

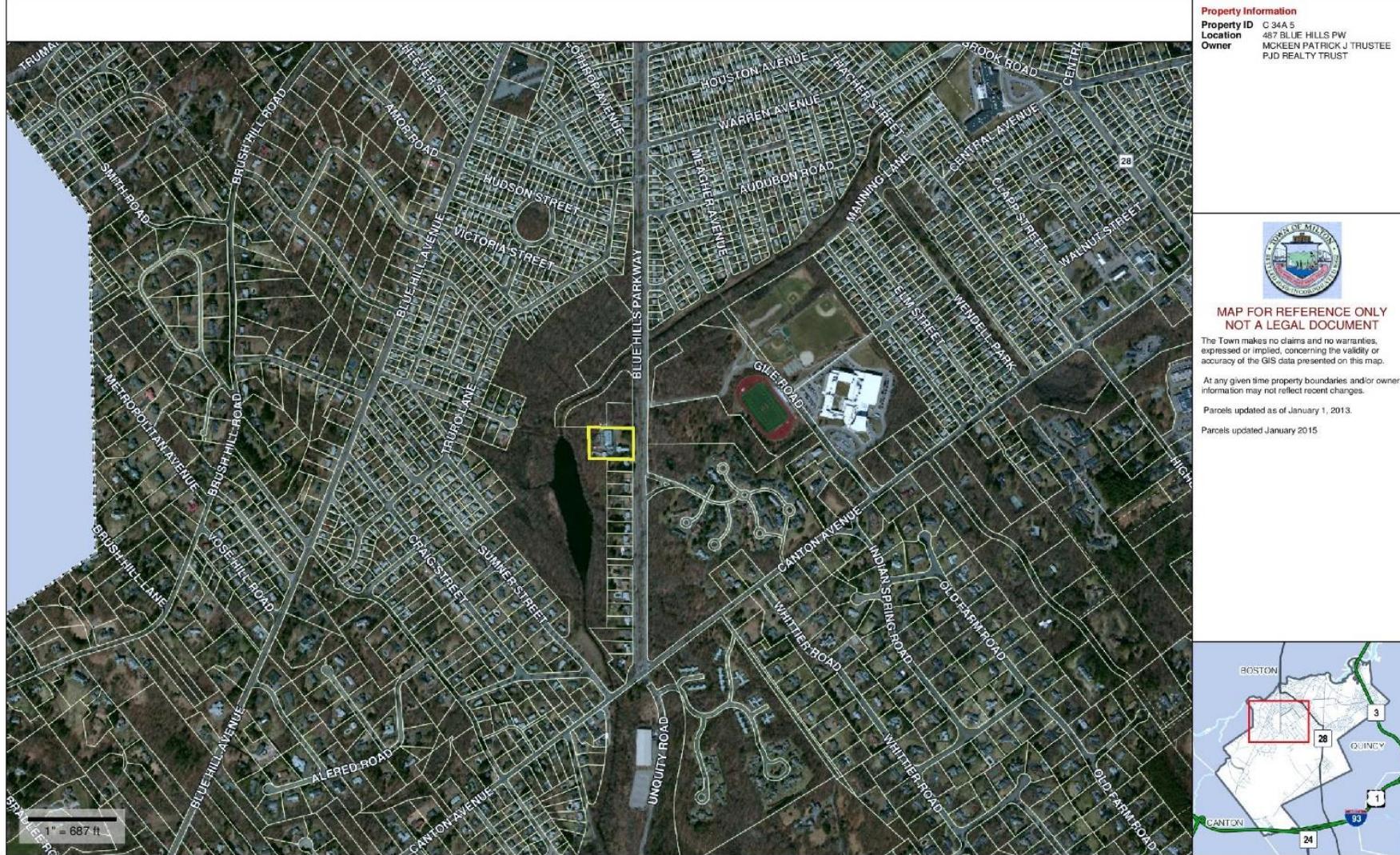
Selectmen Presentation – December 8, 2015



