A LOT OF DISCUSSION
ABOUT 10%, 25% - EVEN SOME ABOUT 15%.

→

LOTS OF QUESTIONS

→

HOW CAN THE TOWN ABSORB THIS MANY NEW UNITS?

HOW MANY NEW UNITS ARE ACTUALLY GOING TO BE ADDED?

→

CAN THESE UNITS BE ADDED IN A THOUGHTFUL, CAREFUL WAY?

→

CAN THESE UNITS BE ADDED INCREMENTALLY BY LOCALS?

CAN THE SIZE AND BULK OF BUILDINGS BE HELD IN CHECK?

→

CAN OPEN SPACE BE PRESERVED?

Milton 3A & MMU Districts

- Fairmount Station
- Paper Mill Site
- Mattapan Station
- Blue Hills Pkwy Corridor
- Eliot Street Corridor
- Milton Station West (MMU)
- Milton Station Bridge
- Milton Station East (MMU)
- Granite Ave North
- East Milton Square Site (MMU)
- Randolph Ave West
- Randolph Ave East
- Commuter Rail Station 1/2 mile
- Trolley Station 1/2 mile

OFFICE BUILDING

MULTI-FAMILY: 354 UNITS

VACANT PARCEL

1-2 FAMILY: 285 UNITS

1-FAMILY: 52 UNITS

40B PROJECT: 93 UNITS

ZONED CAPACITY: 2,467 UNITS

TWO 40B PROJECTS: 130 UNITS

EXISTING TOTAL: 914 UNITS

NET NEW: 1,506 UNITS = 15%

MILTON STATION BRIDGE DISTRICT

30 Curtis St

MATTAPAN STATION DISTRICT

50 Eliot St

2-6 Adams St

MILTON STATION EAST DISTRICT

MILTON STATION WEST DISTRICT

131 Eliot St

ELIOT STREET CORRIDOR DISTRICT

ELIOT STREET CORRIDOR DISTRICT

BLUE HILLS PARKWAY CORRIDOR DISTRICT

FAIRMOUNT STATION DISTRICT

Lot Size:
Used to apply setback and area standards.

Frontage:
Lots must have a set minimum dimension at the property line that faces the street.

Floor Area Ratio (FAR):
Controls building size by tying the building size to the size of the lot.

Allowed Units (density):
Controls the number of units allowed either by exact number or by units per acre
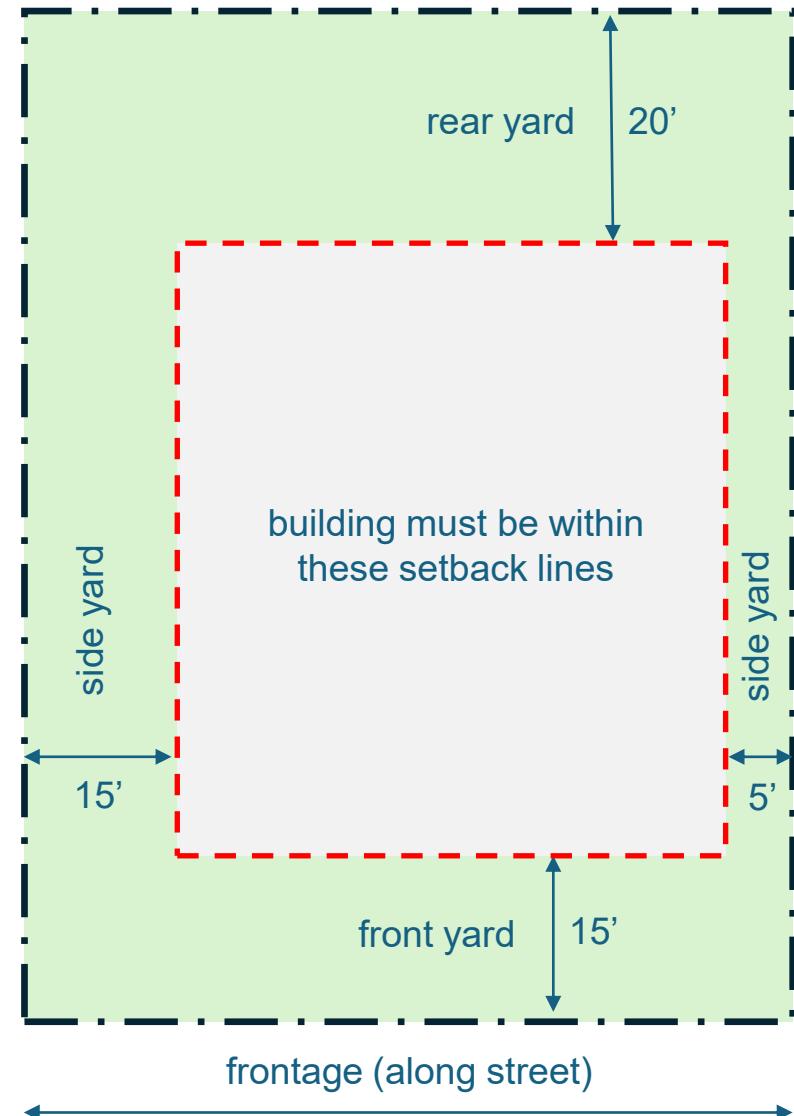
Setbacks:
Sets distance building must be away from front, rear and side property lines.

