



MILFORD

Comprehensive Plan 2024

Ad Hoc Committee Meeting #4

June 18, 2024



Agenda

Community Engagement Update

~~**Vision Statement Discussion**~~

Topic Discussion: Economic

Development & Downtown

Existing Conditions Memo

Next steps



Milford Comp Plan Ad Hoc Committee

Joseph Calagione, Planning Board

Marble Mainini, Planning Board

Jose Morais, Planning Board

Paul Mazzuchelli, Select Board

Brant Hornberger, Finance Committee

Jeffrey Frederick, Conservation Commission

Richard Villani, Town Administrator

Supported by Larry Dunkin, Town Planner





Community Engagement Update



In-progress Community Survey

- Survey launched at the 5/13/24 Community Meeting
- **346** responses to date (as of 6/18/24)
- Survey will remain open at least through mid-July
- Survey promoted through Schools, Youth Center, Senior Center, Milford Patch, Water department, and others

Community Organization Day

- **Tuesday, June 25, 2024**
- 8:30 am to 10:30 am
- Community Impact
12 Congress Street, Milford MA 01757
- Bringing community partners together to make connections, learn about the comprehensive plan, and bring information to their members



Vision Statement Discussion





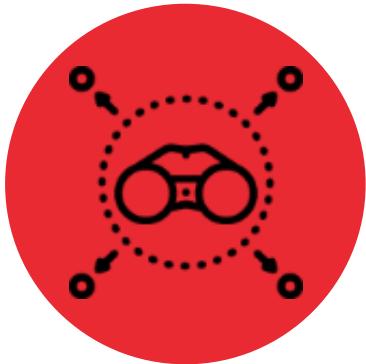
Topic Discussion: Economic Development & Downtown



Plan Topics



Community Engagement



Values, Vision, and Goals



Land Use



Downtown



Economic Development



Housing



Transportation, Circulation, and Transit



Cultural and Historical Resources



Natural Environment and Open Space



Community Services and Facilities

Comparable Municipalities

Neighbors

- **Bellingham** (2020 Master Plan)
- **Holliston** (1999 Master Plan)
- **Hopkinton** (2017 Master Plan)
- **Hopedale** (2023 Master Plan)
- **Medway** (2022 Master Plan)
- **Upton** (2005 Master Plan)

Sub-Regional Urban Centers

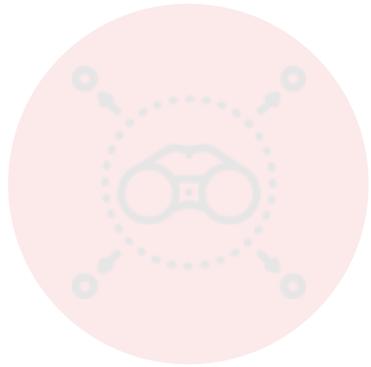
- **Beverly** (2020 Comprehensive Master Plan)
- **Framingham** (2011 Master Plan)
- **Gloucester** (2001 Community Development Plan)
- **Lynn** (2023 Comprehensive Plan)
- **Marlborough** (No plan available)
- **Milford** (Comprehensive Plan in process)
- **Norwood** (No plan available)
- **Peabody** (Master Plan in process)
- **Quincy** (No plan available)
- **Salem** (Imagine Salem 2021)
- **Woburn** (Master Plan 2015)



