

# MILTON VILLAGE ZONING AND WATERFRONT STUDY

## Master Plan Implementation Committee Meeting

January 16th, 2018  
7:00 - 9:00 pm

IMAGE: GOOGLE



## Meeting Agenda

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7:00 PM Compiled Feedback/Survey Results

7:15 PM **Applying Feedback to Waterfront Recommendations**

7:45 PM **Applying Feedback to Zoning Recommendations**

8:00 PM Discussion and Final Steps

## COMPILED FEEDBACK/SURVEY RESULTS

- Letters received from Milton Yacht Club, The Residences at Milton Landing, and Friends of Milton Crew
- Comments expressed at the meetings – Joint Meeting with B.O.S., Community Meeting and MPIC Meetings
- 183 engagement exercise responses including 45 meeting handout responses and 138 online survey responses

# COMPILED MEETING FEEDBACK/SURVEY RESULTS

What is the most important aspect of the **character** of Milton Village?

### Community Meeting Responses Only (45 responses)

### **On-line Survey Responses Only (138 responses)**



A word cloud centered around the Milton Waterfront. The most prominent words are 'waterfront' (large, bold, dark red), 'milton' (large, bold, dark red), 'small' (large, dark red), 'historical' (large, dark red), 'buildings' (large, dark red), 'area' (large, dark red), 'old' (medium, dark red), 'charm' (medium, dark red), 'brick' (medium, dark red), 'town' (large, dark red), 'historic' (large, dark red), 'street' (medium, dark red), 'character' (medium, dark red), 'shops' (medium, dark red), 'access' (large, dark red), 'like' (medium, dark red), 'local' (medium, dark red), 'water' (medium, dark red), 'walk' (medium, dark red), 'businesses' (medium, dark red), 'history' (medium, dark red), 'village' (medium, dark red), 'neponset' (medium, dark red), and 'river' (medium, dark red). The words are in various shades of gray and dark red, with larger words representing more frequent themes.

## Combined Responses (183 responses)

milton  
historic character  
local walk waterfront  
water businesses feel  
river neponset area buildings  
access like historical use  
village charm town  
shops small history scale  
brick

# COMPILED MEETING FEEDBACK/SURVEY RESULTS

## What is the most important aspect of the **character** of Milton Village?

milton  
historic character  
local walk businesses water feel waterfront  
river neponset area buildings  
access like historical use  
village charm small history scale  
shops brick

# COMPILED MEETING FEEDBACK/SURVEY RESULTS

## What is your biggest **anxiety** for the future of Milton Village?

### Community Meeting Responses Only (45 responses)

historic  
**traffic** st  
space keep  
want  
parking commercial loss  
historical  
become density access  
character businesses  
zoning potential lack  
**highbuildings** much large  
street Comb

### On-line Survey Responses Only (138 responses)

increased  
space river buildings club village character condos much historic

# traffic

milton parking area development

new access street use congestion waterfront wharf yacht building

A word cloud centered on the word 'traffic' in large, bold, dark red font. Other words in the cloud include 'development' (grey), 'parking' (grey), 'area' (purple), 'buildings' (purple), 'milton' (purple), 'yacht' (yellow), 'village' (yellow), 'congestion' (yellow), 'much' (grey), 'use' (purple), 'club' (purple), 'character' (purple), 'commercial' (purple), 'historic' (purple), 'loss' (yellow), 'access' (purple), 'space' (purple), 'new' (yellow), 'condos' (yellow), 'street' (yellow), 'increased' (yellow), 'high' (yellow), and 'river' (yellow).

## COMPILED MEETING FEEDBACK/SURVEY RESULTS

What is your biggest anxiety for the future of Milton Village?

development

**traffic**

parking

buildings

character

milton

space

loss

access

use

area

club

high

increased

river

commercial

historic

new

condos

character

much

building

village

congestion

yacht

# COMPILED MEETING FEEDBACK/SURVEY RESULTS

## What is **most important** about how you use Milton Landing?

Community Meeting Responses Only  
(45 responses)

boat improved kayak  
club public shopping accessibility  
access use waterfront crew  
neponset town walking parking  
yacht owners walking parking everything maintain

On-line Survey Responses Only  
(138 responses)

space like waterfront parking  
market club milton landing kayak  
access river crew walking wharf use  
public yacht boat residents area water

Combined Responses  
(183 responses)

access crew market wharf maintain use water parking river milton like waterfront quiet area space

## COMPILED MEETING FEEDBACK/SURVEY RESULTS

What is **most important** about how you use Milton Landing?

access

crew  
market  
boat  
wharf  
maintain  
use  
waterfront  
yacht  
milton  
like  
club  
walking  
water  
area  
public  
small  
quiet  
space  
river  
live  
enjoy  
landing  
residents

# COMPILED MEETING FEEDBACK/SURVEY RESULTS

## Visual Preference Exercise - Most Liked Images

Community Meeting Responses Only  
(45 responses)



On-line Survey Responses Only  
(138 responses)



Combined Responses  
(183 responses)



# COMPILED MEETING FEEDBACK/SURVEY RESULTS

## Visual Preference Exercise - Most Liked Images



# COMPILED MEETING FEEDBACK/SURVEY RESULTS

## Visual Preference Exercise - Least Liked Images

Community Meeting Responses Only  
(45 responses)



On-line Survey Responses Only  
(138 responses)



Combined Responses  
(183 responses)



# COMPILED MEETING FEEDBACK/SURVEY RESULTS

## Waterfront Principles - Prioritized

Community Meeting Responses Only  
(45 responses)

1. Provide **dedicated areas with clearly defined relationships** and conditions for all current and future users that desire a permanent presence on the waterfront
2. Promote **public access** to the riverfront through signage, river walk, biking, and waterfront amenities
3. Maximize **access for multiple water-dependent uses**
4. Support **vitality of Milton Village** and functions through **shared parking** and use of open spaces for events
5. Optimize organization for **non-water dependent support uses**

On-line Survey Responses Only  
(138 responses)

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(183 responses)

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# COMPILED MEETING FEEDBACK/SURVEY RESULTS

## Waterfront Criteria - Prioritized

### Community Meeting Responses Only (45 responses)

1. Preserve existing trees along hillside
2. Preserve and improve the Police Headquarters building
3. Provide a new low level floating dock suitable for crew/kayak
4. **Expand Neponset Riverwalk/connection to Hutchinson's Field**
5. **Improve attractiveness of views of the river**
6. Retain (or expand) space for Milton Farmers Market
7. Integrate historic markers and plaques at historic buildings/sites
8. Improve public boat launch and circulation near Captain's Landing
9. Create a new dedicated space for crew shell/equipment storage
10. Retain (or expand) number of existing parking spaces
11. Strengthen perception of welcoming waterfront
12. Provide public amenity and access to expand to Captain's Landing
13. Improve distance and orientation between crew storage and dock
14. Retain current amount and position of Neponset boat moorings
15. Expand Landing Park and public amenity areas at the waterfront
16. Reduce overlapping use and sharing of docks
17. Provide potential location for bike/canoe/kayak rental facility
18. Add new structures such as gazebo and picnic areas, and seating
19. Support the Milton Village commercial district with parking
20. Provide accessible restroom facilities (temporary or permanent)
21. Expand flexible paved space to support multiple uses and events
22. Provide opportunity for a long term paddle sports pavilion
23. Retain the current amount of boat storage for Milton Yacht Club
24. Provide space for car share and bike share facilities

### On-line Survey Responses Only (138 responses)

1. **Expand Neponset Riverwalk/connection to Hutchinson's Field**
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### Combined Responses (183 responses)

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# COMPILED MEETING FEEDBACK/SURVEY RESULTS

## Letters Received – 88 Wharf Condominium Association



### Position Statement

11 November 2017

#### Town of Milton - Master Plan Implementation Committee Implementation Master Plan

The Board of Trustees at 88 Wharf Street appointed a Task Force to evaluate the Implementation Master Plan and to solicit broader input from all of the residents of the building. The following comments represent the collective view of a majority of the residents.

