



MILTON VILLAGE BUILD-OUT ANALYSIS

In the spring of 2017, the Town of Milton commissioned a zoning study for Milton Village with the Metropolitan Area Planning Council (MAPC). The study was coordinated by the Town's Planning Department and overseen by the Town's Master Plan Implementation Committee (MPIC). The study explored zoning recommendations that were outlined and recommended by the Town of Milton Master Plan (2015). The study advanced those recommendations and resulted in a draft amendment to the zoning bylaw for a Mixed-Use Planned Unit Development for Milton Village. The study process included well-attended meetings that featured a joint meeting of the Planning Board, Board of Selectmen, and MPIC, a community forum, and five additional MPIC meetings.

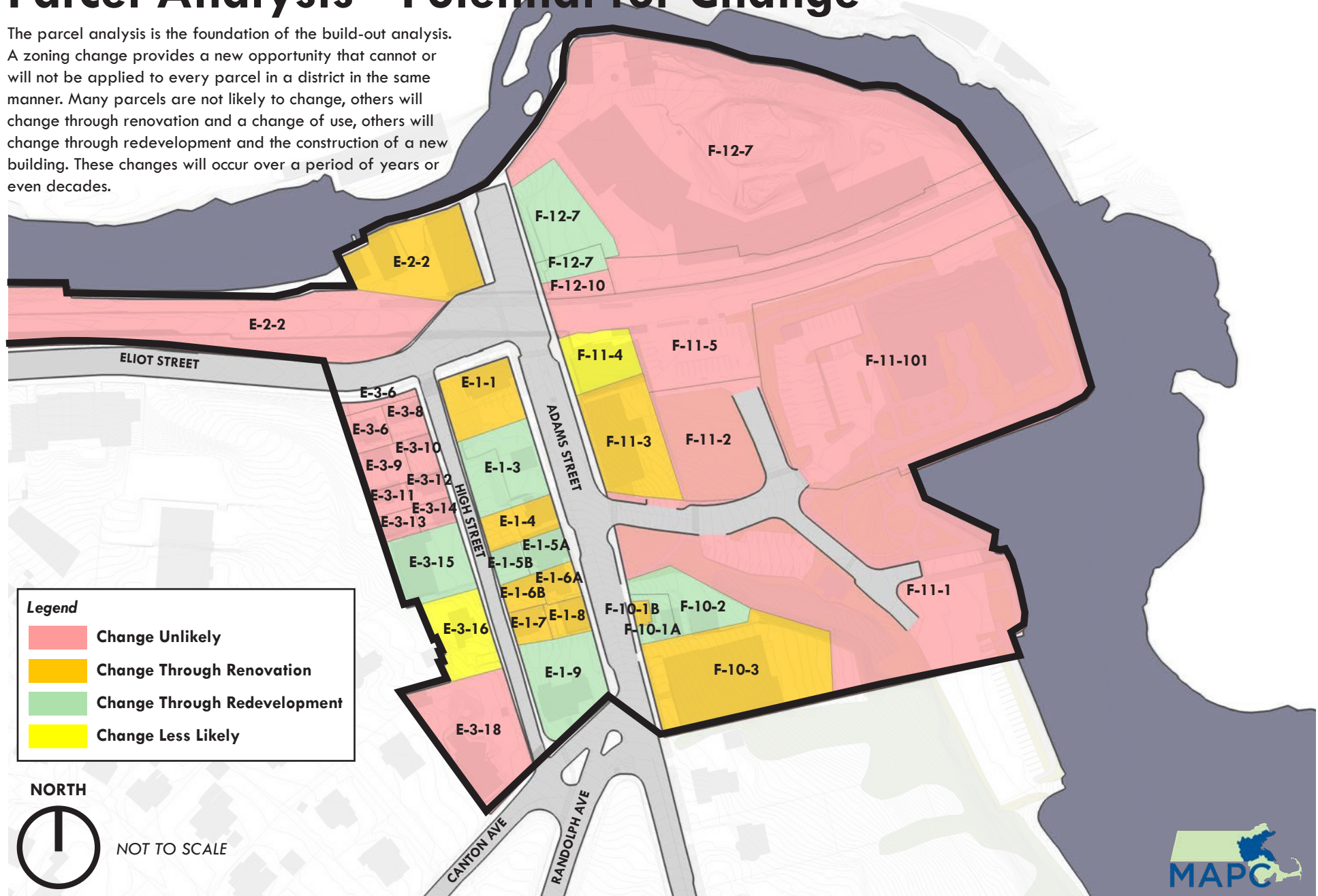
The Build-out Analysis was requested by the Town of Milton to analyze, in detail, the potential outcomes of the mixed-use zoning recommended for Milton Village. The analysis identifies the Milton Village parcels most likely for redevelopment investment if the recommended mixed-use zoning is approved. The analysis also projects the total amount of change, or build-out, that may occur with redevelopment on these parcels. The analysis shows that between 123 to 156 residential units could be created under the recommended mixed-use zoning. These residential units could not be created today. The analysis shows a potential of between 142,000 to 154,000 gross square feet of new building area may be built in Milton Village. The current zoning would allow for commercial development only and would be likely to result in about 64,000 gross square feet of new building area. The net change from existing zoning would likely be an increase in total new square footage of about 77,000 gross square feet, a reduction of new commercial square feet by about 30,000 gross square feet, and an increase of about 123 new residential units.

Any development in the district would be the result of private investments by private entities on private properties. Properties in the district may not change or see redevelopment investment, each proposed change would be the result of individual decisions and would be the choice of property owners. Development would occur incrementally, property by property. The recommended zoning would retain Special Permit approval by the Planning Board for review of any proposed project.

Potential Build-out Analysis

Parcel Analysis - Potential for Change

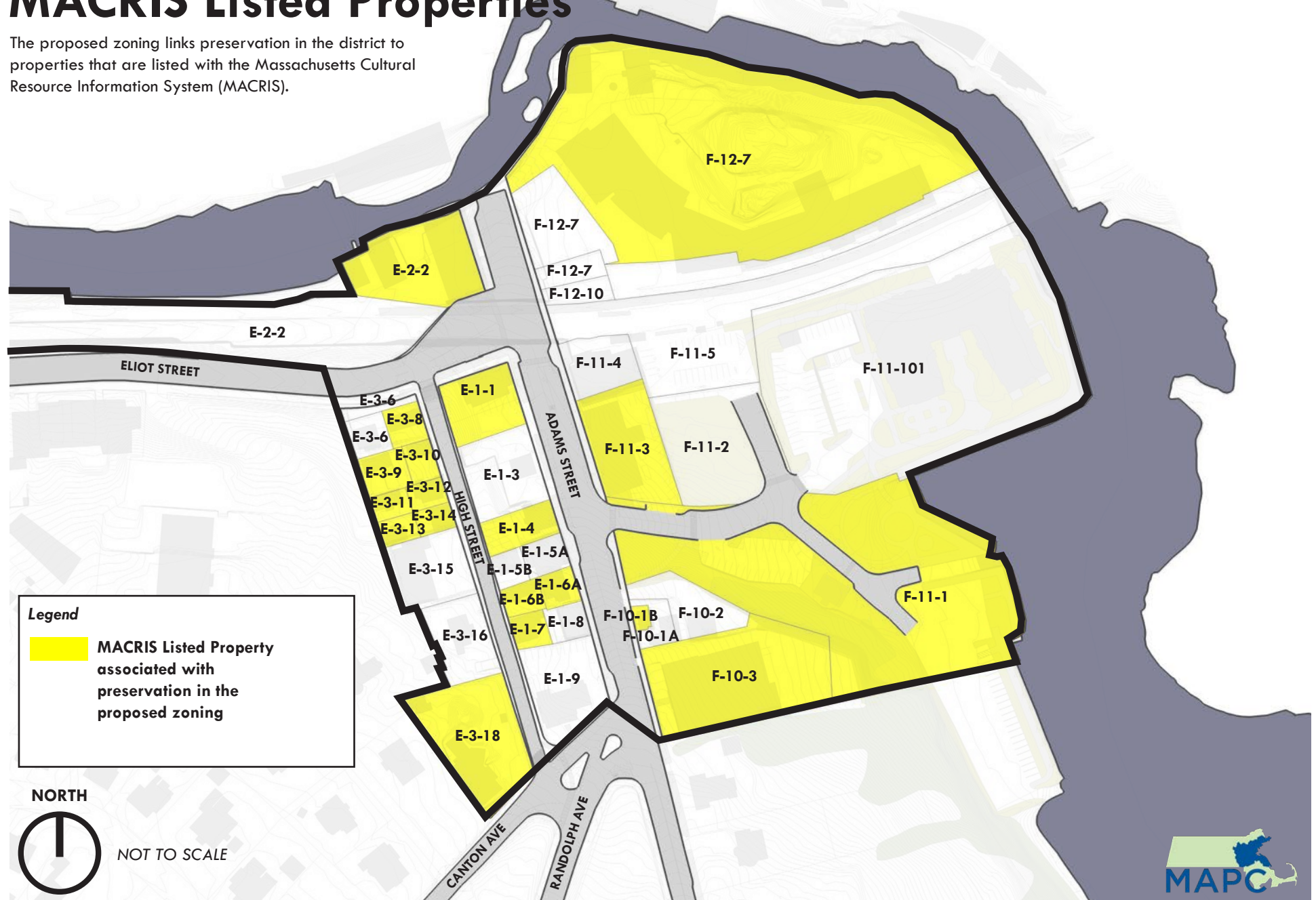
The parcel analysis is the foundation of the build-out analysis. A zoning change provides a new opportunity that cannot or will not be applied to every parcel in a district in the same manner. Many parcels are not likely to change, others will change through renovation and a change of use, others will change through redevelopment and the construction of a new building. These changes will occur over a period of years or even decades.



