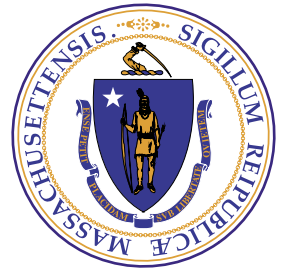


Massachusetts Integrated Land Use Strategy

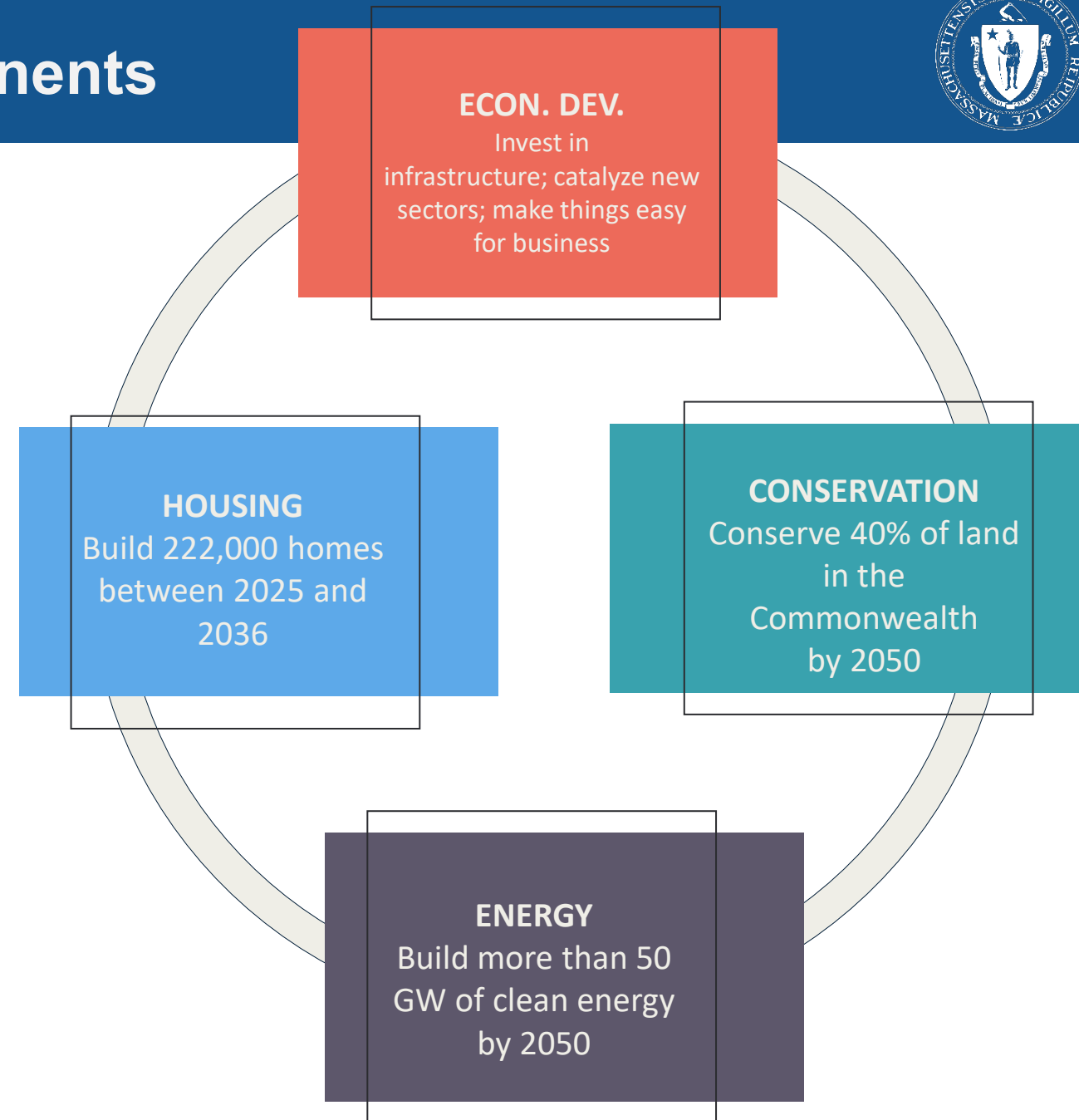
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MILUS Purpose and Key Components

- MILUS is a coordinated, proactive effort to balance key land use priorities
 1. Ensure coordination across agencies
 2. Engage agencies to reconcile potential conflicts between land use objectives
 3. Develop consensus on preferred locations for various land use priorities
 4. Establish commitments by state agencies to implement the consensus land use priorities (and enabling infrastructure) through specific policies and programs
- Key outputs: **suitability maps, priority areas map, GIS mapping tool, strategy, and documentation**



