MBTA Communities Compliance

Mass Housing Partnership Technical Assistance
Town of Milton

Planning Board Meeting
September 16, 2024

Agenda

Planning Board Meeting
September 16, 2024

1. **Scenario 1 Adjustments (completed)**

2. **Scenario 2 Adjustments (for discussion)**

3. **Other Scenarios (for discussion)**

Milton 3A & MMU Districts

- Blue Hills Parkway Corridor
- Mattapan Station
- Eliot St Corridor
- Milton Station East
- Milton Station Bridge
- Milton Station West
- Granite Ave North
- Granite Ave South
- East Milton Square
- Within Half Mile of Transit Stops

BOSTON

QUINCY

Neponset River Reservation

Cedar Grove Cemetery

Day

Presidents Golf Course

Presidents Golf Course

Neponset River Reservation

Neponset River Reservation

Milton Cemetery

Cunningham Park

N

Scenario 1 Adjustments

Change Parameters in Eliot Street Corridor, Reduce Granite Avenue/East Milton
Since the primary issue around Article 1 was the amount of units and density on the east side of Town, we'd like to dial up the unit count in the Eliot Street corridor and dial down the unit count on Granite Avenue and East Milton a commensurate amount.

Details:
- Eliot Street Corridor
  - Set minimum lot size to 6,250 square feet
  - Set units per lot cap at 4 units
- Granite Avenue and East Milton
  - Remove American Legion Hall parcel from Granite Avenue South subdistrict
  - Reduce unit capacity in Granite Avenue and East Milton subdistricts to reach as close as possible to 2,461 unit capacity threshold, while maintaining overall density as close to 15 units per acre as possible. I don't think we have a preference as to what dimensional parameter gets manipulated to achieve this

Granite Ave

**North
6 stories**

**South
4 stories**

Former rail ROW

**Removed American
Legion Hall Parcel**

BOSTON

QUINCY

Granite Avenue

Ramp-Rt 93 Sb to Granite Ave Nb

Granite Ave Nb to Rt 93 Nb

Ramp-Rt 93 Nb

Ramp-Rt 93 Sb to Granite Ave Sb

Ramp-Granite Ave S to Rt 93 Sb

Sergeant William G Walsh Expressway

Sergeant William G Walsh Expressway

Riverside Avenue

N

2023 Warrant Article

Compliance Model Summary

Subdistrict	Max. units/ acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	Acreage	Density Denominator	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Unit Target Met by 3A District Alone
Granite Ave North	45	1.1	*n/a*	*n/a*	1.5	6	60%	171	3.8	2.8	60.6		*contributing*	*contributing*	3A
Granite Ave South	45	1.1	*n/a*	*n/a*	1.5	4.5	60%	530	11.8	11.3	46.8				3A
Mattapan Station	45	1.1	*n/a*	5,000 sf	1	6	60%	183	5.1	4.4	42.0	*contributing*	*contributing*	*contributing*	3A
Milton Station East (MMU)	40	1.0	*n/a*	*n/a*	1	6	60%	325*				*contributing*	*contributing*	*contributing*	MMU
Milton Station Bridge	40	1.0	*n/a*	*n/a*	1	4.5	60%	185	4.6	4.6	40.0	*contributing*			3A
Milton Station West (MMU)	40	1.0	*n/a*	*n/a*	1	4.5	60%	114*				*contributing*			MMU
East Milton Square	30	*n/a*	*n/a*	*n/a*	1	2.5	60%	423	20.6	20.6	20.6				3A
Eliot Street Corridor - Tier 1	*n/a*	0.7	3	7,500 sf	1	2.5	60%	219	47.0	47.0	4.7	*contributing*	*contributing*	*contributing*	3A
Eliot Street Corridor - Tier 2	*n/a*	0.52	3	10,000 sf	1	2.5	60%	177	20.2	20.2	8.8	*contributing*	*contributing*	*contributing*	3A
Eliot Street Corridor - Tier 3	*n/a*	0.35	3	15,000 sf	1	2.5	60%	84	14.7	14.7	5.7	*contributing*	*contributing*	*contributing*	3A
Blue Hills Pkwy Corridor	30	0.7	*n/a*	7,500 sf	1	2.5	50%	175	16.6	16.6	10.6	*contributing*	*contributing*	*contributing*	3A
TOTAL								**2,586**	**144.4**	**143**	**15.1**	**75.0%**	**77.2%**	**54.5%**	**87.2%**
COMPLIANCE TARGET								2,461	50	*n/a*	15	50%	50%	50%	Min. 75%

