



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.
- Since 2007, we have been deliberately and consistently planning ahead.



The 4 Core Elements of Our Strategy

- 1 Identify**

Promising places for growth that have community support, are consistent with regional considerations and align with the Sustainable Development Principles
- 2 Create**

Prompt and predictable zoning and permitting in those places (both local and state)
- 3 Invest**

In public infrastructure needed to support growth
- 4 Market**

To businesses and developers interested in locating and growing in the Commonwealth

Economic Competitiveness in MA

The Economic Development Plan Choosing to Compete in the 21st Century

5 Categories, with 55 Actions

Building Talent

 *Innovation Economy*

 *Empowering Regions*

Ease of Doing Business

Improving Cost Competitiveness

Planning Ahead for Growth in Action

CORE ELEMENTS



CHARACTERISTICS

- ✓ Priority Development Areas

- ✓ Priority Preservation Areas

- ✓ Gateway Cities

- ✓ Growth District Initiative

- ✓ Chapter 43D

- ✓ Chapter 43E

- ✓ Chapter 40R

- ✓ District Local Technical Assistance

- ✓ Best Practices for Model for Streamlined Local Permitting

- ✓ MassWorks Infrastructure Program

- ✓ I-Cubed

- ✓ Executive Order 525

- ✓ District Improvement Financing

- ✓ Promote Development – Ready Properties

- ✓ Online Resources

- ✓ Supporting Stakeholders

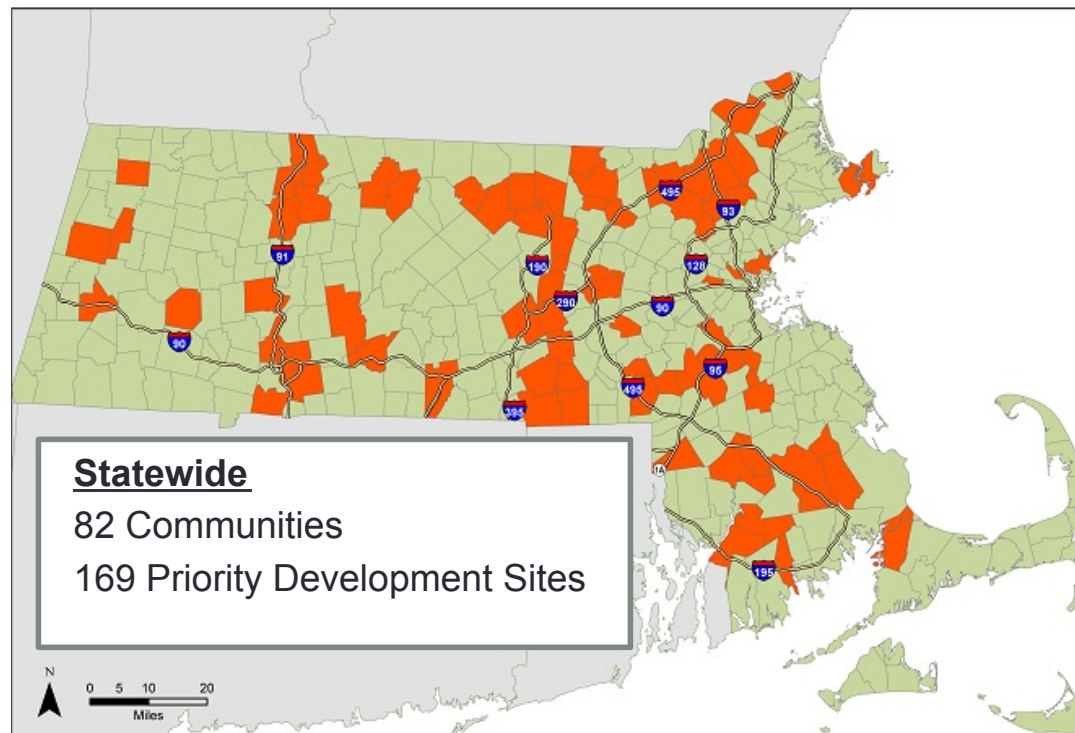
- ✓ Conferences and Events

CREATE: Prompt and Predictable Permitting

Chapter 43D: Local Expedited Permitting Program

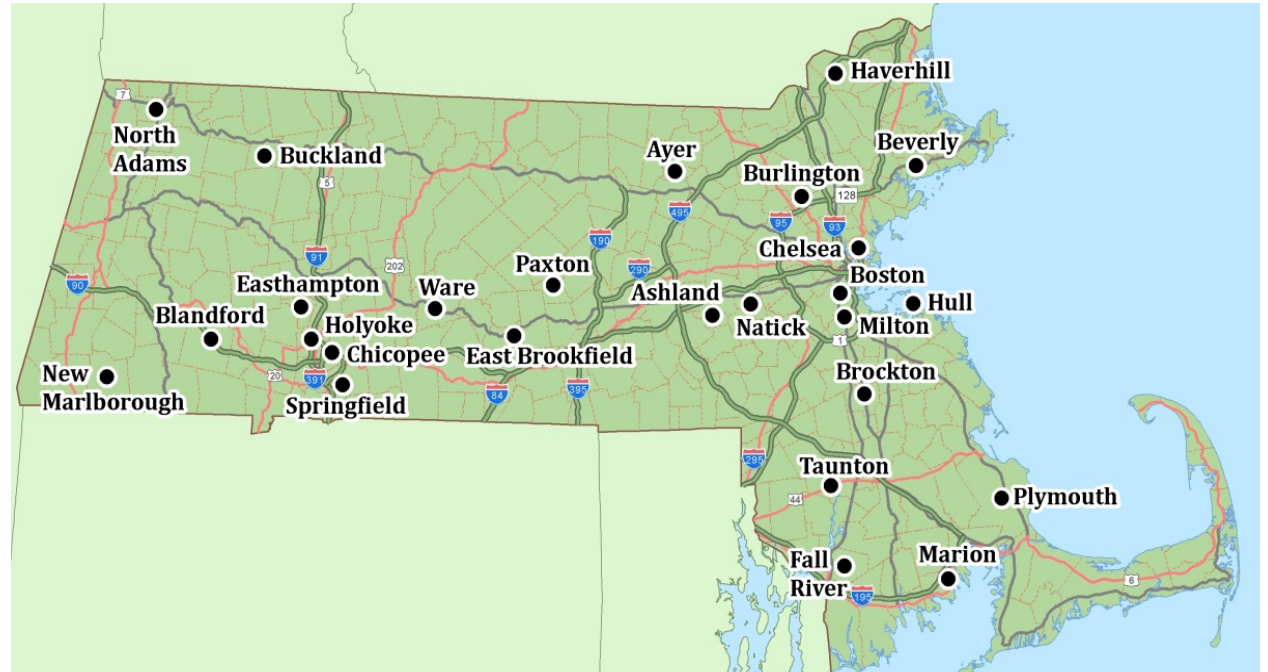
- Designated Priority Development Sites (PDS) guarantee a 180 day streamlined permitting process with a single point of contact. Empowers communities to identify and promote targeted sites for economic and housing developments.

Cities and Towns with Chapter 43D Districts



INVEST: 2012 MassWorks Infrastructure Program Awards

- Over 130 applications were submitted, requesting more than \$323M
- MassWorks awarded 26 infrastructure grants totaling \$38.5M



	Gateway City	TOD	Reuse	Mixed Use	Housing Density	Regional Projects
2012 Spending	49%	77%	90%	82%	100%	53%
Target	50%	67%	80%	50%	100%	25%

