

MBTA Communities Compliance

Technical Assistance
Town of Milton

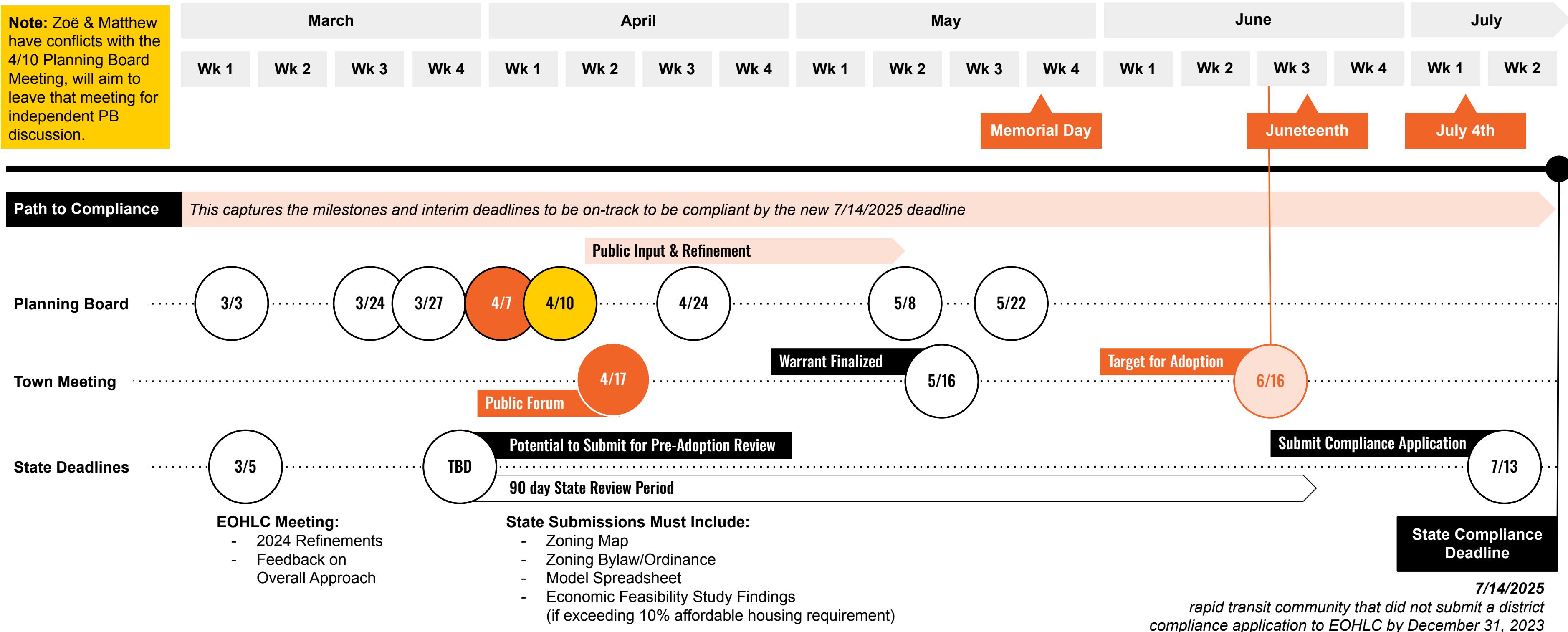
Planning Board Meeting
April 7, 2025

Agenda

- 1. Compliance Timeline Update**
- 2. Hypothetical “Statute Plan” Scenarios**
- 3. Hypothetical Adjacent Community Scenarios**
- 4. Rapid Transit Community Scenarios**
- 5. 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**.



Hypothetical “Statute Plan” Scenarios

A Hypothetical “Statute Plan” for Milton

Assumed 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.

Statute Interpretation Assumptions:

- **Location:** All **developable** parcels within 0.5 mile commuter rail station(s)
- **Density:** **Result in gross density** of 15 units/acre
- **Use:** Must allow multi-family housing

Reasonable Size

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. As such there is no acreage or unit target in this hypothetical scenario.

In the absence of more specific guidance Utile has included all land within 0.5 miles of commuter rail stations, with the exception of public recreation land and parcels that are too small or have jurisdictional or roadway access barriers to transit-oriented multifamily development.

Definition of Multi-family

Since this term was further defined in the guidelines as 3+ units, but was not defined as such in the statute, we are assuming that 2 units on a lot would count in this hypothetical scenario.

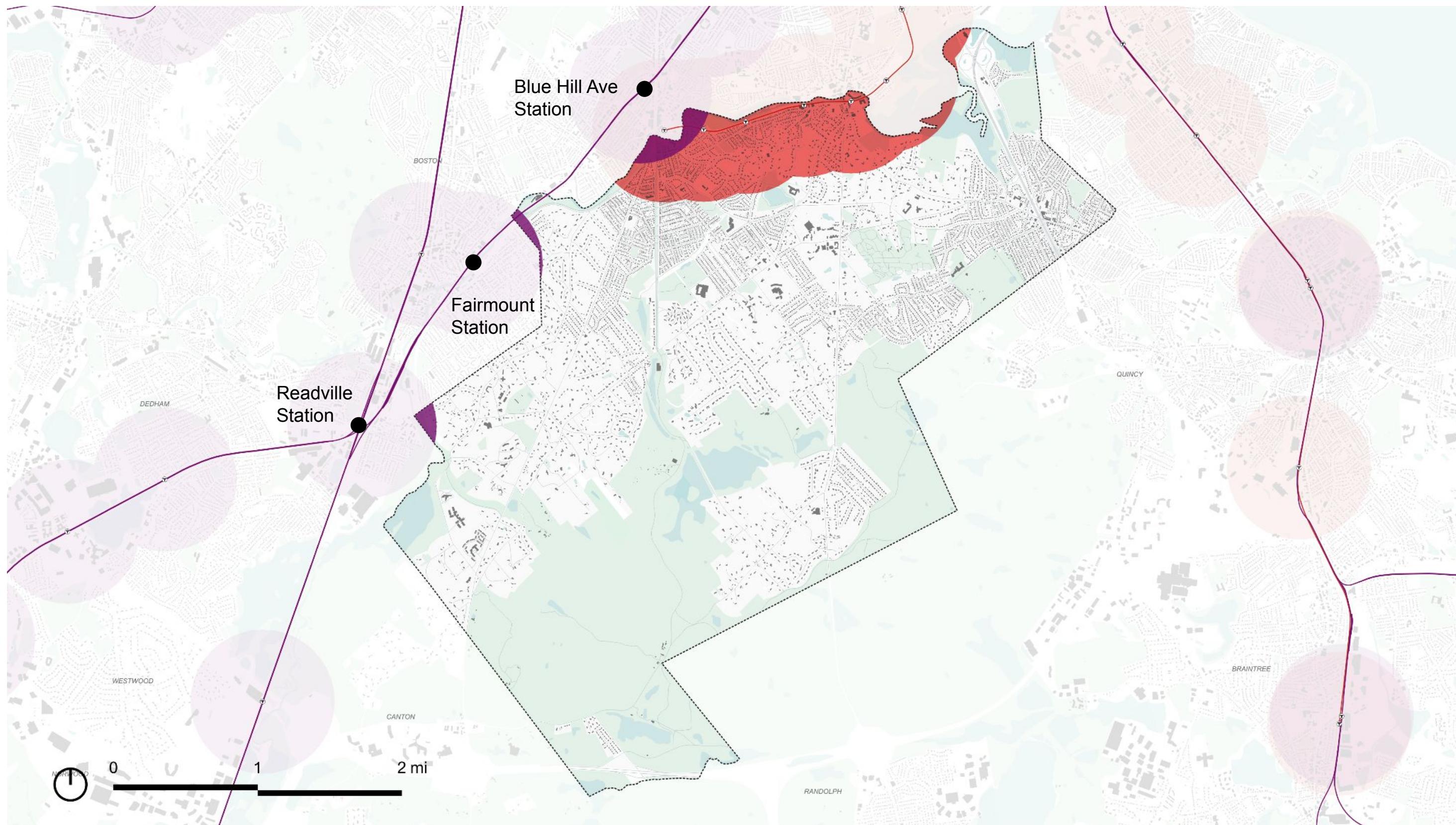
Environmental Code Developable Land Limitations

For the purposes of estimating unit capacity, we are making use of the Statewide parcel layer density denominator deductions as a proxy for consistency with the following Massachusetts General Laws (MGL) / Code of Massachusetts Regulations (CMR) limitations, which are incorporated into the statute by reference:

- Wetlands Protection Act (Section 40 of Chapter 131)
- Sewage/Septic Requirements (Title 5 of the State environmental code, aka 310 CMR 15.00)

Note: Utile will continue researching the specific meaning of these environmental limitations

Milton Transit 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.

