

Zoning for

East Milton Square Milton

Planning Board Meeting

September 28, 2023



Photo: hshassoc.com

Planning Board Meeting Agenda

1. Brief introduction

2. Community engagement update

- Stakeholder interviews
- Discuss 1st 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

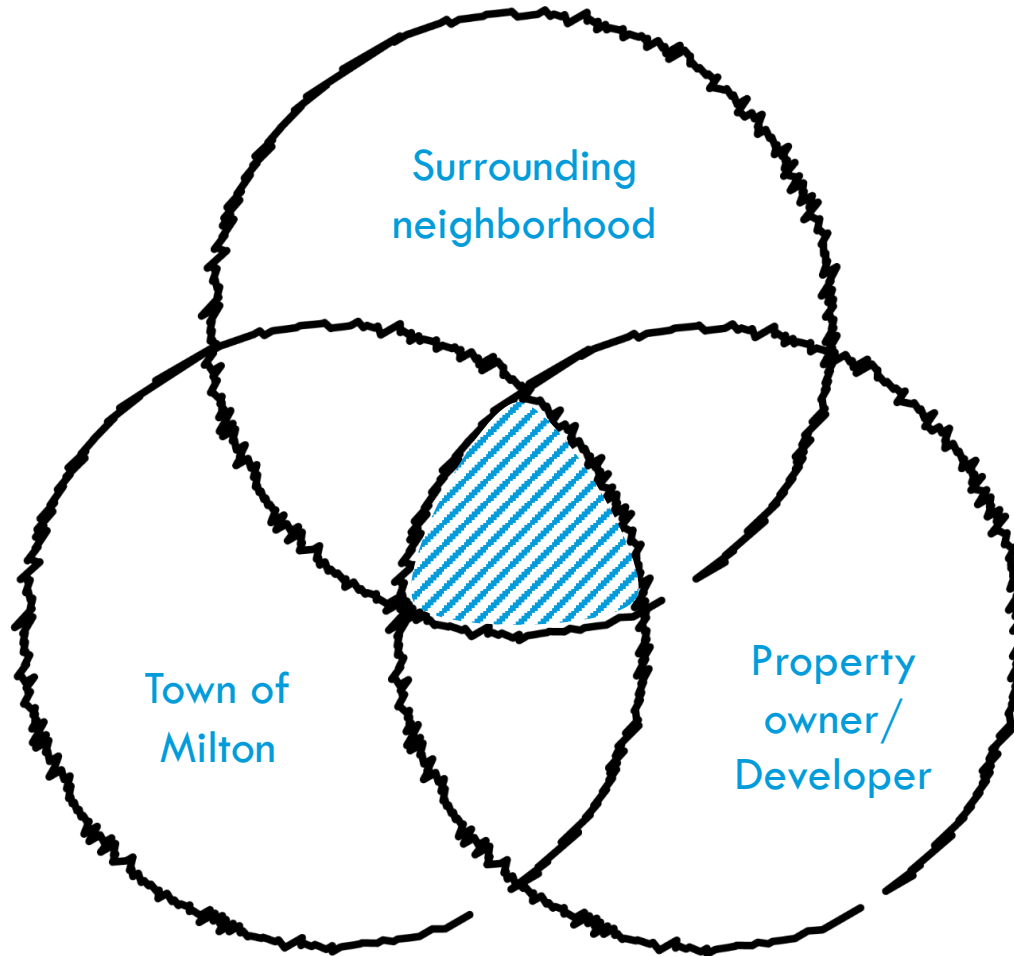


Planning Board Study

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.**



Proactively Guiding Development



East Milton Square Zoning Planning Board Meeting

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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



Study Summary

Project Timeline

Task	Month											
	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July
Phase 1 – Data Review and Kick-off												



Planning Board Meeting



Public Forum

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Community engagement update

East Milton Square Zoning



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



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



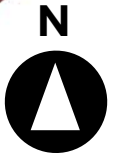
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East Milton Square Initial Analysis