Plan Topics



Community Engagement



Values, Vision, and Goals



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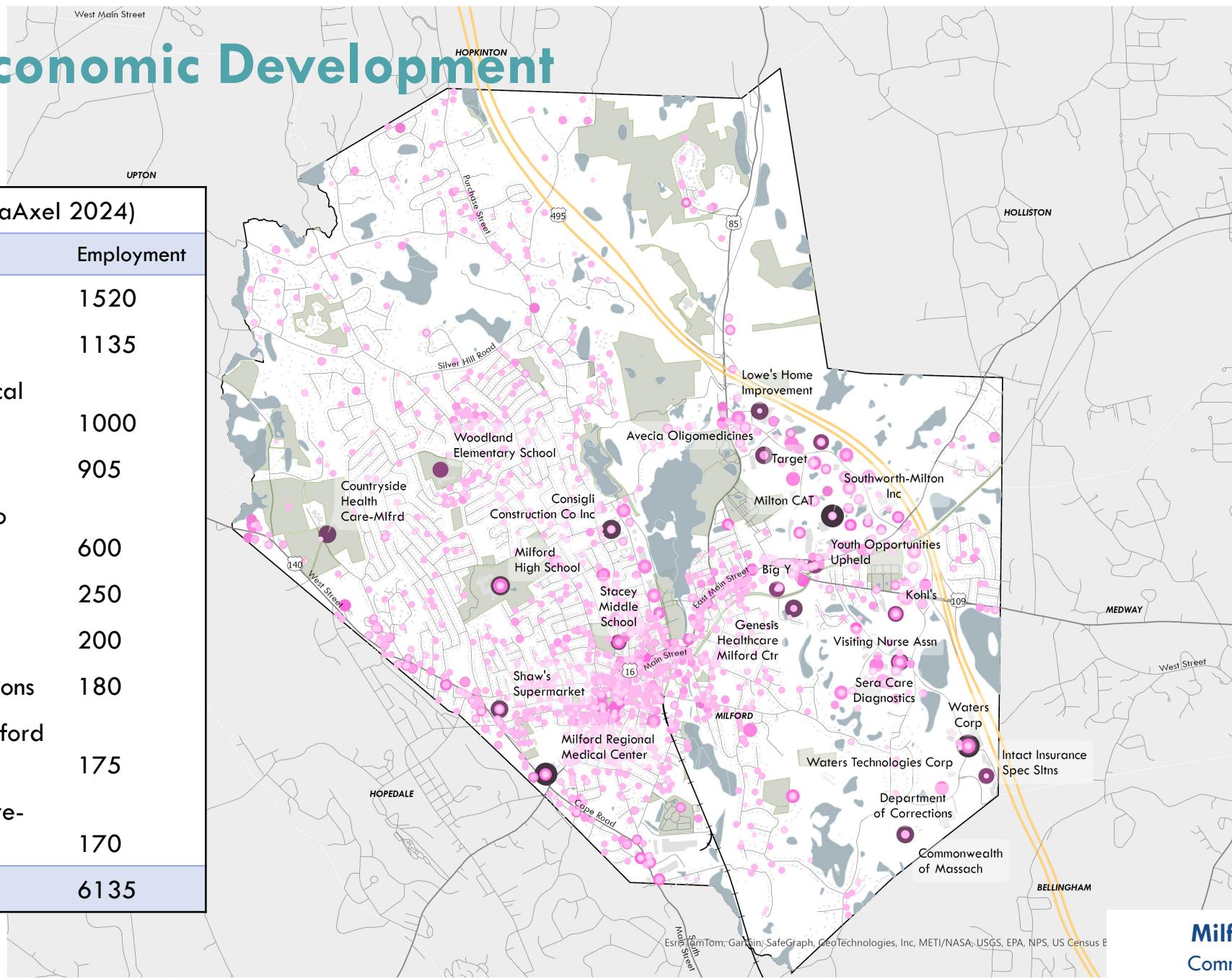
Community Services and Facilities



Economic Development

Largest Employers (DataAxel 2024)

Company	Employment
Waters Corp	1520
Milton CAT	1135
Milford Regional Medical Center	1000
Southworth-Milton Inc	905
Consigli Construction Co Inc	600
Visiting Nurse Assn	250
Avecia Oligomedicines	200
Department of Corrections	180
Genesis Healthcare Milford Ctr	175
Countryside Health Care-Milford	170
Total	6135



Milford, MA
2024
Comprehensive Plan

Number of Employees

- No Data
- 1 - 5 Employees
- 6 - 15
- 16 - 30
- 31 - 50
- 51 - 100
- 101 - 150
- 151 - 250
- 251 - 600
- 600 - 1500

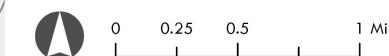
Businesses with more than 100 employees labelled

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by:
Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111
(617) 933-0700

