

	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
<b>A</b>	<b>Preserve the physical character of the Town</b>										
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>B</b>	<b>Do not exceed the requirements in the statute and guidelines</b>										
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
<b>C</b>	<b>Disincentivize teardowns</b>										
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
<b>D</b>	<b>Avoid rezoning historic districts and parcels with historic structures</b>										
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
<b>E</b>	<b>Zone larger, non-residential parcels to prevent displacement and minimize impacts</b>		1	3	4	3	3	2	5	5	3
<b>F</b>	<b>Take advantage of existing multifamily housing</b>										
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
<b>G</b>	<b>Site districts in transit- and amenity-rich areas</b>										
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
<b>H</b>	<b>ENCOURAGE MIXED-USE   DO NOT LOSE BUSINESS USE OPPORTUNITY</b>										
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
<b>I</b>	<b>AFFORDABLE HOUSING POTENTIAL</b>										
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
<b>J</b>	<b>POTENTIAL TO HANDLE VEHICLE TRAFFIC</b>										
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
<b>K</b>	<b>FLOOD RISK</b>										
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
<b>TOTAL SCORE</b>			<b>124</b>	<b>162</b>	<b>148</b>	<b>152</b>	<b>156</b>	<b>141</b>	<b>135</b>	<b>123</b>	<b>156</b>