

MBTA Communities Compliance

Mass Housing Partnership Technical Assistance
Town of Milton

Planning Board Meeting
December 12, 2024

Milton 3A & MMU Districts

- Blue Hills Parkway Corridor
- Mattapan Station
- Eliot St Corridor
- Milton Station East
- Milton Station Bridge
- Milton Station West
- Granite Ave North
- Granite Ave South
- East Milton Square
- Within Half Mile of Transit Stops



Eliot Street Corridor Min Lot Size Studies

Test-fits of Minimum Lot Size & FAR Holding All Other Parameters Constant.

2023 Tiers with 2024 unit cap assumptions:

- **Tier 1:** min lot size 7,500sf, max FAR 0.70, 3 unit max
- **Tier 2:** min lot size 10,000sf, max FAR 0.52, 4 unit max
- **Tier 3:** min lot size 15,000sf, max FAR 0.35, 4 unit max

Subdistrict	Setbacks				Coverage	Height		Max. Parking Spaces per Unit
	Min. Front Setback	Min. Side Setback	Min. Both Side Setbacks	Min. Rear Setback		Max. Bldg + Parking Coverage	Max. Bldg Height (stories)	
Eliot Street Corridor - Tier 1	15'	5'	20'	20'	60%	2.5	35'	1
Eliot Street Corridor - Tier 2	15'	5'	20'	20'	60%	2.5	35'	1
Eliot Street Corridor - Tier 3	15'	5'	20'	20'	60%	2.5	35'	1

Tier 1

Test-fits of Minimum Lot Size & FAR Holding All Other Parameters Constant.

2023 Tiers with 2024 unit cap assumptions:

- **Tier 1:** min lot size 7,500sf, max FAR 0.70, 3 unit max
- **Tier 2:** min lot size 10,000sf, max FAR 0.52, 4 unit max
- **Tier 3:** min lot size 15,000sf, max FAR 0.35, 4 unit max

Subdistrict	Setbacks				Coverage	Height		Max. Parking Spaces per Unit
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Eliot Street Corridor - Tier 1	15'	5'	20'	20'	60%	2.5	35'	1
Eliot Street Corridor - Tier 2	15'	5'	20'	20'	60%	2.5	35'	1
Eliot Street Corridor - Tier 3	15'	5'	20'	20'	60%	2.5	35'	1

Small-Lot Existing Residential Buildout

5,000 sf Parcel, 3 Units

Recommended Zoning Parameters

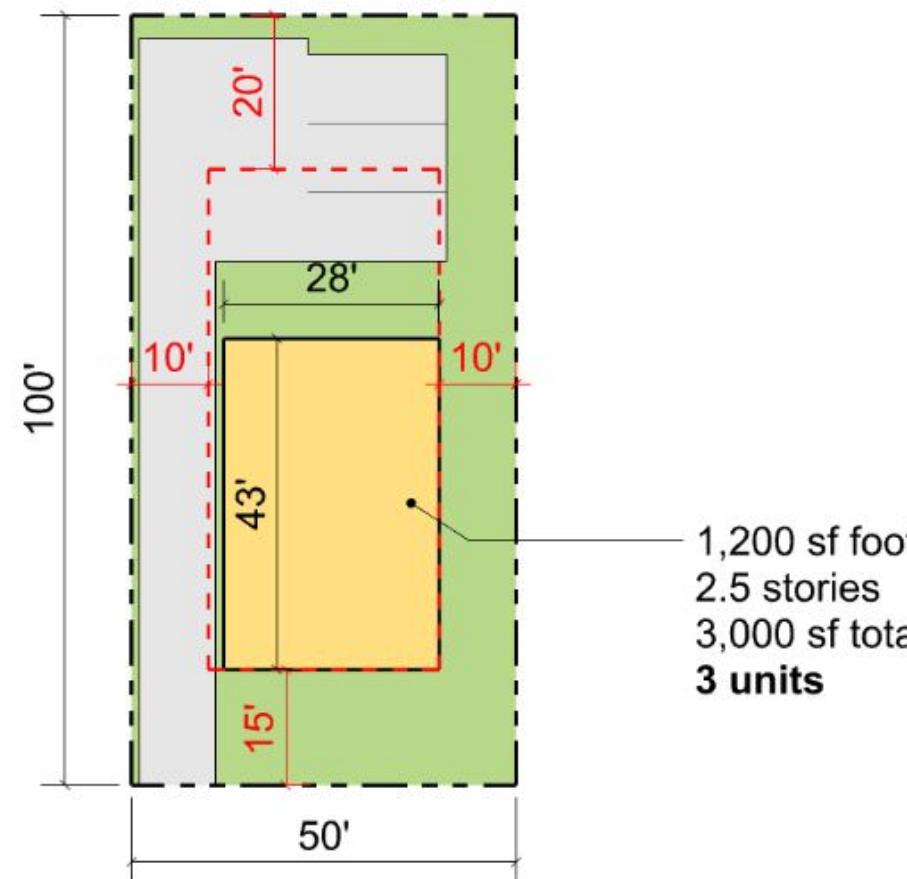
Front Setback: 15'

Side Setbacks: 5' min. on either side, 20' min. total for both sides

Rear Setback: 20'

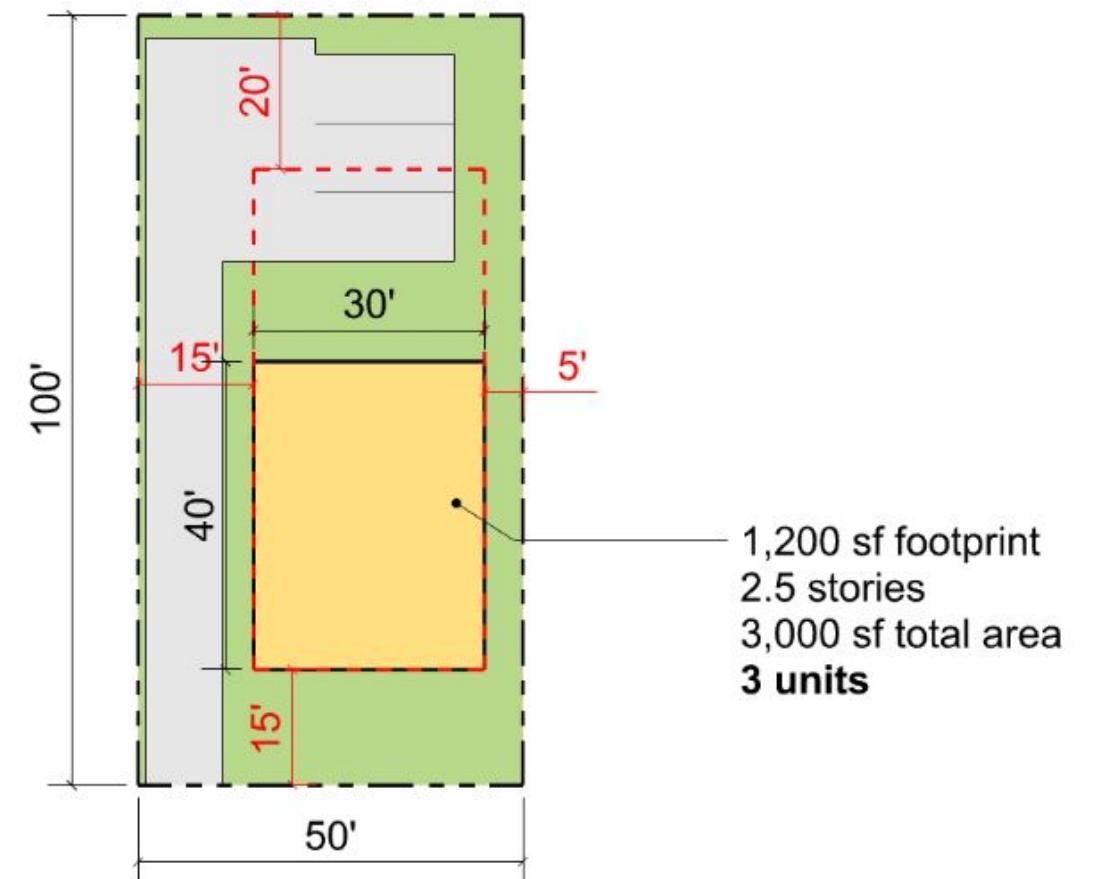
Max. Bldg Height: 2.5 stories

Min. Parking Spaces: 1 per unit



1 Building - Symmetrical Side Setbacks (FAR: 0.6)

Building Coverage = 24.0%
Building + Parking/Paving Coverage = 60.2%
Open Space = 39.8%



1 Building - Asymmetrical Side Setbacks (FAR: 0.6)

Building Coverage = 24.0%
Building + Parking/Paving Coverage = 60.2%
Open Space = 39.8%



Similar Existing Parcel

Small-Lot Existing Residential Buildout

6,000 sf Parcel, 3 Units

Recommended Zoning Parameters

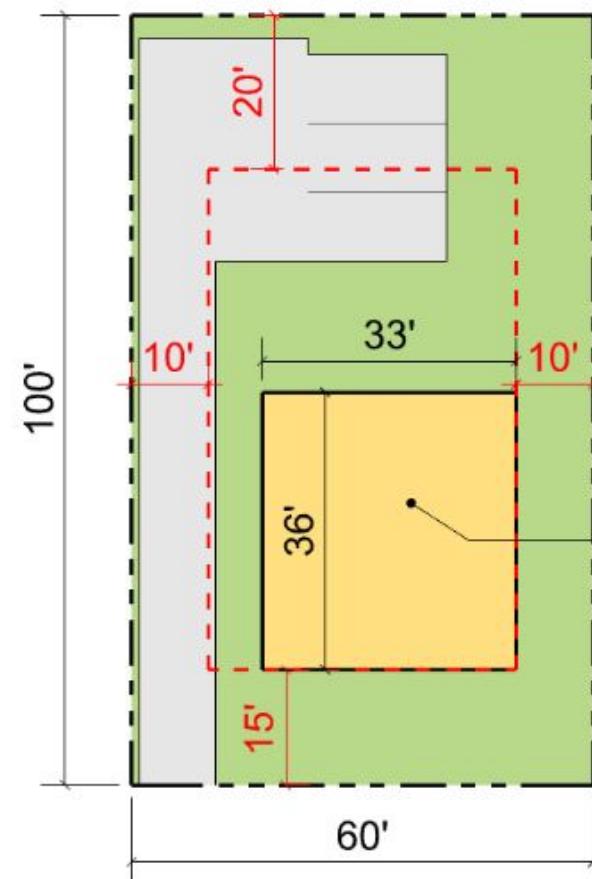
Front Setback: 15'

Side Setbacks: 5' min. on either side, 20' min. total for both sides

Rear Setback: 20'

