

# MILTON VILLAGE ZONING AND WATERFRONT STUDY

## Community Meeting

December 6th, 2017  
7:00 - 9:00 pm

IMAGE: GOOGLE



## Meeting Agenda

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7:00 PM    **Welcome and Project Introduction**

**Milton Village Zoning Presentation**

**Milton Village Zoning Discussion**

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8:00 PM    **Milton Landing Waterfront Presentation**

**Milton Landing Waterfront Discussion**

**Next Steps And Meeting Conclusion**

# **Master Plan Implementation Committee (MPIC)**

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Cheryl Toulias (Chair)

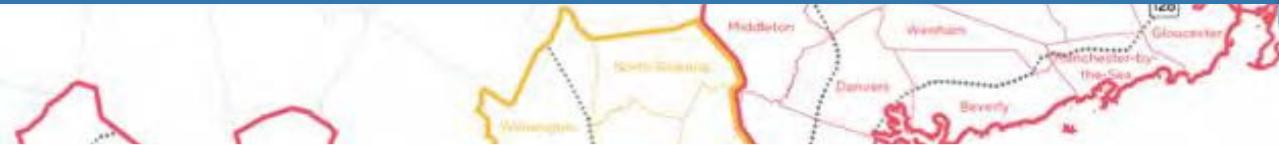
Richard Burke

Kathleen Conlon

Elizabeth Miller

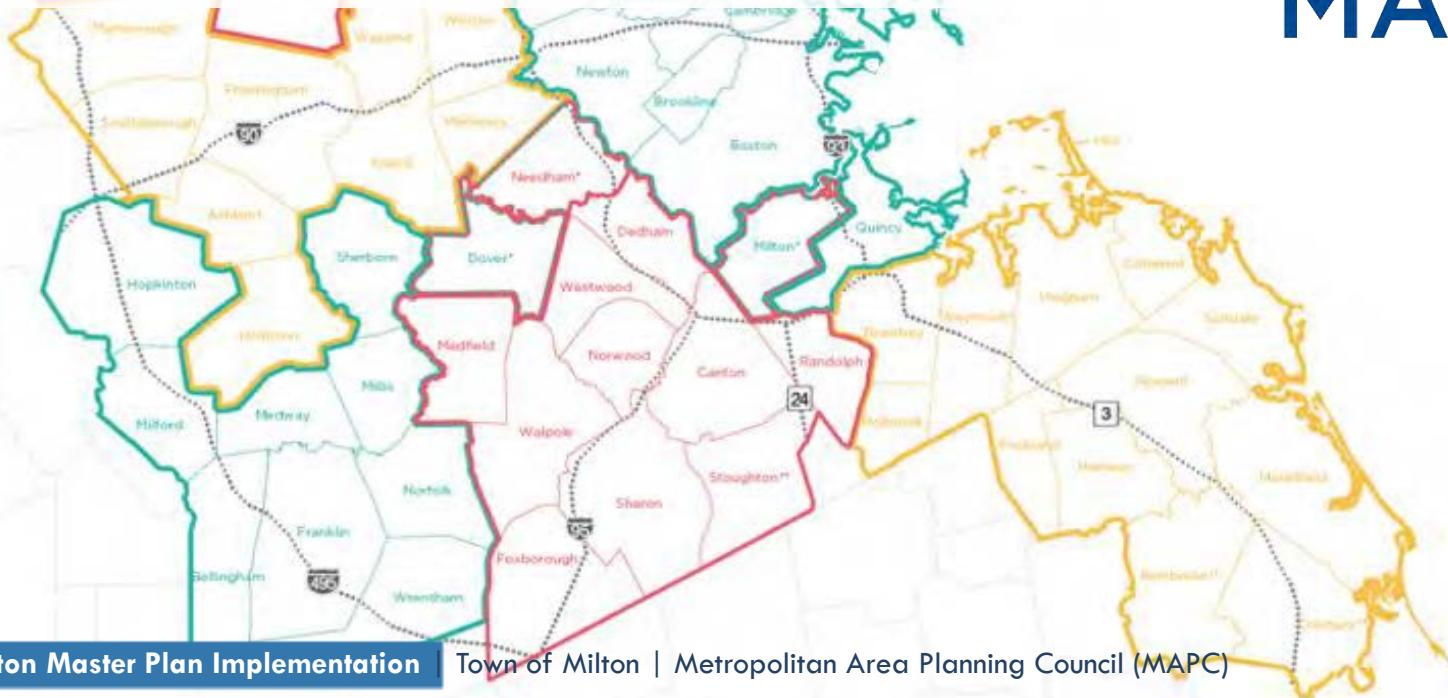
Taber Keally

# MILTON VILLAGE COMMUNITY MEETING



## Metropolitan Area Planning Council (MAPC)

Josh Fiala AIA AICP LEED AP  
Senior Regional Planner



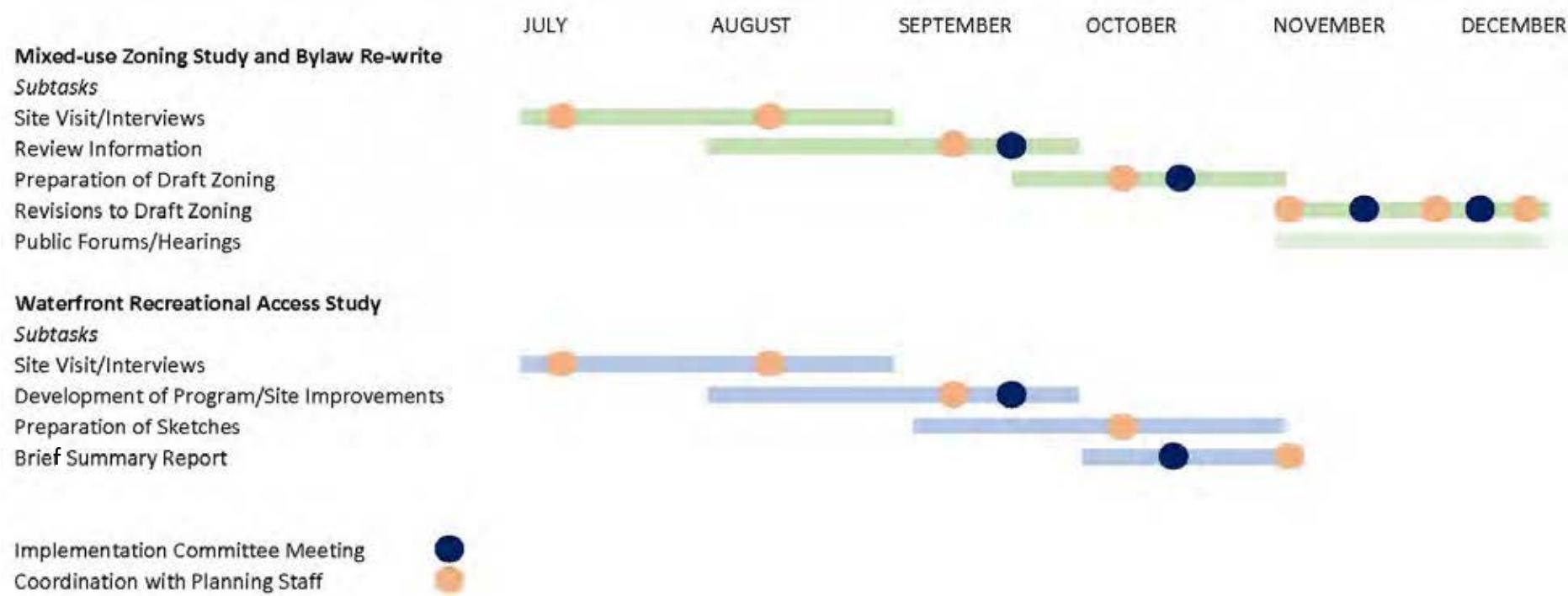
## Study Introduction

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- Milton Master Plan implementation
- Working closely with the MPIC
- (2) Major study components
  - Milton Village Mixed-use Zoning Study and Bylaw Re-write
  - Milton Landing Waterfront Recreational Access Study

# MILTON VILLAGE ZONING AND WATERFRONT STUDY

## Study Process



# MILTON VILLAGE ZONING

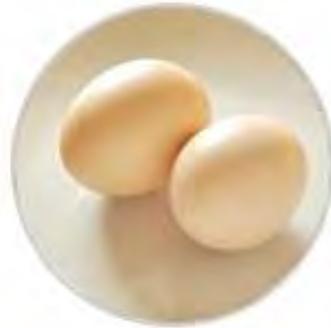


# What Zoning IS and IS NOT

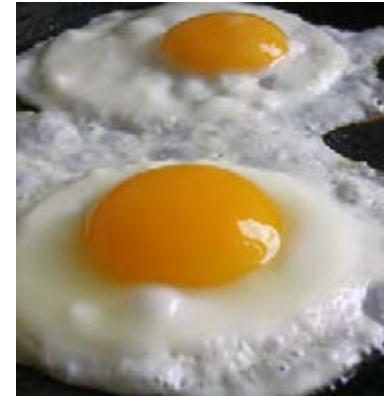
- Town's local control over what is or isn't allowed to occur on private land
- Shapes future districts and may create incentives for market-based redevelopment
- Zoning does not require any landowners to do anything, current uses may remain as is
- This process does not involve land takings or eminent domain

## What Zoning IS and IS NOT

### *Recipe Ingredients*



### *Potential Results of Ingredients*



## ***From Milton Master Plan Implementation Plan:***

### **REVISE ZONING AND ADOPT NEW TOOLS**

- The Zoning By-Law, adopted in 1938 has been frequently amended in response to changing needs
- The Planning Board can propose recommended zoning changes to Town Meeting, where a two-thirds majority vote is needed to adopt a zoning change
- The Zoning By-Law needs to be revised in order to make it consistent with the current Master Plan goals
- A number of new tools are recommended in order to help achieve the goals and objectives of the Master Plan; these include:
  - Mixed Use Overlay District

# Zoning as a tool of Master Plan Implementation

*From Milton Master Plan Executive Summary:*

## UNDERLYING THEMES

Preserve Milton's character while guiding desirable change (ensuring that the town's physical character is respected while, at the same time ...)

- *Providing a wider range of housing types*
- *Creating vibrant commercial districts for increasing the tax base, more places for retail and dining*
- *Preserving open space*

# 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.

# Zoning as a tool of Master Plan Implementation

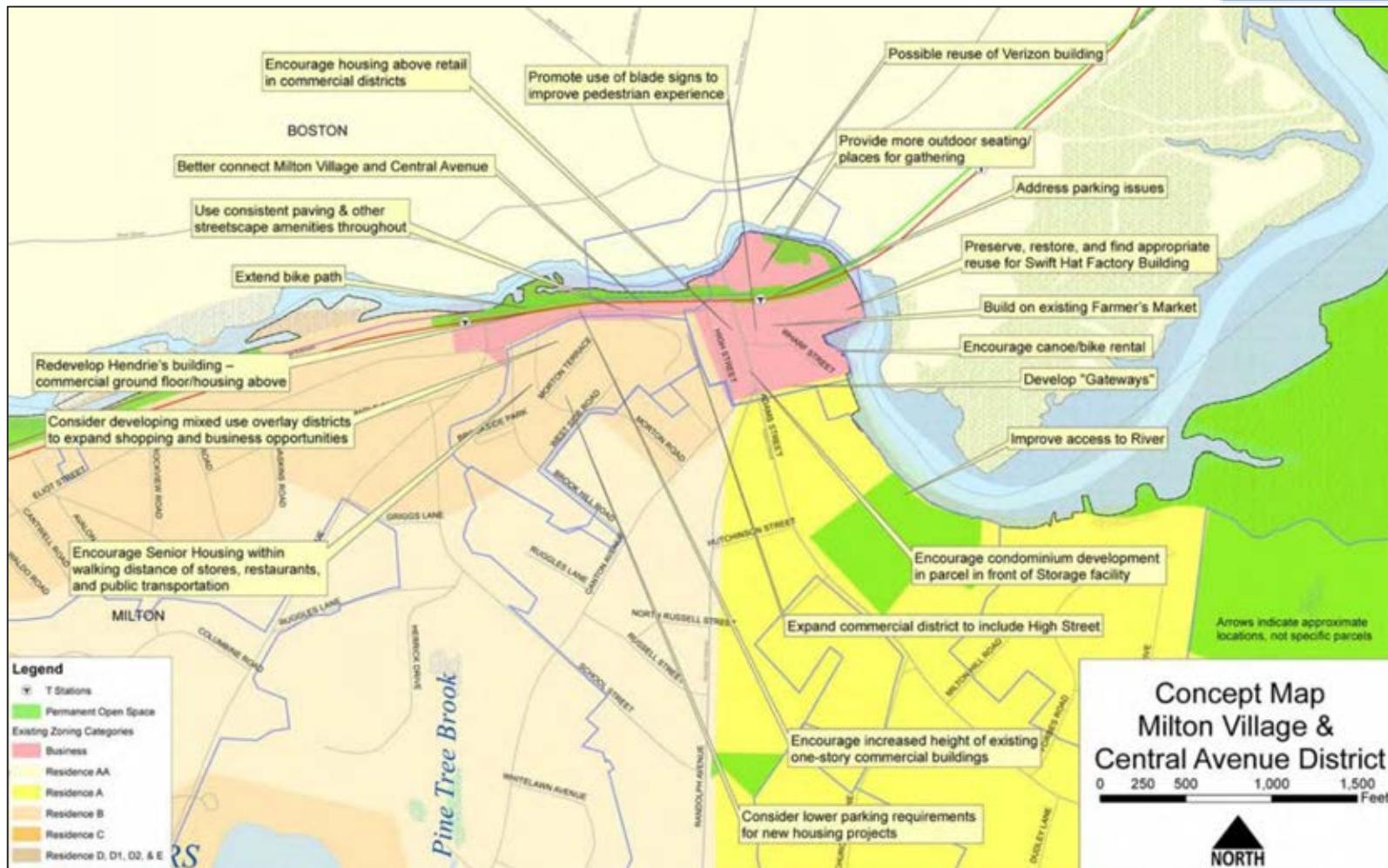
*From Milton Master Plan Executive Summary:*

## TOP 20 KEY RECOMMENDATIONS

**Create a Vision for Each Commercial District** involving residents and business-owners and encourage mixed uses and more activity (vibrant business districts) by passing a Mixed Use Overlay District provision that encourages housing over retail, additional retail and dining opportunities, pocket parks, streetscape improvements as well as increases the size of the area in which commercial activity is allowed.