The Hole in the Donut

Town of Milton

October 26, 2015





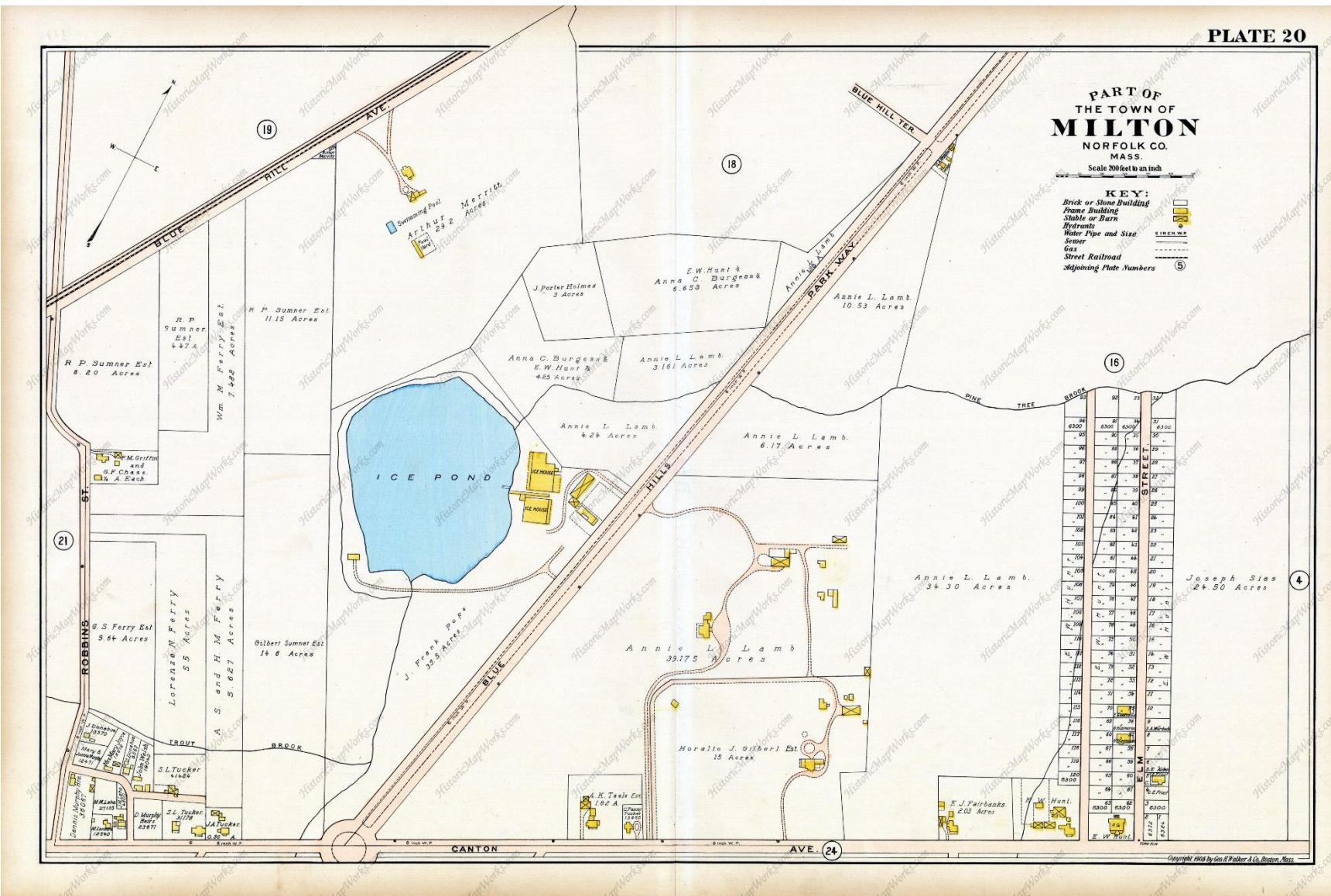


Commercial History/Ownership of the Site

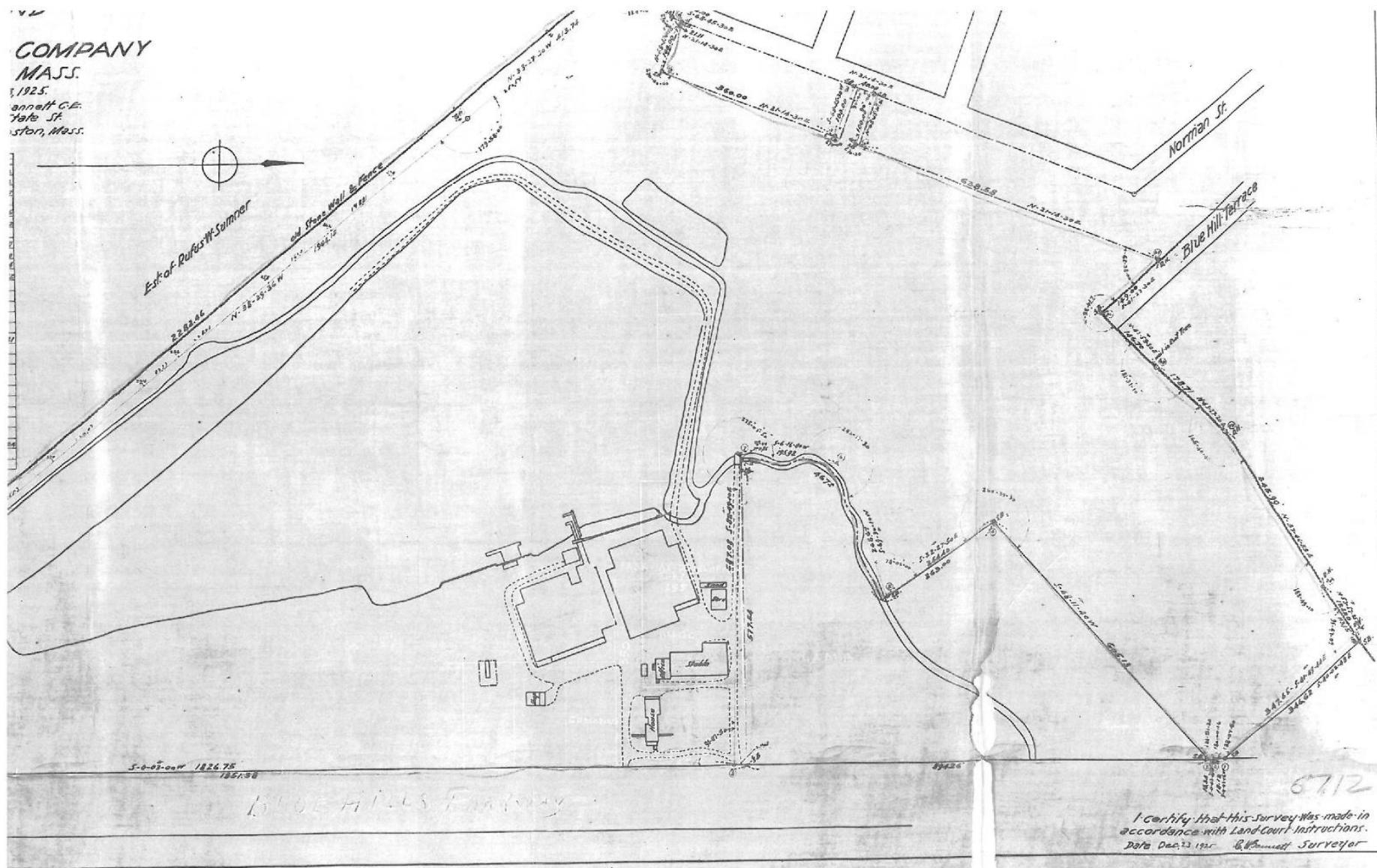
- John Myers – cabinet maker – deed of 1854
- James F. Pope – deed of 1881
- Blue Hill Ice Co. – deed of 1920
- Metropolitan Ice Co. – deed of 1924
- Eliot Creamery – deed of 1948
- Albert Rugo – architect – deed of 1955
- McKeen Family/McKeen Oil – deed of 1983

Survey of Pope's Pond Area – 1905

PLATE 20



Survey of Pope's Pond – 1925



1956 Boston Globe

They Still Cut Ice



Photos by Stanley A. Bauman

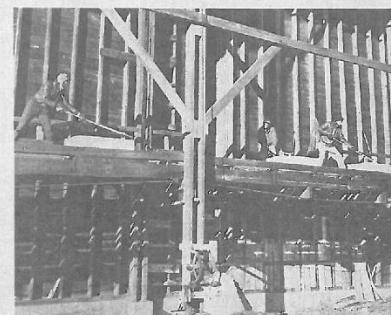
01/15
1956
Earliest natural ice cutting in nearly 40 years began in earnest the day after Christmas this Winter at the Fred J. Monte ice pond in North Easton, one of the few remaining ice harvest areas still left in Massachusetts.



