

*Zoning for*

# East Milton Square Milton

**Planning Board Meeting**

August 10, 2023



Photo: hshassoc.com

# Planning Board Meeting Agenda

## 1. Introductions and staffing

## 2. Project goals

- Previous study review
- Goals previously articulated
- Project deliverables

## 3. Community engagement strategy

- Stakeholders, community meetings, surveys

## 4. Study boundary

## 5. Next steps



# Planning Board Study

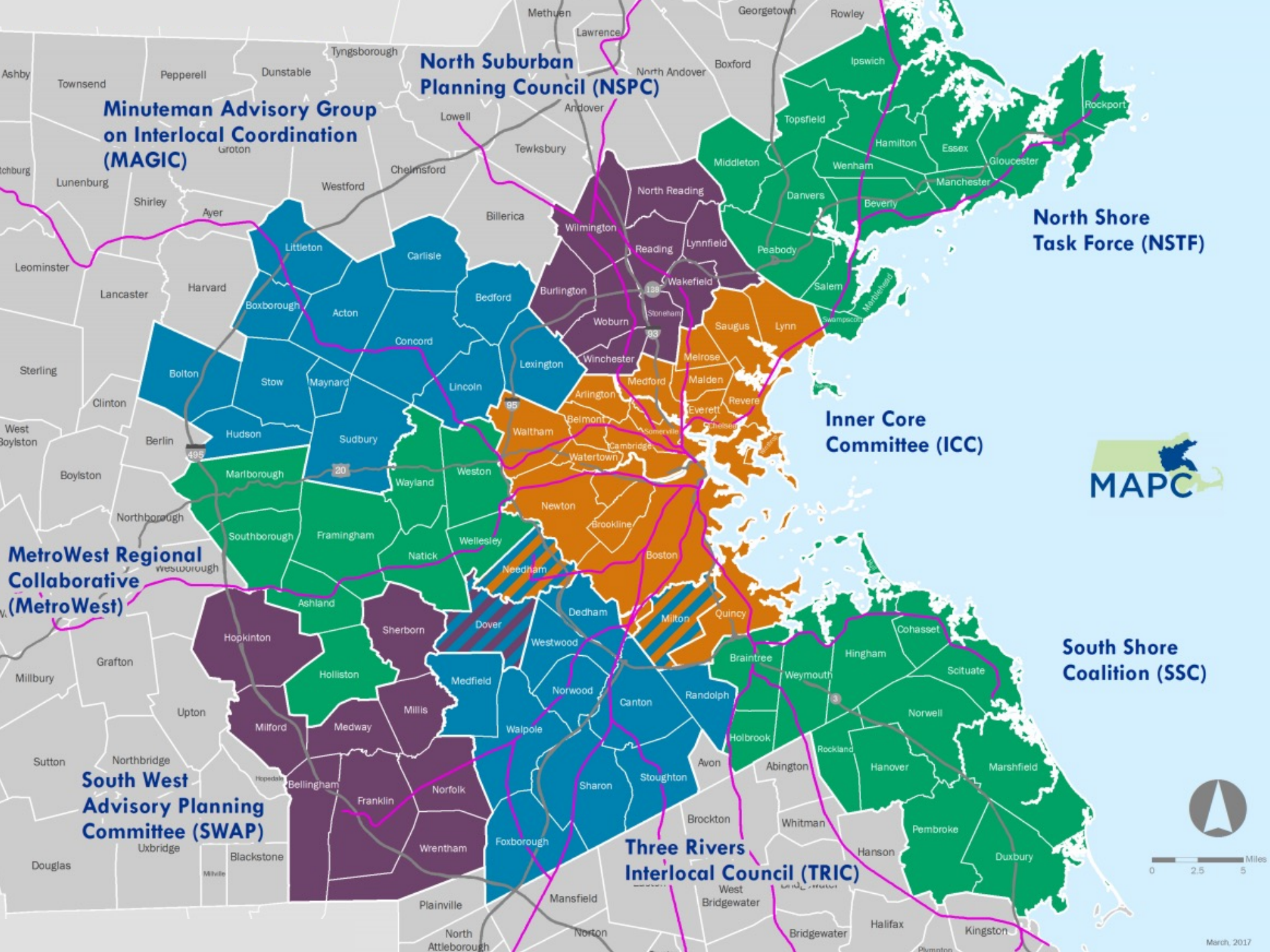
## Planning Board members

- Meredith Hall, Chair
- Cheryl Tougias, Secretary
- Margaret Oldfield
- Sean Fahy
- Jim Davis