##### 1) Traffic

- a. Entering & exiting Wharf Street is already unsafe due to the volume of traffic on Adams Street, often traveling at excessive speed. A traffic study is warranted for the intersection as well as for the Randolph Ave. / Adams Street intersection.
- b. Exiting vehicles have a blind spot because of the first two Adams St. parking spaces on the left.
- c. The "U" turns at the entrance to Wharf Street and at the four-way intersection closer to 88 Wharf St. have to stop.
- d. Stop signs are regularly ignored on Wharf Street. One of them, that control the flow of traffic out of the MBTA parking lot, is missing.

##### 2) Parking – The Implementation Master Plan has to respect that 88 Wharf St. has no onsite guest parking.

- a. Some accommodation has to be made to 88 Wharf Street residents to accommodate guests, such as guest placards.
- b. No overnight parking is to be allowed along the waterfront. It would exacerbate already unsafe conditions.
- c. Ticketing has to become more aggressive relative to the limited 2-hour and 4-hour parking spaces. Commuters are abusing these parking spaces.

### Waterfront Summarized quotes from the letter:

- We do not find any merit to Options A & B
- There are some features that we like in Option D but not enough to support
- Our support is for Option C. Good features:
  - The expanded landscape feature
  - Reconfigured public parking
  - Flexible parking/boat storage
- Missing elements in Option C:
  - A new storage building is identified, if it is intended as a Milton Crew boathouse it should be labeled so
  - We would like to see the gravel pathway along the seawall retained ... grass will have difficulty growing
  - Skeptical of public restrooms
  - More study of options for the crew dock. Some residents suggested one parallel the seawall
  - Bike storage be moved to a more functional location adjacent to train tracks or bike path
  - Option D pathway incorporated into Option C. The connection to Hutchinson Field is very attractive
  - We support the placeholder for kayaking/canoeing. Tidal river ... some residents question location

# COMPILED MEETING FEEDBACK/SURVEY RESULTS

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### Zoning *Summarized quotes from the letter:*

- **Traffic** - Entering/exiting Wharf Street unsafe
- **Parking** - Landing parking can accommodate patrons of businesses but not overnight new resident parking
- **Goal #1 Historic Preservation**
  - Town Lock-up must be preserved
  - Boat ramp (marine rail) is historic feature
  - If Swift Hat is preserved, needs to be current location
  - MYC is important part of history of waterfront
  - Use red brick as primary new building material
- **Trash, Pest & Rodent Control**
- **Safety Concerns**
  - MYC first line of safety for water dependent functions
  - Plan must recognize animation MYC brings
  - Dead-end site with no supervision is problematic
- **Commercial Competition** – No competing food uses are to be permitted, excepting seasonal food trucks during daytime hours
- **Funding Sources** – residents would not favor a tax increase and prefer to leave as is

# COMPILED MEETING FEEDBACK/SURVEY RESULTS

## Letters Received – Milton Yacht Club



**MILTON YACHT CLUB**  
25 Wharf Street  
P.O. Box 870114  
Milton, MA 02187-0114

**Board of Selectmen and Planning Board  
Master Plan Implementation Committee**

We, the executive board and membership of the Milton Yacht Club, do not agree with any of the four "Improvement Configurations" presented by the Master Plan Implementation Committee in the Metropolitan Area Planning Commission's report.

The Milton Yacht Club was chartered in Massachusetts in 1913 to encourage yacht building and to cultivate a spirit of friendly competition as a non-profit organization. The Club has further expanded its mission over the years to encourage family boating and related activities along with the conservation of the resources of the Neponset River Watershed, operating and maintaining the Milton Landing Parkland and advocated for public access to and use of the public waterways in accordance with Chapter 91 Article 97 of the Massachusetts General Laws and Constitution. The Club has also expanded its membership to include a paddle sports membership with fewer restrictions on becoming a club member.

This Club has members who have grown up in Milton, some of whom live in Milton or ties to Milton through their previous residence here or through familial ties to former and deceased members. We have "legacy" members who had grandfathers and fathers who were members here and one even is the grandson of the former Town of Milton Harbor Master for 50 years.

We pay for the use of these facilities in both an annual rental fee of \$15,000 to the Milton Parks and Recreation Department along with contributing in kind labor services which range from \$50,000 to \$75,000 annually by existing trade rates. We provide trash removal, landscaping and general maintenance and repairs of the historic Milton Lock Up and waterfront required to launch and haul the main floats (the docks), which we build and own, for boating, public access and crew team and other rowing activities each season.

We do not see our footprint enhanced or our mission supported but rather severely diminished by all four of the "Improvement Configuration" proposals. No accommodations have been made for the Club in any of these proposals. As the oldest and primary stakeholder and the pre-existing water-dependent user of the waterfront and facilities, we are being pushed aside as noted in the elimination of the winch house, shed and boat storage areas. The construction of proposed storage shed/space which we interpret as crew team storage, demolishes our existing boat storage locker area, public access Veranda for water viewing and social gatherings. It also eliminates our Boat Storage Area A entirely. This is a suppression of boating access to the waterway, which is a clear violation of Chapter 91. Each configuration also removes most of the storage area for our trailerable boats and boat trailers in season.

The lessening of our boat storage area essentially puts The Club out of business. The bulk of the Club's revenue is derived from the storage fee charges assessed to boat owners. Without our existence there will be no fees paid to the Town of Milton in the form of rent or in kind services we provide and no public dock.

We propose that the committee review their options to include using the Landing Park Area for the crew boat storage and locker shed. This is a 10,000 square foot parcel that was, previous to the condominiums being built, a boat storage area. This former boat storage area was given to the condominiums by the Town through a land use exchange and easement by the Selectman in return for the 10,000 square foot area for boat storage, now referred to as Boatyard B. Milton Yacht Club was named as the pre-existing water dependent use in the 30 year Chapter 91 License for the Condominium development.

