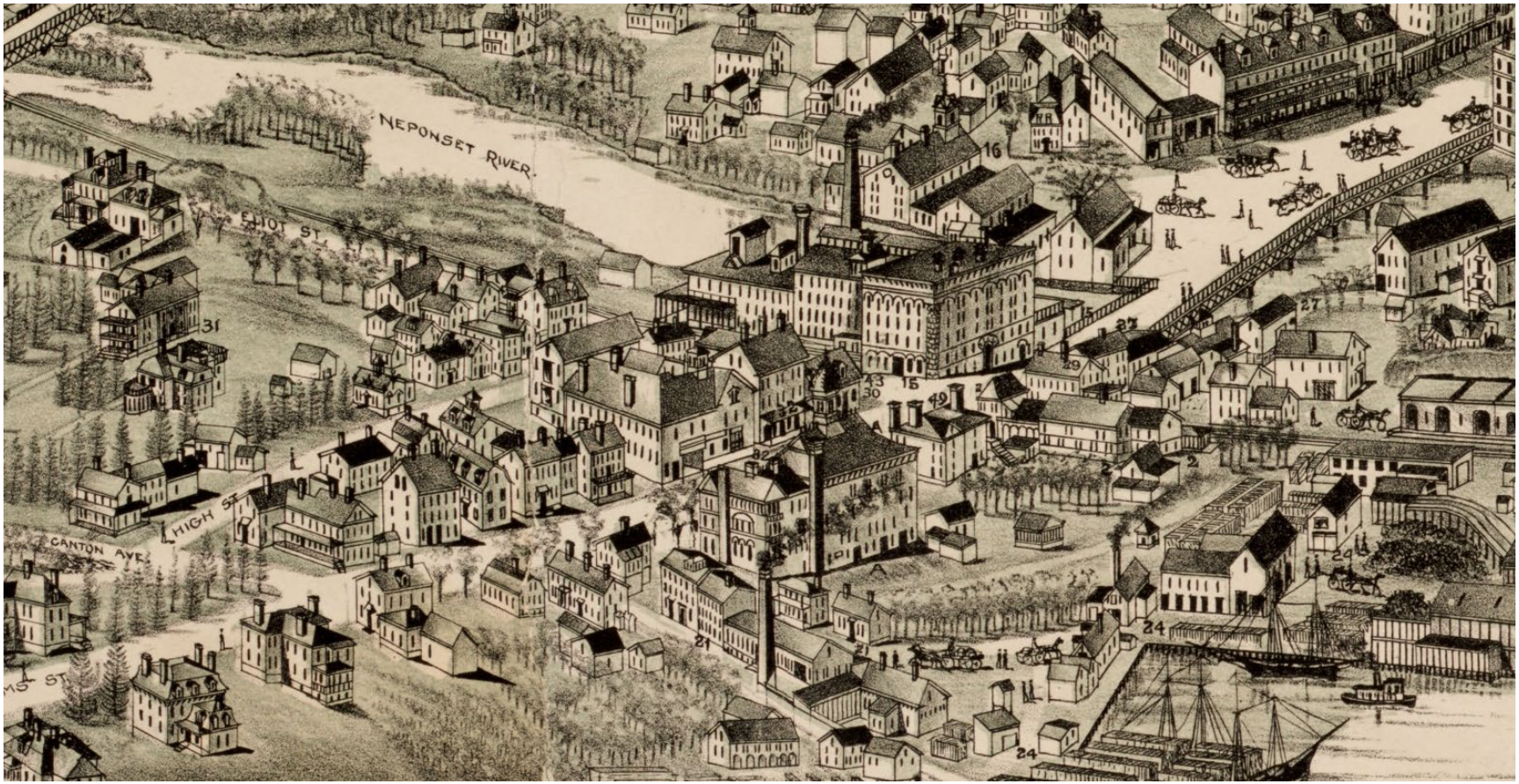


Design Guidelines for Milton Village Mixed-Use Planned Unit Development

Preliminary Draft

Town of Milton, MA

May 9, 2022

Dodson & Flinker, Inc

1. Introduction

1.1 APPLICABILITY

These Design Guidelines were adopted by the Milton Planning Board on _____. They are used by the Planning Board during special permit review for any project proposed under *Milton Village Mixed-use Planned Unit Development* (Section 10.III.S of the Town of Milton General Bylaws, known as the Zoning Bylaws).

The Planning Board uses the Guidelines to evaluate compliance with:

- the provisions of Section 10.III.S, especially but not limited to, the Design Standards found in paragraph 6.
- the General Conditions for Site Plan Approval found in Section VIII.D;
- any other relevant purpose, intent, or provision of the Zoning Bylaws;
- and the intent for Milton Village as expressed in the Master Plan and subsequent documents and presentations produced by the Master Plan Implementation Committee

The Planning Board, at its discretion, can approve reasonable and justifiable minor deviations from the Design Guidelines when—in its opinion—such deviations contribute to meeting the intent of Milton Village Mixed-Use PUD and the guiding principles set forth below. Applicants should clarify how any proposed deviations from the Design Guidelines further the intent of the Zoning and the principles in this document

In the case of an inconsistency between the Zoning Bylaw and these Design Guidelines, the Bylaw shall govern. In the case of inconsistency between applicable state or federal laws—including, without limitation, state building codes or life safety codes—and these Design Guidelines, the applicable state and federal laws, rules and regulations shall govern.

1.2 INTENT

The guidelines in this document are intended to provide applicants and the Planning Board with a shared detailed understanding of the intent of Milton Village Mixed-Use Planned Unit Development, which is:

> "...to allow high quality mixed-use development that enhances Milton Village's historic context, combines residential and commercial uses, contributes to revitalization of the business district, encourages investment near transit, supports preservation in the district, increases the range of housing types, and strengthens the Town tax base. "

The guidelines are intended to provide clarity to project proponents faced with numerous choices, often amongst competing design priorities. They explain the key aspects of design for Milton Village so that incremental development projects will add up to the intended cohesive vision for Milton Village.

1.3 ORGANIZATION

This document begins with an overview of the history and existing conditions in Milton Village that contribute to its existing and desired sense of place. This is followed by overall Guiding Principles that summarize the

Town's goals and aspirations for the Milton Village Mixed-Use PUD area. It then presents sections on specific topics organized according to the subject areas to be addressed during the design review process, including buildings, public realm, access & parking, landscaping, lighting, signage, sustainability and access to the Neponset River and Trail. For each topic, an overarching Design Principle is outlined, followed by specific guidelines that explain what is required to meet the Design Principle. The guidelines include both objective and subjective criteria for judging the appropriateness of a development proposal. Guidelines are supplemented by examples that illustrate approaches that meet, or do not, meet the guidelines. The intent of this organization is to provide the clarity needed for efficient design, predictable permit review, and implementation of a cohesive mixed-use village center, while still allowing for the flexibility for creative design solutions that meet unique site and programmatic constraints.

Diagrams and photographs have been included in the Design Guidelines to illustrate the intent and application of the guidelines. Captions and callouts focus attention on the salient features of the images. The text of the design guidelines, diagrams, photographs, and their captions should all be considered when using these design guidelines.

1.4 RELATIONSHIP TO DESIGN STANDARDS

The Zoning section for Milton Village Mixed-Use Planned Unit Development establishes Design Standards. For the convenience of the reader, the Design Standards are included below in their original organization. The Design Standards are also included under the various topical sections of the Design Guidelines. The Design Standards are mandatory and required of all projects. The Design Guidelines expand upon the Design Standard, explaining design principles that underly the Standards, and suggesting approaches for meeting the Standards. The Design Guidelines cover additional topics that are not included in the Design Standards.

A. Design Standards from Section 10.III.S.6. of the Zoning Bylaws:

In a Milton Village Mixed-use Planned Unit Development, each building shall be designed to be architecturally coherent, well sited on its lot, visually attractive, and compatible with its neighborhood and nearby buildings. In addition, each building shall meet the following design standards:

a. New buildings shall be positioned on their sites to provide horizontal setback buffers for abutting existing historic single- and two-family residences. Additionally, the building form, massing or roofline shall provide a vertical step-back to provide transition in scale to those abutting structures.

b. Where the sidewalk width is less than 6 feet at the building frontage, new buildings shall provide a setback for expansion of the sidewalk width to a minimum of 10 feet to allow for additional sidewalk seating or activity.

c. The building form, massing and roof lines shall reflect and reinforce the historic buildings and styles of the Milton Village district and shall complement the character

of the district. Particular attention should be paid to the design elements of scale, proportion, overall style, façade design, windows, entrances, building materials and color.

d. The building form shall provide step-backs in the façades that respond to the surrounding context to an extent that the Planning Board deems appropriate. The step-backs shall provide a change in the plane of the façade to reduce the perceived building height. For example, if a 4-story building, after building height incentive, is adjacent to a 3-story existing building, the façade of the fourth story shall step back from the façade of the lower three stories to reduce the visual prominence of the upper floor.

e. Buildings more than forty (40) feet wide shall be broken down into a series of smaller elements to evoke the rhythm of historic shop fronts and mixed-use town centers, add visual character, and maintain the pedestrian scale of the streetscape. No uninterrupted length of any façade shall be permitted to exceed twenty (20) horizontal feet without incorporating at least one of the following massing elements: horizontal setbacks or vertical step-backs, architectural projections, recesses or arcades, and at least one of the following design elements: color change, material change, or texture change.

f. The building façade shall integrate a higher proportion of transparent glass in the ground level frontage oriented to Adams Street including business and entryway storefronts, display windows, or other glazing elements.

g. In general, all windows shall be taller than they are wide. This requirement shall apply to windows on the first floor as well as upper floors. Street front windows that are horizontally oriented may be broken up with the use of mullions.

h. Recessed doorways are preferred, in order to break up the building façade, provide a welcoming space, and provide protection from sun and rain. Where a recessed doorway is not used, an awning can have a similar effect.

i. Windows and doors shall be surrounded by appropriate architectural elements highlighting the windows and doors as features of the façade.

j. The back and sides of each building shall be given as much architectural care as the front. The building, whether observed from the front, rear or sides shall present an attractive appearance and offer a unified architectural approach. Where windows are not possible or appropriate to the intended use, vertical articulation in the form of raised or recessed surfaces shall be used to break up blank walls.

k. Building finish materials shall be appropriate to traditional New England architecture, and may include, but shall not be limited to brick, stone, wood or composite materials with visual characteristics similar to wood. Vinyl shall not be used as a primary finish.

l. Mechanical equipment, including metal chimneys, and elevator penthouses at grade, attached to, or on the roof of a building, shall be screened from view from

streets; or shall be integrated into the overall design of the building by use of materials, placement, roof shape or form, or other means.

