



# MBTA Communities Compliance

*Technical Assistance*  
Town of Milton

Planning Board Meeting  
April 24, 2025

# Agenda

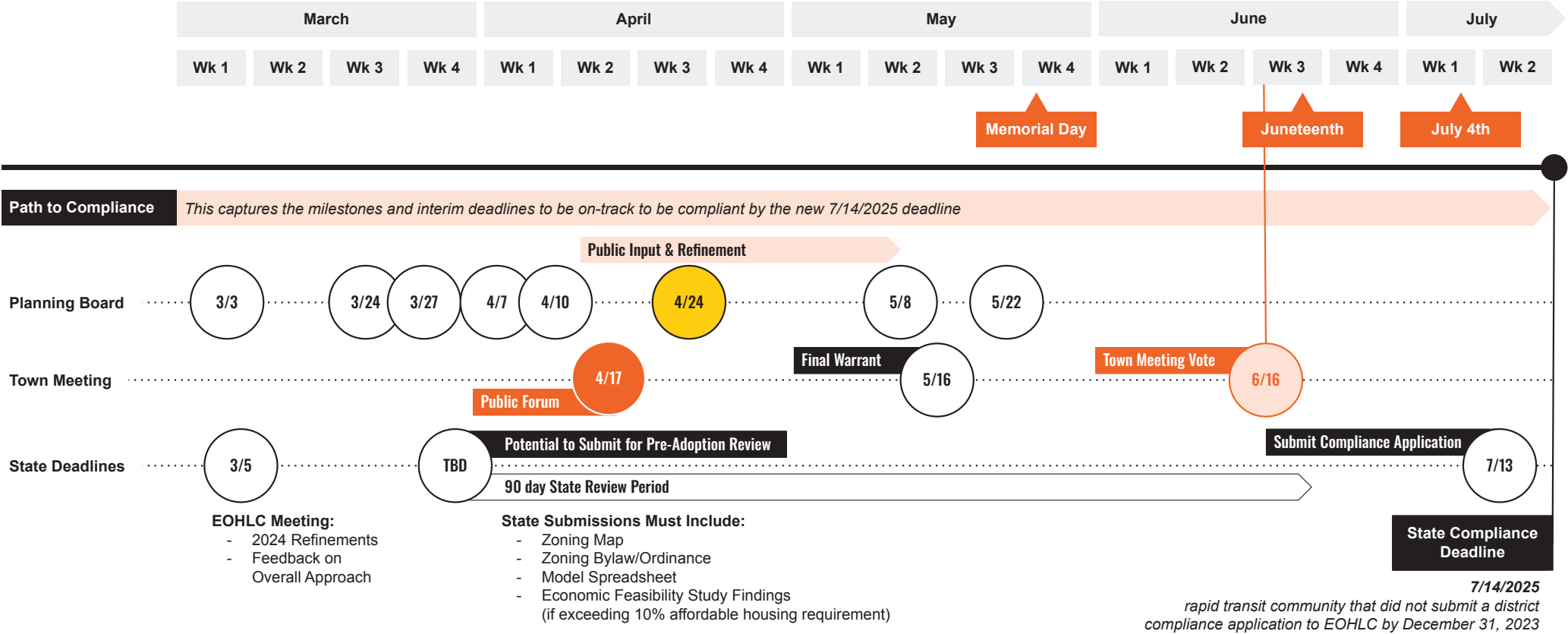
Planning Board Meeting

## 1. Timeline & Next Steps

## 2. Rapid Transit Community Plan - refinements & additional request

# Milton's Compliance Timeline

Initial studies began in May of 2023, and have continued off and on since. We are now working towards a **deadline of July 14, 2025**.



# Hypothetical Adjacent Community Plan

# Milton’s Hypothetical Adjacent Community Plan Targets

	Milton’s Designation Rapid Transit Community	Hypothetical Adjacent Community	Hypothetical “Statute Plan”
Min. Density (aggregate/average)	15 units/acre	15 units/acre	15 units/acre
Designated % of Housing Stock	25%	10%	n/a
Min. Multifamily Unit Capacity	2,461	985	n/a
Min. % Land Area & Unit Capacity within Station Area	50%	n/a	100%
Min. % Contiguous	50%	50%	n/a
Min. Land Area	50 acres	50 acres	n/a

**Determining the minimum multifamily unit capacity requirement:**

Whichever is the higher number (capped at 25% of housing stock regardless):