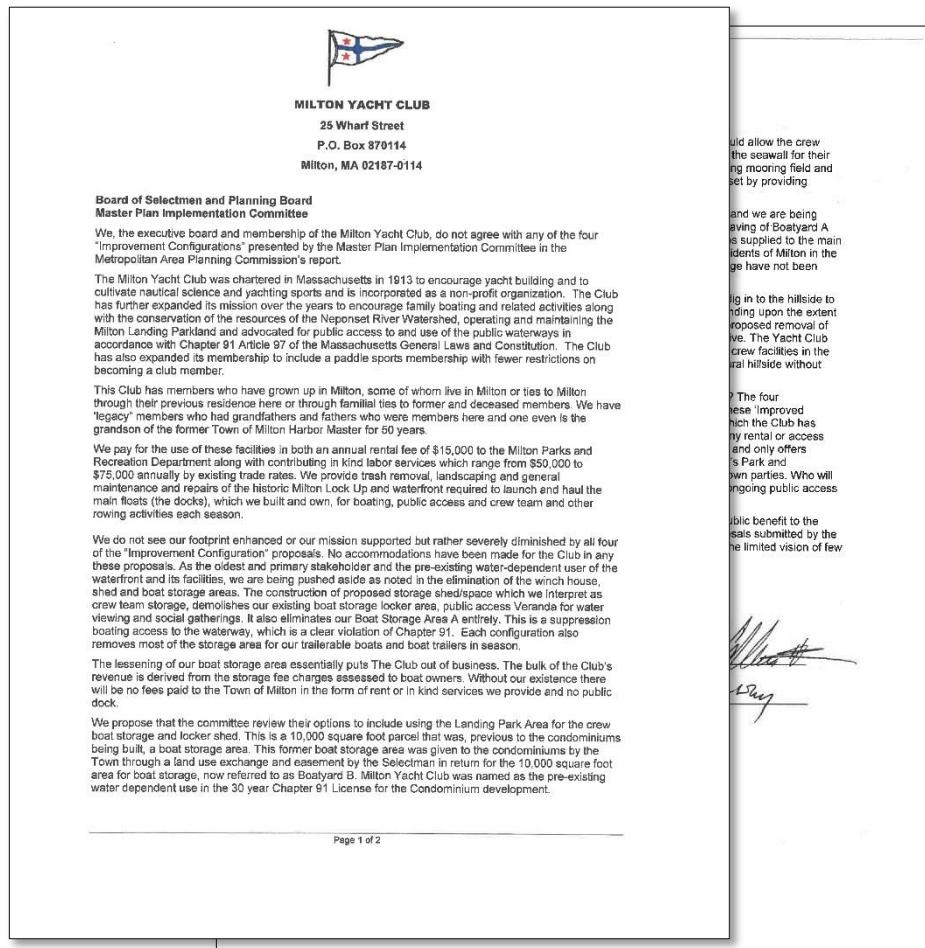
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Page 1 of 2

### *Quoting from the letter:*

- Do not agree with any of the four options
- We do not see our footprint enhanced or our mission support, but rather severely diminished by all four proposals
- No accommodations have been made for the Club in any of these proposals
- As the oldest and primary stakeholder and the pre-existing water-dependent user of the waterfront, we are being pushed aside in the elimination of the winch house, shed, boat storage areas
- This is a suppression of boating access to the waterway, which is a clear violation of Chapter 91.
- Each configuration also removes most of the storage area for our trailerable boats and boat trailers in season

# COMPILED MEETING FEEDBACK/SURVEY RESULTS

## Letters Received – Milton Yacht Club



### **Quoting from the letter:**

- The lessening of our boat storage essentially puts The Club out of business, without our existence there will be no fees paid to the Town of Milton in the form of rent or in kind services and no public dock
- We propose that the committee review their options to include using the Landing Park Area for the crew boat storage and locker shed with proposed dock and float plans that do not interfere with the existing mooring field
- The club supports the inclusion of other water-dependent activities that enhance public benefit to the local community, when appropriately tailored to stakeholders needs. The proposals by MAPC fail this metric

# COMPILED MEETING FEEDBACK/SURVEY RESULTS

## Letters Received – Friends of Milton Crew



December 5, 2017

Master Plan Implementation Committee:

The board members of the Friends of Milton Crew want to thank you, the Master Plan Implementation Committee, for all your effort to develop a plan for revitalizing the Wharf Street area. It is the town's primary gateway to the Neponset River and represents a tremendous opportunity for a variety of recreational pursuits and invigorating the commercial area.

To date the Friends of Milton Crew have benefited from access to the river and we are grateful to the Milton Yacht Club, the Milton Park Department and 88 Wharf Street for their support of our programs. Over the past seven years we have exposed hundreds of students and dozens of adults to the sport of rowing. We are proud of our achievements but know we can do more.

To reiterate statements made by our board members at your public sessions, our priority is for a dock optimal for non-motorized water craft. For crew a dock that is low to the water will minimize damage to the boats and risk to the athletes as they place the boats in the river. All of the options laid out by your committee with the exception of option B would support that. We believe we can raise the funds needed for such a dock. Any dock we install would be available to the general public for canoes, kayaks, etc., at no charge. Seasonal storage in close proximity to a new dock would also help minimize damage to the boats and injuries to athletes. Space for a shed or other type of facility for equipment storage would be very welcome. These features will all go a long way to support our mission of providing rowing opportunities for all ages on the waters of the Neponset while improving public access to the Neponset Estuary.

Thank you again for allowing us to participate in this process and for your consideration.

Sincerely,

Terry Driscoll  
President, Board of the Friends of Milton Crew

*Quoting from the letter:*

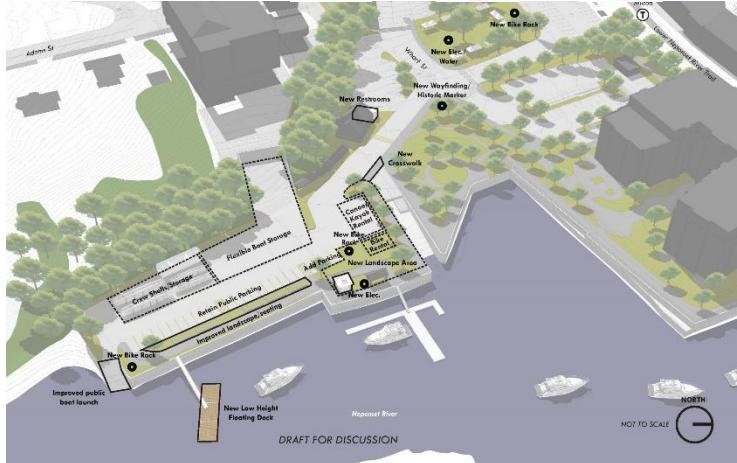
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# MILTON LANDING WATERFRONT ACCESS