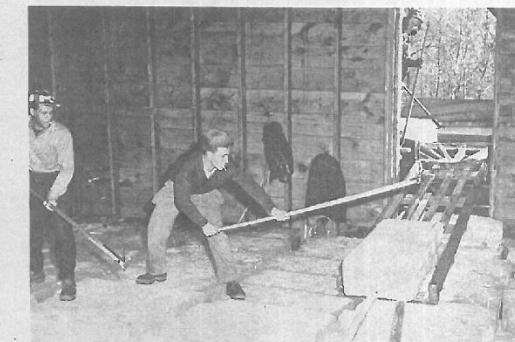
(Left) Aerial view shows how ice barges are channeled into area to be cut up from already cut portion of ice on pond. (Above) Richard S. Willis, Brockton, and Lawrence E. Tingley, South Easton, push the power-drive saw which cuts the 13-inch ice into sections, ready to be floated to the ice house.



(Right) After being cut, ice is pulled by chain into incline leading into the ice house. (Left) Pushing the floating ice cakes through water tower towards incline are (L to R.) Arthur Widberg and Edward Smith, both of Canton, Myron Dishian, South Easton, and John Petersen, Brockton.



The ice cakes travel along this runway which may be raised in the process of storing all the ice.

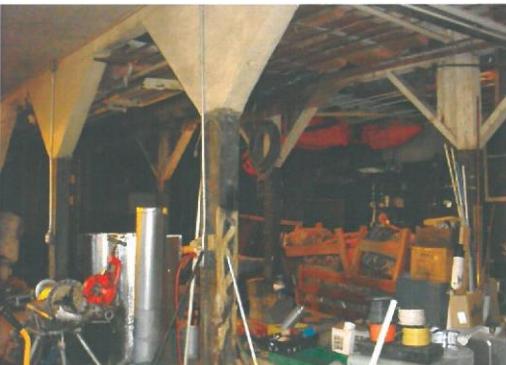


(L to R.) Anthony P. Andrade and Robert E. Andrews, both of Onset, make ready to grab an ice cake that has just entered the ice house.

The Property from Blue Hills Parkway



On-site Images



485-487 BLUE HILLS PARKWAY
01.12.2015

Current conditions/existing structures



Plan to replace existing structures with new



A rendered plan



Proposed Development Plan

- Replace existing buildings with new in same locations
- Barn replaced with market and café ~8,400 sf first floor
- Offices upstairs ~4,000 sf
- Three family replaced with small bank building ~4,000 sf (2,000 sf over 2,000 sf)
- Total tenantable space ~16,400 sf
- Parking ~65 spaces

Side by side comparison



485-487 BLUE HILLS PARKWAY
01.12.2015

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STA SPALDING TOUGIAS
ARCHITECTS, INC.
www.sta-llc.com



Street-view comparison



Re-activate the Pope's Pond Waterfront

- Property is surrounded on north and west by Town of Milton Conservation Land
- Create an enhanced connection to Pope's Pond area
- Provide outdoor seating and other amenities
- Develop walking path connecting to Pine Tree Brook Path
- Provide walkability from neighborhoods west of Pond

