

Milton Landing

Site Details: 73-Unit Condo development; 5,000 ft² retail
Date(s): 1999-2004
Zoning: Mixed Use Overlay Area

Funding: Privately Funded.
Goals: Revitalize Lower Mills area; provide more housing options; diversify tax base.



Background

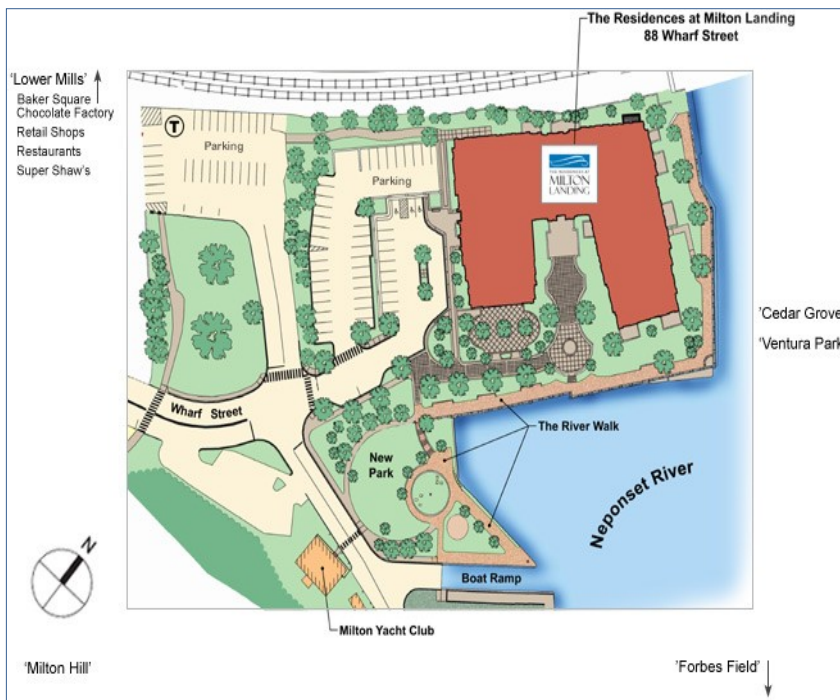
At the end of the 1990s, Milton, a primarily residential suburb bordering the southern Dorchester end of Boston, decided to revitalize the Lower Mills commercial area and introduce new and unique housing that would attract both people and businesses to the area and contribute to a more diversified tax base. After considering their options, Milton decided to implement new smart growth development strategies, starting with an abandoned burned down Hood freezer plant.



The Residences at Milton Landing,
Source: miltonlanding.com

Site Development

The Milton Landing project, owned by the Kaneb family, who are local developers and owners of Hood, initially began in 1999 and was privately funded. The resulting development included a six-story, 73-unit mixed use condominium development with 5,000 square feet of retail space. The project was mostly completed by 2004 and today, all of the condos are owned, the restaurant is a success and the office space will be completed in the near future.



The Residences at Milton Landing site plan

Development Process

The town worked with MAPC to change the zoning of the site from Commercial to Planned Unit Development (PUD) district. The rezoning process, which resulted in an overlay district for mixed use development by special permit, took two years. The site is in an Area of Critical Environmental Concern (ACEC) and along a waterfront; attaining MEPA permits and navigating Chapter 91 (MA Public Waterfront Act) issues was a one year process.

Milton Landing and MetroFuture Goals

Sustainable Growth Patterns

The town created a new Mixed Use Overlay Area to allow for the development of Milton Landing and in the remainder of the Lower Mills commercial area. This project was the first of its kind in this area and opened the door for future smart growth developments. Today, the town has three overlay districts for mixed use.



The Residences at Milton Landing,
Source: miltonlanding.com

Housing Choices

The Milton Hill Neighborhood Association, an active citizens group, had representatives at each part of the permitting process. In addition, the Milton Landing Redevelopment Committee formed to gather community input. This latter group still exists today, providing constructive feedback for the town and allowing the community to be involved in development decisions.

Community Vitality

Milton Landing is located next to the town landing on the Neponset River. It also abuts the Milton Village Red Line MBTA station and a multi-purpose bike path.



The Residences at Milton Landing,
Source: miltonlanding.com

Transportation Choices

The development included the creation of the River walk and renovation of a small two-acre public park along the water front which contains benches and space for passive recreation.

Healthy Environment

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Contact Information

For more information about the development of Milton Landing contact Bill Clark, Planning Director, Town of Milton, at wclark@townofmilton.org.

“This development works – all units are owned; all bills are being paid. There are nice views and easy access. The restaurant was feared, but is now seen as an asset by residents. Milton Landing paved the way for other projects.” – Bill Clark, Town Planner, Milton