

MBTA Communities Compliance

Technical Assistance
Town of Milton

Planning Board Meeting
March 24, 2025

Agenda

1. Refreshers & Clarifications

- a. Compliance Timeline Reminder
- b. Granite Ave Subdistrict Changes & Eligibility Updates
- c. Hypothetical Adjacent Community Targets
- d. Clarifying Hypothetical “Statute Scenario” Targets

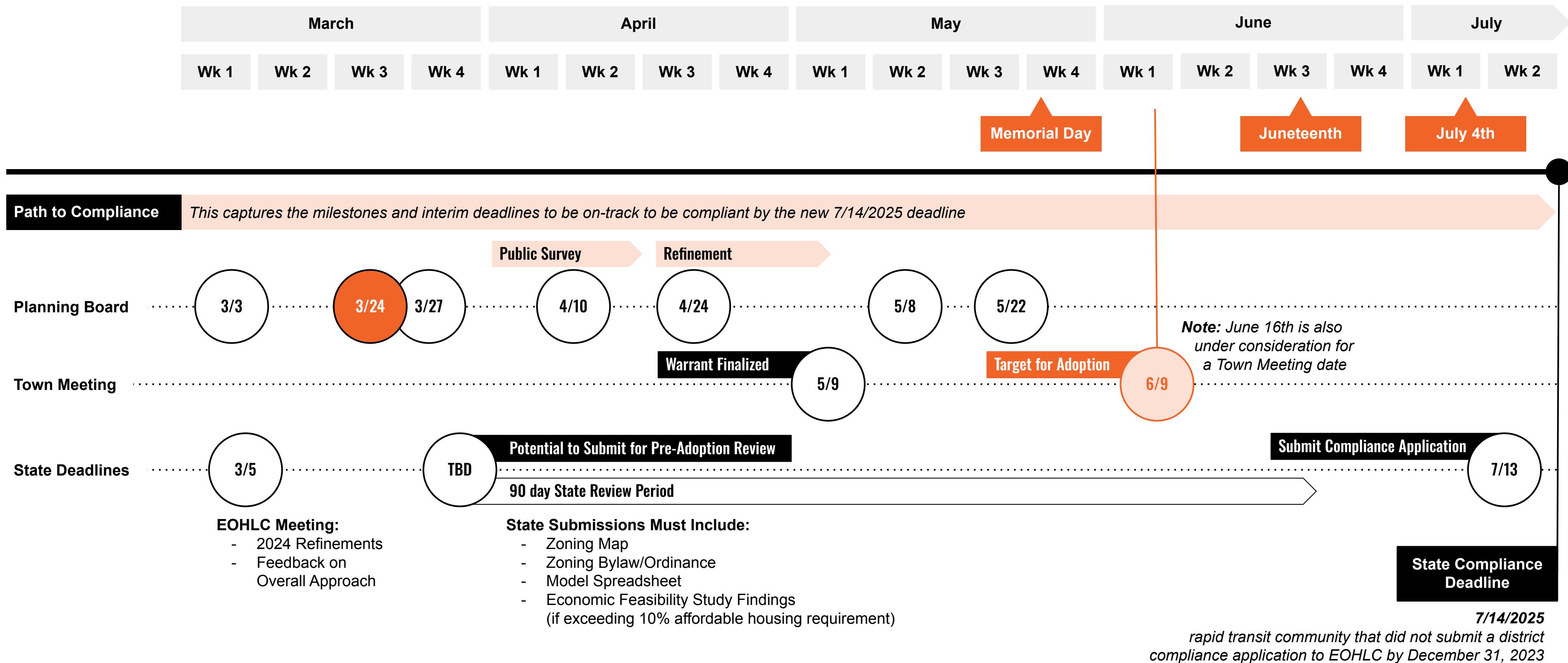
2. Hypothetical Adjacent Community Scenarios

3. Rapid Transit Community Scenarios

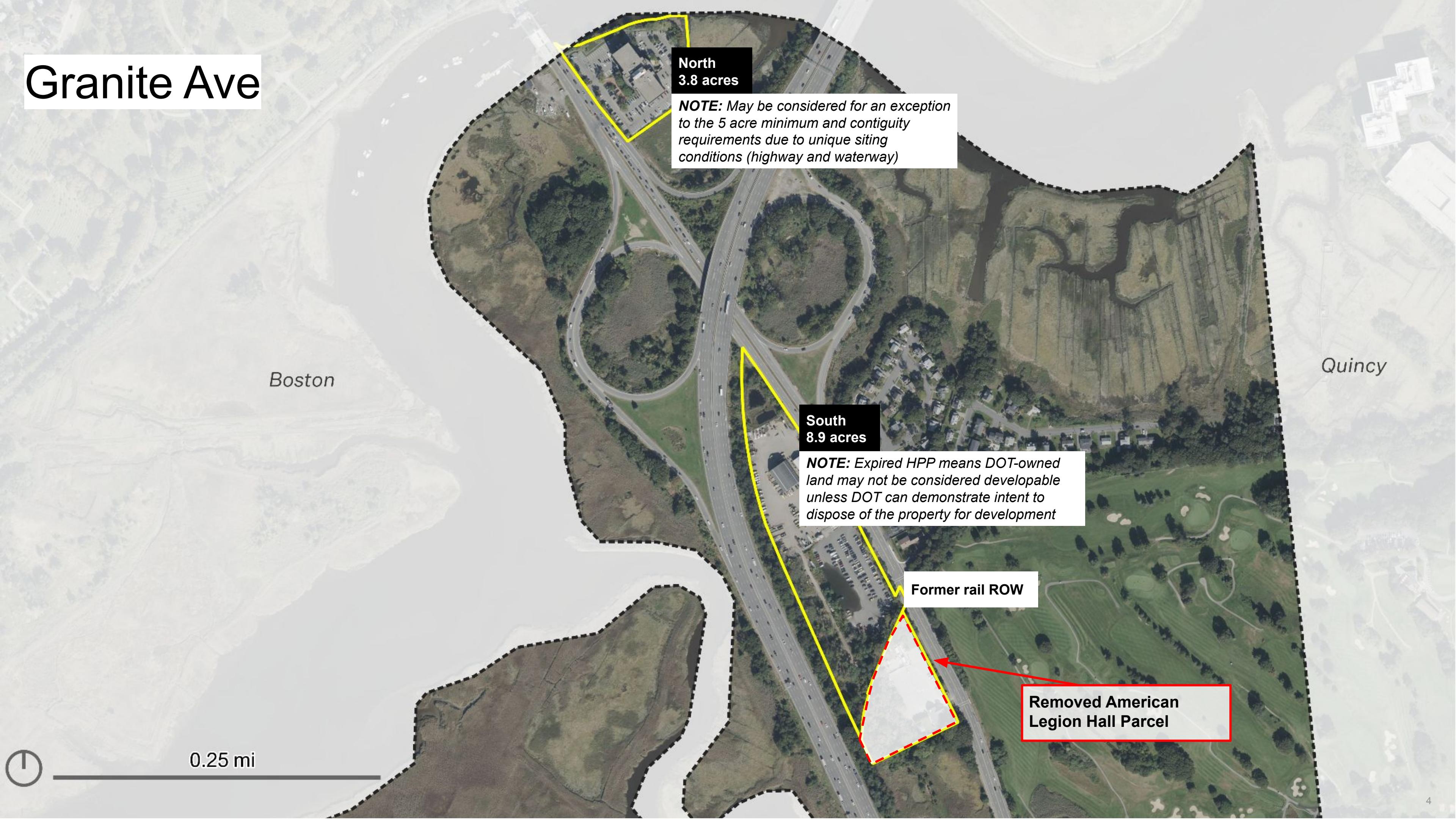
4. Next Steps

Milton's Compliance Timeline

Initial studies began in May of 2023, and have continued off and on since. We are now working towards a **deadline of July 14, 2025**.



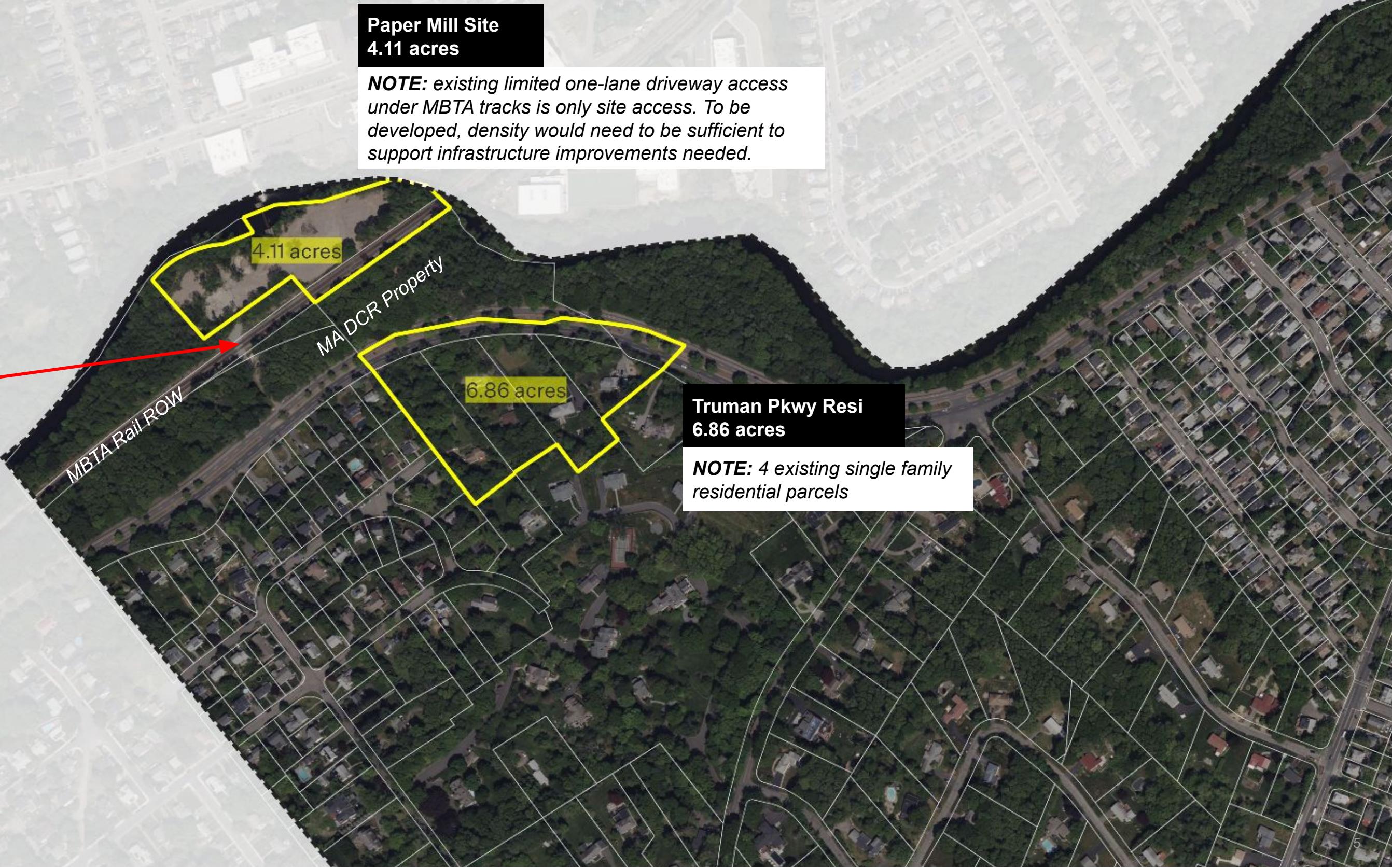
Granite Ave



Truman Parkway

Boston

Arguing for contiguity exception for
MBTA Rail ROW & MA DCR Parcel
due to unique site condition



Milton's Hypothetical Alternative Scenario: Adjacent Community

	Rapid Transit	Adjacent Community
Designated % of Housing Stock	25%	10%
Min. Multifamily Unit Capacity	2,461	985
Min. % Land Area & Unit Capacity within Station Area	50%	n/a
Min. % Contiguous	50%	50%
Min. Land Area	50 acres	50 acres

Determining the minimum multifamily unit capacity requirement:

Whichever is the higher number (capped at 25% of housing stock regardless):

- 1) Designated % of housing stock based on community categorization (25%, 15%, 10%, 5%)
- 2) Minimum gross density (15 units / acre) multiplied by minimum land area requirement

If we calculate Milton's targets as if it was in the **Adjacent Community** category, we get:

$$0.10 * 9,844 \text{ units} = 985 \text{ units} > 50 \text{ acres} * 15 \text{ units/acre} = 785 \text{ units}$$

Community Type	Min. Multifamily Unit Capacity as % of Total Housing Units
Rapid Transit	25%*
Commuter Rail	15%*
Adjacent Community	10%*
Adjacent Small Town	5%*

A Hypothetical “Statute Plan” for Milton

Confirming Planning Board's desired metrics for a hypothetical analysis that disregards the EOHLG-promulgated Guidelines and Regulations

Text of [Section 3A of MGL c. 40A](#):

(a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 ***district of reasonable size in which multi-family housing is permitted as of right***; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall:

(i) have a minimum gross density of **15 units per acre**, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and

(ii) be located **not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable**.

