

# MBTA Communities Compliance

*Technical Assistance*  
Town of Milton

Planning Board Meeting  
April 30, 2025



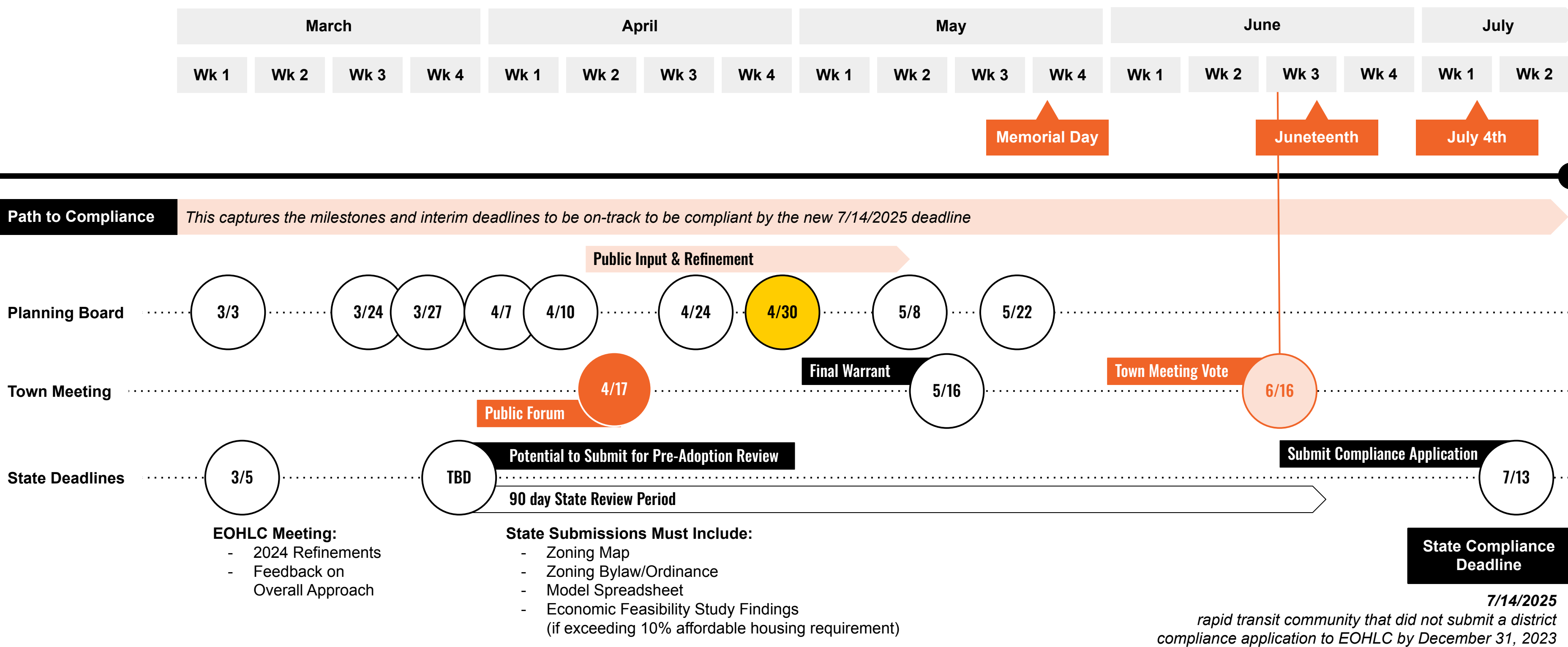
# Agenda

Planning Board Meeting

- 1. Timeline**
- 2. Rapid Transit Community Plan - refinements**
- 3. Planning Board's Adjacent Community Plan - confirmation**
- 4. Next Steps**

# 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**.



# Rapid Transit Community Plan



# Milton’s Rapid Transit Community Plan Targets

	<u>Milton’s Designation</u> Rapid Transit Community	<u>Planning Board’s</u> Adjacent Community	<u>Planning Board’s</u> “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

# 2025 Rapid Transit Community Plan

	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	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.

	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	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	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
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	0.5	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)

# Updates being considered

**Goal:** respond to resident feedback calling for reduction in Eliot Street Corridor unit capacity by removing area, swap in other districts to address unit shortfall

## Remove:

Eliot E

-or-

Eliot W

## Swap in:

Blue Hills E

-or-

Blue Hills W

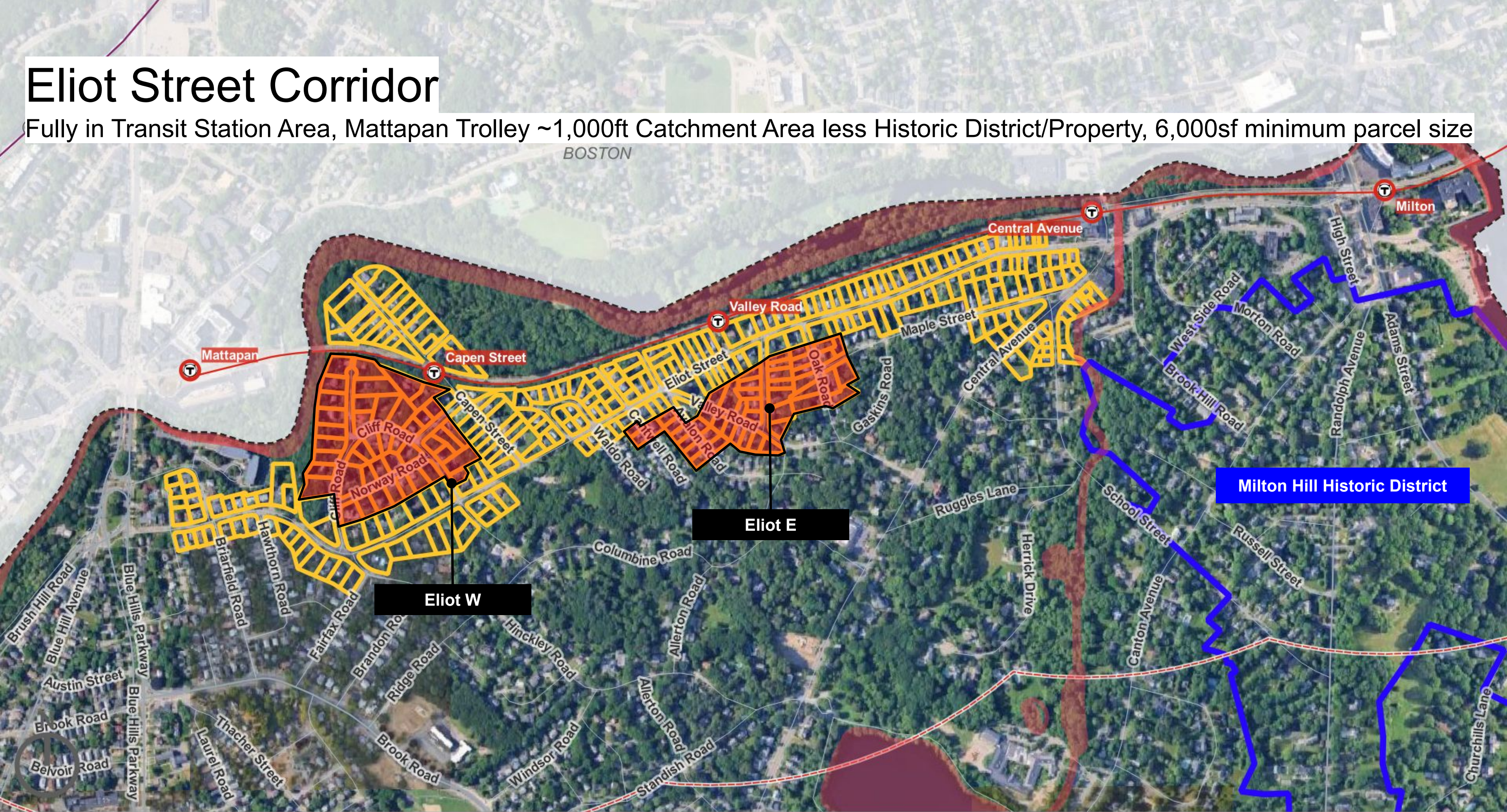
-or-

Fairmount Station District



# Eliot Street Corridor

Fully in Transit Station Area, Mattapan Trolley ~1,000ft Catchment Area less Historic District/Property, 6,000sf minimum parcel size



