3.1 Review of Existing Parcels

			CDOSS ACDEACE	ENVIRONMENTALLY CONSTRAINED LAND (ECL) (e.g.,		SUBSTANTIALLY DEVELOPED LAND	GROSS DEVELOPABLE
PARCEL #	#	STREET ADDRESS	(GA)		% ECL	(SDL)	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
Characteristics and the translation of the control	

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

Density MF: 10

Balance area for residential development 809,843 Residential area (from Step 2) less commercial area

Assumes a cap of MF, at which point only lower density cottages/townhomes are allowed. 500 Units is 20 UPA of GDL.

Multifamily units (capped) 255 250 assumes half of area is commercial. See density requirements in Notes below

Multifamily units (capped) 255 250 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)

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

1/5/2021

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					LAND MAIN LA	min jul minimus)	DEVELOPA	ILE LAND (DL)					ON	ROSS BUILDABLE LAND (La., INCLUDING	SDL)			ONDEVILO	PABLE LAND (DL) ONLY				
The state of the	PARCEL #	STREET ACCRESS	GROSS ACREAGE (GA)	ENVIRONMENTALLY CONSTRAINED LAN (ECL) (e.g., wetlands, steep slope)		GA SUBSTANTIALLY DEVELOPED LAND (SDL) GROSS DL	ANY SUBSET OF DL QUALIFYING AS UNDERUTLIZED LAND (UL)			TOTAL OCCUPIED EXISTING UNITS (OEU)	16dden Raw Calculation Before ROUNDDOWN Formula		FOTAL EXISTING ZONED LINITS (EZU) (EZI. # > of OEU and UDAUEZ)	J Noden Raw Calculation Before ROUNCOOWN Formula		EEL FZU ON DL	CEU ON DL	EZU ON DL		UNDER ASSOC. SGZ THAT IS REQUIRED	TO ADJUSTED FOR ALLOWANCES FOR	
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and the second of the second o	,	1. protected wetland resources (including)	buffer zones) under federal or state	laws plus any additional areas that are	protected wetlands resources (includin	ng buffer zones) under applicable Additio	onal Municipal Standards, if any, but not	federal or state laws;															
is the second of					nts established by the Massachusetts E	Executive Office of Energy and Environme	ental Affairs and the Department of Fish	and Game that all or part of such areas	can accommodate development consist	tent with the proposed 40R Zoning;													
See		 characterized by steep slopes with an ar subject to any other Municipal ordinans 	werage gradient or at least 15 perce ce, by-law, or regulation that would	nt; or prevent the development of residentia	l or Mixed-use Development Projects at	at the As-of-right residential densities set	forth in the 4CR Zoning.																
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Service of the state of the sta	ubstantially Developed Land (SDL)	760 CMR 59.02: Land within a District that	t is currently used for commercial, in	ndustrial, institutional, or governmenta	use, or for residential use consistent w	with or exceeding the densities allowable	under the Underlying Zoning, and which	does not qualify as UL. Any land locate	ed within a Historic District shall be pres	umed to be Substantially Developed, uni-	less the Municipality can show that all or	a portion of such land qualifies as DL											
See	and and (NI)																						
karan kentangan dan managan da	evelopable Land (DL)	(a) Substantially Developed Land;	hat can be feasibly developed into re	rsidential or Mixed-use Development P	rojects. Developable Land shall not incli	lude:																	
signed and sentential territorial residential resident		(b) Dedicated Open Space;																					
signed and selection of the control		(c) Future Open Space;(d) The rights-of-way of existing public str	eets, ways, and transit lines and, in	a Starter Home Zoning District, new pul	olic and private roadways that would be	e necessary to meet minimum applicable	requirements under Municipal law incl	ding the proposed 40R Zoning and, to	the extent applicable within the propose	ed District, Municipal subdivision control	requirements;												
series of the state of the stat		(e) Land currently in use for governmental	I functions (except to the extent tha	t such land qualifies as Underutilized Li	and); or																		
series of the standard and stan				laws plus any additional areas that are	protected wetlands resources (includin	ng buffer zones) under applicable Additio	enal Municipal Standards, if any, but not	federal or state laws;															
series of the se		 rare species habitat designated under for 	ederal or state law, unless granted a	an exception consistent with requireme	nts established by the Massachusetts E	Executive Office of Energy and Environment	ental Affairs and the Department of Fish	and Game that all or part of such areas	can accommodate development consist	ent with the proposed 40R Zoning;													
See the season of the season o		4. subject to any other Municipal ordinano	ce, by-law, or regulation that would	prevent the development of residentia	l or Mixed-use Development Projects at	at the As-of-right residential densities set	forth in the 4CR Zoning.																
Leading the state of particular p		(g) Areas of state-owned land that contain	n Prime Farmland Soils.																				
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Leading the state of particular p	Indenstilland Land (UL)	NA CMB 50 A1. Developable Local within	a Painteint their assessed otherwises asses	St. or Substantially Doubleworld and co.	and the state and the second territories. PAPER	V had saltable.																	