Potential Build-out Analysis

MACRIS Listed Properties

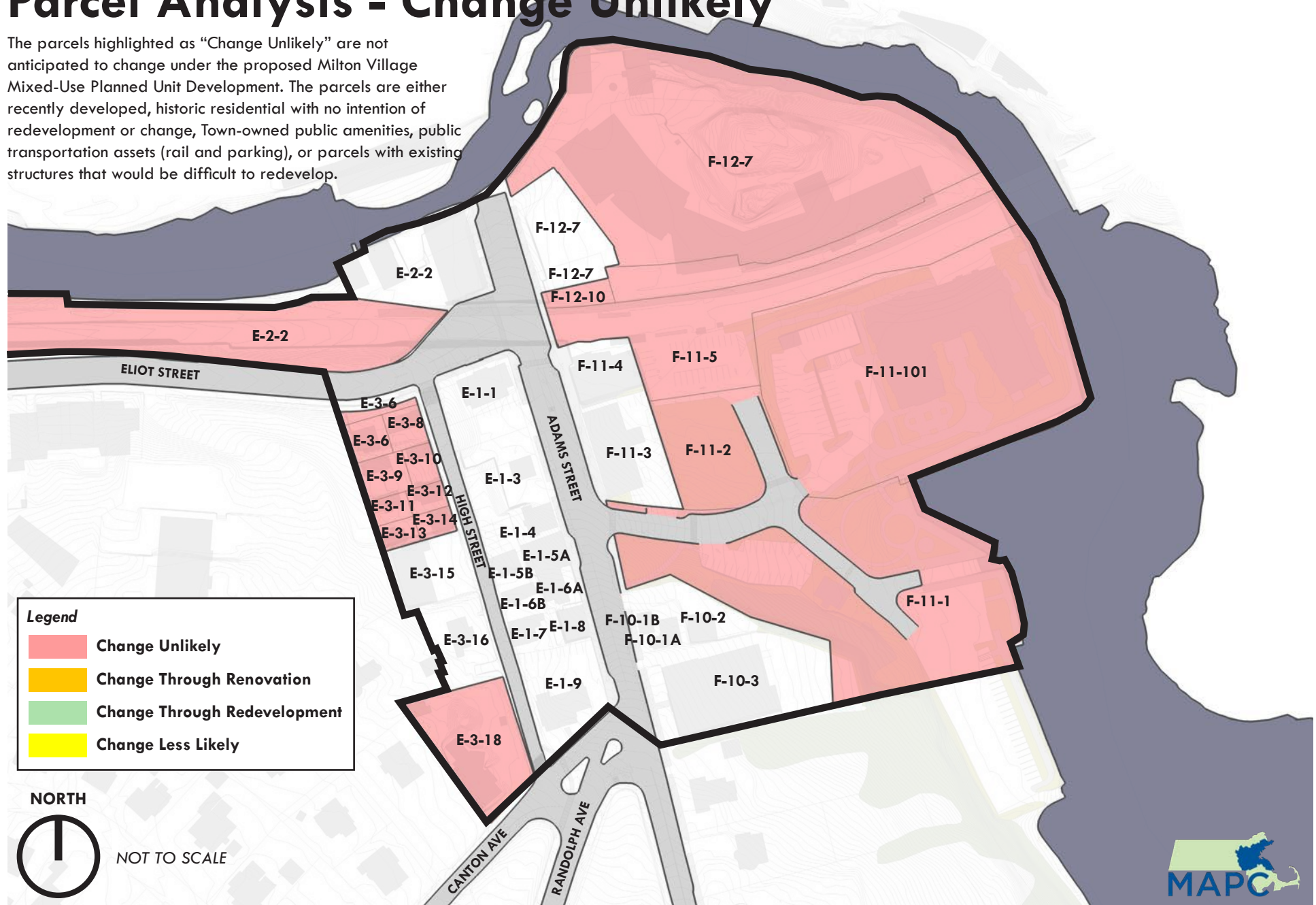
The proposed zoning links preservation in the district to properties that are listed with the Massachusetts Cultural Resource Information System (MACRIS).



Potential Build-out Analysis

Parcel Analysis - Change Unlikely

The parcels highlighted as "Change Unlikely" are not anticipated to change under the proposed Milton Village Mixed-Use Planned Unit Development. The parcels are either recently developed, historic residential with no intention of redevelopment or change, Town-owned public amenities, public transportation assets (rail and parking), or parcels with existing structures that would be difficult to redevelop.



The (9) parcels highlighted as “Change Through Redevelopment” would be anticipated to benefit under the proposed Milton Village Mixed-Use Planned Unit Development. The new zoning would offer new opportunities for mixed-use redevelopment for parcels that are vacant or underutilized. The height, bulk, and age of existing buildings on these parcels make use of proposed zoning through redevelopment most likely.

While (9) parcels are highlighted, the result would likely be fewer redevelopment projects with abutting parcels combined into a single redevelopment project. The identified parcels may result in (5) or (6) redevelopment projects.

Change and investment through redevelopment seems most likely as a possible outcome of the zoning on these properties. All change and investment would be the result of private actions and investment.

Legend

- Change Unlikely
- Change Through Renovation
- Change Through Redevelopment
- Change Less Likely

NORTH

NOT TO SCALE

MAPC

While (9) parcels are highlighted, the result would likely be fewer redevelopment projects with abutting parcels combined into a single redevelopment project. The identified parcels may result in (5) or (6) redevelopment projects.

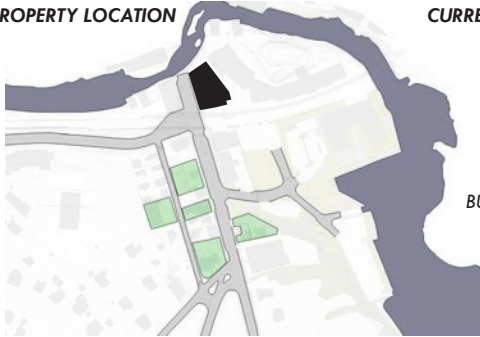
Change and investment through redevelopment seems most likely as a possible outcome of the zoning on these properties. All change and investment would be the result of private actions and investment.



Potential Build-out Analysis

Potential Parcel Build-out Analysis - Redevelopment

PROPERTY LOCATION

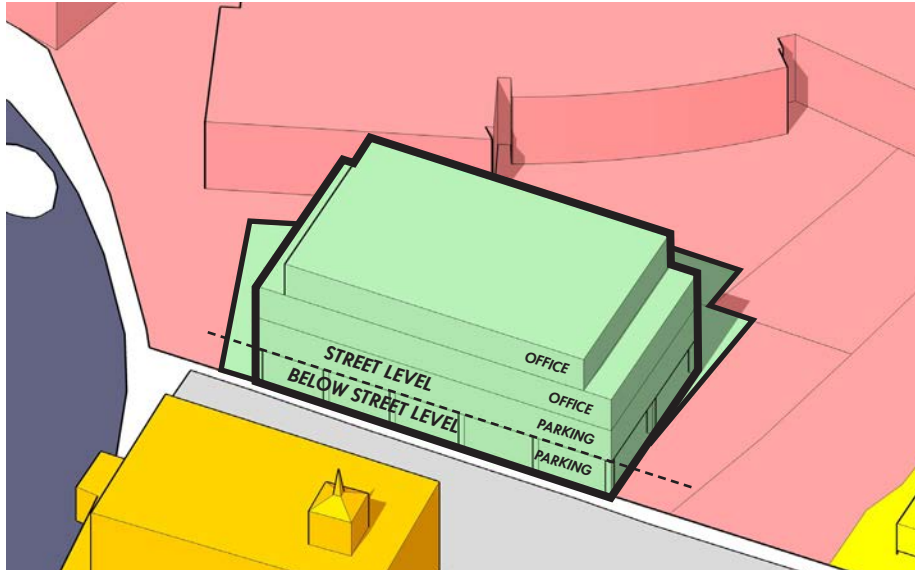


CURRENT PROPERTY

PARCEL ID F-12-7
 ADDRESS 2-6 ADAMS ST
 OWNER EXTRA SPACE PROPERTIES
 LOT AREA 15,094 Square Feet (SF)
 BUILDING AREA 0 Gross Square Feet (GSF)
 FAR 0.0
 USE PARKING LOT
 YEAR BUILT Not Applicable (NA)



Potential under current zoning (most likely)

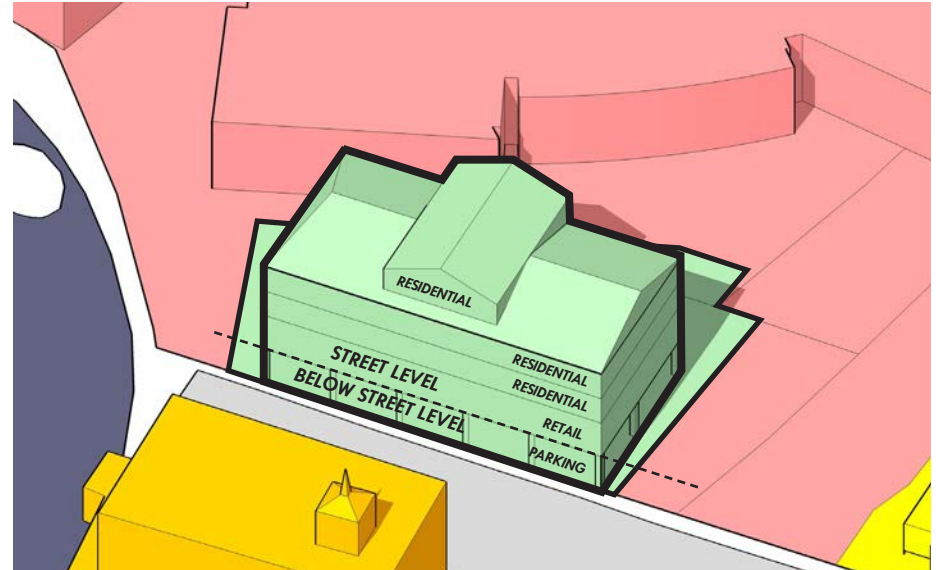


CURRENT ZONING POTENTIAL

BUILDING HEIGHT 3-STORIES, 45 FEET
 BUILDING AREA APPROX. 15,700 GSF
 COMMERCIAL APPROX. 15,700 SF
 RESIDENTIAL 0 SF, 0 UNITS
 PARKING 63 SPACES (ON-SITE), 0 SPACES (OFF-SITE)
 DENSITY 56% LOT COVERAGE, 1.04 FAR

Net Increase
 From current to proposed
 9,300 SF
 16 UNITS

Potential under proposed zoning (most likely)



PROPOSED ZONING POTENTIAL

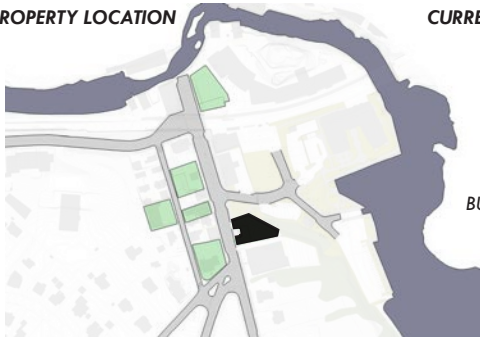
BUILDING HEIGHT 4-STORIES, 50 FEET
 BUILDING AREA APPROX. 25,000 GSF
 COMMERCIAL APPROX. 7,500 SF
 RESIDENTIAL APPROX. 17,500 SF, 16 UNITS
 PARKING 28 SPACES (ON-SITE), 0 SPACES (OFF-SITE)
 DENSITY 50% LOT COVERAGE, 1.65 FAR



Potential Build-out Analysis

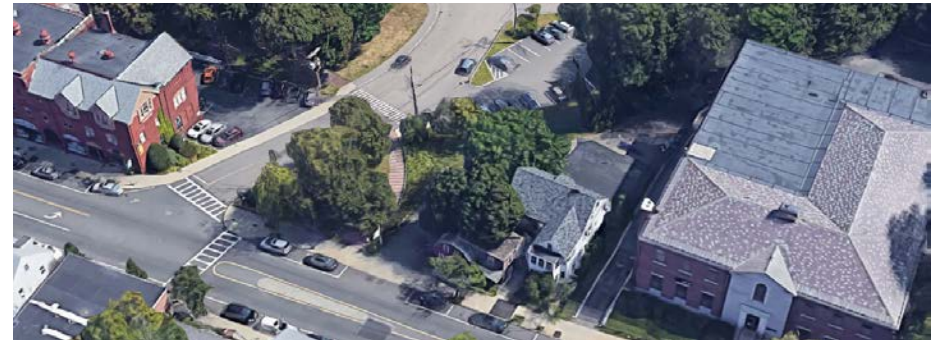
Potential Parcel Build-out Analysis - Redevelopment

PROPERTY LOCATION



CURRENT PROPERTY

PARCEL ID F-10-2
 ADDRESS 90 ADAMS ST
 OWNER KING
 LOT AREA 7,958 SF
 BUILDING AREA 1,444 GSF
 FAR 0.18
 USE COMM
 YEAR BUILT 1964



Potential under current zoning



CURRENT ZONING POTENTIAL

BUILDING HEIGHT 3-STORIES, 45 FEET
 BUILDING AREA APPROX. 4,500 GSF
 COMMERCIAL APPROX. 4,500 SF
 RESIDENTIAL 0 SF, 0 UNITS
 PARKING 18 SPACES (ON-SITE), 0 SPACES (OFF-SITE)
 DENSITY 28% LOT COVERAGE, 0.57 FAR

