

MBTA Communities Compliance

Mass Housing Partnership Technical Assistance
Town of Milton

Planning Board Meeting Update
September 14, 2023

Agenda

Planning Board Meeting

September 7, 2023

1. Background & Context

2. Summary of Feedback

3. Summary of Revised Subdistricts Considered

3. Pathways to Compliance

- a. Option 1a: All Priority Preferred Parameters (from 9/7 PB mtg)
- b. Option 1b: All Priority Preferred Parameters + Reduction in Density for Mattapan & Milton Station (from 9/7 PB mtg)
- c. Option 1c: All Priority Preferred Parameters + Reduction in Density Mattapan/Milton Stations & Granite Ave (from 9/7 PB mtg)
- d. Option 1d: All Revised Districts with Planning Board Suggested Parameters
- e. Option 1e: All Revised Districts with Equity-Minded Parameters
- f. Option 1f: Revised Districts, without Blue Hills Buffer
- g. Option 1g: Revised Districts, without Blue Hills Triplex, Using Transit Area “Fourplex” Boundary Modification
- h. Compliance Comparison

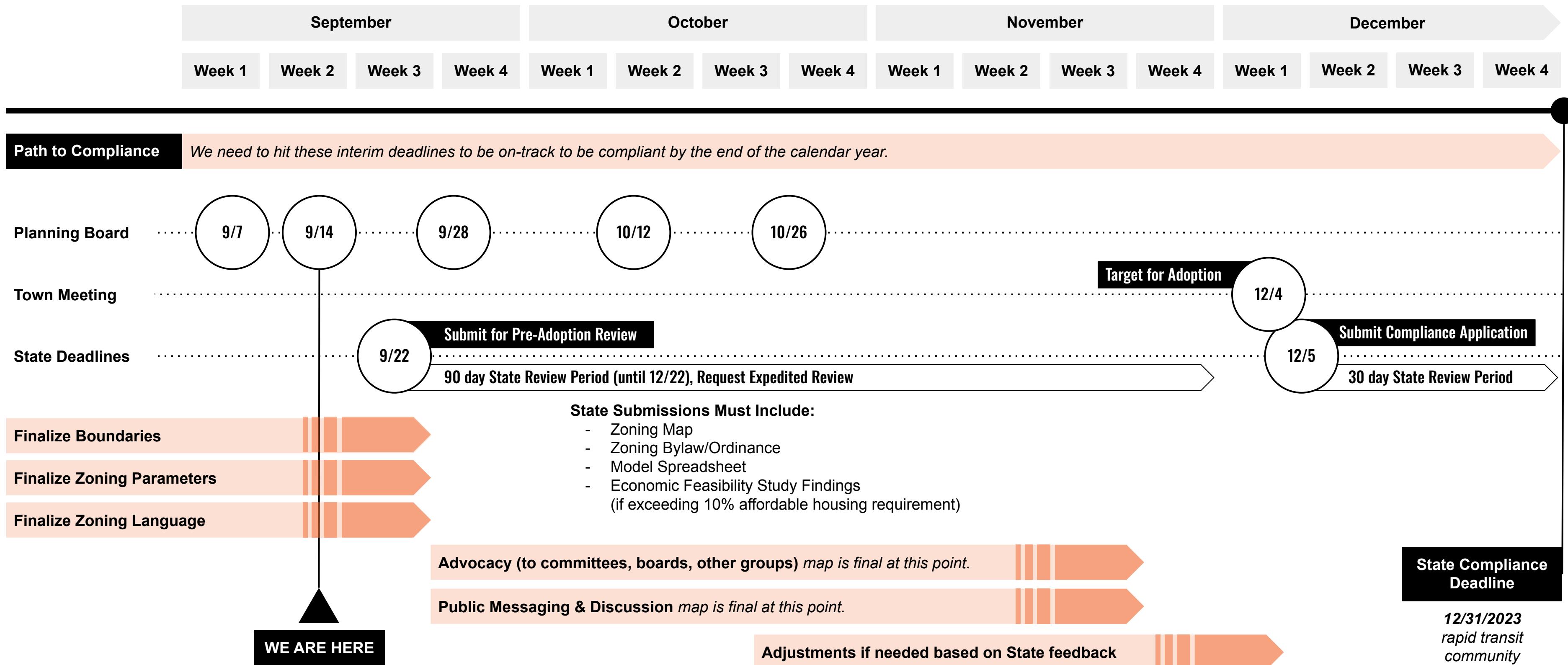
4. Buildout Visualizations

5. Next Steps

Background & Context

Reminder: Town Obligations Under State Law
Milton's Compliance Timeline

Milton's Compliance Timeline



Definition of “Multi-Family”

Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act:

“Multi-family housing” is defined, for the purposes of this law, as either:

- **1 building with 3+ units, or**
- **2+ buildings on the same lot, each with 2+ units**

Lot Coverage

Definition & Model Options

- **Min. Open Space***: Includes all unbuilt area (including setbacks and parking area)
- **Max. Building Coverage**: Building footprint only
- **Max. Building Coverage + Parking**: Building footprint + surface parking area → 50% for all subdistricts
- **Max. Lot Coverage**: All of the above + any additional ground-plane impervious area

Relevant Current Milton Lot Coverage Parameters

- Residence C / Milton Village / Central Ave PUD:
 - 30% building coverage (not including parking, excluding wetlands)
 - 50% building + parking coverage

****By default, the model assumes a 20% minimum open space before calculating unit capacity. This is intended to account for the area taken up by setbacks. The actual area encompassed by the proposed setbacks almost always requires more than 20% of the parcel to be calculated as open space***

Summary of Feedback

Summary of Feedback from 9/7 Planning Board Meeting

Key Takeaways & Next Steps

- 1. Existing small-lot residential neighborhoods (e.g. Transit Area Triplex and Blue Hills Parkway Corridor)**
 - a. There was a concern about incentivizing teardowns: “we would like to see more of what we’re used to seeing, and want to avoid teardowns”
 - b. There was a desire to see buildout visualizations in these areas to understand what zoning parameters are contextually appropriate, that would allow for additions to existing homes versus requiring teardowns and new construction (e.g. setbacks, coverage, and height)
 - c. Reducing density and maintaining controls on the form in these areas remains a priority, and there was a willingness to let the Granite Ave, Milton Station, and Mattapan Station areas increase in density if needed to allow increased controls in existing small-lot residential neighborhoods
- 2. Transit Area “Triplex”**
 - a. Remove national register historic properties along Adams St
 - b. Test a 10,000sf min and 4 units/lot, add parcels that are a good fit with this new criteria
- 3. Blue Hills Parkway Corridor**
 - a. Reduce density
 - b. Consider adding a minimum lot size
- 4. Blue Hills “Triplex” (new)**
 - a. Create a new district surrounding the Blue Hills Parkway Corridor to capture existing 2-family areas
 - b. Allow 3 floors
 - c. Allow building & parking coverage % climb to 60%, 5,000sf min
- 5. Granite Ave**
 - a. Prioritize reduction in building and parking coverage percentage to arrive at a site plan with more breathing room
 - b. Allow more height if needed to compensate for prioritizing site plan

Summary of Revised Subdistricts Studied

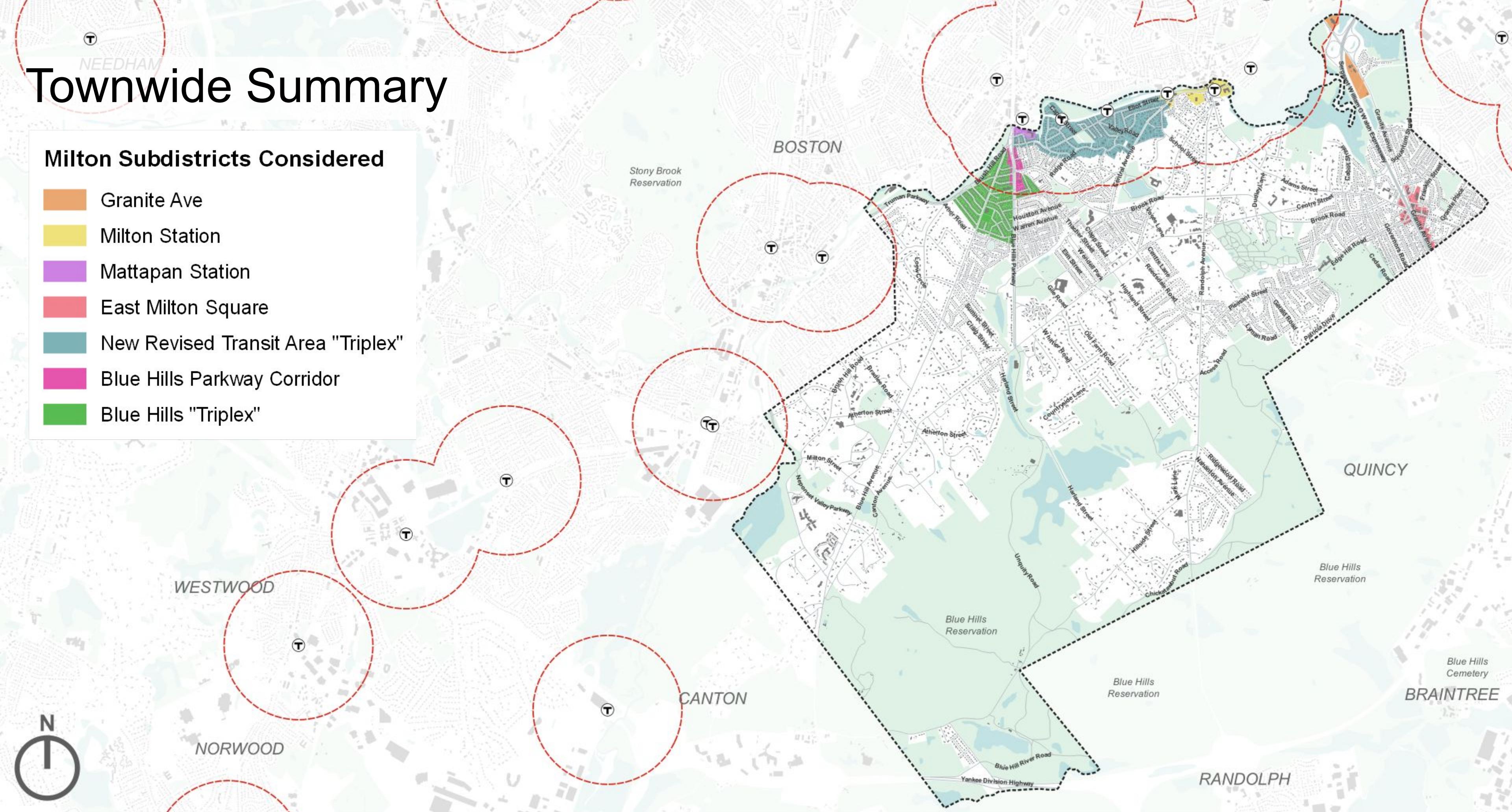
Townwide Summary

Individual Subdistricts Aerial Zoom-Ins

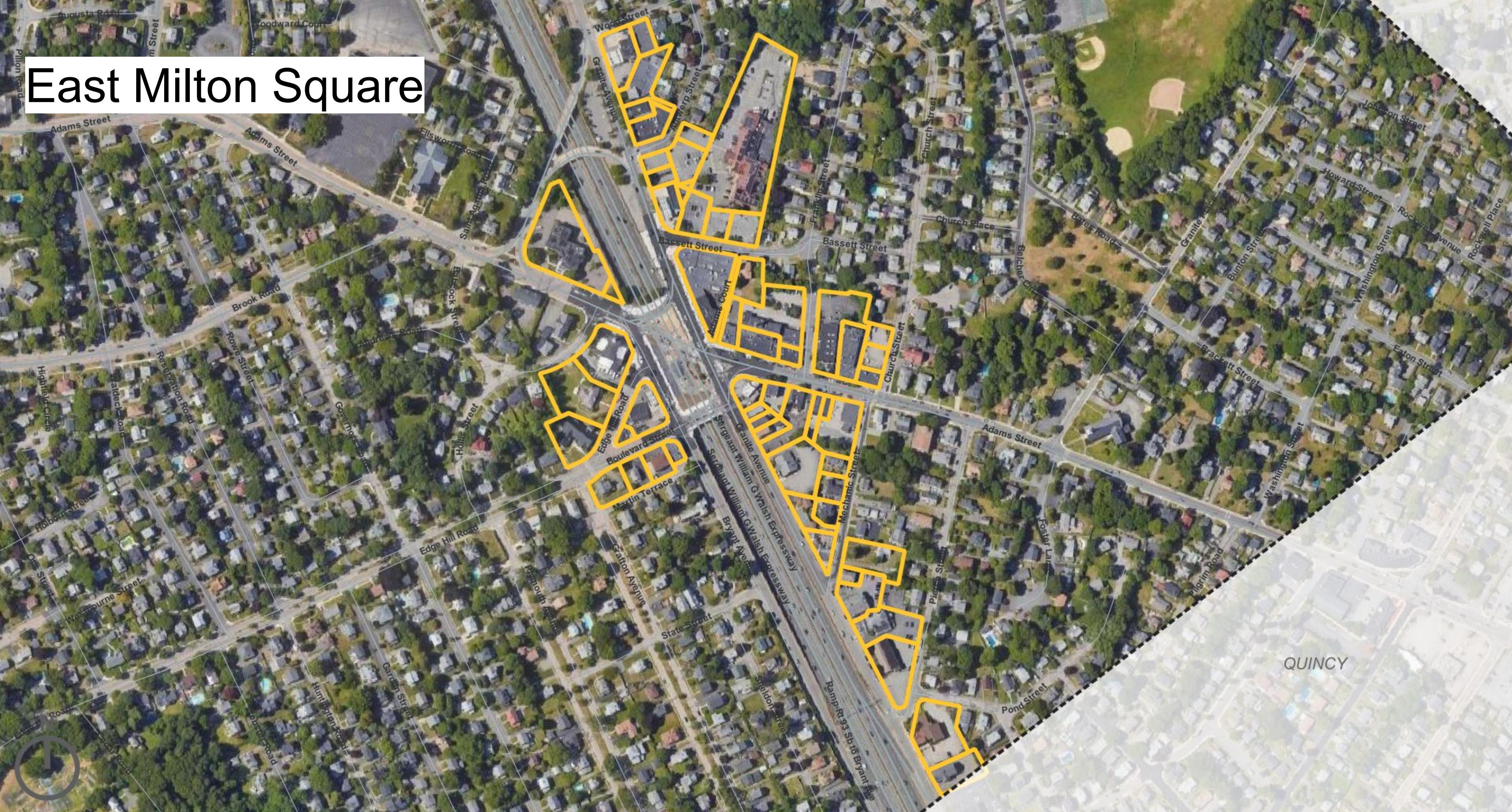
Townwide Summary

Milton Subdistricts Considered

- Granite Ave
 - Milton Station
 - Mattapan Station
 - East Milton Square
 - New Revised Transit Area "Triplex"
 - Blue Hills Parkway Corridor
 - Blue Hills "Triplex"



