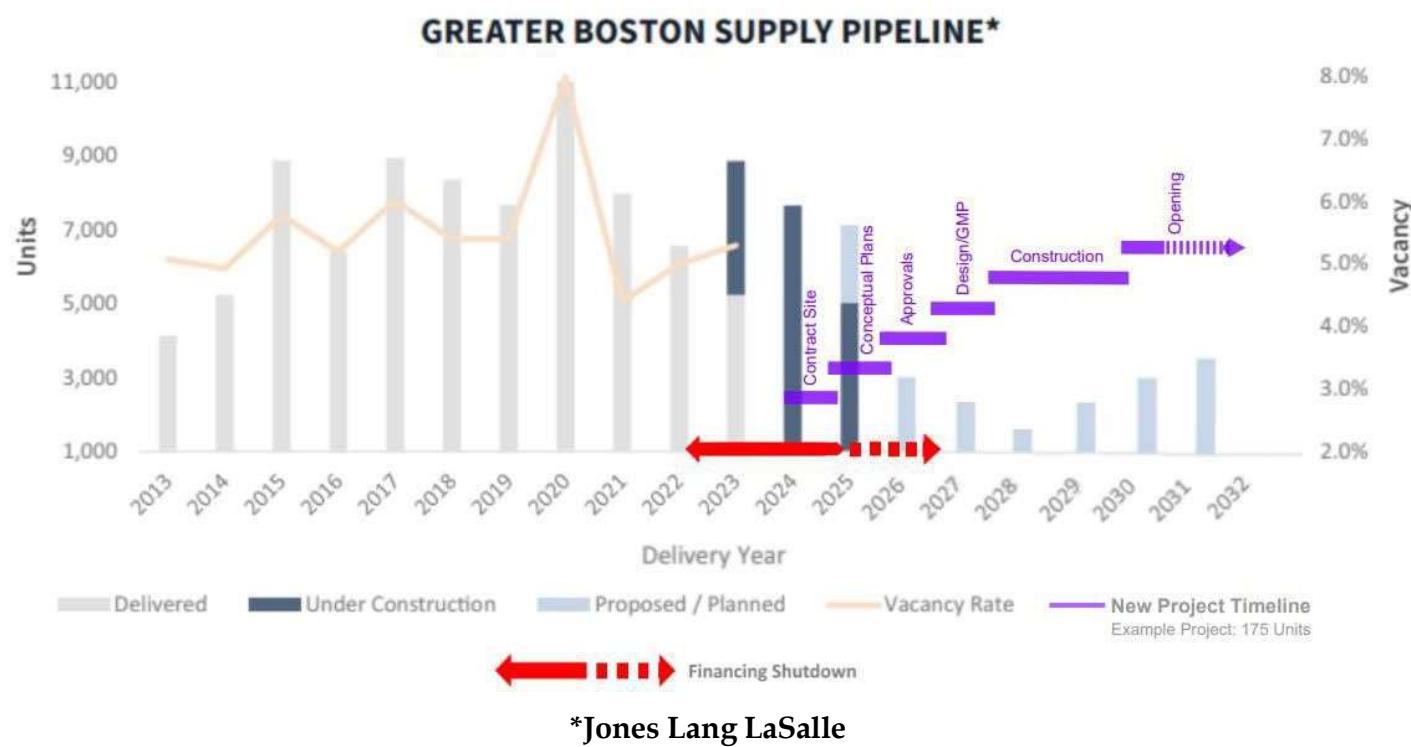
CC&F Regional TOD Housing

Other TOD Projects



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Greater Boston Housing Crisis



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