Imagine a new waterfront for Milton



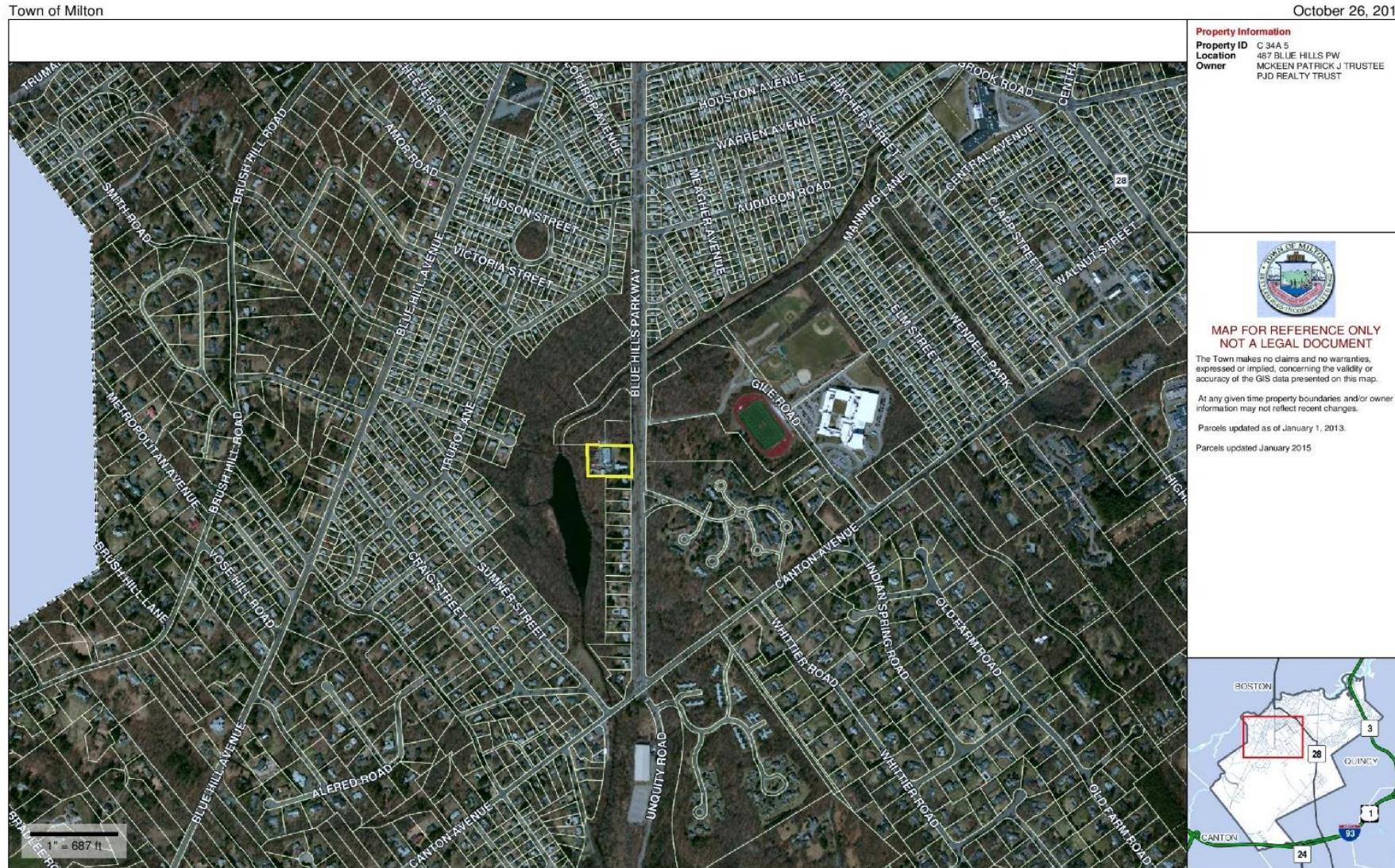
A view from the footbridge



A view in from the land in the rear



Let's talk traffic – the hub and the spokes



This is a mix of small uses that will generate traffic at different times of day

- Parkway is a state-owned roadway with fairly high volumes
- Reasonable number of trips in and out of the property will come from this volume
- Traffic volumes projected for the development – new trips
 - Weekday traffic volumes = 770 trips (385 in and 385 out)
 - Weekday peak traffic = PM peak = 94 trips
 - Saturday volumes = 604 trips (302 in and 302 out)
 - Saturday peak = midday = 94 trips
- Trip distribution – 50/50 distribution between N & S bound on BHP
 - Sumner Street = 5 vehicles during peak hour = 1 every 12 minutes
 - Blue Hill Terrace Street = 10 per peak hour = 1 every 6 minutes
 - Warren Avenue = 15 per peak hour = 1 every 4 minutes
 - Canton Avenue = 45 per peak hour

Questions/Comments