m. *Parking structures shall be unobtrusive and designed to blend with the building and the neighborhood. There shall be convenient access from a parking structure to the business and residential uses which it serves.*

n. *Surface parking areas shall be designed to be used as flexible plaza space that could be temporarily used for other private purposes or events. These parking areas shall use permeable pavers and shall include landscape islands, or other design approaches to add visual interest and flexibility to parking areas.*

o. *Vehicular access to the site shall be integrated with the design of the public realm and property frontage to minimize the width and potential negative impacts on the pedestrian environment.*

p. *Landscaping shall be used to enhance the design of the building, provide attractive outdoor features, and help to integrate the Milton Village Business District with nearby residential districts. Street trees shall be integrated with the design of extensions of the sidewalk at the Adams Street frontage with the use of flush tree grates or permeable pavers. Where space is limited, window boxes, trellises, green walls, or other compact landscape features shall be integrated with the building design.*

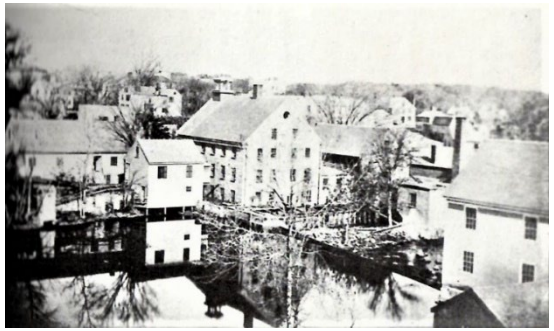
q. *Lighting fixtures shall be appropriate to the architecture and provide suitable lighting without detriment to nearby residences. Light fixtures including site and street lights shall match existing standards in the Town, for example matching street lights already installed in the Central Avenue Business District.*

r. *Signs shall be integrated with the building design and placed consistently on the building at the top of the ground floor and coordinated among multiple tenants.*

s. *The Planning Board has the discretion to allow changes to one or more design standards if the project proponent can show that with such changes the project would remain architecturally coherent, well sited on its lot, visually attractive and compatible with its neighborhood and nearby buildings.*

2. Brief History of the Development of Milton Village

Milton Village's history of combining residential and commercial activities sets a precedent for the "high-quality mixed-use development" envisioned by the Mixed-Use Planned Unit Development Overlay District zoning. The Lower Falls of the Neponset River was a fishing site known as Unquity-Quisset to the Indigenous people of the Neponset group of the Massachusett Tribe before English Settlers established a grist mill there in 1634.[1] European settlement at the Lower Falls produced mills making paper, gunpowder, dye, and most famously, chocolate, first milled in 1765, and later giving birth to Webb & Twombley Chocolate, Baker Chocolate, and other companies in the 19th Century. The village that grew around the mills housed workers who supported small businesses, and by 1888, Milton Village hosted a market, drug store, barber, dentist, carriage shop, and newspaper printer, among other businesses, in a vibrant community center.[2]

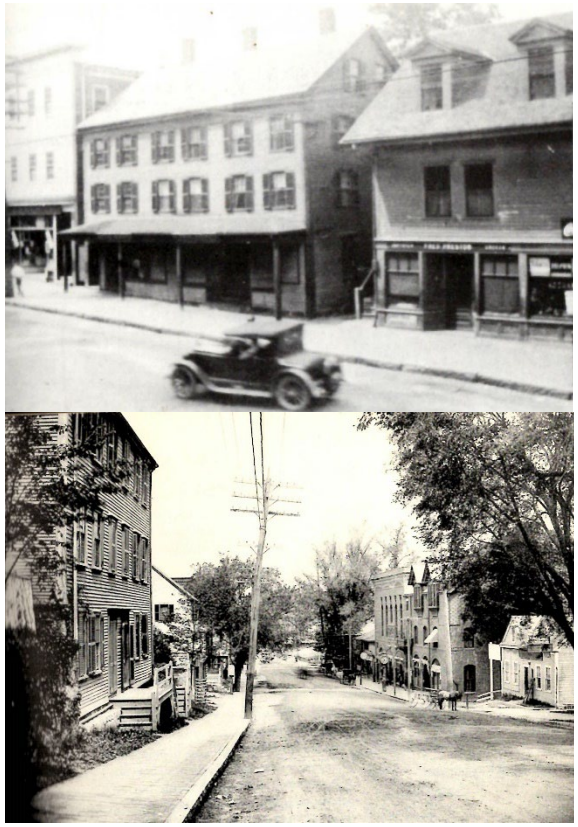


Top: The Baker Chocolate Mill, date unknown; Bottom: Durrell's General Store at Adams and Short Street (later, Eliot Street), 1865 (Source: Buchanan & Sammarco)

Many buildings along Adams Street served both commercial and residential uses, such as the Suffolk Resolves House on Adams Street, built in 1760, which had a grocer and inn on the street level and private residences above. Other live-work buildings on Adams Street included the house where Benjamin Crehore manufactured the first pianoforte, or the Collins Building, home to Everett's Market through the first half of the 20th Century (both of which no longer exist). Many of these buildings were two and a half to three and a half stories tall and densely settled.[3] The bustling village center was supported by a public library, post office, and after 1847, commuter rail service to Boston, while uphill and away from the river, the area transitioned to residential houses by Canton Street and along High Street, originally known as "The Back Lane".[4] After the Town's adoption of the State Tenement House Act in 1913 and zoning in 1938, Milton restricted 3-story buildings and mixed-use.[5] However, Milton Village's evolving patterns of development and

[1] Hamilton, E.P. (1957). *A History of Milton*. Milton: Milton Historical Society
[2] Hamilton, 1957
[3] Buchanan, P. and Sammarco, A. (1996). *Milton*. Dover, NH: Arcadia Publishing
[4] Buchanan & Sammarco, 1996
[5] Hamilton, 1957

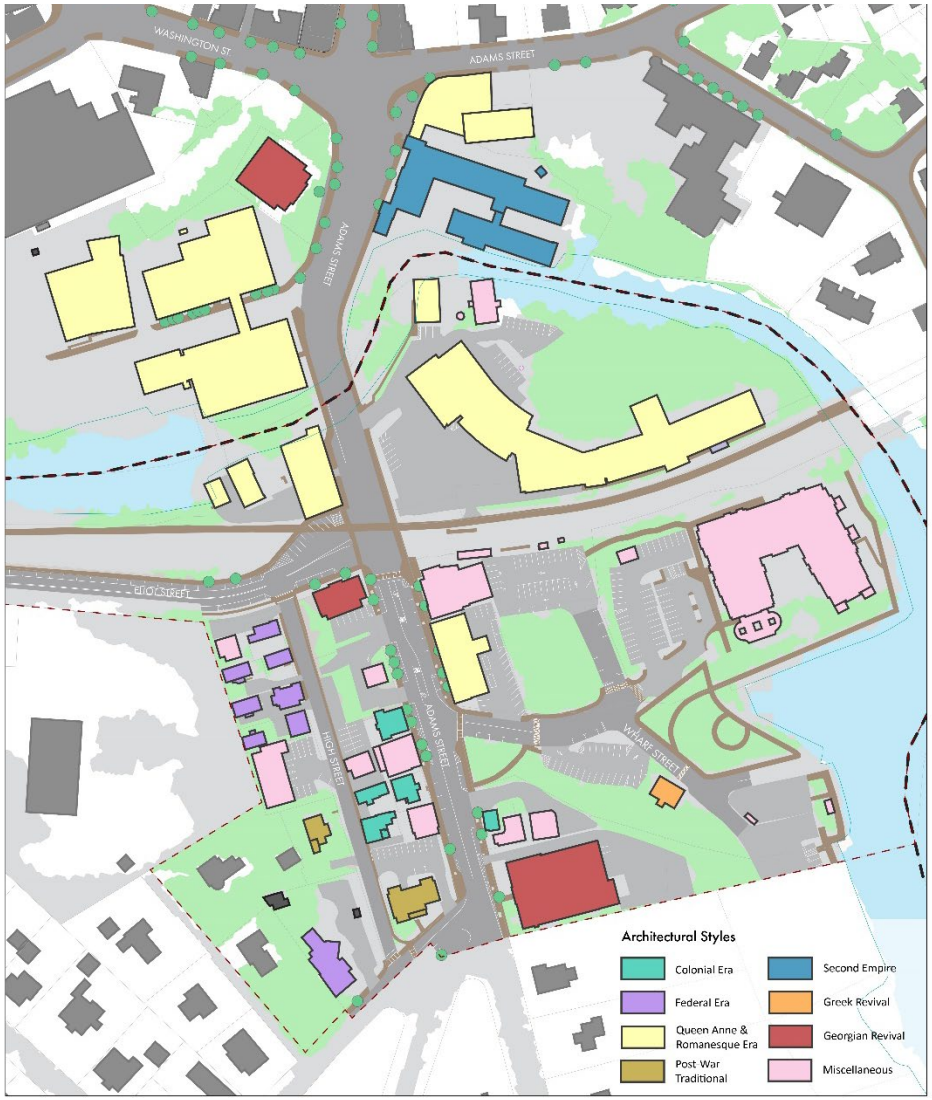
architectural styles can still be seen throughout the district.



Top: Everett's Market along Adams Street, 1927 (Source: Buchanan & Sammarco, 1996); Bottom: Adams Street looking north, 1900 (Source: Hamilton, 1957)

2.2 ARCHITECTURAL STYLES

Architectural Styles of Buildings in Milton Village.
Data Sources: Town of Milton, Massages, MARCRIS, Dodson & Flinker, 2022



In Milton Village, 15% of the buildings were constructed between 1765 and 1800, 44% were built in the 19th Century, 38% in the 20th Century, and the remaining 3% since 2000. The evolving architectural styles that emerge from these periods define key design elements in both the buildings and streetscape of Milton Village.

Milton Village's buildings are defined by four main architectural styles—Colonial, Federal, Queen Anne and Romanesque Revival, and Georgian Revival—in addition to miscellaneous styles from more recent development.

The Joseph Fenno House at 65-71 Adams Street, built in 1765, precipitates the Colonial period, followed by the Federal period, starting in 1820. While architecture from these eras originally included 3-story mixed-use buildings, remaining buildings tend to be more modest and residential, with simple materials and façades, such as the Edmund J. Baker Building (1795) at 85 Adams Street.

Starting with the construction of the Associates Building by Rotch & Tilden Architects in 1881 and followed by several mill buildings designed by Walter Winslow and partners, the more monumental Queen Anne and Romanesque Revival styles came to define the bottom of Adams Street crossing into Dorchester in the 1880s and 1890s. In the 1920s and 30s, the Georgian Revival style reflected a return to traditional façade and roof elements with more elaborate touches, such as at the current Bank of America building at 2 Eliot Street and the Verizon Building at 114 Adams, designed by Arthur Rice.