Current Use

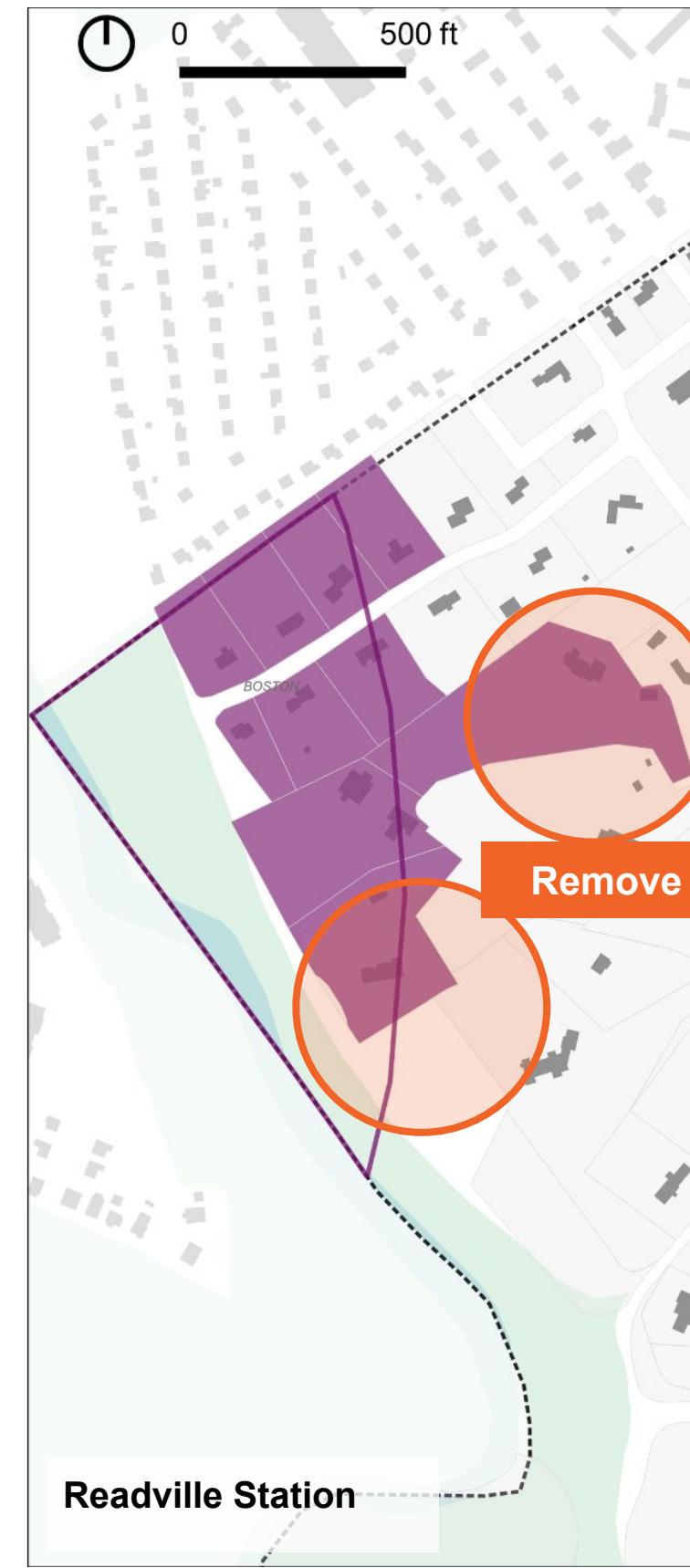
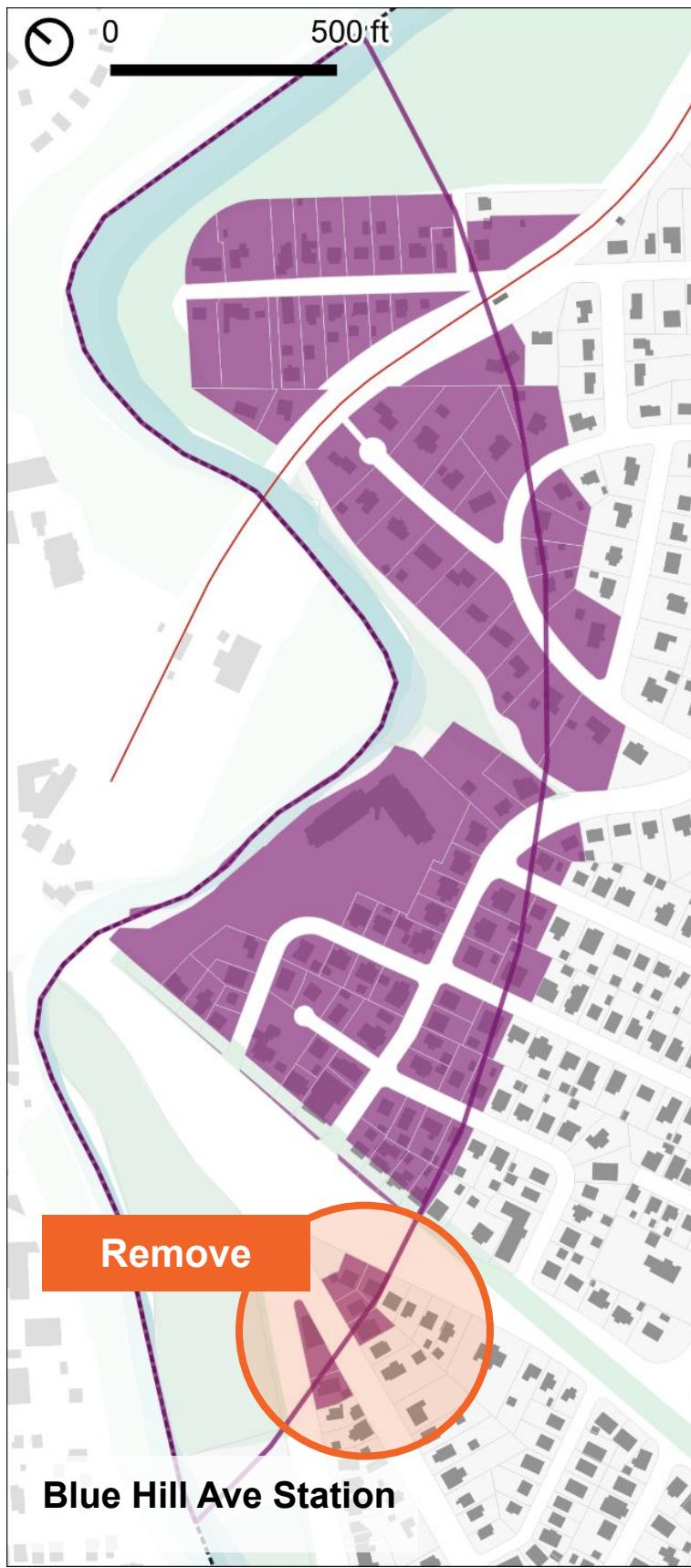
Of the 149 parcels, it is predominantly single family:

- 116 single family parcels
- 20 two-family parcels
- 13 other (residential condo, 8+ unit multifamily, DCR, vacant, institutional)

**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

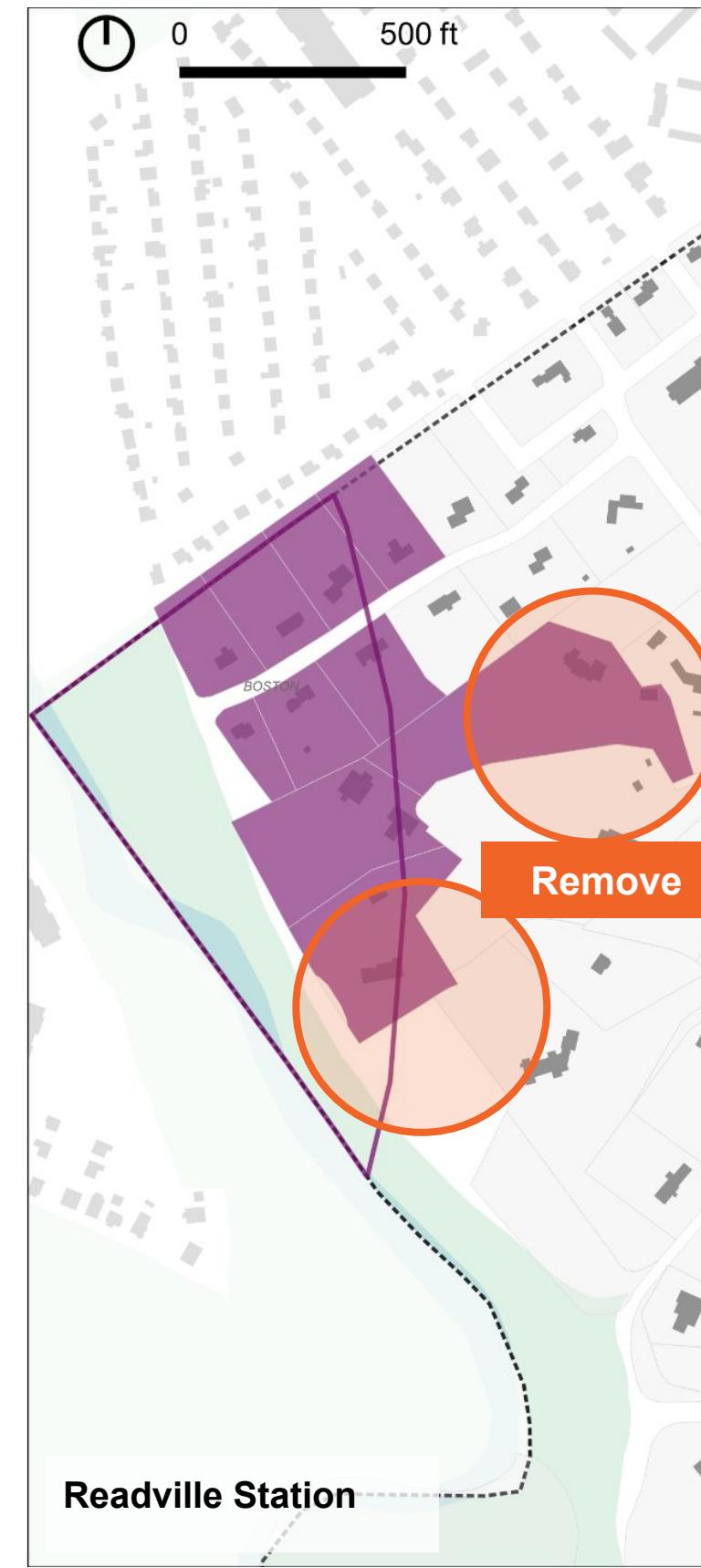
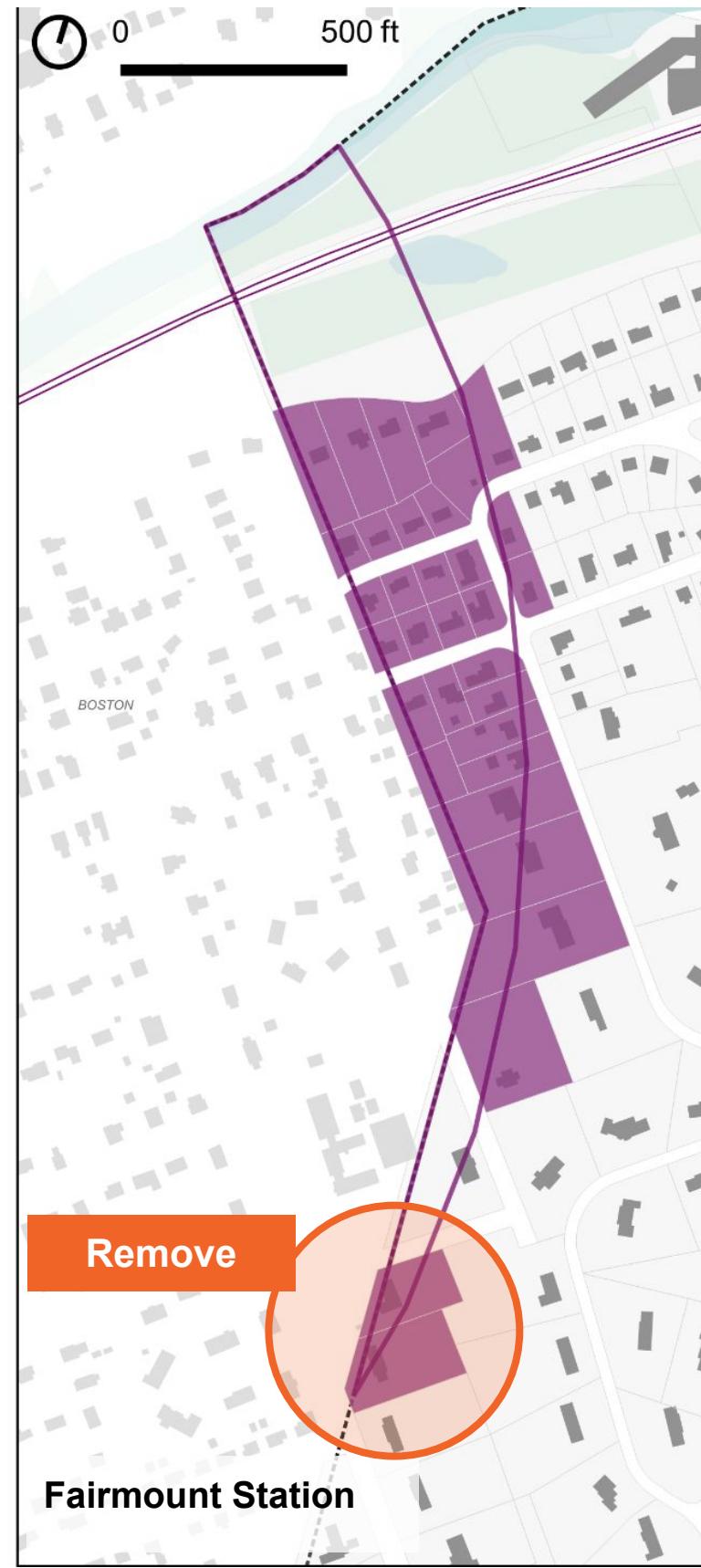
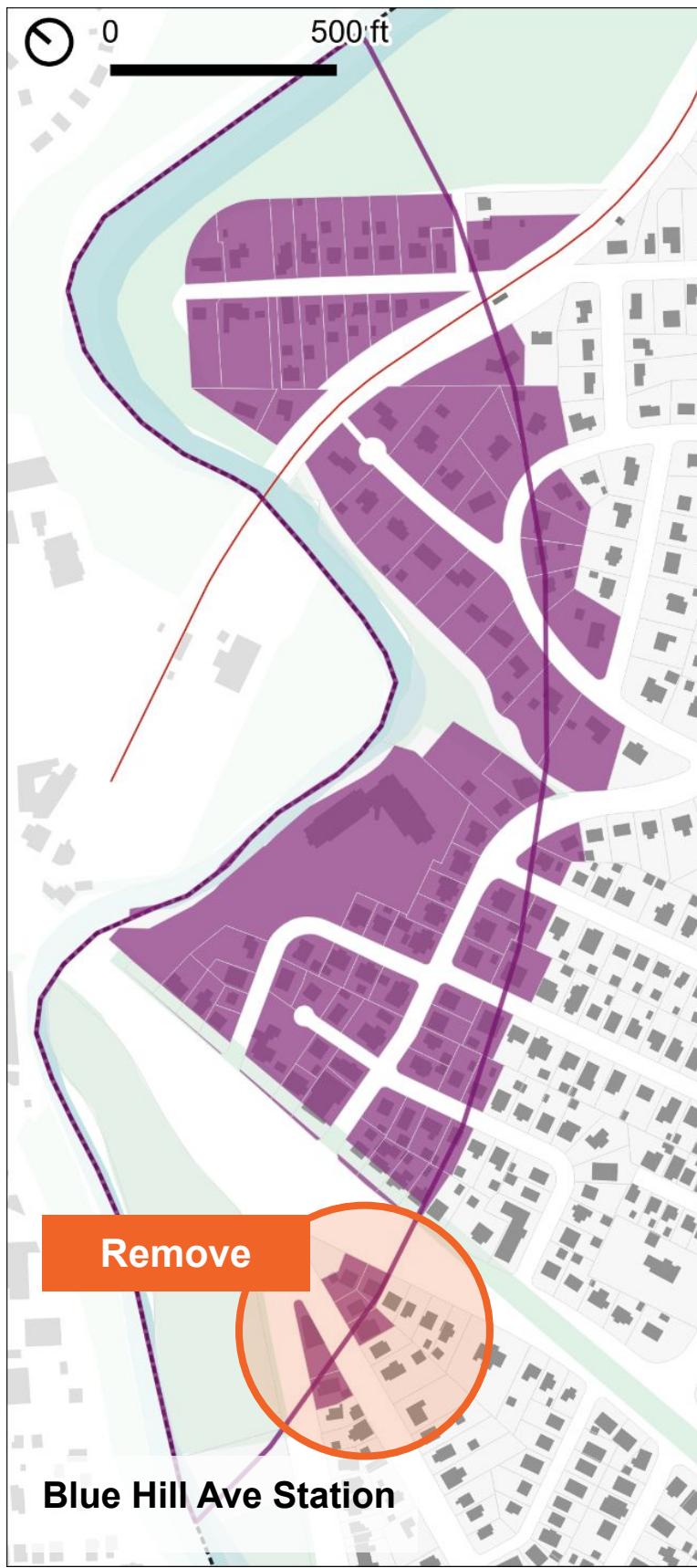
Hypothetical Statute Plan - parcels eliminated in all scenarios