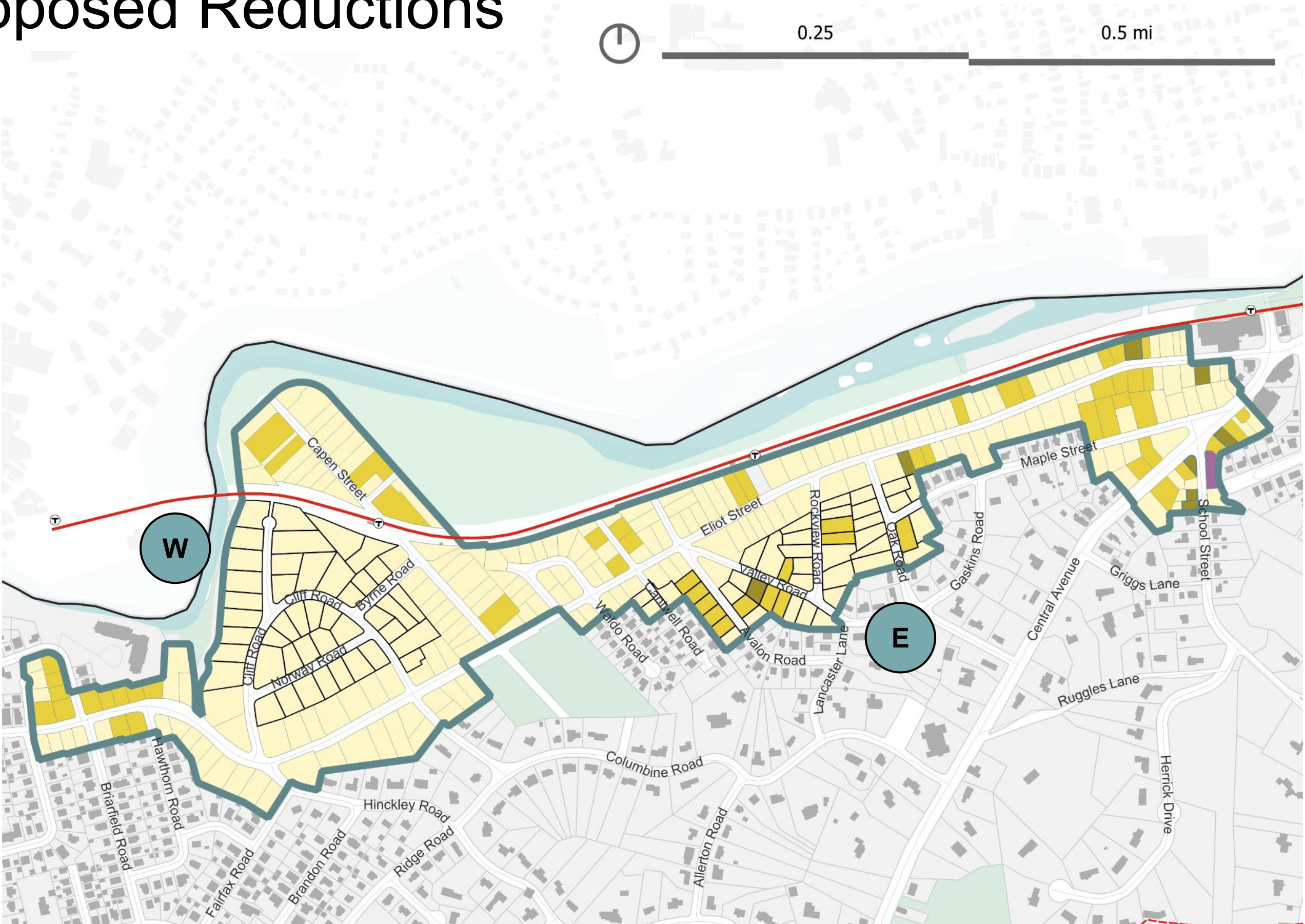


# Eliot St Corridor: Proposed Reductions

Existing Unit Count per Parcel Analysis

	W	E	ALL
Single-Family	43 100%	33 72%	268 80%
2-Family	0	12 26%	58 17%
3-Family	0	1 2%	8 3%

- Single Family
- 2-Family
- 3-Family
- Mixed Use

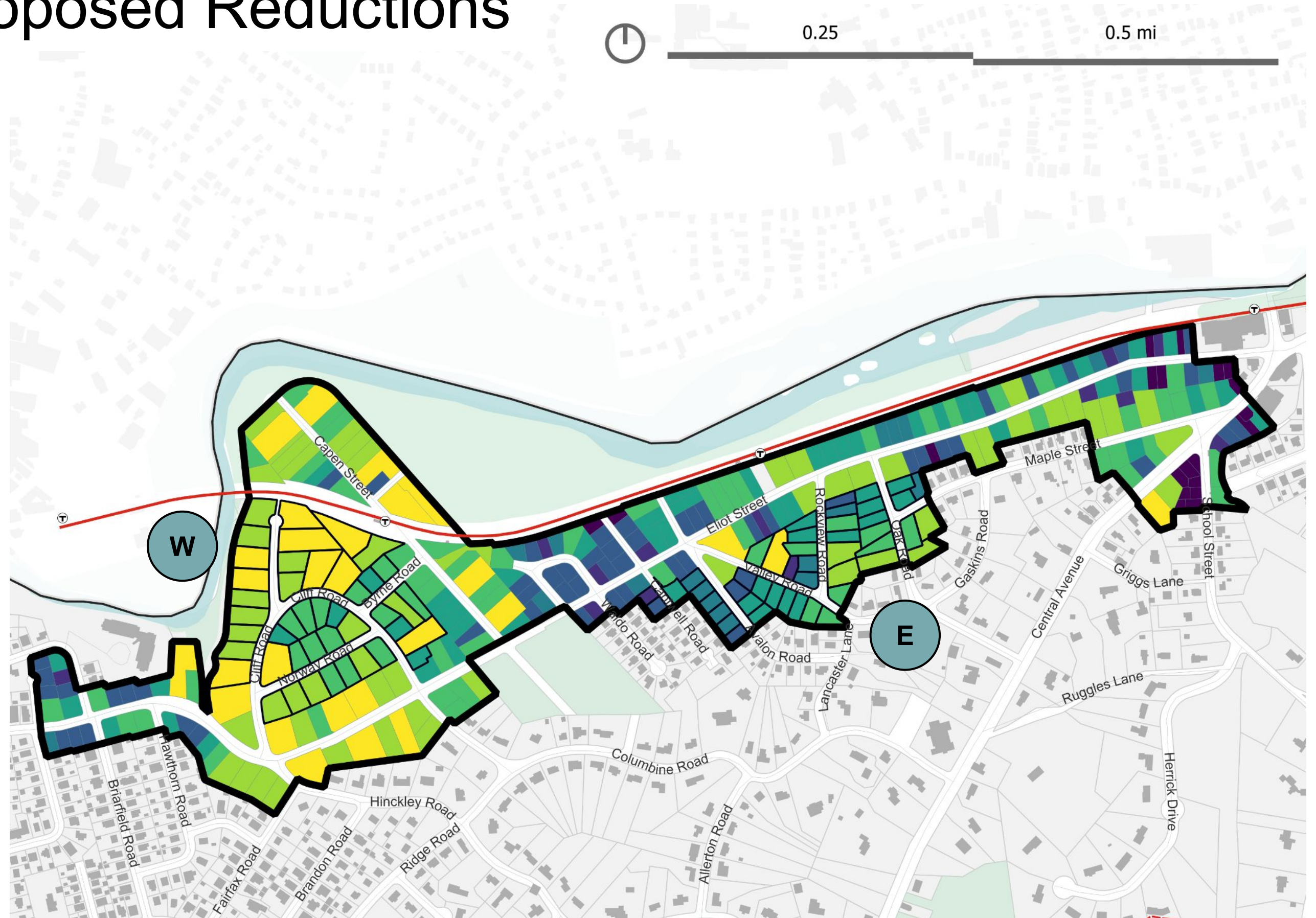




# Eliot St Corridor: Proposed Reductions

## Existing Parcel Size Analysis

Sq ft	W	E	ALL
Under 4,500	0	0	6%
4500-5,000	0	4%	4%
5,000-6,000	0	11%	18%
6,000-6,250	0	20%	5%
6,250-7,500	12%	32%	19%
7,500-10,000	30%	20%	22%
10,000-15,000	35%	11%	18%
15,000+	23%	2%	8%

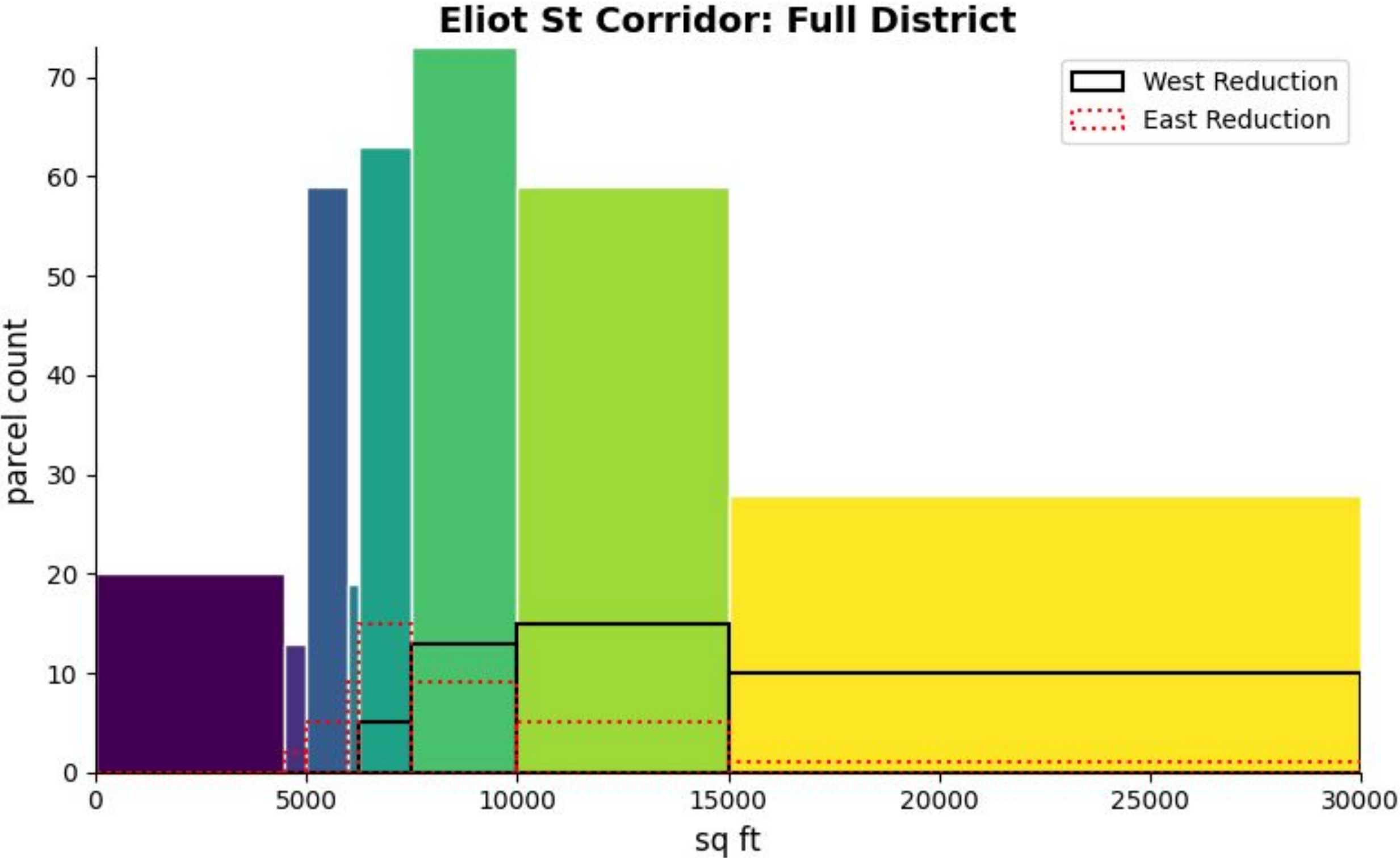




# Eliot St Corridor: Proposed Reductions

Existing Parcel Size Analysis

Sq ft	W	E	ALL
Under 4,500	0	0	6%
4500-5,000	0	4%	4%
5,000-6,000	0	11%	18%
6,000-6,250	0	20%	5%
6,250-7,500	12%	32%	19%
7,500-10,000	30%	20%	22%
10,000-15,000	35%	11%	18%
15,000+	23%	2%	8%





