

Milton Public Library
Parking Expansion

While we wait to start, please take a few moments to respond to a short survey & sign in at the door.

<https://bit.ly/mpl-parking>

The survey will be available at the end of the meeting as well.

March 3, 2026

Prepared by
Rhyne LLC



For
Milton Public Library

Planning Team

Task Force

Will Adamczyk
Library Director

Cheryl Tougias
Master Plan
Implementation
Committee

Kristine Hodlin
Chair of the
Trustees' Buildings
& Grounds
Committee

*Meghan
Haggerty*
Select Board

Consultant Support

Kennan Rhyne
Rhyne LLC
Planning Consultant

Scott Thornton
**Vanasse &
Associates Inc.**
Transportation
Consultant

Sara Truog
Assistant Director &
Head of Children's
Services

Jim Rassman
DCR Service
Forester

 *Present Today*



Tuesday Morning — March 3, 2026

Presentation Overview

01

Why We're Here

Meeting Goals & Library's Current & Future Needs

03

What's Next?

Upcoming Planning

02

What's Been Done

Context & Background

04

How You Can Help

Discussion & Feedback

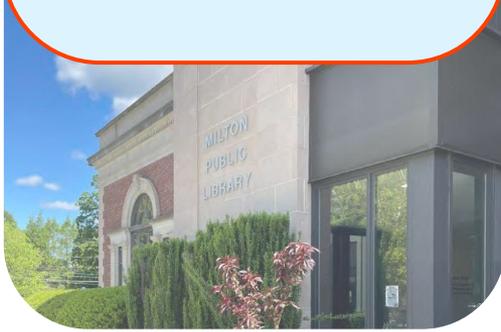
01

Why We're Here

Meeting Goals & Library's
Current & Future Needs

Meeting Goals

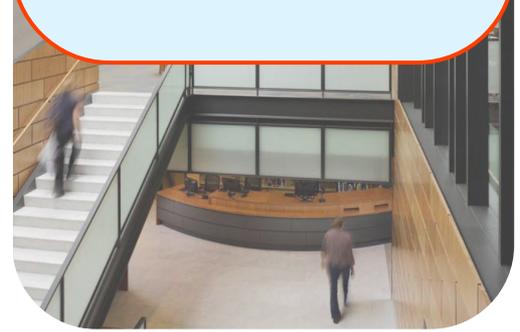
Keep You Informed on Project Progress



Hear Your Priorities for How Parking Will Be Expanded



Learn What Questions You Need Answered About the Project



Why We're Here

Select Board Support

Received unanimous approval for the task force to delve into expanding parking after two presentations.

Tasked with finding a solution to parking shortage that

- **brings revenue** to the Town,
- **provides a multi-purpose benefit**, and
- **alleviates some of the capital cost** to the Town.

Study Funding

The **Trustees of the Public Library** are funding the planning for expanding library parking supply.

Why We're Here

Parking Limits Library's Ability to Serve Residents of All Ages

Parking Does Not Meet Demand

- **55-58 spaces exist today**
- + 20-40 spaces needed to meet pre-existing demand
- + 10-20 spaces needed to meet future demand
- ✓ **Need total of 50-60 more spaces**

Impact

Parking limitations prevent the library from fully serving children, teens, adults, seniors, and families. Specifically:

- ☹️ **Limits program offerings**
(currently 800+ with goal of 1,000)
- ☹️ **Outside groups can't book spaces** in mornings and evenings
- ☹️ **Safety concerns when parking outside of lot** for young families & people with mobility limitations



