



Revised: 2/1/06

**SMART GROWTH CRITERIA SCORECARD**

Project Name:  
 Project Number:  
 Review Agency:  
 Staff Member:  
 Program Name:  
 Date:

The Residences at Lilian Road	
	SA* <input type="text"/>
July 23, 2009	

\*SA = Site Approval Number, if any

Prior to completing this form, please refer to the Massachusetts Department of Housing and Community Development's *Guidelines for Consistency with the Commonwealth's Sustainable Development Principles* ("Smart Growth Guidelines"). For a link to these Smart Growth Guidelines, please click the following link: [Smart Growth Guidelines](#)

**DEVELOPER SELF-ASSESSMENT**  
 (for consistency with the Smart Growth Guidelines)

**Method 1:**

**Redevelop First**

Check "X" Below

Yes	No	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*If Rehabilitation:*

- Rehabilitation/Redevelopment/Improvements to Structure
- Rehabilitation/Redevelopment/Improvements to Infrastructure

Check "X" below if applicable

<input type="checkbox"/>
<input type="checkbox"/>

*If New Construction:*

- Contributes to revitalization of town center or neighborhood
- Walkable to:
  - (a) transit
  - (b) downtown or village center
  - (c) school
  - (d) library
  - (e) retail, services or employment center
- Located in municipally-approved growth center

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

**Explanation (Required)**

The Residences at Lilian Road is a 4-unit redevelopment of a parcel of land in Acton, MA. The location is suburban in nature and will provide additional housing opportunities to the residents of Acton and the surrounding communities. The site is proximate to the Boxboro Station as well as the Acton Boxboro High School.

**Optional - Demonstration of Municipal Support:**

- Letter of Support from the Chief Elected Official of the municipality\*
- Housing development involves municipal funding
- Housing development involves land owned or donated by the municipality

Check "X" below if applicable


*\*Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.*

**Explanation (Required)**

**Method 2:** - (Per Smart Growth Guidelines): Development meets a minimum of **five (5)** of the Commonwealth's *Ten Sustainable Development Principles*, as shown in the next section below.

If the development involves **municipal support**, the development must meet only **four (4)** of the *Ten Sustainable Development Principles*. However, one (1) of the Principles met must be either **Concentrate Development** or **Restore and Enhance the Environment**.

**(1) Concentrate Development**

- Higher density than surrounding area
- Mixes uses or adds new uses to an existing neighborhood
- Multi-family housing
- Existing water/sewer infrastructure
- Compact and/or clustered so as to preserve undeveloped land
- Other (discuss below)

Check "X" Below

Yes	No	NA
X		

Check "X" below if applicable

X
X
X
X
X

**Explanation (Required)**

The proposed project has a slightly higher density than the surrounding neighborhoods, and would be a unique development in a traditional single family area.

**(2) Restore and Enhance Environment**

- Open space or passive recreational facilities
- Sensitive land, including prime agricultural land, and/or resources
- Environmental remediation or clean up
- State or federal mandate (e.g., clean drinking water, drainage, etc.)
- Neighborhood blight
- Public health and safety risk
- Historic landscape/existing neighborhood enhancement
- Other (discuss below)

Check "X" Below

Yes	No	NA
	X	

Check "X" below if applicable


Explanation (Required)

**(3) Be Fair**

- Concerted public participation effort
- Streamlined permitting process, such as 40B or 40R
- Universal Design and/or visitability
- Affordable housing in middle to upper income area and/or meets regional need
- Affordable housing in high poverty area
- Diversity and social equity and improves the neighborhood
- Environmental clean up and/or neighborhood improvement in an Environmental Justice Community
- Other (discuss below)

Check "X" Below

Yes

Check "X" below

Explanation (Required)

The project is pursuing a 40B zoning for the site, and would meet a need currently unmet in the area.

**(4) Conserve Resources**

- Energy Star or equivalent
- Renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in waste reduction and conservation of resources
- Alternative technologies for water and/or wastewater treatment
- Low impact development (LID) or other innovative techniques
- Other (discuss below)

Check "X" Below

Yes

Check "X" below

Explanation (Required)

The project, while new construction, would utilize the latest green technologies.

Explanation (Required)

[Empty box for explanation]

**(3) Be Fair**

- Concerted public participation effort
- Streamlined permitting process, such as 40B or 40R
- Universal Design and/or visitability
- Affordable housing in middle to upper income area and/or meets regional need
- Affordable housing in high poverty area
- Diversity and social equity and improves the neighborhood
- Environmental clean up and/or neighborhood improvement in an Environmental Justice Community
- Other (discuss below)

Check "X" Below

Yes	No	NA
X		

Check "X" below if applicable

X
X
X
X

Explanation (Required)

The project is pursuing a 40B zoning for the site, and would meet a need currently unmet in the area.

[Empty box for explanation]

**(4) Conserve Resources**

- Energy Star or equivalent
- Renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in waste reduction and conservation of resources
- Alternative technologies for water and/or wastewater treatment
- Low impact development (LID) or other innovative techniques
- Other (discuss below)

Check "X" Below

Yes	No	NA
X		

Check "X" below if applicable

X
X
X
X

Explanation (Required)

The project, while new construction, would utilize the latest green technologies.

[Empty box for explanation]

**(5) Expand Housing Opportunities**

- Rental units, including for low/mod households
- Homeownership units, including for low/mod households
- Housing options for special needs and disabled pop
- Expands the term of affordability
- Other (discuss below)

Check "X" Below

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Check "X" below if applicable

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

**Explanation (Required)**

The project would provide a home ownership opportunity.

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**(6) Provide Transportation Choice**

- Walkable to public transportation
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses)
- Increased bike & ped access
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations
- Other (discuss below)

Check "X" Below

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Check "X" below if applicable

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

**Explanation (Required)**

The project is proximate to Route 2 and other amenities.

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**(7) Increase Job Opportunities**

- Permanent jobs
- Permanent jobs for low- or moderate-income persons
- Jobs near housing, service or transit
- Housing near an employment center
- Other (discuss below)

Check "X" Below

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Check "X" below if applicable

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

**Explanation (Required)**

The project is proximate to Route 2 office parks and other employment centers.

**(8) Foster Sustainable Businesses**

Check "X" Below

<b>Yes</b>	<b>No</b>	<b>NA</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Check "X" below if applicable

- Natural resource-based businesses, such as farming, forestry, or aquaculture
- Re-uses or recycles materials from a local or regional industry's waste stream
- Manufacture of resource-efficient materials, such as recycled or low-toxicity materials
- Locally produced resources such as locally harvested wood or agricultural products
- Other (discuss below)

<input type="checkbox"/>

**Explanation (Required)**

**(9) Plan Regionally**

Check "X" Below

<b>Yes</b>	<b>No</b>	<b>NA</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Check "X" below if applicable

- Consistent with a municipally supported regional plan
- Regional Analysis of Impediments to Fair Housing
- Measurable public benefit beyond the applicant community
- Other (discuss below)

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

**Explanation (Required)**

For further information regarding Home Ownership Developments, contact Rich Herlihy, Development Officer, at (617) 854-1335 or rherlihy@masshousing.com

For further information regarding The Affordable Housing Trust Fund, contact Lynn Shields, Manager, Affordable Housing Trust Fund, at (617) 854-1381 or lshields@masshousing.com