Max. Bldg Height: 2.5 stories

Min. Parking Spaces: 1 per unit

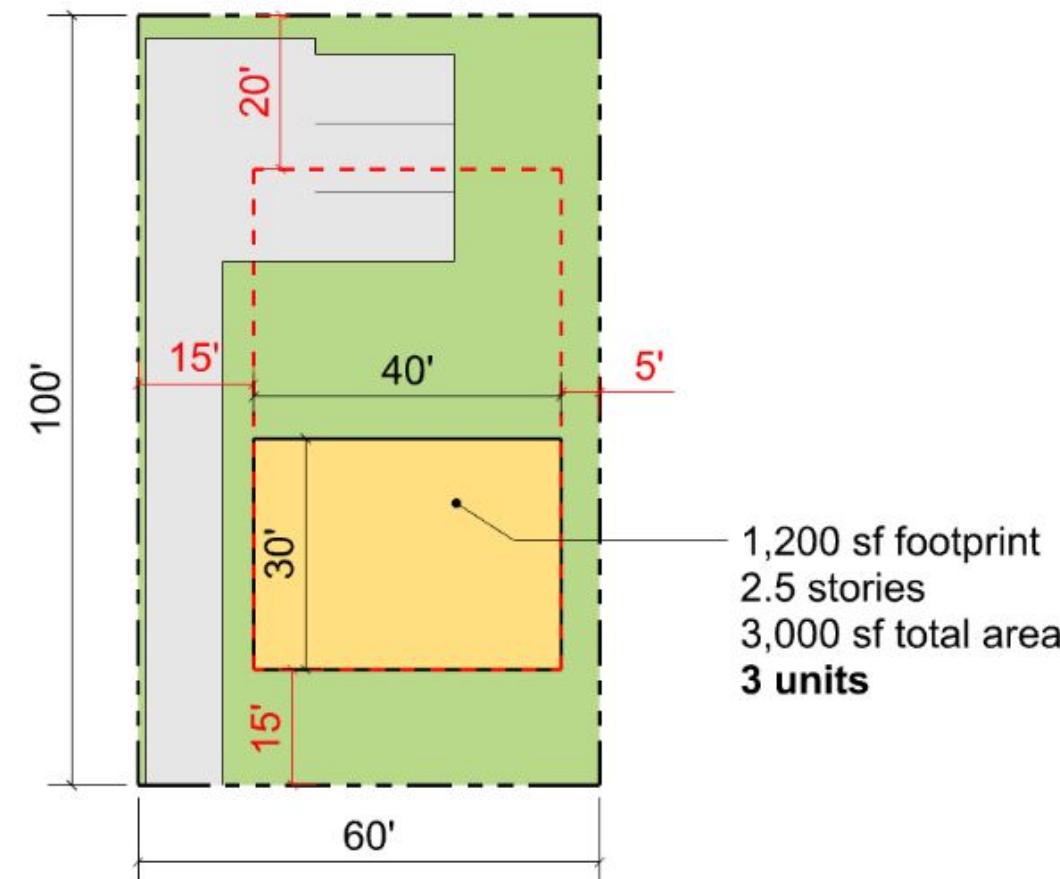


1 Building - Symmetrical Side Setbacks (FAR: 0.5)

Building Coverage = 20.0%

Building + Parking/Paving Coverage = 49.9%

Open Space = 50.1%

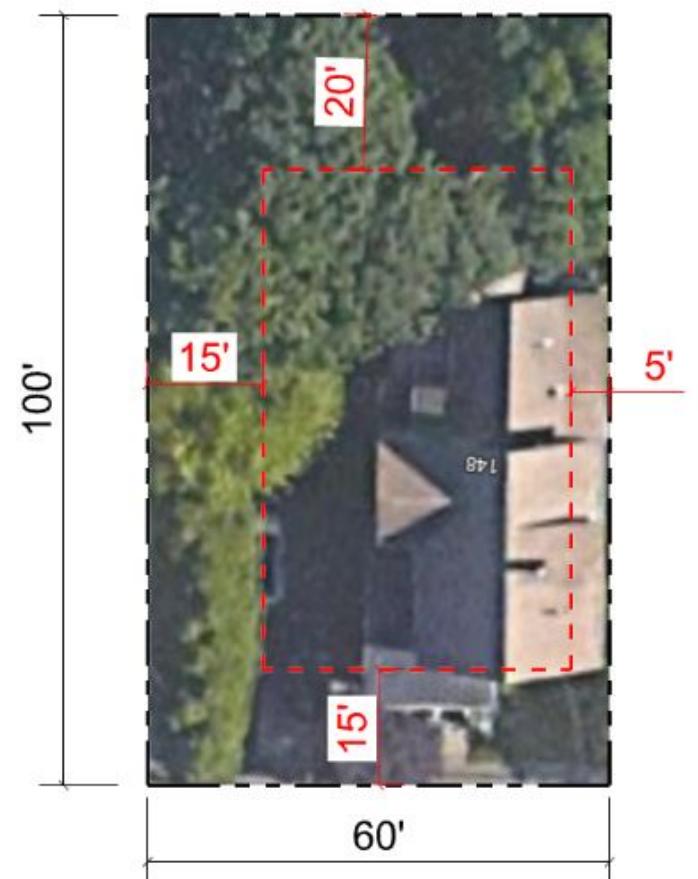


1 Building - Asymmetrical Side Setbacks (FAR: 0.5)

Building Coverage = 20.0%

Building + Parking/Paving Coverage = 50.1%

Open Space = 49.9%



Similar Existing Parcel

Small-Lot Existing Residential Buildout

7,500 sf Deeper Parcel, 3 Units

Recommended Zoning Parameters

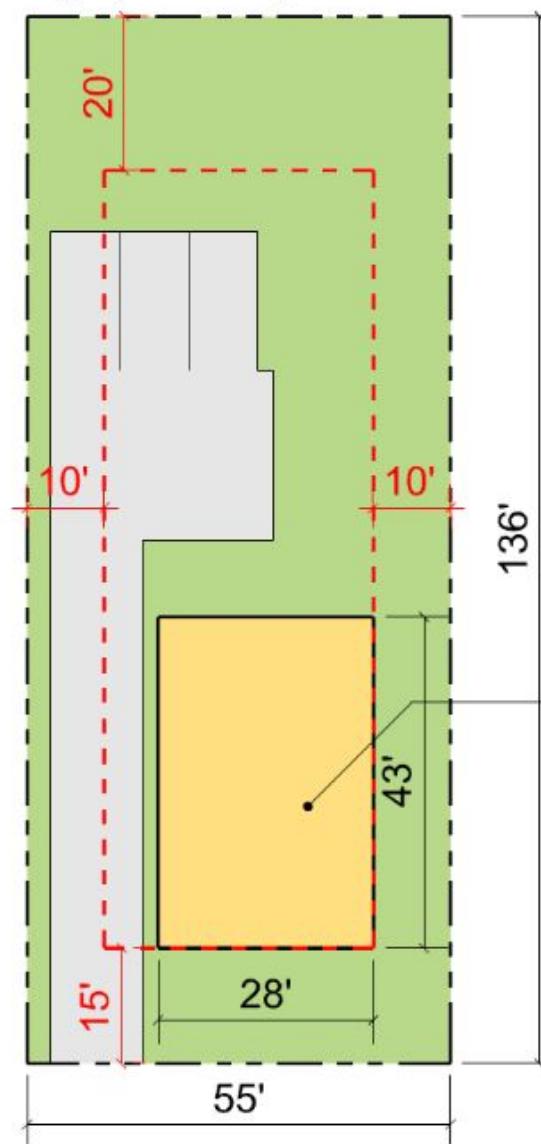
Front Setback: 15'

Side Setbacks: 5' min. on either side, 20' min. total for both sides

Rear Setback: 20'

Max. Bldg Height: 2.5 stories

Min. Parking Spaces: 1 per unit

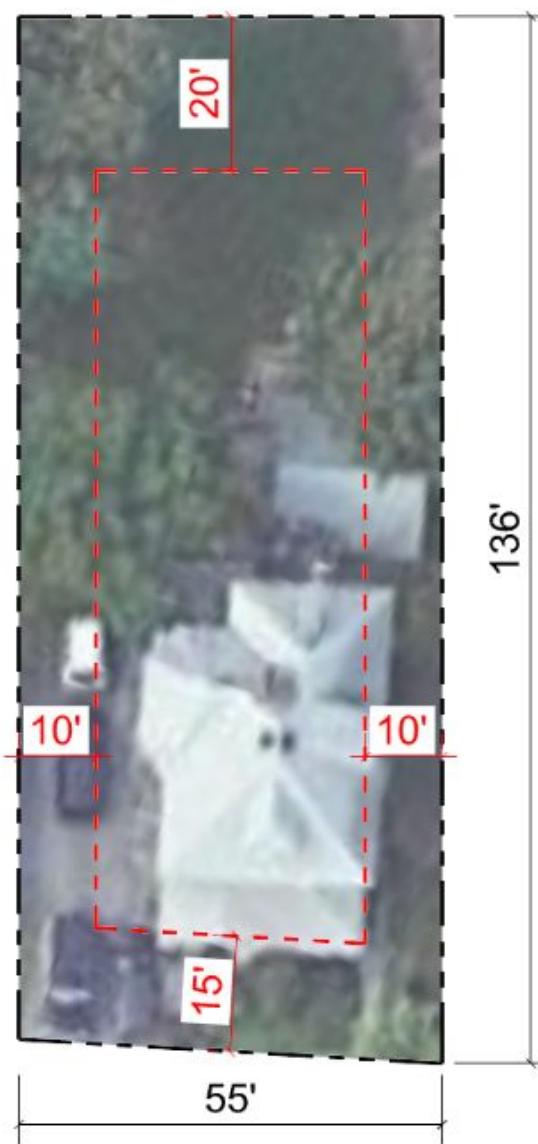


1 Building (FAR: 0.4)

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 41.9%

Open Space = 58.1%



Similar Existing Parcel

Small-Lot Existing Residential Buildout

7,500 sf Squarish Parcel, 3 Units

Recommended Zoning Parameters

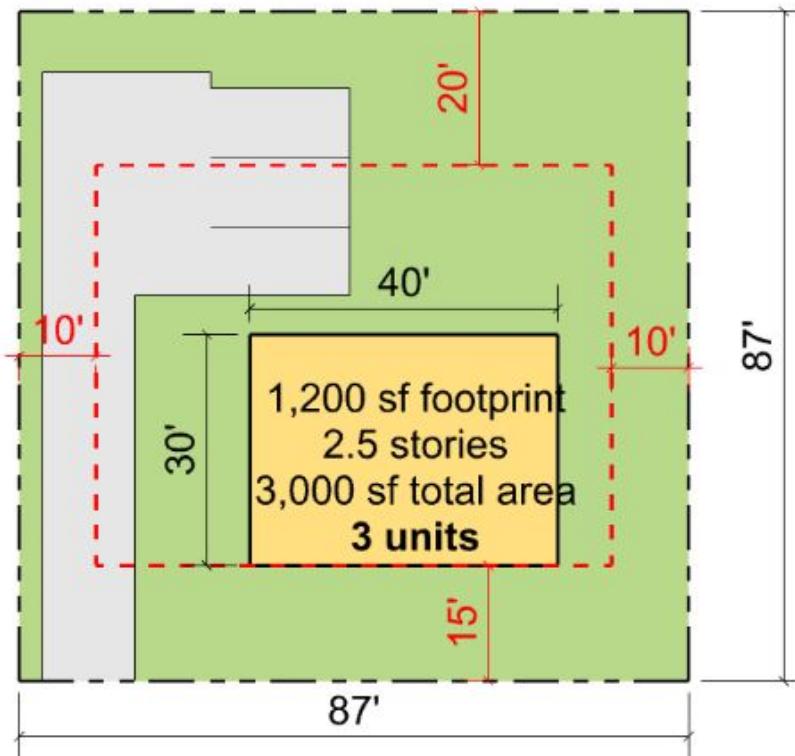
Front Setback: 15'

Side Setbacks: 5' min. on either side, 20' min. total for both sides

Rear Setback: 20'

Max. Bldg Height: 2.5 stories

Min. Parking Spaces: 1 per unit



1 Building (FAR: 0.4)

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 39.0%

Open Space = 61.0%

Similar Existing Parcel

Small-Lot Existing Residential Buildout

7,500 sf Deeper Parcel, 3 Units



Tier 2

Test-fits of Minimum Lot Size & FAR Holding All Other Parameters Constant.