East Milton Square



Granite Ave



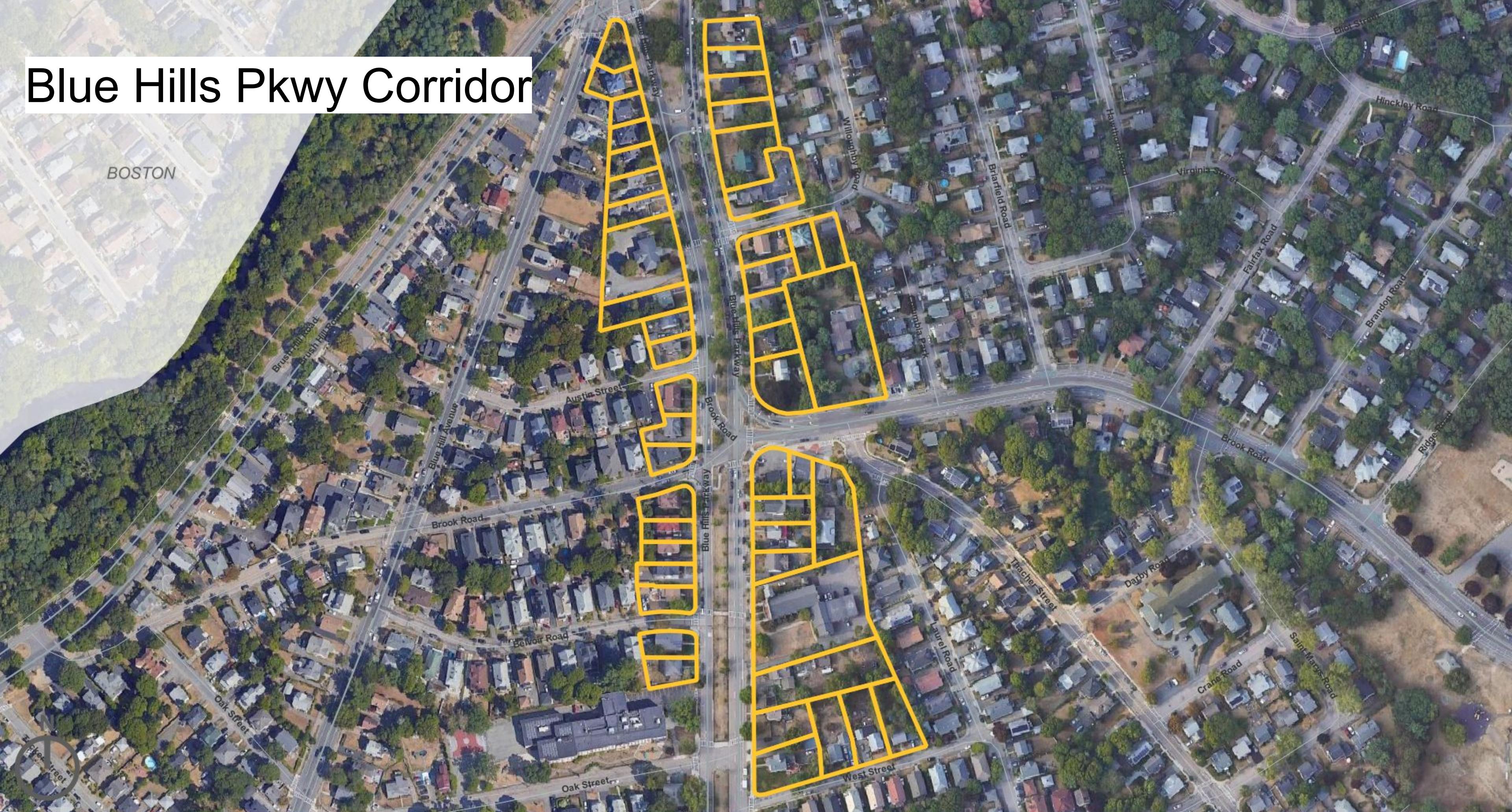
Milton Station



Mattapan Station



Blue Hills Pkwy Corridor

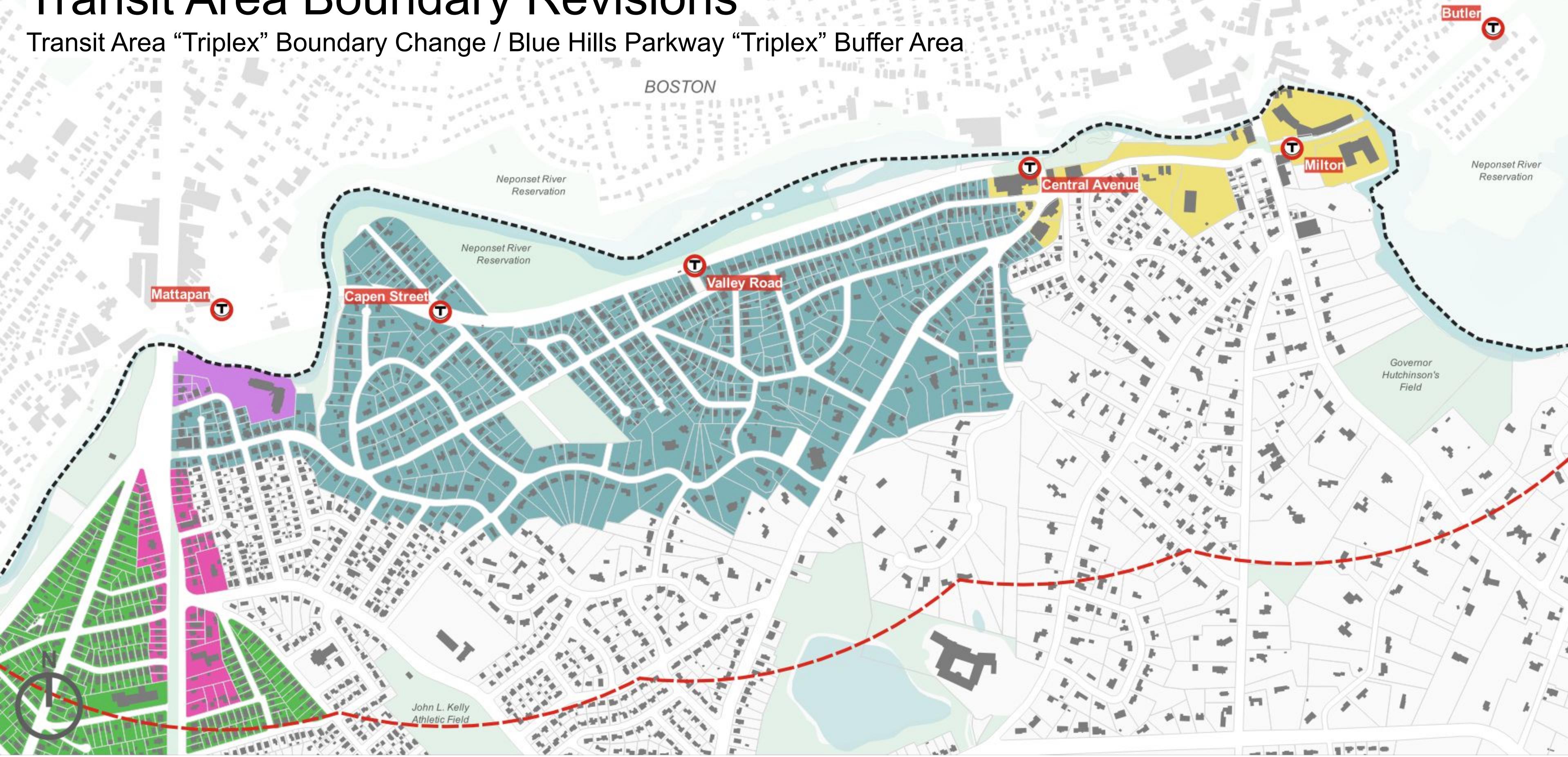


Subdistrict Boundary Revisions

Blue Hills Parkway Buffer
Revised Transit Area “Triplex”

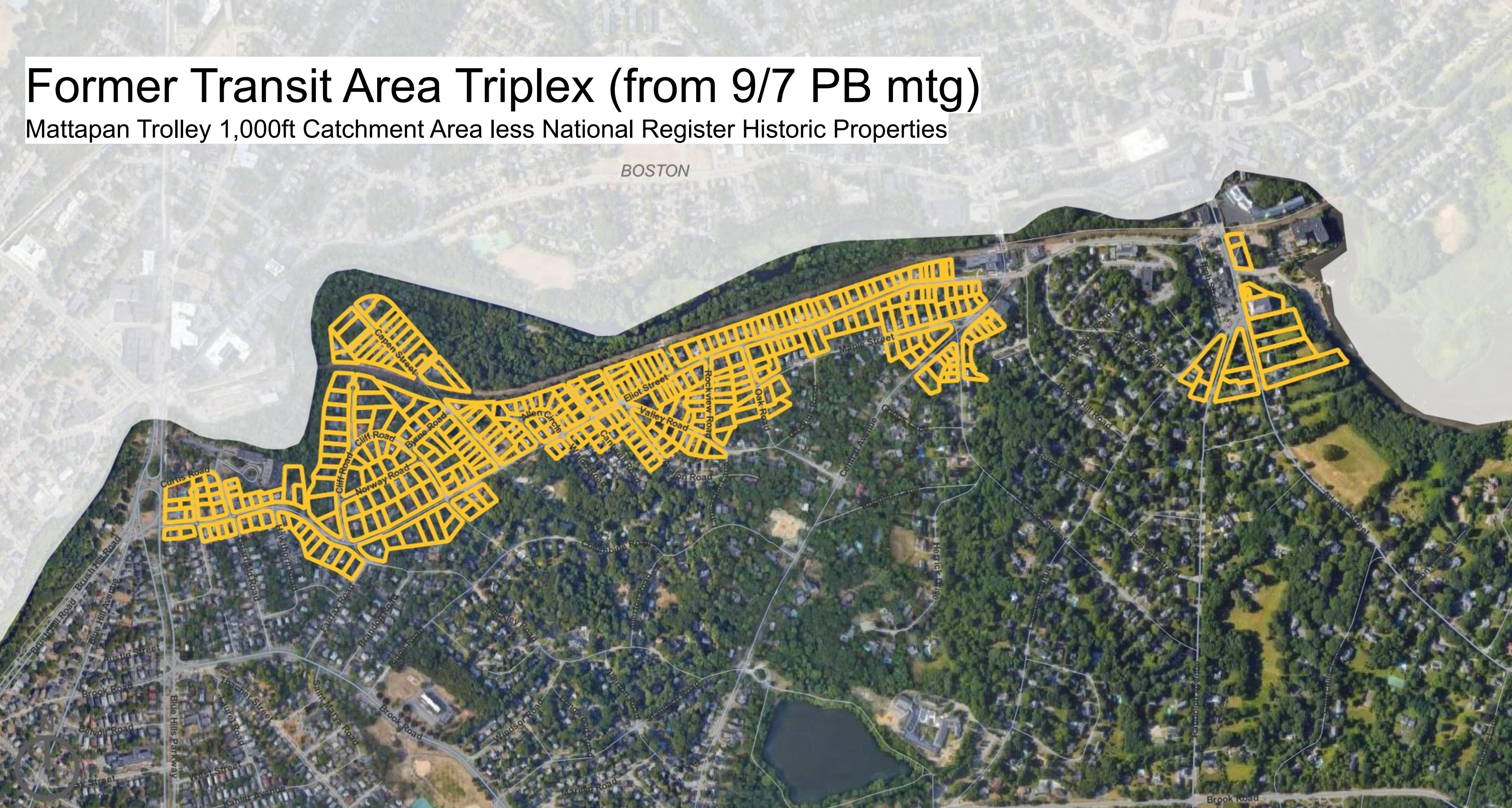
Transit Area Boundary Revisions

Transit Area “Triplex” Boundary Change / Blue Hills Parkway “Triplex” Buffer Area



