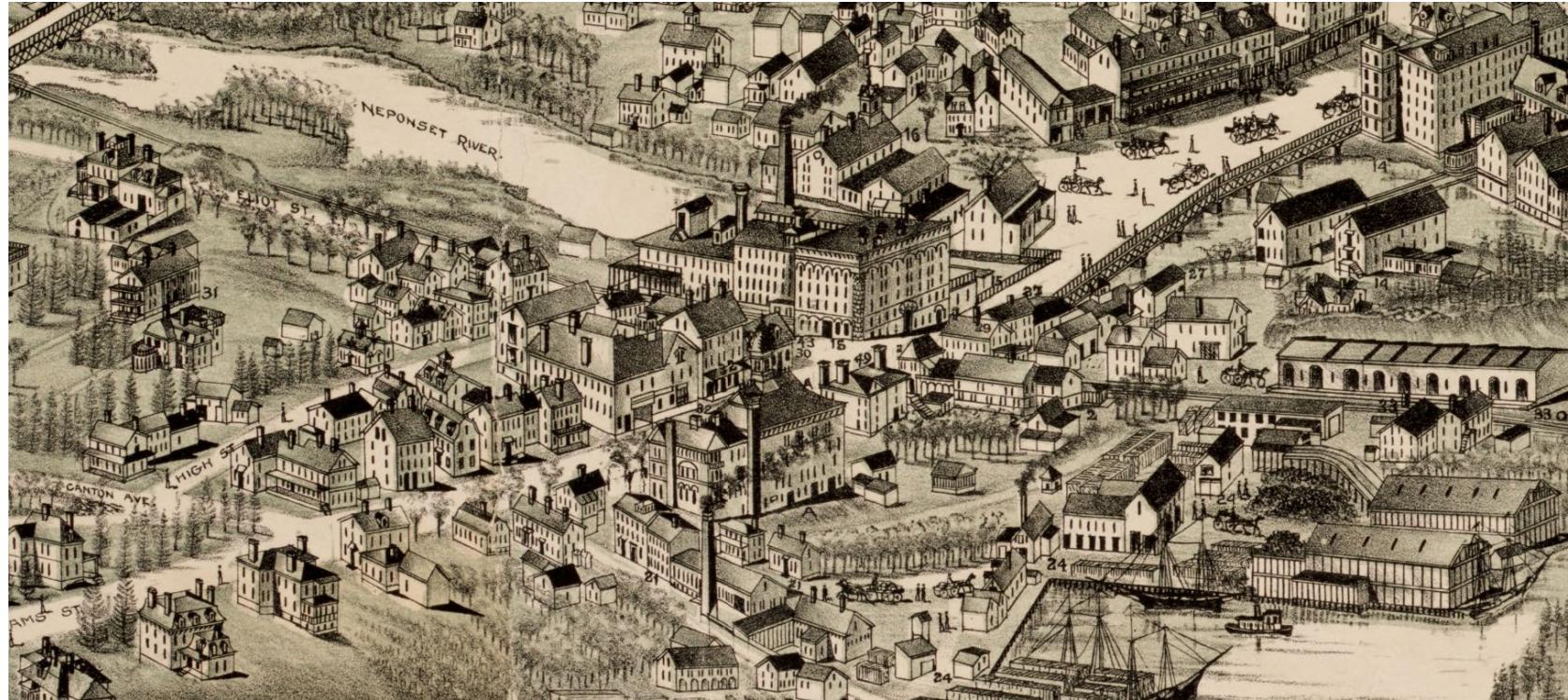


Milton Village Design Guidelines

May 12, 2022
Planning Board Meeting



DODSON & FLINKER
Landscape Architecture and Planning

Design Guidelines for Milton Village Overlay District

Administration

Review by **Planning Board** as part of
Special Permit Review

Approach

1. A set of design **principles**
 1. Cross-cutting principles
 2. Topical principles
2. **Criteria** for assessing proposals' ability to attain those principles