Height:
Controls height in feet and stories (# of floors)

Open Space:
Limits building and paved area footprints to a percentage of the lot area.

rear yard   20'

side yard

building must be within these setback lines

side yard

15'   5'

front yard   15'

frontage (along street)

The dimensional standards are set at different levels for each of the subdistricts - at levels that control the scale and height to match what exists in those districts.

ELIOT STREET CORRIDOR AND FAIRMOUNT STATION DISTRICTS HAVE TIERED FAR REQUIREMENTS THAT CONTROL SCALE AT DIFFERENT LOT SIZES

MAXIMUM FLOOR AREA RATIO (FAR)	
LOTS 6,000-7,999 sf	0.50
LOTS 8,000-9,999 sf	0.38
LOTS 10,000-11,999 sf	0.30
LOTS 12,000-13,999 sf	0.25
LOTS 14,000 sf or more	0.21

FAR calculation examples

|		
6,000 sf lot x FAR of 0.5 =	3,000 sf building area
7,000 sf lot x FAR of 0.5 =	3,500 sf
8,000 sf lot x FAR of 0.38 =	3,040 sf
9,000 sf lot x FAR of 0.38 =	3,420 sf
10,000 sf lot x FAR of 0.30 =	3,000 sf
11,000 sf lot x FAR of 0.30 =	3,300 sf
12,000 sf lot x FAR of 0.25 =	3,000 sf
13,000 sf lot x FAR of 0.25 =	3,250 sf
14,000 sf lot x FAR of 0.21 =	2,940 sf
15,000 sf lot x FAR of 0.21 =	3,150 sf
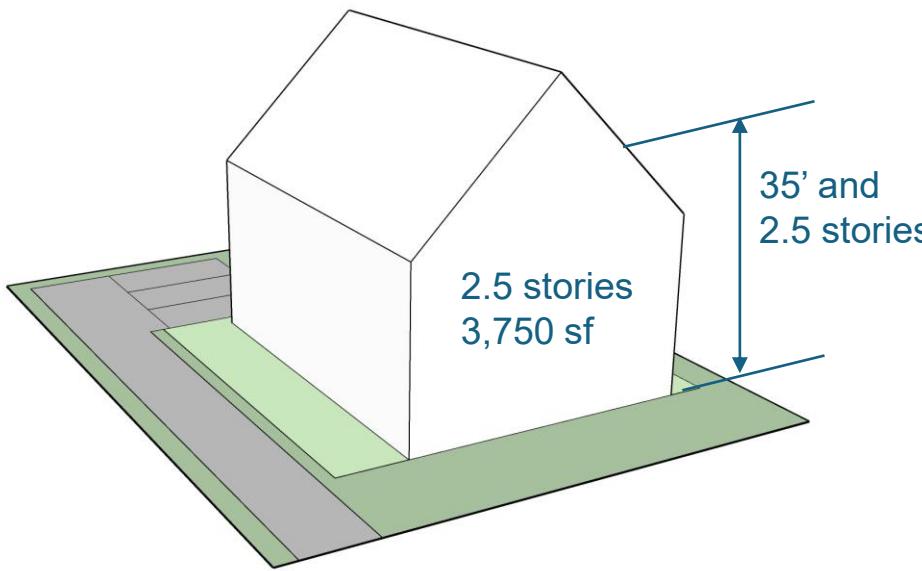
HYPOTHETICAL EXAMPLE

Lot Size	7,500 sf
Units Allowed	3
Frontage Required	50 ft
Front Yard Setback	15 ft
Rear Yard Setback	20 ft
Side Setback	5 ft one side
	20 ft. total
Open Space	40% of lot area
Floor Area Ratio (FAR)	0.5 max*
Height Max.	2.5 stories
	35 ft
Parking Max.	1/unit