Net Increase
 From current to proposed
 8,500 SF
 10 UNITS

Potential under proposed zoning



PROPOSED ZONING POTENTIAL

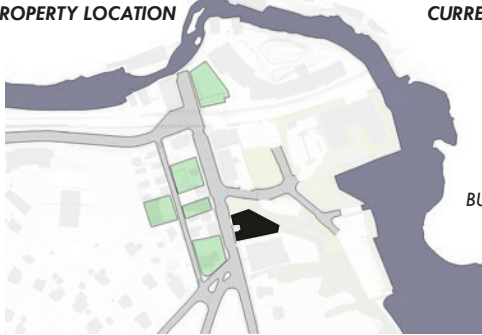
BUILDING HEIGHT 4-STORIES, 48 FEET
 BUILDING AREA APPROX. 13,000 GSF
 COMMERCIAL APPROX. 1,600 SF
 RESIDENTIAL 11,400 SF, 10 UNITS
 PARKING 14 SPACES (ON-SITE), 0 SPACES (OFF-SITE)
 DENSITY 53% LOT COVERAGE, 1.65 FAR



Potential Build-out Analysis

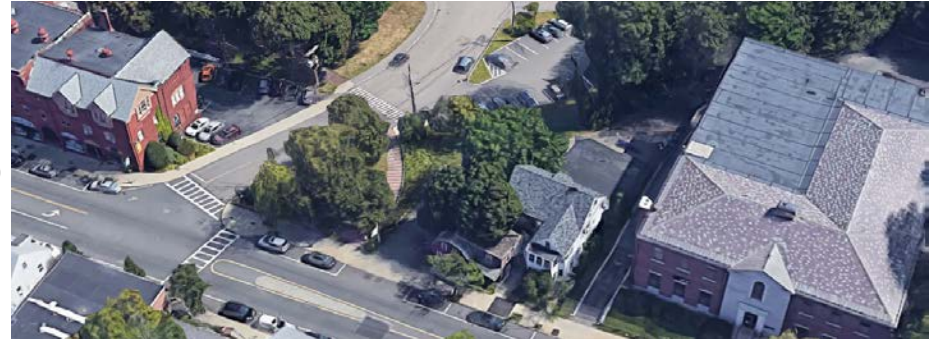
Potential Parcel Build-out Analysis - Redevelopment

PROPERTY LOCATION



CURRENT PROPERTY

PARCEL ID F-10-1A
 ADDRESS 100-102 ADAMS ST
 OWNER ROBERTS
 LOT AREA 3,189 SF (ADDITIONAL 811 SF ABUTTING)
 BUILDING AREA 4,562 GSF
 FAR 1.43
 USE RES
 YEAR BUILT 1905



Potential under current zoning



CURRENT ZONING POTENTIAL

BUILDING HEIGHT (NO CHANGE)
 BUILDING AREA APPROX. 4,500 GSF
 COMMERCIAL 0 SF
 RESIDENTIAL 4,500 SF, 2 UNITS
 PARKING 2 SPACES (ON-SITE), 0 SPACES (OFF-SITE)
 DENSITY 1.43 FAR

Potential under proposed zoning



PROPOSED ZONING POTENTIAL

BUILDING HEIGHT 3.5-STORIES, 44 FEET
 BUILDING AREA APPROX. 6,600 GSF
 COMMERCIAL APPROX. 1,300 SF
 RESIDENTIAL 4,700 SF, 5 UNITS
 PARKING 7 SPACES (ON-SITE), 1 SPACES (OFF-SITE)
 DENSITY 46% LOT COVERAGE, 1.65 FAR

Net Increase

From current to proposed
 2,100 SF
 3 UNITS



Potential Build-out Analysis

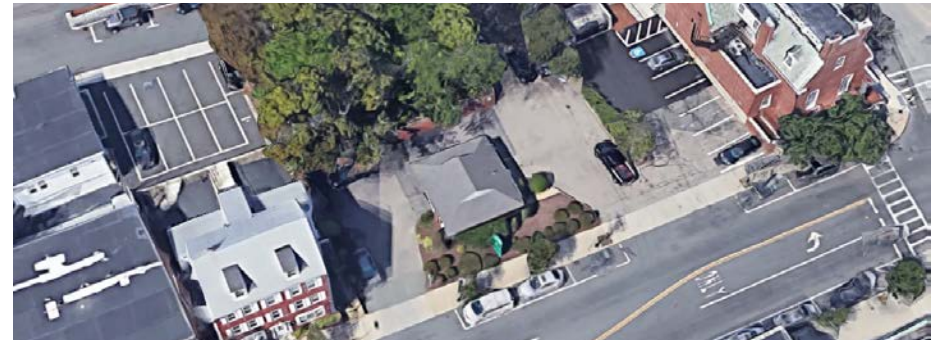
Potential Parcel Build-out Analysis - Redevelopment

PROPERTY LOCATION

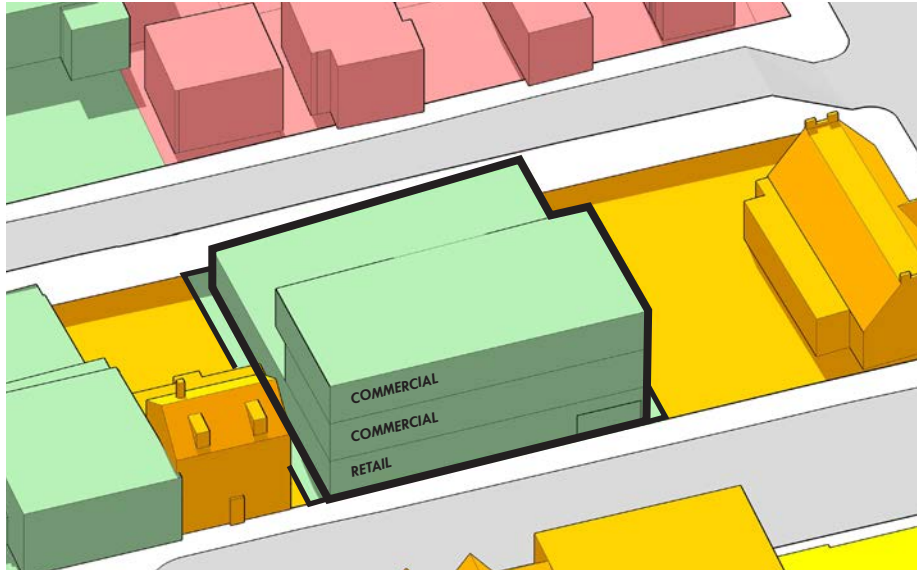


CURRENT PROPERTY

PARCEL ID E-1-3
 ADDRESS 59 ADAMS ST
 OWNER CITIZENS BANK
 LOT AREA 11,605 SF
 BUILDING AREA 840 GSF
 FAR 0.07
 USE DRIVE-THRU ATM
 YEAR BUILT 1982



Potential under current zoning

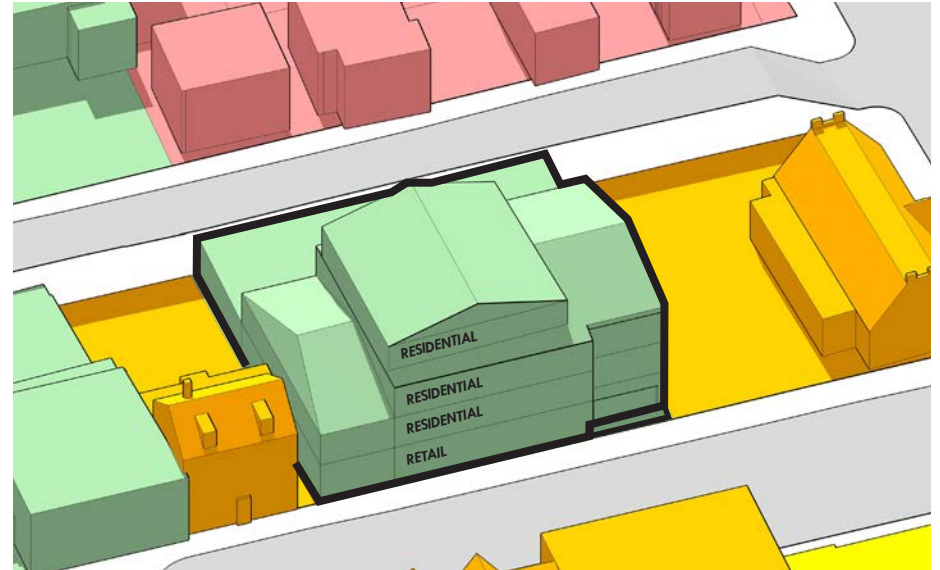


CURRENT ZONING POTENTIAL

BUILDING HEIGHT 3-STORIES, 45 FEET
 BUILDING AREA APPROX. 11,000 GSF
 COMMERCIAL APPROX. 11,000 SF
 RESIDENTIAL 0 SF, 0 UNITS
 PARKING 42 SPACES (ON-SITE), 0 SPACES (OFF-SITE)
 DENSITY 55% LOT COVERAGE, 0.96 FAR

Net Increase
 From current to proposed
 8,000 SF
 14 UNITS

Potential under proposed zoning



PROPOSED ZONING POTENTIAL

BUILDING HEIGHT 4-STORIES, 59 FEET
 BUILDING AREA APPROX. 19,000 GSF
 COMMERCIAL APPROX. 3,600 SF
 RESIDENTIAL APPROX. 15,400 SF, 14 UNITS
 PARKING 34 SPACES (ON-SITE), 0 OFF-SITE (SURPLUS)
 DENSITY 60% LOT COVERAGE, 1.65 FAR



Potential Build-out Analysis

Potential Parcel Build-out Analysis - Redevelopment

PROPERTY LOCATION

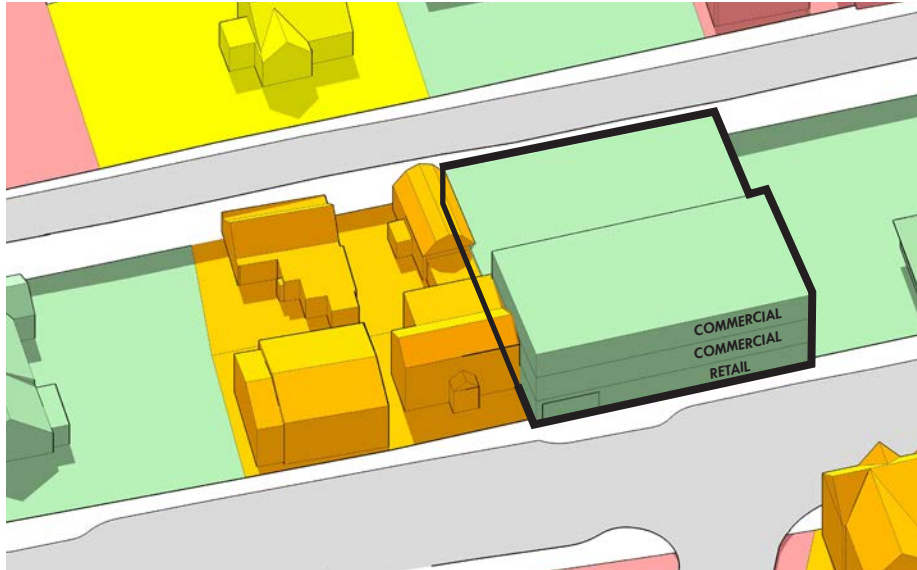


CURRENT PROPERTY

PARCEL ID E-1-4, E-1-5A, E-1-5B
 ADDRESS 65-71 ADAMS ST, 73-79 ADAMS ST, 26 HIGH ST
 OWNER FERRUCCI
 LOT AREA 5,160 SF, 3,053 SF, 2,255 SF
 BUILDING AREA 4,898 GSF, 5,368 GSF, 1,008 GSF
 FAR 0.95, 1.76, 0.45
 USE COMM, COMM, RES
 YEAR BUILT 1765, 1926, 1926