		(a) is characterized by improvements that	t have a marginal or significantly dec	lining use, as measured by such factors	as vacancy rates, extent of operation, or	current and projected employment level	is, market demand for the current uses i	r the uses to which the existing improv	ements could readily be converted, low	value of improvements in relation to lan	ed value, and low floor area ratio in relati	on to the floor area ratio that would b	permitted under the applicable Underly	ing Zoning:									
A season of the		(b) as demonstrated by existing or anticipa (r) for a Starter Home Zonina District sole	ated market conditions, may have re sly for nurnoses of determinion who	easonable potential to be developed, re that the District consists of not less the	ocycled, or converted into residential or n 3 continuous acros of Davolonable La	ir Mixed-use Development consistent wit and area. DHCD may also include in the n	h Smart Growth; and sirulation of Undorutilized Land cortain	elektional land that would otherwise or	salify as Substantially Douglanget Land or	shore DHCD determines that there is rear	sonable notential for such land to be mo	ro intensively developed in accordance	with Startor Homo Zonino										
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Set in part of	OR As-of-right Density																						
Section 1.	ccupied Existing Units (CEU)	Any existing occupied housing units on the	parcel regardless of whether they	could be developed As-of-right under o	urrently applicable Underlying Zoning (f	for example, lawfully nonconforming exi	sting occupied housing units).																
Section 1.	otal Units Developable As-of-Right						no.																
and any of the Abstraction of the Description Lead and the Description	Inder Existing / Underlying Zoning JDAUEZ)																						
and any of the Abstraction of the Description Lead and the Description	xisting Zoned Units (EZU)	The greater of the Occupied Existing Units	(OTI)) and Total Units Developable	As of Bight Under the Existing / Under	vine Zonine (UDAUEZ). See also 260 SM	MB 50 D2: Ear a shoot parcel or area of Da	nuderable I and within a District the m	virus rumber of bousine units that or	wild famility he developed As of right or	order the Underlying Troops through new	development the substantial rehabilitat	ion of existing residential buildings, or	the conversion to residential our of exist	ne huildings. Units that are proposed r	or riesolamable within the generarchir are	ea of a District under a communication narmit numerate to M.G.L. r. 405 for a	Nich the replect eligibility letter was in-	and to the decelorar prior to the Mun	irinality's 400 Zoning Application shall b	he included as Evistine Toned Units of (a) t	he romonehenshus nermit is issued rotor	to the date of the Municipality's \$700 To	mine Application, or foll the subject land
Separate To train color and as, addition and shaded Separate To Separate To Separate		makes up all or substantially all of the Dew	elopable Land within the proposed	SOR District. For purposes of determini	ng the Zoning Incentive Payment and th	the Bonus Payment, (1) absent any applic	ation of the 40R Zoning to Substantially	Developed areas, the Existing Zoned Un	nits within any District or Project site sha	If be determined upon the basis of the all	llowable As-of-right residential density p	er acre shown on the plan submitted u	nder 760 CMR 59.03(1)(c), multiplied by t	he acreage of Developable Land area,	and (2) Existing Zoned Units shall include	le any existing occupied housing units within a District regardless of whether	hey could be developed As-of-right und	er currently applicable Underlying Zon	ning (for example, lawfully nonconform)	ing existing occupied housing units).			-4-4
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Image and colors. Observed. with the contract flower times a foreign colors the foreign c	was well that (150)	ror a grown parcer, the FZUs are the maxim	num assolute number of actual units	amonno As-ot-right under smart Grow	en zoreng. See also zed CMW 59.02: Fo	ar ar grown parcet or area of Developable L	arra weren a District, the maximum nun	our or mousing units that could be deve	ropes an of right under the 40R Zoning	inrough new development, the substant	our remunitation of existing residential b	unangs, or the conversion to resident	er use or existing buridings, except that ar	Accessory Dwelling Unit shall not qua	my as a rutture zoned unit.								Į.
Image and colors. Observed. with the contract flower times a foreign colors the foreign c	onus Units	The net number of new, additional units al	flowed As-of-right under the Smart (Frowth Zoning on the parcel after dedu	cting the corresponding number of Exis	isting Zoned Units (i.e., FZU minus EZU or	the parcel's GBL). See also 750 CMR 51	02: A housing unit developed as part of	of a Project within a District, either throu	gh new construction, the substantial refs	abilitation of an existing residential build	ing, or the conversion to residential ur	e of an existing building, in excess of the	number of Existing Zoned Units for the	same parcel. Units proposed or develop	ped under a comprehensive permit pursuant to M.G.L. c. 408 for which the p	roject eligibility letter was issued to the	developer prior to the Municipality's	IOR Zoning Application to DHCD shall no	ot qualify as Bonus Units if the developm	ent that is the subject of the comprehen	sive permit comprises all or substantially	all of the Developable Land within the
