



*Zoning for*

# **East Milton Square Milton**

## **Planning Board Meeting**

**September 28, 2023**



Photo: hshassoc.com.com

# Planning Board Meeting Agenda

- 1. Brief introduction**
- 2. Community engagement update**
  - Stakeholder interviews
  - Discuss 1<sup>st</sup> Community Forum and Survey
- 3. East Milton Square initial analysis**
- 4. East Milton Square initial zoning concepts**
- 5. Next steps**



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# Brief introduction

East Milton Square Zoning



Photo: hshassoc.com.com

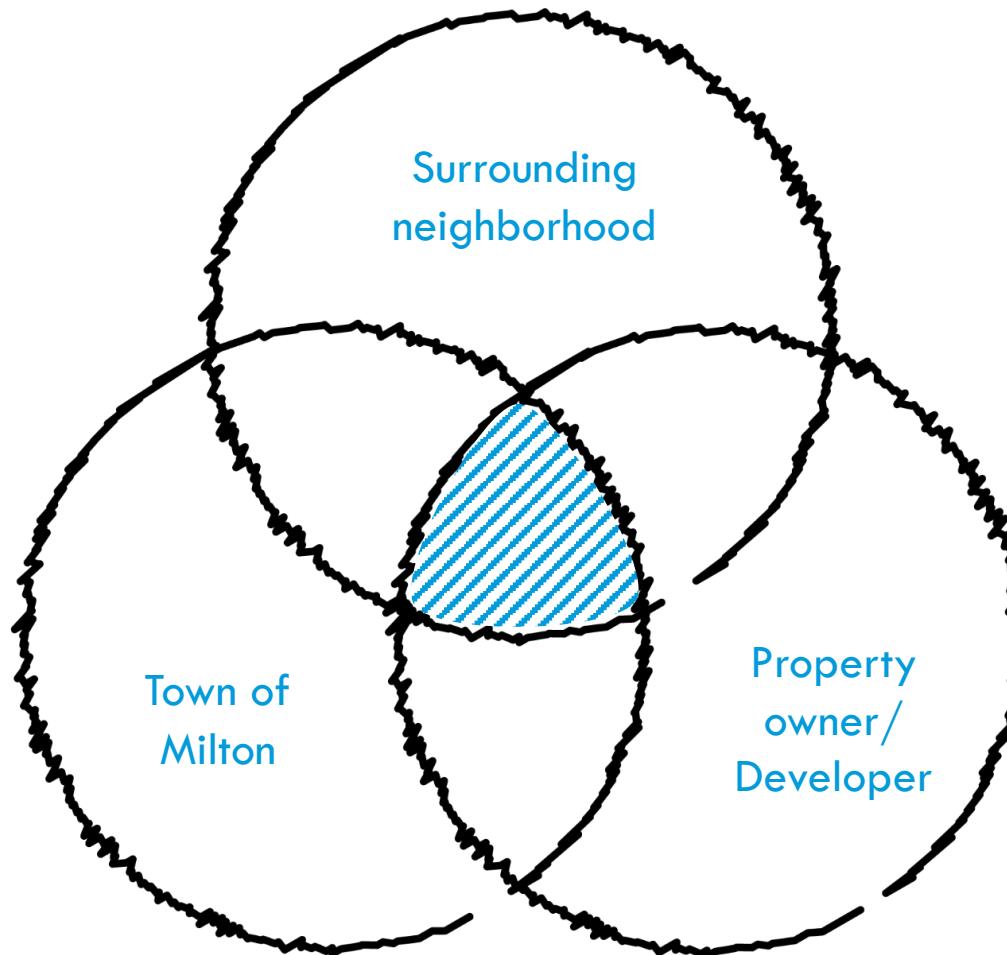
# Planning Board Study

Building on the concentrated efforts in East Milton Square over the past several years to **define zoning and design regulation recommendations for adoption at Town Meeting to proactively guide future investments.**

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# Proactively Guiding Development



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# Study Summary

## Phase 1 – Data Review and Kick-off

- 1.1 Review of past planning studies
- 1.2 Data analysis
- 1.3 Draft community engagement strategy
- 1.4 Initial considerations of zoning district

