

3.1 Review of Existing Parcels

PARCEL #	#	STREET ADDRESS	GROSS ACREAGE (GA)	ENVIRONMENTALLY CONSTRAINED LAND (ECL) (e.g., wetlands, steep slope)	% ECL	SUBSTANTIALLY DEVELOPED LAND (SDL)	GROSS DEVELOPABLE LAND
Parcel #/ID F_853288_3042072	1	0 SCHOOL ST	23.5	18.1	77%	0.0	5.5
Parcel #/ID F_853343_3042911	2	0 SCHOOL ST	0.2	0.2	95%	0.0	0.0
Parcel #/ID F_853574_3041942	3	156 SCHOOL ST	2.4	2.4	100%	0.0	0.0
Parcel #/ID F_853738_3041771	4	0 SCHOOL ST	1.1	1.1	100%	0.0	0.0
Parcel #/ID F_853764_3042532	5	197 A SCHOOL ST	1.5	1.5	100%	0.0	0.0
Parcel #/ID F_853933_3042106	6	197 SCHOOL ST	3.7	3.7	100%	0.0	0.0
Parcel #/ID F_854071_3042387	7	197 SCHOOL ST	2.5	2.5	100%	0.0	0.0
Parcel #/ID F_854150_3042646	8	199 SCHOOL ST	3.3	3.3	100%	0.0	0.0
Parcel #/ID F_854407_3041929	9	195 D SCHOOL ST	13.0	11.5	89%	1.4	0.0
Parcel #/ID F_854814_3041689	10	0 ATWATER AV	2.9	2.7	92%	0.0	0.2
Parcel #/ID F_854870_3042045	11	0 ATWATER AV	0.5	0.5	100%	0.0	0.0
Parcel #/ID F_855035_3041383	12	8 ATWATER AV	6.7	1.3	20%	3.1	2.3
Parcel #/ID F_855464_3042303	13	0 BEAVER DAM RD	2.6	1.4	56%	0.3	0.8
Parcel #/ID F_855815_3041625	14	0 ATWATER AV	1.1	1.1	100%	0.0	0.0
Parcel #/ID F_855935_3042594	15	1 BEAVER DAM RD	7.6	2.3	30%	0.7	4.6
Parcel #/ID F_856307_3042140	16	0 ATWATER AV	39.8	28.0	70%	0.0	11.8
District DL Sub-totals:			112.5	81.6	73%	5.5	25.3

NOTES

All parcels within the Limited Commercial District (LCD). All parcels are eligible under 40R.

ECL notes: This column is used for incentive calculation purposes but does not prohibit development except where required by law. Steep slopes defined as 15% or greater as per DHCD guidance.

SBL is land currently in use. Within LCD this includes Manchester Athletic Club, Medical Offices, and storage facilities

3.2 Parcel Utilization Analysis

500

Step 1, calculate area that could be developed

Gross Developable Land (40R definition)	25.3	
Assumption of ECL that could be developed	40.8	Assumes 50% of ECL could be developed
Revised Gross Developable Land	66.2	Gross developable land + ECL that could be developed

Step 2, calculate potential residential area if no controls in place

Multifamily Units (if unrestricted)	1,323	Assumes 20 units per acre with no controls
Residential area (if unrestricted)	1,587,927	Assumes 1200 gross floor area per unit (SF)

Step 3, calculate residential and commercial with limits in place

Commercial area	778,084	Assumes 49% of area will be developed as commercial
Balance area for residential development	809,843	Residential area (from Step 2) less commercial area
Multifamily units (capped)	255	Assumes a cap of MF, at which point only lower density cottages/townhomes are allowed. 500 Units is 20 UPA of GDL. 250 assumes half of area is commercial. See density requirements in Notes below
Cottages/Duplexes/Townhomes	139	Assumes 1400 homes; townhomes limited to a percentage of single families (see Assumptions)

Density
MF: 10

NOTES

-Assumption of ECL that could be developed: It is likely that some portion of ECL, especially along slopes can be developed, as evidenced by existing development (medical offices) and plans (40B)
-Commercial development cannot exceed 49% of total development

-Page 21 of Chapter 40R regulations states: "Municipalities may mandate a certain percentage of commercial use in 40R Zoning as long as Mixed-use Developments meet the applicable minimum residential densities set forth in [regulations]. Example. A Mixed-use Development in a Smart Growth Zoning District is located on 2 acres of Developable Land (87,120 square feet) on which at least 40 Multi-family Residential units would be permitted if it were an entirely residential Project. The applicable Smart Growth Zoning requires a minimum residential density of 51% for Mixed-use Developments in the District. The applicable minimum residential density in this Mixed-use Development is 51%. A minimum of 21 residential units must be provided (40 residential units x 51% = 20.4, rounded up to the next highest integer)."

