

## SMART GROWTH IN MASSACHUSETTS

5<sup>TH</sup> Annual New Partners for Smart Growth  
January 28, 2006



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Office for Commonwealth Development

### Why Smart Growth?

- Community character & economic growth -  
Great communities are Massachusetts' competitive advantage
- Housing – increased production requires more redevelopment, compact development & more housing choices
- Environment – reduce land consumption
- Seniors – Aging population desires housing options, walkable communities

### Why Smart Growth?

- Transportation – Encourage alternative modes; transit, bike, pedestrian
- Fiscal Policy – “Fix it First” – Use existing infrastructure
- Redevelop first – brownfields, town centers



## What is the Office for Commonwealth Development?

### OCD Mission:

"Caring for the natural and built environment of Massachusetts by promoting smart growth through the integration of energy, environmental, housing and transportation policies, programs, and regulations."



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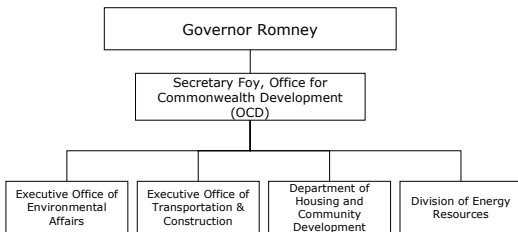
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## The OCD Structure Drives Agency Integration



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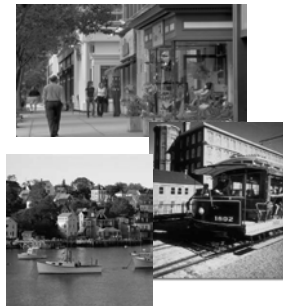
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## Commonwealth Development

- Coordination & consistency at housing, environment, transportation and energy agencies
- Goal: Smart growth that's right for each community
  - Rural, suburban, urban



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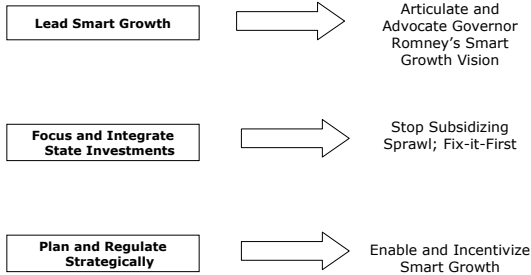
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## OCD Approach To Smart Growth



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## INITIATIVES

- Sustainable Development Principles
- Commonwealth Capital
- Smart Growth Zoning
- Transportation Changes
- Fix-it-First
- Grant Coordination/Smart Growth criteria
- Interagency Sustainable Development teams
- Smart Growth Outreach campaign
- Zoning/land use changes at the Municipal level

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## Ten Sustainable Principles for Smart Growth

- Redevelop First
- Concentrate development
- Be fair
- Restore & enhance the environment
- Conserve natural resources
- Expand housing opportunities
- Provide transportation choices
- Increase job opportunities
- Foster sustainable businesses
- Plan regionally

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# Commonwealth Capital

- In the past, State capital grant programs:
  - Subsidized inefficient land use
  - Inadequately acknowledged the importance of municipalities in achieving program goals and efficient land use
  - Often operated within silos, disregarding linkages between redevelopment, open space protection, water supplies, housing production, etc.
- State spending is now an investment in:
  1. Projects that are consistent with smart growth, **and**
  2. Partnerships with municipalities that advance the Commonwealth's interest in smart growth



Municipal action is rewarded

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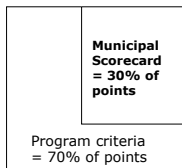
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## The Municipal Scorecard Links State Investments to Municipal Policies

### Grant Evaluation

### Municipal Policy



- 8 Criteria Areas
  - Plan for Livable Communities (10%)
  - Zone for and Permit Compact Development (27%)
  - Expand Housing Opportunities (24%)
  - Redevelop Sites and Buildings (6%)
  - Conserve Natural Resources (8%)
  - Advance Sound Water Policy (10%)
  - Sustain Working Resources (9%)
  - Other Local Actions (7%)

- 37 criteria, 140 points possible
- "Partial credit" awarded for commitments to actions

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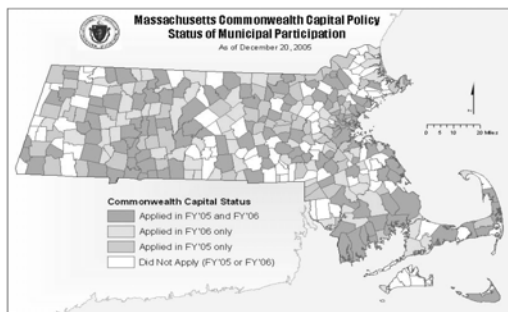
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## COMMONWEALTH CAPITAL – FY '05 & '06




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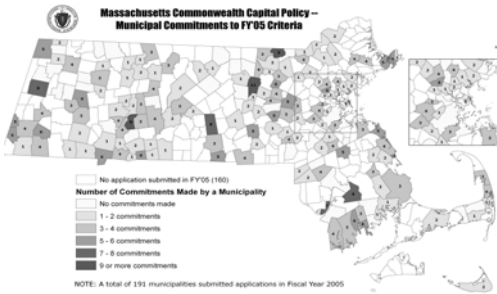
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## MUNICIPAL COMMITMENTS




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## SMART GROWTH ZONING

- 40R
  - Special Overlay District
  - Increased Density
  - Smart Growth Locations
  - Financial incentives - \$3000/unit plus up to \$600,000
- 40S
  - Education costs covered
  - Reimbursements for school children




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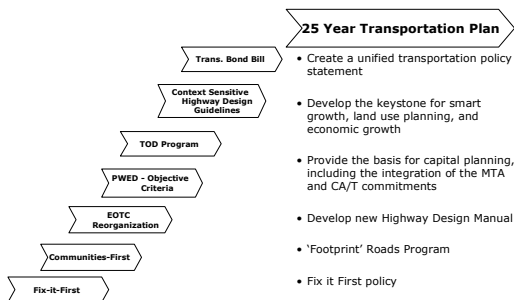
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## An Integrated Transportation Agenda




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## TOD Infrastructure & Housing Support Program

- Total of **\$30M** (\$10M/yr.) for *housing, parking, and bicycle and pedestrian facilities*.
- At least **25%** of housing units must be affordable @ 80% of area median income.
- **¼ Mile Radius:** Projects must be within ¼ mile of a subway station, bus station, ferry terminal, or commuter rail station.
- **Maximum Awards –**  
Housing - \$2.0M ; Parking - \$2.0M  
Bicycle/Pedestrian Facilities: \$0.5M  
Combined: \$2.5M



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## Lessons Learned

- Leadership
- Partnerships
- Stay on message
- Outreach
- Provide the tools
- Show ~~me~~ them the money



[www.mass.gov/ocd](http://www.mass.gov/ocd)

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