# APPLYING FEEDBACK TO WATERFRONT RECOMMENDATIONS

## Option A



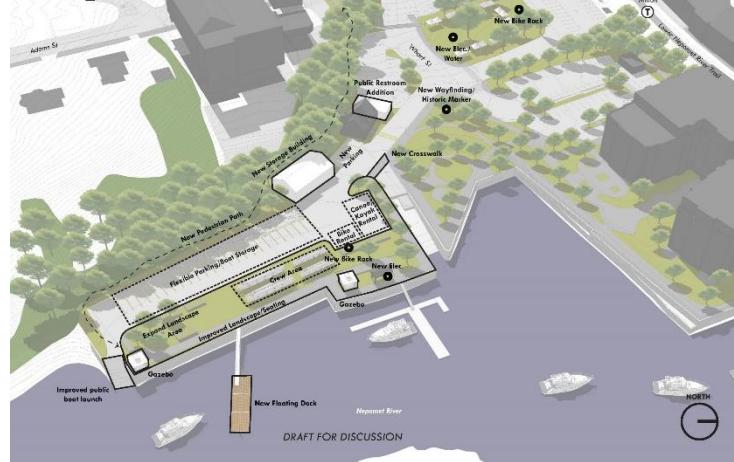
## Option B



## Option C



## Option D



# MILTON LANDING WATERFRONT ACCESS

## EVALUATION MATRIX EXPLORING TRADEOFFS



OPTION A	OPTION B	OPTION C	OPTION D	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Expand Landing Park and public amenity areas at the waterfront
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Provide public amenity and access to potentially expand to Captain's Landing
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		Provide accessible restroom facilities (temporary or permanent)
<input type="radio"/>		<input checked="" type="radio"/>	<input checked="" type="radio"/>	Add new structures such as gazebo and picnic areas, and additional seating
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Improve the public boat launch and circulation near Captain's Landing
<input type="radio"/>			<input checked="" type="radio"/>	Preserve existing trees along hillside
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Preserve and improve the Police Headquarters building
<input type="radio"/>		<input checked="" type="radio"/>	<input type="radio"/>	Expand Neponset Riverwalk and potential connection to Hutchinson's Field
<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Integrate historic markers and plaques at historic buildings and sites
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Strengthen perception of welcoming waterfront
<input type="radio"/>		<input checked="" type="radio"/>	<input type="radio"/>	Provide potential location for bike/canoe/kayak rental facility
<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		Provide space for car share and bike share facilities
		<input checked="" type="radio"/>	<input checked="" type="radio"/>	Support the Milton Village commercial district with additional parking
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		Expand flexible paved space to support multiple uses and events
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		Retain (or expand) number of existing parking spaces
	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Improve attractiveness of views of the river
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Retain the current amount and position for boat moorings in the Neponset
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>		Retain the current amount of boat storage for the Milton Yacht Club
<input checked="" type="radio"/>		<input checked="" type="radio"/>	<input checked="" type="radio"/>	Reduce overlapping use and sharing of docks
<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Create a new dedicated space for crew shell and equipment storage
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Improve distance and orientation between crew storage and crew dock
<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Provide a new low level floating dock suitable for crew or kayaking
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Provide opportunity for a long term paddle sports pavilion
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Retain (or expand) space for Milton Farmers Market

13.5 17 21.5 13



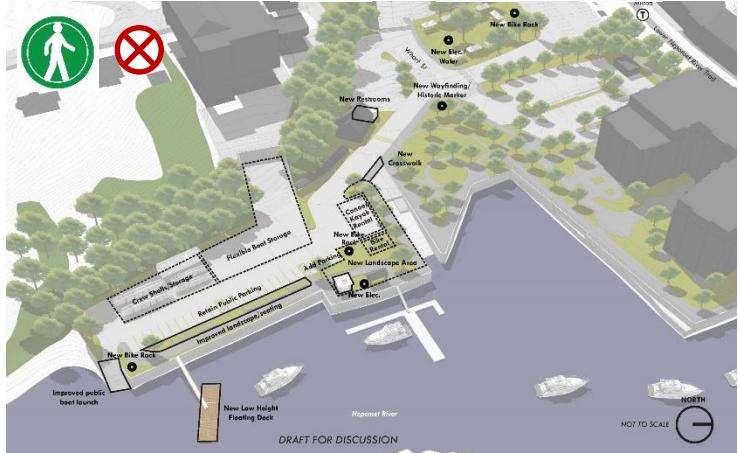
# APPLYING FEEDBACK TO WATERFRONT RECOMMENDATIONS

## PRIORITIES AS IDENTIFIED BY

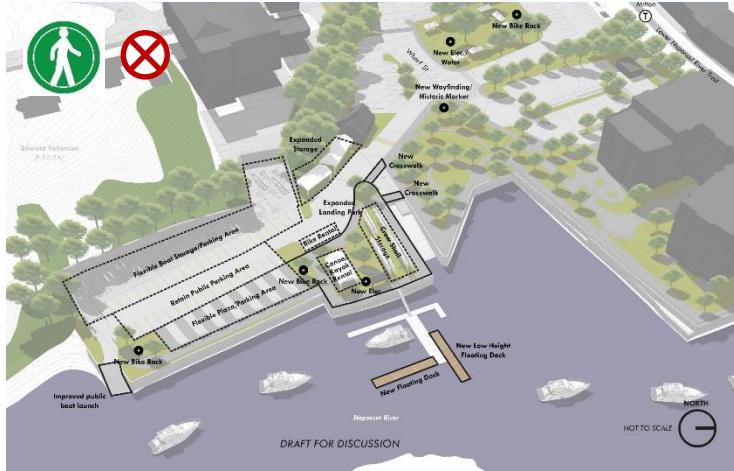
	OPTION A	OPTION B	OPTION C	OPTION D
Weighted 0-3 (.125 increments)	4	2	1	3
Weighted 1 to 24	4	2	1	3
Weighted 0, 1, or 2	3	2	1	4
Weighted 0, 1.5, or 3	4	3	1	2
Weighted 0, 3, or 6	4	3	1	2
Weighted 1, 2, or 4	4	2	1	3
Unweighted Top 5	3 or 4	3 or 4	1	2
Milton Yacht Club	✗	✗	✗	✗
88 Wharf Street	✗	✗		
Friends of Milton Crew		✗		

