

MILTON VILLAGE ZONING AND WATERFRONT STUDY

Master Plan Implementation Committee Meeting

February 12, 2018
7:00 - 9:00 pm

IMAGE: GOOGLE



COMPILED MEETING FEEDBACK/SURVEY RESULTS

Waterfront Principles - **Prioritized**

1. Maximize **access for multiple water-dependent uses**
2. Promote **public access** to the riverfront through signage, river walk, biking, and waterfront amenities
3. Optimize organization for **non-water dependent support uses**
4. Provide **dedicated areas with clearly defined relationships** and conditions for current and future users that desire a permanent presence on the waterfront
5. Support **vitality of Milton Village** and functions through **shared parking** and use of open spaces for events

COMPILED MEETING FEEDBACK/SURVEY RESULTS

Waterfront Criteria - Prioritized

- 1. Preserve existing trees along hillside**
- 2. Expand Neponset Riverwalk/connection to Hutchinson's Field**
- 3. Improve attractiveness of views of the river**
4. Retain (or expand) space for Milton Farmers Market
5. Strengthen perception of welcoming waterfront
6. Provide a new low level floating dock suitable for crew/kayak
7. Integrate historic markers and plaques at historic buildings/sites
8. Preserve and improve the Police Headquarters building
9. Improve public boat launch and circulation near Captain's Landing
10. Expand Landing Park and public amenity areas at the waterfront
11. Provide public amenity and access to expand to Captain's Landing
12. Create a new dedicated space for crew shell/equipment storage
13. Retain (or expand) number of existing parking spaces
14. Retain current amount and position of Neponset boat moorings
15. Provide potential location for bike/canoe/kayak rental facility
16. Improve distance and orientation between crew storage and dock
17. Support the Milton Village commercial district with parking
18. Add new structures such as gazebo and picnic areas, and seating
19. Retain the current amount of boat storage for Milton Yacht Club
20. Provide accessible restroom facilities (temporary or permanent)
21. Provide opportunity for a long term paddle sports pavilion
22. Expand flexible paved space to support multiple uses and events
23. Reduce overlapping use and sharing of docks
24. Provide space for car share and bike share facilities

COMPILED MEETING FEEDBACK/SURVEY RESULTS

Letters Received – 88 Wharf Condominium Association



Position Statement

11 November 2017

Town of Milton - Master Plan Implementation Committee Implementation Master Plan

The Board of Trustees at 88 Wharf Street appointed a Task Force to evaluate the Implementation Master Plan and to solicit broader input from all of the residents of the building. The following comments represent the collective view of a majority of the residents.

1) Traffic

- a. Entering & exiting Wharf Street is already unsafe due to the volume of traffic on Adams Street, often traveling at excessive speed. A traffic study is warranted for the intersection as well as for the Randolph Ave. / Adams Street intersection.
- b. Exiting vehicles have a blind spot because of the first two Adams St. parking spaces on the left.
- c. The "U" turns at the entrance to Wharf Street and at the four-way intersection closer to 88 Wharf St. have to stop.
- d. Stop signs are regularly ignored on Wharf Street. One of them, that control the flow of traffic out of the MBTA parking lot, is missing.

2) Parking – The Implantation Master Plan has to respect that 88 Wharf St. has no onsite guest parking.

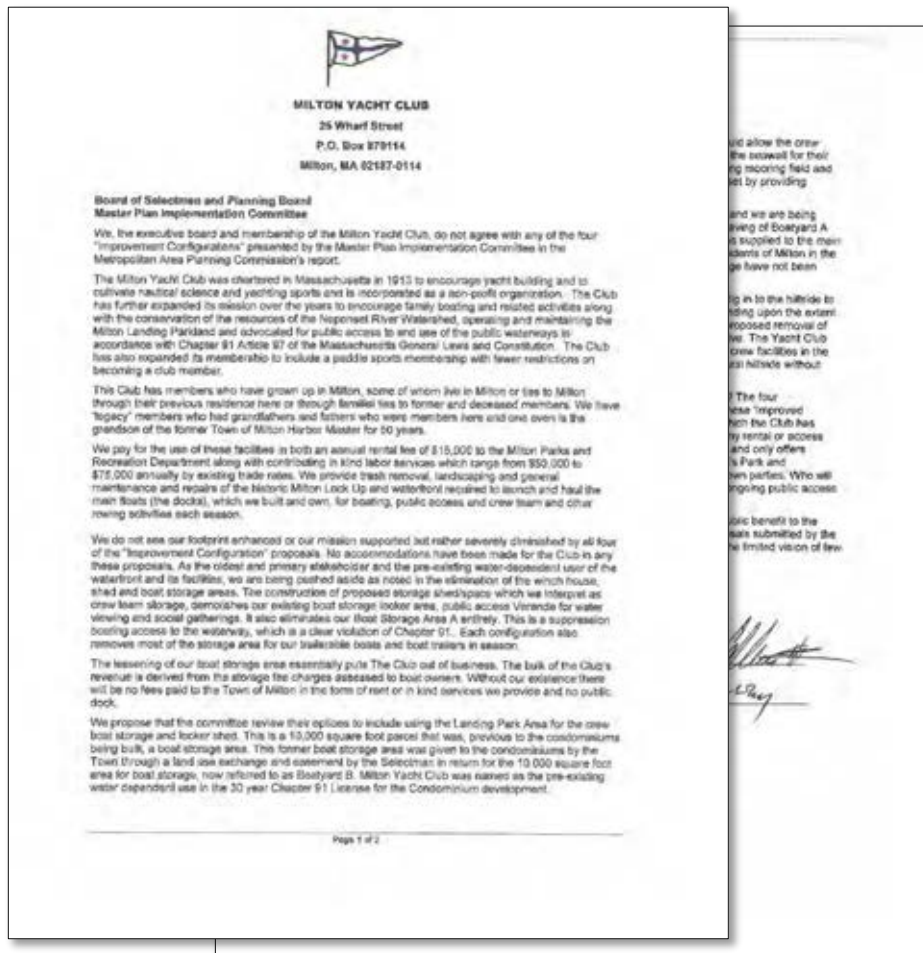
- a. Some accommodation has to be made to 88 Wharf Street residents to accommodate guests, such as guest placards.
- b. No overnight parking is to be allowed along the waterfront. It would exacerbate already unsafe conditions.
- c. Ticketing has to become more aggressive relative to the limited 2-hour and 4-hour parking spaces. Commuters are abusing these parking spaces.

