

MILTON LANDING ZONING AND WATERFRONT STUDY

Board of Selectmen and Planning Board Master Plan Implementation Committee Joint Meeting

October 16th, 2017
Milton Public Library
6:30 pm

IMAGE: GOOGLE



Agenda

- Study Introduction
- Milton Village Zoning
- Milton Landing Waterfront Access
- Next Steps

Study Introduction

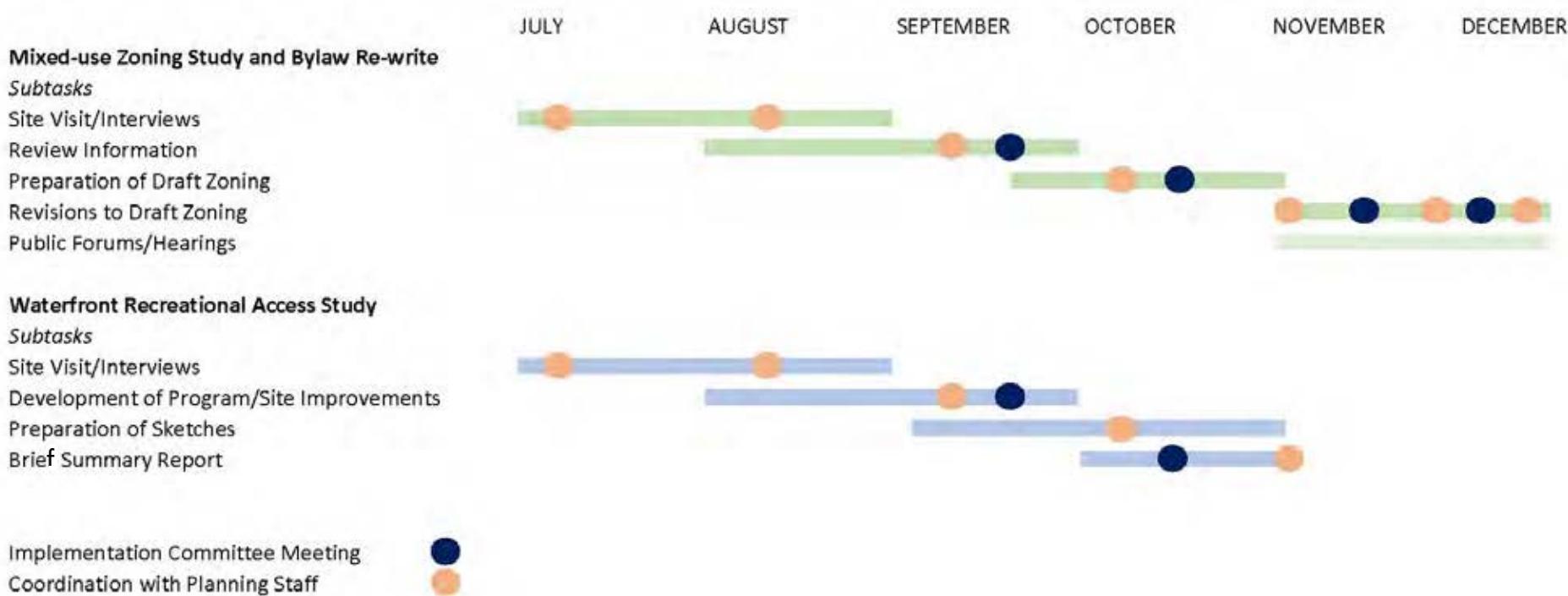
- Milton Master Plan implementation
- Working closely with the MPIC
- (2) Major study components
 - Milton Village Mixed-use Zoning Study and Bylaw Re-write
 - Milton Landing Waterfront Recreational Access Study

