

# Planning Ahead for Growth in Massachusetts



**EXECUTIVE OFFICE OF HOUSING AND ECONOMIC  
DEVELOPMENT**

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# Planning Ahead for Growth



- **Planning ahead for job and housing growth is critical to our prosperity and to our quality of life.**
- **As a state, prior to 2007, we largely failed to plan ahead for job and housing growth (with the notable exception of Devens).**
- **Since 2007, we have been deliberately and consistently planning ahead for job and housing growth across the Commonwealth (including during the recession), in partnership with local communities, building on the Devens example.**

# The Four Core Elements of Our Strategy



In the view of the Patrick-Murray Administration, planning ahead for growth involves four critical elements:

- **Identify** promising places for growth that not only have community support, but are also consistent with regional considerations and with the Commonwealth's Sustainable Development Principles
- **Create** prompt and predictable zoning and permitting in those places (both state and local)
- **Invest** in public infrastructure needed to support that growth
- **Market** those places to businesses and developers interested in locating and growing in the Commonwealth

# Our Strategy in Action

## Identify

- Regional Identification of Priority Growth and Priority Preservation Areas
- Gateway Cities
- Growth District Initiative
- Zoning Reform Legislation

## Create

- Chapter 43D
- Chapter 43E
- Massachusetts Permitting Collaborative
- Chapter 40R
- District Local Technical Assistance
- Best Practices for Model for Streamlined Local Permitting

## Invest

- MassWorks Infrastructure Program
- I-Cubed
- Executive Order 525
- District Improvement Financing

## Market

- Promote Development – Ready Properties
- Online Resources
- Supporting Stakeholders
- Conferences and Events

# Differing Types of Growth Opportunities



Using this strategy, we are actively supporting opportunities for growth:

## **Regional Growth**

Development in locations with strong market demand where plans have been made for significant growth (>1Msqft commercial and/or >500 housing units)

Examples: Innovation District, Boston; Assembly Square, Somerville; Southfield

## **Gateway City Revitalization**

Revitalization of downtowns and neighborhoods in Gateway Cities

Examples: CitySquare & Gateway Park, Worcester; Hamilton Canal, Lowell; Downtown Haverhill, Haverhill; Downtown, New Bedford; Innovation District, Holyoke

## **City and Town Revitalization**

Revitalization of downtowns and neighborhoods in cities and towns in all regions of the Commonwealth

Examples: Dedham; Lee; Jackson Square, Boston; Easton

## **Job Creation/Housing Creation**

Targeted opportunities to grow job creation and/or housing creation throughout the Commonwealth, such as business and industrial parks and mixed-use developments

Examples: Salisbury; Hopkinton; Plympton; Natick



# Somerville, Assembly Square

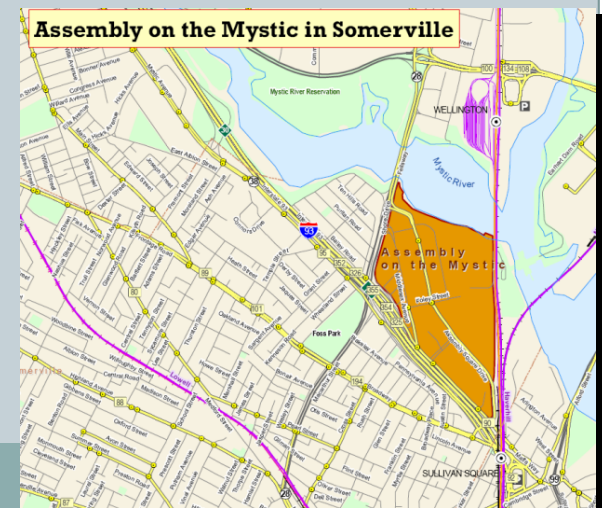


This transit-oriented development project will result in the redevelopment of 66.5 acres of underutilized land into a 5M square foot mixed-use development with retail/office space and 2,100 residential units.

The Assembly Square Growth District was designated in 2008 and this project is consistent with the MAPC MetroFuture regional plan.

## Funding Sources:

- \$50M I-Cubed
- \$24M MassWorks Infrastructure Program
- \$12M MassDOT Funding
- \$2M Growth District Grant
- \$25M DIF
- \$37M Federal Funding
- \$1B Private Investment



# Easton, North Easton Village Revitalization Program



This project will result in the redevelopment of the historic Ames Shovel Works industrial building, adjacent to the proposed rail station, into 117 residential dwelling units, including 30 affordable, a new gallery/museum, and new public open space.

This project is consistent with the South Coast Rail Land Use Corridor Plan and state investments in this project will assist with a comprehensive downtown revitalization effort.

## Funding Sources:

- \$2.5M MassWorks Infrastructure Grant
- \$10K South Cost Rail TA Grant
- \$500K LAND Grant for Governor Ames Estate Community Park
- \$2.5M Town of Easton
- \$44M Private Investment



# Performance Measures



- **We are taking steps to measure our performance.**
- **Metrics include:**
  - Public infrastructure projects completed on-time and on-budget
  - State investment leveraged by other public and private investment
  - Private job creation, including construction and permanent
  - Housing creation, including affordable and workforce
  - Regional equity
  - Local support for growth
  - Consistency with the Commonwealth's sustainable development principles

# Our Strategy is **Simple** and **Effective**



- We admit that it is easy to get lost in the alphabet soup of on-going initiatives.
- But they all come back to the four core elements:
  - **Identify** appropriate locations for growth
  - **Create** prompt and predictable permitting
  - **Invest** in public infrastructure that will support growth
  - **Market** to businesses and developers interested in locating and growing in the Commonwealth