

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	<input 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	#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	<input type="checkbox"/>				
Other Highly Suitable Location	<input checked="" type="checkbox"/>				
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 plus estimated balance w/in ACD)		
Substantially Developed Land:		0	(Total for proposed District plus estimated balance w/in ACD)		
Land or Used for Commercial/Mixed-Use:		0	(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 checked="" type="checkbox"/>				
DISTRICT SIZE & PROPORTION TO TOTAL LAND AREA		Acres	% of Municipality		
Total Land Area of Proposed District		63.98	0.35%		
Total Land Area of All Previously Approved / Existing 40R Districts in Municipality		0	0.00%		
Total Land Area of both Proposed & Existing 40R Districts		63.98	0.35%		
Total Land Area of Municipality		18,042			

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

		# 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	# of each type of unit <i>on Developable Land (including Underutilized Land)</i>		
Number of Existing Zoned Units	0	0	0
Number of Future Zoned Units	674.199125	429	1129
Number of Incentive Units	674.199125	N/A	674.199125
Potential Bonus Units (Estimated)	703.024575	429.96675	1132.991325

DISTRICT CHARACTERISTICS (IN ACREAGE)	Acres	% of District
Underutilized Land (a subset of Developable Land)	8.56	13.39%
Other Developable Land	18.40	28.76%
All Developable Land	26.97	42.15%
Substantially Developed Land	18.35	28.68%
Environmentally constrained land (e.g., wetland, rare species habitat, steep slopes, state-owned prime farmland soils) or Other Non-Developable Land	18.660347	29.17%
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%
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)	0	0.00%

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	42.07%
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