# MILTON VILLAGE ZONING

## From Milton Master Plan Executive Summary:



# Zoning as a tool of Master Plan Implementation

*From Milton Master Plan Introduction:*

## CHANGES TO EXISTING ZONING BYLAWS

A number of changes are recommended to help align the existing bylaw with the vision and goals of the master plan that express resident's expressed desired future. These changes include:

- **Mixed Use Overlay District (for commercial districts)**

## FEEDBACK EXERCISE

### Your Experience

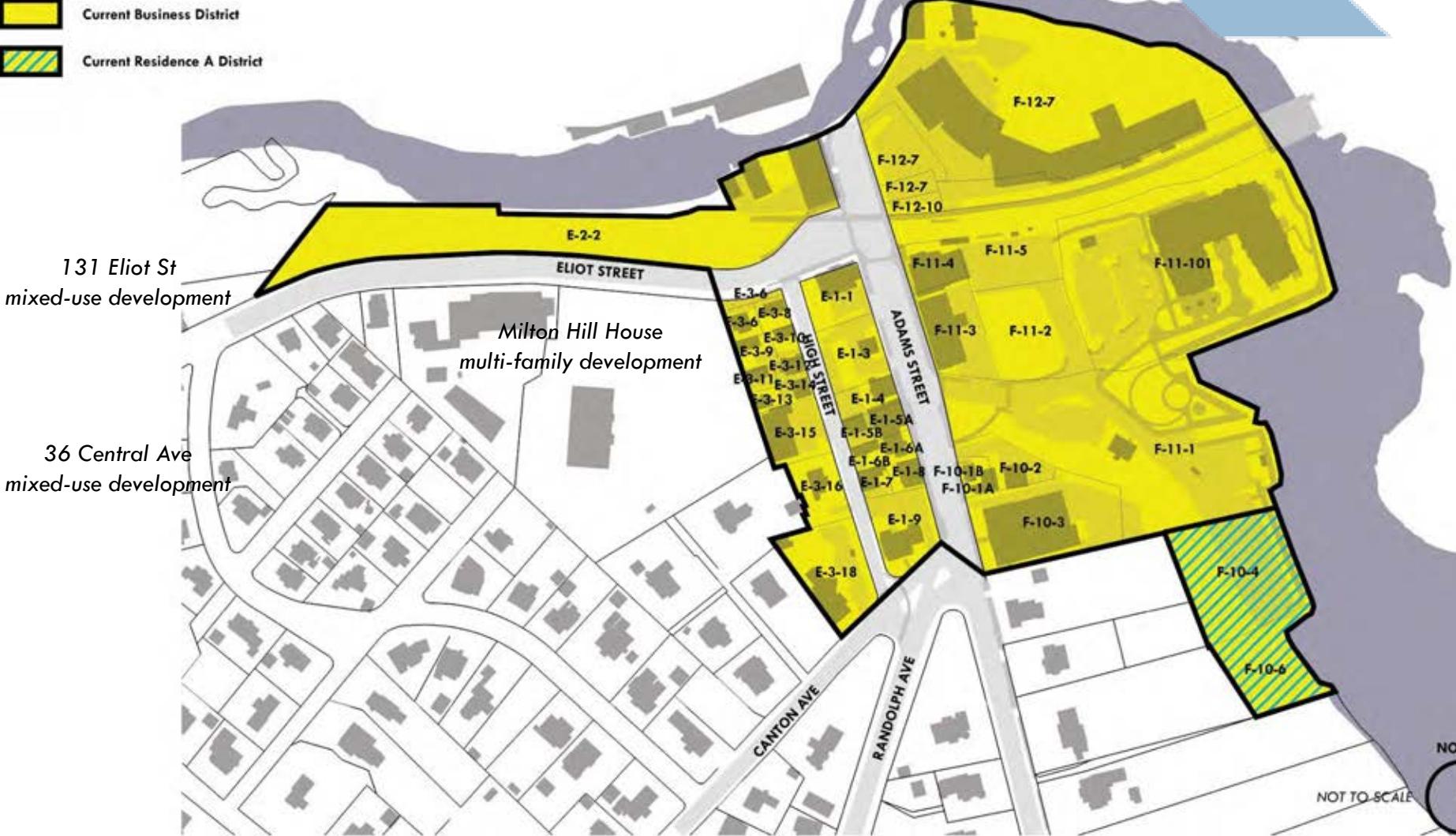
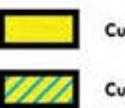
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What is the most important aspect of the **character** of Milton Village?

What is your biggest **anxiety for the future** of Milton Village?

What is **most important** about how you use Milton Landing?

# MILTON VILLAGE ZONING STUDY AREA

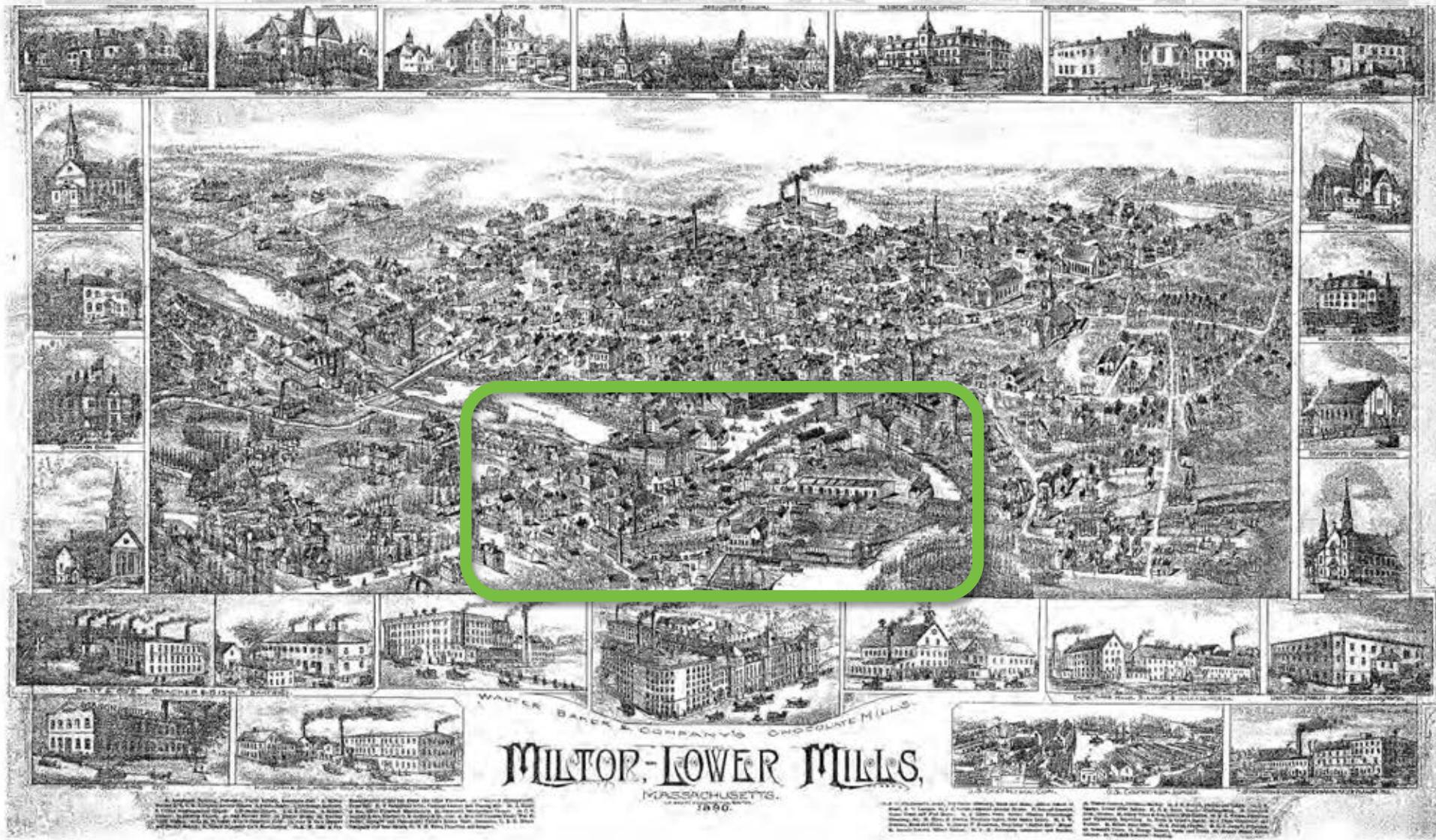


## MILTON VILLAGE ZONING STUDY AREA

From the perspective of exploring useful zoning characteristics, the existing district is characterized by:

- Small lot sizes
- Historic buildings
- A lack of continuity of ground floor commercial uses
- Strong walkability and transit access
- A constrained parking supply
- Significant topographical change

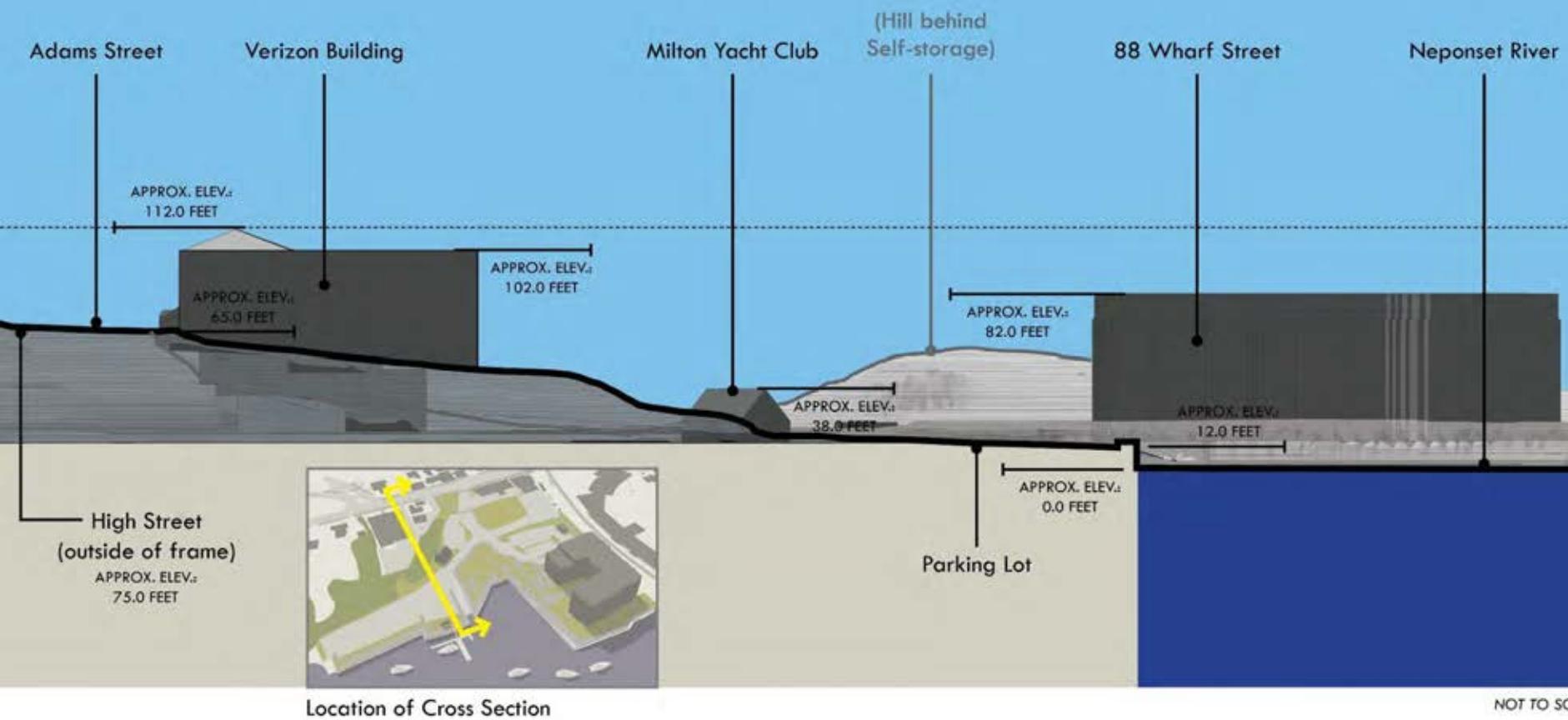
# Historic Mill and Wharf Center





## Existing Conditions Photos

## Existing District Topography



### **Goal: Enhance character of the district**

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#### ***Actions:***

- Use lot area in the overlay district to open opportunities to a target range properties at a scale consistent with the district
- Attract new investments that bring new life and vitality to the district