# Blue Hills “Triplex” Revisited

## Existing Unit Count per Parcel Analysis

	<b>W</b>	<b>E</b>	<b>Current</b>
Single-Family	<b>30</b> 40%	<b>21</b> 34%	<b>36</b> 62%
2-Family	<b>36</b> 48%	<b>37</b> 61%	<b>12</b> 20%
3-Family	<b>3</b> 4%	<b>0</b>	<b>1</b> 2%
4-Family	<b>0</b>	<b>0</b>	<b>1</b> 2%
6-Family	<b>1</b> 1%	<b>0</b>	<b>0</b>
Non-resi	<b>5</b> 7%	<b>3</b> 5%	<b>8</b> 14%





# Blue Hills “Triplex” Revisited

Existing Parcel Size Analysis

Sq ft	W	E	Current
Under 4,500	37%	33%	11%
4500-5,000	17%	30%	11%
5,000-6,000	17%	23%	24%
6,000-6,250	0%	3%	7%
6,250-7,500	8%	7%	19%
7,500-10,000	13%	3%	5%
10,000-15,000	5%	1%	12%
15,000+	3%	0%	11%

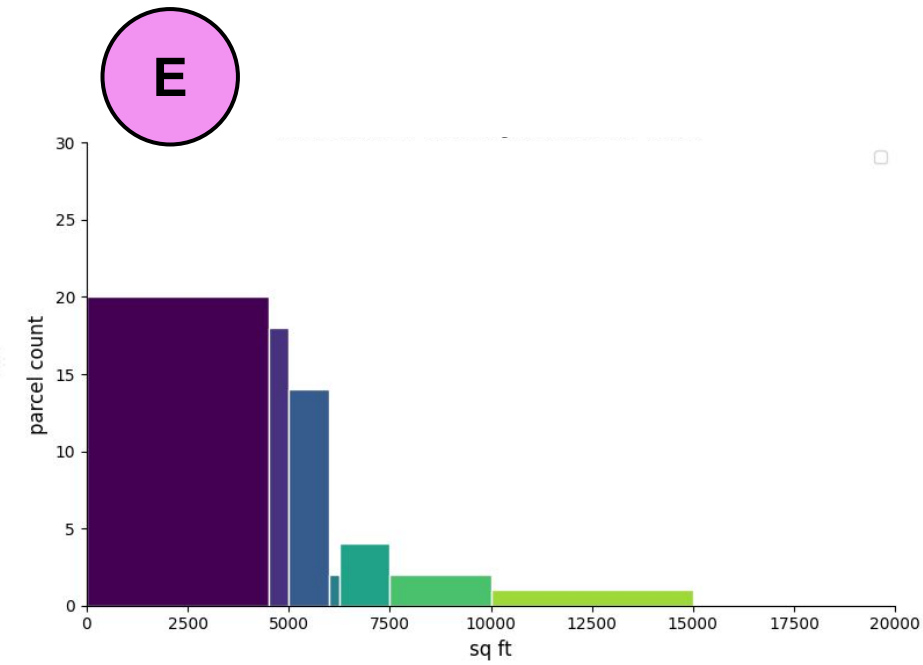
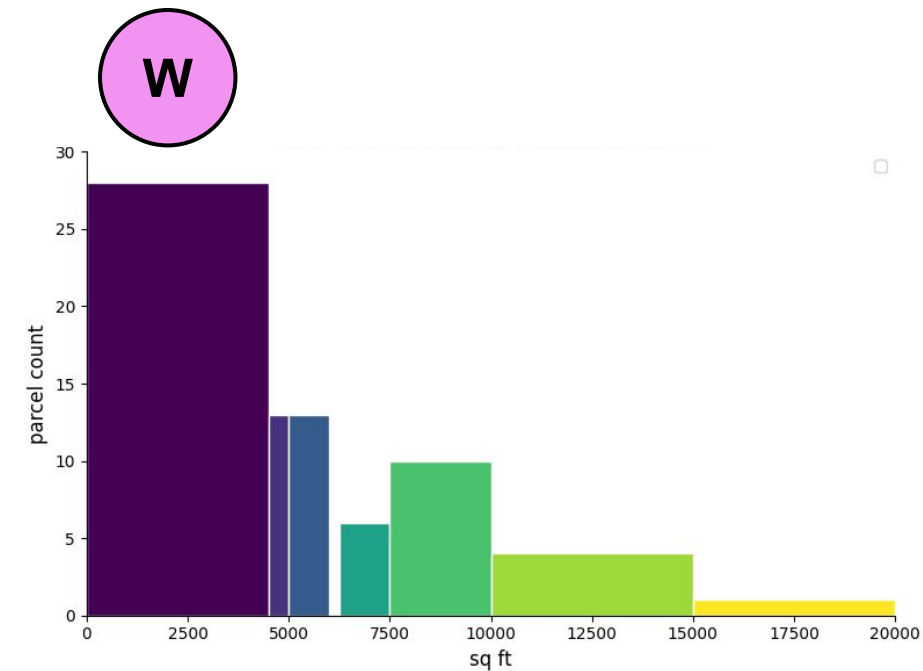
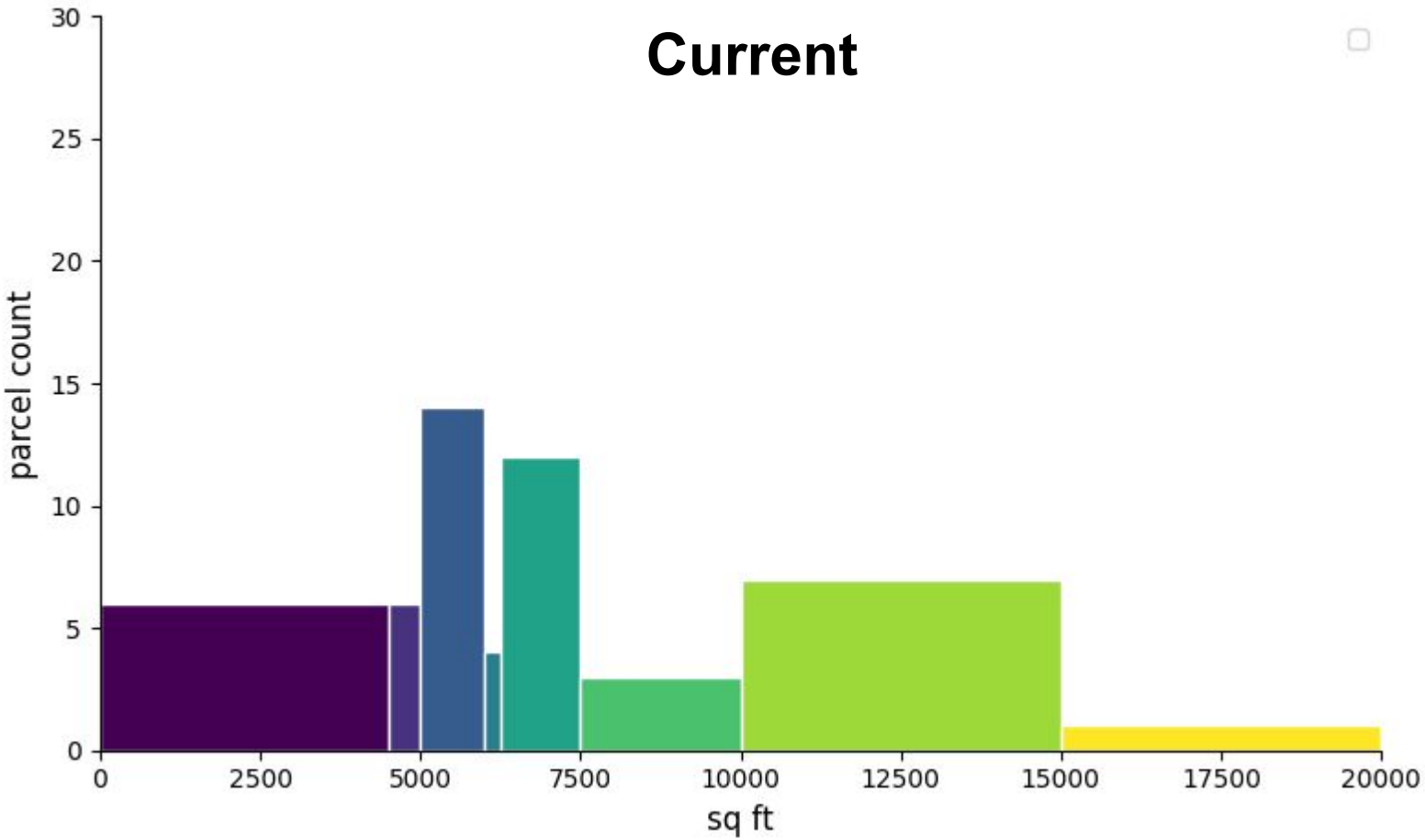




# Blue Hills “Triplex” Revisited

## Existing Parcel Size Analysis

Sq ft	W	E	Current
Under 4,500	37%	33%	11%
4500-5,000	17%	30%	11%
5,000-6,000	17%	23%	24%
6,000-6,250	0%	3%	7%
6,250-7,500	8%	7%	19%
7,500-10,000	13%	3%	5%
10,000-15,000	5%	1%	12%
15,000+	3%	0%	11%



