

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 should then self-populate from those data inputs. 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 /617.564.3105) or Elaine Wijnja (elaine.wijnja@mass.gov / 617.573.1360) at EOHLIC.

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	<input checked="" type="checkbox"/>				
Area of Concentrated Development - City/Town Center, Existing Commercial District	<input type="checkbox"/>	% of Underutilized Land and Substantially Developed Land in Area of Concentrated Development	76.0%	% of Land Zoned or Used for Commercial/Mixed-Use in Area of Concentrated Development	94.8%
Area of Concentrated Development - Existing Rural Village District	<input type="checkbox"/>				
Other Highly Suitable Location	<input type="checkbox"/>				

ACD Characteristics (generally NOT same boundaries as 40R District - see definitions & recommend consulting w/ EOHLIC)	Acres	How to measure ACD? Do we need to
Total Size of Area of Concentrated Development	55.06	(Total for proposed District plus parcel acreage for balance of ACD)
Underutilized Land:	55.06	(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:	52.2	(Total for proposed District plus balance w/in ACD)

SG Zoning & Infrastructure Characteristics	
Mixed-Use	<input checked="" type="checkbox"/>
Design Standards	<input checked="" type="checkbox"/>
Planned Infrastructure Upgrades	<input type="checkbox"/>

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	72.43	1.64%
Total Land Area of All Previously Approved / Existing 40R Districts in Municipality	0	0.00%
Total Land Area of both Proposed & Existing 40R Districts	72.43	1.64%
Total Land Area of Municipality	4,416	

	# 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	40	0	40
Number of Future Zoned Units	981	0	981
Number of Incentive Units	938	N/A	938
Potential Bonus Units (Estimated)	945	0	945

DISTRICT CHARACTERISTICS (IN ACREAGE)	Acres	% of District	
Underutilized Land (a subset of Developable Land)	55.06	76.02%	
Other Developable Land	0.00	0.00%	
All Developable Land	55.06	76.02%	
Substantially Developed Land	0.00	0.00%	
Environmentally constrained land (e.g., wetland, rare species habitat, steep slopes, state-owned prime farmland soils) or Other Non-Developable Land	17.37	23.98%	
Historic District(s)	0	0.00%	
Existing Dedicated Open Space	0	0.00%	
Future Open Space	0	0.00%	
Rights-of-way of (public) streets, ways, and transit lines	0	0.00%	Do we need to deduct this if we did not include street acreage in zone
Land currently in use for governmental functions	0	0.00%	
Land not exclusively zoned for residential use (current zoning/use is commercial or mixed-use)	69.56	96.04%	

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	76.02%
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