Waterfront Summarized quotes from the letter:

- We do not find any merit to Options A & B
- There are some features that we like in Option D but not enough to support
- Our support is for Option C. Good features:
 - The expanded landscape feature
 - Reconfigured public parking
 - Flexible parking/boat storage
- Missing elements in Option C:
 - A new storage building is identified, if it is intended as a Milton Crew boathouse it should be labeled so
 - We would like to see the gravel pathway along the seawall retained ... grass will have difficulty growing
 - Skeptical of public restrooms
 - More study of options for the crew dock. Some residents suggested one parallel the seawall
 - Bike storage be moved to a more functional location adjacent to train tracks or bike path
 - Option D pathway incorporated into Option C. The connection to Hutchinson Field is very attractive
 - We support the placeholder for kayaking/canoeing. Tidal river ... some residents question location

COMPILED MEETING FEEDBACK/SURVEY RESULTS

Letters Received – Milton Yacht Club



Quoting from the letter:

- The lessening of our boat storage essentially puts The Club out of business, without our existence there will be no fees paid to the Town of Milton in the form of rent or in kind services and no public dock
- We propose that the committee review their options to include using the Landing Park Area for the crew boat storage and locker shed with proposed dock and float plans that do not interfere with the existing mooring field
- The club supports the inclusion of other water-dependent activities that enhance public benefit to the local community, when appropriately tailored to stakeholders needs. The proposals by MAPC fail this metric

COMPILED MEETING FEEDBACK/SURVEY RESULTS

Letters Received – Friends of Milton Crew



December 5, 2017

Master Plan Implementation Committee:

The board members of the Friends of Milton Crew want to thank you, the Master Plan Implementation Committee, for all your effort to develop a plan for revitalizing the Wharf Street area. It is the town's primary gateway to the Neponset River and represents a tremendous opportunity for a variety of recreational pursuits and invigorating the commercial area.

To date the Friends of Milton Crew have benefited from access to the river and we are grateful to the Milton Yacht Club, the Milton Park Department and 88 Wharf Street for their support of our programs. Over the past seven years we have exposed hundreds of students and dozens of adults to the sport of rowing. We are proud of our achievements but know we can do more.

To reiterate statements made by our board members at your public sessions, our priority is for a dock optimal for non-motorized water craft. For crew a dock that is low to the water will minimize damage to the boats and risk to the athletes as they place the boats in the river. All of the options laid out by your committee with the exception of option B would support that. We believe we can raise the funds needed for such a dock. Any dock we install would be available to the general public for canoes, kayaks, etc., at no charge. Seasonal storage in close proximity to a new dock would also help minimize damage to the boats and injuries to athletes. Space for a shed or other type of facility for equipment storage would be very welcome. These features will all go a long way to support our mission of providing rowing opportunities for all ages on the waters of the Neponset while improving public access to the Neponset Estuary.

Thank you again for allowing us to participate in this process and for your consideration.

