

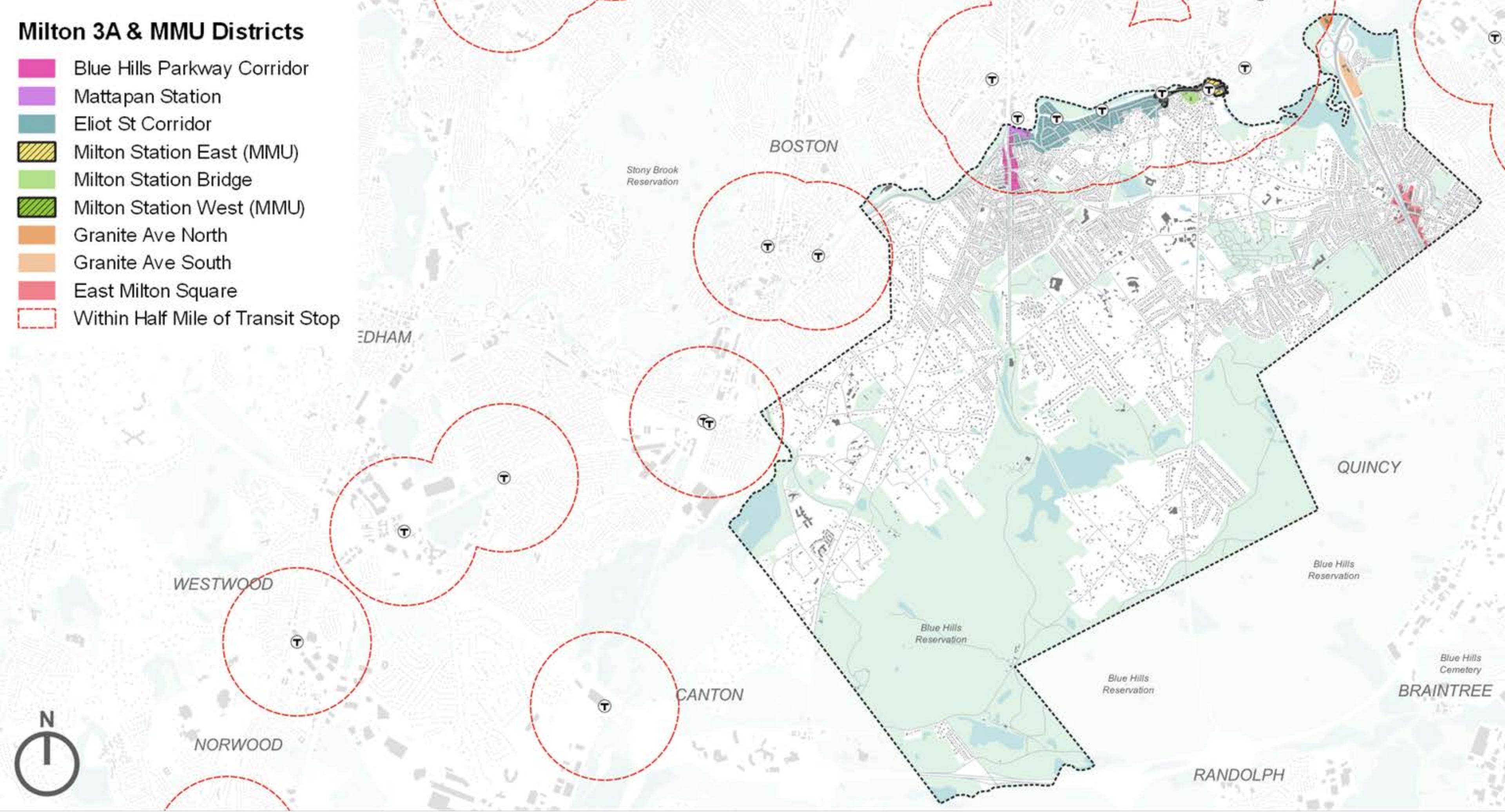
# MBTA Communities Compliance

*Mass Housing Partnership Technical Assistance*  
Town of Milton

Planning Board Meeting  
October 23, 2024

## Milton 3A & MMU Districts

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



## Milton 3A & MMU Districts

- Blue Hills Parkway Corridor
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- Within Half Mile of Transit Stops



# 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

# 2023 Warrant Article

## 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
<b>Granite Ave North</b>	<b>45</b>	<b>1.1</b>	<i>n/a</i>	<i>n/a</i>	<b>1.5</b>	<b>6</b>	<b>60%</b>	171	3.8	2.8	60.6		<i>contributing</i>	<i>contributing</i>	3A
<b>Granite Ave South</b>	<b>45</b>	<b>1.1</b>	<i>n/a</i>	<i>n/a</i>	<b>1.5</b>	<b>4.5</b>	<b>60%</b>	530	11.8	11.3	46.8				3A
<b>Mattapan Station</b>	<b>45</b>	<b>1.1</b>	<i>n/a</i>	<b>5,000 sf</b>	<b>1</b>	<b>6</b>	<b>60%</b>	183	5.1	4.4	42.0	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>Milton Station East (MMU)</b>	<b>40</b>	<b>1.0</b>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>6</b>	<b>60%</b>	325*				<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	MMU
<b>Milton Station Bridge</b>	<b>40</b>	<b>1.0</b>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>4.5</b>	<b>60%</b>	185	4.6	4.6	40.0	<i>contributing</i>			3A
<b>Milton Station West (MMU)</b>	<b>40</b>	<b>1.0</b>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>4.5</b>	<b>60%</b>	114*				<i>contributing</i>			MMU
<b>East Milton Square</b>	<b>30</b>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>2.5</b>	<b>60%</b>	423	20.6	20.6	20.6				3A
<b>Eliot Street Corridor - Tier 1</b>	<i>n/a</i>	<b>0.7</b>	<b>3</b>	<b>7,500 sf</b>	<b>1</b>	<b>2.5</b>	<b>60%</b>	219	47.0	47.0	4.7	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>Eliot Street Corridor - Tier 2</b>	<i>n/a</i>	<b>0.52</b>	<b>3</b>	<b>10,000 sf</b>	<b>1</b>	<b>2.5</b>	<b>60%</b>	177	20.2	20.2	8.8	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>Eliot Street Corridor - Tier 3</b>	<i>n/a</i>	<b>0.35</b>	<b>3</b>	<b>15,000 sf</b>	<b>1</b>	<b>2.5</b>	<b>60%</b>	84	14.7	14.7	5.7	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>Blue Hills Pkwy Corridor</b>	<b>30</b>	<b>0.7</b>	<i>n/a</i>	<b>7,500 sf</b>	<b>1</b>	<b>2.5</b>	<b>50%</b>	175	16.6	16.6	10.6	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>TOTAL</b>								<b>2,586</b>	<b>144.4</b>	<b>143</b>	<b>15.1</b>	<b>75.0%</b>	<b>77.2%</b>	<b>54.5%</b>	<b>87.2%</b>
<b>COMPLIANCE TARGET</b>								<b>2,461</b>	<b>50</b>	<i>n/a</i>	<b>15</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>Min. 75%</b>

# 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
<b>Granite Ave North</b>	<b>35</b>	<b>1.0</b>	<i>n/a</i>	<i>n/a</i>	<b>1.5</b>	<b>6</b>	<b>60%</b>	<b>133</b>	3.8	2.8	<b>47.1</b>		<i>contributing</i>	<i>contributing</i>	<b>3A</b>
<b>Granite Ave South</b>	<b>25</b>	<b>0.7</b>	<i>n/a</i>	<i>n/a</i>	<b>1.5</b>	<b>4.5</b>	<b>60%</b>	<b>222</b>	<b>8.9</b>	<b>8.6</b>	<b>25.8</b>				<b>3A</b>
<b>Mattapan Station</b>	<b>45</b>	<b>1.1</b>	<i>n/a</i>	<b>5,000 sf</b>	<b>1</b>	<b>6</b>	<b>60%</b>	183	5.1	4.4	42.0	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	<b>3A</b>
<b>Milton Station East (MMU)</b>	<b>40</b>	<b>1.0</b>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>6</b>	<b>60%</b>	325*				<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	<b>MMU</b>
<b>Milton Station Bridge</b>	<b>40</b>	<b>1.0</b>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>4.5</b>	<b>60%</b>	185	4.6	4.6	40.0	<i>contributing</i>			<b>3A</b>
<b>Milton Station West (MMU)</b>	<b>40</b>	<b>1.0</b>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>4.5</b>	<b>60%</b>	114*				<i>contributing</i>			<b>MMU</b>
<b>East Milton Square</b>	<b>25</b>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>2.5</b>	<b>60%</b>	<b>339</b>	20.6	20.6	<b>16.5</b>				<b>3A</b>
<b>Eliot Street Corridor - Tier 1</b>	<i>n/a</i>	<b>0.7</b>	<b>4</b>	<b>6,250 sf</b>	<b>1</b>	<b>2.5</b>	<b>60%</b>	<b>544</b>	47.0	47.0	<b>11.6</b>	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	<b>3A</b>
<b>Eliot Street Corridor - Tier 2</b>	<i>n/a</i>	<b>0.52</b>	<b>4</b>	<b>10,000 sf</b>	<b>1</b>	<b>2.5</b>	<b>60%</b>	<b>236</b>	20.2	20.2	<b>11.7</b>	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	<b>3A</b>
<b>Eliot Street Corridor - Tier 3</b>	<i>n/a</i>	<b>0.35</b>	<b>4</b>	<b>15,000 sf</b>	<b>1</b>	<b>2.5</b>	<b>60%</b>	<b>112</b>	14.7	14.7	<b>7.6</b>	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	<b>3A</b>
<b>Blue Hills Pkwy Corridor</b>	<b>30</b>	<b>0.7</b>	<i>n/a</i>	<b>7,500 sf</b>	<b>1</b>	<b>2.5</b>	<b>50%</b>	175	16.6	16.6	10.6	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	<b>3A</b>
<b>TOTAL</b>								<b>2,568</b>	<b>141.5</b>	<b>139.3</b>	<b>15.2</b>	<b>76%</b>	<b>79%</b>	<b>74%</b>	<b>86%</b>
<b>COMPLIANCE TARGET</b>								<b>2,461</b>	<b>50</b>	<i>n/a</i>	<b>15</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>Min. 75%</b>

# 2023 Warrant Revised - Scenario 1

## Summary of Shift from East Milton to Eliot Street

East Milton Subdistricts	Key Model Inputs							Model Outputs				Net Change Units 2023 to 2024
	Max. units/acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	2024 Unit Capacity	2023 Unit Capacity	2024 Density	2023 Density	
Granite Ave North	35	1.0	n/a	n/a	1.5	6	60%	133	171	47.1	60.6	- 38 units
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	60%	222	530	25.8	46.8	- 308 units
East Milton Square	25	n/a	n/a	n/a	1	2.5	60%	339	423	16.5	20.6	- 84 units
<b>TOTAL 2024</b>								<b>694</b>	<b>1,124</b>	<b>21.7</b>	<b>32.4</b>	<b>- 430 units</b>