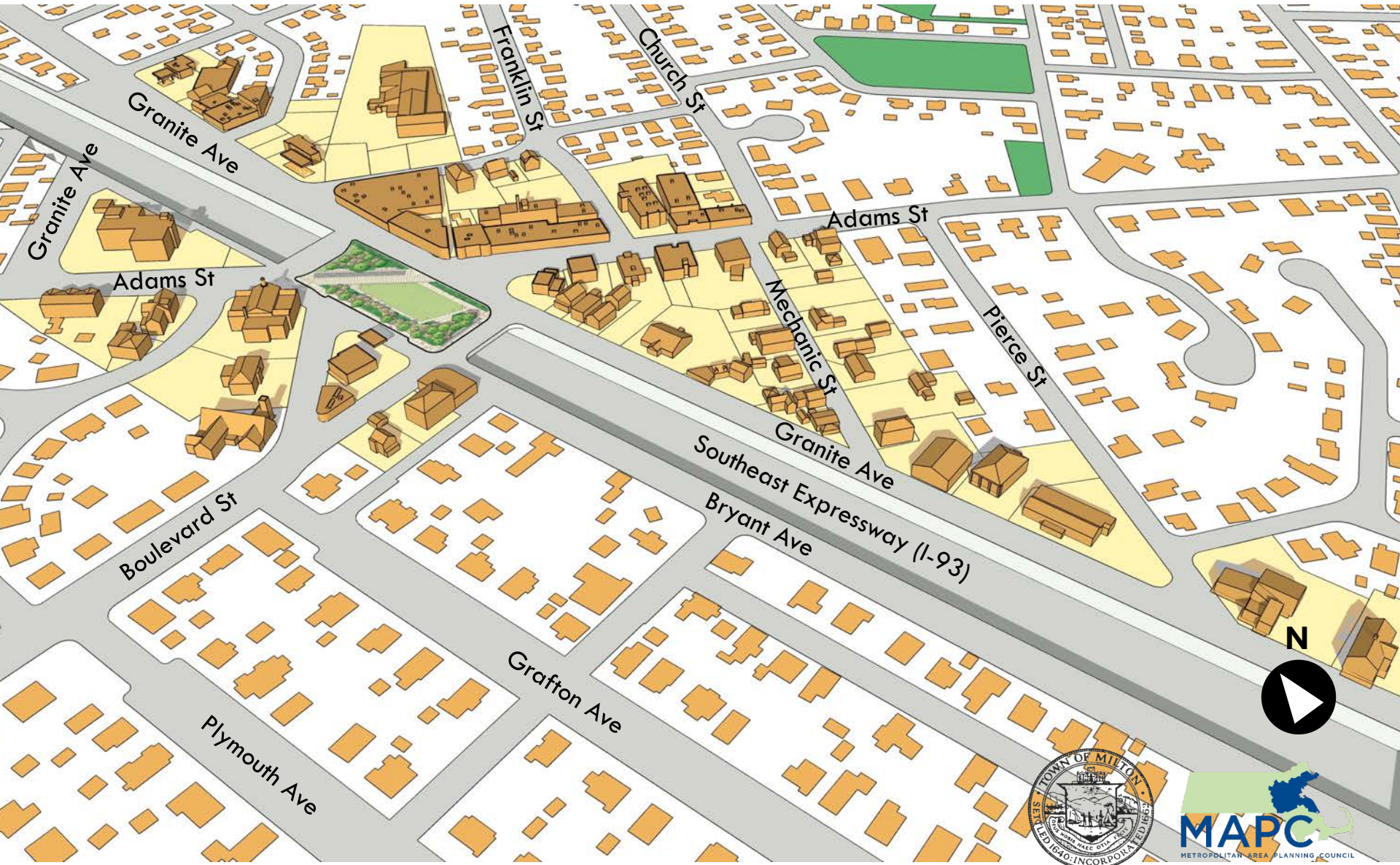
East Milton Square Zoning



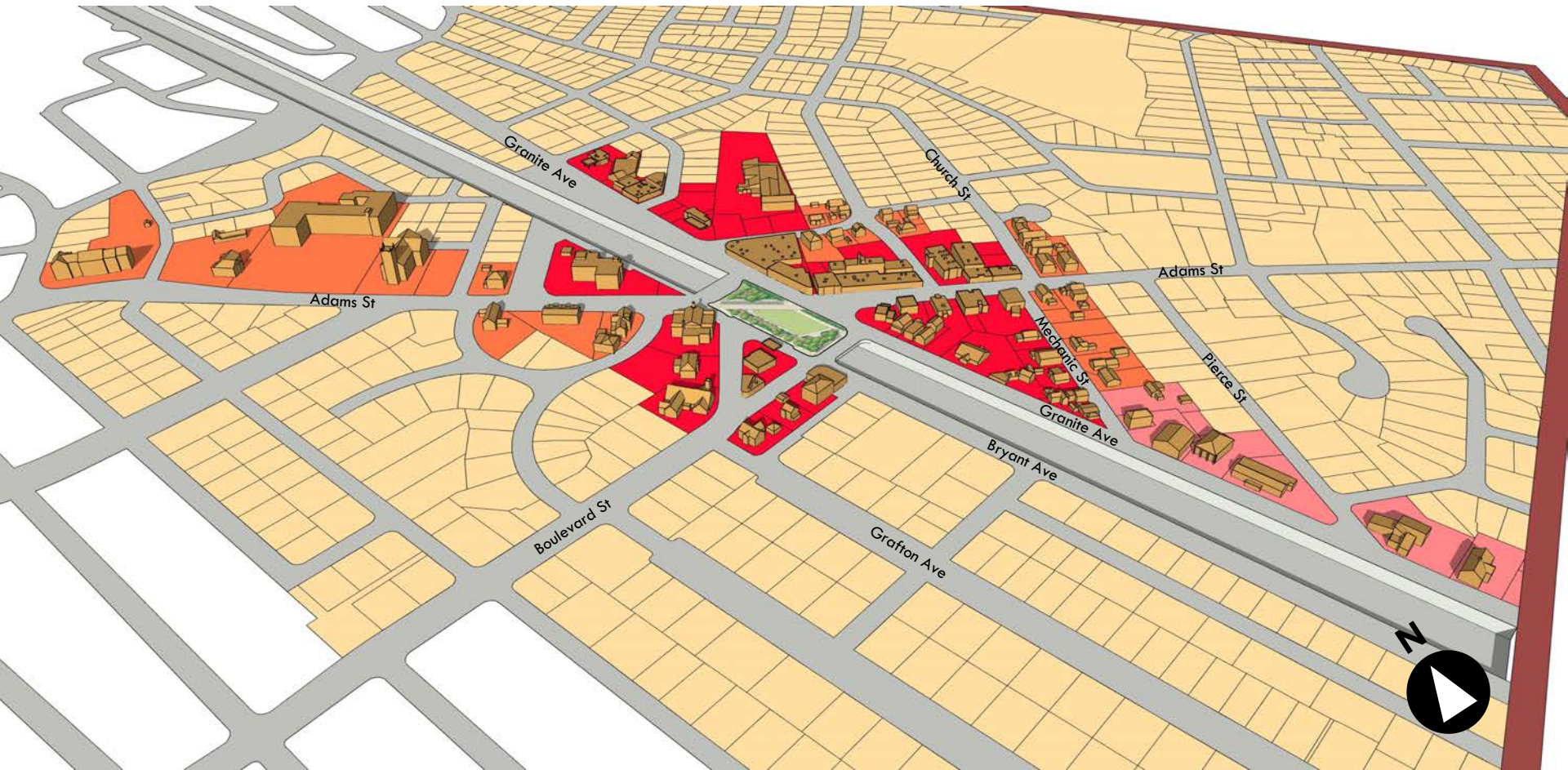
Study Area



Study Area