# District Characteristics – Minimum Lot Area

Minimum lot area = scale of opportunity and need for property assembly

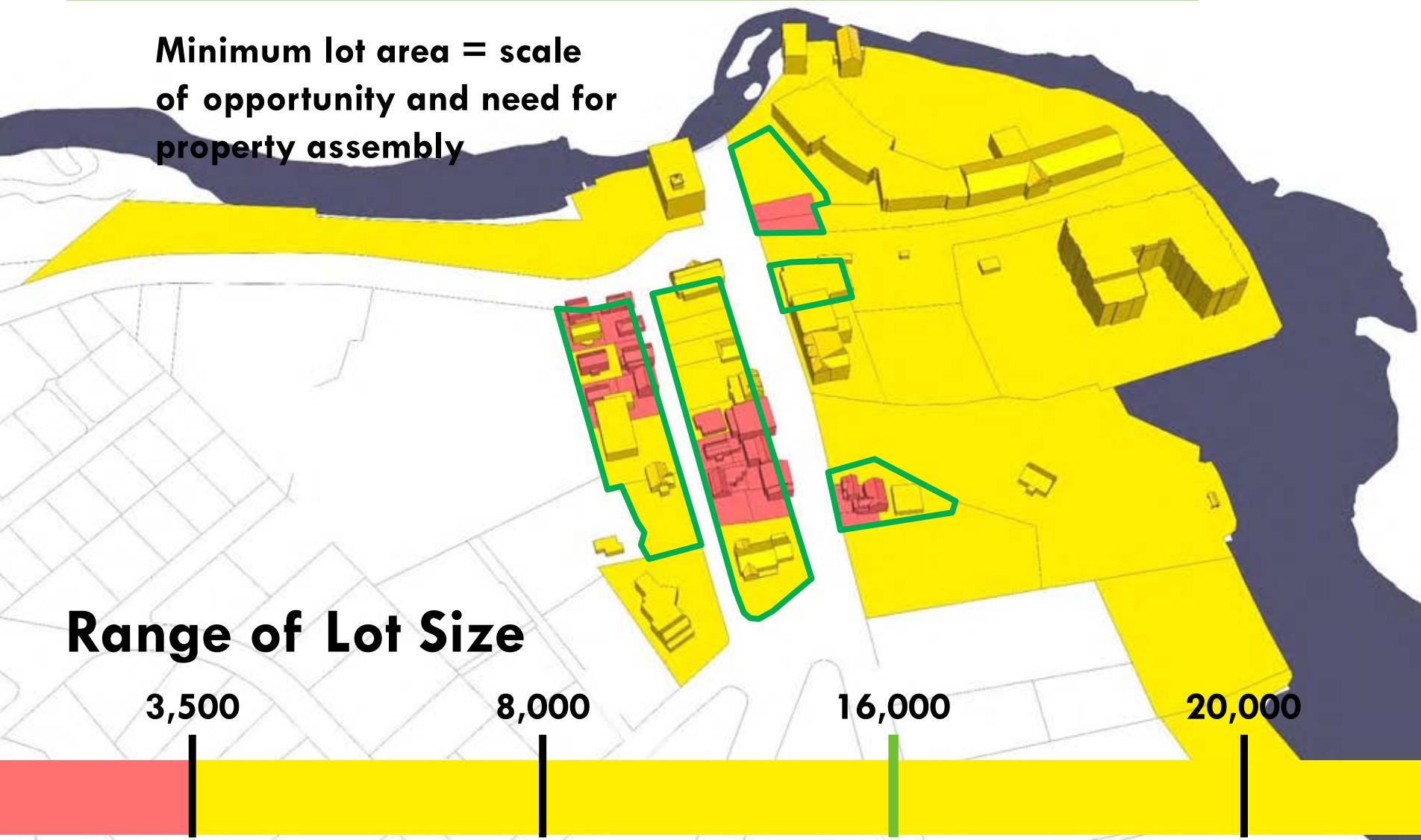
## Range of Lot Size

3,500

8,000

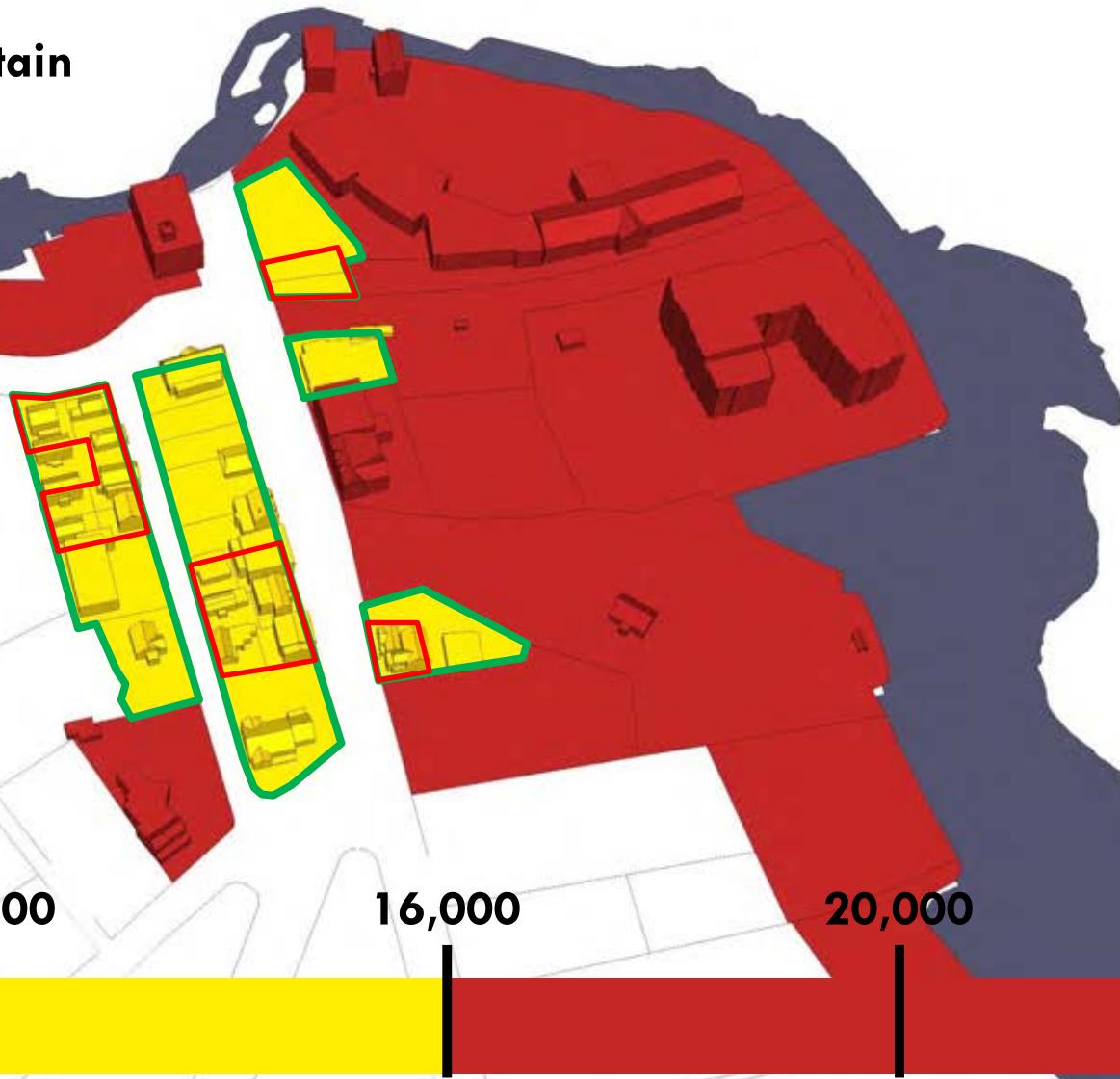
16,000

20,000



# District Characteristics – Maximum Lot Area

**Maximum lot area = retain  
sense of character and  
district scale**



## Range of Lot Size

3,500

8,000

16,000

20,000

# **Goal: Invite investment and economic development**

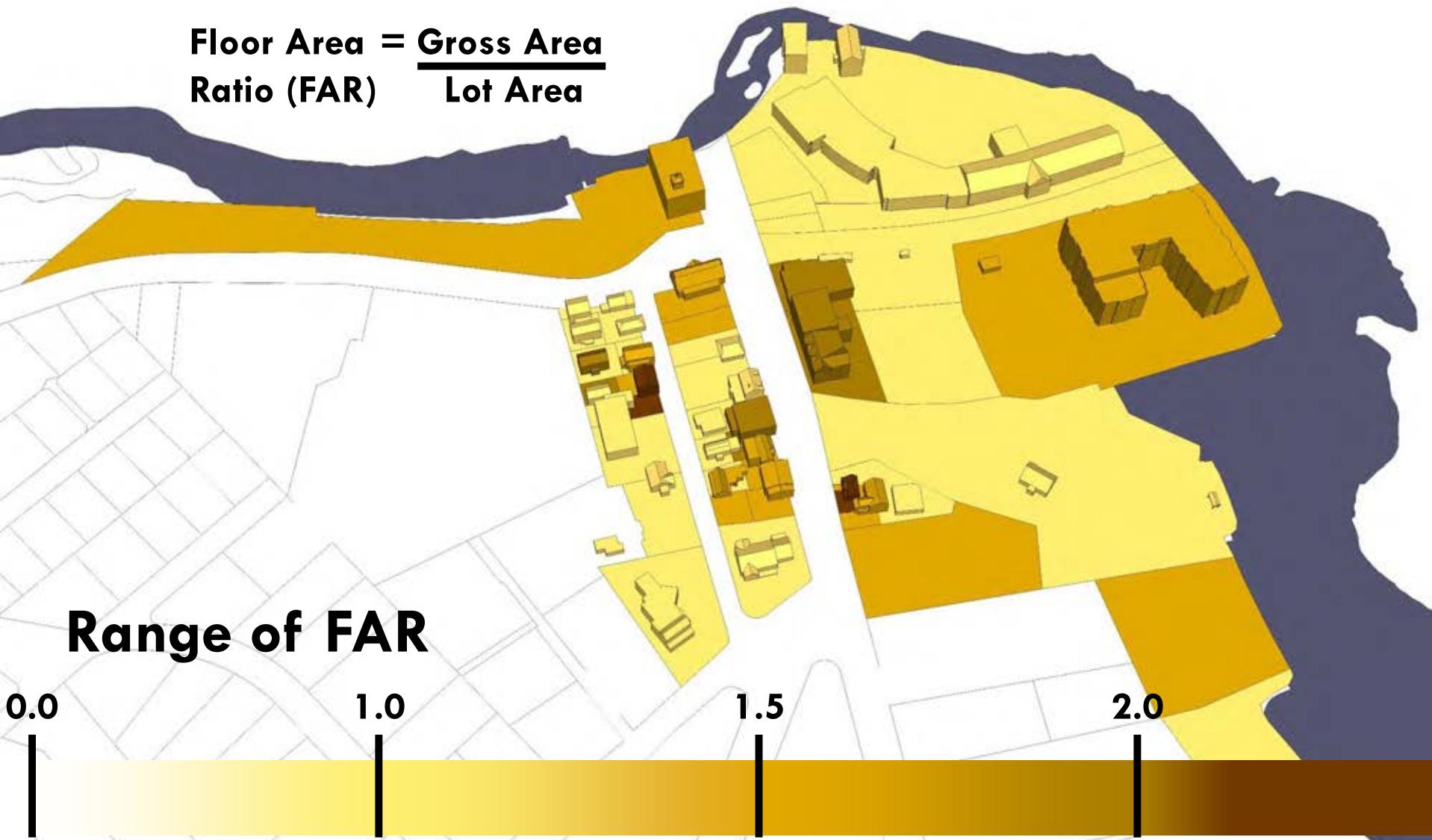
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## ***Actions:***

- Increase feasibility of redevelopment activity through density increase and reduction of required parking
- Promote a high level of quality that enhances walkability and amenity in the district through incentives and design standards

# District Characteristics – FAR

**Floor Area = Gross Area**  
Ratio (FAR)      Lot Area



**Range of FAR**

0.0

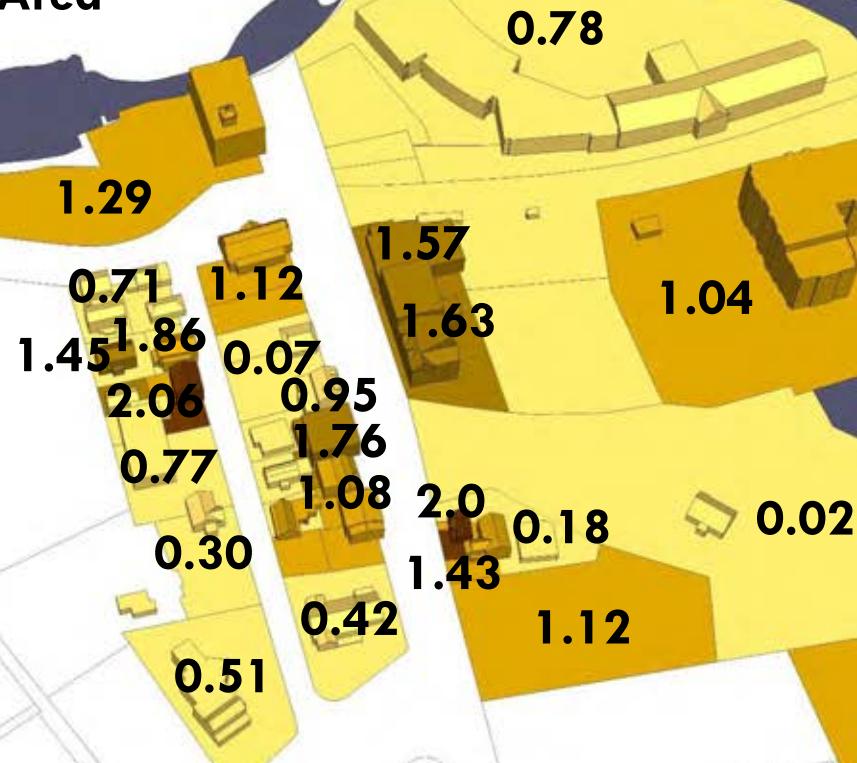
1.0

1.5

2.0

# District Characteristics – FAR

**Floor Area = Gross Area**  
Ratio (FAR)      Lot Area



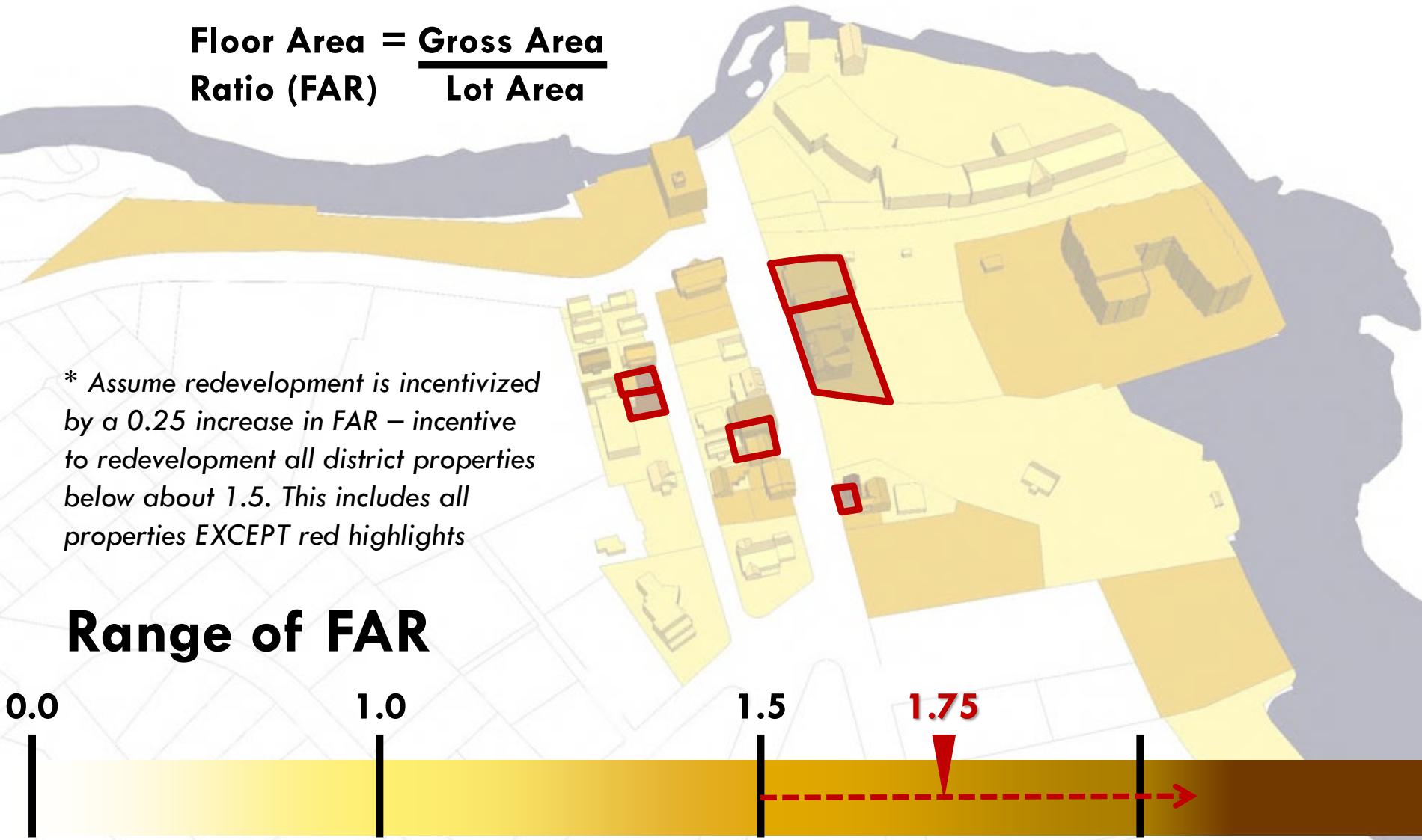
**Range of FAR**



# District Characteristics – FAR

**Floor Area = Gross Area**  
**Ratio (FAR)      Lot Area**

\* Assume redevelopment is incentivized by a 0.25 increase in FAR – incentive to redevelopment all district properties below about 1.5. This includes all properties EXCEPT red highlights



### **Goal: Promote mixed-use investment**

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#### ***Actions:***

- Use an overlay zone to allow for mixed-uses with commercial ground floor and residential on upper floors
- Remove inconsistent allowed uses from the underlying zoning district for Milton Village:
  - Sales rooms and repair shops for motor vehicles, garages, filling stations, storage warehouses

### Goal: Strengthen district vitality

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#### *Actions:*

- Use an overlay zone to require future investments to include commercial ground floor uses
- Use of design standards to define district characteristics to frame street frontages and improve streetscape conditions

### **Goal: Preserve significant history and legacy**

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#### ***Actions:***

- Provide bonus incentives in the overlay district for preservation of significant structures
- Define overlay characteristics to reduce redevelopment pressure on significant historic structures
- Recommend adoption of a local historic district

### Goal: Increase range of housing types

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#### *Actions:*

- Allow smaller unit sizes in mixed-use redevelopment
- Provide units that are near transit and walkable amenities
- Require 10% of new units to be affordable

### Goal: Strengthen tax base

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#### *Actions:*

- Increasing amount of ground floor commercial space
- Increasing density of district housing units
- Reducing amount of land devoted to free parking

### Goal: Mitigate potential impacts

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#### *Actions:*

- Bonus for streetscape and public amenity improvements
- Requirement for traffic study and contributions to mitigation

# Type of District

## 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

## Central Ave PUD

(36 Central Ave)

**Minimum Lot Size**

20,000 SF

**Maximum Building Height**

4-story  
45'

**Ground Floor Business**

Required

**Maximum FAR**

1.5, Bonus up to 1.725

**Parking**

4/1000 and 1/BDR

**Affordable Inclusionary**

10%

## PUD

(88 Wharf Street)

**Minimum Lot Size**

80,000 SF

**Maximum Building Height**

6-story  
65'

**Ground Floor Business**

Business use required

**Maximum FAR**

0.8, Bonus up to 20%

**Parking**

2/unit

**Affordable Inclusionary**

None

# Similar Districts

## Residences at Brook Hill

36 Central Avenue



4-stories, 46 feet  
18 residential units

\*Approved under Central Avenue  
Planned Unit Development

## Residences at Milton Landing

88 Wharf Street



6-stories, 65 feet  
73 residential units

\*Approved under Planned Unit  
Development

# MILTON VILLAGE ZONING CHARACTERISTICS AS BEST WE KNOW SO FAR

## Mixed-use Overlay

Milton Village

**Min. and Max. Lot Size**

3,500 and 16,000 SF

**Maximum Building Height**

4-story (step-back at 3<sup>rd</sup>)

55' (tall ground floor)  
(after bonuses)

**Ground Floor Business**

Required

**Maximum FAR**

1.75 (after bonuses)

**Parking**

1/unit, share with comm.