Suggested Interpretation & Metrics

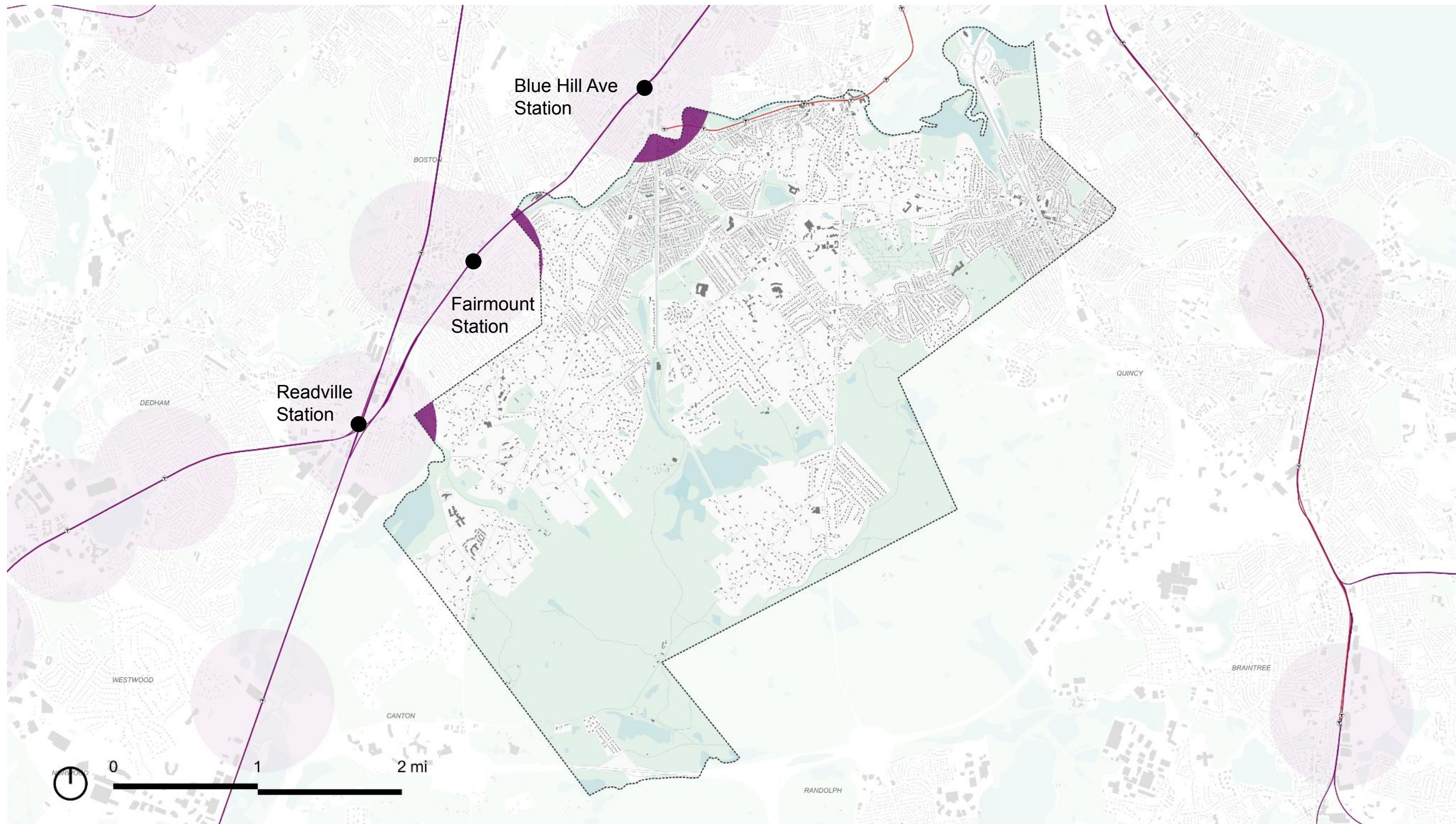
Shared by Maggie & Meredith via Email:

- Within 0.5 mile commuter rail station(s), which contains 37.5 acres of developable land per prior Utile calculations
- 15 units/acre
- 563 units (37.5 acres developable land * 15 units/acre)

Note: the concept of “reasonable size” was introduced by the statute, but its meaning was made specific by the guidelines and subsequently the regulations. There is no definition of the meaning of reasonable size within the statute.

Seeking direction from the Planning Board to confirm if you would like us to analyze this hypothetical scenario or not.

Commuter Rail Station Area



Commuter Rail Station Area



**Gross Commuter Rail Station Area:
74 Acres**

This is the total acreage in Milton that falls within a $\frac{1}{2}$ mile buffer of commuter rail stations.

Developable Commuter Rail Station Area Calculation: excluded land



Excluded land within commuter rail station area:
36.5 acres

The 3A guidelines / compliance model identifies the following land types as “excluded land”:

1. Public rights-of-way
2. Protected open space / recreational land
3. All publicly-owned land (except portions of lots deemed developable)
4. Educational / institutional land
5. Rivers, lakes, streams and other water bodies
6. Wetlands
7. Wellhead protection / surface water supply protection areas

Developable Commuter Rail Station Area Calculation: gross acreage

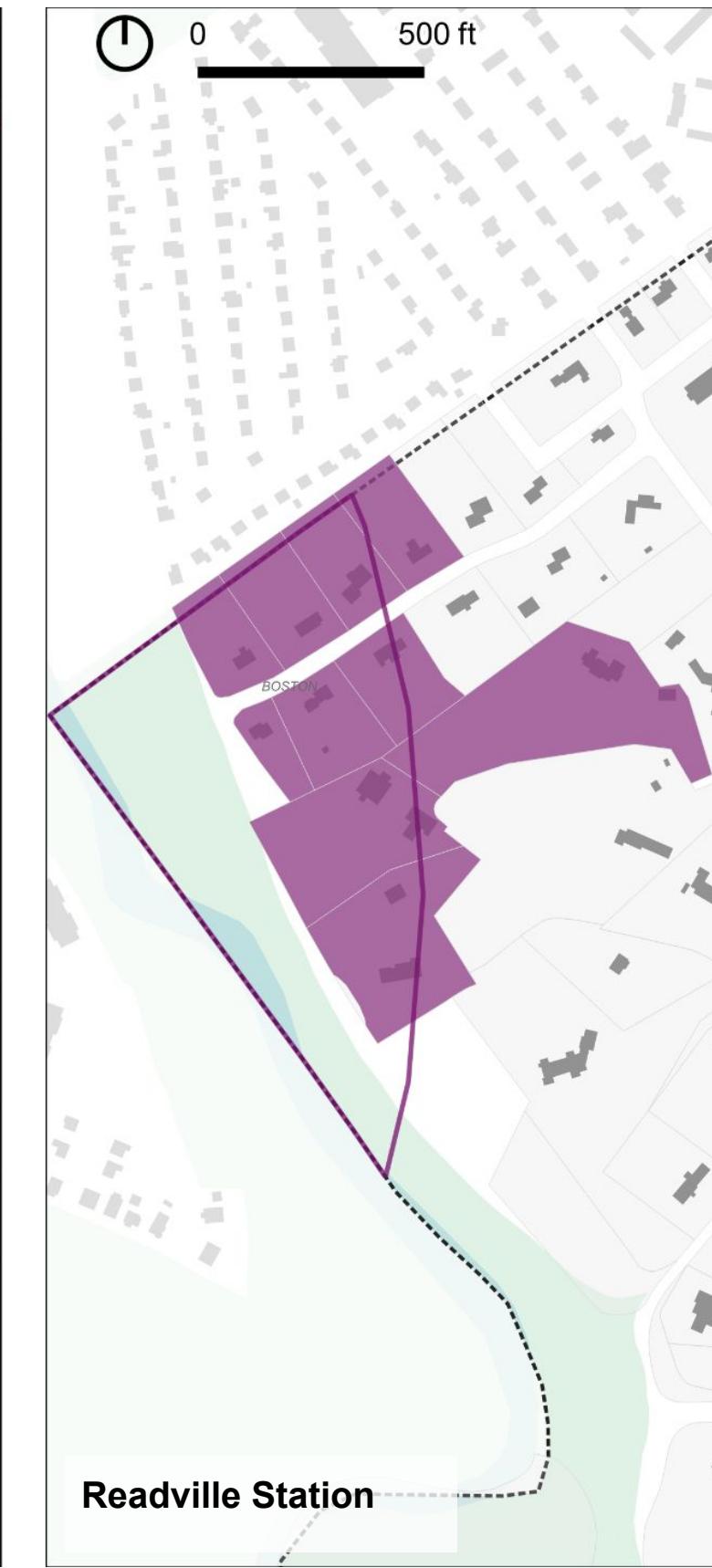
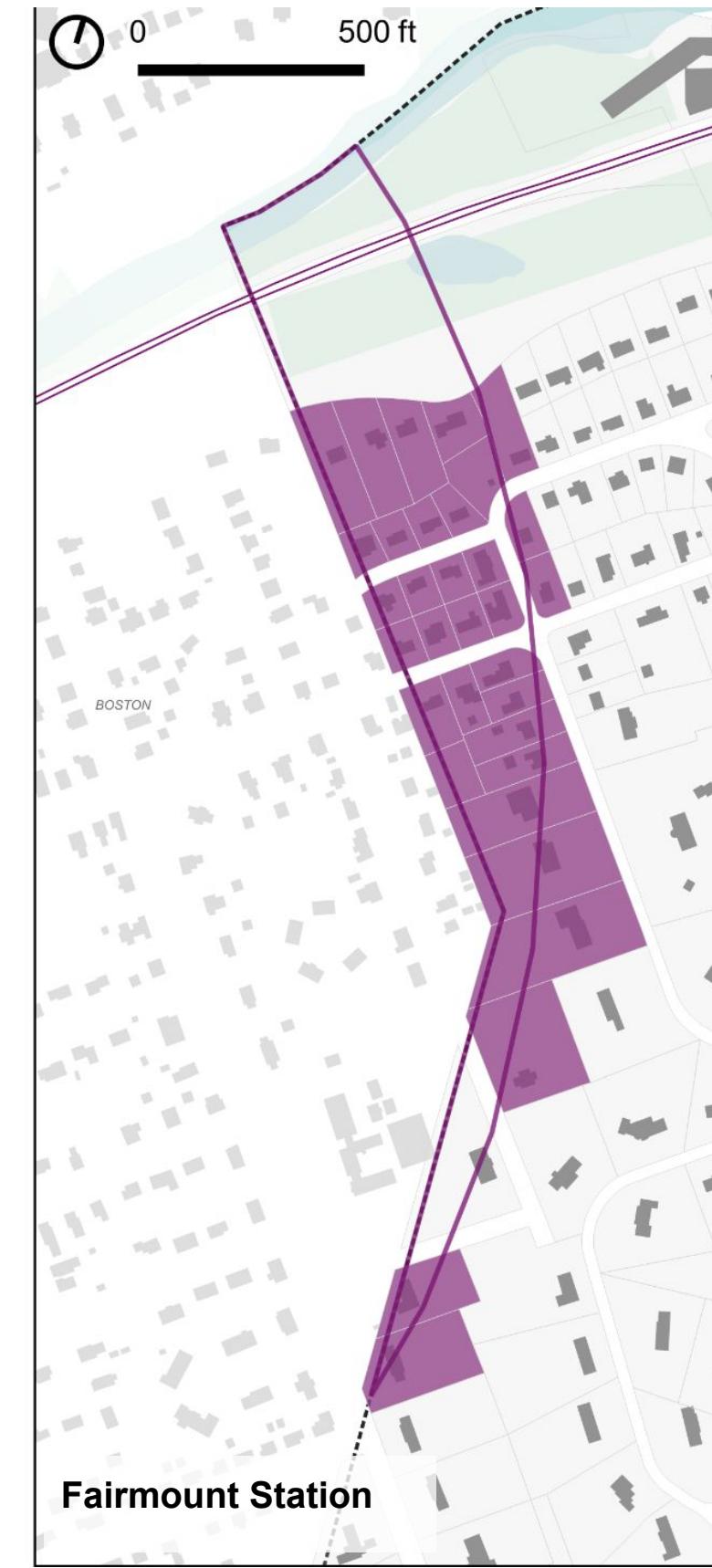
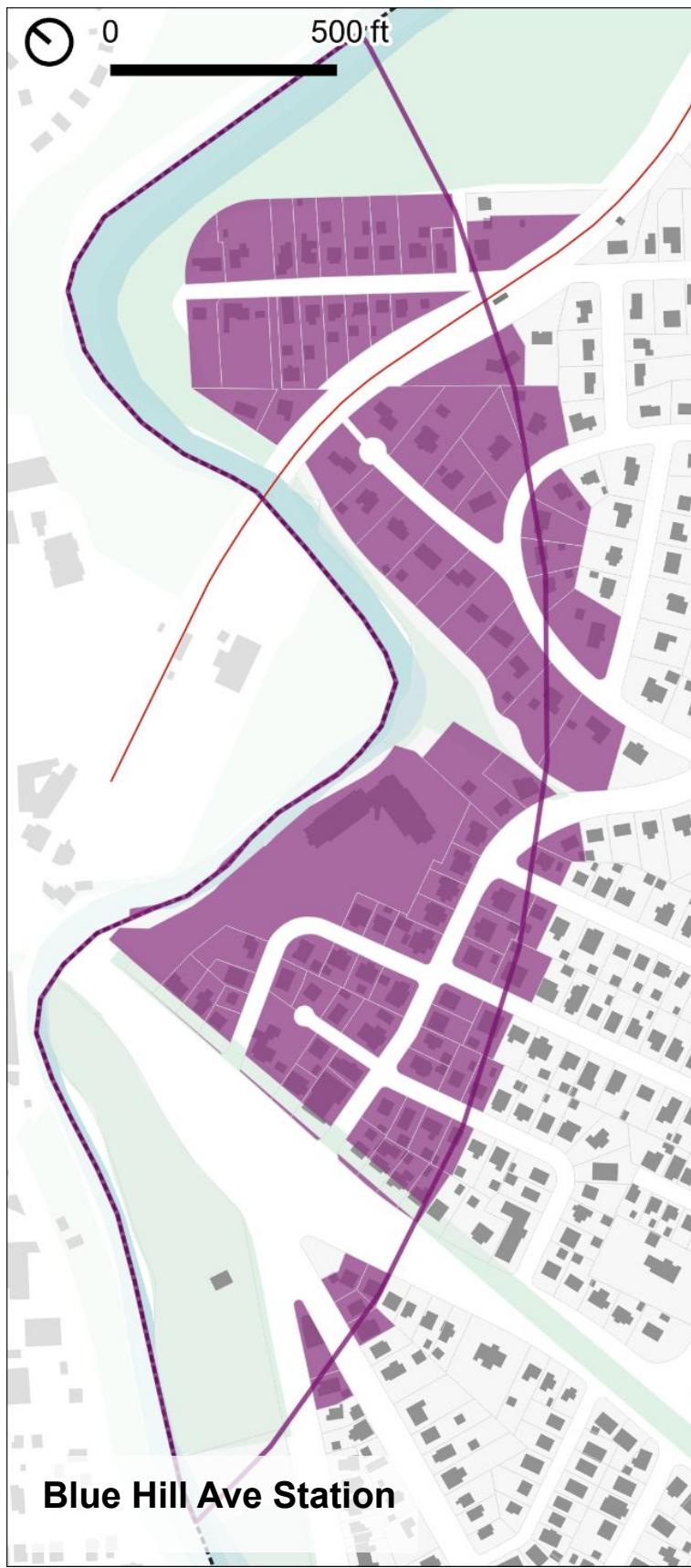


$$74 \text{ acres} - 36.5 \text{ acres} =$$

Developable land within commuter rail station area:
37.5 acres

After subtracting excluded land, almost exactly half of the commuter rail station area remains developable

Developable Parcels within Commuter Rail Station Area



As you can see at this zoomed in scale, these areas are predominantly existing single family homes.