Audience

- Permit applicants
- Planning Board
- Abutters, residents

Sources

1. Review of past planning
2. Existing Conditions analysis
3. Planning Board and Public Input
4. Design Guidelines precedent research

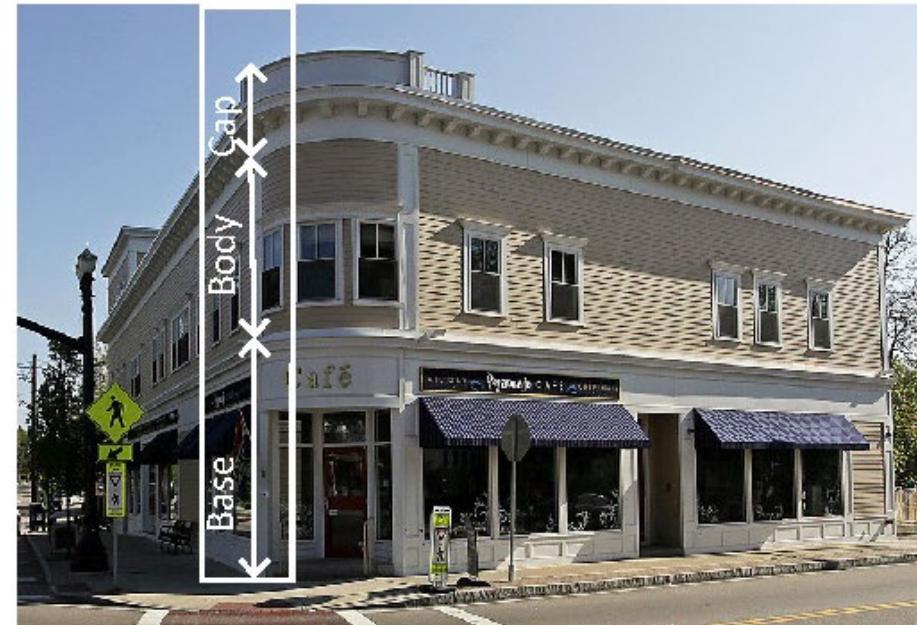
Cross-cutting Design Principles

1. Implement Milton's planning goals & the vision for Milton Village
2. The design of new development should build off historic precedents in Milton Village, demonstrating a continuity with the past, while adjusting to current functional needs and building technologies
3. Utilize Milton Village's sloping terrain to create a unique sense of place, and harmonize different scales of development
4. Design for pedestrians first
5. Use quality design to attract residential and economic growth and make an appealing place to live, work and play
6. Design for sustainability to make Milton Village durable, efficient, resilient, and to minimize harm to the environment
7. Connect to open space resources, especially the Neponset River, Milton Landing, and the Neponset Trail