Data Sources: MAPC, MassGIS, MassDOT

May 2024

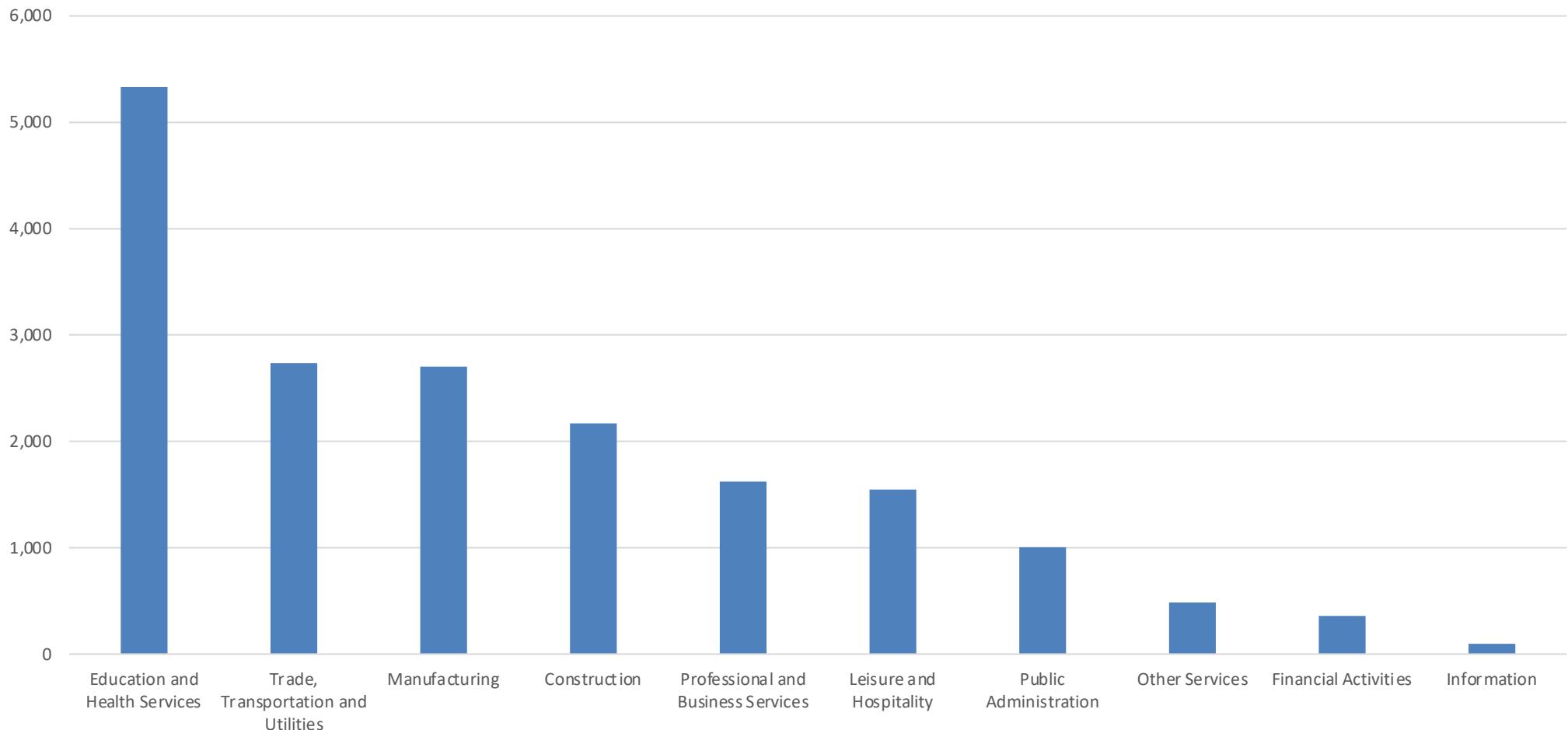


Milford Comprehensive Plan
Community Meeting June 18, 2024



Economic Development

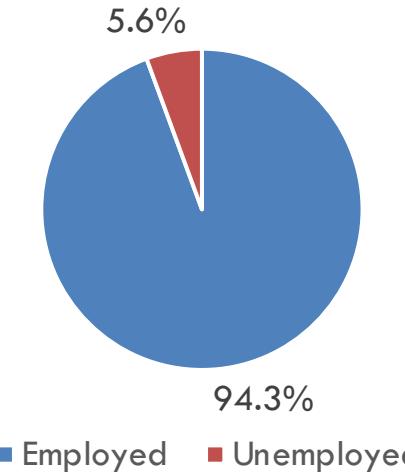
Number of Employees by Industry (ES -202 2022)