# Summary Comparison Table

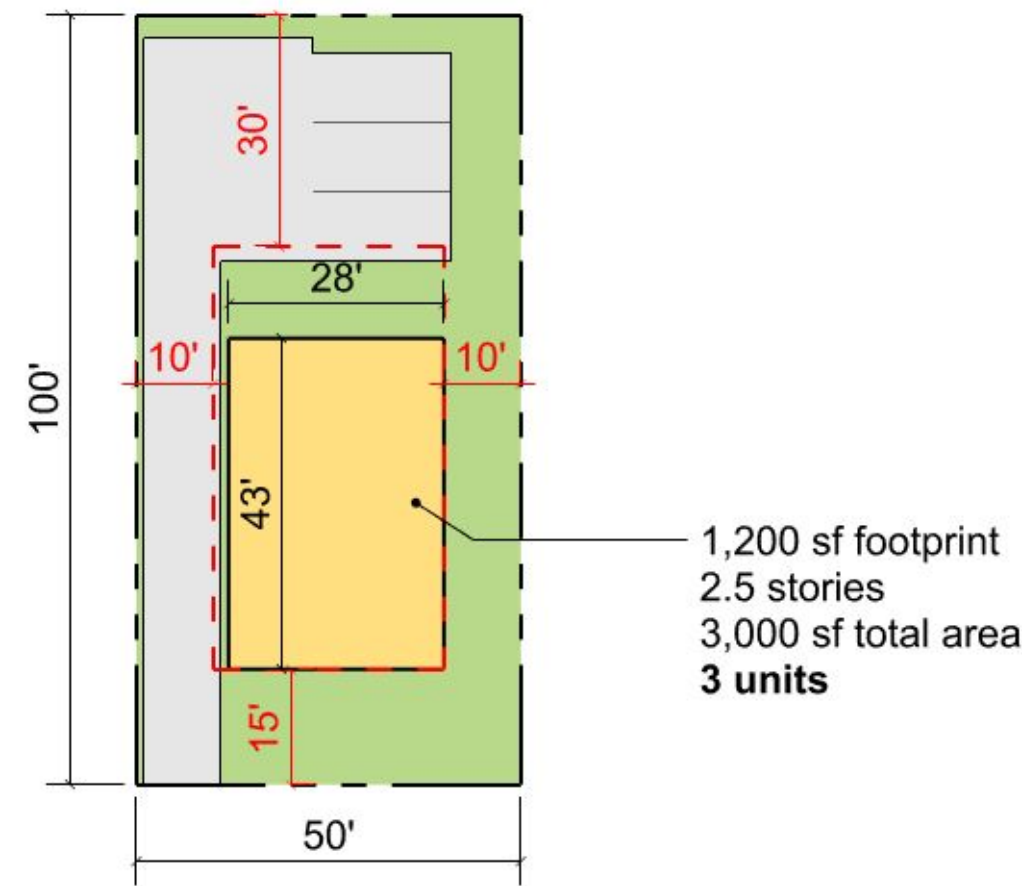
	Existing Units			Parcel Size (sq ft)							
Geography	SF	2-unit	3+	0-4,500	4,500-5,000	5,000-6,000	6,000-6250	6,250-7,500	7,500-10,000	10,000-15,0000	15,000+
Eliot Street Corridor - All	80%	58%	8%	6%	4%	18%	5%	19%	22%	18%	8%
Eliot Street Corridor - W	100%	0	0	0	0	0	0	12%	30%	35%	18%
Eliot Street Corridor - E	72%	26%	2%	0	4%	18%	5%	19%	22%	18%	8%
Blue Hills Pkwy Corridor	62%	20%	4%	11%	11%	24%	7%	19%	5%	12%	11%
Blue Hills - W	40%	48%	5%	37%	17%	17%	0	8%	13%	5%	3%
Blue Hills - E	34%	61%	0	33%	30%	23%	3%	7%	3%	1%	0

# Small-Lot Existing Residential Buildout

5,000 sf Parcel, 3 Units - typical Eliot Street Corridor lot

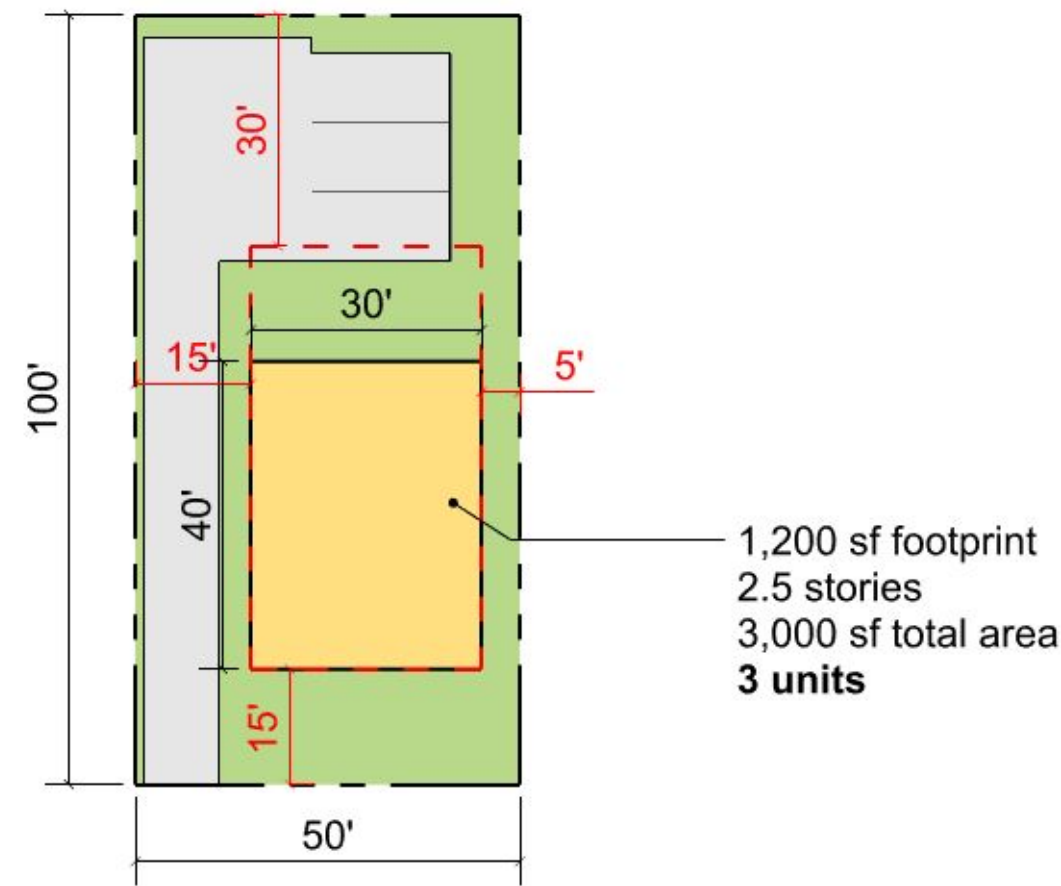
**Recommended Zoning Parameters**

- 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**

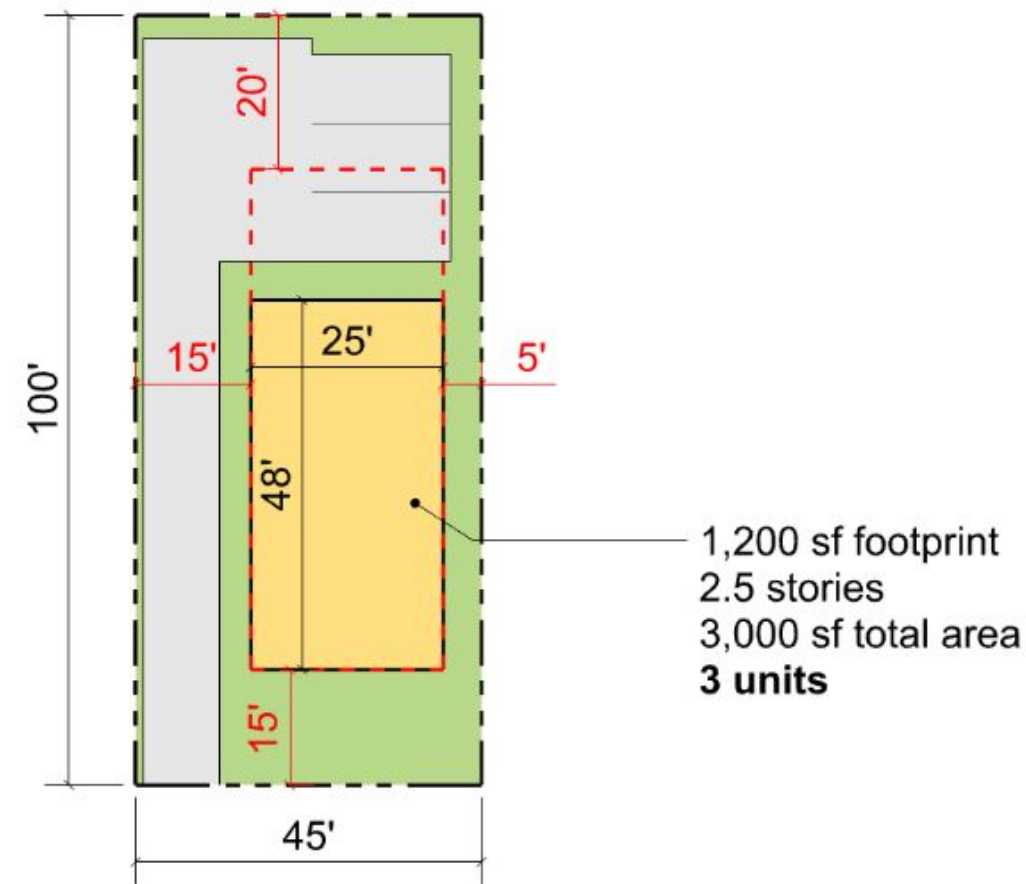


# Small-Lot Existing Residential Buildout

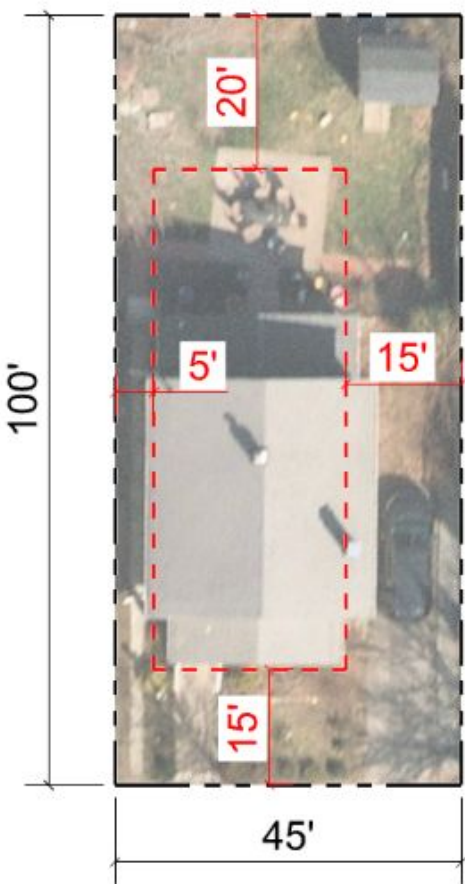
4,500 sf Deeper Parcel, 3 Units - prioritize front yard design experience

Recommended Zoning Parameters

- Front Setback: 15'
- Side Setbacks: 5' min. on either side, 20' min. total for both sides
- Rear Setback: 20'
- Max. Bldg Height: 2.5 stories
- Min. Parking Spaces: 1 per unit



1 Building - Asymmetrical Side Setbacks



Similar Existing Parcel

Building Coverage = 26.7%  
Building + Parking/Paving Coverage = 66.8%  
Open Space = **33.2%**