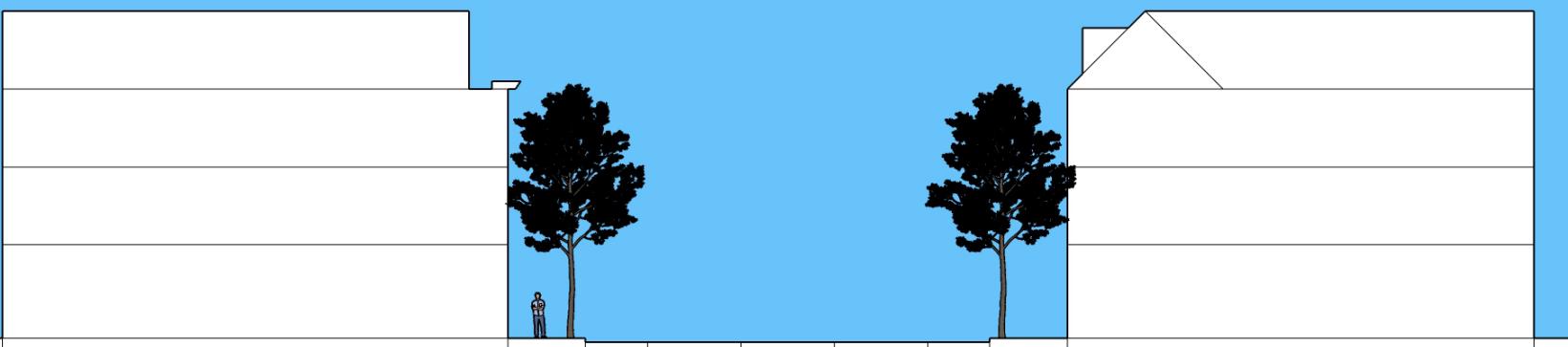
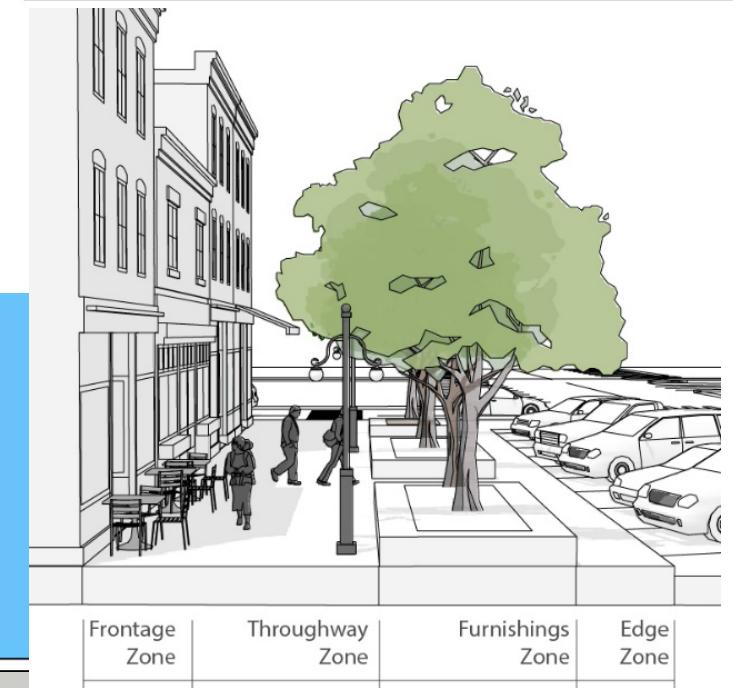
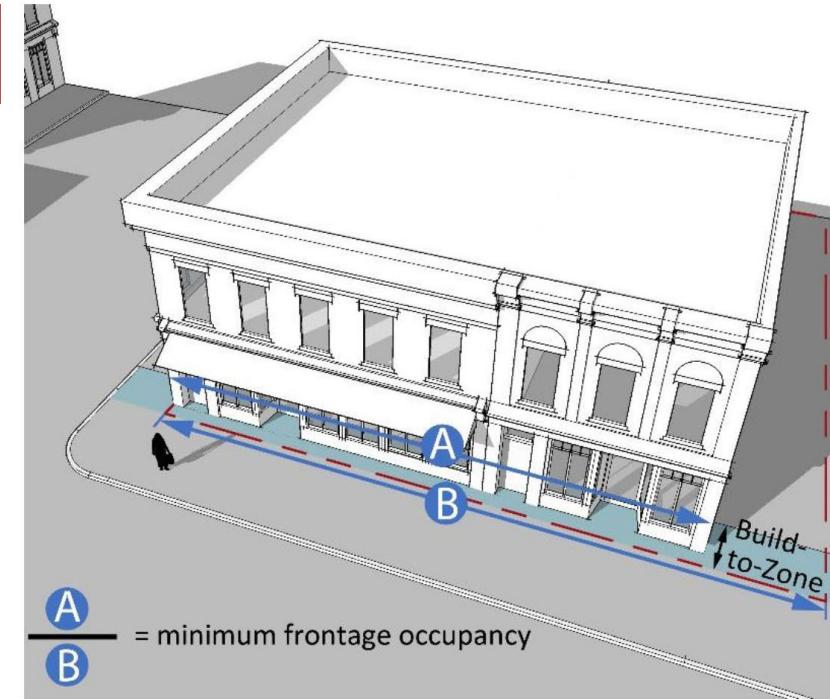
Building Design