Assumptions

MF GFA (SF)	1200
Cottage/Townhome GFA (SF)	1400
Commercial % of total development	49%
% of Townhomes of SF+Townhomes	33%
% of Single Families of SF+Townhomes	67%
Cottages/Duplexes/Townhomes Max Density	12.0

3.3 40R Application Calculations

Gross Developable Land (40R definition)	506.9	
Zoned Units	394	[Need to confirm this with DHCD; may be lower; if 201-500 units the payment is \$350,000
Incentive payment	\$350,000	Zoning for 501 or more units provides maximum payment
Bonus payments if full buildout	\$1,181,399	Bonus payment of \$3,000 per unit permitted
Total potential payment to Town	\$1,531,399	

Instructions: Please first complete yellow cells in the Density Data Spreadsheet (1st Worksheet/Tab) with the relevant information followed by the yellow cells in the District Summary Information worksheet below. The remaining, blue and clear cells in each table will self-populate from the inputted information. The blue cells below contain information populated from data entered in or generated from the Density Data Spreadsheet which is why that spreadsheet should be completed first. Explanations/definitions of various headings are contained in the table/glossary that appears below the Density Data Spreadsheet and as a separate tab. Additional information is contained in the accompanying application form, regulations and guidelines. If you have questions, please don't hesitate to contact Bill Reyelt (william.reyelt@mass.gov / 617.573.1355) or Elaine Wijnja (elaine.wijnja@mass.gov / 617.573.1360) at DHCD.

Note: All acreage calculations are to exclude open water bodies.

CATEGORY/CHARACTERISTICS OF ELIGIBLE LOCATION	Select the Most Applicable Eligible Location				
Substantial Transit Access Area					
Area of Concentrated Development - City/Town Center, Existing Commercial District		% of Underutilized Land and Substantially Developed Land in Area of Concentrated Development	#DIV/0!	% of Land Zoned or Used for Commercial/Mixed-Use in Area of Concentrated Development	#DIV/0!
Area of Concentrated Development - Existing Rural Village District					
Other Highly Suitable Location					

ACD Characteristics (generally NOT same boundaries as 40R District - see definitions & recommend consulting w/ DHCD)	Acres	
Total Size of Area of Concentrated Development	0	(Total for proposed District plus parcel acreage for balance of ACD)
Underutilized Land:	0	(Total for proposed District (Cell H21 from Density Data worksheet) + estimated balance w/in ACD)
Substantially Developed Land:	0	(Total for proposed District (cell F31 from Density Data worksheet template) plus estimated balance w/in ACD)
Land Zoned or Used for Commercial/Mixed-Use:	0	(Total for proposed District plus balance w/in ACD)

SG Zoning & Infrastructure Characteristics	
Mixed-Use	
Design Standards	
Planned Infrastructure Upgrades	

Zoning Incentive Payments	
Incentive Units	Payment
Up to 20	\$10,000
21 to 100	\$75,000
101 to 200	\$200,000
201 to 500	\$350,000
501 or more	\$600,000

DISTRICT SIZE & PROPORTION TO TOTAL LAND AREA	Acres	% of Municipality
Total Land Area of Proposed District	0	#DIV/0!
Total Land Area of All Previously Approved / Existing 40R Districts in Municipality	0	#DIV/0!
Total Land Area of both Proposed & Existing 40R Districts	0	#DIV/0!
Total Land Area of Municipality	0	

	# of each type of unit on Developable Land (including Underutilized Land)	# of each type of unit on parcels that will allow residential use under the 40R Zoning but DO NOT contain any land qualifying as Developable/ Underutilized Land (e.g., parcels that consist entirely of Substantially Developed Land)	Total Units for each type of unit (will be more than sum of Column B and Column D if there are units associated with SDL on parcels w/ DL)
ANTICIPATED BUILD-OUT			
Number of Existing Zoned Units	0	0	0
Number of Future Zoned Units	0	0	613
Number of Incentive Units	502	N/A	502
Potential Bonus Units (Estimated)	0	0	613

DISTRICT CHARACTERISTICS (IN ACREAGE)	Acres	% of District
Underutilized Land (a subset of Developable Land)	0.00	#DIV/0!
Other Developable Land	25.34	#DIV/0!
All Developable Land	25.34	#DIV/0!
Substantially Developed Land	5.54	#DIV/0!
Environmentally constrained land (e.g., wetland, rare species habitat, steep slopes, state-owned prime farmland soils) or Other Non-Developable Land	81.640526	#DIV/0!
Historic District(s)	0	#DIV/0!
Existing Dedicated Open Space	0	#DIV/0!
Future Open Space	0	#DIV/0!
Rights-of-way of (public) streets, ways, and transit lines	0	#DIV/0!
Land currently in use for governmental functions	0	#DIV/0!
Land not exclusively zoned for residential use (current zoning/use is commercial or mixed-use)	0	#DIV/0!

FUTURE OPEN SPACE AND DEVELOPABLE LAND AREA	Acres	Future Open Space as % of what would otherwise be total Developable Land
Future Open Space	0	0.0%

Underutilized & Substantially Developed Land as % of District	#DIV/0!