# APPLYING FEEDBACK TO WATERFRONT RECOMMENDATIONS

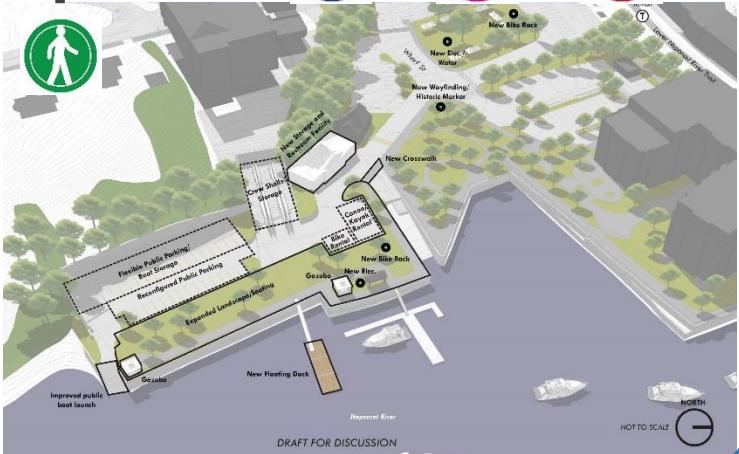
## Option A



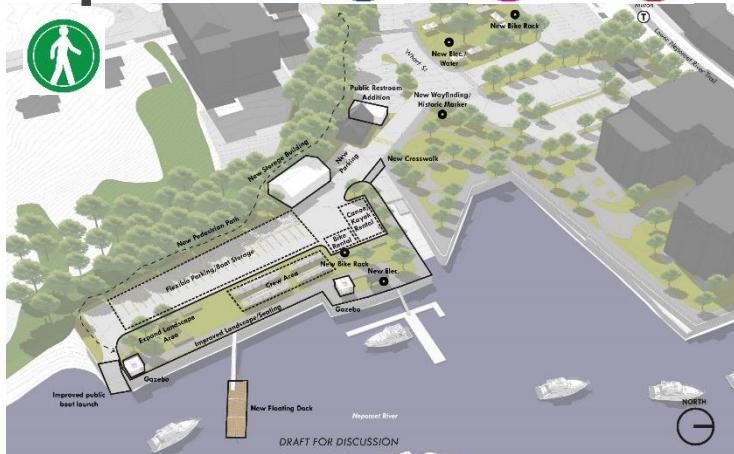
## Option B



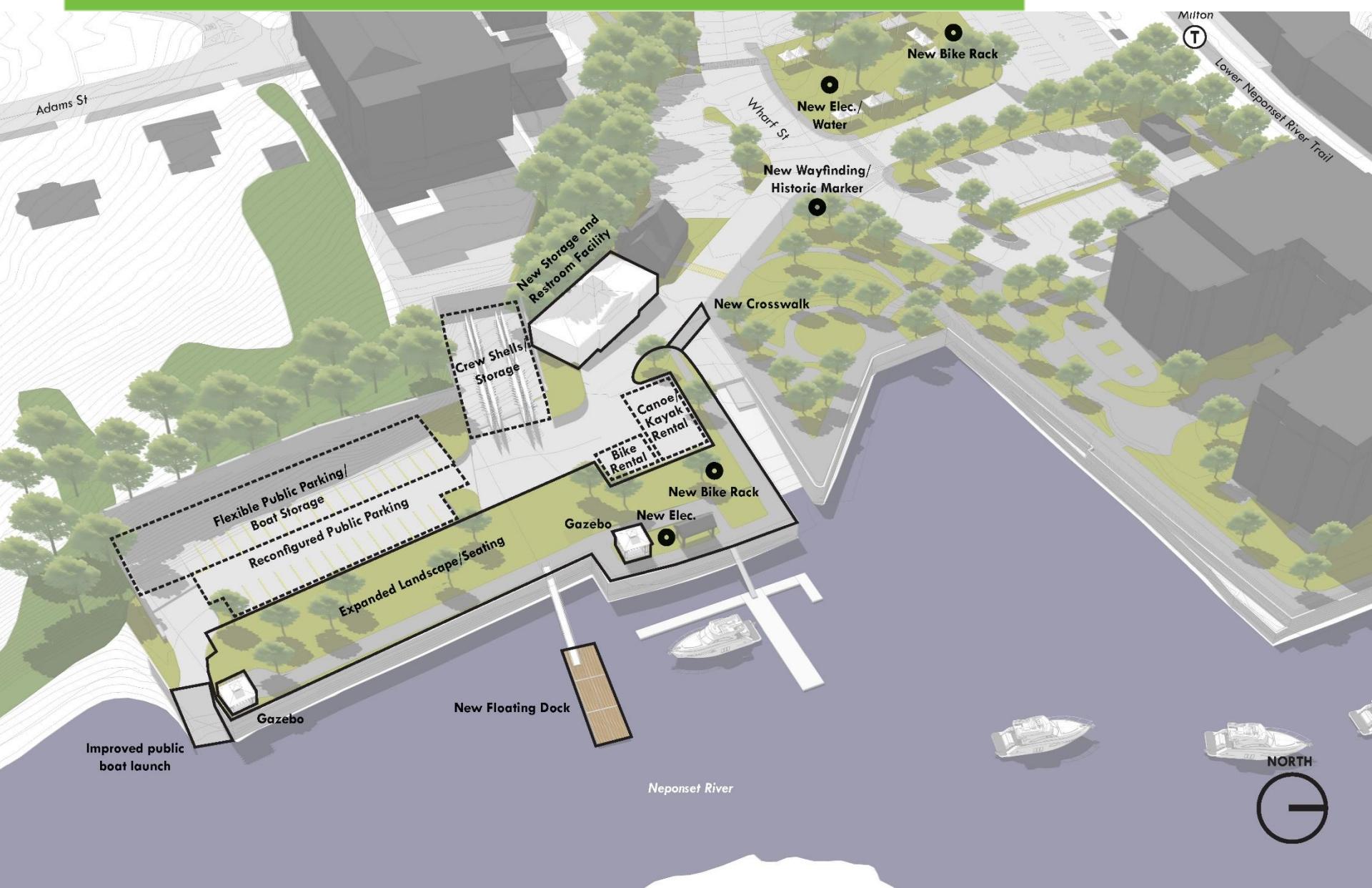
## Option C



## Option D

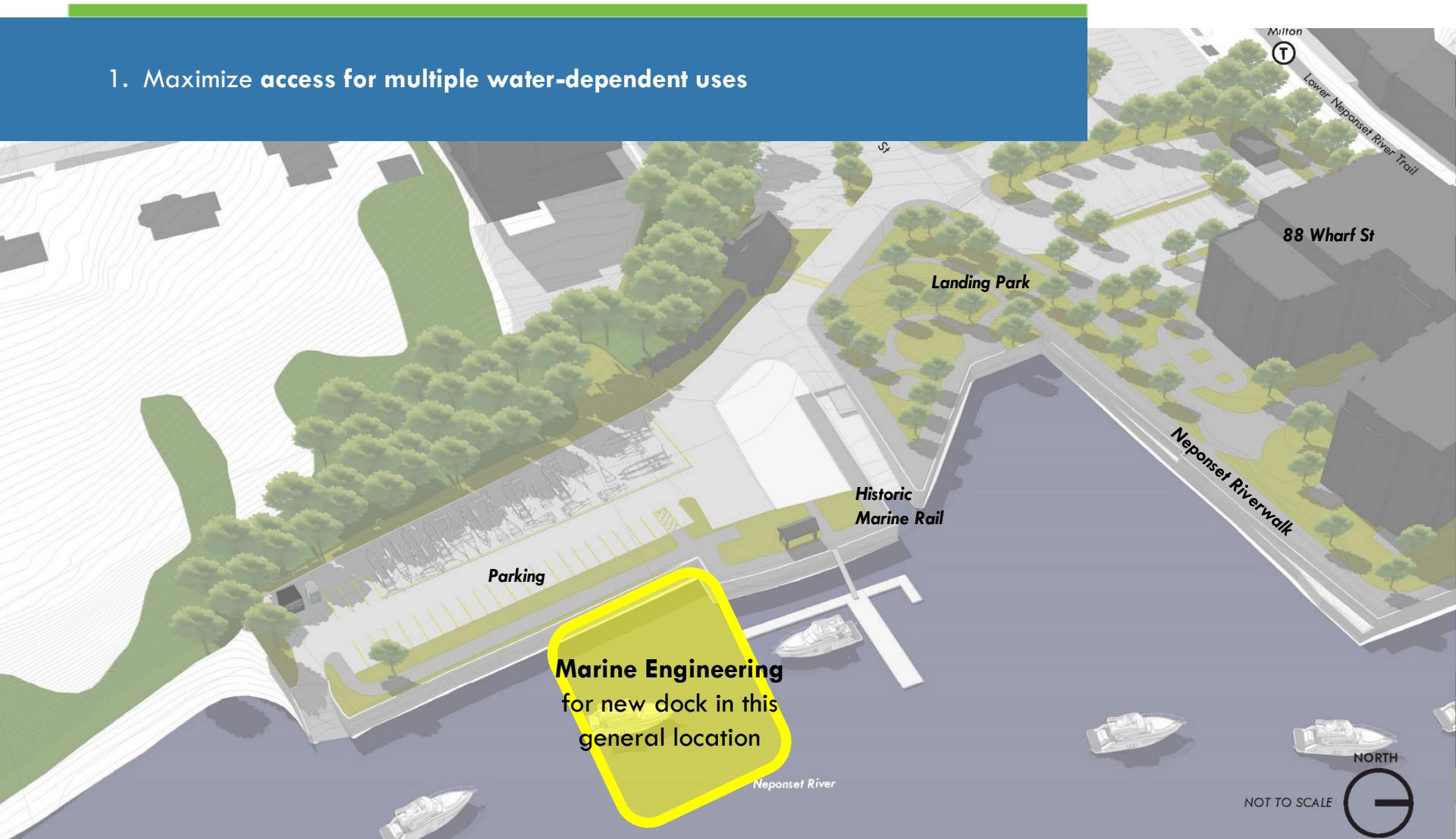


# Improvement Configuration Option C



# Recommendations

## 1. Maximize access for multiple water-dependent uses



# Recommendations

2. Promote **public access** to the riverfront through signage, river walk, biking, and waterfront amenities



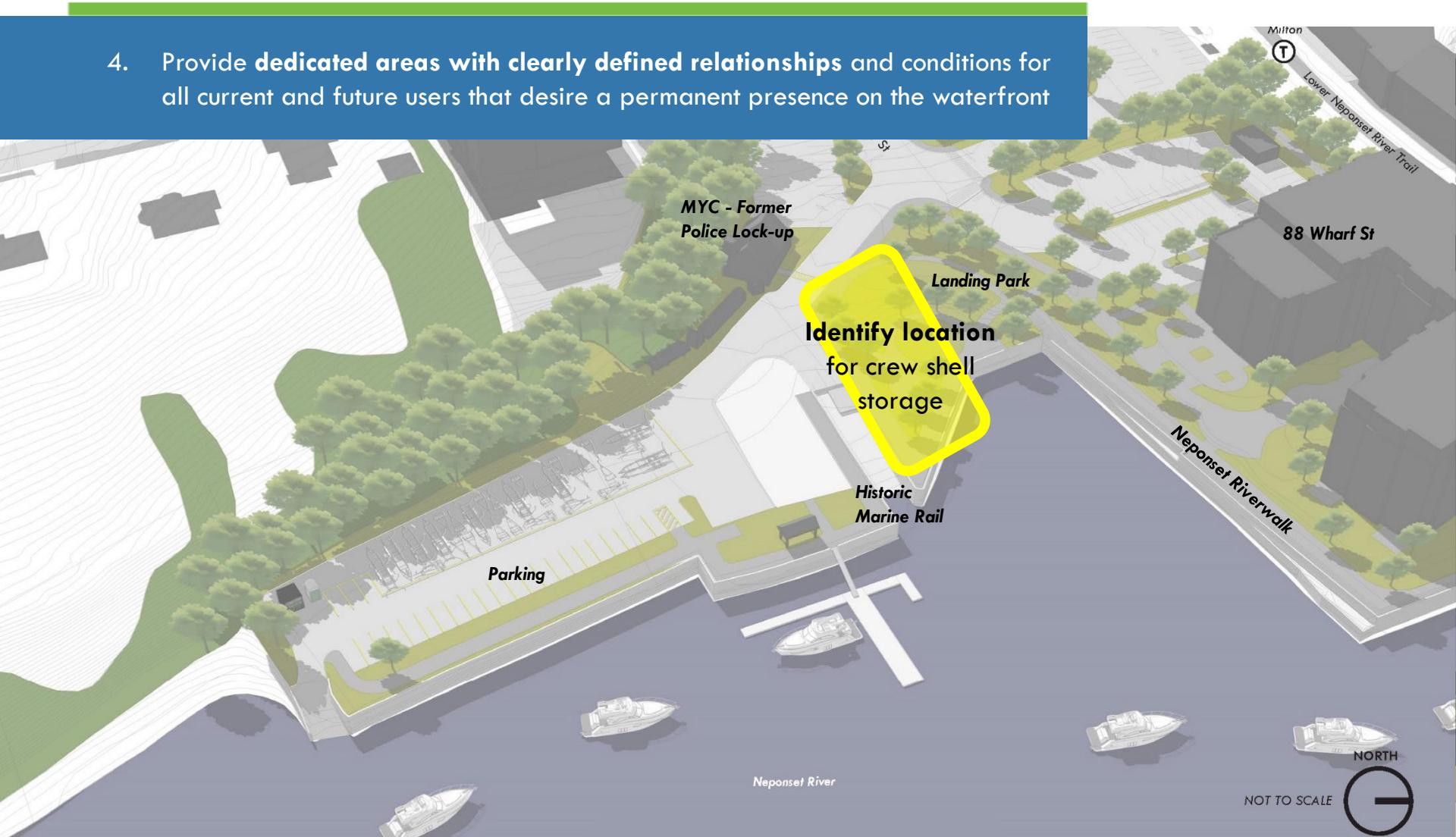
# Recommendations

3. Optimize organization for **non-water dependent support uses**



# Recommendations

4. Provide **dedicated areas with clearly defined relationships** and conditions for all current and future users that desire a permanent presence on the waterfront



