

MBTA Communities Compliance

Technical Assistance
Town of Milton

Planning Board Meeting
April 10, 2025

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

Scenario 5. Align Blue Hills Pkwy Min. Lot Size w/ Eliot Street minimum; increase 711 Randolph/Paper Mill to meet targets

	Key Model Inputs							Model Outputs							
Subdistrict	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	40	0.9	n/a	n/a	1	6	40%	139	3.6	2.7	51.5				
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	7,000 sf	1	2.5	50%	187	16.6	16.6	11.3	contributing	n/a	n/a	3A
TOTAL								999	71.1	66.8	15.0	78.2%	n/a	n/a	n/a
COMPLIANCE TARGET								985	50	n/a	15	50%	n/a	n/a	Min. 75%

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

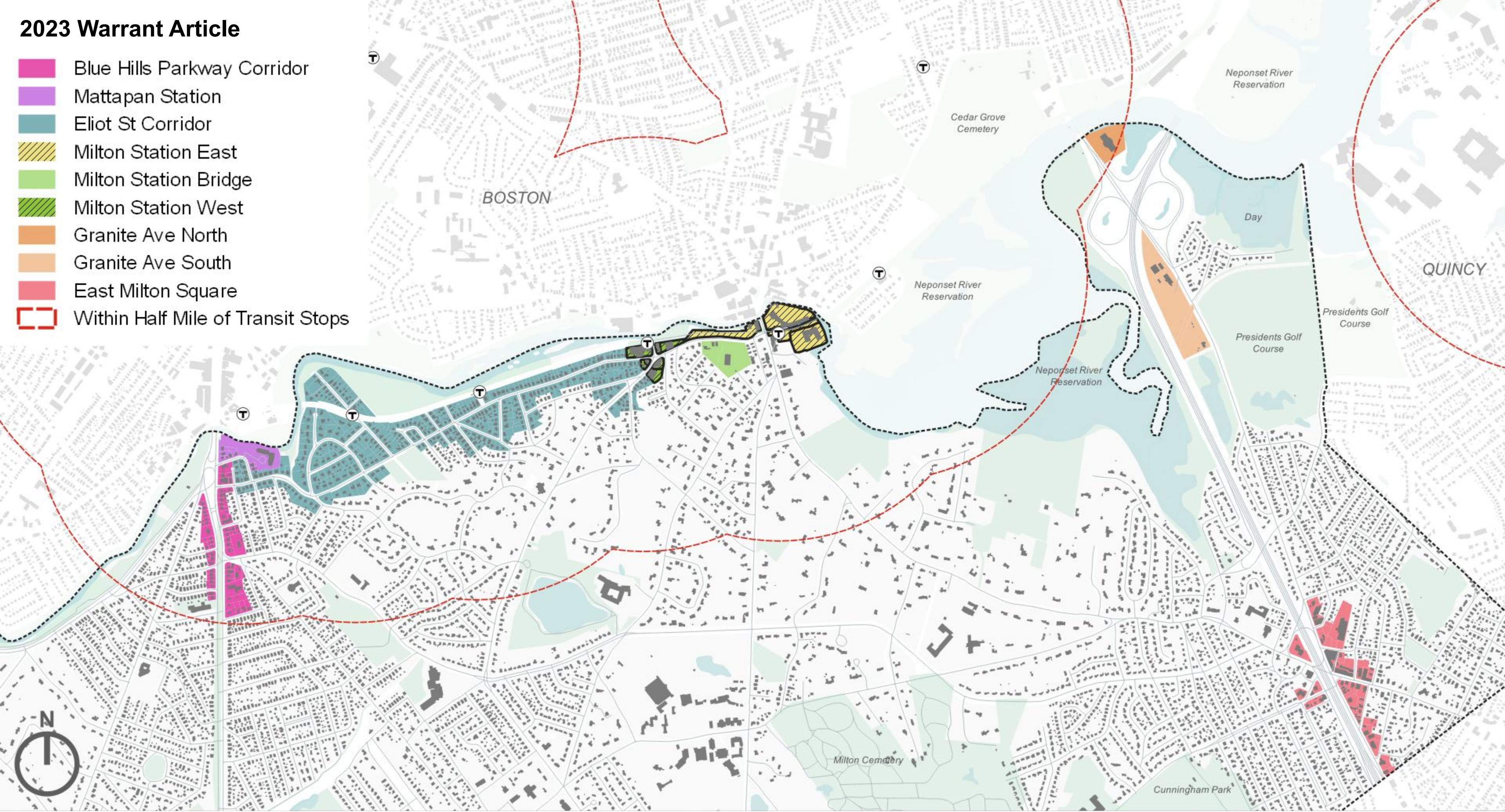
Scenario 1. 2024 Base

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
 - b. Without Ice House
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

	Key Model Inputs							Model Outputs							
Subdistrict	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	n/a	15	50%	50%	50%	Min. 75%

Compare With: 2023 Warrant Article

Compliance Model Summary

	Key Model Inputs							Model Outputs							
Subdistrict	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	n/a	15	50%	50%	50%	Min. 75%

2024 Base Scenario

Summary of Shift from East Milton to Eliot Street

	Key Model Inputs							Model Outputs				Net Change Units 2023 to 2024
East Milton Subdistricts	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

Townwide
- 52 units

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

	Key Model Inputs							Model Outputs				Net Change Units 2023 to 2024
Eliot St Corridor	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

Rapid Transit Scenario 4b

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

	Acreage		Subdistrict Zoning Parameters						Subdistrict Model Outputs		Townwide Model Outputs		Comparison to 2023 Warrant*	
Subdistrict	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		