TERMS

Gross Acreage	<p>total parcel acreage</p> <p>For the purposes of calculating the portion of Gross Acreage that qualifies as Gross Buildable Land, Environmentally Constrained Land generally includes Dedicated Open Space, Future Open Space, areas of state-owned land that contain Prime Farmland Soils, and any other areas Areas exceeding ½ acre of contiguous land that are:</p> <ol style="list-style-type: none"> protected wetland resources (including buffer zones) under federal or state laws plus any additional areas that are protected wetlands resources (including buffer zones) under applicable Additional Municipal Standards, if any, but not federal or state laws; rare species habitat designated under federal or state law, unless granted an exception consistent with requirements established by the Massachusetts Executive Office of Energy and Environmental Affairs and the Department of Fish and Game that all or part of such areas can accommodate development consistent with the proposed 40R Zoning; characterized by steep slopes with an average gradient of at least 15 percent; or subject to any other Municipal ordinance, by-law, or regulation that would prevent the development of residential or Mixed-use Development Projects at the As-of-right residential densities set forth in the 40R Zoning.
Environmentally Constrained Land	<p>1. protected wetland resources (including buffer zones) under federal or state laws plus any additional areas that are protected wetlands resources (including buffer zones) under applicable Additional Municipal Standards, if any, but not federal or state laws;</p> <p>2. rare species habitat designated under federal or state law, unless granted an exception consistent with requirements established by the Massachusetts Executive Office of Energy and Environmental Affairs and the Department of Fish and Game that all or part of such areas can accommodate development consistent with the proposed 40R Zoning;</p> <p>3. characterized by steep slopes with an average gradient of at least 15 percent; or</p> <p>4. subject to any other Municipal ordinance, by-law, or regulation that would prevent the development of residential or Mixed-use Development Projects at the As-of-right residential densities set forth in the 40R Zoning.</p>
Gross Buildable Land (GBL)	<p>All Developable Land (including Underutilized Land) plus all other buildable (non-environmentally constrained) land that would otherwise qualify as Developable Land but has been deemed Substantially Developed Land. A parcel's Gross Buildable Acreage should generally consist of the Gross Acreage to which the Smart Growth Zoning will apply minus Environmentally Constrained Land.</p>
Substantially Developed Land (SDU)	<p>760 CMR 59.02: Land within a District that is currently used for commercial, industrial, institutional, or governmental use, or for residential use consistent with or exceeding the densities allowable under the Underlying Zoning, and which does not qualify as UL. Any land located within a Historic District shall be presumed to be Substantially Developed, unless the Municipality can show that all or a portion of such land qualifies as DL.</p>
Developable Land (DL)	<p>760 CMR 59.02: All land within a District that can be feasibly developed into residential or Mixed-use Development Projects. Developable Land shall not include:</p> <ol style="list-style-type: none"> Substantially Developed Land; Dedicated Open Space; Future Open Space; The rights-of-way of existing public streets, ways, and transit lines and, in a Starter Home Zoning District, new public and private roadways that would be necessary to meet minimum applicable requirements under Municipal law including the proposed 40R Zoning and, to the extent applicable within the proposed District, Municipal subdivision control requirements; Land currently in use for governmental functions (except to the extent that such land qualifies as Underutilized Land); or Areas exceeding ½ acre of contiguous land that are: <ol style="list-style-type: none"> protected wetland resources (including buffer zones) under federal or state laws plus any additional areas that are protected wetlands resources (including buffer zones) under applicable Additional Municipal Standards, if any, but not federal or state laws; rare species habitat designated under federal or state law, unless granted an exception consistent with requirements established by the Massachusetts Executive Office of Energy and Environmental Affairs and the Department of Fish and Game that all or part of such areas can accommodate development consistent with the proposed 40R Zoning; characterized by steep slopes with an average gradient of at least 15 percent; or subject to any other Municipal ordinance, by-law, or regulation that would prevent the development of residential or Mixed-use Development Projects at the As-of-right residential densities set forth in the 40R Zoning. <p>(g) Areas of state-owned land that contain Prime Farmland Soils.</p>
Underutilized Land (UL)	<p>760 CMR 59.02: Developable Land within a District that would otherwise qualify as Substantially Developed Land, consistent with guidance issued by DHCD, but which:</p> <ol style="list-style-type: none"> is characterized by improvements that have a marginal or significantly declining use, as measured by such factors as vacancy rates, extent of operation, current and projected employment levels, market demand for the current uses or the uses to which the existing improvements could readily be converted, low value of improvements in relation to land value, and low floor area ratio in relation to the floor area ratio that would be permitted under the applicable Underlying Zoning; as demonstrated by existing or anticipated market conditions, may have reasonable potential to be developed, recycled, or converted into residential or Mixed-use Development consistent with Smart Growth; and for a Starter Home Zoning District, solely for purposes of determining whether the District consists of not less than 3 contiguous acres of Developable Land area, DHCD may also include in the calculation of Underutilized Land certain additional land that would otherwise qualify as Substantially Developed land, where DHCD determines that there is reasonable potential for such land to be more intensively developed in accordance with Starter Home Zoning.
Existing As-of-right Density	The maximum number of units per acre allowed As-of-right under the Underlying Zoning which includes any existing zoning applicable to the parcel.
40R As-of-right Density	The applicable maximum number of units per acre allowable As-of-right on the parcel under the proposed Smart Growth (40R) Zoning.
Occupied Existing Units (OEU)	Any existing occupied housing units on the parcel regardless of whether they could be developed As-of-right under currently applicable Underlying Zoning (for example, lawfully nonconforming existing occupied housing units).
Total Units Developable As-of-right Under Existing / Underlying Zoning (UDAUEZ)	The maximum absolute number of units allowable As-of-right on the specific parcel under the Underlying Zoning which includes any other overlay zoning that may exist in addition to the base zoning.