Potential under current zoning



CURRENT ZONING POTENTIAL

BUILDING HEIGHT 3-STORIES, 45 FEET
 BUILDING AREA APPROX. 12,000 GSF
 COMMERCIAL APPROX. 12,000 SF
 RESIDENTIAL 0 SF, 0 UNITS
 PARKING 38 SPACES (ON-SITE), 0 SPACES (OFF-SITE)
 DENSITY 45% LOT COVERAGE, 1.15 FAR

Net Increase
 From current to proposed
 6,400 SQUARE FEET
 11 UNITS

Potential under proposed zoning



PROPOSED ZONING POTENTIAL

BUILDING HEIGHT 4-STORIES, 61 FEET
 BUILDING AREA APPROX. 18,400 GSF
 COMMERCIAL APPROX. 6,000 SF
 RESIDENTIAL APPROX. 12,400 SF, 11 UNITS
 PARKING 24 SPACES (ON-SITE), 4 SPACES (OFF-SITE)
 DENSITY 47% LOT COVERAGE, 1.29 FAR



Potential Build-out Analysis

Potential Parcel Build-out Analysis - Redevelopment

PROPERTY LOCATION

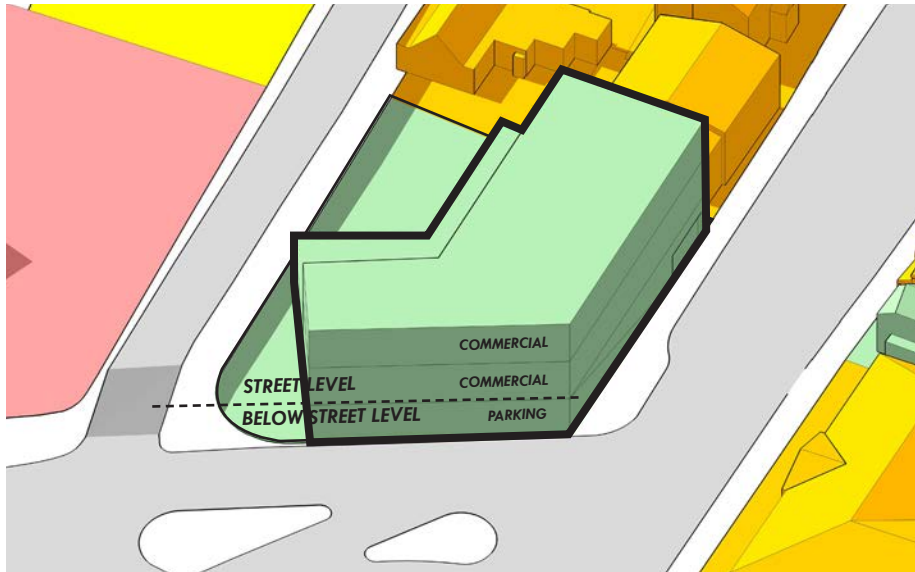


CURRENT PROPERTY

PARCEL ID E-1-9
 ADDRESS 5 CANTON AVE
 OWNER 5 CANTON AVE LLC
 LOT AREA 13,310 SF
 BUILDING AREA 5,590 GSF
 FAR 0.42
 USE FUNERAL HOME
 YEAR BUILT 1953



Potential under current zoning

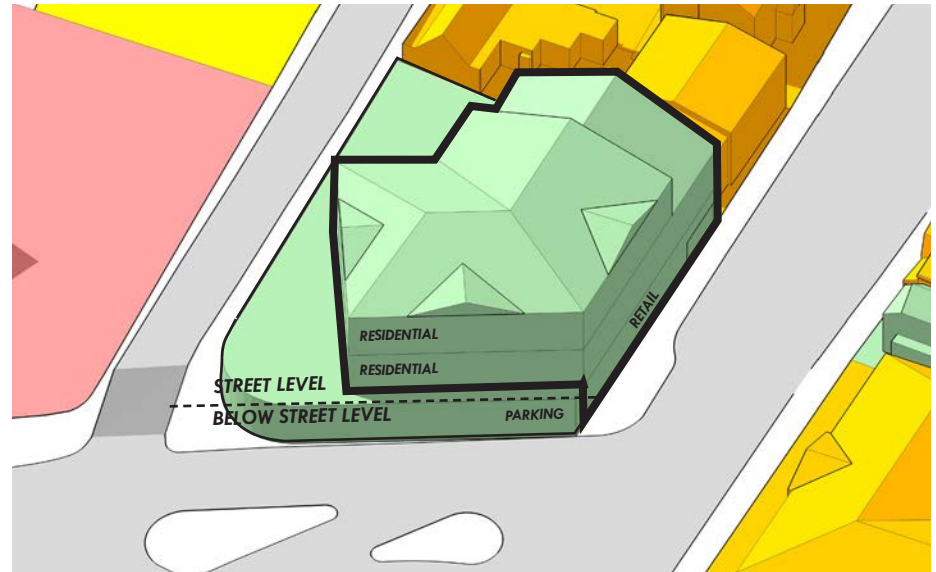


CURRENT ZONING POTENTIAL

BUILDING HEIGHT 3-STORIES, 45 FEET
 BUILDING AREA APPROX. 11,500 GSF
 COMMERCIAL APPROX. 11,500 SF
 RESIDENTIAL 0 SF, 0 UNITS
 PARKING 46 SPACES (ON-SITE), 0 SPACES (OFF-SITE)
 DENSITY 43% LOT COVERAGE, 0.86 FAR

Net Increase
 From current to proposed
 10,000 SF
 13 UNITS

Potential under proposed zoning



PROPOSED ZONING POTENTIAL

BUILDING HEIGHT 3-STORIES, 45 FEET
 BUILDING AREA APPROX. 19,500 GSF
 COMMERCIAL APPROX. 5,500 SF
 RESIDENTIAL APPROX. 14,000 SF 13 UNITS
 PARKING 30 SPACES (ON-SITE), 0 OFF-SITE (SURPLUS)
 DENSITY 60% LOT COVERAGE, 1.47 FAR



Potential Build-out Analysis

Potential Parcel Build-out Analysis - Redevelopment

PROPERTY LOCATION

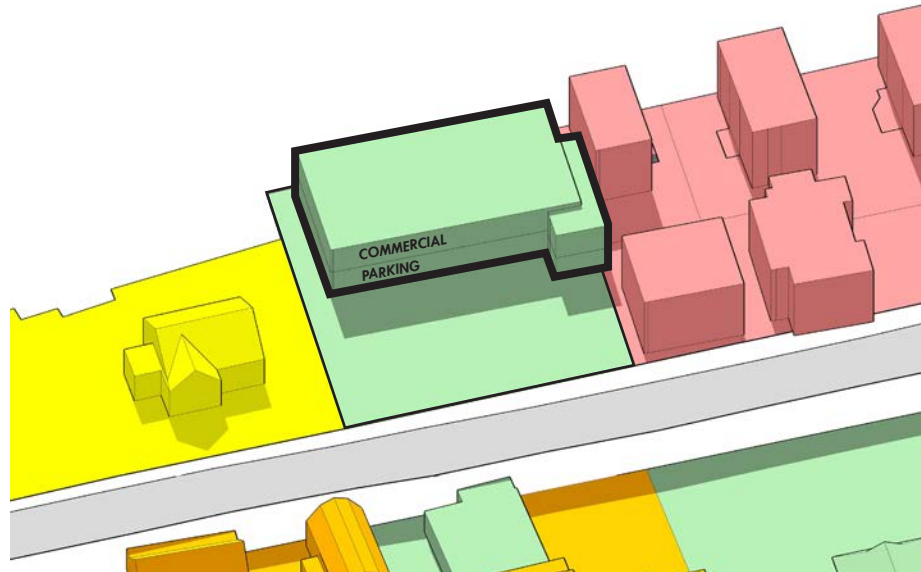


CURRENT PROPERTY

PARCEL ID E-3-15
 ADDRESS 25 HIGH ST
 OWNER FUGAZZOTTO
 LOT AREA 10,108 SF
 BUILDING AREA 7,810 GSF
 FAR 0.77
 USE OFFICE
 YEAR BUILT 1972



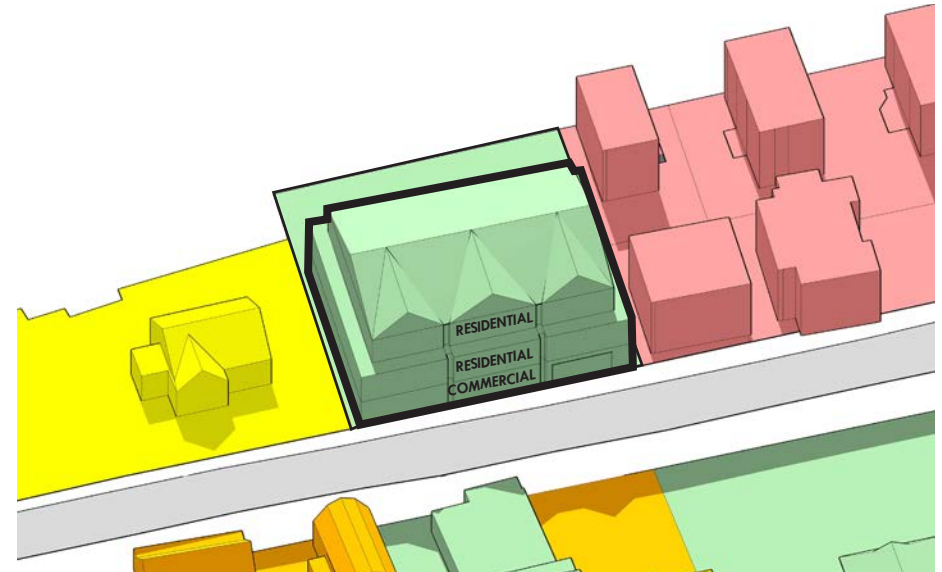
Potential under current zoning



CURRENT ZONING POTENTIAL

BUILDING HEIGHT 2-STORY, 22 FEET
 BUILDING AREA 7,810 GSF
 COMMERCIAL 7,810 SF
 RESIDENTIAL 0 SF, 0 UNITS
 PARKING 18 SPACES (ON-SITE), 0 SPACES (OFF-SITE)
 DENSITY 0.77 FAR

Potential under proposed zoning



PROPOSED ZONING POTENTIAL

BUILDING HEIGHT 3-STORIES, 45 FEET
 BUILDING AREA 15,000 GSF
 COMMERCIAL 4,400 SF
 RESIDENTIAL 10,600 SF, 10 UNITS
 PARKING 20 SPACES (ON-SITE), 0 SPACES (OFF-SITE)
 DENSITY 60% LOT COVERAGE, 1.47 FAR

Net Increase
 From current to proposed
 7,200 SF
 10 UNITS



Potential Build-out Analysis

Build-out Analysis - Redevelopment (Less Likely)

The (2) parcels highlighted as “Change Less Likely” would not be anticipated to have near term changes as a result of the recommended zoning. These properties may be susceptible to a longer term change through renovation or redevelopment.