Rationale for removal:

- State or Town-Owned open space and recreational land (all)
- Institutional ownership (Fairmount)
- Lack of logical pedestrian street network access within $\frac{1}{2}$ mile of station area (Blue Hill Ave & Readville)
- Joint jurisdiction with the City of Boston (Fairmount)

Hypothetical Statute Plan - Option 1

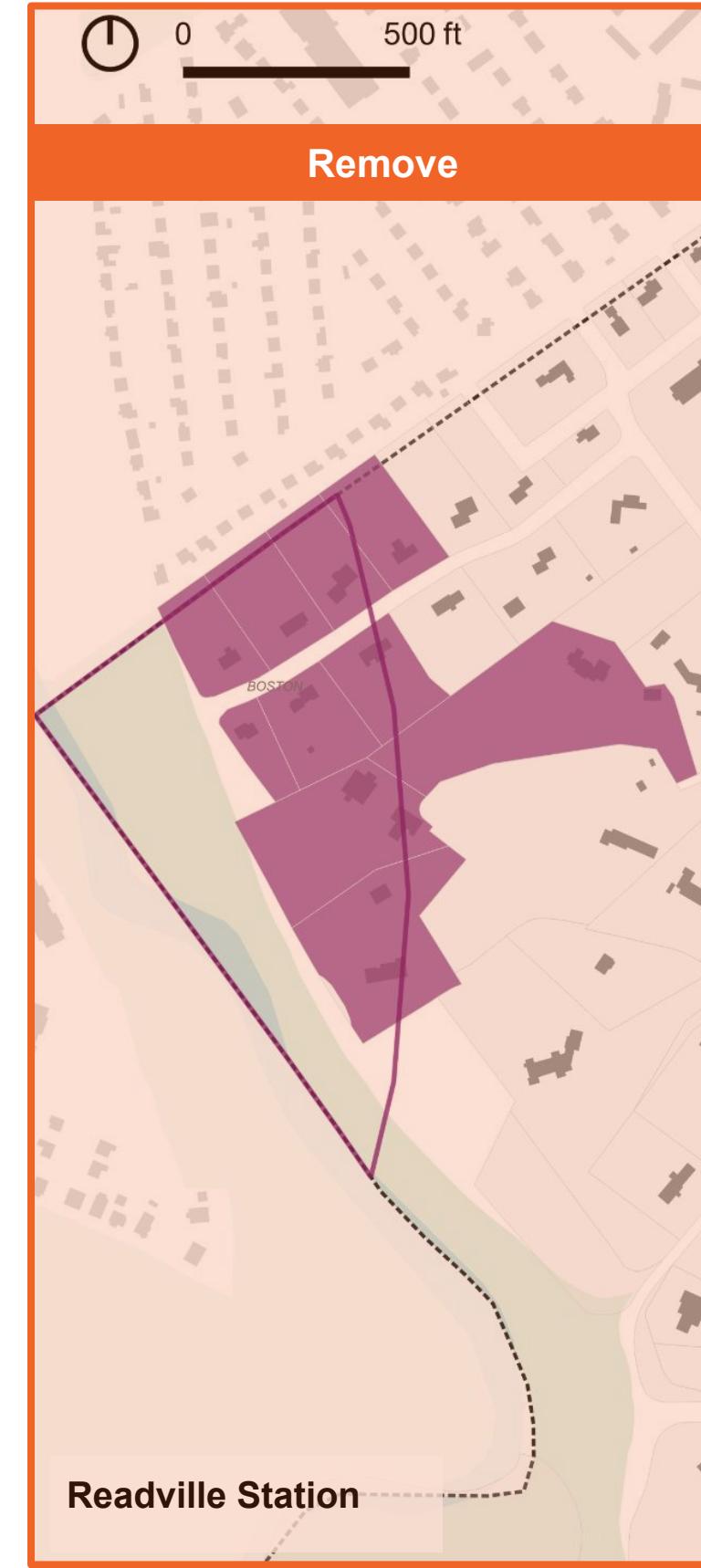
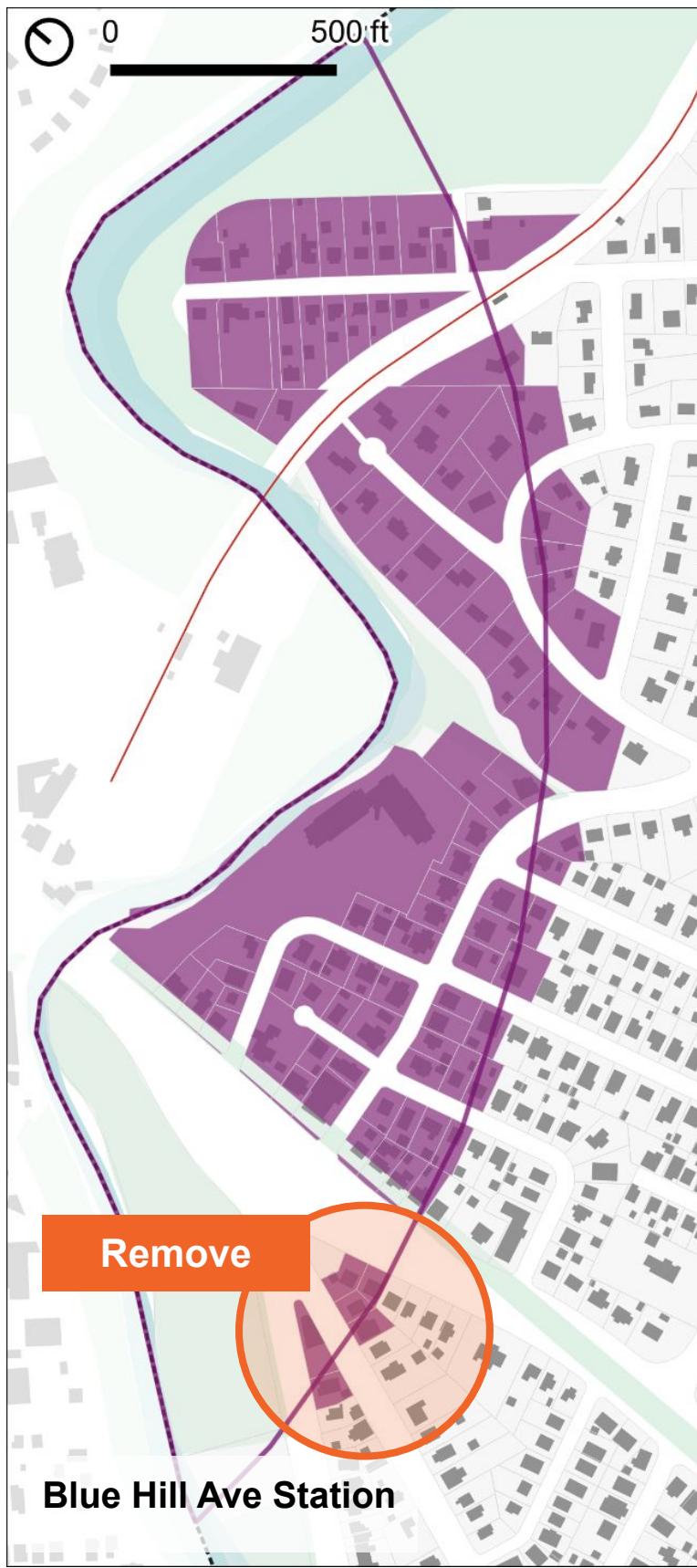