**Affordable Inclusionary**

10%

## 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

# MILTON VILLAGE ZONING CHARACTERISTICS AS BEST WE KNOW SO FAR

## Existing Zoning B

### Milton Village

#### **Min. Lot Size**

Not defined

#### **Max. 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



# MILTON VILLAGE ZONING CHARACTERISTICS AS BEST WE KNOW SO FAR

## Existing Zoning B

### Milton Village

#### **Min. Lot Size**

Not defined

#### **Max. Building Height**

3-story (5-story by SP)

45' (65 by SP)

#### **Ground Floor Business**

Not defined

#### **Maximum FAR**

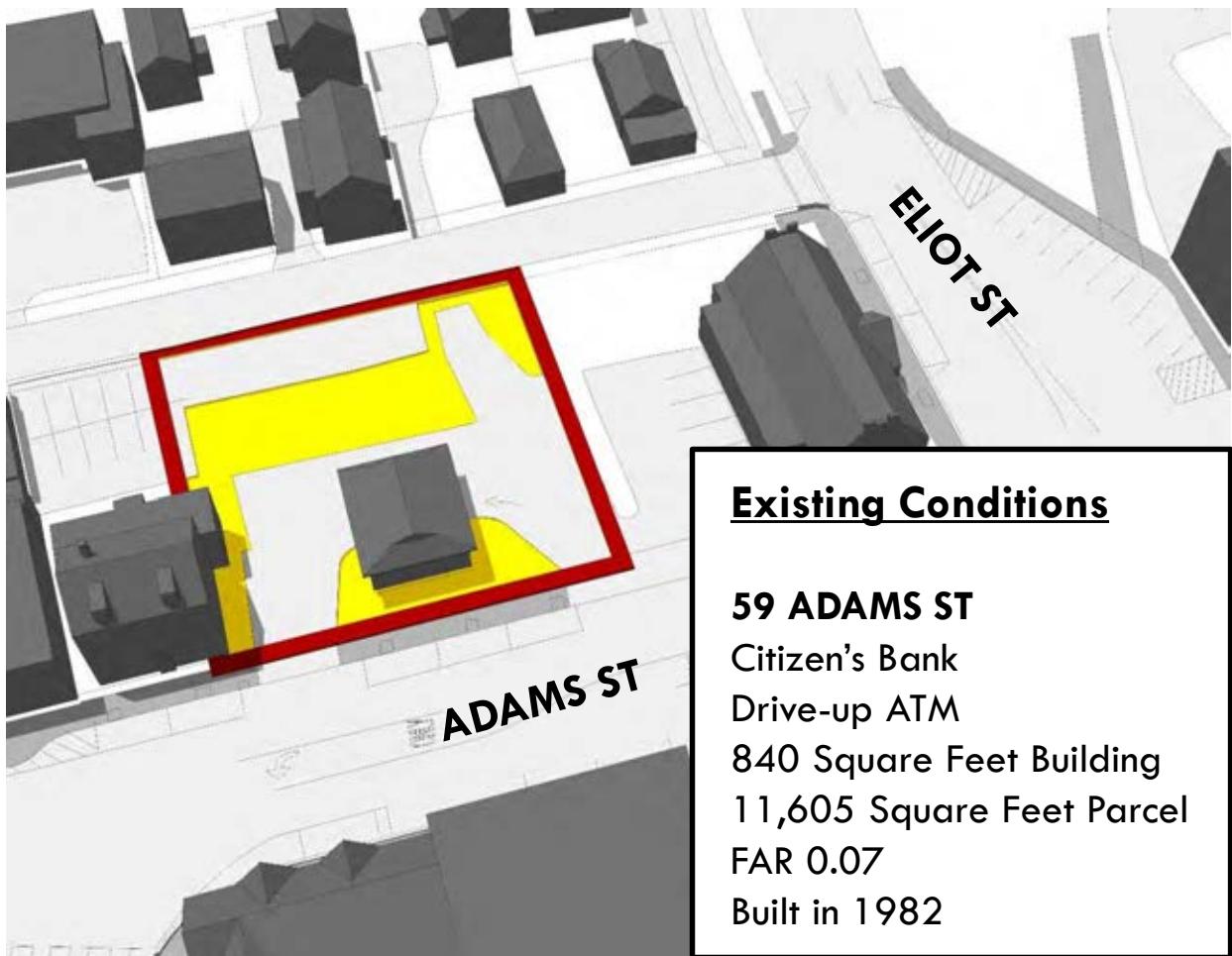
Not defined

#### **Parking**

1/250

#### **Affordable Inclusionary**

None



# MILTON VILLAGE ZONING CHARACTERISTICS AS BEST WE KNOW SO FAR

## 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**

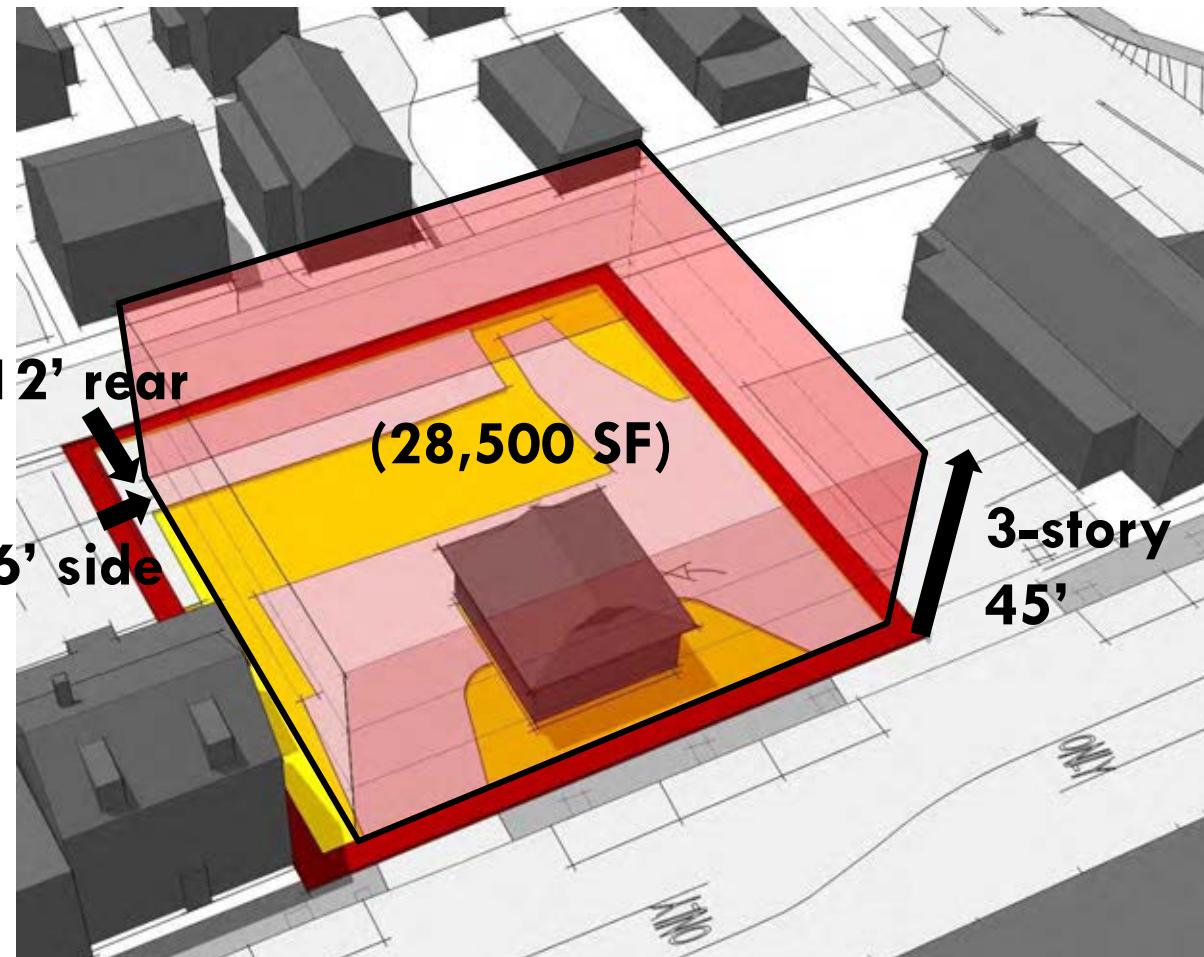
Not defined

#### **Parking**

1/250

#### **Affordable Inclusionary**

None



# MILTON VILLAGE ZONING CHARACTERISTICS AS BEST WE KNOW SO FAR

## 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**

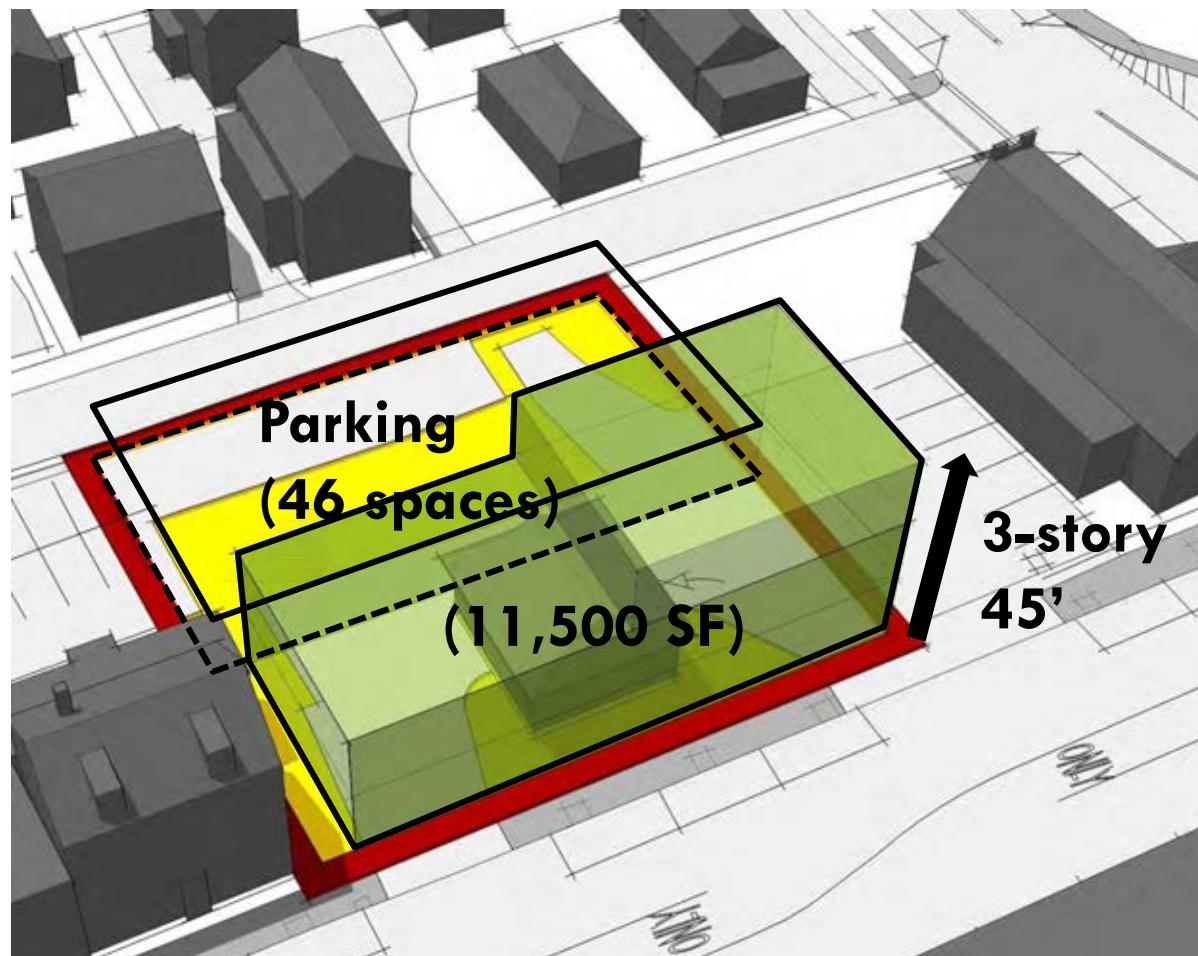
Not defined

#### **Parking**

1/250

#### **Affordable Inclusionary**

None



# MILTON VILLAGE ZONING CHARACTERISTICS AS BEST WE KNOW SO FAR

## Mixed-use Overlay

Milton Village

**Min. and Max. Lot Size**

3,500 and 16,000 SF

**Maximum Building Height**

4-story (step-back at 3<sup>rd</sup>)

55' (tall ground floor)

(after bonuses)

