

GUIDING PRINCIPLES			ELIOT ST. CORRIDOR	MATTAPAN STATION	MILTON STATION EAST	MILTON STATION WEST	MILTON STATION BRIDGE	BLUE HILLS PARKWAY	GRANITE AVE NORTH	GRANITE AVE SOUTH	EAST MILTON
A Preserve the physical character of the Town											
A.1	Allowed height is comparable to existing in district		5	5	5	4	5	5	5	2	4
A.2	Allowed height is comparable to existing multifamily in parts of town (excluding 40B projects)		3	3	4	4	4	3	5	5	3
A.3	Allowed building size is comparable to existing		5	4	3	5	4	4	5	2	5
A.4	Allowed building size is comparable to multifamily in parts town (excluding 40B projects)		3	4	4	4	4	2	5	4	3
A.5	Allowed building typology is comparable to existing		4	5	5	4	5	2	3	1	3
A.6	Required open space is comparable to existing		5	5	5	5	5	5	5	5	5
A.7	District includes area with significant tree coverage		5	3	5	5	5	5	5	5	5
B Do not exceed the requirements in the statute and guidelines											
B.1	Density per acre (15 units/acre average)		2	5	5	5	5	5	5	5	5
B.2	Unit capacity		3	5	5	5	5	5	5	5	5
B.3	Subdistrict size (min. 5 acres)		3	4	5	3	3	5	3	5	4
C Disincentivize teardowns											
C.1	Existing land use is single family		1	4	5	5	5	3	5	5	5
C.2	Land is vacant		1	3	1	1	1	1	1	5	2
C.3	Existing building value is high		3	3	5	1	3	3	3	1	3
C.4	District has parcels and/or buildings of adequate size to allow additional units without demolition.		4	4	5	3	4	3	3	5	4
D Avoid rezoning historic districts and parcels with historic structures											
D.1	District does not include a National Register of Historic Places district		5	5	1	5	5	5	5	5	5
D.2	District does not include properties that are listed on the National Register of Historic Places		5	5	3	5	5	5	5	5	5
D.3	District does not include a Local Historic District		5	5	1	5	5	5	5	5	5
E Zone larger, non-residential parcels to prevent displacement and minimize impacts											
F	Take advantage of existing multifamily housing		1	3	4	3	3	2	5	5	3
F.1	Existing land use is multifamily or mixed-use		2	5	3	5	5	2	1	1	2
F.2	Existing zoning is multifamily or mixed-use		1	4	5	5	2	2	1	1	1
F.3	Mixed-use zoning process underway		1	1	1	1	1	1	1	1	5
F.4	Density level matches existing		2	4	5	4	4	2	1	1	1
F.5	Dimensional standards match existing		5	4	5	4	5	5	1	1	5
F.6	Design guidelines in place		1	1	5	1	1	1	1	1	1
F.7	Includes approved multifamily project not yet built		1	1	1	1	1	1	1	1	5
G Site districts in transit- and amenity-rich areas											
G.1	Access to trolley within 1/2 mile		5	5	5	5	5	5	5	0	0
G.2	Access to trolley within 1 mile		0	0	0	0	0	0	0	3	0
G.3	Access to trolley greater than 1 mile		0	0	0	0	0	0	0	0	1
G.4	Access to bus line within 1/2 mile		5	5	4	5	5	5	5	5	5
G.5	Access to bike path within 1/2 mile		5	5	5	5	5	5	5	1	1
G.6	Access to sidewalks		4	5	5	5	5	5	3	3	5
G.7	Access to school within 1/2 mile		5	5	1	3	3	5	1	1	3
G.8	Access to amenities (shops, cafes, restaurants, gyms, hair salons, library, art center) within 1/2 mile		5	5	5	5	5	4	3	2	5
G.9	Access to amenities within 1 mile		3	3	3	5	5	5	3	3	5
H ENCOURAGE MIXED-USE DO NOT LOSE BUSINESS USE OPPORTUNITY											
H.1	Mixed-use required		0	0	5	5	0	0	0	0	0
H.2	Mixed-use allowed		0	5	0	0	5	0	5	5	5
I AFFORDABLE HOUSING POTENTIAL											
I.1	Density allows more than 10 units/parcel		1	5	5	5	5	2	5	5	3
I.2	District includes existing affordable housing		1	5	0	3	2	1	0	0	1
I.3	District includes unbuilt approved 40B project with affordable housing		0	0	0	0	0	0	0	0	5
I.4	District includes unbuilt approved project with affordable housing		0	0	0	0	0	0	0	0	5
J POTENTIAL TO HANDLE VEHICLE TRAFFIC											
J.1	Parcel frontage is on 2-lane road		1	3	3	2	2	0	0	0	2
J.2	Parcel frontage is on 4-lane road		0	3	0	0	0	5	5	5	2
J.3	Parcel frontage is on state roadway with study for roadway improvements (Granite Ave, Randolph Ave, Reedsdale, Blue Hill Ave.)		1	3	1	1	1	3	4	4	1
J.4	Road is identified as a traffic hot spot in the Traffic Mitigation Committee report (2020)		1	1	1	2	2	1	3	1	1
J.5	Recent traffic studies with recommendations conducted in the district area.		1	3	3	2	1	3	1	1	2
K FLOOD RISK											
K.1	District includes areas within flood plain or vulnerable to flood risk based on FEMA maps		5	3	3	3	5	5	1	1	5
K.2	District includes areas within flood plain or vulnerable to flood risk based on MA Coastal Flood Risk Model (MC-FRM)		5	3	3	3	5	5	1	1	5
TOTAL SCORE			124	162	148	152	156	141	135	123	156