## Phase 2 – Preparation of Draft Zoning Concepts

- 2.1 Outreach to stakeholders
- 2.2 Development of initial zoning concepts
- 2.3 Presentation of initial zoning concepts

## Phase 3 – Preparation of Draft Zoning Language and Design Guidelines

- 3.1 Refinement of zoning and design concepts
- 3.2 Development of zoning language and design guidelines
- 3.3 Presentation of refined zoning

## Phase 4 – Preparation of Final Zoning for Preferred Zoning Approach

- 4.1 Finalization of zoning and design guidelines
- 4.2 Preparation for Public Hearings and Town Meeting
- 4.3 Presentation at Public Hearing

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# Study Summary

## Project Timeline

## Planning Board Meeting

## ● Public Forum

## East Milton Square Zoning Planning Board Meeting

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# Community engagement update

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# Community Engagement Approach

- Stakeholder interviews to understand context and build continuity
- Two primary Public Forums are features of the process paired with follow-up surveys
- Public Hearing to advance recommended zoning toward Town Meeting adoption
- **Community Engagement Plan**



# Stakeholder Interviews to Date

- Outreach to 21 stakeholders
- Wave 1 included the “Looking Forward”  
Steering Committee
- Wave 2 included the “Looking Forward”  
Working Group
- Phone interviews with 9 stakeholders to date



# Stakeholder Interviews Themes

- Interest and support for Planning Board advancing zoning and proactively planning
- Sensitive dynamics, trust, and fatigue
- Difficult recent development processes
- Concern focused on building height, traffic, and parking
- Varied opinions about East Milton Square serving neighborhood or larger community



# Community Forum Outline

## Outline Agenda and Approach

1. Welcome and study introduction
2. East Milton Square today
3. **Exploring potential zoning concepts**
  - **Interactive polling and exercises**
4. **Potential design guidelines**
  - **Interactive polling and exercises**
5. Examples of other rezoning efforts – Milton Village, others?
6. Other questions or thoughts
7. Next steps



# Community Forum Logistics

## 1. When – suggested dates include

- Thursday 11/2
- Monday 11/6
- Tuesday 11/7
- Wednesday 11/8

## 2. Where – stakeholders expressed a desire for hosting in East Milton

## 3. How – in-person event (recorded)

## 4. Outreach – collaboration between Town and MAPC to reach community

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# Community Forum Follow-up

1. Online survey – duplicate engagement exercises in the meeting
2. Post with meeting presentation and recording of meeting
3. Post on Town website, email to stakeholders
4. Collect responses for about 1 month