Study Area



MILTON LANDING ZONING AND WATERFRONT STUDY

Study Process



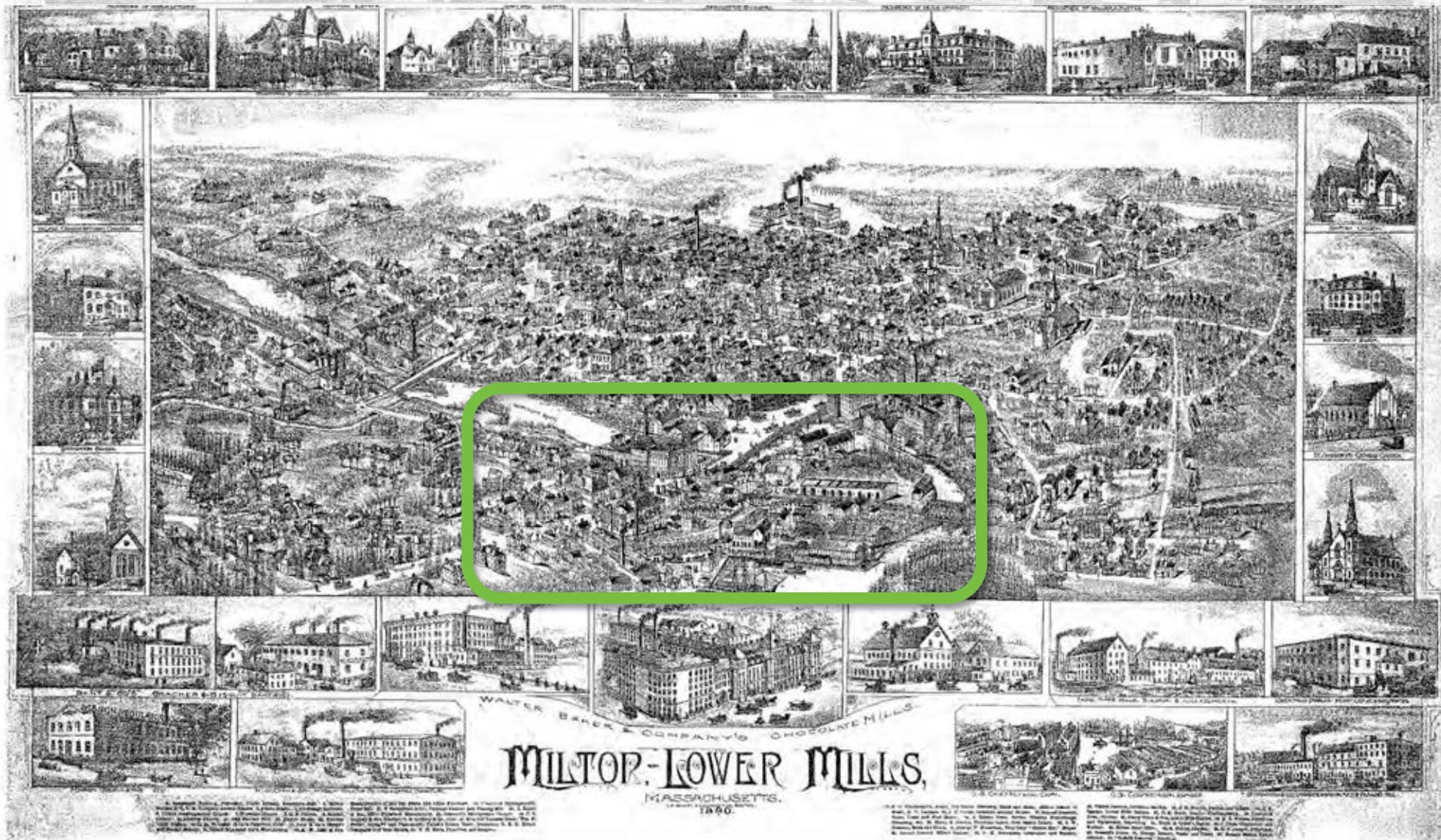
Milton Master Plan Recommendations

- *Executive Summary – Top 20 Key Recommendations:* **Create a Vision for Each Commercial District** ... by passing a Mixed Use Overlay District provision that encourages housing over retail, additional retail and dining opportunities, pocket parks, and streetscape improvements
- *Executive Summary – Top 20 Key Recommendations:* **Create a Vision for Each Commercial District** ... Ensure that new development is in keeping with the Town's physical character by creating Design Guidelines for commercial area
- *Executive Summary – Top 20 Key Recommendations:* **Pass Inclusionary Zoning** ... To help create a range of housing types for different stages in life
- *Executive Summary – Top 20 Key Recommendations:* **Increase Access to the Neponset River** ... and enhance the sense of “being on the water”

Milton Master Plan Implementation

- **Goal 1: Preserve Milton's Character –** preserving natural and historic features to increase stewardship of historic residential and commercial properties including zoning incentives for re-use of historic properties
- **Goal 2: Promote a Healthy Milton –** increase enjoyment of and access to the Neponset River and expand Farmer's Market
- **Goal 4: Promote Economic Development –** Make business districts distinctive and active supporting the creation of mixed use development in desired locations to increase tax revenue and create vibrant centers

