Smart Growth in Southeastern Massachusetts

Douglas Foy, Secretary of Commonwealth Development

Fall River, November 18th, 2004

Mitt Romney,
Governor

Kerry Healey,
Lieutenant Governor

Challenge: Growth in Massachusetts

- Estimated 2.5 Million Undeveloped Acres
- Housing Supply and Cost
- Water
- Mobility
- Failing Infrastructure
- Quality of Life/Preserving Community Character

Meeting the Challenge: The Romney Agenda

- **Office for Commonwealth Development**
- Double Housing
- Fix It First
- World Class Parks
- Open Space Protection
- Multi-modal Transportation Planning

Guiding Principles for Smart Growth

1. Redevelop first
2. Concentrate development
3. Be fair
4. Restore and enhance the environment
5. Conserve natural resources
6. Expand housing opportunities
7. Provide transportation choice
8. Increase job opportunities
9. Foster sustainable businesses
10. Plan regionally

Local Example: Expand Housing Opportunities

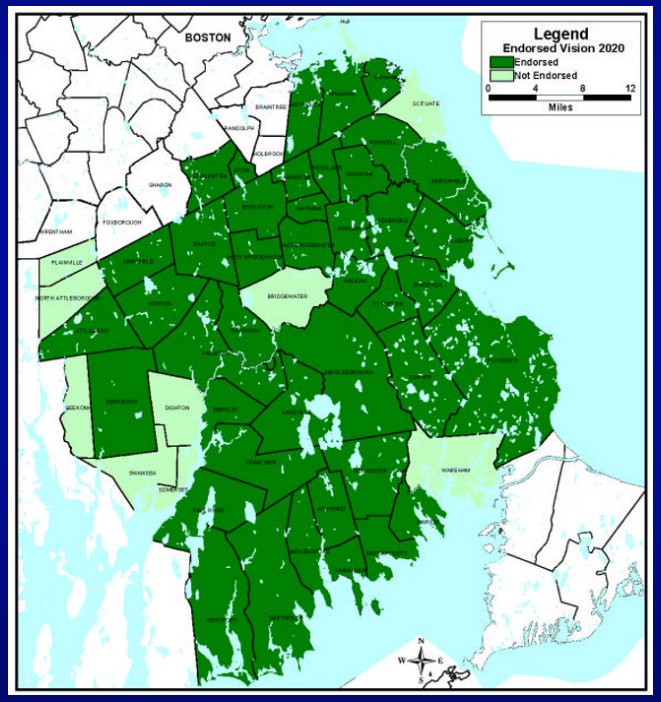
- The Woodlands at Abington Station
- 192-unit transit oriented housing development, with 39 affordable units

Local Example: Redevelop First

The Talleyrand site, New Bedford

- Aerovox converted brownfield site to film, paper and capacitor manufacturing facility

Local Example: Plan Regionally



20/20 Smart Growth New Mayflower Compact

- Voluntary agreement of communities to implement smart growth solutions on a regional basis.

How the Commonwealth Supports Smart Growth

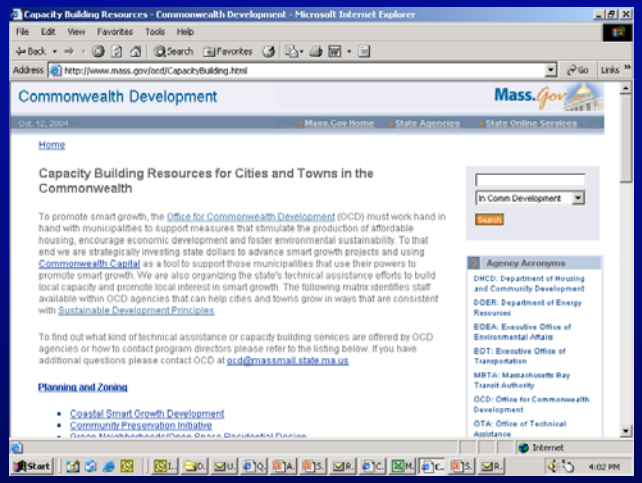
Recognition

- Find and Highlight Examples
- Case studies posted on OCD website
- Governor's Smart Growth Leadership Awards
- Governor's Smart Growth Innovation Awards (applications due December 15th)

How the Commonwealth Supports Smart Growth

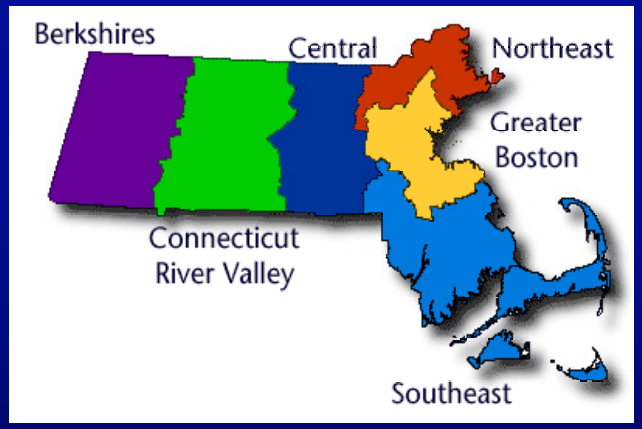
Technical Assistance

- Interagency Technical Assistance Teams
- Peer-to-peer network
- Interactive website under development