Key Assumptions:

- Where the maximum units/acre allows a fractional unit of 0.5 or more, that will be rounded up to the nearest whole unit
- The State-provided “excluded land” parcel area figures and density denominator deduction layer were used as proxies for the Statute language on excluded land.
- Gross density calculations include public right of ways but exclude public open space and recreational assets at the edges of the districts.

Subdistrict	Inputs		Outputs	
	Acres (total vs. density denominator)	Max. Units/Acre	Modeled Unit Capacity	Modeled Density (units/acre)
Blue Hill Ave	31.4 vs 30.7	20	470	15.3
Fairmount	12.6	16	188	14.9
Readville	8.6	15	121	14.1
TOTAL			779	15.02
TARGET			n/a	15

Hypothetical Statute Plan - Option 2

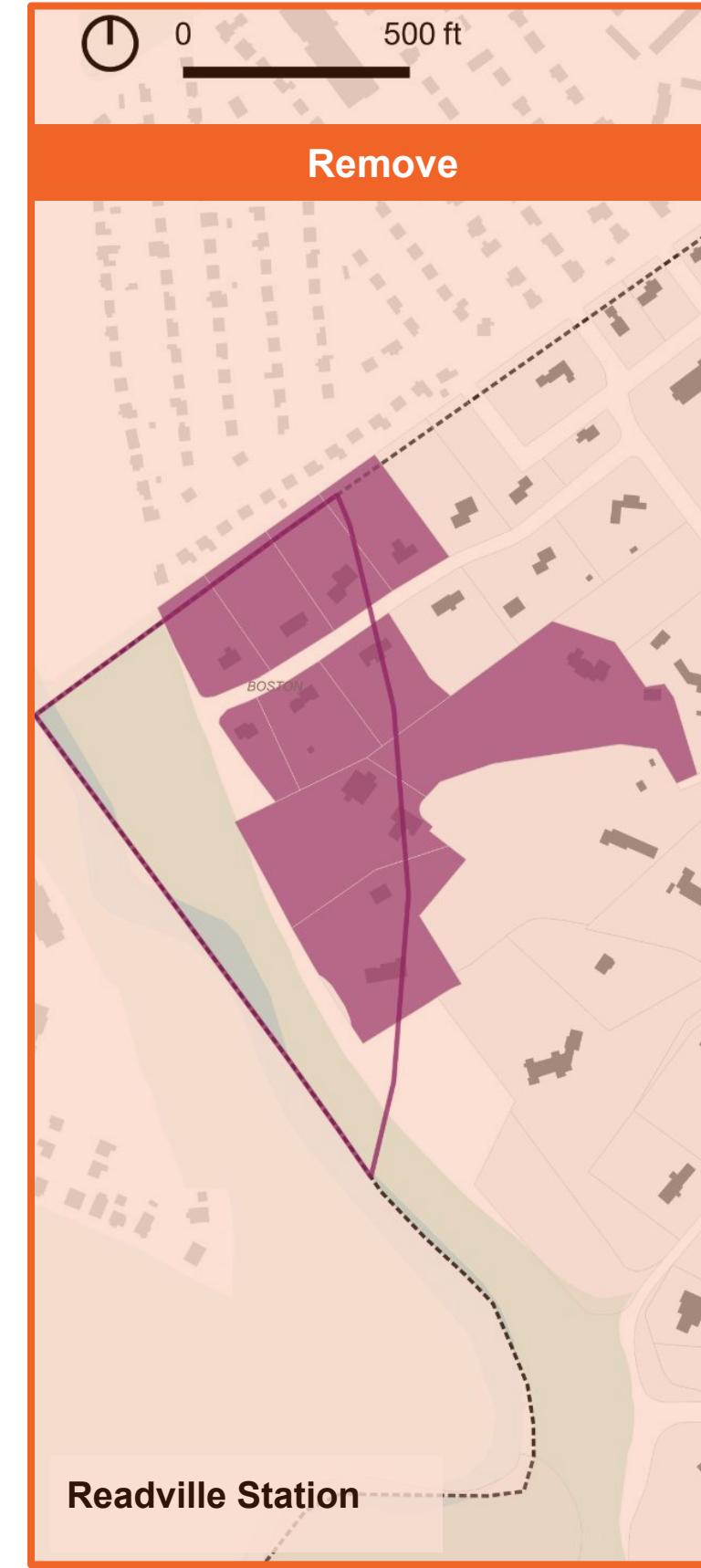
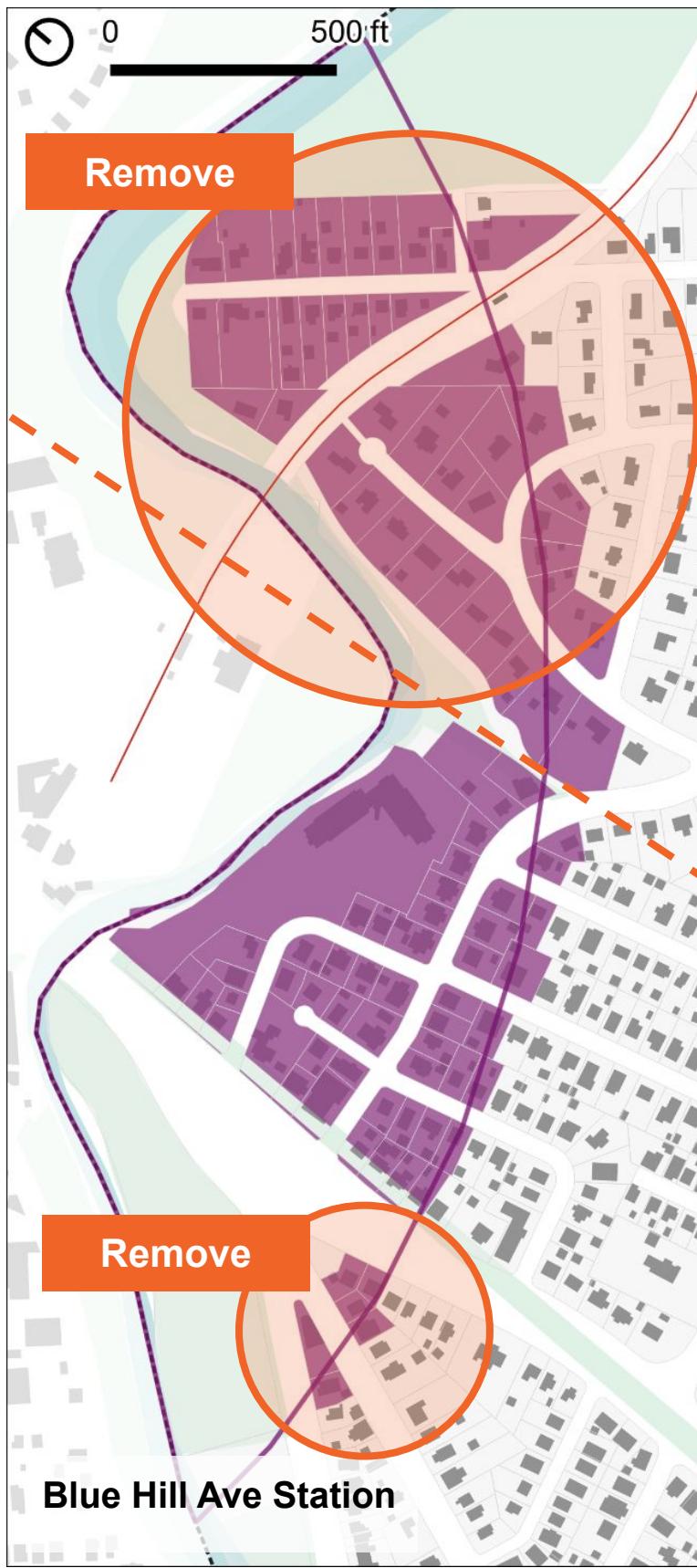


Key Assumptions:

- Where the maximum units/acre allows a fractional unit of 0.5 or more, that will be rounded up to the nearest whole unit
- The State-provided “excluded land” parcel area figures and density denominator deduction layer were used as proxies for the Statute language on excluded land.
- Gross density calculations include public right of ways but exclude public open space and recreational assets at the edges of the districts.

Subdistrict	Inputs		Outputs	
	Acres (total vs. density denominator)	Max. Units/Acre	Modeled Unit Capacity	Modeled Density (units/acre)
Blue Hill Ave	31.4 vs 30.7	20	470	15.3
Fairmount	42.6	16	188	14.9
Readville	8.6	15	121	14.1
TOTAL			470	15.3
TARGET			n/a	15

Hypothetical Statute Plan - Option 3



Key Assumptions:

- Where the maximum units/acre allows a fractional unit of 0.5 or more, that will be rounded up to the nearest whole unit
- The State-provided “excluded land” parcel area figures and density denominator deduction layer were used as proxies for the Statute language on excluded land.
- Gross density calculations include public right of ways but exclude public open space and recreational assets at the edges of the districts.