**Ground Floor Business**

Required

**Maximum FAR**

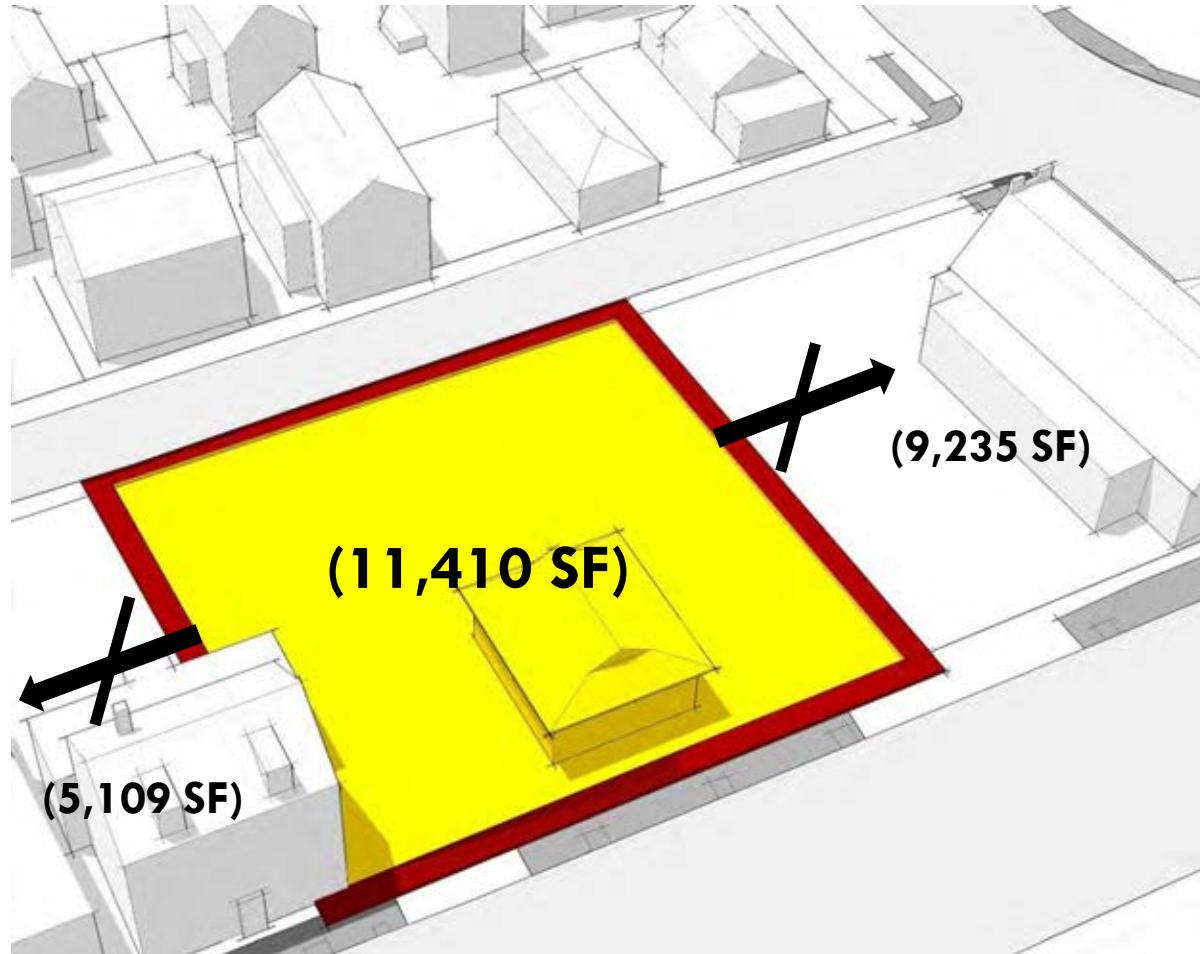
1.75 (after bonuses)

**Parking**

1/unit, share with comm.

**Affordable Inclusionary**

10%



# MILTON VILLAGE ZONING CHARACTERISTICS AS BEST WE KNOW SO FAR

## Mixed-use Overlay

Milton Village

**Min. and Max. Lot Size**

3,500 and 16,000 SF

**Maximum Building Height**

4-story (step-back at 3<sup>rd</sup>)

55' (tall ground floor)

(after bonuses)

**Ground Floor Business**

Required

**Maximum FAR**

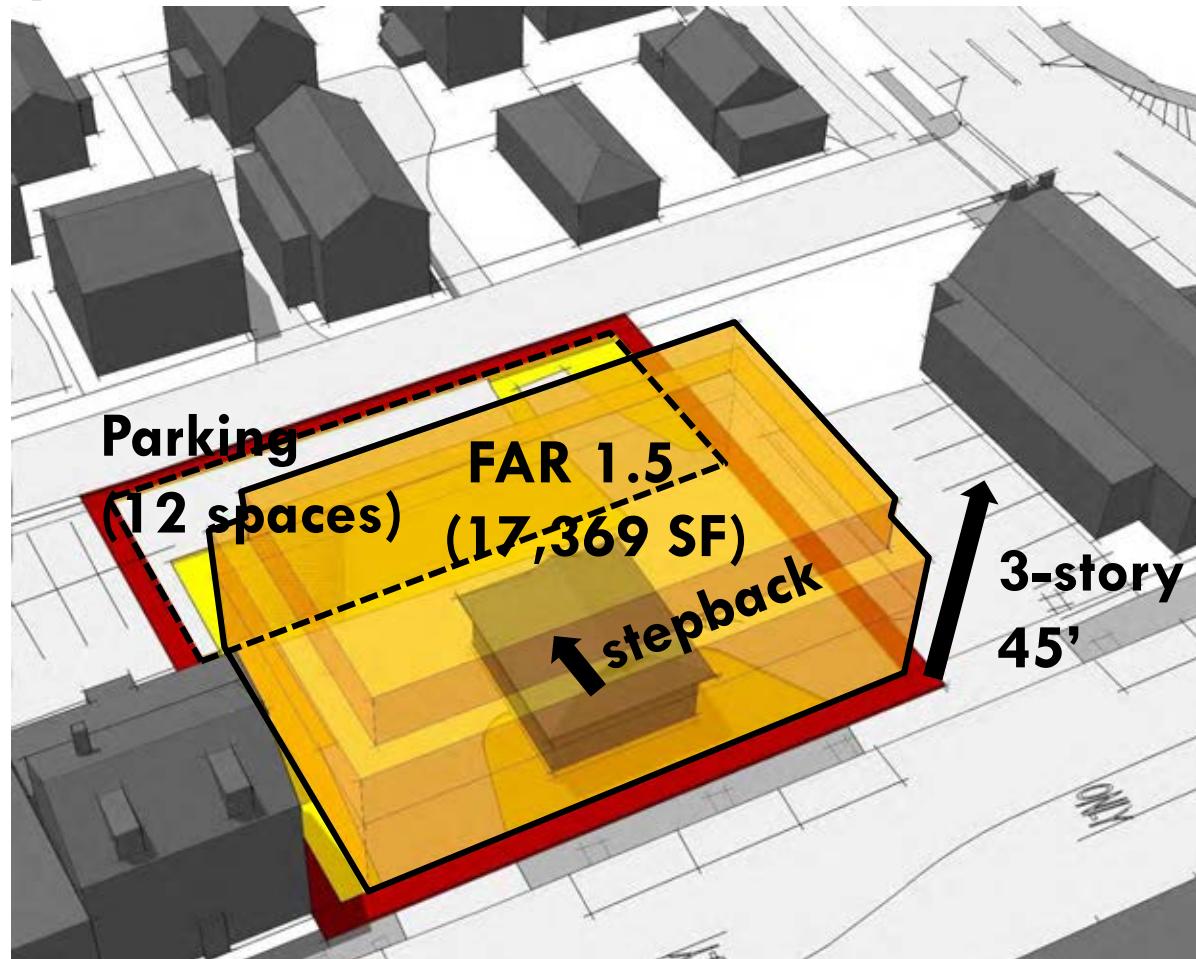
1.75 (after bonuses)

**Parking**

1/unit, share with comm.

**Affordable Inclusionary**

10%



# MILTON VILLAGE ZONING CHARACTERISTICS AS BEST WE KNOW SO FAR

## Mixed-use Overlay

Milton Village

**Min. and Max. Lot Size**

3,500 and 16,000 SF

**Maximum Building Height**

4-story (step-back at 3<sup>rd</sup>)

55' (tall ground floor)

(after bonuses)

**Ground Floor Business**

Required

**Maximum FAR**

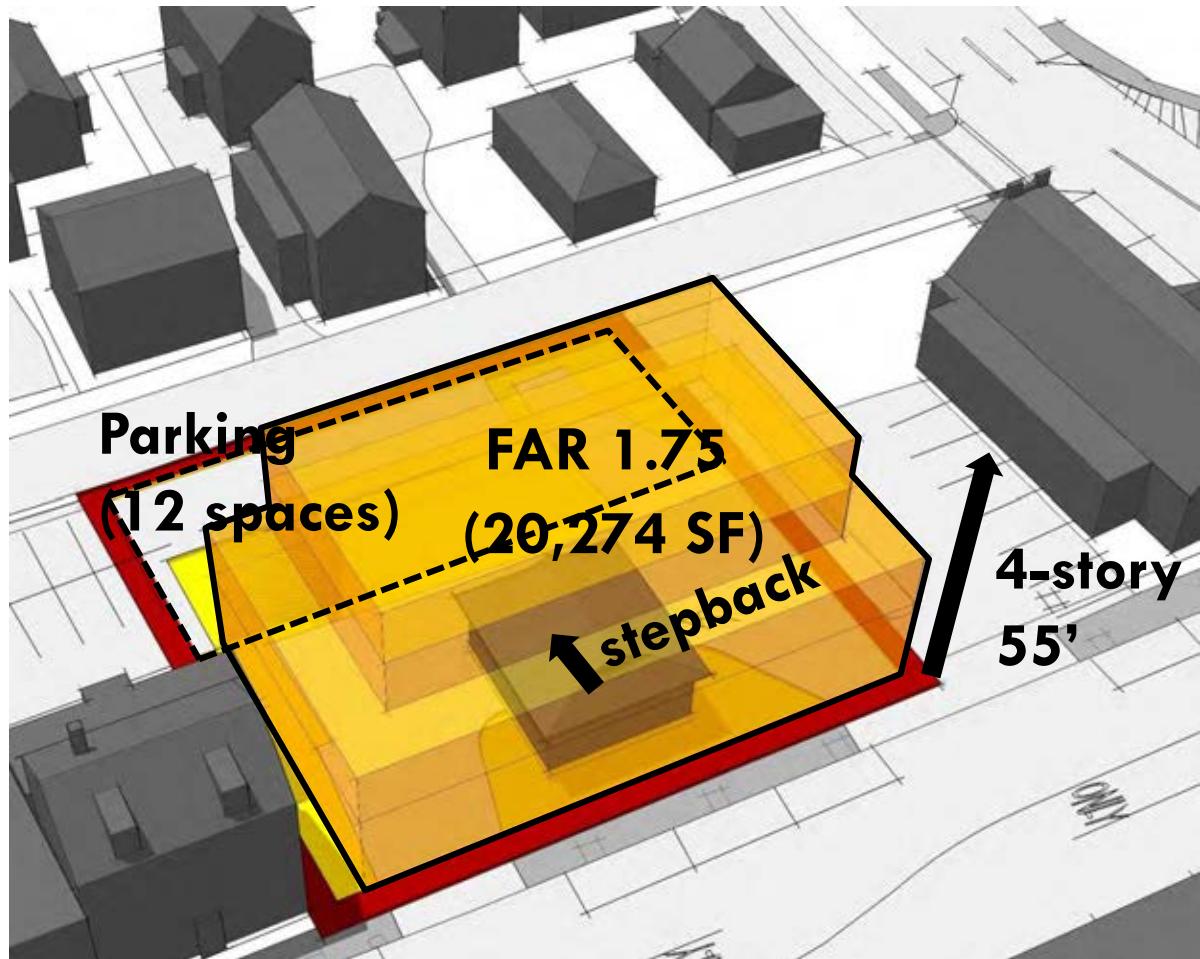
1.75 (after bonuses)

**Parking**

1/unit, share with comm.

**Affordable Inclusionary**

10%



# MILTON VILLAGE ZONING CHARACTERISTICS AS BEST WE KNOW SO FAR

## Mixed-use Overlay

Milton Village

**Min. and Max. Lot Size**

3,500 and 16,000 SF

**Maximum Building Height**

4-story (step-back at 3<sup>rd</sup>)

55' (tall ground floor)

(after bonuses)

**Ground Floor Business**

Required

**Maximum FAR**

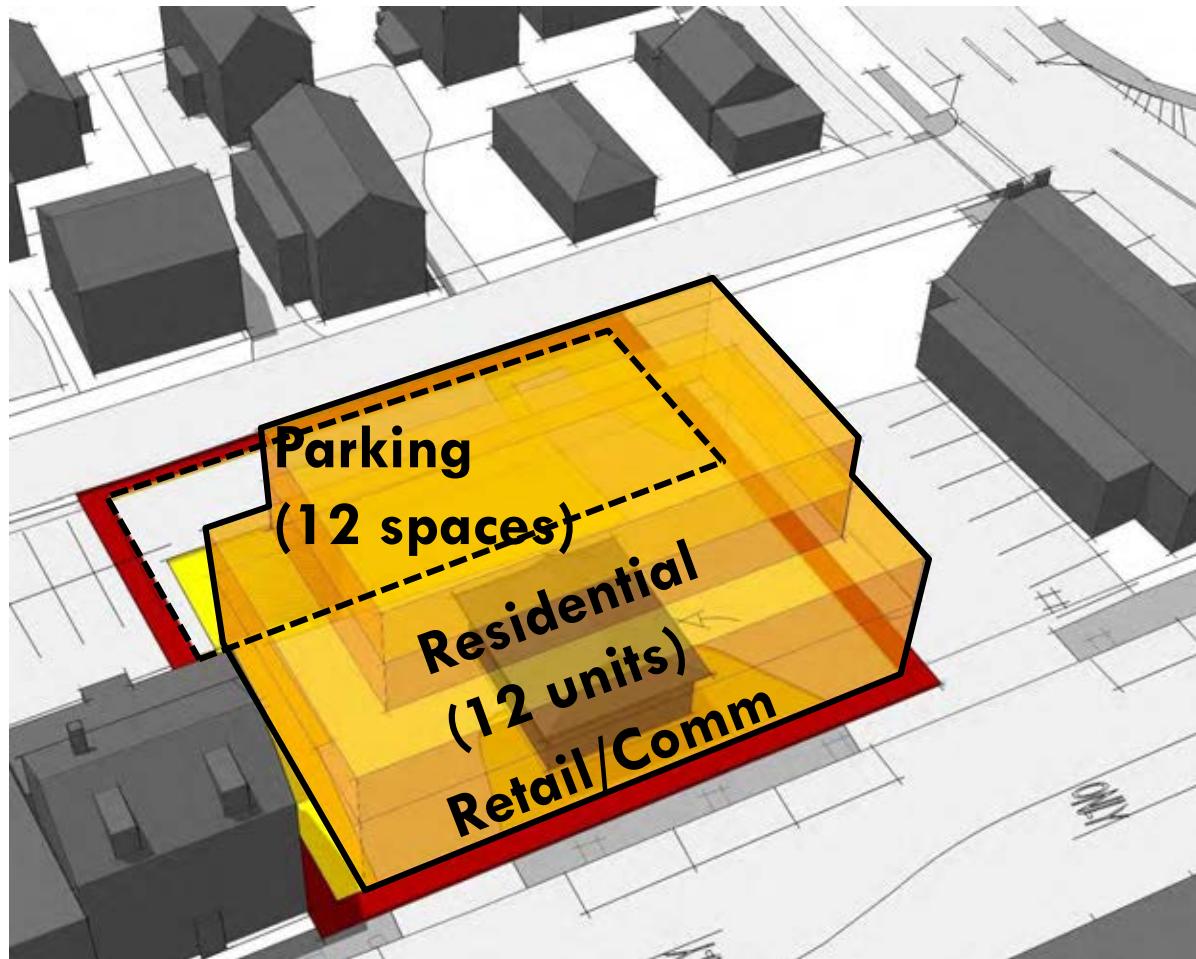
1.75 (after bonuses)

**Parking**

1/unit, share with comm.