Combined acreage of parcels in developable station area:
51 acres

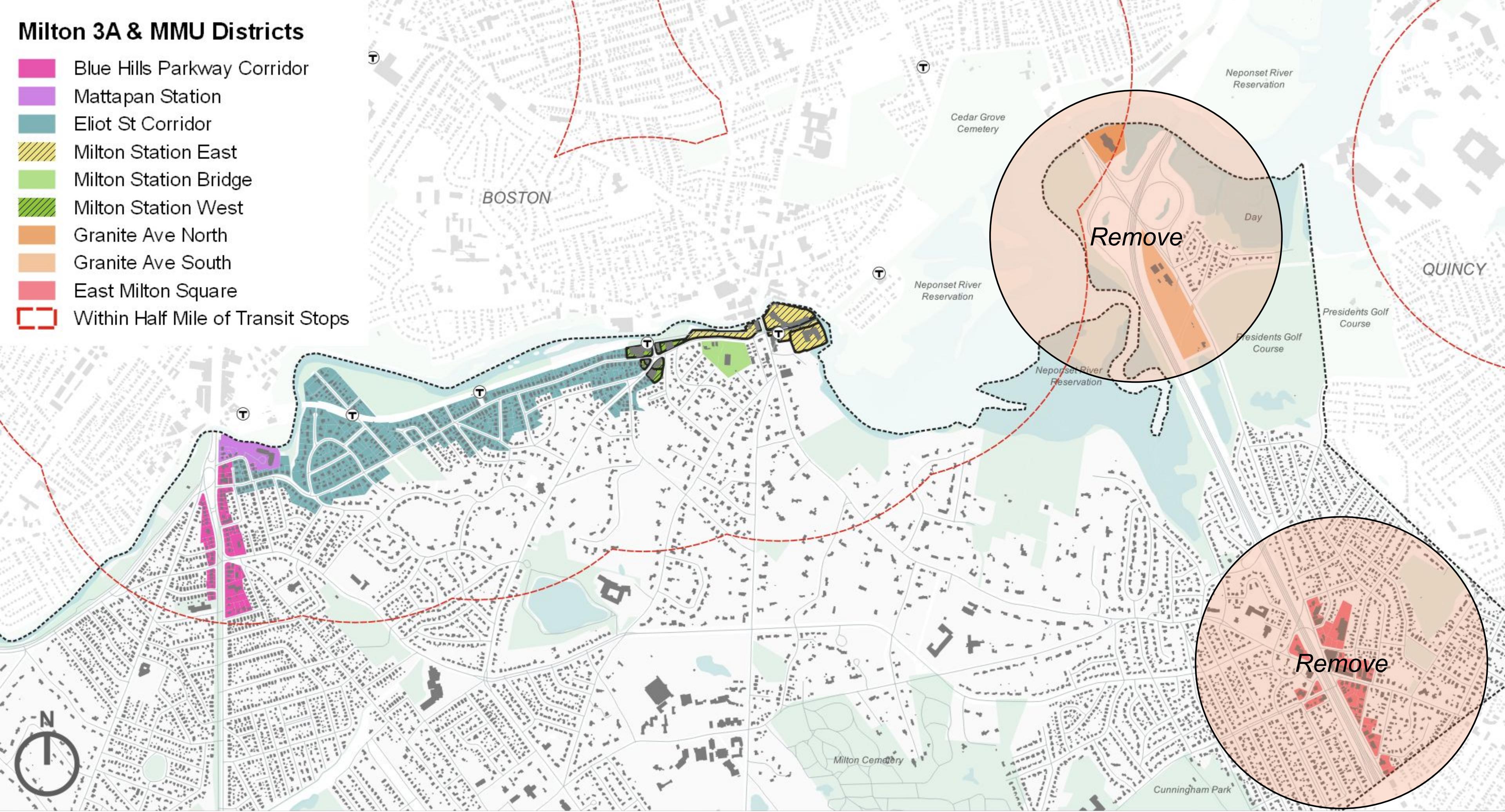
This calculation reflects the combined acreage of all developable parcels that share any overlap (however small) with the 37.5 acres of developable land in the commuter rail station area. The additional acreage (summing up to 51 acres from 37.5 acres) reflects the portions of parcels that fall outside the 0.5 mile station area catchment.

Hypothetical Adjacent Community Scenarios

Base: Blue Hills Parkway, Mattapan, Eliot Street Corridor, Milton Station Districts (East, West, Bridge)
Consider adding 711 Randolph Ave & Truman Parkway
Desire to reduce Eliot Street Corridor to exclusively parcels that front on Eliot Street

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



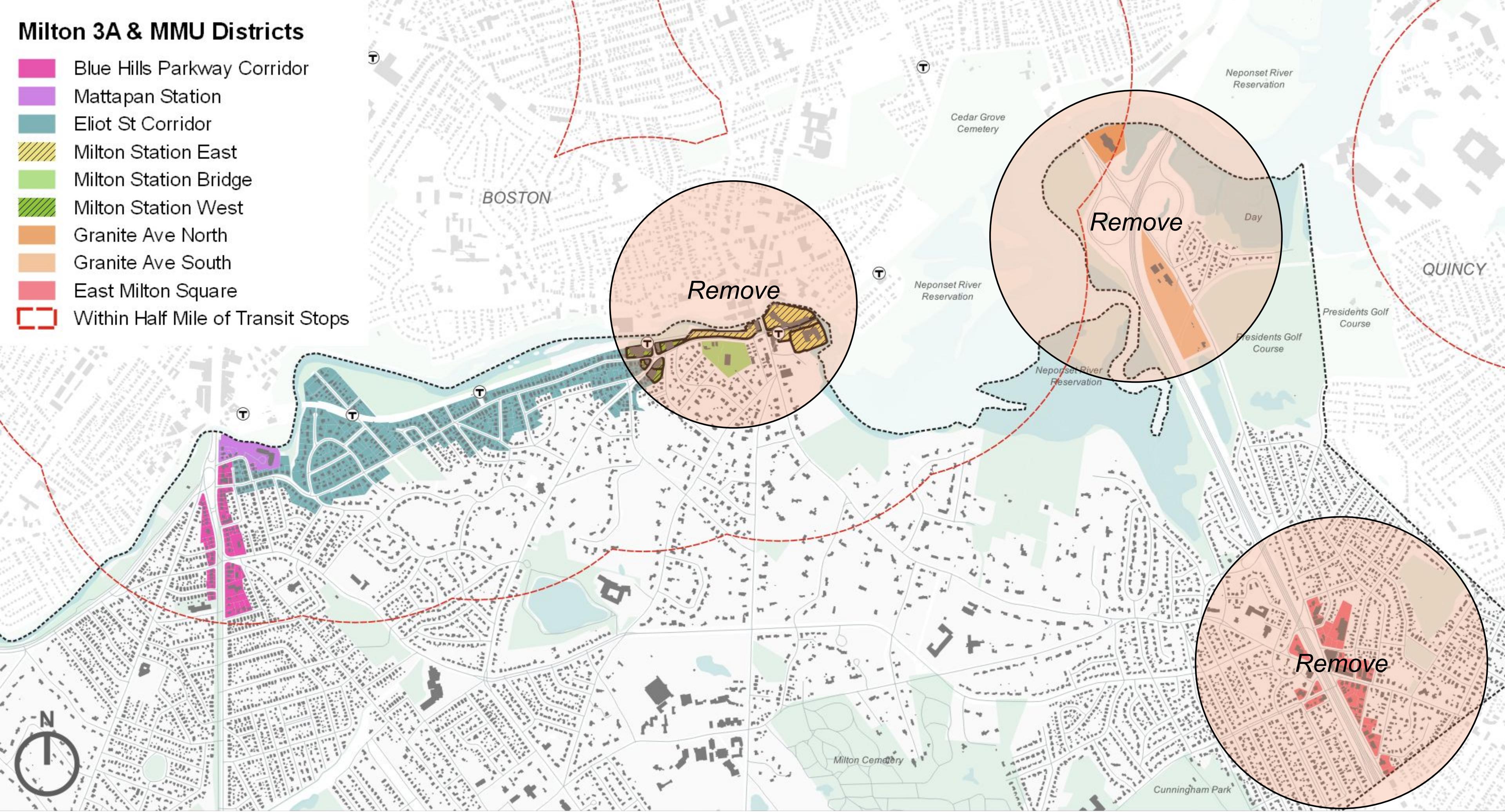
Hypothetical Adjacent Community Compliance Summary

Initial Concept: Milton & Mattapan Station Subdistricts, Eliot Street Corridor, Blue Hills Parkway

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)	Min. % Open Space	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	40%	171	3.8	2.8	60.6		n/a	n/a	3A
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	40%	222	8.9	8.6	25.8				3A
Mattapan Station	45	1.1	n/a	5,000 sf	1	6	40%	183	5.1	4.4	42.0	contributing	n/a	n/a	3A
Milton Station East (MMU)	40	1.0	n/a	n/a	1	6	40%	325*				contributing	n/a	n/a	MMU
Milton Station Bridge	40	1.0	n/a	n/a	1	4.5	40%	185	4.6	4.6	40.0	contributing			3A
Milton Station West (MMU)	40	1.0	n/a	n/a	1	4.5	40%	114*				contributing			MMU
East Milton Square	22	n/a	n/a	n/a	1	2.5	40%	286	20.6	20.6	43.9				3A
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	40%	465	47.0	47.0	9.9	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 2	n/a	0.4	4	10,000 sf	1	2.5	40%	236	20.2	20.2	11.7	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 3	n/a	0.27	4	15,000 sf	1	2.5	40%	112	14.7	14.7	7.6	contributing	n/a	n/a	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	n/a	n/a	3A
TOTAL								1,855	108.20	107.5	13.17	100%	<i>n/a</i>	<i>n/a</i>	76.3%
COMPLIANCE TARGET								985	50	<i>n/a</i>	15	50%	<i>n/a</i>	<i>n/a</i>	Min. 75%

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



Hypothetical Adjacent Community Compliance Summary

Minimize Units: Eliminate Mandatory Mixed Use Districts >> Milton Station Bridge no longer eligible (under 5 acre min)

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)	Min. % Open Space	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	40%	171	3.8	2.8	60.6		n/a	n/a	3A
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	40%	222	8.9	8.6	25.8				3A
Mattapan Station	45	1.1	<i>n/a</i>	5,000 sf	1	6	40%	183	5.1	4.4	42.0	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Milton Station East (MMU)	40	1.0	n/a	n/a	4	6	40%	325*				<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	MMU
Milton Station Bridge	40	1.0	n/a	n/a	4	4.5	40%	185	4.6	4.6	40.0	<i>contributing</i>			3A
Milton Station West (MMU)	40	1.0	n/a	n/a	4	4.5	40%	114*				<i>contributing</i>			MMU
East Milton Square	22	n/a	n/a	n/a	4	2.5	40%	286	20.6	20.6	43.9				3A
Eliot Street Corridor - Tier 1	<i>n/a</i>	0.5	3	6,000 sf	1	2.5	40%	465	47.0	47.0	9.9	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Eliot Street Corridor - Tier 2	<i>n/a</i>	0.4	4	10,000 sf	1	2.5	40%	236	20.2	20.2	11.7	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Eliot Street Corridor - Tier 3	<i>n/a</i>	0.27	4	15,000 sf	1	2.5	40%	112	14.7	14.7	7.6	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Blue Hills Pkwy Corridor	30	0.5	<i>n/a</i>	6,000 sf	1	2.5	50%	235	16.6	16.6	14.2	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
TOTAL								1,231	103.6	102.9	11.96	100%	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
COMPLIANCE TARGET								985	50	<i>n/a</i>	15	50%	<i>n/a</i>	<i>n/a</i>	Min. 75%

Hypothetical Adjacent Community Compliance Summary

Minimize Units: Eliminate Mandatory Mixed Use Districts >> Milton Station Bridge no longer eligible (under 5 acre min)

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)	Min. % Open Space	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	40%	171	3.8	2.8	60.6		n/a	n/a	3A
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	40%	222	8.9	8.6	25.8				3A
Mattapan Station	45	1.1	<i>n/a</i>	5,000 sf	1	6	40%	183	5.1	4.4	42.0	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Milton Station East (MMU)	40	1.0	n/a	n/a	4	6	40%	325*				<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	MMU
Milton Station Bridge	40	1.0	n/a	n/a	4	4.5	40%	185	4.6	4.6	40.0	<i>contributing</i>			3A
Milton Station West (MMU)	40	1.0	n/a	n/a	4	4.5	40%	114*				<i>contributing</i>			MMU
East Milton Square	22	n/a	n/a	n/a	4	2.5	40%	286	20.6	20.6	43.9				3A
Eliot Street Corridor - Tier 1	<i>n/a</i>	0.5	3	6,000 sf	1	2.5	40%	465	47.0	47.0	9.9	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Eliot Street Corridor - Tier 2	<i>n/a</i>	0.4	4	10,000 sf	1	2.5	40%	236	20.2	20.2	11.7	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Eliot Street Corridor - Tier 3	<i>n/a</i>	0.27	4	15,000 sf	1	2.5	40%	112	14.7	14.7	7.6	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Blue Hills Pkwy Corridor	30	0.5	<i>n/a</i>	6,000 sf	1	2.5	50%	235	16.6	16.6	14.2	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
TOTAL								1,231	103.6	102.9	11.96	100%	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
COMPLIANCE TARGET								985	50	<i>n/a</i>	15	50%	<i>n/a</i>	<i>n/a</i>	Min. 75%

Eliot Street Corridor Reduction

This is based on a shortest path analysis to approximate the Planning Board's logic of only parcels fronting on Eliot Street.