2023 Tiers with 2024 unit cap assumptions:

- **Tier 1:** min lot size 7,500sf, max FAR 0.70, 3 unit max
- **Tier 2:** min lot size 10,000sf, max FAR 0.52, 4 unit max
- **Tier 3:** min lot size 15,000sf, max FAR 0.35, 4 unit max

Subdistrict	Setbacks				Coverage	Height		Max. Parking Spaces per Unit
	Min. Front Setback	Min. Side Setback	Min. Both Side Setbacks	Min. Rear Setback		Max. Bldg + Parking Coverage	Max. Bldg Height (stories)	
Eliot Street Corridor - Tier 1	15'	5'	20'	20'	60%	2.5	35'	1
Eliot Street Corridor - Tier 2	15'	5'	20'	20'	60%	2.5	35'	1
Eliot Street Corridor - Tier 3	15'	5'	20'	20'	60%	2.5	35'	1

Small-Lot Existing Residential Buildout

10,000 sf Squarish Parcel, 4 Units

Recommended Dimensional Constraints

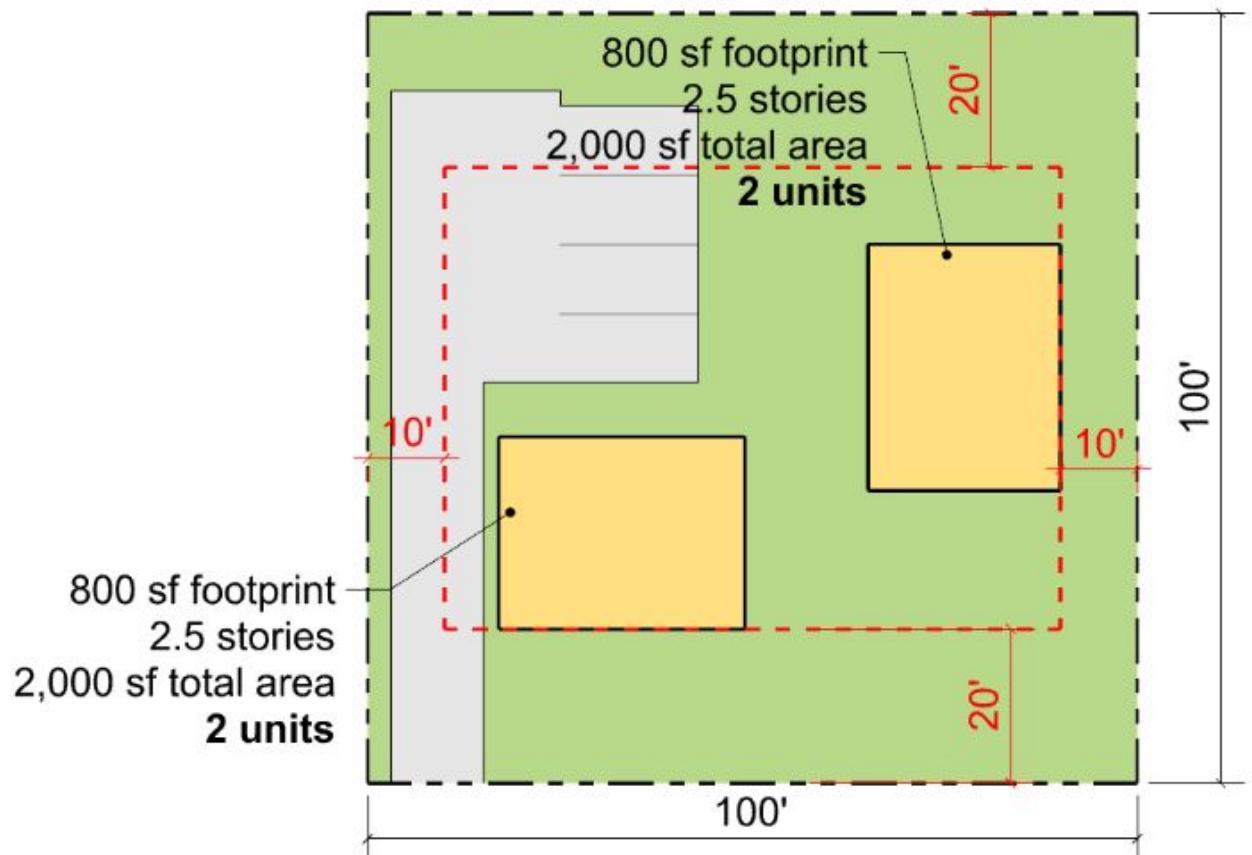
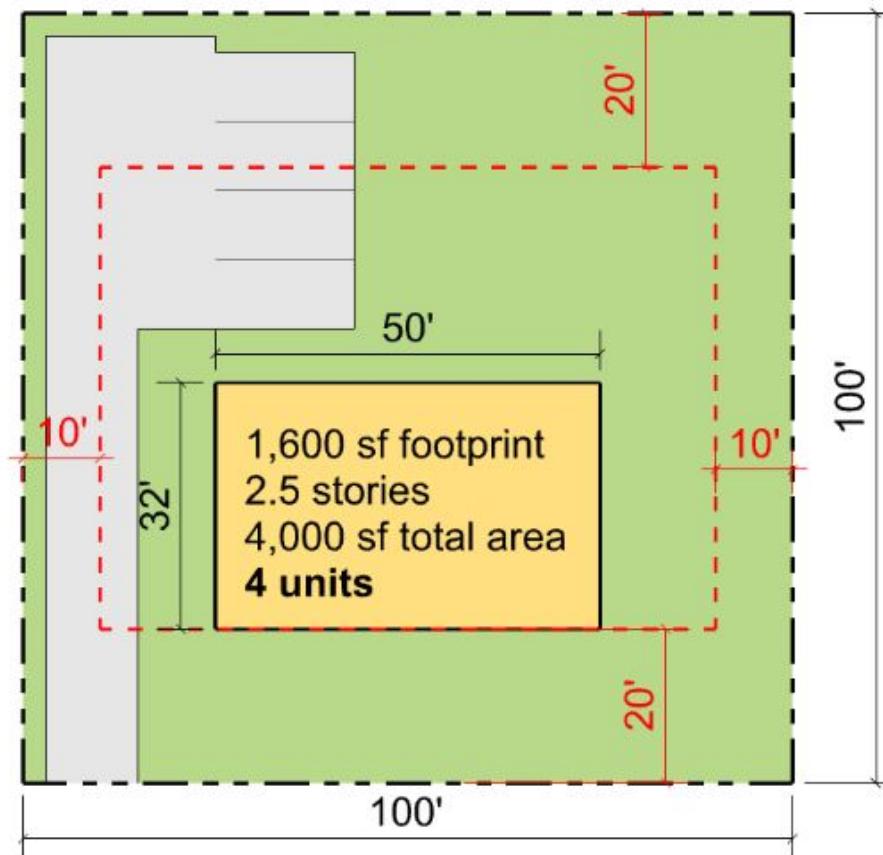
Front Setback: 20'

Side Setbacks: 5' min. on either side, 20' min. total for both sides

Rear Setback: 20'

Max. Bldg Height: 2.5 stories

Min. Parking Spaces: 1 per unit



1 Building (FAR: 0.4)

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 37.9%

Open Space = 62.1%

2 Buildings (FAR: 0.4)

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 37.1%

Open Space = 62.9%



Similar Existing Parcel

Small-Lot Existing Residential Buildout

10,000 sf Deeper Parcel, 4 Units

Recommended Zoning Parameters

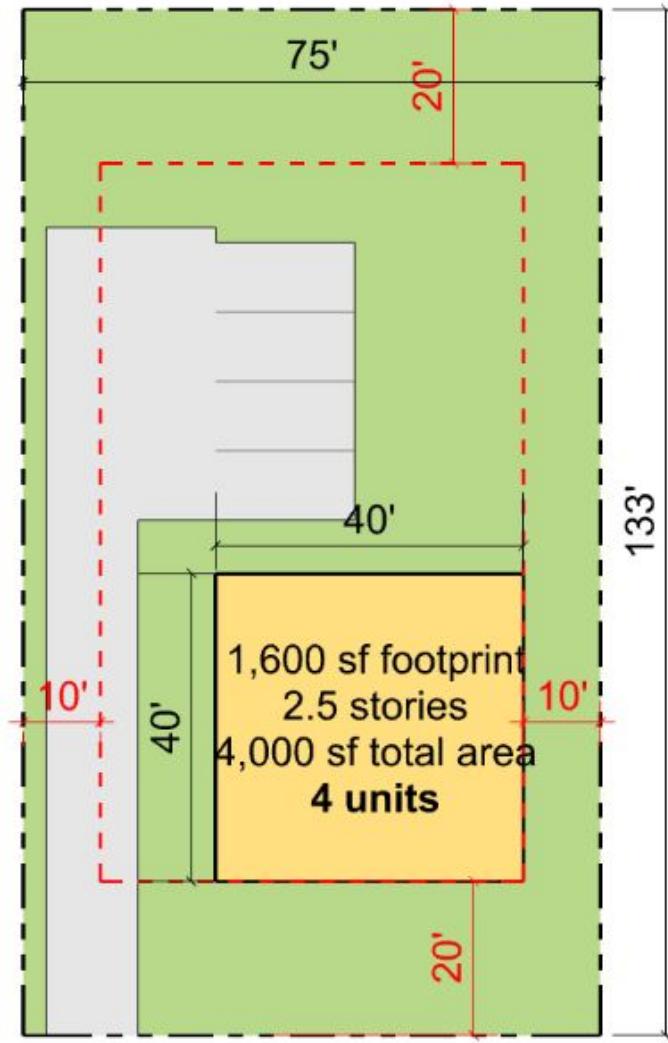
Front Setback: 20'

Side Setbacks: 5' min. on either side, 20' min. total for both sides

Rear Setback: 20'