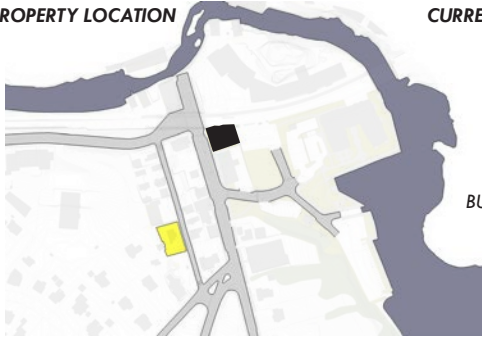
All change and investment would be the result of private actions and investment.



Potential Build-out Analysis

Potential Parcel Build-out Analysis - Redevelopment (Less Likely)

PROPERTY LOCATION



CURRENT PROPERTY

PARCEL ID F-11-4
 ADDRESS 40 ADAMS ST
 OWNER MILTON MILLS REALTY TRUST
 LOT AREA 7,400 SF
 BUILDING AREA 11,634 GSF
 FAR 1.57
 USE COMM
 YEAR BUILT 1954



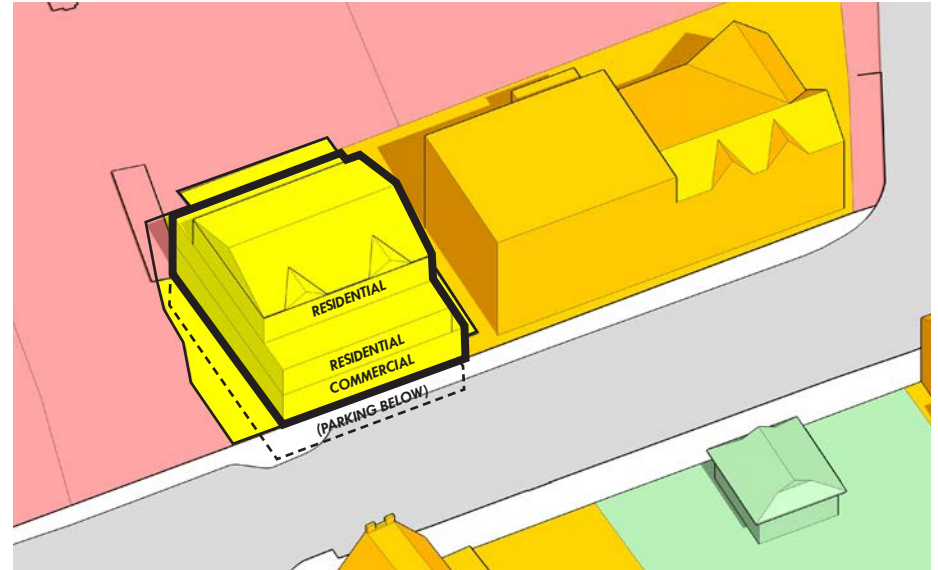
Potential under current zoning



CURRENT ZONING POTENTIAL

BUILDING HEIGHT 2-STORY, 25 FEET
 BUILDING AREA 11,600 GSF
 COMMERCIAL 11,600 SF
 RESIDENTIAL 0 SF, 0 UNITS
 PARKING (NO CHANGE)
 DENSITY 1.57 FAR

Potential under proposed zoning



PROPOSED ZONING POTENTIAL

BUILDING HEIGHT 3-STORIES, 44 FEET
 BUILDING AREA 11,600 GSF
 COMMERCIAL 4,200 SF
 RESIDENTIAL 7,400 SF, 7 UNITS
 PARKING 16 SPACES (ON-SITE), 0 SPACES (OFF-SITE)
 DENSITY 60% LOT COVERAGE, 1.57 FAR

Net Increase

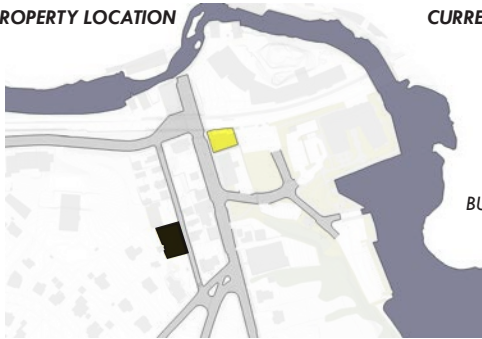
From current to proposed
 0 SF
 7 UNITS



Potential Build-out Analysis

Potential Parcel Build-out Analysis - Redevelopment (Less Likely)

PROPERTY LOCATION

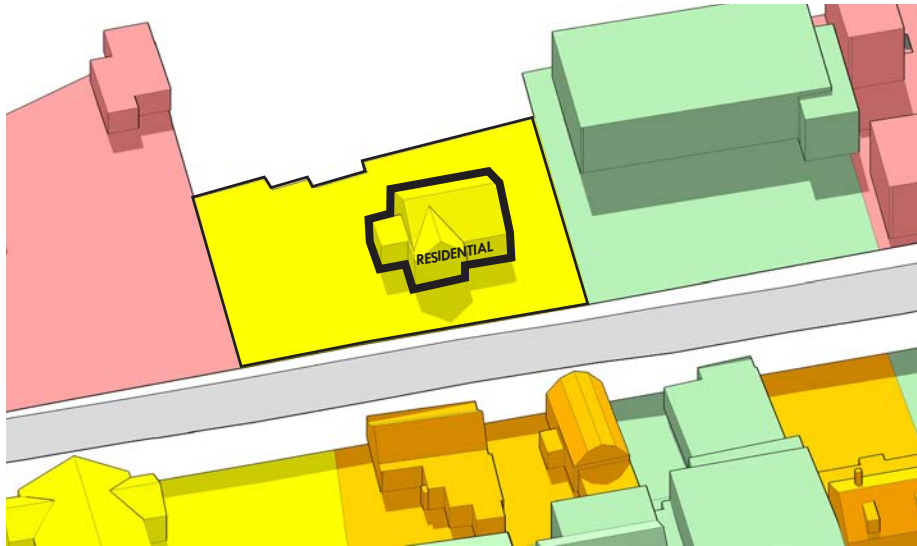


CURRENT PROPERTY

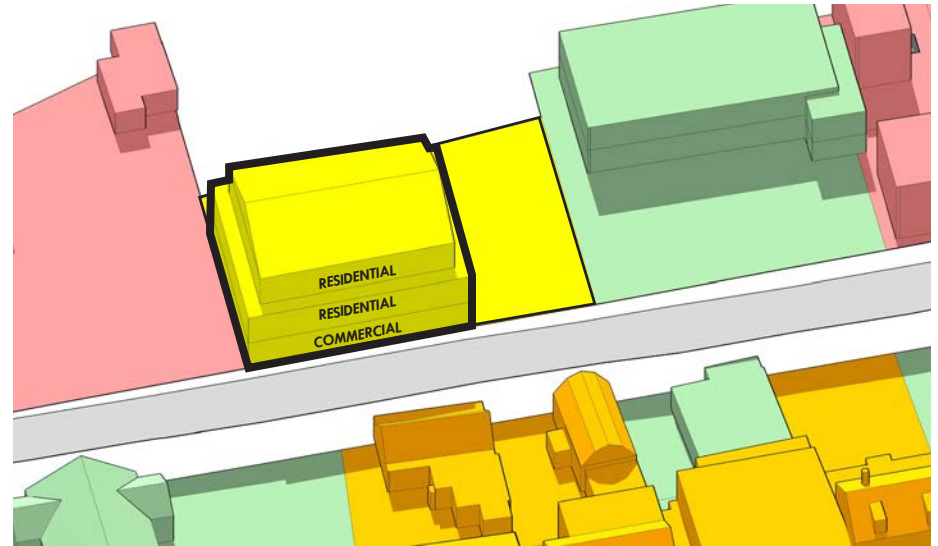
PARCEL ID E-3-16
 ADDRESS 33 HIGH ST
 OWNER SAUNDERS
 LOT AREA 9,193 SF
 BUILDING AREA 2,796 GSF
 FAR 0.30
 USE RES
 YEAR BUILT 1951



Potential under current zoning



Potential under proposed zoning



CURRENT ZONING POTENTIAL

BUILDING HEIGHT 1.5-STORIES, 20 FEET
 BUILDING AREA 2,796 GSF
 COMMERCIAL 0 SF
 RESIDENTIAL 2,796 SF, 1 UNIT
 PARKING (NO CHANGE)
 DENSITY 0.30 FAR

Net Increase

From current to proposed
 12,000 SF
 7 UNITS

PROPOSED ZONING POTENTIAL

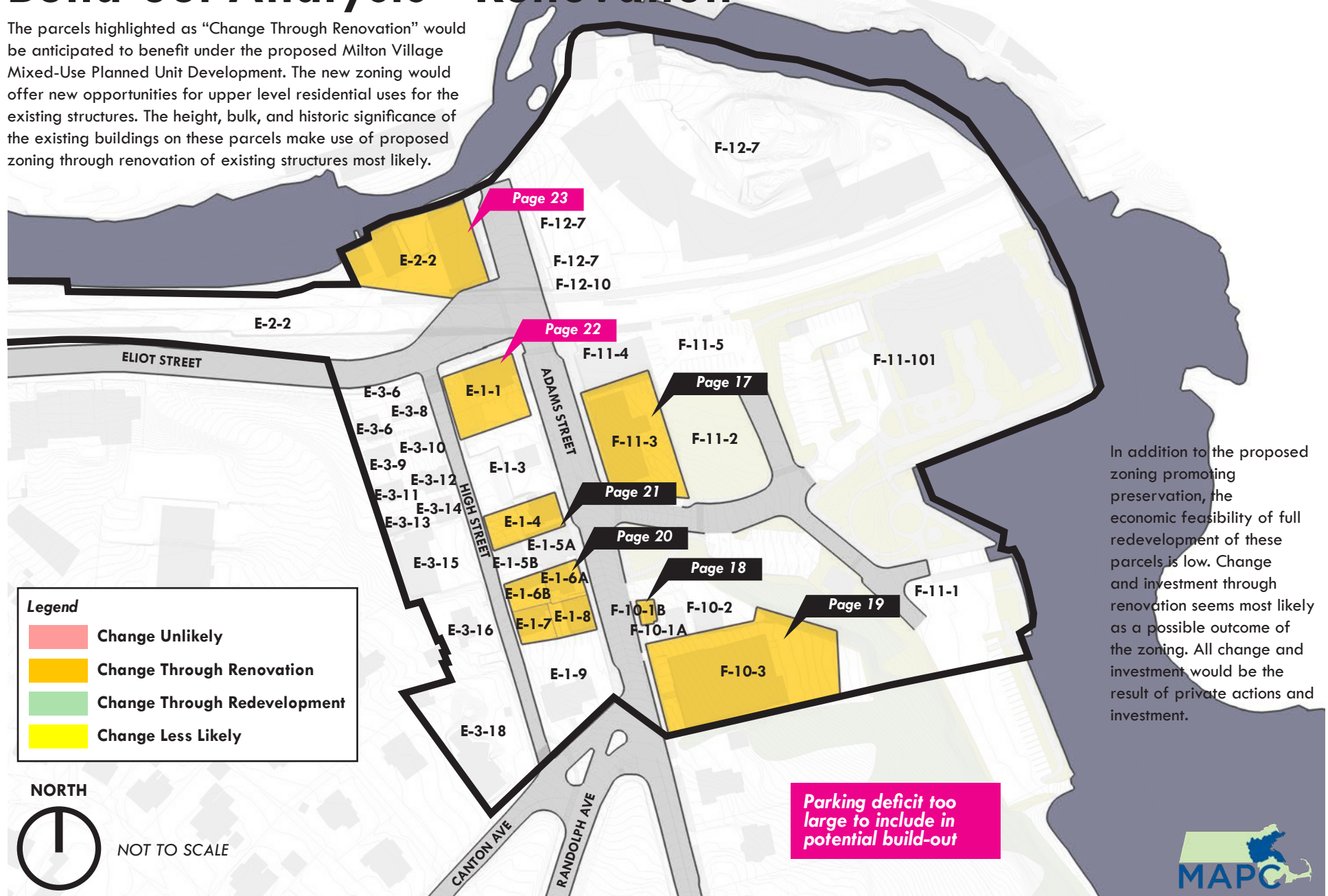
BUILDING HEIGHT 3-STORIES, 45 FEET
 BUILDING AREA 14,800 GSF
 COMMERCIAL 4,300 SF
 RESIDENTIAL 10,500 SF, 8 UNITS
 PARKING 12 SPACES (ON-SITE), 2 SPACES (OFF-SITE)
 DENSITY 48% LOT COVERAGE, 1.26 FAR



Potential Build-out Analysis

Build-out Analysis - Renovation

The parcels highlighted as “Change Through Renovation” would be anticipated to benefit under the proposed Milton Village Mixed-Use Planned Unit Development. The new zoning would offer new opportunities for upper level residential uses for the existing structures. The height, bulk, and historic significance of the existing buildings on these parcels make use of proposed zoning through renovation of existing structures most likely.