In the second half of the Twentieth Century, Postwar Traditional buildings, such as 5 Canton Street, reflect the neighboring Colonial style, while other buildings defy clear stylistic categories, such as 25 High Street or 88 Wharf Street. Two buildings from the late 19th Century have unique styles—the Milton Yacht Club Building at 25 Wharf Street is Greek Revival, and the Pierce Mill, just over the Adams Street Bridge in Dorchester, is French Second Empire.

A. Examples of Architectural Styles

The following examples show architectural styles in Milton Village. Project proponents are expected to review these precedents and others and should be prepared to explain how the design of their projects builds from specific precedents.

65-71 Adams St - *Joseph Fenno House*

Colonial Era
Milton Village

Year	*c. 1765*	*Height*	*3 stories*
Style	*Colonial Revival*	*Setback*	*3 ft*
Use	*Office*	*History*	*Oldest structure still standing in Milton Village; brick façade, bay windows, and 3rd floor added in the 1890s*

- Small, symmetrical dormers
- 5 bay façade
- Red brick veneer façade
- 12 over 12 double hung windows with shutters
- Raised entrance, Georgian-style door surround
- Brick terrace planter

85 Adams St - *Edmund J. Baker Building*

Colonial Era
Milton Village

Year	*1795*	*Height*	*2 stories*
Style	*Colonial*	*Setback*	*16 ft*
Use	*Single Family Residential*	*History*	*Dwelling of Baker Chocolate family. Original site of Milton Public Library (1871-1882)*

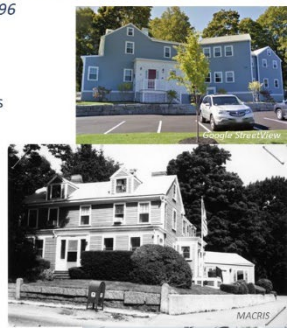
- Low pitched gable roof
- 3 bay façade
- Vinyl clapboard siding
- Georgian-style entrance, raised and enclosed
- Large stone retaining wall at sidewalk edge with brick stairs

17 Canton St - *John Durrell House*

Federal Era
Milton Village

Year	*1831*	*Height*	*2 stories*
Style	*Federal*	*Setback*	*20-22 ft*
Use	*Office*	*History*	*Originally one-room deep with open wrap-around porch; rear extension first added by 1896*

- Steep gable roof
- Large, symmetrical dormers
- Symmetrical 5 bay façade
- Elevated, enclosed entrances
- Clapboard siding, stone and mortar foundation
- Granite block retaining wall

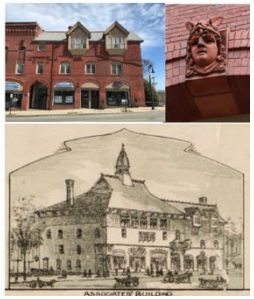


50-64 Adams St - *The Associates Building*

Queen Anne Era
Milton Village

Year	*1881*	*Height*	*3 stories*
Style	*Queen Anne*	*Setback*	*0 ft*
Use	*Commercial, Office, Assembly Hall*	*History*	*Rotch & Tilden, Architects;* "...a radical change in the concept of a mill village being transformed into an urban area" *(Milton Hist Com.)*

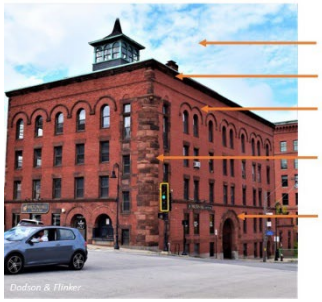
- Dentilled cornice
- Arcade corbelling
- Scrolled brackets
- Large dormers, cross-gabled roof
- Recessed window panel, half circle (3rd Fl) and arched (2nd Fl) windows
- Arched entranceways that unify ground floor



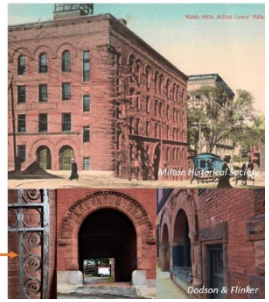
1 Eliot St - *Webb Mill*

Queen Anne Era
Milton Village

Year	*1882*	*Height*	*4 stories*
Style	*Romanesque Revival*	*Setback*	*0 ft*
Use	*Commercial*	*History*	*Bradlee & Winslow, Architects; built on site of former Webb Chocolate Co. by Baker Chocolate; Dorchester/Milton National Register District*



- Flat roof with copper cupola
- Staggered brick cornice
- Arched windows
- Rough hewn brownstone for corner quoining
- Broad arches above entrances with detailed moldings
- Hand wrought iron gates



6 Adams St - *Ware Mill*

Queen Anne Era
Milton Village

Year	*1902*	*Height*	*3 stories*
Style	*Georgian Revival*	*Setback*	*Not applicable*
Use	*Commercial warehouse*	*History*	*Built on site of chocolate mill of Dr. Jonathan Ware by Baker Chocolate; Dorchester/Milton National Register District*

- Flat roof; modillion and dentil cornice
- Brick keystones above window lintels
- Brick and copper molding
- Brick corner quoining
- Recently added copper roof over entrance
- Paved brick walkway

114 Adams St - *New England Telephone Co. / Verizon Building*

Georgian Revival Era
Milton Village

Year	*1924*	*Height*	*2 stories*
Style	*Georgian Revival*	*Setback*	*20-22 ft*
Use	*Telephone Office*	*History*	*Arthur W. Rice, Architect; built on site of Glover's Tavern for the New England Telephone Co.*

- Gabled, central granite bumpout
- 7 bay façade
- Classical marble door surround
- Granite foundation, window lintels & sills, and cornice
- Front lawn

2 Eliot St - *Blue Hills Bank and Trust / Bank of America*

Georgian Revival Era
Milton Village

Year	*1930*	*Height*	*2 stories*
Style	*Georgian Revival*	*Setback*	*4 ft (Eliot St); 4-8 ft (Adams St)*
Use	*Bank*	*History*	*Arthur W. Rice, Architect;* "represents ... the evolution of building styles [in Milton Village] from c. 1800" *(MACRIS)*

- Prominent dual chimneys; widows walk
- Slate roof; small, symmetrical dormers
- Dentilled cornice; corner quoining
- Central bumpout; broken scroll pediment around door
- Tall, 16 over 16 windows
- Stepped retaining wall. Materials match building

3. Cross Cutting Design Principles for Milton Village

The following design principles have been established to guide improvements and development within Milton Village to strengthen its position as walkable mixed-use center with a high quality of life for residents, a thriving business community, and a welcoming environment for visitors. These design principles were drawn from the long history of planning for Milton Village, as well as analysis of the history and existing conditions of Milton Village and public outreach conducted during the creation of the design guidelines. These top-level Design Principles cut across multiple aspects of a development project: building design, site design, landscaping, etc.

3.2 IMPLEMENT MILTON'S PLANNING GOALS AND THE VISION FOR MILTON VILLAGE

Milton's Master Plan set the goal of promoting economic development by revitalizing the town's commercial districts including Milton Village.

Following the Master Plan, the Milton Village Mixed-Use Zoning Study (2018) established the following goals for the area:

- Enhance the character of the district
- Invite investment and economic development
- Promote mixed-use development
- Strengthen district vitality
- Preserve history
- Increase range of housing types and affordability
- Strengthen tax base
- Mitigate potential impacts

Subsequent work by the Master Plan Implementation Committee (MPIC) refined the vision for Milton Village and developed the zoning to enable it. The MPIC conducted build-out studies that resulted in a drawing that captures the key ideas of the vision encoded in the zoning:

Build Out/ Vision for Milton Village. Source: MPIC Presentation, September 23, 2019

- Preserve historic structures. Reuse them and incorporate them into new development where appropriate.
- Site new buildings close to the sidewalk to create a well-defined edge to the public realm.
- Use large windows on ground floors. Views into storefronts, lobbies, and other semi-public spaces add visual interest for pedestrians and draw customers into businesses.
- Step back upper stories from the street and neighboring properties to reduce the apparent height of

buildings and reduce impacts on adjacent public and private properties.

- Reduce the height of buildings as they climb the slope between Adams Street and High Street.
- Minimize the impact of off-street parking by locating parking within structures or behind buildings
- Break the bulk of buildings into smaller masses to reduce the apparent size of the building and add visual interest
- Use dormers, cross gables and other breaks in the plane of large roofs to add visual interest and reduce the apparent height of buildings, while maintaining usable space.

3.3 THE DESIGN OF NEW DEVELOPMENT SHOULD BUILD OFF OF HISTORIC PRECEDENTS IN MILTON VILLAGE, DEMONSTRATING A CONTINUITY WITH THE PAST WHILE ADJUSTING TO CURRENT FUNCTIONAL NEEDS AND BUILDING TECHNOLOGIES

The buildings and site improvements in Milton Village are a record of the area's history. Preserving that history is crucial for maintaining Milton Village's sense of place. It is one of the key aspects of Milton Village's brand and can be a driver of economic vitality—a selling point for potential residents and businesses. At the same time, the history of architecture in Milton Village shows that the place has changed over time. Buildings have been replaced as functional needs change. Styles have evolved.

The Milton Village Mixed-Use PUD zoning anticipates and encourages both historic preservation and redevelopment in Milton Village. The key to striking this balance is for future development to learn from the past. Each of the architectural styles in Milton Village up to the early 20th century built off the previous styles. The styles explored new ideas of scale, massing, ornamentation, and new building technologies and techniques. Even as they changed, the styles maintained consistent elements that enabled new styles to harmonize with previous ones. Throughlines include the use of relatively simple shapes, a consistent system of proportions, a hierarchy of building elements, the vertical alignment of windows and doors, and a strong preference for symmetry. Moving forward, new buildings in Milton Village can continue to innovate off previous styles in the village center. While doing so, they should adhere to the features that the area's historic buildings have in common and avoid radical new forms that break the continuity of the area's stylistic evolution.

3.4 UTILIZE MILTON VILLAGE'S SLOPING TERRAIN TO CREATE A UNIQUE SENSE OF PLACE, AND HARMONIZE DIFFERENT SCALES OF DEVELOPMENT

Milton Village slopes down from Milton Hill to the Neponset River which wraps around it on the east and north sides. Development projects

should use the terrain to their advantage. Opportunities include managing the apparent size of buildings by integrating them into hillsides. hiding parking below buildings, managing the transition from the historic commercial scale of Adams Street to the residential scale along High Street, controlling views of objectionable elements, opening vistas, and making focal elements more prominent.