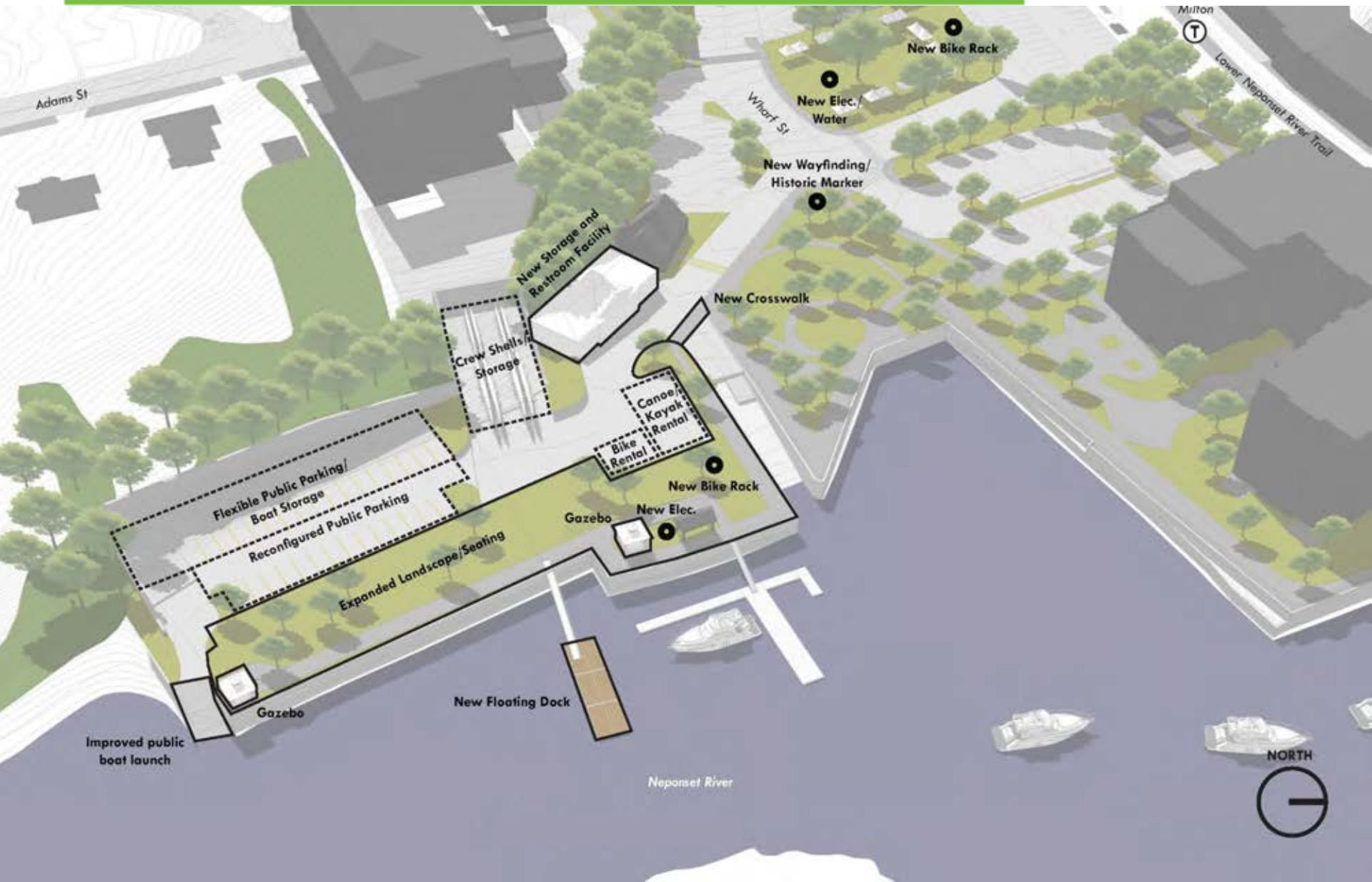
Sincerely,

Terry Driscoll
President, Board of the Friends of Milton Crew

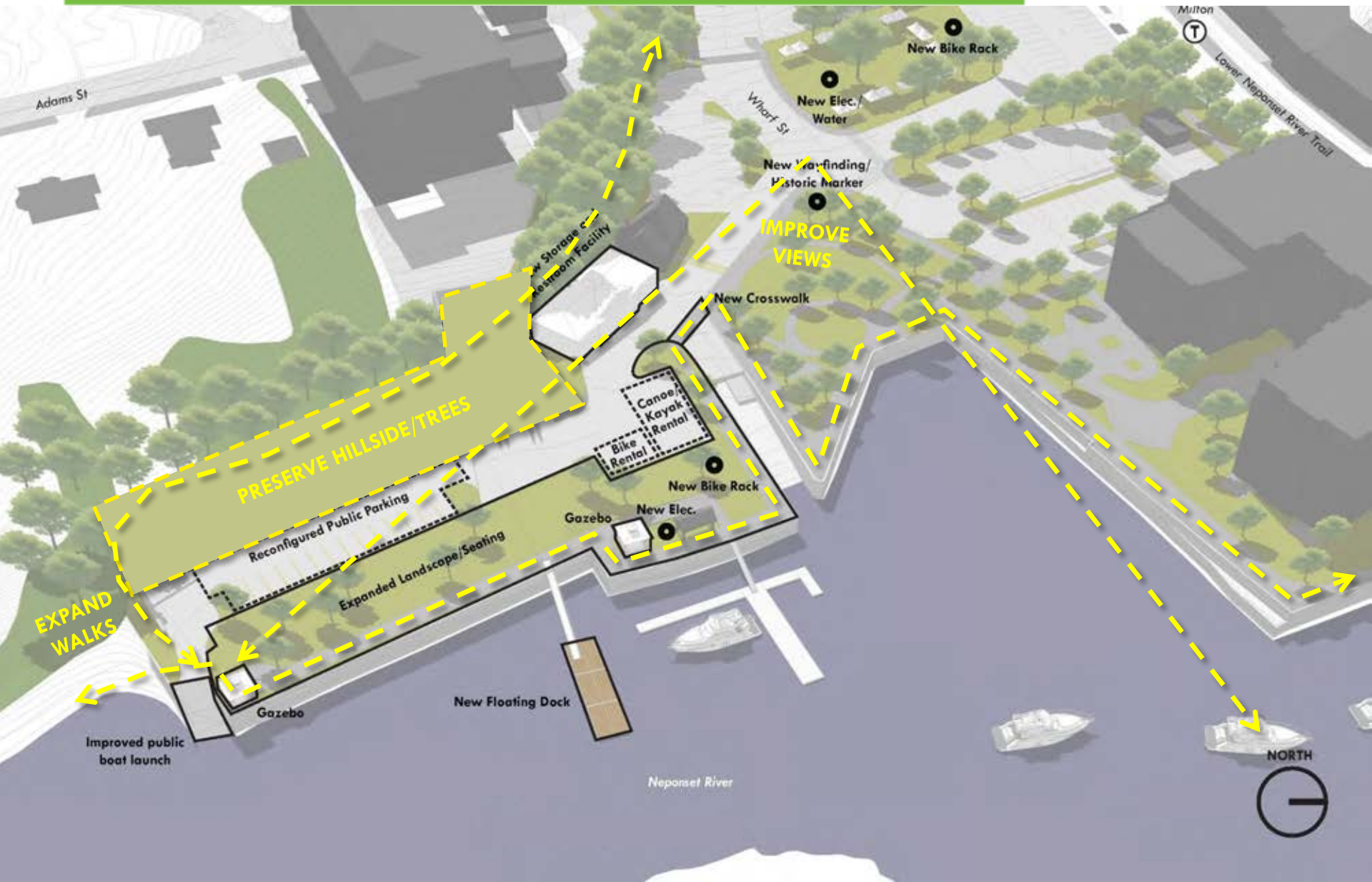
Quoting from the letter:

- Our priority is for a dock optimal for non-motorized water craft
- For crew a dock that is low to the water will minimize damage to the boats and risk to the athletes as they place the boats in the river.
- All of the options laid out by your committee with the exception of Option B would support that.
- We believe we can raise the funds needed for such a dock. Any dock we install would be available to the general public for canoes, kayaks, etc., at no charge.
- Seasonal storage in close proximity to a new dock would also help minimize damage to the boats and injuries to the athletes. Space for a shed or other type of facility for equipment storage would be very welcome.