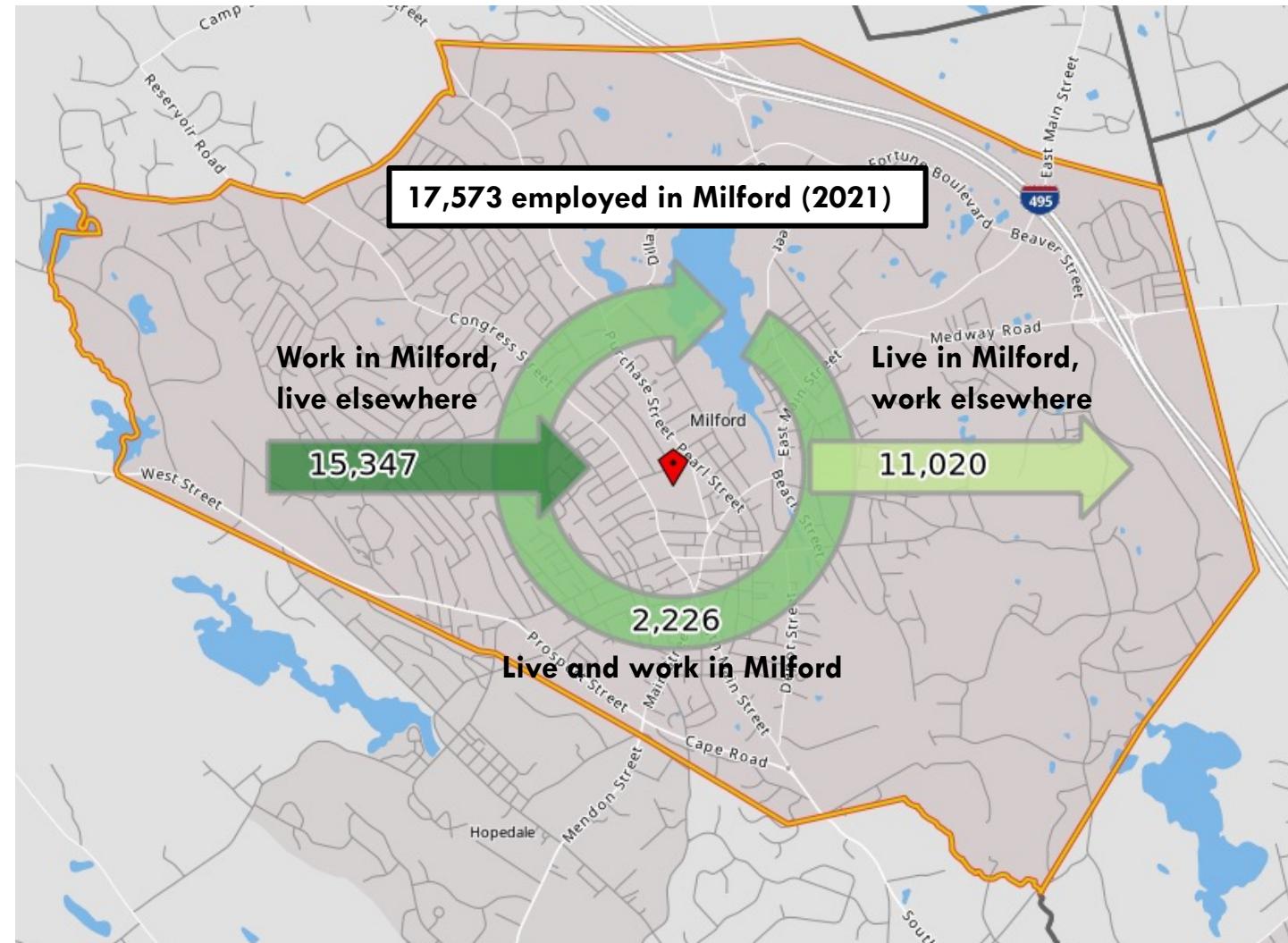


Economic Development

Employment in Milford, MA
(2018-22 ACS)