- 1) Designated % of housing stock based on community categorization (25%, 15%, 10%, 5%)
- 2) Minimum gross density (15 units / acre) multiplied by minimum land area requirement

If we calculate Milton’s targets as if it was in the **Adjacent Community** category, we get:

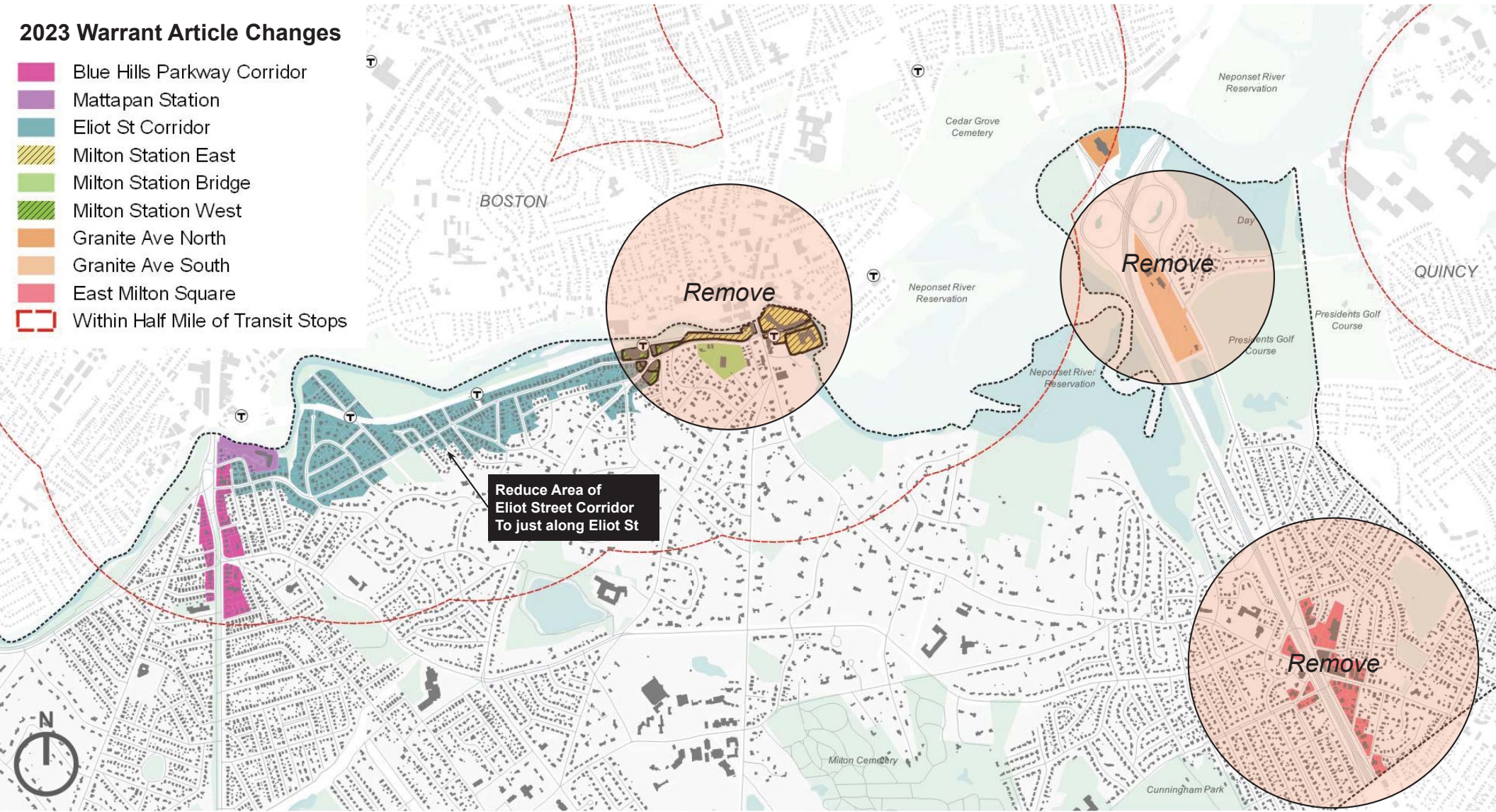
$0.10 * 9,844 \text{ units} = 985 \text{ units}$        $>$        $50 \text{ acres} * 15 \text{ units/acre} = 785 \text{ units}$

Community Type	Min. Multifamily Unit Capacity as % of Total Housing Units
Rapid Transit	25%*
Commuter Rail	15%*
Adjacent Community	10%*
Adjacent Small Town	5%*



2023 Warrant Article Changes

- 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





# Eliot Street Corridor Reduction

This is based on a shortest path analysis to approximate the Planning Board's logic of only parcels fronting on Eliot Street.