State State Design and State S		proposed 40R District. Otherwise, units de	rveloped within a District under a Co	mprehensive Permit issued pursuant to	M.G.L c. 408 after the submission of a	a 40R Zoning Application, in excess of the	number of Existing Zoned Units for the	same parcel, shall qualify as Bonus Uni	ts.														
State State Design and State S																							
10 DM 132 Am within a Storet within 3 Adveragishing you prograged or women to be designed in the or a doll and Garding program or a doll and garding program in the following program or a storet grammer of which and designed program in the following program in the following program or a storet grammer of which and designed program in the following program in the followi	contive Units	On Developable Land only, the Future Zon	ed Units less the Existing Zoned Uni	ts (generally the same as the subset of	estimated Bonus Units associated Deve	elopable Land). See also 760 CMR 59.02:	For a given parcel or area of Developab	e 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 Accessor	y Dwelling Unit shall not qualify as an I	ncentive Unit.										
10 DM 132 Am within a Storet within 3 Adveragishing you prograged or women to be designed in the or a doll and Garding program or a doll and garding program in the following program or a storet grammer of which and designed program in the following program in the following program or a storet grammer of which and designed program in the following program in the followi																							
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Sign 15 2 - Sign 1	edicated Open Space	760 CMR 59.02: Land dedicated in perpetu	uity to protect one or more of the fo	llowing: land for existing and future we	8 fields, aquifers, and recharge areas; w	watershed land; agricultural land; grassla	nds; fields; forest land; fresh and salt w	ter marshes and other wetlands; ocean	, river, stream, lake and pond frontage;	beaches, dunes, and other coastal lands;	; lands to protect scenic vistas; land for w	ildlife or nature preserves; land for ac	ive or passive recreational use; parklands	, plazas, playgrounds, and reservation	s; and cemeteries. Dedicated Open Spac	ce may be in public, private, or non-profit ownership. Any land subject to pro	ection under Article 97 of the Massachs	setts Constitution shall be deemed De	edicated Open Space for the purposes o	of 760 CMR 59.00. In any case where such	Dedicated Open Space is not conveyed	to the Municipality, a restriction enforce	able by the Municipality shall be recorded
SICCY review of such review or enlarged filterino. (Baltest half bit included to completes with MCLE C. 400 and 70 COM 310.0. Such area 70 COM 310.0.		processing and make the preserved as to																					
SICCY review of such review or enlarged filterino. (Baltest half bit included to completes with MCLE C. 400 and 70 COM 310.0. Such area 70 COM 310.0.																							
	Indonic District	760 CMR 59.02: A district in a Municipality DHCD's review of such a new or entereed to	y characterized by the historic and or Historic District shall be limited to re	rarchitectural significance of buildings, impliance with M.G.L. c. 408, and 790 C	structures, and sites, and in which exte MR 59.00. See also 760 CMR 59.02-54-6	erior changes to and the construction of bstantially Developed Land.	buildings and structures are subject to r	gulations adopted by the Municipality	pursuant to M.G.L. c. 40C or other state	law. Within any such Historic District, the	e provisions and requirements of the Mu	nicipal Historic District regulations ma	y apply to existing and proposed building	. A District may include all or part of o	ne or more existing Historic Districts, and	nd it may be coterminous or non-coterminous with the Historic District. A Mu	nicipality may establish or enlarge an Hi	toric District within an Approved Dist	rict, but whether such Historic District re	renders the District non-compliant with the	e provisions of M.G.L. c. 40R and 760 Cf	MR 59.00 shall be subject to DHCD review	in accordance with 760 CMR 59.05(5).
10 CM 51 CD. The Managar parameters adopted pursurest 10 M.C. C. 4 All Jet. in the case of the CDy of factors, other applicated in the purposes of the contract proposed. The contract purposes of t						,																	
50.08 150.75 having a prograph annum support ground to ML C. C4 by in the case of the Cy of finish colors and prograph and a sound to be the prograph and a																							
	inderlying Zoning	760 CMR 59.02: The Municipal zoning requ	uirements adopted pursuant to M.G	L. c. 40A (or, in the case of the City of I	Boston, other applicable law) that are o	otherwise applicable to the geographic a	rea where a District is located or propos	d. The Underlying Zoning shall include	all zoning and existing overlays applicab	le to such geographic area and shall not I	be limited to the base zoning layer. Solel	y for the purposes of calculating existi	ng residential densities under 760 CMR 5	03(1), the Underlying Zoning shall be	deemed to be the zoning which was in e	effect one year prior to the date upon which the 40R Zoning Application was	submitted to DHCD.						
		1																					