Hypothetical Adjacent Community Compliance Summary

Reduce Elliot Street Corridor Size: reduce acreage

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)	Min. % Open Space	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	40%	171	3.8	2.8	60.6		n/a	n/a	3A
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	40%	222	8.9	8.6	25.8				3A
Mattapan Station	45	1.1	<i>n/a</i>	5,000 sf	1	6	40%	183	5.1	4.4	42.0	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Milton Station East (MMU)	40	1.0	n/a	n/a	4	6	40%	325*				<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	MMU
Milton Station Bridge	40	1.0	n/a	n/a	4	4.5	40%	185	4.6	4.6	40.0	<i>contributing</i>			3A
Milton Station West (MMU)	40	1.0	n/a	n/a	4	4.5	40%	114*				<i>contributing</i>			MMU
East Milton Square	22	n/a	n/a	n/a	4	2.5	40%	286	20.6	20.6	43.9				3A
Eliot Street Corridor - Tier 1	<i>n/a</i>	0.5	3	6,000 sf	1	2.5	40%	183	20.6	20.6	8.9	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Eliot Street Corridor - Tier 2	<i>n/a</i>	0.4	4	10,000 sf	1	2.5	40%	92	7.9	7.9	11.6	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Eliot Street Corridor - Tier 3	<i>n/a</i>	0.27	4	15,000 sf	1	2.5	40%	40	5.4	5.4	7.4	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Blue Hills Pkwy Corridor	30	0.5	<i>n/a</i>	6,000 sf	1	2.5	50%	235	16.6	16.6	14.2	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
TOTAL								745	58.6	56.9	13.1	100%	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
COMPLIANCE TARGET								985	50	<i>n/a</i>	15	50%	<i>n/a</i>	<i>n/a</i>	Min. 75%

Hypothetical Adjacent Community Compliance Summary

Boost Density: release units/lot constraints along Eliot St Corridor to boost density

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)	Min. % Open Space	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
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Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	40%	222	8.9	8.6	25.8				3A
Mattapan Station	45	1.1	<i>n/a</i>	5,000 sf	1	6	40%	183	5.1	4.4	42.0	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Milton Station East (MMU)	40	1.0	n/a	n/a	4	6	40%	325*				<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	MMU
Milton Station Bridge	40	1.0	n/a	n/a	4	4.5	40%	185	4.6	4.6	40.0	<i>contributing</i>			3A
Milton Station West (MMU)	40	1.0	n/a	n/a	4	4.5	40%	114*				<i>contributing</i>			MMU
East Milton Square	22	n/a	n/a	n/a	4	2.5	40%	286	20.6	20.6	43.9				3A
Eliot Street Corridor - Tier 1	<i>n/a</i>	0.7	6	6,000 sf	1	2.5	40%	310	20.6	20.6	15.0	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Eliot Street Corridor - Tier 2	<i>n/a</i>	0.6	8	10,000 sf	1	2.5	40%	159	7.9	7.9	20.1	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Eliot Street Corridor - Tier 3	<i>n/a</i>	0.6	12	15,000 sf	1	2.5	40%	104	5.4	5.4	19.3	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Blue Hills Pkwy Corridor	30	0.5	<i>n/a</i>	6,000 sf	1	2.5	50%	235	16.6	16.6	14.2	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
TOTAL								991	65.23	65.23	15.1	100%	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
COMPLIANCE TARGET								985	50	<i>n/a</i>	15	50%	<i>n/a</i>	<i>n/a</i>	Min. 75%

Hypothetical Adjacent Community Compliance Summary

Boost Density: use Milton Station subdistricts as resi-only to boost density

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)	Min. % Open Space	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
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Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	40%	222	8.9	8.6	25.8				3A
Mattapan Station	45	1.1	n/a	5,000 sf	1	6	40%	183	5.1	4.4	42.0	contributing	n/a	n/a	3A
Milton Station East (resi)	40	1.0	n/a	n/a	1	6	40%	325	11.1	9.6	33.8	contributing	n/a	n/a	MMU
Milton Station Bridge	40	1.0	n/a	n/a	1	4.5	40%	185	4.6	4.6	40	contributing			3A
Milton Station West (resi)	40	1.0	n/a	n/a	1	4.5	40%	114	4.1	3.6	33	contributing			MMU
East Milton Square	22	n/a	n/a	n/a	1	2.5	40%	286	20.6	20.6	43.9				3A
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	40%	183	20.6	20.6	8.9	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 2	n/a	0.4	4	10,000 sf	1	2.5	40%	92	7.9	7.9	11.6	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 3	n/a	0.27	4	15,000 sf	1	2.5	40%	40	5.4	5.4	7.4	contributing	n/a	n/a	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	n/a	n/a	3A
TOTAL								1357	58.6	56.9	18.7	100%	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
COMPLIANCE TARGET								985	50	<i>n/a</i>	15	50%	<i>n/a</i>	<i>n/a</i>	Min. 75%

Hypothetical Adjacent Community Compliance Summary

Boost Density: use Granite Ave North & 711 Randolph subdistricts to boost townwide density

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)	Min. % Open Space	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	40%	171	3.8	2.8	60.6		n/a	n/a	3A
Mattapan Station	45	1.1	n/a	5,000 sf	1	6	40%	183	5.1	4.4	42.0	contributing	n/a	n/a	3A
711 Randolph Ave	25	.7	n/a	n/a	1	2.5	40%	195	8.1	6.4	30.5				
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	40%	183	20.6	20.6	8.9	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 2	n/a	0.4	4	10,000 sf	1	2.5	40%	92	7.9	7.9	11.6	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 3	n/a	0.27	4	15,000 sf	1	2.5	40%	40	5.4	5.4	7.4	contributing	n/a	n/a	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	n/a	n/a	3A
TOTAL								1099	65.23	65.23	15.7	82.4%	n/a	n/a	n/a
COMPLIANCE TARGET								985	50	n/a	15	50%	n/a	n/a	Min. 75%

Hypothetical Adjacent Community Compliance Summary

Boost Density: use Granite Ave North & 711 Randolph subdistricts to boost townwide density

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)	Min. % Open Space	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	40%	171	3.8	2.8	60.6		n/a	n/a	3A
Mattapan Station	45	1.1	n/a	5,000 sf	1	6	40%	183	5.1	4.4	42.0	contributing	n/a	n/a	3A
711 Randolph Ave	25	.7	n/a	n/a	1	2.5	40%	90	8.1	6.4	14.1				
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	40%	183	20.6	20.6	8.9	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 2	n/a	0.4	4	10,000 sf	1	2.5	40%	92	7.9	7.9	11.6	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 3	n/a	0.27	4	15,000 sf	1	2.5	40%	40	5.4	5.4	7.4	contributing	n/a	n/a	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	n/a	n/a	3A
TOTAL								994	65.23	65.23	15.5	82.4%	n/a	n/a	n/a
COMPLIANCE TARGET								985	50	n/a	15	50%	n/a	n/a	Min. 75%

Hypothetical Adjacent Community Compliance Summary

Boost Density: use Granite Ave North & 711 Randolph subdistricts to boost townwide density

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)	Min. % Open Space	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	40%	171	3.8	2.8	60.6		<i>n/a</i>	<i>n/a</i>	3A
Mattapan Station	45	1.1	<i>n/a</i>	5,000 sf	1	6	40%	183	5.1	4.4	42.0	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
711 Randolph Ave	25	.7	<i>n/a</i>	<i>n/a</i>	1	2.5	40%	90	8.1	6.4	14.1				
Paper Mill Site								90	4.1	3.1	28.7				
Eliot Street Corridor - Tier 1	<i>n/a</i>	0.5	3	6,000 sf	1	2.5	40%	183	20.6	20.6	8.9	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Eliot Street Corridor - Tier 2	<i>n/a</i>	0.4	3	10,000 sf	1	2.5	40%	69	7.9	7.9	8.7	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Eliot Street Corridor - Tier 3	<i>n/a</i>	0.27	3	15,000 sf	1	2.5	40%	30	5.4	5.4	5.6	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
Blue Hills Pkwy Corridor	30	0.5	<i>n/a</i>	6,000 sf	1	2.5	50%	235	16.6	16.6	14.2	<i>contributing</i>	<i>n/a</i>	<i>n/a</i>	3A
TOTAL								1051	71.6	67.2	15.6	82.4%	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
COMPLIANCE TARGET								985	50	<i>n/a</i>	15	50%	<i>n/a</i>	<i>n/a</i>	Min. 75%

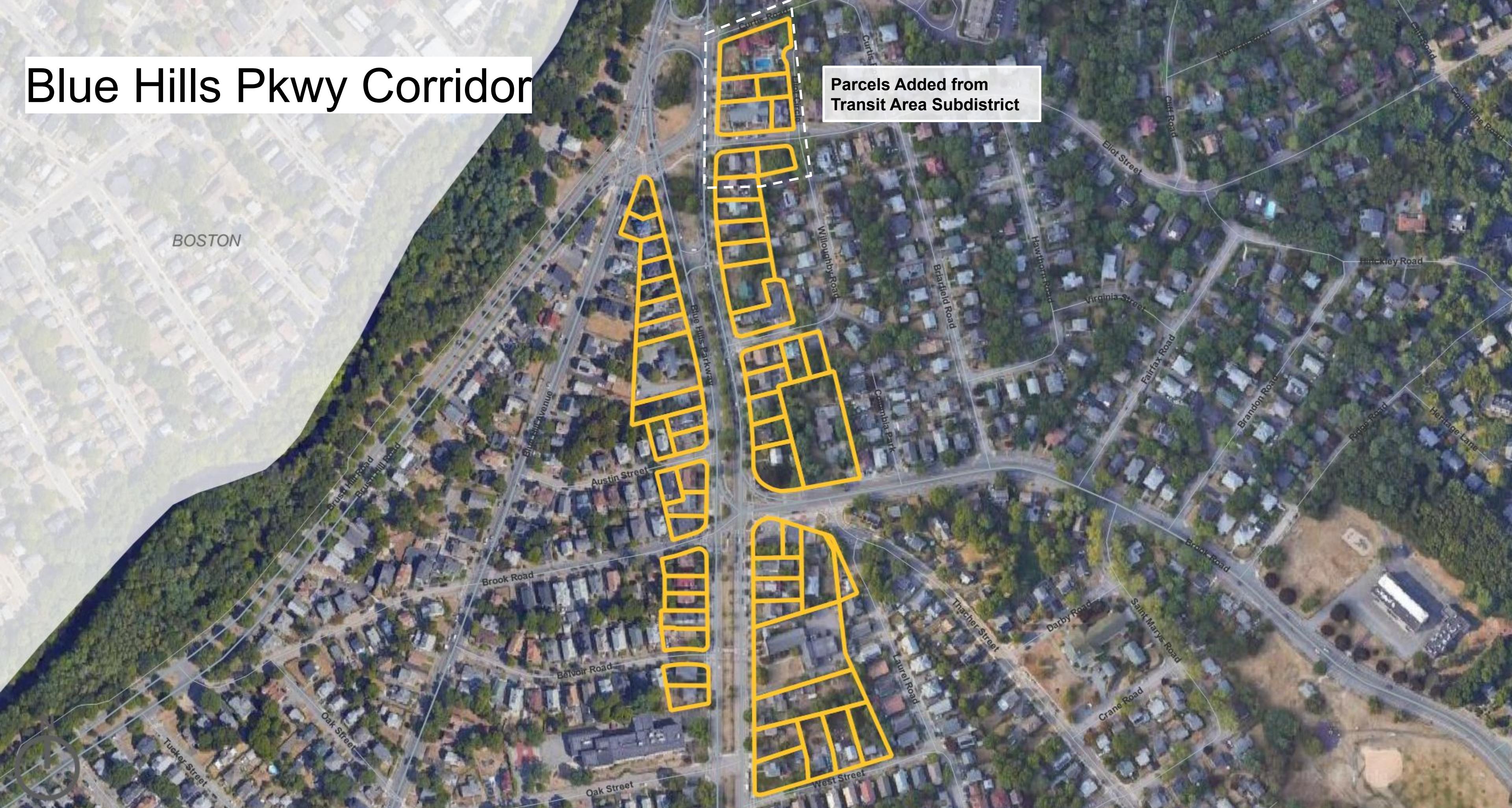
Mattapan Station

BOSTON



Blue Hills Pkwy Corridor

Parcels Added from
Transit Area Subdistrict



Small-Lot Existing Residential Buildout

5,000 sf Parcel, 3 Units

Recommended Zoning Parameters

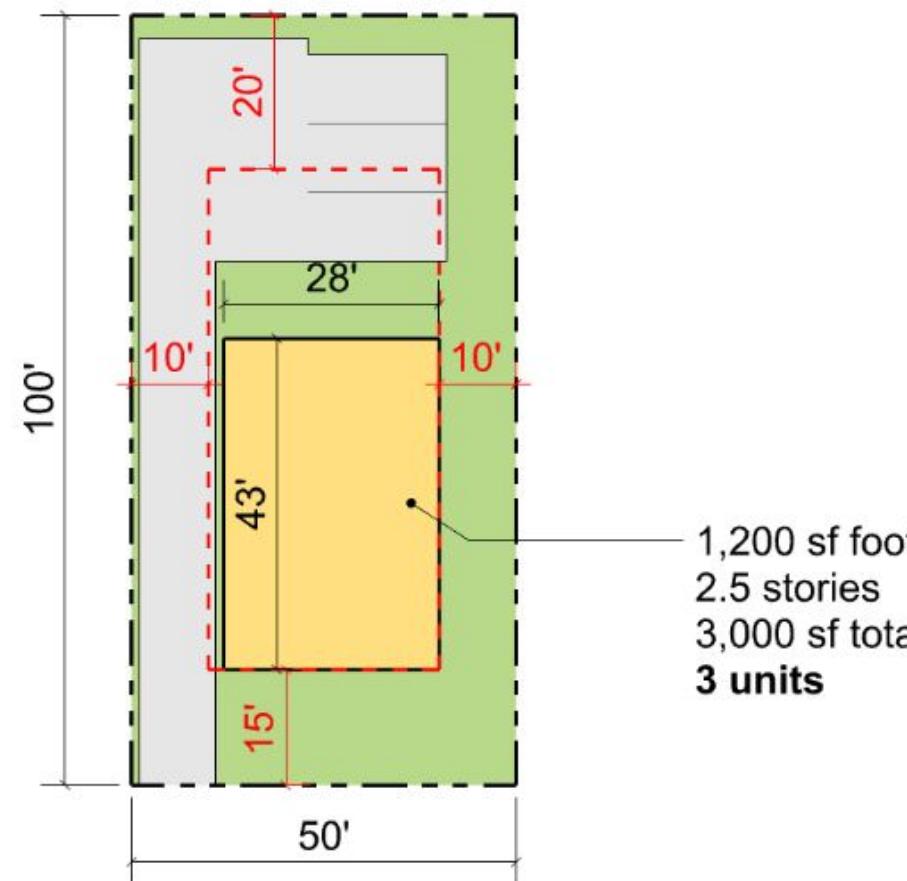
Front Setback: 15'

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

Rear Setback: 20'