Subdistrict	Inputs		Outputs	
	Acres (total vs. density denominator)	Max. Units/Acre	Modeled Unit Capacity	Modeled Density (units/acre)
Blue Hill Ave	16.9	20.5	259	15.5
Fairmount	42.6	46	188	14.9
Readville	8.6	45	121	14.1
TOTAL			259	15.5
TARGET			n/a	15

Hypothetical Adjacent Community Scenarios

Milton's Hypothetical Alternative Scenario Targets

	<u>Milton's Designation</u> Rapid Transit Community	<u>Hypothetical</u> Adjacent Community	<u>Hypothetical</u> "Statute Plan"
Min. Density (aggregate/average)	15 units/acre	15 units/acre	15 units/acre
Designated % of Housing Stock	25%	10%	n/a
Min. Multifamily Unit Capacity	2,461	985	563
Min. % Land Area & Unit Capacity within Station Area	50%	n/a	100%
Min. % Contiguous	50%	50%	n/a
Min. Land Area	50 acres	50 acres	n/a

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

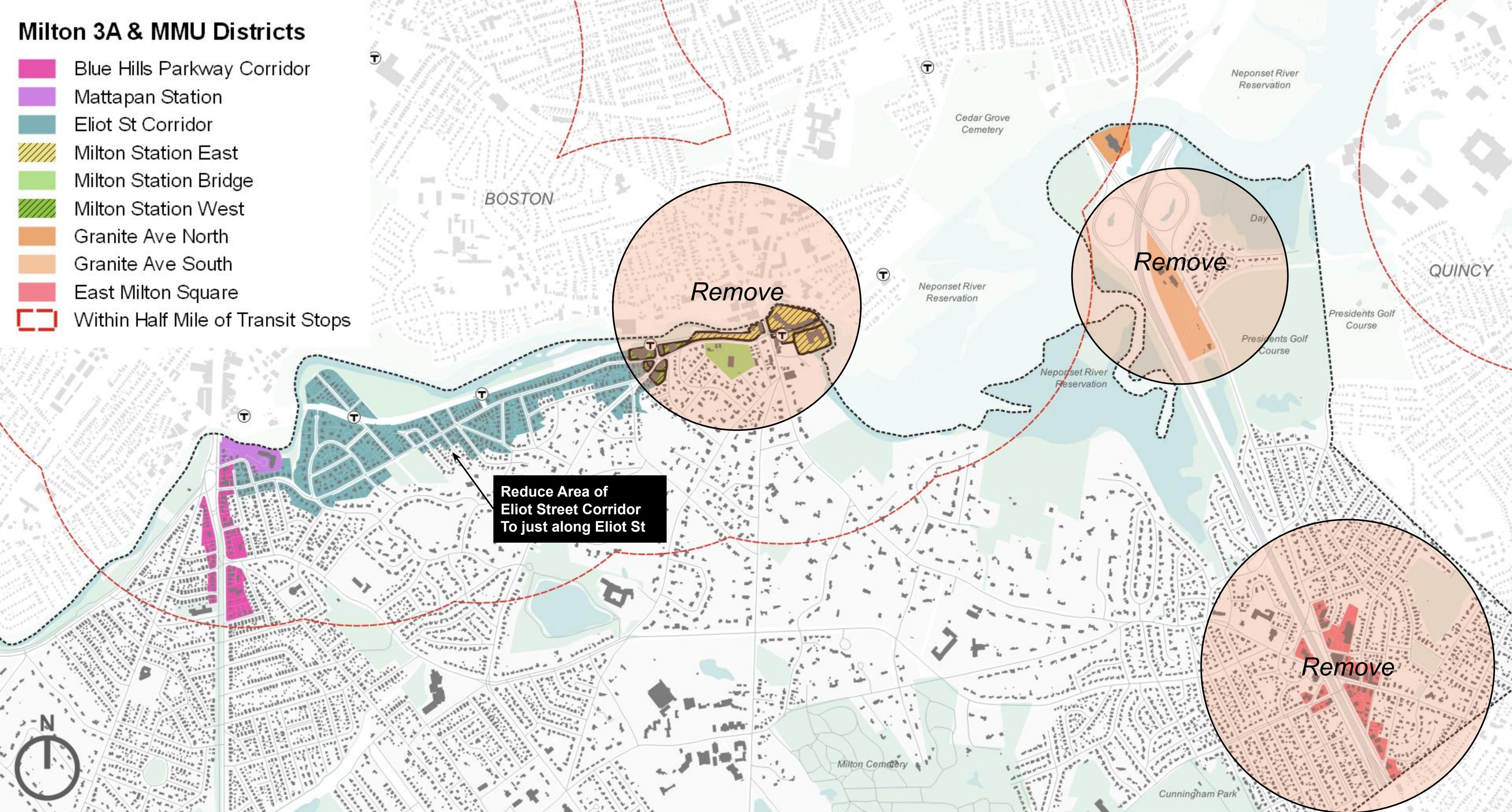
If we calculate Milton's targets as if it was in the **Adjacent Community** category, we get:

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

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

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 Reduction

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



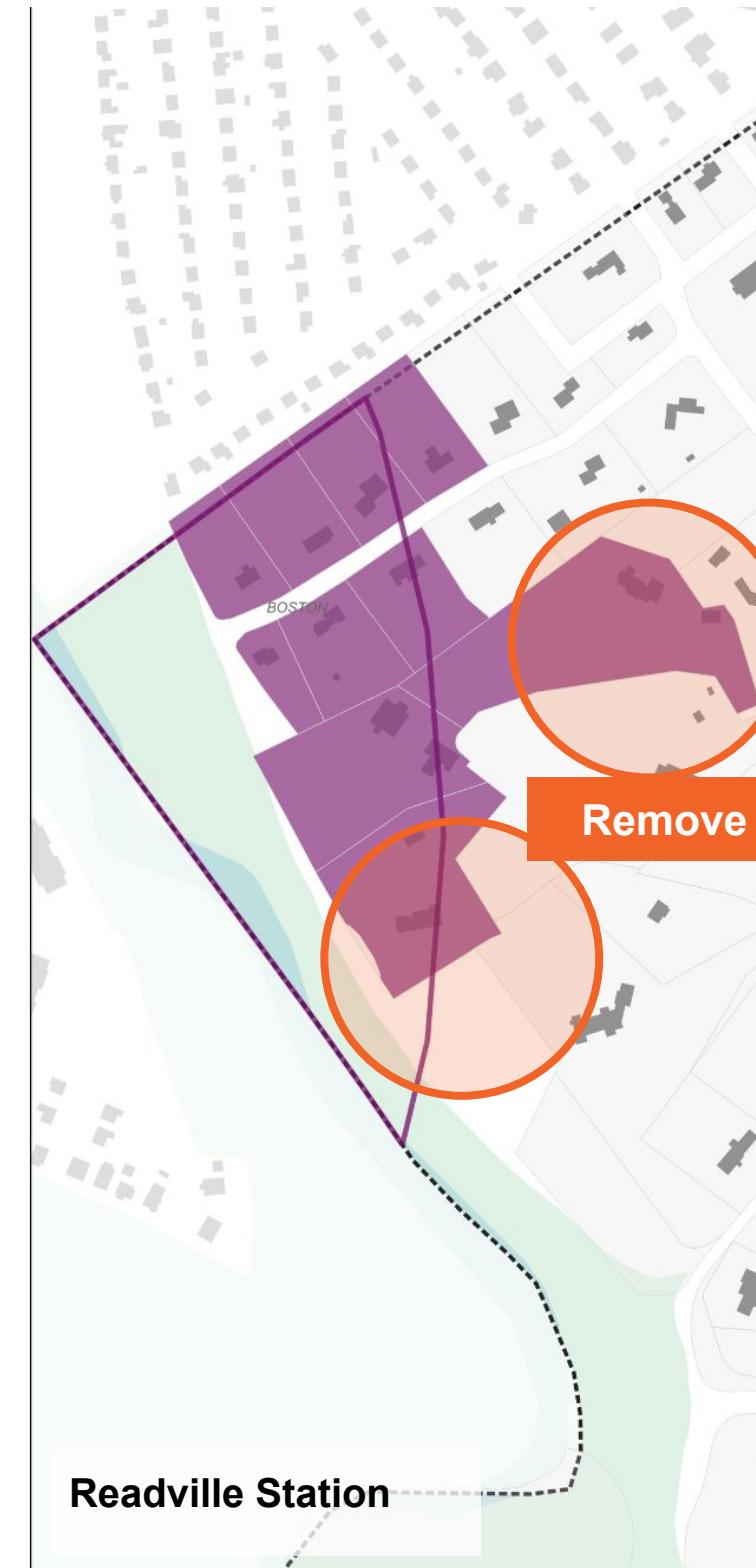
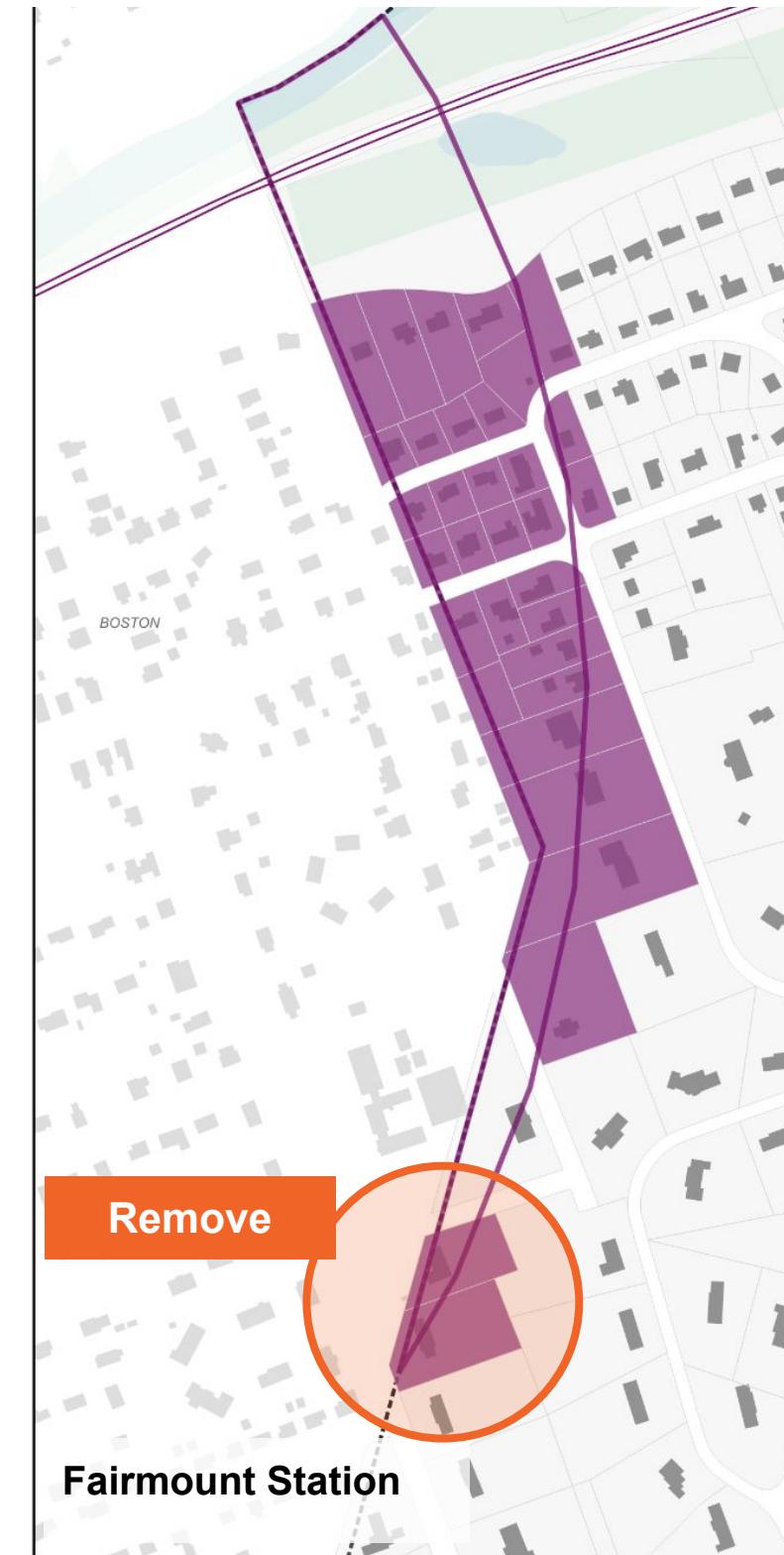
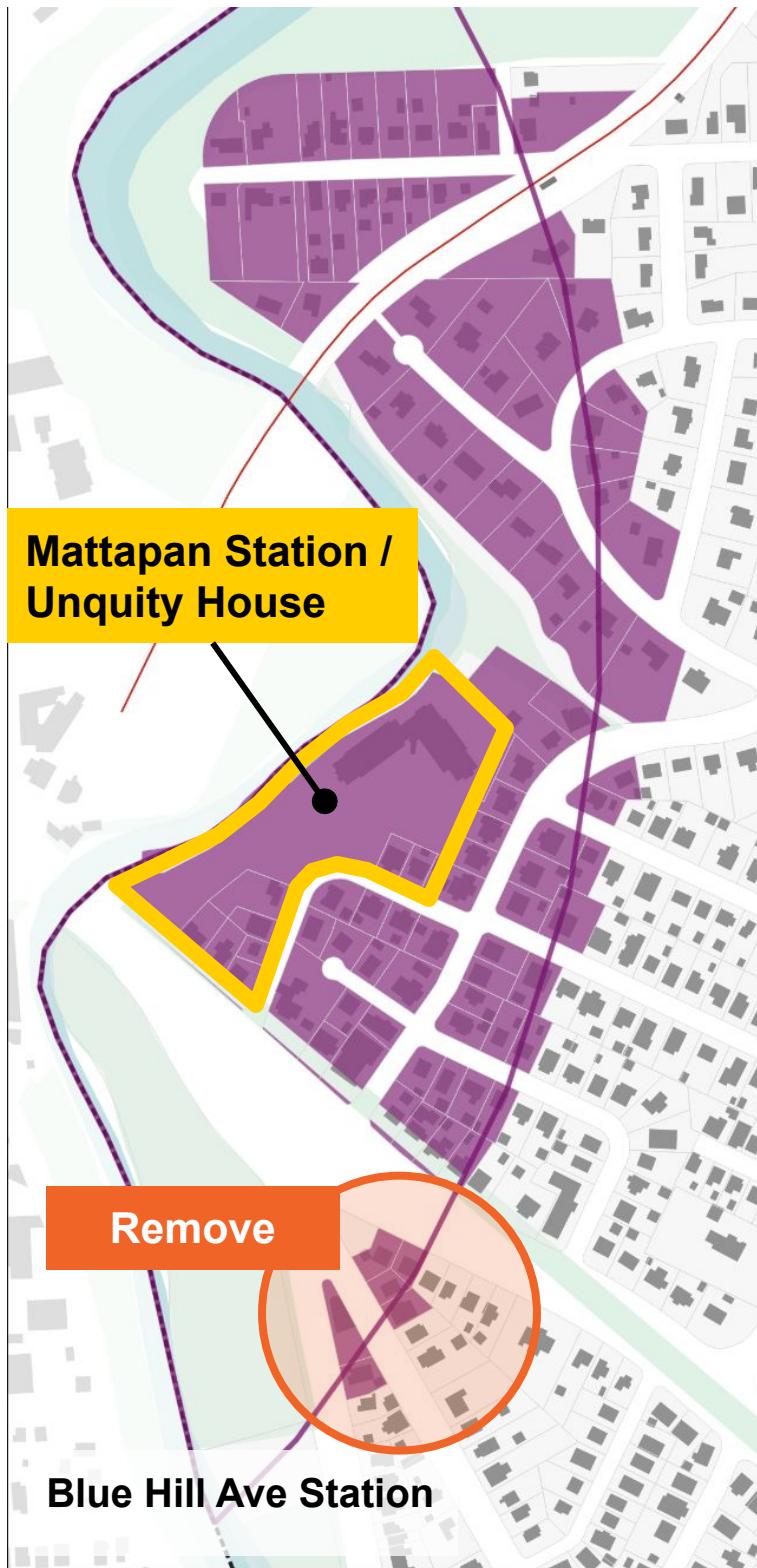
Hypothetical Adjacent Community Compliance Summary