Improvement Configuration Option C



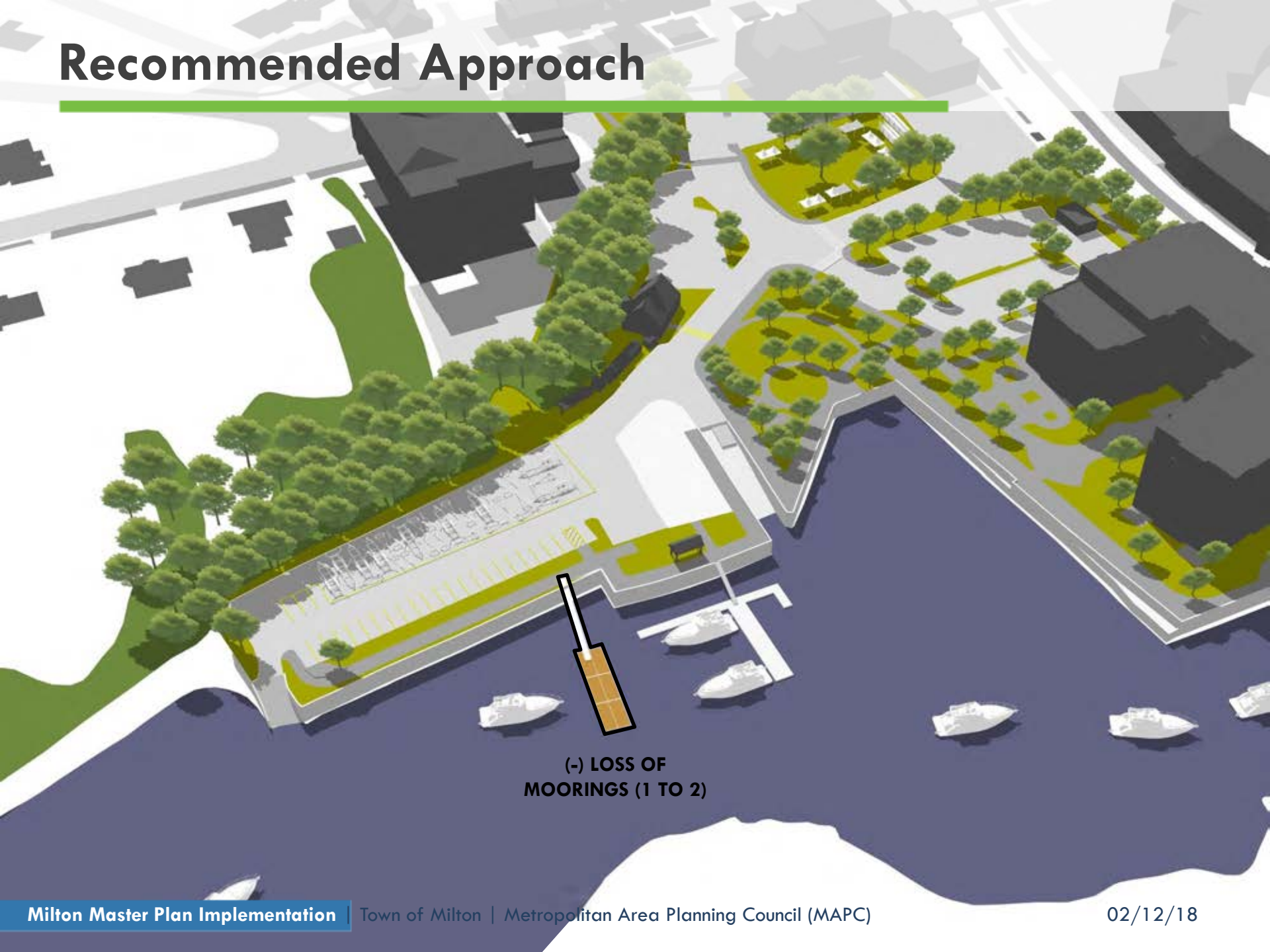
Improvement Configuration Option C



Recommended Approach



Recommended Approach



**(-) LOSS OF
MOORINGS (1 TO 2)**

Recommended Approach

(+) REMOVE LOW SURVEILLANCE AREA

(-) LOSS OF PARKING (3)

(-) REDUCES USE OF BOAT RAMP

RECONFIGURE/OPTIMIZE STORAGE

5,308 SF

2,028 SF

Milton Master Plan Implementation | Town of Milton | Metropolitan Area Planning Council (MAPC) | 02/12/18