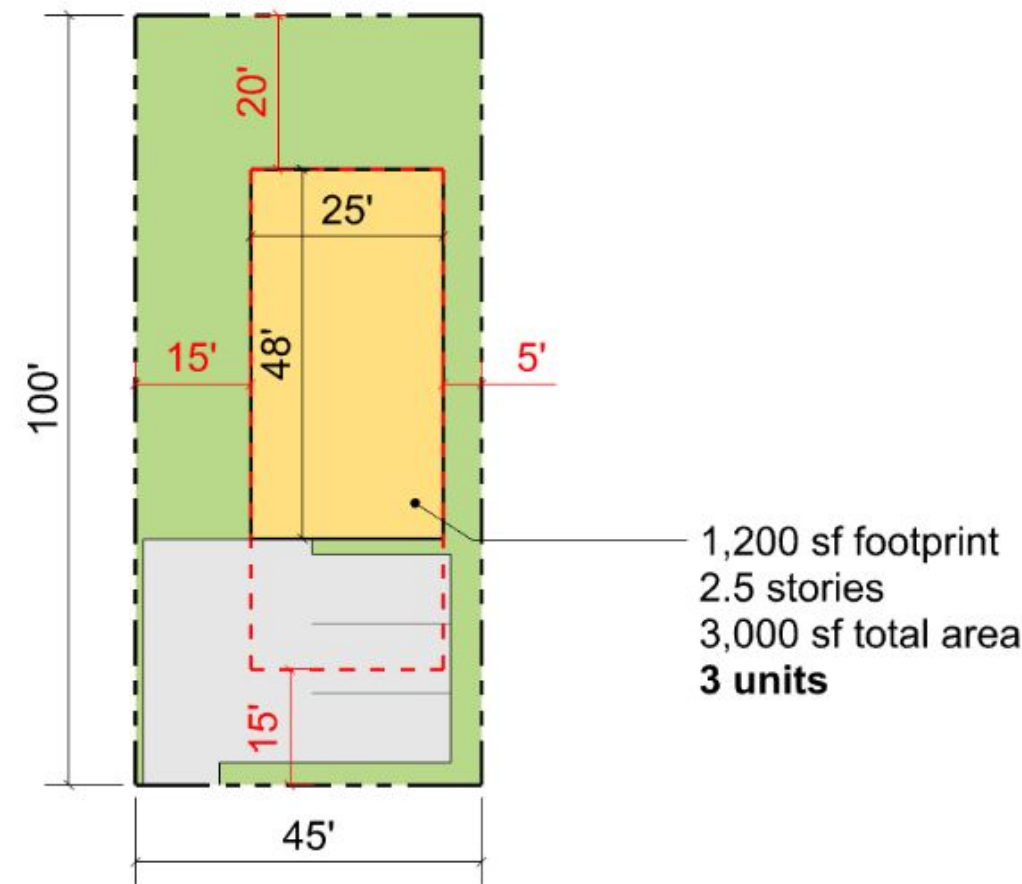
**Open Space below 40%**

# Small-Lot Existing Residential Buildout

4,500 sf Deeper Parcel, 3 Units - prioritize 40% min. open space

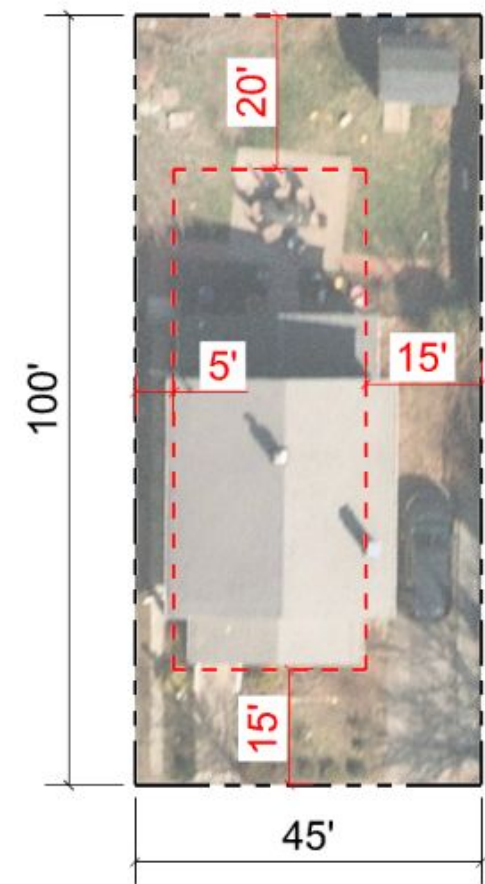
**Recommended Zoning Parameters**

- Front Setback: 15'
- Side Setbacks: 5' min. on either side, 20' min. total for both sides
- Rear Setback: 20'
- Max. Bldg Height: 2.5 stories
- Min. Parking Spaces: 1 per unit



**1 Building - Asymmetrical Side Setbacks**

Building Coverage = 26.7%  
Building + Parking/Paving Coverage = 52.3%  
Open Space = 47.7%



**Similar Existing Parcel**

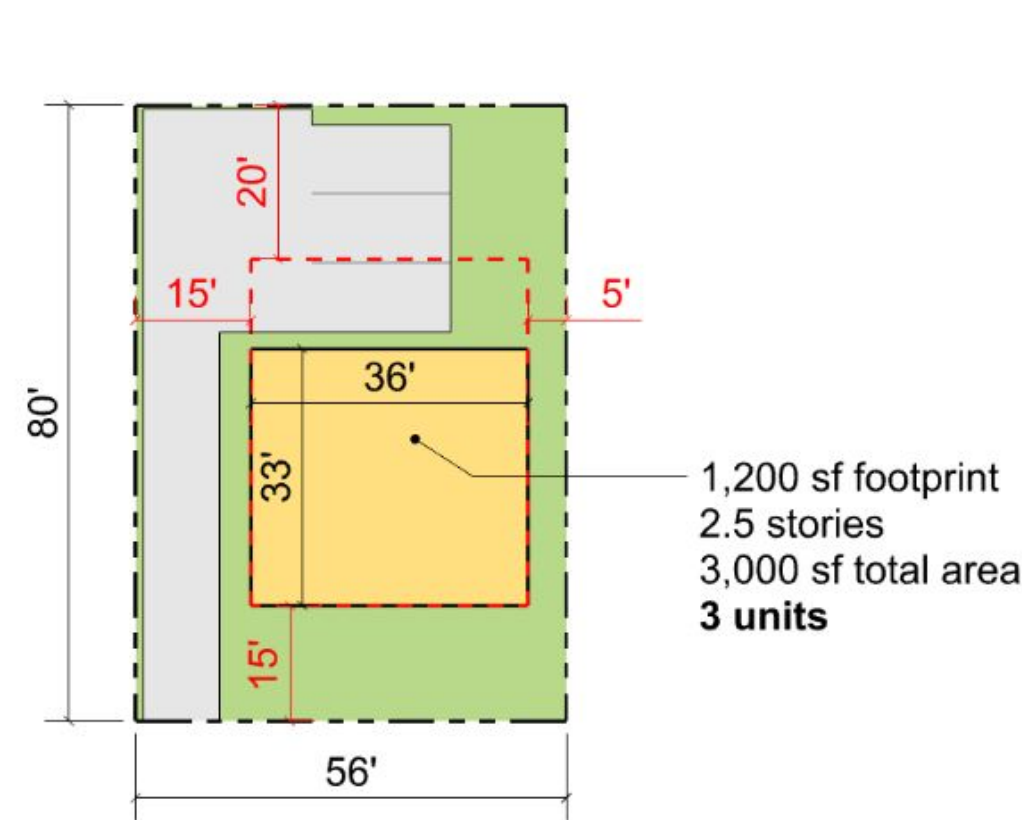


# Small-Lot Existing Residential Buildout

4,500 sf Squarish Parcel, 3 Units - prioritize front yard design experience

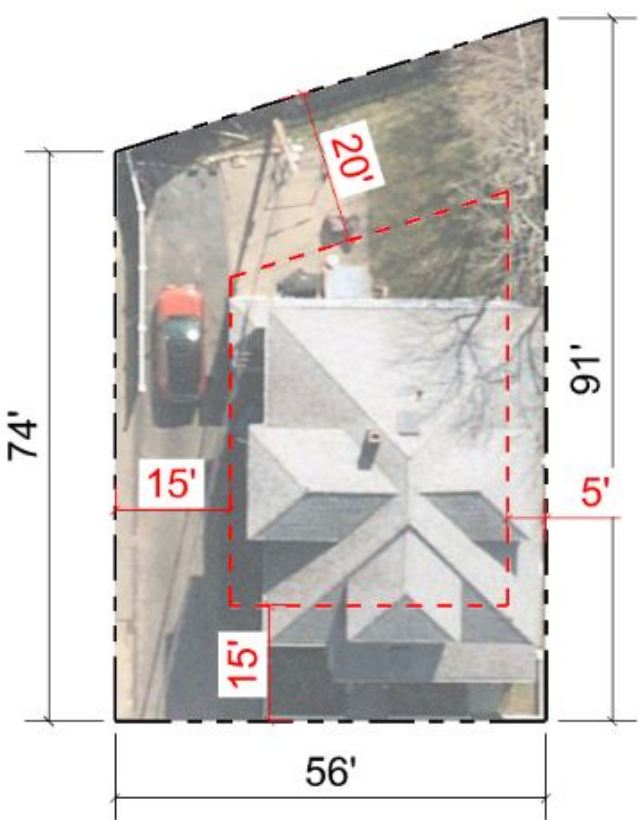
**Recommended Zoning Parameters**

- Front Setback: 15'
- Side Setbacks: 5' min. on either side, 20' min. total for both sides
- Rear Setback: 20'
- Max. Bldg Height: 2.5 stories
- Min. Parking Spaces: 1 per unit



**1 Building - Asymmetrical Side Setbacks**

Building Coverage = 26.7%  
Building + Parking/Paving Coverage = 62.9%  
Open Space = **37.1%**