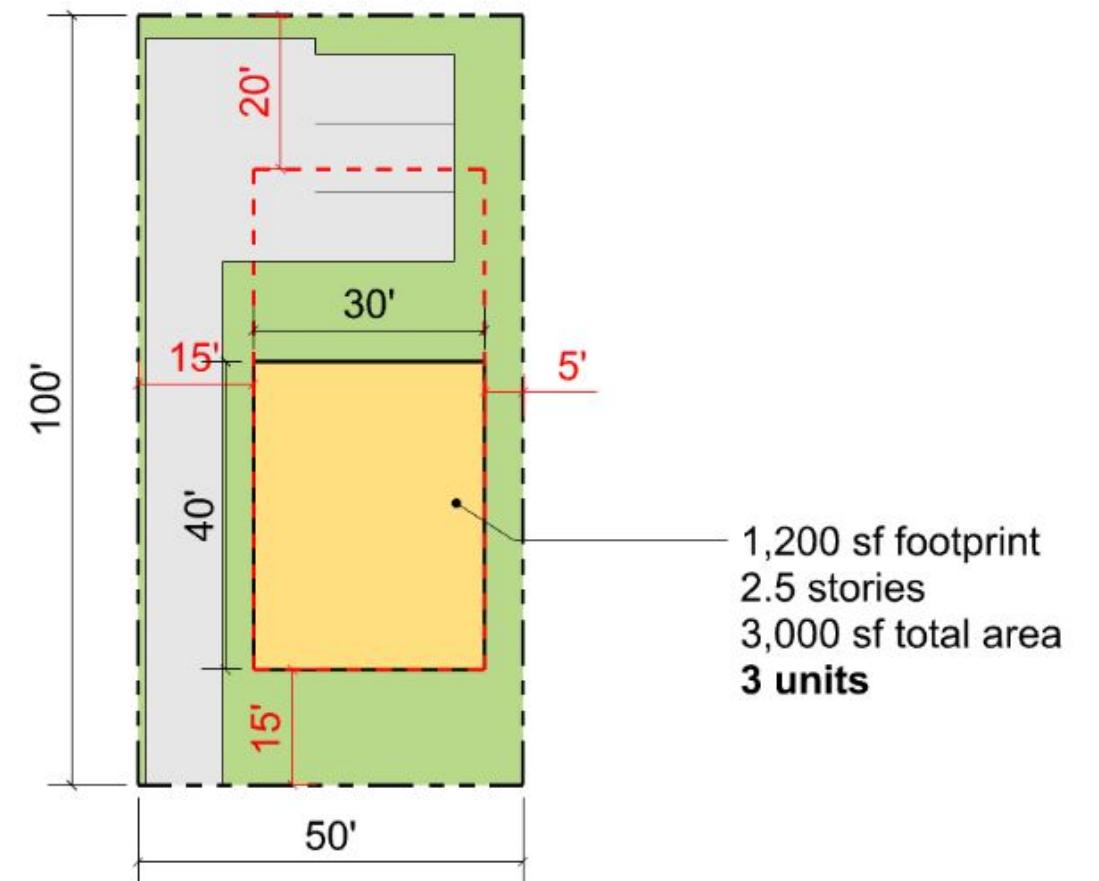
Max. Bldg Height: 2.5 stories

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

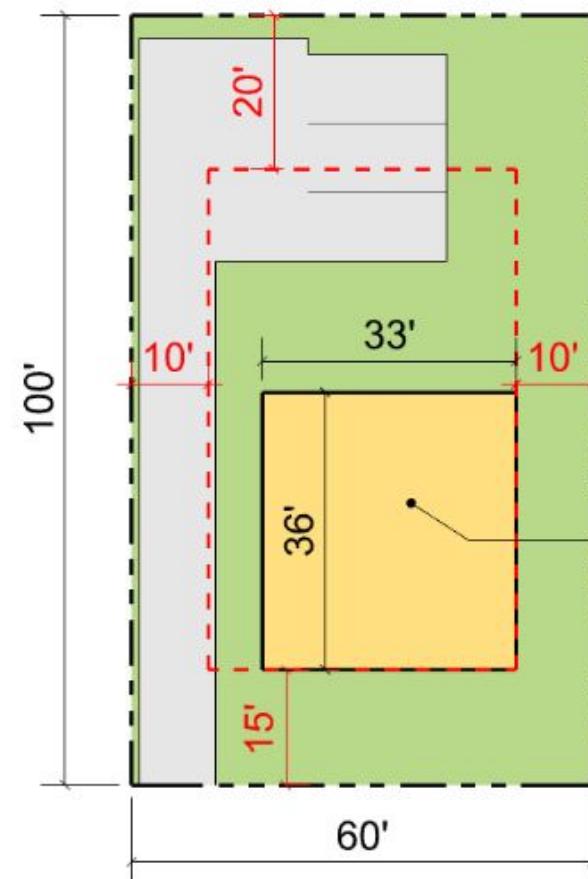
Front Setback: 15'

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

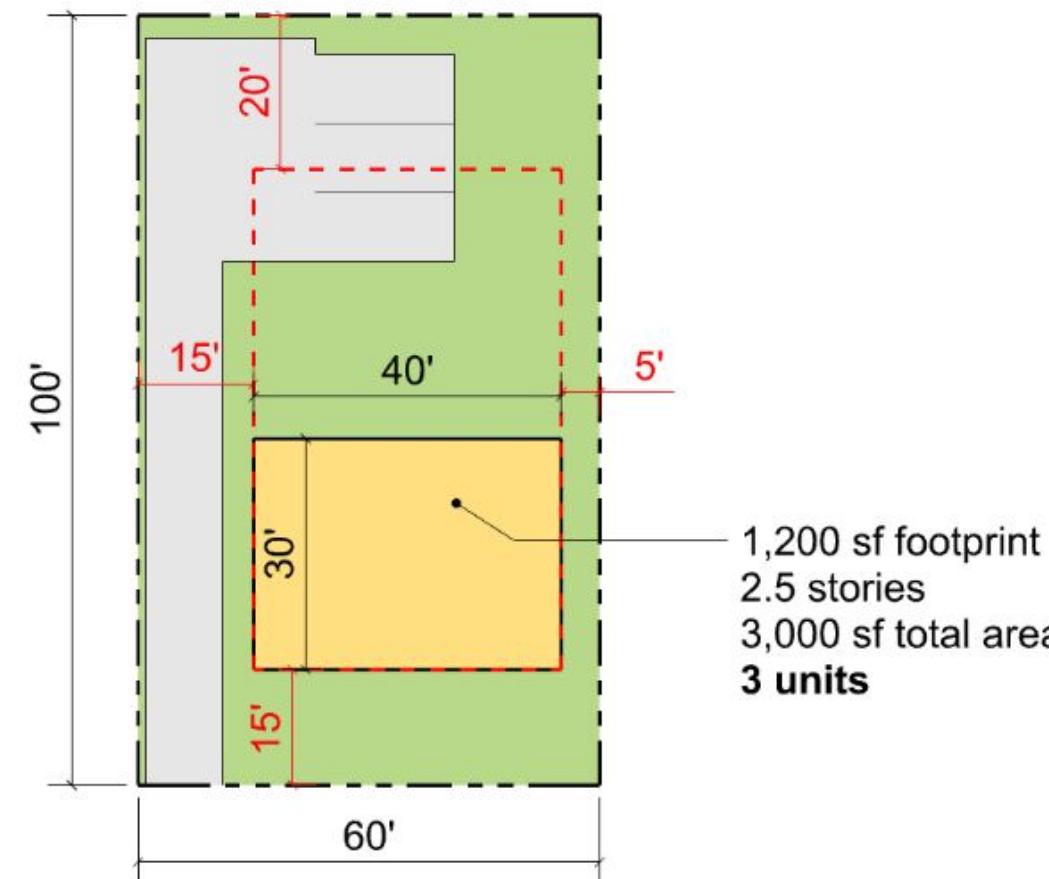


1 Building - Symmetrical Side Setbacks (FAR: 0.5)

Building Coverage = 20.0%

Building + Parking/Paving Coverage = 49.9%

Open Space = 50.1%

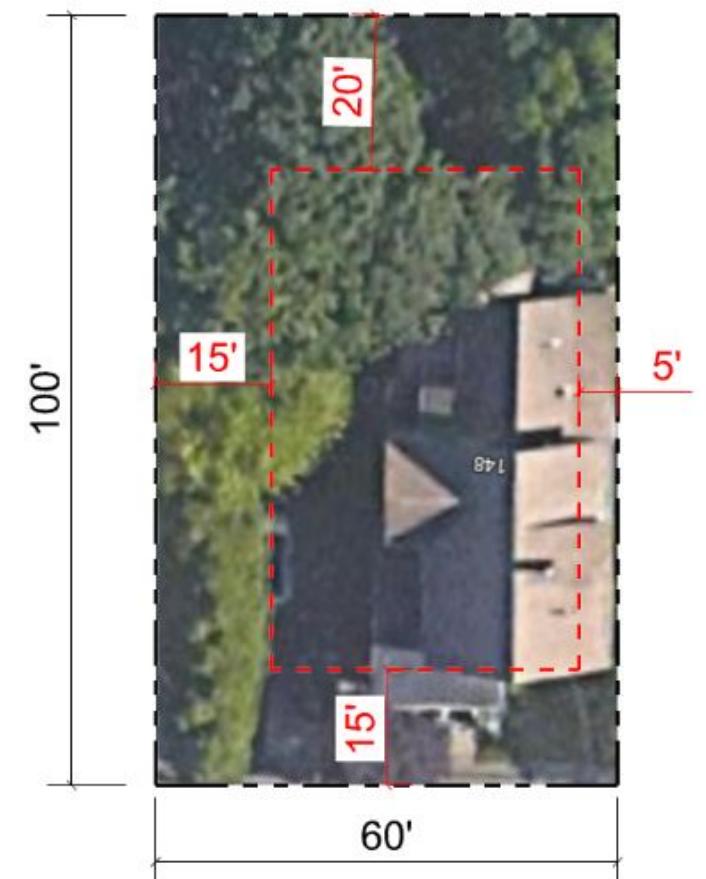


1 Building - Asymmetrical Side Setbacks (FAR: 0.5)

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

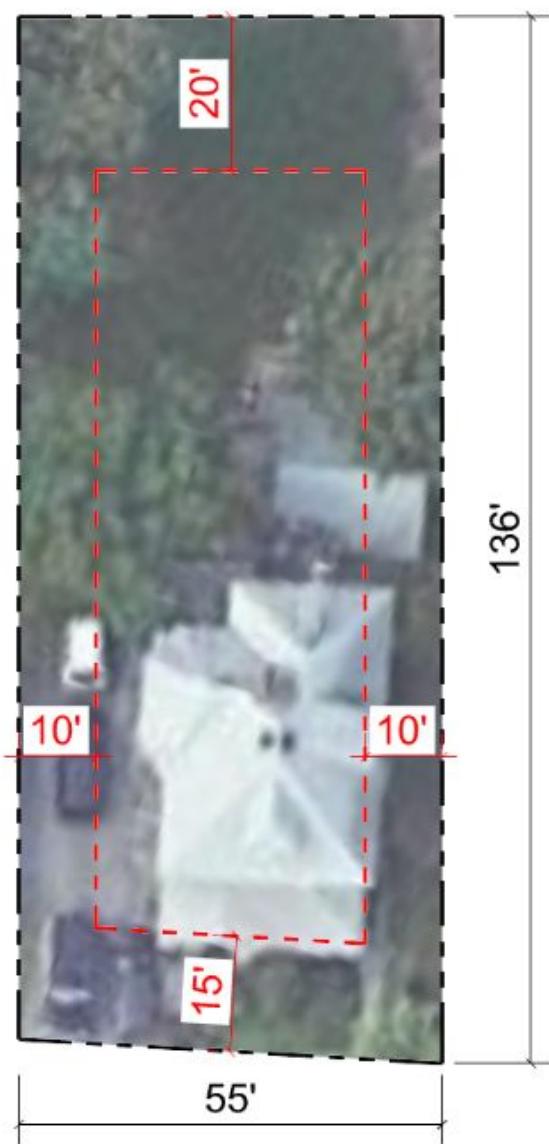
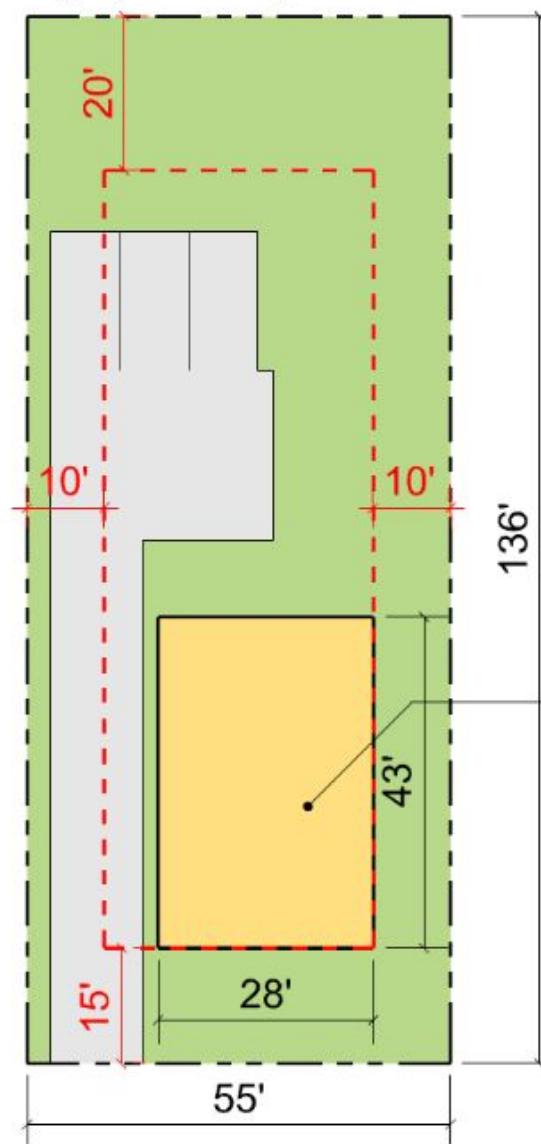
Front Setback: 15'