Existing Zoned Units (EZU)	The greater of the Occupied Existing Units (OEU) and Total Units Developable As-of-right Under Existing / Underlying Zoning (UDAUEZ). See also 760 SMR 59.02: For a given parcel or area of Developable Land within a District, the maximum number of housing units that could feasibly be developed As-of-right under the Underlying Zoning through new development, the substantial rehabilitation of existing residential buildings, or the conversion to residential use of existing buildings. Units that are proposed or developable within the geographic area of a District under a comprehensive permit pursuant to M.G.L. c. 40B for which the project eligibility letter was issued to the developer prior to the Municipality's 40R Zoning Application shall be included as Existing Zoned Units if (a) the comprehensive permit is issued prior to the date of the Municipality's 40R Zoning Application, or (b) the subject land makes up all or substantially all of the Developable Land within the proposed 40R District. For purposes of determining the Zoning Incentive Payment and the Bonus Payment, (1) absent any application of the 40R Zoning to substantially developed areas, the Existing Zoned Units within any District or Project site shall be determined upon the basis of the allowable As-of-right residential density per acre shown on the plan submitted under 760 CMR 59.04(1)(c), multiplied by the acreage of Developable Land area, and (2) Existing Zoned Units shall include any existing occupied housing units within a District regardless of whether they could be developed As-of-right under currently applicable Underlying Zoning (for example, lawfully nonconforming existing occupied housing units).
Future Zoned Units (FZU)	For a given parcel, the FZUs are the maximum absolute number of actual units allowed As-of-right under Smart Growth Zoning. See also 760 CMR 59.02: For a given parcel or area of Developable Land within a District, the maximum number of housing units that could be developed As-of-right under the 40R Zoning through new development, the substantial rehabilitation of existing residential buildings, or the conversion to residential use of existing buildings, except that an Accessory Dwelling Unit shall not qualify as a Future Zoned Unit.
Bonus Units	The net number of new, additional units allowed As-of-right under the Smart Growth Zoning on the parcel after deducting the corresponding number of Existing Zoned Units (i.e., FZU minus EZU on the parcel's GBL). See also 760 CMR 59.02: A housing unit developed as part of a Project within a District, either through new construction, the substantial rehabilitation of an existing residential building, or the conversion to residential use of an existing building, in excess of the number of Existing Zoned Units for the same parcel. Units proposed or developed under a comprehensive permit pursuant to M.G.L. c. 40B for which the project eligibility letter was issued to the developer prior to the Municipality's 40R Zoning Application to DHCD shall not qualify as Bonus Units if the development that is the subject of the comprehensive permit comprises all or substantially all of the Developable Land within the proposed 40R District. Otherwise, units developed within a District under a Comprehensive Permit issued pursuant to M.G.L. c. 40B after the submission of a 40R Zoning Application, in excess of the number of Existing Zoned Units for the same parcel, shall qualify as Bonus Units.
Incentive Units	On Developable Land only, the Future Zoned Units less the Existing Zoned Units (generally the same as the subset of estimated Bonus Units associated Developable Land). See also 760 CMR 59.02: For a given parcel or area of Developable Land within a District, the number of Future Zoned Units, less the number of Existing Zoned Units for the same parcel or area of land, except that an Accessory Dwelling Unit shall not qualify as an Incentive Unit.
As-of-right	760 CMR 59.02: Housing development allowed under the Underlying Zoning or 40R Zoning without recourse to a special permit, variance, zoning amendment, discretionary waiver, or other form of zoning relief. Units that require Plan Review shall be considered As-of-right, subject to review and approval by DHCD of any Municipal 40R regulations, guidelines, forms of application materials, or other requirements applicable to review of Projects by the Plan Approval Authority under 760 CMR 59.00.
Future Open Space	760 CMR 59.02: Areas within a District which a Municipality may designate or require to be designated to be set aside in the future as Dedicated Open Space through the use of a conservation restriction as defined in M.G.L. c. 184, § 31 or other qualifying means. Such Future Open Space may be subject to requirements under the 40R Zoning for Projects to set aside a fixed percentage of the site area as Dedicated Open Space, and, for Districts other than Starter Home Zoning Districts eligible pursuant to 760 CMR 59.04(1)(a)3, allowing such Projects to deduct the Dedicated Open Space when calculating housing densities. Notwithstanding the foregoing, the total Future Open Space may not exceed 10 percent of what would otherwise be the Developable Land area if the Developable Land area would be less than 50 acres; it may not exceed 20 percent of what would otherwise be the Developable Land area if the Developable Land area would be 50 acres or more; and it shall be consistent with the current Municipal Dedicated Open Space plan.
Dedicated Open Space	760 CMR 59.02: Land dedicated in perpetuity to protect one or more of the following: land for existing and future well fields, aquifers, and recharge areas; watershed land; agricultural land; grasslands; fields; forest land; fresh and salt water marshes and other wetlands; ocean, river, stream, lake and pond frontage; beaches, dunes, and other coastal lands; lands to protect scenic vistas; land for wildlife or nature preserves; land for active or passive recreational use; parks, plazas, playgrounds, and reservations; and cemeteries. Dedicated Open Space may be in public, private, or non-profit ownership. Any land subject to protection under Article 27 of the Massachusetts Constitution shall be deemed Dedicated Open Space for the purposes of 760 CMR 59.00. In any case where such Dedicated Open Space is not conveyed to the Municipality, a restriction enforceable by the Municipality shall be recorded providing that such land be preserved as Dedicated Open Space pursuant to a conservation restriction as defined in M.G.L. c. 184, § 31.
Historic District	760 CMR 59.02: A district in a Municipality characterized by the historic and/or architectural significance of buildings, structures, and sites, and in which exterior changes to and the construction of buildings and structures are subject to regulations adopted by the Municipality pursuant to M.G.L. c. 40C or other state law. Within any such Historic District, the provisions and requirements of the Municipal Historic District regulations may apply to existing and proposed buildings. A District may include all or part of one or more existing Historic Districts, and it may be coterminous or non-coterminous with the Historic District. A Municipality may establish or enlarge a Historic District within an Approved District, but whether such Historic District renders the District non-compliant with the provisions of M.G.L. c. 40R and 760 CMR 59.00 shall be subject to DHCD review in accordance with 760 CMR 59.05(5). DHCD's review of such a new or enlarged Historic District shall be limited to compliance with M.G.L. c. 40R and 760 CMR 59.00. See also 760 CMR 59.02: Substantially Developed Land.
Underlying Zoning	760 CMR 59.02: The Municipal zoning requirements adopted pursuant to M.G.L. c. 40A (or, in the case of the City of Boston, other applicable law) that are otherwise applicable to the geographic area where a District is located or proposed. The Underlying Zoning shall include all zoning and existing overlays applicable to such geographic area and shall not be limited to the base zoning layer. Solely for the purposes of calculating existing residential densities under 760 CMR 59.03(1), the Underlying Zoning shall be deemed to be the zoning which was in effect one year prior to the date upon which the 40R Zoning Application was submitted to DHCD.