Potential Build-out Analysis

Potential Parcel Build-out Analysis - Renovation

PROPERTY LOCATION



CURRENT PROPERTY

PARCEL ID F-11-3
 ADDRESS 50-64 ADAMS ST
 OWNER IRWIN
 LOT AREA 15,900 SF
 BUILDING AREA 25,928 GSF
 FAR 1.63
 USE COMM
 YEAR BUILT 1881



Potential under current zoning



Potential under proposed zoning



CURRENT ZONING POTENTIAL

BUILDING HEIGHT (NO CHANGE)
 BUILDING AREA 25,928 GSF
 COMMERCIAL 25,928 SF
 RESIDENTIAL 0 SF, 0 UNITS
 PARKING APPROX. 16 SPACES (ON-SITE),
 0 SPACES (OFF-SITE)

Net Increase
 From current to proposed
 0 SF
 16 UNITS

PROPOSED ZONING POTENTIAL

BUILDING HEIGHT (NO CHANGE)
 BUILDING AREA 25,928 GSF
 COMMERCIAL 8,600 SF (-17,328 SF)
 RESIDENTIAL 17,200 SF, 16 UNITS
 PARKING APPROX. 16 SPACES (ON-SITE),
 0 SPACES (OFF-SITE)



Potential Parcel Build-out Analysis - Renovation

PROPERTY LOCATION



CURRENT PROPERTY

PARCEL ID F-10-1B
ADDRESS 98 ADAMS ST
OWNER ROBERTS
LOT AREA 811 SF
BUILDING AREA 1,620 GSF
FAR 2.0
USE RES
YEAR BUILT 1815



Potential under current zoning



CURRENT ZONING POTENTIAL

BUILDING HEIGHT (NO CHANGE)
BUILDING AREA 1,620 GSF
COMMERCIAL 0 SF
RESIDENTIAL 0 SF 0 UNITS
PARKING 0 SPACES (ON-SITE),
0 SPACES (OFF-SITE)

Potential under proposed zoning



PROPOSED ZONING POTENTIAL

BUILDING HEIGHT (NO CHANGE)
BUILDING AREA 1,620 GSF
COMMERCIAL 811 SF
RESIDENTIAL 811 SF, 1 UNIT
PARKING 1 SPACES (ON-SITE),
0 SPACES (OFF-SITE)

Net Increase

From current to proposed
0 SF
1 UNIT



Potential Build-out Analysis

Potential Parcel Build-out Analysis - Renovation

PROPERTY LOCATION



CURRENT PROPERTY

PARCEL ID F-10-3
 ADDRESS 114 ADAMS ST
 OWNER NEW ENGLAND TEL
 LOT AREA 36,900 SF
 BUILDING AREA 41,460 GSF
 FAR 1.12
 USE COMM
 YEAR BUILT 1922



Potential under current zoning



CURRENT ZONING POTENTIAL

BUILDING HEIGHT (NO CHANGE)
 BUILDING AREA 41,460 GSF
 COMMERCIAL 27,338 SF
 RESIDENTIAL 0 SF, 0 UNITS
 PARKING APPROX. 12 SPACES (ON-SITE),
 0 SPACES (OFF-SITE)

Potential under proposed zoning



PROPOSED ZONING POTENTIAL

BUILDING HEIGHT (NO CHANGE)
 BUILDING AREA 41,460 GSF
 COMMERCIAL 27,338 SF
 RESIDENTIAL 14,122 SF, 13 UNITS
 PARKING 12 SPACES (ON-SITE),
 1 SPACES (OFF-SITE)

Net Increase

From current to proposed
 0 SF
 13 UNITS



Potential Build-out Analysis

Potential Parcel Build-out Analysis - Renovation

PROPERTY LOCATION



CURRENT PROPERTY

PARCEL ID	E-1-6A; E-1-8; E-1-6B; E-1-7
ADDRESS	85, 99 ADAMS ST; 30, 36 HIGH ST
OWNER	SERRANO; THOMAS; LANDERS; O'NEILL
LOT AREA	2,600; 2,700; 2,256; 2,500; 2,346 SF
BUILDING AREA	2,796, 3,294, 2,218, 2,910 GSF
FAR	1.08; 1.22; 0.45; 0.89; 1.24
USE	COMM; COMM; COMM; RES
YEAR BUILT	1900; 1950; 1795; 1770



Potential under current zoning



CURRENT ZONING POTENTIAL

BUILDING HEIGHT	(NO CHANGE)
BUILDING AREA	11,200 GSF
COMMERCIAL	6,100 SF
RESIDENTIAL	5,100 SF, 2 UNITS
PARKING	4 SPACES (ON-SITE), 0 SPACES (OFF-SITE)

Net Increase
From current to proposed
0 SF
0 UNITS

Potential under proposed zoning



PROPOSED ZONING POTENTIAL

BUILDING HEIGHT	(NO CHANGE)
BUILDING AREA	11,200 SF
COMMERCIAL	6,100 SF
RESIDENTIAL	5,100 SF, 2 UNITS
PARKING	4 SPACES (ON-SITE), 0 SPACES (OFF-SITE)



Potential Build-out Analysis

Potential Parcel Build-out Analysis - Renovation

PROPERTY LOCATION

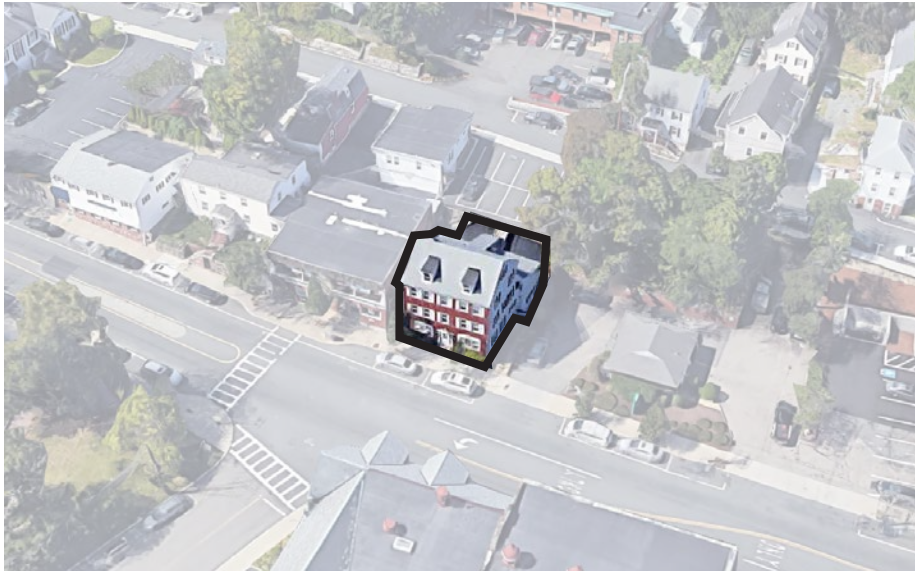


CURRENT PROPERTY

PARCEL ID E-1-4
 ADDRESS 65-71 ADAMS ST
 OWNER FERRUCCI
 LOT AREA 5,160 SF
 BUILDING AREA 4,898 GSF
 FAR 0.95
 USE COMM
 YEAR BUILT 1765



Potential under current zoning

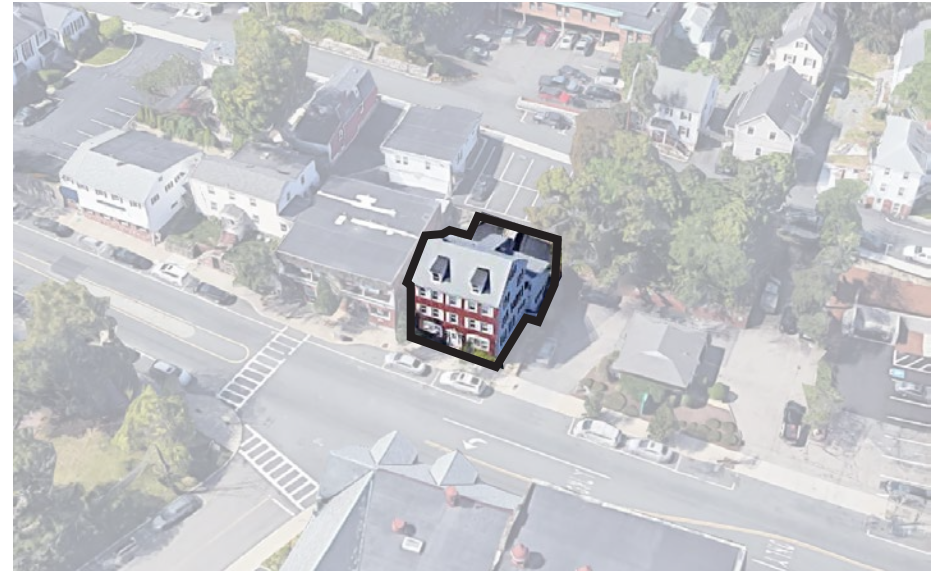


CURRENT ZONING POTENTIAL

BUILDING HEIGHT (NO CHANGE)
 BUILDING AREA 4,900 GSF
 COMMERCIAL 4,900 SF
 RESIDENTIAL 0 SF, 0 UNITS
 PARKING 8 SPACES (ON-SITE), 0 SPACES (OFF-SITE)

Net Increase
 From current to proposed
 0 SF
 4 UNITS

Potential under proposed zoning



PROPOSED ZONING POTENTIAL

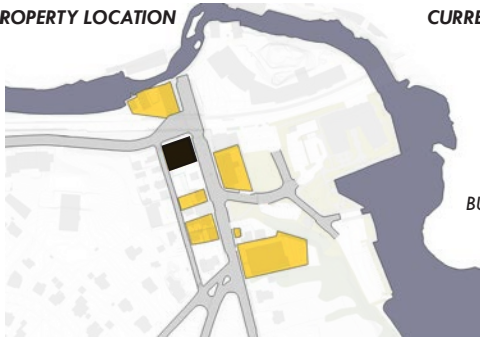
BUILDING HEIGHT (NO CHANGE)
 BUILDING AREA 4,900 GSF
 COMMERCIAL 1,500 SF
 RESIDENTIAL 3,400 SF, 4 UNITS
 PARKING 8 SPACES (ON-SITE), 0 SPACES (OFF-SITE)



Potential Build-out Analysis

Potential Parcel Build-out Analysis - Renovation

PROPERTY LOCATION



CURRENT PROPERTY

PARCEL ID E-1-1
 ADDRESS 2 ELIOT ST
 OWNER BANK OF AMERICA
 LOT AREA 9,502 SF
 BUILDING AREA 10,596 GSF
 FAR 1.12
 USE COMM
 YEAR BUILT 1929