**East Milton**  
**- 430 units**

(2023: 1,124 units)

Eliot St Corridor	Key Model Inputs							Model Outputs				Net Change Units 2023 to 2024
	Max. units/acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	2024 Unit Capacity	2023 Unit Capacity	2024 Density	2023 Density	
Eliot Street Corridor - Tier 1	n/a	0.7	4	6,250 sf	1	2.5	60%	544	219	11.6	4.7	+ 325 units
Eliot Street Corridor - Tier 2	n/a	0.52	4	10,000 sf	1	2.5	60%	236	177	11.7	8.8	+ 59 units
Eliot Street Corridor - Tier 3	n/a	0.35	4	15,000 sf	1	2.5	60%	112	84	7.6	5.7	+ 28 units
<b>TOTAL 2024</b>								<b>892</b>	<b>480</b>	<b>10.9</b>	<b>5.9</b>	<b>+ 412 units</b>

**Eliot St Corridor**  
**+ 412 units**

(2023: 480 units)

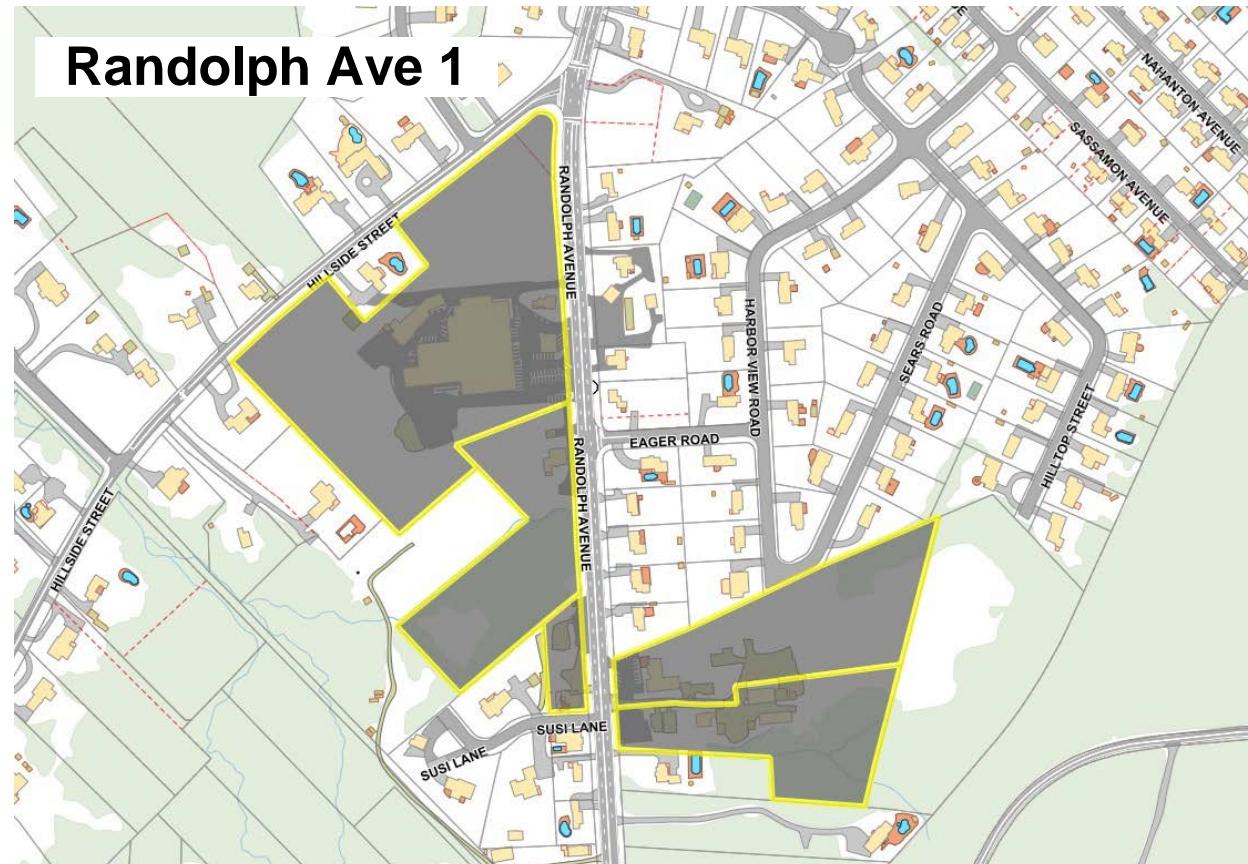
# Potential Additional Districts

## **Scenario 1, plus Replace Granite Avenue and/or East Milton Square with Alternate District(s)**

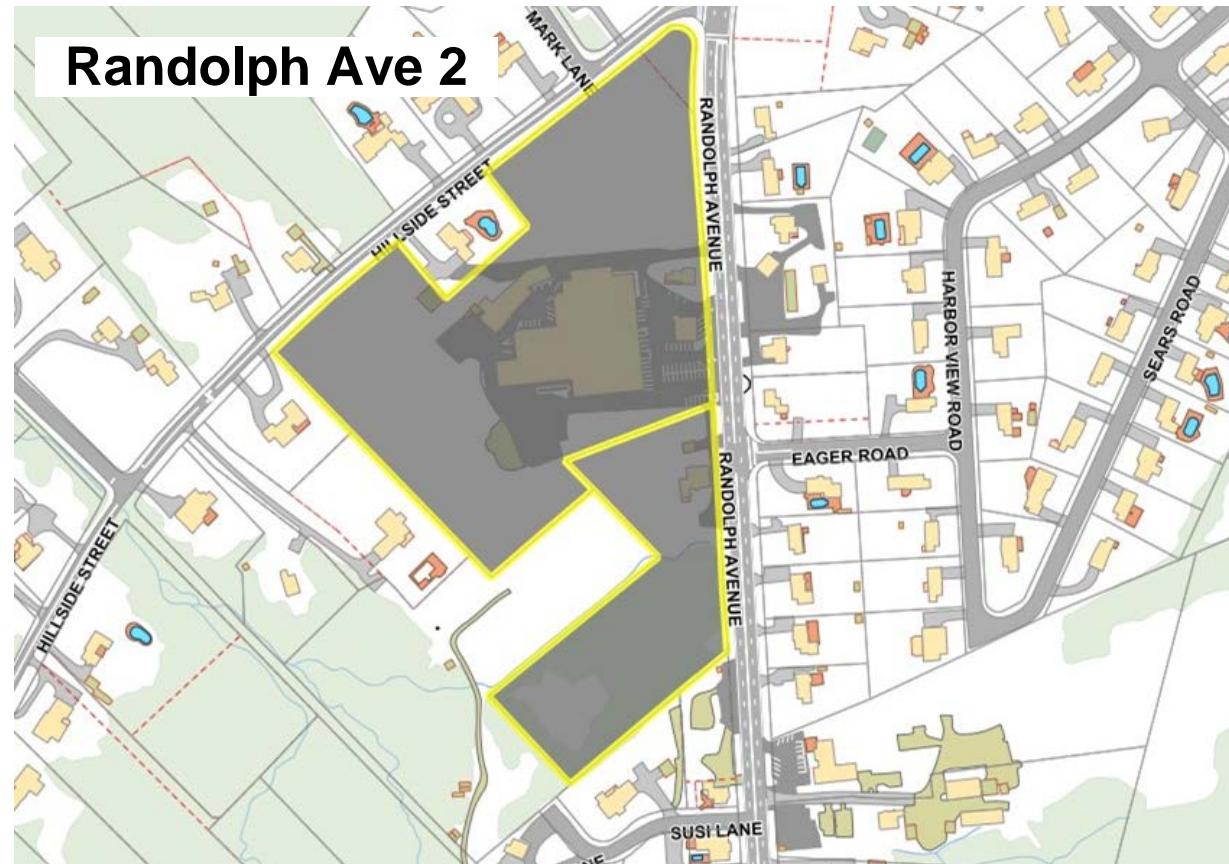
*This exercise is to determine if a new district elsewhere can help us further reduce East Milton district unit capacity and density while ensuring compliance.*

# New Districts for Consideration

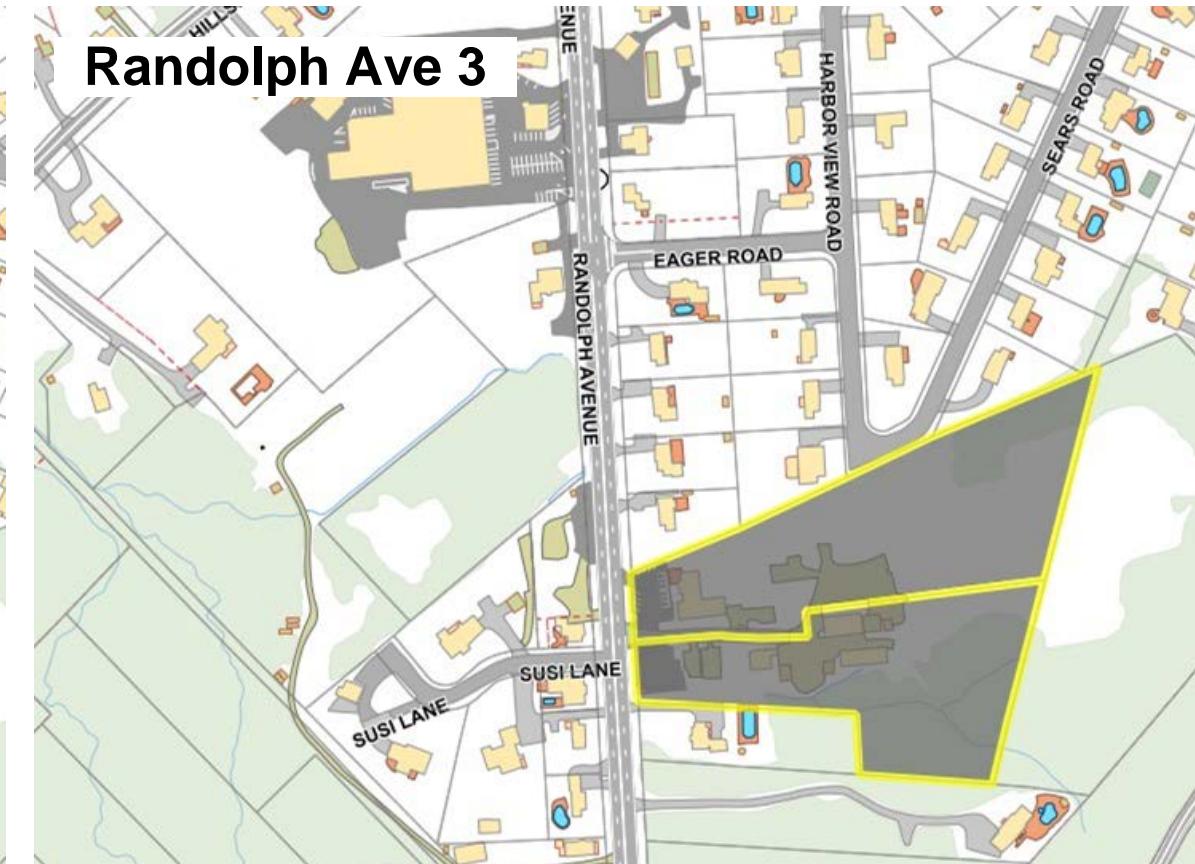
This exercise is to determine if a new district elsewhere can help us further reduce East Milton district unit capacity and density while ensuring compliance.