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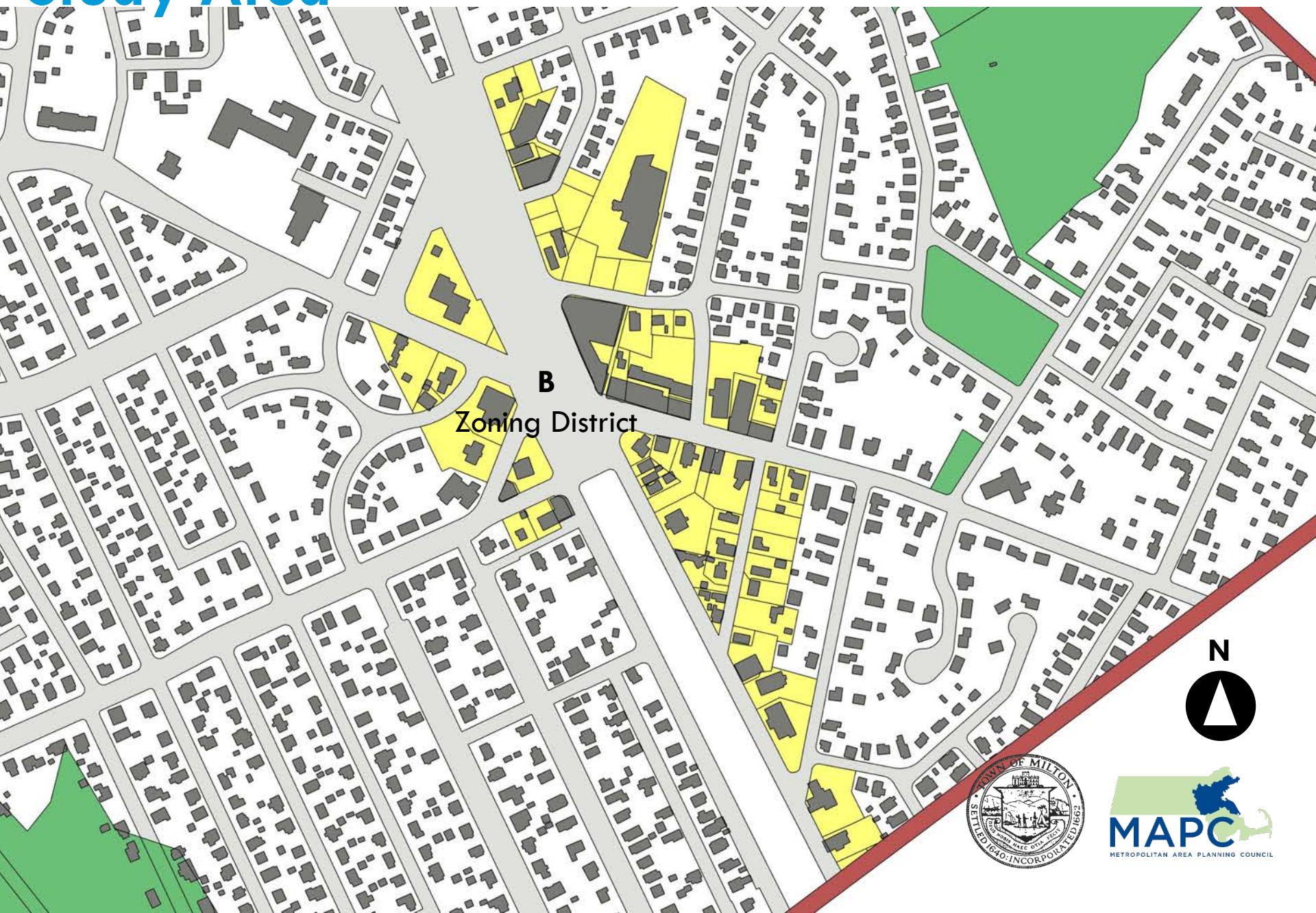
# East Milton Square Initial Analysis