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



Similar Existing Parcel

Small-Lot Existing Residential Buildout

7,500 sf Squarish Parcel, 3 Units

Recommended Zoning Parameters

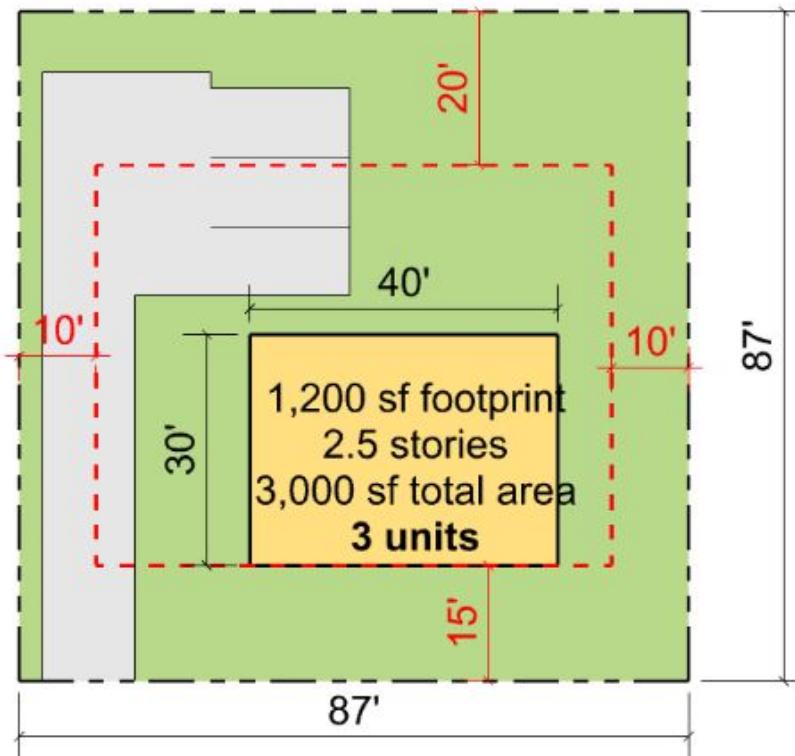
Front Setback: 15'

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



Small-Lot Existing Residential Buildout

10,000 sf Squarish Parcel, 4 Units

Recommended Dimensional Constraints

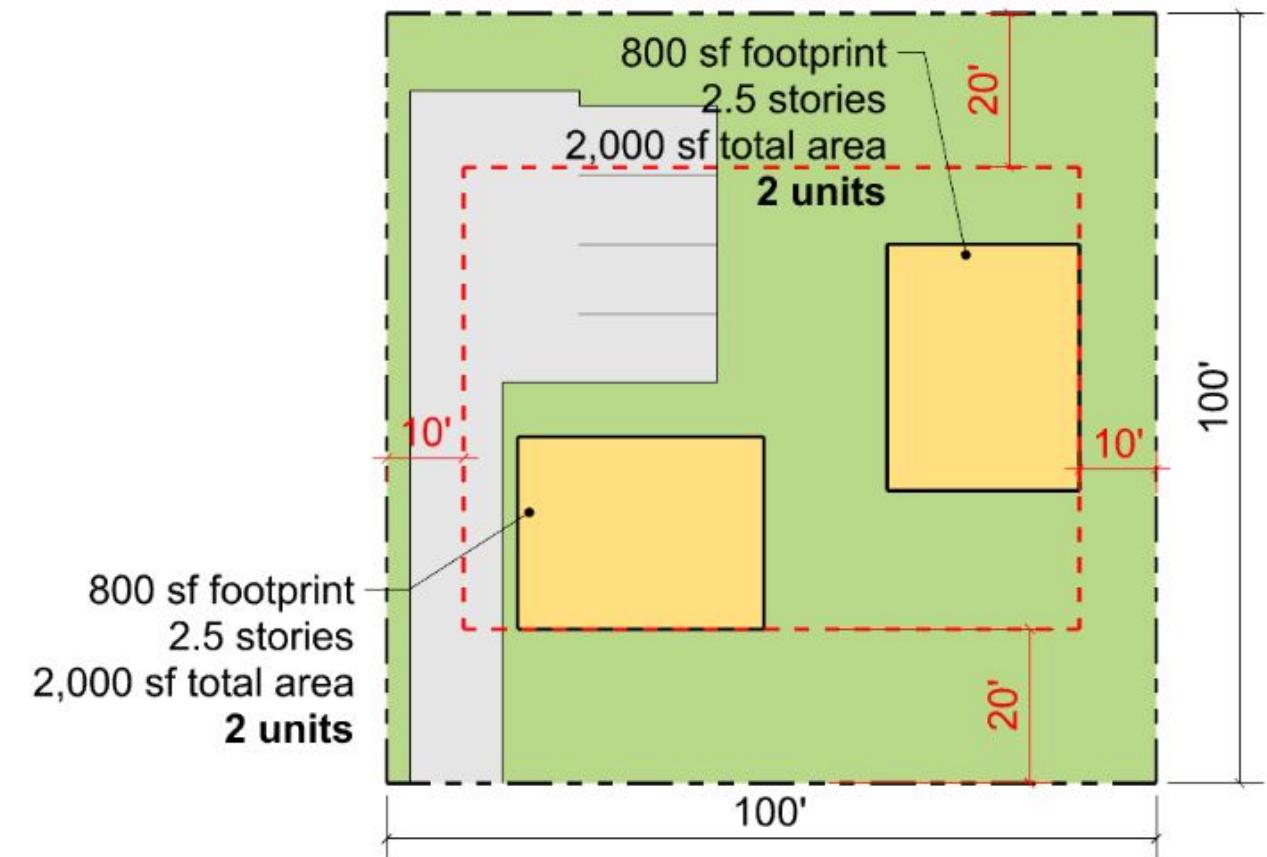
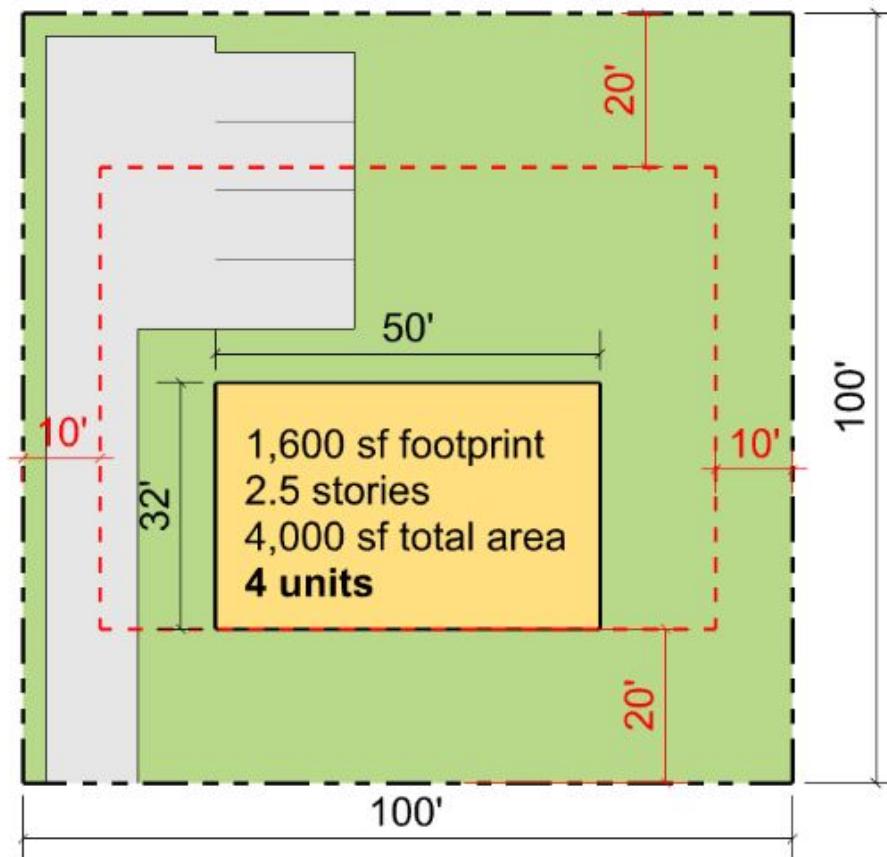
Front Setback: 20'

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

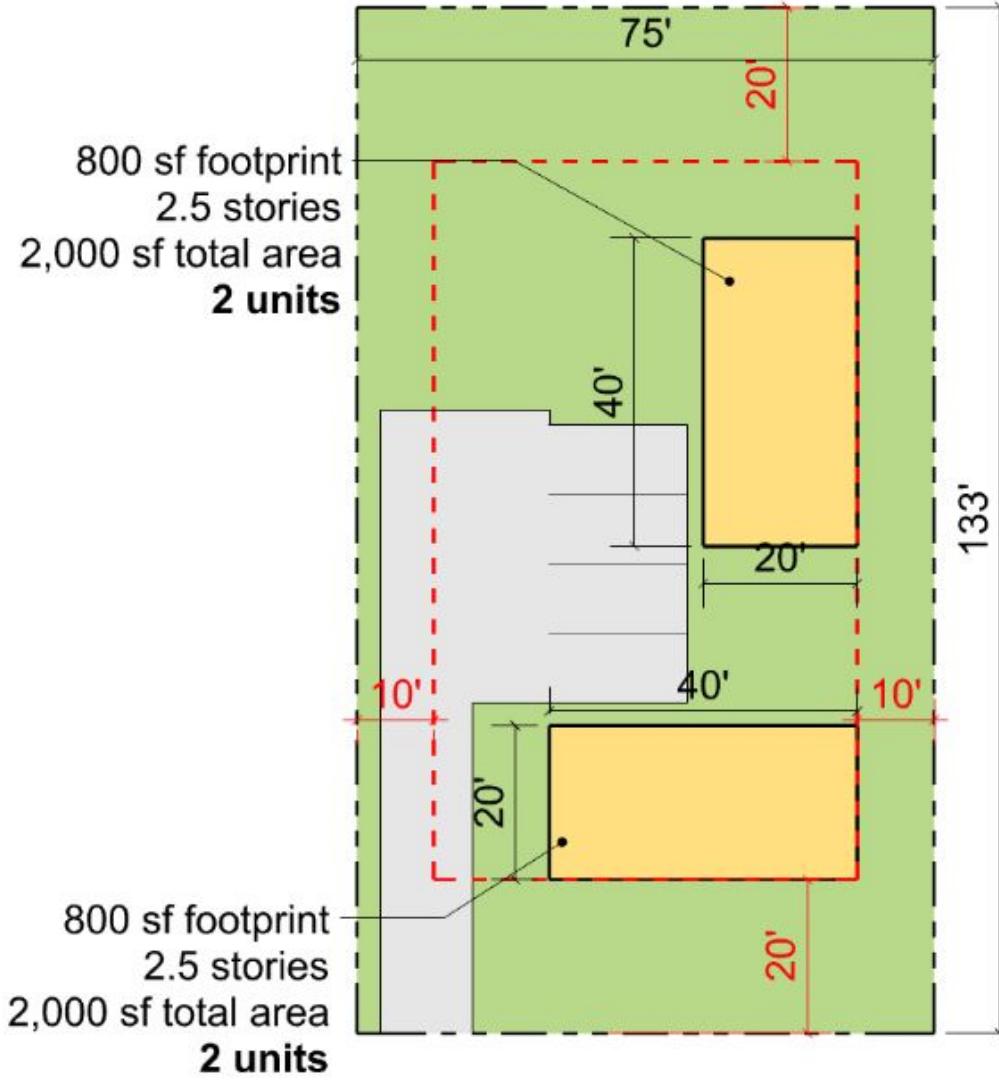
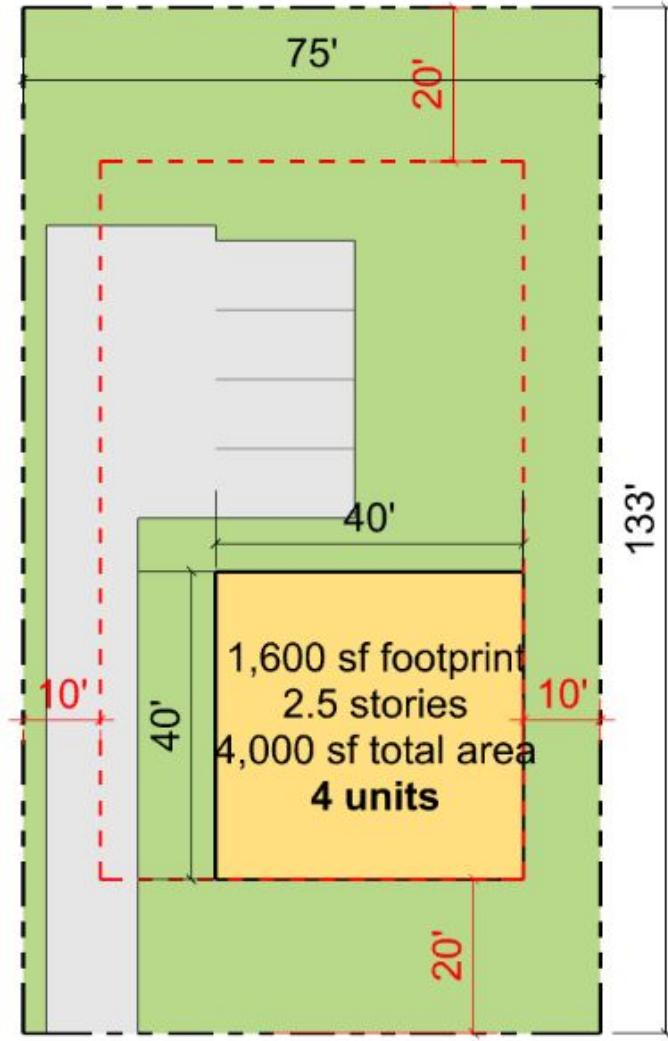
Front Setback: 20'