**Randolph Ave 1**



**Randolph Ave 2**



**Randolph Ave 3**

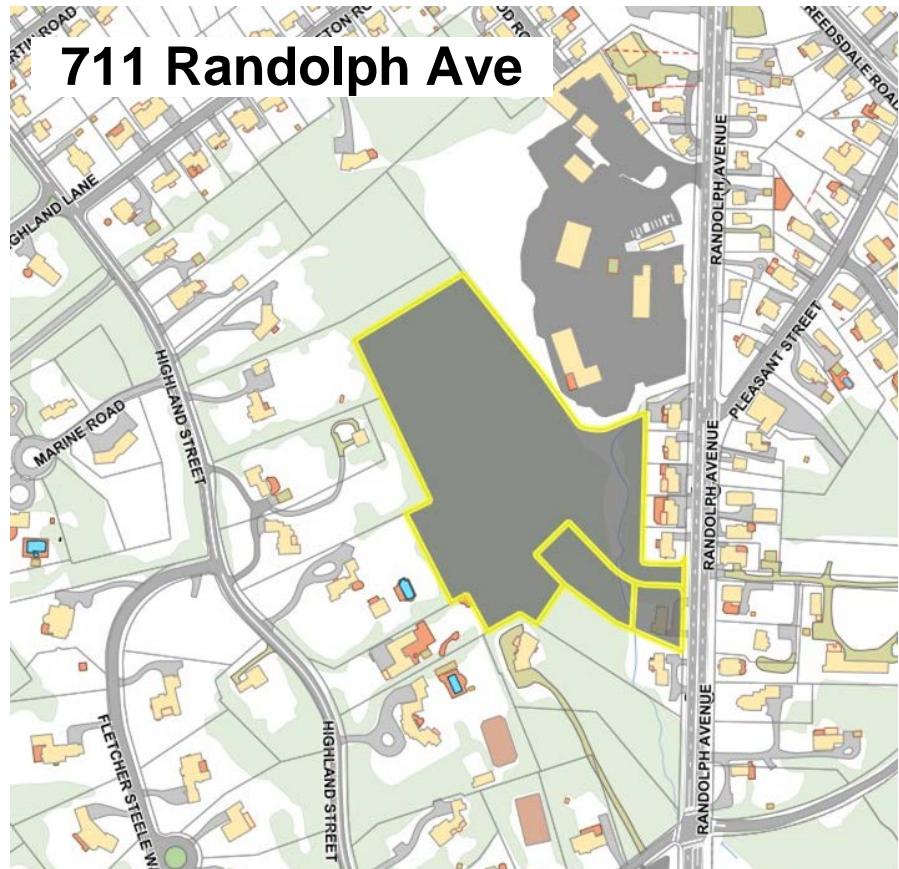
Density Denominator: 19.5 acres  
Total Area: 23.8 acres

Density Denominator: 11.3 acres  
Total Area: 15.1 acres

Density Denominator: 7.6 acres  
Total Area: 8.1 acres

# New Districts for Consideration

This exercise is to determine if a new district elsewhere can help us further reduce East Milton district unit capacity and density while ensuring compliance.

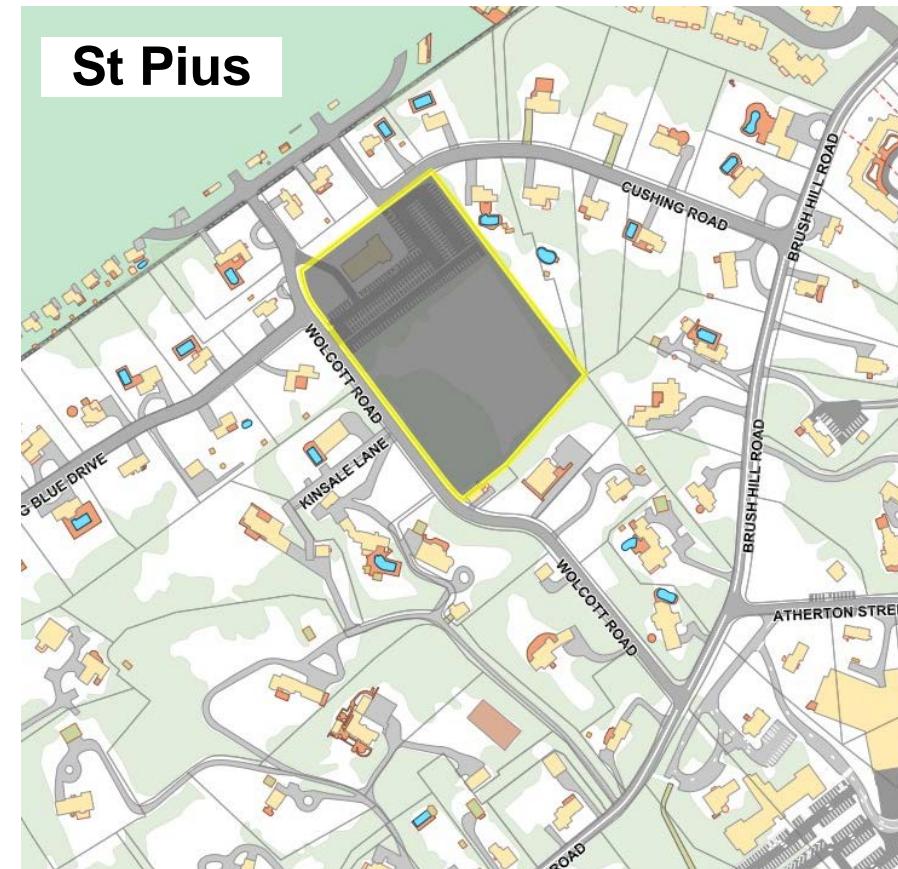


Density Denominator: 6.4 acres  
Total Area: 8.1 acres



Density Denominator: 5.8 acres  
Total Area: 5.8 acres

**Warning:** this may be considered spot zoning since it is a single parcel that would be zoned differently from all parcels surrounding it without a broader planning logic beyond its numerical benefits to compliance.



Density Denominator: 6.3 acres  
Total Area: 6.3 acres

**Warning:** this may be considered spot zoning since it is a single parcel that would be zoned differently from all parcels surrounding it without a broader planning logic beyond its numerical benefits to compliance.



Density Denominator: 8.1 acres  
Total Area: 13.7 acres

**Warning:** 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 may cause an insurmountable contiguity problem.

# How could new district reduce/replace E. Milton subdistricts?

## 1 Scenario 1 Baseline Numbers for East Milton Subdistricts

East Milton Subdistricts	acres	acres in transit	Density Denom.
Granite Ave N	3.8	3.3	2.8
Granite Ave S	8.9	0.0	8.6
E Milton Sq	20.6	0.0	20.6

		E Milton (overall)		Townwide	
Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
133	47.1				
222	25.8	694	21.7	2568	15.2
339	16.5				

net reduction

net addition

## 2 4 ways to reduce East Milton Unit Capacity

\* Within Scenario 1 model conditions, Granite Ave S cannot fall below 150 units without bringing townwide density below 3A minimum of 15.0 units/acre

- A** Reduce Granite Ave S \*
- B** Replace E. Milton Square
- C** Replace Granite Ave N
- D** Replace Granite Ave N+S

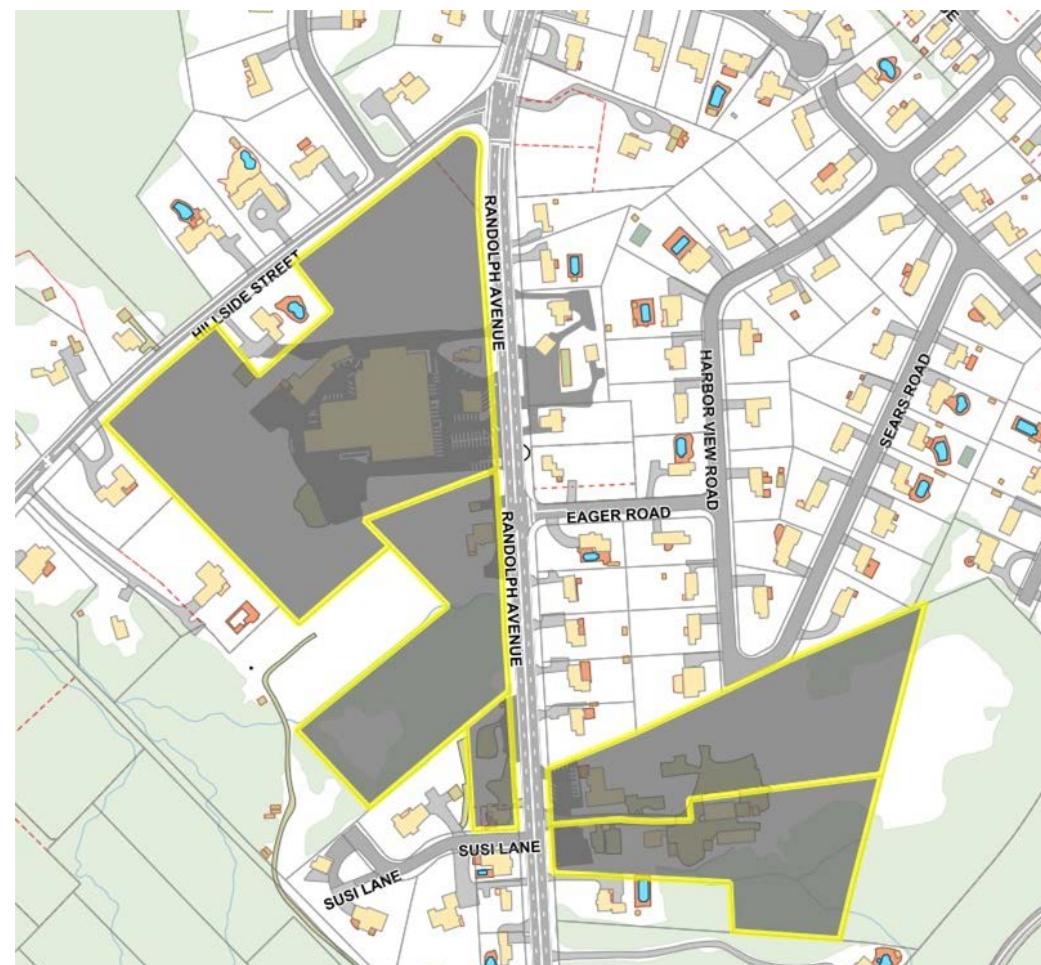
	Scenario 2 (additional district replace/reduce)						Net Change					
	NEW DISTRICT		Subdistrict		E Milton (overall)		Townwide		East Milton (overall)		Townwide	
New Subdistrict Intended Use	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
Granite Ave S (reduction)	150 *	17.5							-72	-2.3	?	?
East Milton Sq (replacement)	0	0							-339	9.4	?	?
Granite Ave N (replacement)	0	0							-133	-2.5	?	?
Granite Ave N+S (replacement)	0	0							-355	-5.2	91	?
Reduced Total												
Overall Impact (Net Change)												