- Buildings should line streets and shape public spaces
- Step-backs: 5-10 foot step-backs above 3rd story on Adams Street; above 2nd story on High Street; above 1 story greater than height of historic 1- or 2- family dwelling.
- Architecture should build from precedents not mimic historic styles
- Preference for gable, hip, or flat roofs
- Facades: underlying ordering system based on bays. Base, body, cap.
- Should be a prominent front door that faces the street. Maximum of 50' between doors on front façade.
- Porches: sets minimum size. **Are porches appropriate on Adams Street?**
- Windows: windows should vertically align, limit number of sizes and shapes, Minimum 60% glazing on ground floor. **Should windows be recessed behind façade?**
- Materials: focuses on durability and authenticity. (Design standard state preference for traditional New England Materials: brick, wood, stone, composite that looks like wood).



Public Realm

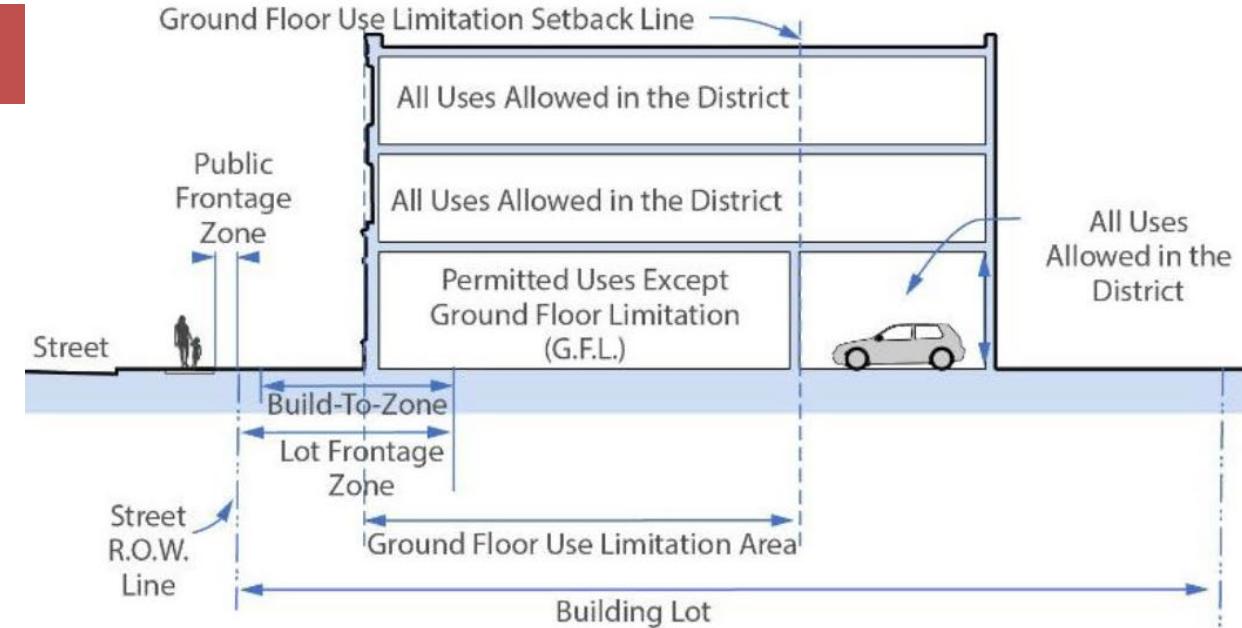
- Design sites to shape public realm
- Small setbacks ok when they are used to enhance streetscape
- Define transition between public and private spaces
- Allow on-street parking and sidewalk to be located on private property. **Is this desirable?**
- Defines: parts of sidewalk: Edge Zone, Furnishing and Utility Zone, Pedestrian Throughway, Frontage Zone
- Design sites to avoid ramps along frontage
- Encourages curb bump outs, raised crosswalks, suggests materials for crosswalk improvements.