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



Rapid Transit Community Scenarios

Scenarios

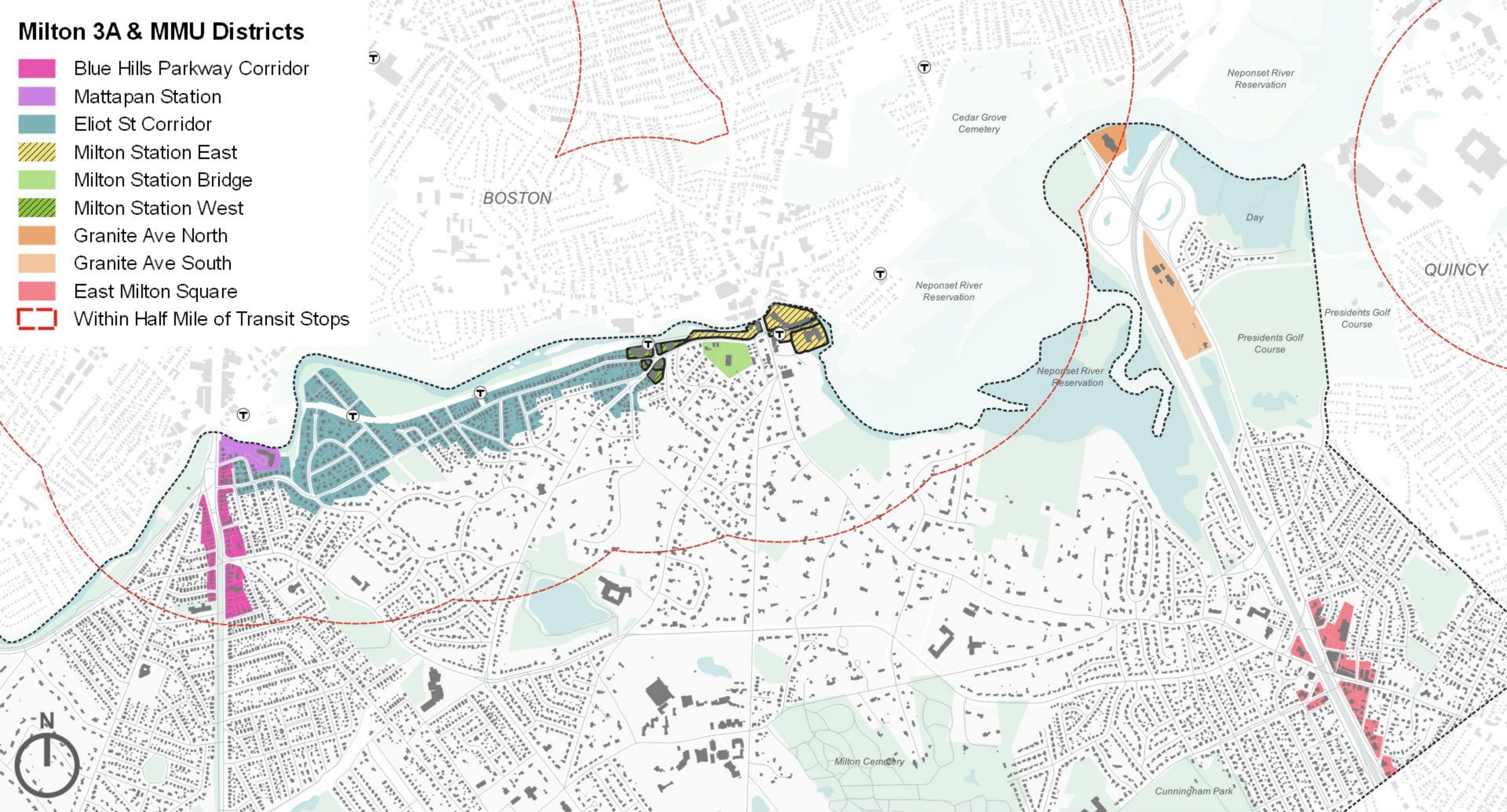
- 2024 Base
- Swaps for Granite Ave South
- Swaps for East Milton Square
- Swaps for Granite Ave & East Milton Square

Candidate Subdistricts

- Truman Parkway
- Brushwood (333 Brush Hill Rd)
- St Pius
- 711 Randolph Ave
- Randolph Ave 2

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



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	n/a	n/a	1.5	6	40%	171	3.8	2.8	60.6		contributing	contributing	3A
Granite Ave South	45	1.1	n/a	n/a	1.5	4.5	40%	530	11.8	11.3	46.8				3A
Mattapan Station	45	1.1	n/a	5,000 sf	1	6	40%	183	5.1	4.4	42.0	contributing	contributing	contributing	3A
Milton Station East (MMU)	40	1.0	n/a	n/a	1	6	40%	325*				contributing	contributing	contributing	MMU
Milton Station Bridge	40	1.0	n/a	n/a	1	4.5	40%	185	4.6	4.6	40.0	contributing			3A
Milton Station West (MMU)	40	1.0	n/a	n/a	1	4.5	40%	114*				contributing			MMU
East Milton Square	30	n/a	n/a	n/a	1	2.5	40%	423	20.6	20.6	20.6				3A
Eliot Street Corridor - Tier 1	n/a	0.7	3	7,500 sf	1	2.5	40%	219	47.0	47.0	4.7	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 2	n/a	0.52	3	10,000 sf	1	2.5	40%	177	20.2	20.2	8.8	contributing	contributing	contributing	3A
Eliot Street Corridor - Tier 3	n/a	0.35	3	15,000 sf	1	2.5	40%	84	14.7	14.7	5.7	contributing	contributing	contributing	3A
Blue Hills Pkwy Corridor	30	0.7	n/a	7,500 sf	1	2.5	50%	175	16.6	16.6	10.6	contributing	contributing	contributing	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 Base Scenario

Base Scenario (Granite Ave N + S & East Milton Square): 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)	Min. % Open Space	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	40%	171	3.8	2.8	60.6		contributing	contributing	3A
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	40%	222	8.9	8.6	25.8				3A
Mattapan Station	45	1.1	n/a	5,000 sf	1	6	40%	183	5.1	4.4	42.0	contributing	contributing	contributing	3A
Milton Station East (MMU)	40	1.0	n/a	n/a	1	6	40%	325*				contributing	contributing	contributing	MMU
Milton Station Bridge	40	1.0	n/a	n/a	1	4.5	40%	185	4.6	4.6	40.0	contributing			3A
Milton Station West (MMU)	40	1.0	n/a	n/a	1	4.5	40%	114*				contributing			MMU
East Milton Square	22	n/a	n/a	n/a	1	2.5	40%	286	20.6	20.6	13.9				3A
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	40%	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	40%	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	40%	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	<i>n/a</i>	15	50%	50%	50%	Min. 75%

2024 Base Scenario

Townwide
- 52 units

Summary of Shift from East Milton to Eliot Street

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)	Min % Open Space	2024 Unit Capacity	2023 Unit Capacity	2024 Density	2023 Density	
Granite Ave North	45	1.1	n/a	n/a	1.5	6	40%	171	171	60.6	60.6	no change
Granite Ave South	25	0.7	n/a	n/a	1.5	4.5	40%	222	530	25.8	46.8	- 308 units
East Milton Square	22	n/a	n/a	n/a	1	2.5	40%	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)	Min % Open Space	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	40%	465	219	9.9	4.7	+ 246 units
Eliot Street Corridor - Tier 2	n/a	0.4	4	10,000 sf	1	2.5	40%	236	177	11.7	8.8	+ 59 units
Eliot Street Corridor - Tier 3	n/a	0.27	4	15,000 sf	1	2.5	40%	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

2024 Base Scenario

- Granite Ave North 3A District
- Granite Ave South Revised - 3A Subdistrict
- East Milton Square 3A District
- Blue Hills Parkway Corridor 3A District
- Mattapan Station 3A District
- Eliot Street Corridor 3A District
- Milton Station West MMU District
- Milton Station Bridge 3A District
- Milton Station East MMU District



New Subdistricts For Consideration

Replace Granite Ave S / E Milton Sq

1 **Truman Parkway:**

10.0 acres*

2 **Brushwood:**

17.8 acres*

3 **St. Pius:**

6.3 acres*

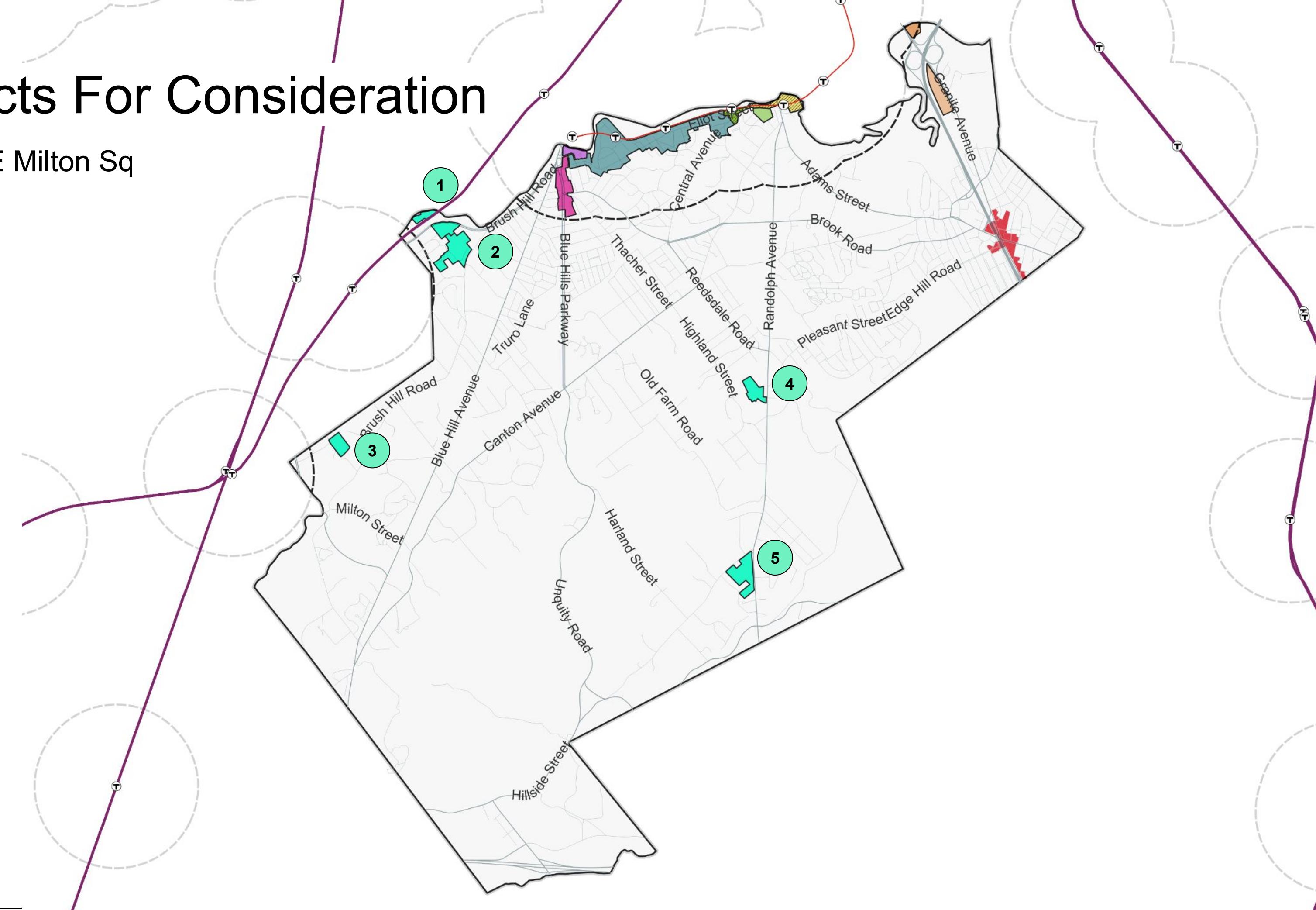
4 **711 Randolph:**

6.4 acres*

5 **Randolph Ave 2:**

11.3 acres*

* Density Denominator
(Developable Sq Ft)