Tim Czerwienski, Director of Planning and Community Development







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# Study Introduction

East Milton Square Zoning





# Planning Board Study

Building on the concentrated efforts in East Milton Square over the past several years to **define zoning and design regulation recommendations for adoption at Town Meeting.**



# Current Zoning Context

## Legend

### Zoning Districts Updated by Zone Code

	Business		Residential C
	Residential A		Residential D
	Residential AA		Residential D1
	Residential B		Residential D2
			Residential E
			State



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# Leveraging Recent Investments



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# Proactively Guiding Development

## 440 Granite Ave



## Residences at East Milton

24 Franklin Street



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# Study Summary

## Phase 1 – Data Review and Kick-off

- 1.1 Review of past planning studies
- 1.2 Data analysis
- 1.3 Draft community engagement strategy
- 1.4 Initial considerations of zoning district

## Phase 2 – Preparation of Draft Zoning Concepts

- 2.1 Outreach to stakeholders
- 2.2 Development of initial zoning concepts
- 2.3 Presentation of initial zoning concepts



# Study Summary

## **Phase 3 – Preparation of Draft Zoning Language and Design Guidelines**

- 3.1 Refinement of zoning and design concepts
- 3.2 Development of zoning language and design guidelines
- 3.3 Presentation of refined zoning

## **Phase 4 – Preparation of Final Zoning for Preferred Zoning Approach**

- 4.1 Finalization of zoning and design guidelines
- 4.2 Preparation for Public Hearings and Town Meeting
- 4.3 Presentation at Public Hearing





# Study Summary

## Project Timeline

Task	Month											
	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July
Phase 1 – Data Review and Kick-off	<div><div></div><div></div></div> <div>Stakeholder Interviews</div>											
Phase 2 – Prep of Zoning Concepts		<div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>									
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Planning Board Meeting



Public Forum

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## Project Goals

East Milton Square Zoning



# Foundational Studies

- East Milton Local Rapid Recovery Plan (2021)
- Looking Forward: East Milton (2021)
- ULI TA Report: East Milton Square (2019)
- Milton Master Plan (2015)
- Railway Village Historic District National Register of Historic Places Registration Form (2000)
- Milton Zoning Bylaw (business district)





# Milton Master Plan (2015)

- Goal 4: To promote economic development
  - Objective 4.3 Improve East Milton Square business district
    - Opportunities/Recommendations:
      - Develop a design concept for East Milton Square
      - Improve pedestrian and bicycle amenities
      - Support reuse of the Theater as a restaurant
      - Deck over more of the Southeast Expressway
      - Possibly create more parking on an expanded deck
      - Consider metered parking to increase parking space turnover for businesses; consider diagonal parking; improve pedestrian connections between parking & destination
      - Consider town purchase of private property to increase parking supply and/or constructing parking structure
      - Possible conversion of existing lots to other uses
      - Support improvements including a park on expanded deck
      - Implement Howard Stein Hudson Parking Study for East Milton Business District
      - Consider re-zoning Mechanic and Bassett Streets from residential to business or mixed-use
      - Improve existing commercial areas on Granite Ave. (including sidewalk repairs, traffic calming, landscaping, and other structural improvements)
      - Consider reusing historic fire station for community use or private development (such as a restaurant); Consider combining with adjacent parcels for larger scale development
      - Explore ways of better connecting the two sides of Milton Square
      - Improve connections to Neponset River and trail (especially between the EMS park and trail)
      - Provide more street furniture along Adams Street and other locations
      - Create a safe and pleasant walking loop
      - Work with the State to study the feasibility of changes to the southbound Expressway East Milton exit ramp to reduce traffic impact in the Square (including the possibility of a bypass lane)
      - Make the park on the Expressway deck more of a focal point
      - Design and install a welcome arch/sign/gateway structure
      - Develop a Parking Management Plan