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-U se in Area of Concentrated Development	#DIV/0!	
Area of Concentrated Development - Existing Rural Village District						
Other Highly Suitable Location		j				
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 Di	strict plus parcel acreage for ba	lance of ACD)		
Underutilized Land:	0	(Total for proposed Di	strict (Cell H21 from Density Da	ta worksheet) + estima	ited balance w/in ACI	D)
Substantially Developed Land:	0		strict (cell F31 from Density Dat	ta worksheet template)	plus estimated balar	nce w/in ACE
Land Zoned or Used for Commercial/Mixed-Use:	0	(Total for proposed Di	strict plus balance w/in ACD)			
SG Zoning & Infrastructure Characteristics]		Zoning Incenti	ve Payments	
Mixed-Use				Incentive Units	Payment	
Design Standards				Up to 20	\$10,000	
Planned Infrastructure Upgrades				21 to 100	\$75,000	

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 Muncipality	0	

Zoning Ince	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					

ANTICIPATED BUILD-OUT	# of each type of unit Land (including Unde	on Developable	residential use under the 40R Zoning but DO NOT contain any land qualifying as Developable/ Underutilized Land (e.g., parcels that consist	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)
Number of Existing Zoned Units		0	0	0
Number of Future Zoned Units		0	0	613
		502	N/A	502
Number of Incentive Units				