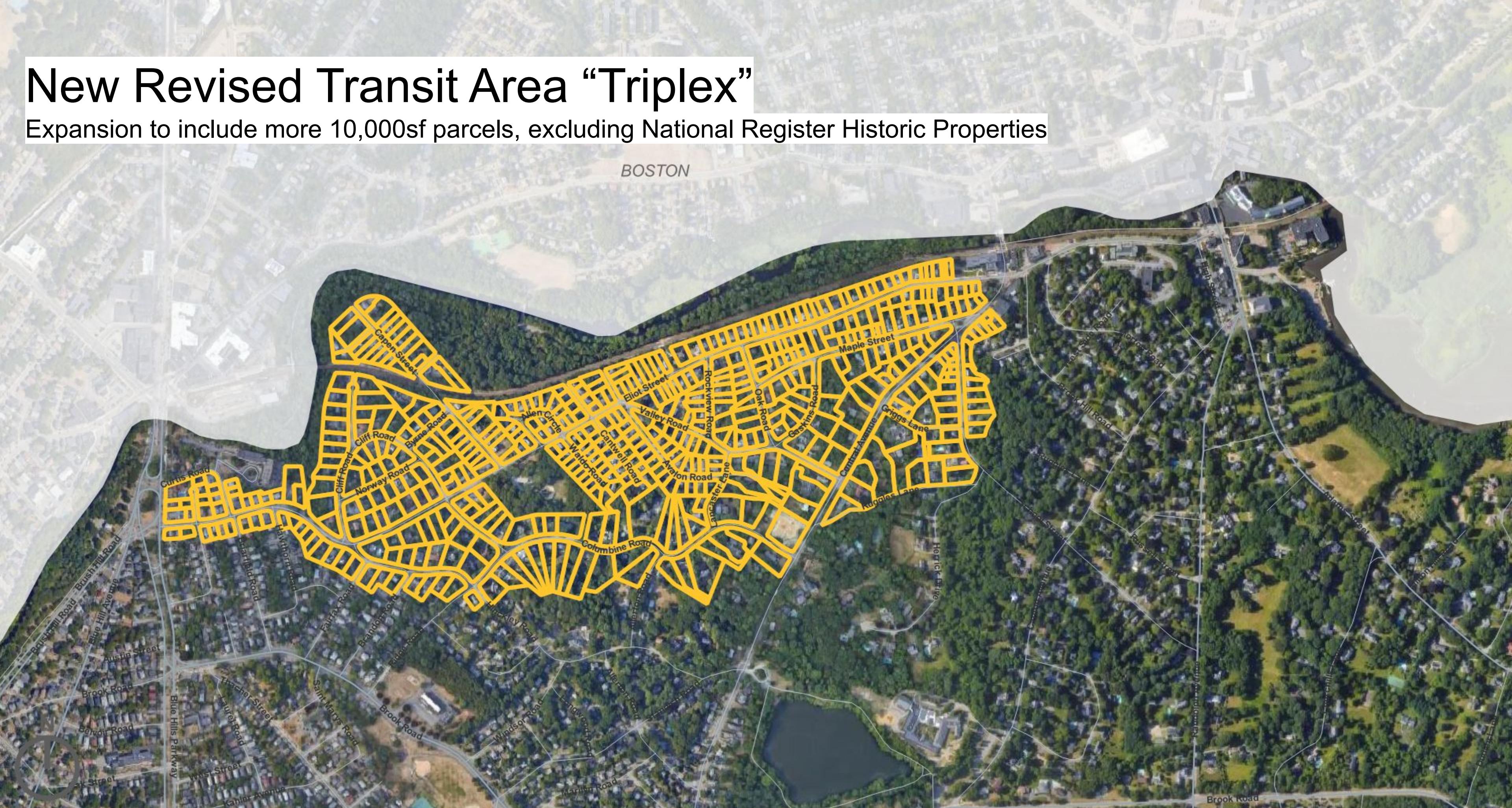
Former Transit Area Triplex (from 9/7 PB mtg)

Mattapan Trolley 1,000ft Catchment Area less National Register Historic Properties



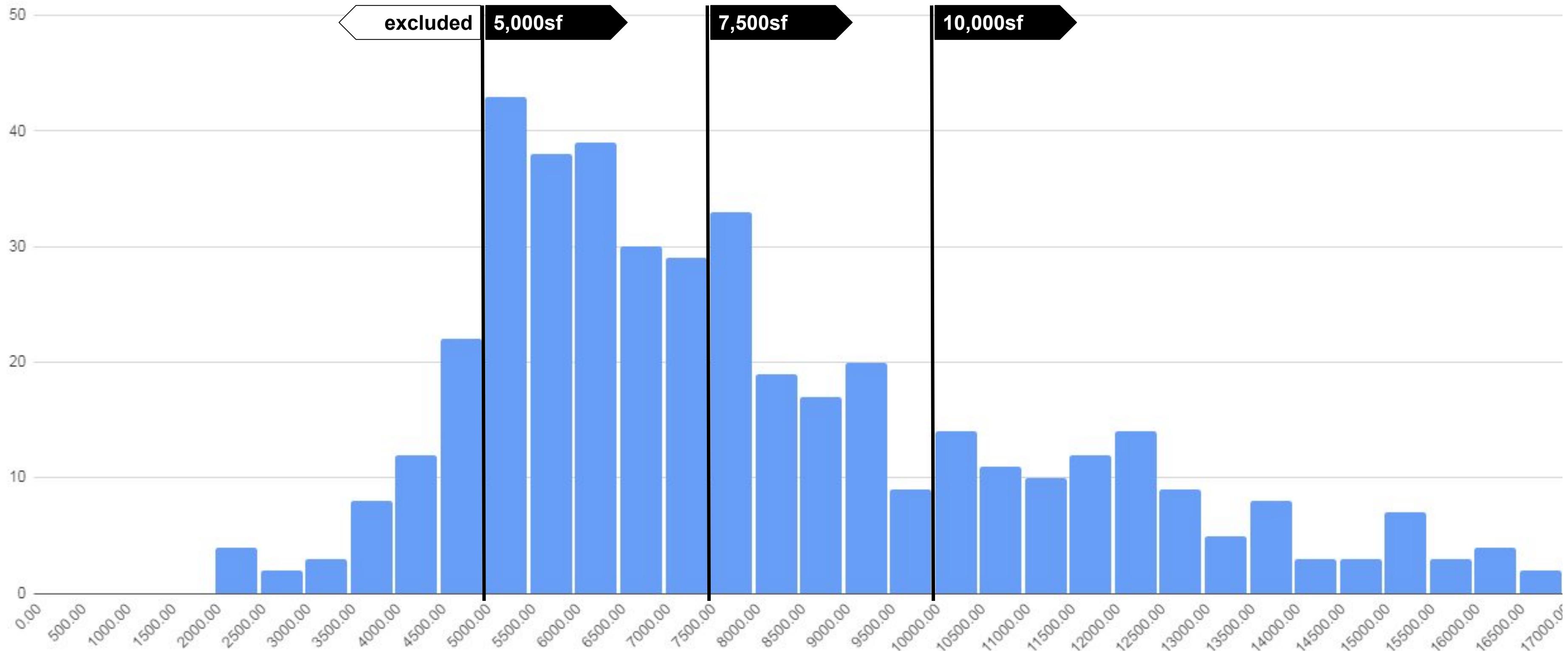
New Revised Transit Area “Triplex”

Expansion to include more 10,000sf parcels, excluding National Register Historic Properties



New Revised Transit Area “Triplex”

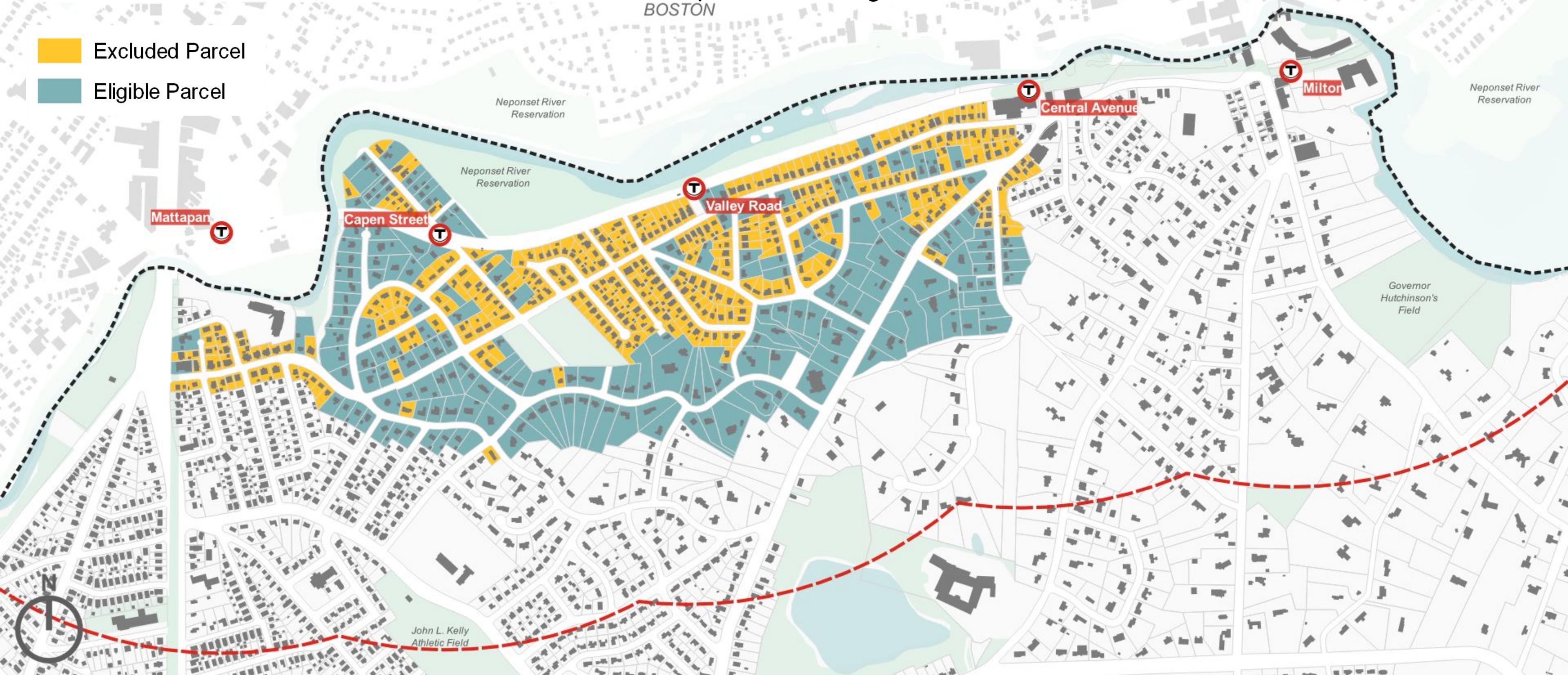
Parcel Size Distribution (histogram of parcel size in 500sf increments)



New Revised Transit Area “Triplex”

Minimum Parcel Size Threshold: $\geq 10,000 \text{ sf}$ → 37% of parcels are eligible

- Excluded Parcel
- Eligible Parcel



New Revised Transit Area “Triplex”

Minimum Parcel Size Threshold: $\geq 7,500 \text{ sf}$ \rightarrow 56% of parcels are eligible

- Excluded Parcel
- Eligible Parcel



New Revised Transit Area “Triplex”

Minimum Parcel Size Threshold: $\geq 5,250 \text{ sf}$ → 85% of parcels are eligible

- Excluded Parcel
- Eligible Parcel



New Revised Transit Area “Triplex”

Minimum Parcel Size Threshold: $\geq 5,000 \text{ sf}$ \rightarrow 90% of parcels are eligible

- Excluded Parcel
- Eligible Parcel



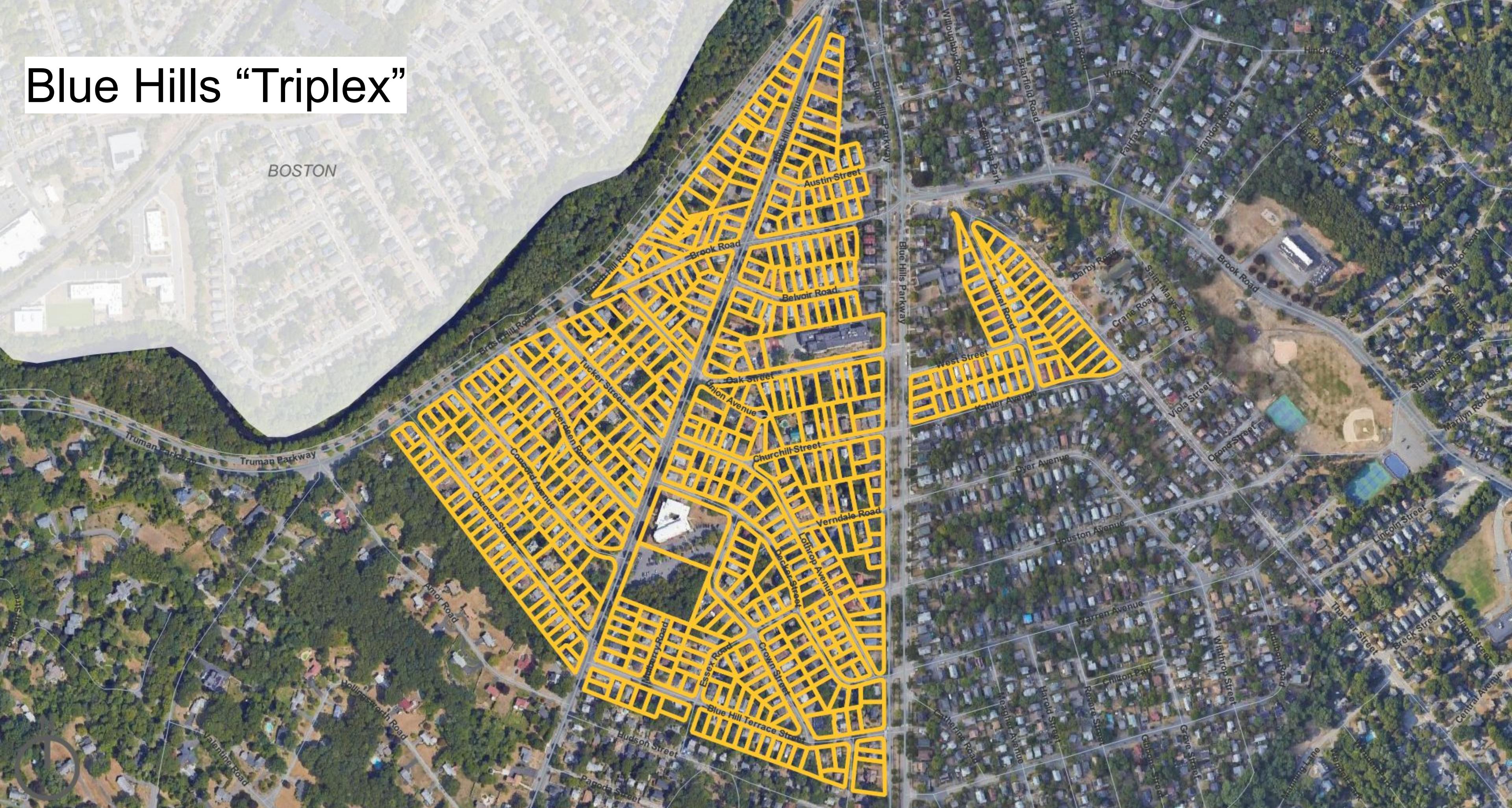
Transit Area “Fourplex”