# ULI TA Report: East Milton Square (2019)

- **Build community consensus**
  - Adding staff; develop a proactive community outreach program to engage stakeholders; plan a design charrette; draft a vision
- **Refine a Vision for East Milton Square**
  - Mixed-use development; allow for multifamily construction; increase height and density; expand the commercial district; create more public space; focus on placemaking; improve parking in the district; preserve cultural and historic character of the community; improve the pedestrian experience
- **Provide the regulatory and design tools needed to realize that vision**
  - Adopt 40R; create mixed-use overlay district
- **Develop a predictable approvals process to facilitate private investment**



# East Milton Local Rapid Recovery Plan (2021)

- Activate East Milton Square with events on the deck
- Improve pedestrian safety and walkability
- **Develop a parking management plan (underway with MAPC)**
- Engage landlords to improve buildings
- Introduce outdoor seating and planters to the Study Area
- Introduce additional outdoor dining locations into the Study Area
- Additional administrative capacity for Traffic Commission
- Develop and implement a wayfinding signage program
- Investigate alternatives for providing additional public parking
- Provide technical assistance training (to local business owners)





# Looking Forward: East Milton (2021)

## A Vision for East Milton Square

This plan envisions East Milton Square as a vibrant and welcoming neighborhood that showcases the Town's history and embraces opportunities for intentional growth and change. An efficient circulation system connects the Square to nearby major roads, establishing the area as a local and regional destination with a range of thriving commercial, recreational, residential, and cultural opportunities. As the Town continues to implement its Complete Streets plan, East Milton Square benefits from traffic calming measures and pedestrian- and cyclist-friendly facilities.

Quality housing that is affordable across a broad income range and harmonious with the neighborhood brings increased diversity and bustling foot traffic to the district. The improved streetscape features beautiful vegetation, sidewalk seating, and inviting building façades. Subtle yet recognizable physical features woven throughout the Square create a distinctive identity for the district while allowing businesses to retain their individual characters. Patrons comfortably walk around the Square to visit its variety of popular businesses and enjoy Manning Park's well-maintained green space. Effective neighborhood-scale signage and parking management have improved the experience of traveling to and from the Square and protected neighborhood quality of life for East Milton residents.

The Town steadily implements a defined plan for East Milton and welcomes opportunities that encourage the neighborhood's managed evolution. Environmental stewardship is prioritized throughout the planning process, setting a standard for the Town to continue in future planning efforts. Respectful, consistent, and continual collaboration among Town staff, business owners, local business associations, and residents furthers this shared community vision toward a flourishing and sustainable East Milton Square.

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# Looking Forward: East Milton (2021)



## FINAL CONCEPT: VISION PLAN FOR EAST MILTON SQUARE

### Overview

The final concept plan for East Milton Square builds off of the “Transformation” drawing, which was the highest rated option in a survey of Working Group Members. The Vision Plan focuses on the heart of East Milton Square, showing the transformation of the area into a thriving mixed-use center.

New buildings (shown in brown) are infilled on sites with significant potential among the existing buildings (gray) that seem the least likely to change—either because of the quality of the buildings or uses, or the degree to which they maximize the potential of their sites. As described earlier, the Vision Plan does not require any landowner to do anything with their property. It illustrates a shared vision for East Milton Square that provides for the continuation of existing uses while setting a framework for future development and town improvements. It shows how incremental change over time can build toward a more vibrant, cohesive, walkable mixed-use center that meets the Town’s economic development, housing, and sustainability goals.