Statewide Housing Production Goal

10,000 multi-family units per year

- ✓ **Reasonably dense, multi-family units**
- ✓ **Reasonably located, near employment opportunities and transit nodes**
- ✓ **Reasonably priced, for middle and moderate income families and individuals**

The benefits of housing for local communities

- Keeps families and friends close by
- Connects people to jobs
- Revitalizes downtowns
- Reuses historical buildings

Getting the balance right



Jobs • Transportation • Environment • Housing
Community • Health • Neighborhoods

New Bedford, Downtown Redevelopment

Hicks Logan Sawyer Growth District

- Anticipated build out 2.25M Sf Mixed-Use and 250 Residential Units
- Roadway improvements and an access drive for the Fairhaven Mills Redevelopment Project.
- Constructed new roadways and utilities in the neighborhood redeveloped by the Temple Landing project

Acushnet Avenue

International Market Place

- \$5 Million in city/state Infrastructure investments to revitalize critical downtown commercial area



Somerville, Assembly Square

5M square foot mixed use on

66.5 acres of underutilized land

In total, 2,100 residential units



- ✓ Mixed-use & transit-oriented
- ✓ Large scale delivery of market rate housing
- ✓ 450 rental units will be constructed as part of Phase I
- ✓ 88.5% market rate (Phase I)



Easton, North Easton Village

Redevelopment of the Ames Shovel Works industrial building

Mixed-use, with a new gallery, museum and open space

112 residential units

- ✓ Adaptive re-use of historic buildings
- ✓ Mixed-use
- ✓ 83 market rate units and 30 affordable units



The Path to **Achieve** our Goals

1 Identify

Promising places for economic and housing growth that have community support.

2 Create

Prompt and predictable zoning and permitting in those places (both local and state), including as of right zoning.

3 Invest

Target public infrastructure resources needed to support housing production.

4 Market

Areas to those interested in developing and living in the Commonwealth.



Thank you

Victoria Maguire
State Permit Ombudsman/Director
Massachusetts Permit Regulatory Office

617-788-3649

Victoria.Maguire@state.ma.us