

City of Newburyport  
MBTA Communities - Unit Capacity Options As of 4/16/2024

Multi Family Unit Capacity	
Existing (40R)	862 (862 to 930)
Remaining	430 (355 with Hines Way)
Total Required	1,292

Notes on Selected (Example) Options Highlighted in Below Cells

Red Cells = each option independantly meets total required Unit Capacity with existing 40R  
Blue Cells = when combined meets total required Unit Capacity with existing 40R (requires non-40R "MBTA  
Green Cells = when combined meets total required Unit Capacity with existing 40R

ADDITIONS TO EXISTING 40R SMART GROWTH DISTRICT								NEW MBTA SUBDISTRICT	
A	B	C	D	E	F	G	H	I	J
Parker St to Graf Rd w/ 40 Parker	Parker to Graf w/out 40 Parker	40 Parker St	69, 75, 77 Parker St	Parker Street Jog	Parker Street Jog w/out 52 Parker St	40 Parker & 3 Lots Across St	Hines Way	Enpro v. 1 (incl. cottage)	Enpro v. 2 (incl. low)
POTENTIAL DISTRICTS >>>									
Potential Unit Capacity (units/acre)									
... at 20 units / acre	not modeled	not modeled	not modeled	not modeled	not modeled	not modeled	not modeled	70	117
	(not modeled)	(not modeled)	(not modeled)	(not modeled)	(not modeled)	(not modeled)	(not modeled)	(70-71)	(117-152)
... at 30 units / acre	905	502	403	187	385	304	590	75	105
	(905-981)	(502 to 561)	(403-420)	(187-232)	(385-435)		(590-652)	(75-86)	(105-107)
... at 40 units / acre	1208	670	538	250	513	405	788	not modeled	not modeled
	(1208-1310)	(670-750)	(538-560)	(250-310)	(513-581)		(788-870)	(not modeled)	(not modeled)
Cumulative Unit Capacity for Each Option									
... at 20 units / acre	not modeled	not modeled	not modeled	not modeled	not modeled	not modeled	not modeled	932	979
... at 30 units / acre	1,767	1,364	1,265	1,049	1,247	1,166	1,452	937	1,050
... at 40 units / acre	2,070	1,532	1,400	1,112	1,375	1,267	1,650	not modeled	not modeled
Remaining Capacity Required After Each Option									
... at 20 units / acre	not modeled	not modeled	not modeled	not modeled	not modeled	not modeled	not modeled	360	313
... at 30 units / acre	Exceeds by 475	Exceeds by 72	Gap left 27	Gap left 243	Gap left 45	Gap left 126	Exceeds by 160	Gap left 355	Gap left 325
... at 40 units / acre	Exceeds by 778	Exceeds by 240	Exceeds by 108	Gap left 180	Exceeds by 83	Gap left 25	Exceeds by 358	not modeled	not modeled







