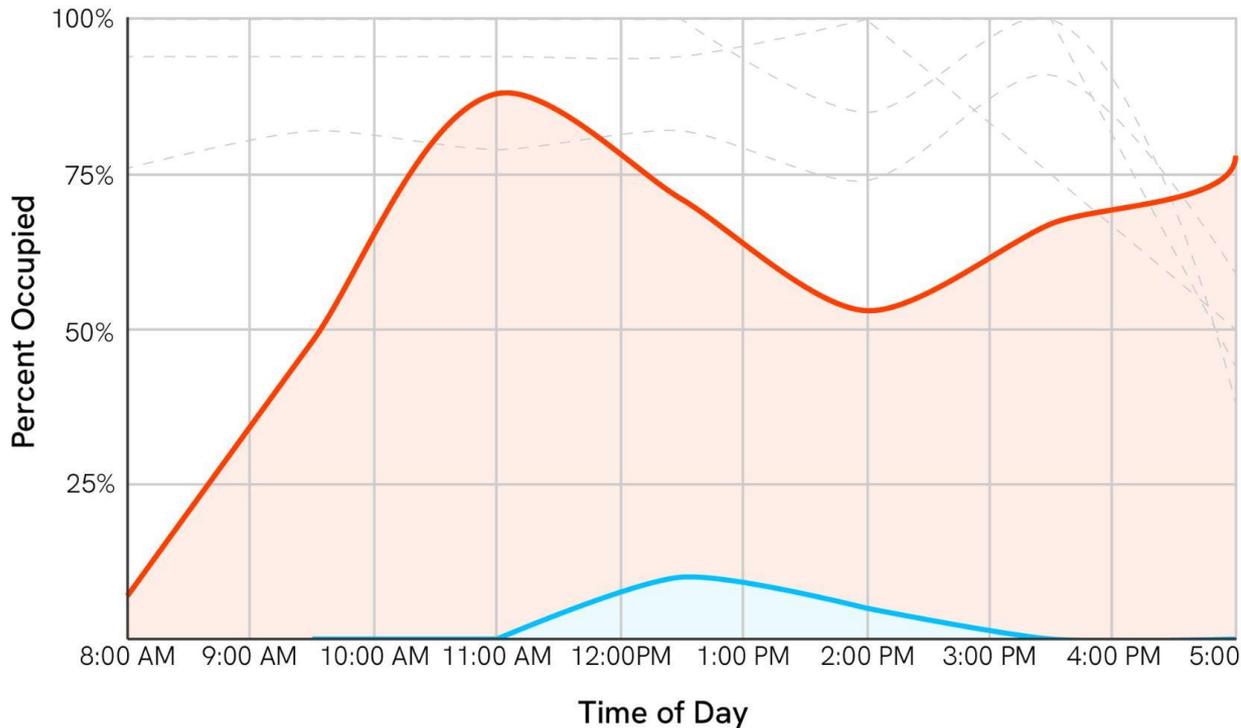
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What's Been Done