*tiered FAR in zoning

35' and 2.5 stories

2.5 stories
3,750 sf

1,500 sf footprint

parking

30'

100'

15'

5'

15'

street   75'
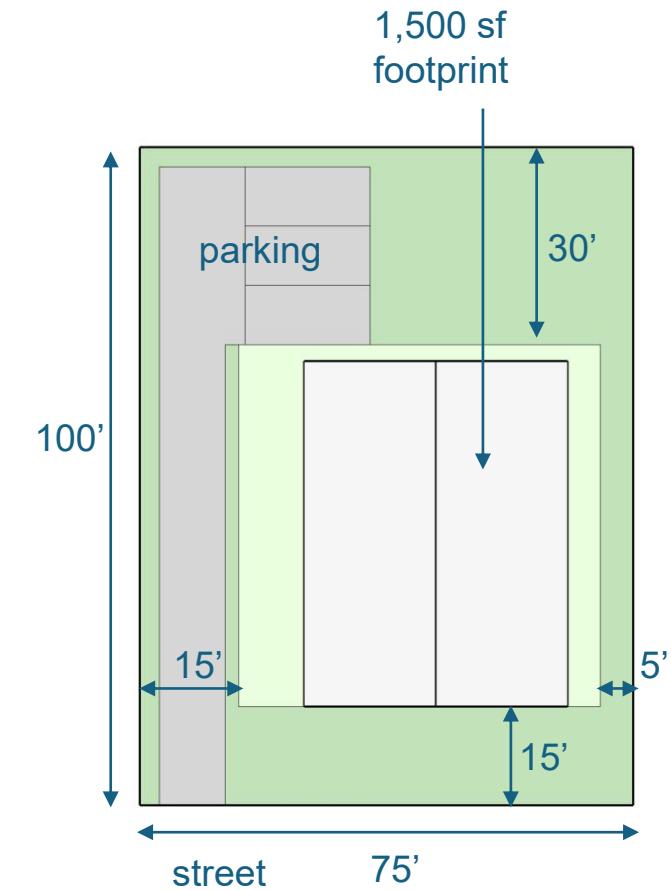
FAR determines max. floor area of building
7,500 sf x 0.5 = 3,750 sf area allowed

3,750 sf / 2.5 stories = 1,500 sf footprint
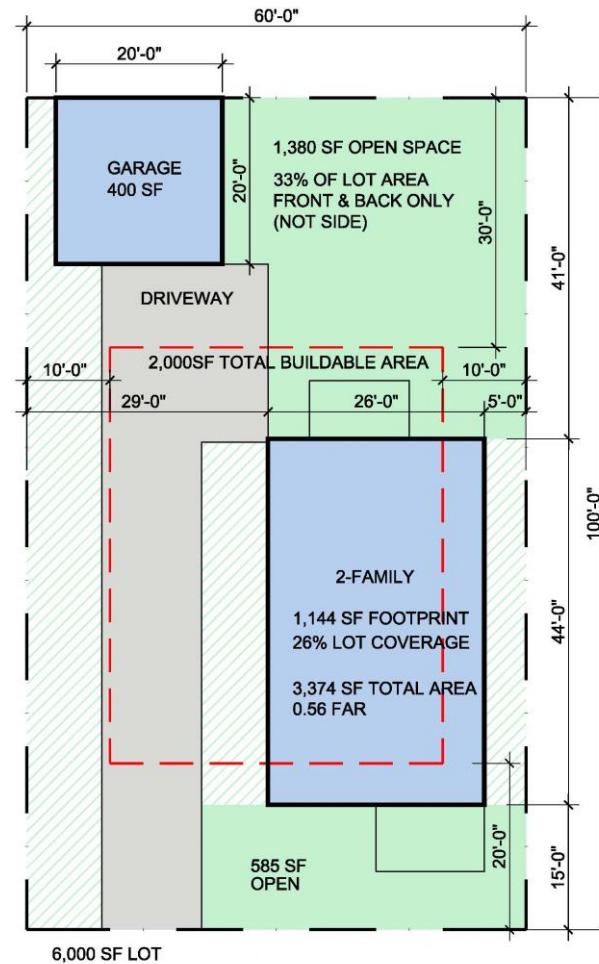
7,500 sf x 40% = 3,000 sf min. open space

(no building or parking in open space)