How the Commonwealth Supports Smart Growth

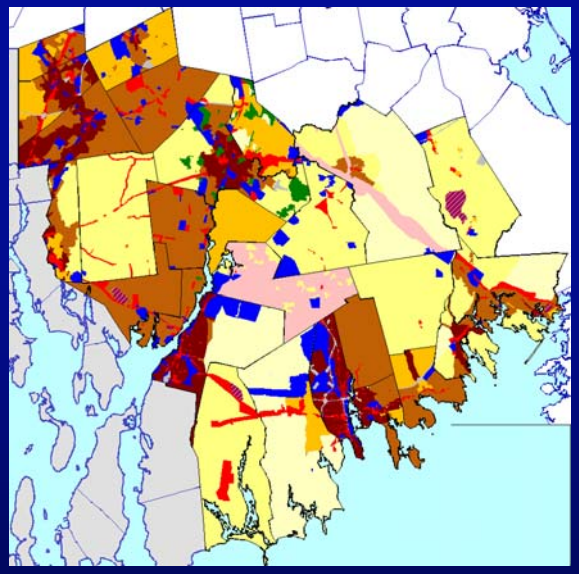
Planning and Zoning Funding



- Mass Housing Priority Development Fund ($3M of planning grants)
- EOEA Smart Growth Technical Assistance Grants

An Innovation: Smart Growth Zoning Law - Chapter 40R

Planning and Zoning



- Incentives to create "smart growth zoning districts" in eligible locations
  - City, town, village centers/commercial districts
  - Around transit stations
  - Other appropriate "smart growth" locations
- Key criteria: Infrastructure + Walkability
- Must have 8-20 units/acre, affordable units, housing or mixed use
  - Flexibility for towns with populations Less than 10k
- Incentives: State $ for re-zoning and issuance of building permits, priority in grant programs
  - Education costs to be addressed

How the Commonwealth Supports Smart Growth

Project Funding

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- **Commonwealth Capital:** Common administration of discretionary capital grant programs to ensure
  - Consistency of projects with smart growth policy
  - Alignment of municipal policies and zoning with Commonwealth interest in smart growth
  - Coordination of agency decision-making

- Includes economic and community development, open space protection, off-street parking, wastewater infrastructure and other programs

- Tuned to support communities of <u>all</u> sizes

How the Commonwealth Supports Smart Growth

Project Funding

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- Fix-it-first (parks, roads, bridges, housing, transit, drinking water, sewers)
- MassHousing Priority Development Fund (housing)
- Limited, smart infrastructure expansion (transit, bike, pedestrian, streetscapes)

How the Commonwealth Supports Smart Growth

Tax Credits + incentives

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- State Historic Preservation Tax Credit signed into law
  - Focus on smart growth, affordable housing
  - Initial authorization $10 million/year

- Support for upper-story redevelopment
  - Housing Development Support Program funding doubled (DHCD)
  - Forum on “Upper Story Redevelopment: Strategies for Your Downtown” (held on Oct. 13, 2004 in Worcester)

Smart Growth Policies

- Smart conservation: land protection strategies
  - TDR Land Bank
  - SRF for land/open space
- Communities First
  - Highway Design Manual
- Fast track for smart growth projects being developed for
  - Environmental review (MEPA) process
  - Dep't of Environmental Protection permitting processes
- State Revolving Fund Program (water infrastructure) reform
  - Facilitate sewering for town center growth
  - Get tougher on sewering in outlaying areas

Still Needs Fixing:

- Technical Assistance
- School Costs
- 40A
  - ANR
  - Grandfathering
- 40B Reform

Meeting the Challenge

“It is amazing what you can accomplish if you don’t care who gets the credit.”

President Harry S Truman

Smart Growth is a critical element of the Commonwealth's Economic Growth Strategy

RPA Presentations

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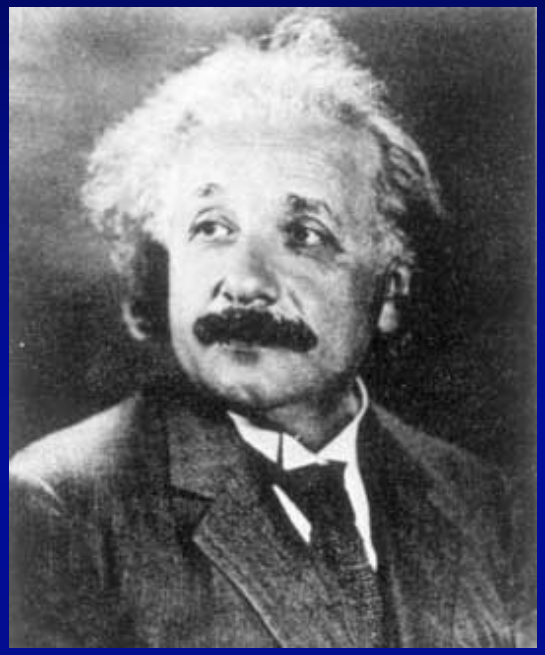

Smart Growth

"~~Peace~~ cannot be kept by force. It can only be achieved through understanding."

~Albert Einstein

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