**Similar Existing Parcel**

**Open Space below 40%**

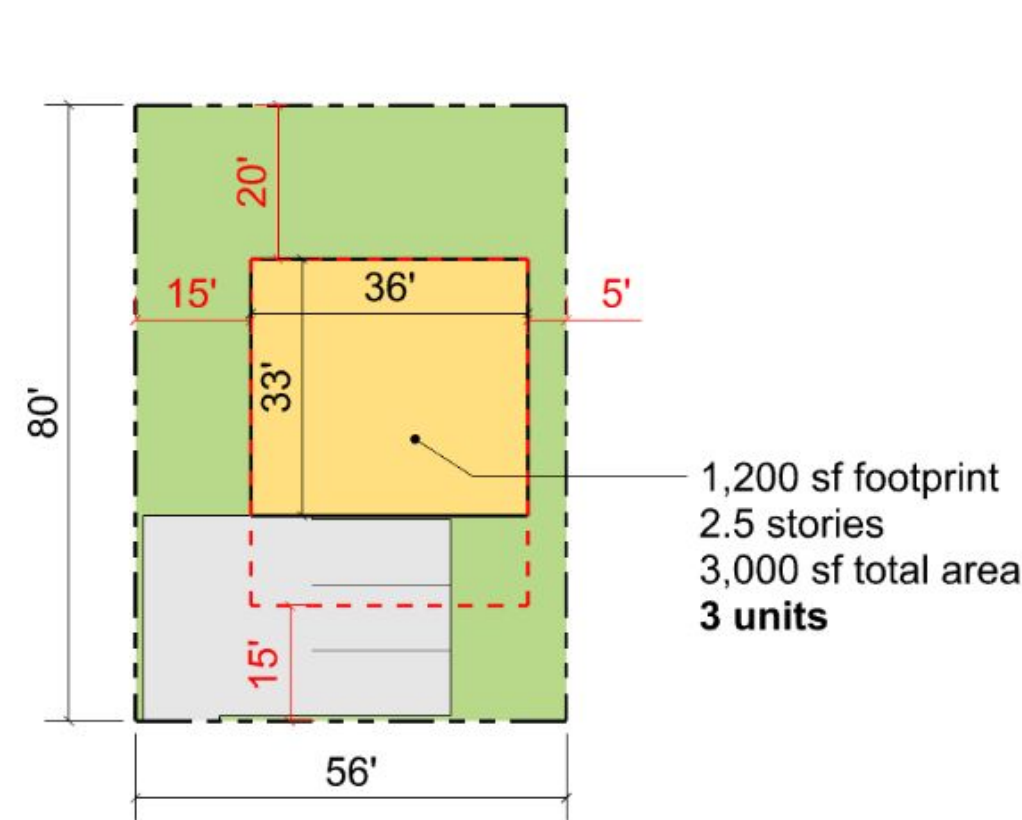


# Small-Lot Existing Residential Buildout

4,500 sf Squarish Parcel, 3 Units - prioritize 40% min. open space

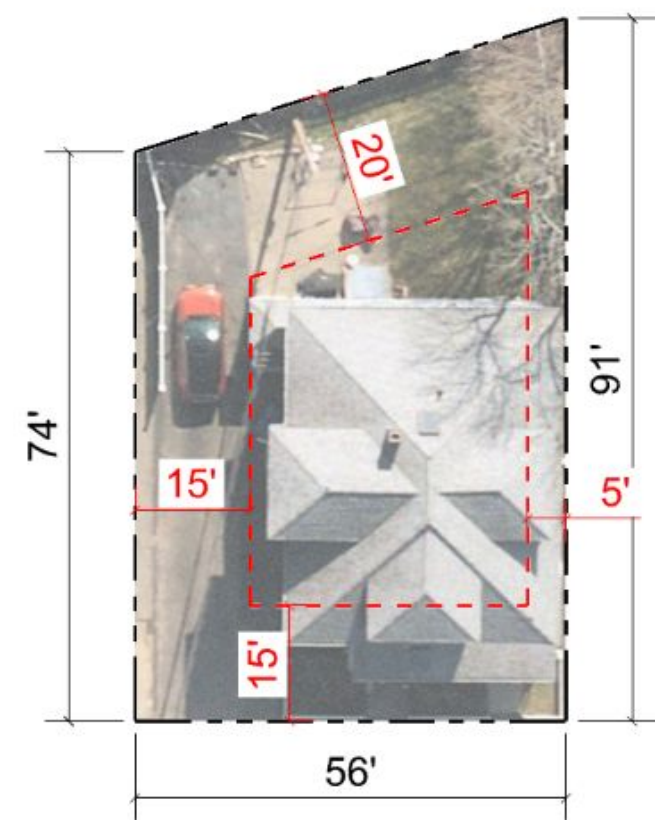
**Recommended Zoning Parameters**

- Front Setback: 15'
- Side Setbacks: 5' min. on either side, 20' min. total for both sides
- Rear Setback: 20'
- Max. Bldg Height: 2.5 stories
- Min. Parking Spaces: 1 per unit



**1 Building - Asymmetrical Side Setbacks**

Building Coverage = 26.7%  
Building + Parking/Paving Coverage = 49.7%  
Open Space = 50.3%



**Similar Existing Parcel**



# Small-Lot Existing Residential Buildout Blue Hill East

**4,500 sf Parcels, Approximately 3,000 GSF (3 units) , FAR .67**



**Laurel Road**



# Small-Lot Existing Residential Buildout Blue Hill East

**4,500 sf Parcels, Approximately 3,000 GSF (3 units) , FAR .67**



**Kahler Avenue**



# Small-Lot Existing Residential Buildout Eliot Street

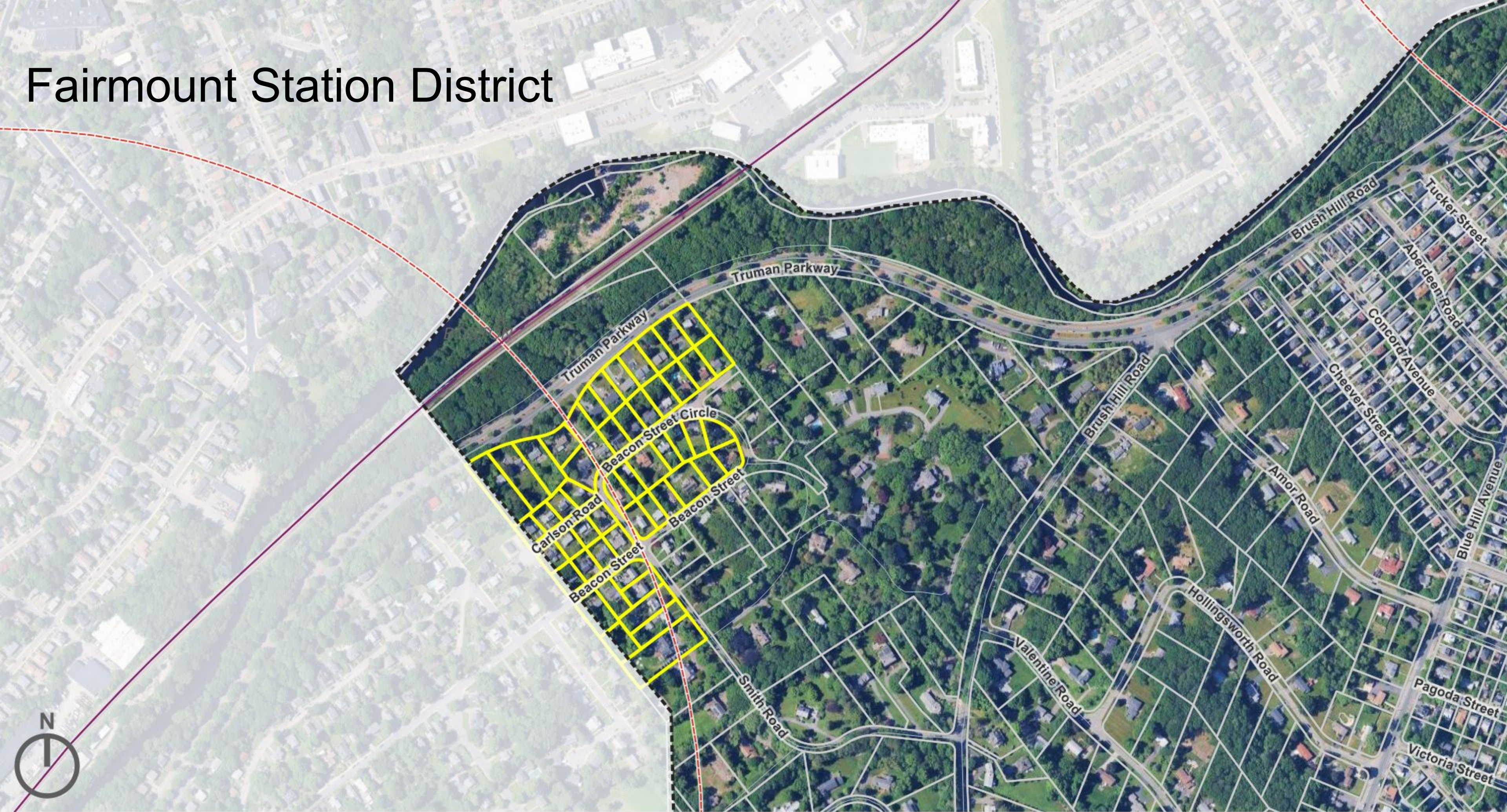
**6,000 sf Parcels, Approximately 3,000 GSF (3 units) , FAR .5**



**Eliot Street**



# Fairmount Station District





# 501 Randolph Ave

**Owner:** Milton Academy (Institutional, Excluded)  
**Acreage:** 8.24 acres

## Excluded Land Regulations for Institutional Land

Current EOHLC Regulations, as revised, added the following language to qualify limited situations where EOHLC reserves the discretion to designate otherwise excluded institutional land as developable land. See the redline below for the text change made to the Regulations. 501 Randolph does not meet this criteria.

Excluded Land means land areas on which it is not possible or practical to construct Multi-family housing. For purposes of 760 CMR 72.00, Excluded Land is defined by reference to the ownership, use codes, use restrictions, and hydrological characteristics in MassGIS and consists of the following:

- (a) All Publicly-owned land, except for Lots or portions of Lots determined to be Developable public land.
- (b) All rivers, streams, lakes, ponds and other surface waterbodies.
- (c) All wetland resource areas, together with a buffer zone around wetlands and waterbodies equivalent to the minimum setback required by 310 CMR 15.00: *The State Environmental Code, Title 5: Standard Requirements for the Siting, Construction, Inspection, Upgrade and Expansion of On-site Sewage Treatment and Disposal Systems and for the Transport and Disposal of Septage.*
- (d) Protected open space and recreational land that is legally protected in perpetuity (for example, land owned by a local land trust or subject to a conservation restriction), or that is likely to remain undeveloped due to functional or traditional use (for example, cemeteries).
- (e) All Public rights-of-way and Private rights-of-way.
- (f) Privately-owned land on which development is prohibited to protect private or public water supplies, including, but not limited to, Zone I wellhead protection areas and Zone A surface water supply protection areas.
- (g) Privately-owned land used for educational or institutional uses such as a hospital, prison, electric, water, wastewater or other utility, museum, or private school, college or university. If privately owned land that would otherwise be excluded is no longer being used for such educational or institutional uses, EOHLC may determine that such land no longer being so used is Developable Land.



