

Milton— The Residences at Brook Hill



Site Details: 18 condo units , 2 affordable units
Zoning: Planned Unit Development, special permits
Funding: Developer funding

Date(s): 2010- Present
Goals: Site revitalization, district revitalization, housing



Background

In recent years, through large support by both the community and town officials, the Central Avenue business district in Milton has gone through a major renaissance. The district has enlivened through street renovations, which has improved the walkability of the area. Furthermore the infusion of new developments has provided a range of amenities for local residents. MAPC has helped the town in designating the Central Avenue Planned Unit Development (PUD), which has helped to improve and develop moderately sized residential and commercial developments for public use. Of the many developments and urban design renovations currently underway, the most notable is the Residences at Brook Hill located across the street from the Mattapan Trolley Line. The former site was home to a police station until the 1960s when it then became a parking lot for the Hendries Ice Cream. Town officials and developers have been eyeing the site since the ice cream plant's closing almost a decade ago and have seized the opportunity to develop the site.



Construction on the Residences at Brook Hill, 2011.



The Residences at Brook Hill and Central Ave district before and after, 2011.

Site Development

In 2004, the property was sold to Milton Partners LLC that planned to construct an office building complex; however plans fell through because there was little demand for leasing office spaces. The site was then sold Oranmore Enterprises LLC in 2010 with plans for a mixed use development. Developers played around with different building designs for about nine months, until they finally decided on a mixed use 18 unit condominium complex, two of which would be affordable units, and the development would also have 3 units of commercial space at the ground level. The interior of each unit is custom tailored to the owner preference and there is no differentiation in unit design or size for the affordable units. Currently 70% of the units are already sold and one of the commercial spaces has been sold to a spa company.

Development Process

In conjunction with the Central Avenue PUD, there are necessary building design guidelines to follow when planning any type of development in district. Developments are required to have a combi-



Construction of parking spaces and community space in the back of the development, 2011.

nation of business and residential components and because the area is zoned commercial, any type of residential development needs to obtain special permits to be built. The development also needs to meet other guidelines set by the PUD such as design standards, affordable housing, parking allocation, etc.

The commercial downtown district ends at the edge of this development, however one cannot distinguish this because the development blends smoothly with both the commercial and residential components.

This is because the building was carefully and strategically designed with input from abutters to blend into the residential landscape of the area. The idea of a mixed use

development itself did not generate any controversy from the community, however the scale and design of the building was carefully monitored and in open discussion in community meetings. This is one of the many new mixed use developments being introduced into the Central Avenue district and one of the first in Milton.

The Residences at Brook Hill and MetroFuture Goals

Sustainable Growth Patterns

The Central Avenue PUD is a collaborative effort between MAPC and the Town of Milton to revive the district and bring amenities back to local residents. The purpose of this PUD is to help promote more compact and transit oriented growth options while investing in projects that benefit the economic vitality of the business district. This project is among the many mixed use developments that will be developed in this area.

Transportation Choices

The site is on the Central Avenue station on the Red Line's Mattapan trolley extension and is a short walk from the Neponset River bike trail. The Town of Milton has worked extensively to renovate the urban design features in the district to allow for better pedestrian access and walkability.

Contact Information

For more information about The Residences at Brook Hill, contact town planner Bill Clark at wclark@townofmilton.org.



Improved sidewalk and pedestrian urban design features, 2011.

“This type of project is the first in the district to promote Smart Growth and Transit-Oriented development– that of which we do not have much of in Milton. The development’s success has been contingent upon the open communication and relationship between the town officials, developers, and the locals.” -Bill Clark, Town Planner, Milton.