This variant prioritizes capturing 10,000sf parcels, and eliminates as many parcels as possible below that threshold

164 / 272 parcels are $\geq 10,000$ sf \rightarrow 60% eligible

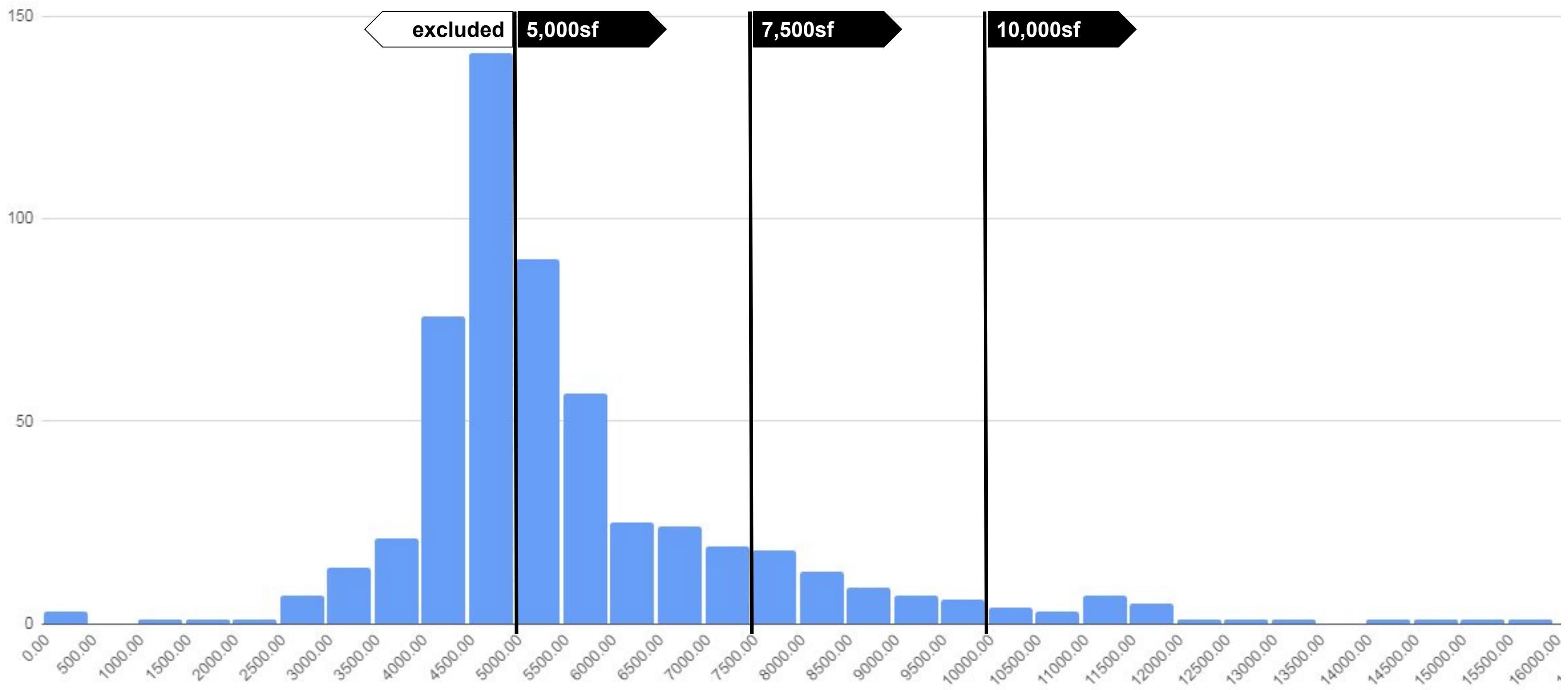


Blue Hills “Triplex”



Blue Hills “Triplex”

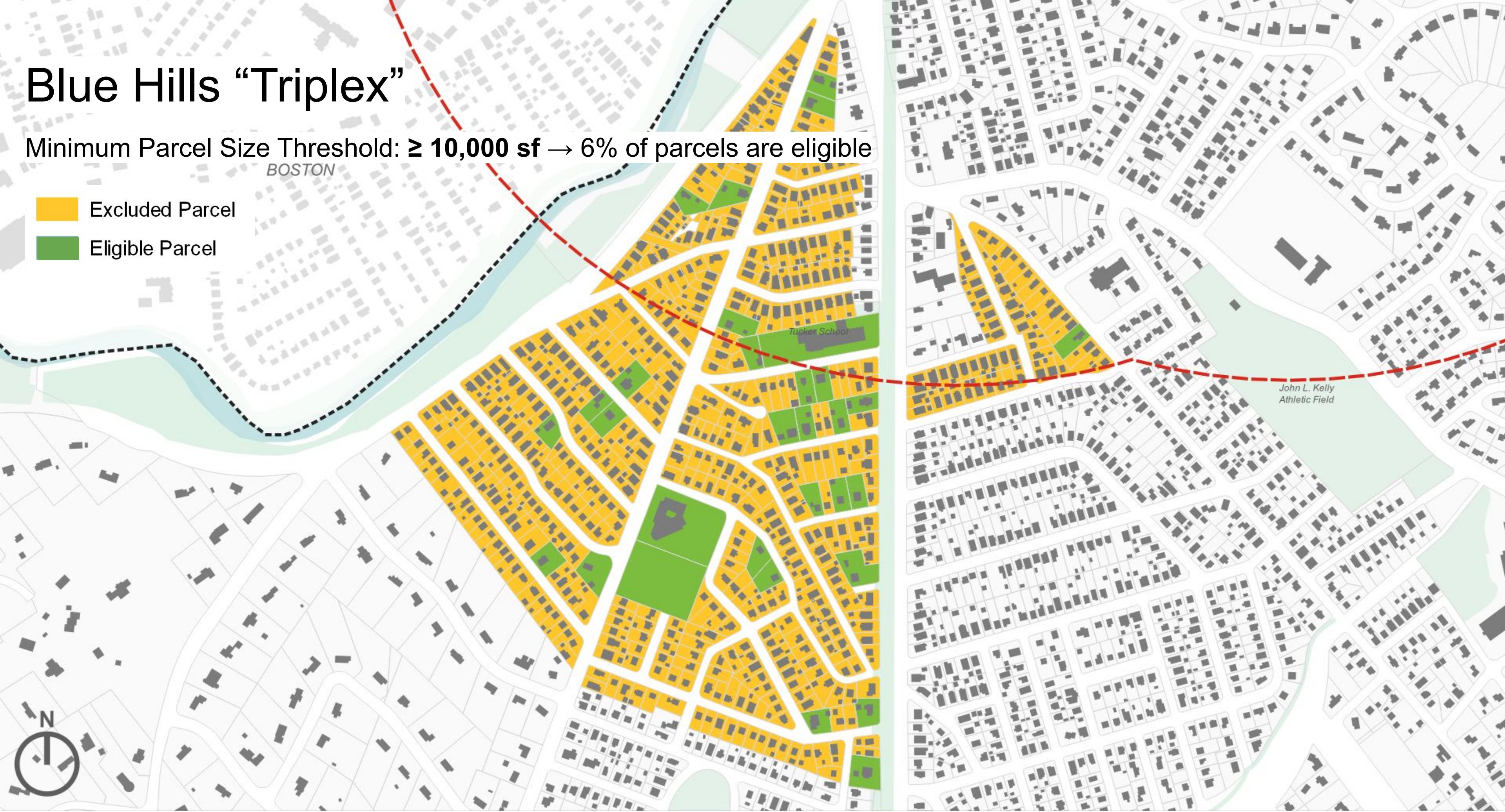
Parcel Size Distribution (histogram of parcel size in 500sf increments)



Blue Hills “Triplex”

Minimum Parcel Size Threshold: $\geq 10,000 \text{ sf}$ → 6% of parcels are eligible

- Excluded Parcel
- Eligible Parcel



Blue Hills “Triplex”

Minimum Parcel Size Threshold: $\geq 7,500 \text{ sf}$ \rightarrow 15% of parcels are eligible

- Excluded Parcel
- Eligible Parcel



Blue Hills “Triplex”

Minimum Parcel Size Threshold: $\geq 5,250 \text{ sf}$ → 44% of parcels are eligible

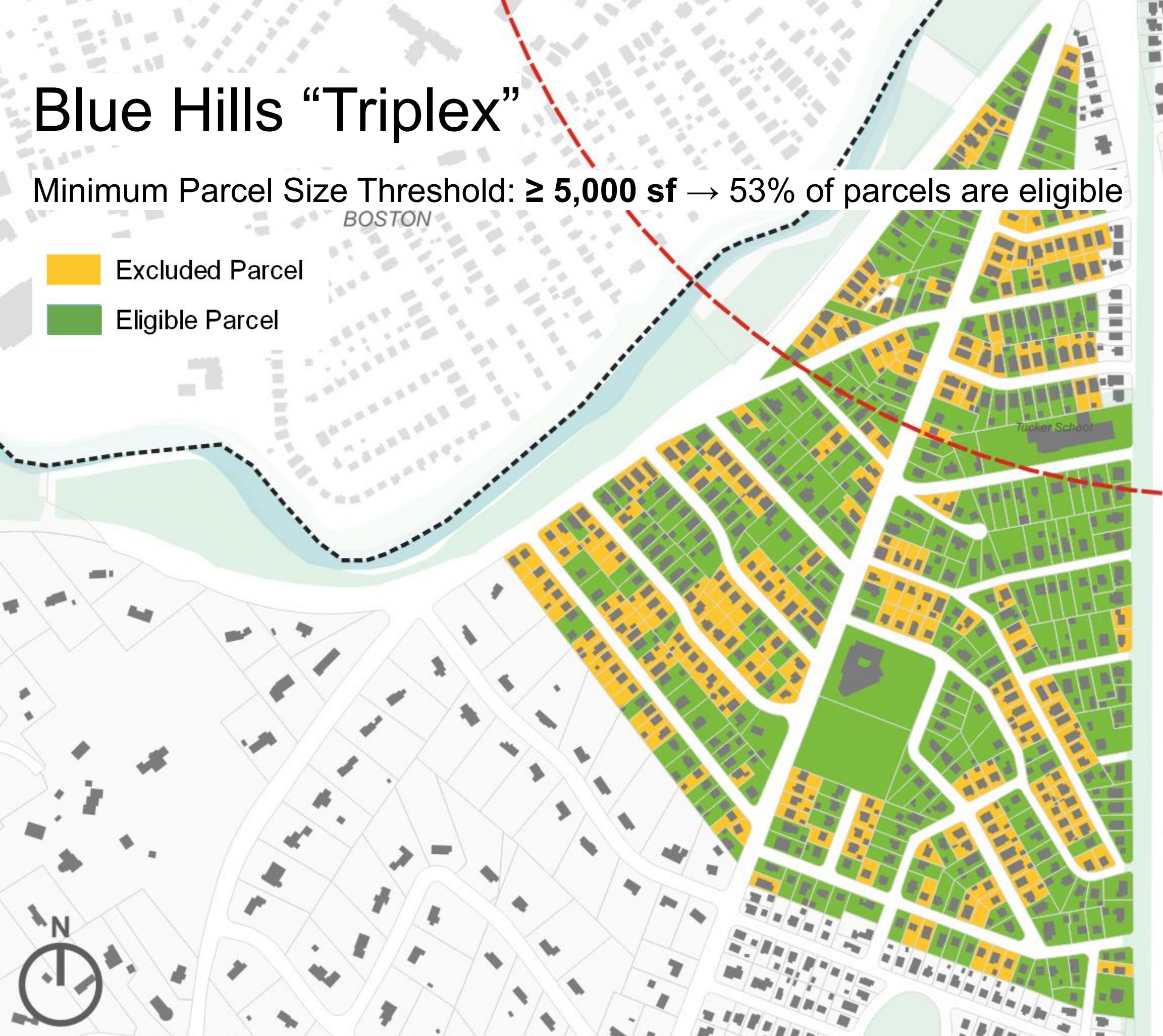
- Excluded Parcel
- Eligible Parcel



Blue Hills “Triplex”

Minimum Parcel Size Threshold: $\geq 5,000 \text{ sf}$ → 53% of parcels are eligible

- Excluded Parcel
- Eligible Parcel



Pathways to Compliance

Options from 9/7 Meeting (modified to remove historic properties)

Option 1a: All Priority Preferred Parameters

Option 1b: All Priority Preferred Parameters + Reduction in Density for Mattapan & Milton Station

Option 1c: All Priority Preferred Parameters + Reduction in Density Mattapan/Milton Stations & Granite Ave

New Options

Option 1d: All Revised Districts with Planning Board Suggested Parameters

Option 1e: All Revised Districts with Equity-Minded Parameters

Option 1f: Revised Districts, without Blue Hills Buffer

Option 1g: Revised Districts, without Blue Hills Triplex, Using Transit Area “Fourplex” Boundary Modification

Compliance Comparison

Option 1a Compliance Model Summary

All Priority Preferred Parameters

NOTE: Red text indicates a parameter we added or altered in this option

* Modeled Density shown with gross acreage rather than density denominator at this stage.