Instructions: Please complete YELLOW CELLS in the tables below with relevant information for each parcel. The remaining blue and clear cells in each table will self-populate based on the information entered. This spreadsheet is for proposed Districts that Will NOT contain any Sub-Districts. For proposed Districts that will contain Sub-Districts, please consult DHCD for the corresponding spreadsheet. For Underutilized Land containing buildings that are proposed for reuse, please contact DHCD for guidance on corresponding calculations. To add one or more parcels containing Developable/Underutilized Land or one or more Substantially Developed Parcels, insert new row(s) between two existing parcel in the corresponding section so as to include additional parcels in the existing formulas.

PARCEL #	STREET ADDRESS	LAND AREA DATA (BY ACREAGE)					UNIT DATA												NOTES / EXISTING LAND USE, ETC. (as applicable to document Developable/Underutilized Land)
		GROSS ACREAGE (GA)	ENVIRONMENTALLY CONSTRAINED LAND (ECL) (e.g., wetlands, steep slope)	GROSS BUILDABLE LAND (GBL) (GBL = GA less ECL)	SUBSTANTIALLY DEVELOPED LAND (SDL)	DEVELOPABLE LAND (DL)		ON GROSS BUILDABLE LAND (i.e., INCLUDING SDL)						ON DEVELOPABLE LAND (DL) ONLY					
						GROSS DL	ANY SUBSET OF DL QUALIFYING AS UNDERUTILIZED LAND (UL)	EXISTING AS-OF-RIGHT DENSITY (EAD) (Units/Acre)	40R AS-OF-RIGHT DENSITY (40RAD) (Max. Units/Acre)	TOTAL OCCUPIED EXISTING UNITS (OEU)	TOTAL UNITS DEVELOPABLE AS-OF-RIGHT UNDER EXISTING / UNDERLYING ZONING (UDAUEZ) (UDAUEZ = GBL x EAD)	TOTAL EXISTING ZONED UNITS (EZU) (EZU = > of OEU and UDAUEZ)	TOTAL FUTURE ZONED UNITS (FZU) (FZU = GBL x 40RAD)	TOTAL POTENTIAL BONUS UNITS ON GBL (= FZU less EZU)	FZU ON DL	OEU ON DL	EZU ON DL	INCENTIVE / BONUS UNITS	
[Name of District]																			
Parcels containing DEVELOPABLE LAND (DL - including Underutilized Land)																			
Parcel #	Street Address	3	0.75	2.25	1	1.25	0.75	2	20	1	4	4	45	41	25	0	2	23	
Parcel #	Street Address	10	2.5	7.5	3	4.5	2.5	2	20	7	15	15	150	135	90	3	9	81	
Parcel #	Street Address	1.6	0	1.6	0	1.6	1.6	2	20	0	3	3	32	29	32	0	3	29	
Parcel #	Street Address	5.4	0.5	4.9	3.2	1.7	0	2	20	3	9	9	98	89	34	1	3	31	
District DL Sub-totals:		20	3.75	16.25	7.2	9.05	4.85			11	31	31	325	294	181	4	17	164	
Parcels within District that DO NOT CONTAIN ANY DEVELOPABLE LAND and consist of ONLY SUBSTANTIALLY DEVELOPED LAND and/or other land that does not qualify as Developable Land																			
Parcel #	Street Address	2	0.2	1.8	1.8			2	20	0	3	3	36	33					
Parcel #	Street Address	4	0.8	3.2	3.2			2	20	1	6	6	64	58					
Parcel #	Street Address	1.7	0	1.7	1.7			2	20	4	3	4	34	30					
Parcel #	Street Address	0.8	0	0.8	0.8			2	20	0	1	1	16	15					
Sub-Total for SDL Parcels :		8.5	1	7.5	7.5					5	13	14	150	136					
District Totals (all parcels):		28.5	4.75	23.75	14.7	9.05	4.85			16	44	45	475	430	181	4	17	164	