East Milton Square Zoning

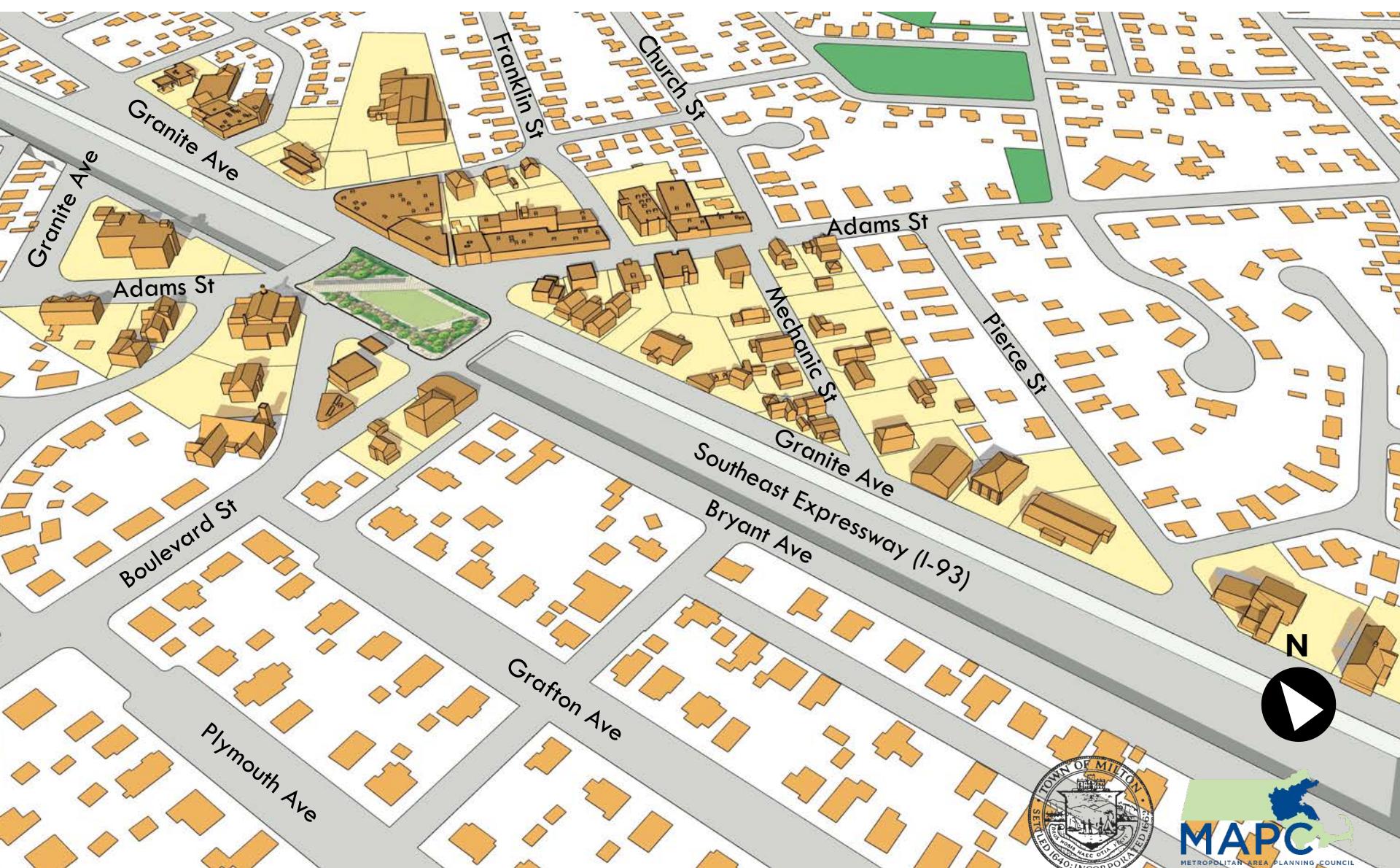


Photo: hshassoc.com.com

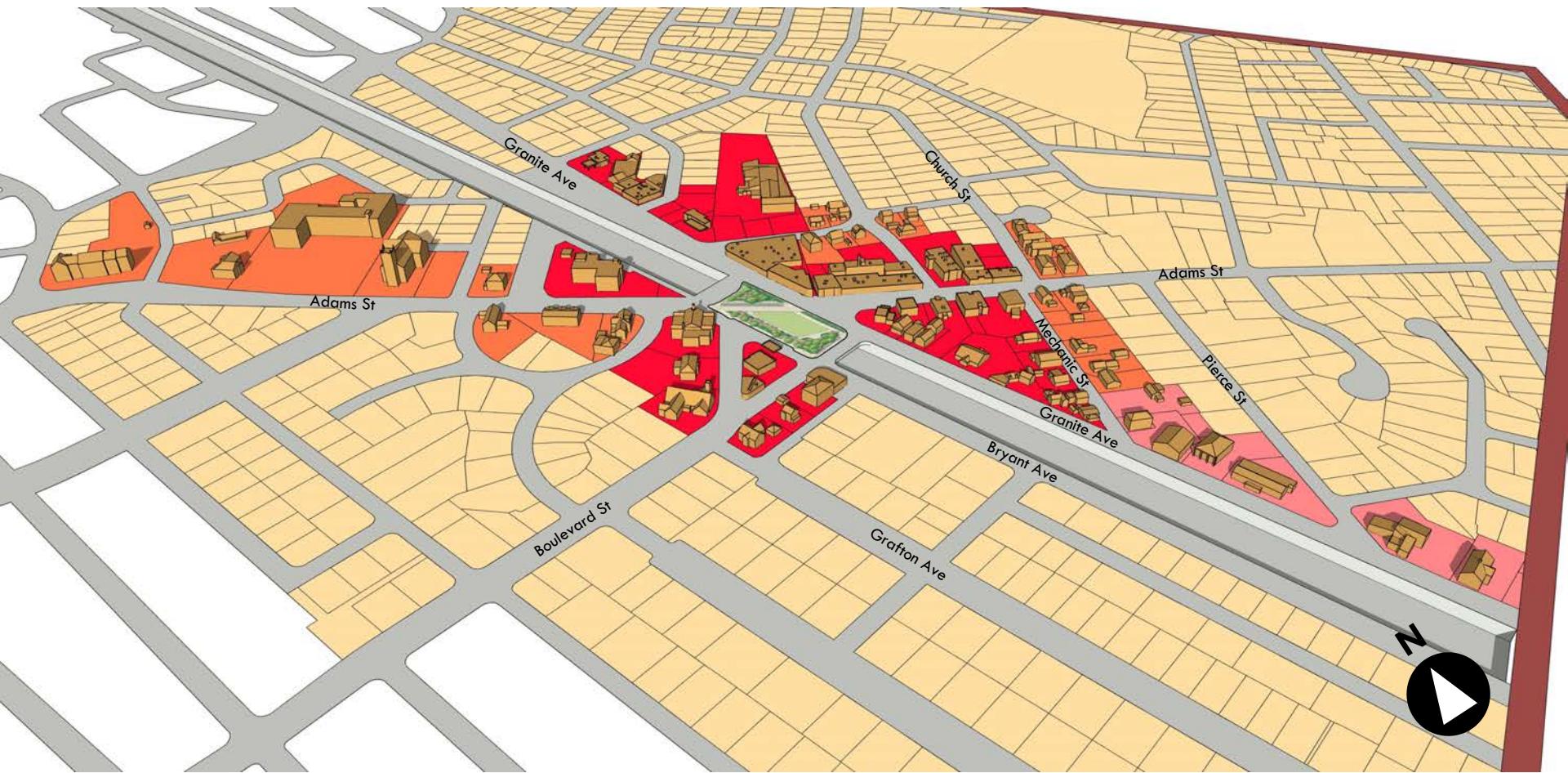
# Study Area



# Study Area

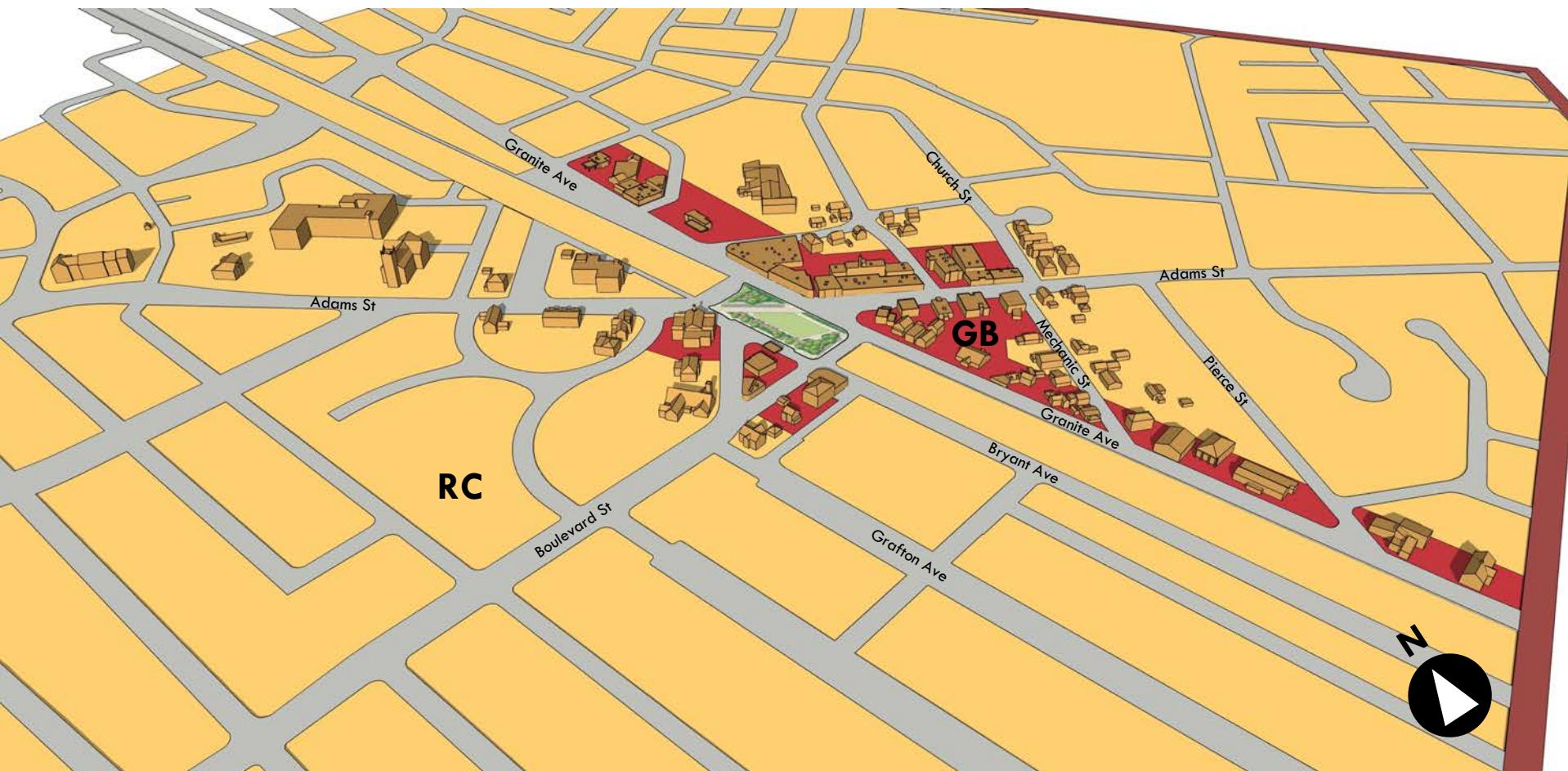


# Updated Study Area



# Study Area Zoning

## CURRENT ZONING CHARACTERISTICS [ADD TABLE]



### Legend

- General Business
- Residential C



# Study Area Land Use



## Legend

- Residential – Single Family
- Residential – Two+ Family

Commercial – Retail/Serv./Rest.

Commercial – Other

Municipal/Institutional



# Study Area Public/Private



## Legend

- Publicly owned (Town of Milton, USPS)
- Privately owned



# Study Area Year Built



## Legend

<span style="background-color: #336633; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Prior to 1920
<span style="background-color: #668D4C; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	1921 to 1950