Max. Bldg Height: 2.5 stories

Min. Parking Spaces: 1 per unit

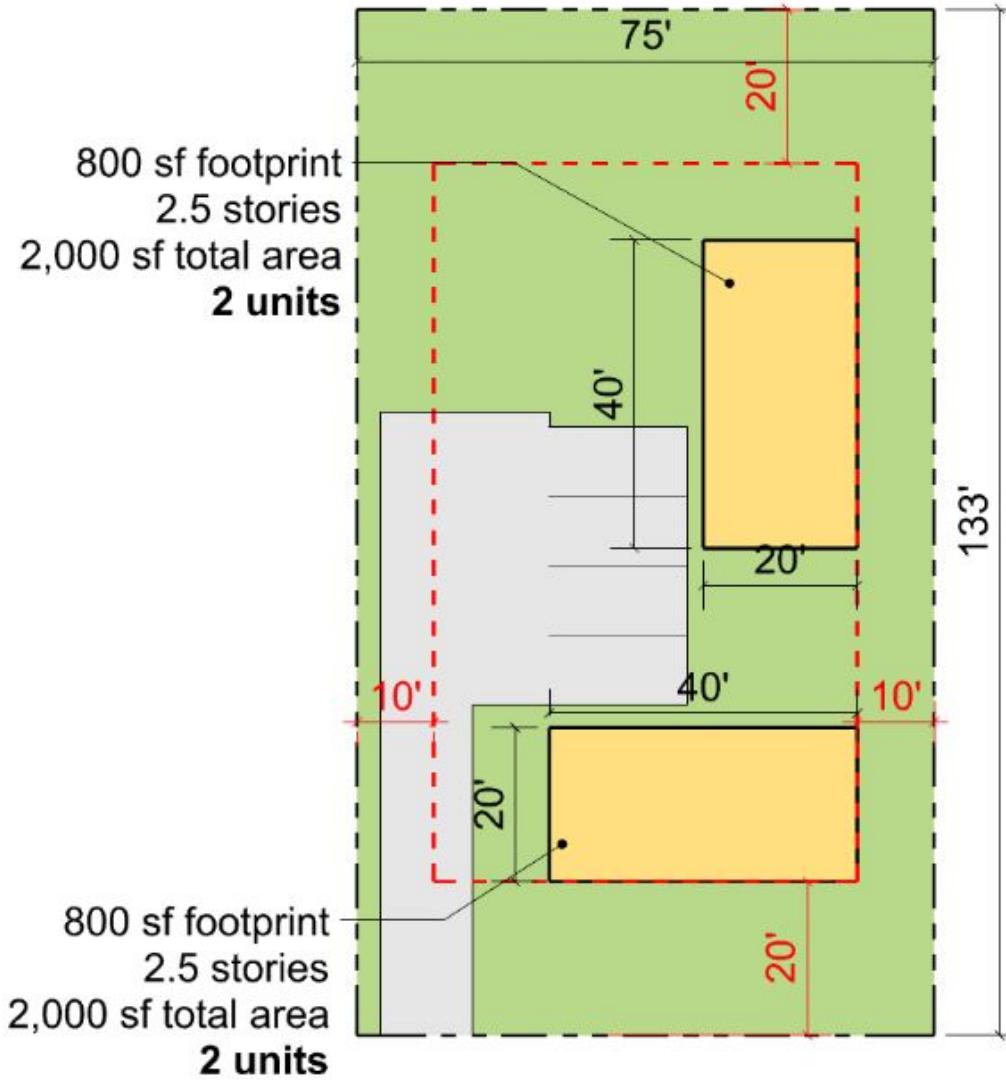


1 Building (FAR: 0.4)

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 38.9%

Open Space = 61.1%



2 Buildings (FAR: 0.4)

Building Coverage = 16.0%

Building + Parking/Paving Coverage = 36.0%

Open Space = 64.0%



Similar Existing Parcel



Small-Lot Existing Residential Buildout

10,000 sf Deeper Parcel, 3 Units



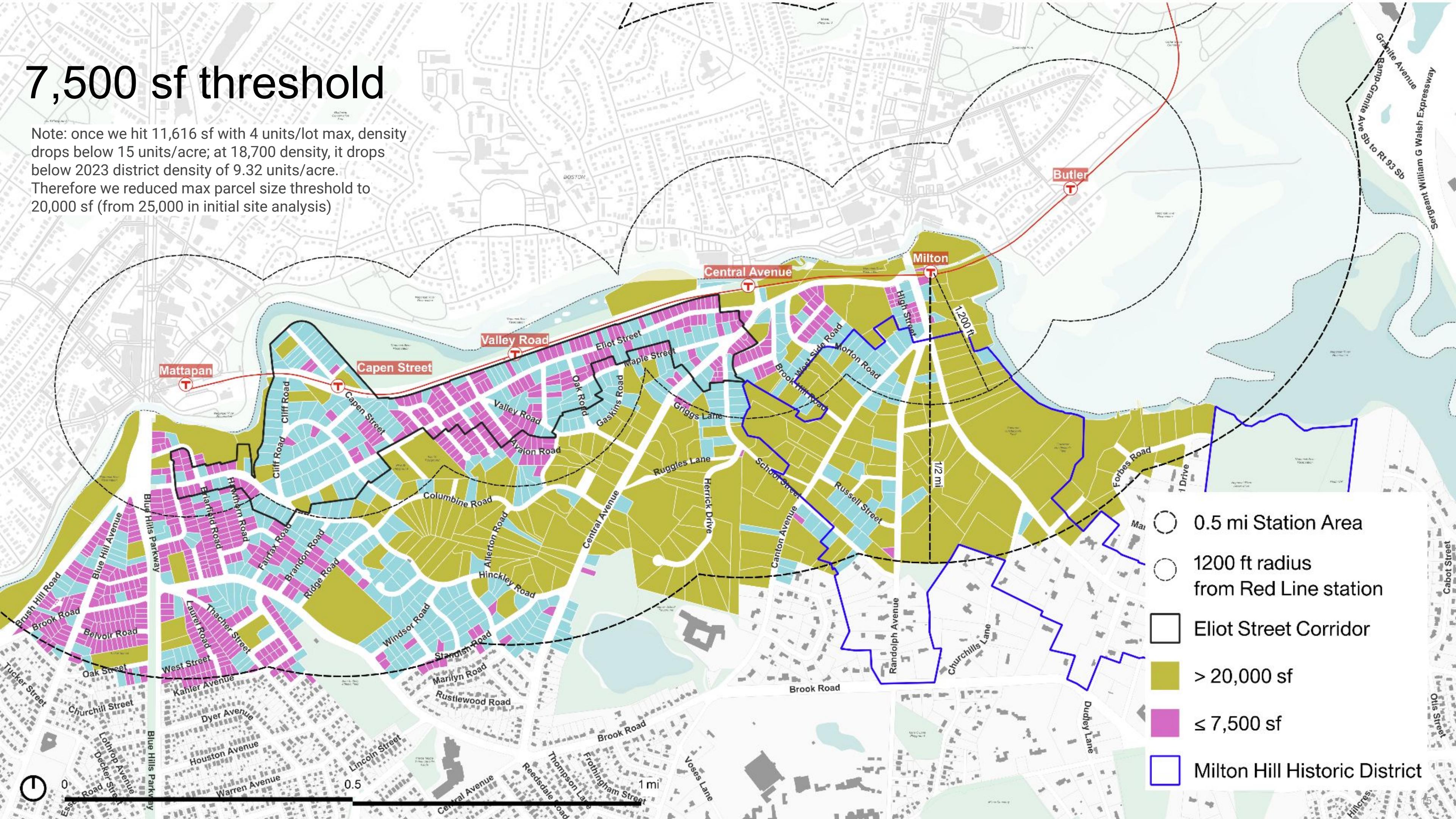
Eliot St Corridor Boundary Refinements

Potential Expansions of Eliot Street Corridor Boundary

7,500 sf threshold

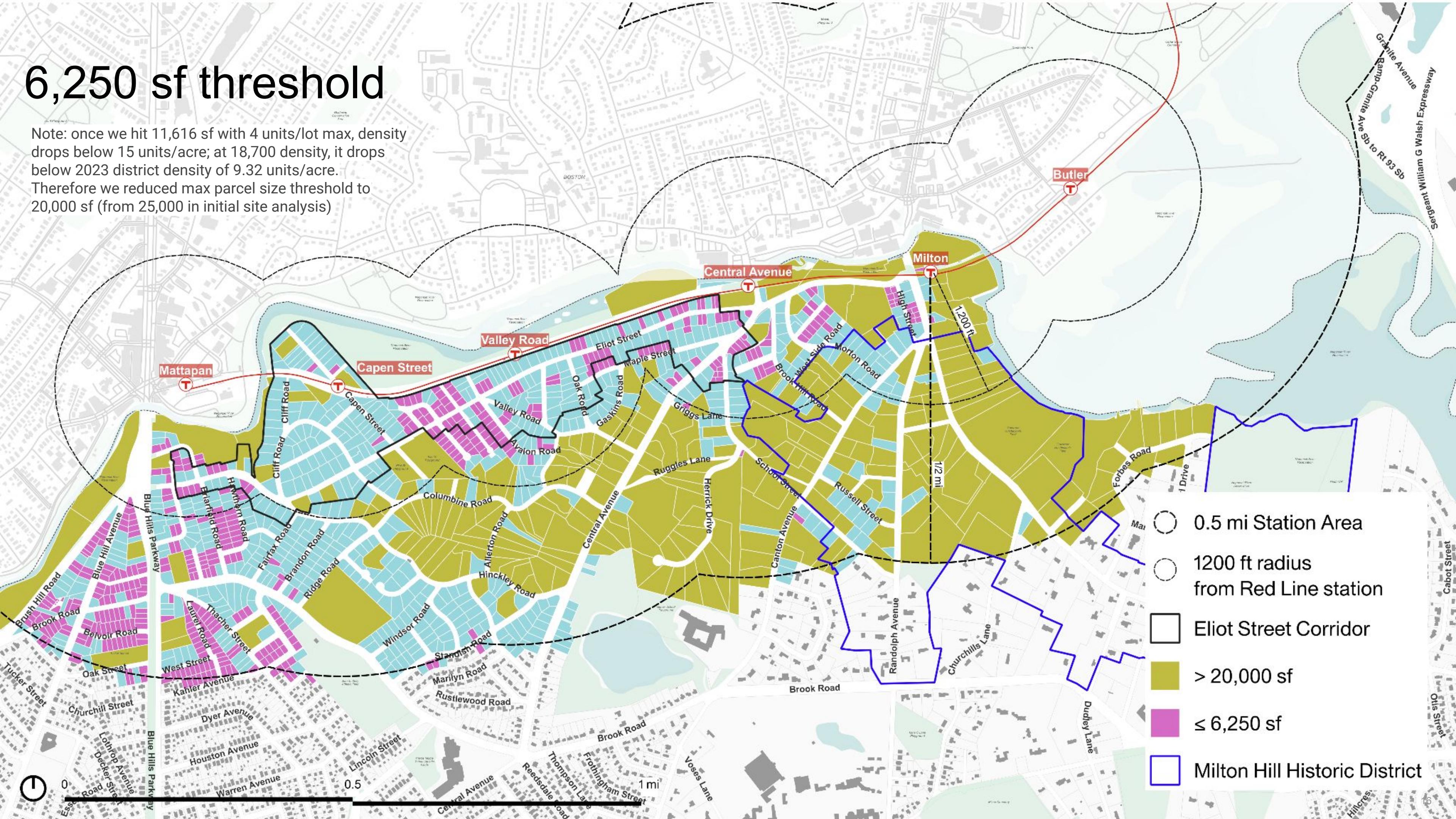
Note: once we hit 11,616 sf with 4 units/lot max, density drops below 15 units/acre; at 18,700 density, it drops below 2023 district density of 9.32 units/acre.