THE OPPORTUNITY:
**Convert existing 2-family to a 3-family**
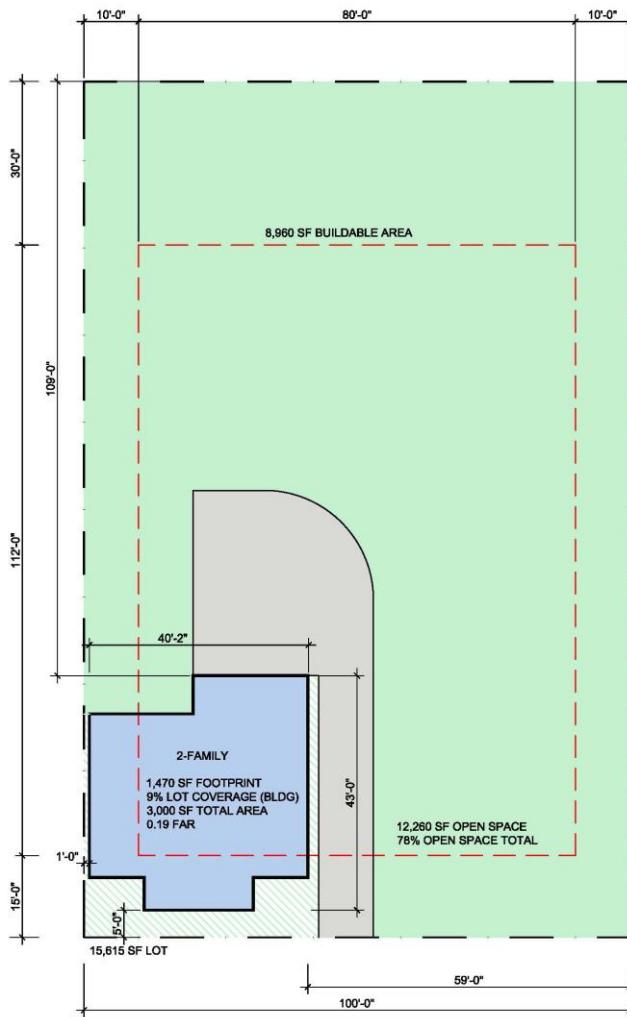
Article 6 allows less area than what is already built, & less area than existing zoning allows.
No FAR or open space requirements in existing zoning.

Units: 2
ZONING: 3

Size: 3,375 sf
ZONING: 3,000 sf allowed

Floor Area Ratio (FAR): 0.56
ZONING: FAR 0.50 max

Setbacks:
Front: 15'
ZONING: 15'
Rear: 41'
ZONING: 20'
Side: 5' and 29'
ZONING: 5' min. /20' total

Height in stories: 3
ZONING: 2-1/2 stories

Open Space: 54%
ZONING: 40%

Units: 2
ZONING: 3

Size: 3,000 sf
ZONING: 3,280 sf allowed

Floor Area Ratio (FAR): 0.19
ZONING: FAR 0.21 max

Setbacks:
Front: 5'
ZONING: 15'
Rear: 109'
ZONING: 20'
Side: 1' and 59'
ZONING: 5' min. /20' total

Height in stories: 2-1/2 stories
ZONING: 2-1/2 stories

Open Space: 80%
ZONING: 40%

Article 6 allows just 280 sf more area than what is already built, & much less than existing zoning allows.

THE OPPORTUNITY:
Min. frontage in Article 6 is 50', this lot is 100' wide.
It could be subdivided into 2 lots of 7,807 sf each.

131 ELIOT STREET AND 36 CENTRAL ARE SIMILAR: CONDO, NEWER CONSTRUCTION

Units: 73
ZONING: 110

Size: 164,670 sf
ZONING: 109,771 sf allowed

Floor Area Ratio (FAR): 1.5
ZONING: FAR 1.0 max

Height in stories: 6
ZONING: 6 stories

Open Space: 33%
ZONING: 40%

19	1-BED units	1,620 gsf average
40	2-BED units	2,155 gsf average
14	3-BED units	2,800 gsf average
AVERAGE gsf:		2,200 gsf / unit

COMPLIANCE MODEL: 1,000 gsf /unit ave.

If same unit mix & unit size were used it would yield 50 units rather than 110 as in the compliance model since FAR caps size.

Article 6 allows less area than what is already built, and less area than existing zoning allows. It requires more open space than existing.

THE OPPORTUNITY: Get credit for multifamily that exists.