# Hypothetical Adjacent Community Compliance Summary

## Public Forum Scenario

	Key Model Inputs							Model Outputs							
Subdistrict	Max. units/acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Min. % Open Space	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	40%	171	3.8	2.8	60.6		n/a	n/a	3A
Mattapan Station	45	1.1	n/a	5,000 sf*	1	6	40%	183	5.1	4.4	42.0	contributing	n/a	n/a	3A
711 Randolph Ave	12	.7	n/a	n/a	1	2.5	40%	97	8.1	6.4	15.2				
Paper Mill Site	40	0.9	n/a	n/a	n/a	6	40%	141	3.6	2.7	52.2				
Eliot Street Corridor - Tier 1	n/a	0.5	3	7,000 sf	1	2.5	40%	123	20.6	20.6	6.0	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 2	n/a	0.4	3	10,000 sf	1	2.5	40%	69	7.9	7.9	8.7	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 3	n/a	0.27	3	15,000 sf	1	2.5	40%	30	5.4	5.4	5.6	contributing	n/a	n/a	3A
Blue Hills Pkwy Corridor	30	0.5	n/a	7,000 sf	1	2.5	50%	187	16.6	16.6	11.3	contributing	n/a	n/a	3A
TOTAL								1001	71.1	66.8	15.0	78.2%	n/a	n/a	n/a
COMPLIANCE TARGET								985	50	n/a	15	50%	n/a	n/a	Min. 75%

\* at 5,000sf one unit is allowed, and for each unit thereafter 1,000sf of additional lot area is required (aka 6,000sf for 2 units, 7,000sf for 3 units)



# Rapid Transit Community Plan

# Milton's Rapid Transit Community Plan Targets

	<b><u>Milton's Designation</u> Rapid Transit Community</b>	<b><u>Hypothetical</u> Adjacent Community</b>	<b><u>Hypothetical</u> "Statute Plan"</b>
<b>Min. Density (aggregate/average)</b>	15 units/acre	15 units/acre	15 units/acre
<b>Designated % of Housing Stock</b>	25%	10%	n/a
<b>Min. Multifamily Unit Capacity</b>	2,461	985	n/a
<b>Min. % Land Area &amp; Unit Capacity within Station Area</b>	50%	n/a	100%
<b>Min. % Contiguous</b>	50%	50%	n/a
<b>Min. Land Area</b>	50 acres	50 acres	n/a

# 2025 Rapid Transit Community Plan

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)	Min. % Open Space	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	51	1.2	n/a	n/a	1.5	6	40%	194	3.8	2.8	69.2		contributing	contributing	3A
711 Randolph Ave	21	0.4	n/a	n/a	1.5	2.5	40%	130	8.1	6.4	20.2				3A
Randolph Ave & Access Rd	20	0.3	n/a	n/a	1.5	2.5	40%	83	6.6	6.1	13.6				3A
Milton Station East (MMU)	47	1.1	n/a	n/a	1	6	40%	286*	* MMU does not count toward density			contributing	contributing	contributing	MMU
Milton Station West (MMU)	40	0.9	n/a	n/a	1	4.5	40%	197*	* MMU does not count toward density			contributing			MMU
Milton Station Bridge	40	1.0	n/a	n/a	1	4.5	40%	185	4.6	4.6	40.2	contributing			3A
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	40%	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	40%	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	40%	112	14.7	14.7	7.6	contributing	contributing	contributing	3A
Blue Hills Pkwy Corridor	30	0.55	n/a	5,000 sf	1	2.5	50%	235	16.6	16.6	14.2	contributing	contributing	contributing	3A
Mattapan Station	45	1.1	n/a	5,000 sf*	1	6	40%	183	5.1	4.4	41.6	contributing	contributing	contributing	3A
Paper Mill Site	45	1.0	n/a	n/a	n/a	6	40%	156	4.1	3.12	49.2				3A
TOTAL								2,462	130.8	126.0	15.71	not calculated	not calculated	not calculated	80%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

\* at 5,000sf one unit is allowed, and for each unit thereafter 1,000sf of additional lot area is required (aka 6,000sf for 2 units, 7,000sf for 3 units)