PROJECT DELIVERABLES

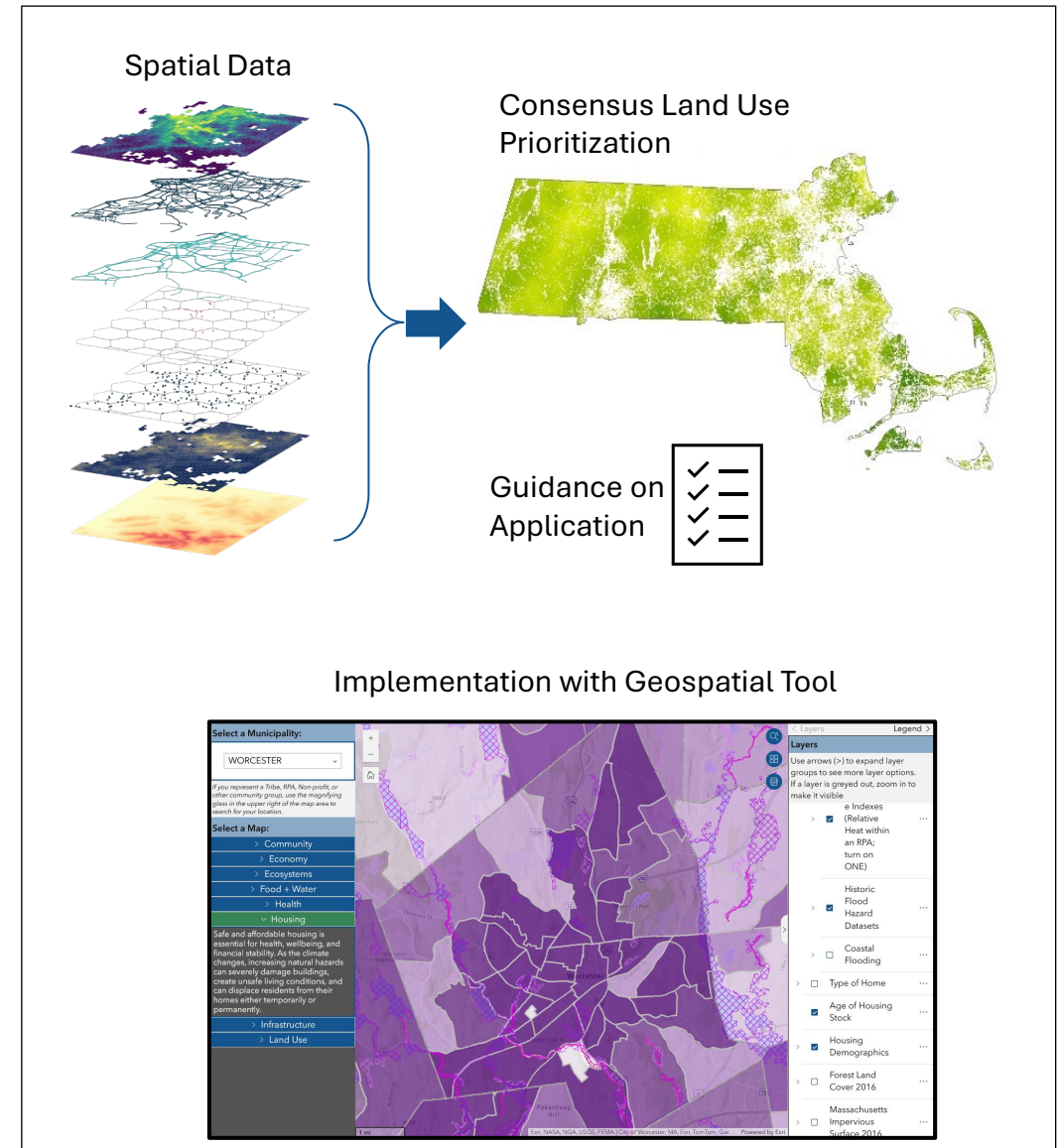


Strategy & Map:

- Interagency agreement on preferred future land uses
- Guide for interagency policy, permitting, and funding decisions

GIS Planning Tool:

- Interactive geospatial tool for consistent land use decision-making across agencies





MILUS – Land Use Categories and Subcategories

Housing

Missing Middle / Infill
Mid-rise and Denser Multifamily
Transformative Development District
Compact Single-Family



Economic Development

Infill Commercial
Office and Flex
Heavy Industrial
Tourism



Energy

Clean Energy Infrastructure
Others under consideration:

- Agrivoltaics
- Co-Located Small-Scale Clean Energy Infrastructure



Conservation

Natural Lands
Agricultural Lands
Community-Serving Lands





Conservation Subcategories



Natural lands: Lands with significant ecological and natural resource values (e.g., biodiversity, carbon sequestration and storage capacity, resiliency to climate change, and/or public drinking water supplies) that encompass a variety of habitat types (e.g., forestland, grassland, freshwater wetland, saltmarsh).