Scenario 4. Add 711 Randolph Ave & Paper Mill Site, drop Eliot St Corridor to 3 units for all tiers, 7,000sf min lot size

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	12	.7	n/a	n/a	1	2.5	40%	97	8.1	6.4	15.2				
Paper Mill Site	30	.7	n/a	n/a	1	6	40%	109	3.6	2.7	40.3				
Eliot Street Corridor - Tier 1	n/a	0.5	3	7,000 sf	1	2.5	40%	123	20.6	20.6	6.0	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 2	n/a	0.4	3	10,000 sf	1	2.5	40%	69	7.9	7.9	8.7	contributing	n/a	n/a	3A
Eliot Street Corridor - Tier 3	n/a	0.27	3	15,000 sf	1	2.5	40%	30	5.4	5.4	5.6	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								1,017	71.1	66.8	15.2	78.2%	n/a	n/a	n/a
COMPLIANCE TARGET								985	50	n/a	15	50%	n/a	n/a	Min. 75%

Hypothetical Adjacent Community - New Scenario

Scenario 6. Meredith's Request for an Adjacent Community Scenario based on the Statute Plan map concept



What it would take to expand the hypothetical Statute Plan to make it just large enough to reach the metrics required for a hypothetical adjacent community option?

Key additional parameters:

- 985 units
- 50 acre minimum
- 50% contiguous

The map pictured achieves the acreage and contiguity parameters with 52.6 acres in total and Blue Hill Ave accounting for 59.8% contiguous.

However, the compliance model has a more rigorous method of calculating unit capacity and density that needs to be checked for full compliance with the minimum unit capacity and density requirements.

Hypothetical Adjacent Community Compliance Summary

Scenario 6. Meredith's Request for an Adjacent Community Scenario based on the Statute Plan map concept

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
Mattapan Station / Unquity	45	1.1	n/a	5,000 sf*	1	6	40%	183	5.1	4.4	42.0	contributing	n/a	n/a	3A
Blue Hill Ave Station Area	35	0.7	n/a	5,000 sf*	1	2.5	40%	426	26.3	26.3	16.2	contributing	n/a	n/a	3A
Fairmount Station Area	25	0.6	n/a	5,000 sf*	1	2.5	40%	280	12.6	12.6	22.2				3A
Readville Station Area	12	0.3	n/a	5,000 sf*	1	2.5	40%	98	8.6	8.6	11.4				3A
TOTAL								987	52.6	51.9	19.0	59.8%	<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%

* 5,000 sf minimum lot size + 1,000 sf per unit after that

- 5,000sf for one unit
- 6,000sf for two units
- 7,000sf for three units

Is there interest in further analysis of this approach?

If so, is there a desire to add in other districts outside this map area?

Rapid Transit Community Scenarios

Four Scenarios:

1. 2024 Base
2. Keep East Milton Square & remove Granite Ave S
 - a. With Ice House
 - b. Without Ice House
3. Remove East Milton Square & keep Granite Ave S
 - a. With Ice House
 - b. Without Ice House
4. Remove both East Milton Square & Granite Ave S
 - a. With Ice House
 - b. Without Ice House

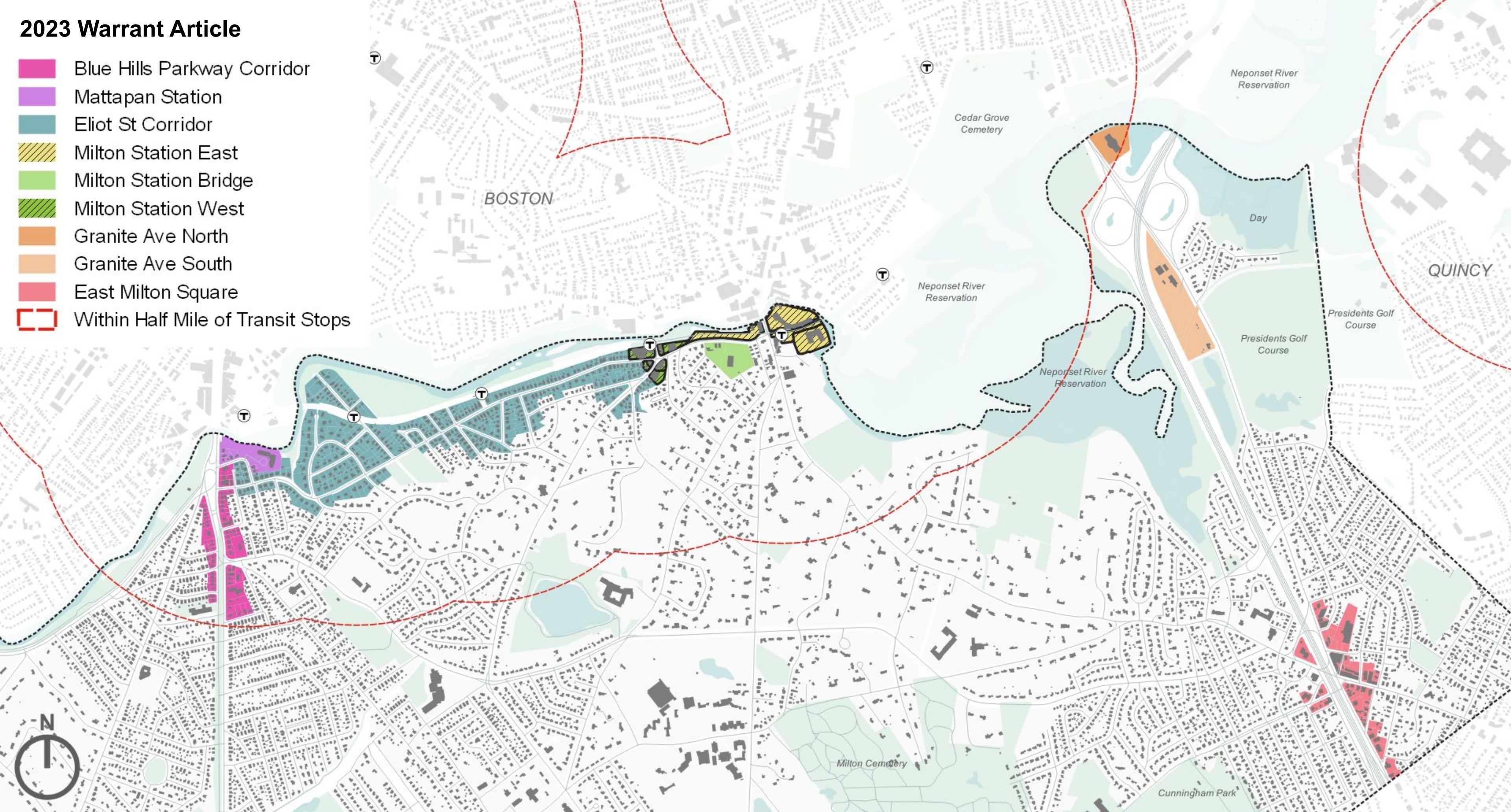
Scenario 1. 2024 Base

Four Scenarios:

- 1. 2024 Base**
2. Keep East Milton Square & remove Granite Ave S
 - a. With Ice House
 - b. Without Ice House
3. Remove East Milton Square & keep Granite Ave S
 - a. With Ice House
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4. Remove both East Milton Square & Granite Ave S
 - a. With Ice House
 - b. Without Ice House

2023 Warrant Article

- 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



Scenario 1. 2024 Base

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%

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	40%	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	40%	530	11.8	11.3	46.8				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>contributing</i>	<i>contributing</i>	3A
Milton Station East (MMU)	40	1.0	<i>n/a</i>	<i>n/a</i>	1	6	40%	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	40%	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	40%	114*				<i>contributing</i>			MMU
East Milton Square	30	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	1	2.5	40%	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	40%	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	40%	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	40%	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 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

Scenarios 2-4. Subdistrict Swaps

Four Scenarios:

1. 2024 Base
2. **Keep East Milton Square & remove Granite Ave S**
 - a. With Ice House
 - b. Without Ice House
3. **Remove East Milton Square & keep Granite Ave S**
 - a. With Ice House
 - b. Without Ice House
4. **Remove both East Milton Square & Granite Ave S**
 - a. With Ice House
 - b. Without Ice House

Consider the following additional candidate districts at roughly these densities:

- **Paper Mill Site:** 90-173 units (e.g. 120)
- **Brushwood:** 50 units
- **St Pius:** 30 units
- **Ice House Site (485 Blue Hills Pkwy):** 54 units on site, maybe 70 max
- **711 Randolph Ave:** 115 units
- **Randolph Ave & Access Rd (Horse Farm):** 120 units

Granite Ave

Partially in Transit Station Area

Update from DOT:

Town has reached out, initial indication from DOT is that they do not have an intention to dispose for multifamily housing.

Suggest assuming that Granite Ave South is not eligible for now.

North
3.8 acres

NOTE: May be considered for an exception to the 5 acre minimum and contiguity requirements due to unique siting conditions (highway and waterway)

South
8.9 acres

NOTE: Expired HPP means DOT-owned land may not be considered developable unless DOT can demonstrate intent to dispose of the property for development

Former rail ROW

Removed American Legion Hall Parcel



New Subdistricts For Consideration

Replacing Granite Ave S / East Milton Square

1 **Paper Mill Site:**
2.5 acres (without MBTA Rail ROW)*

2 **Brushwood:**
17.8 acres*

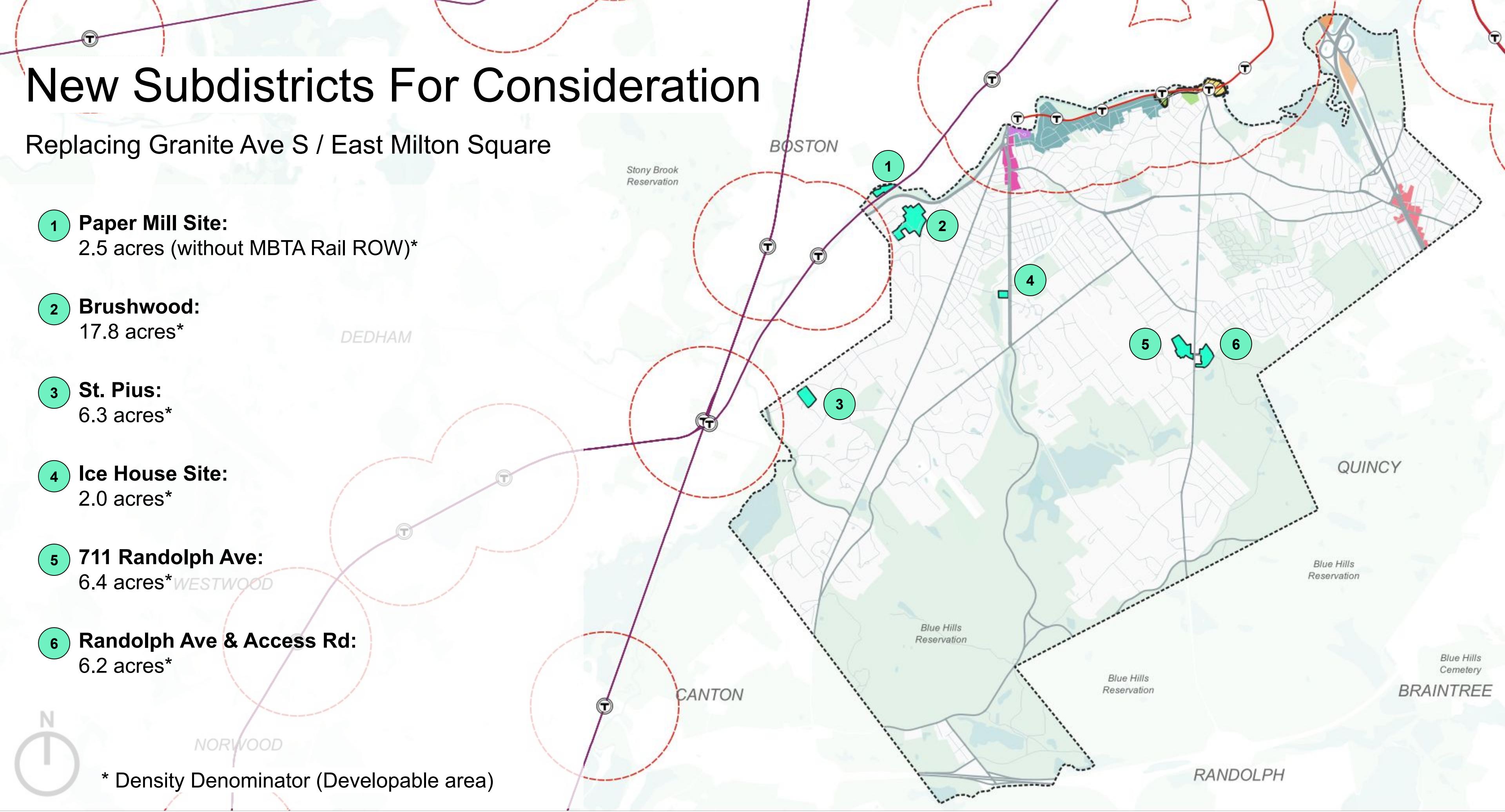
3 **St. Pius:**
6.3 acres*

4 **Ice House Site:**
2.0 acres*

5 **711 Randolph Ave:**
6.4 acres*
WESTWOOD

6 **Randolph Ave & Access Rd:**
6.2 acres*

* Density Denominator (Developable area)



New Subdistrict Parameters & Results

Subdistrict	Acreage		Subdistrict Zoning Parameters						Subdistrict Model Outputs	
	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
Ice House Site	1.99	1.99	30	0.7	n/a	n/a	2.5	40%	54	27.1
Paper Mill Site	4.11	3.12	35	0.8	n/a	n/a	5	40%	120	38.40
Brushwood	17.88	17.88	3	0.2	n/a	n/a	2.5	40%	50	2.80
St. Pius	6.31	6.31	5	0.2	n/a	n/a	2.5	40%	30	4.76
711 Randolph Ave	8.10	6.42	16	0.4	n/a	n/a	2.5	40%	115	17.90
Randolph Ave & Access Rd	6.57	6.1	20	0.45	n/a	n/a	2.5	40%	120	19.6
Total w/ Ice House	44.97	41.84	n/a	n/a	n/a	n/a	n/a	n/a	494	11.81
Total w/o Ice House	42.97	39.85	n/a	n/a	n/a	n/a	n/a	n/a	440	11.04

Rapid Transit Scenario 2a

Scenario 2a. Keep East Milton Square & remove Granite Ave S, with Ice House Site

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 Remove: - Granite Ave South											2312	14.31			
Ice House Site	1.99	1.99	30	0.7	n/a	n/a	2.5	40%	54	27.1	n/a	n/a	n/a	n/a	
Paper Mill Site	4.11	3.12	35	0.8	n/a	n/a	5	40%	120	38.40	n/a	n/a	n/a	n/a	
Brushwood	17.88	17.88	3	0.2	n/a	n/a	2.5	40%	50	2.80	n/a	n/a	n/a	n/a	
St. Pius	6.31	6.31	5	0.2	n/a	n/a	2.5	40%	30	4.76	n/a	n/a	n/a	n/a	
711 Randolph Ave	8.10	6.42	16	0.4	n/a	n/a	2.5	40%	115	17.90	n/a	n/a	n/a	n/a	
Randolph Ave & Access Rd	6.57	6.1	20	0.45	n/a	n/a	2.5	40%	120	19.6	n/a	n/a	n/a	n/a	
2025 Scenario 2a Townwide Result												2,801	13.67	+215	- 222
2024 Base												2,534	15.03	-52	-445
2023 Warrant Article												2,586	15.1		
COMPLIANCE TARGET												2,461	15		

Rapid Transit Scenario 2b

Scenario 2b. Keep East Milton Square & remove Granite Ave S, without Ice House Site