# Recommendations

5. Support **vitality of Milton Village** and functions through **shared parking** and use of open spaces for events



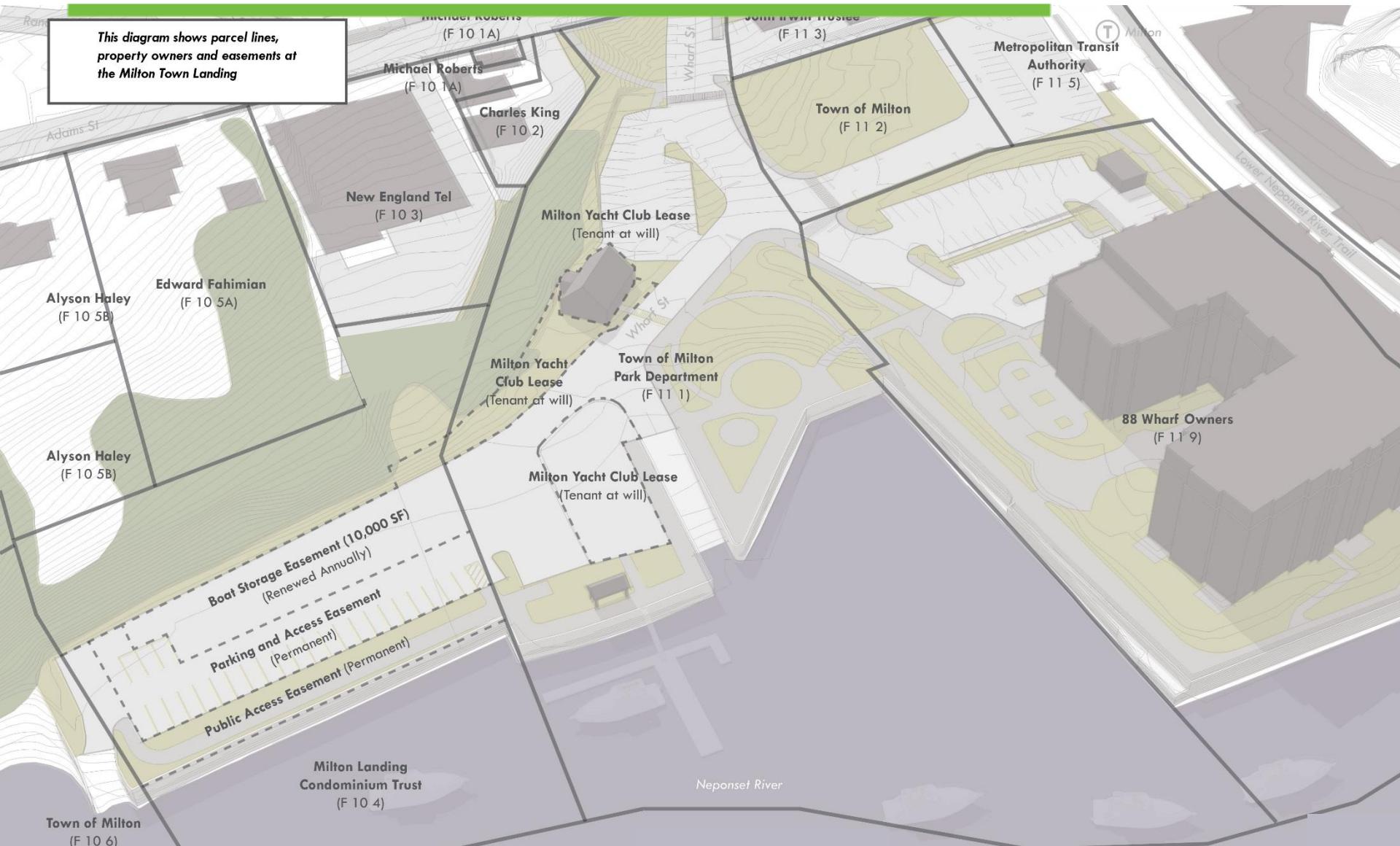
### Summary Recommendations

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1. Continue to work with all water-dependent stakeholders to improve use and stewardship of the Landing, define new agreements with all water-dependent stakeholders
2. Allow/approve pursuit of new low level dock with design and construction of new dock in area identified as pursued through private fundraising
3. Advance partnership with 88 Wharf Street to consider longer term improvements in the waterfront parking area owned by 88 Wharf Street – expanding a flexible area for all users of the waterfront, including potentially additional parking to support Milton Village

# Property Ownership at Milton Landing

This diagram shows parcel lines, property owners and easements at the Milton Town Landing



# Regulatory and Permit Review

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Comments from a planning perspective, legal advice is required

- Easements and Ownership
- Leases and Agreements
- Existing Chapter 91 Licenses
  - Apply for license for all docks at Landing with new dock

# Regulatory and Permit Review

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Comments from a planning perspective, legal advice is required

### New Chapter 91 Licenses –

- Activities requiring authorization include both new and existing unauthorized activities – **structures** including piles, parking lots and **change in use**
- Water-dependent uses are those that require direct access to or location in tidal or inland waters – examples include marinas, boathouses, seawalls, floats – regulations encourage use of waterfront for water-dependent uses, presumed to have a proper public purpose

# Regulatory and Permit Review

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Comments from a planning perspective, legal advice is required

### New Chapter 91 Licenses –

- Examples of other public benefits obtained through the Chapter 91 licensing process include:
  - Strolling rights, pedestrian and waterfront walkways, dinghy docks, public boat landings, public restrooms, public meeting rooms, transient dockage, public water transportation facilities and services, creation of parkland, boat ramps, piers and floats for public recreational boarding facilities, fishing piers, public sailing programs, interpretive display, interior facilities of Public Accommodation in private buildings, such as restaurants, museums and retail stores

# MILTON VILLAGE ZONING



# MILTON VILLAGE ZONING CHARACTERISTICS

## RECOMMENDED ZONING APPROACH

### Existing Zoning B

Milton Village

***Minimum Lot Size***

Not defined

***Maximum Building Height***

3-story (5-story by SP)

45' (65 by SP)

***Ground Floor Business***

Not defined

***Maximum FAR***

Not defined

***Parking***

1/250

***Affordable Inclusionary***

None

### Mixed-use Overlay

Milton Village

***Base Requirements***

***Minimum Lot Size***

Not defined

***Maximum Building Height***

3-story

45'

***Ground Floor Business***

Required

***Maximum FAR***

Not defined

***Parking***

1/unit, Share with comm.

***Affordable Inclusionary***

10%

# MILTON VILLAGE ZONING CHARACTERISTICS

## RECOMMENDED ZONING APPROACH

### Existing Zoning B

Milton Village

**Minimum Lot Size**

Not defined

**Maximum Building Height**

3-story (5-story by SP)

45' (65 by SP)

**Ground Floor Business**

Not defined

**Maximum FAR**

Not defined

**Parking**

1/250

**Affordable Inclusionary**

None

### Mixed-use Overlay

Adams Street Incentive Area

Preservation/Streetscape Req.

**Lot Size**

Max. of 16,000 SF

**Maximum Building Height**

4-story (step-back at 3<sup>rd</sup>)

55'

**Ground Floor Business**

Required

**Maximum FAR**

1.75

**Parking**

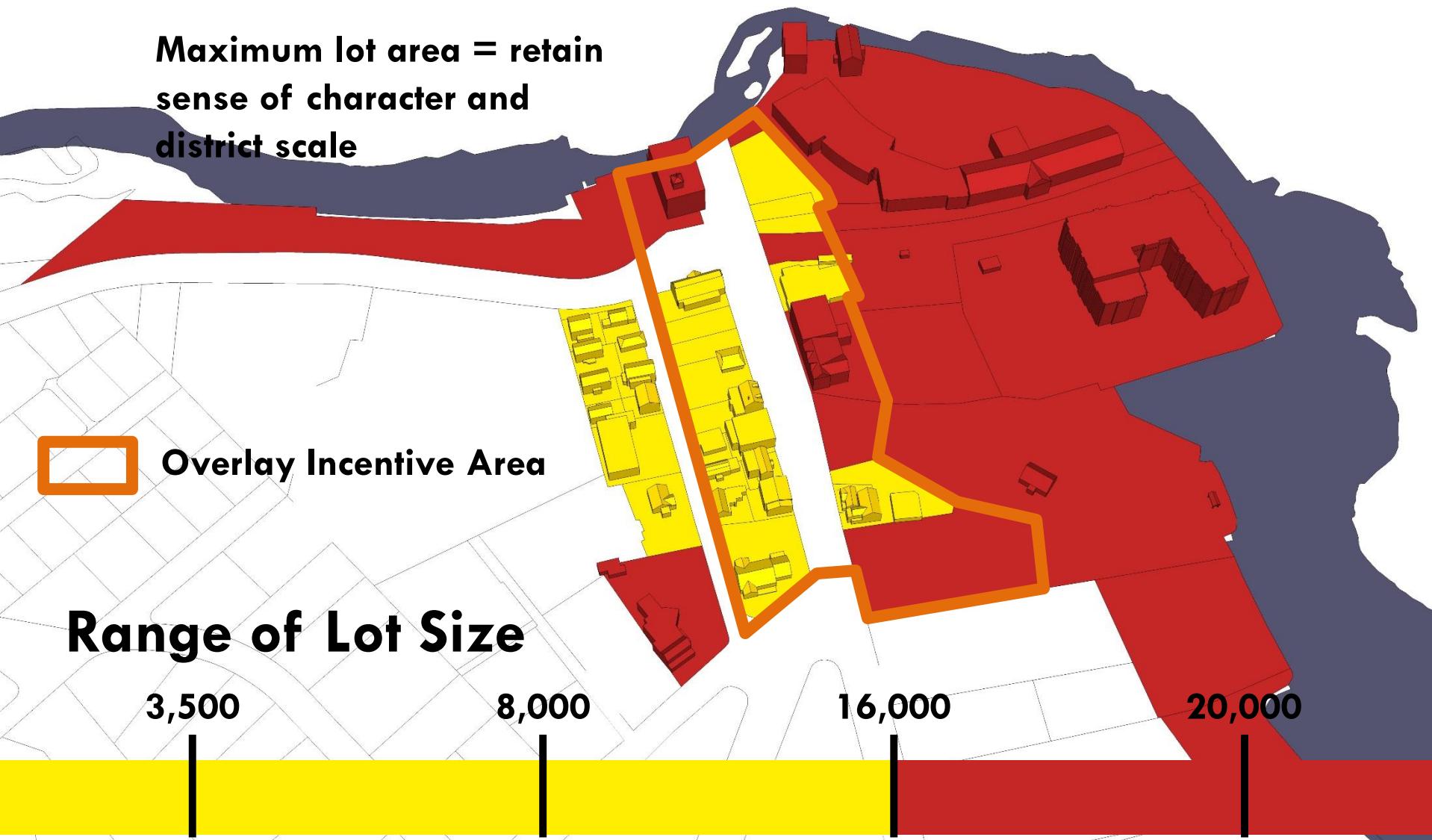
1/unit, Share with comm.