Context & Background

Library Parking Demand

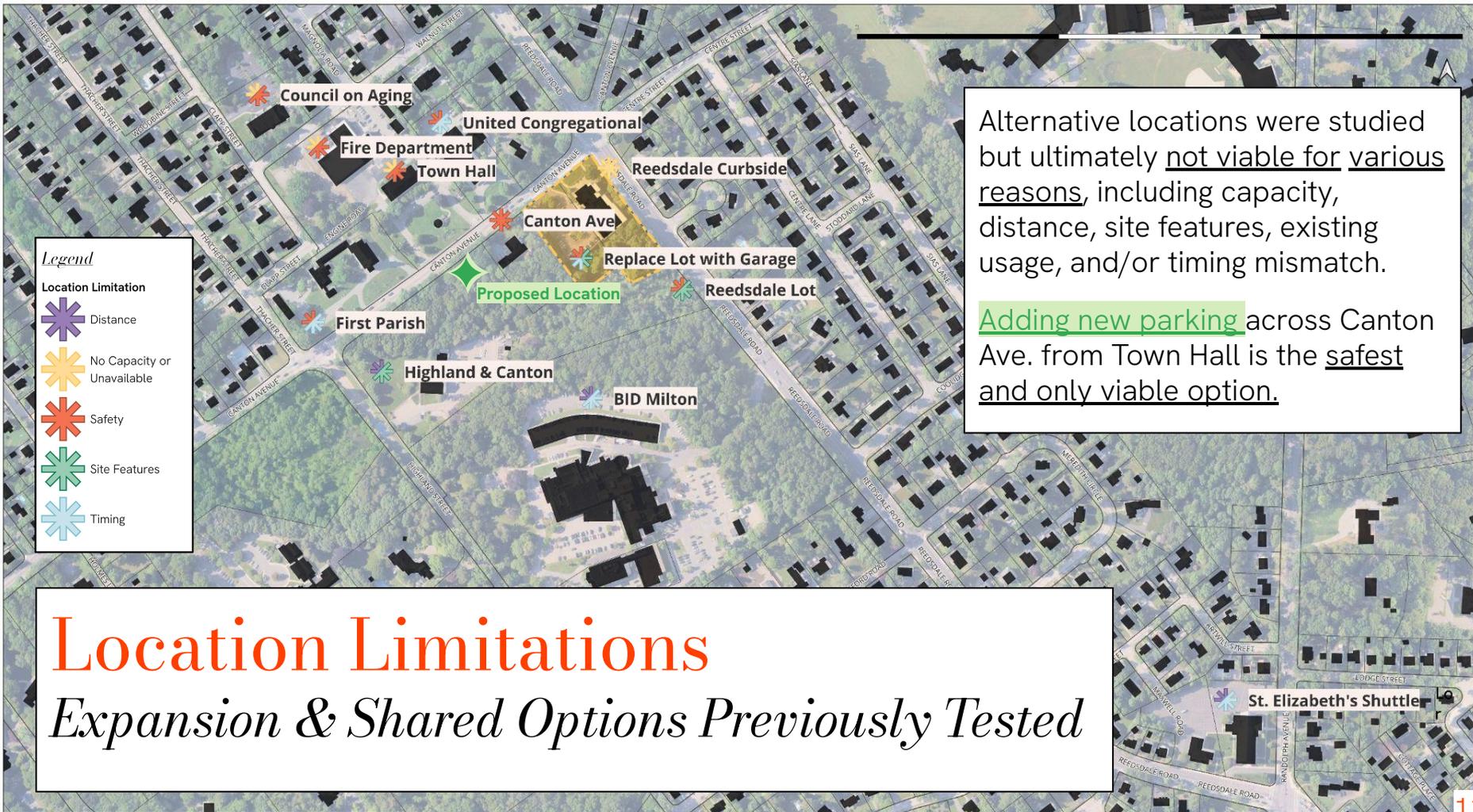
Parking is Limited During Mornings & Evenings