2023 Warrant Revised - Scenario 1

Compliance Model Summary

Subdistrict	Key Model Inputs							Model Outputs							
	Max. units/ acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	Acreage	Density Denominator	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Unit Target Met by 3A District Alone
Granite Ave North	35	1.0	n/a	n/a	1.5	6	60%	133	3.8	2.8	47.1		contributing	contributing	3A
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	60%	222	8.9	8.6	25.8				3A
Mattapan Station	45	1.1	n/a	5,000 sf	1	6	60%	183	5.1	4.4	42.0	contributing	contributing	contributing	3A
Milton Station East (MMU)	40	1.0	n/a	n/a	1	6	60%	325*				contributing	contributing	contributing	MMU
Milton Station Bridge	40	1.0	n/a	n/a	1	4.5	60%	185	4.6	4.6	40.0	contributing			3A
Milton Station West (MMU)	40	1.0	n/a	n/a	1	4.5	60%	114*				contributing			MMU
East Milton Square	25	n/a	n/a	n/a	1	2.5	60%	339	20.6	20.6	16.5				3A
Eliot Street Corridor - Tier 1	n/a	0.7	4	6,250 sf	1	2.5	60%	544	47.0	47.0	11.6	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2	n/a	0.52	4	10,000 sf	1	2.5	60%	236	20.2	20.2	11.7	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3	n/a	0.35	4	15,000 sf	1	2.5	60%	112	14.7	14.7	7.6	contributing	contributing	contributing	3A
Blue Hills Pkwy Corridor	30	0.7	n/a	7,500 sf	1	2.5	50%	175	16.6	16.6	10.6	contributing	contributing	contributing	3A
TOTAL								2,564	141.5	139.3	15.2	76%	79%	74%	86%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

2023 Warrant Revised - Scenario 1

Summary of Shift from East Milton to Eliot Street

East Milton Subdistricts	Key Model Inputs							Model Outputs	
	Max. units/ acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	
Granite Ave North	35	1.0	n/a	n/a	1.5	6	60%	133	
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	60%	222	25.8
East Milton Square	25	n/a	n/a	n/a	1	2.5	60%	339	16.5
TOTAL 2024								694	

Eliot St Corridor	Key Model Inputs							Model Outputs	
	Max. units/ acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	Modeled Density
Eliot Street Corridor - Tier 1	n/a	0.7	4	6,250 sf	1	2.5	60%	544	11.6
Eliot Street Corridor - Tier 2	n/a	0.52	4	10,000 sf	1	2.5	60%	236	11.7
Eliot Street Corridor - Tier 3	n/a	0.35	4	15,000 sf	1	2.5	60%	112	7.6
TOTAL 2024								892	

**East Milton
- 430 units**
(2023: 1,124 units)

**Eliot St Corridor
+ 412 units**
(2023: 480 units)

Scenario 2 Adjustments

Scenario 1, plus Expand Eliot Street Corridor, Reduce or Eliminate Granite Avenue/East Milton
In the event that Scenario 1 does not help us reach our unit capacity and density goals, we'd like to expand the Eliot Street corridor geography and continue to reduce the remainder of Granite Avenue and East Milton.