<span style="background-color: #99CC66; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	1951 to 1980
<span style="background-color: #FFFF99; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	1981 to 2000
<span style="background-color: #FFCC00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	2001 to present



# Study Area Recently Built Projects



## Legend

■ Year built after 2001 (11 properties)



# Study Area Lot Size



# Additional analyses underway

- Building height
- Density/Floor area ratio (FAR)
- Residential units
- Parking
- Building/Land value



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## East Milton Square Initial Zoning Concepts

East Milton Square Zoning



Photo: hshassoc.com.com

# Zoning concepts to be explored

- **Zoning purpose statements**
- **Zoning boundaries** (potential expansion of business district)
- **Establishing zoning subdistricts**
- **Type of zoning** (overlay or underlying zone)
- **Allowed use options** (encouraging a mix of uses that add amenity, services, and activity to the ground floor, frontage requirements on certain streets)
- **Dimensional standards** (setbacks, building height, density)
  - Building height – height variations by subdistrict, incentive-based heights
- **Parking requirements** (potential reductions, parking max)
  - District shared parking/parking agreements, shared parking by use
- **Design guidance** (streetscape, landscape, building design, sustainability)
  - Stepback to reduce visual impact of building height
- **Type of approval**

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# Exploring zoning boundaries and subdistricts

## Suggested Changes to Zoning Districts



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# Exploring type of zoning and requirements