2,028 SF

RECONFIGURE/
OPTIMIZE STORAGE

5,308 SF

Recommended Approach

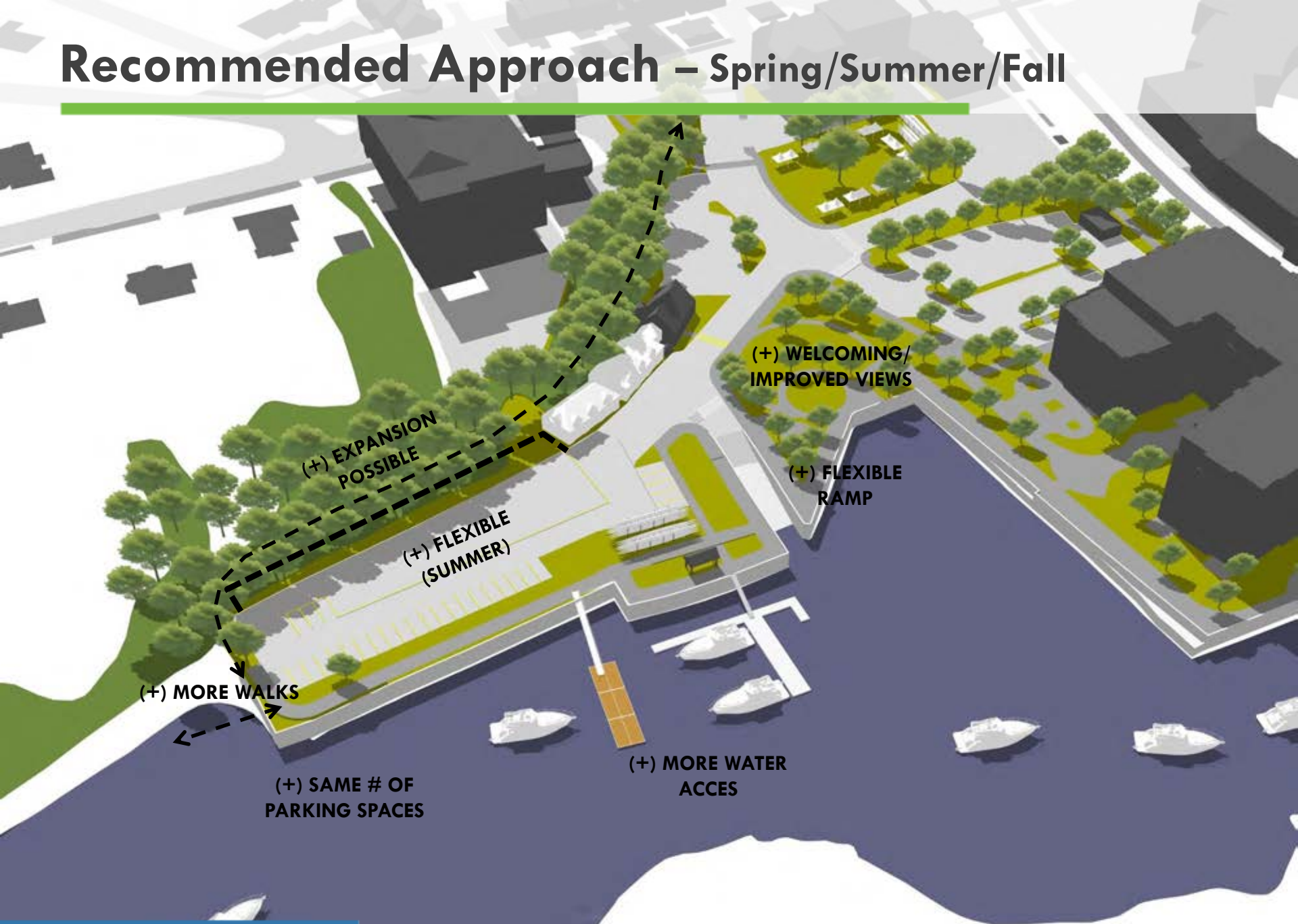


**(-) LOSS OF 3,280 SF
WINTER BOAT STORAGE**

Recommended Approach



Recommended Approach – Spring/Summer/Fall



Recommended Approach – ALT Spring/Summer/Fall



Recommended Approach - Winter



(+) EXPANSION
POSSIBLE

(+) SIMILAR AREA
BOAT STORAGE

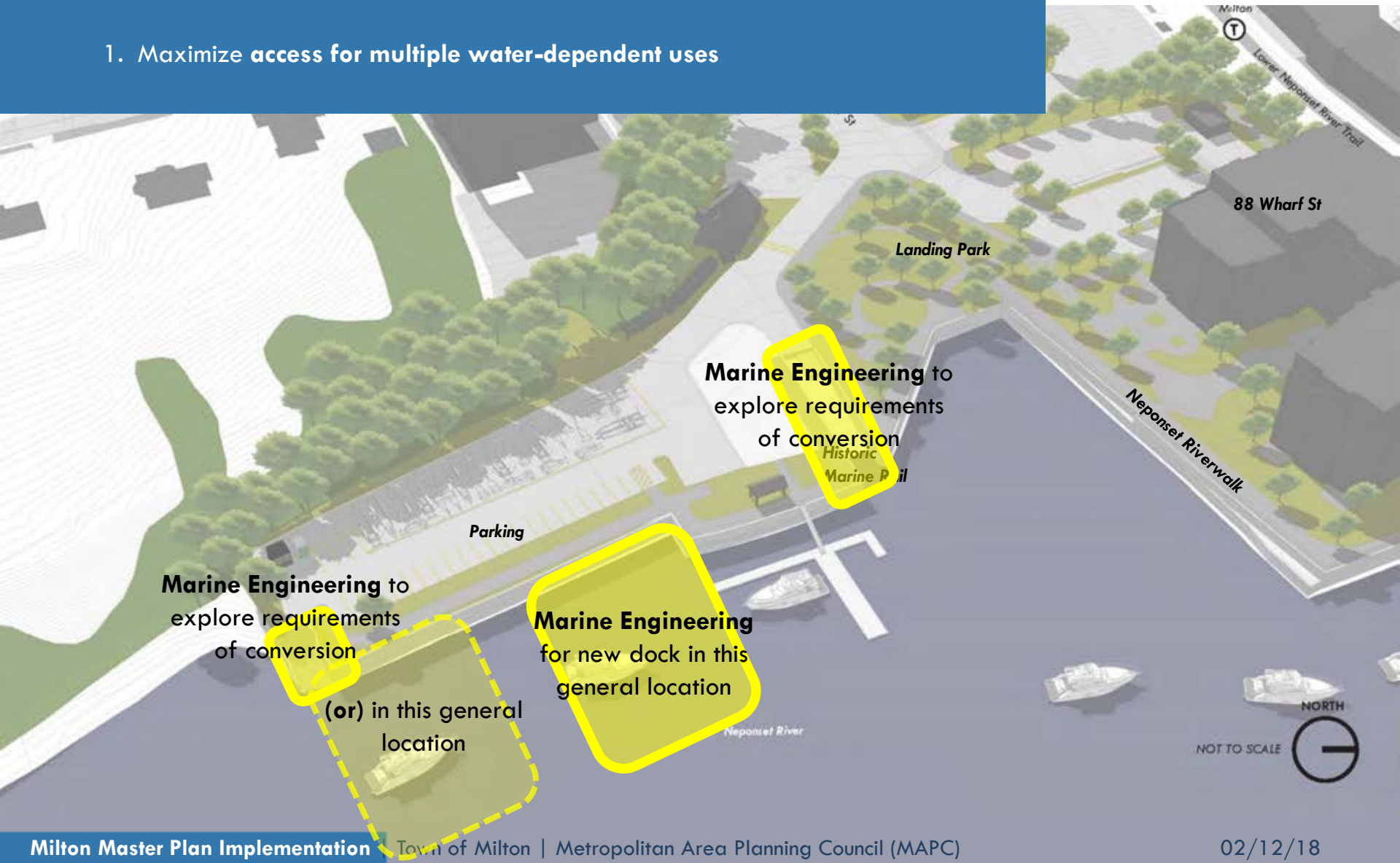
(+) SAME # OF
PARKING SPACES

(+) MORE WALKS

(+) WELCOMING/
IMPROVED VIEWS

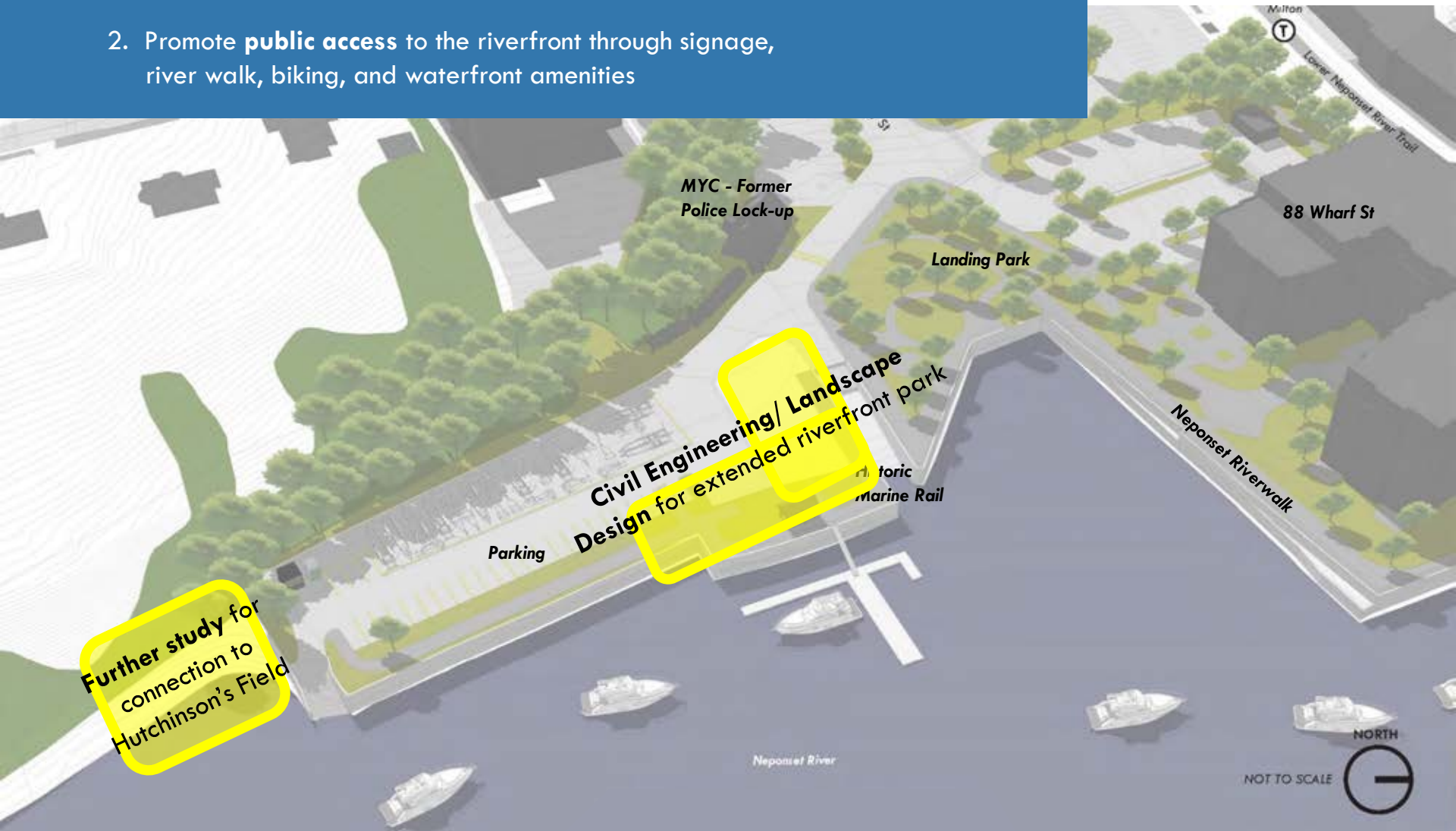
Recommendations