Development projects should pay special attention to how they deal with slopes along the frontage of sites, especially along Adams Street. Retaining walls can create a pleasing transition between sidewalks and buildings but can make the sidewalk claustrophobic if they are too tall. In general, the ground floor elevation of buildings should step down the slope. Entrances should be at grade. Universal design principles should be used to ensure that sites and buildings are accessible to all people.

3.5 DESIGN FOR PEDESTRIANS FIRST

Rather than designing projects to maximize leasable space, the design of development projects in Milton Village should begin with consideration of how to best shape the public realm of streets, sidewalks and open spaces. The scale of design—meaning the relative size of different elements—should be based on the scale of the human body, resulting in an environment that is physically and psychologically comfortable for people on foot.

3.6 USE QUALITY DESIGN TO ATTRACT RESIDENTIAL AND ECONOMIC GROWTH AND MAKE AN APPEALING PLACE TO LIVE, WORK AND PLAY

Milton Village is one of Milton's few village centers. Revitalizing it is a key element in the Town's economic development and housing strategies. Public input has indicated that quality design is necessary to make Milton Village attractive to future residents, businesses, customers, and visitors. Quality design does not mean that all projects need to use the most expensive materials or be targeted for luxury uses. Quality design does imply that each project should be thought through from the broad strokes to the fine details, that form and function should be unified, that care should be taken to create pleasing buildings and make the most out of sites. Ultimately, each development project should contribute to making Milton Village a place people enjoy living in, working in, and visiting.

3.7 DESIGN FOR SUSTAINABILITY TO MAKE MILTON VILLAGE DURABLE, EFFICIENT, RESILIENT, AND TO MINIMIZE HARM TO THE ENVIRONMENT

New development in Milton Village should be designed to make the village center more compact and walkable so that more people can get out of cars and onto their feet. This has numerous environmental, economic, social, and health benefits., New development should utilize green building practices and materials to reduce building energy demands, lifecycle embodied energy, and ensure healthful spaces that are free from toxic materials. It should use low impact development (LID) techniques like pervious paving, stormwater planters, tree box filters, rainwater harvesting, and green roofs to slow, infiltrate, and clean stormwater runoff. Buildings should be designed for flexible floor plans that can adapt to changing uses over time. Finally, development projects should support strong social ties among community

members—a key aspect of community resilience—by creating spaces for community gatherings and chance meetings inside and out.

3.8 CONNECT TO OPEN SPACE RESOURCES, ESPECIALLY THE NEPONSET RIVER, MILTON LANDING AND THE NEPONSET TRAIL

Development projects that are located near the Neponset River, the Wharf or the Neponset Trail should provide visual and physical connections to these valuable open space resources.

4. Design Guidelines

4.1 BUILDING DESIGN

Design Principles. New buildings and modifications to existing buildings should contribute to Milton Village's unique sense of place by respecting historic precedents, complementing adjacent buildings, and shaping pedestrian friendly streets, sidewalks, and open spaces. Architecture should follow time-tested practices of design but need not replicate historic designs. Each building should be designed as part of the overall composition of Milton Village, making a unique functional and aesthetic contribution without excessively calling attention to itself.

A. Siting of Structures

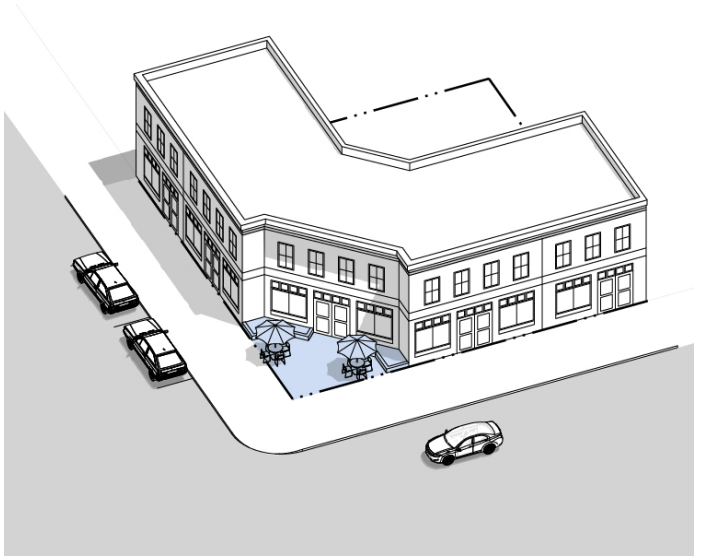
Design Principles. Structures should be sited to define and dignify public spaces such as streets, sidewalks, and parks. New and renovated buildings should be placed with consideration of current and future buildings and uses on neighboring properties so as to create appropriate transitions.

1) The primary façade of a building should be built generally parallel to the front lot line or to the tangent of a curved front lot line.

2) Buildings should define the edge of the streetscape by locating building facades and entrances close to sidewalks.

3) The front façades of buildings on a block face should be generally aligned with each other and should be set back a consistent distance from the street. A front setback may vary from its context when it fulfills a specific urban design function, like the creation of a pedestrian-oriented plaza, or widening a sidewalk for additional tree planting.

4) On lots with more than one street frontage, the building should be placed at the corner facing both streets. On a corner lot, the façade may be retracted to emphasize a corner entry to a building, to create space for a publicly accessible open space, and/or to allow for safe sight distance at the corner. All street facing facades should be given equal design attention and should include a prominent entrance. A single prominent corner entry is also appropriate.



Street corners are good locations for public plazas.

5) Including special features to mark corners and gateways is encouraged. For example, a building may have a curved corner, a corner tower, or increased ornamentation.

The Webb Mill marks its street corner location with a curved edge of rough-hewn brownstone.

6) Buildings should be sited to terminate a vista when located at the end of prominent view from a street or open space.

7) Buildings should be sited with consideration of the contours of the land to limit the need for excessive cut and fill, to minimize construction costs, and to facilitate circulation within sites and connectivity between streets.

8) Retaining walls and terraces may be used to create functional outdoor spaces and prevent soil erosion on slopes, but walls should be kept as low as possible, especially when adjacent to areas intended for pedestrian circulation or use. In general, retaining walls adjacent to sidewalks should not be greater than 3 feet tall, with 18 inches preferred.

Design Standard a.
New buildings shall be positioned on their sites to provide horizontal setback buffers for abutting existing historic single- and two-family residences. Additionally, the building form, massing or roofline shall provide a vertical step-back to provide transition in scale to those abutting structures.

9) Setback buffers shall be designed to provide an attractive edge for the existing historic property. Dense landscaping with four season interest and high-quality fencing is appropriate. See Landscaping.

10) Generally, it is appropriate for a building abutting a historic single or two-family structure to be one story taller than the historic structure with additional stories stepped-back an additional five to ten feet from the lot line. The Planning Board may consider shadow and privacy impacts on historic one- and two-family structures but will generally give precedence to the vision of Milton Village as a vibrant mixed-use village with more diverse housing. This vision requires additional development at a higher density. The Planning Board shall also give consideration to the historic development patterns of Milton Village where two-and-a-half- and three-story structures with minimal side setbacks were previously more common.

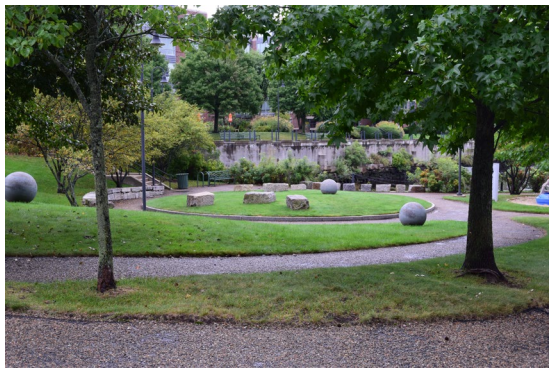
Design Standard b.
Where the sidewalk width is less than 6 feet at the building frontage, new buildings should provide a setback for expansion of the sidewalk width to a minimum of 10 feet to allow for additional sidewalk seating or activity.

11) The size of the setback, and the use and design of the resulting semi-public space shall be coordinated with the desired streetscape design. See Streetscape below. The project proponent is encouraged to allow public access to the resulting front setback area but is not required to. [Should transfer of ownership of this area to the Town to add to the right of way be eligible for bonus height?]

12) Buildings should be sited to protect and enhance existing site conditions, such as, significant views, significant trees, unique or special natural features, and circulation routes

The proposed development is sited top preserve existing trees on the site.

13) Buildings should be sited to create appealing and comfortable on-site open spaces. For example, open spaces should be sited in locations with attractive views, unique natural features, or comfortable microclimates.



The 88 Wharf Street mixed-use development created a variety of attractive outdoor spaces that take advantage of views of the Neponset River.

B. Architectural Context

Design Principles. Design approaches and decisions should be intentional and reflect the historical context of Milton Village along with contemporary development needs and practices. The design of new and substantially renovated buildings need not attempt to reproduce historic Milton buildings, but it must be authentic.

Authenticity is not about how old something is. It is about how well it is made and whether it is created with a genuine understanding of its form, function, and context. Authentic new buildings employ building elements and materials creatively, but also in controlled and rational manner. The end result is a new form that builds from Milton's historic precedents rather than merely copying them.

1) Buildings should not mix too many styles and avoid overly complex designs.

2) Design and construction of buildings should prioritize quality and durability and enhance the overall character of Milton Village.

Design Standard j.

The back and sides of each building should be given as much architectural care as the front. The building, whether observed from the front, rear or sides, should present an attractive appearance and offer a unified architectural approach. Where windows are not possible or appropriate to the intended use, vertical articulation in the form of raised or recessed surfaces shall be used to break up blank walls.

C. Building Form, Height, Scale, and Massing

Design Principles. Buildings should achieve the desired form and scale by responding to the context of Milton Village. In addition to proportioning the length and height to surrounding buildings, height should be adjusted according to slopes on sites—with taller building heights acceptable at the bottoms of slopes, and shorter building heights further up slopes. Step-backs should be used to reduce the apparent height of buildings.

Note: According to the 2018 zoning bylaws, the maximum allowable height of structures in the Milton Village Mixed-Use Planned Unit Development (PUD) District is three stories or 45 feet. The properties fronting Adams Street are allowed up to four stories or 55 feet in height, in return for streetscape or district access improvements to the Neponset River in the Milton Landing.

Design Standard c.

The building form, massing and roof lines shall reflect and reinforce the historic buildings and styles of the Milton Village district and shall complement the character of the district. Particular attention should be paid to the design elements of scale, proportion, overall style, façade design, windows, entrances, building materials and color.

1) Simple building forms that are clearly discernible are favored over unnecessarily complex designs. Designs should limit needless variation; too many "add-ons" can be awkward and diminish the overall sense of order.

2) Building height, length, and proximity to the street and sidewalks should be consistent with existing buildings to create uniformity along the streetscape.

