

Recommendations for Milton Hill House Proposal

Milton Village/ Central Avenue Revitalization Committee
May 9, 2012

This project includes a total of 30 residential units, with the following breakdown:

- Main Building – 27 units; 46,400 GSF
- Carriage House – 1 unit; 1,400 GSF
- Henry House – 2 units; 2,640 GSF

The process to date has focused primarily on the desires of the immediate neighbors and the goals of the developer. This committee is concerned that the impacts to the town have not received as much focus. We offer the following recommendations that begin to address this issue.

1. The architecture of the exterior needs further design review. We offer the followings areas for further consideration.
 - A. The building is boxy, especially from Eliot Street. Please refer to the Central Avenue P.U.D. section on Design Standards (Section 3J5), page 33 for suggested guidelines.
 - B. The proposed balcony space should be incorporated into bay windows. There is no way to control what tenants will place on their balconies. These outdoor apartment spaces could quickly become storage for bicycles, extra furniture, boxes etc. This will create an unsightly view along Eliot Street, a major thoroughfare in Milton. The bay windows incorporated into Wharf Landing, create a pleasing rhythm and massing to its exterior. This architectural element can be used to great success in this project as well.
 - C. Design the Eliot Street façade to be as attractive as the “front door”. Although the entrance is on the opposite side of the proposed building, the Eliot Street façade is what the majority of Milton residents and visitors will see. The current design does not engage Eliot Street. This side of the building should enhance the pedestrian experience along Eliot Street.
 - D. The developer to provide exterior materials board and color samples for review and approval.
 - E. The architectural language between the Henry house and the new Carriage Building should compliment each other.
2. A shadow study should be required for this project to determine how the massing of this proposed building will affect sunlight for pedestrians and landscape along Eliot Street. If sunlight is reduced at the sidewalk level, ensure that the owner will maintain snow and ice removal on the sidewalk along their property line.
3. Submit a comprehensive traffic study taking into account the following completed and proposed projects: 36 Central Avenue, Hendries Development, 93/95 Eliot Street and 2 Adams Street Development along with the current traffic levels. We recommend inclusion of bike racks and storage.
4. Investigate the safety of truck arrival and departure at the proposed trash / delivery zone immediately off Eliot Street. This area should be attractive as possible to passerby's and should be maintained to be clean and odor free with no exterior dumpsters, compactors or other equipment. Provide landscaping as shown on current drawings.
5. Preserve the architectural character of the exterior of the Henry House and its front yard along Eliot Street while protecting and maintaining the blue spruce in this front yard during construction.
6. The proposed landscape plan depicts new sidewalk trees in front of the new building on Eliot Street. We recommend that this new tree line along Eliot Street start at the owners property at its

- western property line and extend along the length of their property to at least the eastern corner and preferably to the corner of High Street.
7. Many years ago this committee recommended that the sidewalks connecting the two business areas of Central Avenue and Milton Village be rebuilt as the “Baker Chocolate Walk” If this project is approved the sidewalks will need to rebuilt after the construction of the building. We recommend that the concept of the “Baker Chocolate Walk” be revisited during this approval process. We recommend that the developer replicate the sidewalk pattern of the Central Avenue Business District.
 8. We recommend that pedestrian friendly lighting also be installed along this length of Eliot Street to reinforce the concept to High Street. This lighting should match the recently installed lighting along Central Avenue.
 9. We recommend that attractive benches be located along this section of Eliot Street for pedestrian use where possible.
 10. We encourage any measures which could improve the aesthetics of the existing Milton Hill House.
 11. We recommend that a design review process be incorporated as part of the review by the Planning Board.

We thank you for your consideration of these recommendations.