


<b>Site Details:</b> Mixed Use Developments - 8750 sq ft & 10,000 sq ft	<b>Funding:</b> Private developer; EO418 and Priority Development Fund for studies; TIP for roadway; town for roadway and land	
<b>Zoning:</b> Mixed Use Development/ Millis Center Economic Overlay District	<b>Goals:</b> Revitalize town center; tax base; preserve rural character	
<b>Date(s):</b> April 2008.		

## Background

Millis is a developing suburb in Southern Massachusetts that found itself grappling with priorities: maintaining its rural character while also ensuring a strong tax base and a healthy local economy. In 2000, the town began a Master Plan process for the downtown area of Millis with these goals in mind. The planning process led to streetscape improvements such as new sidewalks, lighting and drainage systems. The revitalization plans also created space for a new mixed use development downtown and the potential for the introduction of another mixed use project in the future. The JOPA project, named such after the developer, is in the works now and currently includes a 3 story building with first floor level retail, 2nd floor commercial, and 3rd floor residential along Route 109.



Mixed Use at the JOPA site

## Site Development



Streetscape improvements

JOPA Realty Trust began to develop the first mixed use site in Millis when the permit for the first building was pulled in April 2008. Previously this site was the home of old dilapidated clapboard buildings that were torn down. An undeveloped and underutilized parcel of town-owned land adjacent to the site was converted to a parking lot to meet the property owner's parking requirements. Currently the ground floor of the first building is 75% occupied and the residential units on the third floor are full. The hope is that another site down the road on Route 109 will also potentially become a mixed use development. This area is currently the home to the Ann & Hope Building, the old Clicquot Factory, the GAF building, and the Herman Shoe Factory.

## Development Process

The town was able to fund their master plan through appropriations. For streetscape improvements, they used TIP (Transportation Improvement Project) funding. They were also able to utilize Executive Order 418 funding to put together a community development plan that focused on housing and economic development. The MAPC worked with the town to develop bylaws that rezoned the two sites on Route 109 for future mixed use. To allow



Millis Zoning Map  
Source: Town of Millis

## Millis Mixed Use and MetroFuture Goals

### Community Vitality

As part of both the Master Plan and Re-zoning processes, public meetings were held to gather input from the community members. Community members were included as part of a visioning process and the town and developer met with business owners to identify their priorities for the new development. While the original buildings on the first site contributed \$5000 each towards taxes, the new buildings will contribute \$25,000 each.

### Housing Choices

The new mixed use development offers an alternative to the typical Millis single family home.

### Contact Information

For more information about Millis mixed use contact Charles Aspinwall, Town Administrator, at [caspinwall@millis.net](mailto:caspinwall@millis.net)

for the mixed use development, the first parcel was zoned as Millis Center Economic Opportunity District. The second parcel was also zoned for potential mixed use development as the Millis Center Economic Opportunity Overlay District-East. This second parcel, where the old Clicquot factory and Ann & Hope Building are located, presented some water challenges because of the presence of a charcoal filter and well on site. In response to this additional issue, the MAPC also helped to create a water protection bylaw.



Millis mixed use: Before and After

*“When introducing mixed use development, persistence and taking the long view is important for success. Also critical is to talk to local businesses and consider what they need”* – Charles Aspinwall, Town Administrator, Millis