# Randolph Ave 1

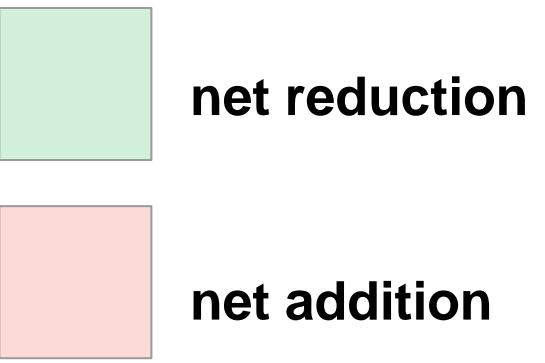
## Candidate District Impact Analysis

East Milton Subdistricts	acres	acres in transit	Density Denom.
Granite Ave N	3.8	3.3	2.8
Granite Ave S	8.9	0.0	8.6
E Milton Sq	20.6	0.0	20.6

Randolph Ave 1	23.8	0	19.5
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Scenario 1 (Baseline)					
Subdistrict		E Milton (overall)		Townwide	
Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
133	47.1				
222	25.8	694	21.7	2568	15.2
339	16.5				



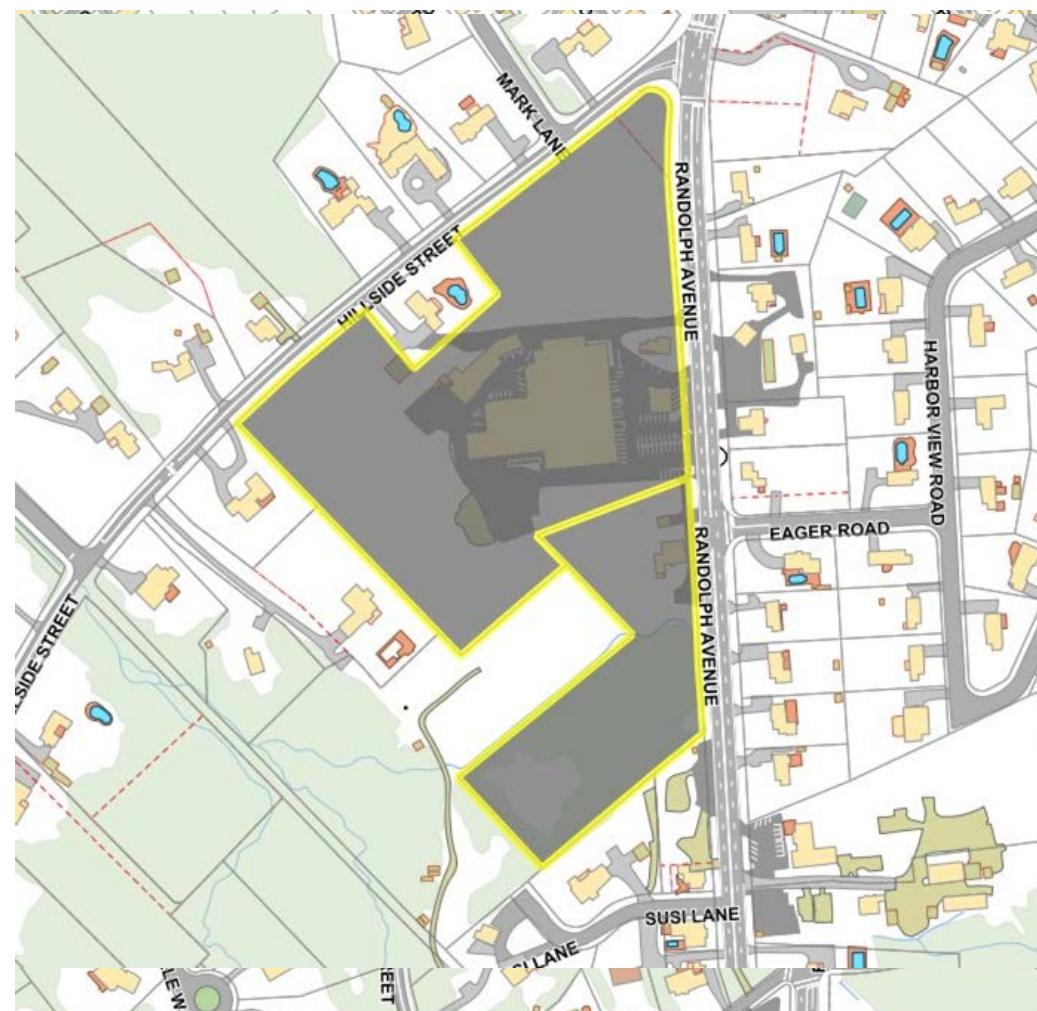
New Subdistrict Intended Use	Scenario 2 (additional district replace/reduce)								Net Change			
	Randolph Ave 1		Subdistrict		E Milton (overall)		Townwide		East Milton (overall)		Townwide	
	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
Granite Ave S (reduction)	335	17.2	150	17.5	622	19.4	2,832	15.1	-72	-2.3	264	-0.1
East Milton Sq (replacement)	295	15.1	0	0	355	31.1	2,524	15.1	-339	9.4	-44	-0.1
Granite Ave N (replacement)	353	18.1	0	0	561	19.2	2,789	15.1	-133	-2.5	221	-0.1
Granite Ave N+S (replacement)	445	22.8	0	0	339	16.5	2,659	15.1	-355	-5.2	91	-0.1

# Randolph Ave 2

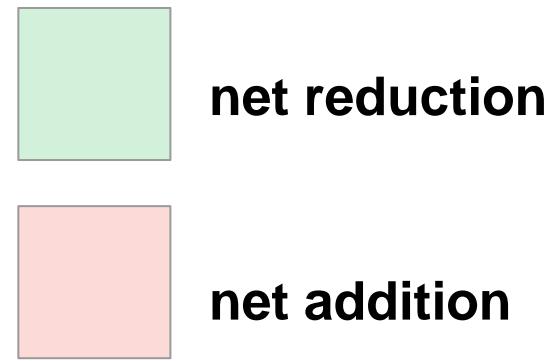
## Candidate District Impact Analysis

East Milton Subdistricts	acres	acres in transit	Density Denom.
Granite Ave N	3.8	3.3	2.8
Granite Ave S	8.9	0.0	8.6
E Milton Sq	20.6	0.0	20.6

Randolph Ave 2	15.1	0	11.3
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Scenario 1 (Baseline)					
Subdistrict		E Milton (overall)		Townwide	
Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
133	47.1				
222	25.8	694	21.7	2568	15.2
339	16.5				



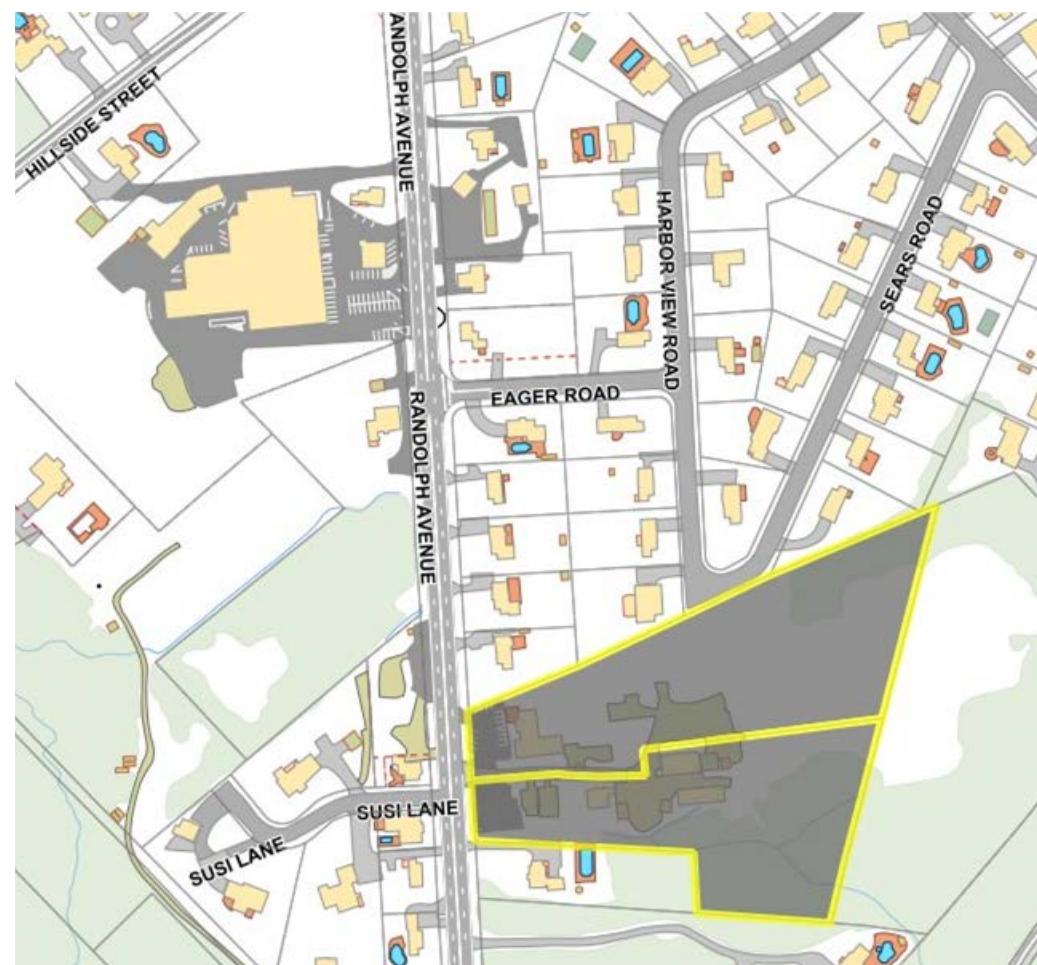
New Subdistrict Intended Use	Scenario 2 (additional district replace/reduce)								Net Change			
	Randolph Ave 2		Subdistrict		E Milton (overall)		Townwide		East Milton (overall)		Townwide	
	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
Granite Ave S (reduction)	211	18.6	150	17.5	622	19.4	2,708	15.1	-72	-2.3	140	-0.1
East Milton Sq (replacement)	233	20.6	0	0	355	31.1	2,462	15.6	-339	9.4	-106	0.4
Granite Ave N (replacement)	229	20.2	0	0	561	19.2	2,665	15.1	-133	-2.5	97	-0.1
Granite Ave N+S (replacement)	322	28.4	0	0	339	16.5	2,536	15.1	-355	-5.2	-32	-0.1