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	Δcres	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	total parcel acreage
	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 % 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;
Environmentally Constrained Land	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
(GBL) Substantially Developed	the Smart Growth Zoning will apply minus Environmentally Constrained Land. 780 CWR 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
Land (SDL) Developable Land (DL)	presumed to be Substantially Developed, unless the Municipality can show that all or a portion of such land qualifies as Di. 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:
Developable Land (DL)	Substantially before a format with an a format was can be reasonly developed and respectively on the substantial before a format with an a format with a for
	(b) Dedicated Open Space;
	(c) Future Open Space;
	(i) 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 Undentitilized Land); or
	(f) Areas exceeding % 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 willhin 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 decidining 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
	(p) as oemonistrated by existing or anticipated market condutions, may naive reasonable potential to be developed, recycles, or converted into resoential or wines-use Developed in Consistent with smart undertified Land certain additional land that would otherwise qualify as Substantially Developed.
	(c) to a state in natice conting uses in it, when you purposes to determine the continuous and in each use in a state of the execution of the
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 percel.
40R As-of-right Density Occupied Existing Units	The applicable maximum number of units per acre allowable As of-right on the parcel under the proposed Smart Growth (40R) Zoning. 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).
(OEU)	
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 (DRU) and Total Units Developable As-of-Right Under the Existing (Underly) Zening (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 (Incultural). See a given page of the Comprehension to residential buildings, Units that are proposed or Geological within the geographic and of a District under a comprehension to residential buildings, Units that are proposed or Geologically within the propriet under a comprehension to residential user of existing page of the proposed of exemption, and the second page of the se
	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 Owelling Unit shall not qualify as a Future Zoned Unit.
Bonus Units	The net number of new, additional units allowed As-0-fight under the Smart Growth Zoning on the parcel after deducting the corresponding manher of Existing Zoned Units (i.e., FZU minus EXZU on the parcel's SRIJ. See also 760 CMR 590.2: A housing unit developed as part of a Project within a District, either through new construction, the budstraint law proposed or developed under a comprehensive permit units on residential use of an existing building, in the coversions of the number of Existing Zoned Units for the same parcel. Units proposed or developed under a comprehensive permit units of the Comprehensive permit units of the State of the Comprehensive permit units of the State of the Comprehensive permit units of the State of the Control of the State of the Comprehensive permit units of the State of the Compreh
Incentive Units	On Developable Land only, the Future Zonnot Units of Sea above 2014 (Sea 2014) (Sea 2014
As-of-Right	To CAR \$5,002. Housing development allowed under the Underlying Zoning or 40R Zoning without recourse to a special permit, variance, zoning amendment, discretionary valver, 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 \$9.00.
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 Sparter Home Zoning Districts eligible pursuant to 750 CMR 59.04(1)(a)[3]. allowing such Projects to deduct the Dedicated Open Space when calculating housing desires. Notwithshalming the foreignic her botal Future Open Space may not exceed 10 percent of what would detherwise 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 vistors, land for wildlife or nature preserves; land for active or passive receational use; parklands, plazas, playgrounds, and reservations; and cemeteries. Dedicated Open Space may be in public, private, or non-profit ownership. Any larm beautiful provided to the Municipality, a restriction enforceable by the Municipality shall be recorded providing that such that the preserved as Dedicated Open Space is not conveyed to the Municipality, a restriction enforceable by the Municipality shall be recorded providing that such that the preserved as Dedicated Open Space is not conveyed to the Municipality, a restriction enforceable by the Municipality shall be recorded providing that such that the preserved as Dedicated Open Space is not conveyed to the Municipality, a restriction enforceable by the Municipality shall be recorded providing that such that the preserved as Dedicated Open Space is not conveyed to the Municipality, a restriction enforceable by the Municipality shall be recorded providing that the preserved as Dedicated Open Space is not conveyed to the Municipality, a restriction enforceable by the Municipality shall be recorded providing that the preserved as Dedicated Open Space is not conveyed to the Municipality, a restriction enforceable by the Municipality shall be recorded providing that the preserved as Dedicated Open Space is not conveyed to the Municipality, a restriction enforceable by the Municipality shall be recorded providing that the preserved in the preserved
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 District, and it may be coferminous or one-orderminous with the Historic District. A butter large and Historic District within an Approved District, but when the sub-investion in the control of the Missing and Historic District within an Approved District, but when the sub-investion in the control of the Missing and Historic District within an Approved District within an Approved District, but when the sub-investigation in the Missing and Historic District within an Approved District within an Approved District District within an Approved District District Provided Control of the Missing and Provided
Underlying Zoning	750 CMR SY02: The Municipal conting requirements adopted pursuant to M.G.L. c. 404 (or. in the case of the City of Boston, other applicable to the apolgraphic area where a District is located or proposed. The Underlying Zening shall include all coning and existing overlaps, applicable to the prographic area and shall not be limited to the base zoning tayer. Solely for the purposes of calculating existing residential densities under 760 CMR 59 03(1), the Underlying Zening 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 BHCD.

LAND AREA DATA (BY ACREAGE)

ON DEVELOPABLE LAND (DL) ONLY

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.