Agricultural lands: Lands suitable for current and future agricultural activities.



Community-serving lands: Lands for outdoor recreation, greenways, and access to nature.



Conservation: Draft Suitability Indicators and Criteria

Draft and Deliberative



Biodiversity

- BioMap core habitat, critical natural landscape, regional, and local components
- Areas of Critical Environmental Concern
- Diadromous & coldwater fish
- NHESP priority habitat & natural communities

Outdoor Recreation

- Burdened areas > ¼ mi. from open space
- Unprotected open space w/ long-distance trails, hiking/walking trails, or fishing/boating access

Ecological Resilience

- BioMap regional connectivity
- BioMap coastal adaptation areas
- Connectivity and climate flow
- Wetlands
- CAPS ecological integrity

Farmland

- Prime farmland soils
- Commercial ag land use
- Ag land cover (active and historically used)
- MDAR-managed farmland
- Current FVEP covenants

Public Drinking Water

- Wellhead protection areas
- Surface water supply protection areas
- Aquifers

Climate Change Mitigation

- Forest carbon
- Wetland carbon density
- Soil organic carbon
- Land cover

Community Resilience*

- Barrier beaches
- Wetland buffers
- Flood exposure
- Land cover

Access Equity*

- MassEnviroScreen
- (others TBD)

* Provisional, pending further discussion

Unsuitable (excluded) and Sensitive Land



<u>Non-Flood Exclusions</u>
<u>Layer Description</u>
Permanently protected open space
MassDEP Hydrography
MassDEP Wetlands
Wellhead Zone 1
Surface Water Protection Area Zone A
Slope
Rights of Way (roads, rail, transit facilities)

	Riverine Flood Exposure	Ocean Flood Exposure
Low	Areas outside of all other Riverine Flood Risk Areas	Areas outside of all other Ocean Flood Exposure Areas
Moderate	Areas adjacent to FEMA 500-year floodplains and less than three (3) feet in elevation above the elevation at the nearest 500-year floodplain boundary	Outside of High, Higher, and Highest Ocean Flood Exposure areas: MC-FRM 2070 0.1% wave action water elevation
High	FEMA mapped 0.2% annual chance floodplains (aka 500-year floodplains)	Outside of Higher and Highest Ocean Flood Exposure areas: MC-FRM 2070 1% wave action water elevation
Higher	FEMA 1% Special Flood Hazard Areas (aka 100-year floodplains), excluding Regulatory Floodways and areas within 200 feet of rivers and streams	Outside of Highest Ocean Flood Exposure areas: MC-FRM 2050 1% wave action water elevation; Areas defined by FEMA as 1% annual chance flood plain outside of those already categorized as Highest Ocean Flood Exposure
Highest	MEPA qualifying housing highest-hazard areas: Regulatory Floodways and parts of FEMA 1% Special Flood Hazard Areas within 200 feet of rivers and streams	MEPA qualifying housing highest-hazard areas: High-erosion areas, defined as areas within 200 feet of unconsolidated shorelines experiencing statistically significant rates of erosion OR areas within 200 feet of unconsolidated shorelines abutting shore-parallel engineering structures OR within 200 feet of eroding unconsolidated coastal banks.