Subdistrict	Model Inputs						Model Outputs						
	Max. units/acre	Max. unit/lot	Min. Lot Size	Min. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	Acreage	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Units in Mixed Use Subdistrict
Granite Ave	40	n/a	n/a	1	5	50%	623	13.7	50.2		23%	contributing (partially)	
Mattapan Station	40	n/a	n/a	1	3.5	50%	197	4.9	47.6	contributing	100%	contributing	
Milton Station*	40	n/a	n/a	1	3.5	50%	599	18.8	35.1	contributing	100%	contributing	contributing
East Milton Square	30	n/a	n/a	1	2.5	50%	420	22.8	18.4		0%		
Revised Transit Area Triplex	n/a	3	7,500 sf	1	2.5	50%	525	91	5.8	contributing	100%	contributing	
Blue Hills Pkwy Corridor	30	n/a	n/a	1	2.5	50%	277	14.8	18.7	contributing	100%	contributing	
TOTAL							2,641	166 acres	16.4* units/acre	78%	80%	67%	23%
COMPLIANCE TARGET							2,461	50 acres	15 units/acre	50%	50%	50%	25% (max)

Option 1b Compliance Model Summary

All Priority Preferred Parameters + Reduction in Density for Mattapan & Milton Station

NOTE: Red text indicates a parameter we added or altered in this option

* Modeled Density shown with gross acreage rather than density denominator at this stage.

Subdistrict	Model Inputs						Model Outputs						
	Max. units/acre	Max. unit/lot	Min. Lot Size	Min. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	Acreage	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Units in Mixed Use Subdistrict
Granite Ave	40	n/a	n/a	1	5	50%	623	13.7	50.2		23%	contributing (partially)	
Mattapan Station	35	n/a	n/a	1	3.5	50%	169	4.9	40.8	contributing	100%	contributing	
Milton Station*	35	n/a	n/a	1	3.5	50%	543	18.8	31.8	contributing	100%	contributing	contributing
East Milton Square	30	n/a	n/a	1	2.5	50%	420	22.8	18.4		0%		
Revised Transit Area Triplex	n/a	3	7,500 sf	1	2.5	50%	525	91	5.8	contributing	100%	contributing	
Blue Hills Pkwy Corridor	30	n/a	n/a	1	2.5	50%	277	14.8	18.7	contributing	100%	contributing	
TOTAL							2,557	166 acres	15.4* units/acre		78%	80%	65%
COMPLIANCE TARGET							2,461	50 acres	15 units/acre		50%	50%	50%
													25% (max)

Option 1c Compliance Model Summary

All Priority Preferred Parameters + Reduction in Density Mattapan/Milton Stations & Granite Ave

NOTE: Red text indicates a parameter we added or altered in this option

* Modeled Density shown with gross acreage rather than density denominator at this stage.

Subdistrict	Model Inputs						Model Outputs						
	Max. units/acre	Max. unit/lot	Min. Lot Size	Min. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	Acreage	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Units in Mixed Use Subdistrict
Granite Ave	36	n/a	n/a	1	5	50%	561	13.7	45.2		23%	contributing (partially)	
Mattapan Station	35	n/a	n/a	1	3.5	50%	169	4.9	40.8	contributing	100%	contributing	
Milton Station*	35	n/a	n/a	1	3.5	50%	543	18.8	31.8	contributing	100%	contributing	contributing
East Milton Square	30	n/a	n/a	1	2.5	50%	420	22.8	18.4		0%		
Revised Transit Area Triplex	n/a	3	7,500 sf	1	2.5	50%	525	91	5.8	contributing	100%	contributing	
Blue Hills Pkwy Corridor	30	n/a	n/a	1	2.5	50%	277	14.8	18.7	contributing	100%	contributing	
TOTAL							2,495	166 acres	15* units/acre	78%	80%	66%	22%
COMPLIANCE TARGET							2,461	50 acres	15 units/acre	50%	50%	50%	25% (max)

Option 1d Compliance Model Summary

All Revised Districts with Planning Board Preferred Parameters

NOTE: Red text indicates a parameter we added or altered in this option

* Modeled Density shown with gross acreage rather than density denominator at this stage.

Subdistrict	Model Inputs						Model Outputs						
	Max. units/acre	Max. unit/lot	Min. Lot Size	Min. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	Acreage	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Units in Mixed Use Subdistrict
Granite Ave	40	n/a	n/a	1	5	70%	623	13.7	50.2		23%	contributing (partially)	
Mattapan Station	40	n/a	n/a	1	3.5	70%	197	4.9	47.6	contributing	100%	contributing	
Milton Station*	40	n/a	n/a	1	3.5	70%	599	18.8	35.1	contributing	100%	contributing	contributing
East Milton Square	30	n/a	n/a	1	2.5	70%	420	22.8	18.4		0%		
New Revised Transit Area “Triplex”	n/a	3 4	7,500 sf / 10,000 sf	1	2.5	50%	1,144	161.6	7.1	contributing	100%	contributing	
Blue Hills Pkwy Corridor	30	n/a	n/a	1	2.5	50%	277	14.8	18.7	contributing	100%	contributing	
Blue Hills “Triplex”	27	n/a	5,000 sf	1	3	60%	1366	97.4	14	contributing	29%	contributing (partially)	
TOTAL							4626	334 acres	13.9 units/acre	89%	69%	2732	12.9%
COMPLIANCE TARGET							2,461	50 acres	15 units/acre	50%	50%	50%	25% (max)

Option 1e Compliance Model Summary

All Revised Districts with Equity-Minded Parameters

NOTE: Red text indicates a parameter we added or altered in this option

* Modeled Density shown with gross acreage rather than density denominator at this stage.

Subdistrict	Model Inputs						Model Outputs						
	Max. units/acre	Max. unit/lot	Min. Lot Size	Min. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	Acreage	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Units in Mixed Use Subdistrict
Granite Ave	40	n/a	n/a	1	5	70%	623	13.7	50.2		23%	contributing (partially)	
Mattapan Station	40	n/a	n/a	1	3.5	70%	197	4.9	47.6	contributing	100%	contributing	
Milton Station*	40	n/a	n/a	1	3.5	70%	599	18.8	35.1	contributing	100%	contributing	contributing
East Milton Square	30	n/a	n/a	1	2.5	70%	420	22.8	18.4		0%		
New Revised Transit Area “Triplex”	n/a	3 4	5,250 sf / 10,000 sf	1	2.5	60%	1743	161.6	10.8	contributing	100%	contributing	
Blue Hills Pkwy Corridor	30	n/a	n/a	1	2.5	50%	277	14.8	18.7	contributing	100%	contributing	
Blue Hills “Triplex”	n/a	3	5,250 sf	1	2.5	60%	732	97.4	7.5	contributing	29%	contributing (partially)	
TOTAL							4591	334 acres	13.7 units/acre	89%	69%	69%	13%
COMPLIANCE TARGET							2,461	50 acres	15 units/acre	50%	50%	50%	25% (max)

Option 1f Compliance Model Summary

Revised Districts, without Blue Hills “Triplex”

NOTE: Red text indicates a parameter we added or altered in this option

* Modeled Density shown with gross acreage rather than density denominator at this stage.

Subdistrict	Model Inputs						Model Outputs						
	Max. units/acre	Max. unit/lot	Min. Lot Size	Min. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	Acreage	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Units in Mixed Use Subdistrict
Granite Ave	40	n/a	n/a	1	5	70%	623	13.7	50.2		23%	contributing (partially)	
Mattapan Station	40	n/a	n/a	1	3.5	70%	197	4.9	47.6	contributing	100%	contributing	
Milton Station*	40	n/a	n/a	1	3.5	70%	599	18.8	35.1	contributing	100%	contributing	contributing
East Milton Square	30	n/a	n/a	1	2.5	70%	420	22.8	18.4		0%		
New Revised Transit Area “Triplex”	n/a	3 4	7,500 sf / 10,000 sf	1	2.5	50%	1,144	161.6	7.1	contributing	100%	contributing	
Blue Hills Pkwy Corridor	30	n/a	n/a	1	2.5	50%	277	14.8	18.7	contributing	100%	contributing	
TOTAL							3,260	236.6 acres	13.8 units/acre	85%	86%	72%	18%
COMPLIANCE TARGET							2,461	50 acres	15 units/acre	50%	50%	50%	25% (max)

Option 1g Compliance Model Summary

Revised Districts, without Blue Hills “Triplex”, using Transit Area “Fourplex”

NOTE: Red text indicates a parameter we added or altered in this option

* Modeled Density shown with gross acreage rather than density denominator at this stage.

Subdistrict	Model Inputs						Model Outputs						
	Max. units/acre	Max. unit/lot	Min. Lot Size	Min. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	Acreage	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Units in Mixed Use Subdistrict
Granite Ave	40	n/a	n/a	1	5	70%	623	13.7	50.2		23%	contributing (partially)	
Mattapan Station	40	n/a	n/a	1	3.5	70%	197	4.9	47.6	contributing	100%	contributing	
Milton Station*	40	n/a	n/a	1	3.5	70%	599	18.8	35.1	contributing	100%	contributing	contributing
East Milton Square	30	n/a	n/a	1	2.5	70%	420	22.8	18.4		0%		
Transit Area “Fourplex”	n/a	4	10,000 sf	1	2.5	50%	652	108	6.1	contributing	100%	contributing	
Blue Hills Pkwy Corridor	30	n/a	n/a	1	2.5	50%	277	14.8	18.7	contributing	100%	contributing	
TOTAL							2768	183 acres	15.1 units/acre	80%	82%	67%	22%
COMPLIANCE TARGET							2,461	50 acres	15 units/acre	50%	50%	50%	25% (max)

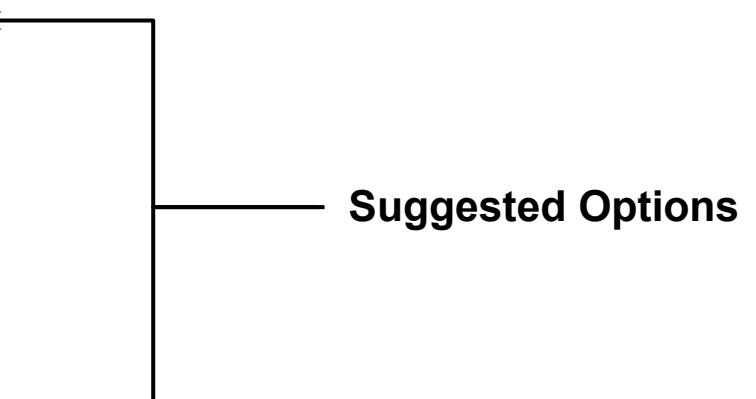
Compliance Model Output Comparison

Option	Model Outputs							
	Unit Capacity	Acreage	Modeled Density (units/acre)	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Units in Mixed Use Subdistrict	
Option 1 (8/23 PB Mtg original version)	2,508	134.5	19.2	73%	76%	64%	17%	
Option 1a (9/7 PB Mtg)	2,641	166	16.4*	78%	80%	67%	23%	
Option 1b (9/7 PB Mtg)	2,557	166	15.4*	78%	80%	65%	21%	
Option 1c (9/7 PB Mtg)	2,495	166	15*	78%	80%	66%	22%	
Option 1d (new) - PB Preferred Parameters	5,253	334	15.7	89%	69%	56%	11%	
Option 1e (new) - Equity Parameters	4,591	334	13.7	89%	69%	69%	13%	
Option 1f (new) - Eliminate BH “Triplex”	3,260	236.6	13.8	85%	86%	72%	18%	
Option 1g (new) - Transit Area “Fourplex”	2,768	183	15.1	80%	82%	67%	22%	
COMPLIANCE TARGET	2,461	50	15	50%	50%	50%	25% (max)	

* In all options, we are assuming the **Milton Station Subdistrict** will make use of the new mixed-use provision as described in [the most recent guidance from the State, issued on 8/17/2023](#).

Compliance Model Output Comparison

Option	Model Outputs						
	Unit Capacity	Acreage	Modeled Density (units/acre)	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Units in Mixed Use Subdistrict
Option 1 (8/23 PB Mtg original version)	2,508	134.5	19.2	73%	76%	64%	17%
Option 1a (9/7 PB Mtg)	2,641	166	16.4*	78%	80%	67%	23%
Option 1b (9/7 PB Mtg)	2,557	166	15.4*	78%	80%	65%	21%
Option 1c (9/7 PB Mtg)	2,495	166	15*	78%	80%	66%	22%
Option 1d (new) - PB Preferred Parameters	5,253	334	15.7	89%	69%	56%	11%
Option 1e (new) - Equity Parameters	4,591	334	13.7	89%	69%	69%	13%
Option 1f (new) - Eliminate BH “Triplex”	3,260	236.6	13.8	85%	86%	72%	18%
Option 1g (new) - Transit Area “Fourplex”	2,768	183	15.1	80%	82%	67%	22%
COMPLIANCE TARGET	2,461	50	15	50%	50%	50%	25% (max)