Vehicular Access & Parking

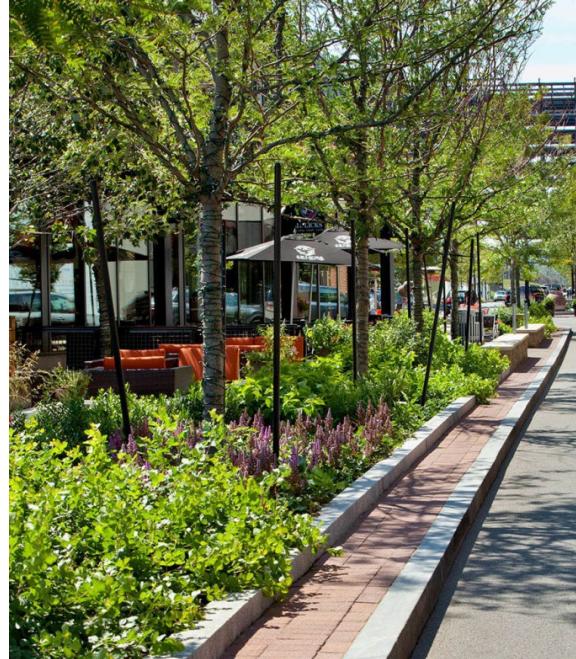
- Limit driveway width to 24' **(or less?)**
- No surface parking within 50' of front lot line
- Garage entrance should not face street

What guidelines are needed to manage potential conflicts between the desire for off street parking and not driveways and parking to disrupt sidewalks?



Landscaping

- Landscaping should define spaces, soften edges, screen objectional features
- Encourages Low Impact Development techniques
- Encourages use of native plants
- Plantings should variety of types of plants (ground covers, perennials, grasses, shrubs, trees).
- Lawn should be minimized
- Street trees should be spaced 30' on center and planted in 5x10' bed with minimum 600-1,000 square feet of root space



Lighting

- Provide the minimum amount of light necessary
- Use a larger number of lower intensity fixtures to create even light
- Minimize glare and light spillover
- Use full cutoff fixtures. Encourages use of fixtures with cutoff less than 90 degrees
- Maximum height of fixtures: 12-15 feet