Lot Size: 109,771 sf (2.52 acres)
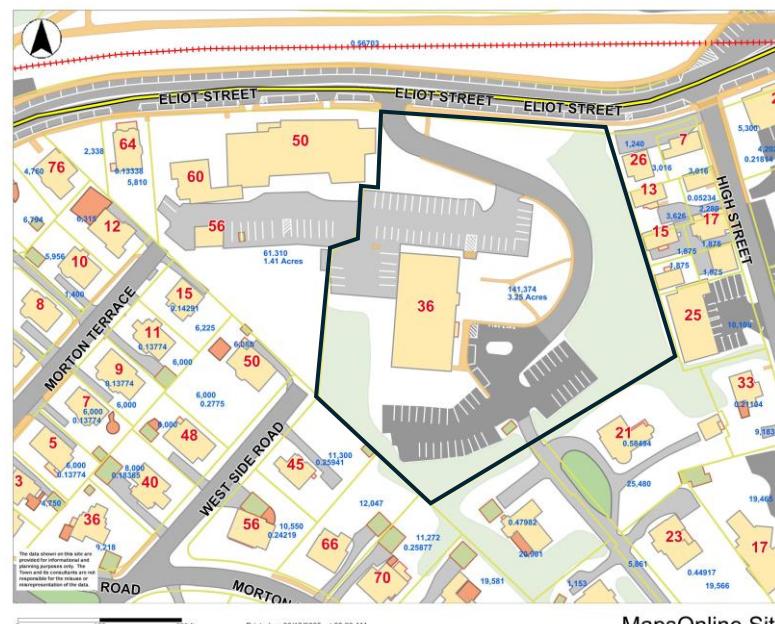
2-6 ADAMS STREET (EXTRA SPACE STORAGE) HAS SIMILAR RESULTS

Article 6 allows more area and units than what is already built.

THE OPPORTUNITY: Redevelop older property

Lot Size: 141,374 sf (3.24 acres)

Units: 36
ZONING: 146

Size: 37,650sf
ZONING: 134,305 sf allowed

Floor Area Ratio (FAR): 0.27
ZONING: FAR 0.95 max
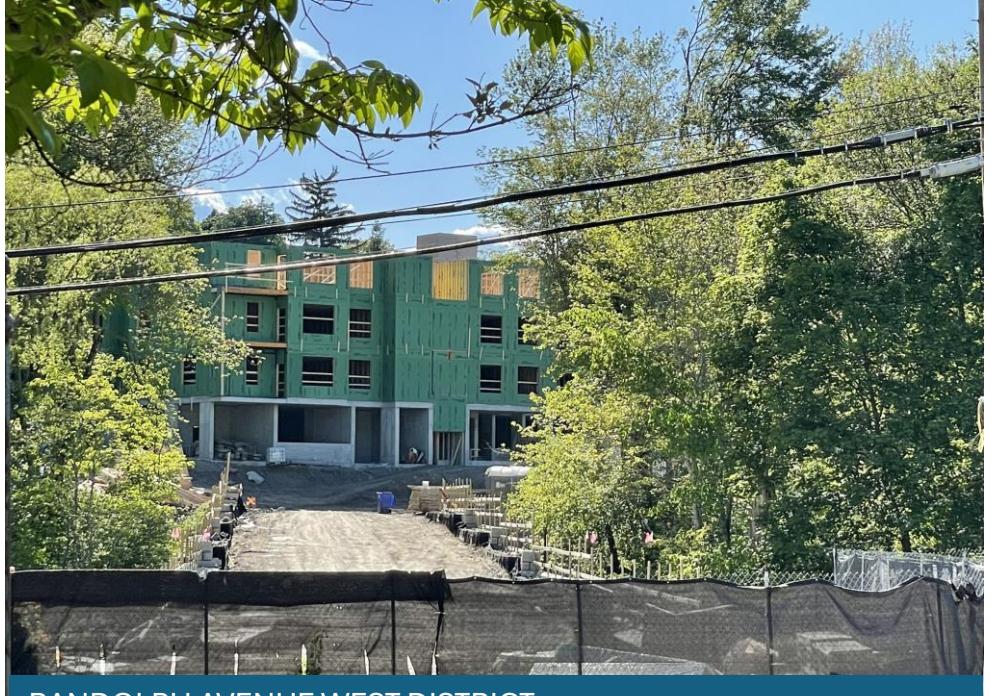
Height in stories: 4
ZONING: 4.5 stories

Open Space: 48%
ZONING: 40%

RANDOLPH AVENUE WEST DISTRICT

RANDOLPH AVENUE EAST DISTRICT

THE OPPORTUNITY: Get credit for multifamily that is approved and under construction.

EAST MILTON SQUARE DISTRICT

The town can absorb the new units

Far fewer units are likely to be built than this zoning allows

These units can be added in a thoughtful, careful way

These units can be added incrementally, by homeowners & local developers

The size and bulk of buildings can be held in check

Open space can be preserved