**Affordable Inclusionary**

10%



# MILTON VILLAGE ZONING CHARACTERISTICS AS BEST WE KNOW SO FAR

## Mixed-use Overlay

Milton Village

**Min. and Max. Lot Size**

3,500 and 16,000 SF

**Maximum Building Height**

4-story (step-back at 3<sup>rd</sup>)

55' (tall ground floor)

(after bonuses)

**Ground Floor Business**

Required

**Maximum FAR**

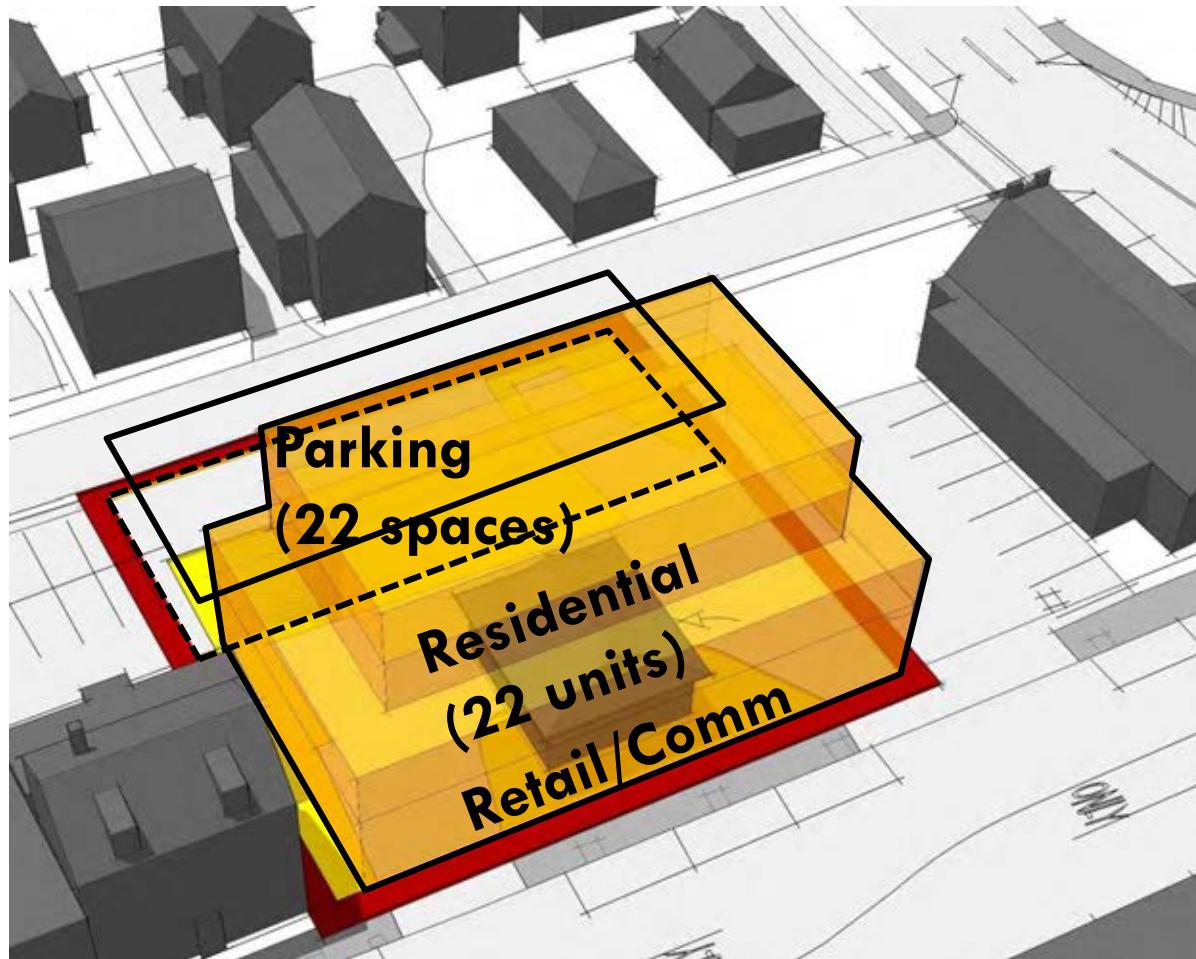
1.75 (after bonuses)

**Parking**

1/unit, share with comm.

**Affordable Inclusionary**

10%



# MILTON VILLAGE ZONING CHARACTERISTICS AS BEST WE KNOW SO FAR



# MILTON VILLAGE ZONING CHARACTERISTICS AS BEST WE KNOW SO FAR



IS THIS APPROPRIATE FOR MILTON VILLAGE?

## FEEDBACK EXERCISE YOUR DESIGN PREFERENCES

### Street and Sidewalk Characteristics



IS THIS APPROPRIATE FOR MILTON VILLAGE?

**FEEDBACK EXERCISE**  
**YOUR DESIGN PREFERENCES**

**Street and Sidewalk Characteristics**



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**YOUR DESIGN PREFERENCES**

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**Street and Sidewalk Characteristics**



IS THIS APPROPRIATE FOR MILTON VILLAGE?

FEEDBACK EXERCISE  
**YOUR DESIGN PREFERENCES**

**Building and Façade Characteristics**



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**FEEDBACK EXERCISE**  
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**Building and Façade Characteristics**



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**Building and Façade Characteristics**



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## FEEDBACK EXERCISE YOUR DESIGN PREFERENCES

### Building and Façade Characteristics



IS THIS APPROPRIATE FOR MILTON VILLAGE?

FEEDBACK EXERCISE  
**YOUR DESIGN PREFERENCES**

**Building and Façade Characteristics**



# IS THIS APPROPRIATE FOR MILTON VILLAGE?

## FEEDBACK EXERCISE YOUR DESIGN PREFERENCES

### Building and Façade Characteristics



IS THIS APPROPRIATE FOR MILTON VILLAGE?

**FEEDBACK EXERCISE**  
**YOUR DESIGN PREFERENCES**

**Building and Façade Characteristics**



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**FEEDBACK EXERCISE**  
**YOUR DESIGN PREFERENCES**

**Building and Façade Characteristics**



IS THIS APPROPRIATE FOR MILTON VILLAGE?

FEEDBACK EXERCISE  
**YOUR DESIGN PREFERENCES**

**Sign and Landscape Characteristics**



IS THIS APPROPRIATE FOR MILTON VILLAGE?

FEEDBACK EXERCISE  
**YOUR DESIGN PREFERENCES**

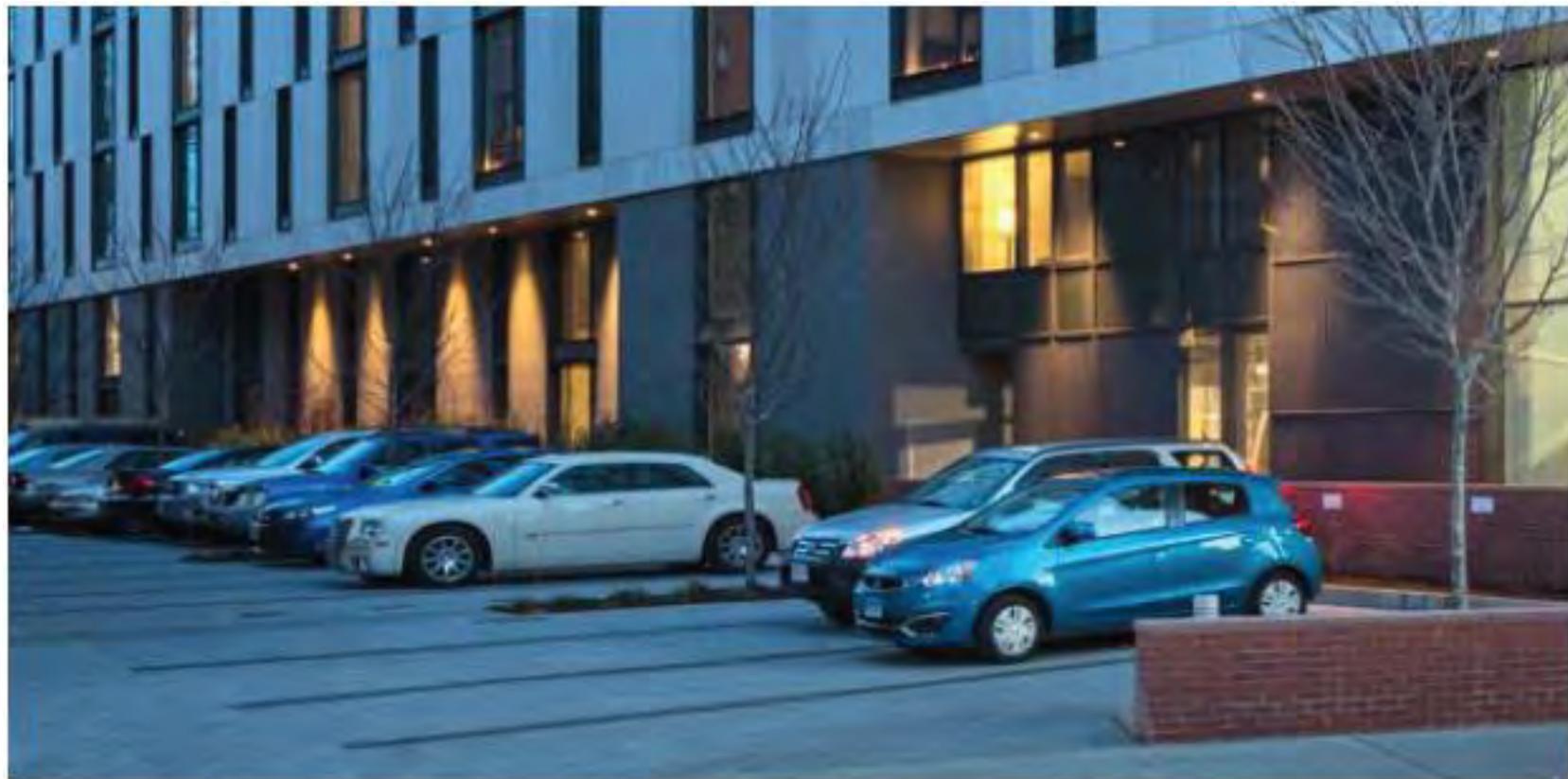
**Sign and Landscape Characteristics**



IS THIS APPROPRIATE FOR MILTON VILLAGE?

FEEDBACK EXERCISE  
**YOUR DESIGN PREFERENCES**

**Sign and Landscape Characteristics**



IS THIS APPROPRIATE FOR MILTON VILLAGE?

FEEDBACK EXERCISE  
**YOUR DESIGN PREFERENCES**

**Sign and Landscape Characteristics**



# MILTON VILLAGE ZONING DISCUSSION



# MILTON LANDING WATERFRONT ACCESS



# Existing Conditions Photos



# Recommendation of Master Plan Implementation

- **Executive Summary Top 20 Key Recommendations**
  - Increase access to the Neponset River and enhance the sense of “being on the water”. Encourage more kayaking and canoeing.
- **Goal 1: Promote Milton’s Character, Objective 1.1 Preserve and Enhance Natural Features** — Increase community awareness of the Neponset River waterfront

# Recommendation of Master Plan Implementation

- **Goal 2:** Promote Health and Wellness, Strategy 2.15  
Preserve and Enhance Natural Features – Increase enjoyment of and access to the Neponset River
- **Goal 4:** Promote Economic Development – Improved access to the Neponset River for pedestrians, bicyclists and water users would provide expanded recreation opportunities and potential to support additional commercial development

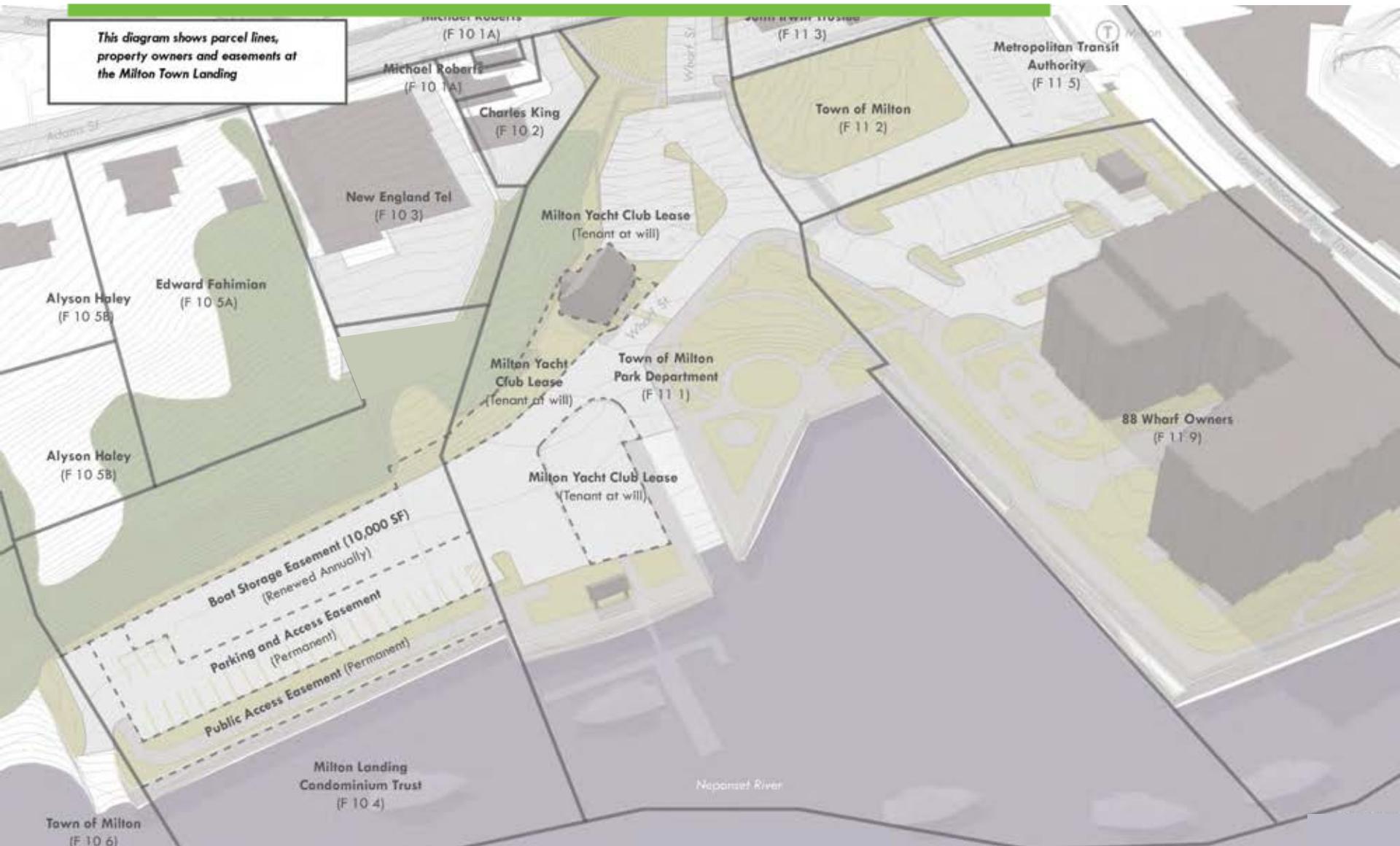
# What this Study IS and IS NOT

- It is an analysis of options to improve recreational access to the Neponset River at Wharf Street
- It does explore potential outcomes in order to inform Town decisions and create a framework for those decisions
- It is not an engineered riverfront or site improvement plan
- It is not a determination of any stakeholders ability to use the waterfront