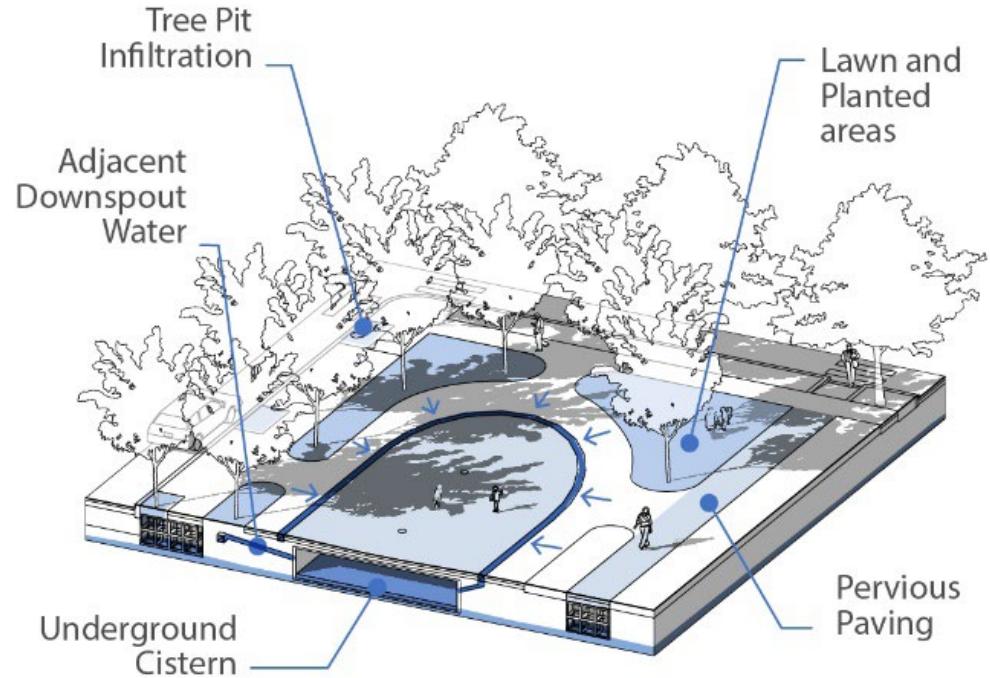
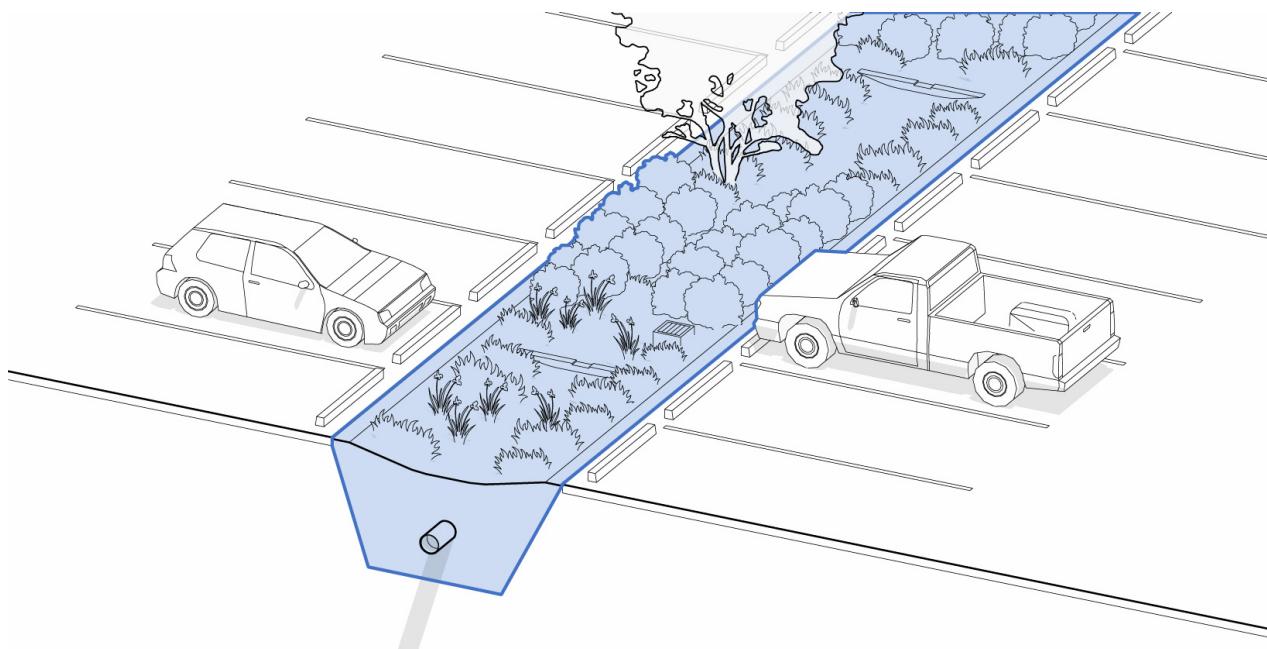
Signage

- Minimize the number of signs
- Signs should be consistent with design of project
- Encourages projecting signs (aka blade signs). **Are blade signs currently allowed by zoning? What role does/should the Planning Board play in review of signs?**



Sustainability

- Encourages local materials, low carbon materials, green roofs, energy efficient buildings, renewable energy infrastructure
- Projects should conduct energy and carbon modeling and life cycle analysis
- Encourages LID, green walls
- Encourages installing bike racks, bus shelters, recycling and trash bins along streets.



Waterfront and Trail Connections

- New developments should provide visual and physical access to the waterfront and the Neponset Trail, where possible.
- Improvements along river should consider future flooding based on climate change projections



Thank you

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