Rapid Transit Scenario 4b.1

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

Scenario 4b.1 Remove St Pius (-30 units), Reduce Randolph/Access to 80 units (-40 units), add 20 units to Milton Station East (MMU), +12 to Paper Mill, +15 to 711 Randolph, +23 to Granite Ave North

Acreage		Subdistrict Zoning Parameters							Subdistrict Model Outputs		Townwide Model Outputs		Comparison to 2023 Warrant*	
Subdistrict	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											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		

Rapid Transit Scenario 4b.1

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

Scenario 4b.1 Remove St Pius (-30 units), Reduce Randolph/Access to 80 units (-40 units), add 20 units to Milton Station East (MMU), +12 to Paper Mill, +15 to 711 Randolph, +23 to Granite Ave North

Subdistrict	Max. units/acre	FAR	Max. unit/lot	Min lot size	Max. Parking Spaces per Unit	max bldg height	Min. % OS	Unit Capacity	Acreage	Density Denominator	Modeled Density
Granite Ave North	51	1.2	n/a	n/a	1.5	6	40%	194	3.8	2.8	60.6
Mattapan Station	45	1.1	n/a	5,000 sf	1	6	40%	183	5.1	4.4	42
Milton Station East (MMU)	43	1	n/a	n/a	1	6	40%	345			
Milton Station Bridge	40	1	n/a	n/a	1	4.5	40%	185	4.6	4.6	40
Milton Station West (MMU)	40	1	n/a	n/a	1	4.5	40%	114			
Eliot Street Corridor - Tier 1	n/a	0.5	3	6,000 sf	1	2.5	40%	465	47	47	9.9
Eliot Street Corridor - Tier 2	n/a	0.4	4	10,000 sf	1	2.5	40%	236	20.2	20.2	11.7
Eliot Street Corridor - Tier 3	n/a	0.27	4	15,000 sf	1	2.5	40%	112	14.7	14.7	7.6
Blue Hills Pkwy Corridor	30	0.5	n/a	6,000 sf	1	2.5	50%	235	16.6	16.6	14.2
Paper Mill	40	0.9	n/a	n/a	1	5	40%	132	4.11	3.12	42.24
Brushwood	3	0.2	n/a	n/a	1	2.5	40%	50	17.88	17.88	2.80
711 Randolph	21	0.4	n/a	n/a	1	2.5	40%	130	8.10	6.42	20.24
Randolph Ave & Access Rd	20	0.45	n/a	n/a	1	2.5	40%	80	6.57	6.1	13.1
Total								2461	112	110.3	18.15
Delta from Target								0			3.15
Delta from 2023								-125			

Thank You!