# Randolph Ave 3

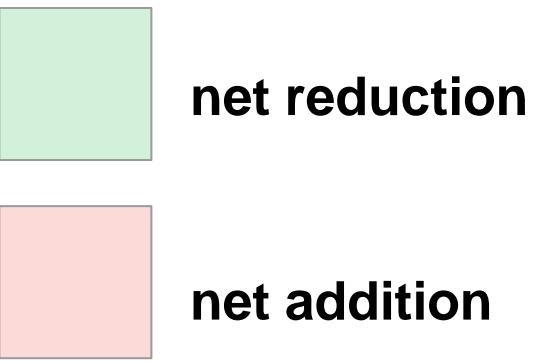
## Candidate District Impact Analysis

East Milton Subdistricts	acres	acres in transit	Density Denom.
Granite Ave N	3.8	3.3	2.8
Granite Ave S	8.9	0.0	8.6
E Milton Sq	20.6	0.0	20.6

Randolph Ave 3	8.1	0	7.6
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Scenario 1 (Baseline)					
Subdistrict		E Milton (overall)		Townwide	
Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
133	47.1				
222	25.8	694	21.7	2568	15.2
339	16.5				



New Subdistrict Intended Use	Scenario 2 (additional district replace/reduce)								Net Change			
	Randolph Ave 3		Subdistrict		E Milton (overall)		Townwide		East Milton (overall)		Townwide	
	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
Granite Ave S (reduction)	154	20.3	150	17.5	622	19.4	2,651	15.1	-72	-2.3	83	-0.1
East Milton Sq (replacement)	233	30.8	0	0	355	31.1	2,462	16.0	-339	9.4	-106	0.8
Granite Ave N (replacement)	174	23.0	0	0	561	19.2	2,610	15.1	-133	-2.5	42	-0.1
Granite Ave N+S (replacement)	266	35.1	0	0	339	16.5	2,480	15.1	-355	-5.2	-88	-0.1

# 711 Randolph Ave

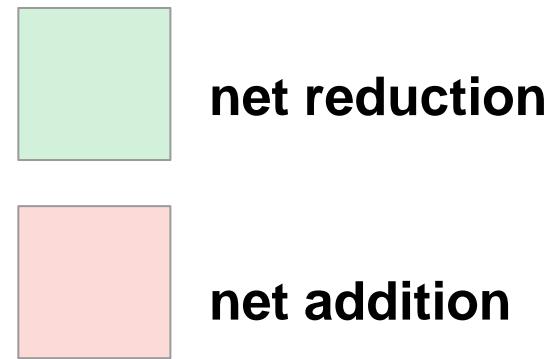
## Candidate District Impact Analysis

East Milton Subdistricts	acres	acres in transit	Density Denom.
Granite Ave N	3.8	3.3	2.8
Granite Ave S	8.9	0.0	8.6
E Milton Sq	20.6	0.0	20.6

<b>711 Randolph</b>	<b>8.1</b>	<b>0</b>	<b>6.4</b>
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Scenario 1 (Baseline)					
Subdistrict		E Milton (overall)		Townwide	
Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
133	47.1				
222	25.8	694	21.7	2568	15.2
339	16.5				



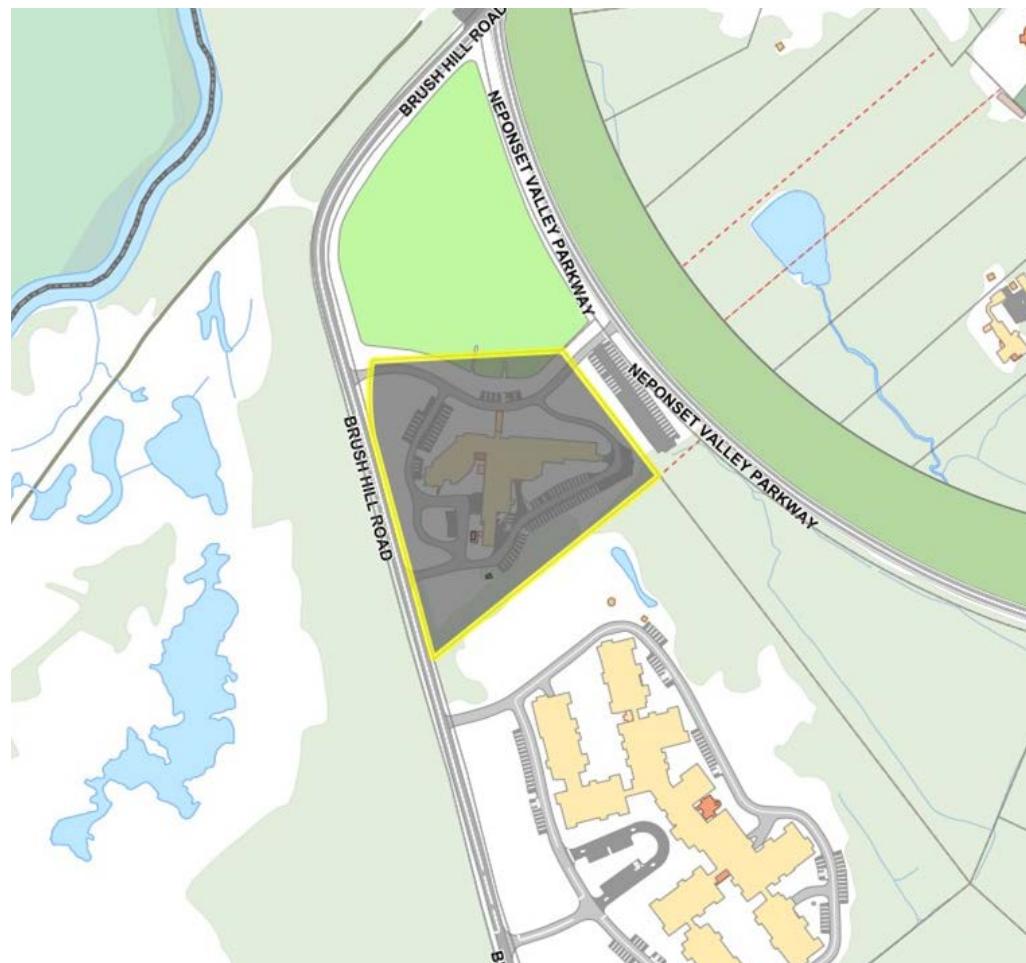
New Subdistrict Intended Use	Scenario 2 (additional district replace/reduce)						Net Change					
	711 Randolph		Subdistrict		E Milton (overall)		Townwide		East Milton (overall)		Townwide	
	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
Granite Ave S (reduction)	130	20.3	150	17.5	622	19.4	2,626	15.0	-72	-2.3	59	-0.2
East Milton Sq (replacement)	236	36.9	0	0	355	31.1	2,465	16.2	-339	9.4	-103	1.0
Granite Ave N (replacement)	155	24.2	0	0	561	19.2	2,590	15.1	-133	-2.5	23	-0.1
Granite Ave N+S (replacement)	270	42.2	0	0	339	16.5	2,483	15.2	-355	-5.2	-84	0.0

# 1200 Brush Hill Road

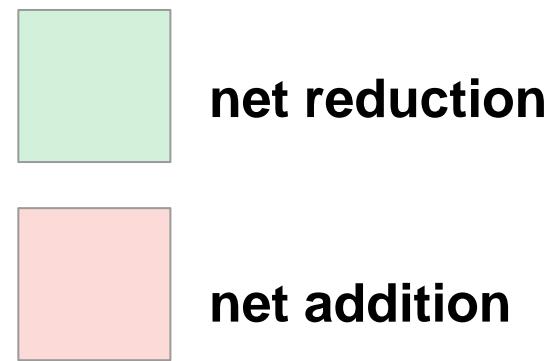
## Candidate District Impact Analysis

East Milton Subdistricts	acres	acres in transit	Density Denom.
Granite Ave N	3.8	3.3	2.8
Granite Ave S	8.9	0.0	8.6
E Milton Sq	20.6	0.0	20.6

<b>1200 Brush Hill</b>	<b>5.8</b>	<b>0</b>	<b>5.8</b>
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Scenario 1 (Baseline)					
Subdistrict		E Milton (overall)		Townwide	
Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
133	47.1				
222	25.8	694	21.7	2568	15.2
339	16.5				



New Subdistrict Intended Use	Scenario 2 (additional district replace/reduce)								Net Change			
	1200 Brush Hill		Subdistrict		E Milton (overall)		Townwide		East Milton (overall)		Townwide	
	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
Granite Ave S (reduction)	127	22.0	150	17.5	622	19.4	2,624	15.1	-72	-2.3	83	-0.1
East Milton Sq (replacement)	233	40.4	0	0	355	31.1	2,462	16.2	-339	9.4	-106	0.8
Granite Ave N (replacement)	146	25.3	0	0	561	19.2	2,582	15.1	-133	-2.5	42	-0.1
Granite Ave N+S (replacement)	248	43.0	0	0	339	16.5	2,462	15.1	-355	-5.2	-88	-0.1

# St. Pius

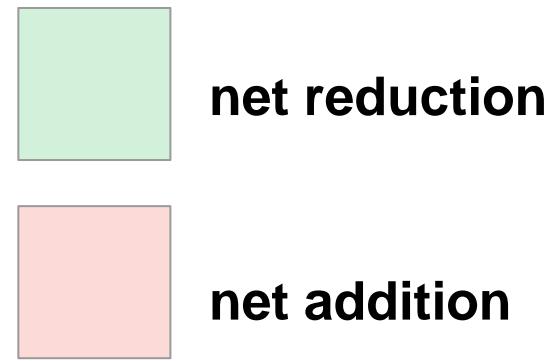
## Candidate District Impact Analysis

East Milton Subdistricts	acres	acres in transit	Density Denom.
Granite Ave N	3.8	3.3	2.8
Granite Ave S	8.9	0.0	8.6
E Milton Sq	20.6	0.0	20.6