# Updates being considered

## Remove:

Eliot E

-or-

Eliot W

## Swap in:

Blue Hills E

-or-

Blue Hills W

-or-

Fairmount Station District

## Zoning Parameters:

Blue Hills E & W  
Based on Blue Hills Pkwy Corr.

Key Model Inputs						
Max. units/ acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Min. % Open Space
30	0.67	n/a	4,500 sf	1	2.5	30%

Fairmount Station District  
Same as Eliot St Corridor Tiers

# 2025 Rapid Transit Community Plan - 1

Notes:  
\* 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)  
**\*\* Removed Eliot E**  
\*\*\* Tiering is same as Eliot St Corridor

Eliot Delta: 813 > 690 (-123)		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	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	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%	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%



# 2025 Rapid Transit Community Plan - 2

Notes:  
\* 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)  
**\*\* Removed Eliot W**  
\*\*\* Tiering is same as Eliot St Corridor

Eliot Delta: 813 > 659 (-154)		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	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	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%	411	43.2	43.2	9.5	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2**	n/a	0.4	4	10,000 sf	1	2.5	40%	176	15	15	11.7	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3**	n/a	0.27	4	15,000 sf	1	2.5	40%	72	9.5	9.5	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								2,493	132.3	127.4	15.6	not calculated	not calculated	not calculated	#%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

# 2025 Rapid Transit Community Plan - 3

Notes:  
\* 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)  
**\*\* Removed Eliot E**  
\*\*\* Modeled off Blue Hills Pkwy Corridor, with reduced min lot size and open space

Eliot Delta: 813 > 690 (-123)		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	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	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%	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
Blue Hills E***	30	0.67	n/a	4,500 sf	1	2.5	30%	149	7.63	7.63	19.5		contributing	contributing	3A
TOTAL								2,488	128.93	123.9	16.0	not calculated	not calculated	not calculated	#%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%



# 2025 Rapid Transit Community Plan - 4

Notes:  
\* 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)  
**\*\* Removed Eliot W**  
\*\*\* Modeled off Blue Hills Pkwy Corridor, with reduced min lot size and open space

Eliot Delta: 813 > 659 (-154)		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	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	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%	411	43.2	43.2	9.5	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2**	n/a	0.4	4	10,000 sf	1	2.5	40%	176	15	15	11.7	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3**	n/a	0.27	4	15,000 sf	1	2.5	40%	72	9.5	9.5	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
Blue Hills E***	30	0.67	n/a	4,500 sf	1	2.5	30%	149	7.63	7.63	19.5		contributing	contributing	3A
TOTAL								2,457	124.23	119.4	16.4	not calculated	not calculated	not calculated	#%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

# 2025 Rapid Transit Community Plan - 5

Notes:  
\* 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)  
**\*\* Removed Eliot E**  
\*\*\* Modeled off Blue Hills Pkwy Corridor, with reduced min lot size and open space

Eliot Delta: 813 > 690 (-123)		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	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	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%	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
Blue Hills W***	30	0.67	n/a	4,500 sf	1	2.5	30%	210	11.3	11.3	18.6		contributing	contributing	3A
TOTAL								2,549	132.6	127.5	16.0	not calculated	not calculated	not calculated	#%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%



# 2025 Rapid Transit Community Plan - 6

Notes:  
\* 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)  
**\*\* Removed Eliot W**  
\*\*\* Modeled off Blue Hills Pkwy Corridor, with reduced min lot size and open space

Eliot Delta: 813 > 659 (-154)		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	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	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%	411	43.2	43.2	9.5	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2**	n/a	0.4	4	10,000 sf	1	2.5	40%	176	15	15	11.7	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3**	n/a	0.27	4	15,000 sf	1	2.5	40%	72	9.5	9.5	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
Blue Hills W***	30	0.67	n/a	4,500 sf	1	2.5	30%	210	11.3	11.3	18.6		contributing	contributing	3A
TOTAL								2,518	127.9	123.0	16.4	not calculated	not calculated	not calculated	#%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%



# Randolph Ave & Access Rd

**Adjacency:**  
711 Randolph Ave

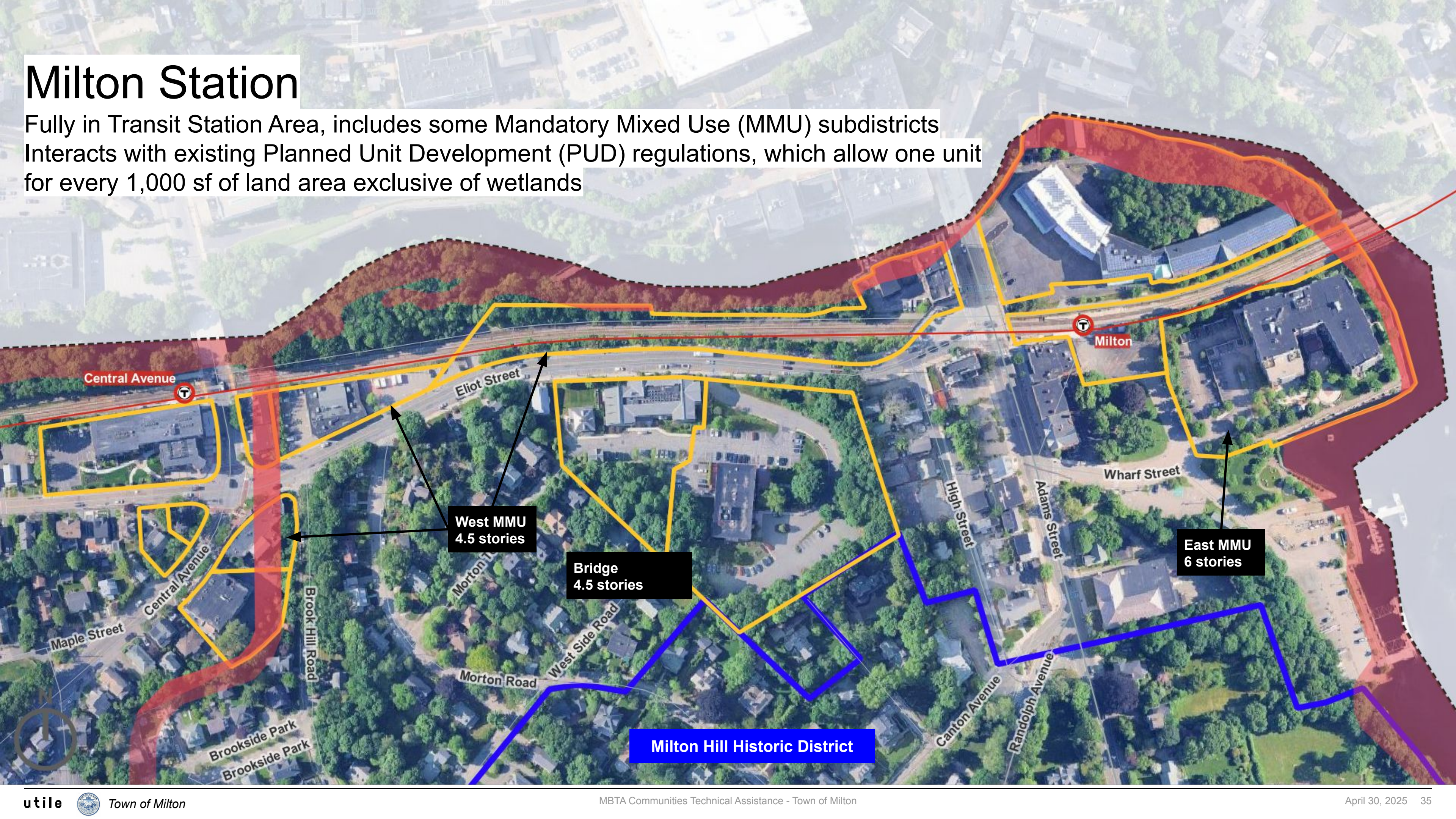
**Combined  
Ownership**

**40B Proposal  
40 units, ~1 acre**



# Milton Station

Fully in Transit Station Area, includes some Mandatory Mixed Use (MMU) subdistricts  
Interacts with existing Planned Unit Development (PUD) regulations, which allow one unit for every 1,000 sf of land area exclusive of wetlands





# St Pius

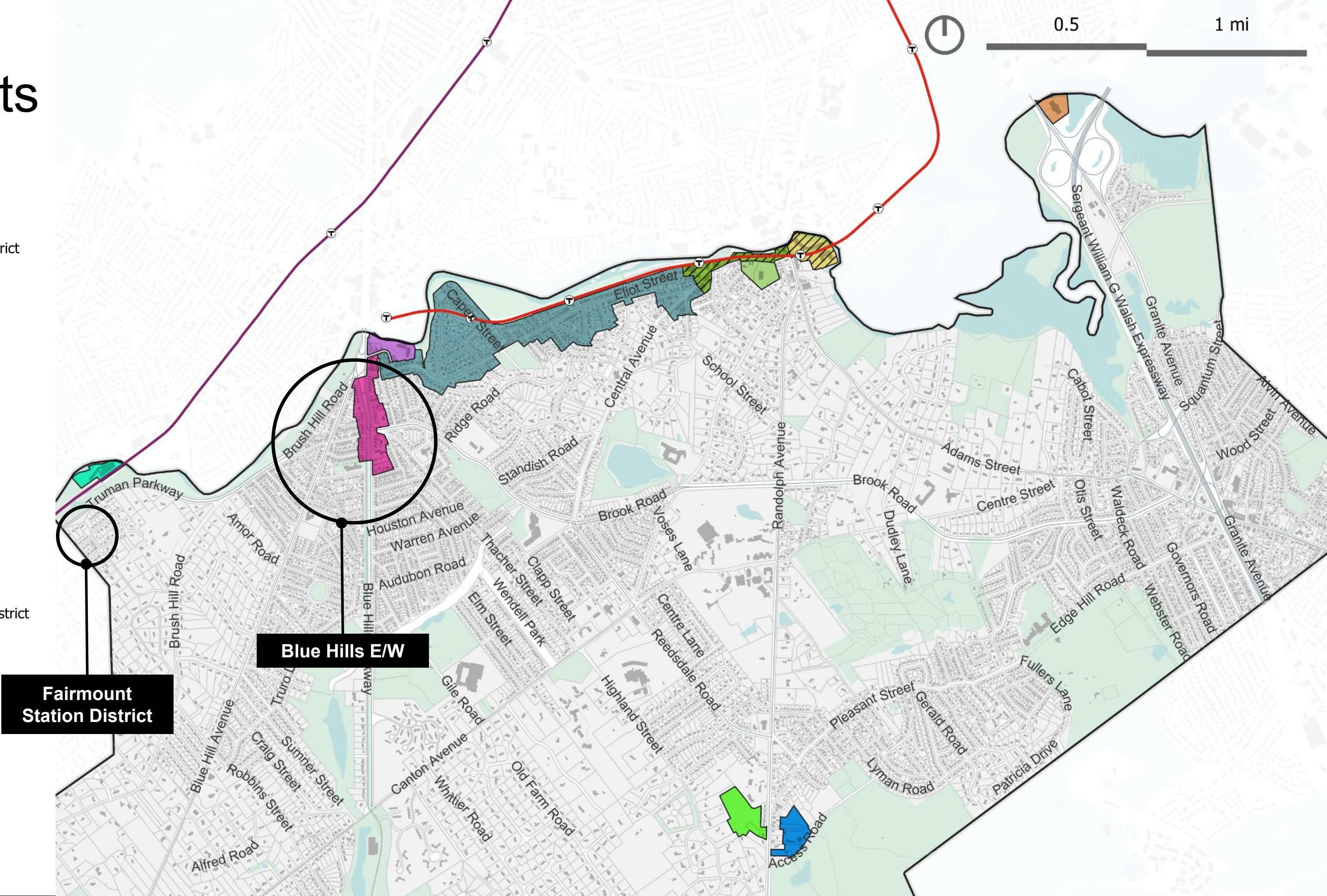
Readville Station  
Commuter Rail Stop  
0.5 Mile Radius