Historic Mill and Wharf Center



Milton Village Mixed-use Zoning





Existing Conditions Photos

Precedent Projects and Zoning

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

Zoning Comparisons

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%

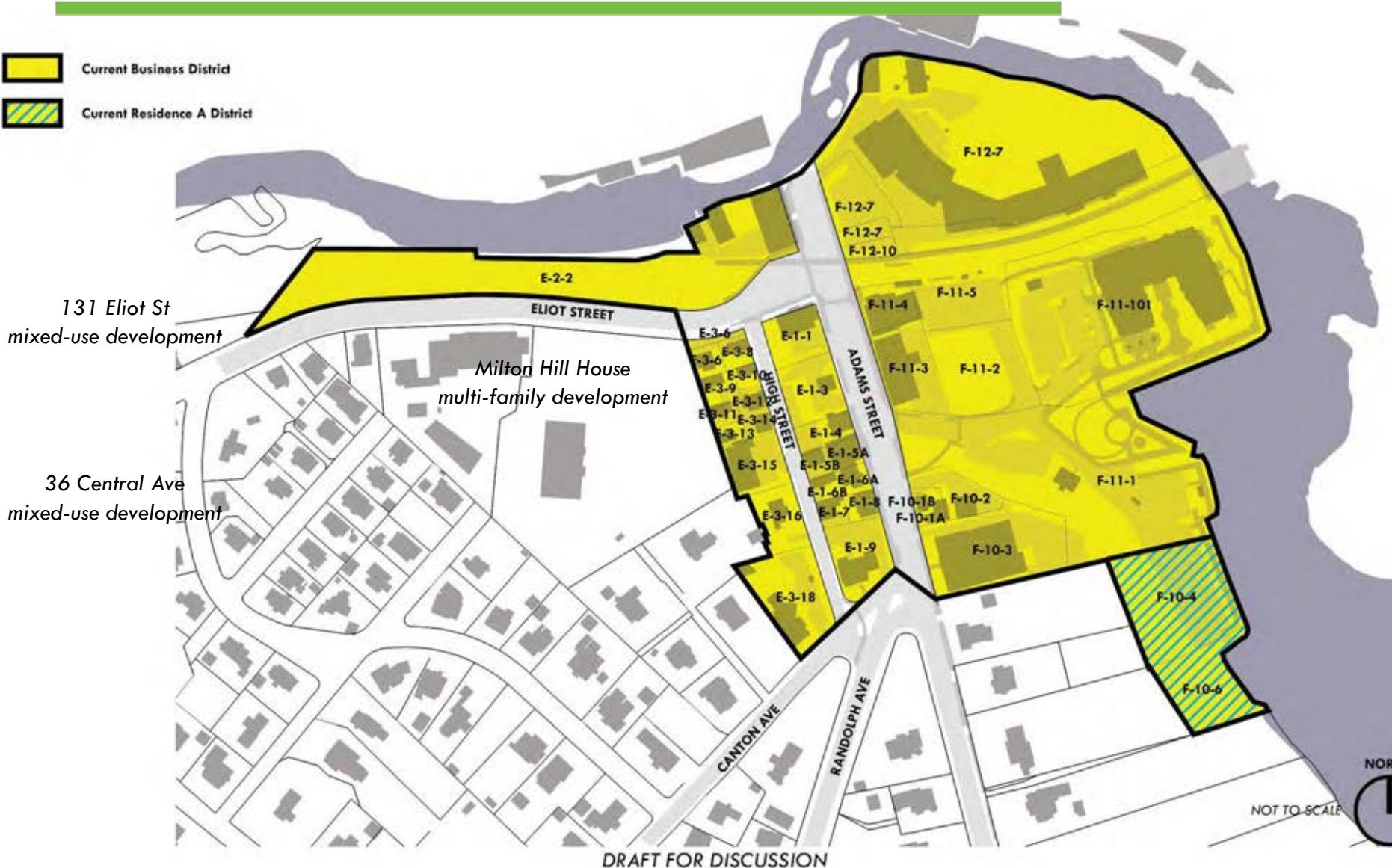
Parking

2/unit

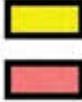
Affordable Inclusionary

None

Proposed Zoning Map



Potential Zoning Characteristics – Min. Lot Size

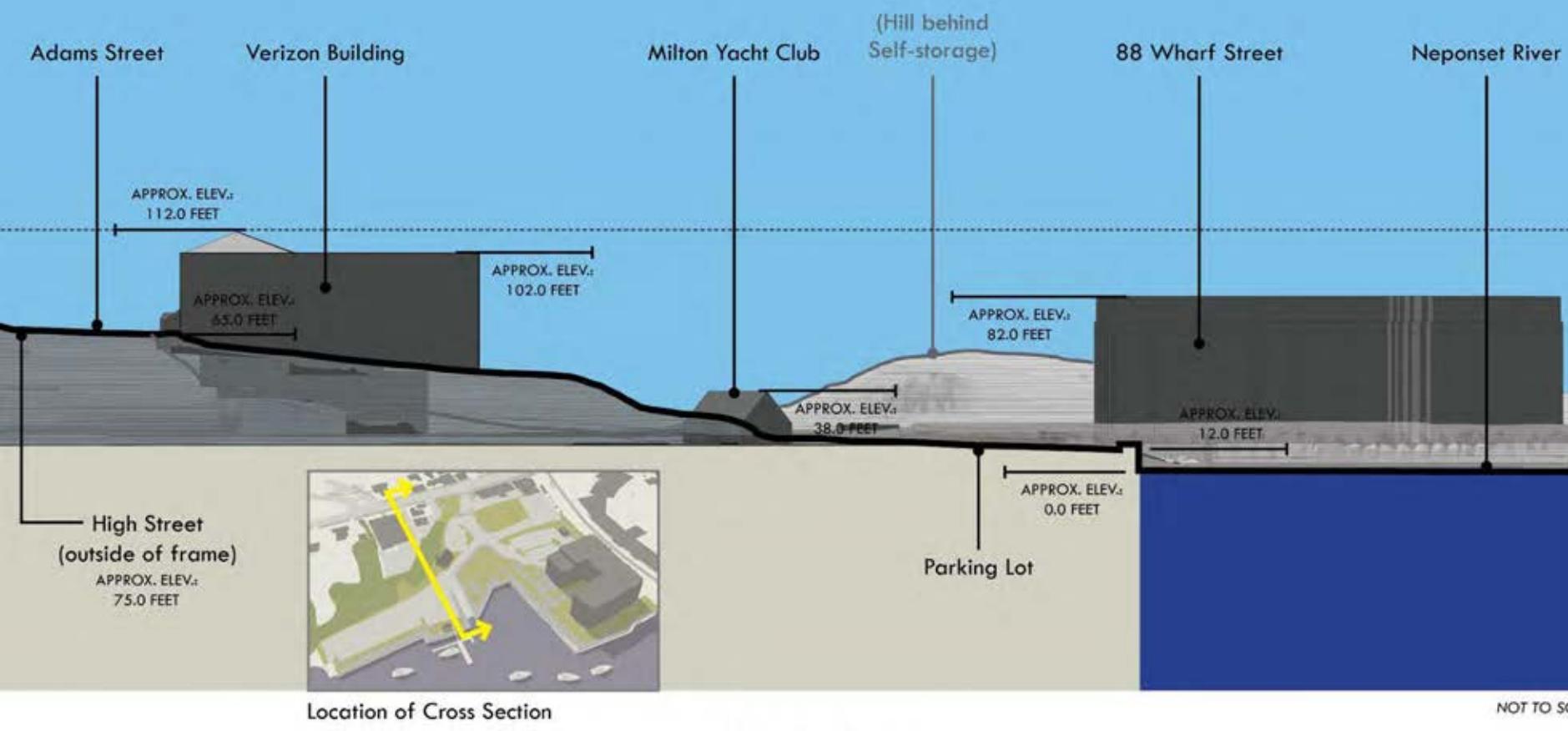


Parcel size larger than 3,500 square feet

Parcel size smaller than 3,500 square feet

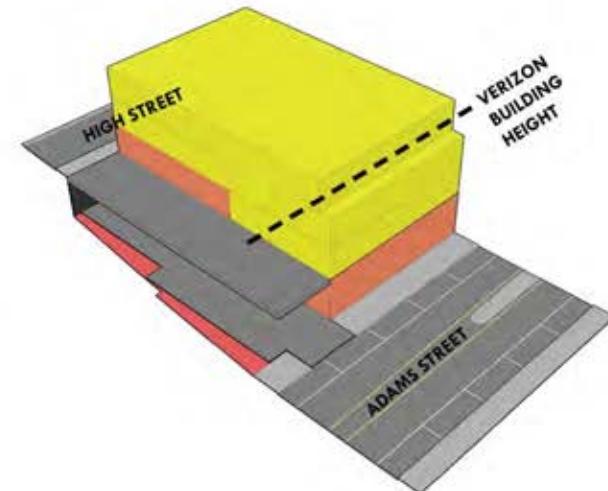
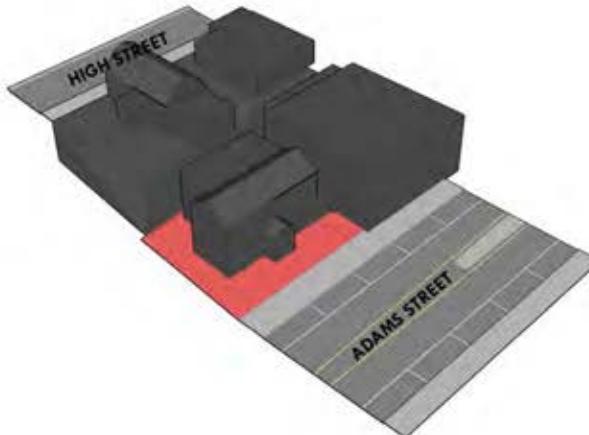
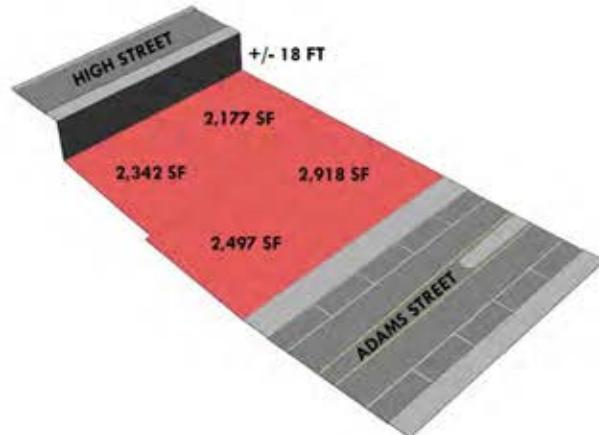


Existing District Topography



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Potential Zoning Characteristics



Individual parcel area less than 3,500 square feet -
Would require parcel assembly

(4) parcels combined is total area of 9,935 square feet

**Base number of housing units at one unit per 1,000
square feet is 10 housing units**

**Bonus housing units at maximum of 30% of the base
is 3 additional housing units**

A total of 13 housing units

Existing buildings on the parcels ranging from one and
two story structures for a total of about 10,600 square
feet of building area.

Existing Floor Area Ratio (FAR) of about 1.1

Commercial uses of about 7,000 square feet at two
street frontages. In order to maximize housing units
reduce commercial requirements and allow them to be
shared with residential uses.

Residential units could begin above each of the
commercial uses for a height of (3) stories at High Street
and (4) stories at Adams Street. This yields about 16,300
square feet of residential space. About 15% of this area
is lost to circulation and common areas, leaving 13,855
square feet of housing units. **At housing units of about
1,100 square feet this yields about 13 housing units.**

24 parking spaces provided.