- Library Lot
- Canton Ave
- Town Hall Lots

*Data collected
May 9, 2023 by the Milton
Planning Department*





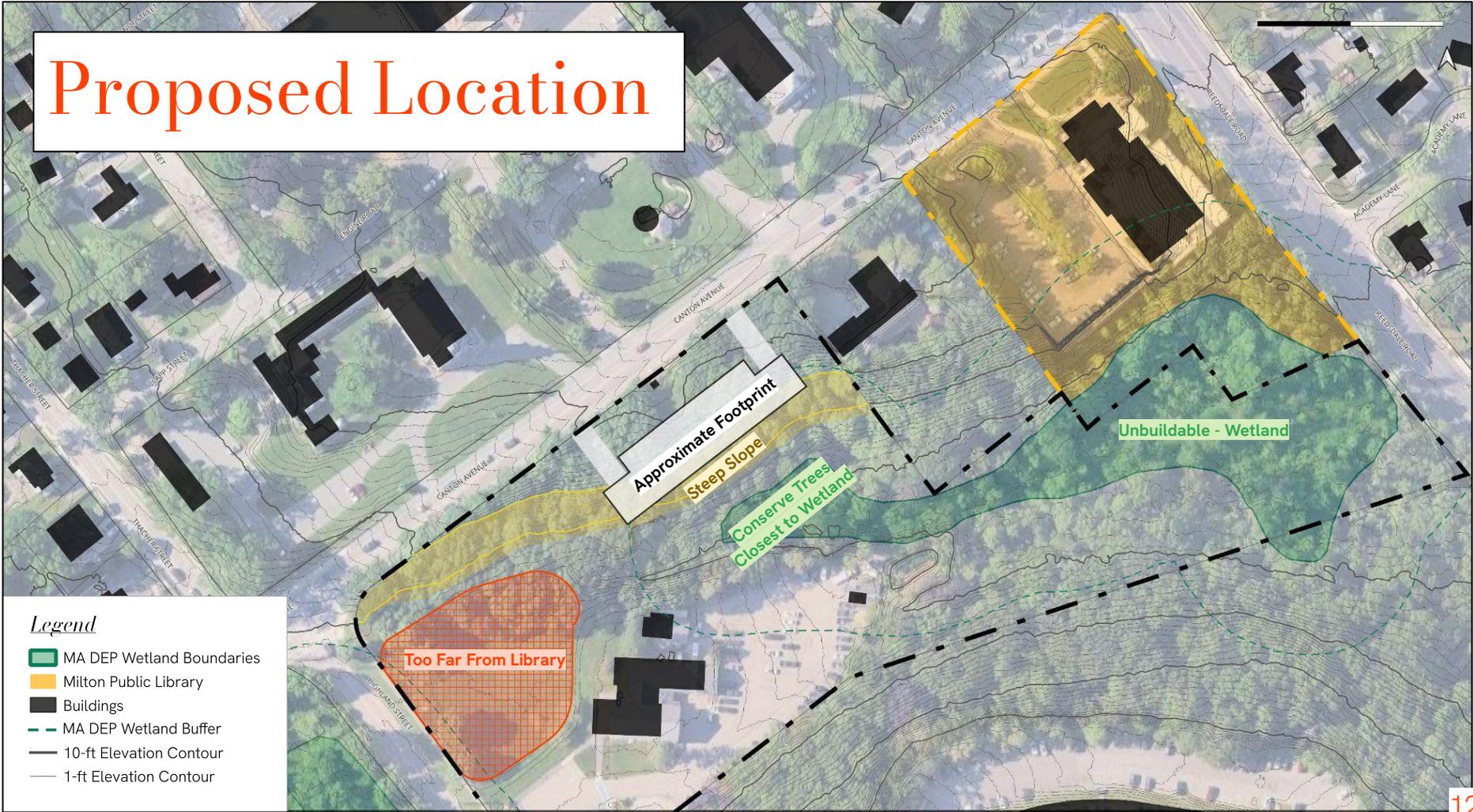
Alternative locations were studied but ultimately not viable for various reasons, including capacity, distance, site features, existing usage, and/or timing mismatch.

Adding new parking across Canton Ave. from Town Hall is the safest and only viable option.

Location Limitations

Expansion & Shared Options Previously Tested

Proposed Location



Legend

- MA DEP Wetland Boundaries
- Milton Public Library
- Buildings
- MA DEP Wetland Buffer
- 10-ft Elevation Contour
- 1-ft Elevation Contour

Additional Development Opportunities

Project Benefits

Design Benefits

- Efficient use of limited town-owned land
- Potential for new amenities like a café
- Safer overflow parking options
- Fill gap in local housing and/or office supply

Fiscal Benefits

- Lower capital investment
- Additional tax revenue and/or ground lease revenue

Initial Site Studies



Parking & Residential

70 spaces, café, 28 residential units

Parking & Office

70 spaces, café plus
medical, municipal, or general office space

03

What's Next

Upcoming Planning

The Planning Process will...