Therefore we reduced max parcel size threshold to 20,000 sf (from 25,000 in initial site analysis)



6,250 sf threshold

Note: once we hit 11,616 sf with 4 units/lot max, density drops below 15 units/acre; at 18,700 density, it drops below 2023 district density of 9.32 units/acre. Therefore we reduced max parcel size threshold to 20,000 sf (from 25,000 in initial site analysis)

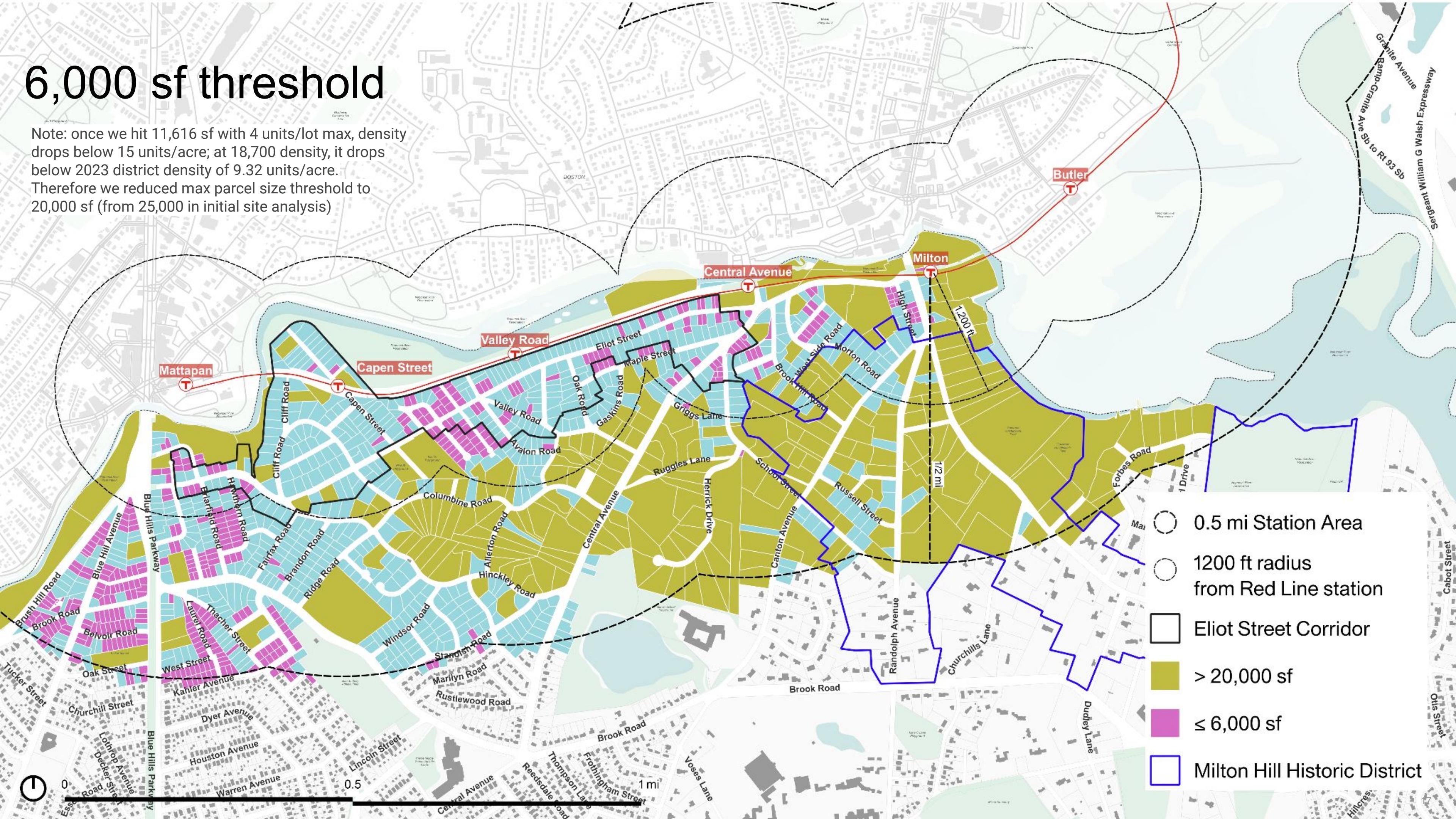


- 0.5 mi Station Area
- 1200 ft radius from Red Line station
- Eliot Street Corridor
- > 20,000 sf
- ≤ 6,250 sf
- Milton Hill Historic District

6,000 sf threshold

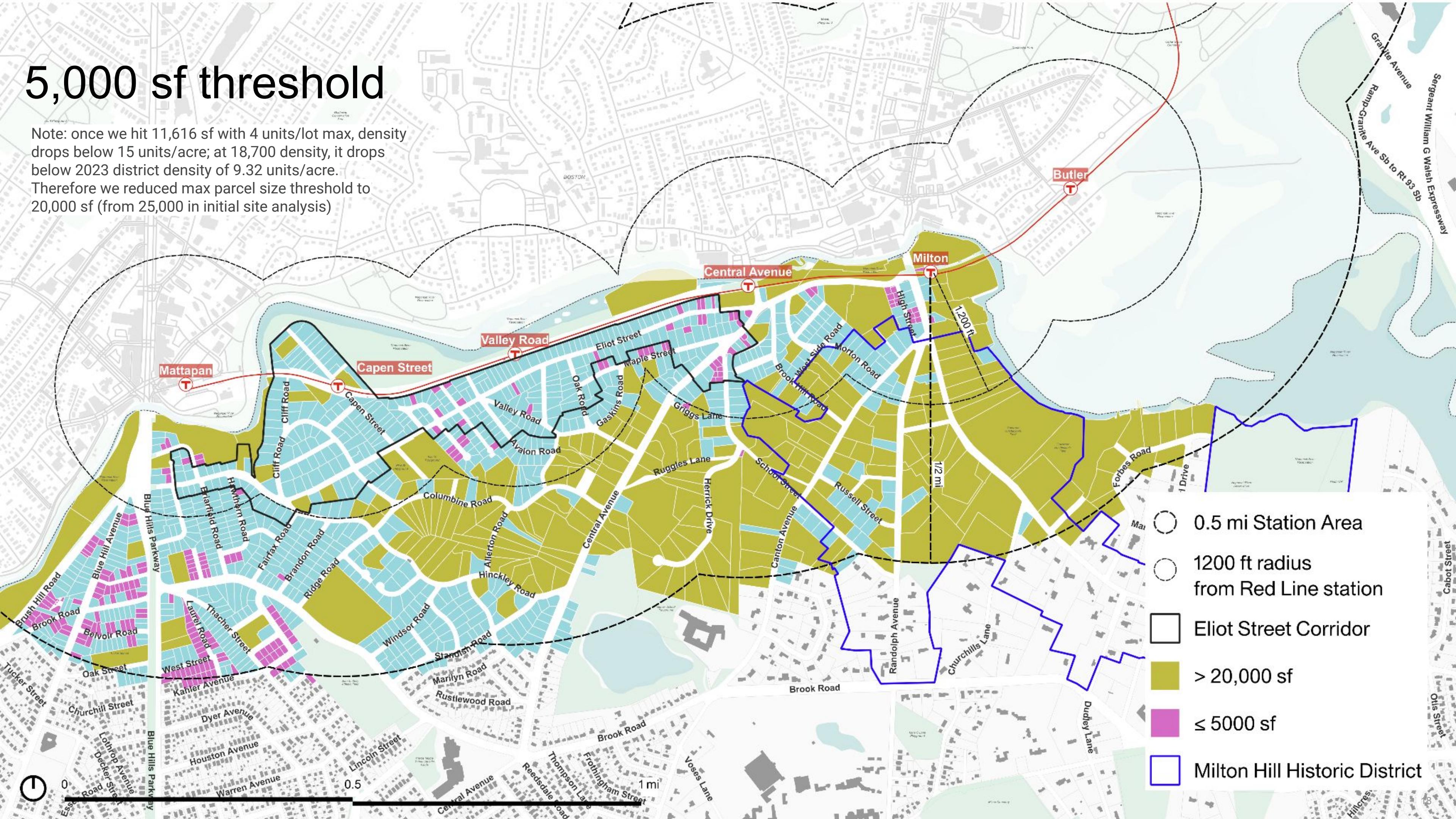
Note: once we hit 11,616 sf with 4 units/lot max, density drops below 15 units/acre; at 18,700 density, it drops below 2023 district density of 9.32 units/acre.

Therefore we reduced max parcel size threshold to 20,000 sf (from 25,000 in initial site analysis)



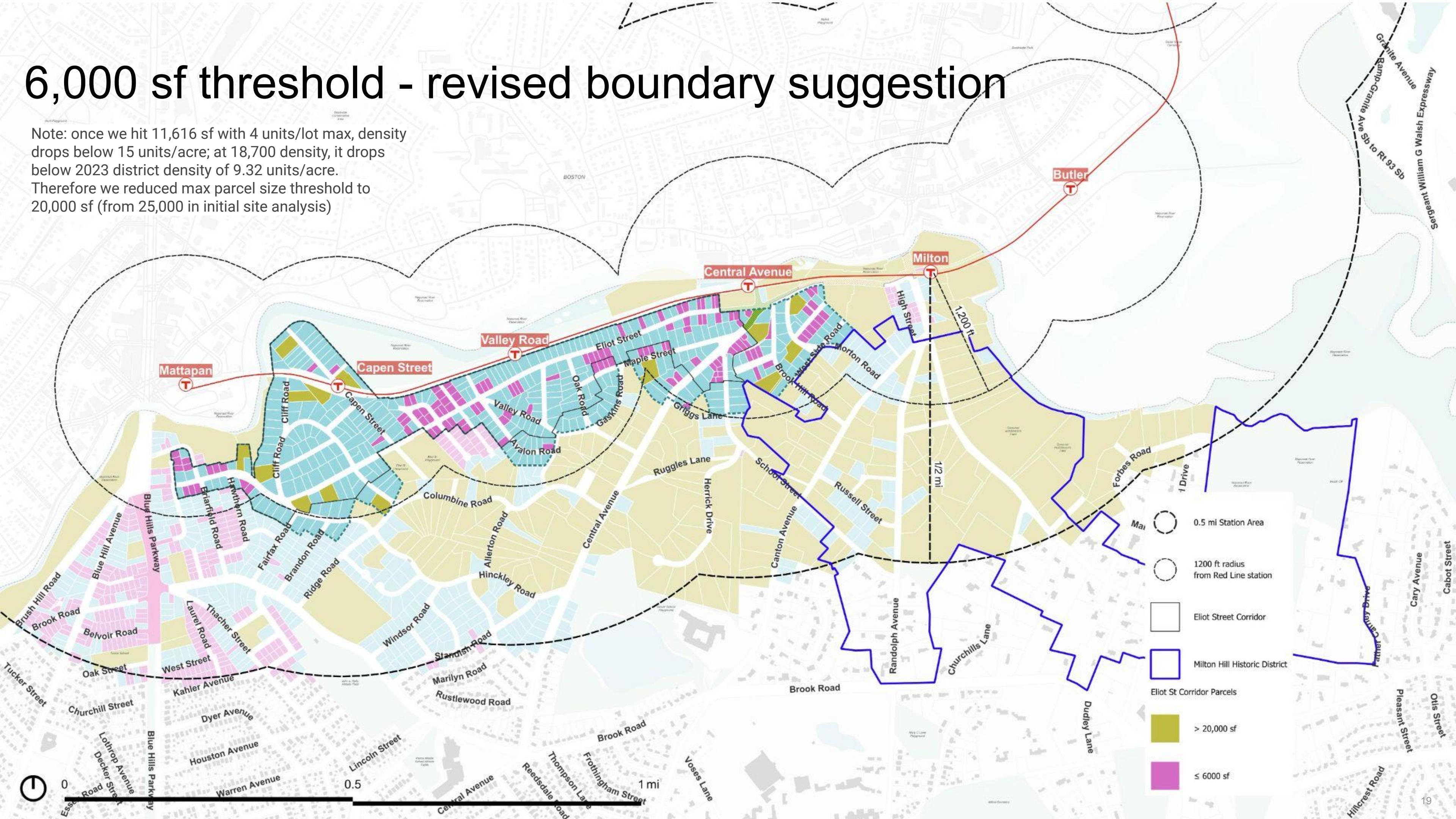
5,000 sf threshold

Note: once we hit 11,616 sf with 4 units/lot max, density drops below 15 units/acre; at 18,700 density, it drops below 2023 district density of 9.32 units/acre. Therefore we reduced max parcel size threshold to 20,000 sf (from 25,000 in initial site analysis)



6,000 sf threshold - revised boundary suggestion

Note: once we hit 11,616 sf with 4 units/lot max, density drops below 15 units/acre; at 18,700 density, it drops below 2023 district density of 9.32 units/acre. Therefore we reduced max parcel size threshold to 20,000 sf (from 25,000 in initial site analysis)



2024 Working Scenario

Tweak Eliot Street Corridor Parameters & Boundary, Reduce Unit Capacity of East Milton Subdistricts

Since the primary issue around Article 1 was the amount of units and density on the east side of Town, we have adjusted to reduce the unit capacity on Granite Ave South and East Milton Square, and make small adjustments to increase the unit capacity along the Eliot Street Corridor.

