

WHAT ARE PRIORITY DEVELOPMENT AREAS (PDAs)?

These are areas that are capable of handling more development due to several factors, including good access, available infrastructure (primarily water and sewer and good access to transportation), an absence of environmental constraints, and local support. PDAs can range in size from a single lot to many acres. PDAs can also be areas that have undergone extensive area-wide or neighborhood planning processes and may have details recommendations for future actions. Areas designated under state programs such as Chapter 43D (expedited permitting), Chapter 40R (smart growth zones) or Economic Opportunity Areas can be examples of PDAs.



In the South Coast Rail Corridor Plan, PDAs include major downtowns, large employment centers such as industrial and business parks, locations around future South Coast Rail stations, and other areas that have been identified as having potential to support significant business or residential growth.

WHAT ARE PRIORITY PROTECTION AREAS (PPAs)?

These are areas within a city or town that deserve special protection due to the presence of significant environmental factors and natural features, such as endangered species habitats, areas critical to water supply, scenic vistas, prime agricultural land, or areas of historic significance. Like PDAs, the protection areas can vary greatly in size. Areas of Critical Environmental Concern (ACECs), aquifer recharge areas or designated priority habitats can be examples of PPAs.

In the South Coast Rail Corridor Plan, PPAs include land or environmental resources that are not permanently protected but are worthy of increased levels of protection through planning, regulation, conservation or acquisition. PPAs include farmland, sensitive habitat and environmental resource areas, potential linkages between existing open space resources, and places of cultural or historic significance.

WHAT IS EXECUTIVE ORDER 525?

In fall 2010, Governor Deval Patrick issued E.O. 525 providing for the implementation of the *Corridor Plan* and Corridor Map through state agency actions and investments. The Executive Order calls for state investments to be consistent with the *Corridor Plan's* recommendations to the maximum extent feasible. These state actions have the potential to leverage local and private investments in the priority areas. The Executive Order also directs state agencies to conduct a retrospective analysis to determine how consistent their actions and investments in the region have been with the *Corridor Plan* goals.

Based upon the issuance of E.O. 525 in fall 2010, state agencies must now consider plan consistency when making funding decisions. In order to facilitate the consideration of E.O. 525 in the decision making process, all state agencies have outlined the steps they will take to maximize compliance with the *Corridor Plan* into their investment decision making process. An example of how E.O. 525 has been implemented is shown through the many state program applications that now require that applicants from the 31 cities and towns in the South Coast Corridor outline how their project is consistent with the *Corridor Plan*. For more information on E.O. 525 please visit: www.mass.gov/mpro.



South Coast Rail Corridor Plan
Notice of Technical Assistance Opportunity
June 1, 2012

South Coast Corridor communities are invited to apply for technical assistance to implement the South Coast Rail Corridor Plan. Eligible activities include local actions that encourage appropriate development in Priority Development Areas (PDA) and protection of Priority Protection Areas (PPA). Activities that promote development in other locations consistent with the state's Sustainable Development Principles will also be considered.

The technical assistance will be delivered primarily through staff from the regional planning agencies. Applicants should consult with their regional planning agency before submitting an application to ensure the proposal is consistent with the goal of advancing the Corridor Plan.

Applications are due on Jul 31, 2012. The application must be signed by the Chief Elected Official of the city or town. Applications will be posted on the website and emailed to Commuter Rail Task Force members, and cities and towns. Work must be completed by June 30, 2013.

Please return completed applications to: Jean Fox, South Coast Rail Project Manager
 MassDOT, 10 Park Plaza, Room 4150
 Boston, MA 02116

Preference will be given to:

- Proposals that advance the Corridor Plan and in particular regional or state PDA/PPA designations and the state's Sustainable Development Principles (www.mass.gov/southcoastrail).
- Proposals that demonstrate a clear purpose and outcome and that are likely to yield successful results.
- Proposals that include a local match-financial or in-kind, including volunteer time.
- Proposals from communities most directly adjacent to the proposed rail alignment.

Technical Assistance Categories with Examples of Eligible Activities

Transit Oriented Development (TOD) and Station Area Planning and Implementation <ul style="list-style-type: none"> • TOD zoning • Visualization of future development • Market feasibility studies • Design guidelines 	Open Space Preservation <ul style="list-style-type: none"> • Open Space Residential Design (OSRD) bylaws • Low Impact Development (LID) bylaws or regulations • Transfer of Development Rights (TDR) bylaws • Aquifer Protection Overlay District bylaws • Smart growth zoning bylaw audit and implementation plan
Economic Development and Transportation <ul style="list-style-type: none"> • Economic Development District bylaws • Mixed-Use District bylaws • Infrastructure needs assessments & traffic and transportation studies 	Housing Planning and Implementation <ul style="list-style-type: none"> • 40R District applications and bylaws • Actions to implement housing plans • Zoning revisions in support of housing at a density of 4 units to the acre or greater