TERMS	
Gross Acreage	total parcel acreage
Environmentally Constrained Land	For the purposes of calculating the portion of Gross Acreage that qualifies as Gross Buildable Land, Environmentally Constrained Land generally includes Dedicated Open Space, Future Open Space, areas of state-owned land that contain Prime Farmland Soils, and any other areas Areas exceeding ½ acre of contiguous land that are: 1. protected wetland resources (including buffer zones) under federal or state laws plus any additional areas that are protected wetlands resources (including buffer zones) under applicable Additional Municipal Standards, if any, but not federal or state laws; 2. rare species habitat designated under federal or state law, unless granted an exception consistent with requirements established by the Massachusetts Executive Office of Energy and Environmental Affairs and the Department of Fish and Game that all or part of such areas can accommodate development consistent with the proposed 40R Zoning; 3. characterized by steep slopes with an average gradient of at least 15 percent; or 4. subject to any other Municipal ordinance, by-law, or regulation that would prevent the development of residential or Mixed-use Development Projects at the As-of-right residential densities set forth in the 40R Zoning.
Gross Buildable Land (GBL)	All Developable Land (including Underutilized Land) plus all other buildable (non-environmentally constrained) land that would otherwise qualify as Developable Land but has been deemed Substantially Developed Land. A parcel's Gross Buildable Acreage should generally consist of the Gross Acreage to which the Smart Growth Zoning will apply minus Environmentally Constrained Land.
Substantially Developed Land (SDL)	760 CMR 59.02: Land within a District that is currently used for commercial, industrial, institutional, or governmental use, or for residential use consistent with or exceeding the densities allowable under the Underlying Zoning, and which does not qualify as UL. Any land located within a Historic District shall be presumed to be Substantially Developed, unless the Municipality can show that all or a portion of such land qualifies as DL.
Developable Land (DL)	760 CMR 59.02: All land within a District that can be feasibly developed into residential or Mixed-use Development Projects. Developable Land shall not include: (a) Substantially Developed Land; (b) Dedicated Open Space; (c) Future Open Space; (d) The rights-of-way of existing public streets, ways, and transit lines and, in a Starter Home Zoning District, new public and private roadways that would be necessary to meet minimum applicable requirements under Municipal law including the proposed 40R Zoning and, to the extent applicable within the proposed District, Municipal subdivision control requirements; (e) Land currently in use for governmental functions (except to the extent that such land qualifies as Underutilized Land); or (f) Areas exceeding ½ acre of contiguous land that are: 1. protected wetland resources (including buffer zones) under federal or state laws plus any additional areas that are protected wetlands resources (including buffer zones) under applicable Additional Municipal Standards, if any, but not federal or state laws; 2. rare species habitat designated under federal or state law, unless granted an exception consistent with requirements established by the Massachusetts Executive Office of Energy and Environmental Affairs and the Department of Fish and Game that all or part of such areas can accommodate development consistent with the proposed 40R Zoning; 3. characterized by steep slopes with an average gradient of at least 15 percent; or 4. subject to any other Municipal ordinance, by-law, or regulation that would prevent the development of residential or Mixed-use Development Projects at the As-of-right residential densities set forth in the 40R Zoning. (g) Areas of state-owned land that contain Prime Farmland Soils.
Underutilized Land (UL)	760 CMR 59.02: Developable Land within a District that would otherwise qualify as Substantially Developed Land, consistent with guidance issued by DHCD, but which: (a) is characterized by improvements that have a marginal or significantly declining use, as measured by such factors as vacancy rates, extent of operation, current and projected employment levels, market demand for the current uses or the uses to which the existing improvements could readily be converted, low value of improvements in relation to land value, and low floor area ratio in relation to the floor area ratio that would be permitted under the applicable Underlying Zoning; (b) as demonstrated by existing or anticipated market conditions, may have reasonable potential to be developed, recycled, or converted into residential or Mixed-use Development consistent with Smart Growth; and (c) for a Starter Home Zoning District, solely for purposes of determining whether the District consists of not less than 3 contiguous acres of Developable Land area, DHCD may also include in the calculation of Underutilized Land certain additional land that would otherwise qualify as Substantially Developed Land, where DHCD determines that there is reasonable potential for such land to be more intensively developed in accordance with Starter Home Zoning.
Existing As-of-right Density	The maximum number of units per acre allowed As-of-right under the Underlying Zoning which includes any existing zoning applicable to the parcel.
40R As-of-right Density	The applicable maximum number of units per acre allowable As-of-right on the parcel under the proposed Smart Growth (40R) Zoning.
Occupied Existing Units (OEU)	Any existing occupied housing units on the parcel regardless of whether they could be developed As-of-right under currently applicable Underlying Zoning (for example, lawfully nonconforming existing occupied housing units).