<b>St. Pius</b>	<b>6.3</b>	<b>0</b>	<b>6.3</b>
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Scenario 1 (Baseline)					
Subdistrict		E Milton (overall)		Townwide	
Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
133	47.1				
222	25.8	694	21.7	2568	15.2
339	16.5				



New Subdistrict Intended Use	Scenario 2 (additional district replace/reduce)								Net Change			
	St. Pius		Subdistrict		E Milton (overall)		Townwide		East Milton (overall)		Townwide	
	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
Granite Ave S (reduction)	135	21.4	150	17.5	622	19.4	2,632	15.1	-72	-2.3	64	-0.1
East Milton Sq (replacement)	233	37.0	0	0	355	31.1	2,462	16.2	-339	9.4	-106	1.0
Granite Ave N (replacement)	154	24.4	0	0	561	19.2	2,590	15.1	-133	-2.5	22	-0.1
Granite Ave N+S (replacement)	247	39.2	0	0	339	16.5	2,461	15.1	-355	-5.2	-107	-0.1

# Truman Parkway

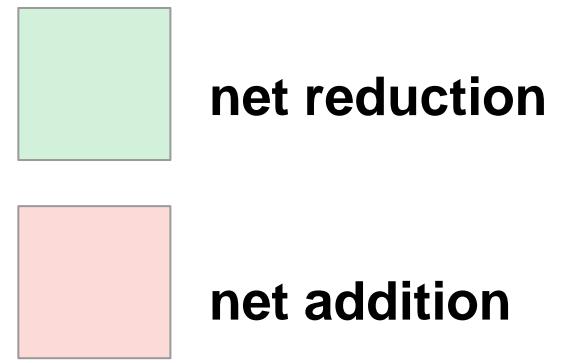
## Candidate District Impact Analysis

East Milton Subdistricts	acres	acres in transit	Density Denom.
Granite Ave N	3.8	3.3	2.8
Granite Ave S	8.9	0.0	8.6
E Milton Sq	20.6	0.0	20.6

<b>Truman Parkway</b>	<b>13.7</b>	<b>0</b>	<b>8.1</b>
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Scenario 1 (Baseline)					
Subdistrict		E Milton (overall)		Townwide	
Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
133	47.1				
222	25.8	694	21.7	2568	15.2
339	16.5				



New Subdistrict Intended Use	Scenario 2 (additional district replace/reduce)								Net Change			
	Truman Parkway		Subdistrict		E Milton (overall)		Townwide		East Milton (overall)		Townwide	
	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density	Unit Capacity	Density
Granite Ave S (reduction)	163	20.1	150	17.5	622	19.4	2,660	15.1	-72	-2.3	92	-0.1
East Milton Sq (replacement)	233	28.7	0	0	355	31.1	2,462	15.9	-339	9.4	-106	0.7
Granite Ave N (replacement)	181	22.3	0	0	561	19.2	2,617	15.1	-133	-2.5	49	-0.1
Granite Ave N+S (replacement)	274	33.7	0	0	339	16.5	2,488	15.1	-355	-5.2	-80	-0.1

# Alternative Subdistrict Impact Summary

Only a few combinations are worth considering based on their impact on net change in unit capacity for East Milton subdistricts and townwide. They only help the overall picture if the alternative subdistricts are comparatively small and denser than the majority of 2023 subdistricts.

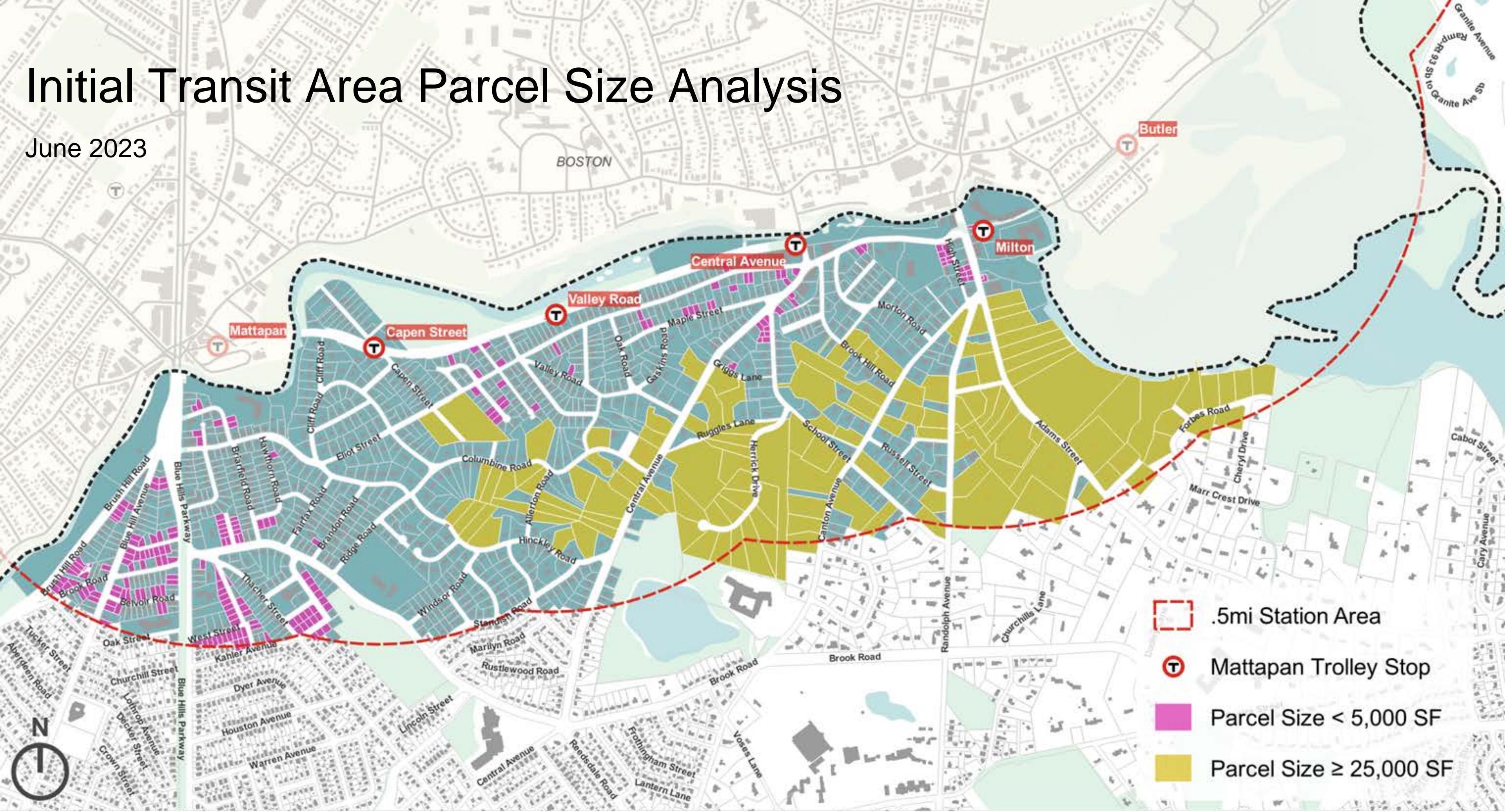
New Subdistrict Intended Use	Net Change in Unit Capacity							Best Subdistrict Candidate		
	Townwide									
	Randolph Ave 1	Randolph Ave 2	Randolph Ave 3	711 Randolph Ave	1200 Brush Hill Road	St. Pius	Truman Parkway	Chosen District	Alternative Subdistrict Unit Capacity	Alternative Subdistrict Density
<b>Granite Ave S (reduction)</b> This results in a <b>higher townwide unit capacity</b> . The more acreage in the alternative subdistrict, the greater the increase in unit capacity.	+264	+140	+83	+59	+83	+64	+92	711 Randolph Ave	130	20.3
<b>East Milton Sq (replacement)</b> This results in a <b>lower townwide unit capacity</b> . The smaller the acreage of the new subdistrict, the greater the drop in unit capacity.	-44	-106	-106	-103	-106	-106	-106	Truman Parkway	233	28.7
<b>Granite Ave N (replacement)</b> This results in a <b>higher townwide unit capacity</b> . The more acreage in the alternative subdistrict, the greater the increase in unit capacity.	+221	+97	+42	+23	+42	+22	+49	St. Pius	154	24.4
<b>Granite Ave N+S (replacement)</b> The impact on townwide unit capacity depends on the alternative subdistrict size. <b>Larger subdistricts increase townwide unit capacity</b> , whereas <b>smaller subdistricts reduce townwide unit capacity</b> .	+91	-32	-88	-84	-88	-107	-80	St. Pius	247	39.2