**A TOTAL BUILDING AREA OF 23,200 SQUARE FEET
FLOOR AREA RATIO (FAR) OF 2.3
LOT COVERAGE OF 69% (BUILDING)
BUILDING HEIGHT OF 4-STORY, 54 FEET**

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Potential Zoning Characteristics



Milton Landing Access Study



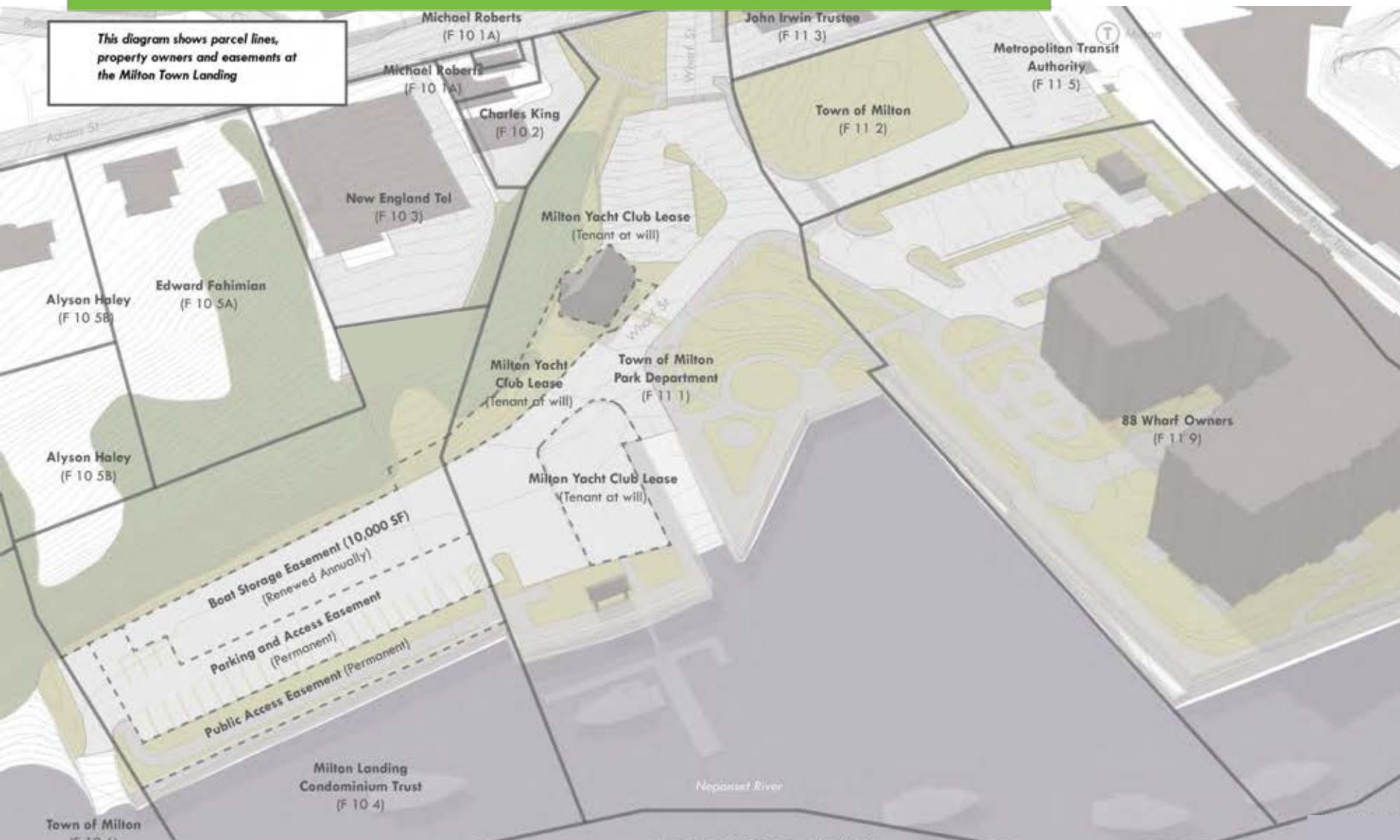
Existing Conditions Photos



Existing Conditions Illustration



Property Ownership at Milton Landing

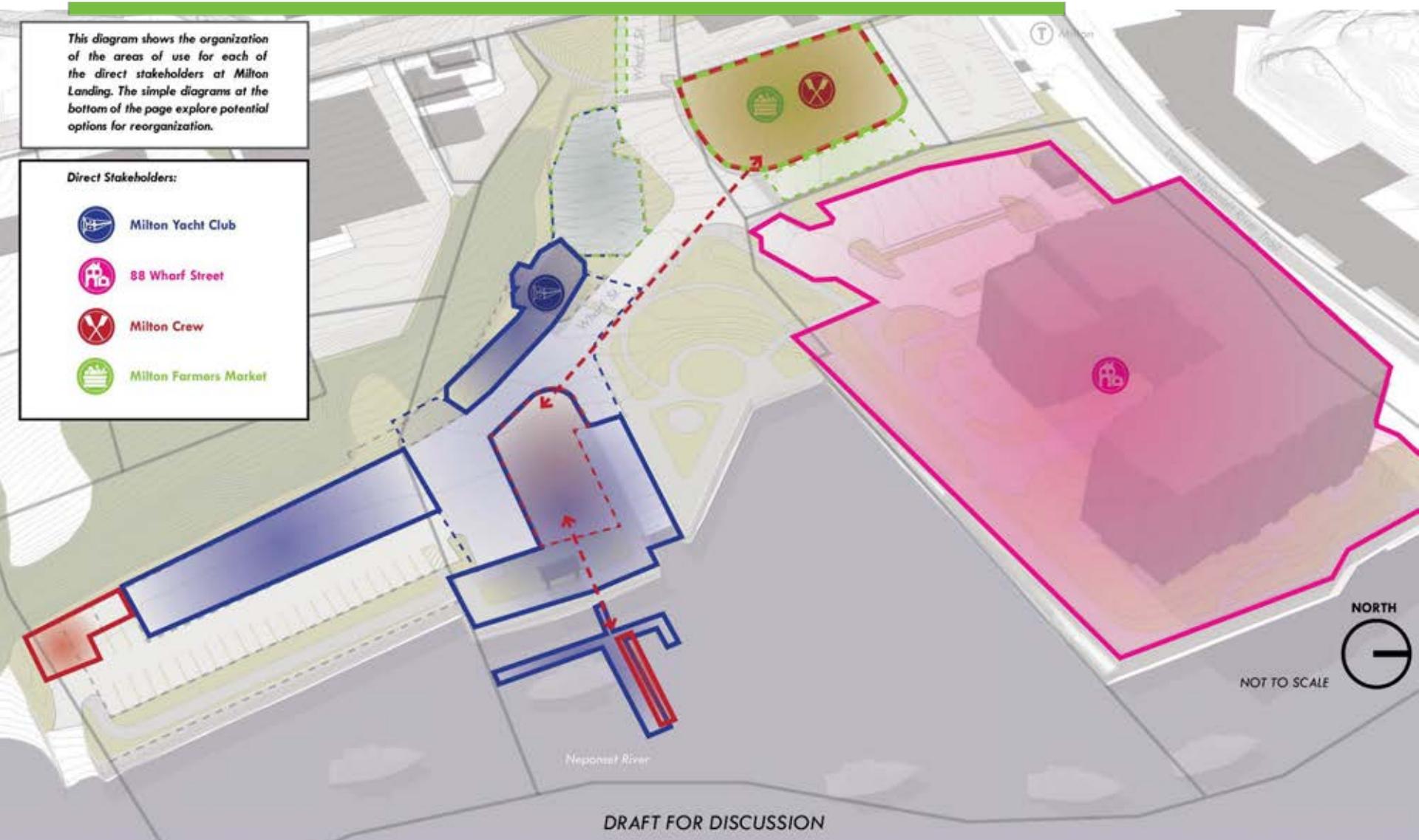


Primary Users/Stakeholders

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:

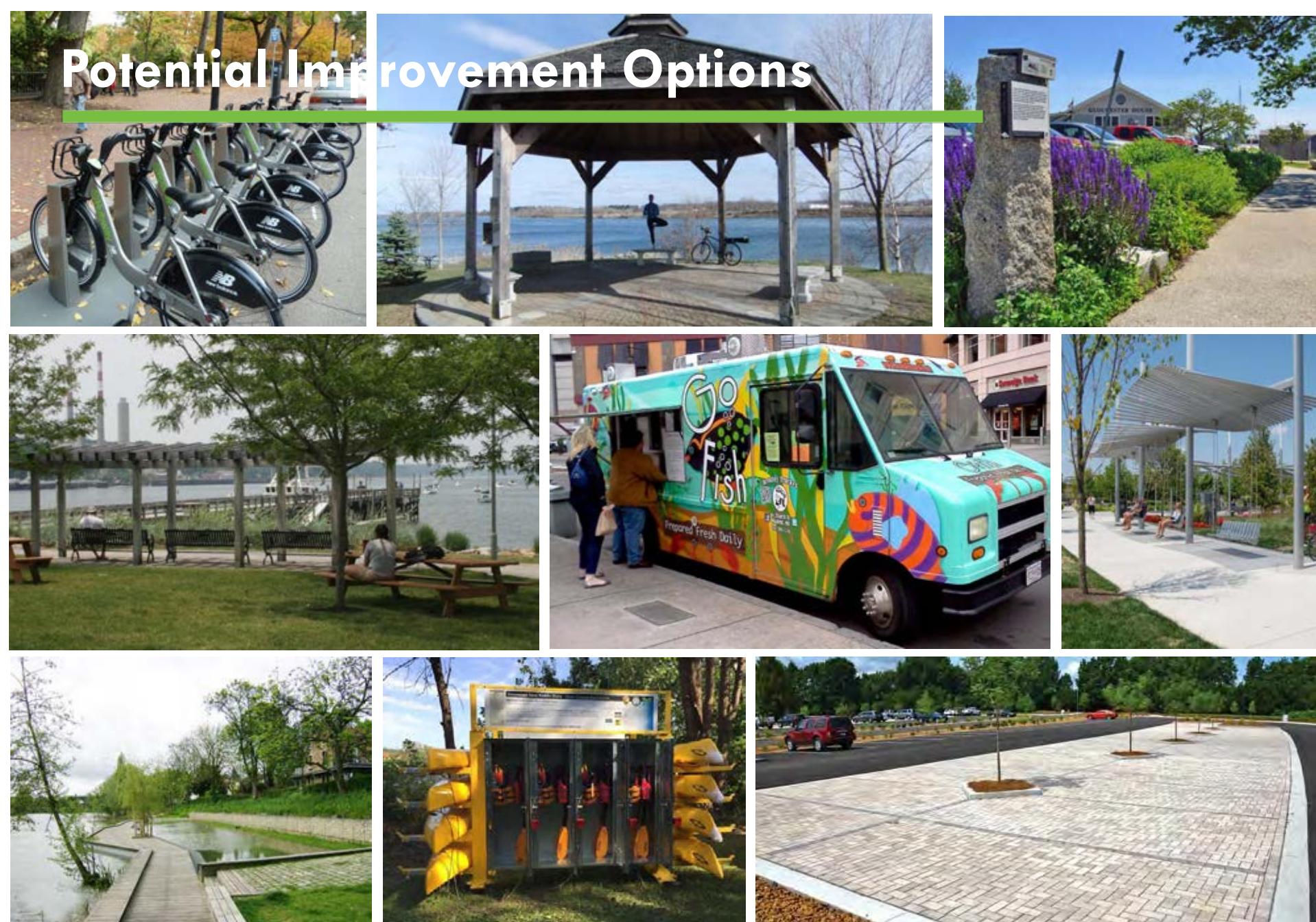
- Milton Yacht Club
- 88 Wharf Street
- Milton Crew
- Milton Farmers Market



Baseline Connectivity Improvements



Potential Improvement Options



Potential Improvement Options

Vision and Goal:

- Milton Landing on the Neponset River provides a friendly, open place for residents to enjoy Town-owned 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

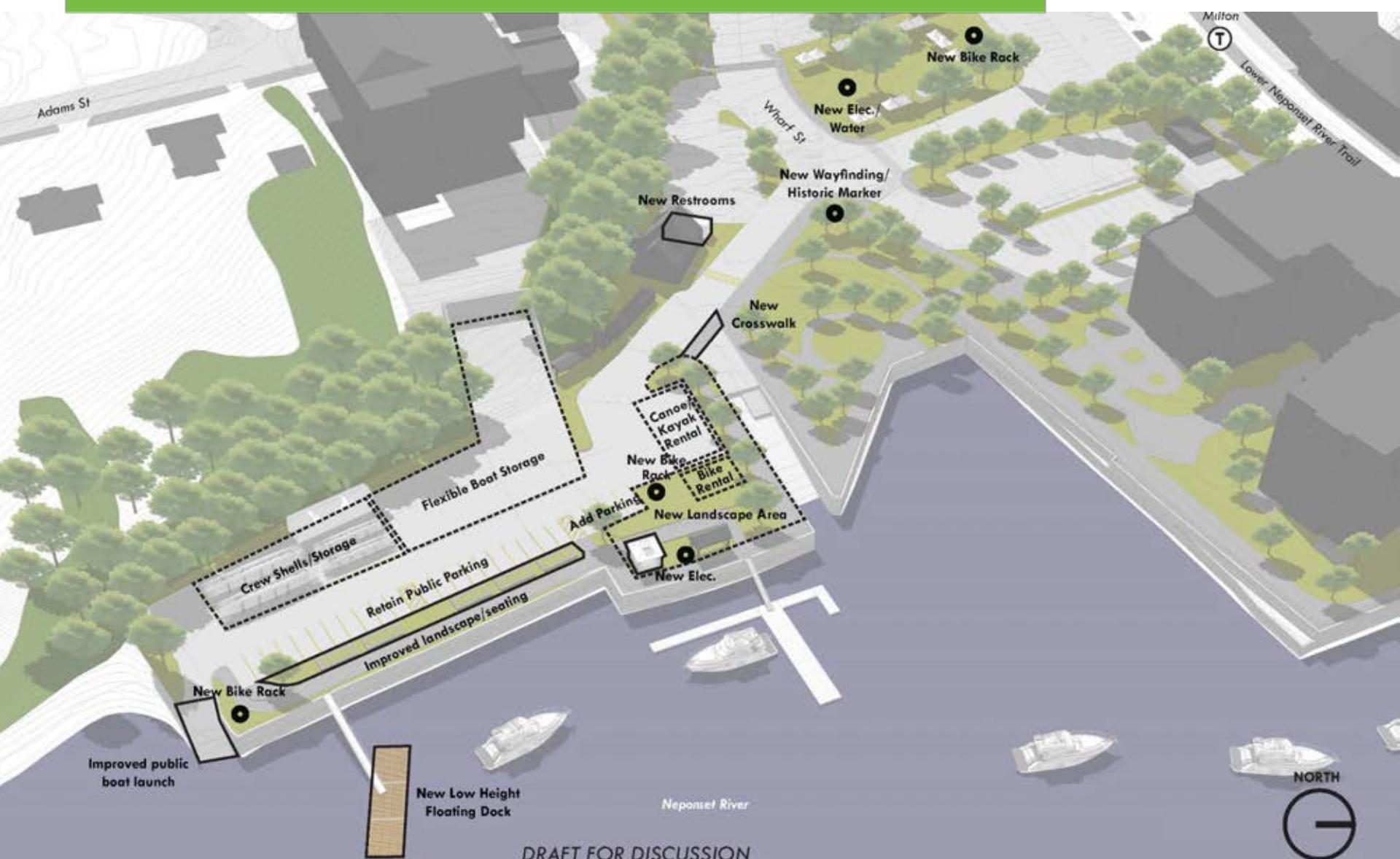
Baseline Improvements:

- 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

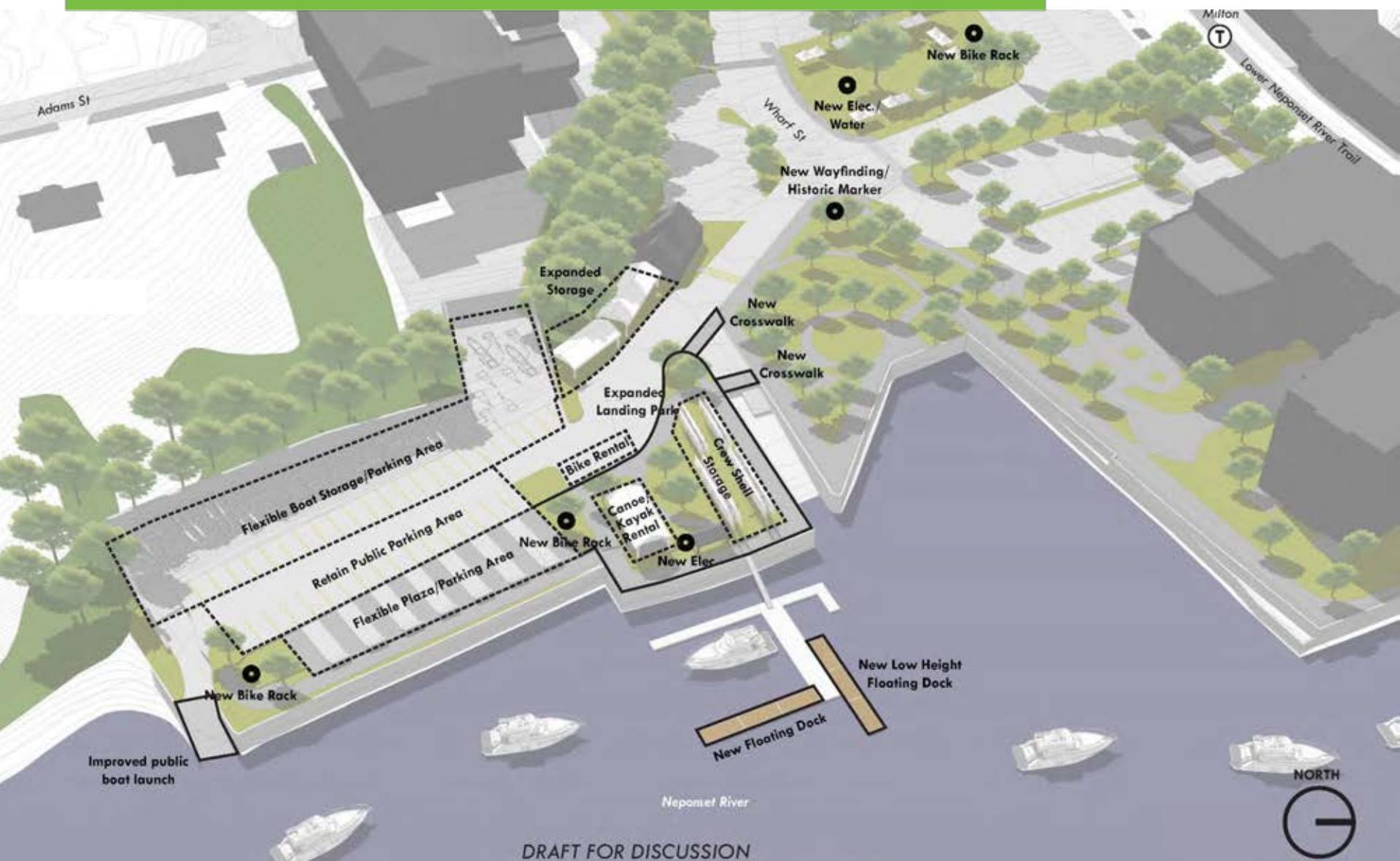
Future Opportunities:

- 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

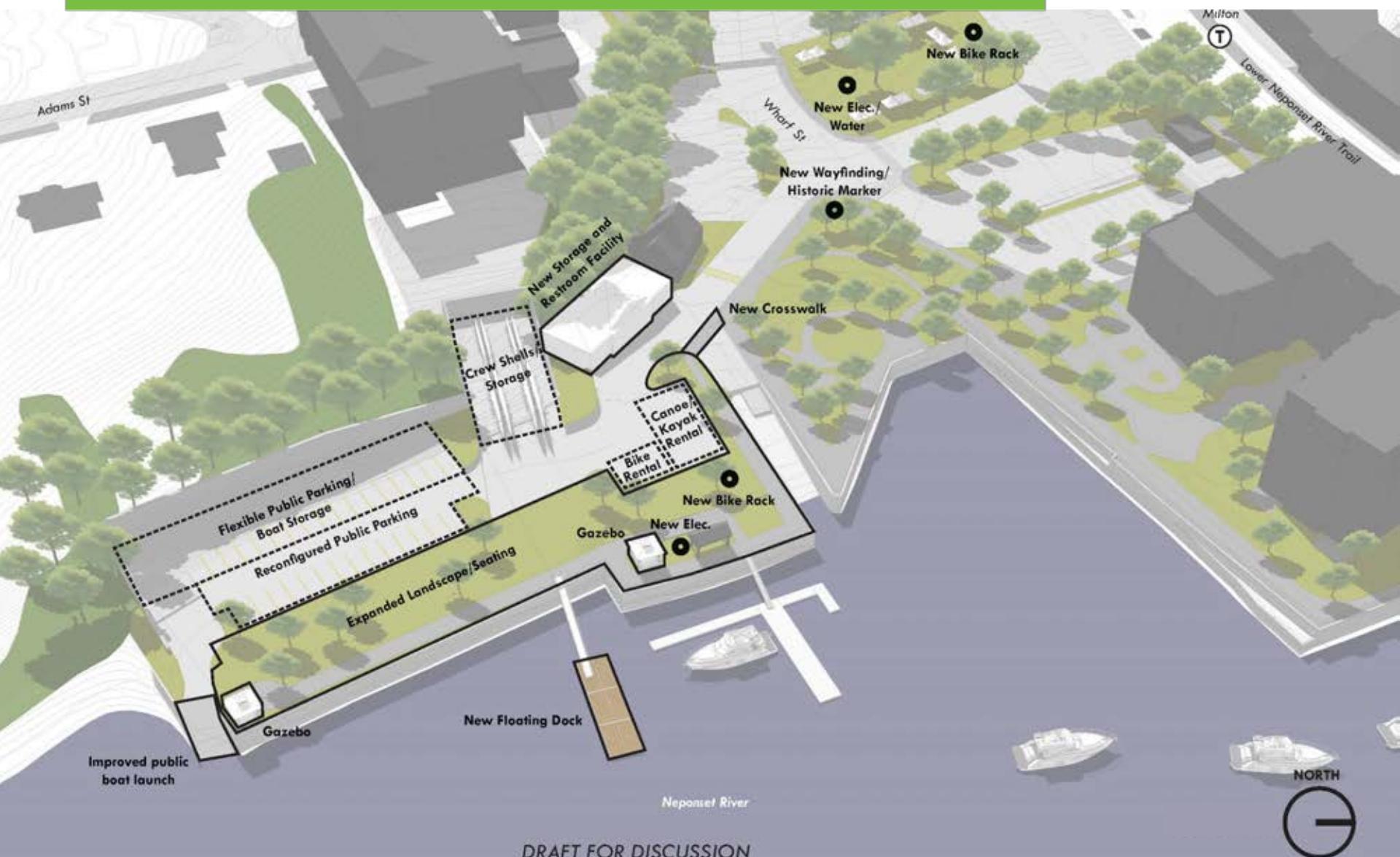
Improvement Configuration Option A



Improvement Configuration Option B

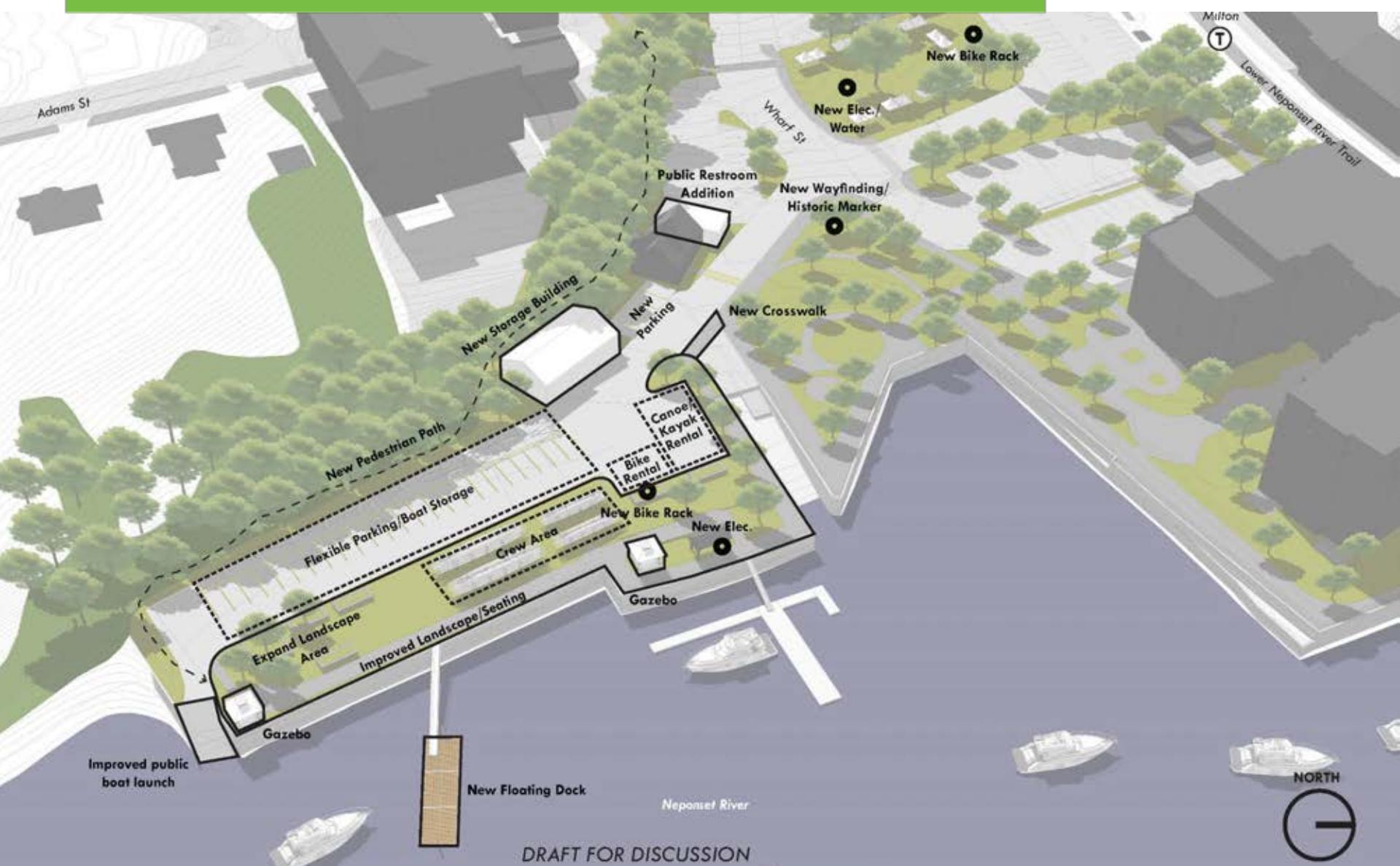


Improvement Configuration Option C

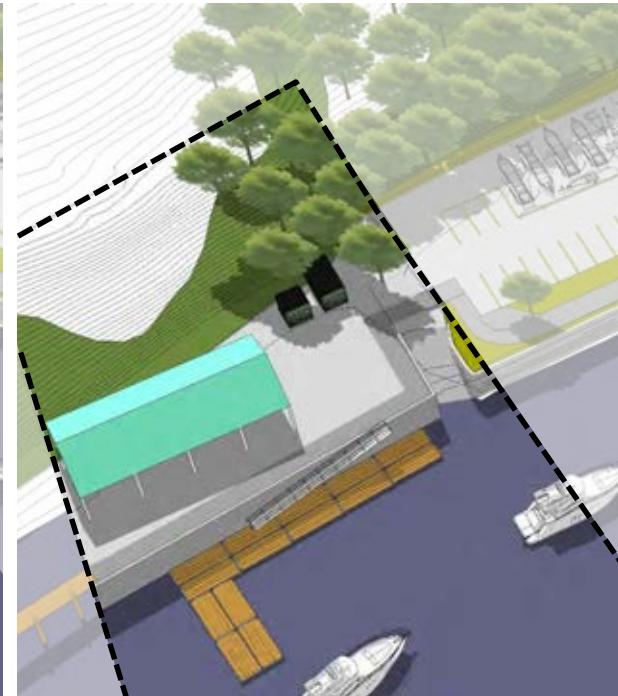
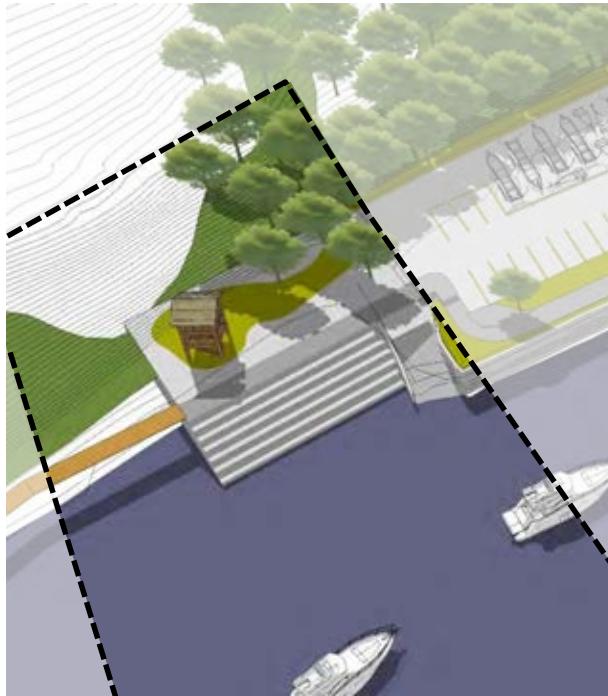
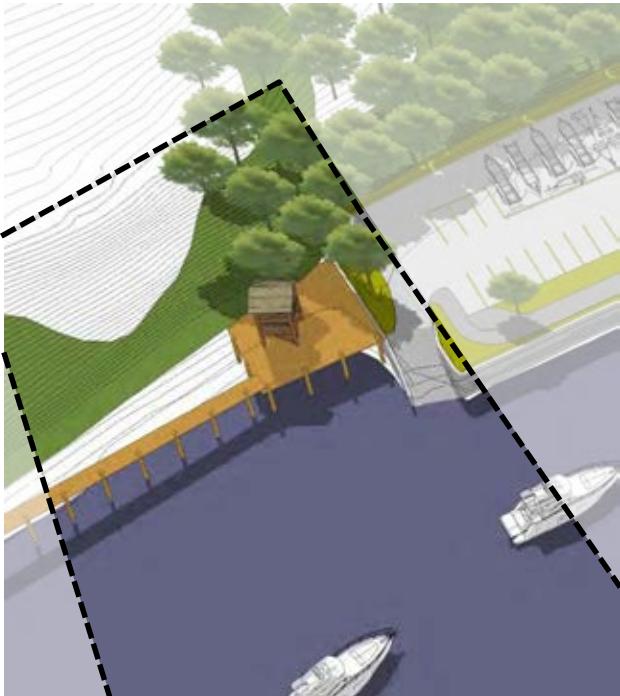


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Improvement Configuration Option D



Improvement Options: Captain's Landing



Potential Opportunities:

- Extension of Neponset Riverwalk
- Additional Community Amenity Space
- Nature Watch/Lookout
- Hutchinson Field Connection

Potential Opportunities:

- Extension of Neponset Riverwalk
- Additional riverfront open space and water access