# 2025 Rapid Transit Community Plan

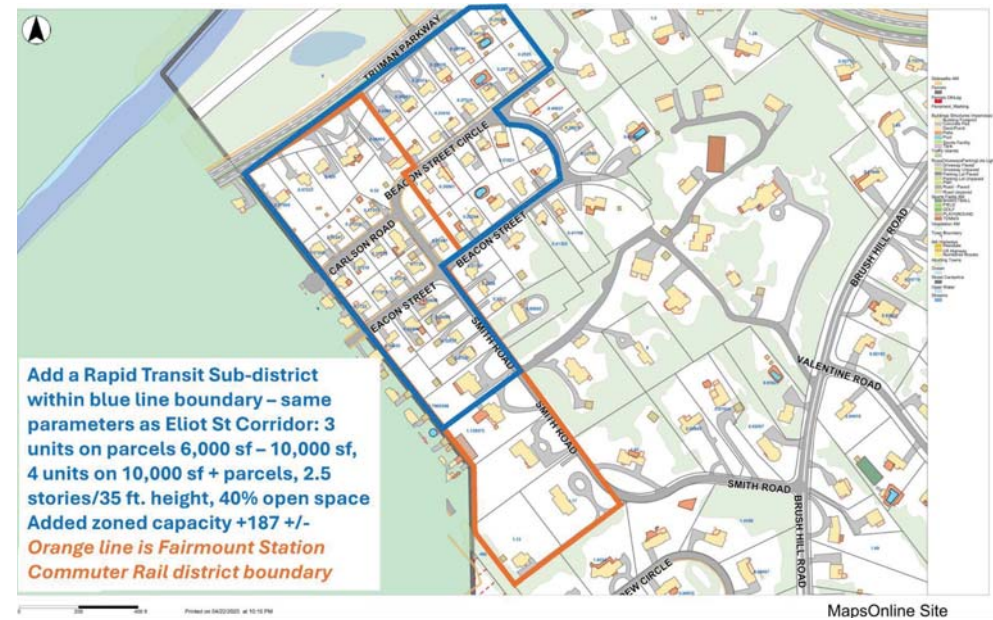
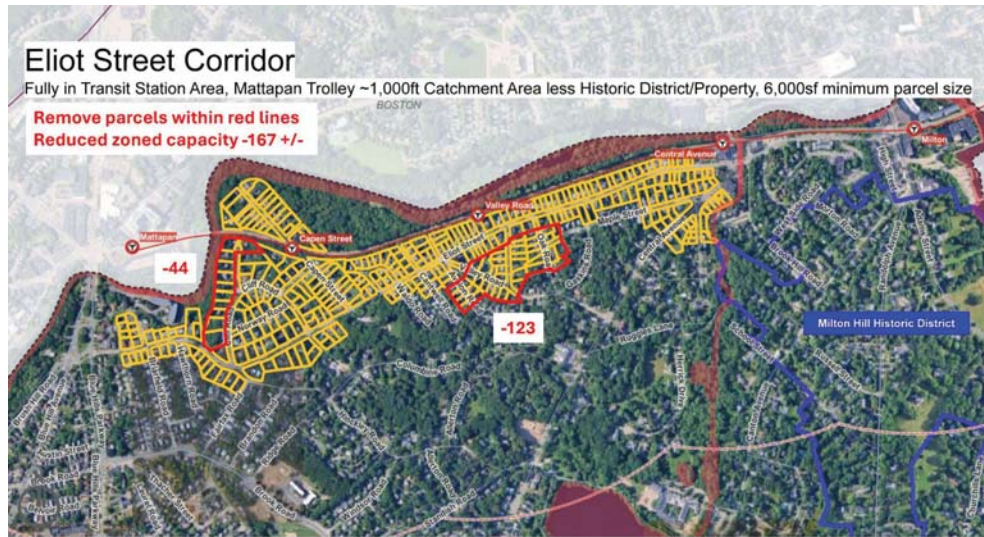
This revision restores alignment between the Blue Hills Parkway Corridor and Eliot Street Corridor Tier 1 by absorbing an additional 56 units across the Milton Station districts and aligning Randolph Ave & Access Rd with the parameters for 711 Randolph Ave.