Potential under current zoning



CURRENT ZONING POTENTIAL

BUILDING HEIGHT (NO CHANGE)
 BUILDING AREA 10,596 GSF
 COMMERCIAL 10,596 SF
 RESIDENTIAL 0 SF, 0 UNITS
 PARKING 8 SPACES (ON-SITE),
 0 SPACES (OFF-SITE)



Net Increase

From current to proposed
 12,287 SF
 11 UNITS

Parking deficit too large to include in potential build-out

Potential under proposed zoning



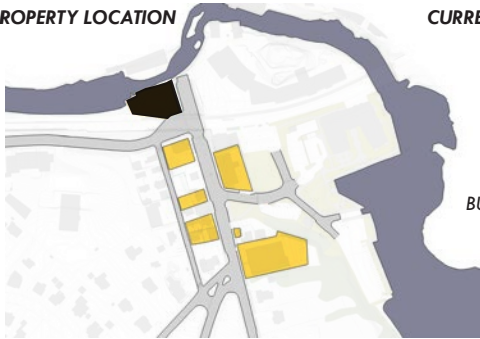
PROPOSED ZONING POTENTIAL

BUILDING HEIGHT 4-STORIES, 56 FEET
 BUILDING AREA 22,883 GSF
 COMMERCIAL 11,096 SF
 RESIDENTIAL 11,787 SF, 11 UNITS
 PARKING 8 SPACES (ON-SITE), 25 SPACES (OFF-SITE)
 DENSITY 42% LOT COVERAGE, 1.26 FAR

Potential Build-out Analysis

Potential Parcel Build-out Analysis - Renovation

PROPERTY LOCATION



CURRENT PROPERTY

PARCEL ID E-2-2
 ADDRESS 1 ELIOT ST
 OWNER KELLEHER
 LOT AREA 24,700 SF
 BUILDING AREA 31,876 GSF
 FAR 1.29
 USE COMM
 YEAR BUILT 1900



Potential under current zoning



Potential under proposed zoning



CURRENT ZONING POTENTIAL

BUILDING HEIGHT (NO CHANGE)
 BUILDING AREA 31,876 GSF
 COMMERCIAL 31,876 SF
 RESIDENTIAL 0 SQUARE FEET, 0 UNITS
 PARKING 8 SPACES (ON-SITE),
 0 SPACES (OFF-SITE)

Net Increase

From current to proposed
 0 SF
 22 UNITS

Parking deficit too large to include in potential build-out

PROPOSED ZONING POTENTIAL

BUILDING HEIGHT (NO CHANGE)
 BUILDING AREA 31,876 GSF
 COMMERCIAL 7,969 SF (-23,907 SF)
 RESIDENTIAL 23,907 SF, 22 UNITS
 PARKING 8 SPACES (ON-SITE), 14 SPACES (OFF-SITE)



Illustration - Full Potential Build-out

Existing Zoning - (Most Likely)

Approx. 68,000 SF Total New

Approx. 68,000 SF New Commercial

Approx. 0 New Residential units

Approx. 0 Off-site parking spaces needed



Illustration - Full Potential Build-out

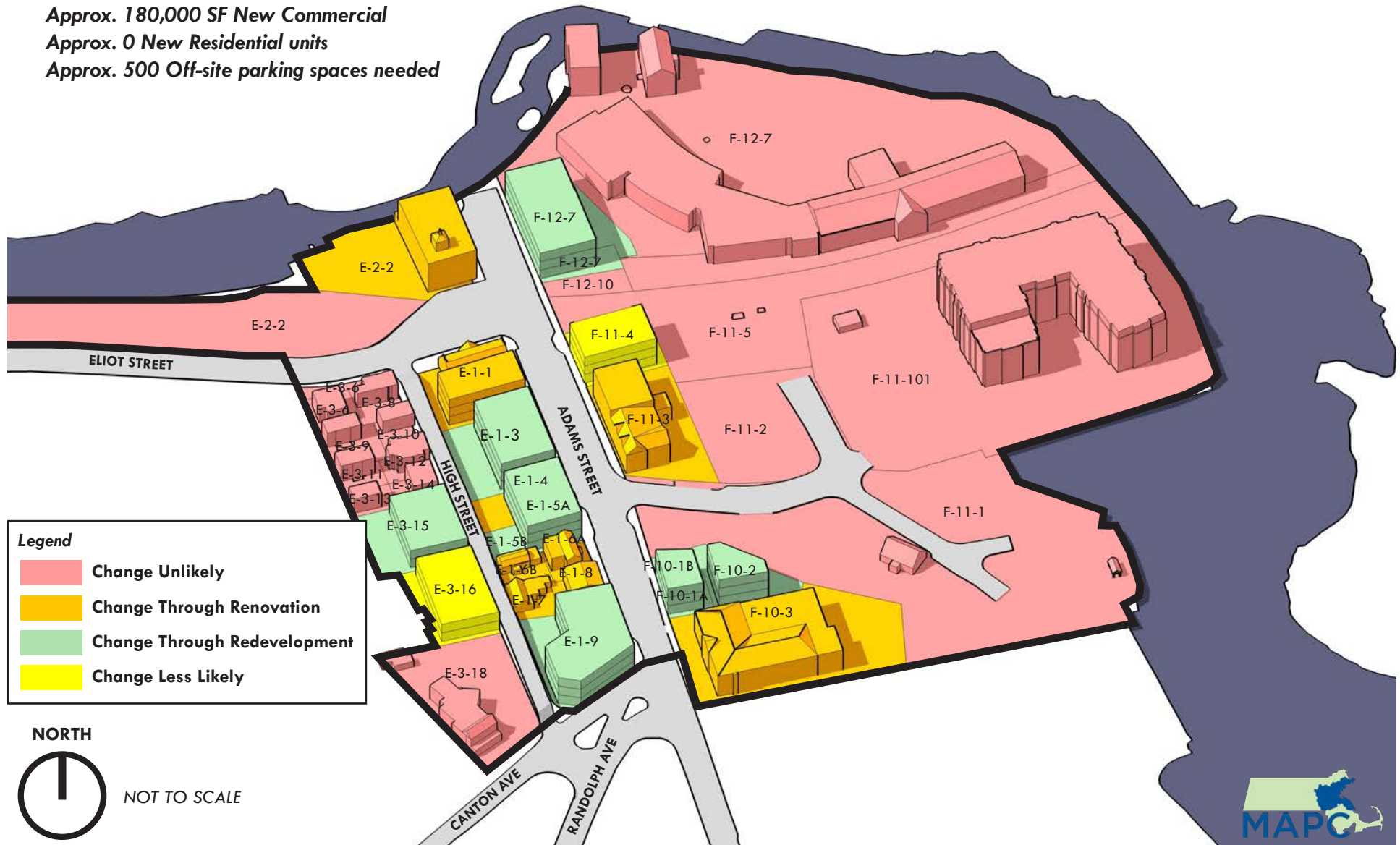
Existing Zoning - (Not Likely - Off-site Parking Required)

Approx. 180,000 SF Total New

Approx. 180,000 SF New Commercial

Approx. 0 New Residential units

Approx. 500 Off-site parking spaces needed



Potential Build-out Analysis

Full Potential Build-out

Existing Zoning - (Most Likely)

EXISTING PARCELS IN MILTON VILLAGE

POTENTIAL BUILD-OUT ACCORDING TO CURRENT BUSINESS DISTRICT ZONING

ZONING REQ'D

ALLOWED HEIGHT (3-STORY/45 FT)

SIDE SETBACK (6 FT)

REAR SETBACK (12 FT)

PARCEL ID	ADDRESS	ALLOWED USE	HEIGHT (STORIES)	HEIGHT (FEET)	FLOOR AREA	RETAIL AREA	OFFICE AREA	RES AREA	TOTAL AREA	RES UNITS	PARKING - RETAIL 1/250 GSF	PARKING - OFFICE 1/250 GSF	PARKING - RES 1/UNIT
F-12-7	2-6 Adams St	NO CHANGE											
F-12-7	2-6 Adams St	COMMERCIAL	3	45	8,500	0	15,700	0	15,700	0	0	63	0
F-12-7	2-6 Adams St												
F-12-10	0 Adams St	NO CHANGE											
E-2-2	1 Eliot St	NO CHANGE											
F-11-5	0 Adams St	NO CHANGE											
F-11-4	40 Adams St	(NO CHANGE)											
F-11-3	50-64 Adams St	NO CHANGE											
F-11-2	0 Wharf St	NO CHANGE											
F-11-101	88 Wharf St	NO CHANGE											
F-11-1	25 Wharf St	NO CHANGE											
F-10-2	90 Adams St	COMMERCIAL	3	45	2,250	0	4,500	0	4,500	0	0	18	0
F-10-1B	98 Adams St	(NO CHANGE)											
F-10-1A	100-102 Adams St												
F-10-3	114 Adams St	COMMERCIAL	1	EXISTING	14,122	0	14,122	0	14,122	0	NA	NA	0
E-1-1	2 Eliot St	(NO CHANGE)											
E-1-3	59 Adams St	COMMERCIAL	3	45	6,371	2,831	8,287	0	11,118	0	11	33	0
E-1-4	65-71 Adams St												
E-1-5A	73-79 Adams St	COMMERCIAL	3	45	4,719	2,575	9,438	0	12,013	0	10	38	0
E-1-5B	26 High St												
E-1-6A	85 Adams St	NO CHANGE											
E-1-8	99 Adams St	NO CHANGE											
E-1-7	36 High St	NO CHANGE											
E-1-6B	30 High St	NO CHANGE											
E-1-9	5 Canton Ave.	COMMERCIAL	3	45	5,724	0	11,448	0	11,448	0	0	46	0
E-3-6	26 Eliot St	NO CHANGE											
E-3-8	7 High St	NO CHANGE											
E-3-9	13 High St	NO CHANGE											
E-3-10	11 High St	NO CHANGE											
E-3-11	15 High St	NO CHANGE											
E-3-12	17 High St	NO CHANGE											
E-3-13	21A High St	NO CHANGE											
E-3-14	21-19 High St	NO CHANGE											
E-3-15	25 High St	(NO CHANGE)											
E-3-16	33 High St	(NO CHANGE)											
E-3-18	17 Canton Ave	NO CHANGE											
TOTAL					41,686	5,406	63,495	0	68,901	0	22	197	0

LEGEND

No Change	Redevelopment	Outcome Questionable?	Renovation
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Illustration - Full Potential Build-out Proposed Zoning (Most Likely)

Approx. 142,000 SF Total New
Approx. 34,000 SF New Retail or restaurant
Approx. 123 New Residential units
Approx. 0 Off-site parking spaces needed

**NET CHANGE FROM
EXISTING ZONING (MOST LIKELY)**
Approx. +74,000 SF Total New
Approx. -34,000 SF Commercial
Approx. 123 Residential units
Approx. 0 Off-site parking spaces