Changes Made:

- Eliot Street Corridor & Blue Hills Parkway Corridor
 - Reduce minimum lot size from 7,500sf to 6,250sf (or 6,000sf) - currently included at 6,000sf
 - Expand Eliot Street Corridor to align as closely as possible to 1,200 linear foot radius from stations - not yet incorporated
 - Alter units per lot cap to keep 3 units for smallest lot size tier and increase to 4 units for the larger lot size tiers (10,000sf and above)
 - Reduce FAR to align exactly with unit cap, assuming 1,000sf/unit
 - Align Blue Hills Parkway Corridor with changes to smallest lot size tier of Eliot Street Corridor
- Granite Avenue South & East Milton Square
 - Maintain Granite Avenue North as-is
 - Remove American Legion Hall parcel from Granite Avenue South subdistrict
 - Reduce unit capacity in Granite Avenue South and East Milton Square subdistricts to reach as close as possible to 2,461 unit capacity threshold, while maintaining overall density as close to 15 units per acre as possible. I don't think we have a preference as to what dimensional parameter gets manipulated to achieve this

2024 Working Scenario - w/ Eliot St Corridor Expansion

Compliance Model Summary

Subdistrict	Key Model Inputs							Model Outputs							
	Max. units/ acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	Acreage	Density Denominator	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Unit Target Met by 3A District Alone
Granite Ave North	45	1.1	n/a	n/a	1.5	6	60%	171	3.8	2.8	60.6		contributing	contributing	3A
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	60%	222	8.9	8.6	25.8				3A
Mattapan Station	45	1.1	n/a	5,000 sf	1	6	60%	183	5.1	4.4	42.0	contributing	contributing	contributing	3A
Milton Station East (MMU)	40	1.0	n/a	n/a	1	6	60%	325*				contributing	contributing	contributing	MMU
Milton Station Bridge	40	1.0	n/a	n/a	1	4.5	60%	185	4.6	4.6	40.0	contributing			3A
Milton Station West (MMU)	40	1.0	n/a	n/a	1	4.5	60%	114*				contributing			MMU
East Milton Square	25	n/a	n/a	n/a	1	2.5	60%	339	20.6	20.6	16.5				3A
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	60%	630	62.87	62.32	10.1	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2	n/a	0.4	4	10,000 sf	1	2.5	60%	356	30.6	30.35	11.7	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3	n/a	0.27	4	15,000 sf	1	2.5	60%	160	21.8	21.6	7.4	contributing	contributing	contributing	3A
Blue Hills Pkwy Corridor	30	0.5	n/a	6,000 sf	1	2.5	50%	235	16.6	16.6	14.2	contributing	contributing	contributing	3A
TOTAL								2,921	174.9	171.8	14.4	76%	79%	73%	86%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

2024 Working Scenario - w/ Eliot St Corridor 2023 Warrant Boundary

Compliance Model Summary

Subdistrict	Key Model Inputs							Model Outputs							
	Max. units/ acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	Acreage	Density Denominator	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Unit Target Met by 3A District Alone
Granite Ave North	45	1.1	n/a	n/a	1.5	6	60%	171	3.8	2.8	60.6		contributing	contributing	3A
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	60%	222	8.9	8.6	25.8				3A
Mattapan Station	45	1.1	n/a	5,000 sf	1	6	60%	183	5.1	4.4	42.0	contributing	contributing	contributing	3A
Milton Station East (MMU)	40	1.0	n/a	n/a	1	6	60%	325*				contributing	contributing	contributing	MMU
Milton Station Bridge	40	1.0	n/a	n/a	1	4.5	60%	185	4.6	4.6	40.0	contributing			3A
Milton Station West (MMU)	40	1.0	n/a	n/a	1	4.5	60%	114*				contributing			MMU
East Milton Square	22	n/a	n/a	n/a	1	2.5	60%	286	20.6	20.6	13.9				3A
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	60%	465	47.0	47.0	9.9	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2	n/a	0.4	4	10,000 sf	1	2.5	60%	236	20.2	20.2	11.7	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3	n/a	0.27	4	15,000 sf	1	2.5	60%	112	14.7	14.7	7.6	contributing	contributing	contributing	3A
Blue Hills Pkwy Corridor	30	0.5	n/a	6,000 sf	1	2.5	50%	235	16.6	16.6	14.2	contributing	contributing	contributing	3A
TOTAL								2,534	141.5	139.3	15.03	76%	79%	73%	86%
COMPLIANCE TARGET								2,461	50	n/a	15	50%	50%	50%	Min. 75%

Compare With: 2023 Warrant Article

Compliance Model Summary

Subdistrict	Key Model Inputs							Model Outputs							
	Max. units/ acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	Unit Capacity	Acreage	Density Denominator	Modeled Density	% Land in Contiguous Subdistricts	% Land in Transit Area	% Units in Transit Area	% Unit Target Met by 3A District Alone
Granite Ave North	45	1.1	<i>n/a</i>	<i>n/a</i>	1.5	6	60%	171	3.8	2.8	60.6		<i>contributing</i>	<i>contributing</i>	3A
Granite Ave South	45	1.1	<i>n/a</i>	<i>n/a</i>	1.5	4.5	60%	530	11.8	11.3	46.8				3A
Mattapan Station	45	1.1	<i>n/a</i>	5,000 sf	1	6	60%	183	5.1	4.4	42.0	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
Milton Station East (MMU)	40	1.0	<i>n/a</i>	<i>n/a</i>	1	6	60%	325*				<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	MMU
Milton Station Bridge	40	1.0	<i>n/a</i>	<i>n/a</i>	1	4.5	60%	185	4.6	4.6	40.0	<i>contributing</i>			3A
Milton Station West (MMU)	40	1.0	<i>n/a</i>	<i>n/a</i>	1	4.5	60%	114*				<i>contributing</i>			MMU
East Milton Square	30	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	1	2.5	60%	423	20.6	20.6	20.6				3A
Eliot Street Corridor - Tier 1	<i>n/a</i>	0.7	3	7,500 sf	1	2.5	60%	219	47.0	47.0	4.7	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
Eliot Street Corridor - Tier 2	<i>n/a</i>	0.52	3	10,000 sf	1	2.5	60%	177	20.2	20.2	8.8	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
Eliot Street Corridor - Tier 3	<i>n/a</i>	0.35	3	15,000 sf	1	2.5	60%	84	14.7	14.7	5.7	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
Blue Hills Pkwy Corridor	30	0.7	<i>n/a</i>	7,500 sf	1	2.5	50%	175	16.6	16.6	10.6	<i>contributing</i>	<i>contributing</i>	<i>contributing</i>	3A
TOTAL								2,586	144.4	143	15.1	75.0%	77.2%	54.5%	87.2%
COMPLIANCE TARGET								2,461	50	<i>n/a</i>	15	50%	50%	50%	Min. 75%

2024 Working Scenario

Summary of Shift from East Milton to Eliot Street

Townwide
- 52 units

East Milton Subdistricts	Key Model Inputs							Model Outputs				Net Change Units 2023 to 2024
	Max. units/acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	2024 Unit Capacity	2023 Unit Capacity	2024 Density	2023 Density	
Granite Ave North	45	1.1	n/a	n/a	1.5	6	60%	171	171	60.6	60.6	no change
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	60%	222	530	25.8	46.8	- 308 units
East Milton Square	22	n/a	n/a	n/a	1	2.5	60%	286	423	13.9	20.6	- 137 units
TOTAL 2024								679	1,124	21.2	32.4	- 445 units

East Milton
- 445 units
(2023: 1,124 units)
D.D. = 32.0

Eliot St Corridor	Key Model Inputs							Model Outputs				Net Change Units 2023 to 2024
	Max. units/acre	FAR	Max. unit/lot	Min. Lot Size	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Max. % Bldg + Parking Coverage	2024 Unit Capacity	2023 Unit Capacity	2024 Density	2023 Density	
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	60%	465	219	9.9	4.7	+ 246 units
Eliot Street Corridor - Tier 2	n/a	0.4	4	10,000 sf	1	2.5	60%	236	177	11.7	8.8	+ 59 units
Eliot Street Corridor - Tier 3	n/a	0.27	4	15,000 sf	1	2.5	60%	112	84	7.6	5.7	+ 28 units
Blue Hills Parkway	30	0.5	n/a	6,000 sf	1	2.5	50%	235	175	14.2	10.6	+ 60 units
TOTAL 2024								1,048	480	10.6	5.9	+ 393 units

Eliot St Corridor
+ 393 units
(2023: 480 units)
D.D. = 98.5

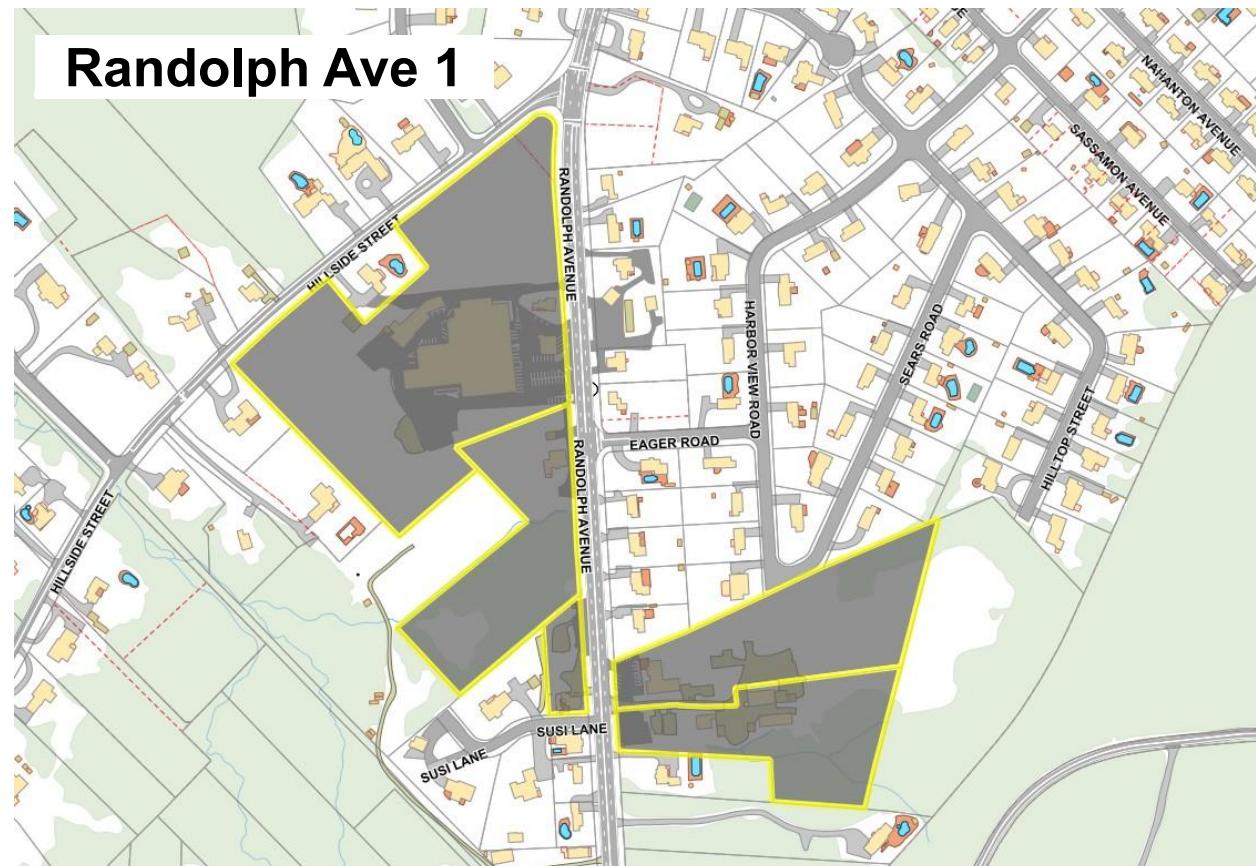
Next Steps

Alternative Subdistrict Candidate Evaluation:

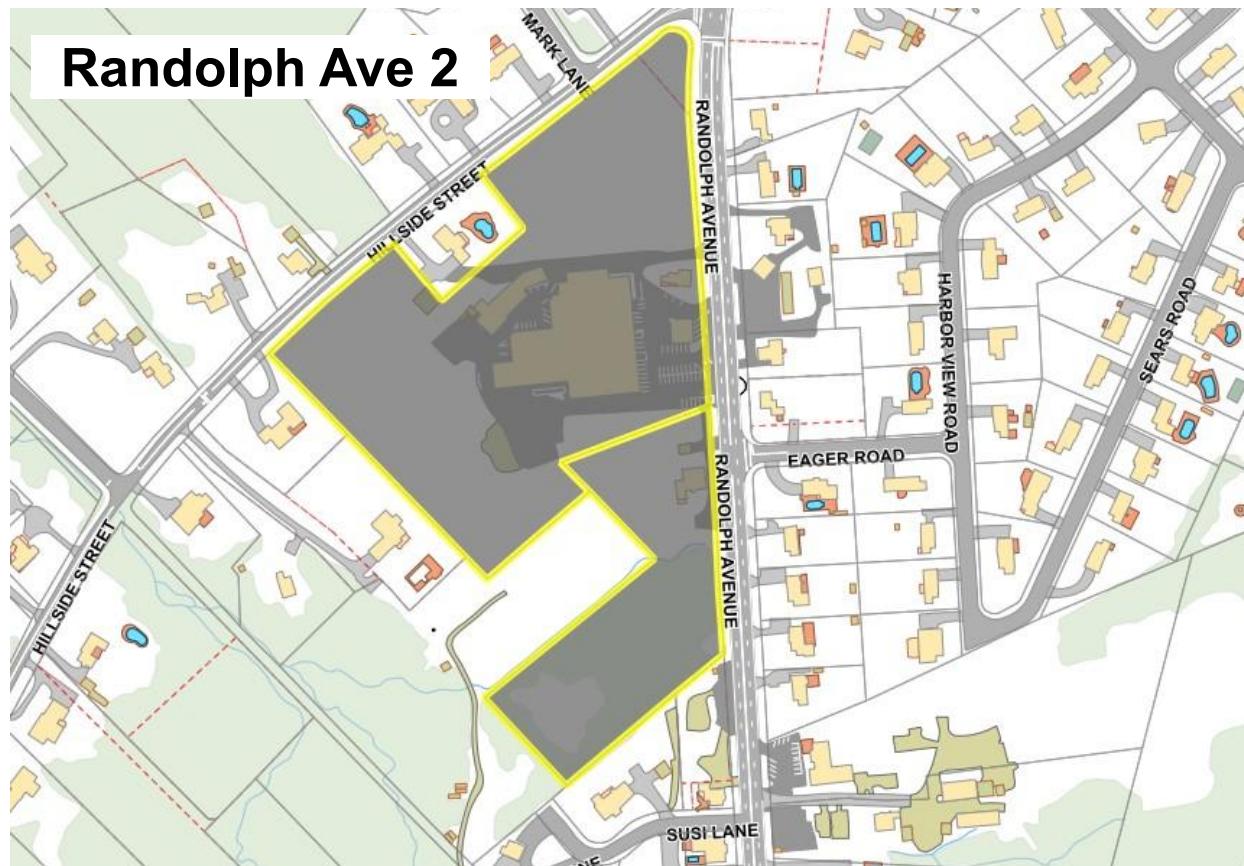
- Pursue Granite Ave South reductions & East Milton Square reduction via 2-3 districts
- Show best case scenario for replacing East Milton Square

New Districts for Consideration

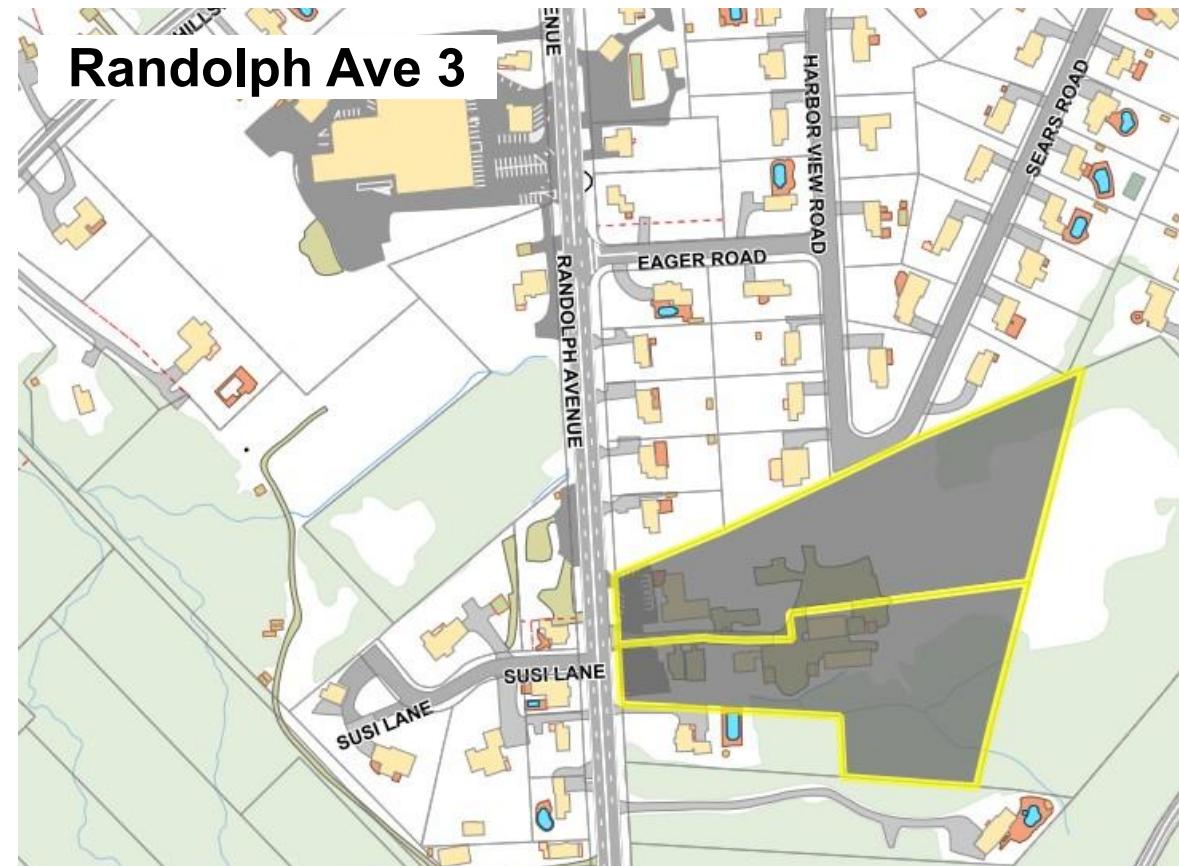
This exercise is to determine if a new district elsewhere can help us further reduce East Milton district unit capacity and density while ensuring compliance.



Randolph Ave 1



Randolph Ave 2



Randolph Ave 3

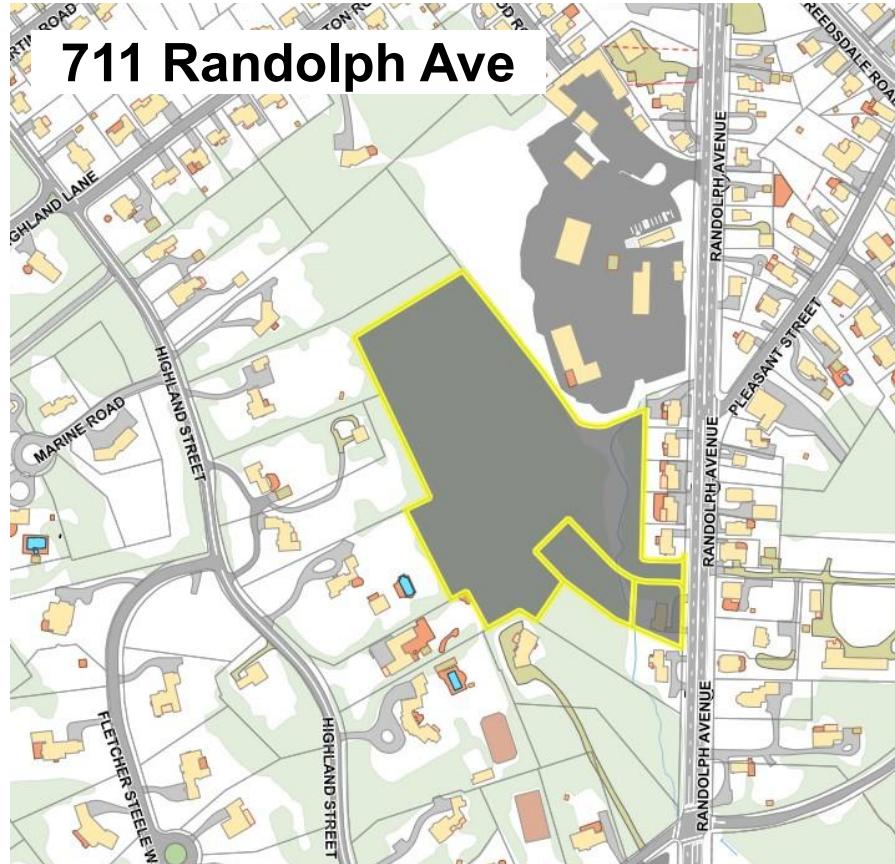
Density Denominator: 19.5 acres
Total Area: 23.8 acres