1. Maximize access for multiple water-dependent uses



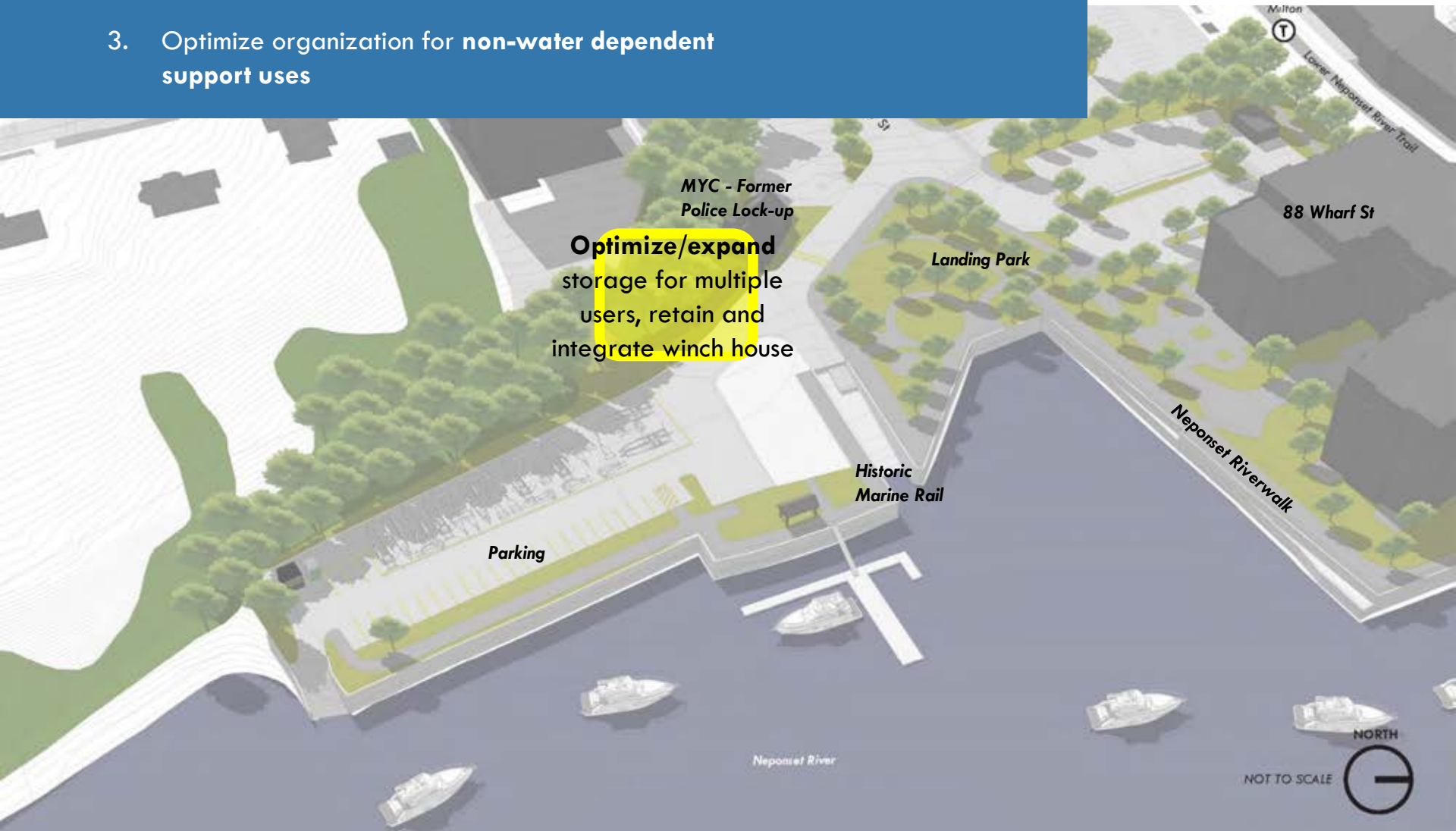
Recommendations

2. Promote **public access** to the riverfront through signage, river walk, biking, and waterfront amenities



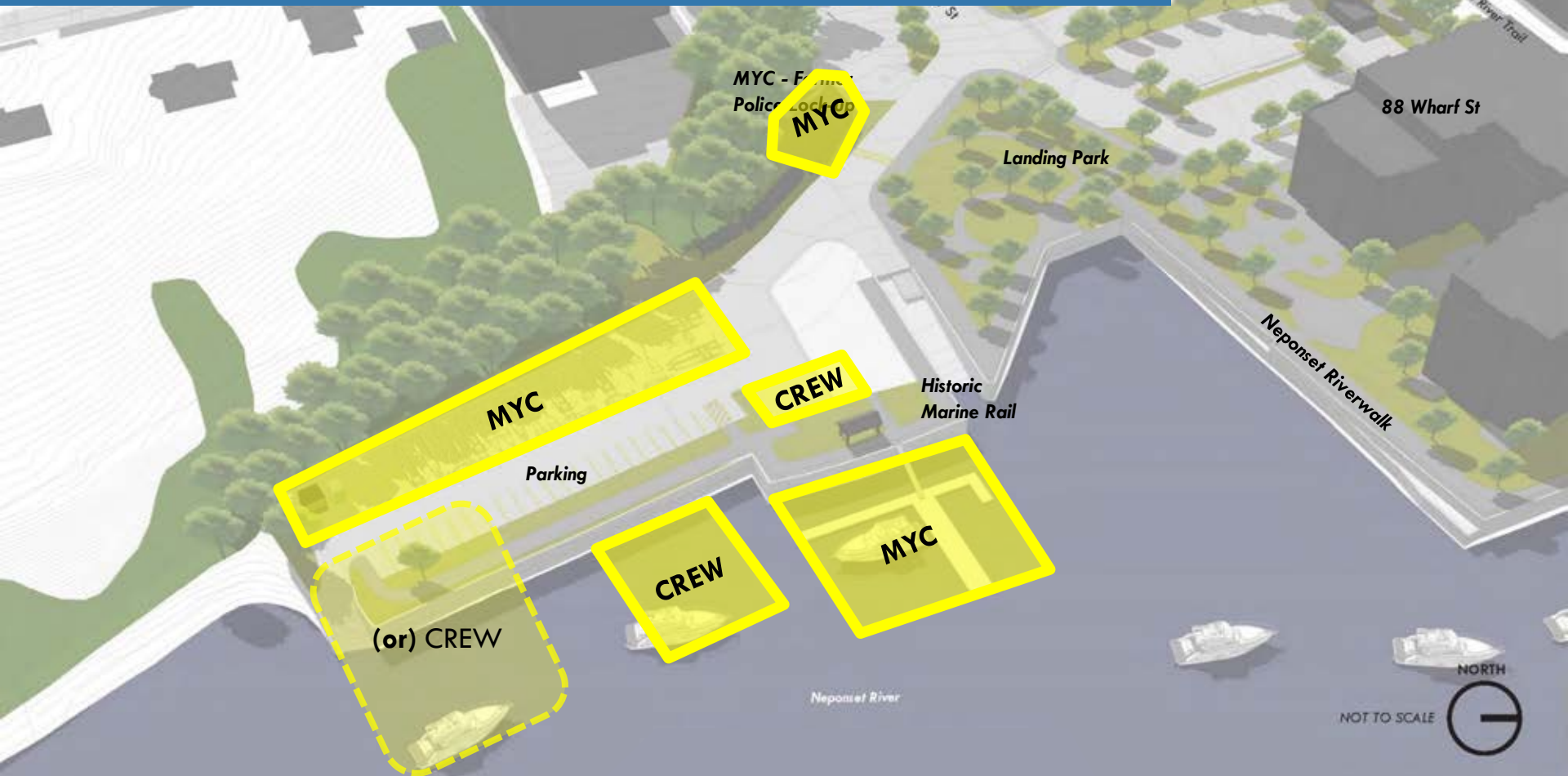
Recommendations

3. Optimize organization for **non-water dependent support uses**



Recommendations

4. Provide **dedicated areas with clearly defined relationships** and conditions for all current and future users that desire a permanent presence on the waterfront



Recommendations



Summary Recommendations

1. Continue to work with all water-dependent stakeholders to improve use and stewardship of the Landing, define new agreements with all water-dependent stakeholders
2. Allow/approve pursuit of new low level dock with design and construction of new dock in area identified as pursued through private fundraising
3. Advance partnership with 88 Wharf Street to consider longer term improvements in the waterfront parking area owned by 88 Wharf Street – expanding a flexible area for all users of the waterfront, including potentially additional parking to support Milton Village