Reflect
community input
and town priorities
while addressing
the library's
parking needs



Shape the project
requirements
collaboratively
with library
patrons



Identify a private
partner to work
with the Town to
provide parking
for the library

What We Will Do

Work with Partners to Expand Library Parking

Priorities

Safety - provide safe access for families to use the Library

Capacity - increase parking spaces from 58 to 100-120

Utilization - Increase programs offered from 800 to 900-1000 per year to match existing room capacity

Green - provide charging units for electric vehicles



Public Private Partnership

Benefits of Finding a Development Partner

Currently no proposed project, but we will find a development partner who can help us:

- Efficiently use limited town-owned land
- Meet some of the town's other program needs/goals
- Lower capital investment
- Reduce investment risk
- Generate tax revenue and/or ground lease revenue

All in service of increasing residents' access to the library



Development Partnerships & Examples



Lawrence Hill

Wellfleet, MA

Planning 2018-2021 / Under construction

Project Details

- Planned on town-owned land through a public planning process
- Targeting completion spring 2026

Public Benefits

- Affordable Housing: 36 affordable units
- Wellfleet, MA
- Water/wastewater infrastructure improvements for municipal facilities
- Communal space
- Fitness and walking paths
- Sustainable & Universal design principles
- Zero-net carbon development

Development Partnerships & Examples



Islington Center

Westwood, MA

Planning 2015-2018 / Construction ongoing

Project Details

- Planned on 4 town-owned & 4 privately-owned parcels through a public planning process
- Ongoing three phase development

Public Benefits

- Community Services: Branch library, preschool, municipal offices, community space
- Affordable Housing: 12 affordable units
- New retail & restaurant opportunities
- Municipal parking lot
- Adaptive reuse of historic properties
- Significant property tax revenue
- Transportation & stormwater infrastructure improvements
- Sustainable design & renewable energy elements

Planning Currently Underway

In Progress

Transportation Analysis



Tree Evaluation

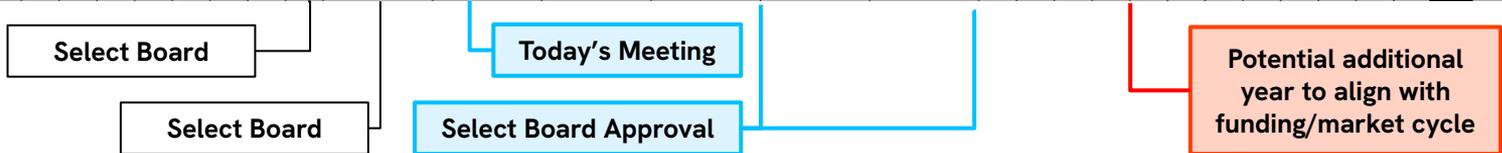


Parking Expansion Timeline

Where we are today

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026				2027				2028				2029						
											Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
Planning Phase												Request for Proposal Development				RFP Release & Evaluation														
Design Phase																														
Construction Phase																														
Public Meetings						X			X	X	X	X	X							X	X	X	X							

Project Completed



04

How You Can Help

Discussion & Feedback

Provide Your Input

Please limit your comments to 3 minutes to allow everyone time to ask questions or submit feedback

Please introduce yourself

- We will assume you are **speaking on your own behalf** unless someone authorized you to speak on their behalf beforehand.
- We encourage **organizations to email Will** (wadamczyk@milton.ocln.org) **and Kris** (khodlin@miltonma.gov) written questions and comments.

Provide Your Input

Excitement

What are you **most excited** about?

What's Missing

What questions would you like answered at our next forum?

Priorities

What's **most important** to you when comparing the possible options?

Complete the Survey!

<https://bit.ly/mpl-parking>



Wrap-up

Next Steps

01

Co-write a request for proposal (RFP) for private partners with your feedback

02

Collect additional information, including potential impact on Canton Ave & potential revenue streams

03

Public Meeting to incorporate comments into the draft RFP

04

Present draft RFP to the Select Board

Questions or Comments?

Email Will Adamczyk at wadamczyk@milton.ocln.org or Kristine Hodlin at khodlin@miltonma.gov

Thank You