ON GROSS BUILDABLE LAND (i.e., INCLUDING SDL

DEVELOPABLE LAND (DL)

PARCEL#	STREET ADDRESS	GROSS ACREAGE (GA)	ENVIRONMENTALLY CONSTRAINED LAND (ECL) (e.g., wetlands, steep slope)			GROSS DL	ANY SUBSET OF DL QUALIFYING AS UNDERUTILIZED LAND (UL)		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 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		NOTES / EXISTING LAND USE, ETC. (as applicable to document Developable/ Underutilized Land)
[Name of District]																			
Parcels containing DEVELOPABLE	I AND (DL - including Under	utilized Land	d)																
Parcel #	Street Address	3	0.75	2.25	1	1.25	5 0.75	2	20	1	4	4	45	41	25	0	2	23	3
Parcel #	Street Address	10	2.5	, , , ,		4.5	5 2.5	2	20	7	15	15	150	135	90	3	9	81	1
Parcel # Parcel #	Street Address Street Address	1.6 5.4	0.5	1.6		1.6	7 0	2	20) 0	3	3	32	29	32	1	3	29	1
District DL Sub-totals:	Street Address	20	3.75		0.2	9.05	5 4.85	2	20	11	31	31	325	294	181	4	17	164	1
Parcels within District that DO NO	T CONTAIN ANY DEVELOPA	BLE LAND a	nd consist of ONLY SUBSTAN			nat does not qualif	y as Developable La	nd	-										
Parcel #	Street Address	2	0.2		1.8			2	20	0	3	3	36	33					
Parcel # Parcel #	Street Address Street Address	4 1.7	8.0	3.2	3.2			2	20	1	6	6	64	58					
Parcel #	Street Address	0.8		0.8	0.8			2	20	0 0) 1	1	16	15					
Sub-Total for SDL Parcels :		8.5	1	7.5	7.5					5	5 13	14	150	136					
District Totals (all parcels):		28.5	4.75	23.75	14.7	9.05	5 4.85	5		16	44	45	475	430	181	4	17	164	1
TEDRAC																			
TERMS Gross Acreage	total parcel acreage																		
Environmentally Constrained Lan	 protected wetland res rare species habitat de characterized by steel 	ources (inclo esignated un o slopes with	uding buffer zones) under fed nder federal or state law, unle h an average gradient of at le dinance, by-law, or regulatior	leral or state laws plus any ess granted an exception o ast 15 percent; or	y additional areas th consistent with requ	irements establish	ned by the Massachu	usetts Executive	Office of Energ	gy and Enviro	onmental Affairs ar	nd the Departmen			f such areas can a	ccommodate deve	elopment consiste	nt with the propo	sed 40R Zoning;
Gross Buildable Land (GBL)	protected wetland res rare species habitat dass. characterized by steep subject to any other N All Developable Land (incention of the content	ources (inclessignated under side of the control of	uding buffer zones) under fed nder federal or state law, unle h an average gradient of at le dinance, by-law, or regulatior erutilized Land) plus all other	leral or state laws plus any ess granted an exception of ast 15 percent; or n that would prevent the of buildable (non-environme	y additional areas th consistent with requ development of resid entally constrained)	irements establish dential or Mixed-u land that would o	ned by the Massachuse Development Pro	usetts Executive Developable Land	Office of Energof-right resident	gy and Environtial densities	onmental Affairs are set forth in the 40 bstantially Develop	nd the Departmen OR Zoning. Ded Land. A parce	t of Fish and Game	e that all or part of	enerally consist o	the Gross Acreag	e to which the Sr	nart Growth Zonir	ng will apply minus
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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 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 under 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 (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 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; 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; land 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 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 e 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			strict plus parcel acreage for ba		
Underutilized Land:			strict plus estimated balance w		
Substantially Developed Land: Land or Used for Commercial/Mixed-Use:			strict plus estimated balance w. strict plus balance w/in ACD)	/in ACD)	
Land or Used for Commercial/Mixed-Use:	43	(Total for proposed Di	strict plus balance w/in ACD)		
SG Zoning & Infrastructure Characteristics]		Zoning Incenti	ve Payments
Mixed-Use				Incentive Units	Payment
Design Standards				Up to 20	\$10,000
Planned Infrastructure Upgrades				21 to 100	\$75,000

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 Total Land Area of Muncipality	43 12.857	0.33%

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				

ANTICIPATED BUILD-OUT	# of each type of unit <i>on Developable and</i>	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	more than sum of Column B and Column D if there are units associated with SDL on parcels w/
	Unider utilized Land	Developed Land)	DL)
Number of Existing Zoned Units	17	14	45
Number of Future Zoned Units	181	150	475
Number of Incentive Units	164	N/A	164
Potential Bonus Units (Estimated)	164	136	430

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%