Existing Building  
New Building

Data Sources: MassGIS, Town of Milton



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# Looking Forward: East Milton (2021)

- **Establish a new business/mixed-use district** or an overlay district, such as a Chapter 40R district or Planned Development District (Preferred approach: new business/mixed-use district)
- **Expand business district** to incorporate existing businesses and allow room to grow
- **Establish subdistricts** so that zoning can be tailored to the desired character for various parts of East Milton Square
- **Calibrate building and site standards** to subdistricts
- **Allow for increased height** according to subdistricts
- **Reduce or eliminate parking requirements**, or provide zoning incentives in lieu of requiring each property to provide parking
- **Allow mixed-use by Site Plan Approval** in newly established district/overlay district





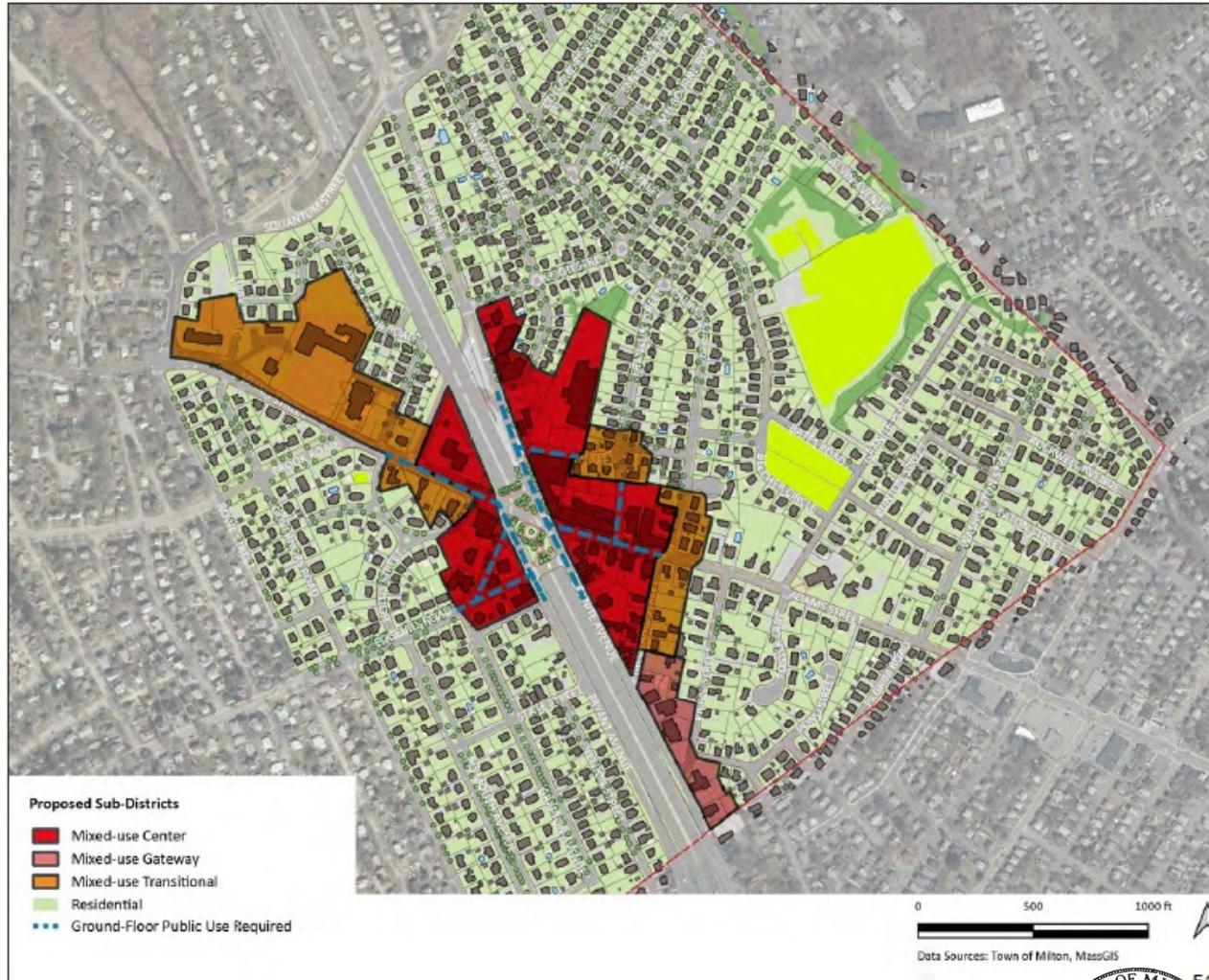
# Looking Forward: East Milton (2021)

