



Massachusetts Executive Office of Economic Development  
**Sustainable Development Principles**

Updated January 1, 2025

The MassWorks Infrastructure Program provides the largest and most flexible source of capital funds to municipalities and other eligible public entities to advance projects that support and accelerate housing production, spur private development, and create jobs throughout the Commonwealth. The program places particular emphasis on projects that advance smart growth, as defined by the Commonwealth's sustainable development principles. These principles represent community planning and development practices that support cities and towns in becoming more equitable and sustainable places to live, work, and do business.



**1. Mixed Land Uses**

Allow developments to combine a mix of land uses, such as residential, office, and retail space, to expand housing choices, support local businesses, and promote walkability.



**2. Compact Design**

Promote development in areas of existing buildout or underutilized sites to consolidate growth, preserve land, and revitalize downtowns and town centers.



**3. Housing Choices**

Encourage all types of housing developments and living choices to cultivate affordably priced housing at all income levels.



**4. Transportation Choices**

Promote development in areas with multiple modes of travel, such as public transit, biking, and walking infrastructure, to enhance livability and reduce trips by car.



**5. Livable Neighborhoods**

Build healthy, livable neighborhoods that provide safe options for all modes of travel and create a sense of place and investment.



**6. Equitable Growth**

Enhance infrastructure and cultivate development opportunities in underserved neighborhoods to ensure that all people and businesses benefit from economic growth.



**7. Open Space and Conservation**

Preserve, protect, and restore public open space and natural environments alongside development to sustain critical ecosystems, support carbon storage, and expand recreational opportunities.



**8. Energy and Environmental Design**

Promote energy savings and low-impact development designs to lower carbon emissions, protect natural environments, and expand green buildings and infrastructure.



**9. Climate Resilient Design**

Promote resilient designs in new developments and public infrastructure to protect people, housing, and businesses from extreme weather and the impacts of climate change, including extreme heat, precipitation, and sea level rise.



**10. Regional Planning**

Engage in cross-community collaborations to address collective challenges and support developments that capitalize on regional strengths and opportunities.



**11. Predictable Permitting**

Provide efficient and predictable permitting to attract and ready the community for investments in housing production, commercial expansion, and emerging industries.



**12. Community Engagement**

Provide diverse, inclusive opportunities for public participation in the community's planning and development, such as neighborhood meetings, multi-language surveys, and online listening sessions.