

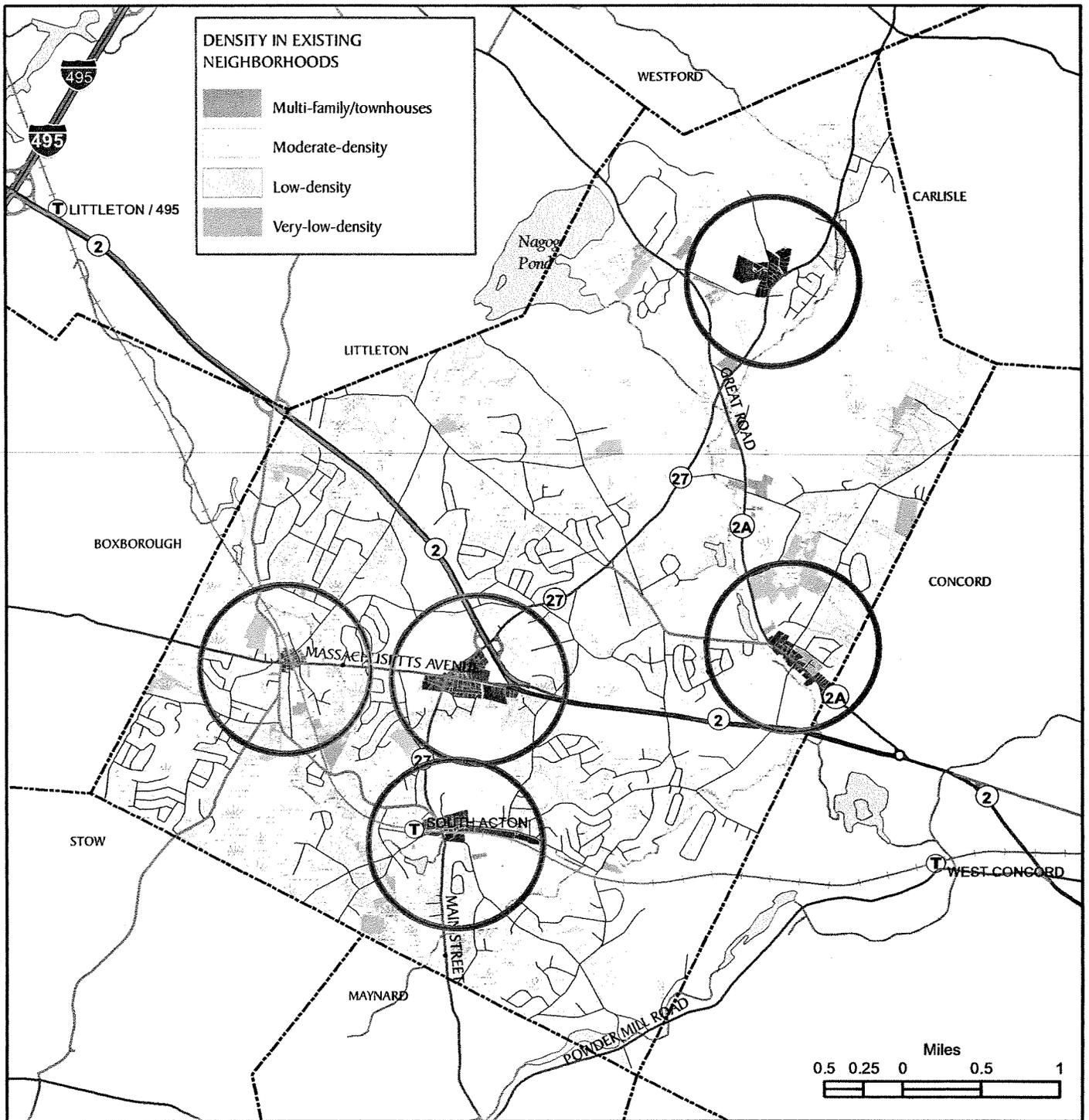
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APPENDIX A