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 Remove: - Granite Ave South											2312	14.31		
Ice House Site											n/a	n/a	n/a	n/a
Paper Mill Site	4.11	3.12	35	0.8	n/a	n/a	5	40%	120	38.40	n/a	n/a	n/a	n/a
Brushwood	17.88	17.88	3	0.2	n/a	n/a	2.5	40%	50	2.80	n/a	n/a	n/a	n/a
St. Pius	6.31	6.31	5	0.2	n/a	n/a	2.5	40%	30	4.76	n/a	n/a	n/a	n/a
711 Randolph Ave	8.10	6.42	16	0.4	n/a	n/a	2.5	40%	115	17.90	n/a	n/a	n/a	n/a
Randolph Ave & Access Rd	6.57	6.1	20	0.45	n/a	n/a	2.5	40%	120	19.6	n/a	n/a	n/a	n/a
2025 Scenario 2b Townwide Result											2,747	13.52	+161	- 222
2024 Base											2,534	15.03	-52	-445
2023 Warrant Article											2,586	15.1		
COMPLIANCE TARGET											2,461	15		

Rapid Transit Scenario 3a

Scenario 3a. Remove East Milton Square & keep Granite Ave S, with Ice House Site

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 Remove: - East Milton Square											2248	15.21			
Ice House Site	1.99	1.99	30	0.7	n/a	n/a	2.5	40%	54	27.1	n/a	n/a	n/a	n/a	
Paper Mill Site	4.11	3.12	35	0.8	n/a	n/a	5	40%	120	38.40	n/a	n/a	n/a	n/a	
Brushwood	17.88	17.88	3	0.2	n/a	n/a	2.5	40%	50	2.80	n/a	n/a	n/a	n/a	
St. Pius	6.31	6.31	5	0.2	n/a	n/a	2.5	40%	30	4.76	n/a	n/a	n/a	n/a	
711 Randolph Ave	8.10	6.42	16	0.4	n/a	n/a	2.5	40%	115	17.90	n/a	n/a	n/a	n/a	
Randolph Ave & Access Rd	6.57	6.1	20	0.45	n/a	n/a	2.5	40%	120	19.6	n/a	n/a	n/a	n/a	
2025 Scenario 3a Townwide Result												2,737	19.33	+151	- 286
2024 Base												2,534	15.03	-52	-445
2023 Warrant Article												2,586	15.1		
COMPLIANCE TARGET												2,461	15		

Rapid Transit Scenario 3b

Scenario 3b. Remove East Milton Square & keep Granite Ave S, without Ice House Site

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 Remove: - East Milton Square											2248	15.21			
Ice House Site											n/a	n/a	n/a	n/a	
Paper Mill Site	4.11	3.12	35	0.8	n/a	n/a	5	40%	120	38.40	n/a	n/a	n/a	n/a	
Brushwood	17.88	17.88	3	0.2	n/a	n/a	2.5	40%	50	2.80	n/a	n/a	n/a	n/a	
St. Pius	6.31	6.31	5	0.2	n/a	n/a	2.5	40%	30	4.76	n/a	n/a	n/a	n/a	
711 Randolph Ave	8.10	6.42	16	0.4	n/a	n/a	2.5	40%	115	17.90	n/a	n/a	n/a	n/a	
Randolph Ave & Access Rd	6.57	6.1	20	0.45	n/a	n/a	2.5	40%	120	19.6	n/a	n/a	n/a	n/a	
2025 Scenario 3b Townwide Result												2,683	18.87	+97	- 286
2024 Base												2,534	15.03	-52	-445
2023 Warrant Article												2,586	15.1		
COMPLIANCE TARGET												2,461	15		

Rapid Transit Scenario 4a

Scenario 4a. Remove both East Milton Square & Granite Ave S, with Ice House Site

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 Remove: - East Milton Square - Granite Ave South											2026	14.29			
Ice House Site	1.99	1.99	30	0.7	n/a	n/a	2.5	40%	54	27.1	n/a	n/a	n/a	n/a	
Paper Mill Site	4.11	3.12	35	0.8	n/a	n/a	5	40%	120	38.40	n/a	n/a	n/a	n/a	
Brushwood	17.88	17.88	3	0.2	n/a	n/a	2.5	40%	50	2.80	n/a	n/a	n/a	n/a	
St. Pius	6.31	6.31	5	0.2	n/a	n/a	2.5	40%	30	4.76	n/a	n/a	n/a	n/a	
711 Randolph Ave	8.10	6.42	16	0.4	n/a	n/a	2.5	40%	115	17.90	n/a	n/a	n/a	n/a	
Randolph Ave & Access Rd	6.57	6.1	20	0.45	n/a	n/a	2.5	40%	120	19.6	n/a	n/a	n/a	n/a	
2025 Scenario 4a Townwide Result												2,515	18.82	-71	- 508
2024 Base												2,534	15.03	-52	-445
2023 Warrant Article												2,586	15.1		
COMPLIANCE TARGET												2,461	15		

Rapid Transit Scenario 4b

Scenario 4b. Remove both East Milton Square & Granite Ave S, without Ice House Site

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 Remove: - East Milton Square - Granite Ave South											2248	15.21			
Ice House Site											n/a	n/a	n/a	n/a	
Paper Mill Site	4.11	3.12	35	0.8	n/a	n/a	5	40%	120	38.40	n/a	n/a	n/a	n/a	
Brushwood	17.88	17.88	3	0.2	n/a	n/a	2.5	40%	50	2.80	n/a	n/a	n/a	n/a	
St. Pius	6.31	6.31	5	0.2	n/a	n/a	2.5	40%	30	4.76	n/a	n/a	n/a	n/a	
711 Randolph Ave	8.10	6.42	16	0.4	n/a	n/a	2.5	40%	115	17.90	n/a	n/a	n/a	n/a	
Randolph Ave & Access Rd	6.57	6.1	20	0.45	n/a	n/a	2.5	40%	120	19.6	n/a	n/a	n/a	n/a	
2025 Scenario 4b Townwide Result												2,461	18.33	-125	-508
2024 Base												2,534	15.03	-52	-445
2023 Warrant Article												2,586	15.1		
COMPLIANCE TARGET												2,461	15		

Deciding which to refine and share for public feedback

Since it is not looking promising that Granite Ave South will be admissible, and we doubt the State will make an exception for the Ice House Site, we'd suggest focusing on 2b & 4b

Scenario	Townwide Model Outputs	
	Unit Capacity	Modeled Density
2a: Keep East Milton Square & remove Granite Ave S, with Ice House Site	2,801	13.67
2b: Keep East Milton Square & remove Granite Ave S, without Ice House Site	2,747	13.52
3a: Remove East Milton Square & keep Granite Ave S, with Ice House Site	2,737	19.33
3b: Remove East Milton Square & keep Granite Ave S, without Ice House Site	2,683	18.87
4a: Remove both East Milton Square & Granite Ave S, with Ice House Site	2,515	18.82
4b: Remove both East Milton Square & Granite Ave S, without Ice House Site	2,461	18.33
2024 Base	2,534	15.03
2023 Warrant Article	2,586	15.1
COMPLIANCE TARGET	2,461	15

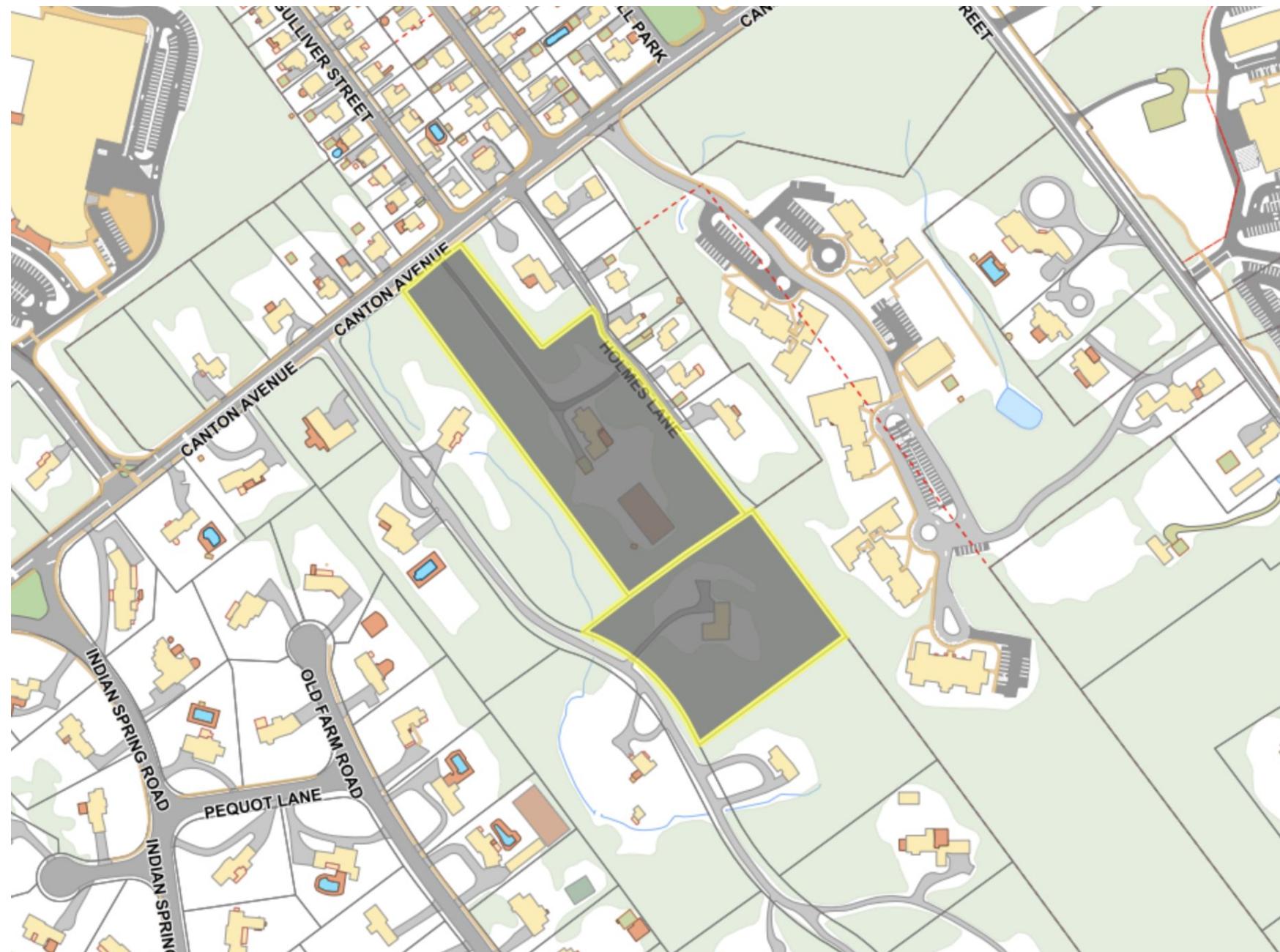
648-652 Canton Ave (Approved 40B)

Raised by Jim via email

Initial Research

7.7 acres, no density denominator deduction

Context: 116 units, comprehensive permit issued, intense site work required, in appeal with MassDEP, Milton ConCom denied order of conditions.



Thank You!

