

• THE •  
**ICE HOUSE**



• AT MILTON •

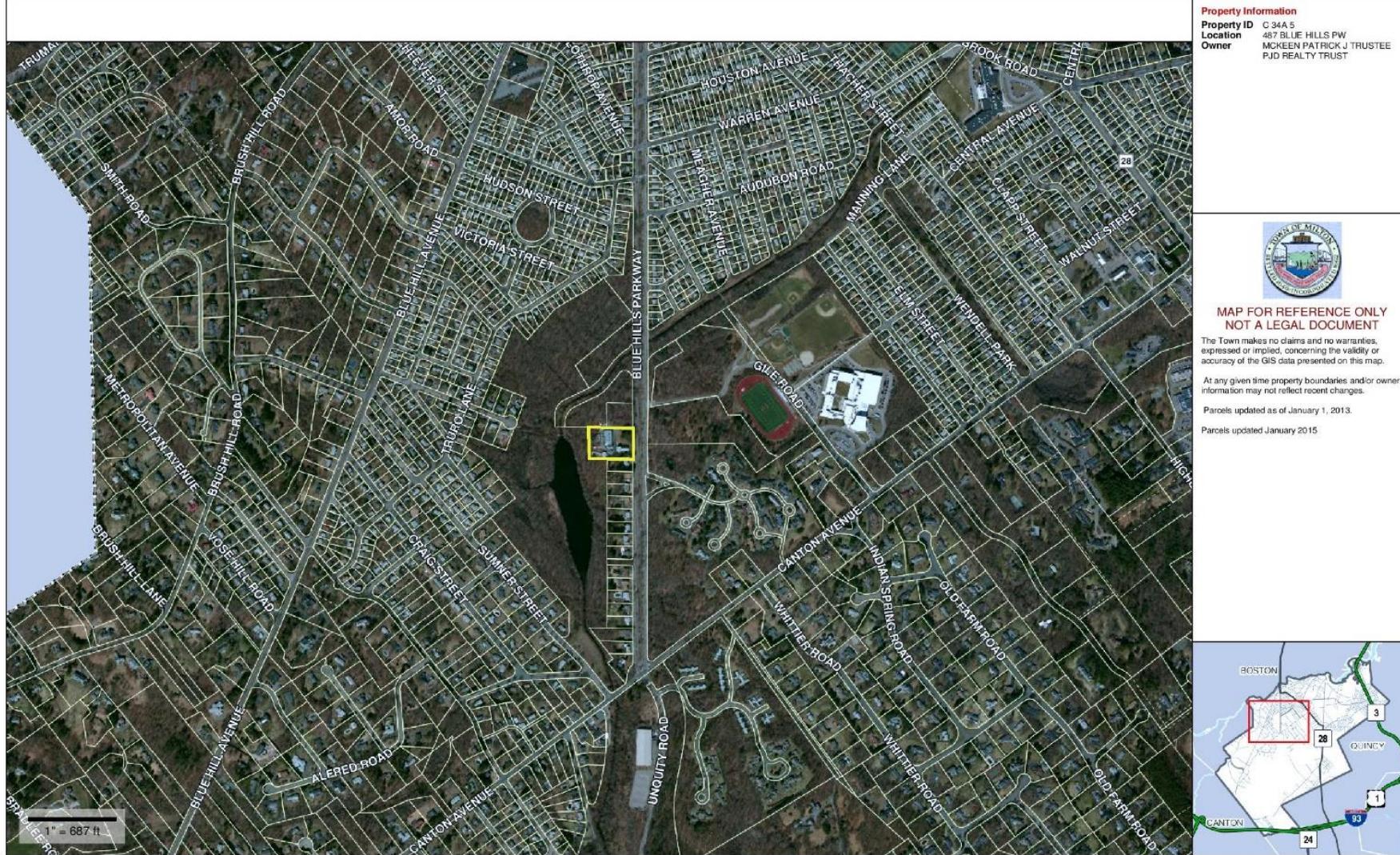
# Fundamental Question of Choice – what do we want?