Conservation: Commonwealth Wide Natural Lands Suitability

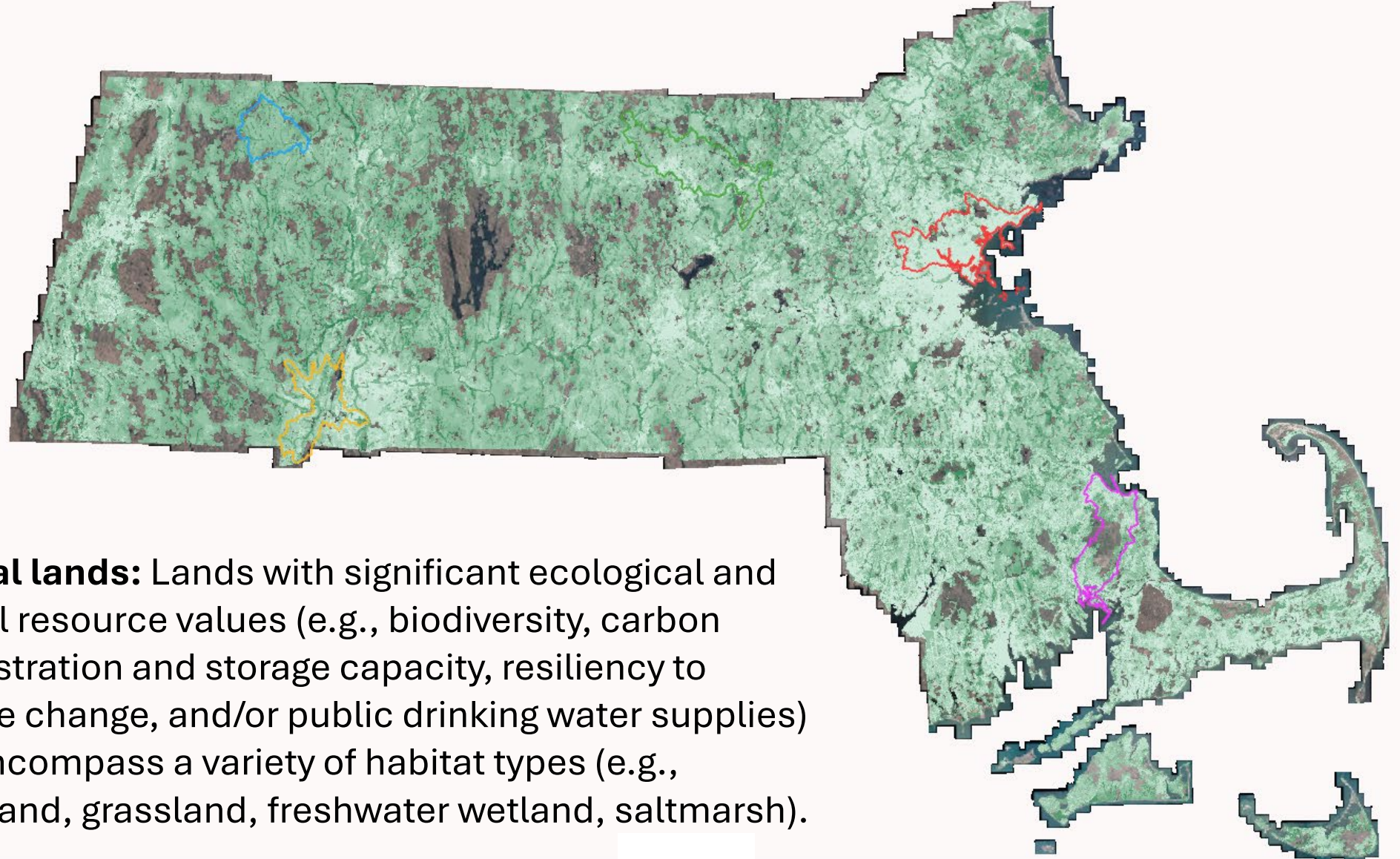
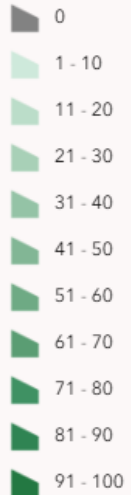
Draft and Deliberative



Natural Lands Suitability Map

Conservation Natural Lands Suitability Map

Score



Natural lands: Lands with significant ecological and natural resource values (e.g., biodiversity, carbon sequestration and storage capacity, resiliency to climate change, and/or public drinking water supplies) that encompass a variety of habitat types (e.g., forestland, grassland, freshwater wetland, saltmarsh).