Area	Unemployment Rate
Milford	5.6%
Framingham	5.0%
Massachusetts	5.3%

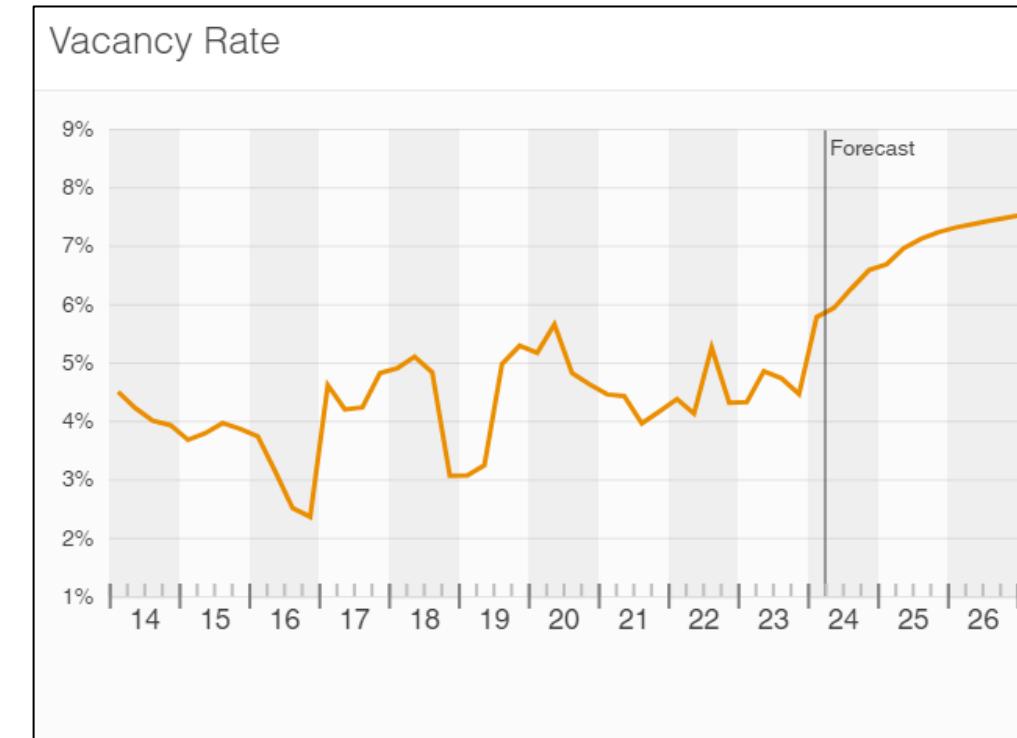




Economic Development

Office Market Profile (CoStar 2024)

- **Inventory:** 2.6M SF
- **Vacancy:** 5.7% - tied with Q2 2020 for the highest vacancy of the past decade
- **Available space:** 160,434 SF available (marketed)
- **Rent:** \$22.90/SF; historical high but the year over year market asking rent growth is 1.0%, much lower than the 2.8% 10-year average



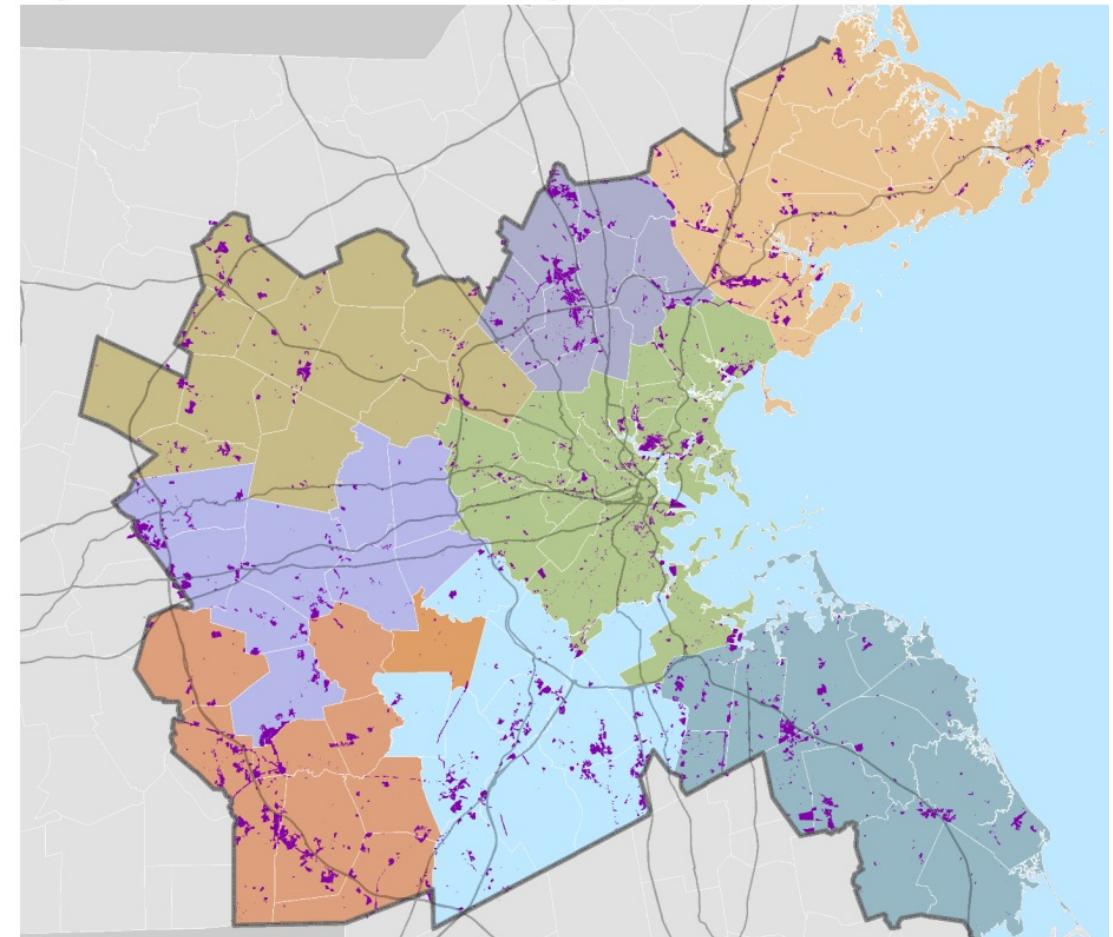


Economic Development

Industrial Market Profile (CoStar 2024)

- **Inventory:** 2.5M SF
- **Vacancy:** 0% - regionally, we see demand for industrial space and decreasing supply
- **Available space:** no available space, none under construction
- **Rent:** \$10.42/SF with a YOY market asking rent growth of 5.6%