- What type of redevelopment do you support and why does it work for the McKeen family?
- The property is going to change in a significant way – it will not stay the same
- That change will have significant impacts on the Parkway and the surrounding area
- The McKeens propose a mixed use with market, café, bank and affordable housing
- The alternative is a large affordable housing project – 80+ units

# The Hole in the Donut

Town of Milton

October 26, 2015

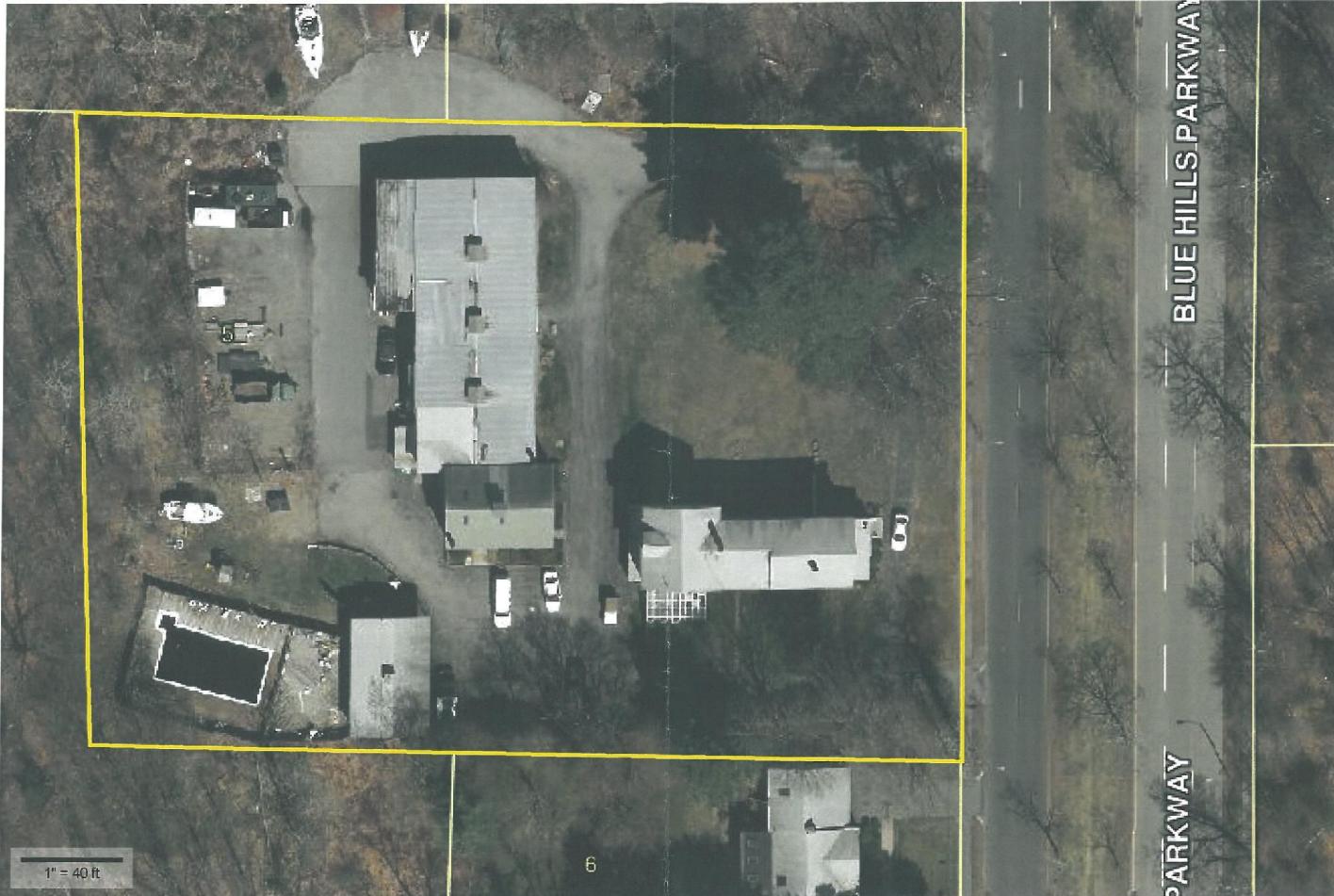




# The Property from Blue Hills Parkway



# Current conditions/existing structures



# Possible site plan



# Possible rendered site plan



# Side by side comparison



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# Street-view comparison



# Proposed Development Plan



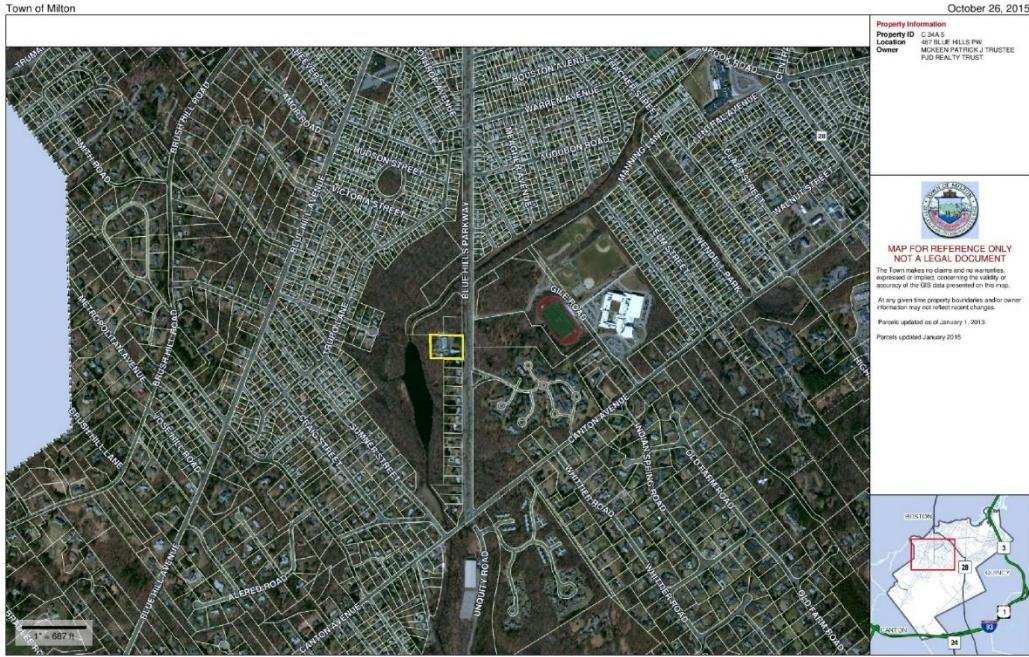
- Replace existing buildings with new in same locations
- Barn replaced with market and café ~10,000 sf first floor
- Residential units on 2d and 3d floors replaces office
- Three family replaced with small bank building ~2,000 sf residential or office upstairs
- Provide 24 hour presence
- 30% open space – connections to Parkway and Conservation Land
- Parking ~75 spaces with capacity for parking sharing

# Open space and conservation – critical elements



- Maintain and enhance the connection to the Parkway – mature trees and green space
- Create an enhanced connection to Pope's Pond area with outdoor seating and other amenities
- Develop walking path connecting to Pine Tree Brook Path and provide walkability from neighborhoods west of Pond
- Contribute to establishment of the Milton Brook Walk – safe crossing

# Changes are coming to the Parkway



- The property will experience intense redevelopment – not unlike Home, Inc. re density and impact
- The Town will need to work with DCR to plan for changes based on traffic “warrants”
- The Parkway needs safe crossings – students and others
- Need to consider whether to adjust for turning movements, including for trucks (construction & delivery)

# How does this meet the goals of the Master Plan?

- Economic redevelopment of under-utilized site – represents a beneficial reuse of a pre-existing nonconforming property
- Provides amenities for “west Milton” – adds market, retail, dining, public meeting space
- Provides housing variety, including affordability for young couples
- Improves tax base with minimal impact on town services and provides new donors to support town activities
- Preserves/enhances historic streetscapes – presentation to the Parkway
- Promotes walkability – enhances connections to recreation facilities, including a new “Brook Walk” and a safe crossing

Thank You