# Scenario 2

Expanded Eliot Street Corridor

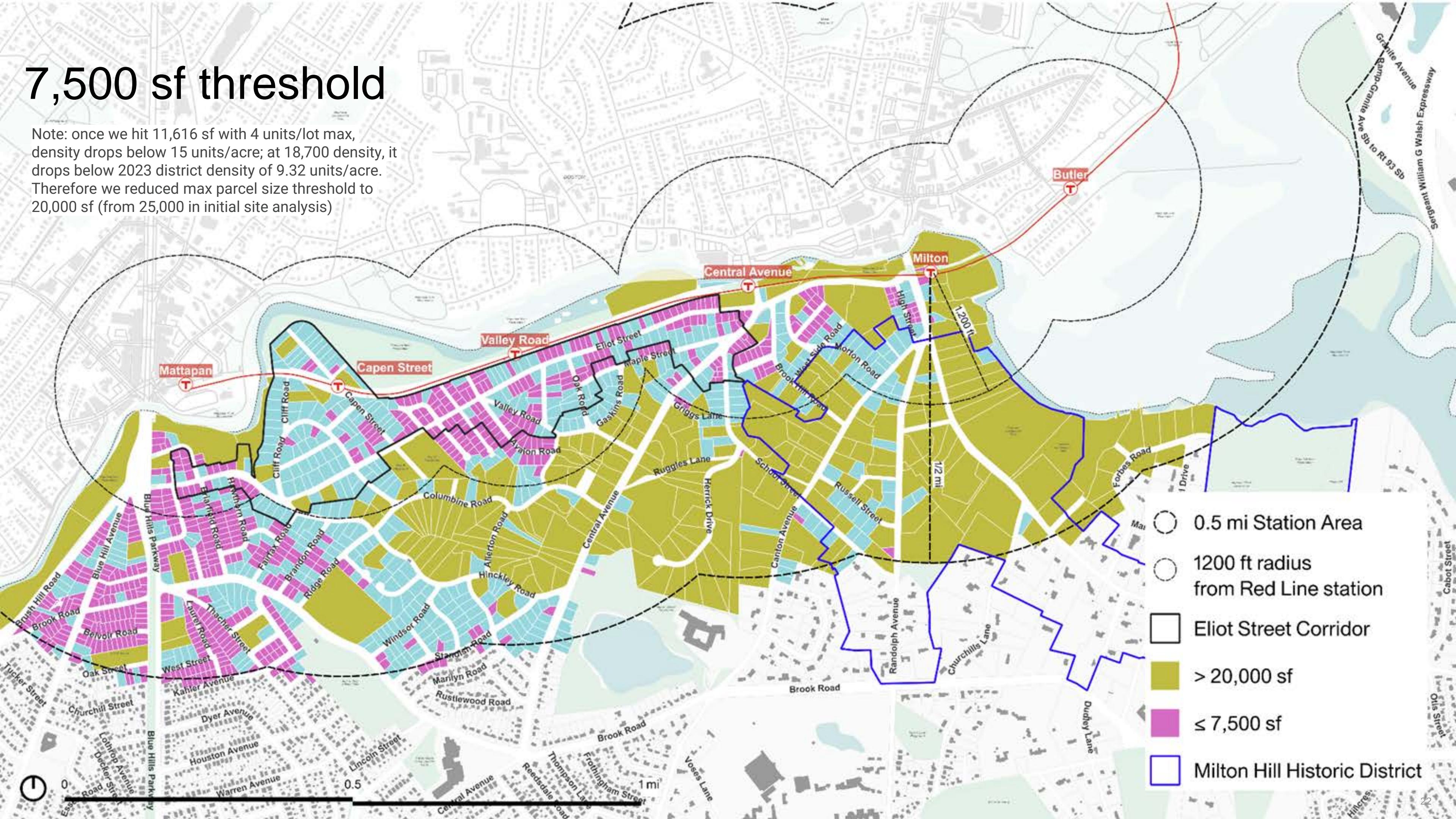
# Initial Transit Area Parcel Size Analysis

June 2023



# 7,500 sf threshold

Note: once we hit 11,616 sf with 4 units/lot max, density drops below 15 units/acre; at 18,700 density, it drops below 2023 district density of 9.32 units/acre. Therefore we reduced max parcel size threshold to 20,000 sf (from 25,000 in initial site analysis)



0.5 mi Station Area

1200 ft radius  
from Red Line station

Eliot Street Corridor

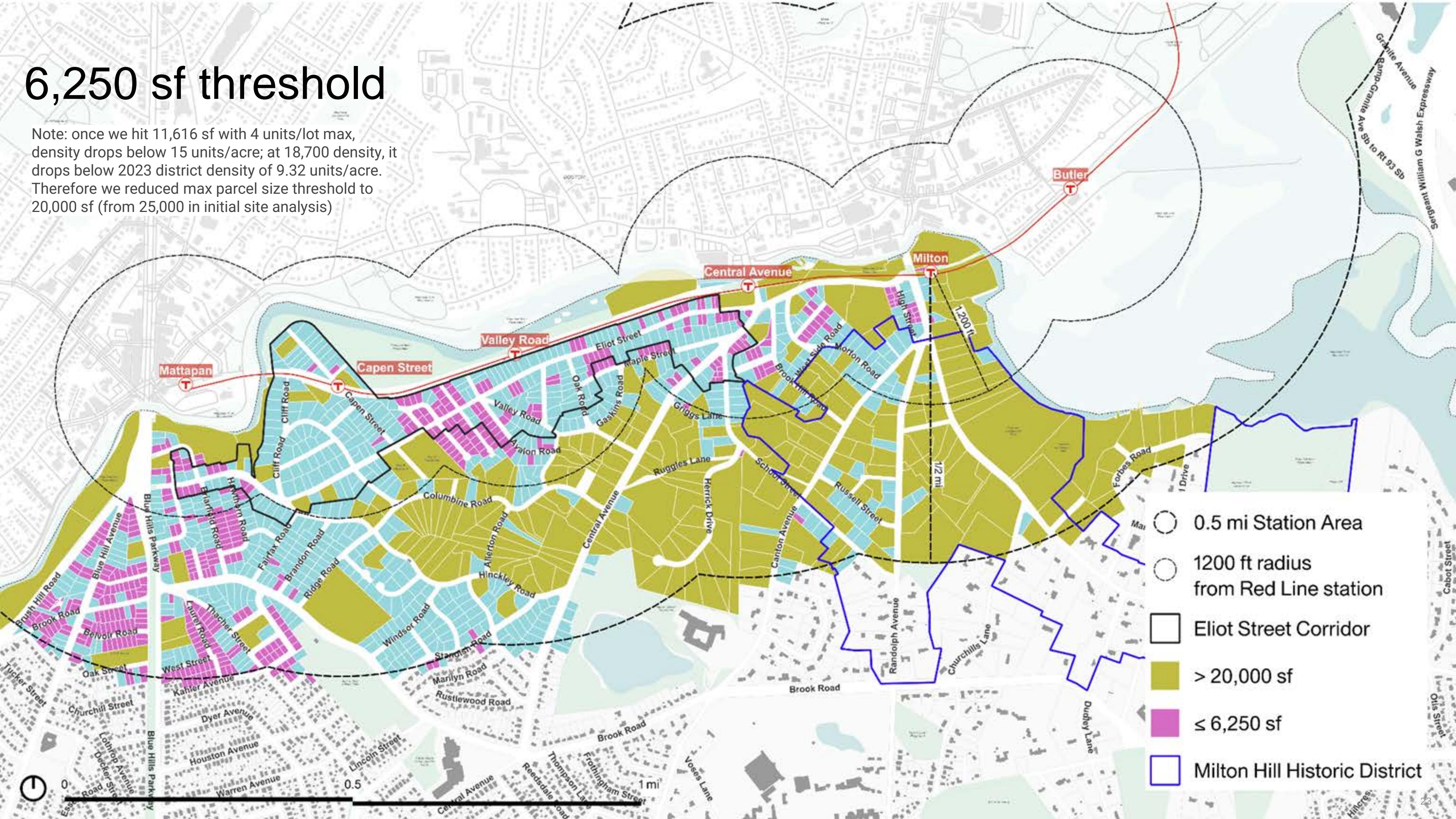
> 20,000 sf

≤ 7,500 sf

Milton Hill Historic District

# 6,250 sf threshold

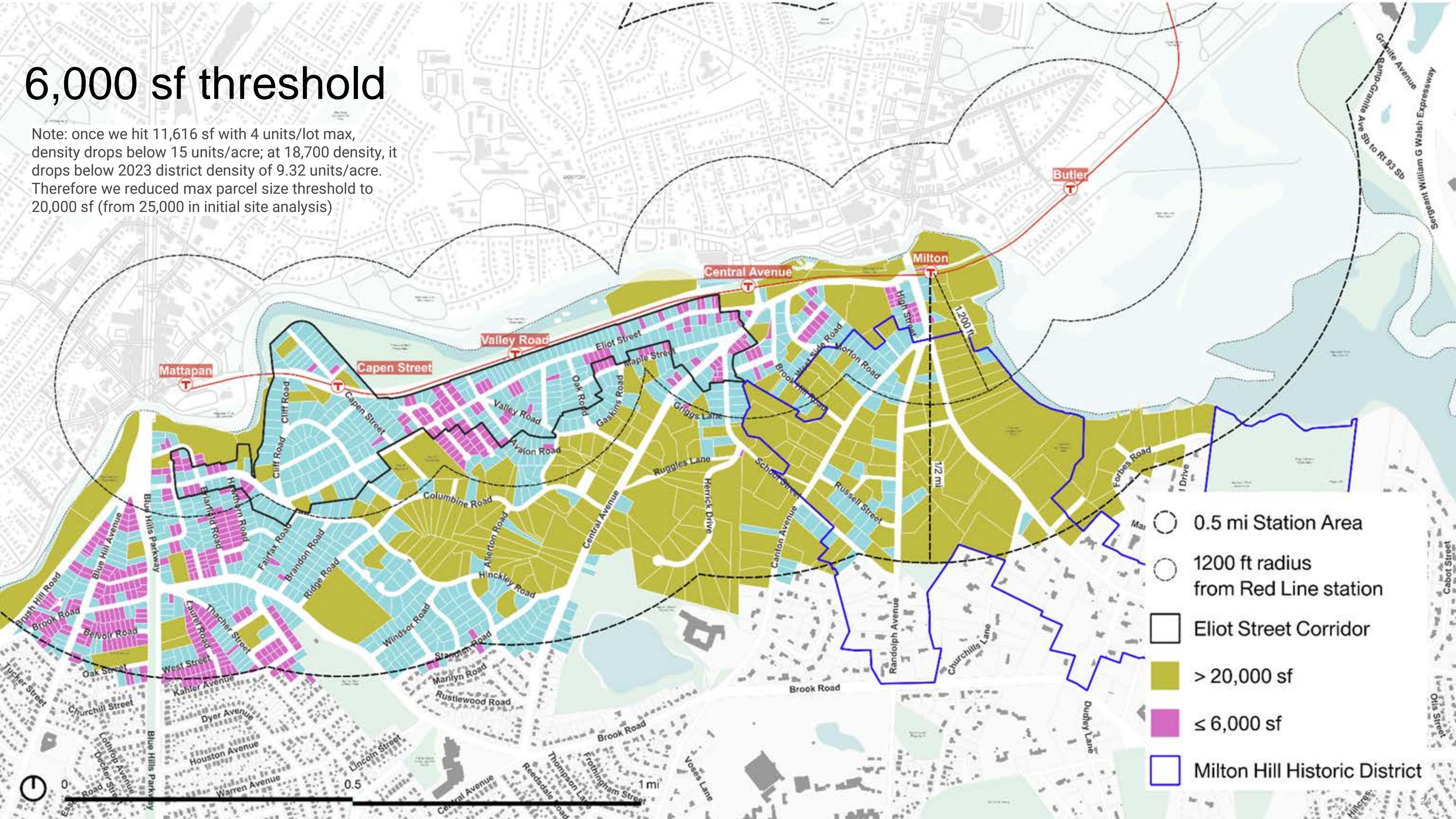
Note: once we hit 11,616 sf with 4 units/lot max, density drops below 15 units/acre; at 18,700 density, it drops below 2023 district density of 9.32 units/acre. Therefore we reduced max parcel size threshold to 20,000 sf (from 25,000 in initial site analysis)



- 0.5 mi Station Area
- 1200 ft radius from Red Line station
- Eliot Street Corridor
- > 20,000 sf
- ≤ 6,250 sf
- Milton Hill Historic District