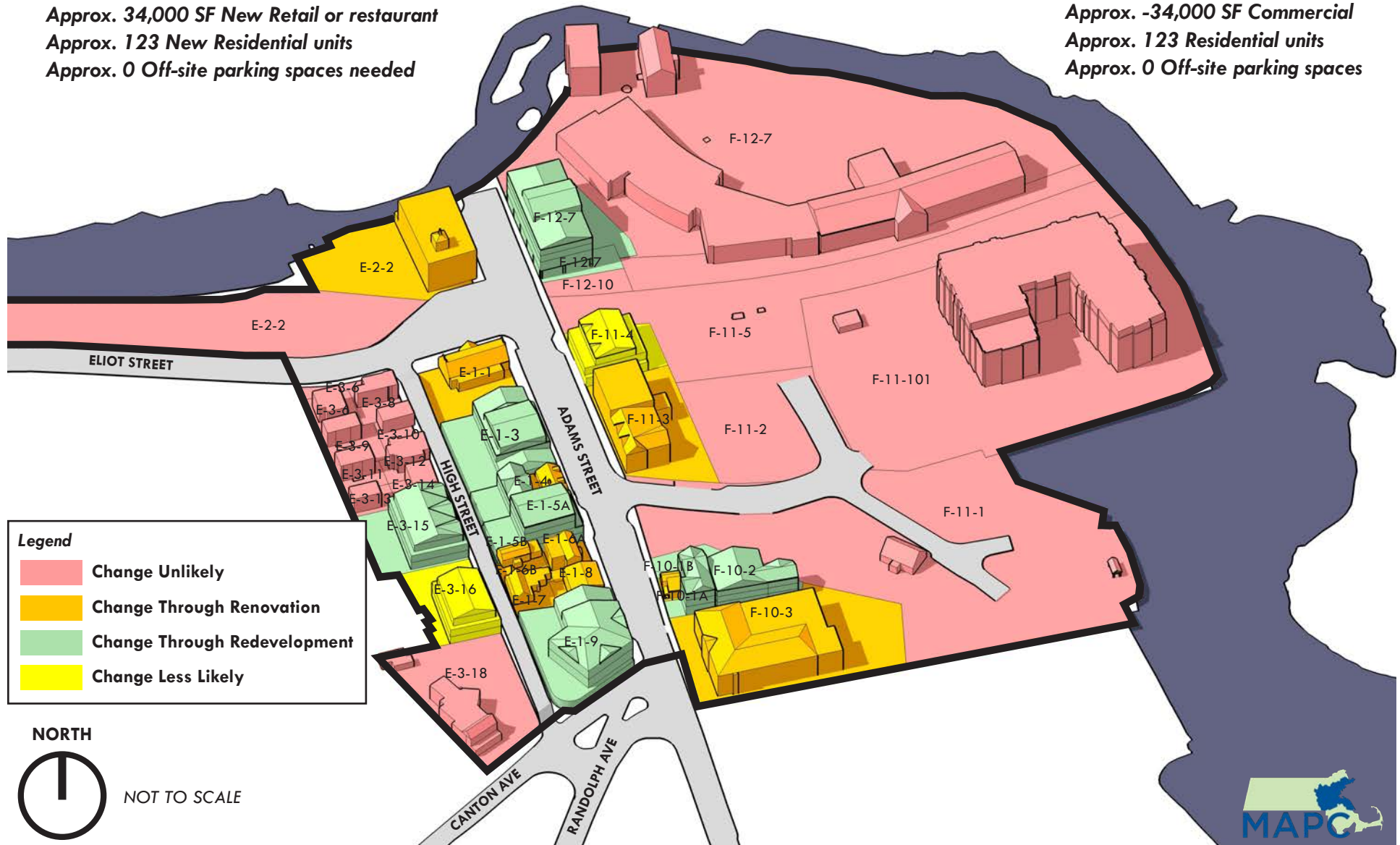


Illustration - Full Potential Build-out

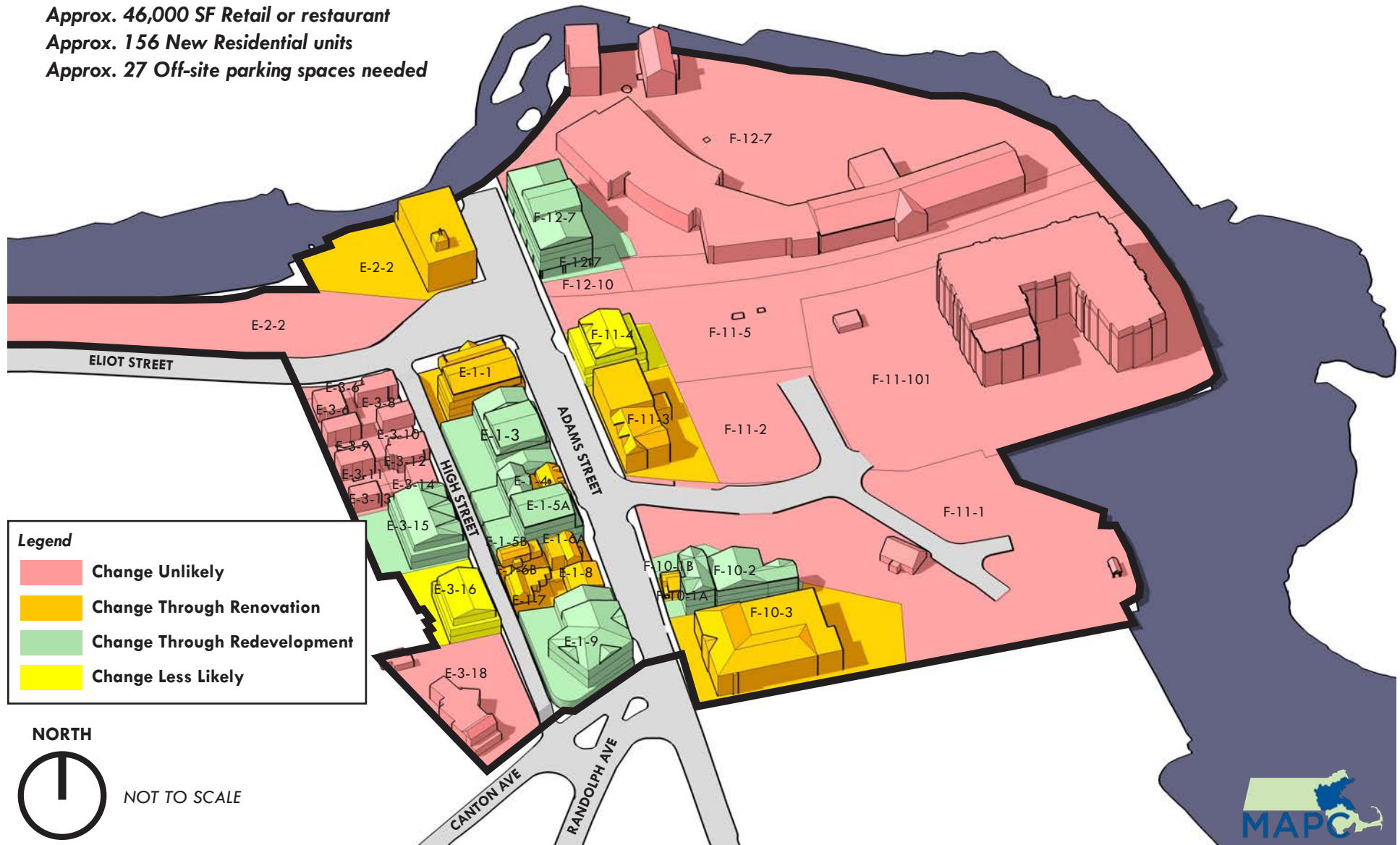
Proposed Zoning (Less Likely - Off-site Parking Required)

Approx. 154,000 SF Total New

Approx. 46,000 SF Retail or restaurant

Approx. 156 New Residential units

Approx. 27 Off-site parking spaces needed



Full Potential Build-out Proposed Zoning

Residential units calculated
assuming an 80% gross
to net efficiency for area
conversion and average unit
size of 925 SF

EXISTING PARCELS IN MILTON VILLAGE POTENTIAL BUILD-OUT ACCORDING TO PROPOSED MILTON VILLAGE MIXED-USE PUD
ZONING REQ'D ALLOWED HEIGHT (3-STORY/45 FT)
(1-STORY BONUS ON ADAMS ST) SIDE SETBACK (0 FT) REAR SETBACK (0 FT) MAX 60% 1.65

PARCEL ID	ADDRESS	ALLOWED USE	HEIGHT (STORIES)	HEIGHT (FEET)	FLOOR AREA	RETAIL AREA (70% GSF)	OFFICE AREA	RES AREA	TOTAL AREA	RES UNITS	LOT COVER	FAR	PARKING - RETAIL 2/1000 GSF	PARKING - OFFICE 2/1000 GSF	PARKING - RES 1/UNIT	PARKING PROVIDED - ONSITE
F-12-7	2-6 Adams St	NO CHANGE														
F-12-7	2-6 Adams St	MIXED-USE	4	50	7,564	5,295	0	17,358	24,961	16	50%	1.65	11	0	16	28
F-12-7	2-6 Adams St															
F-12-10	0 Adams St	NO CHANGE														
E-2-2	1 Elliot St	RENOVATION	EXIST	EXIST	7,969	0	0	23,907	EXIST	22	NA	NA	0	0	22	8
F-11-5	0 Adams St	NO CHANGE														
F-11-4	40 Adams St	MIXED-USE	3	44	4,450	4,200	0	7,400	11,600	7	60%	1.57	8	0	7	16
F-11-3	50-64 Adams St	RENOVATION	EXIST	EXIST	8,600	0	0	17,200	EXIST	16	NA	NA	0	0	16	16
F-11-2	0 Wharf St	NO CHANGE														
F-11-101	88 Wharf St	NO CHANGE														
F-11-1	25 Wharf St	NO CHANGE														
F-10-2	90 Adams St	MIXED-USE	4	48	4,191	871	871	11,403	13,145	10	53%	1.65	2	2	10	14
F-10-1B	98 Adams St	MIXED-USE	3.5	44	1,844	1,291	0	4,760	6,604	5	46%	1.65	3	0	5	7
F-10-1A	100-102 Adams St															
F-10-3	114 Adams St	RENOVATION	EXIST	EXIST	14,122	0	0	14,122	EXIST	13	NA	NA	0	0	13	12
E-1-1	2 Elliot St	RENO/ADDITION	4	61	3,954	11,096	0	11,430	11,930	11	42%	1.26	22	0	11	8
E-1-3	59 Adams St	MIXED-USE	4	59	7,000	3,601	0	15,549	19,150	14	60%	1.65	7	0	14	30
E-1-4	65-71 Adams St															
E-1-5A	73-79 Adams St	MIXED-USE	4	61	4,928	2,803	3,233	12,378	18,413	11	47%	1.29	10	6	11	24
E-1-5B	26 High St															
E-1-6A	85 Adams St	NO CHANGE														
E-1-8	99 Adams St	NO CHANGE														
E-1-7	36 High St	NO CHANGE														
E-1-6B	30 High St	NO CHANGE														
E-1-9	5 Canton Ave.	MIXED-USE	3	45	8,012	5,608	0	13,896	19,504	13	60%	1.47	11	0	13	30
E-3-6	26 Elliot St	NO CHANGE														
E-3-8	7 High St	NO CHANGE														
E-3-9	13 High St	NO CHANGE														
E-3-10	11 High St	NO CHANGE														
E-3-11	15 High St	NO CHANGE														
E-3-12	17 High St	NO CHANGE														
E-3-13	21A High St	NO CHANGE														
E-3-14	21-19 High St	NO CHANGE														
E-3-15	25 High St	MIXED-USE	3	45	6,019	4,213	0	10,619	14,832	10	60%	1.47	8	0	10	20
E-3-16	33 High St	MIXED-USE	3	45	4,425	3,098	0	8,520	11,618	8	48%	1.26	6	0	8	12
E-3-18	17 Canton Ave	NO CHANGE														
			TOTAL		83,078	42,075	4,104	168,542	151,758	156			88	8	156	225
SUFFICIENT PARKING			TOTAL		71,155	30,979	4,104	133,205	139,828	123	54%	1.65	66	8	123	209

LEGEND