Total Units Developable As-of-Right Under Existing / Underlying Zoning (UDAUEZ)	The maximum absolute number of units allowable As-of-right on the specific parcel under the Underlying Zoning which includes any other overlay zoning that may exist in addition to the base zoning.
Existing Zoned Units (EZO)	The greater of the Occupied Existing Units (OEU) and Total Units Developable As-of-Right Under the Existing / Underlying Zoning (UDAUEZ). See also 760 SMR 59.02: For a given parcel or area of Developable Land within a District, the maximum number of housing units that could feasibly be developed As-of-right under the Underlying Zoning through new development, the substantial rehabilitation of existing residential buildings, or the conversion to residential use of existing buildings. Units that are proposed or developable within the geographic area of a District under a comprehensive permit pursuant to M.G.L. c. 40B for which the project eligibility letter was issued to the developer prior to the Municipality's 40R Zoning Application shall be included as Existing Zoned Units if (a) the comprehensive permit is issued prior to the date of the Municipality's 40R Zoning Application, or (b) the subject land makes up all or substantially all of the Developable Land within the proposed 40R District. For purposes of determining the Zoning Incentive Payment and the Bonus Payment, (1) absent any application of the 40R Zoning to Substantially Developed areas, the Existing Zoned Units within any District or Project site shall be determined upon the basis of the allowable As-of-right residential density per acre shown on the plan submitted under 760 CMR 59.03(1)(c), multiplied by the acreage of Developable Land area, and (2) Existing Zoned Units shall include any existing occupied housing units within a District regardless of whether they could be developed As-of-right under currently applicable Underlying Zoning (for example, lawfully nonconforming existing occupied housing units).
Future Zoned Units (FZO)	For a given parcel, the FZOs are the maximum absolute number of actual units allowed As-of-right under Smart Growth Zoning. See also 760 CMR 59.02: For a given parcel or area of Developable Land within a District, the maximum number of housing units that could be developed As-of-right under the 40R Zoning through new development, the substantial rehabilitation of existing residential buildings, or the conversion to residential use of existing buildings, except that an Accessory Dwelling Unit shall not qualify as a Future Zoned Unit.
Bonus Units	The net number of new, additional units allowed As-of-right under the Smart Growth Zoning on the parcel after deducting the corresponding number of Existing Zoned Units (i.e., FZO minus EZU on the parcel's GBL). See also 760 CMR 59.02: A housing unit developed as part of a Project within a District, either through new construction, the substantial rehabilitation of an existing residential building, or the conversion to residential use of an existing building, in excess of the number of Existing Zoned Units for the same parcel. Units proposed or developed under a comprehensive permit pursuant to M.G.L. c. 40B for which the project eligibility letter was issued to the developer prior to the Municipality's 40R Zoning Application to DHCD shall not qualify as Bonus Units if the development that is the subject of the comprehensive permit comprises all or substantially all of the Developable Land within the proposed 40R District. Otherwise, units developed within a District under a Comprehensive Permit issued pursuant to M.G.L. c. 40B after the submission of a 40R Zoning Application, in excess of the number of Existing Zoned Units for the same parcel, shall qualify as Bonus Units.
Incentive Units	On Developable Land only, the Future Zoned Units less the Existing Zoned Units (generally the same as the subset of estimated Bonus Units associated Developable Land). See also 760 CMR 59.02: For a given parcel or area of Developable Land within a District, the number of Future Zoned Units, less the number of Existing Zoned Units for the same parcel or area of land, except that an Accessory Dwelling Unit shall not qualify as an Incentive Unit.
As-of-Right	760 CMR 59.02: Housing development allowed under the Underlying Zoning or 40R Zoning without recourse to a special permit, variance, zoning amendment, discretionary waiver, or other form of zoning relief. Units that require Plan Review shall be considered As-of-right, subject to review and approval by DHCD of any Municipal 40R regulations, guidelines, forms of application materials, or other requirements applicable to review of Projects by the Plan Approval Authority under 760 CMR 59.00.
Future Open Space	760 CMR 59.02: Areas within a District which a Municipality may designate or require to be designated to be set aside in the future as Dedicated Open Space through the use of a conservation restriction as defined in M.G.L. c. 184, § 31 or other qualifying means. Such Future Open Space may be subject to requirements under the 40R Zoning for Projects to set aside a fixed percentage of the site area as Dedicated Open Space, and, for Districts other than Starter Home Zoning Districts eligible pursuant to 760 CMR 59.04(1)(a)3., allowing such Projects to deduct the Dedicated Open Space when calculating housing densities. Notwithstanding the foregoing, the total Future Open Space may not exceed 10 percent of what would otherwise be the Developable Land area if the Developable Land would be less than 50 acres; it may not exceed 20 percent of what would otherwise be the Developable Land area if the Developable Land area would be 50 acres or more; and it shall be consistent with the current Municipal Dedicated Open Space plan.
Dedicated Open Space	760 CMR 59.02: Land dedicated in perpetuity to protect one or more of the following: land for existing and future well fields, aquifers, and recharge areas; watershed land; agricultural land; grasslands; fields; forest land; fresh and salt water marshes and other wetlands; ocean, river, stream, lake and pond frontage; beaches, dunes, and other coastal lands; lands to protect scenic vistas; land for wildlife or nature preserves; land for active or passive recreational use; parklands, plazas, playgrounds, and reservations; and cemeteries. Dedicated Open Space may be in public, private, or non-profit ownership. Any land subject to protection under Article 97 of the Massachusetts Constitution shall be deemed Dedicated Open Space for the purposes of 760 CMR 59.00. In any case where such Dedicated Open Space is not conveyed to the Municipality, a restriction enforceable by the Municipality shall be recorded providing that such land be preserved as Dedicated Open Space pursuant to a conservation restriction as defined in M.G.L. c. 184, § 31.
Historic District	760 CMR 59.02: A district in a Municipality characterized by the historic and or architectural significance of buildings, structures, and sites, and in which exterior changes to and the construction of buildings and structures are subject to regulations adopted by the Municipality pursuant to M.G.L. c. 40C or other state law. Within any such Historic District, the provisions and requirements of the Municipal Historic District regulations may apply to existing and proposed buildings. A District may include all or part of one or more existing Historic Districts, and it may be coterminous or non-coterminous with the Historic District. A Municipality may establish or enlarge an Historic District within an Approved District, but whether such Historic District renders the District non-compliant with the provisions of M.G.L. c. 40R and 760 CMR 59.00 shall be subject to DHCD review in accordance with 760 CMR 59.05(5). DHCD's review of such a new or enlarged Historic District shall be limited to compliance with M.G.L. c. 40R and 760 CMR 59.00. See also 760 CMR 59.02: Substantially Developed Land.
Underlying Zoning	760 CMR 59.02: The Municipal zoning requirements adopted pursuant to M.G.L. c. 40A (or, in the case of the City of Boston, other applicable law) that are otherwise applicable to the geographic area where a District is located or proposed. The Underlying Zoning shall include all zoning and existing overlays applicable to such geographic area and shall not be limited to the base zoning layer. Solely for the purposes of calculating existing residential densities under 760 CMR 59.03(1), the Underlying Zoning shall be deemed to be the zoning which was in effect one year prior to the date upon which the 40R Zoning Application was submitted to DHCD.