Conservation: Commonwealth Wide Agricultural Lands Suitability

Draft and Deliberative

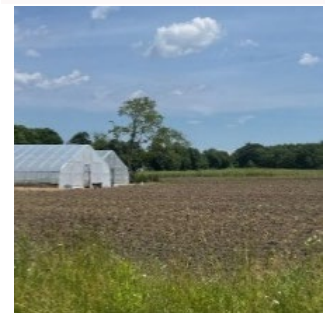


Conservation Suitability Maps

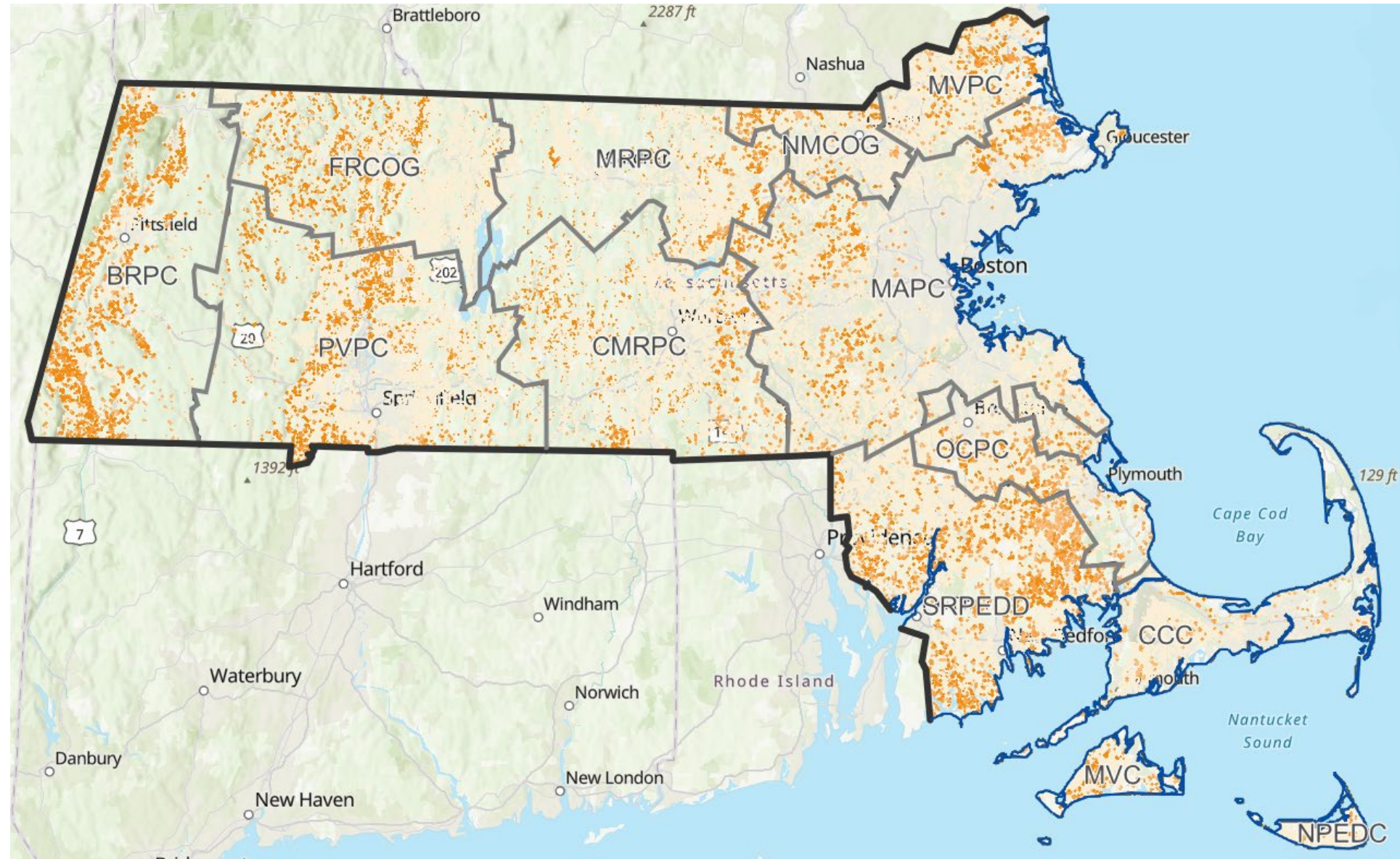
Agricultural Suitability Map

Agricultural Suitability Map

Score



Agricultural lands:
Lands suitable for
current and future
agricultural activities.





Big-Picture Schedule

July	Suitability scoring; pilot testing; Integration Team support; GIS tool development; ongoing engagement
August	Draft suitability maps; integration; start RPA review of suitability maps; GIS tool development continues; ongoing engagement
September	<u>Complete RPA review of suitability maps</u> ; GIS tool testing, review, and refinement; work on strategy doc and documentation; ongoing engagement
October	Address comments; priority mapping ongoing; work on strategy doc and documentation; <u>ongoing engagement with legislators</u>
November	RPA review of GIS tool; <u>municipal and focus group engagement sessions on suitability maps and GIS tool</u> ; draft priority map; RPA review of priority map;
December	<u>Municipal and focus group engagement sessions on priority map</u> ; refine and more fully populate GIS tool; refine strategy doc and associated MILUS documentation; final review
January	<u>Release MILUS</u> ; associated engagement/publicity



Massachusetts Integrated Land Use Strategy

Land Trust / State Agency Retreat October 7, 2026