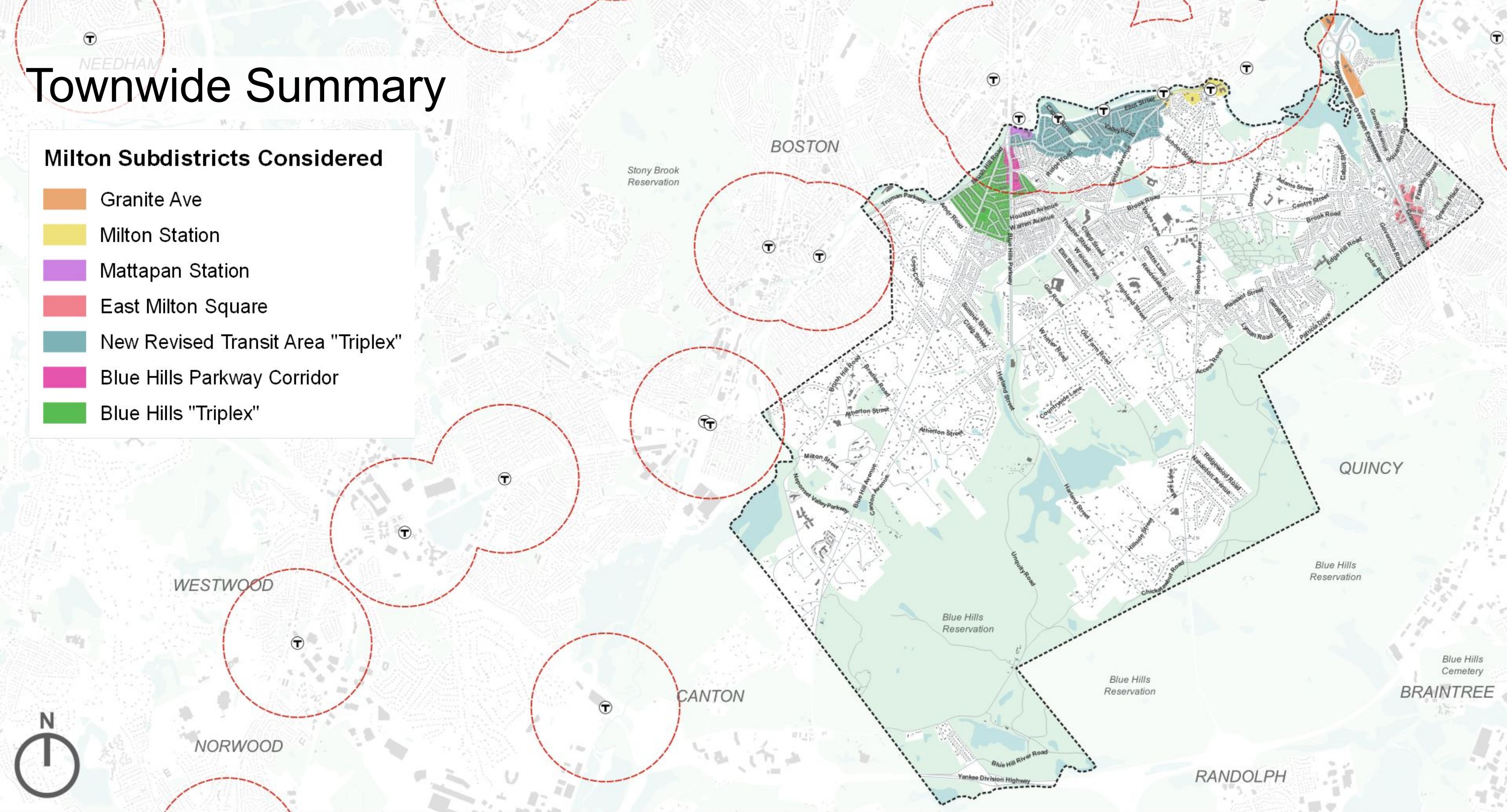


* In all options, we are assuming the **Milton Station Subdistrict** will make use of the new mixed-use provision as described in [the most recent guidance from the State, issued on 8/17/2023](#).

Townwide Summary

Milton Subdistricts Considered

- Granite Ave
- Milton Station
- Mattapan Station
- East Milton Square
- New Revised Transit Area "Triplex"
- Blue Hills Parkway Corridor
- Blue Hills "Triplex"



Buildout Visualizations

Blue Hills Parkway Buffer
Revised Transit Area “Triplex”

Blue Hills Parkway Buffer Buildout

5,000 sf Parcel, 3 Units

Recommended Zoning Parameters

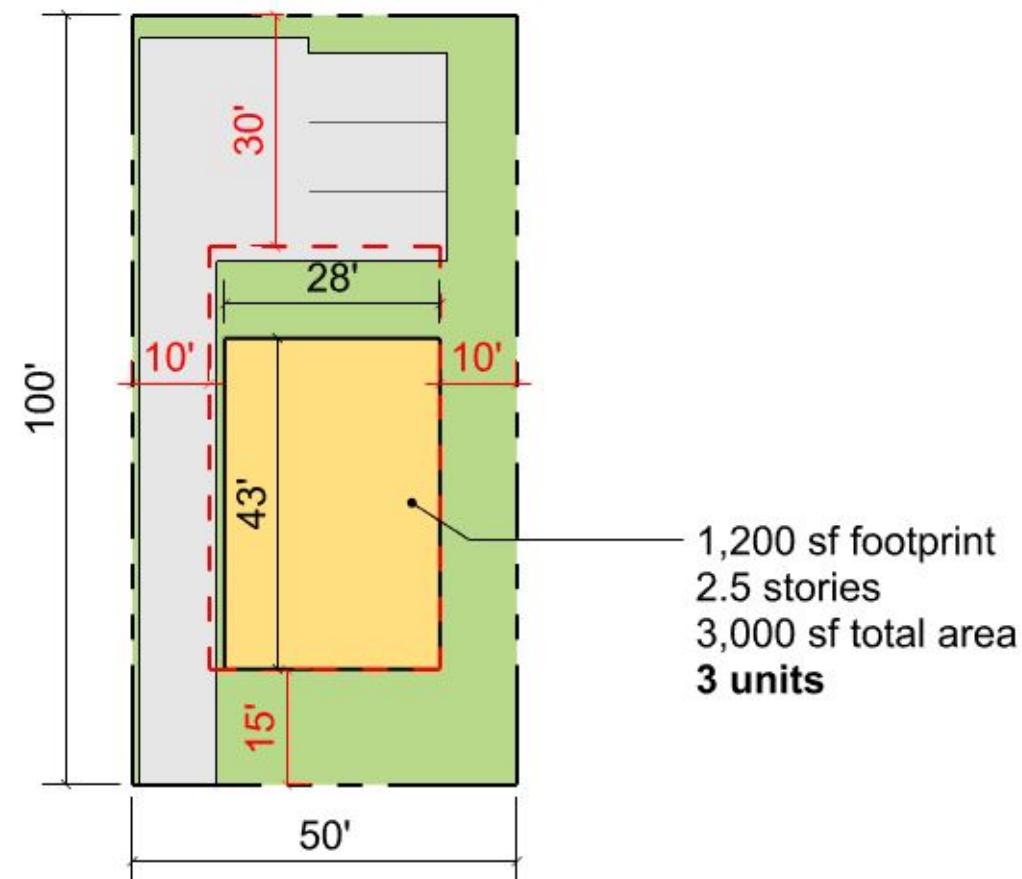
Front Setback: 15'

Side Setbacks: 5' min. on either side, 20' min. total for both sides

Rear Setback: 30'

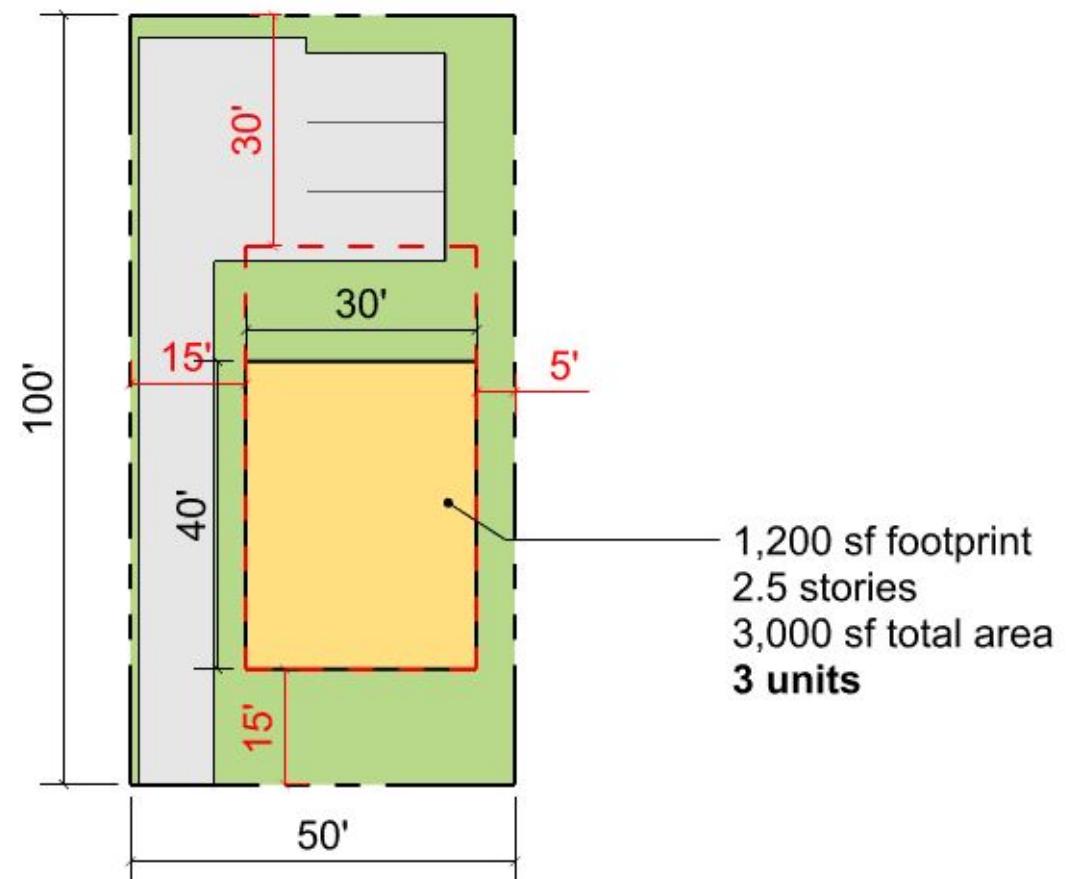
Max. Bldg Height: 2.5 stories

Min. Parking Spaces: 1 per unit



1 Building - Symmetrical Side Setbacks

Building Coverage = 24.0%
Building + Parking/Paving Coverage = 60.2%
Open Space = 39.8%



1 Building - Asymmetrical Side Setbacks

Building Coverage = 24.0%
Building + Parking/Paving Coverage = 60.2%
Open Space = 39.8%



Similar Existing Parcel

Transit Area “Triplex” Buildout

7,500 sf Squarish Parcel, 3 Units

Recommended Zoning Parameters

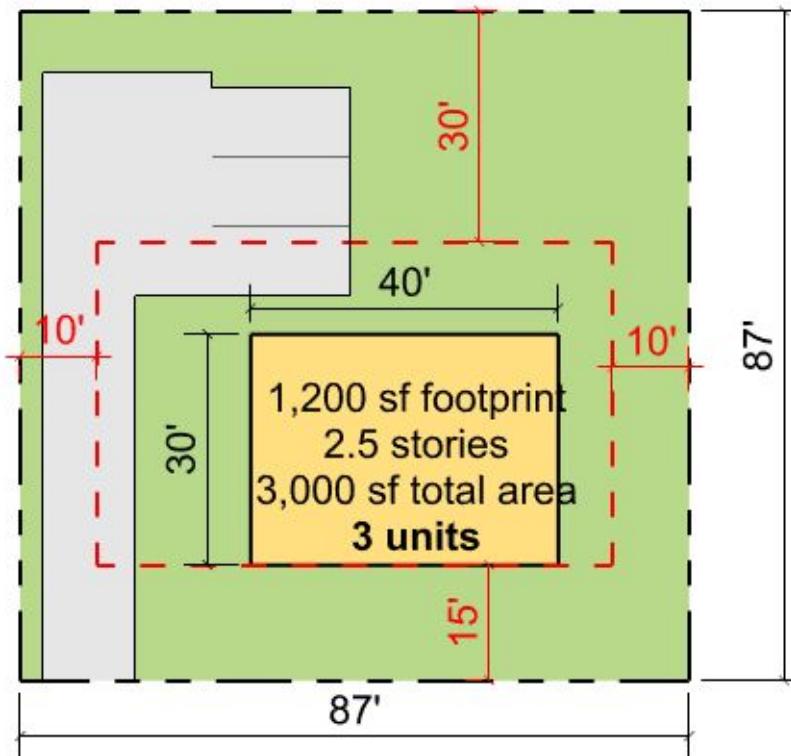
Front Setback: 15'

Side Setbacks: 5' min. on either side, 20' min. total for both sides

Rear Setback: 30'

Max. Bldg Height: 2.5 stories

Min. Parking Spaces: 1 per unit



1 Building

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 39.0%

Open Space = 61.0%



Similar Existing Parcel

Transit Area “Triplex” Buildout

7,500 sf Deeper Parcel, 3 Units

Recommended Zoning Parameters

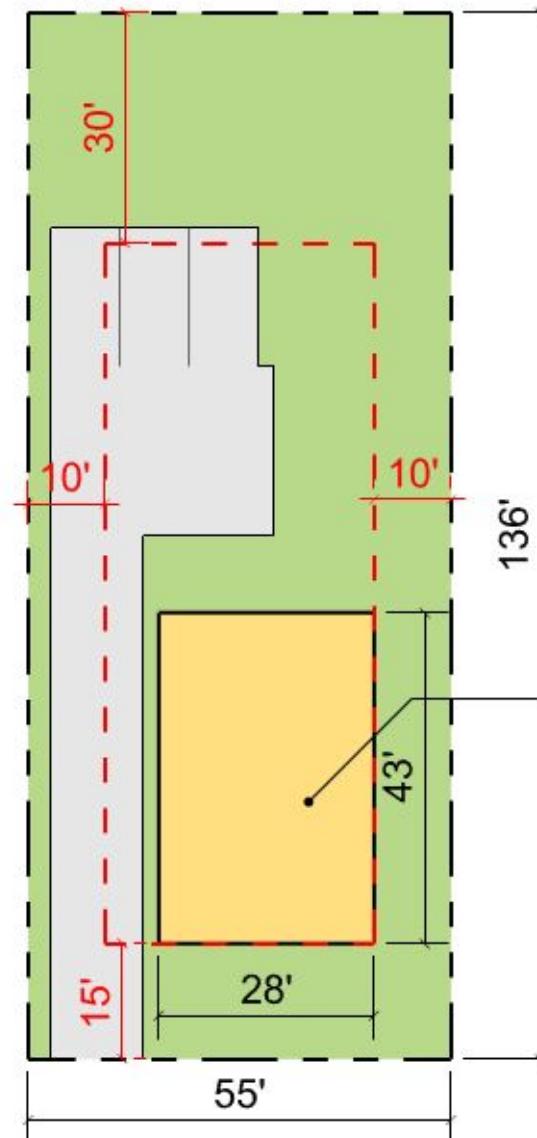
Front Setback: 15'

Side Setbacks: 5' min. on either side, 20' min. total for both sides

Rear Setback: 30'