Details:
- Eliot Street Corridor
  - Make Scenario 1 changes
  - Assuming the original Eliot Street subdistrict was drawn using a ~1,000 foot walkshed from the Mattapan Trolley stations, expand the district to include parcels within a ~1,200 foot walkshed from the trolley.
- Granite Avenue/East Milton
  - Continue to reduce density and unit count in Granite Avenue and East Milton.
  - If eliminating a district is possible, start with Granite Avenue

2023 Warrant Revised - Scenario 1

Compliance Model Summary

Subdistrict	Model Outputs							
	Unit Capacity	Acreage	Density Denominator	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Unit Target Met by 3A District Alone
Granite Ave North	133	3.8	2.8	47.1		contributing	contributing	3A
Granite Ave South	222	8.9	8.6	25.8				3A
Mattapan Station	183	5.1	4.4	42.0	contributing	contributing	contributing	3A
Milton Station East (MMU)	325*				contributing	contributing	contributing	MMU
Milton Station Bridge	185	4.6	4.6	40.0	contributing			3A
Milton Station West (MMU)	114*				contributing			MMU
East Milton Square	339	20.6	20.6	16.5				3A
Eliot Street Corridor - Tier 1	544	47.0	47.0	11.6	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2	236	20.2	20.2	11.7	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3	112	14.7	14.7	7.6	contributing	contributing	contributing	3A
Blue Hills Pkwy Corridor	175	16.6	16.6	10.6	contributing	contributing	contributing	3A
TOTAL	2,564	141.5	139.3	15.2	76%	79%	74%	86%
COMPLIANCE TARGET	2,461	50	n/a	15	50%	50%	50%	Min. 75%

Two Options to further reduce East Milton Square and Granite Ave units:

1. Reduce units in red districts by up to 34 units

2. Increase Eliot Street Corridor area **and** density

Potential for improvements at the margins

Currently:

139.3 acres (3A density denominator)
<u>15 unit/acre minimum</u>
2089.5 units in non-MMU districts

694 East Milton
<u>892 Eliot St Corridor</u>
1,586 units

<u>113.9 acres</u>
13.9 units/acre

In order for additional acreage to allow for further unit reductions in East Milton, it would need to be at or above **13.9 units/acre**.

Currently the highest density in the Eliot Street Corridor is 11.7 units/acre.

2124 units / 139.3 acres = 15.2 units/acre
2090 units / 139.3 acres = 15.004 units/acre
34 unit margin

Other Scenarios

Scenario 2, plus Replace Granite Avenue and/or East Milton with Alternate District(s)
If Scenarios 1 & 2 don't get us where we need to be, we can replace Granite Avenue and/or East Milton with a new district elsewhere with placeholder parameters that come as close as they can to hitting our unit capacity and overall density thresholds.