3) Building height and scale should also be compatible with the size of the street to create a sense of enclosure and enhance the pedestrian experience.

4) Building heights should not be elongated or exaggerated to cover up functional elements. Floor-to-floor height should match the scale of adjacent structures and should be governed by exterior proportions rather than the building system.

5) Projects located on sloping sites, especially those between Adams and High Streets should adapt building height to elevation changes to maximize density and connectivity while maintaining compatibility with surrounding buildings.

Design Standard d.

The building form shall provide step-backs in the façades that respond to the surrounding context to an extent that the Planning Board deems appropriate. The step-backs shall provide a change in the plane of the façade to reduce the perceived building height. For example, if a 4-story building, after building height incentive, is adjacent to a 3-story existing building, the façade of the fourth story shall step back from the façade of the lower three stories to reduce the visual prominence of the upper floor.

6) In general, step-backs should be applied above the third story when facing Adams Street or Elliot Street and above the second story when facing High Street. Facades should be stepped-back 5-10' depending on intended use of the stepback area and to meet the goal of reducing the visual prominence of the upper floor. Use of the resulting outdoor space for a balcony, terrace, or green roof is appropriate.

7) The ground floor height of a building should generally not exceed 15 feet.

D. Roofs

Design Principles. The roof shape, slope, materials, and design should relate to the architectural style and scale of the building as well as the surrounding context.

1) Similarity of roof forms—including, orientation, slope, eave heights, and overhangs—with historic precedents in the area is encouraged. The most common roof shapes in the area include gable, hip, and flat.

2) Pitched roofs are not mandatory, but where used shall have a minimum pitch of at least 6:12 and incorporate traditional forms. Tall, peaked roofs are encouraged to reduce the apparent scale of the buildings while accommodating a full top floor.

3) Visible roofs shall incorporate materials like asphalt shingles, wood shingles, slate, or standing seam metal.

4) Roofing materials shall not call unnecessary attention to the building through the use of bright or multiple colors. However, light colored or white roofing is acceptable to reduce solar gain.

5) Any service components such as mechanical equipment, gutters, leaders, etc. should be an intentional part of the roof and façade, not an after-thought.

6) Green roofs, solar panels, and other sustainable options should be carefully integrated with the overall building design.

E. Façades

Design Principles. Facades should use intentional design to reflect a consistent architectural style, evoke the rhythm of historic shop fronts and mixed-use town centers, add visual character, and maintain the pedestrian scale of the streetscape.

1) Buildings facades should create depth and shadow by using façade elements such as projecting bays, columns or pilasters, projecting trim, decorative detailing, recessed windows, bump outs or recessed parts of the building volume, and changes in texture. These elements should be integrated into the overall design of the building.

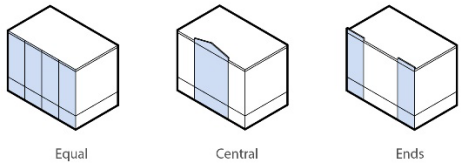
Design Standard e.
Buildings more than forty (40) feet wide shall be broken down into a series of smaller elements to evoke the rhythm of historic shop fronts and mixed-use town centers, add visual character, and maintain the pedestrian scale of the streetscape. No uninterrupted length of any façade shall be permitted to exceed twenty (20) horizontal feet without incorporating at least one of the following massing elements: horizontal setbacks or vertical step-backs,

architectural projections, recesses, or arcades, and at least one of the following design elements: color change, material change, or texture change.

2) Building façades shall be divided into vertical and horizontal sections with a recognizable system of proportion.

3) Vertically, the building should include a base, body, and cap.

4) Horizontally, the building should be designed to articulate its structural system bays. Designs with a recognizable symmetry or other ordering system are preferred.



The diagram above shows three approaches to the articulation of bays: treating all bays equally, giving prominence to the central bay, and giving prominence to the end bays.

5) The overall proportions of the façade and the relationships between doors and windows should be compatible with the architectural styles and the historic New England character of Milton Village.

6) Buildings should maintain consistent quality and character of materials, detailing, and the use of architectural elements on all façades.

7) Designs should avoid the use of glass curtain walls as the primary façade treatment. Screening materials such as wood lattice and perforated metal panels should be avoided on front porches and windows.

8) Primary building façades (facing public streets or open spaces) should include architectural features such as prominent entrances, windows, awnings, balconies, light fixtures, and signage to add visual interest.

9) Where grades allow, horizontal lines on buildings should align with those on surrounding buildings. For example, cornices, sills, lintels, belt courses, or signage bands could be aligned between buildings.

Design Standard i.
Windows and doors shall be surrounded by appropriate architectural elements highlighting the windows and doors as features of the façade.

10) Building corners shall be treated as an integral part of the façade. The corner design should be used to reinforce the architectural style.

11) Mechanical equipment and utility elements such as vents and ducts should not be placed on a façade of a building that will be visible from a public way or public open space. Where this is unavoidable, these elements should be visually integrated into the façade through the use of similar colors and materials as the building façade.

Design Standard j.
The back and sides of each building shall be given as much architectural care as the front. The building, whether observed from the front, rear or sides shall present an attractive appearance and offer a unified architectural approach. Where windows are not possible or appropriate to the intended use, vertical

articulation in the form of raised or recessed surfaces shall be used to break up blank walls.

F. Entrances and Doors

Design Principles. Entrances should encourage safe and welcoming pedestrian access and maintain the security, privacy, and environmental performance of a building.

1) The main entrance of a building should be located on the primary street and should be easily identifiable. It should provide both ingress and egress and be operable during normal hours of operation of the use.

2) Corner lots with multiple street frontages should have an entrance on each street frontage or a prominent corner entrance.

3) Where a building has multiple entrances, the primary and public entrances should be more visible and prominently located than secondary and private entrances. The hierarchy can be communicated through the design of the entrance including the size of the door, how far it is recessed, how transparent it is, signage, materials, or color and how prominently it is sheltered from the elements with an awning, canopy, or porch.

4) Pedestrian entrances should be spaced no more than fifty feet apart within a single building along any street frontage.

Pedestrian entrances should be no more than 50' feet apart within a single street facing building.

Design Standard h.

Recessed doorways are preferred, in order to break up the building façade, provide a welcoming space, and provide protection from sun and rain. Where a recessed doorway is not used, an awning can have a similar effect.

5) Site design should avoid the use of ramps leading to entrances by, for example, minimizing the grade change between a public sidewalk and a building's ground floor elevation; or by providing walkways with less than 5% slope. When a ramp is unavoidable, it should be constructed of high-quality materials and its sidewall should be screened with vegetation, or public seating.

G. Windows

Design Principles. The proportions, detailing, and distribution of windows are especially prominent elements of the building's character and vocabulary. The composition of windows on a building's façade (and other faces) should be logical, deliberate, and pleasing.

1) The colors and materials of window details, including the frame, mullions, trim, and sashes should be compatible with the architectural style of the building.

Design Standard f.
The building façade shall integrate a higher proportion of transparent glass in the ground level frontage oriented to Adams Street including business and entryway storefronts, display windows, or other glazing elements.

Design Standard g.
In general, windows should be taller than they are wide on both the first and upper floors. Street front windows that are horizontally oriented may be broken up with the use of mullions.

2) Storefronts and other non-residential uses should have minimum transparency of 60% for ground-floor use. Ground floor transparency will be measured from 2' above grade to 10' above grade. Glazing must have a minimum sixty percent (60%) Visible Light Transmittance (VLT) and no more than fifteen percent (15%) Visible Light Reflectance (VLR).

3) Storefront display windows should be large enough to allow natural light and provide an unobstructed interior view for pedestrians. They should avoid using curtains, shades, or blinds to maintain openness. They should be transparent, and the view into the building should not be obscured by tinted glass or reflective surface treatments. They should not be backlit or covered with signage or used for storage of merchandise.

4) Upper stories should have a minimum of 40% transparency. Glazing must have a minimum of forty percent (40%) VLT and no more than fifteen percent (15%) VLR.

5) Window glass and doors in walls with masonry cladding should be recessed from the exterior wall plane of the façade by at least two inches

6) Consistent with historic precedents in Milton Village, windows should generally be vertically aligned within each bay and horizontally aligned across each story of a building. The variety of window and door sizes and proportions should be limited. Generally, no more than 5 different sizes or shapes of windows and doors should be used on a building façade.

7) Windows should be designed to reduce energy costs through the use of high-quality appropriately sized windows that are placed to maximize solar gain in winter, minimize excessive solar gain in summer, capture cool breezes and provide cross ventilation in summer, and provide natural day lighting.

H. Porches

Design Principles. Porches provide weather protection, architectural interest, and a transitional space between the exterior and interior of the building. The use of porches in Milton Village is encouraged on High Street and Canton Avenue and discouraged elsewhere.

1) Porches should be designed along with the façade of the building, with authentic materials and sturdy construction.

2) Porches should not be fully enclosed, and stairs may extend from the front or sides.

3) Porches should be a minimum of 6' deep by 8' wide to provide space for seating and other use.

I. Awnings and Canopies

Design Principles. Awnings and canopies can connect buildings to the public realm by adding color and providing shelter. They should demonstrate deliberate design choices that are consistent with the overall design of the site, building, and signage.

1) Awnings and canopies should be designed with simple shapes and integrated with the façade of the building and consistent with surrounding storefronts.

2) Awnings should fit within the structural bays to which they are attached.

3) The bottom of an awning should be no lower than 8 feet above the sidewalk.

4) Awnings should be made of fire resistant, water repellant marine fabric. Canvas or metal are preferred. Plastic, vinyl, or vinyl-coated awning fabric is not permitted.

5) Backlit awnings are prohibited.

J. A. Materials, Colors, and Surface Treatments

Design Principles. The use of materials should be honest and logical in their application. This implies selecting materials based on their properties rather than the cost or simplicity of construction, avoiding too much detailing, and creating a balance of aesthetics and functionality.

Design Standard k.

Building finish materials shall be appropriate to traditional New England architecture, and may include, but shall not be limited to brick, stone, wood or composite materials with visual characteristics similar to wood. Vinyl shall not be used as a primary finish.

1) Materials should be used as integral part of architectural composition. Materials should be durable and have a long-track record of proven performance.

2) Materials should be used in ways that express their inherent qualities. They should not be used to express the qualities of other materials.

3) Variations in materials may be used to emphasize architectural details and to create shadow lines. Variations in materials may also be used to communicate the construction techniques and functions of exterior building elements. For example, traditionally trim boards covered joints between other boards.

4) Bright and contrasting colors, combinations of three or more colors, and highly reflective materials that direct heat and glare onto adjacent buildings should not be used.

K. Secondary Elements: Towers, Cupolas, Chimneys.

Design Principles. Decorative elements such as towers and cupolas should be added to enhance the usefulness of the building and create a focal point within the district. They should be used sparingly and have a clear purpose, evident in their design and location, rather than just decorative appliqué.