MILTON LANDING WATERFRONT ACCESS

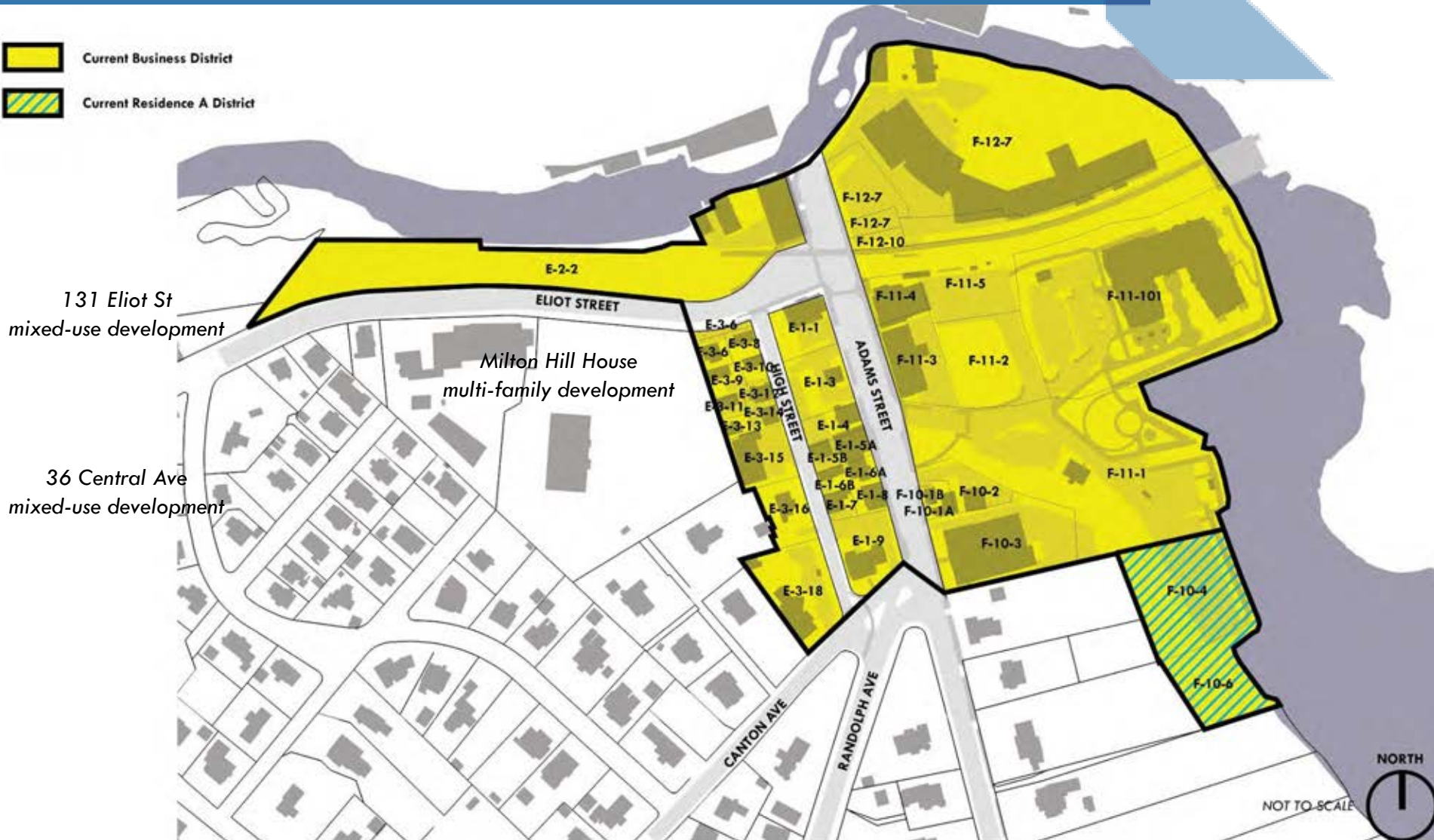


MILTON VILLAGE ZONING



MILTON VILLAGE ZONING STUDY AREA

-  Current Business District
-  Current Residence A District



Zoning as a tool of Master Plan Implementation

From Milton Master Plan Executive Summary:

IMPORTANT HIGHLIGHTS OF PLAN CONCEPT

Create Mixed Use Districts – it is recommended that the existing commercial districts be made more vibrant by making streetscape improvements, encouraging additional retail and restaurants, and locating housing above shops.

Increase Range of Housing – there is a need for more variety in housing types, including smaller, more affordable housing ... located in walkable neighborhoods where walking is safe and pleasant.

VISUAL PREFERENCE EXERCISE - MOST LIKED IMAGES



Summary Zoning Recommendations

Update Underlying District –

- Remove uses allowable auto-oriented uses

New Planned Unit Development District –

- Add mixed-use residential as allowed use
- Retain base of existing dimensional regulations
- Reduce existing parking requirements with shared parking and dedicated car-share spaces
- Add incentive based increase in building height at Adams Street frontage when combined with streetscape improvements, preservation, or waterfront access improvements

MILTON VILLAGE ZONING CHARACTERISTICS

RECOMMENDED ZONING APPROACH

Existing Zoning B

Milton Village

Minimum Lot Size

Not defined

Maximum Building Height

3-story (5-story by SP)

45' (65 by SP)

Ground Floor Business

Not defined

Maximum FAR

Not defined

Parking

1/250

Affordable Inclusionary

None

Mixed-use PUD

Milton Village

Base Requirements

Minimum Lot Size

11,500

Maximum Building Height

3-story

45'

Ground Floor Business

Required

Maximum FAR

Not defined

Parking

1/unit, Share with comm.

Affordable Inclusionary

10%

MILTON VILLAGE ZONING CHARACTERISTICS

RECOMMENDED ZONING APPROACH

Existing Zoning B

Milton Village

Minimum Lot Size

Not defined

Maximum Building Height

3-story (5-story by SP)

45' (65 by SP)

Ground Floor Business

Not defined

Maximum FAR

Not defined

Parking

1/250

Affordable Inclusionary

None

Mixed-use PUD

Milton Village

Bonus Allowable Height

Minimum Lot Size

11,500

Maximum Building Height

4-story (1-story bonus)

55'

Ground Floor Business

Required

Maximum FAR

1.75

Parking

1 /unit, Share with comm.

Affordable Inclusionary

10%

MILTON VILLAGE ZONING CHARACTERISTICS

RECOMMENDED ZONING APPROACH

Revisions based on comments received:

- Modified section structure from overlay to planned unit development
- Modified minimum lot size of 11,500 square feet
- Removed maximum lot size of 16,000 square feet
- Clarified terms and conditions of development
- Clarified description of zoning boundary
- Clarified no lot outside of district can be combined into district
- Clarified purpose of the zoning
- Removed statement regarding rental or ownership of housing units
- Clarified business use requirement on Adams Street
- Clarified measurement of building height
- Clarified bonus of additional allowable height, removed stepback
- Clarified design standards, removed base and top for facades, clarified plazas and landscape
- Clarified affordable housing requirement language
- Clarified site plan requirement language

DISCUSSION AND FINAL STEPS

- **Integrate this discussion into Waterfront Access Study Draft Report and Draft Zoning Bylaw**
- **Submit draft report to MPIC for review**