Instructions: Please first complete yellow cells in the Density Data Spreadsheet (1st Worksheet/Tab) with the relevant information followed by the yellow cells in the District Summary Information worksheet below. The remaining, blue and clear cells in each table will self-populate from the inputted information. The blue cells below contain information populated from data entered in or generated from the Density Data Spreadsheet which is why that spreadsheet should be completed first. Explanations/definitions of various headings are contained in the table/glossary that appears below the Density Data Spreadsheet and as a separate tab. Additional information is contained in the accompanying application form, regulations and guidelines. If you have questions, please don't hesitate to contact Bill Reyelt (william.reyelt@mass.gov / 617.573.1355) or Elaine Wijnja (elaine.wijnja@mass.gov / 617.573.1360) at DHCD.

Note: All acreage calculations are to exclude open water bodies.

CATEGORY/CHARACTERISTICS OF ELIGIBLE LOCATION	Select the Most Applicable Eligible Location				
Substantial Transit Access Area					
Area of Concentrated Development - City/Town Center, Existing Commercial District		% of Underutilized Land and Substantially Developed Land in Area of Concentrated Development	63.6%	% of Land Zoned or Used for Commercial/Mixed-Use in Area of Concentrated Development	78.2%
Area of Concentrated Development - Existing Rural Village District					
Other Highly Suitable Location					

ACD Characteristics (generally NOT same boundaries as 40R District - see definitions & recommend consulting w/ DHCD)	Acres	
Total Size of Area of Concentrated Development	55	(Total for proposed District plus parcel acreage for balance of ACD)
Underutilized Land:	13	(Total for proposed District plus estimated balance w/in ACD)
Substantially Developed Land:	22	(Total for proposed District plus estimated balance w/in ACD)
Land or Used for Commercial/Mixed-Use:	43	(Total for proposed District plus balance w/in ACD)

SG Zoning & Infrastructure Characteristics	
Mixed-Use	
Design Standards	
Planned Infrastructure Upgrades	

Zoning Incentive Payments	
Incentive Units	Payment
Up to 20	\$10,000
21 to 100	\$75,000
101 to 200	\$200,000
201 to 500	\$350,000
501 or more	\$600,000

DISTRICT SIZE & PROPORTION TO TOTAL LAND AREA	Acres	% of Municipality
Total Land Area of Proposed District	32	0.25%
Total Land Area of All Previously Approved / Existing 40R Districts in Municipality	11	0.09%
Total Land Area of both Proposed & Existing 40R Districts	43	0.33%
Total Land Area of Municipality	12,857	

	# of each type of unit on parcels that will allow residential use under the 40R Zoning but DO NOT contain any land qualifying as Developable/ Underutilized Land (e.g., parcels that consist entirely of Substantially Developed Land)	Total Units for each type of unit (will be more than sum of Column B and Column D if there are units associated with SDL on parcels w/ DL)
ANTICIPATED BUILD-OUT		
Number of Existing Zoned Units	17	14
Number of Future Zoned Units	181	150
Number of Incentive Units	164	N/A
Potential Bonus Units (Estimated)	164	136

DISTRICT CHARACTERISTICS (IN ACREAGE)	Acres	% of District
Underutilized Land (a subset of Developable Land)	4.85	15.16%
Other Developable Land	4.20	13.13%
All Developable Land	9.05	28.28%
Substantially Developed Land	14.7	45.94%
Environmentally constrained land (e.g., wetland, rare species habitat, steep slopes, state-owned prime farmland soils) or Other Non-Developable Land	4.75	14.84%
Historic District(s)	2	6.25%
Existing Dedicated Open Space	1	3.13%
Future Open Space	0.75	2.34%
Rights-of-way of (public) streets, ways, and transit lines	1	3.13%
Land currently in use for governmental functions	0.5	1.56%
Land not exclusively zoned for residential use (current zoning/use is commercial or mixed-use)	21	65.63%

FUTURE OPEN SPACE AND DEVELOPABLE LAND AREA	Acres	Future Open Space as % of what would otherwise be
Future Open Space	0.75	7.7%

Underutilized & Substantially Developed Land as % of District	61.09%
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