Max. Bldg Height: 2.5 stories

Min. Parking Spaces: 1 per unit

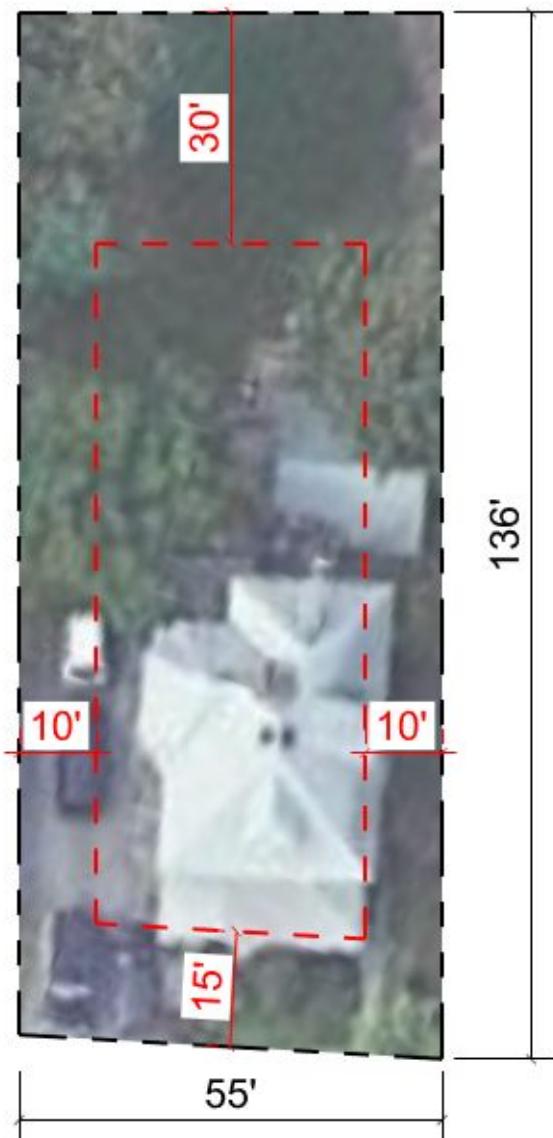


1 Building

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 41.9%

Open Space = 58.1%



Similar Existing Parcel



Transit Area “Triplex” Buildout

10,000 sf Squarish Parcel, 4 Units

Recommended Dimensional Constraints

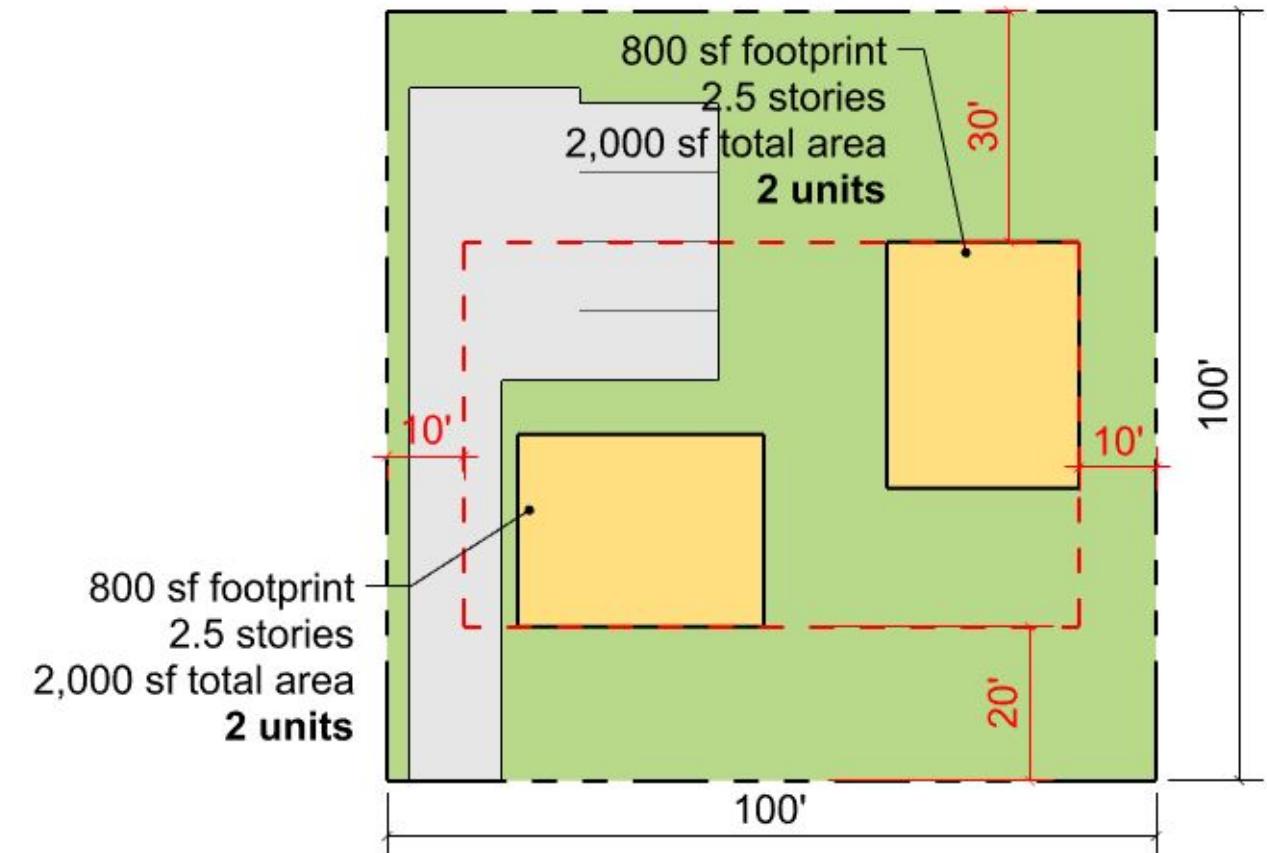
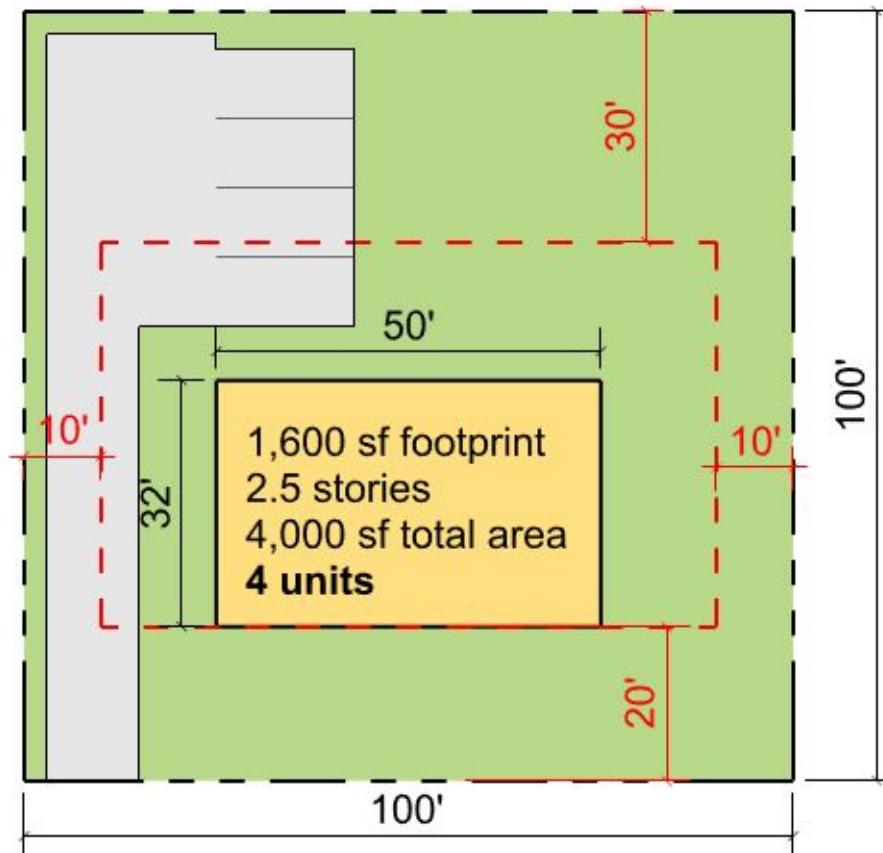
Front Setback: 20'

Side Setbacks: 5' min. on either side, 20' min. total for both sides

Rear Setback: 30'

Max. Bldg Height: 2.5 stories

Min. Parking Spaces: 1 per unit



1 Building

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 37.9%

Open Space = 62.1%

2 Buildings

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 37.1%

Open Space = 62.9%



Similar Existing Parcel

Transit Area “Triplex” Buildout

10,000 sf Deeper Parcel, 4 Units

Recommended Zoning Parameters

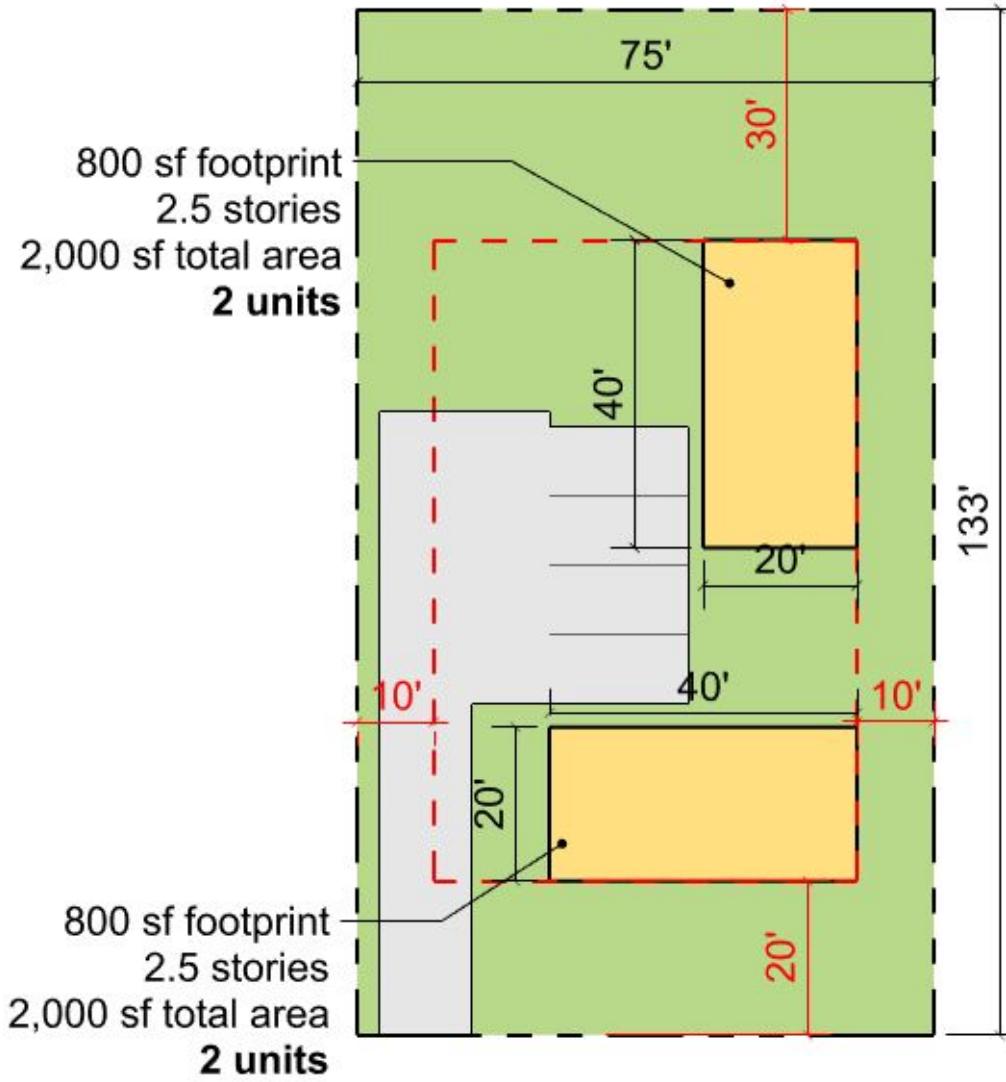
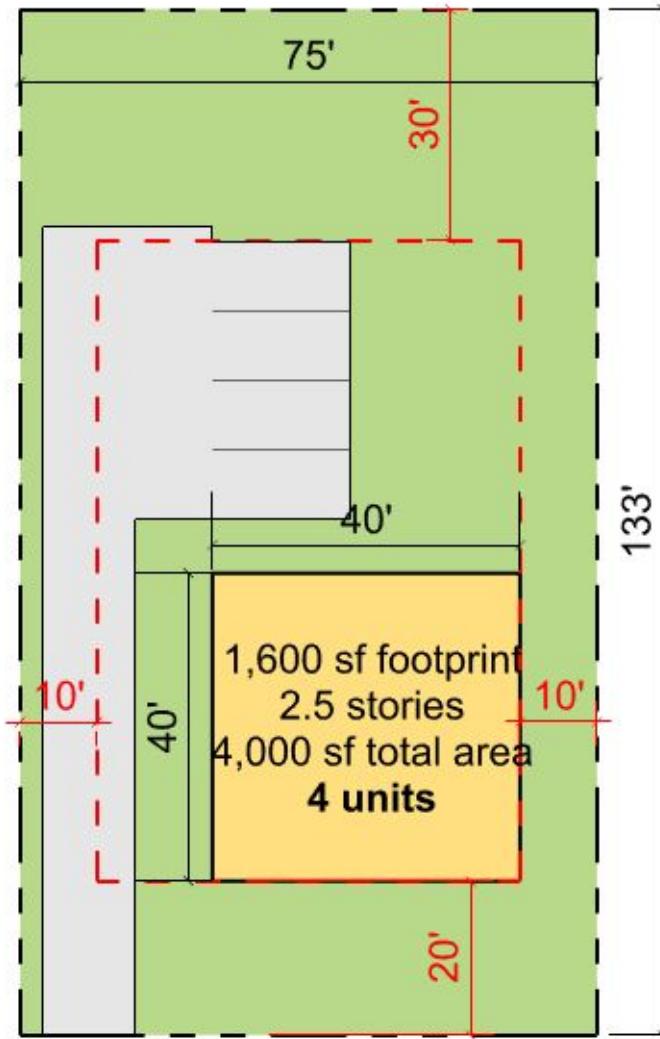
Front Setback: 20'