**Affordable Inclusionary**

10%

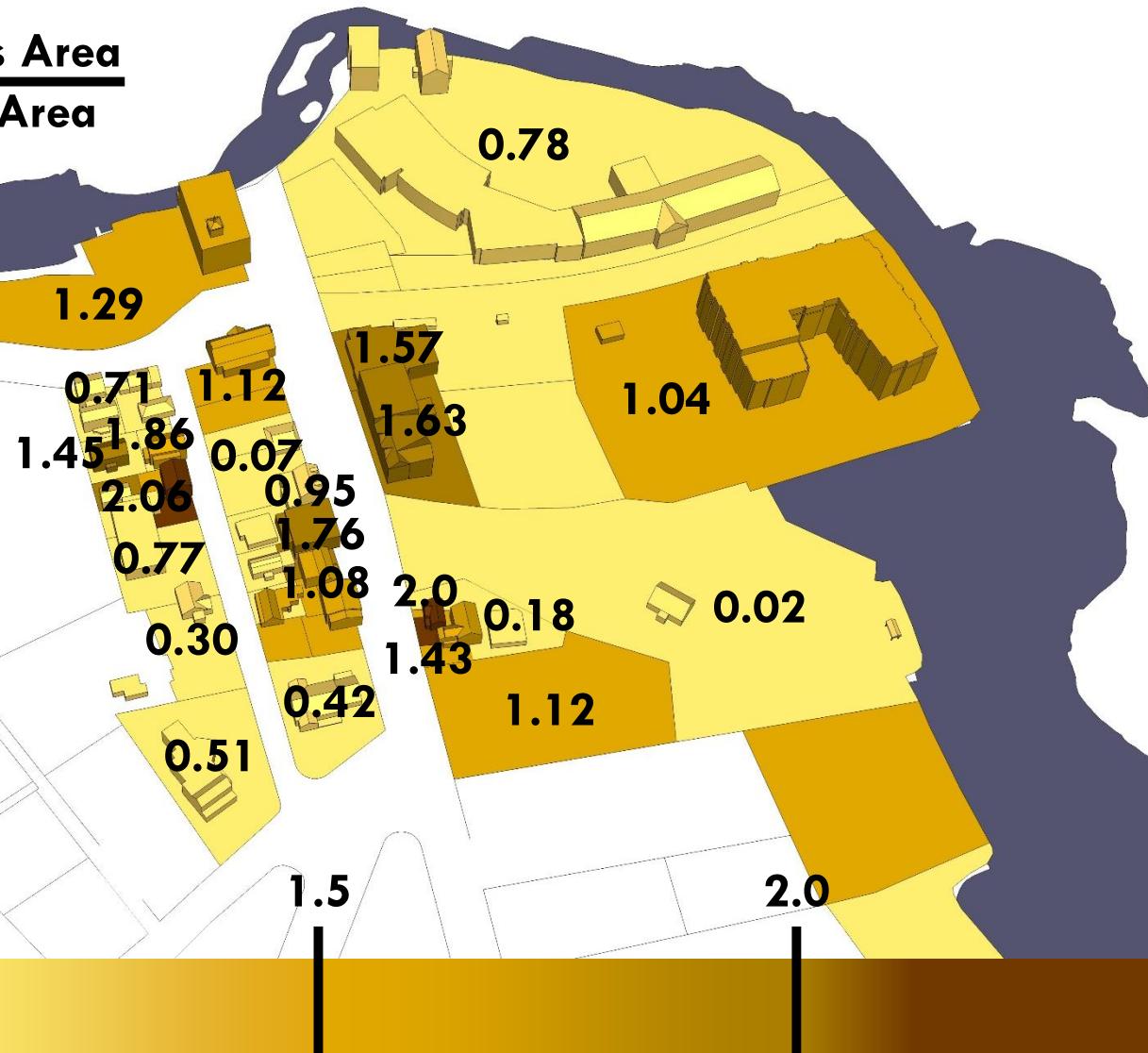
# District Characteristics – Maximum Lot Area

Maximum lot area = retain  
sense of character and  
district scale



# District Characteristics – FAR

**Floor Area = Gross Area**  
Ratio (FAR)      Lot Area



# Summary Zoning Recommendations

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### Update Underlying District –

- Remove uses allowable auto-oriented uses

### New Overlay District –

- Add mixed-use residential as allowed use
- Retain base of existing dimensional regulations
- Reduce existing parking requirements with shared parking and dedicated car-share spaces
- Add incentive based increase in building height with Adams Street frontage when combined with preservation and streetscape improvements

# APPLYING FEEDBACK TO ZONING RECOMMENDATIONS

## Design Standards



### Site

- Provide consistent street wall
- Provide modest setback for expansion of sidewalk width for additional sidewalk seating or activity
- Incorporate flexible plazas between buildings, as part of modest parking areas, and near building entries
- Integrate plantings into the site to define outdoor areas

### Building

- Differentiate the ground floor from upper levels as the building base including a high proportion of transparent glass storefront
- Use red brick consistent with historic district structures as a primary building material

### Signs

- Signs integrated with the building design and placed consistently on the building at the top of the ground floor

## Summary Other Recommendations

### Preservation - Local historic district

- Strongest form of protection for preservation of historic structures
- Applicable to any proposed changes to exterior visible from a public way
- Review by Historic District Commission who issue Certificates of Appropriateness

### District-wide Parking Approach

- Shared-use parking agreements or off-site (in district) parking arrangements

### Traffic analysis and Safety Improvements

- Revisit previous study and recommendations for Canton/Adams/Randolph intersection, Wharf St. safety
- Update traffic counts on district streets, intersection LOS

## DISCUSSION AND FINAL STEPS

- **Integrate this presentation into Waterfront Access Study Draft Report and Draft Zoning Bylaw**
- **Submit draft report to MPIC for review**

# MILTON VILLAGE ZONING AND WATERFRONT STUDY

## Master Plan Implementation Committee Meeting

January 16th, 2018  
7:00 - 9:00 pm

IMAGE: GOOGLE