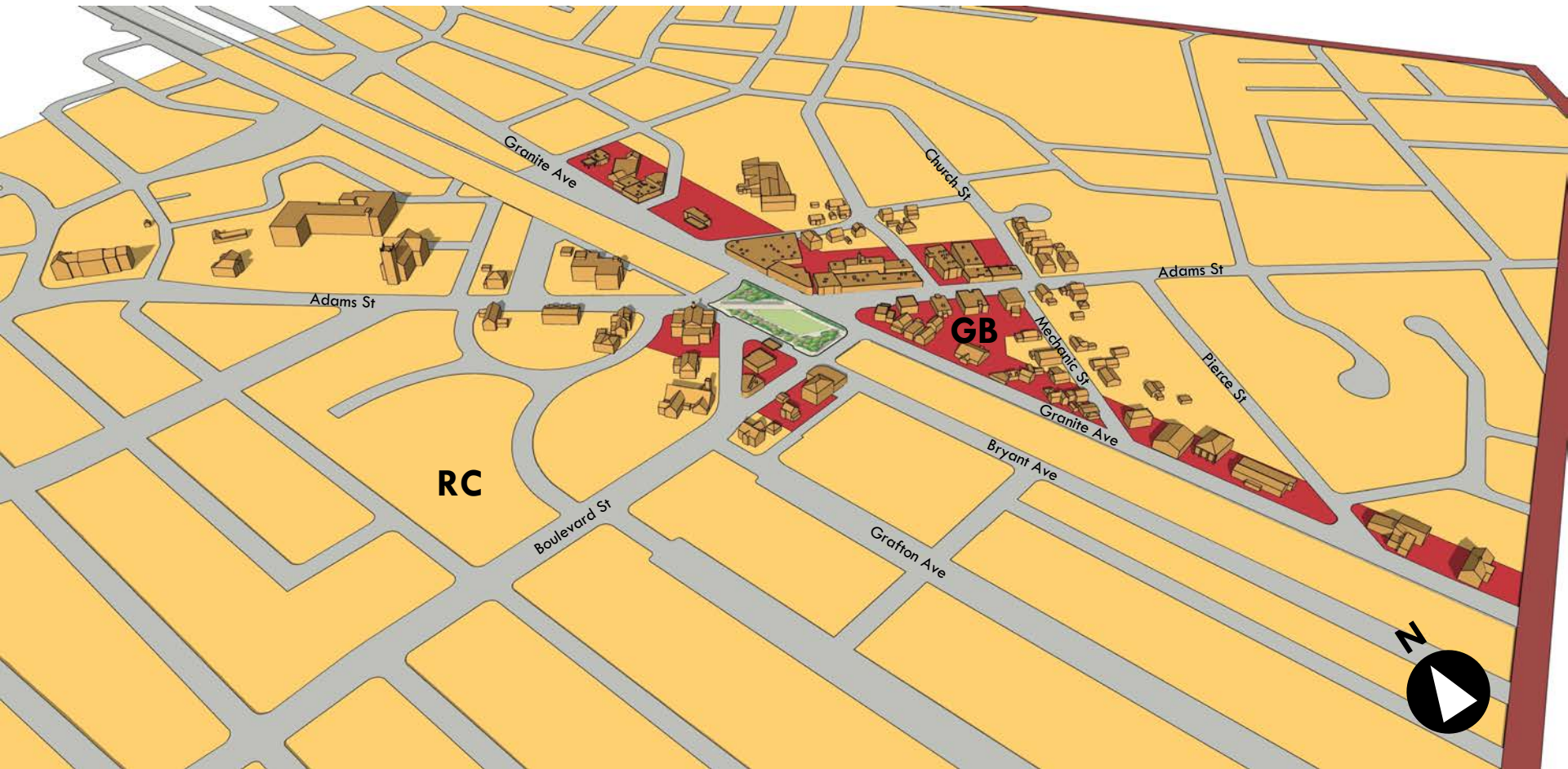


Updated Study Area



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



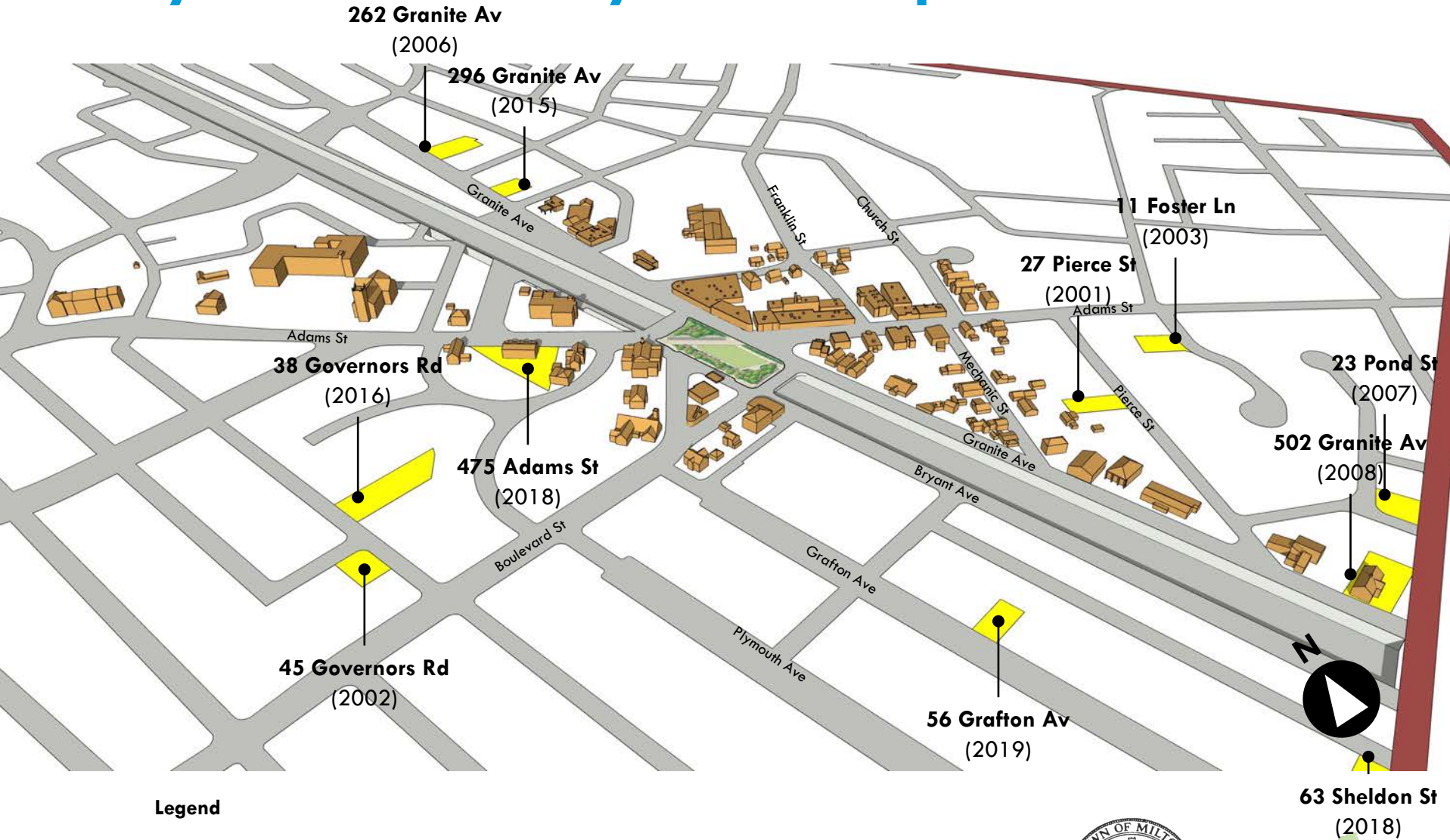
Study Area Year Built



Legend



Study Area Recently Built Projects



Legend



 Year built after 2001 (11 properties)



Study Area Lot Size



Legend

	Under 10,000 SF		60,001 to 100,000 SF
	10,001 to 30,000 SF		100,001 to 200,000 SF
	30,001 to 60,000 SF		200,000+ SF