APPENDICES A - D

Map 1: Preferred Locations & Density Guide: Affordable Housing Development

Map 2: Areas with Poor/Limited Suitability for Higher-Density Housing



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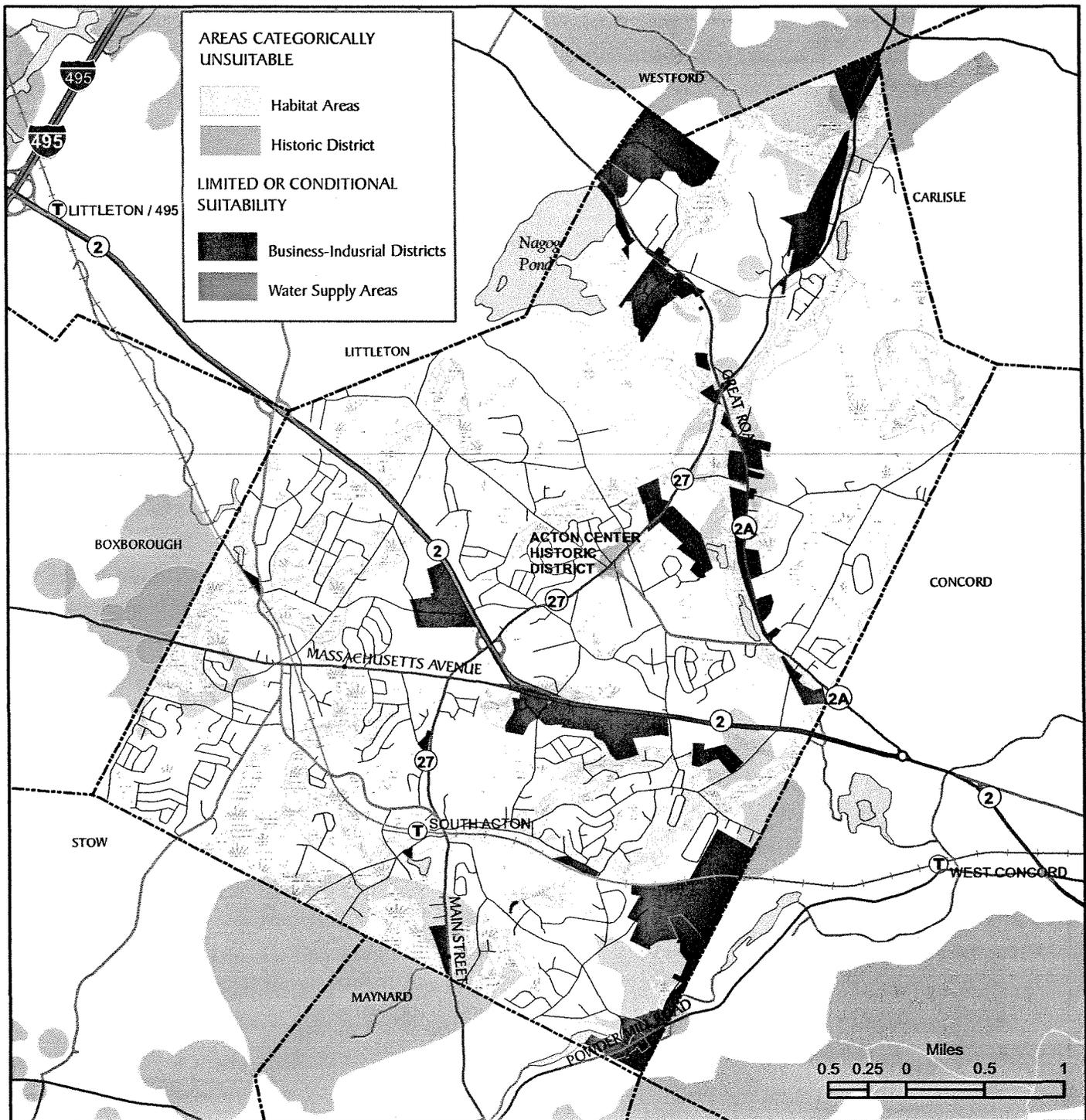
Map I

Preferred Locations & Density Guide: Affordable Housing Development



August 14, 2005

- T MBTA Stations
- ROADWAYS
 - Limited Access Highway
 - Other Multi-Lane Highway
 - Other Numbered Highway
 - Major Road, Collector
- Open Water
- Wetlands
- Preferred Development Area



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Map 2

Areas with Poor/Limited Suitability for Higher-Density Housing



August 14, 2005

	MBTA Stations		Open Water
ROADWAYS			Wetlands
	Limited Access Highway		Water Supply Areas
	Other Multi-Lane Highway		Habitat Areas
	Other Numbered Highway		Historic District
	Major Road, Collector		Business-Industrial Districts

Data Sources: Town of Acton Health Department, MassGIS, MassHighway

MAP NOTES

Map 1: Preferred Locations & Density Guide

Map 1 identifies five locations in Acton that are particularly appropriate for higher-density housing and a mix of residential use types: North Acton Village, East Acton Village, South Acton Village (which includes the commuter rail station), West Acton Village, and Kelley's Corner. The circles represent a one-half-mile radius around each of these areas. As suggested by the map legend, the colors on Map 1 depict the density ranges and residential uses found in Acton's villages and established neighborhoods.