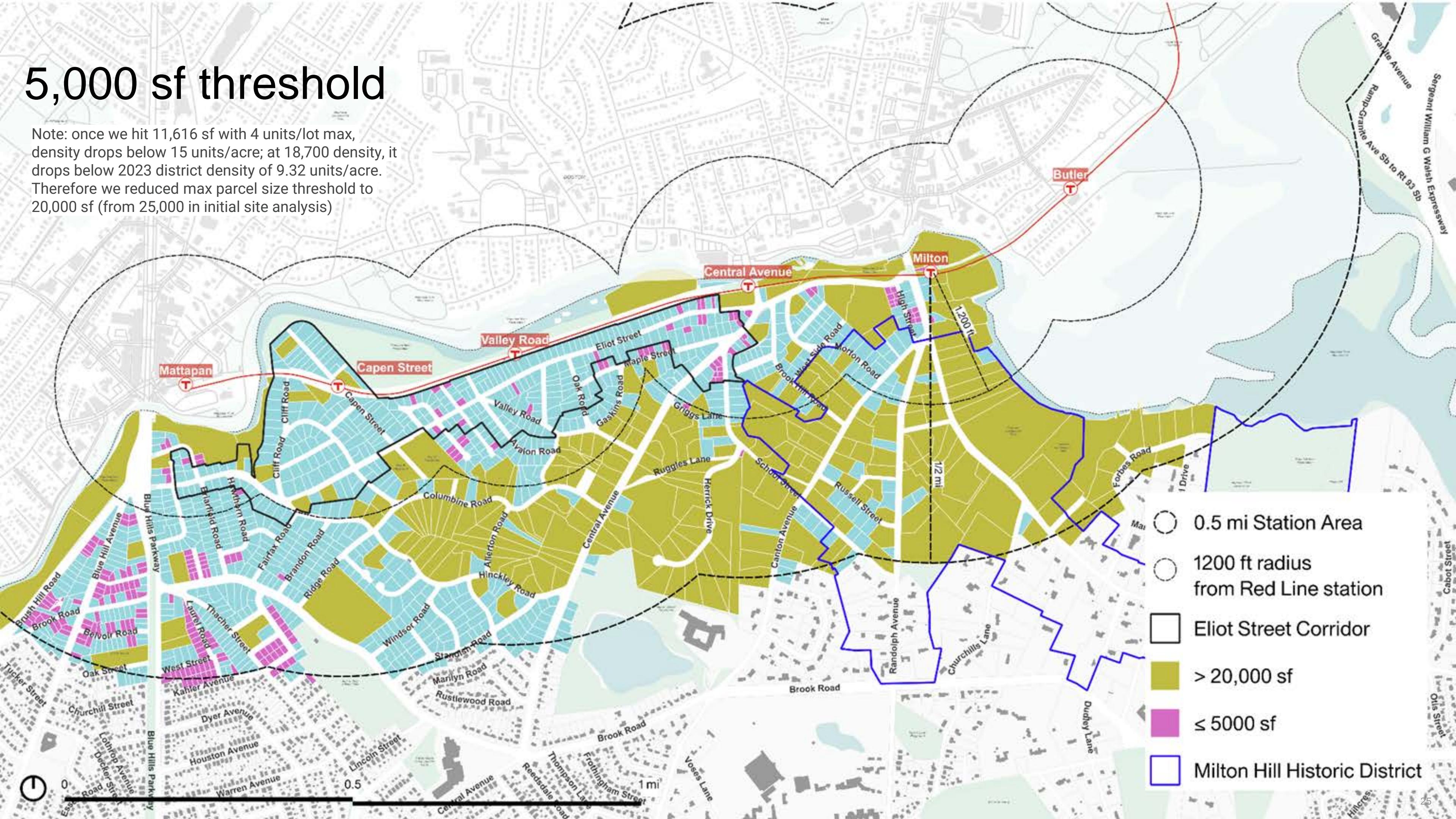
# 6,000 sf threshold

Note: once we hit 11,616 sf with 4 units/lot max, density drops below 15 units/acre; at 18,700 density, it drops below 2023 district density of 9.32 units/acre. Therefore we reduced max parcel size threshold to 20,000 sf (from 25,000 in initial site analysis)



# 5,000 sf threshold

Note: once we hit 11,616 sf with 4 units/lot max, density drops below 15 units/acre; at 18,700 density, it drops below 2023 district density of 9.32 units/acre. Therefore we reduced max parcel size threshold to 20,000 sf (from 25,000 in initial site analysis)



# Revised Scenario 1

Recommended fine-tuning of Scenario 1, focused on:

- **Granite Ave North & South** - maintaining reductions shared previously
- **East Milton Square** - maintaining reductions shared previously
- **Eliot Street Corridor** - refining minimum lot size, maximum units per lot, and FAR
- **Blue Hills Parkway Corridor** - aligning with Eliot Street Corridor changes

# 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
<b>TOTAL</b>								<b>2,568</b>	<b>141.5</b>	<b>139.3</b>	<b>15.2</b>	<b>76%</b>	<b>79%</b>	<b>74%</b>	<b>86%</b>
<b>COMPLIANCE TARGET</b>								<b>2,461</b>	<b>50</b>	<i>n/a</i>	<b>15</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>Min. 75%</b>

# 2023 Warrant Revised - Scenario 1 (recalibrated)

## 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	0.5	3	6,000 sf	1	2.5	60%	465	47.0	47.0	9.9	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2	n/a	0.4	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	0.27	4	15,000 sf	1	2.5	60%	112	14.7	14.7	7.6	contributing	contributing	contributing	3A
Blue Hills Pkwy Corridor	30	0.5	n/a	6,000 sf	1	2.5	50%	235	16.6	16.6	14.2	contributing	contributing	contributing	3A
<b>TOTAL</b>								<b>2,550</b>	<b>141.5</b>	<b>139.3</b>	<b>15.1</b>	<b>76%</b>	<b>79%</b>	<b>73%</b>	<b>86%</b>
<b>COMPLIANCE TARGET</b>								<b>2,461</b>	<b>50</b>	<b>n/a</b>	<b>15</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>Min. 75%</b>

# Compare With: 2023 Warrant Article

## 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
<b>Granite Ave North</b>	<b>45</b>	<b>1.1</b>	<i>n/a</i>	<i>n/a</i>	<b>1.5</b>	<b>6</b>	<b>60%</b>	171	3.8	2.8	60.6		<i>contributing</i>	<i>contributing</i>	3A
<b>Granite Ave South</b>	<b>45</b>	<b>1.1</b>	<i>n/a</i>	<i>n/a</i>	<b>1.5</b>	<b>4.5</b>	<b>60%</b>	530	11.8	11.3	46.8				3A
<b>Mattapan Station</b>	<b>45</b>	<b>1.1</b>	<i>n/a</i>	<b>5,000 sf</b>	<b>1</b>	<b>6</b>	<b>60%</b>	183	5.1	4.4	42.0	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>Milton Station East (MMU)</b>	<b>40</b>	<b>1.0</b>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>6</b>	<b>60%</b>	325*				<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	MMU
<b>Milton Station Bridge</b>	<b>40</b>	<b>1.0</b>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>4.5</b>	<b>60%</b>	185	4.6	4.6	40.0	<i>contributing</i>			3A
<b>Milton Station West (MMU)</b>	<b>40</b>	<b>1.0</b>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>4.5</b>	<b>60%</b>	114*				<i>contributing</i>			MMU
<b>East Milton Square</b>	<b>30</b>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<b>1</b>	<b>2.5</b>	<b>60%</b>	423	20.6	20.6	20.6				3A
<b>Eliot Street Corridor - Tier 1</b>	<i>n/a</i>	<b>0.7</b>	<b>3</b>	<b>7,500 sf</b>	<b>1</b>	<b>2.5</b>	<b>60%</b>	219	47.0	47.0	4.7	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>Eliot Street Corridor - Tier 2</b>	<i>n/a</i>	<b>0.52</b>	<b>3</b>	<b>10,000 sf</b>	<b>1</b>	<b>2.5</b>	<b>60%</b>	177	20.2	20.2	8.8	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>Eliot Street Corridor - Tier 3</b>	<i>n/a</i>	<b>0.35</b>	<b>3</b>	<b>15,000 sf</b>	<b>1</b>	<b>2.5</b>	<b>60%</b>	84	14.7	14.7	5.7	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>Blue Hills Pkwy Corridor</b>	<b>30</b>	<b>0.7</b>	<i>n/a</i>	<b>7,500 sf</b>	<b>1</b>	<b>2.5</b>	<b>50%</b>	175	16.6	16.6	10.6	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
<b>TOTAL</b>								<b>2,586</b>	<b>144.4</b>	<b>143</b>	<b>15.1</b>	<b>75.0%</b>	<b>77.2%</b>	<b>54.5%</b>	<b>87.2%</b>
<b>COMPLIANCE TARGET</b>								<b>2,461</b>	<b>50</b>	<i>n/a</i>	<b>15</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>Min. 75%</b>

# 2023 Warrant Revised - Scenario 1 (recalibrated)

## Summary of Shift from East Milton to Eliot Street

East Milton Subdistricts	Key Model Inputs							Model Outputs				Net Change Units 2023 to 2024
	Max. units/acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	2024 Unit Capacity	2023 Unit Capacity	2024 Density	2023 Density	
Granite Ave North	35	1.0	n/a	n/a	1.5	6	60%	133	171	47.1	60.6	- 38 units
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	60%	222	530	25.8	46.8	- 308 units
East Milton Square	25	n/a	n/a	n/a	1	2.5	60%	339	423	16.5	20.6	- 84 units
<b>TOTAL 2024</b>								<b>694</b>	<b>1,124</b>	<b>21.7</b>	<b>32.4</b>	<b>- 430 units</b>

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

Eliot St Corridor	Key Model Inputs							Model Outputs				Net Change Units 2023 to 2024
	Max. units/acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	2024 Unit Capacity	2023 Unit Capacity	2024 Density	2023 Density	
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	60%	465	219	9.9	4.7	+ 246 units
Eliot Street Corridor - Tier 2	n/a	0.4	4	10,000 sf	1	2.5	60%	236	177	11.7	8.8	+ 59 units
Eliot Street Corridor - Tier 3	n/a	0.27	4	15,000 sf	1	2.5	60%	112	84	7.6	5.7	+ 28 units
Blue Hills Parkway	30	0.5	n/a	6,000 sf	1	2.5	50%	235	175	14.2	10.6	+ 60 units
<b>TOTAL 2024</b>								<b>1,048</b>	<b>480</b>	<b>10.6</b>	<b>5.9</b>	<b>+ 393 units</b>

**Eliot St Corridor**  
**+ 393 units**  
(2023: 480 units)

# Thank You!