New Subdistricts for Consideration to Add

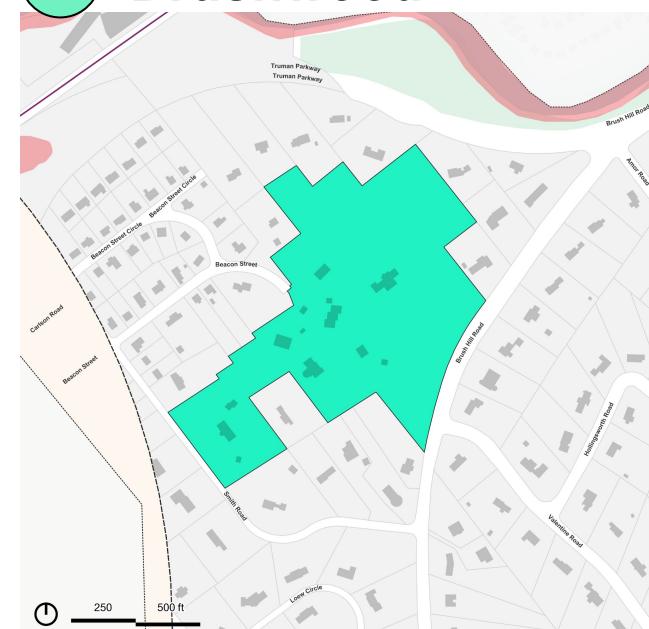
1 Truman Parkway



10.0 acres*

Note: access constraint

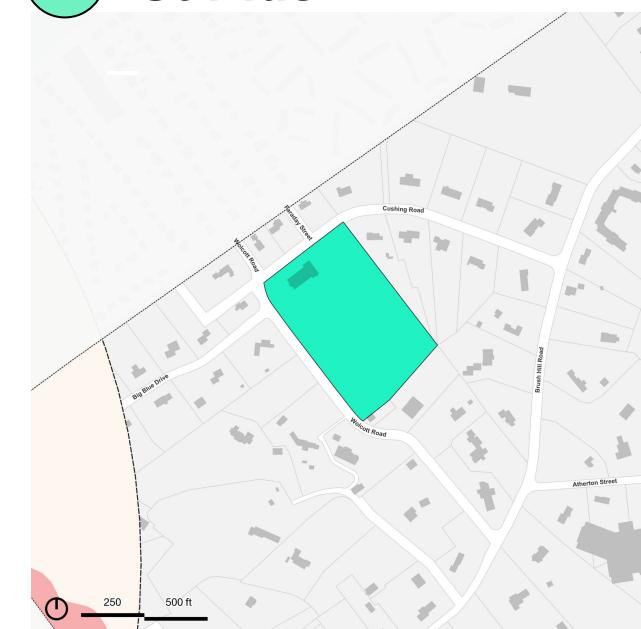
2 Brushwood



17.9 acres*

Note: 17 condos, spot zoning

3 St Pius



6.3 acres*

Note: potential spot zoning

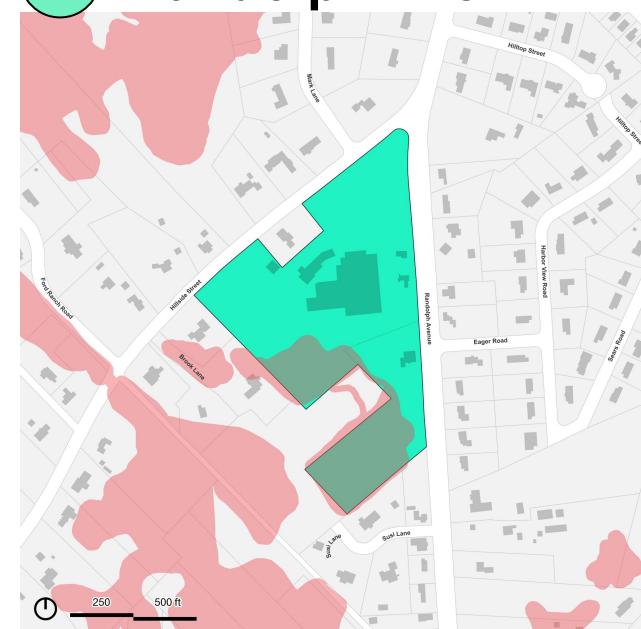
4 711 Randolph Ave



6.4 acres*

Note: 90 unit 40B under construction now, spot zoning

5 Randolph Ave 2

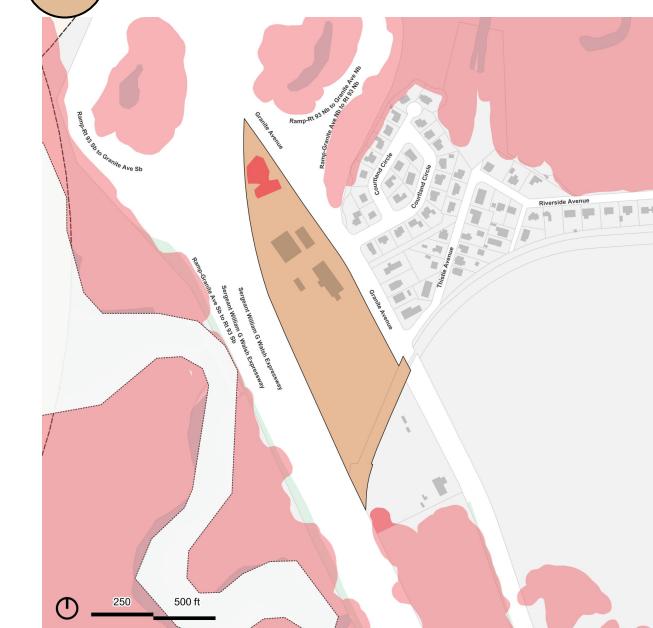


11.3 acres*

Note: some indication of a lack of interest in using this land for this purpose

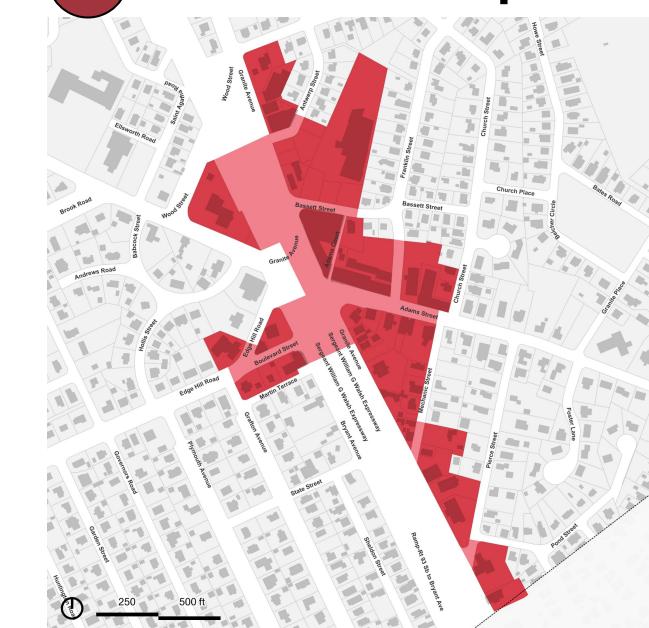
Current Subdistricts for Consideration to Replace

A Granite Ave South



8.6 acres*

B East Milton Square

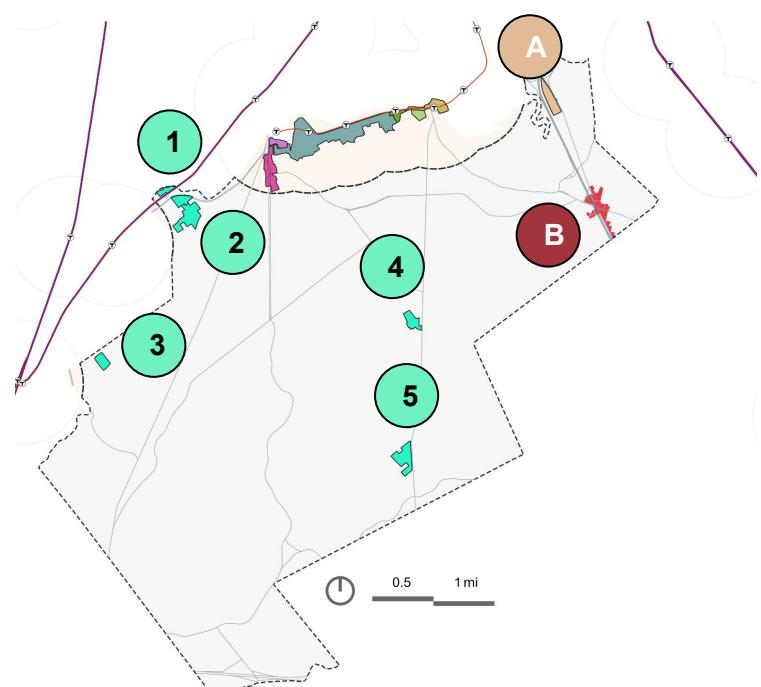


Note: going to Town Meeting in June at 3 stories with required ground floor commercial via special permit

ALL MAPS TO SCALE

* Density Denominator
(Developable Sq Ft)

Density Denominator
Deduction Layer
(non-developable areas)



Randolph Ave & Access Rd



Randolph Ave South



Summary: Swapping for Granite Ave South

Subdistrict	Acreage		Subdistrict Zoning Parameters						Subdistrict Model Outputs		Townwide Model Outputs		Comparison to 2023 Warrant*	
	Subdistrict Acreage	Subdistrict Density Denominator	Max. units/acre	FAR	Max. unit/lot	Min. Lot Size	Max. Bldg Height (stories)	Min % Open Space	Unit Capacity	Modeled Density	Unit Capacity	Modeled Density	Townwide Units	East Milton Units
2024 Base w/ Granite Ave South	11.8	11.3	25	0.7	n/a	n/a	4.5	40%	222	25.8	2534	15.03	-52	-445
Truman Parkway	11.0	10.0	28	0.7	n/a	n/a	2.5	40%	257	25.7	2569	15.1	-17	-667
Brushwood	17.9	17.9	21	0.5	n/a	n/a	2.5	40%	370	20.7	2682	15.1	+96	-667
St. Pius	6.3	6.3	31	0.8	n/a	n/a	2.5	40%	195	30.9	2507	15.1	-79	-667
711 Randolph Ave	8.1	6.4	25	0.7	n/a	n/a	2.5	40%	195	30.5	2507	15.1	-79	-667
Randolph Ave 2	15.1	11.3	18	0.5	n/a	n/a	2.5	40%	270	23.9	2582	15.1	-4	-667
2024 Base											2,534	15.03	-52	-445
2023 Warrant Article											2,586	15.1		
COMPLIANCE TARGET											2,461	15		

* Reminder that these swap tests are building on the 2024 Revisions as a base, even though we are comparing to 2023 numbers in the two last columns. Therefore, the townwide unit numbers for these swap scenarios also capture changes made in the 2024 revision; that is why townwide unit difference to 2023 is itself different than the unit difference between Granite Ave in 2023 warrant and the alternative subdistrict. See net unit change calculations [here](#).

Summary: Swapping for East Milton Square

Subdistrict	Acreage		Subdistrict Zoning Parameters						Subdistrict Model Outputs		Townwide Model Outputs		Comparison to 2023 Warrant*	
	Subdistrict Acreage	Subdistrict Density Denominator	Max. units/acre	FAR	Max. unit/lot	Min. Lot Size	Max. Bldg Height (stories)	Min % Open Space	Unit Capacity	Modeled Density	Unit Capacity	Modeled Density	Townwide Units	East Milton Units
2024 Base w/ East Milton Square	20.6	20.6	22	n/a	n/a	n/a	2.5	40%	286	13.9	2534	15.03	-52	-445
Truman Parkway	11.0	10.0	24	0.6	n/a	0	2.5	40%	220	22.0	2461	15.7	-125	-731
Brushwood	17.9	17.9	14	0.5	n/a	0	2.5	40%	250	14.0	2493	15.0	-93	-731
St. Pius	6.3	6.3	34	0.8	n/a	0	2.5	40%	214	33.9	2461	16.1	-125	-731
711 Randolph Ave	8.1	6.4	27	0.7	n/a	0	2.5	40%	219	33.9	2461	16.1	-125	-731
Randolph Ave 2	15.1	11.3	15	0.5	n/a	0	2.5	40%	226	19.9	2461	15.5	-125	-731
2024 Base											2,534	15.03	-52	-445
2023 Warrant Article											2,586	15.1		
COMPLIANCE TARGET											2,461	15		

* Reminder that these swap tests are building on the 2024 Revisions as a base, even though we are comparing to 2023 numbers in the two last columns. Therefore, the townwide unit numbers for these swap scenarios also capture changes made in the 2024 revision; that is why townwide unit difference to 2023 is itself different than the unit difference between East Milton in 2023 warrant and the alternative subdistrict. See net unit change calculations [here](#).

Logic of Combining Alternative Subdistricts

Goal: Replace Granite Ave S & E Milton Sq

If you eliminate Granite Ave South and East Milton Square Subdistricts, you are left with a gap of:

- 435 units (to reach 2461 unit target)
- +0.6 units/acre (to reach 15 units/acre target)

Big Picture Takeaway:

Even if you use all 5 alternative subdistricts, you can still meet your minimum density requirements while keeping unit count at the minimum. So, it is just a matter of what combination you're comfortable with based on the densities that combination would require.

Guiding Principles:

- The fewer acres you add, the higher the density needs to be within the added subdistricts.
- If your total acreage exceeds 164.1 acres, you will need to exceed the unit target to meet the density target.

If you use all of them, you would achieve the following:

- 2461 units (exactly at target)
- 15.2 units/acre (just above target)
- Average of 8.4 units/acre density on new alternative subdistricts

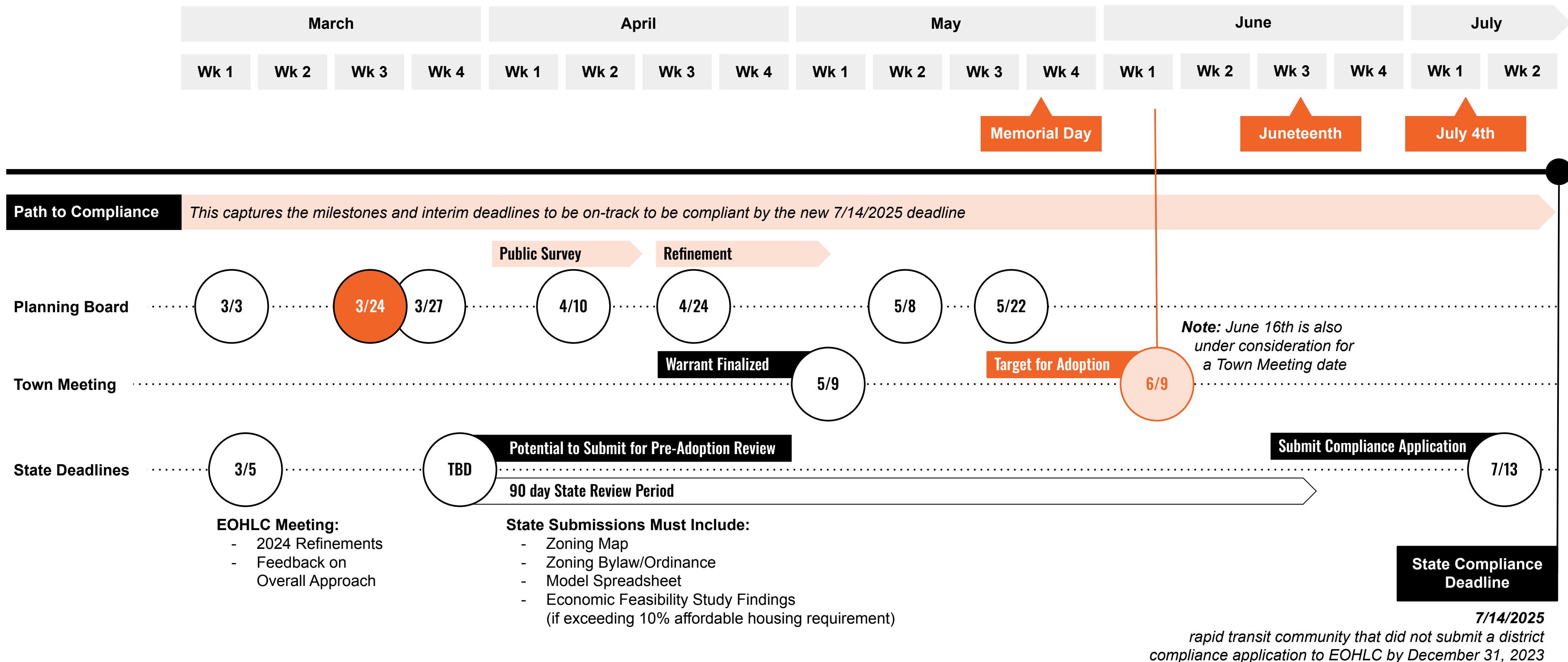
We put together this [Live District Combination](#) spreadsheet to review alternatives combinations together.

Subdistrict	Key Model Inputs					Model Outputs			
	Max. units/acre	FAR	Max. Parking Spaces per Unit	Max. Bldg Height (stories)	Min % Open Space	Unit Capacity	Acreage	Density Denominator	Modeled Density
Granite Ave South	25	0.7	1.5	4.5	40%	222	8.9	8.6	25.8
East Milton Square	22	n/a	1	2.5	40%	286	20.6	20.6	13.9
TOTAL for these two districts						508	29.5	29.2	17.4
TOTAL without these two districts						2,026	112	110.3	14.4
COMPLIANCE TARGET						2,461	50	<i>n/a</i>	15
GAP						435			+.6

NOTE: an error was made with the density calculations represented in this slide, it will be corrected for the 4/7 Planning Board meeting. Impacted numbers are highlighted in red.

Next Steps

Initial studies began in May of 2023, and have continued off and on since. We are now working towards a **deadline of July 14, 2025**.



Thank You!