Side Setbacks: 5' min. on either side, 20' min. total for both sides

Rear Setback: 30'

Max. Bldg Height: 2.5 stories

Min. Parking Spaces: 1 per unit



1 Building

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 38.9%

Open Space = 61.1%

2 Buildings

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 36.0%

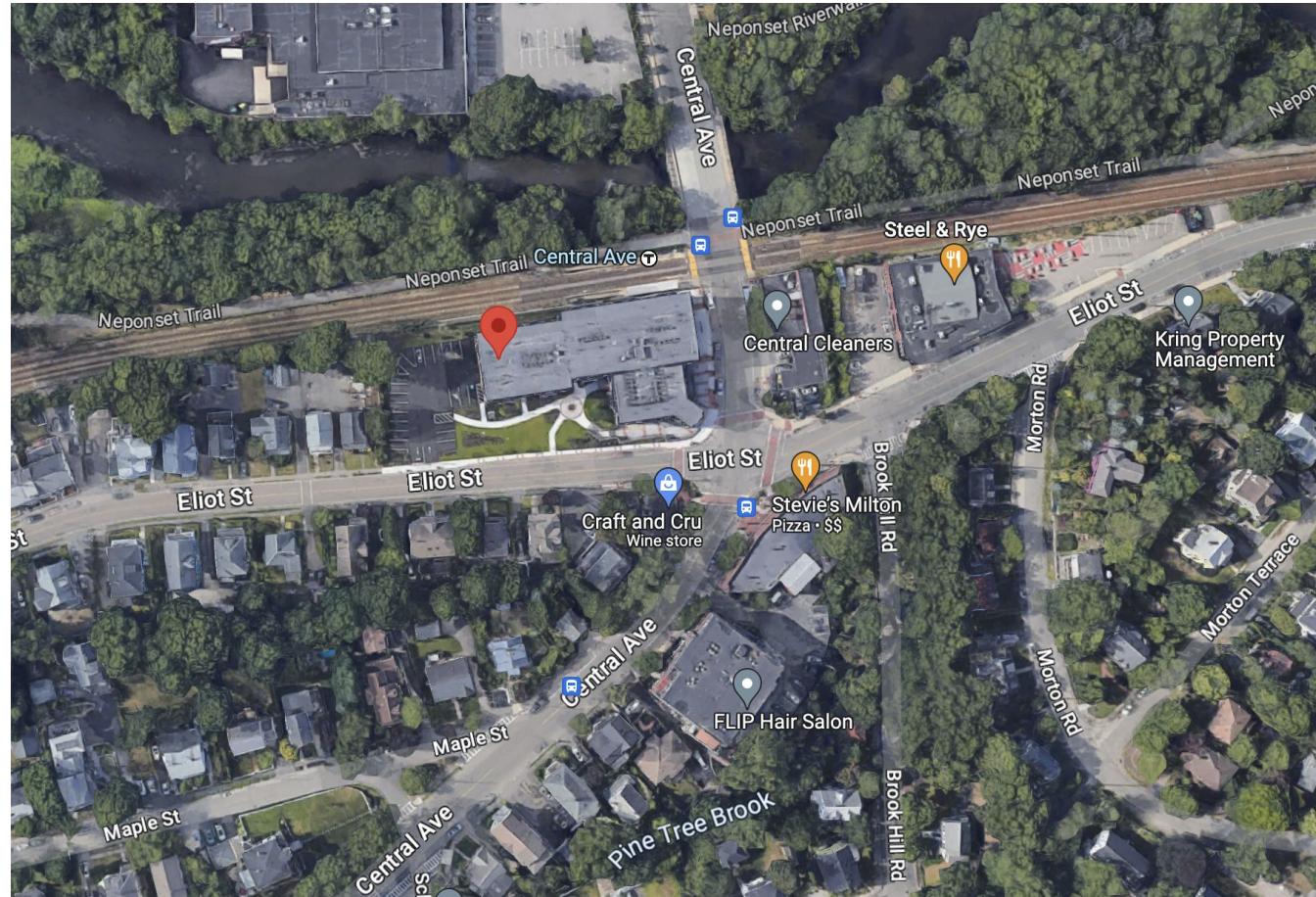
Open Space = 64.0%



Similar Existing Parcel

Granite Ave Buildout Precedent

5-6 stories at 38 units/acre, 60% Building + Parking coverage, 49' at 4 story portion: 131 Eliot Street



Defining Height

Suggest setting 2.5 Stories at 35'; 3.5 Stories at 45'; 5 Stories at 65'

In Milton, building height is generally measured from mean finished grade adjoining the building to the highest point of the roof, with some variation.

How Milton Measures Height:

From: the mean finished grade of the ground contiguous to the building, as such ground will exist subsequent to construction

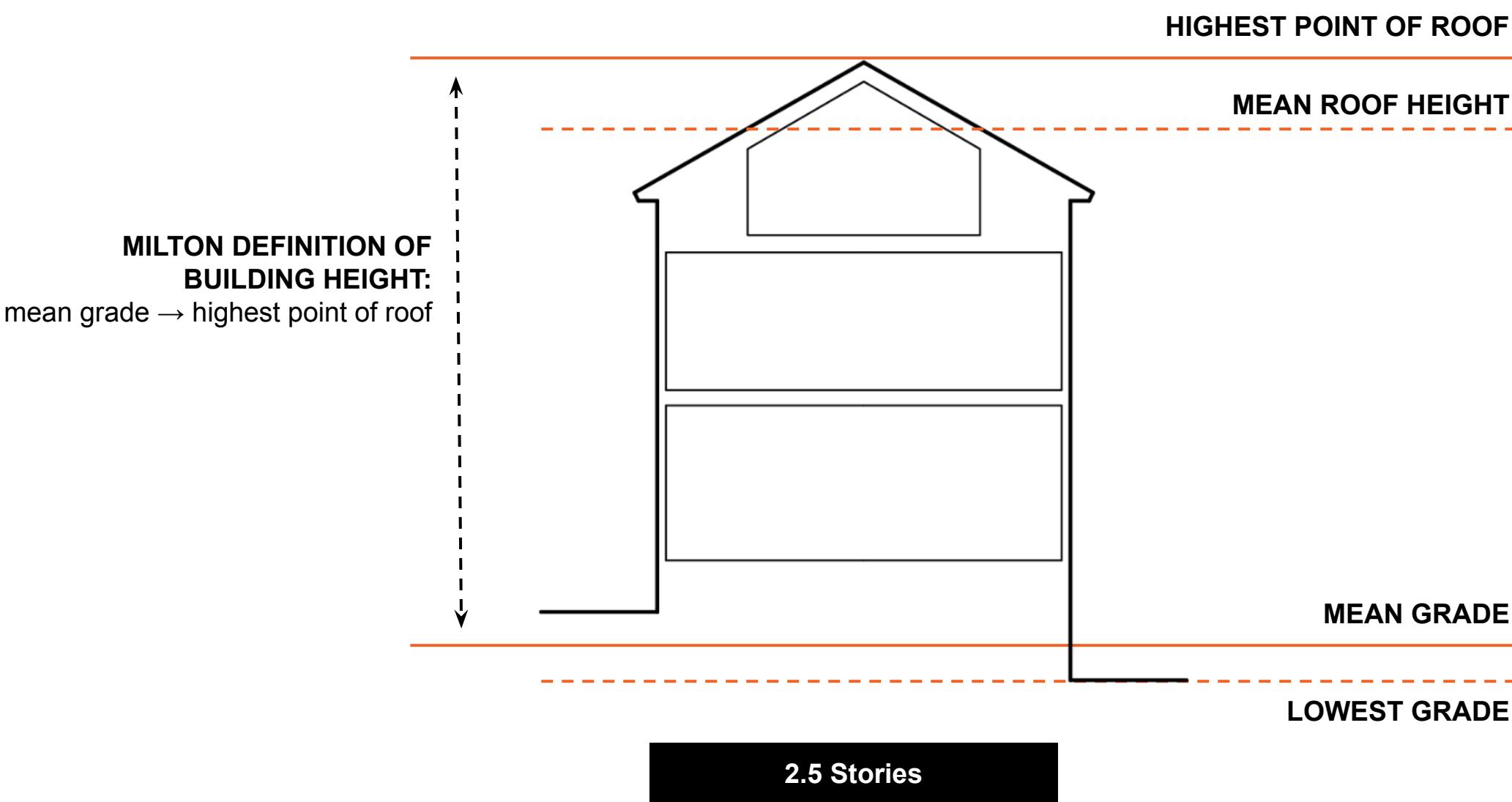
To (varies):

- the highest part of the building
- the midpoint of the slope of a pitched roof, or the parapet of a flat roof

Excluded: allowable projections (e.g. chimneys, lightning rods, a cupola)

Defining stories:

- shall not include a basement as long as the finished floor height of the first story is no more than 4 feet above the mean finished grade.
- "half-story," means a story in a sloping roof, the area of which story at a height 4 feet above the floor does not exceed 2/3 of the floor area of the story immediately below it.



Recommended Zoning Parameters

NOTE: Red text indicates a parameter we are still researching and testing.

Setbacks, Coverage and Height Parameters based on Existing Patterns

Subdistrict	Setbacks				Coverage	Height		
	Min. Front Setback	Min. Side Setback	Min. Both Side Setbacks	Min. Rear Setback		Max. Bldg + Parking Coverage	Max. Bldg Height (stories)	Max. Bldg Height (feet)
Granite Ave	20'	10'	20'	30'	70%	5	65'	
Mattapan Station	15'	5'	20'	30'	70%	3.5	45'	
Milton Station	15'	5'	20'	30'	70%	3.5	45'	
East Milton Square	15'	5'	20'	30'	70%	2.5	35'	
New Revised Transit Area "Triplex"	15' - 20'	5'	20'	30'	60%	2.5	35'	
Blue Hills Pkwy Corridor	20'	5'	20'	30'	50%	2.5	35'	
Blue Hills Buffer	15'	5'	20'	30'	60%	2.5	35'	

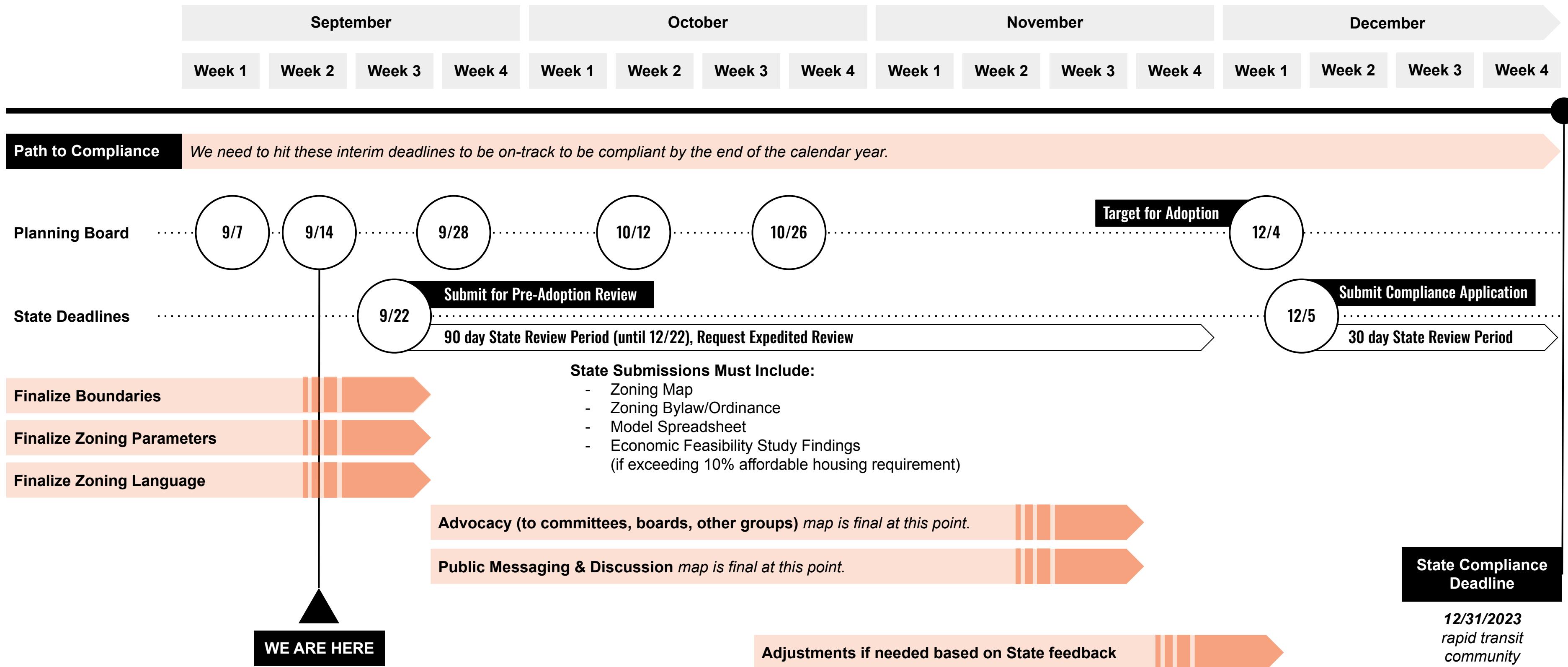
NOTE: If it is a priority to reduce the coverage percentage for Granite Ave, we would recommend allowing additional height to retain overall density while prioritizing site planning considerations.

Next Steps

Next Steps

- 1. Select Preferred Option, Confirm any Last Boundary Changes**
- 2. Fine-Tune Zoning Parameters for Preferred Option**
 - a. Setbacks
 - b. Building & Parking Coverage
 - c. Building Height
- 3. Finalize Zoning Language**
- 3. Submit to State for Pre-Adoption Review by 9/22**

Reminder: Milton's Compliance Timeline



Thank You!