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)	Min. % Open Space	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
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711 Randolph Ave	21	0.4	n/a	n/a	1.5	2.5	40%	130	8.1	6.4	20.2				3A
Randolph Ave & Access Rd	21	0.4	n/a	n/a	1.5	2.5	40%	102	6.6	6.1	16.7				3A
Milton Station East (MMU)	47	1.1	n/a	n/a	1	6	40%	286*	* MMU does not count toward density			contributing	contributing	contributing	MMU
Milton Station West (MMU)	45	1.0	n/a	n/a	1	4.5	40%	218*	* MMU does not count toward density			contributing			MMU
Milton Station Bridge	45	1.0	n/a	n/a	1	4.5	40%	201	4.6	4.6	43.5	contributing			3A
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	40%	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	40%	236	20.2	20.2	11.7	contributing	contributing	contributing	3A
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Blue Hills Pkwy Corridor	30	0.5	n/a	6,000 sf	1	2.5	50%	179	16.6	16.6	12.6	contributing	contributing	contributing	3A
Mattapan Station	45	1.1	n/a	5,000 sf*	1	6	40%	183	5.1	4.4	41.6	contributing	contributing	contributing	3A
Paper Mill Site	45	1.0	n/a	n/a	n/a	6	40%	156	4.1	3.12	49.2				3A
TOTAL								2,462	130.8	126.0	15.5	not calculated	not calculated	not calculated	80%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

\* at 5,000sf one unit is allowed, and for each unit thereafter 1,000sf of additional lot area is required (aka 6,000sf for 2 units, 7,000sf for 3 units)

# Suggested Revision from Cheryl

Reduce **Eliot Street Corridor** geographically, add new **Fairmount Station District** with same zoning parameters as the Eliot Street Corridor





# Eliot Street Corridor

Fully in Transit Station Area, Mattapan Trolley ~1,000ft Catchment Area less Historic District/Property, 6,000sf minimum parcel size  
**Eliminate parcels south of Eliot Street that do not front on Eliot Street**





# 2025 Rapid Transit Community Plan

\* at 5,000sf one unit is allowed, and for each unit thereafter 1,000sf of additional lot area is required (aka 6,000sf for 2 units, 7,000sf for 3 units)  
\*\* tiering is same as Eliot St Corridor

This revision maintains alignment between the Blue Hills Parkway Corridor and Eliot Street Corridor Tier 1 parameters (per the earlier slide) and distributes some of the unit capacity of Eliot Street Corridor to a new Fairmount Station District.

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)	Min. % Open Space	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
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Milton Station Bridge	45	1.0	n/a	n/a	1	4.5	40%	201	4.6	4.6	43.5	contributing			3A
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	40%	366	39.5	39.4	9.3	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2	n/a	0.4	4	10,000 sf	1	2.5	40%	216	18.6	18.5	11.7	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3	n/a	0.27	4	15,000 sf	1	2.5	40%	108	14.3	14.3	7.6	contributing	contributing	contributing	3A
Blue Hills Pkwy Corridor	30	0.5	n/a	6,000 sf	1	2.5	50%	179	16.6	16.6	12.6	contributing	contributing	contributing	3A
Mattapan Station	45	1.1	n/a	5,000 sf*	1	6	40%	183	5.1	4.4	41.6	contributing	contributing	contributing	3A
Paper Mill Site	45	1.0	n/a	n/a	n/a	6	40%	156	4.1	3.12	49.2				3A
Fairmount Station District**	**	**	**	**	**	**	**	185	15.7	15.7	11.8		contributing	contributing	3A
TOTAL								2,524	137.0	131.9	15.3	not calculated	not calculated	not calculated	82%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%