The Comprehensive Permit Policy Statement describes other areas that may be suitable for higher-density housing, depending the density and scale of a proposed project and existing conditions on the site. For example, vacant, underutilized or obsolete nonresidential space in active commercial and mixed-use areas will generally be considered be desirable for redevelopment that includes affordable housing. Route 2A is an example of an area that would most likely have properties in this category. Since redevelopment opportunities may exist in several locations, they are not explicitly identified on Map 1. Prospective applicants should consult with the Planning Department to determine whether a project would be considered responsive to the Comprehensive Permit Policy if the site is located outside the five areas shown in Map 1.

Map 2: Areas with Poor/Limited Suitability for Higher-Density Housing

Acton discourages comprehensive permit developments in four locations: the historic town center, areas with significant wildlife value, non-residentially zoned land, and areas within Zone I-II of a public drinking water supply. These areas are highlighted on Map 2. However, the Town recognizes that a conversion of underutilized commercial or industrial space to mixed-income housing could be advantageous not only for providing affordable housing, but also for expanding the tax base and advancing the principles of Smart Growth. Accordingly, some areas illustrated as unsuitable on Map 2 may be appropriate for a comprehensive permit if the project results in redevelopment and reuse of existing properties.

The Acton Center Historic District (orange) and Priority Habitat Areas (green) identified by the Natural Heritage and Endangered Species Program are categorically inappropriate for higher-density housing. Land in a Zone I-II (purple) is presumably inappropriate, but Acton recognizes that higher-density housing could be accommodated in Zone II if a project is designed to limit total lot coverage and the units are served by a wastewater disposal system that complies with DEP requirements for a nitrogen-sensitive area.

APPENDIX B

[MASTER PLAN GOALS]

APPENDIX C

[Visual Preference Survey – October 2003]

APPENDIX C

Visual Preference Survey

(October 2003)

1. Most highly-rated single-family dwellings

Image 1



Image 3



Image 7



2. Most highly-rated multi-family dwellings

Image 10



Images 12-14



Image 25



3. Most highly-rated mixed-use buildings

Image 41



Image 39



Image 31



Image 30



Observations: Design Preferences of Survey Respondents in Acton

- 1) Respondents overwhelmingly prefer that housing styles, rooflines and garages vary throughout a subdivision to create visual variety and create character. Respondents like new subdivisions to look like they were built over time and not produced in a "cookie-cutter" manner.
- 2) Respondents also strongly support trees, landscaping and sidewalks and think they are a necessity despite the additional cost.
- 3) Natural resource protection, open space protection and less-expensive housing are all equally important goals for cluster subdivisions. Respondents also think community and safety, intimate and friendly neighborhoods, efficiency, shared services and good design should be goals for cluster subdivisions.

- 4) They think the houses in cluster subdivisions should have character and charm, include a variety of housing types (single and multi-family), respect the topography of the site and should create a sense of privacy for each unit.
- 5) An equal number of respondents said they like row houses, town houses, garden apartments and multi-family houses that look like single-family houses. None of the respondents like apartment buildings.
- 6) Respondents think two and three-family houses, townhouses and subdivided historic structures can be integrated into a neighborhood with single-family housing.
- 7) Retail and neighborhood services (bank branches, barber, small grocer) mixed with apartments is the most preferred type of mixed-use structure. Respondents frequently stated that they like a pedestrian scale and pedestrian amenities.