1) Towers, cupolas, and chimneys should be consistent in size, materials, and color to the architectural style of the building and reflect the historic character of Milton Village. They should maintain a human-scale and serve a legitimate function within the building, such as providing usable interior space.

2) A tower or turret should not occupy more than 30% of the building facade and should have at least 40% fenestration.

L. Service Equipment: Mechanical Systems and HVAC Equipment

Design Principles. Service equipment should be integrated into the overall design of buildings to maximize function and minimize visual disturbance.

Design Standard I.
Mechanical equipment, including metal chimneys, and elevator penthouses at grade, attached to, or on the roof of a building, should be screened from view from streets or integrated into the overall design of the building by use of materials, placement, roof shape or form, or other means.

1) Storage and service areas should be located at the rear and sides of the buildings, away from public spaces. If the services must be placed in a visible location, buffers such as walls, fences, roof parapets, and landscaping should be used to screen views and reduce noise transmission. The screening walls and landscaping should complement the building architecture.

2) All service areas, equipment, and utilities, including electrical transformers and dumpster enclosures, should be shown on building and site plans during the design and development phase. They should not be located in front of a building or within 20 feet of street, sidewalk or public open space.

4.2 PUBLIC REALM

Design Principles: All projects should be designed to contribute to a cohesive, mixed-use environment that is comfortable and attractive for pedestrians and supports sense of community and storefront business opportunities in Milton Village. The design of the public realm—including streets, sidewalks, pathways, and open spaces, and the buildings that line them—should come first, with the design of building facades, pedestrian and vehicular circulation, open spaces, signage, landscaping, lighting, and drainage systems subordinated to the needs of the public realm. New development and improvements should define the edges of public spaces. Variations in materials, setbacks, and landscaping should be used to create a legible transition between public and private spaces.

A. Streetscape Design

1) Streets and sidewalks should, to the extent feasible, be lined with a continuous enclosure of buildings and trees. See: Architecture, Siting of Structures.

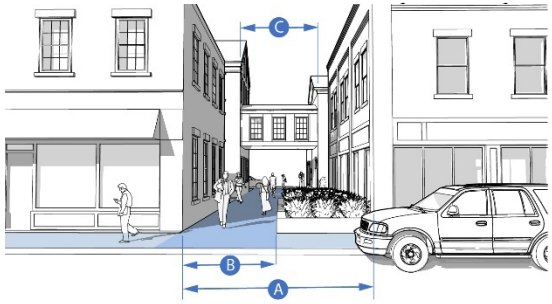
2) The width of the paved roadway, right-of-way, pedestrian walkways, and building setbacks should be coordinated with the size of the proposed buildings to produce a comfortable sense of enclosure along the street. Enclosure should not exceed 1:1 (height of buildings to distance between building facades on opposite sides of the street).

3) Active ground floor uses with a high level of transparency are critical for pedestrian interest and economic growth.

4) There should be an easily intelligible transition from public to private spaces on a site through the use of site circulation, setbacks, landscaping, grading, etc. For example, when a ground floor space is intended to have a public use, like a storefront, it should be placed close the sidewalk with an at grade entrance and plentiful views into the space. When a ground floor space is intended for private use, it may be setback further from the sidewalk, a small landscape buffer may be provided, and/or the entrance and windows may be elevated to provide privacy for occupants within the private space, while still not creating a blank wall next to a sidewalk or public space.

5) Occasional modest building setbacks that articulate the succession of contiguous facades can add interest to the pedestrian experience and are therefore encouraged. At the ground level, these modest setbacks should make an intentional contribute to the public realm by creating niches for public seating, landscaping, and recessed entrances.

6) Publicly accessible pedestrian paths that connect to parking lots and public spaces in the lot interior and that connect one street to another between are encouraged. Where they are provided, they should be designed as an integral part of the streetscape system, with generous sidewalk widths and high-quality materials. Openings in buildings that provide pass throughs to the lot interior are also encouraged. When paths run through buildings or between fence or walls, spatial proportions should avoid excessive enclosure (greater than 1:1 height to width). Visibility into and along pathway should be maintained from buildings, streets and/or open spaces to



7) While a consistent streetscape theme is desirable, variations on that theme to enhance the character and interest of the area are encouraged.

Key to Diagram

1	Vehicle Throughway
2	Furnishing and Utility Zone
3	Pedestrian Throughway Zone
4	Frontage Zone
5	Lot Interior

B. On-Street Parking

1) The design of streetscape elements such as trees and benches should be coordinated with on street parking to provide space for door sweeps and adequate passage from streets to sidewalks.

2) In some locations, it may be appropriate for the street edge and sidewalk to be reconfigured to create opportunities for new on-street parking. This approach may be considered in order to control traffic, attract visitors, eliminate curb cuts and improve the continuity of sidewalks.

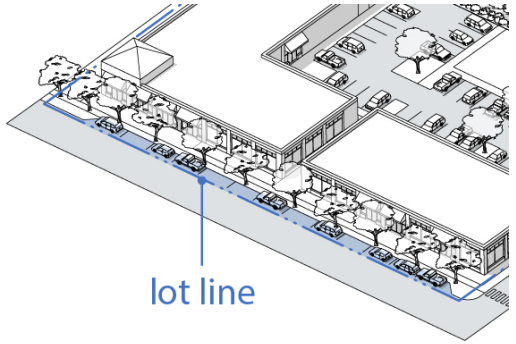


Diagram showing street edges, sidewalks and on street parking located on private property to improve the public realm in locations where the existing right of way is limited

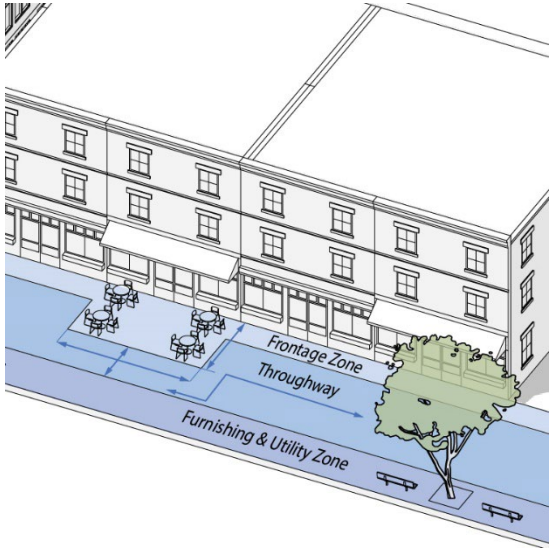
The Linden Square project in Wellesley used this technique to provide on street parking and sidewalk lined with trees, plants, benches and brick paving.

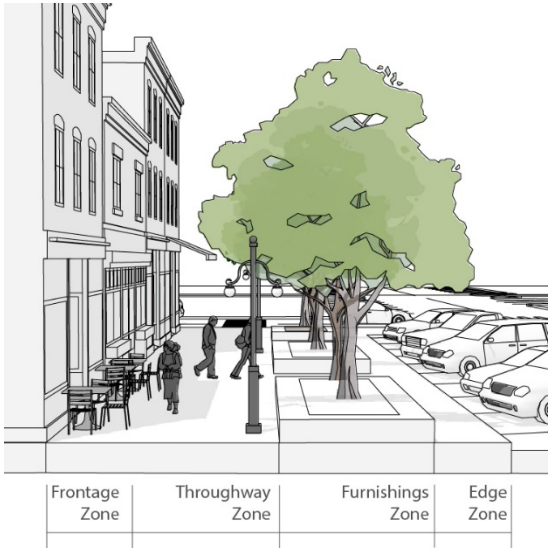
3) Where new on street parking is provided, the location and design of parking stalls should be compatible with the overall design of the streetscape. Parking spaces should be located an appropriate distance from crosswalks and street corners to ensure visibility for cars and pedestrians, generally about 20 feet. Curb extensions should be provided at the ends of groups of on street parking spaces.

C. Design & Materials for Sidewalks and Pedestrian Areas

Design Principle: Sidewalks should be located and designed to encourage use by pedestrians. They should function as a continuous pedestrian system that encourages people to park once and walk throughout the Milton Village. Sidewalks should be designed to be universally accessible.

1) Wherever possible, sidewalks should include: an edge zone, a furnishing and utility zone, a pedestrian throughway, a frontage zone.





2) An edge zone can provide clear space between the furnishing and utility zone and the street edge. It provides space for people to move from parked cars to the sidewalk and for car door swings.

3) The furnishing and utility zone creates a transition between the street and the space for pedestrian movement. It typically includes street trees, street furniture, plantings and streetlights. It is often paved differently than the pedestrian throughway.

4) The pedestrian throughway is the space dedicated for movement by pedestrians. The throughway must be an adequate width for comfortable two-way pedestrian movement, must remain clear of obstacles, and its paving surface must be relatively level. The minimum recommended width is 6 feet.

5) The frontage zone may be located on public or private property. It provides space for sidewalk retail displays, planters, additional furniture and on street dining. It also provides space for pedestrians who are entering and exiting a building entrance or stopping to look into storefront windows or to read a menu.

6) The pedestrian throughway should always be provided.

7) When space allows for additional parts of the sidewalk, it should be allocated in the following order of priority: the frontage and utility zone, then the frontage zone, then the edge zone.

8) Where a furnishing and utility zone is not feasible, project proponents are encouraged to provide the elements it would typically contain within the lot frontage zone. These include pedestrian scale lighting, street trees, benches, planters, and trash receptacles.

9) Materials: At a minimum poured-in-place concrete walks should be provided. Asphalt paving is not acceptable. The use of bricks or pavers made from concrete, clay, or stone is highly encouraged. Pedestrian areas should have a minimum of 4" of reinforced concrete on an appropriate subbase, with a minimum of 6" for any areas that will experience vehicular traffic. All curbs should be made from vertical granite. Durable stone, brick, or concrete are recommended for crosswalks as they hold up better than paint. Permeable pavements, iron gratings, and other devices that reduce stormwater runoff and support healthy tree growth are highly encouraged.

10) Project proponents are encouraged to provide new or improved curb extensions and crosswalks at intersections or mid-block crossings to improve pedestrian safety and comfort. Careful traffic and parking analyses should be completed to determine the best location and design of these improvements. Desired improvements include providing higher quality materials and landscaping in curb extensions and furnishing and utility zones, providing raised crosswalks that are at the grade of sidewalks, improving existing crosswalks with durable materials like brick or stone pavers or textured and colored pavement, and providing an intermediate island or median in a crosswalk to serve as a refuge for pedestrians.

Example of curb extensions and a raised crosswalk in Northampton MA. The crosswalk is surfaced with colored and textured pavement. City snowplows are able to negotiate the curb extension and raised crosswalk without issues.