Map 1 Industrial Parcels Across MAPC Subregions (Assessor's Database, 2021)





Economic Development

Retail Market Profile (CoStar 2024)

- **Inventory:** 2.7M SF
- **Vacancy:** 7.5% vacancy, which is approximately the average of the past decade; 7.5% is currently 203,337 SF
- **Available space:** 121,238 SF available, meaning that there is more vacant space than is marketed
- **Rent:** \$16.42/SF with a YOY asking rent growth of 1.5%

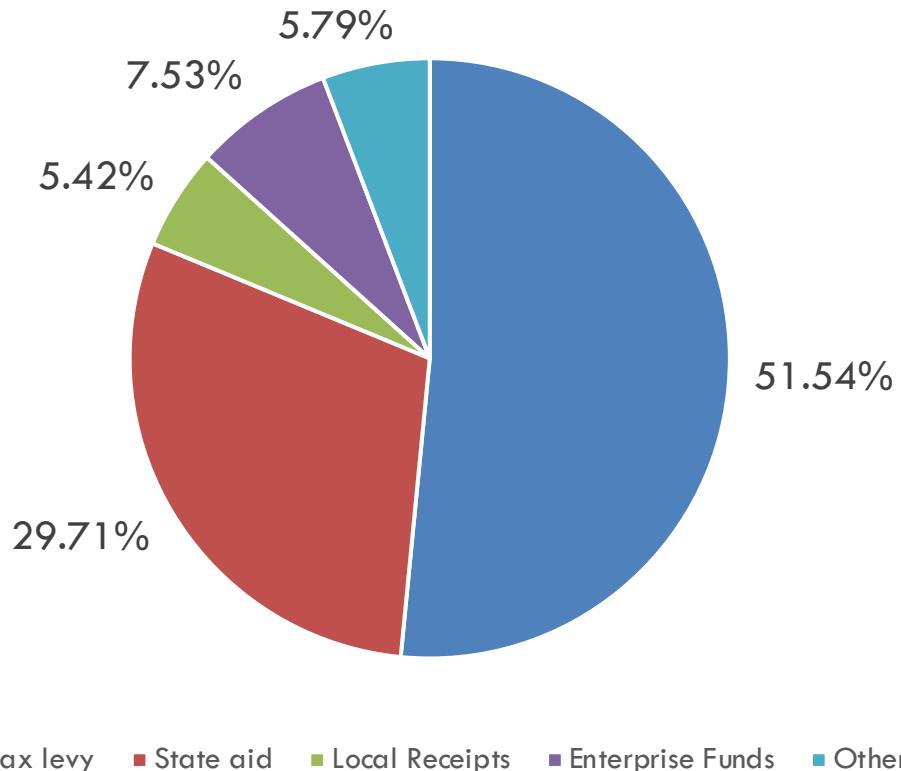


Photo: John Cruz, MAPC, 2024

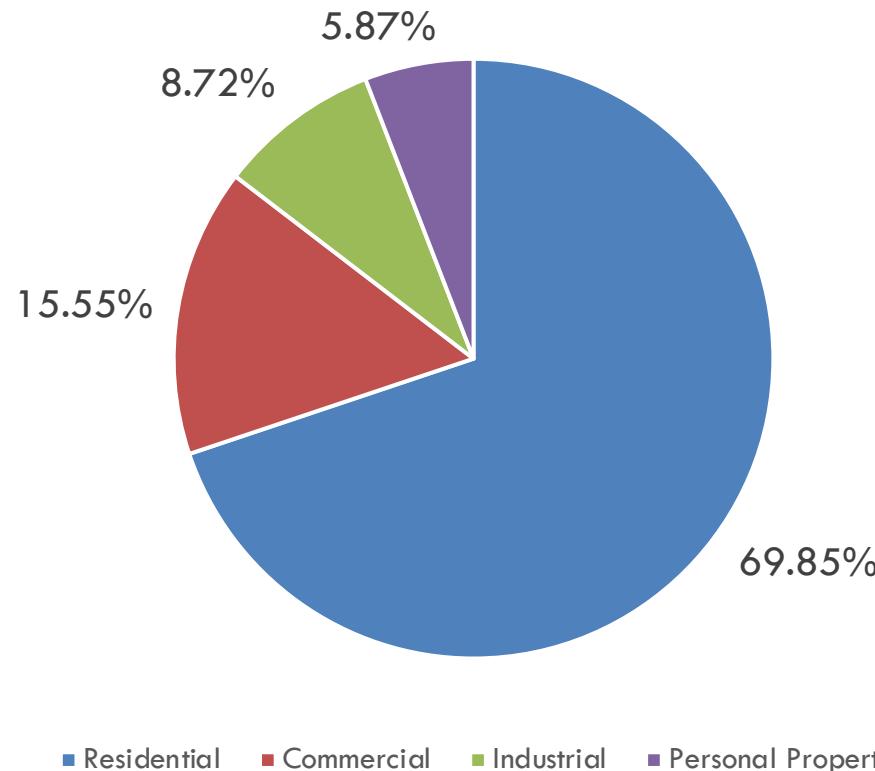


Economic Development

Milford Revenue as Percent of Total Budget FY2023



Tax Levy Distribution By Source FY2023





Economic Development

30% residents are people of color

29% are youth

28% are living with a disability

31% are cost-burdened households

35% speak languages other than English

- 10-15% speak English less than well



Economic Development

Total population mean income: \$44,401

Milford Per Capita Income by Race and Ethnicity

Race and Ethnicity	Mean income (dollars)
White	\$49,883
Black or African American	\$24,023
American Indian and Alaska Native	\$22,294
Asian	\$51,320
Native Hawaiian and other Pacific Islander	-
Some other race	\$27,684
Two or more races	\$28,187
Hispanic or Latino (any race)	\$25,962
White alone, not Hispanic	\$50,750

Source: US Census ACS 5-Year Estimates, 2022

Household median income: \$92,842

Milford Household Income by Race and Ethnicity

Race and Ethnicity	Median income (dollars)
White	\$97,700
Black or African American	\$76,351
American Indian and Alaska Native	-
Asian	\$151,458
Native Hawaiian and other Pacific Islander	-
Some other race	\$66,694
Two or more races	\$85,591
Hispanic or Latino (any race)	\$76,215
White alone, not Hispanic	\$94,986

Source: US Census ACS 5-Year Estimates, 2022



Discussion

- What strikes you about this information? What should we focus on as we continue our analysis of economic development?
- What should be a part of the long-term vision for economic development?
- We spoke with members of the Economic Development Commission and Downtown Revitalization Committee, will speak with the Chamber of Commerce; who else?