APPENDIX D

COMPREHENSIVE PERMIT PROJECT EVALUATION CRITERIA ¹	Small-Scale Project		Mixed-Use Project		Large-Scale Project	
	Standard Applies	Y/N	Standard Applies	Y/N	Standard Applies	Y/N
I. DEVELOPMENT PREFERENCES						
Types of Housing	X		X		X	
<i>Includes a mix of unit styles and sizes</i>					X	
<i>Includes no more than 15% 3-BR units</i>					X	
Location	X		X		X	
<i>Site is in or within ½ mile of a village center or Kelley's Corner</i>	X		X		X	
<i>Site is in another Preferred Location</i>	X		X		X	
Mixed-Use Development			X			
<i>Includes compatible nonresidential uses</i>			X			
<i>Some or all units are upper-story</i>			X			
Density and Scale	X		X		X	
<i>For site in a Village Center or Kelley's Corner, FAR does not exceed .80</i>	X		X		X	
<i>For site outside the Village Centers and Kelley's Corner, in other locations or for large-scale projects, FAR does not exceed .25</i>	X		X		X	
<i>Height conforms to zoning</i>	X		X		X	
<i>Development comprised of approximately 12 units or less</i>	X		X			

¹ Reviewers should record their evaluation by indicating "Y" (yes) or "N" (no) for each criterion that applies to the project, based on the category that most closely fits the type of project under review.

COMPREHENSIVE PERMIT PROJECT EVALUATION CRITERIA ¹	Small-Scale Project		Mixed-Use Project		Large-Scale Project	
	Standard Applies	Y/N	Standard Applies	Y/N	Standard Applies	Y/N
Building & Landscape Design Considerations	X		X		X	
Buildings & Site						
<i>Building designs similar to highly-rated residences in VPS</i>	X		X		X	
<i>Buildings oriented to the street or around courtyard</i>	X		X		X	
<i>Side and/or rear parking</i>	X		X		X	
<i>Walkability: sidewalks, internal pathways</i>	X		X		X	
<i>Connectivity: linked to surrounding neighborhoods or commercial areas</i>	X		X		X	
<i>No adverse impact on historic/architectural significance (may be N/A)</i>	X		X		X	
Open Space & Natural Resources						
<i>Open space at least 50% of site</i>					X	
<i>Not more than 50% of open space is wetlands</i>	X				X	
<i>Open space is directly accessible to residents of the development</i>	X				X	
<i>Landscaping emphasizes low-water-use plantings</i>	X		X		X	
<i>Outdoor irrigation system is designed to conserve water</i>			X		X	
Site Plan Standards						
<i>Substantially conforms to ZBL Section 10.4, Site Plan Standards</i>	X		X		X	
Public Benefits						
<i>Provides public benefits in addition to affordable housing</i>			X		X	
<i>Additional public benefits include:</i>						
<i>Pedestrian amenities</i>			X		X	
<i>Park and recreation amenities</i>					X	
<i>Contribution to a local capital improvements project appropriate to the scale of proposed development</i>					X	
<i>Contribution to Town's affordable housing fund</i>					X	

COMPREHENSIVE PERMIT PROJECT EVALUATION CRITERIA ¹	Small-Scale Project		Mixed-Use Project		Large-Scale Project	
	Standard Applies	Y/N	Standard Applies	Y/N	Standard Applies	Y/N
II. AFFORDABILITY PREFERENCES						
Percentage of Affordable Units						
<i>Development provides more than 25% minimum affordable units</i>					X	
<i>Additional affordable units are for LMI households</i>					X	
Income Targets						
<i>One or more units priced for households at/below 70% AMI</i>	X		X		X	
<i>Includes any units priced for households at 50% AMI</i>			X		X	
<i>Includes any units priced for households at 31-50% AMI</i>					X	
<i>Includes any units priced for households at 81-110% AMI</i>	X		X		X	
Term of Affordability						
<i>Use restriction will be perpetual</i>	X		X		X	
III. AFFIRMATIVE MARKETING & LOCAL PREFERENCE						
Local Preference Units						
<i>Offers 70% local preference units</i>	X		X		X	
Affirmative Marketing Experience						
<i>Team includes person/organization with prior affordable housing lottery experience</i>	X		X		X	

COMPREHENSIVE PERMIT PROJECT EVALUATION CRITERIA ¹	Small-Scale Project		Mixed-Use Project		Large-Scale Project	
	Standard Applies	Y/N	Standard Applies	Y/N	Standard Applies	Y/N
IV. LARGE-SCALE PROJECT PUBLIC BENEFIT CRITERIA						
Project provides any of the following benefits:						
<i>Transportation management</i>					X	
<i>Traffic mitigation</i>					X	
<i>Significant contribution to local capital improvements fund</i>					X	
<i>Significant contribution to Town's affordable housing fund</i>					X	
<i>Provision of additional affordable units in off-site locations</i>					X	
<i>Donation of developable land to the Town for affordable housing, community facilities, other public purposes</i>					X	

REVIEWER'S COMMENTS