- **Establish a new business/mixed-use district** or an overlay district, such as a Chapter 40R district or Planned Development District (Preferred approach: new business/mixed-use district)
- **Expand business district** to incorporate existing businesses and allow room to grow
- **Establish subdistricts** so that zoning can be tailored to the desired character for various parts of East Milton Square
- **Calibrate building and site standards** to subdistricts
- **Allow for increased height** according to subdistricts/incentives
- **Reduce or eliminate parking requirements**, or provide zoning incentives in lieu of requiring each property to provide parking
- **Allow mixed-use by Site Plan Approval** in newly established district/overlay district



# Exploring dimensional standards

## Suggested Subdistrict Purpose Statements

### Mixed Use-Center Subdistrict

Purpose: To foster an active pedestrian-oriented mixed-use commercial center at moderate density, with a focus on ground floor commercial uses and housing that includes affordable units.

### Mixed Use-Gateway Subdistrict

Purpose: To support the Mixed-use Center by providing additional residents within walking distance. To help meet Milton's housing needs by providing mixed-use and multi-family residential buildings with diverse housing units configurations and varied price points, including affordable housing.

### Mixed Use-Transitional Subdistrict

Purpose: To allow room for East Milton Square's walkable commercial center to grow over time, while providing transition to adjacent residential areas.

#### Possible Zoning For Subdistricts

	Current Residence C	Current Business District	Mixed-Use Center	Mixed-Use Gateway	Mixed-Use Transitional
Front-Setback (min/max)	−/20'	−	2'/10'	0/10'	5'/20'
Building height (min/max)	−/35'	−/45' (65' by SP)	20'/60'	−/55'	−/55'
Ground floor height (min)	−	−	14'	10'	10'
Upper floor height (min)	−	−	10'	10'	10'
Stories (max)	2.5	3 (5 by SP)	5	4	4
Upper Story Stepback Requirement	−	−	Above 3 stories	Above 3 stories	Above 2 stories
Required Pedestrian-Oriented Frontage Elements	−	−	Y	N	Y
Ground Floor Public Use Requirement	−	−	See map	N	See map

#### Possible Parking

	Mixed-Use Center	Mixed-Use Gateway	Mixed-Use Transitional
Parking Requirements	Commercial: 1/1,000 ft <sup>2</sup> (or detail per use) Residential: 1 per dwelling unit Mixed-Use: Calculate shared parking factor for uses Parking Structures: by Site Plan Approval		
Parking Structures	<ul style="list-style-type: none"><li>• Ground floor liner use required for parking structures</li><li>• No new parking in front of or beside building except in structures with liner</li></ul>		<ul style="list-style-type: none"><li>• Ground floor liner use required for parking structures</li></ul>

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# Exploring zoning incentives

- **Require or incentivize green stormwater management** in new construction where possible
- **Incentivize net-zero buildings**, and/or buildings and sites that meet other sustainability metrics
- **Continue to invest in complete streets improvements**
- **Explore traffic-calming measures** in commercial areas and neighboring residential streets
- **Invest in streetscape improvements**
- **Incorporate neighborhood-scale wayfinding**



# Exploring design guidance

- **Potential design principles:**
  - **Maintain and enhance diversity, flexibility and resilience** of uses, of spaces, and of people living in and visiting East Milton Square
  - **Fill gaps** between existing buildings to create a more consistent and lively edge along sidewalks
  - **Use building massing** to shape outdoor spaces.
  - **Place buildings at corners** to define streets and intersections.
  - **Consolidate and share off-street parking** across lot lines.
  - **Improve streetscapes** and enhance livability by minimizing curb cuts.
  - **Build pocket parks** and other small green spaces where possible.



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## Next Steps

East Milton Square Zoning



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# Study Summary

## Project Timeline

Task	Month											
	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July
<b>Phase 1 – Data Review and Kick-off</b>												
<b>Phase 2 – Prep of Zoning Concepts</b>												
<b>Phase 3 – Prep of Draft Zoning and Design Guidelines</b>												
<b>Phase 4 – Prep of Final Zoning and Design Guidelines</b>												



Planning Board Meeting



Community Forum

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# Next Steps

- Schedule next meeting with Planning Board
- Continue with stakeholder interviews
- Finalize date and venue and begin outreach for first Community Forum





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