# Blue Hills “Triplex”

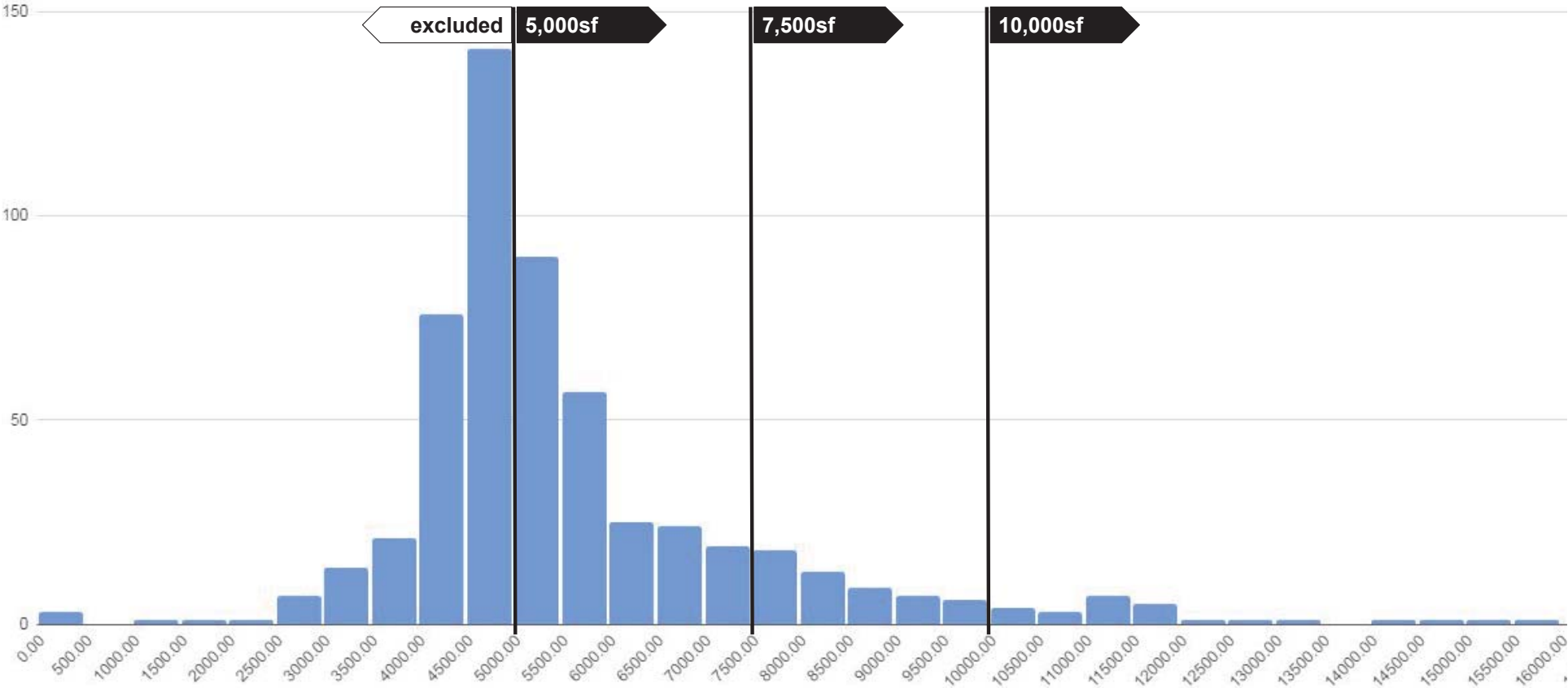
Discarded due to many lots below 5,000sf  
and resulting low modeled density





# Blue Hills “Triplex”

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



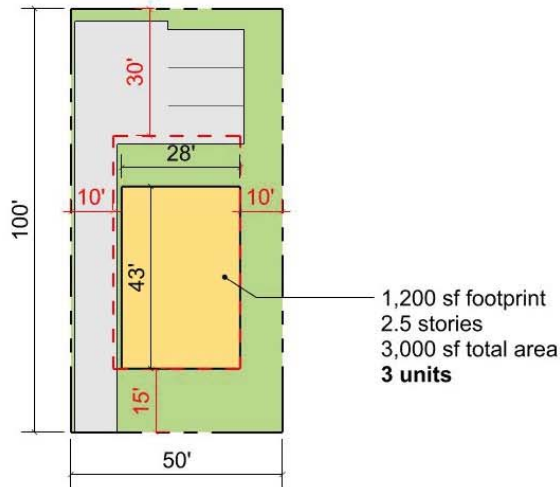


# Small-Lot Existing Residential Buildout

5,000 sf Parcel, 3 Units

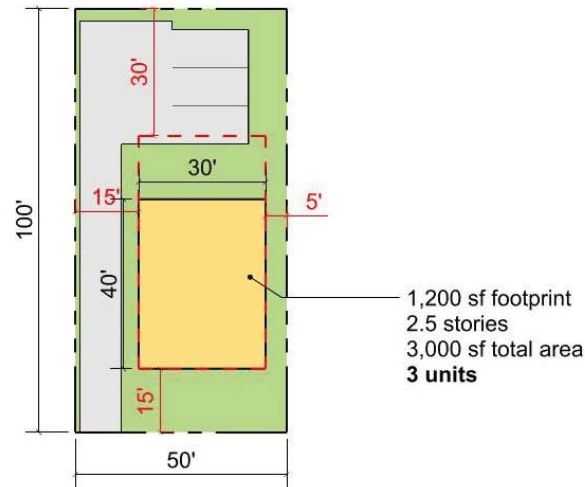
## Recommended Zoning Parameters

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**

Thank You!