- Nature Watch/Lookout
- Hutchinson Field Connection

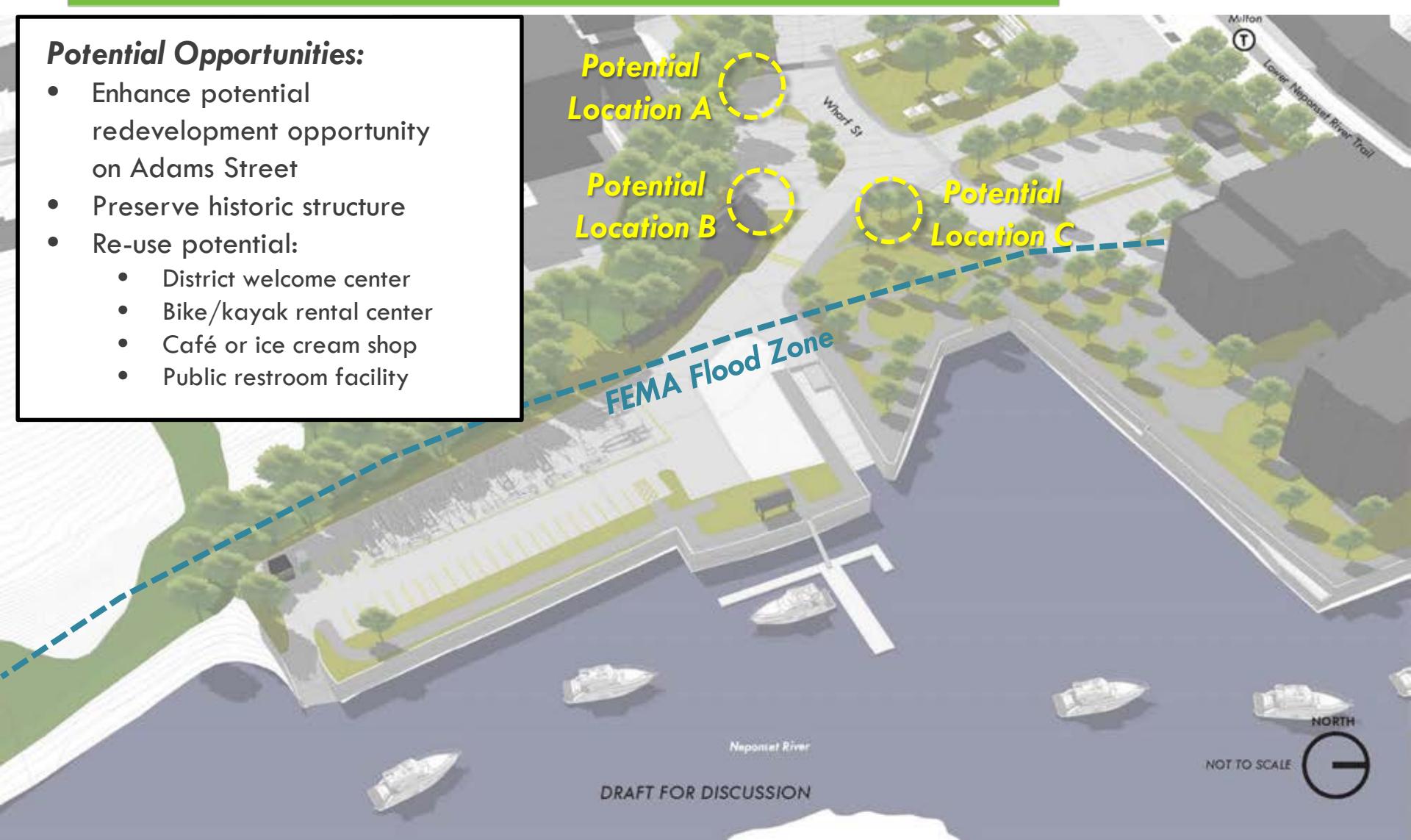
Potential Opportunities:

- Extension of Neponset Riverwalk
- New water dependent access and pavilion
- Hutchinson Field Connection

Improvement Options: Swift Hat House

Potential Opportunities:

- Enhance potential redevelopment opportunity on Adams Street
- Preserve historic structure
- Re-use potential:
 - District welcome center
 - Bike/kayak rental center
 - Café or ice cream shop
 - Public restroom facility



Next Steps

- Finalize Waterfront Recreational Access Study
- Draft Milton Village Mixed-use Zoning Section
- Continue to meet and coordinate with the Planning Department and MPIC
- Plan for a public forum/hearing

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