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



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**

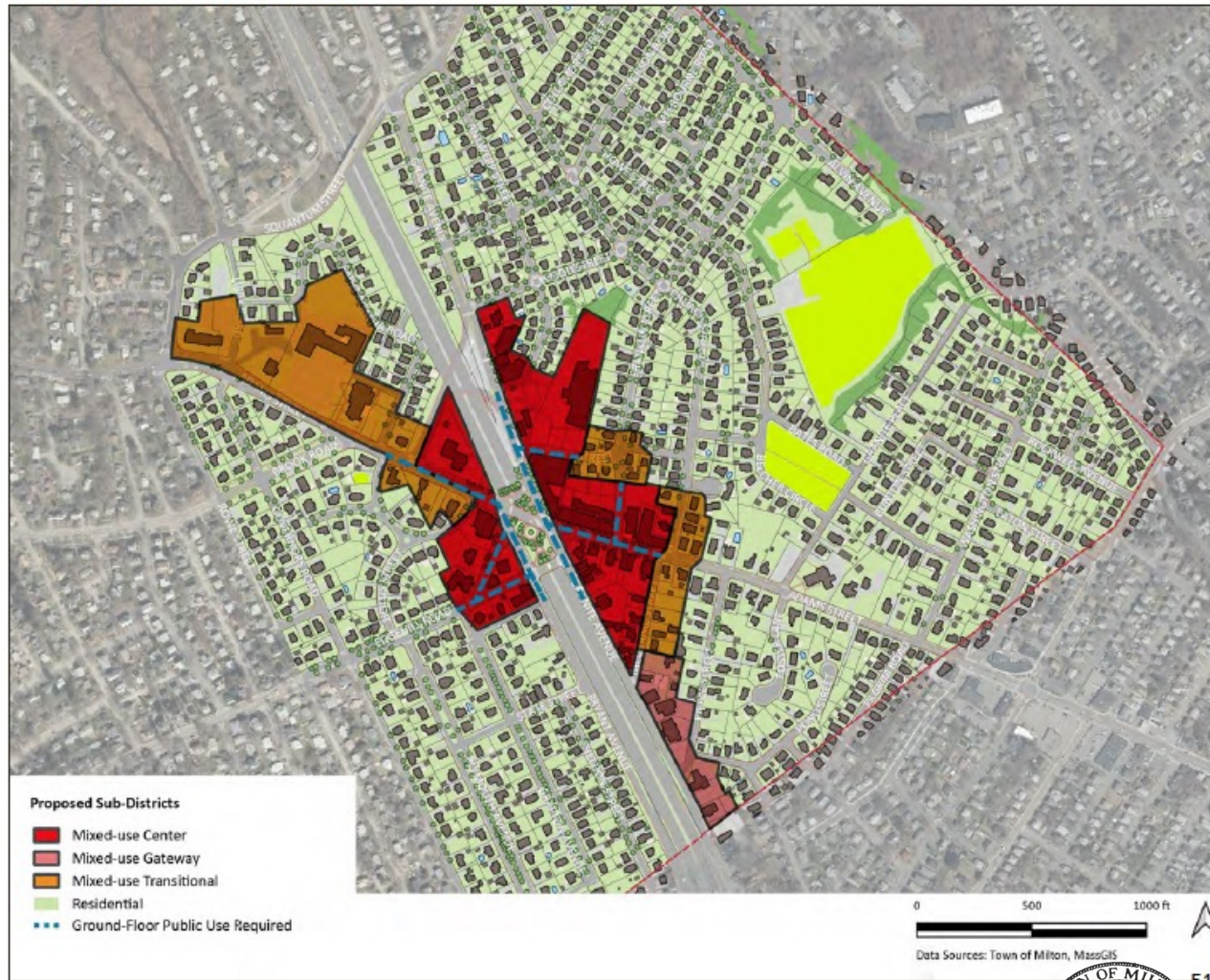
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Exploring zoning boundaries and subdistricts

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 ft2 (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"> • Ground floor liner use required for parking structures • No new parking in front of or beside building except in structures with liner 		<ul style="list-style-type: none"> • Ground floor liner use required for parking structures

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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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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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