Density Denominator: 11.3 acres
Total Area: 15.1 acres

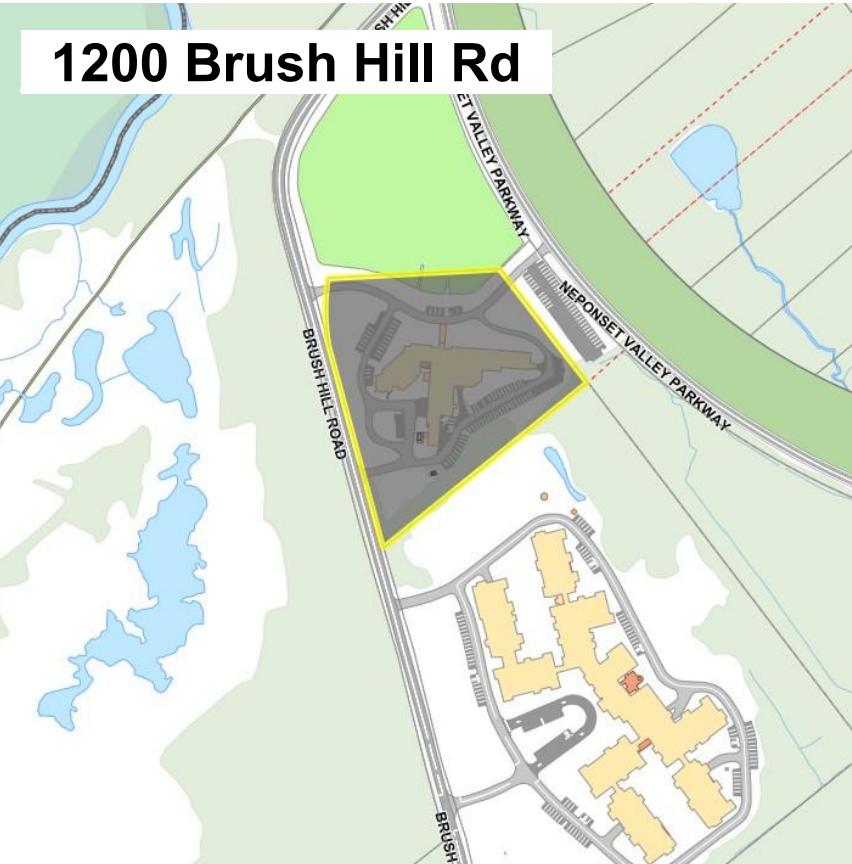
Density Denominator: 7.6 acres
Total Area: 8.1 acres

New Districts for Consideration

This exercise is to determine if a new district elsewhere can help us further reduce East Milton district unit capacity and density while ensuring compliance.

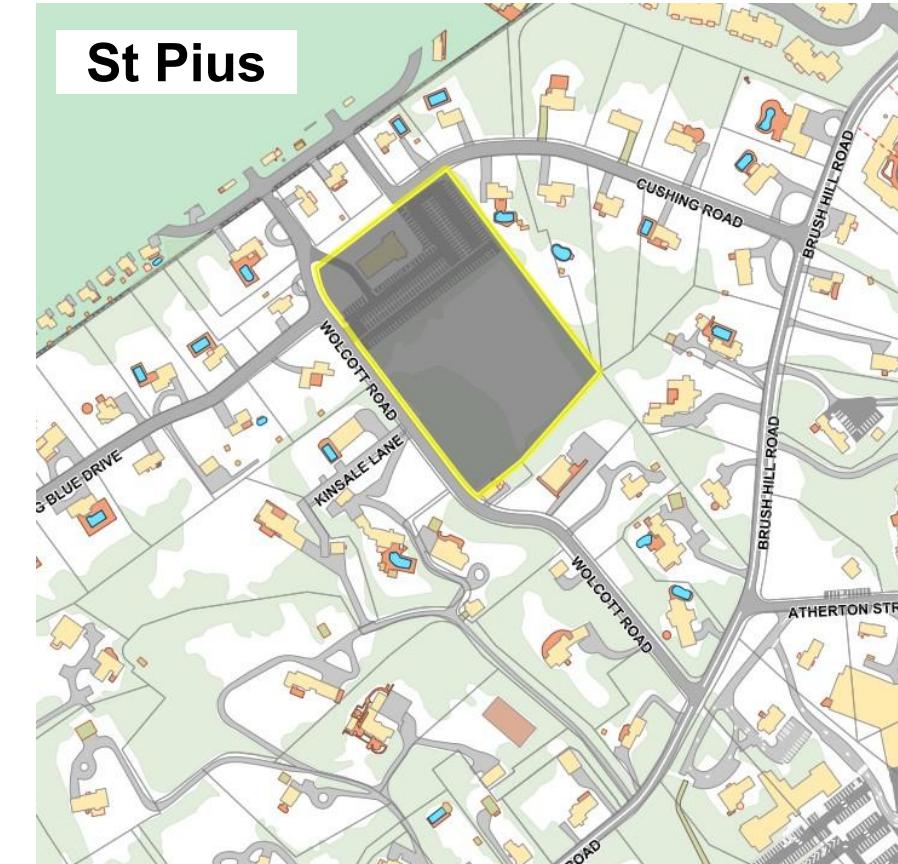


Density Denominator: 6.4 acres
Total Area: 8.1 acres



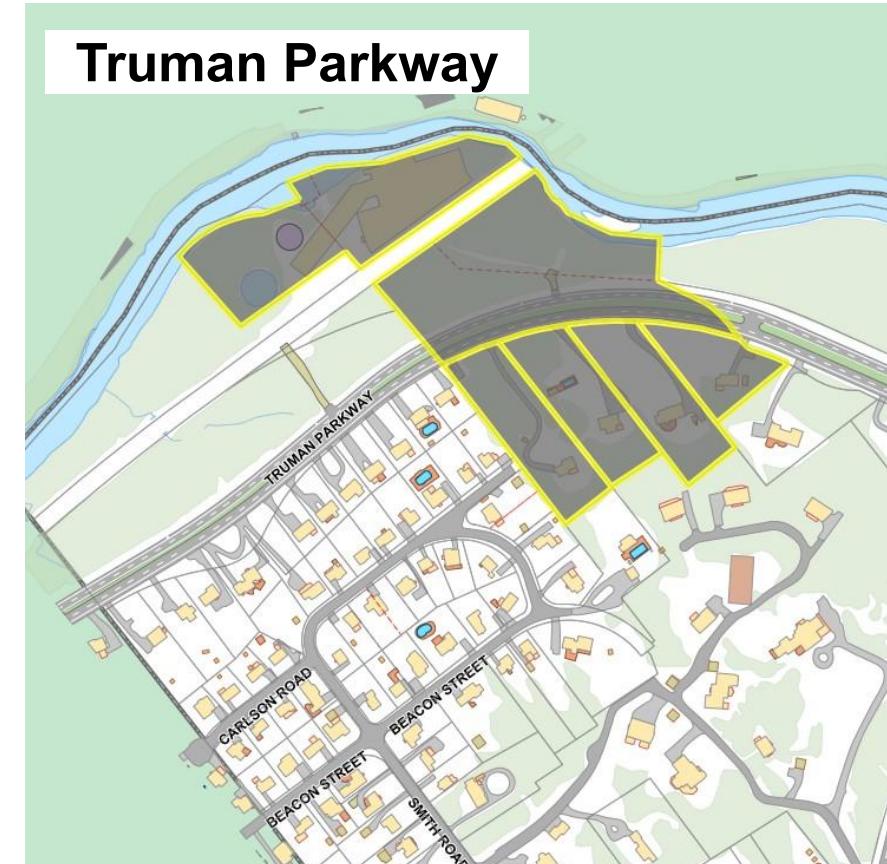
Density Denominator: 5.8 acres
Total Area: 5.8 acres

Warning: this may be considered spot zoning since it is a single parcel that would be zoned differently from all parcels surrounding it without a broader planning logic beyond its numerical benefits to compliance.



Density Denominator: 6.3 acres
Total Area: 6.3 acres

Warning: this may be considered spot zoning since it is a single parcel that would be zoned differently from all parcels surrounding it without a broader planning logic beyond its numerical benefits to compliance.



Density Denominator: 8.1 acres
Total Area: 13.7 acres

Warning: the northernmost parcel, on the river, is the target redevelopment site, but we need to pull in additional parcels to reach 5 acres. There is DCR property dividing the district in half, which may cause an insurmountable contiguity problem.

Alternative Subdistrict Impact Summary

Only a few combinations are worth considering based on their impact on net change in unit capacity for East Milton subdistricts and townwide. They only help the overall picture if the alternative subdistricts are comparatively small and denser than the majority of 2023 subdistricts.

East Milton Subdistricts				Net Change in Unit Capacity							Best Subdistrict Candidate		
				Townwide									
				Randolph Ave 1	Randolph Ave 2	Randolph Ave 3	711 Randolph Ave	1200 Brush Hill Road	St. Pius	Truman Parkway	Chosen District(s)	Alternative Subdistrict Unit Capacity	Alternative Subdistrict Density
New Subdistrict Intended Use													
Reasons for Caution													
Reduction: Granite Ave S & East Milton Sq This results in a higher townwide unit capacity . The more acreage in the alternative subdistrict, the greater the increase in unit capacity. <u>Assumptions:</u> Get to 154 units on G.A.S. (-68 units) 300 units for all Granite Ave Get to 250 units at E. Milton Sq (-36 units)				+288	+165	+110	+92	+110	+90	+117	711 Randolph Ave	196	30.6
Replacement: East Milton Sq This results in a lower townwide unit capacity . The smaller the acreage of the new subdistrict, the greater the drop in unit capacity.				-21	-73	-73	-73	-73	-73	-73	Randolph Ave 2	213	18.8
											Truman Parkway	213	26.3

Thank You!



2024 Working Scenario

Detailed Zoning Parameters

Subdistrict	Setbacks				Coverage	Height		Max. Parking Spaces per Unit	Max Units per Acre	FAR	Max Units per Lot	Min Lot Size
	Min. Front Setback	Min. Side Setback	Min. Both Side Setbacks	Min. Rear Setback		Max. Bldg + Parking Coverage	Max. Bldg Height (stories)					
Granite Ave North	20'	10'	20'	30'	60%	6	75'	1.5	45	1.1	n/a	n/a
Granite Ave South	20'	10'	20'	30'	60%	4.5	60'	1.5	25	0.7	n/a	n/a
Mattapan Station	15'	5'	20'	30'	60%	6	75'	1	45	1.1	n/a	n/a
Milton Station East (MMU)	15'	5'	20'	30'	60%	6	75'	1	40	1.0	n/a	n/a
Milton Station Bridge	15'	5'	20'	30'	60%	4.5	60'	1	40	1.0	n/a	n/a
Milton Station West (MMU)	15'	5'	20'	30'	60%	4.5	60'	1	40	1.0	n/a	n/a
East Milton Square	15'	5'	20'	30'	60%	2.5	42'	1	25	n/a	n/a	n/a
Eliot Street Corridor - Tier 1	15'	5'	20'	20'	60%	2.5	35'	1	n/a	0.5	3	6,000 sf
Eliot Street Corridor - Tier 2	15'	5'	20'	20'	60%	2.5	35'	1	n/a	0.4	4	10,000 sf
Eliot Street Corridor - Tier 3	15'	5'	20'	20'	60%	2.5	35'	1	n/a	0.27	4	15,000 sf
Blue Hills Pkwy Corridor	20'	5'	20'	20'	50%	2.5	35'	1	30	0.5	n/a	6,000 sf