- **Require or incentivize green stormwater management** in new construction where possible
- **Incentivize net-zero buildings**, and/or buildings and sites that meet other sustainability metrics
- **Continue to invest in complete streets improvements**
- **Explore traffic-calming measures** in commercial areas and neighboring residential streets
- **Invest in streetscape improvements**
- **Incorporate neighborhood-scale wayfinding**



# Looking Forward: East Milton (2021)

## Suggested Changes to Zoning Districts



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# Looking Forward: East Milton (2021)

## Suggested Subdistrict Purpose Statements

### Mixed Use-Center Subdistrict

Purpose: To foster an active pedestrian-oriented mixed-use commercial center at moderate density, with a focus on ground floor commercial uses and housing that includes affordable units.

### Mixed Use-Gateway Subdistrict

Purpose: To support the Mixed-use Center by providing additional residents within walking distance. To help meet Milton's housing needs by providing mixed-use and multi-family residential buildings with diverse housing units configurations and varied price points, including affordable housing.

### Mixed Use-Transitional Subdistrict

Purpose: To allow room for East Milton Square's walkable commercial center to grow over time, while providing transition to adjacent residential areas.

### Possible Zoning For Subdistricts

	Current Residence C	Current Business District	Mixed-Use Center	Mixed-Use Gateway	Mixed-Use Transitional
Front-Setback (min/max)	--/20'	--	2'/10'	0/10'	5'/20'
Building height (min/max)	--/35'	--/45' (65' by SP)	20'/60'	--/55'	--/55'
Ground floor height (min)	--	--	14'	10'	10'
Upper floor height (min)	--	--	10'	10'	10'
Stories (max)	2.5	3 (5 by SP)	5	4	4
Upper Story Stepback Requirement	--	--	Above 3 stories	Above 3 stories	Above 2 stories
Required Pedestrian-Oriented Frontage Elements	--	--	Y	N	Y
Ground Floor Public Use Requirement	--	--	See map	N	See map

### Possible Parking

	Mixed-Use Center	Mixed-Use Gateway	Mixed-Use Transitional
Parking Requirements	Commercial: 1/1,000 ft2 (or detail per use) Residential: 1 per dwelling unit Mixed-Use: Calculate shared parking factor for uses Parking Structures: by Site Plan Approval		
Parking Structures	<ul style="list-style-type: none"> <li>• Ground floor liner use required for parking structures</li> <li>• No new parking in front of or beside building except in structures with liner</li> </ul>		<ul style="list-style-type: none"> <li>• Ground floor liner use required for parking structures</li> </ul>

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# Looking Forward: East Milton (2021)

- **Design Principles for Redevelopment in East Milton Square:**
  - **Maintain and enhance diversity, flexibility and resilience** of uses, of spaces, and of people living in and visiting East Milton Square
  - **Fill gaps** between existing buildings to create a more consistent and lively edge along sidewalks
  - **Use building massing** to shape outdoor spaces.
  - **Place buildings at corners** to define streets and intersections.
  - **Consolidate and share off-street parking** across lot lines.
  - **Improve streetscapes** and enhance livability by minimizing curb cuts.
  - **Build pocket parks** and other small green spaces where possible.