D. Street Furnishings

1) Street furnishings, including bollards, light posts, signage, benches, trash barrels, planters, bike racks, and kiosks, should reflect traditional design and materials. When located in the furnishing and utility zone, their design should be consistent with specifications established by the Town of Milton. Where the Town of Milton does not have a specification, project proponents are encouraged to provide one in consultation with the DPW and the Planning Board. When street furniture is located within the frontage zone and on private property, variations that fit the architecture of specific buildings may be acceptable.

2) Materials for street furnishings should be selected based on durability and ease of maintenance.

3) Pedestrian flow, storefront access, and access from on street parking should determine the location and frequency of street furnishings.

E. Accessibility Standards

1) All outdoor spaces, including pocket parks, public plazas, sidewalk cafes, outdoor seating spaces, and pedestrian routes should be universally accessible.

2) All design and materials should adhere to the requirements of the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (MAAB).

3) Grading and building design decisions should be coordinated to reduce the need for access ramps and railings that take up otherwise usable space along the street frontage.

4) Change in materials or textures should be used to help those with visual impairments navigate.

5) Provision should be made to plan for snow removal and storage to minimize disruption to pedestrian movement.

6) Construction should be planned to ensure that pedestrian movement remains safe and convenient at all times.

F. Screening Elements: Walls, Fences, and Hedges

1) Walls, fences, or hedges should be used sparingly. When necessary, they should be designed to provide a logical and clear separation between public and private spaces while complementing the overall streetscape design.

2) At the front of a property, the height of a fence should not exceed 4 feet. The fence must be at least 50% transparent to provide a view of the sidewalk for property owners and allow pedestrians to look over or through them.

3) Within the lot interior or alongside or rear lot lines, fences may be up to 6 feet tall and may be completely opaque.

4) Where a fence, screen, wall, or hedge is located on top of an above-grade retaining wall, the retaining wall shall be considered as a part of the allowed height of the fence or screen.

5) Traditional materials like wood, stone, cast or wrought iron, and plants are preferred. Chain link, plastic, and vinyl should be avoided along the front yard. The use of Azek or similar high-quality composites may be considered. Full sized stones are preferred over stone veneers.

6) Concrete, metal mesh, post and cable, and stockade fences should be avoided along the front of lots to maintain the historic character of Milton Village.

4.3 VEHICULAR ACCESS

A. Driveways and Alleys

Design Standard o.
Vehicular access to the site shall be integrated with the design of the public realm and property frontage to minimize the width and potential negative impacts on the pedestrian environment.

1) The number of driveways should be minimized to reduce traffic movements into and out of streets and to maintain the integrity of sidewalks. Generally, there should not be more than one curb cut per development site.

2) Driveways should be as narrow as practicable to minimize the impervious surfaces and ensure slow motor vehicle speeds. Driveway widths should not exceed

3) Driveways should be located at least 50 feet from an intersection or another driveway and should be designed to provide safe sight distances for entering and exiting vehicles, including the visibility of pedestrians on sidewalks.

4) Where a driveway crosses a sidewalk, it should match the grade, slope, and materials of the sidewalk to maintain a continuous pedestrian surface and signal the priority of the pedestrian path over the vehicular access.

5) Shared driveways serving multiple uses should be used whenever possible to simplify vehicular circulation patterns and reduce the number of locations with potential conflicts between cars and pedestrians. Where possible, driveways or alleys should provide cross access between lots.

B. Location of Surface Lots and Entrance to Garages

Design Standard m.
Parking structures shall be unobtrusive and designed to blend with the building and the neighborhood. There shall be convenient access from a parking structure to the business and residential uses which it serves.

Design Standard n.
Surface parking areas shall be designed to be used as flexible plaza space that could be temporarily used for other private purposes or events. These parking areas shall use permeable pavers and shall include landscape islands, or other design approaches to add visual interest and flexibility to parking areas.

1) All parking areas should be located to the side or rear of structures, which if unclear shall be considered the area least visible from the public way.

2) Parking spaces should be no closer to any street line than 50 feet, unless approved by the Planning Board because of site conditions or other design considerations.

3) Entrances to parking garages should be located to the side or rear of structures. If site conditions make a side or rear garage entrance infeasible, then the garage entry should be set back from the front lot line by at least 20 feet. The garage door should be designed as integral feature of the building's façade.

4) To encourage pedestrian activity along the street, an attractive pathway should be provided from a rear or side parking area to the street frontage to encourage people to walk to the street frontage and enter buildings from the front entrance.

4.4 LANDSCAPING

A. Landscape Design Principles

Design Standard p.
Landscaping shall be used to enhance the design of the building, provide attractive outdoor features, and help to integrate the Milton Village Business District with nearby residential districts. Street trees shall be integrated with the design of extensions of the sidewalk at the Adams Street frontage with the use of flush tree grates or permeable pavers. Where space is limited, window boxes, trellises, green walls, or other compact landscape features shall be integrated with the building design.

Design Principles. Landscape materials and design application should reflect the character, history and ecology of the region and focus on the use of native species adapted to local conditions. The following are important overall goals:

Spatial definition: Trees and other landscape plantings should be used to reinforce the pattern of private and public spaces—not just for decoration. The landscape should enhance the sense of place, creating a human-scale and pedestrian-oriented environment.

Screening and framing: Plantings and site features should promote and increase design compatibility between different land uses, while ensuring attractive views from streets and adjacent properties. These site features should shield adjacent properties from potentially adverse impacts of development.

High quality materials are encouraged, providing an expression of concern for the quality of the pedestrian experience and the perception of timelessness. Planted areas should include a variety of durable ground covers, perennials, grasses, and shrubs—planted in masses and appropriate to the architectural context. Plantings should be designed to year-round visual interest in foliage, bark, branching and bloom.

Stormwater management should use Low Impact Development (LID) techniques, where feasible. Vegetated swales, raingardens, and other LID techniques should be seamlessly integrated into the overall landscape design and planting plan.

B. Plant Materials

1) The reliance on one species is discouraged to reduce the risks and prevent spread of blights and pests -- although massed plantings of the same variety may be allowed for design purposes.

2) All plan proposals should emphasize the use of native plants and other plants that are well adapted to the environment in which they will be situated so as to minimize the need for irrigation, fertilization, and pesticides. Plants should be selected to provide habitat and food sources for pollinators, birds, and other desirable wildlife.

3) Lawn areas should be minimized to the extent possible, in favor of the use of hardy ground covers, massed perennials and native grasses.

4) Selection of plant materials should be coordinated with plans for snow removal and storage.

5) Projects should minimize the clearing of existing vegetation, and work to protect existing trees.

6) Planting invasive species is not permitted and should include mitigation of existing invasive species.

7) All plants should be A-Grade or No. 1 Grade and free of defects. All plants should be normal health, height, leaf density, and spread as defined by the American Standard for Nursery Stock, ANSI Z60.1 (latest available edition), or the American Association of Nurserymen.

8) Plants should have full, even, well-developed branching and a dense, fibrous, and vigorous root system.

9) Trees and other landscaping should reinforce the spatial structure established by buildings, site structures and furnishings while providing shade and visual relief.

C. Streetscape Landscaping

Design Principles: The planting of trees along public streets enhances the appearance of the district, moderates temperatures and wind, provides environmental benefits, defines the streetscape, and reinforce the pattern of public spaces.

2) Street trees should be planted in sufficient numbers and close enough together to form a continuous canopy at maturity.

3) Trees should be spaced as follows: Large Deciduous Street trees: 30'-0" on center. Small Deciduous trees: 20'-0"on center.

4) Street Trees must be planted at least five (5) feet from fire hydrants, six (6) feet from street signs, seven (7) feet from curb cuts, and thirty (30) feet from stop signs. The edges of tree planting beds must be at least two (2) feet from gas, electric, water, and sewer lines, and at least four (4) feet from oil fill pipes.

5) Trees should be planted with sufficient soil volume to support growth through maturity, recommended at 600 cubic feet for small trees and 1,000 cubic feet for large trees. This may be accomplished by connecting tree pits to adjacent landscaped areas either directly or with a modular suspended pavement system. Structural soil may be used If other methods prove infeasible.

6) Tree pits should have minimum dimension of 5 feet wide and 10 feet long; any pavement or sur-facing should be permeable to air and water and design and constructed to prevent soil com-paction.

7) Special plantings may highlight significant sites, gateways, and entrances.

D. Parking Lots and Driveway Landscaping

1) Surface parking lots and driveways should be planted with large shade trees and landscaped to provide shade and visual relief, minimize the amount of glare, noise, and heat, block wind, and support safe patterns of circulation. This requires shade trees growing in enough permeable soil to thrive.

2) Minimum placement: At least 5% of the interior of any parking lot should be maintained with landscaping (trees and shrubs) in islands and/or medians at least ten feet wide. All parking spaces should be located within 60 feet of the trunk of a canopy tree, or 30 ft. of an ornamental tree.

3) Where plans for covered parking, solar canopies or other features won't allow for interior planting, the required number of trees and minimum area of other landscaping should be used to supplement plantings in adjacent areas on site or in Milton Village.

4) Minimum size: Shade trees should be at least 1 to 3 inches in caliper when installed, measured at 12- 18" from the ground. Evergreen shrubs should be at least 24" in height and minimum three-gallon container size at the time of installation.

5) Screening: Parking lots visible from streets, public pedestrian ways, public open spaces, or historic one- or two- family dwelling should be screened with attractive fences and plantings. Shrubs, plantings, hedges, or walls should provide an opaque screen or barrier for the first five feet of height within three years of planting.

E. Site Landscaping

1) Landscape plantings should be used to bring a human-scale to larger buildings while enhancing the character of each site. Whether placed against the building wall, used to define outside spaces, or for screening, vegetation should be used to soften hard edges and make more human-scaled spaces.

2) Perimeter plantings can be used to visually break up the mass of buildings and pavement, between sidewalks and buildings or between parking areas and other site elements.

3) Planting beds should be at least 4 feet wide. Where a planting bed is adjacent to a parking space with a bumper overhang planting beds should be at least 6 feet wide.

4) The total length of plantings alongside or rear building façades should be at least 30% of the length of that side of the building.

F. Buffer Plantings

1) Buffer plantings should be provided, as appropriate, to shield adjacent properties along streets and shield parking areas from views from public ways. Screening is required at dumpsters, service areas and necessary utility components.

2) Existing trees are preferred over new planting if they achieve the same purpose.

3) Fences are not considered to be an adequate screen unless combined with plantings.

4.5 LIGHTING

Design Standard q.
Lighting fixtures shall be appropriate to the architecture and provide suitable lighting without detriment to nearby residences. Light fixtures including site and street lights shall match existing standards in the Town, for example matching street lights already installed in the Central Avenue Business District.