# Existing Conditions Illustration



# Property Ownership at Milton Landing



## Study Process

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- Site visits and observation of current uses
- Interviews with direct stakeholders
- Discussion with MPIC
- Exploration of alternatives using scaled drawings and diagrams

# Primary Users/Stakeholders

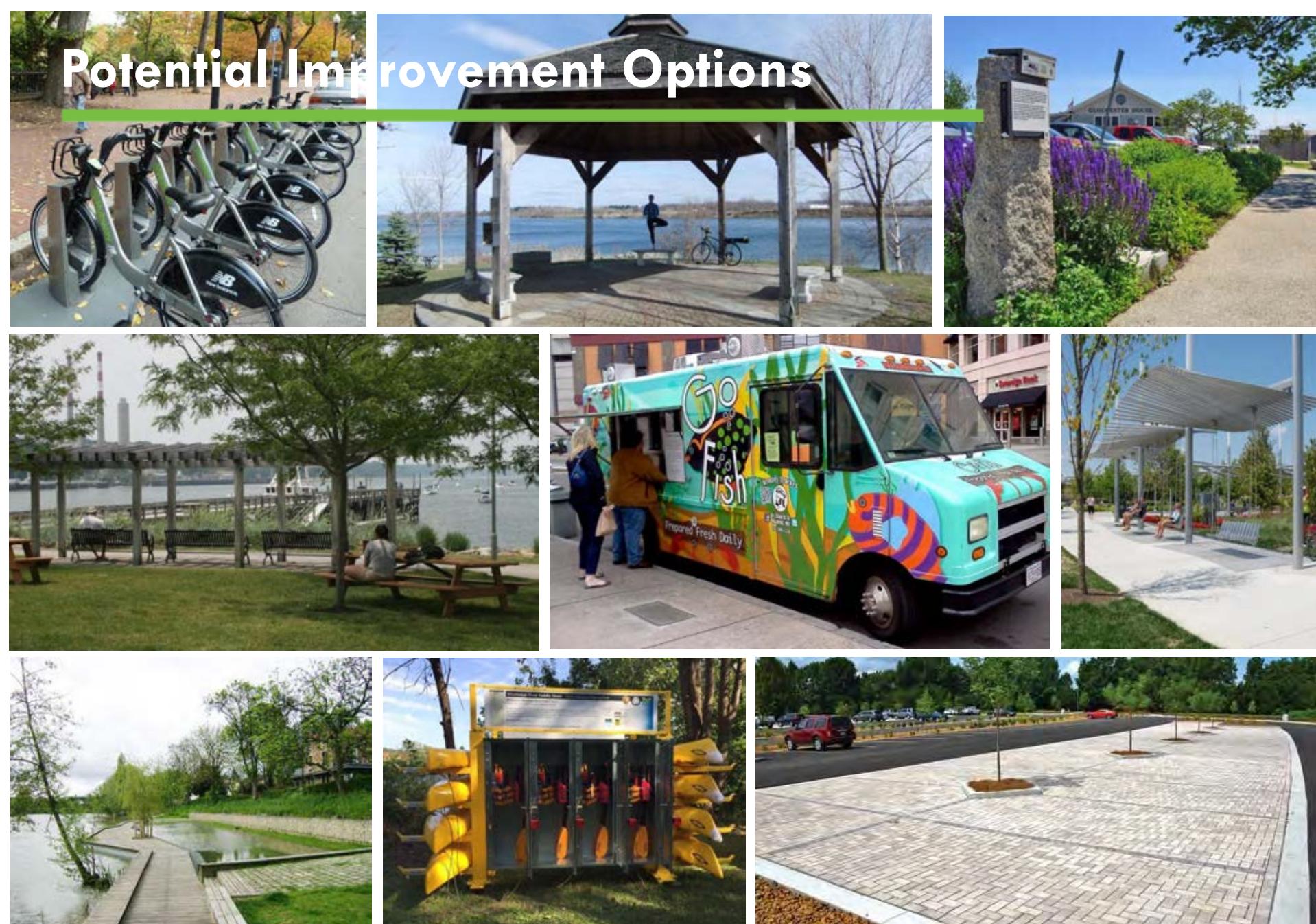
This diagram shows the organization of the areas of use for each of the direct stakeholders at Milton Landing. The simple diagrams at the bottom of the page explore potential options for reorganization.

## Direct Stakeholders:

- Milton Yacht Club
- 88 Wharf Street
- Milton Crew
- Milton Farmers Market



# Potential Improvement Options



# Potential Improvement Options

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## Vision and Goal:

- Milton Landing on the Neponset River provides a friendly, open place for residents to enjoy Town-controlled riverfront land and use public access to waterfront recreation opportunities.

## Principles and Criteria:

- Maximize access for multiple water-side uses
- Optimize organization and visual appeal for land-side support uses
- Provide dedicated areas with clearly defined relationships and conditions for all current and future users on the waterfront
- Promote public access to the riverfront through signage, river walk, biking, and waterfront amenities
- Support vitality of Milton Village and activity through shared parking and use of open spaces for events

# Potential Improvement Options

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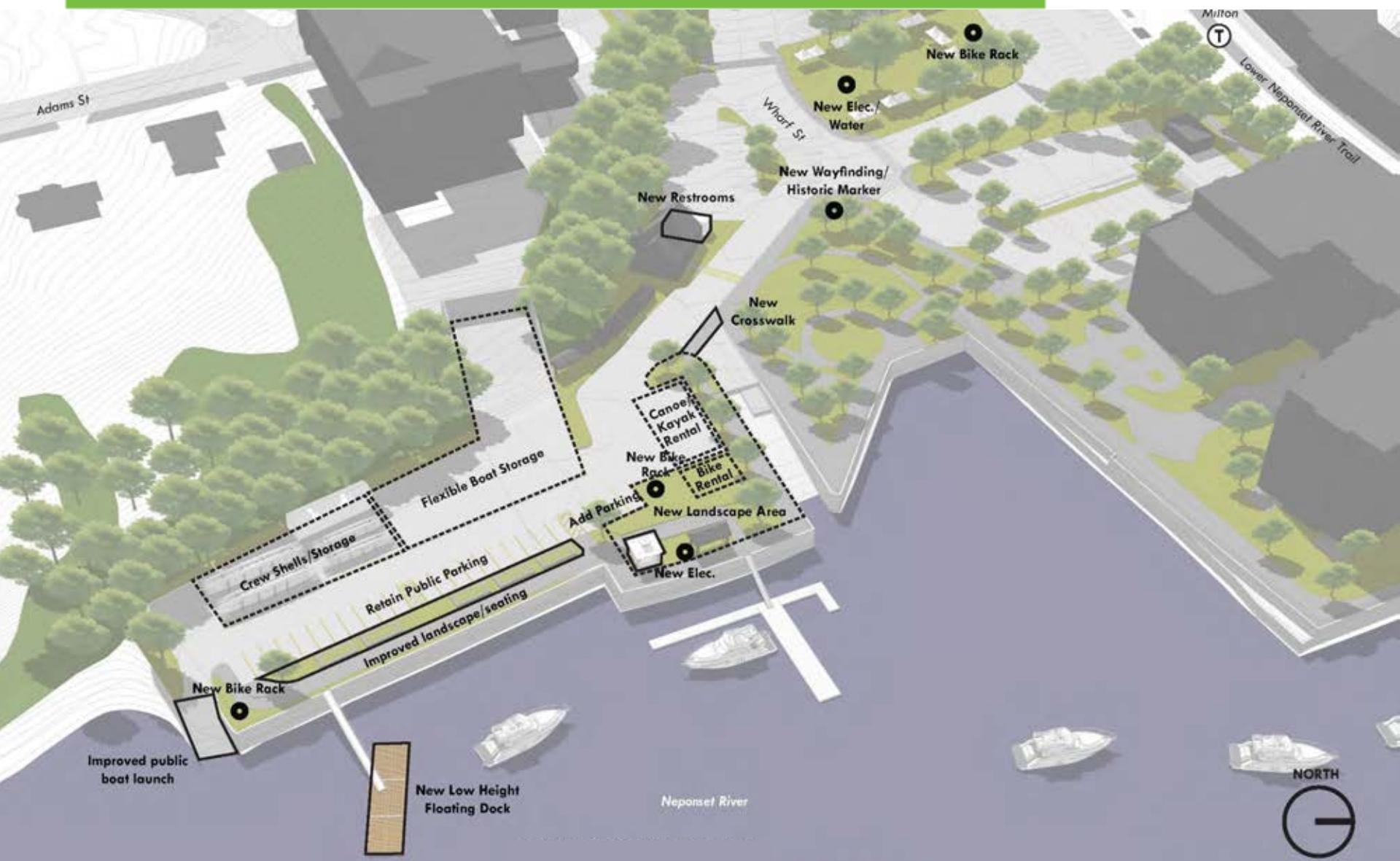
## Baseline Improvements:

- Water access to include public boat ramp, marine rail launch, dingy dock, temporary yacht float, new low-height crew/kayak dock
- Crew shell storage (min. of (2) 60' double-sided racks)
- New opportunities for public access or expanded riverfront park
- Additional and accessible public restroom facilities (temporary or permanent)
- Retain or expand parking spaces
- Retain or expand Neponset Riverwalk
- Minimize reduction of mooring locations
- Retain current space for Farmers Market
- Improvement/screening of boat storage
- Improved wayfinding and signage
- Bike and walking improvements/connections

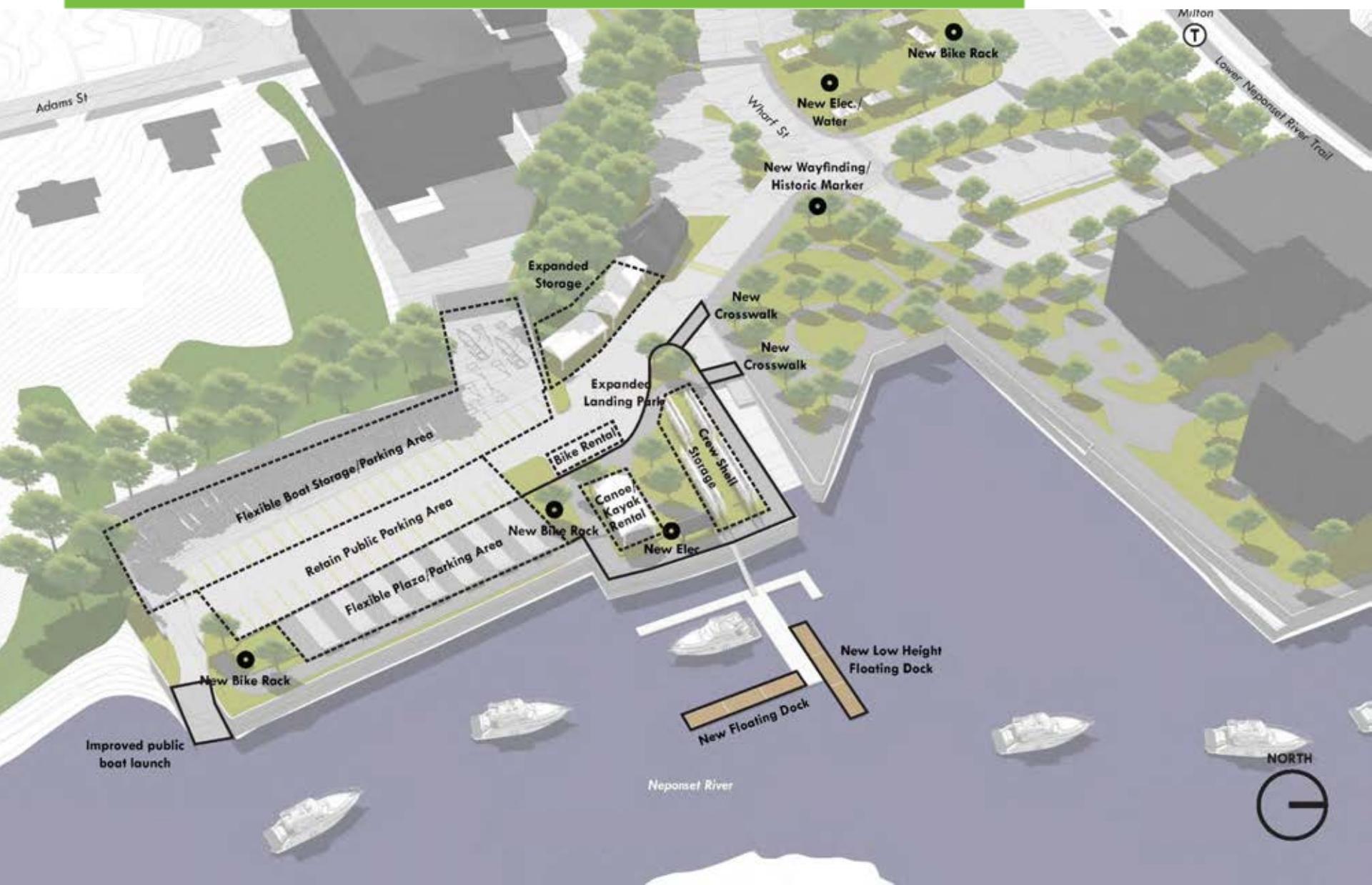
## Future Opportunities:

- Gazebo and picnic areas
- Seating and benches
- Parking for commercial district
- Zipcar and bike share
- Connection to Hutchinson Field
- Flexible open space for yoga, movie nights, festivals, food trucks, Farmers market events
- Bird watching
- Swings
- Exercise stations
- Historic visitors center
- Historic markers/plaques
- Rental facility for bikes, canoes, kayaks
- Coffee shop/ice cream shop