New Districts for Consideration

If Scenarios 1 & 2 don't get us where we need to be, we can replace Granite Avenue and/or East Milton with a new district elsewhere with placeholder parameters that come as close as they can to hitting our unit capacity and overall density thresholds.
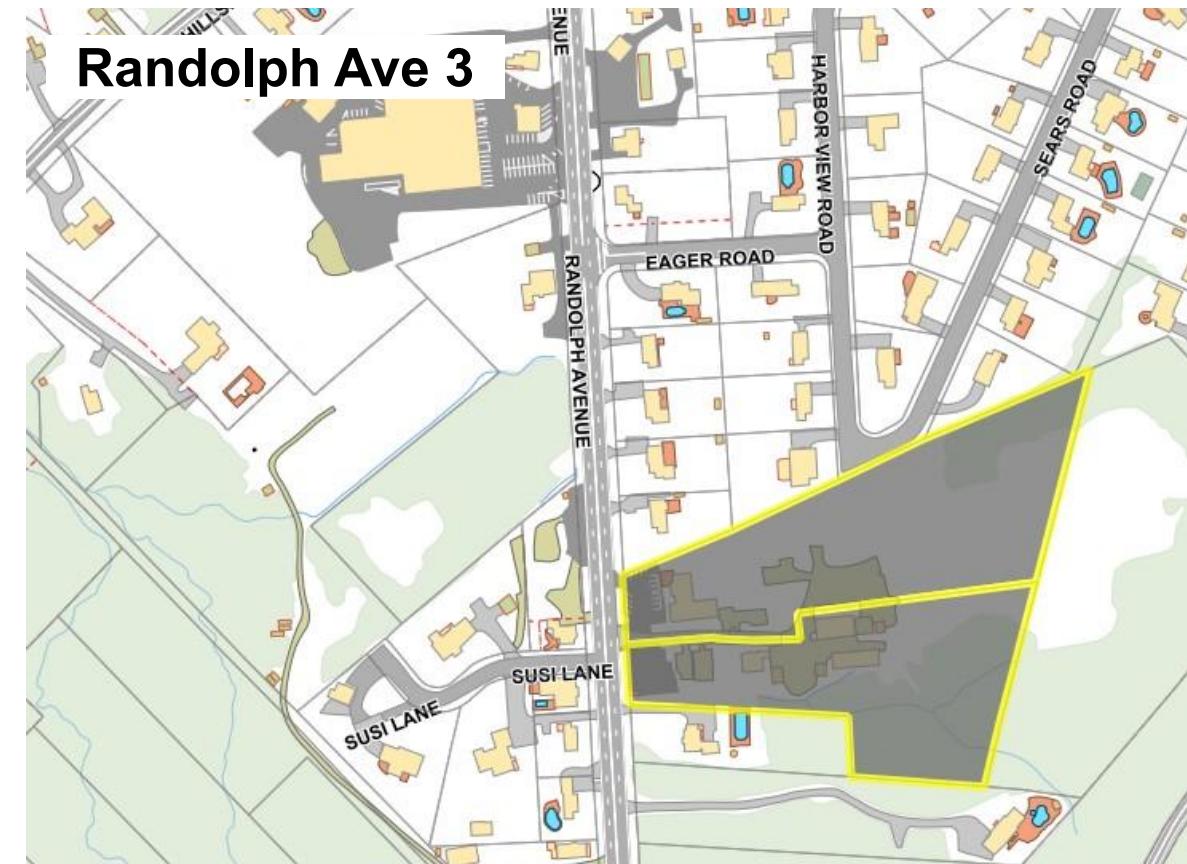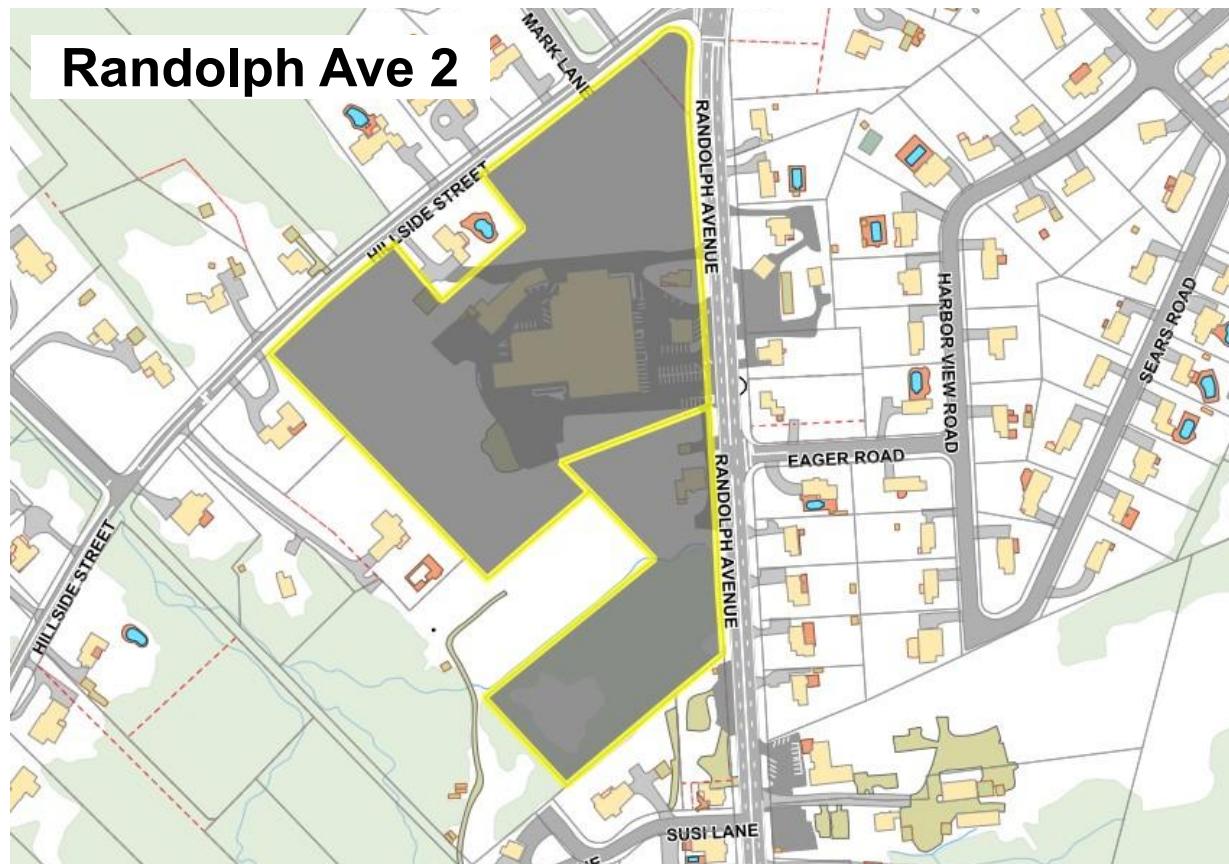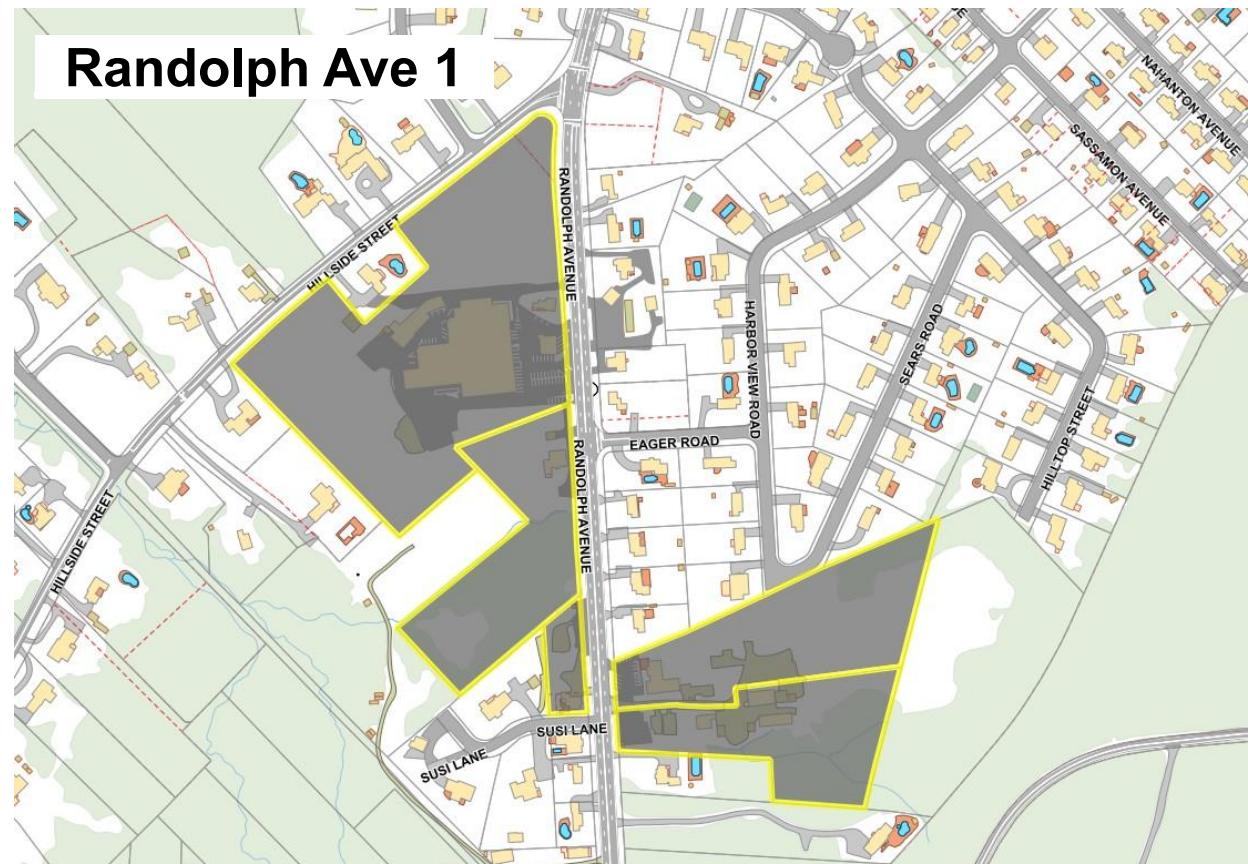