B. Lighting Design Principles

1) Lighting fixtures should be designed and scaled to be appropriate to the style and size of the adjacent buildings.

2) Outdoor lighting should ensure safety, functionality, and convenience through illumination of streets, walkways, and building entrances.

3) Lighting should be designed to conserve energy and confine the illumination to the intended area, including the reflected glow from pavement and building walls.

4) Lighting for sidewalks, paths, and gathering areas should be pedestrian-scaled and create an attractive nighttime environment.

5) Indirect lighting of facades, landscaping, and signage is encouraged.

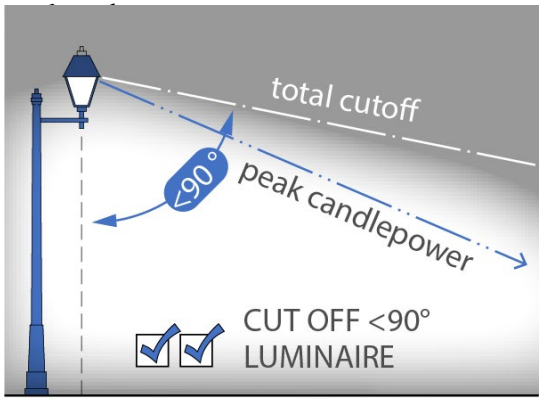
6) Lighting may be used to highlight important buildings or areas in Milton Village.

7) Nighttime lighting should be designed as an integrated system that combines lighting of commercial windows, entrances, signs and facade elements with streetlights, bollards, and decorative elements.

8) The lighting system should be designed to provide the minimum amount of illumination necessary for adequate visibility and safety. Light levels should be even throughout the area intended to be illuminated. Glare and light trespass should be minimized. A larger number of lower intensity fixtures is preferred over a smaller number of higher intensity fixtures.

9) Blue light and lighting of the night sky should be avoided.

10) All lighting should employ fixtures cut off at 90 degrees with color-corrected lamps. Fixtures cutoff below 90 degrees are



C. Lighting Intensity and Control of Glare

1) Lighting should be provided at minimal levels that will allow for reasonable comfort and security, with an average illumination of 0.9 foot-candles on primary streets, 0.6 foot-candles on interior streets, and 0.2 foot candles on sidewalks, and .5 foot candles on commercial or community facilities.

2) All lighting should employ full cut-off fixtures with color-corrected lamps to reduce glare, light trespass, and night sky pollution.

3) The reflectivity of building surfaces and pavement should be considered to reduce reflection of light into the night sky.

4) All lighting should incorporate timers or other devices to turn off lights when not needed.

5) Flood or area lighting is not acceptable.

6) Light levels should meet the minimum design requirements of the Illuminating Engineer Society of North America (IESNA).

7) Fixtures should have a warm color temperature similar to incandescent light or firelight.

8) Streetlights

9) Streetlights should be located between street trees to avoid interference by tree canopies and provide better illumination coverage.

10) A larger number of lower intensity streetlights is preferable to a small number of bright streetlights located high above street level.

11) New streetlights should use the same light standards and fixtures as those currently installed along Adams Street in Milton Village.

12) Cobra head light fixtures are not permitted.

D. Height of Fixtures

1) Fixtures should be mounted at a height appropriate to the scale of the buildings and to support a pedestrian-scale streetscape.

2) Wall Mounted fixtures should be mounted no higher than 12-15 feet above grade, depending on the size of the building.

3) Pole mounted fixtures should be no higher than 15 feet above grade.

Even Light Distribution

E. Parking Lot Lighting

1) Lighting should be provided at minimal levels that will allow for reasonable comfort and security and should incorporate timers or other devices to turn off lights when not needed.

2) Flood or area lighting is not acceptable.

F. Building and Site Lighting

1) A hierarchy of lighting should be provided to highlight different functions. The building entry should be the primary focus to reinforce safety, security, and convenient access to the building. Lighting of signage, architectural elements, and landscaping should be secondary.

2) Indirect lighting of facades and decorative elements is encouraged.

3) Lighting of entrances, sidewalks, and parking areas may be accomplished with recessed fixtures under eaves and porches to minimize glare.

4) Light levels on porches and storefront entries should not exceed 10 maintained foot-candles at the horizontal ground surface.

5) Window displays should be illuminated with shielded accent lights. Interior lights should not create glare that shines out windows and doors.

6) Transformers, conduit, and other electrical components should be concealed from view.

G. Hours of Operations

1) Except as needed for site safety or security, all external lighting, including lighting accessory to authorized signs, should be extinguished one and a half hour after the facility is closed for the business day.

2) Such lighting may be timed to resume one half hour prior to the arrival of the first employee on the premises.

3) Streetlights should be on throughout the night until dawn.

H. Lamps

1) The use of high-pressure sodium vapor or mercury vapor lamps is not allowed.

2) The use of LED lamps is encouraged if the intensity, coverage, and color of the light matches traditional light sources.

4.6 SIGNAGE

Design Standard r.
Signs shall be integrated with the building design and placed consistently on the building at the top of the ground floor and coordinated among multiple tenants.

A. Signage Design Principles

1) The number and size of signs should be kept to a minimum to avoid signage clutter and information overload in Milton Village.

2) Signs should convey information in creative and highly legible ways, for example, using images that visually represent the goods or services provided at the premises, and using easily readable fonts with sufficient color contrast.

B. Size

1) Signs should only be big enough to serve the needed purpose and scaled appropriate to the building façade and/or use they describe – generally lettering from 8" – 14" is large enough to be seen from across the street.

2) The total sign area for the primary tenant of a commercial or mixed-use building should not contain more than one square foot of sign area for each linear foot of storefront, and in any case should not exceed 100 SF.

C. Materials

1) All signs should be made of durable, high quality architectural materials, with forms and colors that are compatible with the associated structure.

2) Traditional materials such as wood, metal, or glass are preferred. Composites that look like wood and can be carved are acceptable.

3) Modern materials such as acrylic and vinyl can be used if appropriate. The use of plastic should be avoided.

4) Colors should be compatible with the color of the building and its immediate neighbors.

5) The use of more than three colors should be avoided and primary colors should be used in small quantities.

6) The use of highly reflective materials and bright colors should be avoided to make the signs more readable.

7) Sign colors should accentuate the design and lettering.

D. Lighting

1) Signs should not be internally illuminated. Light fixtures that illuminate the sign from above are encouraged.

2) Flashing, color changing, LED, digital, and neon signs are not allowed.

E. Window Signs

1) Window signs, meant to be seen by pedestrians from a few feet away, should complement and not obscure window displays.

2) Signs painted on glass are acceptable if they are limited to one per window and do not cover more than 25% of the window area.

F. Wall Signs

1) Signs should be limited to one sign per wall on the primary façade.

2) Signs that dominate the building façade or compromise architectural features such as arches, moldings, cornices or windows are strongly discouraged.

3) Where appropriate, signs should be organized within a signboard or frieze integrated into the overall façade, preferably located above a storefront window.

G. Projecting Signs

1) One projecting sign or "blade sign" is allowed for each commercial tenant along each side of the building that has an entrance to that business.

2) A storefront blade sign should be attached in such a way as to leave a minimum of 7'-6" clear below the lowest part of the sign.

3) A projecting sign should be centered on a vertical pier or column, not centered on a wall opening such as a door, window or storefront.

H. Awnings, Canopies, and Marques

1) A tenant name or logo may be screen-printed on the valence of the awning and should occupy no more than 20% of the valence area.

2) Hanging or projecting signs should not be used under awnings or canopies unless there is at least 8 feet of clearance for the sign from the sidewalk.

3) Awning signs should not be illuminated or backlit.

4.7 SUSTAINABILITY

A. Buildings

1) New buildings should provide opportunities for on-site renewable energy generation, including solar or geothermal energy.

2) Building design should include the use of local materials to reduce the carbon footprint due to transportation to and from the site.

3) New and renovated buildings should optimize building performance by using low-emissivity glass, harvesting rainwater, reducing thermal bridging, collecting solar energy through a mix of technologies, and building thick walls with sustainable cladding materials.

4) Buildings should maximize natural ventilation to reduce life-cycle costs and increase energy efficiency.

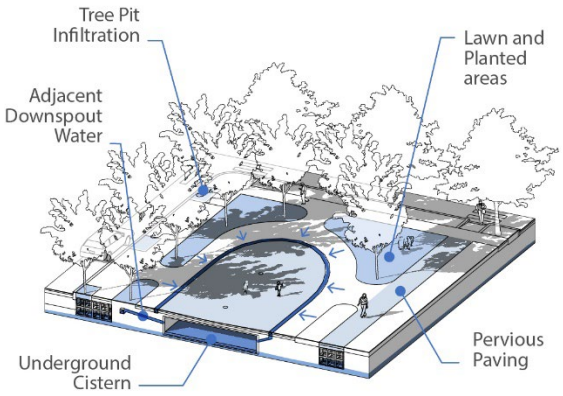
5) Green roofs should be installed to maximize permeable surfaces in the building.

6) Energy modeling should be performed for each project to determine the best energy, cost, and carbon savings options. It should be followed by a life-cycle cost analysis to predict the costs related to heating, air conditioning, ventilation, and other components for a period of 20 to 30 years. The building design should minimize life-cycle costs through building orientation, fenestration patterns, materials, and quality construction.

7) Total energy consumption should be tracked and monitored to avoid excessive use.

B. Site and Streetscape

1) Where possible, low impact development techniques, like rain gardens, stormwater planters, tree pit infiltration, and pervious paving should be used to clean and infiltrate rainwater and reduce stormwater runoff.



2) The use of green walls on buildings and planter pots or hanging baskets on balconies and porches is encouraged.

3) Bike-racks, bus shelters, and seating areas should be provided at regular intervals on sidewalks to reduce dependency on automobiles and their associated greenhouse gas emissions, air pollution, and traffic crash injuries, deaths, and property damage.

4) Recycling bins and trash cans should be located at regular intervals on sidewalks.

4.8 WATERFRONT AND TRAIL CONNECTIONS

1) New developments should provide visual and physical access to the waterfront and the Neponset Trail, where possible.

2) New open spaces should be sited with views to the Neponset River, or in close proximity to it, when possible.

3) All site improvements along the waterfront should use materials that can withstand anticipated flooding under reasonable climate change projections.

4) Large impervious surface or parking lots should not be placed near the waterfront.

5) Project proponents are encouraged to provide a wayfinding system for Milton Village. The wayfinding systems could include directions and distances to the waterfront, Neponset trail, the MBTA stop, and other public spaces. It could also indicate public parking locations, historic features, and area businesses. [Potential Public Benefit].