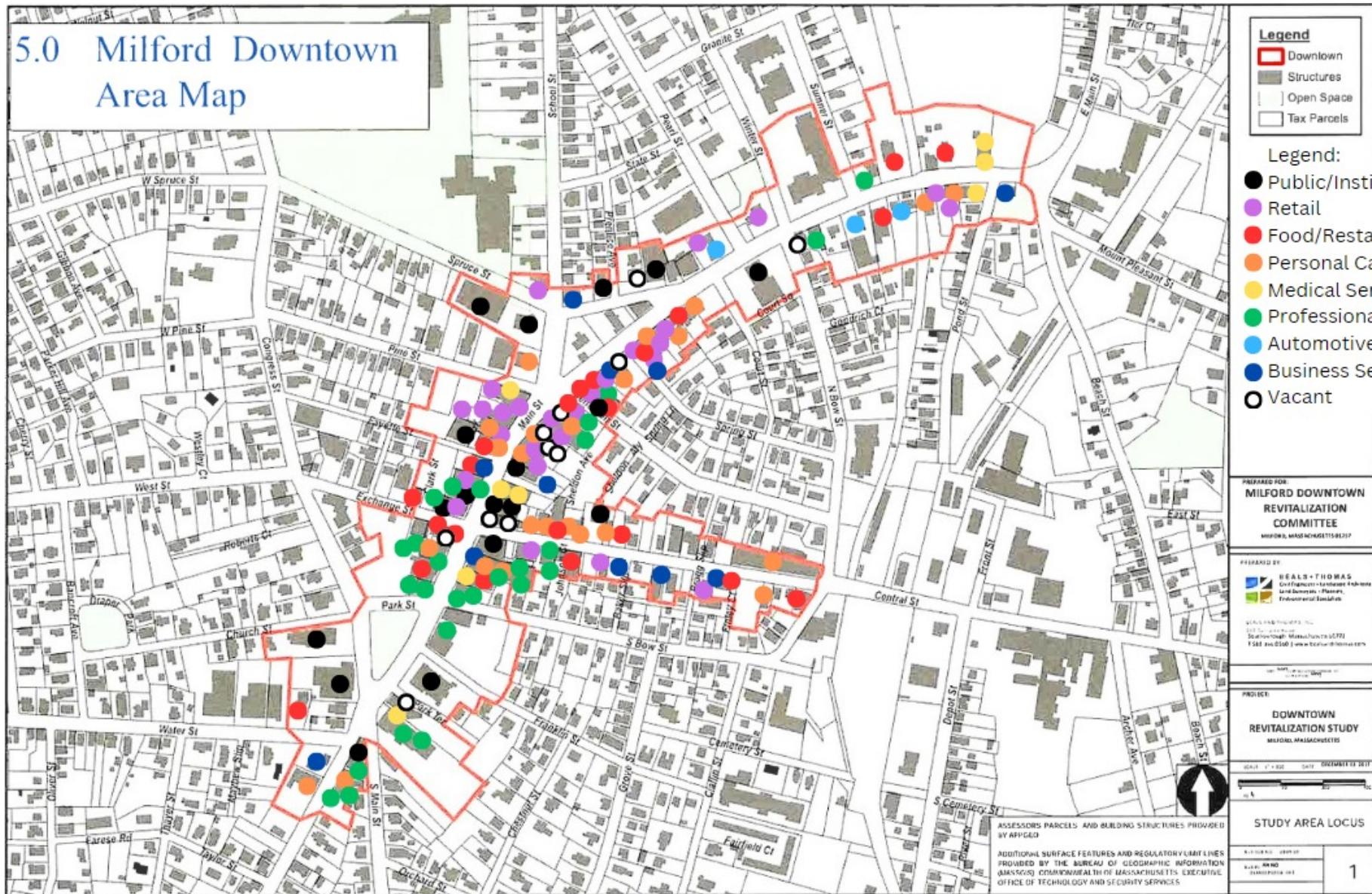
Discussion

Other topics we think might be of interest:

- Services for business support and workforce support
- Bringing together newer immigrant and older immigrant communities
- Economic development funding opportunities
- Development opportunity
- Wayfinding at the 495 intersections



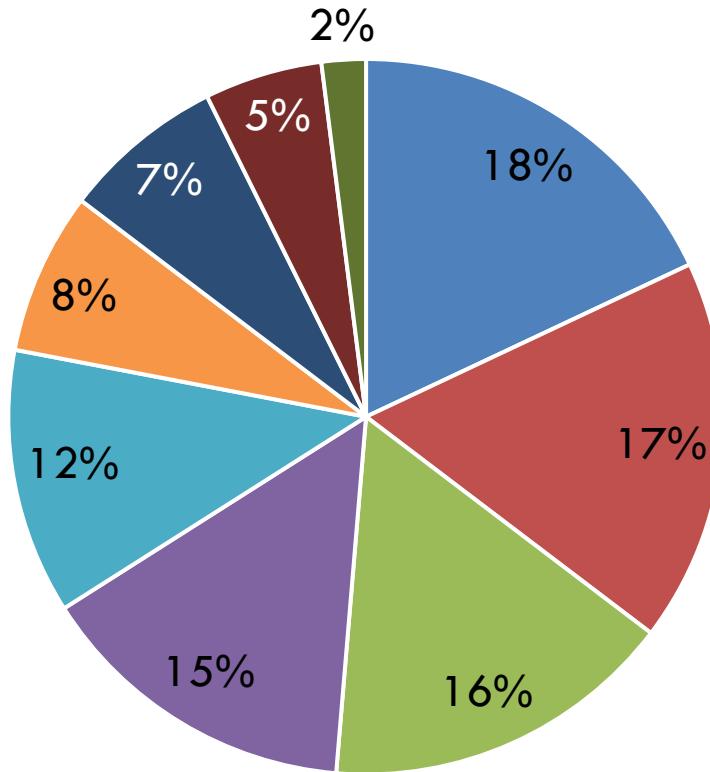
Downtown





Downtown

Milford Downtown Business Mix



**11 vacancies out of
150 businesses counted**

- Retail
- Food
- Vacant

- Professional Services
- Public/Institutional
- Medical Services

- Personal Care/Services
- Business Services
- Automotive Services



Discussion

- What strikes you about this information? What should we focus on as we continue our analysis of downtown?
- What data or additional analysis would you like us to do for Downtown?
- What would help implement the long-term mixed-use vision of downtown?
- What would help bring the town's cultures together downtown?



Existing Conditions Memo



Existing Conditions Memo

- First in-process deliverable
- Will be available for next Ad Hoc Committee meeting
- Compiles the existing data for Plan topics
- Provides a foundation for goals and strategies

Existing Conditions Memo

Content

Milford Comprehensive Plan 2024

Existing Conditions Brief

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	Cultural and Historical Resources	#
	Natural Environment and Open Space	#
	Community Services and Facilities	#

Milford Comprehensive Plan 2024 Existing Conditions Brief

Draft for Review
July 2024



Milford Comprehensive Plan 2024 | Existing Conditions Brief | [Introduction](#)

1



Next steps



Next steps

- Fall community engagement
- **Next Ad Hoc Committee Meeting –**
August 13th 7:00 pm
Topic Discussion: Land Use
- Draft Vision Statement
- Existing Conditions Brief