# 3

## Community Engagement Strategy

East Milton Square Zoning



# Community Engagement Approach

- Thoughtful engagement that builds on past efforts
- Stakeholder interviews to target engagement and build continuity
- Two primary Public Forums are features of the process paired with follow-up surveys
- Public Hearing to advance recommended zoning toward Town Meeting adoption



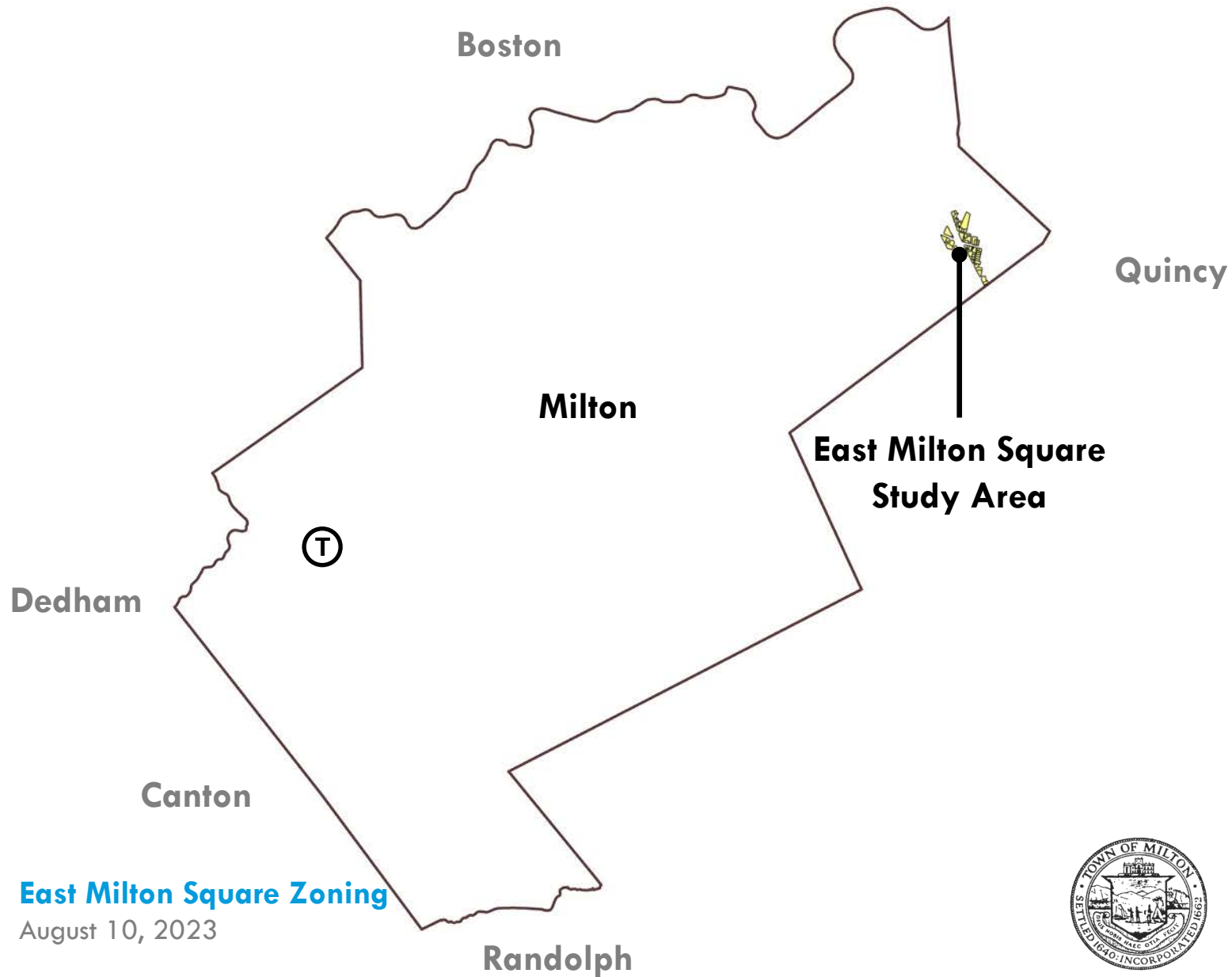
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# Study Boundary