# All Subdistricts

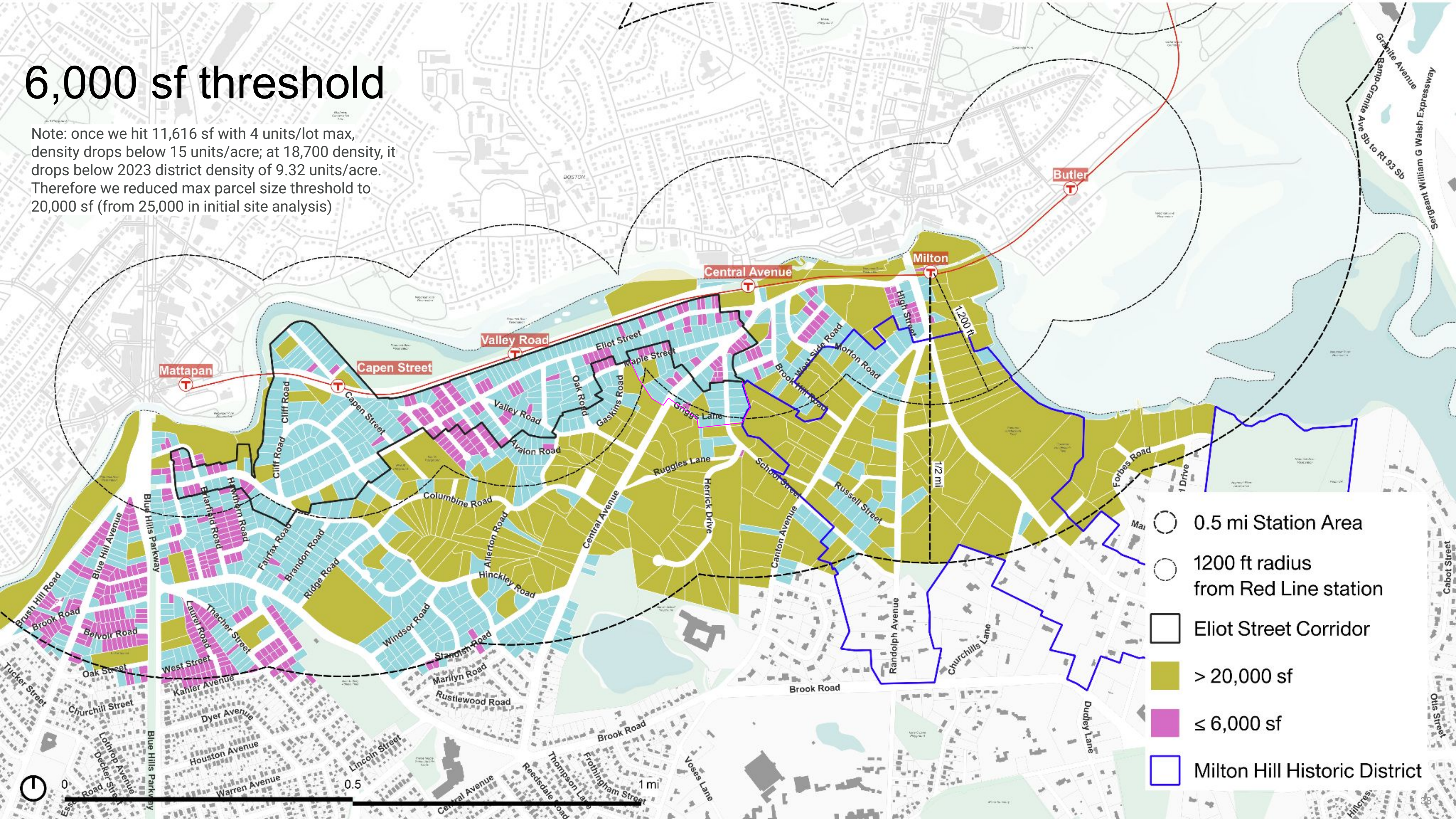
- Granite Ave North 3A District
- Blue Hills Parkway Corridor 3A District
- Mattapan Station 3A District
- Eliot Street Corridor 3A District
- Milton Station West MMU District
- Milton Station Bridge 3A District
- Milton Station East MMU District
- Papermill 3A District
- Randolph Ave / Access Road 3A District
- 711 Randolph Ave 3A 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)





# Planning Board's Adjacent Community Plan



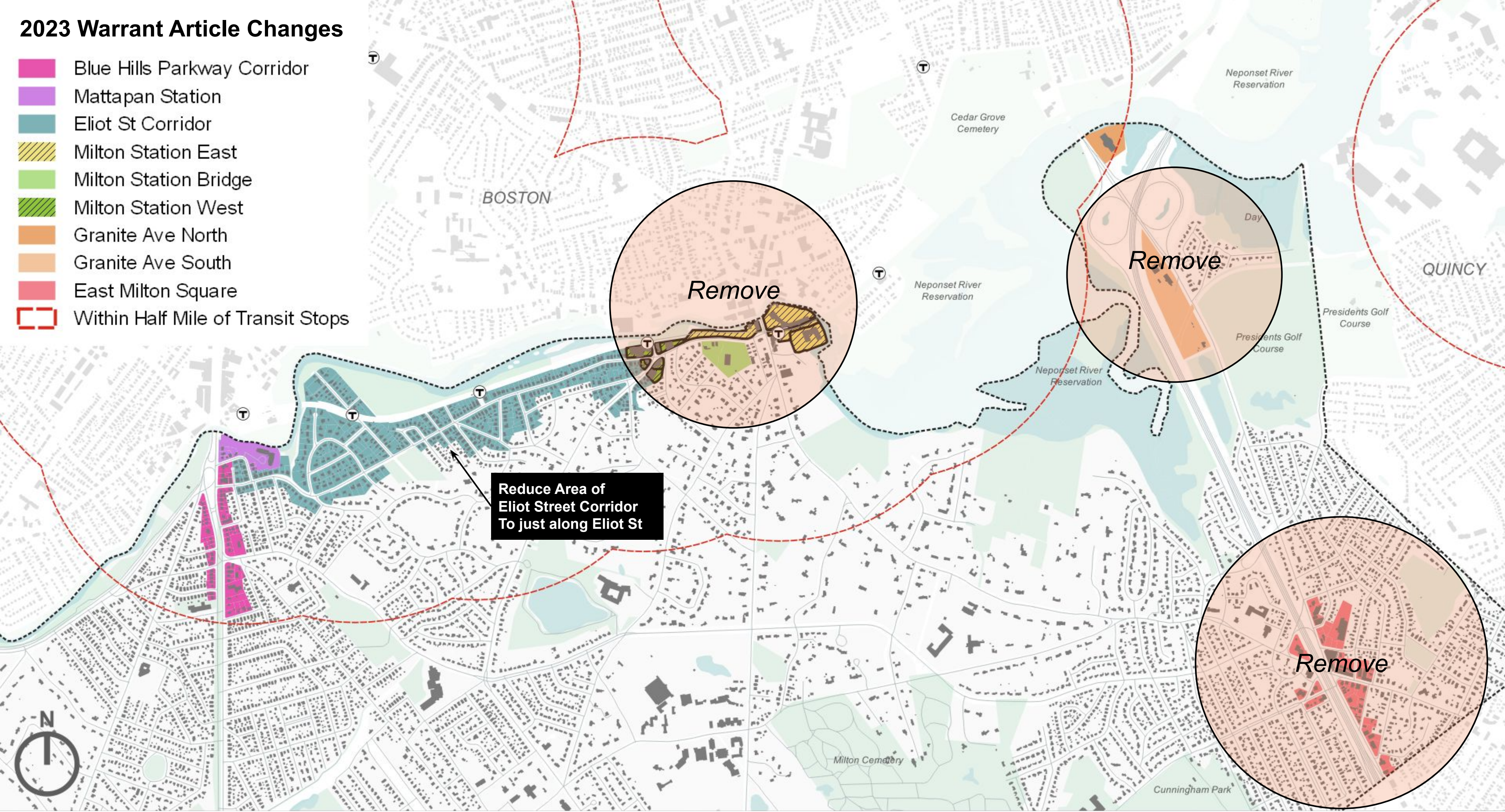
# Planning Board’s Adjacent Community Plan Targets

	<u>Milton’s Designation</u> Rapid Transit Community	<u>Planning Board’s</u> Adjacent Community	<u>Planning Board’s</u> “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



# 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.





# Planning Board’s Adjacent Community Compliance Summary

As Shown at Public Forum

	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)



# Next Steps

- 1. Which scenario would the Planning Board like to advance to Town Meeting?**
  - a. Rapid Transit Community Plan (Milton's Current Designation)
  - b. Planning Board's Adjacent Community Plan
  - c. Planning Board's Statute Plan
- 2. For the desired Town Meeting scenario, are any further refinements needed for 5/8 Meeting?**
- 3. Is the Planning Board ready to share one or more of these scenarios with EOHLC for review?**
- 4. Is the Planning Board requesting that Town Staff prepare a zoning article in line with the answer to #1?**



# Thank You!