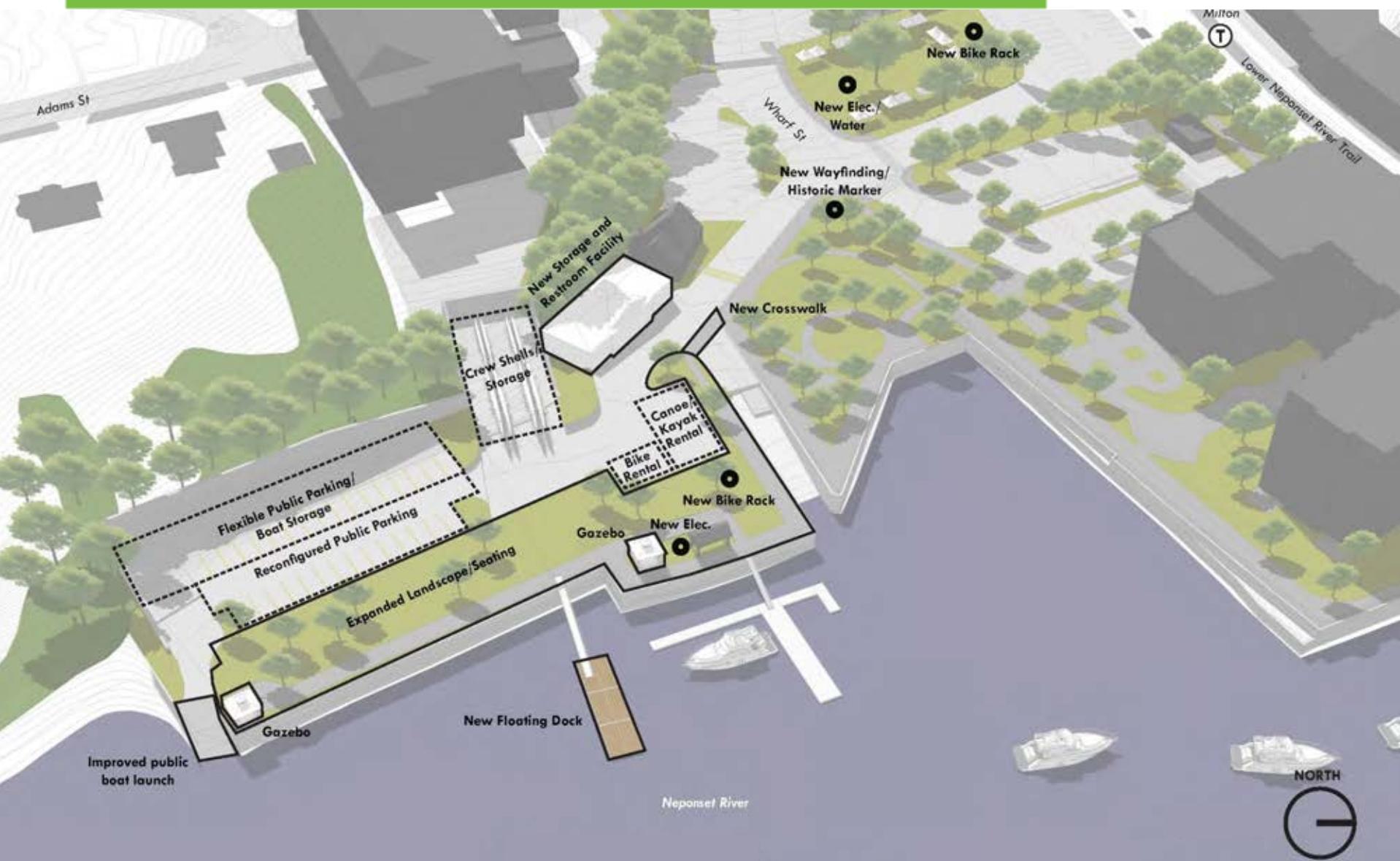
# Improvement Configuration Option A



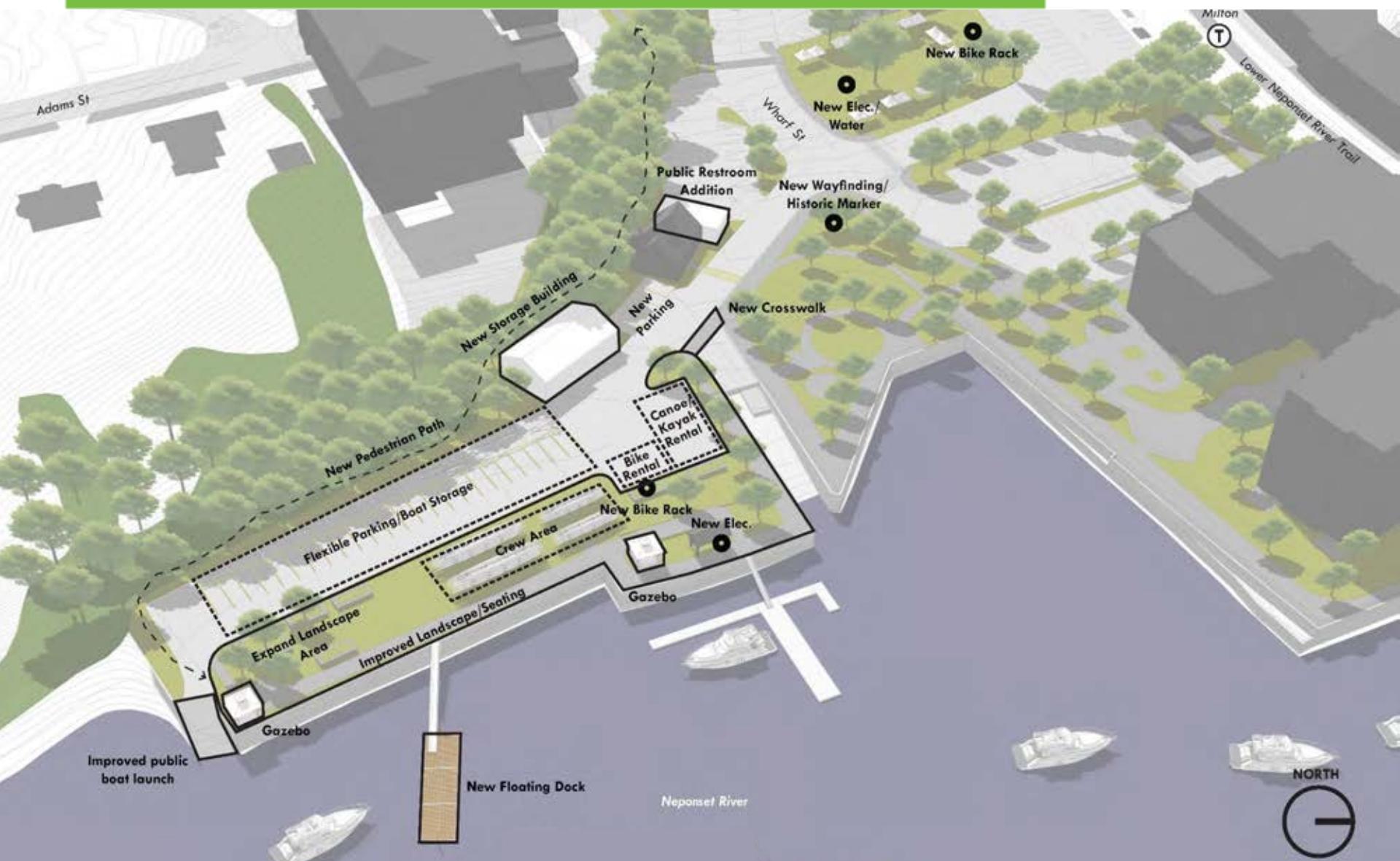
# Improvement Configuration Option B



# Improvement Configuration Option C



# Improvement Configuration Option D



# MILTON LANDING WATERFRONT ACCESS

## EVALUATION MATRIX EXPLORING TRADEOFFS

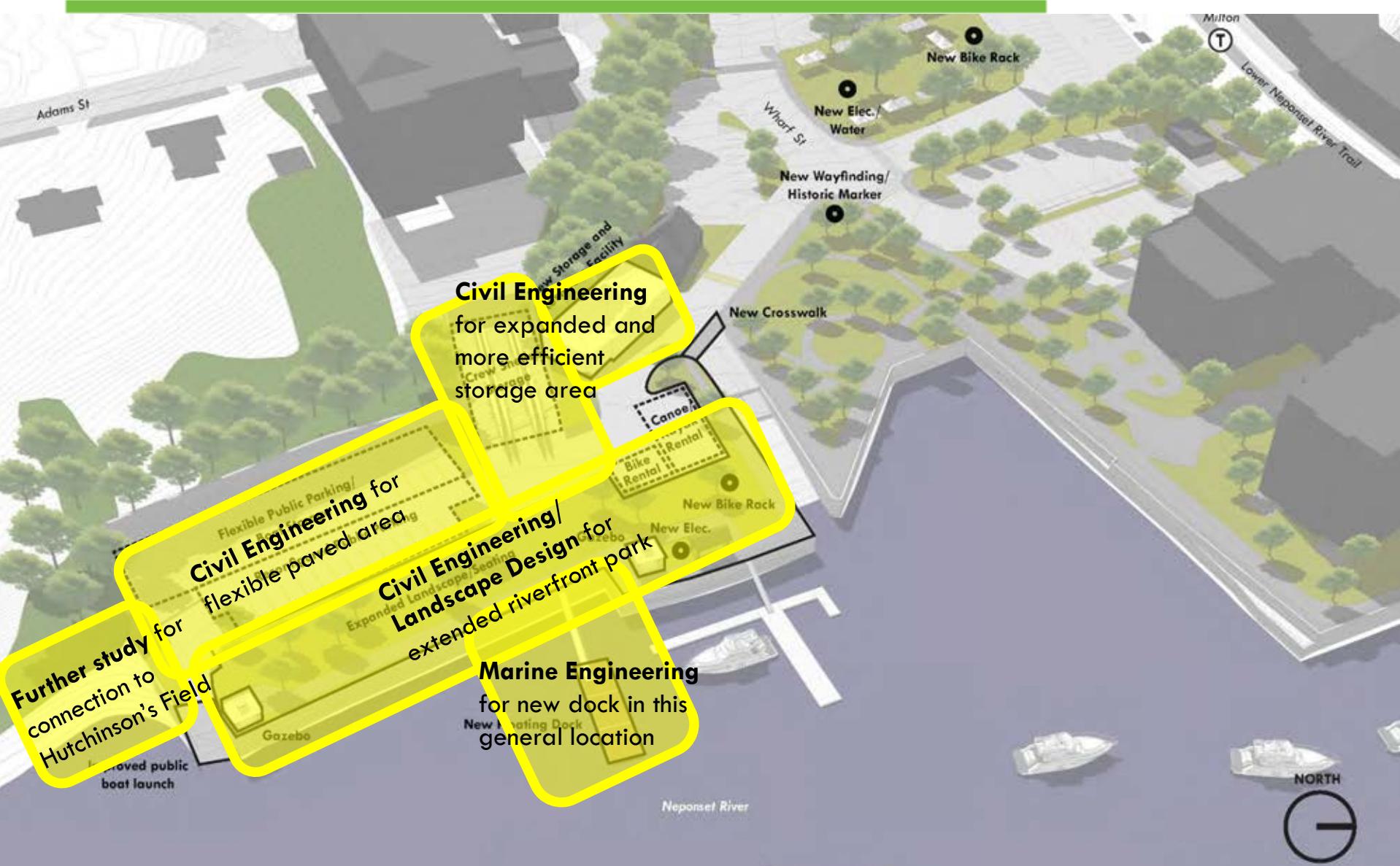


Improvement Configurations

OPTION A	OPTION B	OPTION C	OPTION D	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Expand Landing Park and public amenity areas at the waterfront
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Provide public amenity and access to potentially expand to Captain's Landing
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		Provide accessible restroom facilities (temporary or permanent)
<input type="radio"/>		<input checked="" type="radio"/>	<input checked="" type="radio"/>	Add new structures such as gazebo and picnic areas, and additional seating
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Improve the public boat launch and circulation near Captain's Landing
<input type="radio"/>			<input checked="" type="radio"/>	Preserve existing trees along hillside
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Preserve and improve the Police Headquarters building
<input type="radio"/>		<input checked="" type="radio"/>	<input type="radio"/>	Expand Neponset Riverwalk and potential connection to Hutchinson's Field
<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Integrate historic markers and plaques at historic buildings and sites
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Strengthen perception of welcoming waterfront
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Provide potential location for bike/canoe/kayak rental facility
<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		Provide space for car share and bike share facilities
		<input checked="" type="radio"/>	<input checked="" type="radio"/>	Support the Milton Village commercial district with additional parking
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		Expand flexible paved space to support multiple uses and events
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>		Retain (or expand) number of existing parking spaces
<input type="radio"/>		<input checked="" type="radio"/>	<input type="radio"/>	Improve attractiveness of views of the river
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Retain the current amount and position for boat moorings in the Neponset
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>		Retain the current amount of boat storage for the Milton Yacht Club
<input checked="" type="radio"/>		<input checked="" type="radio"/>	<input checked="" type="radio"/>	Reduce overlapping use and sharing of docks
<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Create a new dedicated space for crew shell and equipment storage
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Improve distance and orientation between crew storage and crew dock
<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Provide a new low level floating dock suitable for crew or kayaking
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Provide opportunity for a long term paddle sports pavilion
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Retain (or expand) space for Milton Farmers Market

13.5 17 21.5 13

# Potential Next Steps



## FEEDBACK EXERCISE YOUR PRIORITIES

### Principles and Evaluation Criteria

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

## FEEDBACK EXERCISE YOUR PRIORITIES

1	2	3	4	5	<ul style="list-style-type: none"><li>• <b>Expand Landing Park and public amenity areas at the waterfront</b></li><li>• <b>Improve the Captain's Landing/Town Beach area with additional amenities</b></li><li>• <b>Provide additional and accessible restroom facilities (temporary or permanent)</b></li><li>• <b>Add new structures such as gazebo and picnic areas, and additional seating</b></li><li>• <b>Improve the public boat launch near Captain's Landing</b></li><li>• <b>Preserve existing trees along hillside</b></li><li>• <b>Preserve and improve the Police Headquarters building</b></li><li>• <b>Expand Neponset Riverwalk to connect to Governor Hutchinson's Field</b></li><li>• <b>Install historic markers and plaques at historic buildings and sites</b></li><li>• <b>Improve waterfront wayfinding and signage to promote welcoming access</b></li><li>• <b>Partner with a rental facility for bikes, canoes, and kayaks</b></li><li>• <b>Provide space for car share and bike share facilities</b></li></ul>
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## FEEDBACK EXERCISE YOUR PRIORITIES

1	2	3	4	5	• Support the Milton Village commercial district with additional parking
1	2	3	4	5	• Expand flexible paved space to support multiple uses and events
1	2	3	4	5	• Retain (or expand) number of existing parking spaces
1	2	3	4	5	• Improve attractiveness of views of the river
1	2	3	4	5	• Retain the current amount and position for boat moorings in the Neponset
1	2	3	4	5	• Retain the current amount of boat storage for the Milton Yacht Club
1	2	3	4	5	• Reduce overlapping use and sharing of docks
1	2	3	4	5	• Create a new dedicated space for crew shell and equipment storage
1	2	3	4	5	• Decrease distance between crew storage and crew dock
1	2	3	4	5	• Provide a new low level floating dock suitable for crew or kayaking
1	2	3	4	5	• Provide opportunity for a long term paddle sports pavilion
1	2	3	4	5	• Retain (or expand) space for Milton Farmers Market

# MILTON LANDING WATERFRONT ACCESS DISCUSSION



# Next Steps

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## 1. Waterfront Access Study Draft Report

## 2. Draft Zoning Bylaw

- Zoning recommendations advanced for approval at Town Meeting
- If zoning approved, redevelopment proposals could be submitted for Special Permit approval by the Planning Board

## 3. Continued coordination with the MPIC

# MILTON VILLAGE ZONING AND WATERFRONT STUDY

## Community Meeting

December 6th, 2017  
7:00 pm

IMAGE: GOOGLE