East Milton Square Zoning



# Study Area





# Study Area

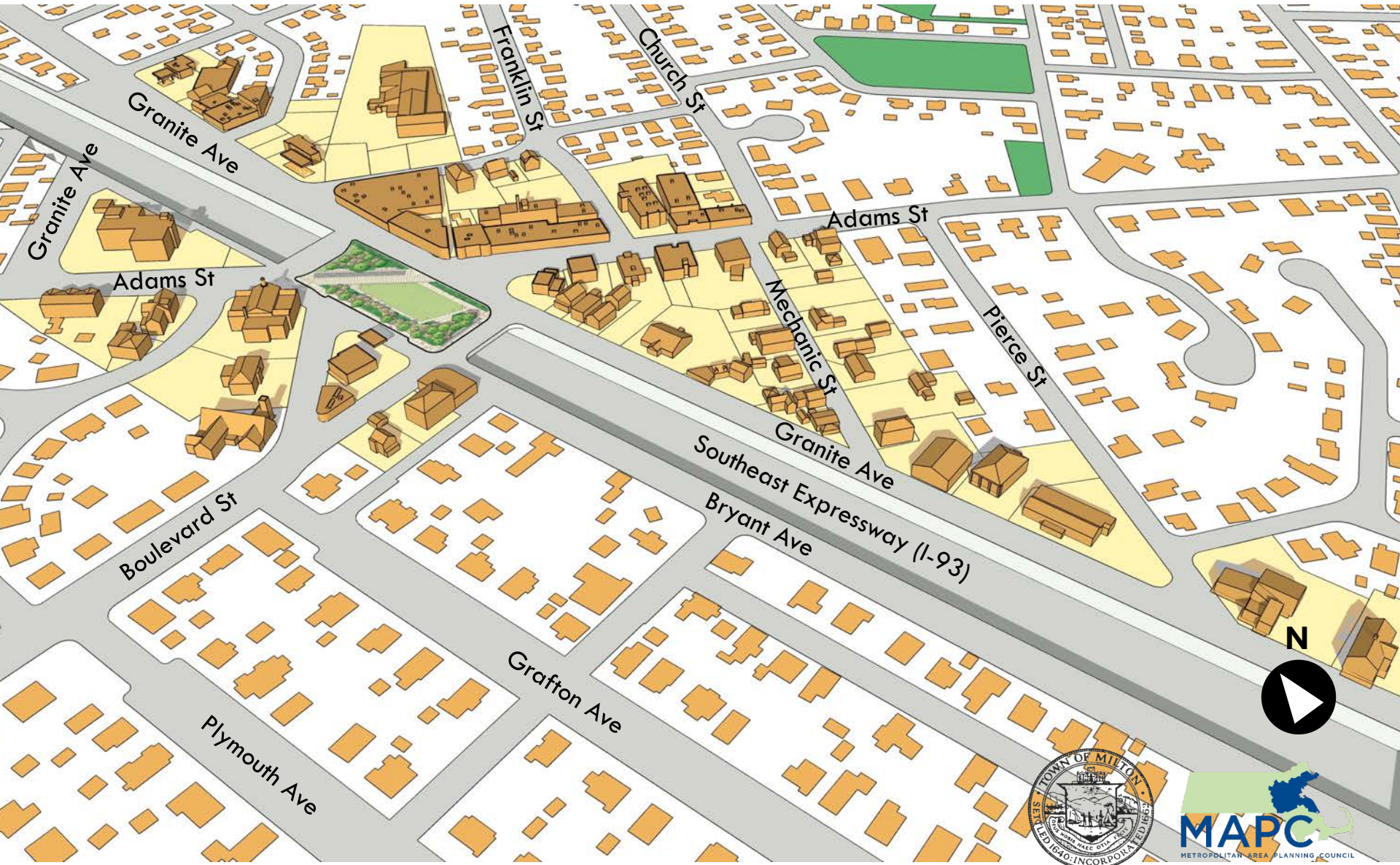


**B**  
Zoning District



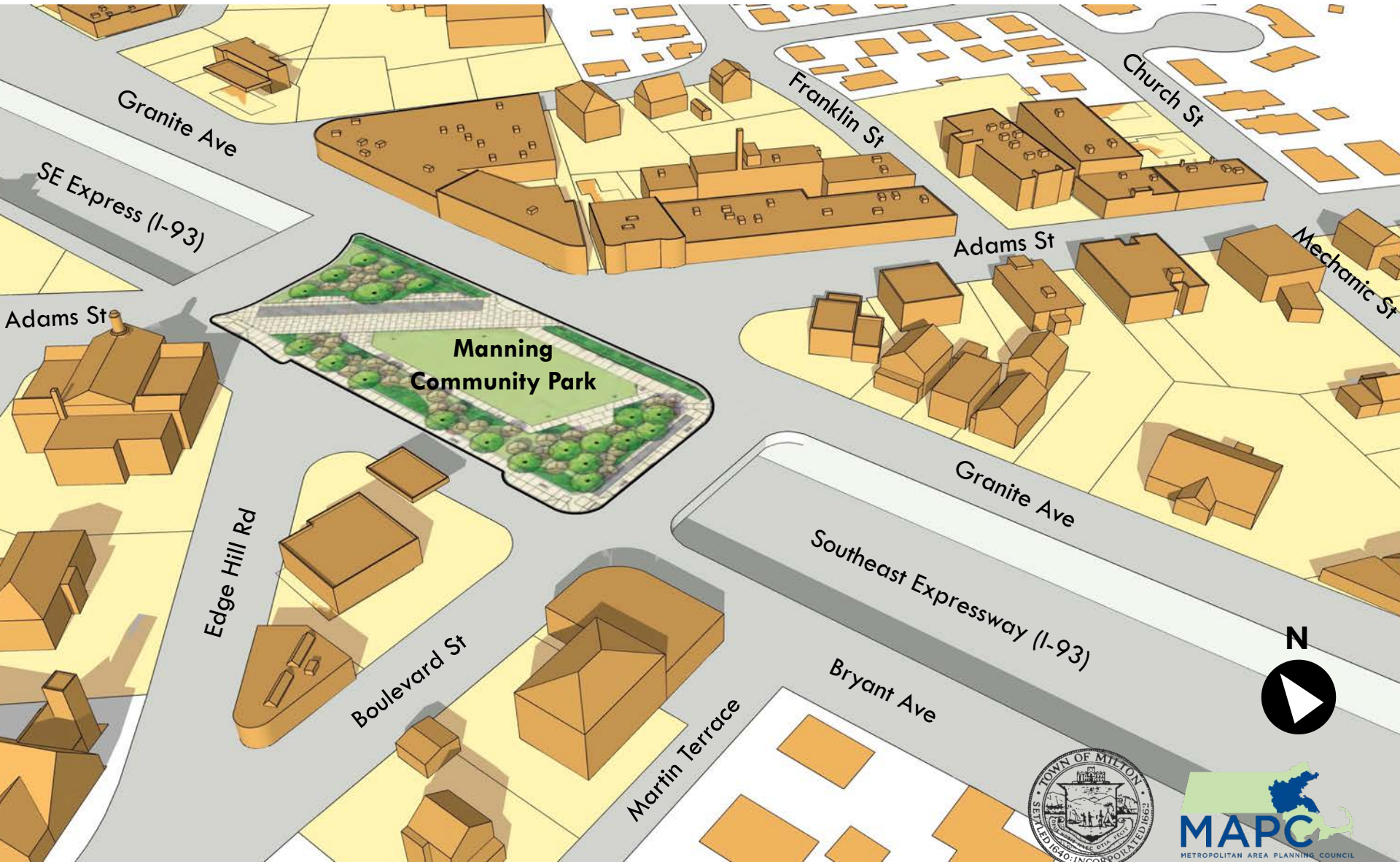


# Study Area





# Study Area



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## Next Steps

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Planning Board Meeting



Public Forum

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# Next Steps

- Schedule next meeting with Planning Board/Advisory Group (late September/early October)?
- Identify and interview stakeholders
- Discuss dates for 1<sup>st</sup> Public Forum (targeting November)



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# East Milton Square Milton

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