Look at the Randolph Ave district as a whole (1), but also each of the component parts (2 and 3) if it is necessary for overall density purposes.

New Districts for Consideration

If Scenarios 1 & 2 don't get us where we need to be, we can replace Granite Avenue and/or East Milton with a new district elsewhere with placeholder parameters that come as close as they can to hitting our unit capacity and overall density thresholds.
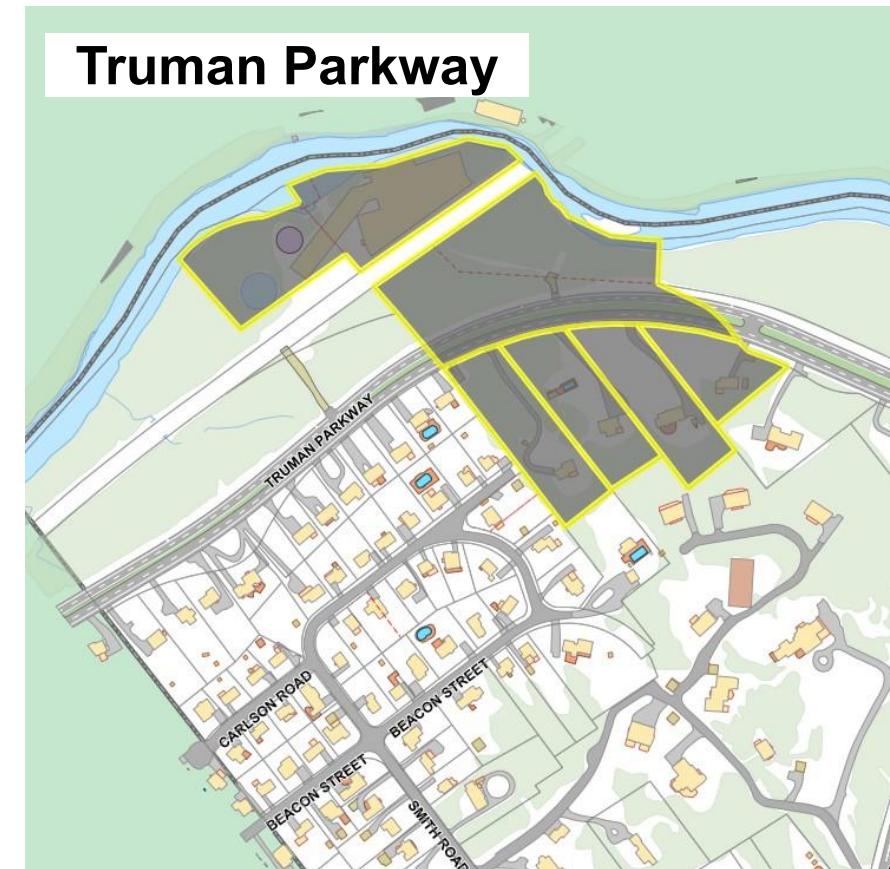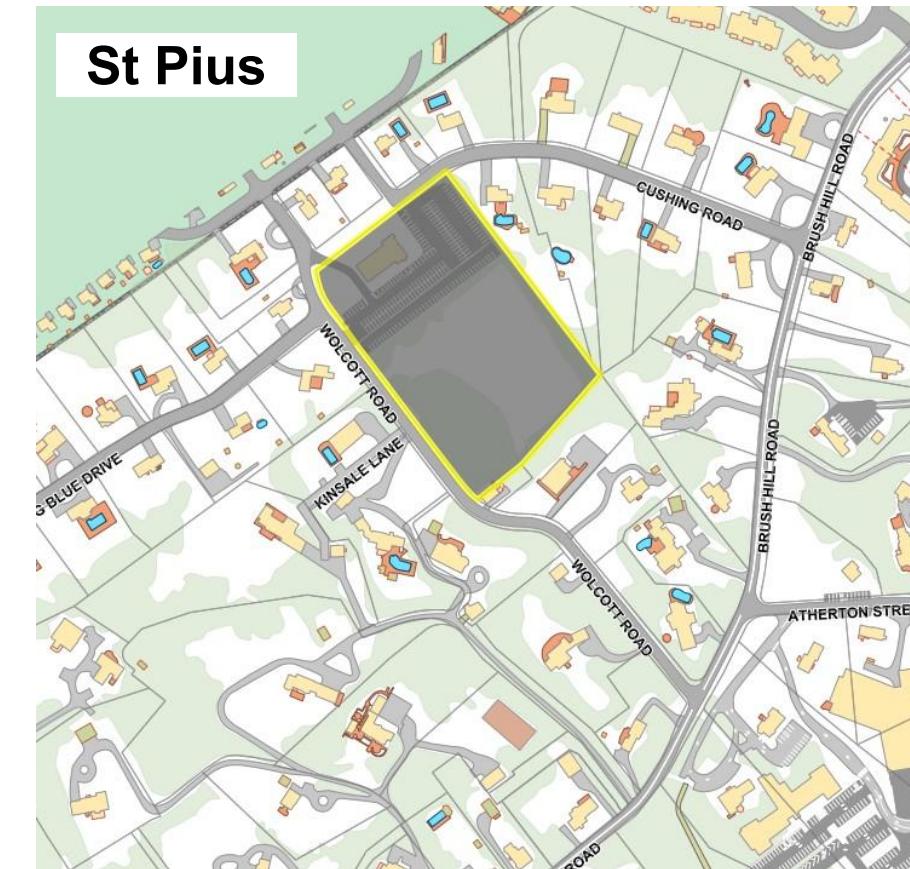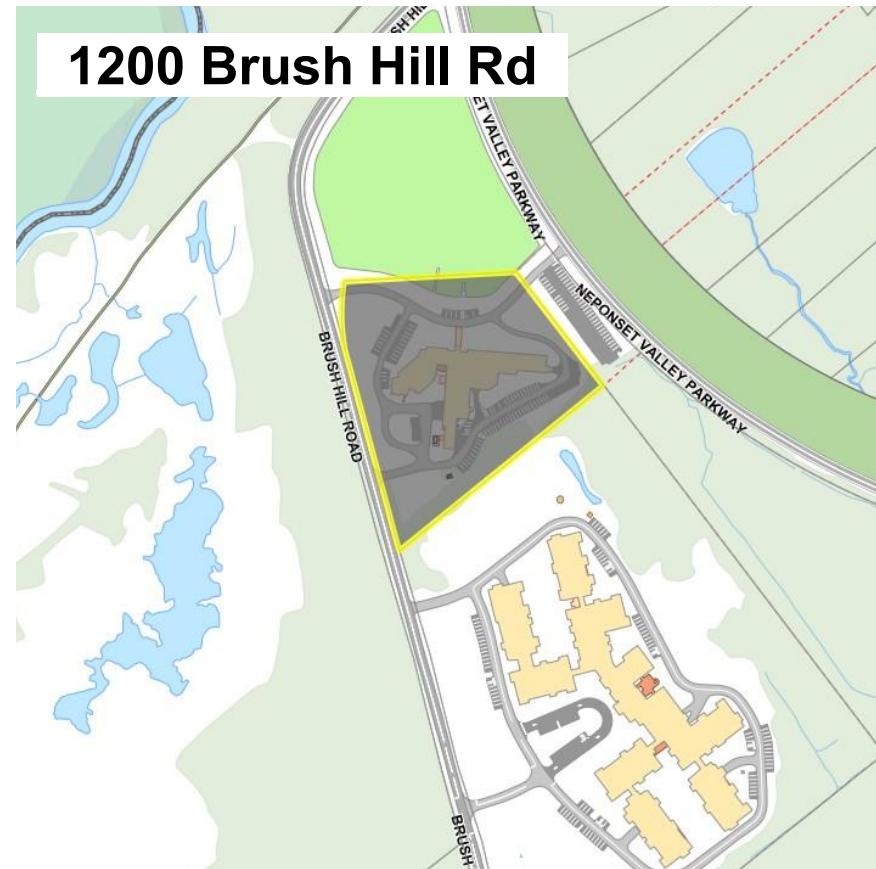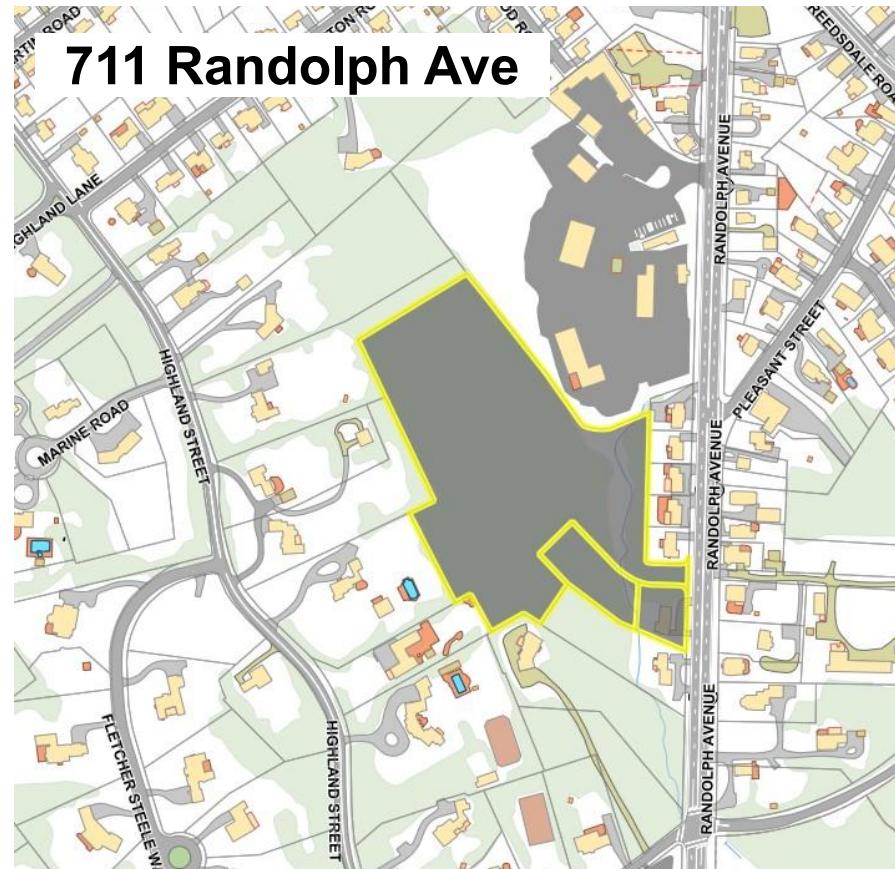
Truman Parkway

The northernmost parcel, on the river, is the target redevelopment site, but we need to pull in additional parcels to reach 5 acres. There is DCR property dividing the district in half, which probably causes an insurmountable contiguity problem. I raised this issue with the Board, but they want to test it anyway.

Thank You!